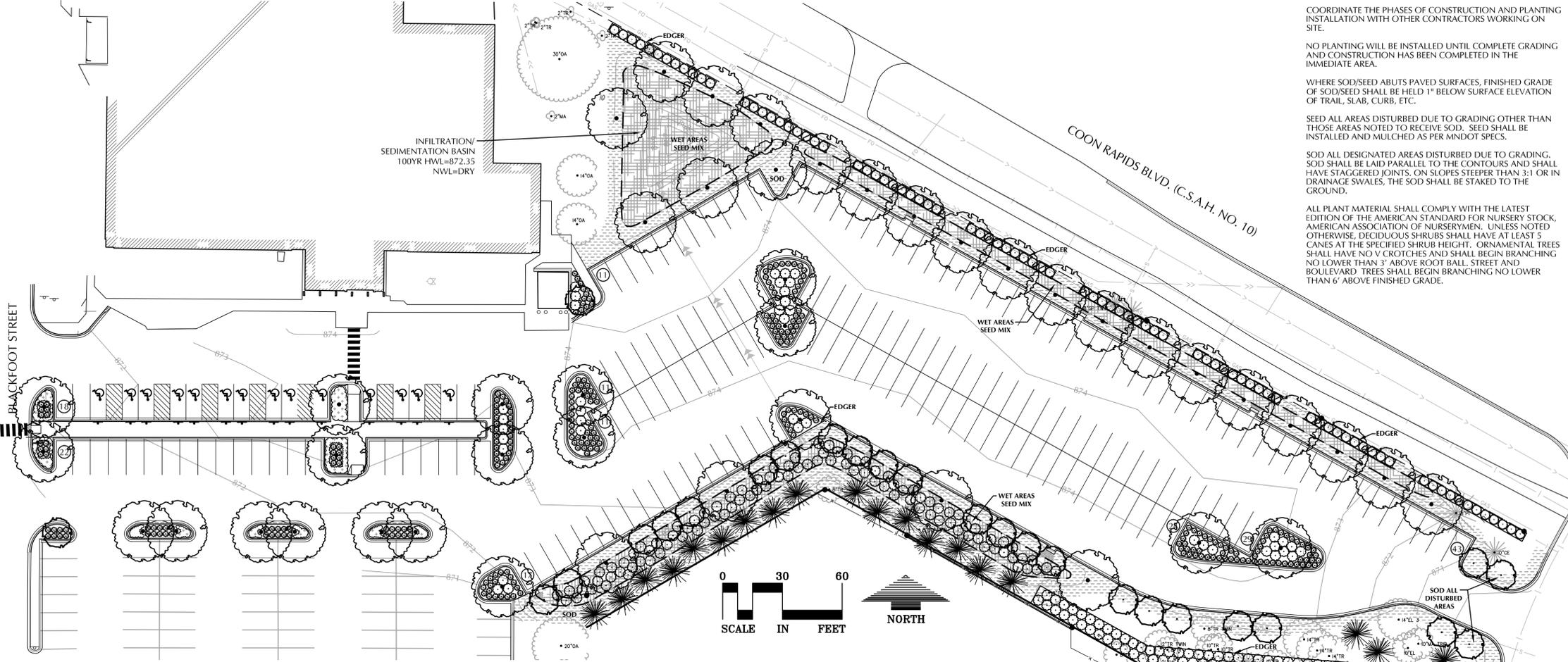


LANDSCAPE PLAN:



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 NURSEYMEN. 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 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 12" 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 CALIPER 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 METAL 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 (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

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

LANDSCAPE CONTRACTOR SHALL PROVIDE 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 MAY 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.

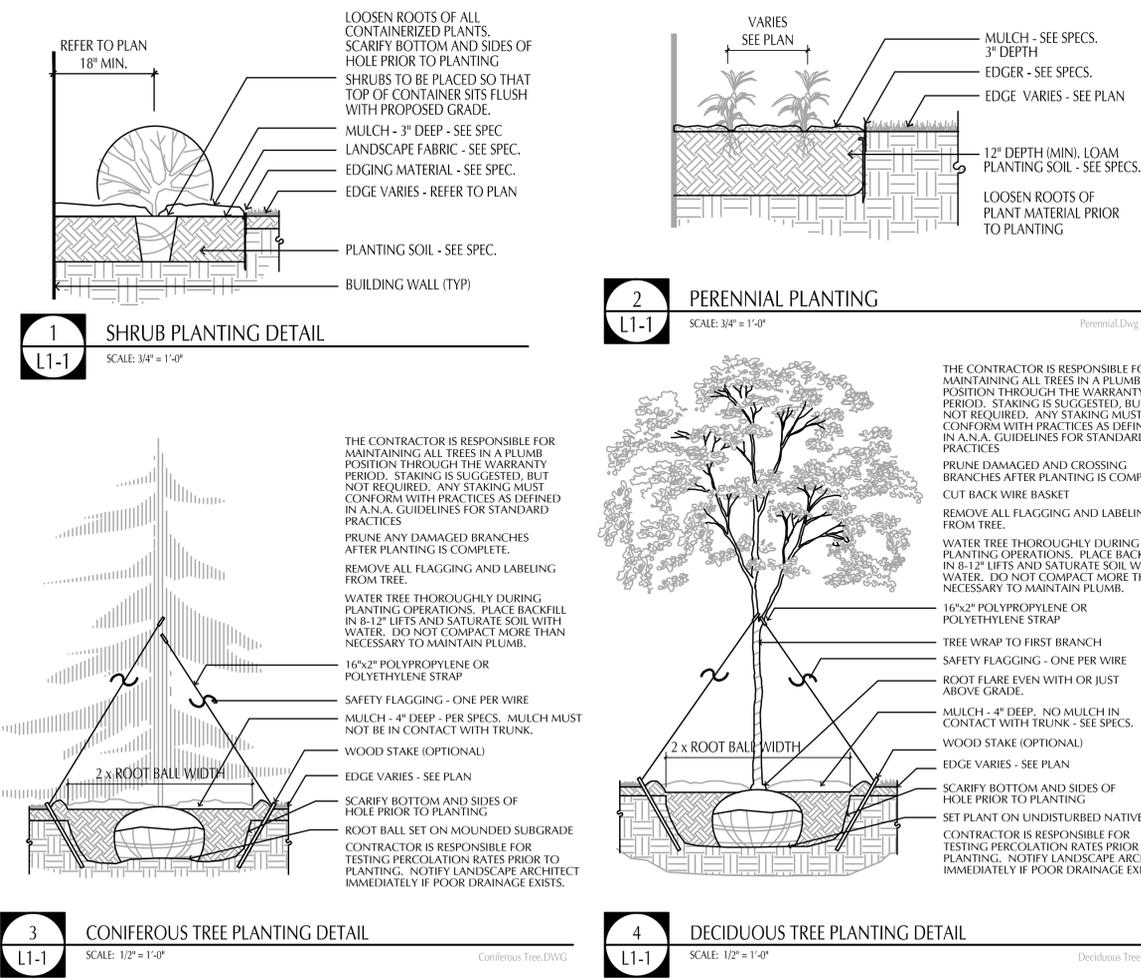
FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. SEEDING FROM AUGUST 15 - SEPTEMBER 15; DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

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 UNAVAILABLE.

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 DETAILS:



PLANT PALETTE:

SYMBOL	PLANT TYPE / POTENTIAL SPECIES LIST
(Symbol)	DECIDUOUS SHADE TREES - 2.5" CAL. RED SUNSET MAPLE <i>Acer rubrum 'Franksred'</i> LITTLELEAF LINDEN <i>Tilia cordata</i> BICOLOR OAK <i>Quercus bicolor</i> RIVER BIRCH <i>Betula nigra</i> SKYLINE HONEYLOCUST <i>Gleditsia triacanthos var. inermis 'Skycole'</i>
(Symbol)	ORNAMENTAL TREES - 1.5" CAL. AUTUMN BRILLIANCE SERVICEBERRY <i>Amelanchier x grandiflora 'Autumn Brilliance'</i> THORNLESS COCKSPUR HAWTHORN <i>Crataegus croggallii 'Inermis'</i> FOX VALLEY BIRCH <i>Betula nigra 'Little King'</i> FLOWERING CRABAPPLE <i>Malus spp.</i> JAPANESE TREE LILAC <i>Syringa reticulata</i>
(Symbol)	CONIFEROUS TREES - 6' HT. BLACK HILLS SPRUCE <i>Picea glauca 'Densata'</i> AUSTRIAN PINE <i>Pinus nigra</i>
(Symbol)	CONIFEROUS SHRUBS - #2 POT MINT JULEP JUNIPER <i>Juniperus chinensis 'Monlep'</i> TAUNTON SPREADING YEW <i>Taxus x media 'Taunton'</i>
(Symbol)	DECIDUOUS SHRUBS - #2 POT DWARF BURNING BUSH <i>Diervilla lonicera</i> ALLEMAN'S COMPACT DOGWOOD <i>Cornus sericea 'Alleman's Compact'</i> COMPACT AMERICAN VIBURNUM <i>Viburnum trilobum 'Bailey Compact'</i> BLACK CHOKEBERRY <i>Aronia melanocarpa elata</i> CENTER GLOW NINEBARK <i>Physocarpus opulifolius 'Center Glow'</i> SPIREA <i>Spiraea spp.</i>
(Symbol)	PERENNIALS - #1 POT BLACK EYED SUSAN <i>Rudbeckia hirta 'Goldstrum'</i> SEDUM <i>Sedum spp.</i> DAYLILY <i>Hemerocallis sp.</i> NEW ENGLAND ASTER <i>Aster novae-angliae</i> KARL FOERSTER GRASS <i>Calamagrostis acutiflora 'Karl Foerster'</i> LITTLE BLUESTEM <i>Schizachyrium scoparium</i>

LANDSCAPE REQUIREMENTS:

2 TREES PER PARKING LOT ISLAND.
1 TREE PER 25 FT. ALONG COON RAPIDS BLVD.
COON RAPIDS BLVD FRONTAGE = 530'
REQUIRED = 21 PROPOSED = 17 EXISTING = 4

OPEN YARD AREA = 18,800 SF.
1 OVERSTORY TREE PER 3,000 SF. OF OPEN SPACE.
REQUIRED = 7 PROPOSED = 7 EXISTING = 7
1 ORNAMENTAL TREE PER 1,500 SF OF OPEN SPACE.
REQUIRED = 13 PROPOSED = 13 EXISTING = 13
1 EVERGREEN TREE PER 3,000 SF. OF OPEN SPACE.
REQUIRED = 7 PROPOSED = 7 EXISTING = 7
1 SHRUB PER 250 SF. OF OPEN SPACE.
REQUIRED = 75 PROPOSED = 118 EXISTING = 75

BUFFERYARD = 120 UNITS PER 100 FT. OF PROPERTY LINE.
PROPERTY LINE ADJOINING RESIDENTIAL = 482 FT.
579 UNITS REQUIRED. MAX 1/2 UNITS PER PLANT TYPE.
OVERSTORY TREE = 10 UNITS
REQUIRED = 19 PROPOSED = 3 EXISTING = 16
CONIFEROUS/ORNAMENTAL TREE = 8 UNITS
REQUIRED = 24 PROPOSED = 23 EXISTING = 1
SHRUBS = 1 UNIT
REQUIRED = 193 PROPOSED = 193 EXISTING = 193

GROUNDCOVER NOTES:

(Symbol) SOD
(Symbol) WET AREAS SEED MIX. 2010 BWSR SEED MIX #33-261. APPLY AT 35 lbs/ac.

Project Name:

MERCY HOSPITAL
PARKING LOT
EXPANSION

Coon Rapids, Minnesota

Owner/Developer:

Professional Services:

LOUCKS ASSOCIATES
Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental

7200 Hemlock Lane - Suite 300
Maple Grove, MN 55369
Telephone: (763) 424-5505
www.LoucksAssociates.com

CADD Qualification:

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawings files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

PARKING EXPANSION L1-1.DWG/LAYOUT1

02-03-14	PRICING SET
02-10-14	PRELIMINARY SITE PLAN REVIEW
02-26-14	PER WATERSHED COMMENTS
03-06-14	PER CITY & WATERSHED COMMENTS

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.

Paul Kangas - LA
26017 License No. 3-6-14 Date

Quality Control:

Project Lead:	PAK	Drawn By:	PAK
Checked By:	PAK	Review Date:	

C-1	Existing Conditions
C-2	Demolition Plan
C-3	Site Plan
C-3-1	Grading and Drainage Plan
C-3-2	Storm Water Pollution Prevention Plan
C-6-1	Preliminary Plat
C-8-1	Civil Details
C-8-2	Civil Details
L1-1	Landscape Plan

Sheet Title:

LANDSCAPE PLAN

Project No.:

13194F

Sheet No.:

L1-1