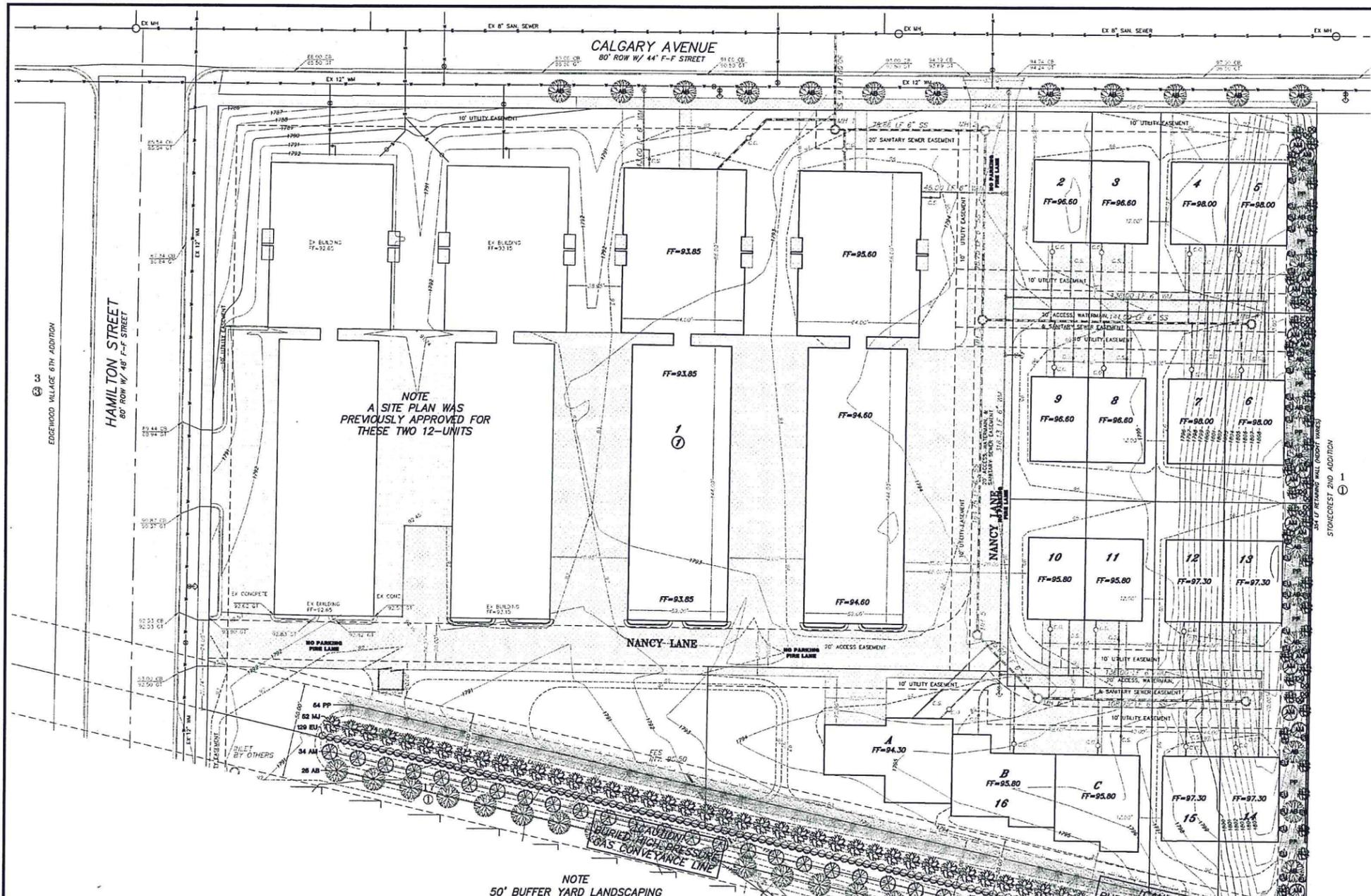


APPROVED BY PLANNING
 TITLE: **LANDSCAPE PLAN**
 DATE: **10-15-15**

APPROVED BY FORESTRY
 TITLE: **LANDSCAPE PLAN**
 DATE: **10-15-2015**



- GENERAL LANDSCAPING**
- 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 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.
 - 5. SOLITARY TREES DO NOT NEED TO BE EGED AROUND, HOWEVER ORGANIC WOOD MULCH SHALL BE PLACED AROUND THE TREE IN A MITTLE RING THAT CONFORMS TO THE DETAIL PROVIDED FOR TREE PLANTINGS.
 - 6. CONTRACTOR SHALL PROVIDE WRITTEN WARRANTIES CONFIRMING THE FOLLOWING:
 - FURNISHED TREES ARE 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.

- 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. ALL PORTIONS OF THE SITE NOT RECEIVING OTHER IMPROVEMENTS SHALL BE SEEDED. SEED SHALL CONFORM TO THE CITY OF BISMARCK SPECIFICATIONS FOR TYPE II SEED AND TYPE IV SEED. SEED SHALL BE INSTALLED AS FOLLOWS:
 - 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 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.
 - THE SEEDING CONTRACTOR SHALL WATER THE NEWLY SEEDED AREAS ON THE SAME DAY THAT SEEDING OCCURS. IF AN IRRIGATION SYSTEM IS PRESENT AND FUNCTIONING, THE SEEDING CONTRACTOR SHALL ENERGIZE THIS SYSTEM AND ENSURE THAT A WATERING SCHEDULE HAS BEEN ESTABLISHED BEFORE LEAVING THE SITE.
 - SEED MUST SHOW A DENSITY OF 30 TO 35 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.
 - 3. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY EROSION SCARS OR WASHBOULES UNTIL THE DATE THAT FINAL SEED STAND IS ACCEPTED. SEE EROSION CONTROL PLAN FOR EROSION CONTROL METHODS.

- TOPSOIL NOTES**
- 1. TOPSOIL MAY BE STOCKPILED ON SITE AND AVAILABLE TO THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AND SPREAD TOPSOIL TO A FINISHED GRADE. ALL DISTURBED 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.
 - 2. 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.

- LEGEND**
- EXISTING SANITARY SEWER
 - EXISTING WATERMAIN
 - EXISTING STORM SEWER
 - EXISTING GATE VALVE
 - EXISTING HYDRANT
 - EXISTING CONTOUR
 - EXISTING GRADE
 - EXISTING ASPHALT PAVEMENT
 - EXISTING CONCRETE PAVEMENT
 - EXISTING DECIDUOUS TREE
 - EXISTING CONIFEROUS TREE
 - PROPOSED STORM SEWER
 - PROPOSED WATERMAIN
 - PROPOSED SANITARY SEWER
 - PROPOSED GATE VALVE
 - PROPOSED HYDRANT
 - PROPOSED CONCRETE
 - PROPOSED CONTOUR
 - PROPOSED GRADE

LANDSCAPING REQUIREMENTS

REQUIRED STREET TREES:
 3 PER 100 FEET
 12 TREES

REQUIRED PUD LANDSCAPING:
 BUFFER YARDS

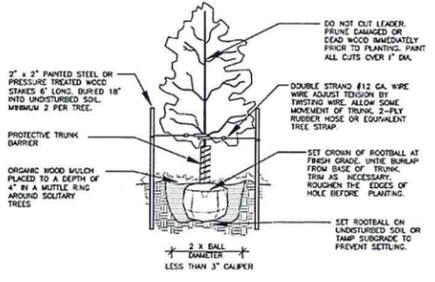
PROVIDED STREET TREES:
 9 SMALL TREES

PROVIDED PUD LANDSCAPING:
 BUFFER YARDS

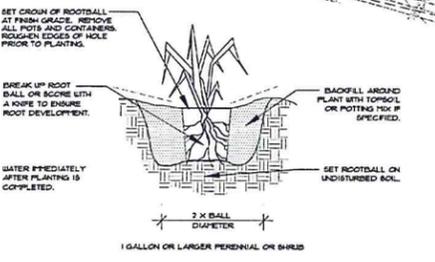
PLANT PALETTE

SYM.	COMMON NAME	SCIENTIFIC NAME	SIZE	QNTY.
AM	AMUR MAPLE	Acer ginnala	1 1/2" Cal.	50
AB	AUTUMN BLAZE MAPLE	Acer x freemanii 'Jeffersred'	1 1/2" Cal.	49
PP	PONDEROSA PINE	Pinus ponderosa	1 1/2" Cal.	62
IJ	MEDORA JUNIPER	Juniperus scopulorum 'Medora'	4" +	92
DC	DWARF GLOBE BLUE SPRUCE	Picea pungens 'Globe Globosa'	2 Gallon	16
EU	DWARF BURNING BUSH	Euonymus alata 'Compactus'	2 Gallon	169

NOTE
 50' BUFFER YARD LANDSCAPING
 ALSO SHOWN ON LOT 17 BLOCK
 1 SITE PLAN



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



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

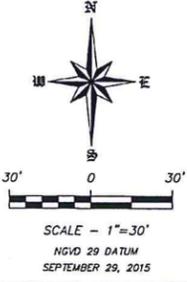
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SAFETY NOTICE TO CONTRACTOR
 In accordance with generally accepted construction practices the contractor will be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This responsibility 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 contractor. 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 incurred by the contractor's failure to exactly locate and preserve any and all underground utilities.

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DRAWN BY: **CW**
 CHECK BY: **JP**
 DATE: **9-29-15**
 FILE DESC:
HAMILTON'S FIRST
Lot 1-16 B1 replat
Site Plan

SHEET
C4.0

SP2015-064