APPROVED BY PLANNING

Wm Anderson (signature)

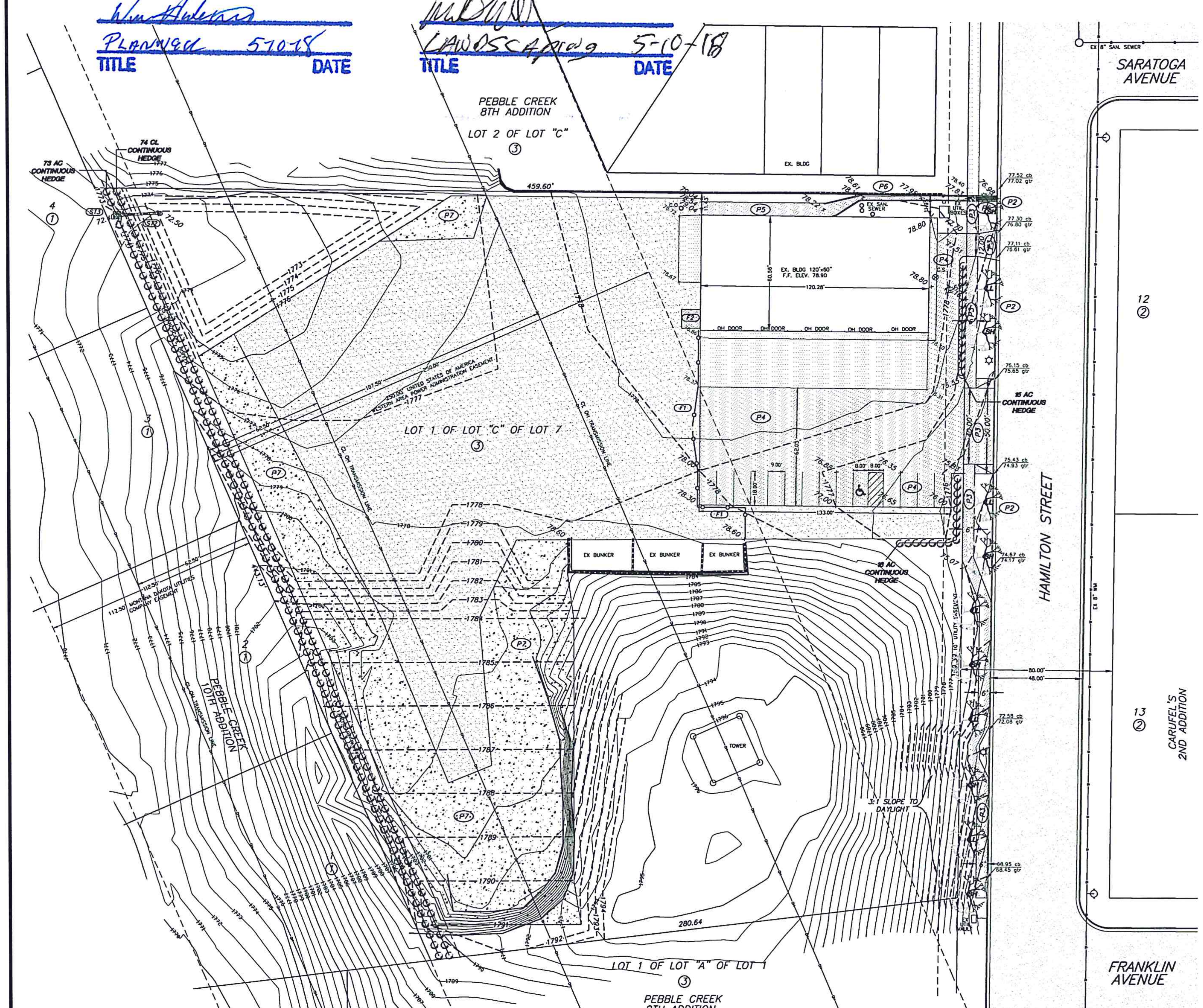
TITLE: PLANNER DATE: 5-10-18

APPROVED BY FORESTRY

(signature)

TITLE: LANDSCAPING DATE: 5-10-18

SP2017-073



GENERAL LANDSCAPING NOTES

L1 ALL CONTRACTORS WISHING TO SUBMIT BIDS FOR THIS LANDSCAPING PROJECT SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL CONDITIONS.

L2 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.

L3 DAMAGE THAT OCCURS TO PLANTS DURING TRANSPORTATION AND INSTALLATION WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

L4 ALL PLANTING BEDS SHALL BE INSTALLED WITH 3" OF 2" CRUSHED ROCK MULCH, LANDSCAPE FABRIC WITH A MINIMUM WEIGHT OF 4 OZ./SY, AND WHEREVER NECESSARY, 6" COMMERCIAL GRADE BLACK PLASTIC EDGING TO CONTAIN THE PLANTING BED.

L5 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.

L6 SOLITARY TREES DO NOT NEED TO BE EDGED AROUND, HOWEVER ORGANIC WOOD MULCH SHALL BE PLACED AROUND THE TREE IN A MUTTLE RING THAT CONFORMS TO THE DETAIL PROVIDED FOR TREE PLANTINGS.

L7 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.

L8 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

T1 TOPSOIL IS STOCKPILED ON SITE AND WILL BE PLACE 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.

T2 TOPSOIL SHALL BE PLACED AND SEEDED 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.

SEEDING NOTES

S1 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.

S2 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.

S3 SEED SHALL BE DRILL SEEDED 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.

S4 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 THEREFORE, 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.

S5 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.

PAVEMENT

P1 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.

P2 STANDARD VERTICAL FACE CURB SHALL BE INSTALLED EXCEPT AT DRIVEWAYS.

P3 CITY SIDEWALK AND DRIVEWAYS PER CITY OF BISMARCK SPECIFICATIONS – THICKEN SIDEWALK AT DRIVEWAYS TO 8" AND PROVIDE KEYWAY PER CITY SPECIFICATIONS.

P4 5" CONCRETE WITH FIBERMESH AND 6" CLASS V BASE, SEE DETAIL.

P5 5" CONCRETE SWALE, TRANSITION TO TRENCH DRAIN.

P6 SIDEWALK TRENCH DRAIN, SEE DETAIL.

P7 6" COMPACTED CLASS 5 GRAVEL, BLEND INTO EXISTING GRAVEL.

P8 ISOLATION JOINTS WILL BE REQUIRED ALONG THE BUILDING, STOOPS AND ALL FIXED ITEMS. LEAVE JOINT ½" LOW AND SEAL. ISOLATION JOINTS SHALL BE SEALED USING A ONE PART POLYURETHANE TYPE SEALANT.

P9 CONSTRUCTION JOINTS WILL BE PLACED TO COINCIDE WITH CONTRACTION JOINT SPACING. CONSTRUCTION JOINT FOR UNREINFORCED CONCRETE SHALL HAVE A MINIMUM 1½" DIAMETER HALF ROUND KEYWAY OR APPROVED EQUAL. CONSTRUCTION JOINTS FOR REINFORCED CONCRETE SHALL BE 1/2" X 12" DOWELS AT 12 O/C.

P10 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.

P11 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.

FENCING

F1 CONTRACTOR TO INSTALL FENCE W/ GATE WHERE SHOWN ON THE PLANS. COORDINATE FENCE MATERIAL WITH OWNER.

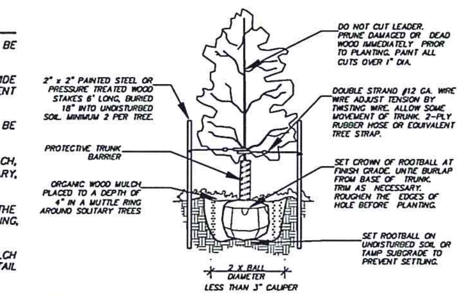
F2 INSTALL 6' HIGH OPAQUE FENCE AROUND DUMPSTER.

STORM SEWER

ST1 MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH CITY OF BISMARCK CONSTRUCTION SPECIFICATIONS. ALL BACKFILL SHALL BE 95% OF STANDARD PROCTOR AT RECOMMENDED MOISTURE CONTENT.

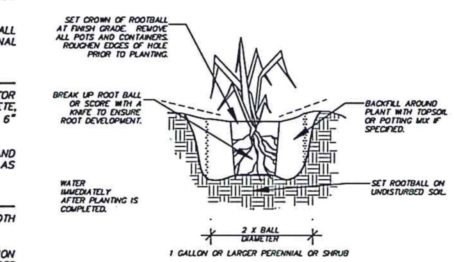
ST2 INSTALL 20.00 LF OF 10" STORM SEWER (INCLUDING F.E.S.) @ 0.50% (INV. E 1772.5, INV. W 1772.4)

ST3 CONTRACTOR SHALL INSTALL ONE 4X4 SHEET OF SCOUR STOP WHERE SHOWN ON THE PLANS. INSTALL PER MANUFACTURES SPECIFICATIONS. INSTALL STRAW WATTLE AT THE END OF SCOUR STOP SHEET.



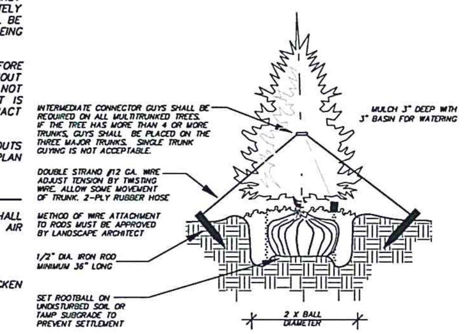
TREE PLANTING DETAIL

TYPICAL FOR ALL DECIDUOUS, SINGLE-TRUNK, TREES — NTS



SHRUB/PERENNIAL PLANTING DETAIL

TYPICAL FOR ALL SHRUBS AND PERENNIALS — NTS



EVERGREEN PLANTING DETAIL

TYPICAL FOR ALL MULTI-TRUNKED & EVERGREEN TREES — NTS

LEGEND

- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING HYDRANT
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING RETAINING WALL
- EXISTING CONTOUR (0000)
- EXISTING GRADE (00.00 x, 00.00 cb / 00.00 gtr)
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- PROPOSED FENCE
- PROPOSED STORM SEWER
- PROPOSED GRADE (00.00 x, 00.00 cb / 00.00 gtr)
- PROPOSED CONTOUR (-0000-)
- PROPOSED BUSH
- PROPOSED TREE

N W E S

0 30' 60'

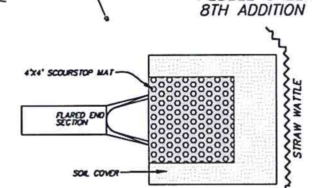
SCALE – 1" = 30'

NAVD 88 DATUM

MAY 7, 2018

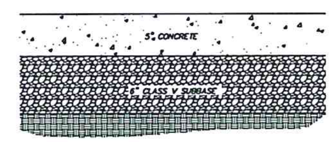
PLANT PALETTE

	SYM.	COMMON NAME	SCIENTIFIC NAME	SIZE	QNTY.
TREES	LL	LITTLE LEAF LINDEN	Tilia cordata	1-1/2" Cal.	5
	SH	SKYLINE HONEYLOCUST	Gleditsia triacanthos var. inermis 'Skyline'	1-1/2" Cal.	6
SHRUBS	AC	AMERICAN CRANBERRY BUSH	Viburnum trilobum	2 Gallon	104
	CL	COMMON LILAC	Syringa vulgaris	2 Gallon	74

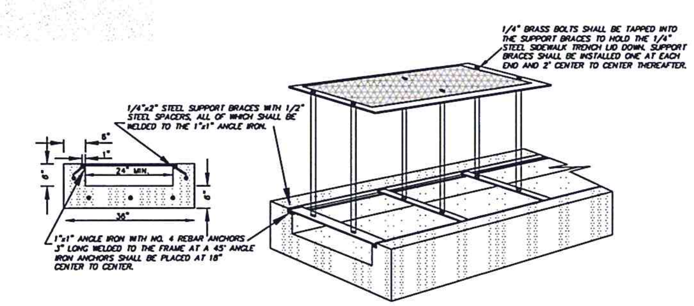


SCOURSTOP DETAIL

1. INSTALL APPROPRIATE SOIL COVER BEFORE INSTALLATION OF SCOURSTOP.
2. PLACE SCOURSTOP MAT(S) ADJACENT TO CULVERT AND OTHER SCOURSTOP MATS TO AVOID GAPS.
3. DO NOT OVERLAP ADJACENT MATS
4. ANCHOR SCOURSTOP WITH MINIMUM 8 BULLET ANCHORS PER MAT PER MANUFACTURES SPECIFICATIONS.



5" CONCRETE WITH FIBERMESH



SIDEWALK TRENCH

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PRELIMINARY-NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

DATE	REVISIONS

SITE PLAN

LOT 1 OF LOT "C" OF LOT 7, BLOCK 3,
PEBBLE CREEK 8TH ADDITION
BISMARCK, NORTH DAKOTA

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Land Planning
Civil Engineering
Landscape & Site Design
Construction Management

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DATE:

FILE DESC:

COMPUTER FILE:
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SHEET
C2.0