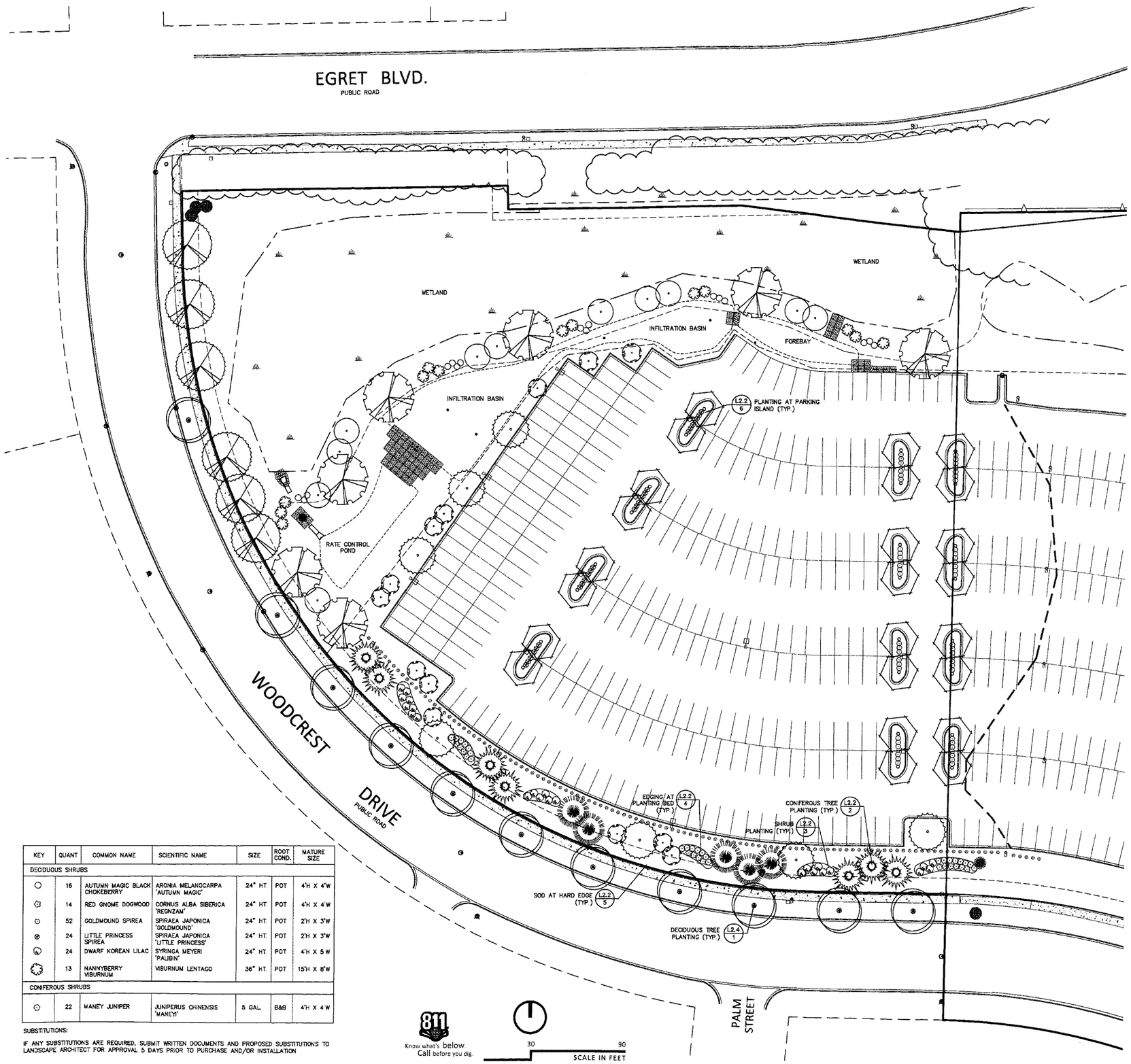

KEY	QUANT	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT COND.	MATURE SIZE
DECIDUOUS SHRUBS						
	16	AUTUMN MAGIC BLACK CHOKEBERRY	ARONIA MELANOCARPA 'AUTUMN MAGIC'	24" HT.	POT	4'H X 4'W
	14	RED GNOME DOGWOOD	CORNUS ALBA SIBERICA 'REGNZAM'	24" HT.	POT	4'H X 4'W
	52	GOLDMOUND SPIREA	SPIRAEA JAPONICA 'GOLDMOUND'	24" HT.	POT	2'H X 3'W
	24	LITTLE PRINCESS SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	24" HT.	POT	2'H X 3'W
	24	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	24" HT.	POT	4'H X 5'W
	13	NANNYBERRY VIBURNUM	VIBURNUM LENTAGO	36" HT.	POT	15'H X 8'W
CONIFEROUS SHRUBS						
	22	MANEY JUNIPER	JUNIPERUS CHINENSIS 'MANEY'	5 GAL.	B&B	4'H X 4'W

SUBSTITUTIONS:

IF ANY SUBSTITUTIONS ARE REQUIRED, SUBMIT WRITTEN DOCUMENTS AND PROPOSED SUBSTITUTIONS TO LANDSCAPE ARCHITECT FOR APPROVAL 5 DAYS PRIOR TO PURCHASE AND/OR INSTALLATION

LANDSCAPE NOTES

1. BACKGROUND INFORMATION AND TOPOGRAPHIC SURVEY PROVIDED BY CORNERSTONE LAND SURVEYING INC., STILLWATER, MINNESOTA ON JANUARY 13, 2015, EXPRESSLY FOR THIS PROJECT. WETLANDS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY, INC. IN OCTOBER, 2014 AND WETLAND FLAGS LOCATED BY CORNERSTONE LAND SURVEYING INC., ON OCTOBER 10, 2014.
2. BACKGROUND INFORMATION FOR EXISTING LOT BASED ON ORIGINAL SITE PLAN PREPARED BY DARWIN LINDAHL ARCHITECTS, MINNEAPOLIS, MINNESOTA
3. VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED
4. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING AND POSITIVE SURFACE DRAINAGE IN ALL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR MUST ENSURE THAT THE FINAL GRADES ARE MET AS SHOWN ON GRADING PLAN. IF ANY DISCREPANCIES ARE FOUND, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT FOR RESOLUTION.
5. ALL PLANT MATERIALS ARE TO CONFORM WITH STATE & LOCAL CONSTRUCTION STANDARDS AND THE CURRENT ADDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL PLANT MATERIALS ARE TO BE HEALTHY, HARDY STOCK, AND FREE FROM ANY DISEASES, DAMAGE, AND DISFIGURATION.
6. QUANTITIES OF PLANTS LISTED ON THE PLAN ARE TO GOVERN ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN ON THE PLANT SCHEDULE AND PLAN. PLACE PLANTS IN PROPER SPACING FOLLOWING LAYOUT FIGURES.
7. EDGE ALL SHRUB AND PERENNIAL BEDS WITH SIX (6) INCH BLACK VINYL EDGING (BLACK DIAMOND OR APPROVED EQUAL.)
8. APPLY FOUR (4) INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN FOUR (4) FOOT DIAMETER RING AROUND ALL TREES LOCATED IN TURF AREAS. NO VINYL EDGING IS REQUIRED.
9. APPLY FOUR (4) INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN ALL SHRUB AREAS.
10. PLANTING SOIL FOR LANDSCAPED AREAS SHALL BE AT MINIMUM SIX (6) INCHES IN DEPTH AND A SANDY LOAM, SILT LOAM, LOAM, OR SANDY CLAY CONSISTING OF NO MORE THAN 65% SAND, 1.5-10% ORGANIC MATTER, A PH OF 4.5-6.8, SOLUBLE SALTS LESS THAN 2 MMHOS/CM, FREE OF CHEMICAL CONTAMINANTS, AND NOT COMPACTED BEYOND 80% OF STANDARD PROCTOR OR 200 PSI. SUBSOIL SHALL BE SCARIFIED BEFORE TOPSOIL IS SPREAD. SOIL SHALL BE GENERALLY FREE OF DEBRIS SUCH AS LARGE ROCKS AND FRAGMENTS OF WOOD.
11. FOLLOW LANDSCAPE DETAILS FOR ALL INSTALLATION, UNLESS OTHERWISE NOTED.
12. LANDSCAPE CONTRACTOR TO MAINTAIN PLANTS IN HEALTHY CONDITION THROUGHOUT GUARANTY PERIOD. THE GUARANTY PERIOD IS TWO GROWING SEASONS FROM DATE OF PROVISIONAL ACCEPTANCE UNTIL FINAL ACCEPTANCE.

LANDSCAPE REQUIREMENT COON RAPIDS LANDSCAPE STANDARDS, JUNE 2006

OPEN YARD 35,889 SF.

(PERVIOUS AREA 91,750 SF. – 55,861 SF. (WETLAND, PRESERVED AREAS, & 20' STREET FRONTAGE)

	REQUIRED	PROPOSED
1 OVERSTORY TREE / 3000 SQ.FT OF OPEN AREA	12	12
1 ORNAMENTAL TREE / 1500 SQ.FT OF OPEN AREA	24	24
1 EVERGREEN TREE PER 3000 SQ.FT OF OPEN AREA	12	12
1 DECIDUOUS/EVERGREEN SHRUB/ 100 SQ.FT OF OPEN AREA	359	105 **

PARKING LOT

	REQUIRED	PROPOSED
3% OF PARKING AREA MUST CONTAIN LANDSCAPE ISLANDS WITH MIN. WIDTH OF 5' AND UNDERGROUND IRRIGATION	89,089+3% 2,673 SF	3,184 SF
2 OVERSTORY TREES PER PARKING LOT ISLAND	24	24

STREET FRONTAGE (AREA WITHIN 20' OF LOT LINE ABUTTING PUBLIC STREET)

WOODCREST DRIVE 755'	REQUIRED	PROPOSED
1 OVERSTORY TREE/40LF OF FRONTAGE	19	19
1 DECIDUOUS/EVERGREEN SHRUB/5 LF OF FRONTAGE	151	60 **
EGRET BLVD 495	**REQUIRED**	**PROPOSED**
1 OVERSTORY TREE/40LF OF FRONTAGE	12	0 **
1 DECIDUOUS/EVERGREEN SHRUB/5 LF OF FRONTAGE	99	0 **

SCREENING

REQUIRED 3' SODDED BERM OR 3' HIGH SOLID HEDGE BETWEEN PARKING AND RIGHT-OF-WAY.

PROPOSED 3' HIGH BERM ALONG WOODCREST DRIVE & PRESERVED EXISTING TREE STANDS AND VEGETATION ALONG EGRET BLVD.

** PROPOSE REDUCTIONS DUE TO 25% OF LOT AREA IS WETLAND AND PRESERVED VEGETATION

PLANT SCHEDULE

KEY	QUANT.	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT COND.	MATURE SIZE
DECIDUOUS TREES						
	6	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2.5" CAL.	B&B	60'H X 45'W
	11	RED SUNSET MAPLE	ACER RUBRUM 'FRANKSRED'	2.5" CAL.	B&B	50'H X 35'W
	24	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR INERMIS 'SKYCOLE'	2.5" CAL.	B&B	45'H X 30'W
	7	SWAMP WHITE OAK	QUCERCUS BICOLOR	2.5" CAL.	B&B	50'H X 45'W
	7	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	2.5" CAL.	B&B	50'H X 30'W
CONIFEROUS TREES						
	7	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6' HT.	B&B	45'H X 25'W
	5	AUSTRIAN PINE	PINUS NIGRA	6' HT.	B&B	50'H X 25'W
ORNAMENTAL TREES						
	13	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	1.5" CAL.	B&B	20'H X 15'W
	11	PAGODA DOGWOOD	CORNUS ALTERNIFOLIA	1.5" CAL.	B&B	20'H X 20'W

OWNER/DEVELOPER

CARDINDEL

TCA REAL ESTATE, LLC
15802 WAYZATA BOULEVARD
MINNETONKA, MN 55391
952-303-7531

PROJECT

COON RAPIDS CHRYSLER DODGE JEEP RAM DEALERSHIP EXPANSION

COON RAPIDS, MINNESOTA

ISSUE

SITE PLAN, PRELIMINARY AND FINAL PLAT REVIEW
04/10/15

ISSUE INDEX	DATE

SHEET INDEX

C0.1	COVER SHEET
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	OVERALL SITE PLAN
C2.2	SITE PLAN
C3.1	GRADING & EROSION CONTROL PLAN
C3.2	GRADING DETAILS
C4.1	UTILITY PLAN
C5.1	PRELIMINARY PLAT
C5.2	FINAL PLAT
C5.3	FINAL PLAT
L2.1	LANDSCAPE PLAN
L2.2	LANDSCAPE DETAILS
SWPPP	SWPPP PLAN
ES	LIGHTING AND PHOTOMETRICS

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CERTIFICATION

I hereby certify that this plan 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.

NOT FOR CONSTRUCTION

Pilarslree Saralthong DATE
REGISTRATION NO. 45059 04/10/15

SHEET L201CMG01.DWG

LANDSCAPE PLAN

L2.1

PROJECT NO.
CMG14001