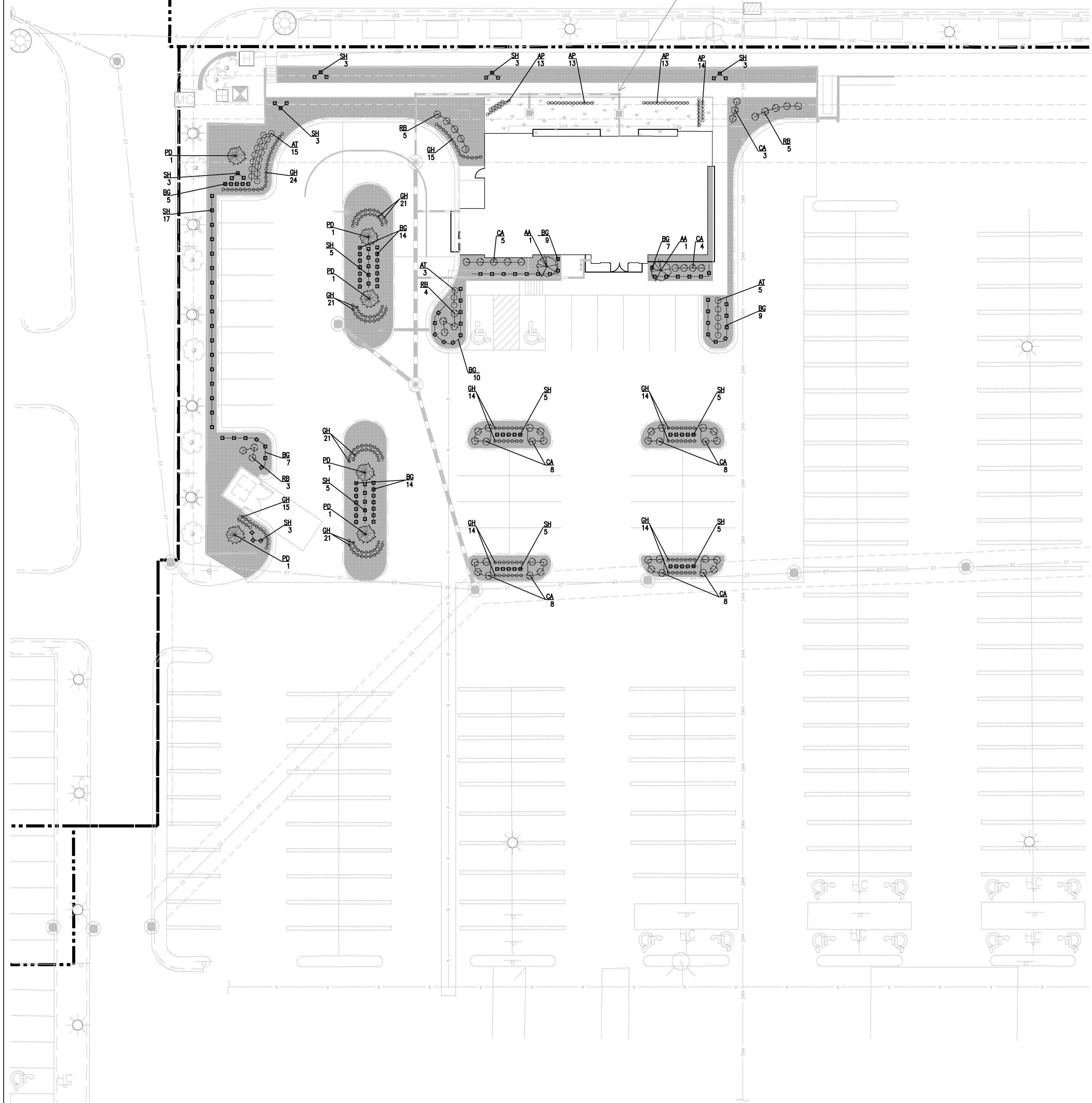


Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.

Fifty percent of the frontage of a building facing a public street should be landscaped with foundation plantings.

**WEST 98TH STREET
(VARIABLE WIDTH RIGHT-OF-WAY)**



LANDSCAPING NOTES:

- ALL PLANTS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- STANDARDS SET FORTH IN 'AMERICAN STANDARD FOR NURSERY STOCK', ANSI, Z60.1 (LATEST EDITION), REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY AT THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
- NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER OR OWNER'S REPRESENTATIVE.
- ALL TREES MUST BE STRAIGHT TRUNKED, INJURY FREE, AND FULL HEADED.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- ANY DISCREPANCY WITH QUANTITIES, LOCATIONS AND / OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- MULCH ALL ISLANDS AND PLANTINGS IN LAWN AREAS WITH SHREDDED HARDWOOD MULCH TO A MINIMUM DEPTH OF THREE (3) INCHES UNLESS OTHERWISE DIRECTED.
- ANY PLANT WHICH DIES, TURNS BROWN, OR DEFLOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, AND REMOVAL OF STAKES AND GUYS) AND LAWN AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR, BEGINNING ON THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD.
- ALL AREAS DISTURBED BY UTILITY INSTALLATION AND SITE GRADING ACTIVITY SHALL RECEIVE APPROVED TOPSOIL (TO A COMPACTED DEPTH OF FOUR (4) INCHES, UNLESS OTHERWISE SPECIFIED BY THE GOVERNING MUNICIPALITY), BE FINE GRADED, SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ALL TOPSOIL SHALL BE SCREENED LOAM SURFACE SOIL, FREE OF STONES AND SHALL HAVE THE FOLLOWING MINIMUM REQUIREMENTS:
 - AN ORGANIC CONTENT OF 6-12%
 - SOIL ACIDITY RANGE OF pH 6.0 TO pH 6.8
 - SOLUBLE SALTS OF 1000 PPM OR LESS
 - MAXIMUM CLAY CONTENT OF 15-20%
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING, AT THEIR EXPENSE, A CERTIFIED SOIL TEST ANALYSIS OF ON SITE AND / OR IMPORTED TOPSOIL. TOPSOIL ANALYSIS TO INCLUDE THE FOLLOWING DATA:
 - pH FACTOR
 - MECHANICAL ANALYSIS, INCLUDING SIEVE ANALYSIS PROVIDING SEPARATE SAND, SILT AND CLAY PERCENTAGES.
 - PERCENTAGE OF ORGANIC CONTENT BY WEIGHT
 - NUTRIENT LEVELS INCLUDING NITROGEN, PHOSPHOROUS AND POTASSIUM
- SHOULD TESTS AND ANALYSIS INDICATE THAT SOIL PROPOSED FOR USE IS DEFICIENT IN ANY OF THE ABOVE REQUIREMENTS, A SYSTEM OF AMELIORATING MAY BE PROPOSED FOR APPROVAL. ANY SYSTEM PROPOSED SHALL PROVIDE FOR AN ACIDITY RANGE OF Ph 6.0 TO 6.8 INCLUSIVE.
- COMPOST SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
 - ORGANIC CONTENT OF 35-40% (DRY WEIGHT BASIS)
 - LOOSE AND FRIABLE WITH MOISTURE CONTENT OF 35-60% (WET WEIGHT BASIS)
 - PARTICLE SIZE SHALL BE <12 INCH (100% PASSING)
 - SOLUBLE SALTS CONCENTRATION SHALL BE <4.0 MMHOS/CM (DSM), MAXIMUM
 - pH RANGE OF 6.0-8.5
- PLANTING MIX FOR PLANT PITS SHALL BE COMPOSED OF 2 PARTS IMPORTED OR ON-SITE SCREENED TOPSOIL AND 1 PART COMPOST. THE RATIO OF TOPSOIL TO COMPOST IS SUBJECT TO CHANGE BASED ON THE TESTING RESULTS FOR TOPSOIL.
- LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE PLAN ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITY LINES ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES AND SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER DETAILS. ANY DEVIATIONS FROM THE DETAIL MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- UPON FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION, THE OWNER WILL ASSUME MAINTENANCE OF THE LANDSCAPED AREAS.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING A TEMPORARY FENCE AT THE OUTER LIMITS OF THE TREE CANOPY.

LANDSCAPE PLANT LIST

| KEY | COMMON NAME | BOTANICAL NAME | INSTALLED SIZE | QUANTITY |
|-------------------|--------------------|------------------------|----------------|----------|
| ORNAMENTAL TREES | | | | |
| PD | PAGODA DOGWOOD | CORNUS ALTERNIFOLIA | 2.0" CAL. | 6 |
| AA | JUNE BERRY | AMELANCHIER ARBOREA | 2.0" CAL. | 2 |
| PERENNIAL SHRUBS | | | | |
| RB | EARLY WILD ROSE | ROSA BLANDA | 3 GAL. | 17 |
| CA | NEW JERSEY TEA | CEANOTHUS AMERICANUS | 3 GAL. | 44 |
| PERENNIAL GRASSES | | | | |
| BG | BLUE GRAMA | BOUTELOUAGRACILIS | 1 GAL. | 65 |
| SH | PRAIRIE DROPS EED | SPOROBOLUS HETEROLEPIS | 1 GAL. | 48 |
| PERENNIAL PLANTS | | | | |
| AT | BUTTERFLY WEED | ASCLEPIAS TUBEROSA | 1 GAL. | 8 |
| GH | CREeping SNOWBERRY | GAILTHERIA HISPIDULA | 1 GAL. | 194 |
| AP | EBONY SPLEENWORT | ASPLENIUM PLATYNEURON | 1 GAL. | 52 |

LANDSCAPING LEGEND:

- EXISTING TREE
- ORNAMENTAL TREES
- PERENNIAL SHRUBS
- PERENNIAL GRASS
- PERENNIAL PLANTS
- POLLINATOR/BIRD FRIENDLY MEADOW SEED MIX
- MULCH PLANTING BED AREA

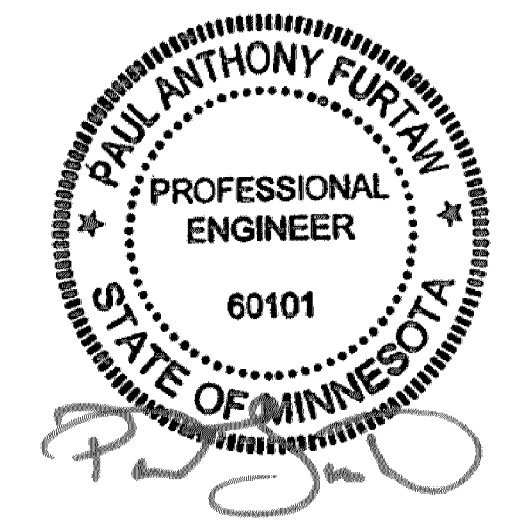


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Professional Certification:
I certify that these plans, specifications or report was prepared by me or under my supervision, and that I am a duly Licensed Professional Engineer under the laws of Minnesota.
Signature:
Printed Name: Paul Furtaw
Date: 2/19/2025
License Number: 60101

| ISSUE | DATE | DESCRIPTION |
|-------|------------|-----------------------|
| A | 02/19/2025 | ISSUED FOR DRC REVIEW |

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