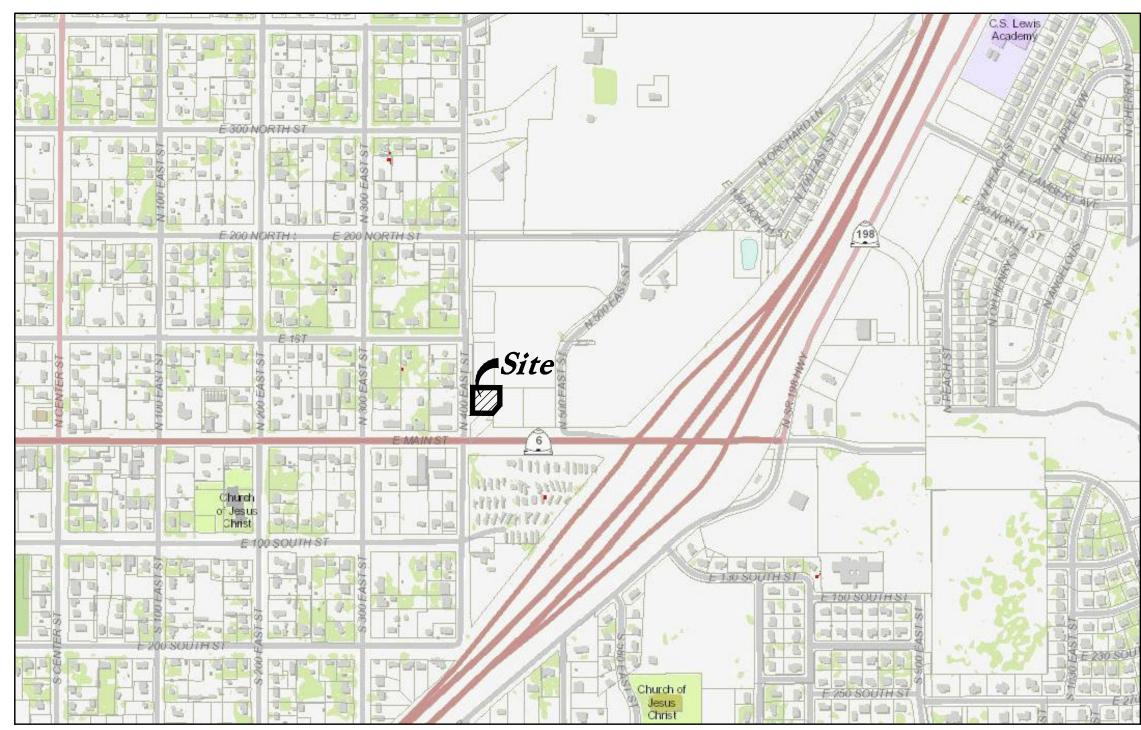


30 North 400 East Street Santaquin City, Utah





Civil Sheet Index

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CO.1 Demolition Plan	CO.1
C1.1 Site Plan	C1.1
C2.1 Grading Plan	C2.1
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Owner / Developer

Owned and developed by CJM Limited Liability Limited Partnership. Registered Address at 621 Washington Street South, Twin Falls, Idaho 83301.

Santaquin City Notes

The developer and the general contractor understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compliance with all state and Santaquin City codes, ordinances and standards. These plans are not all inclusive of all minimum codes, ordinances and standards. This fact does not relieve the developer or general contractor from the full compliance with all minimum state and Santaquin City codes, ordinances

Santaquin City Note to Developers & General Contractors All recommendations made in the provided geotechnical report/study shall be followed explicitly during construction of building and site improvements.

> Legal Description Lot 4, Ridley's Subdivision

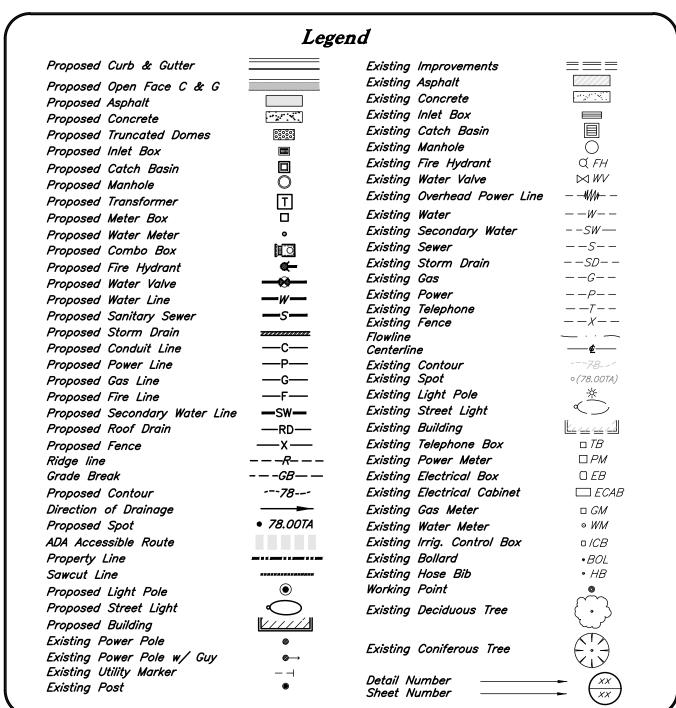
10 Aug, 2021

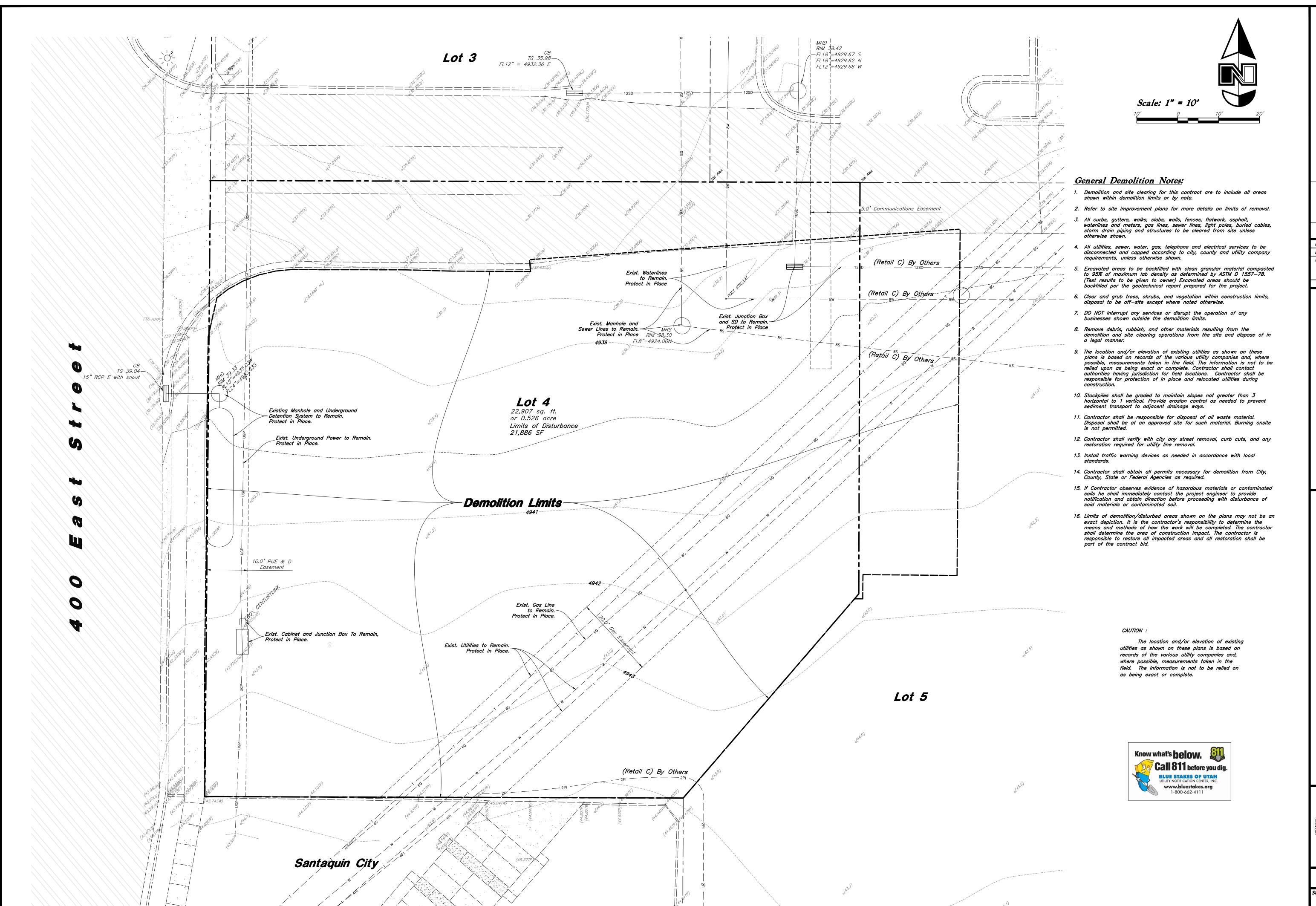
Designed by: SY

21-003 CV

Hose Bib Telephone Box Top Back of Curb Top of Grate Lip of Gutter Top of Concrete Finish Grade - Top of Retaining Wall Vertical Curve Vertical Point of Curve PCC Vertical Point of Tangency Waterline PM Working Point Water Valve

Abbreviations





Designed by: SY
Drafted by: KF

21-003 DM

Client Name: Ridley's

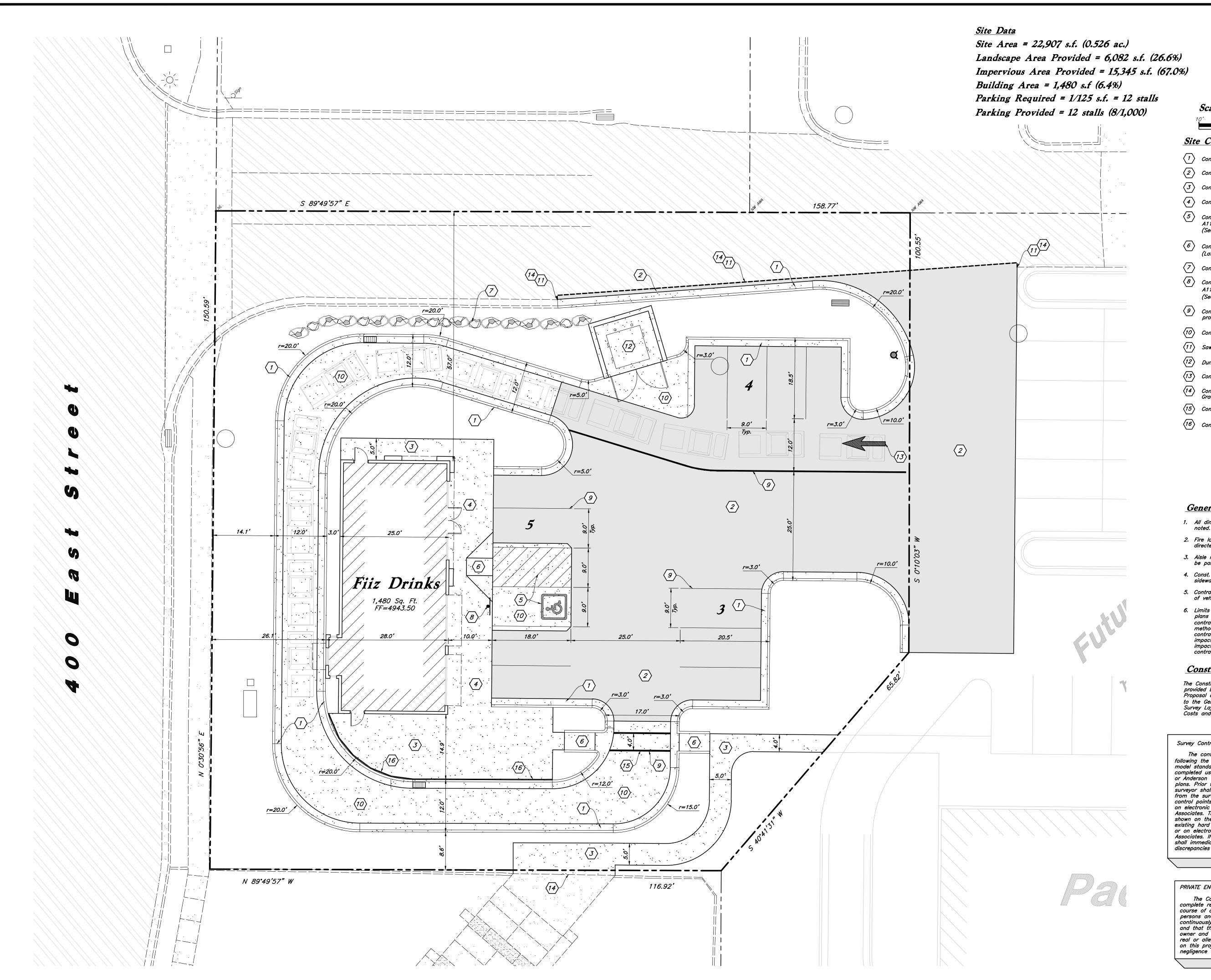
ON WAHLEN & ASSOCIATES

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No. 7879289 SHAUN A YOUNG REED 8/10/21 8/10/21

10 Aug, 2021

CO.1





Scale: 1" = 10'

Site Construction Notes

- (1) Const. 24" Curb & Gutter
- 4 Const. Thickened Edge Sidewalk
- 5 Const. Accessible Striping per MUTCD & ICC/ANSI (2.3)
 A117.1 (Latest Edition)
 (See Accessible Details and Notes)
- 6 Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- (7) Const. Boulder Retaining Wall (2' Max Height)
- 8 Const. Accessible VAN Sign per MUTCD & ICC/ANSI (2)
 A117.1 (Latest Edition)
 (See Accessible Details and Notes)
- 9 Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
- $\langle 10 \rangle$ Const. Concete Paving $\left(\frac{6}{C4.1} \right)$
- (11) Sawcut; Provide Smooth Clean Edge
- (12) Dumpster Enclosure (See Arch. Plans)
- (13) Const. Directional Arrows per MUTCD
- Connect to Existing Improvements and Match Grade Elevation
- (15) Const. Painted Crosswalk
- $\langle 16 \rangle$ Const. Handrails (See Architectural Details)

General Site Notes:

- 1. All dimensions are to back of curb unless otherwise
- Fire lane markings and signs to be installed as directed by the Fire Marshal.
- Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- 4. Const. curb transition at all points where curb abuts sidewalk, see detail.
- Contractor shall place asphalt paving in the direction of vehicle travel where possible.
- 6. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed and Analysis and Associated ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

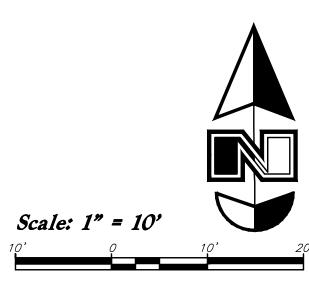
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property: that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Designed by: SY Drafted by: KF Client Name:

21-003 SP

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10 Aug, 2021



General Grading Notes:

- 1. All grading shall be in accordance with the project geotechnical study.
- 2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
- 3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
- Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
- 6. Fills shall be benched into competent material as per specifications and geotechnical report.
- 7. All trench backfill shall be tested and certified by a Geotechnical
- 8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- 9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether send come or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field
- 10. Dust shall be controlled by watering.
- 11. The location and protection of all utilities is the responsibility of the
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
- 13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
- 14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
- 15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
- Aggregate base shall be compacted per the geotechnical report prepared for the project.
- 17. The recommendations in the following Geotechnical Engineering Report by GSH are included in the requirements of grading and site Preparation. The Report is titled "Proposed Ridley's Market Development (NEC) of Main Street and 400 South"
- Project No.: 2588-001-18 Dated: April 26, 2018
- 18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contract as a contract of the contract of may not accurately reflect existing topographic conditions.
- 19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

- 1. Open face gutter shall be constructed where drainage is directed away from curb.
- 2. Open face gutter locations are indicated by shading and notes on the aradina plan. grading plan.
 - It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
 - 4. Refer to the typical details for standard and open face curb and gutter
- 2 5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary. smooth. Hand form these areas if necessary.
 - 6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

- 1. Concrete sidewalk shall be constructed with a cross slope of 1.5% (2.08% Maximum) unless shown otherwise on plan.
- Running slope of sidewalks shall be built per grades shown on the plan.
 where grades are not provided, sidewalks shall be constructed with a
 maximum running slope of 4.5%
- 3. Refer to the Site Plan for sidewalk dimensions.

Designed by: SY Drafted by: KF

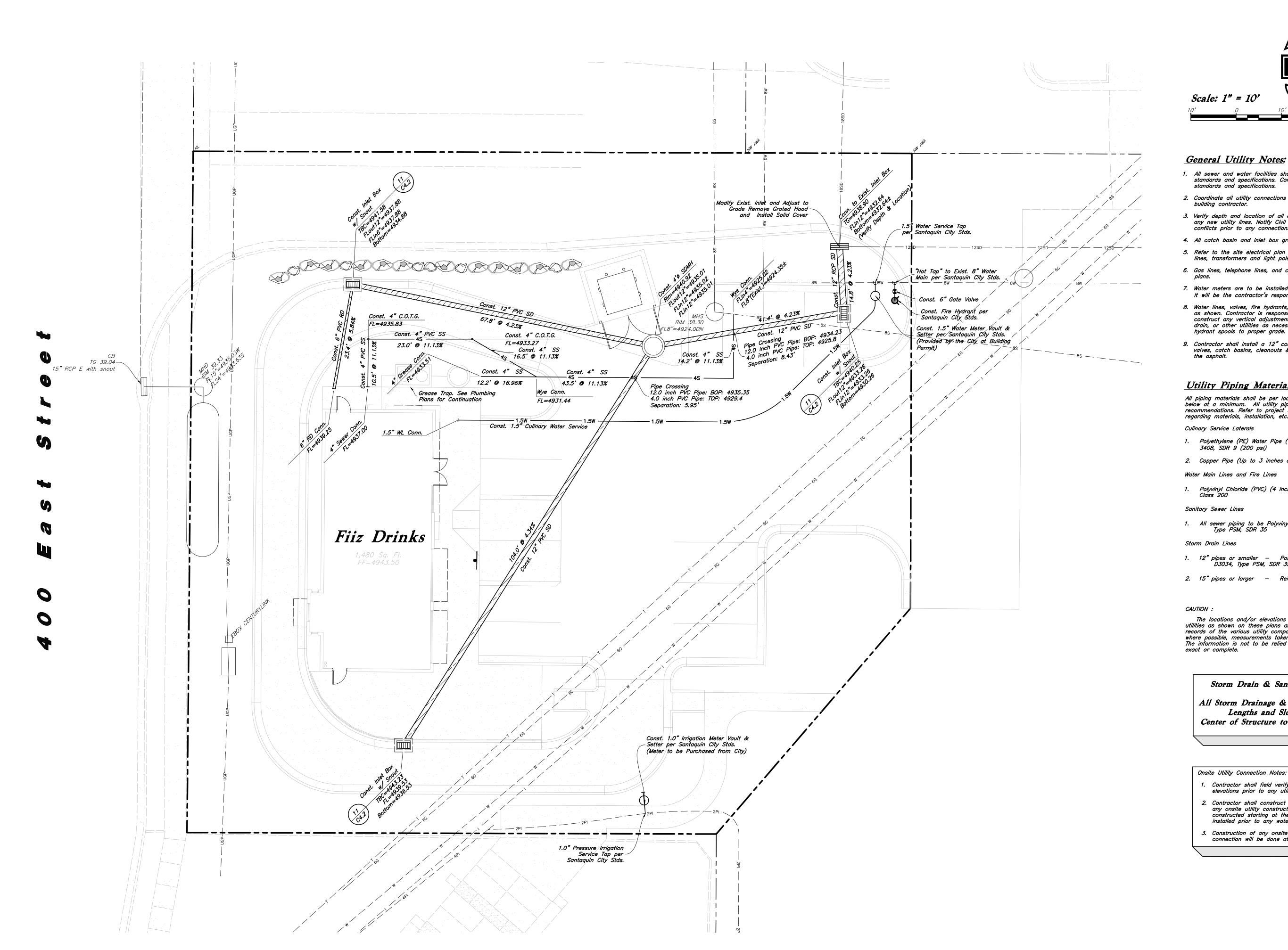
Client Name: Ridley's

21-003 GR

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10 Aug, 2021

C2.1





General Utility Notes:

- All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
- 2. Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- 4. All catch basin and inlet box grates are to be bicycle proof.
- 5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- 6. Gas lines, telephone lines, and cable TV lines are not a part of these
- 7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- 8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other transportations are designed.
- 9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

- Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
- 2. Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200

Sanitary Sewer Lines

All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

- 12" pipes or smaller Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 2. 15" pipes or larger Reinforced Concrete Pipe, ASTM C76, Class III

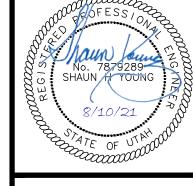
The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

- Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
- 2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
- Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.



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Utility

Designed by: SY Drafted by: KF

Ridley's

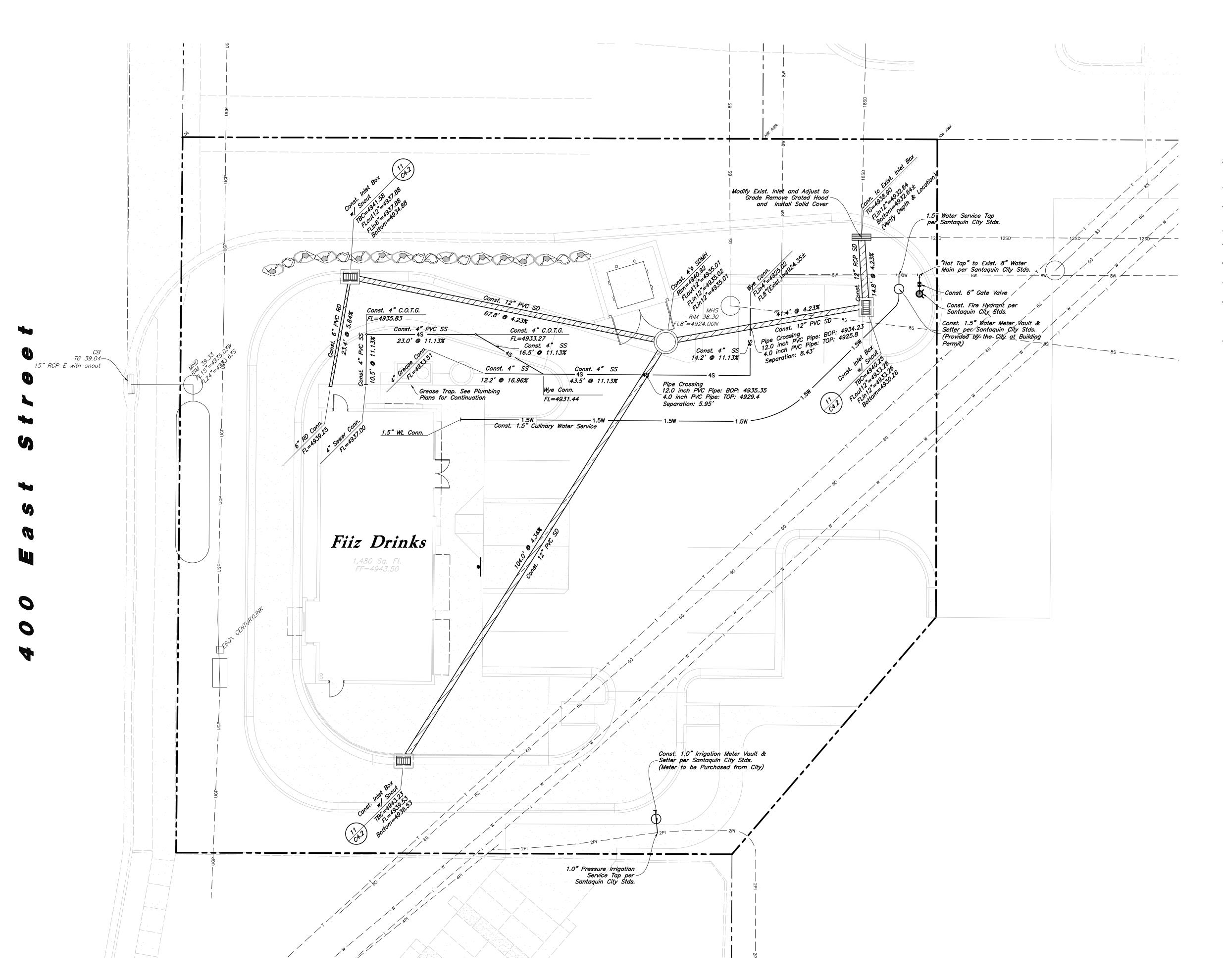
21-003 UT

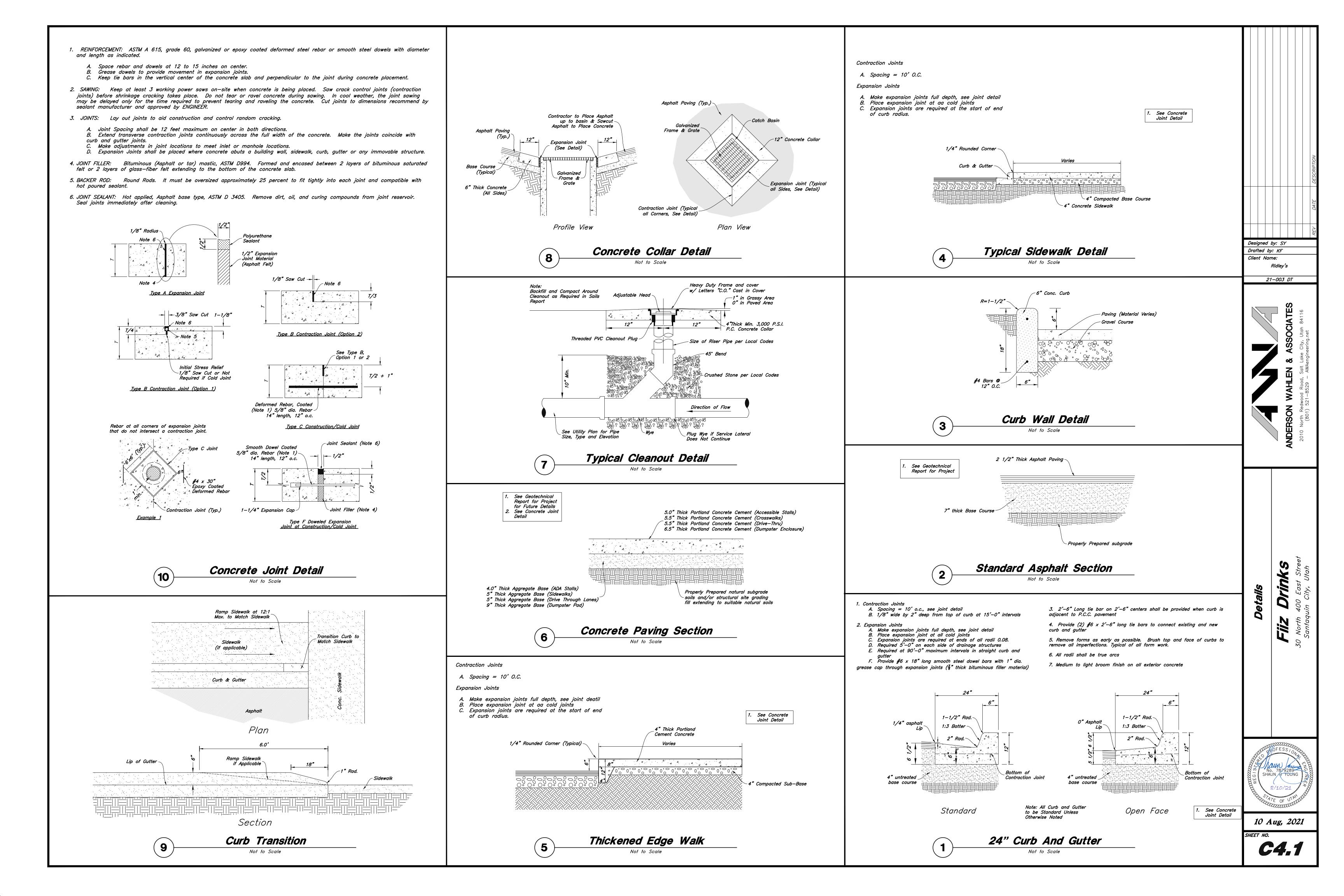
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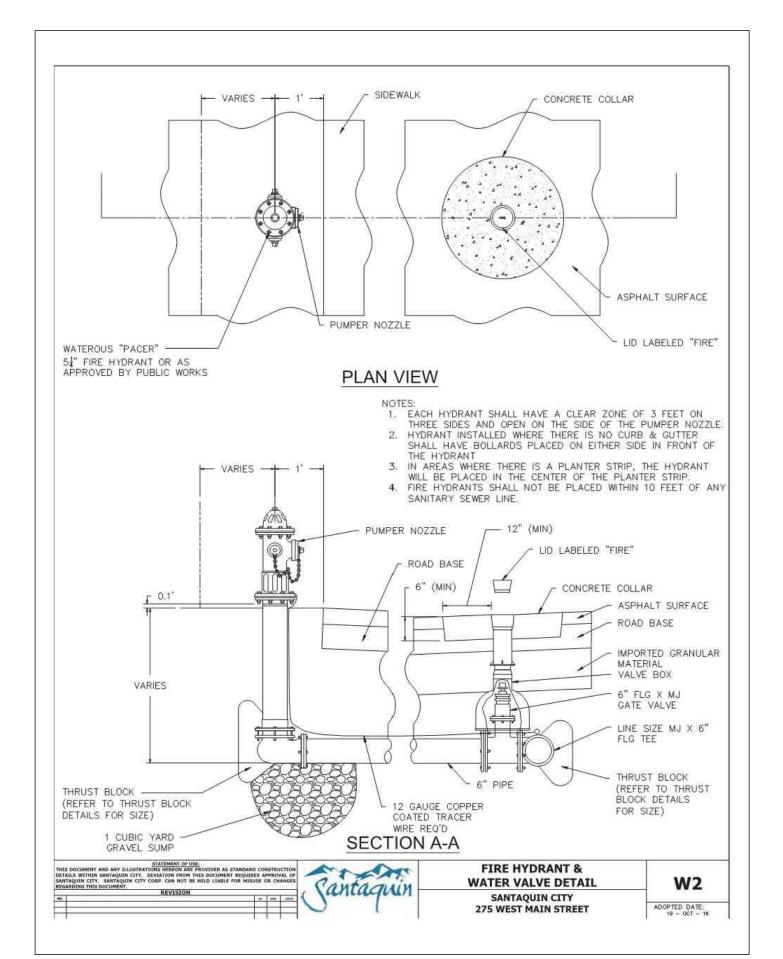
10 Aug, 2021

C3.1

Know what's **below.** Call 811 before you dig. BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. www.bluestakes.org 1-800-662-4111

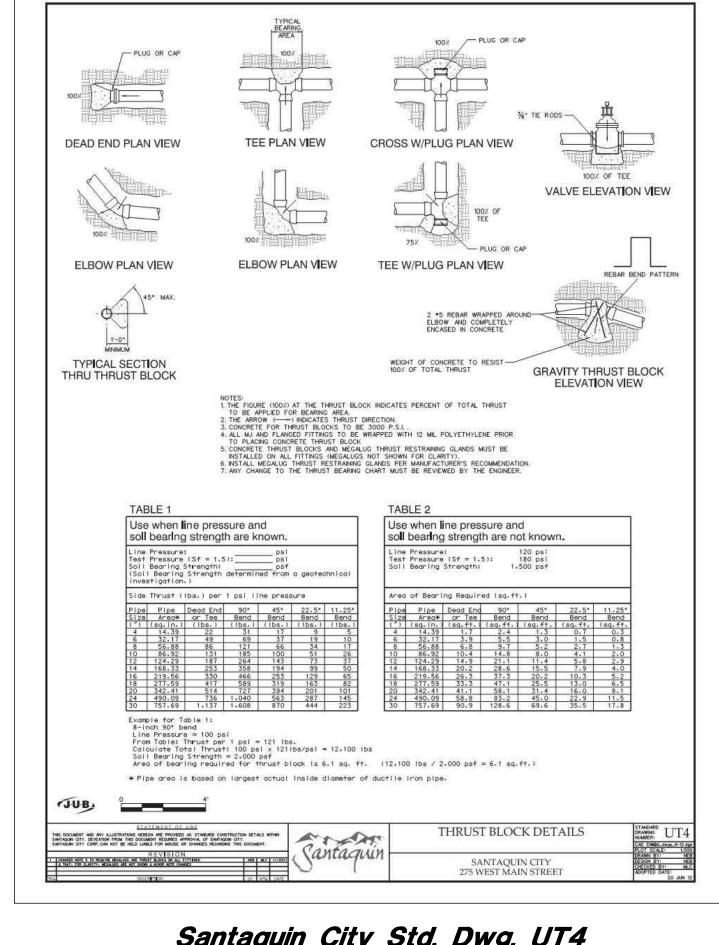






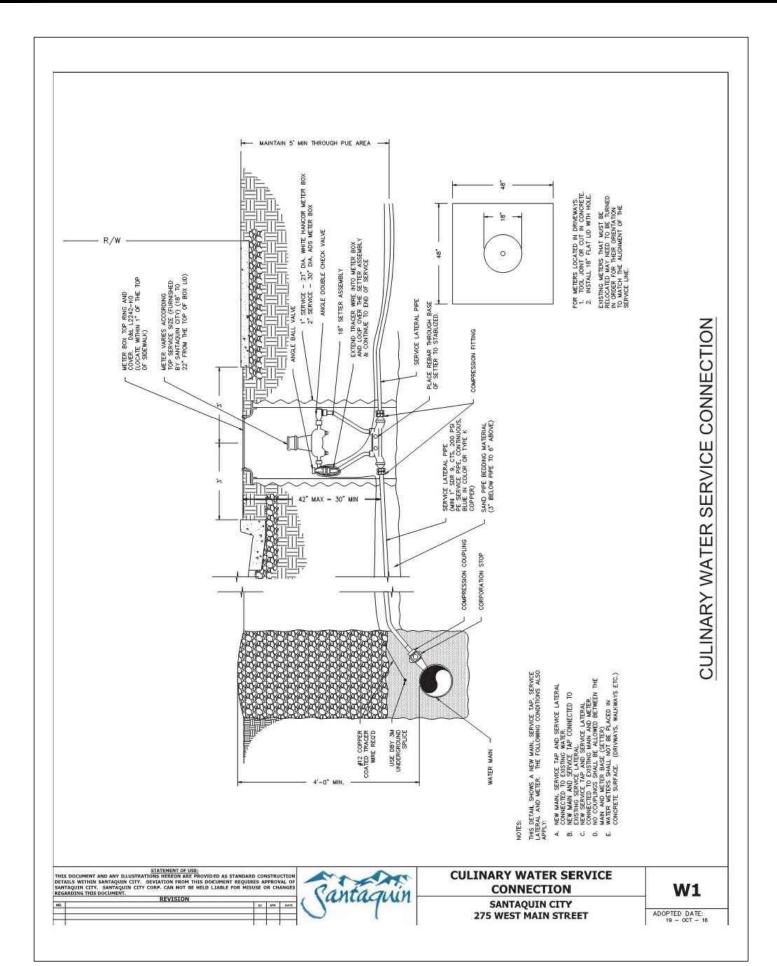
Santaquin City Std. Dwg. W2
Fire Hydrant & Water Valve

Not to Scale



Santaquin City Std. Dwg. UT4
Thrust Block Details

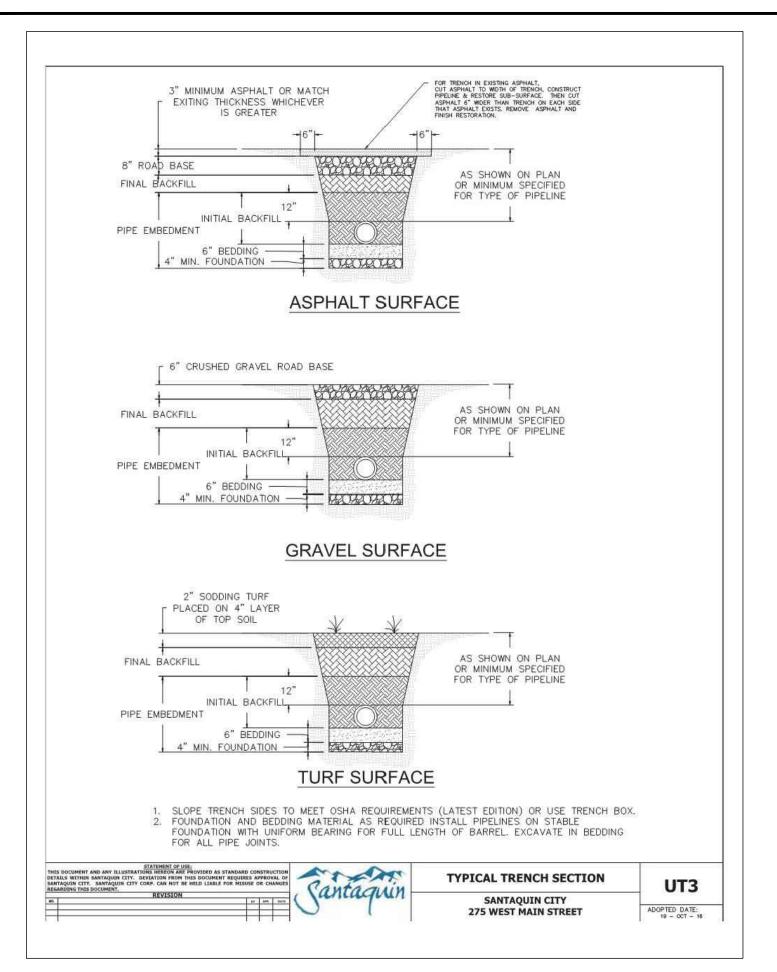
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Santaquin City Std. Dwg. W1

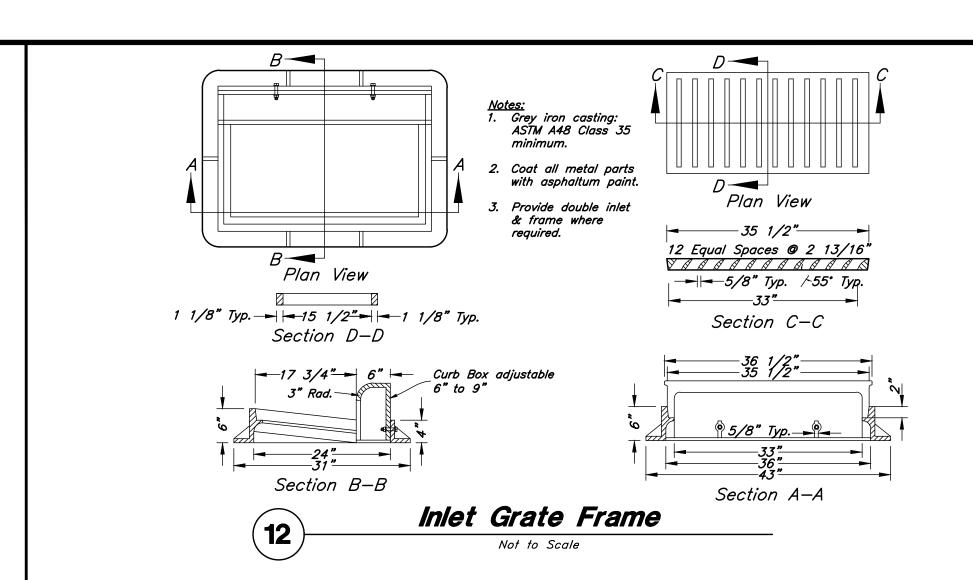
Culinary Water Service Connection

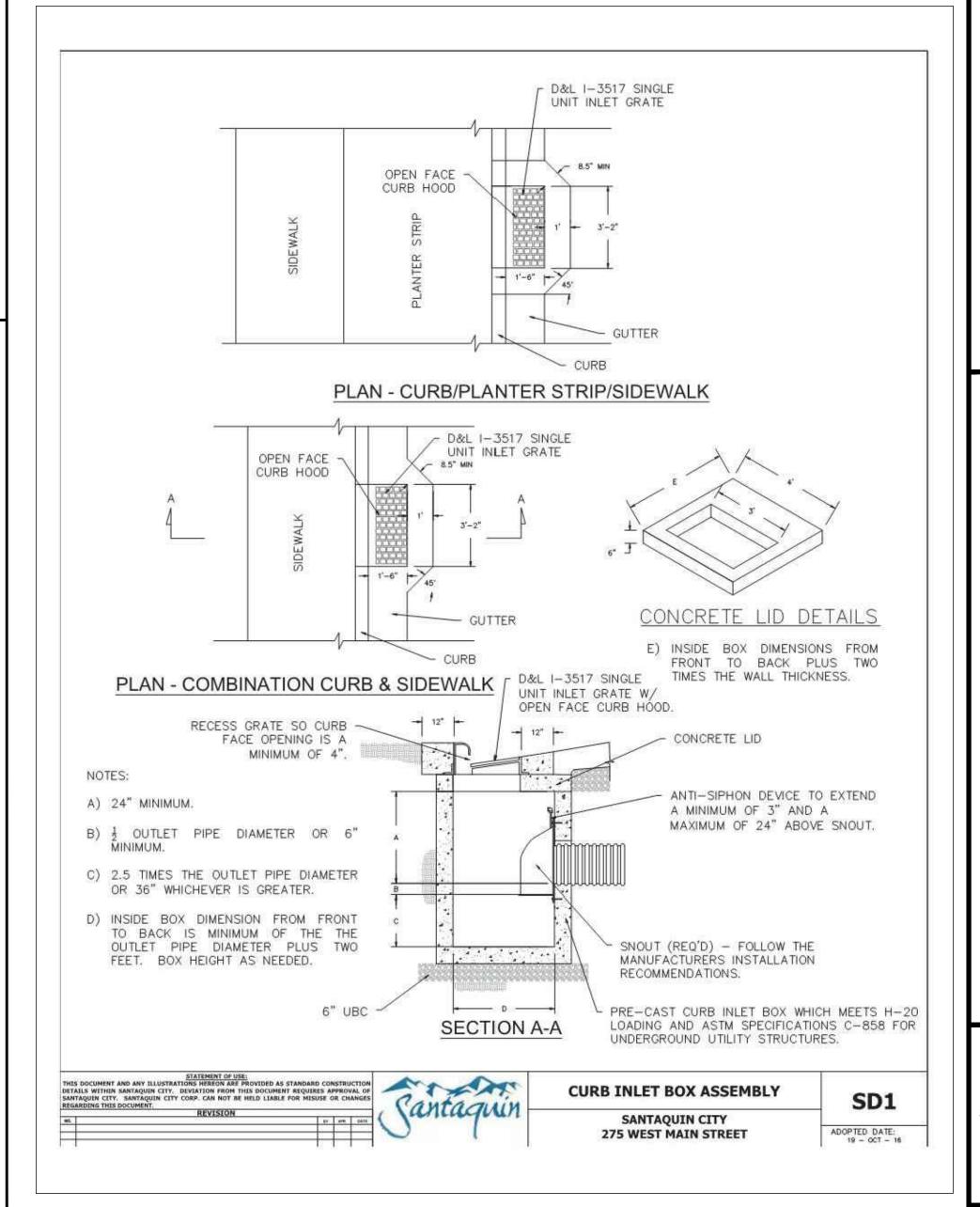
Not to Scale



Santaquin City Std. Dwg. UT3
Typical Trench Section

Not to Scale





Santaquin City Std. Dwg. SD1 Curb Inlet Box Assembly

Not to Scale

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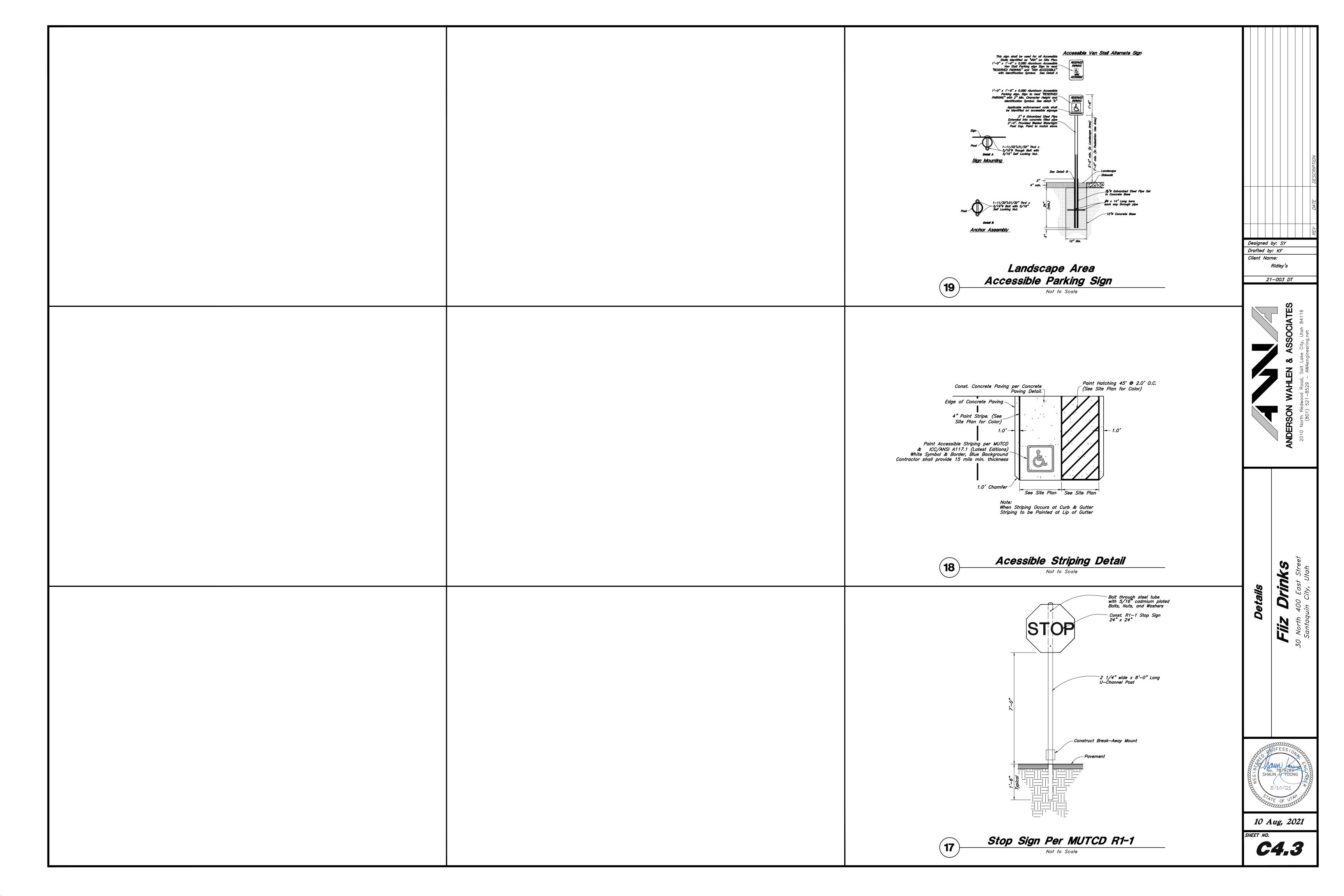
10 Aug, 2021

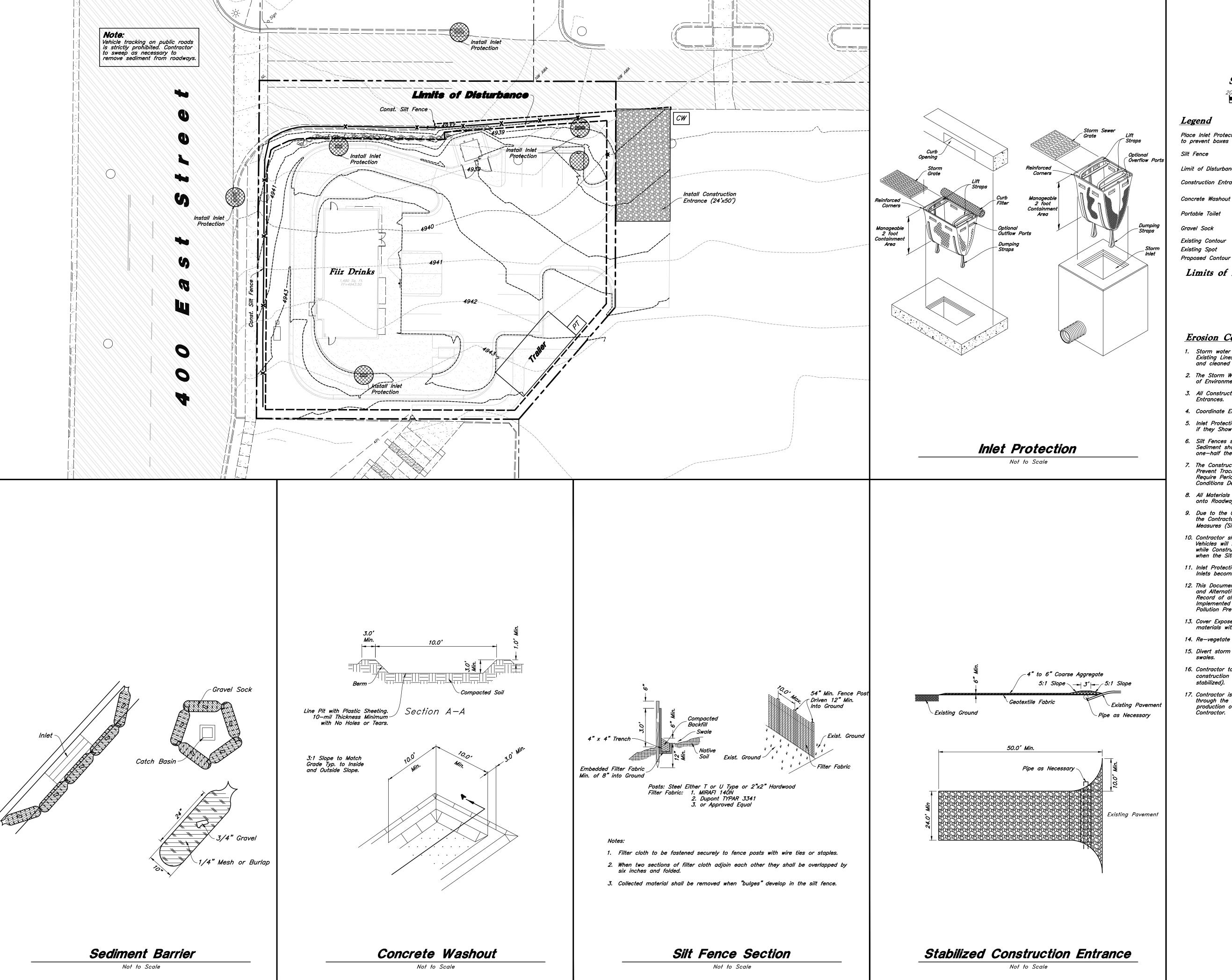
Designed by: SY

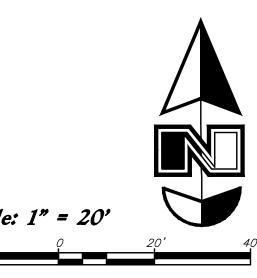
Drafted by: KF
Client Name:

21-003 DT

C4.2







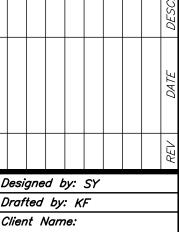
Legend

Place Inlet Protection at all Inlet Locations to prevent boxes from silting. **—**X— Limit of Disturbance Construction Entrance / Truck Wash (50'x24' Min.) CW Concrete Washout Area Gravel Sock Existing Contour Existing Spot o(78.00TA) ---78---

Limits of Disturbance = 17,688 s.f. or 0.406 acres

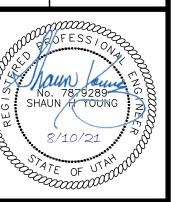
Erosion Control Notes

- 1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
- 2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
- 3. All Construction equipment will enter thru Designated Construction
- 4. Coordinate Entrance locations with the local jurisdiction.
- Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
- Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one—half the Height of the Silt Fence.
- 7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right—of—Way. This may
 Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
- All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
- 9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
- 10. Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
- Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
- 12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
- 13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
- 14. Re-vegetate areas where landscaping has died or not taken hold.
- 15. Divert storm water runoff around disturbed soils with berms or dirt
- 16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise
- 17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the



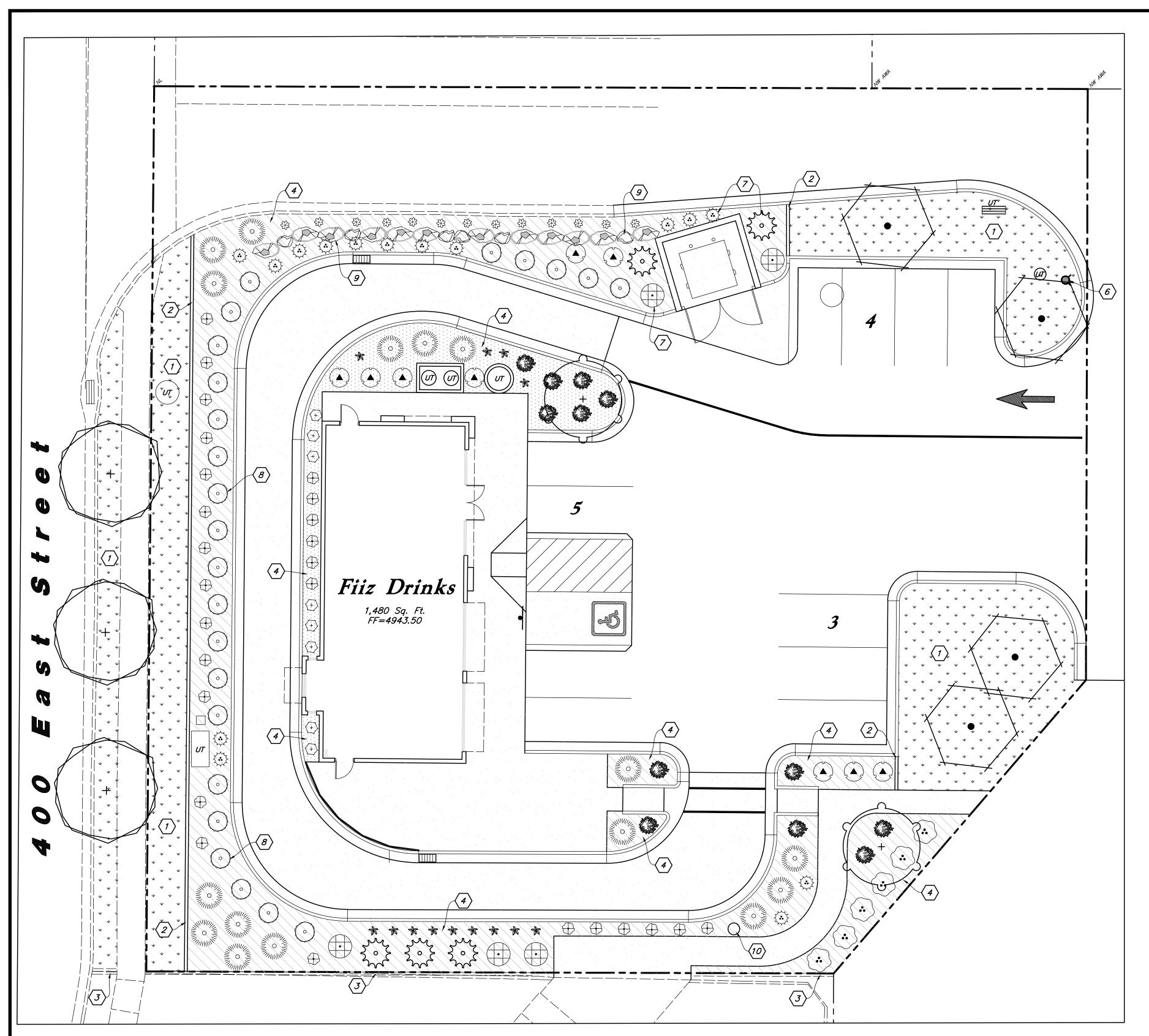
Drafted by: KF Client Name: Ridley's

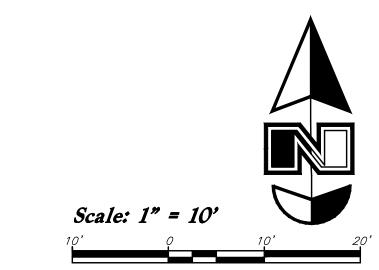
21-003 EC



10 Aug, 2021

C5.1





PLANT SCHEDULE

		_		
	DECIDUOUS TREES	<u>QTY</u>	BOTANICAL / COMMON NAME	<u>SIZE</u>
	$\left(\cdot \right)$	3	Koelreuteria paniculata / Golden Rain Tree	2" Caliper
(.)	2	Quercus robur 'Skyrocket' / Skyrocket English Oak	2" Caliper
`	$\langle \cdot \rangle$	4	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2" Caliper
	EVERGREEN TREES	<u>QTY</u>	BOTANICAL / COMMON NAME	<u>SIZE</u>
		5	Picea pungens glauca / Columnar Spruce	6-8° Ht.
	<u>EVERGREEN SHRUBS</u>	<u>QTY</u>	BOTANICAL / COMMON NAME	<u>SIZE</u>
	\odot	24	Buxus x 'Green Mound' / Green Mound Boxwood	5 gal
		16	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal
	ORNAMENTAL GRASSES	<u>QTY</u>	BOTANICAL / COMMON NAME	<u>SIZE</u>
	₹ . }	15	Calamagrostis x a. 'Karl Foerster' / Feather Grass	1 gal
	\bigoplus	26	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	1 gal
	<u>PERENNIALS</u>	<u>QTY</u>	BOTANICAL / COMMON NAME	<u>SIZE</u>
	*	13	Hemerocallis x 'Red Hot Returns' / Red Hot Returns Daylily	1 gal
	£	13	Nepeta x faassenii 'Dropmore' / Catmint	1 gal
	<u>DECIDUOUS SHRUB</u>	QTY	BOTANICAL / COMMON NAME	<u>SIZE</u>
	\ + \	8	Berberis thunbergii 'Orange Rocket' / Orange Rocket Barberry	5 gal
		5	Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal
	•	6	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
		9	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal
		12	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	5 gal
	<u>LAWN</u>	<u>QTY</u>	BOTANICAL / COMMON NAME	<u>TYPE</u>
	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	2,797 sf	Poa pratensis / Kentucky Bluegrass Blend	sod
	<u> </u>			

(1) Install New Lawn

Landscape Data

Site Area = 22,907 s.f. (0.526 ac.)

400 East Street Frontage = 126 l.f.

1. All Landscape Material Shall be Fully Irrigated by an

Automatic Irrigation System. Drip for Shrub Areas and Spray for Lawn Areas. See Irrigation Sheets L2.1 for Layout and Sheet L3.1 for Details.

2. Adjust Landscape Material as Needed to Allow Access to all New and Existing Utilities. Irrigation Components Shall be Spaced Between Plant Material to Allow Easy Access

3. All Areas Disturbed by Construction Shall be Landscaped and Not Left Undone. Blend New Landscape into Existing Corner Landscape.

Parking Area = 4,838 s.f.

Landscape Notes:

Landscape Area Required = 2,291 s.f. (10%)

Landscape Area Provided = 6,082 s.f. (27%)

Landscape Parking Required = 484 s.f. (10%)

Landscape Parking Provided = 538 s.f. (11.1%)

400 East Street Trees Req. = 3 Trees (3 Provided)

 $\langle 2 \,
angle$ Install Landscape Concrete Curbing

Landscape Keynotes

Existing Landscape Concrete Curbing

Irrigation Water Meter and Connection

- See Irrigation Plan for More Detail New Fire Hydrant; Verify that There is 3' Clearance Around Hydrant

 $\left\langle 7
ight
angle$ Planting Screen for Dumpster 8 3' High Evergreen Planting Screen for Parking Lot

9 Rock Retaining Wall; Clean Dirt Out Between Rocks and Install Decorative Stone; Wash Dirt off of Rocks; See Material Schedule for More Detail

10 Irrigation Secondary Meter – See Utility and Irrigation Plan for More

UT - Existing/New Utility Box or Manhole

- 1. Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
- 2. Contractor shall call Blue Stake before excavation for plant material.

General Landscape Notes:

- 3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- 4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- 5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- 6. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- 7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean—up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- 8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurseryman, Inc. In addition, all new plant material shall be of specimen quality.
- 9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.

- 10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
- 11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
- 12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to quarantee life of plants
- 13. The contractor shall install all landscape material per plan, notes and details.
- 14. All existing and relocated trees shall be properly protected. Trees damaged during construction shall be replaced at no cost to the owner.
- 15. Plant names are abbreviated on the drawings, see plant Ischedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- 16. No grading or soil placement shall be undertaken when soils are wet or frozen.
- 17. Imported topsoil shall be used for landscape areas. The landscape contractor shall perform a soil test on imported topsoil and amend per soil test recommendations. Soil test to be done by a certified soil testing agency. Provide new imported topsoil as needed from a local source. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. Topsoil to be installed in all landscaping areas.
- 18. Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
- 19. Provide a 12" depth of imported topsoil in parking islands and an 8 inch depth in all other shrub areas.

20. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.

Decorative Stone #1 - Install a (3) Three Inch Depth over Dewitt Pro5 Weed Barrier;

Prior to Installation; Stone Shall be 1" Diameter Crushed, Fractured Talon's Cove

Decorative Stone #2 - Install a (4) Four Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Shrub Planters Where Shown on Plan; Stone Shall be Washed Prior to Installation; Stone Shall be 2" Dia. Crushed, Fractured Stone from Staker Parson Copper Canyon Pit (385-239-0804); Boulders for Wall Shall Match This

Decorative Stone Color (Tan and Angular): Install Stone Between Boulders in Retaining

4" x 6" Landscape Concrete Curbing — Install Flush to all Concrete Edges between

Lawn and Planting Areas; Curbing Shall be Continuous; Adjust Curbing as Needed to Detail: 4/L3.1

(Gray Color) Stone from Utah Landscape Rock (435–250–3851)

Stone Shall be Used in Shrub Planters Where Shown on Plan; Stone Shall be Washed

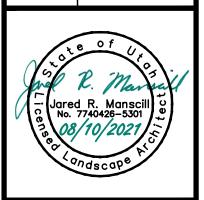
- 21. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
- 22. All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule. <u>Container grown trees</u> shall have the container cut and removed. Trees in ball and burlap shall have the strings, burlap or plastic cut and pulled away from the trunk exposing 1/3 of the root ball. For trees in wire baskets, cut and remove the wire basket.
- 23. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Weed Barrier (Black Woven Fabric). Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
- 24. All deciduous trees shall be double staked per tree staking detail. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
- 25. Install landscape concrete curbing between lawn and shrub areas. Curbing shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
- 26. Provide a 4 inch depth of imported topsoil in all lawn areas.

MATERIAL SCHEDULE

Avoid Existing and New Utilities.

- 27. Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
- 28. All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
- 29. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.





S

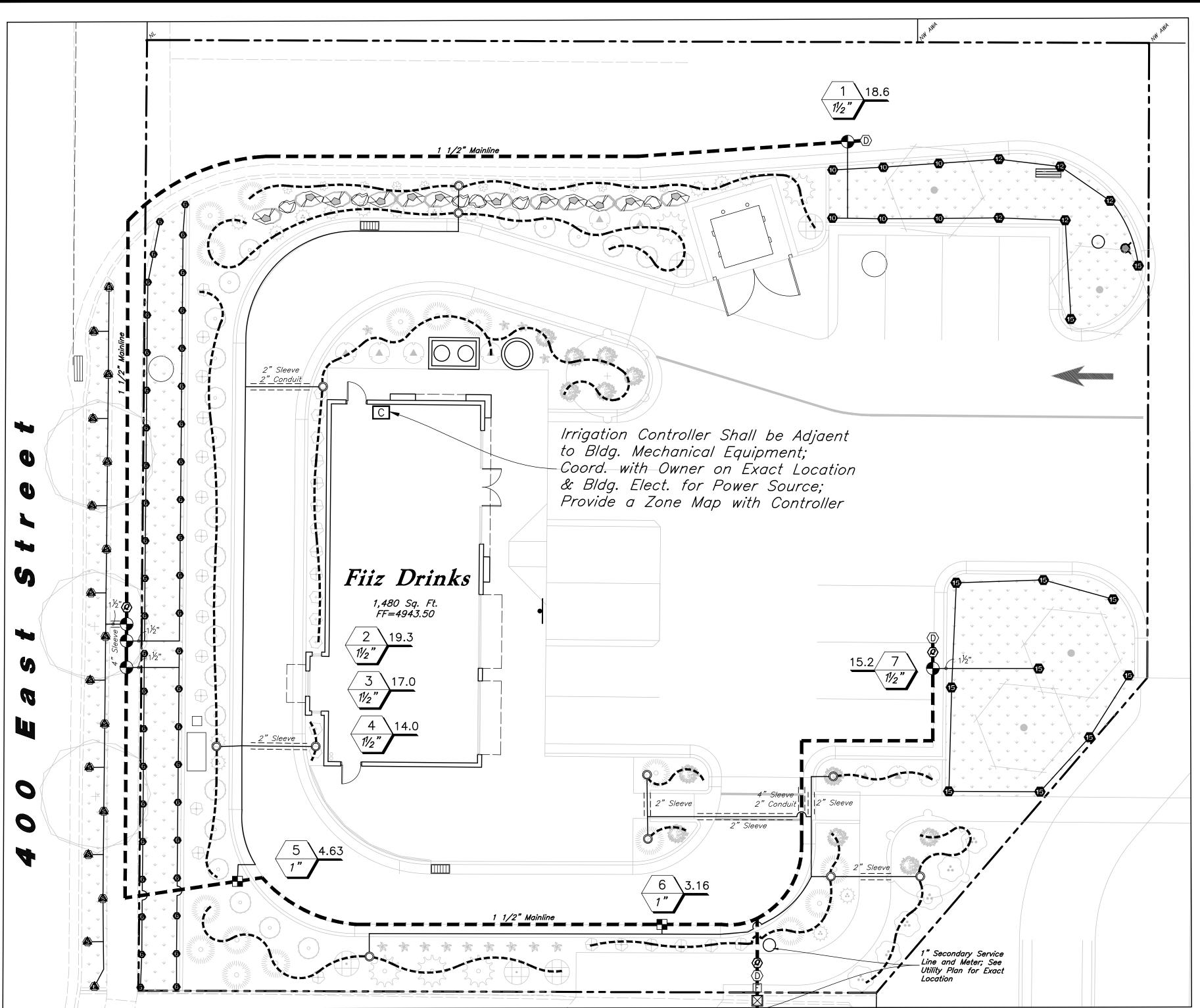
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Designed by: SY Drafted by: KF

21-003 LS

Client Name:

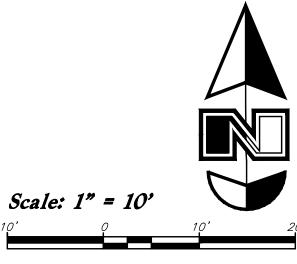
10 Aug, 2021



Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Notes

- See Sheet L1.1 for Plant Layout and Sheet L3.1 for Planting and Irrigation Details.
- The City Reported a Static Pressure Range of 80-90 psi in the Area. Static Pressure of 80 psi. was Used. Irrigation System was Designed for a Minimum of 39 psi.



10'

IRRIGATION SCHEDULE

<u>Symbol</u>	<u>Manufacturer/Model #</u>	<u>Description</u>	<u>Notes</u>	<u>Detail</u>
Sprayheads				
LCS RCS SST	Rain Bird 1804	4" Pop—Up Sprayhead with 15' Strip Nozzle	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radii Coverages	13/L
4 6 8 10 4 6 8 10 12 15 18 12 15 18	Rain Bird 1804	4" Pop-Up Sprayhead with 15' Strip Nozzle	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radii Coverages	13/L.
Valves				
	Rain Bird 150—PESB	Lawn Remote Control Valve with Scrubber Technology	1 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	14/L
	Rain Bird XCZ-100-PRB-COM	Drip Remote Control Valve Kit	1 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	6/L.
$\langle Q \rangle$	Rain Bird 44—NP	Quick Coupler with Non-Potable Cover and Swing Joint	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	7/L
$\langle D \rangle$	Matco-Norca 759	Manual Drain Ball Valve	1/2 Inch Size; Install at End of the Mainline in a 10" Round Valve Box with Weed Barrier and a Gravel Sump	10/L
Drip				
	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	11/1
	Rain Bird XBS-700 Rain Bird XQ-100 Rain Bird XB-20PC Rain Bird TS025 Rain Bird DBC-025 Rain Bird MDCFCAP	1/2" Distribution Tubing — Pipe shown on Plan is S 1/4" Distribution Tubing — Install one per Emitter Xeri—Bug Emitter (2 Gal/Hr.) — 1 per Perennial/Or Tie Down Stake — Tubing to be Staked every 3' Diffuser Bug Cap — Install one per Emitter Removable Flush Cap — Install at the End of Each	namental Grass, 2 per Shrub, & 4 per Tree	<i>5&9/</i>
P.O.C. Comp	ponents			
	Mueller Oriseal Mark II	Stop and Waste Valve	1 1/2 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump	16/L
F	Amiad Tagline Canister Filter	Secondary Water Filter	1 1/2 Inch Size; Filter with 155 Mesh; Install in Regular Size Box with Weed Barrier and 3" Depth of Clean Gravel; Filter Shall be Installed Underground	15/L
Pipes				
	Schedule 40 PVC	Mainline Pipe	1 1/2 Inch Size; See Plan for Locations; Schedule 80 Fittings Shall be Used for Mainline Components	8/L
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe	8/L
Controller &	Accessories			
С	Rain Bird ESP4MEI Rain Bird ESPSM3	4 Base Station Indoor Controller 3 Station Expansion Module	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor	12/L
Sleeving				
===	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals, and Controller Wire Located Under Concrete and Asphalt Paving at Specified Depths	Contractor Shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving; All Sleeving Shall be by the Landscape Contractor Unless Otherwise Noted	17/L
		#		
		Valve Callout #" Valve Flow		

General Irrigation Notes:

must occur in a timely manner.

- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- 2. The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- 3. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
- 4. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
 5. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean—up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction
- 6. The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
- 7. The contractor shall install all irrigation material per plan, notes and details.
- 8. Irrigation system components must be premium quality only and installed to manufactures requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
- 9. Irrigation system guarantee for all materials and workmanship shall be one year from the time of final project acceptance. Guarantee will include, but is not limited to winterizing, spring activation, repair, trench setting, backfilling depressions, and repairing freeze damage.
- 10. Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assure the complete system has no documented problems and full head to head coverage with adequate pressure for system operation. Adjust system to avoid spray on building, hardscape, and adjacent property. Any problems or plan discrepancies must be reported to the landscape architect.

- 11. Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings. one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout
- 12. Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty-four (24) inches minimum.
- 13. Install dielectric fittings whenever dissimilar metals are joined.
- 14. Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100(%) percent irrigation coverage of areas indicated.
- 15. Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
- 16. Control valve wire shall be #14 single conductor: white for common wire, red for hot wire and blue for the spare wire. Provide (2) two spare wire that runs the length of the mainline and to the controller. All wiring shall be UF-UL rated. All connections shall be made with water tight connectors (DBR/Y or equivalent) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.
- 17. Control valve size, type, quantity, and location to be approved by landscape architect. install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes to be Carson Brooks or equal.
- 18. Quick couplers shall be a Rain Bird 44—NP (Non—Potable Cover) with a 1 inch Lasco swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.
- 19. Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.
- 20. All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty—eight (28) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches

- minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.
- 21. Plans are diagrammatic and approximate due to scale. where possible, all piping is to be installed within the planting areas. No tees, ells, or changes in direction shall occur under hardscape.
- 22. It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
- 23. The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.
- 24. All sprinkler heads shall be set perpendicular to finish grade of the areas to be irrigated and shall be installed 6-8" from buildings walls, or within 4" of pavement, curbs, or header edges.
- 25. Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
- 26. Electrical power source at the controller location shall be provided by electrical contractor.

 Contractor shall verify location of controller prior to installation with owner.
- 27. Provide and install all manufacturer's recommended surge and lighting protection equipment on all controllers.
- 28. All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
- 29. Upon completion and approval of irrigation system, irrigation contractor to provide the owner with two sets of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.
- 30. An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.
- 31. It shall be the responsibility of the sprinkler contractor to demonstrate to the Owner the proper winterization and start—up procedures for the entire system prior to final payment.

VALVE SCHEDULE

VALVE	STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	<i>PSI</i>	PSI @ POC	PRECIP. RATE
	1	1-1/2"	Turf Spray	18.62	<i>34.5</i>	38.24	1.83 in/h
	2	1-1/2"	Turf Spray	19.25	<i>34.52</i>	36.39	3.45 in/h
	3	1-1/2"	Turf Spray	16.97	<i>34.55</i>	36.01	3.45 in/h
	4	1-1/2"	Turf Spray	13.98	<i>34.22</i>	35.21	3.4 in/h
	5	1"	Area for Drip Emitters	4.63	<i>34.0</i>	34.08	1.04 in/h
	6	1"	Area for Drip Emitters	3.16	32.22	<i>32.23</i>	0.63 in/h
	7	1-1/2"	Turf Spray	15.24	<i>34.3</i>	<i>34.88</i>	1.51 in/h



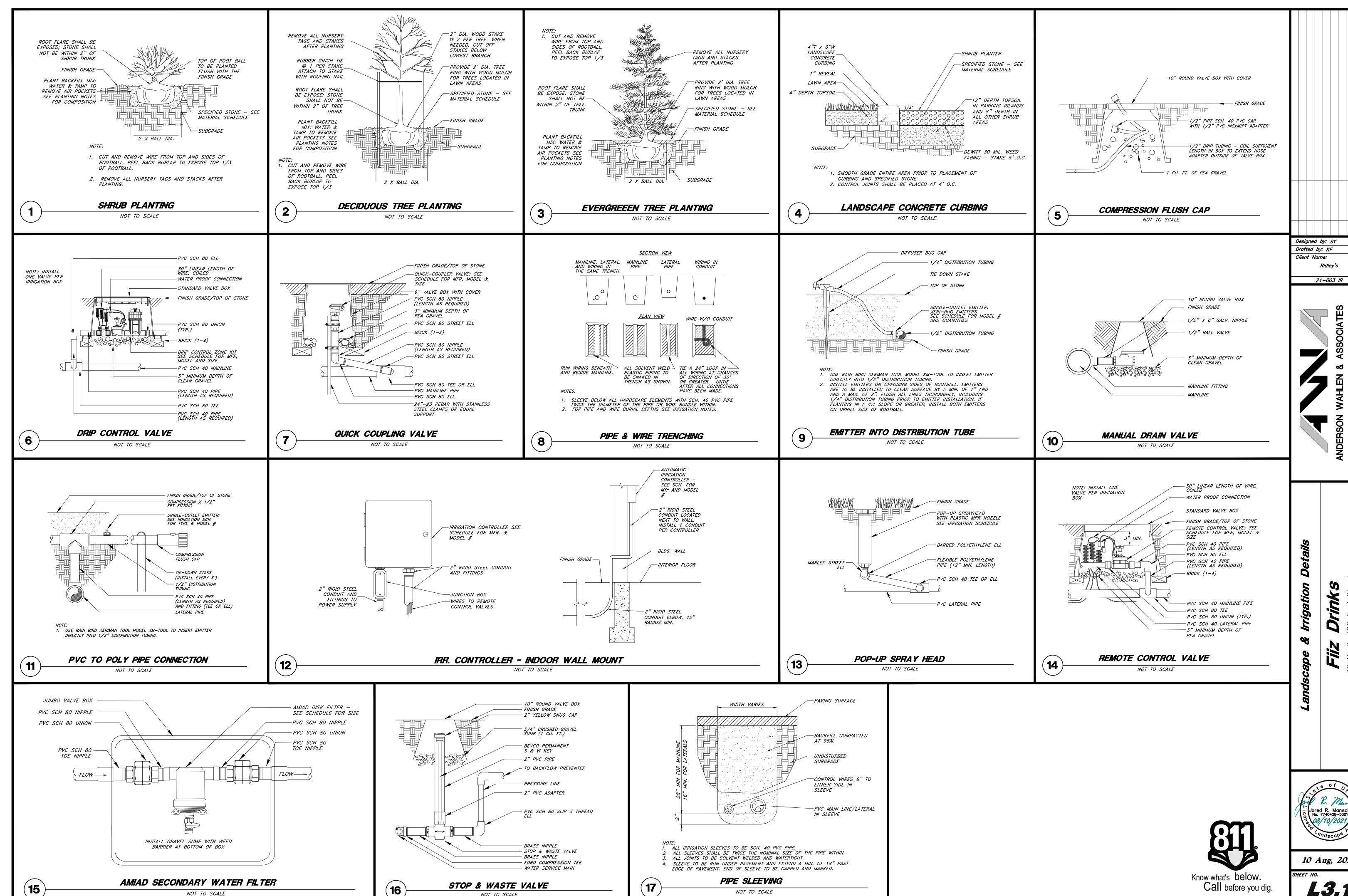


Designed by: SY
Drafted by: KF
Client Name:

21-003 IR

10 Aug, 2021

L2.1



NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

10 Aug, 2021

L3.1