

CASE FILE #PL201900040

NOTE:

EXISTING AND PROPOSED LIGHTPOLES ON 80 1/2 STREET TO RECEIVE HANGING PLANT BASKETS. CONTRACTOR TO PROVIDE HANGING PLANT BASKETS, ACCESSORIES TO HANG PLANT BASKETS, AND PROVIDE IRRIGATION TO BASKETS.



LANDSCAPE PLAN APPROVED



NMJ 10/25/2019

THE DISTRICT

Bloomington, MN

STUARTCO
YOUR HOME. OUR COMMITMENT.



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I hereby certify that this document 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.

Signature
Ryan A. Hylleberg, PLA
Typed or Printed Name
53828 05-28-2018
License # Date

BUILDING PERMIT
SET
8/01/2019

ORIGINAL ISSUE: 08/01/2019
REVISIONS
No. Description Date
1 CITY REVISIONS 08/21/2019
2 FINAL CITY REVISIONS 08/29/2019
3 UTILITY REVISIONS 09/17/2019
4 CITY COMMENTS 10/18/2019

160682003
PROJECT NUMBER

RAH RAH
DRAWN BY CHECKED BY
THE DISTRICT

LANDSCAPE PLAN

L100

LANDSCAPE REQUIREMENTS- BLOCK 1, LOT 1 (EX. REST.)

DEVELOPABLE LANDSCAPE AREA: 72,675 S.F.
REQUIRED TREES: 24 TREES** (190,599 S.F./2,500) - (0.25/72,675 S.F./1,000)
PROVIDED TREES: 63 TREES** (22 PROPOSED TREES + 41 EXISTING TREES)
REQUIRED SHRUBS: 191 SHRUBS** (72,675 S.F./1,000) - (0.25/72,675 S.F./1,000)
PROVIDED SHRUBS: 306 SHRUBS** (306 SHRUBS + 332 PERENNIALS)
IN MIXED USE DISTRICTS (B-4, C-5, L-1) THE NUMBER OF TREES AND SHRUBS REQUIRED IN THIS SECTION MAY BE REDUCED BY UP TO 25%.
4 PERENNIAL PLANTS EQUAL 1 SHRUB
PARKING ISLAND TREES REQUIRED: ONE DECIDUOUS TREE PER PARKING LOT ISLAND
PARKING ISLAND TREES PROVIDED: SEE PLAN

LANDSCAPE REQUIREMENTS- BLOCK 1, LOT 2

DEVELOPABLE LANDSCAPE AREA: 80,343 S.F.
REQUIRED TREES: 24 TREES** (80,343 S.F./2,500) - (0.25/80,343 S.F./2,500)
PROVIDED TREES: 63 TREES**
REQUIRED SHRUBS: 72 SHRUBS** (80,343 S.F./1,000) - (0.25/80,343 S.F./1,000)
PROVIDED SHRUBS: 191 SHRUBS** (190,599 S.F./2,500) - (0.25/80,343 S.F./1,000)
IN MIXED USE DISTRICTS (B-4, C-5, L-1) THE NUMBER OF TREES AND SHRUBS REQUIRED IN THIS SECTION MAY BE REDUCED BY UP TO 25%.
4 PERENNIAL PLANTS EQUAL 1 SHRUB
PARKING ISLAND TREES REQUIRED: ONE DECIDUOUS TREE PER PARKING LOT ISLAND
PARKING ISLAND TREES PROVIDED: SEE PLAN

LANDSCAPE REQUIREMENTS- BLOCK 2, LOT 1 (MF)

DEVELOPABLE LANDSCAPE AREA: 190,599 S.F.
REQUIRED TREES: 58 TREES** (190,599 S.F./2,500) - (0.25/95,299 S.F./2,500)
PROVIDED TREES: 63 TREES**
REQUIRED SHRUBS: 191 SHRUBS** (190,599 S.F./2,500) - (0.25/95,299 S.F./2,500)
PROVIDED SHRUBS: 306 SHRUBS** (306 SHRUBS + 332 PERENNIALS)
IN MIXED USE DISTRICTS (B-4, C-5, L-1) THE NUMBER OF TREES AND SHRUBS REQUIRED IN THIS SECTION MAY BE REDUCED BY UP TO 25%.
4 PERENNIAL PLANTS EQUAL 1 SHRUB
PARKING ISLAND TREES REQUIRED: ONE DECIDUOUS TREE PER PARKING LOT ISLAND
PARKING ISLAND TREES PROVIDED: SEE PLAN

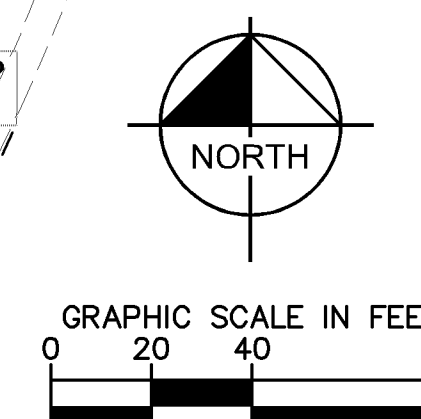
PLANT KEY

OVERSTORY TREES	BOTANICAL NAME	COMMON NAME
GSL	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME
JTL	SYRINGA RETICULATA	JAPANESE TREE LILAC CLUMP
PRC	MALUS IOENSIS 'PRAIRIE ROSE'	PRAIRIE ROSE CRABAPPLE
RVB	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK
WSB	BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE BIRCH CLUMP
OVERSTORY TREES	BOTANICAL NAME	COMMON NAME
ABM	ACER X FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE
ARM	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE
BOL	TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN
COA	QUERCUS ROBUR X QUERCUS ALBA 'CRIMSCHMIDT'	CRIMSON SPIRE OAK
EQM	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE
IHL	GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST
STL	TILIA AMERICANA 'MCKSENTRY'	SENTRY LINDEN
TRI	ULMUS 'MORTON GLOSSY'	TRIUMPH ELM

NOTE:
SEE SHEET L104 FOR PLANT SCHEDULE.

LANDSCAPE LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
(CIRCLE)	EXISTING DECIDUOUS TREE (TYP.)
(STAR)	EXISTING CONIFEROUS TREE (TYP.)
(SMALL CIRCLE)	EXISTING SHRUB (TYP.)
(DASHED LINE)	EDGER (TYP.)
(HATCHED)	FIVE-YEAR STABILIZATION- MNDOT SEED MIX 22-112 (TYP.)
(DOTTED)	APPROXIMATE LIMITS OF SOD / IRRIGATION, SOC DISTURBED AREAS (TYP.)



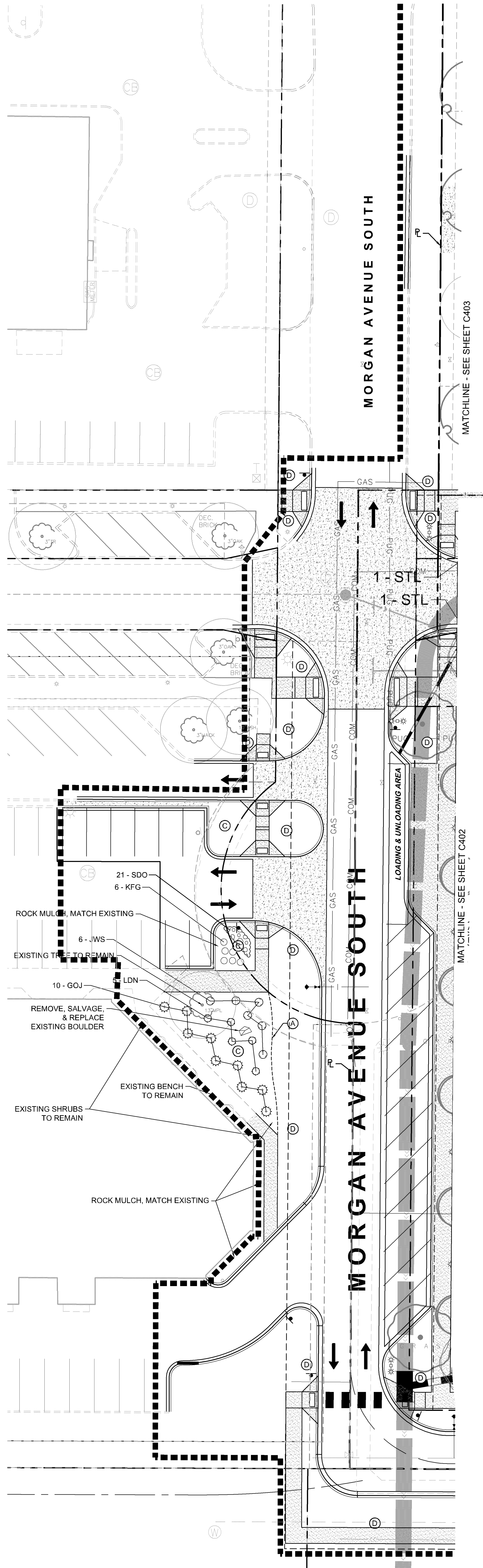
CASE FILE #PL201900040



LANDSCAPE PLAN APPROVED



NMJ 10/25/2019



LANDSCAPE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING DECIDUOUS TREE (TYP.)
- EXISTING CONIFEROUS TREE (TYP.)
- EXISTING SHRUB (TYP.)
- EDGER (TYP.)
- FIVE-YEAR STABILIZATION- MNDOT SEED MIX 22-112 (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)

LANDSCAPE KEYNOTES

- EDGER (TYP.)
- DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- ROCK MULCH (TYP.)
- SOD (TYP.)
- PLANTER BOX AT TRASH ENCLOSURE- SEE ANNUAL SCHEDULE, SEE ARCHITECTURE FOR DETAILS ON PLANTER BOX
- FIVE-YEAR STABILIZATION- MNDOT SEED MIX 22-112 (TYP.)

PLANT KEY

SHRUBS	BOTANICAL NAME	COMMON NAME
KFG2	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS
LDN	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' TM	LITTLE DEVIL NINEBARK
PERENNIALS	BOTANICAL NAME	COMMON NAME
FVL	LIATRIS SPICATA 'FLORISTAN VIOLET'	TALL VIOLET GAYFEATHER
KFG	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS
PDS	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED
RBC	ECHINACEA PURPUREA 'RUBY STAR'	RUBY STAR CONEFLOWER
CONIFEROUS SHRUBS	BOTANICAL NAME	COMMON NAME
GOJ	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER
JUY	TAXUS CUSPIDATA 'CAPITATA'	JAPANESE UPRIGHT YEW
MDJ	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER
NOV	TAXUS CUSPIDATA 'NOVA'	NOVA YEW
SGJ	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER
TAU	TAXUS X MEDIA 'TAUNTONII'	TAUNTON YEW
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME
AMC	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY
ANH	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA
ASD	CORNUS SANGUINEA 'CATO'	ARCTIC SUN DOGWOOD
DBH	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE
GDG	CORNUS RACEMOSA	GRAY DOGWOOD
GGD	CORNUS HESSEI 'GARDEN GLOW'	GARDEN GLOW DOGWOOD
GLS	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
JWS	SPIRAEA ALBIFLORA	JAPANESE WHITE SPIREA
MOV	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM
RGD	CORNUS ALBA SIBIRICA 'RED GNOME'	RED GNOME DOGWOOD
RSV	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY
GROUND COVERS	BOTANICAL NAME	COMMON NAME
AFS	SEDUM X 'AUTUMN FIRE'	AUTUMN FIRE SEDUM
AJS	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM
BES	RUBBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
BJB	PEROVSKIA ATRIPICIFOLIA 'BLUE JEAN BABY'	BLUE JEAN BABY RUSSIAN SAGE
FRN	MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN
HOS	HOSTA X 'LIBERTY'	LIBERTY HOSTA
IRI	IRIS GERMANICA 'HALSTON'	HALSTON IRIS
PWW	ECHINACEA X 'POW WOW WILDBERRY'	POW WOW WILDBERRY CONEFLOWER
RSG	PEROVSKIA X 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE
NOTE:	SEE SHEET L104 FOR PLANT SYMBOLS	STELLA DE ORO DAYLILY
WLC	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT

THE DISTRICT

Bloomington, MN



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f 6 1 2 . 3 3 9 . 5 3 8 2
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I hereby certify that this document 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

Signature
Ryan A. Hyllested, PLA
Typed or Printed Name
53828 05-28-2018
License # Date

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8/01/2019

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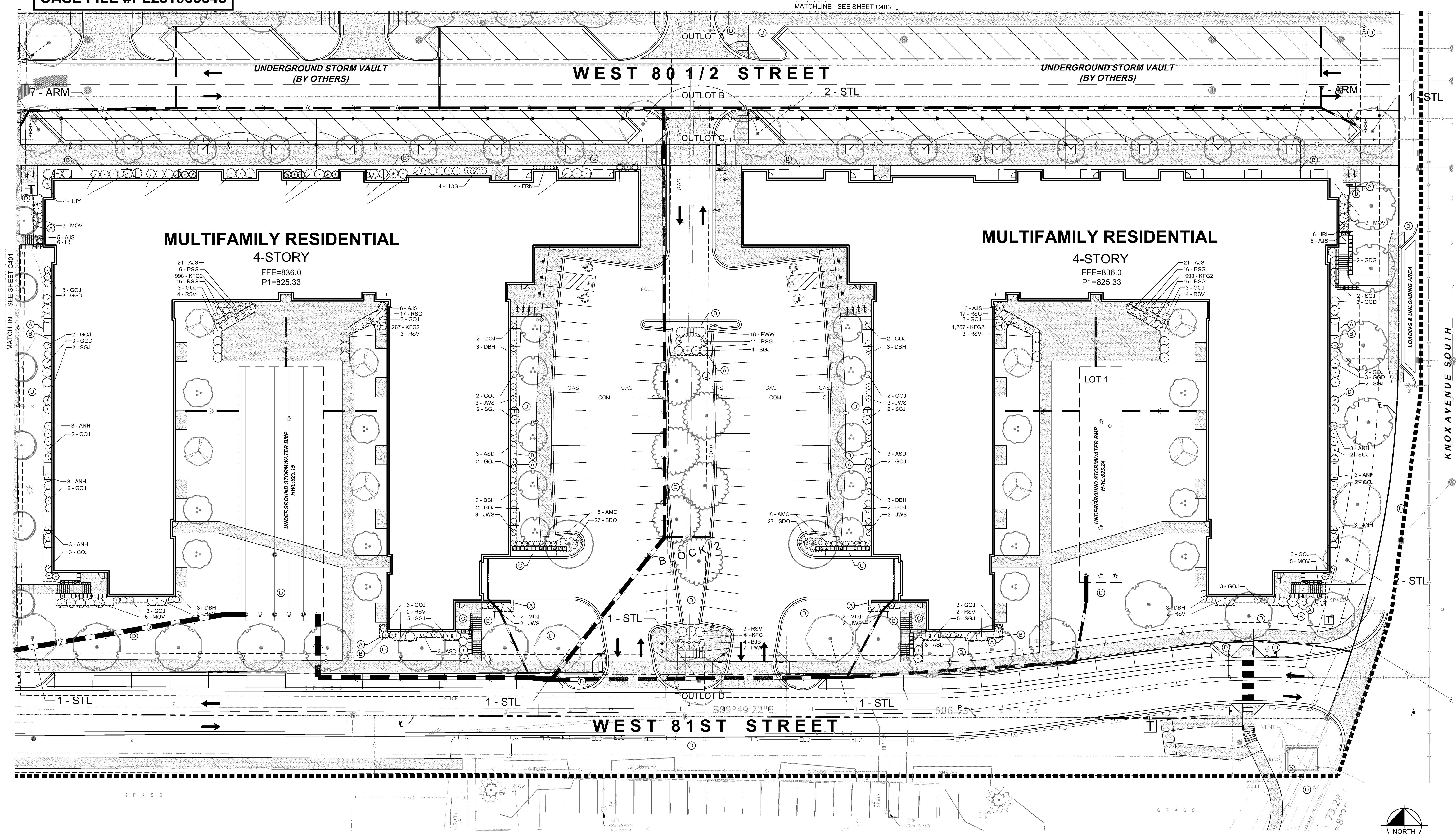
160682003
PROJECT NUMBER

RAH
DRAWN BY
DLE
CHECKED BY

THE DISTRICT

LANDSCAPE PLAN -
MORGAN AVENUE

L101



LANDSCAPE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING DECIDUOUS TREE (TYP.)
- EXISTING CONIFEROUS TREE (TYP.)
- EXISTING SHRUB (TYP.)
- EDGER (TYP.)
- FIVE-YEAR STABILIZATION- MNDOT SEED MIX 22-112 (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)

LANDSCAPE KEYNOTES

- EDGER (TYP.)
- DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- ROCK MULCH (TYP.)
- SOD (TYP.)
- PLANTER BOX AT TRASH ENCLOSURE- SEE ANNUAL SCHEDULE, SEE ARCHITECTURE FOR DETAILS ON PLANTER BOX
- FIVE-YEAR STABILIZATION- MNDOT SEED MIX 22-112 (TYP.)

PLANT KEY

SHRUBS	BOTANICAL NAME	COMMON NAME			
KFG2	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	GDG	CORNUS RACEMOSA	GRAY DOGWOOD
LDN	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' TM	LITTLE DEVIL NINEBARK	GGD	CORNUS HESSEI 'GARDEN GLOW'	GARDEN GLOW DOGWOOD
PERENNIALS	BOTANICAL NAME	COMMON NAME	GLS	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
	FVL	LIATRIS SPICATA 'FLORISTAN VIOLET'	JWS	SPIRAEA ALBIFLORA	JAPANESE WHITE SPIREA
KFG	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	MOV	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM
PDS	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	RGD	CORNUS ALBA SIBIRICA 'RED GNOME'	RED GNOME DOGWOOD
RBC	ECHINACEA PURPUREA 'RUBY STAR'	RUBY STAR CONEFLOWER	RSV	AMELANCHIER ALNIFOLIA 'REGEN'T'	REGEN'T SERVICEBERRY
CONIFEROUS SHRUBS	BOTANICAL NAME	COMMON NAME	GROUND COVERS	BOTANICAL NAME	COMMON NAME
	GOJ	JUNIPERUS VIRGINIANA 'GREY OWL'	AFS	SEDUM X 'AUTUMN FIRE'	AUTUMN FIRE SEDUM
JUY	TAXUS CUSPIDATA 'CAPITATA'	JAPANESE UPRIGHT YEW	AJS	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM
MDJ	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	BES	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
NOV	TAXUS CUSPIDATA 'NOVA'	NOVA YEW	BJB	PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY'	BLUE JEAN BABY RUSSIAN SAGE
SGJ	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	FRN	MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN
TAU	TAXUS X MEDIA 'TAUNTONII'	TAUNTON YEW	HOS	HOSTA X 'LIBERTY'	LIBERTY HOSTA
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	IRI	IRIS GERMANICA 'HALSTON'	HALSTON IRIS
AMC	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	PWW	ECHINACEA X 'POW WOW WILDBERRY'	POW WOW WILDBERRY CONEFLOWER
ANH	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	RSR	PEROVSKIA X 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE
ASD	CORNUS SANGUINEA 'CATO'	ARCTIC SUN DOGWOOD	NOTE:	STELLA DE ORO 'STELLA DE ORO'	STELLA DE ORO DAYLILY
DBH	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	USC	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT



LANDSCAPE PLAN APPROVED

NMJ 10/25/2019

THE DISTRICT

Bloomington, MN

STUARTCO
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UNITED PROPERTIES
CREATING DEEP ROOTS

Kimley»Horn

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160682003
PROJECT NUMBER

RAH
DRAWN BY
THE DISTRICT

LANDSCAPE PLAN - 80 1-2
& 81 ST STREET

L102



[Signature]

NMJ 10/25/2019



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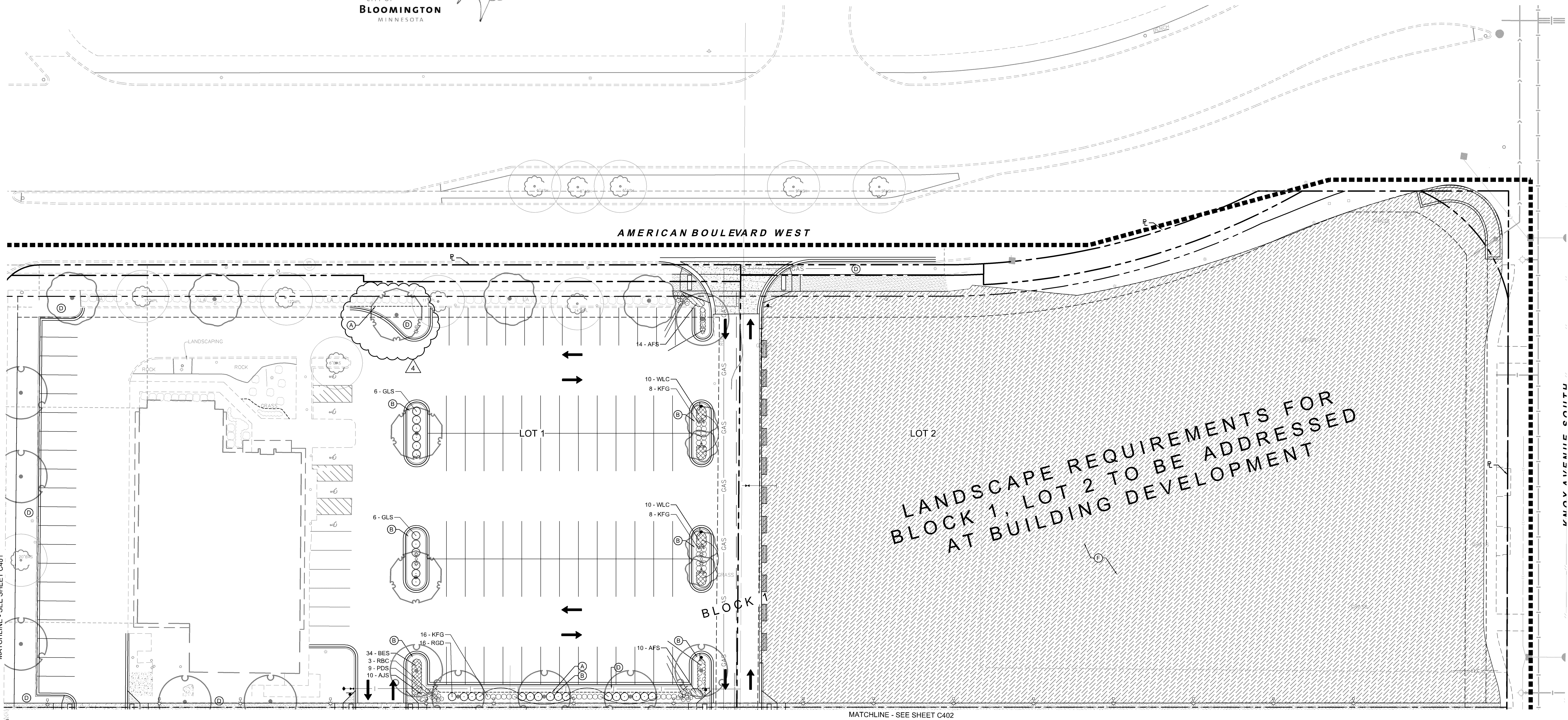
160682003
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THE DISTRICT

LANDSCAPE PLAN -
AMERICAN BOULEVARD

L103



LANDSCAPE LEGEND

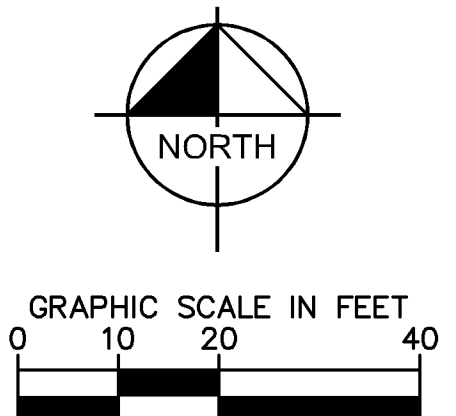
- PROPERTY LINE
- EASEMENT LINE
- EXISTING DECIDUOUS TREE (TYP.)
- EXISTING CONIFEROUS TREE (TYP.)
- EXISTING SHRUB (TYP.)
- EDGER (TYP.)
- FIVE-YEAR STABILIZATION- MNDOT SEED MIX 22-112 (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)

LANDSCAPE KEYNOTES

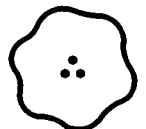
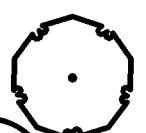
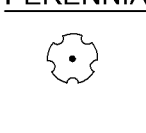
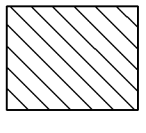
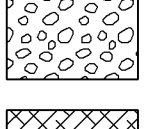
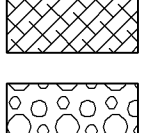
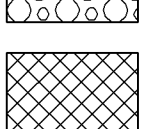
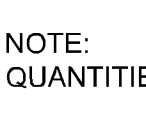
- EDGER (TYP.)
- DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- ROCK MULCH (TYP.)
- SOD (TYP.)
- PLANTER BOX AT TRASH ENCLOSURE- SEE ANNUAL SCHEDULE- SEE ARCHITECTURE FOR DETAILS ON PLANTER BOX
- FIVE-YEAR STABILIZATION- MNDOT SEED MIX 22-112 (TYP.)

PLANT KEY

SHRUBS	BOTANICAL NAME	COMMON NAME
KFG2	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS
LDN	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' TM	LITTLE DEVIL NINEBARK
PERENNIALS	BOTANICAL NAME	COMMON NAME
PVL	LIATRIS SPICATA 'FLORISTAN VIOLET'	TALL VIOLET GAYFEATHER
KFG	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS
PDS	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED
RBC	ECHINACEA PURPUREA 'RUBY STAR'	RUBY STAR CONEFLOWER
CONIFEROUS SHRUBS	BOTANICAL NAME	COMMON NAME
GOJ	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER
JUY	TAXUS CUSPIDATA 'CAPITATA'	JAPANESE UPRIGHT YEW
MDJ	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER
NOV	TAXUS CUSPIDATA 'NOVA'	NOVA YEW
SGJ	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER
TAU	TAXUS X MEDIA 'TAUNTONII'	TAUTON YEW
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME
AMC	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY
ANH	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA
ASD	CORNUS SANGUINEA 'CATO'	ARCTIC SUN DOGWOOD
DBH	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE
GROUND COVERS	BOTANICAL NAME	COMMON NAME
AFS	SEDUM X 'AUTUMN FIRE'	AUTUMN FIRE SEDUM
AJS	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM
BES	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
BJB	PEROVSKIA ATRIPICIFOLIA 'BLUE JEAN BABY'	BLUE JEAN BABY RUSSIAN SAGE
FRN	MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN
HOS	HOSTA X 'LIBERTY'	LIBERTY HOSTA
IRI	IRIS GERMANICA 'HALSTON'	HALSTON IRIS
PWW	ECHINACEA X 'POW WOW WILDBERRY'	POW WOW WILDBERRY CONEFLOWER
RSR	PEROVSKIA X 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE
NOTE: SEE SHEET L104 FOR PLANTING SCHEDULE	PEROVSKIA X 'STELLA DE ORO'	STELLA DE ORO DAYLILY
WLC	NEPETA X 'FAASSENII' 'WALKERS LOW'	WALKERS LOW CATMINT

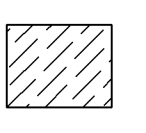


PLANT SCHEDULE BLOCK1, LOT 1

ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	RVB	4	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	B & B		6' HT.
OVERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	ABM	3	ACER X FREEMANNI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	2.5" CAL.	
	BOL	10	TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN	B & B	2.5" CAL.	
	EQM	4	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	B & B	2.5" CAL.	
	IHL	1	GLEDITSIA TRIACANTHOS VAR. 'INERMIS' 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5" CAL.	
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	FVL	6	LIATRIS SPICATA 'FLORISTAN' VIOLET	TALL VIOLET GAYFEATHER	#1 CONT.		18" O.C.
	KFG	34	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT.		30" OC
	PDS	26	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1 CONT.		24" OC
	RBC	3	ECHINACEA PURPUREA 'RUBY STAR'	RUBY STAR CONEFLOWER	#1 CONT.		20" O.C.
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	GLS	12	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT.	4' O.C.	48" o.c.
	RGD	16	CORNUS ALBA SIBIRICA 'RED GNOME'	RED GNOME DOGWOOD	#5 CONT.	4' O.C.	48" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	AFS	14	SEDUM X 'AUTUMN FIRE'	AUTUMN FIRE SEDUM	#1 CONT.	18" O.C.	18" o.c.
	AJS	19	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	#1 CONT.	18" OC	18" o.c.
	BES	34	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1 CONT.	18" OC	18" o.c.
	SDO	39	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#1 CONT.	18" O.C.	18" o.c.
	WLC	20	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	#1 CONT.	30" OC	30" o.c.

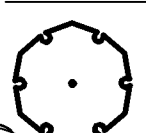
NOTE:
QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

PLANT SCHEDULE BLOCK 1, LOT 2

	FIVE-YEAR STABILIZATION- MINDOT SEED MIX 22-112	73,496 SF
	RATE (LB/AC): 45.00	
	ANDROPOGON GERARDII / BIG BLUE STEM	735 SF
	BROMUS INERMIS / SMOOTH BROME	11,024 SF
	ELYMUS TRACHYCAULUS / SLENDER WHEATGRASS	3,675 SF
	LOLIUM PERENNE / PERENNIAL RYEGRASS	24,889 SF
	MEDICAGO SATIVA / ALFALFA	15,434 SF
	TRIFOLIUM HYBRIDUM / ALSIKE CLOVER	6,615 SF
	VICIA AMERICANA / AMERICAN VETCH	735 SF

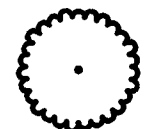
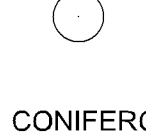
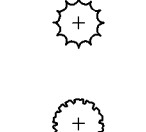
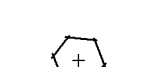
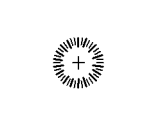
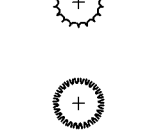
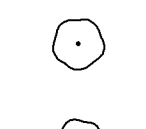
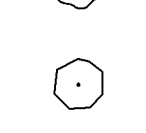
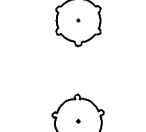
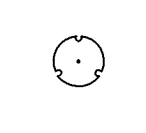
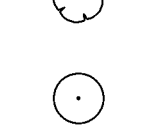
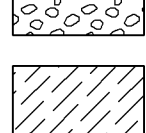
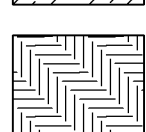
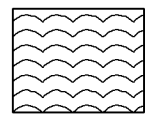
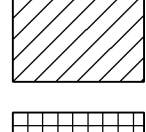
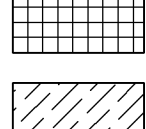
NOTE: THE ABOVE LANDSCAPE AREA/ QUANTITIES ARE GIVEN AS A CONVENIENCE TO THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AREA/ QUANTITIES WITH LANDSCAPE PLAN AND FIELD CONDITIONS. ALL DISTURBED AREAS TO BE EITHER SEEDED OR SODDED.

PLANT SCHEDULE STREET

OVERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	C
	ARM	14	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	B
	STL	6	TILIA AMERICANA 'MCKSENTRY'	SENTRY LINDEN	B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	C
	LDN	5	LYSICLADUS OVALIFOLIUS 'DORNA MAY'	LITTLE DEVIL NINEBARK	#

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

PLANT SCHEDULE BLOCK 2, LOT 1

OVERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	GSL	6	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL.	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	JTL	10	SYRINGA RETICULATA	JAPANESE TREE LILAC CLUMP	B & B		6' HT.
	PRC	8	MALUS IOENSIS 'PRAIRIE ROSE'	PRAIRIE ROSE CRABAPPLE	B & B	1.5" CAL.	
	WSB	12	BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE BIRCH CLUMP	B & B		6' HT.
OVERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	ABM	13	ACER X FREEMANNI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	2.5" CAL.	
	CQA	6	QUERCUS ROBUR X QUERCUS ALBA 'CRIMSCHMDT'	CRIMSON SPIRE OAK	B & B	2.5" CAL.	
	EQM	2	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	B & B	2.5" CAL.	
	IHL	2	GLEDITSIA TRIACANTHOS VAR. 'INERMIS' 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5" CAL.	
	STL	5	TILIA AMERICANA 'MCKSENTRY'	SENTRY LINDEN	B & B	2.5" CAL.	
	TRI	4	ULMUS 'MORTON GLOSSY'	TRIUMPH ELM	B & B	2.5" CAL.	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	KFG2	4,530	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT.	30" OC	30" o.c.
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	KFG	6	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT.	30" OC	30" o.c.
CONIFEROUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	GOJ	59	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	#5 CONT.	4' O.C.	48" o.c.
	JUY	8	TAXUS CUSPIDATA 'CAPITATA'	JAPANESE UPRIGHT YEW	#5 CONT.	5' O.C.	60" o.c.
	MDJ	4	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	#5 CONT.	5' O.C.	60" o.c.
	NOV	3	TAXUS CUSPIDATA 'NOVA'	NOVA YEW	#5 CONT.	4' O.C.	48" o.c.
	SGJ	26	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	#5 CONT.	5' O.C.	60" o.c.
	TAU	8	TAXUS X MEDIA 'TAUNTONII'	TAUTON YEW	#5 CONT.	4' O.C.	48" o.c.
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	AMC	16	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	#5 CONT.	3' O.C.	36" o.c.
	ANH	24	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	#5 CONT.	4' O.C.	48" o.c.
	ASD	12	CORNUS SANGUINEA 'CATO'	ARCTIC SUN DOGWOOD	#3 CONT.	3' O.C.	36" o.c.
	DBH	18	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#5 CONT.	3' O.C.	36" o.c.
	GDG	8	CORNUS RACEMOSA	GRAY DOGWOOD	#5 CONT.	5' O.C.	60" o.c.
	GGD	17	CORNUS HESSEI 'GARDEN GLOW'	GARDEN GLOW DOGWOOD	#5 CONT.	5' O.C.	60" o.c.
	JWS	16	SPIRAEA ALBIFLORA	JAPANESE WHITE SPIREA	#2 CONT.	3' O.C.	36" o.c.
	MOV	16	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	#5 CONT.	5' O.C.	60" o.c.
	RSV	30	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	#5 CONT.	5' O.C.	60" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	AJS	64	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	#1 CONT.	18" OC	18" o.c.
	BJB	4	PEROVSKIA ATRIPICIFOLIA 'BLUE JEAN BABY'	BLUE JEAN BABY RUSSIAN SAGE	#1 CONT.	36" OC	36" o.c.
	FRN	4	MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN	#1 CONT.	30" OC	30" o.c.
	HOS	4	HOSTA X 'LIBERTY'	LIBERTY HOSTA	#1 CONT.	39" O.C.	39" o.c.
	IRI	12	IRIS GERMANICA 'HALSTON'	HALSTON IRIS	#1 CONT.	18" O.C.	18" o.c.
	PWW	35	ECHINACEA X 'POW WOW' WILDBERRY'	POW WOW WILDBERRY CONEFLOWER	#1 CONT.	24" OC	24" o.c.
	RSG	109	PEROVSKIA X 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	#1 CONT.	18" OC	18" o.c.
				STELLA DE ORO DAYLILY	#1 CONT.	18" O.C.	18" o.c.

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

CASE FILE #PL201900040

THE DISTRICT

Bloomington, MN

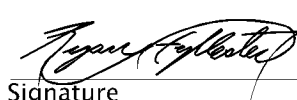


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I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.


Signature
Ryan A. Hyllested, PLA
Typed or Printed Name
53828 05-28-2018
License # Date

BUILDING PERMIT SET
8/01/2019

ORIGINAL ISSUE: 08/01/2019		
REVISIONS		
No.	Description	Date
1	CITY REVISIONS	08/21/2019
2	FINAL CITY REVISIONS	08/29/2019
3	UTILITY REVISIONS	09/17/2019
4	CITY COMMENTS	10/18/2019

160682003
PROJECT NUMBER
RAH
DRAWN BY
RAH
CHECKED BY
THE DISTRICT

LANDSCAPE SCHEDULE

L104



LANDSCAPE PLAN APPROVED



NMJ 10/25/2019

BUILDING PERMIT
SET
8/01/2019

ORIGINAL ISSUE: 08/01/2019		
REVISIONS		
No.	Description	Date
1	CITY REVISIONS	08/21/2019
2	FINAL CITY REVISIONS	08/29/2019
3	UTILITY REVISIONS	09/17/2019
4	CITY COMMENTS	10/18/2019

160682003
PROJECT NUMBER

RAH RAH
DRAWN BY CHECKED BY

THE DISTRICT

LANDSCAPE DETAILS &
NOTES

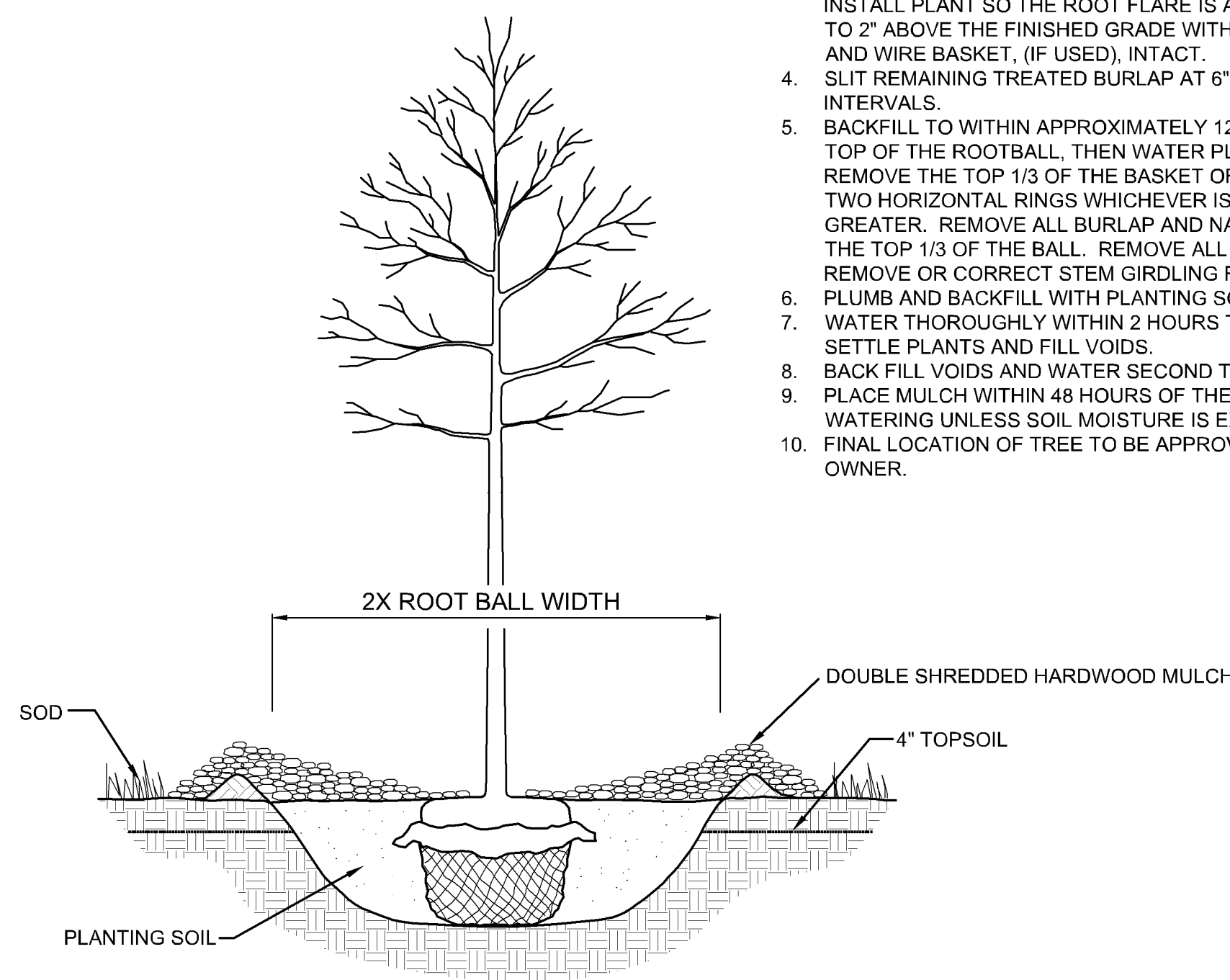
L105

LANDSCAPE NOTES

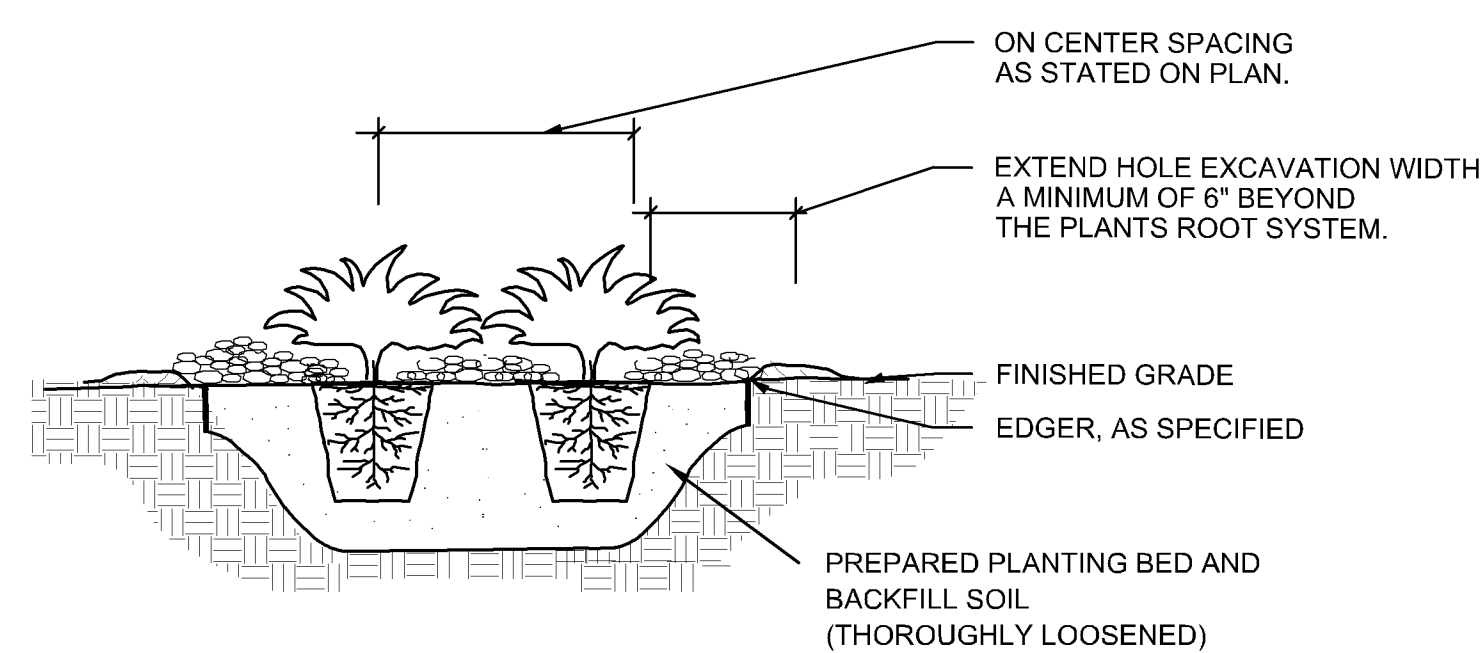
- CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL 811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING 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 Z60.1-2014 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 MNDOT 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 DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED GOLDEN! MATCH EXISTING, 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).
- EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE. FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- ALL DISTURBED AREAS TO BE SODDED, UNLESS OTHERWISE NOTED. 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 MNDOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- MODIFY EXISTING IRRIGATION SYSTEM ON KLODT PROPERTY (EXISTING RETAIL), BOISCLAIR PROPERTY (EXISTING APARTMENT), AND RED LOBSTER PARCEL PER IMPROVEMENTS. PROPOSED MULTIFAMILY BUILDINGS AND STREETS CAPES TO HAVE NEW SYSTEM. PROVIDE COUPLERS TO LOT 2 TO ESTABLISH TEMPORARY SEED. 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.

NOTES:

- SCARIFY SIDES AND BOTTOM OF HOLE.
- PROCEED WITH CORRECTIVE PRUNING.
- SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
- SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
- BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
- PLUMB AND BACKFILL WITH PLANTING SOIL.
- WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
- BACK FILL VOIDS AND WATER SECOND TIME.
- PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
- FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



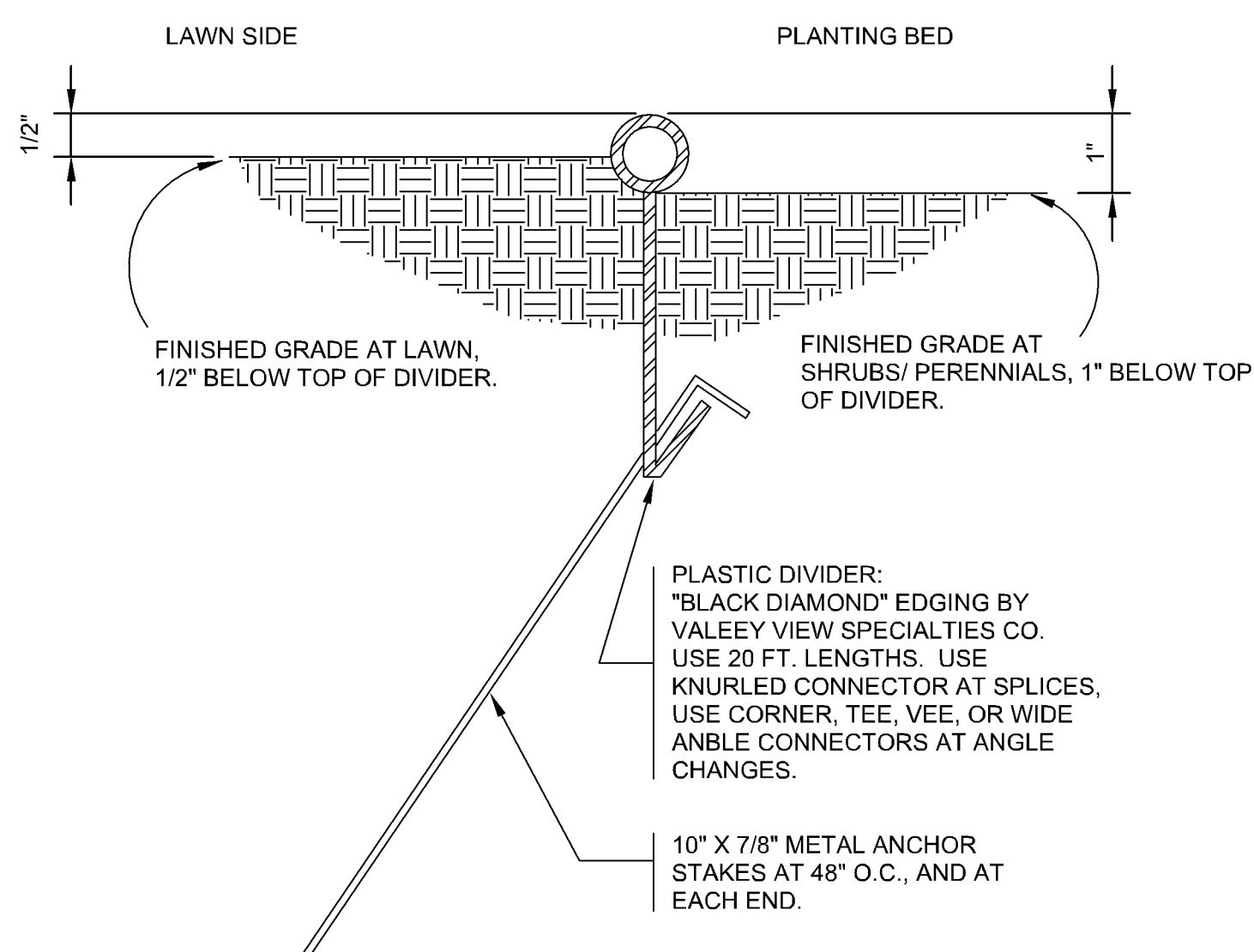
1 TREE PLANTING DETAIL
SCALE: N.T.S. L105



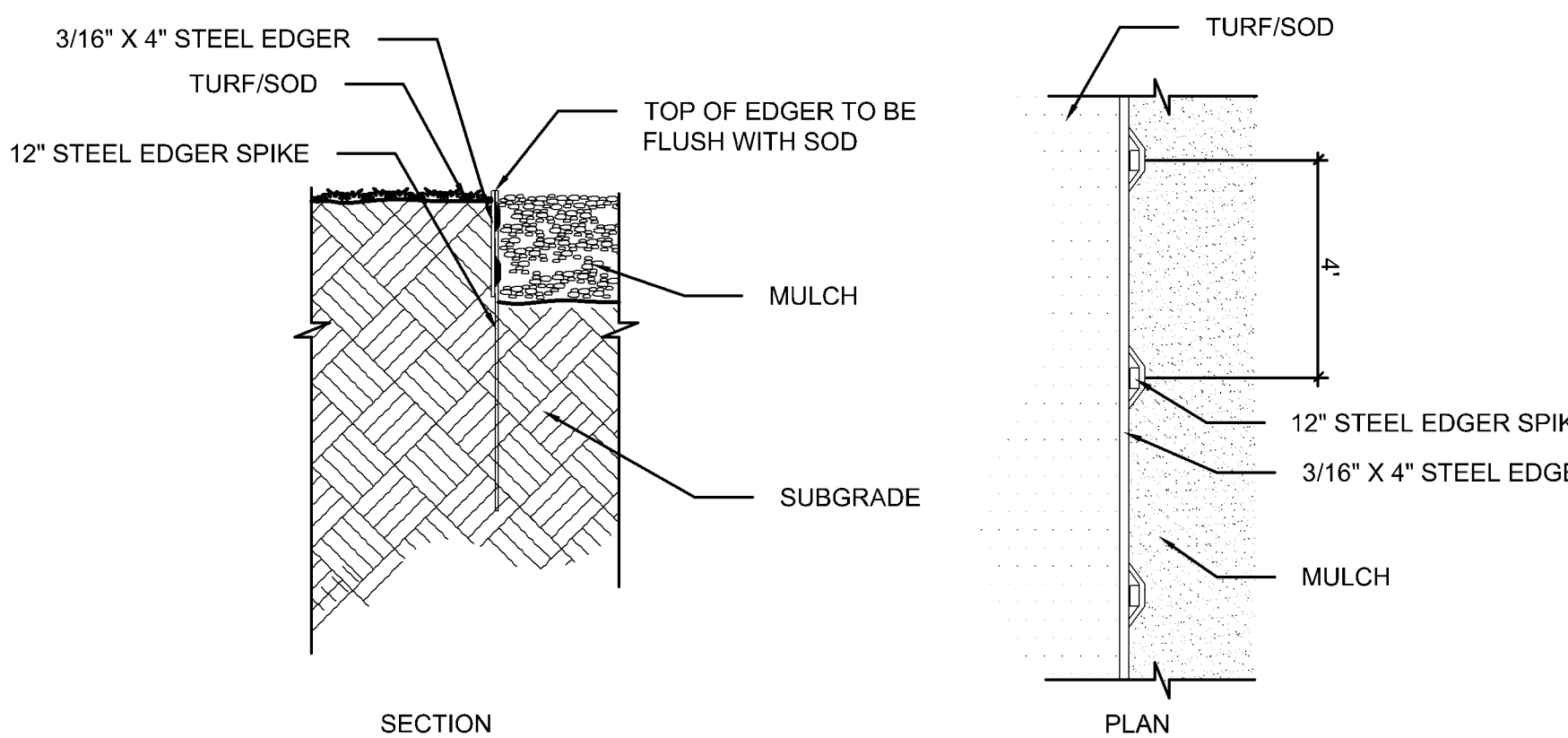
NOTES:

- SCARIFY SIDES AND BOTTOM OF HOLE.
- PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
- REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT GIRDLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
- PLUMB AND BACKFILL WITH PLANTING SOIL.
- WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
- BACK FILL VOIDS AND WATER SECOND TIME.
- PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
- MIX IN 3-4\"/>

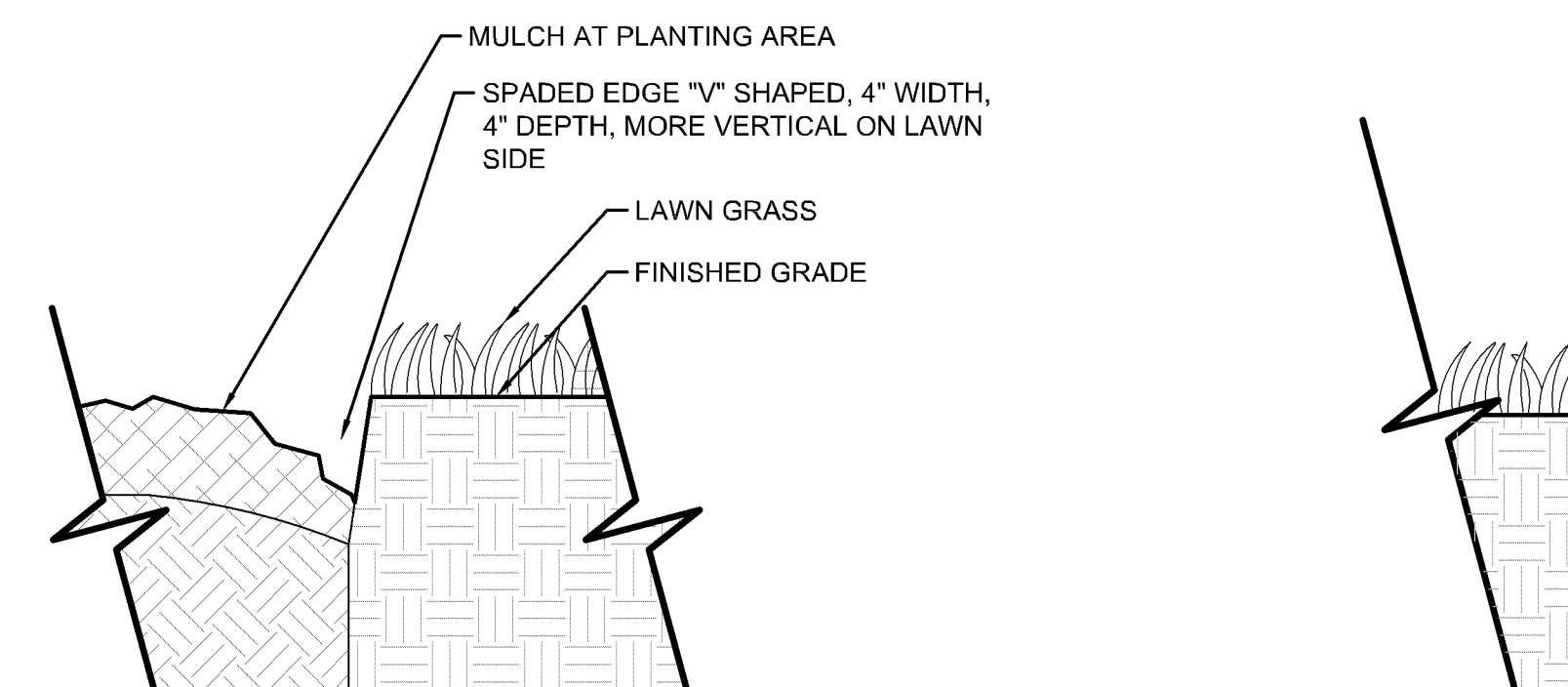
2 SHRUB / PERENNIAL PLANTING DETAIL
SCALE: N.T.S. L105



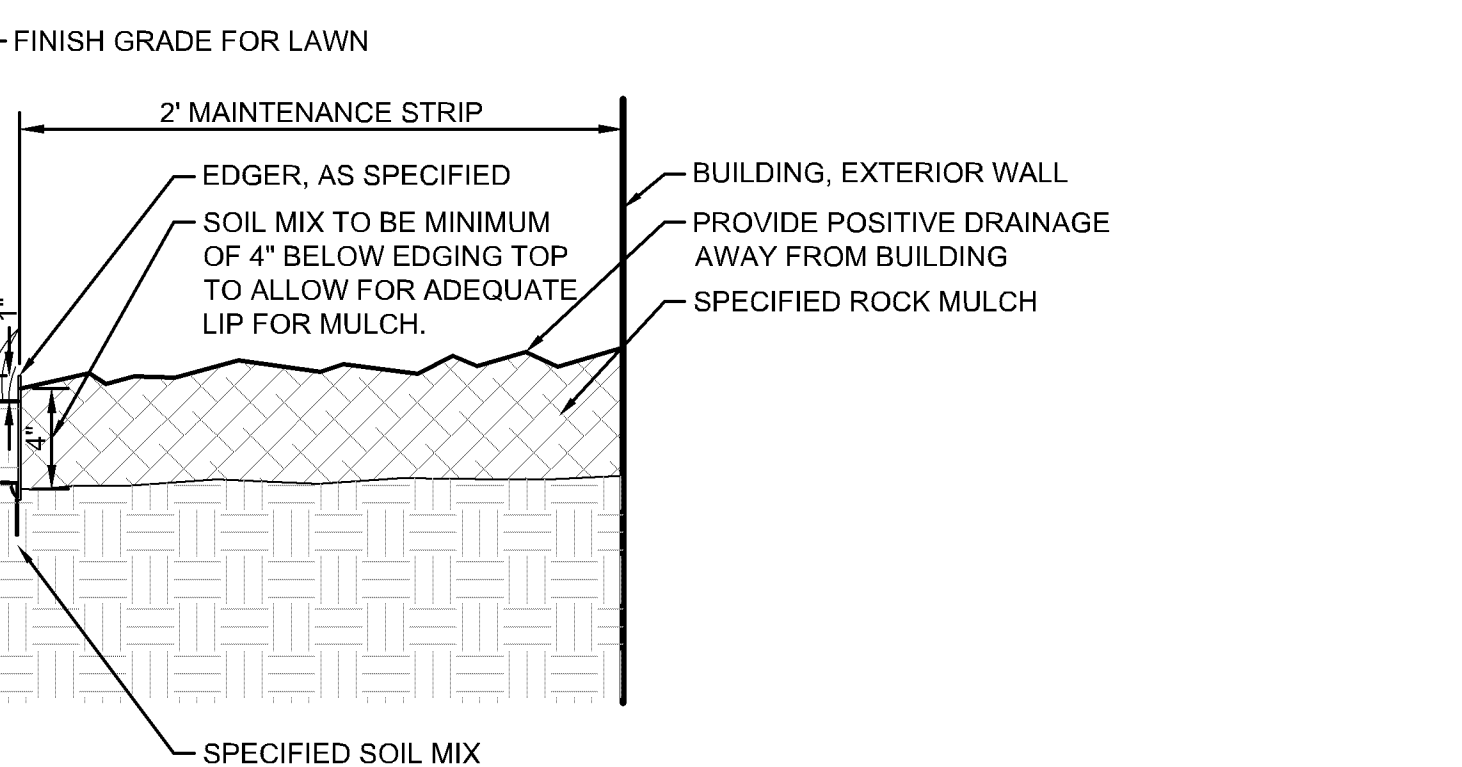
3 POLY EDGER DETAIL
SCALE: N.T.S. L105



4 STEEL EDGER DETAIL
SCALE: N.T.S. L105



5 SPADED EDGE DETAIL
SCALE: 1-1/2\"/>



6 MAINTENANCE STRIP DETAIL
SCALE: 1-1/2\"/>