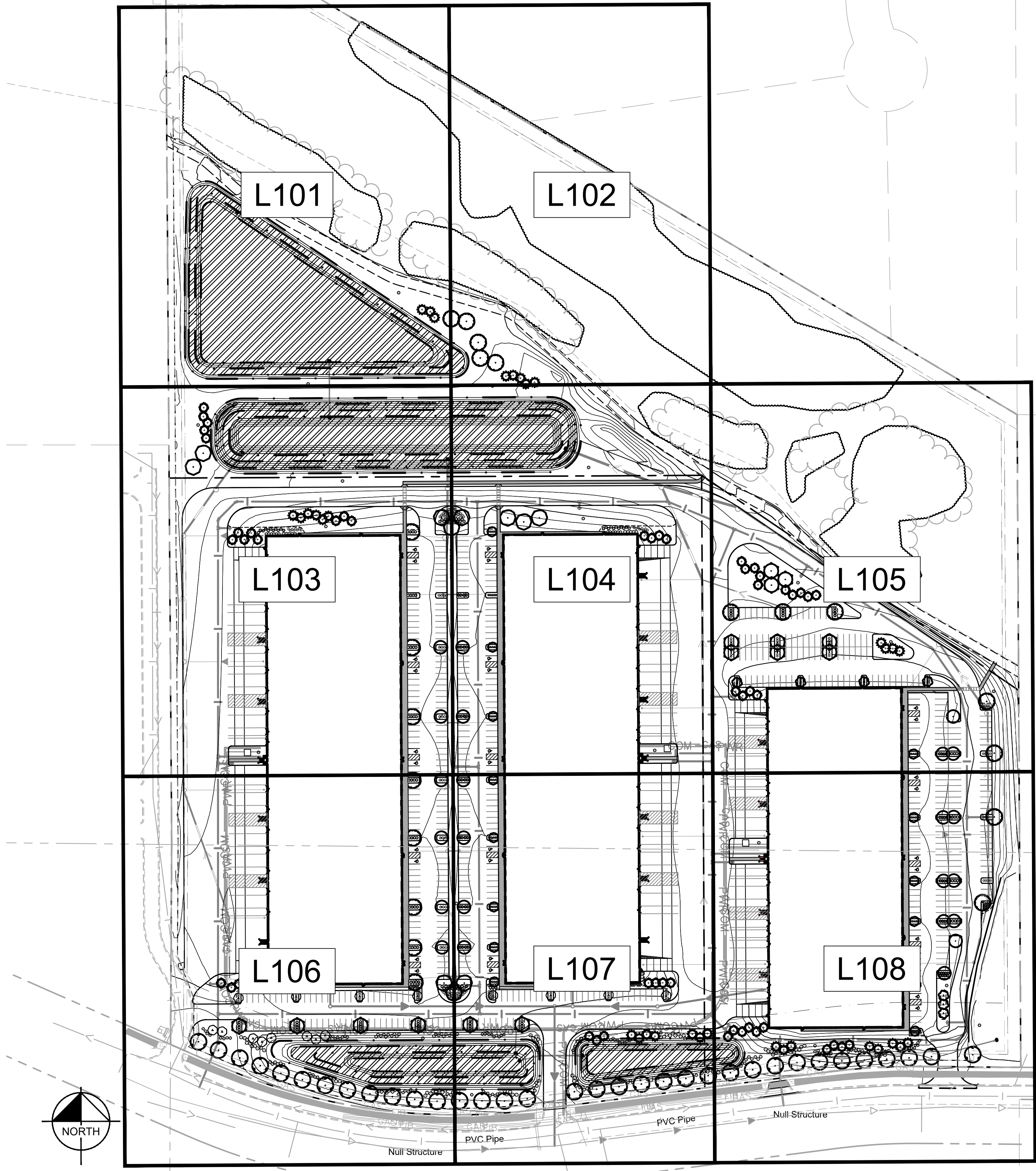


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LANDSCAPE LEGEND

- EDGER (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- 33-261 SEED MIX WITH EROSION CONTROL BLANKETS STAKED IN PLACE
- EXISTING TREES/WOODED AREA

LANDSCAPE KEYNOTES (A)

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)
- (E) MAINTENANCE STRIP (TYP.)

SEEDING KEYNOTES (22-112)

(33-261) SEED WITH MNDOT 33-261: STORMWATER SOUTH & WEST SEED MIX (TYP.)

LANDSCAPE SUMMARY

REQUIRED TREES 406 TREES = (405,108 GROSS FLOOR AREA/1,000) = 406 OR (WHICHEVER IS GREATER)
111 TREES = 5,516.09 L.F. SITE PERIMETER/50 L.F.

PROVIDED TREES: 631 TREES = ~435 EXISTING SIGNIFICANT TREES + 233 PROPOSED TREES
*MINIMUM 25% DECIDUOUS & 25% CONIFEROUS, MAXIMUM 25% ORNAMENTAL.

REQUIRED PARKING LOT TREES: 68 TREES = 676 TOTAL SPACES/10
PROPOSED PARKING LOT TREES: 68 TREES

REQUIRED SHRUBS: 1,351 SHRUBS = (405,108 GROSS FLOOR AREA/300) = 1,351 OR (WHICHEVER IS GREATER)
184 SHRUBS = 5,516.09 L.F. SITE PERIMETER/30 L.F.

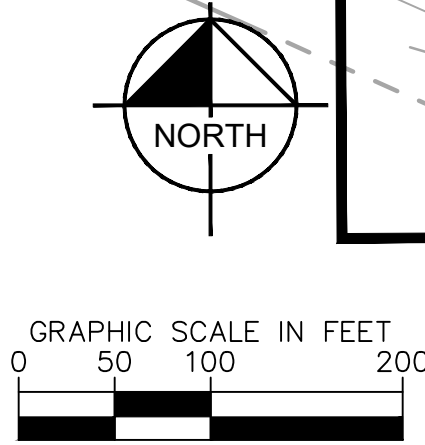
PROVIDED SHRUBS: 898 SHRUBS

REQUIRED SCREENING: ADJACENT RESIDENTIAL PROPERTY TO THE NORTH TO HAVE A 60 L.F. WIDE BUFFERYARD WITH 30% INCREASE IN PLANTINGS
PROVIDED SCREENING: PRESERVE EXISTING TREES/VEGETATION ALONG NORTH SIDE, WHICH IS WIDER THAN 60 FT

REQUIRED OVERSTORY TREES FRONTING BUNKER LAKE BLVD.: 36 TREES = 1,258 LF / 35
PROVIDED OVERSTORY TREES FRONTING BUNKER LAKE BLVD.: 36 TREES = 1,258 LF / 35

PLANT KEY

CONIFEROUS TREE	CODE	BOTANICAL / COMMON NAME
	BHS	PICEA GLAUCA 'DENSATA' / BLACK HILLS SPRUCE
	WHP	PINUS STROBUS / WHITE PINE
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	MOV	VIBURNUM LANTANA 'MOHICAN' / MOHICAN VIBURNUM



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RAMSEY SPEC INDUSTRIAL
 PREPARED FOR **OPPIDAN HOLDINGS LLC**
 SHEET NUMBER **L100**

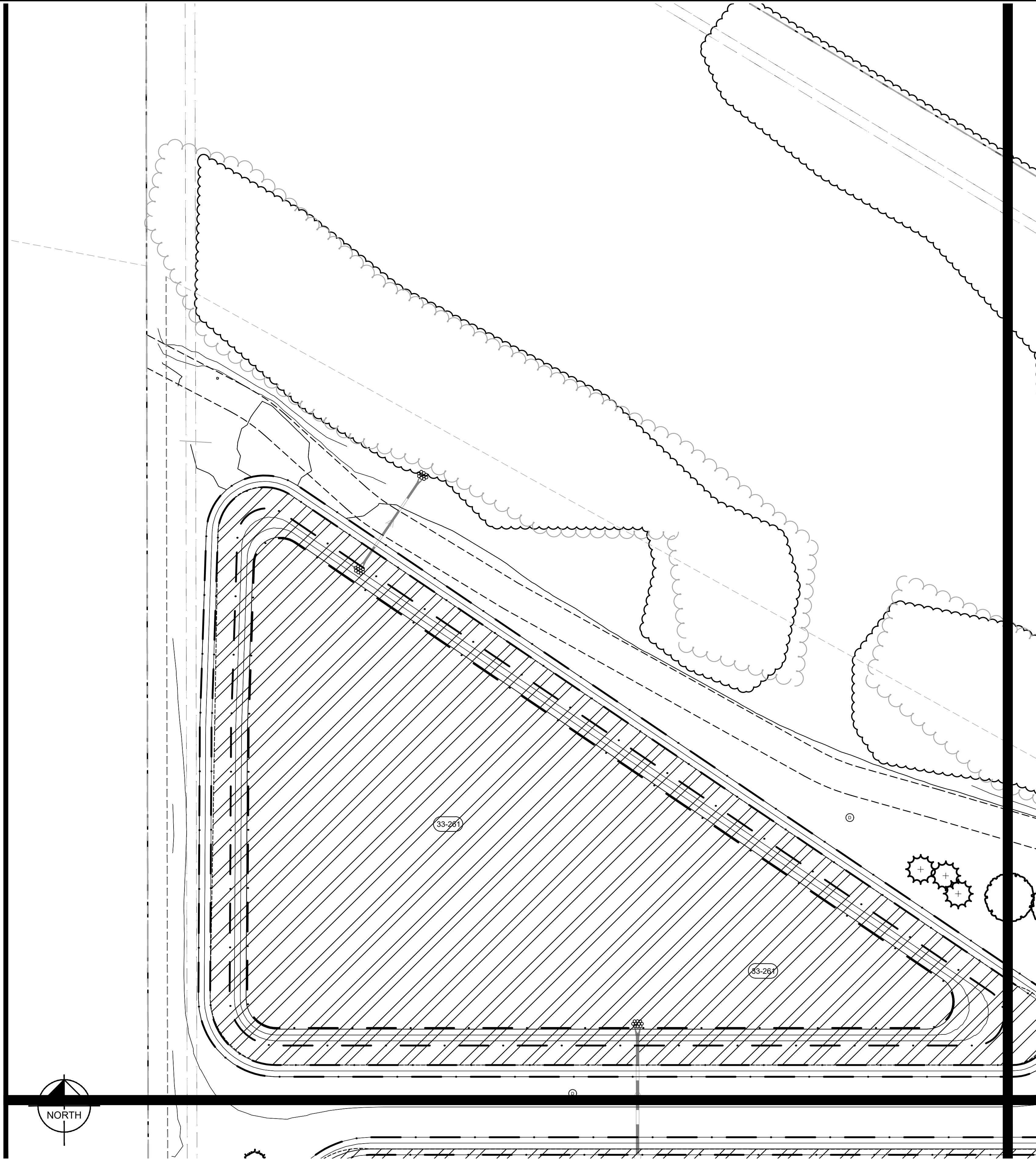
Kimley»Horn
 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 787 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
 PHONE: 651-445-4197
 WWW.KIMLEY-HORN.COM

KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CFK
DRAWN BY	CFK
CHECKED BY	MGC
MITCHELL G. COOKAS	MN LIC. NO. 5652
DATE:	05/06/2021

REVISIONS
 No. DATE BY



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LANDSCAPE KEYNOTES (A)

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- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
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SEEDING KEYNOTES (22-112)

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PLANT KEY

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- QUC POPULUS TREMULOIDES / QUAKING ASPEN CLUMP
- RVB BETULA NIGRA / RIVER BIRCH MULTI-TRUNK
- ABM ACER X FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE
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- GMS SPIRAEA X 'GOLDMOUND' / GOLDMOUND SPIREA
- MOV VIBURNUM LANTANA 'MOHICAN' / MOHICAN VIBURNUM

No.	REVISIONS	DATE	BY

Kimley»Horn
 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 787 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
 PHONE: 651-452-4197
 WWW.KIMLEY-HORN.COM

THESE CERTIFICATES ARE THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

MITCHELL G. COOKAS
 MN LIC. NO. 56522
 DATE: 05/06/2021

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	CF	DRAWN BY	CFK	CHECKED BY	MGC
160774051	05/06/2021	AS SHOWN	CF						

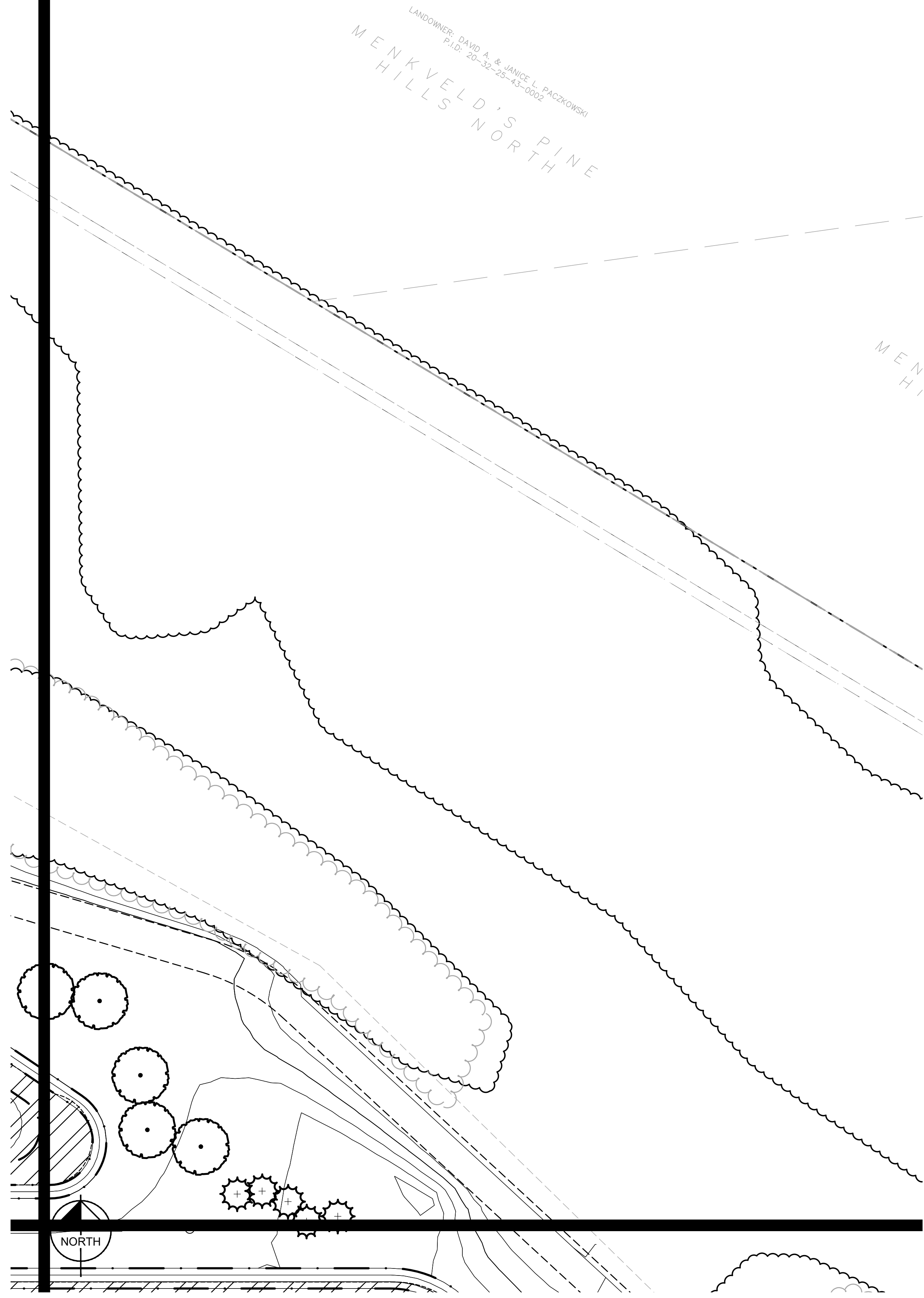
LANDSCAPE PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

RAMSEY SPEC INDUSTRIAL
 PREPARED FOR
OPPIDAN HOLDINGS LLC

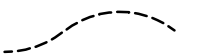


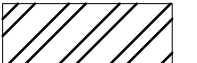
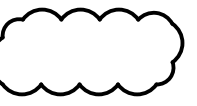


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LANDOWNER: DAVID A. & JANICE L. PACZKOWSKI
P.L.D. 20-32-25-43-0002

LANDSCAPE LEGEND

-  EDGER (TYP.)
-  APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
-  SEED/ SOD EDGE (TYP.)
-  33-261 SEED MIX WITH EROSION CONTROL BLANKETS STAKED IN PLACE
-  EXISTING TREES/WOODED AREA

















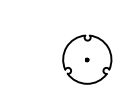

LANDSCAPE KEYNOTES (A)

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- (D) SOD (TYP.)
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SEEDING KEYNOTES (22-112)

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PLANT KEY

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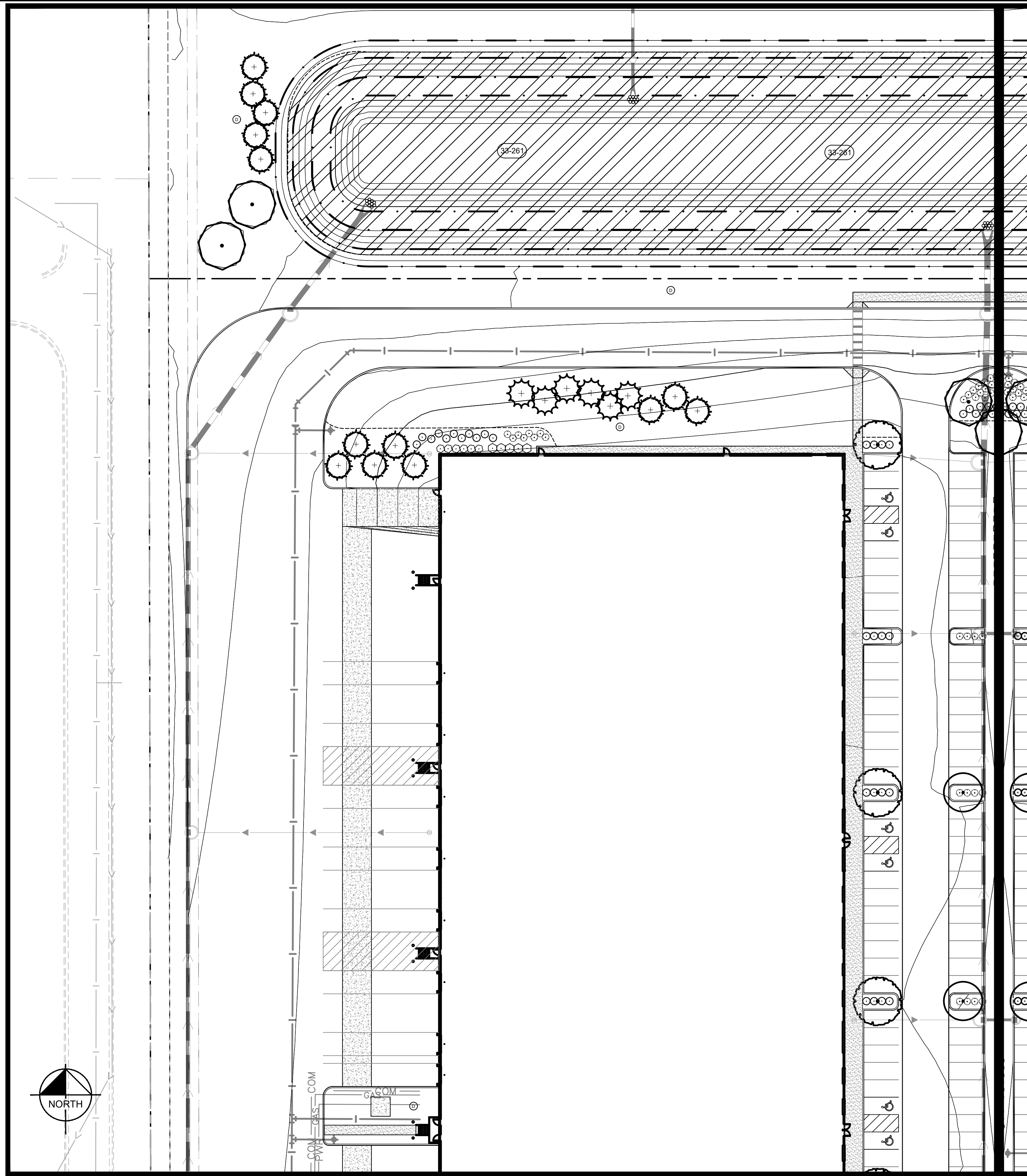
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RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC

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2021 KIMLEY-HORN AND ASSOCIATES, INC.
787 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-452-4197
WWW.KIMLEY-HORN.COM

LANDSCAPE PLAN

KHA PROJECT 160774051	DATE 05/06/2021	SCALE AS SHOWN	DESIGNED BY CFK	DRAWN BY CFK	CHECKED BY MGC
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<p>MITCHELL G. COOKAS MNDOT LICENSED PROFESSIONAL LANDSCAPE ARCHITECT DATE: 05/06/2021 LIC. NO. 56522</p>					
SHEET NUMBER					DATE
L102					



LANDSCAPE LEGEND

- EDGER (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
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	MOV	VIBURNUM LANTANA 'MOHICAN' / MOHICAN VIBURNUM



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 PHONE: 651-454-1197
 WWW.KIMLEY-HORN.COM

KHA PROJECT 160774051	DESIGNED BY CF	CHECKED BY MGC
DATE 05/06/2021	DRAWN BY CFK	
SCALE AS SHOWN		

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MICHELL G. COOKAS
 MN LIC. NO. 5652
 DATE: 05/06/2021

LANDSCAPE PLAN

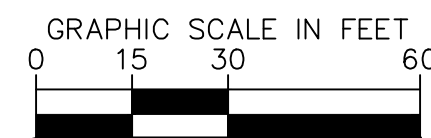
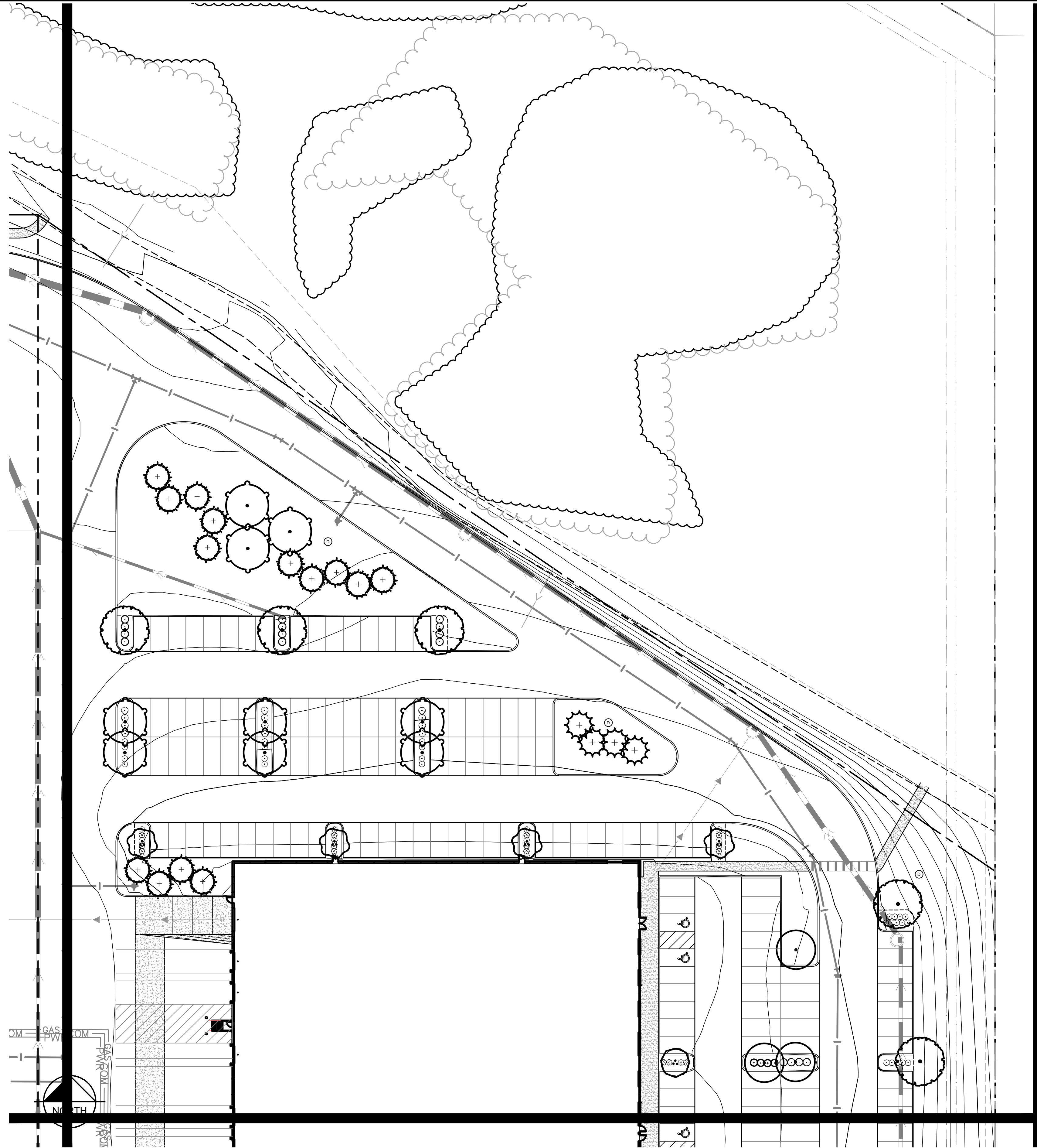
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OPPIDAN HOLDINGS LLC

RAMSEY MN

SHEET NUMBER
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PRELIMINARY - NOT FOR CONSTRUCTION

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC

SHEET NUMBER
L105

LANDSCAPE PLAN

THESE KEYNOTES HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

MITCHELL G. COOKAS
MNDOT LICENSE NO. 56522
DATE: 05/06/2021

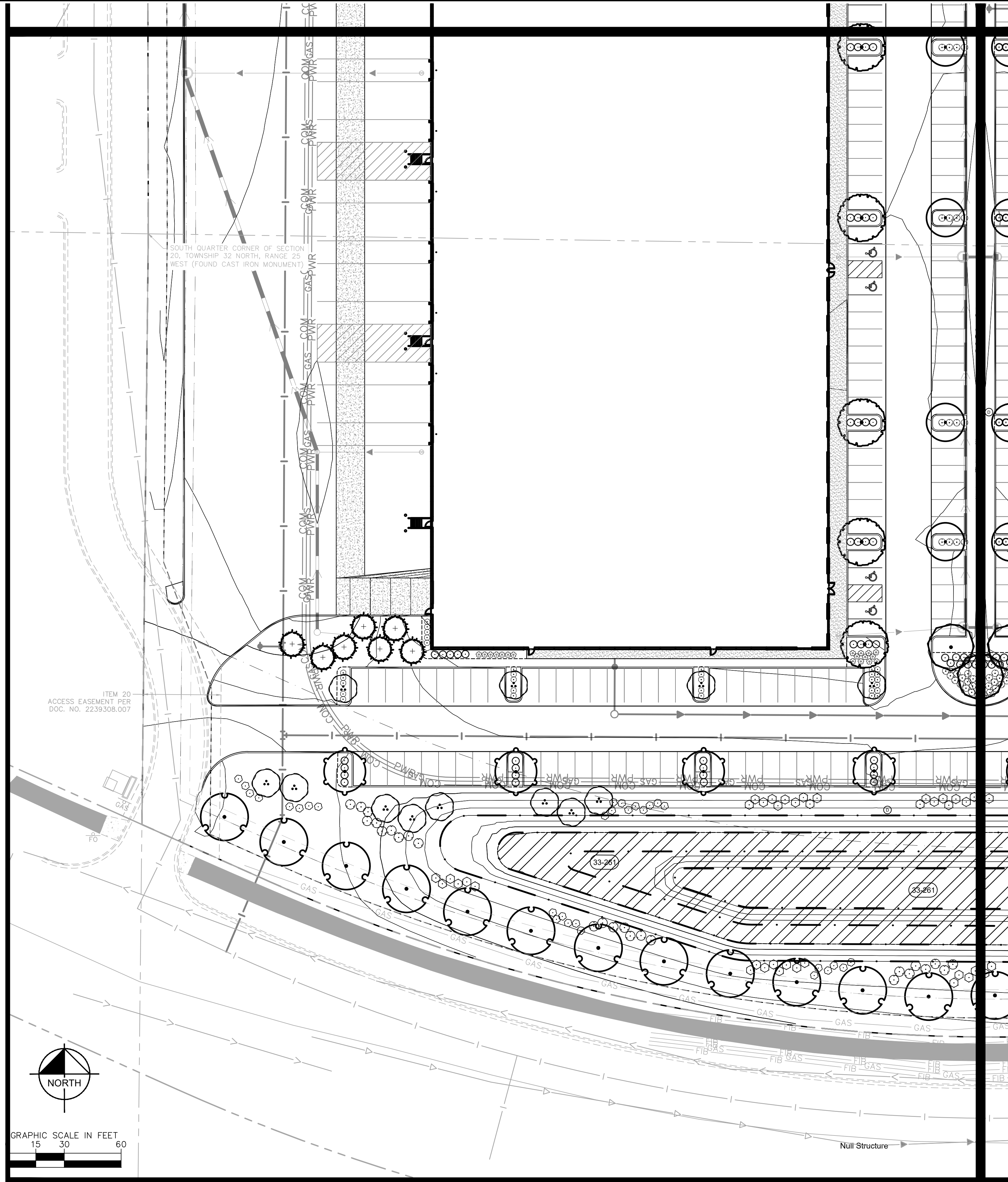
KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CFK
DRAWN BY	CFK
CHECKED BY	MGC

Kimley»Horn

2021 KIMLEY-HORN AND ASSOCIATES, INC.
787 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-452-4197
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No.	REVISIONS	DATE	BY

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	CM	CORNUS RACEMOSA 'MUSZAM' / MUSKINGUM DOGWOOD
	DBH	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE
	GDG	CORNUS RACEMOSA / GRAY DOGWOOD
	GLS	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
	GMS	SPIRAEA X 'GOLDMOUND' / GOLDMOUND SPIREA
	MOV	VIBURNUM LANTANA 'MOHICAN' / MOHICAN VIBURNUM



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RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC

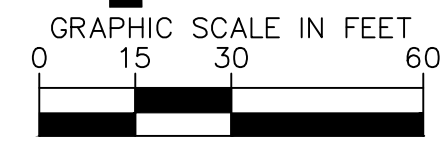
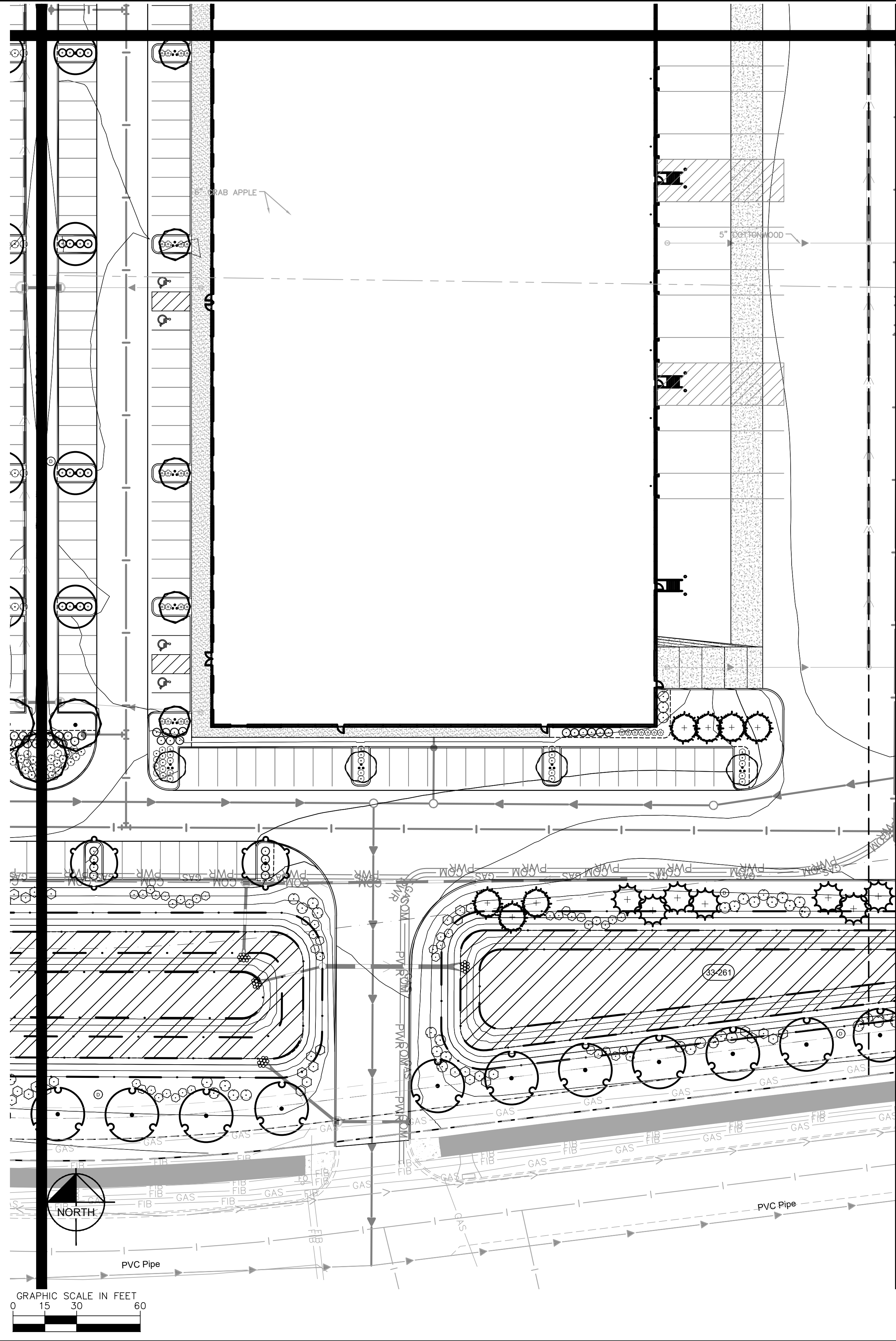
LANDSCAPE PLAN

KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CFK
DRAWN BY	CFK
CHECKED BY	MGC

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
787 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-452-4197
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

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LANDSCAPE LEGEND

- EDGER (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- 33-261 SEED MIX WITH EROSION CONTROL BLANKETS STAKED IN PLACE
- EXISTING TREES/WOODED AREA

LANDSCAPE KEYNOTES (A)

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)
- (E) MAINTENANCE STRIP (TYP.)

SEEDING KEYNOTES (22-112)

- (33-261) SEED WITH MNDOT 33-261: STORMWATER SOUTH & WEST SEED MIX (TYP.)

PLANT KEY

CONIFEROUS TREE	CODE	BOTANICAL / COMMON NAME
	BHS	PICEA GLAUCA 'DENSATA' / BLACK HILLS SPRUCE
	WHP	PINUS STROBUS / WHITE PINE
ORNAMENTAL TREE	CODE	BOTANICAL / COMMON NAME
	ALS	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLANCE' / AUTUMN BRILLANCE SERVICEBERRY CLUMP
	QUC	POPULUS TREMULOIDES / QUAKING ASPEN CLUMP
	RVB	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK
OVERSTORY TREE	CODE	BOTANICAL / COMMON NAME
	ABM	ACER X FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE
	GSL	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN
	HCK	CELTIS OCCIDENTALIS / COMMON HACKBERRY
	IHL	GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPERIAL' / IMPERIAL HONEYLOCUST
	SWO	QUERCUS BICOLOR / SWAMP WHITE OAK
CONIFEROUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	GOJ	JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL JUNIPER
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	AJN	PHYSOCARPUS OPULIFOLIUS 'JEFAM' / AMBER JUBILEE NINEBARK
	CM	CORNUS RACEMOSA 'MUSZAM' / MUSKINGUM DOGWOOD
	DBH	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE
	GDG	CORNUS RACEMOSA / GRAY DOGWOOD
	GLS	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
	GMS	SPIRAEA X 'GOLDMOUND' / GOLDMOUND SPIREA
	MOV	VIBURNUM LANTANA 'MOHICAN' / MOHICAN VIBURNUM



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2021 KIMLEY-HORN AND ASSOCIATES, INC.
787 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-454-4197
WWW.KIMLEY-HORN.COM

THIS PROJECT WAS THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

MITCHELL G. COOKAS
MINN. LIC. NO. 56522
DATE: 05/06/2021

KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CFK
DRAWN BY	CFK
CHECKED BY	MGC

LANDSCAPE PLAN

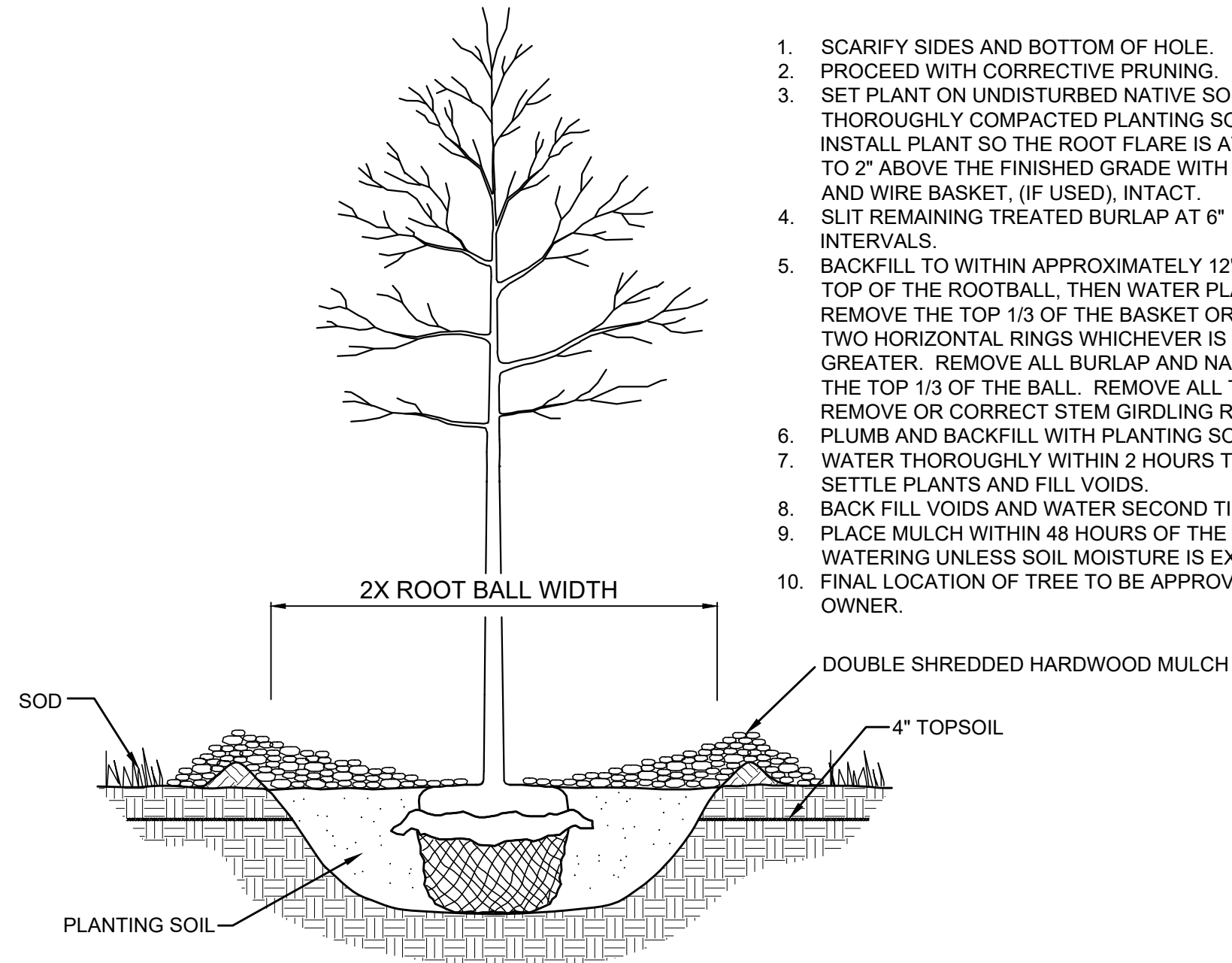
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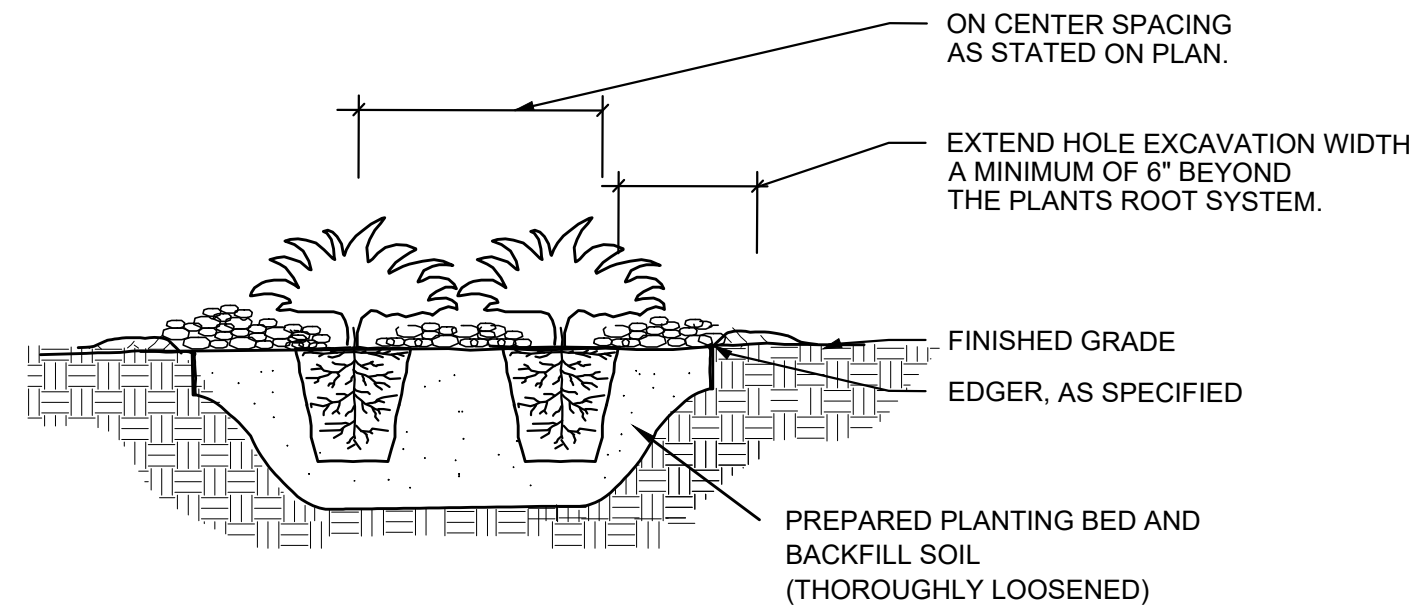
SHEET NUMBER L107

NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



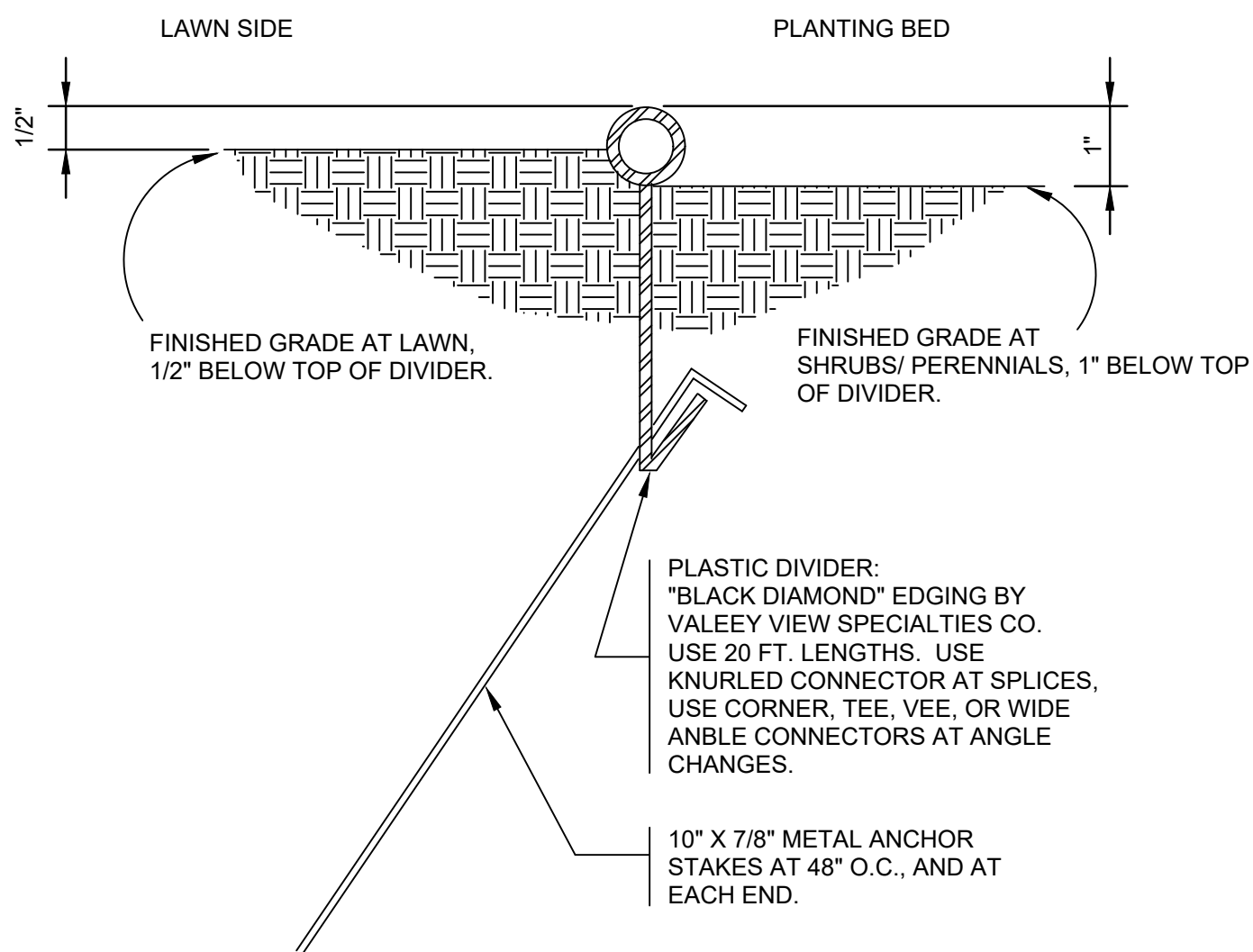
1 TREE PLANTING DETAIL
SCALE: N.T.S.



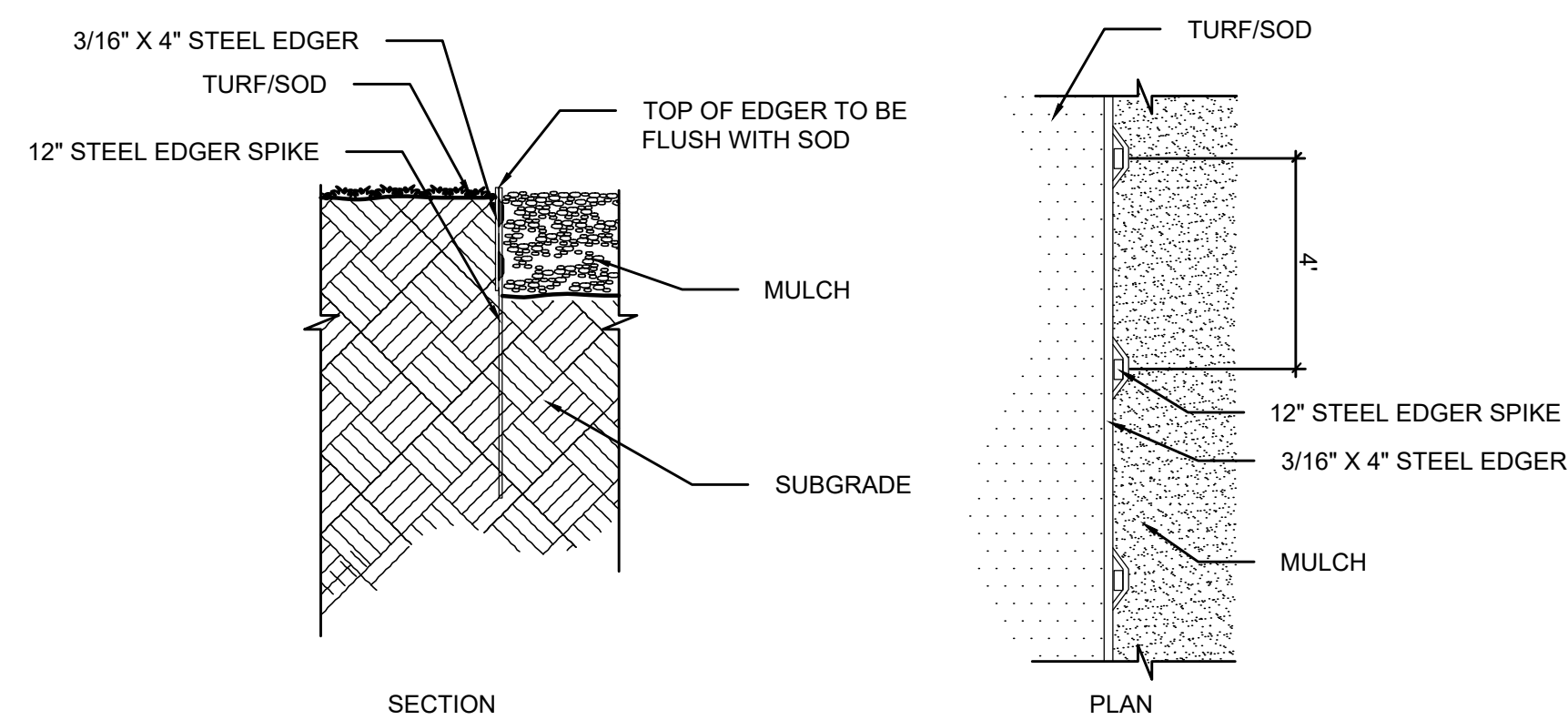
NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

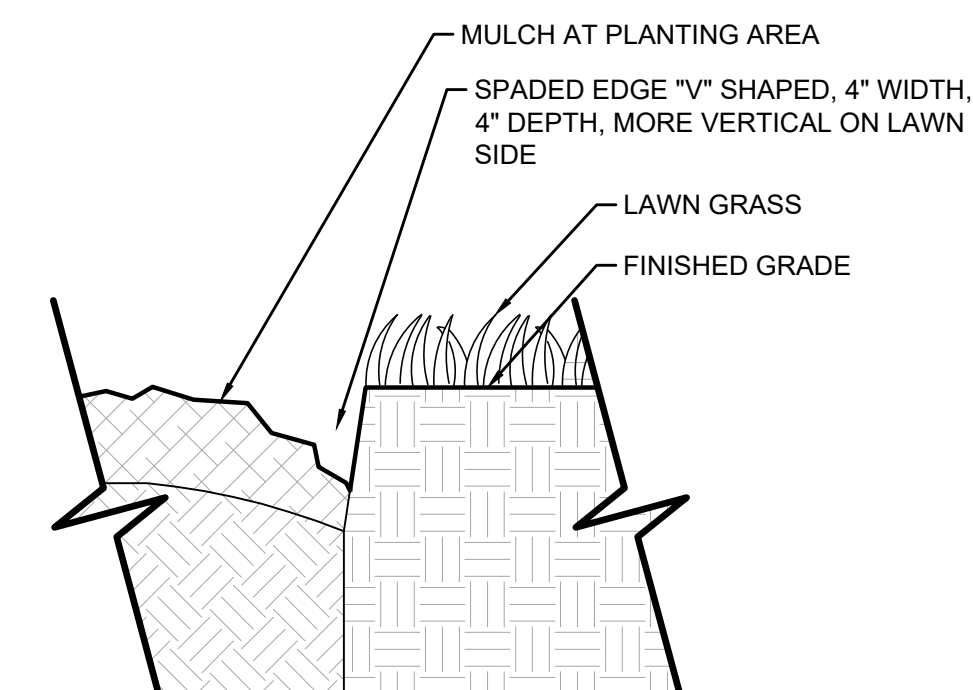
2 SHRUB / PERENNIAL PLANTING DETAIL
SCALE: N.T.S.



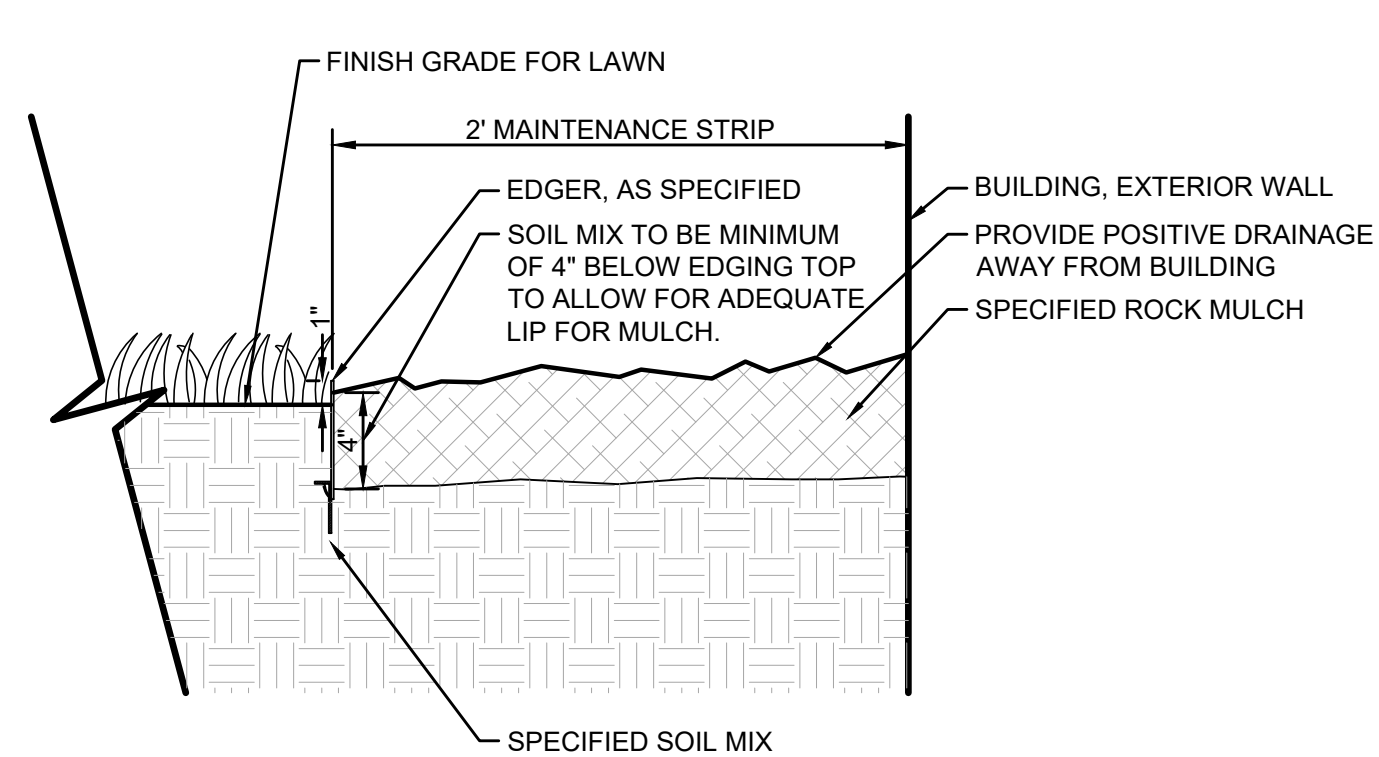
3 POLY EDGER DETAIL
SCALE: N.T.S.



4 STEEL EDGER DETAIL
SCALE: N.T.S.



5 SPADED EDGE DETAIL
SCALE: 1-1/2"=1'



6 MAINTENANCE STRIP DETAIL
SCALE: 1-1/2"=1'

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS: ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC. ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING. CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNL & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE. FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
19. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING; 3/16" THICK, COLOR BLACK, OR SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH TOP OF EDGER AT GRADE. FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
20. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
21. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
22. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
23. REPAIR, REPLACE, OR RESTORE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO DISTURBED AREAS.
24. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
25. RAIN GARDEN NOTE: PROVIDE AND INSTALL EROSION CONTROL BLANKET AT RAIN GARDEN AREA SIDE SLOPE AFTER PLANTING HAVE BEEN INSTALLED. BLANKET TO BE ONE SEASON GEOJUT (NON-ROOT CATEGORY 2 (STRAW 1S, WOOD FIBER 1S), OR APPROVED EQUAL. BLANKET TO BE OVERLAPPED BY 4" AND ANCHORED BY SOD STAPLES. PLACE BLANKET PERPENDICULAR TO THE SLOPE. TRENCH IN EDGES OF BLANKET AREA TO PREVENT UNDER MINING. PROVIDE SILT FENCE AT TOP OF SLOPE AS NEEDED. SHREDDED HARDWOOD MULCH TO MATCH OTHER PROJECT PLANTING MULCH. PLACE 4" DEPTH OF MULCH AT ALL PLANTING AND EROSION CONTROL BLANKET AREA (NO FILTER FABRIC). SEE RAIN GARDEN DETAIL FOR

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
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CHECKED BY	XXX

LANDSCAPE DETAILS

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC

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