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PROJECT

EPIC COMPANIES SKYLINE APARTMENTS

BISMARCK NORTH DAKOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
9/12/22	▲ CITY COMMENTS	TS
9/20/22	▲ CITY COMMENTS	TS

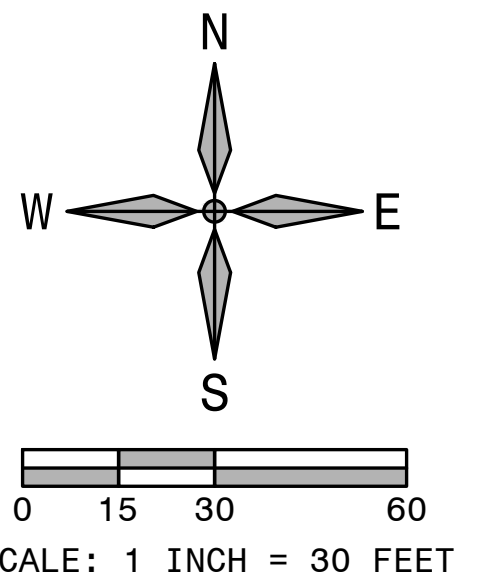
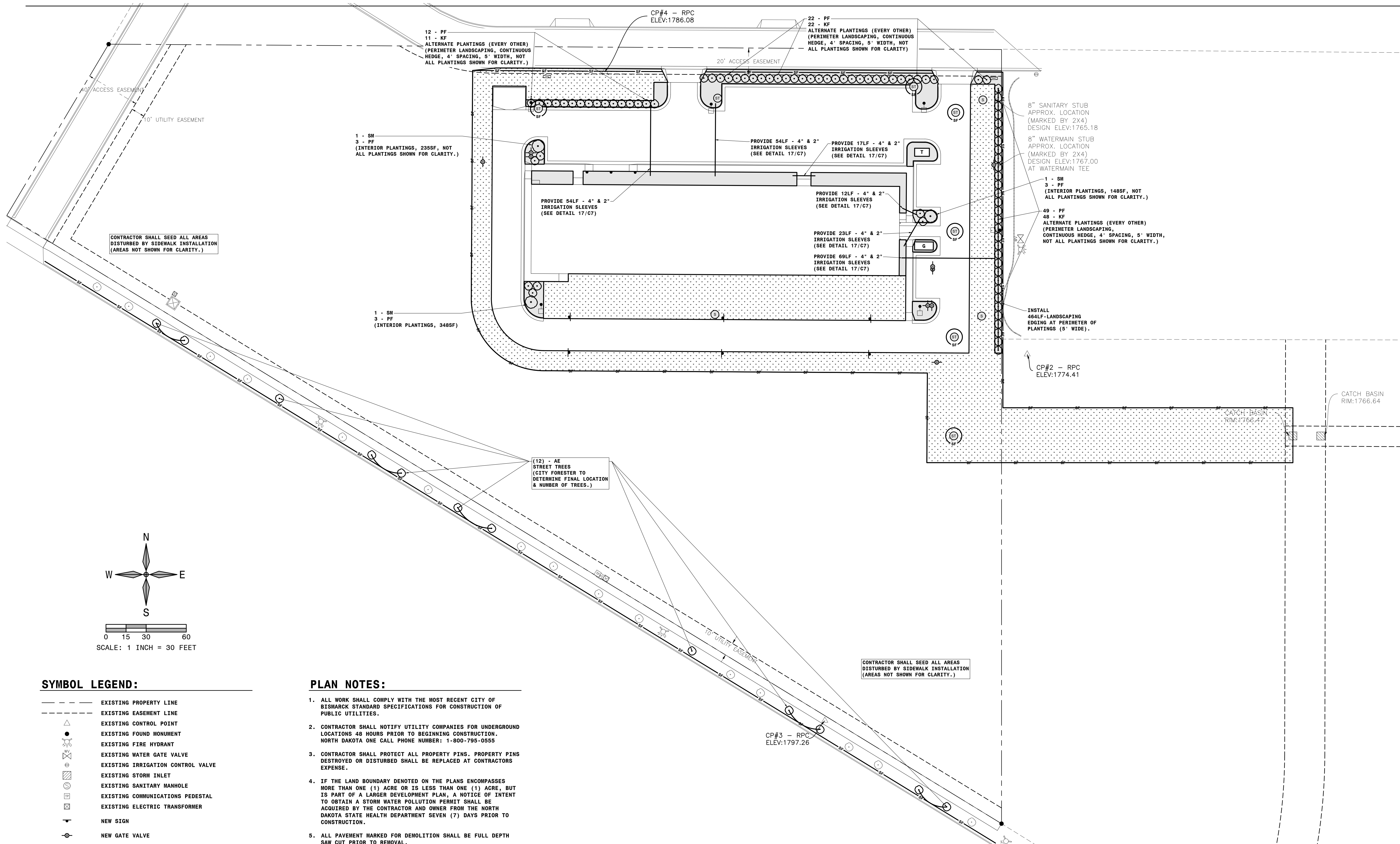
PROJECT NO.	21-26099
FILE NAME	26099 Arch R22.rvt
DRAWN BY	TS
DESIGNED BY	TS
REVIEWED BY	AE
ORIGINAL ISSUE DATE	07/13/22
CLIENT PROJECT NO.	

TITLE

EROSION CONTROL / LANDSCAPING PLAN

SHEET

C2



SYMBOL LEGEND:

- EXISTING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- ▲ EXISTING CONTROL POINT
- EXISTING FOUND MONUMENT
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER GATE VALVE
- ⊕ EXISTING IRRIGATION CONTROL VALVE
- ⊕ EXISTING STORM INLET
- ⊕ EXISTING SANITARY MANHOLE
- ⊕ EXISTING COMMUNICATIONS PEDESTAL
- ⊕ EXISTING ELECTRIC TRANSFORMER
- NEW SIGN
- ⊕ NEW GATE VALVE
- ⊕ NEW FIRE HYDRANT
- ⊕ NEW SANITARY MANHOLE
- ⊕ NEW STORM INLET
- ⊕ NEW STORM MANHOLE
- EXISTING STREET TREE PLANTING
- NEW INLET PROTECTION
- NEW SILT FENCE
- ▨ NEW LANDSCAPE ROCK BED (4" DEPTH W/ LANDSCAPE FABRIC)
- NEW LANDSCAPE PLANTING
- ▨ NEW SEEDED AREA

PLAN NOTES:

- ALL WORK SHALL COMPLY WITH THE MOST RECENT CITY OF BISMARCK STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES.
- CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR UNDERGROUND LOCATIONS 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. NORTH DAKOTA ONE CALL PHONE NUMBER: 1-800-795-0555
- CONTRACTOR SHALL PROTECT ALL PROPERTY PINS. PROPERTY PINS DESTROYED OR DISTURBED SHALL BE REPLACED AT CONTRACTORS EXPENSE.
- IF THE LAND BOUNDARY DENOTED ON THE PLANS ENCOMPASSES MORE THAN ONE (1) ACRE OR IS LESS THAN ONE (1) ACRE, BUT IS PART OF A LARGER DEVELOPMENT PLAN, A NOTICE OF INTENT TO OBTAIN A STORM WATER POLLUTION PERMIT SHALL BE ACQUIRED BY THE CONTRACTOR AND OWNER FROM THE NORTH DAKOTA STATE HEALTH DEPARTMENT SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
- ALL PAVEMENT MARKED FOR DEMOLITION SHALL BE FULL DEPTH SAW CUT PRIOR TO REMOVAL.
- CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
- CONTRACTOR SHALL ACQUIRE AN EROSION SEDIMENT CONTROL (ESC) PERMIT FROM THE CITY OF BISMARCK PRIOR TO START OF CONSTRUCTION.
- SEE LANDSCAPING PLANS FOR TURF & PLANTING REQUIREMENTS.
- EXCAVATION OR OTHER WORK IN THE RIGHT-OF-WAY SHALL REQUIRE A TRAFFIC CONTROL PLAN THAT MEETS ALL MUTUAL REQUIREMENTS; THIS PLAN IS REQUIRED BEFORE ANY PERMITS TO WORK IN THE RIGHT-OF-WAY WILL BE ISSUED.
- ALL GRASSED AREAS DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED (6" DEPTH), GRADED, SEEDED, AND HYDRO-MULCHED.

CONTROL POINTS:

- SURVEY IS BASED ON ND STATE PLANE, SOUTH ZONE, INTERNATIONAL FEET. VERTICAL DATUM IS NAVD88.
 - CP-#1
NORTHING: 1902984.943
EASTING: 433919.805
ELEVATION: 1761.06
 - CP-#2
NORTHING: 1902473.264
EASTING: 433713.745
ELEVATION: 1774.41
 - CP-#3
NORTHING: 1902322.104
EASTING: 433440.249
ELEVATION: 1797.26
 - CP-#4
NORTHING: 1902157.735
EASTING: 433924.763
ELEVATION: 1786.08

LANDSCAPING SCHEDULE:

CODE	PLANT TYPE	QUANTITY
STREET TREES (871LF STREET FRONTAGE)		
	EXISTING STREET TREES	15
AE	ACCOLADE ELM (DECIDUOUS SHADE TREE, 1.5" CAL)	12
INTERIOR PARKING LOT PLANTINGS (53 PARKING SPACES)		
SM	SILVER MAPLE (DECIDUOUS SHADE TREE, 1.5" CAL)	3
PF	POTENTILLA FRUTICOSA (SHRUB, 2 GAL)	9
PERIMETER PARKING LOT PLANTINGS		
KF	KARL FOERSTER GRASS (PERENNIAL, 2 GAL)	81
PF	POTENTILLA FRUTICOSA (SHRUB, 2 GAL)	83

INTERIOR PARKING LOT PLANTING CALCULATIONS (52 PARKING SPACES)
 10SF PER SPACE = 520SF
 PLANTINGS:
 1 TREE & 3 SHRUBS PER 20 SPACES = 3 TREES & 9 SHRUBS

APPROVED BY PLANNING
Janet Holbrook
 TITLE: Planner
 DATE: 01/11/2023

APPROVED BY FORESTRY
Mike Miller
 TITLE: Landscape Arborist
 DATE: 01/11/2023

