

CITY OF HUDSON
PLAN COMMISSION
THURSDAY, MARCH 31, 2016
CITY HALL COUNCIL CHAMBERS
505 THIRD STREET
7:00 P.M.

1. Call To Order
2. Discussion And Possible Action On
March 10, 2016 meeting minutes

Documents: [PC MINUTES 3-10-16 \(DRAFT\).PDF](#)
3. Discussion And Possible Action On
a certified survey map (CSM), three (3) one-family lots, north of Wisconsin Street and
west of Knollwood Drive - Carson Partners of Hudson

Documents: [PC 3 3-31-16.PDF](#)
4. Discussion And Possible Action On
the final master plan and preliminary plat, Carmichael Ridge planned residential
development, north of Coulee Road and west of Carmichael Road - M/I Homes, John
Rask

Documents: [PC 4 3-31-16.PDF](#)
5. Other Business For Information Purposes Only Or For Upcoming Agenda

Dennis D. Darnold
Secretary

Posted in lobbies & website - 3/24/16; emailed to *Star-Observer* - 3/24/16

Notice is hereby given that a majority of the City Council may be present at the aforementioned meeting of the Plan Commission to gather information about a subject over which they have decision making responsibility. This constitutes a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis. 2d 553, 494 N. W. 2d 408 (1993), and must be noticed as such, although the Council will not take any formal action at this meeting.

PLAN COMMISSION

March 10, 2016

DRAFT – 3-16-16

Members present: Burchill, Yoerg, Potter and Rhoades

Others present: Jeff Redmon, Debbie Delander, Caleb Wodaz, Gary Brummeyer, John Rask, Becky Maher, Joyce Hall, Jim Webber, Denny Darnold and others

The meeting was called to order by Chairman Burchill at 7:00 p.m.

A motion was made by Potter, seconded by Yoerg to approve the February 25, 2016 meeting minutes.

Motion carried.

Public hearing and consideration of a conditional use permit (CUP) planned commercial district, 20.96 acres located west of Carmichael Road and north of Coulee Road – Hanson Bros. XII. Burchill reviewed the purpose of the public hearing and opened the hearing to public comment. Ms. Becky Maher, 811 Highlander Trail commented that the proposed commercial area should include buildings that can accommodate small businesses. No other comments were received. A motion was made by Burchill, seconded by Yoerg to close the public hearing. **Motion carried.** 7:04 p.m.

Jeff Redmon and Caleb Wodaz presented general location of street and grading information and explained that the lots and building locations, for this meeting, were proposed more for illustrative purposes. Redmon noted that they have visited with the owners of the Gagnon property located to the north in regard to terminating the proposed street and utilities at the Gagnon property line as suggested by city staff and that Gagnons are receptive to providing an easement to accommodate construction but not extend the actual cul-de-sac onto the Gagnon property. Wodaz reviewed proposed utilities and grading plans and responded to questions from the plan commission in regard to topographic elevation differences from the existing commercial development adjacent to Coulee Road and Carmichael Road and also the proposed Carmichael Ridge residential development.

Darnold commented that the intent of rezoning this property to PCD – Planned Commercial Development was to assure that the city could work with property owners to assure a complementary transition between the existing commercial development and the proposed residential development and that there will be development standards established to address building area and height, architectural materials and features, landscaping, signage and other considerations.

Darnold reviewed the general location of street access and reiterated the grade transitions from the existing commercial, proposed commercial and the proposed residential developments.

Burchill expressed that the draft development standards are a good starting point to discuss at future meetings. Yoerg asked to hear from M-I Homes if they were present.

John Rask representing M-I Homes / Carmichael Ridge planned residential development noted that they will be working with the Hanson Bros. for proposed development standards that will address views from the residential development to the proposed commercial development such as architecture, rooftop mechanical equipment, loading docks, signage, etc.

No other comments were received. There was no action on this issue and discussions and consideration will be taken at future meetings.

Discontinuance / vacation of part of Dominion Drive (former Exit 2 Drive) located south of Crest View Drive and north of 805 Dominion Drive and 1250 Crest View Drive – St. Croix Crossing, LLC and VB Properties, LLC. A similar request was made by the adjacent property owners in 2007 and at that time the city did not discontinue / vacate the street right of way. Darnold noted that the plan commission recommended approval of the discontinuance in 2007 and that he recommended that the plan commission again forward a similar recommendation that includes the establishment of easement for access to and maintenance/ repair of the existing water and sanitary sewer mains and that the property owners agree that if any private improvements are constructed that would be over the easement areas that the private property owners will be responsible for the restoration of the improvements if disturbed by the city because of repair or maintenance of the utilities.

A motion was made by Yoerg, seconded by Rhoades to recommend to the Common Council the discontinuance / vacation of Dominion Drive south of Crest View Drive and north of parcels at 805 Dominion Drive and 1250 Crest View Drive with the condition that the city retain utility easements for the water and sanitary sewer mains for access to and maintenance of the utilities for a distance of 20 feet north of the water main and 20 feet south of the sanitary sewer main and that the adjacent property owners agree that the city is not responsible for any damage to private improvements such as curbing, parking, landscaping, driveway or any improvements which may be disturbed by the exercise of the rights granted to the city and that the adjacent properties shall be responsible for the replacement of any improvements that they may install over the area of the utility easement. **Motion carried.**

Amendment to Zoning Code, Section 255-19, B (2), Application of Regulations – Hudson Water Utility Commission. Darnold explained that the Hudson Water Utility Commission is updating their wellhead protection program including a minor amendment to the city of Hudson zoning code in regard to areas where the wellhead protection program regulations apply. Darnold noted that the proposed amendment was reviewed and approved by the Wisconsin Department of Natural Resources. Darnold recommended approval of the proposed amendment to the city of Hudson Zoning Code – Section 255-19, B (2) in regard to the application of the wellhead protection regulations.

A motion was made by Burchill, seconded by Rhoades to recommend to the Common Council the proposed amendment to Zoning Code, Section 255-19, B (2) pertaining to the application of the wellhead protection regulations. **Motion carried.**

A motion was made by Rhoades, seconded by Potter to adjourn. **Motion carried.** 7:38 p.m.

Respectfully submitted,
Dennis Darnold, Secretary

CERTIFIED SURVEY MAP

LOCATED IN THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 25, T29N, R20W, CITY OF HUDSON, ST. CROIX COUNTY, WISCONSIN; BEING PART OF VACATED BLOCK "1" OF BRAYTON'S ADDITION TO HUDSON AND ALL OF OUTLOT 1 OF CERTIFIED SURVEY MAP FILED IN VOLUME 25, PAGE 5756 IN THE ST. CROIX COUNTY REGISTER OF DEEDS

DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, T29N, R20W, CITY OF HUDSON, ST. CROIX COUNTY, WISCONSIN; BEING PART OF VACATED BLOCK "1" OF BRAYTON'S ADDITION TO HUDSON AND ALL OF OUTLOT 1 OF CERTIFIED SURVEY MAP FILED IN VOLUME 25, PAGE 5756 IN THE ST. CROIX COUNTY REGISTER OF DEEDS; DESCRIBED AS FOLLOWS:

OUTLOT 1 OF THAT CERTIFIED SURVEY MAP FILED IN VOLUME 25, PAGE 5756 IN THE ST. CROIX COUNTY REGISTER OF DEEDS. SAID OUTLOT CONTAINS 78,890 SQUARE FEET (1.811 ACRES) MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD.

SURVEYOR'S CERTIFICATE

I, JOSEPH W. GRANBERG, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF THE OWNER, CARSON PARTNERS OF HUDSON, L.L.C., REPRESENTATIVE HENRY HANTEN, I HAVE SURVEYED AND DIVIDED THE LANDS SHOWN HEREON IN ACCORDANCE WITH OFFICIAL RECORDS, CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE CITY OF HUDSON SUBDIVISION ORDINANCE AND THAT THIS MAP AND DESCRIPTION ARE A TRUE AND CORRECT REPRESENTATION TO SCALE OF THAT SURVEY.

JOSEPH GRANBERG GRANBERG & SONNENTAG LAND SOLUTIONS, LLC. 1428 134TH AVENUE NEW RICHMOND, WI 54017 715-246-7529	DATE
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CURVE INFORMATION

CURVE NUMBER	RADIUS	CENTRAL ANGLE	CHORD DISTANCE	CHORD BEARING	ARC LENGTH	TANGENT BEARING IN	TANGENT BEARING OUT
CURVE 1	250.00'	10°21'10"	45.11'	S54°06'00"E <i>(R 554°23'27"E)</i>	45.17'	S48°55'25"E <i>(R 549°12'52"E)</i>	S59°16'35"E <i>(R 559°34'02"E)</i>
CURVE 2	170.00'	59°20'22"	168.30'	S29°36'24"E <i>(R 529°53'51"E)</i>	176.06'	S59°16'35"E <i>(R 559°34'02"E)</i>	S00°03'47"W <i>(R 500°13'40"E)</i>
CURVE 2, LOT 1	170.00'	08°44'11"	25.90'	S54°54'29.5"E	25.92'		
CURVE 2, LOT 2	170.00'	47°01'17"	135.63'	S27°01'45"E	139.52'		
CURVE 2, LOT 3	170.00'	03°34'54"	10.63'	S01°43'40"E	10.63'		



SURVEYOR:
JOSEPH GRANBERG
1428 134TH AVENUE
NEW RICHMOND, WI 54017

PREPARED FOR:
CARSON PARTNERS OF HUDSON
C/O HENRY HANTEN
408 KNOLLWOOD DR.
HUDSON, WI 54016

DRAFTED BY: JWG
JOB NO. 100-352
DATE: 03/11/16
SHEET 2 OF 2

RECEIVED
FEB 10 2016

VICINITY MAP
 PART OF SEC. 30, TWP. 29, RNS. 19



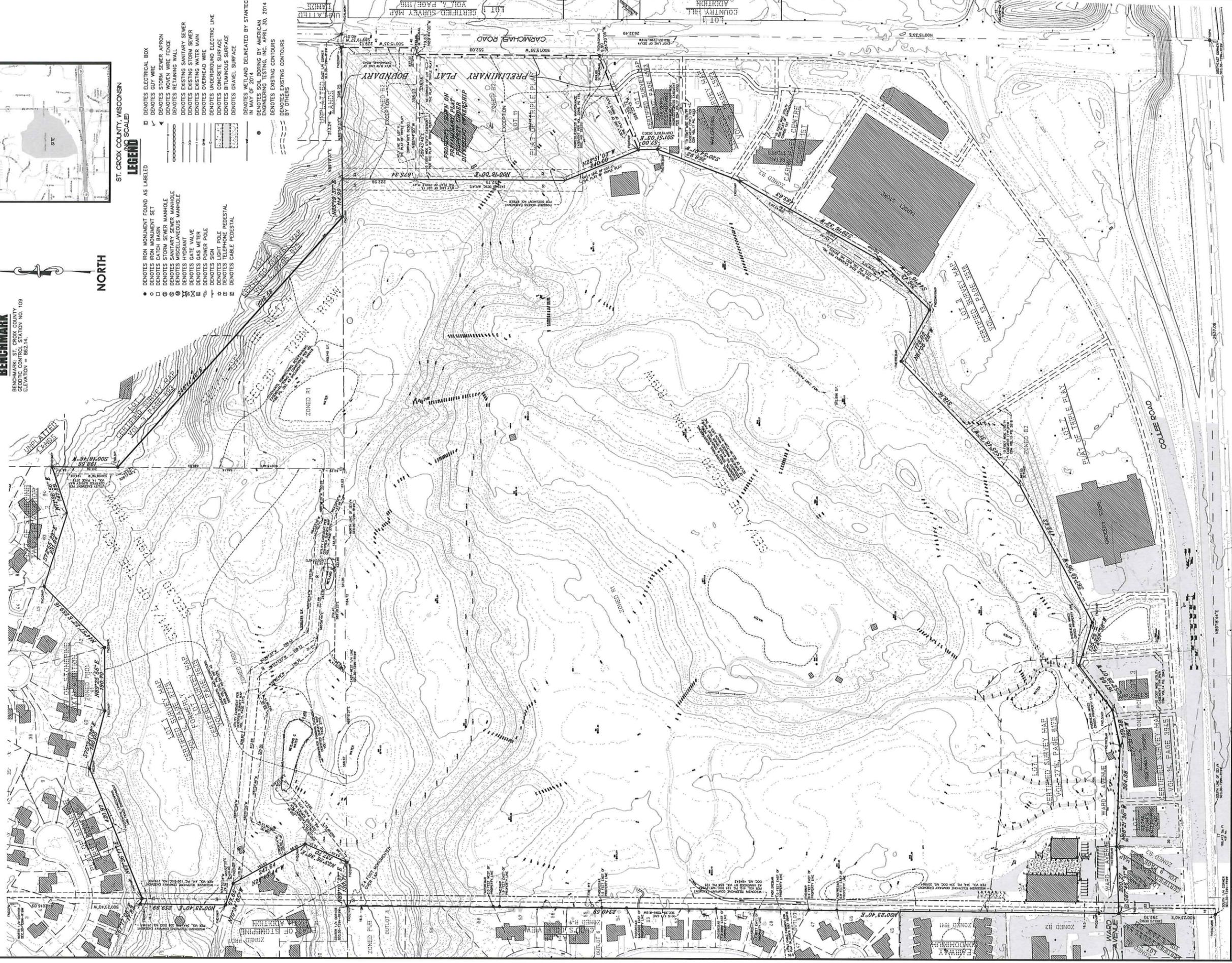
BENCHMARK
 BENCHMARK BY
 GEODIC CONTROL STATION NO. 109
 ELEVATION = 882.14.



ST. CROIX COUNTY, WISCONSIN
 LEGEND
 (SCALE)

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES ELECTRICAL BOX
- DENOTES GUY WIRE
- DENOTES STORM SEWER APRON
- DENOTES STORM SEWER PIPE
- DENOTES RETAINING WALL
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD WIRE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES WETLAND DELINEATED BY STATUTE IN MAY OF 2014
- DENOTES WETLANDS BY AMERICAN ENGINEERING TESTING INC. APRIL 30, 2014
- DENOTES EXISTING CONTIGUES
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING CONTOURS BY OTHERS
- DENOTES CATCH BASIN
- DENOTES STORM SEWER MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES MISCELLANEOUS MANHOLE
- DENOTES GATE VALVE
- DENOTES GAS METER
- DENOTES POWER POLE
- DENOTES SIGN
- DENOTES LIGHT POLE
- DENOTES TELEPHONE POLE
- DENOTES CABLE PEDESTAL

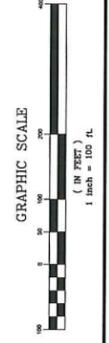
NOTE
 SEE SHEETS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 SHEETS FOR CERTIFICATION AND GENERAL NOTES.



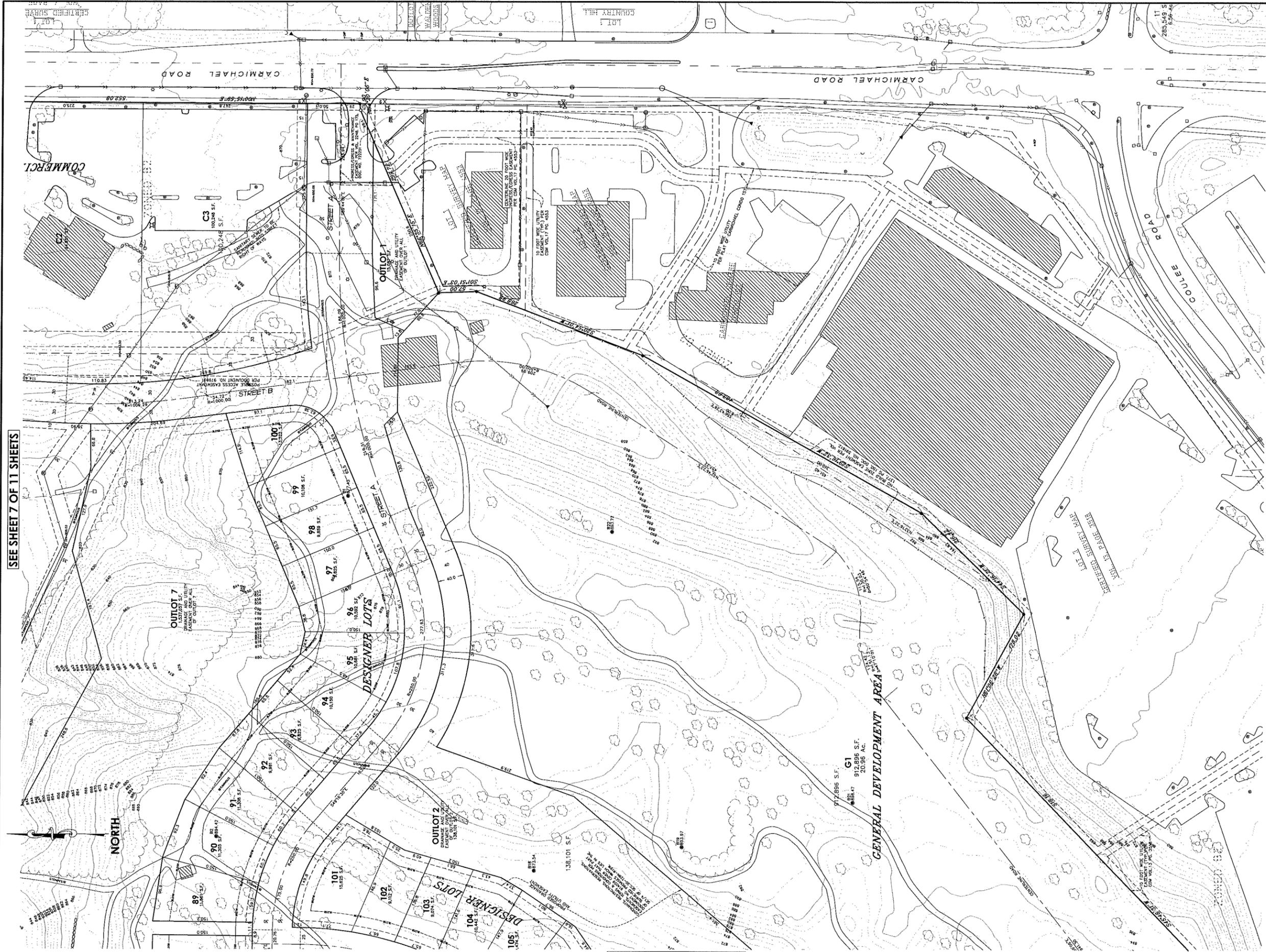
NO.	DATE	DESCRIPTION
1	2/10/2016	PRELIMINARY
2	2/10/2016	REVISED
3	2/10/2016	FINAL

I hereby certify that this survey, plan or map was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Wisconsin.
Daniel W. Oberwallner
 Date: 2/10/2016 License No. 2668

CERTIFICATE OF SURVEY
OF
CARMICHAEL RIDGE
 -for- HANS HAGEN HOMES



E. G. RUD & SONS, INC.
 Professional Land Surveyors
 4770 Lake Ave. Suite 110
 Lincoln, WI 53024
 Tel: (414) 341-8200 Fax: (414) 341-4700
 E:\Projects\2016\20160210\20160210.dwg 2/10/2016 10:50:25 AM CST



SEE SHEET 7 OF 11 SHEETS

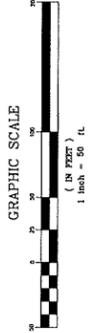
SEE SHEET 5 OF 11 SHEETS

NO.	DATE	DESCRIPTION
1	7/20/20	PRELIMINARY PLAT
2	7/20/20	REVISIONS
3	7/20/20	REVISIONS

I hereby certify that this survey, plan, or map was made by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Wisconsin.

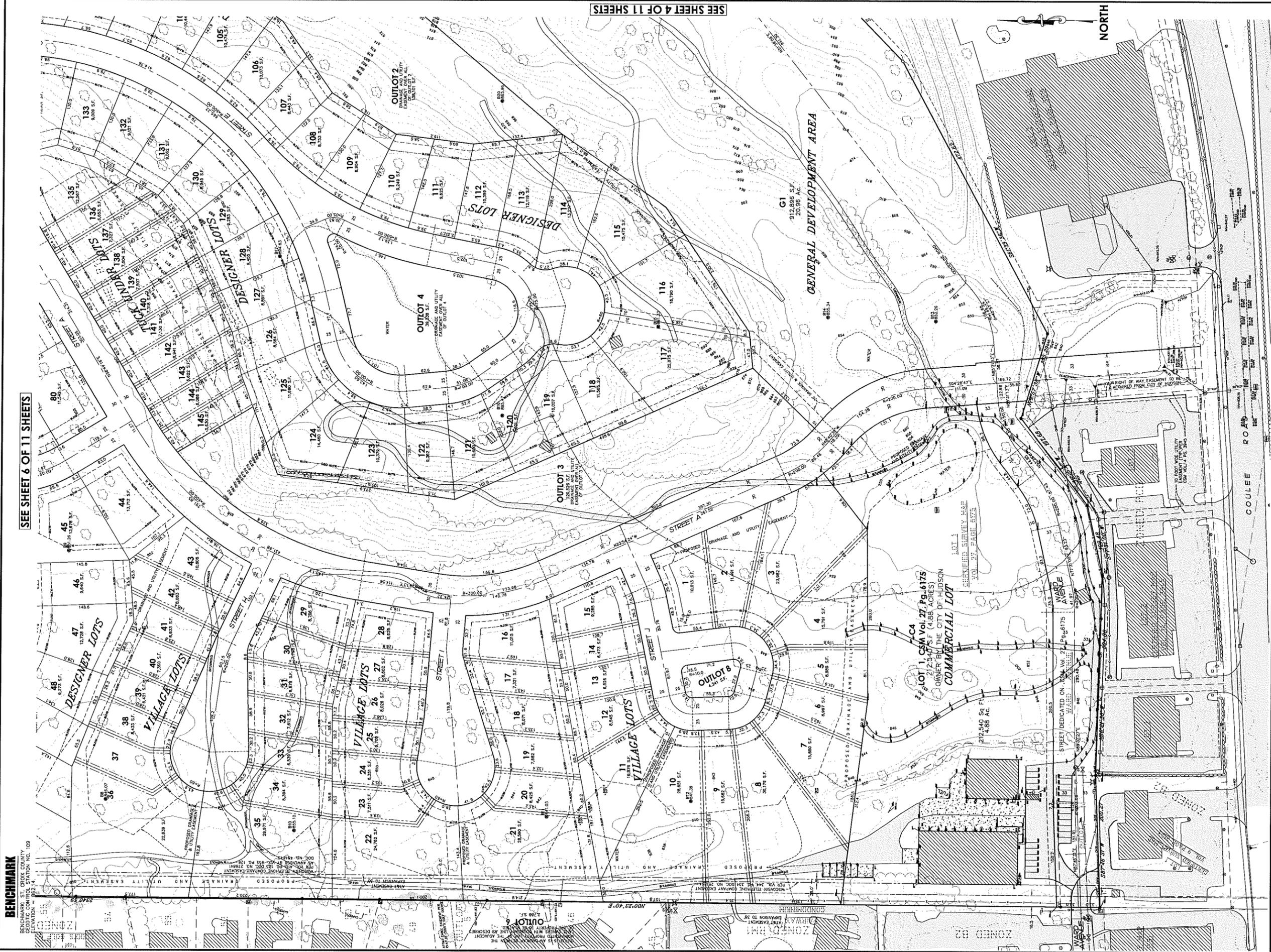
DANIEL W. OSERWILLER
 Date: 7/19/2016 License No. 2668

**PRELIMINARY PLAT
 OF
 CARMICHAEL RIDGE**
 -for- HANS HAGEN HOMES



E. G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive, Suite 110
 Wauwatosa, WI 53095
 Tel: (414) 341-6200 Fax: (414) 341-6200
 www.egrud.com

13715PP



SEE SHEET 6 OF 11 SHEETS

SEE SHEET 4 OF 11 SHEETS

BENCHMARK
 BENCHMARK: ST. CROIX COUNTY
 ELEVATION CONTROL STATION NO. 109
 ELEVATION: 128.00 FT.

DATE	BY	REVISION
2/10/2016	Daniel W. O'Brien	Initial Survey
2/10/2016	Daniel W. O'Brien	Final Plat

I hereby certify that this survey, plan, map or plat was made by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Wisconsin.

Daniel W. O'Brien
 DANIEL W. O'BRIEN
 License No. 2668
 Date: 2/10/2016

5 11

**PRELIMINARY PLAT
 OF
 CARMICHAEL RIDGE**
 ~for~ HANS HAGEN HOMES



A.E.G. RUD & SONS, INC.
 Professional Land Surveyors
 6770 Lakeshore Drive, Suite 110
 Lino Lakes, MN 55124
 Tel: (651) 341-8200 Fax: (651) 341-8700
 www.aegrud.com
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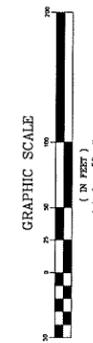


BENCHMARK
 BENCHMARK: ST. CROIX COUNTY
 MONUMENTATION PLAT NO. 109
 ELEVATION: 862.14

I hereby certify that this survey, plan or map was made by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Wisconsin.

Daniel W. Oberwiler
 Daniel W. Oberwiler License No. 2668
 Date: 2/10/2016

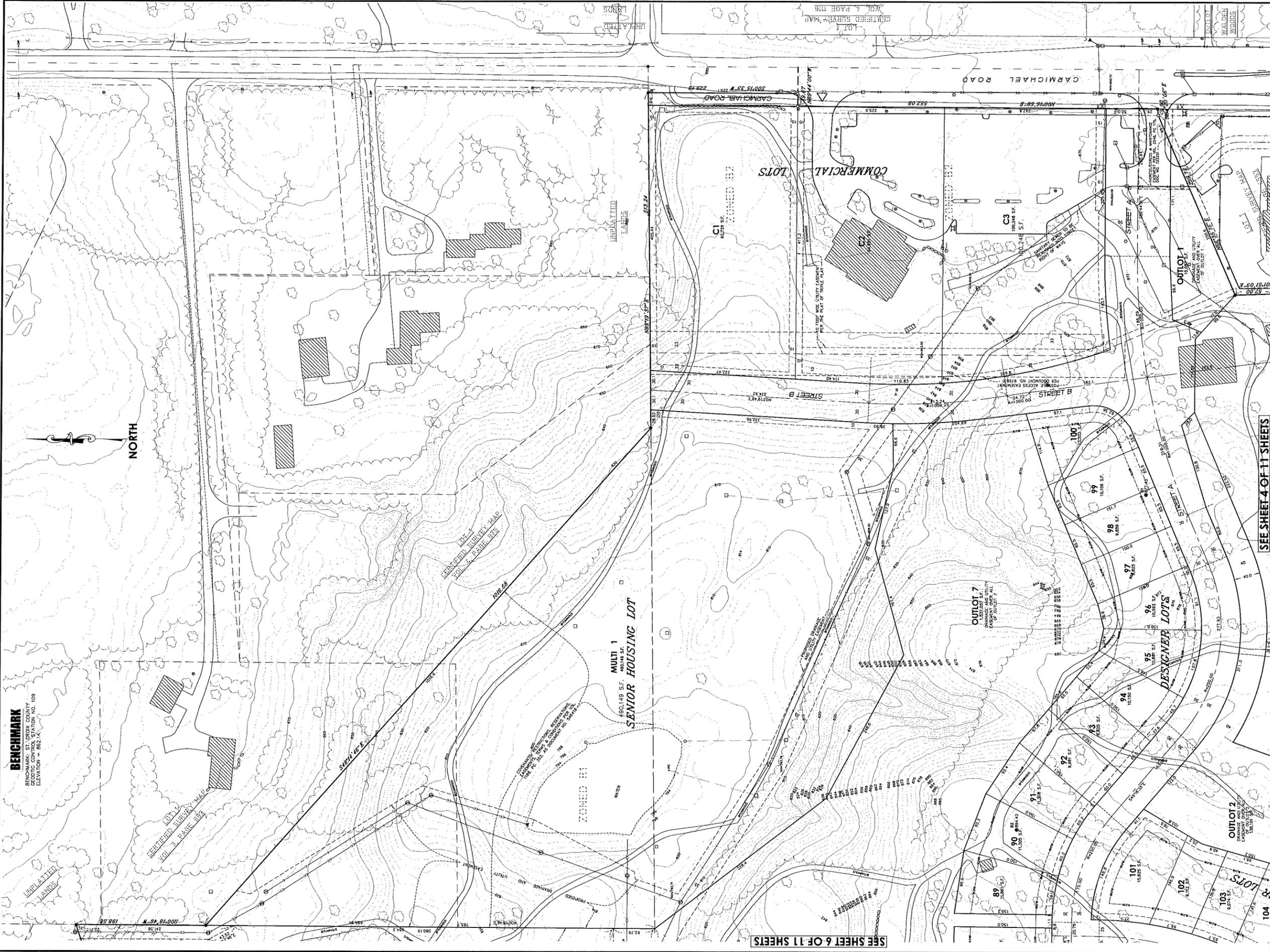
DATE	BY	DESCRIPTION
3/27/2015	Daniel W. Oberwiler	Final Plat
3/27/2015	Daniel W. Oberwiler	Final Plat
3/27/2015	Daniel W. Oberwiler	Final Plat



**PRELIMINARY PLAT
 OF
 CARMICHAEL RIDGE
 -for- HANS HAGEN HOMES**

SEE SHEET 5 OF 11 SHEETS

SEE SHEET 7 OF 11 SHEETS



BENCHMARK
 BENCHMARK ST. GROSS COUNTY
 SECTION NO. 109
 ELEVATION = 862.14'

NORTH

SEE SHEET 6 OF 11 SHEETS

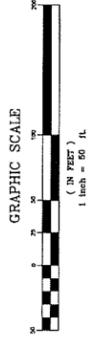
SEE SHEET 4 OF 11 SHEETS

**PRELIMINARY PLAT
 OF
 CARMICHAEL RIDGE**
 -for- HANS HAGEN HOMES

DATE	BY	REVISION
12/20/16	DW	Initial Layout
12/20/16	DW	Final Layout
12/20/16	DW	Final Layout
12/20/16	DW	Final Layout

I hereby certify that this survey, plan, map or plat was made by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Wisconsin.

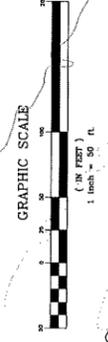
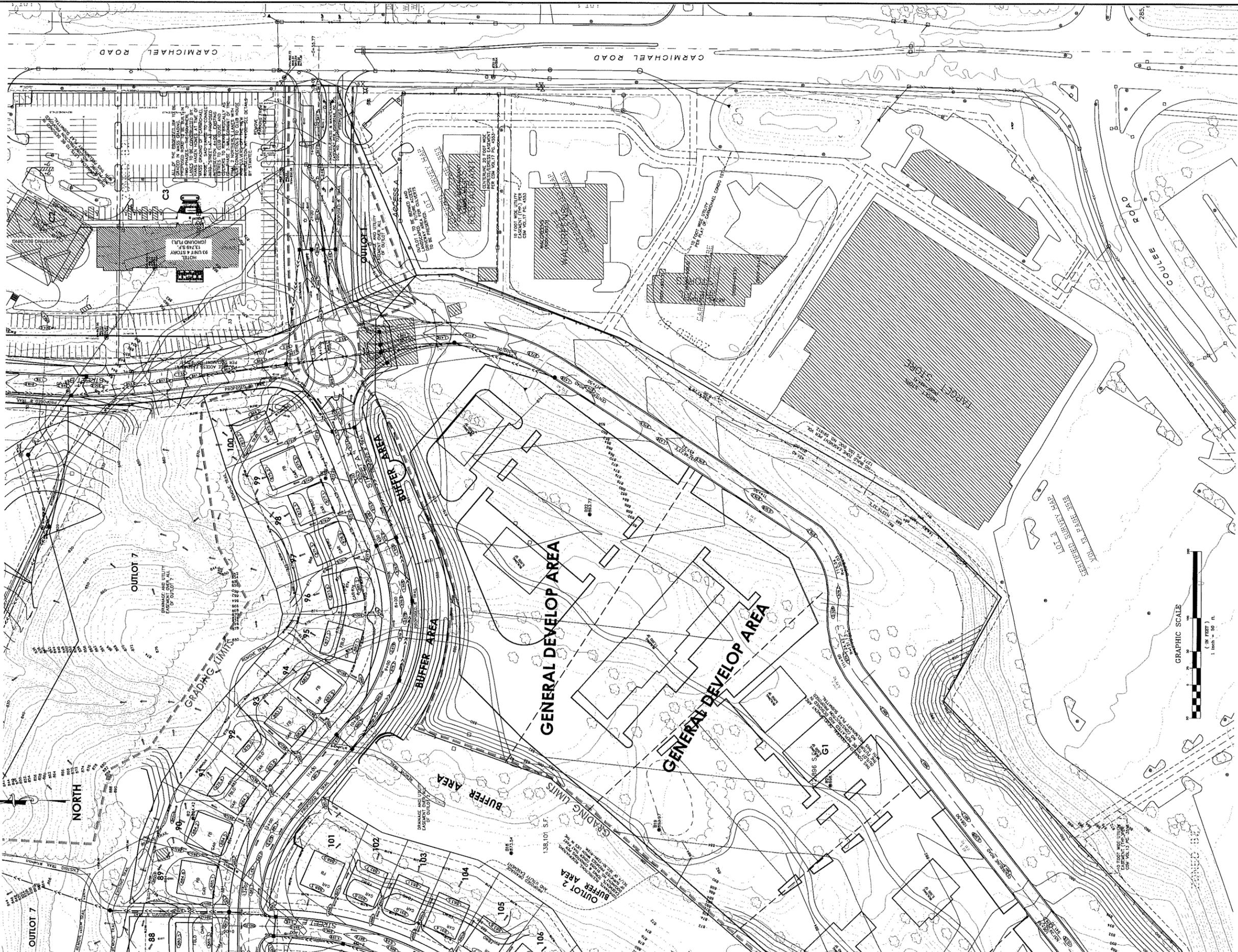
DANIEL W. ORSKWILLER
 Date: 2/10/2016 License No. 2668



E. G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive SE, Suite 110
 Everett, WA 98203
 Tel: (425) 341-5200 Fax: (425) 341-9700
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BENCHMARK
 BENCHMARK: ST. CROIX COUNTY
 ELECTRIC CONTROL STATION, NO. 109
 ELEVATION = 682.14'

SEE SHEET 11 OF 11 SHEETS



SEE SHEET 9 OF 11 SHEETS

NO.	DATE	DESCRIPTION	BY
1	1/27/15	PRELIMINARY GRADING PLAN	DW
2	2/10/16	REVISED GRADING PLAN	DW
3	2/10/16	REVISED GRADING PLAN	DW
4	2/10/16	REVISED GRADING PLAN	DW

I hereby certify that this survey, plan, map, or drawing was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Wisconsin.
Daniel W. Gremmiller
 Date: 2/10/2016 W License No. 2669

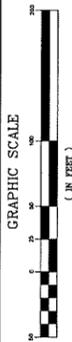
**PRELIMINARY GRADING PLAN
 OF
 CARMICHAEL RIDGE
 -for- HANS HAGEN HOMES**

DATE: 2/10/2016
 PROJECT: HANS HAGEN HOMES
 DRAWN BY: DANIEL W. GREMILLER
 CHECKED BY: JESSICA ADAMS



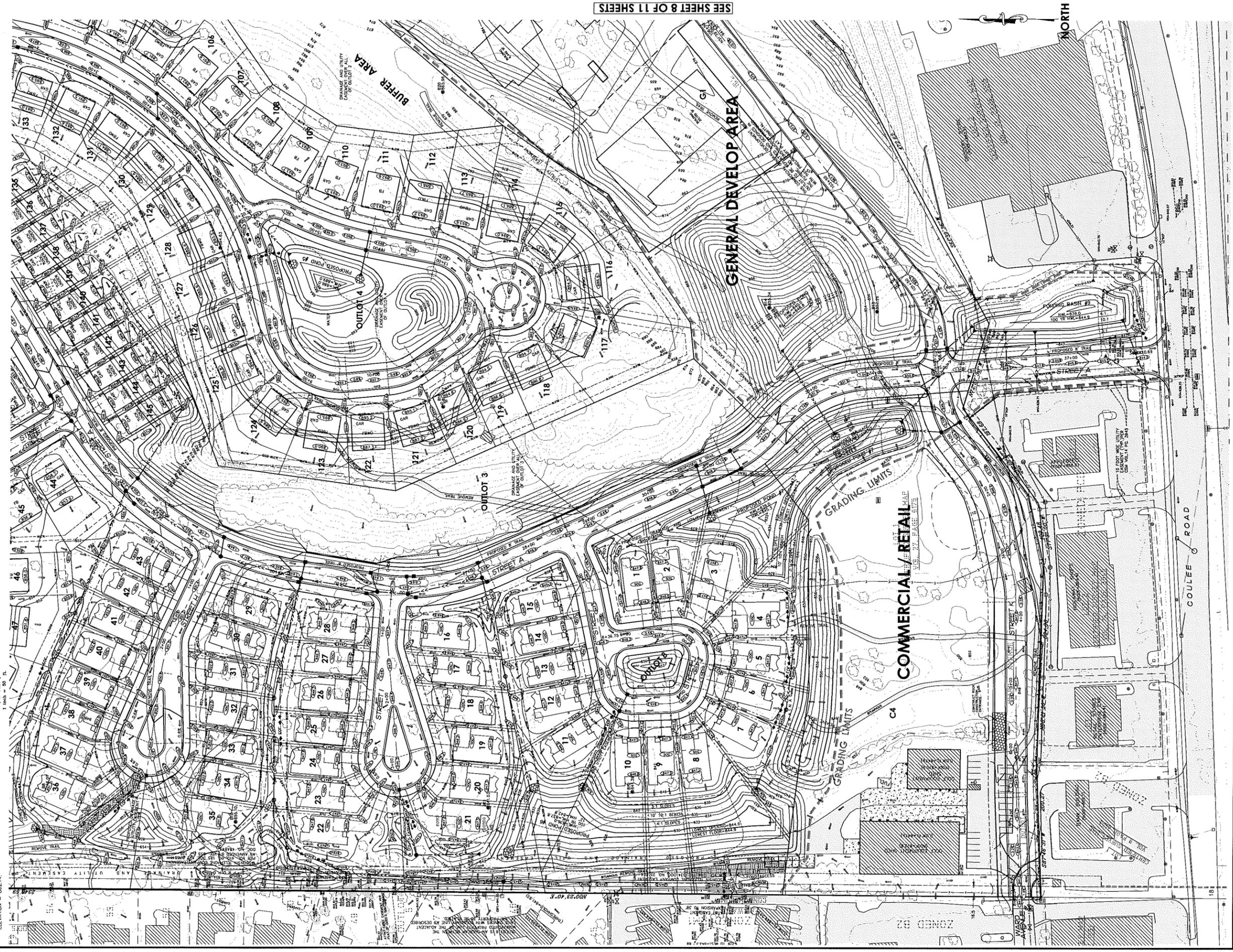
E.G. RUD & SONS, INC.
 Professional Land Surveyors
 100 Lakeside Drive
 Suite 110
 Littleton, CO 80120
 Tel: (303) 341-5200 Fax: (303) 341-0700
 www.egrud.com
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BENCHMARK
 BENCHMARK: ST. CROIX COUNTY
 GEODIC CONTROL STATION NO. 109
 ELEVATION = 862.14



SEE SHEET 10 OF 11 SHEETS

SEE SHEET 8 OF 11 SHEETS



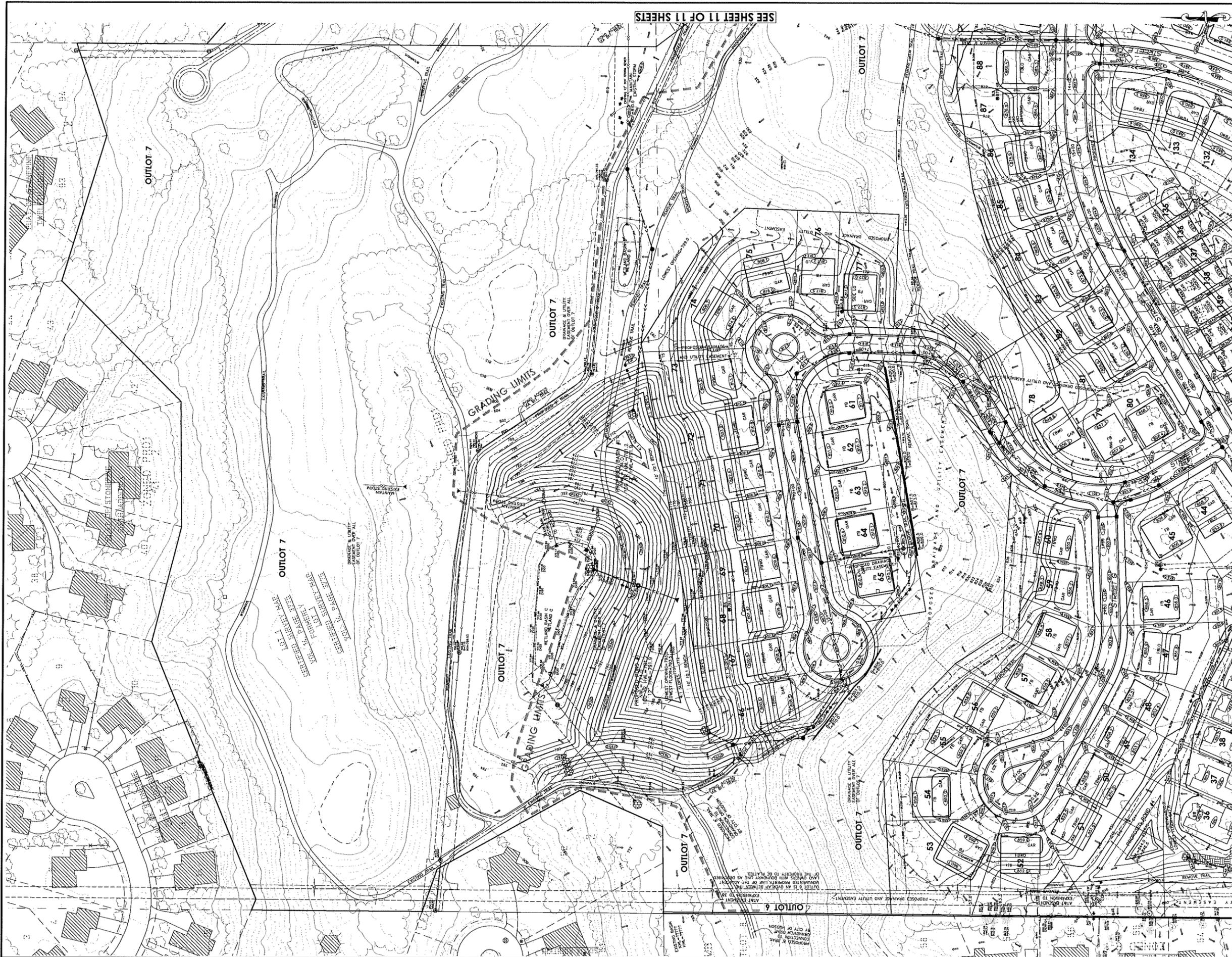
NO.	DATE	DESCRIPTION
1	12/15/2016	PRELIMINARY GRADING PLAN
2	12/15/2016	REVISIONS
3	12/15/2016	REVISIONS
4	12/15/2016	REVISIONS
5	12/15/2016	REVISIONS
6	12/15/2016	REVISIONS
7	12/15/2016	REVISIONS
8	12/15/2016	REVISIONS
9	12/15/2016	REVISIONS
10	12/15/2016	REVISIONS
11	12/15/2016	REVISIONS

I hereby certify that this survey, plan or map was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Wisconsin.
Daniel W. Greneller
 Date: 2/10/2016 W License No. 2688

**PRELIMINARY GRADING PLAN
 OF
 CARMICHAEL RIDGE
 -for- HANS HAGEN HOMES**



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 Burnsville, MN 55314
 Tel: (612) 891-1111
 Fax: (612) 891-1111
 www.egrud.com



SEE SHEET 11 OF 11 SHEETS

SEE SHEET 9 OF 11 SHEETS



NORTH

BENCHMARK
BENCHMARK: ST. CROIX COUNTY
GEODIC CONTROL STATION NO. 108
ELEVATION = 862.14

**PRELIMINARY GRADING PLAN
OF
CARMICHAEL RIDGE**
-for- HANS HAGEN HOMES

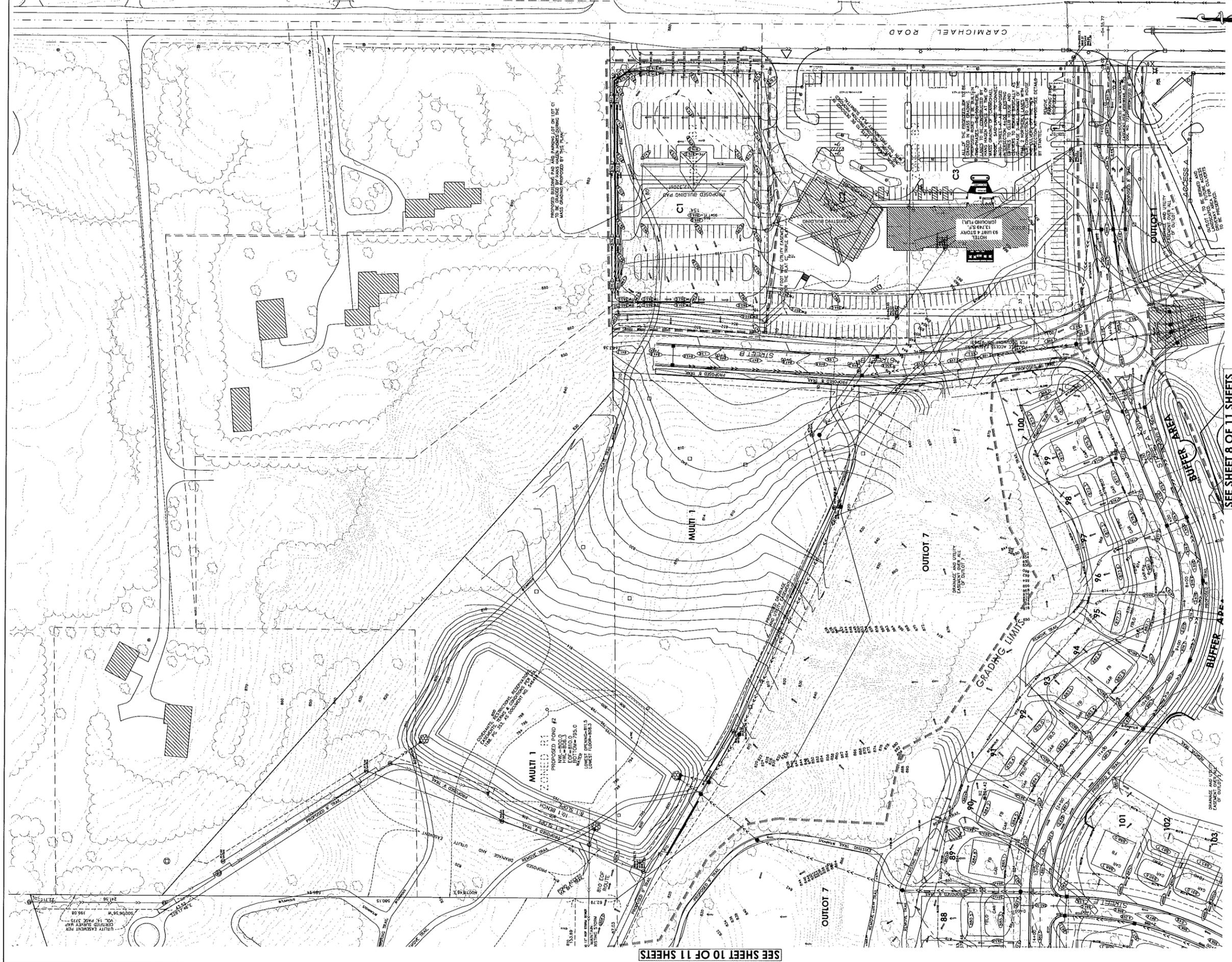
NO.	DATE	DESCRIPTION	BY
1	10/27/2016	ISSUED FOR PERMIT	DL
2	10/27/2016	ISSUED FOR PERMIT	DL
3	10/27/2016	ISSUED FOR PERMIT	DL
4	10/27/2016	ISSUED FOR PERMIT	DL
5	10/27/2016	ISSUED FOR PERMIT	DL

I hereby certify that this survey, plan, map, or drawing was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Wisconsin.

Daniel R. Greenweller
DANIEL R. GREENWELLER
Date: 2/10/2016 License No. 2668



E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive, Suite 110
Wauwatosa, WI 53226
Tel: (414) 341-5200 Fax: (414) 341-1470
www.egrud.com
S. VAN COTT, D. RUD, D. SONS, INC. 2/10/2016 11:40:51 AM CST 13715PP



SEE SHEET 10 OF 11 SHEETS

SEE SHEET 8 OF 11 SHEETS

NORTH

GRAPHIC SCALE
1 inch = 20 feet

BENCHMARK
BENCHMARK: ST. CROIX COUNTY
GEODIC CONTROL STATION NO. 109
ELEVATION = 662.14'

I hereby certify that this survey, plan, or map was made by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Wisconsin.

Daniel W. O'Brien
DANIEL W. O'BRIEN
Date: 2/15/2016 License No. 25341

NO.	DATE	DESCRIPTION	BY
1	12/27/15	MARK & CLEAR FOR PLOT #2	DWO
2	1/20/16	FIELD ACCESS	DWO
3	1/20/16	FIELD ACCESS	DWO
4	1/20/16	FIELD ACCESS	DWO
5	1/20/16	FIELD ACCESS	DWO

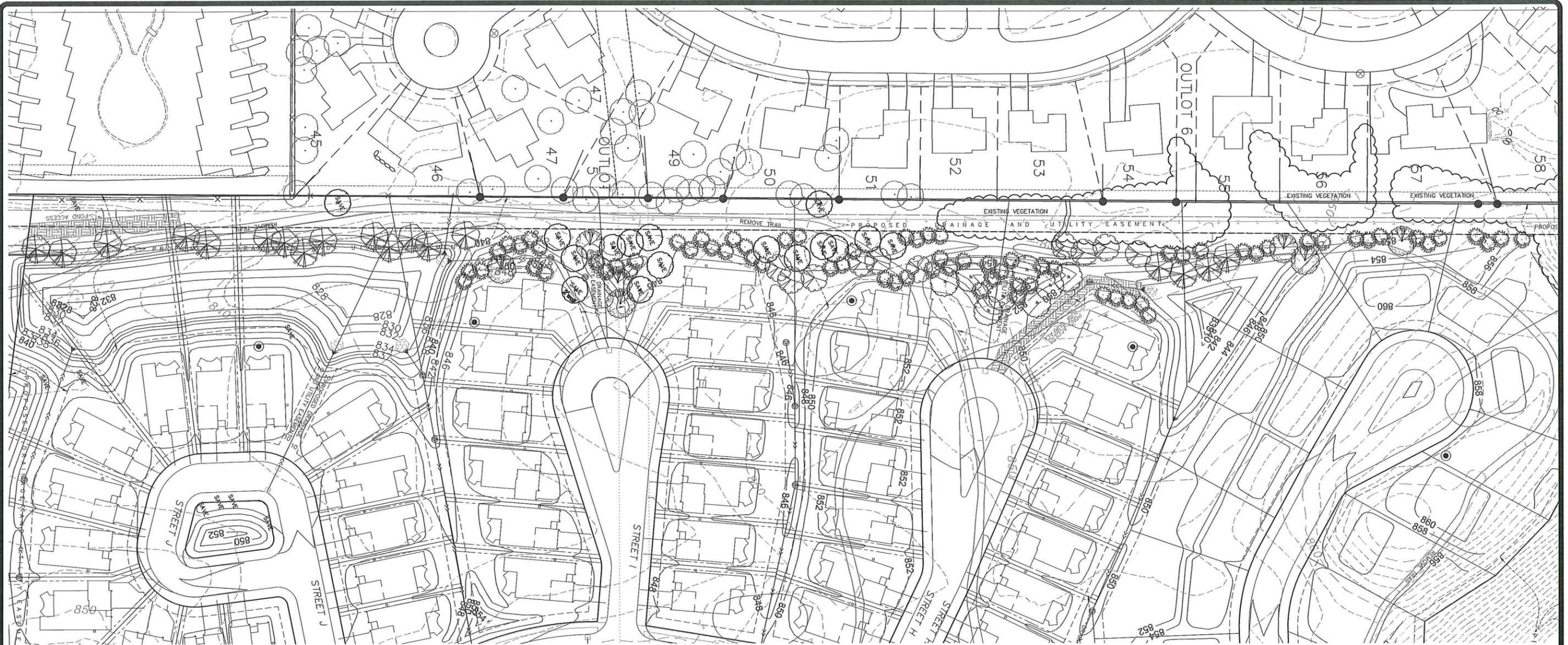
**PRELIMINARY GRADING PLAN
OF
CARMICHAEL RIDGE
-for- HANS HAGEN HOMES**

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DATE: 2/15/2016
DRAWN BY: JESSICA JONES
CHECKED BY: JESSICA JONES
SCALE: AS SHOWN
PROJECT: HANS HAGEN HOMES

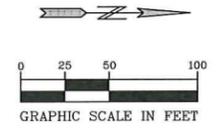


E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
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www.egrud.com

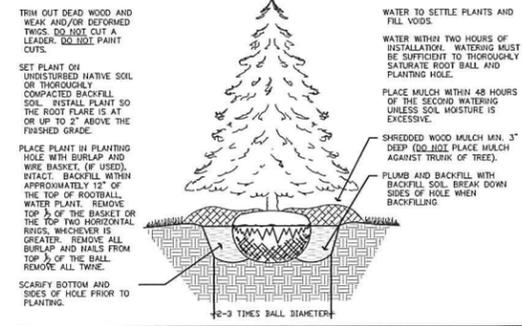


KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY
OVERSTORY TREES			
	AUTUMN BLAZE MAPLE/ACER X FREEMANII 'AUTUMN BLAZE'	2.5" B&B	7
	SWAMP WHITE OAK/QUERCUS BICOLOR	2.5" B&B	18
	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	2.5" B&B	9
	RIVER BIRCH/BETULA NIGRA 'HERITAGE'	8" B&B	8
EVERGREEN TREES			
	BLACK HILLS SPRUCE	8" B&B	76

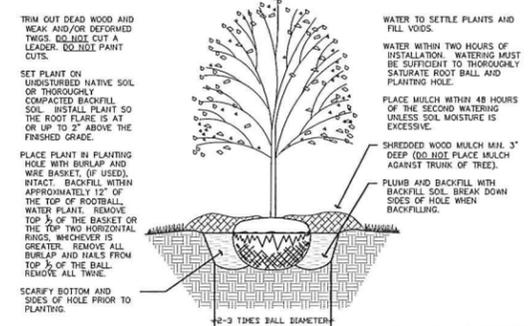
- EXISTING TREE TO BE SAVED ON CARMICHAEL RIDGE PROPERTY
- EXISTING TREE ON NEIGHBORING PROPERTIES
- EXISTING VEGETATION MASS TO BE SAVED



CONIFEROUS TREE PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL



- LANDSCAPE NOTES**
- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
 - THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH OWNER STATE ONE CALL 1-800-252-1168 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
 - GRADING TO BE PERFORMED BY OTHERS.
 - NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
 - ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERMEN-AMERICAN STANDARD FOR NURSERY STOCK.
 - ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
 - DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STABILITY TO A WIND SPEED OF 60 M.P.H.
 - THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
 - THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
 - IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
 - COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.
 - THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
 - THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
 - STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

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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.
 Name: Jennifer L. Thompson
 Reg. No.: 44763 Date:

Revisions	Date: 2-12-16
	Design: JLT
	Drawn: JLT

LANDSCAPE PLAN

HANS HAGEN HOMES
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CARMICHAEL RIDGE
 HUDSON, WISCONSIN

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