

1 - Sidewalk Width

Created by: Chris Anderson
On: 12/13/2017 10:30 AM

Sidewalk width along north/side street must be ten (10) feet in width, please revise.

----- 0 Replies -----

2 - Sidewalk Width

Created by: Chris Anderson
On: 12/13/2017 10:31 AM

Sidewalk width along Ramsey Parkway shall be six (6) feet. Please revise.

----- 0 Replies -----

3 - Boulevard Width

Created by: Chris Anderson
On: 12/13/2017 10:33 AM

Boulevard width must be six (6) feet, please revise and provide a measurement label.

----- 0 Replies -----

PLANT SCHEDULE - ENTIRE SITE

SYM	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
DECIDUOUS TREES						
NWM	39	NEW WORLD RED MAPLE	<i>Acer rubrum</i> 'Northwood'	2.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
SH	8	SKYLINE HONEYLOCUST	<i>Gleditsia triacanthos</i> 'Skycole'	2.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
HEO	25	HERITAGE ENGLISH OAK	<i>Quercus</i> 'Heritage'	2.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
ORNAMENTAL TREES						
MFP	15	MOUNTAIN FROST PEAR	<i>Pyrus ussuriensis</i> 'Mountain Frost'	2" CAL.	B&B	STRAIGHT LEADER, FULL FORM
SFC	8	STARLITE FLOWERING CRAB	<i>Malus</i> 'Jettifite'	2" CAL.	B&B	STRAIGHT LEADER, FULL FORM
AM	14	AMUR MAPLE	<i>Acer ginnala</i>	2" CAL.	B&B	STRAIGHT LEADER, FULL FORM
EVERGREEN TREES						
BHS	31	BLACK HILLS SPRUCE	<i>Picea glauca</i> 'Densata'	6' HT.	B&B	STRAIGHT LEADER, FULL FORM
CBS	27	COLORADO SPRUCE	<i>Picea pungens</i>	6' HT.	B&B	STRAIGHT LEADER, FULL FORM
SHRUBS - CONIFEROUS & EVERGREEN						
EA	24	EMERALD ARBORVITAE	<i>Thuja occidentalis</i> 'Smaragd'	24" HT.	CONT.	
MJ	23	MEDORA JUNIPER	<i>Juniperus scopulorum</i>	24" HT.	CONT.	
SHRUBS - DECIDUOUS						
NCB	99	NORTHERN CHARM BOXWOOD	<i>Buxus</i> 'Wilson'	24" HT.	CONT.	
AH	18	ANNABELLE HYDRANGEA	<i>Hydrangea arborescens</i> 'Anabelle'	24" HT.	CONT.	
WRW	11	WINE AND ROSES WEIGELA	<i>Weigela florida</i> 'Wine and Roses'	24" HT.	CONT.	
GB	34	GOLDEN BARBERRY	<i>Berberis thunbergii</i> 'Aurea'	24" HT.	CONT.	
RGB	16	ROSE GLOW BARBERRY	<i>Berberis thunbergii</i> 'Rose Glow'	24" HT.	CONT.	
PERENNIALS & GRASSES						
AJS	356	AUTUMN JOY SEDUM	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	#1	CONT.	
LH	63	LOYALIST HOSTA	<i>Hosta</i> 'Loyalist'	#1	CONT.	
KFG	72	KARL FOERSTER FEATHER REED GRASS	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	#1	CONT.	

14
TOTAL DECIDUOUS TREES: 72

9
TOTAL ORNAMENTAL TREES: 37

8
TOTAL EVERGREEN TREES: 58

10
TOTAL SHRUBS: 225

LANDSCAPE NOTES:

- WHERE SHOWN, SHRUB BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CYPRESS MULCH.
- ALL TREES SHALL BE MULCHED WITH SHREDDED CYPRESS MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
- IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
- PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
- UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER TOPSOIL LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
- PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

LANDSCAPE CALCULATIONS

PROPOSED LANDSCAPE:
 1 TREE/ 1,000 SF OF "BUILDING FOOTPRINT"
 64,432.0 SF / 1000 = 65 DECIDUOUS/EVERGREEN TREES REQUIRED
 SEE PLANT SCHEDULE

1 TREE/ 35' OF PUBLIC ROAD FRONTAGE
 832 SF / 35 = 24 TREES REQUIRED
 SEE PLANT SCHEDULE

1 SHRUB/1000 SF OF "BUILDING FOOTPRINT"
 64,432.0 SF / 300 = 215 SHRUBS REQUIRED
 SEE PLANT SCHEDULE

LEGEND

- SEED TYPE 1 - MNDOT 34-262 WET PRAIRIE, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)
- SEED TYPE 2 - MNDOT 35-221 DRY PRAIRIE GENERAL, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)
- 1" DIA. DECORATIVE ROCK MAINTENANCE STRIP OVER FILTER FABRIC, SAMPLES REQUIRED. PROVIDE EDGING AS SHOWN ON PLAN
- 1" DIA. DECORATIVE ROCK MULCH, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN
- SHREDDED CYPRESS MULCH, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN
- SOD
- PROPOSED CANOPY & EVERGREEN TREE SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- DECORATIVE BOULDERS, 18"-30" DIA.

13

11

12

2

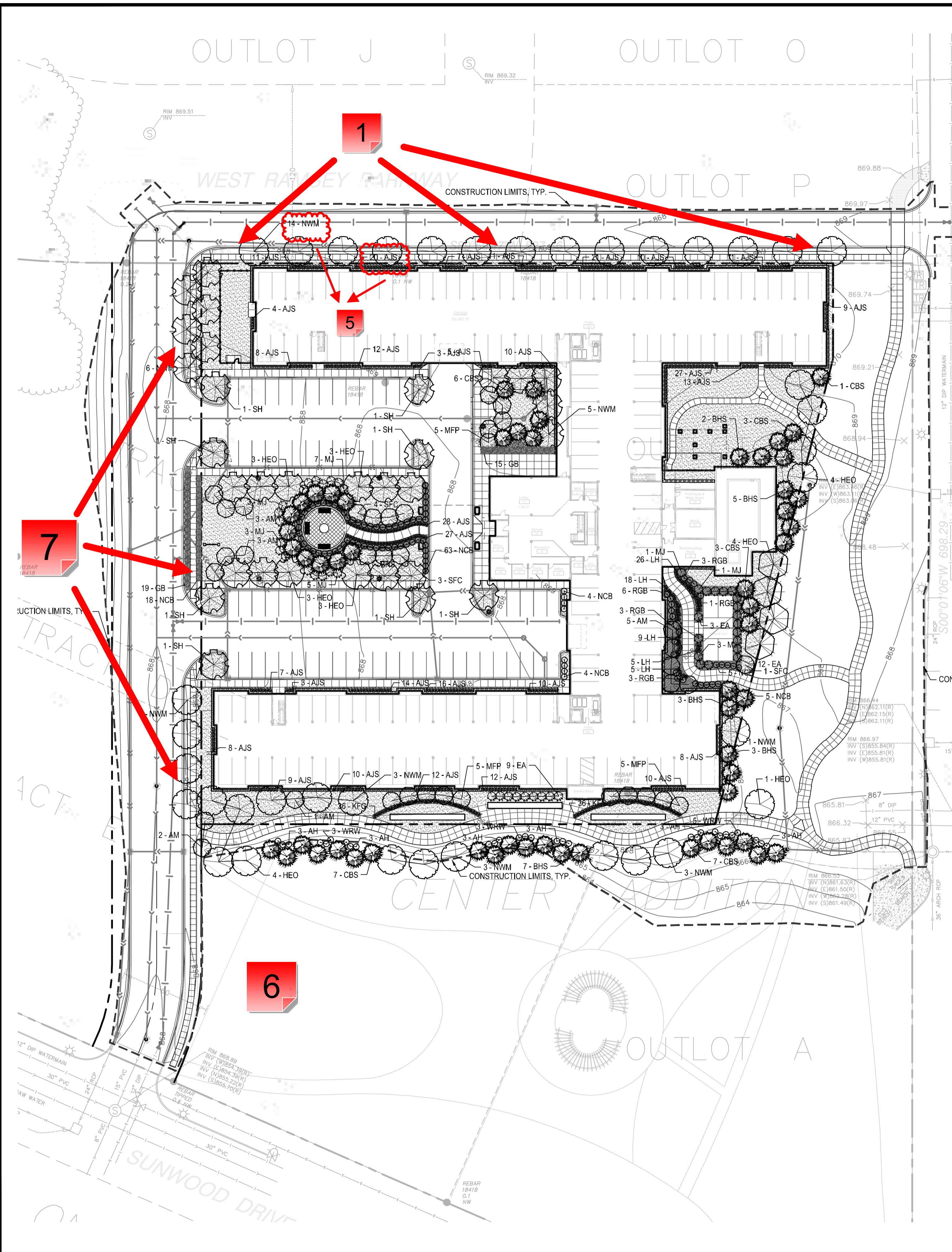
3

7

10

8

14



6

7

1

5

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.

Patrick J. Sarver
DATE 12/06/17 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

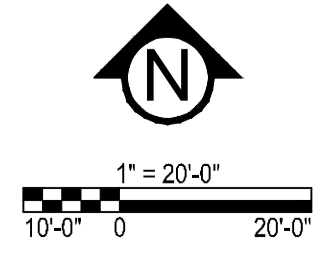
DATE	DESCRIPTION
------	-------------

PROJECT NO. 17226

LANDSCAPE PLAN

L1.0

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL



4

1 - Boulevard Requirements

Created by: Chris Anderson
On: 12/13/2017 08:58 AM

4 inches of topsoil, meeting the City's specification, and sod required in boulevard.

Boulevard width shall be six (6) feet as outlined in the COR1 Development Standards found here:

----- 0 Replies -----

2 - Warranty Period

Created by: Chris Anderson
On: 12/13/2017 09:01 AM

The City requires a Landscape Maintenance Surety (addressed in the Development Agreement) to ensure survival of all plantings for a two (2) year period following acceptance of plantings per approved plan by City.

----- 0 Replies -----

3 - Irrigation

Created by: Chris Anderson
On: 12/13/2017 09:02 AM

Irrigation system must include a rain sensor AND at least one water efficient technology such as: soil moisture sensor(s), smart controller, ET sensor, etc.

----- 0 Replies -----

4 - Scale

Created by: Chris Anderson
On: 12/13/2017 09:16 AM

It appears that the scale should be 1" = 40'-0". Please correct.

----- 0 Replies -----

5 - Text Overlapped

Created by: Chris Anderson
On: 12/13/2017 09:28 AM

Labeling of species is obscured. Readjust text so that each species is clearly identifiable or add the species symbol to the planting schedule.

----- 0 Replies -----

6 - Sidewalk Width

Created by: Chris Anderson
On: 12/13/2017 09:47 AM

Sidewalk width must be six (6) feet along Ramsey Parkway and ten (10) feet along the north/south street. Ramsey Parkway is classified as a Parkway Street and the north/south street is classified as a Downtown Street. Please refer to the COR1 Development Standards here:

----- 0 Replies -----

7 - Sidewalk Width

Created by: Chris Anderson
On: 12/13/2017 09:57 AM

This street is classified as a Downtown Street per the Design Framework and requires a ten (10) foot wide sidewalk. See completed portion of Center Street for example. Descriptions of street types, the street hierarchy map, and a photo illustration of a 'Downtown' street sidewalk can be found here:

----- 0 Replies -----

8 - Heritage Oak

Created by: Chris Anderson
On: 12/13/2017 10:03 AM

This species is only hardy to zone 5. Replace with a more location appropriate species. If oak is preferred, would suggest Bicolor Oak (*Quercus bicolor*).

----- 0 Replies -----

9 - Ornamental Trees

Created by: Chris Anderson
On: 12/13/2017 10:08 AM

Amur Maple is a prohibited species and cannot be included on the planting schedule. We are not familiar with Mountain Frost Pear. While it appears to be hardy to zone 3, this may be difficult to obtain commercially and an alternative species should maybe be considered.

----- 0 Replies -----

10 - Japanese Barberry

Created by: Chris Anderson
On: 12/13/2017 10:12 AM

Both of these shrub species are prohibited species and must be replaced with alternates.

----- 0 Replies -----

11 - Topsoil

Created by: Chris Anderson

On: 12/13/2017 10:23 AM

Add note that specifies that all disturbed areas not otherwise improved with impervious surfaces (building, parking lot, sidewalk, etc.) shall receive four (4) inches of topsoil, meeting the City's specification, before landscaping is installed.

Load tickets are required as is a topsoil inspection before landscaping is installed.

----- 0 Replies -----

12 - Pre-Planting Meeting Required

Created by: Chris Anderson

On: 12/13/2017 11:32 AM

Contractor shall coordinate a Pre-Planting meeting with City Staff before installing any trees in the public right of way. Contractor shall provide at least 48 hours notice to schedule this meeting.

----- 0 Replies -----

13 - Sidewalk Finish

Created by: Chris Anderson

On: 12/13/2017 11:41 AM

Sidewalk panels shall have alternating brush strokes per City specification.

----- 0 Replies -----

14 - Plant Schedule

Created by: Chris Anderson

On: 12/13/2017 01:04 PM

Once the City approved the Landscape Plan, there shall be no changes to the species in the Plant Schedule without first receiving approval from the City.

----- 0 Replies -----

1 - Pruning

Created by: Chris Anderson
On: 12/13/2017 08:48 AM

Only prune out dead/broken/misshapen branches.

----- 0 Replies -----

2 - Irrigation Notes

Created by: Chris Anderson
On: 12/13/2017 08:51 AM

Irrigation system must include a rain sensor AND at least one water efficient technology such as: soil moisture sensor(s), smart controller, ET sensor, etc.

----- 0 Replies -----

3 - Irrigation

Created by: Chris Anderson
On: 12/13/2017 08:52 AM

Boulevard should also be irrigated to ensure establishment of sod and boulevard trees.

----- 0 Replies -----

4 - Boulevard Tree Branch Height

Created by: Chris Anderson
On: 12/13/2017 12:56 PM

Any trees planted within the boulevard area shall not have any branches beginning lower than six (6) feet from grade.

----- 0 Replies -----