

GENERAL NOTES

1. PROJECT SITE WORK SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, CITY OF LINCOLN BUILDING CODE AND APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
2. ALL WORK WITHIN CITY OF LINCOLN RIGHT OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH LINCOLN TRANSPORTATION & UTILITIES RIGHT OF WAY CONSTRUCTION MANAGEMENT REQUIREMENTS. CONTRACTOR SHALL OBTAIN RIGHT OF WAY CONSTRUCTION PERMIT AND ADHERE TO STANDARDS AND REQUIREMENTS OF PERMIT.
3. CONTRACTOR IS REQUIRED TO OBTAIN NECESSARY PERMITS FOR PROPOSED SITE WORK.
4. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND VISIBLE FEATURES AT THE PROJECT SITE. UNKNOWN UTILITIES OR STRUCTURES COULD BE ENCOUNTERED AT PROJECT SITE. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. EXISTING UTILITY LINES, EITHER OVERHEAD OR UNDERGROUND, AND PERMANENT STRUCTURES WITHIN THE PROPERTY LINES SHALL BE KEPT FREE OF DAMAGE BY CONTRACTOR'S OPERATIONS. IF SUCH UTILITY OR STRUCTURE IS DAMAGED, IT SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE.
5. IN ACCORDANCE WITH STATE LAW, CONTRACTOR SHALL NOTIFY NEBRASKA ONE CALL (NE 811) IN ADVANCE OF ANY SITE EXCAVATION OPERATIONS TO ALLOW UTILITY OPERATORS TO IDENTIFY AND LOCATE UNDERGROUND FACILITIES.
6. BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF UNDERGROUND UTILITIES AHEAD OF CONSTRUCTION. EXISTING UTILITY ELEVATION DISCREPANCIES SHALL BE REPORTED TO ENGINEER TO PERMIT REVISIONS TO DESIGN PLAN ELEVATIONS IF REQUIRED
7. ANY ON-SITE FUELING WILL COMPLY WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
8. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL EROSION CONTROL MEASURES DAMAGED BY CONSTRUCTION ACTIVITIES.
9. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL & SAFETY MEASURES. WHERE REQUIRED IN CITY OF LINCOLN RIGHT OF WAY TO FACILITATE UTILITY OR PAVEMENT INSTALLATION, TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LINCOLN TRAFFIC CONTROL GUIDELINES.
10. CONTRACTOR SHALL NOTIFY THE UTILITY PROVIDER TO COORDINATE AND SCHEDULE PROPOSED UTILITY SERVICE CONNECTIONS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND DUST CONTROL IN ACCORDANCE WITH THE CONSTRUCTION STORMWATER DISCHARGE PERMIT (CSW) FOR THE PROJECT SITE. SEDIMENT AND VEHICLE TRACK OUT FROM FACILITY SHALL BE PROMPTLY CLEANED BY CONTRACTOR. ANY DAMAGE FROM BLOWING DUST OR EROSION AND RUNOFF FROM THE SITE SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEYED PROPERTY CORNERS.

GENERAL GRADING NOTES

1. CONTRACTOR SHALL VERIFY THAT CONSTRUCTION STORMWATER DISCHARGE PERMIT, NPDES CSW-NH HAS BEEN SUBMITTED AND APPROVED PRIOR TO LAND DISTURBANCE ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL MEASURES WHERE INDICATED ON EROSION AND SEDIMENT CONTROL PLANS.
3. ALL HERBACEOUS VEGETATION AND TOPSOIL SHALL BE REMOVED FROM WITHIN THE LIMITS OF GRADING PRIOR TO PLACEMENT OF FILL MATERIAL. REFERENCE GEOTECHNICAL REPORT FOR ANTICIPATED DEPTH OF TOPSOIL ON THE PROJECT SITE.
4. SITE EARTHWORK ACTIVITIES INCLUDING: PLACEMENT OF STRUCTURAL FILL, BUILDING PAD PREPARATION, PAVED SUBGRADE PREPARATION, UTILITY EXCAVATION, COMPACTION, MOISTURE CONDITIONING, ETC. AND OTHER REMEDIAL SOIL MEASURES SHALL BE IN ACCORDANCE WITH THE PROJECT REPORT OF GEOTECHNICAL EXPLORATION (IF AVAILABLE). REFER TO GRADING PROCEDURE NOTES.
5. IN CASE OF DISCREPANCY BETWEEN PROJECT SPECIFICATIONS, REPORT OF GEOTECHNICAL EXPLORATION AND THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER.
6. THE PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT TOP OF SLAB, TOP OF CURB, OR BUILDING FLOOR ELEVATIONS. IN GREENSPACE AREAS, THEY REPRESENT THE FINISHED GROUND SURFACE. THE GRADING CONTRACTOR SHALL REVIEW TYPICAL SECTIONS FOR: BUILDING FLOOR SLABS, PAVEMENTS AND LANDSCAPE AREAS TO VERIFY FINAL SUBGRADE ELEVATIONS IN THOSE AREAS.
7. ALL LINES SHOWN REPRESENTING PAVEMENT ARE TO BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
8. CONTRACTOR WILL BE HELD RESPONSIBLE FOR SETTLEMENT DUE TO IMPROPER COMPACTION.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. PROPOSED GRADING SHALL NOT EXTEND BEYOND LIMITS OF PROPERTY LINES OR PROJECT LIMITS INDICATED ON GRADING PLANS. THE CONTRACTOR SHALL NOTIFY THE SITE INSPECTOR, OWNER OR ENGINEER IMMEDIATELY IF ANY GRADING WILL TAKE PLACE BEYOND THE PROPERTY LINE.
10. SUFFICIENT TOPSOIL SHOULD BE SALVAGED AND STOCKPILED BY THE CONTRACTOR FOR RE-SPREADING IN PERMANENT PLANTING AREAS, INCLUDING PARKING LOT ISLANDS AND GREEN SPACES. STOCKPILING AND RE-SPREADING OF TOPSOIL IS NOT A SEPARATE BID ITEM, BUT SHALL BE CONSIDERED SUBSIDIARY TO THE SITE GRADING.
11. UNLESS OTHERWISE INDICATED, TOPSOIL, SALVAGED AS PART OF THE EXCAVATION SHALL BE PLACED TO A MINIMUM DEPTH OF 6 INCHES OVER ALL PERMANENT GREENSPACE AREAS. LARGE STONES, STICKS AND LUMPS SHALL BE REMOVED OR BROKEN UP, AND THE TOPSOIL SHALL BE LEVELED AND RAKED TO MATCH ADJACENT GRADES. BEYOND RESEEDING ANY ROCK OR SAND FROM PAIVING ACTIVITIES SHALL BE REMOVED PRIOR TO PLACEMENT OF TOPSOIL. ALL EXCESS SOLTS, NOT RE-SPREAD WITHIN THE PROJECT LIMITS, SHALL BE REMOVED BY THE CONTRACTOR.
12. CONTRACTOR SHALL REFER TO LANDSCAPE PLANS FOR FINAL GRADING AND SOIL REQUIREMENTS OF GREENSPACE AREAS. IN CASE OF DISCREPANCY, NOTIFY LANDSCAPE ARCHITECT

GRADING PROCEDURE NOTES

3. THESE NOTES REFERENCE AND SUMMARIZE THE FINDINGS AND RECOMMENDATIONS OF THE REPORT OF GEOTECHNICAL EXPLORATION PREPARED BY OLSSON. THE GEOTECHNICAL REPORT MUST BE FOLLOWED. IN CASES WHERE THE SPECIFICATIONS AND GEOTECHNICAL REPORT DIFFER, THE MORE STRINGENT SHALL APPLY. ALL ALTERATION PROCEDURES OR RECOMMENDATIONS MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER. SITE PREPARATION, GRADING AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS AS OUTLINED IN THE REPORT OF GEOTECHNICAL EXPLORATION PREPARED BY OLSSON DATED DECEMBER 2024 AND ALL ISSUED ADDENDA.
2. ALL HERBACEOUS VEGETATION AND TOPSOIL SHALL BE REMOVED FROM WITHIN THE LIMITS OF GRADING PRIOR TO PLACEMENT OF STRUCTURAL FILL MATERIAL.
3. THE TOP NINE (9) INCHES OF THE EXISTING SUBGRADE TO BE SCARIFIED AND RECOMPACTED BEFORE THE PLACEMENT OF ANY FILL.
4. PER THE GEOTECHNICAL REPORT, STRUCTURAL FILL AND BACKFILL USED ON THIS SITE SHALL CONSIST OF APPROVED MATERIALS FREE OF INORGANIC MATTER AND DEBRIS. SOILS MUST BE LOW-PLASTICITY, COHESIVE MATERIAL WITH A LIQUID LIMIT LESS THAN 45 AND PLASTICITY INDEX LESS THAN 25.
5. CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT FOR COMPACTION DENSITY AND MOISTURE REQUIREMENTS OF STRUCTURAL FILL MATERIAL.
6. ALL COLUMN PADS AND WALL FOOTINGS SHALL BE CORED-OUT AND REPLACED WITH STRUCTURAL FILL TO A MINIMUM DEPTH OF TWO (2) FEET BELOW THE BEARING ELEVATION OF THE FOOTINGS. THE AREA OF THE CORE-OUT SHOULD EXTEND FROM THE EDGE OF THE FOOTING TO THE EXCAVATION ELEVATIONS AT A 1H:(1V) SLOPE. THE EXPOSED SUBGRADE AT THE CORE-OUT ELEVATIONS SHALL BE INSPECTED TO INSURE THE MINIMUM BEARING CAPACITY.
7. ALL FLOOR SLABS SHALL BEAR ON A MINIMUM OF 18 INCHES OF CONTROLLED FILL.
8. PROPOSED FILL SOILS MUST BE TESTED AND APPROVED PRIOR TO PLACEMENT USING AT A MINIMUM A STANDARD PROCTOR TEST (ASTM D698) AND AN ATERBERG LIMITS TEST FOR EACH SOIL TYPE OR SOURCE CONSISTED.
9. FILL AND BACKFILL PLACED IN AND AROUND THE BUILDING AREAS MUST BE COMPACTED TO AT LEAST 98% OF THE MATERIALS STANDARD PROCTOR. FILL PLACED BELOW THE BASE OF THE PAVEMENT SOIL SUBGRADE MUST BE COMPACTED TO AT LEAST 95% OF THE MATERIALS STANDARD PROCTOR. FILL PLACED WITHIN THE UPPER 12 INCHES OF PAVEMENT AND BUILDING SUBGRADES SHALL BE COMPACTED TO AT LEAST 98% STANDARD PROCTOR.
10. ONSITE EXCAVATION MATERIAL MAY BE USED AS CALLED OUT IN THE GEOTECHNICAL REPORT.
11. UNLESS OTHERWISE INDICATED, ALL EXCESS UTILITY, PAVING AND FOUNDATION SPOIL MATERIAL SHALL BE REMOVED FROM SITE.
12. ROUGH GRADING TOLERANCES: BUILDING PAD - 0.0' TO +0.1'; PAVED AREAS - 0.1' TO +0.1'; ALL OTHER AREAS: -0.2' TO +0.2'. FINAL BUILDING PAD GRADING AND PAVEMENT GRADING SHALL MATCH THE PROPOSED TYPICAL SECTIONS OF BUILDING SLAB AND PAVEMENT THICKNESS.
13. ANY GEOTECHNICAL/TESTING REPORTS SOLICITED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE OWNER AND THE ENGINEER.
14. ONCE STRIPPING AND REMOVAL OPERATIONS ARE COMPLETE, THE CONTRACTOR SHALL PROOFROLL THE AREAS TO RECEIVE STRUCTURAL FILL AS PER THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER PRIOR TO BEGINNING OF PROOFROLLING. THE GEOTECHNICAL ENGINEER SHALL WITNESS ALL PROOFROLLING.
15. FULL TIME OBSERVATION AND TESTING BY A QUALIFIED TESTING LAB OR PROFESSIONAL GEOTECHNICAL ENGINEER SHALL OCCUR TO MONITOR SITE STRIPPING, REMOVAL OF EXISTING FILL/BACKFILL IN THE BUILDING AREA (UNDESIRABLE MATERIALS) AND PROOFROLLING AND FILL PLACEMENT.

GENERAL UTILITY NOTES

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1. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN UTILITY CLEARANCES BETWEEN SITE UTILITIES FOR ALL PROPOSED SITE UTILITY LINES.
2. ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 98% (ASTM D698).
3. THE CONTRACTOR SHALL RESTORE ANY DISTURBED AREAS TO ITS PREVIOUS CONDITION.
4. THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL CROSSINGS OF ALL PROPOSED AND EXISTING UTILITIES PRIOR TO INSTALLATION OF UTILITIES. NOTIFY THE ENGINEER IN CASE OF ANY CONFLICTS.
5. ALL CONDUIT STUBS SHALL BE CAPPED AND MARKED ABOVE GROUND WITH REBAR AND A FLAG.

ELECTRICAL SERVICE

1. ELECTRICAL TRANSFORMER PAD TO BE BUILT BY SITE ELECTRICAL CONTRACTOR. COORDINATE WITH LINCOLN ELECTRIC SYSTEM FOR EXACT SIZE, LOCATION, AND MATERIALS USED FOR PAD. PAD SHALL BE CONSTRUCTED IN ACCORDANCE WITH LINCOLN ELECTRIC SYSTEM STANDARD DETAILS AND REQUIREMENTS.
2. UNDERGROUND ELECTRIC PRIMARY CONDUITS, CONDUCTORS AND TRANSFORMERS TO BE INSTALLED BY LINCOLN ELECTRIC SYSTEM. COORDINATE WITH LINCOLN ELECTRIC SYSTEM FOR EXACT LOCATION AND SCHEDULING OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR SECONDARY CONDUIT FROM TRANSFORMER TO CONNECTIONS AT BUILDING, REFER TO BUILDING SITE ELECTRICAL PLANS.

TELECOMMUNICATIONS

1. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH LOCAL TELECOMMUNICATIONS PROVIDER TO SCHEDULE AND INSTALL TELECOMMUNICATION SERVICE TO BUILDING. CONTRACTOR IS RESPONSIBLE TO PROVIDE CONDUITS BELOW PAVEMENTS WHERE REQUIRED BY PROVIDER.
2. REFER TO BUILDING ELECTRICAL PLANS FOR TELECOMMUNICATIONS SERVICE REQUIREMENTS TO BUILDING

GAS MAIN

1. UNDERGROUND GAS SERVICE TO BE BUILT BY BLACK HILLS ENERGY. CONTRACTOR SHALL COORDINATE WITH BLACK HILLS FOR SCHEDULING AND INSTALLATION OF GAS SERVICE.
2. REFER TO BUILDING PLUMBING PLANS FOR GAS SERVICE REQUIREMENTS TO BUILDING.

PRIVATE STORM SERVICE NOTES

1. ALL STORM SEWER CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF LINCOLN BUILDING AND PLUMBING CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR PROPOSED STORM SEWER CONSTRUCTION.
2. ALL WORK WITHIN CITY OF LINCOLN RIGHT OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH LINCOLN TRANSPORTATION & UTILITIES RIGHT OF WAY CONSTRUCTION MANAGEMENT REQUIREMENTS. CONTRACTOR SHALL OBTAIN RIGHT OF WAY CONSTRUCTION PERMIT AND ADHERE TO STANDARDS AND REQUIREMENTS OF PERMIT.
3. WHERE REQUIRED TO FACILITATE UTILITY INSTALLATION, TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LINCOLN TRAFFIC CONTROL GUIDELINES.
4. ALL STORM SEWER PIPING AND FITTINGS SHALL COMPLY WITH CITY OF LINCOLN PLUMBING CODE.
5. CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL PAVEMENT REMOVAL AND REPLACEMENT AS NECESSARY TO CONNECT TO EXISTING PUBLIC STORM SEWER SEWER. REMOVAL AND REPLACEMENT OF EXISTING PAVEMENT SHALL BE IN ACCORDANCE WITH CITY OF LINCOLN RIGHT OF WAY CONSTRUCTION MANAGEMENT REQUIREMENTS.
6. STORM SEWER PIPE INSTALLED IN CITY OF LINCOLN RIGHT OF WAY SHALL BE REINFORCED CONCRETE PIPE (RCP), CLASS III.
7. STORM SEWER PIPING MATERIALS SHALL BE IN ACCORDANCE WITH PROJECT TECHNICAL SPECIFICATIONS. IF TECHNICAL SPECIFICATIONS ARE NOT INCLUDED IN CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL PROVIDE:
 - 7.1. HDPE DUAL WALL (ASTM F2484), ADVANCED DRAINAGE SYSTEM (ADS) TYPE N-12 OR APPROVED EQUAL.
8. STORM SEWER STRUCTURES MATERIALS SHALL BE IN ACCORDANCE WITH PROJECT TECHNICAL SPECIFICATIONS OR CONSTRUCTION DETAILS. IF TECHNICAL SPECIFICATIONS ARE NOT INCLUDED IN CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL PROVIDE:
 - 8.1. DRAINAGE BASINS, CURB INLETS AND INLINE DRAINS SHALL BE (ADS), NYLOPLAST OR APPROVED EQUAL.
9. FOR PURPOSES OF CLARITY, NOT ALL FITTINGS FOR STORM SEWER PIPING ARE SHOWN. CONTRACTOR SHALL PROVIDE FITTINGS AS NECESSARY TO COMPLETE CONNECTIONS AS SHOWN ON THESE DRAWINGS.
10. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE EXISTING STORM SEWER ELEVATION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY ELEVATION DISCREPANCIES PRIOR TO PLACEMENT OF CONCRETE PAVEMENT.
11. CONTRACTOR SHALL MAINTAIN STORM SEWER SERVICE OF THE EXISTING STORM PIPING DURING CONSTRUCTION OF NEW STORM SEWER.

PRIVATE WATER SERVICE NOTES

1. PROPOSED WATER SERVICE SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LINCOLN WATER SYSTEM REQUIREMENTS.
2. ALL WATER SERVICE CONSTRUCTION TO BE DONE UNDER A PLUMBERS PERMIT AND SHALL COMPLY WITH ALL APPLICABLE BUILDING AND PLUMBING CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR PROPOSED WATER SERVICE CONSTRUCTION.
3. ALL WORK WITHIN CITY OF LINCOLN RIGHT OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH LINCOLN TRANSPORTATION & UTILITIES RIGHT OF WAY CONSTRUCTION MANAGEMENT REQUIREMENTS. CONTRACTOR SHALL OBTAIN RIGHT OF WAY CONSTRUCTION PERMIT AND ADHERE TO STANDARDS AND REQUIREMENTS OF PERMIT.
4. WHERE REQUIRED TO FACILITATE UTILITY INSTALLATION, TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LINCOLN TRAFFIC CONTROL GUIDELINES.
5. ALL WATER SERVICE PIPING AND FITTINGS SHALL COMPLY WITH CITY OF LINCOLN WATER SYSTEM, AND CITY OF LINCOLN PLUMBING CODE.
6. CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL PAVEMENT REMOVAL AND REPLACEMENT AS NECESSARY TO CONNECT TO EXISTING PUBLIC SANITARY SEWER MAIN. REMOVAL AND REPLACEMENT OF EXISTING PAVEMENT SHALL BE IN ACCORDANCE WITH CITY OF LINCOLN RIGHT OF WAY CONSTRUCTION MANAGEMENT.
7. CONTRACTOR SHALL NOTIFY CITY OF LINCOLN WATER SYSTEM (LWS) SYSTEM AT LEAST 72 HOURS IN ADVANCE OF PROPOSED SERVICE CONNECTION TO EXISTING PUBLIC WATER MAIN, LINCOLN WATER SYSTEM TO PERFORM ALL TAPS.
8. CONTRACTOR TO REFERENCE BUILDING PLUMBING PLANS FOR PROPOSED SANITARY SEWER CONNECTIONS TO THE BUILDING. NOTIFY ENGINEER IN CASE OF PLAN DISCREPANCIES.
10. MATERIAL OF PIPE FROM TAP OF PRIVATE MAIN TO METER IN BUILDING SHALL BE IN ACCORDANCE WITH CITY OF LINCOLN WATER SYSTEM WATER SERVICE MANUAL.
11. BUILD 1 1/2" PVC RISER PIPE W/ 1 1/2" SOLVENT WELDED CAP, AT THE END OF WATER SERVICE.
12. ALL WATER METERS, PUMPS, AND BACKFLOW PREVENTERS ARE LOCATED INSIDE BUILDING. REFER TO BUILDING PLUMBING PLANS FOR DESIGN AND LOCATIONS.
13. CONTRACTOR SHALL PAY ALL METER COSTS, TAPPING FEES, IMPACT FEES, AND ALL OTHER INCIDENTAL COSTS REQUIRED BY LINCOLN WATER SYSTEM OR THE CITY OF LINCOLN.
14. WATER SERVICE PIPING SHALL HAVE A 5.0' MINIMUM BURY DEPTH AS MEASURED FROM FINISHED GROUND TO TOP OF PIPE.
15. ALL FITTINGS (HORIZONTAL AND VERTICAL), AND VALVES SHALL BE SECURELY RESTRAINED USING CONCRETE THRUST BLOCKS, OR OTHER METHOD(S) APPROVED BY THE ENGINEER AND LINCOLN WATER SYSTEM TO WITHSTAND TEST AND OPERATING PRESSURES.
16. CONCRETE FOR THRUST BLOCKS (IF REQUIRE) SHALL HAVE MINIMUM STRENGTH OF 3500 PSI @ 28 DAYS.
17. TRACER WIRE SHALL BE INSTALLED ON ALL PIPE SHALL BE INCIDENTAL TO THE PIPE.
18. WATER PIPING SHALL BE SEPARATED BY AT LEAST 10 FT. HORIZONTALLY FROM ANY EXISTING OR PROPOSED PARALLEL SANITARY SEWER, MEASURED EDGE TO EDGE. A MINIMUM VERTICAL SEPARATION WATER SERVICE AND SANITARY SEWER LINE SHALL BE EIGHTEEN INCHES (18"), MEASURED EDGE TO EDGE.
19. CRUSHED ROCK BEDDING SHALL BE INSTALLED FOR ALL UTILITY PIPE, AS DETAILED ON THESE PLANS.

PRIVATE SANITARY SEWER NOTES

1. PROPOSED SANITARY SEWER SERVICE SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LINCOLN WASTEWATER SYSTEM REQUIREMENTS.
2. ALL SANITARY SEWER CONSTRUCTION TO BE DONE UNDER A PLUMBERS PERMIT AND SHALL COMPLY WITH ALL APPLICABLE BUILDING AND PLUMBING CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR PROPOSED SEWER CONSTRUCTION.
3. ALL WORK WITHIN CITY OF LINCOLN RIGHT OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH LINCOLN TRANSPORTATION & UTILITIES RIGHT OF WAY CONSTRUCTION MANAGEMENT REQUIREMENTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY CONSTRUCTION PERMIT AND ADHERE TO STANDARDS AND REQUIREMENTS OF PERMIT.
5. WHERE REQUIRED TO FACILITATE UTILITY INSTALLATION, TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LINCOLN TRAFFIC CONTROL GUIDELINES.
6. ALL SANITARY SEWER PIPES AND FITTINGS SHALL COMPLY WITH CITY OF LINCOLN PLUMBING CODE AND CITY OF LINCOLN WASTEWATER.
7. CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL PAVEMENT REMOVAL AND REPLACEMENT AS NECESSARY TO CONNECT TO EXISTING PUBLIC SANITARY SEWER MAIN. REMOVAL AND REPLACEMENT OF EXISTING PAVEMENT SHALL BE DONE IN ACCORDANCE WITH LINCOLN RIGHT OF WAY CONSTRUCTION MANAGEMENT.
8. CONTRACTOR SHALL NOTIFY CITY OF LINCOLN WASTEWATER (LWWS) SYSTEM AT LEAST 72 HOURS IN ADVANCE OF PROPOSED SEWER CONNECTION TO EXISTING PUBLIC SANITARY SEWER MAIN. LWWS TO INSPECT ALL TAPS.
9. CRUSHED ROCK BEDDING SHALL BE INSTALLED FOR ALL UTILITY PIPE, AS DETAILED ON THESE PLANS.
10. CONTRACTOR TO REFERENCE BUILDING PLUMBING PLANS FOR PROPOSED SANITARY SEWER CONNECTIONS TO THE BUILDING. UTILITY ENGINEER IN CASE OF PLAN DISCREPANCIES.
11. BUILD 1/2" PVC RISER PIPE W/ 1/2" SOLVENT WELDED CAP. AT THE END OF SANITARY SEWER SERVICE. FOR DETAILS SEE CITY OF LINCOLN SANITARY SEWER SERVICE, SEE LINCOLN STANDARD PLAN - 160.
12. FOR DETAILS OF STANDARD SEWER MANHOLE TYPE "S" (LINE) AND TYPE "R" (OUTSIDE DROP), SEE LINCOLN STANDARD PLAN - 200.
13. FOR DETAILS OF PIPE BEDDING, SEE LINCOLN STANDARD PLAN - 185.
14. FOR DETAILS OF STANDARD SANITARY SEWER CONNECTIONS, SEE LINCOLN STANDARD PLAN - 210.
15. FOR DETAILS OF PAVEMENT REPLACEMENT FOR UTILITY CONSTRUCTION, SEE LINCOLN STANDARD PLAN - 670.
16. SANITARY SEWERS SHALL BE SEPARATED BY AT LEAST 10 FT. (3.48 M) HORIZONTALLY FROM ANY EXISTING OR PROPOSED PARALLEL WATER MAINS, MEASURED EDGE TO EDGE.
17. ALL WATER MAINS SHALL BE SANITARY COVERED AND STEPS. SEE LINCOLN STANDARD PLAN - 160.
18. THE TOP OF THE SANITARY SEWER IS AT LEAST 18 IN (457 MM) BELOW THE BOTTOM OF THE WATER MAIN. IN THOSE INSTANCES WHERE THE BOTTOM OF THE WATER MAIN IS LESS THAN 18 IN (457 MM), ABOVE THE TOP OF THE SANITARY SEWER OR THE SANITARY SEWER IS LOCATED ABOVE THE WATER MAIN, THE SANITARY SEWER SHALL BE CONSTRUCTED TO A MINIMUM OF 16 IN (406 MM) OF 150 PSI (1034 KPA) RATING MEETING THE REQUIREMENTS OF AWWA C900 FOR DR18, PRESSURE RATING 150 PSI (1034 KPA), CENTERED ON THE WATER MAIN.
19. PRIOR TO FINAL ACCEPTANCE ALL SEWER MAIN AND SERVICES SHALL BE TESTED BY THE CONTRACTOR, IN ACCORDANCE WITH CITY OF LINCOLN PLUMBING CODE.
20. SANITARY SEWER SERVICE CLEAN-OUTS TO BE BUILT AS PER CITY OF LINCOLN CODE.

PRIVATE PAVING NOTES (SITE CONSTRUCTION)

3. PAVEMENT SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE REPORT OF GEOTECHNICAL EXPLORATION PREPARED BY OLSSON DATED DECEMBER 2024 THE PROJECT TECHNICAL SPECIFICATIONS, OR THE CONSTRUCTION DETAILS AS SHOWN ON THESE PLANS. IN CASES WHERE THE SPECIFICATIONS, GEOTECHNICAL REPORT, OR DETAILS DIFFER, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
2. THE CONTRACTOR SHALL COORDINATE SUBGRADE DENSITY TESTING AND CONCRETE TESTING WITH OWNER'S TESTING AGENCY PRIOR TO INSTALLATION OF CONCRETE PAVEMENT.
3. CONCRETE MIX DESIGN SHALL BE IN ACCORDANCE WITH PROJECT TECHNICAL SPECIFICATIONS. IF TECHNICAL SPECIFICATIONS ARE NOT INCLUDED IN CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL PROVIDE CITY OF LINCOLN, L-3590, OR ENGINEER APPROVED EQUAL.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE EXISTING PAVEMENT. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY ELEVATION DISCREPANCIES PRIOR TO PLACEMENT OF CONCRETE PAVEMENT.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS PRIOR TO PAVEMENT CONSTRUCTION INCLUDING: CURB CUT PERMIT, SIDEWALK PERMIT OR OTHER PERMITS AS REQUIRED BY LOCAL JURISDICTION.
6. CONCRETE PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH PROJECT TECHNICAL SPECIFICATIONS. IF TECHNICAL SPECIFICATIONS ARE NOT INCLUDED IN CONSTRUCTION DOCUMENTS, CONCRETE PAVEMENT SHALL BE INSTALLED TO MEET THE INDUSTRY STANDARDS AS DESCRIBED IN ACI 330R-08. IN CASES WHERE THE CONSTRUCTION PLANS OR DETAILS DIFFER FROM ACI330R-08, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
8. ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 305 & 206 "HOT WEATHER" & COLD WEATHER" CONCRETING. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLANKETS, EXTERNAL HEAT, OR OTHER METHODS AS REQUIRED TO ENSURE CONCRETE PLACEMENT AND TEMPERATURE ARE MAINTAINED WITH SPECIFIED REQUIREMENTS. CONCRETE SHALL BE MAINTAINED AT A MINIMUM TEMPERATURE OF 50° FOR THREE DAYS AFTER THE COMPLETION OF PLACEMENT.
9. PAVEMENT JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN ON THESE PLANS. MAXIMUM SPACING FOR SAWED TRANSVERSE CONSTRUCTION JOINTS FOR CONCRETE PAVEMENT, SHALL BE 10' SLABS SHALL BE KEPT AS SQUARE AS POSSIBLE. TRANSVERSE JOINT SPACING SHALL NOT EXCEED 125% OF THE LONGITUDINAL JOINT SPACING. SAWED JOINTS SHALL BE A MINIMUM DEPTH OF 3/4 OF THE PAVEMENT THICKNESS
10. ALL PAVEMENT JOINTS SHALL BE SEALED WITH SELF-LEVELING POLYURETHANE SEALANT WITH COLOR MATCHING THE CONCRETE PAVEMENT.
11. A 1/2" CLOSED CELL EXPANSION JOINT SHALL BE PROVIDED BETWEEN CONCRETE PAVEMENT AND FIXED STRUCTURAL OBJECTS (MANHOLES, WALLS, LIGHT POLES, ETC.), AND BETWEEN PAVEMENT CURBS AND SIDEWALKS
12. MAXIMUM JOINT SPACING ON CONCRETE SIDEWALKS SHALL BE 5', UNLESS OTHERWISE SHOWN ON PAVEMENT JOINTING PLAN.
13. CONCRETE SIDEWALK SHALL BE INSTALLED IN ACCORDANCE WITH THE CONSTRUCTION DETAILS AS SHOWN ON THESE PLANS. THE MAXIMUM CROSS SLOPE ON ALL SIDEWALKS SHALL BE 2.0%. THE MAXIMUM RUNNING SLOPE ON ALL SIDEWALKS (EXCLUDING CURB RAMPS) SHALL BE 5.0%. SIDEWALK SHALL BE MINIMUM OF 4" CONCRETE, UNLESS OTHERWISE SHOWN.
14. PROVIDE OPENINGS IN PAVEMENT CURB FOR ACCESSIBLE CURB RAMPS WHERE SHOWN ON THE PLANS.
15. SIDEWALK INSTALLED IN PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH CHAPTER 4 OF CITY OF LINCOLN STANDARD SPECIFICATIONS. ALL ACCESSIBLE RAMPS CONSTRUCTED IN PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH LINCOLN STANDARD PLAN LSP-600.
16. THE PAVING CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVES, INLETS, AND CLEAN-OUTS TO GRADE THE PAVING CONTRACTOR IS RESPONSIBLE FOR SETTING INLET TOPS. THE PAVING CONTRACTOR SHALL PLACE TRAFFIC RATED CAPS ON ALL CLEAN-OUTS WITHIN PAVED AREAS.
17. CONTRACTOR SHALL STRIPE ALL PARKING LOTS AS SHOWN. PARKING STRIP STRIPPING SHALL BE 4" YELLOW MARKINGS, UNLESS OTHERWISE SHOWN.
18. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
19. ALL COORDINATE POINTS ARE TO BACK OF CURB UNLESS SPECIFIED OTHERWISE.
20. ALL DISABLED PARKING STALLS SHALL BE IN COMPLIANCE WITH THE UNITED STATES ACCESS BOARD GUIDES AND STANDARDS (CHAPTER 5). ACCESSIBLE STALLS TO BE PAINTED AND SIGNPOST WITH SIGN INSTALLED IN ACCORDANCE WITH CONSTRUCTION DETAILS.
21. PAVEMENT CURBS SHALL BE PROMPTLY BACKFILLED FOLLOWING PAVEMENT OPERATIONS. ALL ISLANDS SHALL BE BACKFILLED WITH TOPSOIL PRIOR TO LANDSCAPING.

GENERAL NOTES

BRAKES PLUS
NORTHSTAR CROSSING

LINCOLN, NEBRASKA

drawn by: ALL
designed by: EAP
project no.: 024-05713
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SHEET
C0.1

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DATE: Feb 11, 2025 11:02am USER: alabenz



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Olsson - Engineering
Nebraska COA #CA-0631



DESCRIPTION

REV. DATE
NO.

REVISIONS

2025

drawn by: ALL
designed by: EAP
project no.: 024-05713
date: 02/14/2025

SHEET
C0.1



VICINITY MAP
NOT TO SCALE



- NOTE**
- CONCRETE FOR SIDEWALKS SHALL BE INSTALLED SO THAT A 2% CROSS-SLOPE IS NOT EXCEEDED.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY LOCATIONS.

SITE INFORMATION

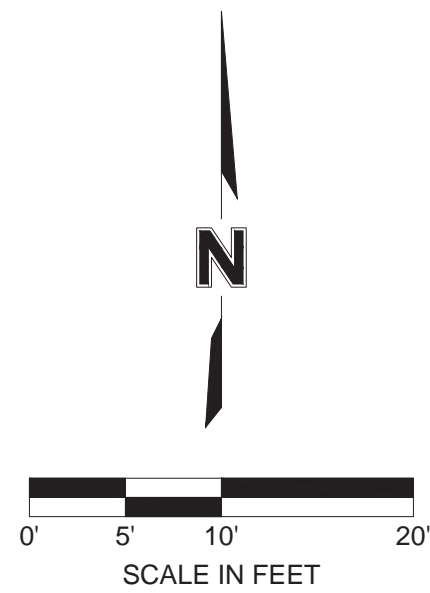
LEGAL: NORTHSTAR CROSSING 2ND ADDITION, LOT 2
ADDRESS: TBD
ZONED: B-2

PARKING INFORMATION

SURFACE STALLS = 24
SERVICE BAYS = 8
ADA STALLS = 2 STALLS
TOTAL STALLS = 34 STALLS

PAVING LEGEND

- PROPERTY LINE
- PROPOSED BUILDING OUTLINE
- INTEGRAL 6" PCC CURB
- EXISTING STORM SEWER INLET
- PROPOSED 4" SIDEWALK PCC PAVEMENT, REFER TO C5.1
- PROPOSED 7" DRIVE AISLE PCC PAVEMENT, REFER TO C5.1
- PROPOSED 5" PARKING STALL PCC PAVEMENT, REFER TO C5.1
- PROPOSED 8" HEAVY DUTY PCC PAVEMENT, REFER TO C5.1



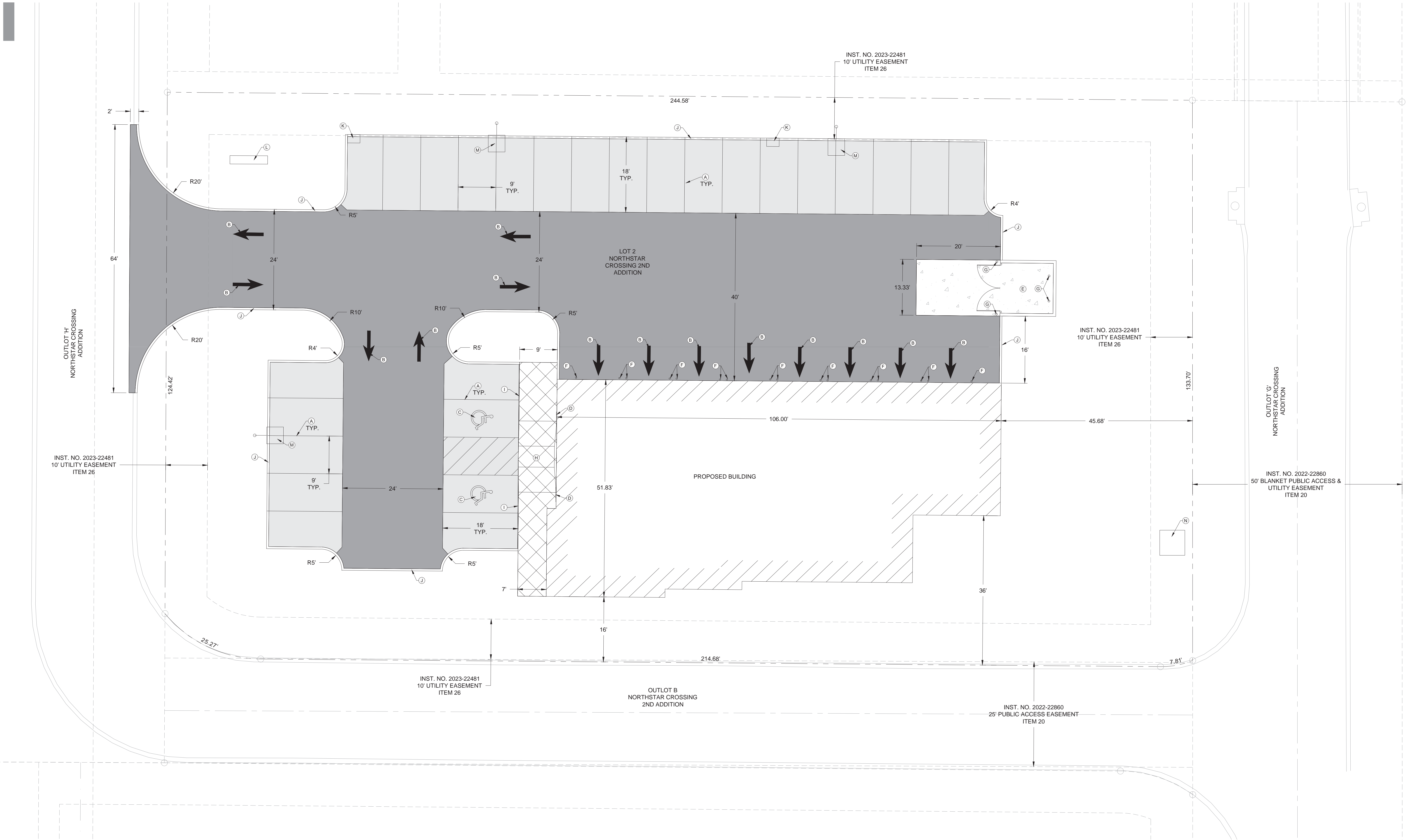
FLAG NOTES

- (A) PROPOSED WHITE PAVEMENT STRIPING, TYP. (CONFORM TO LATEST MUTCD VERSION STANDARDS AND SPECIFICATIONS)
- (B) PROPOSED TRAFFIC FLOW ARROWS, TYP. (REF DETAIL SHEET XX)
- (C) PROPOSED ADA PAVEMENT MARKING (REF DETAIL SHEET XX)
- (D) PROPOSED BUILDING MOUNT ADA SIGNAGE (REF DETAIL SHEET XX)
- (E) PROPOSED TRASH ENCLOSURE (REF ARCHITECTURAL PLANS)
- (F) PROPOSED 4" BOLLARD (REF DETAIL SHEET XX)
- (G) PROPOSED 6" BOLLARD (REF ARCHITECTURAL PLANS)
- (H) PROPOSED IN-LINE ADA RAMP (REF DETAIL SHEET XX)
- (I) PROPOSED 6" INTEGRAL CURB SIDEWALK/CURB (REF DETAIL SHEET XX)
- (J) PROPOSED 6" INTEGRAL CURB (REF DETAIL SHEET XX)
- (K) PROPOSED CURB INLET (REF DETAIL SHEET XX)
- (L) PROPOSED MONUMENT SIGN (REF ARCHITECTURAL PLANS)
- (M) PROPOSED PARKING LOT LIGHT (REF SITE LIGHTING PLANS)
- (N) PROPOSED TRANSFORMER LOCATION (COORDINATE WITH LES FOR EXACT SIZE AND LOCATION)

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FINAL REVIEW
PROGRESS
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NOT FOR CONSTRUCTION

SITE PLAN		REV. NO.	DATE	DESCRIPTION
LINCOLN, NEBRASKA	BRAKES PLUS NORTHSTAR CROSSING			
		2025		REVISIONS
drawn by: _____		ALL		
designed by: _____		BDB		
project no. _____		024-05713		
date: _____		02/14/2025		
SHEET C1.1				



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DATE: Feb 11, 2025 11:02am USER: abbenz



GRADING OVER-EXCAVATION NOTES

- TEMPORARY CONSTRUCTION SLOPES SHALL BE DESIGNED AND EXCAVATED IN STRICT COMPLIANCE WITH THE RULES AND REGULATIONS OF THE FEDERAL REGISTER, VOLUME 54, NO. 209 (OCTOBER 1989), THE UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), 29 CFR, PART 1926.
- SIDES OF THE EXCAVATION SHALL BE SLOPED AT A MINIMUM OF 1 H:1 V TO PERMIT CONTROLLED EARTH FILL TO BE PLACED AGAINST THE SIDES OF THE EXCAVATIONS TO THE SPECIFIC DEGREE OF COMPACTION AS STATED IN THE GEOTECHNICAL REPORT. BACKFILL PLACED ON THE SLOPED AREAS WITHIN THE BUILDING WALL AREA SHALL BE "BENCHED" HORIZONTALLY A MINIMUM OF FIVE FEET INTO THE SIDE OF THE SLOPE, SO THAT THE LIFTS OF THE BACKFILL ARE PLACED AND COMPACTED IN AS NEARLY A HORIZONTAL PLANE AS POSSIBLE. LIFTS OF BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED IN SUCH A FASHION TO ALLOW OVERLYING LIFTS TO INTERLOCK WITH THE UNDERLYING SOILS TO REDUCE CONSOLIDATION POTENTIAL ALONG THE SLOPE INTERFACE.
- OLSSON SHALL BE CONTACTED TO EVALUATE AND DOCUMENT THE BASE OF THE OVER-EXCAVATION PRIOR TO PLACEMENT OF NEW FILL SOILS PRIOR TO NEW STRUCTURAL FILL PLACEMENT. AT THE BASE OF THE EVACUATION OPERATIONS FOR THE BUILDING, PAVEMENT AND RETAINING WALL AREAS, THE TOP 12" OF THE EXPOSED SUBGRADE SOILS SHALL BE SCARIFIED AND RE-COMPACTED AS SPECIFIED IN THE GEOTECHNICAL REPORT. PLACE STRUCTURAL FILL MATERIAL TO THE PROPOSED SUBGRADE ELEVATIONS. STRUCTURAL FILL MATERIAL SHALL BE PLACED AND COMPACTED TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT.
- PER THE GEOTECHNICAL REPORT, STRUCTURAL FILL USED ON THIS SITE SHALL CONSIST OF APPROVED MATERIALS FREE OF INORGANIC MATTER AND DEBRIS. STRUCTURAL FILL MATERIAL SHALL HAVE A LIQUID LIMIT OF LESS THAN 45 AND A PLASTICITY INDEX LESS THAN 25 WITHIN 18" FROM THE BASE OF THE FLOOR SLAB OR GRANULAR CUSHION AND 12" FROM THE BASE OF THE PAVEMENT.
- IMPORTED FILL SOILS MUST BE TESTED AND APPROVED PRIOR TO PLACEMENT USING AT A MINIMUM A STANDARD PROCTOR TEST (ASTM D698) AND AN ATTEBERG LIMITS TEST FOR EACH SOIL TYPE OR SOURCE CONSIDERED. SAMPLES OF THE PROPOSED IMPORTED STRUCTURAL FILL SHALL BE SUBMITTED AT LEAST THREE DAYS PRIOR TO PLACEMENT TO THE GEOTECHNICAL ENGINEER SO THAT THE NECESSARY TESTS CAN BE PERFORMED.
- OBSERVATION AND TESTING BY AN OLSSON REPRESENTATIVE SHALL OCCUR TO MONITOR SITE STRIPPING, REMOVAL OF EXISTING UNSUITABLE MATERIALS, PROOFROLLING, FROST REMOVAL, AND FILL PLACEMENT. NOTIFY 48 HOURS IN ADVANCE TO BRIAN LANG: 402-458-5691

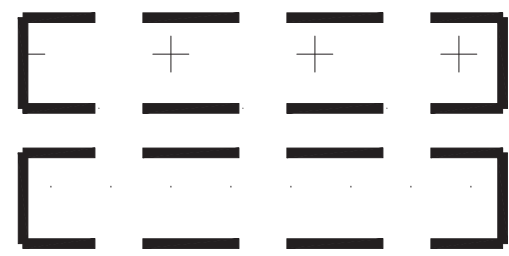
FILL PLACEMENT GUIDELINES

AREAS OF FILL PLACEMENT	COMPACTION RECOMMENDATION (ASTM D698-STANDARD PROCTOR)	MOISTURE CONTENT (PERCENT OF OPTIMUM)
GRANULAR CUSHION BENEATH FLOOR SLAB	98%*	AS NECESSARY TO OBTAIN DENSITY
FLOOR SLAB SUBGRADE - 24" BELOW THE BASE OF THE GRANULAR CUSHION	98%	OPTIMUM TO +3 PERCENT
PAVEMENT SOIL SUBGRADE - 36" BELOW THE BASE OF PAVEMENT/GRANULAR CUSHION	98%	OPTIMUM TO +3 PERCENT
PAVEMENT SUBGRADE - 24" BELOW BASE OF PAVEMENT/GRANULAR CUSHION	98%	OPTIMUM TO +3 PERCENT
STRUCTURAL FILL PLACED BELOW FLOOR SLAB OR PAVEMENT SUBGRADE	98%	-1 TO +3 PERCENT
UTILITY TRENCHES	98%	OPTIMUM TO +3 PERCENT
LANDSCAPING/GRASS AREA	92%	AS NECESSARY TO OBTAIN DENSITY

*OR 70% RELATIVE DENSITY AS DESCRIBED BELOW

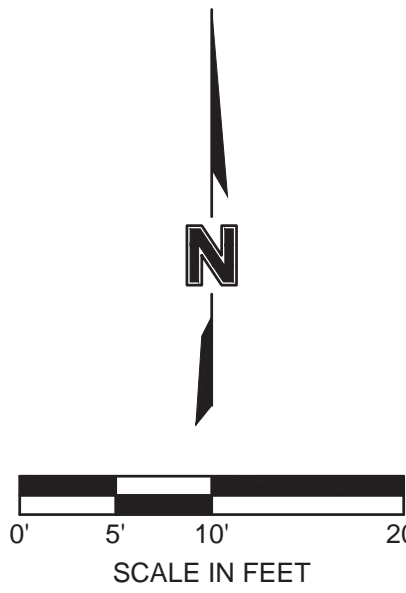
GRADING PLAN LEGEND:

- PROPERTY BOUNDARY LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- RIDGE
- VALLEY
- LIMITS OF DISTURBANCE



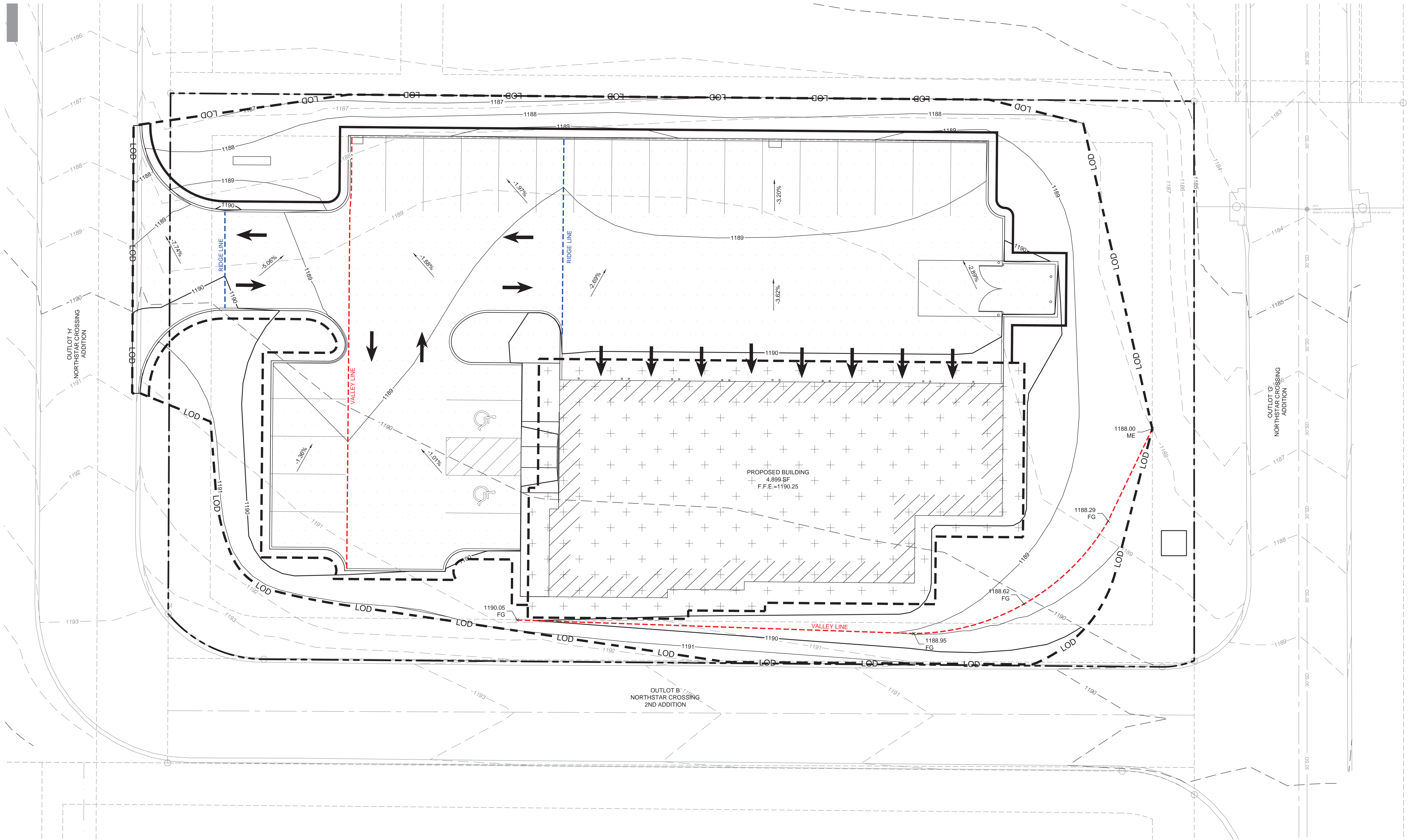
APPROXIMATE LIMITS OF BUILDING AREA PREPARATION. SEE GEOTECHNICAL REPORT FOR DETAILS.

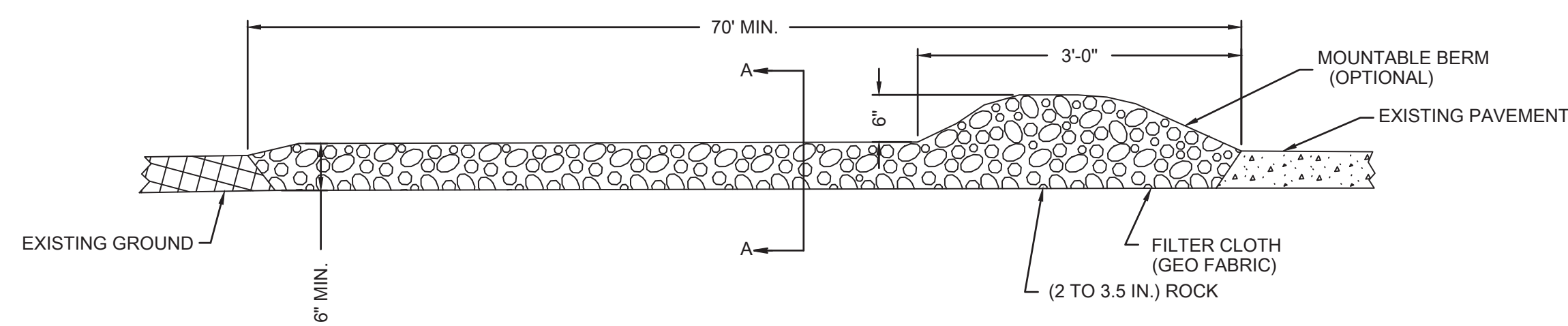
APPROXIMATE LIMITS OF PAVEMENT AREA PREPARATION. SEE GEOTECHNICAL REPORT FOR DETAILS.



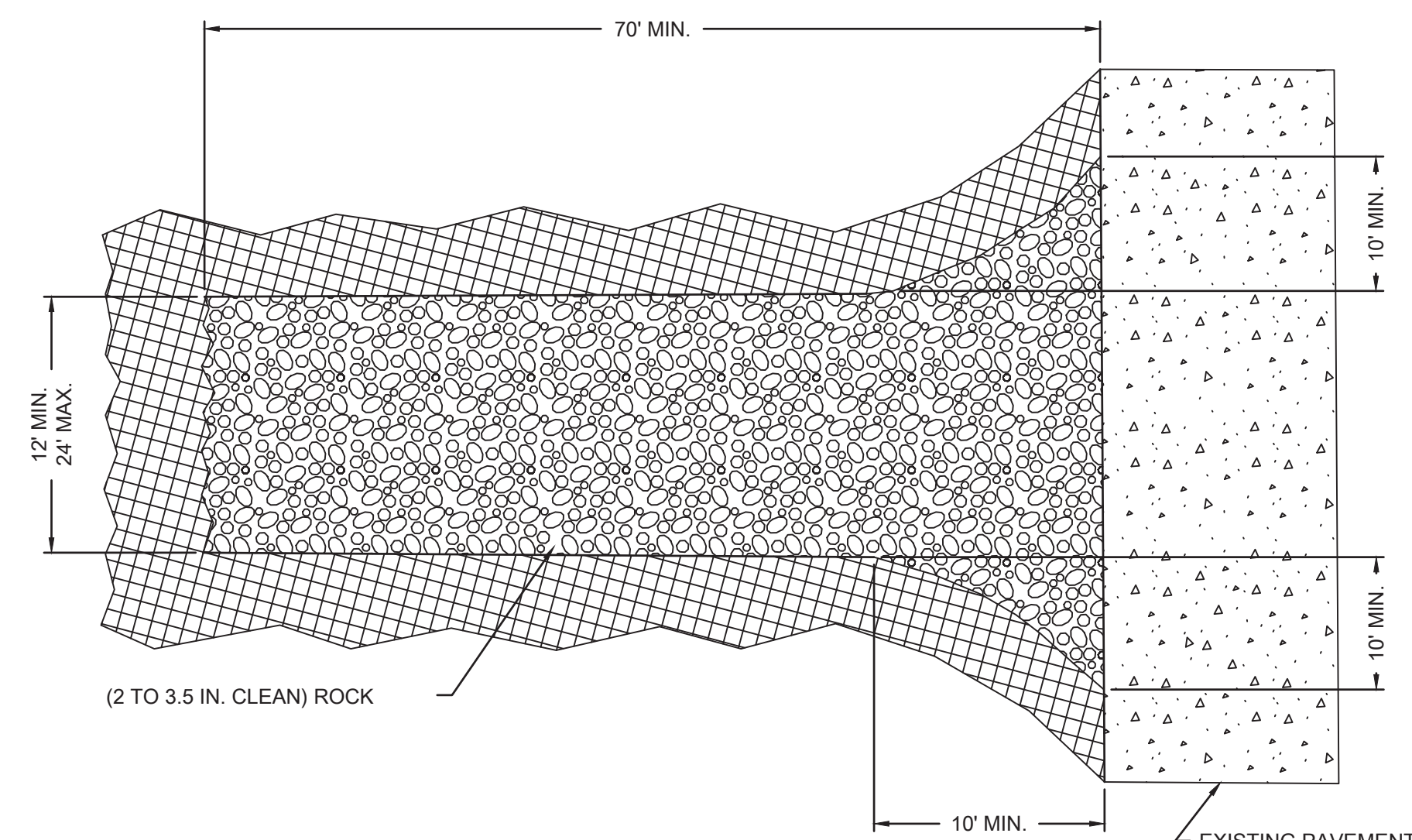
NOTE:
CONTRACTOR SHALL REFER TO OLSSON'S FINAL GEOTECHNICAL REPORT DATED: DECEMBER 2024 FOR OVER EXCAVATING RECOMMENDATIONS AND PROCEDURE.

NOTE:
ALL UNDERGROUND UTILITIES REQUIRE AS-BUILT SURVEY. GC RESPONSIBLE TO COORDINATE WITH LOCAL AHI ON AS-BUILT REQUIREMENTS.

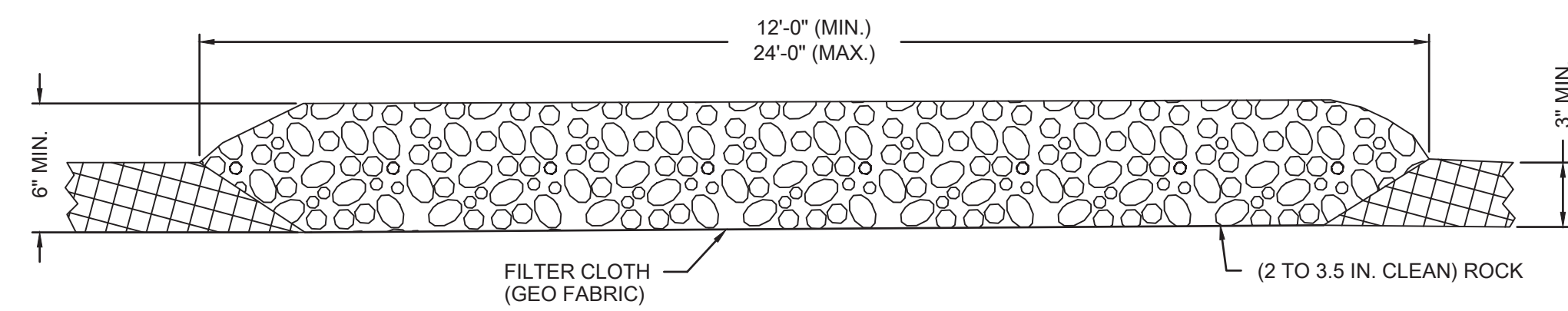




SIDE VIEW



PLAN VIEW



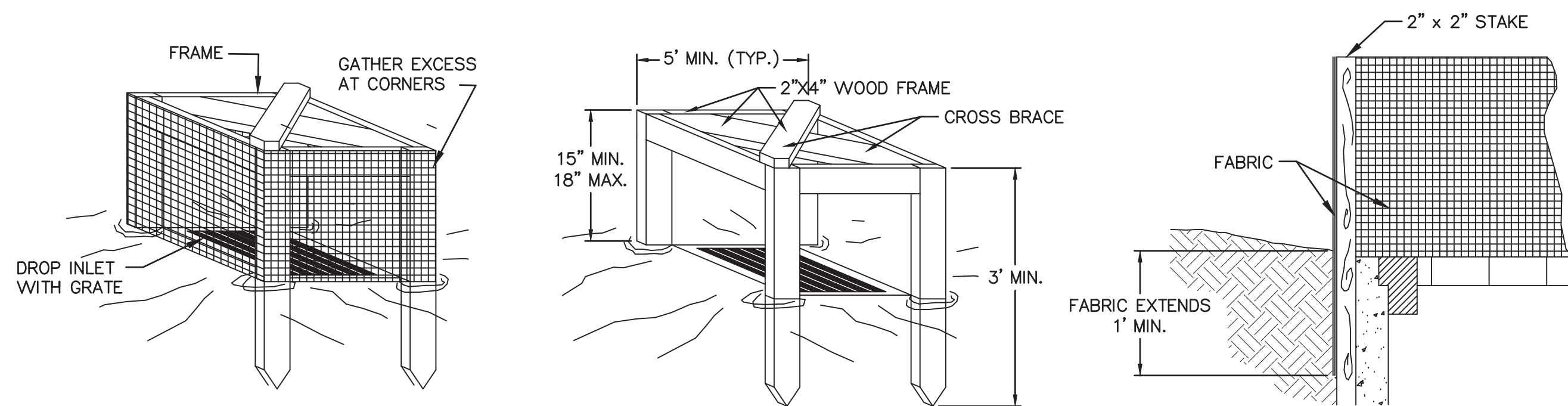
SECTION A-A

NOTE:

1. * MUST EXTEND THE FULL WIDTH AND LENGTH OF THE CONSTRUCTION ENTRANCE
2. THE 24'-0" WIDTH IS REQUIRED WHEN THE INGRESS AND THE EGRESS ARE THE SAME
3. REFER TO CHAPTER 8 AND 9 OF TH CITY OF LINCOLN DRAINAGE CRITERIA MANUAL FOR MORE INFORMATION OF SEDIMENT AND EROSION CONTROL MEASURES
4. FOR ROCK DIMENSIONS AND SPECIFICATIONS SEE TABLE ON LINCOLN STANDARD PLAN NO. 177
5. CRUSHED CONCRETE IS NOT ACCEPTABLE

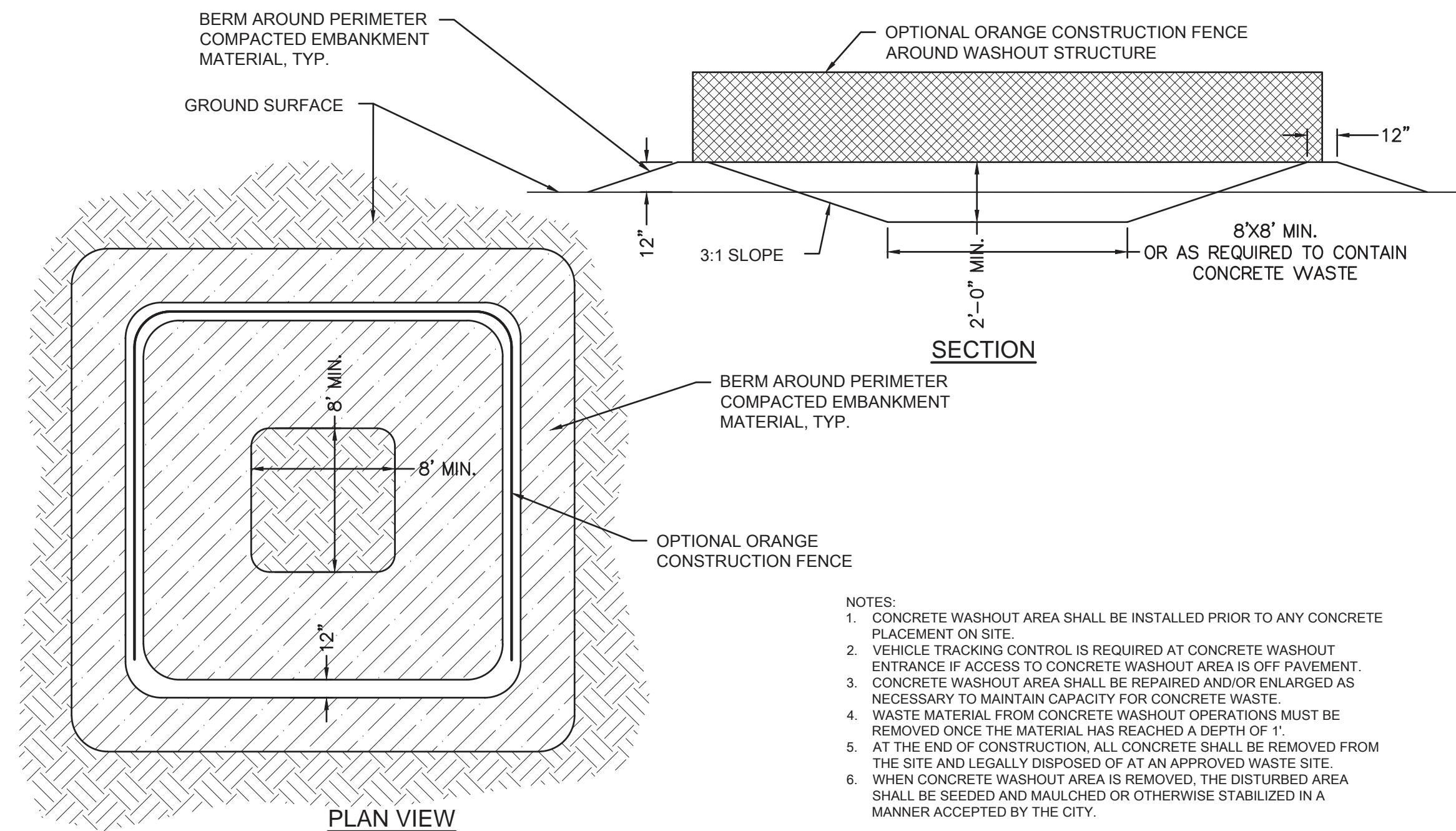
CONSTRUCTION ENTRANCE DETAIL

SCALE: NOT TO SCALE



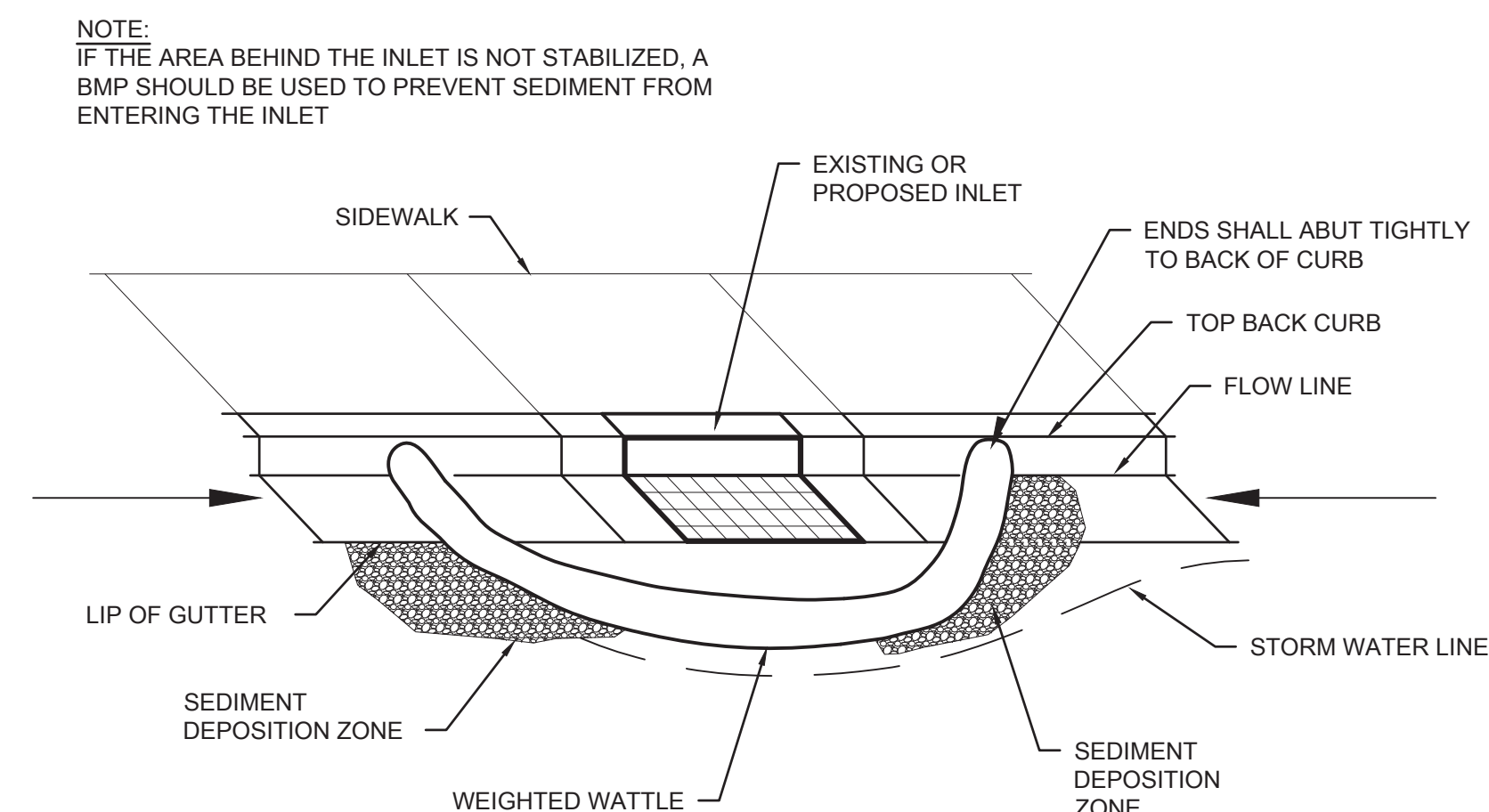
SILT FENCE INLET PROTECTION

NOT TO SCALE



CONCRETE WASHOUT AREA DETAIL

NO SCALE



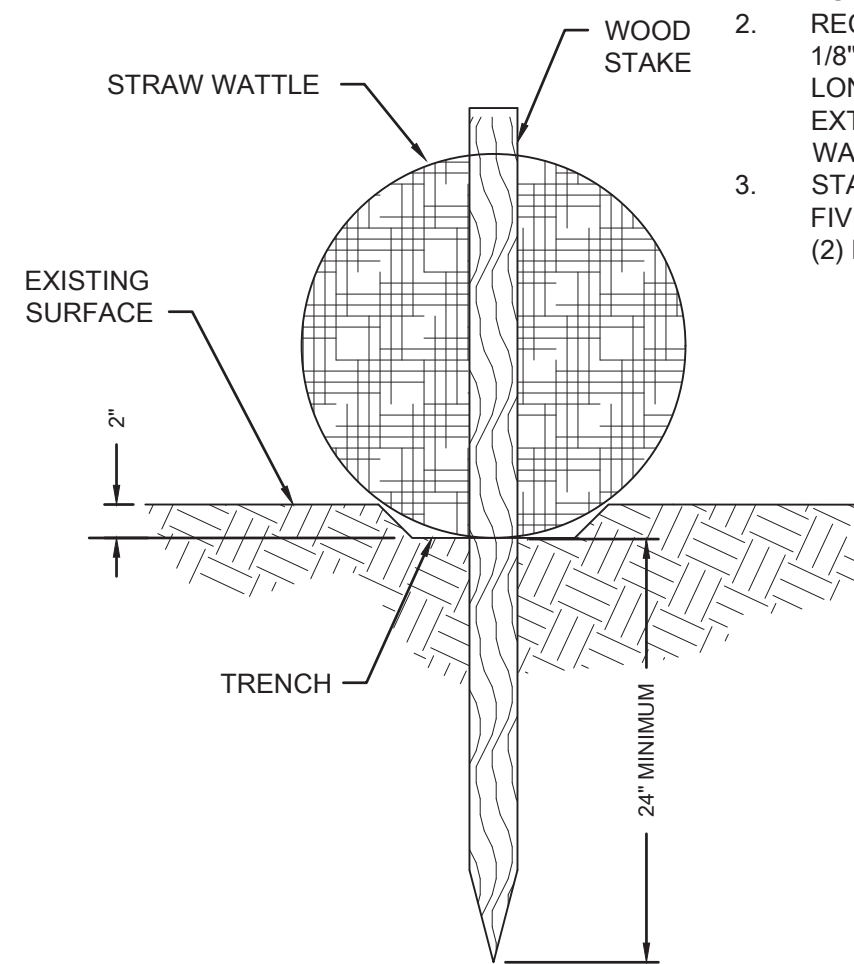
CURB INLET WATTLE PROTECTION SETUP

WATTLE MAINTENANCE NOTES:

1. THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
2. SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
3. WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.

STRAW WATTLE NOTES:

1. ENDS OF WATTLES SHALL BE TURNED IN TOWARDS PROPERTY.
2. RECOMMENDED STAKES ARE 1 1/8" WIDE X 1 1/8" THICK X 30" LONG. STAKES SHALL NOT EXTEND ABOVE THE STRAW WATTLE MORE THAN 2".
3. STAKES SHALL BE PLACED EVERY FIVE (5) FEET AND AT LEAST TWO (2) FEET FROM EACH END.



STRAW WATTLE WITH STAKE

NOT TO SCALE

WATER KEYNOTES

- W1 INSTALL 1" COPPER WATER LINE.

ELECTRICAL KEYNOTES

- E1 PROPOSED TRANSFORMER LOCATION. COORDINATE WITH LES FOR EXACT SIZE AND LOCATION
- E2 INSTALL 4" PVC CONDUIT FOR PRIMARY ELECTRICAL SERVICE PER UTILITY COMPANY STANDARDS & SPECIFICATIONS. COORDINATE WITH LES BEFORE INSTALLING
- E3 CONNECT TO BUILDING AND REFERENCE ELECTRICAL PLANS FOR CONTINUATION
- E4 INSTALL 3" PVC CONDUIT FOR MONUMENT SIGN
- E5 INSTALL 3" PVC CONDUIT AND STUB FOR FUTURE EV CHARGING STATION

NATURAL GAS KEYNOTES

- G1 CONNECT TO BUILDING. REFERENCE M.E.P. PLANS FOR CONTINUATION.
- G2 INSTALL PRIVATE GAS LINE AND ASSOCIATED BENDS. COORDINATE WITH BLACK HILLS ENERGY FOR FINAL LAYOUT AND TIE-IN LOCATION.
- G3 CONNECT TO EXISTING NATURAL GAS SOURCE. COORDINATE WITH BLACK HILLS ENERGY FOR FINAL LAYOUT AND TIE-IN LOCATION.

STORM SEWER KEYNOTES

- S1 REFERENCE STORM PLAN SHEET C3.2

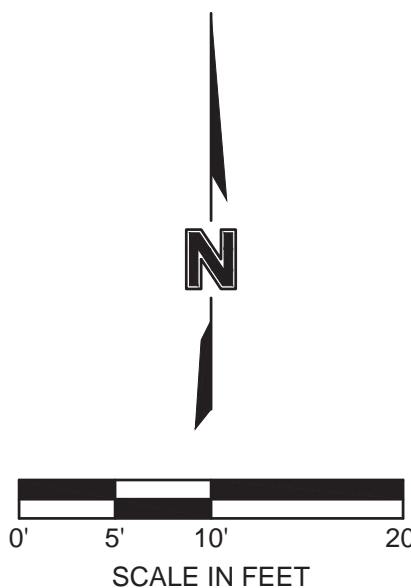
SANITARY SEWER KEYNOTES

- S5 MAINTAIN MIN. 18" VERTICAL SEPARATION BETWEEN INTERSECTING UTILITIES.
- S6 PROPOSED GREASE INTERCEPTOR. REFERENCE M.E.P. PLANS FOR CONTINUATION.
- S7 PROPOSED CLEANOUT. REFERENCE M.E.P. PLANS FOR CONTINUATION.

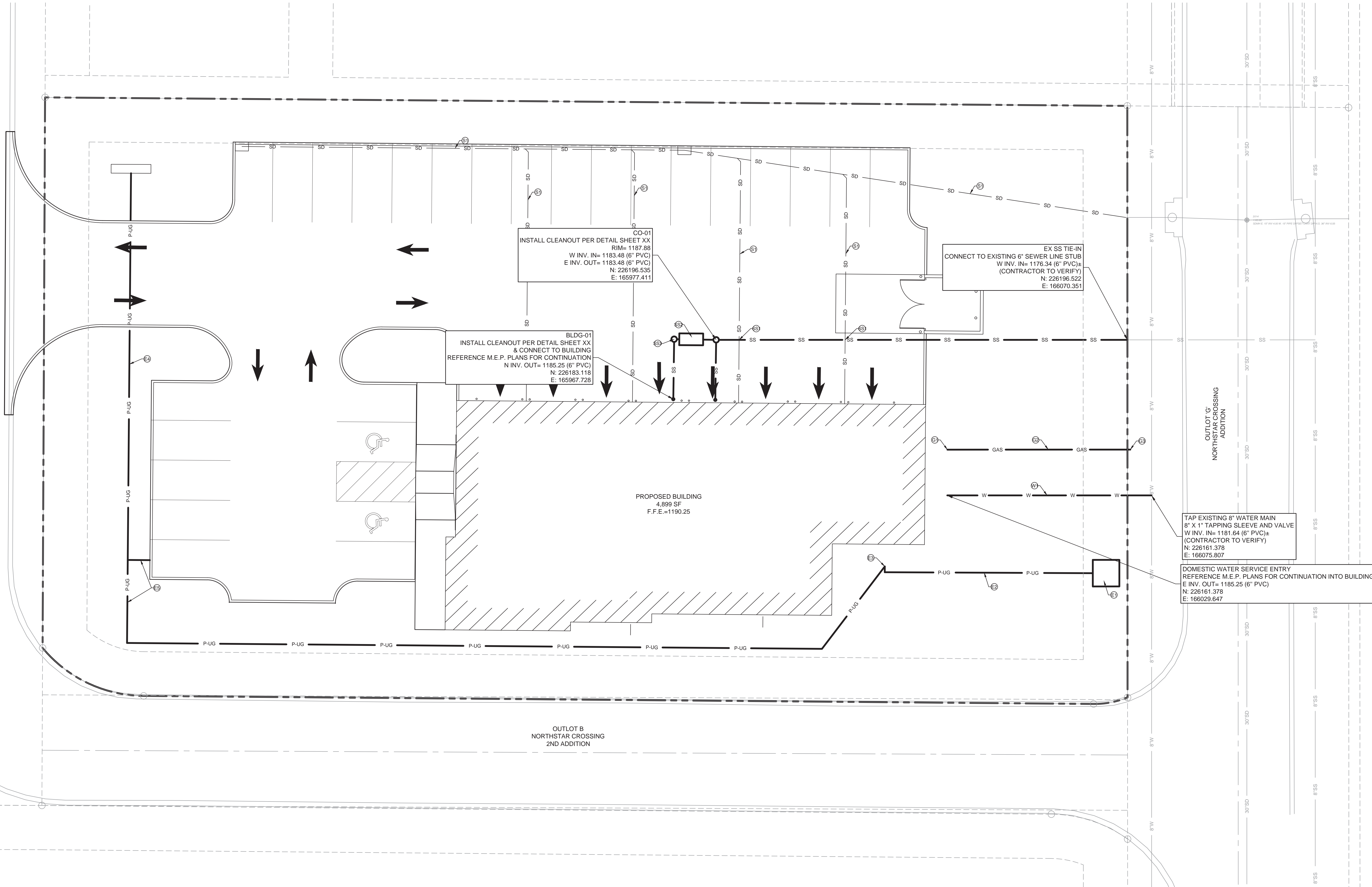
LEGEND:

- PROPERTY BOUNDARY LINE
- PROPERTY LOT LINE
- SD PROPOSED STORM SEWER
- P-UG PROPOSED UNDERGROUND POWER
- SS PROPOSED SANITARY SEWER
- W PROPOSED WATER LINE
- G PROPOSED UNDERGROUND GAS

NOTE:
NO FLOOR DRAINS IN BUILDING. MOP/SINK TIED TO
OIL/WATER SEPARATOR WITHIN BUILDING. SEE BUILDING
PLANS.



OUTLOT 'H'
NORTHSTAR CROSSING
ADDITION



TAP EXISTING 8" WATER MAIN
8" X 1" TAPPING SLEEVE AND VALVE
W INV. IN= 1151.64 (6" PVC)+
(CONTRACTOR TO VERIFY)
N: 226161.378
E: 166075.807

DOMESTIC WATER SERVICE ENTRY
REFERENCE M.E.P. PLANS FOR CONTINUATION INTO BUILDING
E INV. OUT= 1185.25 (6" PVC)
N: 226161.378
E: 166029.647

DESCRIPTION

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UTILITY PLAN

BRAKES PLUS
NORTHSTAR CROSSING

LINCOLN, NEBRASKA

drawn by: ALL
designed by: BJS
project no.: 024-05713
date: 02/14/2025

SHEET
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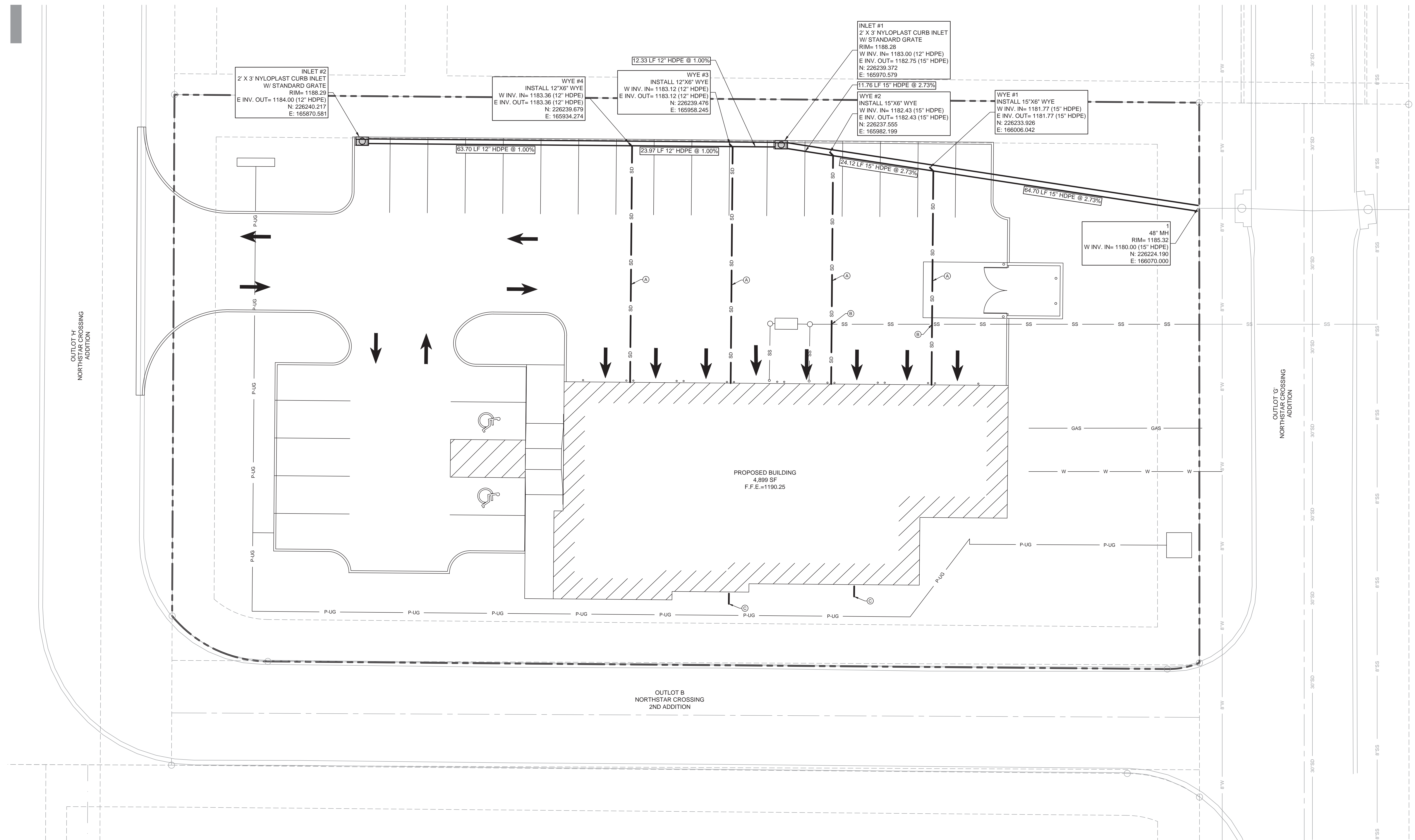
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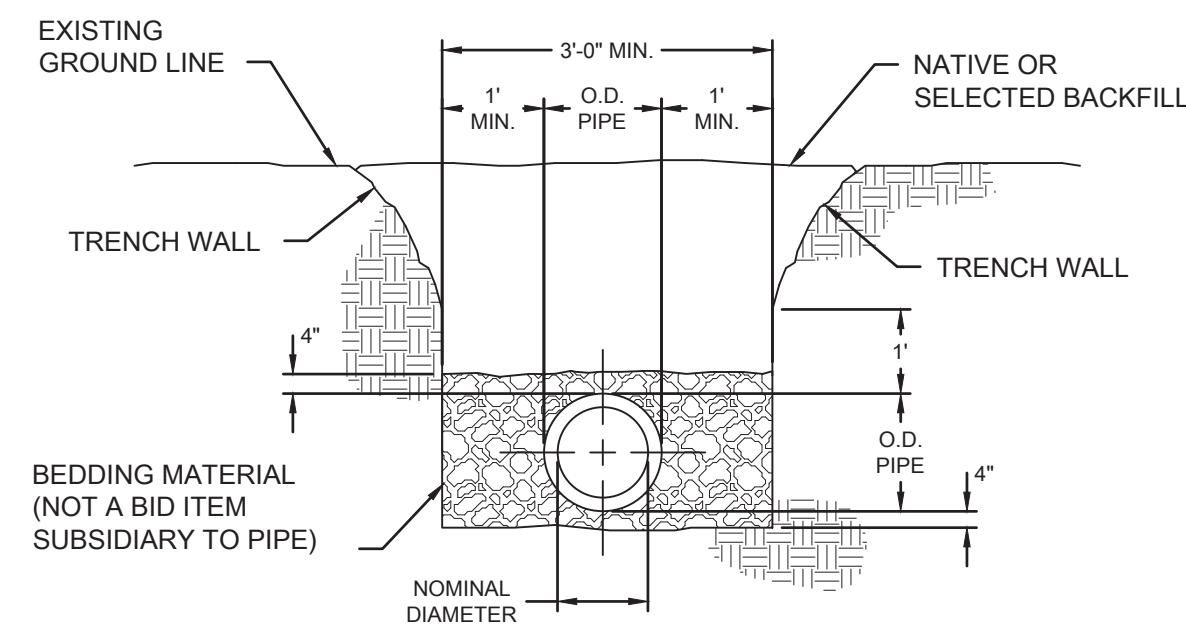
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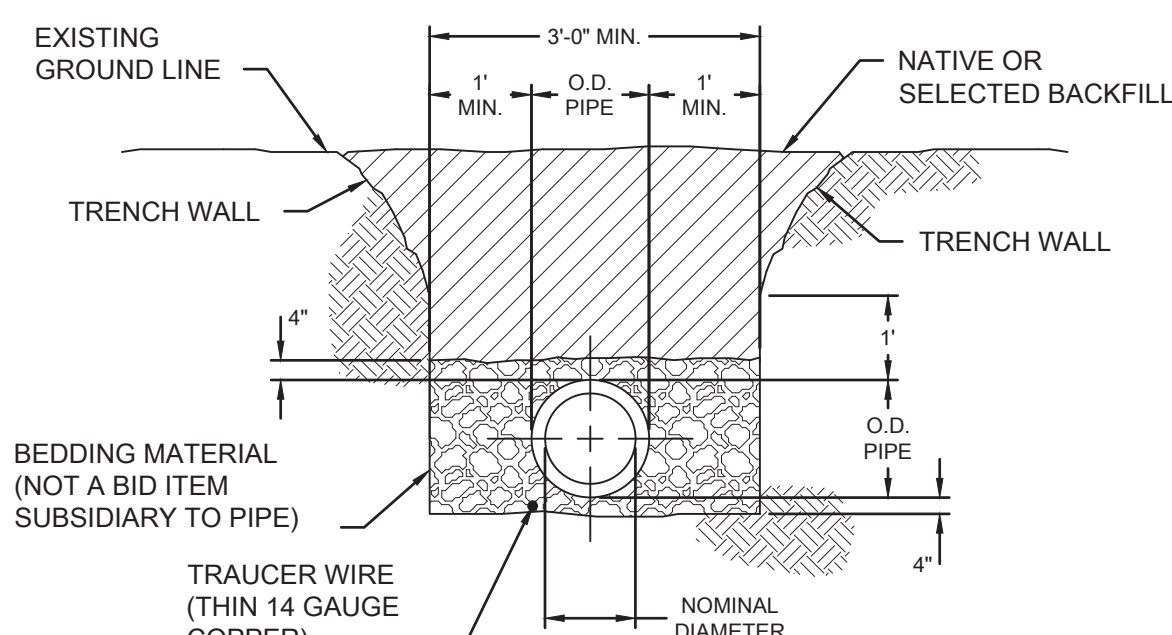
UTILITY PLAN



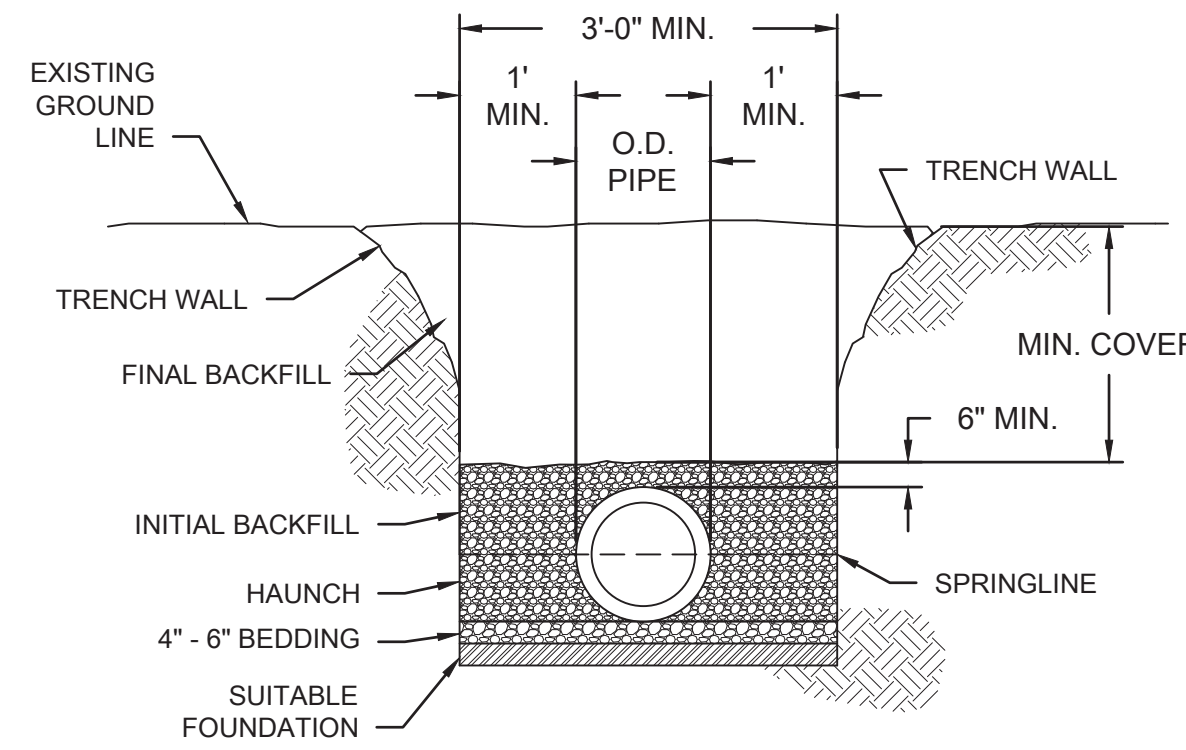
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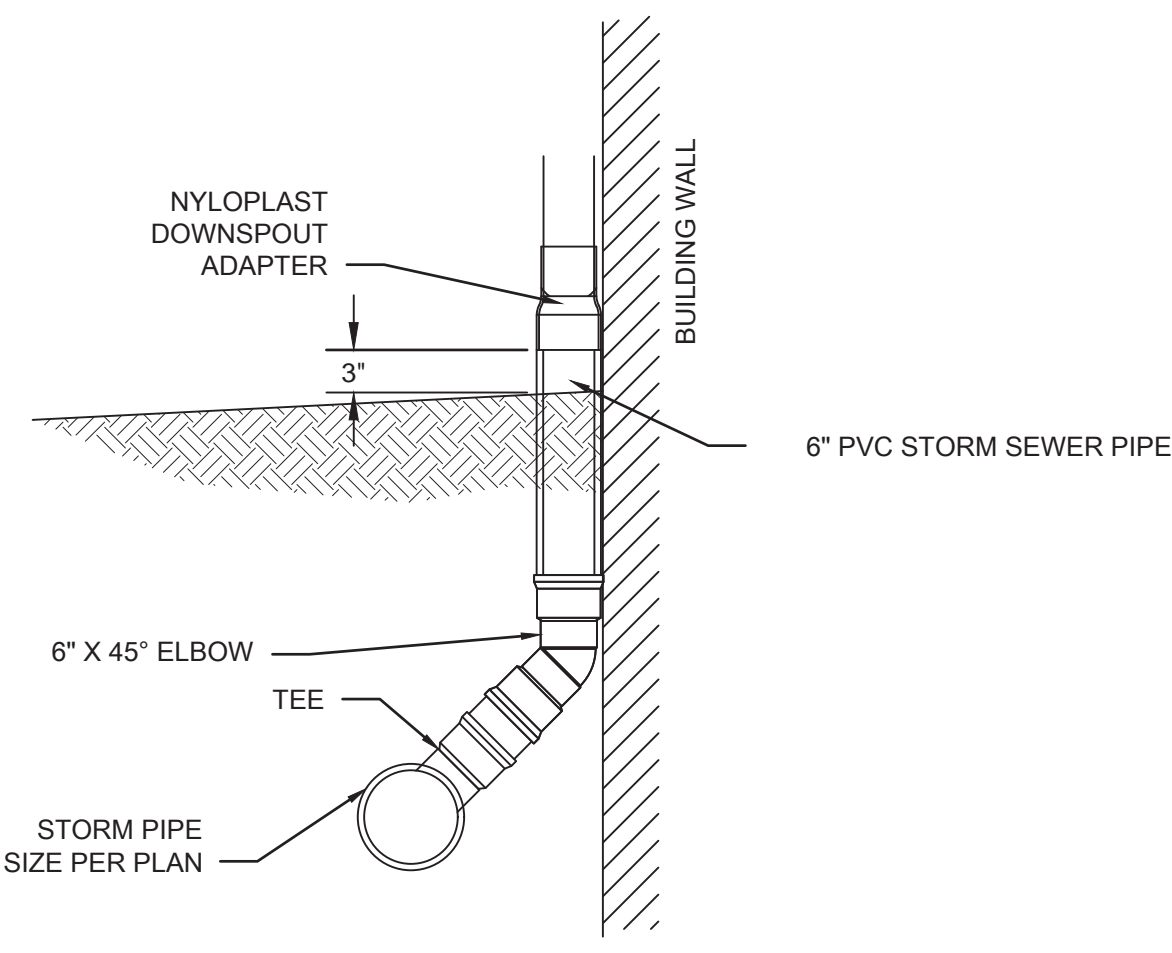
FOUNDATION & BEDDING MATERIAL DETAIL FOR 4" & 8"
SANITARY SEWER
NOT TO SCALE



DETAIL OF BEDDING MATERIAL FOR PVC WATER MAIN
NOT TO SCALE

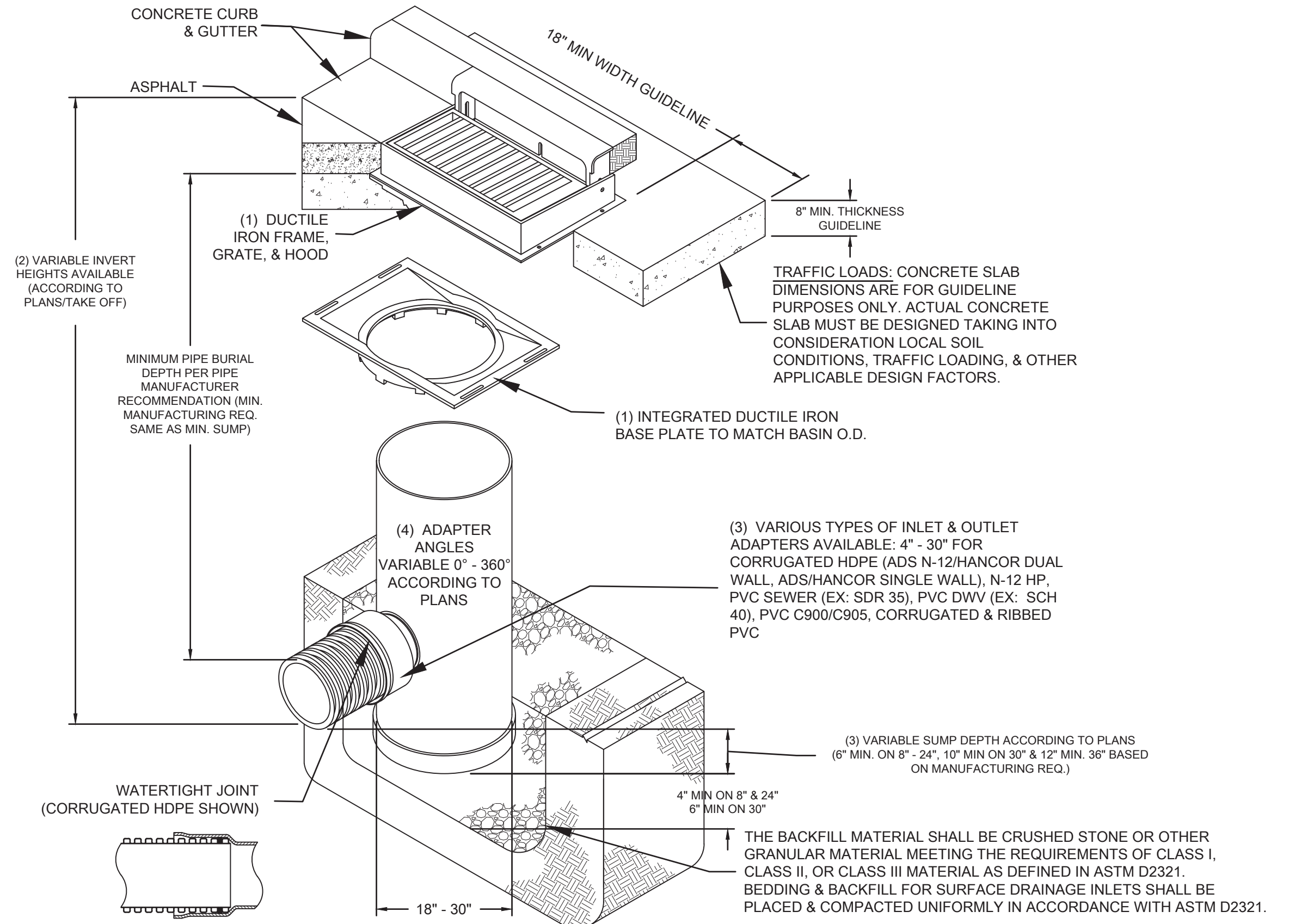


HPDE PIPE BEDDING
NOT TO SCALE



DOWNSPOUT CONNECTION
NOT TO SCALE

- (1) 18" - 30" FRAME GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-90-05.
- (2) DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
- (3) DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & 20" SEWER (4" - 24").
- (4) ADAPTERS SHALL BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- (5) ALL CURB INLET GRATE OPTIONS (DIAGONAL & HIGH FLOW) SHALL MEET H-20 LOAD RATING

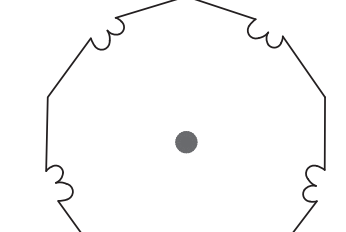
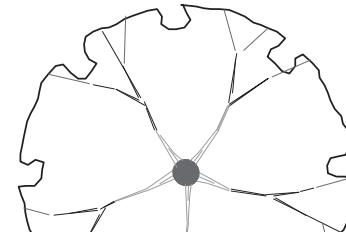


NYLOPLAST 2' X 3' CURB INLET STRUCTURE

PLANT SCHEDULE




SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL/HT	CONTAINER	PLNT. HT.	M. HT.	M. SPR.
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TREES

	AL	3	ACER SACCHARUM 'LEGACY' LEGACY SUGAR MAPLE	2" CAL.	B&B	6'	50'	35'
	AA	2	ACER X FREEMANII 'JEFFSRED' TM AUTUMN BLAZE FREEMAN MAPLE	2" CAL.	B&B	6'	45'	35'

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	M.HT.	M.SPR.	PLNT.HT.
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SHRUBS

	PO	19	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' DART'S GOLD NINEBARK	3 GAL.	5'	5'	2'
	RG	3	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	3 GAL.	3'	6'	3'
	TD	26	TAXUS X MEDIA 'DENSIFORMIS' DENSE ANGLO-JAPANESE YEW	3 GAL.	4'	5'	3'

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	M.HT.	M.SPR.	PLNT.HT.
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ORNAMENTAL GRASSES

	CK	47	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL.	5'	2'	2'
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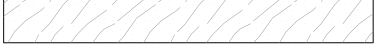

PERENNIALS

	AM	17	ACHILLEA X 'MOONSHINE' MOONSHINE YARROW	1 GAL.	1'	1'	12"
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SYMBOL

CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	M.HT.
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INERTS

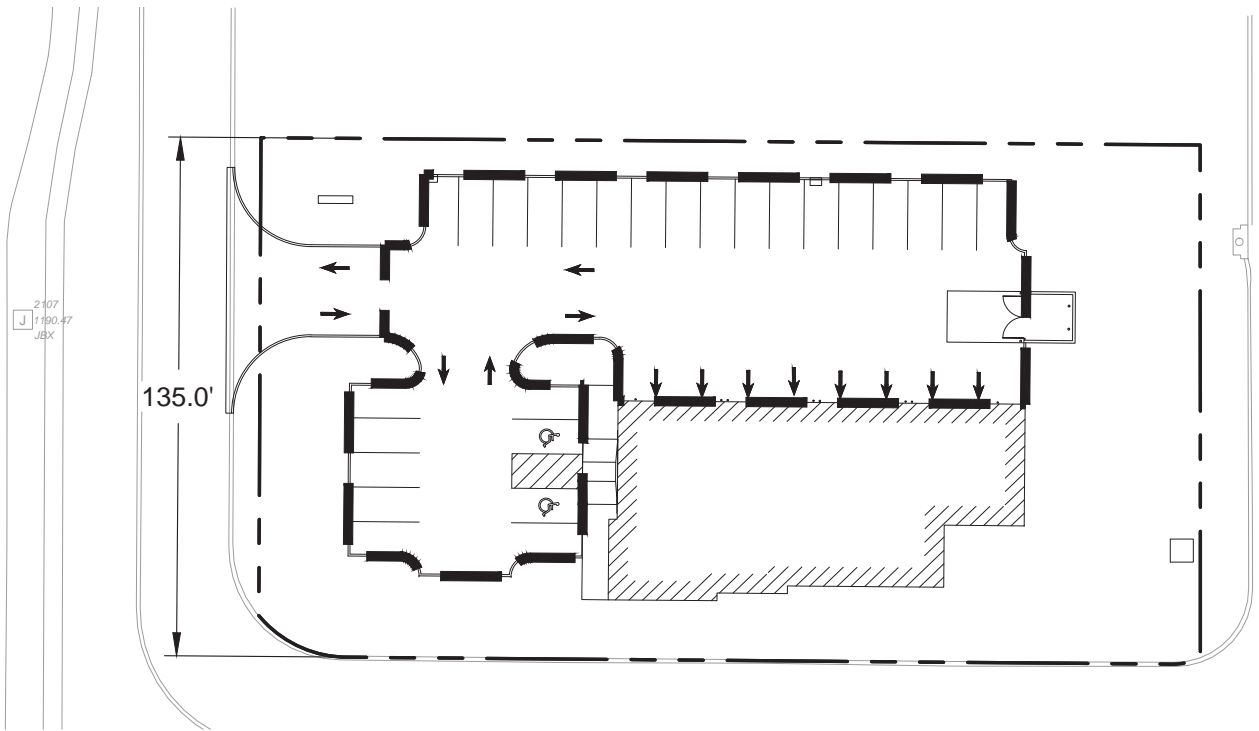
	E	2,274 SF	SHREDDED HARD WOOD MULCH	---
	C	242 SF	WASHED RIVER ROCK MULCH	---

SOD / SEED

	D	12,707 SF	TURF SOD DROUGHT TOLERANT FESCUE BLEND	SOD
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LANDSCAPE KEY NOTES

(A)	CULTIVATED LANDSCAPE EDGE. REFER TO LANDSCAPE DETAILS.
(B)	STEEL LANDSCAPE EDGE. REFER TO LANDSCAPE DETAILS.
(C)	INSTALL 18" MOW RIVER ROCK MULCH MOW STRIP. REFER TO LANDSCAPE DETAILS.
(D)	INSTALL TURF-TYPE FESCUE SOD - TURF IRRIGATION.
(E)	INSTALL HARD WOOD MULCH.



PARKING LOT/STREET YARD CALCULATION MAP
SCALE: 1" = 50'

PARKING LOT LANDSCAPE AREA CALCULATION

PARKING LOT AREA	11,648 S.F.
REQ'D PARKING LOT TREES	2
PROVIDED INTERIOR PARKING LOT TREES	2

STREET YARD LANDSCAPE AREA CALCULATION

STREET YARD LENGTH	135 LF
REQ'D 1 TREE/ 40 LF	3
PROVIDED STREET TREES	3

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Nebraska COA #CA-0638

DESCRIPTION

REV. NO.

DATE

LANDSCAPE PLAN

BRAKES PLUS
NORTHSTAR CROSSING

LINCOLN, NEBRASKA

drawn by: ALL
designed by: BDB
project no.: 024-05713
date: 02/14/2025

SHEET
L1.0

REVISIONS

2025

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DATE: Feb 12, 2025 4:31 pm USER: ethlon



SOIL NOTES

1. PLANTING SOIL:- A UNIFORM SOIL MIX, FREE OF PLANT RESIDUE, STONES, STUMPS ROOTS OR SIMILAR OBJECTS LARGER THAN 1 INCH. PLANTING SOIL MIXTURE SHALL BE OF TOPSOIL, ORGANIC COMPOST AND SAND CONSISTING OF THE FOLLOWING:
A. 15% BY VOLUME ORGANIC COMPOST
B. 15% BY VOLUME SAND
C. 70% BY VOLUME TOPSOIL
2. CONTRACTOR SHALL BE REQUIRED TO PERFORM pH TESTS ON EXISTING PLANTING BEDS TO DETERMINE THE NECESSARY AMOUNT OF COMPOST TO BE ADDED TO ADJUST pH TO BETWEEN SIX (6) AND SEVEN (7).
3. ORGANIC COMPOST: WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE. IT SHALL BE DERIVED FROM: AGRICULTURE, FOOD, OR INDUSTRIAL RESIDUALS; BIOSOLIDS (TREATED SEWAGE SLUDGE); YARD TRIMMINGS AND LEAF RAKINGS; SOURCE-SEPARATED OR MIXED SOLID WASTE MEETING THE FOLLOWING CRITERIA:
A. 100 PERCENT SHALL PASS THROUGH A 3/8 INCH SCREEN.
B. PH OF 6.0 TO 8.5.
C. MOISTURE CONTENT OF 30% TO 80% BY WEIGHT.
D. NO SUBSTANCES TOXIC TO PLANTS.
E. 1% OR LESS BY WEIGHT MANUFACTURED FOREIGN MATTER.
F. NO OBJECTIONABLE ODOR.
G. SHALL NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT IS DERIVED.
4. TOPSOIL:- SOIL CLASSIFICATION OF SANDY LOAM OR LOAMY SAND MEETING THE FOLLOWING CRITERIA:
A. 50 TO 85 PERCENT BY WEIGHT SAND (2.0 TO 0.050MM) ACCORDING TO AASHTO T88.
B. 5 TO 50 PERCENT BY WEIGHT SILT (0.050 TO 0.002MM) ACCORDING TO AASHTO T88.
C. 2 TO 5 PERCENT BY WEIGHT CLAY (LESS THAN 0.002MM) ACCORDING TO AASHTO T88.
D. 3 TO 10 PERCENT BY WEIGHT ORGANIC MATTER ACCORDING TO AASHTO T194.
E. TEXTURAL ANALYSIS:
i. MINIMUM 100% BY WEIGHT PASSING THE 2" SIEVE PER ASTM E11.
ii. MINIMUM 90% BY WEIGHT PASSING THE NO. 4 PER ASTM E11.
iii. MINIMUM 80% BY WEIGHT PASSING THE NO. 10 SIEVE PER ASTM E11.

SOD NOTES

1. CONTRACTOR SHALL COMPLY WITH AMERICAN SOD PRODUCERS ASSOCIATION CLASSES OF SOD MATERIALS.
2. THE LANDSCAPE ARCHITECT AND/OR OWNER RESERVES THE RIGHT TO INSPECT SOD AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, AND QUALITY. THE LANDSCAPE ARCHITECT MAY REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REJECTED MATERIALS MUST BE REMOVED FROM THE PROJECT SITE.
3. SOD SHALL BE A FIRST CLASS REPRESENTATION OF NORMAL CULTIVARS OF BLUEGRASS, TURF-TYPE PESCUE, BUFFALO GRASS, OR ZOYSIA FROM A LOCAL NEBRASKA SOURCE. ALL SOD SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT, IF SPECIFIED MATERIALS ARE NOT OBTAINABLE.
4. IT IS RECOMMENDED PLANTING OF SOD AREAS SHALL BE COMMENCED DURING THE SPRING (MARCH 15-JUNE 15) OR FALL (SEPTEMBER 1-OCTOBER 15) PLANTING SEASONS UNLESS OTHERWISE SPECIFIED.
5. SOD SHALL BE MOVED AND RAKED TO REMOVE STEMS, STICKS, AND GRASS CLIPPINGS PRIOR TO CUTTING. SOD SHALL NOT HAVE DRY EDGES.
6. SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4-INCH). SOD SHALL BE CUT AT A MINIMUM WIDTH OF 18" TO AVOID UNNECESSARY DAMAGE TO THE ROOT MASS.
7. EXTREME CARE SHALL BE TAKEN IN CUTTING, HANDLING, TRANSPORTING, AND LAYING SOD TO AVOID UNNECESSARY DAMAGE TO AND LOSS OF EARTH FROM ROOTS OF THE SOD. HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN ONE WORK DAY.
8. LOOSEN SUBGRADE TO A DEPTH OF 4" AND GRADE TO SMOOTH, EVEN SURFACE WITH LOOSE UNIFORM SOIL TEXTURE. REMOVE STONES AND DEBRIS OVER 1" IN ANY DIMENSION. LIGHTLY COMPACT SOIL TO LIMIT SETTLING.
9. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD.
10. APPLY FERTILIZER, AND THEN HARROW OR RAKE FERTILIZER IN THE TOP 1-1/2-INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 100 S.F. FERTILIZER SHALL BE 20-10-5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE, AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF NEBRASKA. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
11. SOD SHALL BE LAID TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. DO NOT OVERLAP BUTT ENDS OR EDGES. STAGGER JOINTS. SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD EDGES AT PLANTING BEDS AND PAVED SURFACES ARE TO BE CUT WITH A KNIFE OR OTHER SHARP IMPLEMENT.
12. ALL SOD ON SLOPES GREATER THAN 3:1 AND WITHIN DETENTION AREAS SHALL BE STAKED.
13. TAMP AND ROLL SOD LIGHTLY TO ENSURE FULL CONTACT WITH SUBGRADE. WORK SIFTED SOIL INTO MINOR CRACKS.
14. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.
15. CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SODDED TURF GRASS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF SUBSTANTIAL COMPLETION, OR BUILDING OCCUPANCY, WHICHEVER IS GREATER. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

PLANT NOTES

1. PRIOR TO ANY PLANTING OR BREAKING OF GROUND, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL/LOCATE ALL UTILITY LINES WITHIN THE VICINITY.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING EXCAVATION OPERATIONS TO NOT DISTURB EXISTING UTILITY LINES. DAMAGE TO ANY EXISTING UTILITY LINES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
3. FINISH GRADES ESTABLISHED PRIOR TO INSTALLATION OF IRRIGATION SYSTEM SHALL BE MAINTAINED AND ANY EXCESS SOIL SHALL EITHER BE WASTED ON SITE AT THE DISCRETION OF THE GENERAL CONTRACTOR OR DISPOSED OF OFF-SITE. ALL CONSTRUCTION DEBRIS FROM IRRIGATION OPERATIONS SHALL BE DISPOSED OF OFF-SITE.
4. ALL DAMAGE TO EXISTING SITE IMPROVEMENTS RESULTING FROM EXCAVATION, PLANTING, BACKFILLING, ETC. SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS INCLUDING CONSTRUCTION ACCESS OUTSIDE PROJECT LIMITS. SURFACES OTHER THAN THE PLANTING AREA SHALL BE RESTORED BY THE CONTRACTOR TO THE CONDITION EXISTING PRIOR TO THE PLANTING OPERATION.
5. PLANT LIST IS PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST QUANTITIES, THE PLAN WILL TAKE PRECEDENCE. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS.
6. ALL PLANT MATERIAL INSTALLED SHALL BE "NURSERY GROWN" MEETING THE FOLLOWING CRITERIA:
A. PLANT MATERIAL GROWN BY ESTABLISHED COMMERCIAL NURSERIES AND SOLD TO LICENSED AND CERTIFIED NURSERIES AND/OR LANDSCAPE ARCHITECTS.
B. GROWN AND SOLD ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATION
C. PLANT MATERIALS ARE SIZED ACCORDING CONTAINER/BALL SIZE AND PHYSICAL SIZE OF TRUNK OR CANOPY. CROWN/CALIPER SIZES MUST BE MET OR EXCEEDED.
7. THE LANDSCAPE ARCHITECT AND/OR OWNER RESERVES THE RIGHT TO INSPECT AND APPROVE ALL PLANT MATERIAL AT THE NURSERY/PLACE OF GROWTH, PRIOR TO INSTALLATION. PLANT MATERIAL WHICH HAS BECOME DAMAGED OR DISEASED OR WHICH IS UNACCEPTABLE TO THE LANDSCAPE ARCHITECT MAY BE REJECTED UPON DELIVERY TO THE SITE. WHEN TYPICAL, TREES WITHOUT A CENTRAL LEADER WILL NOT BE ACCEPTED.
8. IF AVAILABLE, TREE MATERIAL SHALL BE GROWN WITH A 'GROW BAG', 'ROOTMAKER', OR OTHER ROOT MASS BENEFICIAL CONTAINMENT METHOD. TREE MATERIAL NOT GROWN BY THIS METHOD SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED.
9. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
10. IT IS RECOMMENDED THAT PLANTING OF TREES AND SHRUBS AREAS SHALL BE COMMENCED DURING THE SPRING (MARCH 15-JUNE 15) OR FALL (SEPTEMBER 1-OCTOBER 15) PLANTING SEASON. ANY PLANTING OPERATION NOT PERFORMED DURING THESE PERIODS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND ARE PERFORMED AT THE CONTRACTOR'S RISK. REFER TO #24 AND WARRANTY CHART BELOW.
11. PRIOR TO COMMENCING PLANTING, THE CONTRACTOR SHALL STAKE THE EXACT LOCATION OF ALL PLANT MATERIAL FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT OR THEIR REPRESENTATIVE. ALL PLANTING OPERATIONS AND LAYOUT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT. THE ACTUAL LOCATION OF PLANT MATERIALS MAY VARY DUE TO FIELD CONDITIONS. FINAL PLACEMENT OF PLANT MATERIAL SHALL BE APPROVED BEFORE PITTS ARE DUG. IF INITIAL PLACEMENT IS NOT SATISFACTORY, PLANTS SHALL BE RELOCATED AT THE DISCRETION OF THE LANDSCAPE ARCHITECT OR THEIR REPRESENTATIVE, AT NO ADDITIONAL COST TO THE OWNER.
12. CONTRACTOR SHALL BE REQUIRED TO PERFORM pH TESTS ON EXISTING PLANTING BEDS TO DETERMINE THE NECESSARY AMOUNT OF COMPOST TO BE ADDED TO ADJUST pH TO BETWEEN SIX (6) AND SEVEN (7).
13. ALL TREE/SHRUB PLANTING AREAS SHALL BE AMENDED WITH BIOSOL NATURAL ORGANIC FERTILIZER AND SOIL AMENDMENT AT A RATE OF 24# PER 1,000 S.F. (1 500# PER ACRE) AND LIGHTLY TILLED INTO THE SOIL BED. RAKE AREA SMOOTH.
BIOSOL AVAILABLE THROUGH:
ASP ENTERPRISES
(402)861-8579 BRIAN WILLIAMS
(877)678-8027
14. 14. PLANTING TABLETS SHALL BE 21 GRAM SIZE, 20-10-5, "AGRIFORM" OR EQUAL. APPLY EVENLY AROUND ROOT BALL AT A RATE OF:
A. TREES: 8 TABLETS PER TREE
B. SHRUBS: 2 TABLETS PER TREE
C. GROUND COVER: 1 TABLET PER PLANT
15. ALL TREES IN SAME PLANTING AREA SHALL BE PLACED AND PLANTED AT THE SAME TIME. IF ANY PLANTS REMAIN ON THE SITE FOR MORE THAN 6 HOURS, THAT PLANT MATERIAL SHALL BE HEeled-IN ON SITE TO MAINTAIN THE MATERIAL'S HEALTH AND VITALITY. PLANTS SHALL BE PROTECTED AND MAINTAINED, INCLUDING BUT NOT LIMITED TO WATER AND SHADE, WHILE ON-SITE. ANY PLANTS DEEMED NOT IN SATISFACTORY HEALTH OR CONDITION AT THE TIME OF PLANTING BY THE LANDSCAPE ARCHITECT OR THEIR REPRESENTATIVE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
16. CONTRACTOR SHALL NOT STOCKPILE ANY MATERIALS UNDER THE DRIP LINE OF EXISTING TREES.
17. ONE PLANT TAG OUT OF GROUPING OF A CULTIVAR OR PLANT MATERIAL MUST REMAIN UNTIL THE LANDSCAPE ARCHITECT REVIEWS THE LAYOUT, AND APPROVES QUANTITIES AND SPECIES.
18. ALL TREES, SHRUB MASS PLANTINGS, AND ANNUAL AND ORNAMENTAL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD MULCH TO A DEPTH OF 4" AS NOTED ON THE PLAN.
20. STEEL EDGING TO BE 1/8" X 4" X 16" PER SECTION, UNFINISHED WITH 5 STAKES PER SECTION AND 2 ANTI-FROST STAKE PER SECTION MINIMUM. EDGING TO BE INSTALLED IN A TRENCH PER PLAN WITH STRAIGHT LINES AND SMOOTH CURVES. INSTALL PER MANUFACTURER INSTRUCTION.
21. LANDSCAPE FABRIC TO BE A UV STABILIZED, 3 OZ./YD. POLYPROPYLENE, WOVEN, NEEDLE-PUNCHED FABRIC WITH A 20 YEAR WARRANTY.
22. PROTECT BOTTOM 48" OF SINGLE TRUNK TREES WITH RIGID OPEN PLASTIC TYPE BARK GUARD PRODUCT
23. LIMIT OF SEEDING/SODDING SHOWN IS BASED ON THE ESTIMATED GRADING LIMIT. REFER TO EROSION CONTROL PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR SODDING/SEEDING ALL AREAS THAT ARE DISTURBED BEYOND GRADING LIMITS DURING THE CONSTRUCTION PROCESS.
24. ALL TURF AREAS ARE TO BE IRRIGATED. REFER TO TURF AND GRASSLANDS SEEDING NOTES FOR IRRIGATION OF SEEDED AREAS. REFER TO IRRIGATION PERFORMANCE SPECIFICATIONS.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND SUBSTANTIAL COMPLETION OF THE PROJECT HAS BEEN GRANTED. ANY MATERIAL WHICH DIES, OR DEFOLIATES PRIOR TO SUBSTANTIAL COMPLETION OF THE WORK WILL BE PROMPTLY REMOVED AND REPLACED.
26. PRIOR TO GRANTING SUBSTANTIAL COMPLETION, THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL COMPILE A FINAL PUNCHLIST OF UNSATISFACTORY OR INCOMPLETE ITEMS. CONTRACTOR SHALL BE NOTIFIED IN WRITING OF SUBSTANTIAL COMPLETION WHEN THE FINAL PUNCHLIST HAS BEEN COMPLETED.
27. THE CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR THE PERIOD SPECIFIED BY THE WARRANTY CHART BELOW.

IRRIGATION PERFORMANCE SPECIFICATION

1. IRRIGATION DESIGN TO BE PREPARED BY IRRIGATION CONTRACTOR AND PROVIDED TO THE OWNER OR THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. THE IRRIGATION DESIGN SHALL BE PREPARED BY AN IRRIGATION DESIGNER WITH A MINIMUM OF FIVE (5) YEARS OF DESIGN EXPERIENCE AND MAY BE SUBJECT TO A WATER AUDIT.
2. FINISH GRADES ESTABLISHED PRIOR TO INSTALLATION OF IRRIGATION SYSTEM SHALL BE MAINTAINED AND ANY EXCESS SOIL SHALL EITHER BE WASTED ON SITE AT THE DISCRETION OF THE GENERAL CONTRACTOR OR DISPOSED OF OFF-SITE. ALL CONSTRUCTION DEBRIS FROM IRRIGATION OPERATIONS SHALL BE DISPOSED OF OFF-SITE.
3. TURF AREAS SHALL BE IRRIGATED USING TURF SPRAY HEADS. THE IRRIGATION DESIGN SHALL BE PREPARED TO PROVIDE A 50% SPACING OR HEAD TO HEAD LAYOUT.
4. IRRIGATION TAP(S) LOCATIONS SHALL BE COORDINATED BETWEEN THE CONTRACTOR, CITY, AND LANDSCAPE ARCHITECT. INSTALL IRRIGATION TAP(S), METER(S) AND BACKFLOW PREVENTION DEVICE(S) AS REQUIRED BY THE CITY, PERFORMED BY A LICENSED PLUMBER. IRRIGATION TAP(S), METER(S) AND BACKFLOW PREVENTER(S) SIZE TO BE DETERMINED BY IRRIGATION CONTRACTOR AND SHALL BE LISTED ON THE IRRIGATION SHOP DRAWING SUBMITTED FOR REVIEW AND THE AS-BUILT PLANS SUBMITTED UPON COMPLETION.
5. IRRIGATION CONTRACTOR TO DETERMINE AVAILABLE WATER PRESSURE AND FLOW AT TAP LOCATION(S). IRRIGATION CONTRACTOR TO DESIGN IRRIGATION SYSTEM BASED ON AVAILABLE WATER PRESSURE. IRRIGATION CONTRACTOR TO PROVIDE ALL DESIGN CALCULATIONS FOR REVIEW BY THE OWNER OR OWNER'S REPRESENTATIVE INCLUDING FLOW RATES AND PRESSURE LOSSES CALCULATIONS OF THE SYSTEM.
6. THE IRRIGATION EQUIPMENT SHALL BE MANUFACTURED BY HUNTER INDUSTRIES, RAIN BIRD CORPORATION, OR TORO OR APPROVED EQUAL AND SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IRRIGATION EQUIPMENT SHALL HAVE A MANUFACTURER'S FIVE (5) YEAR WARRANTY.
7. IRRIGATION CONTROLLER SHALL BE A MODULAR SYSTEM EXPANDABLE IN EITHER 4 OR 8 STATION MODULES OR AN EXPANDABLE DECODER SYSTEM. THE IRRIGATION CONTROLLER SHALL HAVE THE CAPACITY TO OPERATE A MASTER VALVE DURING SYSTEM RUN TIME. THE IRRIGATION CONTROLLER SHALL HAVE 4 PROGRAMS WITH INDEPENDENT STARTS, 365 DAY CALENDAR, EVEN, ODD, ODD 31, CYCLICAL, CUSTOM AND MANUAL WATER DAY SCHEDULES. THE CONTROLLER SHALL HAVE A MINIMUM SEASONAL ADJUST CAPABILITY OF 10% - 150%. THE IRRIGATION CONTROLLER TO BE INSTALLED IN A LOCKABLE, METAL PEDESTAL IN A LOCATION APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE.
8. THE IRRIGATION SYSTEM DESIGN SHALL INCLUDE A WIRELESS RAIN SENSOR. INSTALL RAIN SENSOR IN LOCATION APPROVED BY THE OWNER AND PER THE MANUFACTURER'S SPECIFICATIONS.
9. IRRIGATION CONTROL VALVES ARE TO BE A PLASTIC GLOBE VALVE CONFIGURATION WITH PRESSURE RATING OF 15 - 150 PSI AND FLOW RANGE FROM 2 - 150 GPM. THE SOLENOID SHALL BE HEAVY DUTY ONE PIECE CONSTRUCTION. THE CONTROL VALVES SHALL HAVE THE ABILITY TO ADJUST AND REGULATE PRESSURE FROM 20 -100 PSI. THE CONTROL VALVE SIZE SHALL BE 1", 1.5" AND 2" CONFIGURATIONS. THE CONTROL VALVES SHALL HAVE A MANUFACTURER'S THREE (3) YEAR WARRANTY.
10. THE IRRIGATION SPRAY BODY SHALL BE UV-RESISTANT PLASTIC WITH A CO-MOLDED OR RUBBER SEALS AND HEAVY DUTY SPRING. THE SPRAY BODY SHALL HAVE BOTH A BOTTOM AND SIDE IN-LET FEATURE. SPRAY NOZZLES SHALL BE VARIABLE ARC SPRAY NOZZLES.
11. ALL IRRIGATION MAINLINE PIPES SHALL BE PVC CLASS 200 IPS PLASTIC PIPE. ALL PIPE SHALL BE SIZED NOT TO EXCEED A VELOCITY OF FIVE (5) FEET PER SECOND
11. ALL IRRIGATION LATERAL PIPES SHALL BE POLYETHYLENE PIPE. ALL PIPE SHALL BE SIZED NOT TO EXCEED A VELOCITY OF FIVE (5) FEET PER SECOND.
12. ALL IRRIGATION PIPE OR WIRE SHALL BE INSTALLED IN SLEEVES BELOW ANY PAVEMENT OR HARD SURFACE. ALL IRRIGATION SLEEVES SHALL BE PVC SCHEDULE 40. ALL SLEEVES ARE TO EXTEND 24" BEYOND AND SIZED A MINIMUM OF TWO (2) TIMES THE DIAMETER OF THE MAINLINE OR LATERAL. COORDINATE INSTALLATION OF ALL SLEEVES WITH THE GENERAL CONTRACTOR AND THE CONCRETE CONTRACTOR PRIOR TO GRADING AND PLACEMENT OF CONCRETE.
13. IRRIGATION CONTRACTOR SHALL SUPPLY MAINTENANCE AND OPERATION MANUALS AND A SCALED AS-BUILT DRAWING OF THE SYSTEM TO THE OWNER. IRRIGATION CONTRACTOR SHALL DEMONSTRATE THE PROGRAMMING OF THE CONTROLLER FOR THE OWNER.
14. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE FIRST WINTERIZATION AND SPRING STARTUP UNLESS THE OWNER AGREES TO USE THEIR OWN CONTRACTOR.

WARRANTY CHART		
SUBSTANTIAL COMPLETION DATE	DURATION	WARRANTY EXPIRATION
DECEMBER	19 MONTHS	JULY
JANUARY	18 MONTHS	JULY
FEBRUARY	17 MONTHS	JULY
MARCH	16 MONTHS	JULY
APRIL	15 MONTHS	JULY
MAY	14 MONTHS	JULY
JUNE	13 MONTHS	JULY
JULY	12 MONTHS	JULY
AUGUST	12 MONTHS	AUGUST
SEPTEMBER	12 MONTHS	SEPTEMBER
OCTOBER	12 MONTHS	OCTOBER
NOVEMBER	12 MONTHS	NOVEMBER

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DESCRIPTION

REV. NO.

DATE

LANDSCAPE NOTES

BRAKES PLUS
NORTHSTAR CROSSING

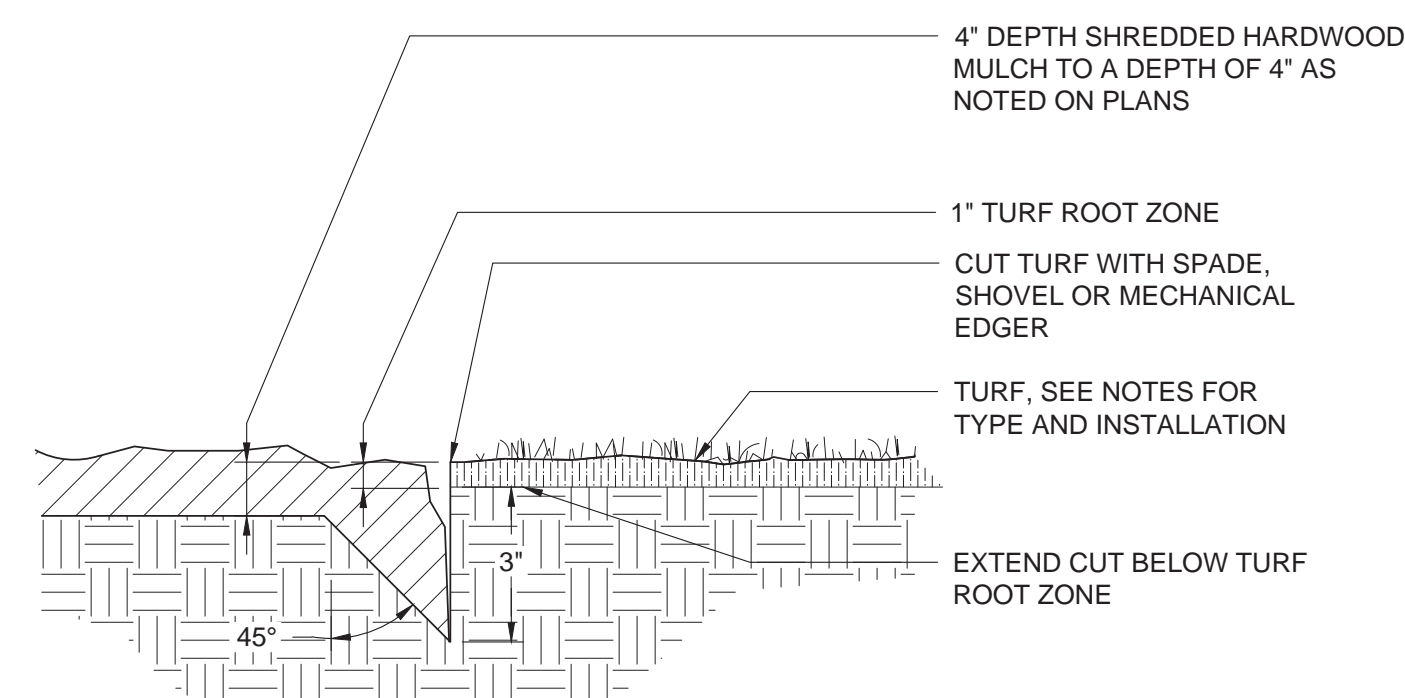
LINCOLN, NEBRASKA

REVISIONS

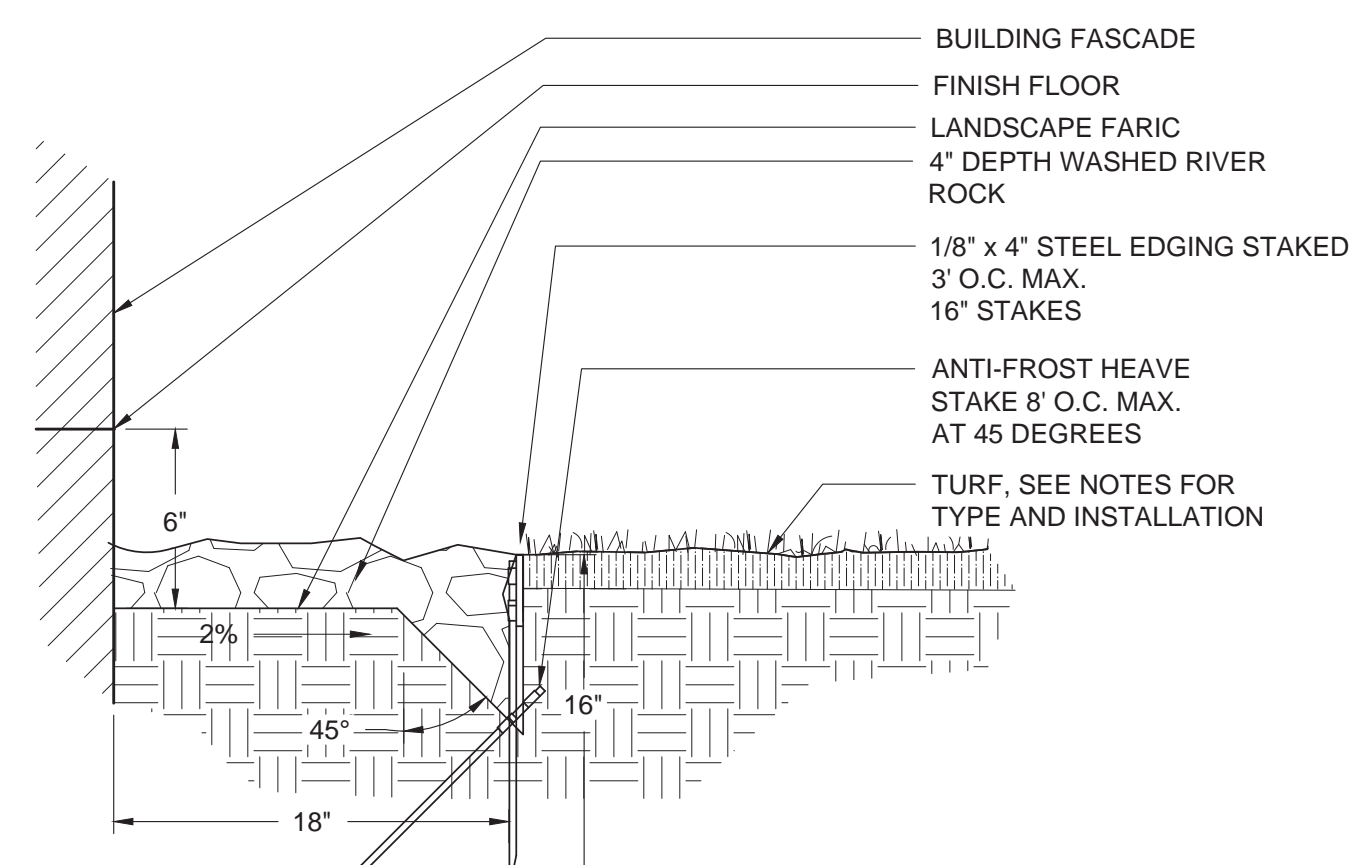
2025

drawn by: ALL
designed by: BDB
project no.: 024-05713
date: 02/14/2025

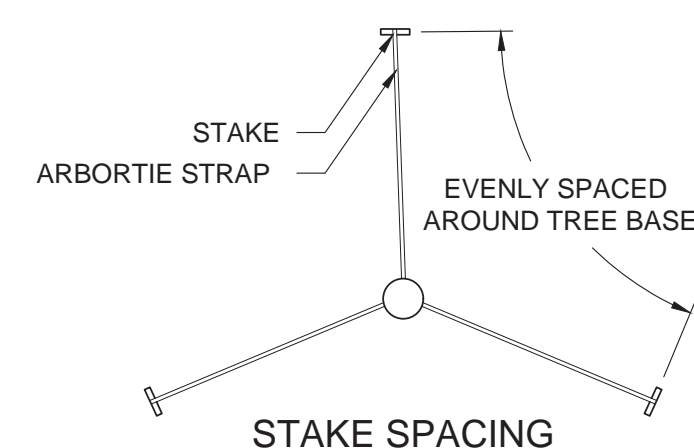
SHEET
L1.1



CULTIVATED EDGING DETAIL (TYP.)
NOT TO SCALE



MOW-STRIP EDGING DETAIL (TYP.)
NOT TO SCALE



IF APPLICABLE TO SPECIES,
TREE SHALL HAVE A STRONG
CENTRAL LEADER.
PRUNE ANY BROKEN OR
DEAD BRANCHES.

NOTE:
DIG PLANTING HOLE 2/3 TO 3/4
HEIGHT OF ROOT BALL. SLOPE
BACKFILL SOIL AWAY FROM ROOT
FLARE TO ORIGINAL GRADE.
REMOVE ALL TAGS AND LABELS.

SET TREE STRAIGHT AND PLUMB

ARBORITIE ANCHORING KIT
INSTALL PER MANUFACTURERS
SPECIFICATION. STAKING
METHODS OTHER THAN WHAT IS
SHOWN IN THESE PLANS SHALL
BE APPROVED BY THE
LANDSCAPE ARCHITECT.

— NO MULCH AT BASE OF STEM
(ROOT FLARE)

4" DEPTH SHREDDED MULCH
RING TO OUTER EDGE OF
SAUCER

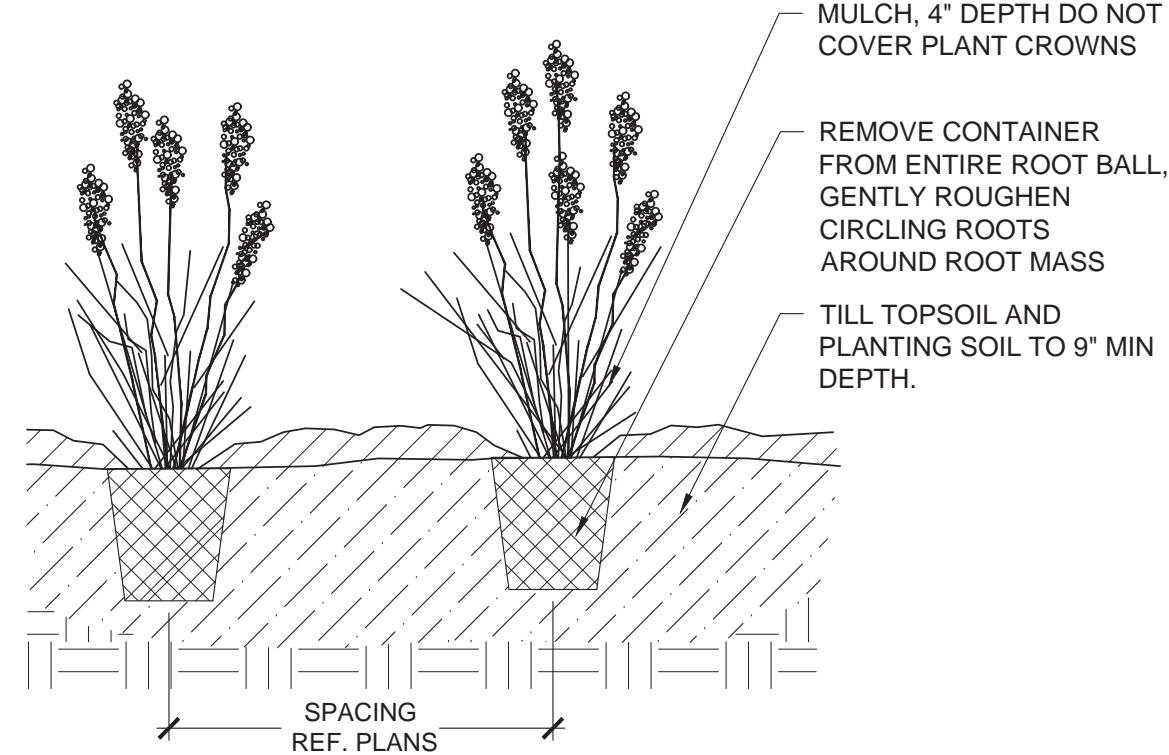
SET TREE IN FIRM AND STABILIZE ROOTBALL, REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP THIRD OF ROOTBALL. REMOVE AT LEAST THE TOP HALF OF THE WIRE BASKET.

— ROTOTILLED PLANTING SOIL AND AMEND SOIL WITH COMPOST AS PER PLAN NOTES.

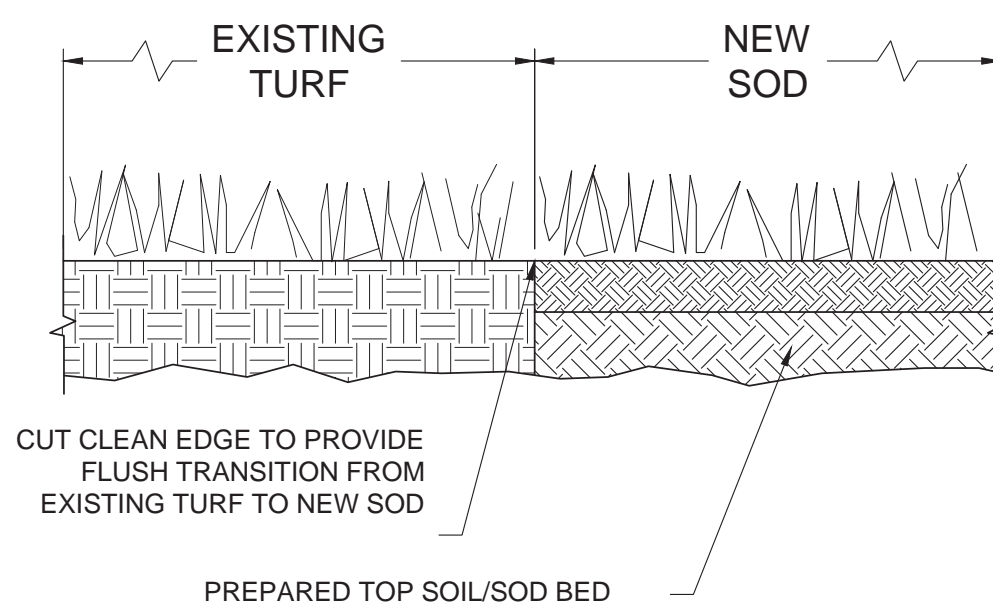
ROOT FLARE 1" ABOVE TOP OF
SOIL AND GROUND LEVEL

ORIGINAL SOIL LINE
STAKE SHOULD BE PLACED
OUTSIDE OF PLANTING HOLE AND
DRIVEN INTO SOIL UNTIL THE
ARBORTIE IS TAUT. ARBORTIE TO
BE AT 45 DEGREE ANGLE

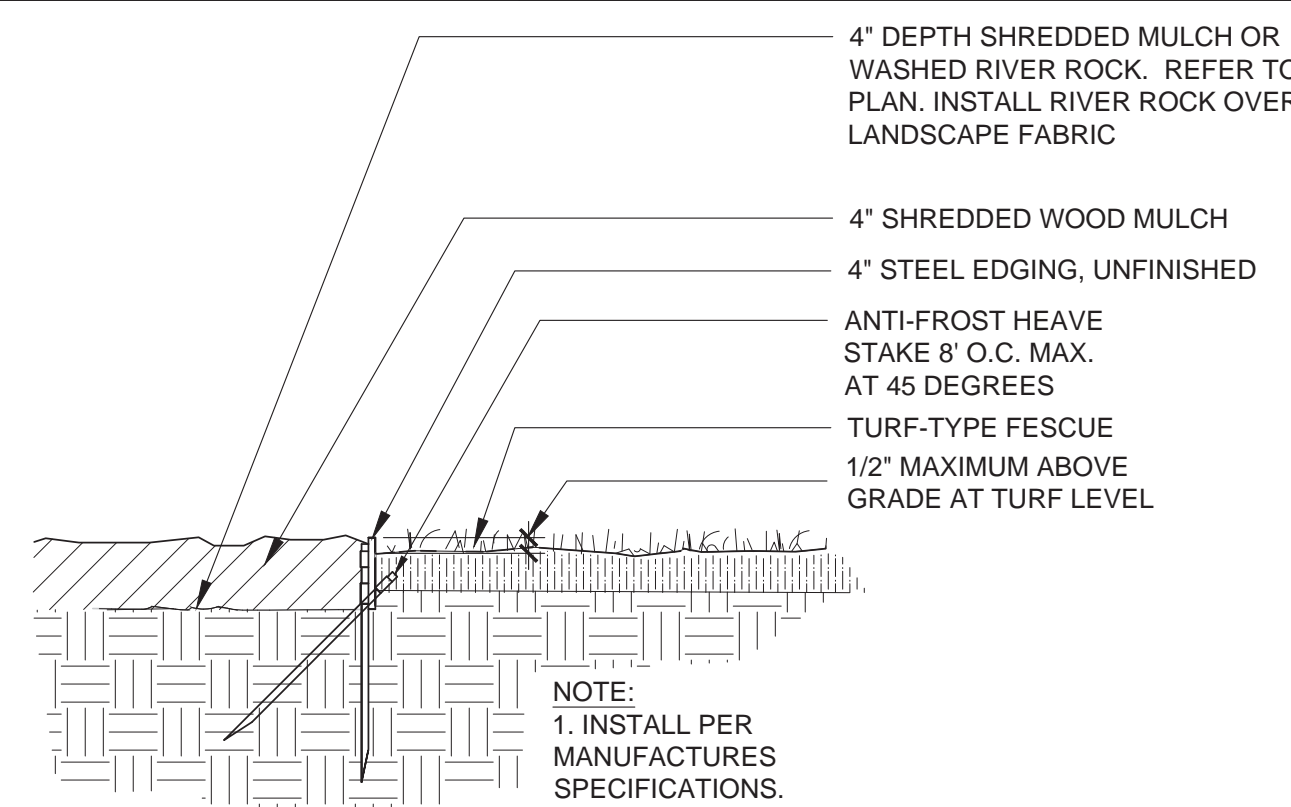
B&B TREE PLANTING WITH ARBORTIE STAKES
NOT TO SCALE



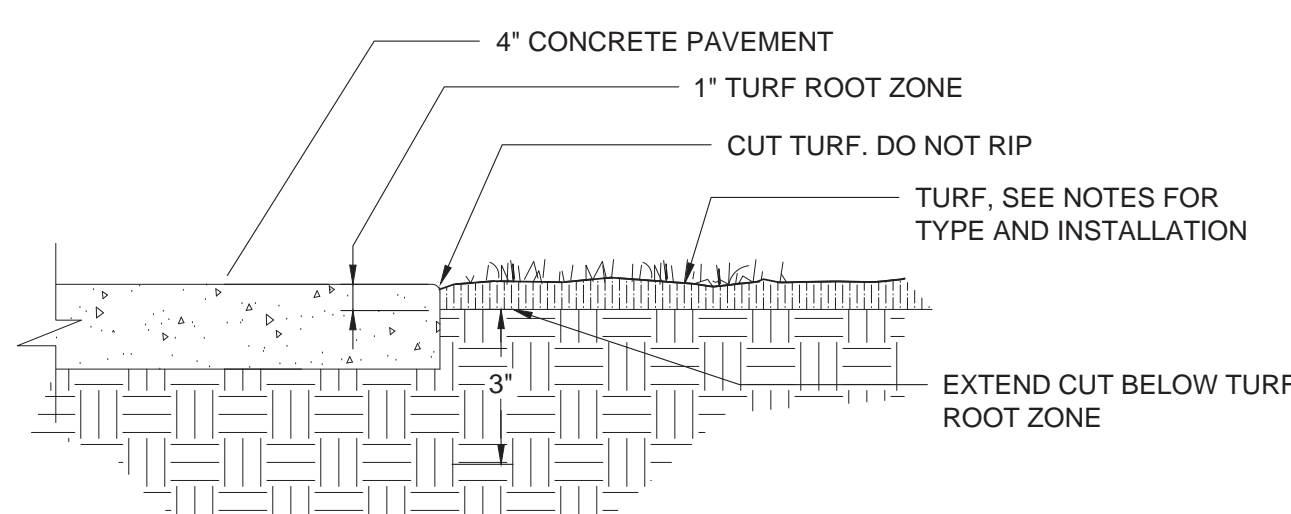
PERENNIAL PLANTING DETAIL
NOT TO SCALE



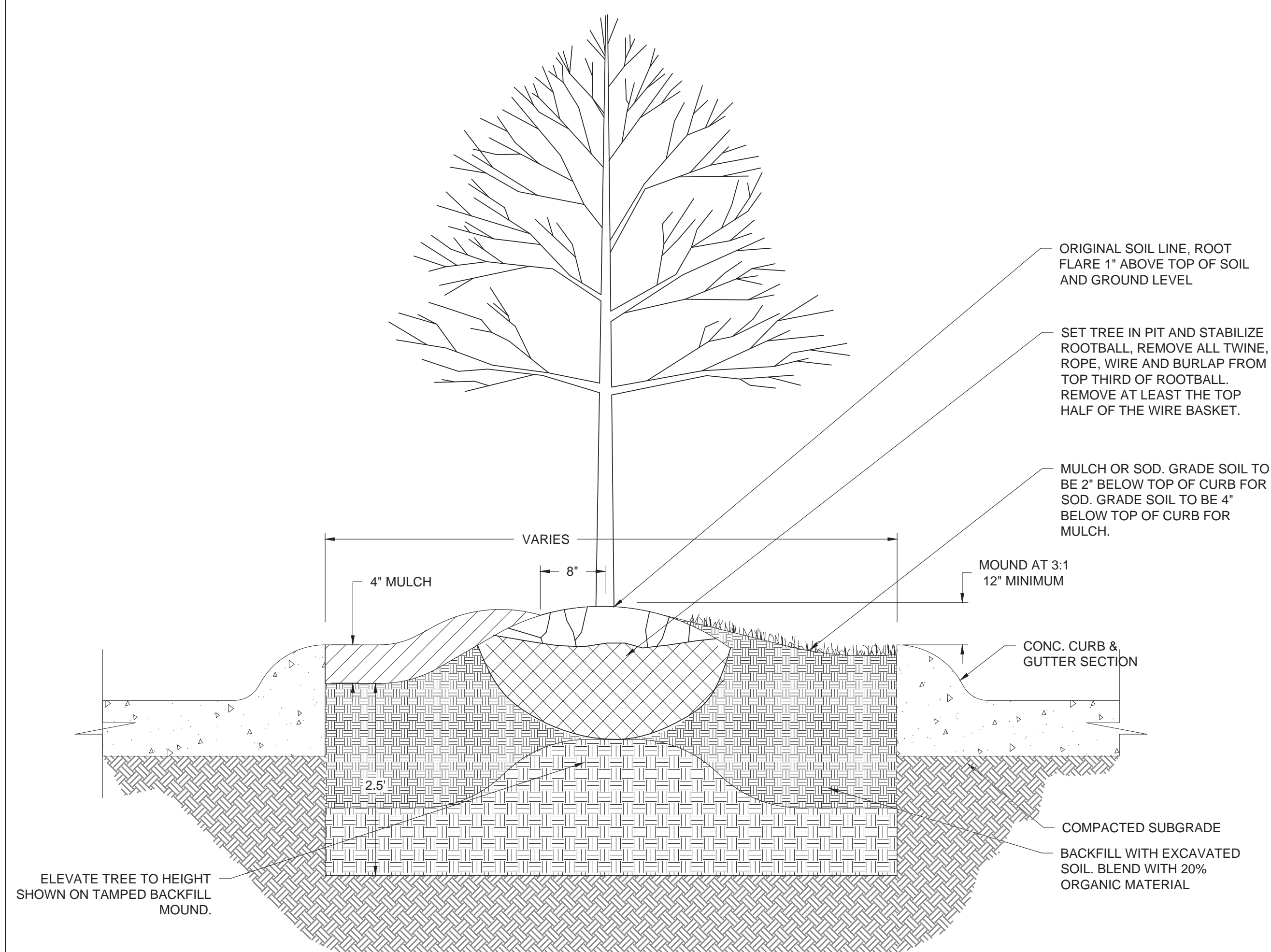
SOD EDGE DETAIL
NOT TO SCALE



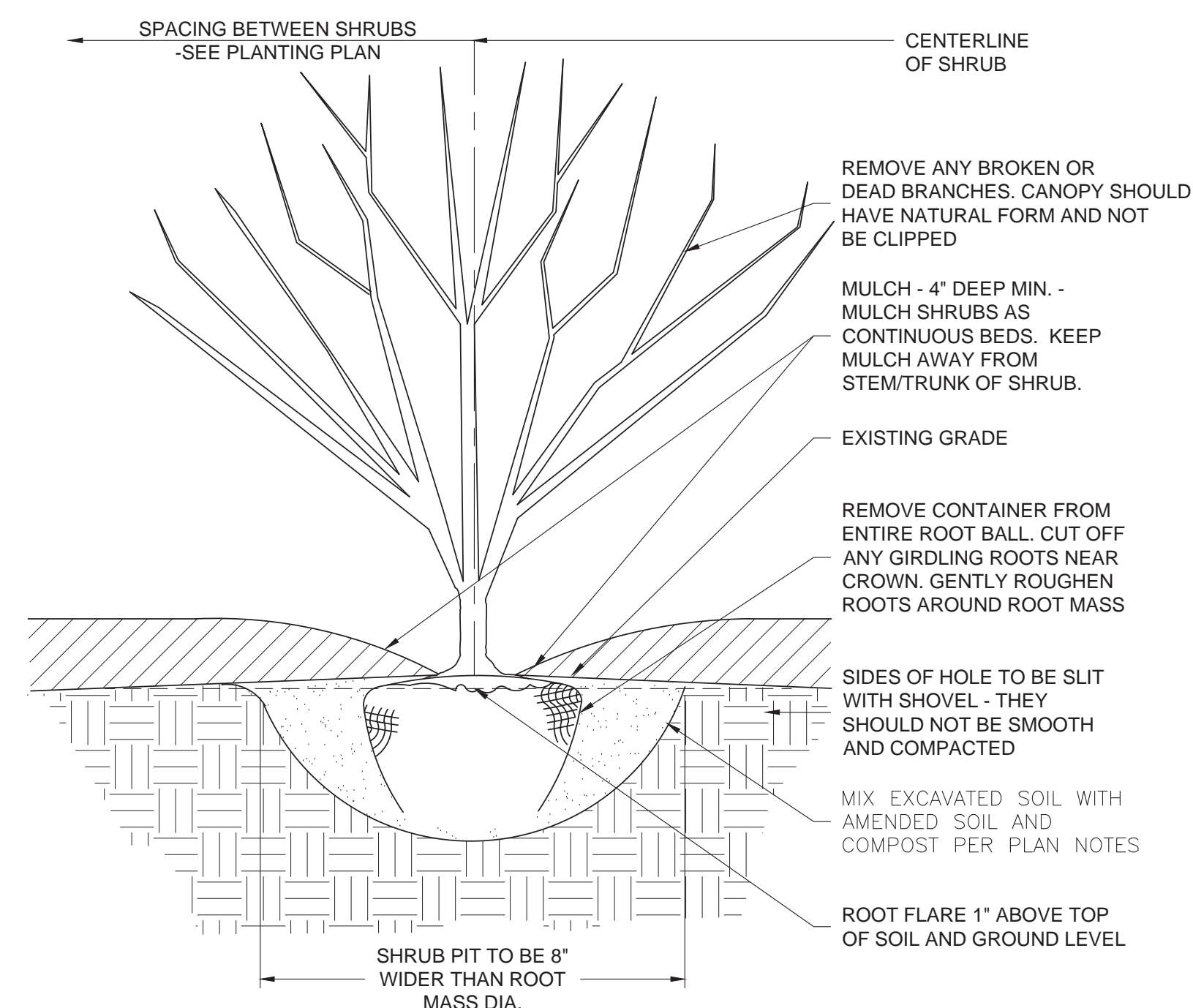
STEEL LANDSCAPE EDGING DETAIL (TYP.)
NOT TO SCALE



SOD/SIDEWALK DETAIL (TYP.)
NOT TO SCALE



PARKING ISLAND PLANTING DETAIL
NOT TO SCALE



TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE

[illegible]