



CITY OF WEST ST. PAUL

1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118

ENVIRONMENTAL COMMITTEE MEETING
MAY 1, 2019 AT 6:00PM
MUNICIPAL CENTER
LOBBY CONFERENCE ROOM

1. Call To Order

2. Roll Call

3. New Business

3.A. Approve April 3, 2019 Minutes

Documents:

[040319.PDF](#)

3.A.1. Site Plan Review 1720 Livingston Ave

Documents:

[5-1-19 SOLA SALON MEMO.PDF](#)

[5-1-19 SOLA SALON SITE PLANS.PDF](#)

4. Old Business

5. Updates

5.A. Subcommittee

5.A.1. Arbor Day Planning

5.A.2. GreenStep Cities Program

5.B. City Council

5.C. Staff

5.D. Park & Recreation Committee

5.E. Planning Commission

6. Other

7. Adjourn

*If you need an accommodation to participate in the meeting, please contact the ADA Coordinator at
651-552-4100, TDD 651-322-2323 at least 5 business days prior to the meeting
www.wspmn.gov EOE/AA*

West St. Paul Environmental Committee
April 3, 2019
West St. Paul Municipal Center-Administrative Conference Room

1. Call to order

The meeting was called to order at 6:00 pm.

2. ROLL CALL

Committee members in attendance: Carol Hall, Tara Wright, Jonathan Wagner, Rebecca McCarty, Polly Saatzer, Jade Pennig

Non-voting members present: Dave Schletty, Samantha Green, Lisa Eng-Sarne

Guests: Claudia Engelhoff

3. NEW BUSINESS

- a. Minutes Attendance at the last meeting were corrected. These members attended the meeting but were excluded from roll call minutes: Rebecca McCarty, Carol Hall, and Samantha Green.**

The minutes of the March 6, 2019 meeting were approved with the correction by the committee.

- b. Discussion On Climate Change Resolution**

Claudia Englehoff came before the committee to talk about a citizen's climate Lobby [the Energy Innovation and Carbon Dividend Act]. It the first bipartisan bill regarding climate change. Rick Hansen and Matt Klein both support the bill. Englehoff's organization is working in the state legislature for support on the bill, which will affect Minnesota Utilities. The volunteer group is working on a national level across a wide spectrum including agriculture, manufacturing and personal consumption.

Englehoff and other volunteers are talking to local government about supporting the bill. The cities of Duluth, St. Paul, Prior Lake, Red Wing and Northfield support the bill. The bill endorses the concept of the price of carbon. Two years ago, she spoke with Clpn. Bellows about her organizations' efforts. Bellows agreed with Englehoff but was not interested in City Council taking the bill to Congress. He did not feel it was appropriate. Now there is more conversation and concern regarding the issue. There are more concerns about vector borne diseases. Climate change (causing warmer winters and longer summers, draughts and excessive rains) are causing extreme heat events. People that are more vulnerable die in type of weather, (old people, homeless and babies). Air pollution is another concern; coal-burning plants impact the upper Midwest and aggravate chronic respiratory disease. Flooding has affected small towns in Minnesota; small town budgets have been spent on containing runoff and building new culverts.

Englehoff explained how in the bipartisan bill works. There will be a fee on fossil fuels emissions that will increase over 20 years. The fees will be returned to people, not to government programs. The fees will be mitigated for low and middle-income people. Products from other countries that do not pay carbon tax will be charged. Products exported from the United States will be refunded. This will protect US industries. The bill would also put a pause on the Clean Power Plan for 10 years to see what impact a carbon tax has on emissions. Englehoff said the bill has 27 cosponsors (26 Democrat and 1 Republican.) The bill is supported by the US Conference of Catholic Bishops, the Presbyterian Church, the Wildlife Federation, the Nature Conservancy and RepubliCAN. It is also supported by some evangelical groups. The Silicon Valley Leadership Group (Google, Apple) also support the bill.

Engelhoff asked what the committee thought about the timing of the bill. McCarty said that she understands the need for a bipartisan effort but feels the bill does not go far enough, and that "we

do not have ten years to wait.” We cannot wait for the good will. There is a lack of teeth to the bill and we need more regulation. Englehoff replied that this one policy would affect every part of the economy. McCarty is concerned that without regulation, the rest of the world will be affected. Wagner said that the largest corporations have a lot of money; they can spend a lot of money to pay for the taxes before they make changes. The corporations can “hold out a long time.” A new competitor does not have the income when they start and it would be harder for them to pay for the taxes. Engelhoff replied that wind and solar energy will be a cheaper [alternative] and it will cause an industry effect. Wagner is also concerned that the poor will be more affected by the bill. Engelhoff said church groups support the bill because they feel the bill protects lower income people.

Engelhoff said there are three ways the city can support her organization:

- By asking Council to take action on climate
- By Supporting a carbon fee program or
- By supporting HR763, [Energy Innovation and Carbon Dividend Act.]

Schletty said the committee would need to do more research before passing a recommendation to Council. Engelhoff said there is no deadline. Schletty said Engelhoff could present to Council during their Open Council Work Sessions. Engelhoff gave the website for more information regarding the bill.

- c. **Site Plan Review 186 Marie Avenue East** Schletty presented the site plan for the Clean’n Press at 186 Marie Ave E. Clean Holdings LLC would like to expand the rear parking lot because the business will lose 6-7 parking stalls when the new trail is built this summer. The addition of the parking lot will remove five cotton wood trees from the property. Cottonwoods are not considered quality trees by the city and therefore do not require replacement. The code does require that one tree be planted every twenty feet in the setback area. Clean Holdings is also working with their neighbor on storm water management by regrading the sod. Schletty asked for comments from the committee. The new trees will have to be a shorter smaller variety for the power lines. A committee member wondered if more prairie and pollinator plants could be planted as well. The committee talked about the business’s need for more parking. Schletty said they would lose the parking spots that their trucks usually use. The business need stems from the city taking away existing parking spaces because of the new trail being built. Schletty does not know if they would be going below the city requirement. Wright said that the plan meets expectations; there is not a lot of space [to work with.] Wagner asked if they could reduce the number of parking spots being added. Penning said if they cut the number of spots, a green space could be installed for drainage. Wagner suggested hard wood trees that grow no higher than 20 feet and spread not more than 15 feet.

Schletty said that he would take the committee’s ideas to the City Planner. Construction for the project is slated for this summer.

4. **OLD BUSINESS-NA**
5. **UPDATES**

a. Subcommittee Update

- i. **Arbor Day Planning-** Schletty reported that Garlough School is not going to do the program this year. The committee will proceed on Plan B and the celebration will be on May 18 during the Harmon Park/West St. Paul Days celebration. The committee will have a table in the Harmon Park Neighborhood Center during the Open House event. The parade will begin at 1 pm. The celebration will take place about 2:30-3:00 pm. A ceremonial tree will be planted for the celebration. Volunteers from the committee may work 1-hour shifts; the event will be 2 hours long. A committee member said that she had contacts from heritage and Sibley that are interested in participating. Schletty said that there is no room for others because city staff will have their tables as well. Other participants could register through the West St. Paul Days website. The committee can put flyers from other organizations on their table. They can still have the spin the wheel/plant give away. Schletty is working with Southview Garden Center for the plant and tree donations. The committee needs to decide on their shifts and what resources they want on the table. Schletty is getting seedlings from the Recycling Coordinator for the event.
- ii. **GreenStep Cities Program** Schletty said that we are in a pending status. Next month the City will receive a rating from the GreenSteps people. On a side note, city council is in favor of the Forest Credit program that Michael Orange spoke about at the last meeting. Schletty will work with Orange on the program.

b. Council Updates-Eng-Sarne said Mr. Orange's [presentation] was wonderful and everyone was supportive. She mentioned that there is an "appetite for a City Wide Cleanup." A committee member asked if the city could require business owners to clean up their property. She referenced a particular bar. The city can tell a property owner to clean up (through code compliance) but does encourage residents to talk to their neighbors about problems.

c. Staff Update –Schletty reported that there are no staff updates.

d. Parks and Recreation Committee-NA.

e. Planning Committee Update- Green said that there is not much to report. She does agree with the committee regarding the Clean-n-Press recommendations. She does agree that the Clean-n-Press does not need so much parking. (She also mentioned Hobby Lobby did not need so much parking either.) She said that the Planning Commission is working on this in their work sessions. Wagner asked about parking/asphalt ratios to population. It was mentioned that Thompson Park is also cutting down its parking spaces as well.

6. OTHER-NA

7. ADJOURNMENT

With no other business before the Committee and with no objections, the Environmental Committee meeting was adjourned at approximately 6:59 pm.

To: **Environmental Commission**

Through: **Dave Schletty, Asst. Parks and Rec. Director**

From: **Melissa Sonnek, Community Development Coordinator**

Date: **April 26, 2019**

Case 19-05 - Site Plan Approval for Sola Salon Studios 1720 Livingston Ave.

REQUEST:

Review Site Plan and provide recommendations to the Planning Commission and City Council.

BACKGROUND:

Patrick Elgin, owner of Sola Salon, has submitted an application for Site Plan review to construct a 7,800 sq. ft. retail building to be owner occupied with a hair salon. The current site (located behind Raising Canes) is vacant, except for an existing parking lot containing 26 stalls.

The submitted plans state that seven of the existing 14 trees on site will be transplanted and will remain on site; which specific trees to be transplanted or removed has yet to be determined. In total, the applicant is proposing 17 trees for the site, along with several shrubs, perennials, and grasses.

As a part of the site plan process, the code requires that one quality tree be planted for every 20 feet of linear property line, this would equate out to 34 trees. Staff believes this number to be unreasonably high based on the proposed layout of the site, and that the proposed location and number of trees is appropriate for the site.

City staff would like to recommend that the two proposed matador maple trees be increased in size from 2 caliper inches to 2.5 caliper inches, in order to be considered a quality tree as determined by the city code.

Staff has hired Bolton & Menk to review the stormwater plans for the site.

If the Environmental Committee has any further recommendations, please provide them for Planning Commission and Council.

ATTACHMENT:

Plans

TIMELINE:

May 21: Planning Commission public hearing

May 28: City Council public hearing

Client
SOLA TWIN CITIES

Project
LIVINGSTON AVENUE COMMERCIAL

Location
WEST ST. PAUL, MN

Certification

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 professional ENGINEER under the laws of the state of Minnesota.

Chad Ayers
Registration No. 2001 Date: MM/DD/2019
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: MLL Drawn: cil
Approved: CMA Book / Page:
Phase: PRELIMINARY Initial Issue: MM/DD/2019

Revision History
No. Date By Submittal / Revision

Sheet Title
SITE PLAN

Sheet No. Revision
C3.01

Project No. 20491.04

LEGEND

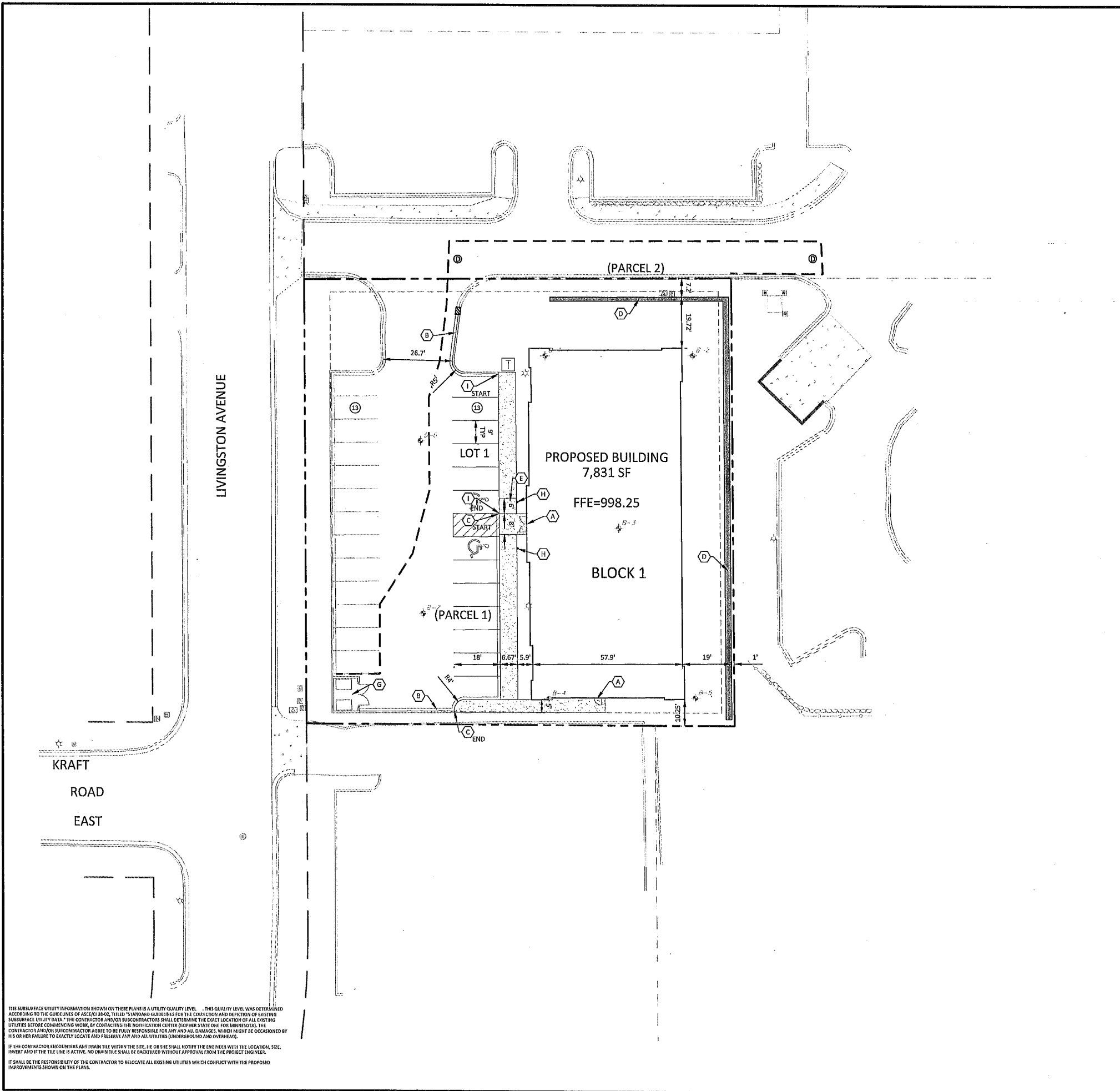
	PROPOSED	EXISTING	
PROPERTY LIMIT	---	---	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	---	---	CONCRETE PAVING
EASEMENT	---	---	CONCRETE SIDEWALK
BUILDING	---	---	
RETAINING WALL	---	---	
WETLAND LIMITS	---	---	
TREELINE	---	---	
SAWCUT LINE	---	---	
SIGN	⊙	⊙	
PIPE BOLLARD	⊙	⊙	
NUMBER OF PARKING STALLS PER ROW	⊙	⊙	
KEY NOTE	⊙	⊙	

DEVELOPMENT SUMMARY

AREA	28,566 SF	0.66 AC
SITE AREA		
SETBACKS		
FRONT YARD	10 TO 40 FEET	
REAR YARD	20 FEET	
SIDE YARD	0 FEET	
ZONING		
EXISTING ZONING	B-3 GENERAL BUSINESS	
PROPOSED ZONING	B-3 GENERAL BUSINESS	
PARKING SUMMARY		
ACCESSIBLE STALLS	2 STALLS	
STANDARD STALLS	24 STALLS	
TOTAL STALLS PROVIDED	26 STALLS	

- DEVELOPMENT NOTES**
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
 - ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
 - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
 - ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS.
 - SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
 - REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
 - ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
 - "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
 - STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.

- KEY NOTES**
- BUILDING, STOOPS, STAIRS SEE ARCHITECTURAL PLANS
 - B-612 CONCRETE CURB AND GUTTER
 - FLAT CURB SECTION
 - SEGMENTAL BLOCK RETAINING WALL WITH 6' CHAIN LINK FENCE
 - ACCESSIBLE RAMP
 - TRANSFORMER - LOCATION TBD
 - TRASH ENCLOSURE
 - ACCESSIBLE PARKING SIGN
 - B-612 INTEGRAL SIDEWALK



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL . . . THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/EI 88-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (NOC) FOR MINNESOTA. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).
IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Client
SOLA TWIN CITIES

Project
LIVINGSTON AVENUE COMMERCIAL

Location
WEST ST. PAUL, MN

Certification

I hereby certify that this survey, plan 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.

William L. DeLa...
Registration No. 252 Date: MM/DD/2019

This certification is not valid unless signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek, Minnetonka, MN office.

Summary

Designed: WLD Drawn: WLD
Approved: CMA Book / Page:
Phase: PRELIMINARY Initial Issue: MM/DD/2019

Revision History

No. Date By Submittal / Revision

Sheet Title
LANDSCAPE PLAN

Sheet No. Revision

L1.01

Project No. 20491.04

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	MM	Acer x freemanii Ballston / Matador Maple	B & B	2" Cal.		3
	SO	Quercus bicolor / Swamp White Oak	B & B	TRAN		2
	RP	Quercus robur x warei Long / Regal Prince Oak	B & B	2.5" Cal		2
CONIFERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	NS	Picea abies / Norway Spruce	B & B	TRAN	6'	5
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT			QTY
	CE	Eunonymus alatus 'Compactus' / Compact Burning Bush	5 gal			8
	LH	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	5 gal			15
	AJ	Juniperus horizontalis 'Compacta' / Andorra Compact Juniper	5 gal			8
	FS	Sorbaria sorbifolia 'Sem' / Sem Ash Leaf Spirea	5 gal			4
	TY	Taxus x media 'Dark Green' / Dark Green Yew	Bulb			6
GRASSES	CODE	BOTANICAL NAME / COMMON NAME	CONT			QTY
	KFG	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal			11
PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	CONT			QTY
	BDL	Hemerocallis x 'Baja' / Baja Daylily	1 gal			26
	AFS	Sedum x 'Autumn Fire' / Autumn Fire Sedum	1 gal			20

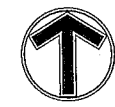
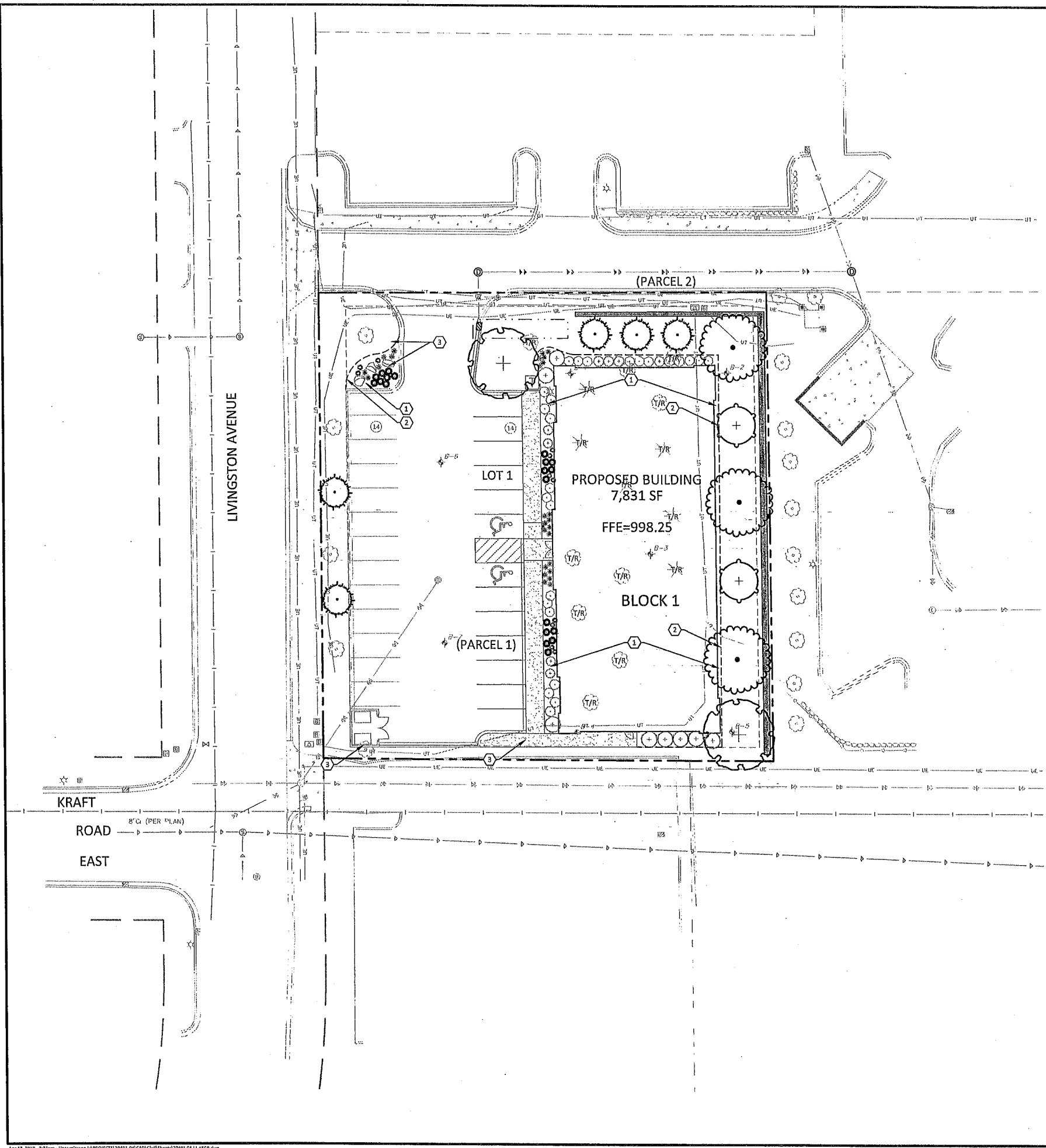
TREES ON SCHEDULE MARKED AS TRAN (7 TOTAL) TO BE CHOSEN FROM ON-SITE OF SAME VARIETY AND TRANSPLANTED AS POSSIBLE GIVEN LOGISTICS OF SITE DEVELOPMENT. LANDSCAPE CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR ON BEST APPROACH, STORAGE AND TIMING.
TREES MARKED AS T/R ON PLAN TO BE TRANSPLANTED OR REMOVED AT DISCRETION OF LANDSCAPE CONTRACTOR.

LANDSCAPE LEGEND

- 1.5" RIVER ROCK OVER COMMERCIAL WEED BARRIER
- STEEL EDGER
- SALVAGE LARGE BOULDER (3) - RELOCATE TO NW CORNER ENTRY AS SHOWN

CITY LANDSCAPE CODE

LANDSCAPE CODE:
ONE TREE REQUIRED PER 40 LINEAR FEET OF PROPERTY LINE.
PROPERTY PERIMETER: 676 LF
TOTAL TREES REQUIRED: 17
TOTAL NEW TREES PROPOSED: 17



NORTH
0 20 40
SCALE IN FEET

NOTES

GENERAL NOTES:

- THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
- THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
- THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6" O.C. MAXIMUM SPACING.
- LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

PLANTING NOTES:

- NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- A GRANULAR PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AT THE MANUFACTURER'S RECOMMENDED RATE PRIOR TO PLANT INSTALLATION.
- ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
- OVERSTORY TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACES.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
- PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 3" FOR SHRUB BEDS, TREE RINGS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN.
- USE ANTI-DESICCANT (WILT-PRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
- WRAP ALL SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1. TREE WRAPPING MATERIAL SHALL BE WHITE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO THE FIRST BRANCH.
- ALL DECIDUOUS, PINE, AND LARCH PLANTINGS SHALL RECEIVE RODENT PROTECTION PER MNDOT 2571.31.2.
- PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT (4% MIN.) OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MNDOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED IN A 6" LAYER AND ROTO-TILLING IT INTO THE TOP 12" OF SOIL AT A 1:1 RATIO. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT EACH EXCAVATED TREE AND SHRUB PIT WILL PERCOLATE PRIOR TO INSTALLING PLANTING MEDIUM AND PLANTS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER AND CONFIRM THAT THIS WATER WILL PERCOLATE WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING SHALL BE RELOCATED IF DIRECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED

DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.

SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.

- | | |
|--------------------------------|-------------------------|
| 21.1. POTTED PLANTS: | 4/1 - 6/1; 9/21 - 11/1 |
| 21.2. DECIDUOUS B&B: | 4/1 - 6/1; 9/21 - 11/1 |
| 21.3. EVERGREEN POTTED PLANTS: | 4/1 - 6/1; 9/21 - 11/1 |
| 21.4. EVERGREEN B&B: | 4/1 - 5/1; 9/21 - 11/1 |
| 21.5. TURF/LAWN SEEDING: | 4/1 - 6/1; 7/20 - 9/20 |
| 21.6. NATIVE MIX SEEDING: | 4/15 - 7/20; 9/20-10/20 |
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
 - ANY PLANT MATERIAL 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 AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
 - WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

TURF NOTES:

TURF ESTABLISHMENT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROVISIONS OF THE MNDOT 2105 AND 2676 EXCEPT AS MODIFIED BELOW.

- ALL AREAS TO RECEIVE SOD SHALL ALSO RECEIVE 6" OF TOPSOIL PRIOR TO INSTALLING SOD. TOPSOIL SHALL BE FREE OF TREE ROOTS, STUMPS, BUILDING MATERIAL, AND TRASH, AND SHALL BE FREE OF STONES LARGER THAN 1 1/2" IN ANY DIMENSION.
- WHERE SOD ADJUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
- TURF ON ALL OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SEEDING, MULCHING AND FERTILIZING. SEED MIXTURE NO.25-121 WILL BE PLACED AT THE RATE OF 65 POUNDS PER ACRE.

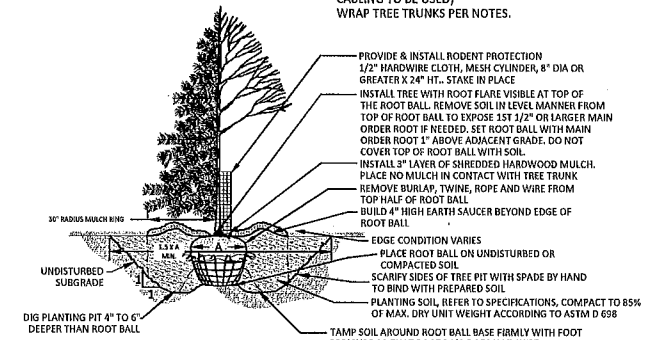
GENERAL TREE SPECIFICATIONS:

- ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
 - 2" CAL. TREES: LOWEST BRANCH 6' HT.
 - 3" CAL. TREES: LOWEST BRANCH 7' HT.
- TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
 - 1" CALIPER/6-8' HT: 3-4" WIDTH MIN.
 - 2" CALIPER/12-14' HT: 4-5" WIDTH MIN.
 - 3" CALIPER/14-16' HT: 6-7" WIDTH MIN.
- CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS IN LOWER HALF OF TREE CROWN.
- ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
- TREES SHALL NOT BE TIPPED PRUNED.
- TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
- SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%
- TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.

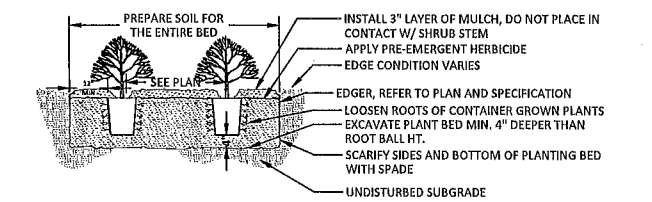
IRRIGATION NOTES:

- IRRIGATION SYSTEM TO BE DESIGN/BUILD. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL OF SYSTEM LAYOUT PRIOR TO INSTALLATION.
- ALL SOD TO RECEIVE SPRAY OR ROTOR IRRIGATION HEADS WITH MINIMUM DESIGN OF 1" IRRIGATION PER WEEK.
- ALL PLANT BEDS TO RECEIVE DRIP LINE IRRIGATION, WITH A MINIMUM DESIGN OF .25" IRRIGATION PER WEEK.
- CONTRACTOR TO INSTALL A TOTAL OF 4 QUICK COUPLERS AT THE CORNERS OF THE PROPERTY. A 2.5" TYPE K SOURCE PIPE IS PROVIDED BY MECHANICAL.

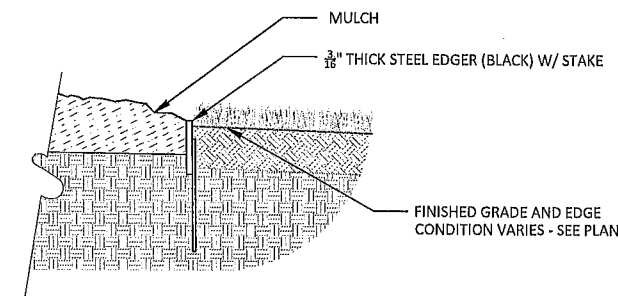
NOTE:
CONTRACTOR SHALL MAINTAIN TREES IN A PLUMB POSITION THROUGHOUT THE WARRANTY PERIOD. IF STAKING IS REQUIRED BY SITE CONDITIONS, CONTRACTOR TO USE 2 OR 3 STAKE METHOD WITH 1" WEBBING AROUND TRUNK OF THREE (NO WIRE OR CABLE TO BE USED)
WRAP TREE TRUNKS PER NOTES.



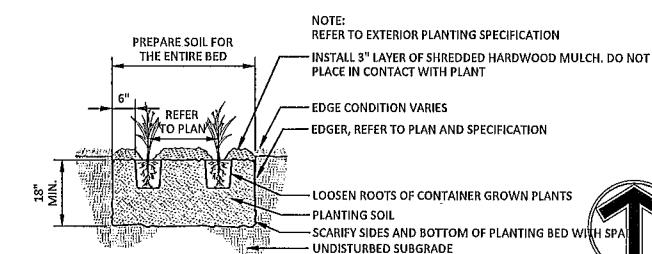
1 TREE PLANTING DETAIL
1/4" = 1'-0"
P-01



2 SHRUB PLANTING DETAIL
3/8" = 1'-0"
P-02



4 STEEL EDGER
1 1/2" = 1'-0"
P-06



3 PERENNIAL PLANTING DETAIL
1/2" = 1'-0"
P-03

Client
SOLA TWIN
CITIES

Project
LIVINGSTON
AVENUE
COMMERCIAL

Location
WEST ST. PAUL,
MN

Certification
I hereby certify that this survey, plan 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.

William L. Dela...
Registration No. 252 Date: MM/DD/2019
This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek, Minnetonka, MN office.

Summary
Designed: WLD Drawn: WLD
Approved: CMA Book / Page:
Phase: PRELIMINARY Initial Issue: MM/DD/2019

Revision History
No. Date By Submittal / Revision

Sheet Title
LANDSCAPE
NOTES

Sheet No. Revision
L1.02

Project No. 20491.04