

**STEVE GATES REMEMBRANCE, NICHOLS BASIN, WEST EDGE TRAIL HOOD RIVER, OR**

September 11, 2020

**VICINITY MAP**



**LOCATION MAP**



**PROJECT DIRECTORY**

**OWNER**

Port of Hood River  
 1000 E. Port Marina Drive  
 Hood River, OR 97031  
 Contact:  
 Michael McElwee  
 541-386-1138  
 mmcelwee@portofhoodriver.com  
 John Mann  
 541-399-9228  
 jmann@portofhoodriver.com

**DESIGNER:**

DKB Limited  
 4205 Belmont Drive  
 Hood River, OR 97031  
 Contact:  
 Kelly Bockius  
 541-308-6317  
 dkbldt@gmail.com

**STRUCTURAL ENGINEER:**

**GENERAL NOTES**

- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND AND OVER-HEAD UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
- STREETS, SIDEWALKS, AND ADJACENT PROPERTY SHALL BE PROTECTED THROUGHOUT THE WORK AS REQUIRED BY LOCAL CODES AND REGULATIONS AND APPROVED BY THE OWNER.
- REFER TO CITY AND/OR COUNTY STANDARD PLANS AND SPECIFICATIONS WHERE APPLICABLE.
- ALL WORK AND PORTIONS OF THE PROJECT SHALL COMPLY WITH ALL APPLICABLE CODES.
- CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION.
- ALL LIMITS OF WORK, PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT (7) DAYS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC., SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
- THE LOCATION OF FEATURES TO BE CONSTRUCTED NOT SPECIFICALLY DIMENSIONED MAY BE DETERMINED BY SCALE. IF CONFLICTS ARISE IN FIELD, CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
- ALL DIMENSIONS ARE FROM OUTSIDE FACE OF PAVING, WALLS, ETC., UNLESS OTHERWISE NOTED ON PLANS.
- PRIOR TO INSTALLATION OF ANY CONSTRUCTION ITEM, FORMS WITH STEEL IN PLACE SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IN ACCORDANCE WITH ALL CODES AND ORDINANCES.
- CONTRACTOR SHALL PROVIDE A SECURE AREA FOR STAGING & STORAGE THROUGHOUT DURATION OF THE CONSTRUCTION.

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**ABBREVIATIONS**

&	And	COORD.	Coordinate	GAL.	Gallon	N	North	S	South
@	At	CTSK.	Countersunk	GALV.	Galvanized	N.I.C.	Not in Contract	SL	Score Line
CL	Centerline	C.Y.	Cubic Yards	H.B.	Hose Bib	NO.	Number	S.F.	Square Feet
PL	Property Line	DET.	Detail	H/C	Handicap	N.T.S.	Not to Scale	SHI.	Sheet
R	Radius	D.F.	Drinking Fountain	HDR.	Header	O.C.	On Center	SPA.	Spaces
%	Percent	D.I.	Drain Inlet	HORIZ.	Horizontal	O.D.	Outside Diameter	SPECS.	Specifications
#	Pound or Number	DIA.	Diameter	H.P.	High Point	OPP.	Opposite	SQ.	Square
AC	Asphaltic Concrete	DWG.	Drawing	HT.	Height	O.R.	Owner's Representative	STL.	Steel
A/C	Asphalt	E	East	I.D.	Inside Diameter	P	Parking	SLV.	Sleeve
ADD-ALT	Added Alternate	EA	Each	I.E.	Invert Elevation	P.A.	Planting Area	T	Tread
ALT	Alternate	E.J.	Expansion Joint	JT.	Joint	P.C.	Point of Curvature	T.B.D.	To Be Determined
APPROX.	Approximately	EL.	Elevation	L.A.	Landscape Architect	P.O.B.	Point of Beginning	TC	Top of Curb
B&B	Billed and Burlapped	EP	Edge of Pavement	L.F.	Linear feet	P.O.C.	Point of Connection	T.J.	Tooled Joint
BC	Bottom of Curb	EQ.	Equal	L.P.	Low Point	P.S.	Pipe Sleeve	T.O.F.	Top of Footing
BM	Bench Mark	EW	Each Way	LT.	Light	P.T.	Point of Tangent	TP	Top of Pavement
B.O.C.	Back of Curb	EX.	Existing	MAX.	Maximum	P.V.C.	Polyvinyl Chloride Pipe	TS	Top of Stair
BS.	Bottom of Stair	EXIST.	Existing	M.B.	Machine Bolt	R	Riser, Radius	TW	Top of Wall
B.W.	Both Ways	EXP.	Exposed	MED.	Medium	RAD.	Radius	TYP.	Typical
BW	Bottom of Wall	F.O.C.	Face of Curb	MEMB.	Membrane	RIM	Rim Elevation	U.N.O.	Unless Noted Otherwise
C.B.	Catch Basin	F.O.W.	Face of Wall	MEM.	Metal	REINF.	Reinforced, Reinforcing	VERT.	Vertical
CIDH	Cast-In-Drill-Hole	FT.	Foot or Feet	MFR.	Manufacturer	REQD.	Required	V.I.F.	Verify In Field
C.F.	Cubic Feet	FTG.	Footing	MH	Manhole	R.O.W.	Right of Way	W	West
C.J.	Control Joint	GA.	Gauge	MIN.	Minimum	W/O	With Out	W/P	Waterproof
CLR.	Clear			MISC.	Miscellaneous	W/W	With	W.P.F.	Waterproof
CONC.	Concrete					W.O.	With Out	W.W.M.	Welded Wire Mesh
CONST.	Construction								
CONT.	Continuous								



**GENERAL NOTES**

1. SURVEY PROVIDED BY TERRA SURVEYING, DATED JANUARY 13, 2014. ELEVATIONS ARE BASED ON VERTICAL DATUM ESTABLISHED PER USGS STATION PONDER-2 WITH AN ELEVATION OF 336.74' (NAVD88).
2. CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING MONUMENTATION DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT OF ANY MONUMENTS DAMAGED OR REMOVED DURING CONSTRUCTION. NEW MONUMENTS SHALL BE REESTABLISHED BY A LICENSED SURVEYOR.
3. SOME SITE DEMOLITION AND UTILITY RELOCATION HAS BEEN PERFORMED. SURVEY MAY NOT BE COMPLETE OR ACCURATE. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, THE PROJECT SPECIFICATIONS AND THE APPLICABLE REQUIREMENTS OF THE 2008 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE 2008 OREGON PLUMBING SPECIALTY CODE AND REQUIREMENTS OF THE CITY OF HOOD RIVER.
5. THE COMPLETED INSTALLATION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS. ALL PERMITS, LICENSES AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES FOR THE EXECUTION AND COMPLETION OF WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
6. ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987). EXCAVATORS MUST NOTIFY ALL PERTINENT COMPANIES OR AGENCIES WITH UNDERGROUND UTILITIES IN THE PROJECT AREA AT LEAST 48 BUSINESS-DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCING AN EXCAVATION, SO UTILITIES MAY BE ACCURATELY LOCATED.
7. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS, PIPE SIZE, AND MATERIAL TYPES OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF KPFF CONSULTING ENGINEERS, 72 HOURS PRIOR TO START OF CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
8. THE ENGINEER OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR HIS CREW. ALL O.S.H.A. REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE WORK.
9. TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IMPLEMENTED. THE CONTRACTOR SHALL ADHERE TO CITY OF HOOD RIVER AND OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) FOR MINIMUM EROSION CONTROL MEASURES. THE ESC FACILITIES SHOWN IN THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ROADWAYS, KEEPING THEM CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, AND PROVIDING DUST CONTROL AS REQUIRED.
11. TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO CITY OF HOOD RIVER FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
12. CONTRACTOR SHALL MAINTAIN ALL UTILITIES TO ADJACENT FACILITIES AT ALL TIMES DURING CONSTRUCTION.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER.
14. NOTIFY CITY OF HOOD RIVER INSPECTOR 72 HOURS BEFORE STARTING WORK. A PRECONSTRUCTION MEETING WITH THE OWNER, THE OWNER'S ENGINEER, CONTRACTOR AND THE CITY OF HOOD RIVER REPRESENTATIVE SHALL BE REQUIRED.

**MATERIAL NOTES**

1. GENERAL: MATERIALS SHALL BE NEW. THE USE OF MANUFACTURER'S NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, AND USEFULNESS. PROPOSED SUBSTITUTIONS WILL REQUIRE WRITTEN APPROVAL FROM ENGINEER PRIOR TO INSTALLATION.
2. PRIVATE WATER LINES 3-INCH DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING OR SCHEDULE 40 PVC CONFORMING TO THE PROJECT SPECIFICATIONS; AS INDICATED IN THE PLANS.
3. CONCRETE FOR CURBS, SIDEWALK AND DRIVEWAYS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,300 PSI AT 28 DAYS.

**CONSTRUCTION NOTES**

**GENERAL**

1. ACTUAL LINES AND GRADES SHALL BE STAKED BY A PROFESSIONAL SURVEYOR, REGISTERED IN THE STATE OF OREGON, BASED ON DIMENSIONS, ELEVATIONS AND BEARINGS AS SHOWN ON THE PLANS.
2. SUBGRADE AND TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.
3. SPECIAL INSPECTION REQUIRED FOR ALL COMPACTION TESTING.

**DEMOLITION**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS AND OTHER SITE ELEMENTS WITHIN THE SITE AREA IDENTIFIED IN THE PLANS.
2. EXCEPT FOR MATERIALS INDICATED TO BE STOCKPILED OR TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY, REMOVED FROM THE SITE, AND DISPOSED OF PROPERLY.
3. ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND DELIVERED STORED AT THE PROJECT SITE AS DIRECTED BY THE OWNER.
4. ALL LANDSCAPING, PAVEMENT, CURBS AND SIDEWALKS, BEYOND THE IDENTIFIED SITE AREA, DAMAGED DURING THE CONSTRUCTION SHALL BE REPLACED TO THEIR ORIGINAL CONDITION OR BETTER.
5. CONCRETE SIDEWALKS SHOWN FOR DEMOLITION SHALL BE REMOVED TO THE NEAREST EXISTING CONSTRUCTION JOINT.
6. SAWCUT STRAIGHT MATCHLINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING AND NEW PAVEMENT.
7. REFER TO LANDSCAPE PLANS FOR SITE DEMOLITION.

**UTILITIES**

1. ADJUST ALL INCIDENTAL STRUCTURES, MANHOLES, VALVE BOXES, CATCH BASINS, FRAMES AND COVERS, ETC. TO FINISHED GRADE.
2. CONTRACTOR SHALL ADJUST ALL EXISTING AND/OR NEW FLEXIBLE UTILITIES (WATER, TV, TELEPHONE, ELEC., ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT OCCURS.
3. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES FOR THE INSTALLATION OF OR ADJUSTMENT TO GAS, ELECTRICAL, POWER AND TELEPHONE SERVICE.
4. BEFORE BACKFILLING ANY SUBGRADE UTILITY IMPROVEMENTS CONTRACTOR SHALL SURVEY AND RECORD MEASUREMENTS OF EXACT LOCATION AND DEPTH AND SUBMIT TO ENGINEER AND OWNER.

**STORM AND SANITARY**

1. CONNECTIONS TO EXISTING STORM AND SANITARY SEWERS SHALL CONFORM TO THE 2008 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, SECTION 00490, "WORK ON EXISTING SEWERS AND STRUCTURES".

**WATER**

1. ALL WATER AND FIRE PROTECTION PIPE SHALL HAVE A MINIMUM 36-INCH COVER TO THE FINISH GRADE.

**EARTHWORKS**

1. CONTRACTOR SHALL PREVENT SEDIMENTS AND SEDIMENT LADEN WATER FROM ENTERING THE STORM DRAINAGE SYSTEM.
2. EXCAVATIONS SHALL NOT EXTEND BELOW OHW ELEV 82.73 (NAVD-88).
3. GRADING PLAN INTENDED TO RESULT IN A BALANCED CUT/FILL CONDITION WITH THE EXCEPTION OF HAULED MATERIALS FOR CLEARING, GRUBBING, STRIPPING AND DEMOLITION. SOME REFINEMENTS TO GRADING WITHIN LAWN AREAS WILL BE CONSIDERED AS APPROVED BY OWNER.

**PAVING**

1. SEE LANDSCAPE PLANS FOR PATHWAY LAYOUT, FINISHING AND SCORING PATTERNS.

**ABBREVIATIONS**

AC	ASPHALT CONCRETE	O.D	OUTSIDE DIAMETER
AD	AREA DRAIN	OF	OUTFALL
APPROX	APPROXIMATE	OVH/OH	OVERHEAD
B	BOLLARD	P/L	PROPERTY LINE
BLDG	BUILDING	PP	POWER POLE
BW	BOTTOM OF WALL	P.U.E	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	PVC	POLYVINYL CHLORIDE
CL	CENTERLINE	PVMT	PAVEMENT
CMP	CORRUGATED METAL PIPE	R	RIM
CMU	CONCRETE MASONRY UNIT	R.O.W	RIGHT-OF-WAY
CONC.	CONCRETE	S	SLOPE (FT/FT)
COTG	CLEANOUT TO GRADE	SD	STORM DRAIN
CP	CONTROL POINT	SDMH	STORM DRAIN MANHOLE
D/W	DRIVEWAY	SHT	SHEET
DIA.,Ø	DIAMETER	SS	SANITARY SEWER
DIP	DUCTILE IRON PIPE	SSMH	SANITARY SEWER MANHOLE
E	EASTING	ST	STREET
EXIST./EX	EXISTING	STA	STATION
FG	FINISH GRADE	STD	STANDARD
FH	FIRE HYDRANT	S/W	SIDEWALK
FL	FLOWLINE	TC	TOP OF CURB
G	GUTTER	TG	TOP OF GROUND
GB	GRADE BREAK	TP	TOP OF PAVEMENT
GL	GAS LINE	TS	TOP OF STAIR
GV	GATE VALVE	TW	TOP OF WALL
H	HEIGHT	TYP	TYPICAL
ID	INSIDE DIAMETER	UG	UNDERGROUND
IE	INVERT ELEVATION	UGE	UNDERGROUND ELECTRIC
INV	INVERT	W	WATER
IRR.	IRRIGATION	W/	WITH
LP	LIGHT POLE	WCR	WHEEL CHAIR RAMP
MH	MANHOLE	WM	WATER METER
MIN	MINIMUM	WV	WATER VALVE
N	NORTHING		

**SHEET INDEX**

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C3.1	GRADING PLAN
C4.1	UTILITIES
C5.1	EROSION CONTROL
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L2.1	GRADING PLAN
L3.1	MATERIALS
L4.1	DEMOLITION PLAN
L5.1	PLANTING PLAN
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A2.1	ELEVATIONS
A2.2	ELEVATIONS
A3.1	SECTIONS
A6.1	SECTION DETAILS

**NOTICE TO EXCAVATORS:**  
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 (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS

**Dig Safely.**

Call the Oregon One-Call Center  
 1-800-332-2344

**EMERGENCY TELEPHONE NUMBERS**

NW NATURAL GAS	
M-F 7am-6pm	503-226-4211 Ext.4313
AFTER HOURS	503-226-4211
PGE	503-464-7777
QWEST	1-800-573-1311
CITY BUREAU OF MAINTENANCE	503-823-1700
CITY WATER	503-823-4874
VERIZON	1-800-483-1000



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 1000 E. Port Marina Drive  
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STEVE GATES  
 REMEMBRANCE  
 HOOD RIVER, OR

DRAWN BY: DKB

PHASE:  
 Bid Set

ISSUE DATE:  
 9/11/2020

REVISIONS:

CIVIL NOTES

C0.1



Port of Hood River  
1000 E. Port Marina Drive  
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STEVE GATES  
REMEMBRANCE  
HOOD RIVER, OR

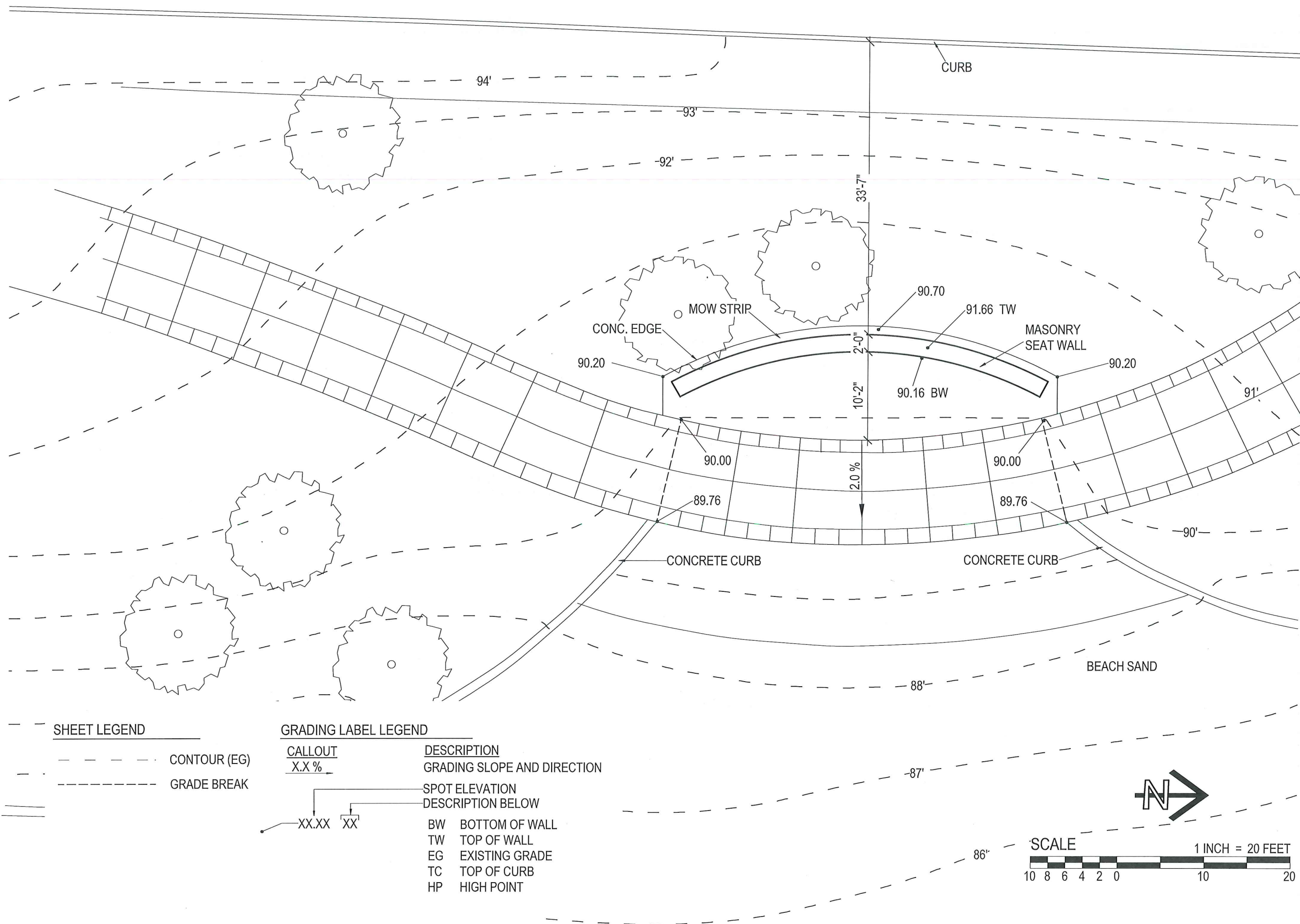
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REVISIONS:

CIVIL NOTES

C1.1

EXISTING CONDITIONS

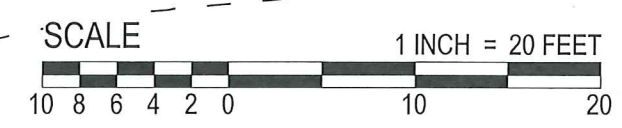


**SHEET LEGEND**

**GRADING LABEL LEGEND**

- - - - - CONTOUR (EG)
- - - - - GRADE BREAK

CALLOUT	DESCRIPTION
X.X %	GRADING SLOPE AND DIRECTION
XX.XX	SPOT ELEVATION
XX	DESCRIPTION BELOW
BW	BOTTOM OF WALL
TW	TOP OF WALL
EG	EXISTING GRADE
TC	TOP OF CURB
HP	HIGH POINT





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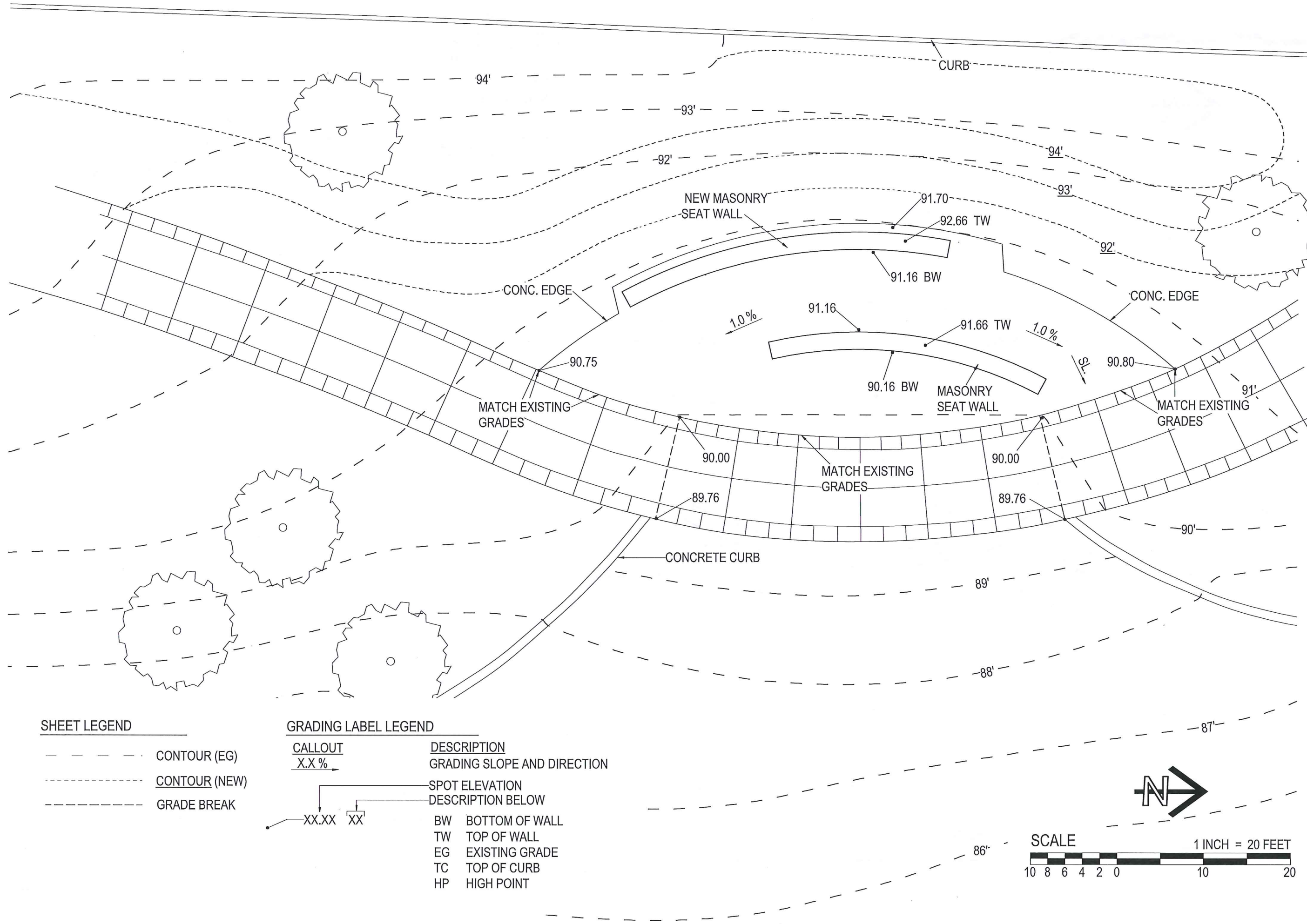
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REVISIONS

CIVIL NOTES

C3.1

GRADING PLAN



**SHEET LEGEND**

- CONTOUR (EG)
- ..... CONTOUR (NEW)
- - - - - GRADE BREAK

**GRADING LABEL LEGEND**

CALLOUT	DESCRIPTION
X.X %	GRADING SLOPE AND DIRECTION
XX.XX	SPOT ELEVATION
XX	DESCRIPTION BELOW
BW	BOTTOM OF WALL
TW	TOP OF WALL
EG	EXISTING GRADE
TC	TOP OF CURB
HP	HIGH POINT





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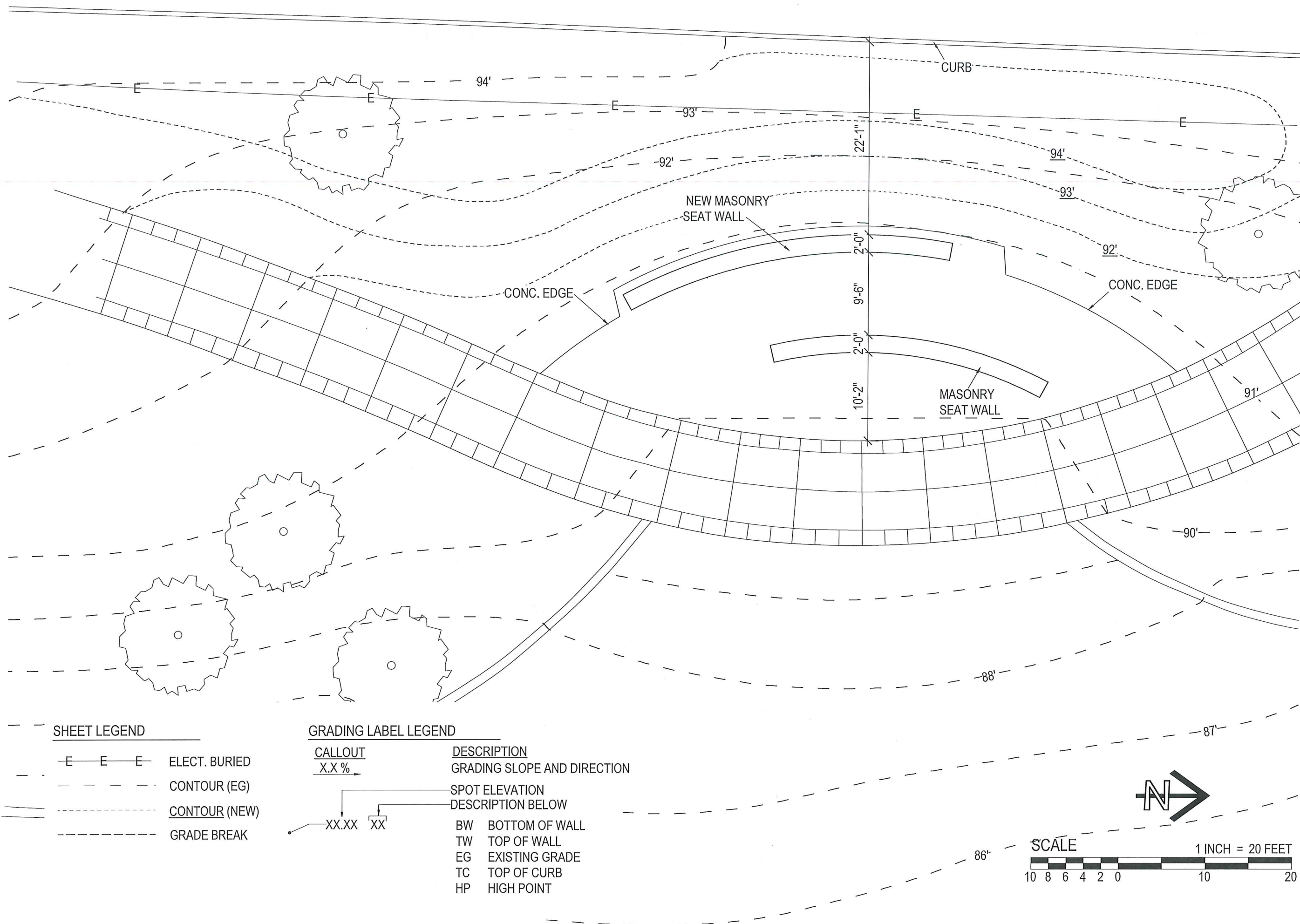
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CIVIL NOTES

C4.1

UTILITIES

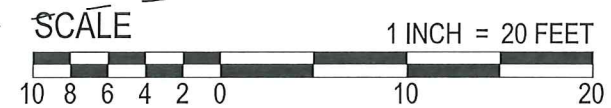


**SHEET LEGEND**

- ELECT. BURIED
- CONTOUR (EG)
- CONTOUR (NEW)
- GRADE BREAK

**GRADING LABEL LEGEND**

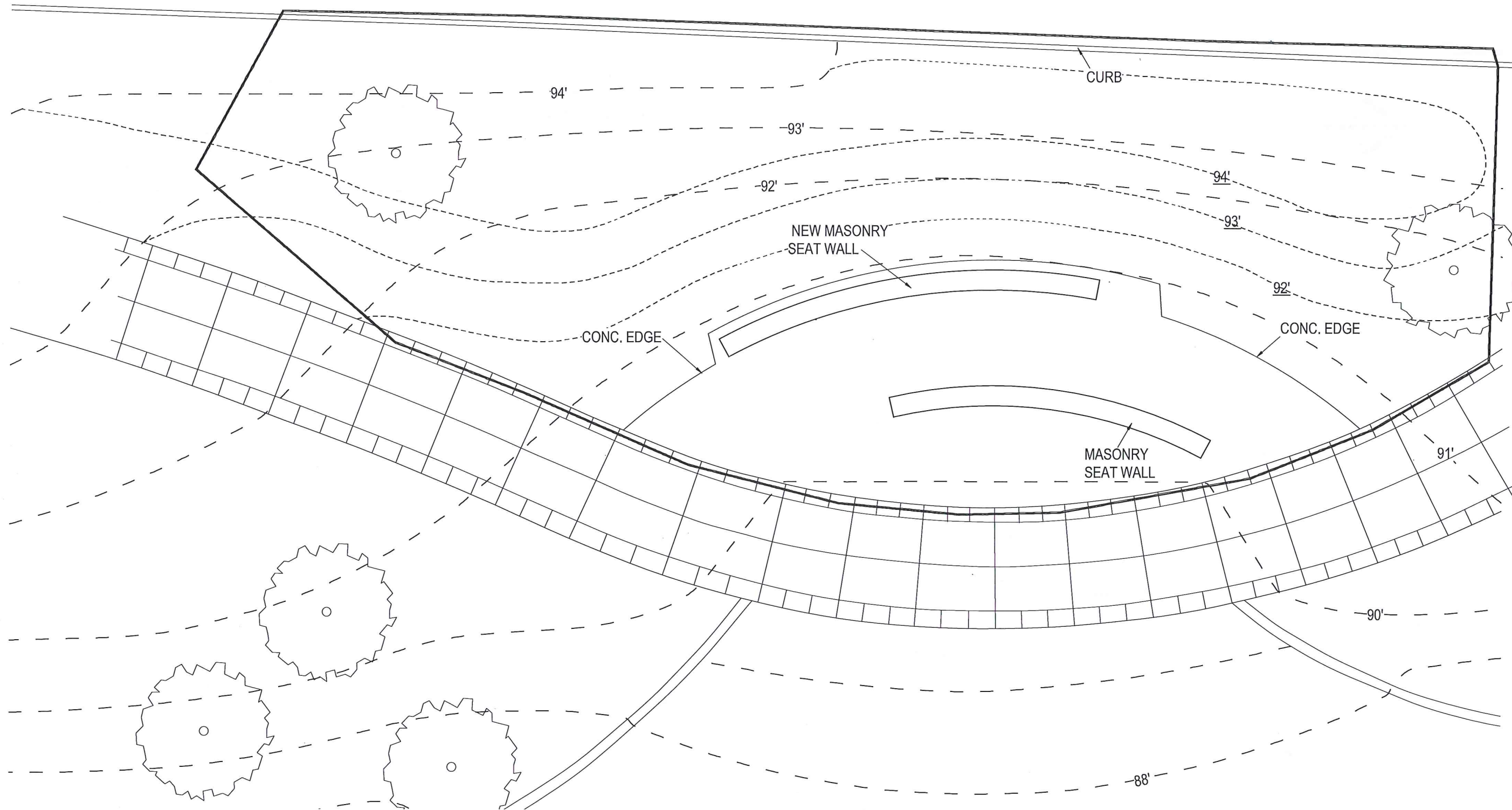
CALLOUT	DESCRIPTION
X.X %	GRADING SLOPE AND DIRECTION
XX.XX	SPOT ELEVATION
XX	DESCRIPTION BELOW
BW	BOTTOM OF WALL
TW	TOP OF WALL
EG	EXISTING GRADE
TC	TOP OF CURB
HP	HIGH POINT





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**SHEET LEGEND**

- LIMIT OF WORK/EROSION CONTROL
- CONTOUR (EG)
- CONTOUR (NEW)

**GRADING LABEL LEGEND**

CALLOUT	DESCRIPTION
X.X %	GRADING SLOPE AND DIRECTION
XX.XX	SPOT ELEVATION
XX	DESCRIPTION BELOW
BW	BOTTOM OF WALL
TW	TOP OF WALL
EG	EXISTING GRADE
TC	TOP OF CURB
HP	HIGH POINT



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CIVIL NOTES

C5.1

EROSION CONTROL



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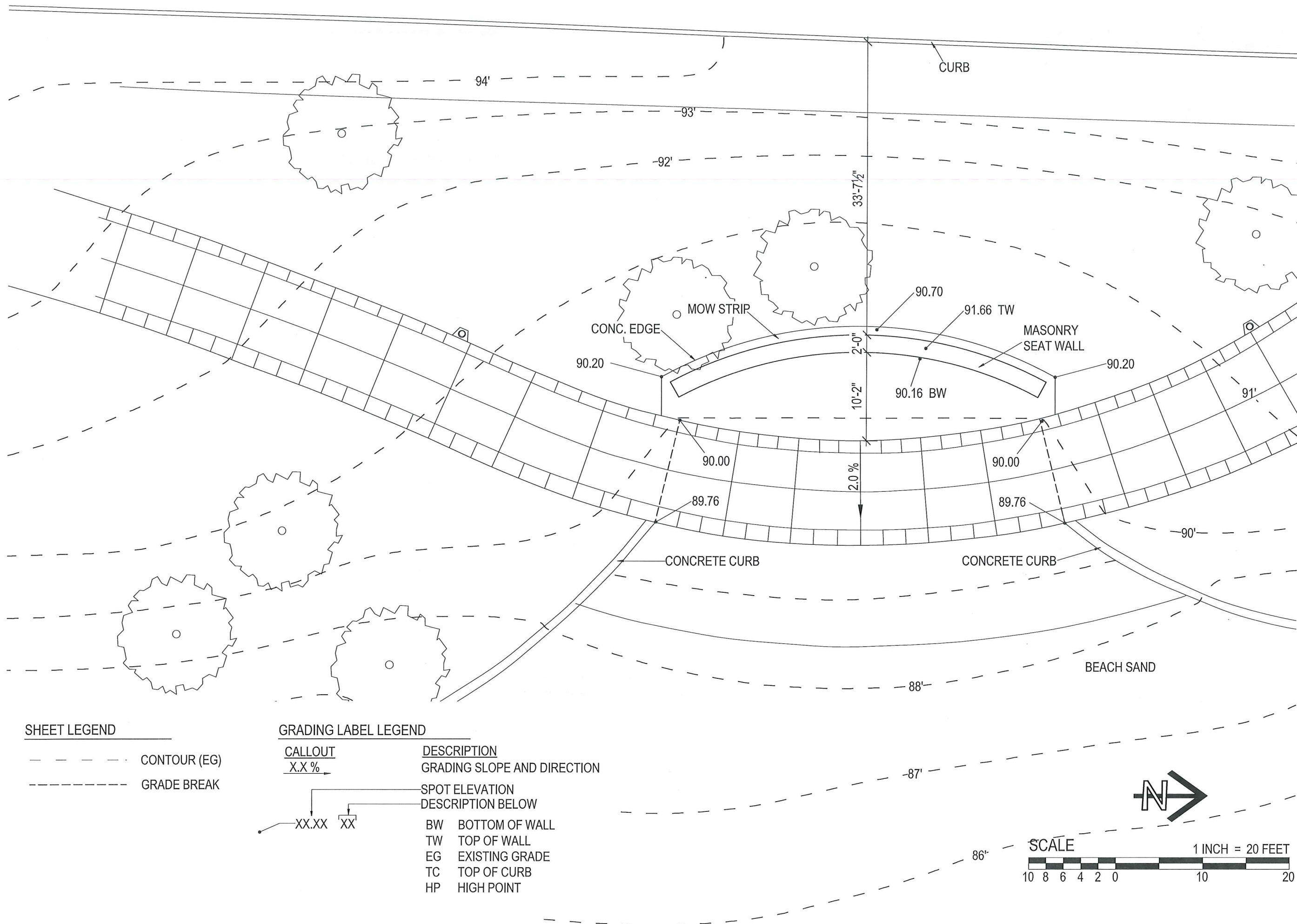
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CIVIL NOTES

L1.1

EXISTING CONDITIONS

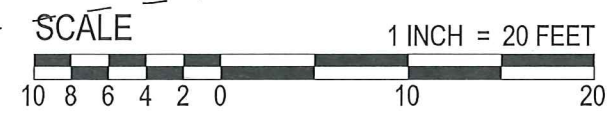


**SHEET LEGEND**

- - - - - CONTOUR (EG)
- - - - - GRADE BREAK

**GRADING LABEL LEGEND**

CALLOUT	DESCRIPTION
X.X %	GRADING SLOPE AND DIRECTION
XX.XX	SPOT ELEVATION
XX	DESCRIPTION BELOW
	BW BOTTOM OF WALL
	TW TOP OF WALL
	EG EXISTING GRADE
	TC TOP OF CURB
	HP HIGH POINT





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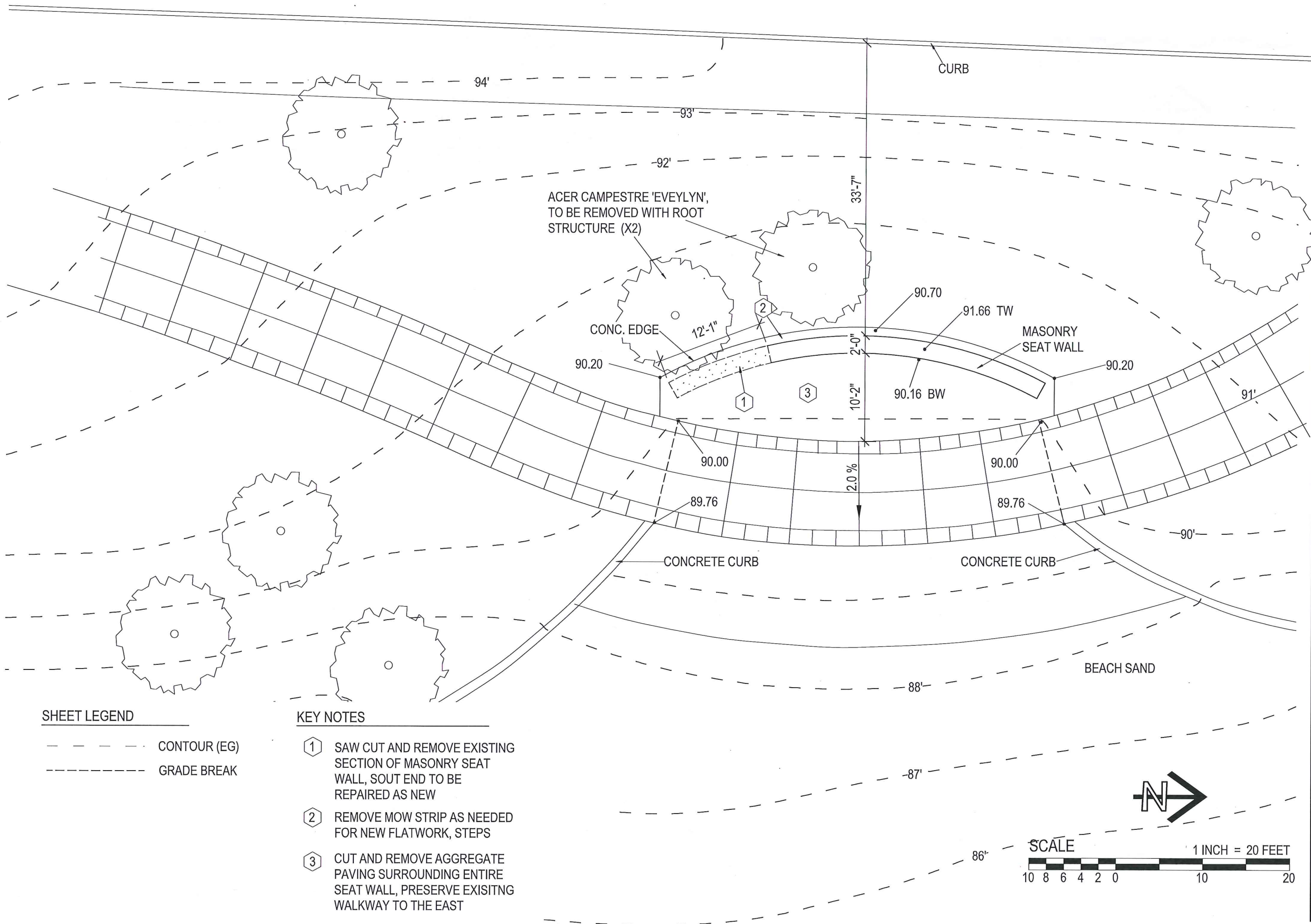
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CIVIL NOTES

L2.1

DEMOLITION PLAN



**SHEET LEGEND**

- - - - - CONTOUR (EG)
- - - - - GRADE BREAK

**KEY NOTES**

- ① SAW CUT AND REMOVE EXISTING SECTION OF MASONRY SEAT WALL, SOUTH END TO BE REPAIRED AS NEW
- ② REMOVE MOW STRIP AS NEEDED FOR NEW FLATWORK, STEPS
- ③ CUT AND REMOVE AGGREGATE PAVING SURROUNDING ENTIRE SEAT WALL, PRESERVE EXISTING WALKWAY TO THE EAST







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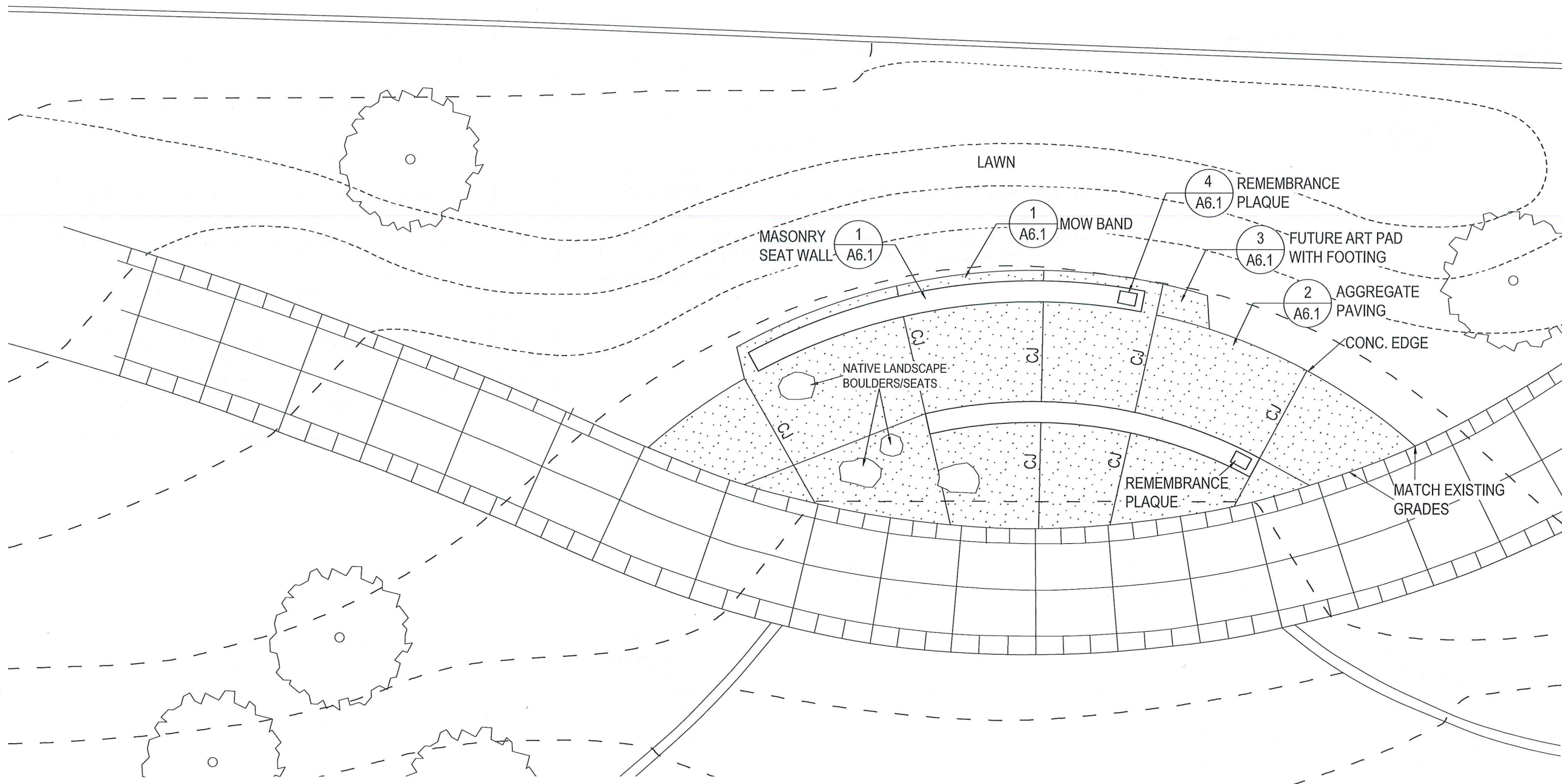
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REVISIONS:

CIVIL NOTES

L3.1

MATERIALS

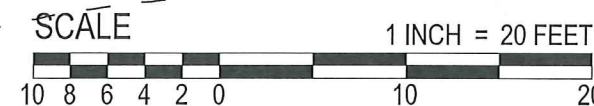


**LAYOUT NOTES**

1. ALL CURVED OBJECTS SHALL HAVE SMOOTH CONTINUOUS CURVES WITH CONSISTENT RADII AS INDICATED
2. LANDSCAPE SEAT BOULDERS TO BE SET PRIOR TO AGGREGATE PAVING, BOULDER SELECTION AND LAYOUT TO BE APPROVED BY DESIGNER

**GENERAL NOTES**

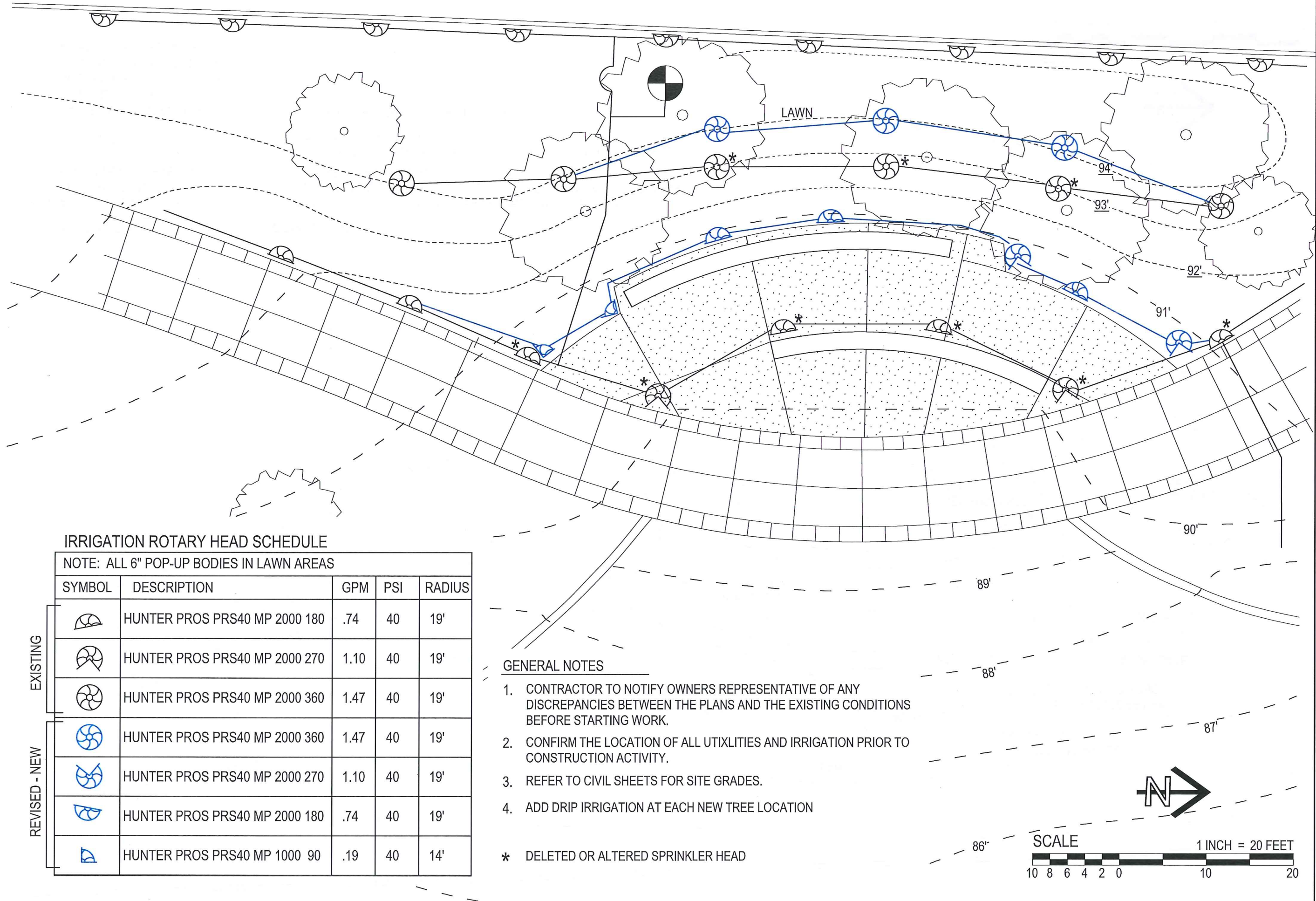
1. CONTRACTOR TO NOTIFY OWNERS REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE PLANS AND THE EXISTING CONDITIONS BEFORE STARTING WORK.
2. CONFIRM THE LOCATION OF ALL UTILITIES AND IRRIGATION PRIOR TO CONSTRUCTION ACTIVITY.
3. REFER TO CIVIL SHEETS FOR SITE GRADES.





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**IRRIGATION ROTARY HEAD SCHEDULE**

NOTE: ALL 6" POP-UP BODIES IN LAWN AREAS

SYMBOL	DESCRIPTION	GPM	PSI	RADIUS
	HUNTER PROS PRS40 MP 2000 180	.74	40	19'
	HUNTER PROS PRS40 MP 2000 270	1.10	40	19'
	HUNTER PROS PRS40 MP 2000 360	1.47	40	19'
	HUNTER PROS PRS40 MP 2000 360	1.47	40	19'
	HUNTER PROS PRS40 MP 2000 270	1.10	40	19'
	HUNTER PROS PRS40 MP 2000 180	.74	40	19'
	HUNTER PROS PRS40 MP 1000 90	.19	40	14'

**GENERAL NOTES**

1. CONTRACTOR TO NOTIFY OWNERS REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE PLANS AND THE EXISTING CONDITIONS BEFORE STARTING WORK.
2. CONFIRM THE LOCATION OF ALL UTILITIES AND IRRIGATION PRIOR TO CONSTRUCTION ACTIVITY.
3. REFER TO CIVIL SHEETS FOR SITE GRADES.
4. ADD DRIP IRRIGATION AT EACH NEW TREE LOCATION

\* DELETED OR ALTERED SPRINKLER HEAD

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IRRIGATION PLAN



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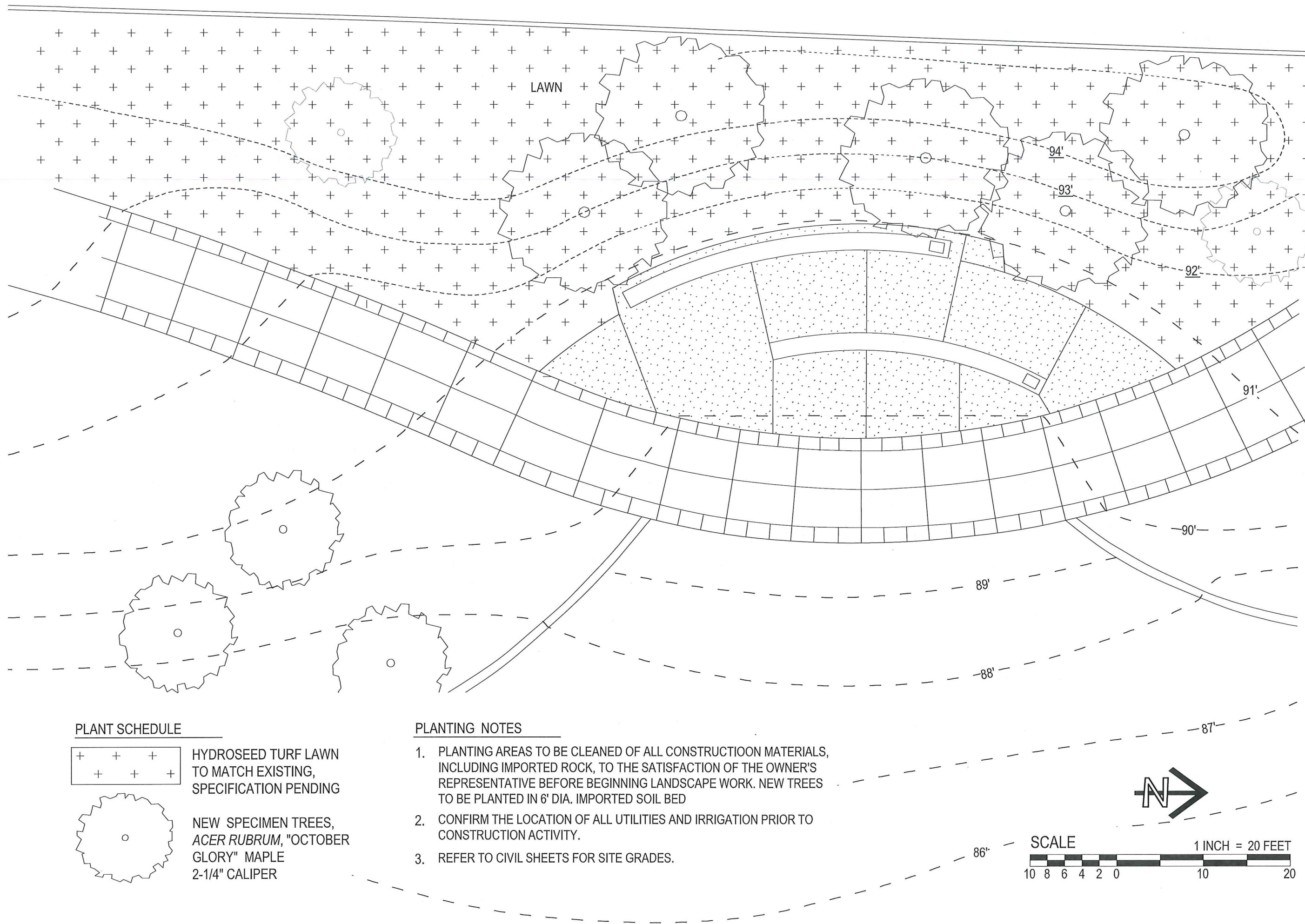
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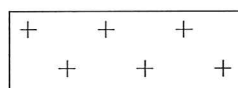
CIVIL NOTES

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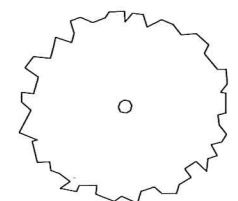
PLANTING PLAN



**PLANT SCHEDULE**



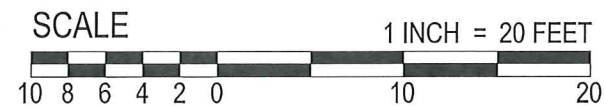
HYDROSEED TURF LAWN  
TO MATCH EXISTING,  
SPECIFICATION PENDING



NEW SPECIMEN TREES,  
*ACER RUBRUM*, "OCTOBER  
GLORY" MAPLE  
2-1/4" CALIPER

**PLANTING NOTES**

1. PLANTING AREAS TO BE CLEANED OF ALL CONSTRUCTION MATERIALS, INCLUDING IMPORTED ROCK, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE BEFORE BEGINNING LANDSCAPE WORK. NEW TREES TO BE PLANTED IN 6' DIA. IMPORTED SOIL BED
2. CONFIRM THE LOCATION OF ALL UTILITIES AND IRRIGATION PRIOR TO CONSTRUCTION ACTIVITY.
3. REFER TO CIVIL SHEETS FOR SITE GRADES.





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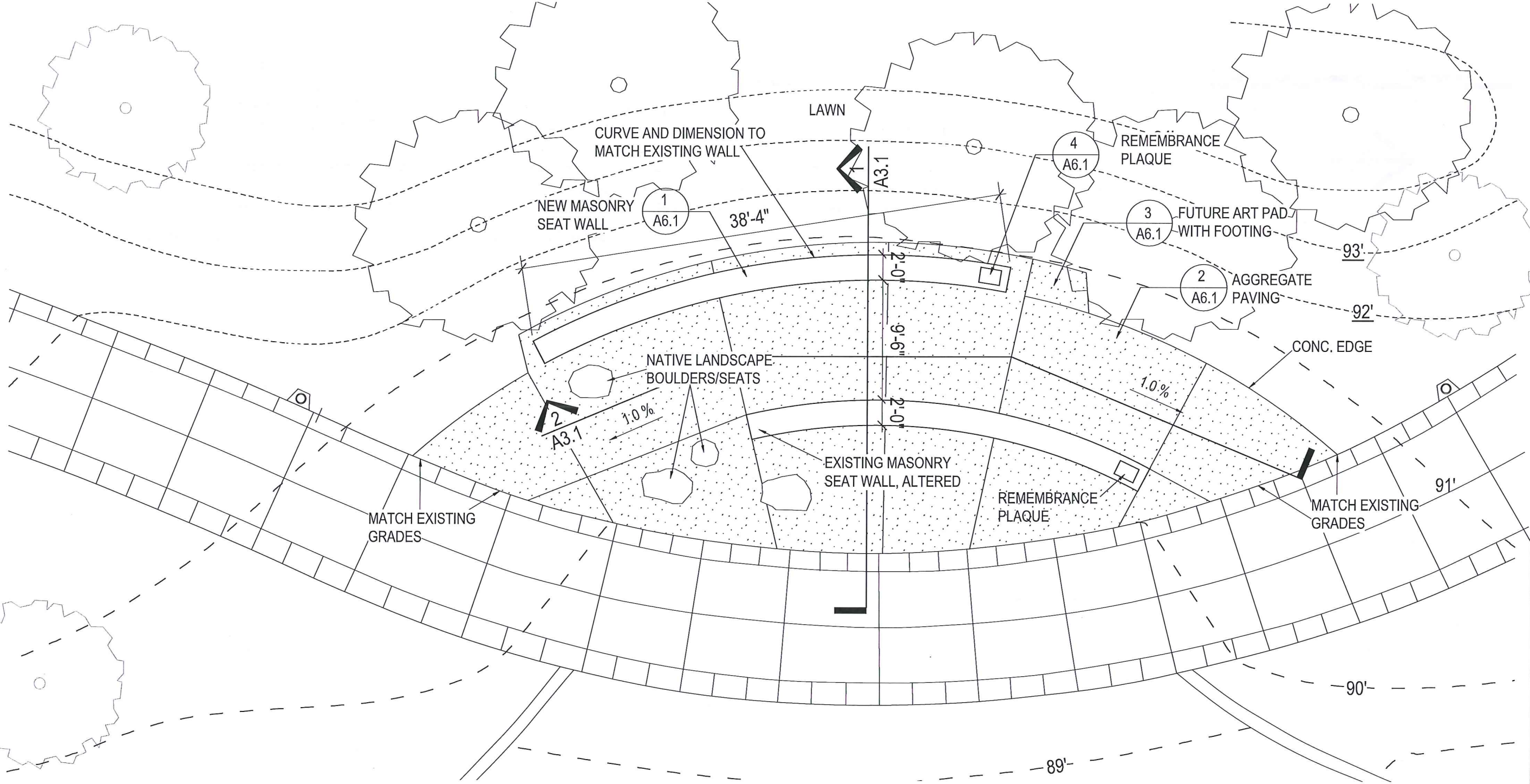
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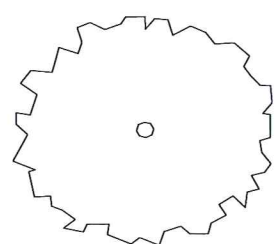
PLAN VIEW



LAYOUT NOTES

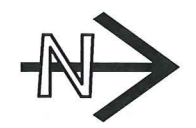
1. ALL CURVED OBJECTS SHALL HAVE SMOOTH CONTINUOUS CURVES WITH CONSISTENT RADII AS INDICATED, VERIFY LAYOUT WITH DESIGNER

NEW SPECIMEN TREES, *ACER RUBRUM* "OCTOBER GLORY" MAPLE  
 2-1/4" CALIPER



GENERAL NOTES

1. CONTRACTOR TO NOTIFY OWNERS REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE PLANS AND THE EXISTING CONDITIONS BEFORE STARTING WORK.
2. CONFIRM THE LOCATION OF ALL UTILITIES AND IRRIGATION PRIOR TO CONSTRUCTION ACTIVITY.
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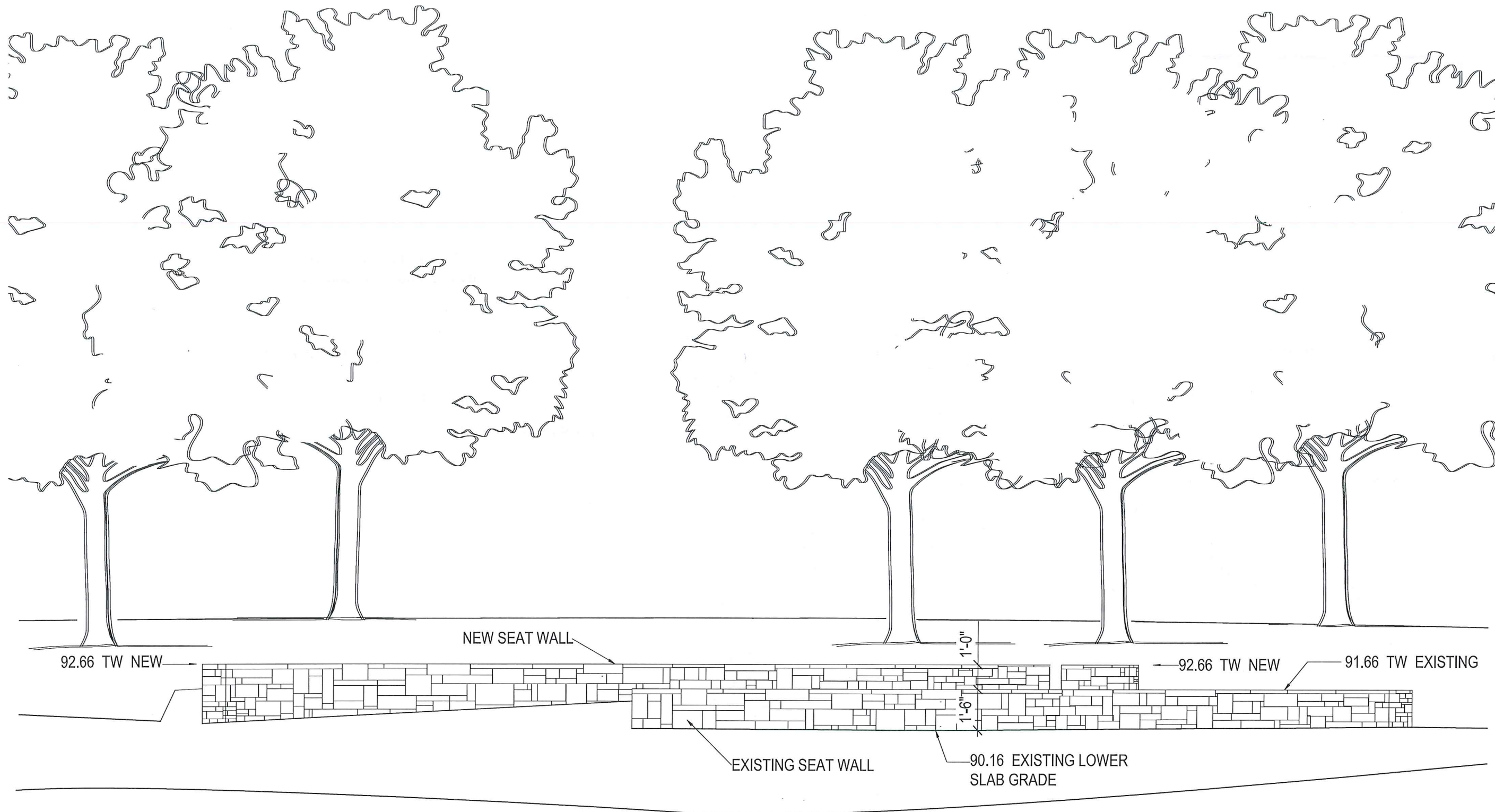
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WEST ELEVATION





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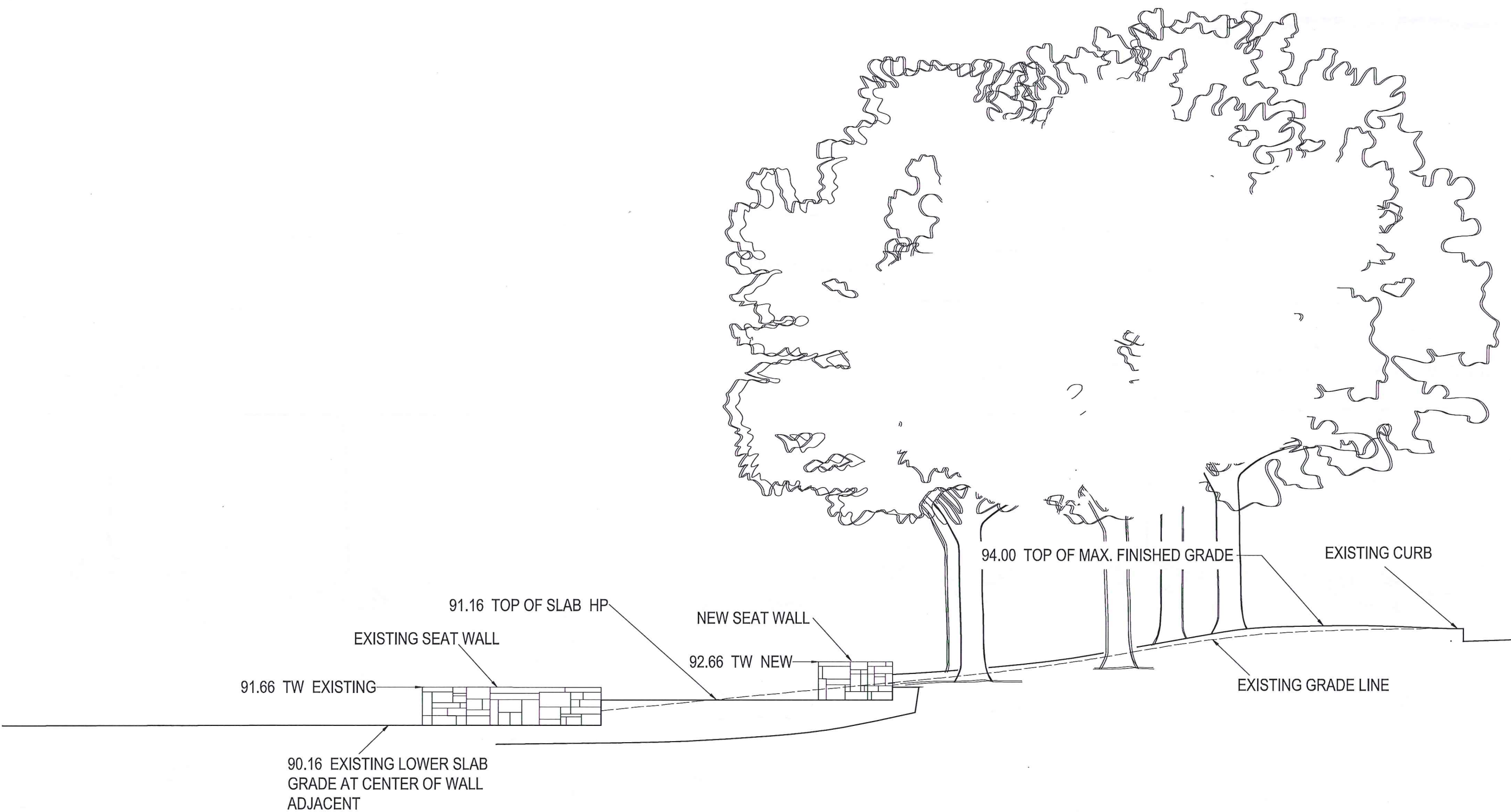
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NORTH ELEVATION





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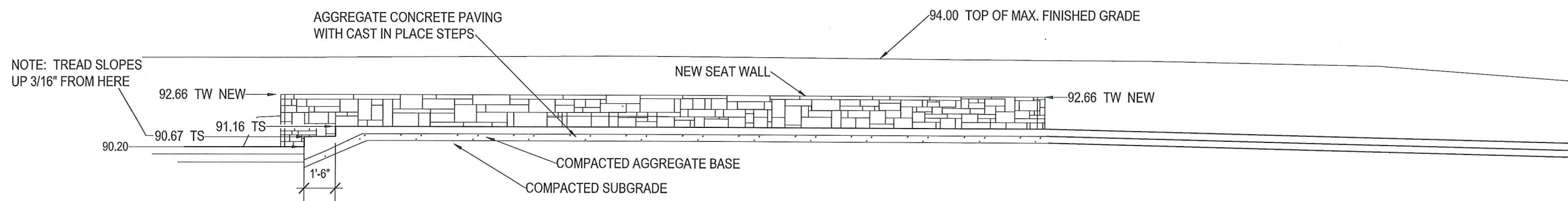
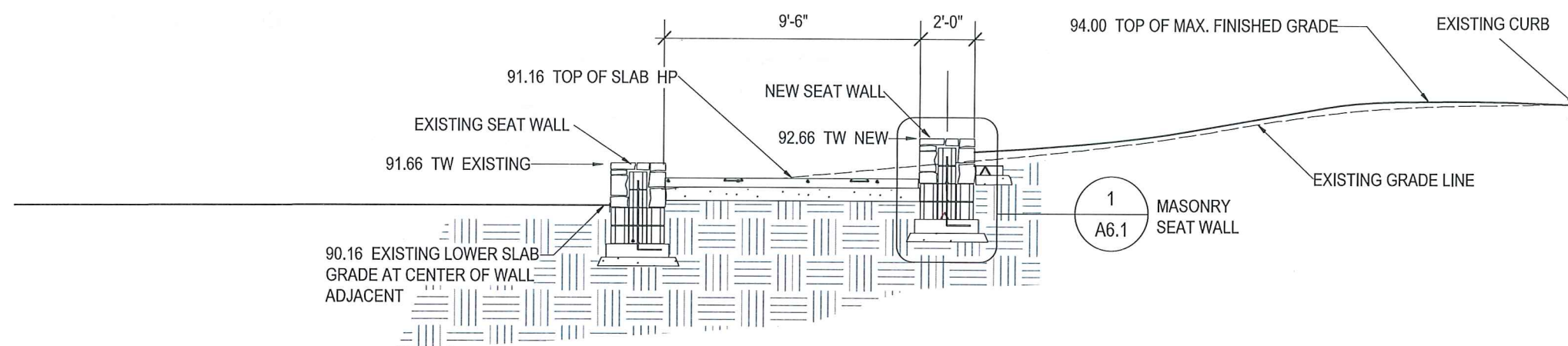
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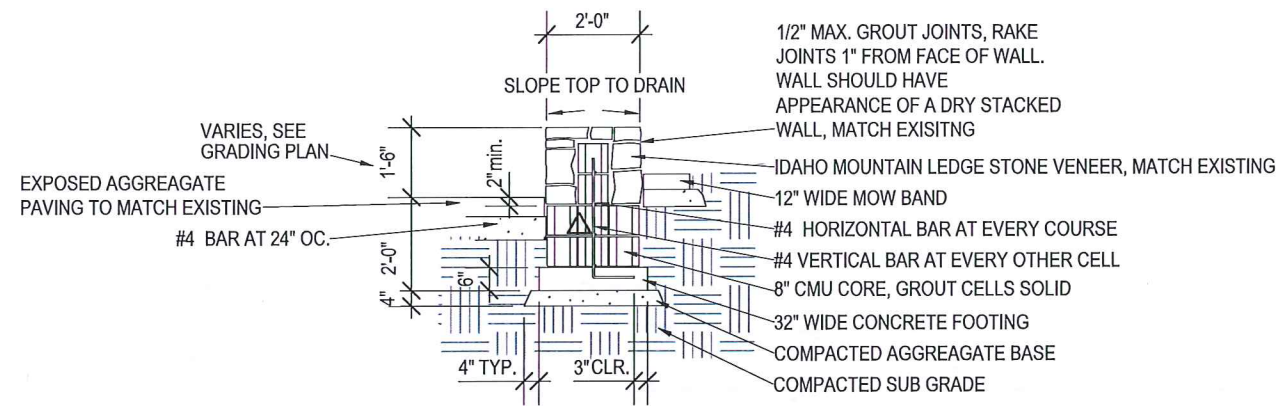
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SECTIONS



NOTE: TREAD SLOPES  
UP 3/16" FROM HERE

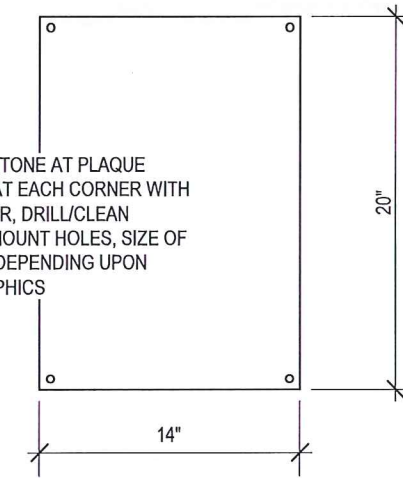




1 MASONRY SEAT WALL

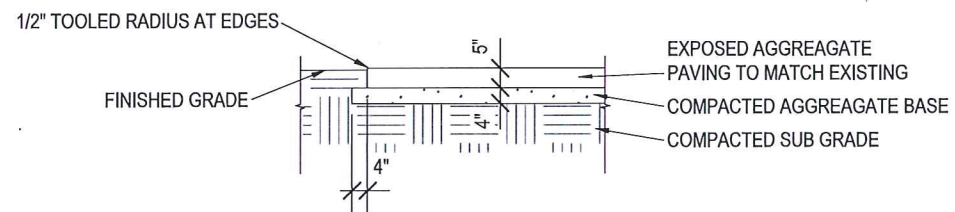
SCALE: 1/4" = 1'

GRIND/FLUSH OUT STONE AT PLAQUE LOCATION, MOUNT AT EACH CORNER WITH PROVIDED FASTENER, DRILL/CLEAN HOLES/EPOXY ALL MOUNT HOLES, SIZE OF PLAQUE MAY VARY DEPENDING UPON MESSAGE AND GRAPHICS



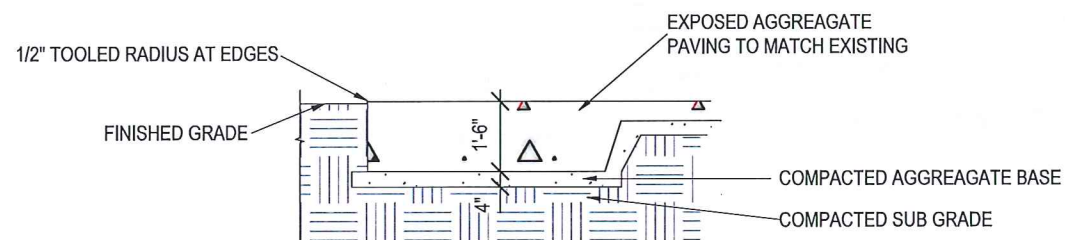
4 REMEMBRANCE PLAQUE

SCALE: NTS



2 AGGREGATE CONCRETE PAVING

SCALE: 1/4" = 1'



3 FUTURE ART PAD WITH FOOTING

SCALE: 1/4" = 1'



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DETAILS