

L1.0	Title Page
L1.1	Removals and Erosion Control Plan
L1.2	Dimension Site Plan
L1.3	Grading Plan
L1.4	Landscape Plan
L1.5	Landscape Details

Owner Review Set
March 9, 2018



SITE LOCATOR MAP:



SITE AND LANDSCAPE IMPROVEMENT
CONSTRUCTION PACKAGE FOR:

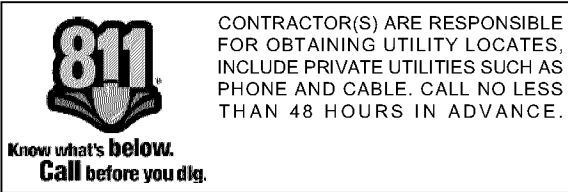
Cedar Office Park

Parking Addition Project
Bloomington, Minnesota

Site Data:

Existing Total Lot Area:	396,930sf (9.112 Acres)
Existing Building Area:	119,916sf
Existing Paved Area:	202,888sf
Existing Pervious Area:	74,126sf
Existing Parking Count:	443
Proposed Parking Area:	3,376sf
Proposed Parking Count:	464
Impervious Increase:	.01%

PRELIMINARY
NOT FOR
CONSTRUCTION



Consultant:

CALYX

DESIGN GROUP

Landscape Architecture
Site Design
Planning

370 Selby Avenue | Suite 301
Saint Paul, MN 55102

telephone: 651.788.9018
internet: www.calyxdesigngroup.com

WELSH

ARCHITECTURE

WELSH

CONSTRUCTION

Property Owner:

Alidade

Capital

Project Name:

CEDAR
OFFICE
PARK

PARKING ADDITION

1701 + 1801
AMERICAN
BOULEVARD E.

BLOOMINGTON, MN

THE ARCHITECT & LANDSCAPE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

SCALE: AS NOTED

DATE: 03/9/2018

REVISIONS:

03/26/18: FUTURE ROW LINE

PRELIMINARY

TITLE SHEET

L1.0

LEGEND:

GENERAL NOTES:

DEMOLITION + REMOVALS NOTES:

LEGEND:

L1.2

Construction Rock Log

Construction Limits

Existing Tree To Remain

Storm Sewer Sediment Protection
Install Gravel Bags, 2 Rows High.

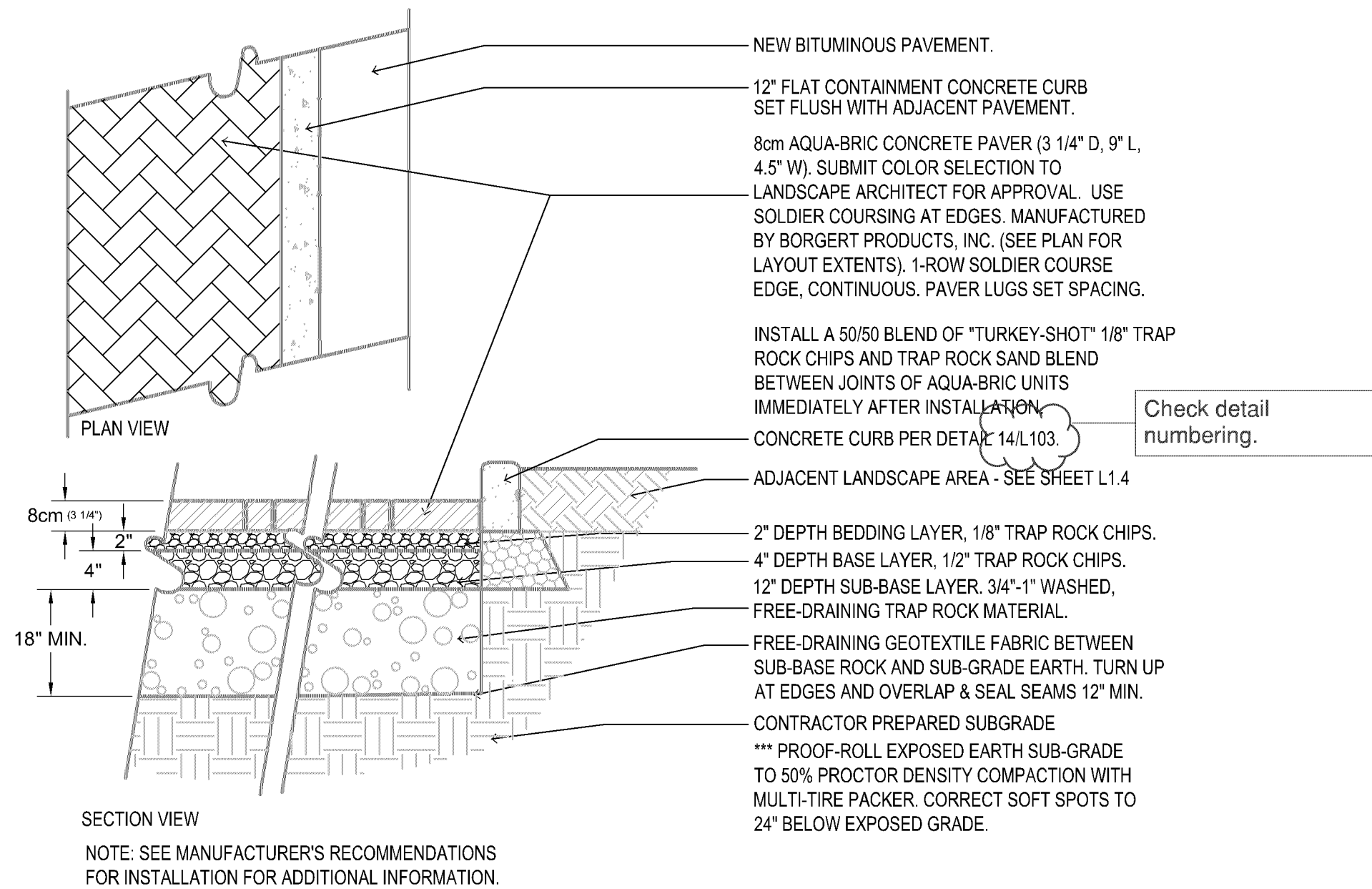
MATCH
MATCH ADJACENT ELEVATION

TC
952.00
TOP-OF-CURB ELEVATION

EX
952.00
EXISTING ELEVATION

x HP:
HIGH-POINT

1. ALL CONTRACTORS ARE REQUIRED TO CONTACT GOPHER STATE ONE CALL NO LESS THAN 48 HOURS PRIOR TO DIGGING, FOR FIELD LOCATION OF UTILITIES NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES THAT ARE FOUND IN THE FIELD BETWEEN THE PLAN SET AND EXISTING CONDITIONS.
2. BACK-FILL AREAS RELATED TO DEMOLITION AND NEW CONSTRUCTION WITH IMPORTED TOP SOIL, INCLUDING TRENCHES WHICH SHALL BE COMPACTED, TO SURROUNDING GRADE.
3. PREVENT PEDESTRIANS FROM WALKING THROUGH OR INTERFERING WITH THE CONSTRUCTION SITE AND ITS IMPROVEMENTS. MAKE SURE TO SECURE MATERIALS, TOOLS, ETC. BEFORE LEAVING THE SITE FOR THE DAY TO PREVENT THEFT OR VANDALISM.
4. CONTRACTOR TO VERIFY EXISTING GRADES AND SITE CONDITIONS PRIOR TO PRICING. SURVEY DATA SHOWN IS NOT GUARANTEED ACCURATE OR RELIABLE.
5. MATCH ALL EXISTING GRADES WITH NEW PAVING OR LANDSCAPING.
6. REFER TO SHEET L1.2 FOR SITE AND PAVING LAYOUT AND SHEET L1.4 FOR LANDSCAPE PLAN.
7. INSTALL 6" OF TOPSOIL OR SLOPE DRESSING ON ALL LANDSCAPE AREAS, INCLUDING RIGHT-OF-WAY BOULEVARDS.
8. PROTECT EXISTING VEGETATION TO REMAIN AND PREVENT STOCKPILING OF MATERIALS WITHIN THE DRILLPIE.
9. NO TOPOGRAPHIC INFORMATION IS AVAILABLE. CONTRACTOR(S) TO FIELD MEASURE ELEVATIONS AND NOTIFY LANDSCAPE ARCHITECT AND OWNER OF ANY DISCREPANCIES OR CONCERNS REGARDING EXISTING GRADES AND THE IMPROVEMENTS SHOWN.



1 PERMEABLE PAVER WITH 24" FREE DRAINING ROCK BASE
L1.3 NOT TO SCALE

PERMEABLE PAVER AREA (SF)	ROCK DEPTH (FT)	RAW VOLUME (CF)	VOID COEFFICIENT	NET STORAGE VOLUME (CF)
433	2	866	0.45	389.7

Show drainage area for permeable pavers. It looks like about 1800 SF of the entrance driveway and the 2-1/2 stalls (400SF) drain to the paver area. The volume is sufficient, but it doesn't look like enough runoff gets there. Or consider other location/configuration that receives more runoff.



Know what's below.
Call before you dig.

CONTRACTOR(S) ARE RESPONSIBLE FOR OBTAINING UTILITY LOCATES. INCLUDE PRIVATE UTILITIES SUCH AS PHONE AND CABLE. CALL NO LESS THAN 48 HOURS IN ADVANCE.

telephone: 651.788.9018
internet: www.calyxdes.com

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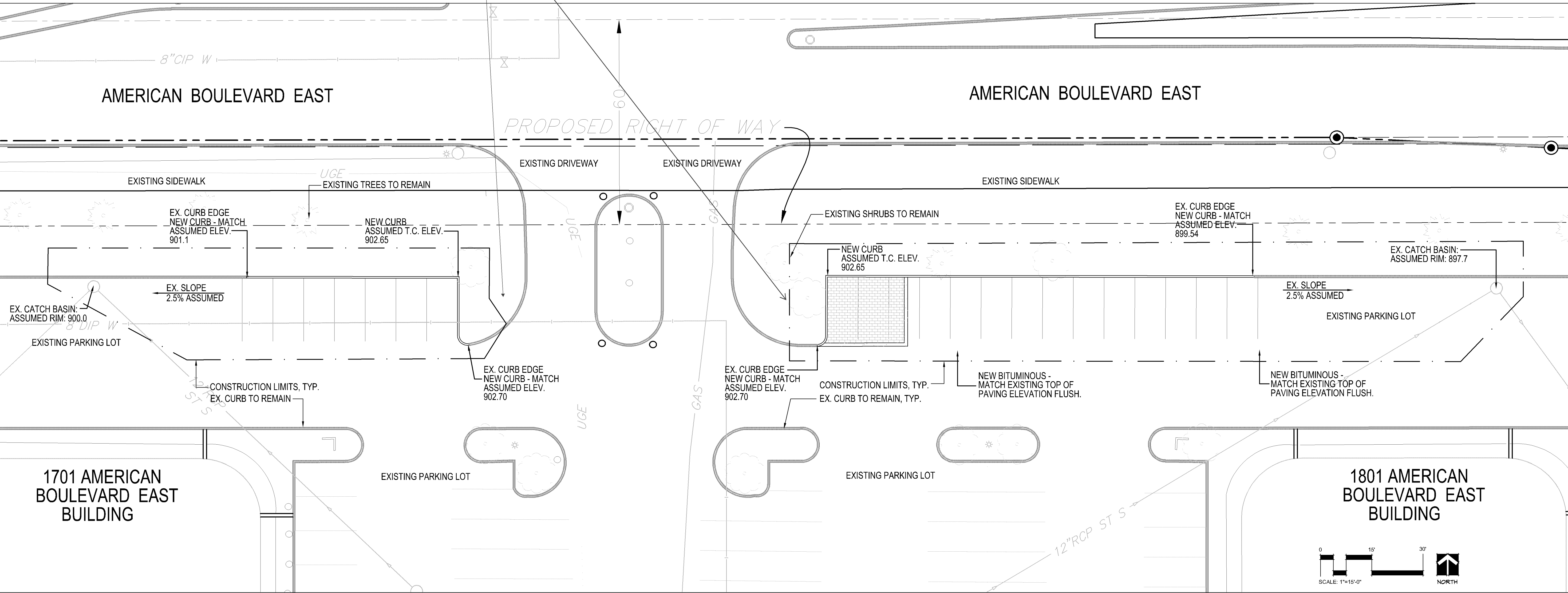
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PRELIMINARY

GRADING PLAN

L1.3

DETAILS AND NOTES:



GRADING PLAN

GENERAL NOTES:

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2. BACK-FILL AREAS RELATED TO DEMOLITION AND NEW CONSTRUCTION WITH IMPORTED TOP SOIL, INCLUDING TRENCHES WHICH SHALL BE COMPACTED, TO SURROUNDING GRADE.
3. PREVENT PEDESTRIANS FROM WALKING THROUGH OR INTERFERING WITH THE CONSTRUCTION SITE AND ITS IMPROVEMENTS. MAKE SURE TO SECURE MATERIALS, TOOLS, ETC. BEFORE LEAVING THE SITE FOR THE DAY TO PREVENT THEFT OR VANDALISM.
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7. INSTALL 6" OF TOPSOIL OR SLOPE DRESSING ON ALL LANDSCAPE AREAS, INCLUDING RIGHT-OF-WAY BOULEVARDS.
8. PROTECT EXISTING VEGETATION TO REMAIN AND PREVENT STOCKPILING OF MATERIALS WITHIN THE DRIPLINE.
9. REFER TO SHEET L1.4 FOR LANDSCAPE LAYOUT PLAN AND DETAILS.

PL201800113
PL2018-113

Landscape Notes:

1. Tree saucer mulch to be four inches (4") depth natural single-shred hardwood mulch for trees outside of a plant bed. Install per tree planting detail.
2. Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
3. 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. Plant material shall be delivered as specified.
4. Plan takes precedence over plant schedule if discrepancies in quantities exist.
5. All proposed plants shall be located and staked as shown.
6. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
8. All plant materials shall be fertilized upon installation as specified.
9. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
10. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission.
11. Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
12. Contractor is responsible for ongoing maintenance of all newly installed material 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 limited to, pruning, fertilization and disease/pest control.
13. The contractor shall guarantee newly planted material through TWO calendar years from the date of written owner acceptance. Plants that exhibit more than 10% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
14. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.
15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
16. Plant size & species substitutions must be approved in writing prior to acceptance in the field.
17. Replacement and repairs requested by the Owner during the warranty period must be made within 14 business days of the request.

18. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.

19. Irrigation: the landscape contractor is responsible for the function and protection of the existing irrigation system outside the proposed work limits, during construction. Landscape contractor to adjust head spray and zone run times as necessary to ensure turf and plants within and outside the work limits, remains irrigated. Remove and salvage existing irrigation equipment within construction limits for re-use ahead of excavation work. Sleeve under new paving as necessary to irrigate areas now isolated from the original system. Clearly mark underground piping and coordinate line & stub locations with General Contractor. Provide a new layout that irrigates all new landscape areas and connects to the existing system.

20. All sod areas shall be prepared prior to planting with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc. Any alternate seed mixtures, rates, & application method noted shall be submitted to the landscape architect for approval.

21. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.

22. The Landscape Contractor shall clear and grub underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials. Remove trees where noted on the civil plan, including the stump to 30" below grade.

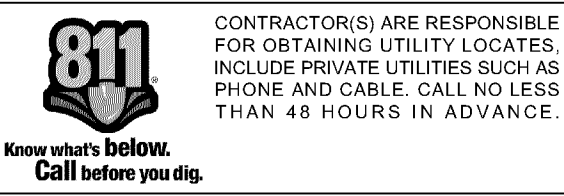
23. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.

24. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.

25. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.

26. Landscape contractor shall be responsible for coordinating the trimming of existing trees to remain, providing shape & form in accordance with arboricultural standards. A state licensed arborist shall be engaged as part of this project to assess the site prior to submission of bids and trim trees prior to all other side work, upon general contractor's authorization to proceed.

27. Do not place woody plant materials in easement areas. Coordinate field staking of easements with General Contractor.



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PRELIMINARY

LANDSCAPE
DETAILS

L1.5

DETAILS AND NOTES: