



- LANDSCAPING KEYNOTES:**
1. INSTALL 3" DEPTH 3/4" CRUSHED LANDSCAPE ROCK OVER LANDSCAPE FABRIC.
 2. INSTALL 4" METAL LANDSCAPE EDGING, TYP.
 3. ALL TURF AREAS TO BE SODDED. ALL SOD AREAS SHALL HAVE A MINIMUM OF 3" DEPTH OF TOPSOIL. JOINTS OF SOD SHALL BE TIGHTLY ADHERED TOGETHER AND CUT FLUSH TO ANY SURFACE.
 4. INSTALL 18"-24" GRANITE ACCENT BOULDER, SEE DETAIL.
- ALL TURF AND LANDSCAPE AREAS SHALL BE IRRIGATED. SEE IRRIGATION NOTES BELOW.

PLANTING SCHEDULE

Key	Qty	Common Name	Scientific Name	Size	Type	Comments
NH	8	NORTHERN ACCLAIM HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS 'HARVE'	1 1/2"	B&B	
DE	15	DISCOVERY ELM	ULMUS DAVIDIANA VAR. JAPONICA 'DISCOVERY'	1 1/2"	B&B	
LL	10	LITTLELEAF LINDEN	TILIA CORDATA	1 1/2"	B&B	
SC	4	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	1"	B&B	
DLT	2	DWARF KOREAN TREE LILAC	SYRINGA MEYERI 'PALIBIN'	1"	B&B	
AC	35	ALPINE CURRANT	RIBES ALPINUM	#2	CONT	
DL	18	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	#2	CONT	
MW	15	MINUET WEIGELA	WEIGELA FLORIDA 'MINUET'	#2	CONT	
PP	20	PINK BEAUTY POTENTILLA	POTENTILLA FRUTICOSA 'PINK BEAUTY'	#2	CONT	
LS	23	LITTLE PRINCESS SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	#2	CONT	
MJ	16	MANEY JUNIPER	JUNIPERUS CHINENSIS 'MANEY'	#2	CONT	
KR	27	KARL FOERSTER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1	CONT	
HD	20	HAPPY RETURNS DAYLILY	HEMEROCALLIS 'HAPPY RETURNS'	#1	CONT	

- PLANTING NOTES**
1. FINE GRADING SHALL BE APPROVED BY ENGINEER PRIOR TO PLANTING OPERATIONS.
 2. CONTRACTOR SHALL LAY OUT PLANT MATERIAL PER PLAN AND FACE TO GIVE BEST APPEARANCE OR RELATION TO ADJACENT PLANTS, STRUCTURES OR VIEWS. CONSULT WITH ENGINEER TO OBTAIN APPROVAL PRIOR TO INSTALLATION.
 3. PLANT MATERIAL SHALL NOT BE INSTALLED IN AREAS WHICH WILL CAUSE HARM TO ADJACENT STRUCTURES OR OBSTRUCT IRRIGATION SPRAY PATTERN (IF APPLICABLE). NOTIFY THE OWNER SHOULD CONFLICTS ARISE.
 4. PLANT LOCATIONS ARE DIAGRAMMATIC AND MAY BE ADJUSTED IN THE FIELD AT THE ENGINEER'S REQUEST PRIOR TO INSTALLATION.
 5. FINISH GRADE OF PLANTING AREAS SHALL BE 2" BELOW ADJACENT PAVING. TAPER 4" DEPTH MULCH TOP DRESSING TO 1 1/2" DEPTH AT ADJACENT PAVING.
 6. ALL TREES TO RECEIVE 4" DEPTH OF SHREDDED HARDWOOD BARK MULCH AT 5' DIAMETER UNLESS OTHERWISE NOTED. MULCH SHALL BE INCLUDED IN THE PRICE BID FOR EACH TREE.
 7. ALL NEWLY PLANTED MATERIAL SHALL BE THOROUGHLY SOAKED WITH WATER WITHIN 3 HOURS OF PLANTING. THOROUGHLY RE-SOAK ALL NEW PLANT MATERIALS ONE WEEK AFTER PLANTING COMPLETION.
 8. THIRTY DAYS AFTER PLANTING, CONTRACTOR SHALL RE-STAKE AND STRAIGHTEN TREES AS REQUIRED.
 9. CONTRACTOR SHALL THOROUGHLY LOOSEN ANY COMPACTED SUBGRADES PRIOR TO PLACING TOPSOIL, TO A MINIMUM DEPTH OF 4".
 10. CONTRACTOR SHALL IMPORT CLEAN TOPSOIL FREE OF WEEDS, RHIZOMES, ROCKS, STICKS, AND OTHER DELETERIOUS MATERIAL. ENGINEER IS TO APPROVE TOPSOIL PRIOR TO INSTALLATION. CONTRACTOR SHALL BRING TO FINISH GRADE WITH 4" MIN. OF TOPSOIL IN ALL LAWN AREA, AND 12" MIN. TOPSOIL IN ALL PLANTING BEDS.
 11. CONTRACTOR SHALL REMOVE WEEDS, CONTAMINATED SOILS, MISC. WASTE MATERIALS FROM AREA TO BE PLANTED AND SEEDED/SODDED. CONTRACTOR SHALL LOOSEN COMPACTED SUBSOILS BY TILLING AND IMPORTING NEW TOPSOIL AS REQUIRED RESTORING GRADES AND MAINTAINING POSITIVE DRAINAGE AWAY FROM STRUCTURES.
 12. DO NOT INSTALL PLANT MATERIAL WHEN AMBIENT TEMPERATURES MAY DROP BELOW 35 DEGREES F OR RISE ABOVE 90 DEGREES F. DO NOT INSTALL PLANT MATERIAL WHEN WIND VELOCITY EXCEEDS 30 MPH. ACCEPTABLE PLANTING DATES SHALL BE AS FOLLOWS:
 SPRING: APRIL 15 - JUNE 15
 FALL: SEPTEMBER 15 - NOVEMBER 1
 13. WEED FABRIC SHALL BE INCLUDED UNDER ALL AREAS RECEIVING ROCK MULCHING. ACCEPTABLE FABRIC SHALL BE 5 OZ. WOVEN, NEEDLE PUNCHED, POLYPROPYLENE FABRIC DESIGNED FOR PROFESSIONAL AND COMMERCIAL USE. PLASTIC AND OTHER NON-BREATHABLE MATERIAL WILL NOT BE ACCEPTED. WEED FABRIC SHALL BE INCIDENTAL TO PLANT BID ITEMS.

- IRRIGATION NOTES:**
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS UNDER SIDEWALKS AND PAVING.
 2. GENERAL CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR TO ENSURE ANY AND ALL SLEEVES NEEDED FOR THE NEW IRRIGATION SYSTEM ARE PLACED PRIOR TO INSTALLATION OF ANY SITE HARD SURFACE.
 3. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND UTILITIES, WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THE SAME.
 4. CITY ORDINANCE REQUIRES THE INCORPORATION OF A BACKFLOW PREVENTION DEVICE TO KEEP WATER IN THE IRRIGATION SYSTEM FROM FLOWING BACK INTO THE SERVICE LINE.
 5. IRRIGATION CONTRACTOR SHALL VERIFY PRESSURE OF SYSTEM PRIOR TO INSTALLATION.
 6. ALL SPRINKLER HEADS SHALL BE ADJUSTED SO AS TO NEVER SPRAY THE BUILDING OR ANY FENCING.
 7. THE PRIMARY PRESSURIZED FEED LINE SHALL BE A MINIMUM OF 1" DIAMETER. NO 3/4" PIPE SHALL BE USED ANYWHERE ON THE SPRAY IRRIGATION SYSTEM. (EXCEPT FOR 1/2" SWING JOINT ASSEMBLIES FOR ROTOR OR POP-UP SPRAY HEADS). IRRIGATION MAINLINE TO BE BURIED 24" BELOW FINISHED GRADE AND ALL SPRAY SYSTEM LATERAL LINE PIPING TO BE BURIED 18" BELOW FINISHED GRADE. ALL 1/2" DRIP IRRIGATION TUBING TO BE BURIED 4"-6" BELOW FINISHED GRADE. PRESSURE REGULATING VALVES SHALL BE USED TO REGULATE PRESSURE TO ZONES WITH SMALL TURF AND SHRUB HEADS AS WELL AS DRIP IRRIGATION LINES TO AVOID DAMAGE FROM HIGH PRESSURE.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SETTLING IN THE IRRIGATION TRENCHES OR ASSOCIATED IRRIGATION WORK AS A WARRANTY ITEM.
 9. SLEEVE UNDER ALL WALKS, DRIVES, ROADS, AND PAVER AREAS. SLEEVES ARE TO BE CL200 PVC. MAINLINE SLEEVES ARE TO BE 4" WITH A MINIMUM 2" SLEEVE FOR WIRES. LATERAL SLEEVES SHALL BE 2X THE PIPE BEING SLEEVED. IF MORE THAN ONE CONTROLLER IS BEING INSTALLED, PROVIDE SEPARATE WIRE SLEEVES FOR EACH CONTROLLER.
 10. PROVIDE A BLOW OUT TAP AND ENCLOSURE AT POINT OF CONNECTION FOR THE PURPOSE OF WINTERIZING THE SYSTEM.
 11. PLACE VALVE BOXES WITHIN OR ADJACENT TO PLANTING BEDS FOR EASY ACCESS. ALL IRRIGATION VALVES SHALL BE LOCATED IN PROFESSIONAL GRADE VALVE BOXES. SIZE OF VALVE BOXES SHALL VARY WITH NUMBER OF VALVES LOCATED IN BOX. ALL VALVE BOX LID ELEVATIONS SHALL BE SET FLUSH WITH FINISHED GRADE. PROVIDE BOX SIZE THAT WILL ALLOW 6" CLEARANCE AROUND ALL SIDES OF VALVES. PROVIDE BOLTS PER MANUFACTURER'S RECOMMENDATIONS AND SECURE EACH VALVE BOX.
 12. IRRIGATION CONTRACTOR SHALL PROVIDE 100% HEAD-TO-HEAD IRRIGATION COVERAGE IN ALL LAWN AREAS SEEDDED OR SODDED UNLESS OTHERWISE SHOWN IN PLANS.
 13. CONTROLLER SHALL BE INSTALLED AND GROUNDED PER MANUFACTURER'S SPECIFICATIONS. FINAL CONNECTION OF THE VALVE WIRES TO THE CONTROLLER SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE IRRIGATION CONTROLLER SHALL BE WIRED DIRECTLY TO A 110 VOLT POWER SOURCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE IRRIGATION CONTROLLER WIRING TO THE POWER SOURCE. CONNECTING THE CONTROLLER TO THE POWER SOURCE SHALL BE THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR. THE INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES OR ORDINANCES THAT APPLY. IT SHALL BE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE POWER SOURCE AND EXACT LOCATION OF THE CONTROLLER WITH OWNER'S REPRESENTATIVE.
 14. PULSE WIRE: #14 UF DIRECT BURY MULTI-STRAND COMMON WIRE: #14 UF DIRECT BURY - (WHITE) SPLICE AT CONTROLLERS AND VALVES ONLY. WIRE CONNECTORS SHALL BE USED ON ALL FIELD WIRE SPLICES AND CONNECTIONS.
 15. IRRIGATION CONTRACTOR SHALL PROVIDE TO OWNER TWO (2) SETS OF AS-BUILT DRAWINGS TO SCALE, SHOWING ALL COMPONENTS OF THE SYSTEM, REFERENCED FROM A FIXED LOCATION ON THE SITE.
 16. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL COMPLETION. IF DURING SUCH GUARANTEE PERIOD, ANY SUCH PRODUCT FAILS DUE TO IMPROPER INSTALLATION OR DEFECTIVE MATERIAL, THE CONTRACTOR WILL REPAIR THE DEFECTIVE COMPONENT(S) FREE OF CHARGE.
 17. CONTRACTOR SHALL PROVIDE TO OWNER, COPIES OF ALL WARRANTIES FROM MANUFACTURER AND OPERATING MANUALS FOR FURNISHED EQUIPMENT. INFORMATION SHEETS SHALL BE BOUND IN STANDARD 3-RING BINDERS LABELED TO SHOW PROJECT NAME, CONTRACTOR'S NAME, ADDRESS, BUSINESS PHONE NUMBER, AND DATE.



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Broadway Centre

PROJECT DESCRIPTION

Office / Condo Bldg.
 I hereby certify that this plan specification, or report was prepared by me or under my direct supervision, and that I am a duly Registered Professional Engineer under the laws of the State of North Dakota.
 Date: 3-15-13, Exp. No. 47

CITY Bismark
 STATE ND

ISSUE DATES
 SITE PLAN DOCUMENTS: 7-8-11

- 1. REVISION 6-13-12 RELOCATION OF PLANT MATERIAL, LANDSCAPE EDGING, AND ADDITION OF 11 KARL FOERSTER REED GRASS.
- 2. REVISION 6-13-12 ELIMINATION OF 1-LL AND THE ADDITION OF 1-DE AND REALLOCATION OF STREET TREES ALONG THAYER AVENUE.
- 3. REVISION 6-13-12 REPLACE ALL SKYLINE HONEYLOCUST WITH NORTHERN ACCLAIM HONEYLOCUST.
- 4. REVISION 3-6-13 REMOVE AND RELOCATE PLANT MATERIAL PER MODIFIED PARKING LOT DESIGN TO ACCOMMODATE REVISED OUTDOOR DINING FOOTPRINT.

PROJECT NO: 20119130

DRAWN BY: JDL
 CHECKED BY: GUR

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DRAWING TITLE
LANDSCAPE PLAN

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