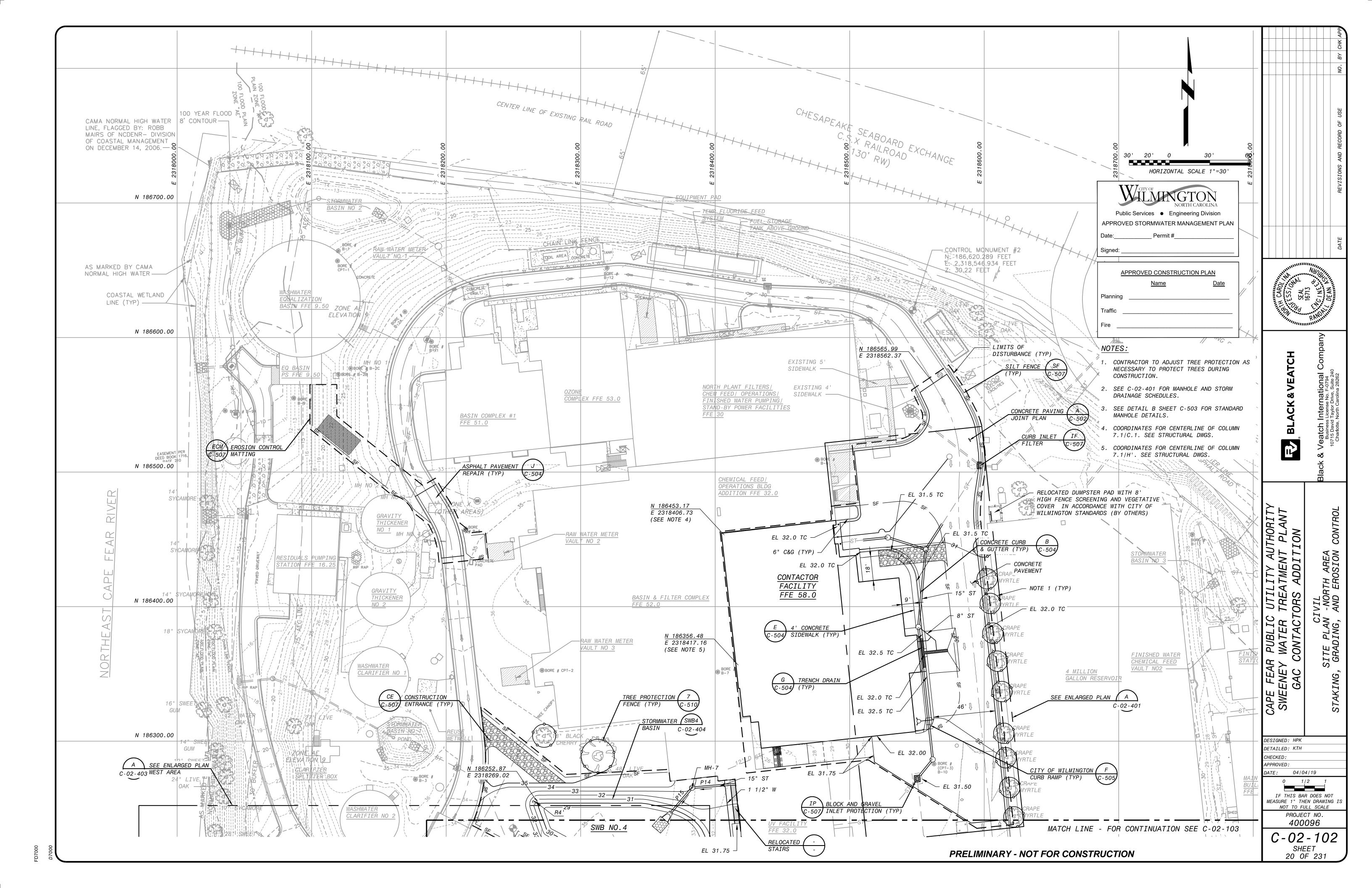
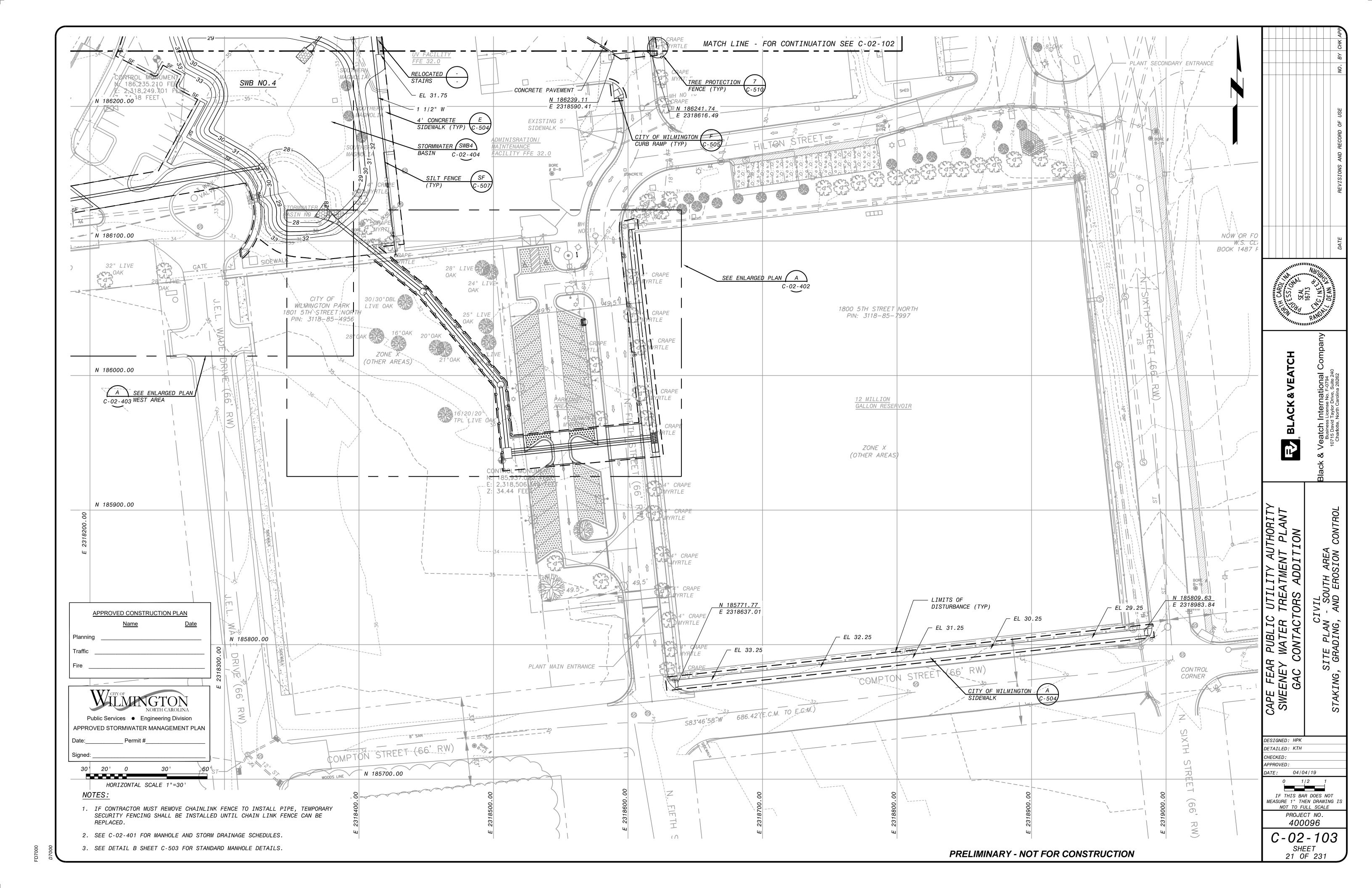
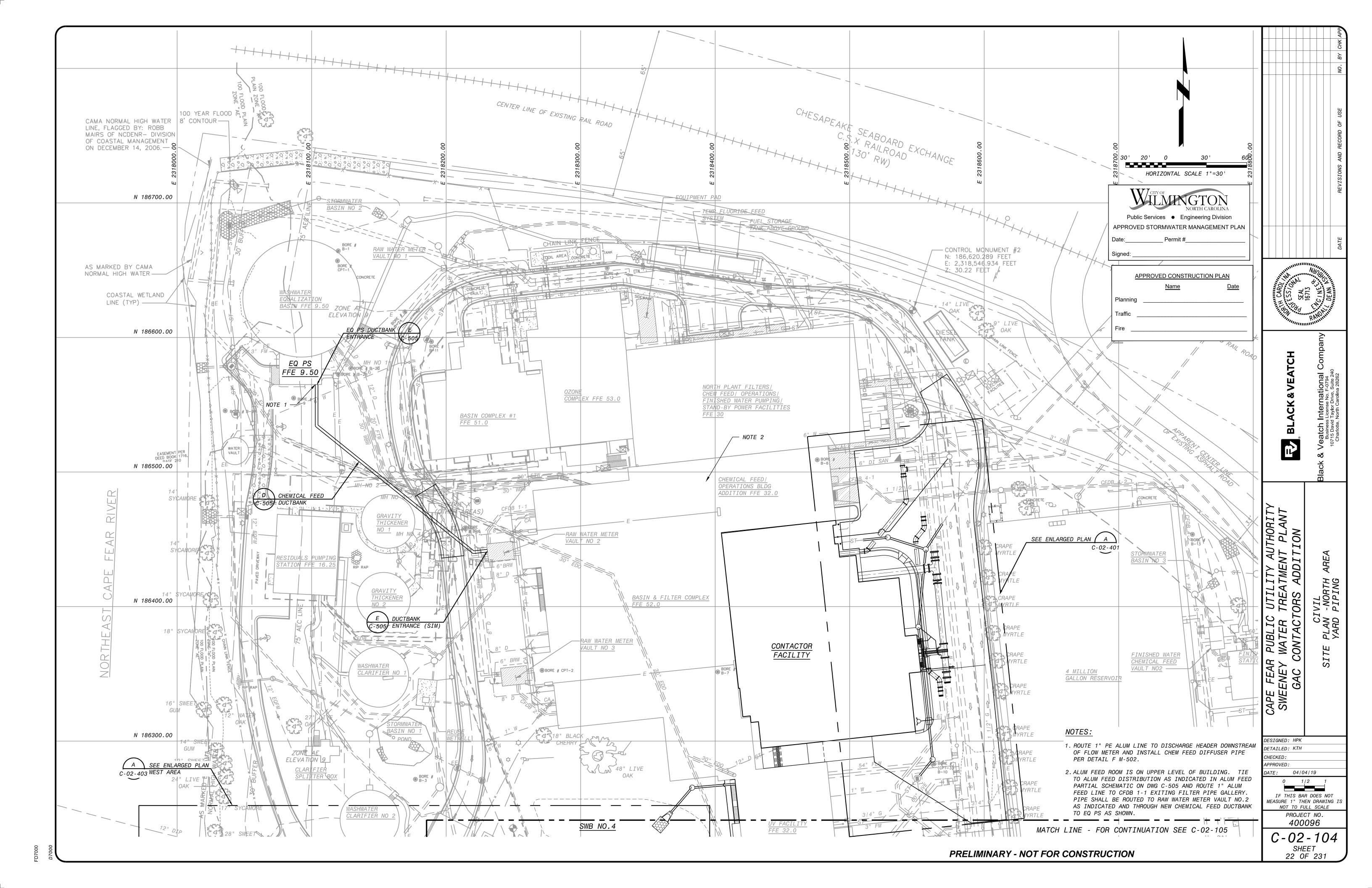
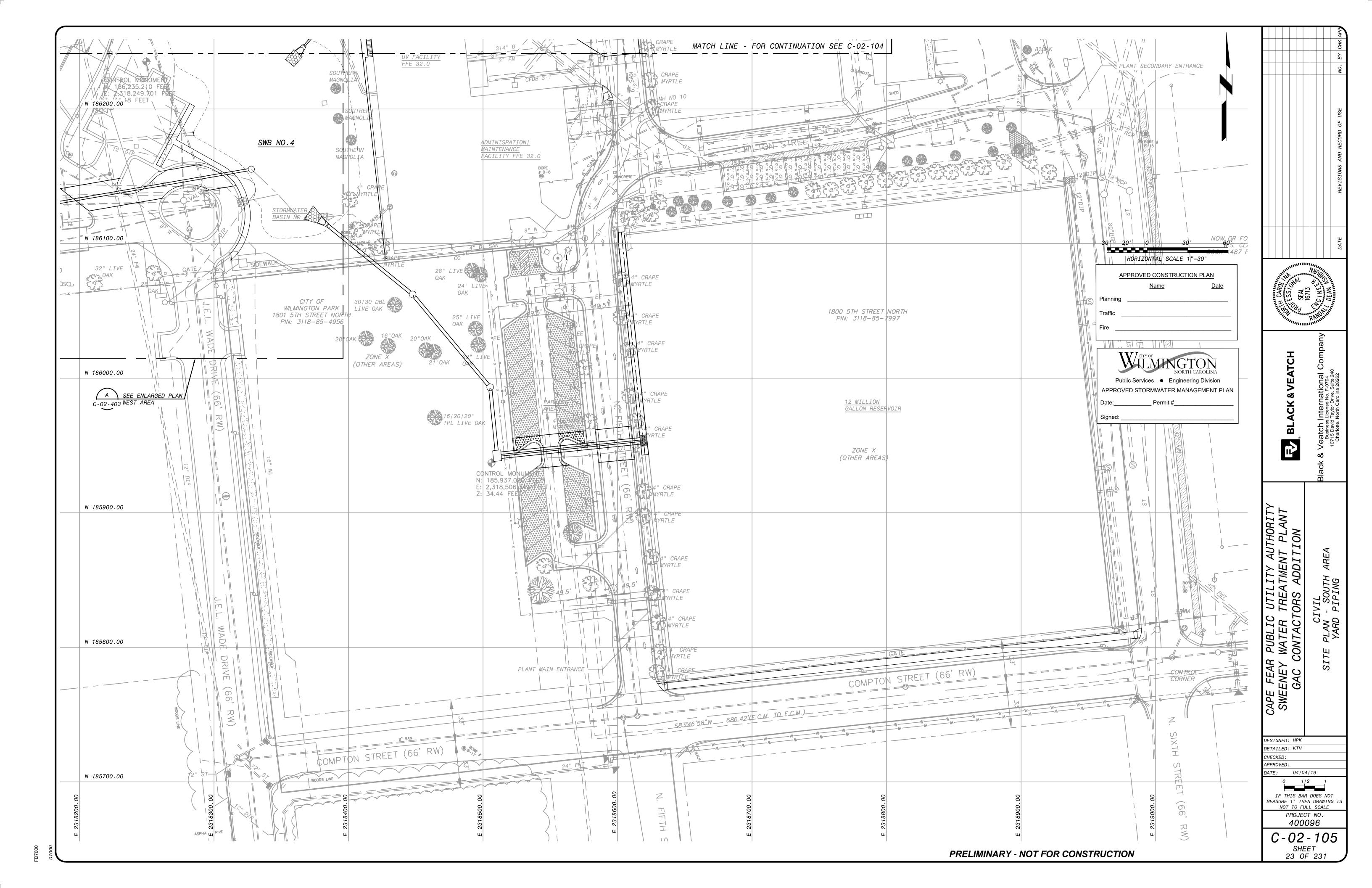


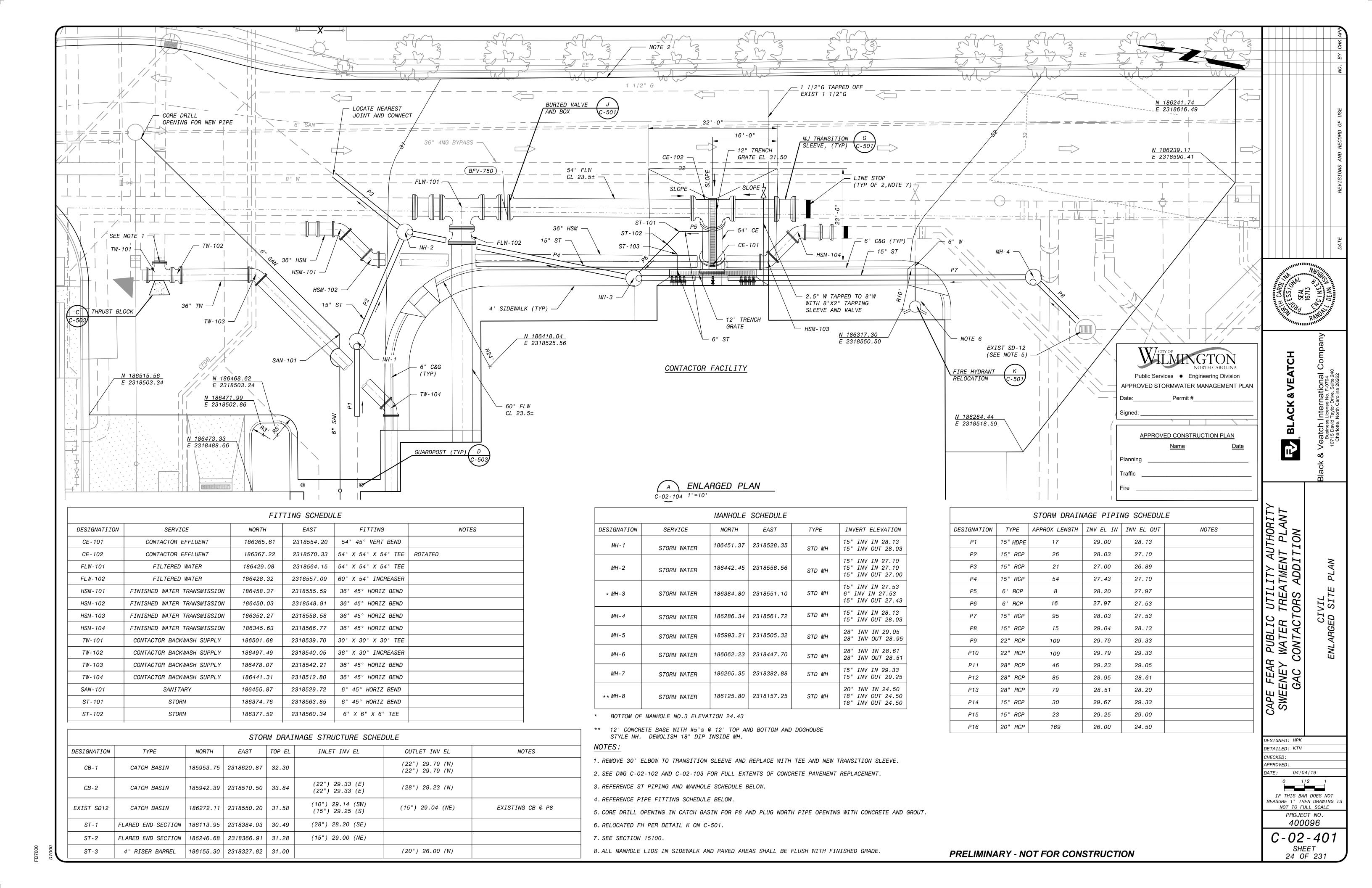
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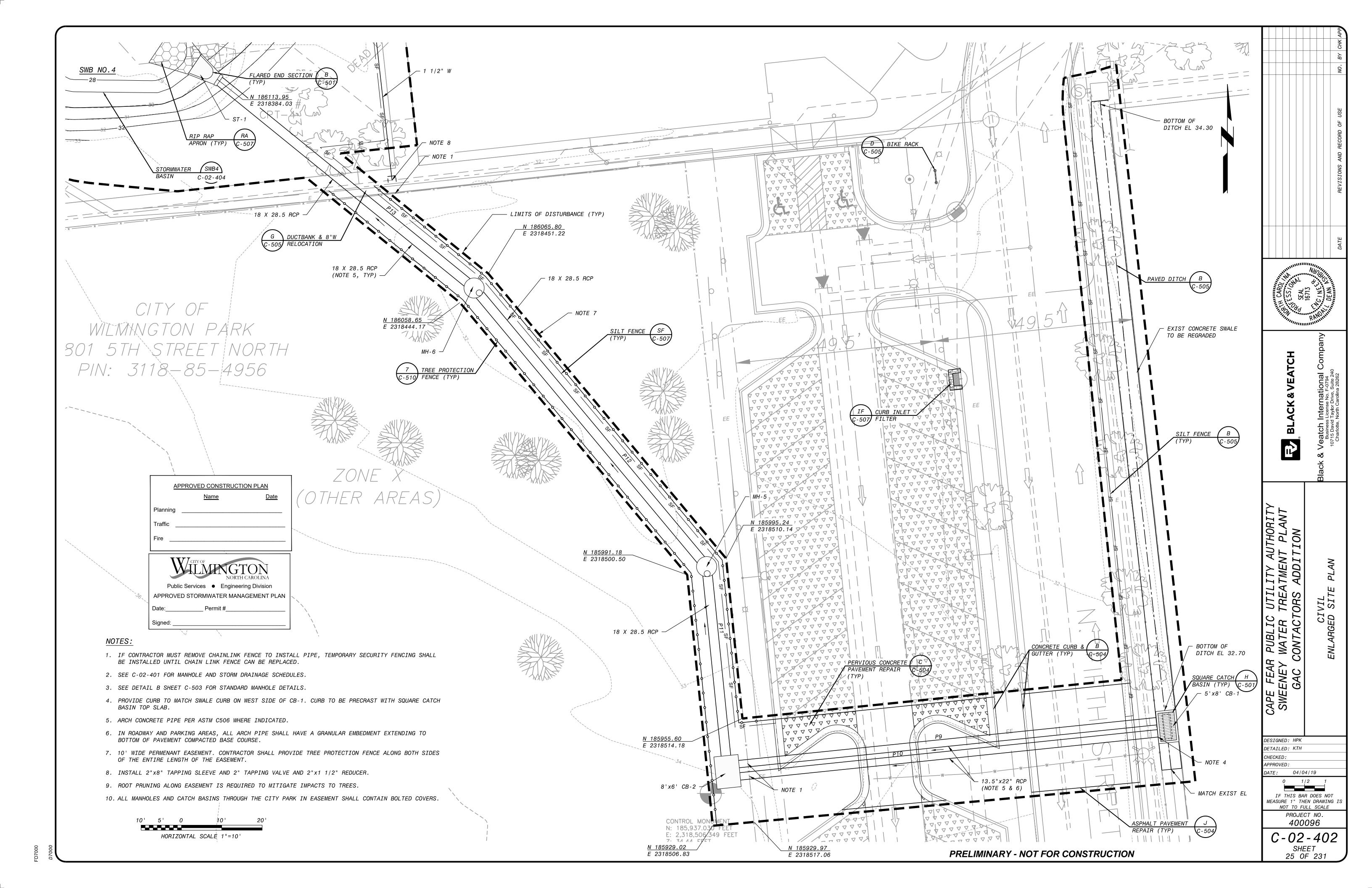


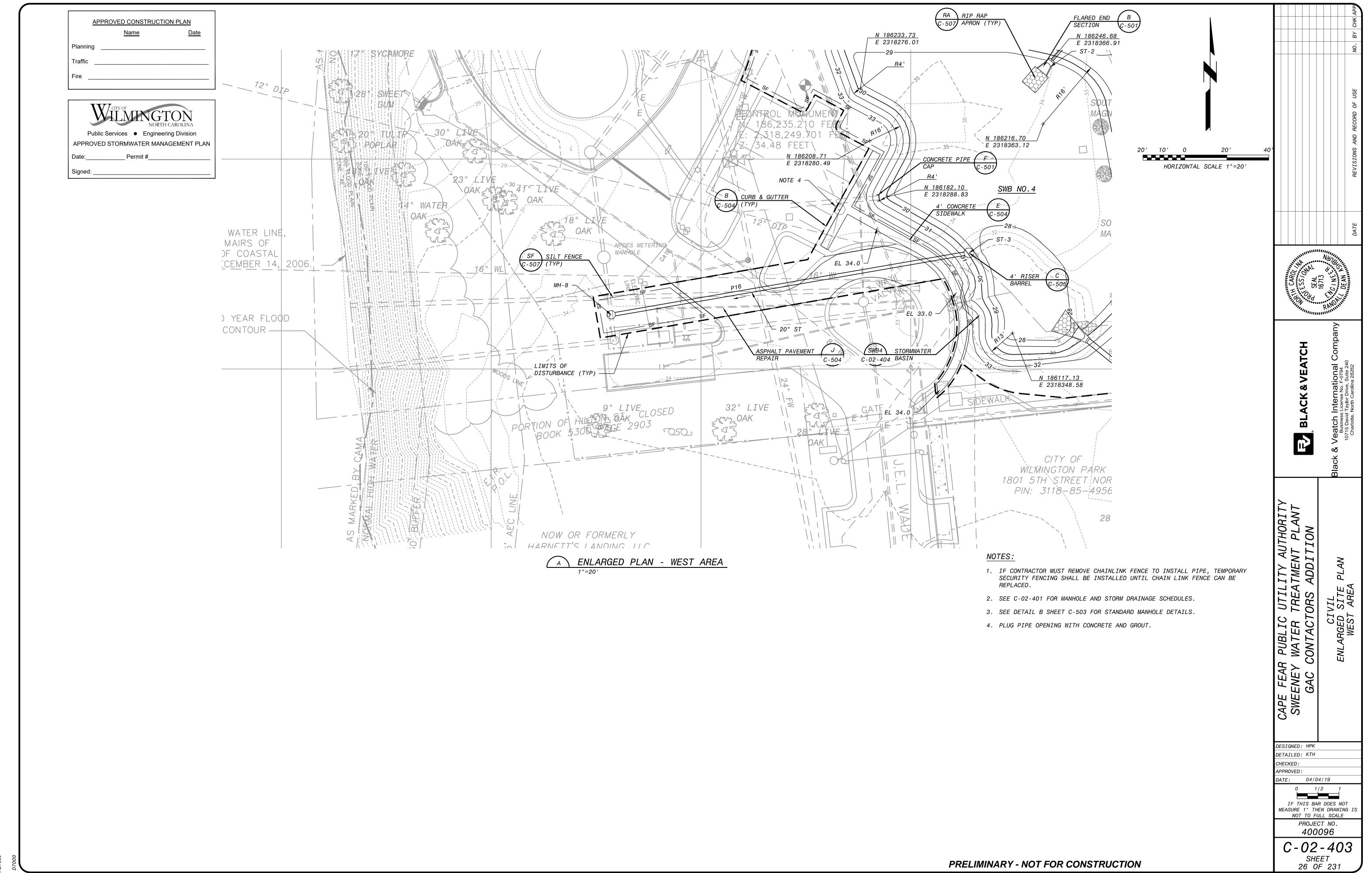


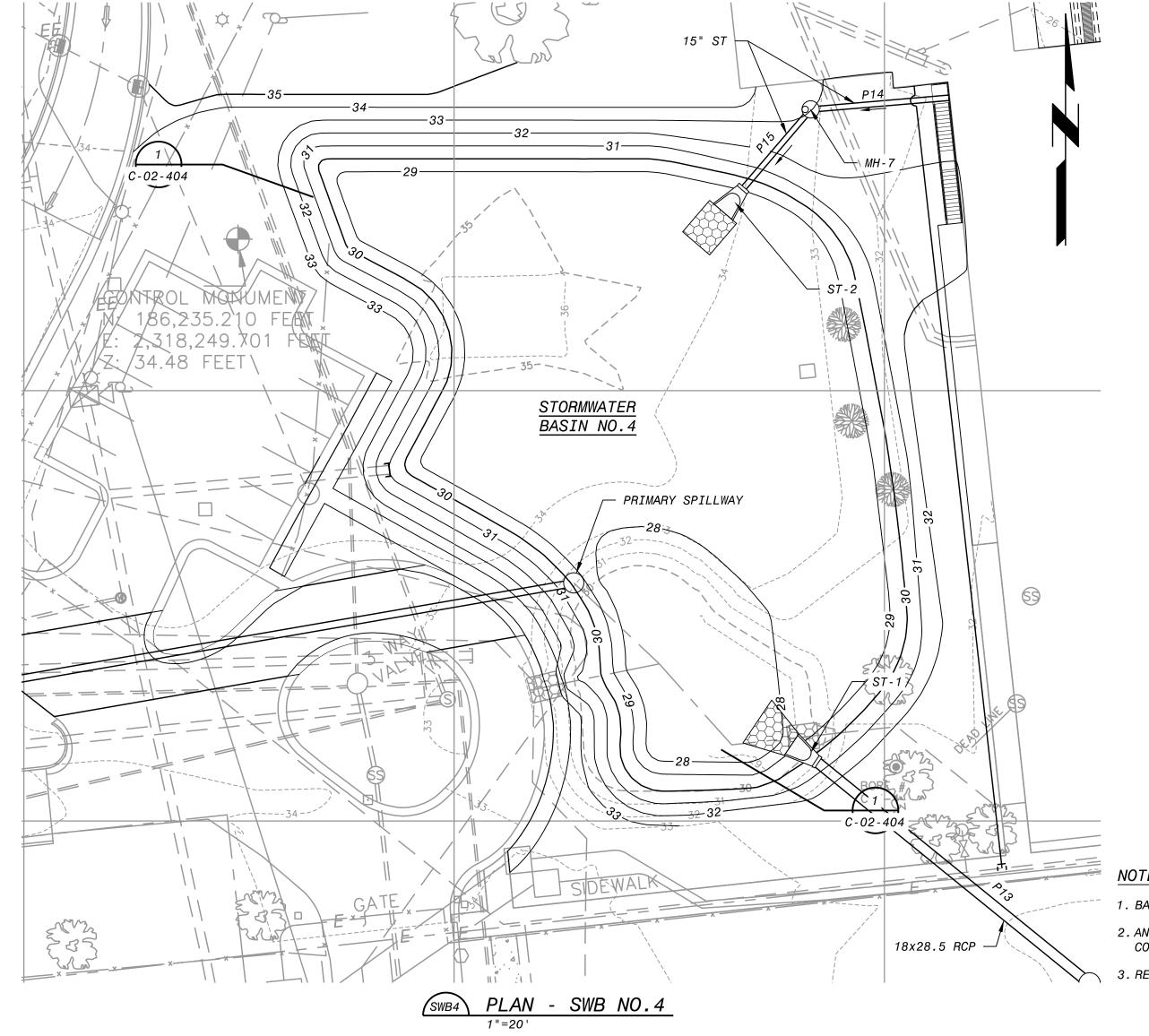


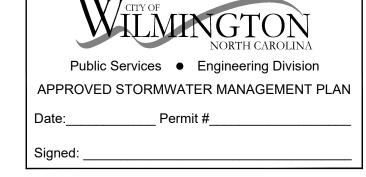




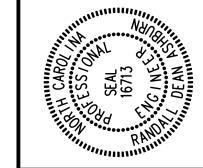








APPROVED CONSTRUCTION PLAN



DESIGNED: HKP DETAILED: KTH CHECKED:
APPROVED:

DATE: 04/04/19

O 1/2 1

IF THIS BAR DOES NOT

MEASURE 1" THEN DRAWING IS

NOT TO FULL SCALE

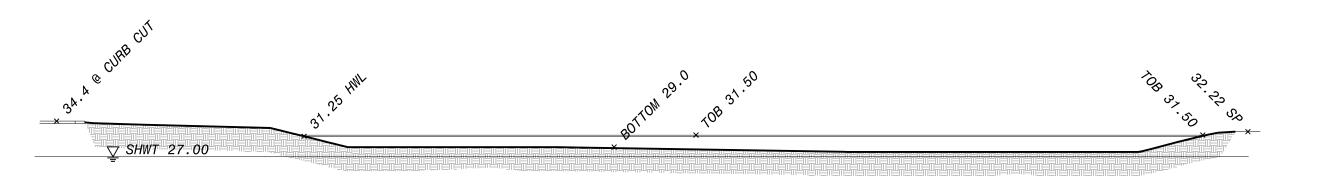
PROJECT NO. 400096

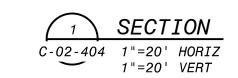
C-02-404 SHEET 27 OF 231

1. BASIN SIDE SLOPES SHALL BE 3:1.REMOVE TEMPORARY LINE STOP AND CONNECT PIPING.

2. AN AUTOCAD FILE WITH STORM BASIN STAKING INFORMATION WILL BE PROVIDED DURING CONSTRUCTION.

3. REFERENCE PIPE FITTING SCHEDULE ON C-02-401.





MINIMUM RIP RAP APRON REQUIRMENTS

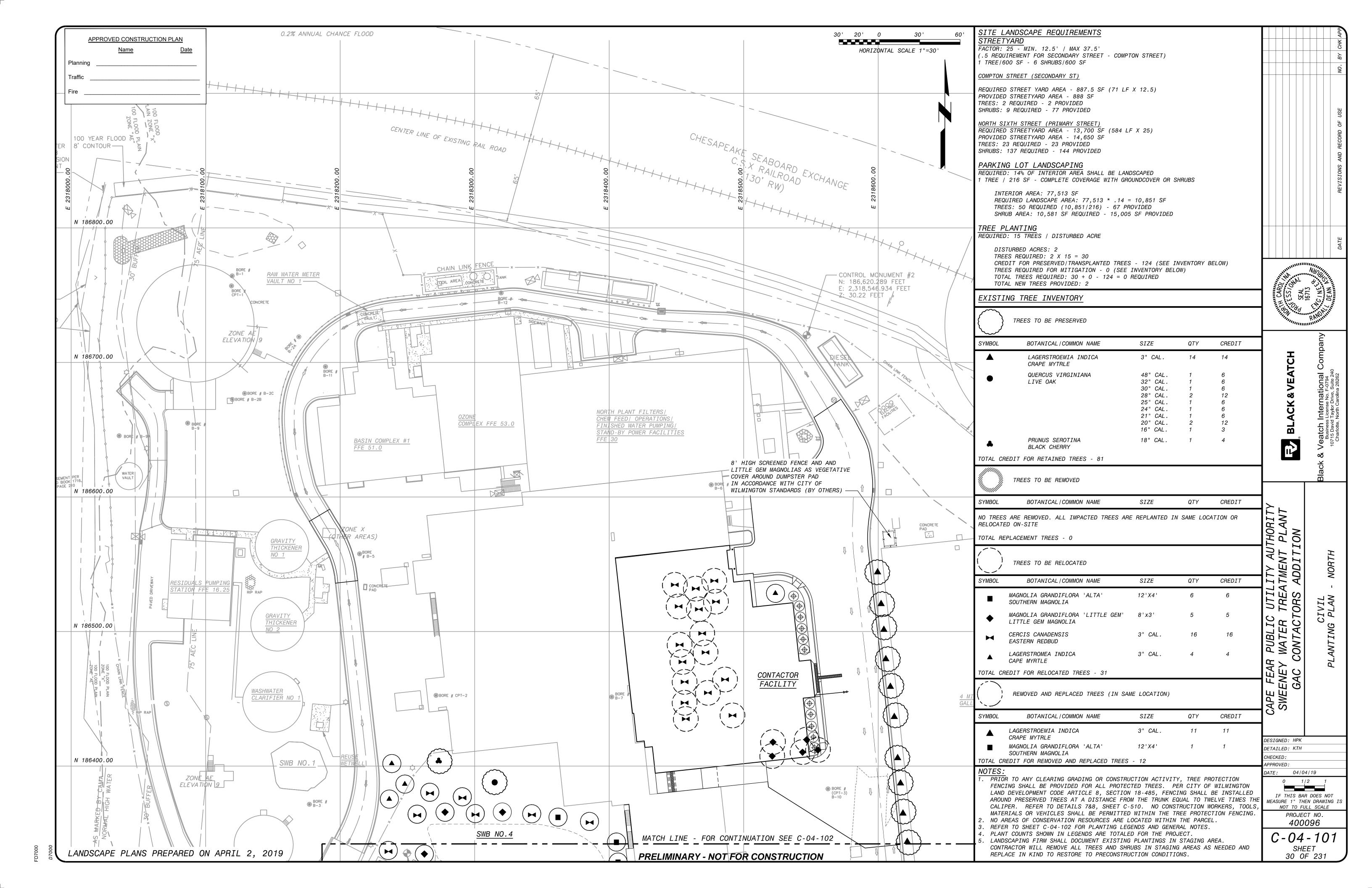
OUTLET NO	CLASS	LENGTH (FT)	WIDTH (FT)	THICKNESS (IN)
BASIN 4 - ST-1	В	15'	VARIES ***	22"
BASIN 4 - ST-2	А	4 '	4 '	12"

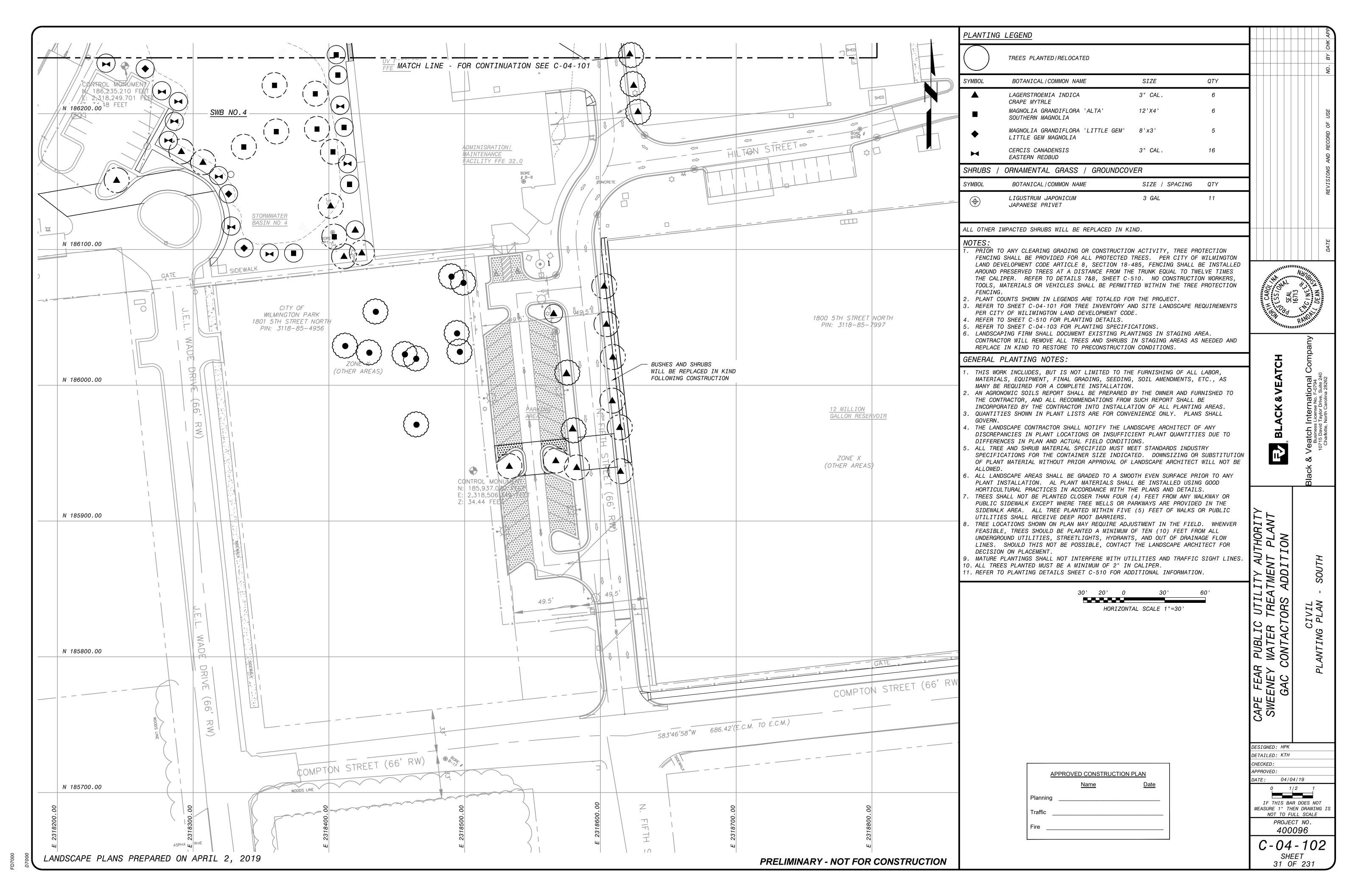
STORM BASIN TABLE

			PRIMARY SPILLWAY		
BASIN ID	BOTTOM AREA	BOTTOM EL	SPILLWAY AREA	SPILLWAY/WEIR EL	
4	9178.29 sq ft	28	RB*	31.00	

* RISER BARREL, SEE DETAIL C ON C-505.

*** WIDTH VARIES, 6' AT OUTLET AND 17' AT END.





GENERAL SITE PLANTING

THE OWNER SHALL HAVE A SOIL ANALYSIS MADE AFTER COMPLETION OF THE ROUGH GRADING. THE CONTRACTOR SHALL INCORPORATE ALL SOIL AMENDMENTS AND FERTILIZERS PRESCRIBED HEREIN. THE SOIL PREPARATION SPECIFIED BELOW SHALL BE ADJUSTED ACCORDING TO THE ANALYSIS, AFTER APPROVAL FROM ENGINEER.

- A. WEED CONTROL FOR LAWN. SHRUB & GROUND COVER AREAS (EXCEPT SLOPES)
- 1. REMOVE ALL EXISTING WEEDS FROM SURFACE. REMOVE ALL ROOTS OF BERMUDA-JOHNSON GRASS, ETC. AND DISPOSE OF OFF SITE.
- 2. INSTALL IRRIGATION.
- 3. FERTILIZE ALL SHRUB GROUND COVER AREAS. APPLY 10 LBS. OF 16-20-0 COMMERCIAL FERTILIZER PER 1,000 sq.ft. OR AS DIRECTED BY SOILS REPORT.
- 4. WATER ALL SHRUB/GROUND COVER AREAS FOR THREE (3) WEEKS TO GERMINATE WEED SEEDS. APPLY WATER AT LOW RATE TO AVOID EROSION.
- 5. LICENSED APPLICATOR SHALL APPLY SYSTEMIC WEED KILLER TO ALL PLANTING AREAS PER MANUFACTURER'S SPECIFICATIONS.
- B. SOIL PREPARATION & FINISH GRADING
- 1. ROUGH GRADE: SITE TO BE RECEIVED BY LANDSCAPE CONTRACTOR TO WITHIN 1/10 FOOT PLUS OR MINUS BY OWNER BASED UPON CIVIL ENGINEER'S GRADING PLAN.
- 2. FINISH GRADE: FINISH GRADING TO CONSIST OF GRADING, RAKING AND HAND WORK NECESSARY TO ACHIEVE DESIRED CONTOUR AND FLOW LINE PATTERNS, BASED UPON CIVIL ENGINEER'S PLANS, RESULTING IN EVENLY FINISHED SURFACES FREE OF DEBRIS AND LITTER.
- 3. SPREAD OVER ALL LAWN, SHRUB AND GROUND COVER AREAS, AMENDMENTS AND FERTILIZER PRESCRIBED IN SOILS REPORT. THOROUGHLY MIX INTO SOIL TO DEPTH TO OF 6" OR MORE AND FINE GRADE. SHAPE MOUNDS AS SHOWN ON PLANS. CONTRACTOR TO IMPORT SOIL NECESSARY TO ATTAIN DESIGN GRADES AND BERMS, ALL IMPORT SOIL SHALL BE FREE OF WEEDS, DEBRIS, AND HAVE BALANCED PH. SMOOTH AND EVEN GRADING WITHOUT DEPRESSIONS OR HIGH SPOTS TO PROVIDE SMOOTH AND EVEN SURFACES FOR PROPER DRAINAGE. FINAL GRADE SHALL BE 1" BELOW WALK/TOP OF CURB. REMOVE FROM THE SITE ALL STONES OVER 2" IN SIZE.

C. PLANTING

PLANT TREES, SHRUBS AND GROUND COVER AS CALLED FOR WHERE INDICATED ON PLANTING PLAN AND AS DETAILED ON PLANTING DETAIL SHEET.

SUBSTITUTIONS OF PLANTS WILL NOT BE ACCEPTED UNLESS APPROVED BY LANDSCAPE ARCHITECT.

- 1. ROUGH GRADE: SITE TO BE RECEIVED BY LANDSCAPE CONTRACTOR TO WITHIN 1/10 FOOT PLUS OR MINUS BY OWNER BASED UPON CIVIL ENGINEER'S GRADING PLAN.
- 2. FINISH GRADE: FINISH GRADING TO CONSIST OF GRADING, RAKING AND HAND WORK NECESSARY TO ACHIEVE DESIRED CONTOUR AND FLOW LINE PATTERNS, BASED UPON CIVIL ENGINEER'S PLANS, RESULTING IN EVENLY FINISHED SURFACES FREE OF DEBRIS AND LITTER.
- 3. SPREAD OVER ALL LAWN, SHRUB AND GROUND COVER AREAS, AMENDMENTS AND FERTILIZER PRESCRIBED IN SOILS REPORT. THOROUGHLY MIX INTO SOIL TO DEPTH TO OF 6" OR MORE AND FINE GRADE. SHAPE MOUNDS AS SHOWN ON PLANS. CONTRACTOR TO IMPORT SOIL NECESSARY TO ATTAIN DESIGN GRADES AND BERMS, ALL IMPORT SOIL SHALL BE FREE OF WEEDS, DEBRIS, AND HAVE BALANCED Ph. SMOOTH AND EVEN GRADING WITHOUT DEPRESSIONS OR HIGH SPOTS TO PROVIDE SMOOTH AND EVEN SURFACES FOR PROPER DRAINAGE. FINAL GRADE SHALL BE 1" BELOW WALK/TOP OF CURB. REMOVE FROM THE SITE ALL STONES OVER 2" IN SIZE.

1. GROUND COVER - FLATS AND/OR CUTTINGS

ALL PLANT MATERIALS SPECIFIED AS ROOTED CUTTINGS OR FLAT STOCK ON PLANTING PLAN SHALL REMAIN IN THE FLATS UNTIL TIME OF TRANSPLANTING. THE FLAT SOIL SHALL CONTAIN SUFFICIENT MOISTURE SO THAT SOIL DOES NOT FALL APART WHEN LIFTING PLANT FROM FLAT. GROUND COVER PLANTS SHALL NOT BE ALLOWED TO DRY OUT BEFORE OR WHILE BEING PLANTED. ROOTS SHALL NOT BE EXPOSED TO THE AIR EXCEPT WHILE ACTUALLY BEING PLANTED. WILTED PLANTS WILL NOT BE ACCEPTED. AT THE TIME OF PLANTING. THE SOIL AROUND EACH PLANT SHALL BE FIRMED SUFFICIENTLY TO FORCE OUT AIR POCKETS. PLANTS TO BE PLANTED IN TRIANGULAR SPACING AS SPECIFIED O.C. (ON CENTER). ALL CUTTINGS SHALL BE MINIMUM OF 6" LONG. INSTALL PLANTS IN 6"x6" PLANTING PITS. WATER IMMEDIATELY AFTER EACH PLANTING UNTIL ONE INCH OF WATER PENETRATION IS OBTAINED. CARE SHALL BE EXERCISED AT ALL TIMES TO PROTECT THE PLANTS AFTER PLANTING. ANY DAMAGE TO THE PLANTS BY TRAMPLING OR OTHER OPERATIONS OF THIS CONTRACT SHALL BE REPAIRED *IMMEDIATELY.*

2. SHRUB & TREES

PLANT ALL CONTAINER-GROWN PLANTS IN PLANTING PITS. TWO (2) TIMES WIDER AND TWO (2) TIMES DEEPER THAN THE CONTAINER, AS DIRECTED ON PLANTING DETAIL SHEET. THOROUGHLY MIX 1/3 ORGANIC BACKFILL (NITROLIZED REDWOOD SHAVINGS OR EQUAL) AND THE AMENDMENTS SPECIFIED IN THE SOILS ANALYSIS WITH THE SITE SOIL, PRIOR TO BACKFILLING OF PLANTING PITS. INSTALL PLANT TABLETS, PER THE MANUFACTURER'S INSTRUCTIONS AND AS DETAILED ON PLANTING DETAIL SHEET. CONTRACTOR SHALL CONSTRUCT BASINS AROUND ALL TREES NOT IN LAWN AREAS; BASINS SHALL NOT EXCEED TOP OF ROOT BALL CROWN.

3. TOP DRESSING

TOP DRESS ALL GROUND COVER AND SHRUB AREAS WITH 2" THICK LAYER OF OGC (ORGANIC GROUND COVER), TO BE SPECIFIED ON ALL PLANTING PLANS.

4. STAKING

STAKE ALL TREES AS DETAILED ON PLANTING DETAIL SHEET, C-510.

II. GENERAL NOTES

A. CLEAN-UP

1. AFTER ALL INSTALLATION OPERATIONS HAVE BEEN COMPLETED, REMOVE ALL RUBBISH, EXCESS SOIL, EMPTY PLANT CONTAINERS AND TRASH FROM THE SITE DAILY. ALL SCARS, RUTS OR OTHER MARKS IN THE AREA CAUSED BY THIS WORK SHALL BE REPAIRED AND THE GROUND LEFT IN A NEAT, ORDERLY CONDITION. LEAVE SITE IN BROOM-CLEAN CONDITION AT THE END OF EACH WORKING DAY. HOSE DOWN ALL PAVED AREAS, INCLUDING WALKS AND PATIOS, UPON COMPLETION OF WORK.

B. MAINTENANCE

- 1. THE CONTRACTOR SHALL MAINTAIN DURING INSTALLATION A SUFFICIENT NUMBER OF MEN AND ADEQUATE EQUIPMENT TO PERFORM THE WORK HEREIN SPECIFIED. PLANT MAINTENANCE WORK SHALL CONSIST OF APPLYING WATER, WEEDING, CARING OF PLANTS, INCLUDING GROUND COVERS, SHRUBS, VINES AND TREES, EDGING AND MOWING LAWNS, FERTILIZING, CONTROL OF PESTS AND DISEASES, AND MAINTAINING WALKS FREE OF DEBRIS AND DIRT. UPON COMPLETION OF EACH AREA OF INSTALLATION, THE CONTRACTOR, LANDSCAPE ARCHITECT AND OWNER SHALL CONDUCT AN INSPECTION OF COMPLETED AREA, ALONG WITH THE OWNER'S MAINTENANCE REPRESENTATIVE. AT THIS TIME, A LIST OF CORRECTIONS, IF ANY, SHALL BE MADE WHICH ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- 2. AFTER ALL WORK HAS BEEN COMPLETED, INSPECTED AND ACCEPTED, ALL AREAS WILL BE MAINTAINED FOR A PERIOD OF NINETY (90) CALENDAR DAYS OR AS LONG AS IS NECESSARY TO ESTABLISH THRIVING TREES, SHRUBS, TURF, AND GROUND COVER WITHOUT BARE SPOTS.
- 3. KEEP ALL AREAS WEED-FREE, ADEQUATELY WATERED, AND NEATLY CULTIVATED FOR THE NINETY (90) DAY PERIOD. REMOVE ALL DEBRIS FROM SITE AND KEEP THE ENTIRE SITE BROOM-CLEAN.
- 4. DAMAGE TO ANY PLANTED AREA SHALL BE REPAIRED IMMEDIATELY. DEPRESSIONS CAUSED BY VEHICLES OR FOOT TRAFFIC SHALL BE FILLED WITH TOPSOIL, LEVELED AND REPAINTED. EXTERMINATE GOPHERS, MOLES AND REPAIR DAMAGE.
- 5. THE PROJECT SHALL BE SO CARED FOR THAT A NEAT, CLEAN CONDITION WILL BE PRESENTED AT ALL TIMES TO THE SATISFACTION OF THE OWNER AND LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR SHALL BE EXPECTED TO MAKE A MINIMUM OF ONE WEEKLY VISIT FOR MAINTENANCE PURPOSES.
- 6. AT THE END OF THE MAINTENANCE PERIOD, ALL AREAS THAT HAVE BEEN PLANTED SHALL BE FERTILIZED WITH COMMERCIAL FERTILIZER, ANALYSIS AND RATE OF APPLICATION SHALL BE PER THE SOILS REPORT.
- 7. THE CONTRACTOR SHALL REQUEST A FINAL SITE VISIT SEVEN (7) DAYS PRIOR TO THE END OF THE MAINTENANCE PERIOD. THIS REQUEST SHALL BE WRITTEN AND DIRECTED TO THE OWNER AND THE ENGINEER. UPON WRITTEN ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL BE RELIEVED OF ANY FURTHER MAINTENANCE.

C. GUARANTEE

ALL GROUNDCOVER, AND SHRUBS SHALL BE GUARANTEED TO LIVE AND GROW TO A PERIOD OF NINETY (90) DAYS AFTER INSTALLATION AND ACCEPTANCE BY THE OWNER. TREES SHALL BE GUARANTEED FOR ONE YEAR. ANY MATERIAL THAT FAILS TO GROW THROUGH THE SPECIFIED MAINTENANCE AND GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

D. OBSERVATION

- OBSERVATION VISITS SPECIFIED HEREIN SHALL BE MADE BY THE ENGINEER OR OWNER. THE CONTRACTOR SHALL REQUEST OBSERVATION AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF THE TIME THAT THE OBSERVATION IS REQUIRED.
- 2. OBSERVATION VISITS ARE SUGGESTED FOR THE FOLLOWING PARTS OF THE WORK:
 - a. UPON COMPLETION OF GRADING AND SOIL CONDITIONING PRIOR TO PLANTING.
 - b. WHEN TREES ARE SPOTTED FOR PLANTING, BUT BEFORE PLANTING HOLES ARE EXCAVATED.
 - c. WRITTEN ACCEPTANCE OF THE PROJECT TO RELEASE THE CONTRACTOR FROM FURTHER MAINTENANCE SHALL OCCUR AFTER FINAL OBSERVATION WITH THE OWNER OR HIS REPRESENTATIVE AT THE END OF THE MAINTENANCE PERIOD.

E. VERIFICATION OF DIMENSIONS

1. ALL SCALED DIMENSIONS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK. THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS QUANTITIES, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS SUCH A DISCREPANCY UNTIL APPROVAL FOR SAME HAS BEEN GIVEN BY THE ENGINEER.

F. UTILITIES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY CONSTRUCTION, SO THAT PROPER PRECAUTIONS MAY BE TAKE NOT TO DAMAGE SUCH LINES AND PLANT LOCATIONS. PROMPTLY NOTIFY THE LANDSCAPE ARCHITECT WHO WILL ARRANGE FOR RELOCATIONS OF ONE OR THE OTHER. FAILURE TO FOLLOW THIS PROCEDURE PLACES UPON THE CONTRACTOR THE RESPONSIBILITY FOR, AT HIS OWN EXPENSE, MAKING ANY AND ALL REPAIRS FOR DAMAGES RESULTING FROM HIS WORK.

G. EXISTING TREES

- 1. CONTRACTOR IS TO INSURE THE PRESERVATION OF ANY EXISTING TREES ON THE SITE. DAMAGE OR LOSS OF THESE TREES WILL RESULT IN REPLACEMENT OF EQUAL SIZE OR OF A QUANTITY AS DETERMINED BY THE CITY'S LANDSCAPE ORDINANCE BY THE LANDSCAPE CONTRACTOR.
- 2. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING SHALL BE INSTALLED AROUND PRESERVED TREES AT A DISTANCE FROM THE TRUNK EQUAL TO TWELVE TIMES THE CALIPER. REFER TO DETAIL 7 SHEET C-510.
- 3. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES SHALL BE PERMITTED WITHIN THE TREE PROTECTION FENCING.

MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE PROJECT NO. 400096 C-04-103

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