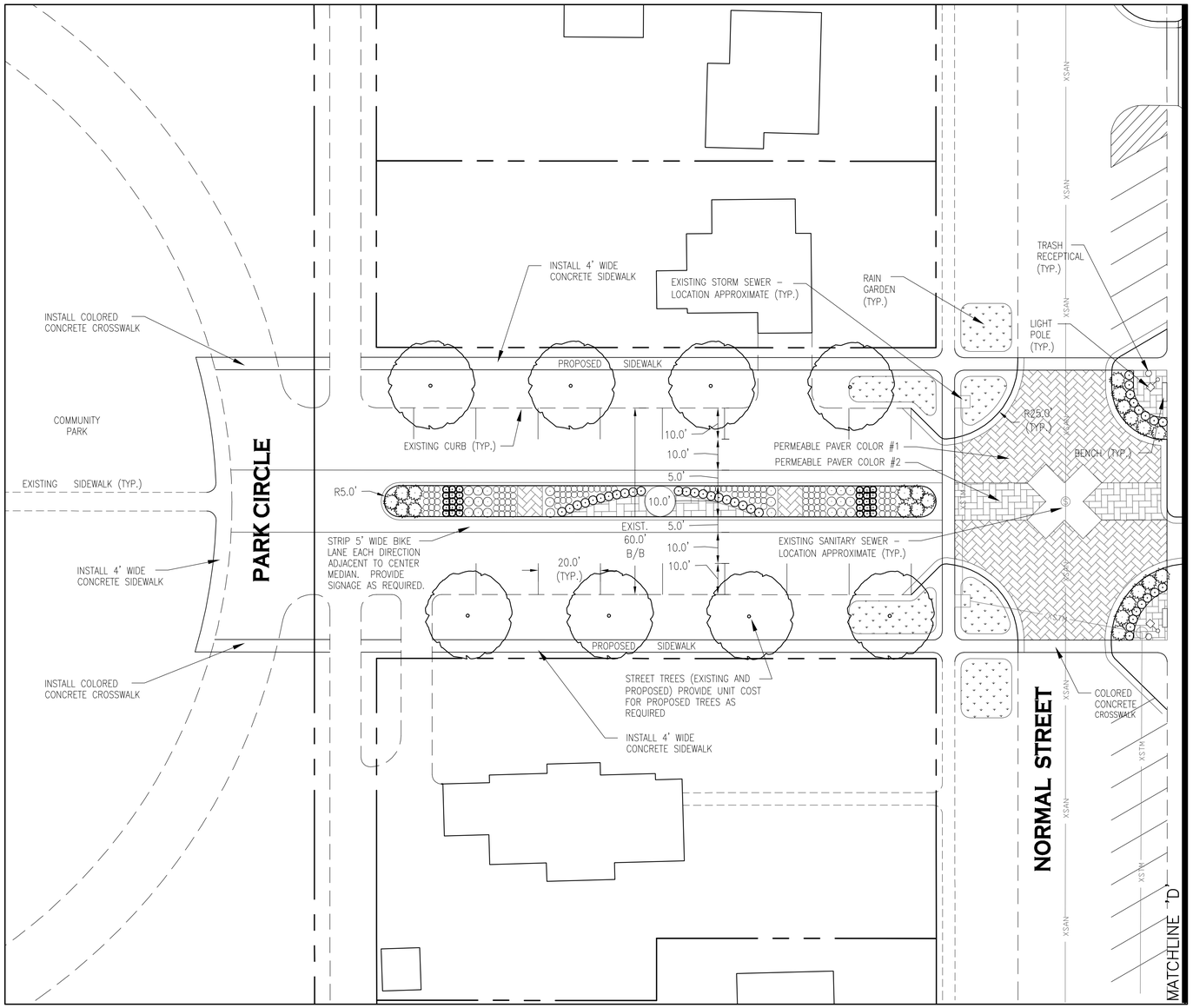

GENERAL NOTES:

1. ALL EXISTING AND PROPOSED DESIGN INFORMATION SHOWN HERIN IS BASED ON THE INFORMATION AVAILABLE TO THE LANDSCAPE ARCHITECT AT THE TIME CONCEPTUAL DESIGN. FURTHER VERIFICATION AND SURVEY WORK SHALL BE COMPLETED PRIOR TO CONSTRUCTION. THESE DOCUMENTS FOR BUDGETING PURPOSES ONLY.

2. ALL PRELIMINARY UTILITY INFORMATION SHOWN HEREIN IS BASED ON THE INFORMATION AVAILABLE TO THE LANDSCAPE ARCHITECT AT THE TIME OF DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITIES, DEPTHS AND LOCATIONS PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES AND INCIDENTAL DAMAGE CAUSED BY THE CONTRACTOR'S CONSTRUCTION OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

3. ALL SITE WORK AND PAVING RECOMMENDATIONS HEREIN SUBJECT TO CONFIRMATION OF FUTURE SOILS REPORTS AND GEOTECHNICAL INVESTIGATIONS.

4. ALL QUANTITIES SHALL BE CALCULATED AND/OR VERIFIED BY THE GENERAL CONTRACTOR.

6. ALL CLEARING, DEBRIS, WASTE EXCAVATION, AND CONSTRUCTION MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF WOODBINE, IOWA REGULATIONS.

7. CARE SHALL BE EXERCISED TO PRESERVE AND/OR PROTECT EXISTING TREES AND VEGETATION. ANY NECESSARY REPAIR BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PERFORMED TO THE SATISFACTION OF THE OWNER(S).

8. WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE INDICATED IN PLANS.

9. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL STATE, LOCAL AND ADA SPECIFICATIONS AS CURRENTLY IN EFFECT.

11. ALL GROUND SURFACES SHALL VARY UNIFORMLY. ACTUAL EXTENTS OF PAVEMENT REMOVAL AND REPLACEMENT TO BE DEFINED FOLLOWING SURVEY COMPLETION.

12. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND IS RESPONSIBLE FOR ALL DEWATERING AND EROSION CONTROL NECESSARY FOR CONSTRUCTION OPERATIONS.

13. THE CONTRACTOR IS RESPONSIBLE FOR THE PROVISION OF ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR NECESSARY TO CONTROL EROSION, SILTATION AND DISCHARGES OF FILL MATERIAL (SEDIMENT) INTO DOWNSTREAM SYSTEMS, PROPERTIES OR RECEIVING CHANNELS. THIS SHALL BE REQUIRED DURING ALL PHASES OF CONSTRUCTION UNTIL SUITABLE GROUND COVER IS ESTABLISHED FOR ALL DISTURBED AREAS. IF ANY METHOD OF CONTROL FAILS, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY, SO THAT THE OWNER OR HIS AGENT CAN REVIEW THE CONTRACTOR'S PROPOSED METHOD OR REPAIR.

14. ALL EXCAVATED OR OTHERWISE DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AS NEARLY AS PRACTICAL. THE REPLACEMENT MATERIALS SHALL BE COMPACTED SO AS TO PREVENT SETTLEMENT. ANY PARKING OR ROADWAY SURFACING, CURB AND GUTTER, SIDEWALK OR ESTABLISHED LAWN AREAS DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED OR REPAIRED TO ORIGINAL CONDITION, PER APPROVAL BY OWNER.

15. ALL OFF SITE CONDITIONS SHALL BE REPLACED TO THE SATISFACTION OF OWNER(S). ANY DAMAGE TO OR REMOVAL OF EXISTING CONDITIONS OCCURRING UPON ADJACENT PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER(S).

PHASE 5 - NORMAL STREET TO PARK CIRCLE

MEDIAN:

- SAWCUT AND REMOVE 12' WIDE AREA OF EXISTING PAVEMENT FOR MEDIAN.
- INSTALL 6" HEIGHT 1' WIDE CURB/GUTTER SECTION AROUND MEDIAN AREA PROVIDING 5' RADIUS AT EACH END. MATCH EXISTING PAVEMENT ELEVATIONS.
- INSTALL LANDSCAPING AS SHOWN PER TYPICAL DETAIL AND PLANT SCHEDULE SHOWN ON SHEET 'SP8'
- INTALL 400 S.F. OF CONCRETE PAVERS AS SHOWN
- PROVIDE 6" RAISED CONCRETE FOOTING/BASE FOR PUBLIC ART (ART PROVIDED AND INSTALLED BY OTHERS)

RAIN GARDEN:

- INSTALL RAIN GARDENS IN LOCATIONS DENOTED BY HATCH PATTERN. SEE DETAILS ON SHT. 'SP8' FOR ADDITIONAL DETAILS.
- CONVERT GRATE ON EXISTING STORM INLET TO SOLID COVER.
- PROVIDE CURB NOTCH INTO RAIN GARDEN AREA.
- INSTALL OVERFLOW STRUCTURE AND TIE TO EXISTING STORM SYSTEM AT EXISTING INLET STRUCTURE.
- INSTALL RAIN GARDEN LANDSCAPING AS SHOWN PER TYPICAL DETAIL AND PLANT SCHEDULE ON SHEET 'SP8'

INTERSECTION IMPROVEMENT:

- SAWCUT AND REMOVE AREA OF EXISTING PAVEMENT FOR PERMEABLE PAVERS, CROSSWALKS AND CURB EXTENSIONS,
- INSTALL 6" HEIGHT 2' WIDE CURB/GUTTER SECTION TO CREATE CURB EXTENSIONS AS SHOWN.
- INSTALL COLORED CONCRETE CROSSWALKS IN ALL DIRECTIONS.
- INSTALL COLORED CONCRETE "X" DESIGN IN CENTER OF INTERSECTION.
- INSTALL PERMEABLE PAVERS AND BASE PER MANUFACTURES RECOMMENDATIONS.
- EXTEND, REMOVE AND/OR CONNECT EXISTING SIDEWALKS INTO CURB EXTENSIONS AS REQUIRED.
- INSTALL LANDSCAPING AS SHOWN PER TYPICAL DETAIL AND PLANT SCHEDULE SHOWN ON SHEET 'SP8'

PEDESTRIAN SPACE:

- INTALL 135 S.F. OF CONCRETE PAVERS EACH CORNER AS SHOWN
- INSTALL (1) 6' BENCH EACH CORNER AS SHOWN
- INSTALL (1) TRASH RECEPTACLE EACH CORNER AS SHOWN
- INSTALL (1) STREET LIGHT EACH CORNER AS SHOWN
- INSTALL LANDSCAPING AS SHOWN PER TYPICAL DETAIL AND PLANT SCHEDULE ON SHEET 'SP8'

PARKING:

- RESTRIPE EXISTING ANGLED PARKING TO PARRELL PARKING SPACES 10' WIDE BY 20' LONG.

0' 10' 20' 40'

NORTH

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6th Street Improvement

Block #5 - Normal Street to Park Circle
Woodbine, Iowa

Date 02-26-2010

Issue / Revision
SCHEMATIC DESIGN

Job No. 09035 Proj. Mgr. avg

Sheet Title
SITE PLAN

Sheet No.
SP6