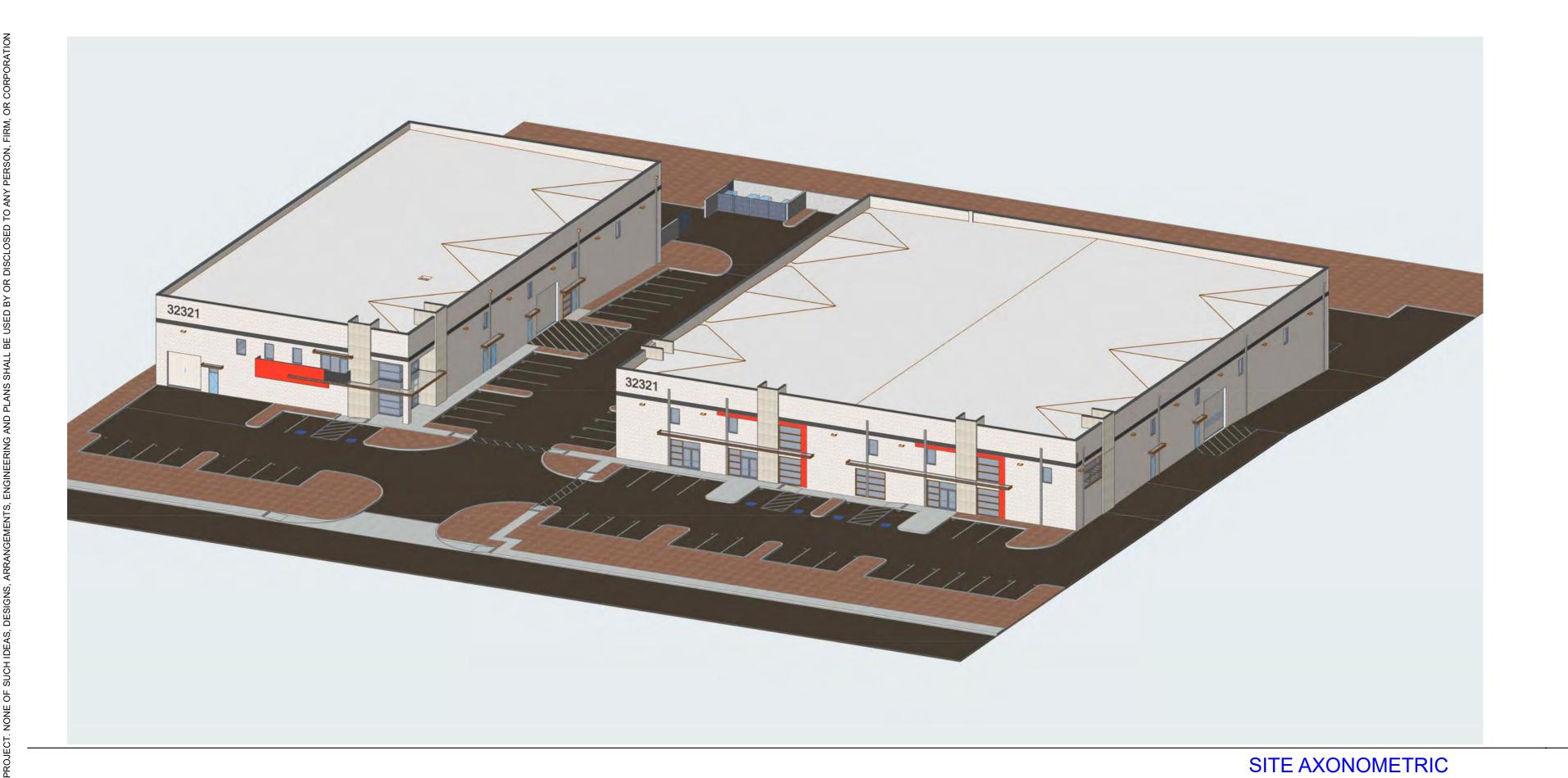
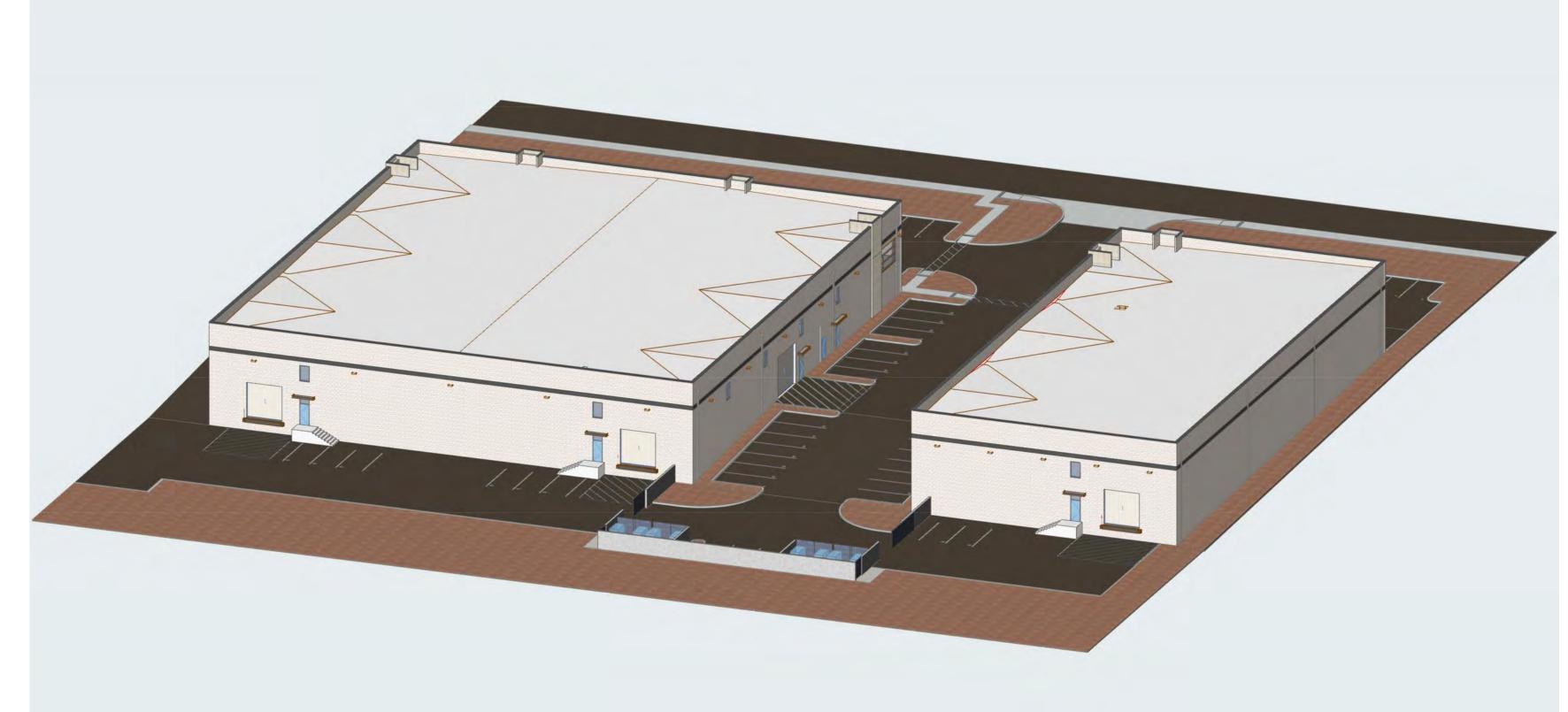


SITE PLAN 1" = 20'

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SITE AXONOMETRIC 2







BUILDING ONE ENTRY



BUILDING TWO VIEW FROM STREET



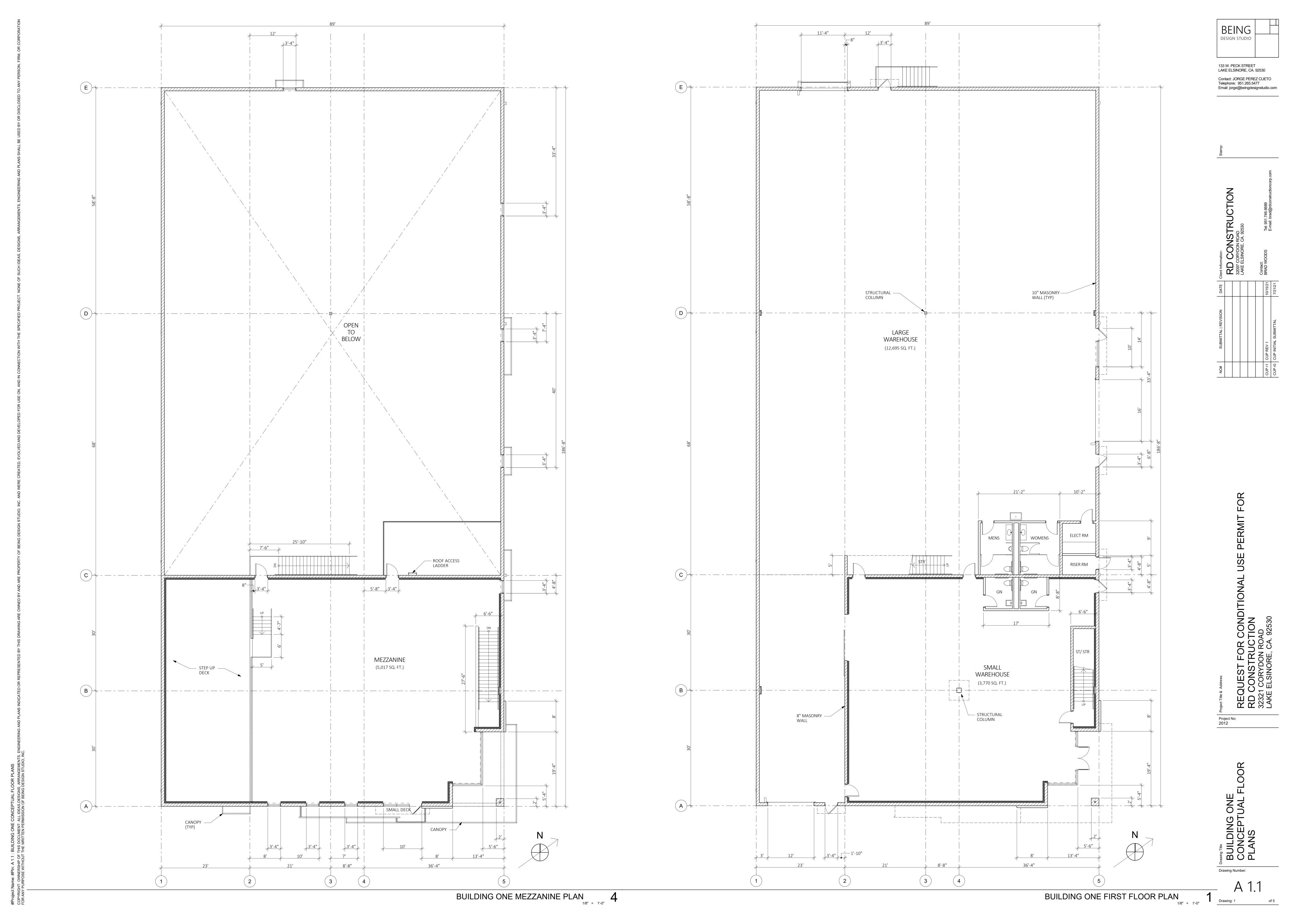
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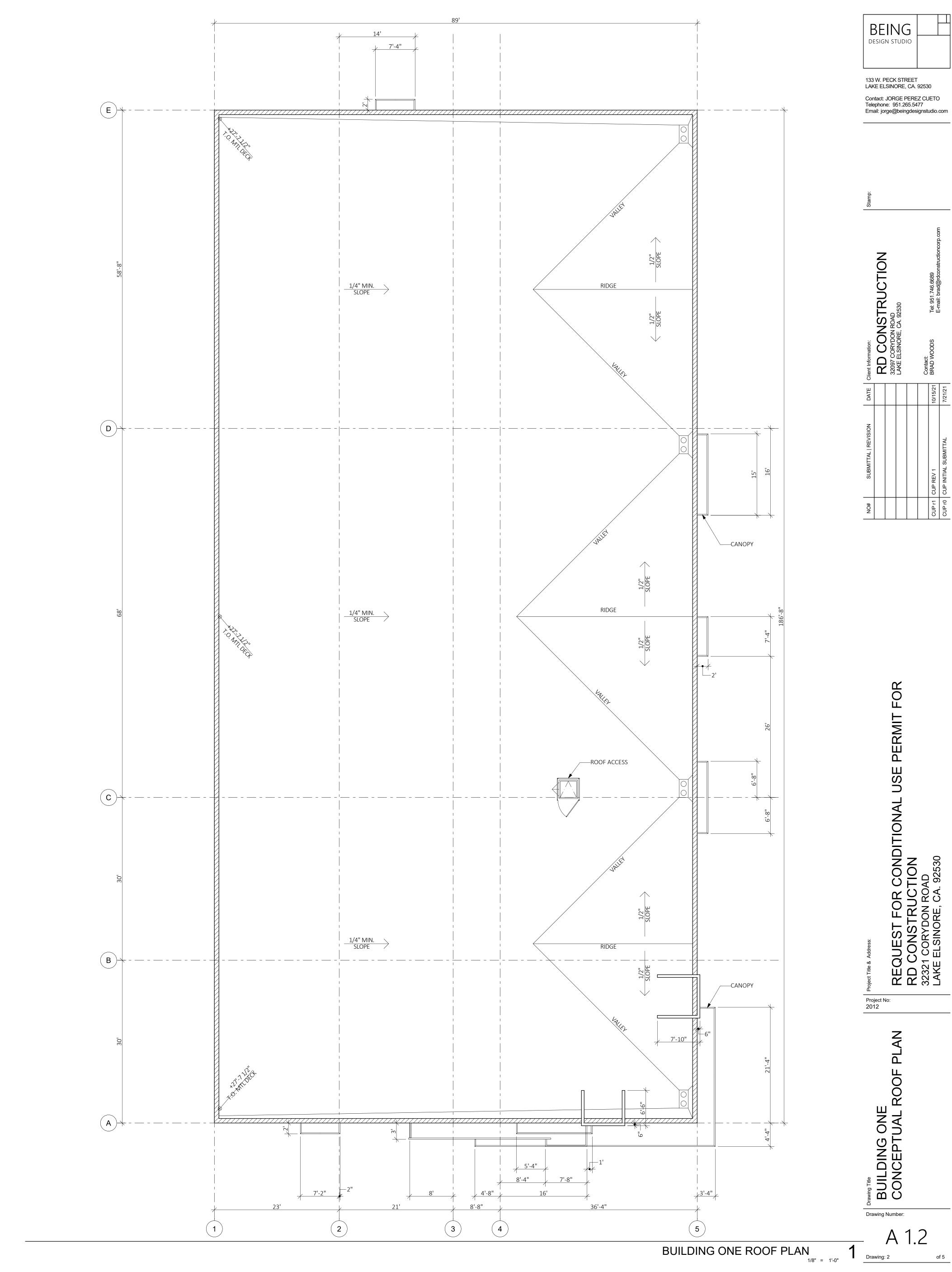
BEING DESIGN STUDIO

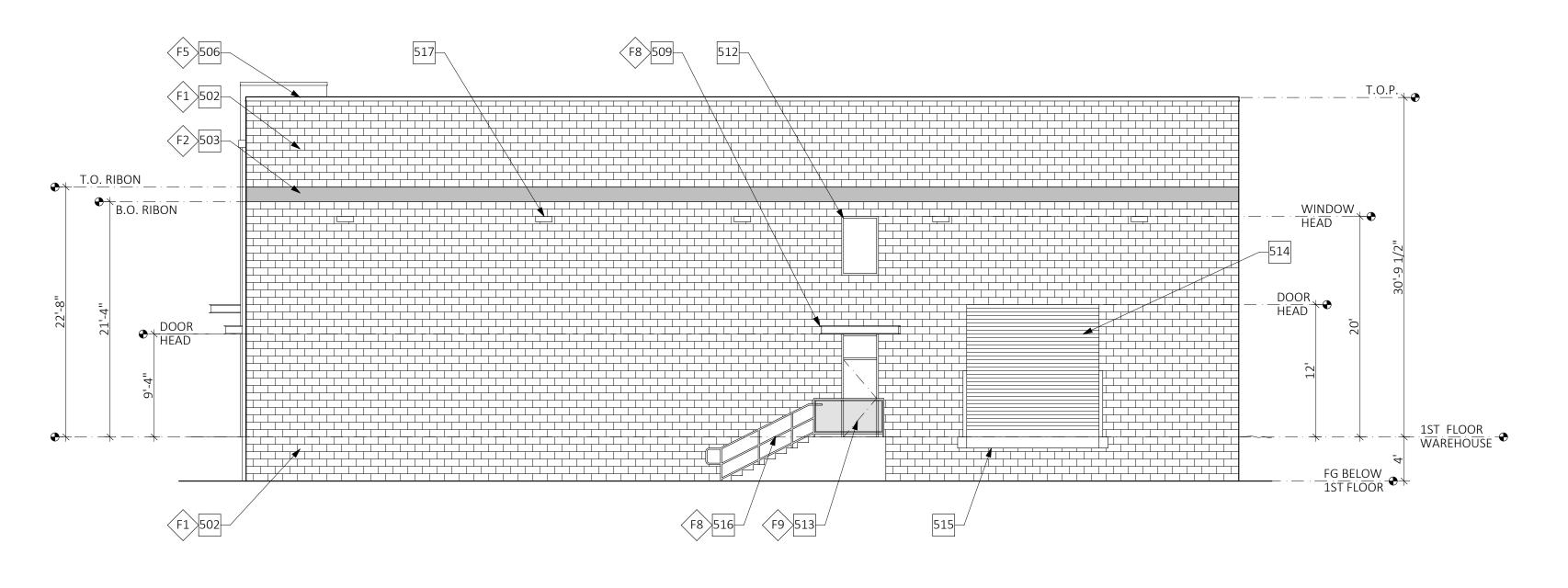
133 W. PECK STREET LAKE ELSINORE, CA. 92530

Contact: JORGE PEREZ CUETO Telephone: 951.265.5477 Email: jorge@beingdesignstudio.com

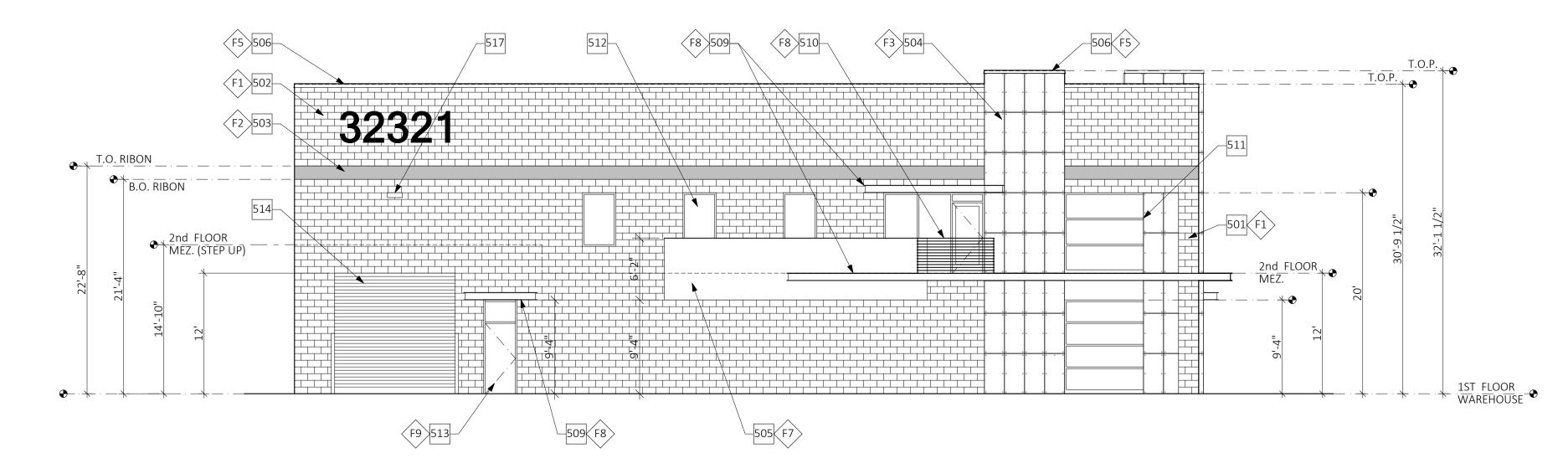
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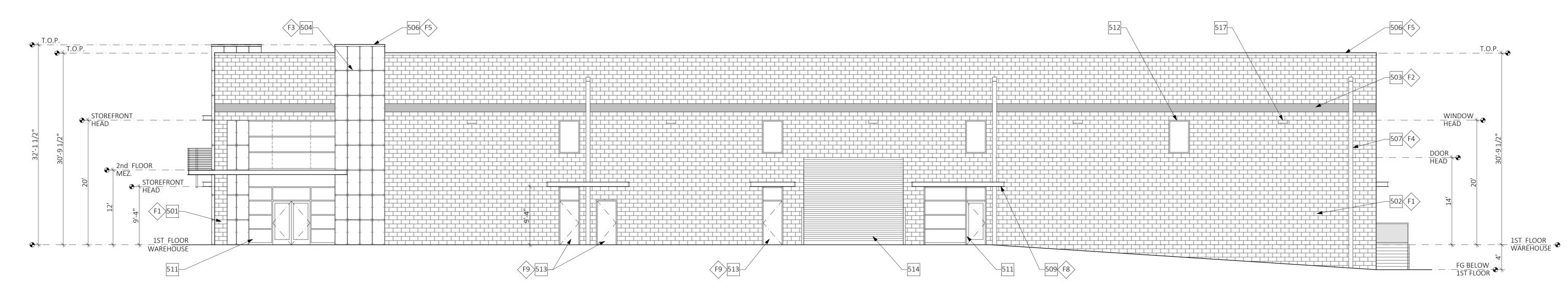




NORTH CONCEPTUAL EXTERIOR ELEVATION 1/8" = 1'-0" 21

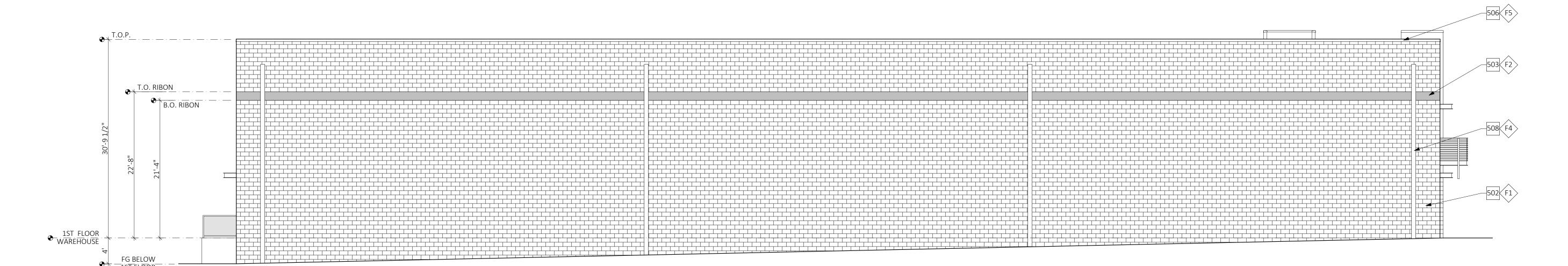


SOUTH CONCEPTUAL EXTERIOR ELEVATION 1/8" = 1'-0"



EAST CONCEPTUAL EXTERIOR ELEVATION

1/8" = 1'-0"



EXTERIOR ELEVATION PLAN KEYNOTES

501 NATURAL GRAY PERCISION BLOCK PILASTER

NATURAL GRAY PERCISION BLOCK FILED (BL

502 NATURAL GRAY PERCISION BLOCK FIELD (RUNNING BOND)
503 IET BLACK PERCISION CMU BLOCK BANDING 2 COURSES TA

503 JET BLACK PERCISION CMU BLOCK BANDING 2 COURSES TALL (RUNNING BOND)

504 FIBER CEMENT CLAD WALL AND FRAME SYSTEM

505 METAL CLAD ACCENT PANEL

506 METAL PARAPET CAP

8" WIDE METAL DOWNSPOUT AND COLLECTOR8" WIDE VETRICAL METAL CLAD ACCENT STRIP SIMILAR TO

DOWNSPOUT

509 C-CHANEL CANOPY510 DECORATIVE METAL GAURDRAIL

511 BLACK ALUMINUM STOREFRONT SYSTEM WITH SOLAR GRAY GLAZING

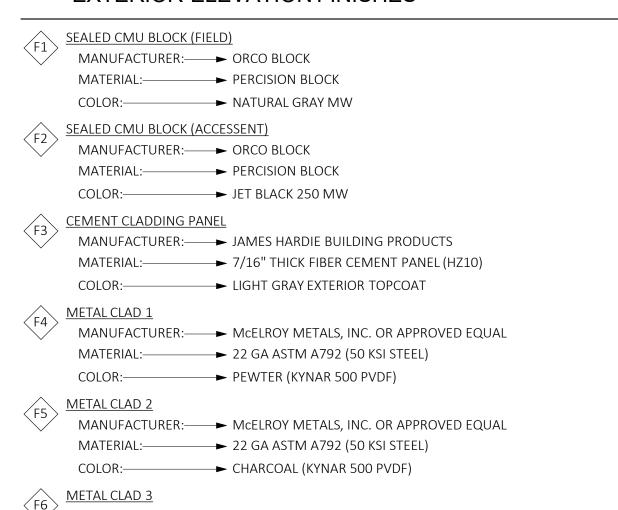
512 BLACK ALUMINUM STOREFRONT WINDOW WITH SOLAR GRAY GLAZING

513 HOLLOW METAL DOOR

514 METAL ROLL UP DOOR515 DOCK LEVELER

516 METAL HAND | GAURDRAIL517 EXTERIOR LIGHT

EXTERIOR ELEVATION FINISHES



MANUFACTURER: → McELROY METALS, INC. OR APPROVED EQUAL

MATERIAL: → 22 GA ASTM A792 (50 KSI STEEL)

COLOR: ► MATTE BLACK (KYNAR 500 PVDF)

MANUFACTURER: → McELROY METALS, INC. OR APPROVED EQUAL

MATERIAL: → 22 GA ASTM A792 (50 KSI STEEL)

COLOR: → COPPER METALIC PENNY (KYNAR 500 PVDF)

PAINT 1

MANUFACTURER: → DUNN EDWARDS

MATERIAL: → ARISTOSHIELD

MATERIAL: → ARISTOSHIELD

COLOR: → BLACK DEA002 (LOW SHEEN)

F9 PAINT 2

MANUFACTURER: → DUNN EDWARDS

F7 METAL CLAD 4

MATERIAL: → ARISTOSHIELD

COLOR: → CANADIAN LAKE DE6340 (LOW SHEEN)

NOTE:

1. ALL FINISHES MAY VARY. IT IS THE INTENTION OF THIS LEGEND TO MATCH ALL EXISTING FINSHES. GC TO FIELD VERIFY AND MATCH ALL FINISHES. PROVIDED SAMPLES FOR APPROVAL PRIOR TO INSTALLATION (ALLOW TIME FOR LONG LEAD ITEMS). SAMPLES MUST BE PROVIDED IN COORDINATION WITH SCHEDULE. ALLOW 2 WEEKS FOR APPROVAL.

REQUEST FOR CONDITIONAL USE I STATE CORYDON ROAD 1 AKE ELICINOSE CA 02520

DESIGN STUDIO

133 W. PECK STREET

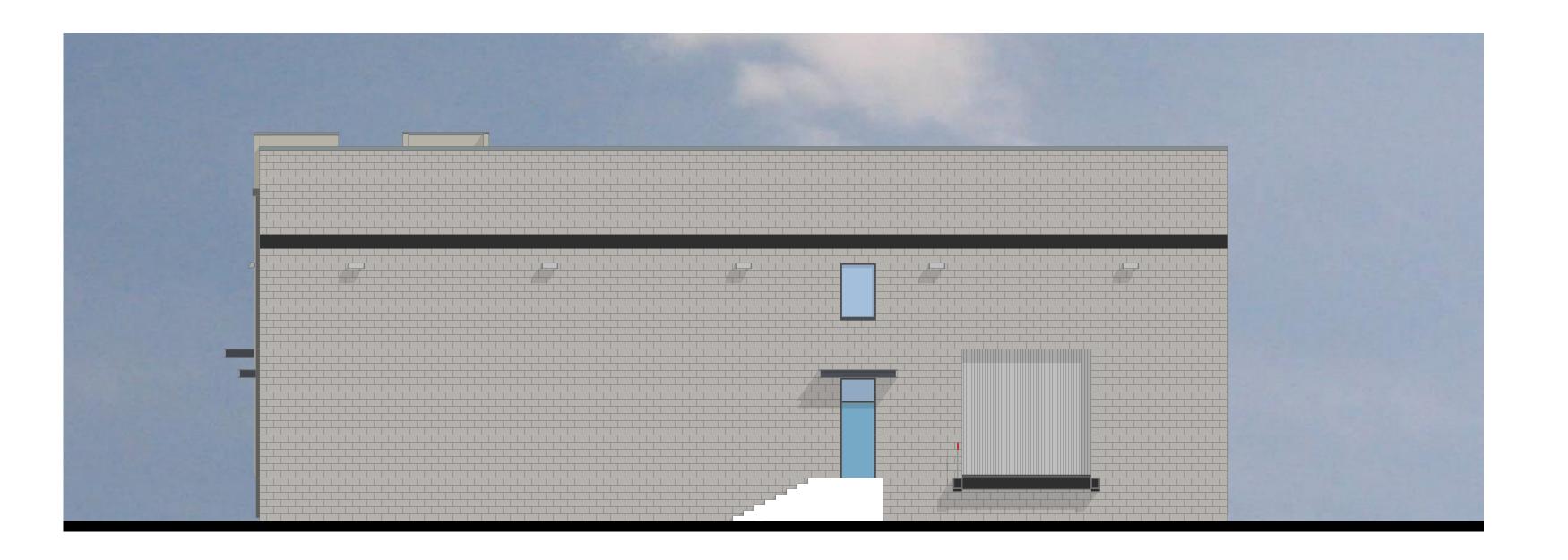
LAKE ELSINORE, CA. 92530

Contact: JORGE PEREZ CUETO Telephone: 951.265.5477

Email: jorge@beingdesignstudio.com

BUILDING ONE
CONCEPTUAL EXTERIOR
ELEVATIONS

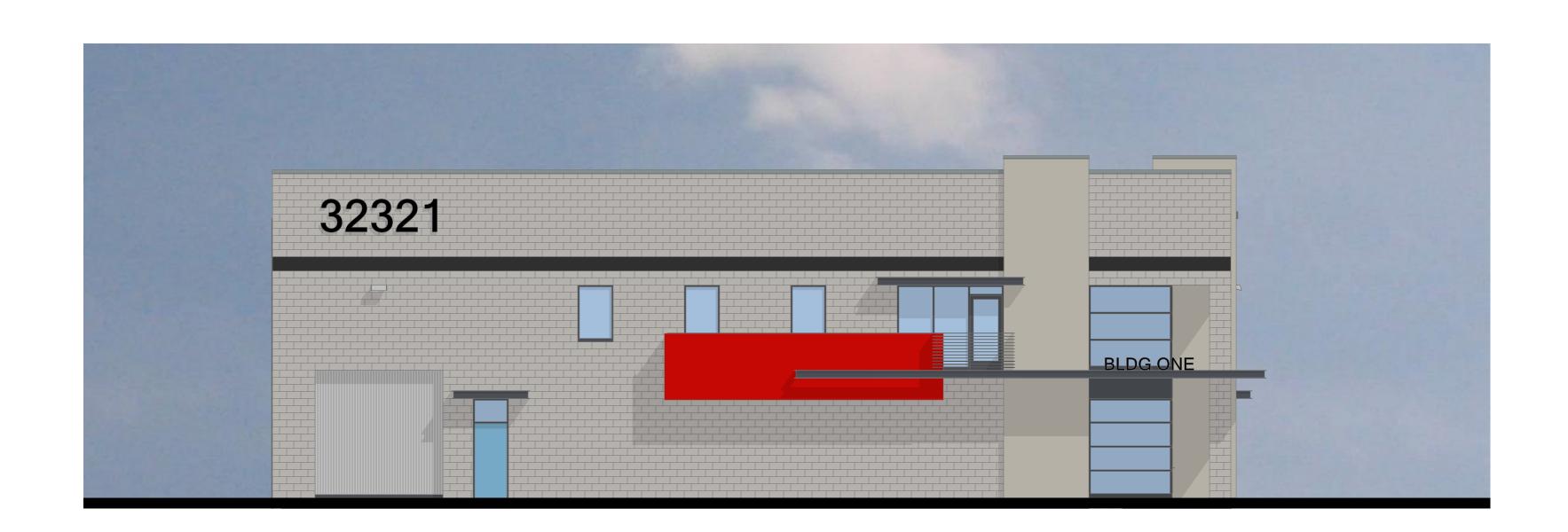
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NORTH ELEVATION (COLOR)

1/8" = 1'-0"

21



SOUTH CONCEPTUAL ELEVATION (COLOR)

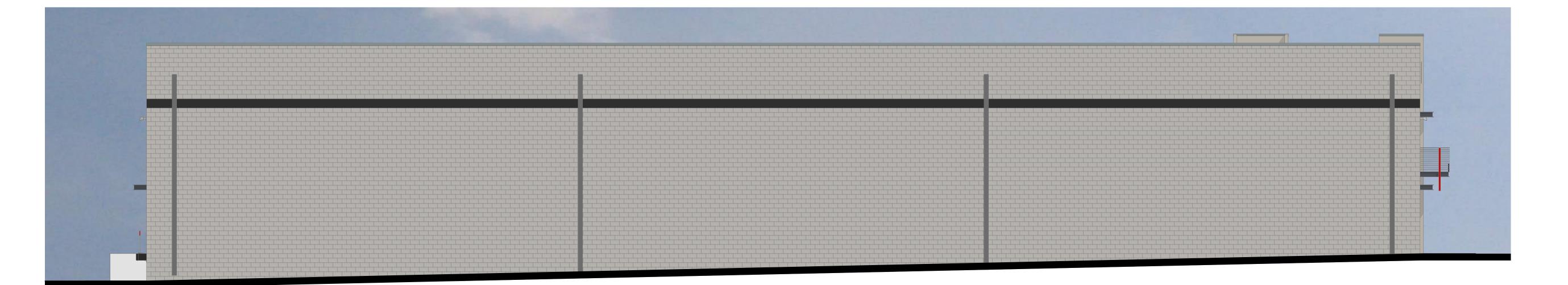
1/8" = 1'-0"

15



EAST ELEVATION (COLOR)

1/8" = 1'-0"



SAMPLE MATERIALS & COLORS

<u>MASONRY</u>

MFR: ORCO BLOCK
F1 MATERIAL:PRECISION BLOCK
COLOR: NATURAL GRAY MW

133 W. PECK STREET LAKE ELSINORE, CA. 92530 Contact: JORGE PEREZ CUETO Telephone: 951.265.5477 Email: jorge@beingdesignstudio.com

DESIGN STUDIO

RD CONSTRUCT
32097 CORYDON ROAD
LAKE ELSINORE, CA. 92530

MFR: ORCO BLOCK
F2 MATERIAL:PRECISION BLOCK
COLOR: JET BLACK 250 MW



FIBER CEMENT PANEL

MFR: JAMES HARDIE
F3 MATERIAL: FIBER CEMENT
COLOR: NATURAL LT GRAY



<u>METALS</u>

MFR: McELROY METALS
F4 MATERIAL: 24 GA GI METAL
COLOR: PEWTER

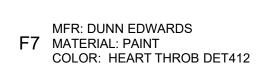


MFR: McELROY METALS
F6 MATERIAL:24 GA GI METAL
COLOR: MATTE BLACK

MFR: McELROY METALS
F5 MATERIAL:24 GA GI METAL
COLOR: CHARCOAL



<u>PAINT</u>





MFR: DUNN EDWARDS F9 MATERIAL: PAINT COLOR: CANADIAN LAKE DE6340

COLOR: BLACK DEA002

MFR: DUNN EDWARDS F8 MATERIAL: PAINT



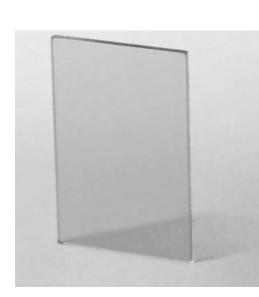
<u>ROOFING</u>

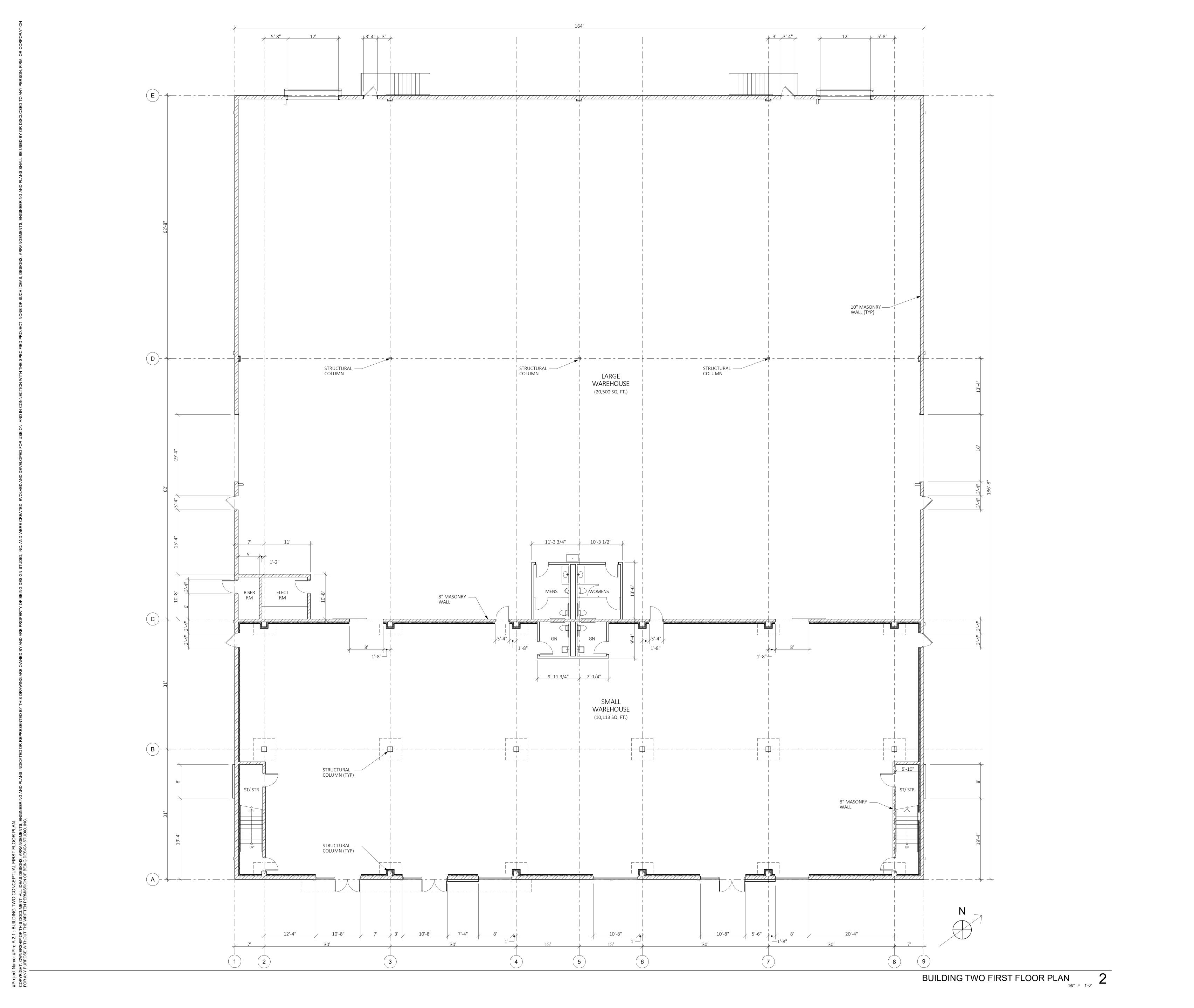




STOREFRONT GLAZING

MFR: PPG MATERIAL: GLAZING COLOR: SOLAR GRAY





BEING DESIGN STUDIO

133 W. PECK STREET LAKE ELSINORE, CA 92530 Contact: JORGE PEREZ CUETO Telephone: 951.265.5477 Email: jorge@beingdesignstudio.com

DATE Client Information:

RD CONSTRUCTION
32097 CORYDON ROAD
LAKE ELSINORE, CA 92530

Contact:
BRAD WOODS Tel: 951.746.6689
E-mail: brad@rdconstructioncorp.com

REQUEST FOR CONDITIONAL USE PERMIT F
RD CONSTRUCTION,
32321 CORYDON ROAD
LAKE ELSINORE, CA, 92530

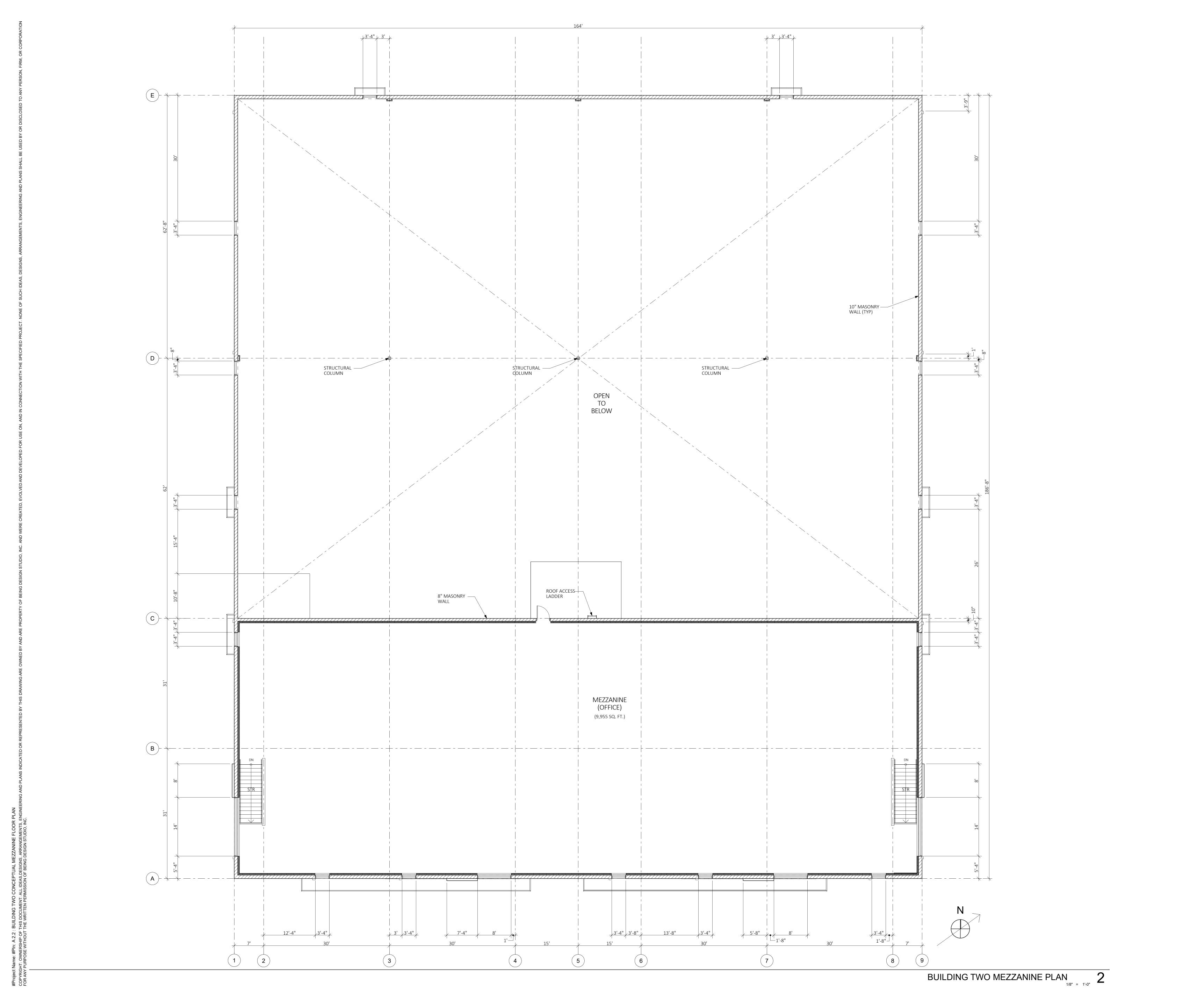
BUILDING TWO

BUILDING TWO

CONCEPTUAL FIRS

FLOOR PLAN

1



BEING DESIGN STUDIO

133 W. PECK STREET LAKE ELSINORE, CA 92530 Contact: JORGE PEREZ CUETO Telephone: 951.265.5477 Email: jorge@beingdesignstudio.com

Stamp:

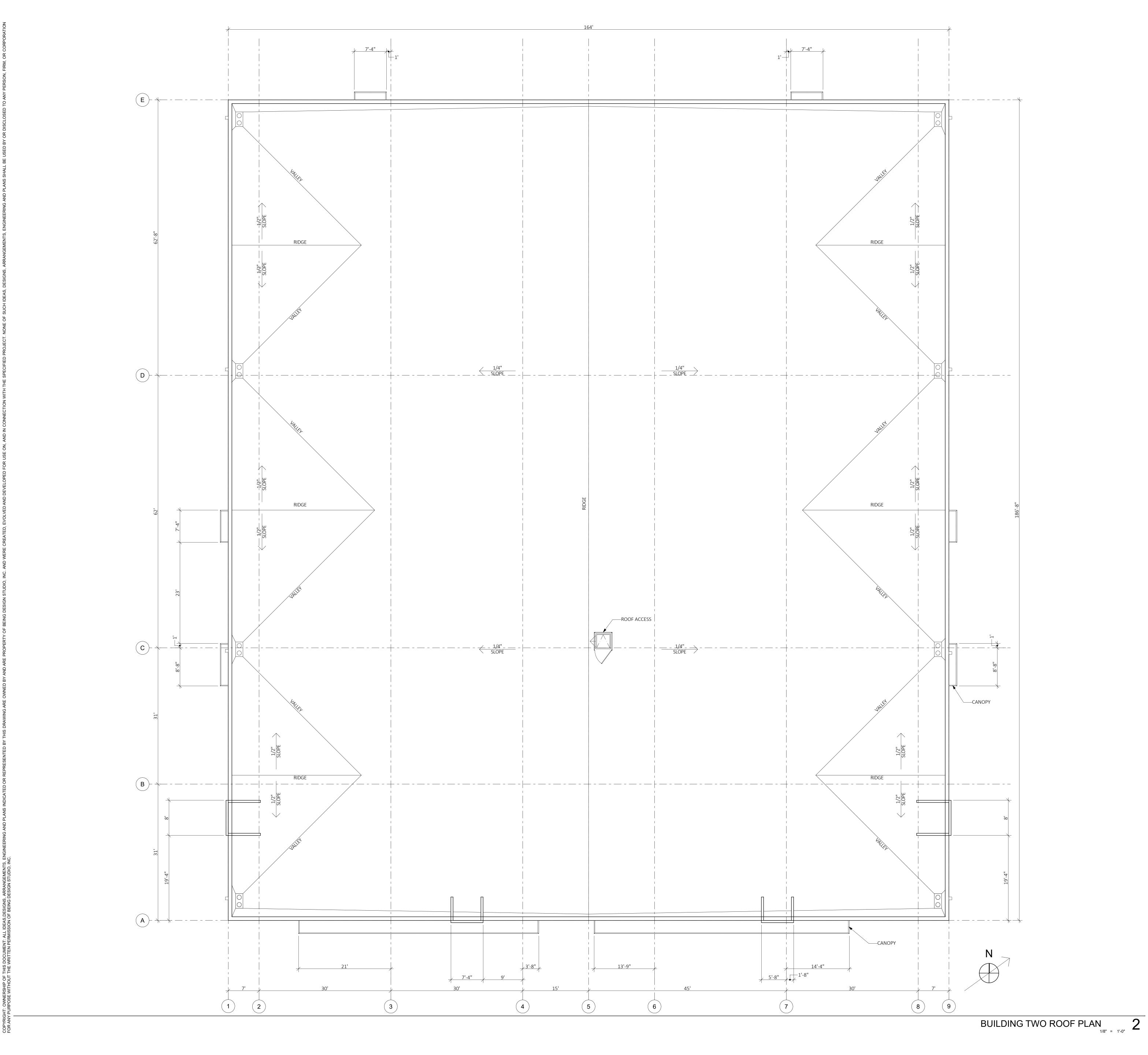
SUBMITTAL | REVISION DATE Client Information:

RD CONSTRUCTION
32097 CORYDON ROAD
LAKE ELSINORE, CA 92530
LAKE ELSINORE, CA 92530
Contact:
BRAD WOODS
E-mail: brad@rdconstructioncorp.com
E-mail: brad@rdconstructioncorp.com

REQUEST FOR CONDITIONAL USE PERMIT FOI 82321 CORYDON ROAD

BUILDING TWO
CONCEPTUAL MEZZANINE
FLOOR PLAN

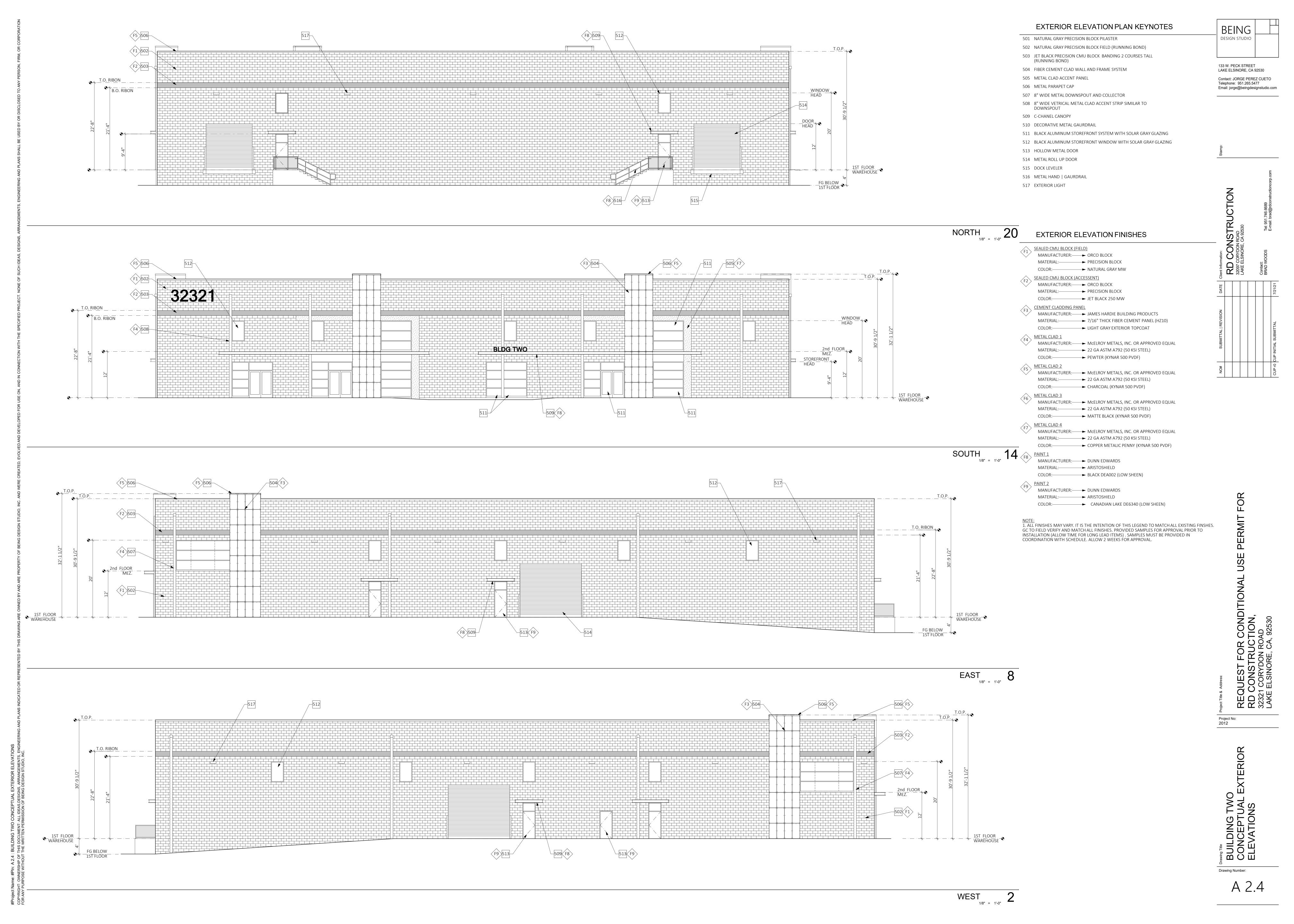
A 2.2



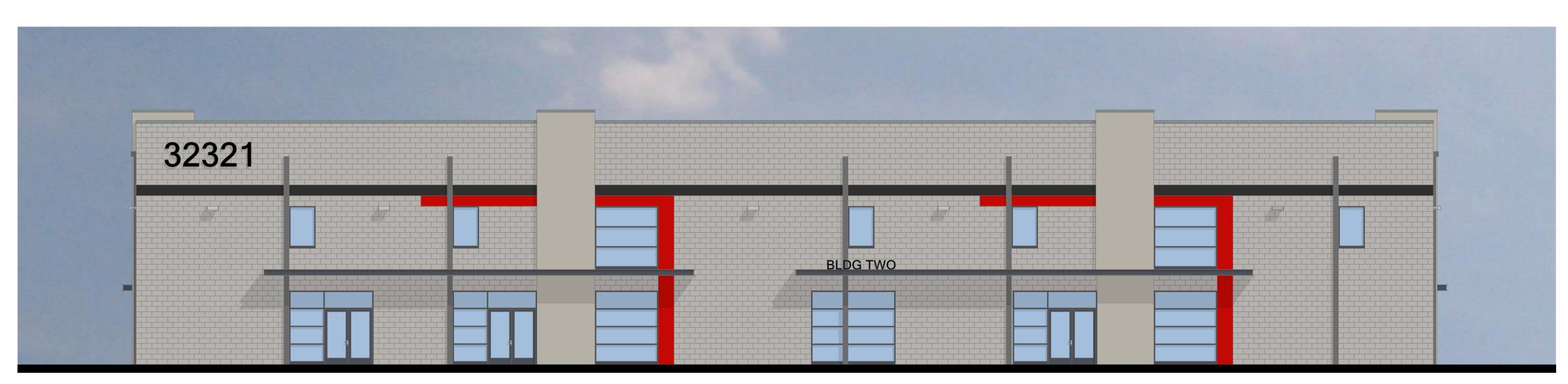
DESIGN STUDIO

133 W. PECK STREET LAKE ELSINORE, CA 92530 Contact: JORGE PEREZ CUETO Telephone: 951.265.5477 Email: jorge@beingdesignstudio.com

A 2.3

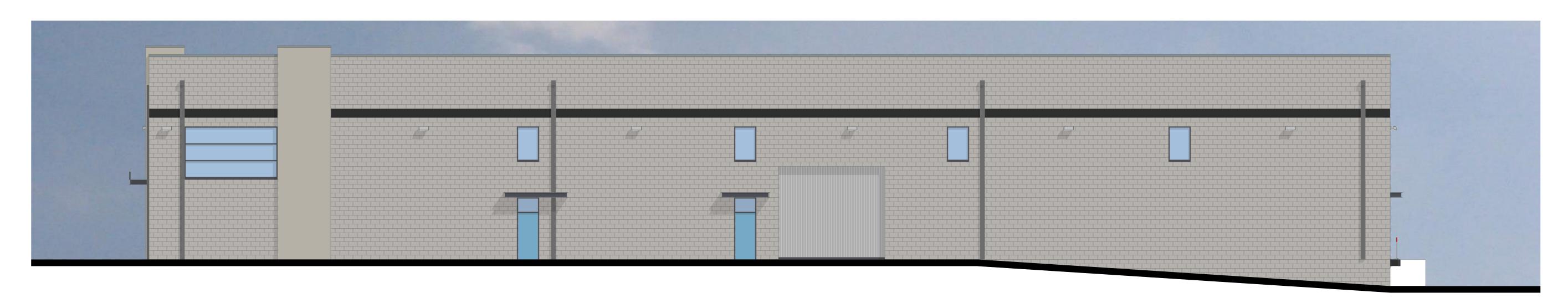


NORTH CONCEPTUAL ELEVATION (COLOR)



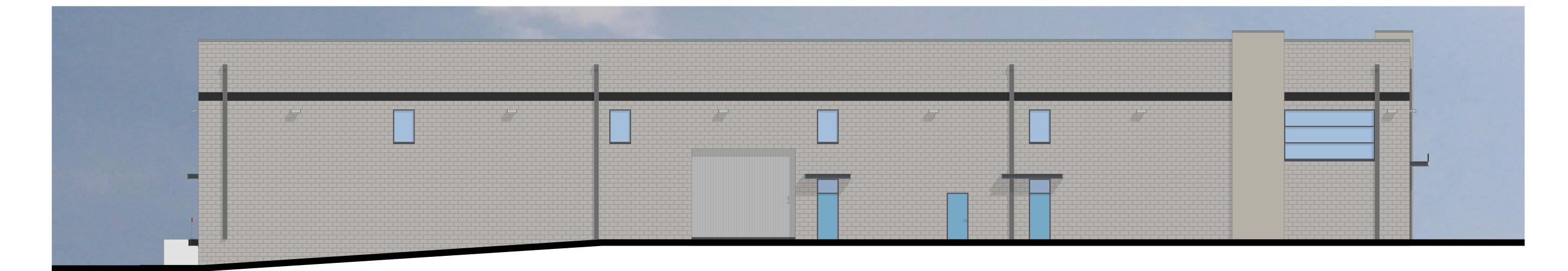
SOUTH CONCEPTUAL ELEVATION (COLOR)

14



EAST CONCEPTUAL ELEVATION (COLOR)

1/8" = 1'-0"



SAMPLE MATERIALS & COLORS

<u>MASONRY</u>

MFR: ORCO BLOCK
F1 MATERIAL:PRECISION BLOCK
COLOR: NATURAL GRAY MW



133 W. PECK STREET LAKE ELSINORE, CA 92530 Contact: JORGE PEREZ CUETO Telephone: 951.265.5477 Email: jorge@beingdesignstudio.com

DESIGN STUDIO

RD CONSTRUCT
32097 CORYDON ROAD
LAKE ELSINORE, CA 92530

MFR: ORCO BLOCK
F2 MATERIAL:PRECISION BLOCK
COLOR: JET BLACK 250 MW

FIBER CEMENT PANEL

MFR: JAMES HARDIE
F3 MATERIAL: FIBER CEMENT
COLOR: NATURAL LT GRAY



MFR: McELROY METALS
F4 MATERIAL: 24 GA GI METAL
COLOR: PEWTER

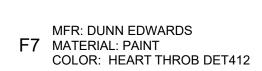


COLOR: CHARCOAL MFR: McELROY METALS
F6 MATERIAL:24 GA GI METAL
COLOR: MATTE BLACK

MFR: McELROY METALS F5 MATERIAL:24 GA GI METAL



<u>PAINT</u>





MFR: DUNN EDWARDS F9 MATERIAL: PAINT COLOR: CANADIAN LAKE DE6340

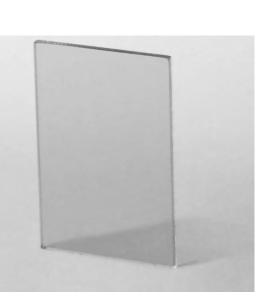






STOREFRONT GLAZING

MFR: PPG MATERIAL: GLAZING COLOR: SOLAR GRAY



METALS



F4 MATERIAL: 24 GA GI METAL COLOR: PEWTER



MFR: McELROY METALS
F5 MATERIAL:24 GA GI METAL
COLOR: CHARCOAL



MFR: McELROY METALS
F6 MATERIAL:24 GA GI METAL
COLOR: MATTE BLACK

PAINT



MFR: DUNN EDWARDS
F7 MATERIAL: PAINT
COLOR: HEART THROB DET412



F8 MFR: DUNN EDWARDS
MATERIAL: PAINT
COLOR: BLACK DEA002



MFR: DUNN EDWARDS
F9 MATERIAL: PAINT
COLOR: CANADIAN LAKE DE6340

MASONRY

MFR: ORCO BLOCK MATERIAL:PRECISION BLOCK COLOR: NATURAL GRAY MW



F1

F2

MFR: ORCO BLOCK MATERIAL:PRECISION BLOCK COLOR: JET BLACK 250 MW

FIBER CEMENT PANEL

F3

MFR: JAMES HARDIE MATERIAL: FIBER CEMENT COLOR: NATURAL LT GRAY



ROOFING



MFR: GAF MATERIAL: ROOF TPO COLOR: WHITE

STOREFRONT GLAZING



MFR: PPG MATERIAL: GLAZING COLOR: SOLAR GRAY

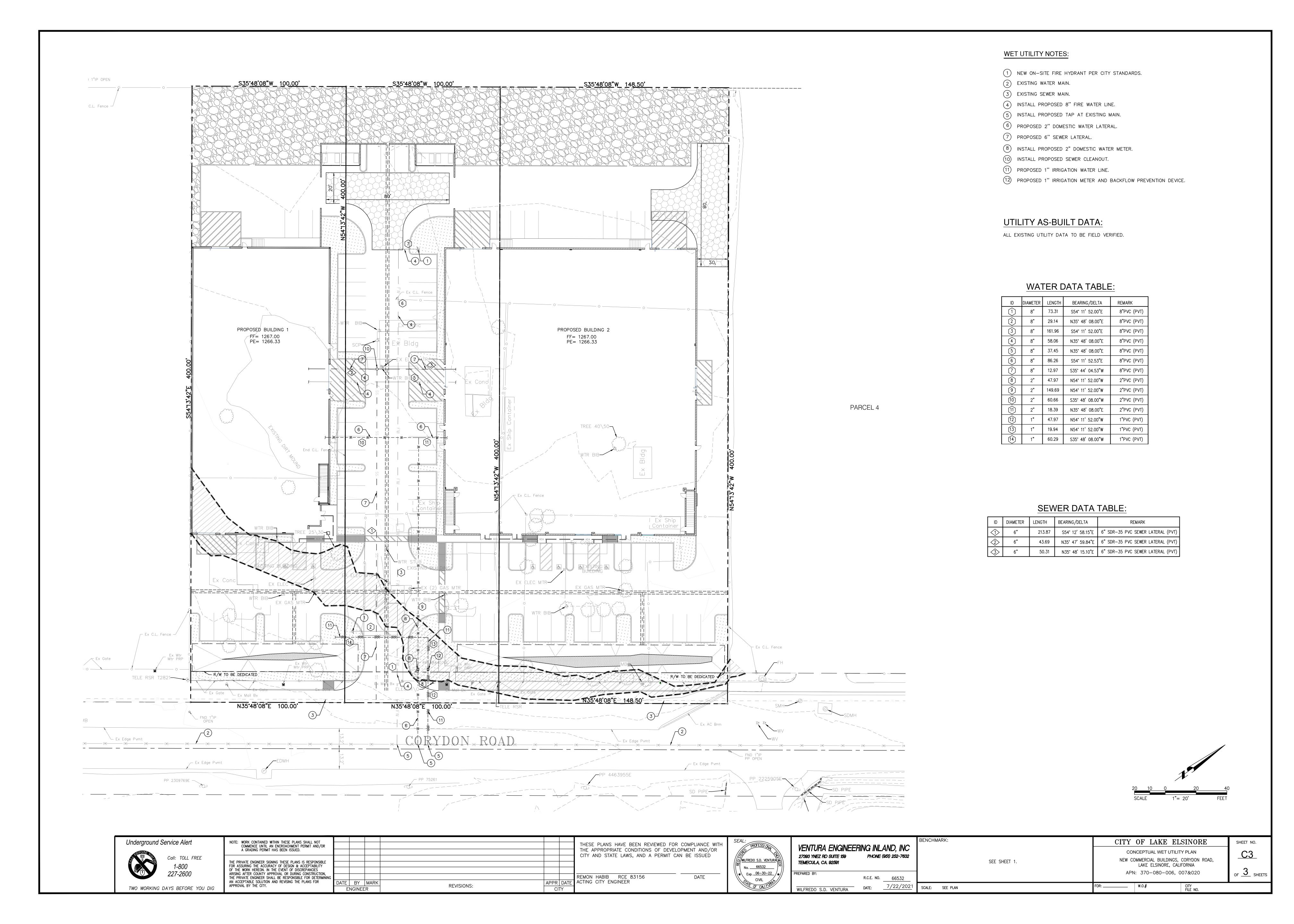


SAMPLE MATERIALS & COLORS

FOR RD CONSTRUCTION WAREHOUSES ON CORYDON LAKE ELSINORE, CA. 92530

BEING DESIGN STRUDIO, INC. 133 W. PECK STREET LAKE ELSNORE, CA. 92530 TEL: 951.265.5477

DATE: 7/13/21 LAKE ELSINORE, CA. 92530



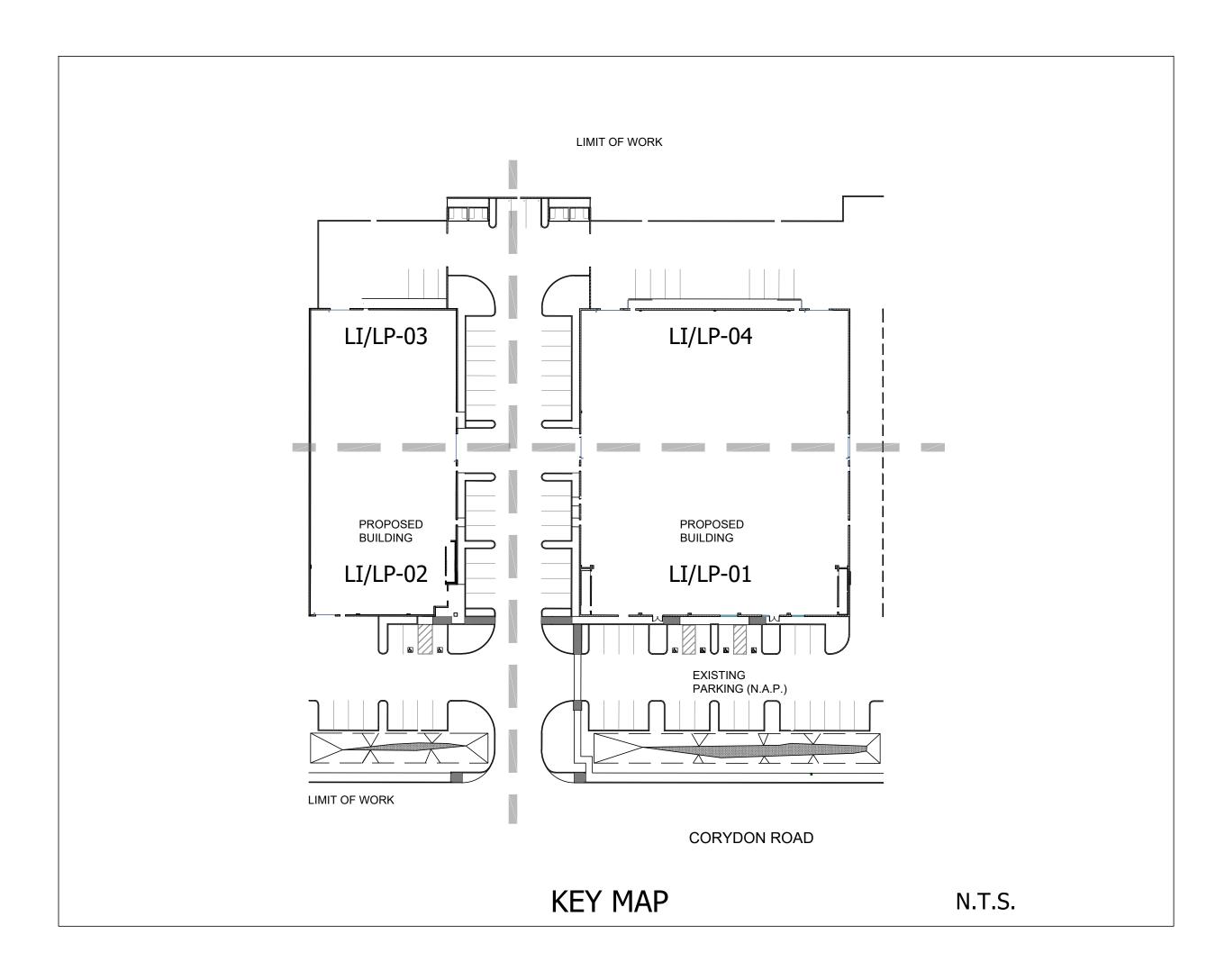
LANDSCAPE CONSTRUCTION PLANS FOR:

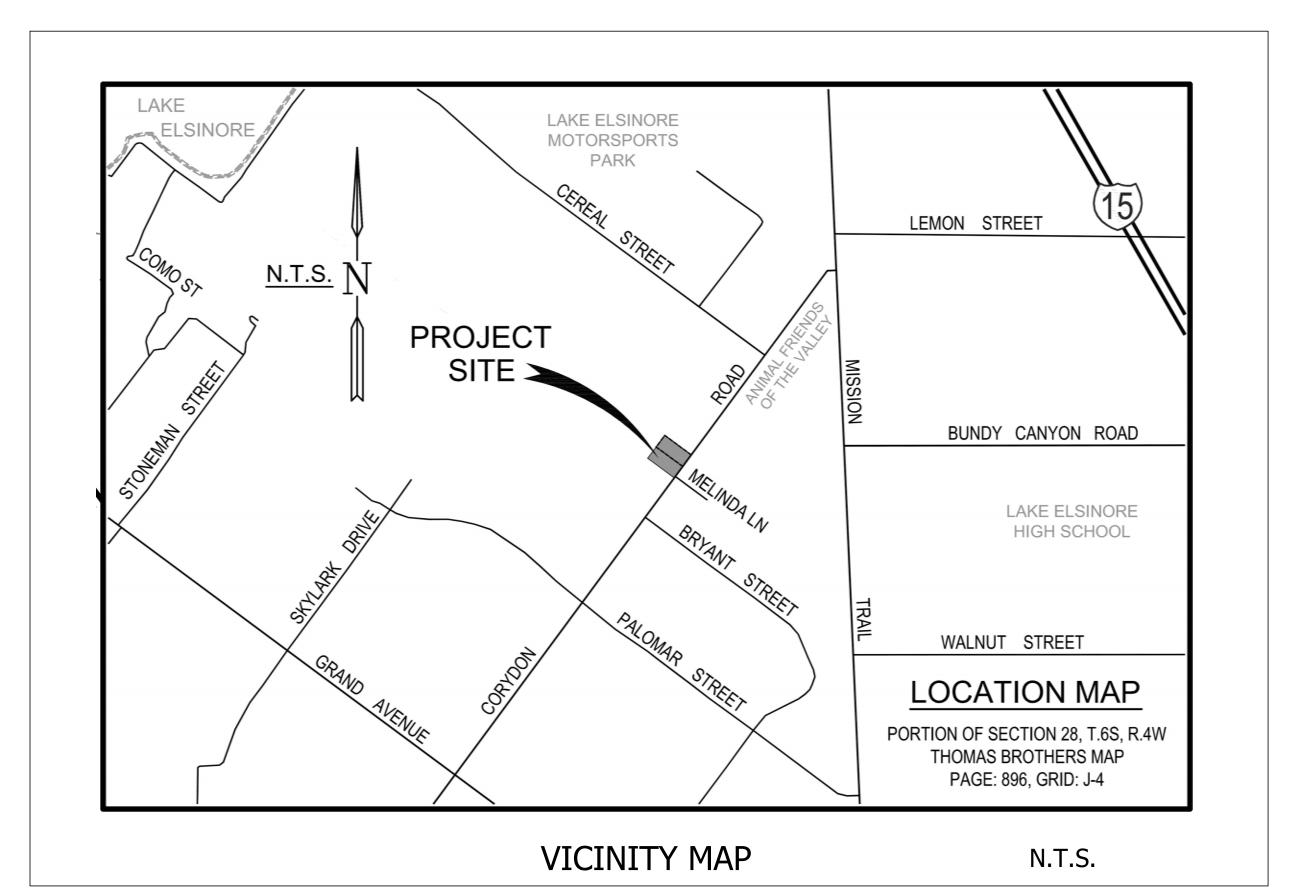
RD CONSTRUCTION CORP

CORYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, & 20 CITY OF LAKE ELSINORE, CA

GENERAL NOTES:

- 1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES IMMEDIATELY.
- 2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGE INCURRED DURING CONSTRUCTION.
- 3. CONTRACTOR SHALL OBTAIN A CURRENT STRUCTURAL SOILS REPORT. THIS SOILS REPORT SHALL SUPERCEDE ANY RECOMMENDATIONS AND DETAILS SHOWN ON THESE DIANS
- 4. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SLEEVES AS INDICATED ON THE IRRIGATION PLANS WITH THE PAVING CONTRACTOR.
- 5. REFER TO SPECIFICATIONS / NOTES FOR ACCEPTED STANDARDS OF MATERIALS AND
- 6. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND/OR GRADE DIFFERENCES WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN & PLAN PREPARATION. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTICE
- 7. THE LOCATION OF FEATURES TO BE CONSTRUCTED, NOT SPECIFICALLY DIMENSIONED, MAY BE DETERMINED BY SCALE. VERIFY ALL SUCH CONDITIONS WITH OWNER'S NOTIFICATION.
- 8. ALL CURVE TO CURVE AND CURVE TO TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH AND UNIFORM.
- 9. ALL CONSTRUCTION AND INSTALLATION OF LANDSCAPE ITEMS SHALL BE PER LOCAL CODES AND ORDINANCES.
- 10. THE CONTRACTOR SHALL FULLY GUARANTEE ALL WORK FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF WORK BY OWNER'S AUTHORIZED REPRESENTATIVE.
- 11. CONTRACTOR SHALL BE RESPONSIBLE FOR WEED ABATEMENT AS RECOMMENDED BY A LICENSED PEST CONTROL OPERATOR DURING THE CONTRACTOR'S MAINTENANCE PERIOD.
- 12. CONTRACTOR SHALL OBTAIN A CURRENT AGRONOMIC SOILS REPORT. THIS REPORT SHALL SUPERCEDE THE RECOMMENDATIONS AND DETAILS SHOWN ON THESE PLANS.
- 13. THE LANDSCAPE CONTRACTOR IS TO ENSURE THAT IRRIGATION AND DRAIN LINES ARE LOCATED AND INSTALLED SO THAT THE MATERIALS SHOWN ON THE PLANTING PLANS MAY BE ACCOMMODATED. CONFLICTS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT PRIOR TO FINAL PLACEMENT / INSTALLATION.
- 14. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION REFERENCED IN THE PLANS AND SPECIFICATIONS / NOTES. ANY CONSTRUCTION NOT MEETING THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE OR THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH ACCEPTABLE CONSTRUCTION.
- 15. ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ANY DISCREPANCIES REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE.





PREPARED FOR:

RD CONSTRUCTION CORP 32097 CORYDON ROAD LAKE ELSINORE, CA 92530-8535

CONTACT: BRAD WOODS EMAIL: BRAD@RDCONSTRUCTIONCORP.COM PHONE: (951) 746-6689

PREPARED BY:

WEILAND DESIGN GROUP, INC. 28924 OLD TOWN FRONT STREET, SUITE 201-202 TEMECULA, CA 92590

CONTACT: KIM LONIGRO EMAIL: klonigro@w-d-g.com PHONE: (844) WEILAND xt. 701

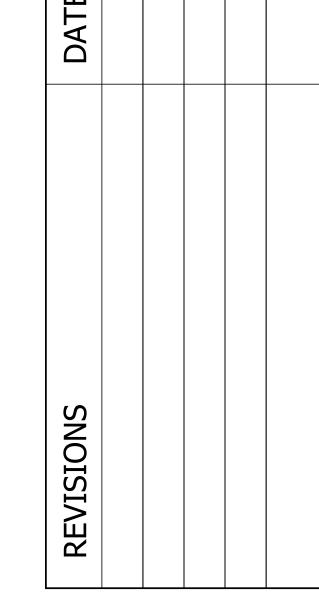
SHEET INDEX:

| 1 | TITLE SHEET | LT-01 |
|--------|--------------------|---------------|
| 2 - 5 | IRRIGATION PLAN | LI-01 - LI-04 |
| 6 - 7 | IRRIGATION DETAILS | LI-05 - LI-06 |
| 8 | IRRIGATION NOTES | LI-07 |
| 9 - 12 | PLANTING PLAN | LP-01 - LP-04 |
| 13 | PLANTING DETAILS | LP-05 |
| 14 | PLANTING NOTES | LP-06 |
| | | |



CORYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, & 20
LANDSCAPE CONSTRUCTION PLANS

TITLE CHEET





DATE: 08/20/2021

SCALE: SEE SHEET

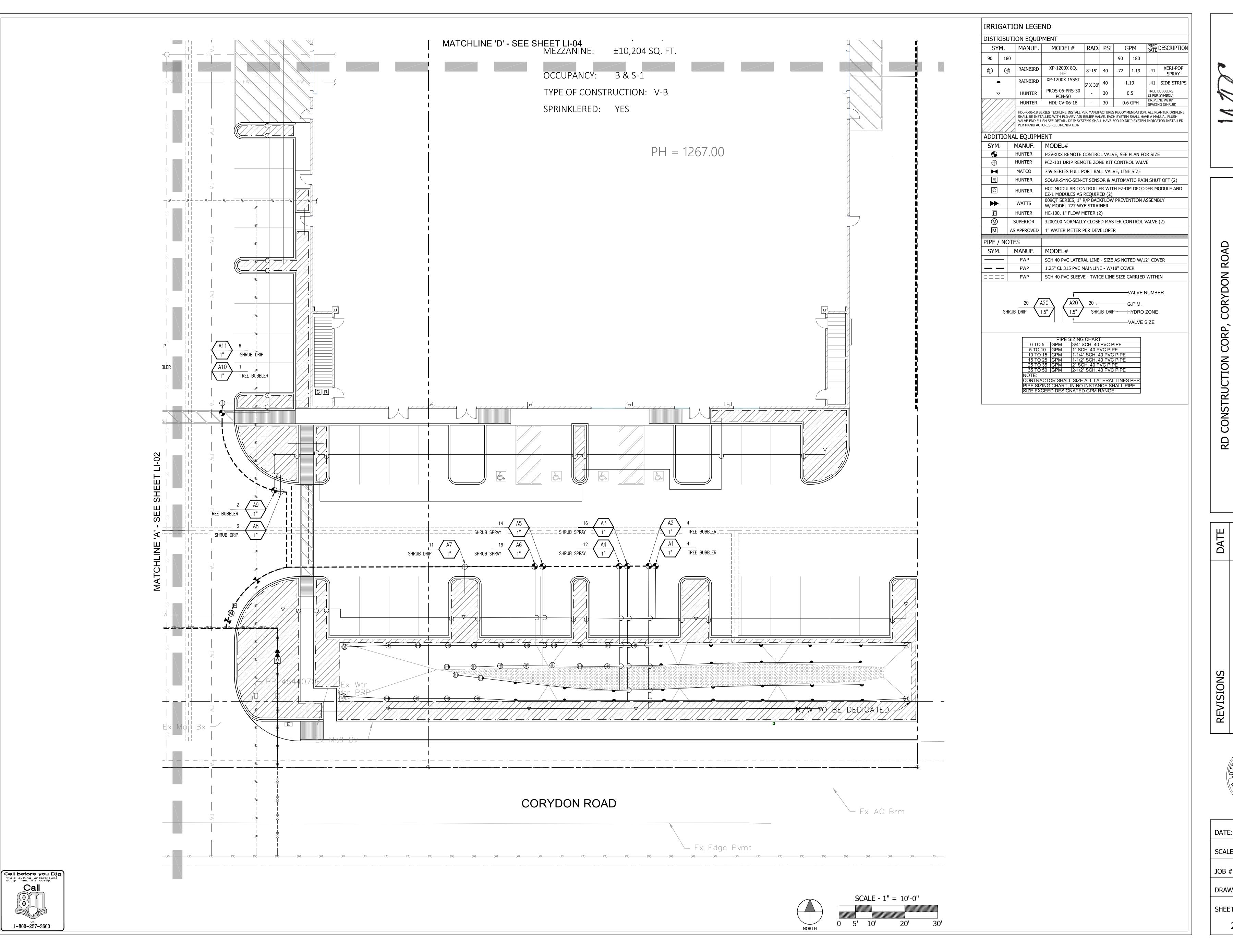
JOB # 21-049a

DRAWN: KTL / MD

SHEET: LT-01

1 OF 14



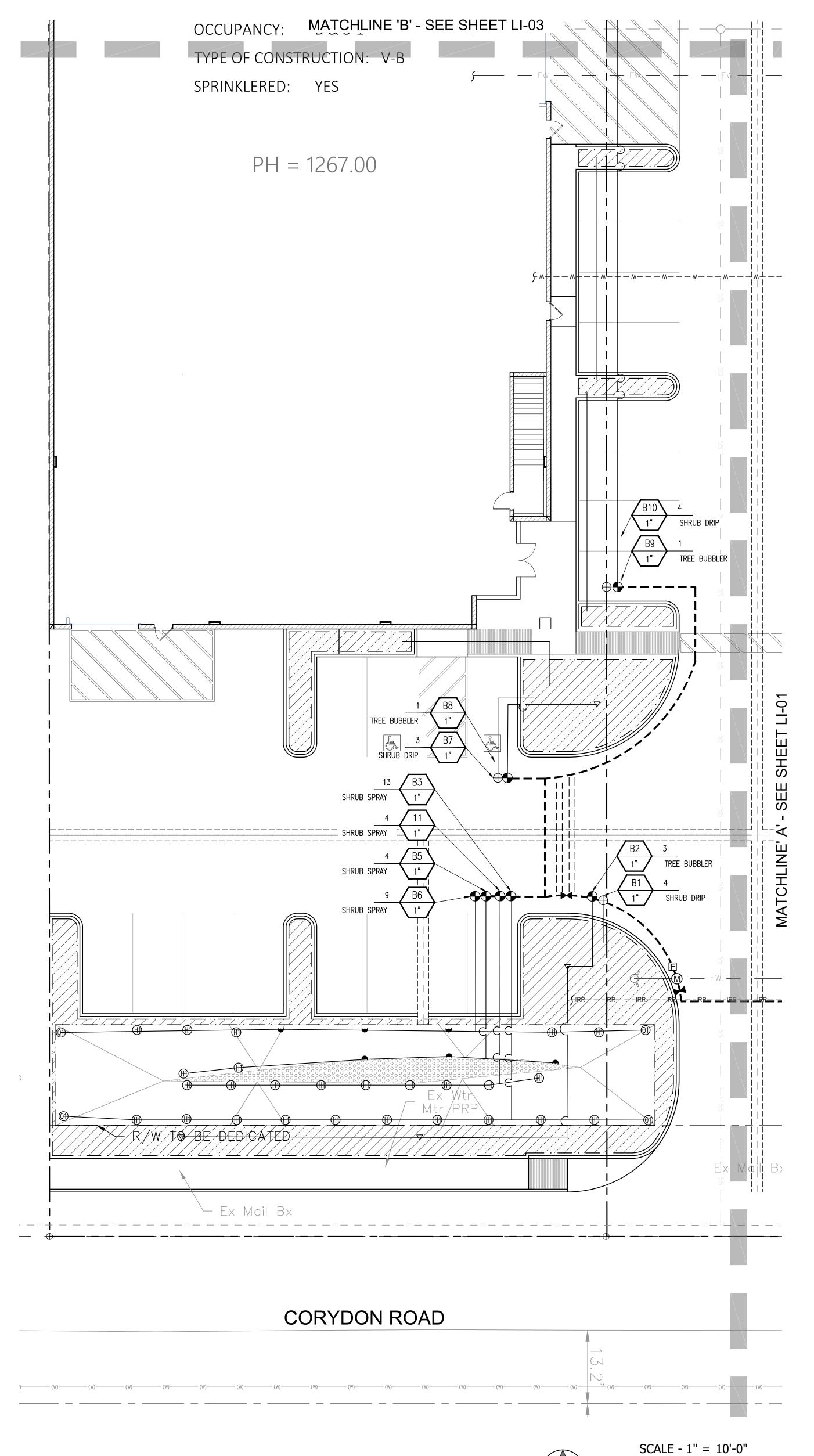


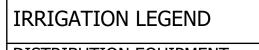


DATE: 08/20/2021 SCALE: SEE SHEET JOB # 21-049a DRAWN: KTL / MD SHEET: LI-01 2 OF 14

IRRIGATION GENERAL NOTES

- 1. IRRIGATION SYSTEM AS DRAWN ON PLANS IS DIAGRAMMATIC. ALL PIPE, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS.
- 2. DISCREPANCIES BETWEEN PLANS AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR REVISIONS NECESSARY. CONTRACTOR SHALL NOT INSTALL THE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST.
- 3. IRRIGATION HEADS SHALL BE LOCATED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALKS, AND STRUCTURES AND NOT SCALED OFF OF DRAWINGS. DO NOT LOCATE TREES OR TALLER SHRUBS IN LOCATIONS WHERE THEY WILL BLOCK IRRIGATION HEADS AND PREVENT ADEQUATE COVERAGE.
- 4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING THE LATEST EDITION OF LOCAL GUIDELINES AND SPECIFICATIONS FOR LANDSCAPE DEVELOPMENTS AT THE SITE AT ALL TIMES.
- 5. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZE THEMSELVES WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, CURBS, FENCES, WOOD STRUCTURES, CONCRETE STRUCTURES, BUILDINGS, UTILITIES, ETC. THE CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR LOCATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADS, PAVING AND OTHER STRUCTURES. CONTRACTOR SHALL NOT INSTALL ANY ITEMS WHERE IT IS OBVIOUS THAT THEY ARE IN DIRECT CONFLICT WITH UNDERGROUND UTILITIES, STRUCTURES, PERMANENT IMPROVEMENTS OR PEDESTRIAN AND VEHICULAR SAFETY CONSIDERATIONS.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL PAVED AREAS PRIOR TO PAVING INSTALLATION. SLEEVING SHALL BE SCH. 40 PVC PIPE, TWICE THE LINE SIZE CARRIED, AND GROUPED TOGETHER WHERE FEASIBLE. SLEEVING SHALL ALSO BE BURIED MIN. 24" UNDER PEDESTRIAN PAVEMENT, AND MIN. 30" UNDER VEHICULAR PAVEMENT, OR PER LOCAL GOVERNING CODES AND REGULATIONS, WHICHEVER IS MORE STRINGENT. REFER TO IRRIGATION LEGEND/NOTES FOR SPECIFICATIONS.
- 7. CONTRACTOR SHALL VERIFY ALL PRESSURES ON SITE PRIOR TO CONSTRUCTION AND PROVIDE THESE TO THE OWNER'S AUTHORIZED REPRESENTATIVE IN WRITING.
- 8. MAINLINE FEEDER BETWEEN POINT OF CONNECTION, METER, AND BACKFLOW UNIT TO BE OF MATERIAL AS REQUIRED BY CURRENT WATER DISTRICT.
- 9. CONTRACTOR SHALL VERIFY IN THE FIELD WITH THE OWNER'S AUTHORIZED REPRESENTATIVE, AND THE LOCAL GOVERNING AGENCY REPRESENTATIVE, ALL LOCATIONS OF POINT OF CONNECTIONS, WATER METERS, MAIN WATER SUPPLY LINE, BACKFLOW PREVENTER, AUTOMATIC CONTROLLER RAIN SWITCH, AND VALVES, PRIOR TO CONSTRUCTION.
- 10. POINT OF CONNECTION TO BE AT SERVICE LINE DOWNSTREAM OF WATER METER, VERIFY LOCATION, TYPE AND SIZE PRIOR TO CONSTRUCTION.
- 11. CONTRACTOR SHALL THOROUGHLY FLUSH ALL LINES AND ADJUST ALL HEADS FOR OPTIMUM SYSTEM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, STREETS, AND STRUCTURES SUCH AS BUILDINGS, WALLS, FENCES, ETC. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
- 12. ALL SHRUB HEADS ADJACENT TO LAWN AND PAVED AREAS SHALL BE MOUNTED ON 6" BODIES MIN. OR PER LOCAL GUIDELINES. ALL OTHER SHRUB SPRAY HEADS MAY BE MOUNTED ON RISERS 12" ABOVE FINISH GRADE WITH OWNER'S PRIOR APPROVAL. ALL LAWN HEADS SHALL BE MOUNTED ON 4" POP-UP BODIES MIN. OR PER LOCAL GUIDELINES. ALL LAWN ROTOR HEADS SHALL BE MOUNTED ON 4" POP-UP BODIES OR PER LOCAL GUIDELINES.
- 13. ALL CONTROL EQUIPMENT, SUCH AS REMOTE CONTROL VALVES, BALL VALVES, AND QUICK COUPLER VALVES SHALL BE LOCATED IN SHRUB PLANTER AREAS.
- 14. CONTRACTOR SHALL COORDINATE THE LOCATION OF IRRIGATION PIPING WITH THE LOCATION OF TREES (REFER TO PLANTING PLAN) AND SHALL MAINTAIN A MIN. OF 5 FEET CLEARANCE BETWEEN PIPING AND TRUNKS OF TREES WHEREVER POSSIBLE. CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- 15. CONTRACTOR SHALL INSTALL BELOW HEAD CHECK VALVES AND/OR IN-LINE CHECK VALVES (SIZE AS REQUIRED) AS REQUIRED TO ELIMINATE ALL LOW HEAD DRAINAGE.
- 16. ALL IRRIGATION CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL AND REGIONAL GOVERNING CODES.
- 17. ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- 18. LOCATE ALL IRRIGATION HEADS AND LINES 8" FROM SIDEYARD PROPERTY LINES ADJACENT TO FENCES, WALLS, ETC. AND 2" FROM SIDEYARD PROPERTY LINES IN LAWN AREAS WHERE OCCURS.
- 19. FOR ALL SPRAY HEADS THAT REQUIRE GREATER THAN 30% REDUCTION OF FULL FLOW RADIUS, THE CONTRACTOR SHALL USE THE APPROPRIATE PRESSURE COMPENSATING DEVICE (RAINBIRD PCS-XXX).
- 20. CONTRACTOR/OPERATOR SHALL ONLY APPLY SUFFICIENT WATER TO PROMOTE HEALTHY GROWTH OF THE PLANT MATERIAL. AT NO TIME WILL THE CONTRACTOR/OPERATOR APPLY WATER AT A RATE OR FREQUENCY WHICH CAUSES RUNOFF OR SOIL SATURATION.
- 21. CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS. MEASUREMENTS FOR PROPER GROUND SHALL BE VERIFIED AT LEAST ONCE PRIOR TO HOMEOWNER OCCUPANCY, AND NECESSARY ADJUSTMENTS SHALL BE MADE TO COMPLY WITH MANUFACTURER'S SPECIFICATIONS.





| DISTE | RIBUTI | ON EQUIP | MENT | | | | | | |
|------------|----------|----------|--------------------------|----------|-----|-----|------|--------------|-----------------------|
| SY | Μ. | MANUF. | MODEL# | RAD. | PSI | G | PM | PREC RATE | DESCRIPTIO |
| 90 | 180 | | | | | 90 | 180 | | |
| (1) | \oplus | RAINBIRD | XP-1200X 8Q, HF | 8'-15' | 40 | .72 | 1.19 | .41 | XERI-POP SPRAY |
| • | • | RAINBIRD | XP-1200X 15SST | 5' X 30' | 40 | 1. | 19 | .41 | SIDE STRIPS |
| ∇ | | HUNTER | PROS-06-PRS-30 PCN-50 | - | 30 | 0 | .5 | (2 PER | BUBBLERS R SYMBOL) |
| 7/77/7 HUN | | HUNTER | HDL-CV-06-18 | _ | 30 | 0.6 | GPH | | INE W/18" |

HDL-R-06-18 SERIES TECHLINE INSTALL PER MANUFACTURES RECOMMENDATION, ALL PLANTER DRIPLINE SHALL BE INSTALLED WITH PLD-ARV AIR RELIEF VALVE. EACH SYSTEM SHALL HAVE A MANUAL FLUSH VALVE END FLUSH SEE DETAIL. DRIP SYSTEMS SHALL HAVE ECO-ID DRIP SYSTEM INDICATOR INSTALLED PER MANUFACTURES RECOMENDATION.

| <u> </u> | <i>.</i> | |
|-----------------|-------------|---|
| ADDITIO | DNAL EQUIPM | ENT |
| SYM. | MANUF. | MODEL# |
| • | HUNTER | PGV-XXX REMOTE CONTROL VALVE, SEE PLAN FOR SIZE |
| \oplus | HUNTER | PCZ-101 DRIP REMOTE ZONE KIT CONTROL VALVE |
| M | MATCO | 759 SERIES FULL PORT BALL VALVE, LINE SIZE |
| R | HUNTER | SOLAR-SYNC-SEN-ET SENSOR & AUTOMATIC RAIN SHUT OFF (2) |
| С | HUNTER | HCC MODULAR CONTROLLER WITH EZ-DM DECODER MODULE A EZ-1 MODULES AS REQUIRED (2) |
| >> | WATTS | 009QT SERIES, 1" R/P BACKFLOW PREVENTION ASSEMBLY W/ MODEL 777 WYE STRAINER |
| F | HUNTER | HC-100, 1" FLOW METER (2) |
| M | SUPERIOR | 3200100 NORMALLY CLOSED MASTER CONTROL VALVE (2) |
| M | AS APPROVED | 1" WATER METER PER DEVELOPER |
| DIDE / N | OTEC | |
| PIPE / N | UTES | |
| SYM. | MANUF. | MODEL# |

| | PWP | SCH 40 PVC SLEEV | VE - TWICE LINE SIZE CARRIED WITHIN |
|----|-----------|-------------------------|--------------------------------------|
| | | <u> </u> | VALVE NUMBER |
| Sł | HRUB DRIP | A20 1.5" A20 1.5" | 20 - G.P.M. SHRUB DRIP - HYDRO ZONE |

— PWP 1.25" CL 315 PVC MAINLINE - W/18" COVER

SCH 40 PVC LATERAL LINE - SIZE AS NOTED W/12" COVER

PIPE SIZING CHART

0 TO 5 GPM 3/4" SCH. 40 PVC PIPE

5 TO 10 GPM 1" SCH. 40 PVC PIPE

10 TO 15 GPM 1-1/4" SCH. 40 PVC PIPE

15 TO 25 GPM 1-1/2" SCH. 40 PVC PIPE

25 TO 35 GPM 2" SCH. 40 PVC PIPE

35 TO 50 GPM 2-1/2" SCH. 40 PVC PIPE

NOTE:

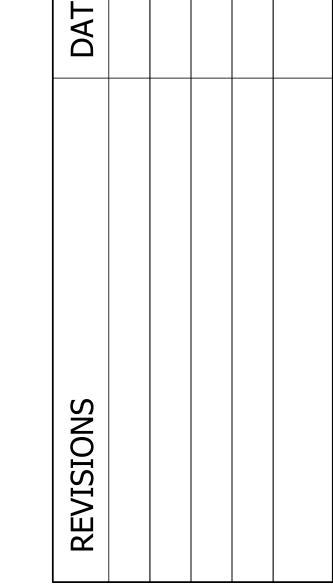
CONTRACTOR SHALL SIZE ALL LATERAL LINES PEI

PIPE SIZING CHART, IN NO INSTANCE SHALL PIPE

SIZE EXCEED DESIGNATED GPM RANGE.

WEILAND DESIGN GROUP,
LANDSCAPE ARCHITECTURE + PLANNING + CONSTRUCTION MAN
28924 OLD TOWN FRONT STREET, SUITE 202

| RD CONSTRUCTION CORP, CORYDON ROAD | CORYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, & 20 LANDSCAPE CONSTRUCTION PLANS | IRRIGATION PLAN |
|------------------------------------|--|-----------------|
| | | |





DATE: 08/20/2021

SCALE: SEE SHEET

JOB # 21-049a

DRAWN: KTL / MD

SHEET: LI-02

3 OF 14

Call before you Dig

Avoid cutting underground
utility lines. It's costly.

Call

OR

1_800_227_2600

| Corydon III CD | s | | | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | Total: |
|-----------------|-----------|---------|----------------------|------|------|------|------|------|------|------|------|------|------|------|------|---------------|
| Irrigation Sche | dule | | ETo/Mo | 2.1 | 2.8 | 3.9 | 4.4 | 5.9 | 7.1 | 7.6 | 7.0 | 5.8 | 3.9 | 2.6 | 1.9 | 55.0 |
| POC / Contro | ller | Α | ETo/Day | 0.07 | 0.10 | 0.13 | 0.15 | 0.19 | 0.24 | 0.25 | 0.23 | 0.19 | 0.13 | 0.09 | 0.06 | |
| Туре | AKc | Pr Rate | IE | | | | | | | | | | | | | |
| Bubblers | | | | | | | | | | | | | | | | |
| | 0.4 | 6 | 0.9 | 0.3 | 0.4 | 0.6 | 0.7 | 8.0 | 1.1 | 1.1 | 1.0 | 0.9 | 0.6 | 0.4 | 0.3 | Min/Day |
| 4 | Qty. of \ | alves | Total Run Times | 1 | 2 | 2 | 3 | 3 | 4 | 4 | 4 | 3 | 2 | 2 | 1 | Total Min/Day |
| Drip | | | | | | | | | | | | | | | | |
| | 0.3 | 0.42 | 0.9 | 3.2 | 4.8 | 6.0 | 7.0 | 9.1 | 11.3 | 11.7 | 10.8 | 9.2 | 6.0 | 4.1 | 2.9 | Min/Day |
| 3 | Qty. of \ | alves | Total Run Times | 10 | 14 | 18 | 21 | 27 | 34 | 35 | 32 | 28 | 18 | 12 | 9 | Total Min/Day |
| Shrub Spray | | | | | | | | | | | | | | | | |
| | 0.3 | 1.58 | 0.6 | 1.3 | 1.9 | 2.4 | 2.8 | 3.6 | 4.5 | 4.7 | 4.3 | 3.7 | 2.4 | 1.6 | 1.2 | Min/Day |
| 4 | Qty. of \ | /alves | Total Run Times | 5 | 8 | 10 | 11 | 14 | 18 | 19 | 17 | 15 | 10 | 7 | 5 | Total Min/Day |
| | | | | | | | | | | | | | | | | |
| Total Valves: | 11 | TO | TAL RUN TIMES (HRS): | 0.3 | 0.4 | 0.5 | 0.6 | 8.0 | 0.9 | 1.0 | 0.9 | 8.0 | 0.5 | 0.3 | 0.2 | |
| | | | | | | | | | | | | | | | | |
| | | | | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | |

| Corydon III CD | s | | | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | ОСТ | NOV | DEC | Total: |
|-----------------|-----------|---------|----------------------|------|------|------|------|------|------|------|------|------|------|------|------|---------------|
| Irrigation Sche | | | ETo/Mo | 2.1 | 2.8 | 3.9 | 4.4 | 5.9 | 7.1 | 7.6 | 7.0 | 5.8 | 3.9 | 2.6 | 1.9 | 55.0 |
| POC / Control | ller | В | ETo/Day | 0.07 | 0.10 | 0.13 | 0.15 | 0.19 | 0.24 | 0.25 | 0.23 | 0.19 | 0.13 | 0.09 | 0.06 | |
| Туре | AKc | Pr Rate | IE | | | | | | | | | | | | | |
| Bubblers | | | | | | | | | | | | | | | | |
| | 8.0 | 0.3 | 0.9 | 12.0 | 17.8 | 22.4 | 26.1 | 33.8 | 42.1 | 43.6 | 40.1 | 34.4 | 22.4 | 15.4 | 10.9 | Min/Day |
| 3 | Qty. of \ | /alves | Total Run Times | 36 | 53 | 67 | 78 | 102 | 126 | 131 | 120 | 103 | 67 | 46 | 33 | Total Min/Day |
| Drip | | | | | | | | | | | | | | | | |
| | 0.45 | 0.9 | 0.9 | 2.3 | 3.3 | 4.2 | 4.9 | 6.3 | 7.9 | 8.2 | 7.5 | 6.4 | 4.2 | 2.9 | 2.0 | Min/Day |
| 3 | Qty. of \ | /alves | Total Run Times | 7 | 10 | 13 | 15 | 19 | 24 | 25 | 23 | 19 | 13 | 9 | 6 | Total Min/Day |
| Shrub Spray | | | | | | | | | | | | | | | | |
| 4 | 0.4 | 1.58 | 0.8 | 1.3 | 1.9 | 2.4 | 2.8 | 3.6 | 4.5 | 4.7 | 4.3 | 3.7 | 2.4 | 1.6 | 1.2 | Min/Day |
| Total Valves: | 8 | ТО | TAL RUN TIMES (HRS): | 1.0 | 1.5 | 1.8 | 2.1 | 2.8 | 3.4 | 3.6 | 3.3 | 2.8 | 1.8 | 1.3 | 0.9 | |
| | | | | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | ОСТ | NOV | DEC | |

| Co | ontroller : | Α | | | IRRIGAT | ION CONTRO | OLLER RUN | TIMES (ESTABLISHMEN | IT) | |
|--------------------------|-------------|---------|--------|----------|---------|------------|-----------|-----------------------|-----------------------|---------|
| PLANT TY | PE / SPRIN | KLER TY | PE | Eto | AKc | PR RATE | IE | RUN TIME | QUANTITY | RUN TII |
| Days P | er Week: | 6 | | 7.6 | | | | (HOURS) | | (HOUR |
| Shrub and Ground Covers: | | | | | | | | | | |
| Spray Head | ls | | | 7.60 | 0.40 | 1.58 | 0.70 | 0.11 | 4 | 0.43 |
| Drip | | | | 7.60 | 0.45 | 9.00 | 0.90 | 0.16 | 3 | 0.48 |
| Trees: | | | | | | | | | | |
| Bubbler Hea | ads | | | 7.60 | 0.80 | 3.00 | 0.90 | 0.88 | 4 | 3.52 |
| | | | CYCLES | PER DAY: | 1 | | TOT | TAL NUMBER OF STATIC | ONS: 11 | |
| | | | | | | | TOTAL RUI | N TIME IN HOURS FOR D | ORIP & BUBBLERS ONL | Y: 4.00 |
| | | | | | | | | TOTAL RUN TIME IN HO | URS ALL SPRAY ZONE | S: 0.43 |
| | | | | | | | | тот | TAL RUN TIME IN HOURS | S: 4.43 |

| Controller: | В | | | IRRIGAT | ION CONTRO | DLLER RU | JN TIMES (ES | STABLISHMEN | IT) | |
|---------------------|---------|----------|---------|---------|------------|----------|--------------|---------------|-------------------|------------|
| PLANT TYPE / SPRIN | KLER TY | PE | Eto | AKc | PR RATE | IE | R | UN TIME | QUANTITY | RUN TIM |
| Days Per Week: | 6 | | 7.6 | | | | (| HOURS) | | (HOURS |
| Shrub and Ground Co | overs: | | | | | | | | | |
| Spray Heads | | | 7.60 | 0.40 | 1.58 | 0.70 | | 0.11 | 4 | 0.43 |
| Drip | | | 7.60 | 0.45 | 0.90 | 0.90 | | 0.16 | 3 | 0.49 |
| Trees: | | | | | | | | | | |
| Bubbler Heads | | | 7.60 | 0.80 | 0.30 | 0.90 | | 0.88 | 3 | 2.63 |
| | | CYCLES P | ER DAY: | 1 | | T | TOTAL NUME | BER OF STATI | ONS: 10 | |
| | | | | | | TOTAL F | RUN TIME IN | HOURS FOR I | ORIP & BUBBLERS | ONLY: 3.12 |
| | | | | | | | TOTAL R | JN TIME IN HO | URS ALL SPRAY Z | ONES: 0.43 |
| | | | | | | | | TO | TAL RUN TIME IN H | OURS: 3.55 |

| Project Refe | rence Evapotr | anspiration | (Eto) | 5 | 5 | | |
|--|---|-----------------------|----------------------------------|-----------------|--------------------------------|-------------------|--|
| Hydrozone # / Planting Description | Plant Factor (PF) | Irrigation Method | Irrigation Efficiency (IE) | ETAF (PF/IE) | Landscape Area (Sq. Ft.) | ETAF x Area | Estimated Total Water Use (ETWU) |
| | | | Regular Lan | dscape Area | S | | |
| 1 | 0.3 | Drip | 0.9 | 0.33 | 6,987.00 | 2,329.00 | 79,418.90 |
| 2 | 0.4 | Bubbler | 0.9 | 0.44 | 256.00 | 113.78 | 3,879.82 |
| 3 | 0.3 | Spray | 1.58 | 0.19 | 4,138.00 | 785.70 | 26,792.24 |
| | | | 1 | 0 | | 0 | |
| | | | 1. | 0 | | 0 | |
| 11 | | | | Totals | 11,381.00 | 3,228.47 | 110,090.96 |
| | | | , | | | ETWU Total | 110,090.96 |
| | | | | | | MAWA | 174,641.45 |
| 2. ETWU = A | fficiency - 0.75 nnual Gallons F Annual Gallons ations | Required = (E | to*0.62*ETAF | | TAF)*SLA)] | | |
| | | | | | | | |
| Regular Lan | decane Areas | | | | | | |
| | dscape Areas | | 1 | Average FTA | F for Regular La | andscane Area | e must ha |
| Total ETAF x | | 3,228.47 | | | AF for Regular La | | |
| | Area | | | | v for residential | | |
| Total ETAF x Total Area Average ETAF | Area | 3,228.47 11,381.00 | | 0.55 or below | v for residential | | |
| Total ETAF x Total Area | Area De Areas | 3,228.47 11,381.00 | | 0.55 or below | v for residential | | |

STATIC WATER PRESSURE WAS NOT AVAILABLE AT TIME OF SYSTEM DESIGN. SYSTEM WAS DESIGNED FOR A MINIMUM REQUIRED STATIC WATER PRESSURE OF 75 PSI. CONTRACTOR SHALL VERIFY EXISTING STATIC WATER PRESSURE PRIOR TO COMMENCING WORK. IF STATIC WATER PRESSURE IS LESS THAN THE 75 PSI MINIMUM REQUIRED PRESSURE THEN CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED. A STATIC WATER PRESSURE LOWER THAN 75 PSI. WILL REQUIRE THE ADDITION OF AN IRRIGATION BOOSTER PUMP, SAID BOOSTER PUMP SHALL BE AS SPECIFIED BY LANDSCAPE ARCHITECT, AND SHALL BE ISSUED AS AN ADDENDUM TO THE ORIGINAL BID. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT SHALL PLACE ALL REQUIRED REPAIRS/EQUIPMENT AND OTHER RELATED COST AS THE FULL RESPONSIBILITY OF THE IRRIGATION CONTRACTOR.

THESE SUGGESTED RUN TIMES ARE FOR REFERENCE ONLY. ACTUAL RUN TIMES MAY DIFFER DUE TO

VARYING SITE CONDITIONS. CONTRACTOR SHALL ADJUST RUN TIMES AS REQUIRED TO PROVIDE

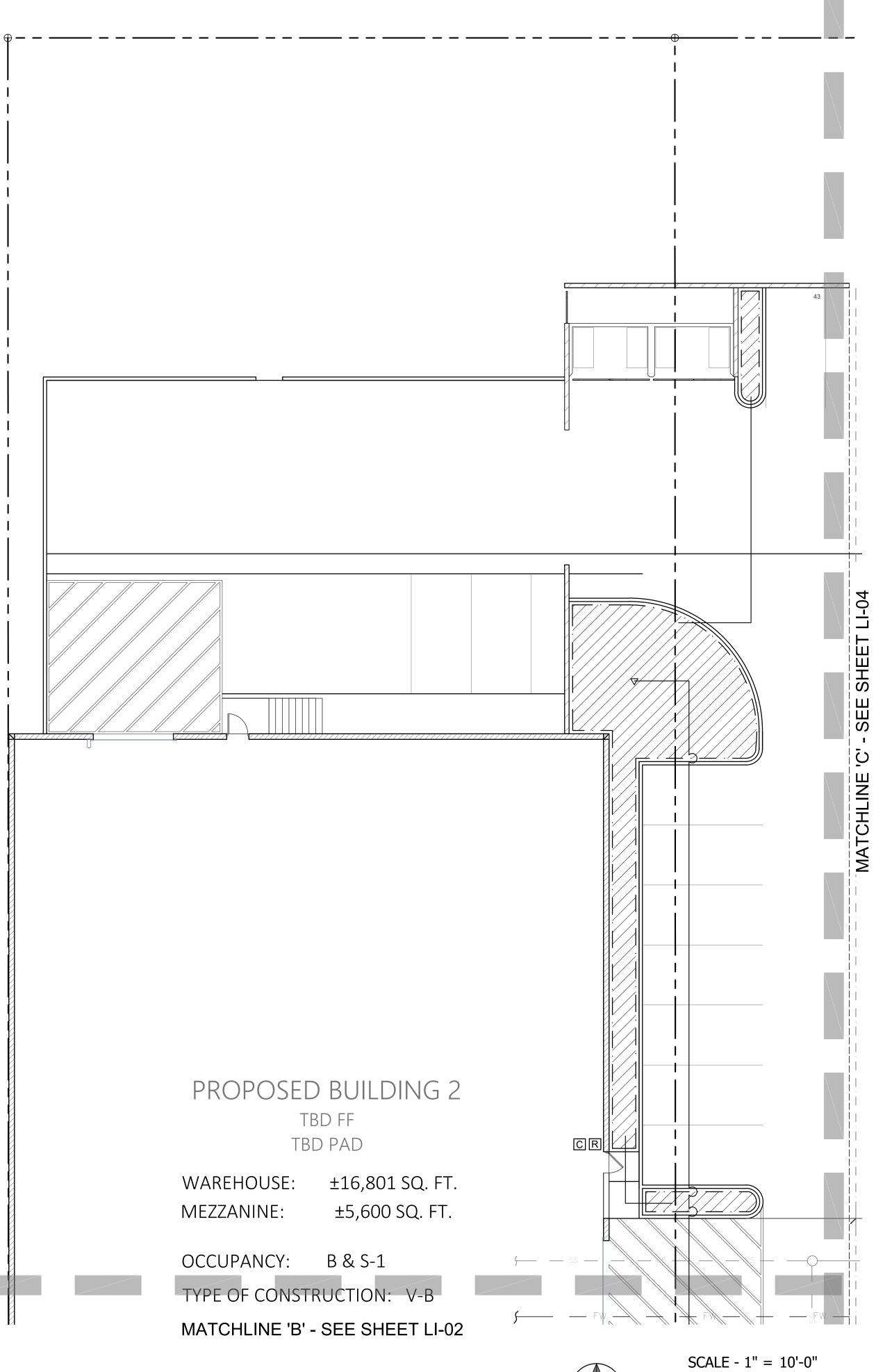
APPROPRIATE WATER FOR EACH VALVE CIRCUIT.

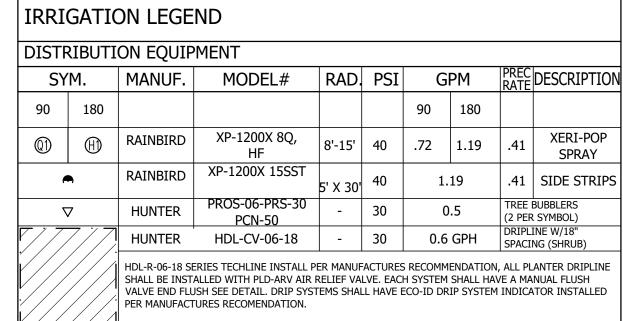
CONTROLLER IS SET TO RUN MULTIPLE VALVES

WINDOW REQUIREMENTS

SIMULTANEOUSLY TO ADHERE TO THE WATERING

| | W | ATER PRESSU | IRE CALCULATIO | NS | | | | |
|------------|---------------------|-----------------|----------------|---------------------------|-----------------|------|--|--|
| POC NUMB | ER | Α | POC SIZE | | | 3/4" | | |
| HYDRAULIC | C GRADE LINE | 1200 | POC ELEVATI | ON | | 1000 | | |
| ELEVATION | DIFFERENCE | 200 | MINIMUM PRE | MINIMUM PRESSURE REQUIRED | | | | |
| REMOTE C | ONTROL VALVE # | A6 | REMOTE CON | REMOTE CONTROL VALVE SIZE | | | | |
| R.C.V. DEN | IAND (GPM) | 19 | TOTAL DEMAN | ND (GP | M) | 19 | | |
| RCV. ELEV | ATION | N/A | STATIC PRES | STATIC PRESSURE AT R.C.V. | | | | |
| SIZE | DESCRIPTION | | | | PSI LOSS | | | |
| 1" | SERVICE LINE | | | 1 | 1.4 | PSI | | |
| 1" | WATER METER | | | 2 | 2.2 | PSI | | |
| 1" | BACKFLOW PREV | ENTER | - 1 | 2 | 10.0 | PSI | | |
| 1" | BALL VALVES | | | 4 | 1.0 | PSI | | |
| 1" | MASTER CONTROL | VALVE | | 5 | 2.6 | PSI | | |
| 1.35" | 30 FEET OF MAINL | INE: TYPE SCH | 1 40 | 6 | 1.4 | PSI | | |
| | FEET OF MAINLINE | : TYPE | | 7 | | PSI | | |
| 1" | REMOTE CONTROL | VALVE | | 8 | 2.3 | PSI | | |
| 10% | LATERAL LINE LOS | SS | | 9 | 4.0 | PSI | | |
| 10% | FITTING LOSS | | | 10 | 2.5 | PSI | | |
| 0 | ELEVATION CHANG | GE (P.O.C. TO I | HIGHEST HEAD) | 11 | 0.0 | PSI | | |
| TOTAL SYS | TEM PRESSURE LOS | S (SUM OF #1] | THRU #11) | 12 | 27.4 | PSI | | |
| PRESSURE | REQUIRED AT HEAD | | 13 | 30.0 | PSI | | | |
| TOTAL PRE | SSURE REQUIRED (S | O # 13) | 14 | 57.4 | PSI | | | |
| STATIC WA | TER PRESSURE (FRO | | 15 | 75.0 | PSI | | | |
| RESIDUAL | PRESSURE (SUBTRAC | 15) | 16 | 17.6 | PSI | | | |
| SET PRV O | R MCV AT (# 14 PLUS | | 17 | 67.4 | PSI | | | |
| PRESSURE | BOOST, IF REQUIRED | 0 (#14-#15 + 20 | PSI) | 18 | N/A | PSI | | |





| <u>ADDITIC</u> | · NAL EQUIPM | FNT |
|-----------------|-----------------|---|
| SYM. | MANUF. | MODEL# |
| • | HUNTER | PGV-XXX REMOTE CONTROL VALVE, SEE PLAN FOR SIZE |
| \oplus | HUNTER | PCZ-101 DRIP REMOTE ZONE KIT CONTROL VALVE |
| H | MATCO | 759 SERIES FULL PORT BALL VALVE, LINE SIZE |
| R | HUNTER | SOLAR-SYNC-SEN-ET SENSOR & AUTOMATIC RAIN SHUT OFF (2) |
| С | HUNTER | HCC MODULAR CONTROLLER WITH EZ-DM DECODER MODULE AND EZ-1 MODULES AS REQUIRED (2) |
| >> | WATTS | 009QT SERIES, 1" R/P BACKFLOW PREVENTION ASSEMBLY W/ MODEL 777 WYE STRAINER |
| E | HUNTER | HC-100, 1" FLOW METER (2) |
| M | SUPERIOR | 3200100 NORMALLY CLOSED MASTER CONTROL VALVE (2) |
| M | AS APPROVED | 1" WATER METER PER DEVELOPER |
| PIPE / NOTES | | |
| | | |

| | PWP | 1.25" CL 315 PVC M | AINLINE - W/18" COVER | |
|------|----------------|-------------------------|----------------------------|-------------|
| ==== | PWP | SCH 40 PVC SLEEVE | - TWICE LINE SIZE CAR | RIED WITHIN |
| SI | $\frac{20}{1}$ | A20 1.5" A20 1.5" | 20 - G.P. SHRUB DRIP - HYD | |

PWP SCH 40 PVC LATERAL LINE - SIZE AS NOTED W/12" COVER

SYM. | MANUF. | MODEL#

| | DIDE 0 | IZINIO OLIADT |
|------------|----------|------------------------------|
| | PIPE 5 | IZING CHART |
| 0 TO 5 | GPM | 3/4" SCH. 40 PVC PIPE |
| 5 TO 10 | GPM | 1" SCH. 40 PVC PIPE |
| 10 TO 15 | GPM | 1-1/4" SCH. 40 PVC PIPE |
| 15 TO 25 | GPM | 1-1/2" SCH. 40 PVC PIPE |
| 25 TO 35 | GPM | 2" SCH. 40 PVC PIPE |
| 35 TO 50 | GPM | 2-1/2" SCH. 40 PVC PIPE |
| NOTE: | | |
| CONTRACTO | R SHALL | . SIZE ALL LATERAL LINES PER |
| | | N NO INSTANCE SHALL PIPE |
| SIZE EXCEE | D DESIGN | NATED GPM RANGE. |

WEILAND DESIGN GROUP,

LANDSCAPE ARCHITECTURE + PLANNING + CONSTRUCTION MAN
28924 OLD TOWN FRONT STREET, SUITE 202

RD CONSTRUCTION CORP, CORYDON ROAD

CITY OF LAKE ELSINORE, CA

CORYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, &

LANDSCAPE CONSTRUCTION PLANS



DATE: 08/20/2021

SCALE: SEE SHEET

JOB # 21-049a

DRAWN: KTL / MD

SHEET: LI-03

4 OF 14

Call before you Dig

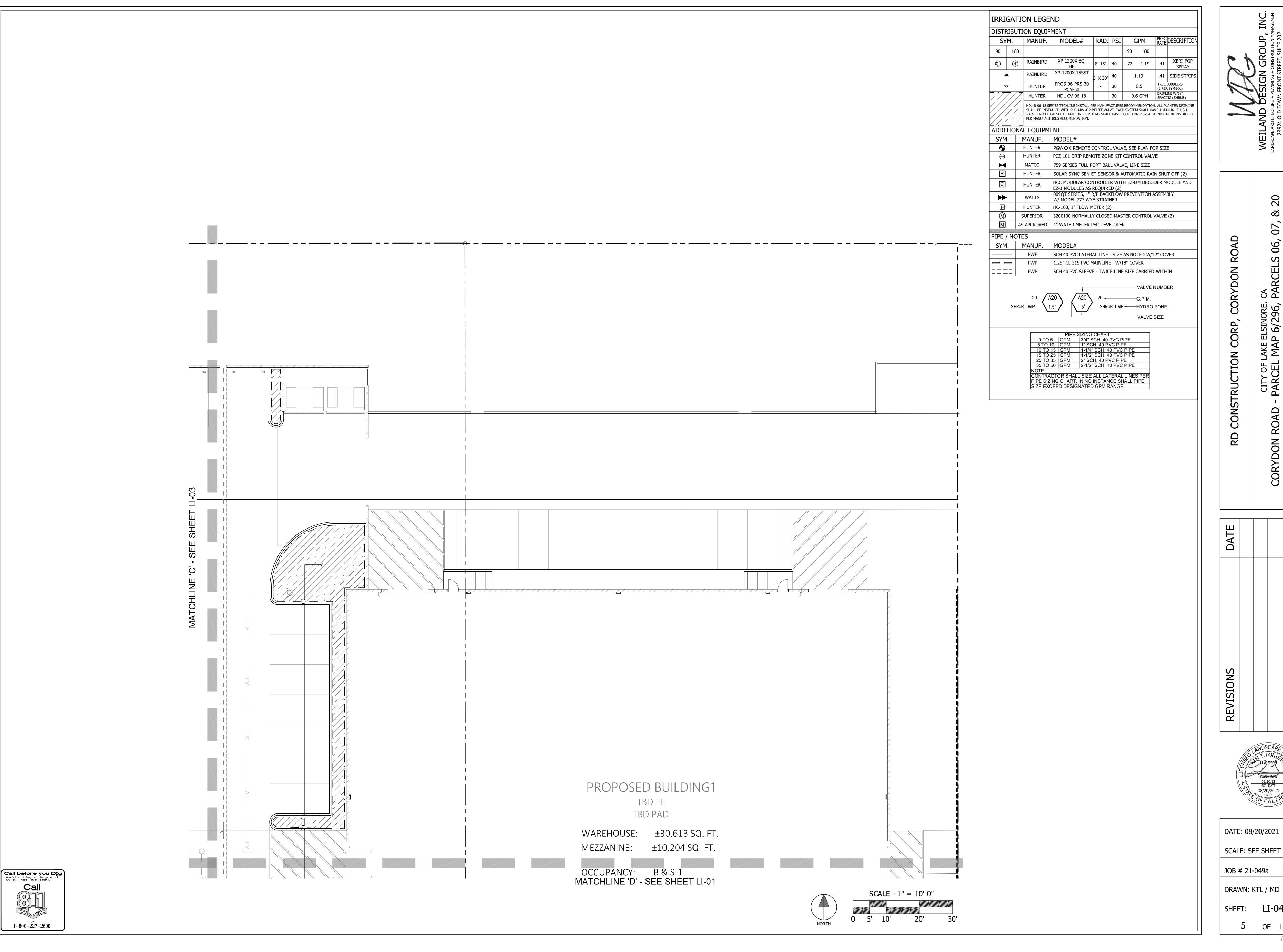
Avoid cutting underground
utility lines. It's costly.

Call

OR

Average ETAF

08/20/2021



ROAD CORYDON

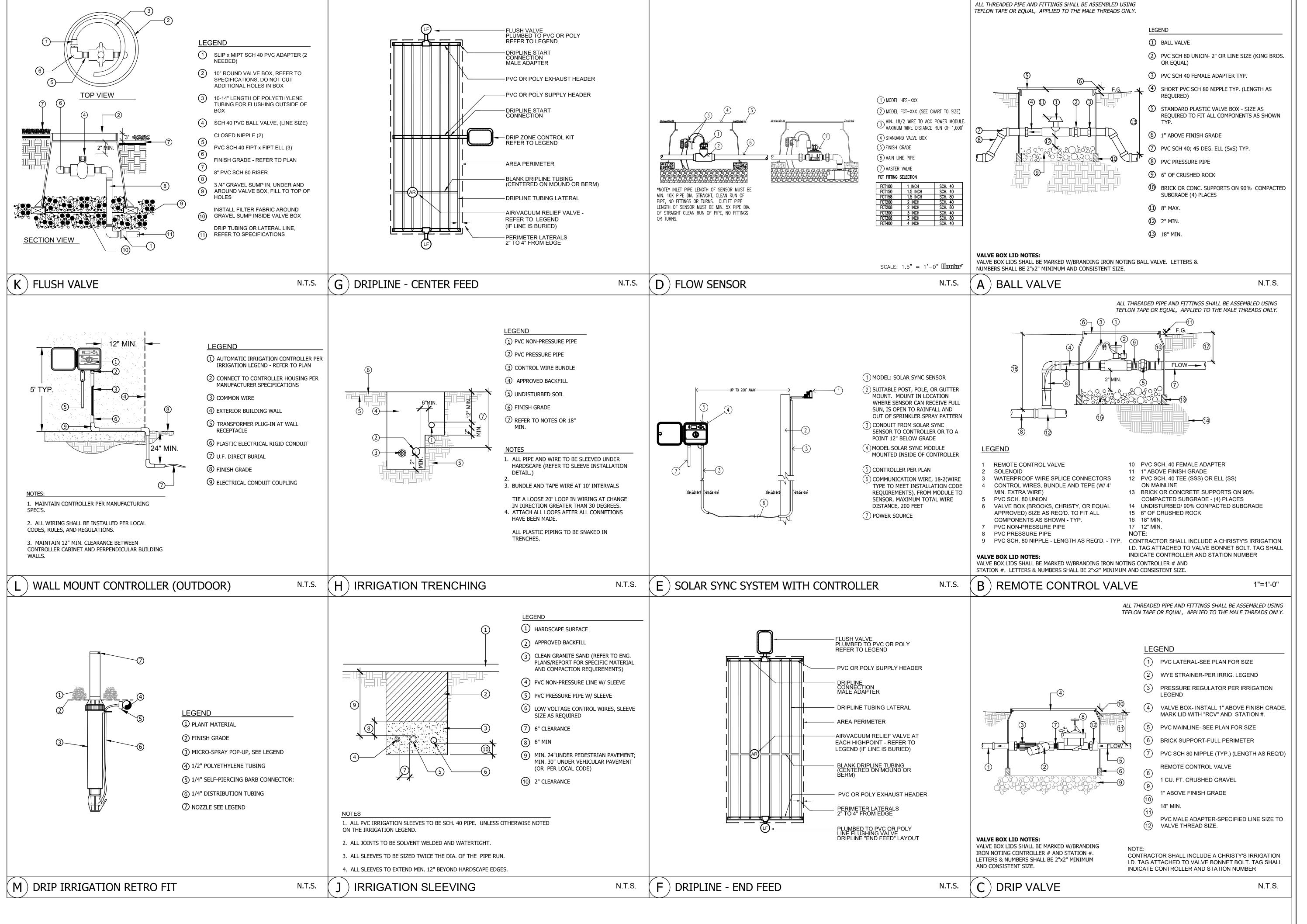


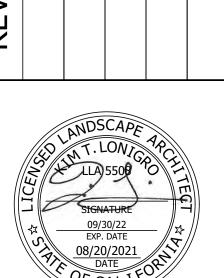
| DATE: 08/20/2021 |
|------------------|
| SCALE: SEE SHEET |
| JOB # 21-049a |

SHEET: LI-04

5 OF 14 08/20/2021







DATE: 08/20/2021

SCALE: SEE SHEET

DRAWN: KTL / MD

SHEET: LI-05

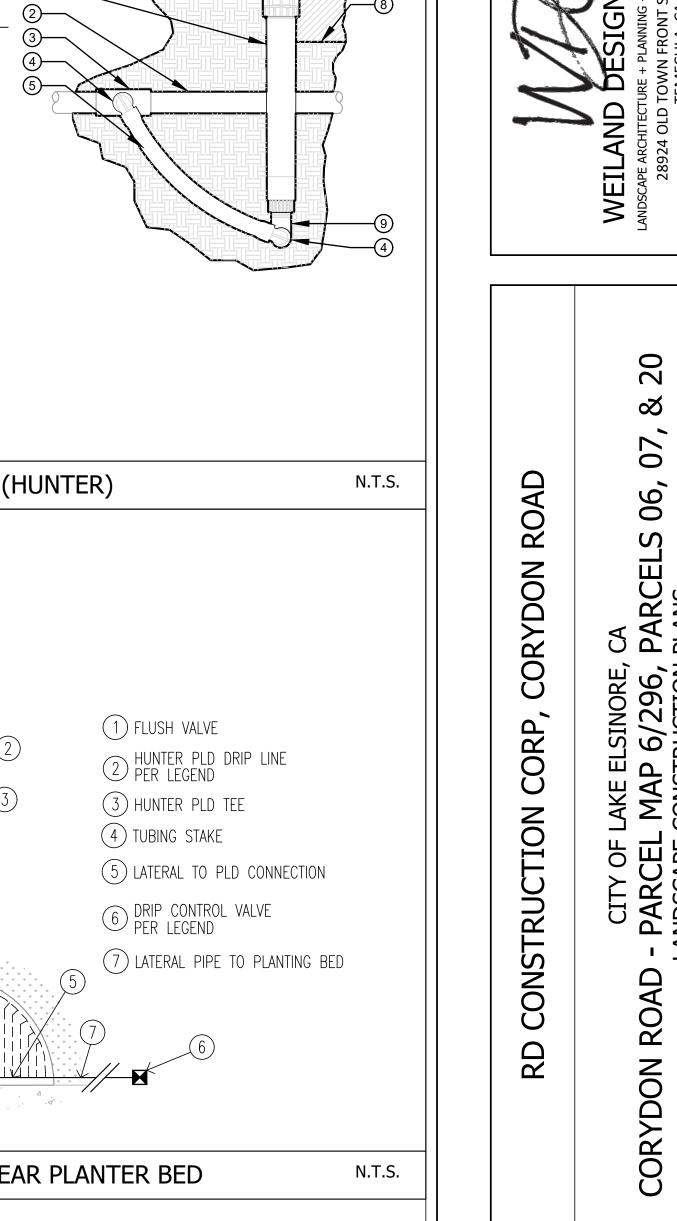
OF 14

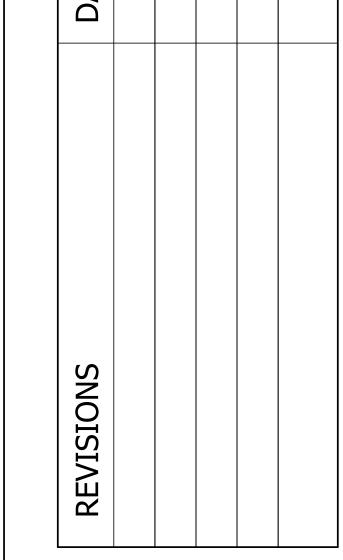
JOB # 21-049a

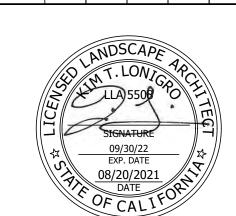
| REVISIONS | | | | |
|-----------|----------------|--------------|--------|--|
| RE | | | | |
| // | ANDS M T. L | CAPE ONIG | PACHI. | |

| RD CONSTRUCTION CORP, CORYDON ROAD | CORYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, & 20 LANDSCAPE CONSTRUCTION PLANS | IRRIGATION DETAILS |
|------------------------------------|--|--------------------|
|------------------------------------|--|--------------------|

LEGEND: 1 ECO INDICATOR - ECOID 2 LATERAL PIPE PER PLAN 3 FPT CONNECTION FROM LATERAL 4 SPIRAL BARB ELBOW - HSBE-XXX 5 FLEXsg TUBING - FLEXSG 6 FINISHED GRADE IN TURF 7 ADJACENT MULCH 8 FINISHED GRADE IN PLANTER BED 9 MARLEX STREET ELBOW HM.EI.02 (N) DRIPLINE INDICATOR (HUNTER) 1 FLUSH VALVE 2 HUNTER PLD DRIP LINE PER LEGEND 3 HUNTER PLD TEE 4 TUBING STAKE 5 LATERAL TO PLD CONNECTION 6 DRIP CONTROL VALVE PER LEGEND 7 LATERAL PIPE TO PLANTING BED (P) DRIPLINE - CURVELINEAR PLANTER BED







| DATE: 08/20/2021 |
|------------------|
| SCALE: SEE SHEET |
| JOB # 21-049a |

DRAWN: KTL / MD

SHEET: LI-06 OF 14

Call before you Dig
Avoid cutting underground
utility lines. It's costly.

IRRIGATION:

I. GENERAL:

A. SCOPE OF WORK:

- 1. ALL CONSTRUCTION SHALL CONFORM TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE OF LOCAL GOVERNING AGENCIES.
- 2. PERMITS FOR ANY CONSTRUCTION DEPICTED IN THESE PLANS SHALL BE OBTAINED BY THE CONTRACTOR.
- 3. ALL LOCAL, MUNICIPAL, COUNTY, AND STATE LAWS, RULES, AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THE WORK DEPICTED ON THESE PLANS ARE HEREBY INCORPORATED INTO AND MADE PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
- 4. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
- PLANS BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE PERTINENT ENGINEERING PLANS, ARCHITECTURAL PLANS, AND/OR SOILS REPORT PRIOR TO COMMENCING WORK. 6. THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR

5. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING AND/OR ARCHITECTURAL

TO COMMENCING WORK, AND SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE OWNER, OWNER'S AUTHORIZED REPRESENTATIVE, OTHER CONSTRUCTION TRADE, AND GOVERNING AGENCIES.

B. BIDS CONTRACTS AND INSURANCE:

- 1. EACH BIDDER SHALL INSPECT THE SITE BEFORE SUBMITTING THEIR BID. 2. THE OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
- 3. SEPARATE CONTRACTS: THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH HIS WORK. THE CONTRACTOR SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK, AND SHALL PROPERLY COORDINATE HIS WORK WITH THEIRS.
- 4. LIABILITY AND COMPENSATION INSURANCE: THE CONTRACTOR SHALL CARRY AND FOR ADEQUATE LIABILITY AND COMPENSATION INSURANCE AND SHALL, IF REQUIRED, FURNISH THE OWNER WITH EVIDENCE TO THIS EFFECT.
- 5. GUARANTEE BONDS: THE OWNER SHALL HAVE THE RIGHT, PRIOR TO THE SIGNING OF THE CONTRACT, TO REQUIRE THE CONTRACTOR TO FURNISH A BOND COVERING THE FAITHFUL PERFORMANCE OF THE CONTRACT AND THE PAYMENT OF ALL OBLIGATIONS ARISING THEREUNDER, IN SUCH FORM AS THE OWNER MAY PRESCRIBE AND WITH SUCH SURETIES AS HE MAY APPROVE. IF SUCH A BOND IS REQUIRED, THE PREMIUM SHALL BE PAID BY THE OWNER.

C. PLANS AND PERMITS:

- 1. ALL CONSTRUCTION SHALL BE ACCORDING TO THE CONSTRUCTION DOCUMENTS AND SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE U.B.C.. 2. CORRELATION OF DRAWINGS AND SPECIFICATIONS: ANY WORK NOT ACCORDING TO
- DRAWINGS AND SPECIFICATIONS OR ORDINANCES AND LAWS SHALL BE REMOVED. 3. DO NOT SCALE DRAWINGS. USE DIMENSIONS INDICATED. 4. ANY DISCREPANCIES IN THE DRAWINGS OR SPECIFICATIONS SHALL BE CALLED TO THE
- IMMEDIATE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. FAILURE TO DO SO WILL PLACE RESPONSIBILITY ON THE CONTRACTOR. 5. PERMITS, FEES, ETC.: THE CONTRACTOR SHALL ARRANGE AND PAY FOR PERMITS FOR THEIR RESPECTIVE WORK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK AS INDICATED ON THE PLANS PRIOR TO CONSTRUCTION.

D. EXECUTION:

- 1. THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND SERVICES BEFORE COMMENCING WORK. CONTACT UNDERGROUND SERVICE ALERT (800) 422-4133. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND SERVICES ON AND ADJACENT TO THE PROJECT SITE DURING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.
- PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE IT COMPLETE AS SHOWN BY DRAWINGS AND SPECIFICATIONS. ANY COST CAUSED BY DEFECTIVE OR ILL-TIMED WORK SHALL BE BORNE BY THE PARTY RESPONSIBLE THERETOFORE.

2. CUTTING AND PATCHING: THE CONTRACTOR SHALL DO ALL CUTTING, FITTING, OR

- 3. CLEANING: IT SHALL BE THE DUTY OF EACH SUBCONTRACTOR TO REMOVE HIS OWN RUBBISH FROM THE PREMISES AND KEEP THE JOB CLEAN AT ALL TIMES. HE SHALL PROTECT WORK OF ALL OTHER CONTRACTORS.
- 4. CONDUCT OF THE WORK: THE CONTRACTOR, SHALL AT ALL TIMES, KEEP A COMPETENT FOREMAN ON THE JOB WHO SHALL BE IN CHARGE OF THE ENTIRE WORK, INCLUDING THE
- WORK OF HIS SUBCONTRACTORS. HE SHALL BE RESPONSIBLE FOR ITS ACCURACY. 5. ALL REMOVED ORGANIC OR INORGANIC MATERIAL SHALL BE PROPERLY DISPOSED OF AT AN APPROVED LEGAL DISPOSAL SITE. VERIFY EXISTING CONDITIONS PRIOR TO DEMOLITION.
- 6. THE CONTRACTOR SHALL ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, DRIVEWAYS, SIDEWALKS, AND ADJACENT FACILITIES.
- 7. THE CONTRACTOR SHALL MAINTAIN VEHICULAR ACCESS THROUGHOUT THE PROJECT SITE DURING THE ENTIRE CONSTRUCTION PERIOD.
- 8. THE CONTRACTOR SHALL POST SIGNS AS REQUIRED TO ALERT TRAFFIC TO CONSTRUCTION ACTIVITIES. AND TO DIRECT TRAFFIC THROUGH AND AROUND THE CONSTRUCTION AREAS WHEN NECESSARY.
- 9. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY MATERIALS, EQUIPMENT, SERVICES AND CONSTRUCTION PRIOR TO SUBSTANTIAL COMPLETION INSPECTION.
- 10. THE CONTRACTOR SHALL CONTROL THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH ON THE PROJECT SITE AND SHALL PERIODICALLY DISPOSE OF ALL WASTE MATERIAL OFF-SITE AT AN APPROVED LEGAL DISPOSAL SITE. ALL CLEANING AND DISPOSAL OPERATIONS SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS, AND ANTI-POLLUTION LAWS.
- 11. THE CONTRACTOR SHALL USE ONLY THOSE CLEANING MATERIALS WHICH WILL NOT CREATE HAZARDS TO HEALTH OR PROPERTY AND WHICH WILL NOT DAMAGE SURFACES. THE CONTRACTOR SHALL USE CLEANING MATERIALS ONLY ON SURFACES RECOMMENDED BY THE CLEANING MATERIAL MANUFACTURER.
- 12. DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN SPACES ADJACENT TO CONSTRUCTION AREAS AS CONSTRUCTION PROGRESSES, AND SHALL CONTINUE CLEANING ON A REGULAR BASIS UNTIL CONSTRUCTION IS FINISHED. THE CONTRACTOR SHALL ALSO MAINTAIN ROADWAYS AND WALKWAYS FREE FROM CONSTRUCTION OR EXCAVATED
- MATERIALS, EXCEPT IN DESIGNATED STORAGE OR STOCKPILING AREAS. 13. THE CONTRACTOR SHALL EXECUTE FINAL CLEANING PRIOR TO FINAL INSPECTION. 14. THE CONTRACTOR SHALL REMOVE ALL TOOLS, UN-INSTALLED MATERIALS, AND CONSTRUCTION DEBRIS, ETC., FROM THE PROJECT SITE.
- 15. THE CONTRACTOR SHALL REMOVE GREASE, MASTIC, ADHESIVES, DUST, DIRT, STAINS, FINGERPRINTS, LABELS, AND OTHER FOREIGN MATERIALS FROM SIGHT-EXPOSED SURFACES.
- 16. PRIOR TO FINAL INSPECTION THE CONTRACTOR SHALL CONDUCT AN INSPECTION OF SIGHT-EXPOSED SURFACES, AND ALL WORK AREAS, TO VERIFY THAT THE ENTIRE WORK IS
- 17. THE CONTRACTOR SHALL THOROUGHLY CLEAN OUT ALL EXISTING CONCRETE DRAINAGE SWALES AND PIPING OF ACCUMULATED DEBRIS RESULTING FROM CONSTRUCTION

E. EXTRAS AND SUBSTITUTIONS:

- 1. ANY EXTRAS SHALL BE APPROVED IN WRITING BY THE OWNER PRIOR TO ANY CONSTRUCTION.
- 2. THERE SHALL BE NO SUBSTITUTIONS WITHOUT PRIOR APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE. ANY REQUEST FOR SUBSTITUTIONS SHALL BE DOCUMENTED WITH COMPLETE DATA SUBSTANTIATING COMPLIANCE OF PROPOSED SUBSTITUTION WITH PLANS. THE OWNER'S AUTHORIZED REPRESENTATIVE WILL DETERMINE ACCEPTABILITY OF PROPOSED SUBSTITUTION, AND WILL NOTIFY THE CONTRACTOR OF ACCEPTANCE OR REJECTION IN WRITING WITHIN A REASONABLE TIME.

F. PAYMENT:

1. LIEN RELEASES FOR COMPLETED WORK SHALL BE SUBMITTED PRIOR TO PAYMENT FOR THE SAID WORK.

END OF SECTION

IRRIGATION SYSTEM NOTES:

I. GENERAL:

- A. QUALITY ASSURANCE:
- 1. ALL LOCAL, MUNICIPAL, COUNTY AND STATE LAWS, SAFETY ORDERS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THE WORK DEPICTED ON THESE PLANS ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION IN THE EVENT ANY EQUIPMENT OR METHODS INDICATED ON THE DRAWINGS OR SPECIFICATIONS CONFLICT WITH LOCAL CODES.
- 2. VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES, AND SERVICES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S AUTHORIZED
- REPRESENTATIVE. 3. OBTAIN THE PERTINENT ENGINEERING AND OR ARCHITECTURAL PLANS BEFORE COMMENCING WORK 4. OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND INSPECTIONS REQUIRED BY AUTHORITIES STATED ABOVE TO PERFORM THE WORK INDICATED HEREIN BEFORE
- COMMENCING WORK. 5. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK, AND BE RESPONSIBLE FOR COORDINATING WORK WITH THE OWNER'S AUTHORIZED REPRESENTATIVE, OTHER CONSTRUCTION TRADES, AND GOVERNING AGENCIES. CAUSE MINIMUM INTERFERENCE WITH THE WORK, MATERIALS, OR EQUIPMENT OF OTHER
- CONTRACTORS. 6. IRRIGATION PLAN IS DIAGRAMMATIC ONLY. REFER TO THE IRRIGATION LEGEND AND DETAILS FOR EQUIPMENT AND INSTALLATION.
- 7. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK IN THE EVENT OF CONFLICTS BETWEEN THE DRAWINGS AND SPECIFICATIONS. 8. PRIOR TO THE SUBMISSION OF A BID, THE CONTRACTOR SHALL EXAMINE THE SITE AND THE COMPLETE DRAWINGS AND SPECIFICATIONS FOR THE PROJECT IN ADDITION TO THE

SPRINKLER IRRIGATION PORTION OF THE WORK.

B. SCOPE OF WORK:

- 1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, MACHINERY, AND PROCESSES REQUIRED TO COMPLETE THE SPRINKLER AND/OR DRIP IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.
- 2. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO INDICATE AND SPECIFY A COMPLETE SPRINKLER SYSTEM, INSTALLED READY FOR USE WITHOUT FURTHER COST IN
- LABOR OR MATERIALS TO THE OWNER. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED UNDER THIS CONTRACT. NO SUBCONTRACTOR SHALL RELIEVE THE CONTRACTOR OF HIS LIABILITY TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS IN A TIMELY

C. PROTECTION:

- 1. USE ALL MEANS NECESSARY TO PROTECT ALL MATERIALS OF THIS SECTION BEFORE, DURING AND AFTER INSTALLATION AND TO PROTECT ALL OBJECTS DESIGNATED TO REMAIN.
- 2. IN THE EVENT OF DAMAGE OR THEFT, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY AT NO ADDITIONAL COST TO THE OWNER. 3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FEATURES ON AND ADJACENT TO THE PROJECT SITE FROM DAMAGE AS A RESULT OF CONSTRUCTION OR MALFUNCTION DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE,
- ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE. 4. THE CONTRACTOR SHALL CAREFULLY NOTE ALL FINISHED GRADES BEFORE COMMENCING WORK. ANY FINISHED GRADE CHANGED DURING THE COURSE OF HIS WORK SHALL BE RESTORED TO THE ORIGINAL CONTOURS.

- 1. THE CONTRACTOR SHALL FURNISH THE ARTICLES, EQUIPMENT, MATERIALS, OR PROCESSES SPECIFIED IN NAME ON THE DRAWINGS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE. EQUIPMENT OR MATERIALS FURNISHED OR INSTALLED WITHOUT THE PRIOR APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE MAY BE REJECTED AND THE CONTRACTOR
- REQUIRED TO REMOVE SUCH MATERIALS FROM THE SITE AT HIS OWN EXPENSE. 2. SUBMIT CATALOGUE DATA AND FULL DESCRIPTIVE LITERATURE FOR APPROVAL OF ITEMS DIFFERENT THAN THOSE SPECIFIED.

3. SUBMIT RECORD DRAWINGS IN ACCORDANCE WITH PART 3.

II. PRODUCTS:

- A. GENERAL:
- 1. ALL EQUIPMENT AND MATERIALS SHALL BE NEW AND UNUSED PRIOR TO INSTALLATION.
- B. GALVANIZED PIPE AND FITTINGS:
- 1. GALVANIZED PIPE SHALL BE A.S.A. SCHEDULE 40 GALVANIZED MILD STEEL SCREWED PIPE, SIZED AS NOTED ON THE PLANS.
- 2. FITTINGS TO BE USED WITH GALVANIZED PIPE SHALL BE MEDIUM GALVANIZED SCREWED BEADED MALLEABLE IRON. GALVANIZED COUPLINGS MAY BE MERCHANT COUPLING.

C. BRASS PIPE AND FITTINGS:

- 1. BRASS PIPE SHALL BE HEAVY WALL TYPE, WITH THREADS COMPLYING TO A.S.A. SPECIFICATIONS.
- 2. FITTINGS TO BE USED WITH BRASS PIPE SHALL BE CASE BRASS OR CASE BRONZE THREADED JOINT, AND SHALL COMPLY WITH A.S.A. SPECIFICATIONS. THREADS ON PIPE AND FITTINGS SHALL BE TAPER TYPE.

D. PLASTIC PIPE AND FITTINGS:

- 1. PLASTIC PIPE SHALL BE EXTRUDED FROM ONE-HUNDRED PERCENT (100%) VIRGIN POLYVINYL CHLORIDE (PVC) TYPE 1, GRADE 11 (CLASS 1220) AS MANUFACTURED BY LASCO,
- JOHNS-MANVILLE, OR EQUAL. 2. ALL PLASTIC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, PVC 1220, SDR (STANDARD DIMENSION RATION OR PRESSURE RATING IN PSI).
- 3. PIPE SHALL BE OF THE SIZE AND CLASS OR SCHEDULE AS NOTED IN THE IRRIGATION LEGEND. EXPOSED PIPE SHALL BE "BROWNLINE" UVR PVC OR EQUAL. PIPE USED IN NON-POTABLE WATER SYSTEMS SHALL BE "ALERTLINE" OR EQUAL, PURPLE IN COLOR THROUGHOUT, AND CONTINUOUSLY MARKED "CAUTION RECLAIMED WATER". 4. PLASTIC FITTINGS SHALL BE PVC II, IPS, SCHEDULE 40 NSF AND SCHEDULE 80 THREADED AND OR SLIP FITTINGS AS SHOWN IN THE DETAILS.
- 5. ALL THREADED NIPPLES SHALL BE STANDARD WEIGHT SCHEDULE 80 MOLDED THREADS. THREADED NIPPLES EXPOSED ABOVE GRADE SHALL BE GRAY IN COLOR. 6. SOLVENT TO BE USED FOR JOINING PLASTIC PIPE AND FITTINGS SHALL BE AS PER THE PIPE MANUFACTURERS RECOMMENDATIONS.

E. SLEEVING:

1. SLEEVE ALL MAINLINE AND LATERAL LINES WITH PVC SCH. 40 PIPE TWICE THE DIAMETER OF THE SLEEVED LINE WHERE IT PASSES UNDER PAVED AREAS WIDER THAN FOUR FEET(4'). EXTEND SLEEVE TWELVE INCHES (12") BEYOND THE EDGE OF THE PAVEMENT.

F. WIRING:

- 1. CONTROL WIRE: #14-1 AWG-UF MIN. DIRECT-BURIAL TYPE. COMMON WIRE: #12-1 AWG-UF MIN. DIRECT BURIAL AND WIRE SHALL BE WHITE. USE ALTERNATE COLOR(S) FOR CONTROL
- 2. WIRE CONNECTIONS. MADE WITH "PEN-TITE" CONNECTORS (OR EQUAL). LOCATE MID WIRE SPLICES IN PULL BOX (8" ROUND PLASTIC VALVE BOX). 3. HIGHER VOLTAGE CONNECTIONS OR 110 V SHALL BE MADE BY CLAMP AND SHALL BE
- WEATHER PROTECTED PER LOCAL CODES. 4. OTHER EQUIPMENT SHALL BE AS SPECIFIED IN THE IRRIGATION LEGEND ON THE
- 5. CONTROL WIRES SHALL BE INSTALLED WITH ONE (1') FOOT OF EXCESS WIRE (COILED) AT THE END OF EACH WIRE RUN, AND AT ONE-HUNDRED (100') FOOT INTERVALS FOR RUNS OVER 100 FEET.
- 6. RUN (4) EXTRA VALVE WIRES TO EACH GROUP OF TWO MORE VALVES. 7. CONTROL WIRES SHALL BE BUNDLED WITH TAPE AT TEN (10') FOOT INTERVALS AND LOCATED UNDER THE IRRIGATION MAINLINE.

G. CONCRETE THRUST BLOCKS:

1. INSTALL THRUST BLOCKS AS DETAILED AT ALL BENDS OR CORNERS ON TWO AND ONE-HALF INCH (2-1/2") O.D. OR LARGER PRESSURE MAINLINE. 2. INSTALL CONC. FTG. AT BASE OF BACKFLOW PREVENTERS AS DETAILED.

H. ASSEMBLIES:

 ALL THREADED PIPE AND FITTINGS SHALL BE ASSEMBLED USING TEFLON TAPE OR EQUAL, APPLIED TO THE MALE THREADS ONLY.

 QUICK COUPLING VALVES, CONTROLLERS, REMOTE CONTROL (AUTOMATIC) VALVES, BALL VALVES, GATE VALVES, SPRINKLER HEADS, BACKFLOW PREVENTION UNITS, AND OTHER EQUIPMENT SHALL BE AS SPECIFIED IN THE IRRIGATION NOTES AND LEGEND ON THE DRAWINGS.

J. VALVE BOXES:

- 1. ALL REMOTE CONTROL, GATE, BALL, AND ISOLATION VALVES SHALL BE HOUSED IN PLASTIC VALVE BOXES AS DETAILED. VALVE BOXES SHALL BE AS MANUFACTURED BY BROOKS OR EQUAL
- 2. VALVE BOXES SHALL BE LOCK TOP OR BOLTED. PROVIDE TWO KEYS MINIMUM FOR
- LOCKABLE BOXES. 3. VALVE BOX LIDS SHALL BE MARKED W/BRANDING IRON NOTING CONTROLLER # AND
- 4. INSTALL BRICK OR CONCRETE SUPPORTS UNDER FULL PERIMETER OF BOX.

K. CHECK VALVES:

W.O.G. BRONZE CONSTRUCTION WITH REPLACEABLE COMPOSITION NEOPRENE OR RUBBER DISC MEETING OR EXCEEDING FEDERAL SPECIFICATION WW-V-51D, CLASS A, TYPE IV. 2. ANTI-DRAIN VALVES SHALL BE OF HEAVY DUTY VIRGIN PVC CONSTRUCTION WITH F.I.P. THREAD INLET AND OUTLET. INTERNAL PARTS SHALL BE STAINLESS STEEL AND NEOPRENE. ANTI-DRAIN VALVE SHALL BE FIELD ADJUSTABLE AGAINST DRAWOUT FOR FIVE (5') TO FORTY (40') FEET OF HEAD. ANTI-DRAIN VALVE SHALL BE VALCON ADV OR APPROVED EQUAL.

1. SWING CHECK VALVES TWO INCH (2") AND LARGER SHALL BE TWO-HUNDRED (200) POUND

A. SITE CONDITIONS:

- 1. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE PRIOR TO PROCEEDING WITH THE WORK OF THIS
- 2. THE INSTALLATION OF ALL SPRINKLER MATERIALS, INCLUDING PIPE SHALL BE COORDINATED WITH HE PLANTING PLANS TO AVOID INTERFERING WITH TREE, SHRUB, OR

B. WATER SUPPLY:

1. THE CONTRACTOR SHALL CONNECT TO THE WATER SOURCE AS INDICATED ON THE DRAWINGS. VERIFY STATIC PRESSURE AS STATED ON THE PLANS PRIOR TO BEGINNING WORK. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE PROMPTLY IF STATIC PRESSURE OR POINT OF CONNECTION DIFFER FROM THAT SHOWN ON PLANS.

C. SPRINKLER HEAD LOCATIONS:

OTHER PLANT LOCATIONS.

- LAYOUT SPRINKLER HEADS AND MAKE MINOR ADJUSTMENTS REQUIRED DUE TO DIFFERENCES BETWEEN SITE AND DRAWINGS. ANY SUCH DEVIATIONS IN LAYOUT SHALL BE WITHIN THE INTENT OF THE ORIGINAL DRAWINGS, AND WITHOUT ADDITIONAL COSTS TO THE OWNER. WHEN DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE, THE LAYOUT
- SHALL BE APPROVED PRIOR TO INSTALLATION. 2. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED DURING ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

D. VALVE LOCATIONS:

- 1. BACKFLOW PREVENTION DEVICES SHALL BE LOCATED IN SHRUB AREA WHERE SHOWN ON
- 2. CHECK VALVES AND ANTI-DRAIN VALVES SHALL BE INSTALLED WHERE INDICATED, AND WHERE NECESSARY TO PREVENT WATER FLOW FROM LOWER ELEVATION SPRINKLER HEADS WHEN IRRIGATION SYSTEM IS TURNED OFF.

E. PIPE DEPTH:

F. TRENCHING AND BACKFILLING:

- 1. ALL PRESSURE MAINLINES SHALL BE BURIED EIGHTEEN (18") INCHES DEEP, MINIMUM. ALL LATERAL PIPING SHALL BE BURIED TWELVE (12") INCHES DEEP, MINIMUM. 3. PRESSURE MAINS UNDER PAVING SHALL BE THIRTY INCHES (30") INCHES DEEP, MINIMUM. NON-PRESSURE LATERALS UNDER PAVING SHALL BE TWENTY FOUR INCHES (24") DEEP,
- 1. MAKE ALL EXCAVATIONS IN OPEN CUT TO WIDTH AND DEPTH NECESSARY TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE DRAWINGS AND OR AS SPECIFIED BY THE OWNER'S
- AUTHORIZED REPRESENTATIVE. EXERCISE CAREFULLY TO CARRY THE EXCAVATION TO THE PROPER LINE AND GRADE AND TO PROVIDE AN EVEN, UNIFORM BEARING SURFACE FOR ALL
- 2. THE MINIMUM ALLOWABLE TRENCH WIDTH IS EIGHT (8") INCHES.
- 3. HAND TRIM EXCAVATIONS TO REQUIRED ELEVATIONS. DO NOT OVER EXCAVATE. REMOVE LARGE STONES OR OTHER HARD MATTER WHICH COULD DAMAGE PIPE.

G. SAND BEDDING:

1. WHEN STONES OVER ONE (1") INCH IN ANY DIMENSION, HARD PAN, DRY HARD-PACKED SOIL, OR OTHER SOILS THAT CANNOT BE SHAPED TO PROVIDE UNIFORM BEDDING ARE ENCOUNTERED AT THE GRADES AT WHICH PIPES ARE TO BE LAID, BED THE PIPE IN SAND. USE BEDDING MATERIAL CONSISTING OF CLEAN, DRY PIT-RUN SAND, ALL PASSING A #4 SCREEN. PROVIDE SAND REASONABLY FREE FROM ORGANIC MATTER. INSTALL BEDDING NOT LESS THAT ARE SIX (6") INCHES DEEP. EXTEND BEDDING TO THE HORIZONTAL DIAMETER OF THE PIPE AS SHOWN ON THE PLANS. LAY ALL SAND BEDDING AGAINST ROCK OR UNDISTURBED EARTH. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE NATURE OF THE MATERIAL (SOIL) TO BE ENCOUNTERED AT ELEVATIONS WHERE PIPE IS TO BE LAID. ALL COSTS FOR AND BEDDING ARE TO BE INCLUDED IN THE CONTRACT BID PRICE.

H. BACKFILLING:

- 1. FOR BID PURPOSES ONLY, BACKFILL FOR TRENCHING SHALL BE COMPACTED TO DRY DENSITY EQUAL TO THE ADJACENT UNDISTURBED SOIL IN PLANTING AREAS, AND TO NINETY PERCENT (90%) UNDER PAVED AREAS. BACKFILL SHALL CONFORM TO THE ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS, OR OTHER IRREGULARITIES. PLACE EXCAVATED MATERIAL IN SIX (6") INCH LAYERS. LOOSE MEASURE, AND THOROUGHLY TAMP UNDER AND AROUND THE PIPE ACROSS THE FULL WIDTH OF THE TRENCH. PROVIDE MOIST, NOT WET, BACKFILL. INCLUDE NO STONES LARGER THAN TWO (2") INCHES. NOTE: FOR ACTUAL BACKFILL, CONTRACTOR SHALL REFER TO ENGINEERING PLANS AND/OR REPORTS FOR SPECIFIC MATERIAL AND COMPACTION REQUIREMENTS.
- 2. ALLOW FOR SETTLEMENT. IN THE EVENT OF BACKFILL SETTLEMENT, THE IRRIGATION CONTRACTOR SHALL PERFORM REQUIRED REPAIRS AT HIS OWN COST. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SETTLING OF TRENCHES FROM HIS WORK FOR A PERIOD OF ONE YEAR FROM ACCEPTANCE BY OWNER.

3. TRENCHES SHALL BE BACKFILLED PROMPTLY AFTER THE OPEN TRENCH INSPECTION.

I. ELECTRICAL:

. VERIFY POWER SOURCES AS SHOWN ON THE DRAWINGS. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING 110 VOLT ELECTRICAL CONNECTIONS TO THE AUTOMATIC CONTROLLER, AND FOR CONNECTING REMOTE CONTROL VALVES TO THE CONTROLLER. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND/OR ORDINANCES.

J. PRESSURE TESTING PRIOR TO BACKFILLING IRRIGATION TRENCHES:

- 1. ALL MAINLINES IN THE SYSTEM SHALL BE CAPPED AND HYDROSTATICALLY PRESSURE TESTED AT 125 PSI FOR A PERIOD OF TWENTY FOUR (24) HOURS WITH ZERO (0) PSI LEAK DOWN. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING AND REPLACING THE
- LEAKING PIPE OR FITTINGS, AND INSTALLING NEW MATERIAL IN ITS PLACE. ALL LATERALS SHALL BE PRESSURE TESTED AT DESIGN PRESSURE FOR FOUR HOURS. 3. THE CONTRACTOR SHALL NOT ALLOW OR CAUSE ANY OF THIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED, AND APPROVED BY THE OWNER'S AUTHORIZED
- 4. CONTACT OWNER'S AUTHORIZED REPRESENTATIVE A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO PERFORMING PRESSURE TESTS.

- 1. AFTER ALL NEW PVC PIPE, LINE, AND RISERS ARE IN PLACE AND CONNECTED, ALL NECESSARY DIVERSION WORK HAS BEEN COMPLETED, AND PRIOR TO THE INSTALLATION OF HEADS, THE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM.
- 2. CAP OFF EACH HEAD IN SEQUENCE, FROM THE CONTROL VALVE TO THE END OF THE LINE. PROCEED TO THE NEXT HEAD ONLY AFTER THE FLOW OF WATER IS CLEAN AND FREE OF DIRT, GRIT, AND PARTICULATE MATTER.

L. SPRINKLER COVERAGE:

- IRRIGATION CONTRACTOR SHALL ADJUST ALL SPRINKLER HEADS TO ENSURE AN EVEN COVERAGE AND TO KEEP SPRAY OFF OF BUILDINGS, WALLS, WALKS, AND DRIVES. 2. ADJUST SPRINKLER HEADS ON A DAILY BASIS AS THE SYSTEM IS BEING BALANCED
- THROUGHOUT THE CONSTRUCTION AND MAINTENANCE PERIODS. OVERSPRAY AND OVER WATERING ARE TO BE KEPT TO AN ABSOLUTE MINIMUM. 3. IF IT IS DETERMINED THAT ADJUSTMENTS IN THE IRRIGATION EQUIPMENT OR NOZZLE CHANGES WILL PROVIDE PROPER AND MORE ADEQUATE COVERAGE, MAKE NECESSARY

CHANGES WITHOUT ADDITIONAL COST TO THE OWNER.

M. EQUIPMENT TO BE FURNISHED: 1. THE CONTRACTOR SHALL PROVIDE TWO SETS OF SPRINKLER WRENCHES FOR ADJUSTING, CLEANING, OR DISASSEMBLING EACH TYPE OF SPRINKLER. PROVIDE TWO KEYS FOR EACH AUTOMATIC CONTROLLER. PROVIDE TWO QUICK COUPLER KEYS WITH HOSE SWIVELS. PROVIDE TWO EACH OF ANY SPECIAL TOOLS REQUIRED FOR OTHER EQUIPMENT. 2. TWO SERVICE MANUALS SHALL BE FURNISHED TO THE OWNER. MANUALS MAY BE LOOSE LEAF AND SHOULD SHOW DRAWINGS OR EXPLODED VIEWS OF EQUIPMENT AND CATALOGUE

1. UPON COMPLETION OF THE WORK, MAKE THE GROUND SURFACE LEVEL, REMOVE EXCESS MATERIALS, RUBBISH, DEBRIS, ETC. AND REMOVE CONSTRUCTION AND INSTALLATION MATERIALS FROM THE PREMISES.

NUMBER. OPERATING INSTRUCTIONS FOR ALL EQUIPMENT SHALL BE FURNISHED.

O. RECORD DRAWINGS:

- 1. THE CONTRACTOR SHALL FURNISH TO THE OWNER A COMPLETE SET OF "AS-BUILT" DRAWINGS ON REPRODUCIBLE SEPIA, AND TWO BLUELINE PRINTS, SHOWING EXACT LOCATIONS OF ALL ITEMS INSTALLED. CORRECTIONS AND CHANGES ARE TO BE DRAWN IN BLACK INK. DRAWINGS ARE TO BE LEGIBLE AND ACCURATE. DIMENSION LOCATIONS OF VALVES, MAINLINES, CONTROL WIRES, WATER SOURCES, AND OTHER EQUIPMENT FROM TWO VISIBLE STATIONARY POINTS. THESE ARE TO BE DELIVERED ON OR BEFORE FINAL INSPECTION AND APPROVAL.
- 2. A REDUCED IRRIGATION PLAN INDICATING ALL IRRIGATION SYSTEMS AND THEIR APPROPRIATE SEQUENCED CONTROL VALVE SHALL BE LAMINATED IN MYLAR AND MOUNTED ON THE INSIDE COVER OF EACH IRRIGATION CONTROLLER. THE DRAWING SHALL CLEARLY SHOW LOCATIONS OF MAINLINE, NUMBERED CONTROL VALVES (AND MANIFOLDS), SHUT OFF VALVES, AND VALVE COVERAGE AREAS.

P. INSPECTIONS:

- 1. IN NO EVENT SHALL THE CONTRACTOR COVER-UP OR OTHERWISE REMOVE FROM VIEW ANY WORK UNDER THIS CONTRACT WITHOUT THE PRIOR APPROVAL OF THE OWNER. ANY WORK COVERED PRIOR TO INSPECTION SHALL BE UNCOVERED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- 2. MAINLINE PRESSURE TEST AND TRENCH DEPTH INSPECTIONS SHALL BE MADE PRIOR TO BACKFILLING OF TRENCHES. 3. WHEN THE IRRIGATION SYSTEM IS COMPLETED AND PRIOR TO PLANTING THE CONTRACTOR SHALL IN THE PRESENCE OF THE OWNER'S AUTHORIZED REPRESENTATIVE PERFORM A COVERAGE TEST ON ALL PLANTING AREAS TO ENSURE IT IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE AT HIS OWN COST.
- FULLY OPERATIONAL, AND THAT ALL HEADS, VALVES, AND WATERING SEQUENCES HAVE BEEN ADJUSTED FOR THE PROPER IRRIGATION OF THE PLANTINGS. 5. SHOW EVIDENCE THAT THE OWNER HAS RECEIVED ALL REQUIRED ACCESSORIES, CHARTS, RECORD DRAWINGS, ETC. AT THE TIME OF FINAL INSPECTION. THE MAINTENANCE

4. NOTIFY THE OWNER IN WRITING SEVEN DAYS PRIOR TO FINAL INSPECTION AT THE END OF

THE MAINTENANCE PERIOD. FINAL INSPECTION WILL BE TO INSURE THAT THE SYSTEM IS

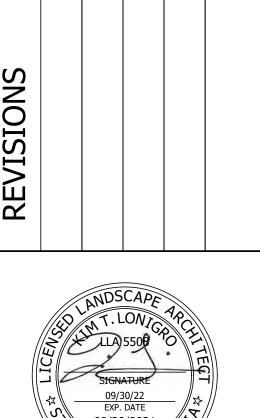
PERIOD MAY BE EXTENDED IF THESE MATERIALS HAVE NOT BEEN DELIVERED. Q. MAINTENANCE AND GUARANTEE:

UNDER THE GUARANTEE.

1. IRRIGATION CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM FOR A PERIOD OF NINETY (90) DAYS AFTER PRE-MAINTENANCE WALK-THRU, AND SHALL WATER ON A DAILY BASIS, OR AS REQUIRED BY PLANTINGS AND WEATHER CONDITIONS. 2. IRRIGATION CONTRACTOR SHALL GUARANTEE THE ENTIRE IRRIGATION SYSTEM AS TO MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE BY THE OWNER. SHOULD ANY OPERATIONAL DIFFICULTIES IN CONNECTION WITH THE IRRIGATION SYSTEM DEVELOP WITHIN THE GUARANTEE PERIOD, WHICH IN THE OPINION OF THE OWNER MAY BE DUE TO WORKMANSHIP OR MATERIALS, SAID DIFFICULTIES SHALL BE IMMEDIATELY CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. MANUFACTURERS WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY

END OF SECTION

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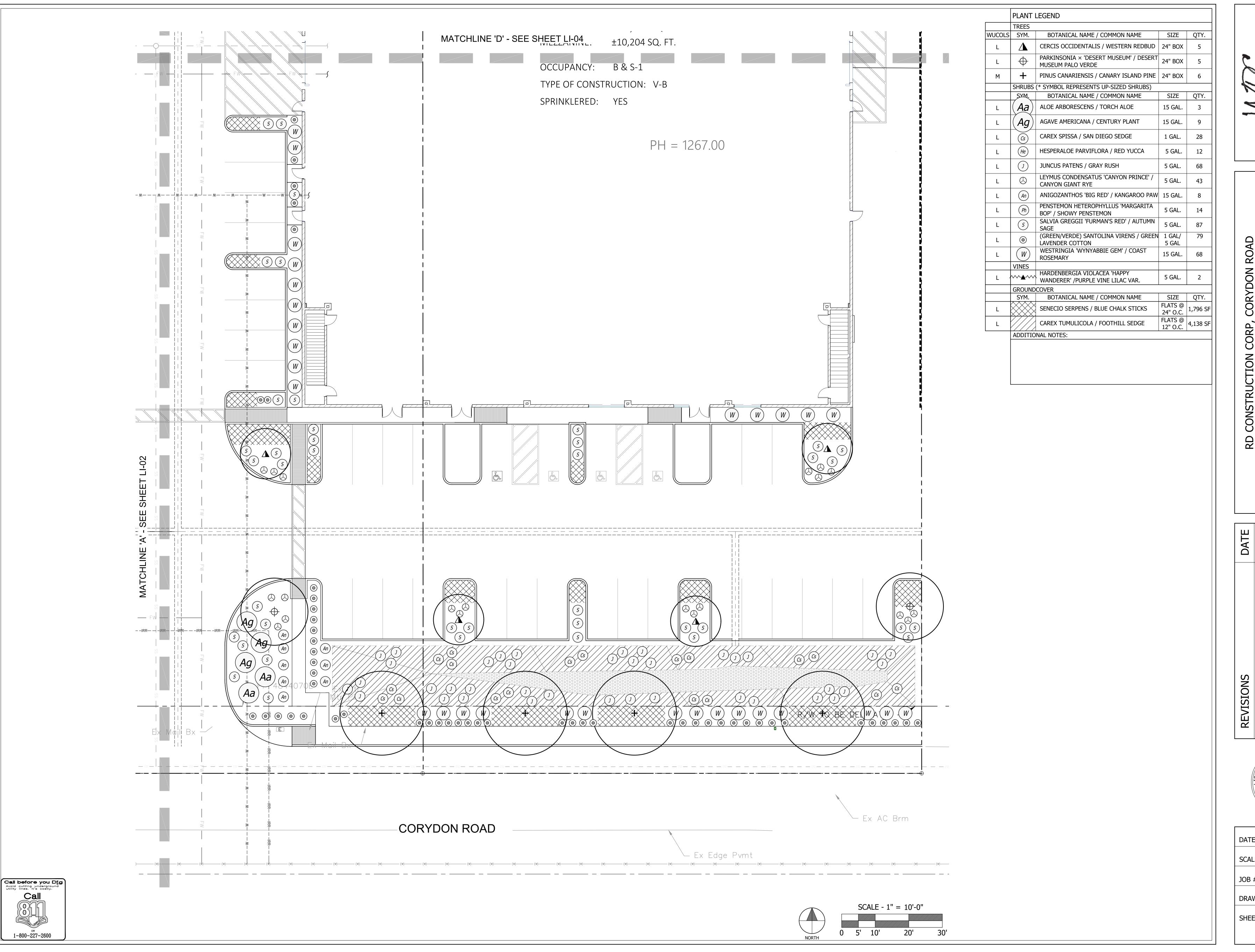
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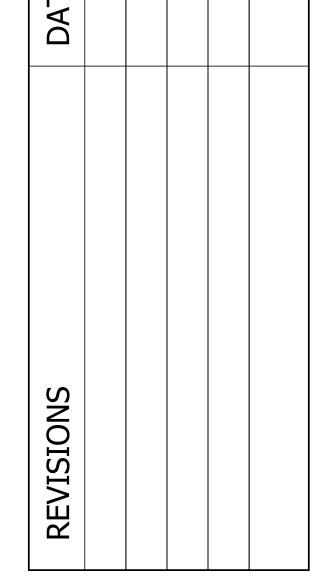


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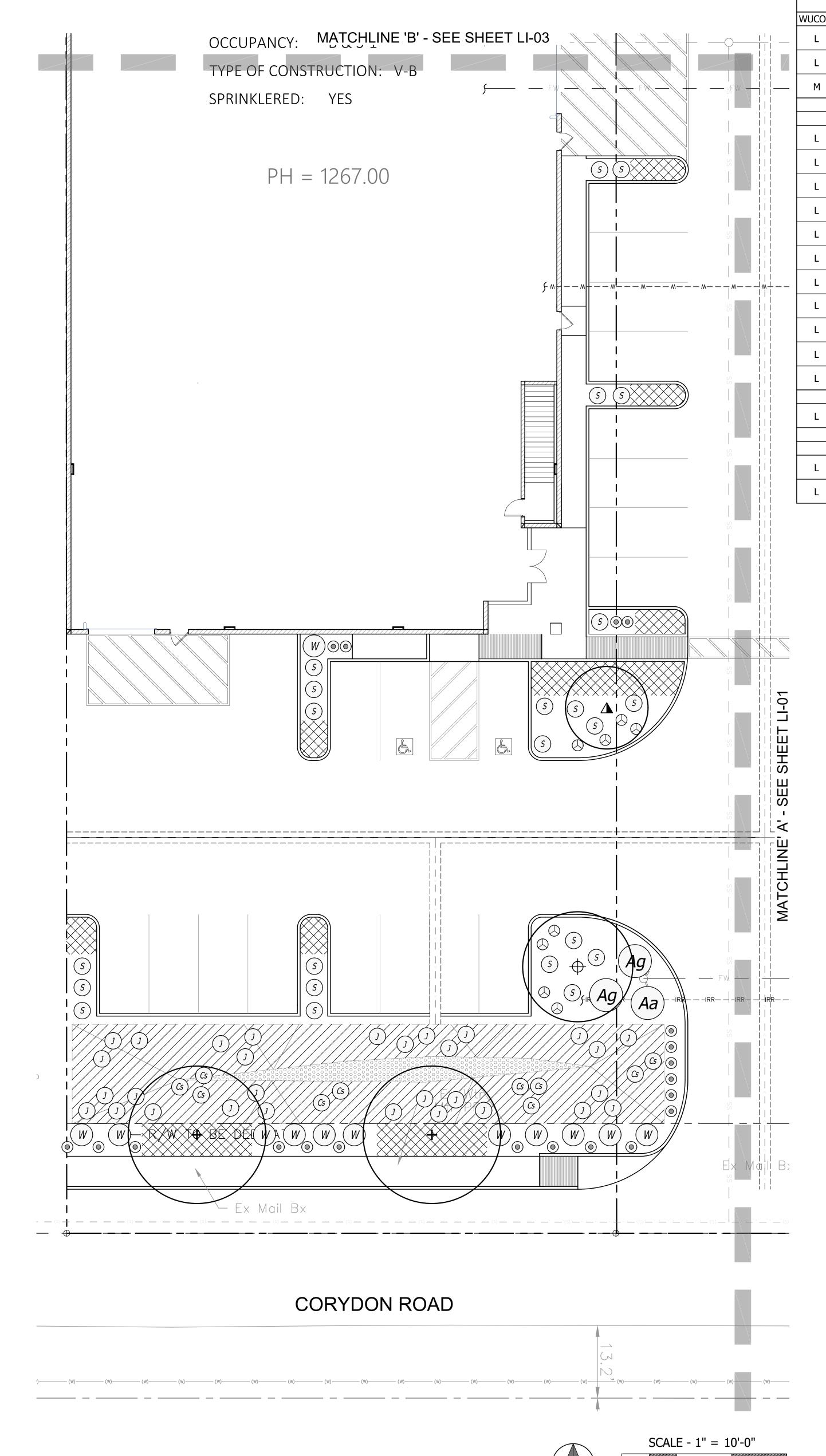
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PLANTING NOTES

- 1. ALL PLANTED AREAS SHALL BE RAKED CLEAN OF ALL EXTRANEOUS MATERIALS. FINISH GRADES AND SURFACE DRAINAGE PATTERNS SHALL BE RESTORED TO THE APPROVED SPECIFIED GRADING PLAN AFTER TREE AND SHRUB INSTALLATION AND PRIOR TO GROUND COVER OR BARK INSTALLATION.
- 2. ALL PLANT MATERIAL SHALL CONFORM TO NURSERYMAN'S STANDARDS FOR SIZE AND HEALTH AND SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING. THE CONTRACTOR SHALL SUBMIT PHOTOS OF ALL BOX SIZE TREES FOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE. SHRUBS WILL BE REVIEWED ON SITE.
- 3. LANDSCAPE CONSTRUCTION INSTALLATION AND PRACTICES SHALL COMPLY WITH ALL LOCAL AND REGIONAL STANDARDS AND IF APPLICABLE, CLCA'S STANDARDS FOR LANDSCAPE CONSTRUCTION AND MAINTENANCE.
- 4. ANY PLANT MATERIAL DELETIONS OR SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- 5. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO THE DETAILS AND NOTES SHOWN ON THESE PLANS.
- 6. ALL LEVEL SHRUB AREAS PLANTED WITH FLATTED GROUND COVER SHALL BE TOP DRESSED (AFTER INSTALLATION OF GROUNDCOVER) WITH A 3" LAYER OF SHREDDED "WALK-ON" BARK MULCH OR APPROVED EQUAL (PROVIDE SAMPLE TO DEVELOPER). ALL OTHER LEVEL SHRUB AREAS SHALL RECEIVE A 3" LAYER. OMIT BARK MULCH LAYER IN ANNUAL COLOR PLANTING AREAS WHERE APPLICABLE. LEAVE A 12" DIAMETER AREA AROUND EACH TREE AND SHRUB MAINSTEM FREE OF BARK MULCH.

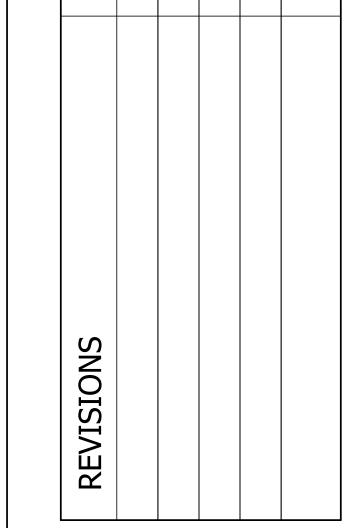
7. ALL TREES SHALL BE LOCATED AS FOLLOWS:

- A. MIN. SIX FEET (6') FROM PROPERTY LINE FENCING AND WALLS, HARDSCAPE SURFACES, BUILDING EAVES AND SUBSURFACE UTILITIES INCLUDING DRAINAGE LINES, DOMESTIC SUPPLY LINES AND SEWER LINES WHEREVER POSSIBLE/ APPLICABLE.
- B. MIN. 3' (FEET) FROM ALL FIRE HYDRANTS, MAIL BOXES, WATER METERS, AND SUBSURFACE UTILITIES INCLUDING TELEPHONE, ELECTRICAL AND CABLE TV.
- C. MIN. 8' (FEET) FROM THE DOOR SIDE OF ALL TRANSFORMER BOXES.D. MIN. 10' (FEET) FROM ALL EASEMENT BOUNDARIES.
- E. MIN. 10' (FEET) FROM ALL STREET LIGHTS, SIGNS AND POWER POLES.
 CONTRACTOR SHALL VERIFY ALL UTILITIES, EASEMENTS, HARDSCAPE AND EQUIPMENT PRIOR TO THE INSTALLATION OF TREES.
- 8. ANY TREE PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE SURFACES SHALL RECEIVE "BIO-BARRIER" ROOT BARRIER TO A DEPTH OF 19", UNLESS OTHERWISE NOTED ON THE PLANS.
 INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS, ADJACENT AND PARALLEL TO THE HARDSCAPE AND/OR UTILITY AND 5' BEYOND THE TREE TRUNK IN BOTH DIRECTIONS. IN CASE
 OF DISCREPANCIES IMMEDIATELY NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE.
- 9. REMOVE ALL VINE OR ESPALIER STAKES AND/OR TRELLISES AND ATTACH TO FENCE, WALL, POST OR VINE TRELLIS SHOWN ON PLAN.
- 10. PRIOR TO BIDDING, CONTRACTOR SHALL VERIFY IF AN AGRONOMIC SOILS REPORT HAS BEEN COMPLETED FOR THE PROJECT. IF NONE IS AVAILABLE, CONTRACTOR IS RESPONSIBLE FOR INCLUDING COST FOR AGRONOMIC SOILS REPORT IN PROJECT BID. FOR MULTI-LOT PROJECT A MINIMUM OF 1 TEST FOR EVERY 7 LOTS IS REQUIRED.
- 11. PRIOR TO PLANTING ALL PLANTABLE SOIL AREAS SHALL BE MIXED WITH 4 YARDS OF COMPOST PER 1,000 SF TO A DEPTH OF 6" TO MAKE THE SOIL FRIABLE FOR PLANTING, UNLESS OTHERWISE SPECIFIED IN THE AGRONOMIC SOILS REPORT. IN THE EVENT OF A CONFLICT BETWEEN THE AGRONOMIC SOILS REPORT AND THESE NOTES, THE REPORT SHALL SUPERCEDE. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL SHALL BE EXEMPT FROM ADDING COMPOST AND FILLING.
- 12. ALL PLANT BASINS SHALL RECEIVE SARVON SOIL PENETRANT. APPLY PER MANUFACTURES SPECIFICATIONS, OR AS DIRECTED IN THE AGRICULTURAL SOILS REPORT OBTAINED BY THE CONTRACTOR. SARVON AVAIL. THROUGH JOHN DEERE LANDSCAPES (800) 347-4272.
- 13. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT LOCAL UNDERGROUND SERVICE ALERT.
- 14. IF ANY EXISTING HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED PLANS.
- 15. ALL BUILDING AND HARDSCAPE INFORMATION SHOWN ON THESE PLANS IS BASED UPON THE MOST CURRENT ARCHITECTURAL SITE PLAN RECEIVED FROM THE ARCHITECT, CIVIL ENGINEER AND/OR OWNER. LANDSCAPE CONTRACTOR SHALL VERIFY HARDSCAPE LAYOUT (INCLUDING BUILDING FOOTPRINTS, WALKWAYS, STAIRWAYS, FENCING, UTILITIES, ETC.). IF ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL SITE CONDITIONS ARE FOUND, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE.



| | | PLANT I | LEGEND | | |
|---|--------|---------------|---|---------------------|---------|
| | | TREES | | | |
| | WUCOLS | SYM. | BOTANICAL NAME / COMMON NAME | SIZE | QTY. |
| _ | L | 1 | CERCIS OCCIDENTALIS / WESTERN REDBUD | 24" BOX | 5 |
| | L | + | PARKINSONIA × 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE | 24" BOX | 5 |
| _ | М | + | PINUS CANARIENSIS / CANARY ISLAND PINE | 24" BOX | 6 |
| | | SHRUBS | (* SYMBOL REPRESENTS UP-SIZED SHRUBS) | | l |
| | | SYM. | BOTANICAL NAME / COMMON NAME | SIZE | QTY. |
| | L | (Aa) | ALOE ARBORESCENS / TORCH ALOE | 15 GAL. | 3 |
| | L | (Ag) | AGAVE AMERICANA / CENTURY PLANT | 15 GAL. | 9 |
| | L | Ćs | CAREX SPISSA / SAN DIEGO SEDGE | 1 GAL. | 28 |
| | L | Не | HESPERALOE PARVIFLORA / RED YUCCA | 5 GAL. | 12 |
| | L | J | JUNCUS PATENS / GRAY RUSH | 5 GAL. | 68 |
| | L | \otimes | LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON GIANT RYE | 5 GAL. | 43 |
| _ | L | An | ANIGOZANTHOS 'BIG RED' / KANGAROO PAW | 15 GAL. | 8 |
| | L | Ph | PENSTEMON HETEROPHYLLUS 'MARGARITA BOP' / SHOWY PENSTEMON | 5 GAL. | 14 |
| | L | S | SALVIA GREGGII 'FURMAN'S RED' / AUTUMN SAGE | 5 GAL. | 87 |
| | L | (a) | (GREEN/VERDE) SANTOLINA VIRENS / GREEN LAVENDER COTTON | 1 GAL/ 5 GAL | 79 |
| | L | W | WESTRINGIA 'WYNYABBIE GEM' / COAST ROSEMARY | 15 GAL. | 68 |
| | | VINES | | | |
| | L ^ | ~~▲ ~~ | HARDENBERGIA VIOLACEA 'HAPPY WANDERER' /PURPLE VINE LILAC VAR. | 5 GAL. | 2 |
| | | GROUND | COVER | | |
| | | SYM. | BOTANICAL NAME / COMMON NAME | SIZE | QTY. |
| | L | | SENECIO SERPENS / BLUE CHALK STICKS | FLATS @ 24" O.C. | 1,796 9 |
| | L | | CAREX TUMULICOLA / FOOTHILL SEDGE | FLATS @ 12" O.C. | 4,138 9 |
| | | | | | _ |

ADDITIONAL NOTES:



CORYDON



DATE: 08/20/2021

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Avoid cutting underground
utility lines. It's costly.

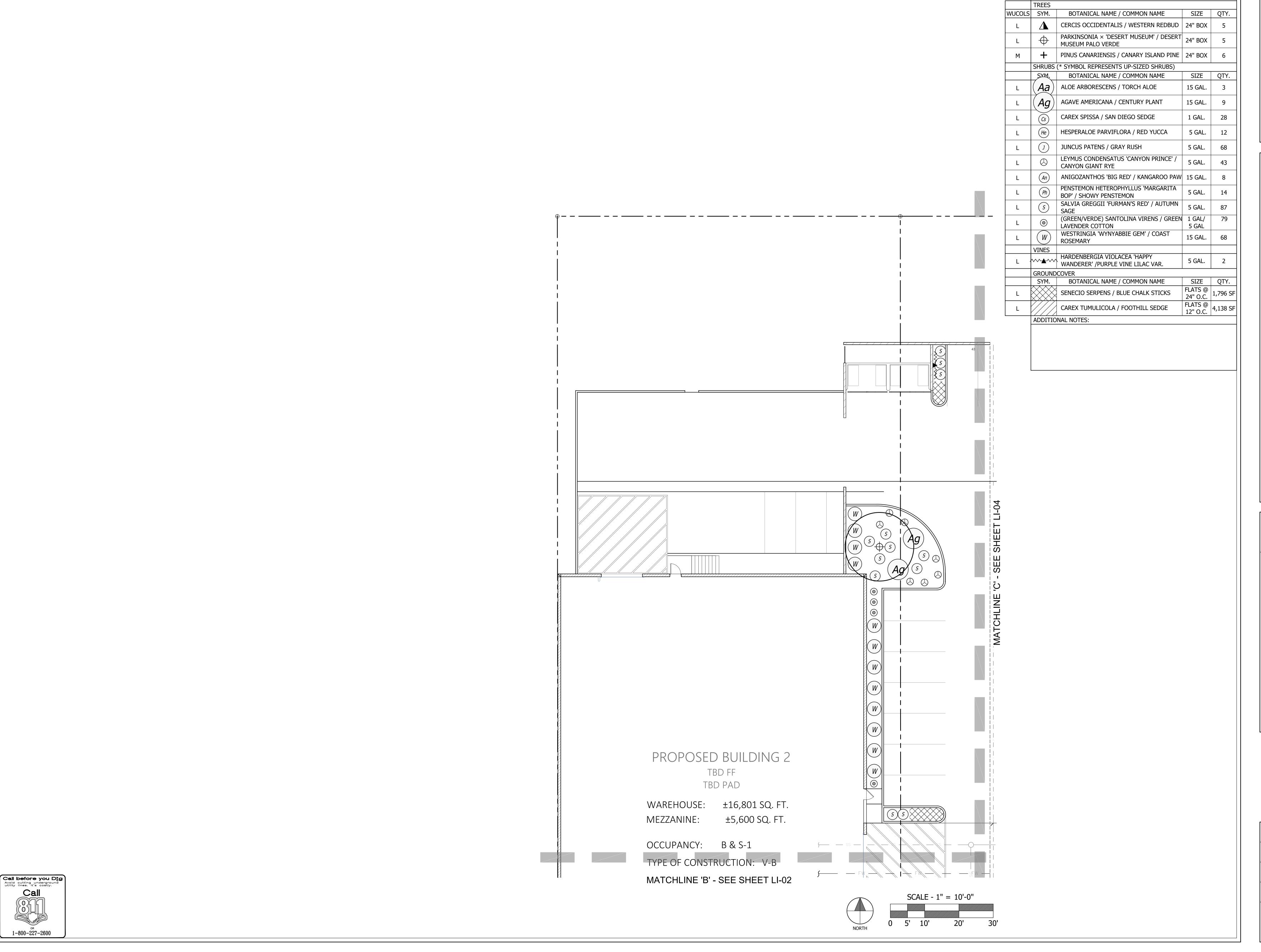
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Or

1-800-227-2600

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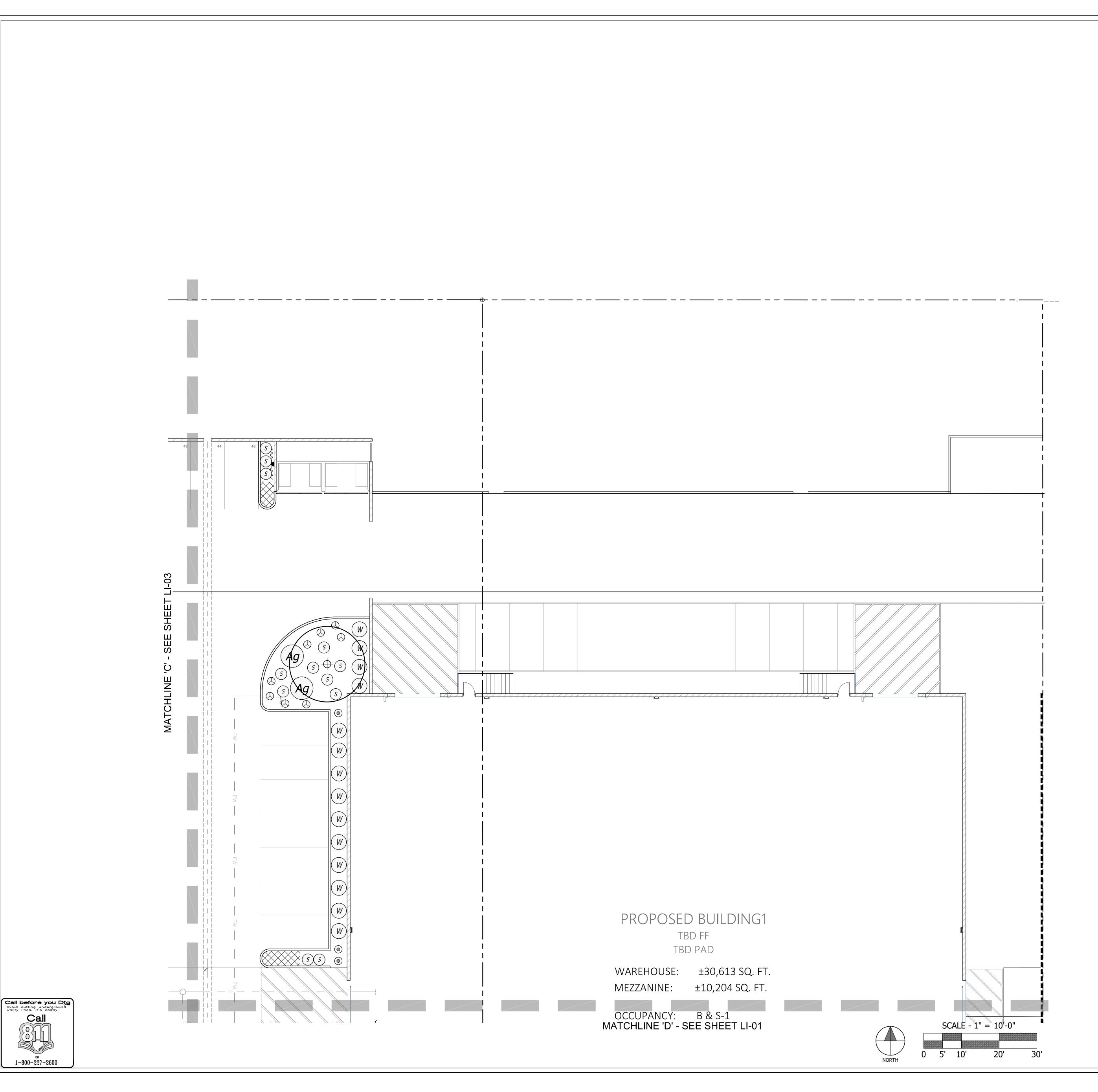


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| | PLANT I | LEGEND | | |
|--------|---------------|---|------------------|-------|
| | TREES | | | |
| WUCOLS | SYM. | BOTANICAL NAME / COMMON NAME | SIZE | QTY. |
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| | SHRUBS | (* SYMBOL REPRESENTS UP-SIZED SHRUBS) | | |
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ADDITIONAL NOTES:

RD CONSTRUCTION CORP, CORYDON ROAD

CITY OF LAKE ELSINORE, CA

CORYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, 8

LANDSCAPE CONSTRUCTION PLANS

PLANTING PLAN

| DATE | | | |
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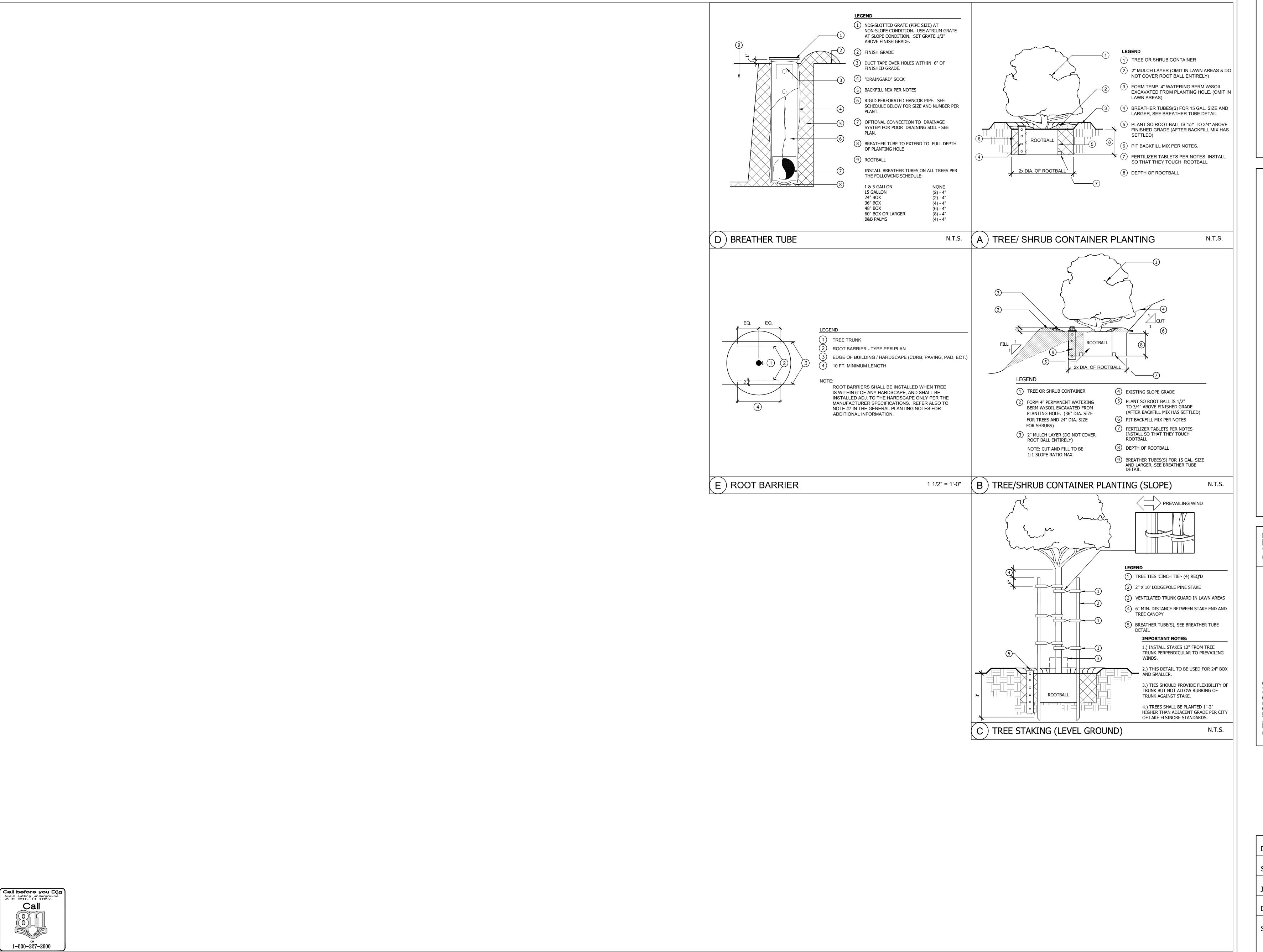
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CORYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, & 20
LANDSCAPE CONSTRUCTION PLANS
PLANTING DETAILS

SIGNATURE

09/30/22
EXP. DATE

08/20/2021

DATE

OF CAL 1 FOR

DATE: 08/20/2021

SCALE: SEE SHEET

JOB # 21-049a

DRAWN: KTL / MD

SHEET: LP-05

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TREES, SHRUBS AND GROUND COVERS

PART I: GENERAL

1.1 SCOPE OF WORK

A. FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT IN ORDER TO PROVIDE, INSTALL, AND MAINTAIN SOIL PREPARATION, HEADERS, FINISH GRADING, PLANTING AND ESTABLISHMENT PERIOD AS DESCRIBED HEREIN AND ON THE PLANS.

B. THE CONTRACTOR SHALL ADEQUATELY PROTECT THE WORK, ADJACENT PROPERTY, AND THE PUBLIC, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE, INJURY, AND LOSS DUE TO HIS

ACTS OR NEGLIGENCE.
C. WORK NOT INCLUDED: ROUGH GRADING.

1.2 QUALITY ASSURANCE

A. VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES, AND SERVICES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S AUTHORIZED

REPRESENTATIVE PRIOR TO PROCEEDING WITH ANY WORK.

B. PROTECT ALL EXISTING UTILITIES AND FEATURES ON AND ADJACENT TO THE PROJECT SITE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR, AT HIS/HER OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS/HER OPERATIONS OR NEGLIGENCE.

C. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING AND OR ARCHITECTURAL PLANS BEFORE COMMENCING WORK.
D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK AND BE RESPONSIBLE FOR COORDINATING WORK WITH THE OWNER, THE OWNER'S

AUTHORIZED REPRESENTATIVE, OTHER CONSTRUCTION TRADES, AND GOVERNING AGENCIES.

E. THE PLANTING PLAN IS DIAGRAMMATIC, AND ALL PLANT LOCATIONS DEPICTED THEREON ARE APPROXIMATE. CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY OF ANY DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN. FAILURE TO FOLLOW THIS PROCEDURE PLACES UPON CONTRACTOR, RESPONSIBILITY FOR (AT HIS/HER EXPENSE) MAKING ANY AND ALL ADJUSTMENTS RESULTING FROM WORK HEREUNDER.

F. PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE THOROUGHLY MOISTENED TO A DEPTH OF 24 INCHES.
 G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR ALL PERMITS AND CERTIFICATES OF INSPECTION OF PLANT MATERIALS THAT MAY BE REQUIRED BY FEDERAL, STATE, OR OTHER AUTHORITIES. COPIES OF PERMITS AND INSPECTION CERTIFICATES SHALL BE FURNISHED TO THE OWNER WITHOUT CHARGE.

H. PROTECT BENCH MARKS, EXISTING STRUCTURES, FENCES, ROADS, SIDEWALKS, LAWNS, AND OTHER FINISH SURFACES AGAINST DAMAGE FROM EQUIPMENT OR OTHER PLANTING OPERATIONS. REPAIR ANY DAMAGE AT NO COST TO OWNER.

1.3 SUBMITTALS

A. OBTAIN, PAY FOR, AND SUBMIT TO THE OWNER'S AUTHORIZED REPRESENTATIVE AN AGRICULTURAL SOIL ANALYSIS REPORT FROM AN AUTHORIZED SOIL TESTING AGENCY PRIOR TO COMMENCEMENT OF WORK. SOIL AMENDMENTS LISTED BELOW ARE SUBJECT TO CHANGE PER THE SOIL ANALYSIS.

B. IF A PLANT IS FOUND NOT TO BE SUITABLE OR AVAILABLE, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IN WRITING PRIOR TO BIDDING. THE OWNER'S AUTHORIZED REPRESENTATIVE WILL SELECT A SUITABLE ALTERNATE

AND/OR INFORM CONTRACTORS OF THE AVAILABILITY OF THE PLANT.

C. SUBMIT PHOTOGRAPHS FROM THE NURSERY OF TREES TAGGED FOR SHIPMENT AND INSTALLATION ON THIS PROJECT. PHOTOGRAPHS SHALL SHOW TREES OF SIZE AND BRANCHING STRUCTURE TYPICAL OF THOSE SUPPLIED FOR EACH SPECIES. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REJECT PLANT MATERIAL ON SITE WHICH DOES NOT MEET THE STANDARD ESTABLISHED BY THE APPROVED PHOTOGRAPHS.

1.4 MODIFICATIONS

A. DESIGN MODIFICATIONS MAY BE MADE ONLY AS NECESSARY TO MEET FIELD CONDITIONS.
PLANTING SHALL BE LOCATED WHERE SHOWN ON THE PLANS EXCEPT WHERE
OBSTRUCTIONS BELOW GROUND OR OVERHEAD ARE ENCOUNTERED, OR AS APPROVED BY
THE OWNER'S AUTHORIZED REPRESENTATIVE.

B. EXACT POSITIONING OF BOX TREES WILL BE DETERMINED IN THE FIELD. POSITION MATERIALS AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

PART 2: PRODUCTS

2.1 PLANTING MATERIALS

A. PLANTS SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SYMMETRICAL, SOUND, HEALTHY, VIGOROUS, AND FREE OF INSECT PESTS, PLANT DISEASE, AND INJURY. TREES SHALL NOT HAVE CROSSING BRANCHES OR WEAK BRANCH

STRUCTURES ATYPICAL OF THEIR SPECIES.

B. ROOT BOUND PLANT MATERIAL IS NOT ACCEPTABLE. FIVE GALLON PLANTS AND LARGER SHALL BE GROWN IN THEIR CONTAINERS FOR A MINIMUM OF SIX MONTHS AND MAXIMUM OF TWO YEARS. ALL PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND POSSIBLE.

TWO YEARS. ALL PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND POSSIBLE REJECTION PRIOR TO INSTALLATION.

C. ALL PLANTS SHALL EQUAL OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES.

D. SUBSTITUTIONS FOR INDICATED PLANT MATERIALS WILL NOT BE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE. SUBSTITUTIONS ARE TO BE AT NO ADDITIONAL COST TO THE OWNER. IF ACCEPTED SUBSTITUTE MATERIALS ARE OF LESS VALUE THAN THOSE ORIGINALLY SPECIFIED, THE CONTRACT PRICE WILL BE ADJUSTED IN ACCORDANCE WITH THE PROVISIONS OF THE

CONTRACT.

E. IN ALL CASES, QUANTITIES OF PLANT MATERIALS SHALL BE FURNISHED AS NEEDED TO COMPLETE THE WORK AND INDICATED ON THE DRAWINGS, INCLUDING RE-SEEDING, REDRESSING, AND MAINTENANCE (REPLACEMENTS) DURING THE CONTRACT PERIOD.

2.2 PLANTING MIXES, SOILS AND FERTILIZERS

A. THE FOLLOWING SOIL AMENDMENTS (ITEMS B & C BELOW) ARE TO BE USED AS THE BASIS FOR BIDS. ONCE SITE IMPROVEMENTS ARE IN PLACE AND APPROXIMATE FINISH GRADES ESTABLISHED, THE CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A SOILS TEST MADE FROM THE SURFACE AND SUB-SURFACE (18 INCHES BELOW GRADE) SOIL BY AN APPROVED AGRICULTURAL LAB. THE REPORT SHALL INCLUDE Ph, N/P/K, SAR, ECE, BORON LEVELS, AND SOIL PARTICLE EVALUATION. ACTUAL SOIL AMENDMENTS TO BE INSTALLED MAY BE ADJUSTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE BASED ON THE FINDING OF THE REPORT. LOAMEX, AND SARVON AVAIL. FROM JOHN DEERE LANDSCAPES (800) 347-4272.

B. GENERAL SOIL PREPARATION, AMOUNT PER 1,000 SQUARE FEET:

GROUND COVERS: 3 C.Y. OF LOAMEX LAWNS: 4 C.Y. OF LOAMEX 80 LBS. OF AGRICULTURAL GYPSUM

50 LBS. OF MILORGANITE 15 LBS. OF BEST TRIPLE PRO 15-15-15 OR 15 LBS. OF BEST 6-20-20XB

C. SOIL PLANT BACKFILL FOR CONTAINER PLANT MATERIAL (UNLESS SPECIFIED OTHERWISE ON PLAN AND SUBJECT TO CHANGE PER SOILS ANALYSIS) SHALL BE A THOROUGHLY BLENDED MIXTURE OF THE FOLLOWING PER YARD OF EXISTING SITE SOIL.

.25 C.Y. OF LOAMEX
10 LBS. OF AGRICULTURAL GYPSUM
10 LBS OF MILORGANITE
1 LB. OF SOIL MOIST
1 OZ. SARVON SOIL PENETRANT
1 OZ. SUPERTHRIVE HORMONE
FERTILIZER TABLETS PER SPECIFICATIONS

D. IMPORT SOIL OR TOPSOIL SHALL BE NATURAL, FRIABLE SOIL POSSESSING THE SAME CHARACTERISTICS OF THE EXISTING SITE SOIL. PROVIDE TOPSOIL FREE FROM SUBSOIL, BRUSH, OBJECTIONABLE WEEDS, ROCKS, ORGANIC DEBRIS, AND CLAY. SOIL SHALL BE FREE OF TOXIC SUBSTANCES, SOIL STERILANTS, AND SALTS. DO NOT PROVIDE SOIL FROM ROADBED EXCAVATIONS.

E. LIGHTWEIGHT SOIL FOR PLANTERS SHALL BE OF THE FOLLOWING COMPOSITION, PREMIXED BY MACHINE BLENDER PRIOR TO DELIVERY TO SITE.

NINE (9) PARTS BY VOLUME LOAMEX
ONE (1) PART BY VOLUME WASHED PLASTER SAND
TWO (2) CU. FT. PER CU. YD. PERLITE
TEN (10) LBS. PER CU. YD. MICRO-MAX PLUS MICRONUTRIENT
COMPLEX, OR EQUAL
TEN (10) LBS. PER CU. YD. 16-6-8 FERTILIZER

THE MIX SHALL ALSO CONTAIN A LONG LASTING FORM OF IRON (G.U. 49) AND A NON-IONIC WETTING AGENT.

2.3 SOD

A. SOD SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS. MEASUREMENTS FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. INDIVIDUAL PIECES OF SOD SHALL BE CUT TO A STANDARD LENGTH AND WIDTH. BROKEN ROLLS OR SLABS, AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF SOD SHALL BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT FROM A FIRM GRASP ON THE UPPER 10 % OF THE SECTION.

2.4 HEADER MATERIAL

A. CONCRETE HEADERS AND MOW STRIPS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND DETAILS. FORMS FOR HEADERS AND MOW STRIPS SHALL BE STAKED AT 4 INCH INTERVALS, AND ALL FORMING SHALL BE APPROVED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO POURING.

B. FORMING STAKES SHALL BE AT LEAST ONE INCH BY TWO INCHES, OF LENGTH NECESSARY TO EXTEND INTO SOLID GROUND AT LEAST TWELVE INCHES.
C. WOOD HEADER SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND DETAILS. WOOD SHALL BE 2" X 4" OR 1" X 4" ROUGH, CONSTRUCTION HEART REDWOOD, FREE FROM

2 5 TREE STAKE

A. TREE STAKES SHALL BE 2" DIAMETER BY 10' LONG NEW LODGE PINE POLES TREATED WITH COPPER NAPTHENATE UNLESS OTHERWISE NOTED.

PART 3: EXECUTION

3.1 SCHEDULING

A. PLANTING SHALL NOT COMMENCE UNTIL COMPLETION OF ALL CONSTRUCTION WORK, GRADING, SOIL PREPARATION, WEED CONTROL AND SPRINKLER INSTALLATION.

3 2 DDE_DLANTING

A. APPLY "ROUND-UP" SYSTEMATIC HERBICIDE (OR APPROVED EQUAL) PER MANUFACTURER'S SPECIFICATIONS TO EXISTING UNDESIRED VEGETATION TEN (10) DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK.

B. ALL AREAS TO BE PLANTED, WHICH HAVE A SLOPE OF 4:1 OR LESS SHALL BE
CROSS-RIPPED TO A DEPTH OF SIX (6) INCHES AND SOIL AMENDMENTS SPREAD EVENLY AS
SPECIFIED AND THOROUGHLY BLENDED-IN PER 1.000 SOUARE FEET.

SPECIFIED AND THOROUGHLY BLENDED-IN PER 1,000 SQUARE FEET.

C. SLOPES STEEPER THAN 4:1 SHALL BE RAKED SMOOTH, BUT SHALL NOT RECEIVE SOIL AMENDMENTS (EXCEPT IN PLANT PITS) UNLESS SPECIFIED ON THE PLANS OR AS REQUIRED

BY THE LOCAL GOVERNING AGENCY.

D. MAINTAIN PROOF OF DELIVERY FOR ALL PLANTING AMENDMENTS ON-SITE AND AVAILABLE FOR INSPECTION UNTIL ACCEPTANCE OF THE ENTIRE INSTALLATION.

3.3 FINISH GRADING

A. CONTRACTOR SHALL COORDINATE ALL FINISH GRADING WORK WITH GENERAL CONTRACTOR.
B. FINISH GRADING AFTER SOIL PREPARATION SHALL ESTABLISH FINAL FLOW LINES AND
GRADIENTS FOR UNIFORM WATER DRAINAGE. FLOW LINES AND GRADIENTS SHALL BE
ESTABLISHED FROM THE HIGH POINT TO THE DRAINAGE OUTLET OR AN INLET STRUCTURE.

C. RAKE-OUT AND REMOVE ALL ROCKS 1/2 INCH DIAMETER OR LARGER FROM THE TOP TWO

INCHES OF FINISHED GRADE, EXCEPT ON SLOPES STEEPER THAN 3:1.

D. FINISHED GRADES SHALL BE MIN. 4" BELOW BUILDING STUCCO SCREEDS AND MIN. 1" BELOW FINISH SURFACES OF HARDSCAPE PAVING AND CURBS IN SHRUB PLANTING AREAS. WHERE SOD IS TO BE LAID NEXT TO CONCRETE PAVING AND CURBS, FINISHED GRADE BEFORE SOD INSTALLATION SHALL BE 1-1/2 INCH BELOW THE TOP. AT LOCATIONS WHERE DRAINAGE IS TO FLOW ACROSS HARDSCAPE, THE GRADE SHALL BE FLUSH, OR NO MORE THAN 1/2" BELOW THE HARDSCAPING.

E. MAINTAIN A MINIMUM 2% SURFACE DRAINAGE AWAY FROM ALL BUILDINGS AND SITE WALL FOOTINGS IN PLANTING AREAS. FINISHED GRADES SHALL BE RAKED AND SMOOTHED TO

ELIMINATE PUDDLING OR STANDING WATER AND ALLOW SMOOTH, EVEN FLOW.

F. FLOAT TURF AREAS WITH A FOUR (4') FOOT MINIMUM WIDTH FLOAT. ROLL ALL PROPOSED TURF AREAS AND REFLOAT TO ELIMINATE DEPRESSIONS.

3.4 LAYOUT AND SPACING

A. STAKE LOCATIONS OF TREES AND OUTLINE PLANTING AREAS AS SHOWN ON PLANS. OBTAIN OWNER'S AUTHORIZED REPRESENTATIVE APPROVAL PRIOR TO EXCAVATION OF PLANT PITS. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INTERCHANGE OR SHIFT PLANT LOCATIONS PRIOR TO PLANTING.

B. WHEN PLANT MATERIAL IS SPACED IN ROWS, THE TOTAL DIMENSION SHALL BE VERIFIED, AND THE PLANTS EQUALLY SPACED WITHIN THE DESIGNATED AREA. WHEN PLANT MATERIAL IS SHOWN IN A LOOSE PATTERN, THE CONTRACTOR SHALL SPACE MATERIAL AS SHOWN ON THE PLANS AND DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

C. GROUND COVER MATERIAL SHALL BE TRIANGULARLY SPACED PER DIMENSION SHOWN ON

3.5 PLANT MATERIAL INSPECTION

A. REVIEW BY THE OWNER'S AUTHORIZED REPRESENTATIVE OF THE PLANTS UPON DELIVERY SHALL BE FOR QUALITY, SIZE, AND VARIETY ONLY, AND SHALL NOT IN ANY WAY IMPAIR THE RIGHT OF REJECTION FOR FAILURE TO MEET OTHER REQUIREMENTS DURING PROGRESS OF THE WORK.

3.6 PLANTING

A. PLANT PITS SHALL BE AS SHOWN IN THE PLANTING DETAILS. ROUGHEN SMOOTH PIT WALLS CAUSED BY AUGURING HOLES. SLICK PIT WALLS CAUSED BY AUGURING IN TO WET

SOIL WILL NOT BE ACCEPTED.

B. PLANT MATERIAL WITH ROOT BALLS BROKEN OR CRACKED PRIOR TO OR DURING

PLANTING OPERATIONS SHALL NOT BE PLANTED.

C. EACH PLANT SHALL RECEIVE "AGRIFORM" (OR APPROVED EQUAL) PLANT TABLETS AS

FOLLOWS (EVENLY SPACE AROUND ROOT BALL):

1 GALLON CONTAINER 1-21 GM
5 GALLON CONTAINER 3-21 GM
15 GALLON CONTAINER 7-21 GM

PER 6 INCH BOXED TREE SIZE 4-21 GM

D. BACKFILL PIT WITH PLANTING MIX HALF-WAY TO FINISH GRADE AND WATER THOROUGHLY.
BACKFILL TO FINISH GRADE AND TAMP FIRM. FORM A SHALLOW BASIN AROUND EACH PLANT

PIT AS DETAILED.

E. REMOVE NURSERY STAKES ON ALL VINES AND ATTACH TO ADJACENT WALL OR FENCE

E. REMOVE NURSERY STAKES ON ALL VINES AND ATTACH TO ADJACENT WALL OR FENCE WITH GREEN PLASTIC VINE TIES.

F. REMOVE NURSERY STAKES FROM ALL CONTAINER STOCK. PRUNE SIDE GROWTH ON TREES ONLY AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE

G. CONTAINER PLANTS SHALL NOT BE PLACED WITHIN 12 INCHES OF SPRINKLER HEADS. H. SHRUBS AND TREES SHOWN IN PLANTING AREAS SHALL BE UNDER-PLANTED WITH

GROUNDCOVER SHOWN BY ADJACENT SYMBOL, TO WITHIN 12 INCHES OF MAIN PLANT STEM.

I. UPON COMPLETION OF THE WORK, ALL TREES AND SHRUBS SHALL HAVE HAD ANY BROKEN BRANCHES REMOVED AND INJURIES REPAIRED. CLEAN AND RE-CUT WOUNDS OVER 3/4 INCHES AND COAT WITH TREE WOUND PAINT.

3.7 TREE STAKING OR GUYING

A. STAKE OR GUY ALL TREES 5 GALLONS AND LARGER PER DETAILS. DRIVE STAKE INTO FIRM SOIL NEXT TO ROOT BALL. TREE STAKES SHALL BE VERTICAL IN ALL CASES. ONE GALLON

TREES SHALL BE PLANTED WITH STAKES REMOVED.

B. GUY 36" BOX AND LARGER PLANT MATERIAL WITH AT LEAST THREE GUY WIRES (9 GAUGE)
IN TRIANGULAR PATTERN AS DETAILED. GUY WIRE SHALL BE ENCASED IN RUBBER HOSE
WHERE IT COMES IN CONTACT WITH THE TREE. (NOTE: GUYING MAY BE OMITTED BY THE
OWNER'S AUTHORIZED REPRESENTATIVE WHERE CONDITIONS PERMIT.)

3.8 SODDED LAWN

A. SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 24 HOURS, UNLESS A SUITABLE PRESERVATION METHOD IS APPROVED PRIOR TO DELIVERY. SOD NOT INSTALLED WITHIN THIS TIME SHALL BE INSPECTED AND ACCEPTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. SOD SHALL NOT BE HARVESTED OR DELIVERED WHEN MOISTURE CONTENT (EXCESSIVELY WET OR DRY) MAY ADVERSELY AFFECT ITS ESTABLISHMENT.

B. PREPARE SOD BED AS NOTED FOR SOIL PREPARATION AND FINE GRADING.C. ROLL AREAS TO BE SODDED LIGHTLY TO ELIMINATE AIR POCKETS. WATER THOROUGHLY

TO A DEPTH OF AT LEAST 6 INCHES. REGRADE IF SETTLING OCCURS.

D. UNROLL SOD IN THE SAME DIRECTION EACH TIME. SOD SHALL BE LAID IN A STAGGERED PATTERN, WITH NO GAPS OR VOIDS. START LAYING SOD ALONG THE LONGEST STRAIGHT EDGE AND AT THE BOTTOM OF SLOPES.

E. PEG BOTH ENDS OF SOD LAID ON SLOPES OF 3:1 OR GREATER WITH WOODEN PEGS.
F. WATER SOD WITHIN 30 MINUTES OF LAYING. IF SOD ENDS AGAINST AN OPEN BED OF SOIL.
MOUND THE SOIL AGAINST THE SOD EDGES TO PREVENT DRYING. WATER THOROUGHLY AT
THE END OF THE DAY ALL SOD PLACED THAT DAY TO PENETRATE THE SOIL AT LEAST 6
INCHES.

LINEAL INCH TO COMPACT THE SOIL AROUND THE ROOTS AND PROVIDE A SMOOTH EVEN

G. ROLL ALL SODDED AREAS WITH A ROLLER WEIGHING APPROXIMATELY 16 POUNDS PER

MOWING SURFACE.

3.9 FLATTED GROUND COVER

ROOT SYSTEM.

A. ROOTED CUTTINGS SHALL BE PLANTED SUFFICIENTLY DEEP TO COVER ALL ROOTS, AND SHALL BE SPACED AS NOTED ON THE DRAWINGS.

B. ROOTED CUTTING SHALL HAVE BEEN GROWN IN FLATS AND SHALL REMAIN IN THOSE FLATS UNTIL TIME OF TRANSPLANTING. AT TIME OF TRANSPLANTING THE SOIL SHALL CONTAIN SUFFICIENT MOISTURE SO THAT THE SOIL DOES NOT FALL APART WHEN LIFTING PLANTS FROM THE FLAT. EACH PLANT SHALL BE PLANTED WITH ITS PROPORTIONATE AMOUNT OF SOIL IN A MANNER THAT WILL ENSURE A MINIMUM OF DISTURBANCE TO THE

C. ROOTED CUTTINGS SHALL NOT BE ALLOWED TO DRY OUT OR WILT BEFORE OR DURING PLANTING. WILTED PLANTS WILL NOT BE ACCEPTED.

D. AT THE TIME OF PLANTING FACH GROUND COVER PLANT. THE FARTH SHALL BE FIRMED.

D. AT THE TIME OF PLANTING EACH GROUND COVER PLANT, THE EARTH SHALL BE FIRMED SUFFICIENTLY TO FORCE OUT AIR POCKETS. WATER GROUND COVER BEDS IMMEDIATELY AFTER PLANTING.

.10 MULCHING

A. WHEN PLANTING OPERATIONS ARE COMPLETE AND SHRUB AREAS HAVE BEEN RAKED AND DRESSED, MULCH ALL SHRUB AREAS WHICH HAVE A SLOPE OF 4:1 OR LESS WITH A 2 INCH LAYER OF TAN DG MULCH. MULCH FLATTED GROUND COVER BEDS PRIOR TO PLANTING.

3.11 PROTECTION AND CLEAN-UP

A. THE CONTRACTOR SHALL CAREFULLY AND CONTINUOUSLY PROTECT ALL AREAS INCLUDED IN THE CONTRACT, INCLUDING LAWN AREAS, PLANT MATERIAL, SUPPORTS, ETC. UNTIL FINAL ACCEPTANCE BY THE OWNER. REPAIR AND/OR REPLACE ANY DAMAGED AREAS

AT NO ADDITIONAL COST TO THE OWNER.

B. AFTER PLANTING OPERATIONS ARE COMPLETED, THE CONTRACTOR SHALL REMOVE ALL TRASH, EXCESS SOIL, EMPTY PLANT CONTAINERS, AND OTHER ACCUMULATED DEBRIS FROM THE SITE. LEAVE THE SITE IN A CLEAN, WASHED CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH, AND TOOLS.

3.12 INSPECTIONS

A. THE CONTRACTOR SHALL GIVE 48 HOURS NOTICE AND SET APPOINTMENTS FOR THE REVIEW OF THE FOLLOWING OPERATIONS BY THE OWNER'S AUTHORIZED REPRESENTATIVE:

° FINISH GRADING

REVIEW OF PLANT MATERIAL AFTER DELIVER TO THE SITE
 TREE AND SHRUB PLACEMENT PRIOR TO DIGGING HOLES

GROUND COVER LINES AND HEADERBOARD PLACEMENT
 PRE-MAINTENANCE PERIOD WALK-THRU

PRE-MAINTENANCE PERIOD WALK-THRU
 POST MAINTENANCE/FINAL ACCEPTANCE WALK-THRU

B. IN THE EVENT THE CONTRACTOR REQUESTS INSPECTION OF THE WORK, AND SAID WORK IS SUBSTANTIALLY INCOMPLETE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OWNER'S AUTHORIZED REPRESENTATIVE'S HOURLY CHARGES AND PER DIEM.

3.13 COMPLETION AND WALK-THRU

A AT THE COMPLETION OF ALL W

A. AT THE COMPLETION OF ALL WORK AS OUTLINED ON THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE AND SCHEDULE A REVIEW OF SAID WORK ("WALK-THRU") TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETE. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL DRAWINGS AND SPECIFICATIONS, AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO COMMENCEMENT OF THE MAINTENANCE PERIODS.

3.14 MAINTENANCE AND ACCEPTANCE

MAINTENANCE PRACTICES.

A. THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT DURING THE PROGRESS OF THE WORK, THROUGH THE ESTABLISHMENT PERIOD, AND UNTIL FINAL ACCEPTANCE OF THE WORK.

B. THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF NINETY (90)
CALENDAR DAYS AFTER APPROVAL OF COMPLETION AND NOTIFICATION IN WRITING OF THE
START OF THE MAINTENANCE PERIOD. THE MAINTENANCE PERIOD SHALL INCLUDE THE
FOLLOWING SCOPE OF WORK:

1. DAILY WATERING OF ALL PLANT MATERIAL.

REMOVAL OF ALL WEEDS FROM PLANTING AREAS.
 REPLACEMENT OF ANY DEAD, DYING OR DAMAGED TREES, SHRUBS, OR GROUNDCOVERS.

RE-SEEDING OR RE-SODDING OF DEAD OR DAMAGED TURF AREAS AT TEN DAY INTERVALS.
 PROPER ADJUSTMENT AND MAINTENANCE OF THE IRRIGATION SYSTEM.

FILLING RECOMPACTION, AND REPLANTING OF ANY ERODED OR SETTLED AREAS.
 WEEKLY REMOVAL OF ALL TRASH, LITER, CLIPPINGS AND FOREIGN DEBRIS.

8. MOWING OF LAWNS ON A WEEKLY BASIS.
9. REMOVAL BY SHOVEL CUTTING OF LAWN WITHIN 1 FOOT OF THE BASE OF TREES OR SHRUBS LOCATED IN LAWN AREAS.

DISEASE, INSECT AND RODENT PREVENTION AND CONTROL MEASURES.
 AT 30-DAYS AFTER COMPLETION OF PLANTING APPLY AMMONIUM PHOSPHATE AT THE RATE OF 5 LBS. PER 1,000 SQUARE FEET TO ALL PLANTING AREAS.
 AT 60-DAYS AFTER COMPLETION OF PLANTING APPLY 16-6-8 FERTILIZER AT THE RATE OF 6 LBS. PER 1,000 SQUARE FEET TO ALL PLANTING AREAS.

C. ANY DAY THE CONTRACTOR FAILS TO ADEQUATELY WATER, REPLACE UNSUITABLE PLANTS, WEED, OR OTHER WORK OF THE MAINTENANCE PERIOD WILL NOT BE CREDITED TOWARDS THE COMPLETION OF THE PERIOD. PLANTS AND LAWNS WHICH DECLINE DUE TO LACK OF CONTRACTOR MAINTENANCE SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE.

AUTHORIZED REPRESENTATIVE TO SCHEDULE A FINAL REVIEW ("WALK-THRU"). THE OWNER

D. PRIOR TO THE END OF THE MAINTENANCE PERIOD, AGAIN CONTACT THE OWNER'S

MUST ACCEPT ALL MAINTAINED AREAS IN WRITING TO RATIFY THE END OF THE MAINTENANCE PERIOD.

E. IF, DURING THE MAINTENANCE PERIOD, ON SITE OBSERVATIONS BY THE OWNER'S AUTHORIZED REPRESENTATIVE OR OWNER DETERMINE THAT PROPER MAINTENANCE PROCEDURES ARE NOT BEING FOLLOWED, THE CONTRACTOR WILL BE NOTIFIED IN WRITING. CORRECTIONS SHALL BE MADE WITHIN TWO WORKING DAYS OF NOTIFICATION, OR THE OWNER MAY ELECT TO EXTEND THE MAINTENANCE PERIOD BEYOND 90 DAYS, SUCH EXTENSION BEING EQUAL TO THE AMOUNT OF TIME REQUIRED TO CORRECT THE

3.15 PROTECTION

A. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE WORK COVERED BY THIS SECTION FROM VANDALISM AND ACCIDENTAL DAMAGE. ANY DAMAGE SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

B. PLANTS WHICH DIE OR LOOSE MORE THAN THIRTY PERCENT (30%) OF THEIR LEAF

B. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE WORK COVERED BY THIS SECTION FROM DAMAGE CAUSED BY FROST OR TORRENTIAL RAINS. ANY DAMAGE SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

3.16 GUARANTEE

A. ALL SHRUBS, GROUND COVERS, LAWN AREAS AND 5 GALLON SIZE TREES OR LESS SHALL BE GUARANTEED AS TO GROWTH AND HEALTH FOR A PERIOD OF NINETY (90) DAYS AFTER FINAL ACCEPTANCE BY THE OWNER. 15 GALLON AND ALL BOX SIZED TREES AND LARGER SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE BY THE OWNER.

OR BRANCHING STRUCTURE SHALL BE REPLACED UNDER THIS SECTION.

C. THE CONTRACTOR, WITHIN FOURTEEN (14) DAYS OF WRITTEN NOTIFICATION BY THE OWNER, SHALL REMOVE AND REPLACE ALL GUARANTEED PLANTS WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. ALL PLANT MATERIALS REPLACED SHALL BE GUARANTEED FOR THE ORIGINAL PERIOD, BEGINNING WITH THE DATE OF REPLACEMENT.

END OF SECTION

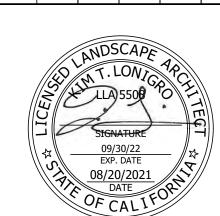
RD CONSTRUCTION CORP, CORYDON ROAD

CITY OF LAKE ELSINORE, CA

CRYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, & 2

LANDSCAPE CONSTRUCTION PLANS

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DATE: 08/20/2021

JOB # 21-049a

SCALE: SEE SHEET

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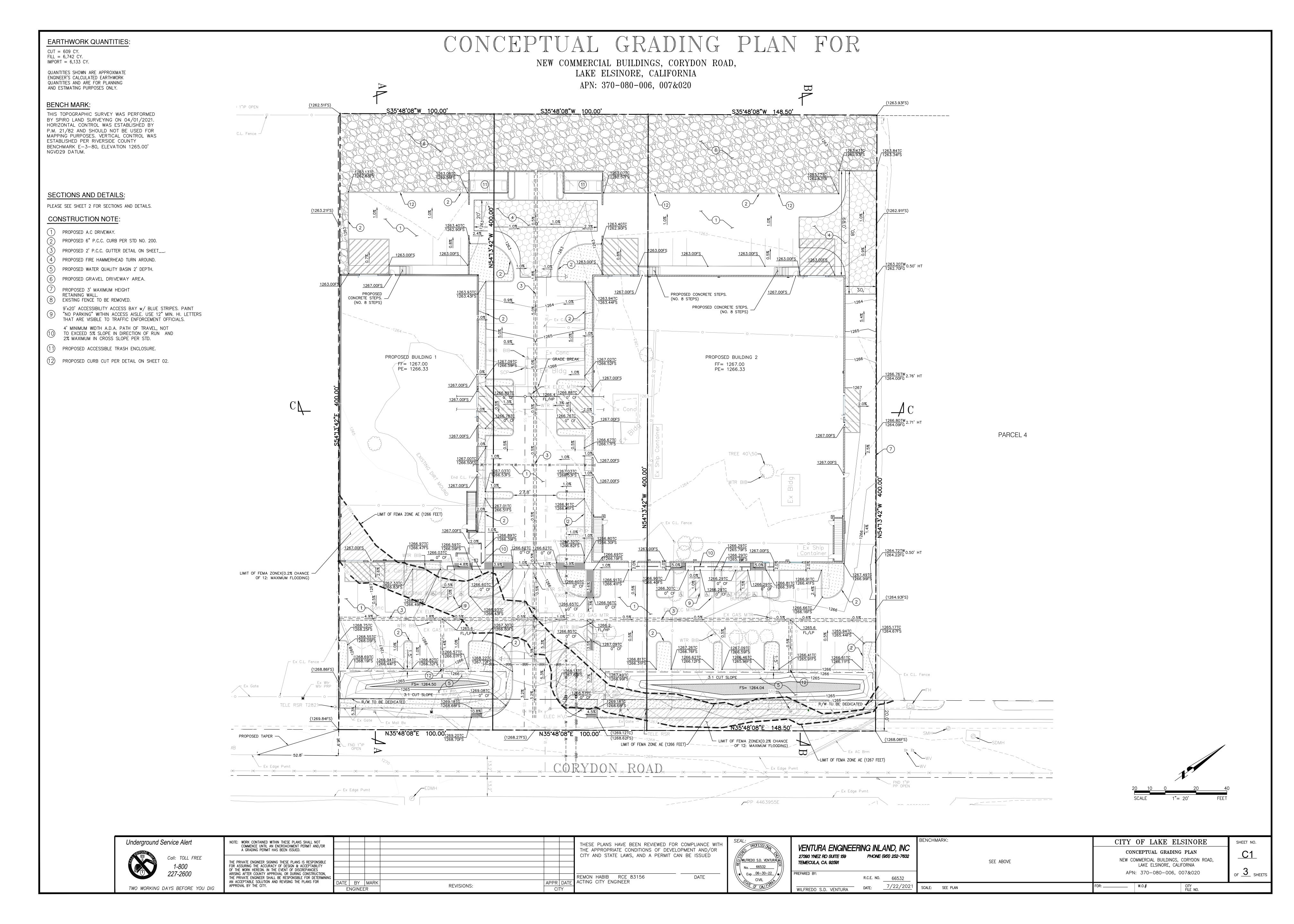
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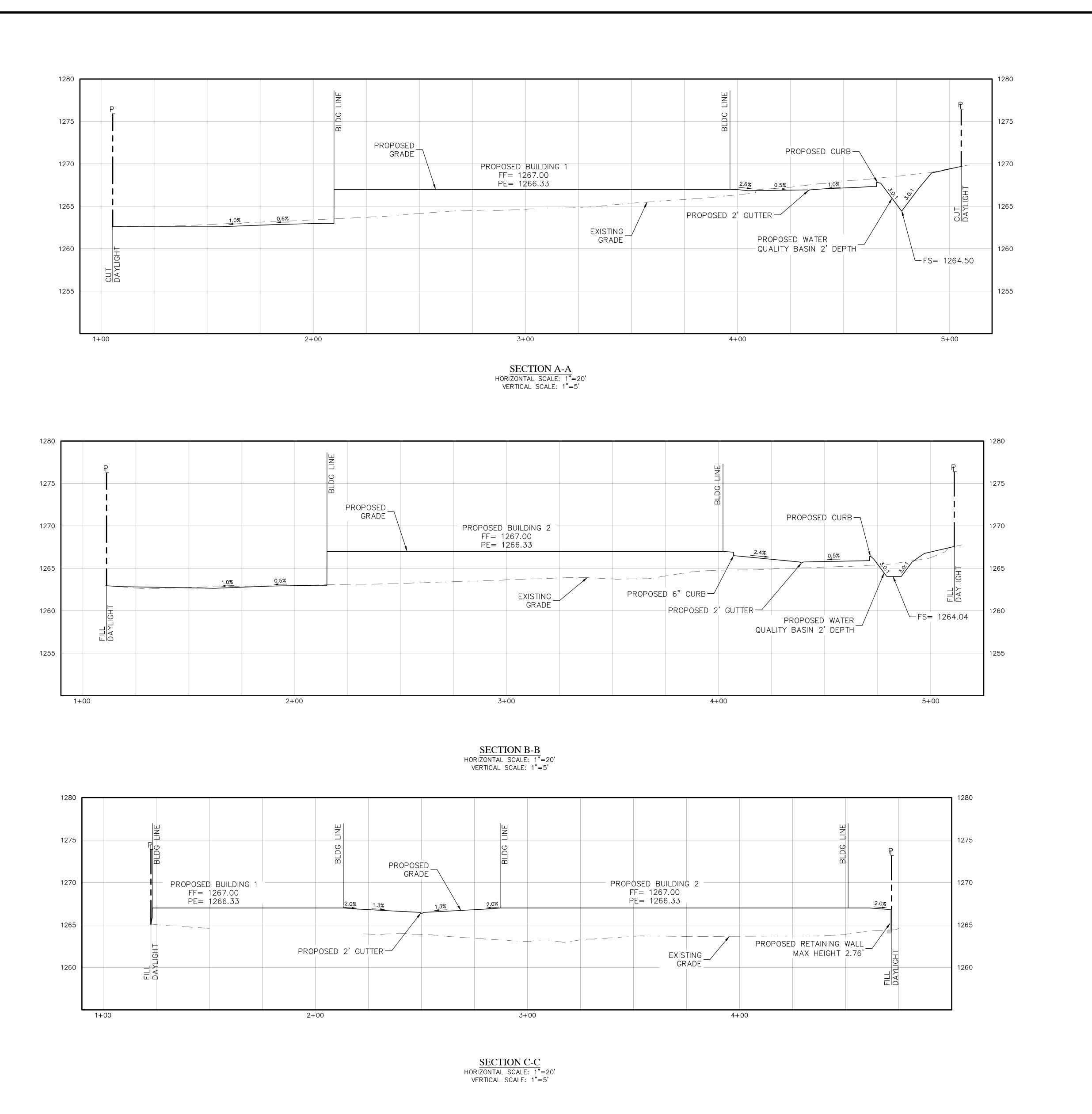
14 OF 14



Call before you Dig

08/20/2021





NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY OF DESIGN & ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES

ARISING AFTER COUNTY APPROVAL OR DURING CONSTRUCTION,
THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING
AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR
APPROVAL BY THE CITY.

DATE BY MARK

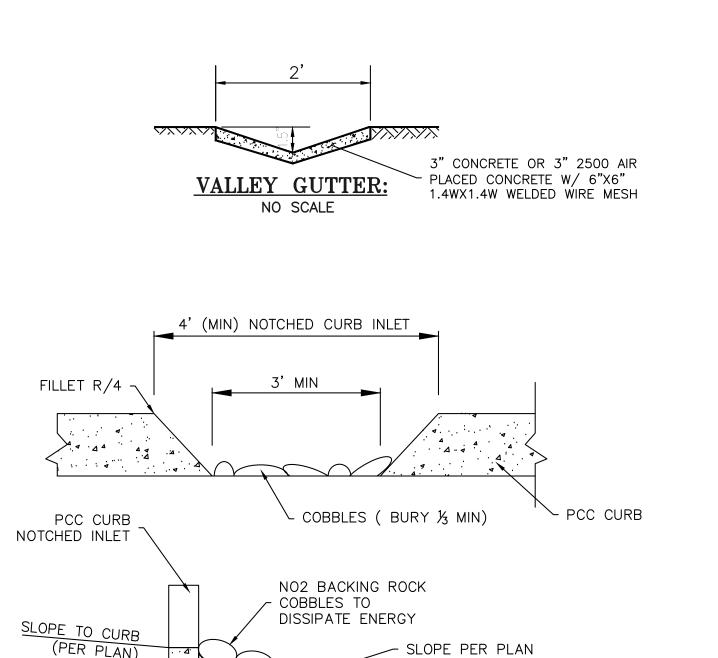
ENGINEER

REVISIONS:

Underground Service Alert

227-2600

TWO WORKING DAYS BEFORE YOU DIC



MORTAR SETTING BED

(OPTIONAL)

CURB CUT DETAIL:

NOT TO SCALE

BENCHMARK: CITY OF LAKE ELSINORE SHEET NO. VENTURA ENGINEERING INLAND, INC CONCEPTUAL GRADING SECTIONS 27393 YNEZ RD SUITE 159 PHONE (951) 252-7632 NEW COMMERCIAL BUILDINGS, CORYDON ROAD, SEE SHEET 1 TEMECULA, CA. 92591 LAKE ELSINORE, CALIFORNIA APN: 370-080-006, 007&020 PREPARED BY: OF SHEETS R.C.E. NO. 66532 WILFREDO S.D. VENTURA DATE: 7/22/2021 SCALE: SEE PLAN FOR: ______ W.O.#

PROFESS/ ONLY

WILFREDO S.D. VENTURA

No. <u>66532</u>

★\ Exp. <u>06-30-22</u> /**★**/

CIVIL OF CALIFORNIA

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH

DATE

THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR

CITY AND STATE LAWS, AND A PERMIT CAN BE ISSUED

REMON HABIB RCE 83156

APPR DATE ACTING CITY ENGINEER
CITY