

SUBDIVISION LANDSCAPE & IRRIGATION GENERAL NOTES

(Required on all Such Sets of Plans Submitted for City Approval)

1. All construction shall conform to the City of West Sacramento Standard Specifications and shall be subject to a City Encroachment Permit.
2. The Engineering Division Inspector will inspect the main water service tap, domestic lateral and domestic meter and backflow assembly; the Landscape Inspector will inspect the irrigation meter assembly and the irrigation backflow assembly.
3. Work shall include replacement of all broken public sidewalk, curb and gutter. This work should take place when there is no further need for encroachment of heavy equipment over walks and prior to City acceptance of the improvements. The Engineering Division Inspector will mark all broken curb, gutter and sidewalk for replacement upon request.
4. The Contractor is responsible for fine grading and positive surface drainage in all landscape areas. The Contractor shall verify all rough grades in the field and bring any discrepancies to the attention of the Landscape Architect, Civil Engineer, and the City Inspector for a decision prior to proceeding with the work.
5. A Fire Hydrant Permit will be required for construction water through any fire hydrant within the City. Contact the Public Works Division at (916) 617-4850 for permit requirements.
6. All utility work including electrical, gas, telephone, cable TV and railroad work shall be subject to an Encroachment Permit. Normally, the utility companies obtain separate permits for their work. It is the responsibility of the applicant to ensure that this has been done prior to beginning work.
7. All underground facilities shall be located by the appropriate agencies prior to any excavation. This shall be initiated through Underground Service Alert (U.S.A.) by calling (800) 642-2444.
8. Soil amendments shall be determined by an agricultural suitability analysis run by a licensed Soils Laboratory for on-site rough graded soils, and (if required) the imported topsoil. A minimum of three (3) representative samples of rough graded soil shall be analyzed. If significantly different soils are encountered by the suitability analysis, further sampling may be required. A copy of the suitability analysis with recommendations shall be submitted to the City Inspector and the Landscape Architect as soon as available. The Landscape Contractor shall submit written certification that soil amendments were added as recommended by the agricultural suitability analysis prior to park acceptance.
9. Upon receipt of the suitability analysis results, the Landscape Architect shall review the approved planting plan and make any recommendations for revisions as may be required to better accommodate existing soils.
10. The Contractor is responsible for temporary erosion control at all times. Temporary erosion control shall consist of, but not be limited to, constructing such facilities and taking such measures as are necessary to prevent, control and abate water, mud and erosion damage to public and private property as a result of the project. By October 15th of each year, or earlier if

conditions warrant, such temporary erosion control features as are necessary to prevent damage during the forthcoming winter season shall be constructed and functioning. Mud and silt shall be settled out of the storm runoff before said runoff leaves the construction site or enters the City storm drain systems, or a natural channel. The Contractor is responsible for meeting all erosion control requirements of the Regional Water Quality Control Board.

11. The Contractor shall schedule a pre-construction meeting a minimum of two (2) working days prior to the commencement of any work at the site. Attendees shall include at a minimum, City staff (Parks and Community Services, Engineering), involved utility representatives, Developer representatives, and Contractor staff.
12. Construction activities shall limited to 7am to 7pm Monday through Friday, and 8am to 6pm Saturday, Sunday and holidays, unless otherwise approved in writing by the City Engineer.
13. Overtime City inspections after normal working hours during the week, or on Saturdays, Sundays, or holidays shall be paid separately by the Contractor or Developer at the appropriate rate, as determined by the City, through a separate reimbursement agreement with the Engineering Department's Inspection Services Division. Days and hours of overtime inspections shall be subject to the approval of the City Inspector.
14. Warranties shall be as described in the City Standard Specifications. Pay special attention to Planting maintenance and warranty provisions and Irrigation certification and warranty provisions in Division IV, Sections 16 and 17.
15. The Contractor shall remove from the site and legally dispose of all debris and unsuitable material generated by his operations.
16. The Contractor shall remove all USA markings attributed to this project prior to landscaping and irrigation acceptance.
17. The Landscape Architect/Designer shall submit mylar and digital copies of Record Drawings of the landscape and irrigation plans prior to acceptance of improvements. Such plans shall conform to the City's Digital Submission Policy.
18. It shall be the Contractor's responsibility to obtain all required permits from the responsible jurisdiction(s) prior to construction, including but not limited to, Encroachment Permits, Grading Permits, Transportation Permits, Building Permits, Fire Hydrant Permits, Regional Water Quality Permits, and Tree Removal Permits.