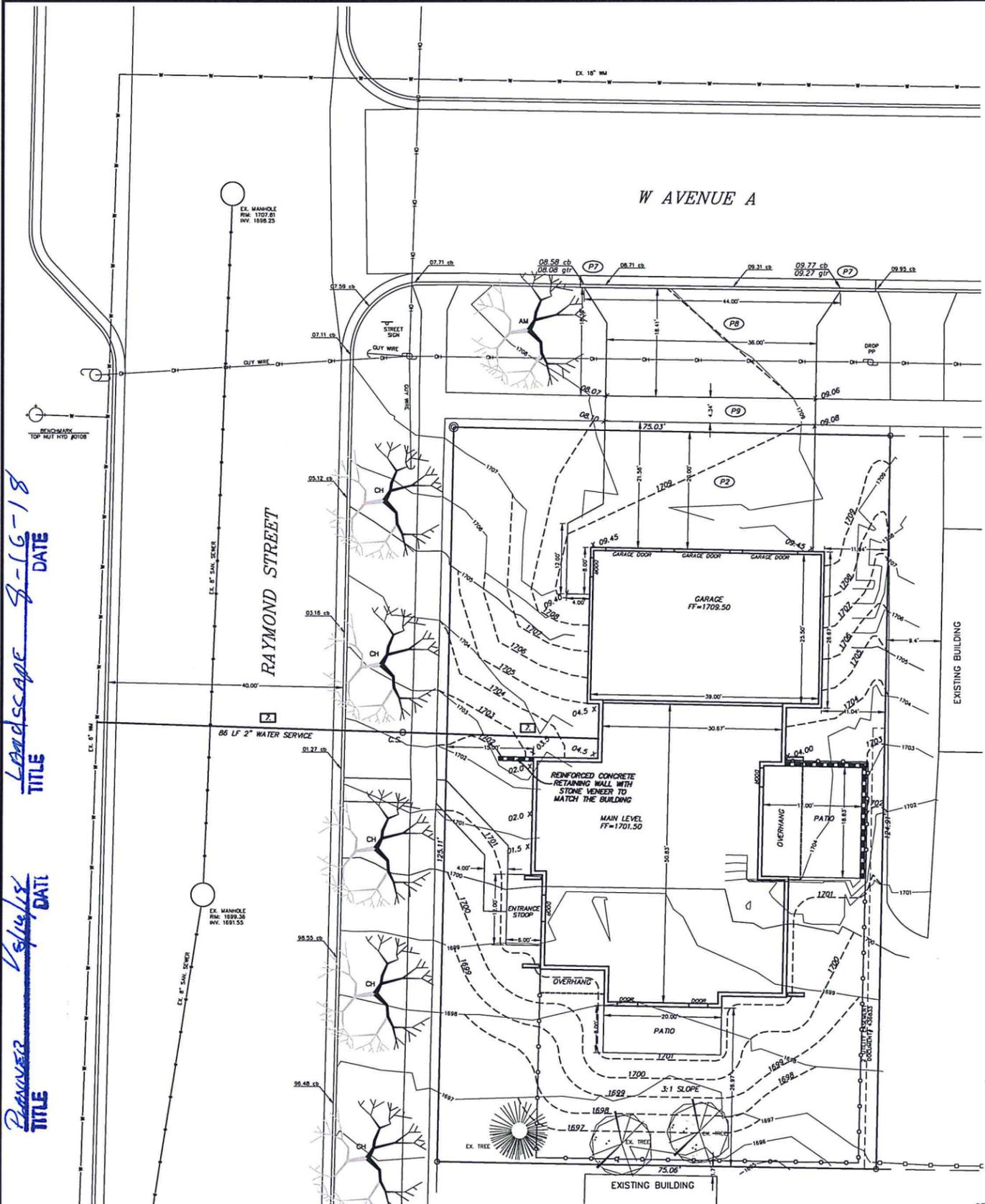
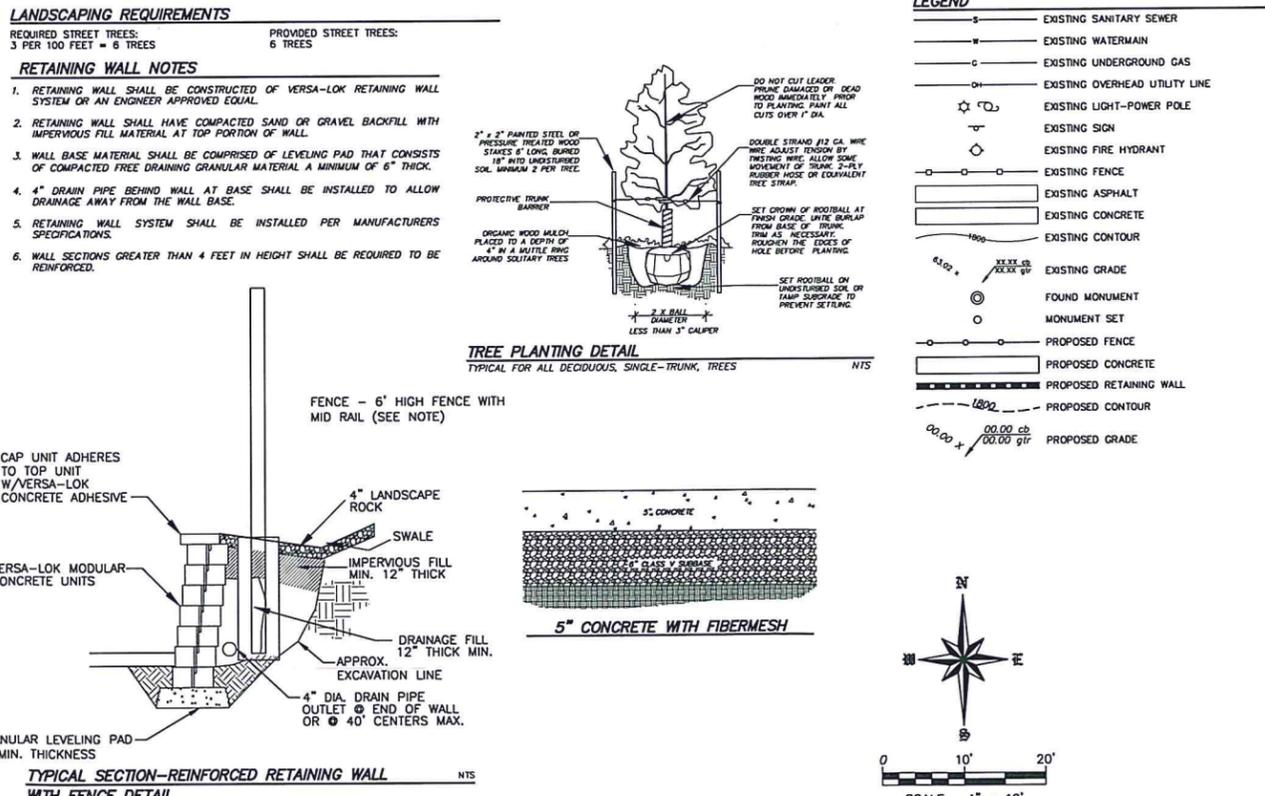


APPROVED BY FORESTRY
 APPROVED BY PLANNING
 DATE 8-16-18
 TITLE LANDSCAPE



- GENERAL LANDSCAPING NOTES FOR 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 MUTTLE RING THAT CONFORMS TO THE DETAIL PROVIDED FOR TREE PLANTINGS.
 - 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.
 - 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**
- 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 SEEDED ACCORDING TO SPECIFICATIONS.
 - TOPSOIL SHALL BE PLACED AND SEEDED AS SOON AS PRACTICAL TO MINIMIZE WIND AND WATER EROSION. BACKFILL BEHIND CURB AND SIDEWALK AS SOON AS REASONABLE TO PREVENT STANDING WATER AND PROTECT THE IMPROVEMENTS.
- 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.
 - 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 SEEDING TO A DEPTH OF 1/4" TO 1/2" AND SHALL BE EVENLY SPREAD. AFTER SEED HAS BEEN SOWN, THE SOIL SHALL BE REPAKED 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.
 - 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.
- FENCING NOTES**
- FENCE SHALL BE 6" HIGH OPAQUE VINYL FENCE WITH SWING GATE OPENINGS AS REQUESTED BY THE OWNER. FENCE COLOR PER ARCHITECT RECOMMENDATION. CONTRACTOR SHALL FOLLOW MANUFACTURER'S SPECIFICATIONS.
- PLANT PALETTE**
- | SYN. | COMMON NAME | SCIENTIFIC NAME | SIZE | QNTY. |
|------|------------------|---------------------|-------------|-------|
| AM | AMUR MAPLE | Acer ginnala | 1-1/2" Cal | 1 |
| CH | COMMON HACKBERRY | Celtis occidentalis | 1-1/2" Cal. | 5 |
- LANDSCAPING REQUIREMENTS**
- REQUIRED STREET TREES: 3 PER 100 FEET = 6 TREES
 PROVIDED STREET TREES: 6 TREES
- RETAINING WALL NOTES**
- RETAINING WALL SHALL BE CONSTRUCTED OF VERSA-LOK RETAINING WALL SYSTEM OR AN ENGINEER APPROVED EQUAL.
 - RETAINING WALL SHALL HAVE COMPACTED SAND OR GRAVEL BACKFILL WITH IMPERVIOUS FILL MATERIAL AT TOP PORTION OF WALL.
 - WALL BASE MATERIAL SHALL BE COMPRISED OF LEVELING PAD THAT CONSISTS OF COMPACTED FREE DRAINING GRANULAR MATERIAL A MINIMUM OF 6" THICK.
 - 4" DRAIN PIPE BEHIND WALL AT BASE SHALL BE INSTALLED TO ALLOW DRAINAGE AWAY FROM THE WALL BASE.
 - RETAINING WALL SYSTEM SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
 - WALL SECTIONS GREATER THAN 4 FEET IN HEIGHT SHALL BE REQUIRED TO BE REINFORCED.

- GENERAL CONSTRUCTION NOTES**
- ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY, STATE AND FEDERAL CODES.
 - ALL SITE CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF THE CITY OF BISMARCK CONSTRUCTION SPECIFICATIONS FOR MUNICIPAL PUBLIC WORKS IMPROVEMENTS AS MODIFIED BY THE ATTACHED PLANS.
 - CONTRACTOR MUST BE BONDED BY THE CITY OF BISMARCK FOR ALL CONSTRUCTION IN CITY RIGHT OF WAY OR WHICH CONNECTS TO A CITY UTILITY.
 - CONTRACTOR WILL BE REQUIRED TO OBTAIN ALL NECESSARY PERMITS.
 - THE OWNER WILL RETAIN A PRIVATE ENGINEERING AND/OR TESTING FIRM SET GRADES, DO COMPACTION TESTS AND PREPARE RECORD DRAWINGS FOR THE SEWER & WATER LINES. THE CITY ENGINEERING DEPARTMENT WILL REQUIRE TEST REPORTS AND RECORD DRAWINGS PRIOR TO ACCEPTING THE PROJECT AFTER COMPLETION. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH ENGINEERING AND/OR TESTING COMPANIES FOR STAKING AND TESTING.
 - CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL NECESSARY SAFEGUARDS SUCH AS WARNING SIGNS, BARRICADES & NIGHT LIGHTS AT HIS OWN EXPENSE.
 - PROTECT THE IMPROVEMENTS ON SITE AND ON THE ADJOINING PROPERTIES. PROVIDE BARRICADES, COVERINGS OR OTHER TYPE OF PROTECTION AS NECESSARY TO PREVENT DAMAGE TO EXISTING UTILITIES.
- WATER & SANITARY SEWER NOTES**
- MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH CITY OF BISMARCK SPECIFICATIONS.
 - ALL BACKFILL SHALL BE 95% OF STANDARD PROCTOR AT RECOMMENDED MOISTURE CONTENT.
 - WATERLINES SHALL BE CHLORINATED, PRESSURE TESTED AND FLUSHED.
 - ALL TESTING IS CONSIDERED INCIDENTAL.
 - MINIMUM CLEAR SPACE VERTICAL SEPARATION BETWEEN WATER AND SEWER LINE CROSSINGS SHALL BE 1.5 FEET.
 - CONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH MECHANICAL CONTRACTOR AND OR THE OWNER FOR EXACT LOCATION AND ELEVATION OF ALL UTILITY CONNECTIONS INTO THE BUILDING.
 - CONNECT TO EXISTING 6" WATERMAIN WITH A 6" X 2" TAPPING SADDLE AND CORPORATION STOP. INSTALL 52 LF OF 2" COPPER WATER SERVICE AND 2" CURB STOP AND BOX, INSTALL 34 LF OF 2" COPPER WATER SERVICE AND TEMPORARY CAP INSIDE BUILDING. (COORDINATE WITH MECHANICAL CONTRACTOR FOR EXACT LOCATION AND ELEVATION).
 - EXISTING SANITARY SEWER SERVICE LINE LOCATION WILL BE IDENTIFIED AND MARKED DURING DEMOLITION. COORDINATE WITH DEMOLITION CONTRACTOR FOR LOCATION. EXISTING SANITARY SEWER LINE CAN THEN BE EXTENDED INTO THE NEW BUILDING. (COORDINATE WITH MECHANICAL CONTRACTOR FOR EXACT LOCATION AND ELEVATION).
- 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.
 - 5" CONCRETE WITH FIBERMESH AND 6" CLASS V BASE.
 - ISOLATION JOINTS WILL BE REQUIRED ALONG THE BUILDING, STAIRS AND ALL FIXED ITEMS. LEAVE JOINT 1/8" 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 1/8" 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" SHK 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.
 - CURB & GUTTER PER CITY SPECIFICATIONS.
 - 6" CONCRETE DRIVEWAY APRON PER CITY SPECIFICATIONS.
 - CONCRETE SIDEWALK PER CITY SPECIFICATIONS.



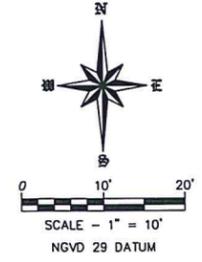
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SITE PLAN
 WEST 75' OF LOTS 8-12, BLOCK 28, MCKENZIE'S ADDITION
 BISMARCK, NORTH DAKOTA

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 W75' LB-12 BLK28.dwg

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