



GENERAL SITE PLAN NOTES:

CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC CONDITIONS PRIOR TO CONSTRUCTION START. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND DISCREPANCIES OR VARIATIONS FROM THE PLAN. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER OR OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO ANY ADDITIONAL WORK BEING COMPLETED.

CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR ALL UTILITY LOCATIONS (657-454-0002) 48 HR. PRIOR TO EXCAVATION/CONSTRUCTION.

CONTRACTOR TO VERIFY HORIZONTAL LOCATION AND ELEVATION WHERE A CONNECTION TO EXISTING PAVEMENT, STRUCTURE OR SITE FEATURE IS TO BE MADE.

CONTRACTOR TO WORK OUT OF TREE DRIP ZONE EXCEPT IN AREAS DESIGNATED BY LANDSCAPE ARCHITECT.

CRITICAL LAYOUT DIMENSIONS: THE OWNER OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE THE PROJECT LAYOUT TO AVOID UNOBTAINABLE CONSTRAINTS SUCH AS WATER TABLES, UNOBTAINABLE SOIL CONSTRAINTS, ETC. THESE ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING UTILITIES, TREES, SITE AMENITIES, ETC. FROM DAMAGE DURING CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTORS EXPENSE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LOCATES LOCATES SHALL BE MARKED IN THE FIELD FOR REVIEW BY THE OWNER OR OWNER'S REPRESENTATIVE.

CONTRACTOR SHALL STAY WITHIN CONSTRUCTION LIMITS UNLESS APPROVED OTHERWISE BY THE OWNER OR OWNER'S REPRESENTATIVE. THE WORK ZONE SHALL BE KEPT AS MINIMAL AS POSSIBLE DURING CONSTRUCTION. MOVEMENT AND PARKING OF EQUIPMENT SHALL STAY WITHIN WORK ZONE AND NOT CROSS AREAS OTHERWISE UNDISTURBED DURING EARTHWORK OPERATION.

CONTRACTOR BASE BID SHALL ASSUME TREES TO BE REMOVED BY RAMSEY COUNTY PRIOR TO CONSTRUCTION. LEAKING GROUNDING AND STUMP REMOVAL IS THE RESPONSIBILITY OF THE CONTRACTOR. TREES AND STUMPS TO BE REMOVED SHALL BE UNDER 6" DIA. SHALL BE INCIDENTAL TO THE GRADING.

ASPHALT ROADWAY PARKING LOTS AND OTHER ITEMS - LAYOUT NOTES: BITUMINOUS TRAIL, CONCRETE CURBS AND CONSTRUCTION LIMITS SHALL BE FIELD STAKED BY CONTRACTOR. CONTRACTOR WILL NEED APPROVAL BY RAMSEY COUNTY LANDSCAPE ARCHITECT PRIOR TO COMMENCING CONSTRUCTION. CONTRACT ITEMS LAD OUT AND INSTALLED INCORRECTLY WITHOUT PRIOR REVIEW BY RAMSEY COUNTY REPRESENTATIVE WILL BE REMOVED AND REINSTALLED AT CONTRACTORS OWN EXPENSE.

SPOT GRADES & DRAINAGE REQUIREMENTS: ALL SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADE UNLESS OTHERWISE NOTED.

THE CONTRACTOR SHALL REVIEW GRADING WITH THE LA-ENG. PRIOR TO EARTHWORK TO ENSURE PROPER DRAINAGE. THE INTENT OF ALL PROPOSED SPOT GRADES AND GRADING IS TO MATCH EXISTING GRADES ADJACENT TO NEW CONSTRUCTION TO ENSURE PROPER DRAINAGE AND BLENDING OF NEW GRADES WITH EXISTING ONES. MAX. SLOPES SHALL NOT BE GREATER THAN 4:1 UNLESS OTHERWISE NOTED ON THE PLAN.

SUB OUT REQUIREMENTS: GRADES AS SHOWN ARE TO FINISH GRADE. CONTRACTOR SHALL SUB OUT IN ACCORDANCE WITH PAVEMENT SECTIONS.

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SURVEYING RELATING TO LAYOUT & SITE GRADING. THE CONTRACTOR SHALL FIELD VERIFY ALL GRADES WITH THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER OF ANY DISCREPANCIES OR VARIATION FROM PLAN.

TORSOIL STRIPPING, STOCKPILING AND RE-SPREADING REQUIREMENTS: TORSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS FROM COMMON EXCAVATION AND SHALL BE SALVAGED AND STOCKPILED. THE LANDSCAPE ARCHITECT SHALL DETERMINE PLACEMENT OF THE STOCKPILE PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL STRIP STOCKPILE & RE-SPREAD SUFFICIENT TORSOIL TO PROVIDE A MINIMUM 1" DEPTH COVERED REAS ALL DISTURBED AREAS TO BE RESEED UNLESS ADD. SOIL AMENDMENTS FOR OPTIMUM PLANT GROWTH. TORSOIL SHALL BE IN A RELATIVELY DRY STATE WHEN PLACED FINE GRADE TORSOIL TO ELIMINATE BLOTTING OR LOW SPOTS. MANUALLY SPREAD TORSOIL CLOSE TO TREES, PLANTS, AND PAVEMENT TO PREVENT DAMAGE.

EXCESS STOCKPILE MATERIAL THAT IS NOT SUITABLE FOR REUSE SHALL BE DISPOSED OFF SITE BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL STOCKPILE AREAS AFTER MATERIAL IS REMOVED.

IMPORTED TOPSOIL SHALL BE PLACED IN AREAS WITH INADEQUATE TORSOIL AS DETERMINED IN THE FIELD BY OWNERS REPRESENTATIVE. CLEAN TORSOIL IMPORT SHALL CONFORM TO MNDOT 3877 TYPE A REQUIREMENTS.

SILT AND TREE PROTECTIVE FENCE: CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SILT FENCE PER PLAN PRIOR TO CONSTRUCTION. SILT FENCE LOCATIONS SHALL BE REVIEWED PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL STORM DRAIN INLETS

CONTRACTOR SHALL ERECT AND MAINTAIN PROTECTIVE FENCING FOR EXISTING TREES THAT ARE TO REMAIN AND THAT ARE NEAR THE CONSTRUCTION ZONE. OWNER WILL WALK THE SITE WITH THE CONTRACTOR PRIOR TO ROUGH GRADING TO IDENTIFY TREES TO BE PROTECTED. TREE PROTECTION INCLUDING PROTECTIVE FENCING SHALL BE CONSIDERED INCIDENTAL TO THE GRADING WORK AND SHOULD BE INCLUDED IN THE CONTRACTORS BID PRICE FOR THAT WORK REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

OTHER NOTES

N.I.C. = NOT IN CONTRACT

CONCRETE CURBING ALL CURBING SHALL BE MNDOT TYPE D.

CONSTRUCTION PHASING THE CONTRACTOR SHALL ATTEND A PRE-CONSTRUCTION MEETING TO BE HELD ON SITE AND SUBMIT A CONSTRUCTION PHASING PLAN PRIOR TO THE START OF THE CONSTRUCTION FOR APPROVAL BY THE OWNER.

CONTRACTOR COMMUNICATION PHASE I SITE WORK CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE DESIGN BUILD CONTRACTOR CONSTRUCTING THE BUILDINGS AND SHELTERS.

SITE LAYOUT CADD FILE WILL BE MADE AVAILABLE FOR LAYOUT AND CONSTRUCTION PHASING.

LEGEND

- CONSTRUCTION LIMITS
- SILT FENCE OR BIOLOG TREE FENCING

DESIGN PHASE:

NO.	DATE	DESCRIPTION
1	7/17/17	BID DOCUMENTS

CONTACT INFORMATION:

1. I hereby certify that the plans, specifications or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Registration: Landscape Architect
 Number: MN 42544
 Signature: B. Sara Binner
 Date: 7/17/2017

DESIGNED BY:

DESIGNED BY: RBB/BK
 DRAWN BY: RBB/BK
 CHECKED BY: BBO

DATE:

DATE: JULY 2017

TITLE

SITE PLAN PHASE I
BD 3.0
 SHEET 4 OF 50