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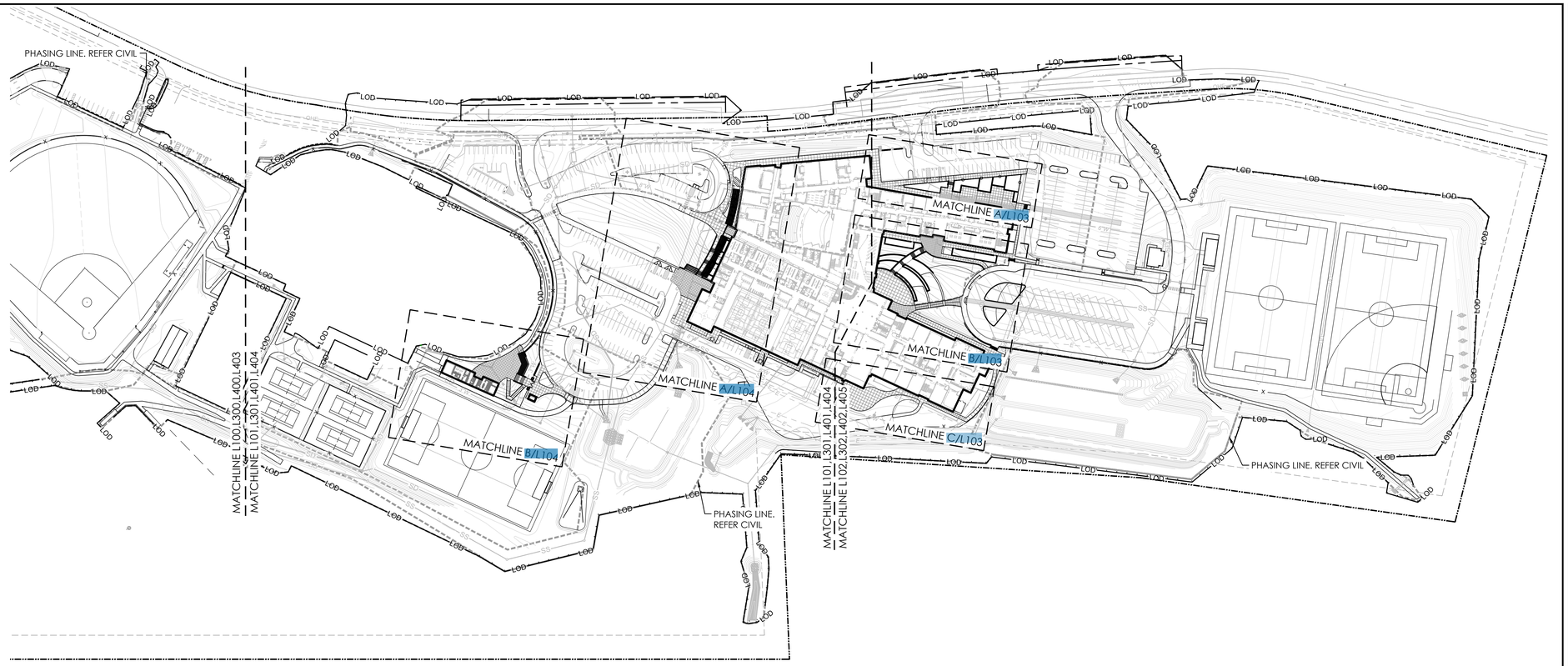

A OVERALL PLAN
1" = 100'

GENERAL NOTES

1. THE CONTRACTOR SHALL FULLY ACQUAINT HIMSELF WITH THE CONDITIONS OF THE SITE. THE CONTRACTOR SHALL THOROUGHLY EXAMINE AND BE FAMILIAR WITH THE DRAWINGS AND SPECIFICATIONS. SHOULD THE CONTRACTOR FIND, AFTER VISITING THE SITE OR DURING CONSTRUCTION, ANY DISCREPANCIES, OMISSIONS, AMBIGUITIES, OR CONFLICTS IN OR AMONG THE CONTRACT DOCUMENTS OR BE IN DOUBT AS TO THEIR MEANING, HE SHALL BRING THESE ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH WORK.

2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

3. ALL WORK SHALL CONFORM TO REQUIREMENTS OF THE LOCAL SOIL CONSERVATION DISTRICT AND ALL APPLICABLE FEDERAL, STATE, COUNTY AND/OR LOCAL STATUTES, ORDINANCES, REGULATIONS, LAWS AND CODES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO ENSURE SUCH COMPLIANCE AT NO ADDITIONAL COST TO THE OWNER.

4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION.

5. THE CONTRACTOR IS RESPONSIBLE FOR LICENSING AS REQUIRED BY APPLICABLE REGULATORY AGENCIES.

6. THE CONTRACTOR IS RESPONSIBLE FOR ALL SALES, USE AND CAPITAL GAINS TAXES.

7. THE CONTRACTOR SHALL OBTAIN OWNER'S APPROVAL FOR TIMES OF DAY DURING WHICH CONSTRUCTION OPERATIONS MAY OCCUR. ALL CONSTRUCTION OPERATIONS SHALL OCCUR WITHIN TIMES SPECIFIED BY LOCAL ORDINANCES.

8. THE CONTRACTOR SHALL IDENTIFY ALL STAGING AREAS AND LIMIT OF WORK FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF WORK. AREAS OUTSIDE LIMIT OF WORK SHALL NOT BE USED FOR STORAGE OR MOVEMENT OF MATERIALS, MACHINERY, OR DEBRIS.

9. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL WORK AND RELATED ACTIVITIES WITHIN THE PROPERTY LINE OR DESIGNATED LIMIT OF WORK. AT NO TIME IS ACCESS ALLOWED THROUGH OR FROM NEIGHBORING SITES.

10. MINIMIZE GRADING AND CONSTRUCTION OPERATIONS AS MUCH AS POSSIBLE IN THE ROOT ZONES OF EXISTING TREES TO REMAIN. LANDSCAPE ARCHITECT TO APPROVE ALL GRADING CONSTRUCTION, TRENCHING OR OTHER DISTURBANCE REQUIRED WITHIN THE ROOT ZONES OF TREES. THE CONTRACTOR IS RESPONSIBLE FOR CONSULTING AN ARBORIST PRIOR TO MAJOR EXCAVATION. DO NOT SHRED OR TEAR TREE ROOTS WITH EXCAVATION EQUIPMENT. CLEAN CUT ANY ROOTS LARGER THAN 1-INCH WITH SAW OR CLIPPERS.

11. PROTECT TOPSOIL STOCKPILE WITH SILT FENCING OR OTHER RUN OFF CONTROL MEASURES.

12. THE CONTRACTOR SHALL DISTRIBUTE ALL HIS MATERIALS AND EQUIPMENT AND SPREAD ANY STOCKPILES IN SUCH A MANNER AS TO PROTECT EXISTING CONDITIONS, SUCH AS UTILITIES, PAVING, VEGETATION, ETC. DO NOT STOCKPILE SOIL OR CONSTRUCTION MATERIALS, OR DRIVE VEHICLES WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN. THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF THE OWNER'S REPRESENTATIVE FOR ALL CONSTRUCTION ACCESS AREAS, STAGING, AND STOCKPILE AREAS PRIOR TO CONSTRUCTION.

13. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING CONDITIONS UNLESS OTHERWISE NOTED. METHODS USED TO PROTECT EXISTING CONDITIONS SHALL BE MAINTAINED AND REPLACED IF DAMAGED DURING CONSTRUCTION. COST OF REPAIRS SHALL BE AT THE CONTRACTOR'S EXPENSE.

14. PROMPTLY REPAIR ALL DAMAGE TO EXISTING PAVEMENT, DRIVEWAYS, AND ADJACENT FACILITIES CAUSED BY CONSTRUCTION OPERATIONS.

15. THE CONTRACTOR SHALL PROVIDE MOCK-UPS OF ALL VERTICAL AND HORIZONTAL SURFACES FOR OWNER'S REPRESENTATIVE TO APPROVE IN THE FIELD PRIOR TO CONSTRUCTION. ALL MOCK-UPS SHALL BE PRESERVED AND PROTECTED SO THAT THEY CAN BE USED FOR REFERENCE DURING CONSTRUCTION. DO NOT REMOVE OR DESTROY MOCK-UPS UNTIL CONSTRUCTION IS COMPLETE.

16. SUBSTITUTIONS IN PRODUCTS AND MATERIALS ARE NOT ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.

17. THE CONTRACTOR SHALL STAKE THE ALIGNMENT OF ALL PAVEMENT, WALLS, AND SITE FEATURES IN THE FIELD FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

18. NEW WORK SHALL MEET AND MATCH ALIGNMENT OF EXISTING FEATURES AND FINISHED GRADES AT LIMITS OF WORK AND AT EXISTING PAVEMENT OR OTHER FACILITIES TO REMAIN. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND MAKE NECESSARY MINOR ADJUSTMENTS IN THE PROPOSED WORK TO MEET THE INTENT OF THE PLANS AND TO PROVIDE SMOOTH TRANSITIONS BETWEEN EXISTING CONDITIONS AND NEW WORK.

19. THE LAYOUT IS INTENDED, IN PART, TO RELATE TO EXISTING ARCHITECTURAL AND SITE FEATURES. IN GENERAL, THE MEASUREMENTS ON THE DRAWINGS ARE REASONABLE AND ACCURATE FOR THEIR PURPOSE. HOWEVER, IN THE EXECUTION OF WORK ON THE PROJECT, THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS WITH ACTUAL CONDITIONS ON THE JOB IN ORDER TO MAKE A PERFECT FIT.

20. THE LANDSCAPE ARCHITECT SHALL APPROVE THE LOCATION AND LAYOUT OF ALL DRAINS.

21. THE CONTRACTOR SHALL KEEP THE DRIVEWAY AND OTHER VEHICULAR ACCESS AREAS CLEAN DURING CONSTRUCTION. PAVED AREAS SHALL BE WASHED FREE OF MUD ON A WEEKLY BASIS DURING CONSTRUCTION.

22. THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND FREE OF TRASH AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE A TRASH RECEPTACLE TO BE USED ON SITE DURING CONSTRUCTION AND SHALL REMOVE TRASH FROM THE SITE ON A DAILY BASIS.

23. UPON COMPLETION OF THE PROJECT, ALL EXCESS SOIL, TEMPORARY FENCING, EROSION CONTROL MEASURES, STABILIZATION MATERIALS, AND OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY. ALL PAVED AREAS, WALLS, ETC. SHALL BE THOROUGHLY WASHED AND CLEANED UPON COMPLETION OF THE PROJECT.

24. PROPOSED GRADING SHALL MEET EXISTING GRADES UNIFORMLY WITH A SMOOTH TRANSITION.

25. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL OTHER TRADES ON THE SITE.

26. THE CONTRACTOR SHALL BE ON SITE AT THE TIME OF ALL MATERIALS DELIVERIES.

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BID SET

#	Date	Revisions

Owner	Architect	Contractor	Surety
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NORTH EAST MIDDLE / HIGH SCHOOL
300 IRISHTOWN ROAD,
NORTH EAST, MD

North Arrow: NORTH

Date	Project #	
12/22/2023	21-0015-GPA-NOR	
Scale 1" = 100'	Drawn By LS	Checked By SB

Sheet Title: OVERALL PLAN

Sheet #: L002

0 100 200 300 SCALE: 1"=100'

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GRIMM + PARKER ARCHITECTS

GP #22105

OVERALL PLAN

NORTH EAST MIDDLE / HIGH SCHOOL
300 IRISHTOWN ROAD, NORTH EAST, MD

DATE	DESCRIPTION

L002

12/22/2023
BID SET

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