

STREET,



SHEET INDEX

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CIVIL SHEETS C001

C001	COVER
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C102	SITE PLAN
C201	GRADING PLAN
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C501	DETAILS
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L301	DETAILS
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manifest Development







SITE SUMMARY

TOTAL UNITS ON SITE = 14TOTAL ACREAGE = 0.41DENSITY = 34 DU/AC

28 PARKING STALLS 1 ACCESSIBLE STALL

PARKING REQUIREMENTS

2 SPACES REQUIRED PER 2 BEDROOM UNITS

1 SPACE REQUIRED PER 1 BEDROOM UNITS

3 STALLS PER 1,000 SF OF COMMERCIAL SPACE (GENERAL OFFICE)

(8) TOWNHOME UNITS + (3) 2 BEDROOM FLATS = 11 UNITS * 2 = 22 STALLS (3) 1 BEDROOM FLATS =3 STALLS 992 SF OFFICE =3 STALLS **28 STALLS REQUIRED**

28 STALLS PROVIDED



2 SD BUILDING SECTION 1/8" = 1'-0"





BASEMENT OVERALL PLAN THE HARVEY | SALT LAKE CITY, UTAH | MANIFEST DEVELOPMENT OCT 19, 2021



		81' - 2 1/2"		
TOWNHOME A	TOWNHOME B	TOWNHOME A	TOWNHOME B	TOWNHOME A

UNIT SUMMARY

UNIT SCHEDULE - BASEMENT			
UNIT NAME	QUANTITY	AREA PER LEVEL	TOTAL UNIT AREA
TOWNHOME A	3	552 SF	1,766 SF
TOWNHOME B	2	552 SF	1,766 SF
TOWNHOME C	3	648 SF	1,250 SF







UNIT SUMMARY

UNIT SCHEDULE - LEVEL 1			
UNIT NAME	QUANTITY	AREA PER LEVEL	TOTAL UNIT AREA
TOWNHOME A	3	586 SF	1,766 SF
TOWNHOME B	2	586 SF	1,766 SF
TOWNHOME C	3	602 SF	1,250 SF
LOBBY	1	-	586 SF
OFFICE	1	-	1,045 SF
PARKING GARAGE	1	-	3,476 SF

TOTAL UNITS ON SITE = 14TOTAL ACREAGE = 0.41DENSITY = 34 DU/AC

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	28 STALLS REQUIRED	
992 SF OFFICE $=$	3 STALLS	
(3) 1 BEDROOM FLATS $=$	3 STALLS	
(8) TOWNHOME UNITS + (3) 2 BEDROOM FLATS = 11 UNITS * 2 = 22 STALLS		

28 STALLS PROVIDED





UNIT SUMMARY

UNIT SCHEDULE - LEVEL 2			
UNIT NAME	QUANTITY	AREA PER LEVEL	TOTAL UNIT AREA
TOWNHOME A	3	628 SF	1,766 SF
TOWNHOME B	2	628 SF	1,766 SF
BIKE STORAGE	1	-	244 SF
LOBBY	1	-	586 SF
OFFICE	1	-	1,045 SF
PARKING GARAGE	1	-	3,476 SF
SINGLE LEVEL FLAT UNITS - PER PLAN		SEE PLAN	





EXTERIOR ELEVATIONS

THE HARVEY | SALT LAKE CITY, UTAH | MANIFEST DEVELOPMENT OCT 19, 2021

BUILDING HEIGHT

AVERAGE BUILDING HEIGHT FROM GRADE		
EAST ELEVATION	25.0'	
WEST ELEVATION	27.4' *	
NORTH ELEVATION	25.0'	
SOUTH ELEVATION	28.7' *	

* TOTAL AREA ÷ TOTAL WIDTH

DESIGN STANDARDS

CHAPTER 21A.37

21A.37.050 A.1 GROUND FLOOR USE: SPACES EXTEND 25'+ INTO THE BUILDING - PARKING IS NOT LOCATED OFF THE STREET-FACING FACADES

21A.37.050 B

ALL MATERIALS ON STREET-FACING FACADES ARE MADE OF DURABLE MATERIALS

21A.37.050 C GROUND FLOOR GLASS: 40% REQUIRED

21A.37.050 D

BUILDING ENTRANCES: MORE THAN ONE ENTRANCE IS PROVIDED AT STREET FACING FACADES

- 21A.37.050 E BLANK WALL LENGTHS LESS THAN 15'
- 21A.37.050 M

PARKING GARAGE HAS A SKIN TO IMPROVE VISUAL CHARACTER AND SCREEN FROM NEIGHBORS

21A.37.050 C

GROUND FLOOR GLASS AT STREET FACING FACADES:

SOUTH FACADE - TOTAL GROUND FLOOR SF = 568 SF TOTAL GLAZING SF = 196 SF = 35% (PER 21A.37.050 C.1.C GLAZING MAY BE REDUCED BY 15% AT RESIDENTIAL USES) "c. The ground level of the building is occupied by residential uses that face the street, in which case the specified minimum glass requirement may be reduced by fifteen percent (15%)." WEST FACADE - TOTAL GROUND FLOOR SF = 544 SF

- TOTAL GROUND FLOOR SF = 544 SF TOTAL GLAZING SF = 291 SF = 53%

1 NORTH ELEVATION

EXTERIOR ELEVATIONS

THE HARVEY | SALT LAKE CITY, UTAH | MANIFEST DEVELOPMENT OCT 19, 2021

BUILDING HEIGHT

AVERAGE BUILDING HEIGHT FROM GRADE		
EAST ELEVATION	25.0'	
WEST ELEVATION	27.4' *	
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* TOTAL AREA ÷ TOTAL WIDTH

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PERSPECTIVE VIEWS THE HARVEY | SALT LAKE CITY, UTAH | MANIFEST DEVELOPMENT OCT 19, 2021

BUILDING SECTIONS

THE HARVEY | SALT LAKE CITY, UTAH | MANIFEST DEVELOPMENT OCT 19, 2021

BUILDING SECTION 2 1/8" = 1'-0"

BUILDING SECTION 1 1/8" = 1'-0"

PARAPET 125' - 0''

<u>T.O. ROOF STRUCTURE</u> 124' - 0 1/2"

_____ TOWNHOUSE LEVEL 2 114' - 0 3/4''

_____ T.O. ROOF STRUCTURE 124' - 0 1/2"

_____ <u>TOWNHOUSE LEVEL 2</u> 114' - 0 3/4"

<u>______TOWNHOUSE LEVEL 1</u> 103' - 11" LEVEL 1 100' - 0''

BASEMENT LEVEL 94' - 8"

MANIFEST DEV-HARVEY **CONSTRUCTION DOCUMENTS** 10/19/2021

Sheet List Table		
Sheet Number Sheet Title		
C001	COVER	
C101	DEMOLITION PLAN	
C102	SITE PLAN	
C201	GRADING PLAN	
C202	STORM DRAIN PLAN	
C301	UTILITY PLAN	
C501	DETAILS	
C502	DETAILS	

GENERAL NOTES:

- STANDARD SHALL APPLY.
- SPECIFICATIONS, 2017 EDITION.
- DIALING 811) AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.

LEGEND EXISTING

	ADJACENT PROPERTY BOUNDARY
w	CULINARY WATER LINE
SS	SANITARY SEWER LINE
sd	STORM DRAIN LINE
ir	IRRIGATION LINE
g	GAS LINE
e	UNDERGROUND POWER LINE
e	AERIAL POWER LINE
c	UNDERGROUND COMMUNICATION
####	CONTOUR MINOR
####	CONTOUR MAJOR
— X X	FENCE
	ASPHALT PAVEMENT
	CLOSED FACE CURB AND GUTTER
	OPEN FACE CURB AND GUTTER
	CONCRETE PAVEMENT
	EXISTING TO BE REMOVED
\bigvee	WATER VALVE

DECIDUOUS TREE

CONIFEROUS TREE

COMPANIES.

	CULINARY WATER LINE	W
	SANITARY SEWER LINE	SS
	STORM DRAIN LINE	SD
	IRRIGATION LINE	IR
	GAS LINE	G
- e ——	UNDERGROUND POWER LINE	
	AERIAL POWER LINE	E
	UNDERGROUND COMMUNICATION LINE	——————————————————————————————————————
	CONTOUR MINOR	
	CONTOUR MAJOR	
	FENCE	—X
	ASPHALT PAVEMENT	
	CLOSED FACE CURB AND GUTTER	
	OPEN FACE CURB AND GUTTER	
	CONCRETE PAVEMENT	
\times	EXISTING TO BE REMOVED	
W	WATER VALVE	<
\square	FIRE HYDRANT	
$\langle \mathcal{W} \rangle$	WATER METER	
$\overline{(S)}$	SEWER MANHOLE	
	STORM DRAIN BOX	
	STORM WATER CATCH BASIN	
	ROAD SIGN	
\bigcirc	POWER POLE	

LEGEND PROPOSED

	PROPERTY BOUNDARY
	CULINARY WATER LINE (SIZE SHOWN ON PI
	SANITARY SEWER LINE (SIZE SHOWN ON PI
	STORM DRAIN LINE (SIZE SHOWN ON PLAN)
	IRRIGATION LINE (SIZE SHOWN ON PLAN)
	GAS LINE
—— E ——	UNDERGROUND POWER LINE
	AERIAL POWER LINE
	UNDERGROUND COMMUNICATION LINE
#	CONTOUR MAJOR
#	CONTOUR MINOR
	FENCE
	BUILDING SETBACK
	ASPHALT PAVEMENT
	CLOSED FACE CURB & GUTTER
	OPEN FACE CURB & GUTTER
	CURB & GUTTER TRANSITION
۵ ۵	CONCRETE PAVEMENT
W	WATER VALVE
ğ	FIRE HYDRANT
$\langle \mathbf{W} \rangle$	WATER METER
S	SEWER MANHOLE
	STORM DRAIN BOX
	STORM WATER CATCH BASIN
	ROAD SIGN

- 1. ALL MATERIALS, WORKMANSHIP, CONSTRUCTION AND PLACEMENT SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS AS DEFINED IN THE MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PLANS, UTAH CHAPTER AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS. WHERE THERE IS A CONFLICT BETWEEN THESE PLANS, SPECIFICATIONS OR ANY APPLICABLE STANDARD, THE MOST RESTRICTIVE
- 2. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE. 3. WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE UTAH CHAPTER OF AMERICAN PUBLIC WORKS ASSOCIATION (APWA) STANDARD PLANS AND
- 4. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE SITE ELEMENTS INDICATED IN THESE PLANS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE OWNER PRIOR TO BEING IMPLEMENTED. 5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES, AS INDICATED ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT BLUE STAKES (BY
- TRENCHING OR GRADING TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. ALL OTHER UN-REGISTERED UTILITIES (I.E. DITCH, IRRIGATION COMPANY, OTHER SITE-SPECIFIC UTILITIES, ETC.) ARE TO BE LOCATED BY CONTACTING, IN ADVANCE, THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS SHOULD ALSO BE LOCATED PRIOR TO BEGINNING EXCAVATION, TRENCHING OR GRADING ACTIVITIES. 6. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE PROJECT OWNER, LOCAL JURISDICTION AND ALL UTILITY COMPANIES INVOLVED REGARDING RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH MINIMAL DISRUPTION OF SERVICE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF UTILITY SERVICE AS WELL AS THE UTILITY

- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL MEANS REQUIRED TO PROTECT EXISTING UTILITIES AND/OR TO WORK AROUND SUCH UTILITIES. THIS INCLUDES, BUT IS NOT LIMITED TO, SUPPORTING EXISTING UTILITIES, SHORING AROUND EXITING UTILITIES, PHASING OF WORK AND TRAFFIC CONTROL.
- 8. THE CONTRACTOR SHALL NOTIFY THE LOCAL JURISDICTION AND AFFECTED UTILITY COMPANY, AND ALL AFFECTED PARTIES A MINIMUM OF 24 HOURS PRIOR TO ANY WATER INTERRUPTION.
- THE CONTRACTOR IS NOT TO OPERATE ANY VALVES, FIRE HYDRANTS AND OTHER 9. APPURTENANCES. COORDINATE WITH THE UTILITY SUPPLIER. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY. INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL,
- SECURITY AND OTHER SITE RELATED SAFETY PRACTICES. REFER TO OSHA PUBLICATION 2226, EXCAVATING AND TRENCHING. 11. IF DURING CONSTRUCTION CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE
- CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY. 12. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN TO THE REVIEWING AGENCY (LOCAL GOVERNMENT, UDOT OR OTHERS AS REQUIRED BY PERMIT) FOR REVIEW AND ACCEPTANCE, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING THE RIGHT-OF-WAY. ALL TRAFFIC CONTROL PLANS SHALL BE IN ACCORDANCE WITH MUTCD OR UDOT STANDARDS. THE CONTRACTOR SHALL BE
- RESPONSIBLE FOR PROVIDING ALL TRAFFIC CONTROL DEVICES, PERSONNEL AND OTHER FACILITIES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES. 13. THE CONTRACTOR SHALL HAVE ONSITE AT ALL TIMES AN UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), A BMP MAINTENANCE FOLDER, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND AGREEMENTS

- 14. THE CONTRACTOR SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE UTAH PERMIT FOR STORM WATER DISCHARGE, THE SWPPP AND THE EROSION CONTROL
- PLAN. 15. ALL BMPS SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION AND AT AREAS WITH DISTURBED SOIL (ON OR OFF SITE) PRIOR TO ANY OTHER GROUND DISTURBING ACTIVITY. ALL BMPS SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR. UNTIL THE ENTIRE DISTURBED AREA IS STABILIZED WITH HARD SURFACING OR LANDSCAPING.
- 16. MUD AND DEBRIS MUST BE REMOVED BY THE END OF EACH WORKING DAY BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, HAND SWEEPING, ETC.).
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-CONSTRUCTED INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE. THIS RECORD DRAWING SET SHALL BE AVAILABLE TO THE OWNERS/ENGINEERS DESIGNATED REPRESENTATIVE AT ALL TIMES.
- 18. WORK ACTIVITY AND SCHEDULES SHALL BE COORDINATED WITH THE OWNER AND THEIR ACTIVITIES ON-SITE. 19. UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE
- CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS AND SPECIFICATIONS. 20. IMPROVEMENTS DEPICTED IN THESE PLANS AND CONSTRUCTED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF
- ACCEPTANCE. 21. THE APPROVED, DESIGNATED PROJECT SUPERVISOR SHALL BE ON-SITE WHILE WORK IS BEING CONDUCTED.
- 22. SOIL COMPACTION EFFORT SHALL BE PER THE GEOTECHNICAL REPORT FROM GSH GEOTECHNICAL, INC.

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COVER

DEMOLITION PLAN SHEET KEY NOTES: ALL ITEMS CALLED OUT TO BE REMOVED SHALL BE DISPOSED OF IN AN APPROPRIATE MANNER AND LOCATION:

- REMOVE CONCRETE PAVEMENT
 REMOVE ASPHALT PAVEMENT
 REMOVE CURB & GUTTER
- 4. REMOVE BUILDING 5. REMOVE FENCE LINE.
- 6. REMOVE POWER POLE. CONTRACTOR TO COORDINATE WITH ROCKY MOUNTAIN POWER.
- 7. REMOVE GAS SERVICE
- REMOVE GAS SERVICE
 REMOVE WATER SERVICE. CAP SERVICE LINE AT THE MAIN.
 PROTECT EXISTING TRAFFIC UTILITIES IN PLACE.
 PROTECT EXISTING ELECTRIC BOXES IN PLACE
 SAWCUT ASPHALT PAVEMENT
- 12. SAWCUT CONCRETE PAVEMENT
- 13. REMOVE SEWER SERVICE. CAP SERVICE AT THE MAIN. CONTRACTOR TO VERIFY LOCATION OF SERVICE.

POWER. 15. RELOCATE EXISTING BENCH. SEE SHEET C102 FOR LOCATION. 16. REMOVE EXISTING TREE

mm GENERAL NOTES:

 CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS.
 ALL ITEMS NOT CALLED OUT FOR REMOVAL ARE TO REMAIN AND BE PROTECTED IN PLACE.

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DEV AS⁻ NT NT BAS⁻ MANIFEST DE PLAN DEVELOPMEN 2700 SOUTH 500 EA SALT LAKE CITY, UT PROJECT #: 21-268 L.CHUGG DRAWN BY: PROJECT MANAGER: J. BLACK ISSUED: 11/9/2021

12W

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, NC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

① SITE SHEET KEY NOTES: PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- STANDARD DUTY CONCRETE (5/C501)
 CLOSED FACE CURB & GUTTER (1/C501)
 STANDARD DUTY ASPHALT PAVEMENT (6/C501)
 CONCRETE SIDEWALK (4/C501)
- 5. RETAINING WALL BY OTHERS. SEE SHEET C201 FOR ELEVATIONS. 6. ADA RAMP (3/C501)
- ADA RAMF (3/C301)
 STAIRS. SEE ARCHITECTURAL PLANS FOR DETAILS.
 42" TALL RAILING, TYP. SEE ARCHITECTURAL PLANS FOR DETAILS.
 EXISTING PEDESTRIAN CROSSING SIGNAL
- EXISTING FEDESTRIAN CROSSING SIGNAL
 6' TALL FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS.
 DUMPSTER ENCLOSURE WITH HEAVY DUTY CONCRETE PAD (7/C501). SEE ARCHITECTURAL PLANS FOR DETAILS.
 POSSIBLE FUTURE BUS SHELTER AND PASSENGER LANDING BY OTHERS AS
- PART OF ENHANCED BUS ROUTE IMPROVEMENTS (SEE SALT LAKE CITY TRANSIT MASTER PLAN)
- STANDARD DUTY CONCRETE (5/C501). SEE ARCHITECTURAL PLANS FOR PAVING PATTERN 14. EXISTING TRAFFIC SIGNAL
- 15. RELOCATED BENCH 16. RIBBON CURB (10/C501)

MANIFEST DEV-HAR PLAN DEVELOPMENT APPLIC. 2700 SOUTH 500 EAST SALT LAKE CITY, UT 84106 106

SITE PLAN

C102

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SHEET ABBREVIATIONS: TA = TOP OF ASPHALT
 TC = TOP OF CONCRETE TBC = TOP BACK OF CURB 4. FF = FINISH FLOOR ELEVATION FF = FINISH FLOOR ELEVA
 ME = MATCH EXISTING
 TOW = TOP OF WALL
 BOW = BOTTOM OF WALL 8. FG = FINISH GRADE 9. FL = FLOWLINE

OUPINC. 3762 olutionsgr 5.213.376 .3192 374.1432 -: 435. 1.216.3 801.87 <u>с.</u> <u>— 8</u> ч. CACHE VALLEY SALT LAKE | P: UTAH VALLEY | S ciuil

MANIFEST DEV-HAR PLAN DEVELOPMENT APPLIC, 2700 SOUTH 500 EAST SALT LAKE CITY, UT 84106 106

PROJECT #: 21-268 DRAWN BY: L.CHUGG PROJECT MANAGER: J. BLACK

10/19/2021

ISSUED:

GRADING PLAN

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() STORM DRAIN SHEET KEY NOTES: PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE

SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1. YARD DRAIN, TYP. (5 & 6/C502)
- STORM DRAIN VAULT
 ROOF DRAIN CONNECTION. SEE MECHANICAL PLANS. 4. STORM DRAIN, TYP. (2/C501)

5. TRENCH DRAIN (7/C502)

GENERAL NOTES:

- 1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE
- PLANS. 2. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED
- BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES. 3. ALL STORM DRAIN PIPE TO BE CORRUGATED HDPE PIPE.

STORM DRAIN NARRATIVE:

- 1. THE RATIONAL METHOD WAS USED TO DETERMINE THE VOLUME OF STORM WATER REQUIRED TO BE DETAINED ON SITE. INTENSITY VALUES WERE OBTAINED FROM THE NOAA ATLAS 14.
- 2. A DISCHARGE RATE OF 0.20 CFS/ACRE WAS USED IN THE CALCULATIONS. 3. THE SITE IS SPLIT INTO TWO DRAINAGE BASINS: NORTH AND SOUTH. THE DRAINAGE BASINS ARE SHOWN IN THE DRAINAGE EXHIBIT.
- 4. THE REQUIRED STORMWATER VOLUMES ARE AS FOLLOWS: 4.1. NORTH: 996 CUBIC FEET
- 4.2.
 SOUTH:
 895 CUBIC FEET

 4.3.
 TOTAL:
 1,891 CUBIC FEET
- 5. THE STORM WATER WILL BE ROUTED TO AN UNDERGROUND DETENTION VAULT AND THEN DISCHARGED INTO THE CITY SYSTEM AT A CONTROLLED RATE.

C202

- 12W -----

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UTILITY SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 2. 2" WATER SERVICE WITH WATER METER (1/C502)
- 3. 6" SANITARY SEWER SERVICE (8/C501)
- 5. SEWER CLEANOUT (9/C501)
- IRRIGATION POINT OF CONNECTION. SEE IRRIGATION PLANS FOR
- 8. ELECTRICAL LINE, SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL PLANS. 9. TRANSFORMER, SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL PLANS.
- 10. ELECTRIC METER, SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL PLANS.

- 1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE
- 2. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SEWER MAIN WHERE LINES INTERSECT.
- 3. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES.
- 4. ALL CULINARY WATER LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER.
- 5. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35
- 6. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUTED USING
- 7. CONTRACTOR SHALL PLACE CONCRETE THRUST BLOCKS ON ALL TEES, WYES, BENDS, ANGLES, ETC ON ALL WATER AND IRRIGATION LINES AS
- SHOWN IN DETAIL 2 ON SHEET C502. 8. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
- 9. TELEPHONE AND CABLE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS. 10. GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH

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PROJECT MANAGER: J. BLACK ISSUED: 10/19/2021

UTILITY PLAN

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, NC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

C301

SECTION B-B

C501

- DESIGNING OUR FUTURE ----

TANICAL / COMMON NAME	SIZE	CAL
NIPERUS SCOPULORUM `BLUE ARROW` / BLUE ARROW JUNIPER	6` HT	
RINGA RETICULATA `IVORY SILK` / IVORY SILK JAPANESE TREE LILAC	B&B	2"CAL
TANICAL / COMMON NAME	<u>CONT</u>	HEIGHT
RBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY	5 GAL.	
RNUS ALBA `IVORY HALO` TM / TATARIAN DOGWOOD	5 GAL	
RNUS SERICEA `ARCTIC FIRE` / ARCTIC FIRE DOGWOOD	5 GAL.	
NIPERUS HORIZONTALIS `BLUE CHIP` / BLUE CHIP JUNIPER	5 GAL.	
AMNUS FRANGULA `FINE LINE` / FINE LINE BUCKTHORN	5 GAL.	
TANICAL / COMMON NAME	CONT	HEIGHT
S PALLIDA `AUREO VARIEGATA` / GOLDEN VARIEGATED SWEET IRIS	1 GAL.	
SCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT EULALIA GRASS	1 GAL.	
NNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL.	

PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

LANDSCAPE NOTES & SPECIFICATIONS:

GENERAL NOTES:

- 1. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO ANY SITE WORK, IRRIGATION AND LANDSCAPE WORK; CONTRACTOR SHALL REPORT ANY CONFLICTS TO THE OWNERS REPRESENTATIVE.
- 2. THE CONTRACTOR(S) AND SUBCONTRACTORS ARE 100% RESPONSIBLE FOR ANY DAMAGE OCCURRED BY CONTRACTOR/SUBCONTRACTORS TO BUILDINGS, VEHICLES, TREES, SIDEWALKS, CURBS, DRIVES, UTILITIES AND ALL PROPERTY OF THE OWNER. IF ANY DAMAGE OCCURS TO THE OWNER'S BUILDINGS, SITE, LANDSCAPE, AND PROPERTY THE CONTRACTOR MUST REPORT IT IMMEDIATELY AND WORK OUT A SOLUTION WITH OWNER'S
- 3. TIME IS OF THE ESSENCE AND THE OWNER IS RELYING ON THE LANDSCAPING TO BE
- COMPLETED IN A PROFESSIONAL AND TIMELY MANNER. 4. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION FROM THE PLANS OR SPECIFICATIONS MUST HAVE WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE.
- PLANTING NOTES:
- 5. THE PLANTING PLAN IS DIAGRAMMATIC, AND PLANT LOCATIONS ARE APPROXIMATE. IF NECESSARY ADJUST PLANTING LOCATION TO ACCOMMODATE UTILITIES AND OTHER UN-FORESEEN OBSTACLES.
- PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED ON PLANT SCHEDULE. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND NOTIFY THE LANDSCAPE ARCHITECT
- OF ANY DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN 8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT, SOLAR
- NEEDS, WATER NEEDS, AND CULTURE ONLY AS APPROVED BY THE OWNER'S REP. PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE MOISTENED BEFORE PLANTINGS.
- 10. ALL GRASS SEED AREAS SHALL RECEIVE A MINIMUM OF SIX (6) INCHES OF IMPORTED TOPSOIL AND TEN (10) INCHES IN PLANTING BEDS. ALL TOPSOIL USED ON THIS PROJECT SHALL MEET THE FOLLOWING CRITERIA:
- 10.1. pH: 5.5 8.0
- 10.2. MINIMUM 1% PERCENT ORGANIC MATTER] 10.3. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND: <70%, CLAY: <30%
- 10.4. SILT: = BALANCE 10.5. STONE FRAGMENTS (GRAVELS OR ANY SOIL PARTICLE GREATER THAN 2 MM IN SIZE): <5%
- (BY VOLUME) 11. IN ADDITION, THE SOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM AND SHALL BE CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE FREE OF STONES, LUMPS, CLODS OF HARD EARTH, PLANTS OR THEIR ROOTS, STICKS AND OTHER EXTRANEOUS MATTER. THE SOIL
- SHALL CONTAIN NO NOXIOUS WEEDS NOR THEIR SEEDS. IT SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION. 12. THE FOLLOWING PROCEDURES SHALL BE FOLLOWED IN PLACING ALL TOPSOIL:
- 12.1. SUB-GRADE MATERIAL SHALL BE ROUGH GRADED TO PLUS OR MINUS 0.1 FEET OF A FINAL ROUGH GRADE WHICH WILL ALLOW THE CONTRACTOR TO ACHIEVE FINAL FINISH GRADE THROUGH THE INSTALLATION OF IMPORTED TOPSOIL.
- 12.2. SCARIFY SURFACE OF SUB-GRADE TO A TWO (2) INCH DEPTH TO PROVIDE TRANSITION ZONE BETWEEN SUB-GRADE AND TOPSOIL. PLACE TOPSOIL ON SUB-GRADE AND FINE GRADE TO FINAL FINISH GRADE AND TOPSOIL DEPTHS AS INDICATED ON THE DRAWINGS AND IN THESE NOTES.
- 12.3. FINISH GRADE TO BE 1" BELOW TOP OF CURB OR WALK FOR TURF AREAS, 2" FOR PLANTER BEDS
- 12.4. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM 3% DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, AND WALLS. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE STANDING WATER, UNLESS SPECIFIED ON GRADING PLAN (SEE CIVIL SET). 12.5. ALL FINISHED GRADES SHALL BE APPROVED BY THE OWNER/OWNER'S AUTHORIZED
- REPRESENTATIVE PRIOR TO INSTALLATION OF ANY PLANT MATERIALS. 13. CONTRACTOR SHALL HAVE THE OWNER'S REP. APPROVE PLANT MATERIAL SIZE AND QUALITY PRIOR TO INSTALLATION. ANY PLANTS WHICH ARE NOT TRUE TO FORM, APPEAR STRESSED OR UNHEALTHY, INFESTED WITH PESTS, OR UNDERSIZED FOR THEIR CONTAINERS SHALL BE REJECTED
- 14. PLANT MATERIAL SHALL NOT BE ROOT BOUND. THREE [3] GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF SIX (6) MONTHS UP TO A MAXIMUM OF TWO (2) YEARS. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS. BARE ROOT MAY BE USED WHEN APPROVED BY OWNER'S REP.
- 15. ALL TREES SHALL BE 2" CALIPER SIZE MEASURED 12" ABOVE THE GROUND.
- 16. PLANTS SHALL NOT BE PLACED WITHIN TWELVE (12) INCHES OF SPRINKLER HEADS.
- 17. PLANTING PROCEDURES FOR ALL PLANT MATERIALS, ESPECIALLY TREES, SHALL BE AS FOLLOWS: 17.1. DIG PLANTING HOLE THREE (3) TIMES THE WIDTH OF THE ROOT BALL, AND SAME DEPTH AS
- THE ROOT BALL DEPTH. SIDES OF HOLE SHOULD BE ROUGHENED AND NOT SMOOTH OR SCULPTED. 17.2. FOR CONTAINER PLANTS, REMOVE CONTAINER AND PLACE ROOT BALL IN CENTER OF HOLE,
- WITH ROOT BALL RESTING ON UNDISTURBED SOIL. ROOT CROWN OR COLLAR SHALL BE AT OR JUST ABOVE FINISHED GRADE.
- 17.3. FOR BALLED AND BURLAP PLANTS, PLACE ROOT BALL IN CENTER OF HOLE AND RESTING ON UNDISTURBED GROUND. CUT AND REMOVE WIRE BASKET AND BURLAP OR OTHER WRAPPING MATERIAL FROM ROOT BALL THIS MAY BE DONE WITH ROOT BALL IN HOLE. BURLAP OR WIRE PIECES UNDERNEATH THE ROOT BALL MAY BE LEFT IF THEY CANNOT BE REMOVED. DO NOT FOLD BURLAP OVER, BUT CUT AWAY AS MUCH AS POSSIBLE WITHOUT DISTURBING ROOT BALL. BACKFILL BOTTOM THIRD (1/3) OF HOLE AS WIRE AND BURLAP ARE REMOVED.
- 17.4. PLACE PLANT IN THE HOLE AND BACKFILL TO HALFWAY POINT AND PLACE AGRIFORM PLANTING TABLETS IN THE HOLE ABOUT 1-2 INCHES AWAY FROM THE ROOT TIPS. DO NOT PLACE TABLETS IN THE BOTTOM OF THE PLANTING HOLE. SEE DETAIL AND CHART FOR SUGGESTED APPLICATION RATES.
- 17.5. FINISH FILLING THE HOLE AROUND THE PLANT TO GRADE LEVEL
- 17.6. THOROUGHLY WATER PLANT, THEN COMPLETE BACKFILLING THE HOLE. FORM A WATERING BASIN AROUND THE PLANT AND THOROUGHLY WATER AGAIN. 18. MONITOR ALL PLANTS TO INSURE THAT NO SETTLING OCCURS.
- 19. THE LANDSCAPE CONTRACTOR SHALL LEAVE SITE IN A CLEAN CONDITION, REMOVING ALL
- UNUSED MATERIAL, TRASH AND TOOLS. 20. AT SUBSTANTIAL COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH. SUBSTANTIAL COMPLETION SHALL BE DEFINED AS COMPLETION OF ALL WORK OUTLINED IN THE PLANS AND SPECIFICATIONS WITH THE EXCEPTION OF FINAL CLEAN UP AND DEMOBILIZATION. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS, NOTES, AND SPECIFICATIONS AND EXHIBIT PROFESSIONAL WORKMANSHIP. A MAINTENANCE PERIOD WILL BEGIN ON THE DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION BY OWNER.
- 21. LANDSCAPE CONTRACTOR TO PROVIDE DETAILED AS BUILT DRAWINGS TO OWNERS REPRESENTATIVE UPON COMPLETION OF LANDSCAPE PLANTING. THE DRAWING TO SHOW LOCATION OF: BUILDING, HARDSCAPES, AND ALL PLANT MATERIAL (TREES, SHRUBS, GRASSES, PERENNIALS AND OTHERS). THE AS-BUILT DRAWINGS MUST USE THE BOTANIC NAMES OF SPECIES INSTALLED. THE CONTRACTOR MUST REVIEW THE AS-BUILT DRAWINGS WITH OWNERS REPRESENTATIVE PRIOR TO COMPLETION OF PROJECT.
- 22. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS UNTIL PROJECT COMPLETION AS DETERMINED BY THE OWNER'S REP. TURF SHALL BE CONSIDERED FULLY ESTABLISHED WHEN GRASS STANDS COME IN UNIFORM AND THICK, WITH NO BARE OR THIN SPOTS, AND ROOTS HAVE BEGUN TO SPREAD AND KNIT TOGETHER. NO WEEDS SHALL BE ALLOWED IN THE GRASS. THE MAINTENANCE WORK REQUIRED SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: 22.1. DAILY WATERING OF ALL PLANT MATERIAL
- 22.2. WEEDING AND REMOVAL OF ALL WEEDS FROM GROUND COVER AND PLANTING AREAS. 22.3. REPLACEMENT OF ANY DEAD, DYING, OR DAMAGED TREES, SHRUBS OR GROUNDCOVER.
- 22.4. FILLING AND REPLANTING OF ANY LOW AREAS WHICH MAY CAUSE STANDING WATER.
- 22.5. ADJUSTING OF SPRINKLER HEAD HEIGHTS AND WATERING PATTERNS. 22.6. FILLING AND RE-COMPACTION OF ERODED AREAS, ALONG WITH ANY REQUIRED RE-SEEDING AND/OR RE-PLANTING.
- 22.7. GRASS SHALL BE MOWED WHEN BLADES REACH THREE [3] INCHES TALL. NO MORE THAN ONE THIRD (1/3) OF THE BLADE SHALL BE REMOVED PER CUTTING. CUTTING FREQUENCY SHALL BE ONCE EVERY FIVE (5) TO SEVEN (7) DAYS.
- 22.8. WEEKLY REMOVAL OF ALL TRASH, LITTER, CLIPPINGS AND ALL FOREIGN DEBRIS.

- MIX ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- 24. PLANT QUALITY AT OR BELOW THE SOIL LINE: 24.1. A MINIMUM OF THREE STRUCTURAL ROOTS REASONABLY DISTRIBUTED AROUND THE
- SIDE OF THE TRUNK (J ROOTS) SHALL BE REJECTED. WHEN MEASURED FOUR INCHES RADIAL TO THE TRUNK. THE TOP OF THE OTHER MEASURED FOUR INCHES RADIAL TO THE TRUNK. THE GROWER MAY REQUEST A ROOTS ACROSS THE TOP OF THE STRUCTURAL ROOTS.
- 24.3. THE ROOT SYSTEM SHALL BE REASONABLY FREE OF ROOT DEFECTS INCLUDING POTENTIALLY ROOTS ON THE INTERIOR OF THE ROOT BALL.
- ARE JUDGED AS REASONABLE.
- MAY MAKE INVASIVE INSPECTION OF THE ROOT BALL AS NEEDED TO VERIFY THAT PLANTS
- THAT TYPE FROM THAT SOURCE. WITH THE FOLLOWING:
- 24.5.1.1.CONTAINER-GROWN PLANTS MAY BE PERMITTED ONLY WHEN INDICATED ON THE DRAWING OR THIS SPECIFICATION.
- 24.5.2.CONTAINER-GROWN STOCK SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED
- ROOT MASS. PLANTS SHALL HAVE BEEN ROOT PRUNED AT EACH CHANGE IN CONTAINER SIZE
- 24.6.1.PLANTS THAT FAIL TO MEET ANY OF THE ABOVE REQUIREMENTS SHALL BE MODIFIED TO CORRECT DEFICIENCIES IF APPROVED BY THE LANDSCAPE ARCHITECT. MODIFICATION SHALL INCLUDE THE FOLLOWING:
- THAT ALL CUT ROOTS ENDS ARE ROUGHLY RADIAL TO THE TRUNK. 24.6.1.2. REMOVAL OF ALL ROOTS ABOVE THE TOP OF THE MAIN STRUCTURAL ROOTS AND
- CONTAINERS. PROVISIONS OF THIS SPECIFICATION.]

TREE STAKING:

- 31. LANDSCAPE CONTRACTOR TO PROVIDE BID TO STAKE UP TO 50% OF TREES
- RATHER THAN UTILIZE STAKING TO TEMPORARILY SUPPORT THE TREE.
- 35. PLANTS SHALL STAND PLUMB AFTER STAKING REMOVE TREE STAKING AFTER THE FIRST FULL GROWING SEASON UNLESS DIRECTED BY THE OWNER/OWNERS REP.

MULCH:

- EQUAL BY OWNER'S REP.
- 37. PRIOR TO PLACEMENT OF WEED FABRIC, TREAT AREAS WITH PRE-EMERGENT 38. HERBICIDE ACCORDING TO MANUFACTURERS RECOMMENDATIONS.

WEED FABRIC:

39. AREAS TO RECEIVE WEED BARRIER FABRIC INCLUDE PLANTER BEDS WITH ROCK MULCH. CONTRACTOR TO INSTALL DEWITT PRO 5 WEED FABRIC. CONTRACTOR TO INSTALL WEED BARRIER PER MANUFACTURERS RECOMMENDATIONS INCLUDING THE USE OF STAPLES AS OFTEN AS RECOMMENDED.

MAINTENANCE & WARRANTIES:

- FOR THE DURATION OF THE CONSTRUCTION PERIOD. 41. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE FOR 90
- INITIAL APPLICATION), MOWING, TRIMMING, AND IRRIGATION REPAIRS.
- GROWTH AND HEALTH FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL TREES SHALL BE GUARANTEED BY THE (1) YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND FINAL ACCEPTANCE.
- 43. THE ONLY CONDITIONS WHICH RELIEVE THE CONTRACTOR FROM THE GUARANTEE OF PLANT DURING THE GUARANTEE PERIOD.
- 44. THE CONTRACTOR, WITHIN FIFTEEN (15) DAYS AFTER RECEIVING WRITTEN NOTIFICATION BY PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS, AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL MATERIALS.

23. CONTRACTOR TO FERTILIZE TREES, SHRUBS, PERENNIALS AND GRASSES WITH MILLERS A TO Z

TRUNK SHALL BE FOUND IN EACH PLANT. PLANTS WITH STRUCTURAL ROOTS ON ONLY ONE

24.2. THE ROOT CROWN MUST NOT BE MORE THAN TWO INCHES BELOW THE SOIL LINE. THE TOP TWO STRUCTURAL ROOTS SHALL BE NO MORE THAN TREE INCHES BELOW THE SOIL LINE

STRUCTURAL ROOT SHALL BE NO GREATER THAN FIVE INCHES BELOW THE SOIL LINE WHEN MODIFICATION TO THIS REQUIREMENT FOR SPECIES WITH ROOTS THAT RAPIDLY DESCEND,

PROVIDED THAT THE GROWER REMOVES ALL CIRCLING ROOTS ABOVE THE STRUCTURAL

STEM-GIRDLING ROOTS ABOVE THE ROOT COLLAR AND MAIN STRUCTURAL ROOTS, VERTICAL ROOTS, AND/OR KINKED ROOTS FROM NURSERY PRODUCTION PRACTICES, INCLUDING

24.3.1.REASONABLE AND REASONABLY - WHEN USED IN THIS SPECIFICATION RELATIVE TO PLANT QUALITY - ARE INTENDED TO MEAN THAT THE CONDITIONS CITED WILL NOT AFFECT THE ESTABLISHMENT OR LONG-TERM STABILITY, HEALTH, OR GROWTH OF THE PLANT. THIS SPECIFICATION RECOGNIZES THAT IT IS NOT POSSIBLE TO PRODUCE PLANTS FREE OF ALL DEFECTS AND THAT SOME DECISIONS CANNOT BE TOTALLY BASED ON MEASURED

FINDINGS, SO PROFESSIONAL JUDGEMENT IS REQUIRED. IN CASES OF DIFFERING OPINION THE LANDSCAPE ARCHITECT SHALL DETERMINE WHEN CONDITIONS WITHIN THE PLANT 24.3.2. THE FINAL PLANT GROWER SHALL BE RESPONSIBLE FOR CERTIFYING THAT THE PLANTS

HAVE BEEN ROOT PRUNED AT EACH STEP IN THE PLANT PRODUCTION PROCESS TO

REMOVE STEM-GIRDLING ROOTS AND KINKED ROOTS, OR SHALL ENSURE THAT THE PREVIOUS LINER PRODUCTION SYSTEM USED OTHER PRACTICES THAT PRODUCE A ROOT SYSTEM THROUGHOUT THE ROOT BALL THAT MEETS THESE SPECIFICATIONS. REGARDLESS OF THE WORK OF PREVIOUS GROWERS, THE PLANT'S ROOT SYSTEM SHALL BE MODIFIED AT THE FINAL PRODUCTIONS STAGE TO PRODUCE THE REQUIRED PLANT ROOT QUALITY. THE

FINAL GROWER SHALL CERTIFY IN WRITING THAT ALL PLANTS ARE REASONABLY FREE OF ROOT DEFECTS AS DEFINED IN THIS SPECIFICATION AND THAT THE TREE HAS BEEN GROWN AND HARVESTED TO PRODUCE A PLANT THAT MEETS THESE SPECIFICATIONS. 24.4. ALL PLANTS MAY BE INSPECTED AT THE SUPPLIER'S NURSERY. THE LANDSCAPE ARCHITECT

MEET THE REQUIREMENTS. INSPECTIONS OF CONTAINER TREES MAY REQUIRE RANDOM CUTTING INTO THE INTERIOR ROOT BALL OF UP TO 2 PERCENT BUT NOT FEWER THAN TWO TREES OF EACH TYPE OF TREE IN A CONTAINER AT EACH SOURCE NURSERY. SUCH CUTTING AND INSPECTION MAY RENDER THE CONTAINER TREE UNSUITABLE FOR PLANTING. FINDINGS

24.5. CONTAINER-GROWN PLANTS, IN ADDITION TO THE ABOVE REQUIREMENTS, SHOULD COMPLY

OF THE ROOT INSPECTIONS SHALL BE CONSIDERED AS REPRESENTATIVE OF ALL TREES OF

24.6. SUFFICIENTLY TO HOLD ITS POTTING MEDIUM TOGETHER BUT NOT SO LONG AS TO HAVE DEVELOPED ROOTS THAT ARE MATTED OR CIRCLING AROUND THE EDGE OR INTERIOR OF THE

24.6.1.1. SHAVING ALL CIRCLING ROOTS ON THE EXTERIOR OF THE ROOT MASS DEEP ENOUGH SO

TRUNK FLARE INCLUDE ANY ROOTS THAT ARE IMPRINTS FROM PREVIOUS SMALLER

(THE ABOVE MODIFICATIONS SHALL NOT BE CAUSE TO ALTER THE WARRANTY

32. THE OWNER/OWNERS REPRESENTATIVE SHALL HAVE THE AUTHORITY TO REQUIRE THAT TREES ARE STAKED OR TO REJECT STAKING AS AN ALTERNATIVE WAY TO STABILIZE THE TREE. 33. TREES THAT REQUIRE HEAVILY MODIFIED ROOT BALLS TO MEET THE ROOT QUALITY STANDARDS MAY BECOME UNSTABLE. THE OWNER/OWNERS REP MAY CHOOSE TO REJECT THESE TREES

34. STAKES SHALL BE LODGE POLE STAKES FREE OF KNOTS AND OF DIAMETERS AND LENGTHS APPROPRIATE TO THE SIZE OF PLANT AS REQUIRED TO ADEQUATELY SUPPORT THE PLANT.

36. ALL PLANTER BEDS ARE TO RECEIVE ROCK MULCH AS SPECIFIED ON PLANS OR APPROVED

40. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE TREES, PLANTER BEDS (INCLUDING WEEDING), SHRUB PRUNING, WATERING THE PLANTS AND IRRIGATION SYSTEM

DAYS PAST THE FINAL INSPECTION. THE MAINTENANCE IS TO INCLUDE: WEEDING PLANTER BED AREAS, SPRAYING THE SOD AREAS FOR WEEDS AND FERTILIZATION (1 APPLICATION AFTER

42. ALL SHRUBS AND GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO

CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE

MATERIALS AS DESCRIBED ABOVE ARE THOSE WHICH CAN BE SHOWN ARE A DIRECT RESULT OF IMPROPER CARE OR WATERING BY THE OWNER AFTER THE MAINTENANCE PERIOD AND

THE OWNERS REP., SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS WHICH FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH

AGRIFORM® 20-10-5 PLANTING TABLETS PLUS MINORS

		SUGGE	STED APP	LICATION	I RATES					
	Agrif	orm® 21-g (*availat	m Tablets ble in Can	(SKU#E9 ada SKU#	002 <i>6</i> *, G9 E98355)	00 26)	-			
	Tree / Shrub Container Size									
	1 gal	2 gal	3 gal	5 gal	7 gal	15 gal	24" box			
Installation	٦	1 to 2	2 to 3	2 to 3	3 to 5	7 to 10	15 to 24			
	Maintenance Rates for Established Plantings (Plant Height or Spread)									
	18" or less	18-36"	36-54"	4.5-6 ft.	6-7.5 ft.	7.5-9 ft.	Each additional 18"			
Slow Growing	1	1 to 2	2 to 3	3 to 4	4 to S	5 to 6	add 1			
Fast Growing	2	2 to 4	4 to 6	6 to 8	8 to 10	10 to 12	add 1			
	Agrif Applica	orm® 10-c tion Rate fo	im Tablets r Well-Root	s (SKU# E9 ed Liners (C	0805, G90 want to gall	0805) on size)				
		1 tc) 2 tablets	for each pl	ant					
Ap	Agri plication Ra	form® 5-g ite for Small	rn Tablets Ground Q	(SKU#E9) over/Perenn	0915, G90 ials(Quart	915) size or small	er)			
		1	tablet for	each plan	t					

BID SPECIFICATIONS:

PLANTING TABLET SHALL BE TIGHTLY COMPRESSED, LONG LASTING AND SLOW RELEASE. WEIGHTS OF 5, 10, AND 21 GRAMS WITH A NITROGEN (N), PHOSPHORUS (P), AND POTASSIUM (K) ANALYSIS OF 20-10-5 AND TRACE ELEMENTS DERIVED FROM THE SOURCES LISTED IN THE GUARANTEED ANALYSIS.

Rubber tree ties

odge pole.

stakes.

wind.

PLAN VIEW

Prevailina

 Remove nursery stake. If central leader needs to be straightened or held erect, it is acceptable to attach a V_2 " x 8' bamboo pole to the central leader and trunk.

_____ 32" long non - abrasive rubber ties.

3293-01

- Two (2) three inch lodge pole pine stakes. Install approximately 2" away from the edge of the root ball. Stake location shall not interfere with permanent branches.

L30′

SHRUB PLANTING NOT TO SCALE

EXCAVATE SIDES OF

SLOPE OF THE PIT AT

45 DEGREE ANGLE

2 X ROOTBALL

12" AT 1 GALLON

32" AT 15 GALLON

22" AT 5 GALLON

329333.13-01

- BACKFILL

NATIVE SOIL MIX FIRMLY

COMPACTED AT BOTTOM OF HOLE

IRRIGATION NOTES & SPECIFICATIONS

- 1. IRRIGATION PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS ONLY, UNLESS NOTED OTHERWISE. REFER TO THE IRRIGATION LEGEND, DETAILS, AND SPECIFICATIONS FOR EQUIPMENT AND INSTALLATION; SPECIFICATIONS SHALL TAKE PRECEDENCE OVER INSTALLATION DETAILS.
- LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF IRRIGATION POINT OF CONNECTION (POC) AND THE STATIC WATER PRESSURE AT THAT LOCATION PRIOR TO BEGINNING ANY IRRIGATION WORK. IF THE LOCATION IS DIFFERENT THAN THAT EXPRESSED BY THE DRAWINGS, OR IF THE PRESSURE APPEARS TO BE UNUSUALLY HIGH OR LOW, THE CONTRACTOR SHALL CONTACT THE OWNER'S REP. IMMEDIATELY. THE DESIGN PRESSURE IS 70 PSI. CONTRACTOR TO VERIFY PRESSURE.
- CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO З. WORK OF THIS SECTION.
- PIPE FITTINGS SHALL BE AS FOLLOWS: 4
- 4.1. ALL RISERS AND EXPOSED FITTINGS SHALL BE P.V.C. SCHEDULE 40. 4.2. ALL UNDERGROUND FITTINGS SHALL BE P.V.C. SCHEDULE 40.
- 5. IRRIGATION CONTROL WIRES SHALL CONFORM TO THE FOLLOWING
- 5.1. ALL WIRE SHALL INSTALLED IN 1-1/4" CONDUIT. WIRE SHALL MEET CONTROLLER'S MANUFACTURER'S
- RECOMMENDATIONS. BACK FLOW PREVENTION DEVICES SHALL BE LOCATED AS INDICATED ON THE SCHEDULE. WILKINS 375 RPZ BLACK AND INSTALLED PER MANUFACTURER'S RECOMMENDATION AND LOCAL CODES.
- MANUAL DRAIN VALVES SHALL BE PLACED ON THE MAIN LINE IN LOW SPOTS. ALL MANUAL DRAINS SHALL BE PLACE IN SEPARATE VALVE BOXES PER INSTALLATION DETAILS.
- 8. ALL POP-UP SPRAY SPRINKLERS SHALL CONFORM TO THE FOLLOWING UNLESS SPECIFIED IN PLAN:
- 8.1. SPRINKLERS LOCATED IN GRASS AREAS SHALL BE PER PLAN. 9. ALL PRESSURE MAIN LINES SHALL HAVE MINIMUM TWENTY-FOUR (24) INCHES OF COVER, AND ALL LATERAL LINES SHALL BE HAVE FOURTEEN (14) INCHES OF COVER. TRENCH BEDDING AND BACKFILL MATERIAL SHALL BE EXISTING SITE SOIL FREE OF ROCKS, DEBRIS, ETC. GREATER THAN ONE (1) INCH IN ANY DIMENSION THAT MAY DAMAGE IRRIGATION PIPE OR EQUIPMENT. IN
- THE EVENT OF BACKFILL SETTLEMENT, CONTRACTOR SHALL PERFORM REQUIRED REPAIRS AT HIS OWN COST 10. WHERE POSSIBLE, ALL AUTOMATIC CONTROL VALVES SHALL BE LOCATED WITHIN SHRUB AREAS . THERE SHALL BE ONE VALVE PER BOX, WITH FOUR [4] INCHES OF 3/4" GRAVEL BENEATH THE VALVE. GATE VALVES SHALL BE LOCATED IN SEPARATE VALVE BOXES. WIRE SPLICES SHALL ALSO BE LOCATED IN SEPARATE VALVE BOXES. VALVE BOXES IN PLANTING BED SHALL BE TAN COLOR AND VALVE BOXES WITHIN LAWN AREAS SHALL BE GREEN.
- 11. ALL MAIN LINE AND LATERAL LINES SHALL BE SLEEVED WITH P.V.C. SCHEDULE 40 PIPE . WHERE THEY PASS UNDER PAVED AREAS. SLEEVE SIZE SHALL BE TWICE THE DIAMETER OF THE LINE TO BE SLEEVED UNLESS OTHERWISE NOTED ON THE PLANS. CONTRACTOR SHALL INSTALL A SEPARATE 2" SLEEVE FOR WIRES. VALVE BOXES IN PLANTER BEDS SHALL BE TAN.
- 12. MAIN LINE SHALL BE INSTALLED IN SAND WITH 6" MINIMUM BELOW AND 6" MINIMUM ABOVE MAIN LINE PIPE. 13. AUTOMATIC CONTROLLERS SHALL BE OF THE SIZE AND TYPE NOTED, AND INSTALLED WHERE INDICATED ON IRRIGATION PLAN. CONTROL WIRES SHALL BE SLEEVED IN ELECTRICAL CONDUIT TO MAINLINE. 120-VOLT ELECTRICAL SERVICE TO CONTROLLERS SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR. COORDINATE THIS WORK WITH ELECTRICAL AND OTHER CONTRACTORS FOR THIS PROJECT.
- 14. PRIOR TO BACKFILLING IRRIGATION TRENCHES:
- 14.1. ALL MAIN LINES IN THE SYSTEM SHALL BE CAPPED AND PRESSURE TESTED AT 90 P.S.I. FOR A PERIOD OF TWO (2) HOURS. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING THE LEAKING PIPE OR FITTINGS AND INSTALLING NEW MATERIAL IN ITS PLACE. REPEAT PRESSURE TEST TO ASSURE ABSENCE OF LEAKS.
- 14.2. ALL LATERAL LINES SHALL BE PRESSURE TESTED AT DESIGN PRESSURE FOR ONE (1) HOUR. SEE IRRIGATION LEGEND FOR PRESSURE.
- 14.3. THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE OWNER/OWNER'S AUTHORIZED REPRESENTATIVE.
- 14.4. WHERE MAIN LINE WILL BE ALLOWED TO SIT UNCOVERED FOR ANY LENGTH OF TIME IN THE TRENCH PRIOR TO TESTING, SHADE MAIN LINE WITH A THIN COVERING OF SOIL TO MINIMIZE WEATHER-RELATED EXPANSION OR CONTRACTION OF PIPE.
- 15. IRRIGATION CONTRACTOR SHALL ADJUST ALL HEADS TO PROVIDE A UNIFORM COVERAGE AND TO KEEP SPRAY OFF BUILDINGS, SIDEWALKS, WALLS, PARKING AREAS, DRIVES, AND SIGNS
- 16. WHEN THE SPRINKLER SYSTEM IS COMPLETED THE CONTRACTOR SHALL, IN THE PRESENCE OF THE OWNER/OWNER'S AUTHORIZED REPRESENTATIVE, PERFORM A COVERAGE TEST OF WATER PROVIDED TO THE PLANTING AREAS TO ENSURE IT IS CONSISTENT AND UNIFORM.
- 17. THE CONTRACTOR SHALL FURNISH TO THE OWNER A COMPLETE "AS BUILT" DRAWING ON PAPER AND DIGITAL FILE SHOWING EXACT LOCATIONS OF VALVES, MAIN LINES, VALVES, BACKFLOW, AUXILIARY EQUIPMENT, ISOLATION VALVES, LATERALS, AND HEADS. ALL VALVES MUST BE LABELED INSIDE THE BOX WITH WATER PROOF LABELS.
- 18. AT THE TIME OF SUBSTANTIAL COMPLETION (DEFINED AS COMPLETE INSTALLATION AND PROPER FUNCTIONING OF IRRIGATION SYSTEM, INSTALLATION OF ALL PLANT MATERIAL INCLUDING STAKING OF ALL TREES, AND PLACEMENT OF SOIL PREP) THE CONTRACTOR SHALL SCHEDULE A WALK THROUGH WITH OWNER TO REVIEW ALL WORK COMPLETED TO DATE AND GENERATE A PUNCH LIST. AT THIS TIME THE WARRANTY PERIOD OF ONE (1) YEAR BEGINS. AFTER SUBSTANTIAL COMPLETION
- WALK THROUGH, THE CONTRACTOR HAS THIRTY (30) DAYS TO SATISFY ALL ITEMS ON PUNCH LIST. 19. IRRIGATION CONTRACTOR SHALL GUARANTEE THE ENTIRE IRRIGATION SYSTEM TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE BY THE OWNER.
- 20. CONTRACTOR TO COORDINATE WITH OWNER'S REP. WHEN BLENDING NEW LANDSCAPE WITH EXISTING LANDSCAPE. THIS WILL ALSO INCLUDE VERIFYING SQUARE FOOTAGE OF GRASS AND IRRIGATION ADJUSTMENTS.
- 21. LANDSCAPE CONTRACTOR TO COORDINATE WITH OWNERS REP AND GENERAL CONTRACTOR THE WATERING OF TREES AND GRASS TO KEEP PLANTS, GRASS AND TREES ALIVE DURING CONSTRUCTION.
- 22. ALL PARTS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. VALVES INSTALLED MUST HAVE A DOUBLE UNION AND A MINIMUM OF 6" SPACE ON BOTH SIDES OF THE VALVE IN THE VALVE BOX.
- 23. FOR DRIP IRRIGATION CONTRACTOR MUST PROVIDE ALL PIPING, EMITTERS, PRESSURE REDUCERS PER VALVE, DRAINS, FILTERS AND PARTS NEEDED. ALL TREES GET TWO RAINBIRD DRIPLINE RINGS 1 AT 2' RADIUS AND 1 AT 4' RADIUS. EMITTERS ARE AS FOLLOWS 1 (1) GALLON EMITTER PER 1 GALLON PLANT, 1 (2) GALLON EMITTER PER 5 GALLON SHRUB 2(2) GALLON EMITTER FOR ALL WICHITA BLUE JUNIPERS AND 10 GAL SHRUBS. ALL 10 GALLON PLANTS RECEIVE 3 (2) GALLON EMITTER. CISTENA PLUM TO BE TREATED AS LARGE SHRUB. ALL OTHER TREES TO BE WATERED WITH DRIP RING.
- 24. CONTRACTOR MUST PROVIDE THE OWNER WITH AN AS-BUILT IRRIGATION MAP SHOWING LOCATION OF ALL VALVES, MAIN LINE, LATERAL LINES AND AUXILIARY EQUIPMENT.

MAINTENANCE AND OPERATIONAL NOTES

- 25. THE PURPOSE OF THIS SPRINKLER SYSTEM IS TO PROVIDE ONLY SUFFICIENT WATER TO MAINTAIN PLANT LIFE DURING DRY WEATHER CONDITIONS OR SUMMER SEASONS. TIME CLOCKS SHALL BE READJUSTED CONTINUOUSLY THROUGHOUT THE SEASON, ON A WEEKLY BASIS IF NECESSARY, TO PROVIDE WATER ONLY WHEN THE SOIL IS.DRY AT A DEPTH OF FOUR [4] INCHES THE FIRST INITIAL GROWING SEASON AND SIX [6] INCHES THE FOLLOWING YEARS. IF THE GROUND IS MOIST EITHER AT THE SURFACE OR A DEPTH OF FOUR (4) INCHES DURING THE FIRST YEAR AFTER INITIAL PLANT ESTABLISHMENT OR IS MOIST AT A DEPTH OF SIX (6) INCHES THEREAFTER, SHUT THE TIME CLOCKS OFF AND DO NOT APPLY ADDITIONAL WATER UNTIL SOIL HAS BEEN ALLOWED TO DRY. READJUST TIME CLOCK PRIOR TO TURNING VALVES BACK ON. IF RAIN IS FORECAST OR IS EMINENT, ALL IRRIGATION SYSTEMS SHALL BE SHUT OFF AND NOT REACTIVATED UNTIL THE SOIL HAS DRIED TO THE ABOVE DEPTHS.
- 26. IF ANY SUBSURFACE DRAINAGE OR RUN-OFF IS VISIBLE AT LOW AREAS, ACROSS SIDEWALKS OR AT LOWER PORTIONS OF SLOPES, IMMEDIATELY SHUT THE VALVES OFF TO ALLOW THE AREA TO COMPLETELY DRY OUT. IF THIS CONDITION CONTINUES AFTER SUBSEQUENT WATERINGS THE CONTRACTOR SHALL NOTIFY THE OWNER'S REP. 27. INSPECTIONS OF IRRIGATION SYSTEM SHALL BE MADE ON A DAILY BASIS TO OBSERVE AND PROVIDE REPAIRS OR REMEDIES TO
- THE FOLLOWING UNACCEPTABLE PROBLEMS: 27.1. OVER-SPRAY ON SIDEWALKS, STREETS, PAVED AREAS, PARKING AREAS, FENCES, WALLS, SIGNS, BUILDINGS OR STRUCTURES.
- 27.2. DRAINAGE OR RUN-OFF ACROSS SIDEWALKS, PAVING OR STREETS.
- 27.3. DAMAGED OR IMPROPERLY OPERATING HEADS, PIPING, VALVES, CONTROLLERS OR OTHER IRRIGATION EQUIPMENT. 28. CONTRACTOR TO PROVIDE 2 HOURS OF TRAINING TO OWNER AT END OF PROJECT REGARDING OPERATION FOR IRRIGATION SYSTEM. CONTRACTOR WILL SHOW OWNER HOW TO OPERATE THE FOLLOWING: STOP AND WASTE VALVE, BACKFLOW VALVE, CONTROLLER, AND REMOTE CONTROL VALVES.

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