

**PROPOSED LEGEND**

- BOUNDARY LINE
- - - RIGHT OF WAY LINE
- [Pattern] LIMITS OF NEW TRAIL CONSTRUCTION
- [Pattern] LIMITS OF CONCRETE SLAB/SIDEWALK

**GENERAL SITE NOTES**

- A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- B. ALL CURB RETURN RADII SHALL BE 2' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

**GENERAL LANDSCAPE NOTES**

- A. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- B. NOTIFY ENGINEER OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
- C. ALL DISTURBED AREAS SHALL BE SEEDED AS FOLLOWS:  
 GRASS SEED MIX: 40% PERENNIAL RYE, 40% TURF TYPE FESCUE, 20% BERMUDAGRASS, 5 LB. PER 1,000 S.F.  
 AGRICULTURAL LIME: 2 LB. PER 1,000 S.F.  
 FERTILIZER: 10-10-10 2 LB. PER 1,000 S.F.  
 MULCH: SHREDDED HARDWOOD MULCH 4" DEPTH
- D. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- E. MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES.
- F. ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY ENGINEER AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A MINIMUM OF ONE (1) YEAR OR UNTIL SECOND CUTTING, WHICHEVER IS LONGER. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREAS HAVE GERMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SEEDED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDED LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH ARE LARGER THAN 1 SQUARE FOOT, AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL SEEDED LAWN AREA.

**GENERAL GRADING NOTES**

- A. PRIOR TO INSTALLATION OF STORM SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
- B. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- C. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

**SITE NOTES**

- 12A 4" TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL).
- 12D 4" WIDE PAINTED YELLOW STRIPES, 2.0 FOOT O.C. @ 45° (SEE SIZE INDICATED AT SYMBOL)
- 18D MATCH EXISTING PAVEMENT ELEVATIONS.
- 18E POINT OF RELOCATION
- 21B TAPER CURB FROM 6" TO 0" OVER 2'
- 70A MODEL 8497-1 BK WITH BACKBOARD (WHITE), SUPPORT POST (BLACK) AND HOOP (ORANGE) MANUFACTURED BY BISON, INC. (WWW.BISONINC.COM) OR APPROVED EQUAL. GOAL ASSEMBLY SHALL BE 10' FIXED IN HEIGHT AND INSTALLED WITH A 60" DEEP X 24" DIAMETER CONCRETE FOOTING, 5' BACK OF BASELINE.
- 70B 15'-5-RW ALUMINUM BLEACHER WITH SURFACE MOUNTING HARDWARE, BY ULINE MODEL H4408 OR APPROVED EQUAL.
- 70C PREMIUM PARK GRILL, MODEL #136-1040 (BLACK) (WWW.THEPARKCATALOG.COM) OR APPROVED EQUAL. SURFACE MOUNT TO CONCRETE SLAB.
- 70D 8' PICNIC TABLE MODEL #TBINF AND #TBINFHDP BY WEBCOAT PRODUCTS (WWW.WEBCOAT.COM) OR APPROVED EQUAL. TABLE TO HAVE FOREST GREEN TOP AND SEATS WITH BLACK FRAME.
- 70E NEW BASKETBALL COURT STRIPING, WHITE LINES.
- 70F 1.5" BITUMINOUS OVERLAY.
- 70G CONTRACTOR TO CONSTRUCT/INSTALL NEW 28" HEXAGON PARK SHELTER AND SLAB. RCP SHELTERS MODEL AS-HEX28-04 OR APPROVED EQUAL. SHELTER TO HAVE FOREST GREEN ROOF AND DARK BROWN SUPPORT POSTS.
- 70H INSTALL NEW TENNIS COURT NETS.

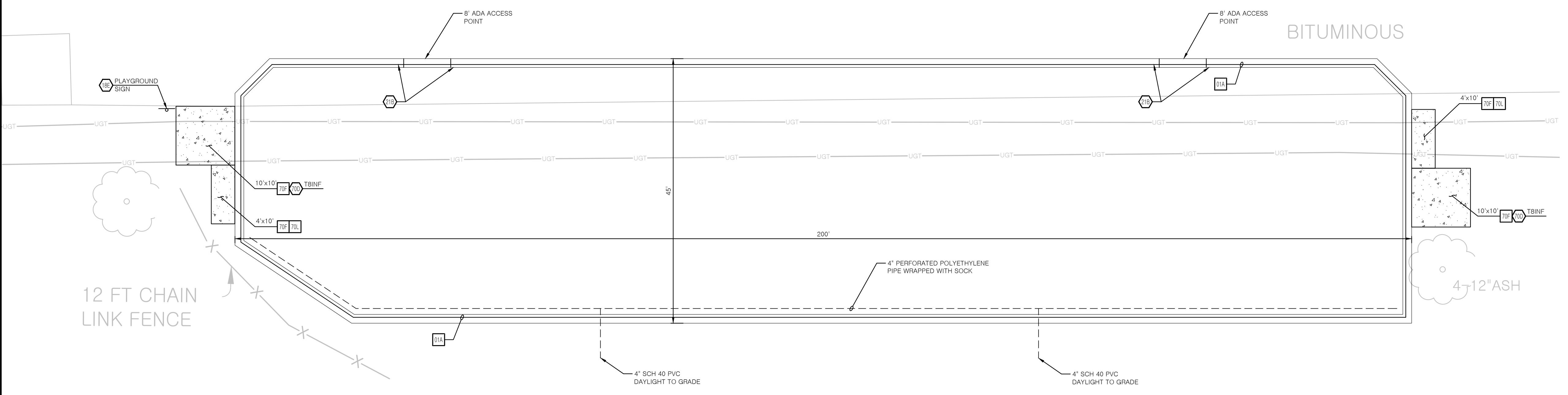
**SITE DETAILS**

- 01A 66-12 CURB AND GUTTER
- 70F CONCRETE SLAB/SIDEWALK
- 70G PLAYGROUND CURBING AND UNDER DRAIN
- 70I NEW TRAIL / COURT CONSTRUCTION
- 70J PEDESTRIAN RAMP DETAIL
- 70K 7-BIKE WAVE RACK, MODEL #543-1003, SURFACE MOUNT, POWDER COATED BLACK (WWW.THEPARKCATALOG.COM) OR APPROVED EQUAL.
- 70L 8' WABASH VALLEY BENCH (MODEL FP3050) OR APPROVED EQUAL. BENCH SHALL BE PLASTIC-COATED WITH BACK SUPPORT WITH FOREST GREEN SEATS/BACK AND BLACK FRAMES. SURFACE MOUNT TO CONCRETE SLAB
- 70M 1.5" BITUMINOUS OVERLAY
- 70N PORT-A-POTTY WOOD ENCLOSURE
- 70P TENNIS COURT STRIPING
- 70Q 21' ALUMINUM PLAYERS BENCH WITH BACKREST, SURFACE MOUNT.
- 70R CHAIN LINK FENCE
- 84A TEMPORARY SILT FENCE

BITUMINOUS

BITUMINOUS

GRASS



JOB # 20888 DRAWING: 20888-01 PRELIMINARY SITE PLAN LAST SAVED BY: ARENISCHE LOCATION: P:\20200\20888\01 Drawings Design\Rev-01\Valley View Elem 20888-01 PRELIM-PROJ.dwg

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

20888	3/13/17	ALC	ALC	AJR	AJR
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW

**CEI Engineering Associates, Inc.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

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VALLEY VIEW ELEMENTARY - SITE PLAN	REV DATE 3/14/17 REV-0	SHEET NO. 2 OF 2
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