

Drawing Name: W:\PROJECTS\VALVOLINE\762357 - SHAKOPEE, MN\3D-CAD\PLAN\762357_C-3.0 GRADING.dwg Unit: Metric Date: Feb. 21, 2024 - 5:56pm Printed on: Feb. 21, 2024 - 5:56pm Plotter: e1000

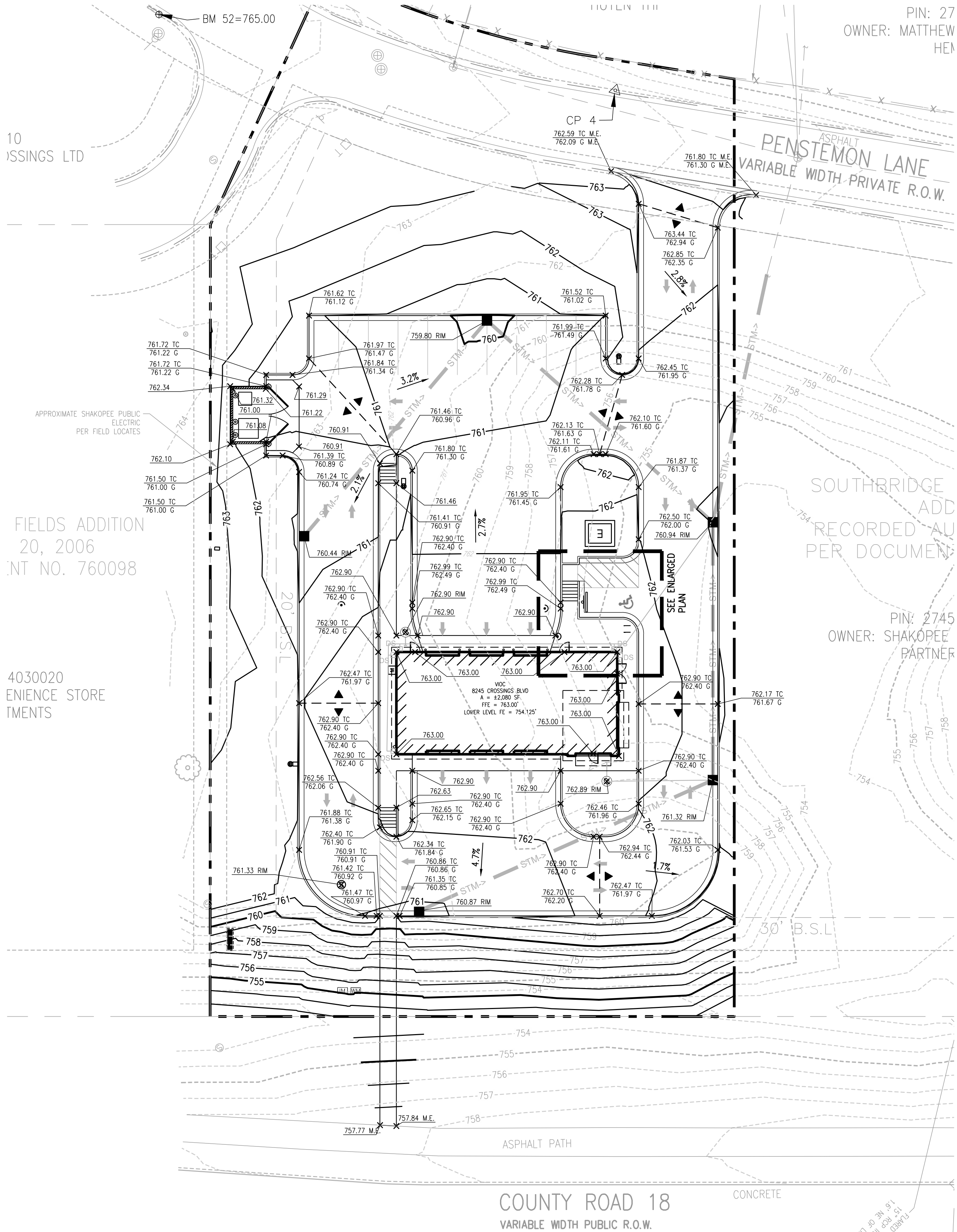


FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MINNESOTA UTILITIES PROTECTION SERVICE AT 811 OR 800-252-1166 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

10 ISSINGS LTD

FIELDS ADDITION
20, 2006
NT NO. 760098

4030020
ENIENCE STORE
TMENTS



PIN: 27
OWNER: MATTHEW
HEM

PIN: 2745
OWNER: SHAKOPEE
PARTNER

GENERAL GRADING/DRAINAGE NOTES:

- ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE CITY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
- ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
- FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
- LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
- INSTALL SILT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
- INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO GRADING.
- CUT AND FILL SLOPES SHALL HAVE A MAXIMUM SLOPE OF 2:1.
- ALL EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTION FILLS, AND THE FINAL SHAPING AND TRIMMING TO THE THE LINES AND GRADES SHOWN ON THE PLANS.
- ALL TREES, BRUSH, AND ORGANIC TOPSOIL AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED, UNLESS OTHERWISE SPECIFIED, AND DISPOSED OF AT AN OFF-SITE LOCATION, WITH THE EXCEPTION THAT ENOUGH TOPSOIL SHALL BE RETAINED FOR RESPERAD AND GENERAL LANDSCAPING. AREAS WHICH ARE TO BE FILLED SHALL BE COMPACTED TO A MAXIMUM DENSITY OF 95% AS DETERMINED BY THE MODIFIED MSHTO COMPACTION TEST IN THE PAVED AREAS AND 85% IN THE OTHER AREAS.
- STRIP AND STOCKPILE TOPSOIL. SPREAD FOUR (4) INCHES MINIMUM OF TOPSOIL ON LANDSCAPE AREAS AND REMOVE EXCESS TOPSOIL FROM SITE. PREPARE SUB-GRADE FOR PAVEMENT AND CURBS AND BACKFILL CURBS AFTER CURB CONSTRUCTION.
- PROVIDE SUPPLY OF TOPSOIL FOR LANDSCAPE CONTRACTOR FOR INSTALLATION IN ALL LANDSCAPE ISLANDS.
- PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS.
- ALL EARTHWORK AND BASE COURSE FOR THE PARKING AREA SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED LABORATORY DENSITY. CERTIFICATION SAID COMPACTION SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER, OR HIS/HER REPRESENTATIVE, PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. BOTH PROOF ROLLING AND COMPACTION TESTING MUST BE APPROVED AND WITNESSED BY THE ENGINEER OR OWNER REPRESENTATIVE.
- THE PAVEMENT SUBGRADE AND BASE COURSE MATERIAL SHALL BE INSPECTED AND APPROVED BY THE ENGINEER OR OWNER REPRESENTATIVE PRIOR TO CONSTRUCTING THE BASE AND SURFACE COURSES THEREON.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO ALL INLETS AND CATCH BASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REGRADING OR REPAIR TO MATCH ORIGINAL EXISTING CONDITIONS.
- SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.
- STRUCTURES FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES, THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
- CONFIRM INVERTS OF ALL EXISTING STORM INLETS AND SANITARY SEWER MANHOLES BEFORE COMMENCING CONSTRUCTION.
- ALL STORM SEWER LINES 18"-54" DIAMETER ARE TO BE REINFORCED CONCRETE PIPE ACCORDING TO ASTM C-76 TYPE III, UNLESS OTHERWISE SPECIFIED ON PLANS.
- A GEOTEXTILE MATTING (LANDLOCK TRM 450 OR EQUIVALENT) SHALL BE USED FOR EROSION CONTROL ALL SLOPES GREATER THAN 3H:1V.
- DRAINAGE STRUCTURES AND DETENTION POND SHALL BE MAINTAINED BY PROPERTY OWNERS.
- CONTRACTOR SHALL ADHERE TO PROPOSED GRADES ALONG CREEKS, ESPECIALLY IN THE AREA OF THE PROPOSED DETENTION POND. IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY PENALTIES INCURRED.
- ALL PROPOSED SPOT ELEVATIONS SHOWN INDICATE FINISHED GRADED ELEVATIONS AT EDGE OF PAVEMENT AND/OR GRADE BREAKS, UNLESS OTHERWISE NOTED.
- SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
- LOWER-LEVEL EXCAVATION REQUIRED TO BE COMPLETED BY CONTRACTOR

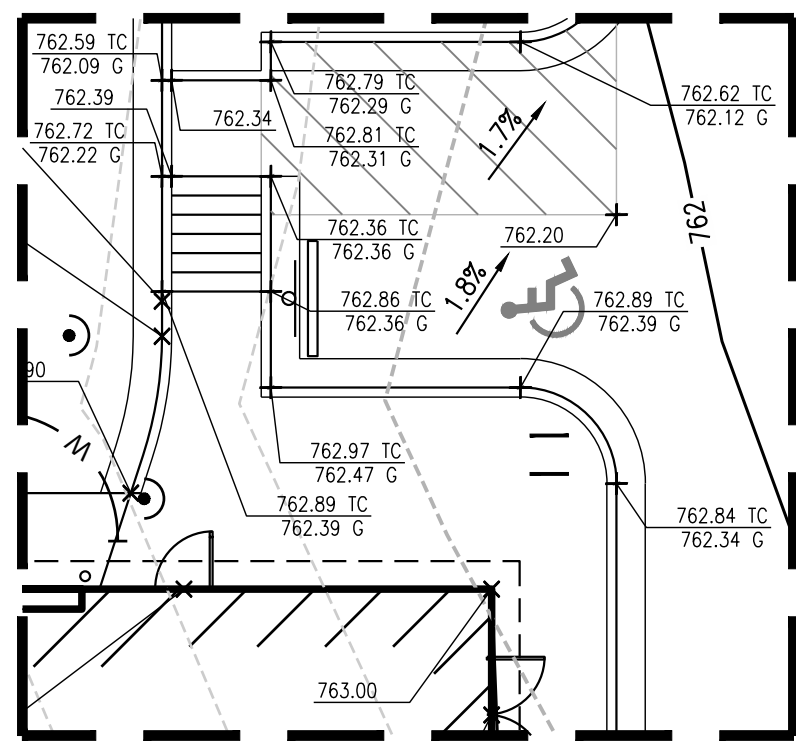
EXISTING LEGEND:

CP BM (R) (M) REC DOC F S x632.60 x632.60TC x632.60PL x632.60EP □	CONTROL POINT BENCHMARK RECORD MEASURED RECORDED DOCUMENT FOUND SURVEY MONUMENT SET 1/2" CAPPED IRON ROD SITE CONTROL POINT EXISTING WATER BBOX EXISTING GROUND ELEVATION TOP OF CURB ELEVATION FLOW LINE ELEVATION EDGE OF PAVEMENT ELEVATION EXISTING STORM MANHOLE/CATCH BASIN EXISTING CULVERT	BC-BC INV RCP VCP BSL	EXISTING SANITARY MANHOLE EXISTING WATER BBOX EXISTING HYDRANT EXISTING TELEPHONE RISER EXISTING ELECTRIC HAND HOLE EXISTING SIGN EXISTING LIGHT POLE EXISTING DECIDUOUS TREE EXISTING BUILDING BACK OF CURB WIDTH UNKNOWN TERMINUS INVERT REINFORCED CONCRETE PIPE VTRIFIED CLAY PIPE BUILDING SETBACK LINE
---	BOUNDARY LINE		
---	BOUNDARY ADJACENT / ROW LINE		
---	EASEMENT LINE		
---	BUILDING SET BACK LINE		
---	UNDERGROUND STORM LINE		
---	UNDERGROUND SANITARY LINE		
---	UNDERGROUND WATER LINE		
---	UNDERGROUND GAS LINE		
---	UNDERGROUND TELEPHONE LINE		
---	UNDERGROUND FIBER OPTIC LINE		
---	UNDERGROUND ELECTRIC LINE		
---	EXISTING GROUND CONTOUR		
---	EXISTING FENCE		
---	EXISTING CURB LINE LINE		

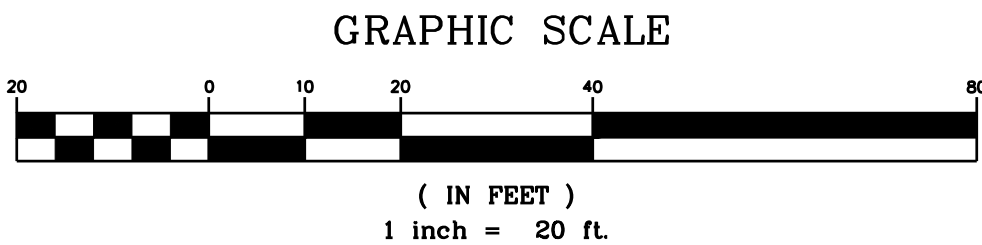
PROPOSED LEGEND:

---	PROPERTY LINE
---	PROPOSED CURB & GUTTER
---	PROPOSED CURB
---	PROPOSED CONTOUR
---	PROPOSED STORM SEWER PIPE
---	DRAINAGE SLOPE AND DIRECTION
XXXX BW	BOTTOM OF WALL
XXXX TW	TOP OF WALL
XXXX SW	SIDEWALK ELEVATION
XXXX FL (E)	FLOW LINE (EAST)
XXXX FL (S)	FLOW LINE (SOUTH)
XXXX RIM	RIM ELEVATION
XXXX EX	EXISTING SPOT ELEVATION
XXXX TC	TOP OF CURB
XXXX G	GUTTER
NOTE: ALL PROPOSED SPOT ELEVATIONS HAVE A BASE ELEVATION OF XXXX FEET	

ENLARGED PLAN: ADA PARKING (1"=10')



BENCHMARK	
Vertical Datum: NAVD88 derived from GPS Observations	
BM "CP 4":	Set cut cross on west back of curb penstemon lane at the south west corner of the site Elevation = 762.56'
BM "52":	Set cut square on back of curb on the north side Penstemon lane at first fire hydrant north of Crossings Boulevard. Elevation = 1211.80'



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DATE
02/22/2024

ISSUE
CUP SET

PROFESSIONAL SEAL

PROFESSIONAL LICENSE NO:
42586

PROFESSIONAL IN CHARGE
JEFFREY ALAN TIBBITTS

PROJECT MANAGER
KS

QUALITY CONTROL
JMS

DRAWN BY
CJS

PROJECT NAME



VALVOLINE
INSTANT
OIL CHANGE

SHAKOPEE, MN

PROJECT NUMBER
762357

SHEET NAME

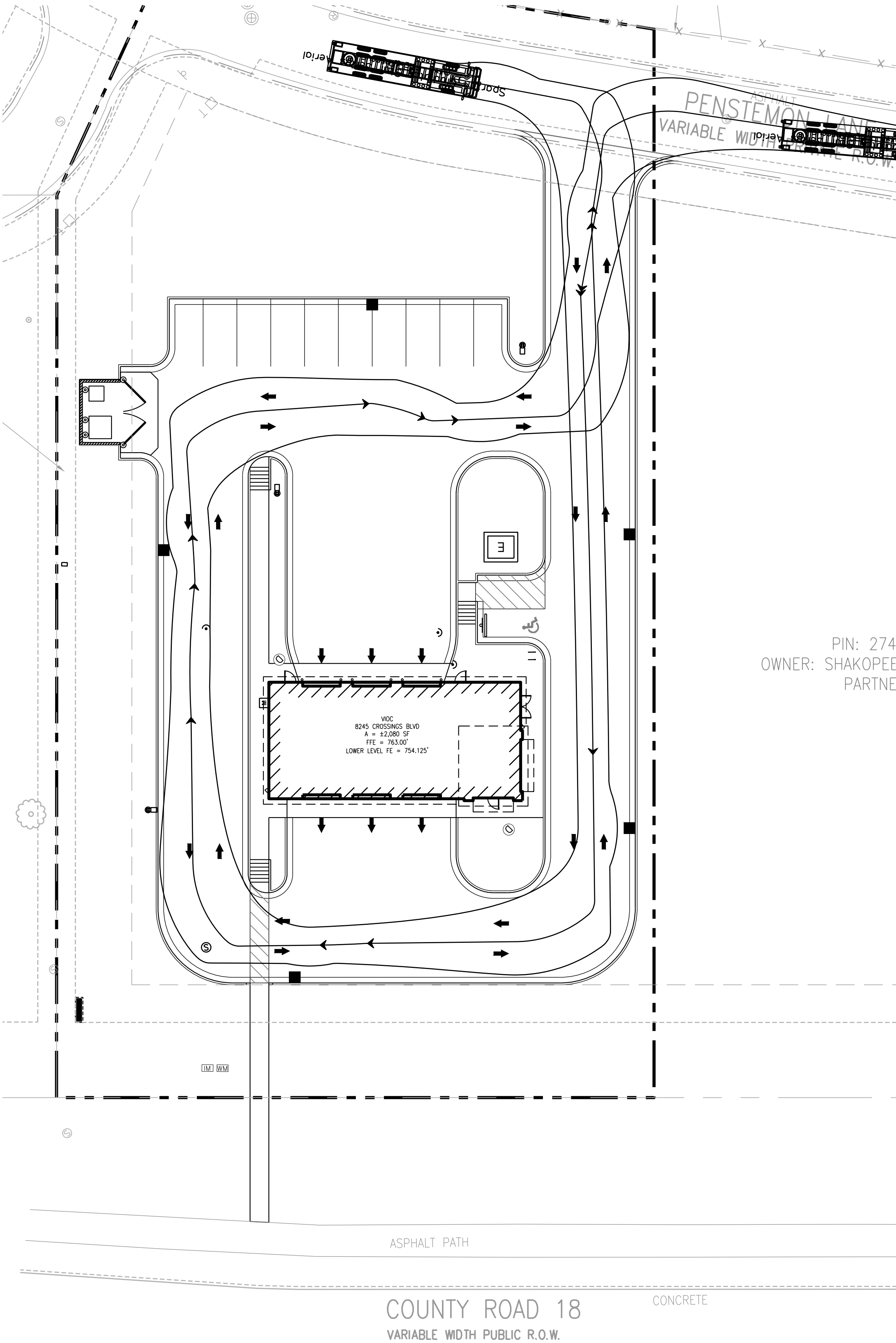
GRADING
PLAN

SHEET #

C-3.0

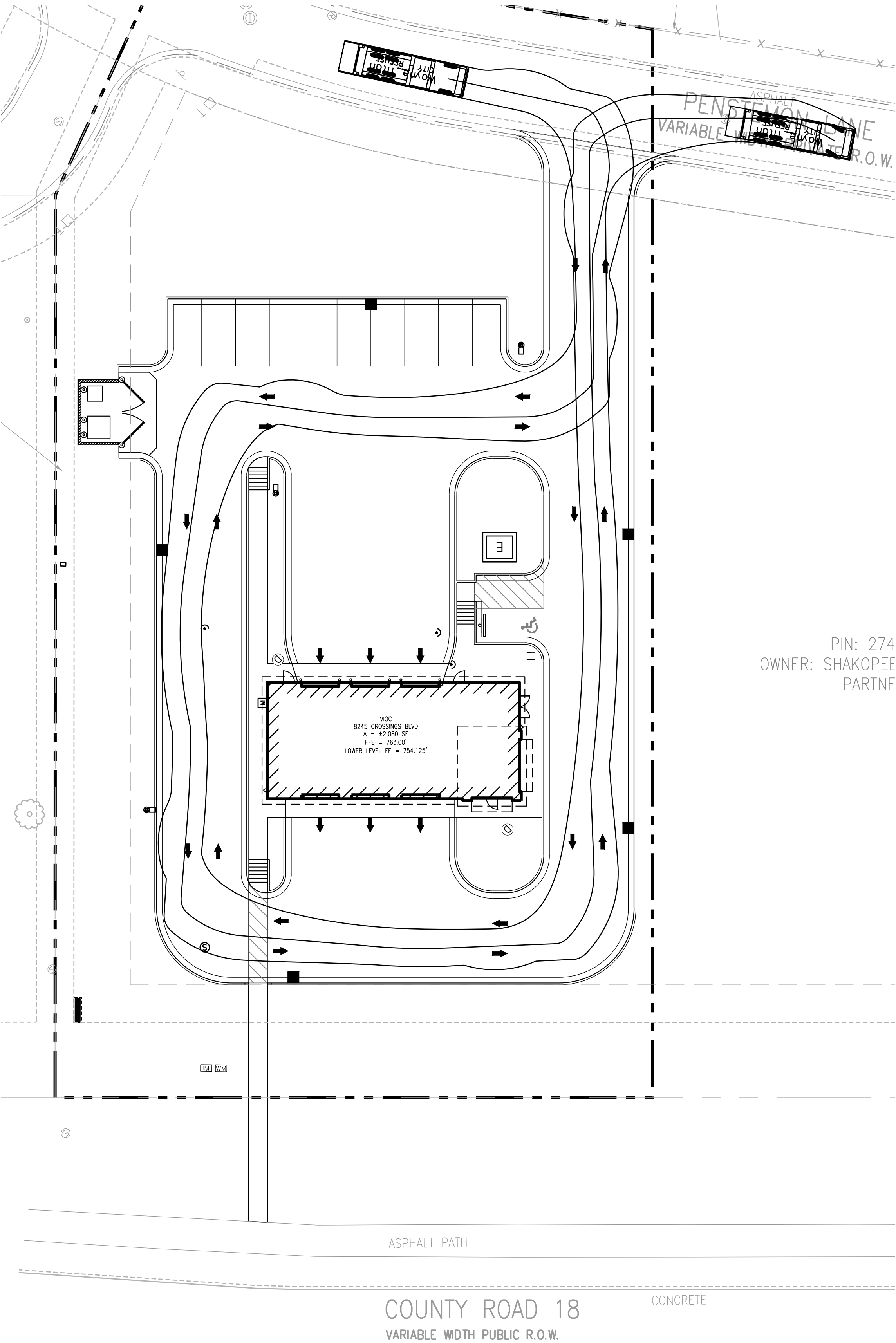
NOT ISSUED FOR CONSTRUCTION

FIRE TRUCK:



PIN: 274
OWNER: SHAKOPEE
PARTNE

TRASH TRUCK:



PIN: 274
OWNER: SHAKOPEE
PARTNE

EXISTING LEGEND:

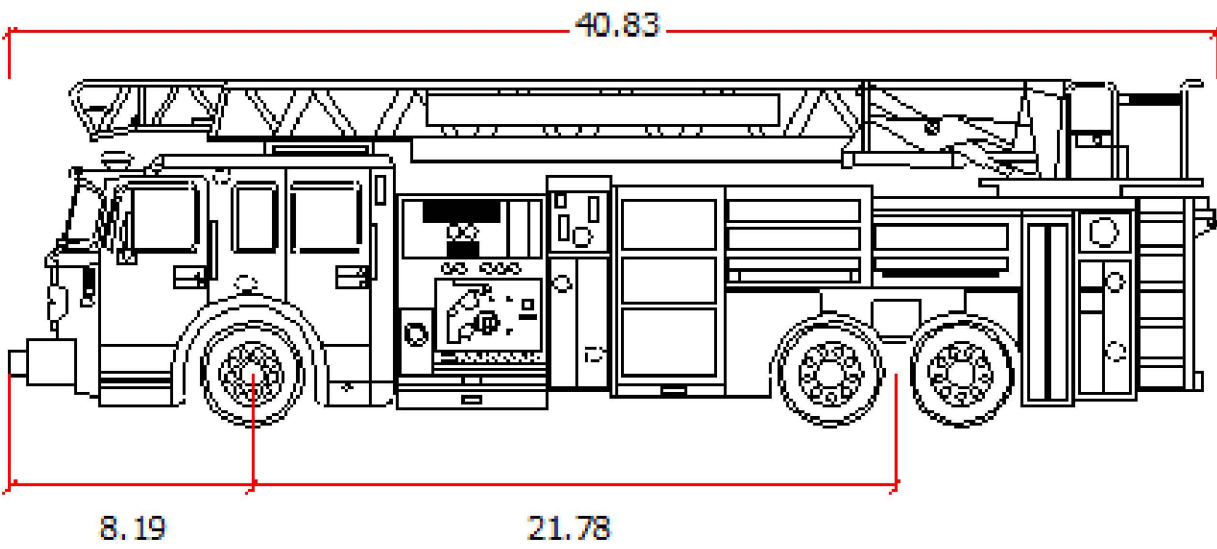
CP BM (R) (M) REC DOC OF Q S x632.60 x632.60TC x632.60FL x632.60EP Q S	CONTROL POINT BENCHMARK RECORD MEASURED RECORDED DOCUMENT FOUND SURVEY MONUMENT SET 1/2" CAPPED IRON ROD SITE CONTROL POINT EXISTING WATER BBOX EXISTING GROUND ELEVATION TOP OF CURB ELEVATION FLOW LINE ELEVATION EDGE OF PAVEMENT ELEVATION EXISTING STORM MANHOLE/CATCH BASIN EXISTING CULVERT	BC-BC INV RCP VCP BSL	EXISTING SANITARY MANHOLE EXISTING WATER BBOX EXISTING HYDRANT EXISTING TELEPHONE RISER EXISTING ELECTRIC HAND HOLE EXISTING FENCE POST EXISTING SIGN EXISTING LIGHT POLE EXISTING DECIDUOUS TREE EXISTING BUILDING
BOUNDARY LINE BOUNDARY ADJACENT / ROW LINE EASEMENT LINE BUILDING SET BACK LINE UNDERGROUND STORM LINE UNDERGROUND SANITARY LINE UNDERGROUND WATER LINE UNDERGROUND GAS LINE UNDERGROUND TELEPHONE LINE UNDERGROUND FIBER OPTIC LINE UNDERGROUND ELECTRIC LINE EXISTING GROUND CONTOUR EXISTING FENCE EXISTING CURB LINE LINE			BACK OF CURB WIDTH UNKNOWN TERMINUS INVERT REINFORCED CONCRETE PIPE VITRIFIED CLAY PIPE BUILDING SETBACK LINE

PROPOSED LEGEND:

---	PROPERTY LINE
---	LEASE LINE
---	PROPOSED CURB
---	PROPOSED CURB & GUTTER

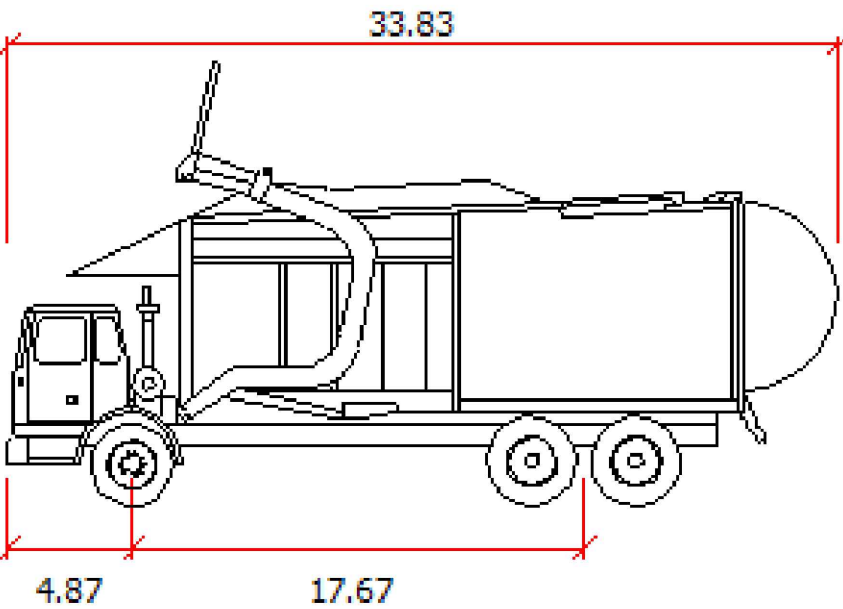
FIRE TRUCK VEHICLE:

Units: feet



TRASH TRUCK VEHICLE:

Units: feet



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ISSUE
CUP SET

PROFESSIONAL SEAL

PROFESSIONAL LICENSE NO:
42586

PROFESSIONAL IN CHARGE
JEFFREY ALAN TIBBITTS

PROJECT MANAGER
KS

QUALITY CONTROL
JMS

DRAWN BY
CJS

PROJECT NAME



**VALVOLINE
INSTANT
OIL CHANGE**

SHAKOPEE, MN

PROJECT NUMBER
762357

SHEET NAME

**TURNING
EXHIBIT**

SHEET #

C-0.1

NOT ISSUED FOR CONSTRUCTION

Drawing Name: W:\PROJECTS\VALVOLINE\762357 - Shakopee, MN\3D-CAD\PLAN\762357_C-0.1.dwg
Drawing Date: 02/22/2024
Drawing Title: TURNING EXHIBIT
Drawing Scale: 1 inch = 20 feet
Drawing Author: CJS
Drawing Checker: JMS
Drawing Approver: KS
Drawing Date: Feb 21, 2024
Drawing Title: 4-07-24
Drawing Scale: 1 inch = 20 feet
Drawing Author: CJS
Drawing Checker: JMS
Drawing Approver: KS



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MINNESOTA UTILITIES PROTECTION SERVICE AT 811 OR 800-252-1166 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

PROPOSED LEGEND:

- PROPERTY LINE
===== PROPOSED CURB
===== PROPOSED CURB & GUTTER
-X- PROPOSED FENCE.
⊙ PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
⊞ PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
▭ PROPOSED EASEMENT LINE

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 RAKE 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 MIX 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)
 - COMMERCIALY 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).

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 STRING AND/OR BAILING WIRE SHALL BE REMOVED. DUST SHRUBS AND GROUND COVER AFTER MULCHING TO REMOVE LOOSE PINESTRAW FROM THE PLANTS.

- BED PREPARATION FOR SOD INSTALLATION: REMOVE EXISTING VEGETATION WITHIN THE APPROVED BEDLINE. 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 LOOSENEED SUBGRADE. SPREAD THE REMAINING 2 INCHES OF TOPSOIL, RAKE SMOOTH AND ROLL COMPACT. BEDS SHALL BE FINISHED WITH A SLIGHT CROWN AT THE CENTER TO ALLOW WATER TO SHEET FLOW TO THE SIDES.

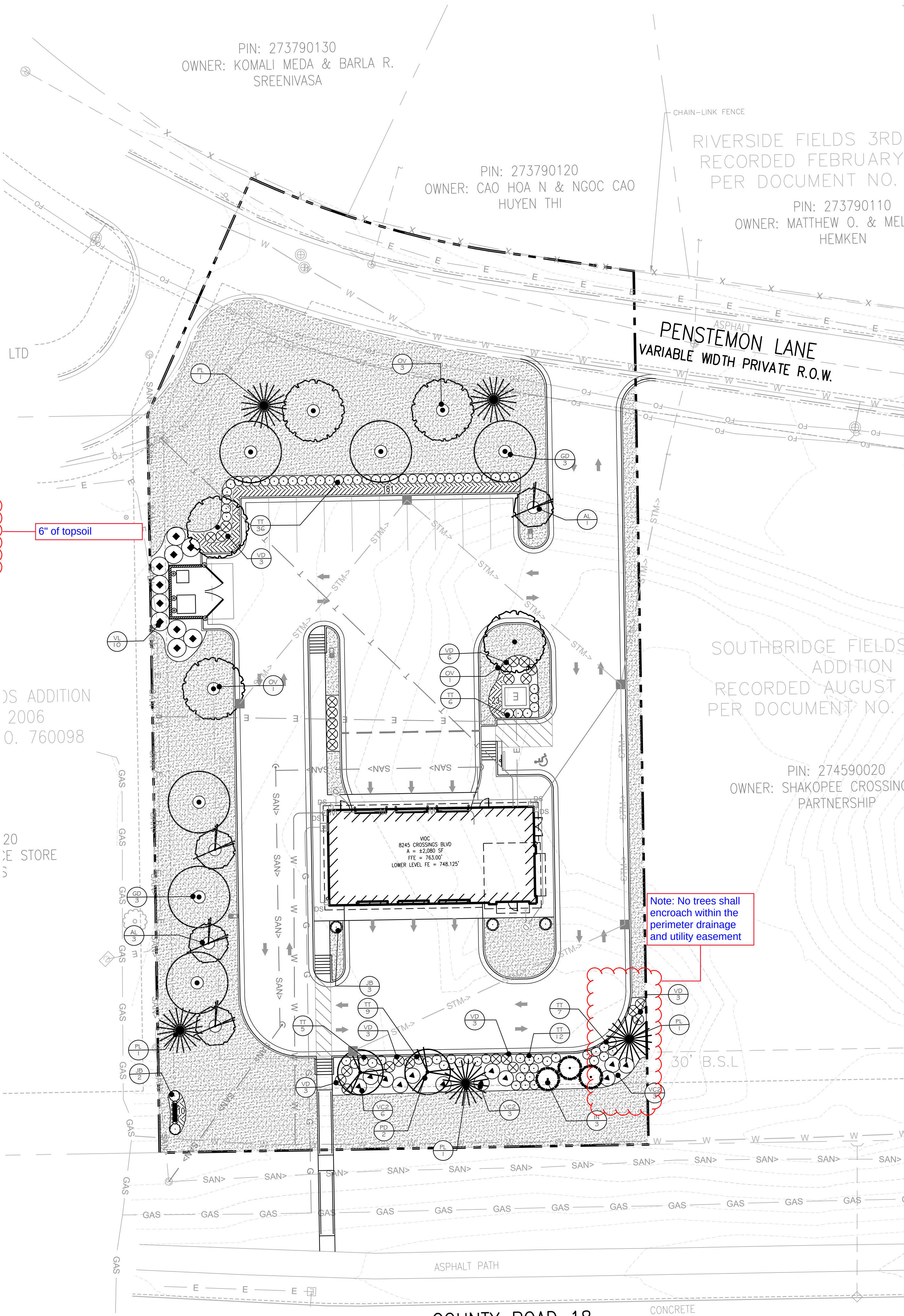
WATER THE BED IMMEDIATELY BEFORE LAYING THE SOD SO THAT THE TOP INCH OF SOIL IS MOIST. ALLOW WATER TO PERCOLATE SO THERE IS NO STANDING WATER. LIMIT PREPARATION TO AREAS THAT WILL BE SODDED THAT SAME DAY.

- 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
TREES						
	AL	5	AMELANCHIER LAEVIS ALLEGHENY SERVICEBERRY	2.5" CAL	6-8' HT	AS SHOWN
	GD	6	GYMNOCLADUS DIOICUS 'ESPRESSO' KENTUCKY COFFEETREE	2.5" CAL	10-12' HT	AS SHOWN
	OV	5	OSTRYA VIRGINIANA AMERICAN HOPHORNBEAM	2.5" CAL	10-12' HT	AS SHOWN
EVERGREEN TREES						
	IN	3	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	---	8' HT.	8'-0" OC
	PD	2	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	---	10'-12' HT	18'-0" OC
	PL	5	PINUS STROBUS 'LOUIE' LOUIE EASTERN WHITE PINE	---	8-12' HT	AS SHOWN
SHRUBS						
	JB	4	JUNIPERUS CHINENSIS 'BLUE POINT' BLUE POINT JUNIPER	---	3' HT	AS SHOWN
	TT	75	TAXUS X MEDIA 'TAUNTONI' TAUNTON'S ANGLO-JAPANESE YEW	5 GAL	12' HT	3'-0" OC
	VD	26	VIBURNUM DAVIDII DAVID VIBURNUM	5 GAL	12' HT	3'-6" OC
	VL	10	VIBURNUM RHYTIDOPHYLLUM LEATHERLEAF VIBURNUM	10 GAL	36" HT	6'-0" OC
	VC2	12	VIBURNUM X BURKWOODII 'CONOY' CONOY VIBURNUM	7 GAL	36" HT	5'-0" OC
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING	
GROUND COVERS						
	15,221 SF	POA PRATENSIS KENTUCKY BLUEGRASS	SOD			
	214	VINCA MINOR COMMON PERIWINKLE	1 GAL		1'-6" OC	
NUMBER INDICATED ON HATCH THROUGHOUT THE DRAWING REFLECTS THE NUMBER OF PLANTS IN THAT PARTICULAR AREA						

LANDSCAPE REQUIREMENTS

BUILDING FOOTPRINT AREA (2,080 SF) (2 TREES PER 100 SF)
REQUIRED: 4 TREES
PROPOSED: 4 TREES

IMPERVIOUS SURFACE (27,008 SF) (1 TREE PER 4,000 SF)
REQUIRED: 7 TREES
PROPOSED: 7 TREES

PARKING ROW LANDSCAPE REQUIREMENTS
REQUIRED: 1 TREE (PER 10 SPACES)
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: 15,056 SF (15%) OF LOT AREA TO BE LANDSCAPED
PROPOSED: 18,221 SF (18.2%)

PARKING FACILITIES SHALL BE SCREENED TO A HEIGHT OF 3'

SCREENING SHALL BE REQUIRED IN ALL BUSINESS AND INDUSTRY ZONES WHENEVER ANY BUSINESS OR INDUSTRIAL USE IS ADJACENT TO OR ACROSS A STREET FROM A PROPERTY ZONED OR DEVELOPED FOR RESIDENTIAL USE

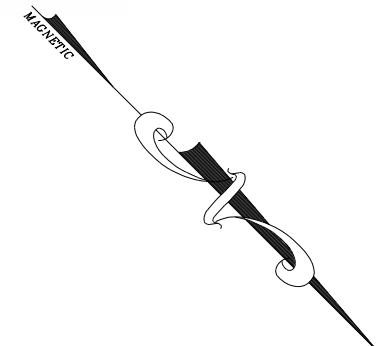
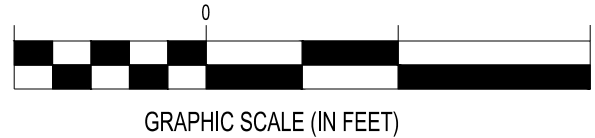
SPECIES DIVERSITY REQUIREMENTS (IF LESS THAN 30 TREES REQUIRED, ONE SPECIES SHALL MAKE UP NO MORE THAN ONE-FOURTH OF THE TOTAL)
MAXIMUM SPECIES ALLOWED: 7 TREES OF SAME SPECIES
MAXIMUM PROPOSED: 6 TREES OF SAME SPECIES

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 LAWN
- WEED BARRIER REQUIRED UNDER LANDSCAPE BEDS (INCLUDING MULCH AND ROCK BED)

IRRIGATION

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



WWW.CESOINC.COM
3601 RIGBY ROAD, SUITE 300
MAHARISHI, OH 44342
PHONE: 937.435.8584 FAX: 988.208.4826

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DATE 02/22/2024
ISSUE CUP SET

PROFESSIONAL SEAL

PROFESSIONAL LICENSE NO:
58277

PROFESSIONAL IN CHARGE
JEFFREY ALAN TIBBITTS

PROJECT MANAGER
KS

QUALITY CONTROL
EAB

DRAWN BY
TRH

PROJECT NAME



VALVOLINE
INSTANT
OIL CHANGE

SHAKOPEE, MN

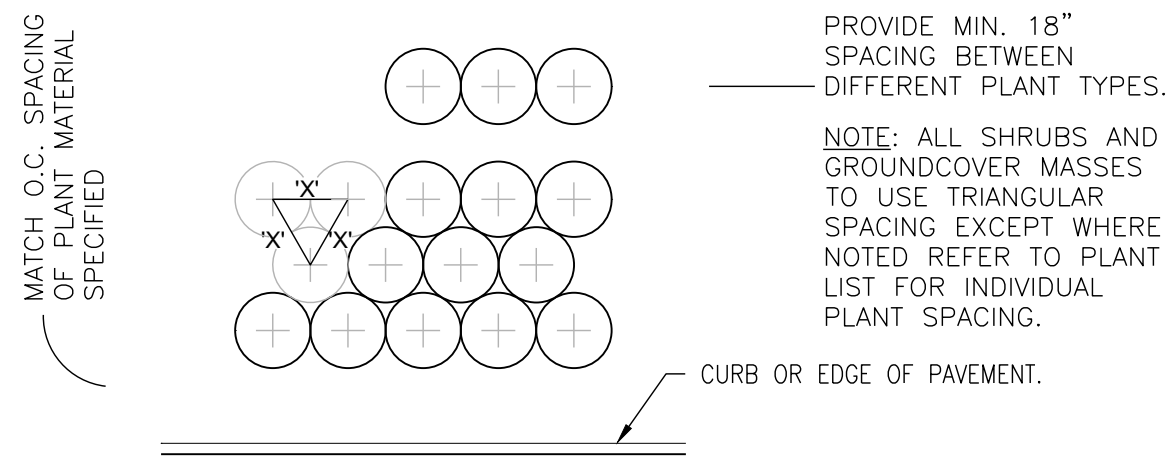
PROJECT NUMBER
762357

SHEET NAME

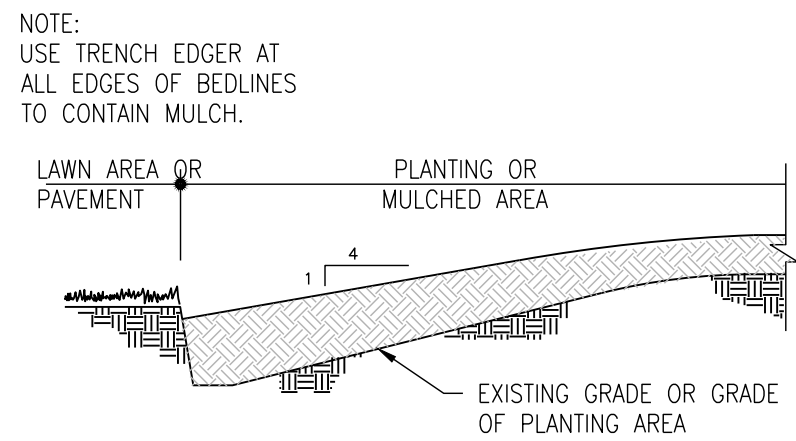
LANDSCAPE
PLAN

SHEET #

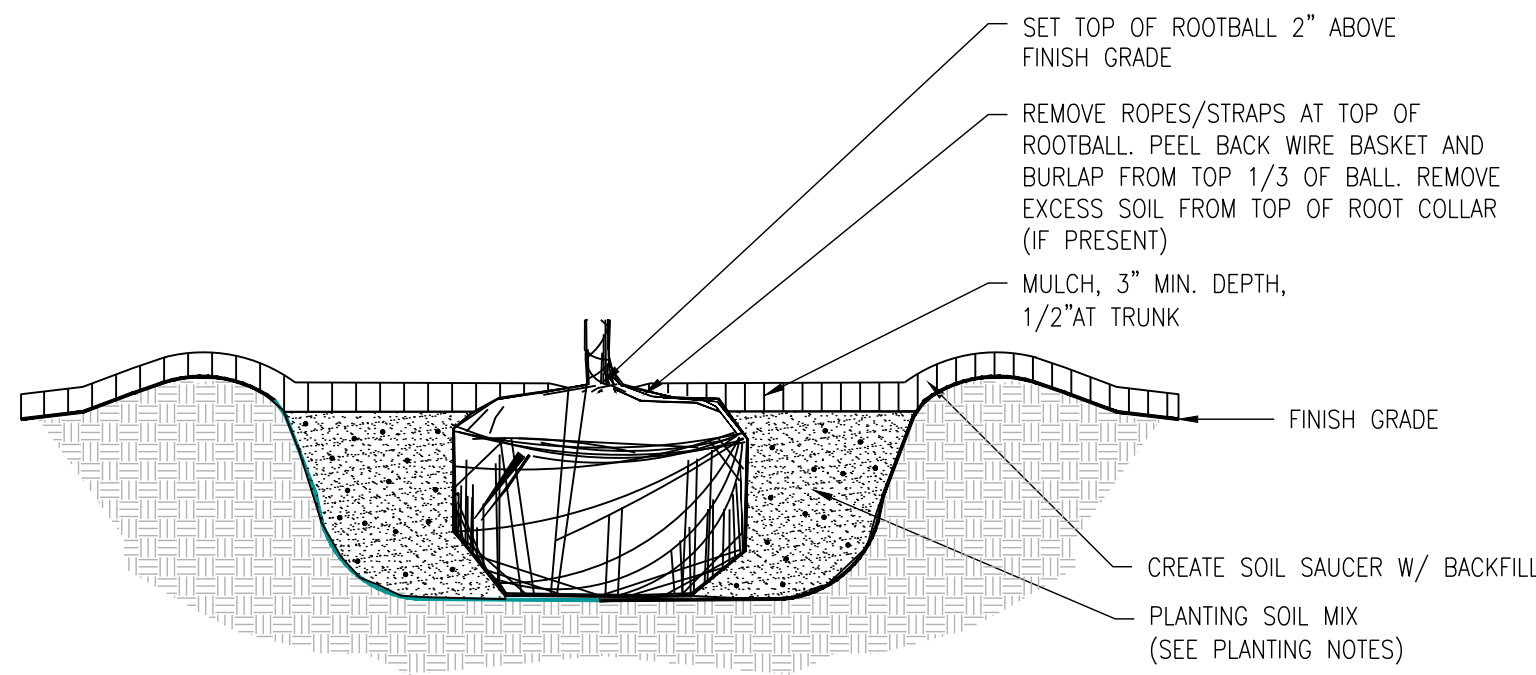
L1.0



1 TYP. PLANT SPACING
SCALE: NTS

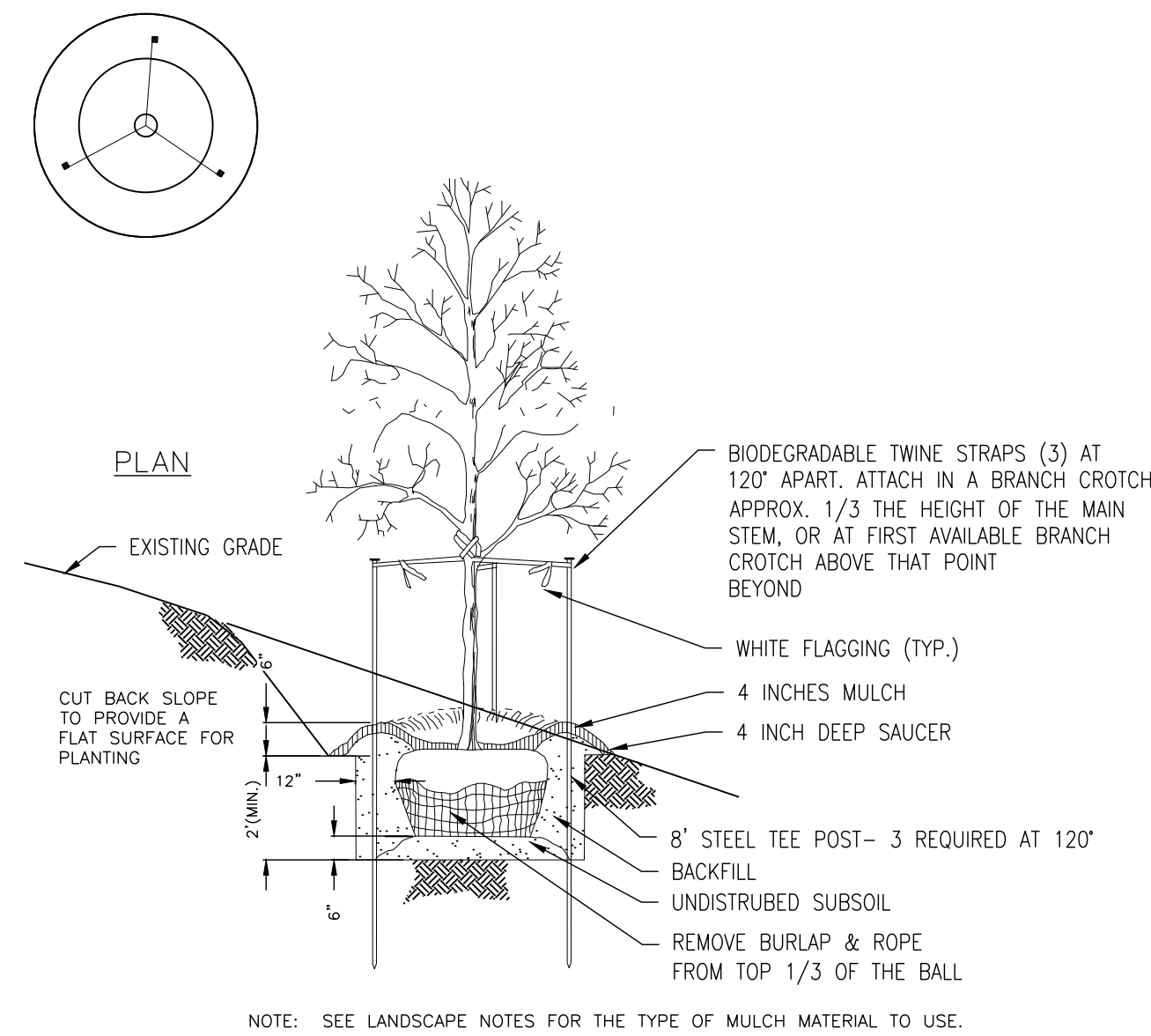


2 TRENCH EDGER
SCALE: NTS



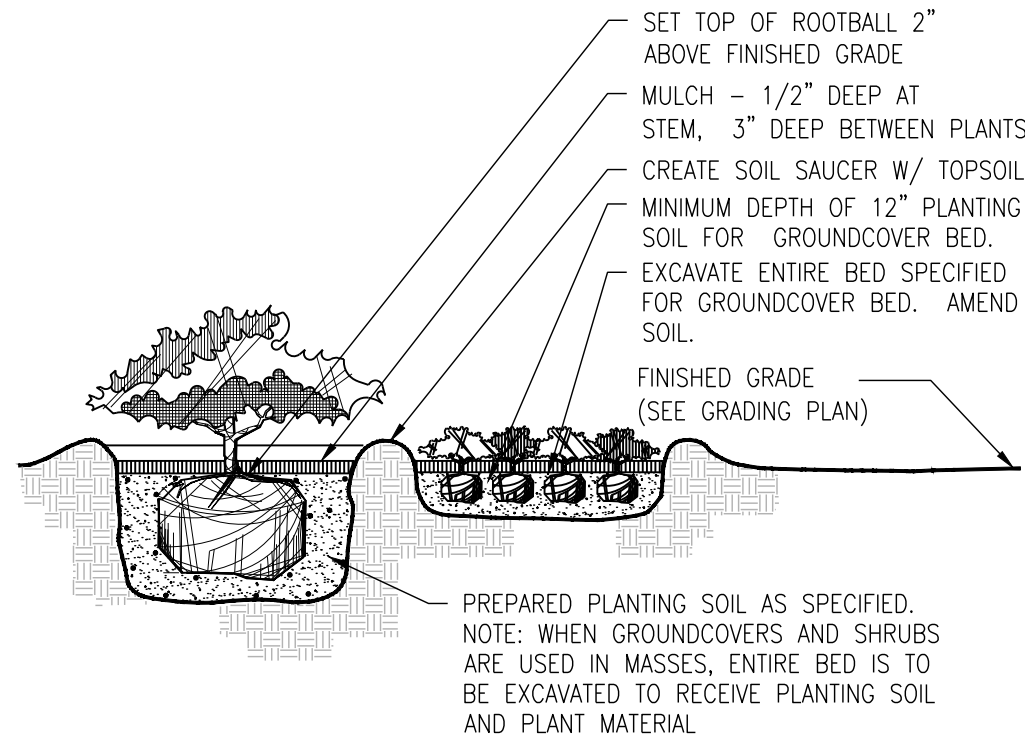
NOTE: ALL PLANT MATERIAL SHALL BE SUFFICIENTLY WATERED TO WET THE ENTIRE ROOT BALL 2 TO 4 HOURS PRIOR TO PLANTING.

3 ROOTBALL DETAIL
SCALE: NTS

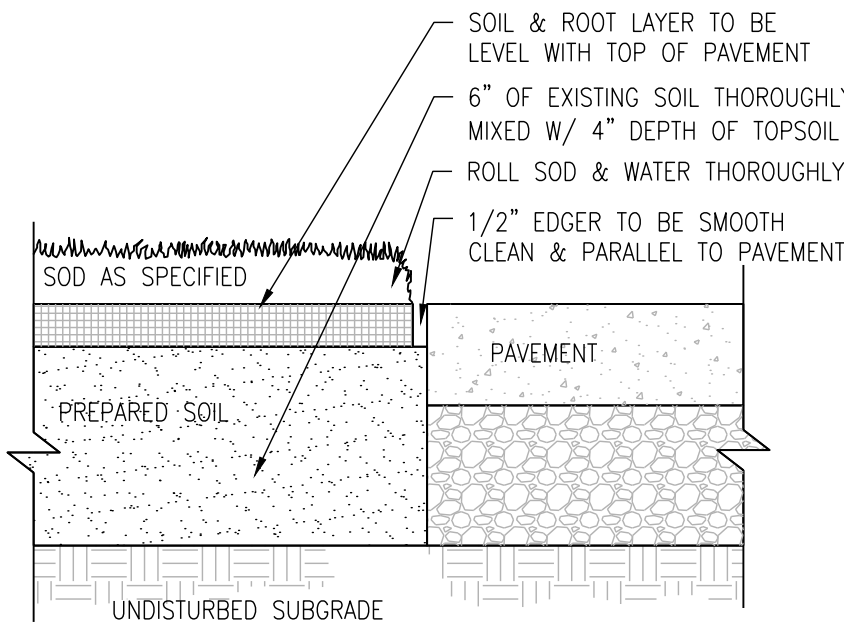


NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

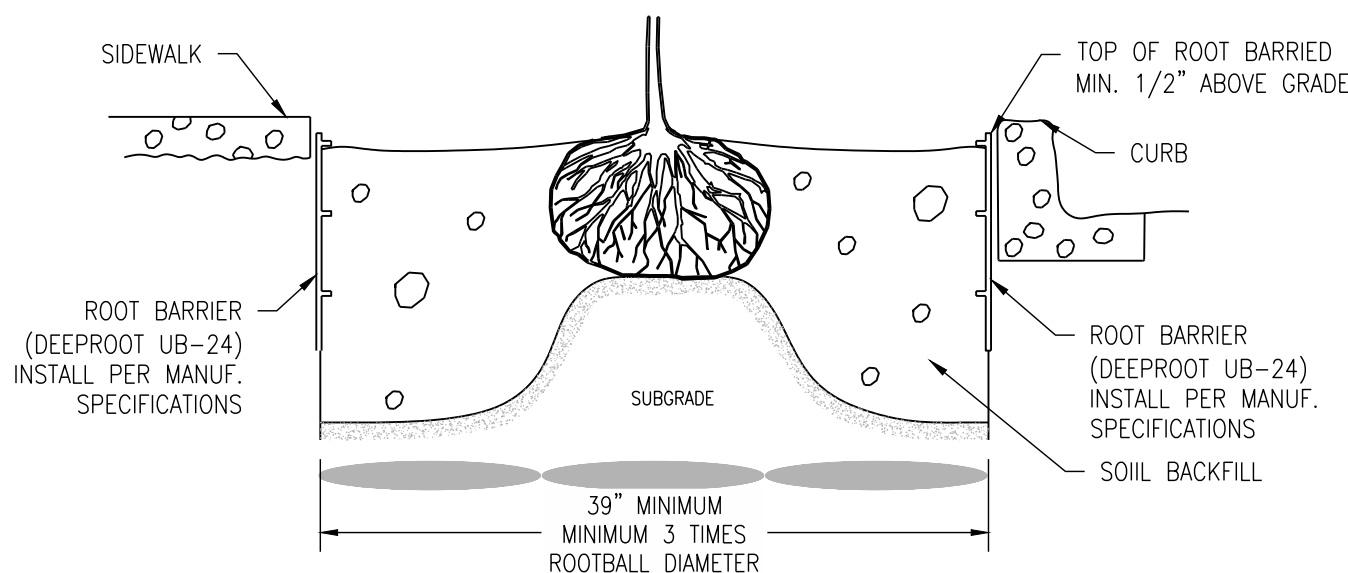
4 TREE PLANTING ON SLOPE
SCALE: NTS



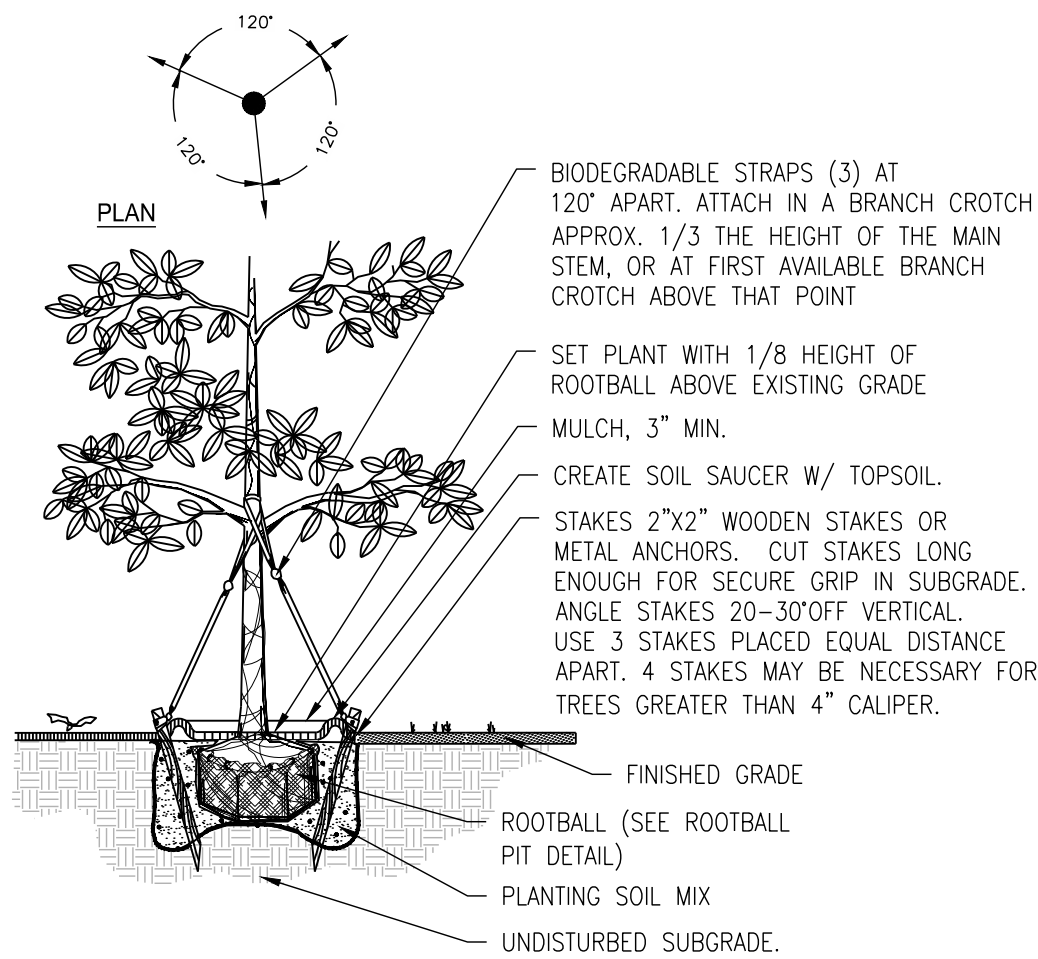
5 SHRUB & GROUNDCOVER PLANTING
SCALE: NTS



6 SOD EDGE DETAIL
SCALE: NTS

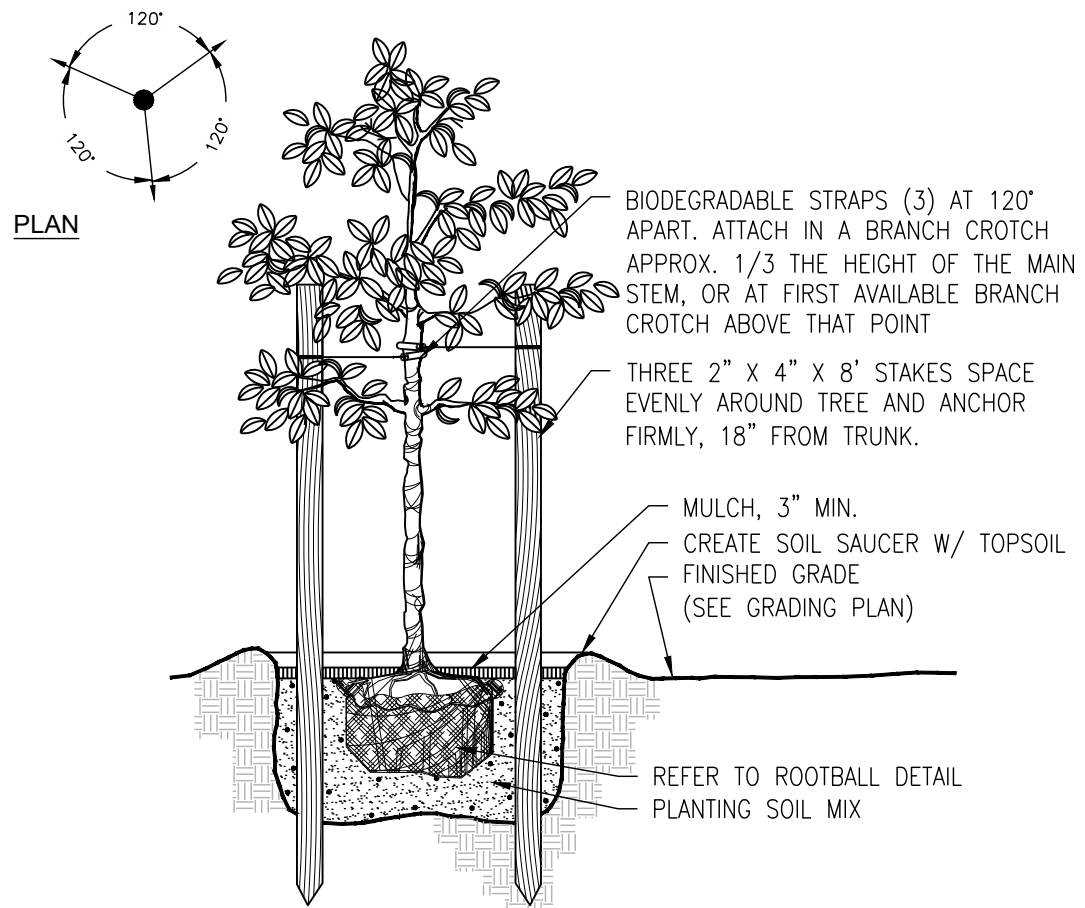


7 ROOT BARRIER
SCALE: NTS



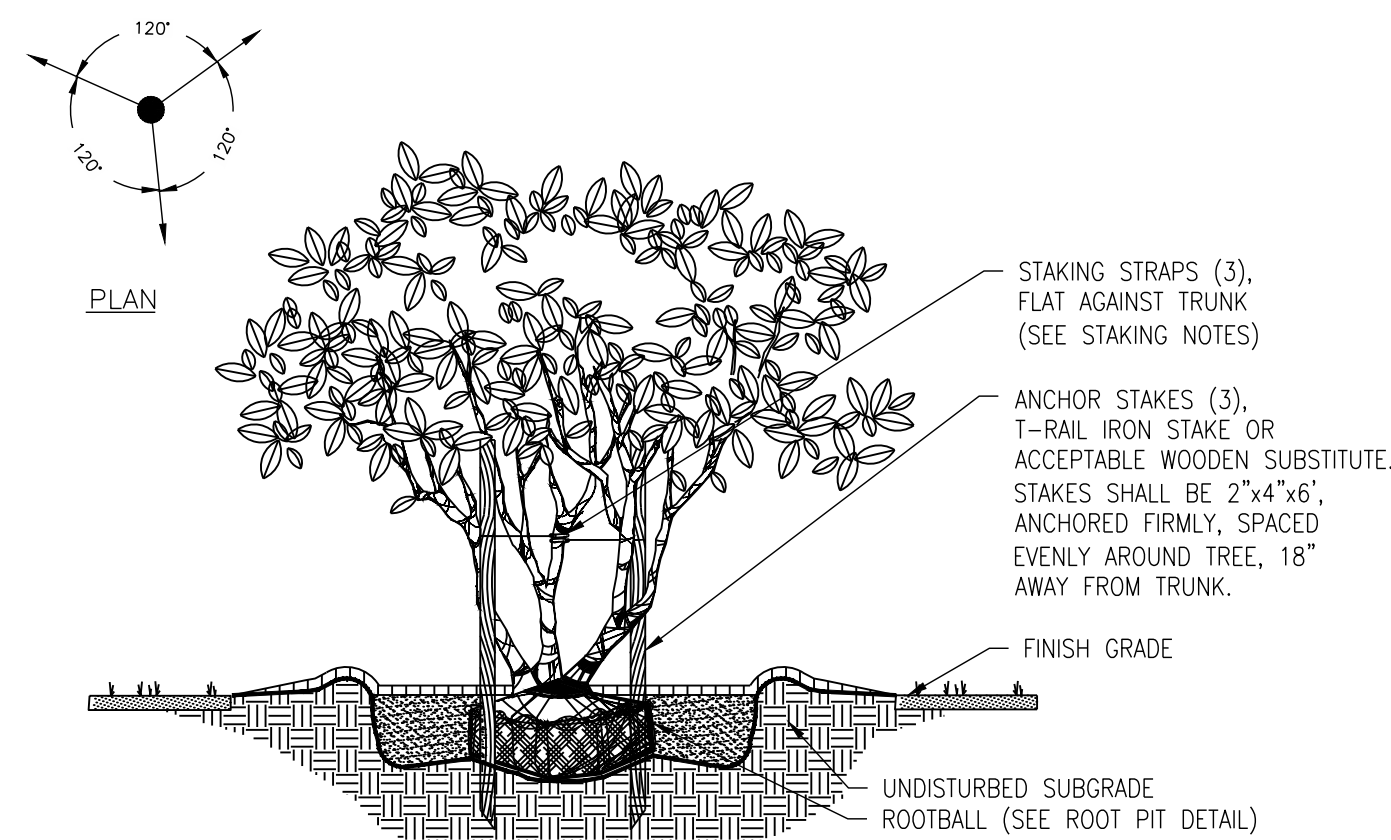
NOTE: STRAPS, WIDE, SOFT, BIODEGRADABLE MATERIAL MANUFACTURED FOR THE PURPOSE OF TREE ANCHORING. DO NOT USE HOSE AND WIRE.

8 DECIDUOUS TREE STAKING
SCALE: NTS



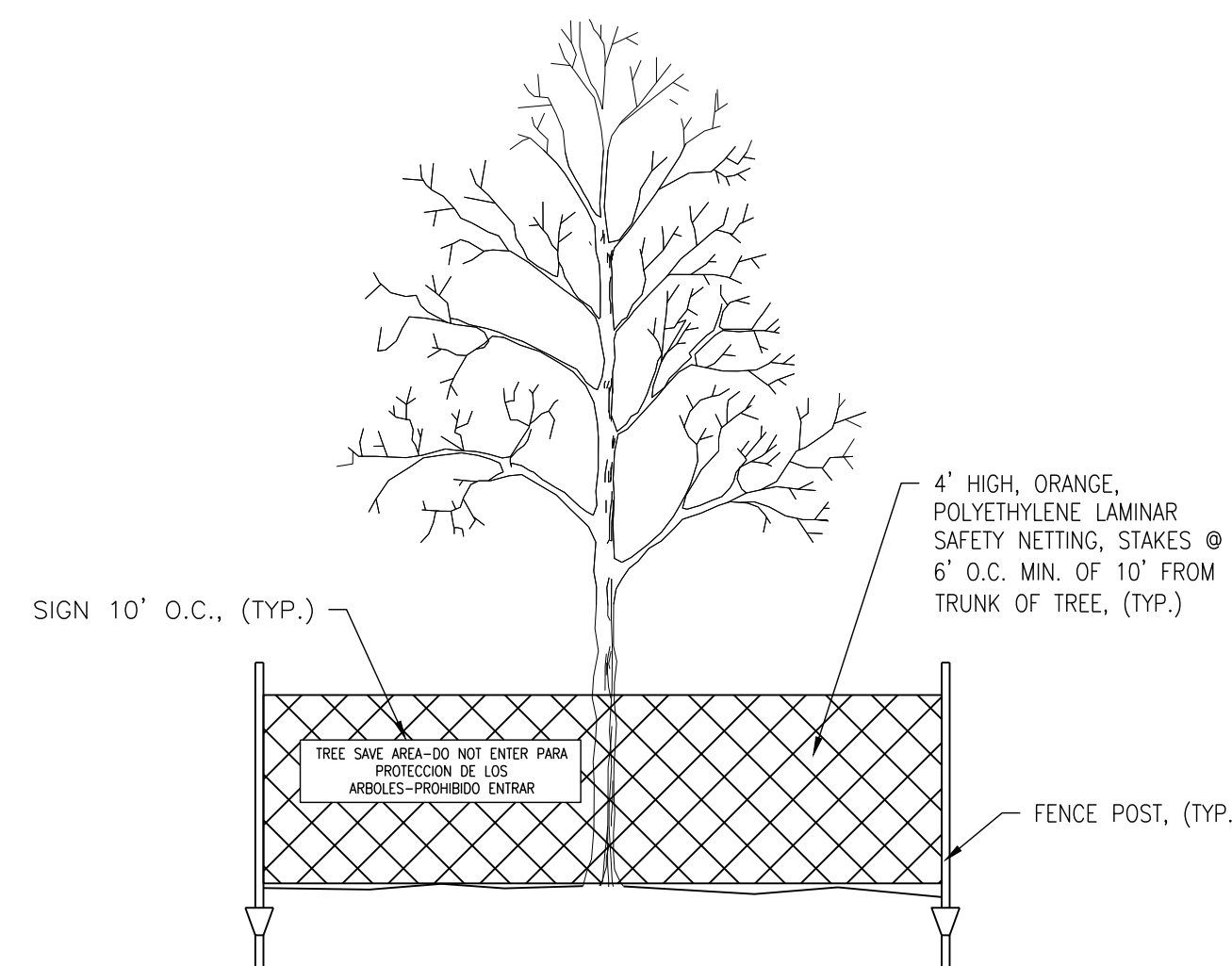
NOTE: STRAPS, WIDE, SOFT, BIODEGRADABLE MATERIAL MANUFACTURED FOR THE PURPOSE OF TREE ANCHORING. DO NOT USE HOSE AND WIRE.

9 SMALL TREE STAKING
SCALE: NTS



NOTE: STRAPS, WIDE, SOFT, BIODEGRADABLE MATERIAL MANUFACTURED FOR THE PURPOSE OF TREE ANCHORING. DO NOT USE HOSE AND WIRE.

10 MULTI-TRUNK TREE STAKING
SCALE: NTS



11 TREE PROTECTION DETAIL
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 CONTRACTORS 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 OWNERS REPRESENTATIVE AND ORDERED REPAIRED, REPLACED, OR COMPENSATED.



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DATE: 02/22/2024
ISSUE: CUP SET

PROFESSIONAL SEAL

PROFESSIONAL LICENSE NO: 42586

PROFESSIONAL IN CHARGE: JEFFREY ALAN TIBBITTS

PROJECT MANAGER: KS

QUALITY CONTROL: JMS

DRAWN BY: CJS

PROJECT NAME



**VALVOLINE
INSTANT
OIL CHANGE**

SHAKOPEE, MN

PROJECT NUMBER: 762357

SHEET NAME

**LANDSCAPE
DETAILS**

SHEET #

L1.1