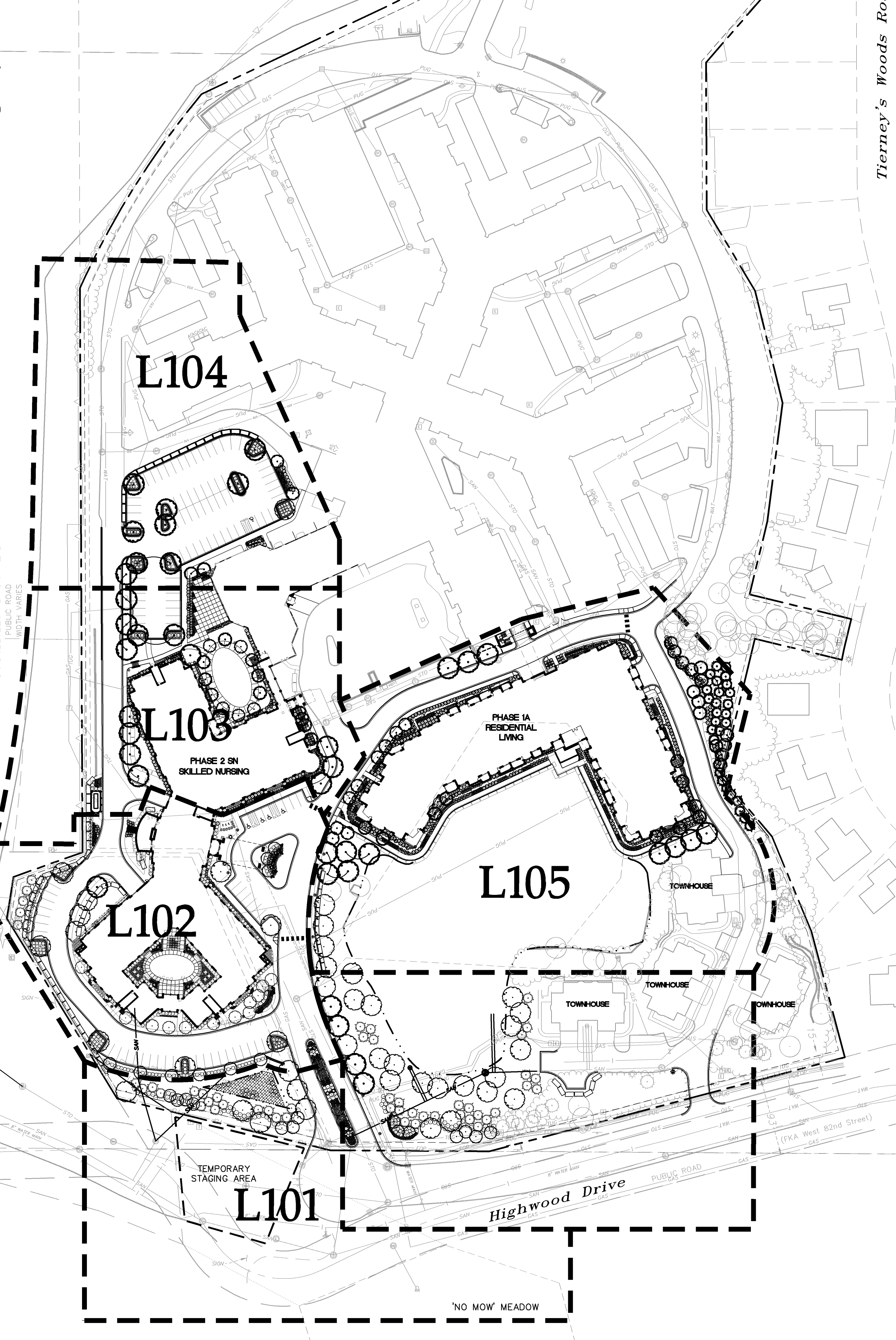
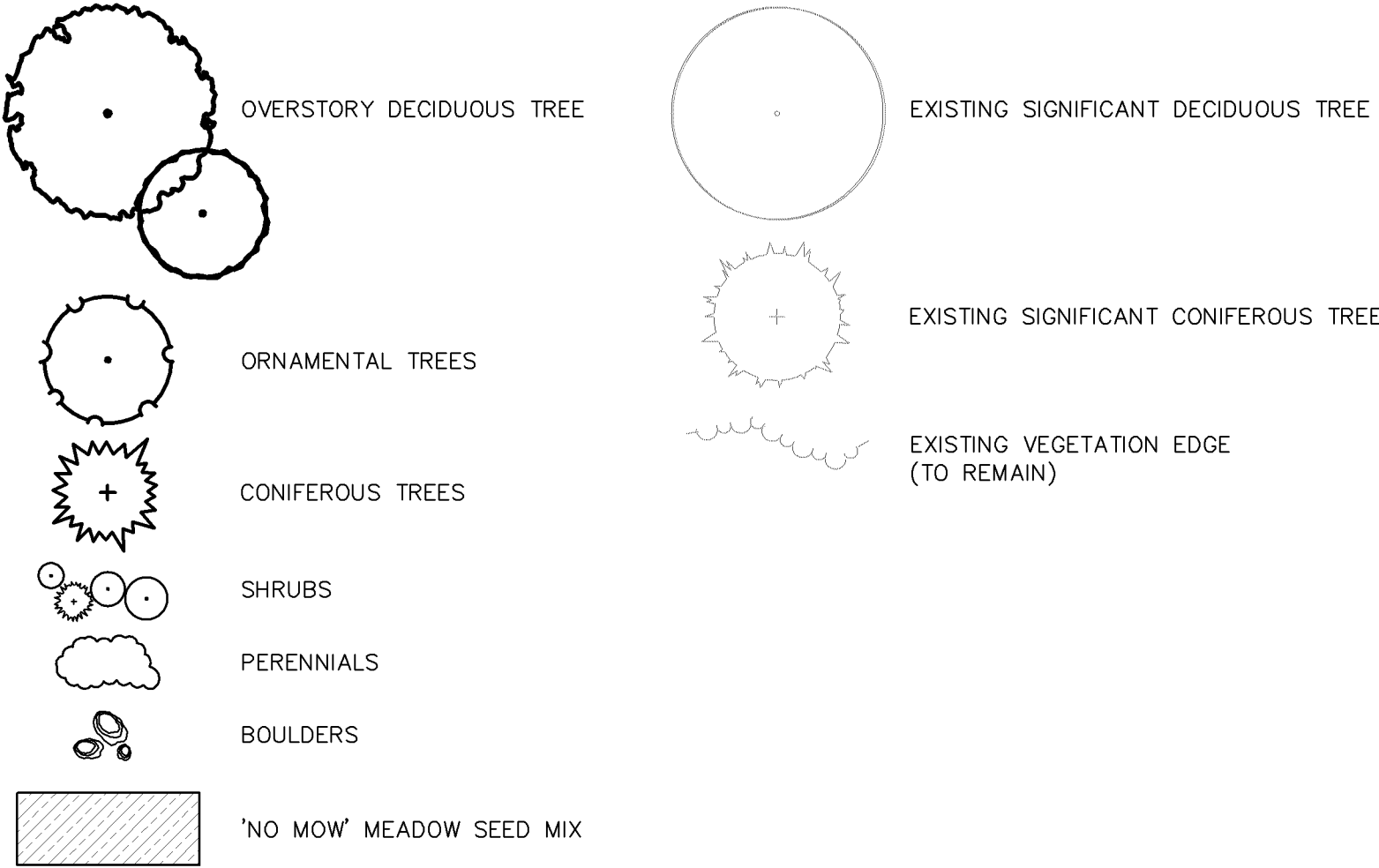


US Interstate Highway No. 4

Trunk Highway No. 169
C.S.A.H. No. 18



Plant Legend



Landscape Requirements

CITY DEVELOPABLE AREA LANDSCAPE REQUIRED:	404,500 S.F.
* TOTAL AREA OF A DEVELOPMENT SITE OR PHASE MINUS NATURAL WATER BODIES, WETLANDS, OR WOODED AREAS.	
- ONE TREE PER 2,500 S.F.	162 TREES
- ONE SHRUB PER 1,000 S.F.	405 SHRUBS

Tree Replacement Requirements

TREE REPLACEMENT REQUIREMENTS:	194 TREES
* REFORESTATION REQUIRED FOR REMOVAL OF SIGNIFICANT TREES BEYOND 50% OF THE TOTAL DBH INCHES OF SIGNIFICANT TREES	
- 484 DBH INCHES TO MITIGATED WITH 2.5" REPLACEMENT TREES	
(SEE CALCULATIONS ON TREE PRESERVATION PLAN)	

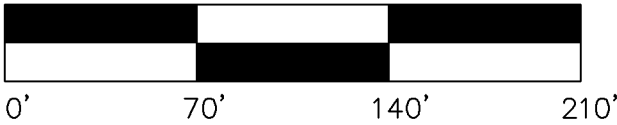
Total Site Landscape Requirements

TOTAL LANDSCAPING REQUIRED:	356 TREES
* TREES:	356 TREES
* SHRUBS:	405 SHRUBS
- UP TO 50% OF REQUIRED SHRUBS MAY BE PERENNIALS.	
- FOUR PERENNIALS EQUALS ONE SHRUB.	

Total Landscape Provisions

TOTAL LANDSCAPING PROVIDED:	259 TREES
* DECIDUOUS OVERSTORY TREES:	106 TREES
* EVERGREEN TREES:	76 TREES
* ORNAMENTAL TREES:	77 TREES
* SHRUBS: (NOT INCLUDED IN TOTAL)	1337 PLANTS
* PERENNIALS / GRASSES: (NOT INCLUDED IN TOTAL)	3487 PLANTS

CASE FILE #PL201700250



Westwood

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344

Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150

westwoodps.com

Designed: SAR

Checked: JRW

Drawn: SAR

Record Drawing by/date:

Revisions:

- 05/10/2017 DRC Submittal
- 06/08/2017 Per City Comments
- 11/15/2017 DRC Submittal
- 02/01/2018 100% DD Submittal
- 03/02/2018 Watershed Comments
- 04/18/2018 Construction Drawings

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly certified PROFESSIONAL LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

Jeffery R. Westendorf

Date: 04/18/18 License No. *

Prepared for:

Lifespace
Communities

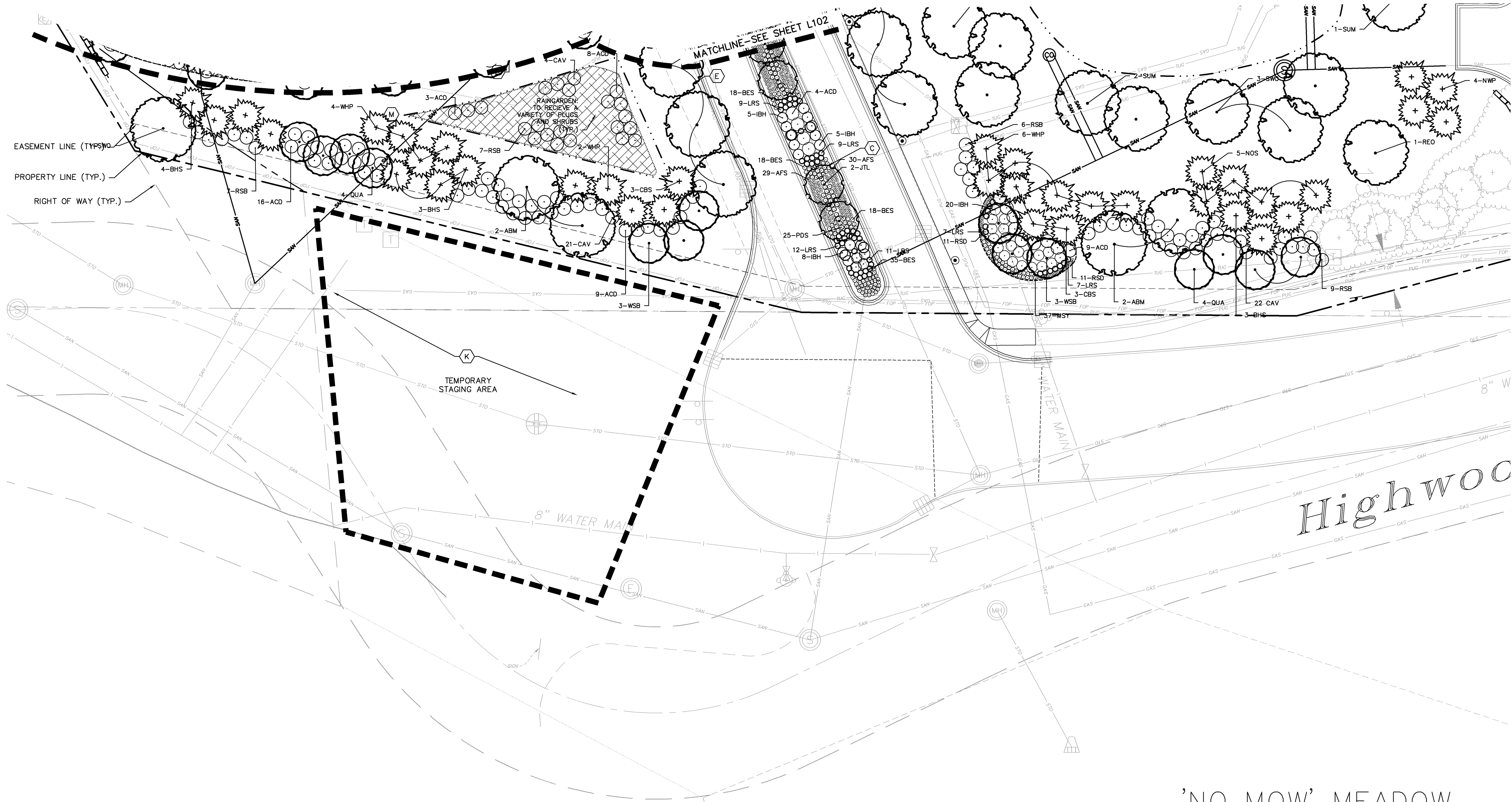
Friendship
Village

Bloomington, Minnesota

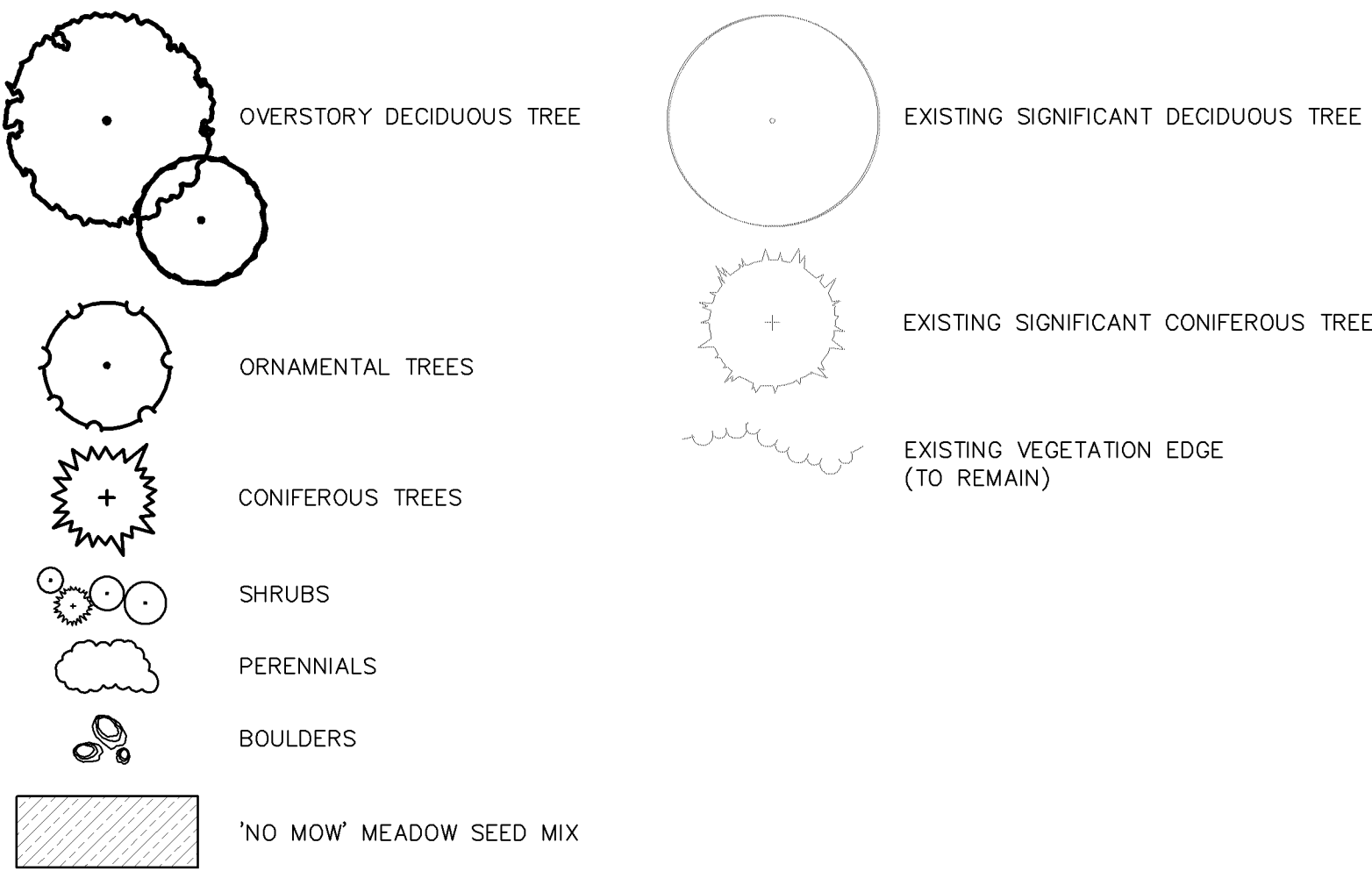
OVERALL
LANDSCAPE PLAN

Date: 03/29/18

Sheet: L100 OF 45



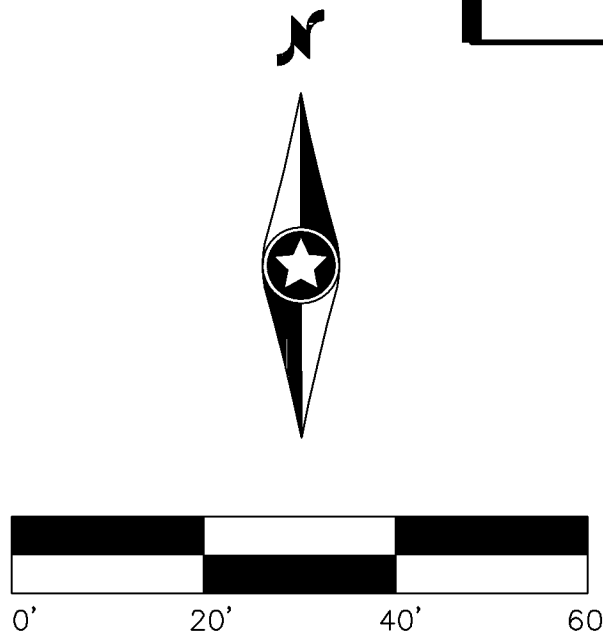
Plant Legend



Landscape Notes

- A BLACK STEEL EDGER (TYP.)
- B ROCK MULCH (TYP.)
- C SHREDDED HARDWOOD MULCH (TYP.)
- D ROCK MAINTENANCE STRIP (TYP.)
- E SOD (TYP.)
- F 2' DIAMETER BOULDER (TYP.)
- G 3' DIAMETER BOULDER (TYP.)
- H 5' DIAMETER BOULDER (TYP.)
- I NOT USED
- J MESIC PRAIRIE GENERAL- MNDOT SEED MIX 35-241 (TYP.)
- K DRY PRAIRIE GENERAL- MNDOT SEED MIX 35-221 (TYP.)
- L WOODLAND EDGE SOUTH & WEST- MNDOT SEED MIX 36-211 (TYP.)
- M SAVANNA GRASS MIX WITH MIXED HEIGHT/MESIC WILDFLOWER MIX (TYP.)

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Communities**

**Friendship
Village**

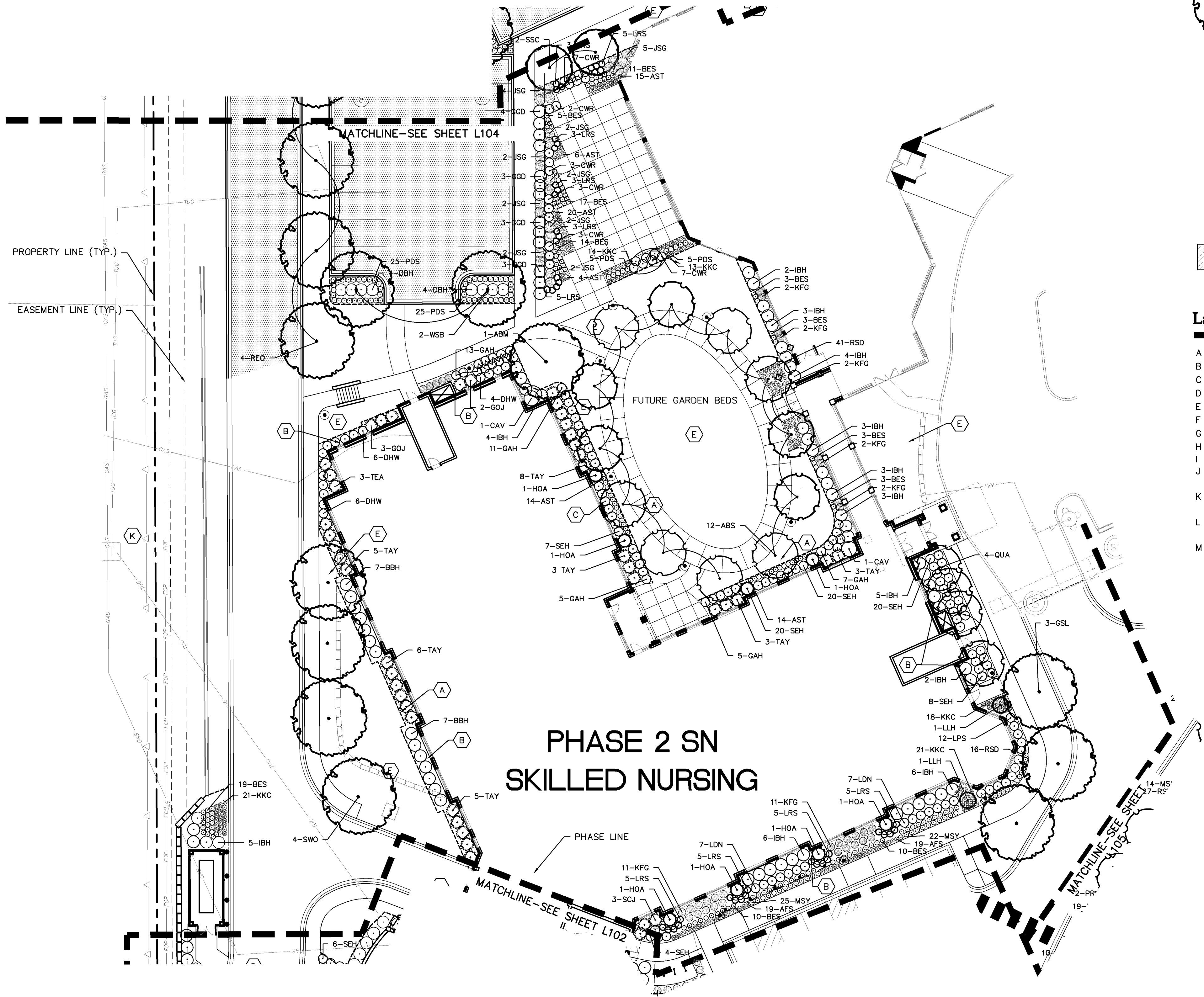
Bloomington, Minnesota

**PHASE 1 SOUTH
LANDSCAPE PLAN**

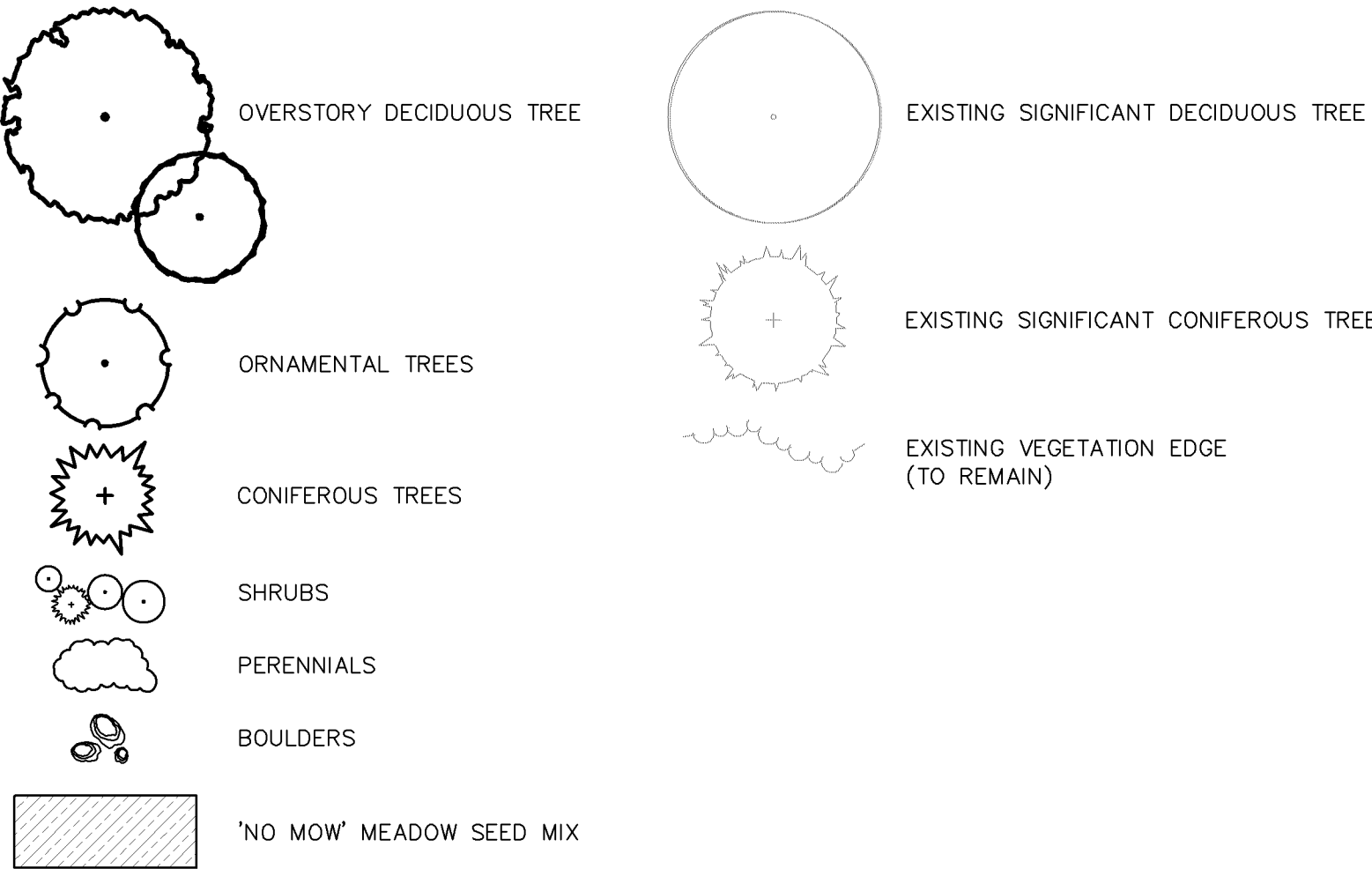
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Sheet: L101 OF 45

CASE FILE #PL201700250



Plant Legend



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Jeffery R. Westendorf

Date: 04/18/18 License No.:

Prepared for:

Lifespace
Communities

Friendship
Village

Bloomington, Minnesota

PHASE 2 SN
LANDSCAPE PLAN

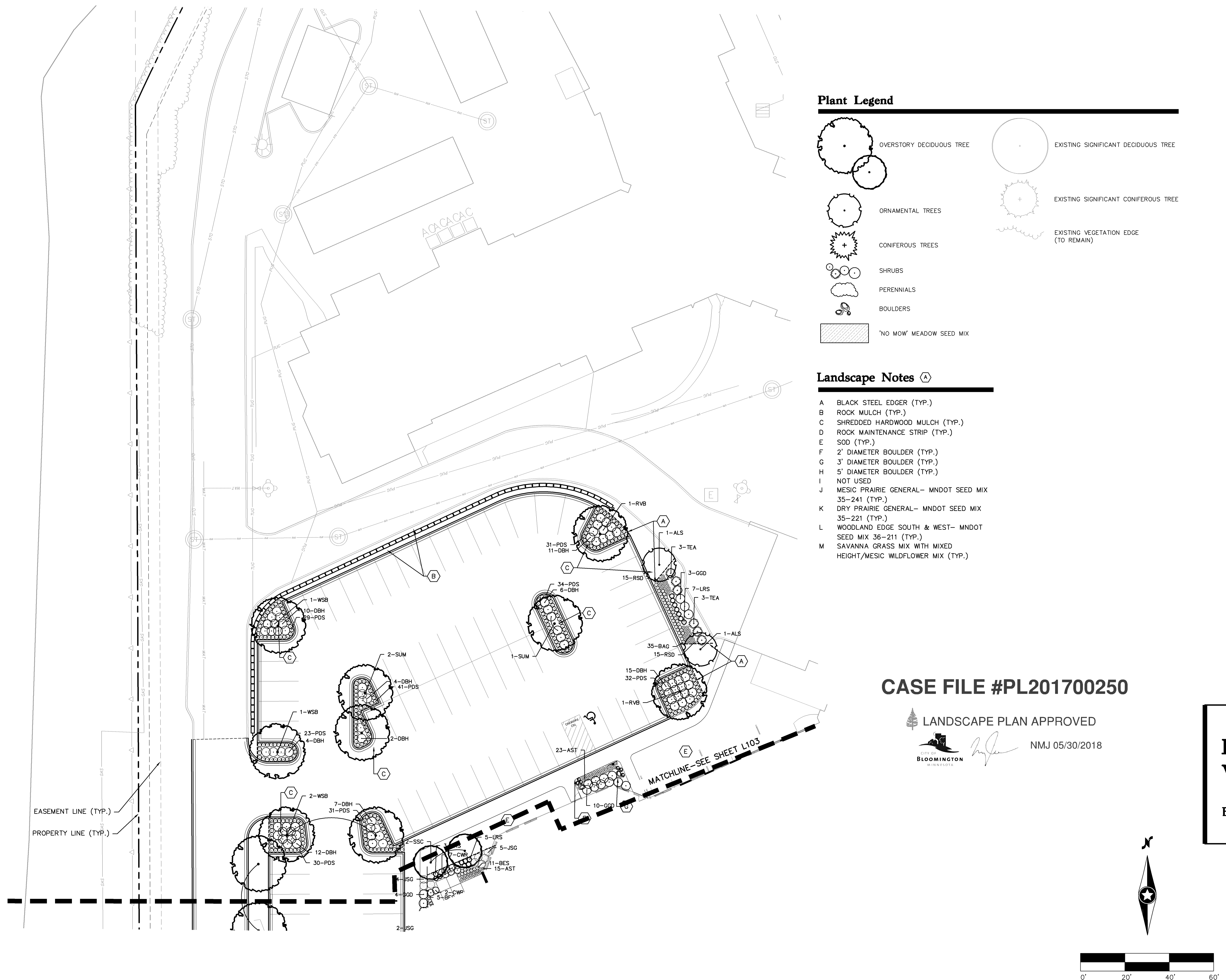
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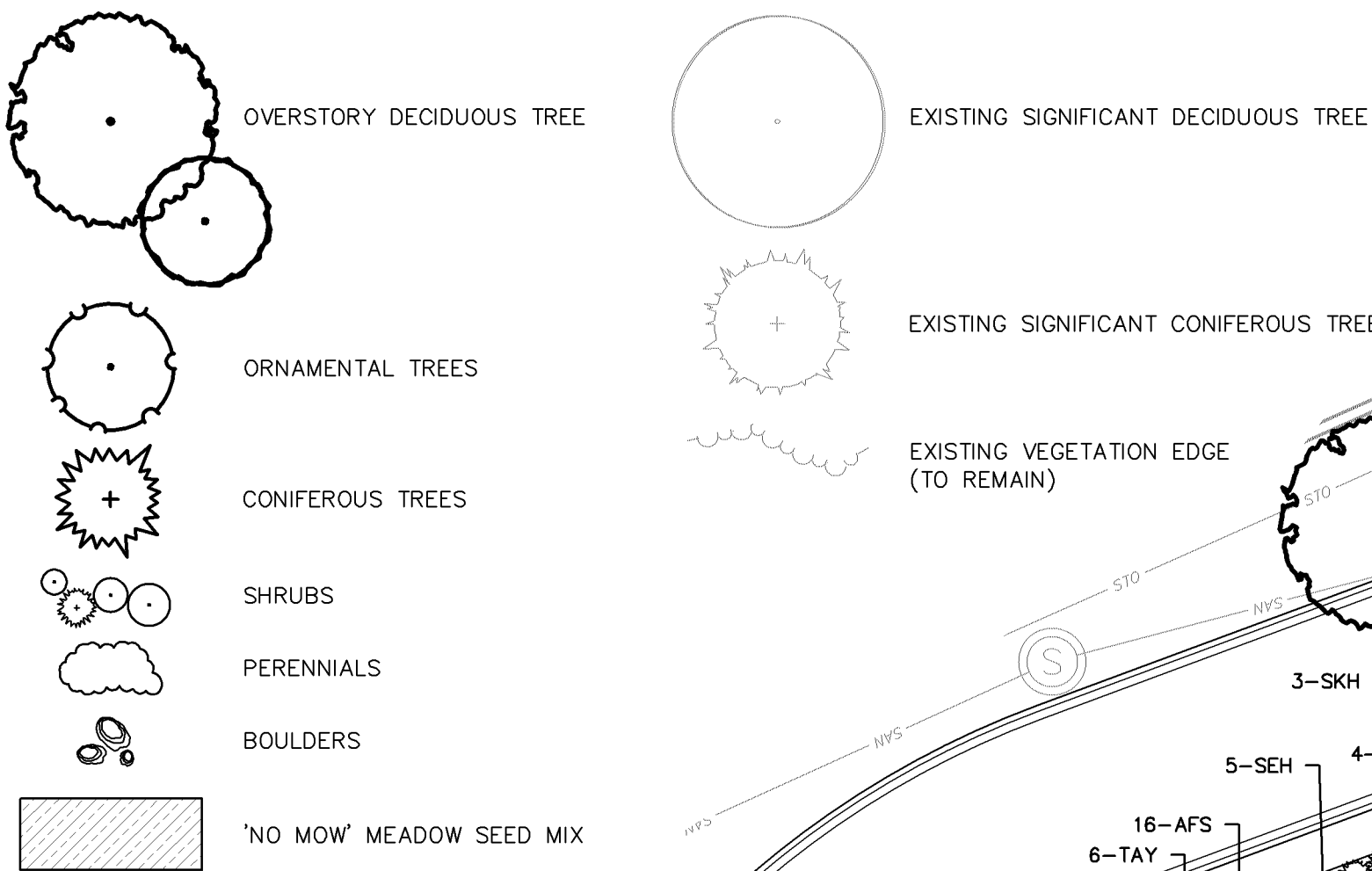
Jeffery R. Westendorf
Date: 04/18/18 License No. _____

Lifespace Communities

Bloomington, Minnesota

Sheet: **L104** OF **45**

Plant Legend



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**PHASE 1A
RESIDENTIAL
LIVING**

TOWNHOUSE

CASE FILE #PL201700250



LANDSCAPE PLAN APPROVED



NMJ 05/30/2018

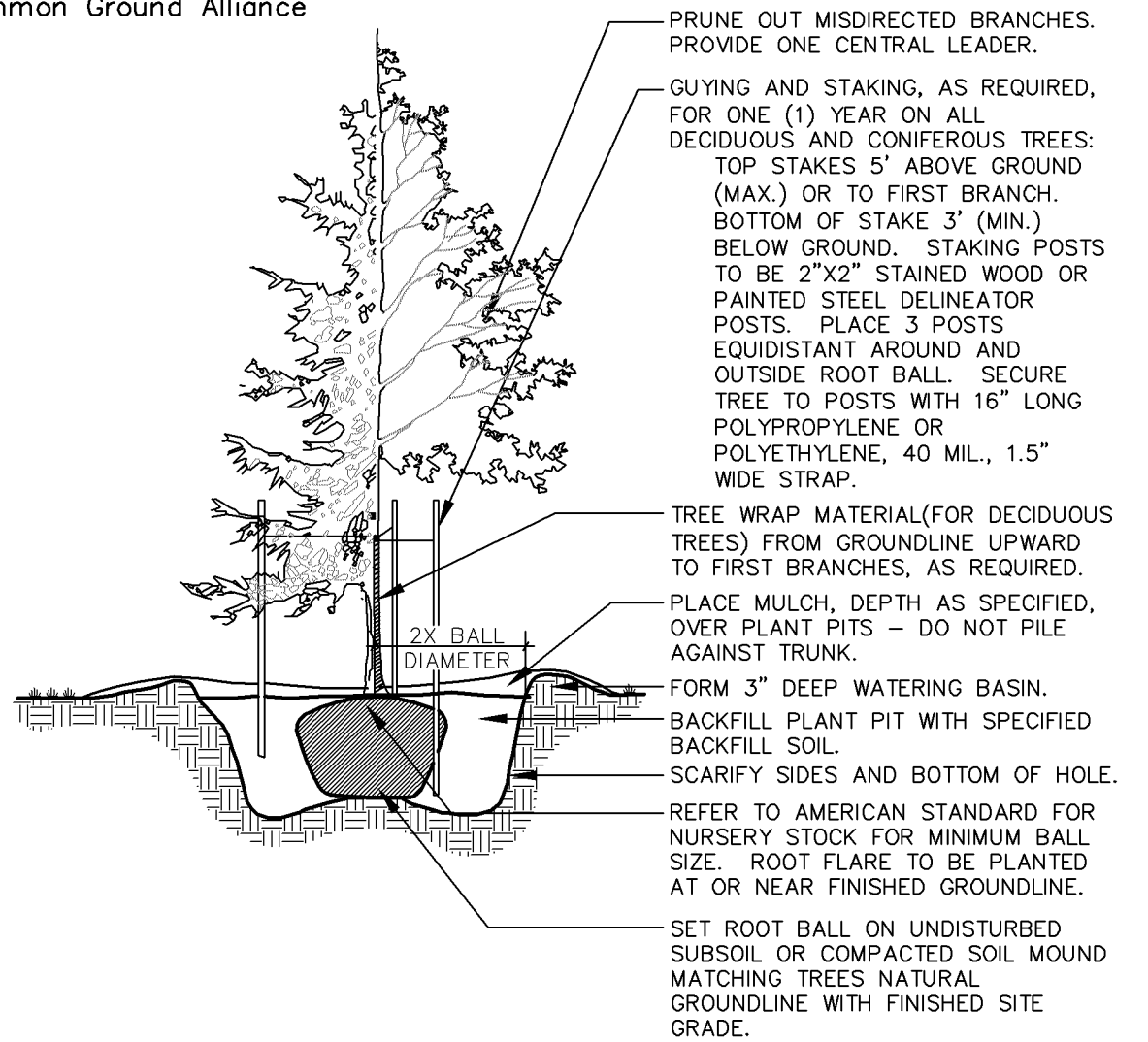
**Friendship
Village**

Bloomington, Minnesota

**PHASE 1A RL
LANDSCAPE PLAN**

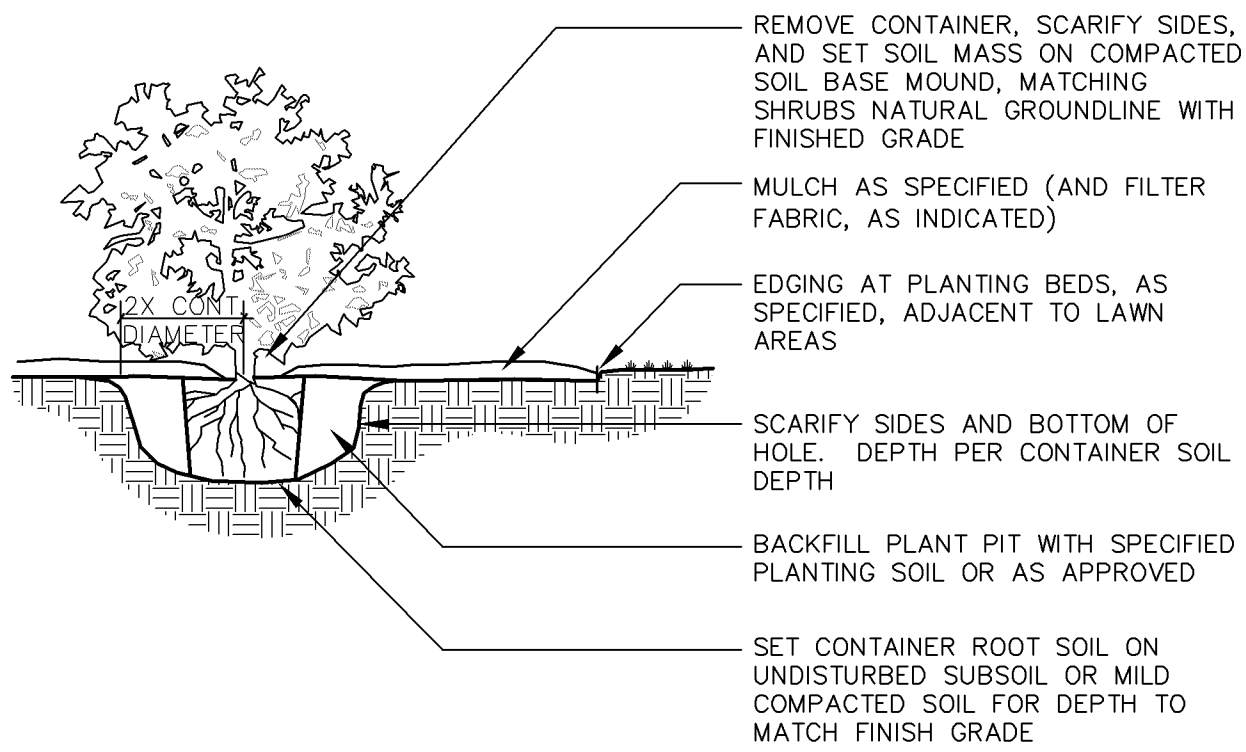
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Sheet: L105 OF 45



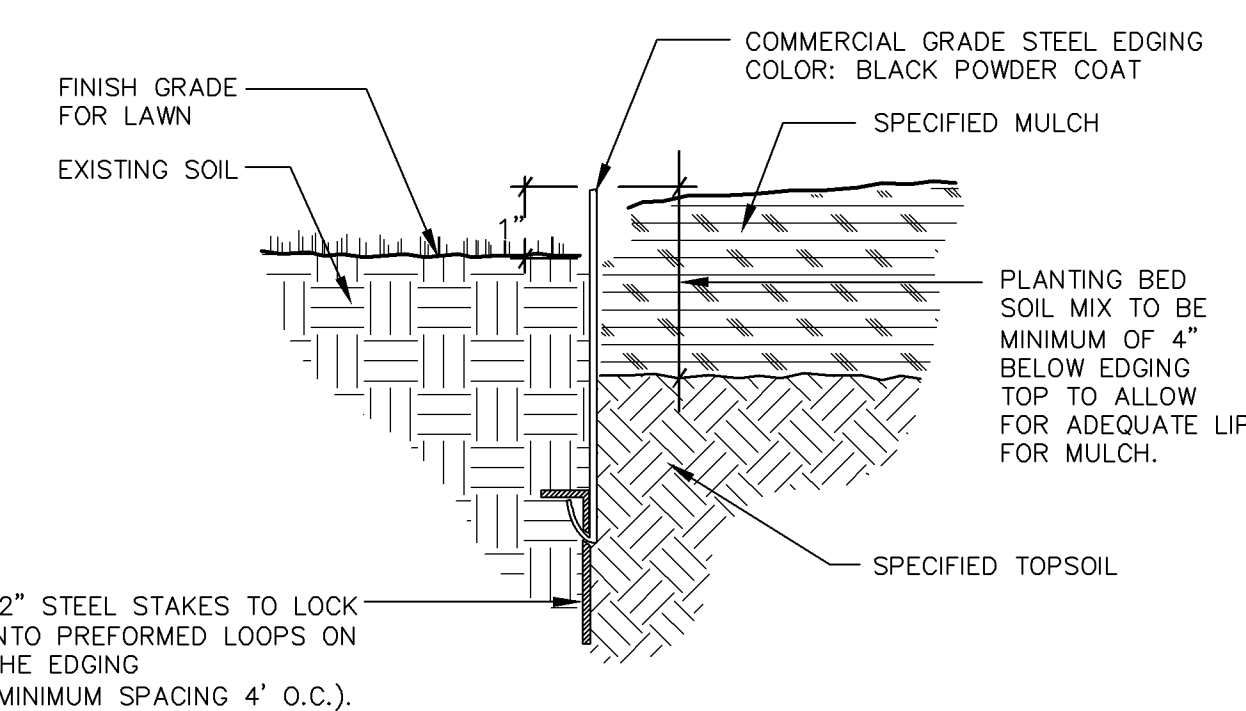
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L200 NOT TO SCALE



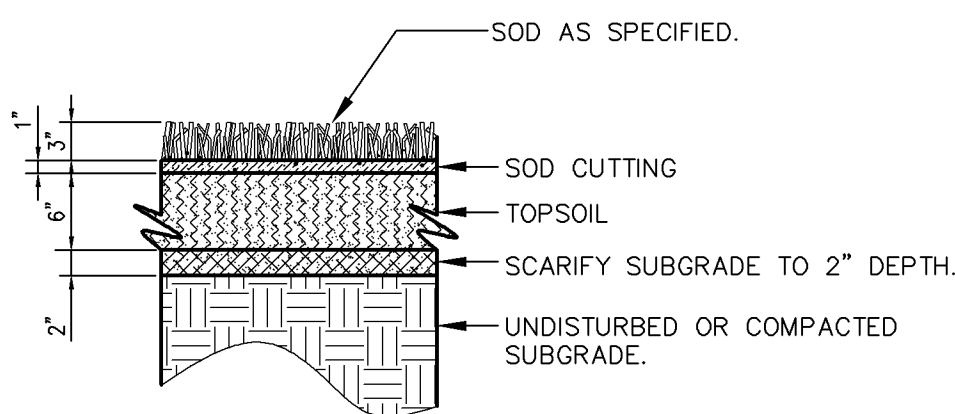
3 Shrub & Perennial Planting Detail

L200 NOT TO SCALE



5 Steel Edging Detail

L200 NOT TO SCALE

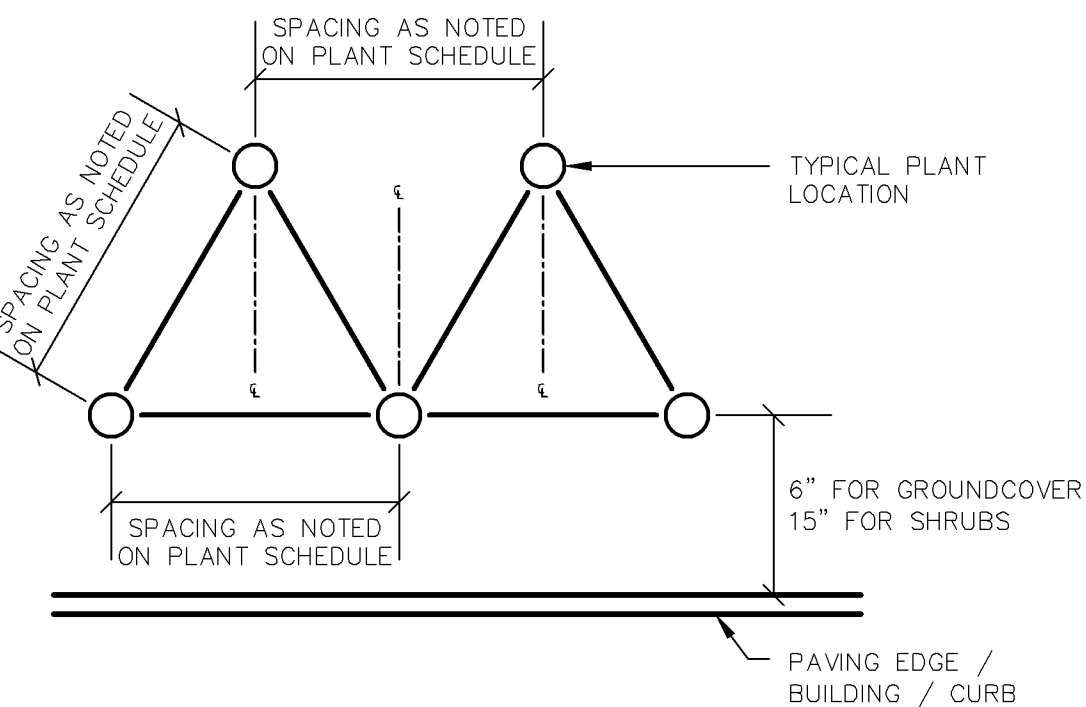


3 Sod Detail

L200 NOT TO SCALE

Planting Notes

- CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY – PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES – FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- ALL LANDSCAPE EDGING SHALL BE COL-MET STEEL EDGING, 3/16" THICK, COLOR BLACK OR APPROVED EQUAL.
- ALL DISTURBED AREAS TO BE SODDED OR SEEDDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
- CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- RAIN GARDEN NOTE: PROVIDE AND INSTALL EROSION CONTROL BLANKET AT RAIN GARDEN AREA SIDE SLOPES AFTER ALL PLANTING HAVE BEEN INSTALLED. BLANKET TO BE ONE SEASON GEOJUTE, MN/DOT CATEGORY 2 (STRAW 1S, WOOD FIBER 1S), OR APPROVED EQUAL. BLANKET TO BE OVERLAPPED BY 4" AND ANCHORED BY SOD STAPLES. PLACE BLANKET PERPENDICULAR TO THE SLOPE. TRENCH IN EDGES OF BLANKET AREA TO PREVENT UNDER MINING. PROVIDE SILT FENCE AT TOP OF SLOPE AS NEEDED. SHREDDED HARDWOOD MULCH TO MATCH OTHER PROJECT PLANTING MULCH. PLACE 4" DEPTH OF MULCH AT ALL PLANTING AND EROSION CONTROL BLANKET AREA (NO FILTER FABRIC). SEE RAIN GARDEN DETAIL FOR FURTHER INFORMATION. RAIN GARDEN TO PROVIDE PROPER INFILTRATION AND DRAINAGE REQUIREMENTS PER ENGINEERS APPROVAL.



7 Triangular Spacing Diagram

L200 NOT TO SCALE

Plant Schedule

CODE	QTY.	COMMON	BOTANICAL NAME	SIZE	ROOT	SPACING	REMARKS
OVERSTORY TREE 104							
BOL	9	BOULEVARD LINDEN	TILIA AMERICANA 'BOULEVARD'	2.5" CAL.	B&B	AS SHOWN	SINGLE
EQM	5	EMERALD QUEEN NORWAY MAPLE	ACER PLATANOIDES 'EMERALD QUEEN'	2.5" CAL.	B&B	AS SHOWN	SINGLE
SUM	9	SUGAR MAPLE	ACER SACCHARUM	2.5" CAL.	B&B	AS SHOWN	SINGLE
ABM	5	AUTUMN BRILLIANCE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2.5" CAL.	B&B	AS SHOWN	SINGLE
SKH	3	SUNBURST HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. 'INERMIS 'SKYCOLE'	2.5" CAL.	B&B	AS SHOWN	SINGLE
PRE	5	PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	2.5" CAL.	B&B	AS SHOWN	SINGLE
REO	14	RED OAK	QUERCUS RUBRA	2.5" CAL.	B&B	AS SHOWN	SINGLE
SWO	15	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL.	B&B	AS SHOWN	SINGLE
RVB	13	RIVER BIRCH	BETULA NIGRA	2.5" CAL.	B&B	AS SHOWN	CLUMP
WSB	23	WHITESPIRE BIRCH	BETULA POPULIFOLIA 'WHITESPIRE'	2.5" CAL.	B&B	AS SHOWN	CLUMP
GSL	5	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2.5" CAL.	B&B	AS SHOWN	SINGLE

ORNAMENTAL TREE 37							
JTL	8	JAPANESE TREE LILAC	SYRINGA RETICULATA	1.5" CAL.	B&B	AS SHOWN	CLUMP
ALS	6	ALLEGHENY SERVICEBERRY	AMELANCHIER LAEVIS	1.5" CAL.	B&B	AS SHOWN	CLUMP
ABS	12	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	1.5" CAL.	B&B	AS SHOWN	SINGLE
PRC	16	PRAIRIE ROSE CRAB	MALUS 'PRAIRIE ROSE'	1.5" CAL.	B&B	AS SHOWN	SINGLE
SSC	6	SPRING SNOW CRAB	MALUS 'SPRING SNOW'	1.5" CAL.	B&B	AS SHOWN	SINGLE
QUA	23	QUAKING ASPEN	POPULUS TREMULOIDES	1.5" CAL.	B&B	AS SHOWN	SINGLE
LLH	6	LIMELIGHT HYDRANGEA	HYDRANGEA PANICULATA 'LIMELIGHT'	1.5" CAL.	B&B	AS SHOWN	SINGLE
CONIFEROUS TREE 55							
BHS	23	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6' HT.	B&B	AS SHOWN	FULL
CBS	15	COLORADO SPRUCE	PICEA PUNGENS	6' HT.	B&B	AS SHOWN	FULL
NOS	5	NORWAY SPRUCE	PICEA ABIES	6' HT.	B&B	AS SHOWN	FULL
NWP	11	NORWAY PINE	PINUS RESINOSA	6' HT.	B&B	AS SHOWN	FULL
WHP	22	WHITE PINE	PINUS STROBUS	6' HT.	B&B	AS SHOWN	FULL

CONIFEROUS SHRUB 334							
TEA	29	TECHNY ARBORVITAE	THUJA OCCIDENTALIS 'TECHNY'	4'-0" O.C.	#5 CONT.		
HOA	19	HOLMSTRUP ARBORVITAE	THUJA OCCIDENTALIS 'HOLMSTRUP'	4'-0" O.C.	#5 CONT.		
TAY	142	TAUNTON YEW	TAXUS MEDII 'TAUNTON'	4'-0" O.C.	#5 CONT.		
GOJ	67	GREY OWL JUNIPER	JUNIPERUS VIRGINIANA 'GREY OWL'	4'-0" O.C.	#5 CONT.		
SCJ	51	SCANDIA JUNIPER	JUNIPERUS SABINA 'SCANDIA'	4'-0" O.C.	#5 CONT.		

DECIDUOUS SHRUB 621							
GMS	14	GOLDMOUND SPIREA	SPIRAEA X GOLDMOUND	3'-0" O.C.	#5 CONT.		
LPS	121	LITTLE PRINCESS SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	3'-0" O.C.	#5 CONT.		
SWN	13	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	5'-0" O.C.	#5 CONT.		
LDN	75	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	3'-0" O.C.	#5 CONT.		
CWR	37	CHAMPAGNE WISHES ROSE	ROSA 'CHAMPAGNE WISHES'	4'-0" O.C.	#5 CONT.		
IBH	234	INCREDIBALL HYDRANGEA	HYDRANGEA ARBORESCENS 'ABETWO'	4'-0" O.C.	#5 CONT.		
BOX	30	CHICAGOLAND GREEN BOXWOOD	BUXUS 'GLENCOE'	3'-0" O.C.	#5 CONT.		
RSB	37	REGENT SERVICEBERRY	AMELANCHIER ALNIFOLIA 'REGENT'	5'-0" O.C.	#5 CONT.		
DBH	230	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA	3'-0" O.C.	#5 CONT.		
ACD	93	ALLEMANS COMPACT DOGWOOD	CORNUS SERICEA 'ALLEMANS COMPACT'	5'-0" O.C.	#5 CONT.		
QGD	26	GARDEN GLOW DOGWOOD	CORNUS HESSEI 'GARDEN GLOW'	3'-0" O.C.	#5 CONT.		
BBH	31	BUTTERFLY BUSH HONEYSUCKLE	DIERVILLA SESSILIFOLIA 'BUTTERFLY'	4'-0" O.C.	#5 CONT.		
DHW	39	DARK HORSE WEIGELA	WEIGELA FLORIDA 'DARK HORSE'	3'-0" O.C.	#5 CONT.		
CAV	49	COMPACT AMERICAN VIBURNUM	VBURNUM TRILOBUM 'BAILEY COMPACT'	4'-0" O.C.	#5 CONT.		

PERENNIALS 842							
KFG	116	KARL FORESTER REED GRASS	CALAMAGROSTIC ACUTICLORA 'KARL FORESTER'	36" O.C.	#5 CONT.		
JSG	23	LITTLE FOUNTAIN JAPANESE SILVER GRASS	MISCANTHUS SINENSIS 'KLEINE FONTAINE'	48" O.C.	#5 CONT.		
PDS	648	PRAIRIE DROPS	SPOROBOLUS HETEROLEPIS	24" O.C.	#5 CONT.		
SSG	36	SHENANDOAH SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	24" O.C.	#5 CONT.		
LRS	255	LITTLE SPIRE RUSSIAN SAGE	HEMEROCALLIS 'APRICOT SPARKLES'	18" O.C.	#1 CONT.		
AFS	239	AUTUMN FIRE SEDUM	SEDUM SPECTABILE AUTUMN FIRE	18" O.C.	#1 CONT.		
KKC	501	KIT KAT CATMINT	NEPETA FAASSENII 'KIT KAT'	18" O.C.	#1 CONT.		
RSD	468	RUBY STELLA DAYLILY	HEMEROCALLIS 'RUBY STELLA'	18" O.C.	#1 CONT.		
---	20	JOAN SENIOR DAYLILY	HEMEROCALLIS 'JOAN SENIOR'	18" O.C.	#1 CONT.		
MSY	297	MOONSHINE YARROW	ACHILLEA 'MOONSHINE'	24" O.C.	#1 CONT.		
BES	489	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'	16" O.C.	#1 CONT.		
SEH	164	SIEBOLDIANA HOSTA	HOSTA SIEBOLDIANA 'ELEGANS'	36" O.C.	#1 CONT.		
GAH	41	GUACAMOLE HOSTA	HOSTA 'GUACAMOLE'	36" O.C.	#1 CONT.		
SBA	94	SUMMER BRILLIANCE ALLIUM	ALLIUM TANGUTICUM 'SUMMER BRILLIANCE'	8" O.C.	#1 CONT.		
AST	96	FANAL ASTILBE	ASTILBE X ARENDsii 'FANAL'	16" O.C.	#1 CONT.		

ABBREVIATIONS: B&B = BALLED & BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. =MINIMUM O.C. = ON CENTER SP. = SPREAD QTY. = QUANTITY CONT. = CONTAINER NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

Plant Schedule - Rain Garden

CODE	QTY	COMMON/BOTANICAL NAME	SIZE	LOCATION	SPACING O.C.	REMARKS
PERENNIALS 615						
YAM	---	COMMON YARROW / ACHILLEA MILLEFOLIUM	PLUG	SIDESLOPE	18" O.C.	HEIGHT: 2-3'
SJP	---	SWEET JOE-PYE-WEED / EUPATORIUM PURPUREUM	PLUG	SIDESLOPE	24" O.C.	HEIGHT: 5-7'
SWG	---	SWITCHGRASS / PANICUM VIRGATUM	PLUG	SIDESLOPE	24" O.C.	HEIGHT: 4-6'
GCN	---	GOLDSTRUM CONEFLOWER / RUDBECKIA FULGIDA	PLUG	SIDESLOPE	18" O.C.	HEIGHT: 2-3'
GOA	---	GOLDEN ALEXANDERS / ZIZIA AUREA	PLUG	SIDESLOPE	18" O.C.	HEIGHT: 1.5-3'
PEV	---	PEARLY EVERLASTING / ANAPHALIS MARGARITACEA	PLUG	SIDESLOPE	18" O.C.	HEIGHT: 1-3'
BPH	---	BLUE PHLOX / PHLOX DIVARICATA	PLUG	SIDESLOPE	18" O.C.	HEIGHT: .75-1'
PPP	---	PRAIRIE PHLOX / PHLOX PILOSA	PLUG	SIDESLOPE	18" O.C.	HEIGHT: 2-3'
LJA	---	JACOBS LADDER / POLEMONIUM REPTANS	PLUG	SIDESLOPE	18" O.C.	HEIGHT: 1-1.5'
SDO	---	STELLA DE ORO DAYLILY / HEMEROCALLIS 'STELLA DE ORO'	PLUG	SIDESLOPE	18" O.C.	HEIGHT: .75-1'
ASD	---	APRICOT SPARKLES DAYLILY / HEMEROCALLIS 'APRICOT SPARKLES'	PLUG	SIDESLOPE	18" O.C.	HEIGHT: .75-1'
BJD	---	BAJA DAYLILY / HEMEROCALLIS 'BAJA'	PLUG	SIDESLOPE	18" O.C.	HEIGHT: .75-1'
POA	---	PRAIRIE ONION / ALLIUM STELLATUM	PLUG	SIDESLOPE	18" O.C.	HEIGHT: 1-1.5'
KFG	---	KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	PLUG	BASE/SIDE	18" O.C.	HEIGHT: 3'
BES	---	BROWN-EYED-SUSAN / RUDBECKIA SUBTOMENTOSA	PLUG	BASE/SIDE	18" O.C.	HEIGHT: 3-5'
PBS	---	PRAIRIE BLAZING STAR / LIATRIS PYCNOSTACHYA	PLUG	BASE/SIDE	18" O.C.	HEIGHT: 4-6'
NEA	---	NEW ENGLAND ASTER / SYMPHYOTRICHUM NOVAE-ANGLIAE	PLUG	BASE	18" O.C.	HEIGHT: 3-6'
CPS	---	CATERPILLER SEDGE / CAREX CRINITA	PLUG	BASE	18" O.C.	HEIGHT: 1-3'
JPW	---	JOE-PYE-WEED / EUPATORIUM MACULATUM	PLUG	BASE	18" O.C.	HEIGHT: 4-6'
BON	---	BONESET / EUPATORIUM PERFOLIATUM	PLUG	BASE	18" O.C.	HEIGHT: 4-6'

SHRUBS ---						
GRD	---	GRAY DOGWOOD / CORNUS RACEMOSA	#2 CONT.	SIDESLOPE	5'-0" O.C.	---
CAD	---	RED-OSIER DOGWOOD / CORNUS SERICEA (STOLONIFERA)	#2 CONT.	BASE/SIDE	5'-0" O.C.	---
DBH	---	DWARF BUSH HONEYSUCKLE / DIERVILLA LONICERA	#2 CONT.	BASE/SIDE	3'-0" O.C.	---

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

Westwood

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344

Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150

westwoods.com

Designed: SAR

Checked: JRW

Drawn: SAR

Record Drawing by/date:

Revisions:

- 05/10/2017 DRC Submittal
- 06/08/2017 Per City Comments
- 11/15/2017 DRC Submittal
- 02/01/2018 100% DD Submittal
- 03/02/2018 Watershed Comments
- 04/18/2018 Construction Drawings

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly certified PROFESSIONAL LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

Jeffery R. Westendorf

Date: 04/18/18 License No. *

Prepared for:

Lifespace Communities

Friendship Village

Bloomington, Minnesota

LANDSCAPE DETAILS

Date: 03/29/18

Sheet: L200 OF 45

Schedule								
Symbol	Label	QTY	Manufacturer	Catalog Number	Lumens per Lamp	LLF	Wattage	Lumens per Watt
□	AA3	6	EATON - McGRAW- EDISON (FORMER COOPER LIGHTING)	GLEON-AF-02-LED-E1- SL3	380	0.81	113	28
□	AA3T	2	EATON - McGRAW- EDISON (FORMER COOPER LIGHTING)	GLEON-AF-02-LED-E1- SL3	380	0.81	226	
□	AA4	10	EATON - McGRAW- EDISON (FORMER COOPER LIGHTING)	GLEON-AF-02-LED-E1- T4W	378	0.81	113	
□	AA4FT	2	EATON - McGRAW- EDISON (FORMER COOPER LIGHTING)	GLEON-AF-03-LED-E1- T4FT	380	0.81	166	
○	BB3	14	Amerlux Exterior	DPM-DSM-T3-4L	6526	0.81	82.1	
○	DD	12	PRESCOLITE	MD8LEDRL35K8 8MD8LXL55	8530	0.81	78.1	
□	EE	23	EATON - LUMARK (FORMER COOPER LIGHTING)	XTOR2B-W	2102	0.81	18.2	
□	EE1	6	EATON - LUMARK (FORMER COOPER LIGHTING)	XTOR4B-W	4203	0.81	37.7	
□	GG	13	ARCHITECTURAL AREA LIGHTING	PROS-Y5-2040	1895	0.81	25.1	

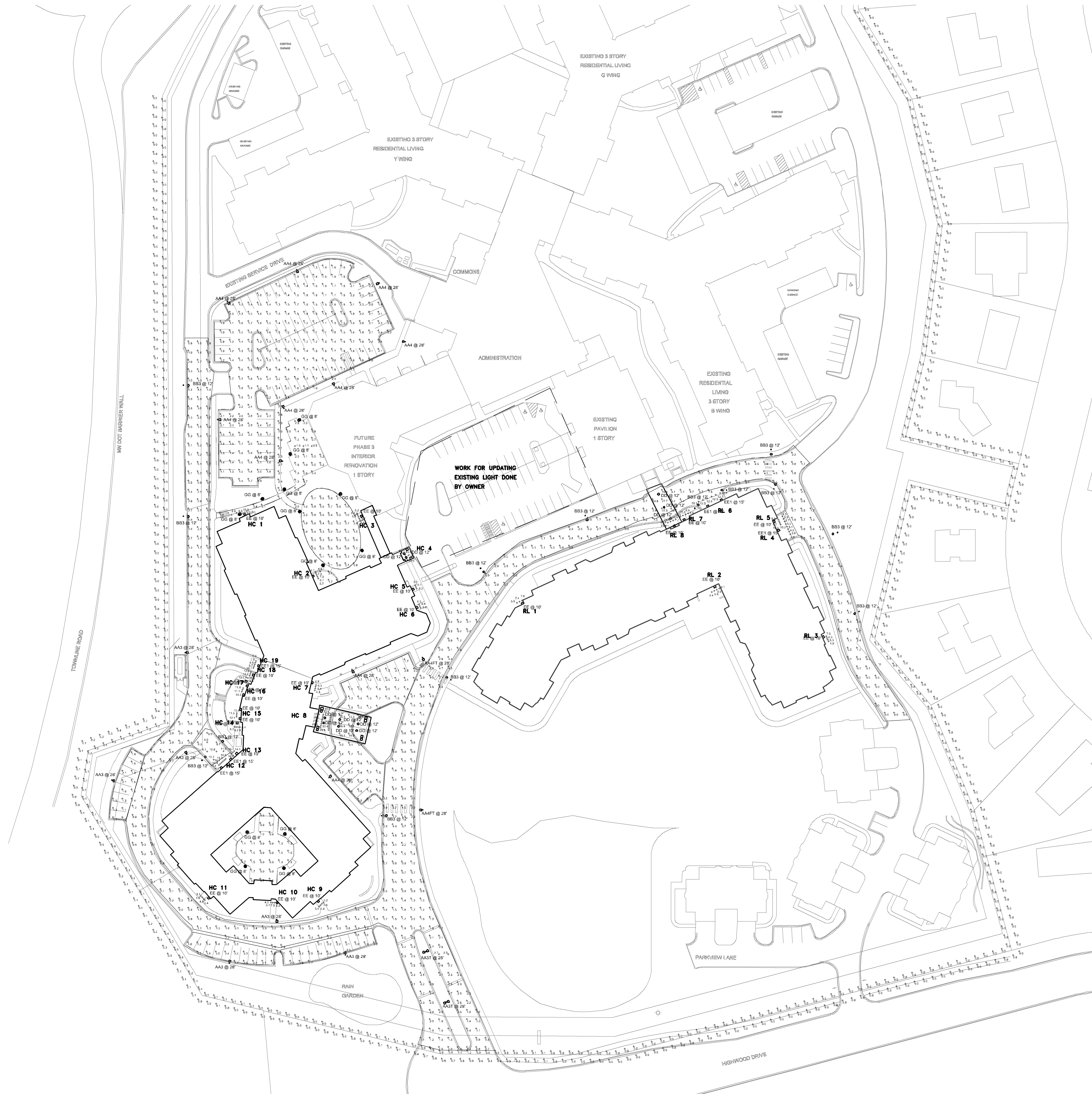
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
10ft Beyond Property	+	0.1 fc	0.9 fc	0.0 fc	N/A	N/A
Courtyard	+	1.0 fc	1.7 fc	0.4 fc	4.3:1	2.5:1
Drive Lane	+	1.9 fc	27.7 fc	0.0 fc	N/A	N/A
Front Parking	+	4.1 fc	38.6 fc	1.1 fc	35.1:1	3.7:1
Garden Zone new	+	1.3 fc	5.5 fc	0.2 fc	27.5:1	6.5:1
HC 1	+	10.4 fc	10.9 fc	9.5 fc	1.1:1	1.1:1
HC 2	+	6.7 fc	7.3 fc	5.7 fc	1.3:1	1.2:1
HC 3	+	6.2 fc	6.8 fc	5.2 fc	1.3:1	1.2:1
HC 4	+	41.4 fc	43.6 fc	37.0 fc	1.2:1	1.1:1
HC 5	+	5.9 fc	6.2 fc	5.5 fc	1.1:1	1.1:1
HC 6	+	6.6 fc	6.8 fc	6.3 fc	1.1:1	1.0:1
HC 7	+	5.8 fc	6.9 fc	4.4 fc	1.6:1	1.3:1
HC 8	+	33.6 fc	38.0 fc	23.8 fc	1.6:1	1.4:1
HC 9	+	5.6 fc	5.8 fc	5.2 fc	1.1:1	1.1:1
HC 10	+	6.6 fc	8.3 fc	4.5 fc	1.8:1	1.5:1
HC 11	+	4.4 fc	5.4 fc	3.1 fc	1.7:1	1.4:1
HC 12	+	15.8 fc	16.6 fc	14.5 fc	1.1:1	1.1:1
HC 13	+	15.5 fc	16.7 fc	14.1 fc	1.2:1	1.1:1
HC 14	+	8.8 fc	9.2 fc	8.3 fc	1.1:1	1.1:1
HC 15	+	11.4 fc	12.1 fc	10.8 fc	1.1:1	1.1:1
HC 16	+	11.1 fc	11.8 fc	10.3 fc	1.1:1	1.1:1
HC 17	+	13.7 fc	14.4 fc	13.0 fc	1.1:1	1.1:1
HC 18	+	13.1 fc	13.5 fc	12.6 fc	1.1:1	1.0:1
HC 19	+	8.8 fc	10.7 fc	7.0 fc	1.5:1	1.3:1
HC Garage	+	8.4 fc	11.0 fc	6.0 fc	1.8:1	1.4:1
New Parking Lot	+	1.7 fc	2.9 fc	0.9 fc	3.2:1	1.9:1
North Side Parking	+	1.6 fc	2.1 fc	1.0 fc	2.1:1	1.6:1
Property Line	+	0.1 fc	1.4 fc	0.0 fc	N/A	N/A
RL 1	+	6.9 fc	7.8 fc	5.6 fc	1.4:1	1.2:1
RL 2	+	5.7 fc	6.5 fc	4.4 fc	1.5:1	1.3:1
RL 3	+	5.7 fc	7.0 fc	4.0 fc	1.8:1	1.4:1
RL 4	+	4.7 fc	5.7 fc	2.9 fc	2.0:1	1.6:1
RL 5	+	9.6 fc	10.2 fc	8.6 fc	1.2:1	1.1:1
RL 6	+	12.0 fc	12.7 fc	10.1 fc	1.3:1	1.2:1
RL 7	+	9.1 fc	15.0 fc	4.5 fc	3.3:1	2.0:1
RL 8	+	23.4 fc	24.6 fc	21.4 fc	1.1:1	1.1:1
West Side Parking	+	2.1 fc	3.6 fc	1.0 fc	3.6:1	2.1:1

LIGHTING PLAN APPROVED



NMJ
07/17/2018

CASE FILE #PL201700250

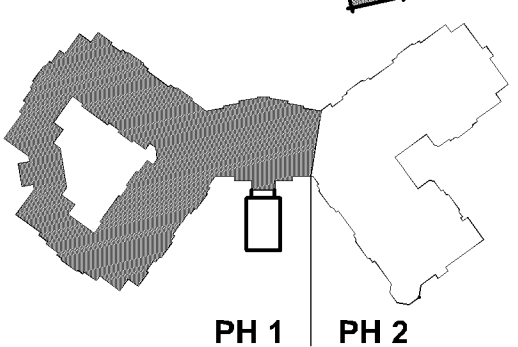


1 SITE PHOTOMETRIC -
MAINTAINED
1" = 50'-0"

**FRIENDSHIP VILLAGE BLOOMINGTON
A LIFESPACE COMMUNITY- HEALTH CARE CENTER**
8100 HIGHWOOD DRIVE.
BLOOMINGTON, MN
LOWER LEVEL PHOTOMETRIC PLAN - PHASE 1 - INITIAL

NO.	DESCRIPTION	DATE
CODE REVIEW		03-05-18
ISSUED FOR BID & PERMIT		04-06-18

KEY PLAN



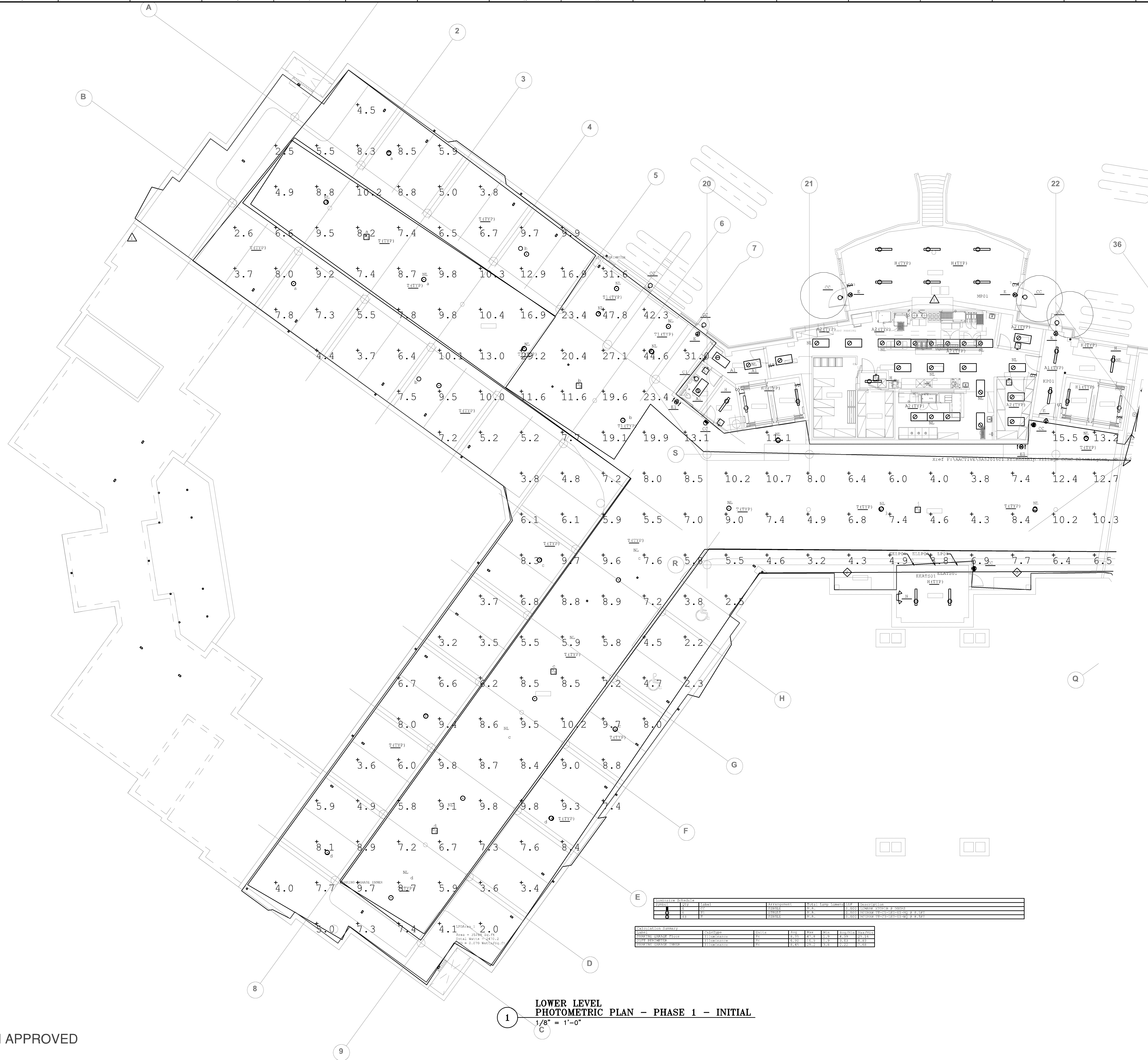
SIGNATURE
I HEREBY CERTIFY THAT THIS PLAN,
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PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MINNESOTA.

STATE OF MINNESOTA LICENSE
STEVEN M. YOUNG 16544
EXPIRES: JUNE 30, 2018

DRAWN BY
DJI
JOB NO.
SAS201601
SHEET NO.

APPROVED BY
SMY
DATE
04/06/18

E200.3



**LOWER LEVEL
PHOTOMETRIC PLAN - PHASE 1 - INITIAL**
1/8" = 1'-0"

LIGHTING PLAN APPROVED

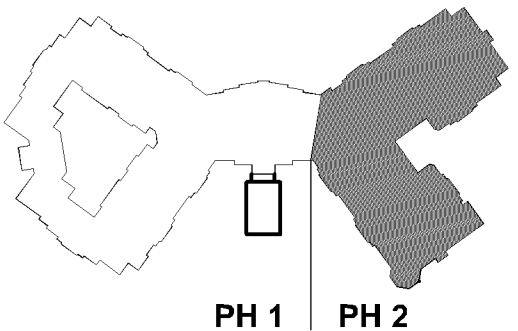


NMJ
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SMY
DATE
04/06/18

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**LOWER LEVEL
PHOTOMETRIC PLAN - PHASE 2 - INITIAL**
1/8" = 1'-0"

LIGHTING PLAN APPROVED



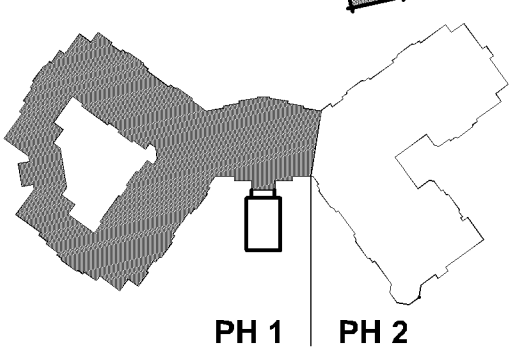
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07/17/2018

CASE FILE #PL201700250

**FRIENDSHIP VILLAGE BLOOMINGTON
A LIFESPACE COMMUNITY- HEALTH CARE CENTER**
BLOOMINGTON, MN
8100 HIGHWOOD DRIVE.
LOWER LEVEL PHOTOMETRIC PLAN - PHASE 1 - MAINTAINED

NO.	DESCRIPTION	DATE
CODE REVIEW		03-05-18
ISSUED FOR BID & PERMIT		04-06-18

KEY PLAN



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Steven M. Young
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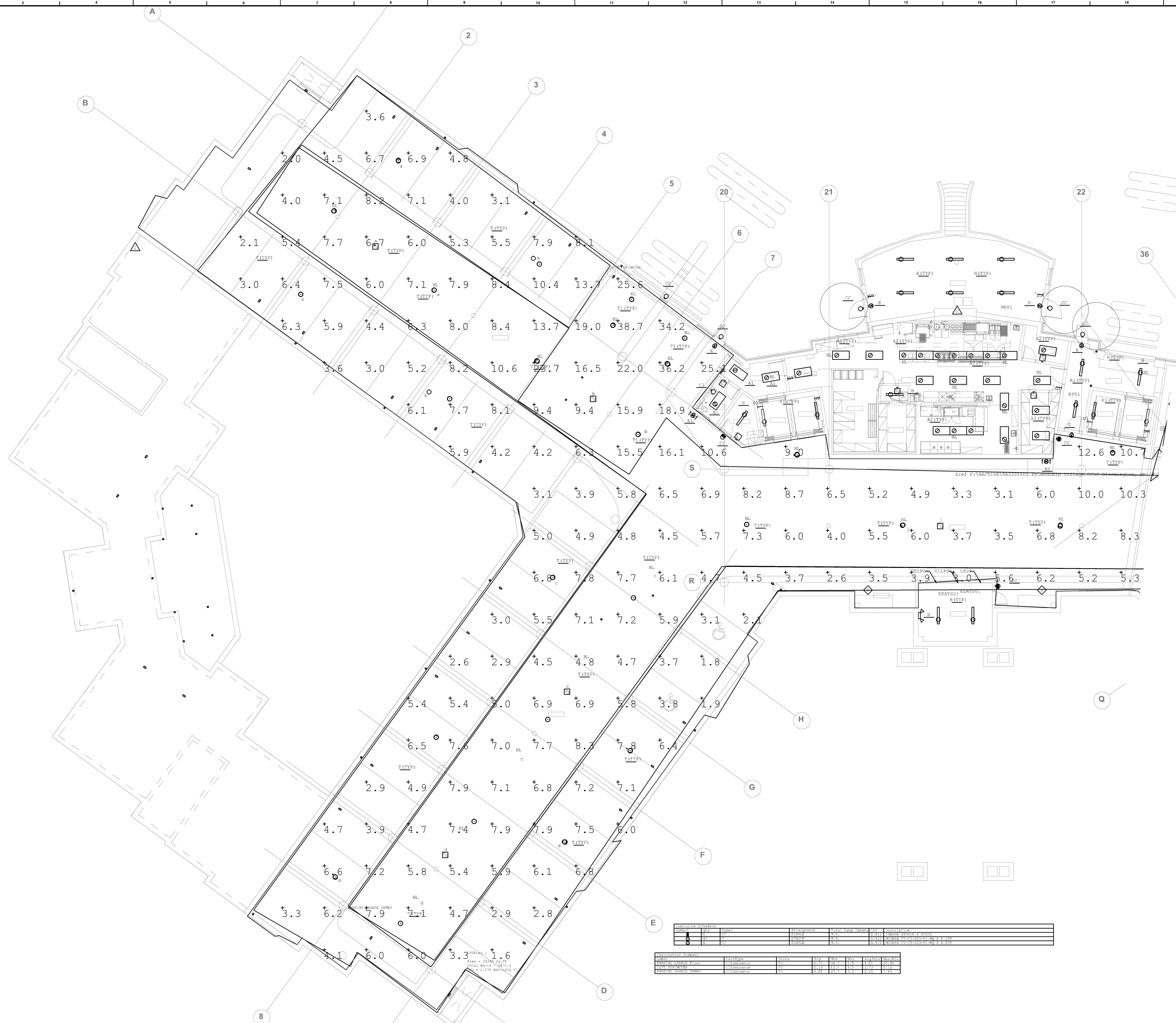
STATE OF MINNESOTA LICENSE
STEVEN M. YOUNG 16544
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APPROVED BY: SMY

JOB NO.: SAS201601
DATE: 04/06/18

SHEET NO.

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REVISION	DATE	DESCRIPTION	BY	CHKD	APPD
1	04/06/18	ISSUED FOR BID & PERMIT	DJL	SMY	
2	04/06/18	ISSUED FOR BID & PERMIT	DJL	SMY	
3	04/06/18	ISSUED FOR BID & PERMIT	DJL	SMY	
4	04/06/18	ISSUED FOR BID & PERMIT	DJL	SMY	
5	04/06/18	ISSUED FOR BID & PERMIT	DJL	SMY	
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34	04/06/18	ISSUED FOR BID & PERMIT	DJL	SMY	
35	04/06/18	ISSUED FOR BID & PERMIT	DJL	SMY	
36	04/06/18	ISSUED FOR BID & PERMIT	DJL	SMY	

**LOWER LEVEL
PHOTOMETRIC PLAN - PHASE 1 - MAINTAINED**
1/8" = 1'-0"

LIGHTING PLAN APPROVED



NMJ
07/17/2018

CASE FILE #PL201700250

LIGHTING PLAN APPROVED



NMJ
07/17/2018

CASE FILE #PL201700250

1 LOWER LEVEL
PHOTOMETRIC PLAN - PHASE 2 - MAINTAINED
1/8" = 1'-0"

STEEN
ENGINEERING INC.
763-585-6742
763-585-6757 fax
Email: steen@steeneng.com
5430 Douglas Drive North
Crystal, MN 55429

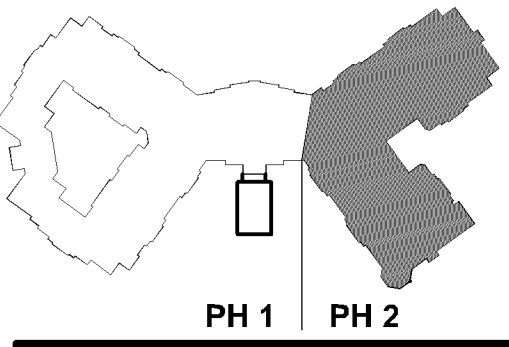


SAS architects
& planners, llc
630 Dundee Rd. Suite110
Northbrook, IL 60062
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FRIENDSHIP VILLAGE BLOOMINGTON
A LIFESPACE COMMUNITY- HEALTH CARE CENTER
8100 HIGHWOOD DRIVE.
BLOOMINGTON, MN
LOWER LEVEL PHOTOMETRIC PLAN - PHASE 2 - MAINTAINED

NO.	DESCRIPTION	DATE
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KEY PLAN



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JOB NO. DATE
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E200.6