

STUR-D PRODUCTS
BISMARCK, ND

Revision	Date	Description	By

LEGEND

	EXISTING POWER POLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING TELEPHONE LINE
	EXISTING WATER LINE
	EXISTING GRAVEL ROAD
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED PROPERTY LINE
	EXISTING BUILDING
	EXISTING FENCE
	EXISTING CULVERT

LANDSCAPE CALCULATION SUMMARY

Due to site conditions and per coordination with the City, the following was applied for plant material calculations. Locations were also discussed with the City. (Ord. 6051, 05-27-14)

North Building: Perimeter calculation.
(length adjacent to ROW; 20' landscape width; converted shrub numbers to trees)
230 LF x 7 trees/100 LF = 16 Trees

South Building: Street tree calculation.
320 LF x 3 trees/100 LF = 10 Trees

LEGEND

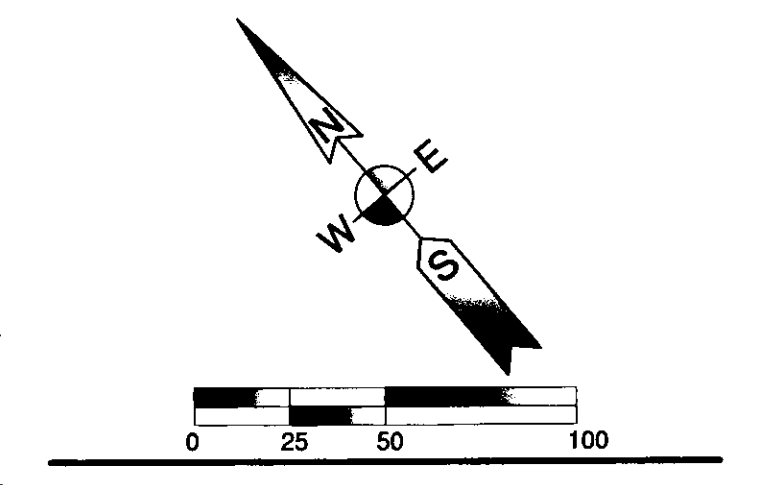
	HOT WINGS MAPLE (1" CAL.) - 8 EA <i>Acer tataricum 'Gar Ann'</i>
	AMUR MAPLE (1" CAL.) - 6 EA <i>Acer ginnala</i>
	SPRING SNOW CRABAPPLE (1" CAL.) - 8 EA <i>Malus 'Spring Snow'</i>
	PRINCESS KAY PLUM (1" CAL.) - 4 EA <i>Prunus nigra 'Princess Kay'</i>

GENERAL NOTE:
SEE ARCHITECTURAL/FOUNDATION CONSTRUCTION PLANS FOR ALL ACTUAL BUILDING DIMENSIONS. DIMENSIONS SHOWN ON CIVIL SITE PLAN ARE APPROXIMATE.

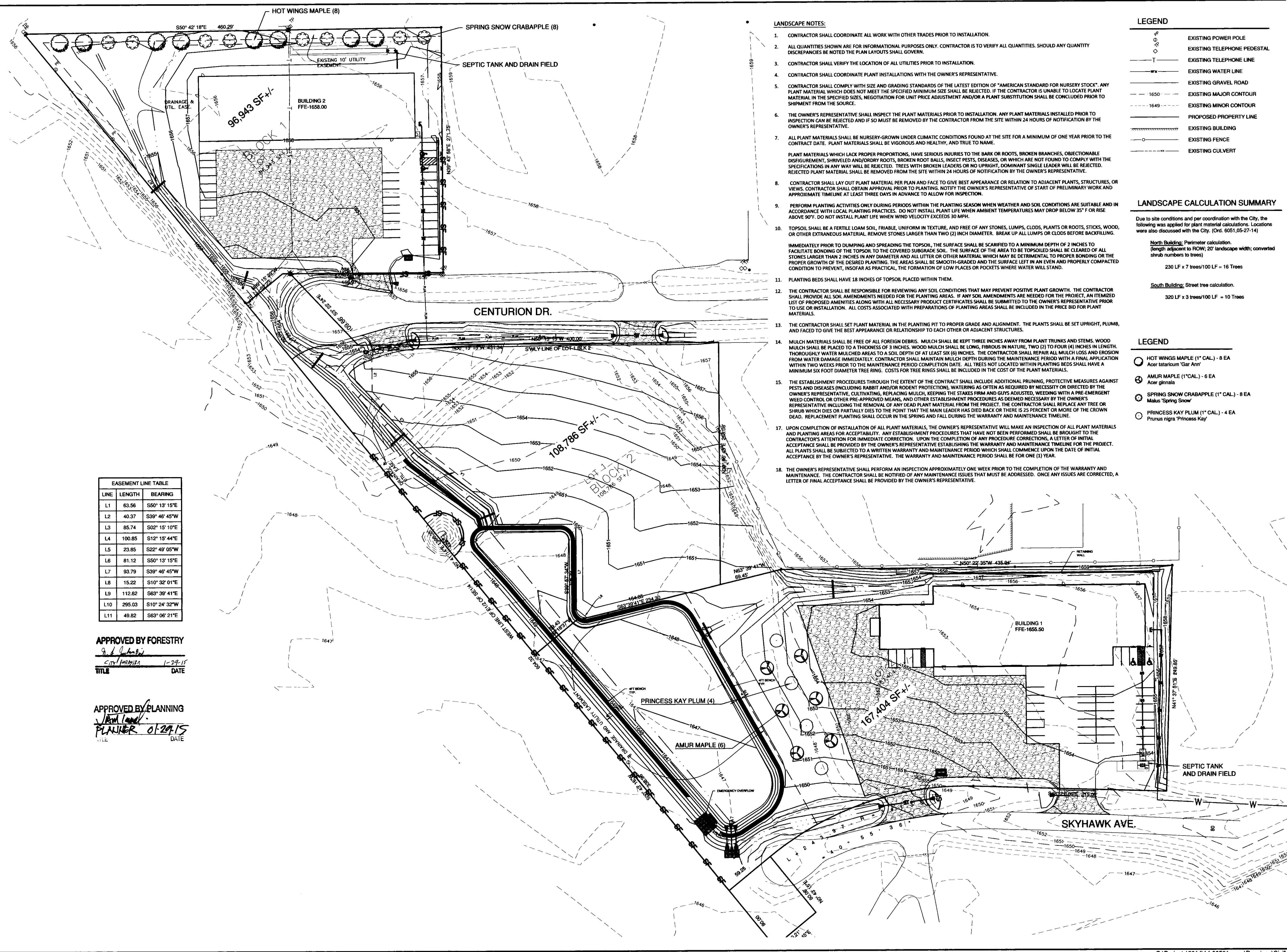
BENCHMARKS

POINT NUMBER	NORTHING	EASTING	ELEVATION	DISCRPTION
103	387932.16	1904168.28	1654.75	PROPERTY PIN
105	398140.00	1904341.12	1656.5000	PROPERTY PIN

HORIZONTAL & VERTICAL DATA
COORDINATE SYSTEM: BIS-MAN PROJECTION 1986
GEOD: 12A
UNITS: INTERNATIONAL FEET
VERTICAL: NORTH AMERICAN VERTICAL DATUM ON 1988 (NAVD88)



- LANDSCAPE NOTES:**
- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION.
 - ALL QUANTITIES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS TO VERIFY ALL QUANTITIES. SHOULD ANY QUANTITY DISCREPANCIES BE NOTED THE PLAN LAYOUTS SHALL GOVERN.
 - CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO INSTALLATION.
 - CONTRACTOR SHALL COORDINATE PLANT INSTALLATIONS WITH THE OWNER'S REPRESENTATIVE.
 - CONTRACTOR SHALL COMPLY WITH SIZE AND GRADING STANDARDS OF THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK". ANY PLANT MATERIAL WHICH DOES NOT MEET THE SPECIFIED MINIMUM SIZE SHALL BE REJECTED. IF THE CONTRACTOR IS UNABLE TO LOCATE PLANT MATERIAL IN THE SPECIFIED SIZES, NEGOTIATION FOR UNIT PRICE ADJUSTMENT AND/OR A PLANT SUBSTITUTION SHALL BE CONCLUDED PRIOR TO SHIPMENT FROM THE SOURCE.
 - THE OWNER'S REPRESENTATIVE SHALL INSPECT THE PLANT MATERIALS PRIOR TO INSTALLATION. ANY PLANT MATERIALS INSTALLED PRIOR TO INSPECTION CAN BE REJECTED AND IF SO MUST BE REMOVED BY THE CONTRACTOR FROM THE SITE WITHIN 24 HOURS OF NOTIFICATION BY THE OWNER'S REPRESENTATIVE.
 - ALL PLANT MATERIALS SHALL BE NURSERY-GROWN UNDER CLIMATIC CONDITIONS FOUND AT THE SITE FOR A MINIMUM OF ONE YEAR PRIOR TO THE CONTRACT DATE. PLANT MATERIALS SHALL BE VIGOROUS AND HEALTHY, AND TRUE TO NAME.
PLANT MATERIALS WHICH LACK PROPER PROPORTIONS, HAVE SERIOUS INJURIES TO THE BARK OR ROOTS, BROKEN BRANCHES, OBJECTIONABLE DISFIGUREMENT, SHRIVELED AND/OR DRY ROOTS, BROKEN ROOT BALLS, INSECT PESTS, DISEASES, OR WHICH ARE NOT FOUND TO COMPLY WITH THE SPECIFICATIONS IN ANY WAY WILL BE REJECTED. TREES WITH BROKEN LEADERS OR NO UPRIGHT, DOMINANT SINGLE LEADER WILL BE REJECTED. REJECTED PLANT MATERIAL SHALL BE REMOVED FROM THE SITE WITHIN 24 HOURS OF NOTIFICATION BY THE OWNER'S REPRESENTATIVE.
 - CONTRACTOR SHALL LAY OUT PLANT MATERIAL PER PLAN AND FACE TO GIVE BEST APPEARANCE OR RELATION TO ADJACENT PLANTS, STRUCTURES, OR VIEWS. CONTRACTOR SHALL OBTAIN APPROVAL PRIOR TO PLANTING. NOTIFY THE OWNER'S REPRESENTATIVE OF START OF PRELIMINARY WORK AND APPROXIMATE TIMELINE AT LEAST THREE DAYS IN ADVANCE TO ALLOW FOR INSPECTION.
 - PERFORM PLANTING ACTIVITIES ONLY DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH LOCAL PLANTING PRACTICES. DO NOT INSTALL PLANT LIFE WHEN AMBIENT TEMPERATURES MAY DROP BELOW 35° F OR RISE ABOVE 90° F. DO NOT INSTALL PLANT LIFE WHEN WIND VELOCITY EXCEEDS 30 MPH.
 - TOPSOIL SHALL BE A FERTILE LOAM SOIL, FRIABLE, UNIFORM IN TEXTURE, AND FREE OF ANY STONES, LUMPS, CLODS, PLANTS OR ROOTS, STICKS, WOOD, OR OTHER EXTRANEOUS MATERIAL. REMOVE STONES LARGER THAN TWO (2) INCH DIAMETER. BREAK UP ALL LUMPS OR CLODS BEFORE BACKFILLING.
IMMEDIATELY PRIOR TO DUMPING AND SPREADING THE TOPSOIL, THE SURFACE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 2 INCHES TO FACILITATE BONDING OF THE TOPSOIL TO THE COVERED SUBGRADE SOIL. THE SURFACE OF THE AREA TO BE TOPSOILED SHALL BE CLEARED OF ALL STONES LARGER THAN 2 INCHES IN ANY DIAMETER AND ALL LITTER OR OTHER MATERIAL WHICH MAY BE DETRIMENTAL TO PROPER BONDING OR THE PROPER GROWTH OF THE DESIRED PLANTING. THE AREAS SHALL BE SMOOTH-GRADED AND THE SURFACE LEFT IN AN EVEN AND PROPERLY COMPACTED CONDITION TO PREVENT, INsofar AS PRACTICAL, THE FORMATION OF LOW PLACES OR POCKETS WHERE WATER WILL STAND.
 - PLANTING BEDS SHALL HAVE 18 INCHES OF TOPSOIL PLACED WITHIN THEM.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ANY SOIL CONDITIONS THAT MAY PREVENT POSITIVE PLANT GROWTH. THE CONTRACTOR SHALL PROVIDE ALL SOIL AMENDMENTS NEEDED FOR THE PLANTING AREAS. IF ANY SOIL AMENDMENTS ARE NEEDED FOR THE PROJECT, AN ITEMIZED LIST OF PROPOSED AMENDMENTS ALONG WITH ALL NECESSARY PRODUCT CERTIFICATES SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE PRIOR TO USE OR INSTALLATION. ALL COSTS ASSOCIATED WITH PREPARATIONS OF PLANTING AREAS SHALL BE INCLUDED IN THE PRICE BID FOR PLANT MATERIALS.
 - THE CONTRACTOR SHALL SET PLANT MATERIAL IN THE PLANTING PIT TO PROPER GRADE AND ALIGNMENT. THE PLANTS SHALL BE SET UPRIGHT, PLUMB, AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO EACH OTHER OR ADJACENT STRUCTURES.
 - MULCH MATERIALS SHALL BE FREE OF ALL FOREIGN DEBRIS. MULCH SHALL BE KEPT THREE INCHES AWAY FROM PLANT TRUNKS AND STEMS. WOOD MULCH SHALL BE PLACED TO A THICKNESS OF 3 INCHES. WOOD MULCH SHALL BE LONG, FIBROUS IN NATURE, TWO (2) TO FOUR (4) INCHES IN LENGTH. THOROUGHLY WATER MULCHED AREAS TO A SOIL DEPTH OF AT LEAST SIX (6) INCHES. THE CONTRACTOR SHALL REPAIR ALL MULCH LOSS AND EROSION FROM WATER DAMAGE IMMEDIATELY. CONTRACTOR SHALL MAINTAIN MULCH DEPTH DURING THE MAINTENANCE PERIOD WITH A FINAL APPLICATION WITHIN TWO WEEKS PRIOR TO THE MAINTENANCE PERIOD COMPLETION DATE. ALL TREES NOT LOCATED WITHIN PLANTING BEDS SHALL HAVE A MINIMUM SIX FOOT DIAMETER TREE RING. COSTS FOR TREE RINGS SHALL BE INCLUDED IN THE COST OF THE PLANT MATERIALS.
 - THE ESTABLISHMENT PROCEDURES THROUGHOUT THE EXTENT OF THE CONTRACT SHALL INCLUDE ADDITIONAL PRUNING, PROTECTIVE MEASURES AGAINST PESTS AND DISEASES (INCLUDING RABBIT AND/OR RODENT PROTECTION), WATERING AS OFTEN AS REQUIRED BY NECESSITY OR DIRECTED BY THE OWNER'S REPRESENTATIVE, CULTIVATING, REPLACING MULCH, KEEPING THE STAKES FIRM AND GUYS ADJUSTED, WEEDING WITH A PRE-EMERGENT WEED CONTROL OR OTHER PRE-APPROVED MEANS, AND OTHER ESTABLISHMENT PROCEDURES AS DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE INCLUDING THE REMOVAL OF ANY DEAD PLANT MATERIAL FROM THE PROJECT. THE CONTRACTOR SHALL REPLACE ANY TREE OR SHRUB WHICH DIES OR PARTIALLY DIES TO THE POINT THAT THE MAIN LEADER HAS DIED BACK OR THERE IS 25 PERCENT OR MORE OF THE CROWN DEAD. REPLACEMENT PLANTING SHALL OCCUR IN THE SPRING AND FALL DURING THE WARRANTY AND MAINTENANCE TIMELINE.
 - UPON COMPLETION OF INSTALLATION OF ALL PLANT MATERIALS, THE OWNER'S REPRESENTATIVE WILL MAKE AN INSPECTION OF ALL PLANT MATERIALS AND PLANTING AREAS FOR ACCEPTABILITY. ANY ESTABLISHMENT PROCEDURES THAT HAVE NOT BEEN PERFORMED SHALL BE BROUGHT TO THE CONTRACTOR'S ATTENTION FOR IMMEDIATE CORRECTION. UPON THE COMPLETION OF ANY PROCEDURE CORRECTIONS, A LETTER OF INITIAL ACCEPTANCE SHALL BE PROVIDED BY THE OWNER'S REPRESENTATIVE ESTABLISHING THE WARRANTY AND MAINTENANCE TIMELINE FOR THE PROJECT. ALL PLANTS SHALL BE SUBJECT TO A WRITTEN WARRANTY AND MAINTENANCE PERIOD WHICH SHALL COMMENCE UPON THE DATE OF INITIAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. THE WARRANTY AND MAINTENANCE PERIOD SHALL BE FOR ONE (1) YEAR.
 - THE OWNER'S REPRESENTATIVE SHALL PERFORM AN INSPECTION APPROXIMATELY ONE WEEK PRIOR TO THE COMPLETION OF THE WARRANTY AND MAINTENANCE. THE CONTRACTOR SHALL BE NOTIFIED OF ANY MAINTENANCE ISSUES THAT MUST BE ADDRESSED. ONCE ANY ISSUES ARE CORRECTED, A LETTER OF FINAL ACCEPTANCE SHALL BE PROVIDED BY THE OWNER'S REPRESENTATIVE.



EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L1	63.56	S50° 13' 15"E
L2	40.37	S39° 46' 45"W
L3	85.74	S02° 15' 10"E
L4	100.85	S12° 15' 44"E
L5	23.85	S22° 49' 05"W
L6	81.12	S50° 13' 15"E
L7	93.79	S39° 46' 45"W
L8	15.22	S10° 32' 01"E
L9	112.82	S63° 39' 41"E
L10	295.03	S10° 24' 32"W
L11	49.82	S63° 06' 21"E

APPROVED BY FORESTRY
[Signature]
DATE: 1-29-15

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DATE: 01-29-15

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LANDSCAPE PLAN

Project Number: 14.00531
Date: 1/21/2015
Sheets: 1 of 1

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