

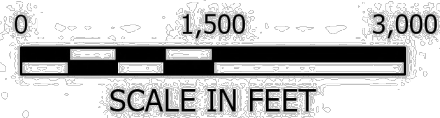
ROLLS-ROYCE SOLUTIONS AMERICA FACILITY UPGRADE

MANKATO, MINNESOTA

ISG PROJECT # 25-33248



LOCATION MAP



SITE SUMMARY		
PROJECT ADDRESS/LOCATION:	1711 ENERGY DRIVE MANKATO, MINNESOTA 56001	
ZONING:	M-1 LIGHT INDUSTRIAL	
SITE/LOT AREA:	176,954 SF	(4.06 AC)
REQUIRED SETBACKS		
	PARKING	BUILDING
FRONT YARD	15'	30'
SIDE YARD	6'	15'
REAR YARD (TRANSITIONAL)	30'	30'
PARKING DATA		
LAND USE CLASSIFICATION	TESTING, OFFICES	
PARKING SPACES REQUIRED (CODE)	TESTING: ONE PARKING SPACE FOR EACH 300 SQ. FT. OF FLOOR AREA OFFICES: ONE PARKING SPACE FOR EACH 250 SQ. FT. OF GROSS FLOOR AREA	
GOVERNING INFORMATION	MANKATO CITY CODE OF ORDINANCES	
PARKING SPACES REQUIRED	TEST FLOOR AREA: 1,825 SF / 300 SF = 6 STALLS OFFICE SPACE: 2,642 SF / 250 = 11 STALLS	
PARKING STALLS PROVIDED		
STANDARD	EXISTING: 15 PROPOSED: 15	
ACCESSIBLE	EXISTING: 2 PROPOSED: 0	
TOTAL	32	

SHEET INDEX

- C0-10 TITLE
- C0-11 LEGENDS AND NOTES
- C0-20 DETAILS
- C0-21 DETAILS
- C1-10 SWPPP NARRATIVE
- C1-11 SWPPP NARRATIVE
- C1-12 SWPPP NARRATIVE
- C1-20 SWPPP DETAILS
- C1-30 SWPPP
- C2-10 EXISTING SITE AND REMOVAL PLAN
- C3-10 SITE AND UTILITY PLAN
- C4-10 GRADING PLAN
- C5-10 SITE RESTORATION AND PLANTING PLAN
- C5-20 PLANTING DETAILS
- S1-00 STRUCTURAL NOTES
- S1-11 FOUNDATION & SLAB PLAN
- S2-11 FOUNDATION & SLAB DETAILS

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BRYAN M. PETZEL

DATE: LIC. NO. 53191

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PROJECT

ROLLS ROYCE SOLUTIONS AMERICA, INC. FACILITY UPGRADE

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C0-GENERAL
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	---
CLIENT PROJECT NO.	---

TITLE

TITLE

SHEET

C0-10

PROJECT INDEX:

OWNER:
**ROLLS-ROYCE
SOLUTIONS AMERICA, INC.
1711 ENERGY DRIVE
MANKATO, MINNESOTA 56001
CONTACT PHONE: 507.625.7973**

PROJECT
ADDRESS / LOCATION:
**1711 ENERGY DRIVE, MANKATO,
MINNESOTA 56001**

MANAGING OFFICE:
I & S GROUP, INC. (ISG)

MANKATO OFFICE
115 EAST HICKORY STREET
SUITE 300
MANKATO, MN 56001
PHONE: 507.387.6651

PROJECT MANAGER: RANDY POTTER
EMAIL: RANDY.POTTER@ISGNC.COM



SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF MANKATO REQUIREMENTS AND MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2025 EDITION, THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA, 2025 EDITION, AND THE CURRENT VERSION OF THE MINNESOTA STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1996 ADJUSTMENT (NAD83(1996)) ON THE BLUE EARTH COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.

ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

B.M. ELEVATION=1008.72

TNPH LOCATED APPROX. 35' SOUTH
OF THE ENTRANCE OF ROLLS-ROYCE
SOLUTIONS AMERICA, INC.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS
OF DATA COLLECTED IN AUGUST 2025 BY ISG.

PRELIMINARY NOT FOR CONSTRUCTION

SYMBOL LEGEND

EXISTING		PROPOSED	
○ EX STM MH	STORM MANHOLE		
□ EX CB	STORM CATCH BASIN		
EX CO	STORM CLEANOUT		
	STORM CULVERT		
□	DOWNSPOUT		
○	ROOF DRAIN		
○ EX SAN MH	SANITARY MANHOLE		
EX CO	SANITARY CLEANOUT		
	LIFT STATION		
	WATER REDUCER		
	WATER VALVE		
	WATER VALVE MAHOLE		
	WATER CURB STOP		
	WATER SHUT-OFF		
EX POST INDICATOR VALVE	POST INDICATOR VALVE		
	FIRE DEPARTMENT CONNECTION		
	WELL		
	MONITORING WELL		
□	LAWN SPRINKLER BOX		
*	LAWN SPRINKLER HEAD		
	HYDRANT		
EX YARD HYD	YARD HYDRANT		
	UTILITY POLE		
	LIGHT POLE		
	GROUND LIGHT		
	GUY WIRE		
	TRANSFORMER		
EX HH	HANDHOLE		
EX ELEC MH	ELECTRIC MANHOLE		
	ELECTRIC METER		
	UTILITY VAULT		
	AIR CONDITIONER		
	GAS METER		
	GAS VALVE		
	SOIL BORING		
	FLAG POLE		
	MAILBOX		
EX SIGNAL	TRAFFIC SIGNAL		
	SIGN		
	STREET SIGN		
	WHEEL STOP		
	RAILROAD CROSSING SIGN		
	POST		
	DECIDUOUS TREE		
	CONIFEROUS TREE		
	BUSH		
	TREE STUMP		
	WETLAND / MARSH		
	ROCK / BOULDER		

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

LINETYPE LEGEND

EXISTING		PROPOSED	
	STORM DRAIN		
	SANITARY SEWER		
	SANITARY SEWER FORCEMAIN		
	WATER MAIN		
	GAS		
	OVERHEAD ELECTRIC		
	UNDERGROUND ELECTRIC		
	UNDERGROUND TELEPHONE		
	UNDERGROUND TV		
	OVERHEAD UTILITY		
	UNDERGROUND UTILITY		
	FIBER OPTIC		
	WETLAND		
	WATER EDGE		
	DITCH / SWALE		
	FENCE LINE		
	TREE LINE		
	PROPERTY / LOT LINE		
	RIGHT OF WAY LINE		
	ACCESS CONTROL		
	EASEMENT LINE		

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT	GC	GENERAL CONTRACTOR	PVC	POLYVINYL CHLORIDE
ADD	ADDENDUM	GFE	GARAGE FLOOR ELEVATION	PVMT	PAVEMENT
AFF	ABOVE FINISHED FLOOR	GL	GUTTER LINE	QTY	QUANTITY
AGG	AGGREGATE	GPM	GALLONS PER MINUTE	R	RIM
APPROX	APPROXIMATE	GV	GATE VALVE	RAD	RADIUS
ARCH	ARCHITECT, ARCHITECTURAL BASEMENT FLOOR	HDPE	HIGH DENSITY POLYETHYLENE	RCP	REINFORCED CONCRETE PIPE
BFE	ELEVATION	HD	HEAVY DUTY	RD	REINFORCING BAR
BIT	BITUMINOUS	HH	HANDHOLE	REM	REMOVE
BLDG	BUILDING	HMA	HOT MIX ASPHALT	ROW	RIGHT OF WAY
BM	BENCHMARK	HORIZ	HORIZONTAL	R/W	RIGHT OF WAY
CAD	COMPUTER-AIDED DESIGN	HR	HOUR	SAN	SANITARY
CB	CATCH BASIN	HWL	HIGH WATER LEVEL	SCH	SCHEDULE
CFS	CUBIC FEET PER SECOND	HWY	HIGHWAY	SF	SQUARE FOOT
CF	CUBIC FOOT	HYD	HYDRANT	SPEC	SPECIFICATION
CI	CAST IRON	I	INVERT	SQ	SQUARE
CIP	CAST IRON PIPE	ID	INSIDE DIAMETER	STA	STATION
CIPC	CAST IN PLACE CONCRETE	IN	INCH	STM	STORM
CJ	CONCRETE CONTROL JOINT	INV	INVERT	SY	SQUARE YARD
CL	CENTERLINE	IP	IRON PIPE	T/C	TOP OF CURB
CMP	CORRUGATED METAL PIPE	IPS	IRON PIPE SIZE	TEL	TELEPHONE
CO	CLEANOUT	J-BOX	JUNCTION BOX	TEMP	TEMPORARY
CONC	CONCRETE	JT	JOINT	THRU	THROUGH
CONST	CONSTRUCTION	LF	LINEAR FEET	TN/FH	TOP NUT OF FIRE HYDRANT
CONT	CONTINUOUS	LIN	LINEAR	TRANS	TRANSFORMER
CR	COUNTY ROAD	LPS	LOW PRESSURE	TV	TELEVISION
C&G	CURB AND GUTTER	STEAM	STEAM	T/W	TOP OF WALL
DEMO	DEMOLITION	LS	LUMP SUM LOWEST	TYP	TYPICAL
DI	DROP INTAKE	LSO	STRUCTURAL OPENING	UT	UNDERGROUND TELEPHONE
DIA	DIAMETER	MAX	MAXIMUM	VCP	VITRIFIED CLAY PIPE
DIM	DIMENSION	MB	MAIL BOX	W/O	WITHOUT
DS	DOWNSPOUT	MECH	MECHANICAL	W/	WITH
EA	EACH	MH	MANHOLE	YD	YARD
ELEC	ELECTRICAL	MIN	MINIMUM	YR	YEAR
ELEV	ELEVATION	MISC	MISCELLANEOUS		
EOF	EMERGENCY OVERFLOW	NO	NUMBER		
EQ	EQUAL	NTS	NOT TO SCALE		
EX	EXISTING	NWL	NORMAL WATER LEVEL		
F/G	FORM GRADE	OC	ON CENTER		
FDC	FIRE DEPARTMENT CONNECTION	OCEW	ON CENTER EACH WAY		
FDN	FOUNDATION	OH	OVERHEAD		
FES	FLARED END SECTION	OHWL	ORDINARY HIGH WATER LEVEL		
FFE	FINISHED FLOOR ELEVATION	OHD	OVERHEAD DOOR		
FPM	FEET PER MINUTE	OZ	OUNCE		
FPS	FEET PER SECOND	PCC	PORTLAND CEMENT CONCRETE		
FT	FOOT, FEET	PED	PEDESTAL, PEDESTRIAN		
FTG	FOOTING	PERF	PERFORATED		
GA	GAUGE	PL	PROPERTY LINE		
GAL	GALLON	PP	POLYPROPYLENE		
GALV	GALVANIZED	PSI	POUNDS PER SQUARE INCH		



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PROJECT

ROLLS ROYCE
SOLUTIONS
AMERICA, INC.
FACILITY
UPGRADE

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C0-GENERAL
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	---
CLIENT PROJECT NO.	---

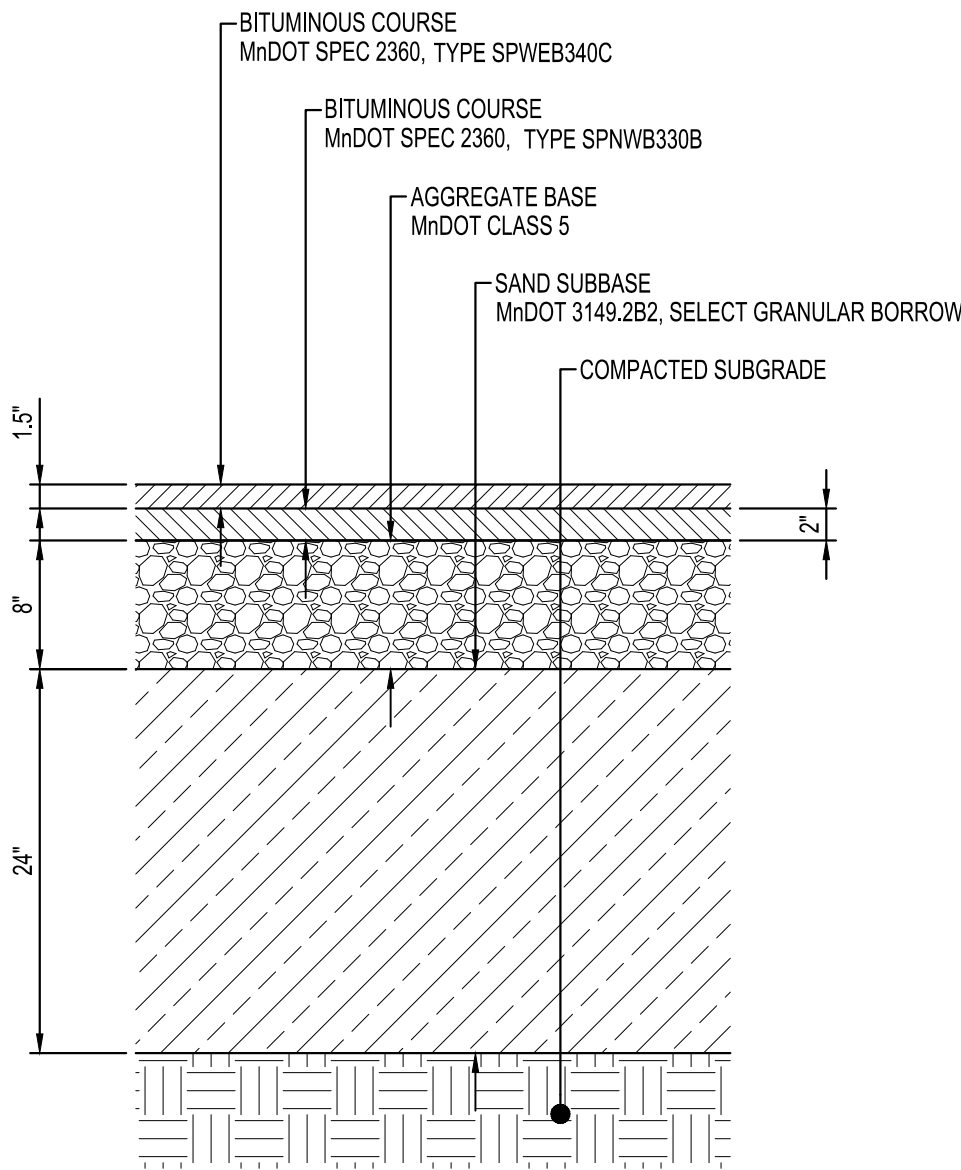
TITLE

LEGENDS AND
NOTES

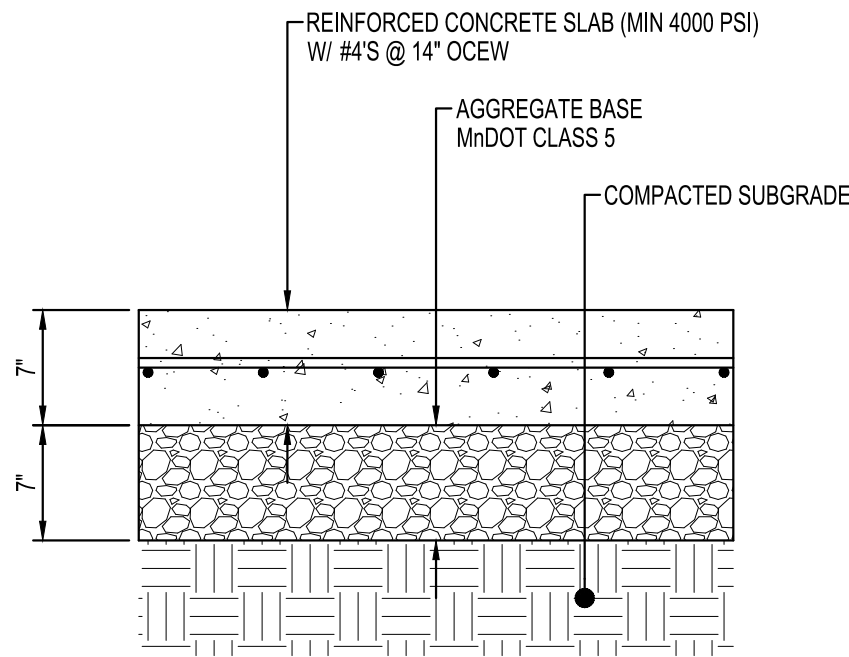
SHEET

C0-11

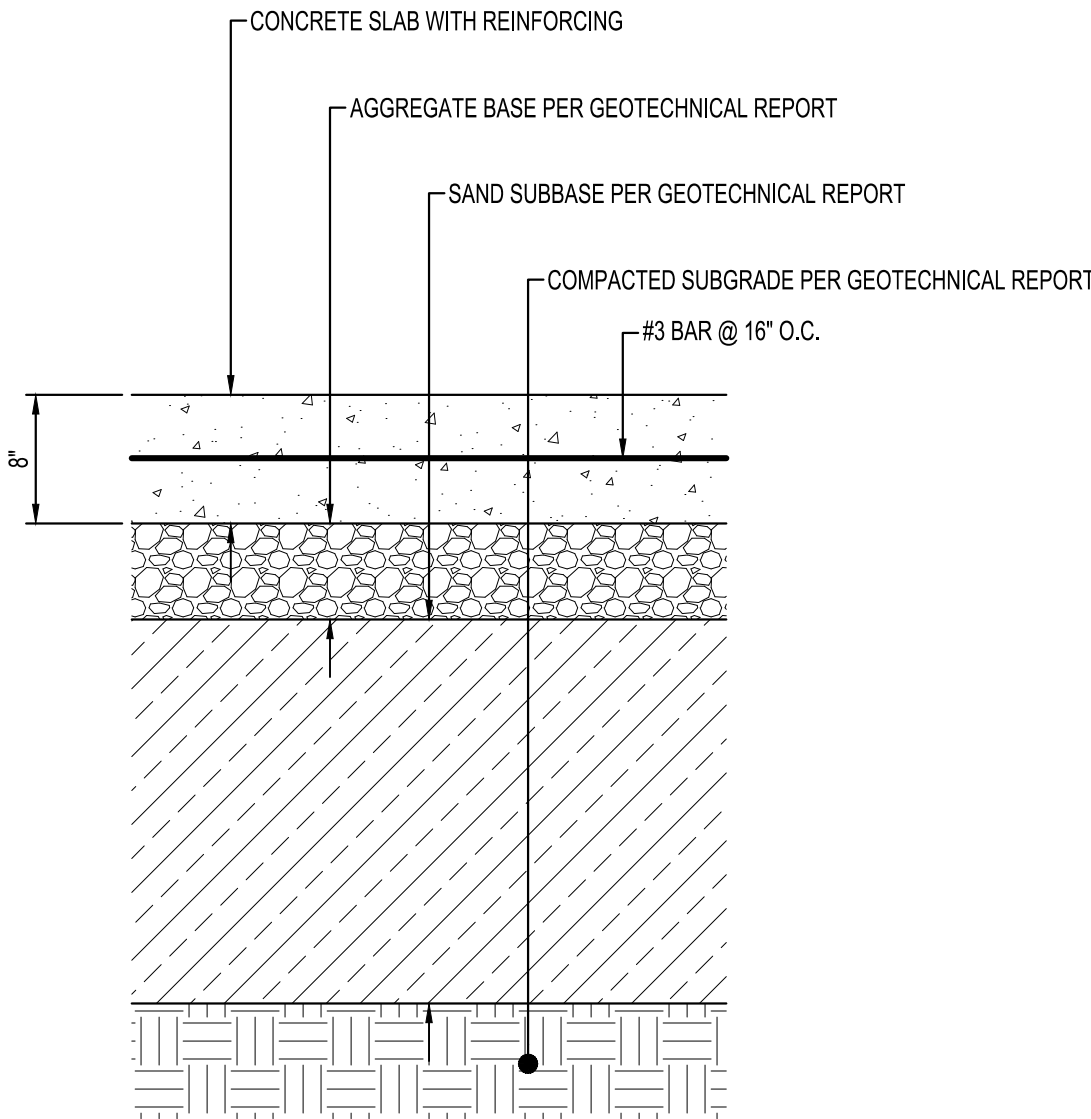
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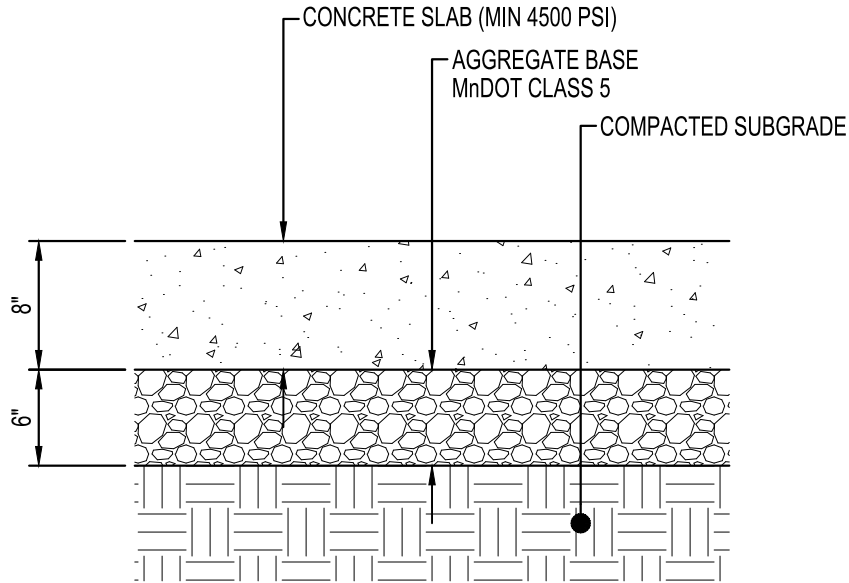
STANDARD
BITUMINOUS PAVEMENT
NTS



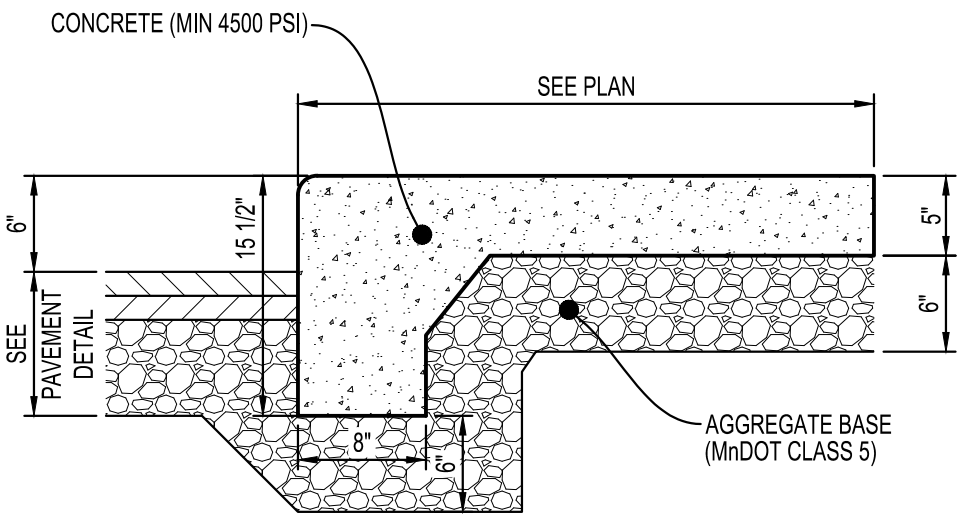
REINFORCED
CONCRETE PAVEMENT
NTS ST128



HEAVY DUTY
CONCRETE PAVEMENT
NTS



CONCRETE
DRIVEWAY PAVEMENT
NTS



TURN DOWN
CONCRETE WALK
NTS



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PROJECT

**ROLLS ROYCE
SOLUTIONS
AMERICA, INC.
FACILITY
UPGRADE**

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C0-DETAILS
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	---
CLIENT PROJECT NO.	---

TITLE

DETAILS

SHEET

C0-20

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

OUTDOOR TANK SCHEDULE						
MARK	DESCRIPTION	CAPACITY (GALLONS)	LIQUID TYPE	HAZARD CLASSIFICATION (2020 MN FIRE CODE)	FURNISHED BY	INSTALLED BY
①	DOUBLE-WALLED TANK	5,000	DIESEL FUEL	COMBUSTIBLE LIQUIDS CLASS II	OWNER	CONTRACTOR
②	DOUBLE-WALLED DAY TANK	500	DIESEL FUEL	COMBUSTIBLE LIQUIDS CLASS II	OWNER	CONTRACTOR
③	DOUBLE-WALLED DAY TANK	300	DIESEL FUEL	COMBUSTIBLE LIQUIDS CLASS II	OWNER	CONTRACTOR
④	SALVAGED LP TANK	1,900	LIQUEFIED PETROLEUM GAS	FLAMMABLE GAS CLASS 2.1	OWNER	CONTRACTOR

SANITARY SEWER STRUCTURE SCHEDULE								
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	STRUCTURE HEIGHT (LN FT)	TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
S-1	MnDOT 4007C	48 Ø	RC	MNDOT 700-7 SELF SEAL 716 COVER CONCEALED PICK HOLES	6.50	1006.51	1000.01	
S-2	TRENCH DRAIN	8 Ø	PVC	SEE DETAIL	3.53	1008.24	1002.71	SP-1
S-3	TRENCH DRAIN	8 Ø	PVC	SEE DETAIL	3.01	1005.94	1002.94	SP-2

SANITARY SEWER PIPE SCHEDULE									
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
SP-1	S-2	1002.61	S-1	1002.52	6"	PVC	SCH 40	1.00%	9
SP-2	S-3	1002.94	S-2	1002.71	6"	PVC	SCH 40	1.00%	22

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	DRIVEWAY CONCRETE PAVEMENT
	REINFORCED CONCRETE PAVEMENT
	CONCRETE WALK
	TURN DOWN CONCRETE WALK
NOTES: COORDINATE INSTALLATION OF GROUNDING GRID PRIOR TO INSTALLATION OF CONCRETE PAVEMENT EQUIPMENT PADS BY ELECTRICAL CONTRACTOR	



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PROJECT
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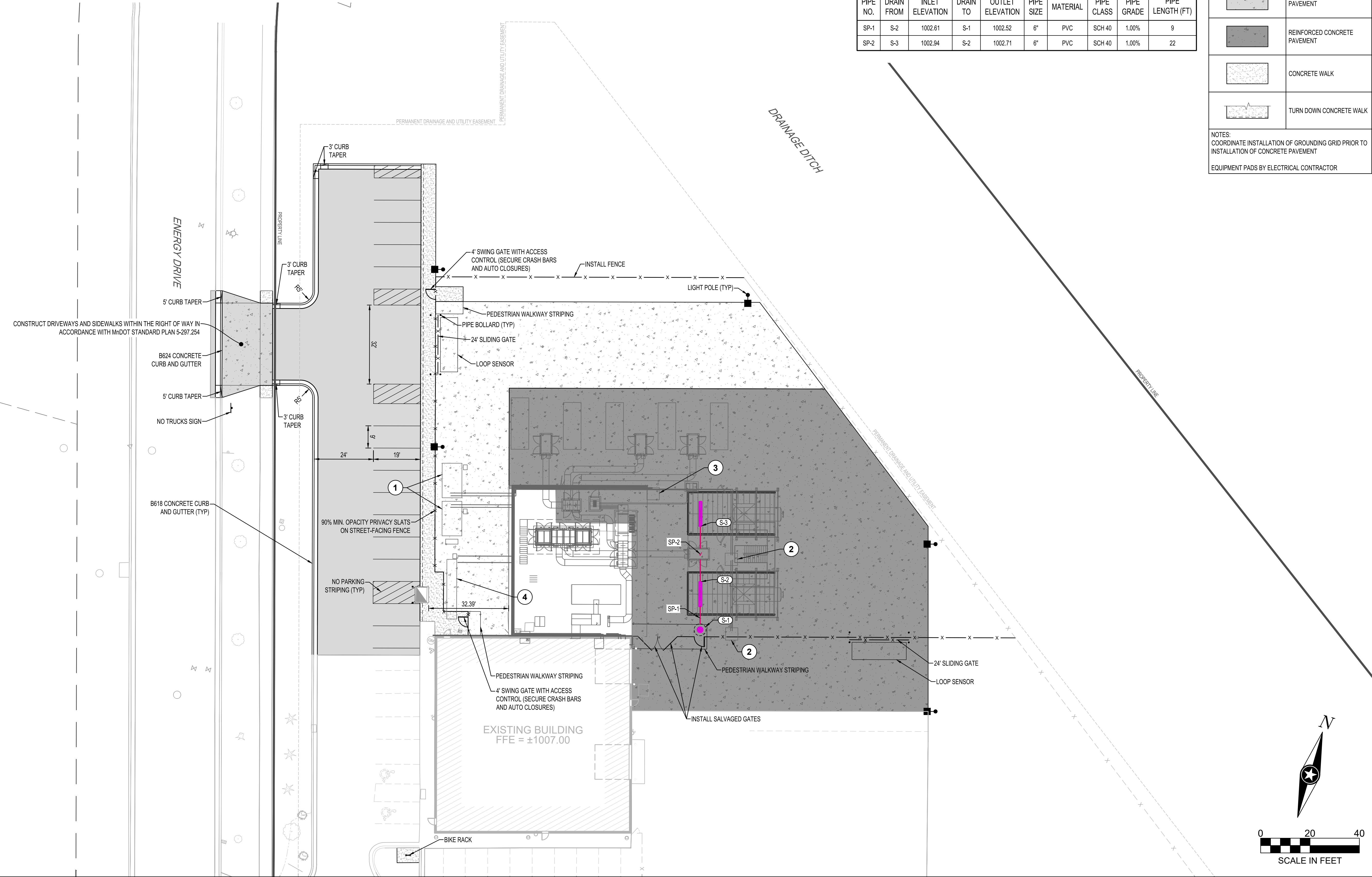
MANKATO MINNESOTA

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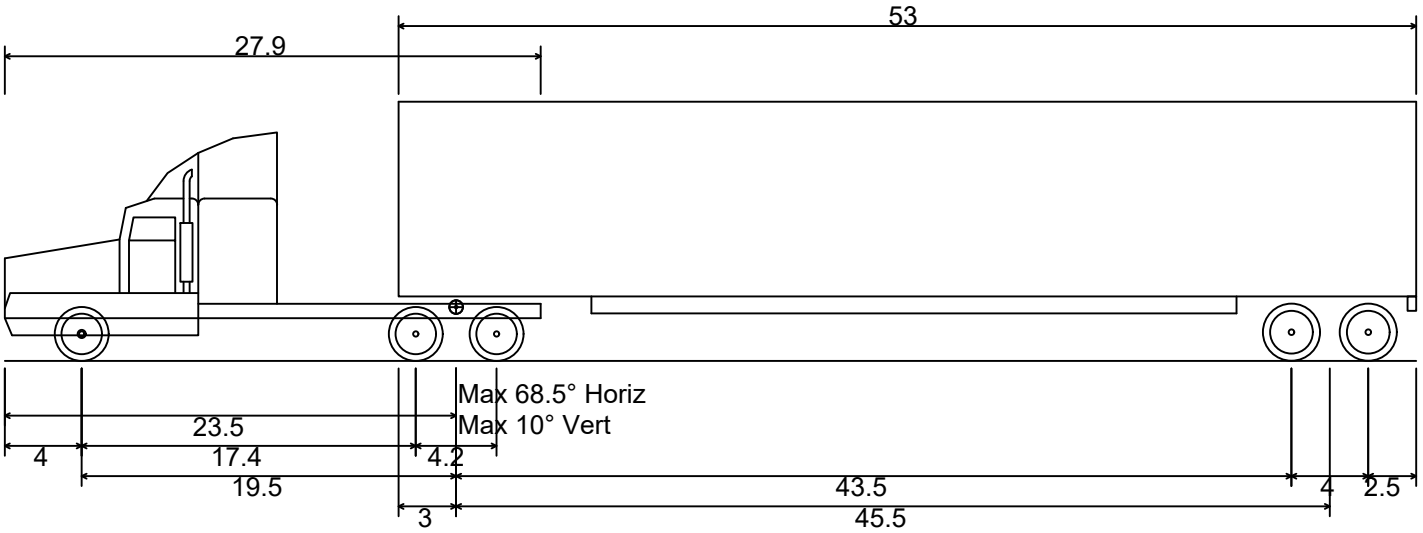
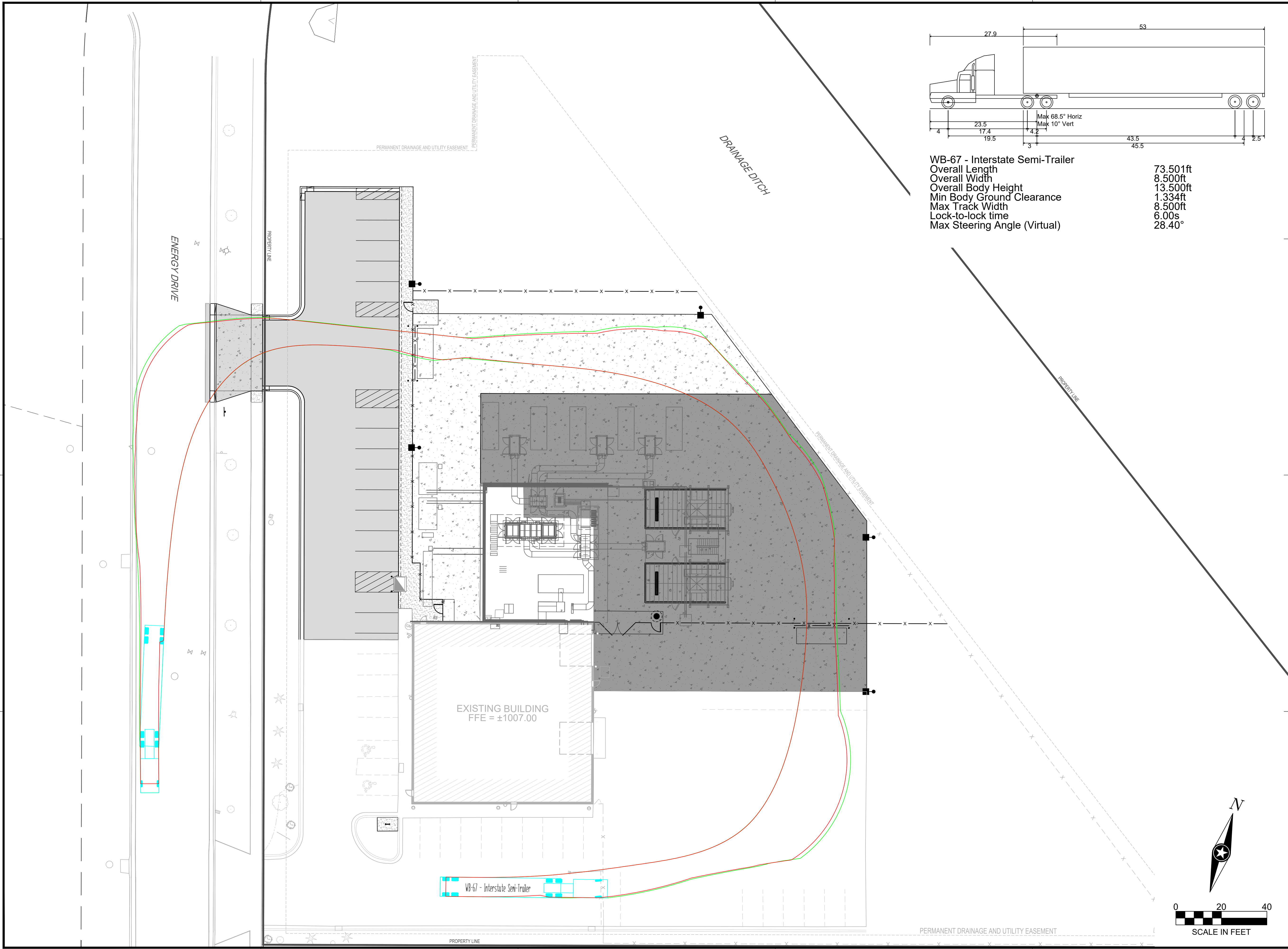
PROJECT NO.	25-33248
FILE NAME	33248-C3-SITE
DRAWN BY	AAQ
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REVIEWED BY	BMP
ORIGINAL ISSUE DATE	---
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TITLE
SITE AND UTILITY PLAN

SHEET
C3-10



PRELIMINARY NOT FOR CONSTRUCTION



WB-67 - Interstate Semi-Trailer
Overall Length 73.501ft
Overall Width 8.500ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.334ft
Max Track Width 8.500ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 28.40°



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MANKATO

MINNESOTA

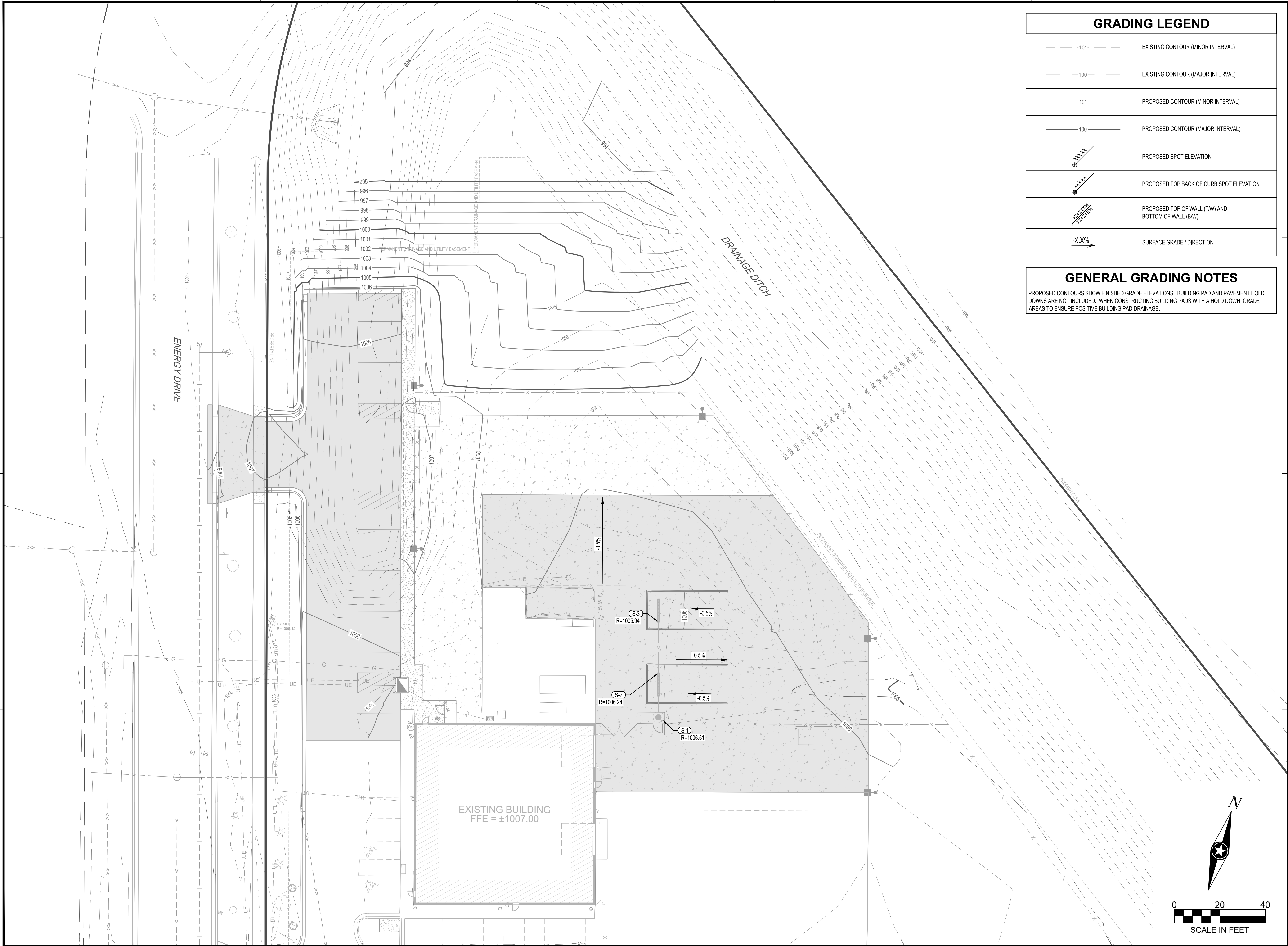
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C3-TURNING-MOVEMENTS
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

TITLE
TRUCK TURNING MOVEMENTS
SHEET
C3-11



PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB SPOT ELEVATION
	PROPOSED TOP OF WALL (T/W) AND BOTTOM OF WALL (B/W)
	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES	
PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.	



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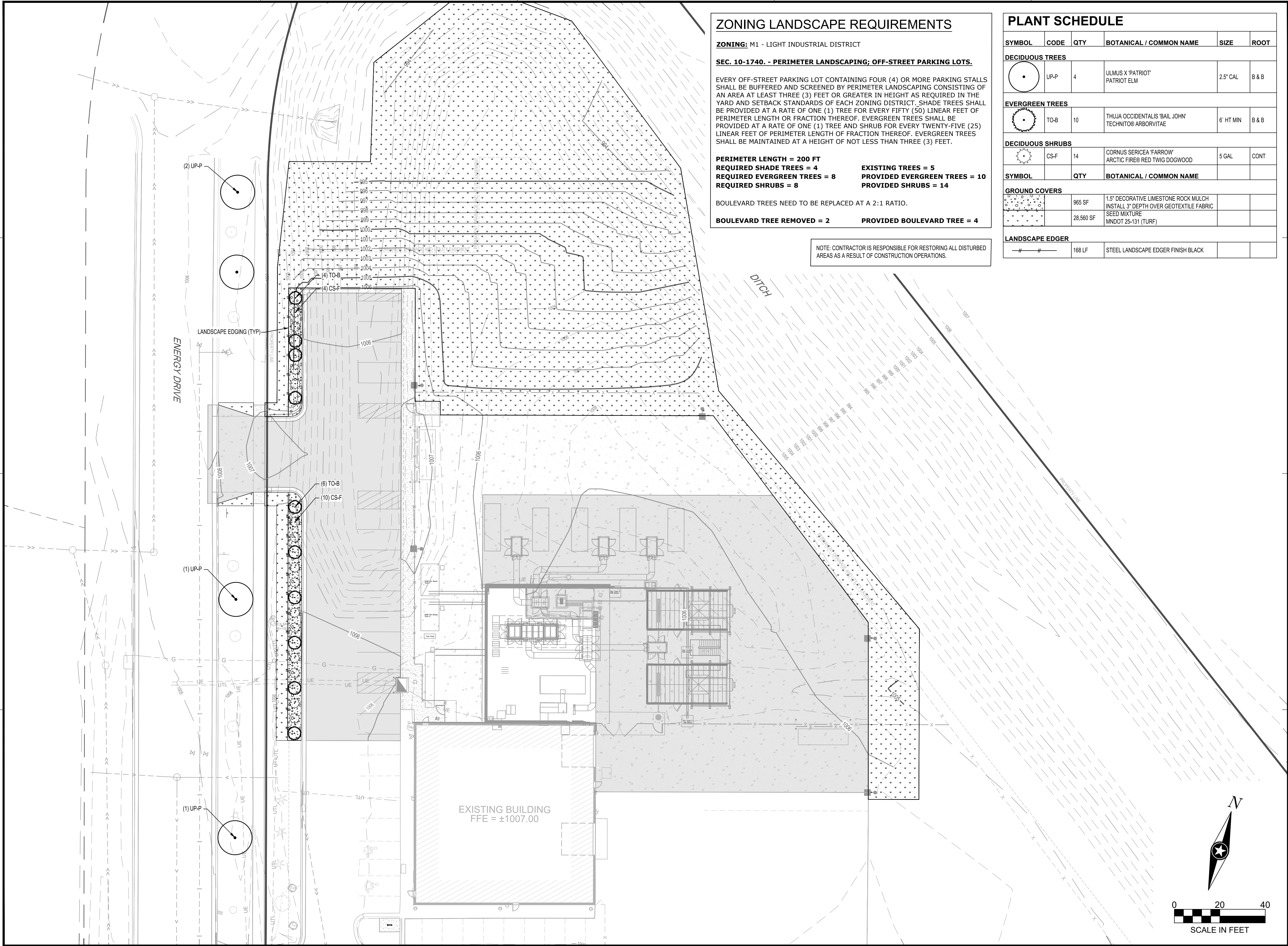
REVISION SCHEDULE		
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PROJECT NO.	25-33248
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DRAWN BY	AAQ
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ORIGINAL ISSUE DATE	---
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TITLE
GRADING PLAN

SHEET
C4-10

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



ZONING LANDSCAPE REQUIREMENTS

ZONING: M1 - LIGHT INDUSTRIAL DISTRICT

SEC. 10-1740. - PERIMETER LANDSCAPING; OFF-STREET PARKING LOTS.

EVERY OFF-STREET PARKING LOT CONTAINING FOUR (4) OR MORE PARKING STALLS SHALL BE BUFFERED AND SCREENED BY PERIMETER LANDSCAPING CONSISTING OF AN AREA AT LEAST THREE (3) FEET OR GREATER IN HEIGHT AS REQUIRED IN THE YARD AND SETBACK STANDARDS OF EACH ZONING DISTRICT. SHADE TREES SHALL BE PROVIDED AT A RATE OF ONE (1) TREE FOR EVERY FIFTY (50) LINEAR FEET OF PERIMETER LENGTH OR FRACTION THEREOF. EVERGREEN TREES SHALL BE PROVIDED AT A RATE OF ONE (1) TREE AND SHRUB FOR EVERY TWENTY-FIVE (25) LINEAR FEET OF PERIMETER LENGTH OF FRACTION THEREOF. EVERGREEN TREES SHALL BE MAINTAINED AT A HEIGHT OF NOT LESS THAN THREE (3) FEET.

PERIMETER LENGTH = 200 FT
REQUIRED SHADE TREES = 4
REQUIRED EVERGREEN TREES = 8
REQUIRED SHRUBS = 8

EXISTING TREES = 5
PROVIDED EVERGREEN TREES = 10
PROVIDED SHRUBS = 14

BOULEVARD TREES NEED TO BE REPLACED AT A 2:1 RATIO.

BOULEVARD TREE REMOVED = 2
PROVIDED BOULEVARD TREE = 4

NOTE: CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS AS A RESULT OF CONSTRUCTION OPERATIONS.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	UP-P	4	ULMUS X 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B
EVERGREEN TREES					
	TO-B	10	THUJA OCCIDENTALIS 'BAIL JOHN' TECHNITO® ARBORVITAE	6' HT MIN	B & B
DECIDUOUS SHRUBS					
	CS-F	14	CORNUS SERICEA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	CONT
GROUND COVERS					
		966 SF	1.5" DECORATIVE LIMESTONE ROCK MULCH INSTALL 3" DEPTH OVER GEOTEXTILE FABRIC		
		28,660 SF	SEED MIXTURE MNDOT 25-131 (TURF)		
LANDSCAPE EDGER					
		168 LF	STEEL LANDSCAPE EDGER FINISH BLACK		



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BRYAN M. PETZEL

DATE: LIC. NO. 53191

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.

DATE: LIC. NO.

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PROJECT

ROLLS ROYCE
SOLUTIONS
AMERICA, INC.
FACILITY
UPGRADE

MANKATO

MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

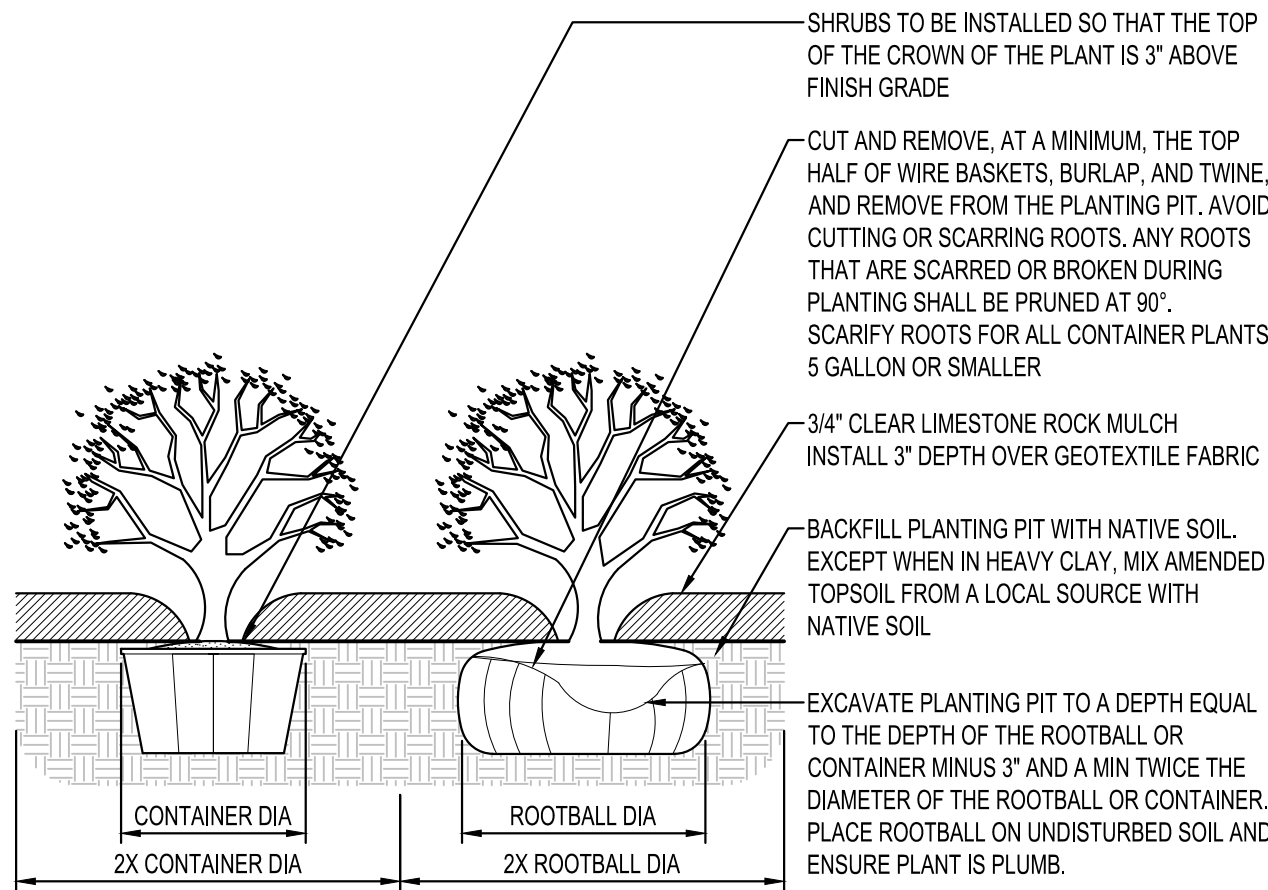
PROJECT NO.	25-33248
FILE NAME	33248-C5-LAND
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	---
CLIENT PROJECT NO.	---

TITLE
SITE RESTORATION
AND PLANTING
PLAN

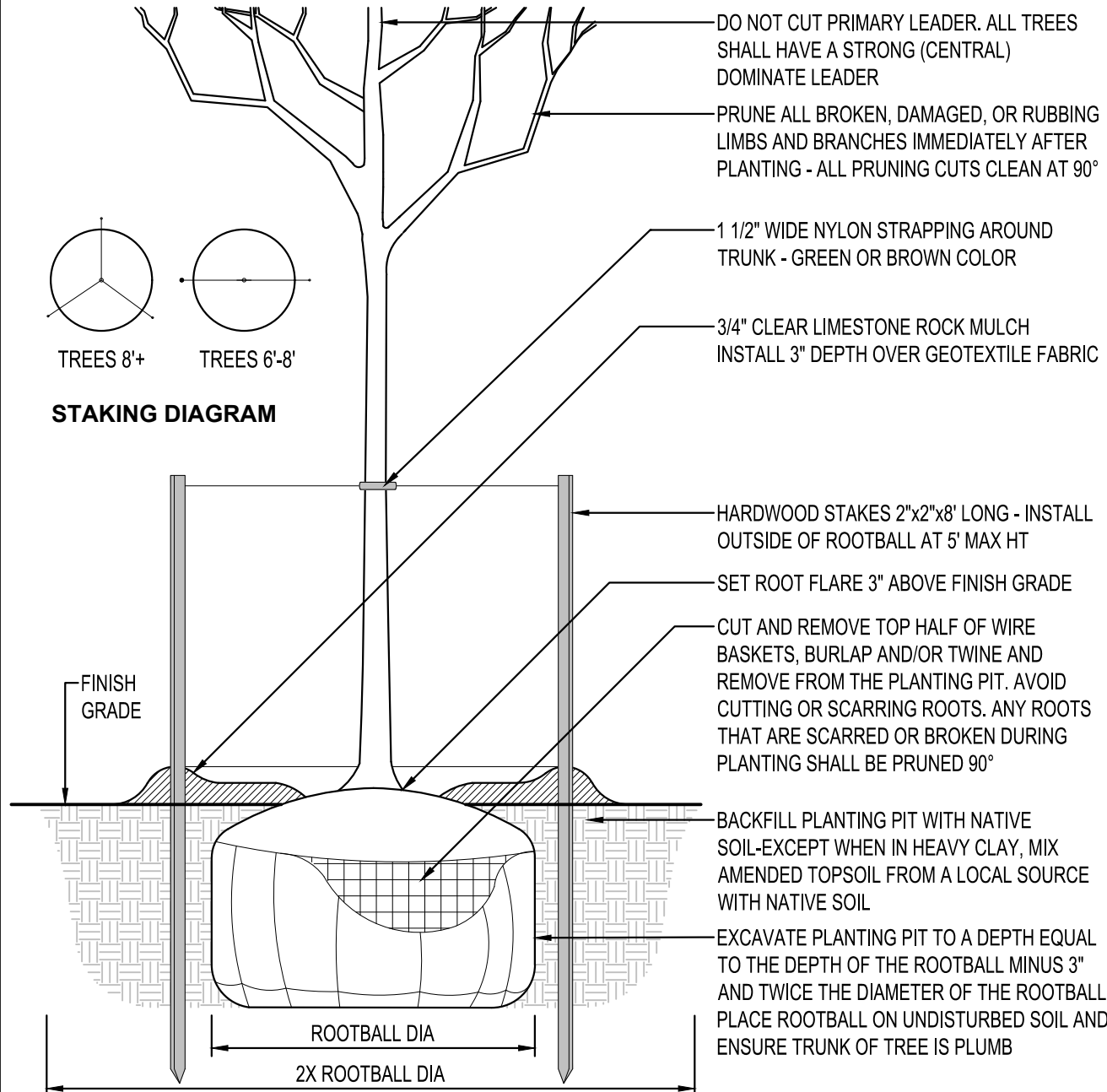
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C5-10

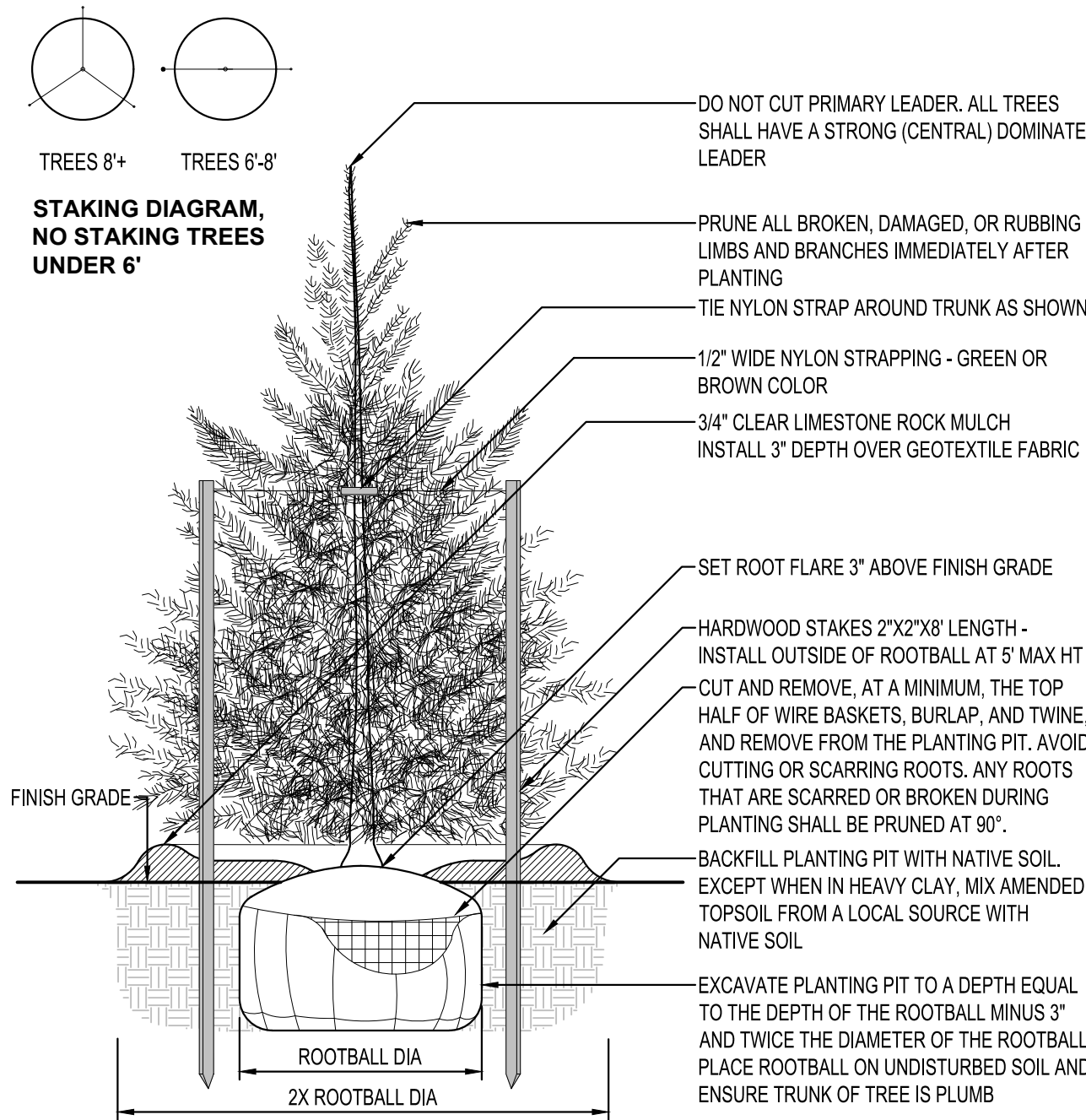
PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



SHRUB PLANTING
NTS



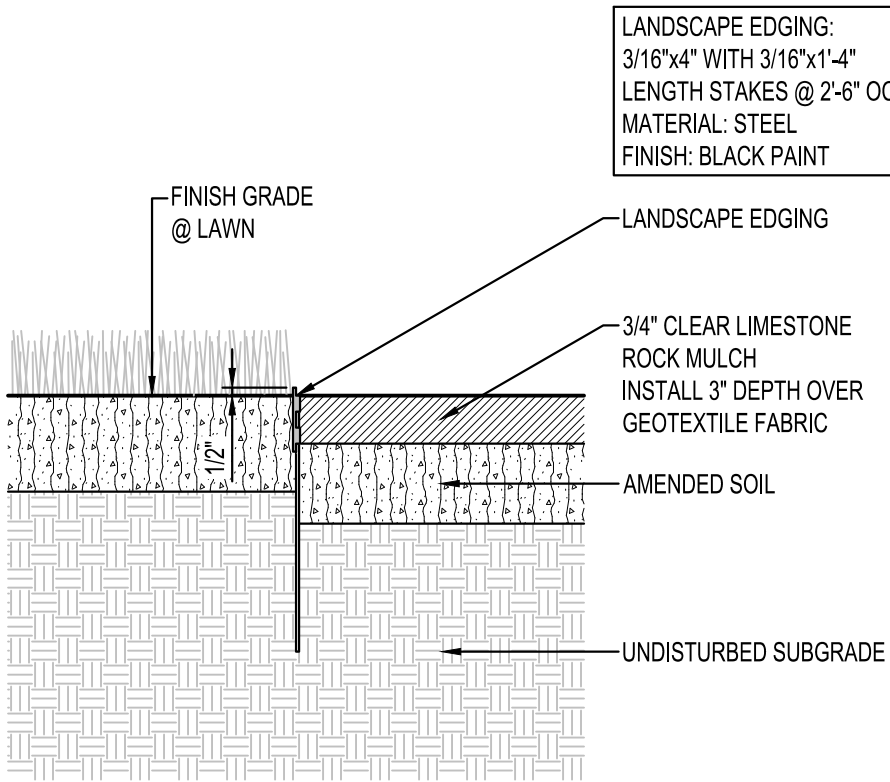
DECIDUOUS TREE PLANTING
NTS



EVERGREEN TREE PLANTING
NTS

PLANTING NOTES

- COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
- SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
- REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
- FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
- ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
- IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
- ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- PROVIDE CLEAR LIMESTONE ROCK MULCH SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS TO A 3" MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
- MULCHING MATERIAL SHALL BE CLEAR LIMESTONE ROCK MULCH, WITH NO INDIVIDUAL PIECES LARGER THAN 3", FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
- CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
- ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.



LANDSCAPE EDGING
NTS



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PROJECT

ROLLS ROYCE SOLUTIONS AMERICA, INC. FACILITY UPGRADE

MANKATO MINNESOTA

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TITLE

PLANTING DETAILS

SHEET

C5-20

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