

GENERAL LANDSCAPING NOTES

REFER TO CONSULTANT SHEETS FOR UNDERGROUND UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UTILITIES BEFORE DIGGING.

ALL CONTRACTORS SUBMITTING BIDS FOR THIS PROJECT SHALL FIELD VERIFY ALL CONDITIONS ON SITE. ANY DISCREPANCIES BETWEEN PLANS AND SITE CONDITIONS SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION BEGINS.

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.

UNLESS OTHERWISE DEPICTED, ALL PLANTING BEDS SHALL BE INSTALLED WITH 3" OF 1/4" WASHED RIVER ROCK MULCH. LANDSCAPE FABRIC WITH A MINIMUM WEIGHT OF 4 OZ./YD. ALL PLANTING BEDS SHALL BE CONTAINED WITH EXTRUDED CONCRETE CURB EDGING. CONCRETE CURBING SHALL HAVE A CHARCOAL COLOR AND A LIGHT BROOM FINISH. CURBING CONCRETE MIX SHALL BE SUBMITTED TO AND APPROVED BY THE PROJECT ARCHITECT PRIOR TO INSTALLATION. ALL ADMIXTURES, SEALANTS OR OTHER CONCRETE TREATMENTS MUST BE INCLUDED IN THE SUBMITTAL. ROUGH GRADING SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF CURBING, ENSURING POSITIVE DRAINAGE AWAY FROM BUILDINGS. SCARIFY AND RECOMPACT SUBGRADE MATERIAL, REMOVING ANY ROCKS, ORGANIC MATERIAL, OR OTHER DEBRIS PRIOR TO INSTALLATION. ENSURE SUBGRADE IS GENERALLY SMOOTH AND CONSISTENTLY GRADED. PAINT OUT LOCATION OF ALL CURBING FOR APPROVAL BY PROJECT ARCHITECT PRIOR TO INSTALLATION.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO CARE FOR ALL PLANT MATERIAL, SEED, AND OTHER LANDSCAPING IMPROVEMENTS UNTIL THE DATE OF FINAL INSPECTION AND APPROVAL. IT IS IN THE BEST INTEREST OF THE LANDSCAPE CONTRACTOR TO ENSURE ALL PLANTS ARE PROPERLY WATERED AND CARED FOR DURING THIS TIME. DEAD OR DYING PLANT MATERIAL WILL NOT BE ACCEPTED.

SOLITARY TREES SHALL BE INSTALLED WITH AN ORGANIC WOOD MULCH MATTLE RING THAT CONFORMS TO THE DETAIL PROVIDED FOR TREE PLANTINGS.

CONTRACTOR SHALL PROVIDE WRITTEN WARRANTIES CONFIRMING THE FOLLOWING:

FURNISHED TREES AND SHRUBS GUARANTEED TO LIVE AND REMAIN STRONG, VIGOROUS, AND HEALTHY CONDITION FOR 365 DAYS MINIMUM FROM DATE LANDSCAPE INSTALLATION IS ACCEPTED AS COMPLETED.

ALL PORTIONS OF THE SITE DISTURBED DURING CONSTRUCTION AND NOT RECEIVING LANDSCAPE, BUILDINGS, PAVING, OR OTHER IMPROVEMENTS SHALL BE SEEDING WITH GRASS SEED AS SPECIFIED BELOW.

CITY MIX GRASS SEED:
SEED SHALL BE APPLIED AT 60 LBS/ACRE. SEED VARIETY SHALL BE 60% "NOONAN" CRESTED WHEATGRASS, 15% "PARK" KENTUCKY BLUE GRASS, AND 25% "MANDAN 750" PUBESCENS WHEATGRASS OR APPROVED EQUAL. PERCENT LIVE SEED SHALL BE 85% FOR ALL VARIETIES. IF SEED WITH THE SPECIFIED PERCENTAGE OF PURE LIVE SEED CANNOT BE OBTAINED, ADDITIONAL SEED MAY BE USED TO BRING THE AMOUNT OF LIVE SEED UP TO THE AMOUNT SPECIFIED. ALL SEED AND SEEDING MIXTURES SHALL BE FREE OF ALL PROHIBITED NOXIOUS WEED SEED AND SHALL NOT CONTAIN MORE THAN 0.5% BY WEIGHT OF RESTRICTED NOXIOUS WEED SEEDS. PROHIBITED AND RESTRICTED NOXIOUS WEEDS SHALL BE THOSE CLASSIFIED BY THE STATE SEED DEPARTMENT. SEED WHICH HAS BECOME WET, MOLDED, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE.

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 REPAIRED 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 SEEDING AREAS ON THE SAME DAY THAT SEEDING OCCURS. IF THE IRRIGATION SYSTEM IS 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 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.

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. THE MULCH SHALL BE UNIFORMLY APPLIED AND COVER A MINIMUM OF 95 PERCENT OF THE SEEDBED AREA. AFTER APPLICATION, THE MULCH SHALL PERMIT PERCOLATION OF WATER TO THE UNDERLYING SOIL.

CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY SEEDING, TOPSOIL, AND HYDROMULCH DAMAGE FROM EROSION UNTIL THE DATE THAT FINAL SEED STAND IS ACCEPTED WITHOUT ADDITIONAL COST TO THE OWNER.

LEGEND

- PROPERTY LINE
- BUILDING
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- UNDERGROUND ELECTRIC
- CURB AND GUTTER
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING CONCRETE SURFACE
- SIGN
- EXISTING STORM STRUCTURE
- EXISTING SANITARY MANHOLE
- EXISTING GATE VALVE
- EXISTING HYDRANT

GENERAL IRRIGATION NOTES

CONTRACTOR SHALL DESIGN AND PROVIDE A PRICE FOR AN IRRIGATION SYSTEM ON THIS SITE BASED ON THE FOLLOWING PERFORMANCE SPECIFICATIONS.

A 1.25" WATER LINE STUB-OUT WILL BE PROVIDED OUTSIDE OF THE BUILDING BY THE MECHANICAL CONTRACTOR. IRRIGATION CONTRACTOR TO PROVIDE AND INSTALL A COMMERCIAL GRADE PRESSURE VACUUM BREAKER ACCORDING TO MANUFACTURER'S SPECIFICATIONS. WATTS IS AN APPROVED MANUFACTURER.

ALL IRRIGATION MAINLINES SHALL BE CLASS 160 PVC PIPE BURIED TO A DEPTH OF AT LEAST 18". ALL IRRIGATION LATERAL LINES SHALL BE #100 POLYETHYLENE TUBING INSTALLED TO A DEPTH OF AT LEAST 12". WHEREVER IRRIGATION LINES ARE RUN BENEATH PAVING OR PERMANENT HARD SURFACING, THEY SHALL BE INSTALLED INSIDE OF CLASS 35 PVC CONDUITS. CONDUITS SHALL BE INSTALLED A MINIMUM OF 6" OUTSIDE OF THE HARD SURFACING.

IRRIGATION POP-UP MISTERS SHALL BE RAINBIRD 1804's OR OTHER APPROVED EQUAL. IRRIGATION ROTORS SHALL BE RAINBIRD 3500's OR RAINBIRD 5000's OR OTHER APPROVED EQUAL. IRRIGATION ROTORS AND MISTERS SHALL BE SPACED TO ENSURE 100% HEAD TO HEAD COVERAGE. OVERSPRAY SHALL BE MINIMIZED ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS. IRRIGATION HEADS SHALL BE INSTALLED ON SWING PIPES ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

ALL PLANTING BEDS SHALL BE INSTALLED WITH RAINBIRD LANDSCAPE DRIFLINE LD-09-12 OR APPROVED EQUAL. LANDSCAPE DRIFLINE SHALL BE SECURED TO THE GROUND USING 4" LANDSCAPE STAPLES INSTALLED A MINIMUM OF EVERY 4' ALONG THE LENGTH OF THE PIPE.

IRRIGATION ZONE VALVES FOR MISTERS AND ROTORS SHALL BE RAINBIRD PEB ZONE VALVES OR APPROVED EQUAL. IRRIGATION ZONE VALVES FOR LANDSCAPE DRIFLINE SHALL BE XC2 SERIES VALVES OR APPROVED EQUAL. A MINIMUM OF 2 QUICK COUPLERS SHALL BE INSTALLED ON THE MAINLINE FOR WINTERIZATION. QUICK COUPLER VALVES SHALL BE AS MANUFACTURED BY RAINBIRD OR OTHER APPROVED MANUFACTURER. ALL VALVES SHALL BE INSTALLED INSIDE OF APPROPRIATELY SIZED ZONE VALVE BOXES AS MANUFACTURED BY NDS OR OTHER APPROVED MANUFACTURER.

A CONTROL CLOCK SHALL BE INSTALLED INSIDE OF THE BUILDING IN A LOCATION APPROVED BY THE OWNER. CONTROL CLOCK SHALL BE A RAINBIRD ESP MODEL CONTROLLER. CONTROL CLOCK SHALL HAVE A MINIMUM OF 4 USED SURFACES IN THE EVENT THAT THE IRRIGATION SYSTEM IS ADDED ONTO IN THE FUTURE.

IRRIGATION CONTRACTOR SHALL PROGRAM THE CLOCK TO PROVIDE A MINIMUM OF 1" OF MOISTURE IN 7 DAYS WITHIN THE IRRIGATION LIMITS. AFTER PROGRAMMING, IRRIGATION CONTRACTOR SHALL TRAIN THE OWNER IN THE CORRECT OPERATIONAL PROCEDURES OF THE SYSTEM. FINAL ACCEPTANCE WILL NOT OCCUR UNTIL THIS HAS HAPPENED.

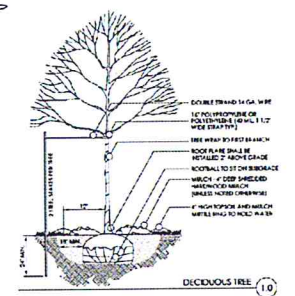
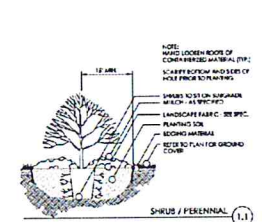
IRRIGATION CONTRACTOR SHALL PROVIDE A LAMINATED AND WATER PROOF COPY OF AN AS-BUILT DRAWING OF THE IRRIGATION SYSTEM FOR THE OWNER'S REFERENCE. THIS AS-BUILT DRAWING SHALL SHOW THE FINAL INSTALLED LOCATION OF ALL IRRIGATION LINES, LINE SIZES, ZONE VALVES, HEADS, AND OTHER MISCELLANEOUS COMPONENTS. ZONE VALVES SHALL BE LABELED WITH THE CORRECT ZONE NUMBER AS PROGRAMMED IN THE CONTROL CLOCK.

IRRIGATION CONTRACTOR SHALL INCLUDE THE FIRST YEARS WINTERIZATION IN THE COST OF THE PROJECT. IRRIGATION CONTRACTOR SHALL CONTACT THE OWNER BEFORE WINTERIZATION OCCURS TO PROPERLY EDUCATE THE OWNER ON THE CORRECT PROCEDURES TO FOLLOW DURING WINTERIZATION.

IRRIGATION CONTRACTOR SHALL FOLLOW ALL RECOMMENDED PRACTICES AS SET FORTH BY THE MANUFACTURER'S SPECIFICATIONS AND THE IRRIGATION ASSOCIATION.

PLANT PALETTE

SYMB	COMMON NAME	SCIENTIFIC NAME	SIZE	QTY.
RO	BUR OAK	<i>Quercus macrocarpa</i>	1 1/2" Cal.	7
DK	DWARF KOREAN LEAC	<i>Lythrum reynoldii</i>	1 1/2" Cal.	27
CE	COLORADO BLUE SPRUCE	<i>Picea pungens</i>	4"	2
AM	EMERS AMUR MAPLE	<i>Acer ginnala</i>	1 1/2" Cal.	3



Architecture Engineering Industrial
Wind Energy Interior Design Construction

TEL: 701.258.3116 FAX: 701.223.7863
116 W Main Ave, Suite A, Bismarck ND 58501

Grand Forks ND Fargo ND Bismarck ND
Williston ND Minot ND
Bismarck ND
Bismarck ND
Bismarck ND

www.eapc.net

CLIENT

BISMARCK FIRE DEPT.

PROJECT DESCRIPTION

NEW FIRE STATION

CITY

BISMARCK

STATE

NORTH DAKOTA

ISSUE DATES

CD	CONTRACT DOCUMENTS	2/29/2017
MARK	DESCRIPTION	DATE

PROJECT NO: 20143721

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LANDSCAPE PLAN

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Revised

APPROVED BY FORESTRY
[Signature]
DATE 5-1-16

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