1 L200 LANDSCAPE SITE PLAN
SCALE: 1:100

LEGEND

- PROPERTY LINE
- LIMIT OF CONSTRUCTION
- O/H — EXISTING OVERHEAD HYDRO LINE
- EX.SAN — EXISTING SANITARY LINE
- EX.STM — EXISTING STORMWATER LINE
- SUB — PROPOSED SUBDRAIN
- SL — PROPOSED SITE LIGHTING CONDUIT
- CONCRETE PAVING
- STABILIZED AGGREGATE PAVING
- RAIN GARDEN PLANTING BED
- WOOD MULCH SURFACING
- SOD REPAIR
- IN-GROUND WASTE BINS
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE

SITE PREPARATION NOTES

1. INVESTIGATE AND DETERMINE LOCATION OF STAGING AREA(S) PRIOR TO BIDDING. NO STAGING AND/OR STOCKPILES WILL BE ALLOWED ON LOCAL ROADS.
2. THE CONTRACTOR SHALL, DURING THE BIDDING PROCESS, BE RESPONSIBLE FOR VISITING THE SITE TO DETERMINE THE EXTENT OF DEMOLITION, PREPARATION, AND REMOVALS NECESSARY (WHETHER SHOWN ON THE DRAWINGS OR NOT) TO CONSTRUCT THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL REPORT, IN WRITING, AND DISCREPANCIES BETWEEN THE EXISTING AND PROPOSED WORK TO THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION. FAILURE TO INSPECT, NOTICE, OR REPORT THESE DISCREPANCIES PRIOR TO CONSTRUCTION SHALL NOT RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITY TO PERFORM THE NECESSARY OPERATION FOR THE SUCCESSFUL COMPLETION OF THE PROPOSED IMPROVEMENTS.
3. THE CONTRACTOR MUST MAKE CAREFUL EXAMINATION OF EXISTING SITE CONDITIONS AND ADVISE THE CONTRACT ADMINISTRATOR OF UNSATISFACTORY SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. COMMENCEMENT OF CONSTRUCTION WILL MEAN THAT THE CONTRACTOR HAS ACCEPTED THE SITE AND NO ALLOWANCE WILL BE MADE LATER FOR ANY EXPENSES INCURRED DUE TO FAILURE TO NOTE UNSATISFACTORY SITE CONDITIONS.
4. FULLY ENCLOSE THE CONSTRUCTION AREA WITH CONSTRUCTION FENCE AS NOTED ON DEMOLITION PLAN AND KEEP SITE SAFE AT ALL TIMES. INSPECT AND MAINTAIN ON A DAILY BASIS.
5. RESIDENTIAL GATES SHALL BE WIRED CLOSED TO RESTRICT ACCESS TO SITE DURING CONSTRUCTION. INSPECT AND MAINTAIN ON A DAILY BASIS.
6. LOCATION AND LAYOUT OF ALL SITE FENCING IS SCHEMATIC AND MAY NEED TO BE ADJUSTED AS REQUIRED.
7. ACTIVITIES ARE TO BE CONTROLLED TO PREVENT ANY PETROLEUM PRODUCTS, DEBRIS, OR OTHER DELETERIOUS SUBSTANCES FROM ENTERING SEWERS AND WATERWAYS.
8. ITEMS TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE UNLESS INDICATED OTHERWISE.
9. MAKE GOOD ALL DAMAGE RESULTING FROM WORK CARRIED OUT UNDER THIS CONTRACT AT NO ADDITIONAL COST TO THE CLIENT. .
10. HEAVY CONSTRUCTION EQUIPMENT TO BE KEPT AWAY FROM ALL EXISTING NATURALIZED AREAS WHEN POSSIBLE.

GENERAL NOTES

1. A PORTION OF THE SITE FEATURES HAVE BEEN LOCATED FROM A SURVEY DONE BY STEVENS SURVEYS PREPARED IN APRIL 2023. THESE HAVE BEEN SHOWN FOR DIAGRAMMATIC PURPOSES ONLY AND ARE APPROXIMATE IN LOCATION. EXACT LOCATIONS OF ALL UTILITIES TO BE VERIFIED AND CONFIRMED BY CONTRACTOR ON SITE PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO ENSURE THAT ALL UNDERGROUND UTILITIES ARE IDENTIFIED AND MARKED PRIOR TO ANY EXCAVATION ACTIVITIES.
3. CONTRACTOR TO REPAIR ANY DAMAGE TO UNDERGROUND LINES CAUSED BY CONSTRUCTION ACTIVITY INCLUDING BUT NOT LIMITED TO IRRIGATION & UTILITIES.
4. CONTRACTOR TO PROTECT ALL EXISTING ITEMS AND ENSURE THEY REMAIN AS PER SPECIFICATIONS AND AS NOTED ON DRAWINGS. AREAS DAMAGED DURING CONSTRUCTION TO BE REPAIRED TO SATISFACTION OF CONTRACT ADMINISTRATOR AT THE CONTRACTORS OWN COST.
5. ALL DISTURBED AREAS OUTSIDE THE CONSTRUCTION LIMIT AND PROPERTY LINE (INCLUDING LAYDOWN AREA) ARE TO BE RESTORED TO ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE.
6. REPORT ANY DISCREPANCIES WITH THE DRAWINGS AND UNEXPECTED CONDITIONS TO THE CONTRACT ADMINISTRATOR.

DRAWING ISSUE RECORD

NO.	YY-MM-DD	DRAWING ISSUE RECORD
R0	07-20-23	ISSUED FOR CONSTRUCTION

PROJECT

MAIN & HENRY COMMUNITY CORNER - 715 MAIN STREET

CLIENT

CITY OF WINNIPEG

BrookMcIlroy/
ARCHITECTURE - LANDSCAPE ARCHITECTURE - URBAN DESIGN - PLANNING
UNIT 1, 91 ALBERT STREET
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SHEET TITLE

LANDSCAPE SITE PLAN

PROJECT NO.	BID OPPORTUNITY NO.
21-013.01	581-2023

DESIGNED: TUI / SM
DRAWN: TUI / SM
DATE: 2023-07-18
SCALE: 1:100
SHEET NO.: L200