



SITE DEVELOPMENT PLANS FOR PRITCHARD PARK IMPROVEMENTS

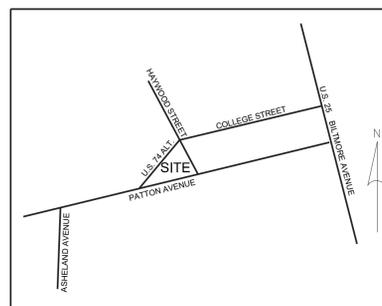
PREPARED FOR:
CITY OF ASHEVILLE
ASHEVILLE PARKS AND RECREATION
CONTACT: AL KOPF, ASLA
828.259.5838



NOVEMBER 8, 2016

sitework
STUDIOS

SITE LOCATION MAP NTS



Vicinity Map
(not to scale)

OWNER/DEVELOPER
City Of Asheville - Parks and Recreation
70 Court Plaza, P.O. Box 7148
Asheville, NC 28802
Phone: (828) 259-5800

PROPERTY INFORMATION
PIN: 9649-3052-4900
67 PATTON AVE
ASHEVILLE, NORTH CAROLINA

ACREAGE OF DEVELOPMENT : 0.17 AC

ZONING:
CURRENT: GOV.PARK/COMM.CENTER

ARBORIST:
MICHAEL DAVIE, CERTIFIED ARBORIST

IRRIGATION CONSULTANT SERVICES, INC.:
BOB SCOTT, ASIC, CID, CLIA

AIKEN COST CONSULTANTS, INC.:
BRAD AIKEN

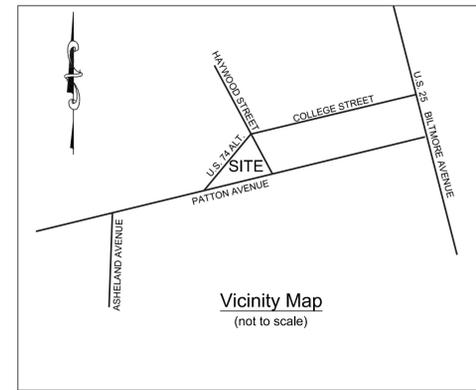
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REVISIONS

DATE	REVISION DESCRIPTION	SHEET





Vicinity Map
(not to scale)

CONSULTANT

**PRITCHARD PARK
IMPROVEMENTS**

PREPARED FOR:

CITY OF ASHEVILLE
PARKS AND RECREATION DEPARTMENT
ASHEVILLE, NC

REVISIONS

NO.	REMARKS	DATE



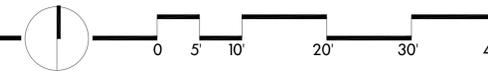
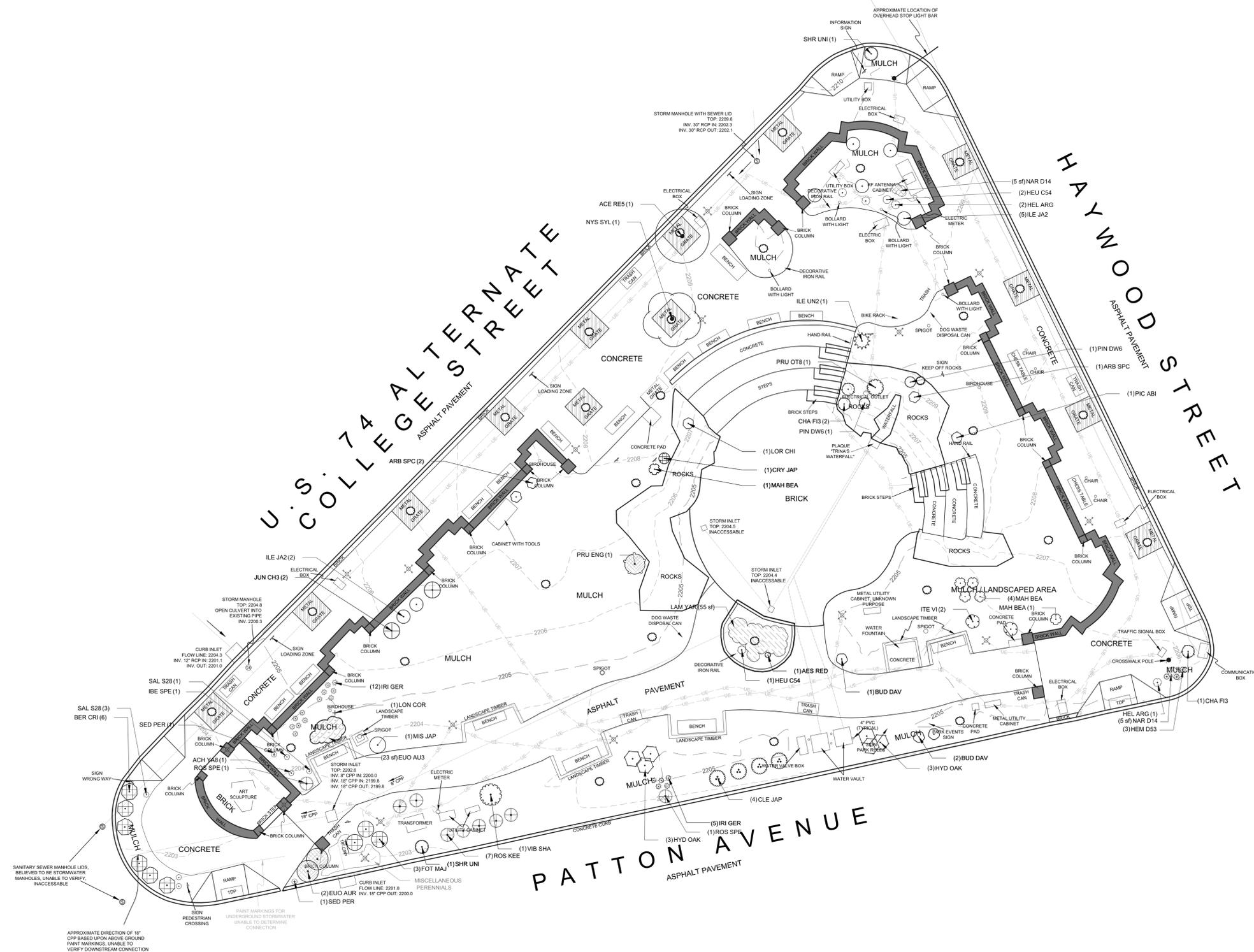
DATE:
11.8.2016
SHEET TITLE:

EXISTING
CONDITIONS

SHEET NO.
L-100

EXISTING PLANTS

TREES	QTY	BOTANICAL NAME	COMMON NAME
ACE RE5	1	Acer rubrum	Red Maple
AES RED	2	Aesculus x carnea	Red Horsechestnut
ARB SPC	5	Arborvitae species	Dwarf Arborvitae
ILE UN2	1	Ilex x unknown	Holly species
NYS SYL	1	Nyssa sylvatica	Black Gum
PIC ABI	1	Picea abies	Dwarf Blue Spruce
PIN DW6	2	Pinus species	Dwarf Pine
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
BER CRI	6	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry
BUD DAV	3	Buddleia davidii	Butterfly Bush
CHA F13	6	Chamaecyparis pisifera	Gold False Cypress
CLE JAP	4	Cleyera japonica	Cleyera
CRY JAP	2	Cryptomeria japonica	Dwarf Japanese Cedar
EUO AUR	2	Euonymus japonicus 'Aureo-marginatus'	Golden Euonymus
FOT MAJ	3	Fothergilla major 'Mount Airy'	Mount Airy Fothergilla
HYD OAK	6	Hydrangea quercifolia	Oakleaf Hydrangea
ILE JA2	2	Ilex crenata	Japanese Holly
ITE VI	7	Itea virginica	Sweetspire
JUN CH3	4	Juniperus chinensis	Juniper
LOR CHI	1	Loropetalum chinense	Loropetalum
MAH BEA	8	Mahonia bealei	Leatherleaf Mahonia
MIS JAP	1	Miscanthus sinensis	Japanese Silver Grass
PRU ENG	1	Prunus laurocerasus	English Laurel
PRU OT8	2	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel
ROS SPE	2	Rosa species	Rose Bush
ROS KEE	7	Rosa species Keep	Rose Bush
SHR UNI	3	Shrub Unidentified	Shrub unidentified
VIB SHA	1	Viburnum	Viburnum
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME
ACH YA8	1	Achillea species	Yarrow
HEL ARG	3	Helleborus argutifolius	Corsican Hellebore
HEM D53	3	Hemerocallis species	Daylilies
HEU C54	4	Heuchera species	Coral Bells
IBE SPE	1	Iberis species	Candytuft
IRI GER	22	Iris germanica	German Iris
SAL S28	4	Salvia species	Salvia
SED PER	2	Sedum Perennial	Sedum
VINES/PALMER	QTY	BOTANICAL NAME	COMMON NAME
LON COR	1	Lonicera sempervirens	Coral Honeysuckle
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME
	23 sf	Euonymus 'Aureo-Marginata'	Wintercreeper
	55 sf	Lamb's Ear Yarrow	Misc. Perennials
	9 sf	Narcissus Daffodil	Daffodil Bulbs



NOTES:

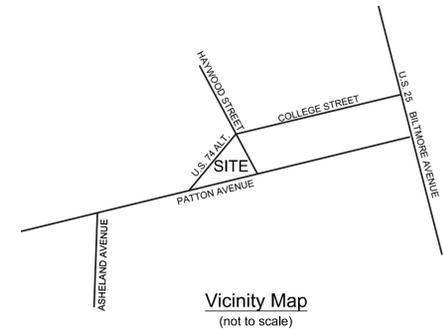
1. THE CITY OF ASHEVILLE WILL BE RESPONSIBLE FOR REMOVING:
 - WALL PLANTERS
 - KIOSK
 - SIGNS
 - PLANT MATERIAL
 - SHED
 - STUMPS

2. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE WORK AREA THROUGHOUT THE DEMOLITION AND CONSTRUCTION PROCESS IN ORDER TO PROTECT AND PROHIBIT THE PUBLIC FROM ENTERING WORK ZONE.

3. 6 FOOT CHAIN-LINK TEMPORARY CONSTRUCTION FENCING AND 4 FOOT SNOW FENCING WILL NEED TO BE UTILIZED TO ENSURE PUBLIC SAFETY.

4. PORTION OF THE PARK WILL REMAIN OPEN THROUGHOUT CONSTRUCTION. SEQUENCE OF CONSTRUCTION TO BE COORDINATED WITH THE CITY OF ASHEVILLE.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR NECESSARY SIGNAGE TO CLEARLY IDENTIFY PORTIONS OF THE PARK CLOSED DURING CONSTRUCTION. SIGNS TO BE WEATHER RESISTENT, PROFESSIONALLY PRINTED.



Vicinity Map
(not to scale)

DEMOLITION PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
ACE RE2	1	Acer rubrum	Red Maple	
AES RED	1	Aesculus x carnea	Red Horsechestnut	Remove
ARB SPC	3	Arborvitae species	Dwarf Arborvitae	Remove
NYS SYL	1	Nyssa sylvatica	Black Gum	Remove
PIC ABI	1	Picea abies	Dwarf Blue Spruce	Remove*
PIN DW6	1	Pinus species	Dwarf Pine	Remove*

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
BUD DAV	3	Buddleia davidii	Butterfly Bush	Remove
CHA F13	2	Chamaecyparis pisifera	Gold False Cypress	Remove*
CLE JAP	4	Cleyera japonica	Cleyera	Remove
CRY JAP	1	Cryptomeria japonica	Dwarf Japanese Cedar	Remove*
FOT MAJ	3	Fothergilla major 'Mount Airy'	Mount Airy Fothergilla	Remove
ILE JA2	7	Ilex crenata	Japanese Holly	Remove
ILE W13	1	Ilex verticillata	Winterberry	Remove
ITE V1	1	Itea virginica	Sweetspire	Remove
JUN CH3	2	Juniperus chinensis	Juniper	Remove
LOR CHI	1	Loropetalum chinense	Loropetalum	Remove
MAH BEA	6	Mahonia bealei	Leatherleaf Mahonia	Remove
PRU ENG	1	Prunus laurocerasus	English Laurel	Remove
PRU OT8	1	Prunus laurocerasus 'Otto Lukyen'	Otto Lukyen Laurel	Remove*
ROS SPE	9	Rosa species	Rose Bush	Remove*
SHR UNI	2	Shrub Unidentified	Shrub unidentified	Remove
VIB SHA	1	Viburnum	Viburnum	Remove

ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
ACH YAB	1	Achillea species	Yarrow	Remove*
HEL ARG	2	Helieborus argutifolius	Corsican Hellebore	Transplant
HEU C54	3	Heuchera species	Coral Bells	Transplant
IBE SPE	1	Iberis species	Candytuft	Remove*
IRI GER	17	Iris germanica	German Iris	Transplant
SAL S28	1	Salvia species	Salvia	Remove*
SED PER	2	Sedum Perennial	Sedum	Remove*

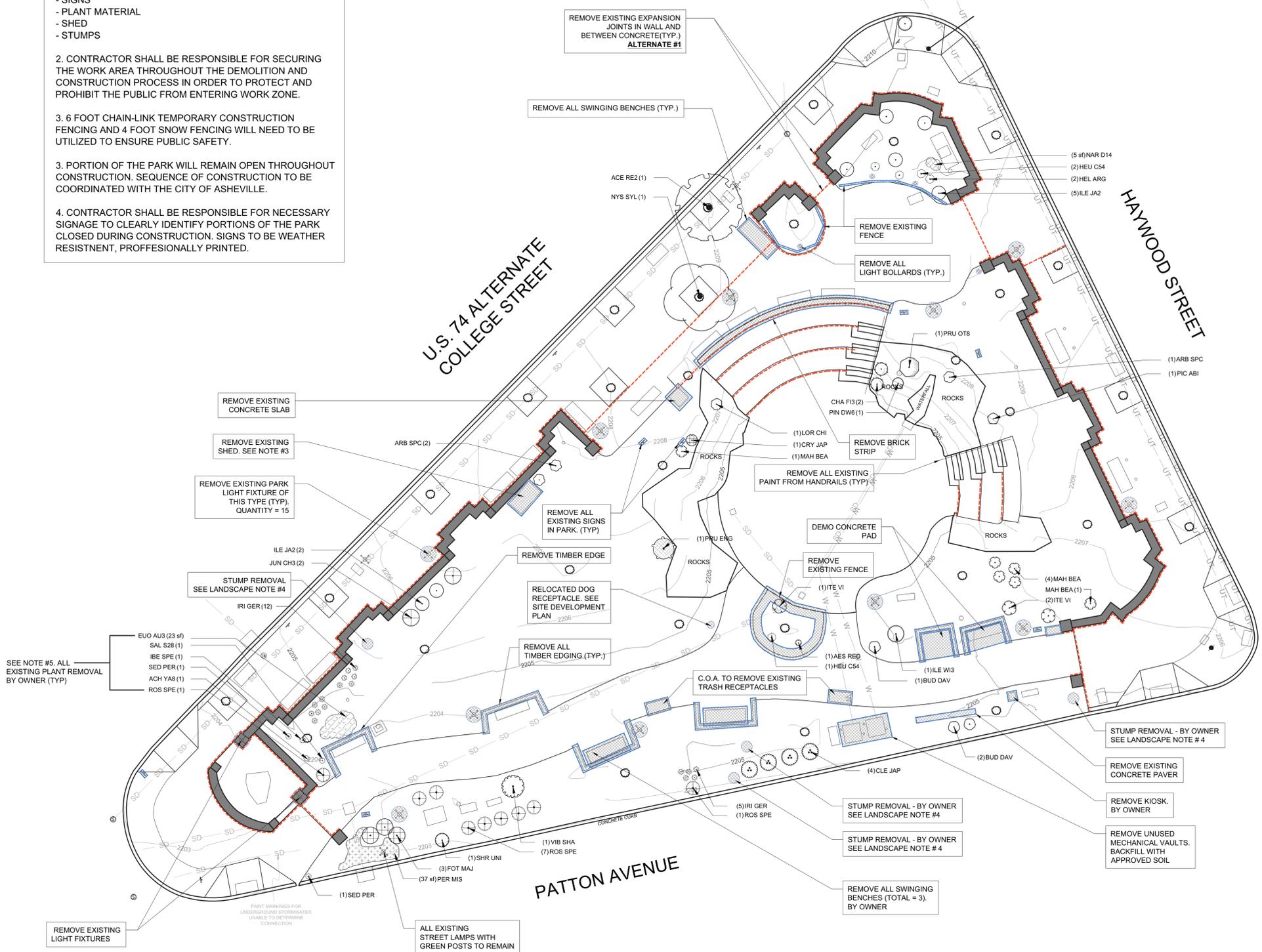
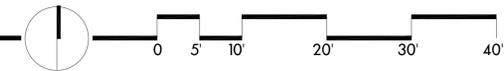
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
	23 sf	Euonymus 'Aureo-Marginata'	Wintercreeper	Remove
	5 sf	Narcissus Daffodil	Daffodil Bulbs	Remove
	37 sf	Perennials miscellaneous	Miscellaneous Perennials	Remove

LANDSCAPE NOTES:

- PLANTS NOTED WITH "*" ARE TO BE SET ASIDE FOR A SCHEDULED PICKUP TIME BY D.A.R.N. IF WANTED.
 - ALL WINDOW BOXES TO BE RETURNED TO D.A.R.N.
 - ALL MEMORIAL CONTAINERS AND SHED TO BE RETURNED TO D.A.R.N.
 - STUMP GRINDING: WHERE PERENNIALS AND GROUNDCOVERS REPLACE A STUMP, GRIND TO A DEPTH OF 18". WHERE TREES OR SHRUBS REPLACE A STUMP, GRIND TO A DEPTH OF 24". **STUMP GRINDING AND REMOVAL BY OWNER**
 - ALL EXISTING PLANT REMOVAL BY OWNER**
- HARDSCAPE NOTES:**
- EXISTING MASTIC MATERIAL IN EXPANSION JOINTS SHALL BE COMPLETELY REMOVED.
 - ANY BACKING ROD MATERIAL SHALL BE REMOVED FROM FROM EXPANSION JOINT.
 - ANY LOOSE ASPHALTIC MATERIAL / DEBRIS SHALL BE REMOVED FROM EXPANSION JOINT.
 - ALL ITEMS NOTED FOR REMOVAL SHALL BE DELIVERED TO A LOCATION DESIGNATED BY THE OWNER.
 - EXISTING STREET TREE REMOVAL - CONTRACTOR SHALL EXERCISE CARE IN REMOVAL OF EXISTING TREE AND ROOTS, SO AS NOT TO DAMAGE EXISTING CONCRETE
 - THROUGHOUT THE DEMOLITION AND NEW CONSTRUCTION PROCESS, THE CONTRACTOR SHALL EXERCISE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO EXISTING HARDSCAPES AND PLANTING TO REMAIN.



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GENERAL NOTES:
 1. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE WORK AREA THROUGHOUT THE DEMOLITION AND CONSTRUCTION PROCESS IN ORDER TO PROTECT AND PROHIBIT PUBLIC FROM ENTERING WORK ZONE.
 2. 6 FOOT CHAIN-LINK TEMPORARY CONSTRUCTION FENCING WILL NEED TO BE UTILIZED.

sitework STUDIOS
 LANDSCAPE ARCHITECTURE
 352 Depot Street | Suite 120 | Asheville, NC 28801 | 828.226.4945

CONSULTANT

PRITCHARD PARK IMPROVEMENTS
 PREPARED FOR:
CITY OF ASHEVILLE
 PARKS AND RECREATION DEPARTMENT
 ASHEVILLE, N.C.

REVISIONS		
NO.	REMARKS	DATE



DATE: 11.8.2016
 SHEET TITLE:

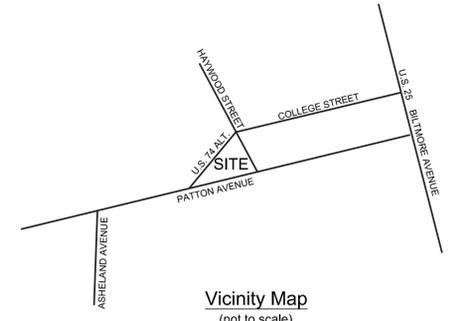
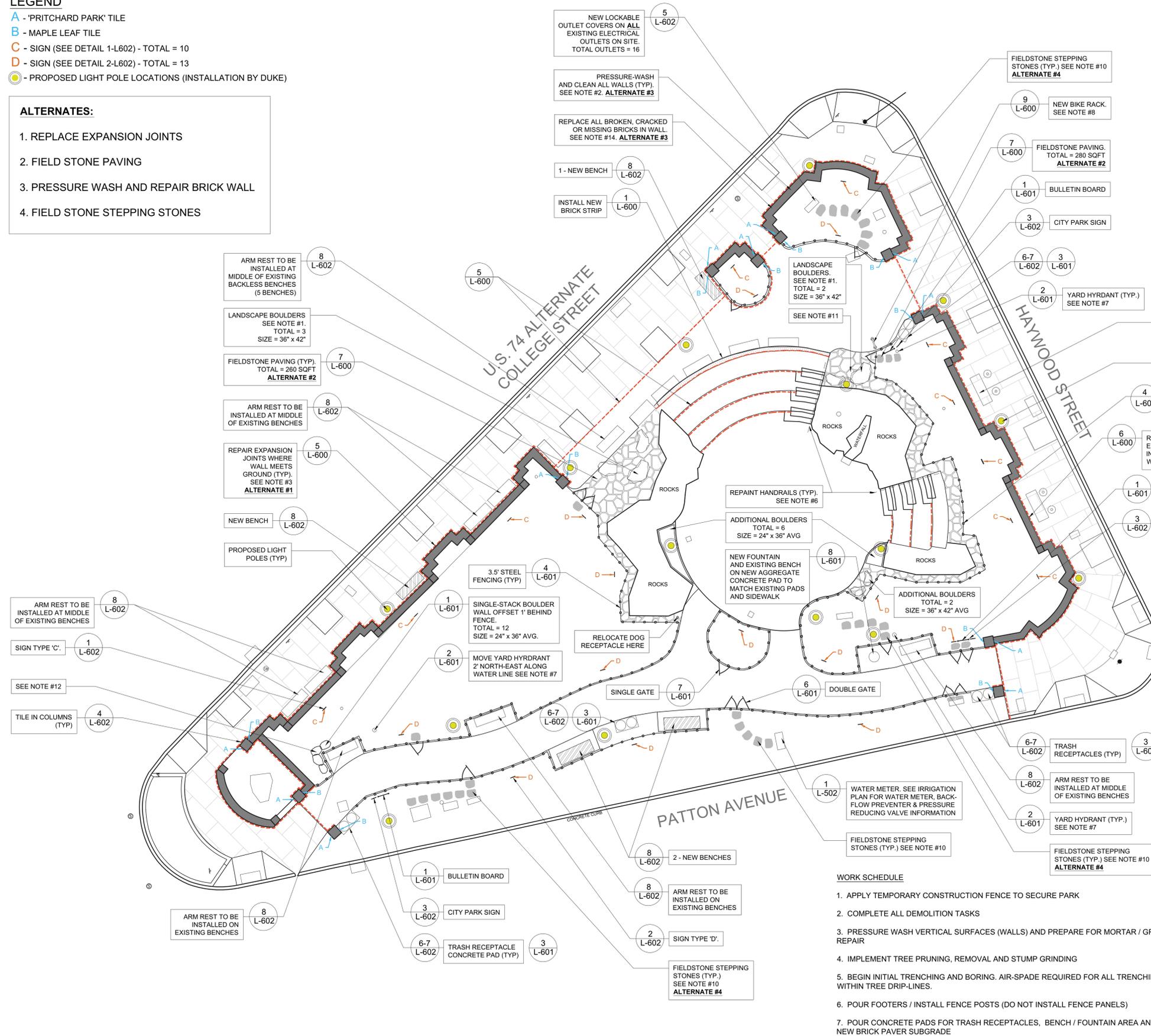
DEMOLITION PLAN
 SHEET NO. **L-101**

LEGEND

- A - 'PRITCHARD PARK' TILE
- B - MAPLE LEAF TILE
- C - SIGN (SEE DETAIL 1-L602) - TOTAL = 10
- D - SIGN (SEE DETAIL 2-L602) - TOTAL = 13
- - PROPOSED LIGHT POLE LOCATIONS (INSTALLATION BY DUKE)

ALTERNATES:

1. REPLACE EXPANSION JOINTS
2. FIELD STONE PAVING
3. PRESSURE WASH AND REPAIR BRICK WALL
4. FIELD STONE STEPPING STONES

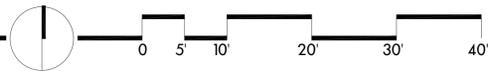


NOTES:

1. BOULDERS SHALL BE APPROVED AT STONE YARD BY LANDSCAPE ARCHITECT. BOULDERS TO BE HALF BURIED, FINAL PLACEMENT AND DEPTH TO BE APPROVED BY LANDSCAPE ARCHITECT.
2. PRESSURE WASH ALL HORIZONTAL HARDSCAPE SURFACES, ALL BRICK WALLS AND COLUMNS. PRESSURE WASHING SHALL HAPPEN BEFORE ANY REPLACEMENTS OR REPAIRS OF HARDSCAPE AND EXPANSION JOINTS. ANY AND ALL ADDITIONAL REPAIRS NEEDED AS A RESULT OF PRESSURE WASHING SHALL BE REPAIRED TO MATCH EXISTING.
3. ALL EXPANSION JOINTS SHALL BE APPLIED AFTER PRESSURE WASHING. BEFORE INSTALLING SEALANT, THE JOINT MUST BE DRY AND FREE OF DUST AND DEBRIS. VACUUM THOROUGHLY BEFORE SEALING. SEALANT SHALL BE APPLIED AT 1:1 DEPTH TO WIDTH RATIO.
4. ANY BRICK AND / OR MORTAR MISSING FROM EXISTING WALL SHALL BE REPLACED TO MATCH EXISTING BRICK AND MORTAR.
5. BRICK PAVERS SHALL BE SET IN MORTAR AND HAVE MORTAR JOINTS. SEE DETAIL 2_L-600. INSIDE BRICK SHALL BE BASKET-WEAVE PATTERN AS SHOWN ON SHEET.
6. HANDRAILS AND CHESS STATION FURNITURE SHALL BE SANDED, PRIMED AND RE-PAINTED WITH TWO COATS.
7. EXISTING YARD HYDRANTS SHALL EACH HAVE AN OPERATING HEIGHT OF APPROXIMATELY 30". GALVANIZED PIPE RISERS WILL REQUIRE REPLACEMENT ON EACH. THERE ARE 3 TOTAL HYDRANTS.
8. NEW BIKE RACK SHALL REPLACE EXISTING BIKE RACK IN SAME LOCATION.
9. ALL PARK SIGNS TO BE OFFSET 2.5' BEHIND NEW FENCE
10. FIELDSTONE SET AT EACH GATE SHALL BE SET ON STONE DUST SETTING BED, LEVELED AND STABLE. MINIMUM 18"x24". TOTAL = 32
11. USE NEW BOULDERS TO RETAIN EXISTING SOIL AND CREATE LEVEL AREA FOR NEW STONE PAVING
12. PLACE THE 3 CORNER BOULDERS CLOSE TO FENCE TO PROTECT EXISTING HOLLY TREE ROOTS. LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT. GRADE 2:1
13. PROPOSED FENCE LOCATION TO BE STACKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
14. WALL BRICK REPLACEMENT SHALL USE BORAL BRICKS' "BERKSHIRE MODULAR" BRICK TO MATCH EXISTING.
15. ALL NEW TREE GRATES SHALL BE REPLACED WITH NEW CITY STANDARD TREE GRATES. TOP OF ALL STREET TREE ROOT BALLS (SOIL GRADE) SHALL BE 4" MINIMUM BELOW TREE GRATE.
16. CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING & SCHEDULING NEW LIGHTING INSTALLATION BY DUKE ENERGY. DUKE ENERGY WILL BE RESPONSIBLE FOR ALL NEW LIGHTING CONSTRUCTION.

WORK SCHEDULE

1. APPLY TEMPORARY CONSTRUCTION FENCE TO SECURE PARK
2. COMPLETE ALL DEMOLITION TASKS
3. PRESSURE WASH VERTICAL SURFACES (WALLS) AND PREPARE FOR MORTAR / GROUT REPAIR
4. IMPLEMENT TREE PRUNING, REMOVAL AND STUMP GRINDING
5. BEGIN INITIAL TRENCHING AND BORING. AIR-SPADE REQUIRED FOR ALL TRENCHING WITHIN TREE DRIP-LINES.
6. POUR FOOTERS / INSTALL FENCE POSTS (DO NOT INSTALL FENCE PANELS)
7. POUR CONCRETE PADS FOR TRASH RECEPTACLES, BENCH / FOUNTAIN AREA AND NEW BRICK PAVER SUBGRADE
8. INSTALL NEW STONE / PAVER WORK AND BOULDERS
9. BEGIN SOIL CONDITIONING, AIR-SPADE WORK AND FINE GRADING
10. COMPLETE IRRIGATION
11. REPAIR WALL BRICK & MORTAR WORK AND INSTALL NEW WALL EXPANSION JOINTS
12. INSTALL LANDSCAPE PLANTINGS
13. FINALIZE FENCE INSTALLATION
14. PRESSURE WASH ALL HORIZONTAL HARDSCAPE (CONCRETE & BRICK PAVERS THAT REMAIN)
15. INSTALL NEW EXPANSION JOINTS FOR HORIZONTAL HARDSCAPE SURFACES
16. CLEAN UP AND INSPECTION



CONSULTANT

PRITCHARD PARK IMPROVEMENTS

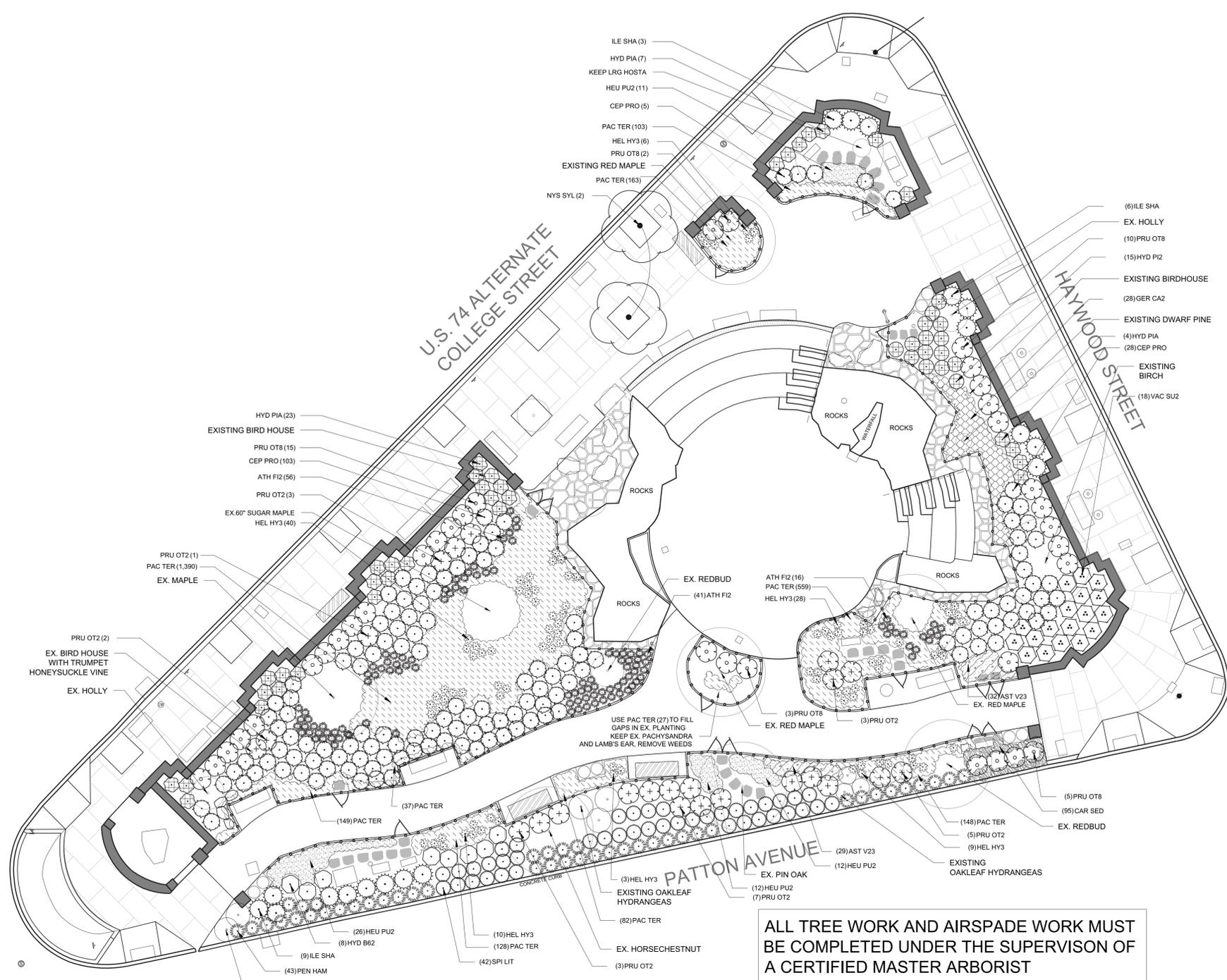
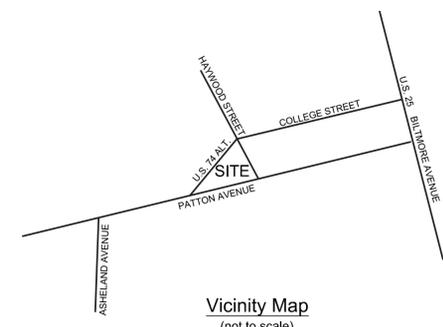
PREPARED FOR:
CITY OF ASHEVILLE
 PARKS AND RECREATION DEPARTMENT
 ASHEVILLE, N.C.

REVISIONS		
NO.	REMARKS	DATE



DATE: 11.8.2016
 SHEET TITLE:

SITE DEVELOPMENT PLAN
 SHEET NO. **L-200**



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS	
NYS SYL	2	Nyssa sylvatica	Black Gum	B&B 2'-2 1/2" CAL		
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS	
CEP PRO	136	Cephalotaxus harringtonia prostrata	Prostrate Plum Yew	Full 1 gallon	3' spacing	
HYD PIA2	15	Hydrangea macrophylla 'Pia'	Pia Dwarf Hydrangea	3 gal	2.5' spacing	
HYD PIA	34	Hydrangea macrophylla 'Pia'	Pia Dwarf Hydrangea	5 gal	2.5' spacing	
HYD B62	8	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	3gal	3' spacing	
ILE SHA	18	Ilex glabra 'Shamrock'	Shamrock Inkberry	5 gal	3.5' spacing	
PRU OT8	35	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	5 gal	3.5' spacing	
PRU OT2	24	Prunus laurocerasus 'Otto Luyken'	Luykens Laurel	3 gal	3.5' spacing	
SPI LIT	42	Spiraea x bumalda 'Little Princess'	Little Princess Spirea	3 gal	2.5' spacing	
VAC SU2	18	Vaccinium x 'Sunshine Blue'	Blueberry	3gal	3' spacing	
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS	
HEL HY3	96	Helleborus x	Hybrid Hellebore	1 gal		
FERNS	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS	
ATH FI2	113	Athyrium filix-femina	Common Lady Fern	4" pot		
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS	
PEN HAM	43	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 gal		
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
	61	Astilbe chinensis 'Visions in White'	Astilbe	4" pot	12" o.c.	
	95	Carex pensylvanica	Pennsylvania Sedge	LP 50	8" o.c.	
	28	Geranium x cantabrigiense 'Biokovo'	Biokovo Cranesbill	1 gal	24" o.c.	
	61	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	4" pot	18" o.c.	
	2,786	Pachysandra terminalis	Japanese Spurge	2.5" Pot	8" o.c.	

ALL TREE WORK AND AIRSPADE WORK MUST BE COMPLETED UNDER THE SUPERVISION OF A CERTIFIED MASTER ARBORIST



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**PRITCHARD PARK
IMPROVEMENTS**

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ASHEVILLE, N.C.

REVISIONS		
NO.	REMARKS	DATE



DATE:
11.8.2016
SHEET TITLE:

LANDSCAPE
PLANTING PLAN

SHEET NO.
L-300

CONSULTANT

**PRITCHARD PARK
IMPROVEMENTS**

PREPARED FOR:

CITY OF ASHEVILLE
PARKS AND RECREATION DEPARTMENT
ASHEVILLE, N.C.

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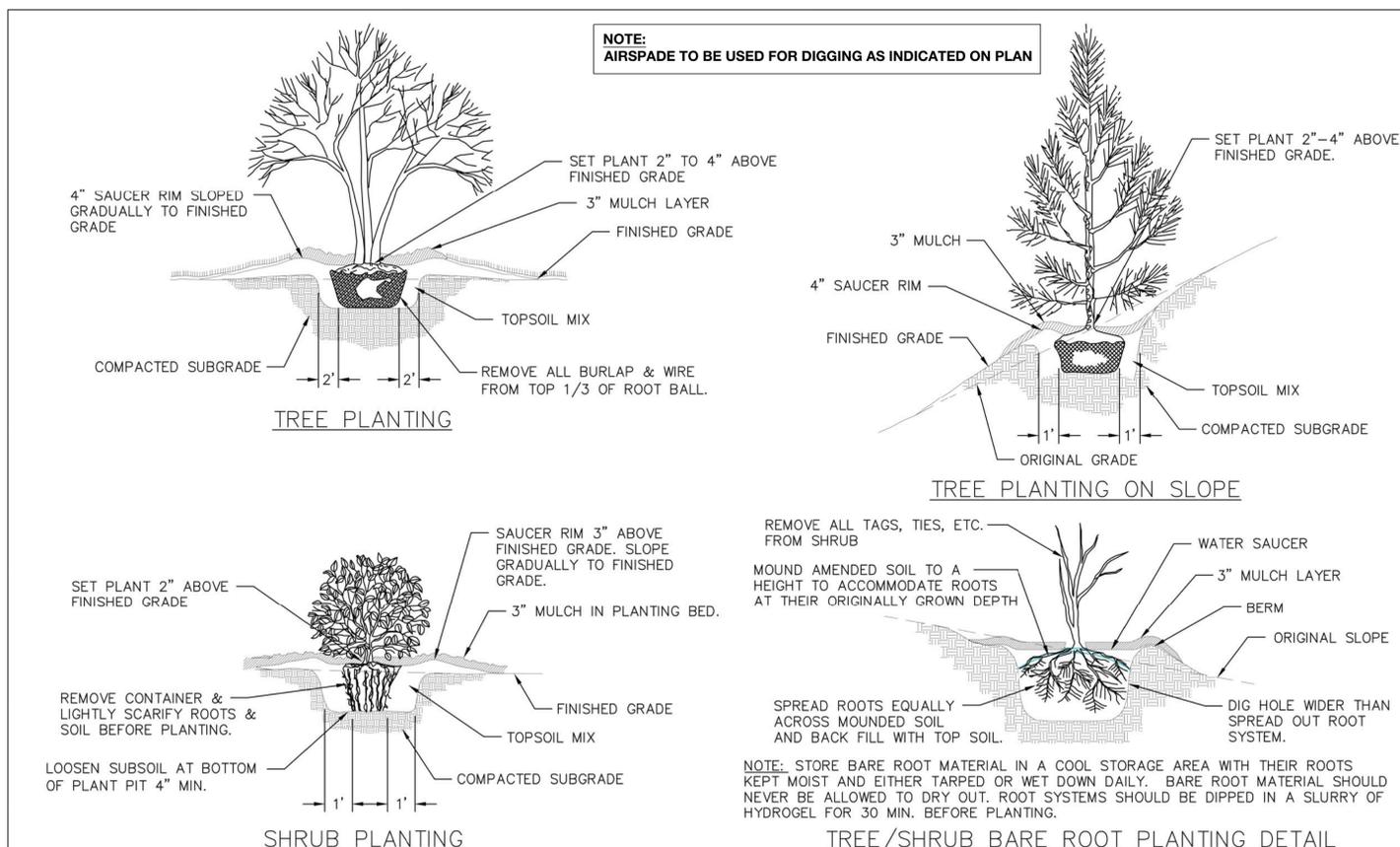
PLANT LIST,
PLANT DETAILS
& NOTES

SHEET NO.
L-301

LANDSCAPE NOTES:

SEE SPECIFICATIONS FOR COMPLETE PLANT AND SOIL INFORMATION.

- PROCEED WITH AND COMPLETE LANDSCAPE WORK AS RAPIDLY AS PORTIONS OF SITE BECOME AVAILABLE. WORKING WITHIN SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED.
- CONTRACTOR SHALL GUARANTEE ALL PLANTINGS FOR ONE YEAR FROM COMPLETION OF THE WORK. REPLACEMENT PLANTS AND LABOR SHALL BE PROVIDED AT THE CONTRACTOR'S EXPENSE.
- DETERMINE LOCATION OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE, AS REQUIRED. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S COST.
- PROVIDE TREES, SHRUBS AND PLANTS OF QUANTITY, SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULE FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PROVIDE HEALTHY, VIGOROUS STOCK, GROWN IN RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, INCLUDING FOR POOR BRANCHING STRUCTURE OR DAMAGED TRUNKS.
- NOTE ANY POORLY DRAINED SOILS. CORRECT THE PROBLEM TO AVOID REPLACING DAMAGED OR LOST PLANTS.
- SOIL PREP AND PLANTING (NOTE THAT AIR SPADE, SOIL AMENDING, AND PLANTING MUST OCCUR ON SAME DAY.) **ALL AIR SPADE WORK MUST BE COMPLETED UNDER THE SUPERVISION OF A CERTIFIED MASTER ARBORIST.**
- SEE AIR SPADE INSTRUCTIONS FOR REDUCING SOIL COMPACTION ON SHEET L-400. NOTE THAT ALL SOIL UNDER DRIP LINE OF TREES IS TO BE AIR SPADED. ALSO ALL SOIL FOR GROUNDCOVERS AND PERENNIALS IS TO BE LOOSENEED USING AIR SPADE OR AIR KNIFE.
- WHERE AIR SPADE IS NOT POSSIBLE, HAND DIG PLANT BEDS TO A DEPTH OF 8". AVOID ROOT DAMAGE.
- AFTER SOIL DE-COMPACTION WORK IS COMPLETE, SPREAD 4" OF ASHEVILLE MULCH YARD'S ACB MIX (OR EQUIVALENT (PROVIDE SAMPLE TO LA FOR APPROVAL)) OVER ALL PLANT BEDS, RAKING THE MIX INTO HOLES AND TRENCHES CREATED BY THE AIR SPADE.
- SOIL EXCAVATED BY AIR SPADE IS TO BE ADDED BACK TO SOIL MIX UNDER DRIP LINE OF TREES.
- BACKFILL THE RADIAL AIR TRENCHES BENEATH THE 60" SUGAR MAPLE WITH 4" OF CRUSHED GRAVEL (SIZED BETWEEN 1/2" TO 3/4"). BACKFILL WITH EXISTING SOIL, AND ADD ACB MIX AS NEEDED TO MAKE 4" OF QUALITY PLANTING SOIL ABOVE THE ROOT ZONE.
- WHEN PLANTING, MAKING EVERY EFFORT NOT TO FURTHER DISTURB TREE ROOTS.
- BLUEBERRIES - MIX PINE BARK, PEAT MOSS (1 BALE TO 5 PLANTS), AND ACB MIX INTO EXISTING SOIL TO CREATE A 12" RAISED BED AND A MINIMUM DEPTH OF 2" SHARPLY-DRAINED ROOT ZONE.
- WATER DEEPLY. DETERMINE THAT ALL ROOT BALLS ARE COVERED BY SOIL AFTER SETTLING.
- MULCH SHRUBS WITH 3" DOUBLE GROUND PINE. MULCH PERENNIALS AND GROUND COVERS WITH 2" NATURE'S HELPER. MULCH THE PENNSETUM EDGE ALONG PATTON AVENUE WITH 2" OF DOUBLE GROUND PINE.
- TOP DRESS WITH OSMOCOTE SLOW RELEASE FERTILIZER IF PLANTING IN SPRING. DO NOT FERTILIZE IN LATE SUMMER.
- NEW STREET TREES #2 AND #4 (BLACK GUMS) - CONFIRM PIT DRAINAGE AND NOTIFY LA IF DRAINAGE IS INSUFFICIENT. BACKFILL SOIL SHALL BE SCREENED BLACK LOAM TOPSOIL WITH 10% ORGANIC MATTER, FREE FROM WEED SEEDS, CLODS, OR DELETERIOUS MATERIALS. PH MUST BE BETWEEN 6.2 TO 7.0. PROVIDE SAMPLE FOR APPROVAL TO LA PRIOR TO DELIVERY OF SOIL TO SITE.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROFESSIONAL LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE HAS BEEN GRANTED BY THE CITY OF ASHEVILLE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 - WATERING - HAND WATERING AS NEEDED AND AUTOMATIC IRRIGATION
 - IRRIGATION SYSTEM MONITORING
 - PRUNING/DEADHEADING
 - SUPPLEMENTAL MULCH AS NEEDED



City of Asheville, NC
Standard Specifications
and Details Manual

TREE & SHRUB PLANTING DETAIL

REVISIONS		STD. NO.
DATE	DESCRIPTION	
		3.22F

1 TREE AND SHRUB PLANTING DETAIL
NTS

SECTION 329115 –SOIL PREPARATION SPECIFICATION

- 1.1 SUMMARY
 - A. Section includes planting soils specified according to performance requirements of the mixes.
 - B. Related Requirements:
 - 1. Section 329300 "Plants" for placing planting soil for plantings.
 - 2. Sheet L-301 Plant List and Details – Landscape Notes
 - 3. Sheet L-400.
- 1.2 ACTION SUBMITTALS
 - A. Product Data:
 - 1. Soil Report provided to Landscape Architect 2 weeks before project start.
 - 2. For Compost before delivery to the site provide:
 - a. Certification of weed-free compost, by a qualified testing agency.
 - 1.3 QUALITY ASSURANCE
 - A. Testing Agency Qualifications:
 - 1. Provide soil testing by the NC Soil Test Lab in Raleigh, NC or provide Landscape Architect with name and address of a private testing laboratory.
 - 1.4 SOIL-SAMPLING REQUIREMENTS
 - 1. Number and Location of Samples: Minimum of eight representative soil samples from varied locations of existing soil at planting site.
 - 2. Labeling: Label each sample with the date, location keyed to a site plan or other location system, visible soil condition, and sampling depth.
- PART 2 - PRODUCTS
 - 2.1 INORGANIC SOIL AMENDMENTS
 - A. Lime, slow-release fertilizer, superphosphate, and other nutrients as recommended by soil test.
 - 2.2 ORGANIC SOIL AMENDMENTS
 - A. Asheville Mulch Yards ACB Mix or Equivalent Compost: Well-composted, stable, and weed-free organic matter produced by composting leaves and yard trimmings. Compost shall be 60% of the soil amendment or mixed in any portion with manure. Compost must be as follows:
 - 1. Reaction: pH. 5.5 to 6.8
 - 2. Organic-Matter Content: to 60 percent of dry weight.
 - 3. Particle Size: Minimum of 98 percent passing through a 2-inch sieve (no large clumps of decomposed leaves).
 - B. Manure: Well-rotted, unleached, stable or cattle manure containing not more than 50 percent by volume of straw, sawdust, or other bedding materials; free of toxic substances, stones, sticks, soil, weed seed, debris, and material harmful to plant growth. Manure can be 60% of the soil amendment or mixed in any portion with compost.
 - C. Nature's Helper: Ground, decomposed pine bark shall be 40 % of the Soil Amendment.
 - D. Black Loam topsoil with 10% organic matter, free from weed seeds, clods or deleterious materials. pH must be between 6.2 to 7.0. Provide sample for approval to LA prior to delivery of soil to site.

PRITCHARD PARK SOIL PREPARATION (PERFORMANCE SPECIFICATION) 329115 - 1

SECTION 329115 –SOIL PREPARATION SPECIFICATION

- PART 3 - EXECUTION
 - 3.1 GENERAL
 - A. Test plant holes for drainage.
 - B. Proceed with soil amendment placement only after unsatisfactory conditions have been corrected.
 - 3.2 PREPARATION OF UNAMENDED, ON-SITE SOIL BEFORE AMENDING
 - A. **AIR SPADE WORK MUST BE UNDER THE SUPERVISION OF A CERTIFIED MASTER ARBORIST. AIR SPADE WORK, SOIL PREP, AND PLANTING MUST OCCUR ON THE SAME DAY.** Follow Air Spade requirements on Sheet L-301- Landscape Notes and on Sheet L-400.
 - B. Unacceptable Materials: Clean soil of extraneous materials that are harmful to plants.
 - C. Unsuitable Materials: Clean soil of stones larger than 2", roots, plants, sod, clay lumps, pockets of coarse sand, rubbish and other extraneous matter and legally dispose of them off Owner's property.
 - 3.3 INORGANIC SOIL AMENDMENTS TO BE ADDED PER SOIL TEST RESULTS
 - 1. Lime, Superphosphate, and other nutrients per soil test results are to be mixed into soil amendment.
 - 2. Osmocote slow release fertilizer to be added on top of soil around plants after planting in spring.
 - 3. Crushed gravel ½" to ¾" added to air spade trenches – see L-301.
 - 3.4 MIXING ORGANIC SOIL AMENDMENTS INTO PLANTING HOLES
 - A. Application: Add approved organic soil amendments to planting holes by mixing it with existing native soil at a rate of 60% native soil to 40% organic Soil amendment. Do not mix materials if existing soil or subgrade is frozen, muddy, or excessively wet.
 - B. Rake to remove ridges, and fill depressions to meet finish grades.
 - 3.5 TILLING ORGANIC SOIL AMENDMENTS INTO PLANTING BEDS
 - A. Application: Locations with Perennials, Ornamental Grasses, and Groundcovers are to be tilled. Till Superphosphate (0-20-0) per soil test over weed free surface soil. Till to a depth of 8". Spread 4" of specified Soil Amendment over tilled surface and re-till to mix thoroughly. Do not mix materials if existing soil or subgrade is frozen, muddy, or excessively wet.
 - B. Rake to remove ridges, and fill depressions to meet finish grades.
 - C. Mix soil amendments into existing soil for Blueberries per Sheet L-301 Landscape Note 6.7. Amendments include pine bark and peat moss.
 - 3.6 CLEANING
 - A. Protect areas adjacent to planting-soil preparation and placement areas from contamination. Keep adjacent paving and construction clean and work area in an orderly condition.
 - B. Remove surplus soil and waste material including excess subsoil, unsuitable materials, trash, and debris and legally dispose of them off Owner's property unless otherwise indicated.

END OF SECTION 329115
PRITCHARD PARK SOIL PREPARATION (PERFORMANCE SPECIFICATION) 329115 - 2

SECTION 329300 – PLANTS SPECIFICATION

- 2. Wood Dead men: Timbers measuring 8 inches in diameter and 48 inches long, treated with specified wood pressure-preservative treatment.
- 3. Tree-Tie Webbing: UV-resistant polypropylene or nylon webbing with brass grommets.
- 4. Flags: Standard surveyor's plastic flagging tape, white, 6 inches long.
- PART 3 - EXECUTION
 - 3.1 INORGANIC SOIL AMENDMENTS TO BE ADDED PER SOIL TEST RESULTS
 - A. Lime and Superphosphate to be mixed into soil amendment.
 - 3.2 TREE AND SHRUB PLANTING
 - A. Inspection: At time of planting, verify that root flare is visible at top of root ball according to ANSI Z60.1. If root flare is not visible, remove soil in a level manner from the root ball to where the top-most root emerges from the trunk. After soil removal to expose the root flare, verify that root ball still meets size requirements.
 - B. Roots: Remove stem girdling roots and kinked roots. Remove injured roots by cutting cleanly; do not break.
 - C. Balled and Burlapped Stock: Set each plant plumb and in center of planting hole with root flare 2 inches above adjacent finish grades.
 - 1. Backfill: Planting soil and superphosphate, lime or other nutrients per soil test. Do not add fertilizer to planting holes.
 - 2. After placing some backfill around root ball to stabilize plant, carefully cut and remove burlap, rope, and wire baskets from tops of root balls and from sides, but do not remove from under root balls. Remove pallets, if any, before setting. Do not use planting stock if root ball is cracked or broken before or during planting operation.
 - 3. Backfill around root ball in layers, tamping to settle soil and eliminate voids and air pockets. Leave a slight saucer indentation around plants to hold water. When planting pit is approximately one-half filled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed.
 - 4. Continue backfilling process. Water again after placing and tamping final layer of soil.
 - D. Container-Grown Stock: Set each plant plumb and in center of planting hole with root flare 2 inches above adjacent finish grades.
 - 1. Backfill: Planting soil and superphosphate, lime or other nutrients per soil test. Do not add fertilizer to planting holes.
 - 2. Carefully remove root ball from container without damaging root ball or plant.
 - 3. Backfill around root ball in layers, tamping to settle soil and eliminate voids and air pockets. Leave a slight saucer indentation around plants to hold water. When planting pit is approximately one-half filled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed.
 - 4. Continue backfilling process. Water again after placing and tamping final layer of soil.
 - 3.3 PERENNIALS, ORNAMENTAL GRASSES, AND GROUND COVER PLANTING
 - A. Set out and space perennials, ornamental grasses, and groundcovers as indicated on Drawings in even rows with triangular spacing.

PRITCHARD PARK PLANT SPECIFICATION 329300 - 3

SECTION 329300 – PLANTS SPECIFICATION

- PART 1 - GENERAL
 - 1.1 RELATED DOCUMENTS
 - A. Section 329115 Soil Preparation.
 - 1.2 SUMMARY
 - A. Section Includes:
 - 1. Plants.
 - 2. Tree stabilization.
 - 1.3 QUALITY ASSURANCE
 - A. Installer Qualifications:
 - 1. Three years' experience in landscape installation
 - 2. Installer shall have certification as a
 - a. NC Licensed Landscape Contractor
 - 3. Pesticide Applicator: State licensed, commercial.
 - B. Measurements: Measure according to ANSI Z60.1. Do not prune to obtain required sizes.
 - 1. Trees and Shrubs: Measure with branches and trunks or canes in their normal position. Take height measurements from or near the top of the root flare for field-grown stock and container-grown stock. Take caliper measurements 6 inches above the root flare for trees up to 4-inch caliper size.
 - C. Plant Material Observation: Landscape Architect may observe plant material either at place of growth or at site before planting for compliance with requirements for genus, species, variety, cultivar, size, and quality. Landscape Architect may also observe trees and shrubs further for size and condition of bolls and root systems, pests, disease symptoms, injuries, and latent defects and may reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from Project site.
 - 1.4 FIELD CONDITIONS
 - A. Field Measurements: Verify actual grade elevations, service and utility locations, irrigation system components, and dimensions of plantings and construction contiguous with new plantings by field measurements before proceeding with planting work.
 - B. Planting Restrictions: Plant during one of the following periods.
 - 1. Spring Planting: March thru June
 - 2. Fall Planting: September thru November
 - 3. Trees may be planted in fall, winter or spring.
 - C. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit planting to be performed when beneficial and optimum results may be obtained. Apply products during favorable weather conditions according to manufacturer's written instructions and warranty requirements.
 - 1.5 WARRANTY
 - A. Special Warranty: Installer agrees to repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period.
 - 1. Failures include, but are not limited to, the following:

PRITCHARD PARK PLANT SPECIFICATION 329300 - 1

SECTION 329300 – PLANTS SPECIFICATION

- B. Plant in tilled or air-spaded beds, prepared as specified in 329115 Soil Preparation.
- C. Work soil around roots to eliminate air pockets.
- D. Water thoroughly by hand after planting, taking care not to cover plant crowns with wet soil.
- 3.4 PLANTING AREA MULCHING
 - A. Mulch as indicated:
 - 1. Apply 3-inch average thickness of ground pine mulch around each plant in a radius of 2.5' from the trunk . Do not place mulch within 3 inches of trunks or stems.
 - 2. Apply pine fines mulch on perennial and ornamental grass beds, and groundcovers. Apply 2" average thickness of pine fines (Nature's Helper) in a continuous bed. Do not place mulch within 3 inches of stems. Do not mulch perennials and groundcovers with hardwood or ground pine.
- 3.5 PLANT MAINTENANCE
 - A. Maintain plantings by pruning, cultivating, watering, weeding, fertilizing, mulching, restoring planting saucers, adjusting and repairing tree-stabilization devices, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings.
 - B. Fill in, as necessary, soil subsidence that may occur because of settling or other processes. Replace mulch materials damaged or lost in areas of subsidence.
 - C. Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or disease. Use integrated pest management practices when possible to minimize use of pesticides and reduce hazards. Treatments include physical controls such as hosing off foliage, mechanical controls such as traps, and biological control agents.
- 3.6 PESTICIDE APPLICATION
 - A. Apply pesticides and other chemical products and biological control agents according to authorities having jurisdiction and manufacturer's written recommendations.
- 3.7 CLEANING AND PROTECTION
 - A. Remove surplus soil and waste material including excess subsoil, unsuitable soil, trash, and debris and legally dispose of them off Owner's property.
 - B. After installation and substantial completion approval remove nursery tags, nursery stakes, tie tape, labels, wire, burlap, and other debris from plant material, planting areas, and Project site.
- 3.8 MAINTENANCE SERVICE
 - 1. Landscape Contractor shall be responsible for providing professional landscape maintenance until final acceptance has been granted by the City of Asheville. Maintenance includes but is not limited to watering by hand and monitoring automatic irrigation, pruning and deadheading, and supplemental mulch as needed.

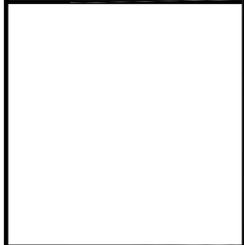
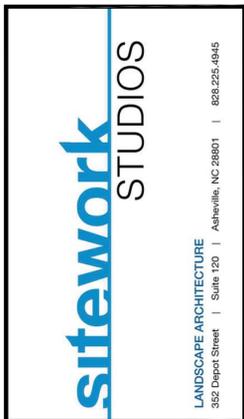
END OF SECTION 329300
PRITCHARD PARK PLANT SPECIFICATION 329300 - 4

SECTION 329300 – PLANTS SPECIFICATION

- a. Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner.
- b. Structural failures including plantings falling or blowing over.
- c. Faulty performance of tree stabilization on slopes.
- 2. Warranty Periods: From date of Substantial Completion.
 - a. Trees, Shrubs, Perennials, and Ornamental Grasses: 12 months.
- 3. Include the following remedial actions as a minimum:
 - a. Immediately remove dead plants and replace unless required to plant in the succeeding planting season.
 - b. Replace plants that are more than 25 percent dead or in an unhealthy condition as soon as they are noticed, and before end of warranty period.
 - c. A limit of one replacement of each plant is required except for losses or replacements due to failure to comply with requirements.
 - d. Provide extended warranty for period equal to original warranty period, for replaced plant material.

- PART 2 - PRODUCTS
 - 2.1 PLANT MATERIAL
 - A. General: Furnish nursery-grown plants true to genus, species, variety, cultivar, stem form, shearing, and other features indicated in Plant List, Plant Schedule, or Plant Legend indicated on Drawings and complying with ANSI Z60.1; and with healthy root systems developed by transplanting or root pruning. Provide well-shaped, fully branched, healthy, vigorous stock, densely foliated when in leaf and free of disease, pests, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.
 - 1. Trees with damaged, crooked, or multiple leaders; tight vertical branches where bark is squeezed between two branches or between branch and trunk ("included bark"); crossing trunks; cut-off limbs more than 3/4 inch in diameter; or with stem girdling roots are unacceptable.
 - 2.2 MULCHES
 - A. Organic Mulch: Free from deleterious materials and suitable as a top dressing of trees and shrubs, consisting of one of the following:
 - 1. Type: Double Ground Pine
 - 2. Color: Natural.
 - B. Pine Fines (Nature's Helper) Mulch for perennials and groundcovers.
 - 2.3 PESTICIDES
 - A. Glyphosate Herbicide and pre-emergent.
 - 2.4 TREE-STABILIZATION MATERIALS
 - A. Trunk-Stabilization Materials for use on slopes only:
 - 1. Upright and Guy Stakes: Rough-sawn, sound, new softwood with specified wood pressure-preservative treatment, free of knots, holes, cross grain, and other defects, 2-by-2-inch nominal by length indicated, pointed at one end.

PRITCHARD PARK PLANT SPECIFICATION 329300 - 2



PRITCHARD PARK IMPROVEMENTS

PREPARED FOR:
CITY OF ASHEVILLE PARKS AND RECREATION DEPARTMENT ASHEVILLE, N.C.

REVISIONS		
NO.	REMARKS	DATE

DATE:
11.8.2016
SHEET TITLE:

PLANTING SPECIFICATIONS

SHEET NO.
L-302

CONSULTANT

**PRITCHARD PARK
IMPROVEMENTS**

PREPARED FOR:

CITY OF ASHEVILLE
PARKS AND RECREATION DEPARTMENT
ASHEVILLE, N.C.

REVISIONS

NO. REMARKS DATE

NO.	REMARKS	DATE



DATE:
11.8.2016
SHEET TITLE:

**EXISTING TREE
TREATMENT PLAN
AND NOTES**

SHEET NO.
L-400

TREE TREATMENT AND REMOVALS

PER CONSULTATION WITH MASTER ARBORIST MICHAEL DAVIE

TERMS: **BASIC PRUNING** - PRUNE SPECIFIED TREES TO REMOVE DEAD OR DAMAGED BRANCHES, CROSSING OR RUBBING BRANCHES, AND FOR STRUCTURAL IMPROVEMENTS FOR LONG TERM GROWTH. NOTE THAT PRUNING OF STREET TREES IN GRATES ARE NOT IN THIS CONTRACT. DO NOT PRUNE MAPLES AND OTHER SAP PRODUCERS IN SPRING.

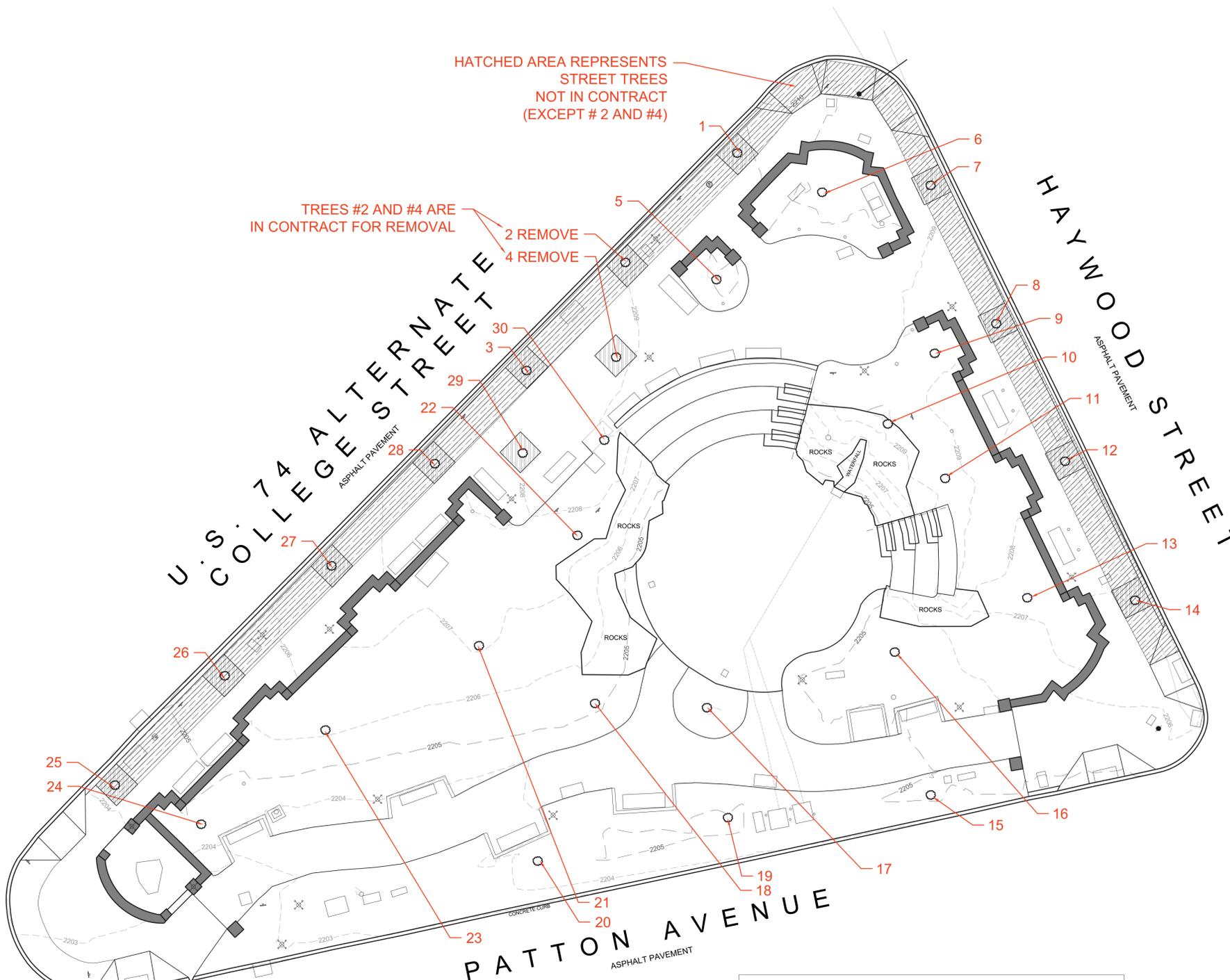
NIC - TREE IS NOT IN CONTRACT

ROOT PRUNE EXCAVATION (RPX) - AN AIR SPADE SHALL BE USED TO EXCAVATE AROUND THE ROOTS UNDER THE ENTIRE DRIPLINE OF THE TREE TO ACCOMPLISH THE FOLLOWING:

1. PRUNE OUT GIRDLING ROOTS TO IMPROVE TREE HEALTH AND LONGEVITY.
2. INSPECT ROOT CROWN FOR ROT AND INSECT INFESTATION
3. LOOSEN THE SOIL TO ENABLE PLANTING WITH LESS DAMAGE TO TREE ROOTS.
4. INCREASED OXYGEN TO ROOTS.
5. ALLEVIATION OF COMPACTION.
6. INTRODUCTION OF SOIL AMENDMENTS AT ROOT ZONE.

TREE KEY

TREE #	TREE NAME	CALIPER	MAINTENANCE	REMOVAL
1	NIC			
2	RED MAPLE	5"	LEANING SIGNIFICANTLY TOWARDS STREET. POOR CONDITION.	REMOVE, INCLUDING STUMP AND ROOTS. REPLACE WITH BLACK GUM (SEE L-300 LANDSCAPE PLAN)
3	NIC			
4	BLACK GUM	4"	THIS TREE HAS PERENNIAL CANKERS THAT CAN'T BE TREATED. THE TREE IS QUICKLY DECLINING.	REMOVE, INCLUDING STUMP AND ROOTS. REPLACE WITH BLACK GUM (SEE L-300 LANDSCAPE PLAN)
5	RED MAPLE	19"	SLOWLY DECLINING, BUT GOOD STRUCTURE. COMPLETE RPX AND BASIC PRUNING	
6	REDBUD	14"	BOLT OR SMALL CABLE SHALL BE INSTALLED AT ONE FORK. COMPLETE BASIC PRUNING AND RPX TO LOOSEN SOIL FOR PLANTING.	
7	NIC			
8	NIC			
9	HOLLY	10"	COMPLETE BASIC PRUNING AND RPX TO LOOSEN SOIL FOR PLANTING.	
10	DWARF PINE	2"	NO MAINTENANCE REQUIRED.	
11	NORWAY MAPLE	10"	COMPLETE BASIC PRUNING AND RPX TO LOOSEN SOIL FOR PLANTING.	
12	NIC			
13	SIBERIAN BIRCH	8"	MULTI-STEM. PRUNE TO REMOVE ONE LARGE STEM THAT HAS A WEAK JUNCTION. COMPLETE RPX FOR PLANTING.	
14	NIC			
15	REDBUD	10"	BASIC PRUNING ONLY	
16	RED MAPLE	16"	COMPLETE BASIC PRUNING AND RPX. THIS TREE HAS POOR STRUCTURE. GIRDLING ROOTS, AND NO TRUNK FLARE. WINTER PRUNING NEEDED TO CORRECT A BAD FORK IS NOT INCLUDED IN THIS CONTRACT.	
17	RED MAPLE	8"	BASIC PRUNE. WINTER PRUNING NEEDED TO REMOVE ONE BRANCHED TRUNK TO ESTABLISH SINGLE DOMINANT LEADER IS NOT INCLUDED IN THIS CONTRACT.	
18	REDBUD	4"	RPX FOR PLANTING.	
19	PIN OAK	12"	RPX FOR GIRDLING AND ROOT FLARE, AND TO LOOSEN SOIL FOR PLANTING. BASIC PRUNING TO INCLUDE LARGE BRANCH REMOVALS TO ALLOW SPACING FOR FUTURE GROWTH. PERFORM BASIC PRUNING FOR BRANCHES THAT EXTEND INTO TRAFFIC OVERHEAD SPACE (TALL TRUCKS).	
20	HORSECHESTNUT	6"	BASIC PRUNING. RPX TO LOOSEN SOIL FOR PLANTING.	
21	SUGAR MAPLE	60"	BASIC PRUNE. INSPECT CABLES & ADD ONE CABLE . PERFORM RADIAL TRENCHING WITH AIR SPADE UNDER SUPERVISION OF MASTER ARBORIST. RPX UNDER ENTIRE DRIPLINE TO LOOSEN SOIL FOR MINIMAL ROOT DISTURBANCE DURING PLANTING. NOTE: IMMEDIATELY FOLLOWING THE AIR SPADE WORK - ON THE SAME DAY - THE ADDITION OF GRAVEL, SOIL, PLANTS AND DEEP WATERINGS (BY HAND) MUST OCCUR.	
22	REDBUD	1"	NO MAINTENANCE REQUIRED.	
23	MAPLE	12"	BASIC PRUNING. RPX FOR GIRDLING ROOTS AND TO LOOSEN SOIL FOR PLANTING.	
24	HOLLY	3"	BASIC PRUNING TO LIMB UP LIGHTLY FOR CLEARANCE UNDERNEATH. RPX TO LOOSEN SOIL FOR PLANTING.	
25	NIC			
26	NIC			
27	NIC			
28	NIC			
29	NIC			
30	BLACK GUM	4"	NO MAINTENANCE REQUIRED.	

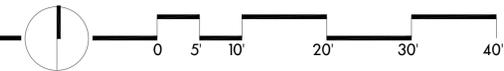


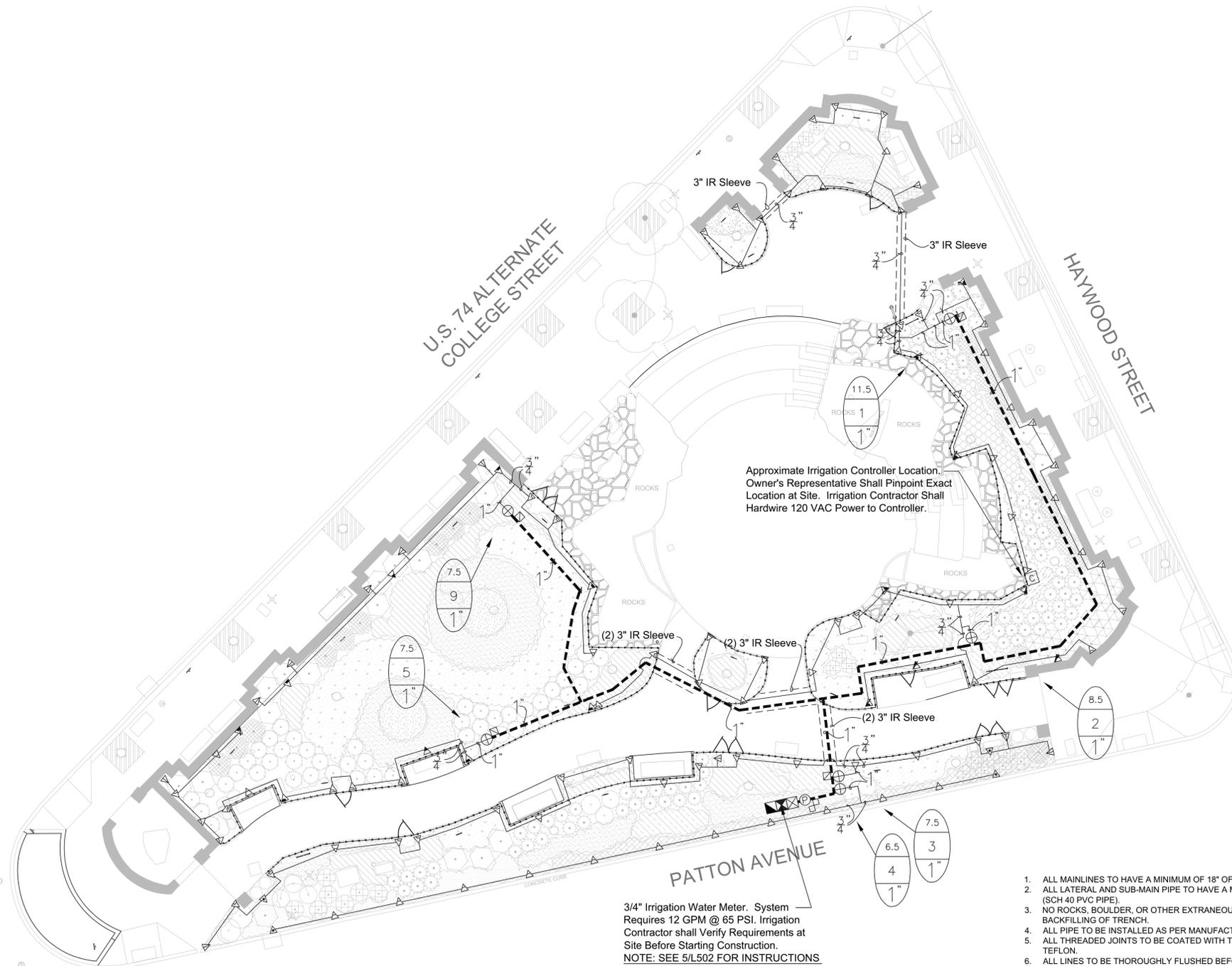
HATCHED AREA REPRESENTS STREET TREES NOT IN CONTRACT (EXCEPT # 2 AND #4)

TREES #2 AND #4 ARE IN CONTRACT FOR REMOVAL

2 REMOVE
4 REMOVE

ALL TREE WORK AND AIR SPADE WORK MUST BE COMPLETED UNDER THE SUPERVISION OF A CERTIFIED MASTER ARBORIST





3/4" Irrigation Water Meter. System Requires 12 GPM @ 65 PSI. Irrigation Contractor shall Verify Requirements at Site Before Starting Construction.
NOTE: SEE 5/L502 FOR INSTRUCTIONS

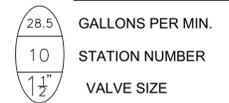
Approximate Irrigation Controller Location. Owner's Representative Shall Pinpoint Exact Location at Site. Irrigation Contractor Shall Hardwire 120 VAC Power to Controller.

IRRIGATION LEGEND

- 3/4" WATER METER, SYSTEM REQUIRES 12 GPM @ 65 PSI. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE SYSTEM REQUIREMENTS AT SITE BEFORE STARTING CONSTRUCTION.
- MANUAL DRAIN VALVE. SCH 80 PVC TRUE UNION BALL VALVE. DETAIL-E.
- WATTS #909-M1-QT-1", 1" REDUCED PRESSURE ASSEMBLY BACKFLOW PREVENTER. DETAIL-F.
- WINTERIZATION ASSEMBLY. DETAIL-C.
- 1" IRRIGATION PRESSURE REDUCING VALVE. WATTS U5B-Z3-HP, 1", WITH HIGH TENSION SPRING, FOR OPERATION BETWEEN 60 AND 70 PSI DOWNSTREAM. DETAIL-N.
- RAIN BIRD ESP-8-LXME-LXMM-LXMPED CONTROLLER (OR EQUAL): 8 STATION, MODULAR CONTROLLER, FOUR PROGRAMS, STAINLESS STEEL, PEDESTAL MOUNTED. DETAIL-J.K.M. IRRIGATION CONTRACTOR SHALL ALSO INSTALL A MINI-CLIK II RAIN SENSOR AND A FREEZE-CLIK DEVICE.
- RAIN BIRD 100-PEB PLASTIC ELECTRIC REMOTE CONTROL VALVE (OR EQUAL), 1" SIZE, MOUNTED WITH SCH 80 PVC TRUE UNION BALL VALVE. DETAIL-A.
- HUNTER INDUSTRIES MP ROTATOR SERIES 3000 (OR EQUAL), MOUNTED ON RAIN BIRD 1812- SAM SPRINKLER (OR EQUAL) IN BED AREAS, 30' RADIUS, FULL-4.0 GPM, HALF-2.0 GPM, QUARTER-1.0 GPM, 40 PSI, DETAIL-D.
- HUNTER INDUSTRIES MP ROTATOR SERIES 2000 (OR EQUAL), MOUNTED ON RAIN BIRD 1812- SAM SPRINKLER (OR EQUAL) IN BED AREAS, 30' RADIUS, FULL-2.0 GPM, HALF-1.0 GPM, QUARTER-0.5 GPM, 40 PSI, DETAIL-D.
- HUNTER INDUSTRIES MP ROTATOR SERIES 1000 (OR EQUAL), MOUNTED ON RAIN BIRD 1812- SAM SPRINKLER (OR EQUAL) IN BED AREA, 20' RADIUS, FULL-1.0 GPM, HALF-0.5 GPM, QUARTER-0.25 GPM, 40 PSI, DETAIL-D.
- RAIN BIRD 1812-SAM (OR EQUAL), 12" HI-POP SHRUB SIDE STRIP SPRAY SPRINKLER, 4' X 30' RADIUS, 0.5 GPM, 30 PSI. DETAIL-D.
- RAIN BIRD 1812-SAM (OR EQUAL), 12" HI-POP SHRUB END STRIP (LEFT OR RIGHT) SPRAY SPRINKLER, 4' X 15' RADIUS, 0.25 GPM, 30 PSI. DETAIL-D.
- RAIN BIRD #5 QUICK COUPLING VALVE (OR EQUAL) 1" SIZE. CONTRACTOR TO SUPPLY TWO QCV KEYS AND MATCHING HOSE SWIVELS. DETAIL-L.
- SCH 80 PVC TRUE UNION BALL VALVE, SIZED SAME AS MAINLINE, MOUNTED IN CARSON VALVE BOX. DETAIL-B.
- MAINLINE PIPE: 1" SIZE IF NOT NOTED. SCH 40 PVC SOLVENT WELD PIPE UTILIZING SCH 40 PVC SOLVENT WELD FITTINGS.
- IRRIGATION SLEEVE: SCH 40 PVC, SIZE NOTED ON PLAN. DETAIL-H.
- LATERAL LINE PIPE: SCH 40 PVC SOLVENT WELD PIPE UTILIZING SCH 40 PVC SOLVENT WELD FITTINGS, SIZE NOTED.
- 3" ELECTRICAL CONDUIT SLEEVE.

- NOTES:
- ALL SPRINKLERS WILL BE MOUNTED ON (3) MARLEX STREET ELLS WITH A SCHED. 80 NIPPLE SIZE OF SPRINKLER INLET.
 - CONTRACTOR TO UTILIZE A AUTOMATIC DRAIN CHECK VALVE DEVICE WHERE LOW HEAD DRAINAGE MAY OCCUR.
 - ALL WIRE WILL BE COLOR CODED DIRECT BURIAL UL/UF WIRE: COMMON (WHITE) #12-1, CONTROL (RED) #14-1.
 - ALL PIPING AND WIRING UNDER HARDTOPS WILL BE IN SCH 40 PVC PIPE SLEEVE.

TYPICAL VALVE INDICATOR



GENERAL NOTES

- ALL MAINLINES TO HAVE A MINIMUM OF 18" OF COVER. (SCH 40 PVC PIPE).
- ALL LATERAL AND SUB-MAIN PIPE TO HAVE A MINIMUM OF 12" OF COVER. (SCH 40 PVC PIPE).
- NO ROCKS, BOULDER, OR OTHER EXTRANEIOUS MATERIALS TO BE USED IN BACKFILLING OF TRENCH.
- ALL PIPE TO BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.
- ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE OR LIQUID TEFLON.
- ALL LINES TO BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF SPRINKLER HEADS.
- SPRINKLER AND RELATED EQUIPMENT TO BE INSTALLED AS PER DETAILS.
- ALL ELECTRICAL JOINTS TO BE MADE USING WATERPROOF CONNECTIONS AS SHOWN ON DETAILS.
- ALL EQUIPMENT NOT SPECIFIED IN THE LEGEND SHALL BE DETERMINED AND FURNISHED BY THE CONTRACTOR.
- NO ELECTRICAL CONNECTIONS SHALL BE MADE IN THE FIELD EXCEPT AT A VALVE CONTROL BOX OR ANOTHER VALVE BOX SPECIFICALLY FOR CONNECTIONS.
- ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET MUST BE REFERRED TO THE IRRIGATION CONSULTANT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PRECEEDING WITH THE WORK.
- ALL 24 VOLT WIRE SHALL BE #12 UFUL FOR COMMON WIRE, AND #14 UFUL FOR CONTROL WIRES. DIRECT BURIAL. SOLID COPPER.
- CONTRACTOR TO BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED. I.E. ADJUST HEADS WITH INSUFFICIENT COVERAGE DUE TO BLOCKAGE BY EXISTING OR PROPOSED SITE FEATURES.
- CONTRACTOR TO REFER TO LANDSCAPE PLAN TO KEEP SPRINKLER EQUIPMENT AND ACCESSORY MATERIAL FROM INTERFERING WITH PROPER PLANTING, I.E. VERIFY ROOT BALL SIZE FOR PLANTING.
- CONTRACTOR SHALL PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX (WRAP AROUND 3/4" PIPE 12 TIMES).
- CONTRACTOR TO UTILIZE APPROPRIATE AUTOMATIC DRAIN DEVICE WHERE LOW HEAD DRAINAGE MAY OCCUR.
- ALL SPRINKLERS TO BE MOUNTED ON SWING JOINTS - REFER TO DETAILS.
- CONTRACTOR SHALL UTILIZE VALVE I.D. TAGS ON ALL REMOTE CONTROL VALVES.
- 24 VOLT WIRE SHALL BE COLOR CODED; COMMON-WHITE, CONTROL-RED.
- CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDED GROUNDING EQUIPMENT FOR POWER SUPPLY AND VALVE OUTPUT WITH (2) 5/8" COPPER CLAD GROUND RODS.
- CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDATION ON FAULT GROUND AND LIGHTNING PROTECTION.
- CONTROLLER GROUNDING MUST BE AS PER ASIC REQUIREMENTS
- ALL MATERIAL TO BE SUPPLIED BY CONTRACTOR TO OWNER:
 - TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEADS AND VALVE SUPPLIED.
 - TWO KEYS FOR EACH OF THE AUTOMATIC CONTROLLERS.
 - TWO QUICK COUPLER KEYS WITH MATCHING HOSE SWIVELS.
- SYSTEM IS DIAGRAMMATIC TO IMPROVE CLARITY. ALL MAINLINE PIPING ELECTRIC VALVES AND WIRING ARE TO BE INSTALLED IN LANDSCAPE AREAS AND WITHIN PROPERTY BOUNDARIES. CONTRACTOR SHALL REFERENCE THE LANDSCAPE PLAN PRIOR TO THE INSTALLATION OF PIPING TO AVOID CONTACT WITH PLANT MATERIALS EXISTING OR NEW.
- CONTRACTOR TO ADD EXTENSION RISER TO POP-UP HEADS WHEN NEEDED FOR PROPER COVERAGE.
- CONTRACTOR SHALL INSTALL SPRINKLER EQUIPMENT 12" FROM FOUNDATIONS. ALSO INSTALL SPRINKLERS 4" FROM CURBS OR WALKS.
- PRIOR TO BID IRRIGATION CONTRACTOR SHALL VERIFY RIGHT-OF-WAY AND BACKFLOW REQUIREMENTS. NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS CONTRACTOR SHALL NOTIFY CONSULTANT OF ANY CHANGES FROM PLANS AND SPECIFICATIONS.
- IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH A REPRODUCIBLE CROSS MEASURED AS-BUILT DRAWING OF THE INSTALLED IRRIGATION SYSTEM IN AUTOCAD 2010 FORMAT BEFORE FINAL ACCEPTANCE.
- A 1-YEAR WARRANTY PERIOD SHALL BE PROVIDED FOR SYSTEM AFTER SUBSTANTIAL COMPLETION IS ACCEPTED. START UP AND ADJUSTING OF SYSTEM IN SPRING TIME SHALL BE INCLUDED IN WARRANTY.
- PRIOR TO BID, CONTRACTOR SHALL VERIFY THAT ALL MATERIALS, INSTALLATION PARAMETERS AND OPERATIONS CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS CONTRACTOR SHALL NOTIFY IRRIGATION CONSULTANT/DESIGNER OF ANY CHANGES REQUIRED DUE TO CURRENT CODE OR ORDINANCE DISCREPANCIES. IF CONTRACTOR DOES NOT COMPLY TO THIS NOTIFICATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY INSTALLATION CHANGE AND REDESIGN COSTS FOR NON-COMPLIANCE.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR MUST COMPLETE 2 PRESSURE TESTS OF THE IRRIGATION SYSTEM MAINLINE (BOTH TO SHOW NO DROP IN PRESSURE DURING DURATION OF TEST.
 - 2-HOUR PRESSURE TEST AT 1.5 TIMES THE SYSTEM STATIC PRESSURE
 - 24-HOUR PRESSURE TEST AT THE SYSTEM STATIC PRESSURE
- IRRIGATION INSTALLATION CONTRACTOR SHALL PROVIDE OWNER WITH A COLOR-CODED ZONES DIAGRAM PLAN, 8-1/2"x11" LAMINATED SHEET(S), TO IDENTIFY CONTROLLER STATION TO THE CONTROL VALVE NUMBER FOR EACH CONTROLLER. TO BE LOCATED IN ADHESIVE POUCH ATTACHED INSIDE OF CONTROLLER(S).



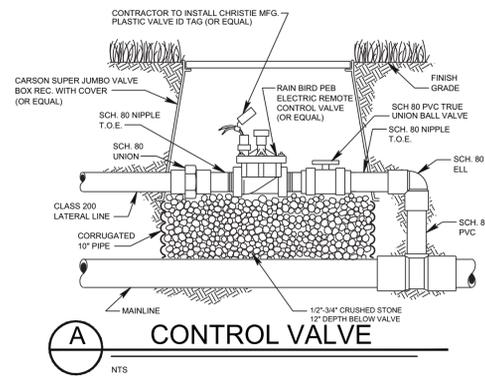
REVISIONS		
NO.	REMARKS	DATE



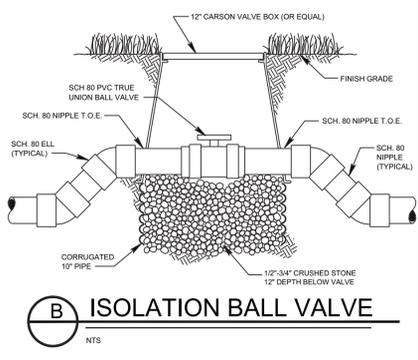
DATE:
11.8.2016
SHEET TITLE:

IRRIGATION PLAN

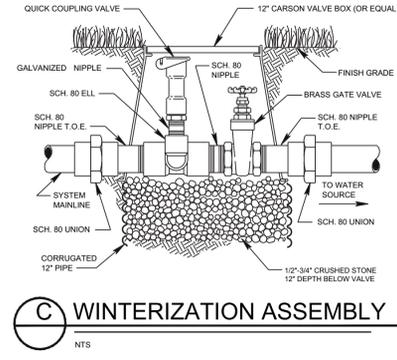
SHEET NO.
L-500



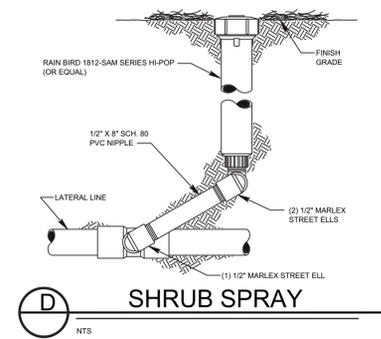
A CONTROL VALVE
NTS



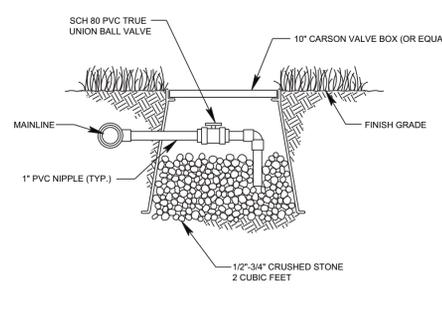
B ISOLATION BALL VALVE
NTS



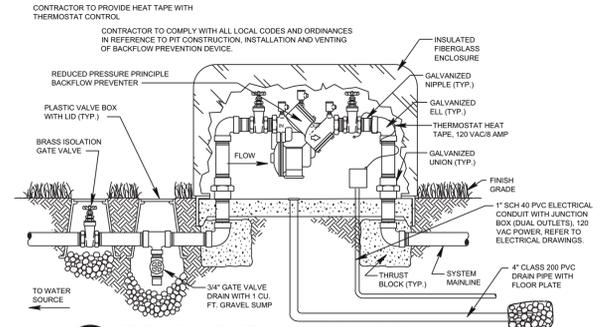
C WINTERIZATION ASSEMBLY
NTS



D SHRUB SPRAY
NTS

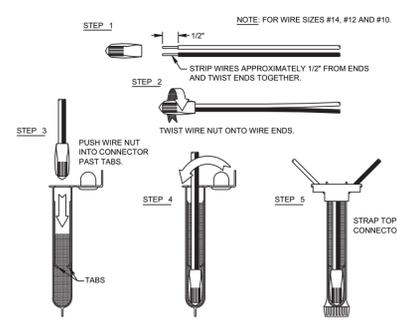


E MANUAL DRAIN VALVE
NTS

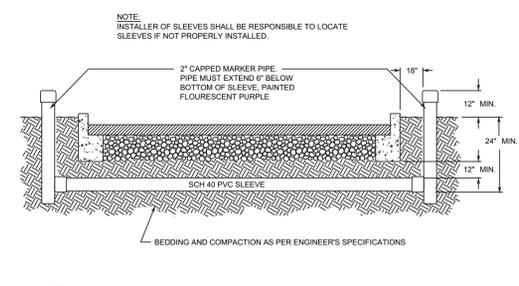


F RPA BACKFLOW DEVICE
NTS

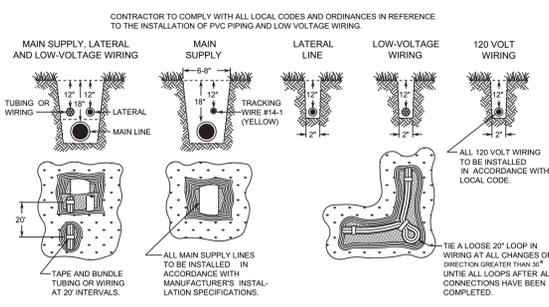
* NOTE: BACKFLOW PREVENTER BY OWNER



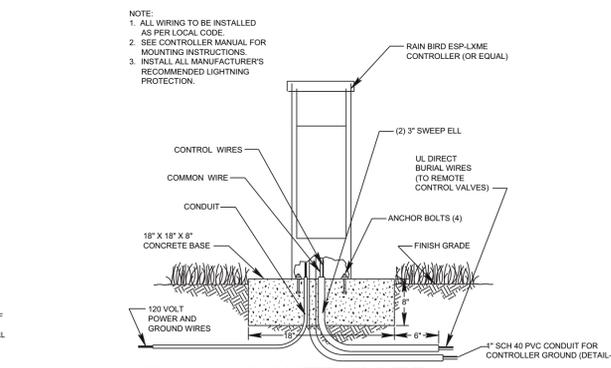
G WIRE CONNECTION 3M-DBR/Y-6
NTS



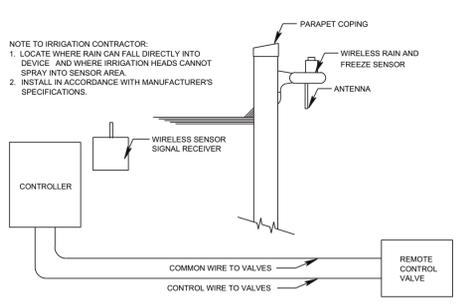
H SLEEVING
NTS



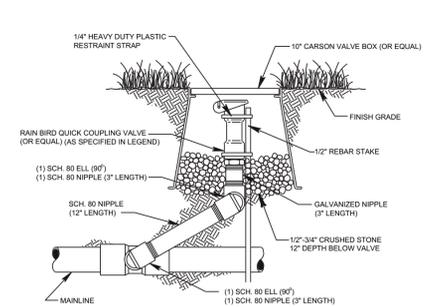
I TRENCHING
NTS



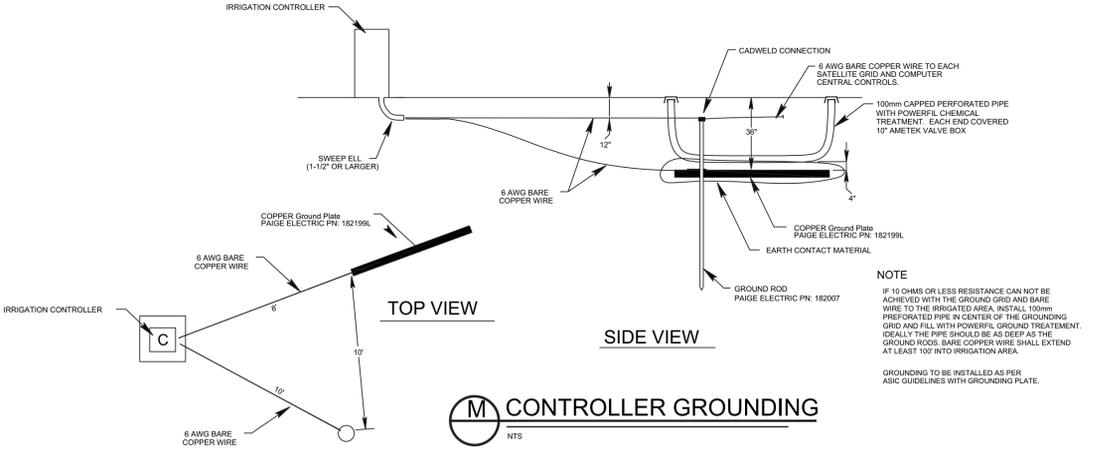
J CONTROLLER
NTS



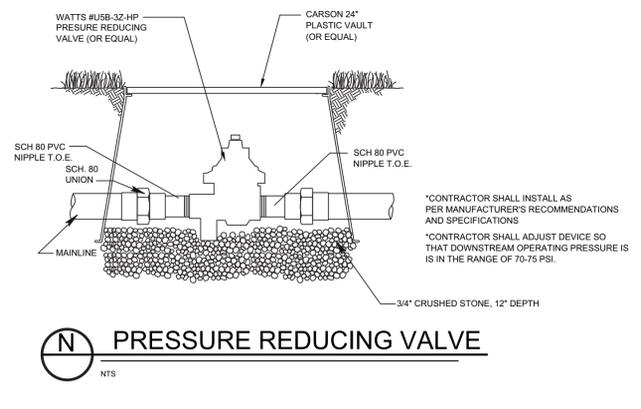
K RAIN/FREEZE SENSOR
NTS



L QUICK COUPLING VALVE
NTS



M CONTROLLER GROUNDING
NTS



N PRESSURE REDUCING VALVE
NTS

REVISIONS		
NO.	REMARKS	DATE

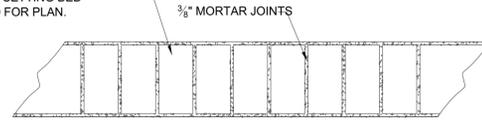


DATE:
11.8.2016
SHEET TITLE:

IRRIGATION
DETAILS

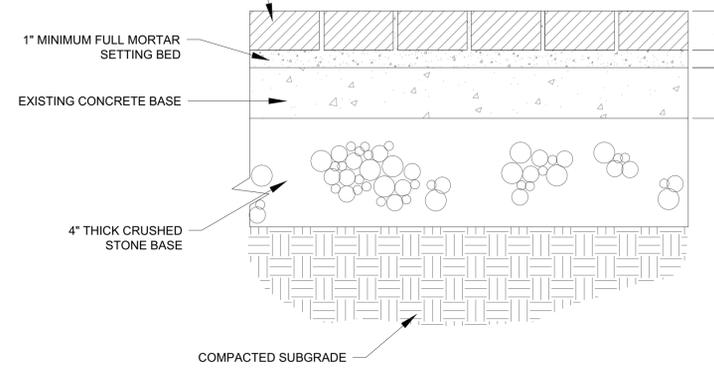
SHEET NO.
L-501

PINE HALL BRICK (OR EQUAL) -
PATHWAY F/R 4x8
BRICK SOLDIER COURSES ON
MIN. 1" MORTAR SETTING BED
SEE SHEET L-200 FOR PLAN.

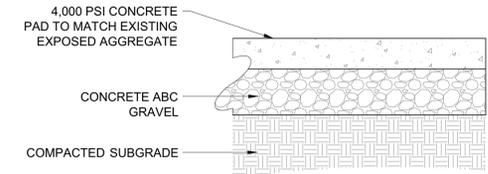


1 BRICK PAVER STRIP PLAN
NTS

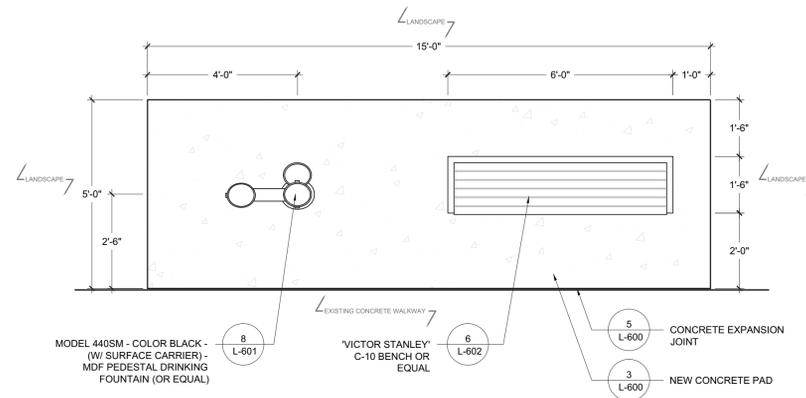
PINE HALL BRICK (OR EQUAL) -
PATHWAY F/R 4x8 BRICK PAVERS
WITH 3/8" MORTAR JOINTS FLUSH
WITH ADJACENT CURB AND CONCRETE



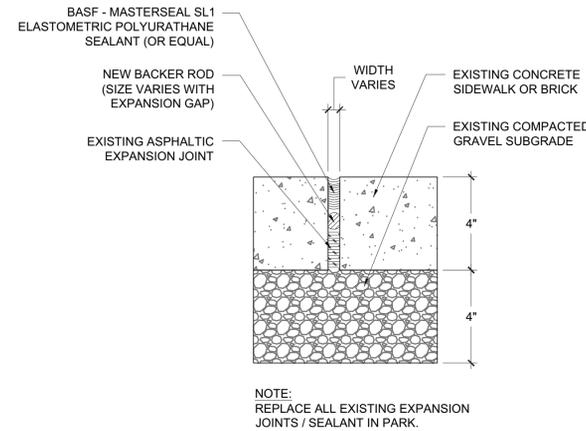
2 BRICK PAVER STRIP SECTION
NTS



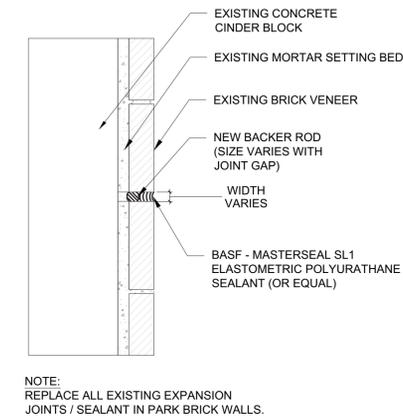
3 CONCRETE PAD
NTS



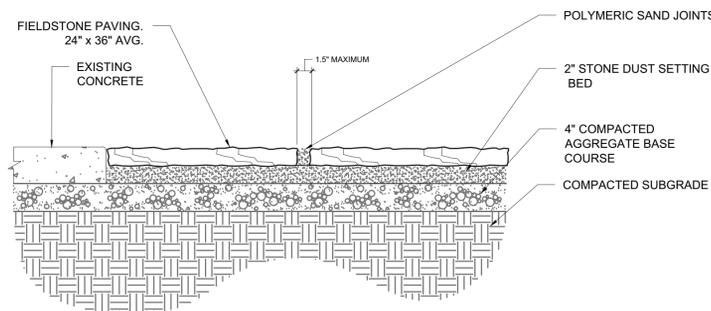
4 FOUNTAIN / BENCH CONC. PAD PLAN
NTS



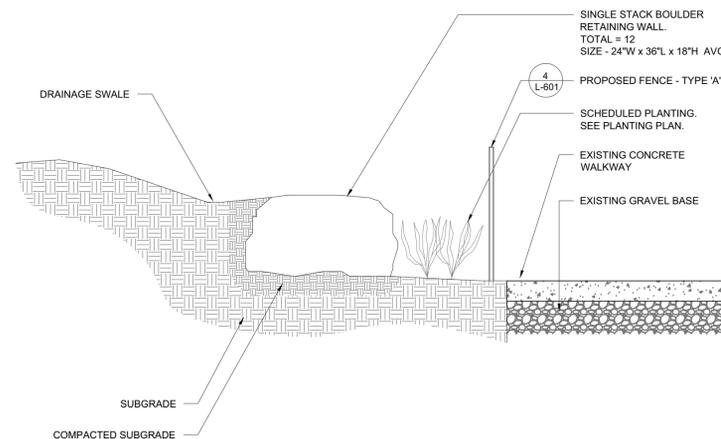
5 CONCRETE EXPANSION JOINT
NTS



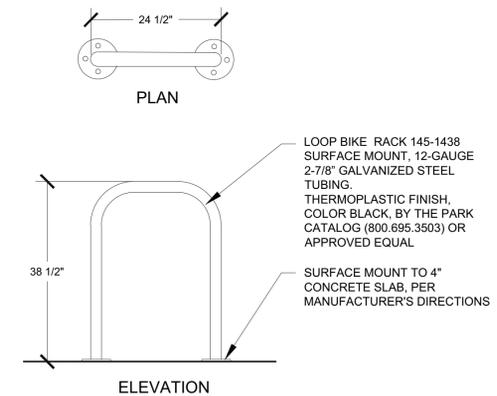
6 BRICK WALL EXPANSION JOINT
NTS



7 FIELDSTONE SECTION
NTS



8 SINGLE-STACK BOULDER WALL
NTS



9 BIKE RACK
NTS

CONSULTANT

**PRITCHARD PARK
IMPROVEMENTS**

PREPARED FOR:
CITY OF ASHEVILLE
PARKS AND RECREATION DEPARTMENT
ASHEVILLE, N.C.

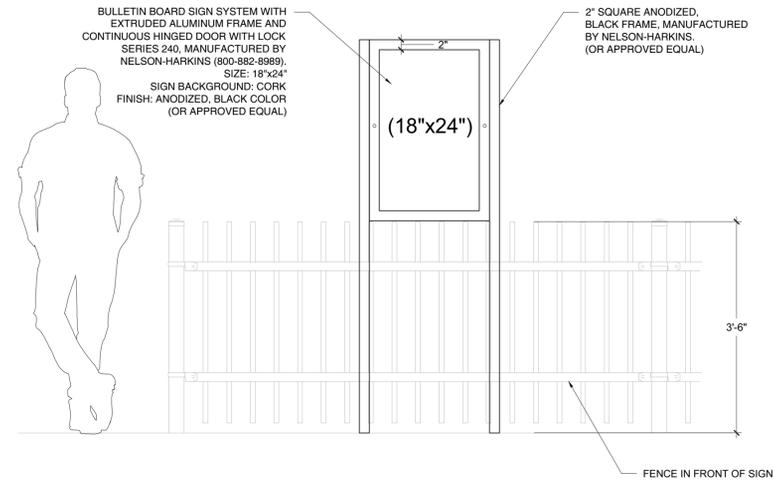
REVISIONS		
NO.	REMARKS	DATE



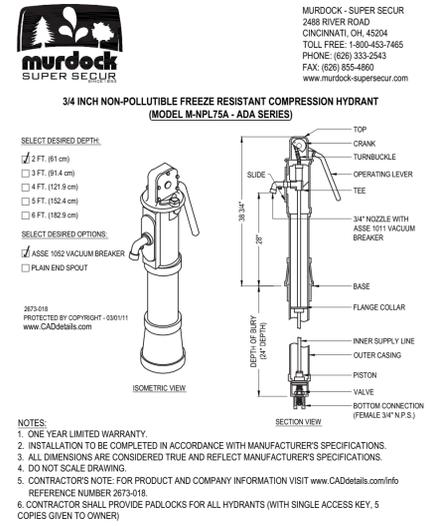
DATE:
11.8.2016
SHEET TITLE:

**SITE DETAILS
AND NOTES**

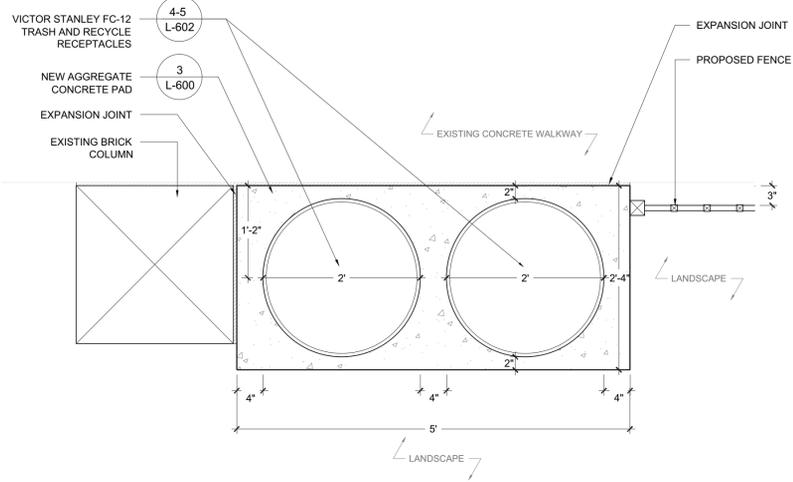
SHEET NO.
L-600



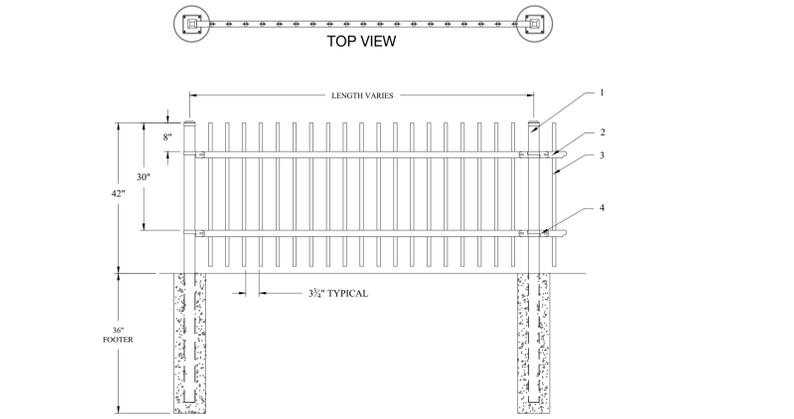
1 18" x 24" BULLETIN BOARD
NTS



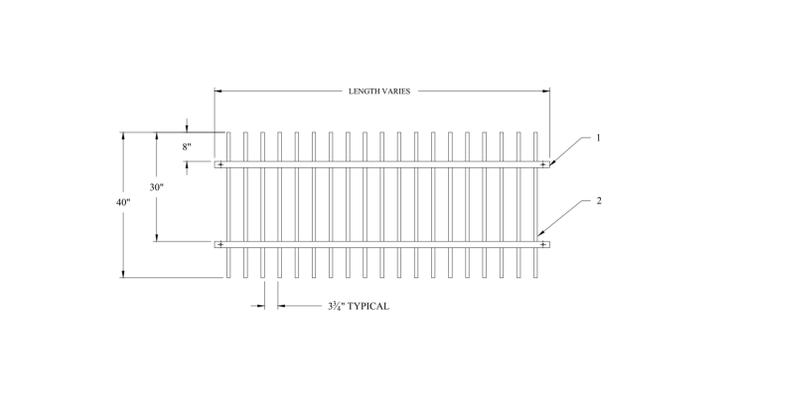
2 MURDOCK POST HYDRANT (OR APPROVED EQUAL)
NTS



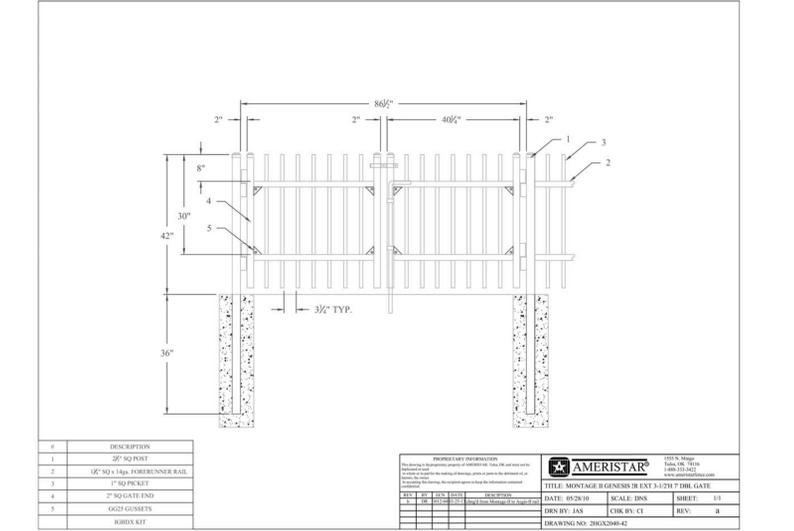
3 TRASH RECEPTACLE - PAD DETAIL
NTS



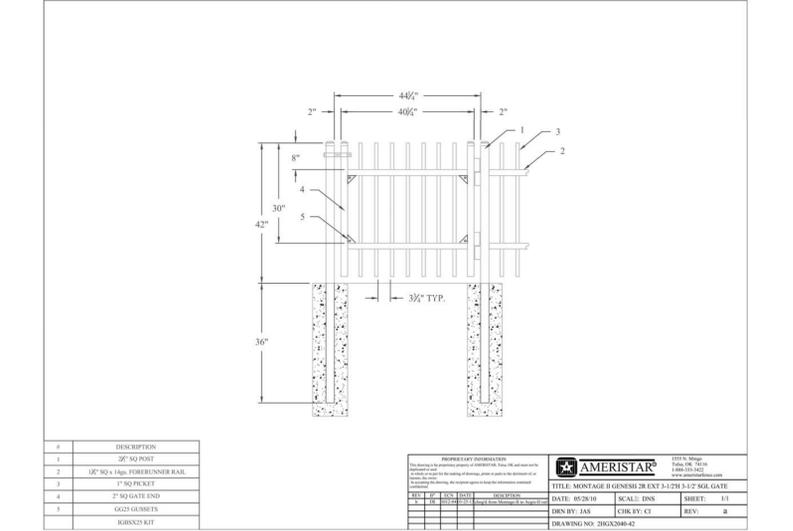
4 3.5' STEEL FENCE - GENESIS PICKET (OR EQUAL)
NTS



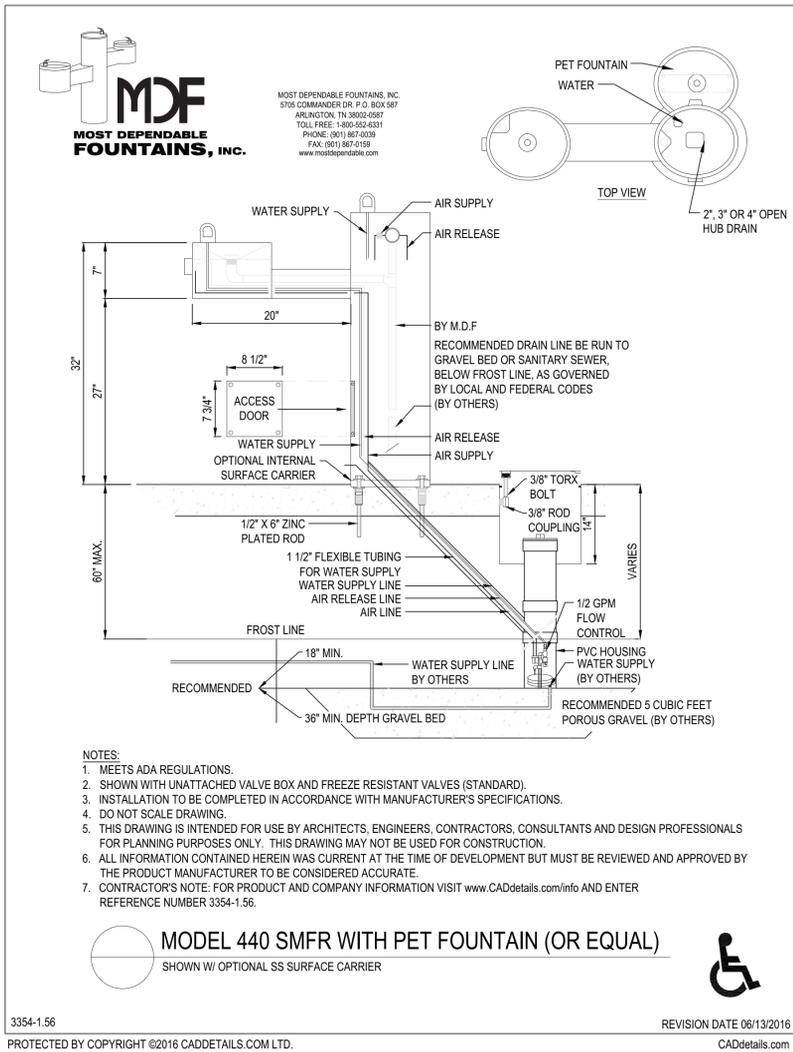
5 3.5' STEEL FENCE - GENESIS PICKET (OR EQUAL)
NTS



6 3.5' STEEL FENCE - GENESIS PICKET DOUBLE GATE (OR EQUAL)
NTS



7 3.5' STEEL FENCE - GENESIS PICKET SINGLE GATE (OR EQUAL)
NTS



8 WATER FOUNTAIN WITH PET FOUNTAIN
NTS

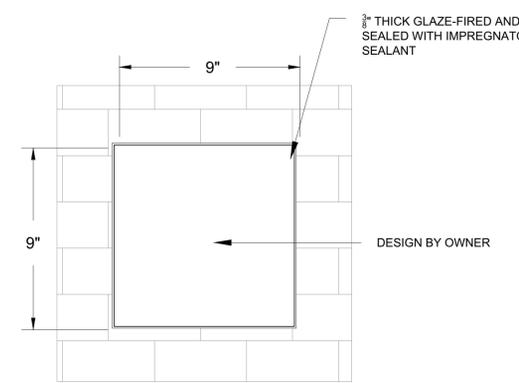
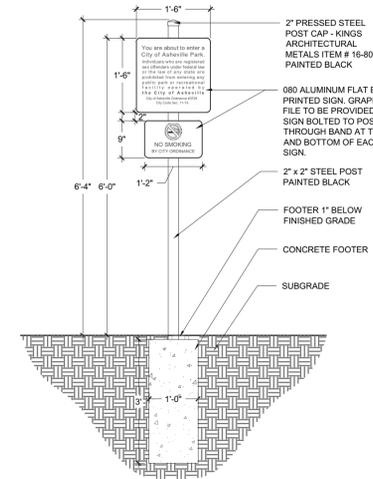
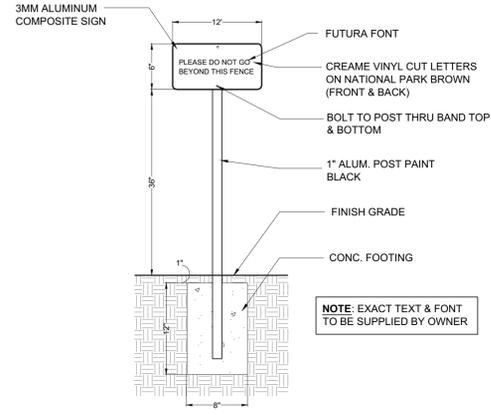
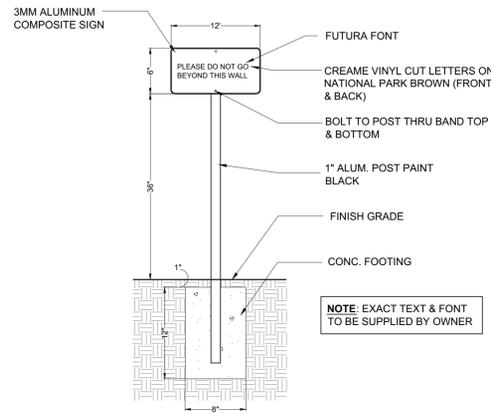
NO.	REVISIONS	REMARKS	DATE



DATE: 11.8.2016
SHEET TITLE:

SITE DETAILS AND NOTES

SHEET NO.
L-601



NOTE:
 1. ALL EXISTING ELECTRICAL OUTLETS WITHIN THE PARK SHALL HAVE A LOCKABLE, WEATHER PROOF COVER ADDED.
 2. COVER SHALL BE DIE CAST ALUMINUM ALLOY MANUFACTURED BY GRAYBAR OR APPROVED EQUAL.
 3. CONTRACTOR SHALL PROVIDE PADLOCKS (ALL WITH SAME ACCESS KEY, PROVIDE 5 KEYS TO OWNER).

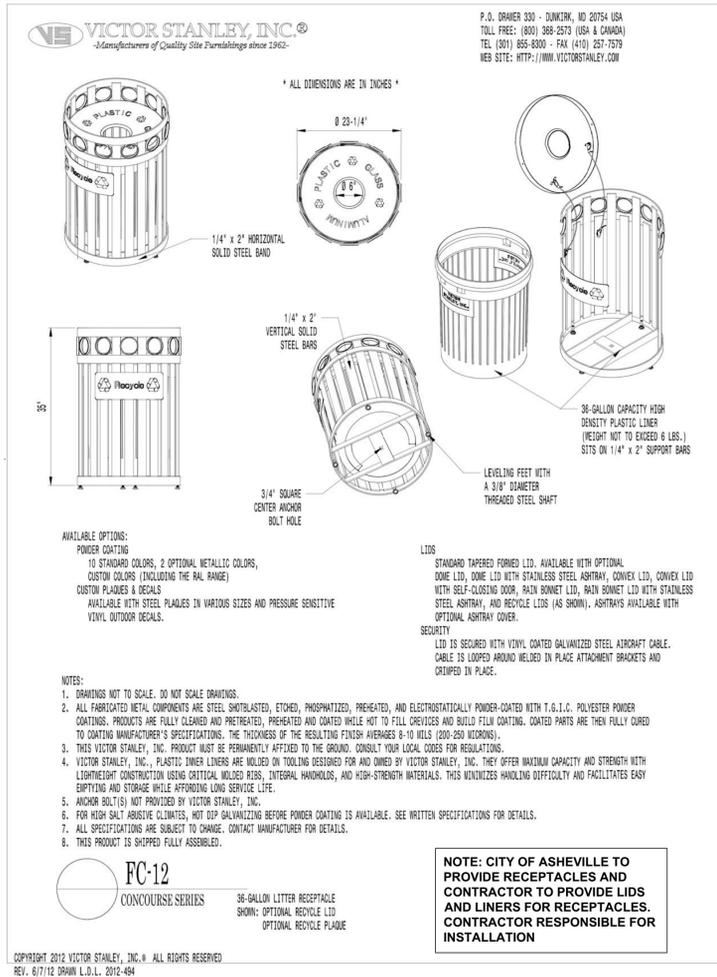
1 WALL DISTURBANCE SIGN - TOTAL = 10
NTS

2 FENCE DISTURBANCE SIGN - TOTAL = 13
NTS

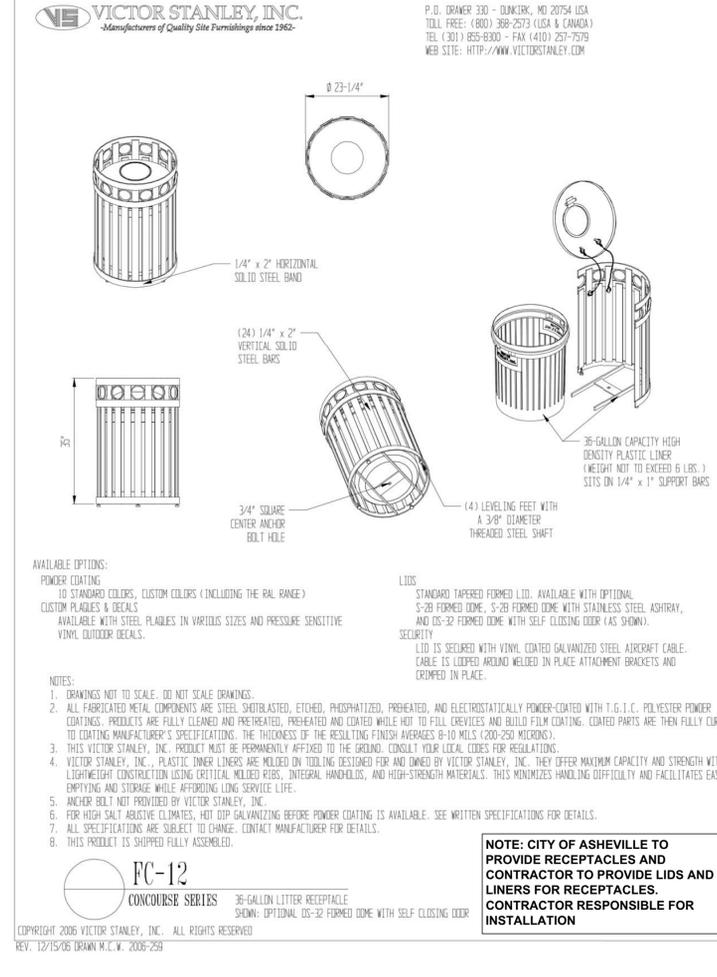
3 CITY OF ASHEVILLE SIGN
NTS

4 COLUMN TILE
NTS

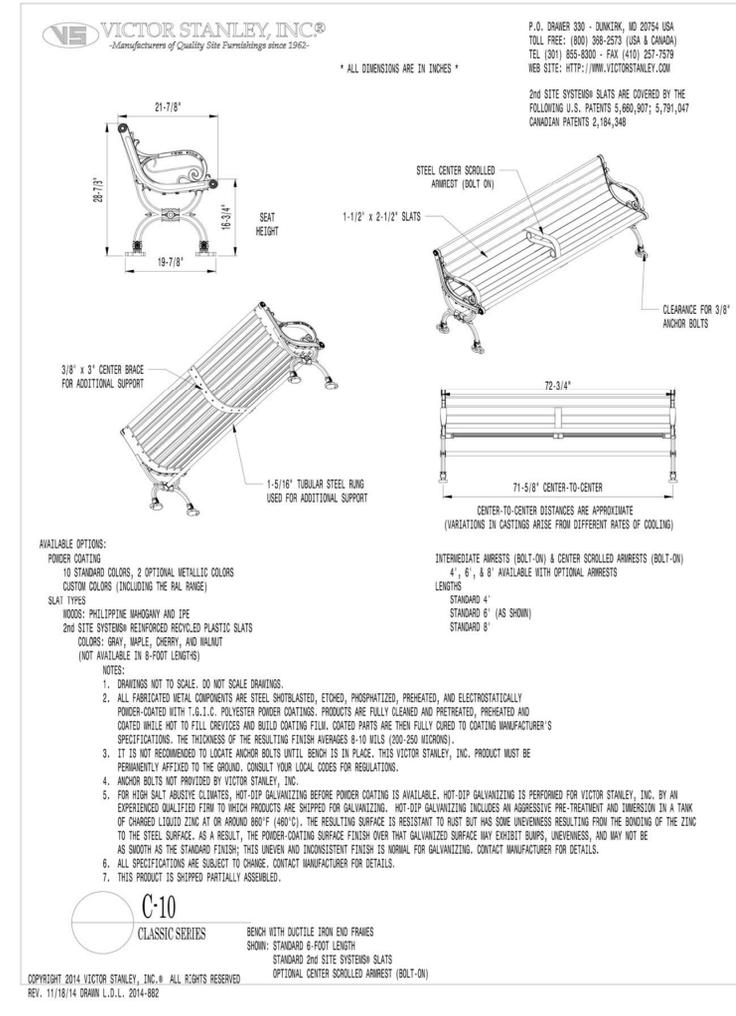
5 ELECTRICAL OUTLET COVER
TOTAL = 16



6 FC-12 RECYCLE RECEPTACLE
NTS



7 FC-12 TRASH RECEPTACLE
NTS



8 PARK BENCH WITH MIDDLE ARM REST
NTS

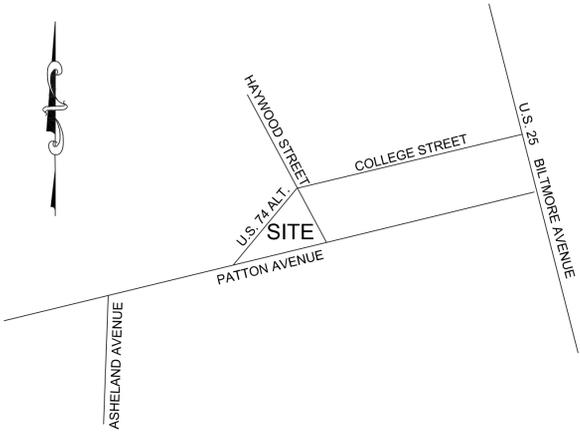
REVISIONS		
NO.	REMARKS	DATE



DATE: 11.8.2016
SHEET TITLE:

SITE DETAILS AND NOTES

SHEET NO. **L-602**

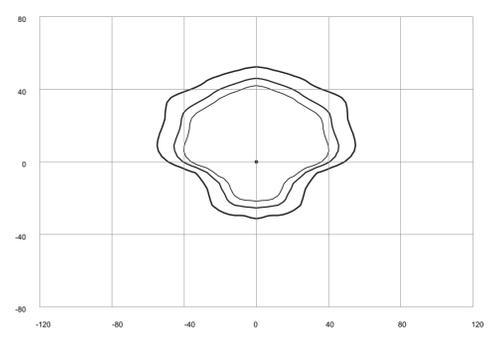


Vicinity Map
(not to scale)

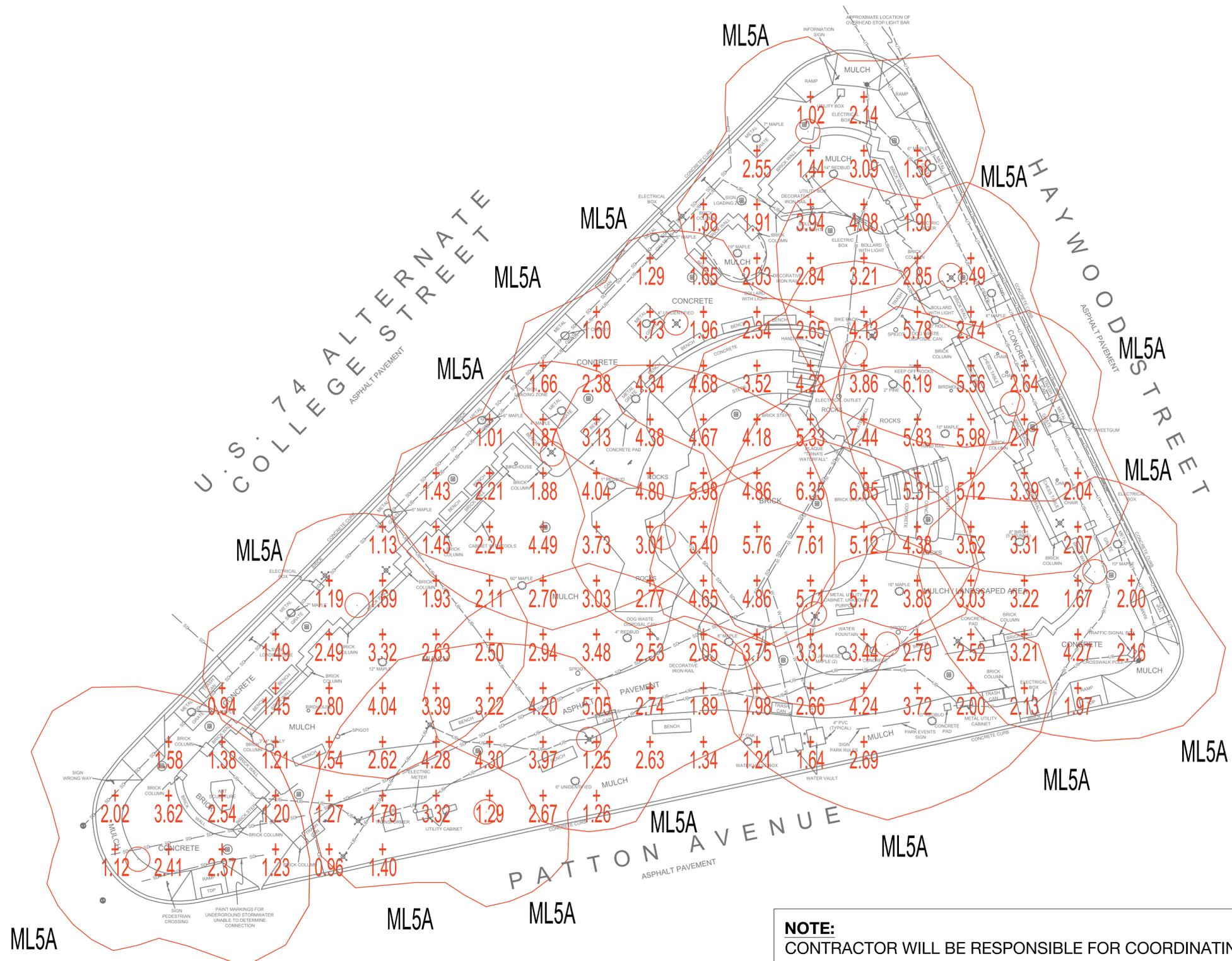
ISOFOOTCANDLE CURVES

FIXTURE: MITCHELL OPEN LED
MOUNTING HEIGHT: 16 FT
LIGHT SOURCE: 75W LED'S, 4000K
PATTERN: TYPE III, B1-U0-G1
ASSY # L43LED07MITOPMC

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LAMP LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR INITIAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .85.



LEGEND (OUTER to INNER): 0.100 , 0.200 , 0.300

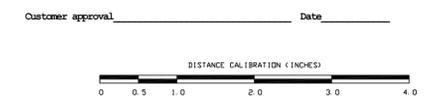


AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Park	230.25x179.50ft	Park	154	10.00	<+>	3.02	7.61	0.94	8.08	3.21

TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
ML5A	○	Holophane MCHLED_OPEN (1) "ML05" MCHLED_OPEN	(1) LED 4000K	4329	16' MT HT 50W LED	0.85	15

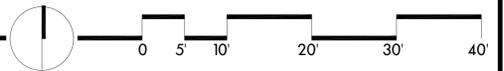
NOTE:
CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING & SCHEDULING NEW LIGHTING INSTALLATION BY DUKE ENERGY. DUKE ENERGY WILL BE RESPONSIBLE FOR ALL NEW LIGHTING CONSTRUCTION.

LIGHTING DESIGN TOLERANCE
The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy Progress. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.



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PRITCHARD PARK ASHEVILLE NC	
SITE LIGHTING PLAN	
Designed by	DEP LIGHTING SOLUTIONS
Reviewed by	C. BRENCO Scale 1" = 30'
Date	05/23/2016 Size "Arch D"
Description	MITCHELL OPEN LED FIXTURES
Drawing No.	16-0111A Sht. 1 OF 1



CONSULTANT

PRITCHARD PARK
IMPROVEMENTS

PREPARED FOR:
CITY OF ASHEVILLE
PARKS AND RECREATION DEPARTMENT
ASHEVILLE, N.C.

REVISIONS		
NO.	REMARKS	DATE



DATE:
11.8.2016
SHEET TITLE:

LIGHTING PLAN
(FOR REFERENCE ONLY)

SHEET NO.
L-700