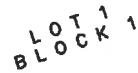


MARYSTOWN ROAD (CSAH 15)



LUSITANO STREET

**PROPOSED 3-STORY
112-UNIT APARTMENT
BUILDING**

БЛОК 2

LOT 2
BLOCK 2

**EXISTING
138-UNIT
APARTMENT**

OUTLOT A

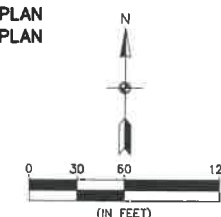
TRIDENT - SHAKOPEE WEST, LLC
ROGER FINK
3601 18TH STREET S #103
ST. CLOUD, MN 56301
320-258-4438

HMA ARCHITECTS
MURRAY MACK
700 W ST GERMAIN ST #200
ST. CLOUD, MN 56301
320-251-9155

CARLSON MCCAIN, INC.
DAN WILKE
3890 PHEASANT RIDGE DRIVE NE #100
BLAINE, MINNESOTA 55449
763-489-7900

CARLSON MCCAIN, INC.
RYAN RUTTGER
3890 PHEASANT RIDGE DRIVE NE #100
BLAINE, MINNESOTA 55449
763-489-7900

- C1. COVER
- C2. EXISTING CONDITIONS AND REMOVALS PLAN
- C3. SITE PLAN
- C4. UTILITY PLAN
- C5. GRADING, DRAINAGE, & EROSION CONTROL PLAN
- C6. STORMWATER POLLUTION PREVENTION PLAN
- C6.1. STORMWATER POLLUTION PREVENTION PLAN
- C7-C7.11. DETAILS
 - L1. LANDSCAPE PLAN
 - L2. LANDSCAPE PLAN
 - L3. LANDSCAPE PLAN
 - L4. LANDSCAPE PLAN



1. MINNESOTA DEPARTMENT OF
TRANSPORTATION GEODETIC MONUMENT
GSID STATION NO. 10087, MNDOT NAME
OPEE AS PUBLISHED IN 2016.
ELEVATION = 828.66 FT. (NAVD 88)



Know what's below.
Call before you dig.

TRIDENT - SHAKOPEE WEST, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

1.
DRAWN BY:
JTR
DESIGNED BY:
JTR
ISSUE DATE:
03/04/22

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 Professional Engineer under the laws of the State of Minnesota

Name: Dan J. Wilke, P.E.
Signature: *Dan Wilke*
Date: 03/04/22 License #: 53182

C1 of 7

COVER SHEET

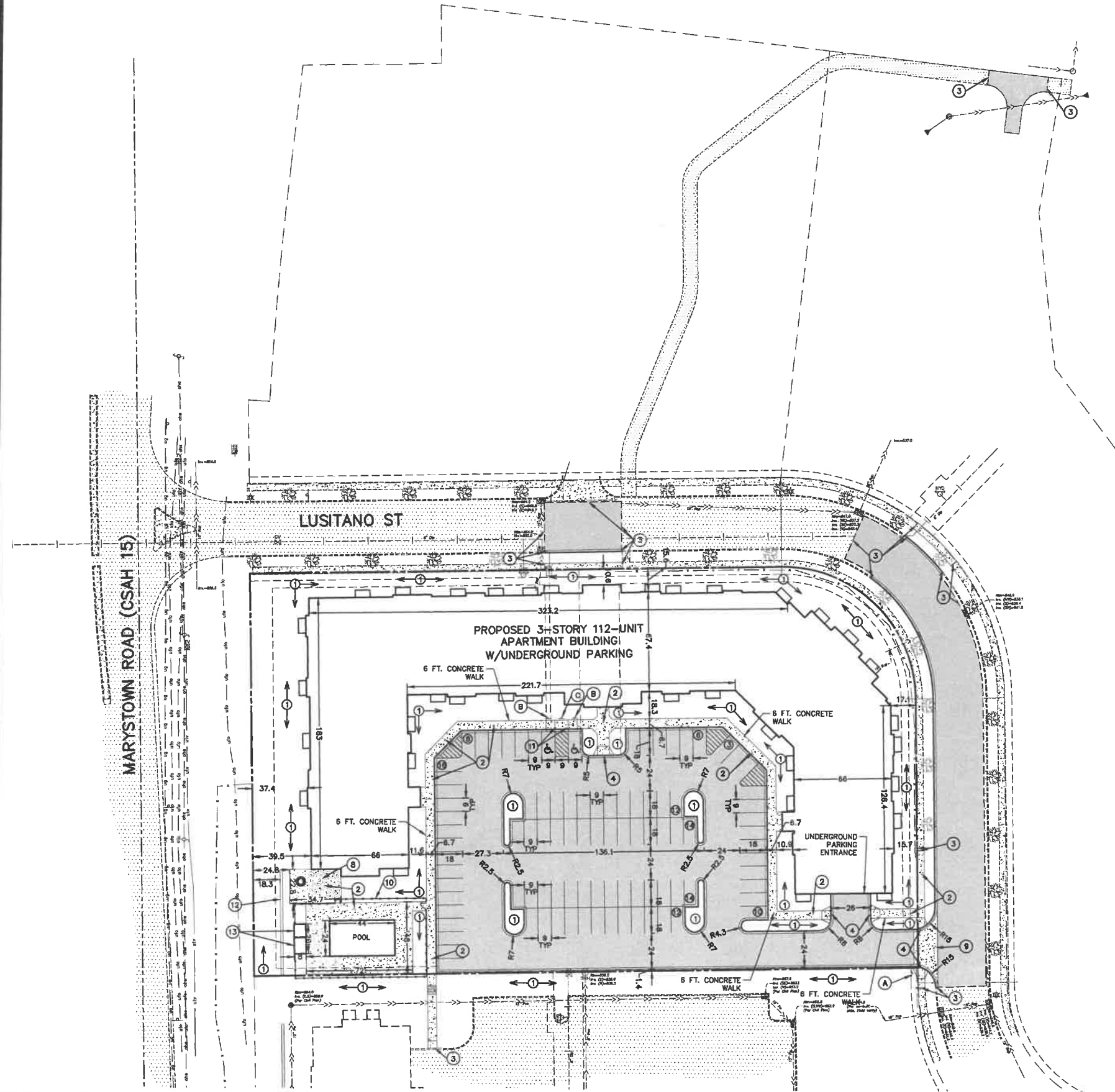
ARASAN II APARTMENTS
Shakopee, Minnesota



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TEL 763.489.7900 \ FAX 763.489.7959 \ CARLEONMCCAIN.COM



SITE DATA

PROPOSED ZONING:	B1
TOTAL AREA:	120,156 SF
HARD SURFACE AREA:	
BUILDING:	42,663 SF 36%
PAVEMENT:	45,907 SF 38%
TOTAL:	88,570 SF 74%
PERVIOUS SURFACE AREA:	31,586 SF 26%

PARKING SUMMARY

STANDARD SURFACE STALLS	93
HANDICAP SURFACE STALLS	2
UNDERGROUND STALLS	110
TOTAL STALLS	205

SIGNING AND STRIPING NOTES

- ALL SIGNS SHALL BE PLACED 18" MINIMUM BEHIND CURB UNLESS OTHERWISE NOTED.
- SIGNAGE SHALL INCLUDE SIGN, POST, HARDWARE, CONCRETE FOOTING AND STEEL CASING (IF REQUIRED).
- PARKING LOT STRIPING SHALL BE 4" SOLID WHITE PAINT.
- ALL HANDICAP STRIPING, MARKINGS AND CROSS-HATCH SHALL BE 4" SOLID BLUE PAINT.
- ALL SIGNS SHALL MEET THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) FOR RETRO REFLECTIVITY AND INSTALLATION.

SITE PLAN KEYNOTES

- LANDSCAPE AREA. SEE LANDSCAPE PLAN.
- 4" CONCRETE WALK.
- MATCH EXISTING CURB & GUTTER/SIDEWALK/PAVEMENT.
- PEDESTRIAN CURB RAMP.
- LIGHT POLE & BASE (TBD).
- MONUMENT SIGN (PER ARCHITECTURAL PLAN). PROVIDE ELECTRIC TO SIGN (TBD).
- ELECTRIC TRANSFORMER PAD (TBD).
- PATIO AREA.
- CONCRETE DRIVEWAY APRON. SEE CITY DETAIL XXX-XX.
- 6" PRIVACY FENCE.
- 6" CONCRETE FILLED PIPE BOLLARD.
- MODULAR BLOCK RETAINING WALL.
- EQUIPMENT/TRASH SHEDS (PER ARCHITECTURAL PLAN).

LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
CURB LINE	---
BITUMINOUS PAVEMENT	---
CONCRETE WALK	---
SANITARY SEWER	---
WATER MAIN	---
STORM SEWER	---
UNDERGROUND GAS	---
UNDERGROUND ELECTRIC	---
UNDERGROUND TELEVISION	---
UNDERGROUND FIBER OPTIC	---
OVERHEAD ELECTRIC	---
MANHOLE	---
HYDRANT	---
GATE VALVE	---
UTILITY POLE	---
GUY WIRE	---
ELECTRIC TRANSFORMER	---
TELEPHONE BOX	---
TELEVISION BOX	---
HAND HOLE	---
LIGHT POLE	---
SIGN	---
FENCE LINE	---

SITE PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- TYPICAL PARKING STALLS ARE 9' X 18' OR 9' X 20'.
- TYPICAL DRIVE LANES ARE 24'.
- ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS AND BE INSTALLED WITH CAST IRON TRUNCATED DOMES.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES AND/OR VARIATIONS FROM THE PLAN.
- UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:

CONTROL JOINT MAX. SPACING: WALKS-8' O.C.
ALL OTHERS-10' O.C.

SAW CUT CONTROL JOINTS MINIMUM 1/2 CONCRETE THICKNESS.

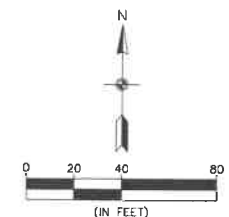
EXPANSION JOINTS MAX. SPACING: WALKS-24' O.C.
*ALL OTHERS-40' O.C.

*AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND/OR WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT, AN EXPANSION JOINT SHALL BE PROVIDED.

DOWEL ALL EXPANSION JOINTS: 24" O.C. MAX.

SIGN SCHEDULE (PER MMUTCD)

- Ⓐ STOP SIGN: R1-1 (24"x 24")
Ⓑ HANDICAP PARKING SIGN: R7-8m W/R7-8b (12"x 18")
Ⓒ NO PARKING SIGN: R8-3a (12"x 18")



BENCHMARKS

1. MINNESOTA DEPARTMENT OF
TRANSPORTATION GEODETIC MONUMENT
GRID STATION NO. 10087, MNDOT NAME
OFEE AS PUBLISHED IN 2016.
ELEVATION = 828.66 FT. (NAVD 88)



SITE AND UTILITY PLAN

ARASAN II APARTMENTS
Shakopee, Minnesota

TRIDENT - SHAKOPEE WEST, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS

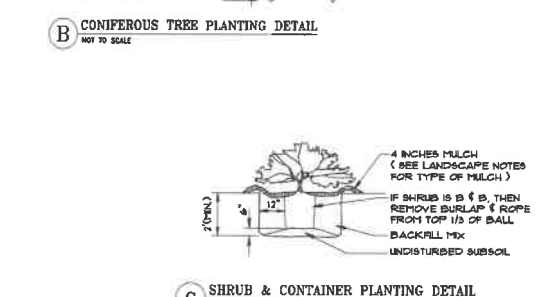
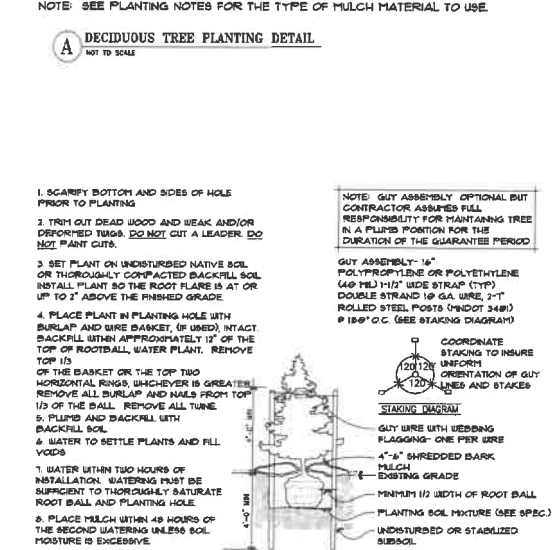
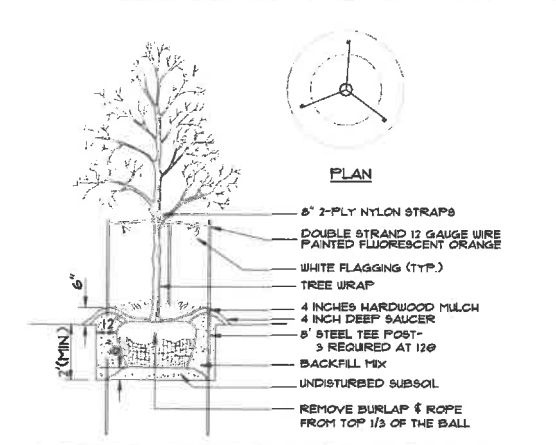
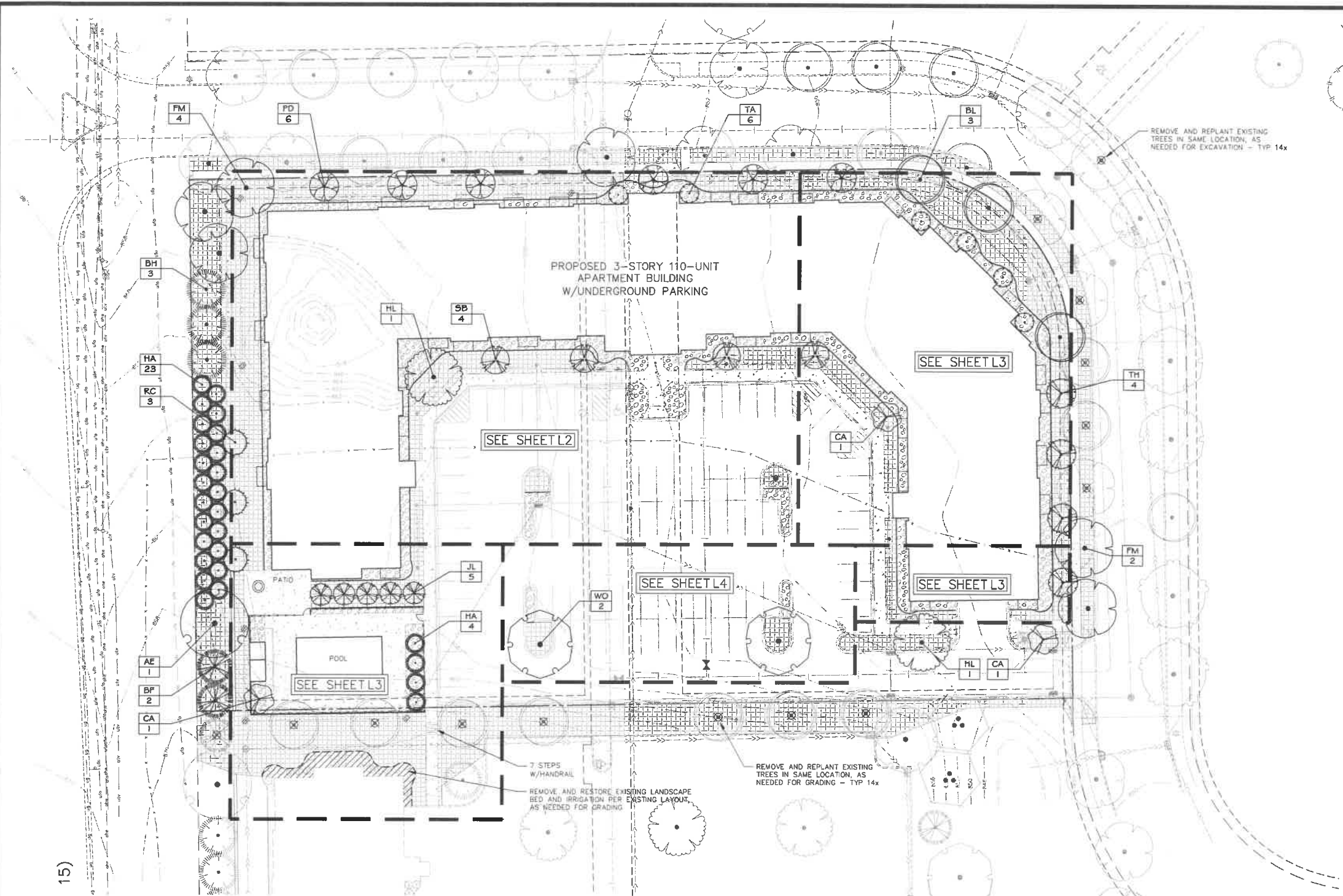
1.

DRAWN BY: JTR
DESIGNED BY: JTR
ISSUE DATE: 03/04/22

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 Professional Engineer under the laws of the State of Minnesota.

Name: Dan J. Wilke, P.E.
Signature: *[Signature]*
Date: 03/04/22 License #: 53182

C3



1 OVERALL LANDSCAPE PLAN

L1

- ### LANDSCAPE PLAN NOTES
- EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
 - UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW IN MINNESOTA, CALL Gopher State ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS "FIELD VERIFY" ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
 - PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
 - EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
 - CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.

- UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
- CONSTRUCTION STAGING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAGING DURING THE COURSE OF THE PROJECT.
- DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
- REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
 - ADDENDA WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
 - LANDSCAPE SPECIFICATIONS.
 - PLAN DRAWINGS.
 - PLANT / MATERIAL SCHEDULES.
 - CITY STANDARD SPECIFICATIONS AND DETAILS.
 - MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

- ### CITY OF SHAKOPEE LANDSCAPE REQUIREMENTS
- LOT 1, BLOCK 2 - APARTMENT BUILDING
- REQUIREMENTS BASED ON GROSS BUILDING AREA -

FIRST 10,000 SF = TWO (2) TREES PER 1,000 SF (42,663 SF BUILDING = 20 TREES)
10,001 - 50,000 SF = ONE AND A HALF (1.5) TREES PER 1,000 SF (42,663 SF BUILDING = 49 TREES)
TOTAL REQUIRED = 69
 - REQUIREMENTS BASED ON IMPERVIOUS AREA -

ONE (1) SHADE TREE FOR EVERY FOUR THOUSAND (4,000) SQUARE FEET OF IMPERVIOUS
TOTAL REQUIRED = 12 (45,907 SF IMPERVIOUS)
 - PARKING FACILITIES. A PORTION OF THE REQUIRED LANDSCAPING SHALL BE PLACED IN A PARKING FACILITY CONTAINING MORE THAN 25 PARKING SPACES IN ACCORDANCE WITH THE FOLLOWING MINIMUM LANDSCAPING REQUIREMENTS -

(1) AT LEAST 1 DECIDUOUS SHADE TREE SHALL BE PLANTED FOR EVERY 10 SPACES
(2) LANDSCAPE ISLANDS SHALL CONTAIN AT LEAST ONE (1) SHADE TREE
TOTAL REQUIRED = 10 (95 SURFACE SPACES)

91 TOTAL TREES REQUIRED (LOT 1, BLOCK 2 - APARTMENT BUILDING)
91 TREES PROVIDED

CITY SOIL COMPACTION NOTE:

SOIL COMPACTION FOR ALL NON-STRUCTURAL LANDSCAPE AREAS (INCLUDING LANDSCAPE ISLANDS) MUST NOT EXCEED BOX OF STANDARD PROCTOR OR 200 PSI FOR A MINIMUM OF THE TOP 18" OF SOIL. COMPACTION SAMPLES ARE TO BE TAKEN AFTER FINAL GRADING OF THE SITE IS COMPLETE. THEY ARE TO BE SUBMITTED AND APPROVED BY THE CITY OF SHAKOPEE'S BUILDING DEPARTMENT BEFORE INSTALLATION OF LANDSCAPING BEGINS. SAMPLES SHALL BE RANDOMLY TAKEN WITH EVEN COVERAGE OF ALL LANDSCAPE AREAS. SUBMIT SAMPLE RESULTS TO THE SHAKOPEE BUILDING DEPARTMENT - SHAKOPEE@SHAKOPEE.MN.GOV. SOILS NOT MEETING THIS REQUIREMENT ARE REQUIRED TO BE SUBSOILED TO RELIEVE COMPACTION.

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811

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TEL 763.498.7900 | FAX 763.498.7959 | CARLSONMCCAIN.COM

LANDSCAPE PLAN

ARASAN APARTMENTS
Shakopee, Minnesota

TRIDENT - SHAKOPEE WEST, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

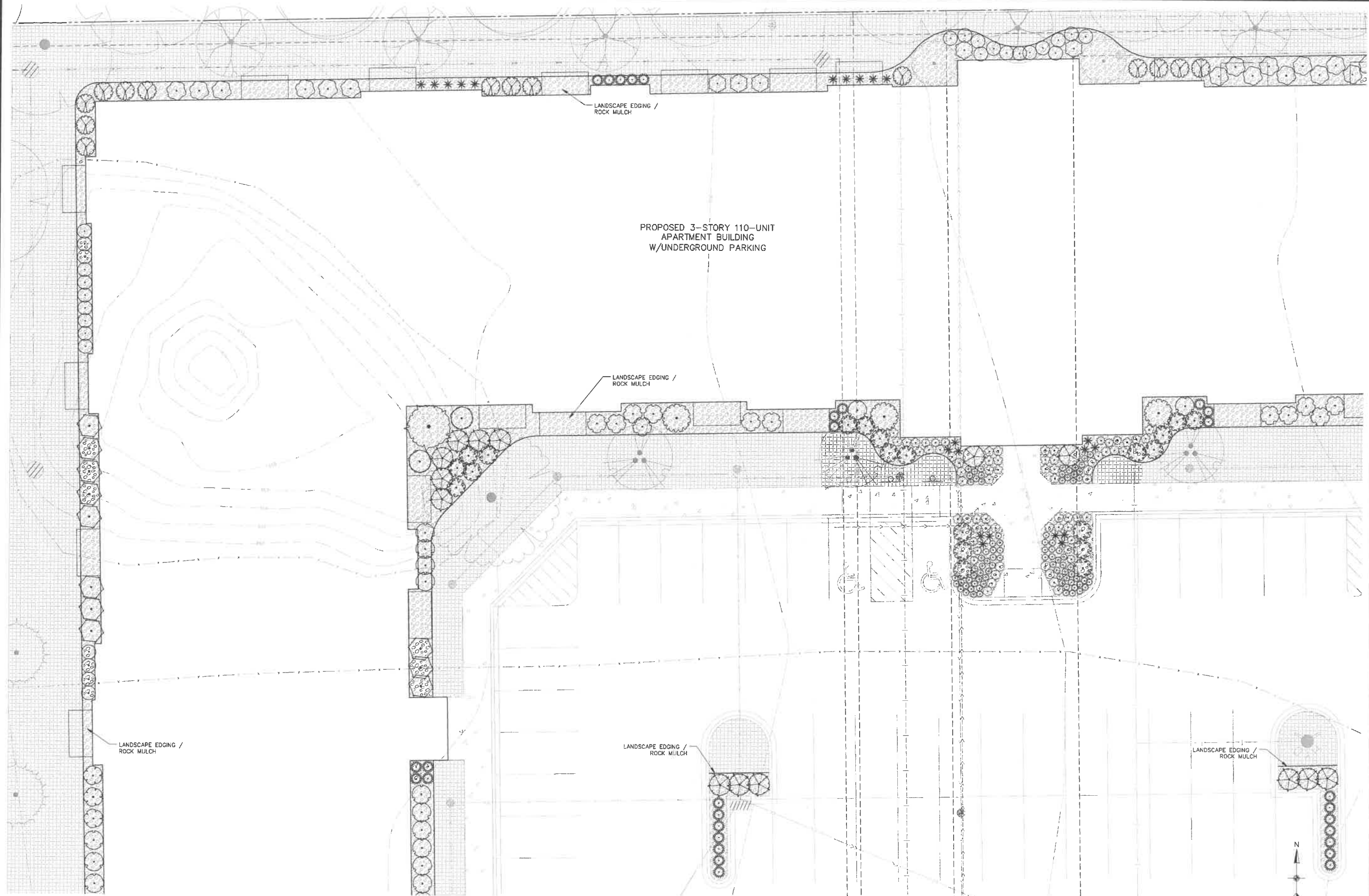
REVISIONS

DRAWN BY: RJR
DESIGNED BY: RJR
ISSUE DATE: 03/04/22

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.

Name: Ryan J. Ruttger, RLA
Signature:
Date: 03/04/22 License #: 56346

L1 of 4



1 LANDSCAPE PLAN ENLARGEMENT
L2



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LANDSCAPE PLAN

ARASAN APARTMENTS
Shakopee, Minnesota

TRIDENT - SHAKOPEE WEST, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS

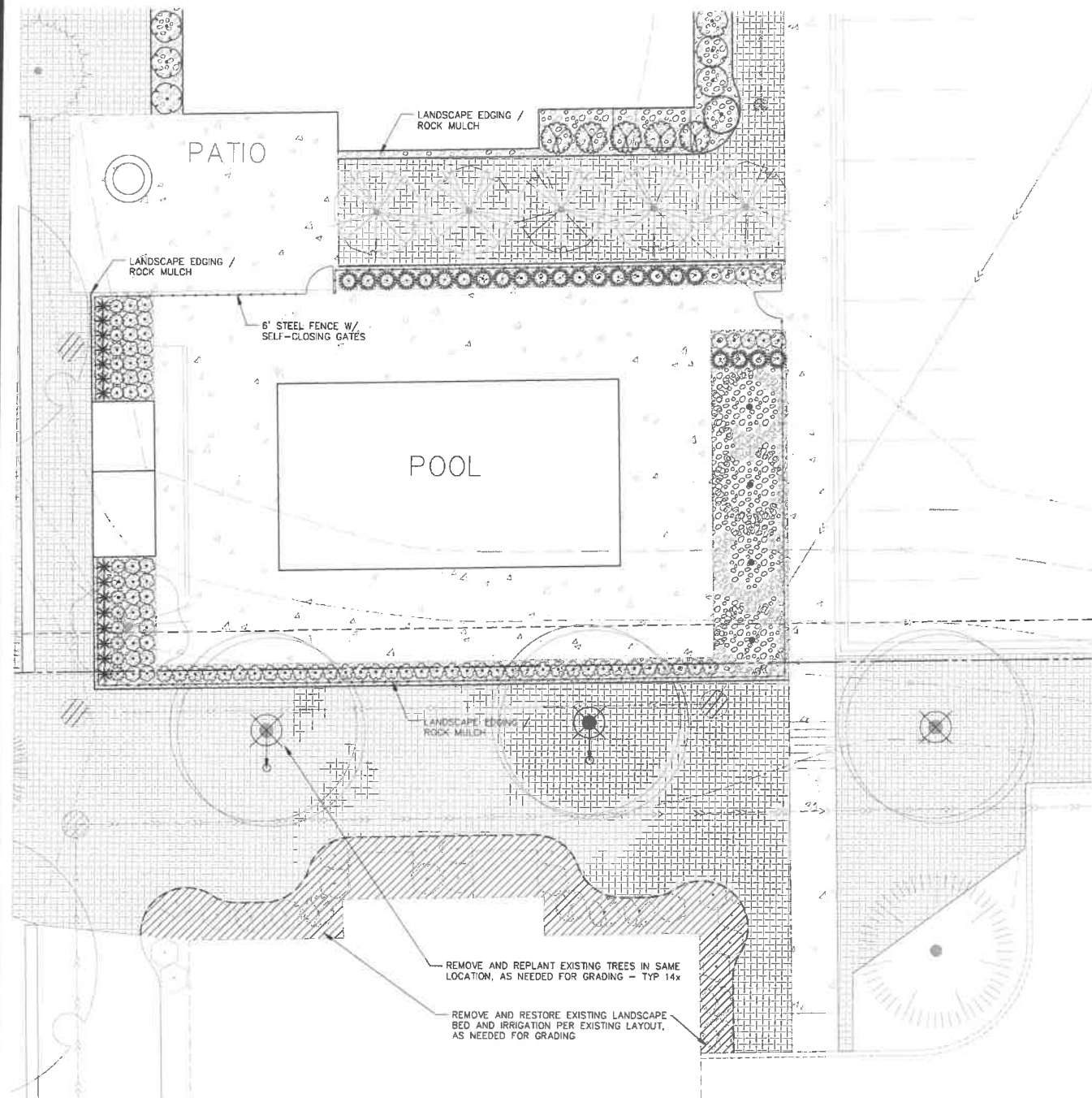
NO.	DESCRIPTION
1.	

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ISSUE DATE: 03/04/22

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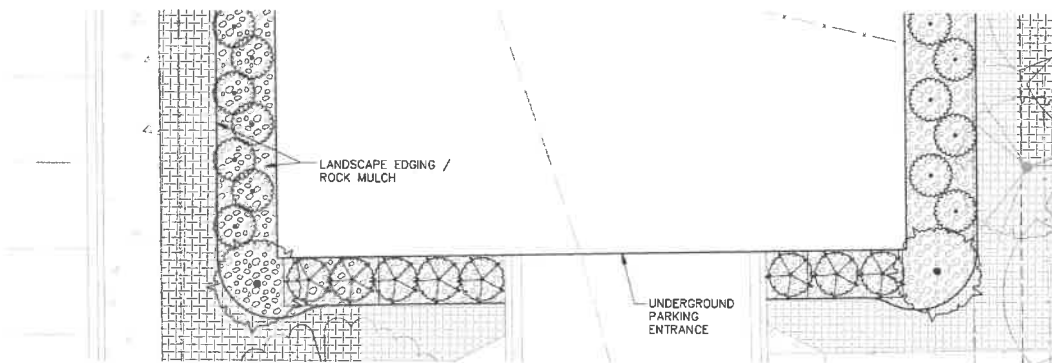
Name: Ryan J. Rutger, RLA
Signature: 
Date: 03/04/22 License #: 56346

L2 of **4**



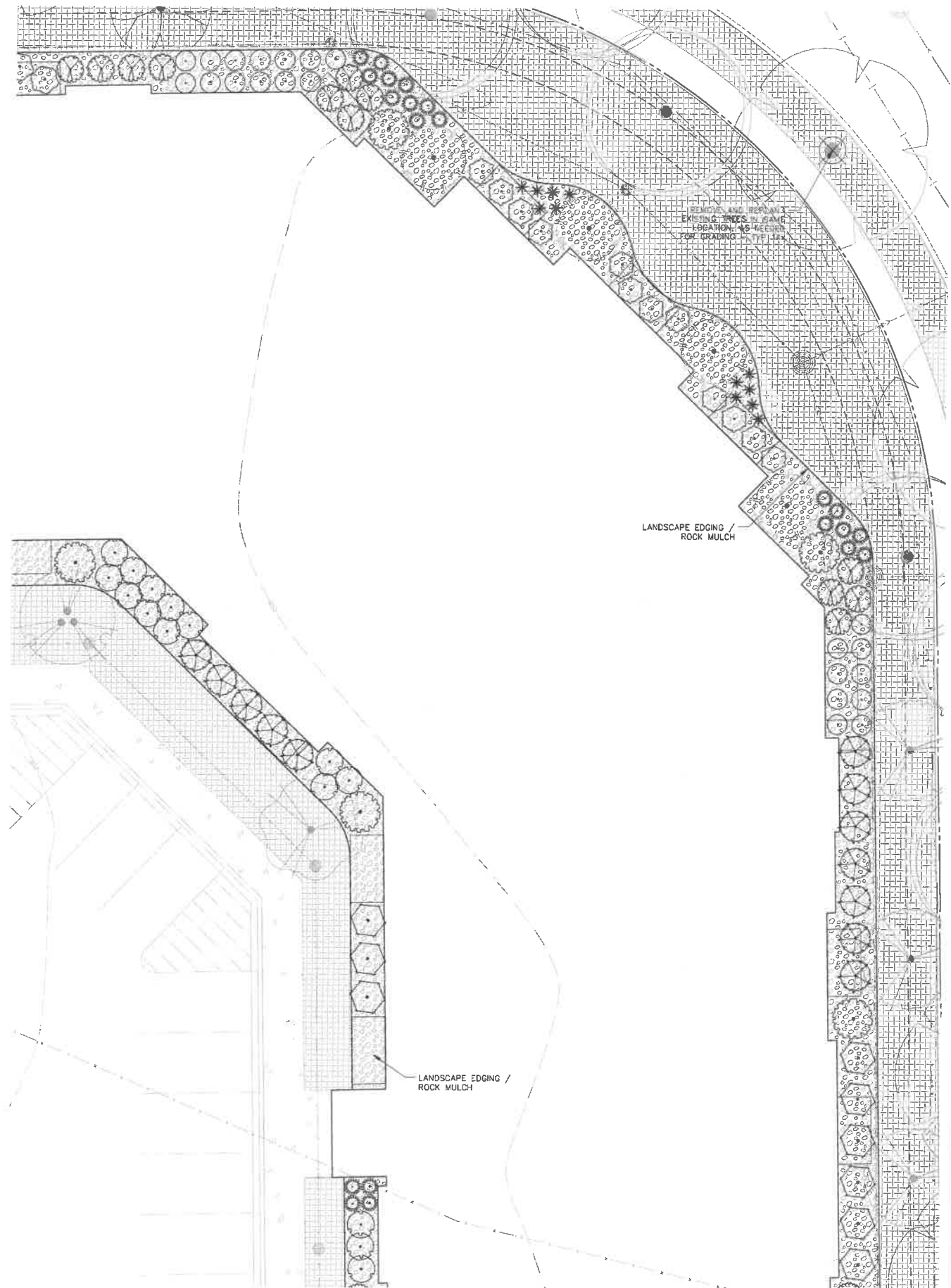
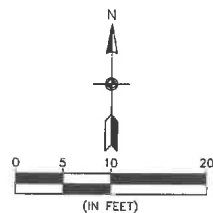
1 LANDSCAPE PLAN ENLARGEMENT

L3



2 LANDSCAPE PLAN ENLARGEMENT

L3



3 LANDSCAPE PLAN ENLARGEMENT

L3

LANDSCAPE PLAN

ARASAN APARTMENTS
Shakopee, Minnesota

TRIDENT - SHAKOPEE WEST, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS

1.	

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Name: Ryan J. Ruttger, RLA
Signature: *[Signature]*
Date: 03/04/22 License #: 56346

L3

of

4



1. **TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE OR PILING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4" TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6" STEEL FENCE POSTS SPACED 6' O.C. MAX.
2. **EROSION CONTROL.** REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPs, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL, BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION ACCORDING TO THE LATEST PLAN. REPAIR AND REVEAL WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION MUST BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING.
3. **CLEARING AND GRUBBING.** CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
4. **SOIL PREPARATION.** REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-Spread. REFER TO CITY SOIL COMPACTION NOTE ON SHEET L1 FOR SOIL COMPACTION TESTING AND REMEDIATION REQUIREMENTS.

3. **TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE OR PILING SHALL BE PERMITTED. A MINIMUM 12" DEPTH OF FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4" TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6" STEEL FENCE POSTS SPACED 6' O.C. MAX.
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3. **CLEARING AND GRUBBING.** CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
4. **SOIL PREPARATION.** REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR FUTURE USE. REFER TO EROSION CONTROL PLAN SECTION ON SHEET 11 FOR SOIL COMPACTION TESTING AND REMEDIATION REQUIREMENTS.
5. **TOPSOIL MATERIAL.** ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MINOT TOPSOIL TYPE 1. MINIMUM 12" DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12" INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, SOWN AND DRAGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN 1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS.
6. **SEEDING AND TURF ESTABLISHMENT.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWN IN 2 PERPENDICULAR PASSES, EACH PASS AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DRIP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPE GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVERAGE (MUST BE A SPECIFIC STATEMENT OF APPLICATION AT A TARGETED WEIGHT RATE OF 1550 LBS PER ACRE). SOD SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
7. **SODDING.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
8. **PLANT MATERIAL.** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z660, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. **PLANT MATERIAL SUBSTITUTIONS.** ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
10. **PLANT INSTALLATION AND ESTABLISHMENT.** REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
11. **MULCH MATERIAL.** DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE PLACED IN 48-HOUR CURE PLANT SYSTEMS/TRUCKS. A MINIMUM OF 3" WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANTING.

12. **LANDSCAPE EDGING.** INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
13. **IRRIGATION.** DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN UNLIMITED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.
14. **MAINTENANCE.** MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE CONTRACTOR'S MAINTENANCE OBLIGATIONS. AFTER ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PERMANENT CARE OF THE PLANTS, MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
15. **WATERING.** UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
16. **FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
17. **WARRANTY.** ALL PLANTS, MATERIALS AND WORKSMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	ROCK	9,125 sf	Rock Mulch Non-Woven Geotextile Incidental	1.5" Trap Rock Mulch	4" Depth	
	SOD	34,882 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	FM	6	Acer x freemanli 'Sienna'	Sienna Glen Maple	2.5' Cal.	B&B
	HL	2	Gleditsia triacanthos inermis 'Harve'	Northern Acclaim Thornless Honey Locust	2.5' Cal.	B&B
	WO	2	Quercus bicolor	Swamp White Oak	2.5' Cal.	B&B
	BL	3	Tilia americana 'Boulevard'	Boulevard Linden	2.5' Cal.	B&B
	AE	1	Ulmus americana 'Princeton'	American Elm	2.5' Cal.	B&B
CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BF	2	Abies balsamea	Balsam Fir	6' Ht.	B&B
	RC	3	Juniperus virginiana	Eastern Red Cedar	6' Ht.	B&B
	BH	3	Picea glauca densata	Black Hills Spruce	6' Ht.	B&B
	HA	27	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	6' Ht.	
	TA	6	Thuja occidentalis 'Techny'	Techny Arborvitae	6' Ht.	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	SB	4	Amelanchier x grandiflora 'Autumn Brilliance' Clump Form, 1.5' Cal Equivalent	Autumn Brilliance Serviceberry	7' Ht.	B&B
	PD	6	Cornus alternifolia Pale Yellow Flowers, Maroon Fall Color	Pagoda Dogwood	1.5' Cal.	B&B
	TH	4	Crataegus crus-galli 'Inermis'	Thornless Hawthorn	1.5' Cal.	B&B
	CA	3	Malus x 'Prairifire' Red Flowers	Prairifire Crabapple	1.5' Cal.	B&B
	JL	5	Syringa reticulata 'Ivory Silk' White Flowers	Ivory Silk Japanese Tree Lilac	1.5' Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BCB	12	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	#5 Cont.	
	SSC	6	Clethra alnifolia 'Hummingbird'	Summersweet	#5 Cont.	
	RTD	39	Cornus sericea 'Alleman's Compact'	Dwarf Red Twig Dogwood	#5 Cont.	
	DBH	21	Diervilla lonicera	Dwarf Bush Honeysuckle	#5 Cont.	
	CBB	8	Euonymus alatus 'Compactus'	Compact Burning Bush	#5 Cont.	
	CWH	3	Hamamelis virginiana	Common Witch Hazel	#5 Cont.	
	ABH	17	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 Cont.	
	NBS	13	Physocarpus opulifolius 'Seward' TM	Summer Wine Seward Ninebark	#5 Cont.	
	HRH	49	Rhododendron x 'Hellikid'	Hellikid Rhododendron	#5 Cont.	
	APC	17	Ribes alpinum	Alpine Currant	#5 Cont.	
	MKL	20	Syringa patula 'Miss Kim'	Miss Kim Lilac	#5 Cont.	
	VBC	3	Viburnum trilobum 'Bailey Compact' Red Fall Color	Bailey's Compact American Cranberry Bush	#5 Cont.	
VERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	JSG	34	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#5 Cont.	
	YEW	31	Taxus x media 'Tautonii'	Tauton Yew	#5 Cont.	