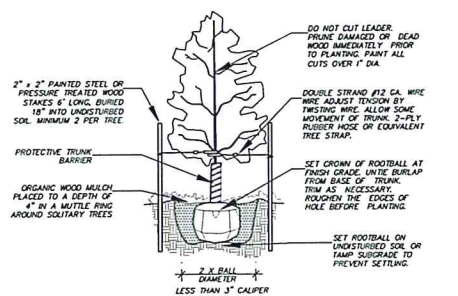
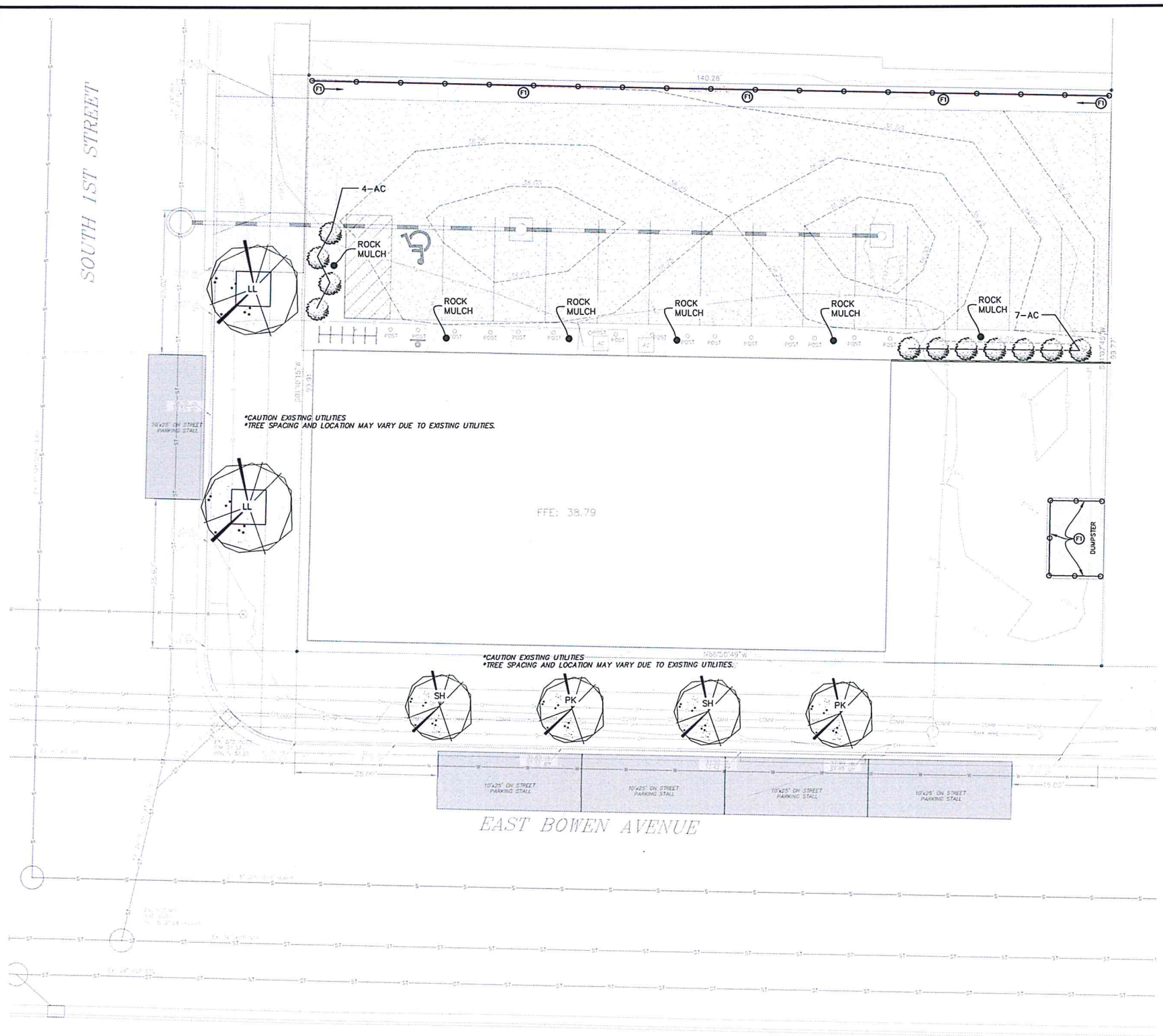
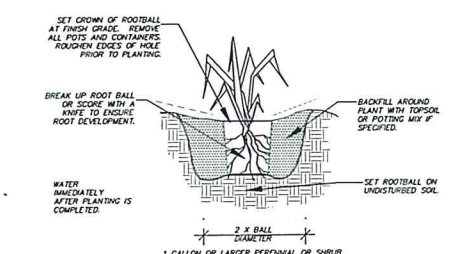


SP2021-005



TREE PLANTING DETAIL
TYPICAL FOR ALL DECIDUOUS, SINGLE-TRUNK, TREES NTS



SHRUB/PERENNIAL PLANTING DETAIL
TYPICAL FOR ALL SHRUBS AND PERENNIALS NTS

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 3" OF 2" CRUSHED ROCK MULCH, LANDSCAPE FABRIC WITH A MINIMUM HEIGHT OF 4 OZ./SQ. YD. AND WHEREVER NECESSARY, 6" 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. 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. ALL TREES SHALL HAVE 20 GALLON SLOW RELEASE WATERING BAG INSTALLED.
- 7. 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.
- 8. 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.
- 9. IN AREAS WHERE STREET TREES ARE IN CONCRETE AREA, CONCRETE SHALL BE SAWCUT AND REMOVED AND STREET TREES SHALL BE INSTALLED HAVING 3" WOOD MULCH LEVEL WITH ADJACENT CONCRETE SIDEWALK.
- 10. CONTRACTOR SHALL PROVIDE AND INSTALL TREE WATERING BAGS FOR BOULEVARD TREES

TOPSOIL NOTES

- 1. TOPSOIL SHALL BE IMPORTED ONTO THE SITE. ALL PORTIONS OF THE SITE NOT RECEIVING CONCRETE, CURB & GUTTER OR OTHER IMPROVEMENTS SHALL BE COVERED WITH A MINIMUM OF 4" OF TOPSOIL AND SEEDING ACCORDING TO SPECIFICATIONS.
- 2. TOPSOIL SHALL BE PLACED AND SEEDING AS SOON AS PRACTICAL TO MINIMIZE WIND AND WATER EROSION. BACKFILL BEHIND CURBS AND GUTTERS AND SIDEWALK AS SOON AS REASONABLE TO PREVENT STANDING WATER AND PROTECT THE IMPROVEMENTS.

SEEDING NOTES

- 1. 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.
- 2. 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.
- 3. SEED SHALL CLASS II SEED FOR SUNNY AREAS PER CITY OF BISMARCK CONSTRUCTION SPECIFICATIONS AND BE SEED 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.
- 4. 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.
- 5. ALL PORTIONS OF THE SITE THAT ARE TO BE SEEDING SHALL BE HYDROMULCHED. HYDROMULCH SHALL BE A WOOD CELLULOSE FIBER MULCH. MULCH SHALL BE FREE OF GERMINATION OR GROWTH INHIBITIVE SUBSTANCES, AS WELL AS ANY NOXIOUS WEED SEED. MULCH SHALL BE TREATED WITH A TACK AND FIBER TO ENHANCE SEED AND MULCH PLACEMENT AND ADHERENCE TO THE SOIL. THE HYDROMULCH SHALL BE APPLIED AT A RATE OF 2000 LBS./ACRE USING HYDRAULIC SPRAY EQUIPMENT.
- 6. 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.

PROPOSED PLANT PALETTE

	SYM.	COMMON NAME	SCIENTIFIC NAME	SIZE	QNTY.
TREES	SH	SNOWBIRD HAWTHORN	Crataegus x mordanensis 'Snowbird'	1-1/2" Cal.	2
TREES	PK	PRINCESS KAY PLUM	Prunus nigra 'Princess Kay'	1-1/2" Cal.	2
TREES	LL	LITTLE LEAF LINDEN	Tilia cordata	1-1/2" Cal.	2
SHRUBS	AC	ALPINE CURRANT	Ribes alpinum	2 Gallon	11

LANDSCAPING REQUIREMENTS

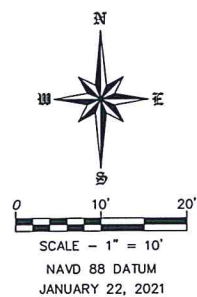
REQUIRED INTERIOR LANDSCAPING:	PROVIDED INTERIOR LANDSCAPING:
N/A	N/A
REQUIRED STREET TREES SOUTH 1ST STREET: 3 PER 100 FEET = 3 TREES	PROVIDED STREET TREES: 3 PROPOSED
REQUIRED STREET TREES EAST BOWEN AVE.: 3 PER 100 FEET = 4 TREES	PROVIDED STREET TREES: 4 PROPOSED
REQUIRED PERIMETER NORTH PARKING: CONTINUOUS HEDGE	PROVIDED PERIMETER PARKING: CONTINUOUS HEDGE
BUFFER YARD 6" HIGH OPAQUE VINYL FENCE OR WOOD FENCE AS DISCUSSED WITH CITY 01-21-2021	

FENCING NOTES

- 1. A 6" HIGH OPAQUE VINYL OR WOOD FENCE SHALL BE INSTALLED WHERE DEPICTED ON THE PLANS.

APPROVED BY FORESTRY
[Signature]
LANDSCAPE 2/18/21
TITLE DATE

APPROVED BY PLANNING
[Signature]
PLANNER 2/18/21
TITLE DATE



FOR REGULATORY REVIEW ONLY - NOT FOR CONSTRUCTION

REVISIONS	DATE

LANDSCAPE PLAN
HOPE MANOR
LOT 13-16 BLOCK 61 ORIGINAL PLAT

SWENSON, HAGEN & COMPANY P.C.
3907 Bush Avenue
Bismarck, North Dakota 58104
shc@swensonhagen.com
(701) 223-2900
Fax (701) 223-2906



DRAWN BY: CK
CHECK BY: CK
DATE: 01-22-2021
PROJ.#:
COMPUTER FILE:

P:\BISMARCK\ORIGINAL PLAT\BLOCK 61\13-16 B61 HOPE MANOR.dwg

SHEET C4.0

WARRANTY / DISCLAIMER: The designs represented in these plans are in accordance with established practices of civil engineering. However, neither Swenson, Hagen & Co. nor its personnel can or do warrant these plans as constructed except in the specific cases where Swenson, Hagen & Co. personnel inspect and control the physical construction on a full time basis.

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.

CALL BEFORE YOU DIG
NORTH DAKOTA
UTILITIES UNDERGROUND LOCATION SERVICE
1-800-795-0555

Copyright © 2021 by Swenson, Hagen & Co. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means without the express written permission of Swenson, Hagen & Co.