

PLANT SCHEDULE table with columns: QUANTITY, COMMON NAME, BOTANICAL NAME, CONTAINER, MIN SIZE, REMARKS. Lists various tree and shrub species like Tilia americana, Ginkgo biloba, Acer freemanii, etc.

HATCH LEGEND table with columns: HATCH, DESCRIPTION. Includes SOD, PLANTING BED - SHREDDED HARDWOOD MULCH, NATIVE SEED MIXTURE.

DORA CALCULATIONS: SITE AREA = 107,348 SQ.FT. DORA REQUIRED (12% OF GROSS FLOOR AREA) = 12,882 SQ.FT. DORA PROPOSED = 13,717 SQ.FT. (MARKED ON PLAN WITH HATCH)

TREE REPLACEMENT CALCULATIONS: REFER TO THE DEMOLITION PLAN (C1-1) FOR TREE REPLACEMENT CALCULATIONS. INCHES OF REPLACEMENT TREES REQUIRED: 177

LANDSCAPE REQUIREMENTS: CALCULATIONS BASED ON R-4 MULTI-FAMILY DISTRICT. 1- TREE PER DWELLING UNIT - (# OF UNITS = 120) REQUIRED TREES = 120 TREES - 17 EXISTING = 103 TREES 207 INCHES REQUIRED INCHES FOR TREE MITIGATION = 63 OVERSTORY/CONIFER TREES 19 ORNAMENTAL TREES 0 INCHES PROPOSED MITIGATION CAL INCHES: 10 CAL INCHES

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.

IRRIGATION NOTES: 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.

IRRIGATION LAYOUT WILL BE SUBMITTED TO THE CITY OF ST. LOUIS PARK BY THE LANDSCAPE ARCHITECTURE FOR APPROVAL PRIOR TO CONSTRUCTION.

IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SOIL/SEEDING AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

CONTRACTOR TO CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

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

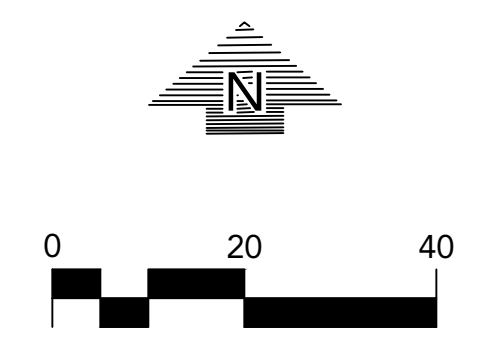
IRRIGATION SYSTEM IS NOT TO SPRINKLE ACROSS PAVEMENT. THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM. IRRIGATION SYSTEM TO NOT SPRAY THE BUILDING.

PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING(S) IS/ARE BEING ESTABLISHED.

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.



CADD QUALIFICATION

CADD files prepared by the Consultant for this project are the property of the Consultant and shall not be used for any other project. These CADD files shall not be used for the project, with the Consultant's approval, unless they are permitted to obtain copies of the CADD drawing files for information and reference only. All intellectual or contractual rights, additions, or deletions to these CADD files shall be made at the full risk of the party making such reproduction, addition, deletion and the user shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL REVISIONS

Table with columns: DATE, CITY SUBMITTAL, CITY SUBMITTAL, PRICING SET. Shows dates 04/19/21, 05/13/21, 06/03/21.

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.

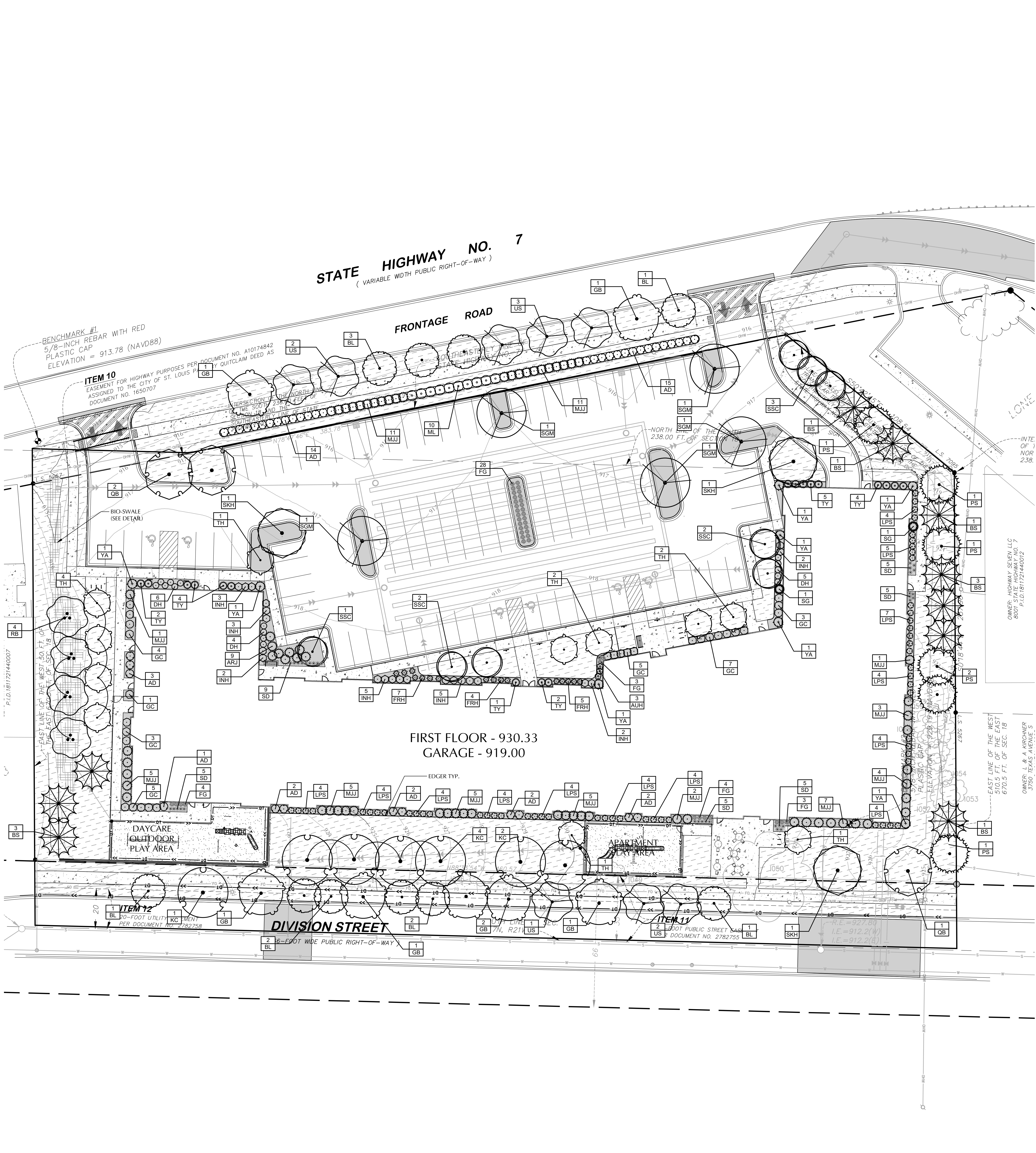
License No.: Douglas D. Lolan - LA 45591 Date:

QUALITY CONTROL

Table with columns: PROJECT NO., PROJECT LEAD, DRAWN BY, CHECKED BY, REVIEW DATE. Shows project details for Loucks Project No. 19875.

REVISIONS

Table with columns: REVISION NUMBER, DESCRIPTION, DATE. Lists revisions C1-1 through L1-2.



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