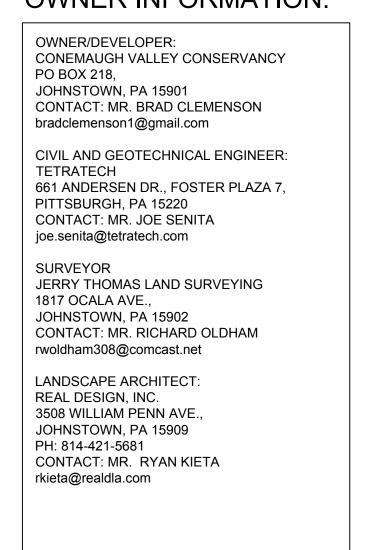
PROPOSED ON-GRADE TRAIL LANDSCAPE CONSTRUCTION PLAN

SHEET INDEX

LEGEND **EXISTING 2' CONTOUR** PROPOSED CONTOUR EXISTING FEMA FLOODWAY EXISTING FEMA 100-YEAR FLOODPLAIN EXISTING SANITARY SEWER PROPERTY BOUNDARY L1.0 - COVER SHEET PROPOSED EDGE OF PAVEMENT/TRAIL L2.0 - EXISTING CONDITIONS PROPOSED TRAIL CENTERLINE L3.1 - LAYOUT PLAN, PROPOSED TRAIL L3.2 - GRADING PLAN, PROPOSED ON-GRADE TRAIL PROPOSED RETAINING WALL **EXISTING WETLAND** L5.1 - RETAINING WALL DETAILS L5.2 - HARDSCAPE DETAILS

OWNER INFORMATION:



GENERAL NOTES

L5.3 - HARDSCAPE DETAILS

L5.4 - NOTES AND SPECIFICATIONS

- CONTRACTOR IS TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO START OF WORK & DURING THE CONSTRUCTION PHASE.
- 2. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL AND / OR ANY OTHER CONSULTANT/S DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO START OF WORK & IT'S DURATION.
- 3. THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF REAL DESIGN, INC. THEY MAY NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, ELECTRONICALLY OR BY ANY OTHER MEANS, WITHOUT THE WRITTEN PERMISSION OF REAL DESIGN, INC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.
- 4. AUTOCAD FILE IS AVAILABLE TO CONTRACTORS AND BIDDERS UPON REQUEST FOR PURPOSES OF ESTIMATING, MATERIAL TAKEOFFS, AND CONSTRUCTION GUIDANCE NEEDS.
- 5. ALL STRUCTURE COMPONENTS, FINE GRADING, FOUNDATIONS, AND HARDSCAPE TO BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.



CONTEXT MAP SCALE: 1"=500'

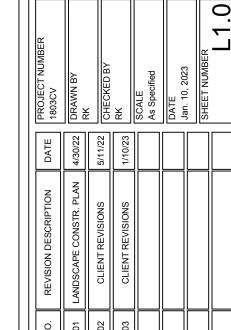


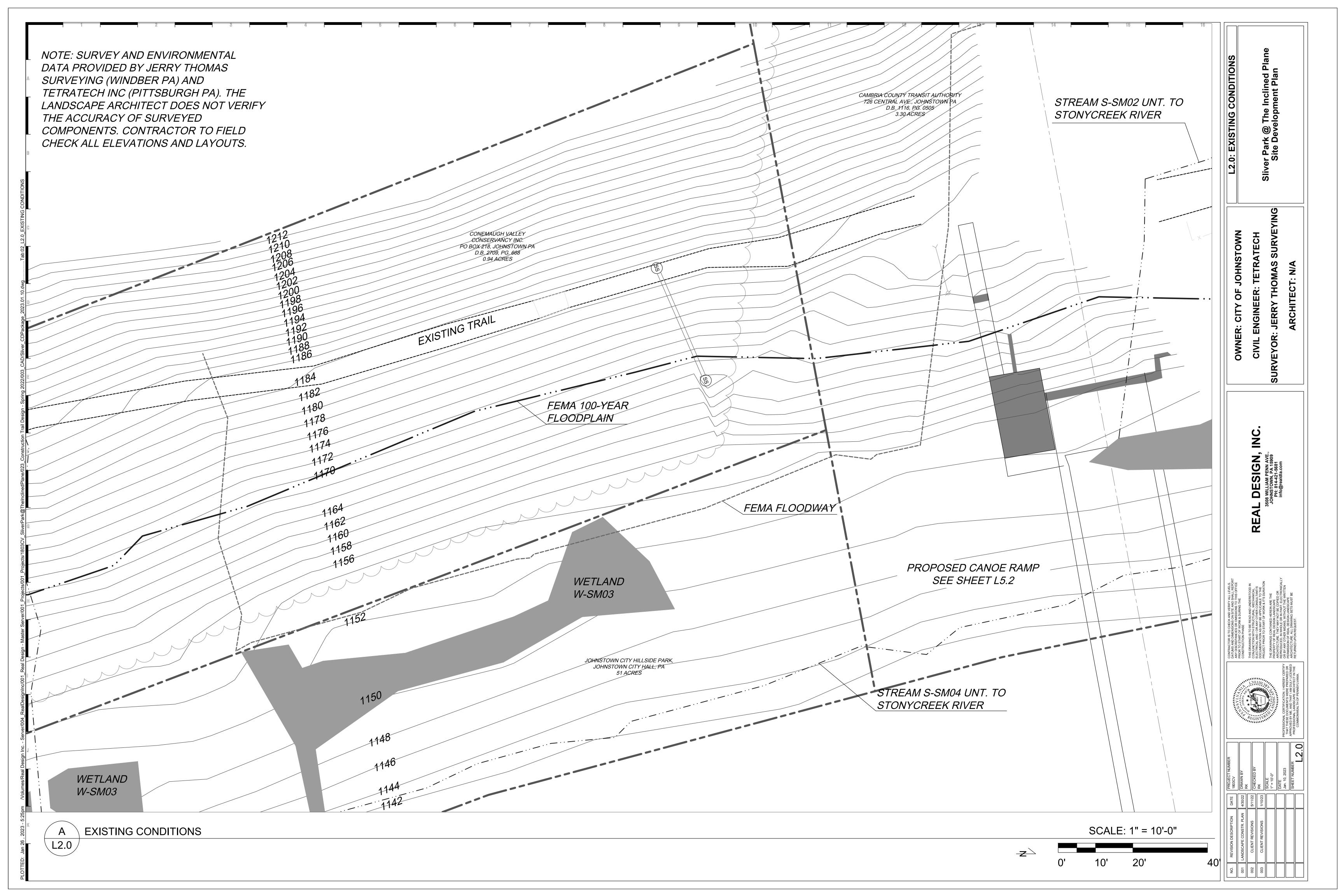


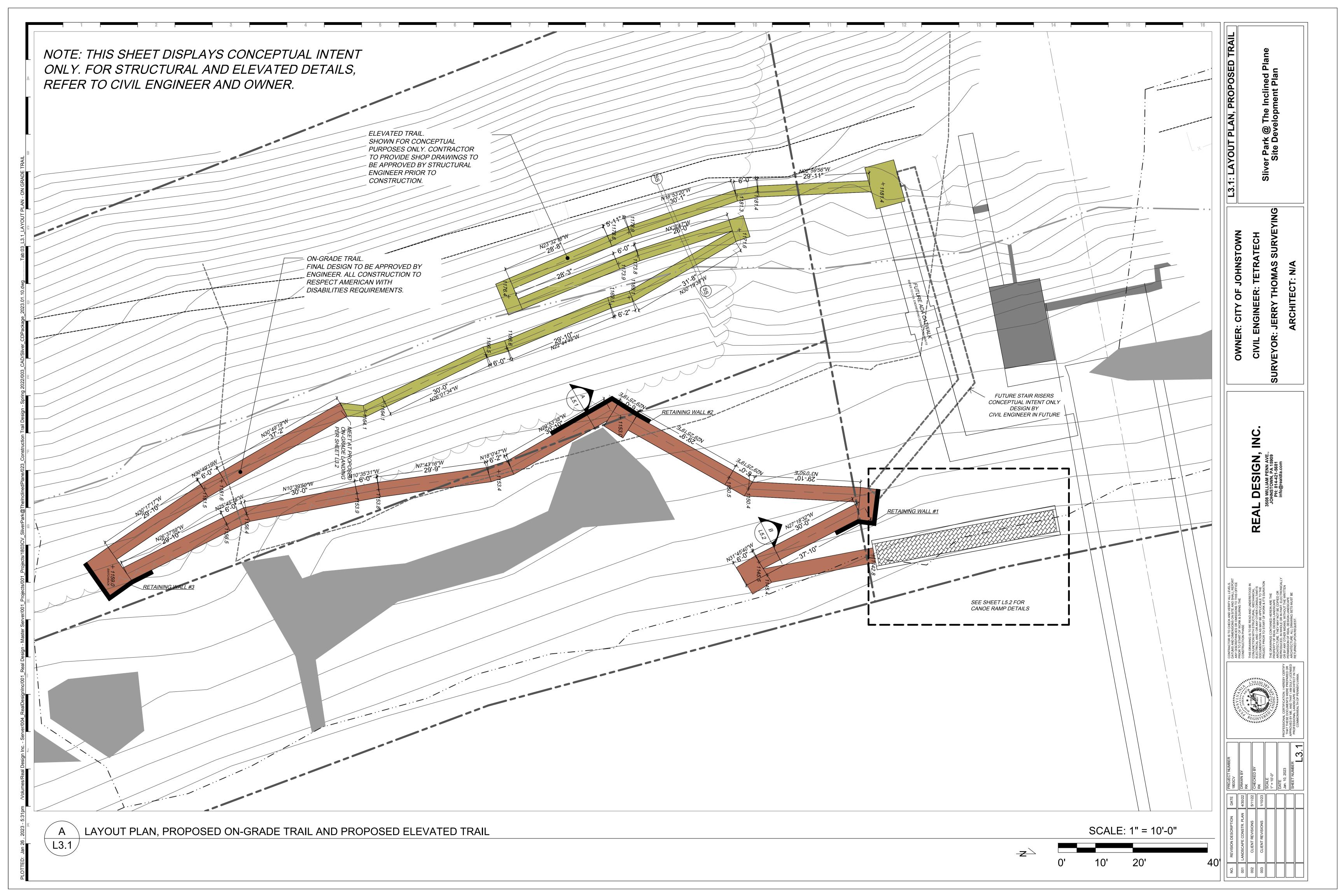
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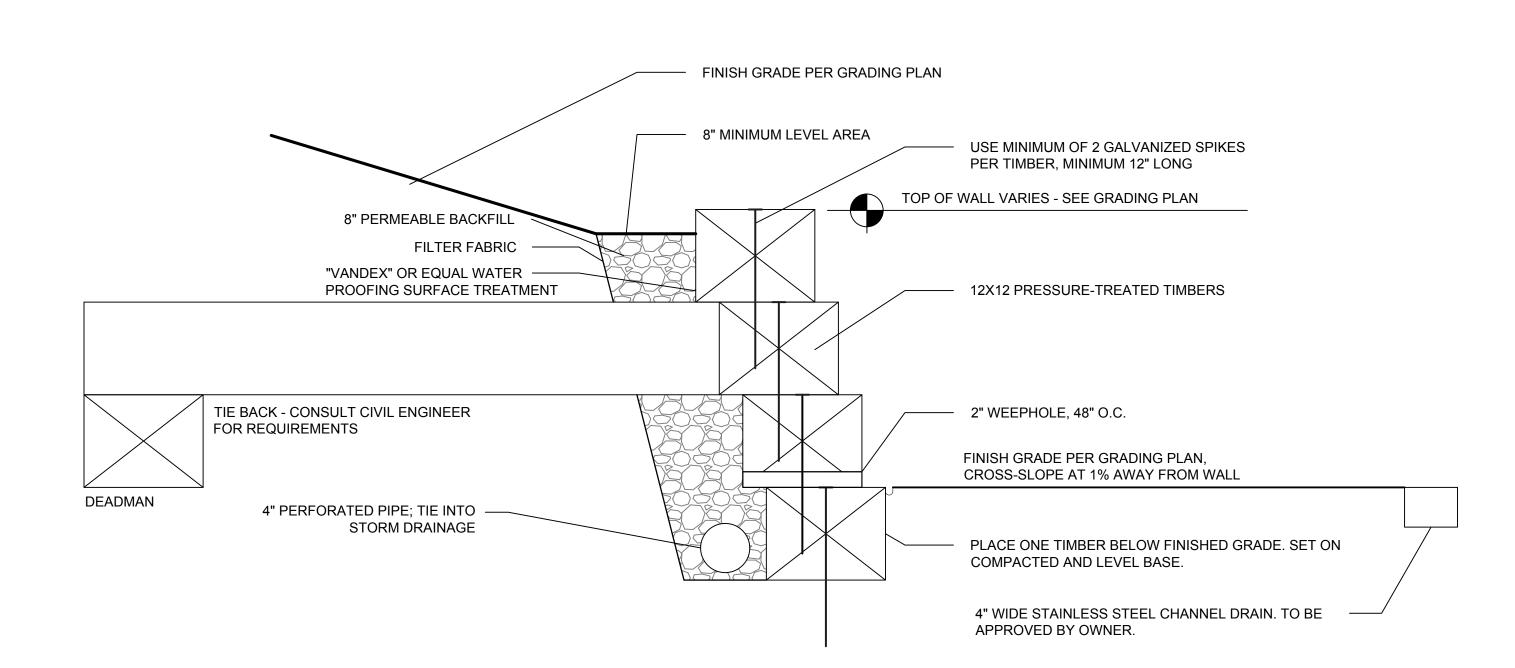




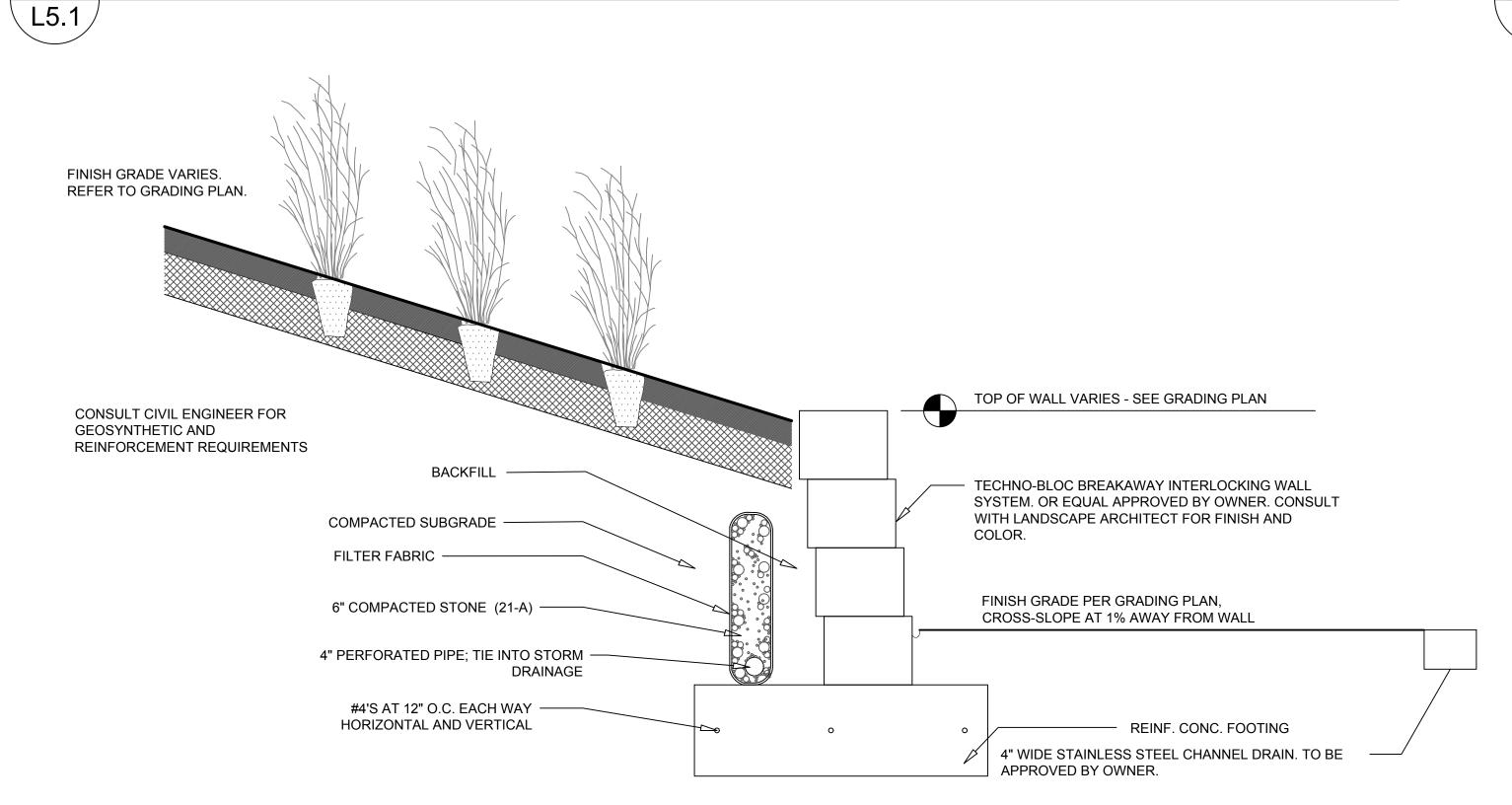
RETAINING WALL OPTIONS

THIS SHEET FOR CONSIDERATION BY CVC AND PARTNERS ONLY.

FINAL DETAILS TO BE DETERMINED IN FUTURE. CIVIL ENGINEER AND LANDSCAPE ARCHITECT MUST BE CONSULTED AND APPROVE ALL CONSTRUCTION DETAILS FOR ALL RETAINING WALLS PRIOR TO CONSTRUCTION.



TIMBER RETAINING WALL DETAIL



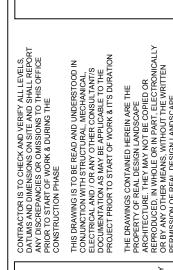
RIPARIAN VEGETATION - CONSULT WITH LANDSCAPE ARCHITECT TOP OF WALL VARIES - SEE GRADING PLAN 2X2 GABIONS BACKFILL PER ENG. <u>RECOMMENDATION</u> FINISH GRADE PER GRADING PLAN, CROSS-SLOPE AT 1% AWAY FROM WALL COMPACTED SUBGRADE 4" WIDE STAINLESS STEEL CHANNEL DRAIN. TO BE APPROVED BY OWNER.

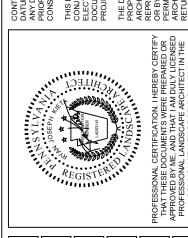
LIVING CRIB WALL DETAIL L5.1

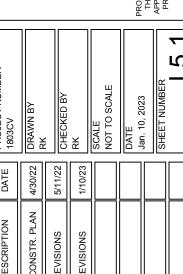
L5.1

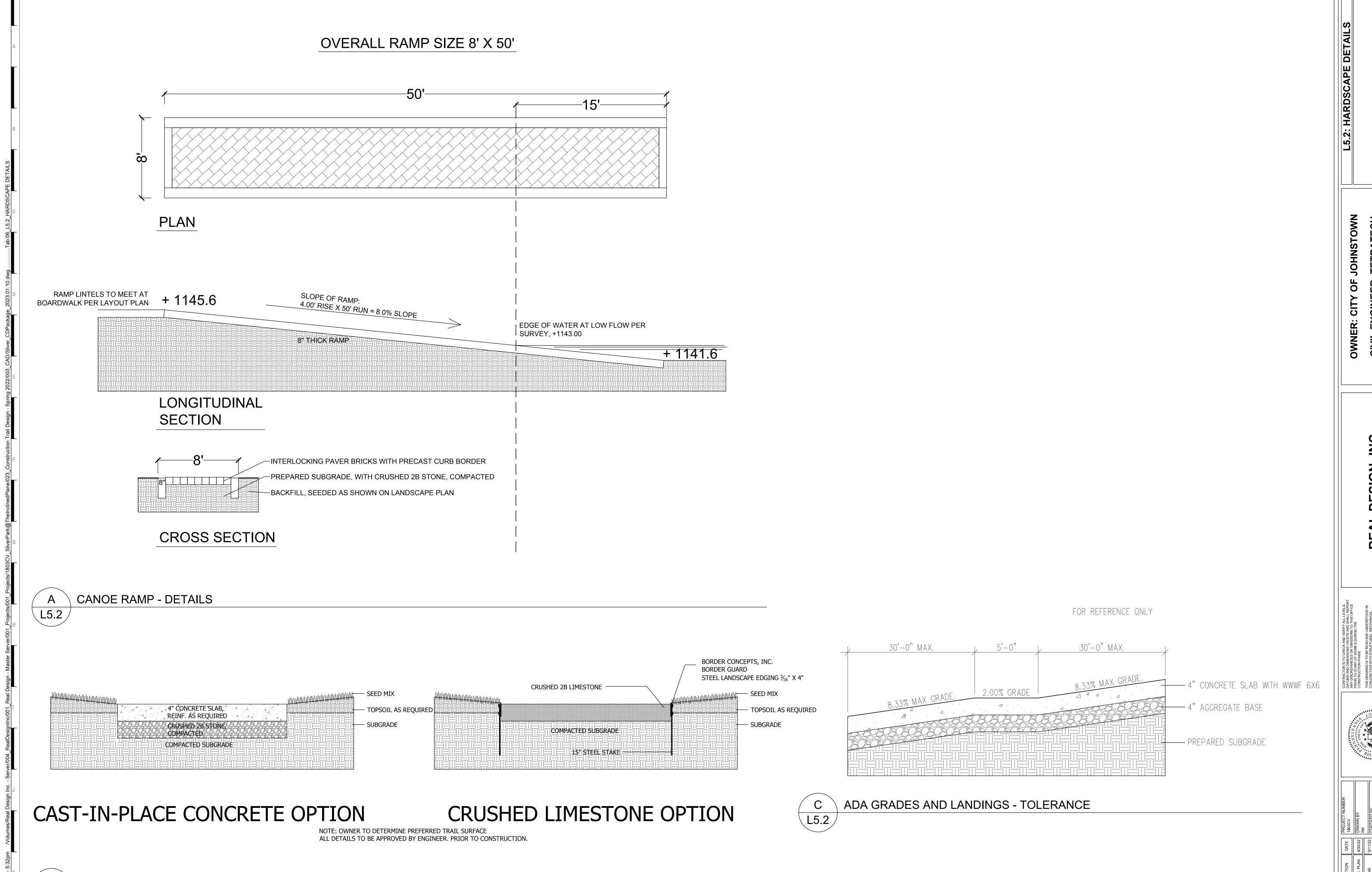
BLOCK RETAINING WALL DETAIL

DETAILS NOT TO SCALE. FOR REFERENCE ONLY.



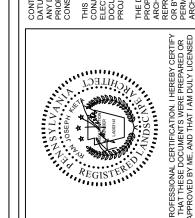


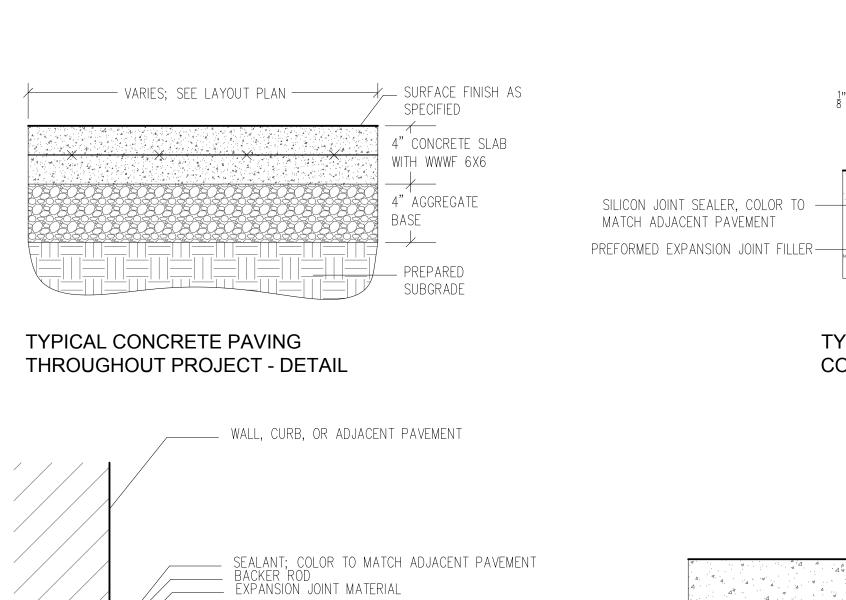




HARDSCAPE TRAIL - DETAILS

L5.2



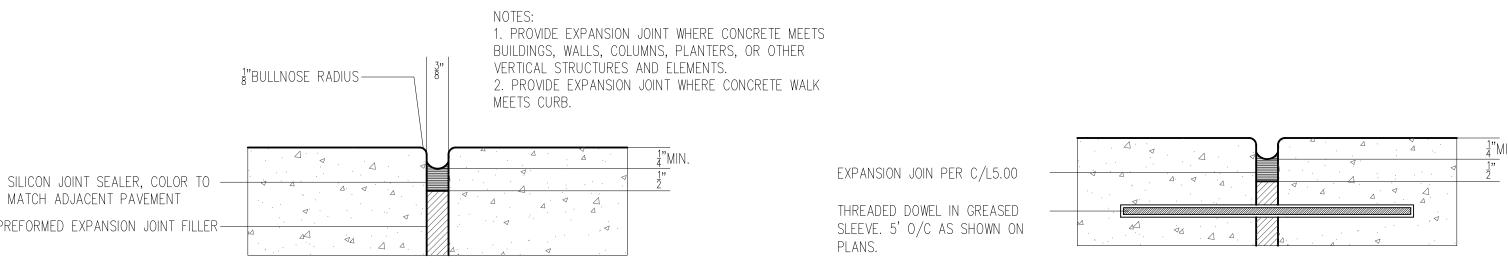


FULL DEPTH OF

PAVEMENT

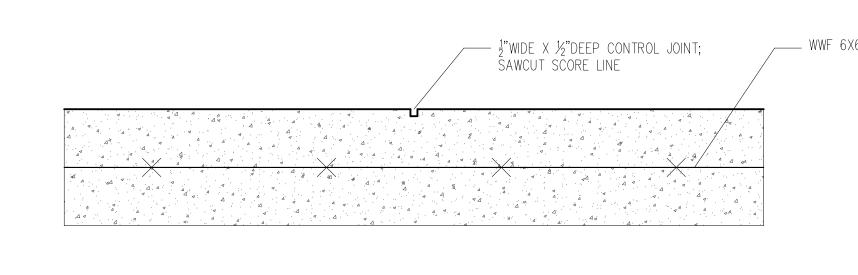
TYPICAL EXPANSION JOINT AT VERTICAL

ELEMENTS - DETAIL



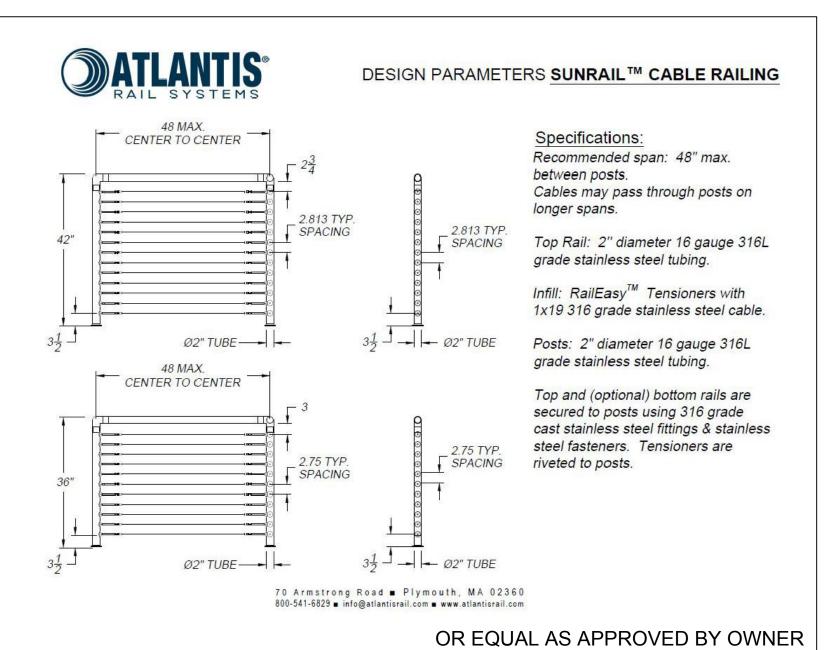
TYPICAL EXPANSION JOINT IN CONCRETE PAVING - DETAIL

TYPICAL CONTROL DOWEL BETWEEN CONCRETE SLABS - DETAIL



TYPICAL CONTROL JOINT IN CONCRETE PAVING - DETAIL





NOTE: CABLE RAILING TO BE INCORPORATED ALONG ENTIRE LENGTH OF TRAIL.

CABLE RAILING - DETAIL L5.3

DESIGN, INC.
508 WILLIAM PENN AVE.,
JOHNSTOWN, PA 15909
PH: 814-421-5681
info@realdla.com

JERRY THOMAS SURVEY

SURVEYOR:

ARCHITECT: N/A

TETRATECH

CIVIL

OWNER:

L5.3: HARDSCAPE DETAILS

2. <u>SITE EXAMINATION</u>: The Contractor, before submitting a bid, is assumed to have visited the site for the purpose of observing first hand any conditions relevant to the completion of the work. No consideration will be given based on lack of knowledge of existing conditions.

3. <u>DISCREPANCIES & CONFLICTS:</u> All discrepancies and conflicts between drawings, specifications, field conditions, & construction layout shall be brought to the attention of the Landscape Architect. Before ordering material, Contractor shall verify all dimensions by taking measurements at the building site and shall be responsible for their correctness. Any discrepancies from the drawings/specifications shall be referred to the Landscape Architect for adjustment before any work affected has begun.

4. WORKMANSHIP: Compliance with the drawings and the specifications with regard to the materials and methods of assembly will not itself assure acceptance of the construction. Of equal importance is good workmanship, the lack of which is sufficient cause to deny acceptance of the construction.

5. MATERIAL: Contractor shall furnish and install all material and equipment shown & described on the plan with exceptions only as noted. Contractors also shall furnish labor and tools necessary to complete the work.

6. WARRANTEE: All Contractors must include warrantee information in the bid and contracts.

7. FOREMAN: Contractor shall have at the building site, from start to finish of the construction, a responsible foreman. In addition, Contractor shall give his personal supervision to the work. Any instructions given to the foreman shall have the same importance as if given to the Contractor in person.

8. INSURANCE: The Contractor shall maintain insurance that will protect him from claims under Workman's Compensation Acts and other employee benefits from claims for damages for bodily injury, or death, and for claims for damages to property which may arise out of and during operations under this contract, whether such operations be by himself or by any subcontractors or anyone directly or indirectly employed by either one of them. The Contractor shall file with the Owner a certificate for property damage insurance in the limits of \$1,000.000.00 for each accident and \$1,000,000.00 for the aggregate of operations. The Contractor shall also obtain any additional insurance required by the

9. <u>DUMPSTER:</u> The Contractor shall discuss the necessity of a trash dumpster on site with the Landscape Architect and Owner. This shall be discussed prior to bid submittal.

10. TEMPORARY RESTROOM FACILITY: The Contractor shall discuss the necessity and responsibility for a temporary restroom for the site workers with the Landscape Architect and Owner. This shall be discussed prior to bid submittal.

11.PERMITS & CODES: Contractor shall obtain permits for the work as required and comply with all laws, ordinances, rules and regulations of the local jurisdiction, the state, and all other authorities having jurisdiction.

12.UTILITIES, SERVICES, DRAINAGE SYSTEM & SEPTIC: Contractor is responsible for locating & protecting all utilities & services prior to and during construction. Call CALL-BEFORE-YOU-DIG. Utilities damaged during construction shall be repaired at the Contractor's expense.

13.ENGINEERING DRAWINGS: Contractor will be furnished with the engineer's plans for drainage, recharge systems, retaining walls and all footers requiring engineering per local codes.

14.ADVANCE NOTIFICATION: Notify the Landscape Architect at least 3 days prior to commencement of work. Develop a proposed schedule with the Landscape Architect prior to the beginning of work. Keep the Landscape Architect informed of the progress of work and report immediately any difficulties, discrepancies or problems with installing the job.

15. ALTERATIONS & CHANGE ORDERS: Any changes proposed to these drawing shall be approved by Landscape Architect prior to construction and issued in writing. If necessary, the Client must sign a change-order prior to implementation, and costs may be adjusted accordingly at that time.

1. Site shall be kept organized and free of trash, and equipment stored on site shall be kept orderly and off of traveled access areas. Any machinery and supplies stored on site are at the Contractors own risk, and the Owner shall not be held liable for any theft or damage.

ii. Site shall be kept clean, and walkways and driveway shall be kept neat and clean and washed upon completion of Contractors scope of work.

ii. All debris, excess excavated material and trash shall be disposed of in a legal manner offsite. iii. Each Contractor shall provide for his scope of the work against weather, rain, wind, storms frost or heat as to maintain all work and materials, apparatus and fixtures free from injury or damage. At the end of the day's work, all new work likely to be damaged shall be covered and protected. Any work damaged by failure to provide protection as required shall be removed and replaced, or repaired, at contractor's expense. The Owner shall not be liable for any damage due to Contractor not securing and protecting materials on site.

2. EXISTING TREES: Protect existing trees from damage for the duration of construction by installation of fencing. Do not store any materials or otherwise disturb the ground under the canopy of these trees. Where fill must be placed, use porous material approved by the Landscape Architect prior to construction.

3. TRENCHING: If required, trenching for utilities, irrigation and lighting shall not damage tree roots. If trenching is required under the drip line of any existing tree, Contractor shall hand dig or use air spade to avoid damage. Utilites shall be laid under or around tree roots.

1. STAKE OUT: Stake or otherwise flag all design elements in field and review all staked work with Landscape Designer before starting installation. Layout must be approved by the Landscape Architect prior to construction.

2. SCALE: Do not scale drawings unless authorized by the Landscape Architect.

B. SPECIFICATIONS LANDSCAPE SPECIFICATIONS

1. GENERAL A. Summary

ii. Related sections include

 a. General Notes b. Job Conditions c. Lavout

d. Masonry

e. Lighting

B. Standards and Nomenclature i. All operations shall meet industry standards for plant material standards of name, size and care, conforming

i. The work under this section shall include providing all work pertaining to landscape improvements, including

American Standard for Nursery Stock, ANSI Z60.1 American Nursery and Landscape Association, Washington, D.C., latest edition.

2. MATERIALS A. Top Soil

Top soil shall be furnished by the Landscape Contractor in sufficient quantity to provide 6" of topsoil over all areas to be seeded or sodded, 6" of top soil over areas to be planted with trees, shrubs, groundcover, and 12" in all perennial planting beds. Top soil shall not be spread on frozen ground or saturated ground. If the top soil is to be spread and there is an expected delay before it can be stabilized by plantings, mulch, sod, seed or other method, the Landscape Contractor is responsible for confirming significant rain is not in the forecast. If this is not verified, Landscape Contractor is responsible for replacing any top soil lost via run-off at no cost to the Owner.

ii. Top soil shall consist of natural friable surface soil without admixtures of undesirable subsoil, refuse, or foreign materials. It shall be shredded and free from roots, hard clay or stones larger than 1" in diameter. The top soil shall be suitable for the growth of trees, shrubs, perennials, grass or any other plant material specified in the drawings and shall not be sourced from agricultural fields that use any type of herbicide to control weed growth, such as corn fields.

iii. Soil shall consist of the following content (dry weight):

Organic Material 15-25%

25-45% 35-55%

iv. Landscape Contractor shall obtain soil specification sheet when purchasing, and be able to provide it upon request to Landscape Designer.

MASONRY SPECIFICATIONS 1. GENERAL

including

A. Summary

i. The work under this section shall include providing all work pertaining to masonry landscape improvements,

a. Site Preparation

b. Demolition c. Grading, supplying fill, removing excavated materials

d. Subsurface drainage

e. Layout of hardscape

f. Hardscape Plan

g. Hardscape Details ii. Related sections include

 a. General Notes b. Job Conditions

c. Landscape

 d. Lighting e. Pool

B. Site Conditions

i. Masonry Contractor shall prepare site as required by all local and state codes. This shall include following the plans for:

a. Erosion Control Fence installation b. Construction Road installation

c. Tree removal, and stump grinding or pulling

d. Tree protection

e. Demolition ii. Masonry Contractor is responsible for maintaining all erosion control fencing, while work is completed on site.

2. MATERIALS A. Stone and Brick

i. Stone and Brick shall be type and finish as noted in details. ii. Stone and Brick samples shall be provided for review by Landscape Architect prior to any installation.

B. Mortar and Grout i. Mortar and Grout shall be approved by Landscape Architect

ii. All mortar and grout mixing on site shall follow manufacturer's directions. This includes mixing only when temperatures are within acceptable ranges, and the forecast is also within acceptable ranges and rain is not

iii. In the event that a mortar or grout specified by plans is not recommended for use to bond certain stones etc., Masonry Contractor shall bring this to the immediate attention of the Landscape Designer.

C. Concrete i. Concrete shall be type and strength as specified in details, and be mixed to meet ASTM standards. D. Wood for formwork

i. All concrete formwork shall be supplied by Masonry Contractor.

3. CONSTRUCTION

A. General Notes

i. Masonry work shall occur when soil is frost free and workable. Work shall not occur when soil is saturated, or damage to soil structure and significant compaction may occur.

ii. Before any work is performed on site, Masonry contractor is responsible for contacting Call before you Dig. All utilities must by flagged by Call before you Dig, prior to any excavation on site. iii. Masonry Contractor shall coordinate schedule with Landscape Designer. Masonry Contractor shall contact Landscape Designer a minimum of three (3) days prior to the commencement of work. iv. Masonry Contractor shall verify all existing grades in the field and report any discrepancies immediately to the

Landscape Designer. v. Strip topsoil to whatever depths encountered in a manner to prevent intermingling with underlying subsoil. Remove heavy growths of grass before stripping.

vi. Stockpile topsoil in storage piles in an approved area. Cover storage pile, if required, to prevent erosion. Stockpiles shall require erosion control silt fencing around their circumference to reduce sediment runoff. vii. Masonry Contractor shall rough grade site to within 6" of finished grade. viii. All fill material is subject to approval of Landscape Designer. Satisfactory clean fill must consist of loose granular fill free of clay, silt, peat, rock or gravel larger than 6" in any direction, debris, waste, frozen material,

vegetation and other deleterious matter. ix. All grading performed shall slope away from buildings and structures. Grading shall not be performed within 10 feet of the base of any existing trees or shrubs larger than 10'. If there is a conflict, the Masonry Contractor is

responsible to inform the Landscape Designer immediately to determine how to continue work. x. If ledge is encountered, Masonry Contractor shall immediately inform Landscape Designer to determine removal depth required and additional costs for Owner shall be submitted.

xi. All work at the end of each day shall be protected and secured from the elements (temperature, water, wind) by the Masonry Contractor. xii. Masonry Contractor is responsible for on-site coordination with Lighting Contractor, Pool Contractor, Irrigation Contractor and Landscape Contractor. xiii. Masonry Contractor is responsible for reviewing Lighting Plan and making accomodations for any lighting

located in masonry. xiv. Upon completion of construction, Masonry Contractor is responsible to remove all waste and materials from the site. All work completed shall be protected by Masonry Contractor from damage by remaining Contractors on

i. All paving shall be graded to slope at a minimum 1/8" per foot, or as graded in plans. ii. Masonry Contractor shall stake all layouts for approval by Landscape Architect and Owner, prior to commencing construction.

ii. Masonry Contractor shall prepare all subsurface for paving and terraces as detailed in drawings.

iv. If requested, Masonry Contractor shall provide a minimum of two (2) mock-ups for review. C. Walls

i. Masonry Contractor shall stake all layouts for approval by Landscape Architect, prior to commencing

construction. ii. Prepare all subgrade as detailed in drawings. a. All footers for masonry walls and masonry retaining walls shall have a minimum footer to meet frost and

local codes, whichever is greater. b. Masonry walls shall have drainage provided through 2" weep holes, 2" above finished grade. Maximum spacing of weep holes shall be 10'. There shall be a minimum of one (1) weep hole per wall if wall is less

c. All dry-laid retaining walls shall have subgrade prepared as noted in details. Footer should extend 12" below finished grade. iii. If requested, the Masonry Contractor shall provide a minimum of two (2) mock-ups of walls for Landscape

4. ACCEPTANCE

Guarantee Period shall commence.

A. Conditions i. Masonry Contractor shall inform Landscape Architect upon completion work and site clean-up. ii. Landscape Architect shall inspect all work completed and create a punch list noting any deficiencies between

the plan and specifications and the work performed on site. iii. Masonry Contractor is responsible for the completion of all deficiencies noted in the punch list, and will have a maximum of thirty (30) days in which to repair or replace any deficiencies. Upon completion of punch list items, the Landscape Architect will inspect the work. If the work is satisfactory, the Landscape Architect will inform the

iv. The Masonry Contractor shall be responsible for guaranteeing all pavements and walls from differential settlement and/or deterioration for a period of two (2) years. In the event that pavers become loose or settle and cause uneven surfaces, or walls crack or deteriorate, the Masonry Contractor shall repair and restore the area to its original condition at no additional charge.

Owner, and the final payment will be requested from the Owner to the Masonry Contractor. At this time the

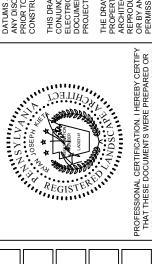
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SPECIFICATION

AND

SGG AM PENN A WN, PA 15



PROJECT NUMBER 1803CV	DRAWN BY BK	CHECKED BY	RK RK BD BD	SCALE NOT TO SCALE	DATE	SHEET NUMBER
DATE	4/30/22	5/11/22	1/10/23			
REVISION DESCRIPTION	LANDSCAPE CONSTR. PLAN	CLIENT REVISIONS	CLIENT REVISIONS			
NO.	100	002	003			

OR