

After Compaction

Curb & Gutter

Structural Substrate

Native soil typical. Site

Contractor responsible

for creating consistant

sub-base required for

net Top Soil fill adding

or subtracting native

material as needed.

the specified 12" of

Sidewalk or Other

Hard Surface

LOT EXCAVATION & BACKFILL

PARK STRIP & PARKING

See Civil Improvement

Plans for Planter Width

NOT TO SCALE

4. Sub-grading and final grade to consist of to a smooth even grade, no undulation greater

5. SITE IS PREDOMINATELY LEVEL. SEE CIVIL ENGINEERS DRAWINGS FOR GENERAL

7. Once top soil has been placed the Landscape Contractor is to add mature compost at a

rate of 3 cu yds per 1,000 sq ft. and then rip to blend with top soil to a depth of 8".

Pre-blended soil meeting these requirements is acceptable upon approval by the

8. Finish grade in shrub areas to be a smooth even grade mounded 3" high in the middle

of beds and ending 3" below surrounding areas. All finish grading to promote positive

9. Landscape contractor responsible for addressing any drainage problems encountered

drainage away from structures and to be done in such a way as to eliminate puddling or

SEE CIVIL ENGINEERS DRAWINGS FOR GRADES AS REQUIRED

DRAINAGE FLOWS NOTED INCLUDING DRAINS AND APPROPRIATE RELATED DETAILS.

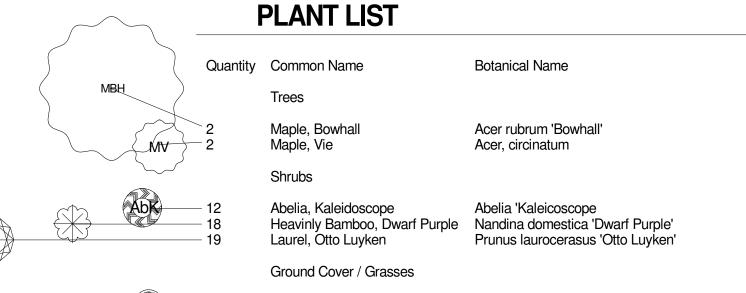
than plus or minus 1" within any 10 lineal feet of distance.

during the course of construction, with Landscape Architect.

Landscape Architect.

collection of water.

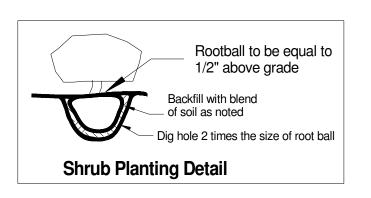
6. All sub-grades to be adequately firm without being overly compacted.



Grass, Burgundy Bunny

Kinnikinnick, Emerald Carpet

ALL PLANTS ARE LOW / MODERATE WATER CONSUMPTION



## **GENERAL CONSTRUCTION NOTES**

COORDINATION WITH THE EXCAVATING CONTRACTOR, GENERAL CONTRACTOR AND CIVIL PLANS IS IMPERATIVE.

- 1. General preparation of site to include:
- A. Eradication of weeds through the certified application of herbicides, allowing adequate time for kill.
- B. Removal, from site, of all existing surface rock and/or debris in planting beds. 2. All shrub beds to be finish raked to a smooth condition prior to mulching.
- 3. Medium dark mulch to be placed in all shrub beds to a depth of 3"
- 4. INCLUDE 365 DAYS OF MAINTENANCE from the day of acceptance. Including but not limited to:
- A. Maintain planting area in a healthy, weed free condition with a minimum of
- bi-weekly visits during growing season.
- B. Replace any material showing signs of stress. C. Monitor irrigation for correct timing.
- D. Provide owner with complete list of instructions for continued care at the end of the
- 5. The areas adjacent to the new construction affected by that work are to be graded smooth and reseeded to match existing play field conditions with time involved as
- needed for germination and establishment of turf grass.
- 6. Plan is diagrammatic and measurements should be confirmed on-site. Any changes are the responsibility of the contractor to co-ordinate with the owners representative.

## **IRRIGATION DETAILS**

- 1. An automatic irrigation system to be provided for all plant materials areas following the specifications outlined on these plans and in accordance with industry standards. System is intended to perform as existing conditions
- allow. Confirm on-site before proceeding. 2. All materials are to be new and in original condition.
- 3. Connect to existing irrigation and confirm correct function of the existing
- double check valve. 4. Place manual drain valves as needed at low points in mainline to insure
- complete drainage during winter shut down. 5. Mainline should be located in area with least conflict with surrounding
- utilities. Mainline location on plan for ease of interpretation 6. Control wires, 14ga minimum, to be located below all piping in any ditch
- 7. All drip zones to use PVC laterals to locate a point of connection in each individual planting bed.
- Shrub areas to be irrigated by drip irrigation
  A. All surface drip tubing to be Rain Bird XFD Inline Drip Tubing to buried a range of 3-5" and held down every 5' with J-stakes. Use the pattern described in the Typical Drip Tubing Layout. Layout to comprise drip tubing layed begining 12" in from any perimeter hardscape and in equal parallel lines 18" OC thereafter.
- C. All Drip zones to include a 150 mesh filter and 30psi pressure regulator 9. Playing field / turf grass is to be repaired after any damage and the spacing
- as well as the type of equipment is to be consistent with existing conditions. 10. Sleeving to be provided under all hardscapes by general contractor for
- irrigation purposes.
- 11. Contractor responsible for any and all safety, security of materials and damage
- caused by the contactor to existing facilities during the course of installation. 12. Irrigation system to be guaranteed against defective material or workmanship for one year from the date of final acceptance. Damage or loss due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility after completion and acceptance of installation.
- 13. Provide owner with an accurate as-built locating all valves, wire splices,
- main line and any sleeving.
- 14. Use provided irrigation schedule as a base-line and adjust only as needed for varying weather conditions.



Scale 1" = 10'

528 Thomas A Madara OREGON 05/09/03

Size

1 3/4"

5-6'

Pennisetum alopecuroides 'Burgundy Bunny' 1g

Arctostaphylos 'Emerald Carpet'

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Approved for the Owner By: BY

PLOT DATE:

ISSUE DATE: 8/19/2024 DRAWN BY: TM JOB NO.:

SHEET

**REVISIONS**