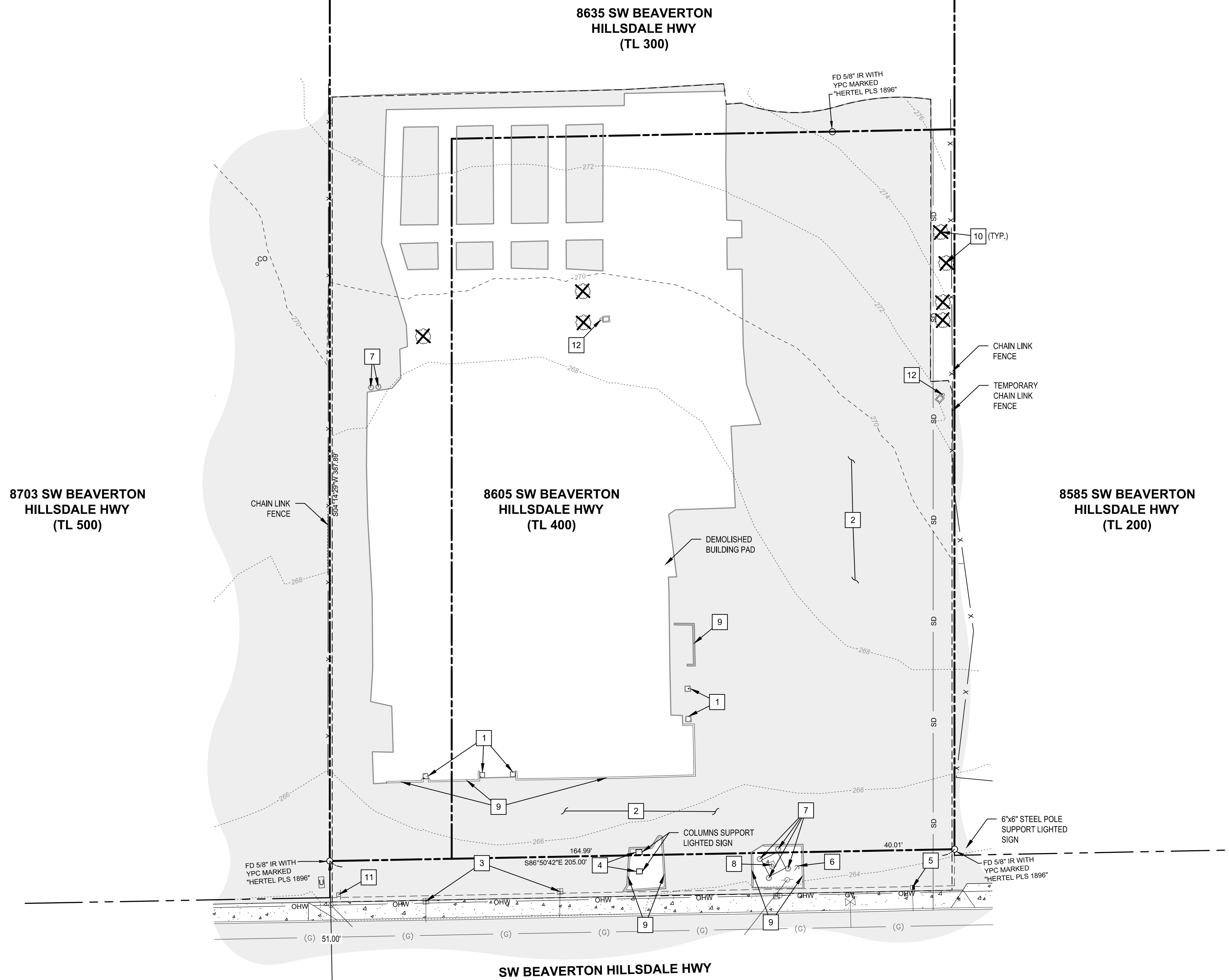
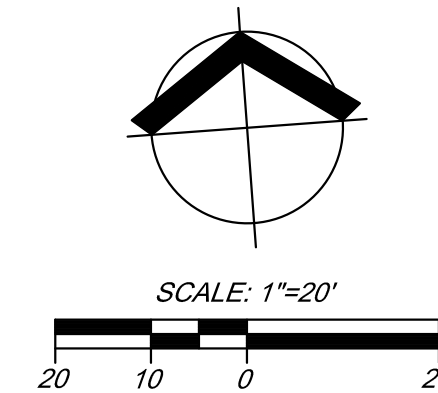


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- ### EXISTING LEGEND
- EXISTING BOUNDARY LINE
 - EXISTING CENTERLINE
 - EXISTING RIGHT-OF-WAY LINE
 - FENCE LINE, TYPE AS NOTED
 - UNDERGROUND WATER LINE
 - UNDERGROUND NATURAL GAS LINE
 - INDICATES DATA FROM AS BUILT INFORMATION
 - OVERHEAD WIRE
 - EXISTING ASPHALT SURFACE
 - EXISTING CONCRETE SURFACE
 - FOUND MONUMENT AS NOTED. HELD UNLESS OTHERWISE NOTED
 - GAS VALVE
 - WATER METER BOX
 - IRRIGATION CONTROL BOX
 - SHOEBOX LIGHT (SINGLE)
 - TRANSFORMER
 - UTILITY POLE
 - GUY WIRE
 - TELEPHONE RISER
 - UNKNOWN CLEANOUT
 - UNKNOWN UTILITY VAULT
 - PARKING BUMPER
 - BOLLARD
 - SIGN POST
 - DECIDUOUS TREE (REMOVE)
 - YELLOW PLASTIC CAP
 - SURVEY NUMBER PER COUNTY SURVEY RECORDS
 - FOUND
 - IRON ROD

- ### DEMOLITION NOTES
- 1 NOT USED.
 - 2 SAWCUT AND REMOVE EXISTING ASPHALT SURFACE. MAINTAIN CLEAN VERTICAL EDGE.
 - 3 PROTECT AND PRESERVE EXISTING WATER METER THROUGHOUT CONSTRUCTION.
 - 4 REMOVE EXISTING LIGHTED SIGN.
 - 5 PROTECT AND PRESERVE EXISTING IRRIGATION CONTROLS THROUGHOUT CONSTRUCTION.
 - 6 REMOVE AND RELOCATE EXISTING GUY WIRE. SEE SHEET C2 FOR MORE DETAILS.
 - 7 REMOVE EXISTING CONCRETE BOLLARD.
 - 8 REMOVE AND RELOCATE EXISTING ELECTRICAL VAULT. SEE SHEET C2 FOR MORE DETAILS.
 - 9 REMOVE EXISTING CONCRETE CURB.
 - 10 REMOVE EXISTING TREE.
 - 11 PROTECT AND PRESERVE EXISTING TRAFFIC SIGN THROUGHOUT CONSTRUCTION.
 - 12 REMOVE EXISTING LIGHT ASSEMBLY.



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EXISTING CONDITIONS AND DEMOLITION PLAN
BANK OF AMERICA RALEIGH HILLS
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 BEAVERTON, OR

#	DATE	DESCRIPTION

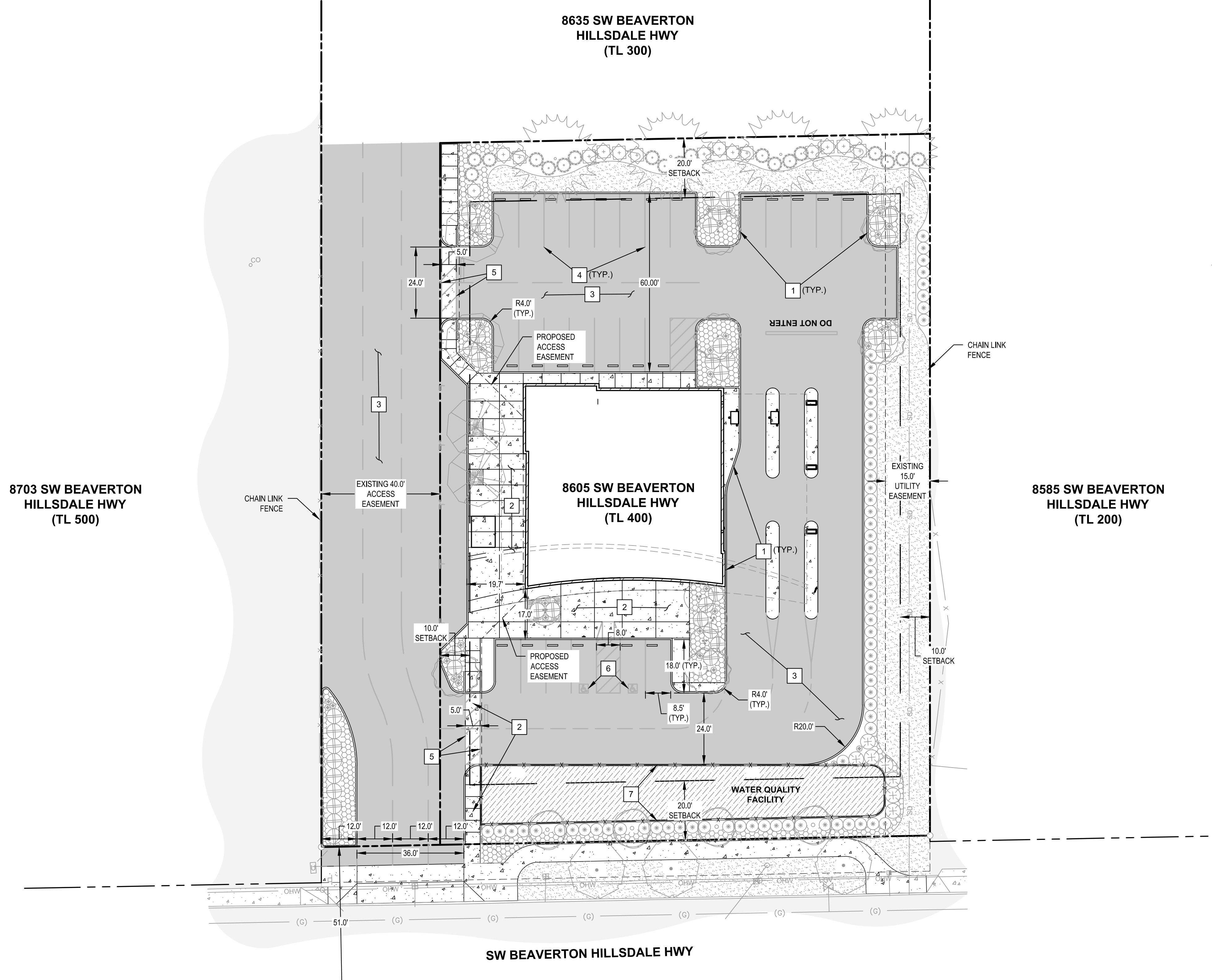


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DRAWN	LAG
DESIGNED	LAG
CHECKED	JAV
PROJECT #	21712840

SHEET TITLE
EXCON & DEMO PLAN

SHEET NUMBER
C1

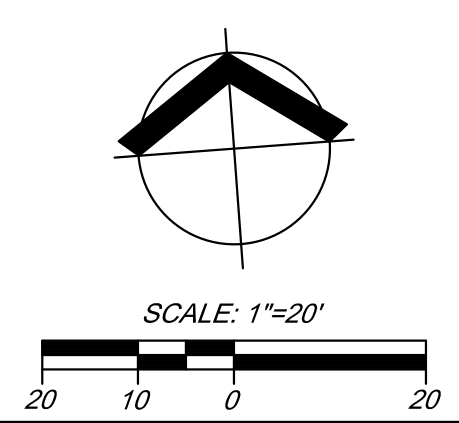
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- EXISTING LEGEND**
- - - - - EXISTING BOUNDARY LINE
 - - - - - EXISTING CENTERLINE
 - - - - - EXISTING RIGHT-OF-WAY LINE
 - X - - - - FENCE LINE, TYPE AS NOTED
 - W - - - - UNDERGROUND WATER LINE
 - G - - - - UNDERGROUND NATURAL GAS LINE
 - () - - - - INDICATES DATA FROM AS BUILT INFORMATION
 - OHW - - - - OVERHEAD WIRE
 - [Pattern] - EXISTING ASPHALT SURFACE
 - [Pattern] - EXISTING CONCRETE SURFACE
 - [Symbol] - FOUND MONUMENT AS NOTED. HELD UNLESS OTHERWISE NOTED
 - [Symbol] - GAS VALVE
 - [Symbol] - WATER METER BOX
 - [Symbol] - IRRIGATION CONTROL BOX
 - [Symbol] - SHOEBOX LIGHT (SINGLE)
 - [Symbol] - TRANSFORMER
 - [Symbol] - UTILITY POLE
 - [Symbol] - GUY WIRE
 - [Symbol] - TELEPHONE RISER
 - [Symbol] - UNKNOWN CLEANOUT
 - [Symbol] - UNKNOWN UTILITY VAULT
 - [Symbol] - PARKING BUMPER
 - [Symbol] - BOLLARD
 - [Symbol] - SIGN POST
 - [Symbol] - DECIDUOUS TREE

- PROPOSED LEGEND**
- - - - - SAWCUT LINE
 - - - - - STRIPING
 - - - - - CURB LINE
 - [Pattern] - AC PAVEMENT SURFACE
 - [Pattern] - CONCRETE SURFACE
 - [Pattern] - ADA ACCESS AREA
 - [Symbol] - HANDICAPPED PARKING SPACE

- CONSTRUCTION NOTES**
- 1 CONSTRUCT NEW 6" STANDARD EXPOSURE CONCRETE CURB.
 - 2 CONSTRUCT NEW CONCRETE SURFACE.
 - 3 CONSTRUCT NEW ASPHALT SURFACE.
 - 4 PAINT 4" WHITE STRIPES FOR PARKING STALLS.
 - 5 PAINT NEW ADA CROSSWALK.
 - 6 PAINT NEW ADA SYMBOL.
 - 7 INSTALL 3' TALL CHAINLINK FENCE.



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SITE PLAN
BANK OF AMERICA RALEIGH HILLS
BANK OF AMERICA
BEAVERTON, OR

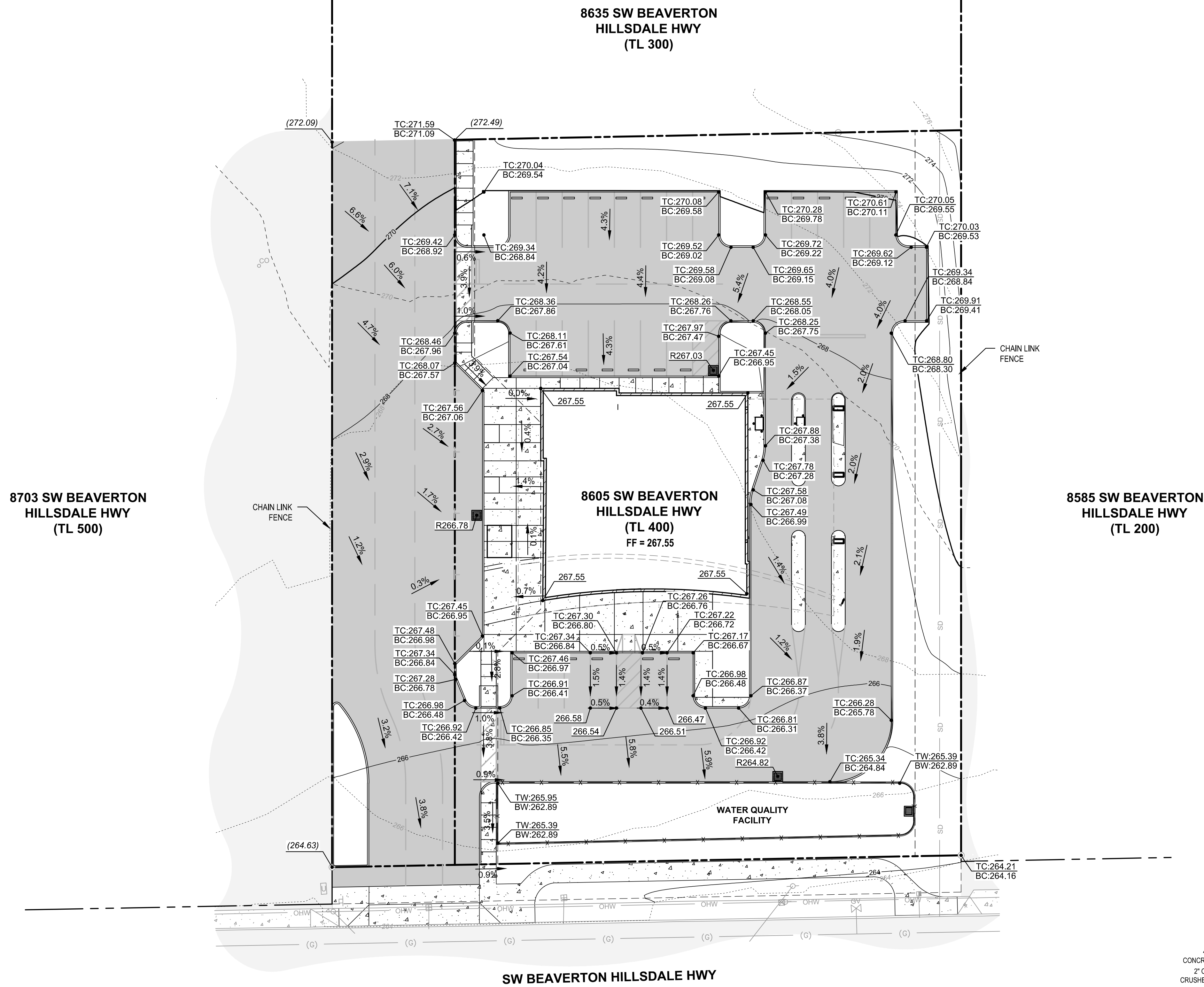
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LAND USE

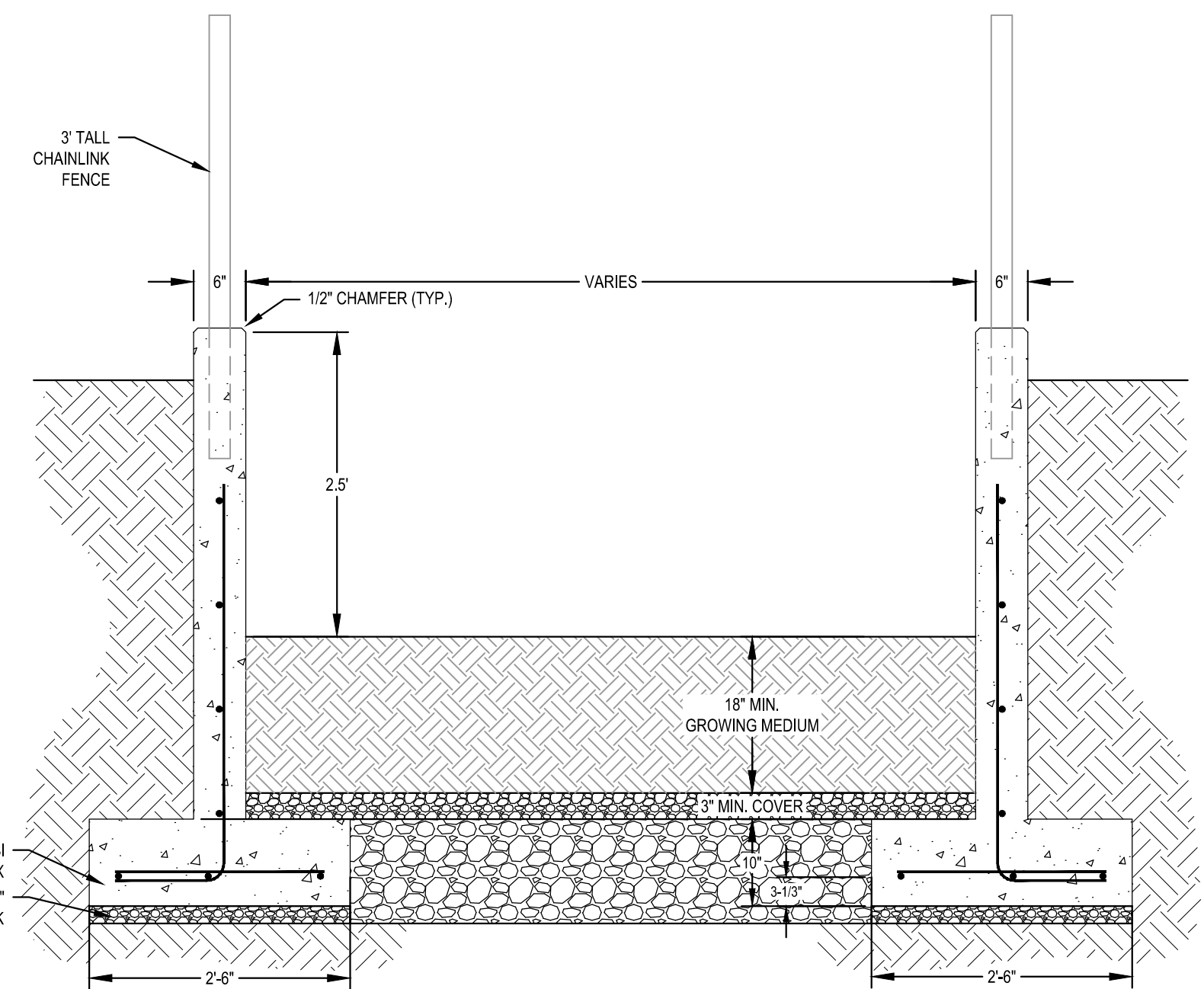
DATE		10/11/2017
DRAWN		LAG
DESIGNED		LAG
CHECKED		JAV
PROJECT #		21712840
SHEET TITLE	SITE PLAN	
SHEET NUMBER	C2	
LAND USE #		

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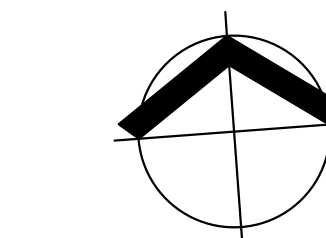


- EXISTING LEGEND**
- - - - - EXISTING BOUNDARY LINE
 - - - - - EXISTING CENTERLINE
 - - - - - EXISTING RIGHT-OF-WAY LINE
 - - - - - FENCE LINE, TYPE AS NOTED
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 - - SHOEBOX LIGHT (SINGLE)
 - - TRANSFORMER
 - - UTILITY POLE
 - - GUY WIRE
 - - TELEPHONE RISER
 - - UNKNOWN CLEANOUT
 - - UNKNOWN UTILITY VAULT
 - - PARKING BUMPER
 - - BOLLARD
 - - SIGN POST
 - - DECIDUOUS TREE

- PROPOSED LEGEND**
- - - - - SAWCUT LINE
 - - - - - STRIPING
 - - - - - CURB LINE
 - [Pattern] - AC PAVEMENT SURFACE
 - [Pattern] - CONCRETE SURFACE
 - [Pattern] - ADA ACCESS AREA
 - [Pattern] - HANDICAPPED PARKING SPACE
 - TC:266.00 BC:265.50 - PROPOSED TOP/BOTTOM OF CURB
 - 266.00 - PROPOSED SPOT ELEVATION
 - 2.0% - PROPOSED SLOPE
 - (266.00) - EXISTING SPOT ELEVATION
 - TW:266.00 BW:265.50 - PROPOSED TOP/BOTTOM OF WALL



1 WATER QUALITY FACILITY SECTION
 SCALE: NTS



LAND USE

GRADING PLAN
 BANK OF AMERICA RALEIGH HILLS
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 BEAVERTON, OR

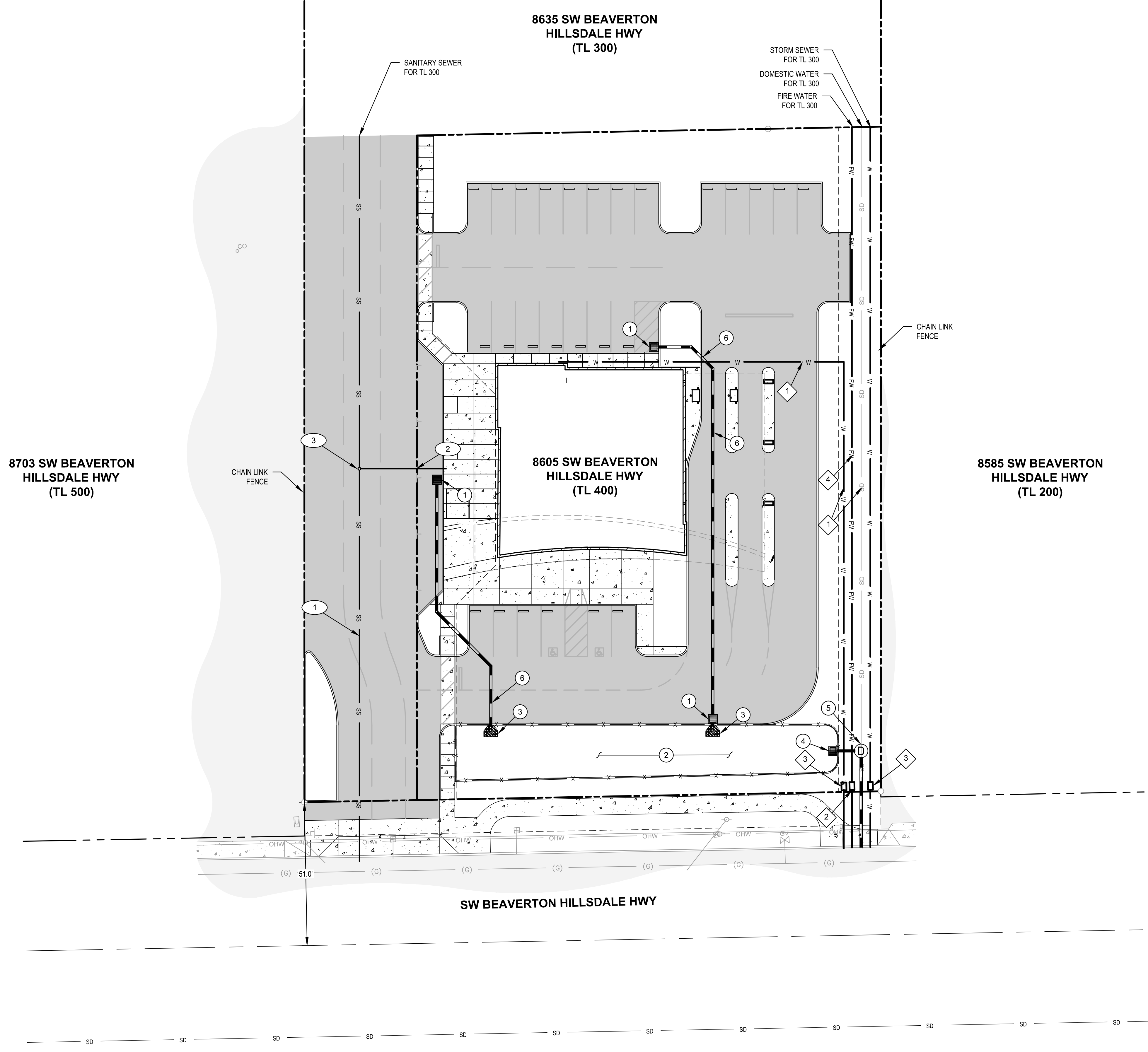
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CHECKED	I JAV
PROJECT #	21712840
SHEET TITLE	GRADING PLAN
SHEET NUMBER	C3
LAND USE #	

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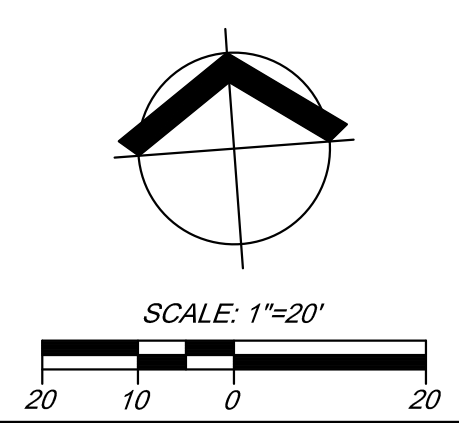
- EXISTING LEGEND**
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 - - - - - - UNKNOWN UTILITY VAULT
 - - - - - - PARKING BUMPER
 - - - - - - BOLLARD
 - - - - - - SIGN POST
 - - - - - - DECIDUOUS TREE

- PROPOSED LEGEND**
- - - - - SAWCUT LINE
 - - - - - STRIPING
 - - - - - CURB LINE
 - ▒ - - - - - AC PAVEMENT SURFACE
 - ▒ - - - - - CONCRETE SURFACE
 - ▒ - - - - - ADA ACCESS AREA
 - ▒ - - - - - HANDICAPPED PARKING SPACE
 - SS - - - - - STORM DRAIN LINE
 - W - - - - - SANITARY SEWER LINE
 - FW - - - - - WATER LINE
 - FW - - - - - FIRE WATER LINE

- STORM CONSTRUCTION NOTES**
- 1 INSTALL TRAPPED CATCH BASIN.
 - 2 INSTALL EXTENDED DRY BASIN.
TOP ELEV = 265.39
BOTTOM ELEV = 262.89
 - 3 INSTALL RIP RAP PROTECTION.
 - 4 INSTALL EXTENDED DRY BASIN OUTLET.
 - 5 INSTALL 48" FLOW CONTROL MANHOLE.
 - 6 INSTALL STORM SEWER LINE.

- SANITARY CONSTRUCTION NOTES**
- 1 INSTALL SANITARY SEWER LINE.
 - 2 INSTALL SANITARY SEWER LATERAL.
 - 3 INSTALL SANITARY SEWER CLEANOUT.

- WATER CONSTRUCTION NOTES**
- 1 INSTALL NEW WATER LINE.
 - 2 INSTALL DOUBLE CHECK DETECTOR VAULT AND ASSEMBLY.
 - 3 INSTALL NEW WATER METER.
 - 4 INSTALL NEW FIRE WATER LINE.



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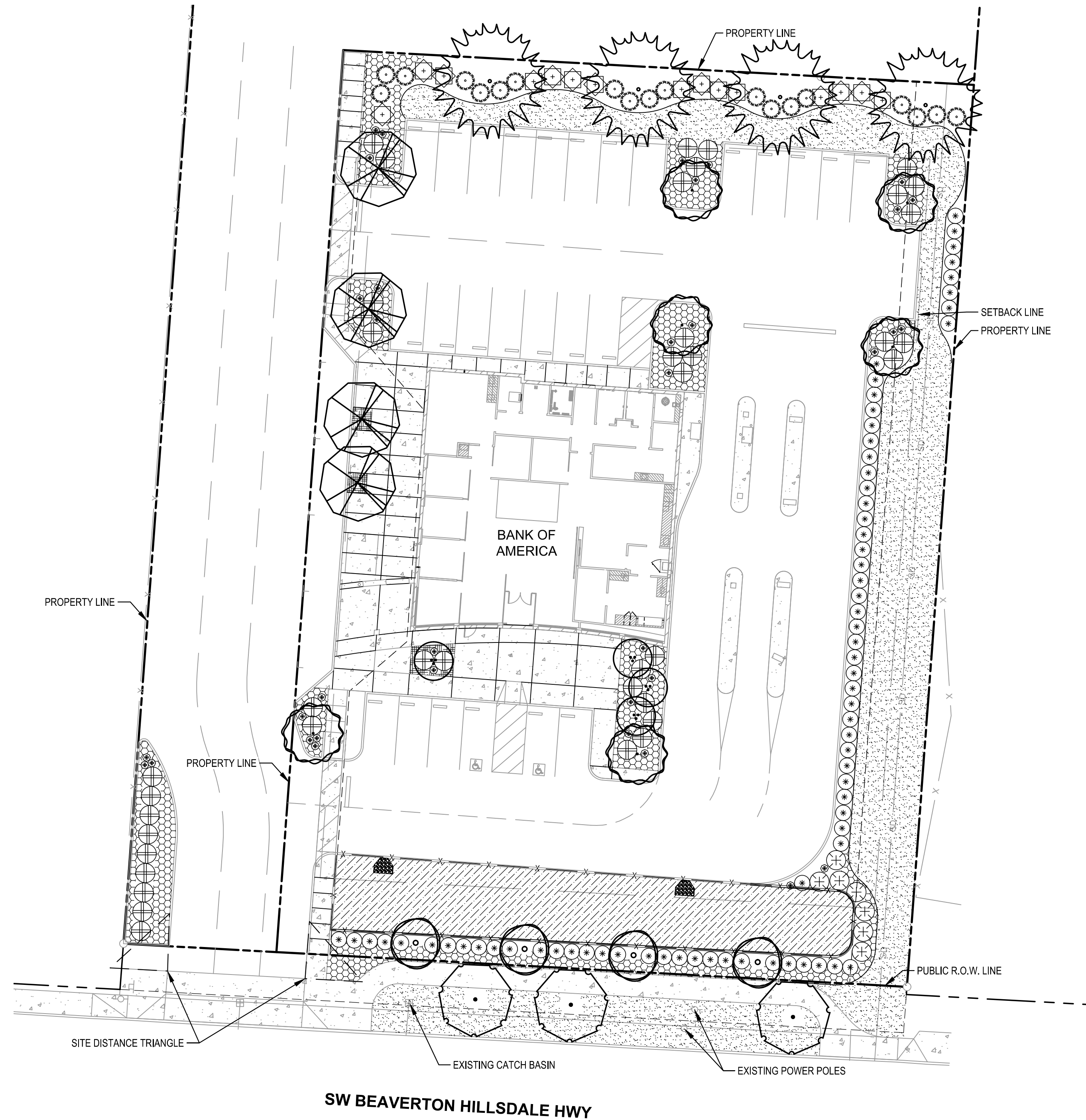
UTILITY PLAN
BANK OF AMERICA RALEIGH HILLS
BANK OF AMERICA
BEAVERTON, OR

#	DATE	DESCRIPTION



DATE	10/11/2017
DRAWN	I LAG
DESIGNED	I LAG
CHECKED	I JAV
PROJECT #	21712840
SHEET TITLE	UTILITY PLAN
SHEET NUMBER	C4
LAND USE #	

LAND USE



LANDSCAPE PLANT MATERIAL SCHEDULE

SYMBOL	STREET TREES ITEM	SIZE	QTY.	COMMENTS
	ACER GRISEUM PAPERBARK MAPLE	1.5" CAL. B&B	3	REFER TO DETAIL 4 / SHEET LS2 MATURE: 25' HT. / 20' WD. FALL: RED
	ACER CIRCINATUM VINE MAPLE	1.5" CAL. AS SHOWN	4	REFER TO DETAIL 4 & 5 / SHEET LS2 MATURE: 15' HT. / 10' WD PART SUN / MOIST / SINGLE
	ACER PLATANOIDES 'CRIMSON SENTRY' CRIMSON SENTRY NORWAY MAPLE	1.5" CAL. AS SHOWN	6	REFER TO DETAIL 4 & 5 / SHEET LS2 MATURE: 25' HT. / 15' WD. FALL: RED-BRONZE TO MAROON
	FRAXINUS EXCELSIOR 'AUREAFOLIA' GOLDEN DESERT ASH	1.5" CAL. AS SHOWN	4	REFER TO DETAIL 4 & 5 / SHEET LS2 MATURE: 20' HT. / 18' WD. FALL: GOLD-YELLOW
	TSUGA HETEROPHYLLA WESTERN HEMLOCK	6' HT. AS SHOWN	5	REFER TO DETAIL 3 / SHEET LS2 MATURE: 100' HT. / 30' WD. PART SHADE / PNW NATIVE
	PYRUS CALLERYANA 'GLEN'S FORM' CHANTICLEER PEAR	2.5" CAL. AS SHOWN	4	REFER TO DETAIL 4 / SHEET LS2 MATURE: 40' HT. / 15' WD. FALL: REDDISH / FLOWER: WHITE
SHRUBS & ACCENTS				
ITEM	SIZE	QTY.	COMMENTS	
	BERBERIS THUN. 'ATROPURPUREA' RED LEAF JAPANESE BARBERRY	5 GAL. 5' O.C.	20	REFER TO DETAIL 2 / SHEET LS2 MATURE: 3-4' HT. / 5' WD. FULL TO PART SUN
	CISTUS 'BLANCHE' WHITE ROCKROSE	5 GAL. 5' O.C.	8	REFER TO DETAIL 2 / SHEET LS2 MATURE: 6' HT. / 5' WD. FULL SUN / EVERGREEN
	CHOISYA TERNATA MEXICAN ORANGE	5 GAL. 6' O.C.	16	REFER TO DETAIL 2 / SHEET LS2 MATURE: 6-8' HT. / 6-8' WD. PART TO FULL SUN / EVERGREEN
	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	3 GAL. 4' O.C.	72	REFER TO DETAIL 2 / SHEET LS2 MATURE: 4' HT. / 6' WD. PNW NATIVE / EVERGREEN
	ESCALLONIA 'COMPAKTA' COMPACT ESCALLONIA	5 GAL. 5' O.C.	41	REFER TO DETAIL 2 / SHEET LS2 MATURE: 2-3' HT. / 4-6' WD. SUN TO PART SHADE / EVERGREEN
	MISCANTHUS SINENSIS 'LITTLE KITTEN' LITTLE KITTEN MAIDEN GRASS	2 GAL. AS SHOWN	36	REFER TO DETAIL 2 / SHEET LS2 MATURE: 3' HT. / 18" WD. FULL SUN / EVERGREEN
GROUNDCOVERS				
ITEM	SIZE	QTY.	COMMENTS	
	RUBUS CALY. 'EMERALD CARPET' EMERALD CARPET CREEPING BERRY	1 GAL. 3' O.C.	1,409 SF 180 PLANTS	REFER TO DETAIL 1 / SHEET LS2 MATURE: 4" HT. / 3' WD. FULL SUN TO SHADE / EVERGREEN / LOW
	OPHIPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO GRASS	1 GAL. 18" O.C.	98 SF 50 PLANTS	REFER TO DETAIL 1 / SHEET LS2 MATURE: 6" HT. / 6" WD. PART TO FULL SUN / EVERGREEN
	PT 769 ROUGH & READY ECO-TURF MIX BY PRO TIME LAWN SEED	SEED 5-7 LBS. / 1,000 SF	5,900 40 LBS.	REFER TO NOTES DROUGHT TOLERANT MICROCLOVER ADDED IN MIX

STRUCTURAL INFILTRATION PLANTER PLANT MATERIAL SCHEDULE

SYMBOL	ZONE A - HERBACEOUS ITEM	SIZE	QTY.	COMMENTS
	JUNCUS PATENS SPREADING RUSH	1/2 GAL. 1' O.C.	790	REFER TO DETAIL 1 / SHEET LS2 MATURE: 1'-2' HT. / CLUMPING PART SUN / MOIST / MASS
	CAMASSIA QUAMASH COMMON CAMAS	1/2 GAL. 1' O.C.	200	REFER TO DETAIL 1 / SHEET LS2 MATURE: 24" HT. SUN TO PART SHADE / WET / MASS
	CAREX OBNUPTA SLOUGH SEDGE	1/2 GAL. 1' O.C.	790	REFER TO DETAIL 1 / SHEET LS2 MATURE: 2' - 5' HT. / SPREADING SUN / MOIST / MASS
	DESCHAMPسيا CESPITOSA 'BERINGENSIS' TUFTED HAIRGRASS	1/2 GAL. 1' O.C.	792	REFER TO DETAIL 1 / SHEET LS2 MATURE: 0.75 - 4' HT. SUN / MOIST / MASS
	SYMPHYOTRICHUM SUBSPICATUM DOUGLAS' ASTER	1/2 GAL. 1' O.C.	200	REFER TO DETAIL 1 / SHEET LS2 MATURE: 3' HT. SUN / MOIST / MASS

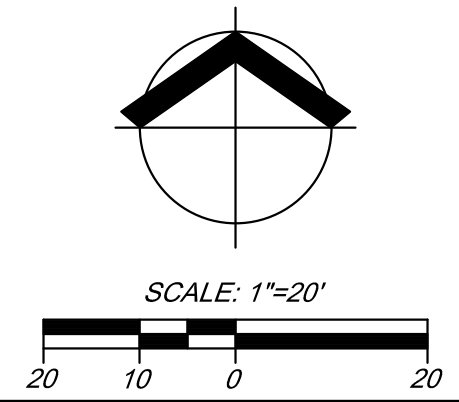
NOTE: PLANT SMALL FRUITED BULRUSH IN LOW POINTS AND AROUND INLET. MASS PLANT EACH SPECIES IN EQUAL DISBURSEMENT IN PLANTED AREA SHOWN.

LANDSCAPE AREA CALCULATIONS:

TOTAL PROJECT AREA:	38,992 SF
PROJECT AREA IN ACRES:	0.9 ACRES
REQUIRED LANDSCAPE AREA (15%):	5,850 SF
TOTAL LANDSCAPE AREA:	12,380 SF
PERCENTAGE OF LANDSCAPE AREA:	31.7%
TOTAL TREES REQUIRED:	8
TOTAL 48" SHRUBS REQUIRED:	15

GENERAL LANDSCAPE NOTES:

- LANDSCAPE PLANTING SHALL CONFORM TO THE STANDARDS ESTABLISHED UNDER CITY OF BEAVERTON'S PLANNING DEPARTMENT.
- ALL PLANT BEDS SHALL HAVE A 3" DEPTH OF BARK MULCH.
- ALL NEW LANDSCAPE AREAS TO BE IRRIGATED WITH FULLY AUTOMATED UNDERGROUND IRRIGATION SYSTEM AND CONTROLLED BY WEATHER AND/OR SOIL MOISTURE SENSING TECHNOLOGY.
- ALL PLANT MATERIAL DELIVERED TO THIS SITE SHALL MEET THE AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.

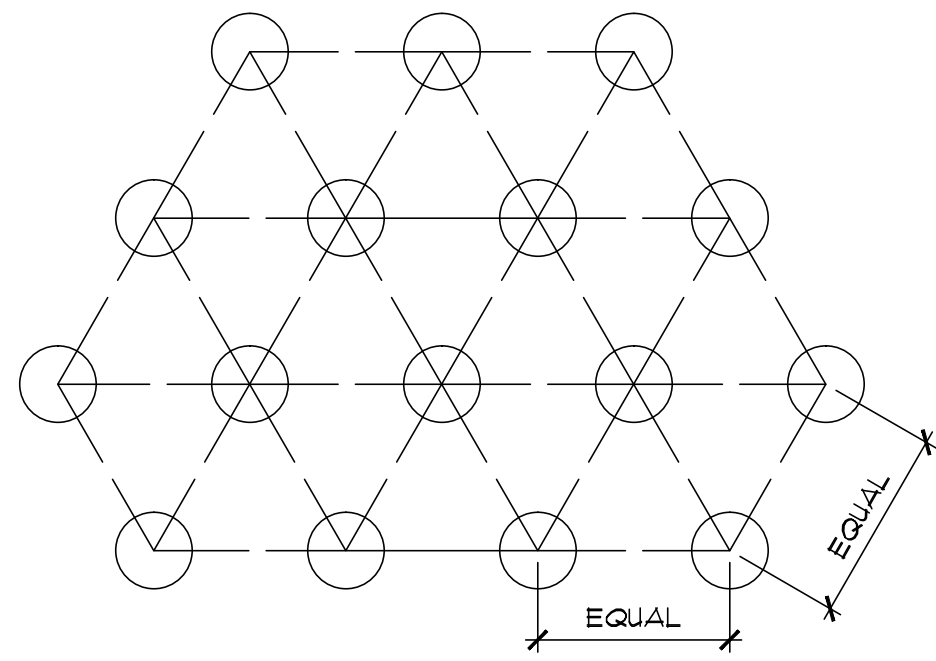


LAND USE

BY	DATE	DESCRIPTION



DATE	10/11/2017
DRAWN	I BFS
DESIGNED	I BFS
CHECKED	I JAV
PROJECT #	21712840
SHEET TITLE	PLANTING PLAN
SHEET NUMBER	LS1
LAND USE #	



ALL GROUND COVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING PER ON CENTER SPACING AS SPECIFIED ON PLANTING PLAN.

LOCATE GROUND COVER ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY CURB, SIDEWALK, OR OTHER HARD SURFACE, UNLESS OTHERWISE NOTED.

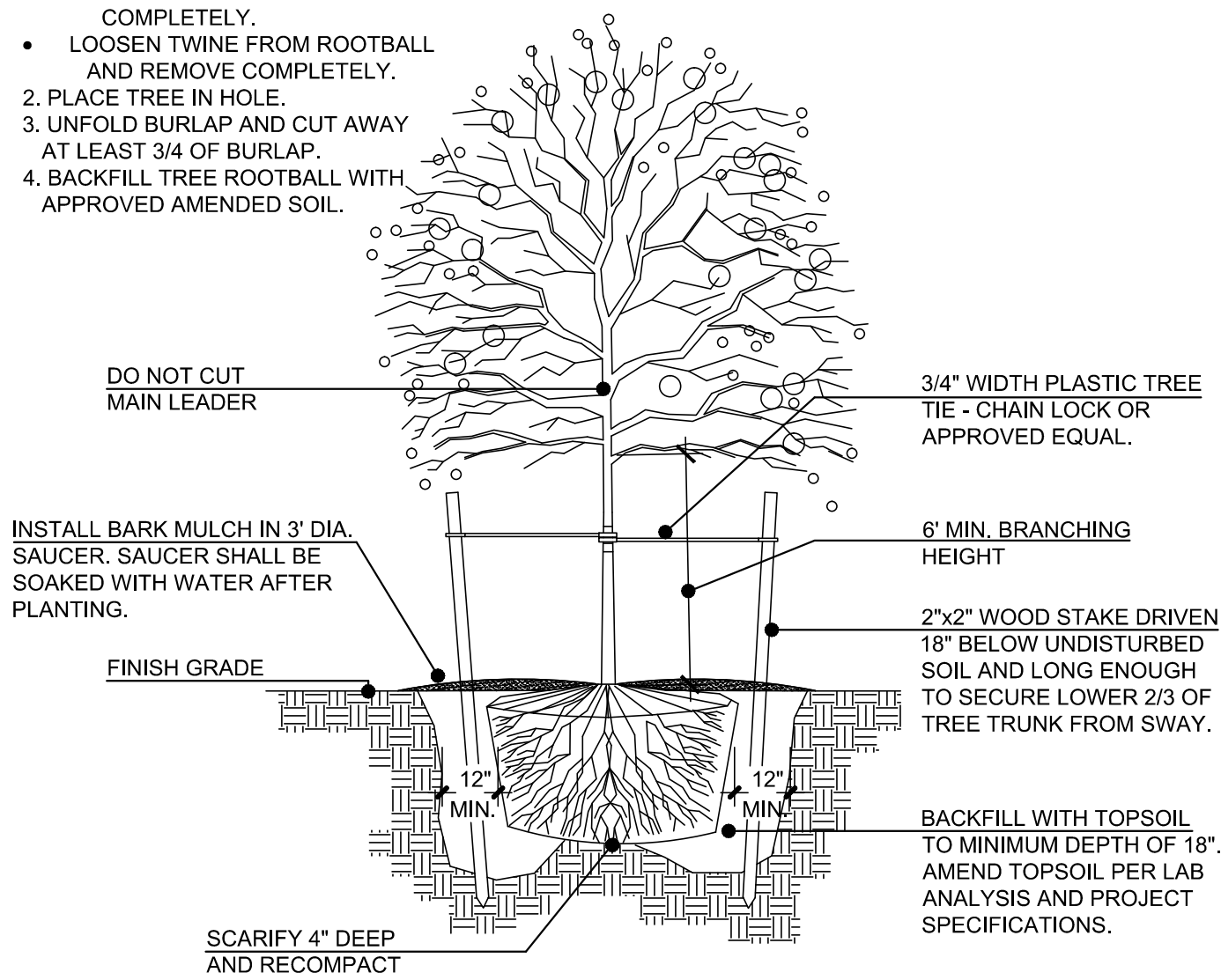
BACKFILL WITH APPROVED TOPSOIL. AMEND TOPSOIL PER THE LAB ANALYSIS.

1 GROUND COVER SPACING DIAGRAM

SCALE: NOT TO SCALE

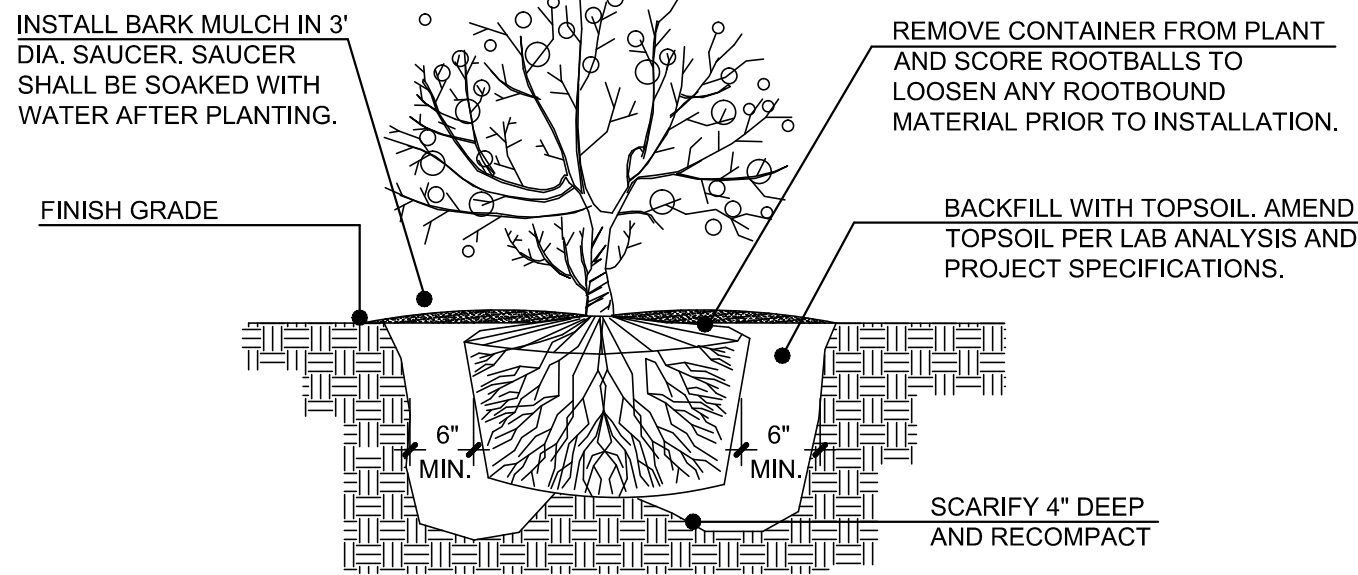
TREE INSTALLATION STEPS:

1. WHILE TREE IS OUT OF THE HOLE:
 - REMOVE WIRE BASKET COMPLETELY.
 - LOOSEN TWINE FROM ROOTBALL AND REMOVE COMPLETELY.
2. PLACE TREE IN HOLE
3. UNFOLD BURLAP AND CUT AWAY AT LEAST 3/4 OF BURLAP.
4. BACKFILL TREE ROOTBALL WITH APPROVED AMENDED SOIL.



4 DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE

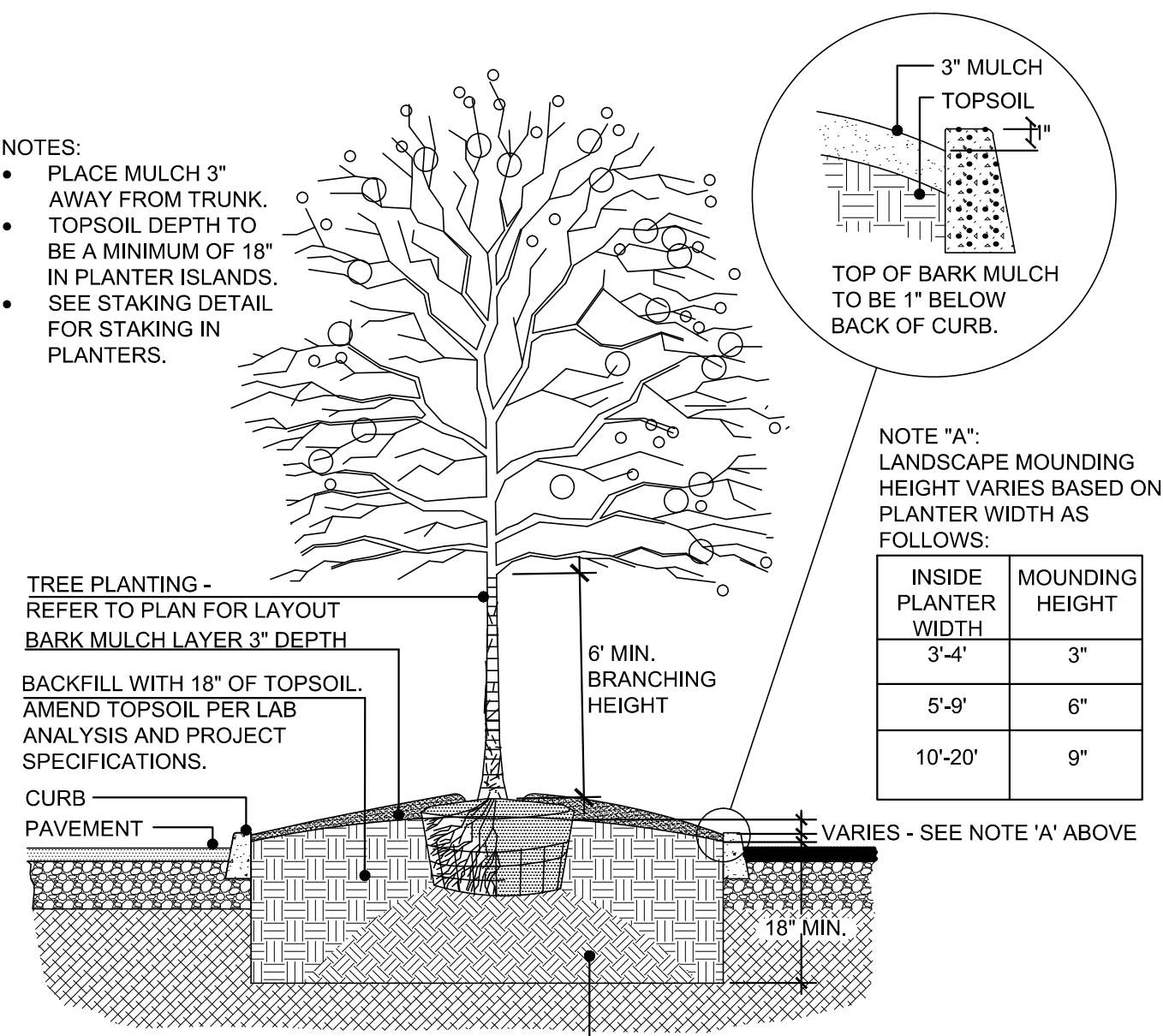


2 SHRUB PLANTING

SCALE: NOT TO SCALE

NOTES:

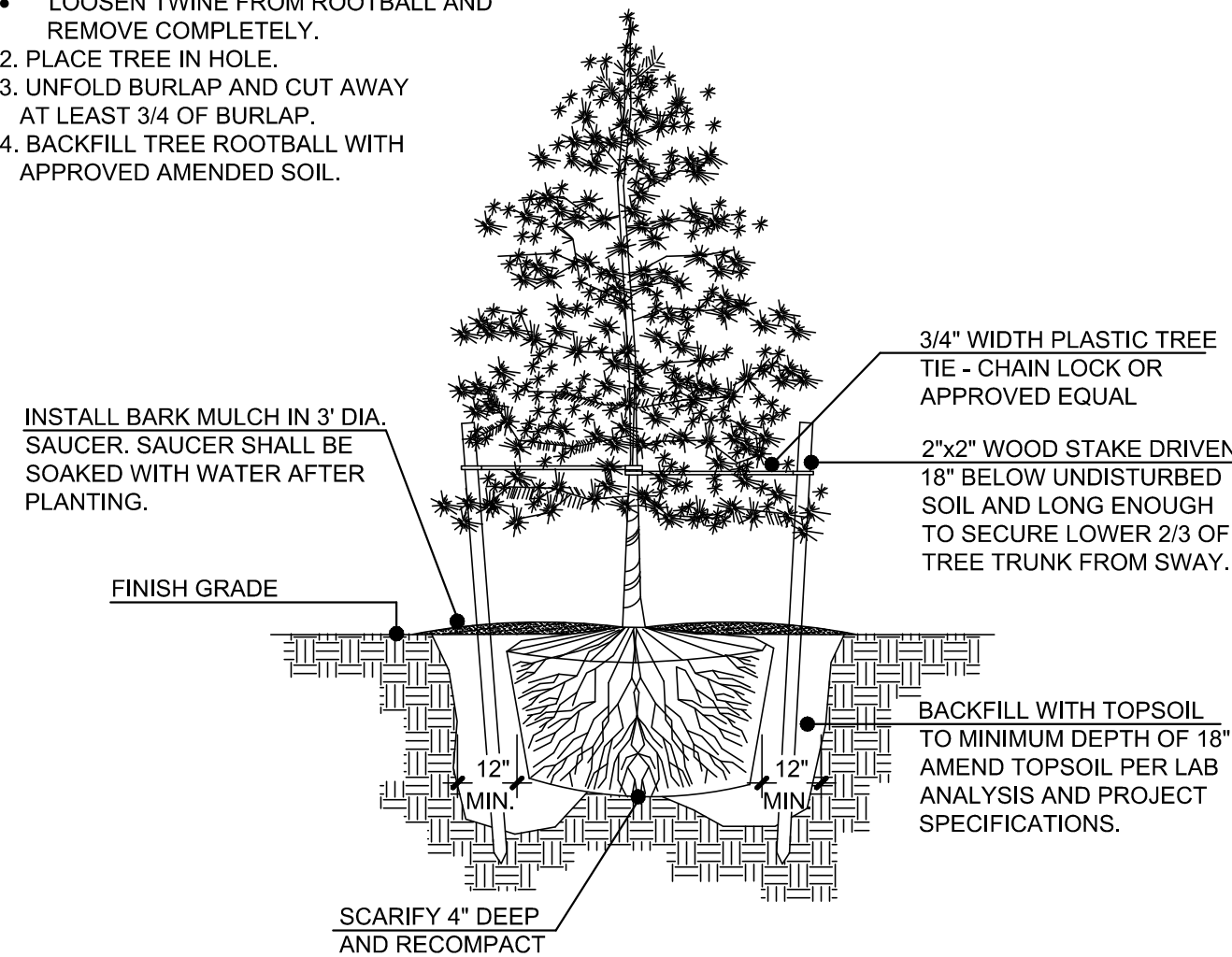
- PLACE MULCH 3\"/>



5 SOIL MOUNDING IN PLANTER ISLAND

SCALE: NOT TO SCALE

- #### TREE INSTALLATION STEPS:
1. WHILE TREE IS OUT OF THE HOLE:
 - REMOVE WIRE BASKET COMPLETELY.
 - LOOSEN TWINE FROM ROOTBALL AND REMOVE COMPLETELY.
 2. PLACE TREE IN HOLE.
 3. UNFOLD BURLAP AND CUT AWAY AT LEAST 3/4 OF BURLAP.
 4. BACKFILL TREE ROOTBALL WITH APPROVED AMENDED SOIL.



3 EVERGREEN TREE PLANTING

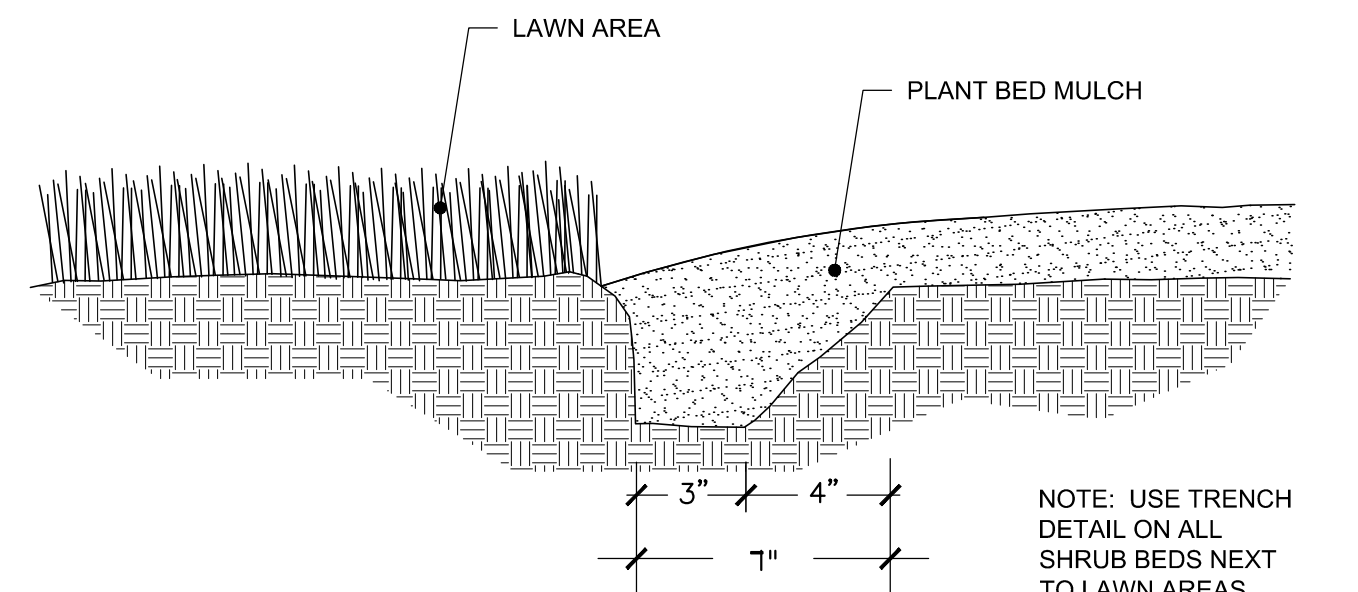
SCALE: NOT TO SCALE

TOPSOIL NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AN ALTERNATE NUMBER IN THE BASE BID TO FURNISH AND INSTALL AMENDED TOPSOIL IN ALL LANDSCAPE BEDS AND SEEDING AREAS AS SPECIFIED BELOW UNLESS OTHERWISE NOTED. AMENDED TOPSOIL SHALL INCLUDE ALL NECESSARY FERTILIZERS, ORGANIC AND INORGANIC AMENDMENTS, BASED ON INDUSTRY STANDARDS FOR EXCEPTIONAL PLANT DEVELOPMENT.
 - SCARIFY ALL PLANTING AREA SUBGRADE TO A DEPTH OF 6\"/>
2. UPON BEING AWARDED THE CONTRACT, THE GENERAL CONTRACTOR SHALL COORDINATE WITH A STATE LICENSED SOIL LABORATORY AND THE LANDSCAPE ARCHITECT, TO DETERMINE THE SUITABILITY AND AVAILABILITY OF THE EXISTING SITE TOPSOIL. THE CONTRACTOR SHALL SEND THE TOPSOIL TO A SOIL LABORATORY FOR ANALYSIS STATING THAT THE TOPSOIL BE ANALYZED FOR A LANDSCAPE CROP. AFTER RECEIVING RECOMMENDATIONS FROM THE SOILS EXPERT FORWARD A COPY TO THE OWNERS REPRESENTATIVE AT WHICH TIME A DECISION WILL BE MADE BY THE OWNER AS TO WHETHER OR NOT THE EXISTING ON-SITE STOCKPILE WILL BE USED FOR THE PROJECT.
3. IF THE EXISTING TOPSOIL IS TO BE USED THE CONTRACTOR SHALL ADD THE RECOMMENDED AMENDMENTS AND FERTILIZERS AS STATED IN THE SOILS ANALYSIS ALONG WITH ADDITIONAL AMENDMENTS AND FERTILIZERS LISTED IN NOTE #6 AND #7 BELOW.
4. IN THE EVENT THE EXISTING ON-SITE TOPSOIL IS OF POOR QUALITY (AS DETERMINED BY THE SOIL ANALYSIS) OR IS UNAVAILABLE FOR USE, THE OWNER'S REPRESENTATIVE WILL MAKE A DECISION AS TO WHETHER OR NOT THE NUMBER FOR IMPORTING 9\"/>
5. IF AMENDED IMPORTED TOPSOIL IS TO BE USED, THE GENERAL CONTRACTOR WILL BE NOTIFIED IN WRITING BY THE OWNER'S REPRESENTATIVE AND THE CONTRACT MODIFIED ACCORDINGLY. TOPSOIL SHALL BE OBTAINED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4 INCHES DEEP. DO NOT OBTAIN FROM BOGS OR MARSHES. IMPORTED TOPSOIL TO COMPLY WITH ASTM D 5268, WITH A PH RANGE OF 5.5 TO 7.0. FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION, AND ANY OTHER EXTRANEOUS MATERIALS (ROCKS, STICKS, RUBBISH, SOD) HARMFUL TO PLANT GROWTH. AN ADDITIONAL SOILS ANALYSIS WILL BE REQUIRED FOR THE IMPORTED TOPSOIL.
6. AMENDED IMPORTED TOPSOIL SHALL INCLUDE ALL NECESSARY FERTILIZER AND AMENDMENTS PER THE SOIL ANALYSIS RECOMMENDATIONS. TOPSOIL ANALYSIS SHALL STATE ORGANIC MATTER, INORGANIC MATTER (SILT, CLAY AND SAND), DELETERIOUS MATERIAL, PH, MINERAL AND PLANT-NUTRIENT CONTENT. IN ADDITION THE REPORT SHALL ALSO STATE RECOMMENDED QUANTITIES (BY PERCENTAGE OF WEIGHT "I.E. 2 LBS OF 15-15-15 PER 1000SF) OF NITROGEN, PHOSPHORUS AND POTASH, NUTRIENTS AND ANY LIMESTONE, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY AMENDED TOPSOIL. FURNISH REPORT AND RECOMMENDATIONS TO LANDSCAPE ARCHITECT FOR REVIEW AND WRITTEN APPROVAL 30 DAYS PRIOR TO MOBILIZATION.
7. IN ADDITION TO THE SOILS ANALYSIS RECOMMENDATIONS THE LANDSCAPE CONTRACTOR SHALL ADD 1 PART (2\"/>
8. PRIOR TO PLACEMENT OF TOPSOIL SCARIFY AND LOOSEN SUBGRADE OF PLANTING BED AREA TO A MINIMUM DEPTH OF 6 INCHES. REMOVE STONES LARGER THAN 1\"/>
9. WITHIN TREE WELLS & PLANTER ISLANDS, REMOVE EXISTING SOIL AND OTHER DEBRIS, TO A MINIMUM DEPTH OF 18\"/>
10. THE CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT, SHIPPING TICKETS FOR IMPORTED TOP SOIL AND HUMUS MATERIAL, 60 DAYS PRIOR TO INSTALLATION FOR REVIEW AND WRITTEN APPROVAL.

6 TRENCH LAWN EDGING

SCALE: NOT TO SCALE



NOTE: USE TRENCH DETAIL ON ALL SHRUB BEDS NEXT TO LAWN AREAS.

7 TOPSOIL NOTES

SCALE: N/A

GENERAL PLANTING PLAN NOTES:

1. ALL CEMENT TREATED LANDSCAPE AREAS SHALL BE EXCAVATED A MINIMUM OF 6\"/>
2. CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
4. CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO THE LANDSCAPE ARCHITECT.
5. ALL PLANT MASSES TO BE CONTAINED WITHIN A 3\"/>
6. BED EDGE TO BE NO LESS THAN 12\"/>
7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS.
8. CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL PLANTING AREAS PRIOR TO PLANTING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEOUS MATERIAL OR DEBRIS.
9. QUANTITIES ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BID QUANTITIES AS INDICATED ON THE PLANS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER IN THE PLANT LEGEND AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GRAPHIC SYMBOL QUANTITY SHALL GOVERN.
10. COORDINATE PLANTING INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
11. CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AS DIRECTED BY THE LANDSCAPE ARCHITECT.
12. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS.
13. LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND ACKNOWLEDGEMENT THAT ALL PUNCH LIST ITEMS HAVE BEEN COMPLETED BY THE CONTRACTOR. MAINTAIN TREES, SHRUBS, LAWNS AND OTHER PLANTS UNTIL FINAL ACCEPTANCE OR 90 DAYS AFTER NOTIFICATION AND ACCEPTANCE, WHICHEVER IS LONGER. WARRANTY ALL PLANTING FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.
14. REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER.
15. BACKFILL MATERIAL FOR TREE AND SHRUB PLANTING SHALL CONTAIN: ONE PART FINE GRADE COMPOST TO FOUR PARTS TOPSOIL BY VOLUME. INCORPORATE ANY SLOW RELEASE FERTILIZERS AND AMENDMENTS PER SOIL LAB ANALYSIS RECOMMENDATIONS.
16. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT 90 DAYS PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
17. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PLANT MATERIAL IN THE SIZE SPECIFIED ON PLAN PRIOR TO INSTALLATION. IN THE EVENT THE PLANT MATERIAL IS NOT AVAILABLE IN THE SIZE SPECIFIED, THE CONTRACTOR SHALL SUBMIT TO THE OWNERS' REPRESENTATIVE, AND THE LANDSCAPE ARCHITECT, A WRITTEN ESTIMATE TO INCREASE PLANT MATERIAL (AND INSTALL) THE NEXT AVAILABLE CONTAINER SIZE PLANT (I.E. 4\"/>
18. CONTRACTOR SHALL BE RESPONSIBLE TO IMPLEMENT BEST MANAGEMENT PRACTICES TO STABILIZE ALL SLOPES 3:1 OR GREATER AND PREVENT EROSION OR MOVEMENT OF SOIL FROM SLOPES. THIS COULD INCLUDE, BUT NOT LIMITED TO, EROSION CONTROL FABRIC, STAKING, NETTING, AND STRAW WATTLES. SUBMIT METHOD OF SLOPE STABILIZATION TO LANDSCAPE ARCHITECT FOR REVIEW AND WRITTEN APPROVAL 30 DAYS PRIOR TO IMPLEMENTATION.
19. PRIOR TO MOBILIZATION THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, IN WRITING, IF THEY BELIEVE ANY OF THE PLANT MATERIAL IDENTIFIED ON THE PLAN MAY NOT BE SUITABLE FOR THE SITE OR MAY DIE. SUBSTITUTION REQUESTS MAY BE GRANTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IF NOTIFICATION IS NOT GIVEN TO THE LANDSCAPE ARCHITECT ALL PLANTING WHICH FAILS TO GROW (EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE AS DETERMINED BY THE OWNER, NEGLIGENCE OR VANDALISM) SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
20. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING, WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, POOR PLANTING SOIL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, PRIOR TO PLANTING.
21. PLANTING RESTRICTIONS - PLANTING IS NOT PERMITTED DURING THE FOLLOWING CONDITIONS, UNLESS OTHERWISE APPROVED IN WRITING:
 - A. COLD WEATHER: LESS THAN 32 DEGREES FAHRENHEIT
 - B. HOT WEATHER: GREATER THAN 90 DEGREES FAHRENHEIT
 - C. WET WEATHER: SATURATED SOIL
 - D. WINDY WEATHER: WIND VELOCITIES GREATER THAN 20 M.P.H.
22. ALL PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
23. DO NOT LOCATE TREES IN EASEMENTS.
24. SEE CIVIL PLANS FOR EXISTING TREES TO REMAIN ON SITE.
25. ALL PLANTS MUST COMPLY TO THE AMERICAN STANDARD FOR NURSERY STOCK, THOSE THAT DO NOT WILL BE REJECTED. 2\"/>

8 PLANTING GENERAL NOTES

SCALE: N/A

BY	DATE	DESCRIPTION

