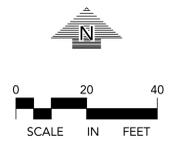


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**LEGEND**

● FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE	—> STORM SEWER
○ SET 1/2 INCH X 14 INCH IRON MONUMENT MARKED "LS-48988"	—> SANITARY SEWER
⊙ CATCH BASIN	— W WATER SERVICE
⊙ STORM MANHOLE	— ELE UNDERGROUND ELECTRIC
⊙ SANITARY MANHOLE	— FOP UNDERGROUND FIBER OPTIC
⊙ HYDRANT	— GAS UNDERGROUND GAS
⊙ GATE VALVE	— TEL UNDERGROUND TELEPHONE
⊙ ELECTRIC TRANSFORMER	— OH OVERHEAD UTILITY
⊙ ELECTRIC METER	— CL CHAIN LINK FENCE
⊙ GAS METER	— CC CONCRETE CURB
— GUY WIRE	— RW RETAINING WALL
— HAND HOLE	— CO CONCRETE
⊙ LIGHT POLE	— NP NO PARKING
⊙ POWER POLE	— EB EXISTING BUILDING
⊙ ROOF DRAIN	— CO CONTOUR
⊙ TELEPHONE PEDESTAL	— SE SPOT ELEVATION
— SIGN	— TL TREE LINE
⊙ PARKING STALL COUNT	— CT CONFEROUS TREE
⊙ DISABLED PARKING STALL	— P1 PINE
⊙ SCHEDULE B II ITEM	— AS ASH
	— MA MAPLE
	— TR TREE (GEN)

- SITE DEMOLITION SPECIFICATIONS**
- CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES.
  - CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL.
  - CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION WITHIN CONSTRUCTION LIMITS, STRIP TOP SOIL, AND STOCKPILE ON-SITE. REFER TO GRADING PLAN AND SWPPP FOR SEDIMENT AND EROSION CONTROL REQUIREMENTS.
  - CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
  - CONTRACTOR SHALL REMOVE ALL SITE SURFACE FEATURES WITHIN REMOVAL LIMITS UNLESS OTHERWISE NOTED.
  - BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE TO A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
  - CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT. SAW CUT AS NECESSARY FOR A NEAT EDGE OF REMOVAL.
  - ALL REMOVAL ITEMS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFIED OTHERWISE AND SHALL BE DISPOSED OF OFF-SITE IN A MANNER MEETING ALL APPLICABLE REGULATIONS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ALL SIGNS, MAILBOXES, ETC.
  - ANY DAMAGE TO ITEMS NOT NOTED TO BE REMOVED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION WITH NO ADDITIONAL COMPENSATION.

**DEMOLITION LEGEND**

	REMOVE EXISTING BUILDING
	REMOVE EXISTING BITUMINOUS PAVING
	REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ETC.
	MILL AND OVERLAY EXISTING PARKING LOT
	REMOVE EXISTING GRAVEL AREA
	REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, FENCE, ETC.
	REMOVE EXISTING UTILITIES
	REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PARKING METERS, SIGNS, ETC.
	REMOVE EXISTING TREES
	TREE PROTECTION FENCE

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**SUBMITTAL/REVISIONS**

12/21/23	PUD AMENDMENT
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 Michael J. St. Martin - PE  
 License No. 24440  
 Date 12-21-2023

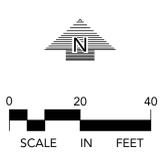
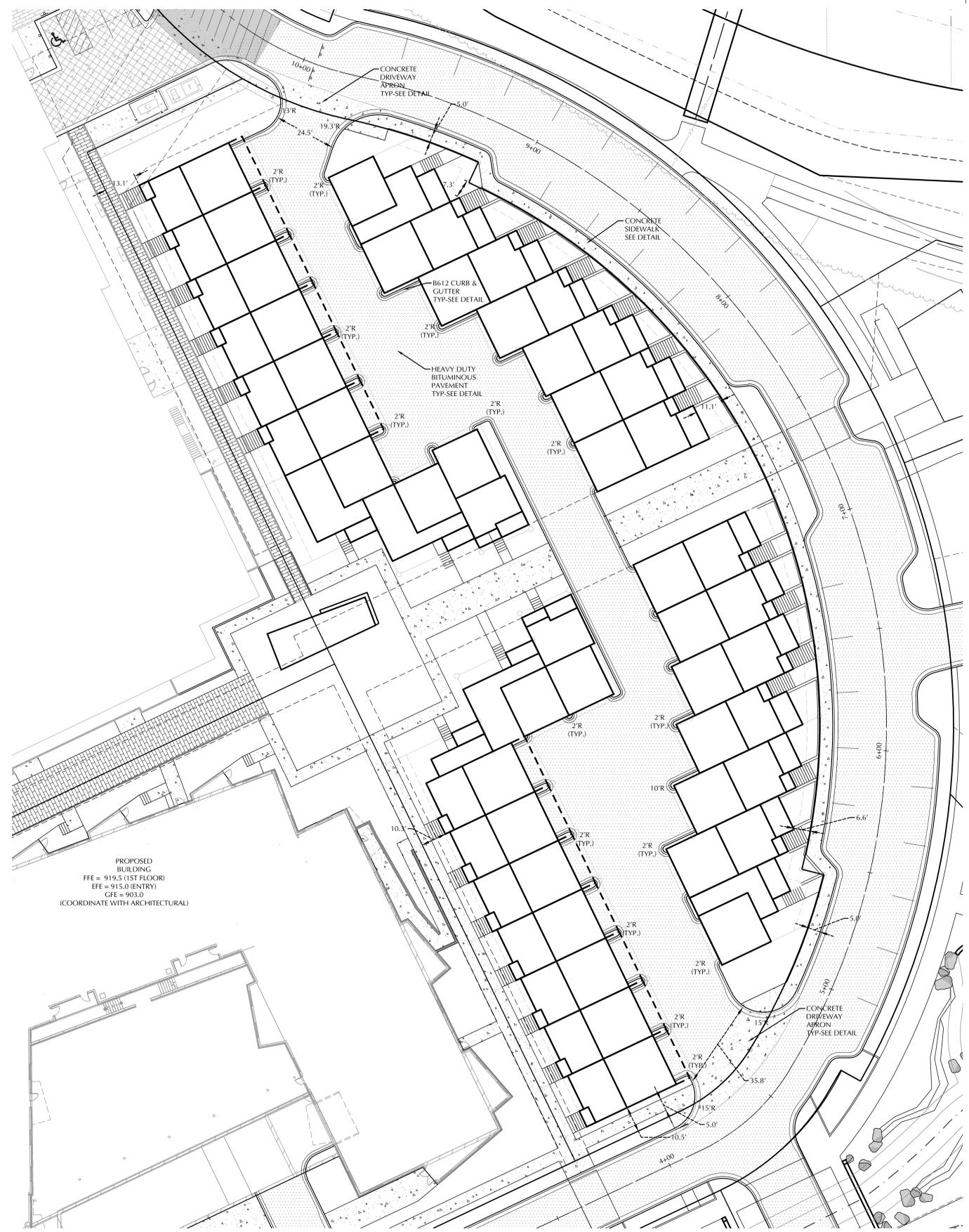
**QUALITY CONTROL**  
 Loucks Project No. 20503T  
 Project Lead MJ5  
 Drawn By NWC  
 Checked By MJ5  
 Review Date 12-21-2023

**SHEET INDEX**

C1-1	EX. CONDITIONS PLAN
C2-1	DEMOLITION PLAN
C3-1	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP PLAN
C3-3	SWPPP NOTES
C4-1	SANIT. AND WATERMAIN
C4-2	STORM SEWER
C8-1-C8-3	DETAIL SHEET
L2-1	LANDSCAPE PLAN
L4-1	LANDSCAPE DETAILS

**EX COND & DEMO PLAN**  
**C1-1**

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**PAVEMENT TYPES**

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- GRAVEL AREA

NOTE:  
 SEE PAVEMENT SECTIONS ON SHEET C8.1 FOR TYPE AND DEPTH INFORMATION.

**CURB TYPES**

- B612 CURB & GUTTER (STANDARD)
- B612 CURB & GUTTER (TIP OUT)
- FLAT CURB & GUTTER (STANDARD)
- FLAT CURB & GUTTER (TIP OUT)

NOTE:  
 SEE CURB & GUTTER DETAILS ON SHEET C8.2

EXISTING	PROPOSED

**SITE NOTES**

- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEETS) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
- ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
- ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
- TYPICAL FULL SIZED PARKING STALL IS 9' X 18' UNLESS OTHERWISE NOTED.
- ALL CURB RADII SHALL BE 5.0' UNLESS OTHERWISE NOTED.
- SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
- REFER TO ARCHITECTURAL SITE PLAN FOR BUILDING SETBACKS.

**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 SHEETS) 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 PER 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 DATED 11/30/16.
- SUBGRADE PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2112. THE TOP 3 FEET SHALL BE COMPACTED TO 100% OF THE STANDARD PROCTOR DENSITY.
- AGGREGATE BASE SHALL BE MNDOT 2211 CLASS 5. COMPACTION SHALL BE BY THE QUALITY COMPACTION METHOD.
- PLANT MIXED BITUMINOUS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH MNDOT 2360 WITH MIX DESIGN AS SHOWN ON THE DETAILS. COMPACTION SHALL BE BY THE ORDINARY COMPACTION METHOD.
- CONCRETE CURB & GUTTER SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2531. CURING SHALL BE BY THE MEMBRANE CURING METHOD. EXPANSION JOINTS EVERY 200 FEET AT ALL FIXED OBJECTS. CONTRACTIONS JOINTS EVERY 10 FEET.
- CONCRETE WALK SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2521. CURING SHALL BE BY THE MEMBRANE CURING METHOD. EXPANSION JOINTS AT ALL FIXES OBJECTS. CONTRACTION JINTS EVERY 5 FEET.
- WORKING HOURS ARE 7 AM - 7 PM (MONDAY - FRIDAY) AND 9 AM - 7 PM (SATURDAY). A 48 HOUR NOTICE IS REQUIRED FOR SATURDAY WORK.
- THE CONTRACTOR MUST HAVE A CITY LICENSE.
- A CITY RIGHT-OF-WAY PERMIT IS REQUIRED TO WORKING WITHIN CITY ROW.

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Michael J. St. Martin - PE  
 License No. 24440  
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QUALITY CONTROL	DATE
Loucks Project No.	20503T
Project Lead	MJS
Drawn By	NWC
Checked By	MJS
Review Date	12-21-2023

**SHEET INDEX**

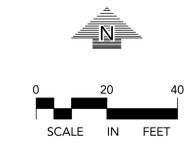
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C8-1-C8-3	DETAIL SHEET
L2-1	LANDSCAPE PLAN
L4-1	LANDSCAPE DETAILS

**SITE PLAN**  
**C2-1**



**LEGEND**

EXISTING	PROPOSED



**GENERAL NOTES**

SEE SHEET C3-3 FOR SWPPP NOTES AND C3-4 FOR SWPPP DETAILS.

**SWPPP LEGEND**

	SILT FENCE
	INLET PROTECTION
	EXISTING DRAINAGE PATTERN
	PROPOSED DRAINAGE PATTERN
	EROSION CONTROL BLANKET

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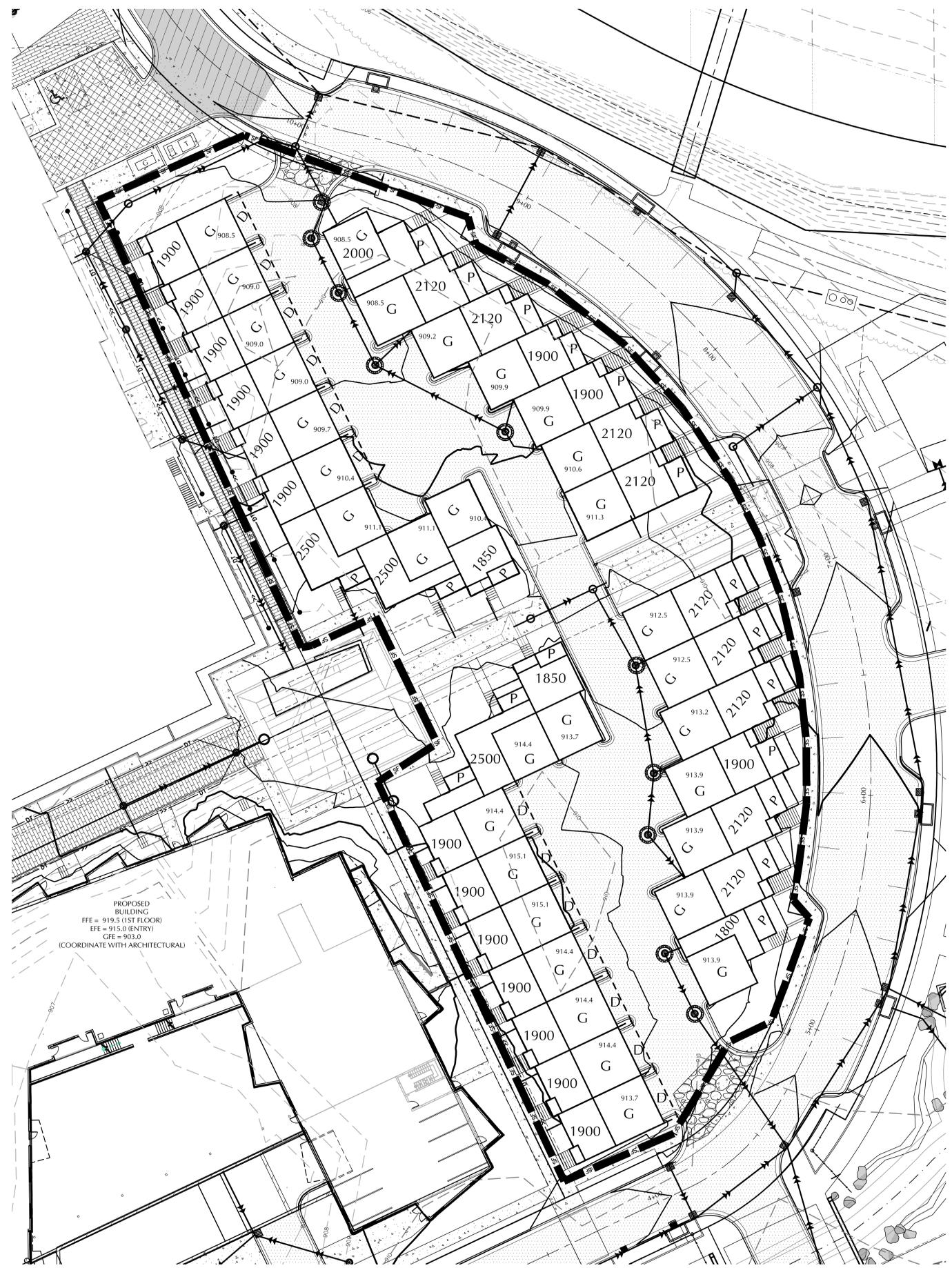


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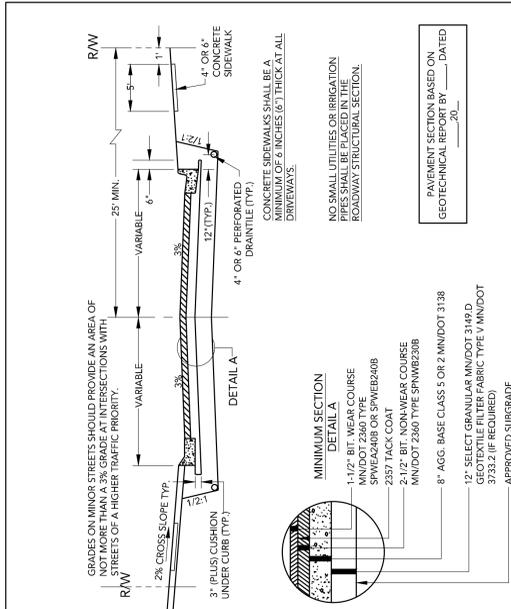


PROPOSED BUILDING  
FFE = 919.5 (1ST FLOOR)  
EFE = 915.0 (ENTRY)  
GFE = 903.0  
(COORDINATE WITH ARCHITECTURAL)



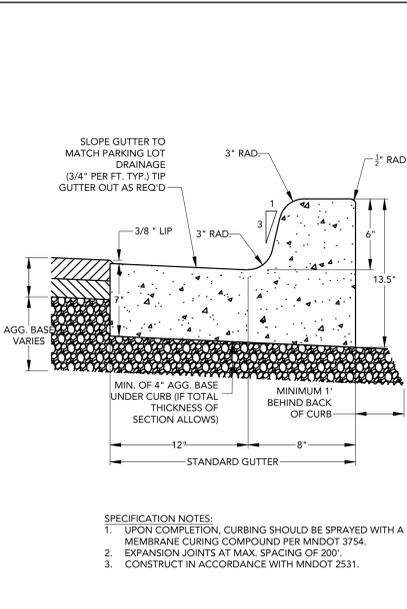






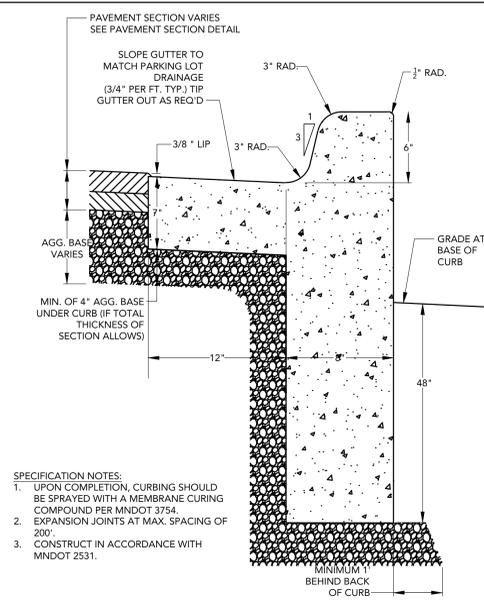
**RESIDENTIAL STREET SECTION**

LOUCKS PLATE NO. 2004  
DRAWN 12/2016



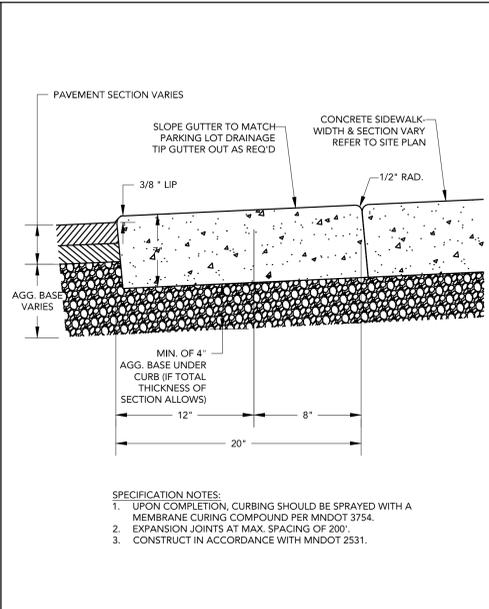
**B6-12 STYLE CONCRETE CURB AND GUTTER**

LOUCKS PLATE NO. 2009  
DRAWN 2/2016



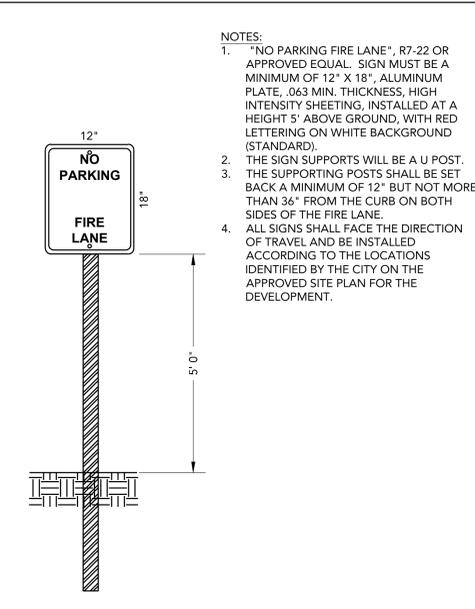
**B6 STYLE CONCRETE CURB AND GUTTER / WALL**

LOUCKS PLATE NO. 2009A  
DRAWN 2/2016



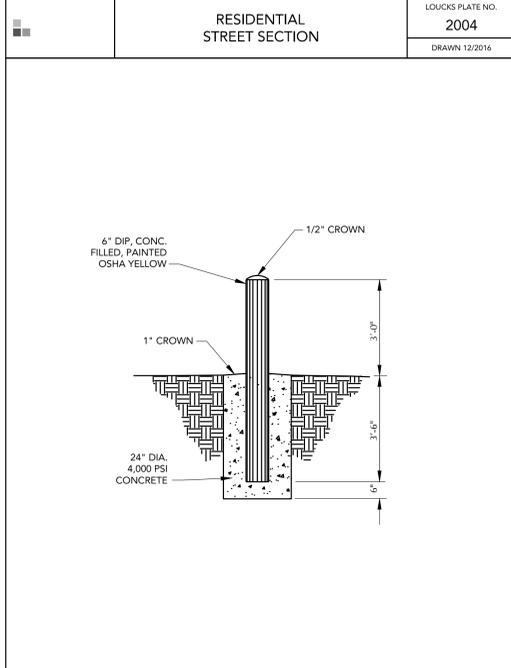
**FLAT CURB AND GUTTER (12")**

LOUCKS PLATE NO. 2012  
DRAWN 2/2016



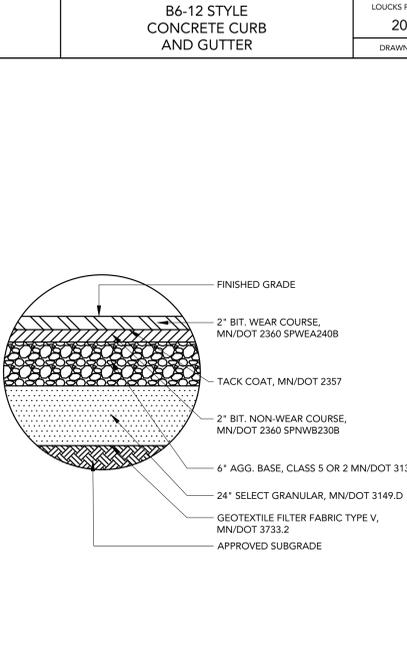
**FIRE LANE SIGN**

LOUCKS PLATE NO. 2026  
DRAWN 2/2016



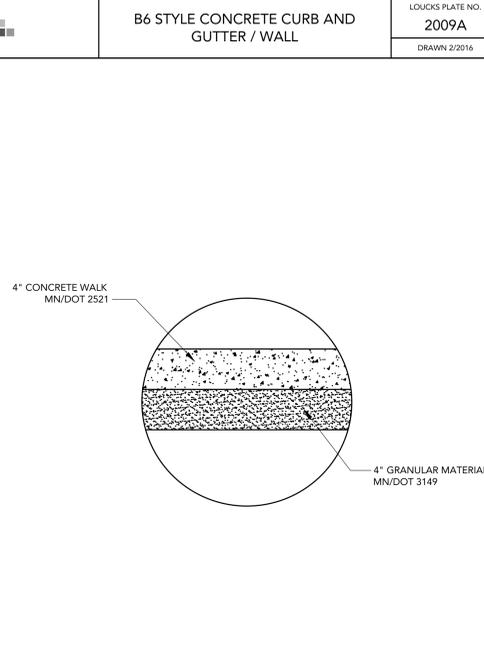
**BOLLARD**

LOUCKS PLATE NO. 2039  
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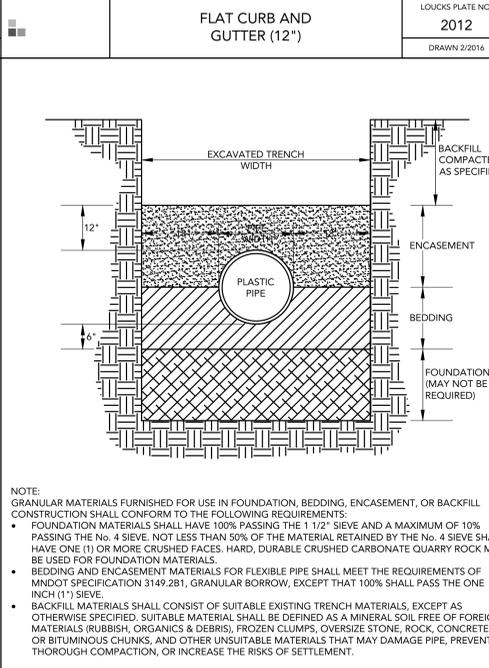
**HEAVY DUTY BITUMINOUS PAVEMENT SECTION**

LOUCKS PLATE NO. 2032  
DRAWN 12/2016



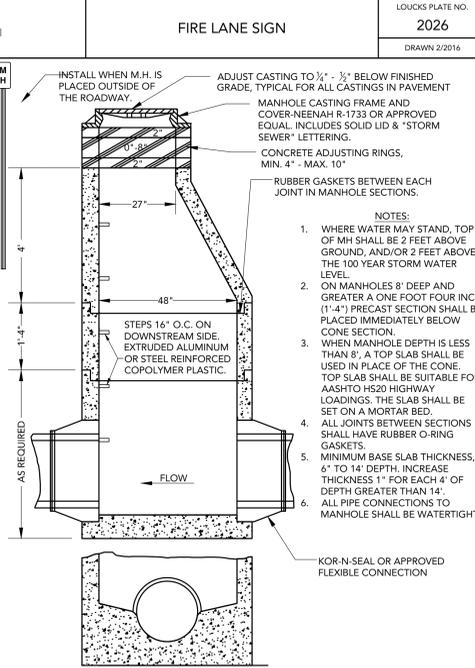
**CONCRETE SIDEWALK SECTION**

LOUCKS PLATE NO. 2034  
DRAWN 12/2016



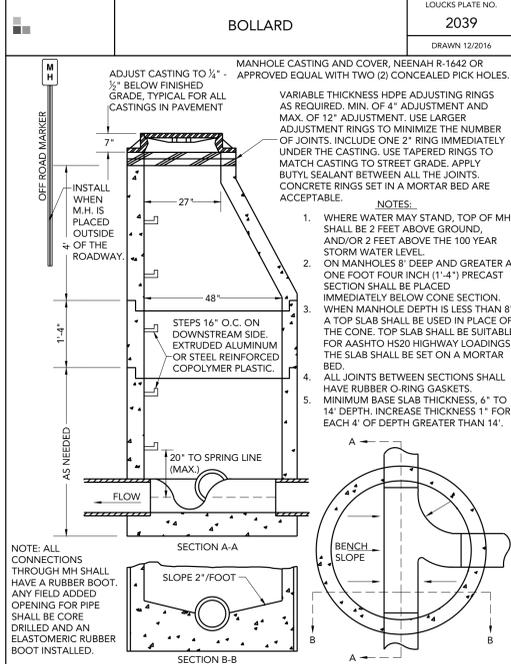
**PLASTIC PIPE BEDDING**

LOUCKS PLATE NO. 4008  
DRAWN 2/2016



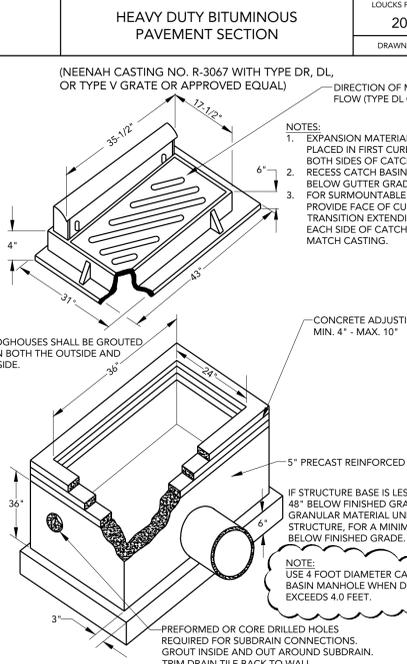
**STANDARD STORM SEWER MANHOLE WITH CONE SECTION**

LOUCKS PLATE NO. 4300  
DRAWN 2/2016



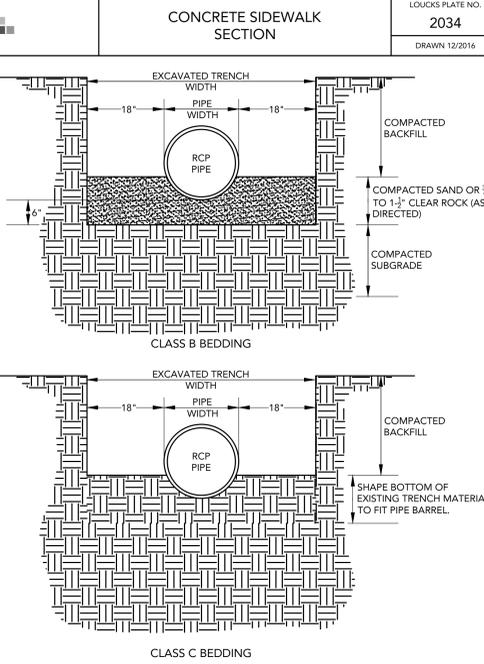
**STANDARD SANITARY SEWER MANHOLE**

LOUCKS PLATE NO. 4000  
DRAWN 2/2016



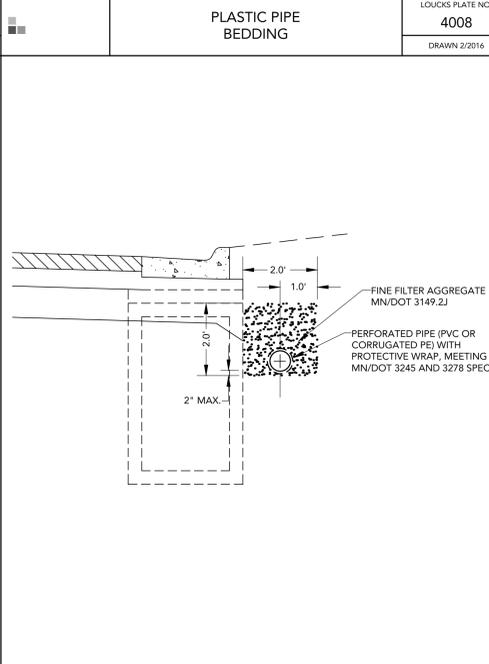
**2'x3' CATCH BASIN (MAX. DEPTH 4.0')**

LOUCKS PLATE NO. 4302  
DRAWN 12/2016



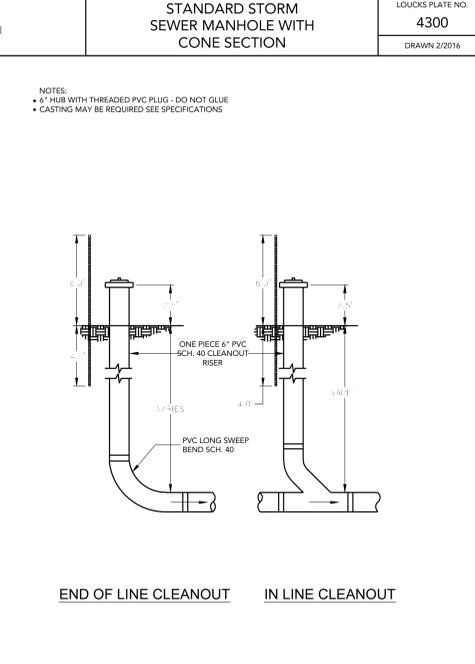
**CONCRETE PIPE BEDDING**

LOUCKS PLATE NO. 4310  
DRAWN 2/2016



**PERFORATED DRAIN TILE PIPE**

LOUCKS PLATE NO. 4314  
DRAWN 2/2016



**DRAINTILE CLEAN-OUT STRUCTURE**

LOUCKS PLATE NO. 4315  
DRAWN 2/2016

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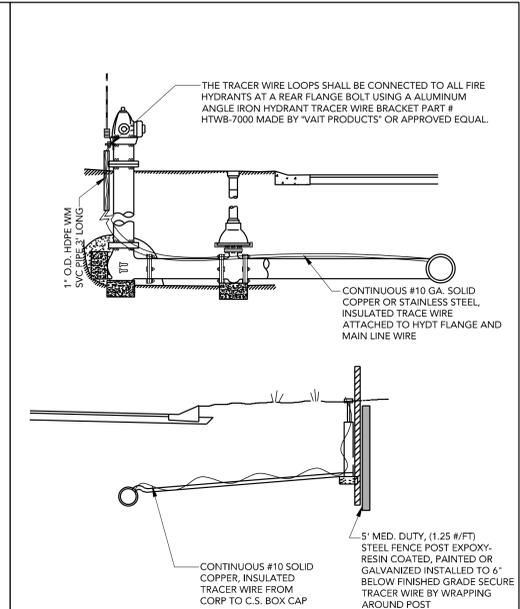
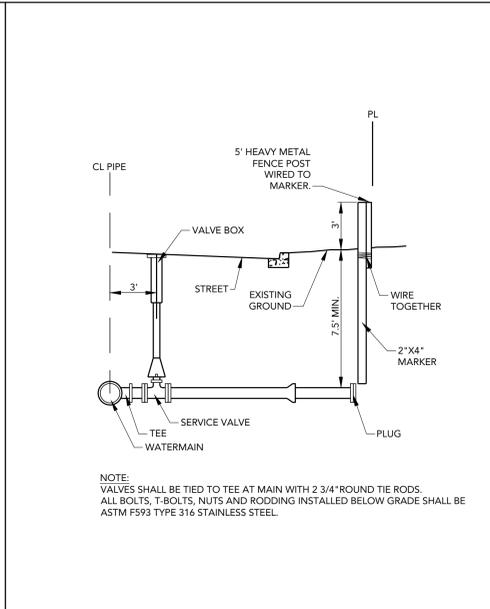
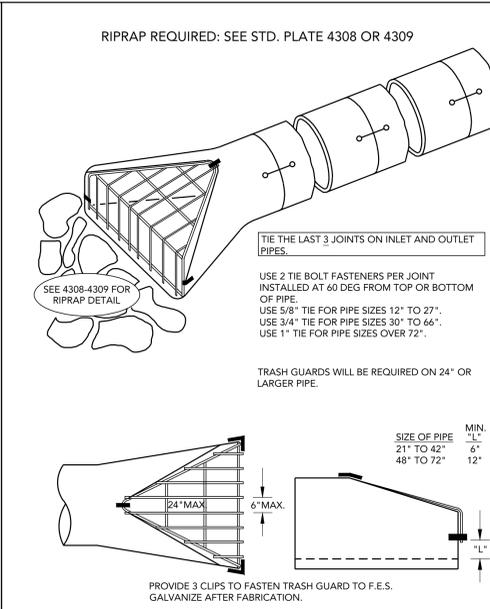
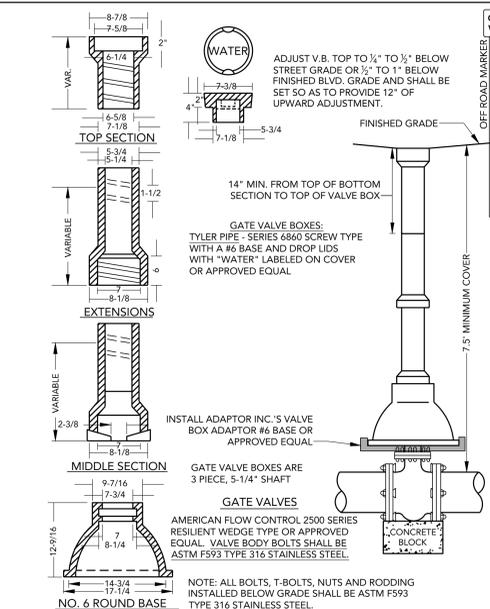
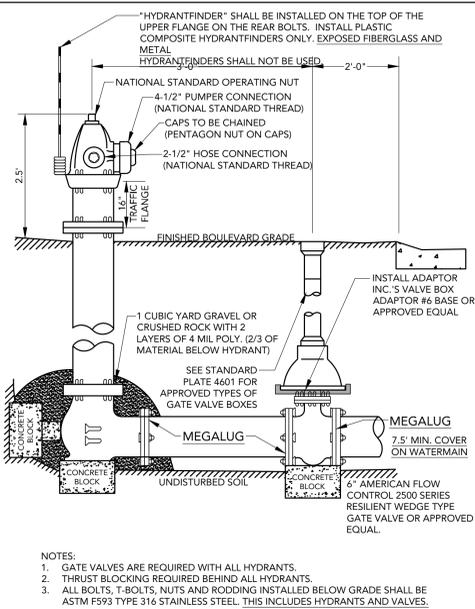
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Loucks Project No. 20503T  
Project Lead MJS  
Drawn By NWC  
Checked By MJS  
Review Date 12-21-2023

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L2-1 LANDSCAPE PLAN  
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**DETAILS C8-1**

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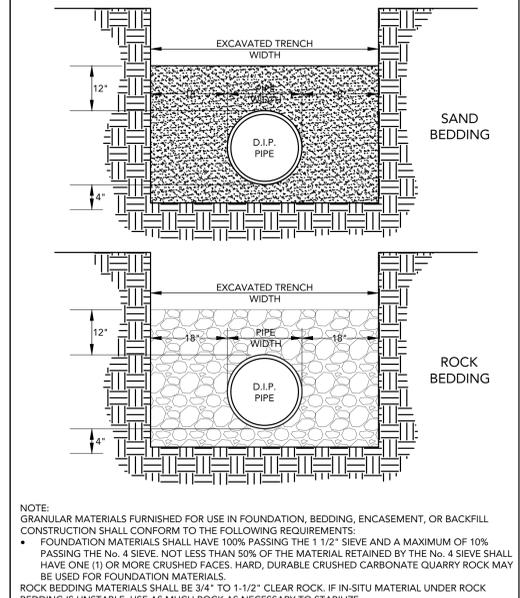
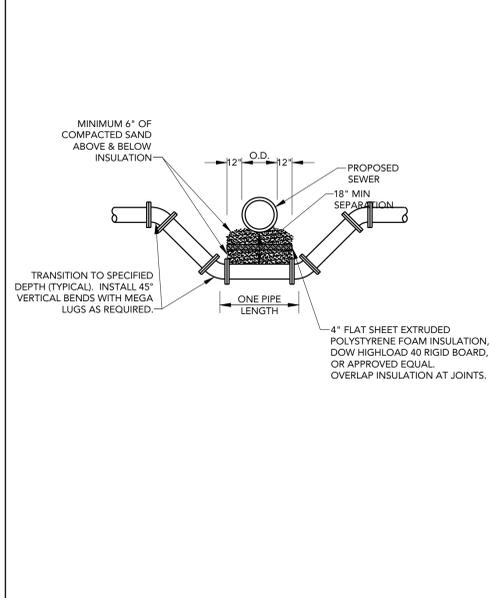
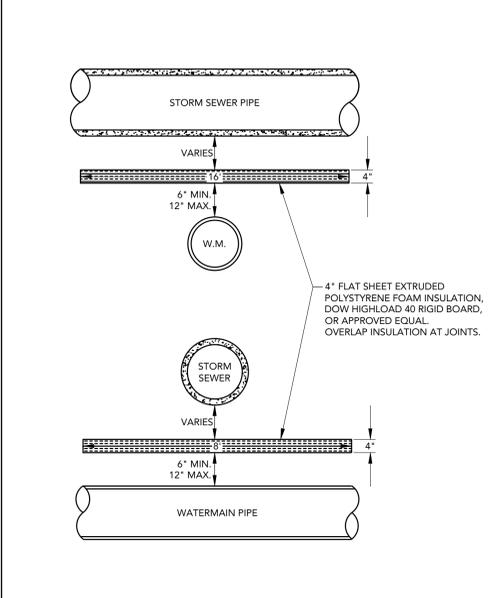
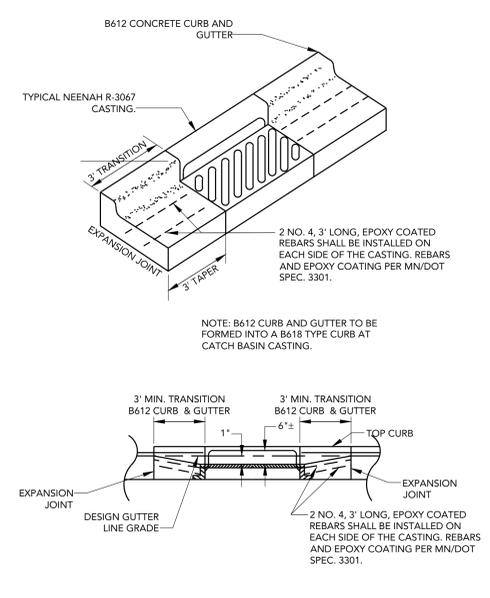
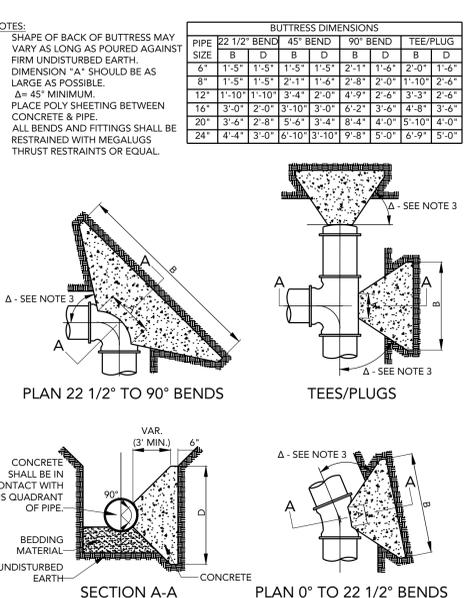
HYDRANT AND GATE VALVE INSTALLATION  
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DRAWN 2/2016

GATE VALVE AND BOX INSTALLATION  
LOUCKS PLATE NO. 4601  
DRAWN 2/2016

TRASH GUARD RCP APRON  
LOUCKS PLATE NO. 4306  
DRAWN 2/2016

LARGE WATER SERVICE CONNECTION  
LOUCKS PLATE NO. 4604  
DRAWN 2/2016

TRACER WIRE FOR WATER SERVICE / HYDRANT LEAD  
LOUCKS PLATE NO. 4605  
DRAWN 2/2016



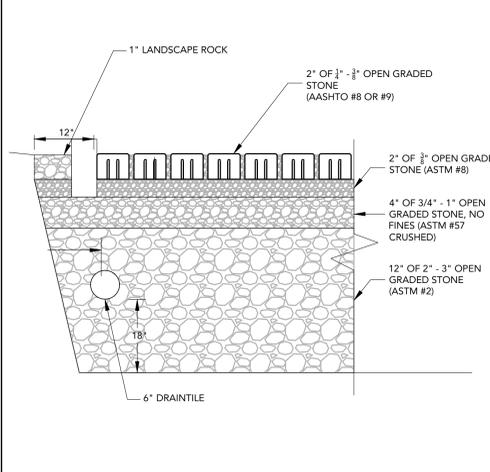
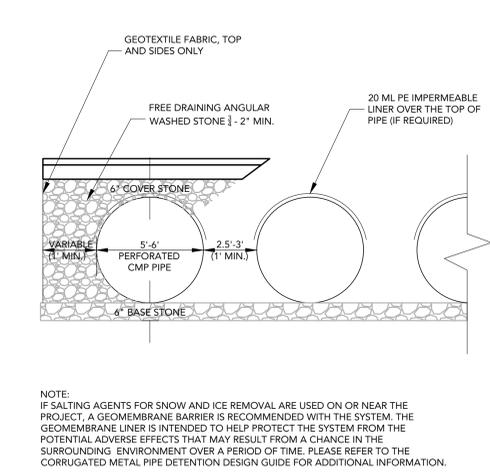
CONCRETE THRUST BLOCKING  
LOUCKS PLATE NO. 4606  
DRAWN 2/2016

CATCH BASIN CASTING INSTALLATION B612 TO CASTING  
LOUCKS PLATE NO. 4312  
DRAWN 2/2016

TYPICAL WATERMAIN INSULATION  
LOUCKS PLATE NO. 4608  
DRAWN 2/2016

WATERMAIN UNDER SEWER DEFLECTION  
LOUCKS PLATE NO. 4611  
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DUCTILE IRON PIPE BEDDING  
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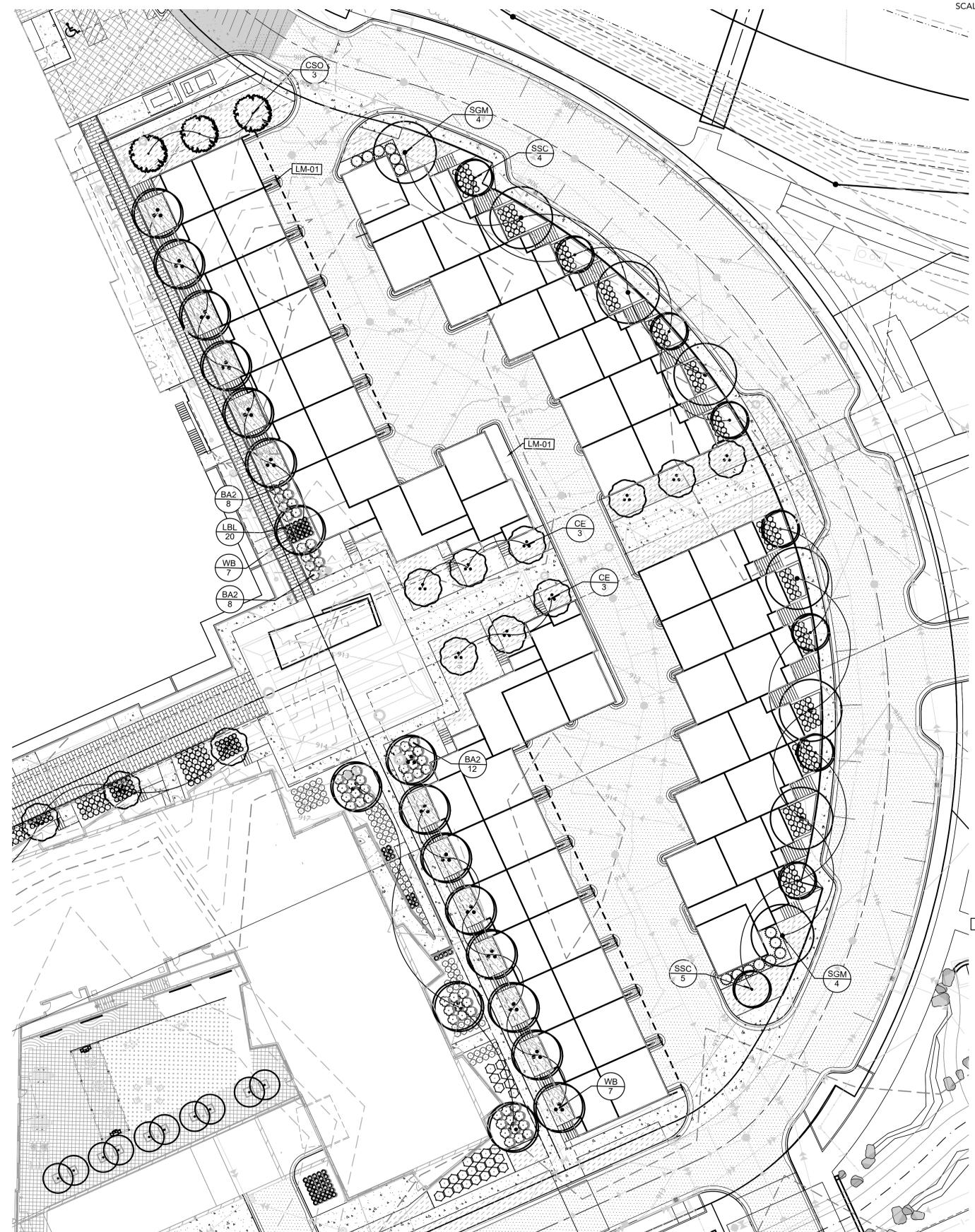
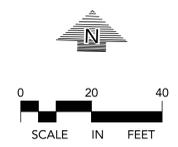
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 Maple Grove, MN 55369  
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**WARNING:**

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.



PLANT SCHEDULE TOWNHOME							
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	SIZE	
<b>DECIDUOUS TREES</b>							
	CSO	3	CRIMSON SPIRE OAK	QUERCUS ALBA X QUERCUS ROBUR	B & B	2.5" CAL	
	SGM	8	SIENNA GLEN MAPLE	ACER FREEMANI 'SIENNA GLEN'	B & B	2.5" CAL	
	WB	15	WHITESPIRE BIRCH	BETULA POPULIFOLIA 'WHITESPIRE SR.'	B & B	2.5" CAL	
<b>ORNAMENTAL TREES</b>							
	CE	9	EASTERN REDBUD MULTI-TRUNK	CERCIS CANADENSIS	B & B	2.5" CAL	
	SSC	9	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	B & B	1.5" CAL	
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	SIZE	SPACING
<b>SHRUBS</b>							
	ISH	70	INVINCIBELLE WEE WHITE HYDRANGEA	HYDRANGEA ARBORESCENS 'NCHA5'	5 GAL	24" HGT	30" o.c.
<b>PERENNIALS</b>							
	BA2	28	BLUE FALSE INDIGO	BAPTISIA AUSTRALIS	CONT.	5 GAL	48" o.c.
<b>CONIFEROUS SHRUBS</b>							
	SG	14	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL	18" SPRD	60" o.c.
<b>GRASSES</b>							
	LBL	20	THE BLUES LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	1 GAL		24" o.c.
SYMBOL	CODE		COMMON NAME	BOTANICAL NAME	SIZE	CONT.	SPACING
<b>SHRUB AREAS</b>							
			WETLAND PLANTING				
	BA		BLACK SCALLOP AJUGA	AJUGA REPTANS 'BLACK SCALLOP'	TRAY		10" @ 18" o.c.
	Cm		PALM SEDGE	CAREX MUSKINGUMENSIS	PLUG		30" @ 18" o.c.
	CvZ		BROWN FOX SEDGE	CAREX VULPINOIDEA	PLUG		30" @ 18" o.c.
	Fq		QUEEN-OF-THE-PRAIRIE	FILIPENDULA RUBRA	PLUG		15" @ 18" o.c.
	Iv		BLUE FLAG IRIS	IRIS VERSICOLOR	PLUG		15" @ 24" o.c.
<b>GROUND COVERS</b>							
			TURF SOD		SOD		

EDGING SCHEDULE							
SYMBOL	DESCRIPTION	DETAIL	SPEC.	MATERIAL	COLOR		
	LANDSCAPE EDGER	4L4-1	32 94 13	STEEL	BLACK		
LANDSCAPE MATERIALS SCHEDULE							
SYMBOL	DESCRIPTION	DETAIL	SPEC.	MATERIAL	FINISH	COLOR	COMMENTS
	ROCK MULCH TYPE 1 - TRAP ROCK	7	32 19 13	STONE	WASHED	NATURAL	2"-3" TRAP ROCK

**CADD QUALIFICATION**

CADD has prepared by the Consultant for this project and represents the Consultant's professional review for use solely with respect to this project. These CADD files shall not be used for other projects, or modified for this project, or for completion of this project, by others without written approval by the Consultant. With the Consultant's electronic files, the Consultant is not responsible for any errors or omissions in the information and references only. All references or omissions, revisions, additions, or deletions to these CADD files shall be made at the risk of the party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from and all responsibilities, claims, and liabilities.

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**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.

License No. Kevin V. Kroen - LA 53757  
 Date 12-21-2023

**QUALITY CONTROL**

Loucks Project No. 20503T  
 Project Lead NWE  
 Drawn By KVK  
 Checked By NWE  
 Review Date 12-21-2023

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- C8-1-C8-3 ..... DETAIL SHEET
- L2-1 ..... LANDSCAPE PLAN
- L4-1 ..... LANDSCAPE DETAILS

**GENERAL NOTES:**

- CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- 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 CONCERNS 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.

**LANDSCAPE PLAN**

L2-1

**LANDSCAPE INSTALLATION:**

**GENERAL NOTES**

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, THE CONTRACTOR MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND / OR INSTALLATION.

PROTECT ALL EXISTING TREES ON SITE SCHEDULED TO REMAIN. IF EXISTING TREES ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING.

**SOIL & GROUND COVER**

ALL PLANTING AREAS RECEIVING PLANTED GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 2" DEPTH OF PLANTING SOIL (MNDOT 3877 - 2B OR EQUAL).

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

SEED ALL AREAS DISTURBED DUE TO GRADING, OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. SEED SHALL BE INSTALLED AND MULCHED AS PER MNDOT SPECS.

SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

LANDSCAPE CONTRACTOR SHALL VERIFY THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

**PLANTINGS INFO**

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, ALL SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.

PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR / ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR / ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR / ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND / OR QUOTATION.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

**FERTILIZER**

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 27-3-3 AT 6 OZ PER 2.5" CALIPER PER TREE AND 3 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCER.

**EDGING FOR PLANTING BEDS**

BLACK METAL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD / SEED UNLESS NOTED OTHERWISE.

**PLANTING BED PREPARATION**

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD / ROCK MULCH WITH NO WEED BARRIER.

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD / ROCK MULCH AND FIBER MAT WEED BARRIER.

ALL TREES NOT IN PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD / ROCK MULCH RING WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (GREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED / INDICATED ON DRAWING OR IN SPECIFICATION.

**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.

**TIMING OF INSTALLATION**

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED / SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15; DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

TREES ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.

**IRRIGATION NOTES:**

VERIFY EXISTING / PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

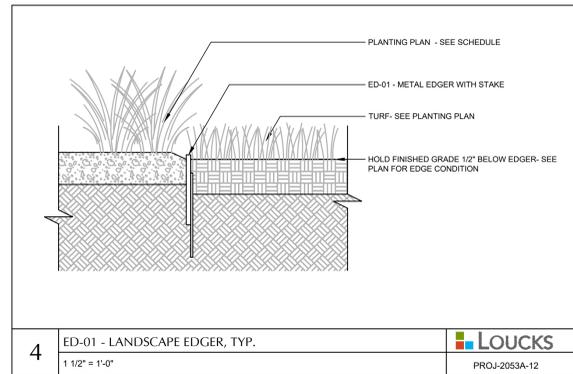
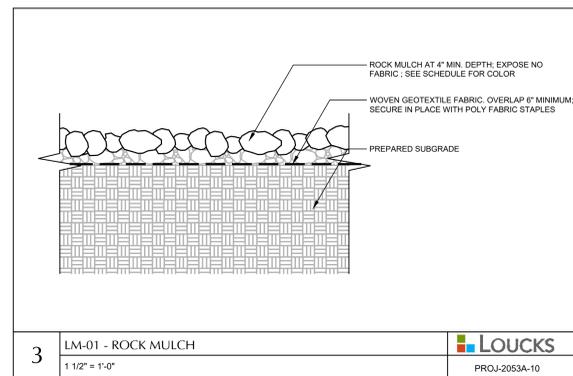
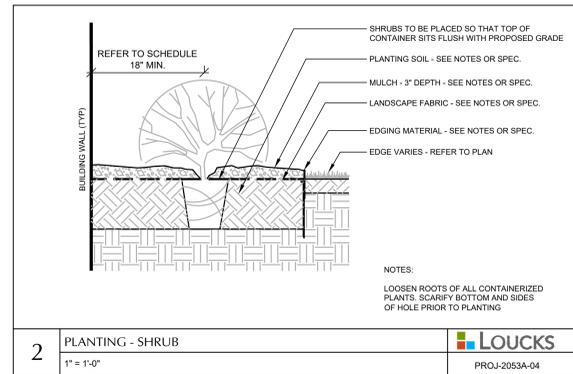
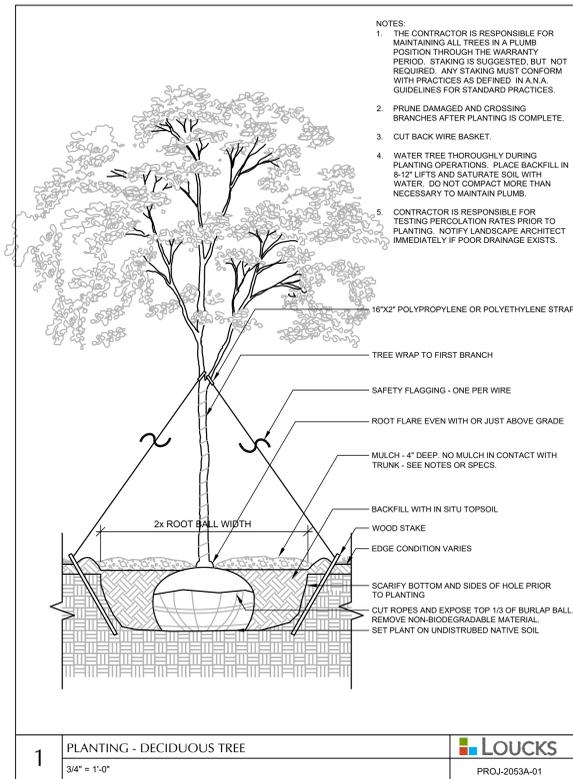
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND / OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED / SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

IRRIGATION SYSTEM IS NOT TO SPRINKLE ACROSS PAVEMENT NOR SHALL THE SYSTEM SPRINKLE THE BUILDING.

THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM.

PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING / SOD / SEED HAS BEEN ESTABLISHED.



**CADD QUALIFICATION**

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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.

Kevin V. Kroen - LA  
License No. 53757  
Date 12-21-2023

**QUALITY CONTROL**

Loucks Project No. 20503T  
Project Lead NWE  
Drawn By KVK  
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