

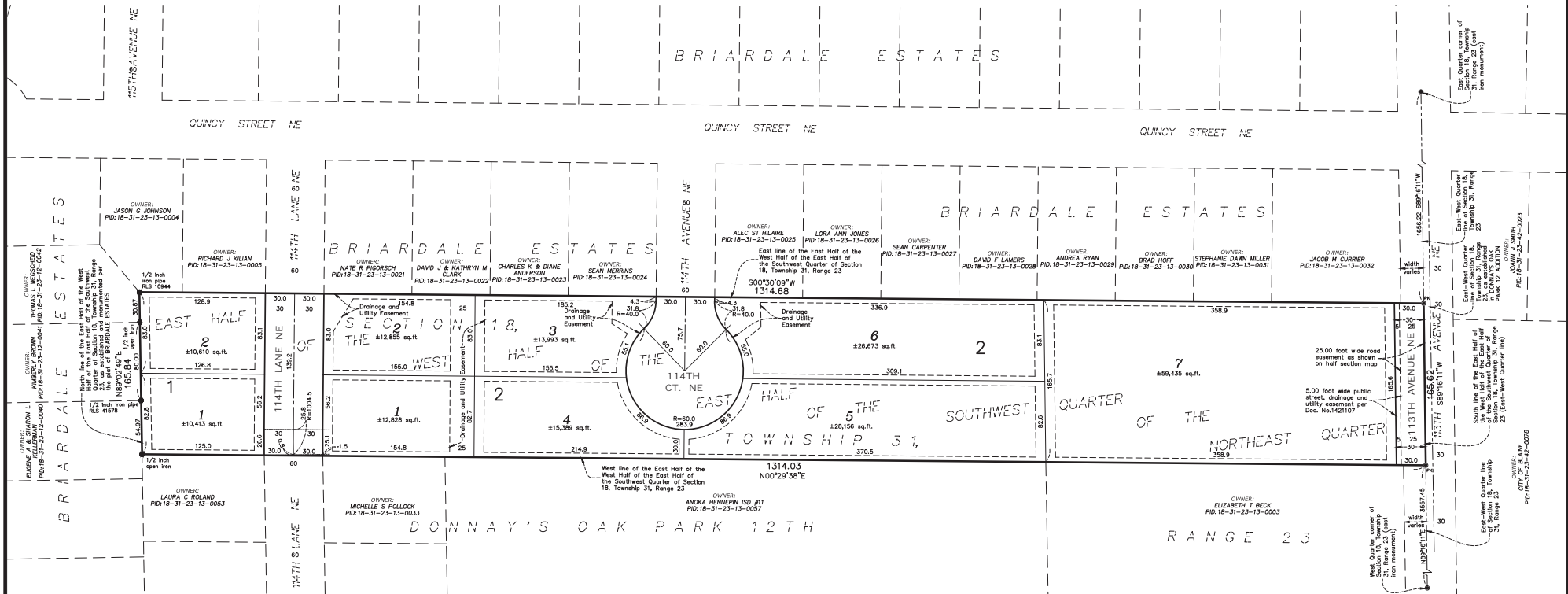
BlaineMN.gov

## Case File No. 21-0076 Jefferson Ridge

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



# JEFFERSON RIDGE



**PARCEL DESCRIPTION:** (Per Schedule A of Title Commitment File No. 115229-21-07 R-1, with a commitment date of July 22, 2021 at 12:00 A.M., revised January 31, 2013, prepared by Al American Title Co., Inc., as issuing agent for Old Republic National Title Insurance Company)

The East Half of the West Half of the East Half of the Southwest Quarter of the Northeast Quarter of Section 18, Township 31, Range 23, Anoka County, Minnesota.  
(Abstract Property)

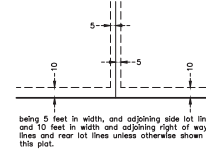
#### GENERAL NOTES:

- Bearings shown hereon are based on the South line of the East Half of the West Half of the East Half of the Southwest Quarter of Section 18, Township 31, Range 23, which is assumed to bear S89°16'17"W.
- Surveyed property address - 741 - 1131st Avenue NE, Blaine, MN 55434.

#### SITE DATA

TOTAL SITE AREA	±5.00 AC.	EXISTING ZONING	R-1
TOTAL ROW AREA	±0.63 AC.	PROPOSED ZONING	R-1
TOTAL LOT AREA	±4.37 AC.	UTILITIES	AVAILABLE
SMALLEST LOT	±10,413 S.F.	MINIMUM RESIDENTIAL SETBACK DATA:	
LARGEST LOT	±59,435 S.F.	FRONT	30 FT.
AVERAGE LOT	±21,150 S.F.	SIDE (GARAGE)	10 FT.
TOTAL NUMBER OF LOTS	9	SIDE (HOUSE)	10 FT.
GROSS DENSITY	1.80 LOTS/AC.	SIDE CORNER	20 FT.
		REAR SETBACK	30 FT.

#### PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



0 25 50 100  
(SCALE IN FEET)

#### LEGEND

- - Denotes Set PK Nail
- - Denotes Anoka County Section Monument, as noted
- - Denotes Found Iron Monument



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

Print Name: Thomas R. Balluff, L.S.  
Signature: *Thomas R. Balluff*  
Date: 9/29/21 License #: 47361

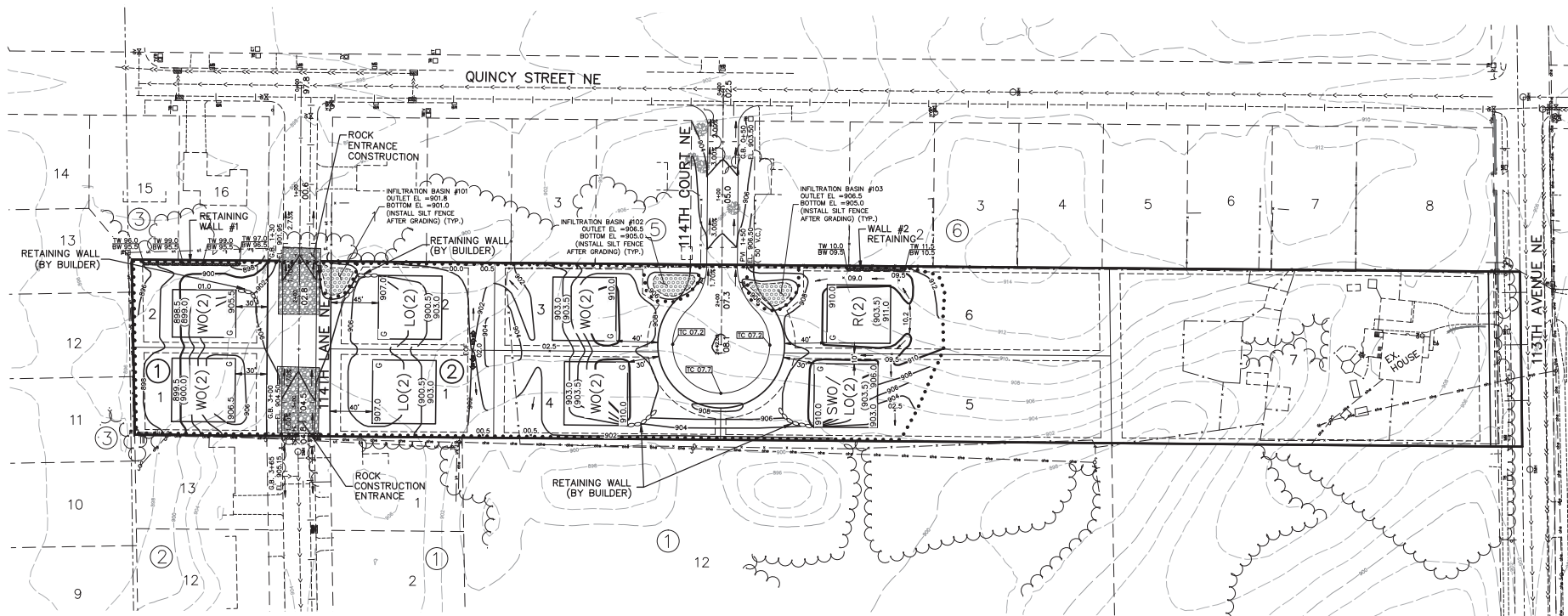
DRAWN BY: KCM  
ISSUE DATE: 9/29/21  
FILE NO: 2361

NR PROPERTIES, INC.  
3122 - 177th Avenue NE  
Blaine, MN 55449

JEFFERSON RIDGE  
Blaine, Minnesota

PRELIMINARY PLAT

3 of 7



# LEGEND

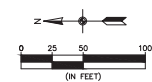
EXISTING	PROPOSED	EXISTING	PROPOSED
PROPERTY LINE	---	SPOT ELEVATION	00.0
EASEMENT LINE	---	EMERGENCY OVERFLOW	00.0
CURB LINE	---	SILT FENCE	00.0
BITUMINOUS	---	TREE FENCE	00.0
CONCRETE	---	GRADING LIMITS	00.0
SANITARY SEWER	---	TREELINE	00.0
STORM SEWER	---	WELL	00.0
DRAIN TILE	---	LIGHT POLE	00.0
WATER MAIN	---	FLAG POLE	00.0
OVERHEAD UTILITY	---	ELECTRIC BOX	00.0
STORM CATCH BASIN	---	TELEPHONE BOX	00.0
STORM MANHOLE	---	TELEVISION BOX	00.0
OUTLET CONTROL STRUCTURE	---	SIGN	00.0
FLARED END SECTION	---	GEOTECH SOIL BORING	00.0
RAIN GARDIAN	---		
RIP RAP	---		
MANHOLE	---		
HYDRANT	---		
GATE VALVE	---		
TELEVISION BOX	---		
TELEPHONE BOX	---		
UTILITY POLE	---		
RETAINING WALL	---		
FENCE	---		
10' CONTOUR	---		
2' CONTOUR	---		
C&W FLOODPLAIN	---		
WETLAND LINE	---		

# NOTES

1. SITE IS LOCATED WITHIN THE BOUNDARIES OF THE COON CREEK WATERSHED DISTRICT.
2. ALL DISTURBED AREAS TO BE SCARIFIED 6" AFTER GRADING IS COMPLETE.
3. SOIL STOCKPILES SHALL BE FITTED BY SEDIMENT-TRAPPING MEASURES AND STABILIZED WITHIN 14 DAYS OF INACTIVITY.
4. STREET SWEEPING SHALL TAKE PLACE BY THE END OF DAY (IF REQUIRED).
5. EROSION CONTROL AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
6. THE DNR DEWATERING PERMIT MUST BE OBTAINED PRIOR TO ANY DEWATERING ACTIVITY. THE DEWATERING PLAN MUST BE SUBMITTED TO THE COON CREEK WATERSHED DISTRICT AT LEAST 7 DAYS PRIOR TO DEWATERING ACTIVITY FOR REVIEW AND APPROVAL.

# WETLAND SUMMARY

- NO WETLANDS ON SITE



# BENCHMARKS

1. Minnesota Department of Transportation  
CSD Station #131142 (Name: CSD# AK)  
Elev.= 906.70 FL
2. Minnesota Department of Transportation  
CSD Station #697 (Name: 9 WY RESET)  
Elev.= 906.69 FL



2020 PRELIMINARY EROSION CONTROL PLAN  
DATE: 9/29/21  
BY: [Signature]  
CHECKED: [Signature]  
APPROVED: [Signature]

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 Professional Engineer under the laws of the State of Minnesota.  
Print Name: Brian J. Krystof, P.E.  
Signature: [Signature]  
Date: 9/29/21 License #: 23063

Drawn: GJS  
Designed: BJK  
Date: 9/29/21

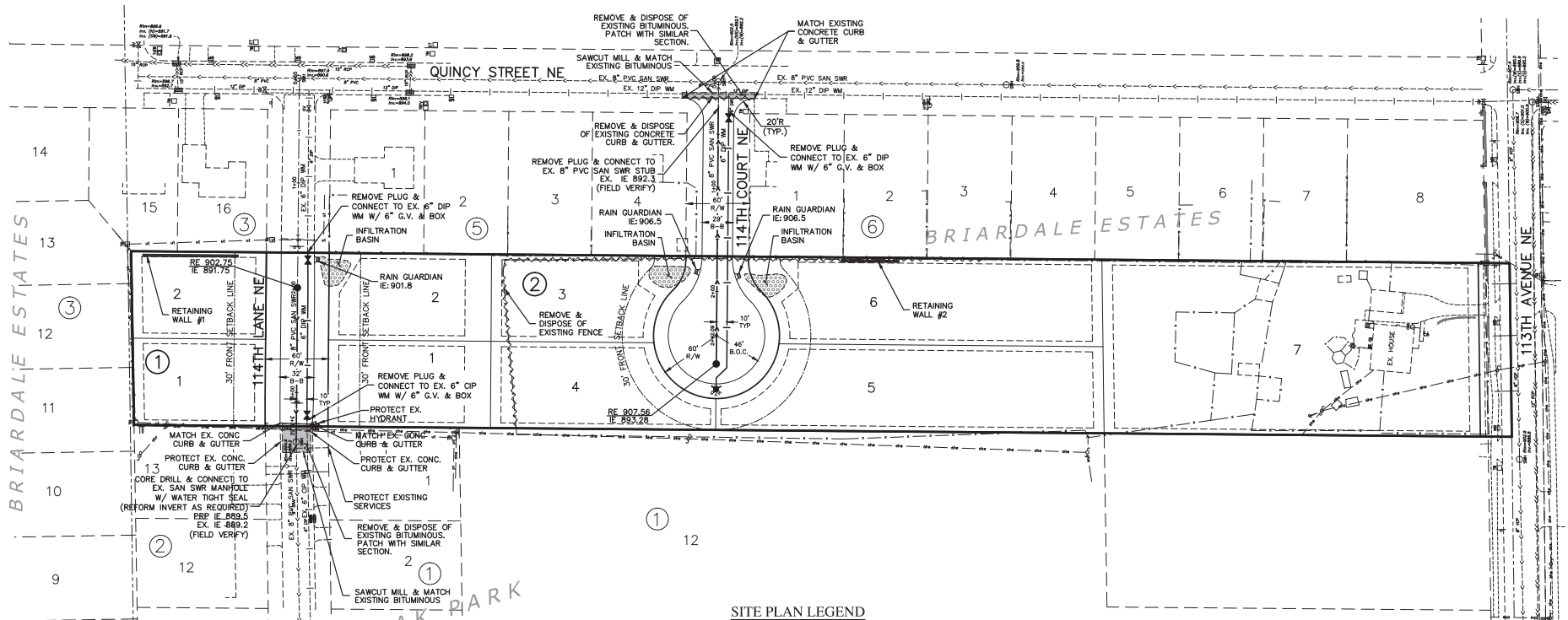
Revisions:  
1.

NR PROPERTIES, INC.  
3122 177th Avenue NE  
Blaine, MN 55449

JEFFERSON RIDGE  
Blaine, MN

PRELIMINARY GRADING  
& EROSION CONTROL PLAN

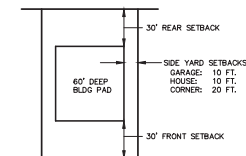
5  
of  
7



# SITE PLAN LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
LIGHT POLE	●	RETAINING WALL	— —
SANITARY MANHOLE	⊙	WATERMAIN	— —
MISCELLANEOUS SIGN	⊙	SANITARY SEWER	— —
EXISTING SPOT ELEVATION	0.000.0	STORM SEWER	— —
EXISTING TREE	⊙	PROPERTY LINE	— —
TELEVISION BOX	⊙	SETBACK LINE	— —
FIRE HYDRANT	⊙	CURB	— —
GATE VALVE	⊙	WETLAND	— —
CLEANOUT	⊙	DITCH	— —
ELECTRIC BOX	⊙	UNDERGROUND TELEPHONE	— —
GAS METER	⊙	UNDERGROUND ELECTRIC	— —
CATCH BASIN	⊙	UNDERGROUND GAS	— —
RAIN GUARDIAN	⊙	UNDERGROUND FIBEROPTIC	— —
ELECTRIC METER	⊙	FENCE	— —
TELEPHONE BOX	⊙	OVERHEAD ELECTRIC	— —
UTILITY POLE	⊙	CONCRETE SURFACE	— —
FLARED END SECTION	⊙	BITUMINOUS SURFACE	— —
STORM MANHOLE	⊙		
SERVICE	⊙		
SOL BORING/TEST HOLE	⊙		

SINGLE FAMILY  
80' MIN. WIDE LOT



STREET  
TYPICAL SERVICES SHALL BE:  
WATER: 1" COPPER TYPE K (OR 1" HDPE)  
SEWER: 4" PVC SOL 40  
CURB STOP TO BE PLACED 10' BEYOND R/W

**BENCHMARKS**

1. Minnesota Department of Transportation  
CSD Station #123142 (Name: G208 AK)  
Elev= 900.75 FL

2. Minnesota Department of Transportation  
CSD Station #897 (Name: 9 MIV RESET)  
Elev= 906.69 FL



**CARLSON MECAIN**  
1000 PULASKI DRIVE SE  
SUITE 100  
BLAINE, MN 55449  
TEL: 763.479.0000  
FAX: 763.479.0001  
CARLSONMECAIN.COM

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 Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofek, P.E.  
Signature: Brian J. Krystofek  
Date: 9/29/21 License #: 23563

Drawn: GJS  
Designed: BJK  
Date: 9/29/21

Revisions:  
1.

**NR PROPERTIES, INC.**  
3122 177th Avenue NE  
Blaine, MN 55449

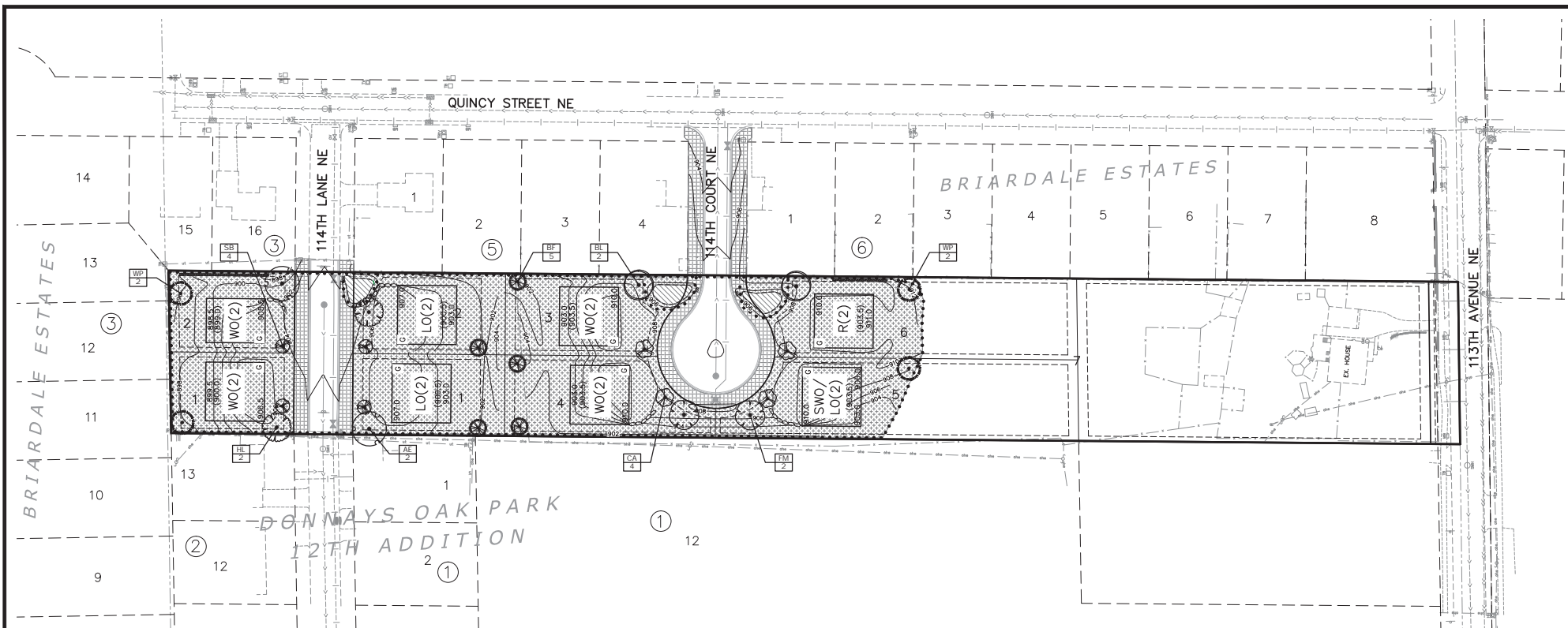
**JEFFERSON RIDGE**  
Blaine, MN

**PRELIMINARY SITE & UTILITY PLAN**

4 of 7







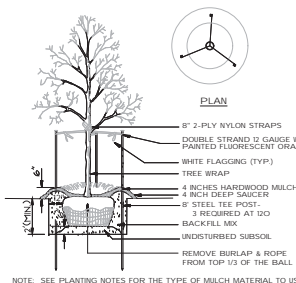
# 1 L1 OVERALL LANDSCAPE PLAN

## LANDSCAPE PLAN NOTES

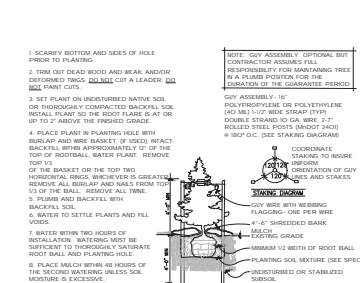
### CITY OF BLAINE LANDSCAPE REQUIREMENTS

1. RESIDENTIAL DISTRICTS (CH 28.35) - PROPOSED ZONING = PUD (COMPARABLE ZONING = R-1)  
IT SHALL BE REQUIRED THAT ALL FRONT YARDS, AND SIDE YARDS BE SODED OVER A MINIMUM OF FOUR (4) INCHES OF BLACK DIRT. EACH LOT SHALL ALSO CONTAIN THREE (3) TREES, AT LEAST TWO (2) OF WHICH MUST BE IN THE FRONT YARD. TWO (2) OF THE REQUIRED TREES SHALL BE DECIDUOUS OVER STORY TREES OF TWO AND ONE-HALF-INCH CALIPER. THE THIRD TREE MAY BE AN ORNAMENTAL OR CONIFEROUS TREE.  
**REQUIRED = 24 TREES (8 LOTS X 3 TREES)**  
**DESIRED = 25 TREES**
2. TREE PRESERVATION (CH 33.10) = REPLACEMENT ON RESIDENTIALLY ZONED LOTS, ON PUBLIC RIGHT-OF-WAY IN RESIDENTIAL ZONING DISTRICTS AND ON RESIDENTIALLY ZONED LOTS EXCEEDING ONE (1) ACRE IN SIZE THE TOTAL NUMBER OF REPLACEMENT TREES SHALL NOT EXCEED EIGHT (8) TREES PER ACRE OF UPLAND.  
**REQUIRED = 25 TREES (3.08 AC X 8 TREES)**  
**DESIRED = 25 TREES**

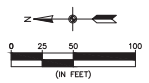
3. EXISTING CONDITIONS, CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BEGINNING ANY ADDITIONAL WORK REQUIRED.
4. UTILITY LOCATES, CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL Gopher State One-Call AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS "FIELD VERIFY" ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
5. PERMITS, CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
6. EXISTING ITEMS TO REMAIN, CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC., THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
7. CONSTRUCTION STAGING AND ACCESS, CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
8. SITE REMOVALS, REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS "REMOVED BY OTHERS" OR "REMOVE AND SALVAGE."
9. UTILITY COORDINATION, REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
10. CONSTRUCTION STAGING, UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAGING DURING THE COURSE OF THE PROJECT.
11. DIMENSIONS, DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
12. PLANT QUANTITIES, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
13. REFERENCE SPECIFICATIONS, THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:  
1. ADDENDUM, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.  
2. LANDSCAPE SPECIFICATIONS.  
3. PLAN DRAWINGS.  
4. PLANT / MATERIAL SCHEDULES.  
5. CITY STANDARD SPECIFICATIONS AND DETAILS.  
6. MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.



A DECIDUOUS TREE PLANTING DETAIL














B CONIFEROUS TREE PLANTING DETAIL



	<p>1. 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.</p>	<p>Print Name: <u>Ryan J. Buttiger, RLA</u> Signature: _____ Date: <u>9/29/21</u> License # <u>58346</u></p>	<p>Drawn: <u>RLR</u> Designed: <u>RLR</u> Date: <u>9/29/21</u></p>	<p>Revisions: 1.</p>	<p><b>NR PROPERTIES, INC.</b> 3122 177th Avenue NE Blaine, MN 55449</p>	<p><b>JEFFERSON RIDGE</b> Blaine, MN</p>	<p><b>PRELIMINARY LANDSCAPE PLAN</b></p>	<p>L1 of 2</p>
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LANDSCAPE SPECIFICATIONS

1. TREE PROTECTION. ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DROP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4" TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6" STEEL FENCE POSTS SPACED @ 6' O.C. MAX.
2. EROSION CONTROL. REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPs, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING.
3. CLEARING AND GRUBBING. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
4. SOIL PREPARATION. REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SOODED, SEEDS OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
5. TOPSOIL MATERIAL. ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SOODED OR SEEDBED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAGGED AND GRASSED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN 1" FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADE/ITS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.
6. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWN IN 2 PERPENDICULAR PASSES, EACH PASS AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
7. SOODING. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SOODING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SOODING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOO. SOO SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOO MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOO UNTIL FINAL ACCEPTANCE.
8. PLANT MATERIAL. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. PLANT MATERIAL SUBSTITUTIONS. ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
10. PLANT INSTALLATION AND ESTABLISHMENT. REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
11. MULCH MATERIAL. DOUBLE SHREDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HEID BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4" MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
12. LANDSCAPE EDGING. INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 3 INCHES DEEP, V-UPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
13. IRRIGATION. DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND REGRADING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS. 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.
14. MAINTENANCE. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
15. WATERING. UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
16. NATIVE PLANT ESTABLISHMENT. THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDBED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDBED AREAS SHALL BE MOVED / WEED-WHIPPED TO A HEIGHT OF 8-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL WEED SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 5 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFUL ONLY IF NO SOONER THAN 3 YEARS AFTER SEEDING, ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACEOUS ONLY AS NEEDED.
17. FINAL ACCEPTANCE. UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
18. WARRANTY. ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	FM	2	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5' Cal.	B&B
	HL	2	Gladiolus triacanthos inermis 'Harve'	Northern Acclaim Thornless Honey Locust	2.5' Cal.	B&B
	BL	2	Tilia americana 'Boulevard'	Boulevard Linden	2.5' Cal.	B&B
	AE	2	Ulmus americana 'Princeton'	American Elm	2.5' Cal.	B&B
CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BF	5	Abies balsamea	Balsam Fir	6' Ht.	B&B
	WP	4	Pinus strobus	White Pine	6' Ht.	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	SB	4	Amenlanche x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	7' Ht.	B&B
	CA	4	Malus x 'Prairifire'	Prairifire Crabapple	1.5' Cal.	B&B
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	SOD	13,989 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TI2	1,799 sf	Type II - Wet Meadow Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 18.0 lb/ac.	MNDOT Seed Mix 34-271	seed	
	TI2	99,176 sf	Type III - Native Construction Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 57.0 lb/ac.	MNDOT Seed Mix 32-241	seed	



DESIGNER  
LANSING, MI 48206  
PH: 313.963.1100  
WWW.CARLSONMECAIN.COM

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

Print Name: Ryan J. Buttger, RLA  
Signature: \_\_\_\_\_  
Date: 9/29/21 License # 56346

Drawn: RLR  
Designed: RLR  
Date: 9/29/21

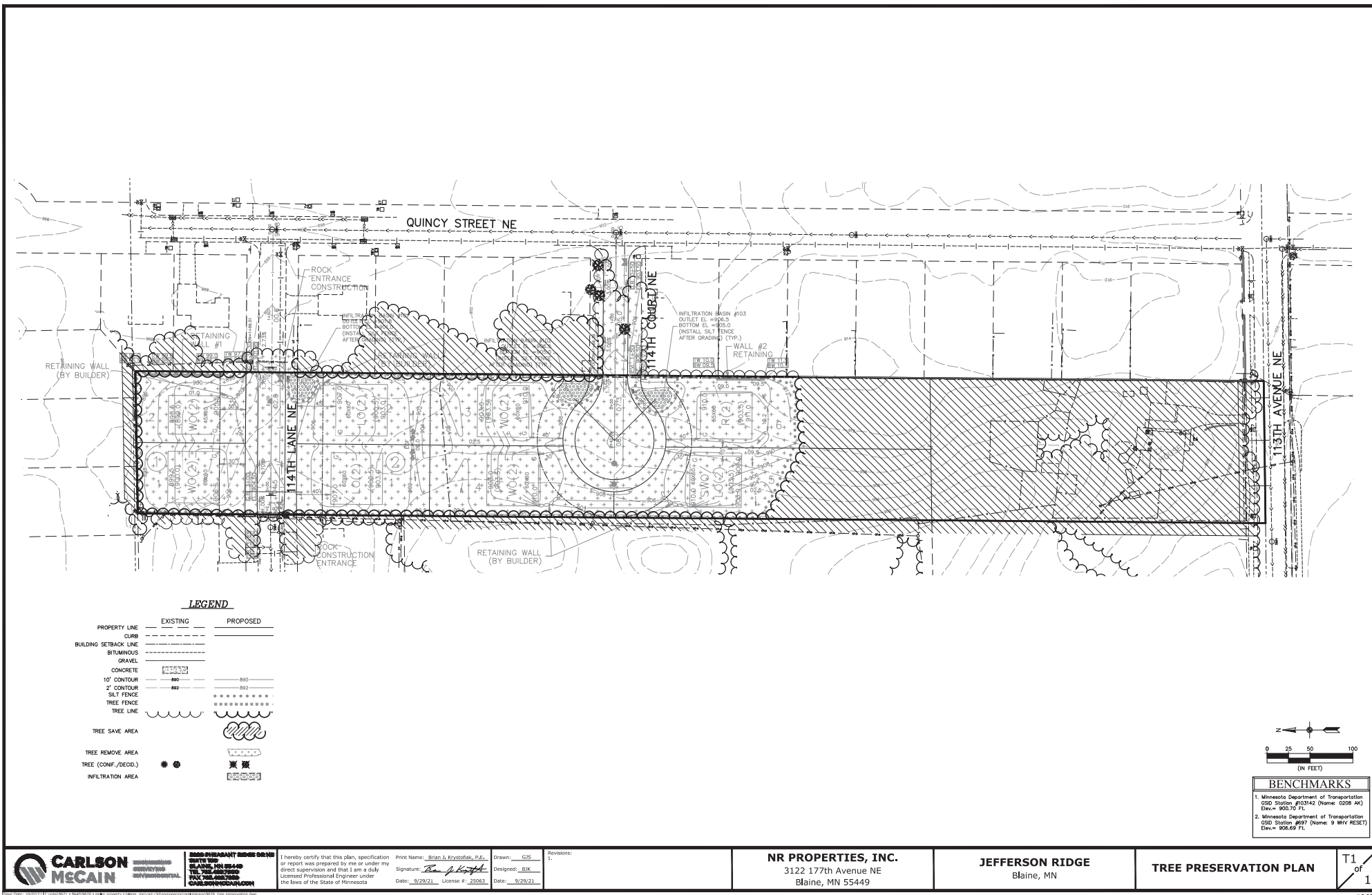
Revisions:  
1.

NR PROPERTIES, INC.  
3122 177th Avenue NE  
Blaine, MN 55449

JEFFERSON RIDGE  
Blaine, MN

PRELIMINARY  
LANDSCAPE PLAN

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