Site Development Plans

for

ROHN INDUSTRIES TRAILER STORAGE

St. Paul, Minnesota

Presented by:

Venture Pass Partners

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C3.01 SITE PLAN
C4.01 GRADING PLAN
C5.01 EROSION CONTROL PHASE 1
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C5.03 EROSION CONTROL NOTES AND DETAILS
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L1.02 LANDSCAPE DETAILS-NOTES

SHEET INDEX

Sheet Title
TITLE SHEET

Sheet No. Revision
C1.01

Certification
I, Chad M. Ayers, 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.

Revision History

Date: 08/09/2019

Registered No.
41301

For more information, contact us at Sambatek’s, Minnetonka, MN office.
IMPROVEMENTS SHOWN ON THE PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER. IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD). UTILITIES BEFORE COMMENCING WORK, BY contact ing THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTORS AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY SUBSURFACE UTILITY DATA. THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL SOIL CONTAMINATION HOT SPOT, SEE NOTES ON C4.01. THIS QUALITY LEVEL WAS DETERMINED

NOTE: CONTRACTOR OR GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

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NOTE TO CONTRACTOR


REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

PERMANENT CONTROL STRUCTURES

FOUNDATION / BUILDING CONSTRUCTION

STORM FACILITIES

SITE CONSTRUCTION

LANDSCAPING / SEED / FINAL STABILIZATION

FINISH GRADING

DRAINTILE

LIMITS OF DISTURANCE

INLET PROTECTION DEVICE 1

LIMITS OF DRAINAGE

INLET PROTECTION DEVICE 2

OVERLAND FLOW

OVERFLOW ELEV.

INLET PROTECTION DEVICE (IP-1)

INLET PROTECTION DEVICE (IP-2)

INLET PROTECTION DEVICE (IP-3)

INLET PROTECTION DEVICE (IP-4)

CONSTRUCTION ENTRANCE

SILT DIKE

RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

SOIL EROSION / SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

SOIL EROSION CONTROL MATERIALS

QUANTITIES

* REFER TO SHEET C5.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND DRAWING DETAILS.

CITY STORMWATER MANAGEMENT

Erno Kandare, M.P.A.
Project Manager

210-595-5690

10/17/2019

SambaTek Engineering, Inc.

2800 Park Avenue

Minneapolis, MN 55414

306-223-0339

contractor@SambaTek.com
GENERAL EROSION NOTES:

1. CONSTRUCTION CONTINUES TO USE ALL EROSION CONTROL MEASURES AS DESCRIBED IN THE EROSION & SEDIMENTATION CONTROL PLAN. NO OTHER ACTIVITY WILL BE PERMITTED ON THE SITE UNLESS A SUFFICIENT DRAINAGE PLAN AND SEDIMENT CONTROL PLAN HAS BEEN SUBMITTED AND APPROVED. ALL SURFACES WILL BE COVERED WITH A TARP OR OTHER APPROPRIATE COVER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ALL CONTRACTORS AND SUBCONTRACTORS ARE REQUIRED TO FOLLOW THE BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP & PERMITS. CONTRACTOR SHALL OVERSEE THE INSPECTION & MAINTENANCE OF THE BMP'S.

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3. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES AND REPAIRED. VEHICLE TRACKING CONTROL IS REQUIRED IF ACCESS TO CONCRETE WASHOUT AREA IS REQUIRED.

4. CONTRACTOR SHALL CLEAN AND MAINTAIN ALL WASHOUT FACILITIES TO ENSURE THAT LIQUID WASTES FROM CONSTRUCTION ACTIVITIES ARE PROPERLY CONTAINED. NO ENGINE DEGREASING IS ALLOWED ON SITE.

5. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE ESC PLANS.


7. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ALL CONTRACTORS AND SUBCONTRACTORS ARE REQUIRED TO FOLLOW THE BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP & PERMITS. CONTRACTOR SHALL OVERSEE THE INSPECTION & MAINTENANCE OF THE BMP'S.

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SECTION 1: SITE EVALUATION, ASSESSMENT, AND PLANNING

1.4 MULTIPLE INFORMATION SOURCES

ACCESS TO EXISTING SITE INFORMATION

- Topographic surveys
- Geotechnical reports
- Past construction records
- Hydrologic studies

REASSESSMENT OF EXISTING SITE INFORMATION

- Review of past construction records
- Updated geotechnical reports
- Recent hydrologic studies

NEW SITE INFORMATION

- Baseline environmental studies
- Site-specific geotechnical investigations
- Site-specific hydrologic assessments

PROJECT FUNDING

- Project budget
- Funding sources
- Financial feasibility analysis

PROJECT SCHEDULE

- Project timeline
- Critical path analysis
- Resource allocation

PROJECT MANAGEMENT

- Project manager responsibilities
- Stakeholder engagement
- Risk management

PROJECT DOCUMENTATION

- Construction documents
- Contractor submittals
- Project change orders

PROJECT INSPECTIONS

- Site inspections
- Quality control
- Compliance with regulations

SECTION 2: DESIGN AND CONSTRUCTION DOCUMENTS

2.1 GENERAL DESIGN

- Site plan
- Elevation drawings
- Structural drawings
- Electrical drawings
- Plumbing drawings

2.2 LANDSCAPE DESIGN

- Site plan
- Elevation drawings
- Site drainage
- Vegetation layout
- Lighting design

2.3 ENGINEERING DESIGN

- Structural calculations
- Foundation design
- Plumbing systems
- Electrical systems
- Mechanical systems

2.4 ENVIRONMENTAL DESIGN

- Impact assessment
- Mitigation measures
- Compliance with regulations
- Monitoring plan

SECTION 3: CONSTRUCTION

3.1 CONSTRUCTION ACTIVITY

- Site preparation
- Foundation work
- Structure installation
- Electrical installation
- Plumbing installation

3.2 CONTRACTOR RESPONSIBILITIES

- Adhere to project specifications
- Quality control
- Safety protocols
- Environmental considerations
- Resource management

3.3 WORKSCHEDULE

- Project timeline
- Critical path analysis
- Resource allocation
- Change order management

3.4 QUALITY CONTROL

- Quality assurance procedures
- Material testing
- Compliance with standards
- Corrective actions

3.5 MATERIALS MANUFACTURING, DISTRIBUTION, AND HANDLING

- Material handling
- Storage
- Transportation
- Utilization

3.6 CONSTRUCTION MACHINERY AND EQUIPMENT

- Machinery selection
- Equipment utilization
- Maintenance
- Safety

3.7 CONSTRUCTION WORKERS

- Training
- Skills assessment
- Safety
- Health

3.8 CONSTRUCTION SUBCONTRACTORS

- Subcontractor selection
- Performance evaluation
- Quality control
- Safety

SECTION 4: OPERATING AND MAINTENANCE

4.1 OPERATIONS

- Site operations
- Facility maintenance
- Environmental monitoring
- Safety

4.2 MAINTENANCE

- Preventive maintenance
- Repairs
- Systems replacement
- Environmental assessment

4.3 CLEANING AND SANITATION

- Facility cleaning
- Bathroom facilities
- Kitchen facilities
- Restroom facilities

4.4 SECURITY

- Access control
- Surveillance
- Monitoring
- Emergency procedures

4.5 ENERGY CONSERVATION

- Lighting
- Heating
- Cooling
- Water usage

4.6 WASTE MANAGEMENT

- Recycling
- Disposal
- Reduction
- Reuse

4.7 AIR QUALITY

- Indoor air quality
- Ventilation
- Outdoor air quality

4.8 WATER QUALITY

- Water supply
- Water treatment
- Water usage
- Water conservation

SECTION 5: PROJECT MANAGEMENT

5.1 PROJECT ORGANIZATION

- Project team
- Roles and responsibilities
- Communication protocols
- Project organization chart

5.2 PROJECT MANAGEMENT STRATEGY

- Project objectives
- Risk management
- Quality control
- Cost management

5.3 PROJECT SCHEDULE

- Project timeline
- Critical path analysis
- Resource allocation
- Change order management

5.4 PROJECT BUDGET

- Estimated costs
- Budget controls
- Financial tracking
- Cost variances

5.5 PROJECT REPORTING

- Progress reports
- Performance reports
- Status reports
- Exception reports

5.6 PROJECT COMMUNICATIONS

- Stakeholder engagement
- Change request process
- Meeting protocols
- Project documentation

5.7 PROJECT REVIEW

- Mid-project reviews
- Post-project reviews
- Lessons learned
- Continuous improvement
BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS AND PESTICIDES, EROSION. THE CONTRACTOR MUST REPLACE AND CLEAN THE FILTER MEDIA USED IN POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS MUST BE MAINTENANCE AND INSPECTION REQUIREMENTS INSTALLATION SCHEDULE:

OPERATIONS OR AREAS. LIQUID AND SOLID WASTE MUST BE DISPOSED OF PROPERLY AND IN STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MCPA THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER TREATMENT SYSTEM OR AREA. IF CHEMICALS ARE PART OF THE EROSION CONTROL PLAN, TURBIDITY, PH AND FLOW RATE OF STORMWATER FLOWING INTO THE CHEMICAL OF CONNECTION.

STABILIZE THE NORMAL WETTED PERIMETER OF A DRAINAGE DITCH OR SWALE WITHIN RESPONSIBLY TO THE SITE OR ENTER GROUNDWATER, EVEN IF THIS REQUIRES REMOVAL, TREATMENT, AND DISPOSAL OF SOIL. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHOULD BE HANDLED IN A MANNER CONSISTENT WITH THE REQUIREMENTS.

LIQUID POLLUTANT DISCHARGES BY SOME COMBINATION OF INTERCEPTION, FILTRATION, AND CONTAINMENT. THE GENERAL CONTRACTOR AND SUBCONTRACTORS IMPLEMENTING THIS SWPPP MUST REMAIN ALERT TO THE NEED TO PERIODICALLY REFINE AND UPDATE THE MEASURES TO BE REPAIRED, MODIFIED, MAINTAINED, SUPPLEMENTED, OR WHATEVER ELSE IS NEEDED TO SATISFY THE REQUIREMENTS. TRAFFIC INTERCEPTORS THAT HAVE BEEN IDLE FOR 12 MONTHS OR MORE MUST BE CLEANED AND DEBRIS FROM ROADWAYS, MULCH, AND OTHER MATERIALS MUST BE CLEANED UP AT THE END OF EACH WORKDAY OR AT THE END OF THE PROJECT IF THE PROJECT IS COMPLETE. SPILL PREVENTION AND CONTROL PLAN

A COPY OF THE COMPLETED INSPECTION REPORT MUST BE KEPT WITH THE JOB DUTY AND RESPONSIBILITY WITH REGARD TO ACTIVITIES COVERED UNDER THE GENERAL PERMITS OF BMPS. AT LEAST ONE INDIVIDUAL ON A PROJECT MUST BE TRAINED IN THESE JOB DUTIES. THE INSPECTION/MAINTENANCE FORM, AVAILABLE UPON REQUEST, MUST BE UPDATED OR A SUPPLEMENTAL BMP ACTION PLAN DEVELOPED TO ADDRESS THE IMPACT THEY REPRESENT.

THE CONTRACTOR SHALL KEEP A RECORD LOG OF ALL MODIFICATIONS TO THE SWPPP. AN INSPECTION/MAINTENANCE FORM, AVAILABLE UPON REQUEST, MUST BE UPDATED OR A SUPPLEMENTAL BMP ACTION PLAN DEVELOPED TO ADDRESS THE IMPACT THEY REPRESENT.

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SFMH 72 PER PLAN EXISTING 12" RCP FES 100 C9.02 SEE DETAIL 6 ON SHEET 5 LF - 12" STM @ 1.0% HIGHER TO BLOCK PUBLIC WATER IE=871.33 (E,W)(FIELD VERIFY) RE=880.60 SYSTEM.

STMH 102 ACROSS KASOTA AVE TO PUBLIC E

FURNISH AND INSTALL NEW STANDARD PLATES 2201E AND C9.02.

PER PLAN E

CONTECH STORMFILTER POST-CONSTRUCTION OPERATION AND MAINTENANCE

OPERATION AND MAINTENANCE

CONSTRUCTION COMPANY: BRAUN INTERTEC CORPORATION

CONSTRUCTION PHASES OF THIS PROJECT.

SUBSOIL TESTING SHALL BE COMPLETED AS REQUIRED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.

THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER.

ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.

CONTRACTOR SHALL OBTAIN A COPY OF THIS SOILS REPORT.

THE NEED FOR MAINTENANCE IS TYPICALLY BASED ON RESULTS OF THE INSPECTION PROCEDURES: INSPECTION SHOULD BE PERFORMED BY A PERSON WHO IS FAMILIAR WITH THE MAINTENANCE GUIDELINES: MAINTENANCE REQUIREMENTS AND FREQUENCY ARE DEPENDENT ON THE OPERATION AND CONFIGURATION OF THE STORMFILTER TREATMENT UNIT.

MAINTENANCE (REPLACEMENT OF THE FIBER CARTRIDGES AND REMOVAL OF ACCUMULATED SEDIMENTS) INSPECTION AND MAINTENANCE TRAINING: AT LEAST ONE SCHEDULED INSPECTION SHOULD TAKE PLACE PER YEAR. FIRST, AN INSPECTION SHOULD BE DONE BEFORE THE WINTER SEASON. SECOND, IF WARRANTED, A TRANSPORTATION CORPORATION.

ALL BUILDING SERVICE CONNECTIONS (STORM, SANITARY, WATER) WITH FIVE FEET OR LESS COVER ARE REQUIRED TO MINIMIZE THE POTENTIAL FOR BASE FLOW IN THE STORMWATER. THE POTENTIAL REQUIREMENT FOR MAINTENANCE WITH A SPECIFIC STOREY STORM SEWER STRUCTURE.

THE USE OF THE EXISTING INFRASTRUCTURE IS COMPLIANT WITH THE REQUIREMENTS OF THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF CONTRACTOR.

ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.

ALL SANITARY SEWER TO BE PVC SDR-35, UNLESS NOTED OTHERWISE.

ALL WATERMAIN TO BE DUCTILE IRON - CLASS 52, UNLESS NOTED OTHERWISE.

ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.

CONSTRUCTION COMPANY: BRAUN INTERTEC CORPORATION

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ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.

ALL SANITARY SEWER TO BE PVC SDR-35, UNLESS NOTED OTHERWISE.

ALL WATERMAIN TO BE DUCTILE IRON - CLASS 52, UNLESS NOTED OTHERWISE.

ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.

CONSTRUCTION COMPANY: BRAUN INTERTEC CORPORATION

CONSTRUCTION PHASES OF THIS PROJECT.

SUBSOIL TESTING SHALL BE COMPLETED AS REQUIRED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.

THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER.

ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.

CONTRACTOR SHALL OBTAIN A COPY OF THIS SOILS REPORT.

THE NEED FOR MAINTENANCE IS TYPICALLY BASED ON RESULTS OF THE INSPECTION PROCEDURES: INSPECTION SHOULD BE PERFORMED BY A PERSON WHO IS FAMILIAR WITH THE MAINTENANCE GUIDELINES: MAINTENANCE REQUIREMENTS AND FREQUENCY ARE DEPENDENT ON THE OPERATION AND CONFIGURATION OF THE STORMFILTER TREATMENT UNIT.

MAINTENANCE (REPLACEMENT OF THE FIBER CARTRIDGES AND REMOVAL OF ACCUMULATED SEDIMENTS) INSPECTION AND MAINTENANCE TRAINING: AT LEAST ONE SCHEDULED INSPECTION SHOULD TAKE PLACE PER YEAR. FIRST, AN INSPECTION SHOULD BE DONE BEFORE THE WINTER SEASON. SECOND, IF WARRANTED, A TRANSPORTATION CORPORATION.

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NOTES:
1. REINFORCED CONCRETE PIPE OR CIPP
   a. Select pipe size and invert elevation to meet min. flow requirements.
   b. Ensure pipe is properly supported and protected.
   c. Use closure and expansion joints as needed.

2. SELECTED DURABILT DRAINAGE PIPE
   a. Verify pipe size and material meet project requirements.
   b. Ensure proper installation and support.
   c. Use appropriate配件 for connections.

TRENCH AND BEDDING DETAILS

1. MATERIALS:
   a. SELECTED DURABILT DRAINAGE PIPE
   b. REINFORCED CONCRETE PIPE OR CIPP

2. INSTALLATION:
   a. Ensure proper alignment and support.
   b. Use appropriate bedding material.
   c. Verify correct connections and fittings.

3. QUALITY CONTROL:
   a. Verify material specifications.
   b. Ensure proper installation by qualified personnel.
   c. Conduct quality assurance checks.

STORM SEWER MANHOLE

1. MATERIALS:
   a. CAST IN PLACE CONCRETE MANHOLE
   b. PRECAST CONCRETE MANHOLE

2. INSTALLATION:
   a. Ensure proper alignment and support.
   b. Use appropriate bedding material.
   c. Verify correct connections and fittings.

3. QUALITY CONTROL:
   a. Verify material specifications.
   b. Ensure proper installation by qualified personnel.
   c. Conduct quality assurance checks.

BITUMINOUS CURB

1. MATERIALS:
   a. SELECTED BITUMINOUS CURB

2. INSTALLATION:
   a. Ensure proper alignment and support.
   b. Use appropriate bedding material.
   c. Verify correct connections and fittings.

3. QUALITY CONTROL:
   a. Verify material specifications.
   b. Ensure proper installation by qualified personnel.
   c. Conduct quality assurance checks.

PEDESTRIAN PATH CONCRETE

1. MATERIALS:
   a. SELECTED PEDESTRIAN PATH CONCRETE

2. INSTALLATION:
   a. Ensure proper alignment and support.
   b. Use appropriate bedding material.
   c. Verify correct connections and fittings.

3. QUALITY CONTROL:
   a. Verify material specifications.
   b. Ensure proper installation by qualified personnel.
   c. Conduct quality assurance checks.
CONTRACTOR TO USE 2 OR 3 STAKE METHOD WITH 1" PROTECTIVE RODENT PROOF COATING GREATER THAN 24" HT. STAKE IN PLACE.

INSTALL 3" LAYER OF SHREDDED HARDWOOD MULCH.

INSTALL TREE WITH ROOT FLARE VISIBLE AT TOP OF TOP HALF OF ROOT BALL

BUILD 4" HIGH EARTH SAUCER BEYOND EDGE OF EDGE CONDITION VARIES

SCARIFY SIDES OF TREE PIT WITH SPADE BY HAND

PLACE ROOT BALL ON UNDISTURBED OR COMPACTED SOIL

PLANTING NOTES:
1. PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
2. MANUFACTURERS RECOMMENDED RATE PRIOR TO PLANT INSTALLATION.
3. PERVIOUS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY.
4. LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO DELIVERY.
5. NO SUBSTITUTIONS OF PLANT MATERIALS TO BE ACCEPTED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT.
6. PLANT MATERIALS WILL PERCOLATE PRIOR TO INSTALLING PLANTING MEDIUM AND PLANTS. THE CONTRACTOR WILL PERCOLATE WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT PERCOLATE, IMPROVE SOIL QUESTIONS AND CONDITIONS PER PLANT MATERIALS SPECIFICATIONS.
7. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE IN AGRICULTUREALLY NORMAL CONDITION UNLESS SPECIFIED OTHERWISE.
8. THE NECESSARY ARRANGEMENTS FOR WATER.
9. SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%.
10. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL DEATH) GENERAL TREE SPECIFICATIONS:

- LIVE MATERIAL
- PLANTS ARE TO BE PLANTED IN THE PROPER HORTICULTURAL SEASON FOR PLANT.A
- TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
- SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.

- PLANT MATERIALS
- PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE SPECIFICATIONS.
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY OR DO NOT MEET PLANT MATERIAL SPECIFICATIONS.
- THE CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.
- THIS WATER WILL PERCOLATE WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT PERCOLATE, IMPROVE SOIL QUESTIONS AND CONDITIONS PER PLANT MATERIALS SPECIFICATIONS.

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