

Late Material

Item # 17a

8/18/2022

APN:

Recording requested by:  
return to and mail tax  
statements to:

Lennar Reno, LLC  
9425 Double Diamond Parkway  
Reno, NV 89521

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons (Per NRS 239B.030)

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**AGREEMENT REGARDING NEIGHBORHOOD PARK CONSTRUCTION AND  
RESIDENTIAL CONSTRUCTION TAX CREDITS FOR THE ANDERSEN  
RANCH PROJECT**

Dated as of \_\_\_\_\_ (the "Effective Date")

**Art. 1 PARTIES, RECITALS DEFINITIONS.**

**§1.01 Parties.** This Neighborhood Park Construction and Residential Construction Tax Credit Agreement for the Andersen Ranch Project (the "Agreement") is by and between:

**Developer**                      Lennar Reno, LLC  
   a Nevada limited liability company  
   9425 Double Diamond Parkway  
   Reno, Nevada 89521  
   ATTN: Dustin Barker

**City**                                Carson City, Nevada  
   a consolidated municipality

Carson City, Nevada

**§1.02 Recitals** (capitalized terms are defined below)

A. Developer is developing the Andersen Ranch Project (the "Project"), which will, when fully built-out, include the construction of up to 203 single family residential units. The Developer shall construct neighborhood park improvements to include a

multi-use path system and certain trailhead improvements as described in that certain Notice of Decision – SUB-2019-0022 dated January 3, 2020, issued by the City with respect to the tentative map approval for the Project (the “NOD”). This Agreement is entered into to satisfy Condition 38 set forth in the NOD.

B. Under NRS 278.4983 the Carson City Board of Supervisors may, by ordinance, impose a residential construction tax, and the City enacted Ordinance 2002-20 Section 2 (the “Ordinance”) imposing such a tax on the privilege of constructing apartment houses and residential dwelling units and developing mobile home lots within the City. The purpose of the tax is to raise revenue to enable the City to provide neighborhood parks and facilities for parks which are required for the residents of the apartment houses, mobile homes and residences. Under NRS 278.4985 and the Ordinance, the residential construction tax applies to the Project.

C. Under Nevada Revised Statutes 278.4985 and Carson City Municipal Code 15.60.090, the City may allow a credit against the amount of the residential construction tax for the amount and value of neighborhood parks constructed by developers and dedicated to the City under conditions stated therein.

D. Developer desires to construct public recreational facilities consisting of a multi-use path system within the Project boundaries and trailhead improvements located on property owned by the City (each as indicated below), and City desires to provide credits against the Residential Construction Tax if the parks are built to the City’s satisfaction and dedicated.

E. The estimated Residential Construction Tax or tax credits to be generated from the Project are as follows: 203 single family residential dwelling units Development are as follows:

Number of Units	Zoning Classification	Residential Construction Tax	Total Est. Tax
203	SF-6 and SF-12	\$1,000/dwelling unit	\$203,000

NOW THEREFORE, the parties agree as follows.

**§1.03 Definitions.** The following definitions apply to this Agreement.

**Board of Supervisors** means the board of supervisors of the City.

**Project** means the Andersen Ranch residential subdivision.

**Parks Director** means the Director of Parks and Recreation for the City, or city official who has been appointed to administer the City’s parks, or their designee.

**Residential Construction Tax** means the Residential Construction Tax imposed by the Ordinance as authorized by NRS 278.4983 and 278.4985 as amended.

**“tax credits” or “credits”** means the credits issued to Developer under this Agreement to be applied against building permit fees related to the Residential Construction Tax.

**Art. 2 PARKS TO BE DESIGNED AND CONSTRUCTED; TAX CREDITS AUTHORIZED.**

**§2.01 Design and Construction Schedule and Estimated Costs; amount of tax credits.** Developer agrees, at its own expense and risk, to design and construct the multi-use path system and trailhead improvements in the approximate locations depicted on Exhibit “A” attached hereto (each, a “Park” and collectively, the “Parks”). Developer shall hire a third-party for all materials testing and provide reports to City inspector for review and approval.

**§2.02 Credit Adjustments; provisional credits.**

2.02.A Adjustments. Credits are subject to audit and change as mutually agreed to in writing between the City and Developer which may result in credits in excess of or less than the amounts set forth in the tables in Paragraphs 1.02 and 2.01. The applicable Civil Improvement Plans For Andersen Ranch Estates Dated February 08, 2022 Sheets L1 – L14 (the “Park Plans”) have been reviewed and approved by the Parks Director.

2.02.B Provisional Credits. So long as Developer is not in default under this Agreement, the City shall grant to Developer, on the Effective Date, provisional Residential Construction Tax credits in the amount of the total “Maximum Amount of Credits” set forth in the table in Paragraph 1.02, above. It being understood that such credits are provisional and may be revoked if Developer subsequently defaults under this Agreement. If provisional Residential Construction Tax credits are subsequently revoked, Developer must pay to the City in cash the amount of such provisional Residential Construction Tax credits. The City and Developer shall account for the issuance, assignment and application from time to time of provisional Residential Construction Tax credits.

2.02.C Transfer of credits. Provisional and final Residential Construction Tax credits are fully transferable but restricted to use only within the Project. City shall not be obligated to honor any provisional Residential Construction Tax credits during any time in which the Developer is in default under the terms of this Agreement.

**§2.03 Construction requirements.**

2.03.A Location and size. The Parks shall be built in the approximate locations specified in the Andersen Ranch Tentative Map and as depicted on Exhibit “A”

and shall be the size as specified above or as otherwise approved by the Parks Director and Developer and in accordance with the Park Plans.

2.03.B Prior approvals; changes and assignments. Developer has received approval from the City of the plans and specifications for the subject Park and any material changes thereto shall be submitted to the Parks Director, which shall be approved, approved with modification or disapproved within thirty (30) days of submission. In the event that the Parks Director does not communicate any such comments to the plans and specifications within the thirty (30) days, such plans and specifications shall be deemed approved.

2.03.C Completion and payment bonds. If provisional credits are used, or if progress payments are authorized, the Parks Director and Developer may agree upon the posting of completion bonds, payment bonds or other adequate security to assure performance mutually acceptable to the Parks Director and Developer.

2.03.D Pursuit of construction; change orders; risks.

1. Developer agrees to construct the Parks. Developer agrees to confer with the Parks Director from time to time regarding the progress being made so that the Parks Director may plan accordingly.

2. Developer assumes all risks associated with cost overruns and change orders to the final approved construction budget, neither of which need be approved by the Parks Director, it being understood that Developer shall construct each Park in accordance with the plans and specifications approved by the Parks Director. Provided, however, all costs, fees and expenses incurred by Developer related to any change orders requested by City or Parks Director after the approval of the applicable Park's plans and specifications, as provided in Paragraph 2.03B above, shall be paid for by City, in cash, upon completion of construction of the applicable Park and Developer providing to City such reasonable documentation to support any such costs, fees and expenses incurred in connection with any such change orders.

3. All risk of loss or destruction of work or facilities in progress shall be borne by Developer, except to the extent caused by City.

2.03.E Inspections; final inspection; final amounts of credits or reimbursement.

1. City agrees that it shall assign an inspector to continually monitor and inspect the construction of all improvements related to each Park for compliance with the approved plans and specifications in order to facilitate the timely and orderly completion, continuation of maintenance, acceptance, dedication and use by the public. Developer shall, at a minimum, notify the assigned inspector upon, and the inspector shall inspect, completion of final grade and installation of all irrigation valves prior to backfill.

2. Not later than five (5) days prior to completion of construction of each Park, Developer shall provide a written notice of completion to the City and City shall cause a final inspection within five (5) business days. Any items not in conformance with the approved plans and specifications shall be noted on a "punch list" and promptly completed by Developer. Developer shall issue a notice of completion of construction to City upon completion of any items on a punch-list or, if no items were noted, on the date set forth in the five (5) day notice provided for in the first sentence of this paragraph. The Park and related improvements shall be dedicated to the City within ninety (90) days following completion of construction.

3. Upon completion of construction or the "punch list," Developer shall submit proof of the actual costs of construction.

2.03.F Construction standards and practices.

1. Developer warrants, represents and agrees that all improvements constructed by Developer hereunder (i) shall be built in accordance with plans and specifications approved by the Parks Director, and in accordance with the standards and specifications in the Orange Book in effect at the time of construction, (ii) shall be built in compliance with Applicable Law, (iii) shall be constructed in a workmanlike manner, (iv) shall be built with new materials (unless otherwise agreed) which shall be free from faults and defects, and (v) shall be free from the release of hazardous substances as defined NRS 40.504 and 40.505. The "Orange Book" means the latest edition of the "Standard Specifications for Public Works Construction" sponsored and distributed by the City and other local government entities.

2. Trees shall be planted and maintained to the same standards applied and uniformly enforced by the City with respect to all parks in Carson City.

3. Park Equipment/Amenities shall be installed in accordance with the manufacturers' instructions and Consumer Product Safety Guidelines applicable to the equipment and amenities, if any.

4. Signage shall comply with the Carson City Parks, Recreation and Open Space Department Signage Master Plan (adopted March 30, 2018).

2.03.G No agency, partnership or joint venture. It is specifically understood and agreed to by and between the parties that (i) any improvements made hereunder (except for the Trailhead Improvements located on land owned by the City) are private and the City has no interest in or responsibilities for, or due to, third parties concerning any improvements, and with respect to the Trailhead Improvements upon acceptance thereof by the City, the Developer shall have no further responsibility with respect thereto, (ii) Developer shall have full power over and exclusive control over them, and (iii) City and Developer hereby renounce the existence of any form of agency relationship, joint venture, partnership or other co-relationship and agree that nothing

contained herein or in any document executed in connection herewith shall be construed as creating any such relationship between City and Developer.

**§2.04 Appeals of decisions of Parks Director.**

2.04.A [Intentionally Deleted]

2.04.B [Intentionally Deleted]

2.04.C Appeals to Board of Supervisors. All decisions of the Park Director are subject to appeal by Developer to the Board of Supervisors, however, that a notice of appeal must be filed with the Carson City Clerk-Recorder within 30 calendar days from the date that the decision was made.

2.04.D Judicial Review. Decisions of the Board of Supervisors are considered to be final on the date of the meeting at which the decision was made, and are subject to judicial review in accordance with procedures set by the City, or if no procedures are set, then in accordance with the procedures similar to those set forth in NRS Chapter 233B.

**Art 3. TERM, DEFAULT, NOTICE AND REMEDIES.**

**§3.01 Expiration of this Agreement.** This Agreement expires and automatically terminates on the twentieth (20th) anniversary of the Effective Date, unless otherwise extended, in writing, by mutual agreement of the Developer and City.

**§3.02 Obligations on expiration or termination.**

3.02.A. Upon termination of this Agreement by City upon an uncured default by Developer, Developer shall reimburse City in cash within thirty (30) days for all provisional credits issued hereunder and applied by the City to building permit fees in the Development regarding any Park which has not been completed as of the date of such termination, unless otherwise agreed.

**§3.03 Excuse due to force majeure.**

3.03.A. Except as provided elsewhere herein, if a “force majeure” makes performance of an obligation or cure of a breach or default impossible, such performance or cure is excused for the duration of the force majeure provided that the obligated party (i) within a reasonable time after the commencement of the force majeure notifies the other party of the nature of the force majeure, when it commenced, why it makes performance or cure impossible, and the expected duration (if known), and (ii) agrees to and does in fact diligently pursue remediation of the effects of the force majeure, and (iii) agrees to notify the other party immediately when it becomes possible to commence efforts to cure the default.

3.03.B A “force majeure” is defined as (i) without the fault of and beyond the

reasonable control of the obligated party, a war; insurrection; riot; flood; earthquake; fire; casualty; act of God; act of a public enemy; quarantine restriction or other effect of epidemic, pandemic or disease; inability to reasonably obtain materials, supplies and/or equipment, freight embargo; weather-caused delay; lack of transportation attributable to any of these; or a lawsuit challenging the validity or approval of this agreement if an order is entered prohibiting performance by the obligated party, and so long as the obligated party defends such lawsuit with reasonable diligence; or (ii) labor strikes, boycotts or picketing; (iii) provided, however, that if the breach or default is the failure to pay money, the force majeure must actually prevent access to or payment from a bank account or payment mechanism, such as during a banking holiday, moratorium, or sabotage of wire or automated transfer systems. A force majeure does not include general economic or market conditions, or the financial condition of a party even if they are influenced by any of the foregoing.

3.03.C. A force majeure is deemed to cease for purposes of this Agreement and a party is deemed to be in breach of an obligation or cure when it becomes possible for the obligated party to commence to perform the obligation or cure.

### **§3.04 Default, notice and right to cure.**

3.04.A. Default. Subject to §3.03, a default occurs when (i) any party repudiates, breaches or fails to perform any covenant, material term or provision in this Agreement; (ii) an event required to occur does not occur by the time required; or (iii) any party misrepresents a material fact, or omits to state a material fact, for the purpose of inducing another party to act or which is relied on by another party in deciding a course of action during the administration of this agreement.

3.04.B. Notice and right to cure. In the event of the default, the non-defaulting party shall provide written notice and the defaulting party shall have thirty (30) days or such other time frame agreed upon between the parties from the date that the notice is deemed given to cure the default.

### **§3.05 Remedies.**

3.05.A. Remedies by City. In the event of a default by Developer, City may (i) terminate this Agreement and demand repayment of all provisional credits issued hereunder and applied by the City to building permit fees in the Development for the Parks which have not been completed as of the date of the termination; (ii) suspend any counter-performance due hereunder; and/or (iii) bring an action for damages or injunctive relief; or (iv) pursue any other remedy specifically provided in this Agreement or afforded by law.

3.05.B Remedies by Developer. In the event of a default by City which is not cured within the time specified, Developer may (i) suspend any counter performance; (ii) terminate this Agreement; (iii) bring an action for damages or injunctive relief; or (iv) pursue any other remedy specifically provided in this Agreement or by law. Any election

by Developer under this Paragraph 3.05B shall not affect the validity of provisional credits transferred by Developer to third parties or the right of Developer to recover funds expended on Park improvements.

3.05.C. Remedies cumulative. All remedies stated in this Agreement are cumulative with each other and with any remedy afforded in law or equity. The election of any remedy does not constitute a waiver of any other remedy.

**§3.06 Waivers.** Any forbearance, inaction, or failure to promptly pursue any remedy (whether intentional or negligent) shall not be deemed a waiver of any default or remedy. Waivers must be expressed in writing signed by the waiving party, and a waiver of a default is limited to the specific default identified in the written waiver and does not constitute a course of dealing or implication that similar defaults will be waived in the future.

#### **Art. 4. GENERAL TERMS**

**§4.01 Assignment and Binding Effect.** This Agreement shall be binding on and inure to the benefit of the parties, their respective successors and any assignees or delegates if the assignment or delegation is permitted and the assignee assumes all obligations under this Agreement as to the property transferred to the assignee. Unless otherwise specifically identified in this Agreement, there are no third party beneficiaries intended by this Agreement and no third parties have any standing to enforce any of the provisions of this Agreement.

**§4.02 Discretion of City.** The Board of Supervisors is a public body and their decisions are legislative, administrative or quasi-judicial and are subject to public hearings and input, and the Board of Supervisors, except as otherwise provided herein, shall have sole and absolute discretion to approve or disapprove any matter submitted to it for any reason.

#### **§4.03 Notices; when deemed sufficiently given**

4.03.A. Formal notices, demands and communications between the parties must be in writing and must be sent to the addresses or facsimile numbers stated in Article 1 above, or to any address or number subsequently communicated to the sending party in writing, and copies must also be delivered to:

For notices to City:

Carson City, Nevada  
Attn: Jennifer Budge, Parks and Recreation Director  
3303 Butti Way #9  
Carson City, NV 89701  
(775) 887-2262

With copy to:  
Carson City Purchasing and Contracts Department  
Carol Akers, Purchasing and Contracts Administrator  
201 North Carson Street, Suite 2  
Carson City, NV 89701  
Fax: 775-887-2286

For notices to Developer:

Lennar Reno, LLC  
9425 Double Diamond Parkway  
Reno, Nevada 89521

With copy to:

Woodburn and Wedge  
6100 Neil Road, Suite 500  
Reno, Nevada 89511  
Attn: Gregg P. Barnard  
Fax: (775) 688-3088

4.03.B Notices to successors shall be made either to the addresses on file with City or to the resident agents on record with the Nevada Secretary of State.

4.03.C If notice is sent by regular mail to the correct address, it will be deemed sufficiently given only when actually received by the correct addressee.

4.03.D If notice is sent by registered or certified mail to the correct address, postage prepaid, it will be deemed sufficiently given when actually received by the addressee or three business days after it is received by the U.S. Post Office as indicated on the receipt, whichever is earlier.

4.03.E If notice is sent by courier, or overnight delivery service (Federal Express, UPS Overnight, U.S. Postal Priority Mail), it will be deemed sufficiently given when delivered to the address as indicated in the records of the courier or service.

4.03.F If notice is sent by facsimile, properly addressed to the addressee specified in 4.03A and is actually sent to the correct facsimile number, it will be deemed sufficiently given when receipt is confirmed by either the receiving or sending facsimile machine, provided that the confirmation is in writing and sufficiently identifies the document, and indicates the time and date that the document was received by the receiving facsimile machine. Any facsimile received on a weekend, holiday or after 5:00 p.m. on a business day shall be deemed to have been received on the next business day.

**§4.04 Further documents** Each party agrees to honor any reasonable requests by the other party to complete, execute and deliver any document necessary to accomplish the purposes hereof at the expense of the requesting party.

**§4.05 Approvals not to be unreasonably withheld** Unless otherwise specified (such as with the words "sole discretion") wherever this Agreement requires the approval of a party, or any of a party's officers, agents or employees, such approval shall not be unreasonably withheld, conditioned or delayed.

**§4.06 Attorney's fees & costs**

4.06.A Appeals and Judicial Review. In the event of an appeal or petition for judicial review under Paragraph 2.04, each party shall bear its own attorneys fees regardless of the outcome of the proceeding. Costs, however, may be awarded as determined by the presiding judge.

4.06.B All other matters. Except as provided in Paragraph 4.06.A above, if any party hereto institutes any action or proceeding (including arbitration, if authorized, or litigation) against the other or others arising out of or relating to this Agreement, reasonable attorney's fees and costs may be awarded to the prevailing party, as determined by or otherwise allocated at the discretion of the Court.

**§4.07 Timing provisions.** Time is of the essence in the performance of this Agreement. Unless otherwise specified, the term "days" means calendar days. If a deadline falls on a weekend, holiday or day when the recipient of performance is not open for business, then performance is due on the first business day of the recipient thereafter. Unless otherwise specified, performance is due by the later of 5 p.m. local time or close of business of the recipient on the day it is due.

**§4.08 Applicable law; jurisdiction and venue.** The laws of the State of Nevada, without regard to conflicts of law principles, shall govern the interpretation and enforcement of this Agreement. All actions brought to enforce this Agreement shall be brought in either the United States District Court for the District of Nevada located in Reno, Nevada, or the First Judicial District Court for the State of Nevada in and for Carson City, Nevada.

**§4.09 Severability**

4.09.A. Each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law, taking into account permissible waivers or provisions which may be upon agreement of the parties. If any term or provision of this Agreement or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then it shall be excised from this Agreement and the remainder of this Agreement, or the application of such term or provision to circumstances other than those

to which it is invalid or unenforceable, shall not be affected.

4.09.B To prevent windfall or unintended consideration, if any term or provision of this Agreement is deemed invalid or unenforceable or enforceable only to a limited extent, the parties agree to negotiate in good faith to adjust any counter-performance, condition, or corresponding consideration.

**§4.10 Construction of Agreement.**

4.10.A Titles and headlines of this Agreement are intended for editorial convenience and are not to be construed as a part of this Agreement.

4.10.B The word “include” or “including” is not intended as a limitation and shall be construed to include the words “but not limited to.”

4.10.C Any reference to the masculine genders includes, where appropriate in the context, the feminine gender. Any term in the singular includes, where appropriate in the context, the plural.

4.10.D The parties hereto were each advised by counsel in drafting and negotiating this Agreement, and both parties contributed to its contents. No presumptions against or in favor of either party are appropriate based on who drafted this agreement or any provision herein.

**§4.11 Modifications and Amendments.** This Agreement may be modified or amended only by a writing signed by an authorized agent of the party to be bound by the modification or amendment. All modifications and amendments must be approved by the Parks Director or Board of Supervisors following the procedures established by law.

**§4.12 Authority to execute.** Each person who signs this Agreement below warrants and represents that he or she has the legal capacity to enter into this agreement and if signing in a representative capacity, has the actual authority to bind the principal for which he or she signs and that his or her signature has the effect of binding the principal.

**§4.13 Entire Agreement; Attachments; recording**

4.13.A This Agreement (together with attachments and documents incorporated by reference) integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof.

4.13.B All attachments hereto and/or referred to in this Agreement are incorporated herein as though set forth in full.

4.13.C This Agreement shall be recorded in its entirety together with the

ordinance approving it.

EXECUTED on the dates indicated but with the effective date indicated above.

**City**

Carson City, Nevada, a consolidated municipality.

By \_\_\_\_\_, Mayor Date \_\_\_\_\_

Attest

By \_\_\_\_\_, City Clerk Date \_\_\_\_\_

Approved

\_\_\_\_\_, Deputy District Attorney Date \_\_\_\_\_

**Developer**

Lennar Reno, LLC, a Nevada limited liability company

By \_\_\_\_\_, Vice President Date \_\_\_\_\_

State of Nevada     )  
                                  )  
County of \_\_\_\_\_)

Acknowledgement in representative capacity  
(NRS 240.1665)

This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_ as \_\_\_\_\_  
of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

State of Nevada     )  
                                  )  
County of \_\_\_\_\_)

Acknowledgement in representative capacity  
(NRS 240.1665)

This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_ as \_\_\_\_\_  
of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

EXHIBIT "A"  
DESCRIPTION OF PARK



No.	Revision Date
△	8/4/21
△	Carson City Comments
△	8/27/21
△	L.A. Studio Review
△	9/27/21
NC/NDEP	Comments
△	10/19/21 City Comments
△	10/21/21 No Change
LA No.	918-942-10-20
Designed:	RWH
Drawn:	KMK
Checked:	RWH
Date:	4/19/2021

REVISION NOTES	
△	11/22/21
△	NO CHANGE
△	1/14/22
△	NO CHANGE

**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)

NOTE: MOUNTAIN STREET TRAILHEAD PLAN TREE AND SHRUB COUNTS NOT INCLUDED IN THE FOLLOWING NUMBERS. SEE SHIT. L10 FOR TRAILHEAD COUNTS.

PROVIDED COMMON AREA = 353,045 SQ FT  
 • OPEN SPACE = 334,500 SQ FT (7.71 ACRES)  
 • TRAILHEAD = 11,906 SQ FT  
 • MOUNTAIN STREET STREETScape = 1,631 SQ FT

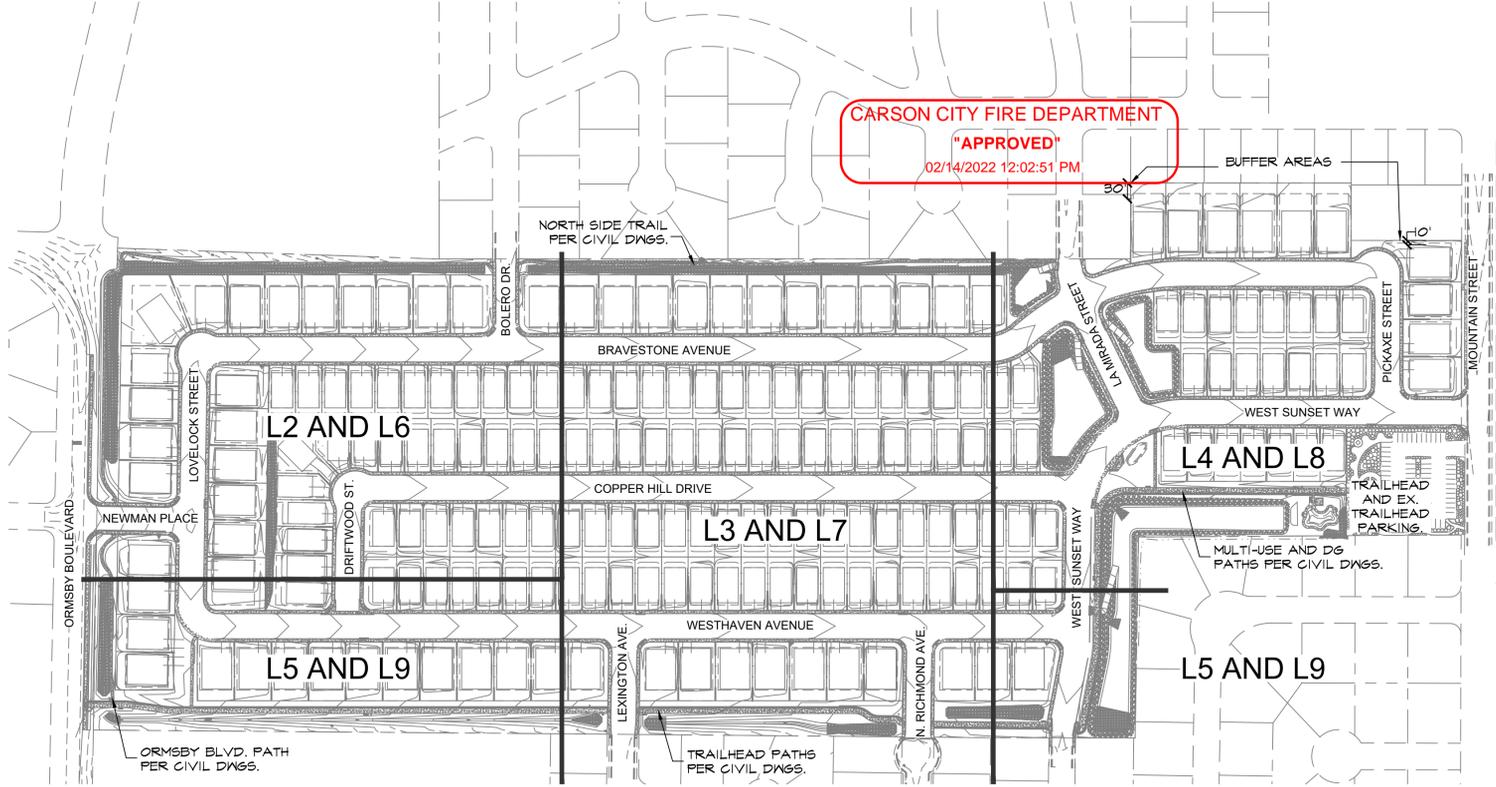
TREES REQUIRED = 165  
 PATH TREES = 101  
 (1 TREE PER EVERY 50 LN FT OF PATH)  
 • 15 = ORMSBY BOULEVARD PATH (774 LN FT)  
 • 34 = NORTH SIDE PATH (1,107 LN FT)  
 • 52 = TRAILHEAD TO ORMSBY BLVD. (2,596 LN FT)

FRONTAGE TREES = 64  
 (1 TREE PER 30 LF OF STREET FRONTAGE)  
 • 9 = MOUNTAIN STREET  
 • 34 = LA MIRADA STREET (262 LN FT ALL SIDES)  
 • 21 = WEST SUNSET WAY (619 LN FT)

TREES PROVIDED = 229\*\*  
 SHRUBS PROVIDED = 1,465\*\*

\*MOUNTAIN STREET TRAILHEAD PLAN TREE AND SHRUB COUNTS NOT INCLUDED IN ABOVE NUMBERS.

\*\*PROVIDED NUMBERS INCLUDE TREES AND SHRUBS IN BUFFER FOR LOTS 1-7



**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.
7. **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 & LIME 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**

15. 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 EXTRANEUS MATTER. LIMIT PREPARATION TO AREAS WHICH WILL BE PLANTED PROMPTLY AFTER PREPARATION.
16. 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.
17. 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.
18. 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.
19. LAY SOD PIECES TIGHTLY TOGETHER WITH NO GAPS BETWEEN PIECES. STAGGER PIECES SUCH THAT SEAMS ALTERNATE EVERY OTHER ROW.
20. IRRIGATE AND ROLL ENTIRE SOD AREA WITH 200 LB (MIN) ROLLER SUCH THAT THE FINISH SOD LAWN IS FREE OF HUMPS AND DEPRESSIONS.
21. 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**

22. 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.
23. 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.
24. **PLANT 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.  
 • THE LANDSCAPE CONTRACTOR AGREES THAT THE PLANT MATERIAL SPECIFIED IS SUITABLE TO 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.
25. SUBMIT REQUIRED SOIL REPORT, AND SAMPLE OF PROPOSED SOIL AMENDMENTS TO OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
26. **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**

27. 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 BENDING. 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**

16. PIPING SHALL BE COMPLETELY FLUSHED OF FOREIGN PARTICLES BEFORE ATTACHING IRRIGATION COMPONENTS AND DRAIN VALVES.
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, REMADE, AND TESTED.
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 THE PRESENCE OF THE OWNER'S REPRESENTATIVE PRIOR TO BACKFILLING OVER PIPING.
19. 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.
20. AFTER COMPLETION OF GRADING AND SOD PLACEMENT, CAREFULLY ADJUST SPRINKLER HEADS TO MEET HEIGHT INDICATED ON DRAWINGS.

**SUBMITTALS**

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 HIS OWN EXPENSE.
22. 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.
23. COMPLETE WARRANTY CARDS FOR AUTOMATIC CONTROLLER AND OTHER IRRIGATION MATERIAL (CONTROLLER KEYS, ETC.) SHALL BE DELIVERED TO OWNER.
24. 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.
25. AS-BUILT IRRIGATION DRAWINGS: CONTRACTOR SHALL FURNISH AS-BUILTS 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 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**

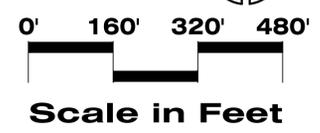
26. CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE THE IRRIGATION SYSTEM FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. MANUFACTURER WARRANTIES SHALL ONLY EXCEED THIS GUARANTEE AND CONTRACTOR SHALL BE LIABLE FOR REPAIRS/REPLACEMENT OF FAILED MATERIAL/WORKMANSHIP.

**MAINTENANCE**

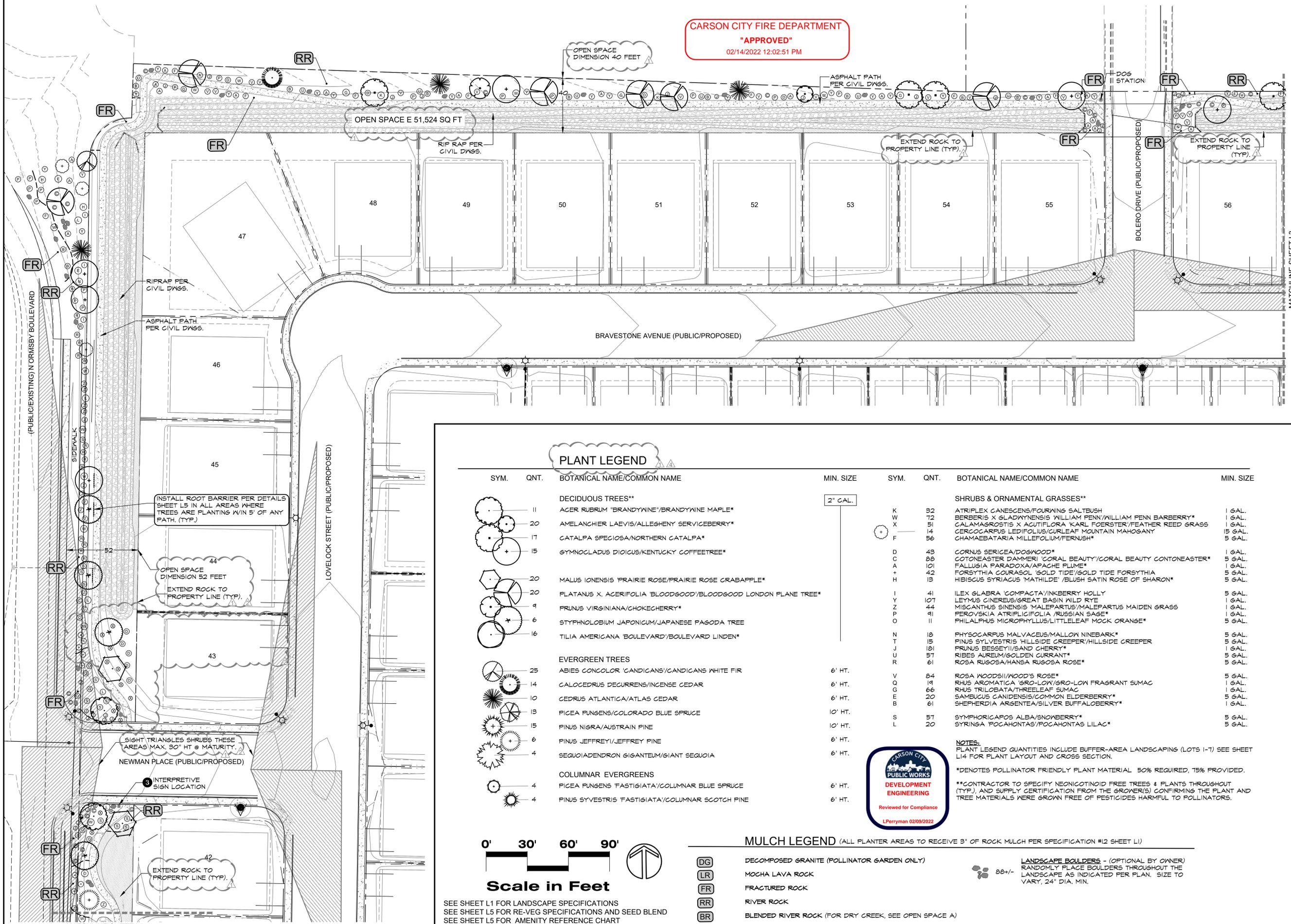
27. AFTER SYSTEM IS INSTALLED AND APPROVED, INSTRUCT OWNER'S DESIGNATED PERSONNEL IN COMPLETE OPERATION AND MAINTENANCE PROCEDURES. DRAIN ENTIRE SYSTEM AT END OF FIRST WATERING SEASON FOLLOWING INSTALLATION. TRAIN OWNER'S DESIGNATED PERSONNEL BY HAVING THEM ASSIST IN WINTERIZING PROCEDURE.

**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 - MOUNTAIN STREET TRAILHEAD PLAN
- L11 - DETAIL SHEET
- L12 - DETAIL SHEET
- L13 - DETAIL SHEET
- L14 - BUFFER AREA LANDSCAPE PLAN

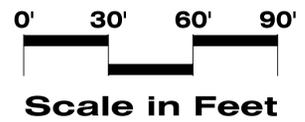


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**PLANT LEGEND**

SYM.	QNT.	BOTANICAL NAME/COMMON NAME	MIN. SIZE	SYM.	QNT.	BOTANICAL NAME/COMMON NAME	MIN. SIZE
<b>DECIDUOUS TREES**</b>				<b>SHRUBS &amp; ORNAMENTAL GRASSES**</b>			
(Symbol)	11	ACER RUBRUM 'BRANDYWINE'/BRANDYWINE MAPLE*	2" CAL.	K	32	ATRIPLEX CANESCENS/FOURWING SALTBUCH	1 GAL.
(Symbol)	20	AMELANCHIER LAEVIS/ALLEGHENY SERVICEBERRY*		W	72	BERBERIS X GLADYNNENSIS WILLIAM PENN/WILLIAM PENN BARBERRY*	1 GAL.
(Symbol)	17	CATALPA SPECIOSA/NORTHERN CATALPA*		X	51	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'/FEATHER REED GRASS	1 GAL.
(Symbol)	15	GYMNOCLADUS DIOICUS/KENTUCKY COFFEETREE*		F	14	CEROCARPUS LEDIFOLIUS/CURLEAF MOUNTAIN MAHOGANY	15 GAL.
(Symbol)	20	MALUS IONENSIS 'PRAIRIE ROSE'/PRAIRIE ROSE CRABAPPLE*			56	CHAMAEBATARIA MILLEFOLIUM/FERNUSH*	5 GAL.
(Symbol)	20	PLATANUS X ACERIFOLIA 'BLOODGOOD'/BLOODGOOD LONDON PLANE TREE*		D	43	CORNUS SERICEA/DOGWOOD*	1 GAL.
(Symbol)	9	PRUNUS VIRGINIANA/CHOCHECHERRY*		C	28	COTONEASTER DAMMERI 'CORAL BEAUTY'/CORAL BEAUTY COTONEASTER*	5 GAL.
(Symbol)	6	STYPHNOLOBIUM JAPONICUM/JAPANESE PAGODA TREE		A	101	FALLUGIA PARADOXA/APACHE PLUME*	1 GAL.
(Symbol)	16	TILIA AMERICANA 'BOULEVARD'/BOULEVARD LINDEN*		+	42	FORSYTHIA COURASOL 'GOLD TIDE'/GOLD TIDE FORSYTHIA	5 GAL.
<b>EVERGREEN TREES</b>				<b>SHRUBS &amp; ORNAMENTAL GRASSES**</b>			
(Symbol)	25	ABIES CONCOLOR 'CANDICANS'/CANDICANS WHITE FIR	6' HT.	H	13	HIBISCUS SYRIACUS 'MATHILDE' /BLUSH SATIN ROSE OF SHARON*	5 GAL.
(Symbol)	14	CALOCEDRUS DECURRENS/INCENSE CEDAR	6' HT.	I	41	ILEX GLABRA 'COMPACTA'/INKBERRY HOLLY	5 GAL.
(Symbol)	10	CEDRUS ATLANTICA/ATLAS CEDAR	6' HT.	Y	107	LEYMUS CINEREUS/GREAT BASIN WILD RYE	1 GAL.
(Symbol)	13	PICEA PUNGENS/COLORADO BLUE SPRUCE	10' HT.	Z	44	MISCANTHUS SINENSIS 'MALEPARTUS'/MALEPARTUS MAIDEN GRASS	1 GAL.
(Symbol)	15	PINUS NIGRA/AUSTRALIAN PINE	10' HT.	P	41	PEROVSKIA ATRIPLICIFOLIA /RUSSIAN SAGE*	1 GAL.
(Symbol)	6	PINUS JEFFREYI/JEFFREY PINE	6' HT.	O	11	PHILALPHUS MICROPHYLLUS/LITTLELEAF MOCK ORANGE*	5 GAL.
(Symbol)	4	SEQUOIA ADENDRON GIGANTEUM/GIANT SEQUOIA	6' HT.	N	18	PHYSOCARPUS MALVACEUS/MALLOW NINEBARK*	5 GAL.
<b>COLUMNAR EVERGREENS</b>				<b>SHRUBS &amp; ORNAMENTAL GRASSES**</b>			
(Symbol)	4	PICEA PUNGENS 'FASTIGIATA'/COLUMNAR BLUE SPRUCE	6' HT.	T	15	PINUS SYLVESTRIS 'HILLSIDE CREEPER'/HILLSIDE CREEPER	5 GAL.
(Symbol)	4	PINUS SYLVESTRIS 'FASTIGIATA'/COLUMNAR SCOTCH PINE	6' HT.	J	181	PRUNUS BESSEYI/SAND CHERRY*	1 GAL.
				U	57	RIBES AUREUM/GOLDEN CURRANT*	5 GAL.
				R	61	ROSA RUBRO-ALBA/HANSA RUBRO-ALBA*	5 GAL.
				V	84	ROSA WOODSII/WOODS ROSE*	5 GAL.
				Q	19	RHUS AROMATICA 'GRO-LOW'/GRO-LOW FRAGRANT SUMAC	1 GAL.
				G	66	RHUS TRILOBATA/THREELEAF SUMAC	1 GAL.
				E	20	SAMBUCUS CANIDENSIS/COMMON ELDERBERRY*	5 GAL.
				B	61	SHEPHERDIA ARGENTEA/SILVER BUFFALO BERRY*	1 GAL.
				S	57	SYMPHORICAPOS ALBA/SNOWBERRY*	5 GAL.
				L	20	SYRINGA 'POCAHONTAS'/POCAHONTAS LILAC*	5 GAL.



**MULCH LEGEND** (ALL PLANTER AREAS TO RECEIVE 3" OF ROCK MULCH PER SPECIFICATION #12 SHEET L1)

DG	DECOMPOSED GRANITE (POLLINATOR GARDEN ONLY)
LR	MOCHA LAVA ROCK
FR	FRACTURED ROCK
RR	RIVER ROCK
BR	BLENDED RIVER ROCK (FOR DRY CREEK, SEE OPEN SPACE A)

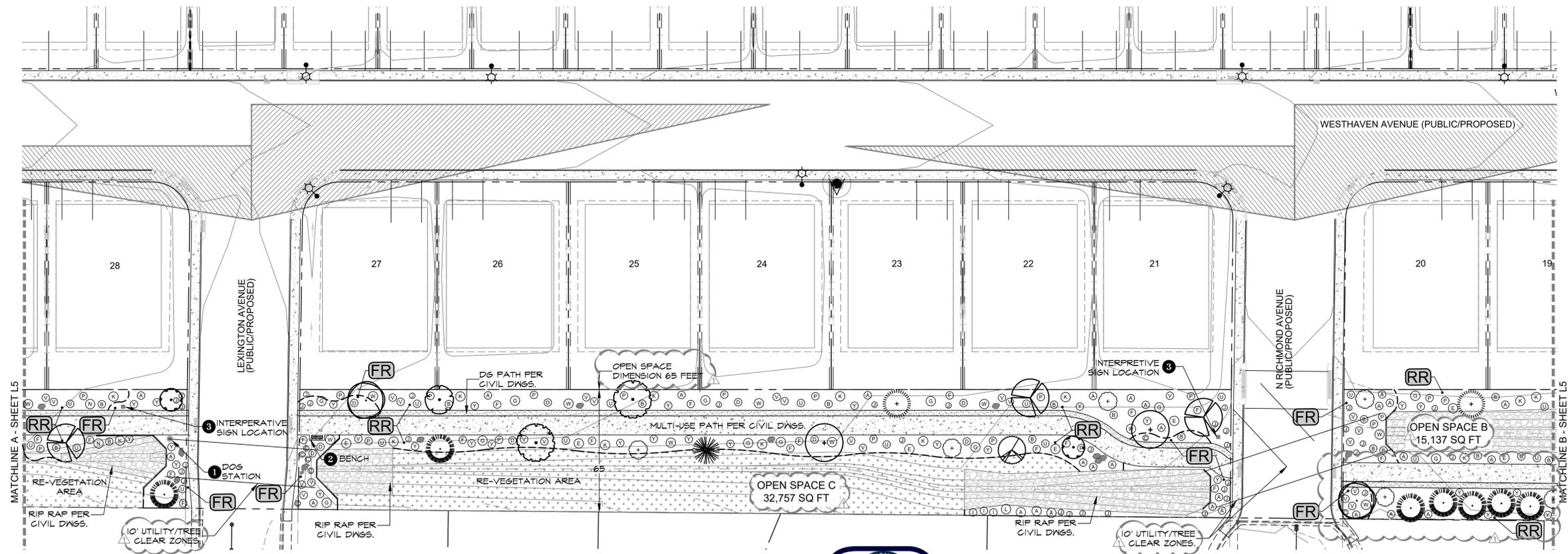
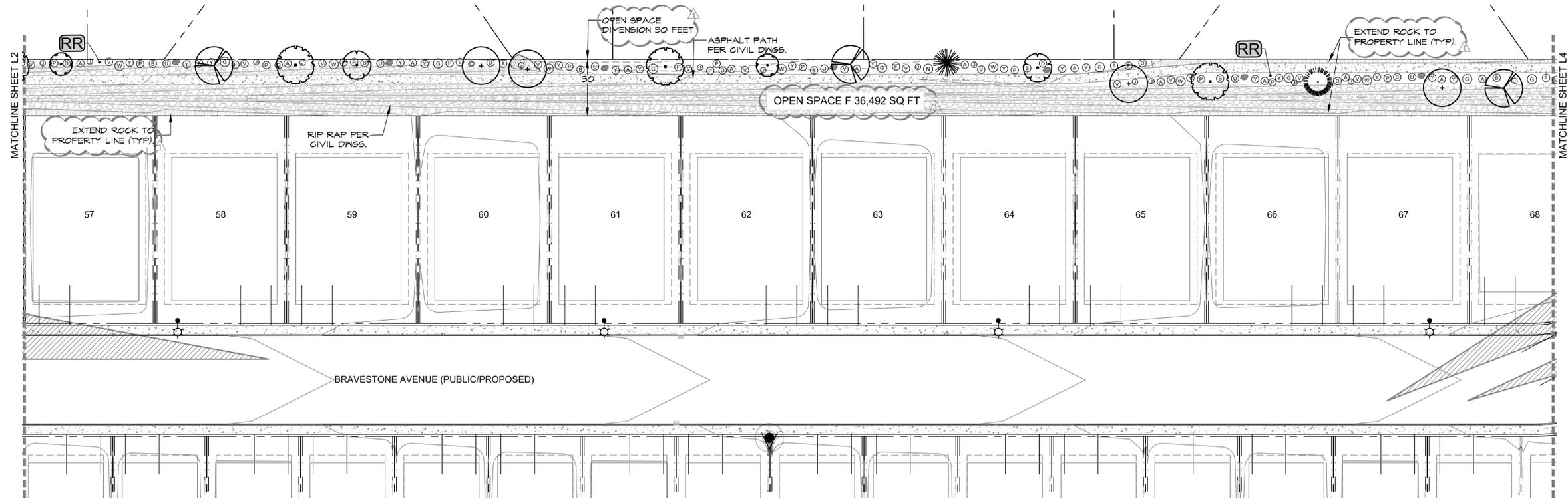
LANDSCAPE BOULDERS - (OPTIONAL BY OWNER)  
 RANDOMLY PLACE BOULDERS THROUGHOUT THE  
 LANDSCAPE AS INDICATED PER PLAN. SIZE TO  
 VARY, 24" DIA. MIN.

SEE SHEET L1 FOR LANDSCAPE SPECIFICATIONS  
 SEE SHEET L5 FOR RE-VEG SPECIFICATIONS AND SEED BLEND  
 SEE SHEET L5 FOR AMENITY REFERENCE CHART



No.	Revision Date
1	8/4/21
2	Carson City Comments
3	8/27/21
4	L.A. Studio Review
5	9/27/21
6	NO/NDEP Comments
7	10/13/21 City Comments
8	10/21/21 No Change
9	LA No: 518-542-10-20
10	Designed: KRD
11	Drawn: KRD
12	Checked: RWH
13	Date: 4/13/2021

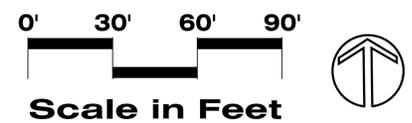
REVISION NOTES  
 11/22/21 NO CHANGE  
 1/19/22 NO CHANGE



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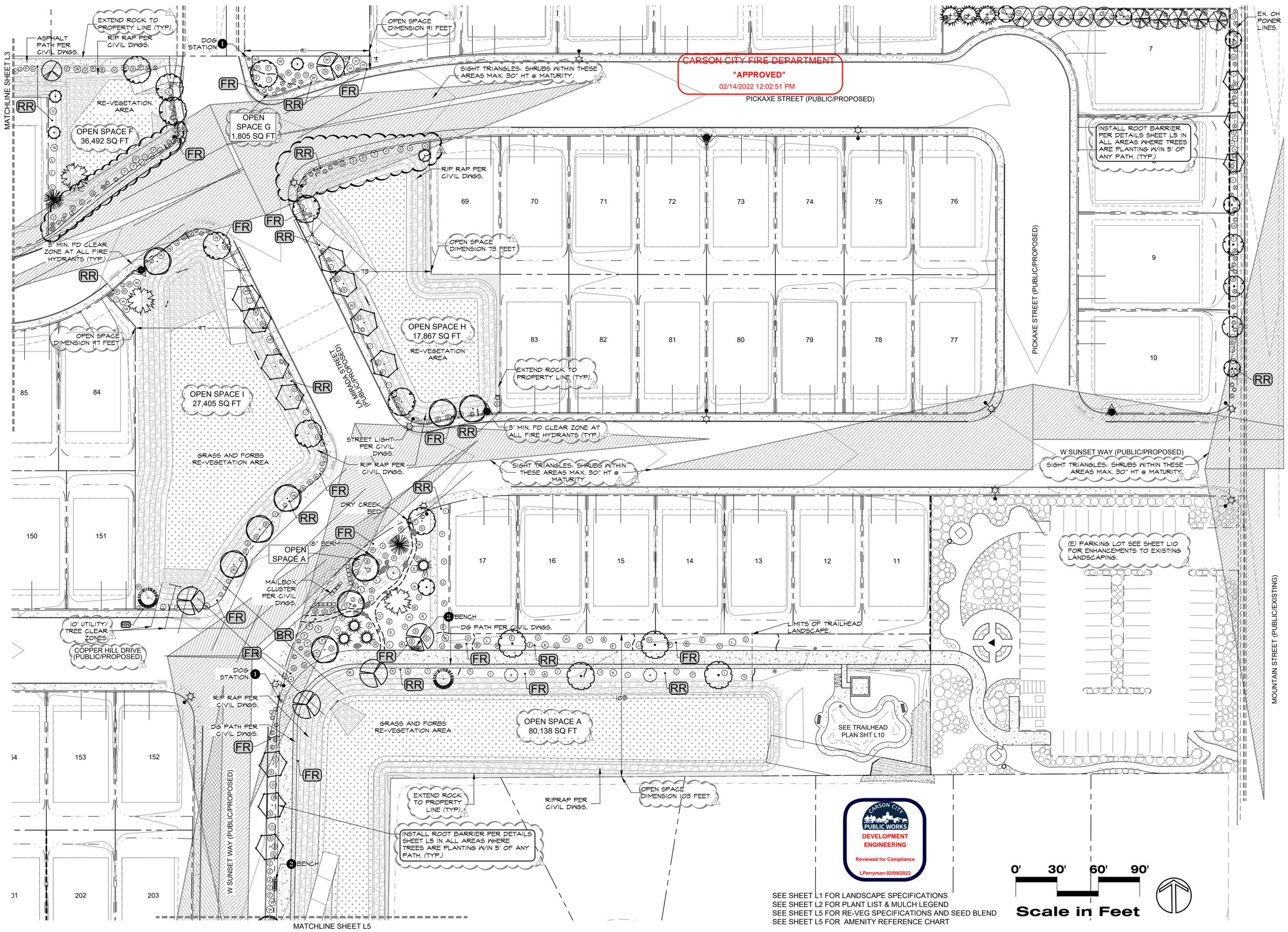


SEE SHEET L1 FOR LANDSCAPE SPECIFICATIONS  
 SEE SHEET L2 FOR PLANT LIST & MULCH LEGEND  
 SEE SHEET L5 FOR RE-VEG SPECIFICATIONS AND SEED BLEND  
 SEE SHEET L5 FOR AMENITY REFERENCE CHART

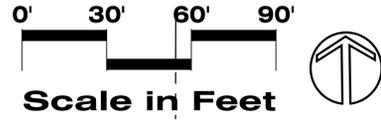


No.	Revision Date
△	8/4/21
Carson City Comments	
△	8/27/21
No Change	
△	9/27/21
NCE/NDP Comments	
△	10/13/21 No Change
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LA No: 518-542-10-20	
Designed: RWH	
Drawn: KMK	
Checked: RWH	
Date: 4/13/2021	

REVISION NOTES	
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△	1/19/22
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CARSON CITY FIRE DEPARTMENT  
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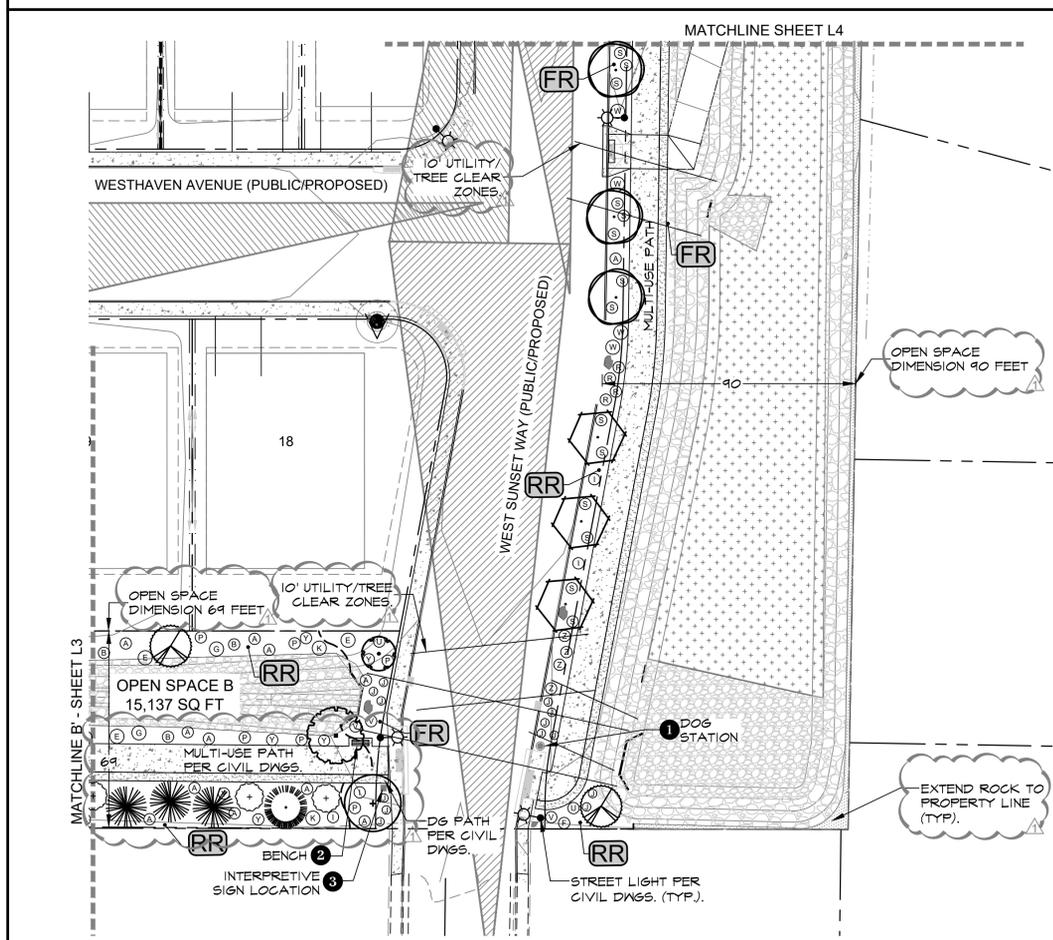
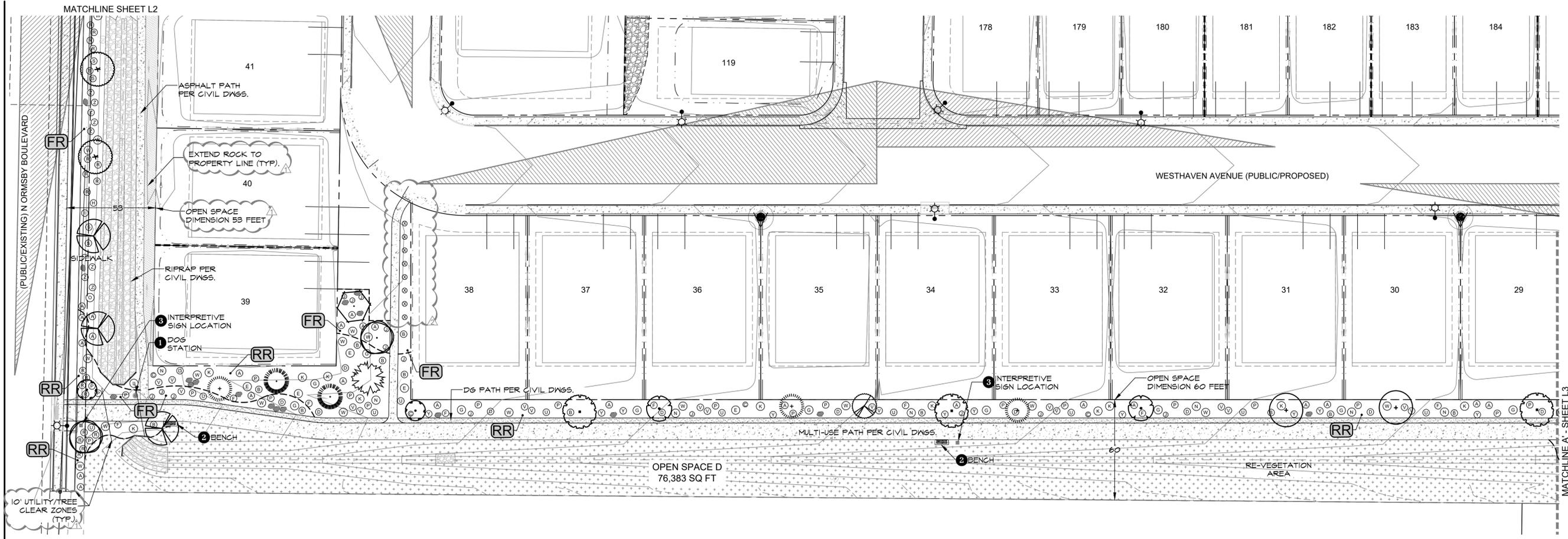
SEE SHEET L1 FOR LANDSCAPE SPECIFICATIONS  
 SEE SHEET L2 FOR PLANT LIST & MULCH LEGEND  
 SEE SHEET L5 FOR RE-VEG SPECIFICATIONS AND SEED BLEND  
 SEE SHEET L5 FOR AMENITY REFERENCE CHART



Landscape Plan  
**ANDERSEN RANCH ESTATES**  
 Christy Corporation, LTD

No.	Revision Date
△	8/4/21
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REVISION NOTES  
 1/22/21  
 △ CARSON CITY COMMENTS  
 1/18/22  
 △ NO CHANGE



### 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 PLS 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 SEEDED SLOPE 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 @ 1650 LBS/ACRE
  - SEED: RE-VEGETATION SEED BLEND
- CONTRACTOR SHALL MAINTAIN SEEDING UNTIL ESTABLISHED. REPAIR ANY SURFACE EROSION/RILLING UPON DISCOVERY.
- COVERAGE REQUIREMENT: NON-IRRIGATED 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) GRASS & FORBS SEED BLEND

SPECIES	PLS #/ACRE
GRASSES	
WHEATGRASS STREAMBANK	5.00
WHEATGRASS INTERMEDIATE	5.00
BLUEGRASS SANDBERG	2.00
MILDRYE CREEPING	2.00
FESCUE SHEEP	3.00
INDIAN RICEGRASS	5.00
FLOWERS	
WILDFLOWER MIX GREAT BASIN	1.00
NURSE CROP	
RYEGRASS ANNUAL MADRONE	6.00
<b>TOTAL PLS #/ACRE</b>	<b>28.00</b>

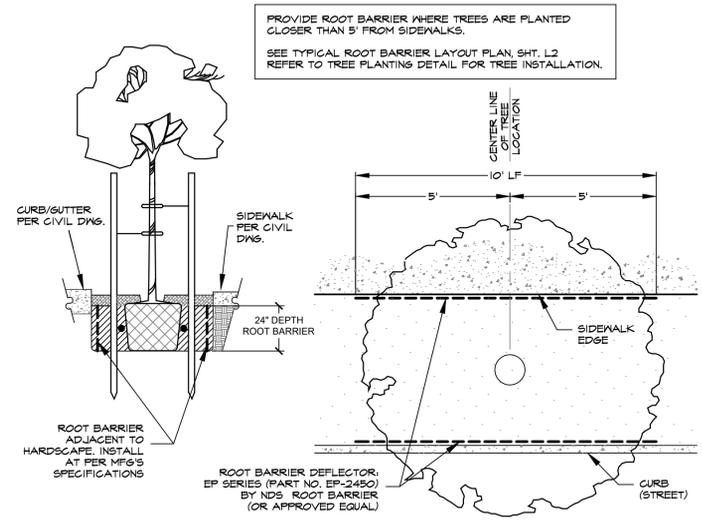
SEED AVAILABLE FROM COMSTOCK SEED, MINDEN NV



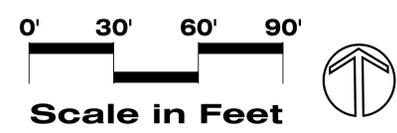
SEE SHEET L1 FOR LANDSCAPE SPECIFICATIONS  
SEE SHEET L2 FOR PLANT LIST & MULCH LEGEND

### AMENITY REFERENCE CHART

SYM.	QTY.	DESCRIPTION	MFG/MODEL NUMBER	COLOR
1	8	DOG STATION	THE SENTRY DOG WASTE STATION SINGLEPUL BAG SYSTEM MODEL JIBOOK4 FROM ZEROWASTEUSA.COM	GREEN OR PER OWNER
2	7	6" BENCH WITHOUT BACK	ANOVA FURNISHINGS CANYON FUSION ADVANTAGE STEEL GABION-STYLE BENCH MODEL CAN1872P	SLATS: MAHOGANY CAGE PANEL: SANDSTONE
3	6	INTERPRETIVE SIGNAGE	PER CARSON CITY PARK, RECREATION & OPEN SPACE SIGNAGE MASTER PLAN	BROWN SCHEME PER SIGNAGE MASTER PLAN



TREE ROOT BARRIER DETAIL



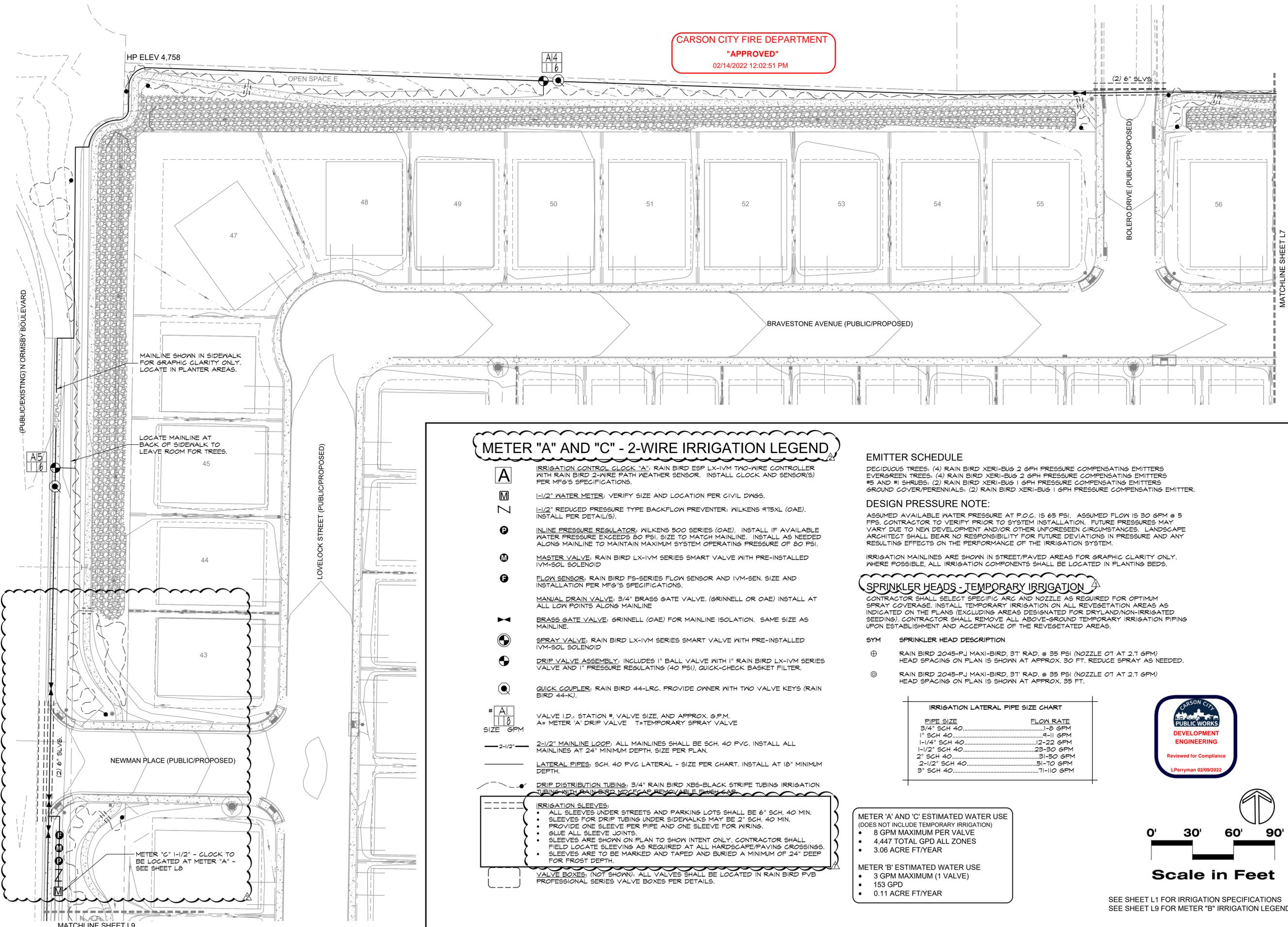
Nevada

Carson City

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6	NO/NDEP Comments
7	10/13/21 No Change
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 11/22/21 NO CHANGE  
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CARSON CITY FIRE DEPARTMENT  
**"APPROVED"**  
 02/14/2022 12:02:51 PM



**METER "A" AND "C" - 2-WIRE IRRIGATION LEGEND**

- A** IRRIGATION CONTROL CLOCK "A": RAIN BIRD ESP LX-IVM TWO-WIRE CONTROLLER WITH RAIN BIRD 2-WIRE PATH WEATHER SENSOR. INSTALL CLOCK AND SENSOR(S) PER MFG'S SPECIFICATIONS.
- M** 1-1/2" WATER METER. VERIFY SIZE AND LOCATION PER CIVIL DWGS.
- Z** 1-1/2" REDUCED PRESSURE TYPE BACKFLOW PREVENTER. WILKENS 975XL (OAE). INSTALL PER DETAIL(S).
- P** INLINE PRESSURE REGULATOR. WILKENS 500 SERIES (OAE). INSTALL IF AVAILABLE WATER PRESSURE EXCEEDS 80 PSI. SIZE TO MATCH MAINLINE. INSTALL AS NEEDED ALONG MAINLINE TO MAINTAIN MAXIMUM SYSTEM OPERATING PRESSURE OF 80 PSI.
- M** MASTER VALVE. RAIN BIRD LX-IVM SERIES SMART VALVE WITH PRE-INSTALLED IVM-SOL SOLENOID
- F** FLOW SENSOR. RAIN BIRD FS-SERIES FLOW SENSOR AND IVM-SEN. SIZE AND INSTALLATION PER MFG'S SPECIFICATIONS.
- MD** MANUAL DRAIN VALVE. 3/4" BRASS GATE VALVE. (GRINNELL OR OAE) INSTALL AT ALL LOW POINTS ALONG MAINLINE
- B** BRASS GATE VALVE. GRINNELL (OAE) FOR MAINLINE ISOLATION. SAME SIZE AS MAINLINE.
- S** SPRAY VALVE. RAIN BIRD LX-IVM SERIES SMART VALVE WITH PRE-INSTALLED IVM-SOL SOLENOID
- D** DRIP VALVE ASSEMBLY. INCLUDES 1" BALL VALVE WITH 1" RAIN BIRD LX-IVM SERIES VALVE AND 1" PRESSURE REGULATING (40 PSI), QUICK-CHECK BASKET FILTER.
- Q** QUICK COUPLER. RAIN BIRD 44-LRC. PROVIDE OWNER WITH TWO VALVE KEYS (RAIN BIRD 44-K).
- # A** VALVE I.D.: STATION #, VALVE SIZE, AND APPROX. G.P.M.  
 A= METER 'A' DRIP VALVE T= TEMPORARY SPRAY VALVE
- 2-1/2"** 2-1/2" MAINLINE LOOP. ALL MAINLINES SHALL BE SCH. 40 PVC. INSTALL ALL MAINLINES AT 24" MINIMUM DEPTH. SIZE PER PLAN.
- L** LATERAL PIPES. SCH. 40 PVC LATERAL - SIZE PER CHART. INSTALL AT 18" MINIMUM DEPTH.
- D** DRIP DISTRIBUTION TUBING: 3/4" RAIN BIRD XBS-BLACK STRIPE TUBING IRRIGATION TUBING WITH RAIN BIRD MOBILE ADJUSTABLE PRESSURE GAUGE
- I** IRRIGATION SLEEVES:  
 • ALL SLEEVES UNDER STREETS AND PARKING LOTS SHALL BE 6" SCH. 40 MIN.  
 • SLEEVES FOR DRIP TUBING UNDER SIDEWALKS MAY BE 2" SCH. 40 MIN.  
 • PROVIDE ONE SLEEVE PER PIPE AND ONE SLEEVE FOR WIRING.  
 • GLUE ALL SLEEVE JOINTS.  
 • SLEEVES ARE SHOWN ON PLAN TO SHOW INTENT ONLY. CONTRACTOR SHALL FIELD LOCATE SLEEVING AS REQUIRED AT ALL HARDSCAPE/PAVING CROSSINGS.  
 • SLEEVES ARE TO BE MARKED AND TAPED AND BURIED A MINIMUM OF 24" DEEP FOR FROST DEPTH.
- V** VALVE BOXES: (NOT SHOWN). ALL VALVES SHALL BE LOCATED IN RAIN BIRD PVB PROFESSIONAL SERIES VALVE BOXES PER DETAILS.

**EMITTER SCHEDULE**  
 DECIDUOUS TREES: (4) RAIN BIRD XERI-BUG 2 GPH PRESSURE COMPENSATING EMITTERS  
 EVERGREEN TREES: (4) RAIN BIRD XERI-BUG 2 GPH PRESSURE COMPENSATING EMITTERS  
 #5 AND #1 SHRUBS: (2) RAIN BIRD XERI-BUG 1 GPH PRESSURE COMPENSATING EMITTERS  
 GROUND COVER/PERENNIALS: (2) RAIN BIRD XERI-BUG 1 GPH PRESSURE COMPENSATING EMITTER.

**DESIGN PRESSURE NOTE:**  
 ASSUMED AVAILABLE WATER PRESSURE AT P.O.C. IS 65 PSI. ASSUMED FLOW IS 30 GPM @ 5 FPS. CONTRACTOR TO VERIFY PRIOR TO SYSTEM INSTALLATION. FUTURE PRESSURES MAY VARY DUE TO NEW DEVELOPMENT AND/OR OTHER UNFORESEEN CIRCUMSTANCES. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR FUTURE DEVIATIONS IN PRESSURE AND ANY RESULTING EFFECTS ON THE PERFORMANCE OF THE IRRIGATION SYSTEM.

IRRIGATION MAINLINES ARE SHOWN IN STREET/PAVED AREAS FOR GRAPHIC CLARITY ONLY. WHERE POSSIBLE, ALL IRRIGATION COMPONENTS SHALL BE LOCATED IN PLANTING BEDS.

**SPRINKLER HEADS - TEMPORARY IRRIGATION**  
 CONTRACTOR SHALL SELECT SPECIFIC ARC AND NOZZLE AS REQUIRED FOR OPTIMUM SPRAY COVERAGE. INSTALL TEMPORARY IRRIGATION ON ALL REVEGETATION AREAS AS INDICATED ON THE PLANS (EXCLUDING AREAS DESIGNATED FOR DRYLAND/NON-IRRIGATED SEEDING). CONTRACTOR SHALL REMOVE ALL ABOVE-GROUND TEMPORARY IRRIGATION PIPING UPON ESTABLISHMENT AND ACCEPTANCE OF THE REVEGETATED AREAS.

**SYM SPRINKLER HEAD DESCRIPTION**

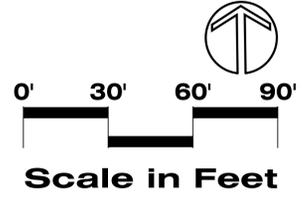
⊕	RAIN BIRD 2045-PJ MAXI-BIRD, 31' RAD. @ 35 PSI (NOZZLE 07 AT 2.7 GPM) HEAD SPACING ON PLAN IS SHOWN AT APPROX. 30 FT. REDUCE SPRAY AS NEEDED.
⊙	RAIN BIRD 2045-PJ MAXI-BIRD, 31' RAD. @ 35 PSI (NOZZLE 07 AT 2.7 GPM) HEAD SPACING ON PLAN IS SHOWN AT APPROX. 35 FT.

**IRRIGATION LATERAL PIPE SIZE CHART**

PIPE SIZE	FLOW RATE
3/4" SCH 40	1-8 GPM
1" SCH 40	9-11 GPM
1-1/4" SCH 40	12-22 GPM
1-1/2" SCH 40	23-30 GPM
2" SCH 40	31-50 GPM
2-1/2" SCH 40	51-70 GPM
3" SCH 40	71-110 GPM

**METER 'A' AND 'C' ESTIMATED WATER USE**  
 (DOES NOT INCLUDE TEMPORARY IRRIGATION)  
 • 8 GPM MAXIMUM PER VALVE  
 • 4,447 TOTAL GPD ALL ZONES  
 • 3.06 ACRE FT/YEAR

**METER 'B' ESTIMATED WATER USE**  
 • 3 GPM MAXIMUM (1 VALVE)  
 • 153 GPD  
 • 0.11 ACRE FT/YEAR



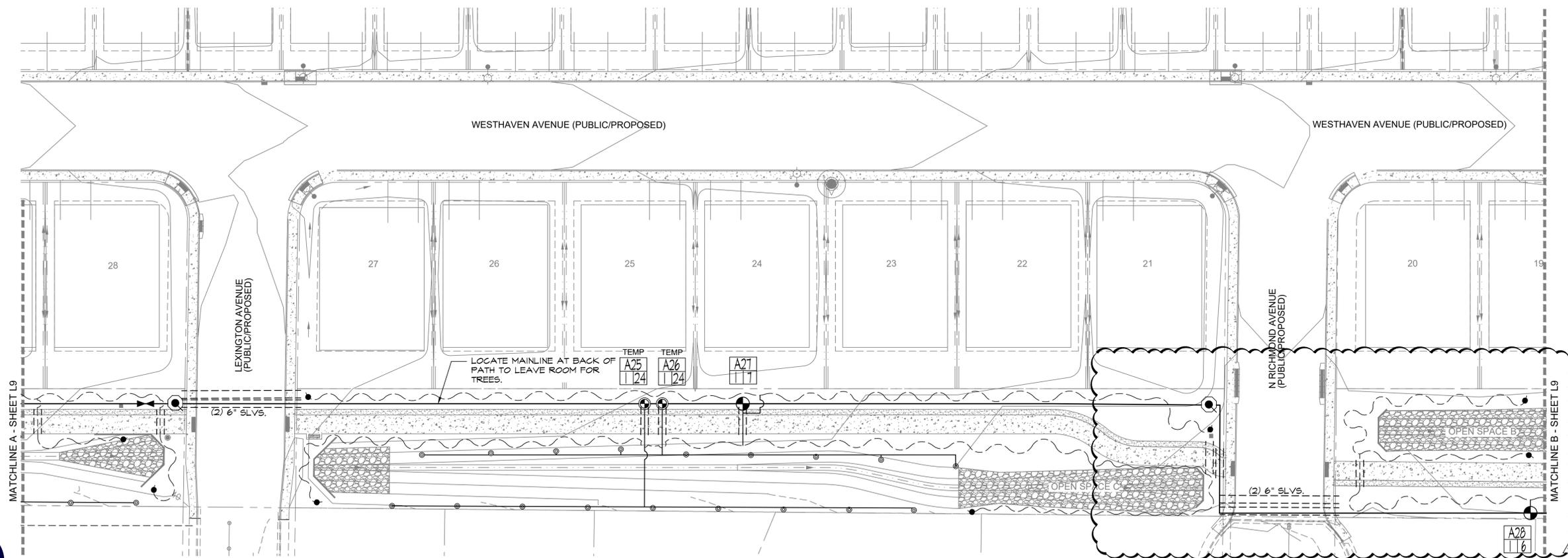
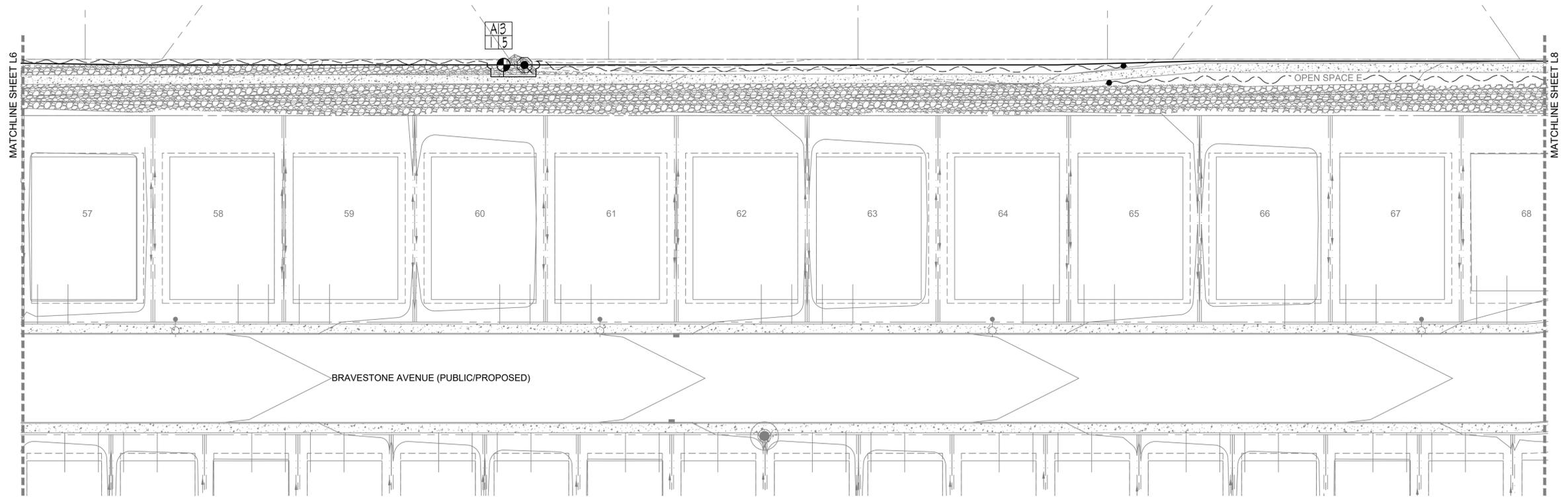
SEE SHEET L1 FOR IRRIGATION SPECIFICATIONS  
 SEE SHEET L9 FOR METER "B" IRRIGATION LEGEND



Revision History

No.	Revision Date
1	8/4/21
2	Carson City Comments
3	8/27/21
4	L.A. Studio Review
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4	CARSON CITY COMMENTS

Sheet **L6** of **14**



**CARSON CITY FIRE DEPARTMENT**  
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SEE SHEET L1 FOR IRRIGATION SPECIFICATIONS  
 SEE SHEET L9 FOR METER "B" IRRIGATION LEGEND

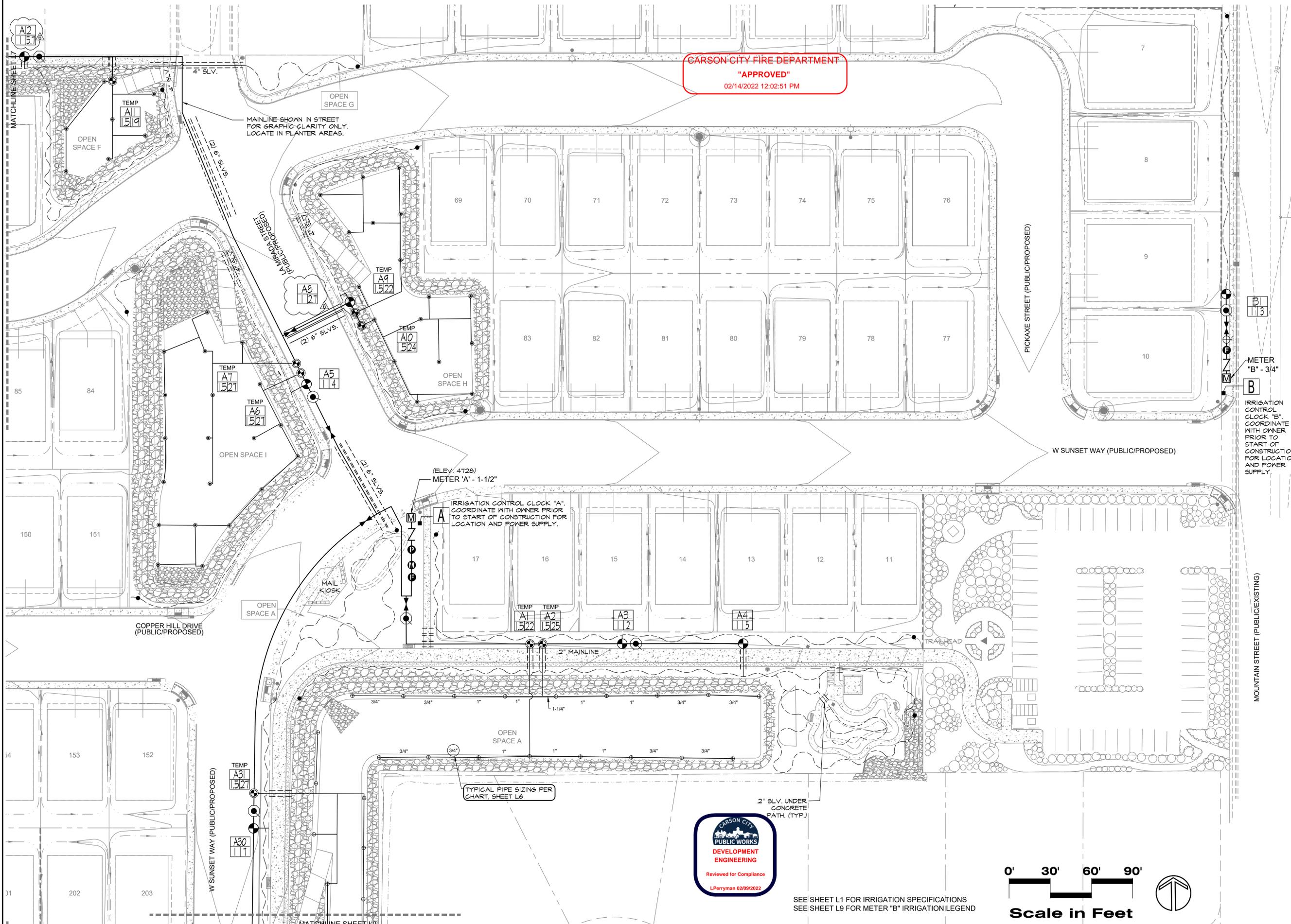


**Irrigation Plan**  
**ANDERSEN RANCH ESTATES**  
 Christy Corporation, LTD

Carson City

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△	8/4/21
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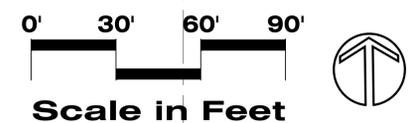
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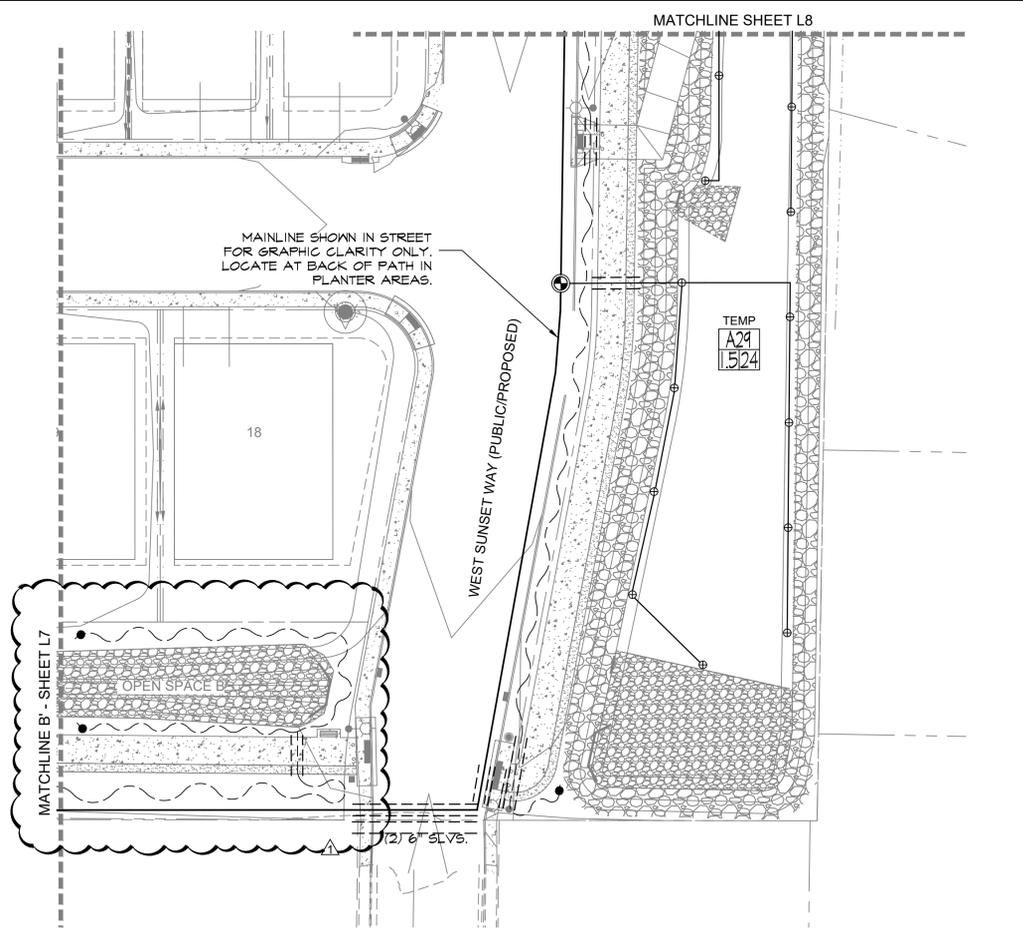
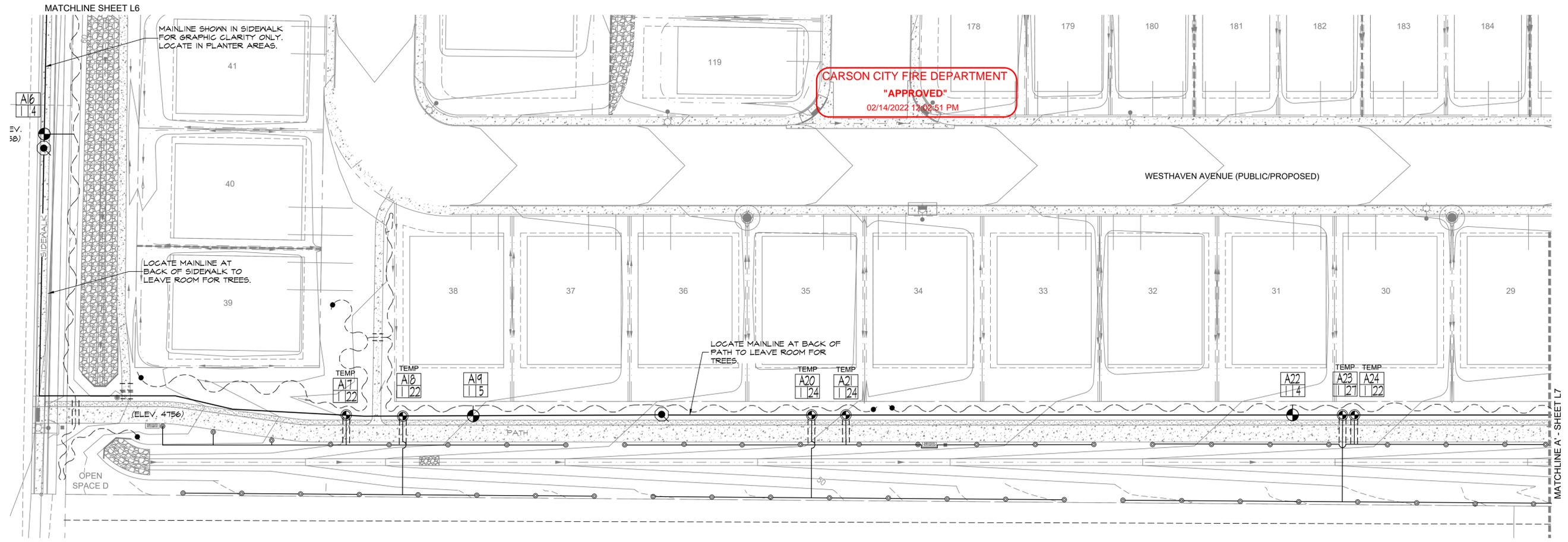
SEE SHEET L1 FOR IRRIGATION SPECIFICATIONS  
 SEE SHEET L9 FOR METER "B" IRRIGATION LEGEND



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**ANDERSEN RANCH ESTATES**  
 Christy Corporation, LTD

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 △ CARSON CITY COMMENTS  
 △ 1/14/22  
 △ NO CHANGE



### METER "B" - IRRIGATION LEGEND (MOUNTAIN STREET ONLY)

**B** IRRIGATION CONTROL CLOCK: CLOCK "B" -- RAIN BIRD ESP LX-BASIC CONTROLLER IN PEDESTAL CABINET. INSTALL CLOCK AND CABINET PER MFG'S SPECIFICATIONS.

**M** METER "B" 3/4" WATER METER. VERIFY SIZE AND LOCATION PER CIVIL DWGS.

**Z** 1" REDUCED PRESSURE TYPE BACKFLOW PREVENTER: WILKENS 975XL (OAE). INSTALL PER DETAIL(S).

**F** FLOW SENSOR: RAIN BIRD FS-SERIES FLOW SENSOR AND IVM-SEN. SIZE AND INSTALLATION PER MFG'S SPECIFICATIONS.

**I** MANUAL DRAIN VALVE: 3/4" BRASS GATE VALVE. (GRINNELL OR OAE) INSTALL AT ALL LOW POINTS ALONG MAINLINE

**X** BRASS GATE VALVE: GRINNELL (OAE) FOR MAINLINE ISOLATION. SAME SIZE AS MAINLINE.

**D** DRIP VALVE ASSEMBLY: RAIN BIRD XGZ-100-PRB-COM COMMERCIAL WIDE FLOW DRIP KIT (0.3-20 GPM).

**Q** QUICK COUPLER: RAIN BIRD 44-LRC. PROVIDE OWNER WITH TWO VALVE KEYS (RAIN BIRD 44-K).

**# B** VALVE I.D., STATION #, VALVE SIZE, AND APPROX. G.P.M.  
B = METER "B" DRIP VALVE

**SIZE GPM**

1" MAINLINE: ALL MAINLINES SHALL BE SCH. 40 PVC. INSTALL ALL MAINLINES AT 24" MINIMUM DEPTH. SIZE PER PLAN.

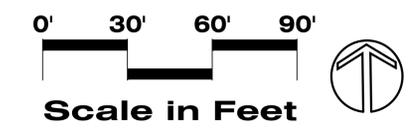
1" LATERAL PIPES: SCH. 40 PVC LATERAL. INSTALL AT 18" MINIMUM DEPTH.

DRIP DISTRIBUTION TUBING: 3/4" RAIN BIRD XB94406500 TUBING WITH RAIN BIRD MFG. CAP REMOVABLE FLUSH CAP

**IRRIGATION SLEEVES:**

- ALL SLEEVES UNDER STREETS AND PARKING LOTS SHALL BE 6" SCH. 40 MIN.
- SLEEVES FOR DRIP TUBING UNDER SIDEWALKS MAY BE 2" SCH. 40 MIN.
- PROVIDE ONE SLEEVE PER PIPE AND ONE SLEEVE FOR WIRING.
- GLUE ALL SLEEVE JOINTS.
- SLEEVES ARE SHOWN ON PLAN TO SHOW INTENT ONLY. CONTRACTOR SHALL FIELD LOCATE SLEEVING AS REQUIRED AT ALL HARDSCAPE/PAVING CROSSINGS.
- SLEEVES ARE TO BE MARKED AND TAPED AND BURIED A MINIMUM OF 24" DEEP FOR FROST DEPTH.

VALVE BOXES: (NOT SHOWN): ALL VALVES SHALL BE LOCATED IN RAIN BIRD PVB PROFESSIONAL SERIES VALVE BOXES PER DETAILS.



SEE SHEET L1 FOR IRRIGATION SPECIFICATIONS



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Irrigation Plan

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Christy Corporation, LTD

Carson City

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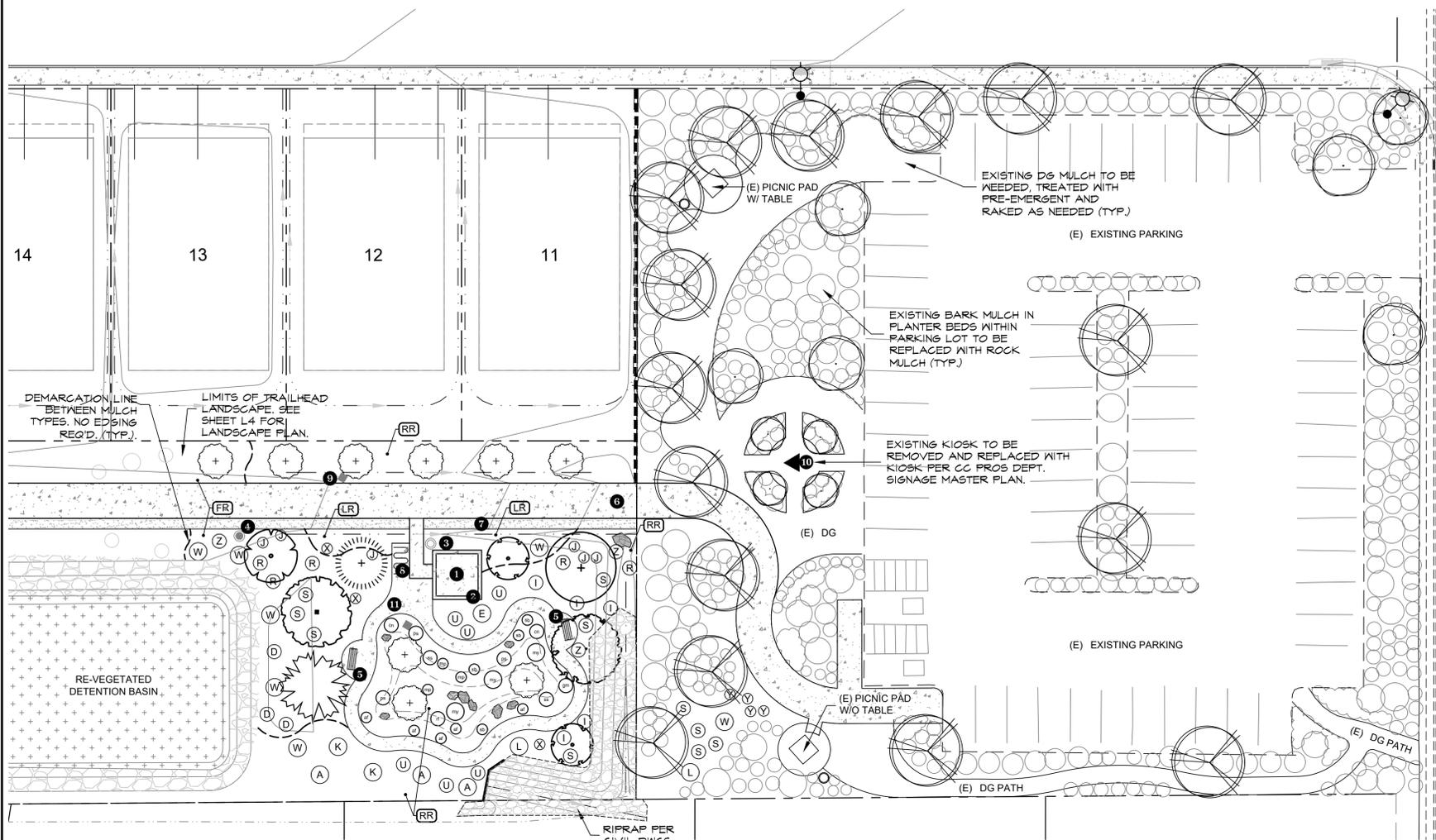
REVISION NOTES

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△ 1/19/22

△ CARSON CITY COMMENTS



**EXISTING PARKING LOT TREES (TO REMAIN)**

SYM	COMMON NAME/BOTANICAL NAME
	(PER CARSON-TAHOE HOSPITAL LANDSCAPE PLAN "PARKING LOT" DATED 5-23-14)
	AMELANCHIER ALNIFOLIA/SERVICEBERRY
	CERCIS OCCIDENTALIS/WESTERN RED BUD
	PRUNUS SARGENTI/COLUMNAR SARGENT CHERRY
	QUERCUS ROBUR/BUR OAK
	ROBINIA AMBIGUA 'PRUPLE ROBE'/PURPLE ROBE LOCUST
	PINUS EDILIS/PINON PINE
	PINUS PONDEROSA/PONDEROSA PINE
	EXISTING SHRUBS

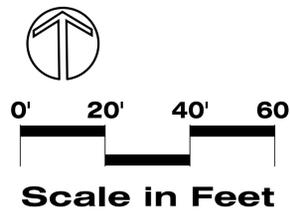
**BUTTERFLY GARDEN PLANT LIST**

SYM	QTY	COMMON NAME/BOTANICAL NAME (100% POLLINATOR FRIENDLY SPECIES)	MIN. SIZE
		<b>PERENNIALS/FLOWERS</b>	1 GAL.
my	3	ACHILLEA X 'MOONSHINE'/MOONSHINE YARROW	
af	5	ASCLEPIAS FASCICULARIS/NARROWLEAF MILKWEED	
sb	4	EROGONIUM UMBELLATUM/SULPHUR BUCKWHEAT	
cn	2	NEPETA RACEMOSA/CATNIP	
ps	3	PENSTEMON STRICTUS/ROCKY MOUNTAIN PENSTEMON	
mp	3	PHLOX SUBULATA/MOSS PINK	
rf	1	RUDBECKIA FULGIDA/BLACK EYED SUSAN	
ss	2	SALVIA X SUPERBA 'MAY NIGHT'/MAY NIGHT SALVIA	
gm	1	SPHAERALCE SP./GLOBEMALLOW	

**TRAILHEAD PLANT LIST (\*DENOTES POLLINATOR FRIENDLY)**

SYM	QTY	COMMON NAME/BOTANICAL NAME	MIN. SIZE
		<b>DECIDUOUS TREES</b>	
	1	ACER RUBRUM 'BRANDYWINE'/BRANDYWINE MAPLE*	2" CAL.
	2	AMELANCHIER LAEVIS/ALLEGHENY SERVICEBERRY*	
	1	CATALPA SPECIOSA/NORTHERN CATALPA*	
	1	FRUNUS VIRGINIANA/CHOCOCHEERRY*	
	1	QUERCUS ROBUR/BUR OAK	
		<b>EVERGREEN TREES</b>	
	1	PINUS JEFFREYI/JEFFREY PINE	6' HT.
	1	SEQUIADENDRON GIGANTEUM/GIANT SEQUOIA	
		<b>SHRUBS</b>	
K	2	ATRIPLEX CANESCENS/FOURWING SALTBUCH	1 GAL.
W	7	BERBERIS X GLADWYNENSIS WILLIAM PENN/ WILLIAM PENN BARBERRY*	5 GAL.
X	3	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER/FEATHER REED GRASS	1 GAL.
	4	CERCOCARPUS LEDIFOLIUS/CURLEAF MOUNTAIN MAHOGANY*	5 GAL.
D	3	CORNUS SERICEA/DOGWOOD*	5 GAL.
A	3	FALLUGIA PARADOXA/APACHE PLUME*	5 GAL.
I	5	ILEX GLABRA 'COMPACTA'/INKBERRY HOLLY	5 GAL.
Z	3	LEYMUS CINEREUS/GREAT BASIN WILD RYE	1 GAL.
J	6	PRUNUS BESSEYI/SAND CHERRY*	1 GAL.
U	6	RIBES AUREUM/GOLDEN CURRANT*	5 GAL.
R	5	ROSA RUGOSA/HANSA RUGOSA ROSE*	1 GAL.
E	1	SAMBUCUS CANADENSIS/COMMON ELDERBERRY*	5 GAL.
S	10	SYMPHORICARPOS ALBA/SNOWBERRY*	5 GAL.
L	2	SYRINGA 'POCAHONTAS'/POCAHONTAS LILAC*	5 GAL.
Y	4	YUCCA FILAMENTOSA/YUCCA	1 GAL.

SYM.	QTY.	DESCRIPTION	MFG/MODEL NUMBER	COLOR
1	1	46 IN. ADA ACCESSIBLE PICNIC TABLE	ANOVA STEEL 3-SEAT TABLE SURFACE MOUNT D1309	TOP AND SEATS: SANDSTONE FRAME: PINE
2	1	PICNIC SHELTER	POLYGON WESTERN SKYLINE 14 X 14 SHELTER WITH MULTI-RIB ROOF	FRAME: SURREY BEIGE ROOF: PATINA GREEN
3	1	RECYCLED PLASTIC TRASH RECEPTACLE	ANOVA FURNISHINGS BEACON HILL MODEL BH1845R (OAE)	SLATS: MAHOGANY-HORIZ. FRAME: SANDSTONE
4	1	DOG STATION	THE SENTRY DOG WASTE STATION SINGLEPUL BAG SYSTEM MODEL JB004 FROM ZEROWASTEUSA.COM	GREEN
5	2	6' BENCH WITHOUT BACK	ANOVA FURNISHINGS CANYON FUSION ADVANTAGE STEEL GABION-STYLE BENCH MODEL CAN1872P	SLATS: MAHOGANY CAGE PANEL: SANDSTONE
6	-	MULTI USE CONCRETE PATH PER CIVIL DWGS	PER CARSON CITY PUBLIC WORKS DETAILS	N/A
7	-	DG PATH PER CIVIL DWGS.	PER CARSON CITY PUBLIC WORKS DETAILS	N/A
8	2	IN GROUND MOUNT BIKE RACKS	MADRAX SHADOW BEE RACK (OAE) MODEL SHB-BEE-af(G)	GUN METAL OR PER OWNER
9	1	PEDESTRIAN DIRECTIONAL SIGNS	CONSTRUCT PER PER CC PROS DEPARTMENT SIGNAGE MASTER PLAN	BROWN COLOR SCHEME PER SIGNAGE MASTER PLAN
10	1	ENTRY KIOSK PANEL	CONSTRUCT PER PER CC PROS DEPARTMENT SIGNAGE MASTER PLAN	BROWN COLOR SCHEME PER SIGNAGE MASTER PLAN
11	1	BUTTERFLY GARDEN KIOSK PANEL	CONSTRUCT PER PER CC PROS DEPARTMENT SIGNAGE MASTER PLAN	BROWN COLOR SCHEME PER SIGNAGE MASTER PLAN



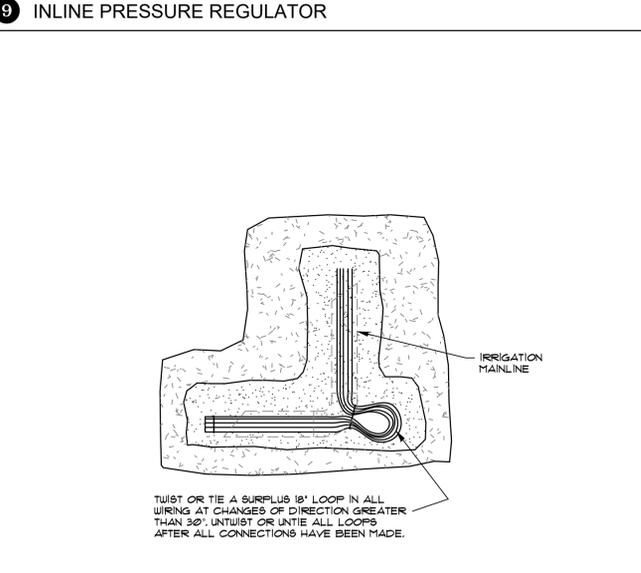
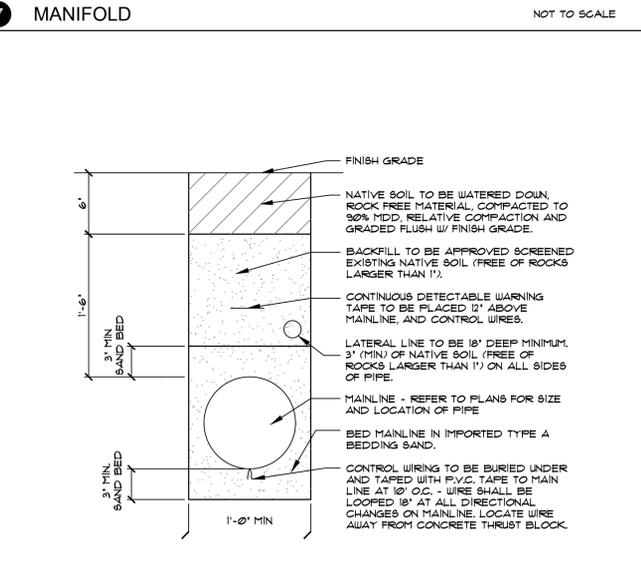
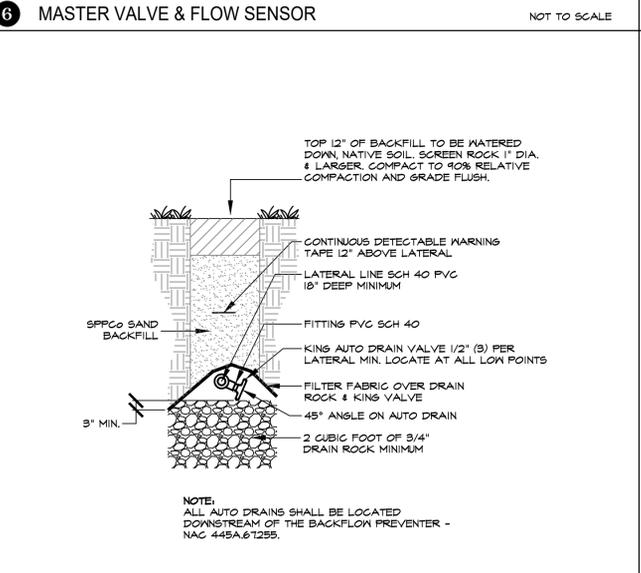
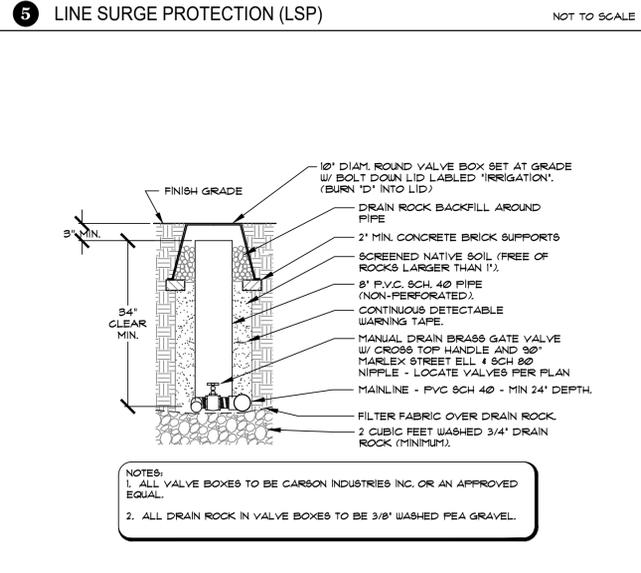
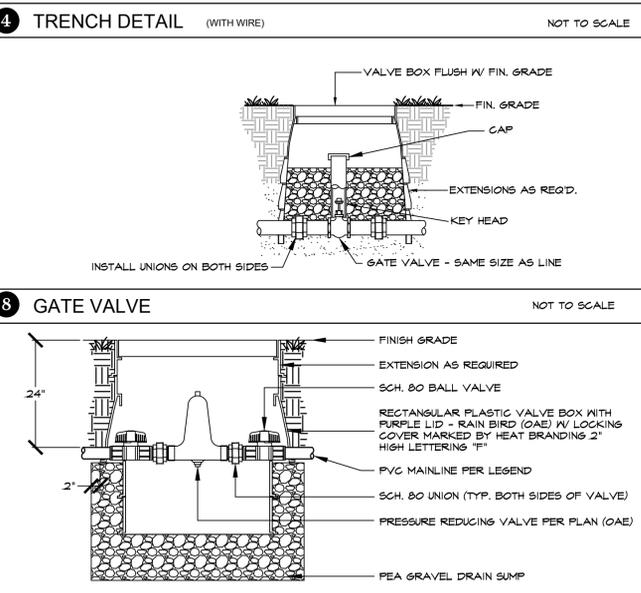
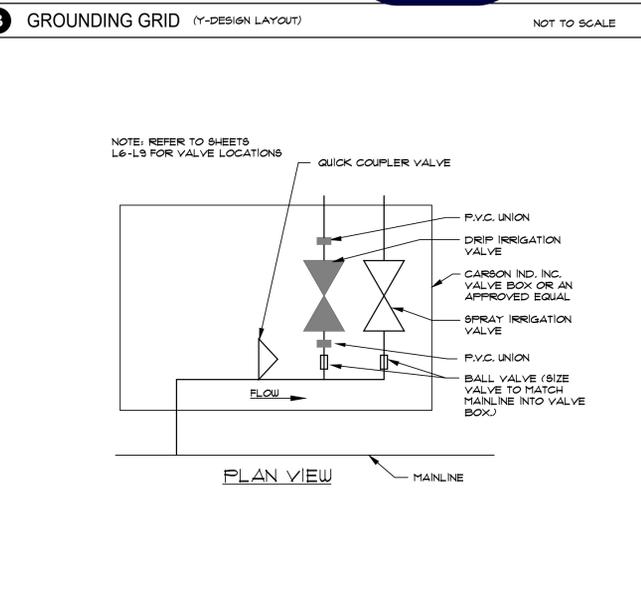
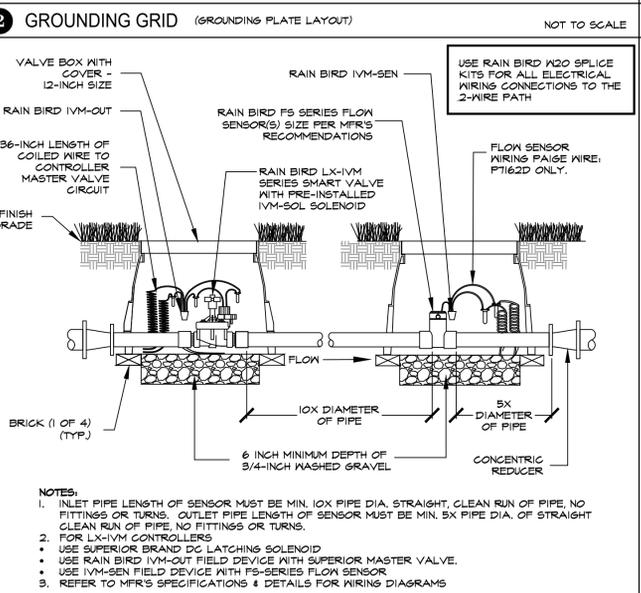
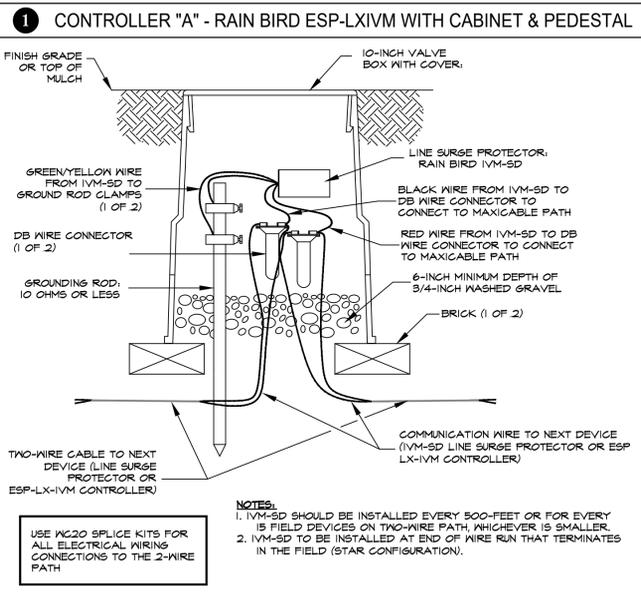
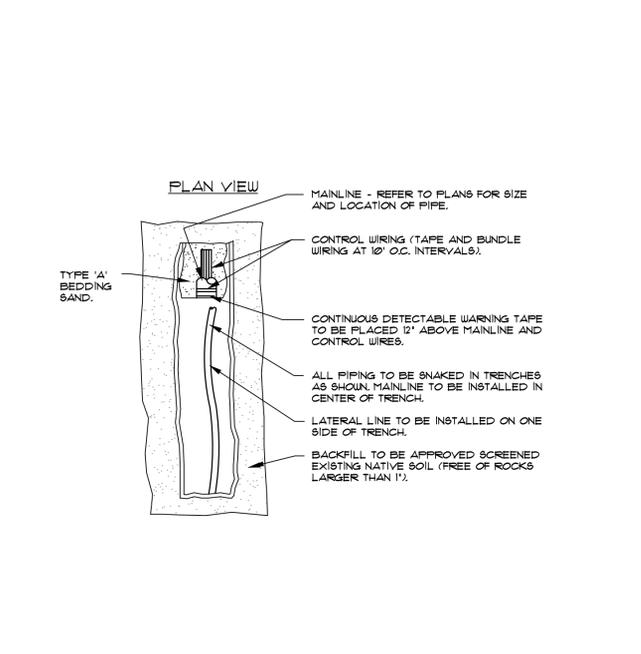
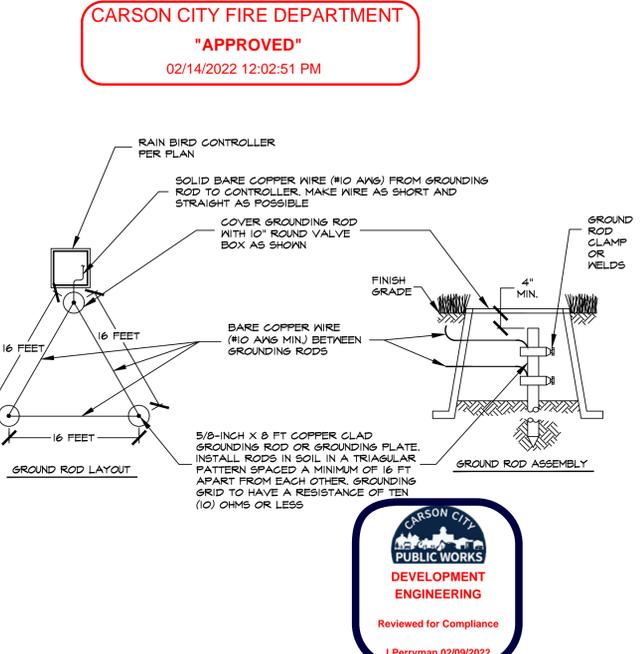
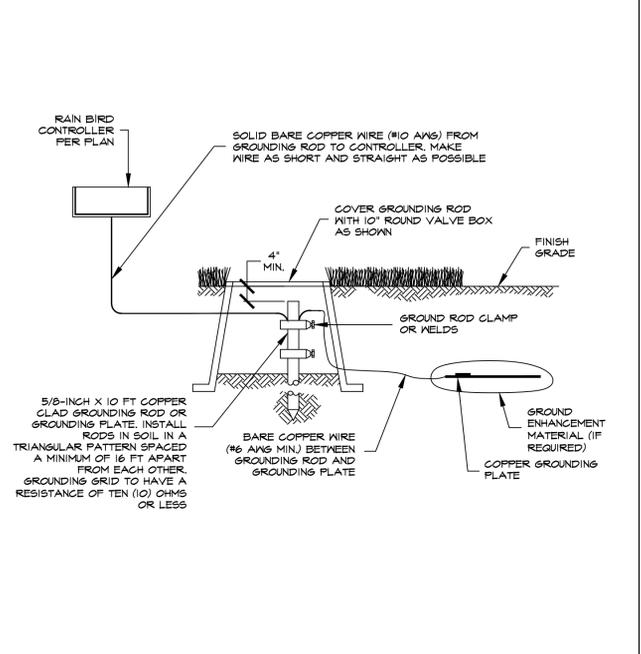
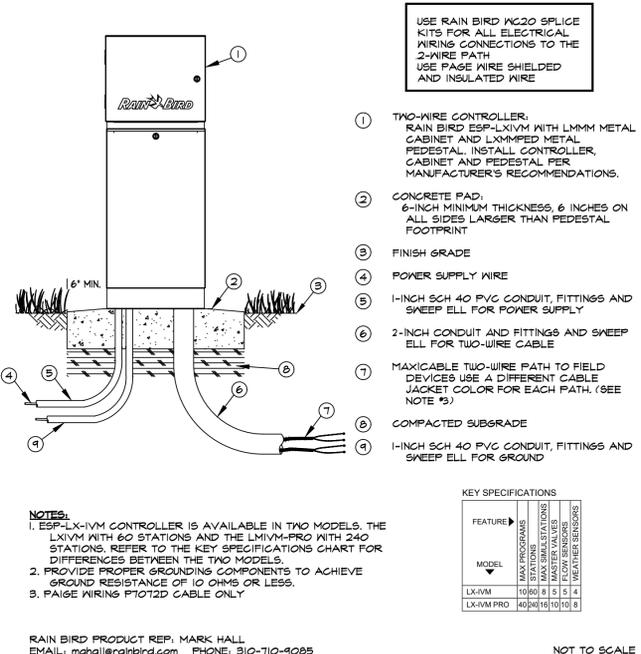
**CARSON CITY FIRE DEPARTMENT**  
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SEE SHEET L8 FOR MOUNTAIN STREET TRAILHEAD IRRIGATION



No.	Revision Date
1	8/4/21
2	New Trailhead Plan
3	8/27/21
4	L.A. Studio Review
5	9/27/21
NDP COMMENTS	
6	10/13/2021 No Change
7	10/21/21 No Change
LA No:	918-942-10-20
Designed:	KRD
Drawn:	KRD
Checked:	RKH
Date:	6/9/2021

REVISION NOTES
11/22/21 NO CHANGE
1/14/22 NO CHANGE



10 MAINLINE MANUAL DRAIN VALVE NOT TO SCALE

11 AUTO DRAIN NOT TO SCALE

12 TRENCH WALL SECTION NOT TO SCALE

13 CONTROLLER WIRING NOT TO SCALE

CARSON CITY FIRE DEPARTMENT  
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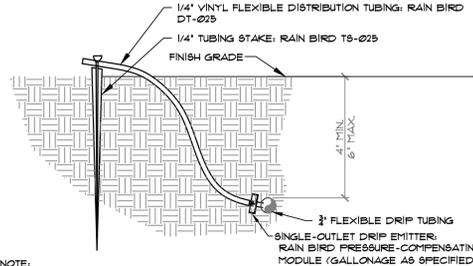
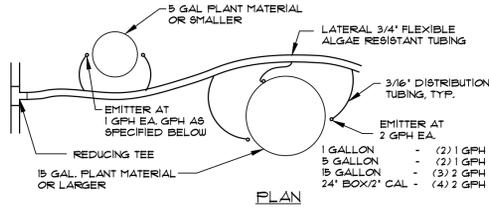


Landscape and Irrigation Details  
**ANDERSEN RANCH ESTATES**  
 Christy Corporation, LTD

No.	Revision Date
△	8/4/21
△	No Change
△	8/27/21
△	No Change
△	9/27/21
NAC/NDEP COMMENTS	
△	10/19/21 No Change
△	10/21/21 No Change
LA No: 918-942-10-20	
Designed: KRD	
Drawn: KRD	
Checked: RWH	
Date: 4/19/2021	
REVISION NOTES	
△	11/22/21
△	NO CHANGE
△	1/14/22
△	NO CHANGE

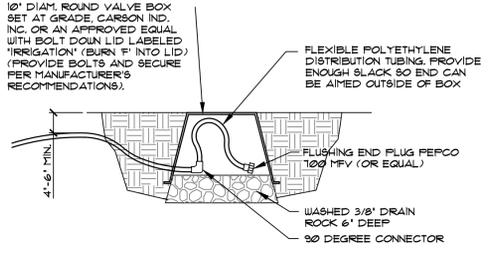
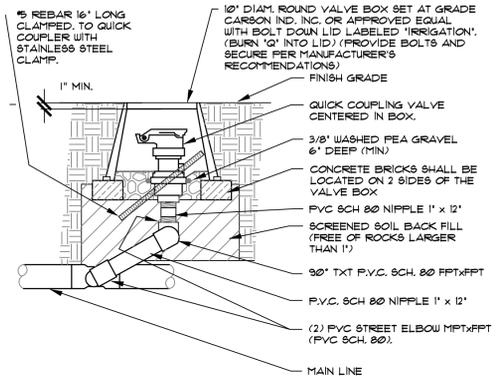
Sheet **L11** of **14**

NOTE:  
 1. STAKE TUBING IN PLACE AT SURFACE OF EACH EMITTER.  
 2. ALL PLANTS LOCATED ON SLOPES SHALL HAVE EMITTERS PLACED UP HILL FROM PLANT.  
 3. DO NOT WRAP DISTRIBUTION TUBING AROUND PLANT STEM OR TREE TRUNK.  
 4. DO NOT PLACE EMITTERS AGAINST PLANT STEM OR TREE TRUNK.  
 5. PLACE EMITTERS FOR EQUAL DISTRIBUTION OF WATER.



NOTE:  
 1. USE RAIN BIRD BUG GUN MODEL E1A-BG TO INSERT EMITTER DIRECTLY INTO DRIP TUBING.  
 2. PLACE EMITTERS SO OUTER EDGE OF ROOTBALL AND SOIL OUTSIDE OF ROOTBALL WILL RECEIVE WATER. DO NOT PLACE EMITTER AT TRUNK OR STEM OF PLANTS.

CARSON CITY FIRE DEPARTMENT  
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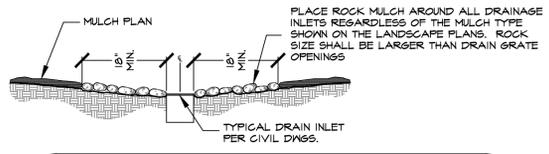
NOTES:  
 1. ALL VALVE BOXES TO BE CARSON INDUSTRIES INC. OR AN APPROVED EQUAL.  
 2. ALL DRAIN ROCK IN VALVE BOXES TO BE 3/8\"/>

1 DRIP EMITTER LAYOUT NOT TO SCALE

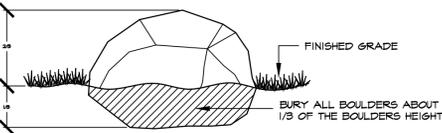
2 DRIP EMITTER STAKING NOT TO SCALE

3 QUICK COUPLER NOT TO SCALE

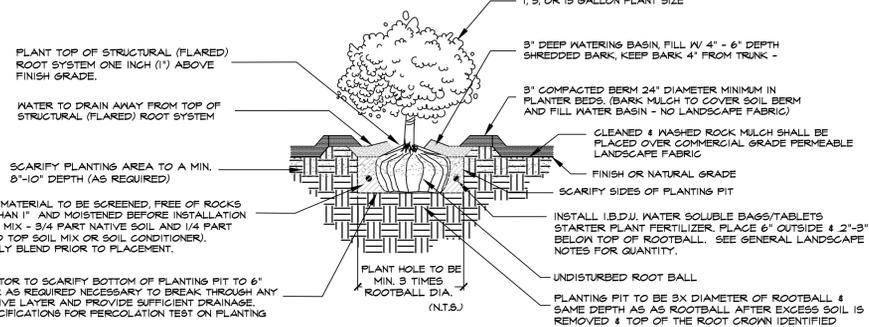
5 FLUSHING END CAP NOT TO SCALE



DRAINAGE NOTES:  
 • CONTRACTOR WILL MAINTAIN POSITIVE SITE DRAINAGE IN ALL LANDSCAPE AREAS, AND AT ALL DOWNSPOUT LOCATIONS AWAY FROM STRUCTURES. PROVIDE NOTCH OR BREAK IN LAWN EDGING (IF APPLICABLE) AS NEEDED. PROVIDE ROCK-LINED 'DRY CREEK' DRAINAGE SWALES IN ALL NON-TURF LANDSCAPE AREAS. DO NOT INSTALL DG OR BARK MULCH IN ANY AREAS SUBJECT TO CONCENTRATED DRAINAGE FLOWS (I.E. ROOT DRAIN LOCATIONS, SWALE LINES, YARD DRAIN INLETS, ETC.) WHERE EROSION MAY OCCUR.  
 • TO BE INSTALLED WHERE DRAIN INLETS ARE PROVIDED. CONTRACTOR SHALL VERIFY LOCATION(S) ON CIVIL DWGS.



LANDSCAPE BOULDERS - BOULDERS SHALL BE FIELD PLACED RANDOMLY THROUGHOUT THE LANDSCAPE AS INDICATED ON PLAN. BOULDERS SHALL HAVE NATURAL EARTHTONE (BROWN/TAN/GRAY) COLOR. SIZES SHALL VARY WITH A MINIMUM SIZE OF 24\"/>



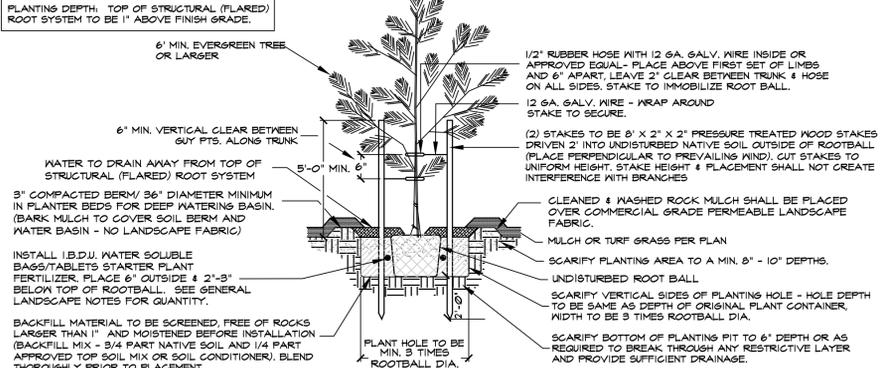
CONTRACTOR TO SCARIFY BOTTOM OF PLANTING PIT TO 6\"/>

NOTES:  
 1. REMOVE ALL BURLAP, TWINE, WIRE BASKETS OR CONTAINERS FROM ROOTBALL AND DO NOT DISTURB ROOTBALL.  
 2. SOIL MIXTURE TO BE THREE PARTS EXISTING SOIL & ONE PART APPROVED IMPORT TOPSOIL MIX OR SOIL CONDITIONER.  
 • REFER TO LANDSCAPE GENERAL NOTES FOR PLANT STOCK QUALITY REQUIREMENTS AND ADDITIONAL PLANTING REQUIREMENTS.

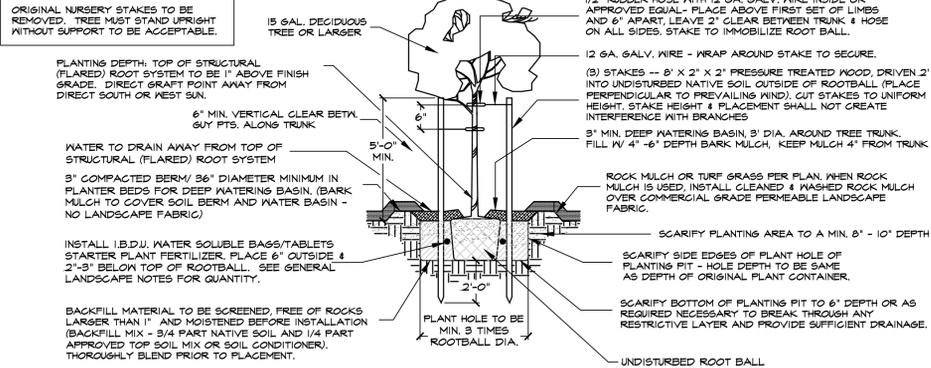
6 TYPICAL YARD DRAIN MULCH TREATMENT NOT TO SCALE

7 LANDSCAPE BOULDER NOT TO SCALE

8 SHRUB INSTALLATION DETAIL NOT TO SCALE



NOTES:  
 1. REMOVE ALL NURSERY STAKES, TWINE, FLAGGING & TAGS FROM CROWN, TRUNK & BRANCHES. LEAVE ONLY SPECIES ID TAGS. TREES MUST STAND UPRIGHT TO BE ACCEPTABLE. SEE NURSERY STOCK QUALITY STANDARDS. ALL TREES SHALL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION.  
 2. REMOVE DAMAGED BRANCHES - DO NOT REMOVE CENTRAL LEADERS.  
 3. GRADE WATERING BASIN SUCH THAT WATER COLLECTS AT EDGE OF ROOT BALL, NOT AT TRUNK.  
 4. THOROUGHLY WATER IMMEDIATELY AFTER PLANTING.  
 5. IF UNSTABLE ROOT BALLS ARE ENCOUNTERED CALL CARSON CITY URBAN FORESTER FOR PLANTING DIRECTION.  
 • TOP OF ROOT BALL IS DEFINED AS THE LOCATION OF THE UPPERMOST LATERAL ROOT NOT THE SOIL LEVEL IN THE NURSERY CONTAINER.  
 •• REFER TO LANDSCAPE GENERAL NOTES FOR PLANTS STOCK QUALITY REQUIREMENTS AND ADDITIONAL PLANTING REQUIREMENTS.



NOTES:  
 1. REMOVE ALL NURSERY STAKES, TWINE, FLAGGING & TAGS FROM CROWN, TRUNK & BRANCHES. LEAVE ONLY SPECIES ID TAGS. TREES MUST STAND UPRIGHT TO BE ACCEPTABLE. SEE NURSERY STOCK QUALITY STANDARDS. ALL TREES SHALL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION.  
 2. TREES W/ APPROPRIATE TRUNK TAPER WILL BE ACCEPTED. LARGER CAL. AT \*BASE AND SMALLER CAL. AT THE FIRST BRANCH.  
 3. REMOVE DAMAGED BRANCHES - DO NOT REMOVE CENTRAL LEADER OR ANY LOWER BRANCHES.  
 4. THOROUGHLY WATER IMMEDIATELY AFTER PLANTING.  
 5. ORIENT GRAFT UNION TO FACE NORTH.  
 6. IF UNSTABLE ROOT BALLS ARE ENCOUNTERED CALL CARSON CITY URBAN FORESTER FOR PLANTING DIRECTION.  
 • TOP OF ROOT BALL IS DEFINED AS THE LOCATION OF THE UPPERMOST LATERAL ROOT NOT THE SOIL LEVEL IN THE NURSERY CONTAINER.  
 •• REFER TO LANDSCAPE GENERAL NOTES FOR PLANTS STOCK QUALITY REQUIREMENTS AND ADDITIONAL PLANTING REQUIREMENTS.

9 EVERGREEN TREE PLANTING NOT TO SCALE

10 DECIDUOUS TREE PLANTING NOT TO SCALE

11 OWNER MAINTENANCE AGREEMENT NOT TO SCALE

ANDERSEN RANCH SUB-2019-0022

CARSON CITY DEVELOPMENT STANDARDS 3.13 MAINTENANCE

ALL LANDSCAPE AREAS MUST BE MAINTAINED BY THE PROPERTY OWNERS, INCLUDING USING THE MOST CURRENT PRUNING STANDARDS ACCEPTED BY THE ANSI INTERNATIONAL SOCIETY OF ARBORICULTURE AND/OR THE NATIONAL ARBORIST ASSOCIATION.

ANY DAMAGED OR DEAD PLANT(S) MUST BE REPLACED OR REPAIRED BY THE PROPERTY OWNERS WITHIN 90 DAYS FOLLOWING NOTIFICATION BY THE DIRECTOR. IF THE SEASON OF THE YEAR MAKES THIS REPAIR OR REPLACEMENT WITHIN A 30 DAY PERIOD IMPRACTICAL, THE PERSON RESPONSIBLE FOR LANDSCAPING SHALL SCHEDULE AN APPROPRIATE TIME FOR THE COMPLETION OF THE ACCOMPLISHMENT OF THIS WORK AS REQUIRED AND APPROVED BY THE DIRECTOR.

PROPERTY OWNER SHALL PROVIDE A FINANCIAL SECURITY IN A FORM ACCEPTABLE TO THE CITY, IN THE AMOUNT OF 100% OF THE ESTIMATED COST OF INSTALLATION OF REMAINING LANDSCAPE IMPROVEMENTS, WHICH SHALL BE FILED WITH THE CITY GUARANTEEING INSTALLATION.

THE ESTIMATED COST OF THE LANDSCAPING IMPROVEMENTS NOT YET COMPLETED MUST BE VERIFIED BY THE CITY.

SIGNATURE OF OWNER \_\_\_\_\_

PRINTED NAME OF OWNER \_\_\_\_\_ DATE \_\_\_\_\_

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 the landscape architecture studio  
 1552 C Street  
 Sparks, NV 89431 (775) 325-2223 NV RLA #440  
 www.la.studionevada.com

REGISTERED LANDSCAPE ARCHITECT  
 RYAN HANSEN  
 440  
 1/19/22  
 Expires: 6/30/22  
 STATE OF NEVADA

Landscape and Irrigation Details

ANDERSEN RANCH ESTATES  
 Christy Corporation, LTD

Nevada

Carson City

No.	Revision Date
Δ	8/4/21
No Change	
Δ	8/27/21
No Change	
Δ	9/27/21
NC/NDEP COMMENTS	
Δ	10/19/21 No Change
Δ	10/21/21 No Change
LA No:	918-942-10-20
Designed:	KRD
Drawn:	KRD
Checked:	RKH
Date:	4/8/2021
REVISION NOTES	
Δ	11/22/21 NO CHANGE
Δ	1/19/22 NO CHANGE

Sheet **L12** of 14

# GENERAL LANDSCAPE NOTES

- ALL LAWN AREAS SHALL BE CONTOURED AND ROLLED WITH A WEIGHTED HAND ROLLER PRIOR TO SODDING OPERATIONS.
- CONTRACTOR TO PROVIDE PHOTOGRAPHS OR SAMPLES OF ALL TREE PLANT MATERIAL FOR APPROVAL BY THE LANDSCAPE ARCHITECT, THE PARKS AND RECREATION DEPARTMENT AND OWNER'S REPRESENTATIVE TO SEE IF SPECIFICATIONS ARE MET. THIS DOES NOT GUARANTEE ACCEPTANCE OF ALL TREES UPON DELIVERY TO PROJECT SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION, THE ACQUISITION OF ALL NECESSARY PERMITS ASSOCIATED WITH CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING ALL NOTES, CHECKING PLANT NAMES AND CONFIRMING ALL NUMBERS, SIZES, AND PLANT AVAILABILITY PRIOR TO SUBMITTING BID.
- IF QUANTITIES LISTED IN THE PLANTING SCHEDULES DO NOT CORRELATE WITH THE QUANTITIES INDICATED ON THE PLANS, THEN PLAN QUANTITIES SHALL GOVERN.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO INSTALL ALL MATERIALS COMPLETE AND IN PLACE AS SHOWN AND/OR SPECIFIED.
- ALL PROPERTY LINES WERE PROVIDED AND ESTABLISHED BY OTHERS - THIS SITE PLAN IS NOT A LEGAL SURVEY.
- FINISH GRADES IN ALL LAWN AREAS SHALL BE ESTABLISHED AND INSPECTED BY OWNER'S REPRESENTATIVE BEFORE INSTALLATION OF SOD.
- ROUGH GRADE, FINISH GRADE AND ALL BERM LOCATION/SIZES SHALL BE ESTABLISHED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE INSTALLATION OF THE IRRIGATION SYSTEM, SITE ELEMENTS OR ANY SOD.
- SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE TOP 6"-8" (MIN) OF THE ROUGH GRADE OF ALL LAWN AREAS PRIOR TO SODDING.
- ROUGH GRADE IN ALL LAWN AND PLANTING BED AREAS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 8"-10" (MIN) PRIOR TO INSTALLATION OF PLANT MATERIAL, BERMS & SOD.
- ALL SOD AND PLANT MATERIALS SHALL BE #1 GRADE NURSERY STOCK AND WARRANTED FOR ONE YEAR AFTER FINAL PROJECT ACCEPTANCE. REPLACE ANY PLANT WHICH DIES WITHIN TWO WEEKS WITH PLANTS EQUAL TO ORIGINAL MATERIALS USED EXCEPT FOR PLANT LOSSES DUE TO VANDALISM, ACTS OF NATURE, OR NEGLIGENCE BY THE OWNER.
- THE CONTRACTOR SHALL BE REQUIRED TO EXCAVATE ALL LAWN & PLANTING BED AREAS TO ESTABLISH ROUGH GRADE AND INSTALL REQUIRED SOIL AMENDMENTS, (4 1/2" DEEP TOP OF CURBS IN PLANTING AREAS & 1 1/2" DEEP SIDEWALKS IN LAWN AREAS.)
- ANY IMPORTED TOPSOIL REQUIRED FOR INSTALLATION OF THE BERMS OR ESTABLISHMENT OF ROUGH GRADE OR FINISH GRADE SHALL BE NEVADA ORGANIC PREMIUM TOPSOIL MIX OR AN APPROVED EQUAL.
- TREE STAKES SHALL BE DONE ON ALL TREES. CONTRACTOR SHALL STAKE AS PER DETAIL. ORIGINAL NURSERY STAKES ON TREES SHALL BE REMOVED BEFORE INSTALLATION. TREES MUST STAND UPRIGHT WITHOUT SUPPORT TO BE ACCEPTABLE.
- INSTALL DEWITT PRO 5 LANDSCAPE FABRIC OR AN APPROVED EQUAL UNDER ALL MULCH AREAS. SECURE TO ROUGH GRADE. DO NOT LEAVE EXPOSED.
- ROCK MULCH SHALL BE A 3"-8" CLEAN ROUND RIVER GOBBLE. MULCH DEPTH TO BE 4"-6" MIN. AND TO BE INSTALLED IN ALL PLANTING AREAS AND OVER ALL BERMS.
- ALL PLANTING PITS SHALL BE EITHER HAND OR BACKHOE DUG (NO AUGER). THE BOTTOM AND SIDES OF THE PLANTING PITS SHALL BE SCARIFIED BEFORE INSTALLATION OF THE PLANT MATERIAL. HOLES SHALL BE 3 TIMES AS WIDE AS THE ROOTBALL DIAMETER, THE SAME DEPTH AS THE ROOTBALL AND BACKFILLED WITH AN APPROVED SOIL MIX.
- ALL PLANTING BEDS AND SOD AREAS SHALL BE STRIPPED AND CLEARED OF ALL LAWN ROOTS, WEEDS, AND DEBRIS AND SHALL BE RAKED TO A SMOOTH AND EVEN GRADE PRIOR TO PLANT MATERIAL OR SOD INSTALLATION.
- "I.B.D.U." WATER SOLUBLE STARTER PLANT FERTILIZER BAGS/TABLETS OR AN APPROVED EQUAL SHALL BE INSTALLED IN ALL PLANTING PITS. USE 1 PER 1-GALLON CONTAINER, 3 PER 5-GALLON CONTAINER, AND 5 PER 15-GALLON CONTAINER/2' CAL. OR LARGER TREE.
- CONTRACTOR TO APPLY A PRE-EMERGENT HERBICIDE THROUGHOUT ALL ROCK MULCH AREAS PRIOR TO PLACING MULCH. NO PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN PERENNIAL, GRASSCOVER, BULB AND ANNUAL AREAS. ADD RONSTAR GRANULAR PRE-EMERGENT HERBICIDE PER MANUFACTURER'S WRITTEN RECOMMENDATIONS PRIOR TO INSTALLING WEED FABRIC AND ROCK MULCH.
- FINAL LOCATION OF ALL LANDSCAPE PLANT MATERIAL SHALL BE SET BY THE CONTRACTOR ACCORDING TO THE PLANS AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
- NO PLANTS SHALL BE PLACED TO CONFLICT OR CREATE CONFLICT W/ SIGNS, LIGHTS, UTILITIES, ETC. IF PLANT LOCATION WILL CAUSE A CONFLICT, CONTACT THE LANDSCAPE ARCHITECT.
- ALL PERENNIAL AND GRASSCOVER AREAS SHALL BE HAND SET BY THE CONTRACTOR IN AREAS SHOWN ON DRAWINGS AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
- THE CONTRACTOR SHALL REMOVE ALL BURLAP, TWINE, TIES, CONTAINERS AND WIRE BASKETS FROM ALL PLANT MATERIAL. DO NOT DISTURB ROOTBALLS. REMOVE ANY EXCESS SOIL ON TREES OR SHRUBS THAT HAS ACCUMULATED DURING THE PACKAGING & SHIPPING PROCESS. (B4B STOCK - ESPECIALLY!) IN ORDER TO DETERMINE PROPER PLANTING DEPTH IN ORDER TO PLACE ROOTBALL AT 1" ABOVE GRADE. CLEAN DOWN TO THE TOP OF STRUCTURAL (FLARED) ROOT SYSTEM.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROVIDE EFFECTIVE DUST CONTROL OF ALL PREPARED SOIL AREAS.
- ALL TREES TO BE #1 GRADE NURSERY STOCK AND MEET CURRENT INDUSTRY QUALITY STANDARDS ADOPTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60 AND NRS 555 (REGULATIONS OF NURSERY AND NURSERY STOCK). ALL TREES TO INCLUDE THE FOLLOWING:
  - NO GIRDLING, KINKED, CIRCLING OR "J" ROOTS.
  - NO TREES THAT HAVE BEEN TOPPED.
  - NO WOUNDS IN THE TRUNK BARK OR ON LIMBS.
  - TO BE INSECT AND DISEASE FREE, RODENT AND MECHANICAL DAMAGE FREE.
  - NO TREES THAT HAVE LARGE NURSERY STAKES THROUGH ROOTBALL OR HAVE BEEN GROWN ON A NURSERY STAKE.
  - ROOTBALL TO BE APPROPRIATE TO CALIPER AND CROWN SIZE.
  - TRUNK/ CROWN STRUCTURE AND TRUNK TAPER TO BE APPROPRIATE FOR THE SPECIES.
  - ALL GRAFT UNIONS TO BE HEALTHY WITH TRUNK DIAMETER BELOW UNION LARGER THAN ABOVE UNION.
  - ALL TREES TO STAND UPRIGHT WITHOUT STAKES.
  - ROOTS, BARK AND SHOOT GROWTH TO GIVE EVIDENCE OF GOOD TREE VIGOR.
  - ANY REPLACEMENT OF PLANT STOCK TO BE EQUAL TO ORIGINAL SPECIFICATION AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- ALL PLANTING BEDS AND SOD AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
- ALL BOX TREES TO BE STAKE FREE NURSERY STOCK, NO LARGE STAKES THROUGH ROOTBALL.
- ALL LANDSCAPING FINAL PLANT MATERIALS TO ACCOMMODATE EVERGREEN TREE GROWTH. SPACE ALL SHRUBS/ GROUND COVERS/ PERENNIALS A MINIMUM OF 8' AWAY FROM ANY EVERGREEN TREE TRUNK.
- ANY SUBSTITUTION OF PLANT MATERIAL TO BE SUBMITTED IN WRITING FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND THE COMMUNITY DEVELOPMENT DEPARTMENT.
- A 48 HR. MIN. NOTICE TO CARSON CITY PARKS AND RECREATION DEPARTMENT (775) 881-2365 REQUIRED FOR PLANT MATERIAL, SPACING, AND LAYOUT REVIEW PRIOR TO PLANTING. A 48 HR. MIN. NOTICE TO THE CARSON CITY URBAN FORESTER (775) 884-1883 TO REVIEW TREES UPON ARRIVAL AT SITE IS REQUIRED.
- THE CONTRACTOR SHALL INSPECT THE SITE REGULARLY TO REVIEW THE CONDITION OF ALL PLANTINGS. IF ANY CHANGES IN THE OVERALL MAINTENANCE PROGRAM ARE REQUIRED TO IMPROVE THE CONDITIONS TO AN ACCEPTABLE STANDARD, THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING. OTHERWISE THE CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR THE CONDITION OF THE PLANTINGS AND MUST HONOR THE GUARANTEE. ANY PLANTS REPLACED UNDER THIS GUARANTEE SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE DATE OF REPLACEMENT.
- THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE MAINTENANCE OF THE ENTIRE IRRIGATION SYSTEM & ALL LANDSCAPING UNTIL FINAL PROJECT ACCEPTANCE. AFTER FINAL PROJECT ACCEPTANCE ALL PROJECT MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CARSON CITY PARKS & RECREATION DEPARTMENT.
- THE CONTRACTOR SHALL TOP DRESS ROUGH GRADE OF ALL LAWN AREAS WITH 2" OF NEVADA ORGANIC PREMIUM TOP SOIL MIX. SCARIFY ALL LAWN AREAS INCORPORATING TOP SOIL INTO ROUGH GRADE. AGAIN, TOP DRESS ALL LAWN AREAS WITH AN ADDITIONAL 2" OF NEVADA ORGANIC PREMIUM TOP SOIL MIX TO ESTABLISH FINISH GRADE.

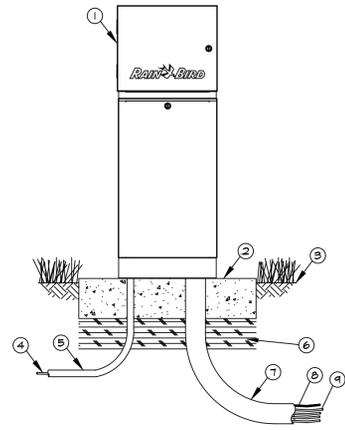
# GENERAL IRRIGATION NOTES

- ALL PLUMBING AND ELECTRICAL WORK SHALL BE COMPLETED AS PER ALL LOCAL CODES.
- INSTALLATION OF MATERIALS SHALL BE PER MANUFACTURERS RECOMMENDATIONS OR AS SPECIFIED. SPRINKLER HEADS ARE EXACT. NO EXTRA PAYMENT WILL BE MADE WHERE PIPING MUST BE OFFSET TO AVOID EXISTING CONDITIONS, OTHER WORK OR WHERE CHANGES ARE NECESSARY TO FACILITATE INSTALLATION.
- THE IRRIGATION SYSTEM SHALL BE CONSTRUCTED FOR COMPRESSED AIR BLOW OUT AND SHALL BE BLOWN DRY AFTER THE FIRST FROST IN THE FALL, BY THE CONTRACTOR.
- ALL MATERIALS SHALL BE NEW WITHOUT FLAUS AND CONSIDERED THE BEST AVAILABLE IN STOCK. THE COMPLETE SYSTEM SHALL HAVE A ONE-YEAR WARRANTY AFTER FINAL PROJECT ACCEPTANCE ON ALL PARTS AND LABOR.
- PRIOR TO FINAL PROJECT ACCEPTANCE, THE CONTRACTOR SHALL INSTRUCT THE OWNER, OR HIS REPRESENTATIVE, IN THE PROPER OPERATION, MAINTENANCE, AND WINTERIZATION OF THE ENTIRE IRRIGATION SYSTEM.
- THE CONTRACTOR SHALL PROVIDE AND KEEP CURRENT A COMPLETE SET OF RECORD DRAWINGS WHICH SHALL BE CORRECTED DAILY TO SHOW CHANGES IN THE ORIGINAL DRAWINGS. ALL MAINLINE PIPING AND VALVE LOCATIONS SHALL BE SHOWN WITH ACTUAL MEASUREMENTS TO REFERENCE POINTS. THESE DRAWINGS SHALL BE SUBMITTED TO THE PARKS AND RECREATION DEPARTMENT PRIOR TO FINAL PAYMENT.
- WHEN THE SYSTEM IS COMPLETE, THE CONTRACTOR SHALL PERFORM A COVERAGE TEST. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE OF ALL LAWN & LANDSCAPE PLANTING BED AREAS.
- ALL IRRIGATION MAINLINE PIPING & LATERAL PIPING SHALL BE SCHEDULE 40 PVC PIPE. ALL PVC IRRIGATION MAINLINES WILL BE ASSEMBLED WITH WELD ON 7/8" INDUSTRIAL GRADE GLUE AND PURPLE PRIMER. ALL LATERAL LINES WILL BE ASSEMBLED WITH CHRISTY'S RED HOT OR WELD ON 1/2" BLUE GLUE AND PRIMER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SETTLING IN THE IRRIGATION TRENCHES OR ASSOCIATED IRRIGATION WORK AS A WARRANTY ITEM.
- ALL IRRIGATION VALVES SHALL BE LOCATED IN 'CARSON INDUSTRIES INC.' VALVE BOXES WITH LOCKING COVERS (OR APPROVED EQUAL). SIZE OF VALVE BOXES SHALL VARY WITH NUMBER OF VALVES LOCATED IN BOX. ALL VALVE BOX LID ELEVATIONS SHALL BE SET FLUSH WITH FINISHED GRADE. PROVIDE BOX SIZE THAT WILL ALLOW 6" CLEARANCE AROUND ALL SIDES OF VALVES. PROVIDE BOLTS PER MANUFACTURER'S RECOMMENDATIONS AND SECURE EACH VALVE BOX.
- ON ALL THREADED JOINTS WITHIN THE IRRIGATION SYSTEM, THE CONTRACTOR SHALL USE 2-3 FULL TURNS OF TEFLON TAPE AT EACH CONNECTION.
- RAIN BIRD PEN-TITE OR KINGUIRE SPLICE WIRE CONNECTORS SHALL BE USED ON ALL FIELD WIRE SPLICES AND CONNECTIONS.
- CONTROL WIRE SHALL BEAR A U/L APPROVED LABEL FOR DIRECT UNDERGROUND BURIAL IN NATIONAL ELECTRIC CODE CLASS II CIRCUITS. AWG SIZES: MINIMUM SIZE #12. ALL CONTROL WIRE RUNS LESS THAN 1000' SHALL HAVE NO SPLICES. IF A SPLICE OCCURS ON A FIELD CONTROL WIRE, THE CONTRACTOR SHALL INSTALL THE SPLICE IN A 6" ROUND VALVE BOX, IF APPROVED BY THE LANDSCAPE ARCHITECT. OTHERWISE THE ENTIRE FIELD CONTROL WIRE SHALL BE REMOVED & REPLACED.
- TAPE AND BUNDLE ALL CONTROL WIRE TO BOTTOM OF MAINLINE PIPE AT 10' O.C.
- THE IRRIGATION CONTROLLER SHALL BE INSTALLED IN A LOCATION AS SHOWN ON THE PLANS. THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE WILL APPROVE FINAL CONTROLLER LOCATION.
- IRRIGATION VALVE BOXES ARE TO BE INSTALLED IN LANDSCAPE PLANTING BEDS OR OTHER PROTECTED AREAS. VALVE BOXES SHALL NOT BE INSTALLED IN LAWN AREAS.
- THE CONTRACTOR SHALL INSTALL BRASS AND PVC PIPING ONLY. 5' ON EITHER SIDE OF THE BACKFLOW PREVENTER, WITH ONE SET OF UNION JOINTS AS DEPICTED IN THE STANDARD DETAIL FOR REMOVAL.
- FILTER FABRIC FOR ABOVE ALL ROCK SUMP#8 SHALL BE DEWITT PRO 5 WEED BARRIER OR AN APPROVED EQUAL.
- IRRIGATION MAINLINE TO BE BURIED 24" BELOW FINISHED GRADE AND ALL LATERAL LINE PIPING TO BE BURIED 18" BELOW FINISHED GRADE. ALL FLEXIBLE DRIP IRRIGATION DISTRIBUTION TUBING TO BE BURIED 4"-6" BELOW FINISH GRADE.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. THE ACQUISITION OF ALL NECESSARY PERMITS ASSOCIATED WITH CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL INSTALL THREE EXTRA SETS OF FIELD CONTROL WIRES OF SEPARATE COLOR TO THE CONTROLLER AND THROUGH EACH VALVE BOX LOCATION. PROVIDE 3' OF COILED WIRE IN VALVE BOX.
- PIPE DOPE SHALL NOT BE USED ANYWHERE ON THE IRRIGATION SYSTEM.
- NO 1 1/4" PIPE SHALL BE USED ANYWHERE ON THE IRRIGATION SYSTEM. 3/4" AND 1/2" PIPE WILL ONLY BE USED FOR SMALL ROTOR AND POP-UP SPRAY HEAD JOINTS.
- THE CONTRACTOR SHALL EXPOSE ENDS OF ALL IRRIGATION SLEEVES. ANY BROKEN OR SHATTERED ENDS OF THE IRRIGATION SLEEVES SHALL BE CUT TO A CLEAN END BEFORE INSTALLATION OF EITHER MAINLINE PIPE, LATERAL LINES OR DRIP IRRIGATION TUBING. ALL SLEEVE ENDS SHALL BE INSPECTED BY PARKS & RECREATION DEPT. STAFF BEFORE BURYING.
- FINAL CONNECTION OF THE VALVE WIRES TO THE CONTROLLER SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL PROVIDE LOCKS FOR EACH NEW CONTROLLER AND TWO SETS OF KEYS FOR THE CITY MAINTENANCE PERSONNEL.
- THE CONTRACTOR SHALL AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND UTILITIES WHICH MAY EFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THE SAME.
- THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER AND/OR TELEPHONE, WATER, GAS AND SEWER FACILITIES SO AS TO SAFELY PROTECT ALL UTILITIES, PERSONNEL, AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- ALL MAINLINES SHALL BE PRESSURE TESTED AT 15 TIMES THE STATIC PRESSURE FOR A MINIMUM 2 HOUR PERIOD PRIOR TO BACKFILLING OF TRENCHES. TEST WILL BE CONSIDERED SUCCESSFUL IF NO PRESSURE LOSS OCCURS DURING THE TWO HOURS. IF ANY LEAKS ARE PRESENT THEY SHALL BE CORRECTED AND LINES SHALL BE RE-TESTED PRIOR TO BACKFILLING TRENCHES.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
- THE CONTRACTOR SHALL FLUSH ALL LATERALS AND EMITTER LINES PRIOR TO INSTALLING EMITTERS. EMITTERS TO BE INSTALLED IN THE FOLLOWING RATIOS: (2) 5 GPH EM/ 1 AND 2 GAL PLANT, (2) 1 GPH EM/ 5 GAL PLANT AND (4) 2 GPH EM/ PER TREE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS, FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS UNDER SIDEWALKS AND PAVING.
- SHOULD DISCREPANCIES ARISE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS WHICH REQUIRE FIELD MODIFICATIONS OR PLAN REVISIONS, THE OWNER'S REPRESENTATIVE SHALL BE CONTACTED PRIOR TO CONSTRUCTION FOR RESOLUTION OR PLAN REVISION.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOW OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DRAWINGS. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- THE IRRIGATION CONTROLLER SHALL BE WIRED DIRECTLY TO A 110 VOLT POWER SOURCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE IRRIGATION CONTROLLER WIRING TO THE POWER SOURCE. CONNECTING THE CONTROLLER TO THE POWER SOURCE SHALL BE THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR. THE INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES OR ORDINANCES THAT APPLY. IT SHALL BE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE POWER SOURCE AND EXACT LOCATION OF THE CONTROLLER WITH OWNER'S REPRESENTATIVE.

CARSON CITY FIRE DEPARTMENT

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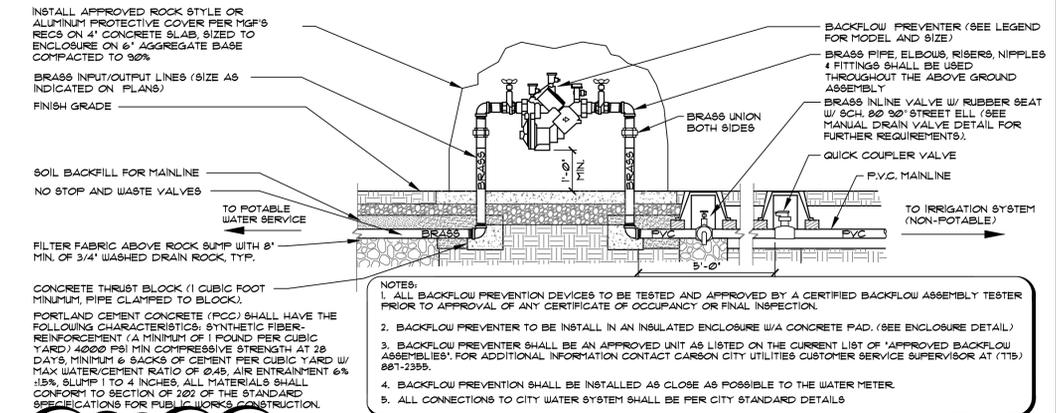


- IRRIGATION CONTROLLER: RAIN BIRD ESP-LXMEF CONTROLLER WITH FLOW SMART MODULE IN LXMM METAL CABINET AND LXMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.
- CONCRETE PAD, 6-INCH MINIMUM THICKNESS
- FINISH GRADE
- POWER SUPPLY WIRE
- 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
- COMPACTED SUBGRADE
- 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR STATION WIRES
- FLOW SENSOR WIRE (FE 34, 84 OR 54) TO FLOW SENSOR
- MASTER VALVE AND REMOTE CONTROL VALVE WIRES

- NOTES:
- ESP-LXMEF CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODULES IN 4-, 8- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.
  - FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 1/2" ANGE MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
  - PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

## 1 CONTROLLER "B" - RAIN BIRD ESP LX-BASIC IN PEDESTAL CABINET

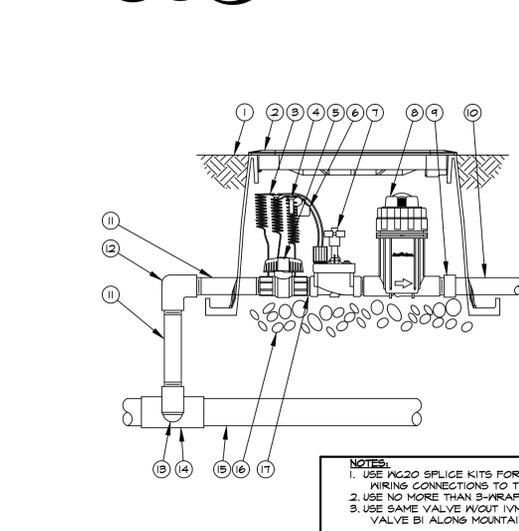
NOT TO SCALE



- INSTALL APPROVED ROCK STYLE OR ALUMINUM PROTECTIVE COVER PER MFG'S RECS ON 4" CONCRETE SLAB, SIZED TO ENCLOSE ON 6" AGGREGATE BASE COMPACTED TO 90%.
- BRASS INPUT/OUTPUT LINES (SIZE AS INDICATED ON PLANS)
- FINISH GRADE
- SOIL BACKFILL FOR MAINLINE NO STOP AND WASTE VALVES
- TO POTABLE WATER SERVICE
- BRASS UNION BOTH SIDES
- BACKFLOW PREVENTER (SEE LEGEND FOR MODEL AND SIZE)
- BRASS PIPE ELBOWS, RISERS, NIPPLES & FITTINGS SHALL BE USED THROUGHOUT THE ABOVE GROUND ASSEMBLY
- BRASS INLINE VALVE W/ RUBBER SEAT W/ SCH. 80 90° STREET ELL (SEE MANUAL DRAIN VALVE DETAIL FOR FURTHER REQUIREMENTS)
- QUICK COUPLER VALVE
- P.V.C. MAINLINE
- TO IRRIGATION SYSTEM (NON-POTABLE)
- CONCRETE THRUST BLOCK (1 CUBIC FOOT MINIMUM, PIPE CLAMPED TO BLOCK).
- PORTLAND CEMENT CONCRETE (PCC) SHALL HAVE THE FOLLOWING CHARACTERISTICS: SYNTHETIC FIBER REINFORCEMENT (A MINIMUM OF 1 POUND PER CUBIC YARD) 4000 PSI MIN COMPRESSIVE STRENGTH AT 28 DAYS, MINIMUM 6 BAGS OF CEMENT PER CUBIC YARD W/ MAX WATER/CEMENT RATIO OF 0.45, AIR ENTRAINMENT 6% ±.5%, SLUMP 1 TO 4 INCHES. ALL MATERIALS SHALL CONFORM TO SECTION OF 202 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
- NOTES:
- ALL BACKFLOW PREVENTION DEVICES TO BE TESTED AND APPROVED BY A CERTIFIED BACKFLOW ASSEMBLY TESTER PRIOR TO APPROVAL OF ANY CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION.
  - BACKFLOW PREVENTER TO BE INSTALLED IN AN INSULATED ENCLOSURE W/A CONCRETE PAD. (SEE ENCLOSURE DETAIL)
  - BACKFLOW PREVENTER SHALL BE AN APPROVED UNIT AS LISTED ON THE CURRENT LIST OF 'APPROVED BACKFLOW ASSEMBLIES'. FOR ADDITIONAL INFORMATION CONTACT CARSON CITY UTILITIES CUSTOMER SERVICE SUPERVISOR AT (775) 881-2355.
  - BACKFLOW PREVENTION SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE WATER METER.
  - ALL CONNECTIONS TO CITY WATER SYSTEM SHALL BE PER CITY STANDARD DETAILS

## 2 BACKFLOW PREVENTER

NOT TO SCALE

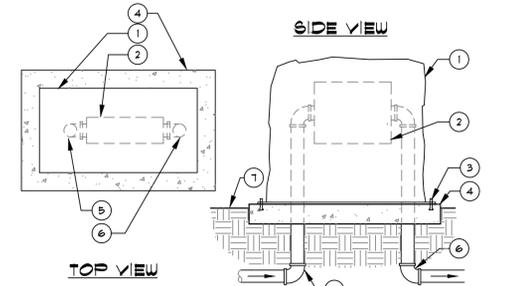


- FINISH GRADE/TOP OF MULCH
- VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 3-FOOT LINEAR LENGTH OF 2-WIRE CABLE, COILED
- WATERPROOF CONNECTION
- 1-INCH BALL VALVE
- ID TAG
- REMOTE CONTROL VALVE-PE5B SERIES W/ IVM-SOL
- PRESSURE REGULATING QUICK CHECK BASKET FILTER, RAIN BIRD PRB-QKCHK-100
- PVC SCH 40 FEMALE ADAPTOR
- LATERAL PIPE
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- PVC SCH 80 ELL
- PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- PVC SCH 80 TEE OR ELL
- SCH 40 MAINLINE PIPE WITH SCH 80 FITTINGS
- 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- PVC SCH 80 NIPPLE, CLOSE

- NOTES:
- USE PCC20 SPLICE KITS FOR ALL ELECTRICAL WIRING CONNECTIONS TO THE 2-WIRE PATH
  - USE NO MORE THAN 3-WRAPS OF TEFLON TAPE
  - USE SAME VALVE INOUT IVM MODULE FOR VALVE B1 ALONG MOUNTAIN STREET.

## 3 DRIP VALVE ASSEMBLY WITH IVM AND WITHOUT

NOT TO SCALE



- LEGEND
- INSULATED BACKFLOW ENCLOSURE (FAUX ROCK APPEARANCE).
  - BACKFLOW PREVENTER
  - ANCHOR ROD (TYPICAL)
  - POURED CONCRETE BASE (3000 PSI, PER SPECIFICATIONS) - 6" MIN. THICKNESS - EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE.
  - WATER SERVICE INLET PIPING
  - WATER SERVICE OUTLET PIPING.
  - FINISH GRADE.

NOTE: REFER TO DETAIL 2 THIS SHEET FOR ADDITIONAL CONSTRUCTION INFORMATION ON BACKFLOW PREVENTER.

## 4 ALUMINUM BACKFLOW ENCLOSURE

NOT TO SCALE



No.	Revision Date
Δ	8/4/21
No Change	
Δ	8/27/21
No Change	
Δ	9/27/21
NDEP COMMENTS	
Δ	10/19/21 No Change
Δ	10/21/21 NDEP Comments
LA No: 918-842-10-20	
Designed: KRD	
Drawn: KRD	
Checked: RWH	
Date: 4/19/2021	

REVISION NOTES	
Δ	11/22/21 NO CHANGE
Δ	1/19/22 NO CHANGE

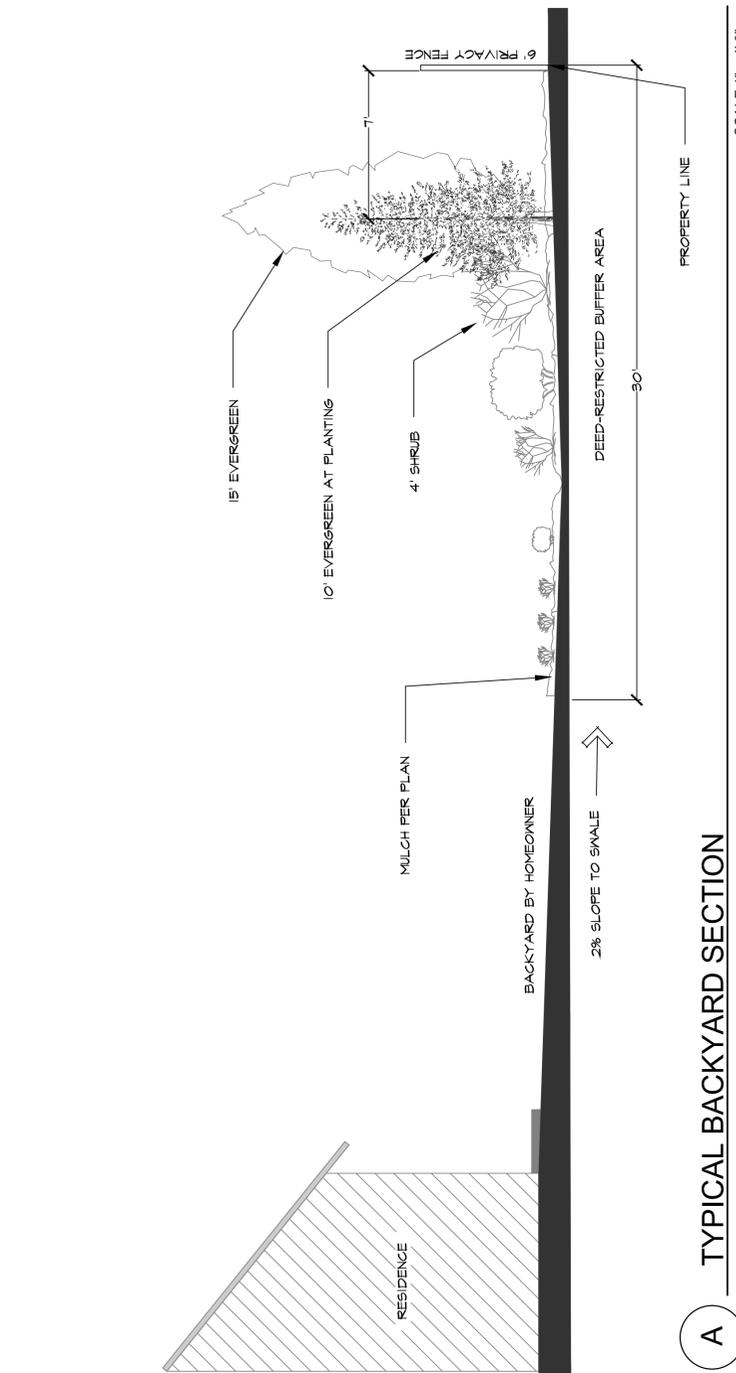
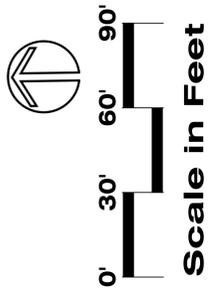
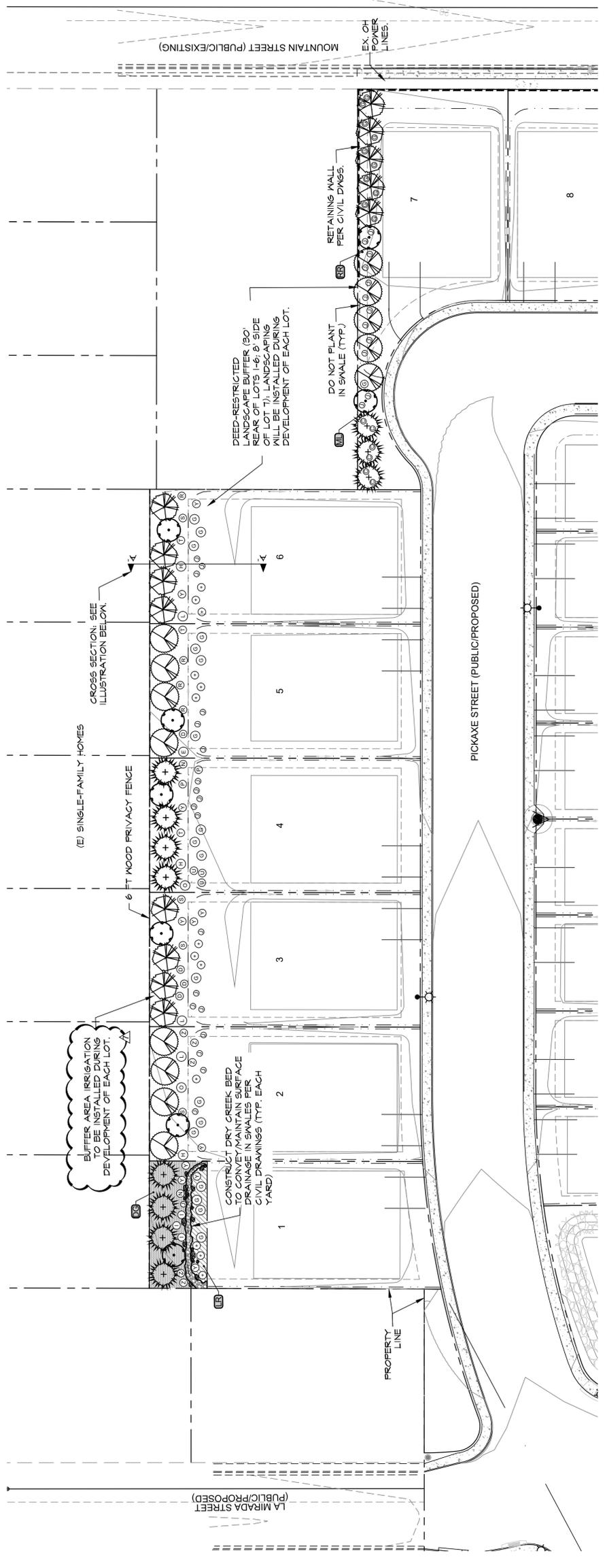


Nevada

Buffer Landscape Plan  
 ANDERSEN RANCH ESTATES  
 Christy Corporation, LTD  
 Carson City

No.	Revision	Date
1	Initial	8/4/21
2	Carson City Comments	8/27/21
3	L.A. Studio Review	9/12/21
4	NO/DEP Comments	10/19/21
5	L.A. Studio City Comments	10/21/21
6	No Change	
LA No: 588-542-10-230		
Designed: RHM		
Drawn: KMK		
Checked: RHM		
Date: 4/18/2022		

REVISION NOTES  
 Δ NO CHANGE  
 ▲ CITY COMMENTS



A TYPICAL BACKYARD SECTION

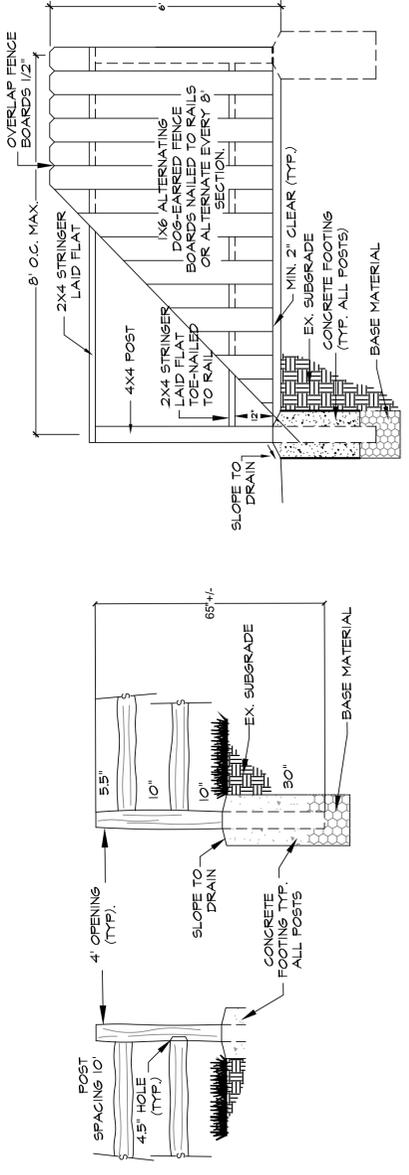


CARSON CITY FIRE DEPARTMENT  
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 Reviewed for Compliance  
 L.Perryman 02/09/2022

PLANT LEGEND

SYM.	BOTANICAL NAME/COMMON NAME	SYM.	BOTANICAL NAME/COMMON NAME
(Circle with cross)	DECIDUOUS TREES	X	SHRUBS & ORNAMENTAL GRASSES**
(Circle with vertical lines)	AVELANCHIER LAEYIS/ALLEGHENY SERVICEBERRY	C	CALAMAGROBIS X ACUTIFLORA KARL FOERSTER/FEATHER REED GRASS
(Circle with horizontal lines)	EVERGREEN TREES	D	CORNUS SERICEA DOGWOOD
(Circle with diagonal lines)	ABIES CONCOLOR CANDIGANS/CANDIGANS WHITE FIR	C	COTONEASTER DAMNARI CORAL BEAUTY/CORAL BEAUTY COTONEASTER
(Circle with dots)	PICEA PUNGENS/COLORADO BLUE SPRUCE	H	HIBISCUS SYRIACUS MATHILDE /BLUSH SATIN ROSE OF SHARON
(Circle with triangle)	PINUS NIGRA/AUSTRALIAN PINE	I	ILEX GLABRA COMPACTA/INKBERRY HOLLY
(Circle with square)		M	MISCANTHUS SINENSIS MALEPARTUS/MALEPARTUS MAIDEN GRASS
(Circle with diamond)		P	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE
(Circle with star)		O	PHILALPHUS MICROPHYLLUS/LITTLELEAF MOCK ORANGE
(Circle with circle)		N	PHYSCARPUS MALVACEUS/MALLOX NINEBARK
(Circle with cross-hatch)		T	PINUS SYLVESTRIS HILLSIDE CREEPER/HILLSIDE CREEPER
(Circle with vertical lines)		J	PRUNUS BESSYI/SAND CHERRY
(Circle with horizontal lines)		R	ROSA RUBOSA/HANSA RUBOSA ROSE
(Circle with diagonal lines)		G	RAUS AROMATICA /GRO-LOW/GRO-LOW FRAGRANT SUMAC
(Circle with dots)		E	SAMBUCUS CANIDENSIS/COMMON ELDERBERRY
(Circle with triangle)		S	SYMPHORICARPOS ALBAS/ONIONBERRY
(Circle with diamond)		L	SYRINGA FOCAHONTAS/FOCAHONTAS LILAC

NOTE: QUANTITIES AND SIZES FOR BUFFER LANDSCAPE MATERIALS INCLUDED ON PLANT LEGEND SHEET L2.



SPLIT-RAIL FENCE W/ OPENING CONCEPT NOT TO SCALE

6' PRIVACY FENCE CONCEPT NOT TO SCALE