



# STAFF REPORT

## Agenda Item: 7

**Report To:** Open Space Advisory Committee  
and Parks and Recreation Commission

**Meeting Date:** June 21, 2021

**Staff Contact:** Jennifer Budge, CPRP, Parks and Recreation Director

**Agenda Title:** For Possible Action: Discussion and possible action regarding the Mountain Street Trailhead conceptual design plan as a component of the Andersen Ranch Estates development.  
[jbudge@carson.org](mailto:jbudge@carson.org)

**Staff Summary:** This item, if approved, would authorize the conceptual design plan for improvements to the Mountain Street Trailhead and satisfy condition #22 of The Notice of Decision (NOD) SUB-2019-0022 issued on January 23, 2020.

**Agenda Action:** Formal Action/Motion

**Time Requested:** 10 minutes

### **Proposed Motion**

I move to approve the Mountain Street Trailhead conceptual design.

### **Board's Strategic Goal**

Quality of Life

### **Previous Action**

January 16, 2020- The Board of Supervisors (Board) approved the Andersen Ranch Tentative Subdivision Map

December 17, 2019- The Carson City Planning Commission recommended approval to the Board regarding the Anderson Ranch Tentative Subdivision Map

### **Background/Issues & Analysis**

The Andersen Ranch development will create 203 single family lots on 48.2 acres zoned Single Family 6000 (SF6) and Single Family 12,000 (SF12), on property located at 1450 Mountain Street, generally east of Ormsby Boulevard, west of Mountain Street, north of Washington Street, and south of Long Street, APNs 007-573-09, -10, and -11. The developer is planning a minimum lot size of 5,000 square feet. Vehicular access will be from Mountain Street, Ormsby Boulevard, West Sunset Way, North Richmond Avenue, Lexington Avenue, La Mirada Street, and Bolero Drive.

The plans include a multi-use path along the southern property line, an internal trail system, open space along the Mountain Street trailhead, and improvements to the City's Mountain Street Trailhead. The NOD identified the following conditions pertinent to parks, trails and open space:

*“CONDITION 22: Conceptual design for the trailhead improvements are to be submitted at the time the site improvement permit application is submitted. The improvements will be subject to review and approval by the Parks and Recreation Commission.”*

*“CONDITION 24c: A five foot sidewalk must be installed along the entire Mountain Street frontage.”*

*“CONDITION 24f: The Unified Pathways Master Plan indicates bike lanes on Mountain Street. The street has sufficient width to meet the standard detail for a 2-lane urban collector with bike lanes with parking on one side only. Mountain Street must be striped on both sides with bike lanes. The bike lane must be offset for parking on the east side, and “No Parking” signage installed on the west side.*

In addition, conditions 16, 17, 30 and 31 pertain to funding and long-term maintenance of the recreation/park improvements.

**Applicable Statute, Code, Policy, Rule or Regulation**

CCMC 17.05 (Tentative Maps); CCMC 17.07 (Findings); CCMC 17.10 (Common Open Space Development); NRS 278.330.

**Financial Information**

Is there a fiscal impact?  Yes  No

If yes, account name/number:

Is it currently budgeted?  Yes  No

Explanation of Fiscal Impact: The conceptual design is a requirement of the approved development. The developer, Lennar, is fully funding the design and construction costs of the proposed plans and is receiving a credit for Residential Construction Tax (RCT), compliant with Nevada Revised Statutes. The long-term maintenance costs of the improvements will be 100% funded by a Homeowners Association (HOA). A future development agreement outlining the RCT credit and a maintenance agreement with the HOA will be drafted for future consideration by the Board.

**Exhibits**

Exhibit A: Notice of Decision – SUB-2019-0022

Exhibit B: Conceptual Trailhead Design, Trail Plan, and Trailhead Striping Plan

Exhibit C: Andersen Ranch Landscape Plans

**Alternatives**

1. Approve the design, with changes
2. Do not approve the design and provide alternate direction to staff/developer.

**Commission Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

Aye/Nay

2) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)



## Carson City Planning Division

108 E. Proctor St.  
Carson City, Nevada 89701  
(775) 887-2180  
Planning@carson.org  
www.carson.org

★ CLERK ★  
**FILED**  
Time 9:45 am

**BOARD OF SUPERVISORS**  
January 3, 2020

JAN 24 2020

By Lena E. Beseck  
Deputy  
Carson City, Nevada

### NOTICE OF DECISION – SUB-2019-0022

A request for a Tentative Subdivision Map known as Andersen Ranch to create 203 single family lots on 48.2 acres zoned Single Family 6000 (SF6) and Single Family 12,000 (SF12), on property located at 1450 Mountain Street, generally east of Ormsby Boulevard, west of Mountain Street, north of Washington Street, and south of Long Street, APNs 007-573-09, -10, and -11.

The Board of Supervisors considered the request on January 3, 2020 in conformance with the City and State legal requirements and approved SUB-2019-0022 based on the findings contained in the staff report and subject to the following conditions of approval.

### CONDITIONS OF APPROVAL

The following are conditions of approval required per CCMC 18.02.105.5:

1. All final maps shall be in substantial accord with the approved tentative map.
2. Prior to submittal of any final map, the Development Engineering Department shall approve all on-site and off-site improvements. The applicant shall provide construction plans to the Development Engineering Department for all required on-site and off-site improvements, prior to any submittals for approval of a final map. The plan must adhere to the recommendations contained in the project soils and geotechnical report.
3. Lots not planned for immediate development shall be left undisturbed and mass grading and clearing of natural vegetation shall not be allowed. Any and all grading shall comply with City standards. A grading permit from the Nevada Division of Environmental Protection shall be obtained prior to any grading. Noncompliance with this provision shall cause a cease and desist order to halt all grading work.
4. All lot areas and lot widths shall meet the zoning requirements approved as part of this tentative map with the submittal of any final map.
5. With the submittal of any final maps, the applicant shall provide evidence to the Planning and Community Development Department from the Health and Fire Departments indicating the agencies' concerns or requirements have been satisfied. Said correspondence shall be included in the submittal package for any final maps and shall include approval by the Fire Department of all hydrant locations.
6. The following note shall be placed on all final maps stating:  
"These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."
7. Placement of all utilities, including AT&T Cablevision, shall be underground within the subdivision. Any existing overhead facilities shall be relocated prior to the submittal of a final map.

8. The applicant must sign and return the Notice of Decision for conditions for approval within ten (10) days of receipt of notification after the Board of Supervisors meeting. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
9. Hours of construction will be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday and Sunday. If the hours of construction are not adhered to, the Carson City Building Department will issue a warning for the first violation, and upon a second violation, will have the ability to cause work at the site to cease immediately.
10. The applicant shall adhere to all City standards and requirements for water and sewer systems, grading and drainage, and street improvements.
11. The applicant shall obtain a dust control permit from the Nevada Division of Environmental Protection. The site grading must incorporate proper dust control and erosion control measures.
12. A detailed storm drainage analysis, water system analysis, and sewer system analysis shall be submitted to the Development Engineering Department prior to approval of a final map.
13. Prior to the recordation of the final map for any phase of the project, the improvements associated with the project must either be constructed and approved by Carson City, or the specific performance of said work secured, by providing the City with a proper surety in the amount of one hundred fifty percent (150%) of the engineer's estimate. In either case, upon acceptance of the improvements by the City, the developer shall provide the City with a proper surety in the amount of ten percent (10%) of the engineer's estimate to secure the developer's obligation to repair defects in workmanship and materials which appear in the work within one (1) year of acceptance by the City.
14. A "will serve" letter from the water and wastewater utilities shall be provided to the Nevada Health Division prior to approval of a final map.
15. The District Attorney's Office shall approve any Covenants, Conditions & Restrictions (CC&R's) prior to recordation of the first final map.

**The following conditions are required per CCMC 17.10.050**

16. Three-Year Maintenance Plan. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, at a minimum, address the following:
  - a. Vegetation management;
  - b. Watershed management;
  - c. Debris and litter removal;
  - d. Fire access and suppression;
  - e. Maintenance of public access and/or maintenance of limitations to public access; and
  - f. Other factors deemed necessary by the commission or the board: vector control and noxious weed control.

The maintenance plan shall be submitted prior to final map recordation, recorded at the time of final map recordation, and referenced on the final map.
17. Permanent Preservation and Maintenance. Provisions shall be made for the permanent preservation and ongoing maintenance of the common open space and other common areas using a legal instrument acceptable to the city. This shall be addressed prior to final

map recordation. A homeowners association (HOA) or similar entity must be formed for maintenance of common open space and other common areas.

18. Screening and Buffering of Adjoining Development. Provisions shall be made to assure adequate screening and buffering of existing and potential developments adjoining the proposed common open space development. To meet this requirement, landscaping and buffering shall be installed along the rear of Lots 1 – 6, and on the side of Lot 7. A detailed landscape plan shall be submitted with the site improvement permit application demonstrating compliance with this requirement. The landscaping may be installed with the development of the individual lots, although a deed restriction must be recorded if the landscaping is placed in a buffer easement explaining the function of the buffer easement.
19. Common Open Space Restrictions. Designated common open space shall not include areas devoted to public or private vehicular streets or any land which has been, or is to be, conveyed to a public agency via a purchase agreement for such uses as parks, schools or other public facilities. This shall be demonstrated at the time of final map.

### **Other Conditions of Approval**

20. The required setback shall be minimum front setback of 10 feet to the house, minimum front setback of 20 feet to the garage, minimum rear setback 20 feet, minimum side setback 5 feet, and minimum street side setback 10 feet. These setbacks shall be stated on the final map as well as in the CC&Rs.
21. All lots will front the internal roadway system, resulting in the peripheral setbacks being the rear setback, which is 20 feet. Note that in most cases, open space is located between the rear of the lot and the perimeter.
22. Conceptual design for the trailhead improvements are to be submitted at the time the site improvement permit application is submitted. The improvements will be subject to review and approval by the Parks and Recreation Commission.
23. The minimum lot area shall be 5,000 square feet.
24. The site improvement plans must demonstrate that the project meets Carson City Development Standards and Standard Details including but not limited to:
  - a. The project must obtain FEMA LOMR approval and any necessary flood volume mitigation must be included in the site improvement plans.
  - b. Half-street improvements must be installed on North Ormsby Boulevard along the project frontage. This will include striping, curb, gutter, and paving to meet the City standard detail for a two-lane urban collector with bike lanes. Bike lane striping must be installed on both sides of the street. The final map submittal must include a clear history of the width of this segment of North Ormsby Boulevard, and right-of-way must be dedicated as necessary to contain the required improvements.
  - c. A five foot sidewalk must be installed along the entire Mountain Street frontage.
  - d. Main locations must meet standard detail C-1.2.4.
  - e. Public utility easements must be shown on all parcels and must meet minimum width standards.
  - f. The unified pathways master plan indicates bike lanes on Mountain Street. The street has sufficient width to meet the standard detail for a 2-lane urban collector with bike lanes with parking on one side only. Mountain Street must be striped on both sides with bike lanes. The bike lane must be offset for parking on the east side, and "No Parking" signage installed on the west side.
  - g. A full water main analysis must be submitted with the site improvement permit application, which analyzes the capacity and pressures of the proposed and existing mains. This site is located within two pressure zones. The water design will need to consider accommodating both pressure zones. Pressure reducing station(s) will likely be required.

- h. Street suffixes of new streets must meet the naming convention provided in the Carson City Development Standards.
  - i. The following street names conflict with existing or reserved street names and must be changed: Fletcher Street, John Henry and Mesquite Lane.
  - j. The North-South and East-West segments of "Fletcher Street" must have separate names.
25. The City's Transportation Master Plan includes extending North Ormsby Boulevard to West Winnie Lane. This project must enter into a development agreement with the City to pay for its pro rata share of the cost of these improvements, based on AM and PM peak traffic volumes. This agreement must be fully executed prior to Board approval of the first final map.
26. The interior streets must have a minimum asphalt thickness of 4" as shown, or per the geotechnical engineer's recommendations, whichever is thicker.
27. A site specific geotechnical report must be submitted with the site improvement permit submittal. This report must give construction recommendations for foundations, paving, and utilities, must provide the observed groundwater depth if encountered, and must provide minimum construction requirements for high groundwater if applicable.
28. Haul route(s) for cut/fill must be approved by the transportation manager and included in the site improvement plans.
29. A sampling tap must be installed in a common area of the project near one of the entrances. The sampling tap must be a Kupferle Eclipse #88 or approved equal. This improvement must be included on the site improvement plans.
30. At the time of recordation of the final map, a private Homeowner's Association (HOA), or similar entity, must be formed to provide maintenance for all the following areas in perpetuity: common area landscapes/medians, open space, buffer areas between the development and neighborhoods, path system, street corridors, recreation facilities/amenities. The HOA will also be responsible for snow removal on path system, trailhead improvements, and snow storage. The maintenance and funding shall be addressed in the development's CC&R's to the satisfaction of the Carson City Parks and Recreation Director. Common area maintenance shall include at a minimum, but not limited to the following:
- Debris, weed, and litter removal
  - Noxious weed management
  - Maintaining firebreaks/defensible space
  - Care and replacement of plant material
  - Plant material: irrigation, system repairs, plant health (pruning, planting and replacement)
- A recorded covenant or deed restriction shall be placed on all properties within the proposed development to ensure maintenance of these amenities is funded in perpetuity.
31. The HOA will provide 100% funding and maintenance for all public park and recreation amenities (i.e. multi-use path system and trailhead improvements). The maintenance and funding shall be addressed in the development's CC&R's to the satisfaction of the Carson City District Attorney and Carson City Parks and Recreation Director. A separate agreement regarding maintenance of these facilities shall be entered into between the HOA and the City at time of recordation of the first final map. A recorded covenant or deed restriction shall be placed on all properties within the proposed development to ensure maintenance of these amenities is funded in perpetuity. The restrictions will provide that should the HOA ever cease to exist, an assessment will then be implemented by the City to form a Landscape Maintenance District (LMD), per CCMC to provide for 100% of the maintenance and upkeep of the public recreation amenities, including the trailhead and the multi-use path.

32. The applicant will construct and dedicate to the City the multi-use path, as well as implement recreation improvements to the Mountain Street trailhead. This shall be coordinated through and agreed upon by the Parks, Recreation & Open Space Department. The applicant shall provide a 30' wide (minimum) easement for the path. Easement shall be a non-motorized public access trail easement. The easement document shall indicate that maintenance of the easement shall be the responsibility of the HOA in perpetuity. The applicant will design and construct a multi-use path (off street/paved/shared) at a 10' wide (minimum) AASHTO standard concrete path with an adjacent 3' wide decomposed granite path, including interpretive/wayfinding signage, pet waste receptacles, trash receptacles, benches and related amenities. The path will be constructed from the City's Mountain Street Trailhead to Ormsby Blvd, and have an at grade pedestrian crossing with flashing lights on North Ormsby Boulevard. All other street crossings associated with the multi-use path must be reviewed and approved by Carson City Public Works and Parks, Recreation & Open Space Departments to ensure pedestrian safety. This trail must be constructed or bonded for prior to Board consideration of the first final map, and dedicated with the final map.
33. Paths, sidewalks and on-street bike lanes along the street frontage shall conform to the standards as outlined in the Carson City Unified Pathways Master Plan. The Unified Pathways Master Plan (UPMP) identifies on-street bike lanes along the street frontage of the proposed development on North Ormsby Boulevard. This UPMP requirement needs to be coordinated with Development Engineering's requirements for the development's street frontage design and improvements.
34. A multi-use path shall be constructed in the buffer area on the west side of the property, connecting to a five foot paved trail on the north side of the property to create a looped trail system. Both trails will be owned and maintained by the HOA. All street crossings associated with these paths must be reviewed and approved by Carson City Public Works and PROS to ensure pedestrian safety.
35. The developer shall use best management practices during construction to prevent the spread of noxious weeds and will incorporate language in construction documents to ensure contractors and subcontractors comply. The Parks, Recreation, and Open Space Department will assist the applicant with this condition.
36. The applicant shall demonstrate connectivity between the trailhead/multi-use path and the development's sidewalk/path system. Sidewalk connections to the trailhead and multi-use path will provide convenient and logical access to these facilities and the overall sidewalk network within the development.
37. All drainage facilities (channels, ditches, and detention basins) within the development will be the responsibility of the HOA in perpetuity and shall be maintained to City Standards. A recorded covenant or deed restriction shall be placed on all properties within the proposed development to ensure maintenance of these amenities is funded in perpetuity.
38. The City and the developer will enter into a development agreement that will waive the Residential Construction Tax in exchange for the construction and dedication of improvements. This agreement should be executed at the time of final map consideration.
39. Neighborhood Park improvements shall be incorporated into the existing Mountain Street Trailhead. The applicant developer, at its sole expense, shall design and construct park improvements. A design plan shall be determined through a public input process and approved by the Parks and Recreation Commission. Park improvements shall include, but are not limited to, at its expense design modifications to the trailhead, including but not limited to a picnic shelter and signage, and a 10 foot wide concrete multi-use path with an adjacent 3 foot wide decomposed granite path, built to City standards, shall connect connecting to the trailhead. It is expected The identified trailhead improvements shall be constructed or bonded for prior to Board of Supervisors consideration of the first final map.

40. The multi-use path shall be located outside the project's perimeter fence, if one is installed, for ease of access by the general public. Gate(s)/fence openings providing pedestrian/ADA access for the development's residents to the path will be allowed at locations approved by the Parks, Recreation & Open Space Department.
41. The multi-use path will include landscaping with a variety of non-fruit bearing trees (either evergreen or deciduous) that will be planted to International Society of Arboriculture (ISA) standards at approximately 1 tree per 50 lineal feet (tree groupings are acceptable) with a minimum of 6 shrubs per tree.
42. Carson City is a Bee City USA. As a result, the applicant shall use approximately 50% pollinator friendly plant material for any required common landscaping areas/open space on the project site. Also, any remaining landscape plant material selection needs to be consistent with the City's approved tree species list or other tree species, as approved by the City.
43. The applicant shall construct a multi-use path on the west side of the property, and a 5 foot wide concrete path in the buffer area on the north side of the property to complete a loop trail system surrounding the development. The loop will connect at the multi-use pathway on west side of the property, and connect with the sidewalk on the east side of the development. The path design, construction and alignment shall be to City standards in a manner acceptable to Carson City Public Works and PROS Departments. The trail shall have a non-motorized trail easement dedicated to the City and maintained by the HOA in perpetuity.
44. At the time of application for site improvement permit, the applicant shall provide an open space diagram demonstrating compliance with the provisions of CCMC 17.10.046.
45. Architecture styles shall be limited to traditional, craftsman, or farmhouse architectural styles. No Spanish or Mediterranean architecture shall be utilized.
46. Each home must include two of the following:
  - Brick or masonry products;
  - Stained, painted, or weathered wood siding or shingles, or cementitious product.
  - Tinted or textured stucco.
  - Natural stone.
  - Non-reflective metal accents.
47. Along the northern perimeter, homes will be limited to a single story.
48. Conditions 45 – 47 will be included in the CC&R's and enforced by the HOA.
49. Within 30 days of property acquisition, the entire property must be mowed to remove all tumbleweed and tumble mustard weed, so as to avoid weeds from breaking off and migrating off the property. This condition shall be maintained. Also, a 30 foot mowed fire break must be maintained from mid-June through September in the unimproved areas.

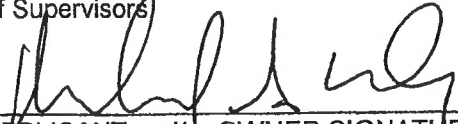
The decision was made on a vote of 4 ayes, 1 nays, 0 absent.

  
\_\_\_\_\_  
Hope Sullivan, AICP  
Planning Manager

Emailed on: 1/24/2020 By: LReseck

**Please sign and return this notice of decision with 10 days of receipt.**

I have read and acknowledge the Conditions of Approval as approved by the Carson City Board of Supervisors

  
\_\_\_\_\_  
APPLICANT and/or OWNER SIGNATURE

1/27/20  
DATE

MICHAEL RAILEY - CHRISTY CORPORATION, LTD.  
(Applicant/Owner Printed Name)

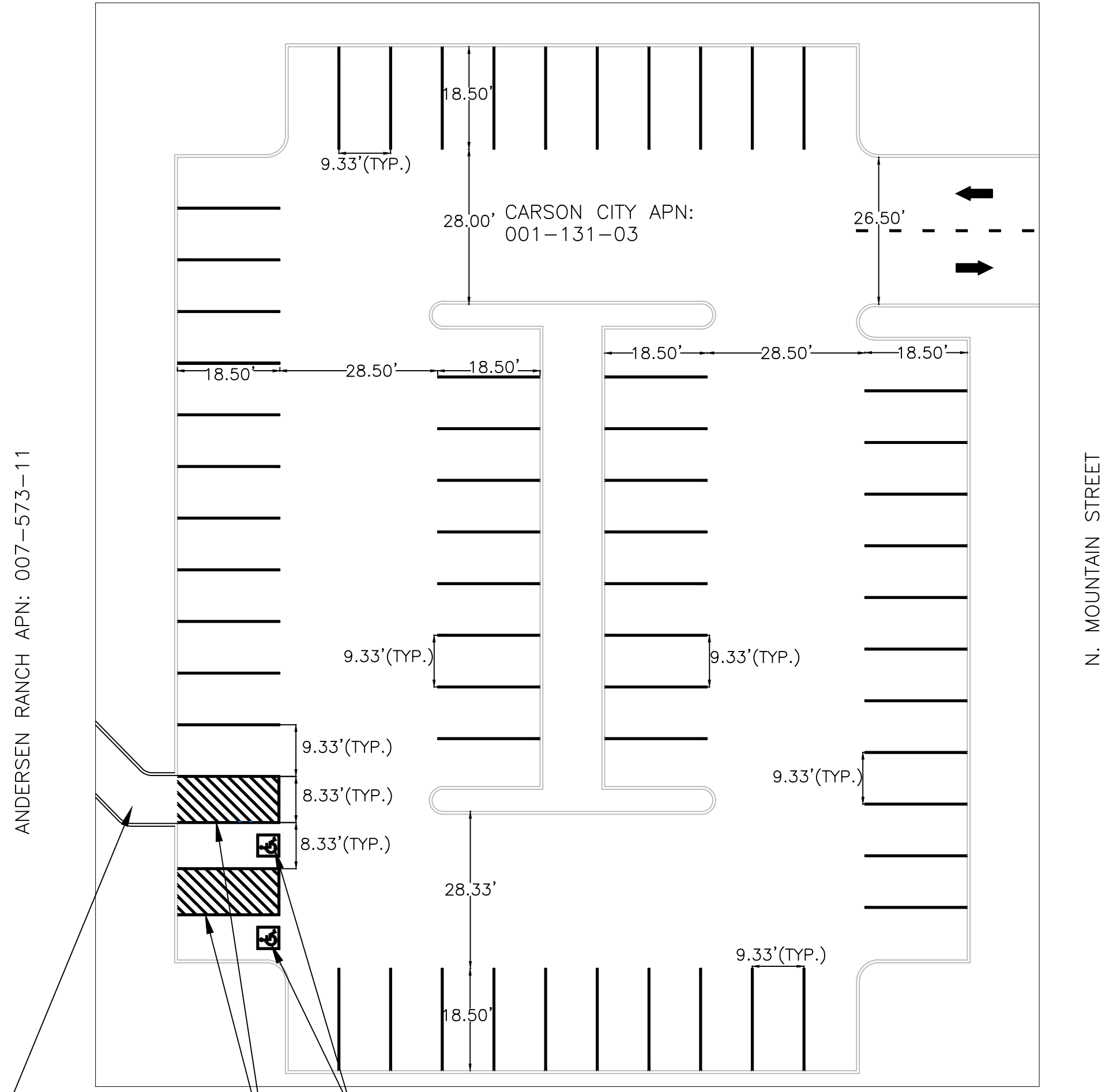
**RETURN VIA:**

Email to: [lreseck@carson.org](mailto:lreseck@carson.org)  
Mail to: Carson City Planning Division  
108 E. Proctor St.  
Carson City, NV 89701



# Exhibit B

W. SUNSET WAY

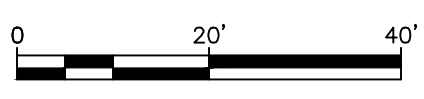


ANDERSEN RANCH APN: 007-573-11

N. MOUNTAIN STREET

CARSON CITY APN:  
001-131-03

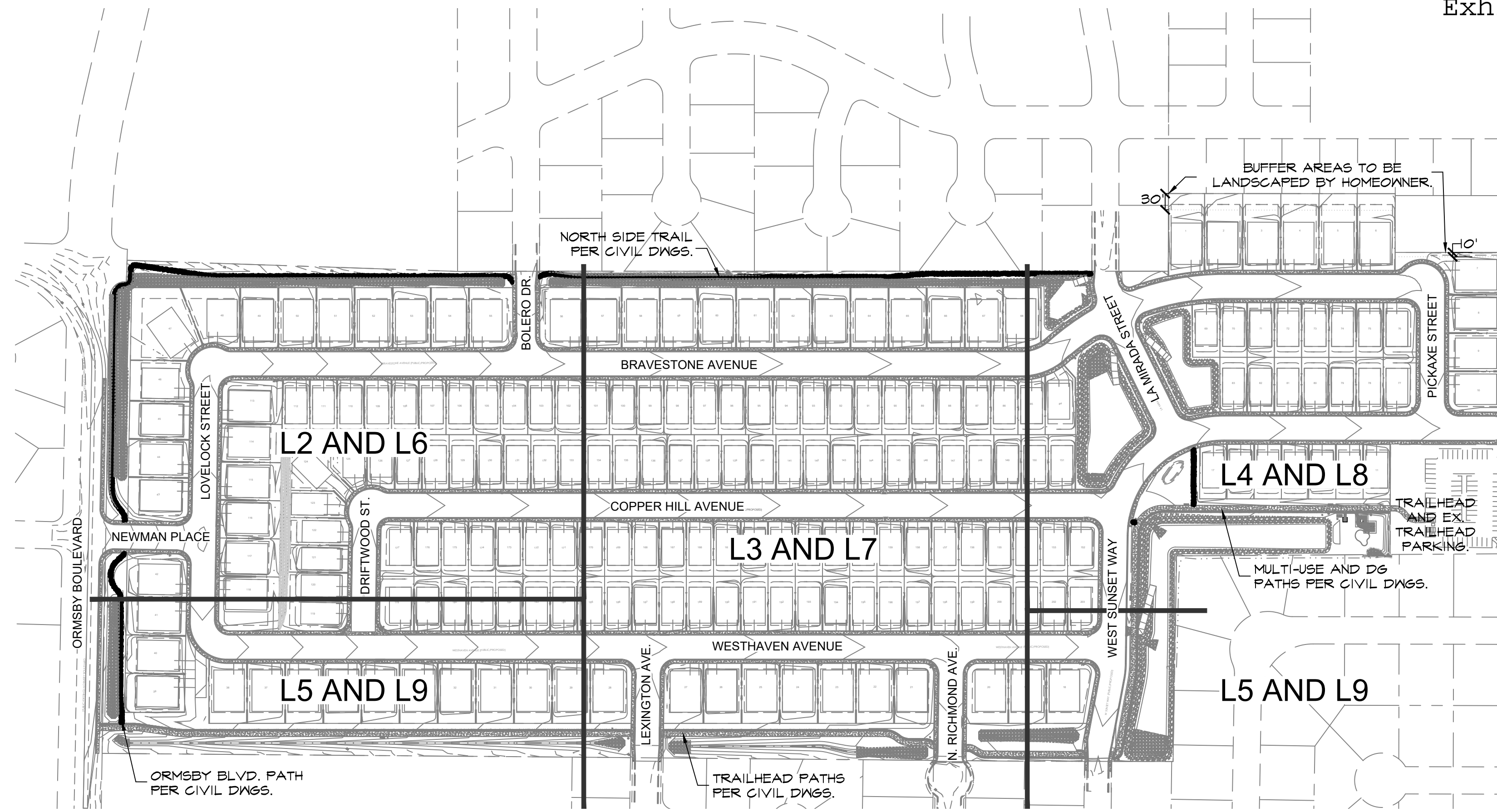
PROPOSED MULTI USE TRAIL  
 PAINTED ACCESSIBLE STALL SYMBOL  
 ACCESS AISLE STRIPING PAINTED AT 45° TO STALL SPACED AT 3' ON CENTER



NOTE:  
1. WHITE TRAFFIC STRIPING PAINT SHALL BE 4" WIDE

CARSON CITY TRAILHEAD (ANDERSEN RANCH)  
 PARKING LOT STRIPING EXHIBIT  
 CARSON CITY NEVADA

**CHRISTY CORPORATION**  
 1000 Kiley Pkwy | Sparks Nevada 89436  
 775.502.8552 christynv.com



**LANDSCAPE DATA:**

PER CARSON CITY BOARD OF SUPERVISORS  
NOTICE OF DECISION SUB-2019-0022

REQUIRED LANDSCAPE AREA: 20,300 SQ FT (466 ACRES)  
100 SQ FT OF COMMON AREA PER UNIT (203 UNITS X 100 SQ FT)

PROVIDED COMMON AREA = 8.05 ACRES (350,085 SQ FT)

TREES REQUIRED = 170

PATH TREES = 101  
(1 TREE PER EVERY 50 LN FT OF PATH)  
• 15 = ORMSBY BOULEVARD PATH (714 LN FT)  
• 34 = NORTH SIDE PATH (1,707 LN FT)  
• 52 = TRAILHEAD TO ORMSBY BLVD. (2,596 LN FT)

FRONTAGE TREES = 84  
(1 TREE PER 30 LF OF STREET FRONTAGE)  
• 9 = MOUNTAIN STREET  
• 34 = LA MIRADA STREET (862 LN FT ALL SIDES)  
• 21 = WEST SUNSET WAY (619 LN FT)

TREES PROVIDED = 184

SHRUBS REQUIRED = 1,062  
(6 SHRUBS PER REQUIRED TREE)

SHRUBS PROVIDED = 1,354

LOTS L-7 BUFFER AREAS TO BE LANDSCAPED BY HOMEOWNERS  
TREES = 36  
(1 TREE PER 400 SQ FT (14,295 SQ FT))

**NOTE:**  
TRAILHEAD PLAN IS CONCEPTUAL ONLY AND THEREFORE MAY CHANGE. COUNTS ARE INCLUDED ABOVE AND IN IRRIGATION TOTALS.

TREES = 14  
SHRUBS = 84  
PERENNIALS = 53

Ryan W. Hansen, PLA ASLA  
Digitally signed by Ryan W. Hansen, PLA ASLA  
Date: 2021.04.13 16:48:21 -07'00'

**LANDSCAPE SPECIFICATIONS**

- GENERAL**
1. 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 OWNER.
  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.
- PLANTING**
1. 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.
  2. SOIL TEST: CONTRACTOR SHALL PROVIDE SOIL TEST RESULTS FOR EXISTING SITE SOIL AS FOLLOWS:
    - ANALYSIS PACKAGE LTP-4 BY SUNLAND ANALYTICAL (916)852-8597 (OAE).
    - TEST RESULTS SHALL INCLUDE SOIL SATURATION PERCENT, SOIL TEXTURE, INFILTRATION RATE, PH, CONDUCTIVITY, TOTAL DISSOLVED SALTS, CATION EXCHANGE CAPACITY, POTASSIUM, SODIUM, CALCIUM, MAGNESIUM, NITRATE & PHOSPHORUS, SULFUR, CHLORIDE, BORON, COPPER, IRON, MANGANESE, ZINC & LINE REQUIREMENT OR GYPSUM REQUIREMENT, SODIUM ABSORPTION RATIO, EXCHANGEABLE SODIUM PERCENT & ORGANIC MATTER, ALONG WITH RECOMMENDATIONS FOR SOIL AMENDMENT BASED ON ANALYSIS RESULTS.
    - CONTRACTOR SHALL FOLLOW RECOMMENDATIONS OF SOIL TEST.
  3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TOTAL AND CONFIRM ALL MATERIAL QUANTITIES. ITEMS QUANTIFIED BY AN AREA (I.E. SQUARE FEET - SF) OR VOLUME (CUBIC FEET - CU FT, CUBIC YARD - CU YD) SHALL BE CALCULATED AND CONFIRMED BY THE CONTRACTOR. THE QUANTITIES LISTED ON THE PLANT LIST ARE ESTIMATED. IN THE EVENT OF A DISCREPANCY BETWEEN THE TOTALS LISTED ON THE PLANT LIST AND THE QUANTITY OF GRAPHIC PLANT SYMBOLS DEPICTED ON THE DRAWINGS, THE GRAPHIC SYMBOLS ON THE PLANS SHALL GOVERN. THE ACTUAL TOTAL QUANTITIES SHALL BE DETERMINED BY THE CONTRACTOR.
  4. SOIL AMENDMENT, UNLESS OTHERWISE INDICATED BY THE SOIL TEST, SOIL AMENDMENT SHALL BE HUMUS COMPOSED OF TOPSOIL, BARK HUMUS, AND COMPOST. SUBMIT TO OWNER'S REPRESENTATIVE FOR APPROVAL.
  5. ALL PLANTS NOT MEETING OR EXCEEDING REQUIREMENTS AND RECOMMENDATIONS OF THE LATEST EDITION OF THE ANSI Z601 "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.
  6. ALL PLANTING BEDS SHALL RECEIVE TOP-DRESSING OF MULCH AS FOLLOWS:
    - DECOMPOSED GRANITE - INSTALL 3" MIN. DEPTH OF DECOMPOSED GRANITE (D6) IN POLLINATOR GARDEN ONLY. DO NOT INSTALL OVER LANDSCAPE FABRIC.
    - FRACTURED ROCK - INSTALL 3" MIN. DEPTH OF 1-1/2" FROCK ROCK PER OXBORROW TRUCKING (OAE) OVER LANDSCAPE FABRIC.
    - BLENDED RIVER ROCK - INSTALL 3" MIN. DEPTH OF 70% 4" MINUS RIVER ROCK AND 30% 2" MINUS RIVER ROCK OVER LANDSCAPE FABRIC TO MIMIC DRY CREEK BED.
    - SILVER ROCK - INSTALL 3" MIN. DEPTH OF 4" MINUS RIVER ROCK OVER LANDSCAPE FABRIC.
    - MOCHA LAVA ROCKS - INSTALL 3" MIN. DEPTH OF 3/4" MOCHA LAVA ROCK OVER LANDSCAPE FABRIC.
    - BARK MULCH - INSTALL WALK-ON BARK MULCH (OAE) IN TREE AND SHRUB WATERING WELLS LOCATED WITHIN ROCK MULCH AREAS. - DO NOT INSTALL LANDSCAPE FABRIC UNDER BARK.
    - LANDSCAPE FABRIC - DENYIT PRO-5 NEED BARRIER (OAE), INSTALL IN ACCORDANCE WITH MFG'S SPECIFICATIONS.
    - GRANULAR PRE-EMERGENT HERBICIDE - APPLY RONSTAR TURF & ORNAMENTAL HERBICIDE (OAE) TO ALL PLANTING BEDS PER MFG'S SPECIFICATIONS.
    - ALL ROCK USED ON THE SITE MUST BE WASHED CLEAN PRIOR TO INSTALLATION.

- SOD**
1. 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.
  2. SPREAD MINIMUM 6 CY SOIL AMENDMENT (GROUND BARK BASED PRODUCT, 1/4" MAXIMUM PARTICLE SIZE, NITROGEN STABILIZED) PER 1000 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 AMENDMENT.
  3. 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.
  4. 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.
  5. LAY SOD PIECES TIGHTLY TOGETHER WITH NO GAPS BETWEEN PIECES. STAGGER PIECES SUCH THAT SEAMS ALTERNATE EVERY OTHER ROW.
  6. IRRIGATE AND ROLL ENTIRE SOD AREA WITH 200 LB (MIN) ROLLER SUCH THAT THE FINISH SOD LAWN IS FREE OF HUMPS AND DEPRESSIONS.
  7. 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.
- OBSERVATIONS/APPROVALS/SUBMITTALS**
1. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING OWNER'S REPRESENTATIVE, A MINIMUM OF 48 HOURS IN ADVANCE, FOR THE FOLLOWING SITE OBSERVATIONS AND/OR MEETINGS:
    - PRECONSTRUCTION MEETINGS WITH ALL PARTIES
    - PLANT MATERIAL ON SITE, PRIOR TO INSTALLATION
    - OPEN TRENCH, MAINLINE (WITH VALVES ATTACHED) PRESSURE TEST
    - ADDITIONAL SITE OBSERVATIONS AS DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE.
  2. 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 OR FOLLOWING INSTALLATION.
  3. FINAL SUBSTITUTIONS - 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:
    - 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 AND THE CARSON CITY PLANNING DIVISION.
    - 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.
  4. SUBMIT REQUIRED SOIL REPORT, AND SAMPLE OF PROPOSED SOIL AMENDMENTS TO OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
  5. 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. PROCEDURE FROM OWNER DIGITAL COPIES 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 COPIES SHALL BE TURNED OVER TO THE OWNER'S REPRESENTATIVE.
- GUARANTEES/WARRANTY**
1. 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 OWNER'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 ADDED COST.

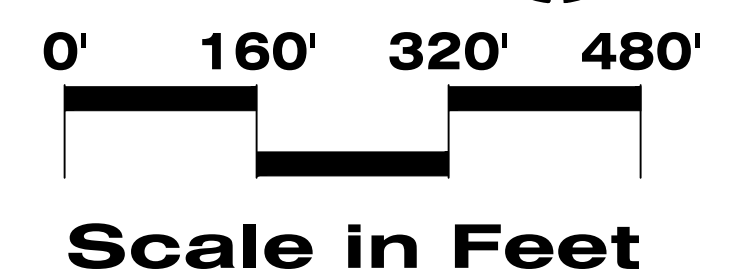
**IRRIGATION SPECIFICATIONS**

- GENERAL**
1. PLAN IS DIAGRAMMATIC ONLY. FINAL LOCATION OF LINES AND HEADS SHALL BE DETERMINED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE. LINES SHALL BE IN A COMMON TRENCH WHEREVER POSSIBLE. THE POINT-OF-CONNECTION SHALL BE AS INDICATED ON THE PLAN.
  2. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND ENSURE THAT ALL LOCAL CODES ARE MET.
  3. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL PERMITS REQUIRED FOR INSTALLATION OF THE IRRIGATION SYSTEM AS DEPICTED ON THESE PLANS.
  4. CONTRACTOR SHALL VERIFY AVAILABLE FLOW AND PRESSURE DOWNSTREAM FROM THE POINT-OF-CONNECTION PRIOR TO SYSTEM INSTALLATION. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY IF AVAILABLE FLOW IS LESS THAN REQUIRED TO RUN THE LARGEST ZONE. CONTRACTOR SHALL NOT PROCEED ANY FURTHER WITH INSTALLATION OF THE SYSTEM UNTIL NECESSARY DESIGN REVISIONS HAVE BEEN DETERMINED BY OWNER'S REPRESENTATIVE.
  5. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR DIFFERENCES IN DIMENSIONS EXIST THAT MIGHT HAVE BEEN UNKNOWN DURING ENGINEERING. SUCH OBSTRUCTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY AT NO ADDITIONAL COST TO OWNER.
  6. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
  7. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SPRINKLER MATERIALS, INCLUDING PIPE, WITH THE LANDSCAPE DRAWINGS TO AVOID INTERFERING WITH THE PLANTING OF TREES, SHRUBS, OR OTHER PLANTINGS.
  8. ALL VALVES ARE TO BE LOCATED IN PLANTING AREAS WHEREVER POSSIBLE.
  9. ALL ELECTRICAL WIRE FROM CONTROLLER TO VALVES SHALL BE 12 GAUGE UL DIRECT BURIAL OR LARGER AS REQUIRED BY LENGTH PER MANUFACTURER'S SPECIFICATIONS.
  10. BACKFILL FOR TRENCHING SHALL BE COMPACTED TO A DRY DENSITY EQUAL TO THE UNDISTURBED ADJACENT SOIL AND SHALL CONFORM TO ADJACENT GRADES WITHOUT DIPS, HUMPS, OR OTHER IRREGULARITIES.
  11. A MINIMUM OF TWO WORKING DAYS PRIOR TO PERFORMING ANY DIGGING, CALL UNDERGROUND SERVICE ALERT AT 1-800-227-2600 FOR INFORMATION ON THE LOCATION OF NATURAL GAS LINES, ELECTRICAL CABLES, TELEPHONE CABLES, ETC.
  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 PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
  13. INSTALL ALL PIPE AND CONTROL WIRES IN LANDSCAPE BEDS AND IN COMMON TRENCHES WHEREVER POSSIBLE.
  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 WITHOUT BINDING. PROVIDE (1) SLEEVE PER PIPE. PROVIDE SEPARATE SLEEVES FOR CONTROL WIRE.
  15. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE FOR COMPLETE DRAINAGE OF THE MAINLINES BY INSTALLING MANUAL DRAINS AS INDICATED ON PLAN AND AT ALL SYSTEM LOW POINTS.
- FLUSHING AND TESTING**
1. PIPING SHALL BE COMPLETELY FLUSHED OF FOREIGN PARTICLES BEFORE ATTACHING IRRIGATION COMPONENTS AND DRAIN VALVES.
  2. 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, REMADE, AND TESTED.
  3. 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 THE PRESENCE OF THE OWNER'S REPRESENTATIVE PRIOR TO BACKFILLING OVER PIPING.
  4. OPERATIONAL TESTING - PERFORM OPERATIONAL TESTING AFTER HYDROSTATIC TESTING IS COMPLETED. DEMONSTRATE TO THE OWNER'S REPRESENTATIVE THAT THE SYSTEM MEETS COVERAGE REQUIREMENTS (100%) AND THAT AUTOMATIC CONTROLS FUNCTION PROPERLY.
  5. AFTER COMPLETION OF GRADING AND SOD PLACEMENT, CAREFULLY ADJUST SPRINKLER HEADS TO MEET HEIGHT INDICATED ON DRAWINGS.

- SUBMITTALS**
1. 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 HIS OWN EXPENSE.
  2. INSTALLATION AND PERFORMANCE OF APPROVED SUBSTITUTIONS ARE THE CONTRACTOR'S RESPONSIBILITY. ANY CHANGES TO THE INSTALLATION OF ANY APPROVED SUBSTITUTION MUST BE MADE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE WITHOUT ADDITIONAL COST TO OWNER.
  3. PRIOR TO SYSTEM INSTALLATION CONTRACTOR SHALL VERIFY AND SUBMIT TO OWNER'S REPRESENTATIVE IN WRITING, AVAILABLE FLOW AND PRESSURE AT POINT-OF-CONNECTION AS DESCRIBED IN SPECIFICATION #4 ABOVE.
  4. COMPLETE WARRANTY CARDS FOR AUTOMATIC CONTROLLER AND OTHER IRRIGATION MATERIAL (CONTROLLER KEYS, ETC.) SHALL BE DELIVERED TO OWNER.
  5. CONTRACTOR SHALL PREPARE AND ISSUE TO THE OWNER (AT COMPLETION OF THE INSTALLATION) AN ANNUAL CHART INDICATING LOCATION, OPERATING DATES, CYCLES, AND TIME FOR EACH ZONE.
  6. ASBUILT IRRIGATION DRAWINGS: CONTRACTOR SHALL FURNISH ASBUILTS OF THE COMPLETE IRRIGATION SYSTEM. PROCEDURE 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 DRAINAGE PIPING SHALL BE SHOWN ON THE PRINTS BY DIMENSIONS FROM EASILY IDENTIFIED PERMANENT FEATURES, SUCH AS BUILDINGS, CURBS, FENCES, WALKS, OR PROPERTY LINES. DRAWINGS SHALL SHOW APPROVED MANUFACTURER'S NAME AND CATALOG NUMBER. THE DRAWINGS SHALL BE TO SCALE AND ALL INDICATIONS 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 PROJECT.
- GUARANTEE/FINAL ACCEPTANCE**
1. CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE THE IRRIGATION SYSTEM FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. MANUFACTURER WARRANTIES SHALL ONLY EXCEED THIS GUARANTEE AND CONTRACTOR SHALL BE LIABLE FOR REPAIRS/REPLACEMENT OF FAILED MATERIAL/WORKMANSHIP.
- MAINTENANCE**
1. 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 PROCEDURE.

**SHEET LEGEND**

- L1 - COVER SHEET
- L2 - LANDSCAPE PLAN
- L3 - LANDSCAPE PLAN
- L4 - LANDSCAPE PLAN
- L5 - LANDSCAPE PLAN
- L6 - IRRIGATION PLAN
- L7 - IRRIGATION PLAN
- L8 - IRRIGATION PLAN
- L9 - IRRIGATION PLAN
- L10 - CONCEPTUAL TRAILHEAD PLAN
- L11 - DETAIL SHEET
- L12 - DETAIL SHEET
- L13 - DETAIL SHEET



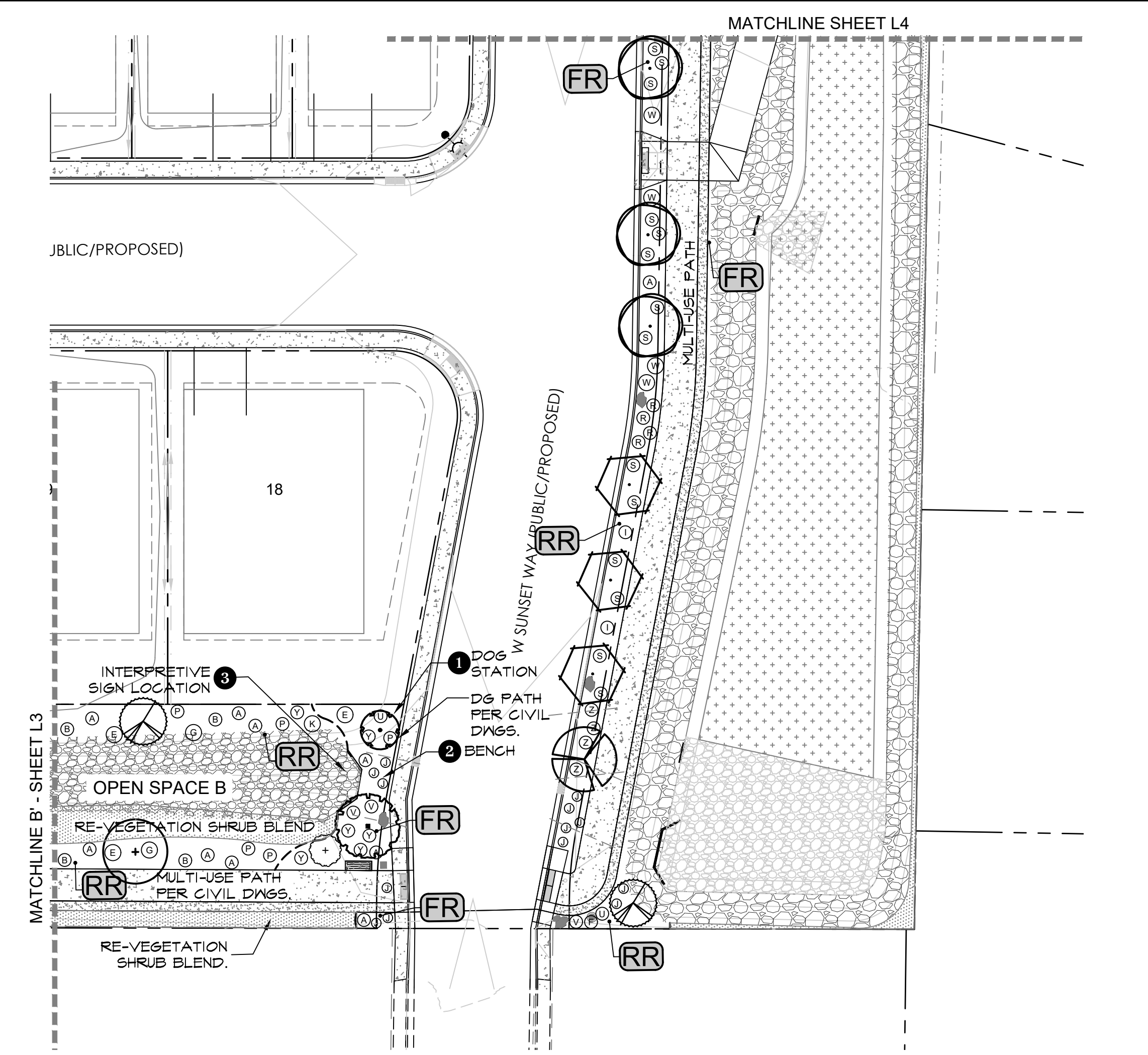
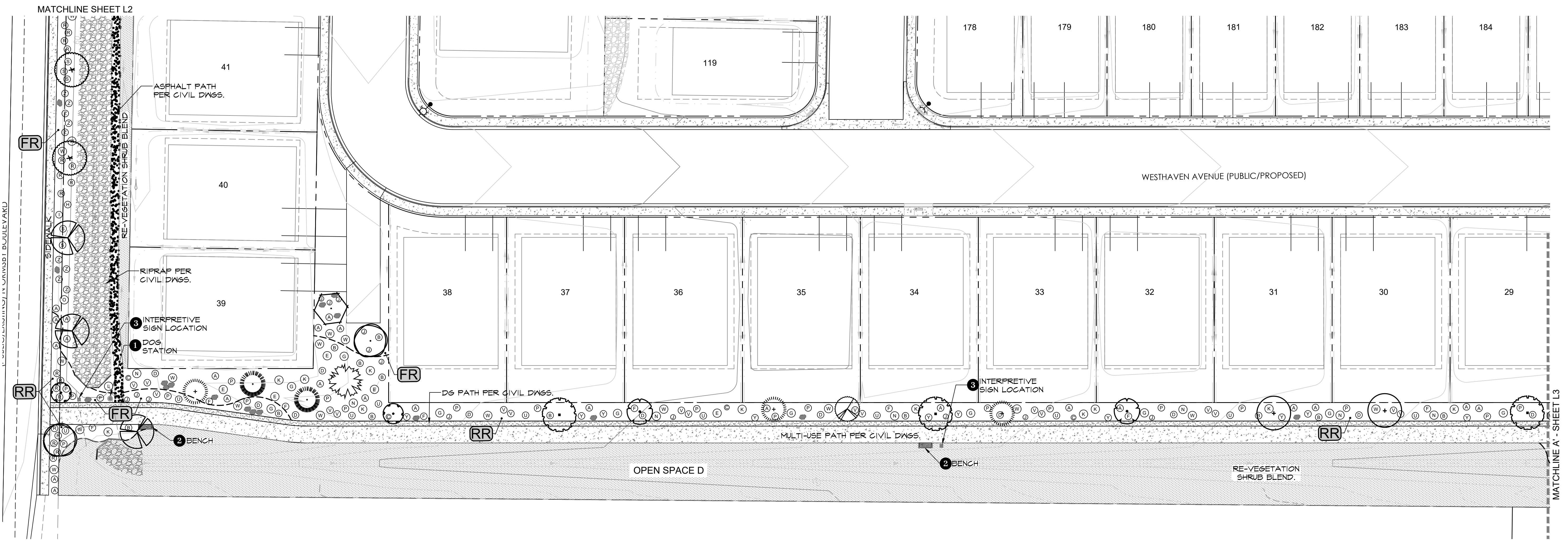
No.	Revision Date

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Designed:	RWH
Drawn:	KMK
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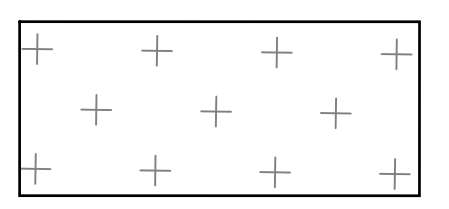
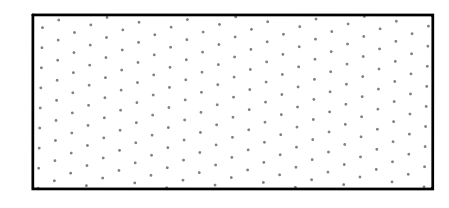






### RE-VEGETATION SPECIFICATIONS

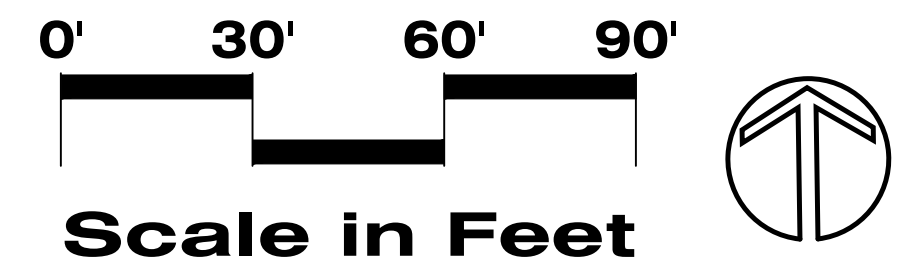
- STRIP & STOCKPILE EXISTING 6" OF NATIVE SITE TOPSOIL. CONTRACTOR SHALL PROVIDE DUST CONTROL FOR STOCKPILED TOPSOIL AS REQUIRED BY REGULATORY AGENCIES.
- FOLLOWING COMPLETION OF ROUGH GRADING RE-APPLY A MINIMUM OF 6" OF STOCKPILED TOPSOIL (IF AVAILABLE) TO RE-VEGETATION AREAS. TOPSOIL SHALL CONSIST OF NATURAL SURFACE SOIL, FRIABLE AND LOAMY IN CHARACTER. TOPSOIL SHALL BE FREE OF LARGE BRUSH OR STUMPS, OBJECTIONABLE WEEDS, LARGE STONES OR ROCKS (EXCEPT AS DEPICTED ON PLANS) AND SUBSTANCES TOXIC TO PLANTS.
- SCARIFY PLACED TOPSOIL TO CREATE FRIABLE CONDITIONS, EVENLY BLENDING PLACED TOPSOIL WITH TOP 6" OF SUBGRADE SOIL MATERIAL.
- RE-VEGETATION SEEDING IS RECOMMENDED TO TAKE PLACE IN THE FALL OR WINTER TO ALLOW WINTER MOISTURE TO GERMINATE SEEDS. RE-VEGETATION SEED BLENDS MAY BE APPLIED IN HYDRO-SEED SLURRY. THE APPLICATION RATE (LBS PER ACRE) IN THE FALL SHALL BE APPLIED AT A MINIMUM RATE OF 32 FLS LBS/ACRE. ALL SEEDING SHALL BE CONDUCTED IN THE FALL OR WINTER BEFORE FEBRUARY 15TH. RE-VEGETATION SEEDING SHALL NOT BE CONDUCTED IN THE SUMMER.
- FOLLOWING SEEDING, APPLY HYDRO-SLURRY MIX OVER SEEDING PER MFG'S SPECIFICATIONS. SLURRY SHALL CONSIST OF THE FOLLOWING:
  - FERTILIZER, 0-10-10 @ 200 LBS/ACRE
  - TACKIFIER, M-BINDER @ 60 LBS/ACRE
  - MULCH, FIBER MULCH @ 1,650 LBS/ACRE
  - SEED, REVEGETATION SEED BLEND
- CONTRACTOR SHALL MAINTAIN SEEDING UNTIL ESTABLISHED. REPAIR ANY SURFACE EROSION/RILLING UPON DISCOVERY.
- COVERAGE REQUIREMENT. NON-IRRIGATED REVEG SEEDING RELIES ON NATURAL PRECIPITATION. ADDITIONAL ANNUAL SEEDING APPLICATIONS (INCLUDING APPROPRIATE TACKIFIER TREATMENTS) MAY BE REQUIRED TO INSURE SUCCESSFUL GERMINATION AND ESTABLISHMENT. FURTHER APPLICATIONS WILL BE REQUIRED UNTIL COVERAGE REQUIREMENTS (CONSISTENT WITH NON-DISTURBED NATURAL CONDITIONS) ARE ACHIEVED AND ACCEPTED BY THE REVIEW AGENCY.



DRYLAND (NON-IRRIGATED) SHRUB SEED BLEND	
SPECIES	FLS #/ACRE
GRASSES	
WHEATGRASS STREAMBANK	4.00
BLUEGRASS SANDBERG	3.00
WILDRYE GREAT BASIN	2.00
FESCUE SHEEP	3.00
INDIAN RICEGRASS	5.00
SHRUBS	
SAGEBRUSH WYOMING	.50
RABBITRUSH RUBBER	1.50
SALTBUSH FOURRING	2.00
MORMON TEA GREEN	.50
BITTERBRUSH	1.00
SPINY HOPSAGE	.50
DESERT PEACH	1.00
FLOWERS	
DRYLAND AGGRESSIVE BLEND	2.00
NURSE CROP	
RYEGRASS ANNUAL	6.00
<b>TOTAL FLS #/ACRE:</b>	<b>31.00</b>

DRYLAND (NON-IRRIGATED) GRASS & FORBS SEED BLEND	
SPECIES	FLS #/ACRE
GRASSES	
WHEATGRASS STREAMBANK	5.00
WHEATGRASS INTERMEDIATE	5.00
BLUEGRASS SANDBERG	2.00
WILDRYE CREEPING	2.00
FESCUE SHEEP	3.00
INDIAN RICEGRASS	5.00
FLOWERS	
WILDFLOWER MIX GREAT BASIN	1.00
NURSE CROP	
RYEGRASS ANNUALMADRONE	6.00
<b>TOTAL FLS #/ACRE:</b>	<b>29.00</b>

AMENITY REFERENCE CHART				
SYM.	QTY.	DESCRIPTION	MFG/MODEL NUMBER	COLOR
1	8	DOG STATION	THE SENTRY DOG WASTE STATION SINGLEPUL BAG SYSTEM MODEL JJBO04 FROM ZEROWASTEUSA.COM	N/A
2	7	6" BENCH WITHOUT BACK	ANOVA FURNISHINGS CANYON FUSION ADVANTAGE STEEL GABION-STYLE BENCH MODEL CAN1872P	PER OWNER
3	6	INTERPRETIVE SIGNAGE	N/A	PER OWNER



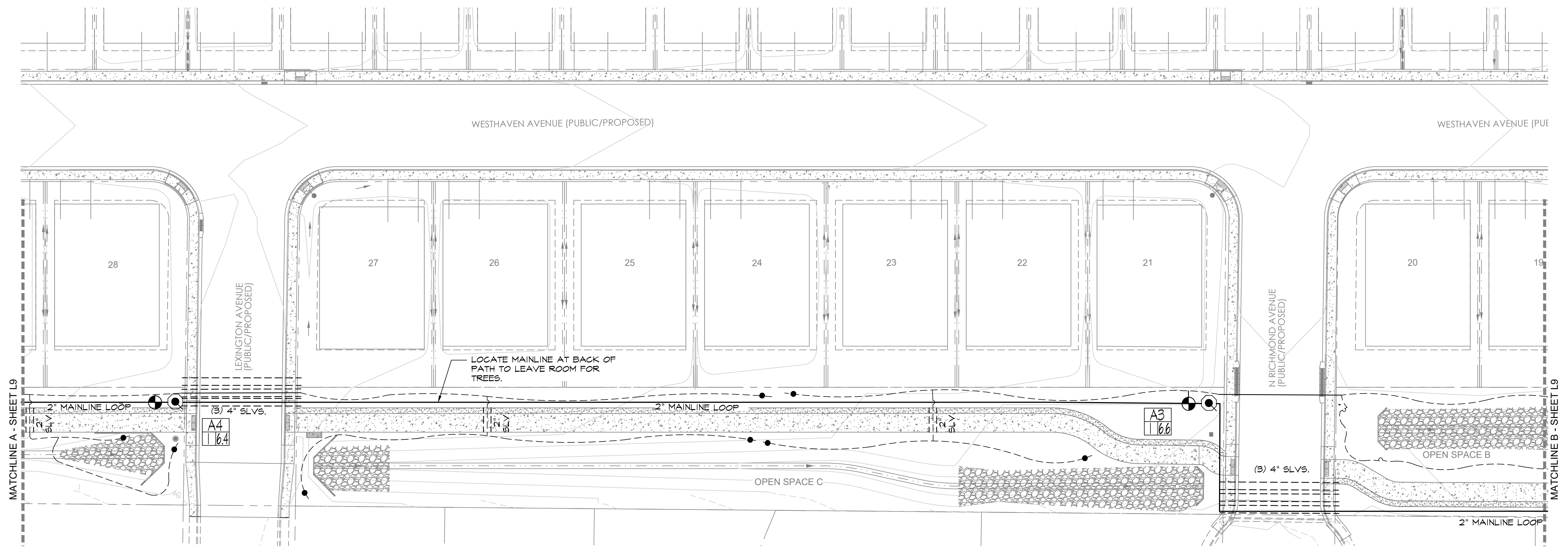
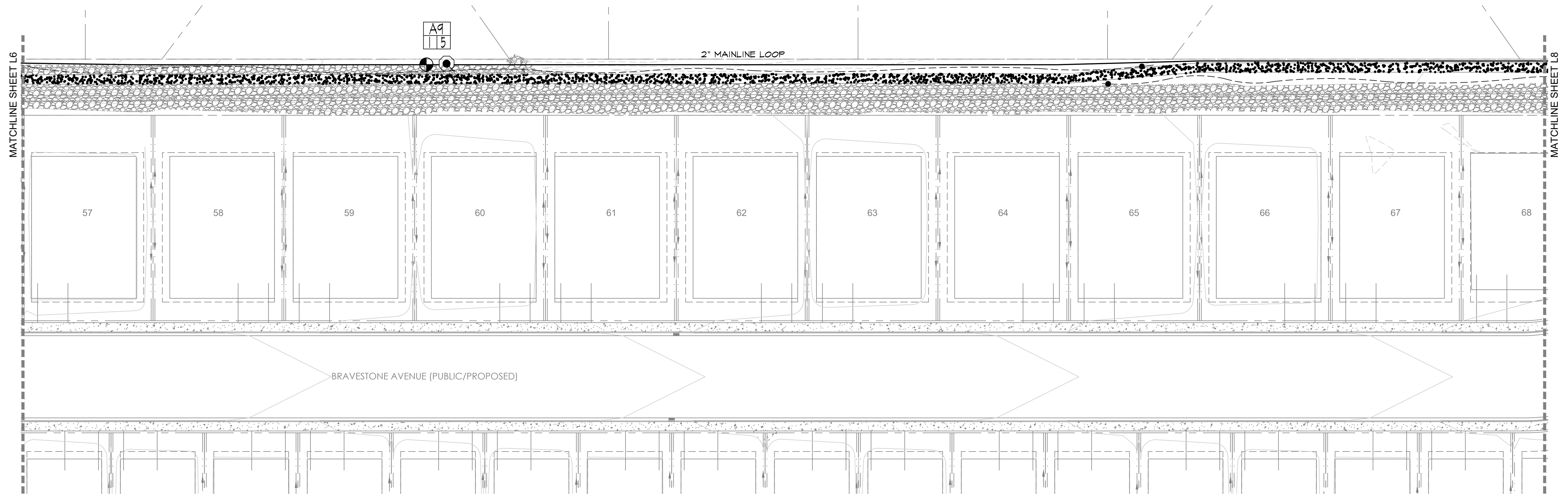
SEE SHEET L1 FOR LANDSCAPE SPECIFICATIONS  
SEE SHEET L2 FOR PLANT LIST & MULCH LEGEND



No.	Revision Date

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SEE SHEET L1 FOR IRRIGATION SPECIFICATIONS  
 SEE SHEET L9 FOR METER "B" IRRIGATION LEGEND



**ANDERSEN RANCH ESTATES**  
 Christy Corporation, LTD

No.	Revision	Date

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