

WASHOE COUNTY

Integrity Communication Service www.washoecounty.us

STAFF REPORT COMMISSION MEETING DATE: JUNE 2, 2020

DATE: March 25, 2020

TO: Open Space and Regional Parks Commission

FROM: Sophia Kirschenman, Park Planner,

Community Services Dept., 328-3623, skirschenman@washoecounty.us

THROUGH: Eric Crump, Operations Division Director

Community Services Department, 328-3625, ecrump@washoecounty.us

SUBJECT: Discussion and possible recommendation to the Board of County

Commissioners to approve the Blackstone Park Maintenance Agreement

between Washoe County and Blackstone Estates Homeowners'

Association. (Commission District 4.)

SUMMARY

The Washoe County Board of County Commissioners (BCC) recently approved the Blackstone Estates Park Agreement between Washoe County and JC Blackstone, LLC, as recommended by the Open Space and Regional Park Commission. This agreement approved the distribution of the Residential Construction Tax funds collected through the construction of the Blackstone Estates and Sugarloaf Ranch subdivisions for the construction of a neighborhood park. Per the Blackstone Estates Park Agreement, a separate and subsequent agreement would be executed between Washoe County and the Blackstone Estates Homeowners' Association (HOA) detailing the required park maintenance terms.

The Blackstone Park Maintenance Agreement describes the required conditions of the Blackstone Park, including that the park will be kept free of litter, debris and hazards; walkways will meet Americans with Disabilities Act standards; play equipment will meet National Playground Safety Institute standards; and irrigation will be fully operational with complete uniform coverage. Once the Blackstone Park Maintenance Agreement has been executed and the park has been built, the park will be conveyed to the HOA.

Washoe County Strategic Objective supported by this item: Safe, Secure and Healthy Communities

PREVIOUS ACTION

September 10, 2019 – The BCC approved the Blackstone Estates Park Agreement.

September 3, 2019 –The Washoe County Regional Parks and Open Space Commission recommended approval of the Blackstone Estates Park Agreement to the Board of County Commissioners.

May 7, 2019 – The Washoe County Planning Commission approved Amendment of Conditions Case Number WAC19-0002 to amend the conditions of approval for Tentative Subdivision Map Case Number TM15-001. The conditions of approval for TM15-001 required the developer of the Blackstone Estates subdivision to construct a neighborhood park prior to the recordation of the 80th lot within the subdivision. The amended condition requires construction of the park prior to the recordation of the 107th lot in the subdivision, or issuance of the Certificate of Occupancy for the 80th home, whichever occurs first.

October 4, 2016 – The Planning Commission approved Tentative Subdivision Map Case Number TM15-001, which allowed for the creation of 161 lots for a single-family residential subdivision. As proposed by the applicant, the conditions of approval required the developer to construct a neighborhood park prior to the recordation of the 80th lot within the subdivision.

BACKGROUND

In 2016, a tentative subdivision map application was submitted to the Washoe County Community Services Department for a 161-lot single-family detached, common open space subdivision along Calle de la Plata in Spanish Springs. The developers proposed the construction of a neighborhood park within the subdivision to serve residents in the area. Terms were negotiated and in September of 2019, the BCC approved the Blackstone Estates Park Agreement between Washoe County and JC Blackstone, LLC for the distribution of Residential Construction Tax to help fund the construction of the Blackstone Park. After the park is constructed, it will be deeded to the Blackstone Estates HOA, which will own and manage the park in perpetuity. Since the park is being partially paid for with RCT funds, the park must be maintained to Washoe County standards. Per the Blackstone Estates Park Agreement, a separate and subsequent agreement would be executed detailing the maintenance terms to be implemented by the Blackstone Estates HOA. This Blackstone Park Maintenance Agreement satisfies that requirement.

Consistency with the 2019 Washoe County Regional Parks and Open Space Master Plan Construction of the park is consistent with the goals and policies of the recently-approved 2019 Washoe County Regional Parks and Open Space Master Plan. Specifically, Strategy 1.B.4 states "Encourage individuals, private foundations, and/or private developers to give donations of land, gifts, and/or cash for construction of public recreation facilities." The current project would not be possible without the donation of land and cash from the developer. Additionally, the Spanish Springs Planning Area Map identifies underserved residents located less than 1 mile away from the proposed park location. Construction of the Blackstone Park will fill an existing gap and provide recreational amenities to an underserved community. Per this agreement, the park will be maintained to Washoe County standards in perpetuity.

FISCAL IMPACT

None. There will be no maintenance costs to the County. All maintenance associated with the park will be the responsibility of the Homeowners' Association.

RECOMMENDATION

It is recommended that the Open Space and Regional Parks Commission recommend that the Board of County Commissioners approve the Blackstone Park Maintenance Agreement between Washoe County and the Blackstone Estates Homeowners' Association.

POSSIBLE MOTION

Should the Commission agree with staff's recommendation, a possible motion would be:

"Move to recommend to the Board of County Commissioners approval of the Blackstone Park Maintenance Agreement between Washoe County and the Blackstone Estates Homeowners' Association."

Blackstone Park Maintenance Agreement

This Maintenance Agreement ("Agreement") is made and entered into this ______ day of ______, 2020, by and between Washoe County, a political subdivision of the State of Nevada, acting by and through its Community Services Department, hereafter called "County" and Blackstone Estates Homeowners' Association, a Nevada nonprofit corporation, hereafter called "Association" (collectively, County and Association are referred to as the "Parties"). In consideration of the terms and conditions hereof, the Parties agree as follows:

WITNESSETH:

WHEREAS, the Association is a common-interest community and nonprofit corporation created by JC Blackstone, LLC ("Blackstone") to own, maintain and operate the common elements within that certain real property located in Washoe County, Nevada, known as Blackstone Estates (161 lots) and Sugarloaf Ranch (119 lots) as described in Exhibit "A" and depicted on Exhibits "A-1" and "A-2", attached hereto and incorporated herein by reference;

WHEREAS, Blackstone and County entered into a park construction agreement ("Blackstone Estates Park Agreement") on September 10, 2019 whereby County agreed to distribute Residential Construction Tax funds to Blackstone for the construction of a neighborhood park ("Park") within the Blackstone Estates Subdivision;

WHEREAS, pursuant to the Blackstone Estates Park Agreement, the park shall be in substantial conformity with the approved plan as shown in Exhibit "B";

WHEREAS, Blackstone will convey the Park to the Association as a common element pursuant to NRS 116 and, following that conveyance, the Association shall become responsible for the Park's operation and maintenance.

NOW THEREFORE, the Parties agree on the following terms and conditions to provide for the perpetual maintenance and operation of the Park:

- I. <u>Term.</u> The Association, its successors and assigns shall maintain the Park in perpetuity, and shall ensure the Park is open and available for the general public and compliant with Nevada Revised Statutes.
- II. Maintenance. The Association will provide the labor, equipment and materials to properly maintain the Park to the maintenance standards specified in Exhibit "C", as consistent with the County's maintenance operations. The Association shall cause regular maintenance to occur on a reasonable basis on a schedule determined by the Association. If the County adopts a lesser maintenance standard for its parks, the Association shall be entitled to maintain the Park to this lesser standard. Without seeking approval from the County, the Association shall have the right to: (a) select replacement improvements when the same require replacement, provided that its selections shall be of equivalent quality to those

improvements originally installed; (b) modify the Park improvements to comply with any safety standards, as these standards may from time to time be amended; provided that the Association shall not be required to accelerate replacement of otherwise sound and serviceable equipment to comply with any safety standards unless the County is accelerating replacement of similar equipment in County-maintained parks; and (c) prune, trim or remove landscaping if material is diseased, hazardous, or fails to thrive where installed provided that any removed materials shall be replaced with the same plant material or similar plant material more likely to thrive in the original location.

- III. <u>Damage and Vandalism; Insurance</u>. The Association shall repair or replace as necessary any damage to the Park improvements shown on Exhibit "B". The Association shall maintain property insurance and general liability coverage on the Park and its improvements throughout the duration of this Agreement.
- IV. Right of Entry. The Association grants to the County the right to enter upon the Park in order to perform visual inspections of the Park for purposes of upholding the maintenance standards outlined within this Agreement. The County shall hold harmless, indemnify, and defend the Association, from and against any and all claims, demands, and losses of the Association, and third parties arising out of or related to the Right of Entry granted to County for the purposes of inspecting the Park and related Park improvements, hereof resulting from actions of County or any consultants, contractors, subcontractors, or others under County direction or control. Under no circumstances shall the County have any responsibility for any claims, demands, and losses resulting from any action or lack of action by the Association. County will not waive and intends to assert available defenses and limitations contained in Chapter 41 of the Nevada Revised Statues.
- V. <u>Dispute Resolution</u>. In the event that the County reasonably believes that that Association has breached its maintenance obligations under this Agreement, the County shall give written notice to the Association, which notice shall specify the alleged breach and proposed cure in reasonable detail. The Association shall have sixty (60) days to respond by either curing the alleged breach or proposing a plan to cure the alleged breach and a date by which the alleged breach will be cured. The plan to cure the alleged breach shall be agreed upon by the Parties. If the Association fails to cure the alleged breach, the County shall have the right to enter the Property to effect the necessary maintenance and to recover the costs thereof from the Association and the Owners as provided in Article XVII, Section 17.02 of the First Amended and Restated Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Blackstone Estates recorded on October 29, 2019 in the Office of the Washoe County Recorder as Document No. 4967076.
- VI. <u>Modification.</u> This Agreement may be modified by the mutual consent of the Parties in writing.
- VII. <u>Notice.</u> Any notices required by this Agreement shall be given to the Association at the address of its registered agent as published on the Nevada Secretary of State's website. Any notices to the County shall be given to Director of the Washoe County Community Services Department at the address published on the County's website.

IN WITNESS WHEREOF, the and year first above written.	ne Parties hereto have	e caused this agreement to be signed the day
		BLACKSTONE ESTATES HOMEOWNERS' ASSOCIATION, a Nevada nonprofit corporation
		By: Darci Hendrix,
		President, Board of Directors
STATE OF NEVADA)	resident, Deard of Directors
) SS	
COUNTY OF WASHOE)	
nonprofit corporation, perso	of Blackston nally known (or prov	enally appeared before me, a Notary Public, e Estates Homeowners' Association, a Nevada red) to me to be the person whose name is dge to me that he executed the instrument.
		Notary Public My Commission Expires:
		COUNTY OF WASHOE, a political subdivision of the State of Nevada
		By: Bob Lucey Chair, Washoe County Board of County Commissioners
Washoe County Clerk		

EXHIBIT "A"

BLACKSTONE

LOTS 1 THRU 21, 70 THRU 110, COMMON AREAS A AND B, PARCEL R-1 AND ALL RIGHT-OF WAY OFFERED FOR DEDICATION OF TRACT MAP NO. 5327 BLACKSTONE ESTATES UNIT 1 ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDERS OF WASHOE COUNTY, STATE OF NEVADA, ON MAY 24, 2007, AS FILE NO. 4913462 OF OFFICIAL RECORDS.

APN# 534-711-01 thru 12, 534-712-01 thru 14, 534-713-01 thru 07 (62 lots)

534-571-07 thru 08 (2 common area parcels A and B)

534-713-07 thru 08 (2 right of way parcel offered for dedication)

534-571-09 (1 remainder parcel)

SUGARLOAF RANCH

PARCEL NO. 24-1-0-1 OF SPANISH SPRINGS VALLEY RANCHOS UNIT NO. 2, IN THE COUNTY OF WASHOE, STATE OF NEVADA, ACCORDING TO THE DIVISION OF LAND MAP NO. 23, RECORDED JULY 21, 1977 AS FILE NO. 477226, OFFICIAL RECORDS, WASHOE COUNTY, STATE OF NEVADA.

EXCEPT ALL THAT PORTION OF SAID LAND LYING WITHIN CALLE DE LA PLATA AS SET FORTH IN A "RESOLUTION FOR ACCEPTING RIGHT-OF-WAY", RECORDED NOVEMBER 7, 1997 IN BOOK 5037, PAGE 604 AS DOCUMENT NO. 2151752, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

APN 534-562-07

EXHIBIT "A"

BLACKSTONE

LOTS 1 THRU 21, 70 THRU 110, COMMON AREAS A AND B, PARCEL R-1 AND ALL RIGHT-OF WAY OFFERED FOR DEDICATION OF TRACT MAP NO. 5327 BLACKSTONE ESTATES UNIT 1 ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDERS OF WASHOE COUNTY, STATE OF NEVADA, ON MAY 24, 2007, AS FILE NO. 4913462 OF OFFICIAL RECORDS.

APN# 534-711-01 thru 12, 534-712-01 thru 14, 534-713-01 thru 07 (62 lots)

534-571-07 thru 08 (2 common area parcels A and B)

534-713-07 thru 08 (2 right of way parcel offered for dedication)

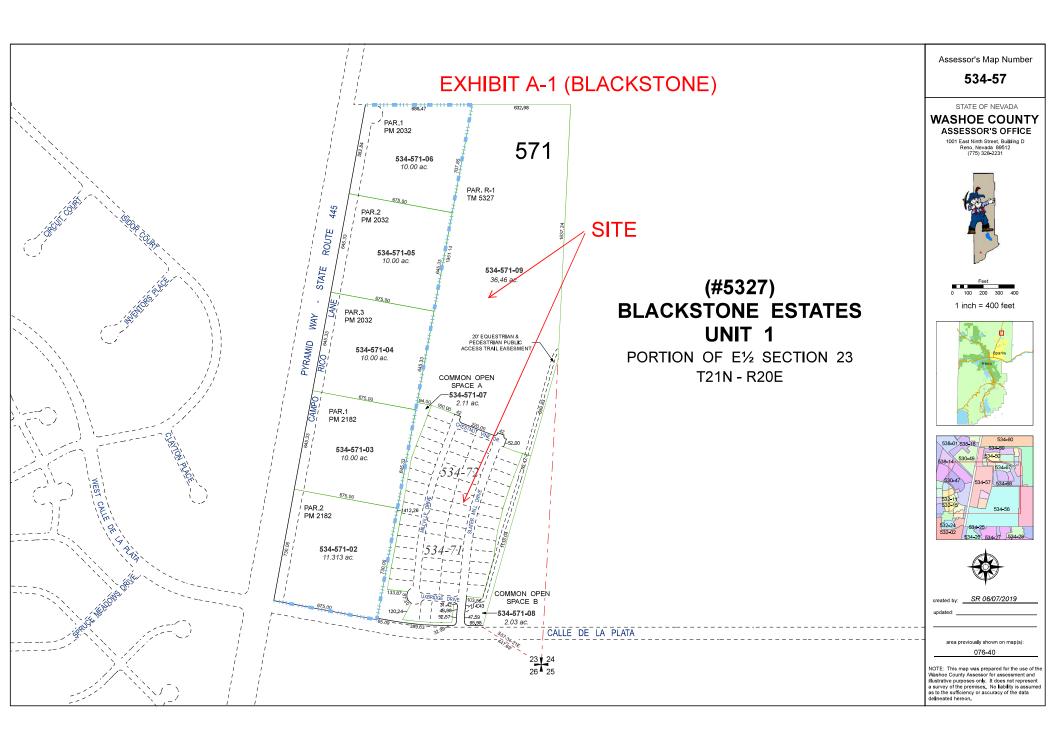
534-571-09 (1 remainder parcel)

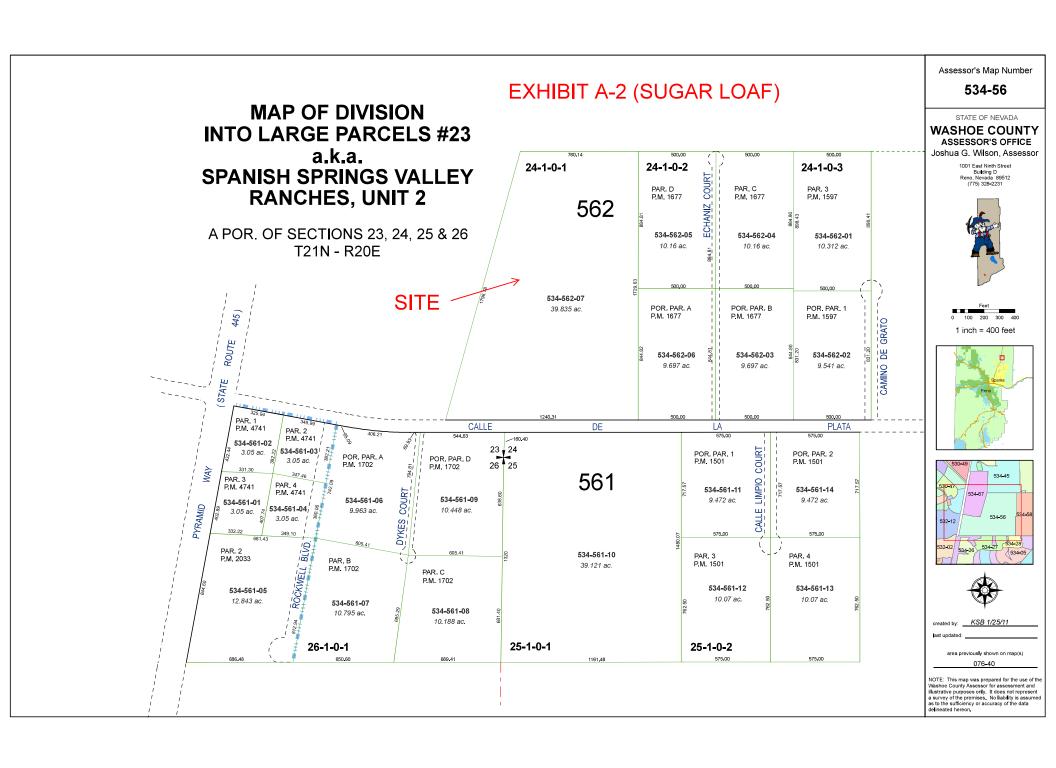
SUGARLOAF RANCH

PARCEL NO. 24-1-0-1 OF SPANISH SPRINGS VALLEY RANCHOS UNIT NO. 2, IN THE COUNTY OF WASHOE, STATE OF NEVADA, ACCORDING TO THE DIVISION OF LAND MAP NO. 23, RECORDED JULY 21, 1977 AS FILE NO. 477226, OFFICIAL RECORDS, WASHOE COUNTY, STATE OF NEVADA.

EXCEPT ALL THAT PORTION OF SAID LAND LYING WITHIN CALLE DE LA PLATA AS SET FORTH IN A "RESOLUTION FOR ACCEPTING RIGHT-OF-WAY", RECORDED NOVEMBER 7, 1997 IN BOOK 5037, PAGE 604 AS DOCUMENT NO. 2151752, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

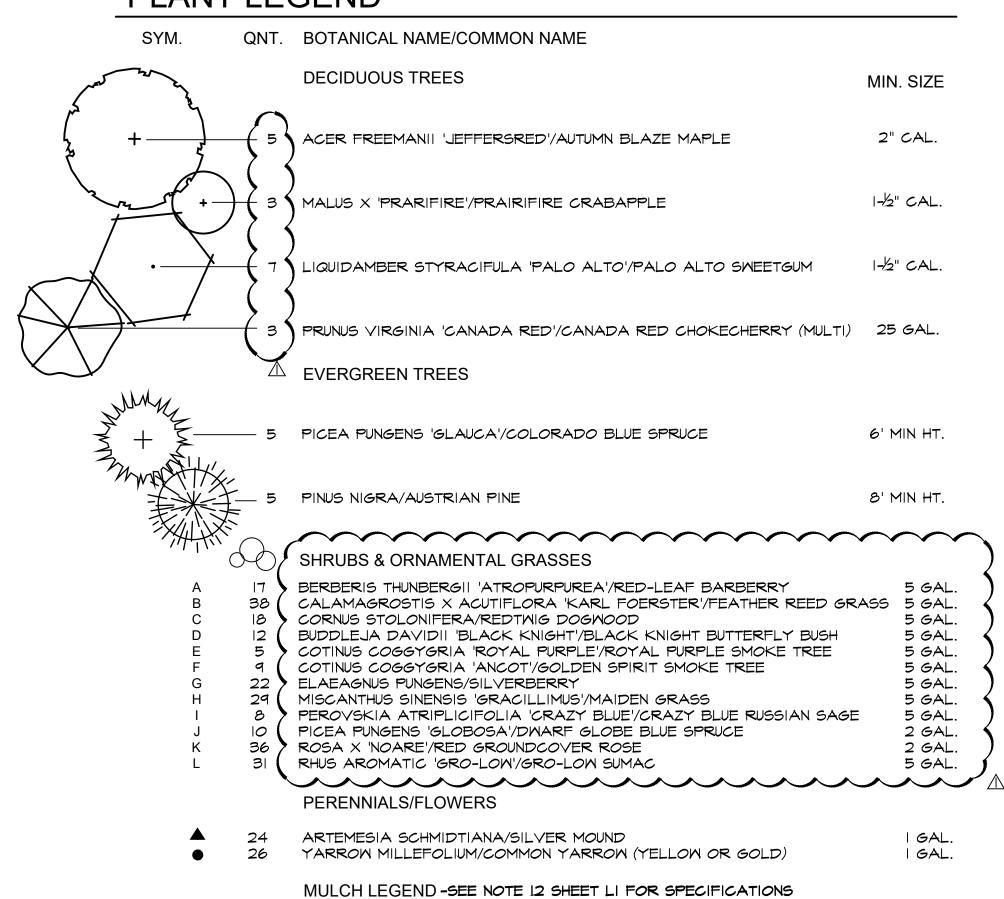
APN 534-562-07





	REFERENCE CHART						
SYM.	QTY.	DESCRIPTION	MFG/MODEL NUMBER	COLOR*			
A	2	6' PICNIC TABLES	WEBCOAT: 6' TABLE T6PERFPEDS, IN-GROUND MOUNT	TOP: GREEN SEAT: GREEN FRAME: BLACK			
3	1	क्कि 8' ADA PICNIC TABLE	WEBCOAT: 8' ADA TABLE T8PERFDBLPEDHDCPS, IN-GROUND MOUNT	TOP: GREEN SEAT: GREEN FRAME: BLACK			
Θ	7	BENCHES	WEBCOAT: 6' BENCH WITH BACKLESS B6PERFS IN-GROUND MOUNT	SEAT: GREEN FRAME: BLACK			
0	1	T TRASH RECEPTACLES	WABASH VALLEY: RECEPTACLE (LR300D) WITH LINER (LR310N), DOMED LOCKING LID (DT100N), INGROUND LEG MOUNT (10056)	RECEPTACLE: GREEN LID/LINER: GRAY			
3	1	PARK REGULATION SIGNAGE (2) PANELS	CONTRACTOR TO PROVIDE. SPECIFICATIONS TO BE IN CONFORMANCE WITH WASHOE COUNTY REGIONAL PARKS & OPEN SPACE STANDARDS	LOCATION TO BE DETERMINED FIELD. SEE 2 PANEL SIGNAGE CONCEPT,			
3	1	PRIMARY PARK SIGNAGE	CONTRACTOR TO PROVIDE. SPECIFICATIONS TO BE IN CONFORMANCE WITH WASHOE COUNTY REGIONAL PARKS & OPEN SPACE STANDARDS	TBD			
G	1	BIKE RACK (5 BIKE CAPACITY)	GAMETIME: LOOP BIKE RACK, 5 BIKES, IN-GROUND MOUNT (#7700)	GREEN			
0		CONCRETE SIDEWALK	PER CIVIL DRAWINGS				
0	2	PET STATION	MINI DOG WASTE STATION WITH BAG DISPENSER & SIGN MOUNTED ON METAL POST. MODEL: DEPOT-023 BY DOGIPOT (OAE)	GREEN			
0	1	SHADE SAIL	LARGE (20'x15') CANTILEVER TORNADO SHADE SAIL FROM SHADE SYSTEMS, INC.	COLOR TBD			
(3)	1	2-5 YR. PLAYGROUND	PLAY EVENTS BURKE MODEL #3D-2661 29'x23' USE AREA				
•	1	2-5 YR. PLAYGROUND	SWINGS BURKE MODEL #550-9011 24'x23' USE AREA				
•	1	2-5 YR. PLAYGROUND	VOLTA SPINNER BURKE MODEL #560-2599 20' DIAM. USE AREA				
0	1	2-5 YR. PLAYGROUND	KID FORCE SPINNER BURKE MODEL #560-2573 14' DIAM. USE AREA				
0	1	5-12 YR. PLAYGROUND	VOLITO MULTI USER SWING BURKE MODEL #550-0186 30'x27' USE AREA				
•	1	5-12 YR. PLAYGROUND	MULTI PLAY BURKE MODEL #NUIN-2717 57'x45' USE AREA				

PLANT LEGEND



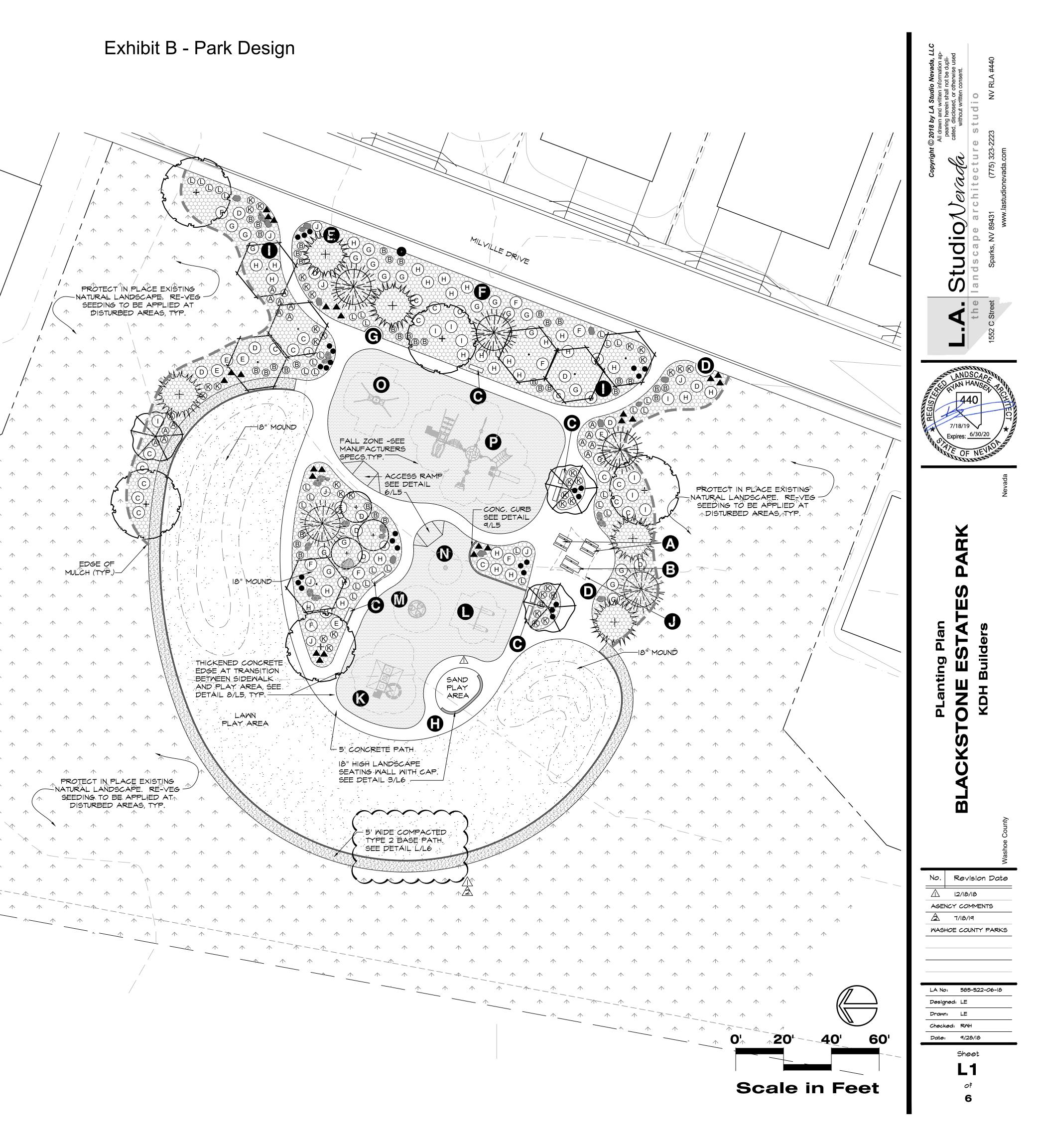
MOOD FIBER 'FIBAR'

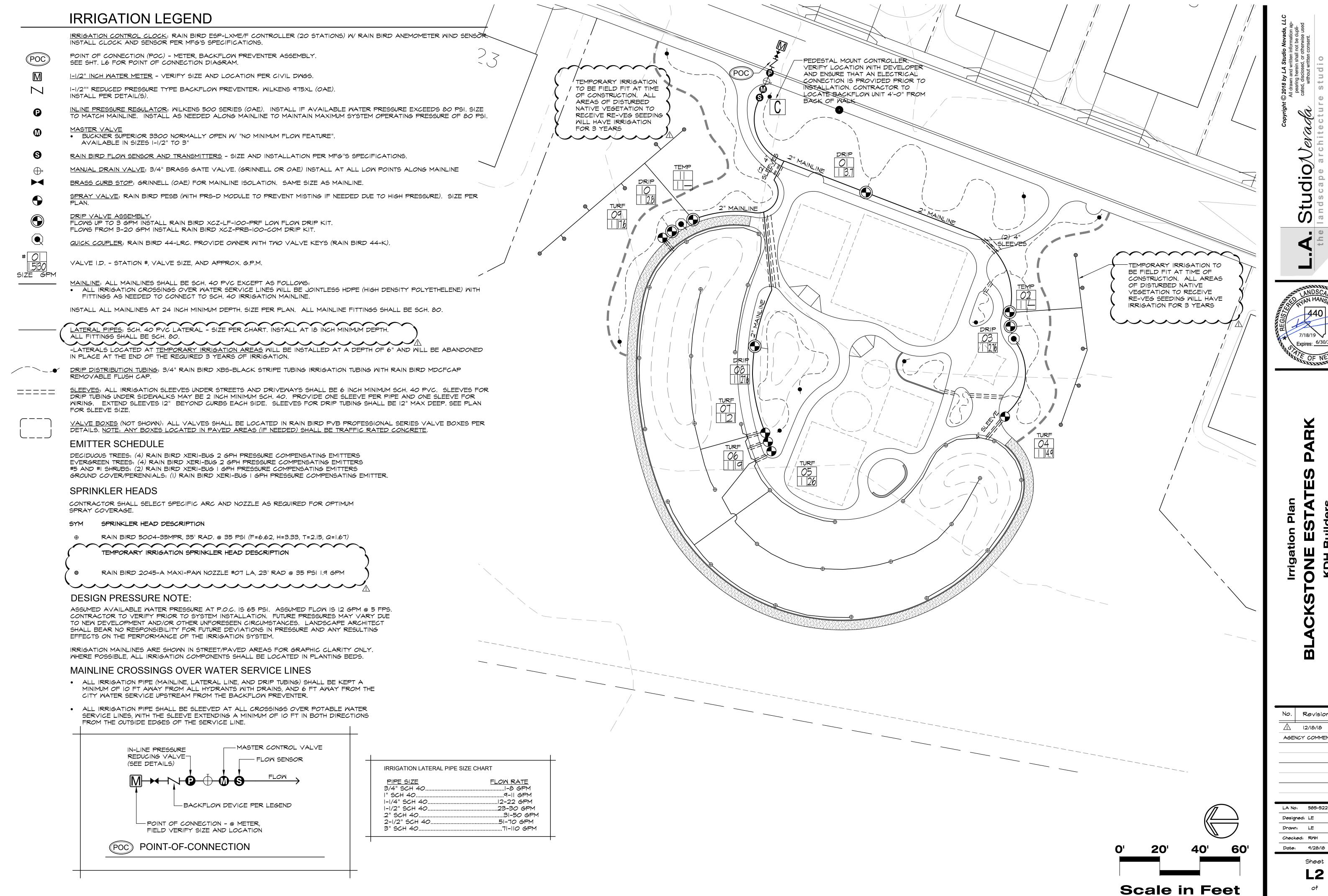
"FROCK" FRACTURED ROCK

LANDSCAPE BOULDERS - SALVAGED ON-SITE OR IMPORTED

THROUGHOUT THE LANDSCAPE AS INDICATED PER PLAN. SIZE

LANDSCAPE BOULDERS TO BE RANDOMLY PLACED





0 ţ

Revision Date <u>/\</u>\ |2/|8/|8 AGENCY COMMENTS

LA No: 585-522-06-18 Designed: LE Drawn: LE

Sheet

NOTE: ALL FITTINGS SHALL BE SCH. 80 ONLY

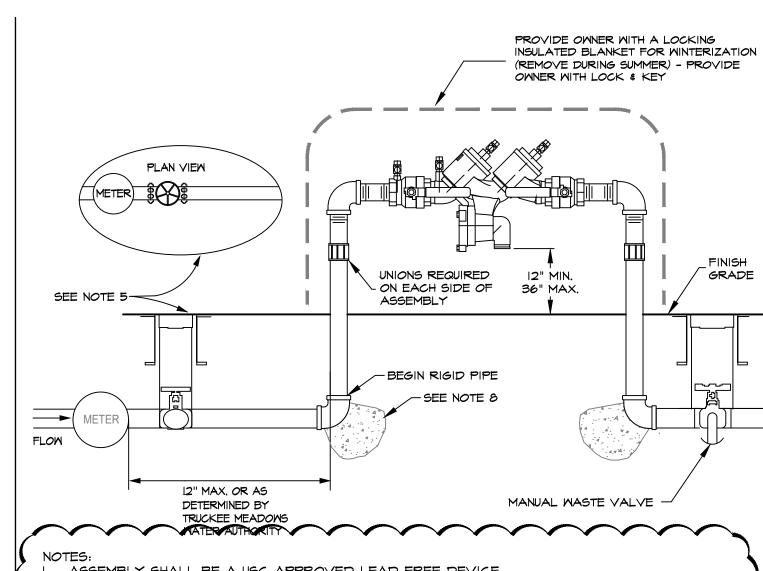
SPRAY VALVE ASSEMBLY

XCZ-PRB-100-COM KIT)

NOT TO SCALE

NOTE: ALL FITTINGS SHALL BE SCH. 80 ONLY

DRIP VALVE ASSEMBLY



ASSEMBLY SHALL BE A USC APPROVED LEAD FREE DEVICE.

3. EITHER VALVE BOXES OR PIPE RISERS MAY BE USED FOR THE 2 BELOW GRADE SHUT OFF

4. MANUAL SHUT OFF VALVE: INLINE BRASS GLOBE OR CURB VALVE SIZED SAME AS MAINLINE. 5. 'CURB STOP' ONLY (COPPER OR BRASS PAINTED) PER WASHOE COUNTY REGIONAL PARKS AND OPEN SPACE DEPARTMENT. INSPECTION BY TMMA BACKFLOW PREVENTION GROUP PERSONNEL REQUIRED BEFORE METER IS SET OR SERVICE IS ACTIVATED.

6. IF INITIAL TEST DONE BY TMMA FIELD PERSONNEL FAILS, RETESTING OF BACKFLOW ASSEMBLY IS REQUIRED WITHIN 7 DAYS AFTER METER IS SET OR SERVICE ACTIVATION. COPY OF TEST RESULTS TO BE FORWARDED TO TMWA BACKFLOW PREVENTION GROUP BY A CERTIFIED ASSEMBLY TESTER WITHIN THAT SAME TIMEFRAME. . MINIMUM DIMENSIONS FOR THE THRUST BLOCK BEARING AREA FOR PIPE 2" AND SMALLER

SHALL BE δ " X δ " AND 12" IN DEPTH. ALL OTHER SIZES TO BE DETERMINED BY ENGINEER. 8. FOR YEAR-ROUND USE REFER TO 10A-2.

	DATE	APPENDIX 10A	DRAWING NUMBER
TRUCKEE MEADOWS WATER	7/2001	BACKFLOW PREVENTION ASSEMBLIES	10A-3
	REV	REDUCED PRESSURE PRINCIPLE	
9-	6/2016	ASSEMBLY FOR IRRIGATION AND CONSTRUCTION WATER USE - HORIZONTAL	

4 BACKFLOW PREVENTER

NOT TO SCALE

Expires: _6/30/20

No. Revision Date

WASHOE COUNTY PARKS

LA No: 585-522-06-18 Designed: LE Drawn: LE

Checked: RMH Date: 8/2/18

Sheet

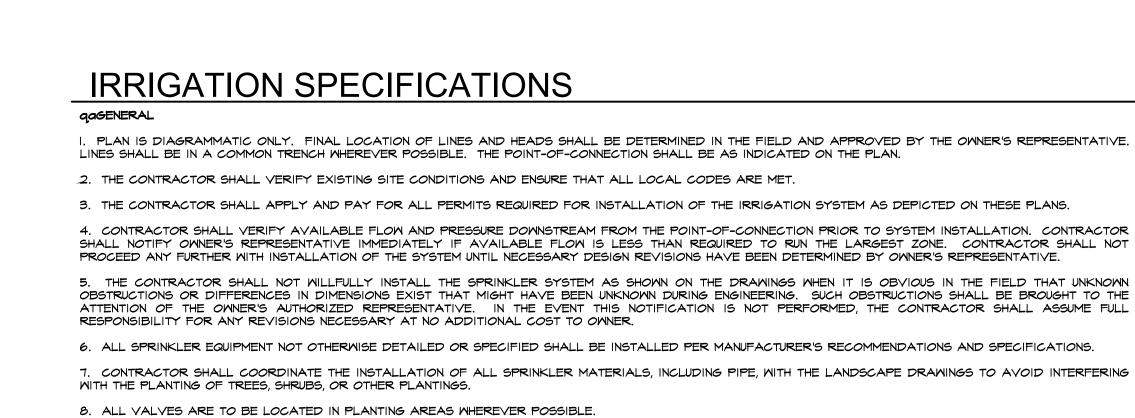
Designed: LE Drawn: LE Checked: RWH

Date: 8/2/18

Revision Date

AGENCY COMMENTS

LA No: 585-522-06-18



AT ALL SYSTEM LOW POINTS.

HIS OWN EXPENSE.

GRADES WITHOUT DIPS, HUMPS, OR OTHER IRREGULARITIES.

LOCATION OF NATURAL GAS LINES, ELECTRICAL CABLES, TELEPHONE CABLES, ETC.

THE PRESENCE OF THE OWNER'S REPRESENTATIVE PRIOR TO BACKFILLING OVER PIPING.

POINT-OF-CONNECTION AS DESCRIBED IN SPECIFICATION #4 ABOVE.

DATES, CYCLES, AND TIME FOR EACH ZONE.

GUARANTEE/FINAL ACCEPTANCE

IRRIGATION SPECIFICATIONS

MATERIAL/WORKMANSHIP.

MAINTENANCE

PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.

WITHOUT BINDING. PROVIDE (I) SLEEVE PER PIPE. NO FITTINGS INSIDE SLEEVES. PROVIDE SEPARATE SLEEVES FOR CONTROL WIRE.

16. PIPING SHALL BE COMPLETELY FLUSHED OF FOREIGN PARTICLES BEFORE ATTACHING IRRIGATION COMPONENTS AND DRAIN VALVES.

20. AFTER COMPLETION OF GRADING AND SOD PLACEMENT, CAREFULLY ADJUST SPRINKLER HEADS TO MEET HEIGHT INDICATED ON DRAWINGS.

13. INSTALL ALL PIPE AND CONTROL WIRES IN LANDSCAPE BEDS AND IN COMMON TRENCHES WHEREVER POSSIBLE.

THAT THE SYSTEM MEETS COVERAGE REQUIREMENTS (100%) AND THAT AUTOMATIC CONTROLS FUNCTION PROPERLY.

9. ALL ELECTRICAL WIRE FROM CONTROLLER TO VALVES SHALL BE 12 GAUGE UL DIRECT BURIAL OR LARGER AS REQUIRED BY LENGTH PER MANUFACTURER'S

IO. BACKFILL FOR TRENCHING SHALL BE COMPACTED TO A DRY DENSITY EQUAL TO THE UNDISTURBED ADJACENT SOIL AND SHALL CONFORM TO ADJACENT

II. A MINIMUM OF TWO WORKING DAYS PRIOR TO PERFORMING ANY DIGGING, CALL UNDERGROUND SERVICE ALERT AT 1-800-227-2600 FOR INFORMATION ON THE

12. CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND

COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND

14. INSTALL ALL PIPE AND CONTROL WIRE, WHICH RUNS UNDER PAVING, WITHIN SCH. 40 PVC SLEEVES 4" DIA. MINIMUM SIZE AS REQUIRED TO ALLOW INSTALLATION

15. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE FOR COMPLETE DRAINAGE OF THE MAINLINES BY INSTALLING MANUAL DRAINS AS INDICATED ON PLAN AND

17. AFTER FLUSHING, AND WHEN ALL VALVES AND QUICK COUPLERS ARE IN PLACE, ALL MAIN SUPPLY LINES SHALL BE TESTED AT 100 POUNDS PER SQUARE INCH

(100 PSI) WITH VALVES CLOSED. MAINTAIN PRESSURE FOR A PERIOD OF NOT LESS THAN (4) CONSECUTIVE HOURS. ALL JOINTS SHOWING LEAKS SHALL BE CLEANED,

18. AFTER FLUSHING, LATERAL PIPES SHALL BE TESTED WITH RISERS CAPPED AND DRAIN VALVES CLOSED. THE TEST SHALL BE MADE AT MAXIMUM OPERATING

PRESSURE FOR A PERIOD OF NOT LESS THAN (1) HOUR. ALL JOINTS SHOWING LEAKS SHALL BE CLEANED, REMADE, AND TESTED. ALL TESTING SHALL BE DONE IN

19. OPERATIONAL TESTING: PERFORM OPERATIONAL TESTING AFTER HYDROSTATIC TESTING IS COMPLETED. DEMONSTRATE TO THE OWNER'S REPRESENTATIVE

21. MATERIALS LIST: WITHIN (15) DAYS AFTER AWARD OF CONTRACT, SUBMIT TO OWNER'S REPRESENTATIVE (3) COPIES OF A COMPLETE MATERIAL LIST (PARTIAL

LIST NOT ACCEPTABLE) OF ALL MATERIALS TO BE USED ON THE PROJECT, SPECIFYING MANUFACTURER, GRADE, TRADE NAME, CATALOG NUMBER, SIZE, ETC. THIS SHALL IN NO WAY BE CONSTRUED AS ALLOWING A SUBSTITUTION FOR ANY ITEM SPECIFIED ON THE PLANS. EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED

WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE MAY BE REJECTED AND THE CONTRACTOR REQUIRED TO REMOVE THE MATERIALS AT

INSTALLATION AND PERFORMANCE OF APPROVED SUBSTITUTIONS ARE THE CONTRACTORS RESPONSIBILITY. ANY CHANGES REQUIRED FOR INSTALLATION OF ANY

22. PRIOR TO SYSTEM INSTALLATION CONTRACTOR SHALL VERIFY AND SUBMIT TO OWNER'S REPRESENTATIVE IN WRITING, AVAILABLE FLOW AND PRESSURE AT

24. CONTRACTOR SHALL PREPARE AND ISSUE TO THE OWNER (AT COMPLETION OF THE INSTALLATION) AN ANNUAL CHART INDICATING LOCATION, OPERATING

25. ASBUILT IRRIGATION DRAWINGS: CONTRACTOR SHALL FURNISH ASBUILTS OF THE COMPLETE IRRIGATION SYSTEM. PROCURE FROM OWNER'S REPRESENTATIVE

DIGITAL COPIES OF CONTRACT DRAWINGS. CONSTRUCTION DRAWINGS SHALL BE ON THE CONSTRUCTION SITE AT ALL TIMES WHILE THE IRRIGATION SYSTEM IS BEING

INSTALLED. CONTRACTOR SHALL MAKE A DAILY RECORD OF ALL WORK INSTALLED DURING EACH DAY. ACTUAL LOCATION OF VALVES AND ALL IRRIGATION AND

PROPERTY LINES. DRAWINGS SHALL SHOW APPROVED MANUFACTURER'S NAME AND CATALOG NUMBER. THE DRAWINGS SHALL BE TO SCALE AND ALL INDICATIONS

DRAINAGE PIPING SHALL BE SHOWN ON THE PRINTS BY DIMENSIONS FROM EASILY IDENTIFIED PERMANENT FEATURES, SUCH AS BUILDINGS, CURBS, FENCES, WALKS OR

SHALL BE NEAT. ALL INFORMATION NOTED ON THE PRINT SHALL BE TRANSFERRED TO THE COPIES BY CONTRACTOR AND ALL INDICATIONS SHALL BE RECORDED IN

A NEAT, ORDERLY WAY. THE RECORD COPIES SHALL BE TURNED OVER TO THE OWNER'S REPRESENTATIVE AT OR BEFORE FINAL ACCEPTANCE/APPROVAL OF THE

26. CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE THE IRRIGATION SYSTEM FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

27. AFTER SYSTEM IS INSTALLED AND APPROVED, INSTRUCT OWNER'S DESIGNATED PERSONNEL IN COMPLETE OPERATION AND MAINTENANCE PROCEDURES. DRAIN ENTIRE SYSTEM AT END OF FIRST WATERING SEASON FOLLOWING INSTALLATION. TRAIN OWNER'S DESIGNATED PERSONNEL BY HAVING THEM ASSIST IN WINTERIZING

MANUFACTURER WARRANTIES SHALL ONLY EXCEED THIS GUARANTEE AND CONTRACTOR SHALL BE LIABLE FOR REPAIRS/REPLACEMENT OF FAILED

23. COMPLETE WARRANTY CARDS FOR AUTOMATIC CONTROLLER AND OTHER IRRIGATION MATERIAL (CONTROLLER KEYS, ETC.) SHALL BE DELIVERED TO OWNER.

ROTOR HEAD PER PLAN KEEP HEAD A -MINIMUM OF 2" AWAY FROM SIDEWALKS & ROTOR POP-UP SPRINKLER: PER PLAN KEEP HEAD A MINIMUM OF 2" AWAY FROM SIDEWALKS/CURBS. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED) PVC SCH 40 ELL TXT - PVC STREET ELL PVC SCH 80 NIPPLE (LENGTH AS REQUIRED) 90° MARLEX STREET ELL

TUBING, TYP. I.) AT TREE PLANTINGS EXTEND TUBING FOR ADEQUATE LENGTH TO ADJUST LOCATIONS OF EMITTERS IN FUTURE. 2.) 150 FEET OR 200 GPH MAXIMUM FOR 1/2" DISTRIBUTION TUBING FROM ANY ONE CONNECTION AT FLEXIBLE PVC. 3.) USE CONNECTORS SPECIFICED BY MANUFACTURE FOR ALL 1/2" DRIP DISTRIBUTION TUBING. 4.) PROVIDE ADEQUATE ANCHORS FOR DRIP TUBING TO MAINTAIN EMITTER LOCATION IN RELATION TO PLANTS, 8 FT ON CENTER MAXIMUM. 5.) STAKE TUBING IN PLACE AT SURFACE OF EACH EMITTER.

-RAIN BIRD BARB X BARB EMITTER. (GALLONAGE AS SPECIFIED)

DISTRIBUTION TUBING-PEPCO

INSERT NO BARBED CONNECTORS

PVC TEES AT INDIVIDUAL PLANTS.

4 FEET

GREATER

INSERT NO BARBED

FLEXIBLE PVC LINES. USE PVC TEES AT

DRIP EMITTERS

EVENLY AROUND

CARSON 910 SERIES 10" ROUND

W/BOLT DOWN LID (OR EQUIV.)

BOX TO BE LEVEL AND FLUSH WITH GRADE IN TURF, OR 2"

ABOVE GRADE IN SHRUB BEDS

DISTRIBUTED

ROOT BALL

(TYPICAL).

-PEPCO 1/4" DISTRIBUTION

INDIVIDUAL PLANTS

CONNECTORS INTO

INTO FLEXABLE PVC LINES, USE

— FLEXIBLE 1/4" *OR* 3/16"

USE CONNECTORS

∕-5 GAL. PLANT

MATERIAL OR SMALLER

ROOT BALL

SPECIFIED BY

MANUFACTURER

FINISHED GRADE -

MAINLINE

1/4-INCH DISTRIBUTUION

3-FEET LENGTH MAXIMUM.

2 EMITTERS @ I GPH EA.

FLUSHING END CAP-

PER SPECIFICATIONS.

PVC TEES, 3/4" X 1/2"

USE TWO FULL TURNS OF

SOLVENT WELD

TUBE CONNECTED WITH

TRANSFER BARBS

PEPCO 1/2-INCH DRIP DISTRIBUTION

TUBE., SEE SPECIFICATIONS.

6) SEE TREE DRIP EMITTER LAYOUT DETAIL, SHT. L9 1 DRIP EMITTER LAYOUT SHRUB PLANTS ONLY

2 ROTOR POP-UP SPRINKLER

I" DIAMETER

SMING JOINT

NOT TO SCALE

- PVC SCH 40 TEE OR ELL

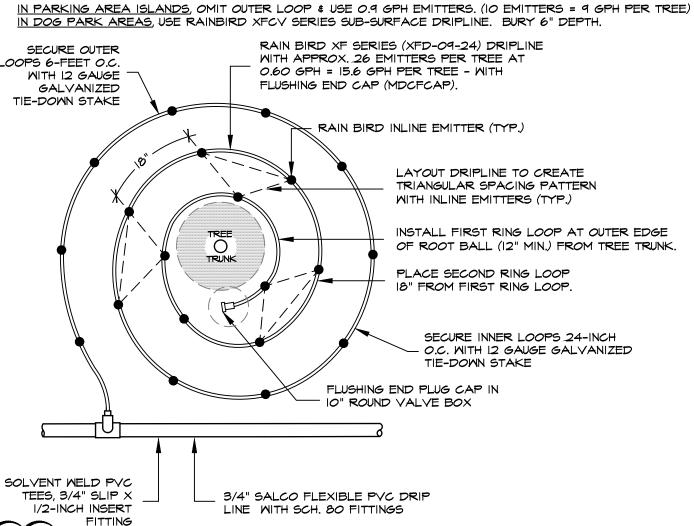
PVC LATERAL PIPE

USE I/2-INCH TUBE WITH PRE-INSTALLED 0.6 GPH EMITTER, 18" O.C. DRIP LINE (RAIN BIRD XF SERIES (XFD-06-24). (26 EMITTERS = 15.6 GPH PER TREE)

USE TWO FULL TURNS OF

TEFLON TAPE ON ALL

THREADED JOINTS



TEFLON TAPE ON ALL INDENDER . THREADED JOINTS 2 PIECE BRASS QUICK - COUPLER RAIN BIRD I" PVC SCH. 80 NIPPLE -44LRC (OR EQUIV.) -3/4" GRAVEL, 6 (2) 90° MARLEX ELL -INCHES DEEP #5 REBAR. 16 IN. LONG CLAMPED TO QUICK COUPLER WITH I" PVC SCH 80 NIPPLE -STAINLESS STEEL CLAMP MAIN LINE PVC SCH ---40 OR AS SPECIFIED — SCH 40, 90° T X T ON PLANS AT 24" MINIMUM DEPTH SOLVENT WELD PVC 4 TREE DRIP EMITTER LAYOUT 3 QUICK COUPLER DETAIL NOT TO SCALE

NOT TO SCALE

FLUSHING END CAP IN ROUND

ADEQUATE ANCHORS

FOR DRIP TURBE TO

REALATION TO PLANTS,

MAINTAIN EMITTER

8-FEET ON CENTER

LOCATION IN

50-FEET OR 200 GPH MAXIMUM

FOR 1/2-INCH DISTRIBUTION TUBE

FLUSHING END PLUG

PEPCO \$ 10" DIA.

ROUND

FLEXIBLE PVC

MAINLINE. SEE

SPECS.

3/4" OR 1" SALCO

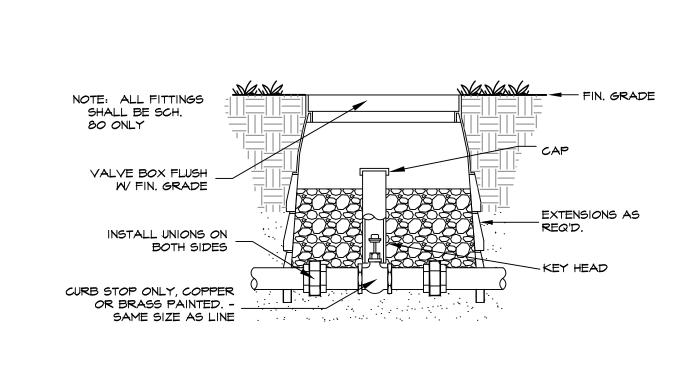
NOT TO SCALE

VALVE BOX.

FROM ANY ONE CONNECTION AT

FLEXIBLE PVC DRIP MAIN LINE

IO" VALVE BOX



CURB STOP

Designed: LE Drawn: LE

Checked: RWH Date: 8/2/18

Sheet

AGENCY COMMENTS

LA No: 585-522-06-18

LANDSCAPE SPECIFICATIONS

1/2" RUBBER HOSE WITH 10 GA. GALV.

WIRE INSIDE - LEAVE 2" CLEAR

BETWEEN TRUNK & HOSE ON ALL

SIDES. STAKE TO IMMOBILIZE ROOT

— 10 GA. GALV. WIRE - WRAP AROUND

(2) METAL AGRICULTURE "T" POSTS -

OUTSIDE ROOT BALL. THE "SPADE"

TURN DOWN TOP 1/3 - 1/2 BURLAP

REMOVE WIRE BASKET.

ON B & B MATERIAL. COMPLETELY

SCARIFY EDGES OF PLANT HOLE -

- HOLE DEPTH TO BE SAME AS DEPTH

OF ORIGINAL PLANT CONTAINER.

DRAINAGE. IF WATER DOESN'T

FINISHED GRADE

BURY ALL BOULDERS ABOUT

1/3 OF THE BOULDERS HEIGHT.

NOT TO SCALE

DRAIN COMPLETLY OVER-NIGHT

FILL HOLE WITH WATER PRIOR TO

PLANTING TO CHECK FOR PROPER

THEN PERCOLATION IS NOT PROPER.

SHOULD BE NO MORE THAN I" BELOW

STAKE INTO UNDISTURBED SOIL

STAKE TO SECURE.

SOIL SURFACE.

I. PLAN IS DIAGRAMMATIC ONLY. ALL LOCAL GOVERNING CODES SHALL BE MET. EXACT LOCATION OF TREES AND SHRUBS SHALL BE DETERMINED IN THE FIELD (INSTALL AS PER DETAILS) AND APPROVED BY THE OWNER'S REPRESENTATIVE. 2. A MINIMUM OF TWO WORKING DAYS BEFORE PERFORMING ANY DIGGING, CALL UNDERGROUND SERVICE ALERT FOR INFORMATION ON THE LOCATION OF NATURAL GAS LINES, ELECTRIC CABLES, TELEPHONE

CABLES, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND PROTECTION OF ALL UTILITIES, AND REPAIR OF ANY DAMAGE RESULTING FROM HIS WORK AT NO ADDITIONAL COST TO THE

3. DAMAGES: CONTRACTOR SHALL PROMPTLY REPAIR ALL DAMAGES TO EXISTING SITE AT NO COST TO OWNER.

4. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES (I.E., PAVING, PLUMBING, ELECTRICAL, ETC.)

5. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION AND TO NOTIFY THE OWNER'S REPRESENTATIVE SHOULD CONDITIONS EXIST WHICH PREVENT CONSTRUCTION AS PER THESE PLANS. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF CONDITIONS AND RESPONSIBILITY FOR CORRECTIONS.

6. CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADING THROUGHOUT ALL LANDSCAPE AREAS SUCH THAT THERE ARE NO HUMPS OR DEPRESSIONS AND POSITIVE DRAINAGE OCCURS THROUGHOUT.

8. THE CONTRACTOR SHALL PROVIDE SOIL TEST RESULTS FOR EXISTING SITE SOIL INCLUDING: TEXTURE CLASSIFICATION, PH, NITROGEN, POTASSIUM, PHOSPHORUS, SODIUM HAZARD, SALINITY HAZARD, AND FERTILIZATION RECOMMENDATION FOR THE INTENDED USE. CONTRACTOR SHALL FOLLOW RECOMMENDATIONS OF SOIL TEST.

9. INSTALL ALL PLANT MATERIALS AS PER DETAILS AND SOIL AND PLANT LAB REPORT. INFORMATION IN SOILS AND PLANT LAB REPORT SHALL PREVAIL OVER NOTES AND DETAILS.

IO. SOIL AMENDMENT SHALL BE HUMUS COMPOSED OF TOPSOIL, CEDAR BARK HUMUS, AND COMPOST. SUBMIT TO OWNER'S REPRESENTATIVE FOR APPROVAL. II. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIAL PER SYMBOLS AND SPACING INDICATED ON PLAN. SYMBOLS PREVAIL OVER NUMBERS ON PLANT LIST. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT EXPRESSED WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE. SEE SUBMITTALS.

12. ALL PLANTS NOT MEETING OR EXCEEDING REQUIREMENTS AND RECOMMENDATIONS OF THE LATEST EDITION OF THE ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN SHALL BE REJECTED. CONTRACTOR SHALL RECEIVE ON-SITE APPROVAL OF PLANT MATERIAL BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING. FAILURE TO RECEIVE PRIOR APPROVAL MAY RESULT IN REJECTION OF PLANT MATERIAL FOLLOWING INSTALLATION. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND EVALUATE PLANT MATERIAL THROUGHOUT THE CONSTRUCTION AND MAINTENANCE PERIOD.

13. ALL PLANTING BEDS SHALL RECEIVE FOUR-INCH DEPTH OF FOLLOWING: -FRACTURED ROCK - INSTALL 4" MIN. DEPTH OF 2"-3" FRACTURED "FROCK" ROCK OVER LANDSCAPE FABRIC. ·<u>LANDSCAPE FABRIC</u> - 'DEWITT' PRO-5 WEED BARRIER (OAE), INSTALL IN ACCORDANCE WITH MFG'S SPECIFICATIONS -<u>FIBAR -</u> ENGINEERED WOOD FIBER PLAYGROUND MULCH. INSTALL 16" DEPTH AND SEE MANUFACTURERS SPECIFICATION FOR INSTALLATION AND COMPACTION.

14. LOOSEN SUBGRADE OF LAWN AREAS TO A MINIMUM DEPTH OF 6 INCHES. REMOVE STONES MEASURING OVER 1 INCH IN ANY DIMENSION. REMOVE STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER. LIMIT PREPARATION TO AREAS WHICH WILL BE PLANTED PROMPTLY AFTER PREPARATION.

15. SPREAD MINIMUM 6 CY SOIL AMENDMENT (GROUND CEDAR BARK BASED PRODUCT, 1/4" MAXIMUM PARTICLE SIZE, NITROGEN STABILIZED) PER 1,000 SF OVER AREA TO BE PLANTED. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL AMENDMENT REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE BY ROTOTILLING TO CREATE A TRANSITION LAYER AND THEN PLACE REMAINDER OF SOIL

16. FINE GRADE LAWN AREAS TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL, RAKE, AND DRAG LAWN AREAS, REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO MEET FINISH GRADES. LIMIT FINE GRADING TO AREAS WHICH WILL BE PLANTED IMMEDIATELY AFTER GRADING. FINISH GRADES SHALL BE AS NEEDED BELOW PAVEMENT EDGES TO ALLOW FOR SOD PLACEMENT. 17. MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.

18. LAY SOD PIECES TIGHTLY TOGETHER WITH NO GAPS BETWEEN PIECES. STAGGER PIECES SUCH THAT SEAMS ALTERNATE EVERY OTHER ROW.

19. IRRIGATE AND ROLL ENTIRE SOD AREA WITH 200 LB (MIN.) ROLLER SUCH THAT THE FINISH SOD LAWN IS FREE OF HUMPS AND DEPRESSIONS.

20. REPAIR ANY DAMAGE FROM OTHER CONSTRUCTION ACTIVITIES AND REPLACE ANY PIECES WHICH DO NOT ROOT AND GROW, SUCH THAT THERE ARE NO BARE SPOTS THROUGHOUT SOD LAWN. INSPECTIONS/APPROVALS/SUBMITTALS

21. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING OWNER'S REPRESENTATIVE, A MINIMUM OF 48 HOURS IN ADVANCE, FOR THE FOLLOWING SITE OBSERVATIONS AND/OR MEETINGS:

PRECONSTRUCTION MEETING WITH ALL PARTIES

B. PLANT MATERIAL ON SITE, PRIOR TO INSTALLATION PLANT LOCATIONS STAKED OUT, PRIOR TO PLANTING

D. OPEN TRENCH, MAINLINE (WITH VALVES ATTACHED) PRESSURE TEST

F. FINAL PROJECT WALK-THROUGH

G. ADDITIONAL SITE OBSERVATIONS AS DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE AND/OR CONTRACTOR.

22. SUBMIT AMENDMENT AND MULCH SAMPLES TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. FAILURE TO COMPLY MAY RESULT IN REJECTION OF MULCH OR AMENDMENT PRIOR TO

23. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROVIDE PLANT MATERIAL AS SPECIFIED ON THIS PLAN. THE CONTRACTOR MAY SUBMIT A REQUEST TO PROVIDE SUBSTITUTIONS FOR THE SPECIFIED PLANT MATERIAL UNDER THE FOLLOWING CONDITIONS:

A. ANY SUBSTITUTIONS PROPOSED SHALL BE SUBMITTED TO THE PROJECT OWNER'S REPRESENTATIVE WITHIN TWO WEEKS OF THE AWARD OF CONTRACT. SUBSTITUTIONS MUST MEET EQUIVALENT DESIGN AND FUNCTIONAL GOALS OF THE ORIGINAL MATERIALS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. ANY CHANGES MUST HAVE THE APPROVAL OF THE OWNER'S REPRESENTATIVE. B. THE REQUEST WILL BE ACCOMPANIED BY AT LEAST THREE NOTICES FROM PLANT MATERIAL SUPPLIERS THAT THE PLANT MATERIAL SPECIFIED IS NOT AVAILABLE AND WILL NOT BE AVAILABLE PRIOR TO CONSTRUCTION.

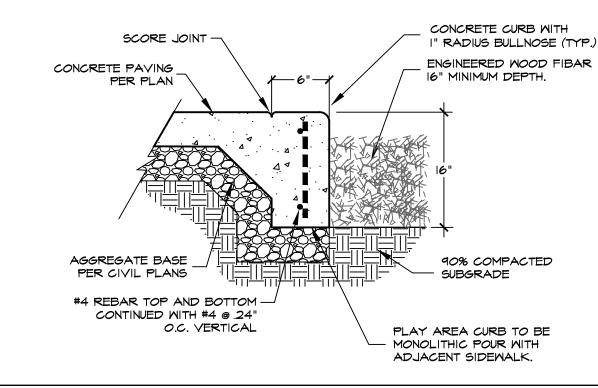
24. SUBMIT REQUIRED SOIL REPORT, AND SAMPLE OF PROPOSED SOIL AMENDMENTS TO OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

25. RECORD (AS-BUILT) DRAWINGS: FOLLOWING COMPLETION OF PROJECT INSTALLATION, AND PRIOR TO FINAL APPROVAL, CONTRACTOR SHALL PREPARE AND SUBMIT RECORD DRAWINGS DEPICTING A COMPLETE LANDSCAPE AND IRRIGATION INSTALLATION. PROCURE FROM OWNER FULL-SIZE SEPIAS OF CONTRACT DRAWINGS. CONSTRUCTION DRAWINGS SHALL BE ON THE PROJECT SITE AT ALL TIMES DURING INSTALLATION. CONTRACTOR SHALL MAKE A DAILY RECORD OF ALL WORK INSTALLED DURING EACH DAY. ACTUAL LOCATION OF TREES AND SHRUB BEDS, IRRIGATION VALVES, AND ALL IRRIGATION AND DRAINAGE PIPING SHALL BE SHOWN ON THE PRINTS BY DIMENSIONS FROM EASILY IDENTIFIED PERMANENT FEATURES, SUCH AS BUILDING, CURBS, FENCES, WALKS, OR PROPERTY LINES. DRAWINGS SHALL SHOW MANUFACTURER'S NAME AND CATALOG NUMBER. THE DRAWINGS SHALL BE TO SCALE. ALL INFORMATION NOTED ON THE PRINT SHALL BE TRANSFERRED TO THE COPIES BY CONTRACTOR AND ALL INDICATIONS SHALL BE RECORDED IN A NEAT, ORDERLY WAY. THE RECORD SEPIA SHALL BE TURNED OVER TO THE OWNER'S REPRESENTATIVE.

GUARANTEES/WARRANTY

26. ALL PLANTED AREAS SHALL BE MAINTAINED FOR A PERIOD OF SIXTY DAYS FOLLOWING WRITTEN ACCEPTANCE BY OWNER'S REPRESENTATIVE. LANDSCAPE CONTRACTOR WILL GUARANTEE ALL PLANT MATERIAL (INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, GROUNDCOVER, AND GRASSES) FOR A PERIOD OF ONE FULL YEAR FOLLOWING FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION BY THE OMNER'S AUTHORIZED REPRESENTATIVE. IN BIDDING AND INSTALLING THE PLANT MATERIAL SPECIFIED ON THESE PLANS, THE LANDSCAPE CONTRACTOR AGREES THAT THE PLANT MATERIAL SPECIFIED IS SUITABLE TO THE PROJECT SITE. FURTHERMORE, THE LANDSCAPE CONTRACTOR AGREES TO HONOR THE WARRANTY AND, IF NECESSARY, REPLACE SPECIES WITH A MORE HARDY PLANT TYPE IF DEEMED NECESSARY DUE TO EXCESSIVE DIE OUT. IF THE LANDSCAPE CONTRACTOR DOES NOT BELIEVE CERTAIN PLANT MATERIAL IS SUITABLE FOR THE SITE AND/OR ITS MICRO-CLIMATES, THE LANDSCAPE CONTRACTOR SHALL REQUEST TO MAKE PLANT MATERIAL SUBSTITUTIONS IN WRITING TO THE LANDSCAPE ARCHITECT PRIOR TO THE START OF INSTALLATION. PROPOSED SUBSTITUTIONS WILL RESULT IN NO

LANDSCAPE SPECIFICATIONS



PLAY AREA/ SIDEWALK/ THICKENED EDGE

#4 REBAR TOP AND BOTTOM

ENGINEERED WOOD

SLOPE BASE OF

PLAY AREA TO

FIBAR 16" MINIMUM

DEPTH

90% COMPACTED

SUBGRADE

6" DEPTH TYPE 2 CLASS B

COMPACTED TO MINIMUM 95%

OF MAXIMUM DRY DENSITY

AGGREGATE BASE

CONTINUED WITH #4 @ 24" -

O.C. VERTICAL

NOT TO SCALE

CONCRETE CURB WITH

OC. MAX.

I" RADIUS BULLNOSE (TYP.)

FINISH GRADE

PROVIDE EXPANSION JOINTS 30' O.C. MAX. WEAKENED PLANE JOINTS AT 5'

CONSIST OF COLLATED, FIBRILLATED

MANUFACTURED BY FIBERMESH OAE.

4.) CONSTRUCTION PERSONNEL SHALL NOT

OVER CONCRETE HAS ACHIEVED THE

THE CONTRACTOR SHALL PROTECT

5.) SUBGRADE, PER CIVIL PLANS (OR IN

REPORTS RECOMMENDATIONS.

CONFORMANCE WITH GEOTECHNICAL

CONCRETE UNTIL THAT TIME.

DRIVE VEHICLES OF ANY SIZE OR TYPE

REQUIRED 28 DAYS DESIGN STRENGTH.

LA Studio No. 020-505-09-17

3.) ADD 1-½ LBS. FIBERMESH PER CUBIC

2.) CONCRETE REINFORCEMENT SHALL

POLYPROPYLENE FIBERS AS

YARD OF CONCRETE.

6 PLAY AREA ACCESS RAMP

SECTION VIEW

PER CIVIL PLANS

PLAN VIEW

#4 REBAR @ 24" O.C. -

NOT TO SCALE

1/2" RUBBER HOSE WITH 10 GA. GALV. WIRE INSIDE - LEAVE 2" CLEAR

STAKE TO IMMOBILIZE ROOT BALL.

10 GA. GALV. WIRE - WRAP AROUND

(2) METAL AGRICULTURE "T" POSTS -

·STAKE INTO UNDISTURBED SOIL OUTSIDE ROOT BALL. THE "SPADE" SHOULD BE NO

MORE THAN I" BELOW SOIL SURFACE.

TURN DOWN TOP 1/3 - 1/2 BURLAP ON

SCARIFY EDGES OF PLANT HOLE -

HOLE DEPTH TO BE SAME AS DEPTH

OF ORIGINAL PLANT CONTAINER. FILL

HOLE WITH WATER PRIOR TO PLANTING

TO CHECK FOR PROPER DRAINAGE. IF

WATER DOESN'T DRAIN COMPLETLY

OVER-NIGHT THEN PERCOLATION IS

B & B MATERIAL. COMPLETELY

REMOVE WIRE BASKET.

NOT PROPER.

I OR 5 GAL. SHRUB OR PERENNIAL

SCARIFY EDGES OF PLANT HOLE - HOLE DEPTH TO BE

PLANT CONTAINER.

BACKFILL W/NATIVE SOIL SCREENED

FREE OF ROCKS, CLODS & DEBRIS

GREATER THAN 1/2" DIAMETER.

MATER SETTLE BACKFILL.

SAME AS DEPTH OF ORIGINAL

NOT TO SCALE

AS SPECIFIED ON PLANS.

KEEP BARK 4" AWAY

FROM TRUNK (TYP)

- 4" DEPTH SPECIFIED

MULCH OVER FABRIC

6" MIN. VERTICAL CLEAR

BETW. GUY PTS. ALONG TRUNK

6" DEEP WATERING BASIN -

BARK KEEP MULCH 4" AWAY

FILL WITH 6" SHREDDED -

BACKFILL W/NATIVE SOIL

NURSERY QUALITY STANDARDS.

LEVEL IN THE PLANT CONTAINER.

SETTLE BACKFILL.

6. ORIENT GRAFT UNION TO FACE NORTH.

2 EVERGREEN TREE PLANTING

SCREENED FREE OF ROCKS,

CLODS & DEBRIS GREATER

THAN 1/2" DIAMETER. WATER

TULCH 4" AWAY FROM TRUNK.

5. THOROUGHLY WATER IMMEDIATELY AFTER PLANTING.

WMIN. 2 TIMES

ROOTBALL DIA.

. REMOVE ALL NURSERY STAKES, TIES & TAGS - TREES MUST STAND UPRIGHT TO BE ACCEPTABLE. SEE

3. TOP OF ROOT BALL* TO BE I" ABOVE EXISTING GRADE - NO NATIVE SOIL TO BE PLACED ON TOP OF

* TOP OF ROOT BALL IS DEFINED AS THE LOCATION OF THE UPPERMOST LATERAL ROOT NOT THE SOIL

2. REMOVE DAMAGED BRANCHES - DO NOT REMOVE CENTRAL LEADER OR ANY LOWER BRANCHES.

4. GRADE WATERING BASIN SUCH THAT WATER COLLECTS AT EDGE OF ROOT BALL, NOT AT TRUNK.

LANDSCAPE BOULDERS - BOULDER LOCATIONS ON PLAN ARE CONCEPTUAL. BOULDERS

SUBJECT TO OWNER APPROVAL. BOULDERS SHALL HAVE NATURAL EARTHTONE

WOOD FIBER

'FIBAR' WOOD FIBER

COMPACTED

SUBGRADE '

(ALL SIDES -

LANDSCAPE FABRIC

4-INCHES FROM ALL EDGES

DRAIN ROCK

FILL WITH DRAIN ROCK

TO REACH GRAVELLY,

WELL-DRAINED SOIL.

EXTEND DEPTH AS NEEDED

LANDSCAPE FABRIC TO BE "DE WITT' PRO-5.

EXTEND FABRIC 12-INCHES (MIN.) BEYOND

DRAIN PIT (BOTH SIDES - TYP.). SECURE

WITH 8-INCH STAPLES @ 12-INCHES O.C.

NOT MORE THAN 35% OF THE BOULDERS SHALL BE MINIMUM SIZE.

HALL BE FIELD PLACED RANDOMLY THROUGHOUT THE LANDSCAPE WITH FINAL LOCATIONS

(BROMN/TAN/GRAY) COLOR. SIZES SHALL VARY WITH A MINIMUM SIZE OF 24" MIN. DIAMETER.

STAKE TO SECURE.

6" MIN. VERTICAL CLEAR

BETW. GUY PTS. ALONG TRUNK

6" DEEP WATERING BASIN -

BARK KEEP MULCH 4" AWAY

FILL WITH 6" SHREDDED

BACKFILL W/ NATIVE SOIL

SCREENED FREE OF ROCKS, -

CLODS & DEBRIS GREATER

THAN 1/2" DIAMETER. WATER

TOP OF ROOT BALL.

FROM TRUNK.

SETTLE BACKFILL.

SEE NURSERY STOCK QUALITY STANDARDS.

SOIL LEVEL IN THE PLANT CONTAINER.

5. THOROUGHLY WATER <u>IMMEDIATELY</u> AFTER PLANTING. 6. ORIENT GRAFT UNION TO FACE NORTH.

DECIDUOUS TREE PLANTING

MIN. 2 TIMES

. REMOVE ALL NURSERY STAKES, TIES & TAGS - TREES MUST STAND UPRIGHT TO BE ACCEPTABLE.

2. REMOVE DAMAGED BRANCHES - DO NOT REMOVE CENTRAL LEADER OR ANY LOWER BRANCHES.

4. GRADE WATERING BASIN SUCH THAT WATER COLLECTS AT EDGE OF ROOT BALL, NOT AT TRUNK.

* TOP OF ROOT BALL IS DEFINED AS THE LOCATION OF THE UPPERMOST LATERAL ROOT <u>NOT</u> THE

. WATER PLANT WELL IMMEDIATELY AFTER PLANTING.

LEADER OR ANY LOWER BRANCHES.

OF ROOT BALL, NOT AT STEM.

3 SHRUB PLANTING

SOIL TO BE PLACED ON TOP OF ROOT BALL

2. REMOVE DAMAGED BRANCHES ONLY - DO NOT REMOVE CENTRAL

3. TOP OF ROOT BALL TO BE I" ABOVE EXISTING GRADE - NO NATIVE

4. GRADE WATERING BASIN SUCH THAT WATER COLLECTS AT EDGE

5. ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO PLANTING.

— &'**-**O" ——

MINIMUM

SLOPE 1:8

SLOPE 1:8

#4 REBAR @ 24" O.C.

ENGINEERED WOOD FIBAR

16" MINIMUM DEPTH.

95% COMPACTED

6" PLAY AREA CURB

3. TOP OF ROOT BALL* TO BE I" ABOVE EXISTING GRADE - NO NATIVE SOIL TO BE PLACED ON

ROOTBALL DIA.

BETWEEN TRUNK & HOSE ON ALL SIDES.

AT ARCH SWING AREA ONLY

PLAY AREA SUMP DRAIN

4 LANDSCAPE BOULDER

DEPTH OF FIBER

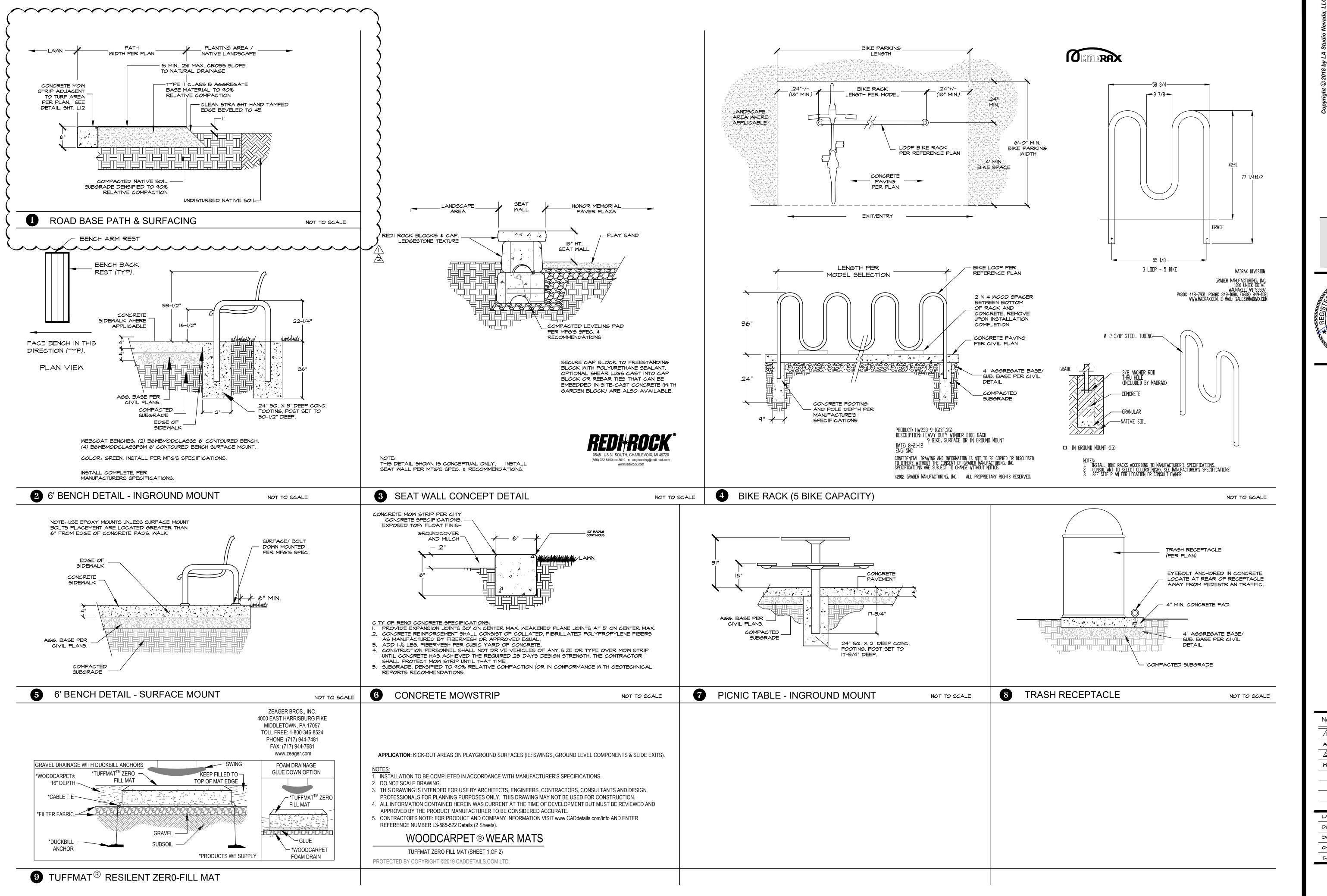
PER MFGS. SPECFICATIONS

PROVIDE WOOD FIBER TO A MINIMUM

COMPACTED DEPTH OF 12-INCHES

NOT TO SCALE

PLAY AREA CONCRETE CURB



0

Revision Date <u>/\\</u> 12/18/18 AGENCY COMMENTS

WASHOE COUNTY PARKS

LA No: 585-522-06-18

Designed: LE Drawn: LE Checked: RWH Date: 8/2/18

Sheet

Exhibit C - SCOPE OF MAINTENANCE

I. General Standards

a. Grounds

- i. Grounds are moved and trimmed.
- ii. Park is free of litter, debris, and hazards.

b. Signage

- i. Park signs are secure and in good working order.
- ii. Signs are clean, painted and free of protrusions.

c. Walkways

- i. Walkways have a uniform surface, are level with the ground, and free of trip hazards.
- ii. Walkways have unobstructed accessibility (i.e., free from low and protruding limbs, guide wires, etc.).
- iii. Walkways are neatly edged.
- iv. Walkways are clear of weeds and grass growth in cracks and expansion joints.

d. Trash Receptacles

- i. Receptacles are clean.
- ii. Hardware for receptacles is intact.
- iii. Receptacles are free of cracks or damage.
- iv. Area around trash receptacles is clean and free of trash and debris.

e. Fencing

- i. Any fencing, hardware is intact and in good working order.
- ii. Bolts or screws are flush with the surface with no exposed sharp points.
- iii. Fencing is free of holes and protrusions, intact and in good working order.
- iv. Fencing is free of rust and properly painted.
- v. Any gates and/or latches are operational.

f. Bike Rack

- i. The bike rack is clean and free of graffiti.
- ii. Hardware for the bike rack is intact.
- iii. The bike rack is intact and in good working order.

II. Playgrounds

a. Play Equipment

- i. Play equipment and surrounding play areas shall be replaced with equipment meeting ASTM and National Playground Safety Institute standards at the end of its useful life.
- ii. Play equipment and hardware is intact.
- iii. Play equipment is free of graffiti.
- iv. Shade sails are secure and free from tears.

b. Surfacing

- i. Fall surface is clean, level, and free of litter and debris.
- ii. Fall surface shall be replaced with surfacing that meets ASTM and National Playground Safety Institute standards at the end of its useful life.
- iii. Fall surface is properly draining, intact, and in good working order.
- iv. Mat surfaces are free of holes and tears.
- v. Mat surfaces are secure to base material and curbing.

c. Borders

- i. Playground borders are well-defined and intact.
- ii. Playground borders shall be replaced with borders that meet ASTM and National Playground Safety Institute standards at the of its useful life.

III. Picnic Areas and Benches

a. Benches

- i. Slats are smooth and structurally sound.
- ii. Hardware is intact and structurally sound.
- iii. Nails, bolts, or screws are flush with the surface.
- iv. Seats and backing are smooth with no protrusions and have no exposed sharp edges or pointed corners.
- v. Benches are free of graffiti.

b. Picnic areas

- i. Hardware is intact and structurally sound.
- ii. ADA picnic table shall be replaced with a picnic table that complies with the Americans with Disabilities Act requirements at the end of its useful life.
- iii. Nails, bolts and screws are flush with the surface.
- iv. Picnic areas are clean, free of rust, mildew and graffiti.
- v. Table frames are intact and slats are properly secured.
- vi. Table seats and tops are smooth with no protrusions and have no exposed sharp edges or pointed corners.

IV. Landscaping and Irrigation

a. Landscaping

- i. Vegetation is trimmed back from walkways and play areas to reduce hazards and does not impede entry and regress.
- ii. Grounds are free of litter, debris and hazards.

b. Ornamental Plants

- i. Plants are healthy.
- ii. Plant areas are free of litter, debris, and weeds.
- iii. Plant selection is appropriate for season and area usage.

c. Irrigation

- i. Irrigation system is fully operational with complete uniform coverage.
- ii. System is free of leaks.
- iii. Heads are installed according to intended use.
