

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.
- PROVIDE LANDSCAPING AS SHOWN PER TYPICAL DETAIL AND PLANT SCHEDULE SHOWN ON SHEET SP8
- INSTALL 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 SH'T. SP8
- 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 MANUFACTURER'S RECOMMENDATIONS.
- EXTEND, REMOVE AND/OR CONNECT EXISTING SIDEWALKS INTO CURB EXTENSIONS AS REQUIRED.
- PROVIDE LANDSCAPING AS SHOWN PER TYPICAL DETAIL AND PLANT SCHEDULE SHOWN ON SHEET SP8

PEDESTRIAN SPACE:

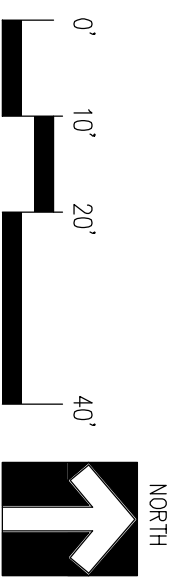
- INSTALL 135 S.F. OF CONCRETE PAVERS EACH CORNER AS SHOWN
- INSTALL (1) 6' BENCH EACH CORNER AS SHOWN
- INSTALL (1) TRASH RECEPTACLE EACH CORNER AS SHOWN
- INSTALL (1) STREET LIGHT EACH CORNER AS SHOWN
- PROVIDE LANDSCAPING AS SHOWN PER TYPICAL DETAIL AND PLANT SCHEDULE ON SHEET SP8

PARKING:

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

GENERAL NOTES:

1. ALL EXISTING AND PROPOSED DESIGN INFORMATION SHOWN HEREIN IS BASED ON THE INFORMATION AVAILABLE TO THE LANDSCAPE ARCHITECT AT THE TIME OF 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 VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND CONDITIONS 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 CONTRADICTION OF FUTURE SOILS REPORTS AND GEOTECHNICAL INVESTIGATIONS.
4. ALL QUANTITIES SHALL BE CALCULATED AND/OR VERIFIED BY THE GENERAL CONTRACTOR.
5. ALL CLEARING, DEBRIS, WASTE EXCAVATION, AND CONSTRUCTION MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF WOODBINE, IOWA REGULATIONS.
6. 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 OWNERS).
7. WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE INDICATED IN PLANS.
8. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL STATE, LOCAL AND ADA SPECIFICATIONS AS CURRENTLY IN EFFECT.
9. ALL GROUND SURFACES SHALL VARY UNIFORMLY. ACTUAL EXTENTS OF PAVEMENT REMOVAL AND REPLACEMENT TO BE DETERMINED FOLLOWING SURVEY AND CONSTRUCTION OPERATIONS.
10. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND IS RESPONSIBLE FOR ALL DEMATERING AND EROSION CONTROL NECESSARY FOR CONSTRUCTION OPERATIONS.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE PROVISION OF ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR NECESSARY TO CONTROL EROSION, SITUATION AND DISCHARGES OF FILL MATERIAL (SEDIMENT) INTO DOWNSTREAM SYSTEMS. PROPERTIES OF RECEIVING CHANNELS. THIS SHALL BE REQUIRED DURING ALL PHASES OF CONSTRUCTION UNTIL SUITABLE GROUND COVER IS ESTABLISHED FOR ALL UNDISTURBED 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 OF REPAIR.
12. 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 ROUNDABOUTS, CURB AND GUTTER, SIDEWALK OR ESTABLISHED LAWN SHALL NOT BE CONSIDERED FOR REPLACEMENT UNLESS THE CONTRACTOR CAN REPAIR TO ORIGINAL CONDITION PER APPROVAL BY OWNER.
13. ALL OFF SITE CONDITIONS SHALL BE REPLACED TO THE SATISFACTION OF OWNERS). ANY DAMAGE TO OR REMOVAL OF EXISTING CONDITIONS OCCURRING UPON ADJACENT PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNERS).



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6th Street Improvement
 Block #5 - Normal Street to Park Circle
 Woodbine, Iowa

Issue / Revision	Date
SCHEMATIC DESIGN	02-26-2010
SCHEMATIC DESIGN	03-11-2010

Job No. 09035
 Sheet Title SITE PLAN
 Sheet No. SP6
 Prof. Mgr. AVG