

Provide the following information box:

IS 2.5'± INSIDE BOUNDARY LINE

Owner name, contact phone # and email address Applicant name, contact phone # and email (if not owner)

Plan preparer name, phone # and email address

Include the following on the plan:

Vicinity map showing the subdivision in relation to section lines, rights-of way, and all existing/proposed arterial or collector roadways

The existing zoning of the subject property and existing zoning of surrounding properties.

Location and dimensions of all property lines, rights-of-way and all existing and proposed easements

Location and classification of all existing and proposed internal and adjacent roadways

The location of all utilities, walls, fences, exterior parking and loading areas, pedestrian walks or ths. pedestrian areas, vehicular drives, storm water detention areas, and other man-made elements. Detail drawings of all required structures used for screening purposes (Example: refuse areas, equipment screening, and/or gates)

he location, type, size, and quantity of major which shall be retained or relocated

_____X_____X_____X

Please refer to Landscape Plan Checklist

PLANT SCHEDULE

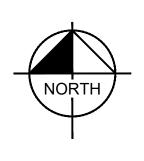
DECIDUOUS TREES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
(\cdot)	СО	4	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	1.5" CAL MIN	40`-50`	40`-50`
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	<u>HEIGHT</u>
<u>{·}</u>	PE	15	PINUS CEMBROIDES EDULIS / PINYON PINE	B & B	1.5" CAL MIN	10`-30`	10`-25`
\rightarrow	PP	9	PINUS PONDEROSA / PONDEROSA PINE	B & B	1.5" CAL MIN	20`-30`	50`-60`
DECIDUOUS SHRUBS	<u>CODE</u>	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	<u>HEIGHT</u>
\bigcirc	BC	13	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY JAPANESE BARBERRY	5 GAL	SEE PLAN	2`-3`	1`-2`
(+)	PA	20	PEROVSKIA ABROTANOIDES / RUSSIAN SAGE	5 GAL	SEE PLAN	3`-5`	3`-5`
\bigcirc	RA	3	RIBES ALPINUM / ALPINE CURRANT	5 GAL	SEE PLAN	3`-6`	3-6`
\odot	VA	4	VIBURNUM X RHYTIDOPHYLLOIDES / LANTANAPHYLLUM VIBURNUM	5 GAL	SEE PLAN	6`-10`	6`-10`
EVERGREEN SHRUBS	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	<u>HEIGHT</u>
\odot	JH	21	JUNIPERUS HORIZONTALIS / CREEPING JUNIPER	5 GAL	SEE PLAN	6`-8`	8"-12"
\odot	РМ	5	PINUS MUGO 'MOPS' / MOPS MUGO PINE	5 GAL	SEE PLAN	2`-3`	2`-3`
GRASSES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	<u>WIDTH</u>	HEIGHT
*	BB	5	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	5 GAL	SEE PLAN	2`-3`	2`-3`
WHILE E	HS	38	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	5 GAL	SEE PLAN	2`-4`	2`-4`
PERENNIALS	<u>CODE</u>	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	<u>HEIGHT</u>
\odot	AC	8	AGASTACHE CANA / TEXAS HUMMINGBIRD MINT	5 GAL	SEE PLAN	12"-15"	12"-18"
and the second sec	AW	12	ASTER DUMOSUS 'WOOD'S LIGHT BLUE' / WOOD'S LIGHT BLUE ASTER	5 GAL	SEE PLAN	12"-18"	12"-15"
ĘŢ	RM	17	RUDBECKIA PURPUREA / PURPLE CONEFLOWER	5 GAL	SEE PLAN	2`-4`	2`-4`
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.
	ROCK	8,570 SF	1-1/2" ROCK MULCH SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	ROCK MULCH	4"	YES	
	ROCK2	1,901 SF	3/8" ROCK MULCH SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	ROCK MULCH	4"	YES	
ο 	SEED2	147,403 SF	EPC LOW GROW MIX INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART		PAWNEE
* * * * *	SEED3	270,152 SF	EPC ALL PURPOSE MIX INSTALL PER TABLE 5-1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART		
	SOD	41,538 SF	POA PRATENSIS / KENTUCKY BLUEGRASS (BID ALTERNATE #4) INSTALL PER DETAIL.	SOD			GREEN E

Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent **Control Measure Areas**

				Pounds PLS			
Common Name	S <mark>cientific</mark> Name	Growth Season / Form	% of Mix	Irrigated broadcast Irrigated hydroseeded 80 seeds/sq ft	 Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled 40 seeds/sq ft 	Non-irrigated drilled 20 seeds/sq ft	
Bluestem, big	Andropogon gerardii	Warm, sod	20	4.4	2.2	1.1	
Grama, blue	Bouteloua gracilis	Warm, bunch	10	0.5	0.25	0.13	
Green needlegrass ²	Nassella viridula	Cool, bunch	10	2	1	0.5	
Wheatgrass, western ²	Pascopyrum smithii	Cool, sod	20	6.4	3.2	1.6	
Grama, sideoats	Bouteloua curtipendula	Warm, bunch	10	2	1	0.5	
Switchgrass ²	Panicum virgatum	Warm, bunch/sod	10	0.8	0.4	0.2	
Prairie sandreed	Calimovilfa longifolia	Warm, sod	10	1.2	0.6	0.3	
Yellow indiangrass ²	Sorghastrum nutans	Warm, sod	10	2	1	0.5	
		Seed rate (II	bs PLS/acre)	19.3	9.7	4.8	

Table 5-2. El Paso County /	All-Purpose Low G	row Mix for Upland and	Transition

				Pounds PLS			
Common Name	Scientific Name	Growth Season / Form	% of Mix	 Irrigated broadcast Irrigated hydroseeded 	 Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled 	Non-Irrigated drilled	
				80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft	
Buffalograss	Buchloe dactyloides	Warm, sod	25	9.6	4.8	2.4	
Grama, blue	Bouteloua gracilis	Warm, bunch	20	10.8	5.4	2.7	
Grama, sideoats	Bouteloua curtipendula	Warm, bunch	29	5.6	2.8	1.4	
Green needlegrass	Nassella viridula	Cool, bunch	5	3.2	1.6	0.8	
Wheatgrass, western	Pascopyrum smithii	Cool, sod	20	12	6	3	
Dropseed, sand	Sporobolus cryptandrus	Warm, bunch	1	0.8	0.4	0.2	
	14 14	Seed rate (I	bs PLS/acre)	42	21	10.3	



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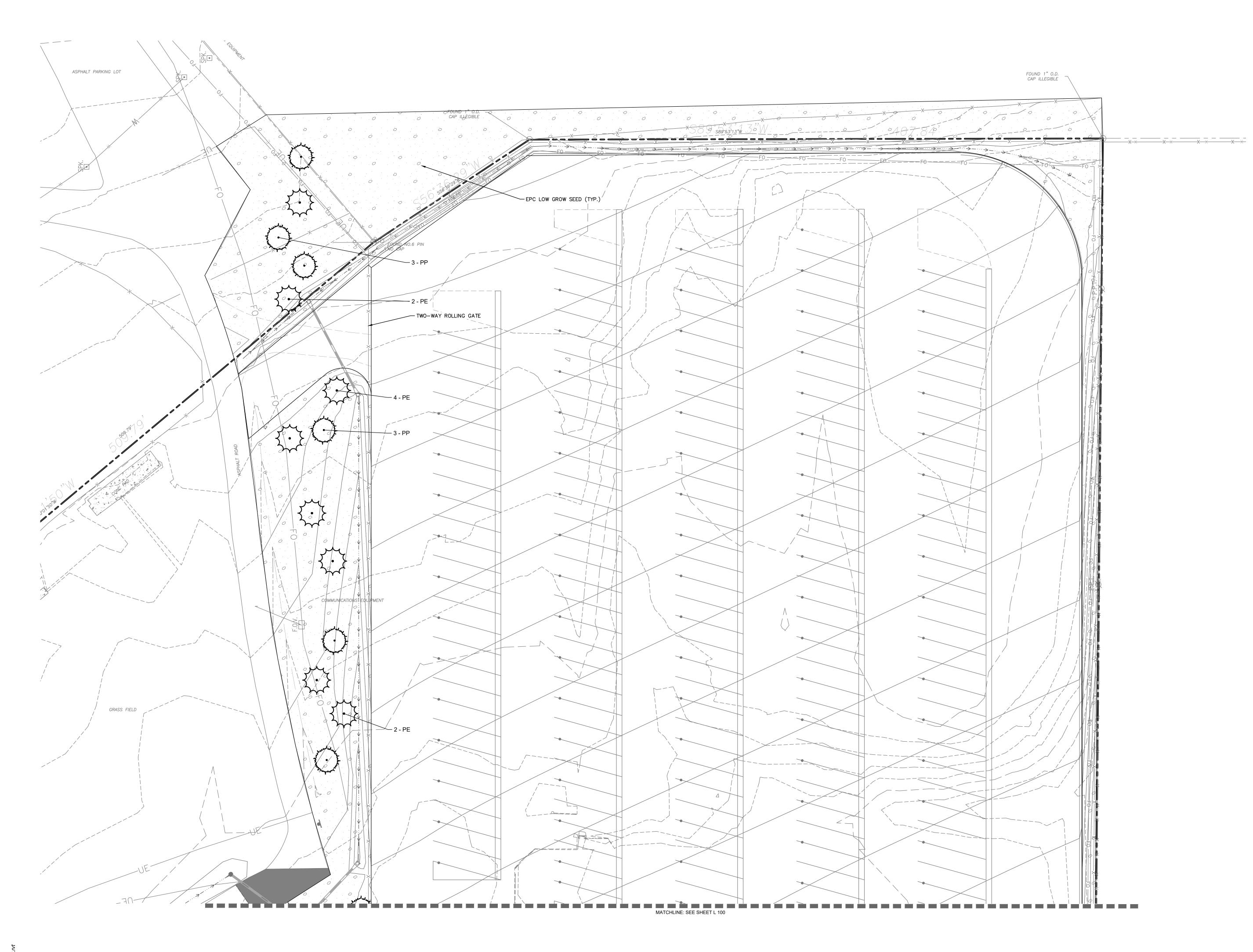
Landscape Cover

RTA PROJECT NUMBER 2021-041.00 DATE 05/23/2022 REVISIONS

> REVISIONS DATE DESCRIPTION

DRAWN BY:

ISSUED FOR CONSTRUCTION DOCUMENTS sheet no. **L-001**





PLANT SCHEDULE

	DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME
	(\cdot)	со	4	CELTIS OCCIDENTALIS / COMMON HACKBERRY
	EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME
	{·}	PE	15	PINUS CEMBROIDES EDULIS / PINYON PINE
)	PP	9	PINUS PONDEROSA / PONDEROSA PINE
•	DECIDUOUS SHRUBS	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME
	\bigcirc	BC	13	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON P
	(+)	PA	20	PEROVSKIA ABROTANOIDES / RUSSIAN SAGE
	\bigcirc	RA	3	RIBES ALPINUM / ALPINE CURRANT
	\odot	VA	4	VIBURNUM X RHYTIDOPHYLLOIDES / LANTANAPHYLLUN
	EVERGREEN SHRUBS	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME
	\odot	JH	21	JUNIPERUS HORIZONTALIS / CREEPING JUNIPER
	\odot	PM	5	PINUS MUGO 'MOPS' / MOPS MUGO PINE
	GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	✷	BB	5	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AM
	Julice Martin	HS	38	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS
	PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME
	\odot	AC	8	AGASTACHE CANA / TEXAS HUMMINGBIRD MINT
	antine Solution	AW	12	ASTER DUMOSUS 'WOOD'S LIGHT BLUE' / WOOD'S LIGH'
	E:3	RM	17	RUDBECKIA PURPUREA / PURPLE CONEFLOWER
	GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
		ROCK	8,570 SF	1-1/2" ROCK MULCH SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO
		ROCK2	1,901 SF	3/8" ROCK MULCH SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO
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		SOD	41,538 SF	POA PRATENSIS / KENTUCKY BLUEGRASS (BID ALTERN, INSTALL PER DETAIL.



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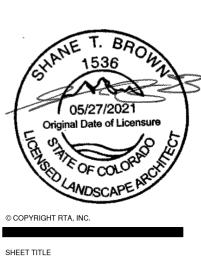
www.rtaarchitects.com

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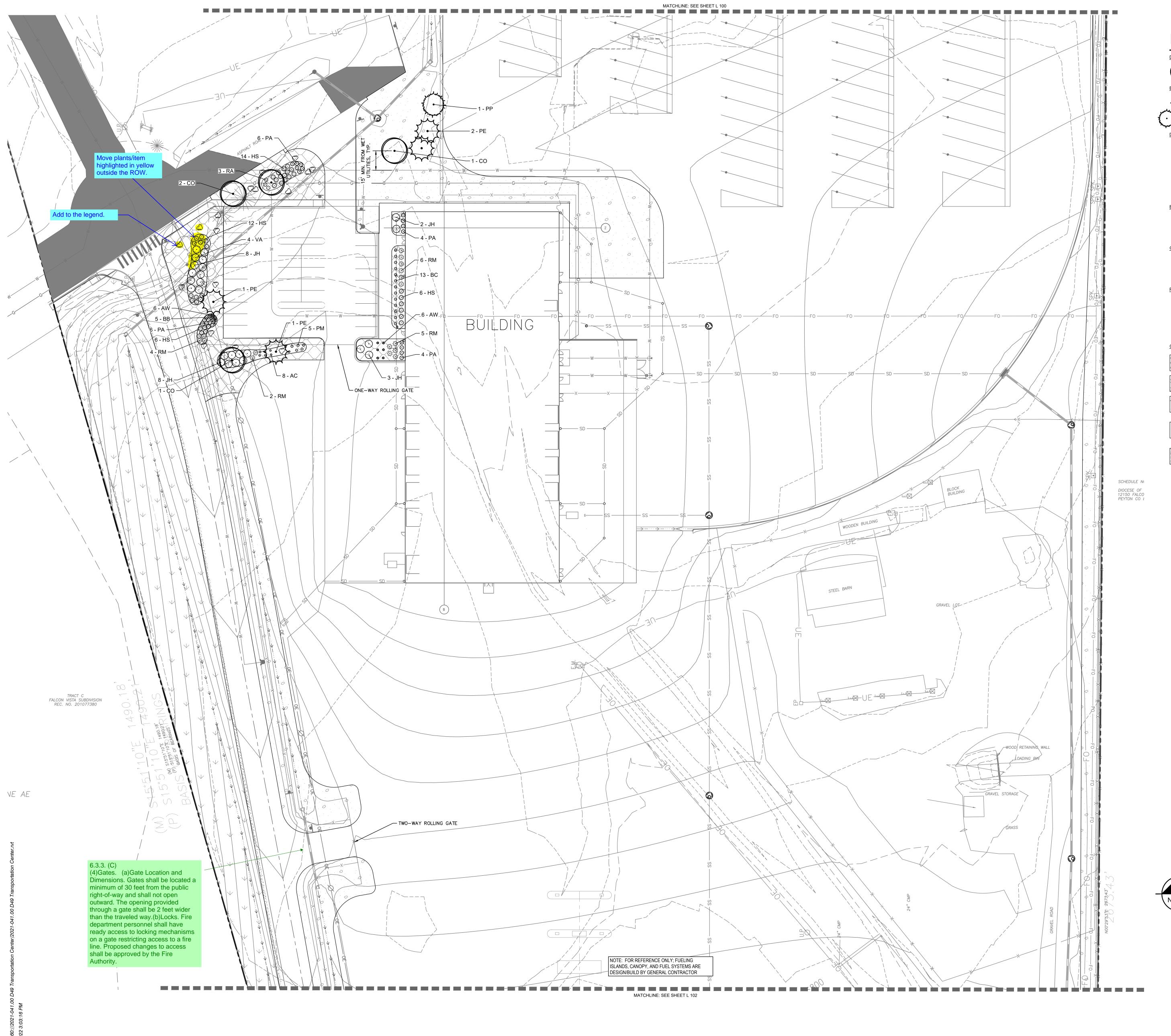
SHEET TITLE Landscape Plan

RTA PROJECT NUMBER 2021-041.00 DATE 05/23/2022 REVISIONS

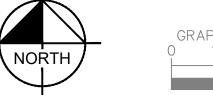
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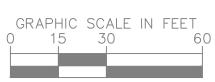
QA/QC APPROVAL: JH DRAWN BY: AK CHECKED BY: SB

ISSUED FOR: CONSTRUCTION DOCUMENTS SHEET NO. L-100



PLANT	SCI	HEDI	JLE
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME
(\cdot)	CO	4	CELTIS OCCIDENTALIS / COMMON HACKBERRY
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\odot	РМ	5	PINUS MUGO 'MOPS' / MOPS MUGO PINE
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05/27/2021 Original Date of Licensure

sheet title Landscape Plan

RTA PROJECT NUMBER 2021-041.00 DATE 05/23/2022 REVISIONS

> REVISIONS # DATE DESCRIPTION

QA/QC APPROVAL: JH DRAWN BY: AK CHECKED BY: SB

ISSUED FOR: CONSTRUCTION DOCUMENTS sheet no.



PLANT SCHEDULE

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\bigcirc	RA	3	RIBES ALPINUM / ALPINE CURRANT
\odot	VA	4	VIBURNUM X RHYTIDOPHYLLOIDES / LANTANAPHYLLUM VIE
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
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\odot	PM	5	PINUS MUGO 'MOPS' / MOPS MUGO PINE
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JULLE	HS	38	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS
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$\overline{\bigcirc}$	AC	8	AGASTACHE CANA / TEXAS HUMMINGBIRD MINT
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Kimley » Horn © 2022 kimley-horn and associates, inc. 2 north nevada avenue, suite 300 colorado springs, colorado 80903 (719) 453-0180



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05/27/2021 Original Date of Licensure SHEET TITLE

Landscape Plan

RTA PROJECT NUMBER 2021-041.00 DATE 05/23/2022 REVISIONS

> REVISIONS DESCRIPTION # DATE

QA/QC APPROVAL: JH DRAWN BY: AH CHECKED BY: SE

ISSUED FOR:

CONSTRUCTION DOCUMENTS sheet no.

GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

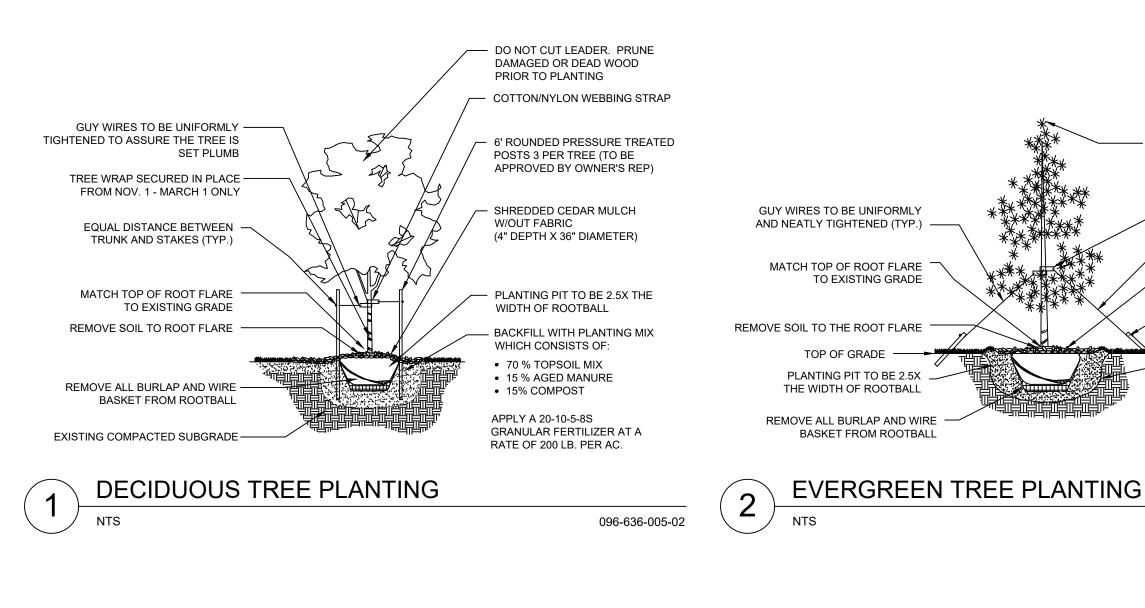
- THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
- 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- В. PROTECTION OF EXISTING STRUCTURES
- ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND I PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR RE THE OWNER, AT NO COST TO THE OWNER.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATION OF A CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATION OF A CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATION OF A CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATION OF A CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATION OF A CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATION OF A CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATION OF A CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATION OF A CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATION OF A CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATION OF A CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PRACTICES (BMP) A CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PRACTICES (BMP) A CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PRACTICES (BMP) A CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAIN A CONTRACT THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION, THE OWNER AND DESIGN RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: I INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- C. PROTECTION OF EXISTING PLANT MATERIALS
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY C MATERIAL STOCKPILING, ETC., THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER I DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER IN AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
- 2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

MATERIALS

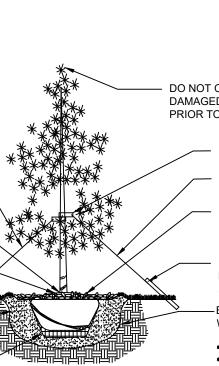
- 1. GENERAL MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MAT
- SAMPLE SIZE ONE (1) CUBIC FOOT
- TOPSOIL MIX ONE (1) CUBIC FOOT PLANTS ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)
- 2. PLANT MATERIALS
- a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SC COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, S AND DISFIGUREMENT.
- b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
- c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
- e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, F SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FO BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION
- THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE. f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEI BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN $\frac{3}{4}$ INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
- g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AN FLARE SHALL BE VISIBLE BEFORE PLANTING.
- h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF CO NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAV
- i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMB SYMMETRY IN PLANTING.

E. SOIL MIXTURE

- 1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
- 2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTIN OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
- a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABL BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HA CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CI TESTING RESULTS FOR APPROVAL.
- b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
- TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE AT WHICH POINT THE CONTRACTOR SHALL CO ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- F. WATER
- WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONT MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABL RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONT SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER. * WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- FERTILIZER
- CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROF TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED. * FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- H. MULCH
- MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.



	I. DIGGING AND HANDLING
FOR THE COMPLETION OF THIS PROJECT	 ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
	2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADE PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SIT SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
ND DESIGNATED TO REMAIN SHALL BE REPLACED TO THE SATISFACTION OF	3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.
	J. CONTAINER GROWN STOCK
JLATORY AGENCY'S STANDARDS	 ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE T ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS
GN PROFESSIONAL SHALL NOT BE DR; REVIEWING AND CHECKING ALL SUCH DAMAGE THERETO RESULTING FROM	HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HA THEIR STEMS. 3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.
ED UTILITY COMPANIES OR AGENCIES IN	K. MATERIALS LIST
Y CARELESS EQUIPMENT OPERATION,	1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SI ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
R DELETERIOUS MATERIALS WITHIN THE BE REPLACED AT THE COST TO THE	L. FINE GRADING
R INCH OVER FOUR (4) INCHES CALIPER OUR (4) INCHES IN CALIPER AND TWELVE	1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
	2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR N
	 ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL S FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE. M. PLANTING PROCEDURES
MATERIALS MAY COMMENCE.	1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC
WATERIALS MAT COMMENCE.	SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PL AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
	 VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STO SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRU- CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NA
SCHEDULE SHOWN ON DRAWINGS AND IG. PROVIDE WELL-SHAPED, FULLY TS, SUN SCALD, INJURIES, ABRASIONS,	3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NA CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SH. POOR DRAINAGE CONDITION PLANTING DETAIL.
	4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURS GROWING SITE.
BY OFFICE OF THE CITY FORESTER.	5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWEN HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
ER, FOR QUALITY, SIZE, AND VARIETY.	6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER IRRIGATION APPURTENANCES AND PLANTS.
FOR SIZE AND CONDITION OF ROOT ON SHALL BE SUBMITTED IN WRITING BY	7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
EEN BRANCH AND TRUNK ("INCLUDED	8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
AND COLORADO NURSERY ACT. ROOT	9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PL PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMEN.
	10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE I
RAWINGS. IMBER THE LABELS TO ASSURE	FOOTERS AND PREPARED SUB-BASES.
	12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BAL SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
	13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE I FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOV GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
STING RESULTS OF SOIL MIXTURE FOR	 TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
IABLY FREE OF SUBSOIL, CLAY LUMPS, HARMFUL TO PLANT GROWTH. IT SHALL	 SOIL MIXTORE SHALL BE AS SPECIFIED IN SECTION E. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLAN SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
S/CM. SUBMIT SOIL SAMPLE AND PH	 AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDE ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
CONTACT THE PROJECT LANDSCAPE	18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF I TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
	19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC, SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
	20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OF DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
ONTAIN HARMFUL, NATURAL OR ABLE, AND THE CONTRACTOR SHALL BE ONTRACTOR SHALL PROVIDE	21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL ME SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL
	TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION. 22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. II
ROPOSED USE. SUGGESTED FERTILIZER	CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDE HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
	23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTRO QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WI APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

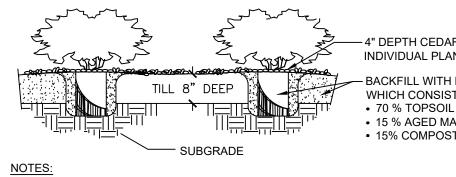


DO NOT CUT LEADER. PRUNE DAMAGED OR DEAD WOOD PRIOR TO PLANTING

— COTTON / NYLON WEBBING STRAP — DOUBLE STRAND GALV. WIRE (10GA.) — SHREDDED CEDAR MULCH W/OUT FABRIC (4" DEPTH X 36" DIAMETER) SOLID GREEN "T" POSTS TO EXTEND NO MORE THAN 6" ABOVE GRADE. 3 PER TREE -BACKFILL WITH PLANTING MIX WHICH CONSISTS OF: 70 % TOPSOIL MIX 15 % AGED MANURE 15% COMPOST APPLY A 20-10-5-8S

GRANULAR FERTILIZER AT A

RATE OF200 LB. PER AC. 096-636-005-03



- 4" DEPTH CEDAR MULCH AROUND INDIVIDUAL PLANTS, MIN. 18" DIAMETER - BACKFILL WITH PLANTING MIX WHICH CONSISTS OF 70 % TOPSOIL MIX 15 % AGED MANURE

1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED. 2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS. 3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.



096-636-005-05



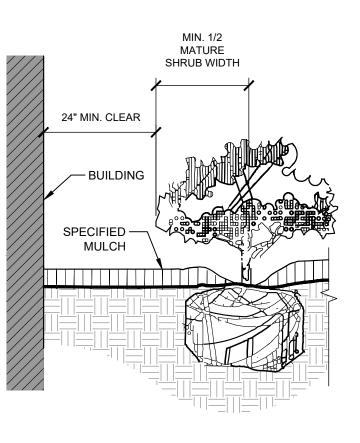
NOTES:

	N. LAWN SODDING
ITECT. JNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY	1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DR. PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
D WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE HE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS	2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND
S.	THE REQUIRED GRADE. 3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
VHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH	4. SODDING
FFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO	a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED
IER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY	b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREA ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSAF ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHA UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHOR
STIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN.	5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESS OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
	 LAWN MAINTENANCE a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SO
BEEN DISTURBED DURING CONSTRUCTION.	ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLI ORIGINAL WORK, INCLUDING REGRADING IF NECESSARY.
ADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.	b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTA CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIC
YSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY	O. EDGING
	a. CONTRACTOR SHALL INSTALL 4"X ¹ 8" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.
RTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL E CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING	P. CLEANUP
N OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO	1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CO WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
INES AND TANKS), WATER, SANITARY SEWER, STORMWATER JTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.	Q. PLANT MATERIAL MAINTENANCE
ING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL.	1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTA
AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR AINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE	R. FINAL INSPECTION AND ACCEPTANCE OF WORK
NT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR	1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY RE THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF F AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
K. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY ATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24)	S. WARRANTY
SHALL BE EXERCISED.	1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
	2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER
D FOR NURSERY STOCK. DWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER	PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIE ADDITIONAL COST TO THE OWNER.
W, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY	3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRI MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.
TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.	NOTES:
ACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS,	1. LANDSCAPE IMPROVMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/ OR THEIR ASSIGNS.
OT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED	2. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING. PROPERTY OWNER.
ED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH 9 SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH	
E (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE BY WATER (AFTER TAMPING).	
I. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH L PRIOR TO INOCULATION.	
OAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY OIL MIXTURE.	
BE PULLED FROM UNDERNEATH.	
WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY	
THE PLANT LIST MATERIALS INSTALLED SHALL MEET MINIMUM	

E PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM INIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX

ND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE APE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND

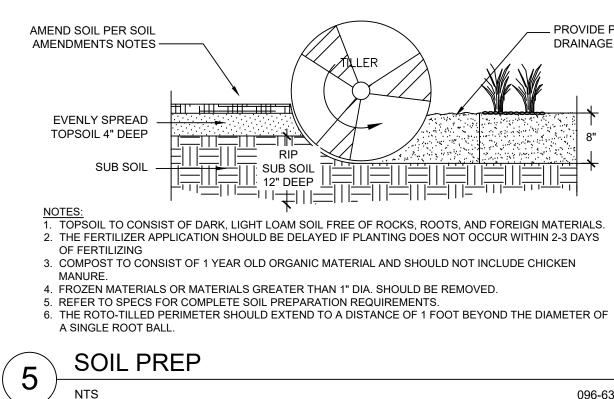
UND-UP" SHALL BE APPLIED FOR WEED CONTROL BY INAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN



1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB. 2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

PLANTINGS ADJACENT TO BUILDINGS

096-636-005-07



DRAWINGS TO

HE GROUND ING THE ROLLING, ND EVEN FINISH TO

ED OTHERWISE. ER HARDSCAPE AREAS SHALL BE SARY AFTER HALL BE HORITY. ESSARY EXPOSURE

-SODDING OF ALL /IPLISHED AS IN THE

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I CONTRACTORS

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REPLACEMENT AT OF REPLACEMENT

OR FOR A MINIMUM

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PROVIDE POSITIVE ORAINAGE

096-636-005-01





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05/27/2021 al Date of Licensu SHEET TITLE

Landscape Details

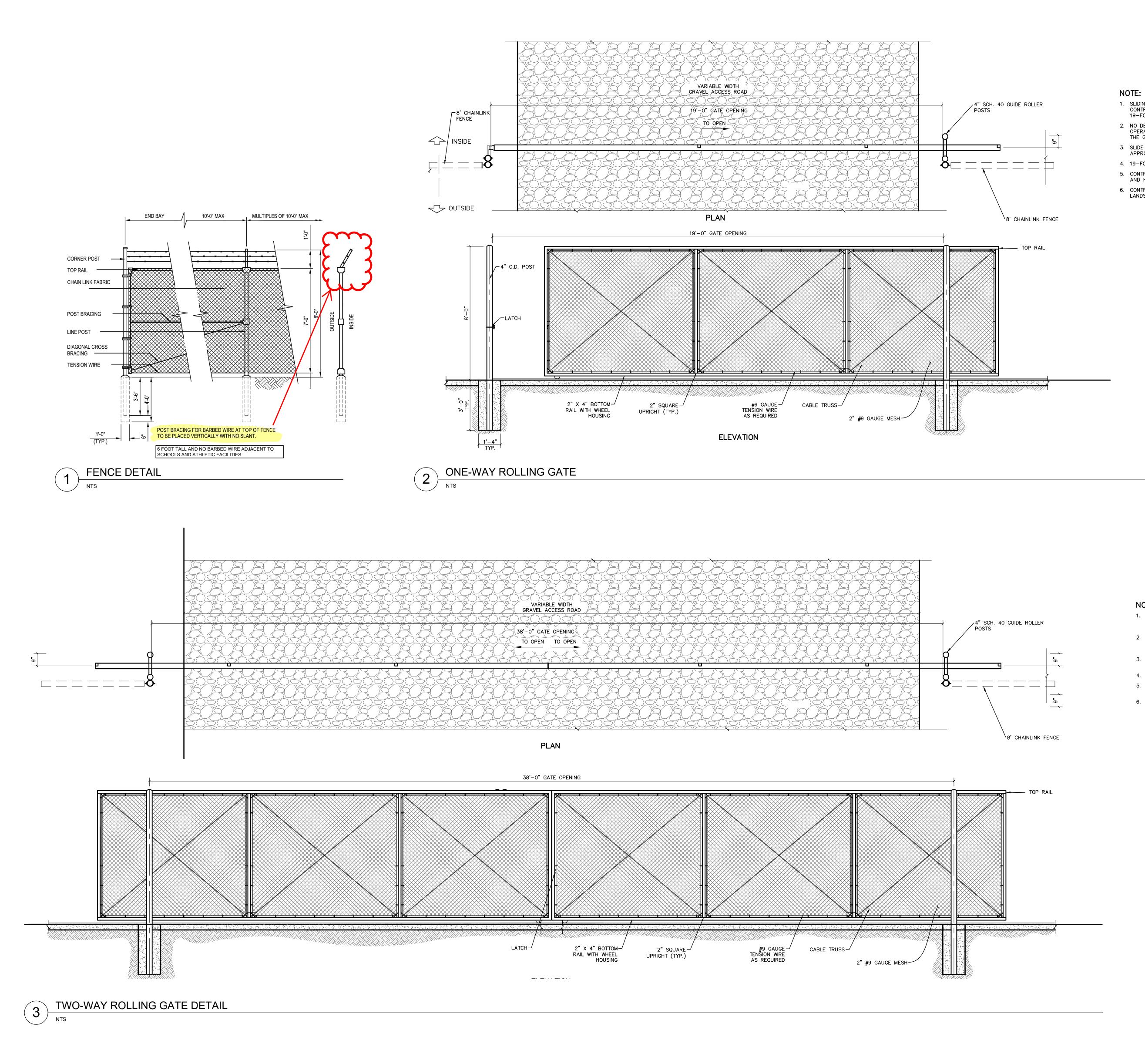
RTA PROJECT NUMBER 2021-041.00 05/23/2022 REVISIONS

> REVISIONS DATE DESCRIPTION

CONSTRUCTION DOCUMENTS

L-103

SHEET NO.



- 1. SLIDING ENTRY SHALL BE MOTOR OPERATED. CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING MOTOR BASED ON 19-FOOT OPENING WIDTH AND GATE WEIGHT.

- 2. NO DEVICE DESIGNED TO PROVIDE ACTIVATION FOR THE AUTOMATED GATE OPERATOR IS TO BE INSTALLED WITHIN 6-FEET OF THE HORIZONTAL PLANE OF
- THE GATE PANEL PER UL-325.

- 3. SLIDE GATE SHALL HAVE "GATE WARNING PLACARDS" FULLY VISIBLE TO THE

- APPROACH ON BOTH SIDES OF THE GATE PER UL-325.

- 4. 19-FOOT GATE OPENING SHALL BE CENTERED ON GRAVEL ACCESS ROAD.
- 5. CONTRACTOR TO VERIFY ALL ELECTRICAL REQUIREMENTS FOR GATE OPERATOR
- AND KEYPAD.
- 6. CONTRACTOR SHALL SUBMIT SHOP DRAWING OF SLIDING GATE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.

NOTE:

- SLIDING ENTRY SHALL BE MOTOR OPERATED. CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING MOTOR BASED ON 38-FOOT OPENING WIDTH AND GATE WEIGHT.
- NO DEVICE DESIGNED TO PROVIDE ACTIVATION FOR THE AUTOMATED GATE OPERATOR IS TO BE INSTALLED WITHIN 6-FEET OF THE HORIZONTAL PLANE OF THE GATE PANEL PER UL-325.
- SLIDE GATE SHALL HAVE "GATE WARNING PLACARDS" FULLY VISIBLE TO THE APPROACH ON BOTH SIDES OF THE GATE PER UL-325.
- 4. 38-FOOT GATE OPENING SHALL BE CENTERED ON GRAVEL ACCESS ROAD. 5. CONTRACTOR TO VERIFY ALL ELECTRICAL REQUIREMENTS FOR GATE OPERATOR AND KEYPAD.
- 6. CONTRACTOR SHALL SUBMIT SHOP DRAWING OF SLIDING GATE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.



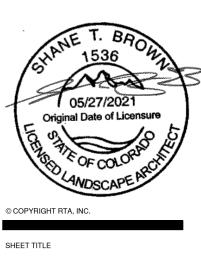
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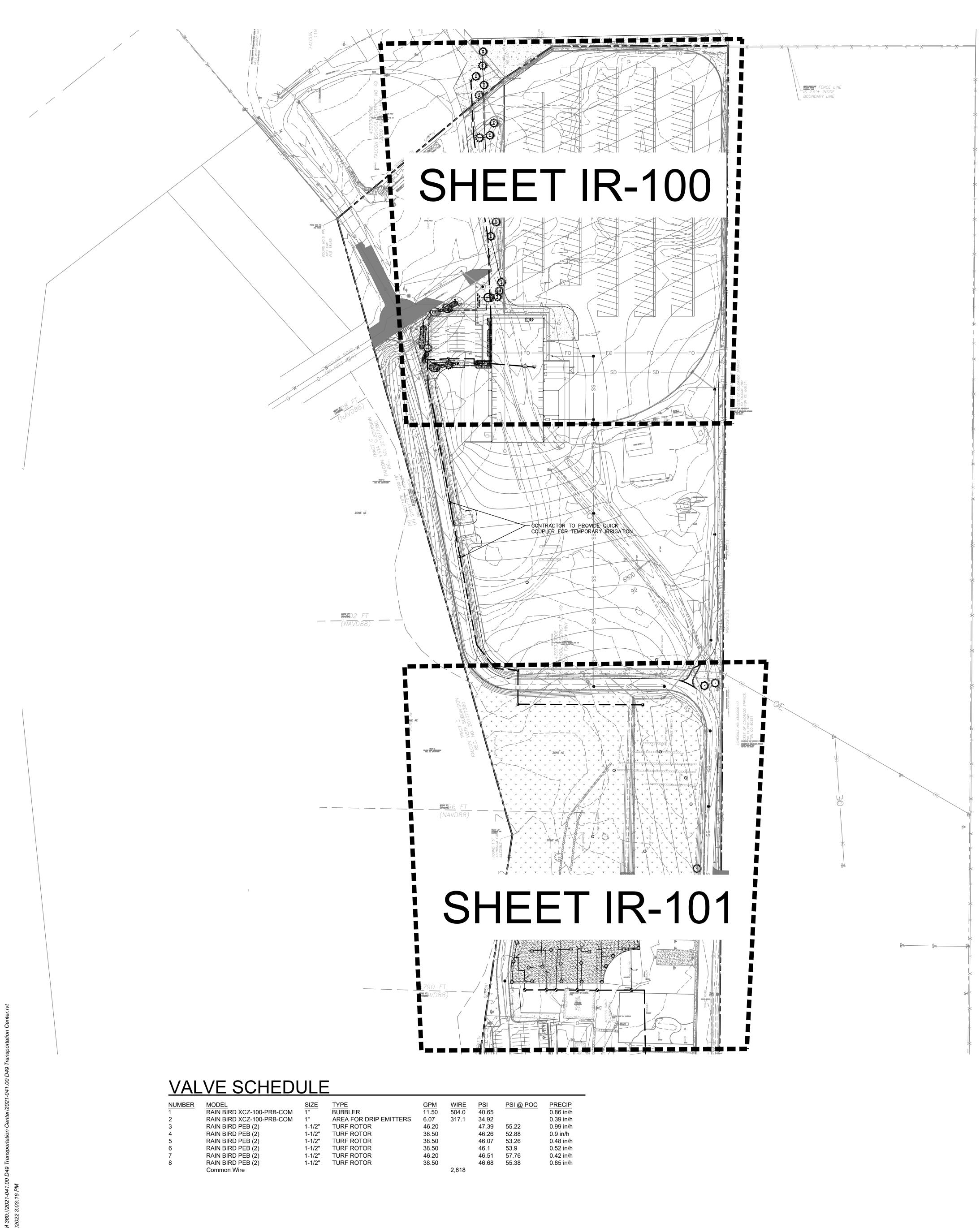
Landscape Details

RTA PROJECT NUMBER 2021-041.00 Date 05/23/2022 REVISIONS

DESCRIPTIO

DRAWN BY: CHECKED BY:

ISSUED FOR: CONSTRUCTION DOCUMENTS SHEET NO. L-104



	PSI @ POC	PRECIP
65		0.86 in/h
92		0.39 in/h
39	55.22	0.99 in/h
26	52.88	0.9 in/h
)7	53.26	0.48 in/h
1	53.9	0.52 in/h
51	57.76	0.42 in/h
58	55.38	0.85 in/h

IRRIGATION SCHEDULE

SYMBOL		MANUFACTURER/MODEL/DESCRIPTION	<u>QTY</u>	PSI		
-⊙- €O € 1401 1402		RAIN BIRD RWS-M-B-C W/ RWS-SOCK 1401 MINI ROOT WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	46	30		
SYMBOL	=	MANUFACTURER/MODEL/DESCRIPTION	<u>QTY</u>	<u>PSI</u>	<u>GPM</u>	RADIUS
$\langle 08 \rangle$		HUNTER I-25-04-SS TURF ROTOR, 4" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	32	40	7.70	47'
SYMBOL	=	MANUFACTURER/MODEL/DESCRIPTION	<u>QTY</u>			
		RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM	2			
$\begin{bmatrix} - & - & - & - & - & - & - & - & - & - $	· + · + + + + + +	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH=BLUE, 1.0 GPH=BLACK, AND 2.0 GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes:	3,394 S.F.			
		1.0 GPH emitters (2 assigned to each 5 GAL plant)	292			
SYMBOL	=	MANUFACTURER/MODEL/DESCRIPTION	<u>QTY</u>			
		RAIN BIRD PEB (2) 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	6			
Image: Second system Image: Second system		RAIN BIRD 44-LRC-QC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	9			
		RAIN BIRD PEB 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1			
		FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	1			
		RAIN BIRD ESP12LXMEF-LXMMSS 12 STATION, TRADITIONALLY-WIRED, FLOW SMART (MODULE INCLUDED), COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALL IN LXMMSS STAINLESS STEEL, WALL-MOUNTED CABINET.	1			
RS		RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1			
FS		RAIN BIRD FS-100-B 1" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. BRASS MODEL. SUGGESTED OPERATING RANGE OF 2.0 GPM TO 40.0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1			
Μ		WATER METER 1-1/2"	1			
POC		POINT OF CONNECTION 1 1/2" (EXISTING- CONTRACTOR TO LOCATE AND VERIFY)	1			
		IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 ['] PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	3,423 L.F.			
		IRRIGATION MAINLINE: PVC SCHEDULE 40	2,618 L.F.			
		PIPE SLEEVE: PVC SCHEDULE 40	187.9 L.F.			
	V	/alve Callout				
		Valve Number				
# ▲ ∖	↓# •	Valve Flow				
#" •	/	Valve Size				

<u>CRITICAL ANALYS</u>IS

Generated:	2022-04-04 08:25
P.O.C. NUMBER: 01 Water Source Information:	
FLOW AVAILABLE Point of Connection Size: Flow Available	1 1/2" 46.59 GPM
PRESSURE AVAILABLE Static Pressure at POC: Pressure Available:	80.00 PSI 80.00 psi
DESIGN ANALYSIS Maximum Station Flow: <u>Flow Available at POC:</u> Residual Flow Available:	11.5 GPM <u>46.59 GPM</u> 35.09 GPM
Critical Station: Design Pressure: Friction Loss: Fittings Loss: Loss through Valve: Pressure Req. at Critical Station: Loss for Fittings: Loss for Main Line: Loss for POC to Valve Elevation: Loss for Backflow: Loss for Master Valve: Critical Station Pressure at POC: Pressure Available: Residual Pressure Available:	1 30 PSI 1.49 PSI 0.15 PSI 0 PSI 9.01 PSI 40.65 PSI 1.97 PSI 19.74 PSI 0 PSI 14.85 PSI 1.97 PSI 79.18 PSI 80 PSI 0.82 PSI
P.O.C. NUMBER: 02 Water Source Information: FLOW AVAILABLE	
Water Meter Size: Flow Available	1-1/2" 75 GPM
PRESSURE AVAILABLE Static Pressure at POC: Elevation Change: Service Line Size: Length of Service Line: Pressure Available:	80.00 PSI 5.00 ft 3" <u>20 ft</u> 78.00 psi
DESIGN ANALYSIS Maximum Station Flow: <u>Flow Available at POC:</u> Residual Flow Available:	46.2 GPM <u>75 GPM</u> 28.8 GPM
Critical Station:	7 40 PSI

Design Pressure:

Friction Loss:

Elevation Loss:

Loss for Fittings:

Loss for Main Line:

Loss for Backflow:

Loss for Water Meter:

Loss through Valve:

Pressure Req. at Critical Station:

Loss for POC to Valve Elevation: 0 PSI

Critical Station Pressure at POC:57.76 PSIPressure Available:78 PSIResidual Pressure Available:20.24 PSI

Fittings Loss:

40 PSI

2.68 PSI

0.27 PSI

3.56 PSI

46.51 PSI

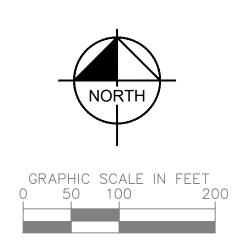
0.64 PSI

6.36 PSI

4.25 PSI

0 PSI

0 PSI





0 бŎ 1197 PE SC 49 05/27/2021 iginal Date of Licensur SHEET TITLE Irrigation Cover RTA PROJECT NUMBER 2021-041.00 DATE 05/23/2022 REVISIONS REVISIONS DATE DESCRIPTION QA/QC APPROVAL:

CONSTRUCTION DOCUMENTS SHEET NO. IR-001

DRAWN BY: CHECKED BY:

ISSUED FOR:



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	<u>QTY</u>	<u>PSI</u>		
- O- IO 1401 1402	RAIN BIRD RWS-M-B-C W/ RWS-SOCK 1401 MINI ROOT WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	46	30		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	<u>QTY</u>	<u>PSI</u>	<u>GPM</u>	RADIUS
	HUNTER I-25-04-SS TURF ROTOR, 4" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	32	40	7.70	47'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	<u>QTY</u>			
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM	2			
$\begin{array}{c} + & - & - & - & - & - & - & - & - & - &$	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH=BLUE, 1.0 GPH=BLACK, AND 2.0 GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes:	3,394 S.F. 292			
	1.0 GPH emitters (2 assigned to each 5 GAL plant)				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	<u>QTY</u>			
	RAIN BIRD PEB (2) 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	6			
	RAIN BIRD 44-LRC-QC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	9			
	RAIN BIRD PEB 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1			
BF	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	1			
С	RAIN BIRD ESP12LXMEF-LXMMSS 12 STATION, TRADITIONALLY-WIRED, FLOW SMART (MODULE INCLUDED), COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALL IN LXMMSS STAINLESS STEEL, WALL-MOUNTED CABINET.	1			
RS	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1			
FS	RAIN BIRD FS-100-B 1" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. BRASS MODEL. SUGGESTED OPERATING RANGE OF 2.0 GPM TO 40.0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1			
Μ	WATER METER 1-1/2"	1			
POC 보	POINT OF CONNECTION 1 1/2" (EXISTING- CONTRACTOR TO LOCATE AND VERIFY)	1			
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 ['] PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	3,423 L.F.			
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,618 L.F.			
	PIPE SLEEVE: PVC SCHEDULE 40	187.9 L.F.			
V	/alve Callout				
#• #•	Valve Number				
$\leftarrow \rightarrow \rightarrow$	Valve Flow				
#"•	Valve Size				

<u>CRITICAL ANALYS</u>IS

2022-04-04 08:25

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P.O.C. NUMBER: 01	

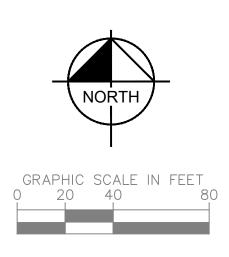
FLOW AVAILABLE Point of Connection Size: Flow Available	1 1/2" 46.59 GPM
PRESSURE AVAILABLE Static Pressure at POC: Pressure Available:	80.00 PSI 80.00 psi
DESIGN ANALYSIS	

Maximum Station Flow:	11.5 GPM
Flow Available at POC:	46.59 GPN
Residual Flow Available:	35.09 GPN

Critical Station:	1
Design Pressure:	30 PSI
Friction Loss:	1.49 PSI
Fittings Loss:	0.15 PSI
Elevation Loss:	0 PSI
Loss through Valve:	9.01 PSI
Pressure Req. at Critical Station:	40.65 PS
Loss for Fittings:	1.97 PSI
Loss for Main Line:	19.74 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	14.85 PSI
Loss for Master Valve:	1.97 PSI
Critical Station Pressure at POC:	79.18 PSI
Pressure Available:	80 PSI
Residual Pressure Available:	0.82 PSI

P.O.C. NUMBER: 02 Water Source Information:

Water Source Information:	
FLOW AVAILABLE Water Meter Size: Flow Available	1-1/2" 75 GPM
PRESSURE AVAILABLE Static Pressure at POC: Elevation Change: Service Line Size: Length of Service Line: Pressure Available:	80.00 PSI 5.00 ft 3" <u>20 ft</u> 78.00 psi
DESIGN ANALYSIS Maximum Station Flow: Flow Available at POC: Residual Flow Available:	46.2 GPM <u>75 GPM</u> 28.8 GPM
Critical Station: Design Pressure: Friction Loss: Fittings Loss: Elevation Loss: Loss through Valve: Pressure Req. at Critical Station: Loss for Fittings: Loss for Main Line: Loss for Main Line: Loss for POC to Valve Elevation: Loss for Backflow: Loss for Water Meter: Critical Station Pressure at POC: Pressure Available: Residual Pressure Available:	7 40 PSI 2.68 PSI 0.27 PSI 0 PSI 3.56 PSI 46.51 PSI 0.64 PSI 6.36 PSI 0 PSI 0 PSI 4.25 PSI 57.76 PSI 78 PSI 20.24 PSI
	20.271 01

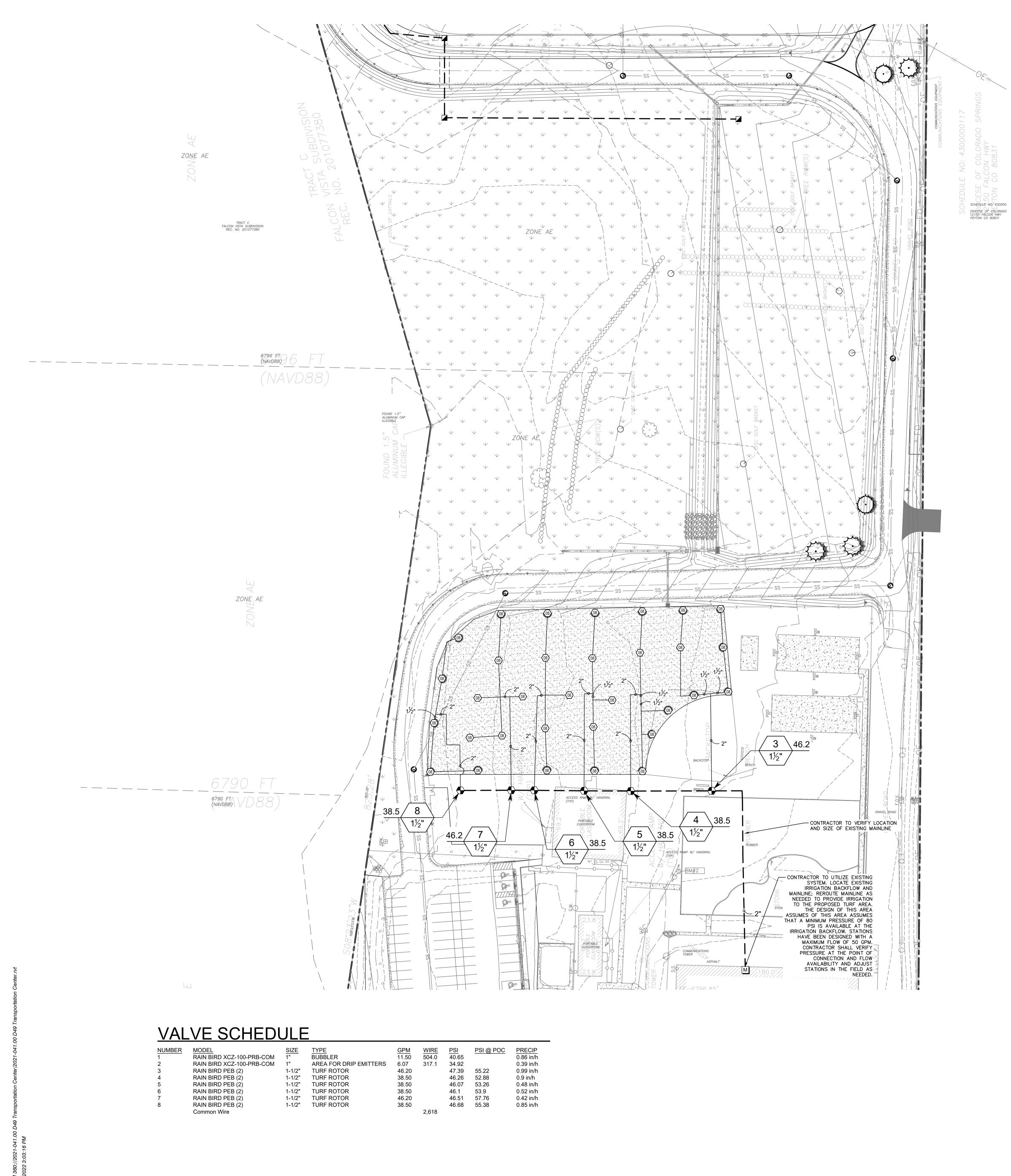




0 0AD 31 5 Ō 119; PI SC 0 4 05/27/2021 Driginal Date of Licensure SHEET TITLE Irrigation Plan RTA PROJECT NUMBER 2021-041.00 DATE 05/23/2022 REVISIONS REVISIONS # DATE DESCRIPTION

QA/QC APPROVAL: J DRAWN BY: AK CHECKED BY: SE ISSUED FOR:

CONSTRUCTION DOCUMENTS sheet no. IR-100



IRRIGATION SCHEDULE

SCHEDULE NO: 430000

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	<u>QTY</u>	<u>PSI</u>		
- O- IOI 1401 1402	RAIN BIRD RWS-M-B-C W/ RWS-SOCK 1401 MINI ROOT WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	46	30		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	<u>QTY</u>	<u>PSI</u>	<u>GPM</u>	RADIUS
<u><08</u> >	HUNTER I-25-04-SS TURF ROTOR, 4" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	32	40	7.70	47'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	<u>QTY</u>			
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM	2			
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH=BLUE, 1.0 GPH=BLACK, AND 2.0 GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes:	3,394 S.F. 292			
	1.0 GPH emitters (2 assigned to each 5 GAL plant)				
<u>SYMBOL</u>	MANUFACTURER/MODEL/DESCRIPTION	<u>QTY</u>			
	RAIN BIRD PEB (2) 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	6			
	RAIN BIRD 44-LRC-QC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	9			
(MV)	RAIN BIRD PEB 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1			
BF	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	1			
С	RAIN BIRD ESP12LXMEF-LXMMSS 12 STATION, TRADITIONALLY-WIRED, FLOW SMART (MODULE INCLUDED), COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALL IN LXMMSS STAINLESS STEEL, WALL-MOUNTED CABINET.	1			
RS	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1			
FS	RAIN BIRD FS-100-B 1" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. BRASS MODEL. SUGGESTED OPERATING RANGE OF 2.0 GPM TO 40.0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	, 1			
Μ	WATER METER 1-1/2"	1			
POC H	POINT OF CONNECTION 1 1/2" (EXISTING- CONTRACTOR TO LOCATE AND VERIFY)	1			
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	3,423 L.F.			
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,618 L.F.			
	PIPE SLEEVE: PVC SCHEDULE 40	187.9 L.F.			
	Valve Callout				
	Valve Number				

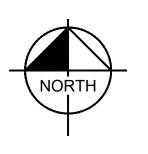
#" •/----- Valve Size

Generated:

CRITICAL ANALYSIS

2022-04-04 08:25

P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Point of Connection Size:	1 1/2"
Flow Available	46.59 GPM
PRESSURE AVAILABLE	
Static Pressure at POC: Pressure Available:	80.00 PSI
Pressure Available:	80.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	11.5 GPM
Flow Available at POC:	46.59 GPM
Residual Flow Available:	35.09 GPM
Critical Station:	1
Design Pressure:	30 PSI
Friction Loss:	1.49 PSI
Fittings Loss:	0.15 PSI
Elevation Loss:	0 PSI
Loss through Valve:	9.01 PSI
Pressure Req. at Critical Station:	40.65 PSI
Loss for Fittings:	1.97 PSI
Loss for Main Line:	19.74 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	14.85 PSI
Loss for Master Valve:	1.97 PSI
Critical Station Pressure at POC:	79.18 PSI
Pressure Available:	80 PSI
Residual Pressure Available:	0.82 PSI
	0.02101
P.O.C. NUMBER: 02	
P.O.C. NUMBER: 02 Water Source Information:	
Water Source Information:	
Water Source Information: FLOW AVAILABLE	
Water Source Information: FLOW AVAILABLE Water Meter Size:	1-1/2"
Water Source Information: FLOW AVAILABLE	1-1/2" 75 GPM
Water Source Information: FLOW AVAILABLE Water Meter Size: Flow Available	
Water Source Information: FLOW AVAILABLE Water Meter Size: Flow Available PRESSURE AVAILABLE	75 GPM
Water Source Information: FLOW AVAILABLE Water Meter Size: Flow Available PRESSURE AVAILABLE Static Pressure at POC:	75 GPM 80.00 PSI
Water Source Information: FLOW AVAILABLE Water Meter Size: Flow Available PRESSURE AVAILABLE Static Pressure at POC: Elevation Change:	75 GPM 80.00 PSI 5.00 ft
Water Source Information: FLOW AVAILABLE Water Meter Size: Flow Available PRESSURE AVAILABLE Static Pressure at POC: Elevation Change: Service Line Size:	75 GPM 80.00 PSI 5.00 ft 3"
Water Source Information: FLOW AVAILABLE Water Meter Size: Flow Available PRESSURE AVAILABLE Static Pressure at POC: Elevation Change: Service Line Size: Length of Service Line:	75 GPM 80.00 PSI 5.00 ft 3" <u>20 ft</u>
Water Source Information: FLOW AVAILABLE Water Meter Size: Flow Available PRESSURE AVAILABLE Static Pressure at POC: Elevation Change: Service Line Size:	75 GPM 80.00 PSI 5.00 ft 3"
Water Source Information: FLOW AVAILABLE Water Meter Size: Flow Available PRESSURE AVAILABLE Static Pressure at POC: Elevation Change: Service Line Size: Length of Service Line:	75 GPM 80.00 PSI 5.00 ft 3" <u>20 ft</u>
Water Source Information: FLOW AVAILABLE Water Meter Size: Flow Available PRESSURE AVAILABLE Static Pressure at POC: Elevation Change: Service Line Size: Length of Service Line: Pressure Available:	75 GPM 80.00 PSI 5.00 ft 3" <u>20 ft</u>
Water Source Information: FLOW AVAILABLE Water Meter Size: Flow Available PRESSURE AVAILABLE Static Pressure at POC: Elevation Change: Service Line Size: Length of Service Line: Pressure Available: DESIGN ANALYSIS	75 GPM 80.00 PSI 5.00 ft 3" <u>20 ft</u> 78.00 psi 46.2 GPM
Water Source Information: FLOW AVAILABLE Water Meter Size: Flow Available PRESSURE AVAILABLE Static Pressure at POC: Elevation Change: Service Line Size: Length of Service Line: Pressure Available: DESIGN ANALYSIS Maximum Station Flow:	75 GPM 80.00 PSI 5.00 ft 3" <u>20 ft</u> 78.00 psi
Water Source Information: FLOW AVAILABLE Water Meter Size: Flow Available PRESSURE AVAILABLE Static Pressure at POC: Elevation Change: Service Line Size: Length of Service Line: Pressure Available: DESIGN ANALYSIS Maximum Station Flow: Flow Available at POC: Residual Flow Available:	75 GPM 80.00 PSI 5.00 ft 3" 20 ft 78.00 psi 46.2 GPM 75 GPM 28.8 GPM
Water Source Information: FLOW AVAILABLE Water Meter Size: Flow Available PRESSURE AVAILABLE Static Pressure at POC: Elevation Change: Service Line Size: Length of Service Line: Pressure Available: DESIGN ANALYSIS Maximum Station Flow: Flow Available at POC: Residual Flow Available: Critical Station:	75 GPM 80.00 PSI 5.00 ft 3" <u>20 ft</u> 78.00 psi 46.2 GPM 75 GPM 28.8 GPM 7
Water Source Information: FLOW AVAILABLE Water Meter Size: Flow Available PRESSURE AVAILABLE Static Pressure at POC: Elevation Change: Service Line Size: Length of Service Line: Pressure Available: DESIGN ANALYSIS Maximum Station Flow: Flow Available at POC: Residual Flow Available: Critical Station: Design Pressure:	75 GPM 80.00 PSI 5.00 ft 3" <u>20 ft</u> 78.00 psi 46.2 GPM <u>75 GPM</u> 28.8 GPM 7 40 PSI
 Water Source Information: FLOW AVAILABLE Water Meter Size: Flow Available PRESSURE AVAILABLE Static Pressure at POC: Elevation Change: Service Line Size: Length of Service Line: Pressure Available: DESIGN ANALYSIS Maximum Station Flow: Flow Available at POC: Residual Flow Available: Critical Station: Design Pressure: Friction Loss: 	75 GPM 80.00 PSI 5.00 ft 3" 20 ft 78.00 psi 46.2 GPM 75 GPM 28.8 GPM 7 40 PSI 2.68 PSI
 Water Source Information: FLOW AVAILABLE Water Meter Size: Flow Available PRESSURE AVAILABLE Static Pressure at POC: Elevation Change: Service Line Size: Length of Service Line: Pressure Available: DESIGN ANALYSIS Maximum Station Flow: Flow Available at POC: Residual Flow Available: Critical Station: Design Pressure: Friction Loss: Fittings Loss: 	75 GPM 80.00 PSI 5.00 ft 3" 20 ft 78.00 psi 46.2 GPM 78.00 PSI 28.8 GPM 28.8 GPM 7 40 PSI 2.68 PSI 0.27 PSI
 Water Source Information: FLOW AVAILABLE Water Meter Size: Flow Available PRESSURE AVAILABLE Static Pressure at POC: Elevation Change: Service Line Size: Length of Service Line: Pressure Available: DESIGN ANALYSIS Maximum Station Flow: Flow Available at POC: Residual Flow Available: Critical Station: Design Pressure: Friction Loss: Fittings Loss: Elevation Loss: 	75 GPM 80.00 PSI 5.00 ft 3" 20 ft 78.00 psi 46.2 GPM 46.2 GPM 28.8 GPM 28.8 GPM 7 40 PSI 2.68 PSI 0.27 PSI 0 PSI
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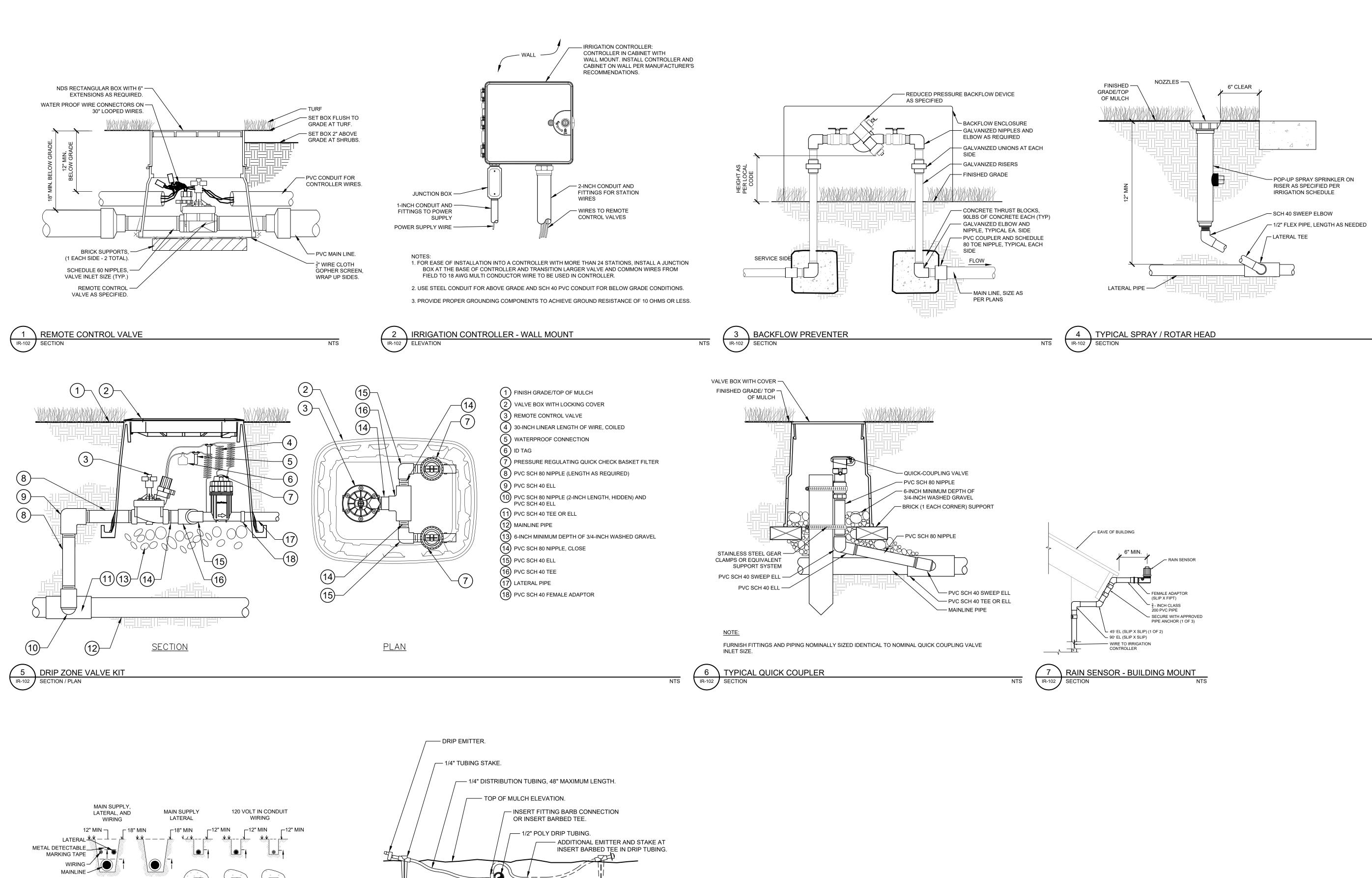


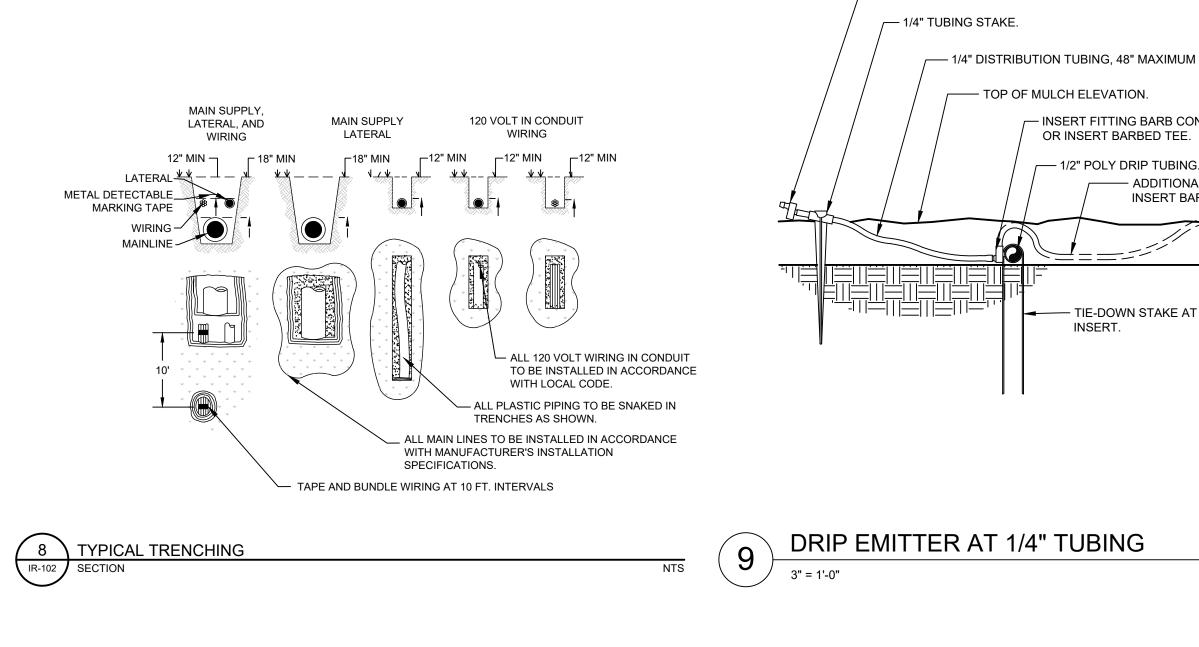
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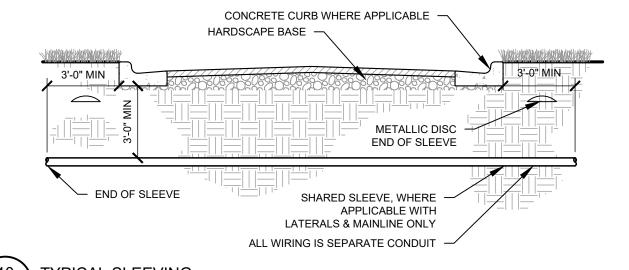
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ISSUED FOR: CONSTRUCTION DOCUMENTS SHEET NO.





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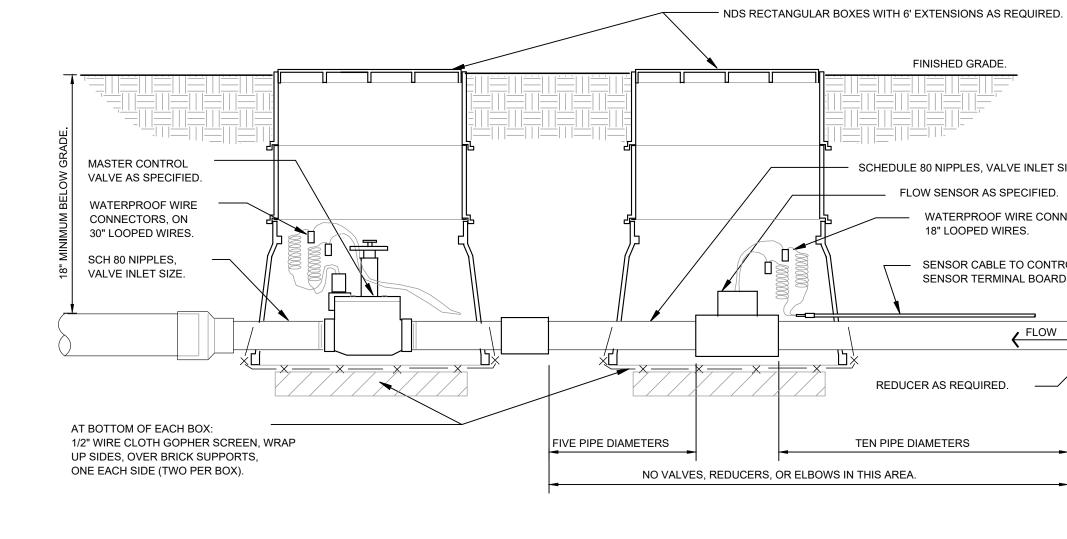


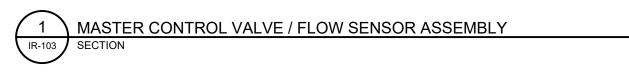
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ISSUED FOR: CONSTRUCTION DOCUMENTS SHEET NO. IR-102





GENERAL IRRIGATION SPECIFICATIONS AND NOTES

- 1. THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
- 2. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- 4. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
- 5. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE. REFER TO CRITICAL ANALYSIS FOR ASSUMED STATIC PRESSURE.
- 6. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
- 7. IRRIGATION DESIGN IS SCHEMATIC ONLY. FULL AND COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE OWNER'S REPRESENTATIVE.
- 8. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
- 9. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
- 10. IRRIGATION CONTRACTOR TO COORDINATE POWER SUPPLY TO ELECTRIC CONTROLLERS WITH ELECTRICAL CONTRACTOR.
- 11. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
- 12. IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN, ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
- 13. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS, AS SPECIFIED.
- 12. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED. 13. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION
- WATER METER.
- REPRESENTATIVE.
- 15. CONTRACTOR TO COORDINATE LOCATION OF ALL METERS AND BACKFLOW ASSEMBLIES WITH PROJECT OWNER.
- 16. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
- 17. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE. 18. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
- SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
- 20. SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE. OPEN CUT IS NOT AN OPTION.
- 21. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
- 22. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
- 23. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN VALVE BOXES.
- 24. ALL UNSIZED PIPE SHALL BE 3/4" UNLESS OTHERWISE NOTED ON PLAN. SEE LATERAL PIPE SIZING REQUIREMENTS.
- 25. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
- 26. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
- 27. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND DRIP INDICATOR.
- 28. IRRIGATION CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET APPROPRIATE FOR ITS LOCATION. (INDOOR VS. OUTDOOR
- USE) 29. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
- 30. LOCATE THE AUTOMATIC RAIN / FREEZE SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE
- OF ANY SPRINKLER HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.
- 31. CONTRACTOR SHALL PERFORM HYDRO-TESTING OF MAIN LINES.

HYDRO-TESTING TO BE PERFORMED AS LISTED:

- THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING. PRIOR TO BACKFILLING, CONTRACTOR SHALL FILL PIPING WITH WATER, IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, TAKING CARE TO PURGE THE AIR FROM IT. A SMALL, HIGH PRESSURE PUMP OR OTHER MEANS OF MAINTAINING A CONTINUOUS WATER SUPPLY SHALL BE CONNECTED TO THE PIPING AND SET SO AS TO MAINTAIN 125 PSI FOR TWO (2) HOURS WITHOUT INTERRUPTION. CONTRACTOR SHALL MAKE ANY NECESSARY CORRECTIONS AND RETEST THE SYSTEM UNTIL THE OWNER'S REPRESENTATIVE IS SATISFIED THAT THE SYSTEM IS REASONABLY SOUND.
- 32. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS.
- 33. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 $\frac{1}{4}$ " ELECTRICAL CONDUIT.
- 34. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS. 35. ALL UNIMPROVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.
- 36. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

19. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY

14. INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES. FINAL LOCATION SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED

3. ALL CONSTRUCTION SHALL CONFORM TO TOWN, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT

FINISHED GRADE.

SCHEDULE 80 NIPPLES, VALVE INLET SIZE.

FLOW SENSOR AS SPECIFIED.

18" LOOPED WIRES.

REDUCER AS REQUIRED.

TEN PIPE DIAMETERS

WATERPROOF WIRE CONNECTORS ON

FI OW

PVC MAIN LINE

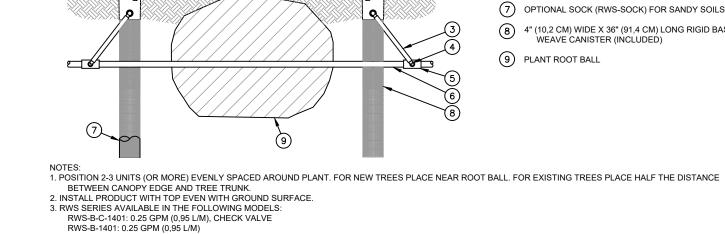
DEVICE.

FROM BACKFLOW

SENSOR CABLE TO CONTROLLER

SENSOR TERMINAL BOARD





5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

RWS-B-X-1401: 0.25 GPM (0.95 L/M), 18" (45,7 CM) SWING ASSEMBLY RWS-B-C-1402: 0.5 GPM (1,9 L/M), CHECK VALVE

ROOT WATERING SYSTEM

RWS-B-1402: 0.5 GPM (1,9 L/M)

AND ROOT PENETRATION.

IR-103

RWS-B-C-1404: 1.0 GPM (3,8 L/M), CHECK VALVE

6. OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.

4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1,9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION

FINISH GRADE/TOP OF MULCH ROOT WATERING SYSTEM: RAIN BIRD RWS SWING ASSEMBLY (INCLUDED)

1/2" (1,3 CM) MALE NPT INLET (INCLUDED) PVC SCH 40 TEE OR EL

PVC OR POLYETHYLENE LATERAL PIPE

) OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS 4" (10,2 CM) WIDE X 36" (91,4 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)

9 PLANT ROOT BALL

ESTABLISH NEW LANDSCAPES.

	 <u>INSTALLATION NOTES:</u> 1. ALL MAIN LINE TO BE INSTALLED ACCORDING AND TESTED TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. 2. ALL TRENCH DEPTHS AND WIDTHS SHALL BE SHOWN ON THE TYPICAL TRENCHING DETAILS. 	
3 TYPICAL THRUST BLOC	ск	

THE CITY OF COLORADO SPRINGS HAS ADOPTED PERMANENT WATER-WISE REGULATIONS AT THE START OF 2020 WHICH WILL AFFECT THE OVERALL OPERATION OF THE IRRIGATION SYSTEM: WATERING IS LIMITED TO THREE DAYS A WEEK (DRIP IRRIGATION IS ALLOWED AT ANY TIME). ESTABLISHMENT PERMITS ARE REQUIRED FROM COLORADO SPRINGS UTILITIES FOR CUSTOMERS WHO NEED TO TEMPORARILY WATER MORE THAN THREE DAYS A WEEK TO • FROM MAY 1 TO OCTOBER 15, SPRINKLERS CAN BE OPERATED BEFORE 10 A.M. AND AFTER 6 P.M. SPRINKLERS CAN BE OPERATED AT ANY TIME OF DAY BEFORE MAY 1 AND AFTER OCTOBER ALLOCATION PLANS ARE AVAILABLE FOR CUSTOMERS WHO NEED MORE WATERING SCHEDULE FLEXIBILITY FROM COLORADO SPRINGS UTILITIES. NOTE: THE WATERING SCHEDULE PROVIDED IS CONCEPTUAL; IT IS DISPLAYED TO SHOW COMPLIANCE WITH THE CITY OF COLORADO SPRINGS WATER-WISE ORDINANCE. CONTRACTOR SHALL VERIFY AND SET A COMPLIANT WATERING SCHEDULE WITH THE PROPERTY OWNER AND/OR THEIR ASSIGNS.

IR-103 SECTION



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CONSTRUCTION DOCUMENTS

SHEET NO.

IR-103

Landscape Plan Drawings_V1.pdf Markup Summary

8/8/2022 8:59:42 AM (1)



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8/8/2022 8:59:46 AM (1)



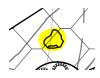
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8/8/2022 9:00:01 AM (1)



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8/8/2022 9:00:03 AM (1)



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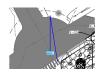
8/8/2022 9:00:41 AM (1)



Subject: Callout Page Label: L-101 Author: dsdlaforce Date: 8/8/2022 9:00:41 AM Status: Color: Layer: Space:

Add to the legend.

8/8/2022 9:01:26 AM (1)



Subject: Callout Page Label: L-101 Author: dsdlaforce Date: 8/8/2022 9:01:26 AM Status: Color: Layer: Space:

8/8/2022 9:02:45 AM (1)



Subject: Callout Page Label: IR-100 Author: dsdlaforce Date: 8/8/2022 9:02:45 AM Status: Color: Layer: Space: Move plants/item highlighted in yellow outside the ROW.

Move the irrigation line out of the ROW

8/8/2022 9:03:02 AM (1)



Subject: Highlight Page Label: IR-100 Author: dsdlaforce Date: 8/8/2022 9:03:02 AM Status: Color: Layer: Space:

8/9/2022 10:02:10 AM (1)



Subject: Text Box Page Label: L-001 Author: Linda.Nguyen Date: 8/9/2022 10:02:10 AM Status: Color:

Layer: Space: Provide the following information box:

Owner name, contact phone # and email address Applicant name, contact phone # and email (if not owner)

Plan preparer name, phone # and email address

Include the following on the plan:

Vicinity map showing the subdivision in relation to section lines, rights-of way, and all existing/proposed arterial or collector roadways

The existing zoning of the subject property and existing zoning of surrounding properties.

Location and dimensions of all property lines, rights-of-way and all existing and proposed easements

Location and classification of all existing and proposed internal and adjacent roadways

The location of all utilities, walls, fences, exterior parking and loading areas, pedestrian walks or paths, pedestrian areas, vehicular drives, storm water detention areas, and other man-made elements. Detail drawings of all required structures used for screening purposes (Example: refuse areas, equipment screening, and/or gates)

The location, type, size, and quantity of major existing plant materials meeting the plant type requirements, including all vegetated ground cover areas, shrubs, and trees, with information as to which materials are proposed to be removed and which shall be retained or relocated

Please refer to Landscape Plan Checklist

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Subject: File Attachment Page Label: L-001 Author: Linda.Nguyen Date: 8/9/2022 10:04:54 AM Status: Color: Layer: Space:

8/9/2022 10:11:40 AM (1)



Subject: Text Box Page Label: L-101 Author: Linda.Nguyen Date: 8/9/2022 10:11:40 AM Status: Color: Layer: Space:

6.3.3. (C)

(4)Gates. (a)Gate Location and Dimensions. Gates shall be located a minimum of 30 feet from the public right-of-way and shall not open outward. The opening provided through a gate shall be 2 feet wider than the traveled way.(b)Locks. Fire department personnel shall have ready access to locking mechanisms on a gate restricting access to a fire line. Proposed changes to access shall be approved by the Fire Authority.

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Subject: Arrow Page Label: L-101 Author: Linda.Nguyen Date: 8/9/2022 10:11:49 AM Status: Color: Layer: Space:

8/9/2022 10:15:08 AM (1)



Subject: Callout Page Label: L-102 Author: Linda.Nguyen Date: 8/9/2022 10:15:08 AM Status: Color: Layer: Space:

Clarify if landscaping for the parking lot @ school site is part of this application's scope of work