

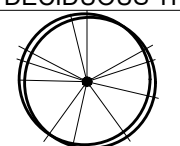
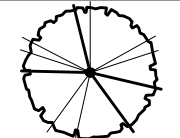
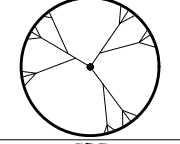
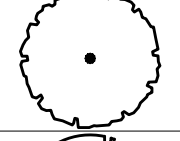
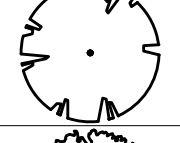
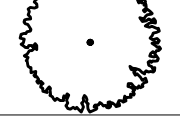
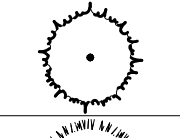
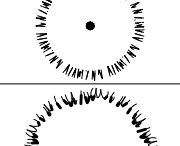
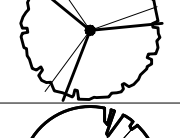
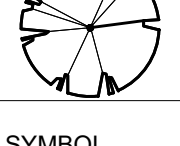
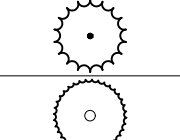
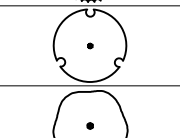
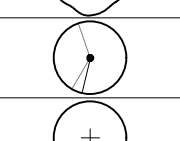
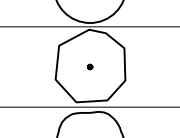
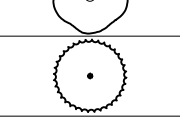
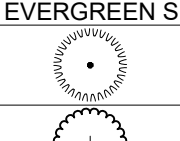
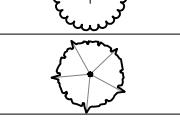
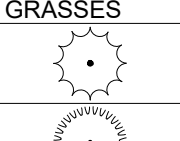
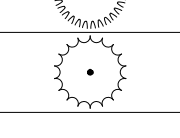
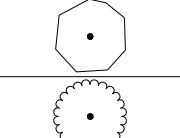
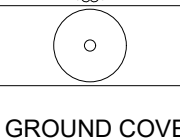
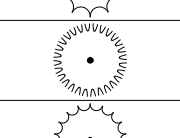
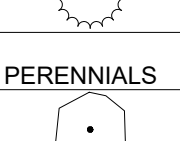
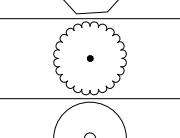
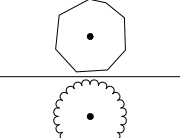
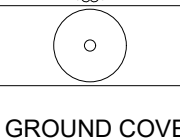
REFERENCE NOTES SCHEDULE

SYMBOL	PAVING DESCRIPTION	QTY	DETAIL	PRODUCT/MODEL	COLOR/FINISH		
	CONCRETE SIDEWALK	13,665 SF		CONCRETE SIDEWALK	GRAY / BROOMED FINISH		
SYMBOL	SITE FURNITURE DESCRIPTION	QTY	DETAIL	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
	BIKE RACK	7		DERO	HOOP RACK	GALVANIZED / BLACK	
	BENCH	6		LANDSCAPE FORMS	BANCAL BENCH	STORMCLOUD / IPE	88" BACKED, SURFACE MOUNT
	PLANTER	13		POTTERY BARN	VERADEK - ECO SPAN - MEDIUM	GRAY	

LANDSCAPE REQUIREMENTS

BUILDING FOOTPRINT: 42,631 SQ FT = 70 TREES (151.112-C)
IMPERVIOUS AREA: 9,590 SQ FT = 2 TREEs (151.112-D)
PARKING: 3 TREES REQUIRED / 1 PER 10 SPACES (151.112-E.1)
TOTAL TREES REQUIRED = 75

TOTAL TREE PROVIDED = 77

PLANT SCHEDULE								
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	NOTES		REMARKS
DECIDUOUS TREES								
	AL	6	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG MAPLE	2.5" CAL.	B&B			
	AB	6	ACER X FREEMANII 'BAILSTON' / MATADOR™ FREEMAN MAPLE	2.5" CAL.	B&B			
	BF	18	BETULA PLATYPHYLLA 'FARGO' TM / DAKOTA PINNACLE WHITE BIRCH	2" CAL.	B&B			
	GP	11	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE	2.5" CAL.	B&B			MALE ONLY
	QB	9	QUERCUS BICOLOR / SWAMP WHITE OAK	2.5" CAL.	B&B			
	TI-B	12	TILIA AMERICANA 'BOULEVARD' / BOULEVARD LINDEN	2.5" CAL.	B&B			
EVERGREEN TREES								
	JM	16	JUNIPERUS SCOPULORUM 'MEDORA' / MEDORA JUNIPER	6' HT.	B&B			
	PC	6	PICEA ABIES 'CUPRESSINA' / CUPRESSINA NORWAY SPRUCE	6' HT.	B&B			
	PI-P	9	PINUS PONDEROSA / PONDEROSA PINE	6' HT.	B&B			
ORNAMENTAL TREES								
	CA3	6	CORNUS ALTERNIFOLIA / PAGODA DOGWOOD	2" CAL.	B&B			
	SI	1	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	2" CAL.	B&B			
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	NOTES	SPACING	REMARKS
DECIDUOUS SHRUBS								
	AR-M	19	ARONIA MELANOCARPA 'UCONNAM165' / LOW SCAPE MOUND CHOKEBERRY	#2	POT	SPACE 3'-0" O.C.	36" o.c.	
	CO-B	54	CORNUS SERICEA 'BAILADELINE' TM / FIREDANCE DOGWOOD	#5	CONT.	SPACE 4'-0" O.C.	48" o.c.	
	CO-A	16	CORNUS SERICEA 'ALLEMAN'S COMPACT' / DWARF RED TWIG DOGWOOD	#5	POT	SPACE 4'-0" O.C.	48" o.c.	
	DI-L	36	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE	#2	POT	SPACE 3'-0" O.C.	36" o.c.	
	HY-P	33	HYDRANGEA PANICULATA 'JANE' TM / LITTLE LIME PANICLE HYDRANGEA	#5	POT	SPACE 4'-0" O.C.	48" o.c.	
	RH-G	85	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	#5	CONT.	SPACE 4'-0" O.C.	48" o.c.	
	RI-A	43	RIBES ALPINUM / ALPINE CURRANT	#5	POT	SPACE 4'-0" O.C.	48" o.c.	
	SA-P	23	SALIX PURPUREA 'CANYON BLUE' / ARCTIC BLUE PURPLE OSIER WILLOW	#5	CONT.	SPACE 3'-6" O.C.	42" o.c.	
	SO-S	119	SORBARIA SORBIFOLIA 'SEM' / SEM ASH LEAF SPIREA	#2	POT	SPACE 3'-0" O.C.	36" o.c.	
EVERGREEN SHRUBS								
	JT	42	JUNIPERUS CHINENSIS 'MONLEP' / MINT JULEP® CHINESE JUNIPER	#5	CONT.	SPACE 4'-0" O.C.	54" o.c.	
	JU-R	3	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	6' HEIGHT	CONT.	SPACE 5'-0" O.C.	60" o.c.	
	TN	60	TAXUS X MEDIA 'TAUNTON' / TAUNTON YEW	#5	CONT.	SPACE 4'-0" O.C.	48" o.c.	
GRASSES								
	CA-A	54	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	#1	CONT.	PLANT AS SHOWN ON PLAN	24" o.c.	
	SC-M	16	SCHIZACHYRIUM SCOPARIUM 'MINNBLUE' / BLUE HEAVEN LITTLE BLUESTEM	#1	POT	SPACE 2'-0" O.C.	24" o.c.	
	SP-H	17	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	#1	POT	SPACE 1'-6" O.C.	18" o.c.	
PERENNIALS								
	EC-W	6	ECHINACEA PURPUREA 'WHITE SWAN' / WHITE SWAN CONEFLOWER	#1	POT	SPACE 1'-6" O.C.	18" o.c.	
	LI-K	4	LIATRIS SPICATA 'KOBOLD' / KOBOLD BLAZING STAR	#1	POT	SPACE 2'-0" O.C.	24" o.c.	
	PE-A	8	PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY' / BLUE JEAN BABY RUSSIAN SAGE	#1	POT	SPACE 3'-0" O.C.	30" o.c.	
GROUND COVERS								
	SOD	24,165 SF	SOD	SOD				

TREE PRESERVATION NOTES

TREE PROTECTION

1.

CONTRACTOR SHALL PRESERVE TREES SHOWN IN THE DRAWINGS TO BE PROTECTED AND PRESERVED. INSTALL TREE PROTECTION MEASURES PER DETAILS.
2.

TREE PROTECTION MEASURES ARE TO BE INSTALLED PRIOR TO DEMOLITION AND SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD.
3.

NO WORK SHALL OCCUR IN TREE PROTECTION ZONES.
4.

CONTRACTOR SHALL TAKE EXTRA PRECAUTIONS TO MINIMIZE DAMAGE TO TREES WHERE WORK IS DESIGNATED TO OCCUR WITHIN AND ADJACENT TO THE DRIPLINE OF TREES. REFER TO TREE PROTECTION DETAILS FOR TREE PROTECTION FENCE, TRUNK PROTECTION, AND PRUNING PRACTICES.
- 4.1.

EXCAVATION WORK WITHIN DRIPLINE OF TREES SHALL BE LIMITED TO HAND REMOVAL, DIRECTIONAL BORING, AND AIR KNIFE ONLY TO MINIMIZE DAMAGE TO ROOT SYSTEMS. SEE SPECIFICATIONS FOR DIRECTIONAL BORING DEPTHS WITHIN DRIPLINE OF TREES.
- 4.2.

WHERE WORK IS TO OCCUR WITHIN DRIPLINE OF TREES OR TREE PROTECTION ZONES, PROVIDE ROOT PRUNING AS CLEANLY CUT ROOTS PRIOR TO EXCAVATION OR TRENCHING ACTIVITIES. ROOT PRUNING TO BE PERFORMED BY ISA CERTIFIED ARBORIST FAMILIAR WITH ROOT PRUNING PRACTICES.
- 4.3.

PROTECT TRUNK AND BRANCHES FROM DAMAGE WHERE WORK IS DESIGNATED TO OCCUR WITHIN THE DRIPLINE OF TREES. PROVIDE TRUNK PROTECTION PER DETAILS.
5.

CONTRACTOR SHALL NOT PLACE TEMPORARY STRUCTURES OR STORE MATERIALS IN TREE PROTECTION ZONES OR WITHIN THE DRIPLINE OF TREES.

ROOT PROTECTION

1.

IN AREAS WHERE WORK OCCURS WITHIN DRIPLINE OF TREES AND IDENTIFIED AS ROOT PROTECTION ZONES, CONTRACTOR SHALL USE EXTRA PRECAUTION TO MINIMIZE DISTURBANCE TO ROOTS DURING CONSTRUCTION ACTIVITIES.

SITE AND LANDSCAPE NOTES

SITE PREPARATION NOTES

1.

CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2.

CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3.

CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
4.

CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
5.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS (MINIMUM 10' CLEARANCE).
6.

CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
7.

UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF EXISTING TREES TO REMAIN.
8.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
9.

HORIZONTAL AND VERTICAL ALIGNMENT OF PROPOSED WALKS, TRAILS OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.
10.

CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
11.

CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF SUBSTANTIAL COMPLETION. REPAIR OF ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO SUBSTANTIAL COMPLETION SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
12.

EXISTING TREES OR SIGNIFICANT SHRUB MASSINGS FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
13.

EXISTING TREES TO REMAIN, UPON DIRECTION OF LANDSCAPE ARCHITECT, SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD, DAMAGED AND RUBBING BRANCHES.
14.

CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE SUBSTANTIAL COMPLETION INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.
15.

CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO SUBSTANTIAL COMPLETION.
16.

SYMBOLS ON PLAN DRAWING TAKE PRECEDENCE OVER SCHEDULES IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.
- PLANTING
1.

SPRING PLANT MATERIAL INSTALLATION IS FROM APRIL 15 TO JUNE 15.

2.

FALL CONIFEROUS PLANTING IS ACCEPTABLE FROM AUGUST 21 TO SEPTEMBER 30.

3.

FALL DECIDUOUS PLANTING IS ACCEPTABLE FROM AUGUST 15 UNTIL NOVEMBER 15.

4.

ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

5.

STAKE PROPOSED PLANTING LOCATIONS PER PLAN FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALL.

6.

PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACE.

7.

INSTALL PLANT MATERIAL AFTER FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

8.

INSTALL PLANT MATERIALS PER PLANTING DETAILS.

9.

SUBSTITUTION REQUESTS FOR PLANT MATERIAL TYPE & SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHITECT AND ARE SUBJECT TO CONTRACT ADJUSTMENTS.

10.

ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.

11.

FERTILIZE PLANT MATERIALS IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS. FERTILIZE PLANT MATERIAL UPON INSTALLATION WITH DRIED BONE MEAL AND OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL (PER THE MANUFACTURER'S INSTRUCTIONS) OR TREAT FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-0-5 OF 12 OZ. PER 2.5" CALIPER TREE AND 6 OZ. PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-0-10 THE FOLLOWING SPRING IN THE TREE SAUCER.

12.

INSTALL 18" DEPTH OF PLANTING SOIL IN AREAS RECEIVING GROUND COVER, PERENNIALS, AND ANNUALS. PLANTING SOIL SHALL CONSIST OF MNDOT 3877-B MODIFIED TO CONTAIN A MAXIMUM OF 30% SAND, A PH OF 7.1 MAX, OR AS OTHERWISE SPECIFIED IN THE PROJECT SPECIFICATIONS MANUAL.

13.

TREE WRAPPING MATERIAL SHALL BE PAPER APPLIED FROM TRUNK FLARE TO FIRST BRANCH. WRAP SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1.

14.

APPLY PRE-EMERGENT HERBICIDE (GREEN OR APPROVED EQUAL) IN ANNUAL, PERENNIAL, AND SHRUB BEDS FOLLOWED BY SHREDDED HARDWOOD MULCH. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING USE OF HERBICIDES.
- MULCHING
1.

INSTALL 4" DEEP FINELY SHREDDED HARDWOOD MULCH RINGS AT CONIFEROUS & DECIDUOUS TREES WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

2.

INSTALL 3" DEEP FINELY SHREDDED HARDWOOD MULCH RINGS AT SHRUB PLANTING AREAS WITH NO MULCH IN DIRECT CONTACT WITH SHRUB STEMS.

3.

INSTALL 3" DEEP FINELY SHREDDED MULCH IN PERENNIAL PLANTING BEDS. REMOVE ALL MULCH FROM STEMS OF PERENNIALS. PLANT STEMS SHOULD NOT BE IN DIRECT CONTACT WITH MULCH.
- WATERING
1.

PLANTED MATERIALS SHALL BE WATERED BY TEMPORARY MEANS UNTIL PLANTS ARE ESTABLISHED.

2.

TEMPORARY WATERING MEANS, METHODS, AND SCHEDULING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. REMOVE TEMPORARY WATERING EQUIPMENT UPON PLANT ESTABLISHMENT.
- WARRANTY
1.

WARRANTY NEW PLANT MATERIAL THROUGH TWO CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
- TURF NOTES
1.

SOD AREAS DISTURBED DUE TO GRADING UNLESS NOTED OTHERWISE.

2.

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

3.

UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING SEED & SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

4.

FALL SODDING IS ACCEPTABLE FROM AUGUST 15 TO NOVEMBER 1. FALL SEEDING IS ACCEPTABLE FROM AUGUST 15 TO SEPTEMBER 15. ADJUSTMENTS TO SOD/SEED PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- IRRIGATION NOTES
1.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION THAT MEETS THE REQUIREMENTS OF THE PROVIDED PERFORMANCE SPECIFICATION AS PART OF THE SCOPE OF WORK. SUBMIT LAYOUT PLAN AND SPECIFICATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

2.

CONTRACTOR SHALL FIELD VERIFY WATER SUPPLY, VOLUME, PRESSURE AND LOCATION FOR SYSTEM TAP PRIOR TO SYSTEM DESIGN.

3.

CONTRACTOR SHALL FIELD VERIFY AND INSPECT EXISTING IRRIGATION SYSTEM LAYOUT, EQUIPMENT, CONDITION AND OPERABILITY PRIOR TO SYSTEM DESIGN.

4.

CONTRACTOR SHALL CONFIRM COMPLETE LIMITS OF IRRIGATION WITH LANDSCAPE ARCHITECT PRIOR TO SUPPLYING SHOP DRAWINGS.

5.

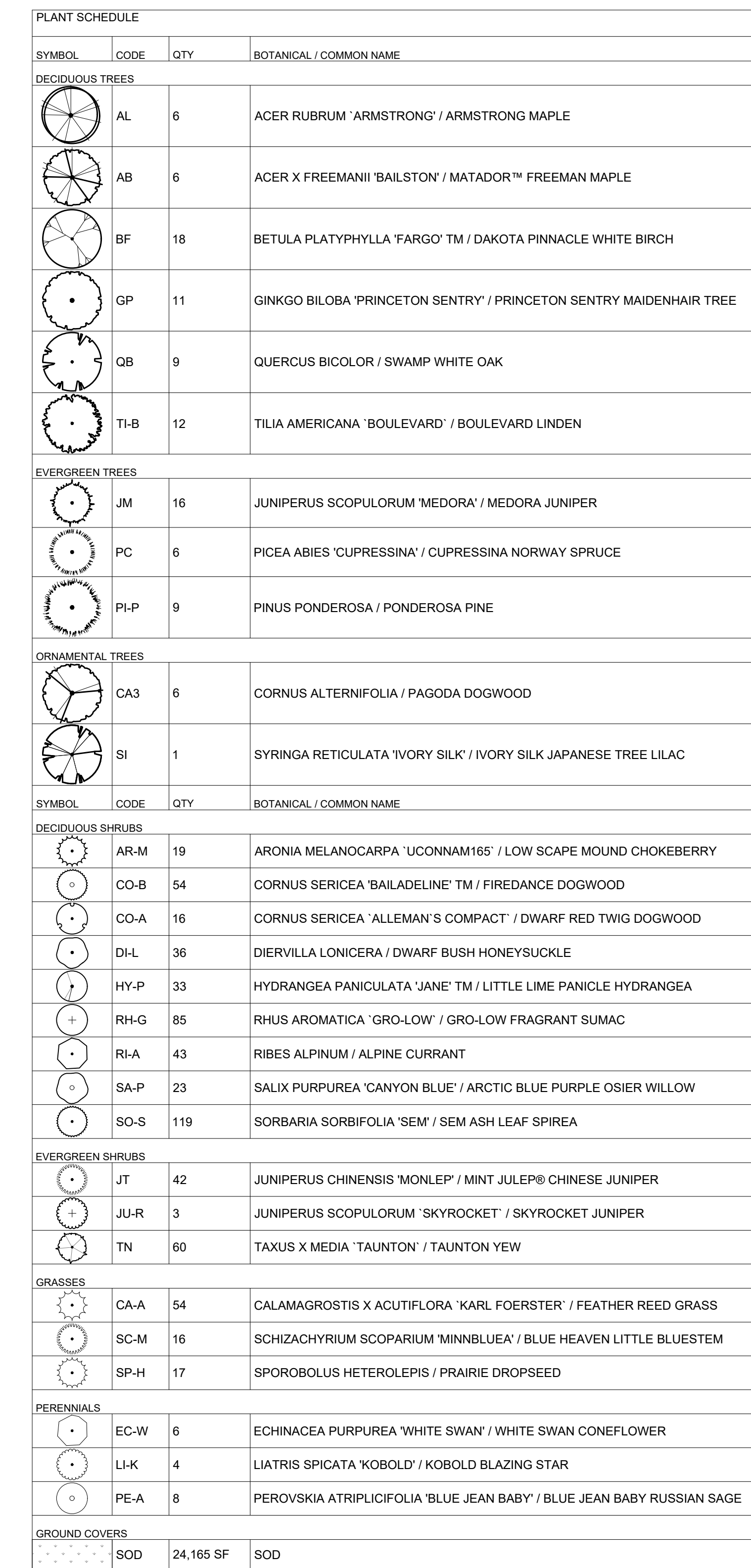
CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF AREAS RECEIVING DRIP IRRIGATION PRIOR TO INSTALLATION OF MULCH.

6.

CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH AS-BUILT DRAWINGS, DETAILED SYSTEM OPERATION INSTRUCTIONS AND AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND PLANTED MATERIAL GROWTH REQUIREMENTS.
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- NOT FOR
CONSTRUCTION
- CITY RESUBMITTAL
- 05.01.2024
- REVISIONS
- DATE05/01/2024
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PHASECITY RESUBMITTAL
DRAWN BYJES
CHECKED BYJES
- NOTES +
SCHEDULES
- L010



URBANWORKS

CONSULTANT

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PHASE	CITY RESUBMITTAL
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LANDSCAPE
PLAN

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