

Case File No. 15-0057



PRELIMINARY PLAT OF: ASPEN GARDENS

DEVELOPER:
ASPEN GARDEN HOLDINGS, LLC
10021 COLORADO LANE N.
BROOKLYN PARK, MN 55455
(651) 775-4276

ENGINEER:
PLOWE ENGINEERING
6776 LAKE DRIVE NE, SUITE 110
LINO LAKES, MN 55014
(651) 361-8200

ARCHITECT:
STUDIO FIVE ARCHITECTS
322 NORTH FIRST AVENUE, SUITE 600
MINNEAPOLIS, MN 55401
(612) 339-0605

EXISTING PROPERTY DESCRIPTION:

The South 124.75 feet front and rear of the North 1045.5 feet front and rear of the West 264.00 feet of the Northwest Quarter of the Northwest Quarter of Section 36, Township 31 North, Range 23 West, Anoka County, Minnesota.

AND

The South 124.75 feet of the North 1170.25 feet of the West 264.00 feet of the Northwest Quarter of the Northwest Quarter of Section 36, Township 31 North, Range 23 West, Anoka County, Minnesota.

AND

All that part of the West 264.00 feet of the Northwest Quarter of the Northwest Quarter of Section 36, Township 31 North, Range 23, that lies South of the North 1170.25 feet thereof, Anoka County, Minnesota.

AND

The South 124.75 feet front and rear of the North 920.75 feet front and rear of the West 264.00 feet of the Northwest Quarter of the Northwest Quarter of Section 36, Township 31 North, Range 23, Anoka County, Minnesota.

AND

The South 124.75 feet front and rear of the North 796.0 feet front and rear of the West 264.00 feet of the Northwest Quarter of the Northwest Quarter of Section 36, Township 31 North, Range 23 West, Anoka County, Minnesota.

AND

The South 62.37 feet front and rear of the North 671.25 feet front and rear of the West 264.00 feet of the Northwest Quarter of the Northwest Quarter of Section 36, Township 31 North, Range 23, Anoka County, Minnesota.

AND

The west 30.00 feet of the south 717.72 feet of Lot 17, Block 1, HIDDEN LAKE ESTATES, Anoka County, Minnesota.

NOTES:

- Bearings shown are on Anoka County datum.
- Total site area = 211,242 sq. ft. (4.85 acres)
Site area less Lexington Ave. = 148,680 sq. ft. (3.41 acres)
- Underground utilities shown hereon per locate markings by utility operators in reference to Gopher State One Call Ticket No. 151632245.
- Benchmark: Anoka County Benchmark No. 3012. Elevation = 906.88 ft. (NAVD 88 datum)
- Proposed site plan by Studio Five Architects.

PROPOSED AREAS:

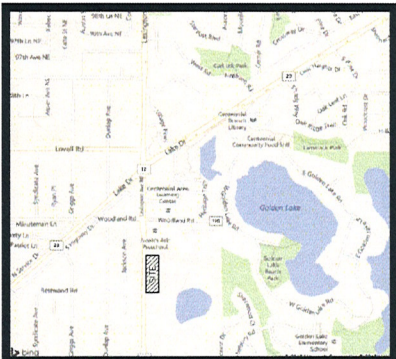
- Existing parcel area = 211,242 sq. ft. (4.85 acres)
- Proposed Lot 1, Block 1 = 148,680 sq. ft. (3.41 acres)
- Proposed Lexington Avenue = 62,562 sq. ft. (1.44 acres)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ▲ DENOTES STORM SEWER APRON
- DENOTES CATCH BASIN
- ⊕ DENOTES STORM SEWER
- ⊙ DENOTES SANITARY SEWER
- DENOTES GUY WIRE
- DENOTES POWER POLE AND OVERHEAD WIRES
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES SIGN
- DENOTES WIRE FENCE
- DENOTES EXISTING CONTOURS
- DENOTES BITUMINOUS SURFACE
- CBL DENOTES UNDERGROUND CABLE LINE
- ▨ DENOTES PROPOSED UTILITY EASEMENT
- ▩ DENOTES PROPOSED INGRESS/EGRESS EASEMENT
- ⊠ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

VICINITY MAP

PART OF SEC. 36, TWP. 31, RNG. 23



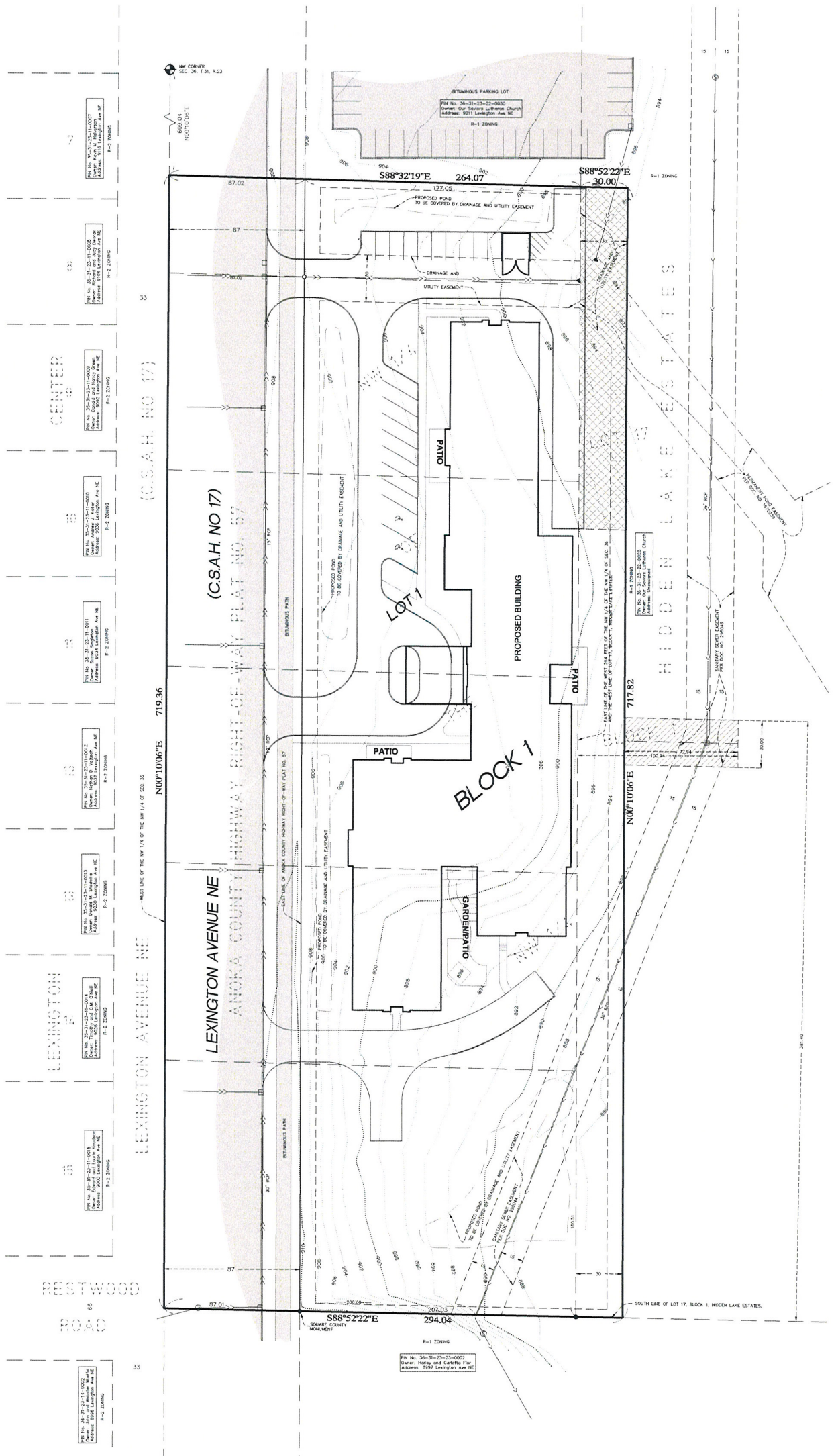
ANOKA COUNTY, MINNESOTA
(NO SCALE)

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

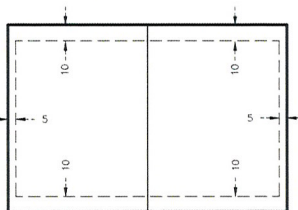
Jason E. Rud
JASON E. RUD

Date: 9/9/2015 License No. 41578

E. G. RUD & SONS, INC.
EST. 1877
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

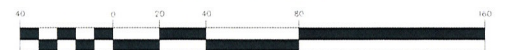


Drainage and Utility Easements are shown thus:



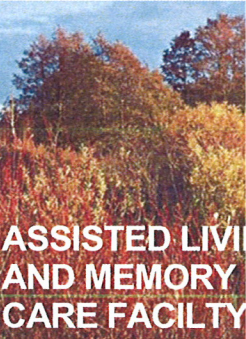
Being 10 feet in width and adjoining right-of-way lines and and rear lot lines and being 5 feet in width and adjoining exterior side lot lines unless otherwise shown on this plat.

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

DRAWN BY: BAB	JOB NO: 15087	DATE: 8/5/15	
CHECK BY: JER	SCANNED		
1	9/9/15	REVISE SITE PLAN & PLAT NAME	BAB
2			
3			
NO.	DATE	DESCRIPTION	BY



9095 Lexington Ave NE
Blaine, MN 55014

ASPEN GARDENS HOLDINGS,
10021 Colorado Lane North
Brooklyn Park, MN 55455
651-775-4276
David Fieck, Project Manager

STUDIO FIVE
architects
322 North First Avenue, Suite 600
Minneapolis, MN 55401
(612) 339-0605
LINDA MCCracken-HUNT, Project Manager

BRENT THOMPSON CONSTRUCTION
651-775-1989
BRENT THOMPSON, Project Manager

KRECH, O'BRIEN, MUELLER & ASSOCIATES
6115 Cahill Avenue
Inver Grove Heights, MN 55014
(651) 451-4605
JAMES H. KRECH, PE

PLOWE ENGINEERING
67767 LAKE DRIVE NE, SUITE 100
LINO LAKES, MN 55014
(651) 361-8200
CHARLES W. PLOWE, PE

ELAN DESIGN LAB
901 North Third Street, Suite 120
Minneapolis, MN 55401
(612) 260-7980
MARCIE WESLOCK, PE

DOCUMENTS ISSUED:

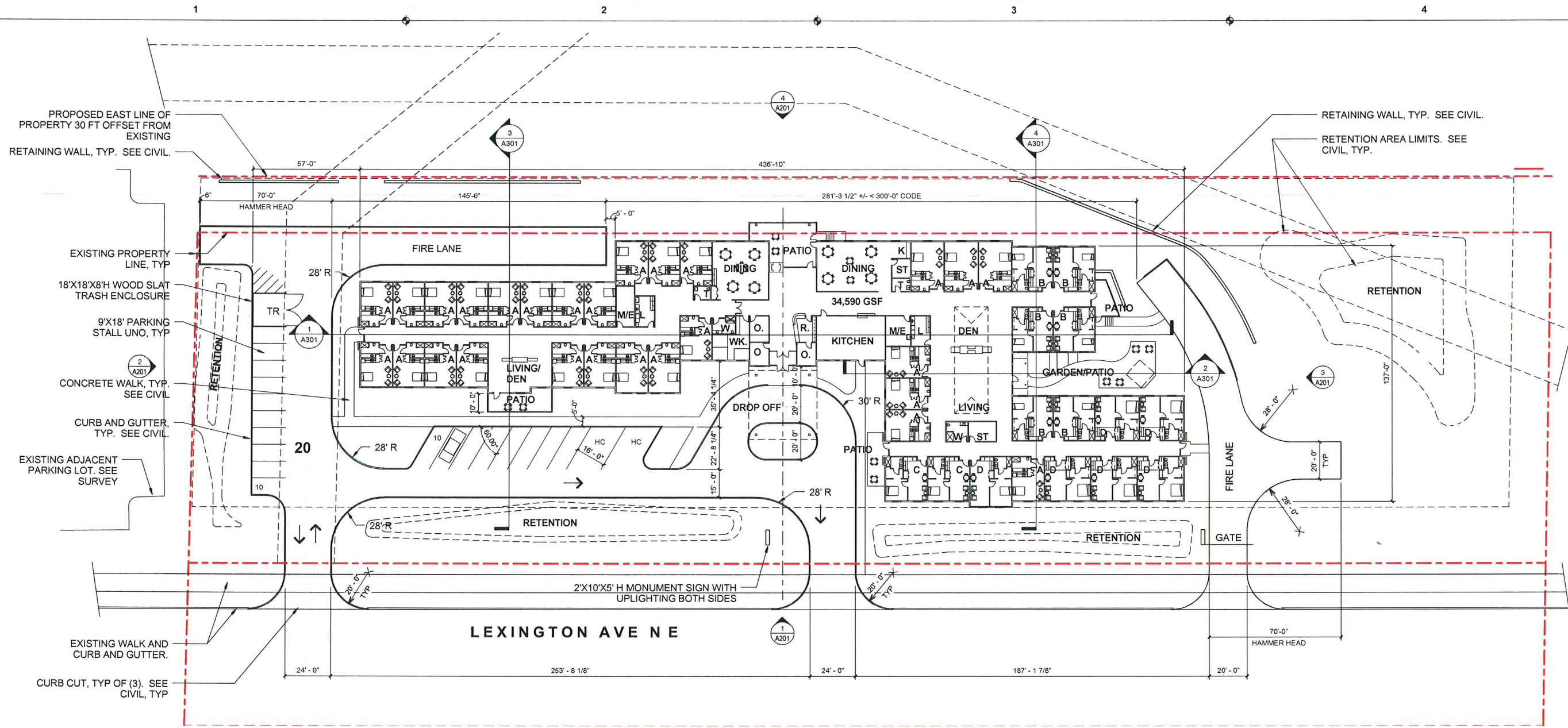
CONSTRUCTION DOCUMENTS
NOT FOR CONSTRUCTION

REVISIONS:
PACKAGE DATE ISSUED

REGISTRATION:
I hereby certify that this plan, specification, was prepared by me or under my direct supervision and I am a duly licensed Architect under the laws of the State of Minnesota.

LINDA MCCracken-HUNT, AIA
License No: _____ Date: _____

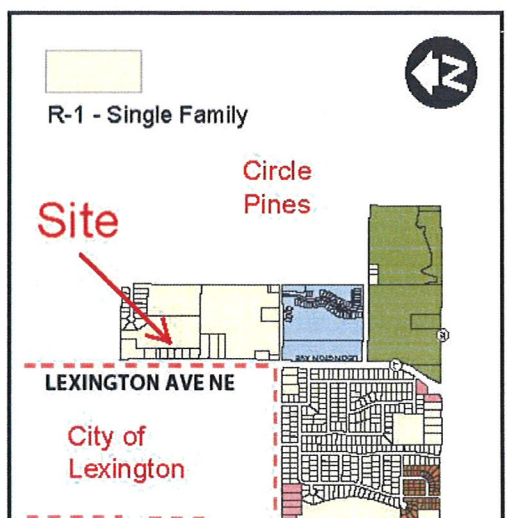
ARCHITECTURAL SITE PLAN



1 ARCH SITE PLAN
1" = 30'-0"



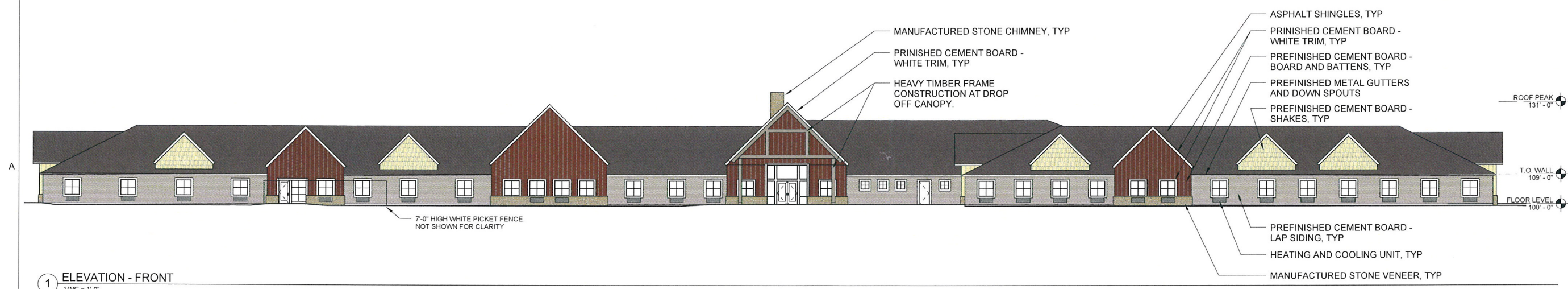
LEGEND		UNIT TYPES	
A, B, C, AND D	RESIDENTIAL UNIT TYPE	A: STUDIO APARTMENT	415 SF
O.	OFFICE	B: ONE BEDROOM APARTMENT	535 SF
R.	RECEPTION	C: ONE BEDROOM APARTMENT	545 SF
WK.	(3) PERSON OFFICE (SYSTEMS FURNITURE)	D: DOUBLE OCCUPANCY APARTMENT	575 SF
DINING		ASSISTED LIVING	
K.	DINING/KITCHEN	7 - UNIT A	
ST.	KITCHEN	6 - UNIT B	
T.	STORAGE	2 - UNIT C	
	RESTROOM	6 - UNIT D	
DEN LIVING		21 - ASSISTED	
	DEN/DAYROOM	MEMORY CARE	
	LIVING ROOM	20 - UNIT A	
M/E L.			
	MECH./ELEC./JANITOR		
	LAUNDRY		
W.			
	WASHING/BATHING		



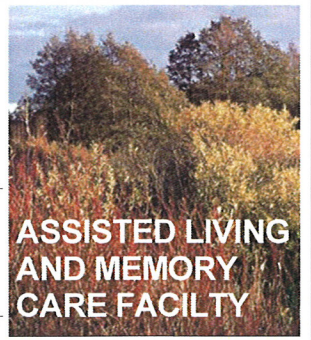
SITE PLAN GENERAL NOTES

1. FINISH FLOOR ELEVATION (FFE) 100'-0" EQUALS 908.00' ON THE CIVIL DRAWINGS.
2. SEE SURVEY FOR EASEMENTS AND PROPERTY DATA.

1 2 3 4



1 ELEVATION - FRONT
1/16" = 1'-0"



ASSISTED LIVING AND MEMORY CARE FACILITY
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Blaine, MN 55014

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David Fisek, Project Manager

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322 North First Avenue, Suite 600
Minneapolis, MN 55401
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LINDA MCCRACKEN-HUNT, Project Manager

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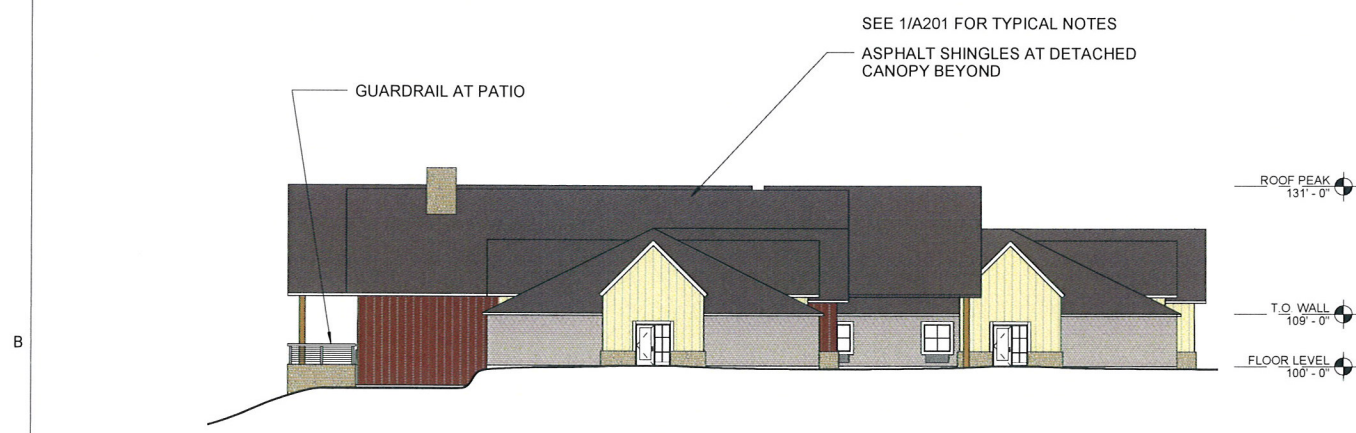
CONSTRUCTION DOCUMENTS
NOT FOR CONSTRUCTION

REVISIONS:
PACKAGE DATE ISSUED

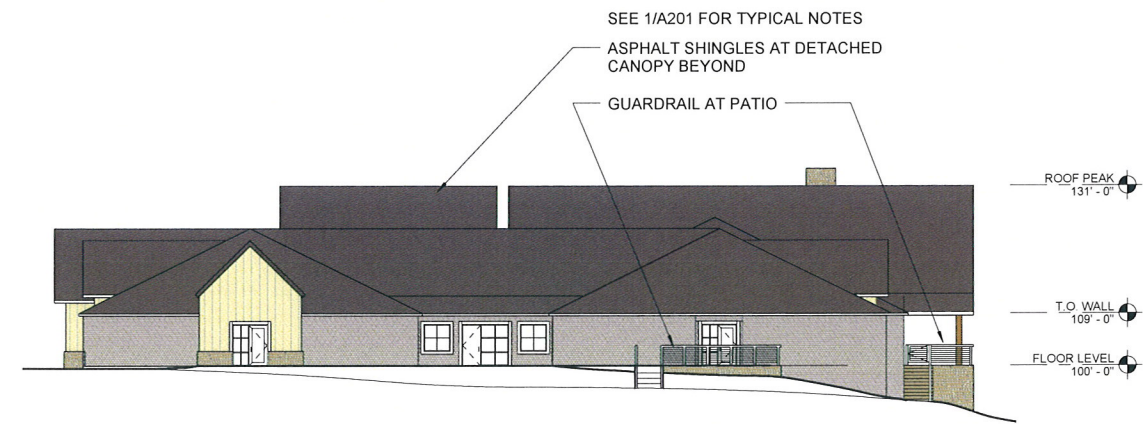
REGISTRATION:
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and I am a duly licensed Architect under the laws of the State of Minnesota.

LINDA MCCRACKEN-HUNT, AIA
License No: _____ Date: _____

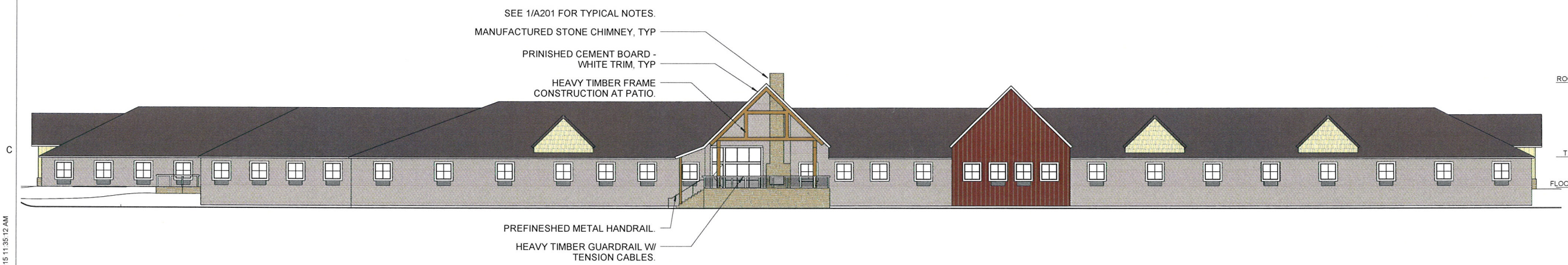
ELEVATIONS



2 ELEVATION - SIDE / NORTH
1/16" = 1'-0"



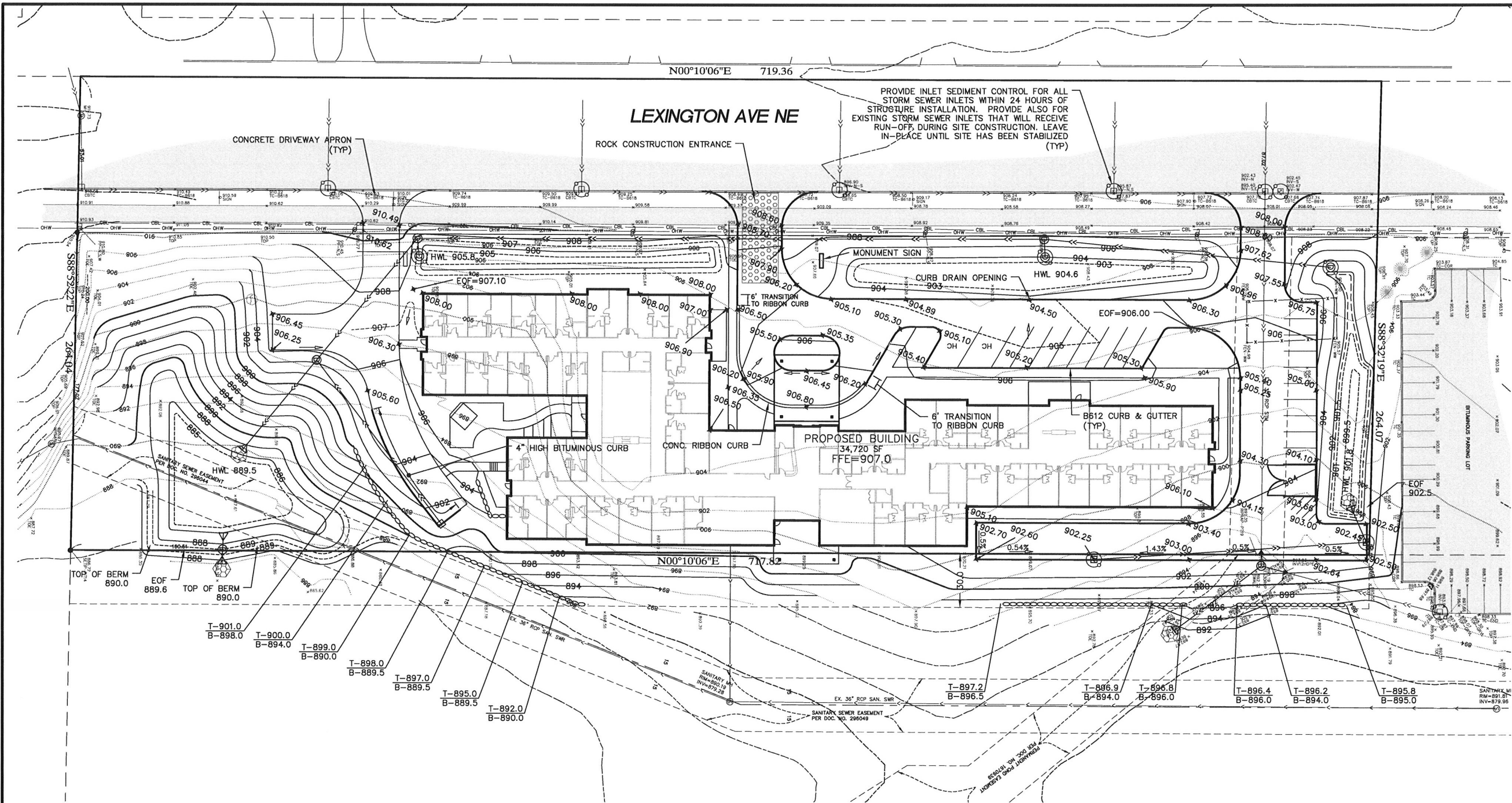
3 ELEVATION - SIDE / SOUTH
1/16" = 1'-0"



4 ELEVATION - REAR
1/16" = 1'-0"

COMM NO 1328.00
SCALE 1/16" = 1'-0"
DATE 09/02/14 **A201**

9/9/2015 11:35:12 AM



Know what's below.
Call before you dig.

DRAWN BY: C.M.
DESIGN BY: C.W.P.
CHKD BY: PROJ. NO. 15-1563
C.W.P.
ORIGINAL DATE: AUGUST 7, 2015

DATE	REVISION DESCRIPTION
08.24.2015	SITE PLAN & GRADING REVISION
09.10.2015	GRADING REVISION

I hereby certify that this plan 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.
Charles W. Plowe
CHARLES W. PLOWE
DATE: 09.10.2015 LIC. NO. 18227

ASSISTED LIVING AND MEMORY CARE FACILITY
BLAINE, MINNESOTA
GRADING, DRAINAGE & EROSION CONTROL PLAN

PREPARED FOR:
ASPEN GARDENS HOLDINGS, LLC

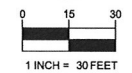


SITE PLANNING & ENGINEERING

PLOWE
ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

NORTH



C2

GENERAL NOTES

THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.

CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.

THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING SANITARY SEWER, STORM SEWER, AND WATER MAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.

INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.

THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO THE INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.

STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.

NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

CURB & BITUMINOUS NOTES

REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL.

SAW-CUT EXISTING BITUMINOUS AND CONCRETE CURB TO PROVIDE BUTT-JOINT.

RESTORE DISTURBED STREET TO EXISTING OR BETTER SECTION.

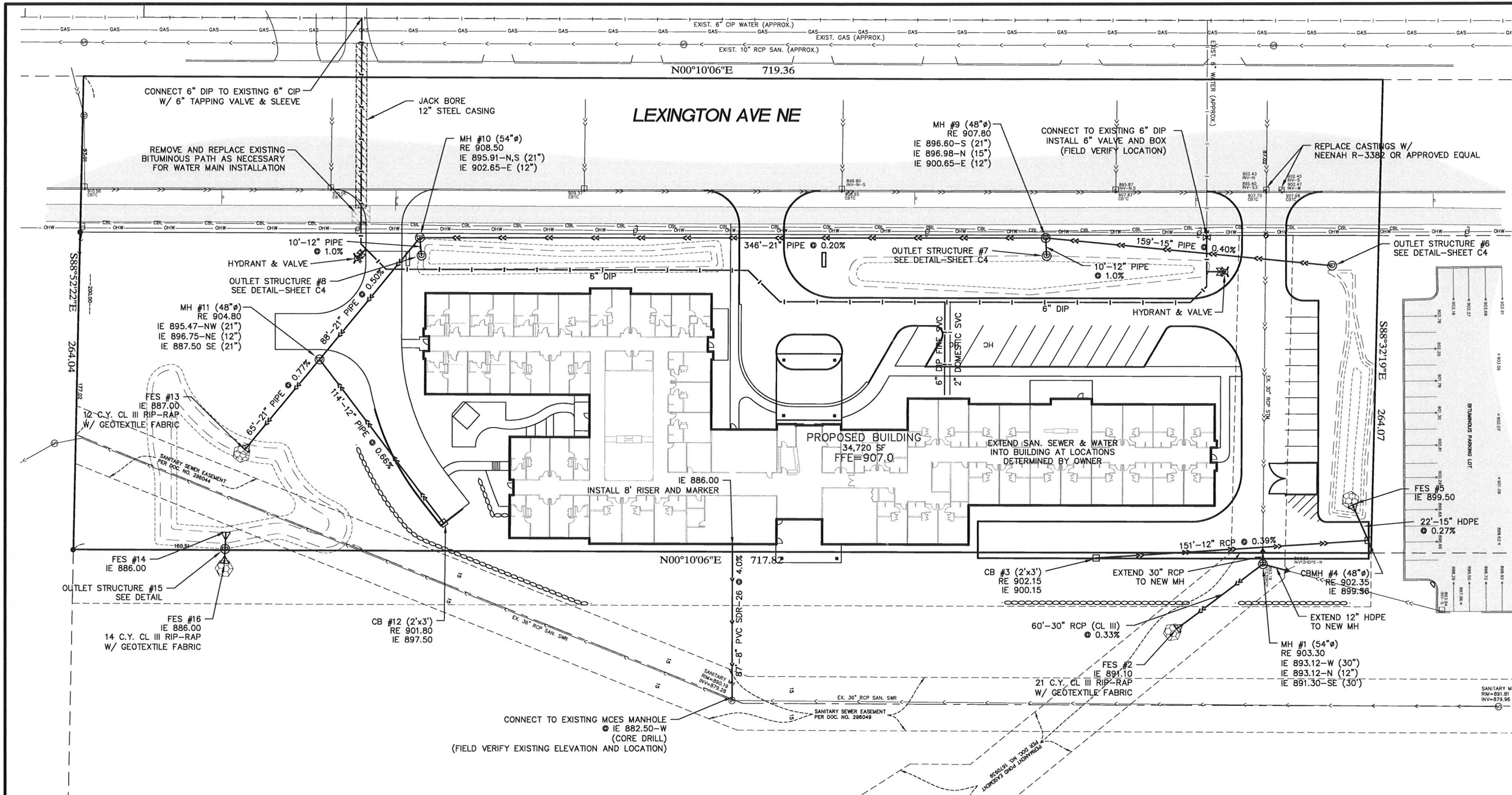
BACKFILLING OF CURB IS INCIDENTAL TO CURB INSTALLATION.

FOUR INCHES OF CLASS 5 UNDER CURB IS INCIDENTAL TO CURB INSTALLATION.

CURB ENDS SHALL TERMINATE IN A THREE-FOOT BEAVER TAIL.

NOTE:
T = TOP OF WALL
B = GROUND ELEV AT BOTTOM OF WALL
TC = TOP OF CURB
G = GUTTER

**GRADING, DRAINAGE & EROSION CONTROL PLAN
ASSISTED LIVING AND MEMORY CARE FACILITY**



DRAWN BY:	DESIGN BY:
C.M.	C.W.P.
CHKD BY:	PROJ. NO.
C.W.P.	15-1563
ORIGINAL DATE:	
AUGUST 7, 2015	

DATE	REVISION DESCRIPTION
08.24.2015	SITE PLAN & GRADING REVISION
09.10.2015	WATER MAIN REVISION

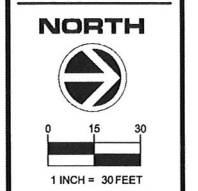
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Charles W. Plowe
 CHARLES W. PLOWE
 LIC. NO. 16227
 DATE: 08.10.2015

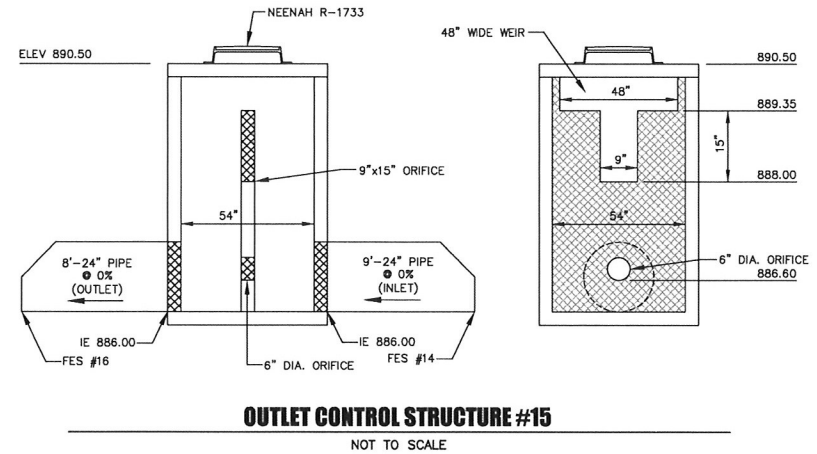
ASSISTED LIVING AND MEMORY CARE FACILITY
 BLAINE, MINNESOTA
 UTILITY PLAN

PREPARED FOR:
ASPEN GARDENS HOLDINGS, LLC

PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701



C3



OUTLET CONTROL STRUCTURE #15
 NOT TO SCALE

GENERAL NOTES

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INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.

THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO THE INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.

STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.

NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

WATER MAIN NOTES

EXISTING WATER MAIN LOCATION AND SIZE SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

PROVIDE PIPE INSULATION WHERE SEWER (SANITARY OR STORM) CROSSES WITHIN 18" OF WATER MAIN.

PROPOSED WATER MAIN SHALL BE 6" DIP CLASS 52.

MECHANICAL JOINTS SHALL BE USED FOR WATER MAIN PIPES 4" IN DIAMETER AND LARGER. RUBBER GASKETS SHALL CONFORM TO AWWA C111 (ANSI A21.11).

MAINTAIN MINIMUM 7.5-FT COVER TO TOP OF ALL WATER MAIN PIPE.

SANITARY SEWER NOTES

EXISTING SANITARY SEWER LOCATION, SIZE, AND ELEVATION SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

PROPOSED SANITARY SEWER SHALL BE PVC SDR 35 UNLESS OTHERWISE NOTED.

STORM SEWER NOTES

FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

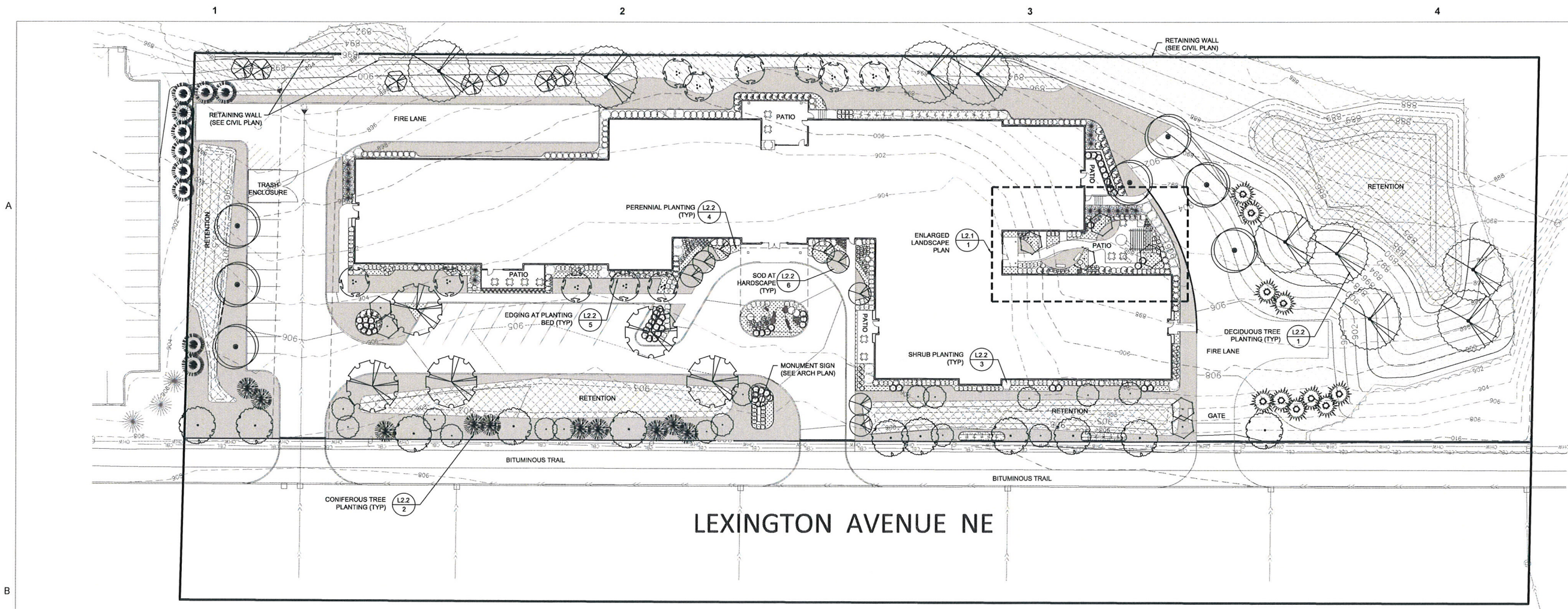
WHEN CALLED OUT AS PIPE, STORM SEWER SHALL BE REINFORCED CONCRETE PIPE (RCP) ANSI C76 WITH R-4 GASKETS OR, IF ALLOWED BY CITY, HDPE PIPE MAY BE USED. (SEE PLAN FOR LOCATIONS WHERE RCP IS REQUIRED.) HDPE PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M294, TYPE S WITH WATER TIGHT CONNECTIONS. USE SAND/GRAVULAR MATERIAL FOR BACKFILLING AND COMPACTION OF HDPE/PVC PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM 2321.

STORM SEWER LENGTHS INCLUDE THE LAYING LENGTH OF THE FLARED-END SECTION. LAYING LENGTH OF APRON TO BE DEDUCTED FROM PAYMENT LENGTH OF PIPE.

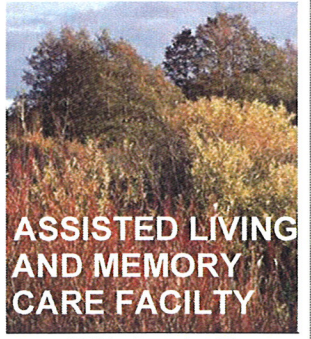
ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820.

STORM SEWER PIPES TO BE JOINED TO THE CATCH BASIN MANHOLES W/ APPROVED RESILIENT RUBBER JOINTS TO MAKE THEM GASTIGHT OR WATER TIGHT. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

UTILITY PLAN
ASSISTED LIVING AND MEMORY CARE FACILITY



LEXINGTON AVENUE NE



ASSISTED LIVING AND MEMORY CARE FACILITY

9095 Lexington Ave NE
Blaine, MN 55014

ASPEN GARDENS HOLDINGS, LLC.
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651-775-4276
David Ficek, Project Manager

STUDIO FIVE architects
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(612) 339-0605
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ELAN DESIGN LAB
901 North Third Street, Suite 120
Minneapolis, MN 55401
(612) 260-7980
MARCIE WESLOCK, PE

DOCUMENTS ISSUED:

CONSTRUCTION DOCUMENTS
NOT FOR CONSTRUCTION

REVISIONS:

PACKAGE	DATE ISSUED

REGISTRATION:

I hereby certify that this plan 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.

PILARSINEE SARAITHONG, RLA
License No. 40509 Date: 09/10/15

LANDSCAPE PLAN

COMM NO. 1328.00
SCALE As indicated
DATE: 09/10/2015 **L201**

LANDSCAPE SUMMARY

REZONED DF-DEVELOPMENT FLEX DISTRICT
SITE AREA 148,677 SF (3.41 AC.)
TOTAL IMPERVIOUS AREA 67,015 SF (45%)
TOTAL PERVIOUS AREA 81,662 SF (55%)

REQUIREMENT

1 OVER STORY DECIDUOUS TREE/2,000 SF. OF FLOOR AREA (34,720 SF.)
OR
1 TREE/ 100 LF. OF SITE PERIMETER (1,851 LF.)
PROPOSED - 20 TREES

1 CONIFEROUS TREE/ 2,000 SF. OF FLOOR AREA (34,720 SF.)
OR
1 TREE/ 200 LF. OF SITE PERIMETER (1,851 LF.)
PROPOSED - 20 TREES

1 ORNAMENTAL TREE/ 2,000 SF. OF FLOOR AREA (34,720 SF.)
OR
1 ORNAMENTAL TREE/ 200 LF. OF SITE PERIMETER (1,851 LF.)
PROPOSED - 40 TREES

1 SHRUB/ 300 SF. OF FLOOR AREA (34,720 SF.)
OR
1 SHRUB/ 30 LF. OF SITE PERIMETER (1,851 LF.)
PROPOSED - 650 SHRUBS

PROPOSED PLANTINGS EXCEED LANDSCAPE REQUIREMENT TO BE CREDITS FOR TREE REMOVAL UNDER DEVELOPMENT FLEX DISTRICT

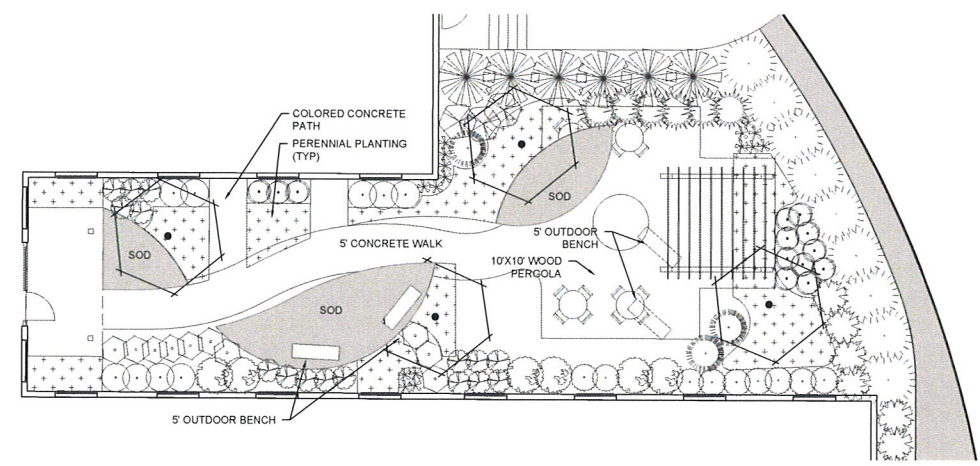
LANDSCAPE NOTES

- BACKGROUND INFORMATION TAKEN FROM BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY PERFORMED BY E.G. RUD & SONS, INC., LINO LAKES, MINNESOTA, ON JUNE 5, 2015, EXPRESSLY FOR THIS PROJECT.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING AND POSITIVE SURFACE DRAINAGE IN ALL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR MUST ENSURE THAT THE FINAL GRADES ARE MET AS SHOWN ON GRADING PLAN. IF ANY DISCREPANCIES ARE FOUND, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT FOR RESOLUTION.
- ALL PLANT MATERIALS ARE TO CONFORM WITH STATE & LOCAL CONSTRUCTION STANDARDS AND THE CURRENT ADDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL PLANT MATERIALS ARE TO BE HEALTHY, HARDY STOCK, AND FREE FROM ANY DISEASES, DAMAGE, AND DISFIGURATION.
- QUANTITIES OF PLANTS LISTED ON THE PLAN ARE TO GOVERN ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN ON THE PLANT SCHEDULE AND PLAN. PLACE PLANTS IN PROPER SPACING FOLLOWING LAYOUT FIGURES.
- ALL TREES SHALL BE BALL AND BURLAP AND STAKED AND GUYED PER THE CURRENT ADDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- EDGE ALL SHRUB BEDS WITH FOUR (4) INCH MILL FINISHED ALUMINUM EDGING WITH STAKES.
- APPLY FOUR (4) INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN FOUR (4) FOOT DIAMETER RING AROUND ALL TREES IN TURF AREA. NO VINYL EDGING IS REQUIRED.
- APPLY FOUR (4) INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN ALL SHRUB AREAS.
- APPLY THREE (3) INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN ALL PERENNIAL AREAS.
- PLACE AND BURY 18"-30" DIAMETER FIELD STONE BOULDERS AS SHOWN ON PLAN TO A DEPTH OF APPROXIMATELY 1/3 OF OVERALL SIZE.
- SOD SHALL CONFORM WITH MNDOT 3878.2A. BE DENSE, AND OF UNIFORM TEXTURE. FREE OF WEEDS AND DISEASE. APPLY MINIMUM SIX (6) INCHES OF TOPSOIL (MNDOT 3877) AND THOROUGHLY APPLY SLOW RELEASE FERTILIZER TO TOP TWO (2) INCHES BEFORE LAYING SOD.
- PLANTING SOIL FOR LANDSCAPED AREAS SHALL BE AT MINIMUM SIX (6) INCHES IN DEPTH AND A SANDY LOAM, SILT LOAM, LOAM, OR SANDY CLAY CONSISTING OF NO MORE THAN 65% SAND, 1.5-10% ORGANIC MATTER, A PH OF 4.5-6.8, SOLUBLE SALTS LESS THAN 2 MMHOS/CM, FREE OF CHEMICAL CONTAMINANTS, AND NOT COMPACTED BEYOND 80% OF STANDARD PROCTOR OR 200 PSI. SUBSOIL SHALL BE SCARIFIED BEFORE TOPSOIL IS SPREAD. SOIL SHALL BE GENERALLY FREE OF DEBRIS SUCH AS LARGE ROCKS AND FRAGMENTS OF WOOD.
- SPREAD PLANTING SOIL AT MINIMUM EIGHTEEN (18) INCH DEEP IN ALL PLANTING BEDS PRIOR TO PLANTING.
- FOLLOW LANDSCAPE DETAILS FOR ALL INSTALLATION, UNLESS OTHERWISE NOTED.
- PLANTING AND TURF AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM. NO WATER IS ALLOWED ON ANY PAVEMENT, PARKING, WALKWAY, AND BUILDING. THE IRRIGATION CONTRACTOR IS TO DESIGN AND ENSURE THAT IRRIGATION DESIGN MEETS ALL CITY PLUMBING CODES AND REQUIREMENTS.
- LANDSCAPE CONTRACTOR TO MAINTAIN PLANTS AND SOD IN HEALTHY CONDITION THROUGHOUT TWO YEAR WARRANTY PERIOD. THE WARRANTY PERIOD SHALL BE BEGIN UPON INSPECTION AND ACCEPTANCE BY CITY STAFF.

SEE SHEET L2.2 FOR PLANT SCHEDULE

LEGEND

- SOD 20,175 SF.
- WOODLAND EDGE SEED MIXTURE 8,720 SF.
- EROSION CONTROL SEED MIXTURE 19,500 SF. (SEE CIVIL PLAN)
- RETENTION AREA 15,080 SF. (SEE CIVIL PLAN)



1 ENLARGED LANDSCAPE PLAN
1" = 10'

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