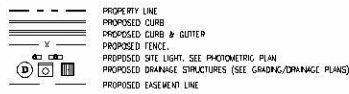
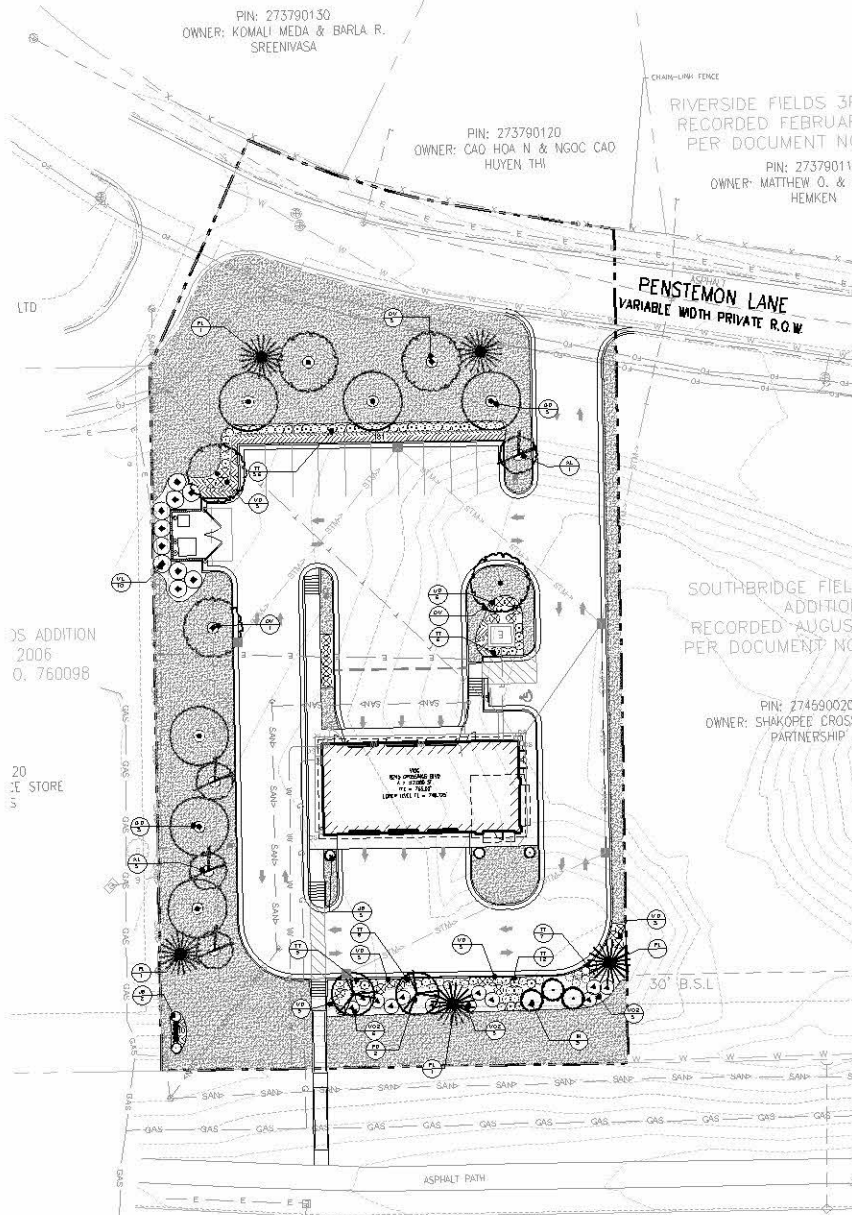


PROPOSED LEGEND:



LANDSCAPE NOTES

- LANDSCAPE PLANS ARE FOR THE LOCATION AND IDENTIFICATION OF PLANT MATERIAL ONLY. NO OTHER WORK IS TO BE PERFORMED BASED ON THESE PLANS.
- QUANTITIES ON THE PLANT SCHEDULE ARE PROVIDED FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE LANDSCAPE PLANS AND THE PLANT SCHEDULE, THE LANDSCAPE PLAN WILL TAKE PRECEDENCE. THE CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERING ANY QUANTITY DISCREPANCIES.
- THE CONTRACTOR SHALL NOT CHANGE OR SUBSTITUTE PLANT VARIETIES OR SPECIES WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL TAKE 3 REPRESENTATIVE SOIL SAMPLES OF EACH PROPOSED PLANT BED AND SUBMIT COPIES OF THE RESULTS TO THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE OF ALL PLANTING HOLES AND PLANT BEDS PRIOR TO INSTALLATION.
- STUMPS LABELED FOR REMOVAL SHALL BE EXCAVATED, NOT GROUND. REMOVE ANY DEBRIS FROM THE HOLE, FILL WITH TOP SOIL, COMPACT AND MAKE SMOOTH PRIOR TO INSTALLING NEW PLANT MATERIAL.
- TOPSOIL WILL NOT BE STOCKPILED FOR RE-USE IN LANDSCAPE WORK. CONTRACTOR SHALL IMPORT TOPSOIL AS REQUIRED TO COMPLETE LANDSCAPE WORK.
PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF ROOTS, STUMPS AND LARGE STONES AND FREE OF BRUSH, WEEDS, LITTER, AND OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFUL TO PLANT GROWTH.
OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES. DO NOT OBTAIN FROM BOGS OR MARSHES.
PLANT MATERIAL SHALL BE PLACED AS SHOWN ON THE LANDSCAPE PLANS.
- PLANTING SOIL MAY FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL CONSIST OF THE FOLLOWING:
80% TOPSOIL
20% PREPARED ADDITIVES (BY VOLUME AS FOLLOWS):
 - 3 PARTS - ORGANIC SOIL CONDITIONER (NATURE'S HELPER OR EQUAL)
 - 1 PART - STERILIZED COW MANURE (OR EQUAL)
 - COMMERCIALLY AVAILABLE STARTER FERTILIZER @ RATES SPECIFIED BY MANUFACTURER
 - LIME (AS RECOMMENDED IN SOIL ANALYSIS)
- QUALITY OF PLANT MATERIAL: ALL PLANTS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004).
PLANT MATERIAL SHALL BE FREE OF DISEASE AND/OR INSECTS, AND SHALL HAVE A HEALTHY ROOT SYSTEM WITH NO CIRCLING OR KINKED ROOTS. CONTAINER PLANTS SHALL NOT BE ROOT BOUND. PLANT MATERIAL SHALL CONFORM TO THE CURRENT STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004).
TREES SHALL HAVE STRAIGHT TRUNKS, DENSE CANOPIES AND STRONG BRANCHING WITH GOOD CROTCH ANGLES. CONTRACTOR SHALL SUBMIT GRADE PHOTOS OF EACH TREE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY.
ALL PLANT MATERIAL SHALL BE SUFFICIENTLY WATERED TO WET THE ENTIRE ROOT BALL WITHIN TWO HOURS OF PLANTING.
- INSPECTION AND APPROVAL OF PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT UPON DELIVERY TO THE SITE. PRIOR TO INSTALLATION, CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT AT LEAST ONE WEEK NOTICE PRIOR TO PLANT DELIVERY.
- NEW SHRUB AND GROUNDCOVER PLANTING SHALL BE A MINIMUM OF 36" AWAY FROM EXISTING TREES.
- CONTRACTOR SHALL REMOVE ALL PLANT TAGS AFTER APPROVAL OF PLANT INSTALLATION BY LANDSCAPE ARCHITECT.
- MULCH ALL PLANT BEDS AND TREE RINGS WITH FRESH, CLEAN PINESTRAW TO A MINIMUM DEPTH OF THREE (3) INCHES. DO NOT PILE MULCH AROUND THE BASE OF PLANTS OR TREE TRUNKS. ALL MULCH EDGES SHALL BE NEATLY TUCKED ALL SPRING AND/OR FALLING WIRE SHALL BE REMOVED. DUST SHRUBS AND GROUND COVER AFTER MULCHING TO REMOVE LOOSE PINESTRAW FROM THE PLANTS.
- BED PREPARATION FOR SOIL INSTALLATIONS: REMOVE EXISTING VEGETATION WITHIN THE APPROVED BOUNDARY. IF THE EXISTING SOIL IS COMPACTED OR OTHERWISE UNSUITABLE FOR PLANTING, REMOVE THE TOP 4 INCHES OF SOIL, TILL SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES. REMOVE LARGE STONES, STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATERIAL.
SPREAD 2 INCHES OF TOPSOIL OVER THE PREPARED BED AND TILL INTO THE TOP 4 INCHES OF LOOSENED SUBGRADE. SPREAD THE REMAINING 2 INCHES OF TOPSOIL, MAKE SMOOTH AND ROLL COMPACT. BEDS SHALL BE FINISHED WITH A SLIGHT CROWN AT THE CENTER TO ALLOW WATER TO SHEET FLOW TO THE SIDES.
WATER THE BED IMMEDIATELY BEFORE LAYING THE SOIL SO THAT THE TOP INCH OF SOIL IS MOST ALLOW WATER TO PERCOLATE SO THERE IS NO STANDING WATER. LIMIT PREPARATION TO AREAS THAT WILL BE SOODED THAT SAME DAY.
- MAINTENANCE: CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL FROM THE TIME IT IS INSTALLED UNTIL FINAL ACCEPTANCE OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO MOWING, EDGING, WEEDING, WATERING, PRUNING, FERTILIZING, ETC.
- WARRANTY: CONTRACTOR SHALL PROVIDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL AND LABOR. WARRANTY PERIOD SHALL BEGIN UPON FINAL COMPLETION OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST.
THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE PROJECT DURING THE WARRANTY PERIOD TO ENSURE THAT THE ESTABLISHMENT RATE OF GROWTH IS ADEQUATE. ANY METHODS OR PRODUCTS DEEMED NOT NORMAL OR DETRIMENTAL TO GOOD PLANT GROWTH SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IN WRITING. FAILURE TO INSPECT AND REPORT WILL BE INTERPRETED AS APPROVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL REPLACEMENTS.
- WEED BARRIER REQUIRED UNDER LANDSCAPE BEDS (INCLUDING MULCH AND ROCK BED).



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
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TREES

	AL	5	AMELANCHIER LINDENS ALLEGHENY SERVICEBERRY	2.5" CAL	6-8' HT	AS SHOWN
	OD	6	DIANOLADUS DICKENS ESPRESSO KENTUCKY COFFEE TREE	2.5" CAL	10-12' HT	AS SHOWN
	OV	5	OSTRYA VIRGINICA AMERICAN HOPBONNIE	2.5" CAL	10-12' HT	AS SHOWN

EVERGREEN TREES

	IN	3	ILEX NUBIFLUA R. STENO NELLIE R. STENO HOLLY	---	6' HT.	6'-4" OC
	PD	2	PICEA GLAUCOBEN SNEY BLACK HILLS WHITE SPRUCE	---	10-12' HT	10'-4" OC
	PL	5	PRUNUS STROBUS LOUIE LOUIE EASTERN WHITEPINE	---	6-12' HT	AS SHOWN

SHRUBS

	JB	4	JUNIPERUS CHINENSIS BLUE POINT BLUE POINT JUNIPER	---	5' HT	AS SHOWN
	TT	75	TAXUS MEDIA PLANTANT TANKTONS ANGLA-SP. DESEYEW	5 GAL	12" HT	5'-4" OC
	VD	25	VEURUM DAVIDI DAVID VEURUM	5 GAL	12" HT	5'-4" OC
	VL	19	VEURUM RHYTHODYLLUM LEATHERLEAF VEURUM	19 GAL	36" HT	6'-4" OC
	VEC	12	VEURUM XBURKWOODII CONROY CONROY VEURUM	1 GAL	36" HT	5'-4" OC

SYMBOL

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
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GROUND COVERS

	15221 SF	POA PRATENSIS KENTUCKY BLUEGRASS	500		
	214	UNICAMOR COMMON PERIWINKLE	1 GAL		1'-4" OC

LANDSCAPE REQUIREMENTS

- BUILDING FOOTPRINT AREA (2,000 SF) 12 TREES PER 100 SF
REQUIRED: 4 TREES
PROPOSED: 4 TREES
- IMPROVED SURFACE (27,000 SF) 1 TREE PER 4,000 SF
REQUIRED: 7 TREES
PROPOSED: 7 TREES
- PAVING ROW LANDSCAPE REQUIREMENTS
REQUIRED: 1 TREE PER 5,000 SF
PROPOSED: 1 TREE
- LANDSCAPE PARKING ISLANDS (ONE TREE PER ISLAND)
REQUIRED: 6
PROPOSED: 6 (ONE RELOCATED TO THE EAST DUE TO SIGHT AND UTILITY CONFLICTS)
- REQUIRED: 50 SF (10% OF LOT AREA) TO BE LANDSCAPED
PROPOSED: 10,221 SF (19.2%)
- PARKING FACILITIES SHALL BE SCREENED TO A HEIGHT OF 3'
- SCREENING SHALL BE REQUIRED IN ALL BUSINESS AND INDUSTRY ZONES, WHETHER ANY BUSINESS OR INDUSTRIAL USE IS ADJACENT TO OR ACROSS A STREET FROM A PROPERTY ZONED OR DEVELOPED FOR RESIDENTIAL USE
- SPECIES DIVERSITY REQUIREMENTS (IF LESS THAN 30 TREES REQUIRED, ONE SPECIES SHALL MAKE UP NO MORE THAN ONE-FOURTH OF THE TOTAL)
MAXIMUM SPECIES ALLOWED: 7 TREES OF SAME SPECIES
MAXIMUM PROPOSED: 5 TREES OF SAME SPECIES

MULCH

- ALL PLANT BEDS SHALL CONTAIN A 3" LAYER OF DOUBLE HAMMERED HARDWOOD MULCH FROM A SUSTAINABLE SOURCE
- CONTRACTOR TO PLACE 4" DIAMETER MULCH RING AROUND ALL TREES IN LUMP
- WEED BARRIER REQUIRED UNDER LANDSCAPE BEDS (INCLUDING MULCH AND ROCK BED)

IRRIGATION

- THE CONTRACTOR SHALL DESIGN, SUPPLY, AND INSTALL IRRIGATION SYSTEM FOR ALL SOODED AND PLANTING AREAS AS SHOWN ON THIS SHEET. DESIGN SHALL BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



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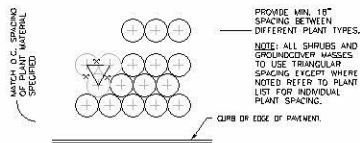
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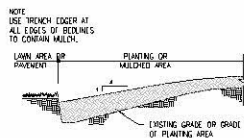
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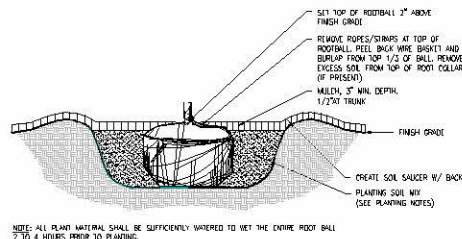
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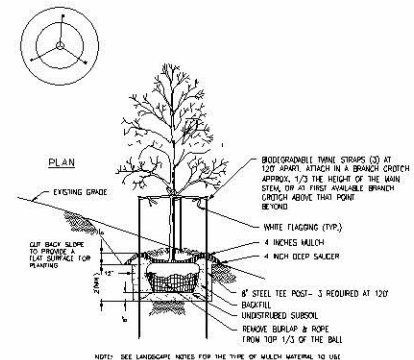
1 TYP. PLANT SPACING
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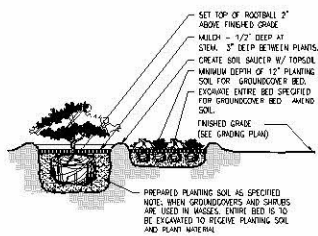
2 TRENCH EDGER
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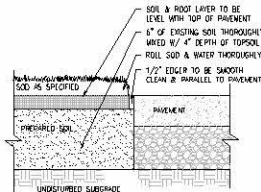
3 ROOTBALL DETAIL
SCALE: NTS



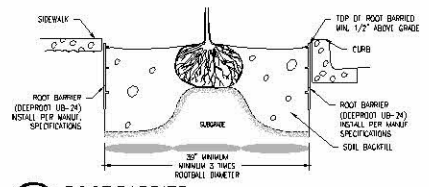
4 TREE PLANTING ON SLOPE
SCALE: NTS



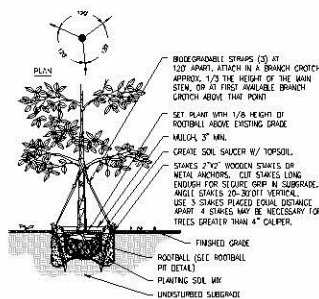
5 SHRUB & GROUNDCOVER PLANTING
SCALE: NTS



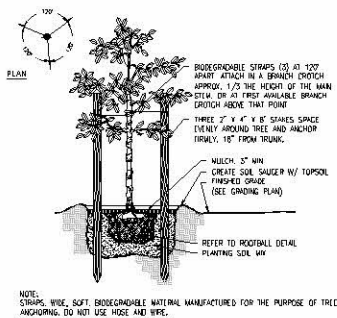
6 SOD EDGE DETAIL
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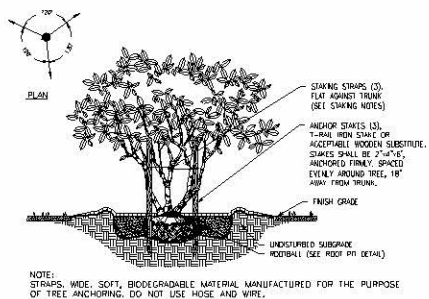
7 ROOT BARRIER
SCALE: NTS



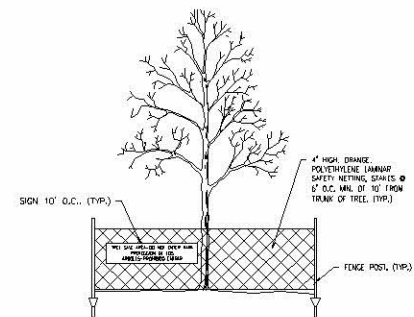
8 DECIDUOUS TREE STAKING
SCALE: NTS



9 SMALL TREE STAKING
SCALE: NTS



10 MULTI-TRUNK TREE STAKING
SCALE: NTS



11 TREE PROTECTION DETAIL
SCALE: NTS

TREE PROTECTION NOTES

- ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING ALL PHASES OF DEMOLITION/CONSTRUCTION WITH TEMPORARY FENCING. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH LANDSCAPE CONTRACTOR.
- TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING). CLEARING SHALL BE DONE BY HAND.
- ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED WITH A CLEAN CUT FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY NATIVE SOIL IMMEDIATELY. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
- PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIP LINES, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS.
- TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS SHOULD BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- DAMAGE TO TREES OR ANY NATURAL RESOURCE DUE TO CONTRACTOR'S NEGLIGENCE DURING THE CONSTRUCTION PHASE SHALL BE APPRAISED BY THE OWNER'S REPRESENTATIVE AND IMMEDIATELY REPAIRED, REPLACED, OR COMPENSATED.



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PROFESSIONAL NAME: JEFFREY ALAN THORNTON
PROJECT NUMBER: 15
CITY/STATE: JAMES
FIRM: JAMES
PROJECT NAME



SHAKOPEE, MN

PROJECT NUMBER: 787357
SHEET NAME

LANDSCAPE DETAILS

SHEET

L1.1