

Attachment A: Location Map for Planning File 09-003



Prepared by:
Community Development Department
Printed: February 24, 2009

Site Location

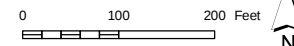
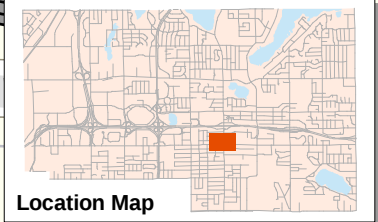
Comp Plan / Zoning
Designations

Data Sources

* Ramsey County GIS Base Map (2/4/2009)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



mapdoc: planning_commission_location.mxd

Attachment B: Aerial Map of Planning File 09-003



Attachment B



Prepared by:
Community Development Department
Printed: February 24, 2009



Site Location

Data Sources

* Ramsey County GIS Base Map (2/4/2009)

* Aerial Data: Pictometry (4/2008)

For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7065. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2009), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



View from the southwest



View from the northwest



7d. The proposed development plan includes the tear-down of the existing 4,000SF TCF Bank building and drive-thru and the redevelopment of the site as a new approximately 11,300 single story, commercial building. The adjacent residence at 1126 Sandhurst is being acquired in order to provide sufficient parking for the project. The proposed site plan reflects the building in the southeast corner of the site, closest to the Lexington and the County Road B intersection. The parking lot acts as a buffer from the residences along Sandhurst Avenue. Traffic flow in the parking lot is controlled through the use of parking islands and landscaping. The existing curb cuts remain in their current locations, with the exception of the County B curb cut, which will be closed.

We have been asked to provide specific support to the planning elements of our Roseville Crossing project at Lexington and County B in Roseville. We feel the Plan, as presented, reflects the highest and best use of parcel, reflecting a building situated at the southeast corner of the Site. The intersection is signalized and also contains emergency vehicle prevention (EVP) devices.

The location of the building is primarily driven by the surrounding residential community. We are keen to support a complete community experience. In order to this, the building rests farthest from the neighboring houses on Sandhurst, at the SE lot line. Parking remains on the north side of the building. Our intent is to promote safe and pleasant conditions for all in the neighborhood, including: motorists, bicyclists, pedestrians, and residents.

We have been asked to support our request for consideration of locating the building within the 40 foot Traffic Safety Triangle, as defined by the City. We therefore, include comparable sites in First Tier suburbs that have supported site plans that locate building structures in similar locations to the one we are proposing.

The Cities of Edina, Falcon Heights, St. Louis Park, and Roseville all approved pedestrian friendly and traffic calming building site designs in each of their communities. These site designs show structures placed along the property line that engage drivers by encouraging appropriate speeds and traffic safety.

4 examples of similar sites in comparable First Tier Suburban neighborhoods.

1. 50th and France Avenue in Edina, MN.
2. Snelling and Larpenteur, Falcon Heights, MN.
3. Excelsior and Grand, St. Louis Park, MN.
4. Fairview and Cty D. Roseville, MN.

Studies suggest that a device, such as buildings, that narrows sections of the street and forces drivers to pay attention, slows them down thereby decreasing the chance of accidents. These devices are present 24 hours a day. Traffic count details from Ramsey County for this intersection reflect 16,888 Average Daily Traffic for Lexington and 9,496 Average Daily Traffic for County B. We estimate the existing bank generates approximately 740, which we feel will be reduced to approximately 350 trips with our building. This reduces the number daily trips by the site by more than one half.





5000 France Ave S, Minneapolis, MN 55410

Imagery © 2003 Tele Atlas

© 2003 Tele Atlas
elev. 681 ft

Apr 2004

Google

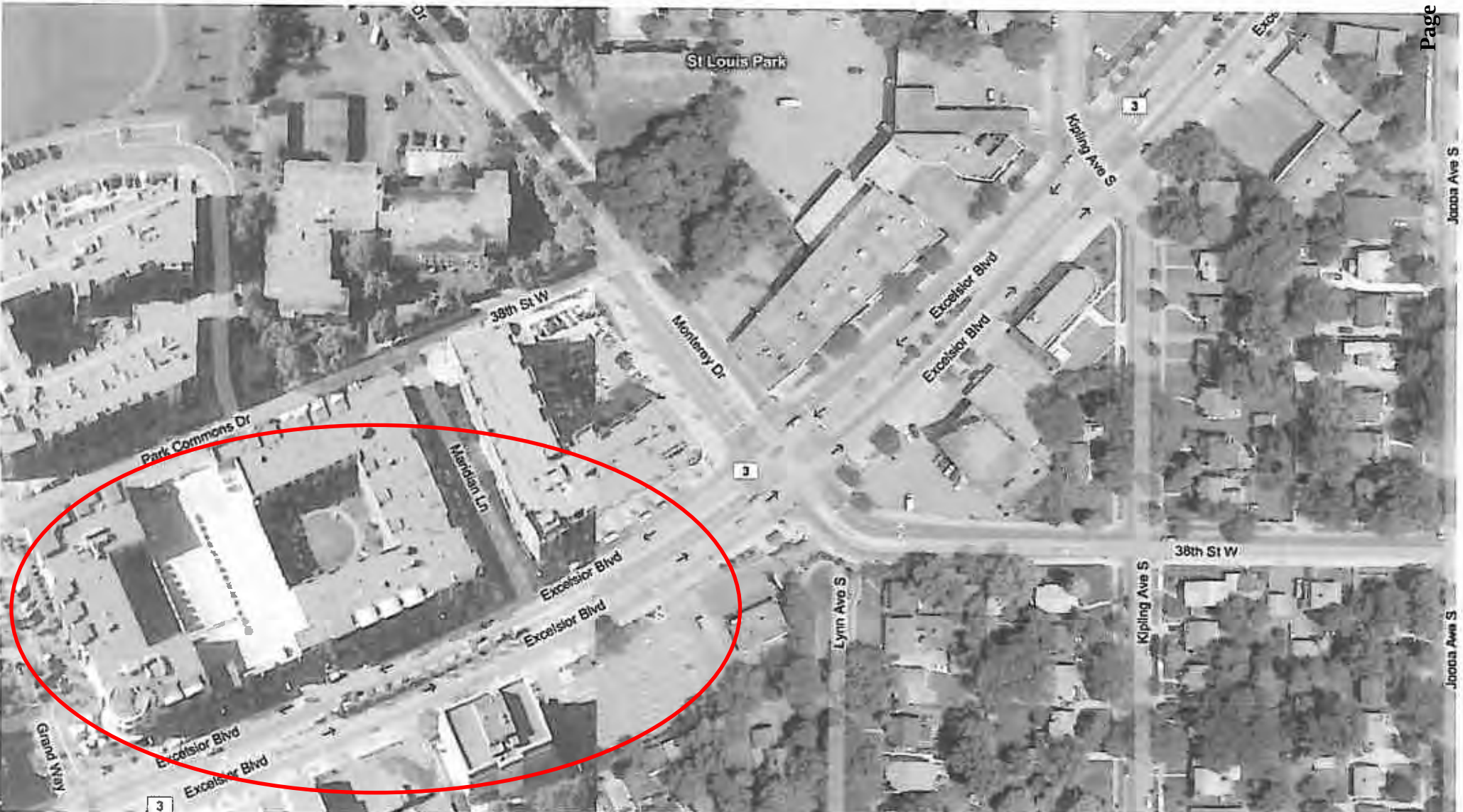
Eye alt. 2161 ft

44°54'43.84" N 93°15'45.42" W

Snelling Ave N & Larpentour Ave W, Falcon Heights, MN 55113



Google





3116 Fairview Ave N, Roseville, MN 55113

© 2009 Tele Atlas

Google

45°02'07.88"N 93°10'38.67"W

elev. 929 ft

Apr 2006

Eyo alt 1758 ft

Open House Summary

January 20, 2009

6:30-8:00 pm

1126 Sandhurst Drive, Roseville, MN 55113

Roseville Crossing is requesting approval for the construction of a new 11,300 SF commercial building at the intersection of County B and Lexington in Roseville, MN. As part of the approval and general concept planned unit development process, a neighborhood open house was held on January 20, 2009 at 1126 Sandhurst Drive, Roseville, MN. Invitations were sent to 63 contacts, as provided by the City of Roseville and attached here.

Those attending on behalf of Roseville Crossing, LLC were::

Sonja Simonsen, Director of Finance for Wellington Management
Dan Pollastrini, Architect with Pope Architects
Eric Beazley, Loucks & Associates

Seven neighborhood residents attended the Open House as follows:

David Weinand, 1139 County Road B W, Roseville, MN.
Elmer and Eleanor Nies, 1119 Sandhurst Drive West, Roseville, MN
Benita Netteberg, 1142 Sandhurst Drive West, Roseville, MN
Jon C Klava, 1149 Sandhurst Drive West, Roseville, MN
Paul and Linda Mergens, 1126 Sandhurst Drive, Roseville, MN (Open House Hosts)

Comments from the neighbors first related to the timing of the proposed development, which is expected to start construction in late 2009 with a planned completion date in the summer 2010. All attendees were provided with site plans for reference.

Sonja Simonsen of Wellington Management explained that the proposed development plan included the tear-down of the existing 4,000SF TCF Bank building and drive-thru and the redevelopment of the site as a new 11,300 single story, commercial building. The residence at 1126 Sandhurst is being acquired in order to provide sufficient parking for the project. Ms. Simonsen indicated the primary tenant in the proposed building will be a dental clinic occupying approximately 3,500s.f. Two remaining tenant spaces remain available.

Other comments reflected questions on the traffic flow into and out of the site. Ms. Simonsen explained the proposed site plan reflects the building in the southeast corner of the site, closest to the Lexington and the County Road B intersection. The parking lot acts as a buffer from the residences. Traffic flow in the parking lot is controlled through the use of parking islands and landscaping. Dan Pollastrini and Eric Beazley explained in detail how the lay-out of the parking stalls, islands, and landscaping would ensure safe traffic flow into and out of the site. The existing curb cuts remain in their current locations, with the exception of the County B curb cut, which will be closed. Final questions reflected requesting that the developer reflect appropriate lighting in the parking lot, as a safety and security measure.

The neighbors attending the open house spoke positively about the planned traffic flow and parking on site. The neighbors also reflected support for proposed building and its location on the site as an improvement over the current use.

A map of site location, site plan, proposed rendering and invitation are attached to this summary report.

Roseville Crossing

Roseville, Minnesota

Roseville Crossing LLC.
C/O Wellington Management, Inc.
1625 Energy Park Drive, Suite 100
St. Paul, Minnesota 55108
Ph. 651-292-9844 Fax. 651-292-0072



Pope Associates, Inc.
1625 Energy Park Drive
St. Paul, MN 55108
Ph. 651-292-9844 Fax. 651-292-0072

Professional Services:

LOUCKS ASSOCIATES

Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental

7200 Hennepin Lane - Suite 300
Minneapolis, Minnesota 55426
Telephone: (612) 244-5365
Fax: (612) 244-5822
www.loucksassociates.com

© 2004

CADD Qualification:

CADD was prepared by the Consultant for the project and is not to be used for any other project. These CADD files shall not be used on other projects, for addition to the project or for comparison of the project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to use the CADD files for the project. The Consultant and its employees shall not be held responsible for any errors, omissions or delays in the CADD files and drawings. All work shall be done in accordance with the City of Roseville and State of Minnesota standards and specifications. The Consultant shall be responsible for the accuracy of the information provided to it by the client and for the accuracy of the information provided to the City of Roseville and the State of Minnesota.

C08261.2.1 DWG/Layout

Submitted:

02/06/09 City Submit
02/25/09 Rev. City Submit
03/16/09 Revised City Submit

Professional 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.

43912 Eric Brachley - PE

License No.

Date

Quality Control:

EVB WRP

Project Lead

EVB/RL

Checked By:

2/6/09

Sheet Index:

C0.1 Cover Sheet
C0.1 Existing Conditions Plan
C0.2 Demolition Plan
C0.1 Site Plan
C0.1 Grading and Drainage Plan
C0.2 Storm Water Pollution Prevention Plan
C0.1 Utility Plan
C0.1 Utility Details
L0.1 Landscape Plan

Sheet Title:

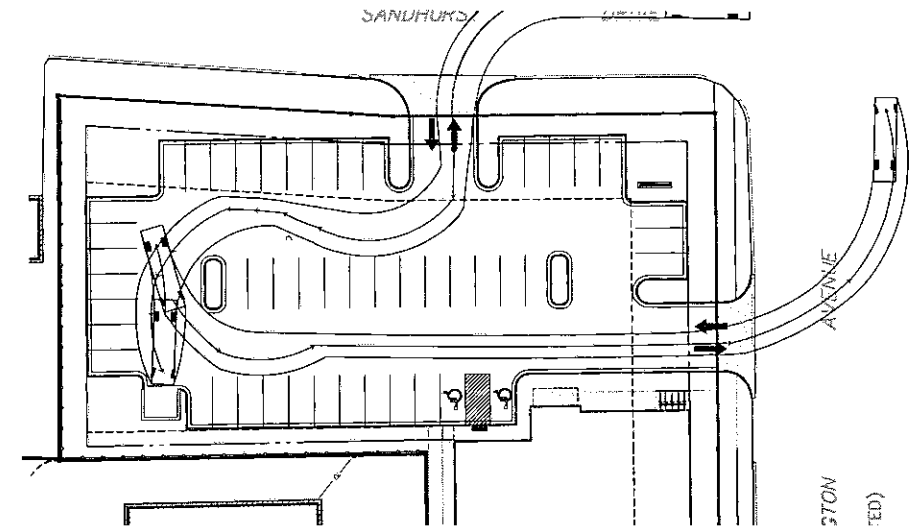
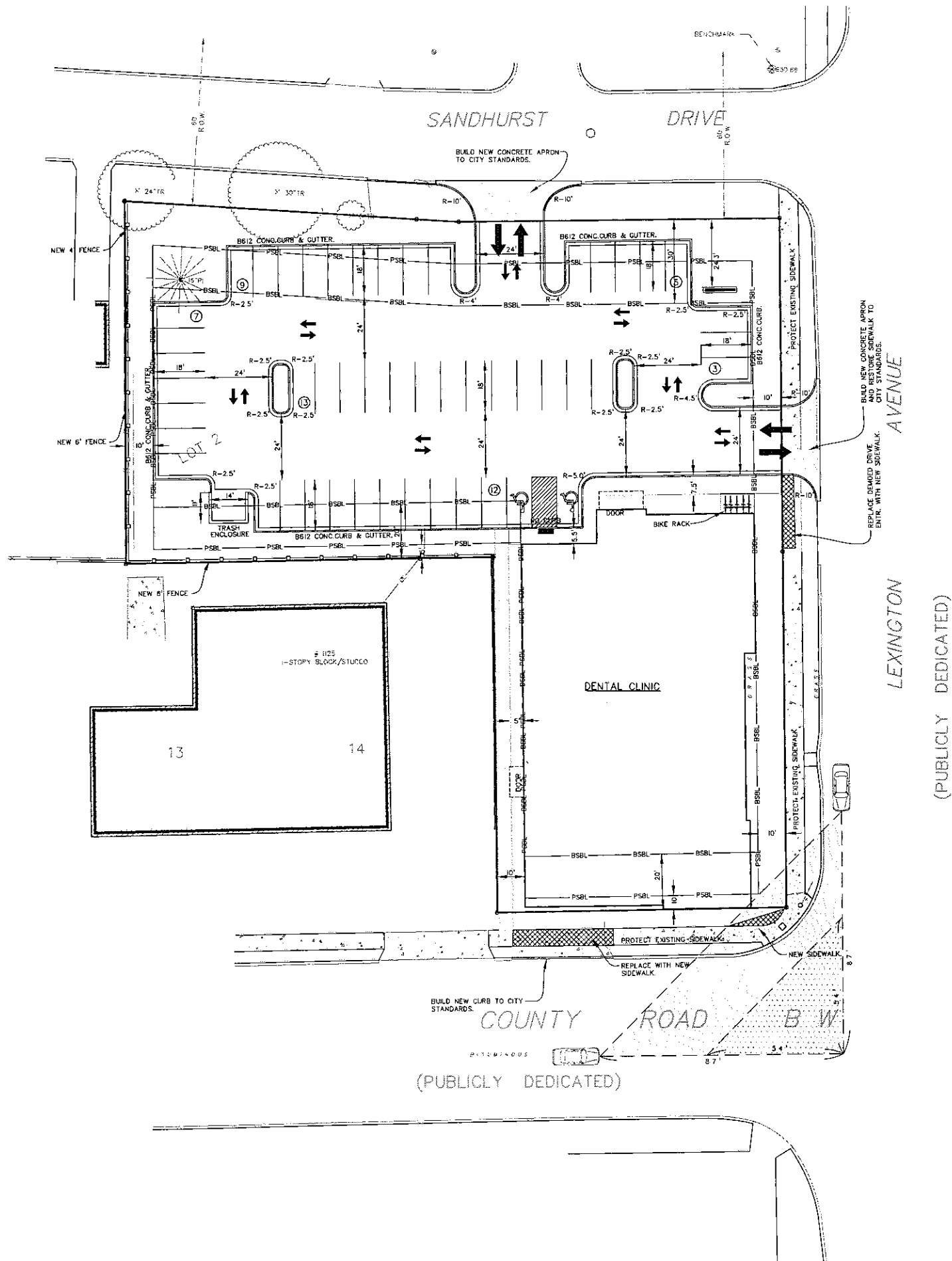
Site Plan

Project No.:

08-261

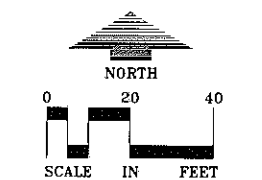
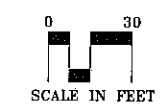
Sheet No.:

C2-1



TRUCK TURNING DETAIL

AASHTO-2004 MEDIUM TRUCK CB.
30' LONG, 8' WIDE, 20' WHEEL BASE



EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FORCE MAIN	
	DRANKLINE	
	SALT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	EASEMENT LINE	
	SETBACK LINE	
	FENCE LINE	
	UNDERGROUND TELE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	



CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

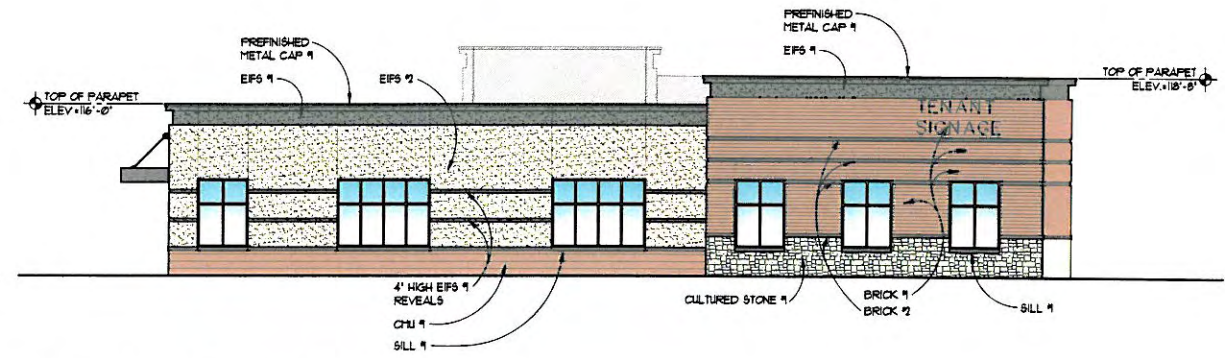
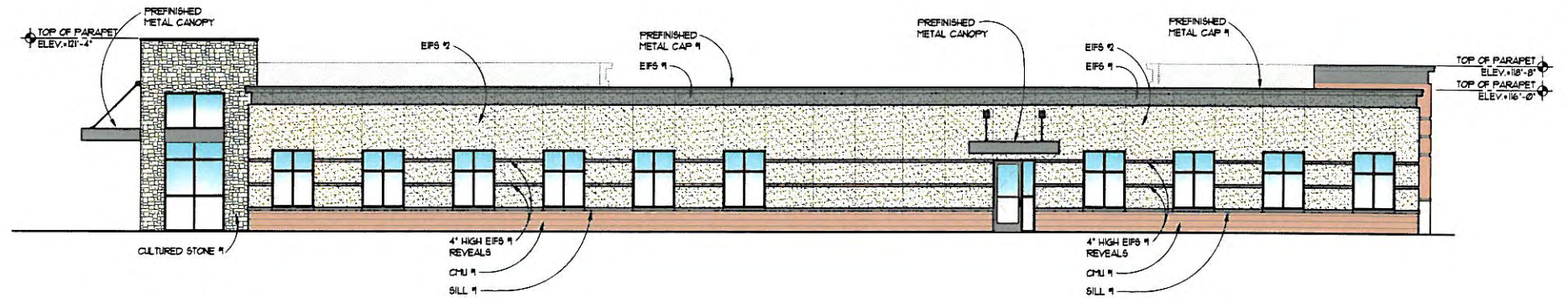
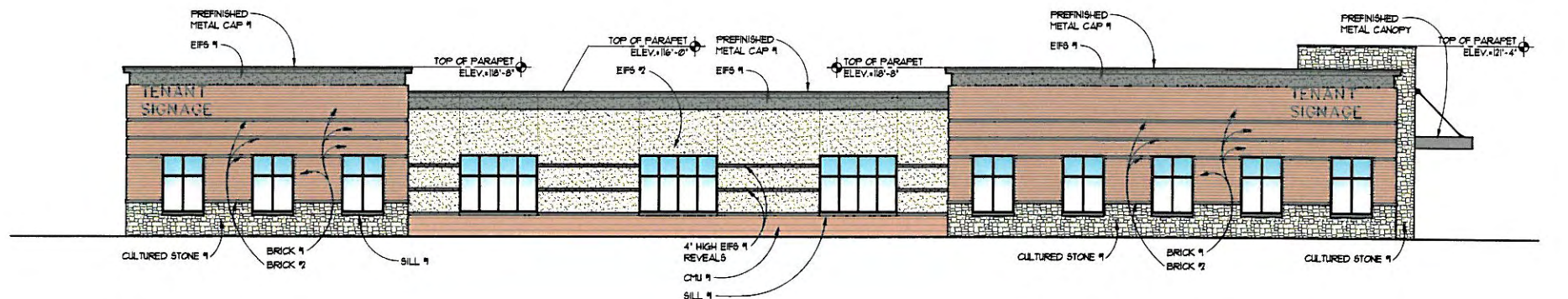
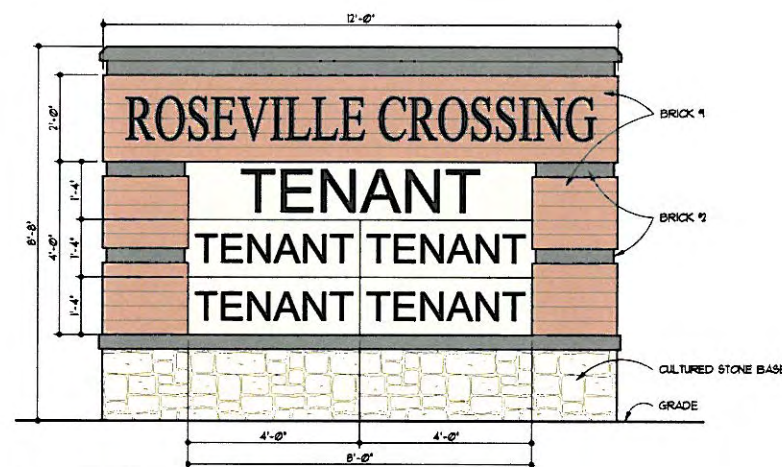
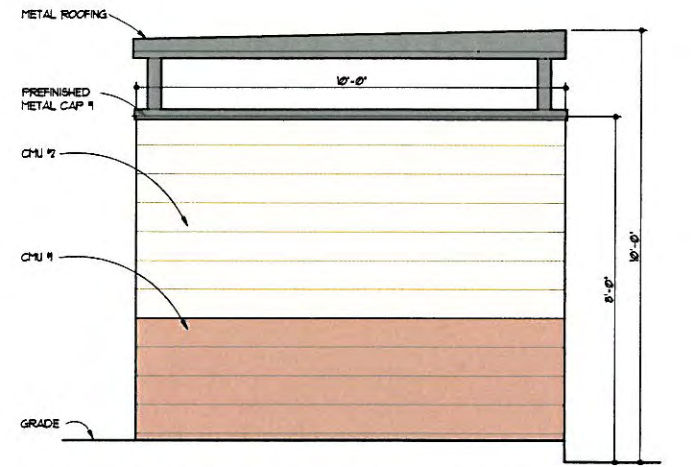
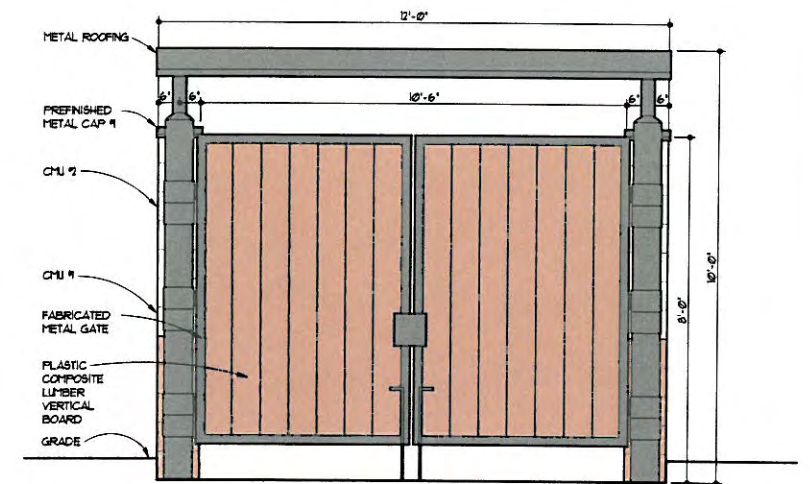
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

POPE
 ARCHITECTS

 POPE ASSOCIATES INC.
 1235 ENERGY PARK DRIVE
 ST. PAUL, MN 55108-5118
 PH. (651) 642-9200
 FAX (651) 642-1101

Wellington
 MANAGEMENT, INC.

 ROSEVILLE
 CROSSING

 7 NORTH ELEVATION
 A3.1 1/8"=1'-0"

 6 SOUTH ELEVATION
 A3.1 1/8"=1'-0"

 5 WEST ELEVATION
 A3.1 1/8"=1'-0"

 4 EAST ELEVATION
 A3.1 1/8"=1'-0"

 3 MONUMENT SIGN ELEVATION
 A3.1 1/2"=1'-0"

 2 TRASH ENCLOSURE ELEVATION
 A3.1 1/2"=1'-0"

 1 TRASH ENCLOSURE GATE ELEVATION
 A3.1 1/2"=1'-0"

**EXTERIOR
 ELEVATIONS**

Issues and Revisions:

 OWNER'S REVIEW 2-4-09
 CITY SUBMITTAL 2-6-09
 CITY RESUBMITTAL 2-25-09
 CITY RESUBMITTAL 3-18-09

Revision No. 82443-07028C

Drawn by DD

Checked by GV

SHEET

A3.1



POPE ASSOCIATES INC.
1255 ENERGY PARK DRIVE
ST. PAUL, MN 55108-5118
PH: (651) 642-9200
FAX: (651) 642-1101

Wellington
MANAGEMENT, INC.

ROSEVILLE
CROSSING

EXTERIOR
ELEVATIONS

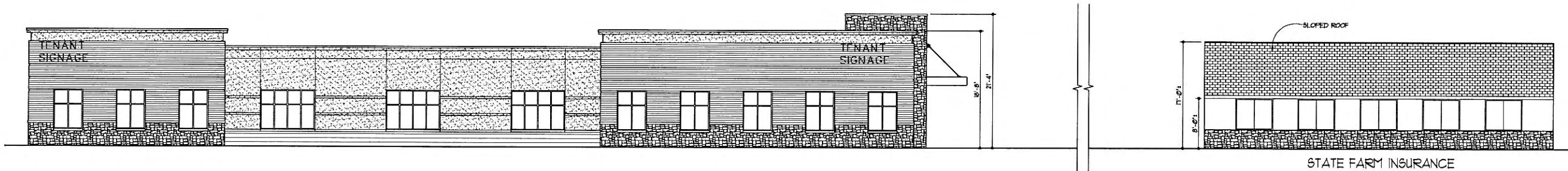
Issues and Revisions:

OWNER'S REVIEW	2-4-09
CITY SUBMITTAL	2-6-09
CITY RESUBMITTAL	2-25-09
CITY RESUBMITTAL	3-16-09

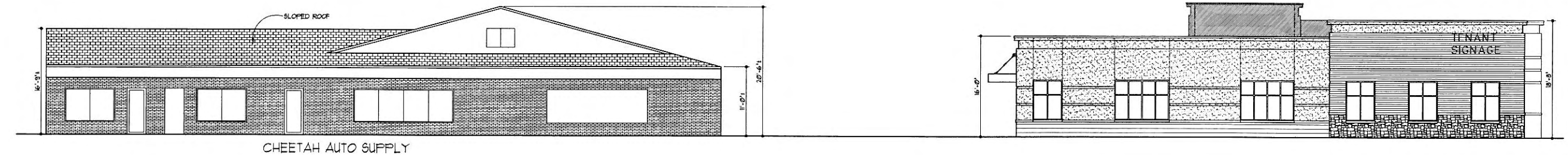
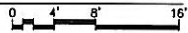
Commission No. 82443-07028C
Drawn by DD
Checked by GV

SHEET

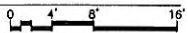
A3.2



2 EAST ELEVATION (LEXINGTON AVENUE)
A3.2 1/8"=1'-0"



1 SOUTH ELEVATION (COUNTY ROAD B)
A3.2 1/8"=1'-0"



Roseville Crossing

Roseville, Minnesota

Wellington Management, Inc.

1625 Energy Park Drive, Suite 100
St. Paul, Minnesota 55108
Ph 651-292-9844 Fax 651-292-0072

POPE

Pope Associates Inc.
One Energy Park Drive
St. Paul, MN 55108
Fax 651-292-0072

Professional Services:

LOUCKS
ASSOCIATES

Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental

7200 Hennepin Lane, Suite 100
Minneapolis, Minnesota 55349
Telephone: (763) 424-5705
Fax: (763) 424-5822
www.loucksassociates.com

© 2004

CADD Qualification:

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services. The Consultant shall retain all rights in these files. These CADD files shall not be used for any other project, for addition to this project, or for reproduction of the project by others without written consent of the Consultant. With the Consultant's approval, users may use the files to create copies of the CADD drawings. However, the files shall not be used to create copies of the drawings, or to create copies of the drawings for use on other projects. The Consultant shall not be responsible for any errors or omissions in the files or drawings, or for any damage to the files or drawings, or for any loss of the files or drawings, or for any other consequences of the use of the files or drawings.

Submittal:

02/06/04	City Submittal

Professional 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 Landscape Architect under the laws of the State of Minnesota.

26017 Paul Kungas - ASLA
License No. Date

Quality Control

Project Lead: TJF
Checked By: PAK
Reviewed By: TJF

Sheet Index:

001	Cover Sheet
01-1	Existing Conditions Plan
02-1	Demolition Plan
03-1	Site Plan
04-1	Grading and Drainage Plan
05-1	Storm Water Pollution Prevention Plan
06-1	Utility Plan
07-1	Planting Details
08-1	Landscape Plan

Sheet Title:

LANDSCAPE
PLAN

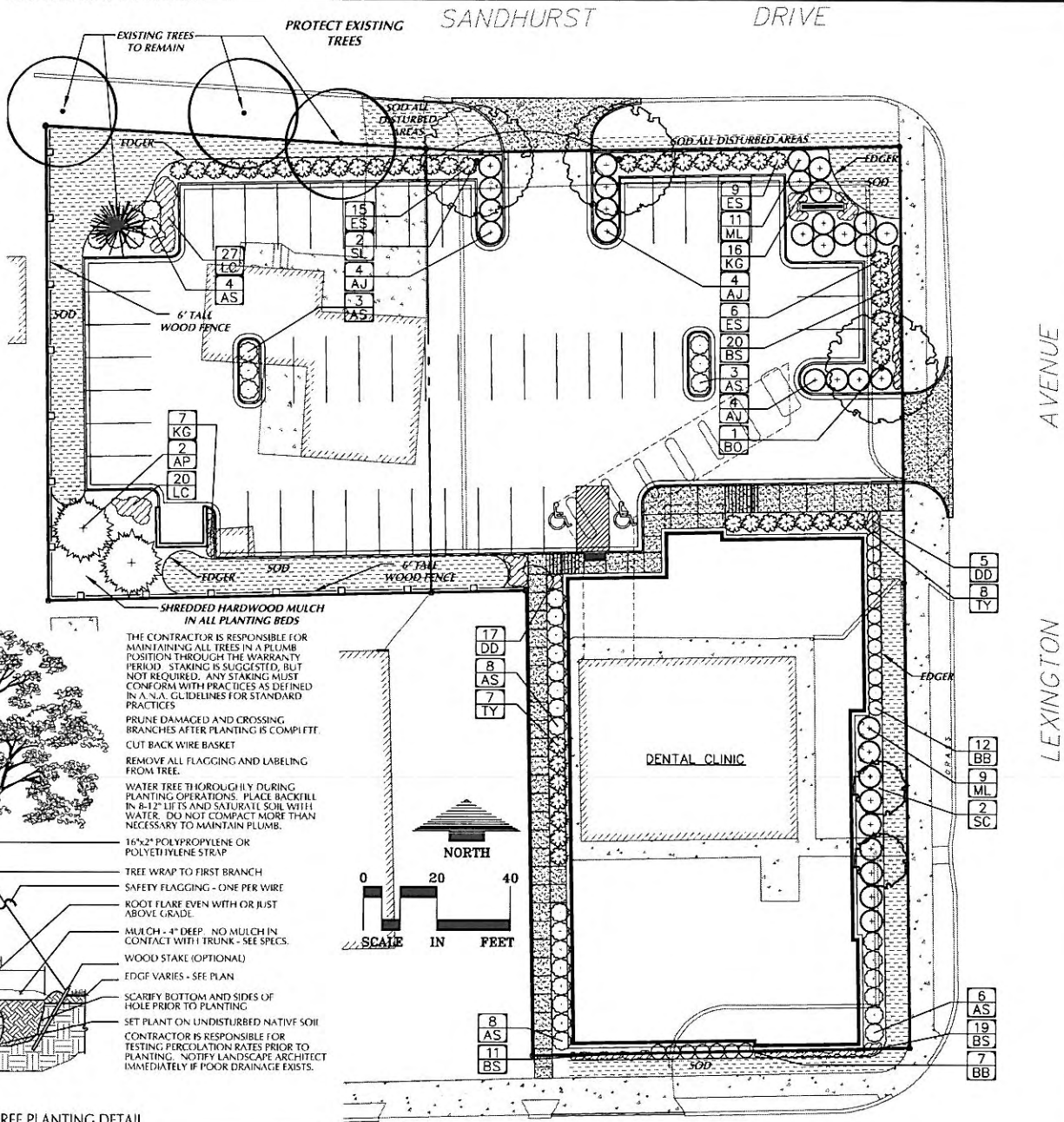
Project No:

08261

Sheet No:

L1-1

LANDSCAPE PLAN:



FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15. DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND FALL DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

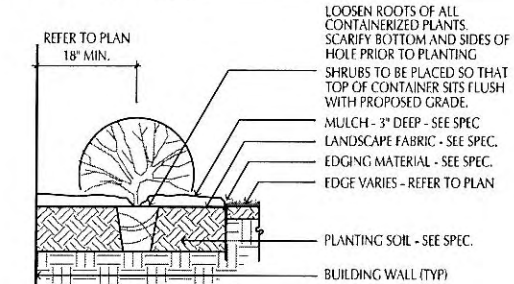
PROTECT ALL EXISTING OAKS ON SITE SCHEDULED TO REMAIN. IF EXISTING OAKS ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING. OAKS ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.

LANDSCAPE CONTRACTOR SHALL ESTABLISH TO HIS SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

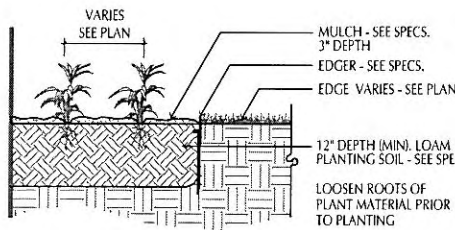
LANDSCAPE REQUIREMENTS:

- 1 TREE PER 50 FEET OF PARKING LOT FRONTAGE.
- TREES REQUIRED = 7
- 1 TREE PER 25 PARKING SPACES
- TREES REQUIRED = 2
- TOTAL TREES REQUIRED = 9
- (25% MUST BE CONIFEROUS)
- TREES PROVIDED = 5
- EXISTING TREES TO REMAIN = 4

LANDSCAPE DETAILS:



1 SHRUB PLANTING DETAIL
SCALE: 3/4" = 1'-0"

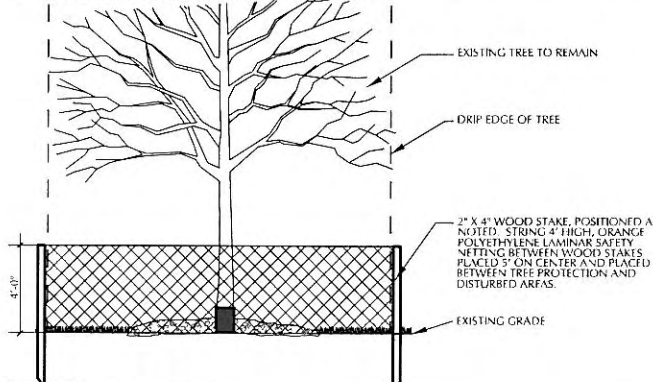


2 PERENNIAL PLANTING
SCALE: 3/4" = 1'-0"

TREE PROTECTION NOTE:

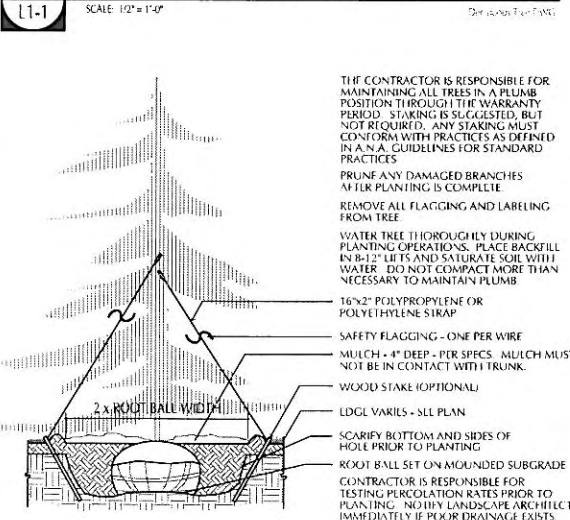
INSTALL SHIELD FENCE AROUND EACH TREE TO BE PROTECTED PRIOR TO GRADING. FENCE SHALL BE PLACED AT THE DRIP EDGE OR CRITICAL ROOT ZONES OF THE TREES. FENCING SHALL BE NO CLOSER THAN 6" TO THE TRUNK OF ANY TREE TO BE PROTECTED. THE PERIMETER FOR TREES BEING PROTECTED SHALL BE DESIGNATED AT ALL TIMES DURING CONSTRUCTION ACTIVITY AND SIGNAGE SHALL BE INSTALLED AT ALL TREE PROTECTION AREAS THAT INSTRUCTS WORKERS TO STAY OUT. CONTRACTOR SHALL AVOID ALL AREAS WITHIN TREE PROTECTION FENCE. SOIL SHOULD BE PROTECTED FROM EROSION AND CHANGES IN CHEMISTRY FROM CONCRETE OR TOXIC MATERIALS SUCH AS FUELS AND PAINTS.

THE CONTRACTOR SHALL HAVE "TREE PAINT" ON SITE AT ALL TIMES. IF AN OAK IS WOUNDED DURING CONSTRUCTION, THE CONTRACTOR MUST IMMEDIATELY APPLY PAINT TO THE WOUND IN ORDER TO PREVENT OAK WILT. ALL DAMAGE TO TREES TO BE PROTECTED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT.



3 TREE PROTECTION
SCALE: 1/2" = 1'-0"

4 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



5 CONIFEROUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"

GENERAL NOTES:

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION MATERIAL INSTALLATION BEGINS (MINIMUM 10' - 0" CLEARANCE).

ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

COUNTY ROAD B W

PLANT SCHEDULE:

SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT	COMMENTS
DECIDUOUS TREES						
BO	1	BICOLOR OAK	Quercus bicolor	2.5" CAL	B&B	SINGLE STEM
SL	2	SENTRY LINDEN	Tilia americana "McSentry"	2.5" CAL	B&B	SINGLE STEM
ORNAMENTAL TREES						
SC	2	SPRING SNOW CRABAPPLE	Malus x 'Spring Snow'	1.5" CAL	B&B	SINGLE STEM
EVERGREEN TREES						
AP	2	AUSTRIAN PINE	Pinus nigra	6" HGT	B&B	FULL FORM
DECIDUOUS SHRUBS						
AS	32	ANTHONY WATERER SPIREA	Spiraea x bumalda 'Anthony Waterer'	24" HGT	POT	PLANT 5' O.C.
BB	19	BUTTERFLYBUSH	Dircaea sessilifolia 'Butterfly'	24" HGT	POT	PLANT 4' O.C.
CONIFEROUS SHRUBS						
AJ	12	ANDORRA COMPACT JUNIPER	Juniperus horizontalis 'Plumosa Compacta'	24" SPRD	POT	PLANT 6' O.C.
ES	30	ELEGANS SPRUCE	Picea abies 'Elegans'	36" HGT	POT	PLANT 5' O.C.
ML	20	MOTHER LODGE JUNIPER	Juniperus horizontalis 'Mother Lodge'	24" SPRD	POT	PLANT 6' O.C.
TY	15	TAUNTON YEW	Taxus x media 'Taunton'	24" SPRD	POT	PLANT 5' O.C.
PERENNIALS						
BS	50	BLACK EYED SUSAN	Rudbeckia fulgida 'Goldsturm'	1 GAL	POT	PLANT 2' O.C.
DO	22	DARING DECEPTION DAYLILY	Hemerocallis x 'Daring Deception'	1 GAL	POT	PLANT 2' O.C.
KG	23	KARL FOERSTER GRASS	Calamagrostis acutiflora 'Karl Foerster'	1 GAL	POT	PLANT 2' O.C.
LC	47	LITTLE MAGNUS CONEFLOWER	Echinacea purpurea 'Little Magnus'	1 GAL	POT	PLANT 2' O.C.

LANDSCAPE INSTALLATION:

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL COMPLETE GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. SEED SHALL BE INSTALLED AND MULCHED AS PER MNDOT SPECS.

SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED SHRUB HEIGHT. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. LANDSCAPE ARCHITECT MUST APPROVE ALL STAKING OF PLANT MATERIAL PRIOR TO ANY AND ALL DIGGING.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.

ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL, OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 0-20-20 OF 12 OZ PER 2.5' CALIPER PER TREE AND 6 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-10-10 THE FOLLOWING SPRING IN THE TREE SAUCER.

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 8" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEAT OR MANURE AND 10 PARTS SAND.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIBER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

BLACK POLY EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD/SEED UNLESS NOTED OTHERWISE.

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH AND FIBER MAT WEED BARRIER.

ALL TREES TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED/INDICATED ON DRAWING OR IN SPECIFICATION.

VERIFY EXISTING/PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL SODDED/SEED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ADJUTING BUILDING FOUNDATION.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (ONE FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

REPRODUCIBLE AS-BUILT DRAWING(S) OF ALL LANDSCAPE INSTALLATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED/SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.