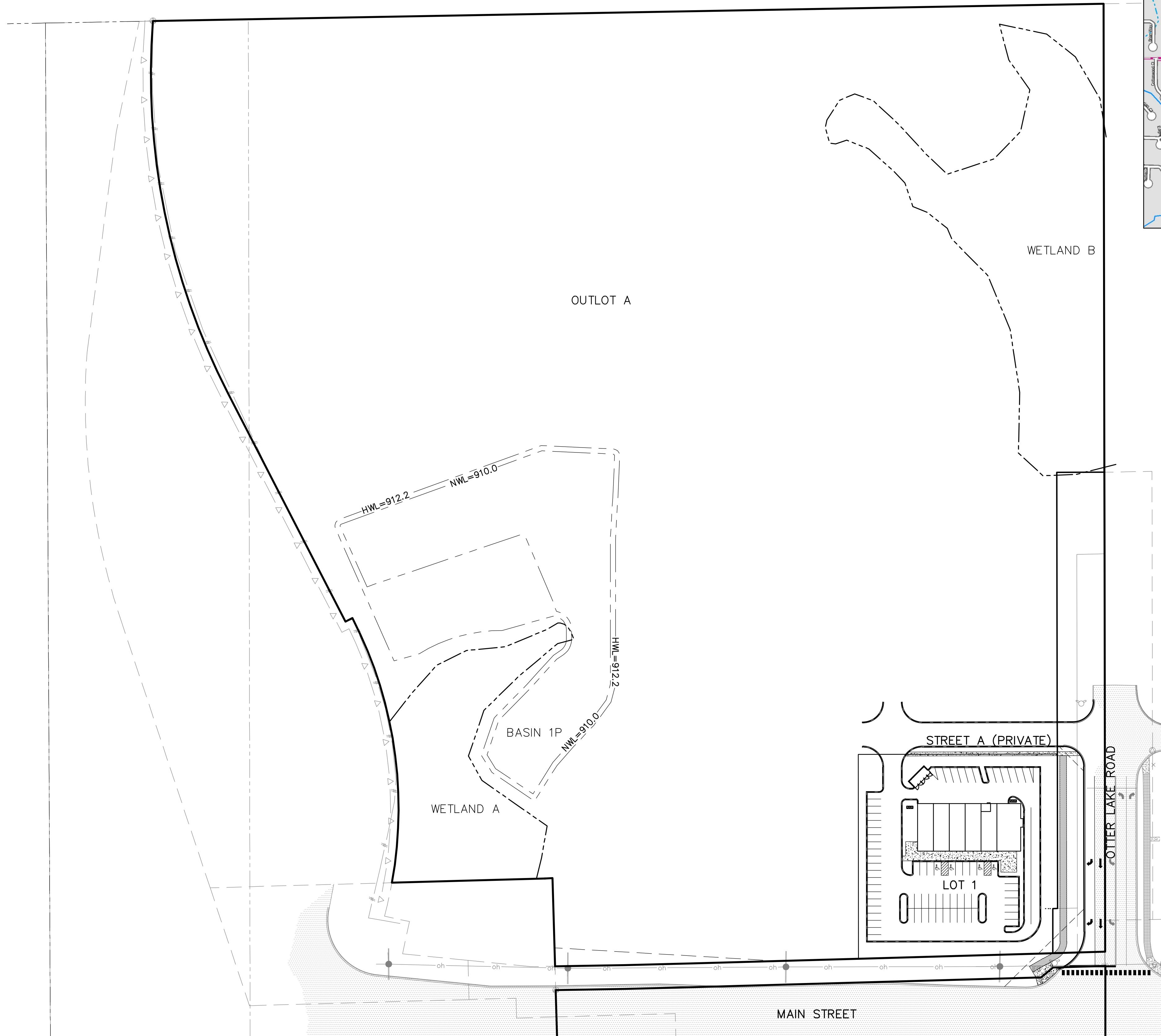


# OTTER CROSSING FINAL UTILITY & CONSTRUCTION PLANS LINO LAKES, MINNESOTA



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(651) 681-1914  
Fax: 681-9488

1

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer

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

Paul J. Cherne  
Paul J. Cherne

Paul J. Cherne  
Paul J. Cherne

revisions  
03-01-2021 Plan Revision

03-01-2021 Plan Revision

Date	12-16-
Designed	PJC

Date	12-16-
Designed	PJC
Drawn	MSN

---

## COVER SHEET

**TYME PROPERTIES LLC**  
3435 LABORE ROAD SUITE 150  
VADNAIS HEIGHTS, MINNESOTA 55110

# OTTER CROSSING

## LINO LAKES, MINNESOTA

0.1 OF 17

0.1 OF 17

BENCH MARK  
TOP NUT HYDRANT IN N.W.  
QUAD. OF OTTER LAKE ROAD  
& PRIVATE DRIVE 370 LF  
NORTH OF MAIN STREET  
EL=920.47

01-ENG-118283-SHEET-COVER

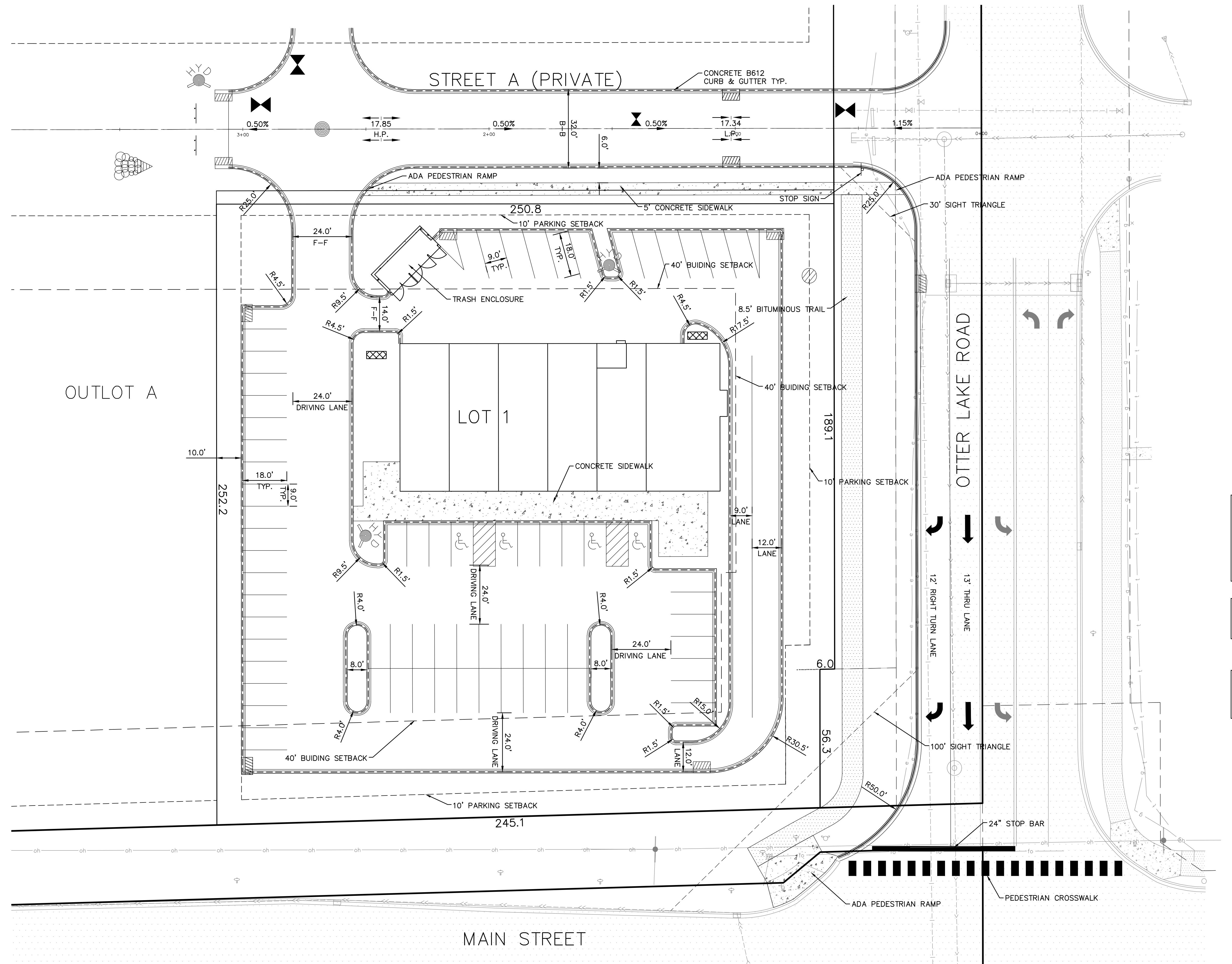
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LEGEND			
UTILITY LINES		DESCRIPTION	
EXISTING	PROPOSED	FUTURE	
○	●	○	SANITARY MANHOLE
—>—>—>	—>—>—>	—>—>—>	SANITARY SEWER (SANITARY & WATERMAIN PLANS)
—FM—FM—	—FM—FM—	—FM—FM—	SANITARY SEWER (STORM SEWER PLANS)
FM	FM	FM	FORCE MAIN
FM	FM	FM	HYDRANT
FM	FM	FM	GATE VALVE
FM	FM	FM	REDUCER
FM	FM	FM	CURB STOP
FM	FM	FM	WATERMAIN (SANITARY & WATERMAIN PLANS)
FM	FM	FM	WATERMAIN (STORM SEWER PLANS)
FM	FM	FM	CATCH BASIN
FM	FM	FM	BEEHIVE
FM	FM	FM	STORM MANHOLE
FM	FM	FM	FLARED END SECTION
FM	FM	FM	CONTROL STRUCTURE
FM	FM	FM	STORM SEWER (SANITARY & WATERMAIN PLANS)
FM	FM	FM	STORM SEWER (STORM SEWER PLANS)
FM	FM	FM	CULVERT
FM	FM	FM	PERFORATED DRAINTILE
FM	FM	FM	SOLID DRAINTILE SERVICE
FM	FM	FM	CASING
FM	FM	FM	UNDERGROUND ELECTRIC LINE
FM	FM	FM	UNDERGROUND FIBER OPTIC LINE
FM	FM	FM	UNDERGROUND GAS PIPELINE
FM	FM	FM	UNDERGROUND PETROLEUM PIPELINE
FM	FM	FM	UNDERGROUND TELEPHONE LINES
FM	FM	FM	UNDERGROUND TELEVISION LINE
FM	FM	FM	OVERHEAD UTILITY LINES
SITE LINES		DESCRIPTION	
EXISTING	PROPOSED	FUTURE	
—	—	—	SURMOUNTABLE CURB & GUTTER
—	—	—	B-STYLE CURB & GUTTER
—	—	—	RIBBON CURB & GUTTER
—	—	—	EDGE OF BITUMINOUS
—	—	—	YELLOW PAVEMENT STRIPING (SINGLE/DOUBLE)
—	—	—	WHITE PAVEMENT STRIPING (SINGLE/DOUBLE)
—	—	—	PHASE LINE
—	—	—	CENTERLINE
—	—	—	2' CONTOUR LINE
—	—	—	10' CONTOUR LINE
—	—	—	BASIN OUTLET LINE
—	—	—	BASIN HIGH WATER LINE
—	—	—	PROPOSED SPOT ELEVATION
—	—	—	EMERGENCY OVERFLOW
—	—	—	DRAINAGE FLOW ARROW
—	—	—	DELINEATED / PROPOSED WETLAND LINE
—	—	—	WETLAND BUFFER
—	—	—	TREE LINE
—	—	—	FEMA FLOODPLAIN BOUNDARY
—	—	—	RETAINING WALL
—	—	—	FENCE (BARBED WIRE)
—	—	—	FENCE (CHAIN LINK)
—	—	—	FENCE (WOOD)
—	—	—	CONSERVATION AREA SIGN
—	—	—	WETLAND BUFFER SIGN
—	—	—	TYPE III BARRICADE
—	—	—	LIGHT POLE
—	—	—	STREET SIGNS
—	—	—	PEDESTRIAN RAMP
SURVEY LINES		DESCRIPTION	
EXISTING	PROPOSED	FUTURE	
—	—	—	BOUNDARY
—	—	—	RIGHT OF WAY
—	—	—	LOT LINE
—	—	—	EASEMENT
—	—	—	SET BACK LINE
—	—	—	SECTION LINE
—	—	—	RESTRICTED ACCESS
HATCH PATTERNS			
[Gravel Surface]	GRAVEL SURFACE	[Wetland]	WETLAND
[Bituminous Surface]	BITUMINOUS SURFACE	[Wetland Upland Buffer]	WETLAND UPLAND BUFFER
[Concrete Surface]	CONCRETE SURFACE	[Wetland Mitigation]	WETLAND MITIGATION
[Rip Rap]	RIP RAP	[Permanent Turf Restoration]	PERMANENT TURF RESTORATION
[Select Backfill Material]	SELECT BACKFILL MATERIAL	[Permanent Wet Basin Seeding]	PERMANENT WET BASIN SEEDING
[Erosion Control Blanket]	EROSION CONTROL BLANKET	[Upland/Natural Area Seeding]	UPLAND/NATURAL AREA SEEDING

TOPOGRAPHIC SYMBOLS	
□	CATCH BASIN
○	CATCH BASIN BEEHIVE
△	FLARED END SECTION
▲	GATE VALVE
×	BACK OF CURB
○	BASE FLOOD ELEVATION
○	BEST MANAGEMENT PRACTICE
○	CENTER LINE
○	CATCH BASIN
○	CATCH BASIN MANHOLE
○	CORRUGATED METAL PIPE
○	CLEAN OUT
○	CURB STOP
○	DUCTILE IRON PIPE
○	DRAINTILE
○	ELEVATION
○	EMERGENCY OVERFLOW
○	EXISTING
○	FLARED END SECTION
○	FACE TO FACE
○	FORCEMAIN
○	GRADE BREAK
○	GROUND
○	GATE VALVE
○	HIGH POINT
○	HYDRANT
○	HIGH WATER LEVEL
○	INVERT
○	CURVE COEFFICIENT
○	LENGTH
○	LOWEST FLOOR
○	LOOKOUT
○	LOWEST OPENING
○	LIQUID PETROLEUM
○	LOW POINT
○	MANHOLE
○	POINT OF CURVATURE
○	POINT OF COMPOUND CURVATURE
○	POINT OF INTERSECTION
○	PROPERTY LINE
○	POINT OF REVERSE CURVATURE
○	POINT OF TANGENCY
○	POINT OF VERTICAL CURVATURE
○	POLYVINYL CHLORIDE PIPE
○	POINT OF VERTICAL INTERSECTION
○	RADIUS
○	RAMBLER
○	REINFORCED CONCRETE PIPE
○	RIGHT OF WAY
○	SANITARY SEWER
○	STATION
○	STORM SEWER
○	STORM WATER POLLUTION PROTECTION PLAN
○	TOP NUT HYDRANT
○	TYPICAL
○	WATER MAIN
○	WALKOUT
EROSION & SEDIMENT CONTROL	
[Rock Construction Entrance]	ROCK CONSTRUCTION ENTRANCE INSTALL BEFORE START OF GRADING
[Perimeter Erosion Control Fence]	PERIMETER EROSION CONTROL FENCE. INSTALL BEFORE START OF GRADING
[Secondary Erosion Control Fence]	SECONDARY EROSION CONTROL FENCE. TO BE INSTALLED 48 HOURS AFTER COMPLETION OF GRADING.
[Erosion Control at Back of Curb]	EROSION CONTROL AT BACK OF CURB. TO BE INSTALLED AFTER COMPLETION OF CURB CONSTRUCTION.
[Sumped Rip Rap Permanent Energy Dissipater]	SUMPED RIP RAP PERMANENT ENERGY DISSIPATER, INSTALL WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
[Stabilized Emergency Overflow (Flexamat-See Sheet 23)]	STABILIZED EMERGENCY OVERFLOW (FLEXAMAT-SEE SHEET 23)
[MnDot Cat 3 Erosion Control Blanket]	MNDOT CAT 3 EROSION CONTROL BLANKET. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION
[Catch Basin Inlet Protection]	CATCH BASIN INLET PROTECTION TO BE INSTALLED BEFORE GRADING BEGINS.
[Catch Basin Inlet Protection]	CATCH BASIN INLET PROTECTION TO BE INSTALLED AFTER 1ST LIFT OF BITUMINOUS.
[Catch Basin Inlet Protection]	CATCH BASIN INLET PROTECTION TO BE INSTALLED WITH CATCH BASIN GRATE.
[Straw Bio Rolls]	STRAW BIO ROLLS. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
[Rock Ditch Check]	ROCK DITCH CHECK. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
[Tree Fence]	TREE FENCE

ABBREVIATIONS	
A	ALGEBRAIC DIFFERENCE
B-B	BACK TO BACK
BV	BUTTERFLY VALVE
BOC	BACK OF CURB
BFE	BASE FLOOD ELEVATION
BMP	BEST MANAGEMENT PRACTICE
C	CENTER LINE
CB	CATCHBASIN
CBMH	CATCHBASIN MANHOLE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CS	CURB STOP
DIP	DRAINTILE
DT	DRAINTILE
EL/ELEV	ELEVATION
EOF	EMERGENCY OVERFLOW
EX	EXISTING
FES	FLARED END SECTION
F-F	FACE TO FACE
FM	FORCEMAIN
GB	GRADE BREAK
GND	GROUND
GV	GATE VALVE
HP	HIGH POINT
HYD	HYDRANT
HWL	HIGH WATER LEVEL
INV	INVERT
K	CURVE COEFFICIENT
L	LENGTH
LF	LOWEST FLOOR
LO	LOOKOUT
LO	LOWEST OPENING
LP	LIQUID PETROLEUM
LP	LOW POINT
MH	MANHOLE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PRC	PROPERTY LINE
PVT	POINT OF REVERSE CURVATURE
PVC	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POLYVINYL CHLORIDE PIPE
R	POINT OF VERTICAL INTERSECTION
R	RADIUS
RCP	RAMBLER
ROW	REINFORCED CONCRETE PIPE
SSWR	RIGHT OF WAY
STA	SANITARY SEWER
STRM	STATION
SWPP	STORM SEWER
TNH	STORM WATER POLLUTION PROTECTION PLAN
TYP	TOP NUT HYDRANT
WM	TYPICAL
WO	WATER MAIN
W	WALKOUT
LOT INFORMATION	
(TYPICAL SECTION NOT TO SCALE)	
29.0	28.0
3	BLOCK NO.
7	LOT NO.
931.5	HOUSE TYPES
LO=929.0	R — RAMBLER OR SPLIT ENTRY
LO=929.0	LO — RAMBLER LOOKOUT OR SPLIT ENTRY WALKOUT
G=37.0	WO — RAMBLER WALKOUT
35.5	SE — SPLIT ENTRY
34.5	SEWO — SPLIT ENTRY WALK OUT
SLO	SIDE LOOKOUT
SWO	SIDE WALKOUT
Q STREET	
CURB LEGEND	
(08.15)	= GUTTERLINE ELEVATION FOR SURMOUNTABLE CURB
(08.15) T.O.	= GUTTERLINE ELEVATION FOR SURMOUNTABLE CURB (TIP OUT GUTTER)
(08.32)	= GUTTERLINE ELEVATION FOR B618' CURB
(08.32) T.O.	= GUTTERLINE ELEVATION FOR B618' CURB (TIP OUT GUTTER)
07.82	= BITUMINOUS ELEVATION





NING: GB—GENERAL BUSINESS  
IMUM LOT SIZE: 20,000 S.F.  
IMUM LOT WIDTH: 100 FT.

BACK REQUIREMENTS  
OM STREETS

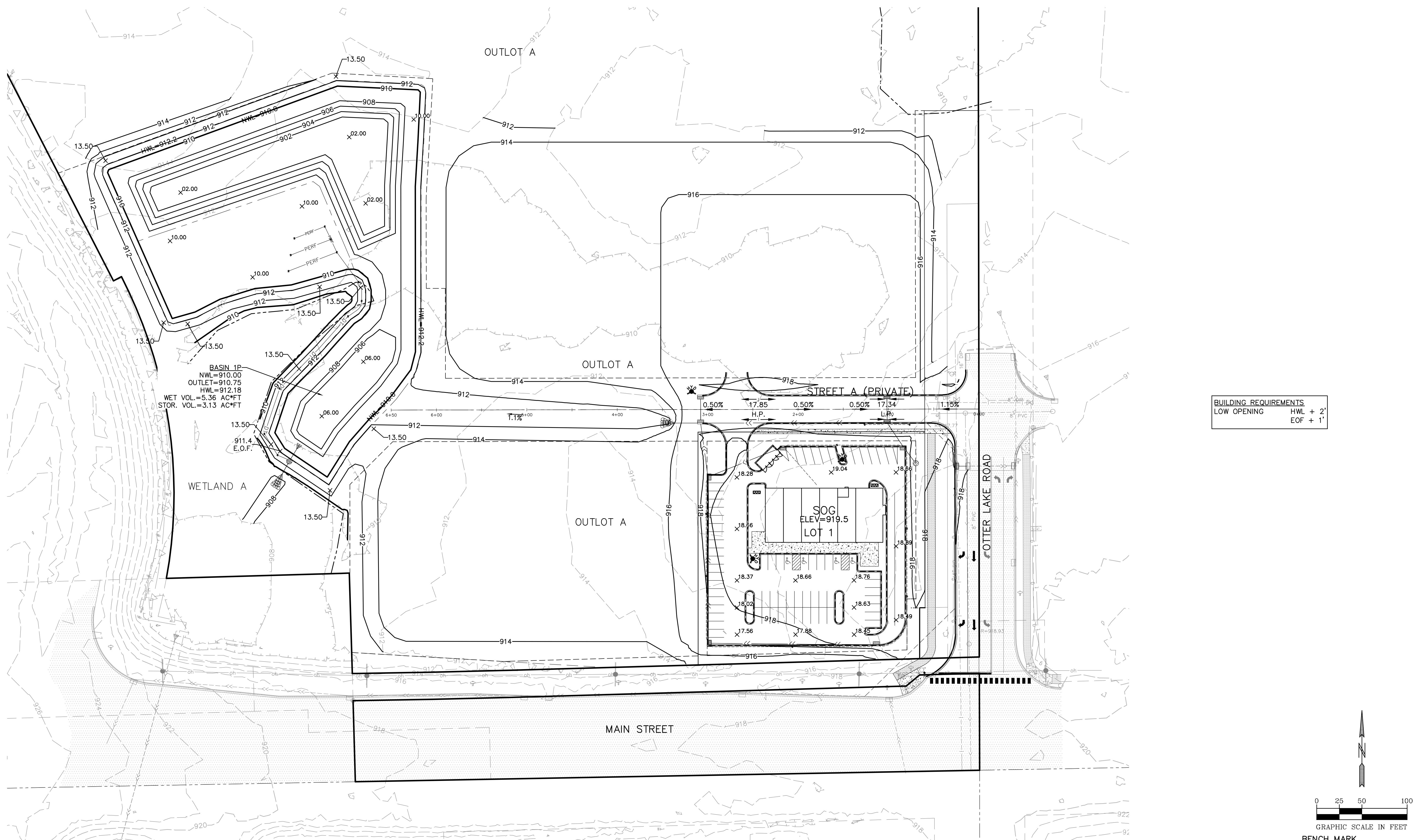
PRINCIPAL BUILDING—LOCAL STREET	30'
PRINCIPAL BUILDING—COLLECTOR	40'
PARKING LOT/DRIVeway	15'

<u>WORKING SUMMARY</u>	
HANDICAP PARKING STALLS	4
STANDARD PARKING STALLS	67
<b>TOTAL PARKING STALLS</b>	<b>71</b>

LOT 1 IMPERVIOUS CALCULATION  
MAXIMUM IMPERVIOUS = 75% LOT AREA  
LOT AREA = 1.43 AC  
MAXIMUM IMPERVIOUS = 1.07 AC (1.43 x 0.75)  
TOTAL IMPERVIOUS = 1.05 AC

ANCH MARK  
P NUT HYDRANT IN N.W.  
AD. OF OTTER LAKE ROAD  
PRIVATE DRIVE 370 LF  
NTH OF MAIN STREET  
=920.47

NG-118283-SHEET-SITE



# PIONEERengineering

CIVIL ENGINEERS LAND PLANNERS

SURVEYORS LANDSCAPE ARCHITECTS  
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Fax: 681-9441

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

Name Paul J. Cherne  
Paul J. Cherne

Revisions  
1. 03-01-2021 Plan Rev

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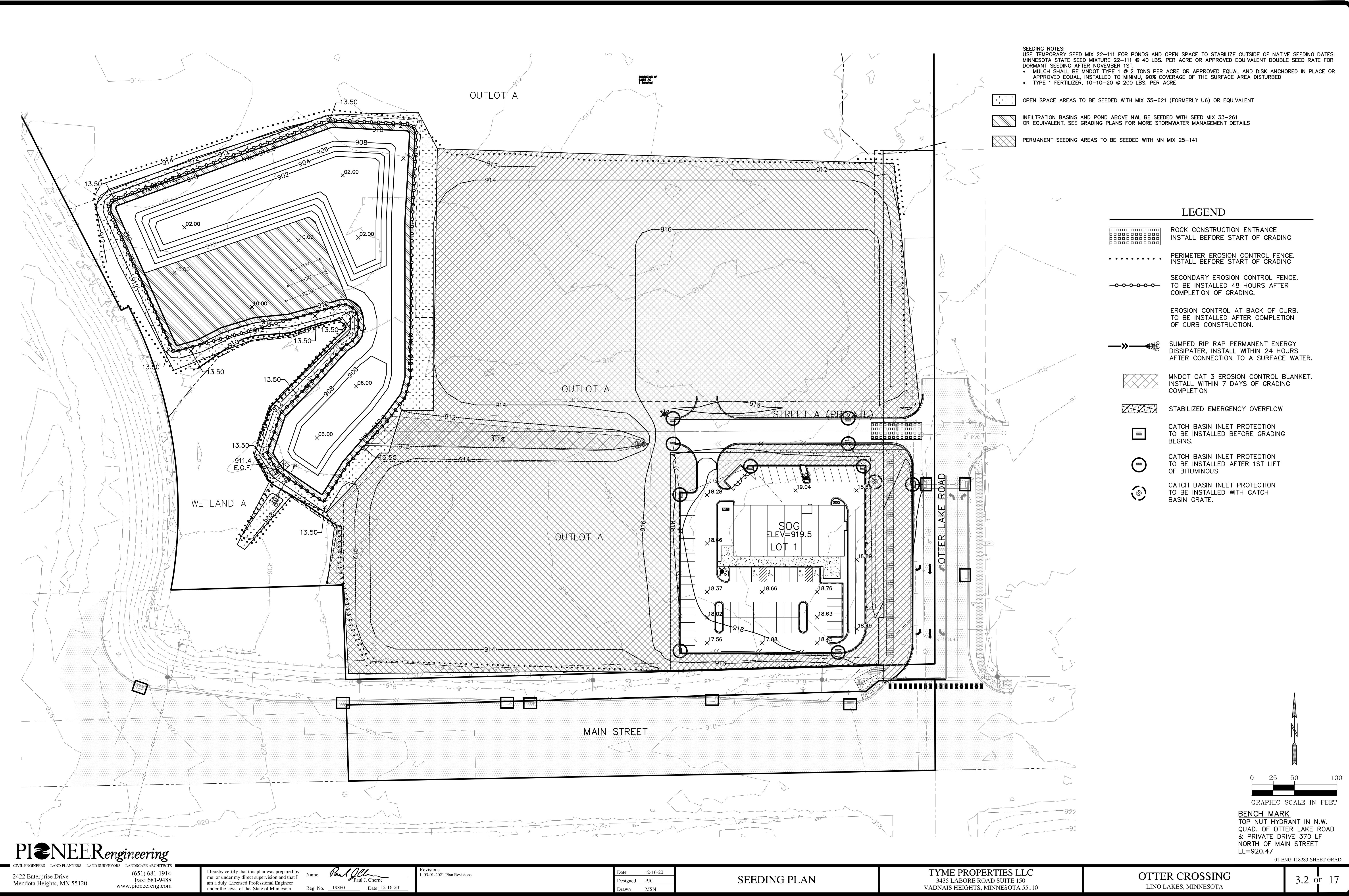
ME PROPERTIES LLC  
35 LABORE ROAD SUITE 150

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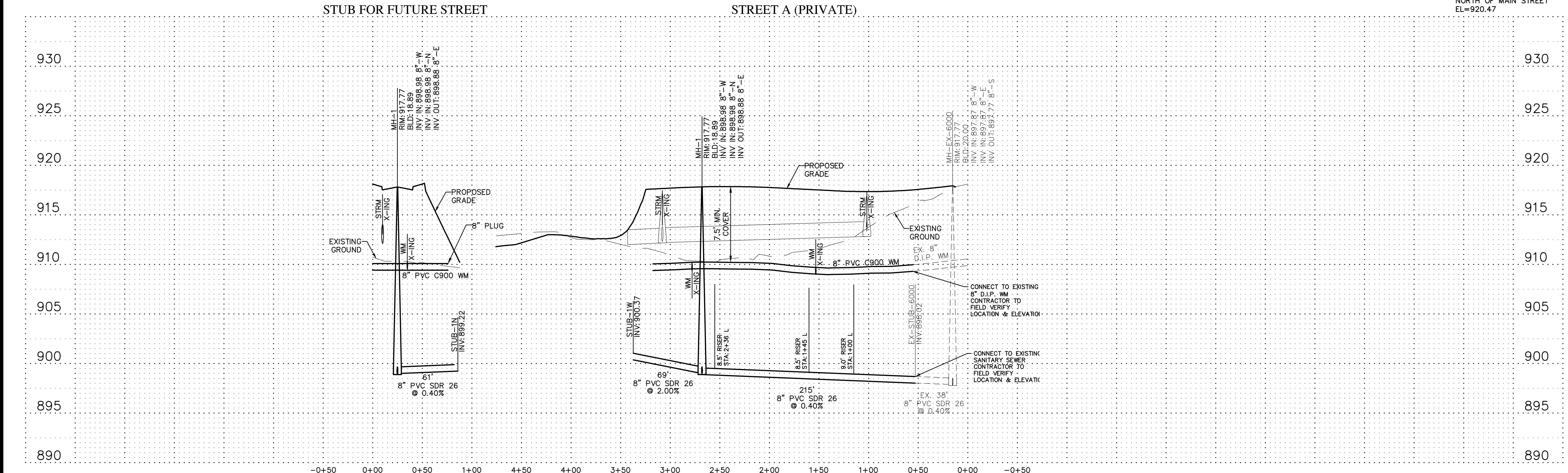
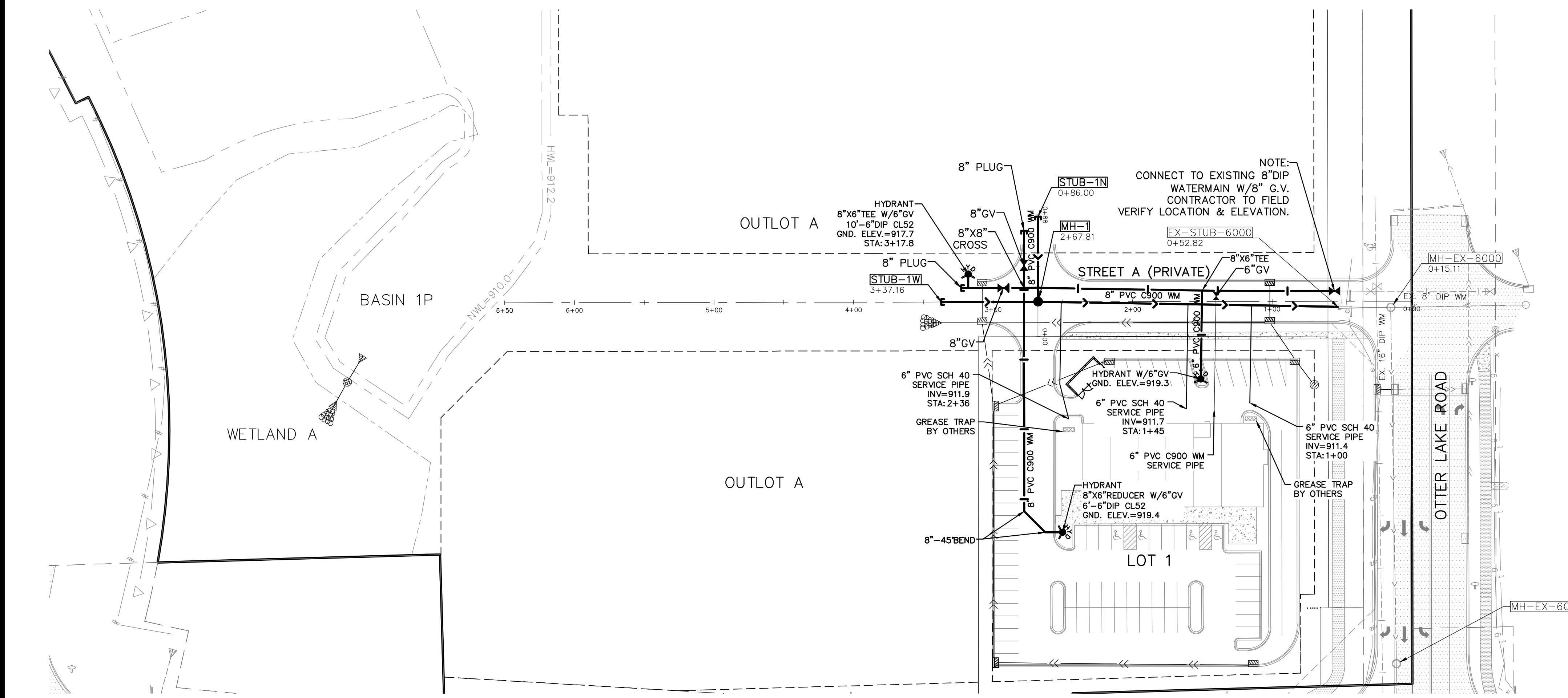
OTTER CROSSING

10

3.1 OF 17







#### SANITARY SEWER NOTES:

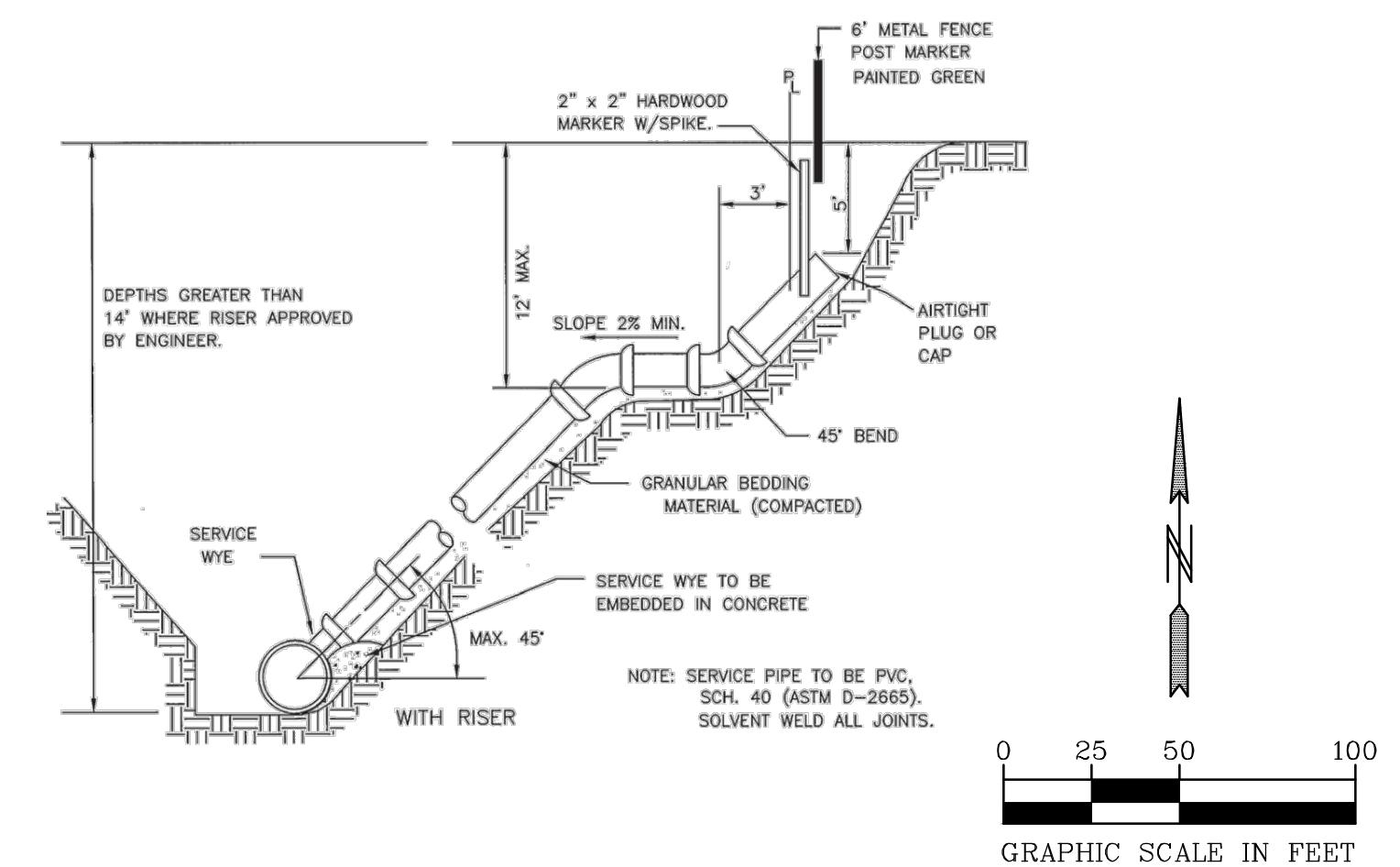
1. TRACER WIRE REQUIRED ON ALL NON-CONDUCTIVE MAINLINE PIPE, LATERALS, SERVICES, MANHOLES, CATCH BASINS, STUBS, UTILITY LOCATION BOXES AS REQUIRED BY THE SPECIAL PROVISIONS.

#### WATERMAIN NOTES:

1. ALL WATERMAIN SHALL BE PVC C900 UNLESS OTHERWISE NOTED.
2. ALL FITTINGS SHALL MEET AWWA C153 REQUIREMENTS.
3. TRACER WIRE REQUIRED ON ALL NON-CONDUCTIVE PIPE PER CITY SPEC.
4. WATERMAIN SHALL HAVE A MINIMUM OF 7.5 FEET OF COVER.

#### SERVICE NOTES:

1. SANITARY SEWER SERVICE WYES ARE STATIONED FROM DOWN STREAM MANHOLES.
2. SANITARY SEWER INVERTS ARE SHOWN AT THE CURB STOP.

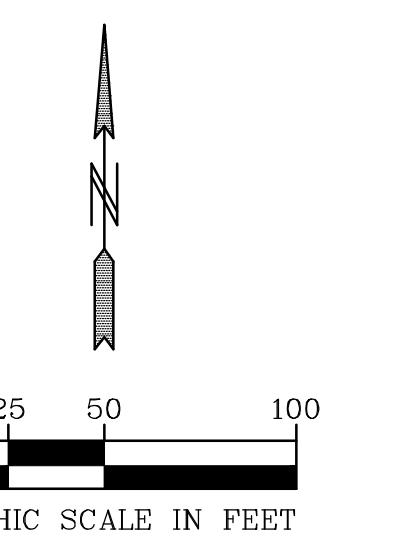


**BENCH MARK**  
TOP NUT HYDRANT IN N.W.  
QUAD. OF OTTER LAKE ROAD  
& PRIVATE DRIVE 370 LF  
NORTH OF MAIN STREET  
EL=920.47

STRUCTURE TABLE				
STRUCTURE NAME	TYPE	STRUCTURE SIZE	NEENAH CASTING OR EQUAL	NOTES
100	OCS	48" DIA.	SPECIAL	
102	CBMH	48" DIA.	R-3067 V	
103	CBMH	48" DIA.	R-3067 V	
104	CBMH	48" DIA.	R-3067 V	
105	CBMH	48" DIA.	R-4342	
111	CB	36"X24"	R-3067 V	1
121	CB	36"X24"	R-3067 V	1
131	CBMH	48" DIA.	R-3067 V	
132	CBMH	48" DIA.	R-3067 V	
133	CB	36"X24"	R-3067 V	
141	CBMH	48" DIA.	R-3067 V	

STORM STRUCTURE TABLE NOTES:

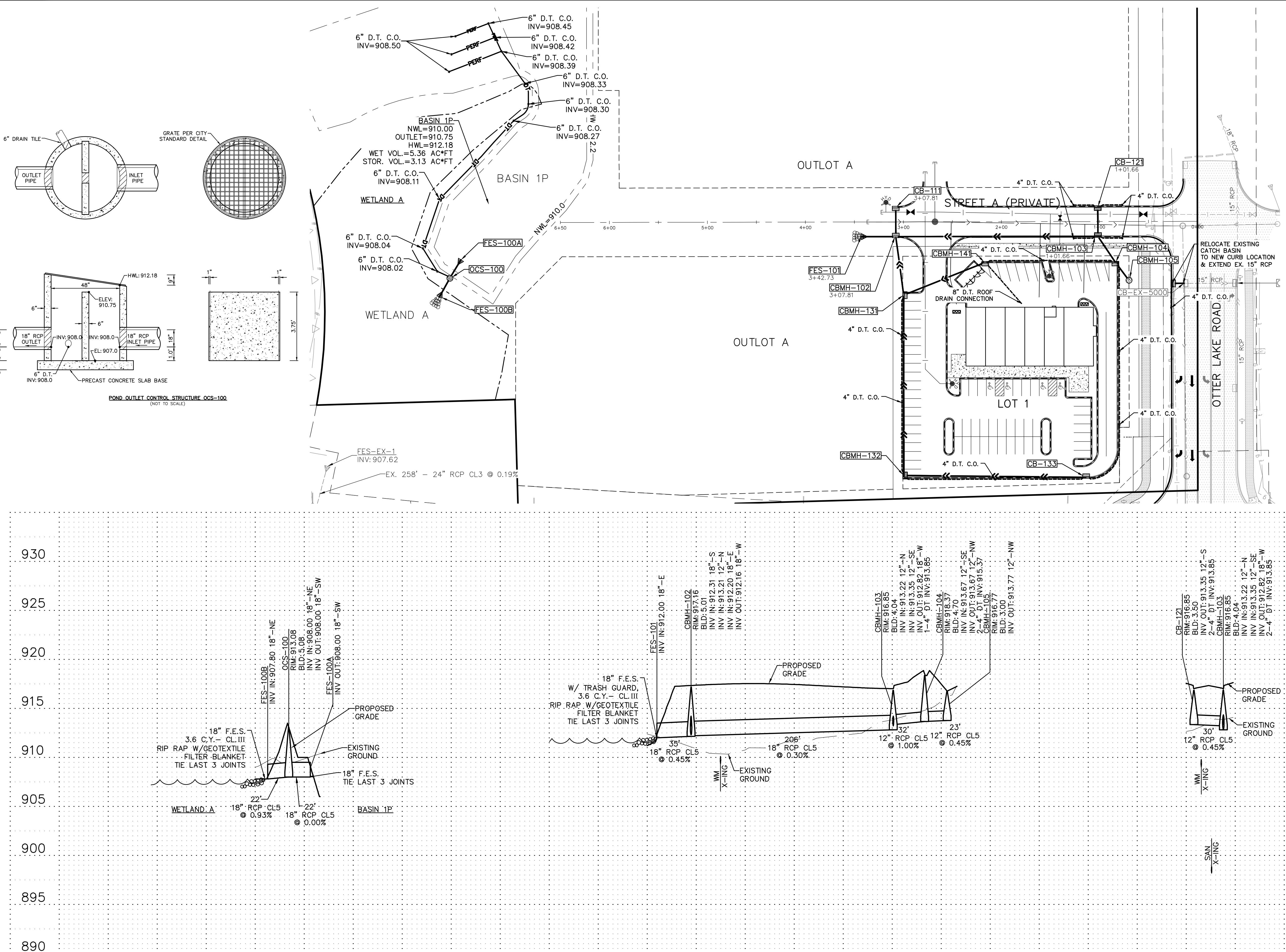
1. WATER TIGHT STRUCTURES
- A. STRUCTURE SHALL HAVE AN INTEGRAL BASE
- B. PIPE CONNECTION TO STRUCTURE WITH PRESS-SEAL WATER STOP, GROUT RING OR APPROVED EQUAL.
- C. PIPE JOINTS WITHIN 10' OF WATERMAIN WILL BE TONGUE AND GROOVE WITH A HAMILTON KENT SUPERSEAL GASKET OR APPROVED EQUAL MEETING ASTM-443.
- D. ALL MH JOINTS WILL BE TONGUE AND GROOVE WITH A HAMILTON KENT SUPERSEAL GASKET OR APPROVED EQUAL MEETING ASTM-443.

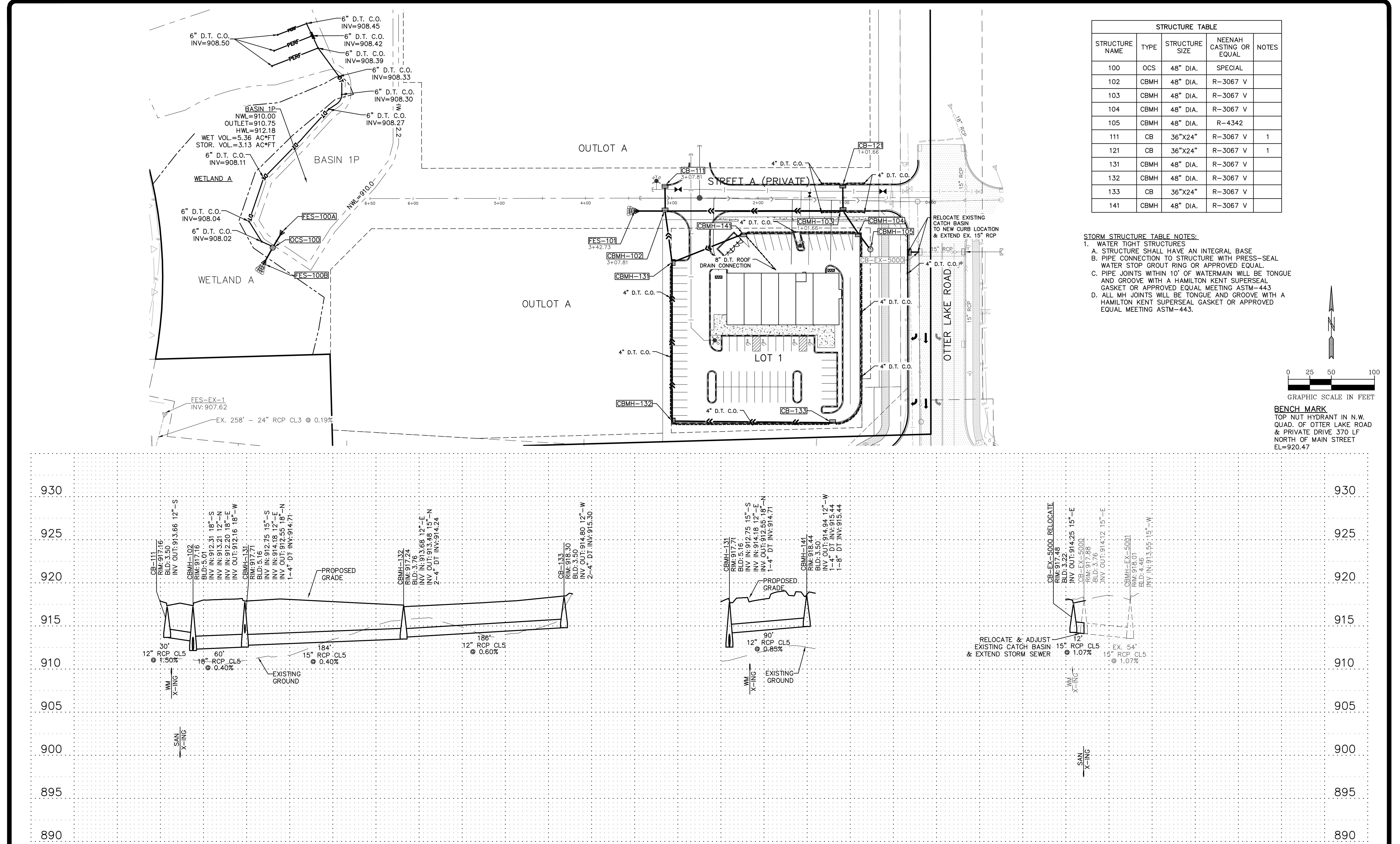


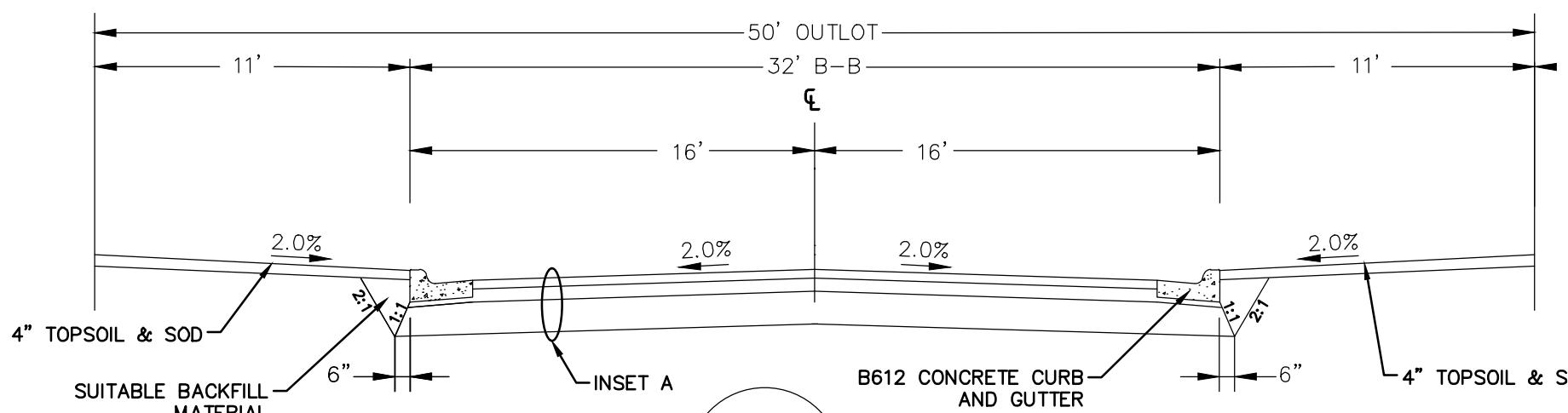
BENCH MARK  
TOP NUT HYDRANT IN N.W.  
QUAD. OF OTTER LAKE ROAD  
& PRIVATE DRIVE 370 LF  
NORTH OF MAIN STREET  
EL=920.47

930  
925  
920  
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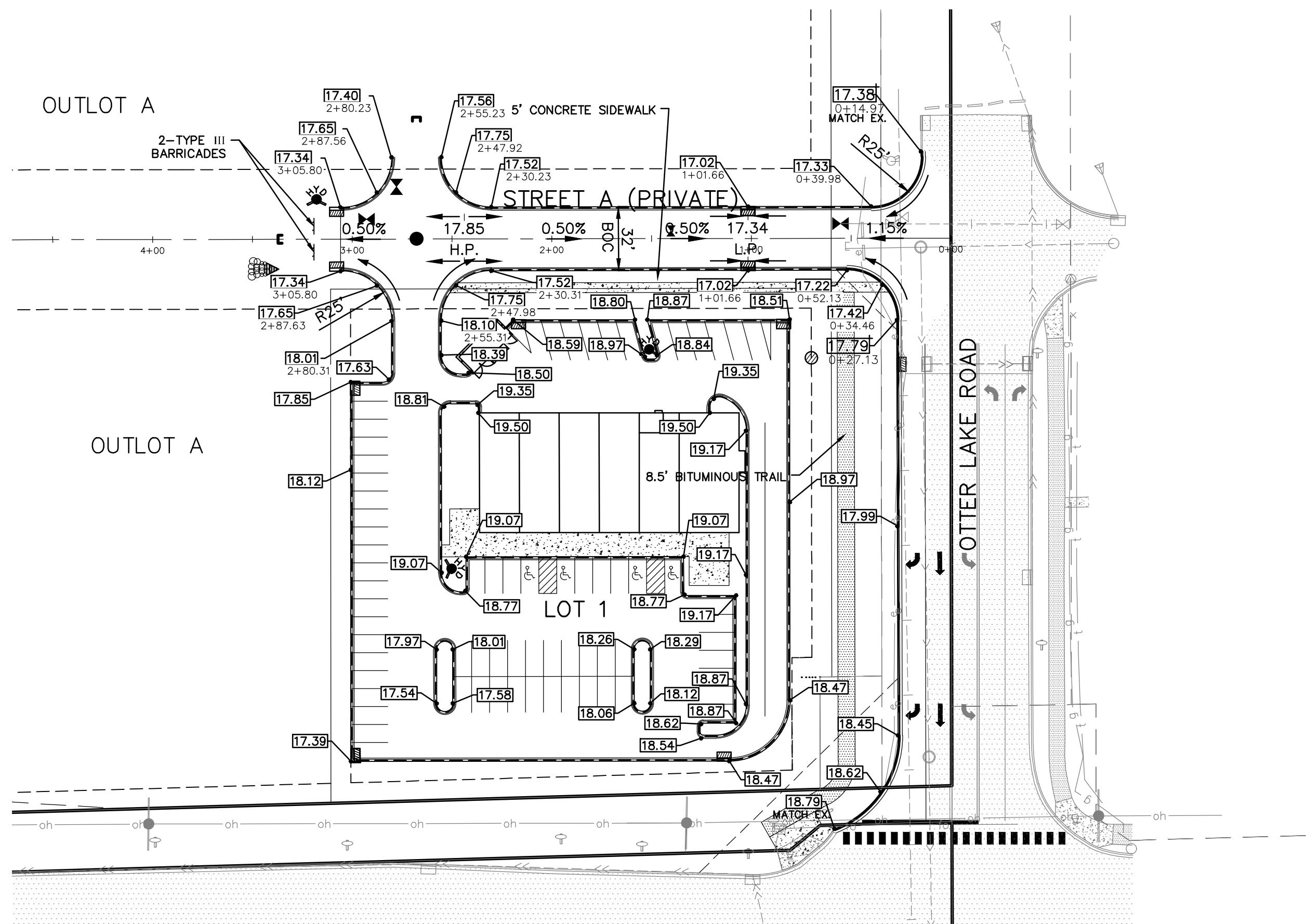
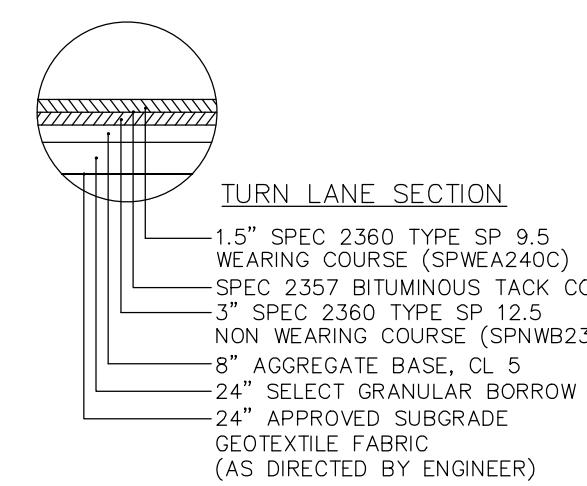
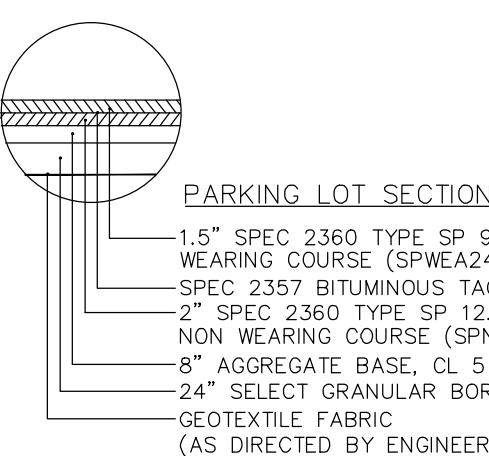






### 32' B-B PRIVATE STREET

TYPICAL SECTION (N.T.S.)

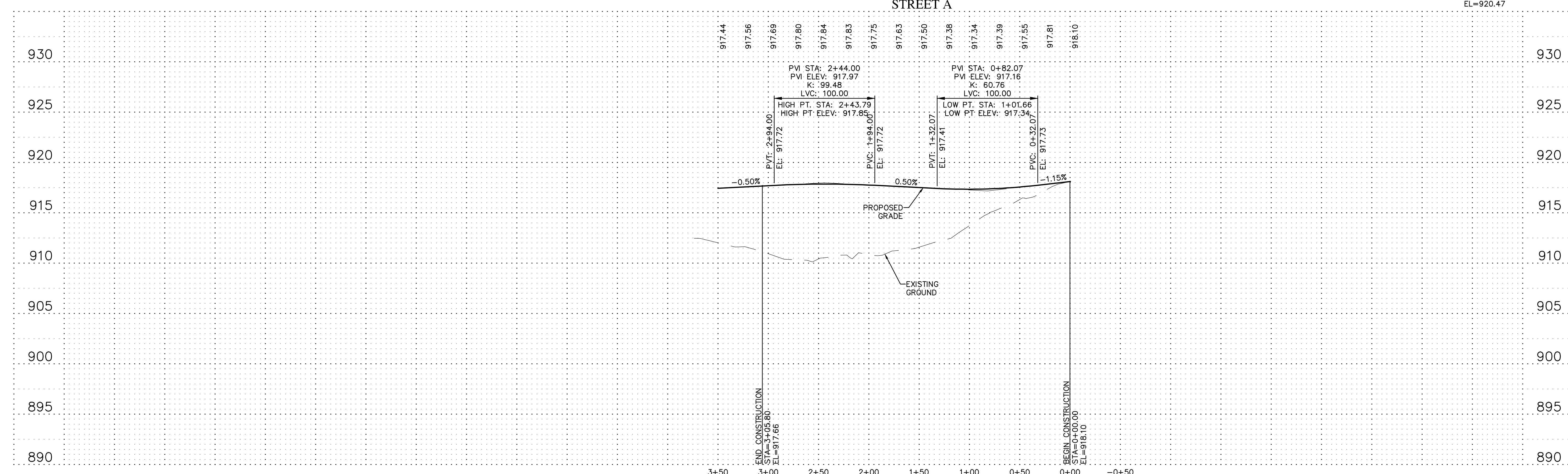


### CURB LEGEND

08.32	= GUTTER LINE ELEVATION FOR B618 & B612 CURB
07.82	= BITUMINOUS ELEVATION
—	= B612 CURB & GUTTER
—	= B618 CURB & GUTTER
—	= BITUMINOUS EDGE

**BENCH MARK**  
TOP NUT HYDRANT IN N.W.  
QUAD. OF OTTER LAKE ROAD  
& PRIVATE DRIVE 370 LF  
NORTH OF MAIN STREET  
EL=920.47

0 25 50 100  
GRAPHIC SCALE IN FEET



**PIONEERengineering**

CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS  
2422 Enterprise Drive Mendota Heights, MN 55120

(651) 681-1914  
Fax: 681-9488  
www.pioneereng.com

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

Name Paul J. Chene  
Revisions 1.03-01-2021 Plan Revisions  
Reg. No. 19860 Date 12-16-20

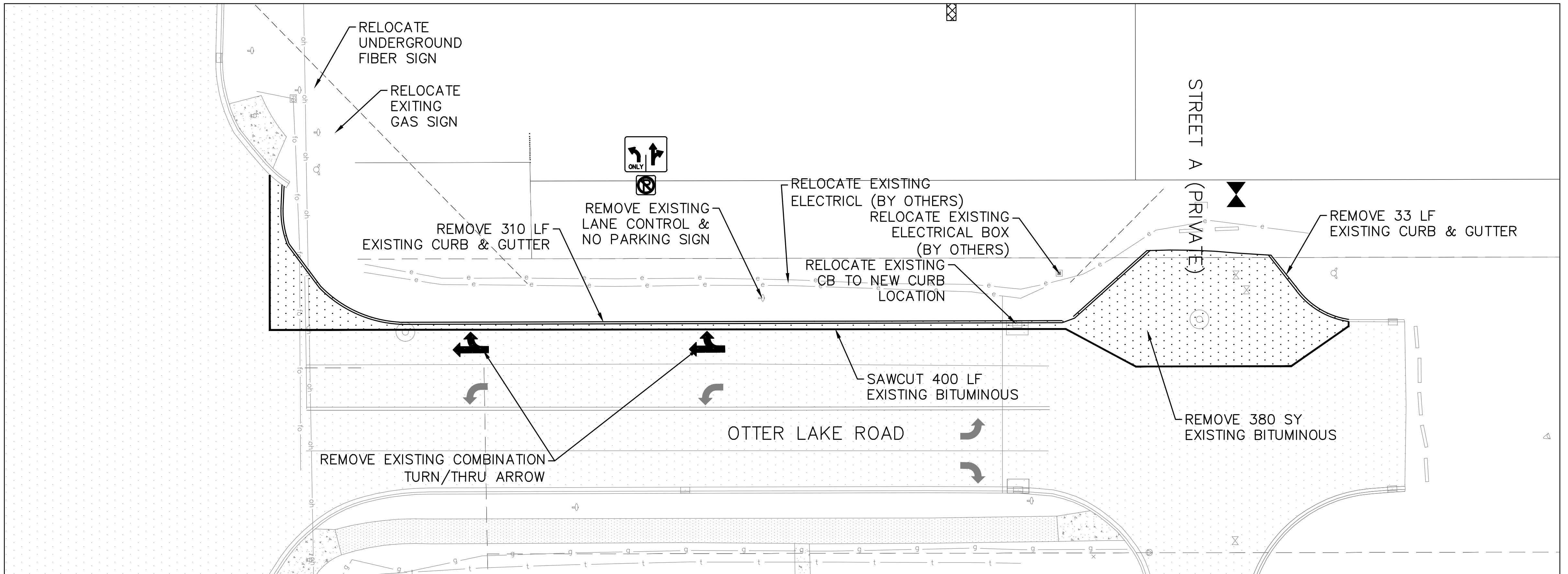
Date 12-16-20  
Revisions 1.03-01-2021 Plan Revisions  
Designed PJC  
Drawn MSN

### STREET CONSTRUCTION

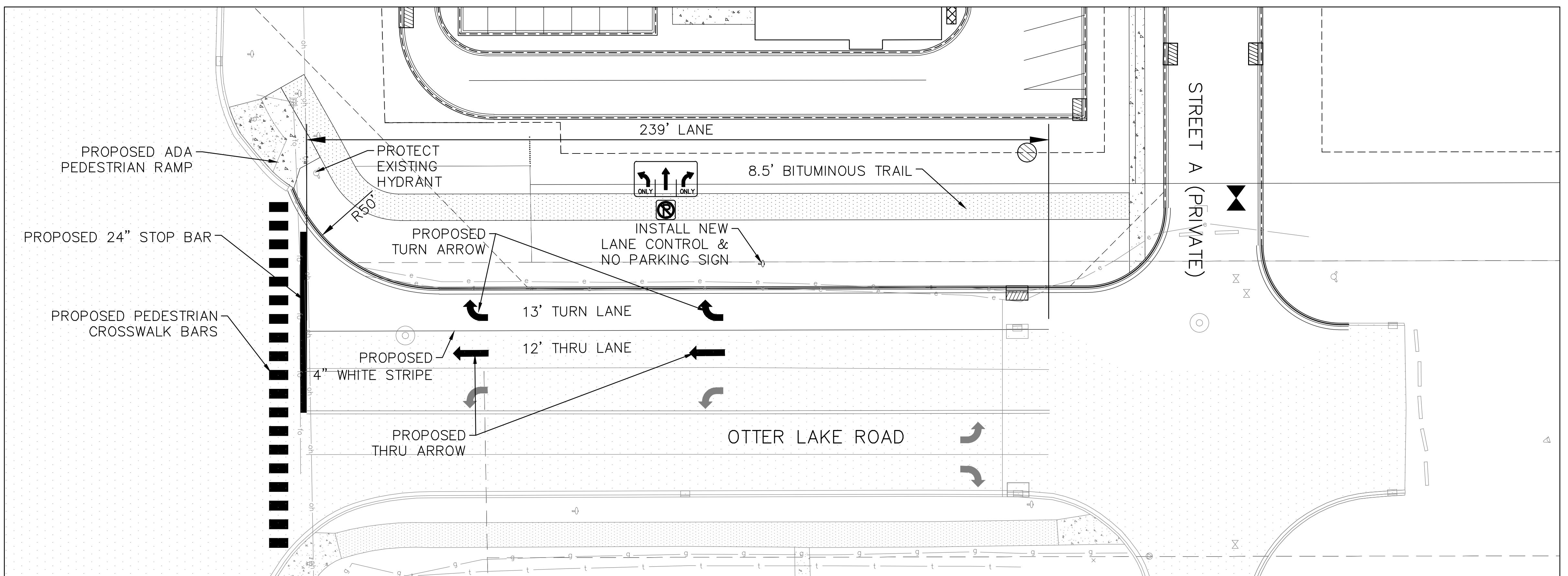
TYME PROPERTIES LLC  
3435 LABORE ROAD SUITE 150  
VADNAIS HEIGHTS, MINNESOTA 55110

OTTER CROSSING  
LINO LAKES, MINNESOTA

7.1 OF 17



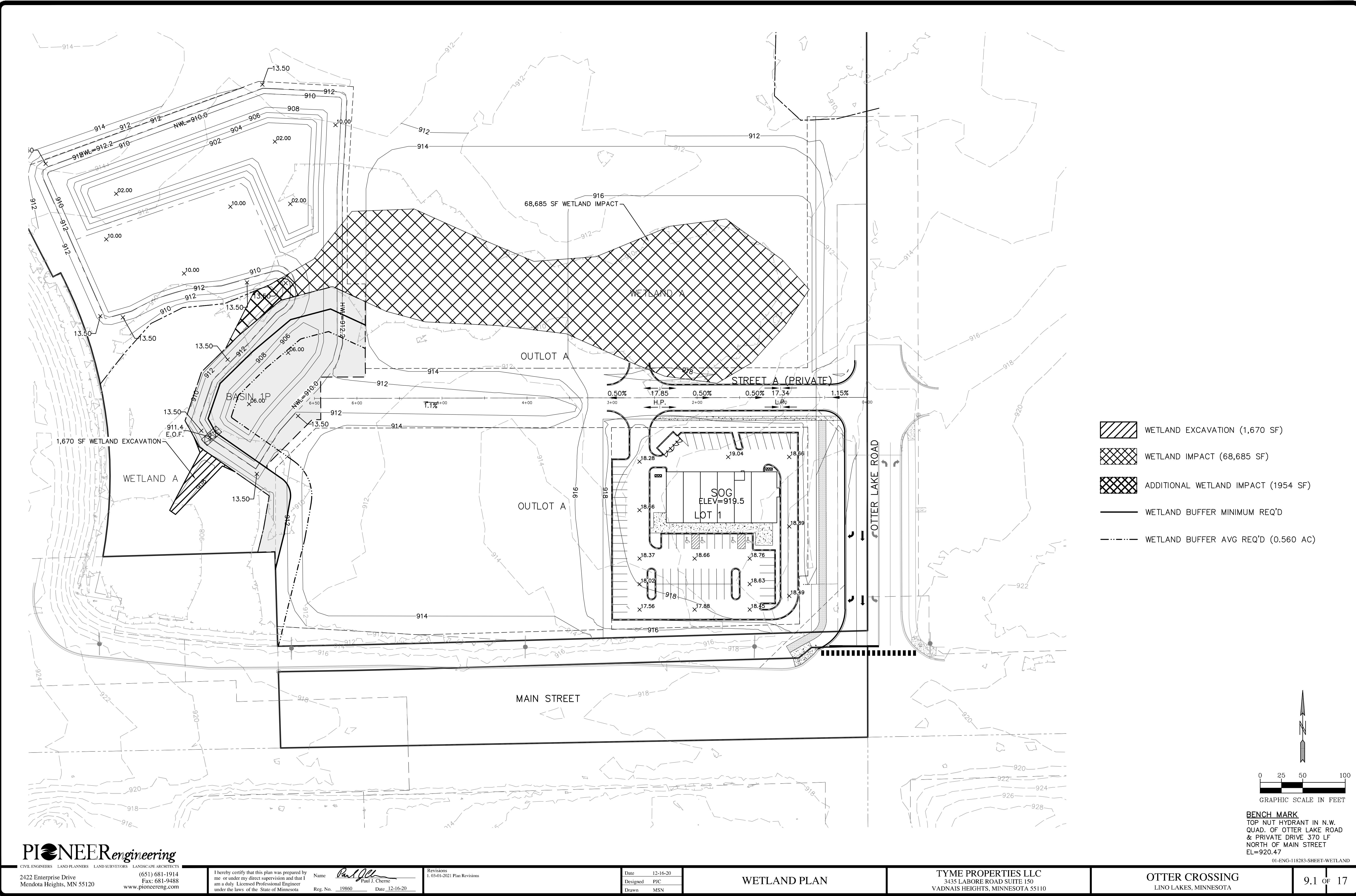
REMOVALS



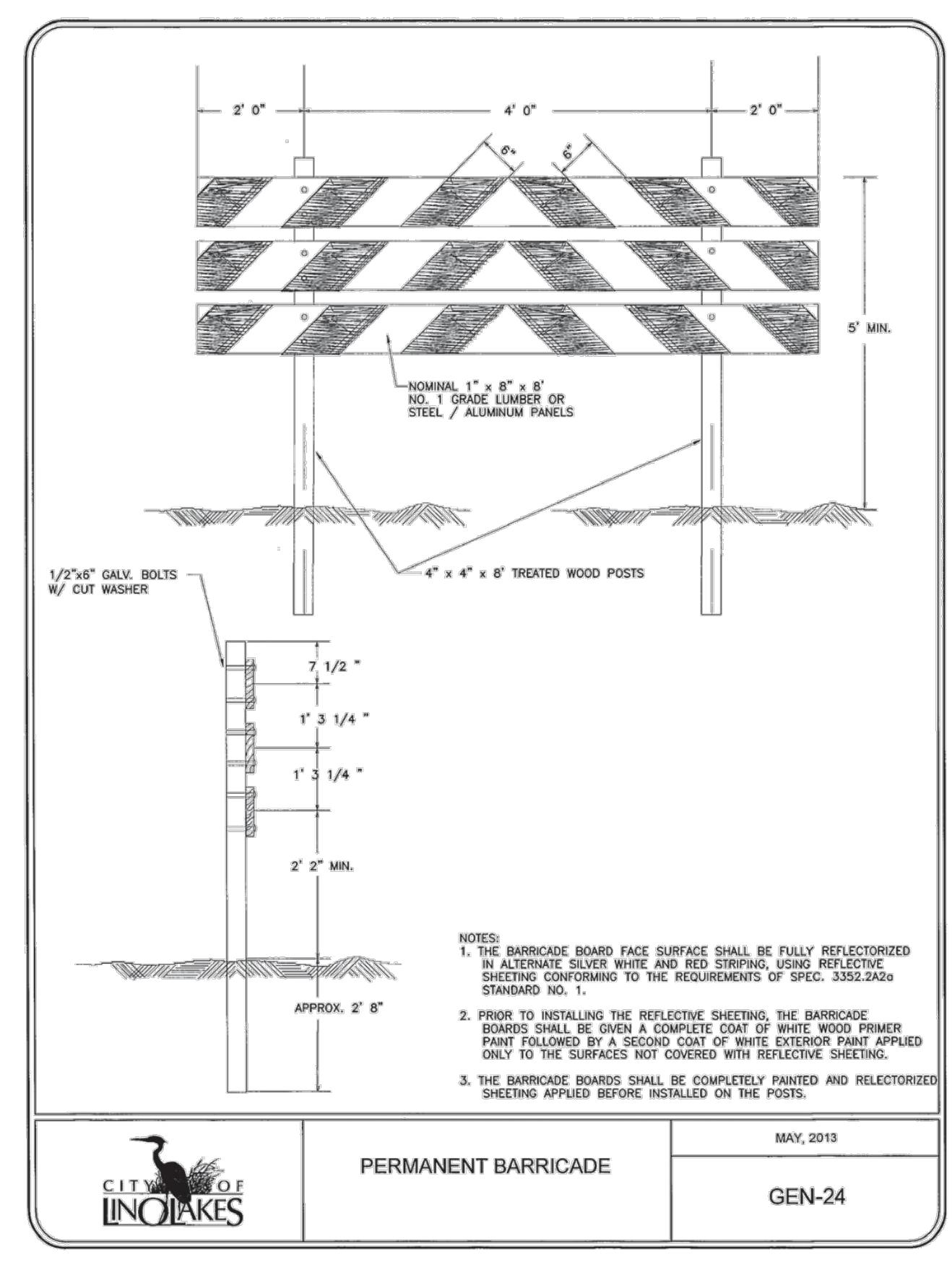
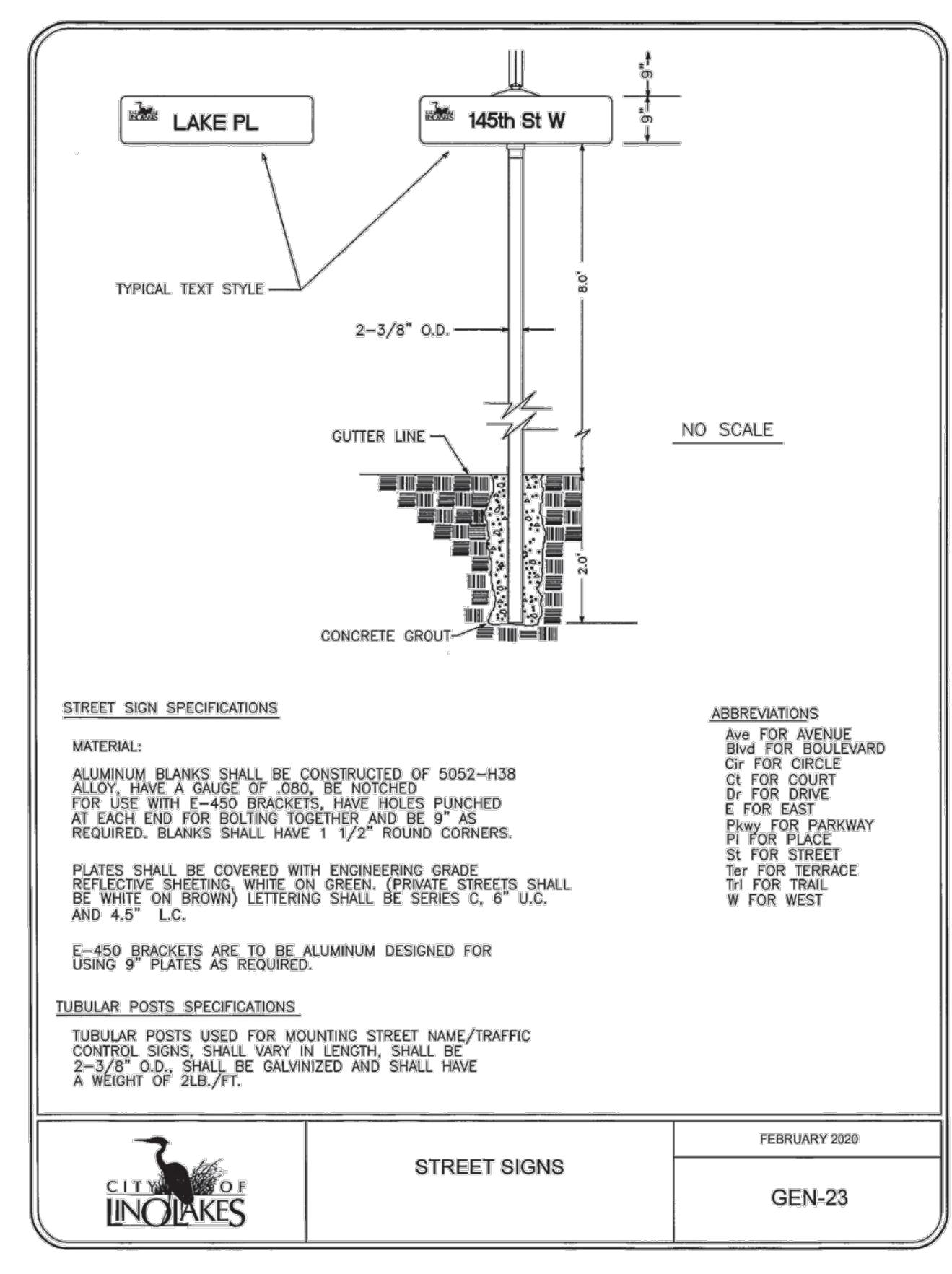
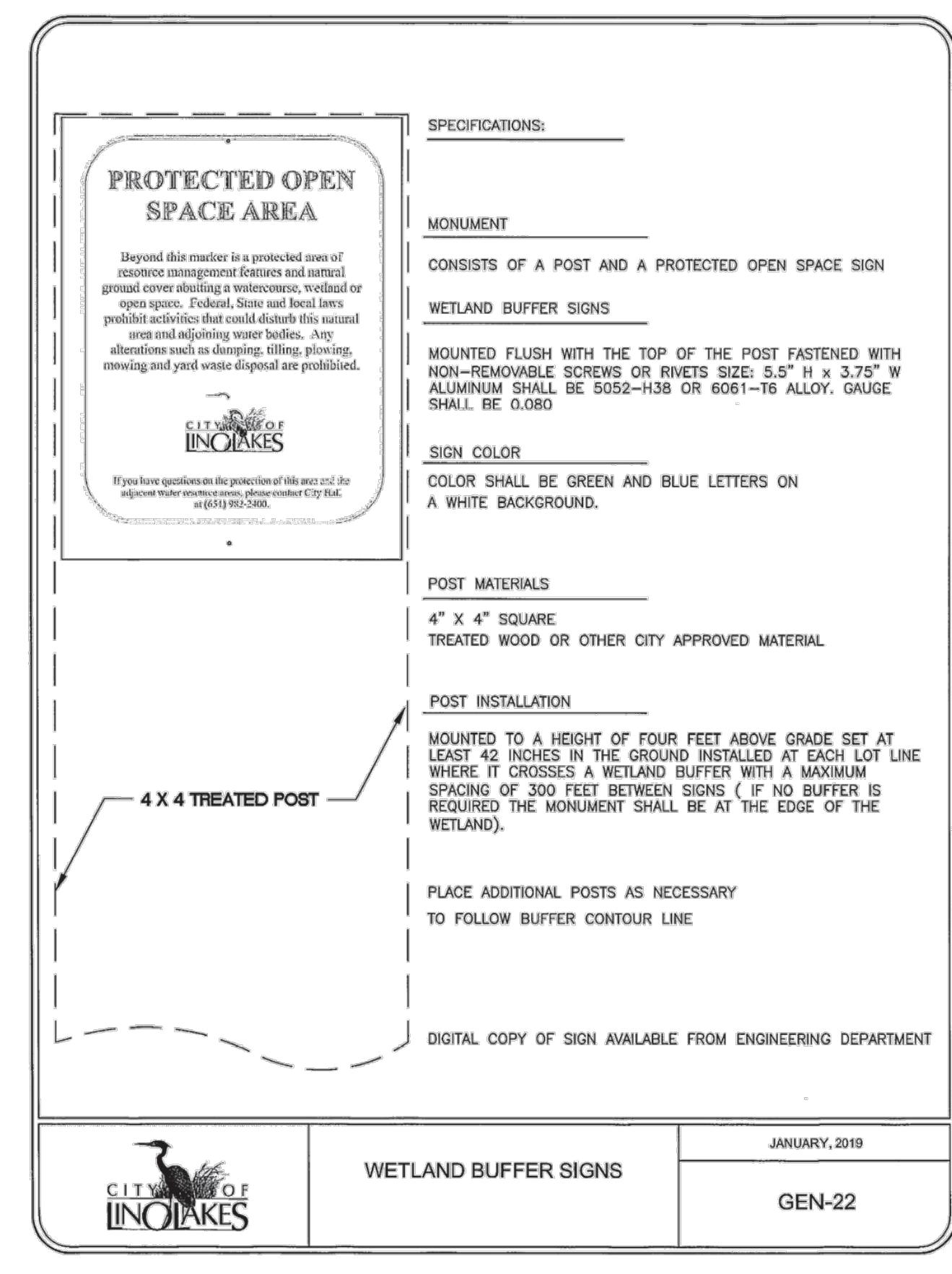
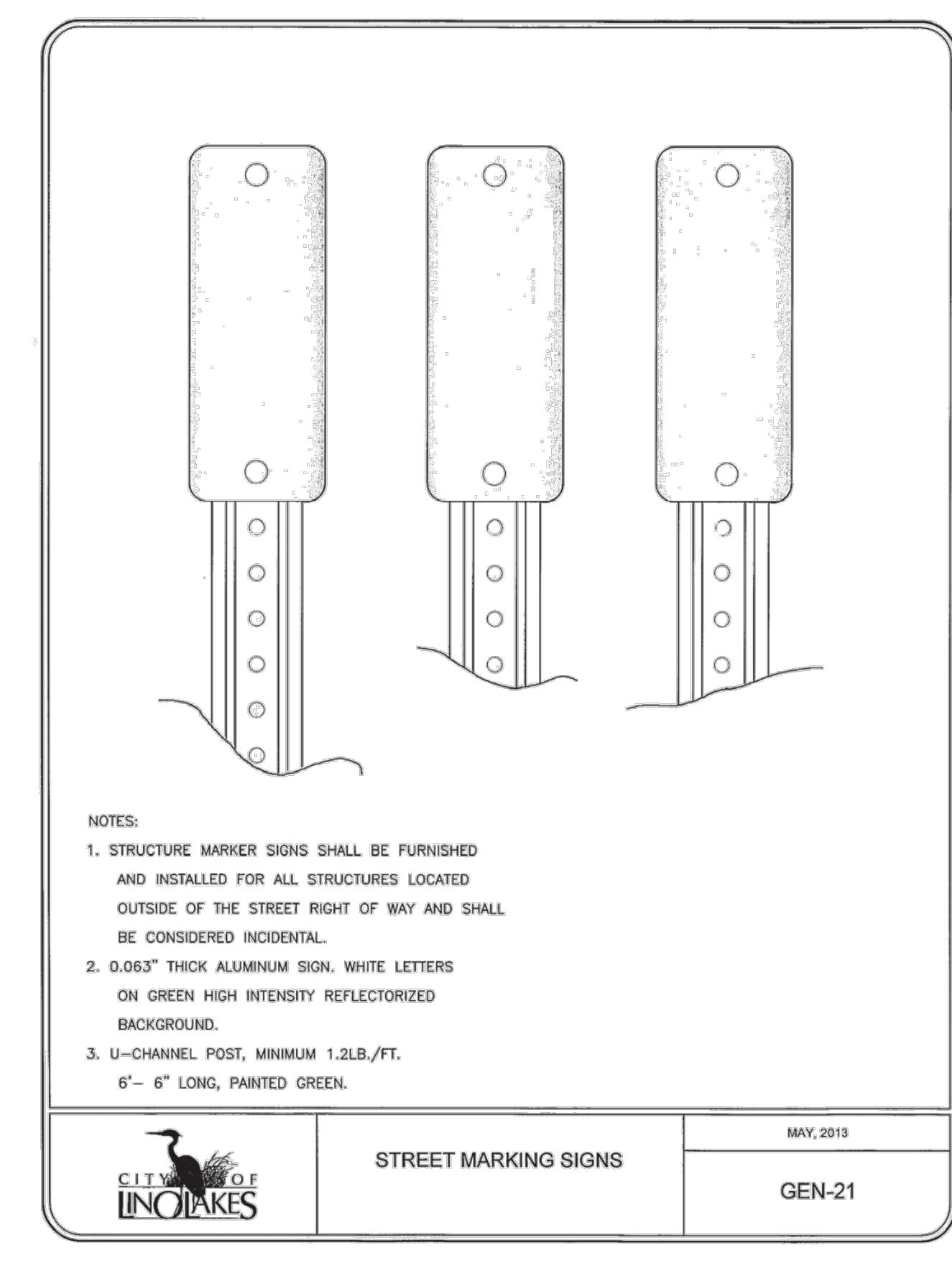
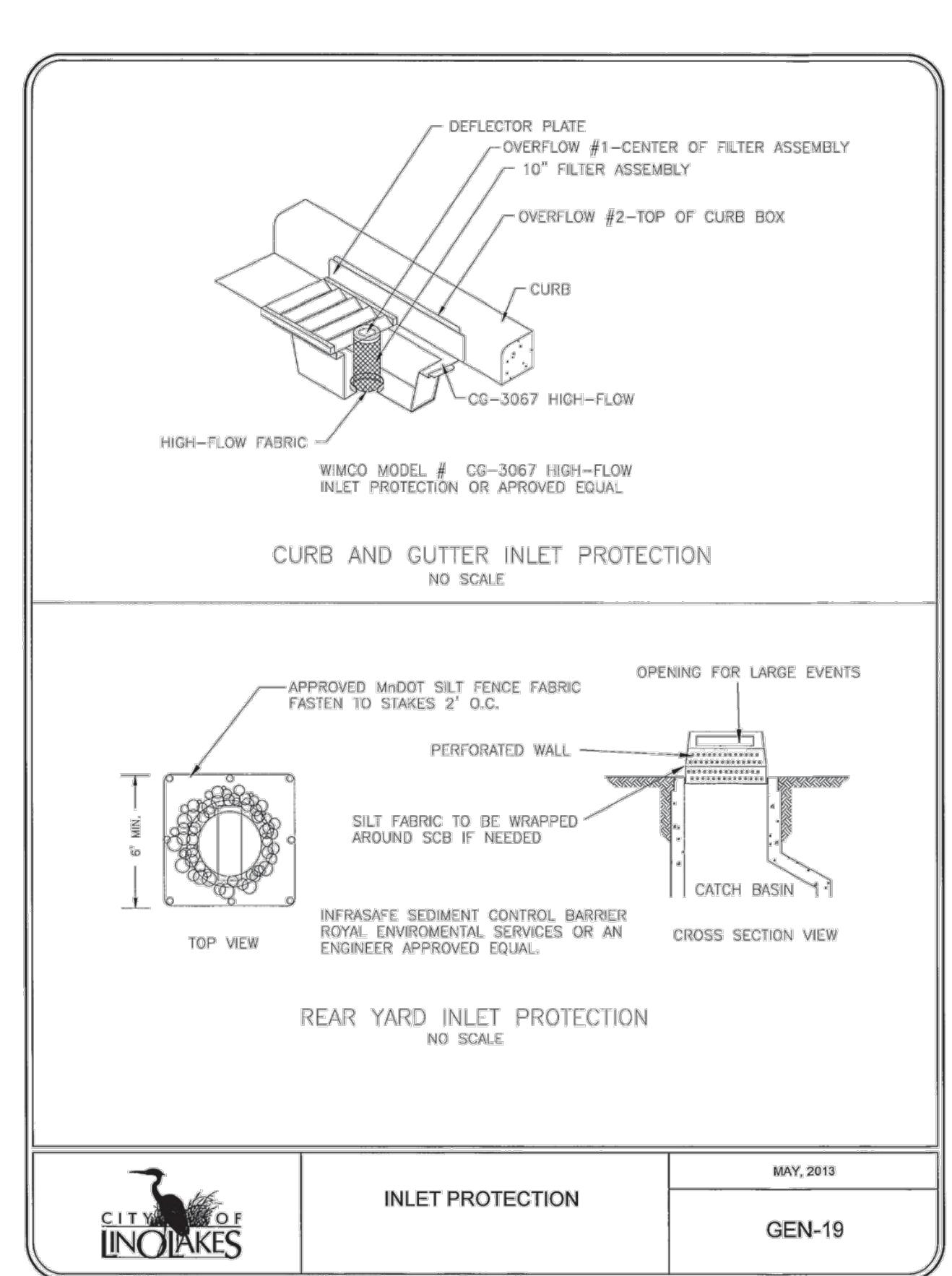
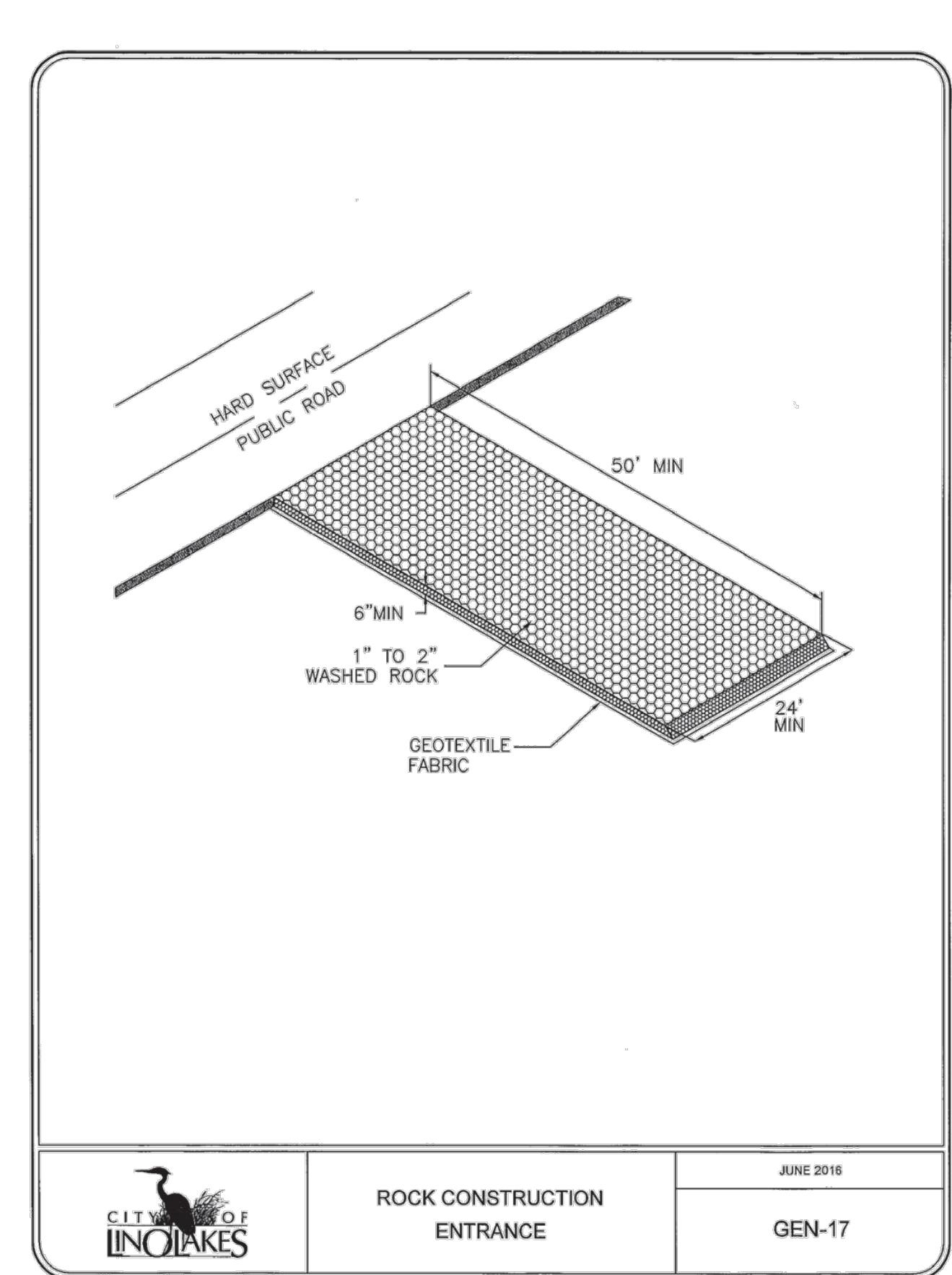
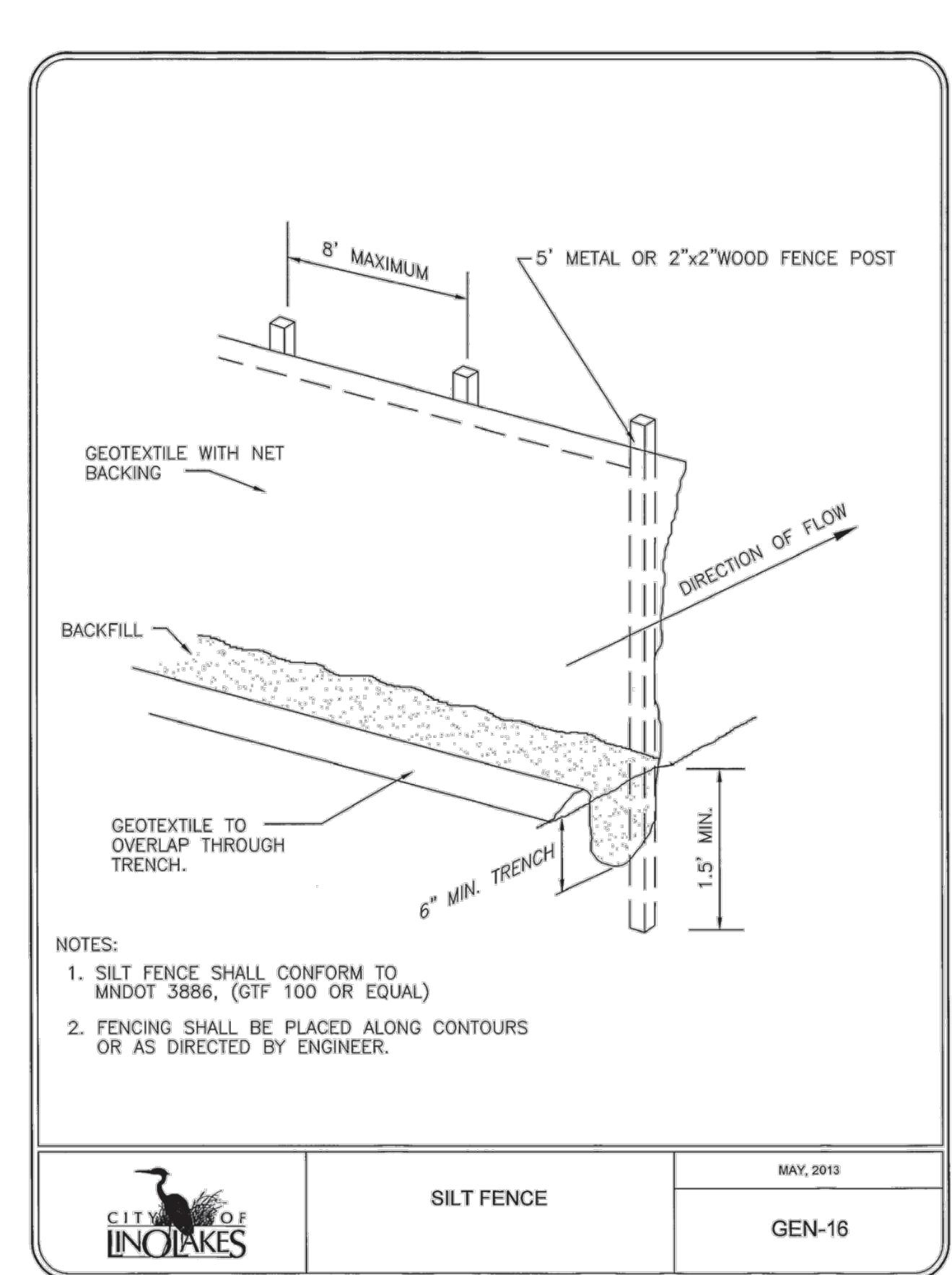
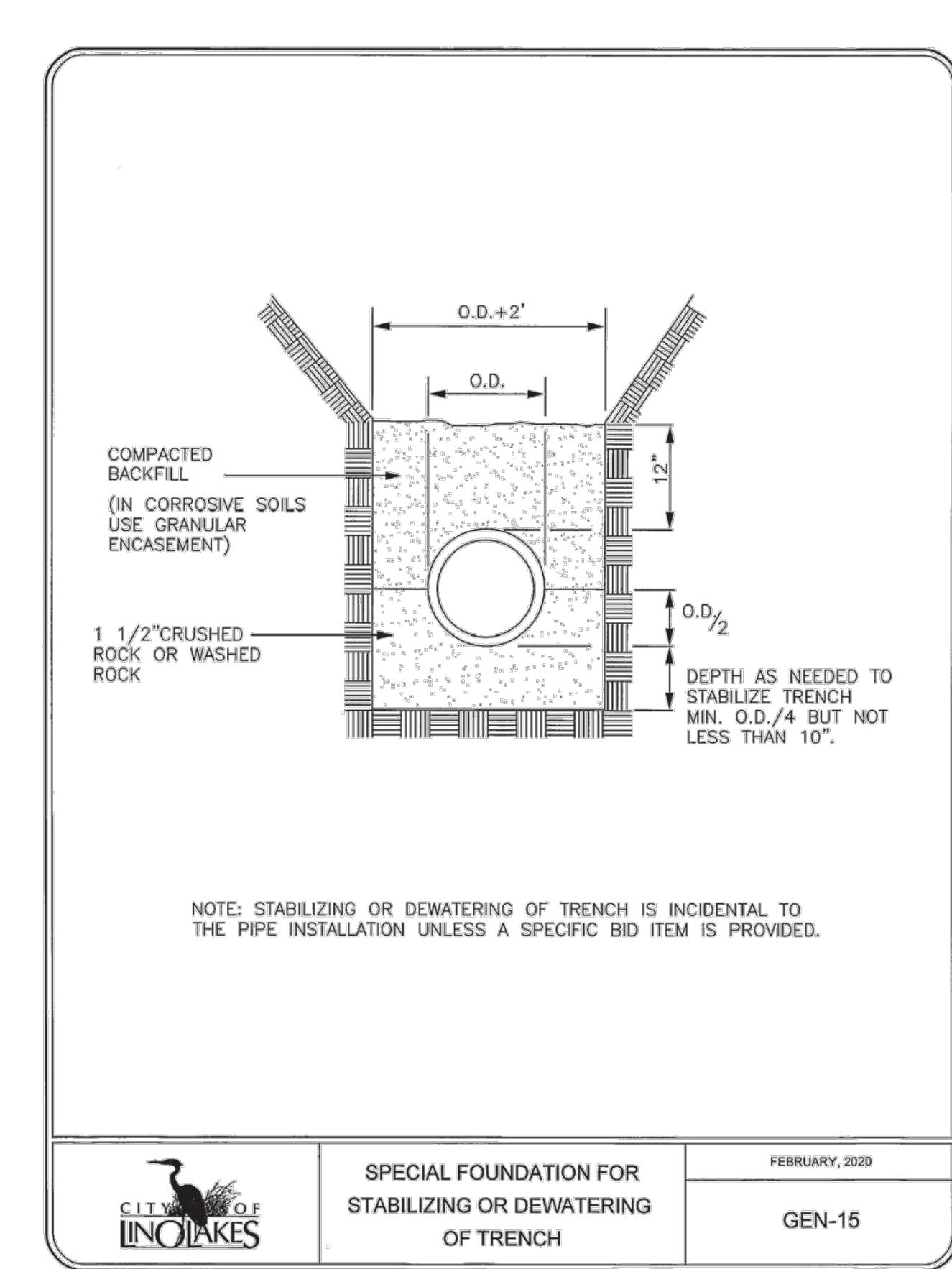
TURN LANE CONSTRUCTION

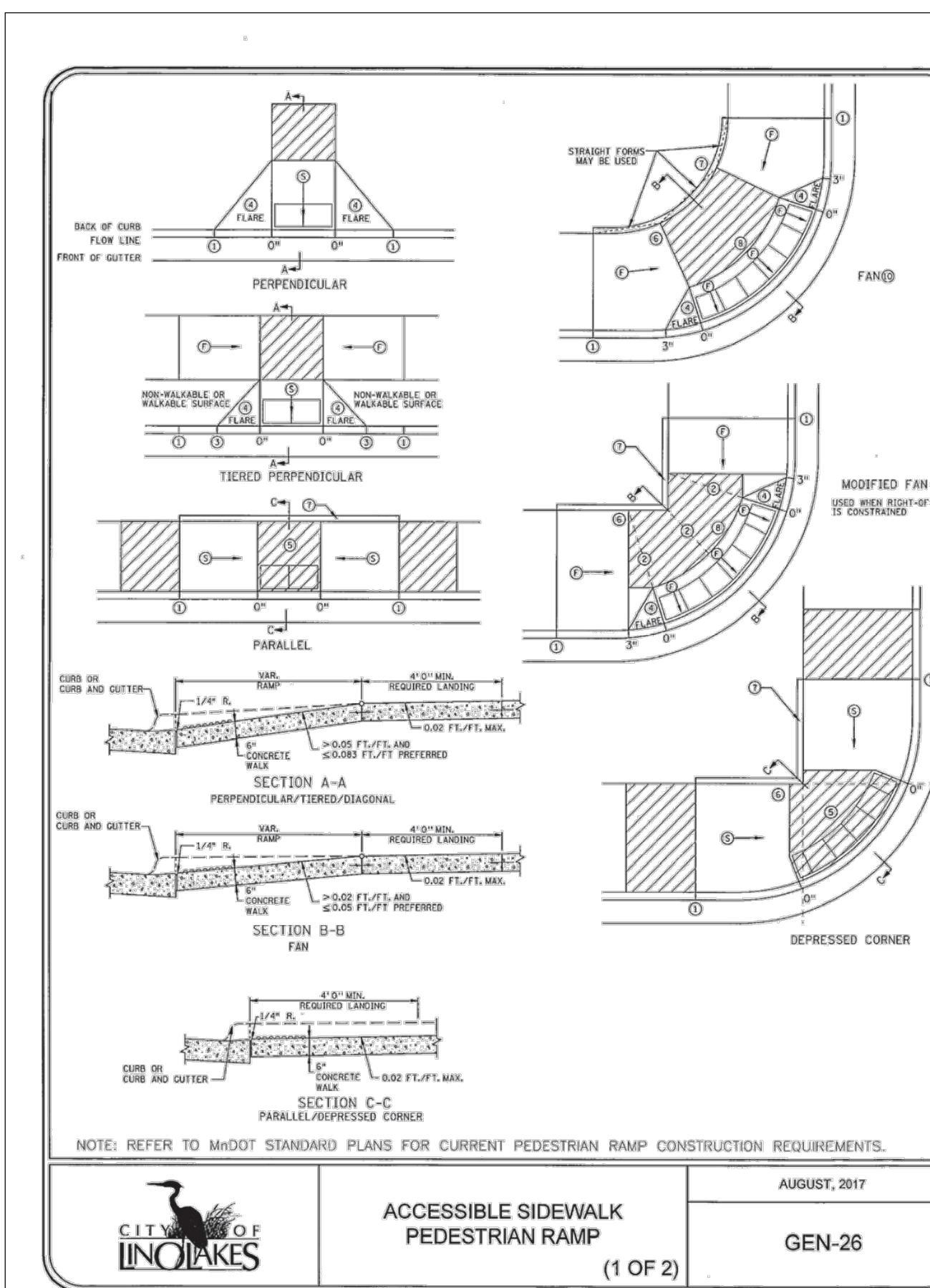
TURN LANE SECTION  
1.5" SPEC 2360 TYPE SP 9.5  
WEARING COURSE (SPWEA240C)  
SPC 235' BITUMINOUS TACK COAT  
3" SPEC 2360 TYPE SP 9.5  
NON WEARING COURSE (SPNWB230C)  
8" AGGREGATE BASE, CL 5  
24" SELECT GRANULAR BORROW  
24" APPROVED SUBGRADE  
GEOTEXTILE FABRIC  
(AS DIRECTED BY ENGINEER)

01-ENG-118283-SHEET-TURN  
BENCH MARK  
TOP NUT HYDRANT IN N.W.  
QUAD. OF OTTER LAKE ROAD  
& PRIVATE DRIVE 370 LF  
NORTH OF MAIN STREET  
EL=920.47



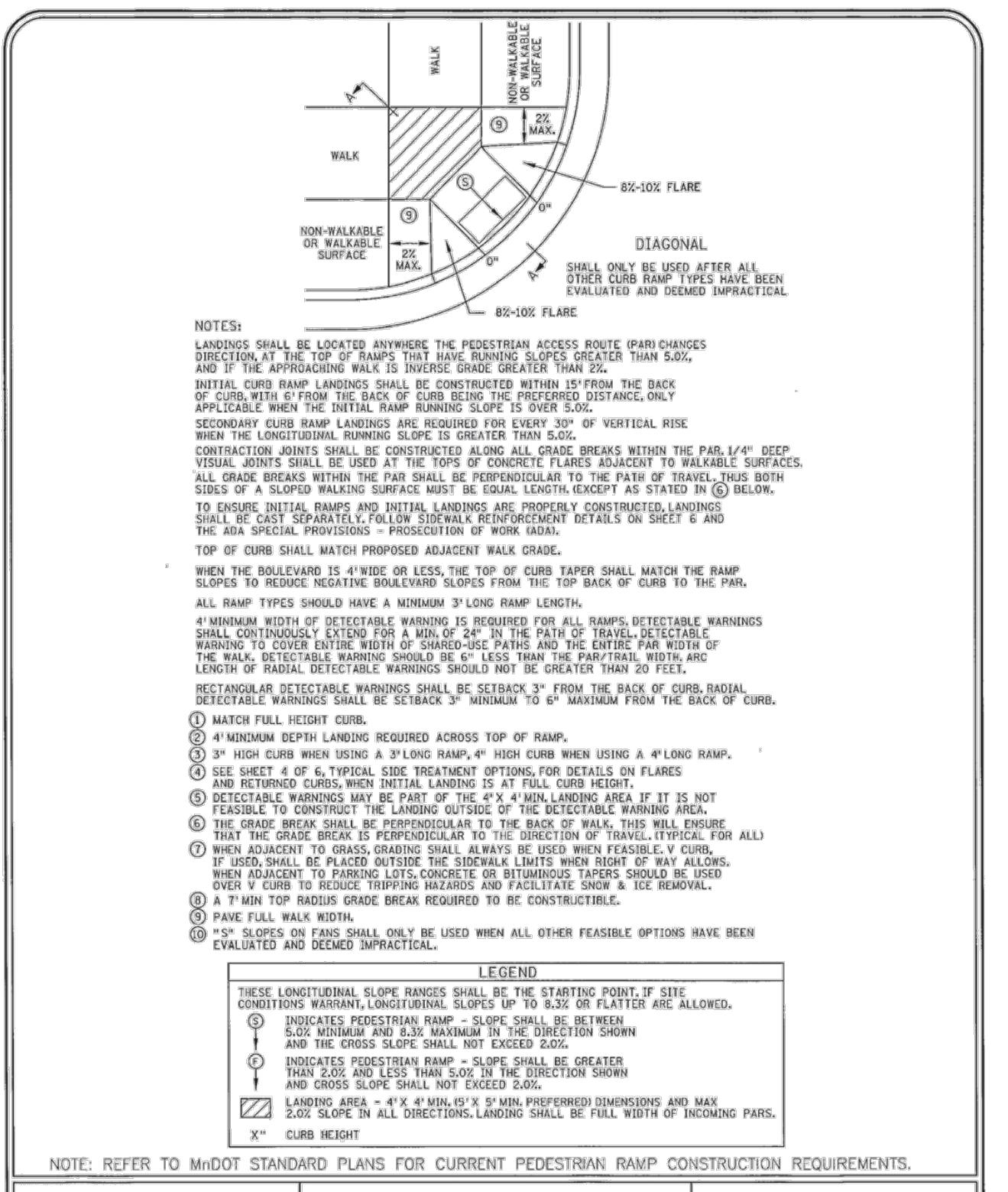






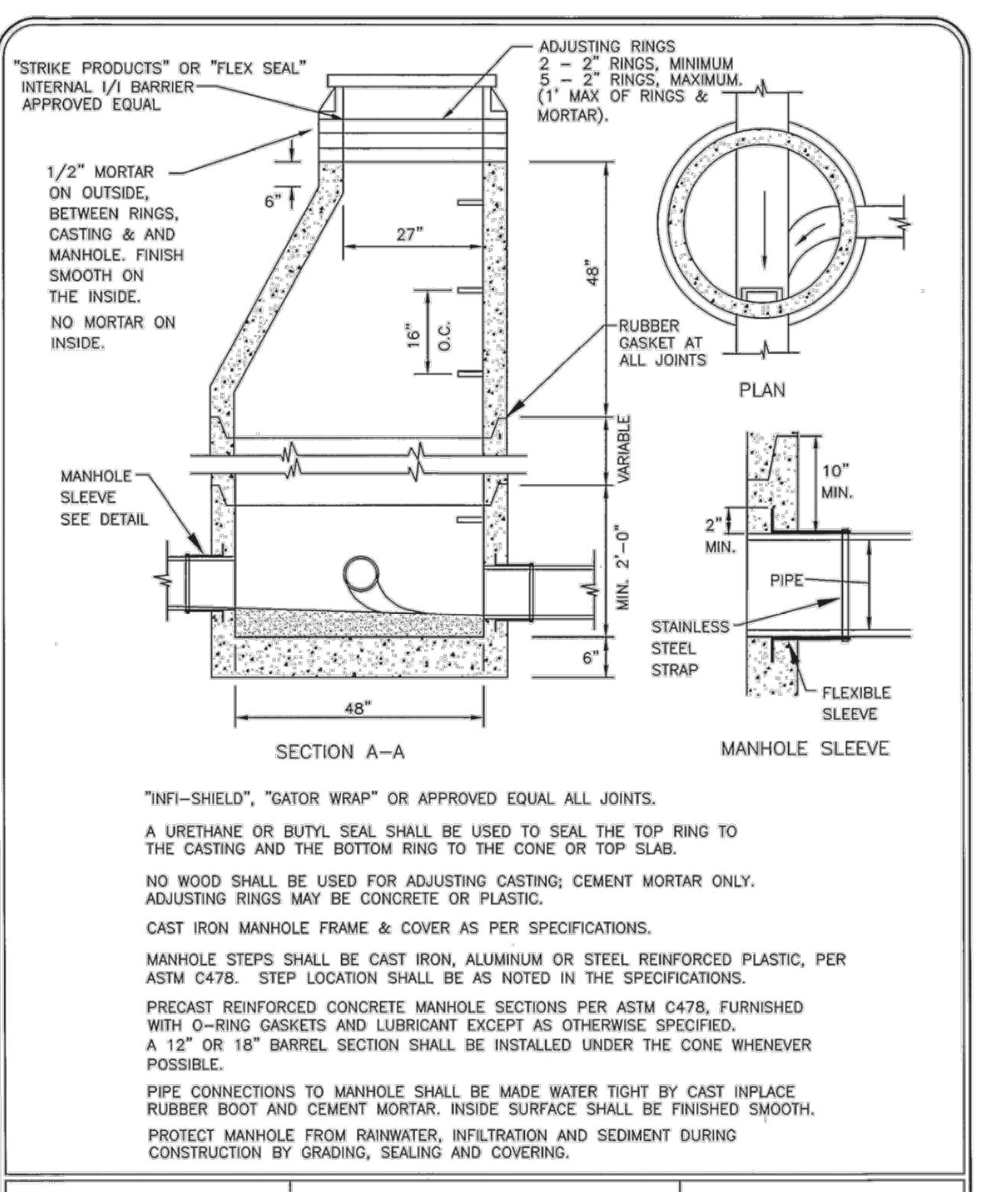
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ACCESSIBLE SIDEWALK  
PEDESTRIAN RAMP  
(1 OF 2)

AUGUST, 2017  
GEN-26

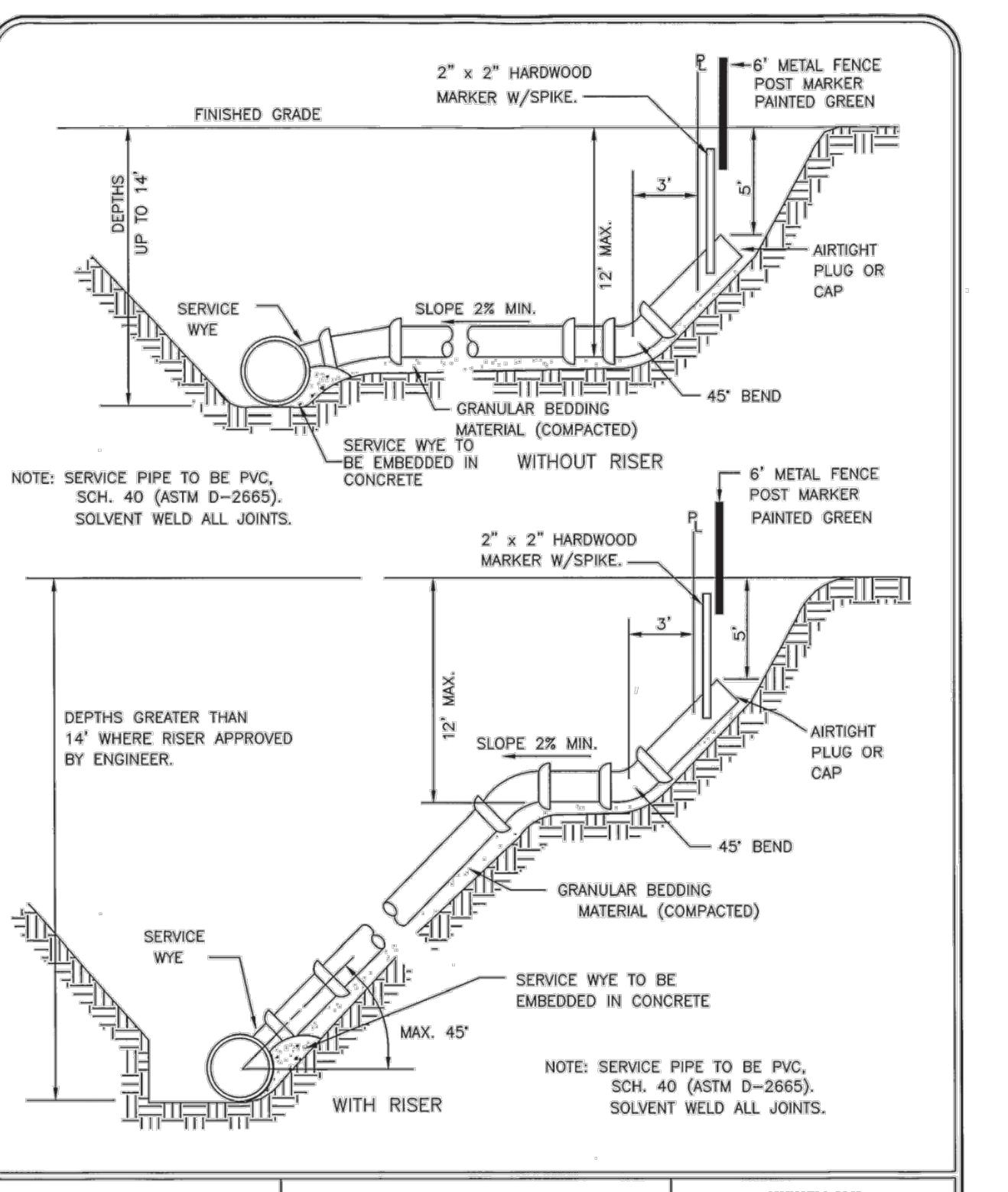


CITY OF LINO LAKES  
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(2 OF 2)

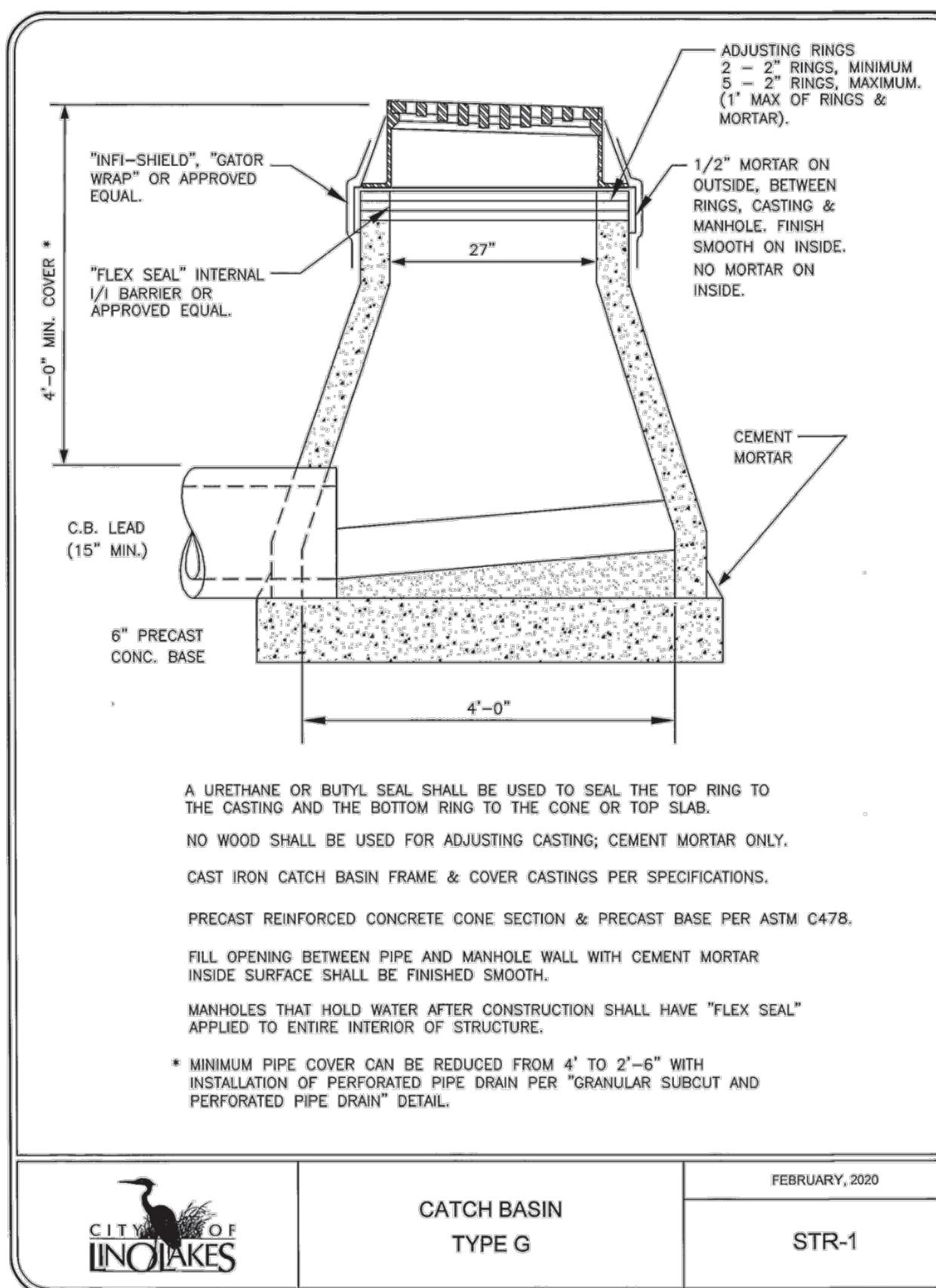
AUGUST, 2017  
GEN-26A



CITY OF LINO LAKES  
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TYPE 301  
(PIPES 27" OR LESS)  
FEBRUARY, 2020  
SAN-1

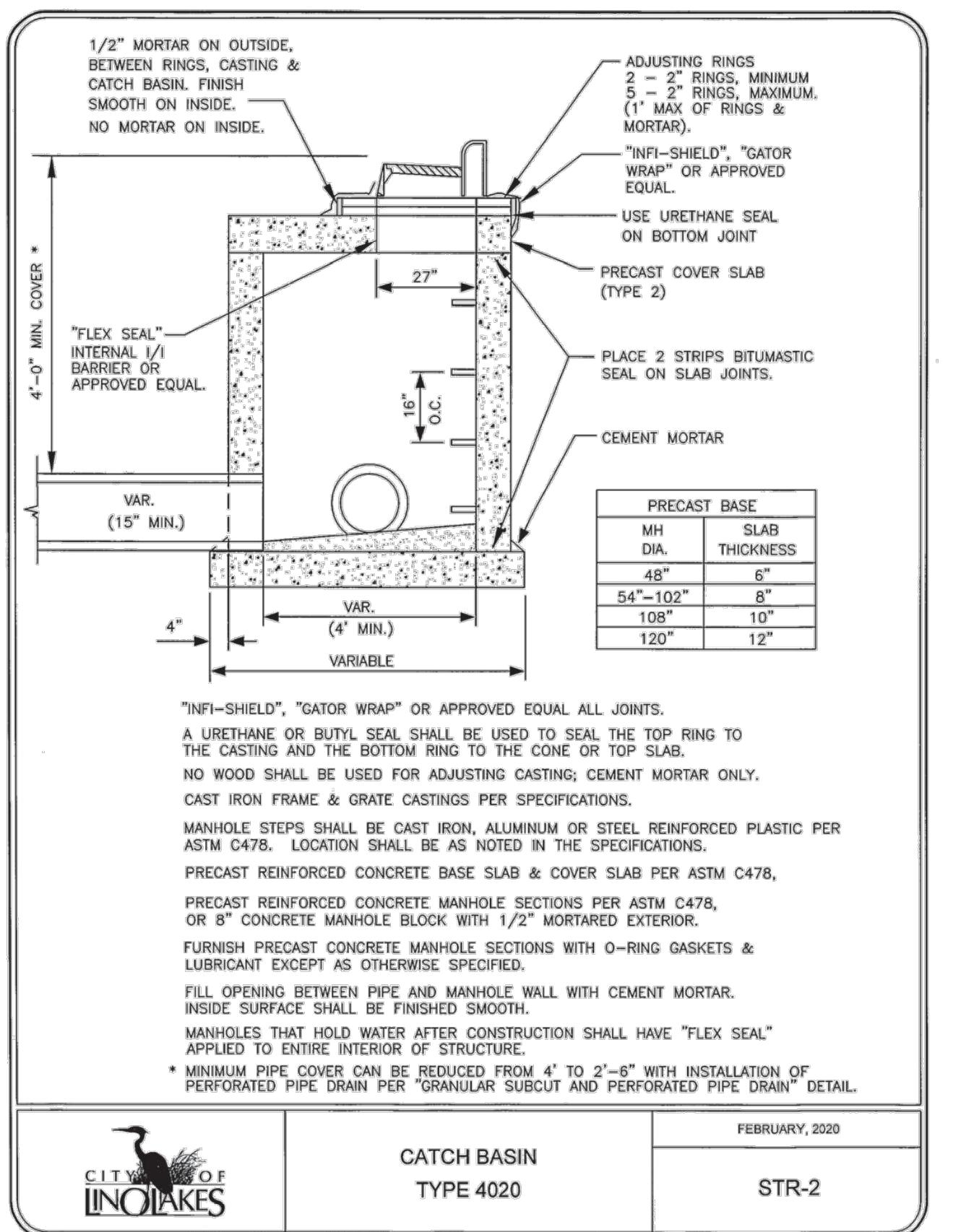


CITY OF LINO LAKES  
SANITARY SEWER  
SERVICE  
JANUARY, 2018  
SAN-6



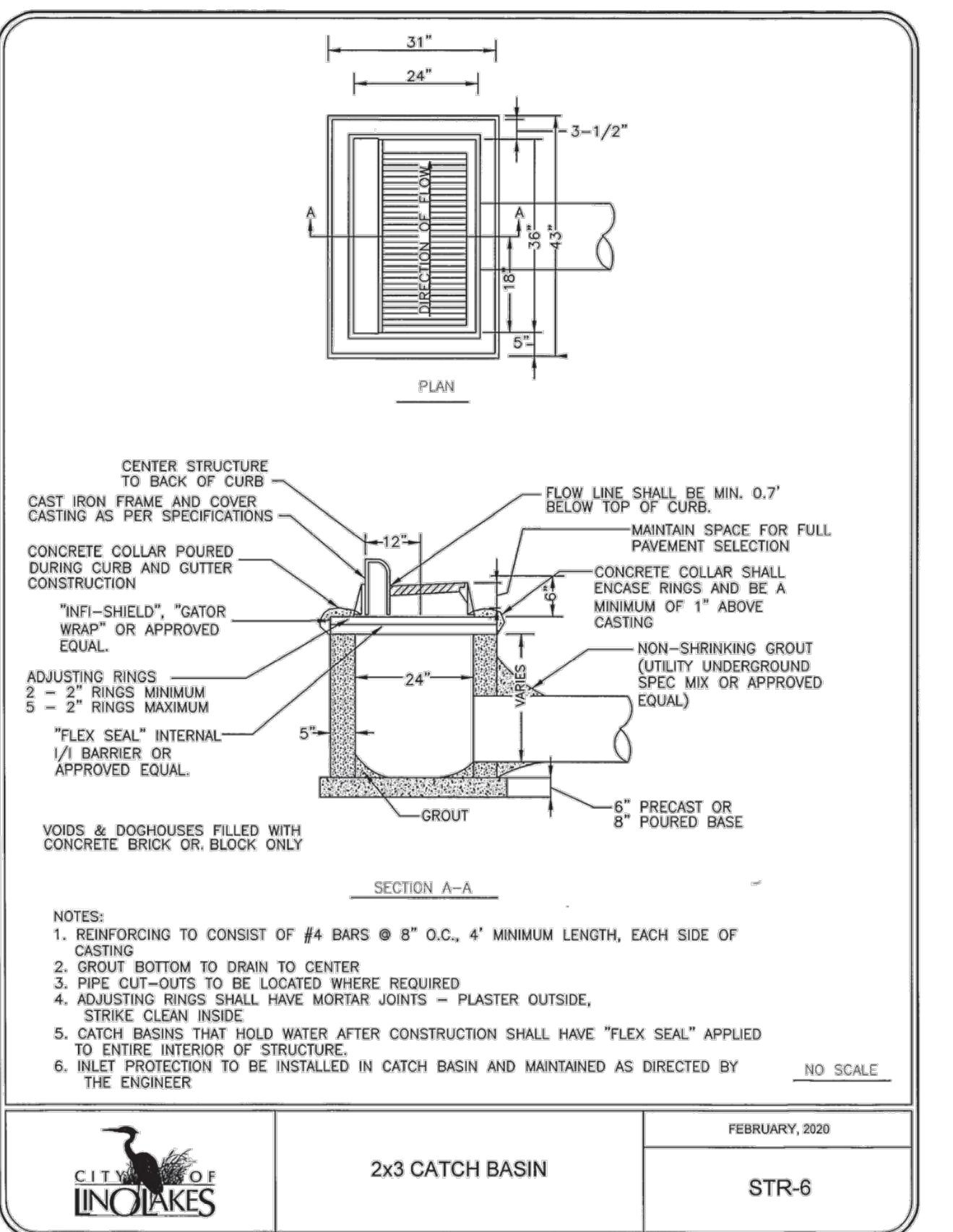
CITY OF LINO LAKES  
CATCH BASIN  
TYPE G  
STR-1

FEBRUARY, 2020

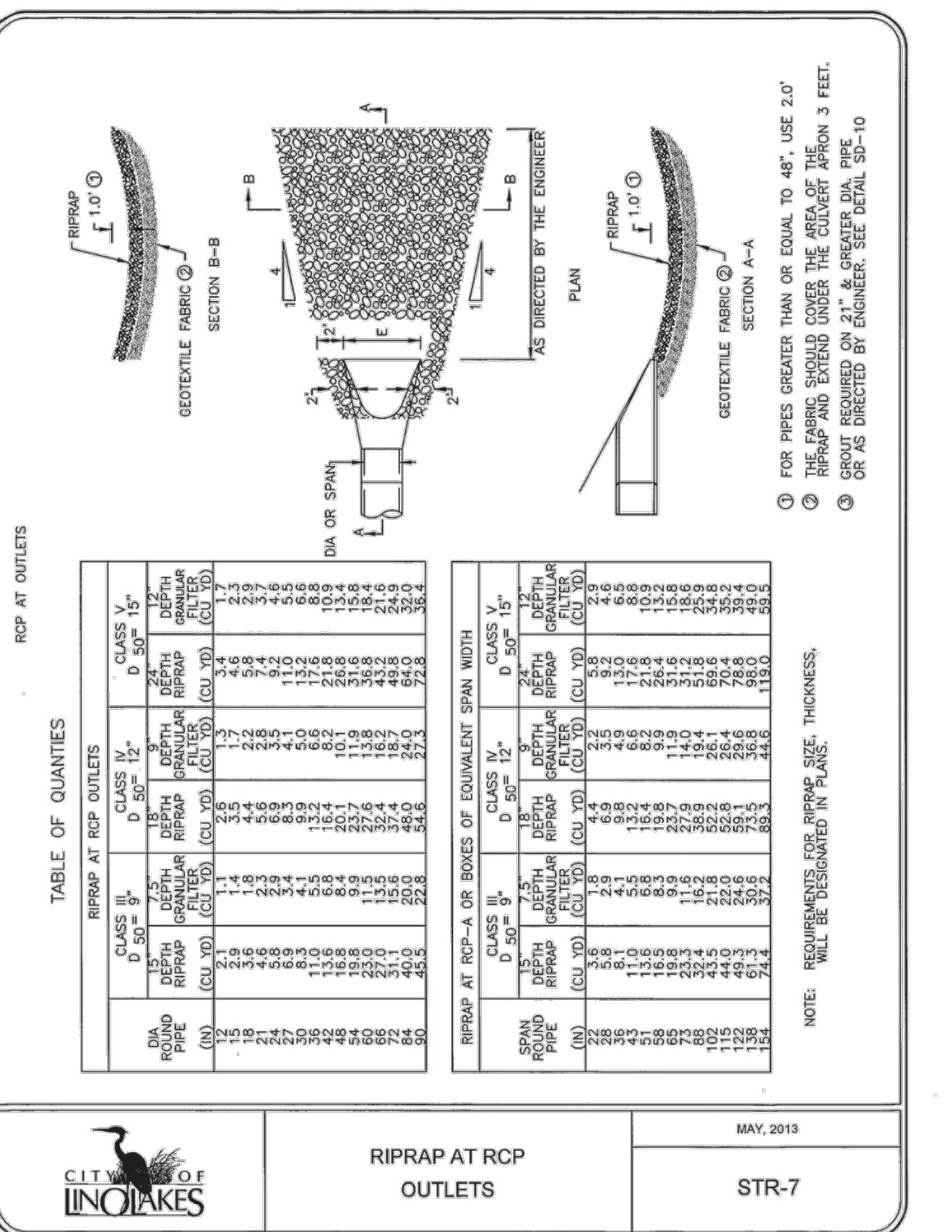


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STR-2

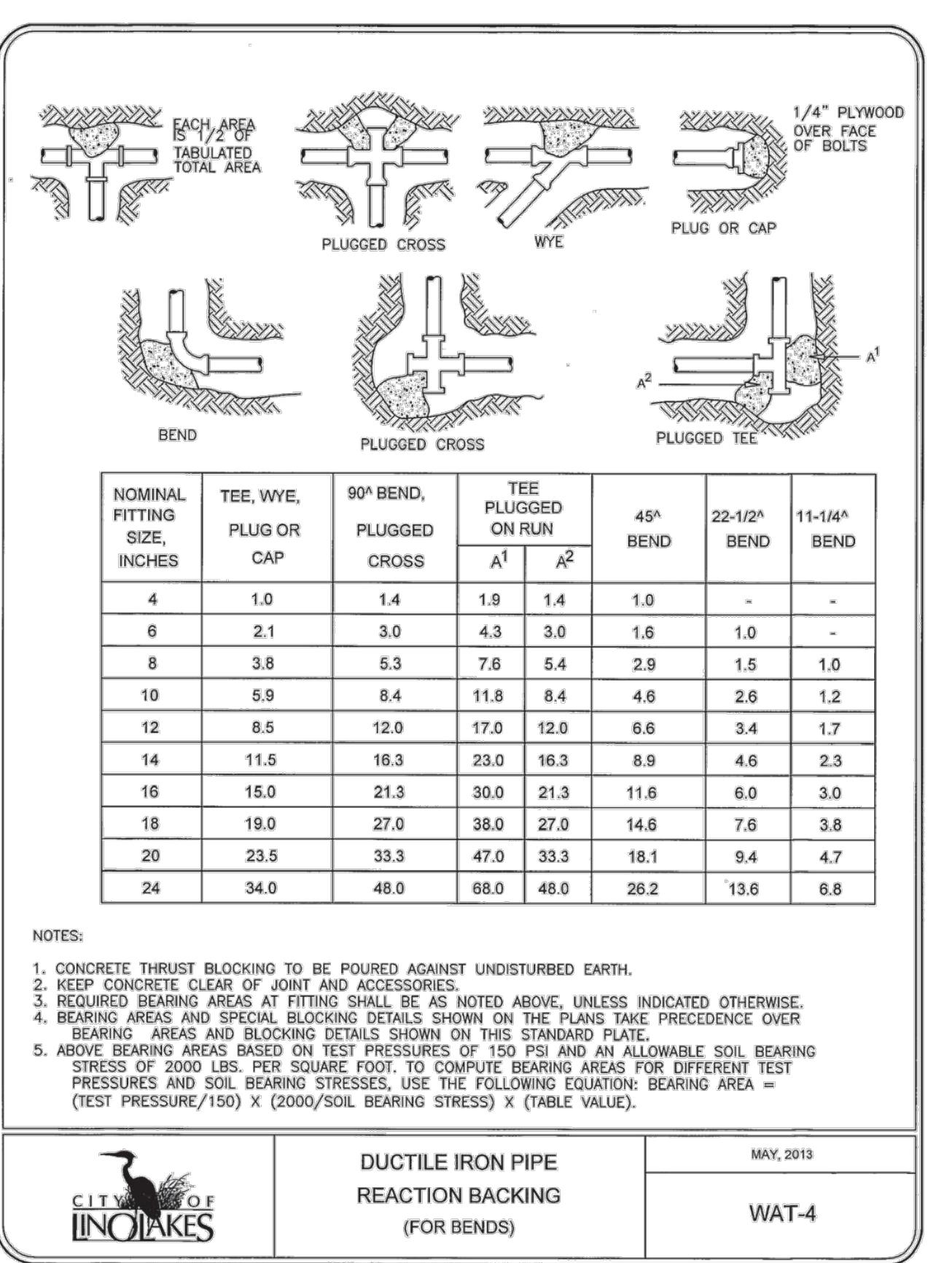
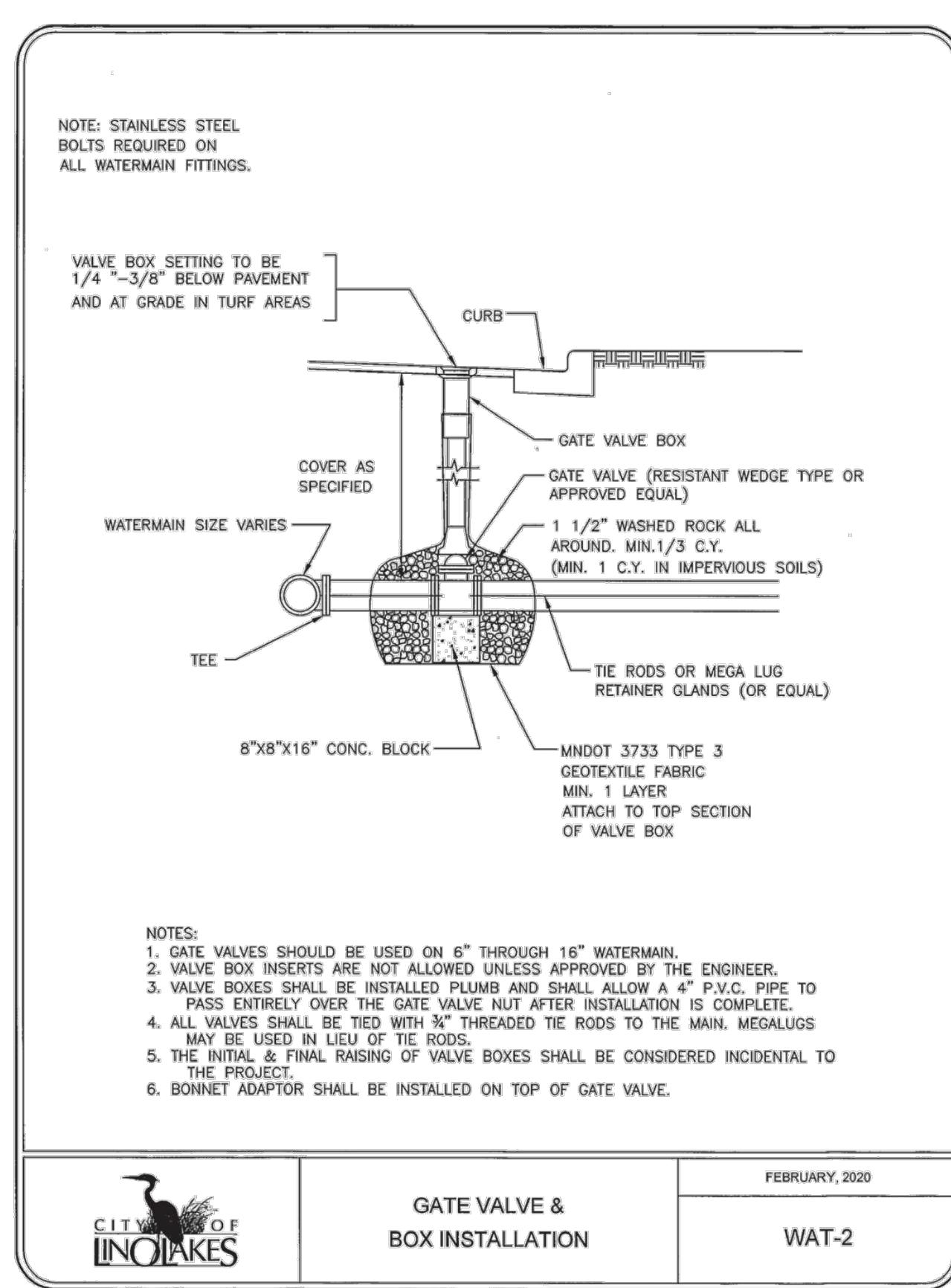
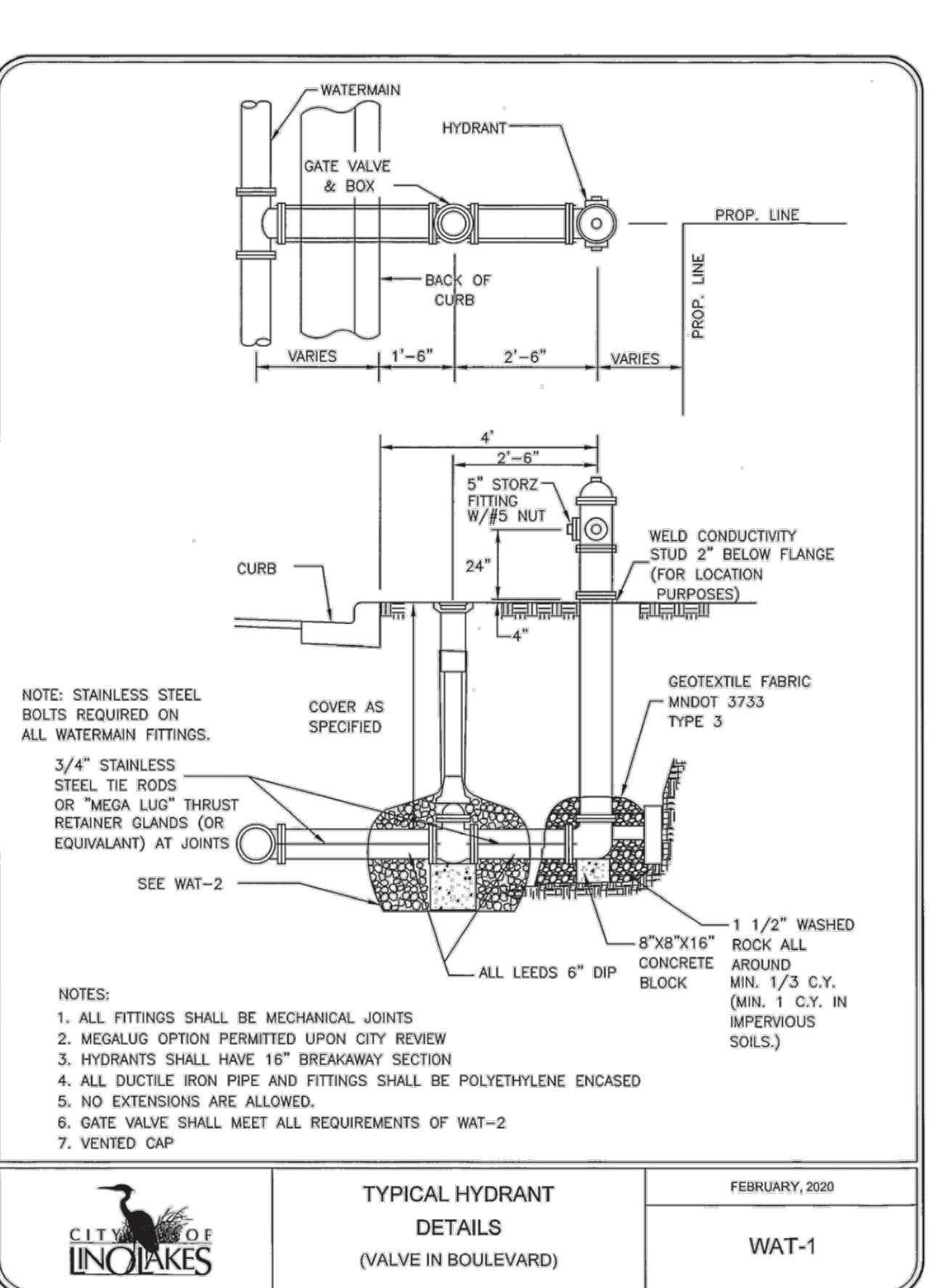
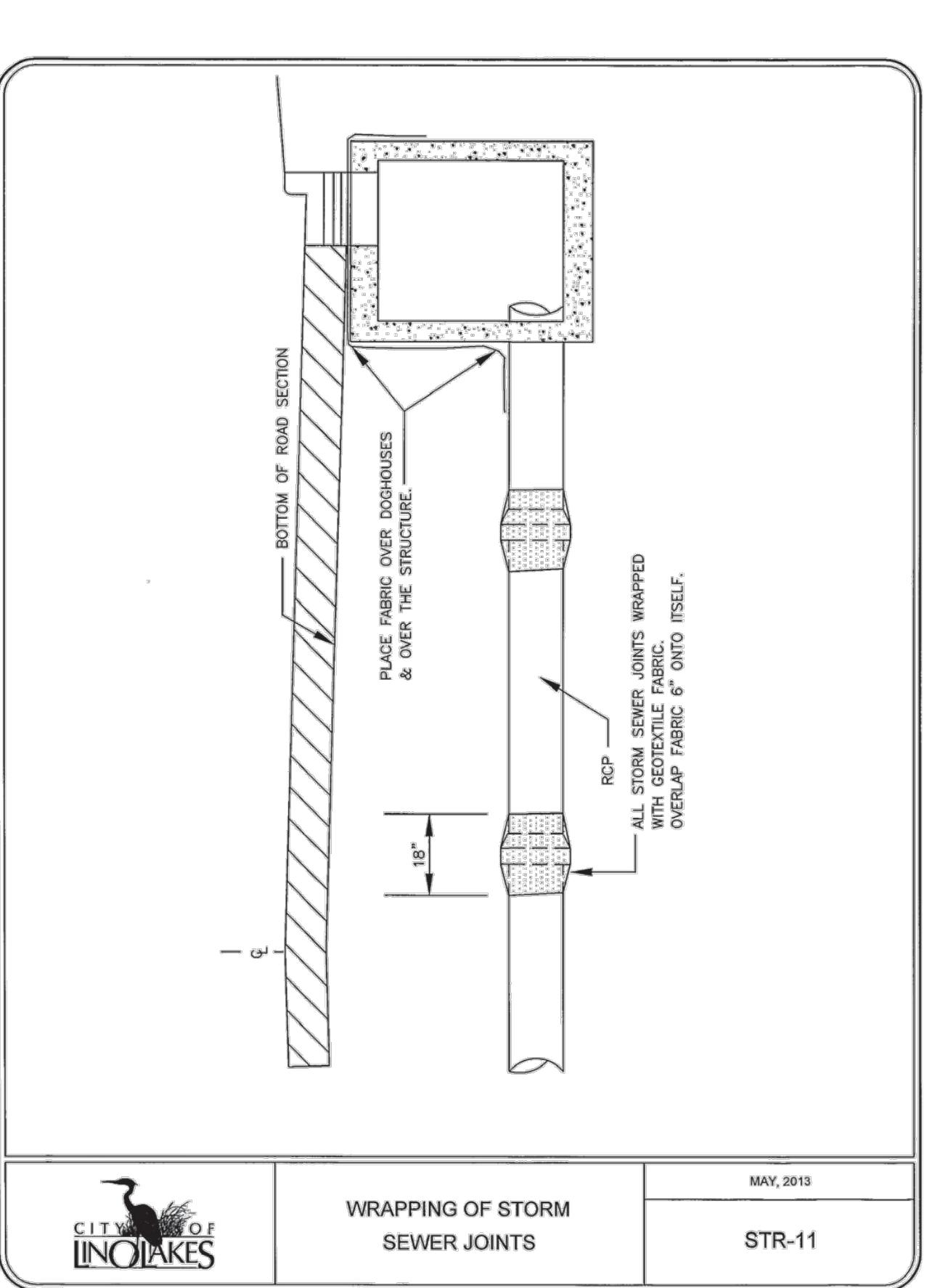
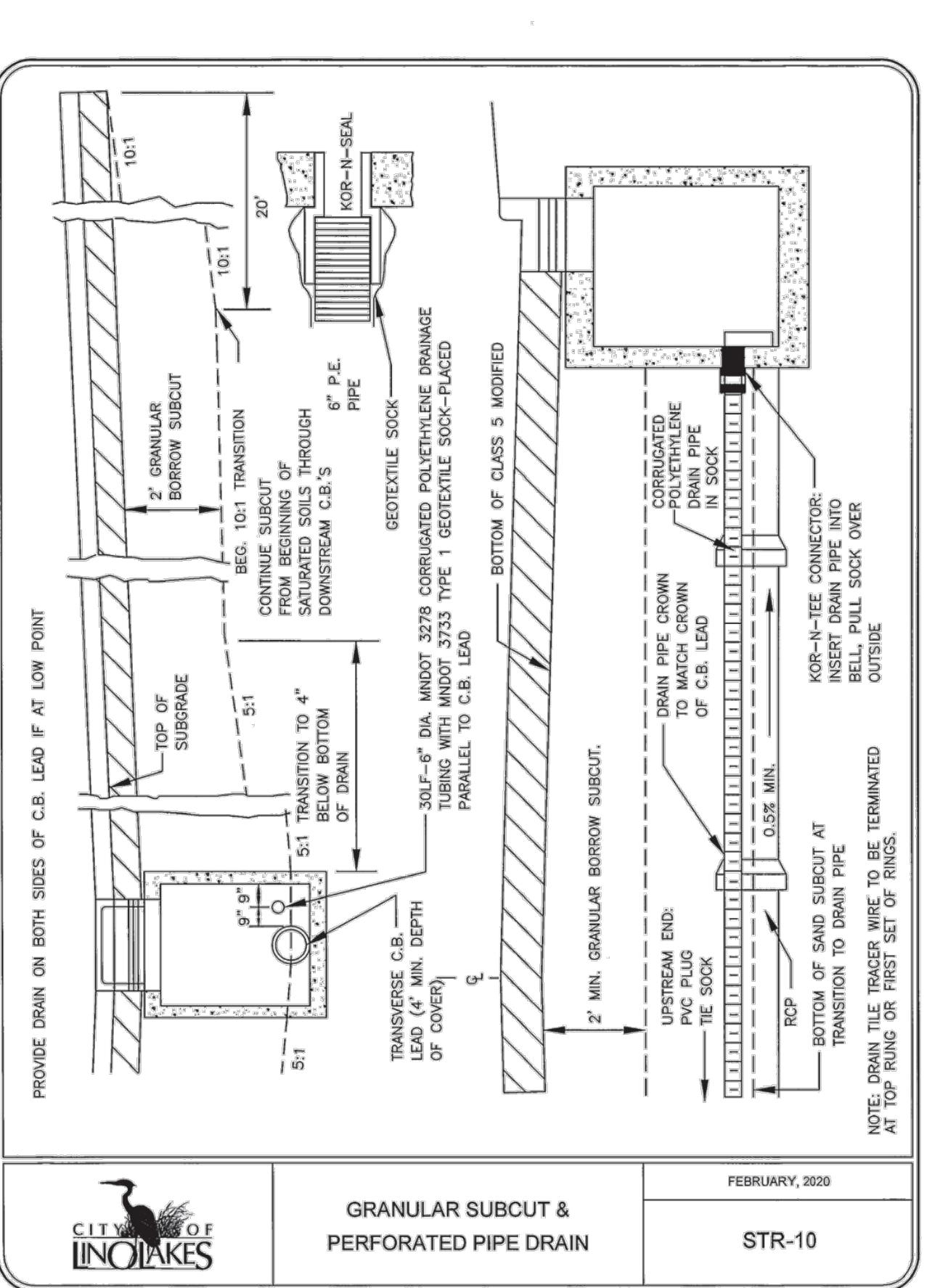
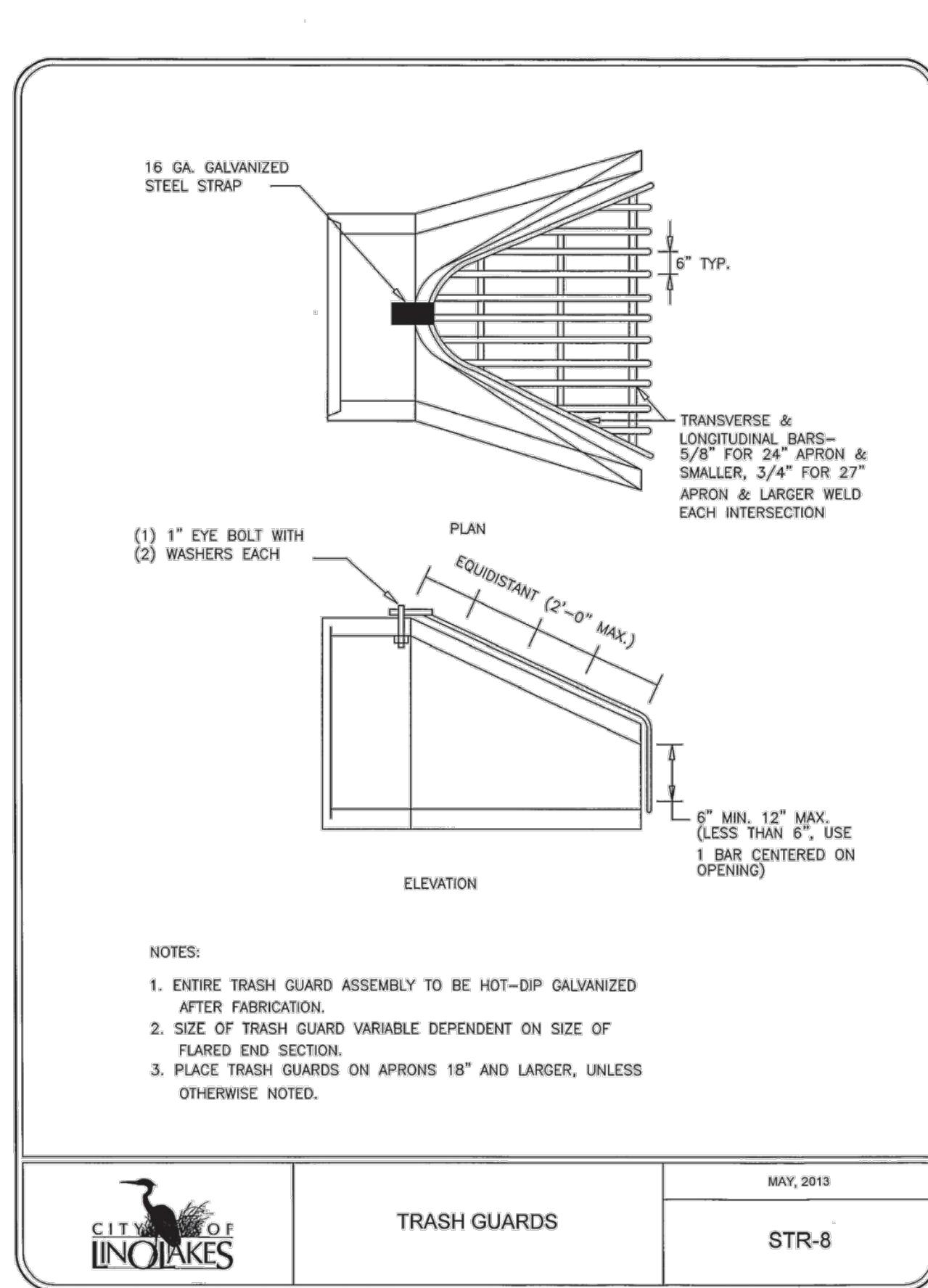
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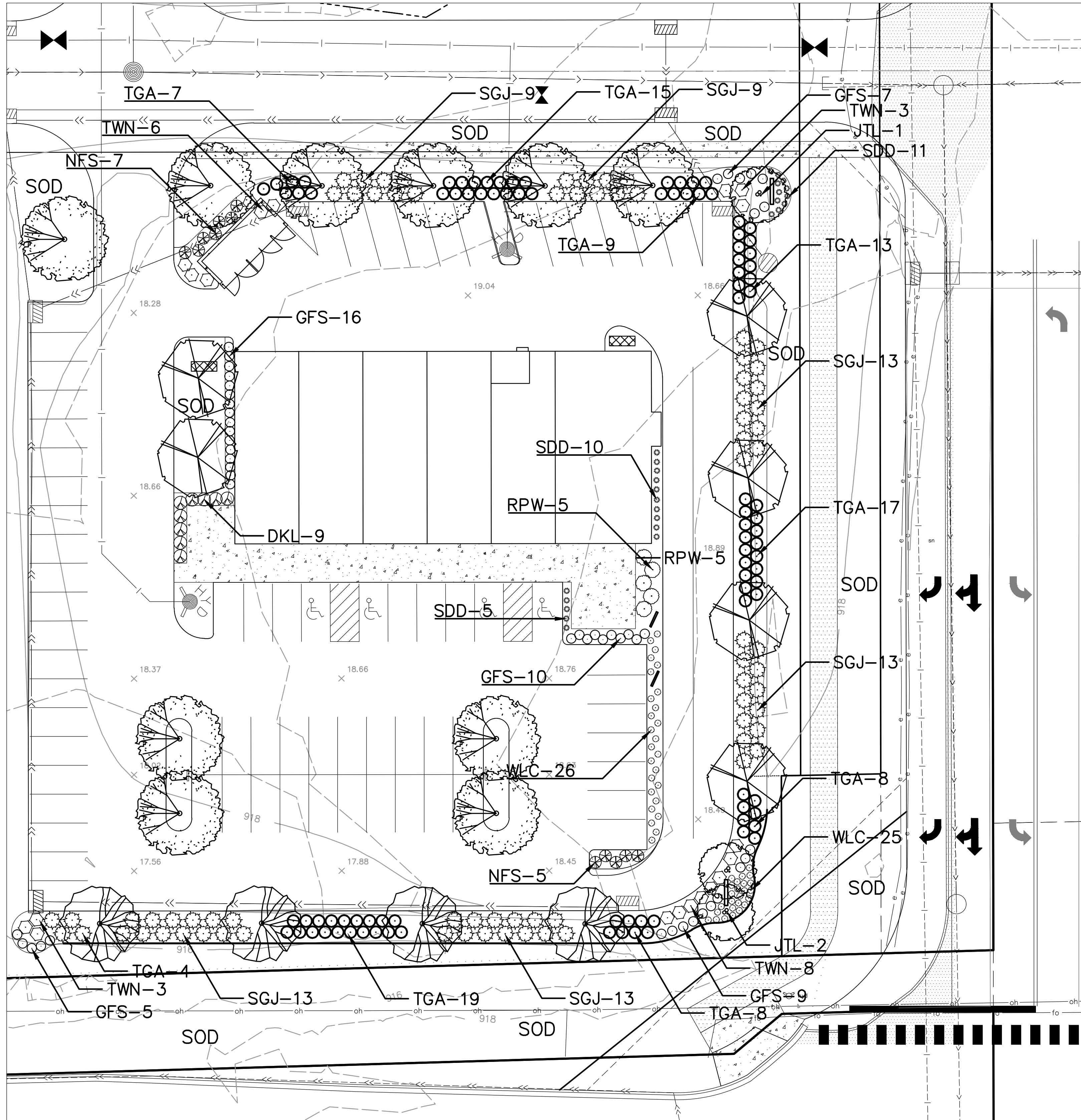


CITY OF LINO LAKES  
2X3 CATCH BASIN  
STR-6  
FEBRUARY, 2020



CITY OF LINO LAKES  
RIPRAP AT RCP  
OUTLETS  
STR-7  
MAY, 2013





#### CITY LANDSCAPE REQUIREMENTS

40% OF VEHICULAR HARSCAPE COVERAGE WITH CANOPY.

VEHICULAR HARSCAPE: APPROX. 34,310 SQ FT  
40% REQUIREMENT=13,724 SQ FT  
PROPOSED=14,025 SQ FT (13,400 OVERSTORY AND  
625 ORNAMENTAL)  
26 TREES PROPOSED

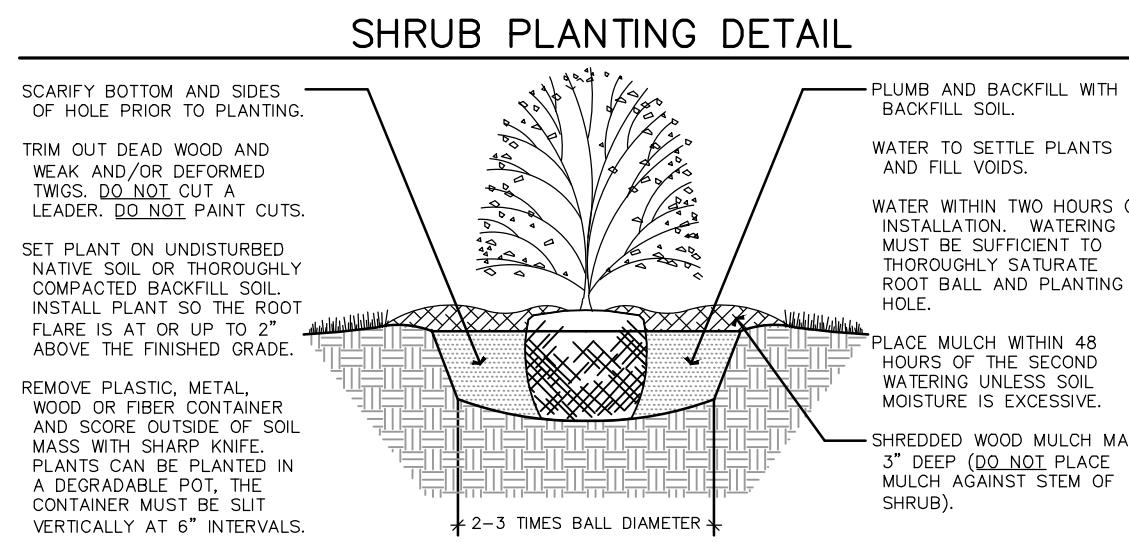
LANDSCAPE SCREENING BETWEEN PARKING LOT  
AND RIGHT OF WAY. CREATE A CONTINUOUS  
SCREEN AT A HEIGHT OF 30". DOUBLE ROW OF  
PLANTS WITH TRIANGULATED SPACING.

#### NOTES:

1. PERENNIAL AREAS TO BE AMENDED WITH COMPOST/PLANTING SOIL TO A DEPTH OF 6"
2. PLANTING BEDS THAT ABUT SOD SHALL BE EDGED WITH STEEL EDGER
3. PLANTING BEDS TO BE MULCHED WITH 1.25-1.5" RIVER ROCK TO A DEPTH OF 3"
4. RIVER ROCK LAID OVER FIBER MAT WEED BARRIER
5. SODDED AREAS AS NOTED ON PLAN TO BE IRRIGATED.
6. SOD USED BETWEEN PLANTING BEDS AND ADJACENT STREET CURBS.
7. IRRIGATION DESIGNED BY OTHERS.

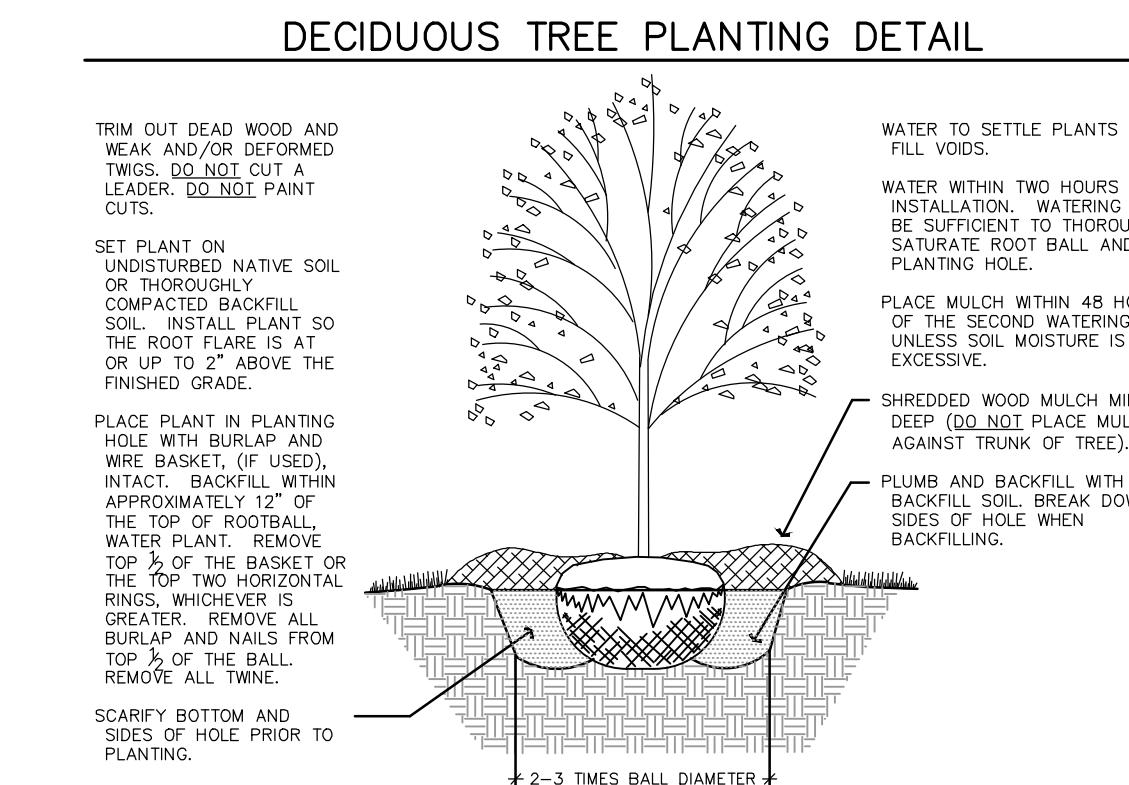
#### PLANTING SCHEDULE

KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY
OVERSTORY TREES			
	THORNLESS HONEYLOCUST/PLEGDISIA TRIACANTHOS VAR INEMIS	2.5" B&B	6
ORNAMENTAL TREES			
	NORTHWOOD MAPLE/ACER RUBRUM 'NORTHWOOD'	2.5" B&B	10
	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	2.5" B&B	4
	JAPANESE TREE LILAC/SYRINGA RETICULATA	#3 POT	3
SHRUBS			
	NFS NEON FLASH SPIREA/SPIRAEA X BUMALDA 'NEON FLASH'	#3 POT	12
	TWN TINY WINE NINEBARK/PHYSOCARPUS OPULIFOLIUS 'SMPOTW'	#3 POT	20
	GFS GOLDFLAME SPIREA/SPIRAEA X BUMALDA 'GOLDFLAME'	#3 POT	48
	DKL DWARF KOREAN LILAC/SYRINGA MEYERI 'PALABIN'	#3 POT	9
	SGJ SEA GREEN JUNIPER/JUNIPERUS CHINENSIS 'SEA GREEN'	#3 POT	74
	TGA TECHNY GLOBE ARBORVITAE/THUJA OCCIDENTALIS 'TECHNY GLOBE'	#3 POT	96
	RPW RED PRINCE WEIGELA/WEIGELA FLORIDA 'RED PRINCE'	#3 POT	5
PERENNIALS			
	SDD STELLA D'ORO DAYLILY/HEMORCALIS 'STELLA D'ORO'	#1 POT	26
	WLC WALKERS LOW CATMINT/NEPETA X FAASSENI 'WALKERS LOW'	#1 POT	51



#### LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH COLOR STATE ONE CALL 1-800-262-1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN-AMERICAN STANDARD FOR NURSERY STOCK.
- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STANDABILITY TO A WIND SPEED OF 60 MPH.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DESCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.



GRAPHIC SCALE IN FEET  
0 10 20 40