



C.S.A.H. 52

TURN LANE &

MEDIAN

IMPROVEMENTS

BLAINE, MINNESOTA

PERMIT SET

MAY 27st, 2025

LEGEND	
EXISTING	PROPOSED
①▢	CATCH BASIN
○	STORM MANHOLE
➤	FLARED END SECTION
○	SANITARY MANHOLE
○	HYDRANT
☒	GATE VALVE
Ⓐ	POST INDICATOR VALVE
ⓧ	WATER MANHOLE / WELL
○	LIGHT POLE
○	POWER POLE
ⓧ	ELECTRIC METER
ⓧ	GAS METER
Ⓣ	TELEPHONE PEDESTAL
—	SIGN
Ⓐ BM#	BENCHMARK
Ⓐ B	SOIL BORING
Ⓐ (2)	PARKING STALL COUNT
—>—	ACCESSIBLE PARKING STALL
—>—DT—	STORM SEWER
—>—	DRAINTILE
—>—	SANITARY SEWER
—FM—	FORCEMAIN
—I—	WATERMAIN
—S—	SANITARY SEWER SERVICE
—W—	WATER SERVICE
—ELE—	UNDERGROUND ELECTRIC
—FO—	UNDERGROUND FIBER OPTIC
—GAS—	UNDERGROUND GAS
—TEL—	UNDERGROUND TELEPHONE
—OH—	OVERHEAD UTILITY
—X—X—	FENCE
—O—O—	CHAIN LINK FENCE
—	CONCRETE CURB
—	RETAINING WALL
—	CONCRETE
—	NO PARKING
—	BUILDING
—	CONTOUR
—	SPOT ELEVATION
—	DIRECTION OF FLOW
—	TREE LINE
—	PARKING SETBACK LINE
—	BUILDING SETBACK LINE
—	PSBL
—	PSPL

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<input checked="" type="checkbox"/>	X	05/27/25	C1-1	DEMOLITION PLAN
<input checked="" type="checkbox"/>	X	05/27/25	C2-1	SITE PLAN
<input checked="" type="checkbox"/>	X	05/27/25	C3-1	GRADING AND EROSION CONTROL PLAN
<input checked="" type="checkbox"/>	X	05/27/25	C3-2	GRADING DETAIL
<input checked="" type="checkbox"/>	X	05/27/25	C3-3	CROSS SECTIONS
<input checked="" type="checkbox"/>	X	05/27/25	C3-4	CROSS SECTIONS
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<input checked="" type="checkbox"/>	X	05/27/25	C3-12	CROSS SECTIONS
<input checked="" type="checkbox"/>	X	05/27/25	C4-1	UTILITY PLAN
<input checked="" type="checkbox"/>	X	05/27/25	C4-2	STORM SEWER PROFILES
<input checked="" type="checkbox"/>	X	05/27/25	C8-1	DETAILS
<input checked="" type="checkbox"/>	X	05/27/25	C8-2	DETAILS
<input checked="" type="checkbox"/>	X	05/27/25	L1-1	LANDSCAPE PLAN

APPROVED FOR ANOKA COUNTY TURN LANE ITEMS ONLY

DATE: _____
ANOKA CO. ENGINEER



CALL BEFORE YOU DIG!

Gopher State One Call

TWIN CITY AREA: 651-454-0002

WARNING:

WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

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CSAH 52 & 106TH LN NE INTERSECTION

BLAINE, MN

EB BLAINE DEVELOPMENT

3020 FRANCE AVENUE SOUTH
MINNEAPOLIS, MN 55416

Loucks

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

CADD QUALIFICATION

SUBMITTAL/REVISIONS

PROFESSIONAL SIGNATURE

the State of Minnesota

PJ Disch - PE

Quality Control

Sheet Index

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SITE PLAN

GRADING & EROSION

CONTROL PLAN

GRADING DETAILS

CROSS SECTION

UTILITY PLAN

STORM SEWER PROFILE

CIVIL DETAILS

LANDSCAPE PLAN

COVER SHEET

C0-1

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SUBMITTAL/REVISIONS

COUNTY SUBMITTAL 02/26/25
COUNTY RESPONSE 03/28/25
PERMIT SET 05/27/25

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

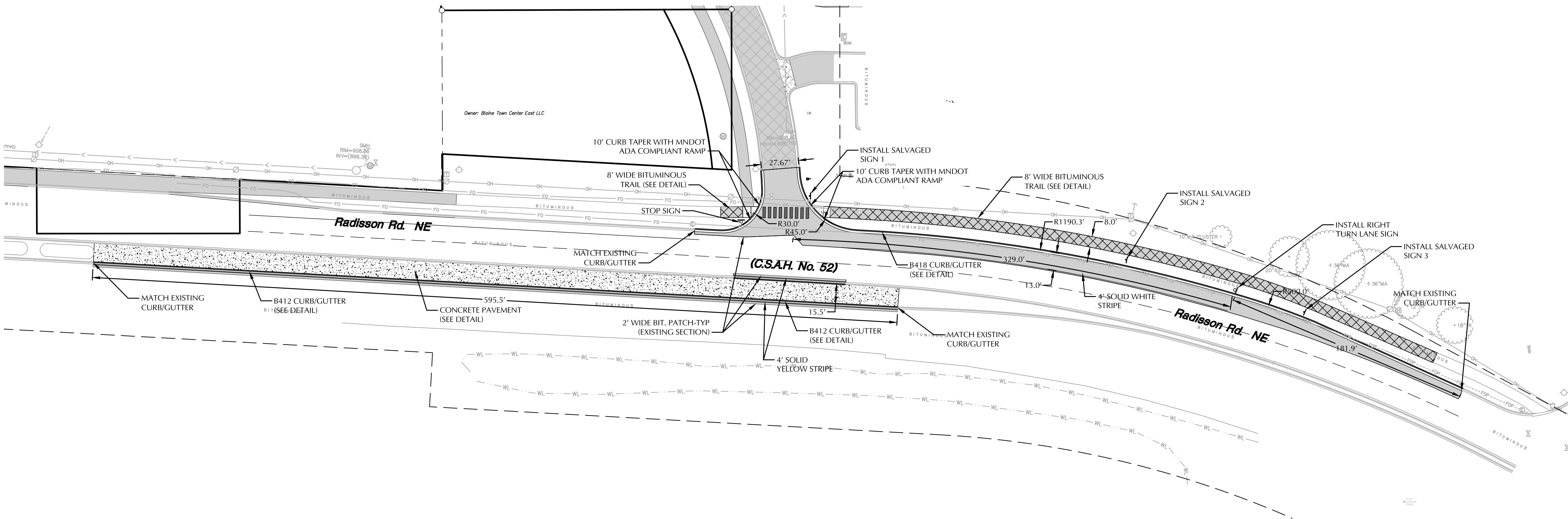
PJ Disch - H
License No. 49933
Date 05-27-25

QUALITY CONTROL

Loucks Project No. 23026C
Project Lead PJD
Drawn By TRG
Checked By PJD
Review Date 05-27-25

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C8-1,2	STORM SEWER PROFILES
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LEGEND

EXISTING	PROPOSED
○	CATCH BASIN
○	STORM MANHOLE
○	FLARED END SECTION
○	SANITARY MANHOLE
○	HYDRANT
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○	CHAIN LINK FENCE
○	CONCRETE CURB
○	RETAINING WALL
○	CONCRETE
○	NO PARKING
○	BUILDING
○	CONTOUR
○	SPOT ELEVATION
○	DIRECTION OF FLOW
○	TREE LINE
○	PARKING SETBACK LINE
○	BUILDING SETBACK LINE

GENERAL NOTES

- MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
- THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
- BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, STATE AND LOCAL REQUIREMENTS AND THE DETAILS SHOWN ON THE DETAIL SHEET(S) OF THE PROJECT PLANS.
- ALL CONSTRUCTION PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES.
- ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- EXISTING TOPOGRAPHY PROVIDED BY LOUCKS ASSOCIATES, TOPOGRAPHIC SURVEY.

PAVEMENT TYPES

	CONCRETE MEDIAN
	BITUMINOUS TRAIL
	BITUMINOUS PAVEMENT



CALL BEFORE YOU DIG!
Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

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0 40 80
SCALE IN FEET

SITE PLAN
C2-1

CSAH 52 &
106TH LN NE
INSTERSECTION

BLAINE, MN

EB BLAINE
DEVELOPMENT

3020 FRANCE AVENUE SOUTH
MINNEAPOLIS, MN 55416

LOUCKS

PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
12755 Highway 55, Suite R100
Plymouth 55441
763.424.5505
www.loucksinc.com

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SUBMITTAL/REVISIONS

COUNTY SUBMITTAL 02/26/25
COUNTY RESPONSE 03/28/25
PERMIT SET 05/27/25

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

License No. 49933
Date 05-27-25

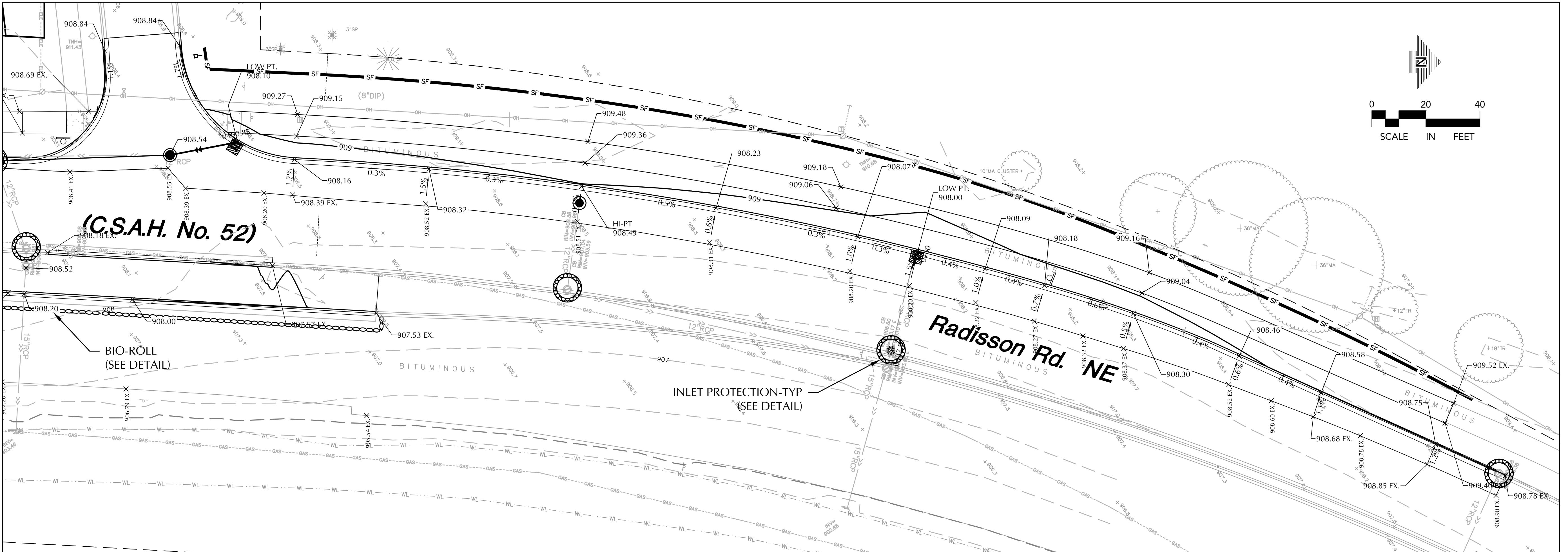
QUALITY CONTROL

Loucks Project No. 23026C
Project Lead PJD
Drawn By TRG
Checked By PJD
Review Date 05-27-25

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L1-1	CIVIL DETAILS
	LANDSCAPE PLAN

GRADING
DETAIL
C3-2



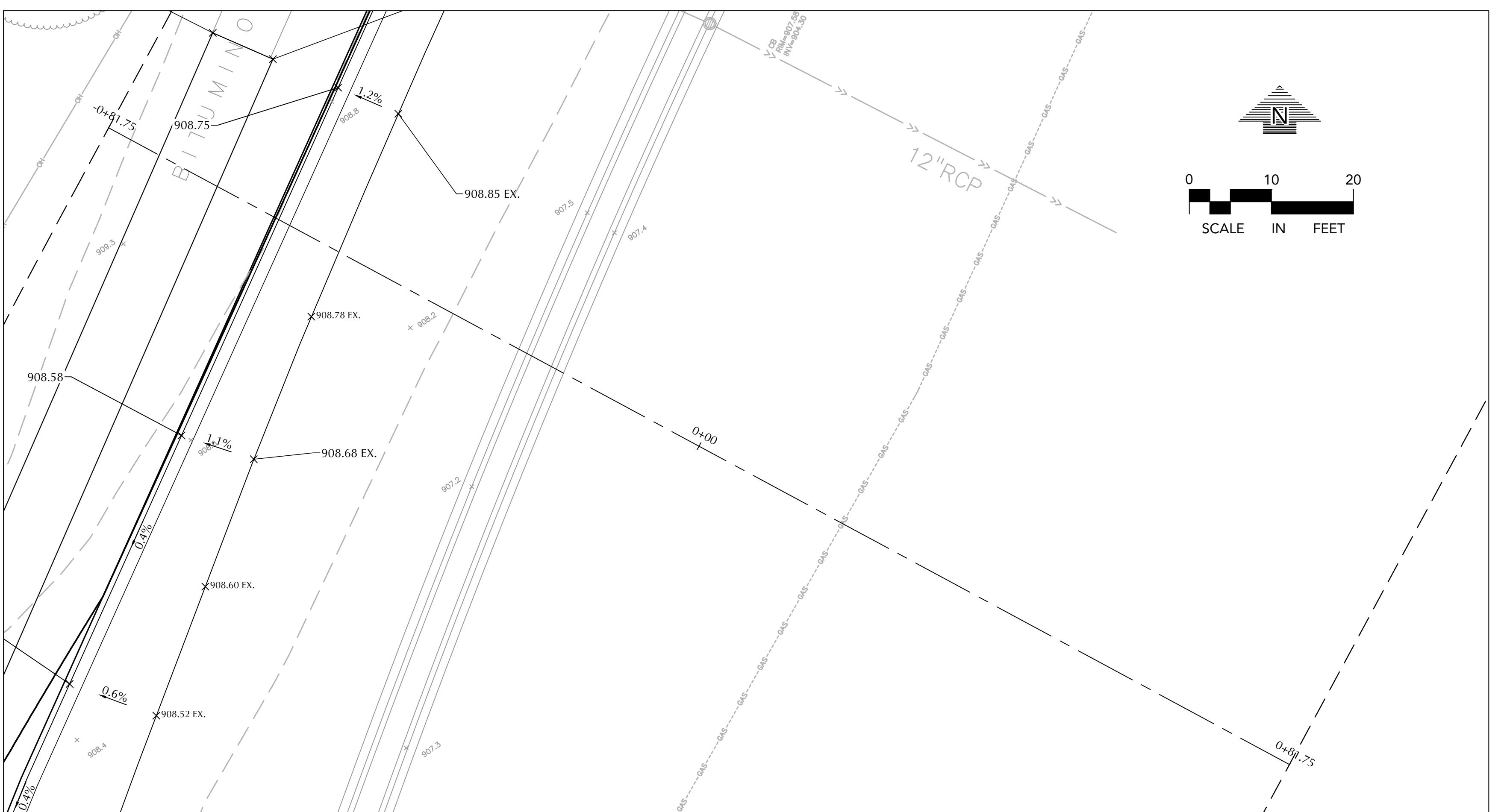
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PERMIT SET 05/27/25

AA



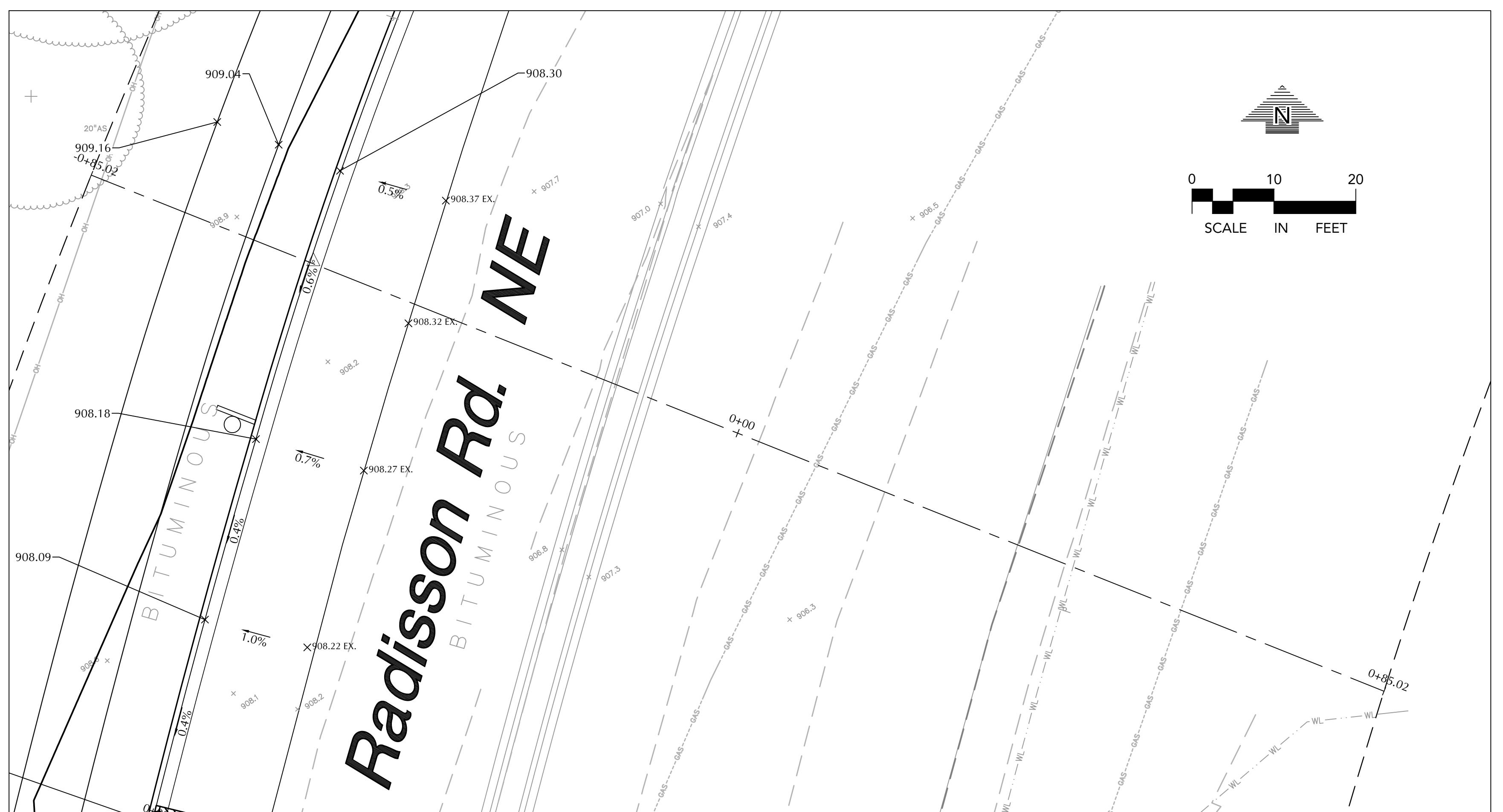
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COUNTY SUBMITTAL 02/26/25
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BB



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SUBMITTAL/REVISIONS

PROFESSIONAL SIGNATURE

PJ Disch - PE
license No. 49933
Date 05-27-25

Quality Control	23026C
Project No.	23026C
Project Lead	PJD
Drawn By	TRG
Checked By	PJD

Review Date 03-27-23

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GRADING DETAIL

CS-3 - CS-12 CROSS SECTIONS
C-1 UTILITY PLAN
C-2 STORM SEWER PROFILES
8-1,2 CIVIL DETAILS
1-1 LANDSCAPE PLAN

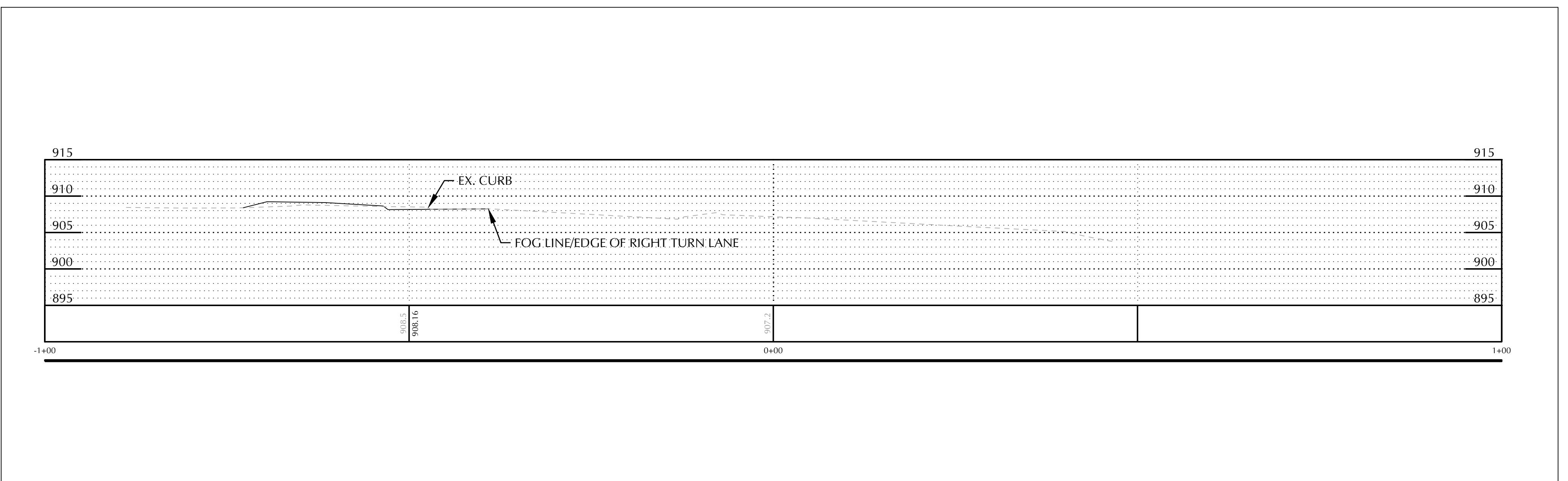
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CROSS SECTIONS

C3-5



CC



CROSS SECTIONS

C3-5

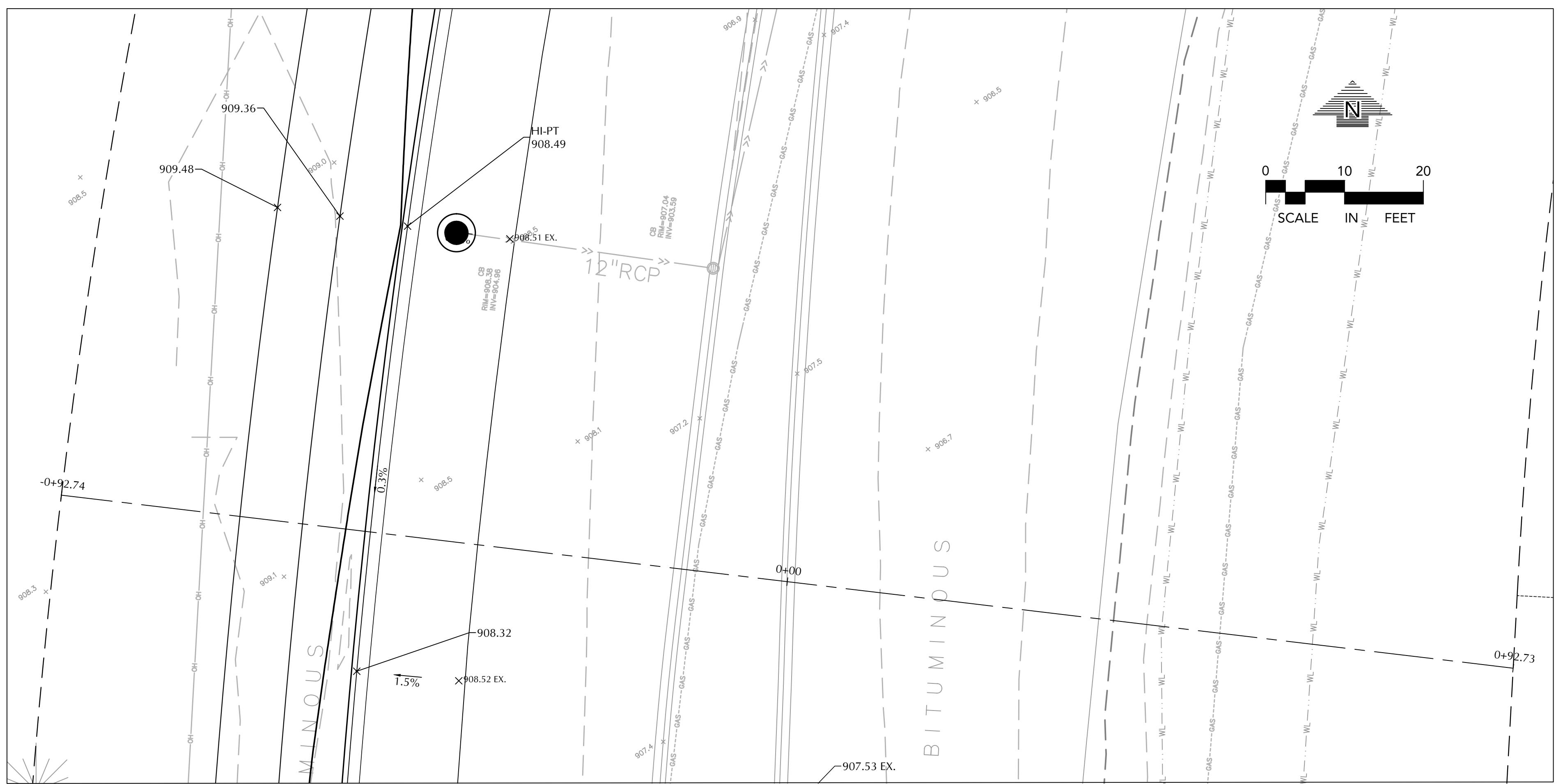
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DD



CADD QUALIFICATION

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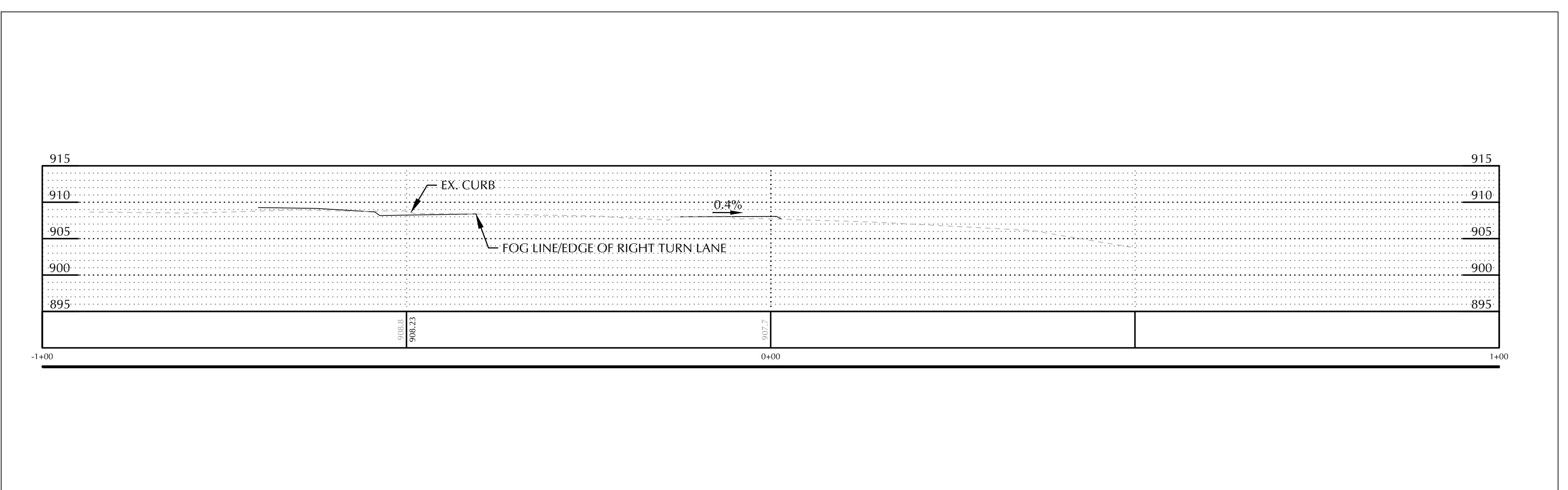
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QUALITY CONTROL

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C4-2	STORM SEWER PROFILES
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CROSS SECTIONS

C3-7



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PJ Disch - PE 49933
05-27-25

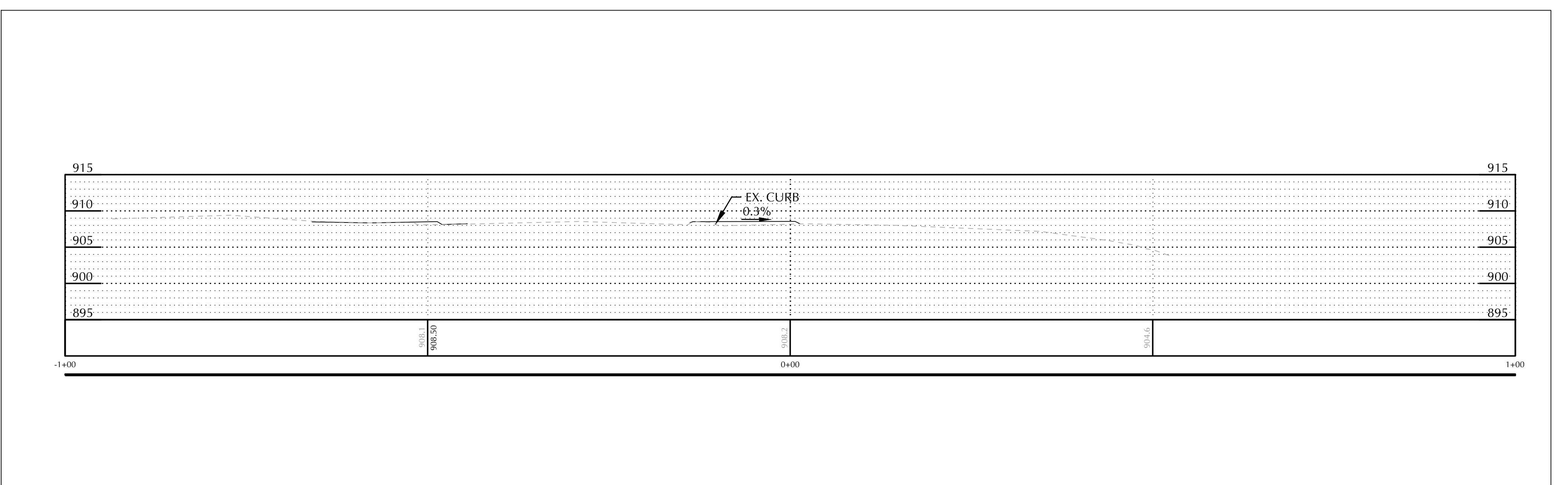
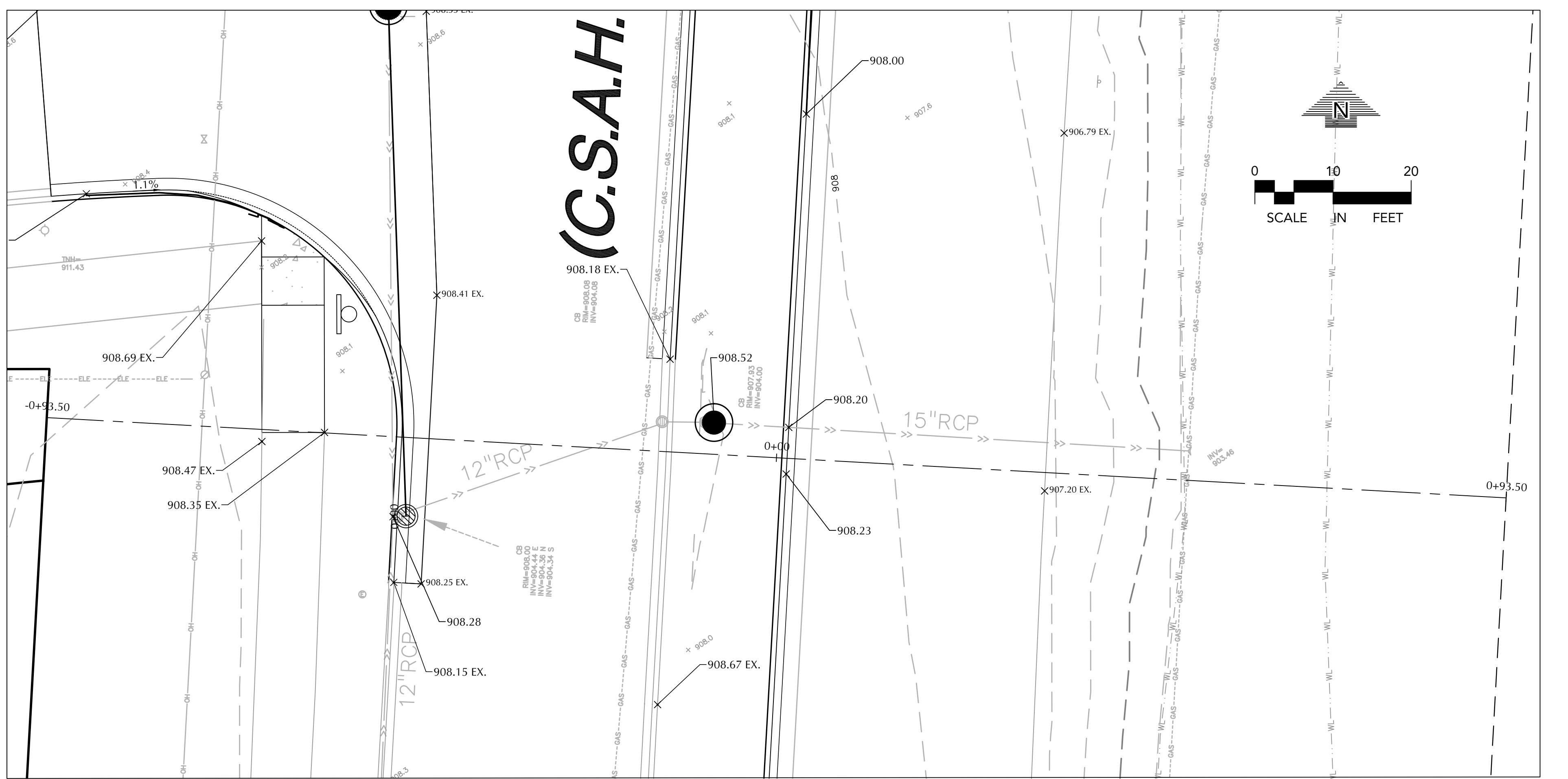
QUALITY CONTROL

PJD
TRG
PJD
05-27-25

DEMOLITION PLAN
SITE PLAN
GRAVITY & EROSION
CONTROL PLAN
GRAVITY DETAIL
CROSS SECTIONS
UTILITY PLAN
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CROSS SECTIONS

C3-8



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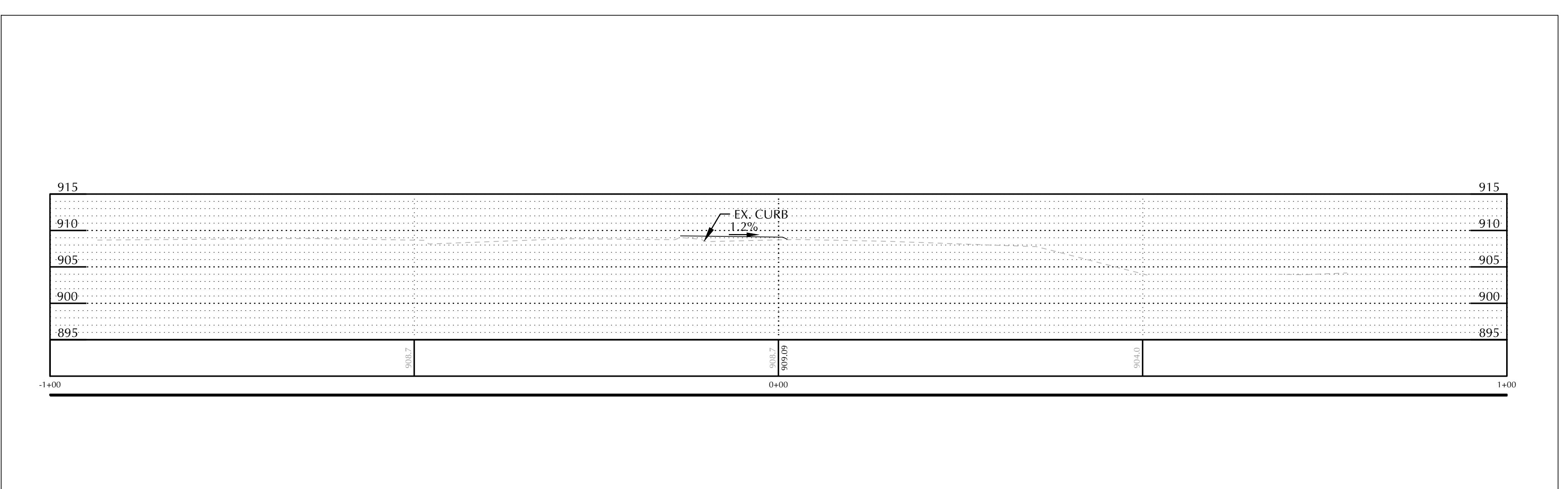
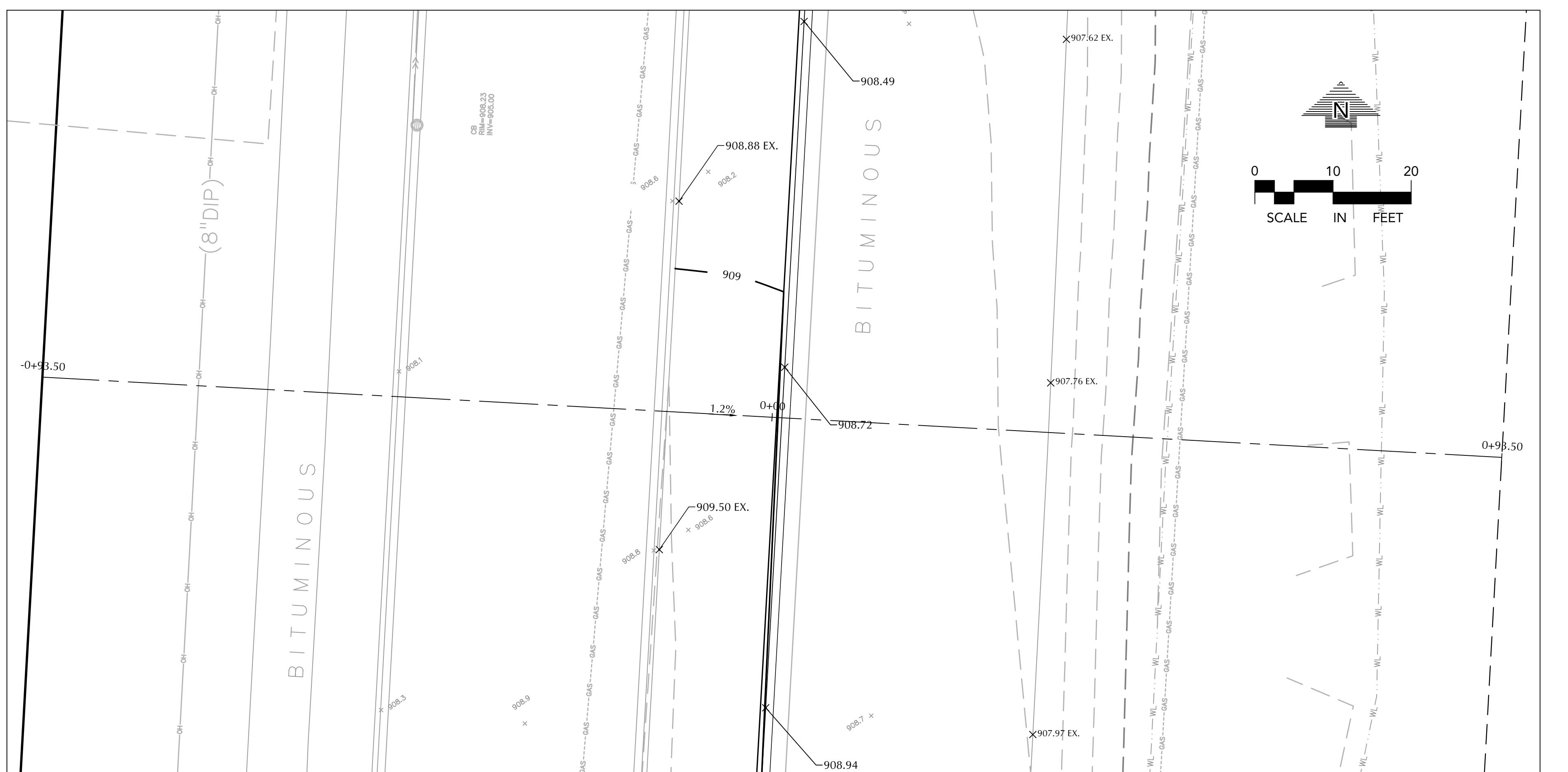
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PJ Disch - FE
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Date 05-27-25

QUALITY CONTROL	
Loucks Project No.	23026C
Project Lead	PJD
Drawn By	TRG
Checked By	PJD
Print Date	05.27.25

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C8-1,2	CIVIL DETAILS
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CROSS SECTIONS

C3-9



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PJ Disch - PE

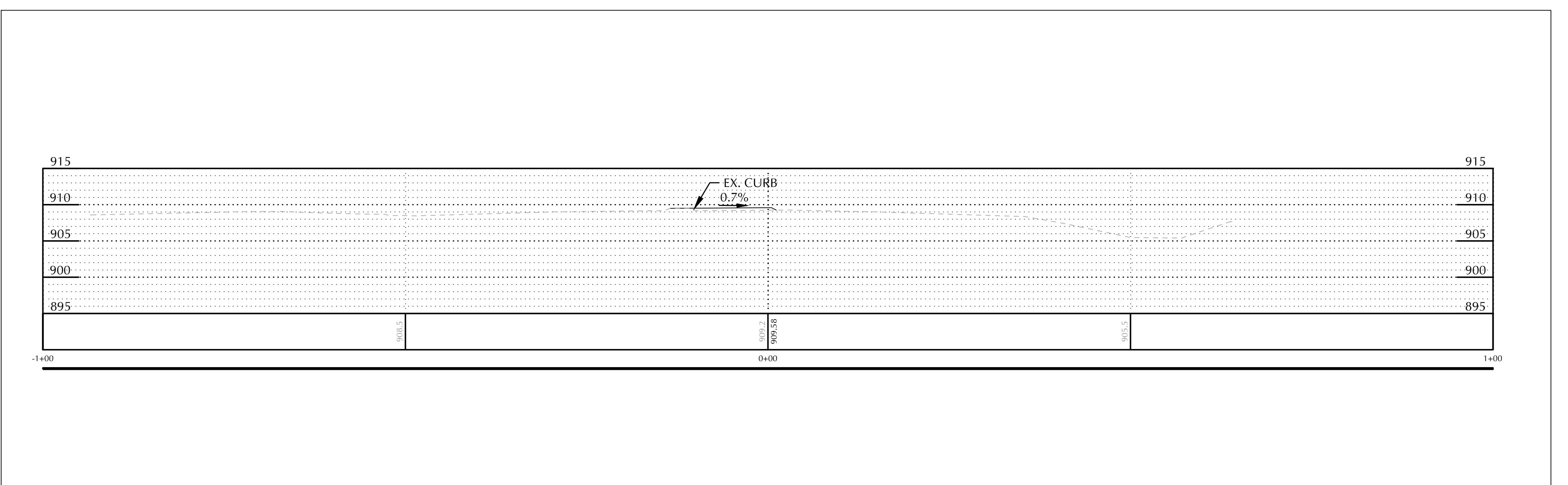
License No. 49933
Date 05-27-25

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Checked By PJD
Review Date 05-27-25

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CADD QUALIFICATION

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COUNTY SUBMITTAL 02/26/25
COUNTY RESPONSE 03/28/25
EFRA MIT SET 05/07/25

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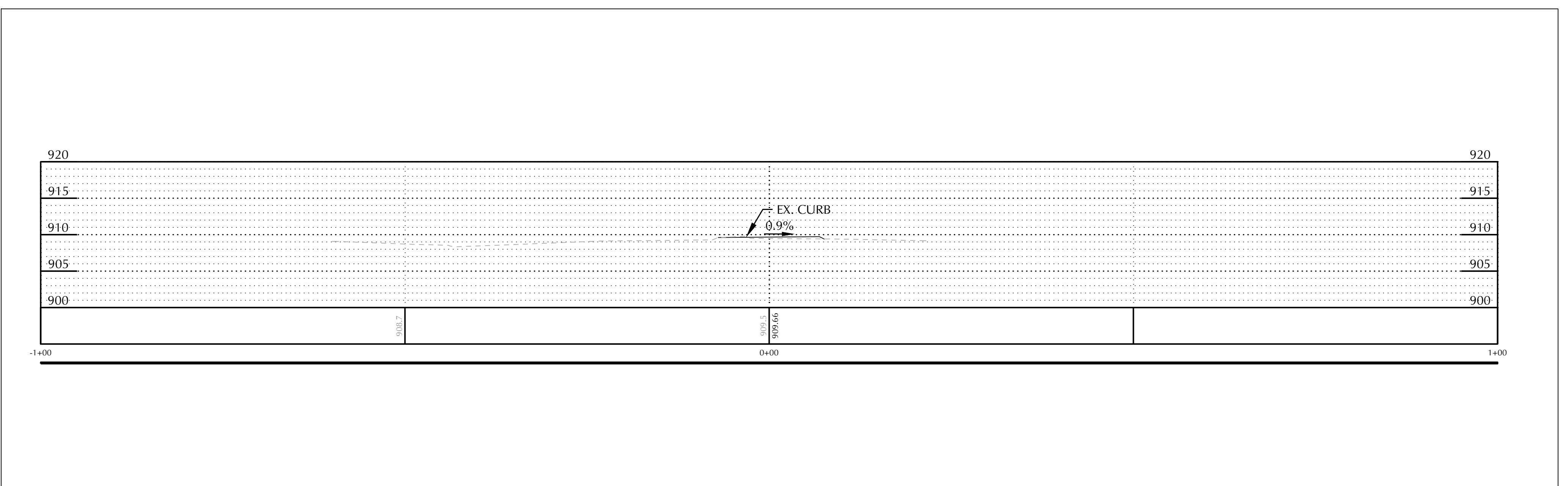
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GRADING DETAIL
CROSS SECTIONS
UTILITY PLAN
STORM SEWER PROFILES
CIVIL DETAILS
LANDSCAPE PLAN

LANDSCAPE PLAN

CROSS SECTIONS

C3-11



CSAH 52 &
106TH LN NE
INSTERSECTION

BLAINE, MN

EB BLAINE
DEVELOPMENT

3020 FRANCE AVENUE SOUTH
MINNEAPOLIS, MN 55416

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
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ENVIRONMENTAL
12755 Highway 55, Suite R100
Plymouth 55441
763.424.5505
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CADD QUALIFICATION

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SUBMITTAL/REVISIONS

COUNTY SUBMITTAL 02/26/25
COUNTY RESPONSE 03/28/25
PERMIT SET 05/27/25

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.


PJ Disch

License No. 49933
Date 05-27-25

QUALITY CONTROL

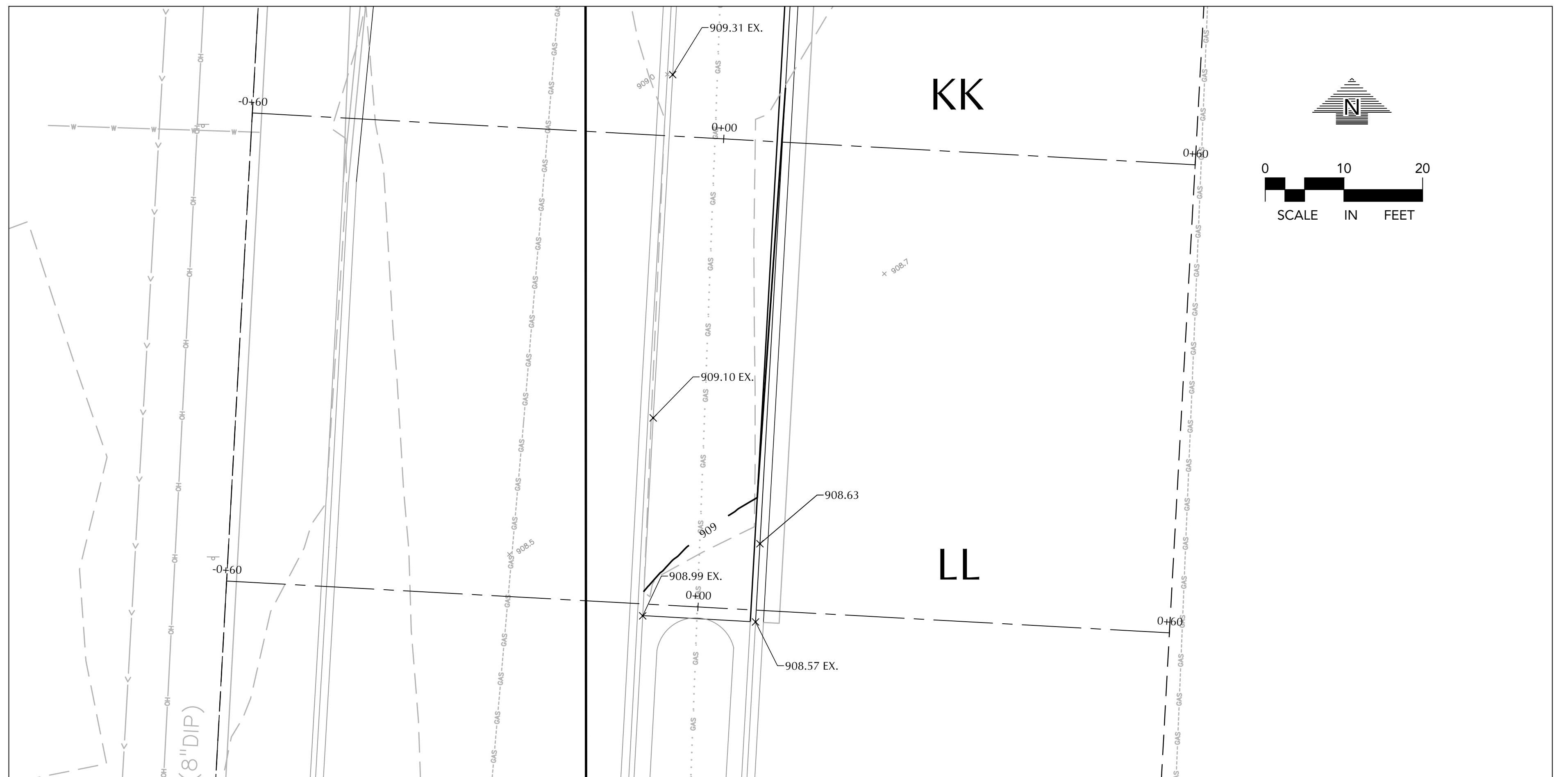
Loucks Project No. 23026C
Project Lead PJD
Drawn By TRG
Checked By PJD
Review Date 05-27-25

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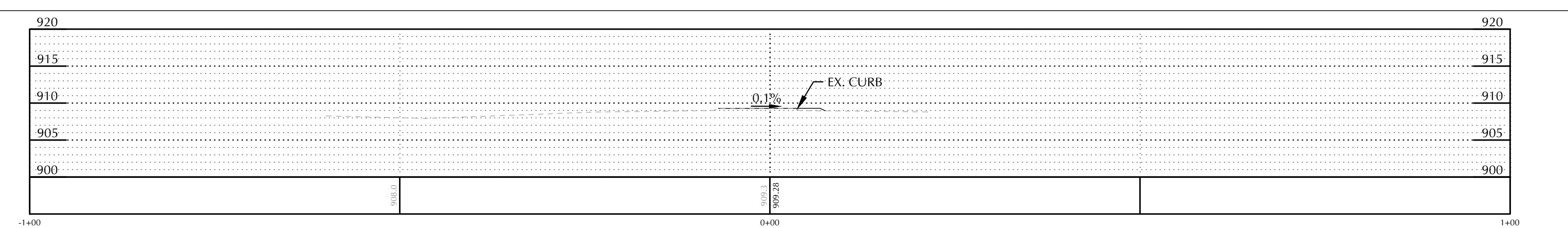
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C4-1 UTILITY PLAN
C4-2 STORM SEWER PROFILES
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L1-1 LANDSCAPE PLAN

CROSS
SECTIONS

C3-12



KK



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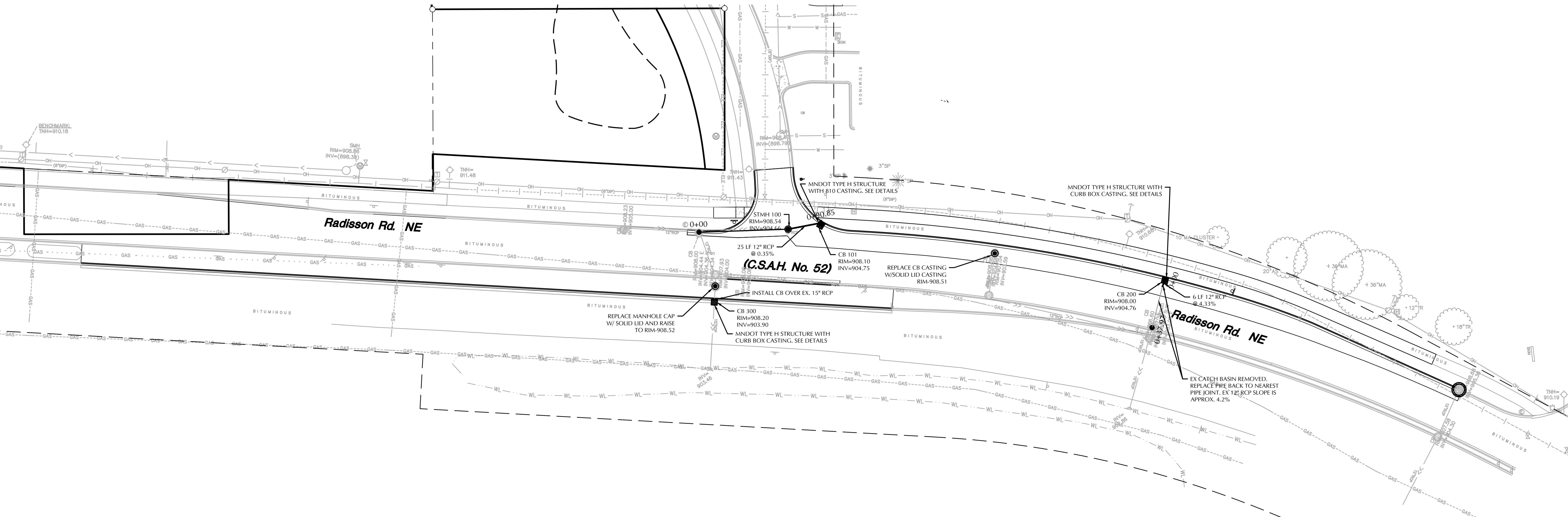
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L1-1 LANDSCAPE PLAN

0 40 80
SCALE IN FEET
UTILITY PLAN
C4-1



LEGEND

EXISTING	PROPOSED
□	CATCH BASIN
○	STORM MANHOLE
△	FLARED END SECTION
○	SANITARY MANHOLE
×	HYDRANT
□	GATE VALVE
○	POST INDICATOR VALVE
○	WATER MANHOLE / WELL
○	LIGHT POLE
○	POWER POLE
○	ELECTRIC METER
○	GAS METER
○	TELEPHONE PEDESTAL
○	SIGN
○	BENCHMARK
○	SOIL BORING
○	PARKING STALL COUNT
○	ACCESSIBLE PARKING STALL
○	STORM SEWER
○	DRAINTILE
○	SANITARY SEWER
○	FORCEMAIN
○	WATERMAIN
○	SANITARY SEWER SERVICE
○	WATER SERVICE
○	UNDERGROUND ELECTRIC
○	UNDERGROUND FIBER OPTIC
○	UNDERGROUND GAS
○	UNDERGROUND TELEPHONE
○	OVERHEAD UTILITY
○	FENCE
○	CHAIN LINK FENCE
○	CONCRETE CURB
○	RETAINING WALL
○	CONCRETE
○	NO PARKING
○	BUILDING
○	CONTOUR
○	SPOT ELEVATION
○	DIRECTION OF FLOW
○	TREE LINE
○	PARKING SETBACK LINE
○	BUILDING SETBACK LINE

GRADING, DRAINAGE & EROSION CONTROL NOTES

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
- CITY AND WATERSHED SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION OF STORMWATER BMPs.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. REFER TO THE LANDSCAPE PLANS, DETAILS AND SPECIFICATIONS FOR FINAL SITE STABILIZATION.
- STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
- DUST MUST BE ADEQUATELY CONTROLLED.
- SEE UTILITY PLAN FOR WATERMAIN, STORM SEWER, AND SANITARY SEWER INFORMATION.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
- THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS.
- INSTALL EROSION CONTROL MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BALE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
- PER NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) REQUIREMENTS, THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
- CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF GRADING ACTIVITIES AS NEEDED PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.

CALL BEFORE YOU DIG!
Gopher State One Call

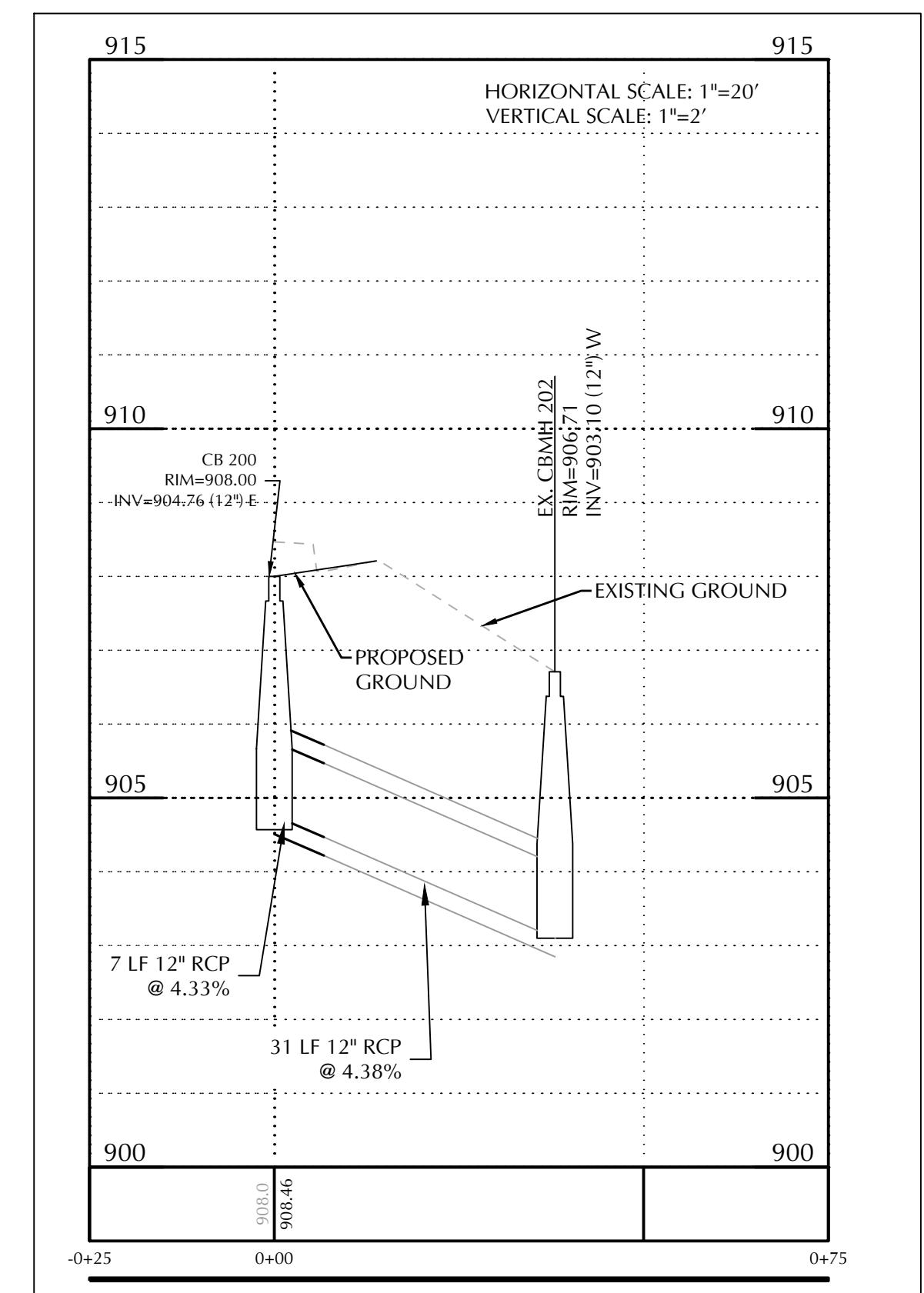
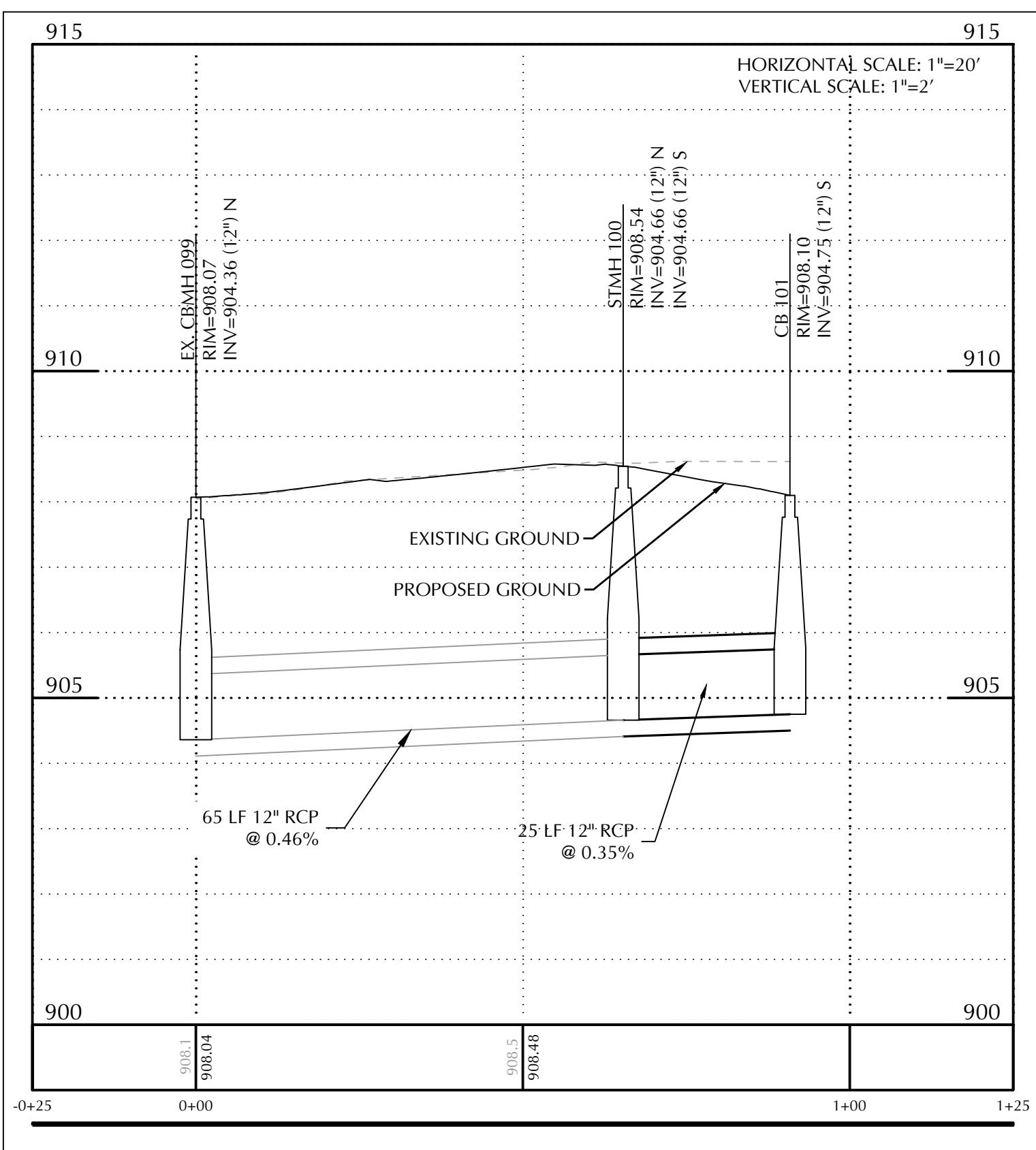
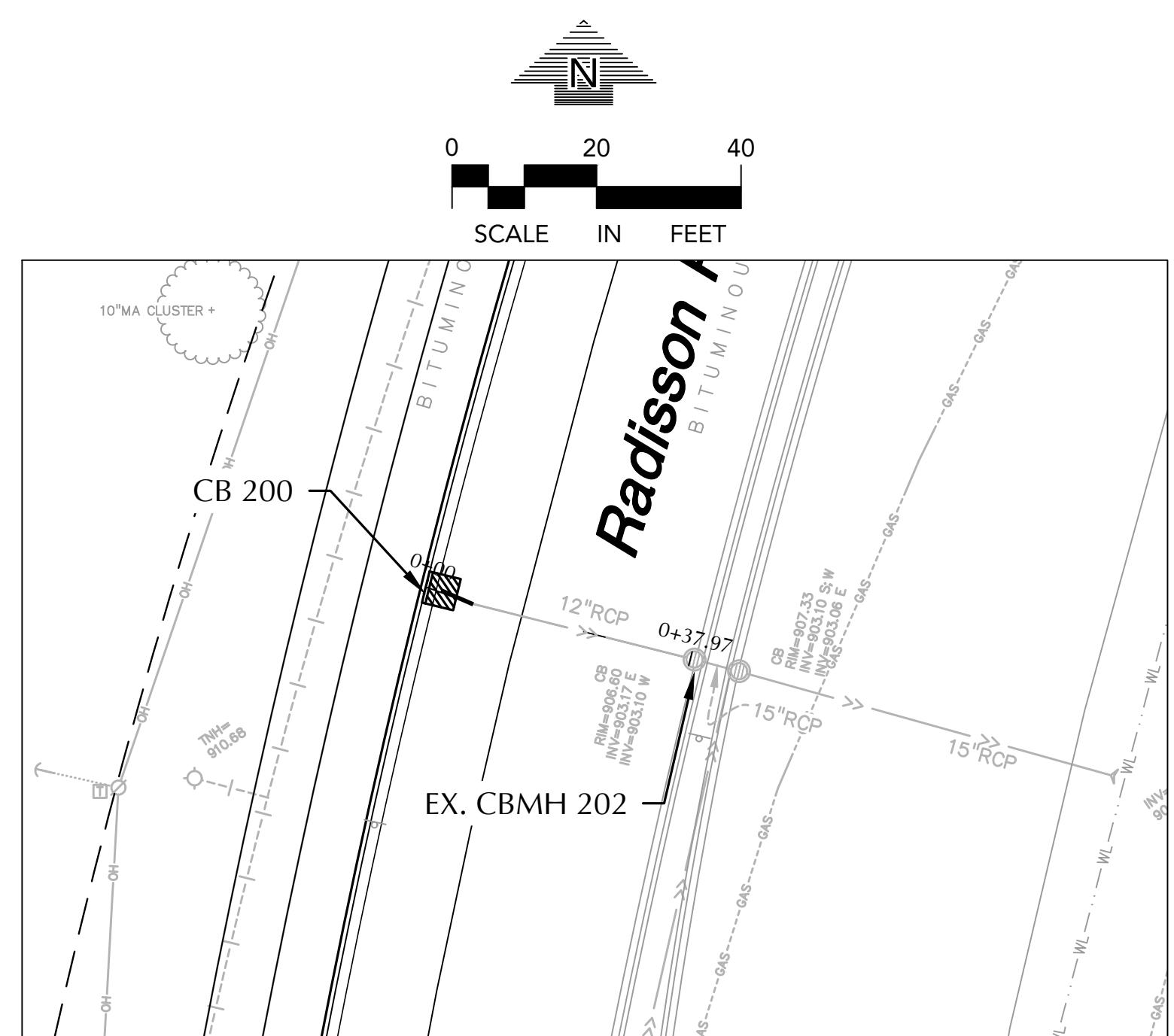
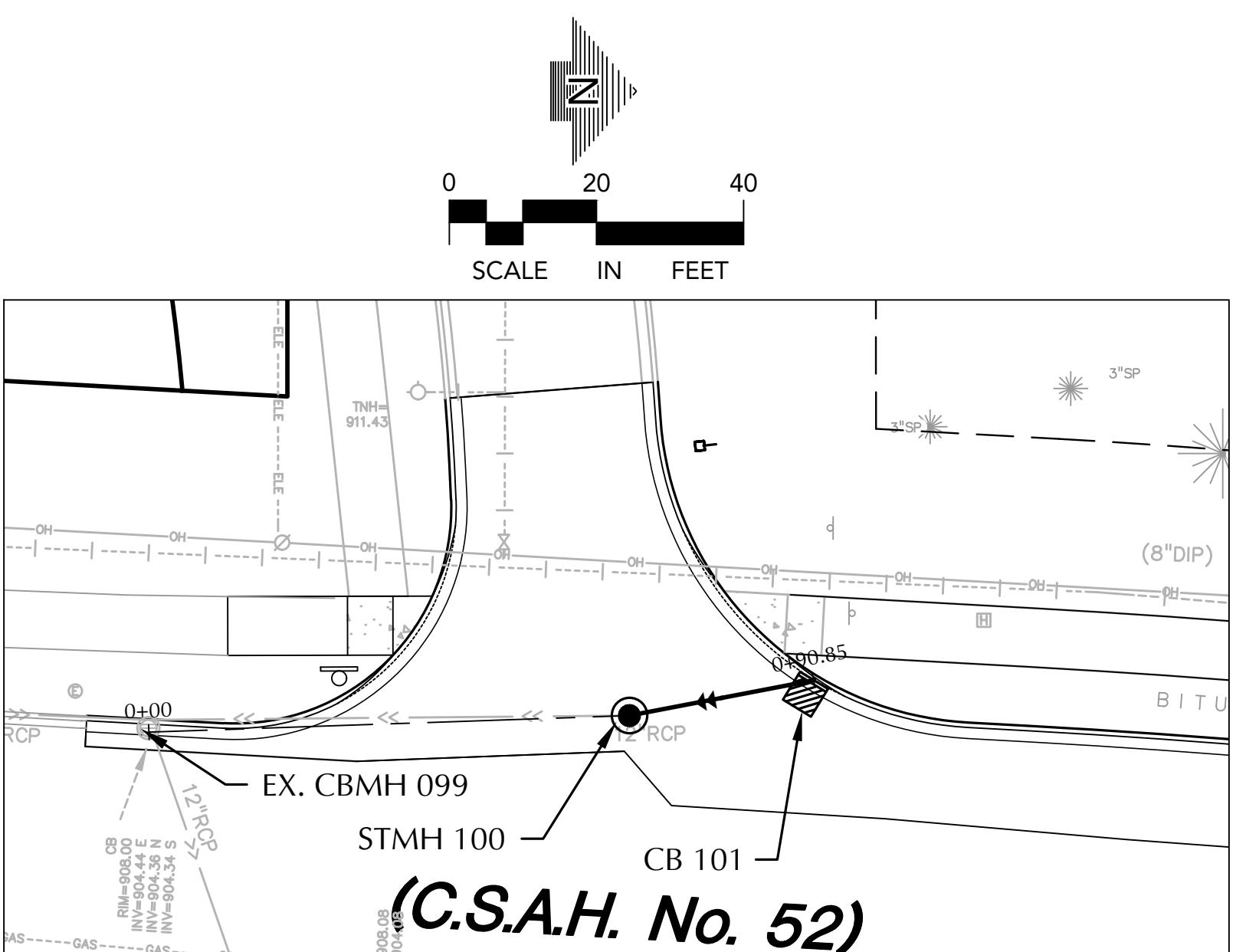
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166



WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



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PJ Disch
License No. 49933
Date 05-27-25

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Loucks Project No. 23026C
Project Lead PJD
Drawn By TRG
Checked By PJD
Review Date 05-27-25

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C8-1,2	STORM SEWER PROFILES
L1-1	CIVIL DETAILS
	LANDSCAPE PLAN

CSAH 52 &
106TH LN NE
INSTERSECTION

BLAINE, MN

EB BLAINE
DEVELOPMENT

3020 FRANCE AVENUE SOUTH
MINNEAPOLIS, MN 55416

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
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12755 Highway 55, Suite R100
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763.424.5505
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PLANT SCHEDULE			
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME
GROUND COVERS			
	6,020 SF	MNDOT 25-131 RATE: 220 LBS/ACRE MULCH: HYDROSEED	SEED MIXTURE - COMMERCIAL TURF

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification 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.

Douglas D. Loken - LA
License No. 45591
Date 05/27/25

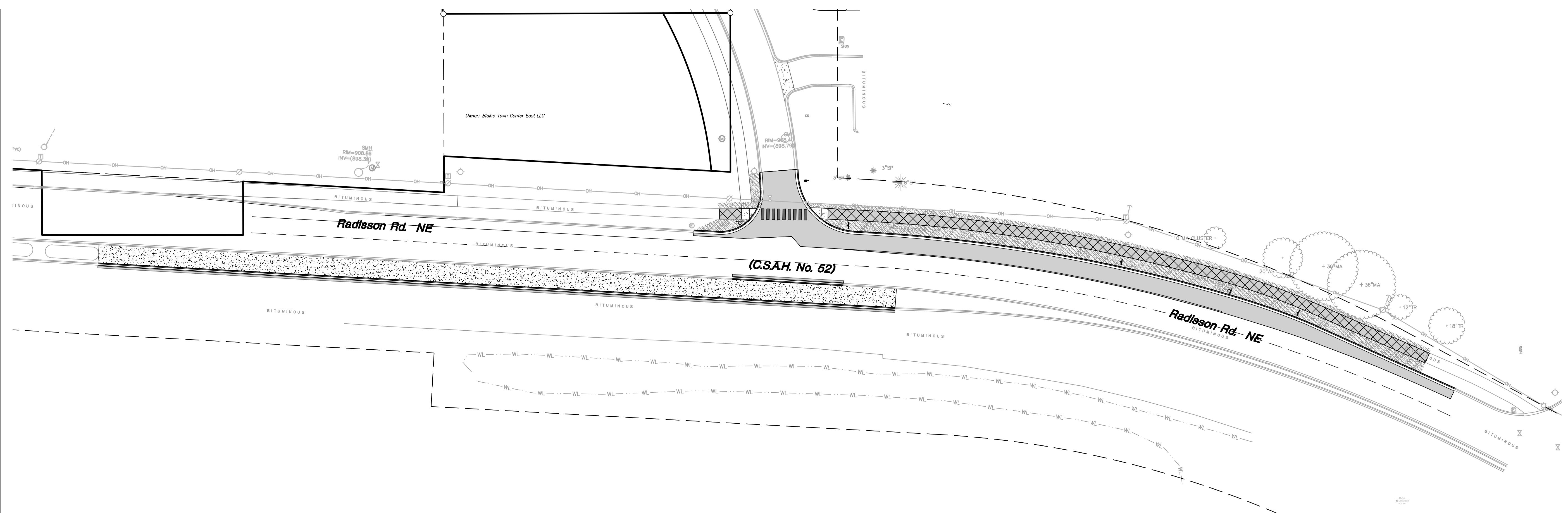
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L1-1 LANDSCAPE PLAN

LANDSCAPE PLAN
L1-1



LANDSCAPE INSTALLATION:

SOIL & GROUNDCOVER

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND / OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEAT OR MANURE AND 10 PARTS SAND.

WHERE SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SEED ALL AREAS DISTURBED DUE TO GRADING. SEED SHALL BE INSTALLED AND MULCHED AS PER MNDOT SPECS.

LANDSCAPE CONTRACTOR SHALL VERIFY THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE.

INSPECTION AND WARRANTY

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE / PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (ONE (1) FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

IRRIGATION/WATERING NOTES:

IRRIGATION IS NOT PLANNED FOR THIS SITE. FOR THE HEALTH AND SURVIVAL OF ALL PROPOSED PLANTINGS, REGULAR WATERING OF THE PLANTINGS IS RECOMMENDED.

FOR ESTABLISHMENT OF PLANTINGS, THE CONTRACTOR IS TO REGULARLY WATER NEWLY INSTALLED PLANTINGS DURING PROJECT CONSTRUCTION. CONTRACTOR TO PROVIDE OWNER WITH WATERING RECOMMENDATIONS OR WATERING CONTRACT FOR THE ONE (1) YEAR WARRANTY PERIOD.

GENERAL NOTES:

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND / OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS / GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES. CONTRACTOR TO PROVIDE THE NECESSARY PROTECTION FOR THE UTILITIES BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS. CONTRACTOR TO NOTIFY GENERAL CONTRACTOR OF ANY CONCERN PRIOR TO INSTALLATION OF PLANTINGS.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB / GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND / OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.



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0 40 80
SCALE IN FEET