

Client

**AEON VP
BLOOMINGTON,
LLC.**
MINNEAPOLIS, MN

Project

**SOLO
APARTMENTS**

Location

**BLOOMINGTON,
MN**
1916 & 1926 EAST 86TH STREET

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. Delaney

William L. Delaney
Registration No. 40252 Date: 04/01/2020
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: MLL Drawn: AJR
Approved: GDA Book / Page:
Phase: PERMIT Initial Issued: 04/01/2020

Revision History

No.	Date	By	Submittal / Revision
04/01/20	MLL	CITY SUBMITTAL	
04/17/20	MLL	DRC COMMENTS	
05/27/20	MLL	DD/PERMIT SET	
06/12/20	MLL	PERMIT COMMENT RESPONSE	

**Sheet Title
LANDSCAPE
PLAN -TREES
OVERALL**

Sheet No. Revision

L1.01

Project No. 22084

BLOOMINGTON LANDSCAPE CODE

CITY OF BLOOMINGTON MN LANDSCAPE STANDARDS:

Minimum requirements. All areas of a lot which are not used or improved for buildings, parking areas, driveways or storage areas shall be landscaped with a combination of overstory trees, understory trees, shrubs, ground cover and flowers.

Minimum number of overstory trees. The minimum number of overstory trees on a lot shall be the figure determined by dividing developable landscaping area by 2,500 square feet. Minimum number of shrubs to be determined by dividing developable area by 1000 square feet.
Total developable area for entire site = 769,867 sf / 2500 = **308 trees**
Total developable area for entire site = 769,867 sf / 1000 = 770 shrubs

Existing trees greater than 4" in or evergreens taller than 6' that are not on prohibited list may be credited toward tree requirement. Existing trees on site that meet this criteria = **155** that are not being removed for proposed new construction

(3)Minimum size and root condition of required overstory trees.

a. The trunks of deciduous trees shall be at least 2 1/4 inches in diameter breast height.
b. The trunks of single stem ornamental trees must be at least 1 1/2 inches in diameter.
c. Coniferous trees shall be at least six feet in height.

Parking lot islands must be contain at least one deciduous tree per island
c.All plant materials shall meet minimum standards as stated in the American Association of Nurserymen Publication No. ANSI Z60.1-1980, entitled "American Standard for Nursery Stock."

Screening as required

TOTAL DEVELOPABLE AREA 769,806 SF
TREES REQUIRED PER CITY CODE 308
CREDIT FOR EXISTING TREES TO BE PRESERVED (260-121=139) -139
(TOTAL TREES - REMOVED&NOT ACCEPTED TREES = TREE CREDIT)@ 1:1
ADDITIONAL TREES REQUIRED TO BE PLANTED **169 TREES REQ'D/ 169 PROVIDED (+ ornamentals)**

SHRUBS REQUIRED 770 **NEW SHRUBS PROVIDED 614 EXISTING SHRUBS 600 +**

PLANT SCHEDULE OVERALL

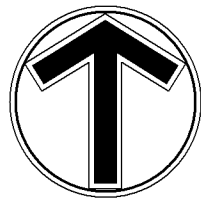
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	HB	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal		2
	GB	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	2.5"Cal		15
	IH	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	B & B	2.5"Cal		2
	HL	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	2.5"Cal		14
	KC	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	2.5"Cal		17
	SO	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal		16
	BL	Tilia americana 'Boulevard' / Boulevard Linden	B & B	2.5"Cal		13
	AE	Ulmus x 'Accolade' / Accolade Elm	B & B			13
CONIFERS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	CF	Abies concolor / White Fir	B & B		6'	12
	NS	Picea abies / Norway Spruce	B & B		6'	24
	BS	Picea glauca densata / Black Hills Spruce	B & B		6'	10
	AP	Pinus nigra / Austrian Black Pine	B & B		6'	14
	TT	Thuja occidentalis 'Techny' / Techny Arborvitae	B & B		8'	17
ORN. TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	SB	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	2"Cal		6
	JL	Syringa reticulata / Japanese Tree Lilac	B & B	2"Cal		10
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	TUR HIG	Turf Sod Highland Sod / Sod	Sod			98,276 sf

CASE #PL2020-69

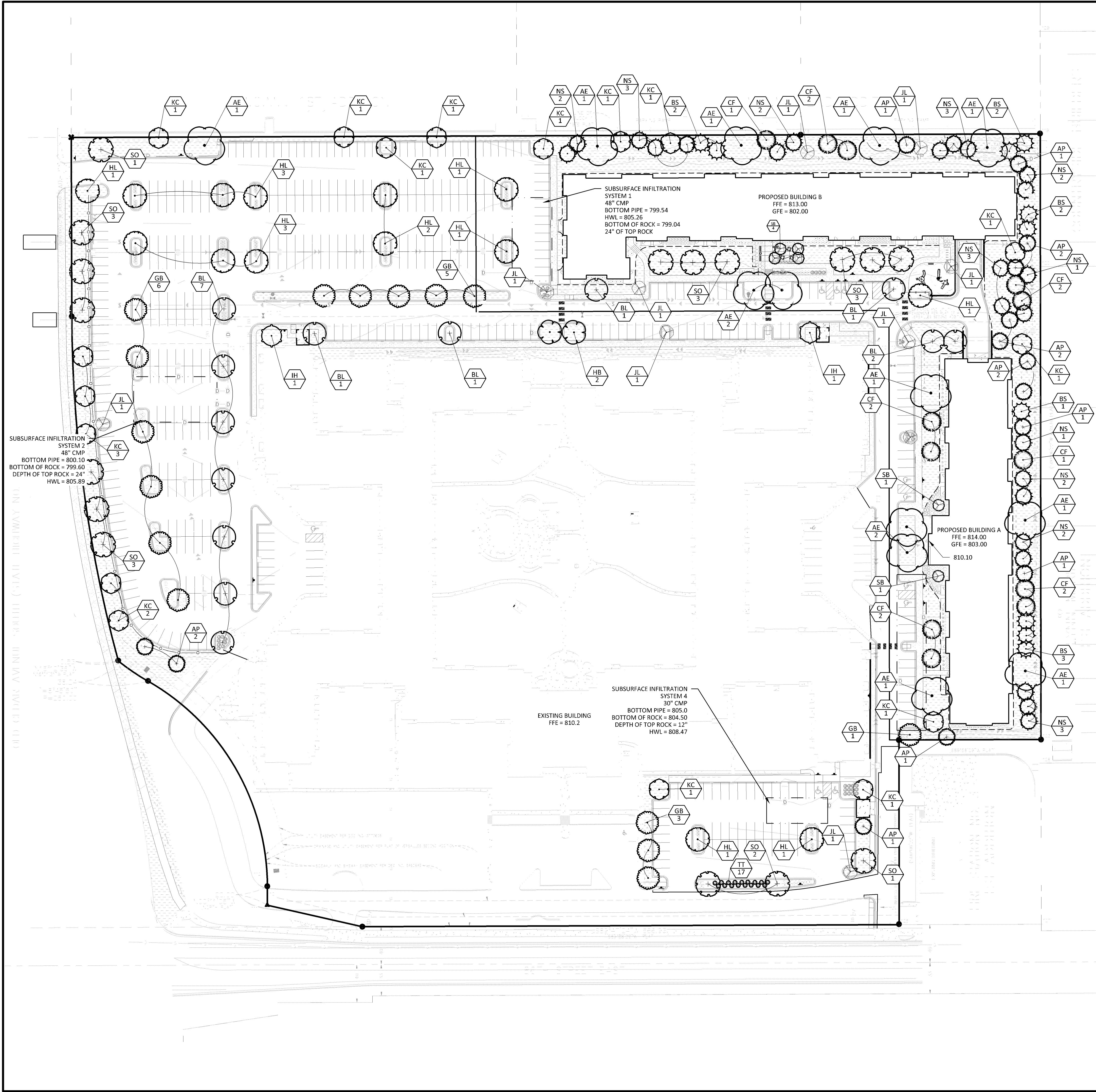
LANDSCAPING PLAN APPROVED



NMJ
06/16/2020



0 50 100
SCALE IN FEET





LEGEND			
PROPERTY LIMIT	PROPOSED	EXISTING	
CURB & GUTTER			STANDARD DUTY ASPHALT PAVING
EASEMENT			CONCRETE PAVING
BUILDING			CONCRETE SIDEWALK
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
LANDSCAPE EDING			
STORM SEWER			
SANITARY SEWER			
FORCEMAIN (SAN.)			
WATERMAIN			
YARDDRAIN			
LIMITS OF DISTURBANCE			
TREE PROTECTION FENCE			
SIGN			
PIPE BOLLARD			
RIPRAP			

PLANT SCHEDULE PARKING-WEST				
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
⊕	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal	158
⊙	GL	Rhus aromatica "Gro-Low" / Gro-Low Fragrant Sumac	5 gal	78
⊗	KO	Rosa shrub "Knock Out" / Knock Out Rose	5 gal	8

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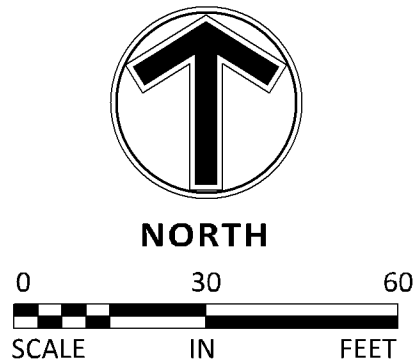
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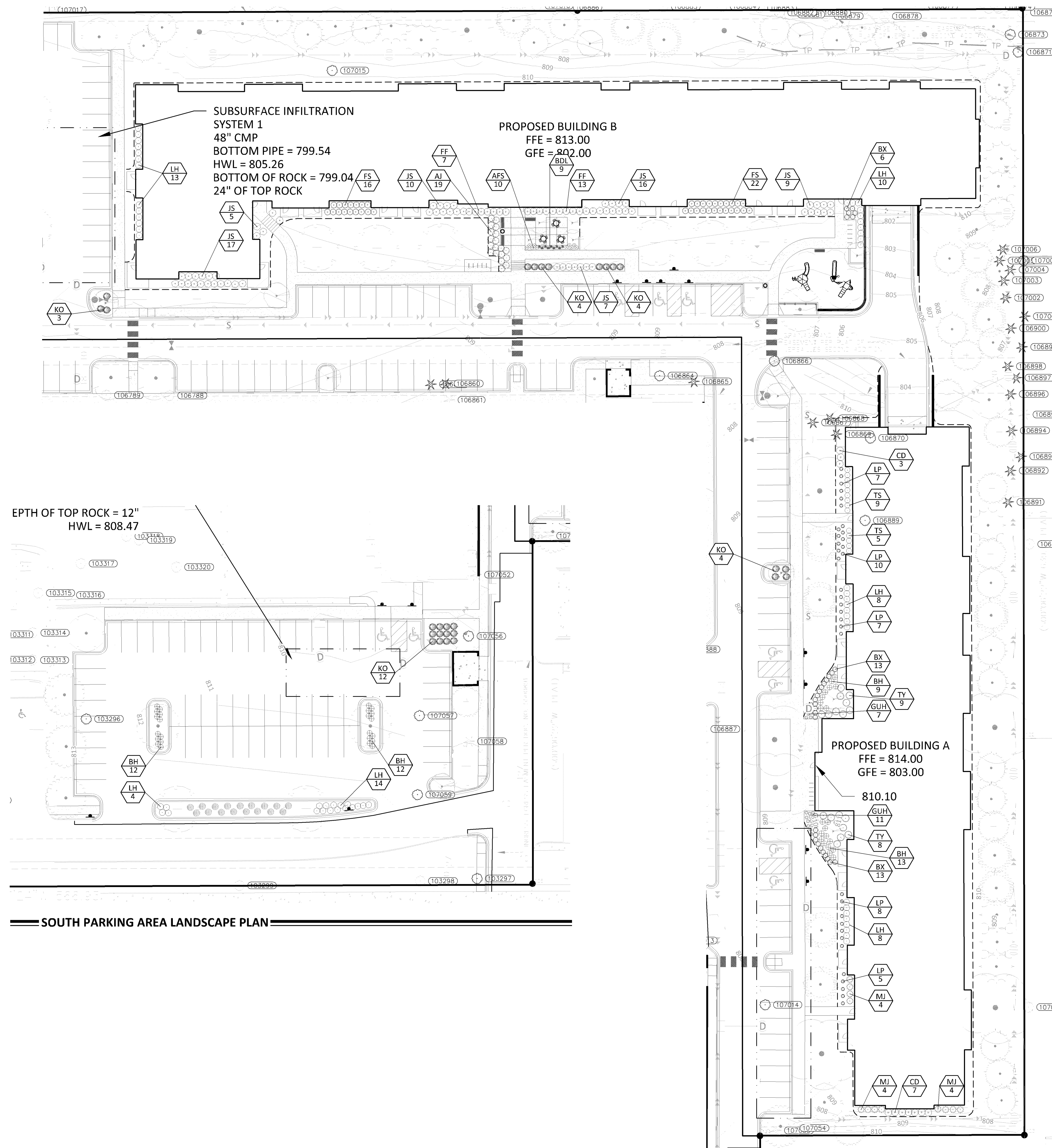
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06/12/20 MLL PERMIT COMMENT RESPONSE

Sheet Title
LANDSCAPE
PLAN-SHRUB-
WEST

Sheet No. Revision
L1.02
Project No. 22084





LEGEND

PROPERTY LIMIT

PROPOSED

EXISTING

STANDARD DUTY
ASPHALT PAVING

CURB & GUTTER
EASEMENT

CONCRETE PAVING

BUILDING

CONCRETE SIDEWALK

RETAINING WALL

WETLAND LIMITS

TREELINE

LANDSCAPE DESIGN

STORM SEWER

SANITARY SEWER

FORCEMAIN (SAN.)

WATERMAIN

YARDDRAIN

















LIMITS OF DISTURBANCE

TREE PROTECTION FENCE

SIGN

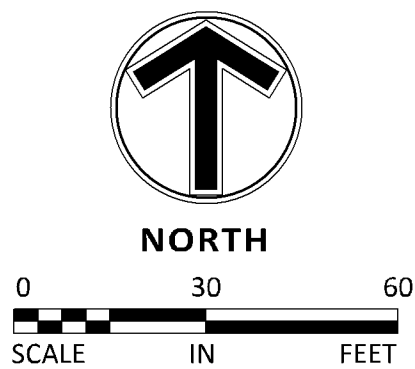
PIPE BOLLARD

RIPRAP

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	BX	Buxus x 'Chicagoland Green' TM / Glencoe Boxwood	10 gal	30
	CD	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	5 gal	10
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal	46
	FF	Forsythia x 'Fiesta' / Fiesta Forsythia	5 gal	18
	LH	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	5 gal	56
	MJ	Juniperus chinensis 'Mint Julep' / Mint Julep Juniper	5 gal	12
	AJ	Juniperus horizontalis 'Compacta' / Andorra Compact Juniper	5 gal	19
	KO	Rosa shrub 'Knock Out' / Knock Out Rose	5 gal	23
	FS	Sorbaria sorbifolia 'Sem' / Sem Ash Leaf Spirea	5 gal	38
	TS	Spirea betulifolia 'Tor' / Birchleaf Spirea	5 gal	14
	LP	Spirea japonica 'Little Princess' / Little Princess Japanese Spirea	3 gal.	36
	JS	Spirea japonica 'Shibori' / Japanese Spirea	5 gal	51
	TY	Taxus x media 'Tauntonii' / Taunton's Yew	5 gal.	17
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	BDL	Hemerocallis x 'Baja' / Baja Daylily	1 gal	9
	GUH	Hosta x 'Guacamole' / Plantain Lily	1 gal	18
	AFS	Sedum x 'Autumn Fire' / Autumn Fire Sedum	1 gal	10

CASE #PL2020-69

LANDSCAPING PLAN APPROVED



Sambatek
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763.476.8532 facsimile

Engineering | Surveying | Planning | Environmental

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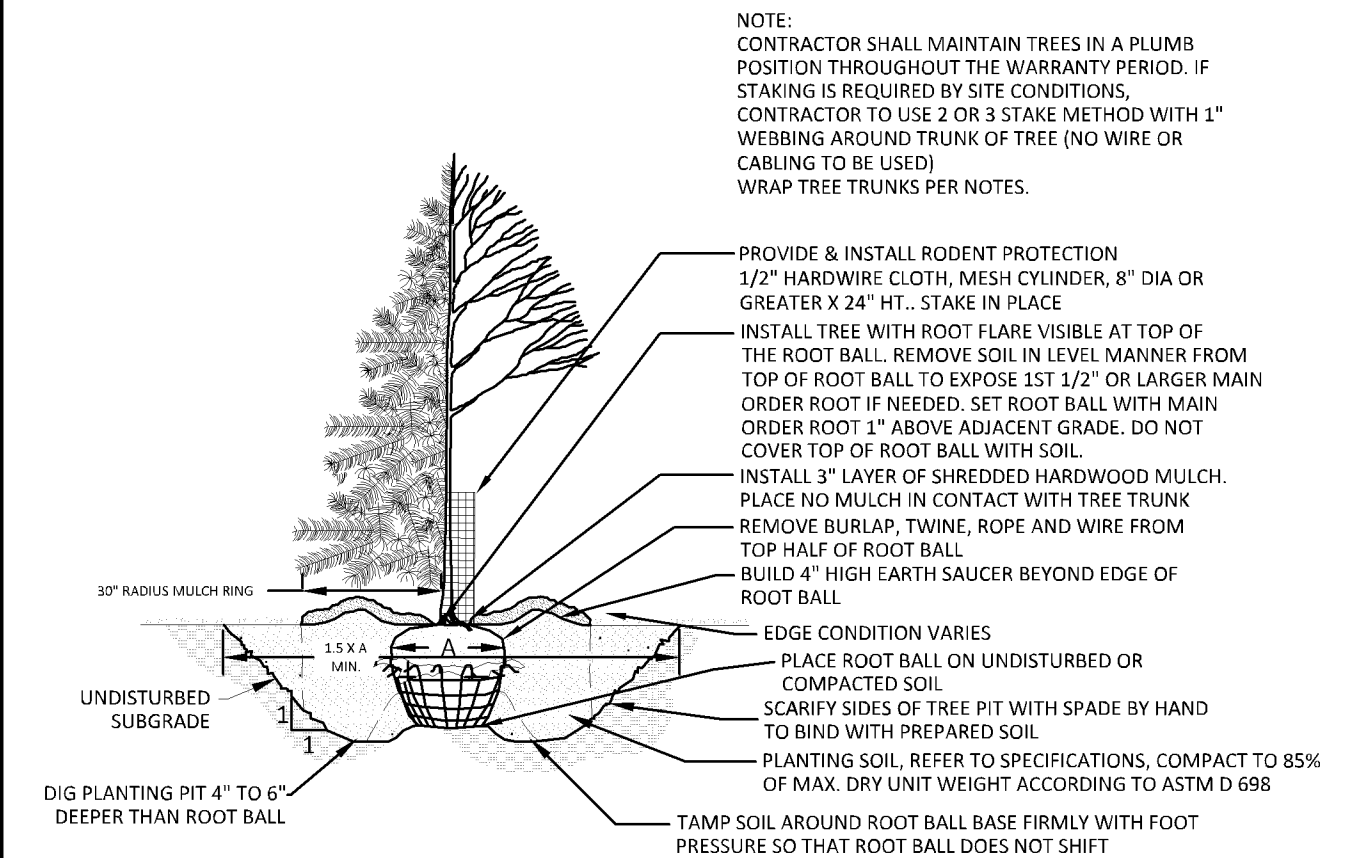
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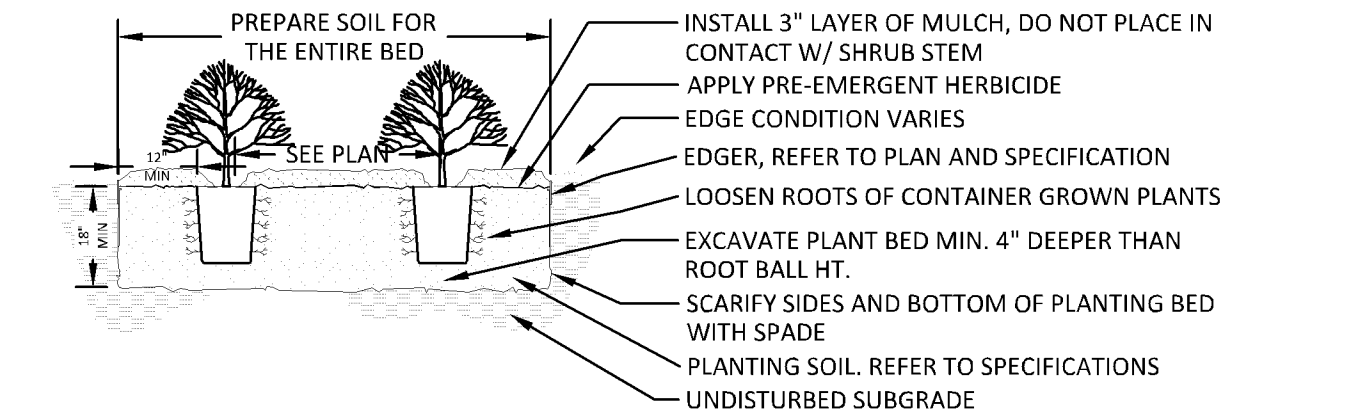
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Sheet Title
LANDSCAPE
PLAN -SHRUB-
EAST

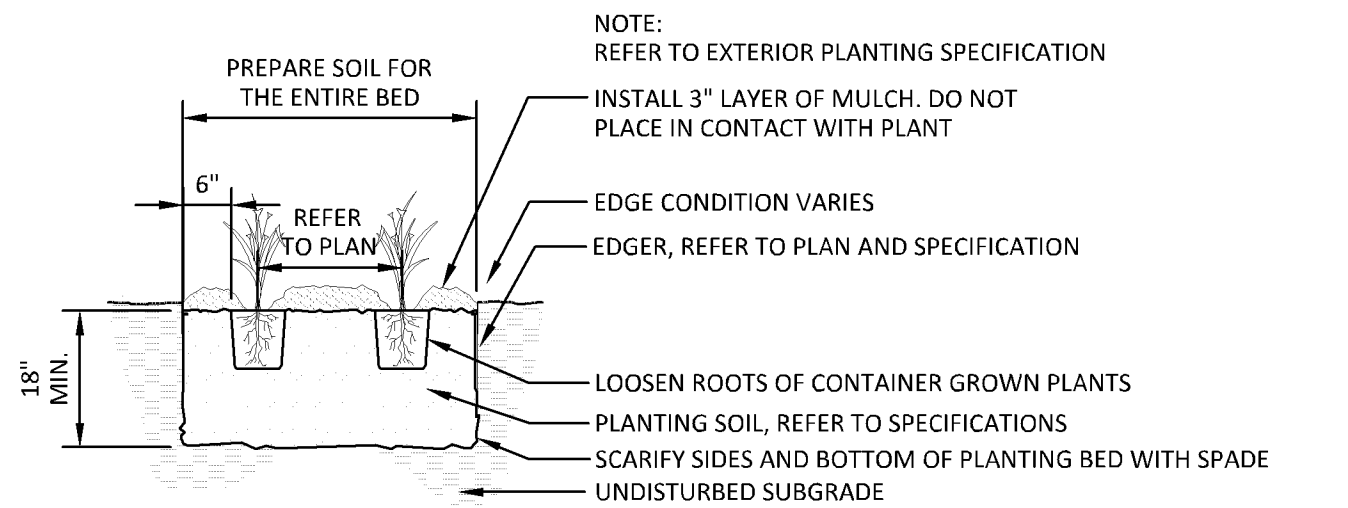
Sheet No. Revision
L1.03
Project No. 22084



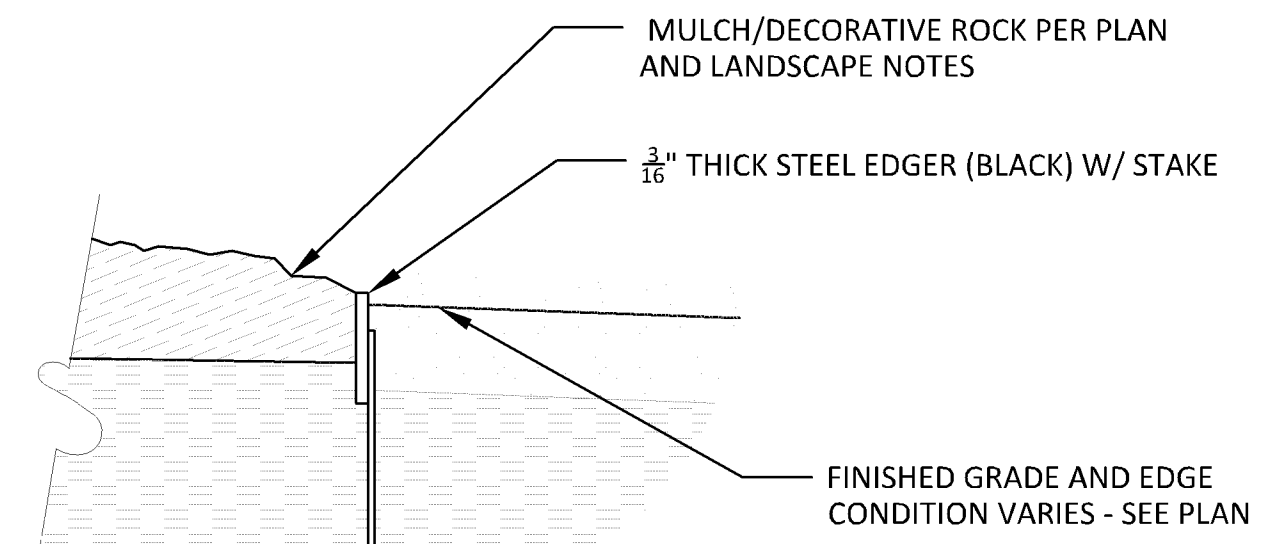
1 TREE PLANTING DETAIL
1/4" = 1'-0" P-01



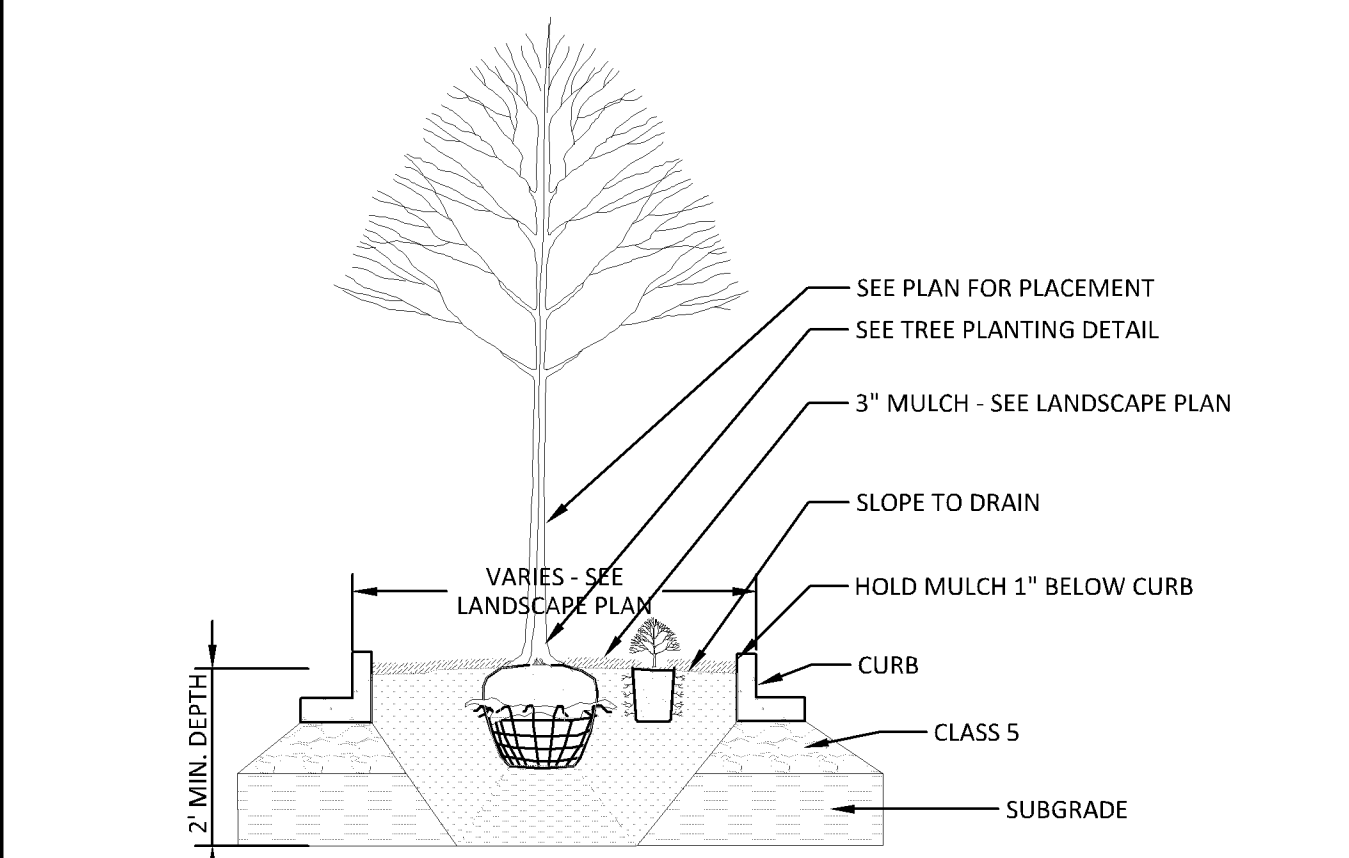
2 SHRUB PLANTING DETAIL
3/8" = 1'-0" P-02



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



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



5 PARKING LOT ISLAND
1/4" = 1'-0" P-07

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.
- 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: WASHED 1 1/2" RIVER ROCK OVER COMMERCIAL WEED BARRIER FABRIC, UNLESS INDICATED AS WOOD 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. FOR TREES WITHIN SOD AREAS USE WOOD MULCH AS SPECIFIED IN PLANTING DETAIL.
- BUILDING MAINTENANCE STRIP: WHERE NO LANDSCAPE PLANTING BEDS EXIST ADJACENT TO A BUILDING FOUNDATION, CONTRACTOR SHALL INSTALL A DECORATIVE ROCK MAINTENANCE STRIP PER PLAN. DECORATIVE ROCK SHALL BE 1 1/2" WASHED RIVER ROCK, NATURAL IN COLOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN.
- USE ANTI-DESICCANT (WILTPROOF 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 HEeled 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.
- | | |
|--------------------------------|-------------------------|
| 22.1. POTTED PLANTS: | 4/1 - 6/1; 9/21 - 11/1 |
| 22.2. DECIDUOUS /B&B: | 4/1 - 6/1; 9/21 - 11/1 |
| 22.3. EVERGREEN POTTED PLANTS: | 4/1 - 6/1; 9/21-11/1 |
| 22.4. EVERGREEN B&B: | 4/1 - 5/1; 9/21 - 11/1 |
| 22.5. TURF/LAWN SEEDING: | 4/1 - 6/1; 7/20 - 9/20 |
| 22.6. NATIVE MIX SEEDING: | 4/15 - 7/20; 9/20-10/20 |
23. 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.
24. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
25. 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 2575 EXCEPT AS MODIFIED BELOW:
- ALL DISTURBED AREAS TO RECEIVE SOD. AREAS 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" INCHES IN ANY DIMENSION.
 - WHERE SOD ABUTS 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.
 -

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.

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AEON VP BLOOMINGTON, LLC. MINNEAPOLIS, MN

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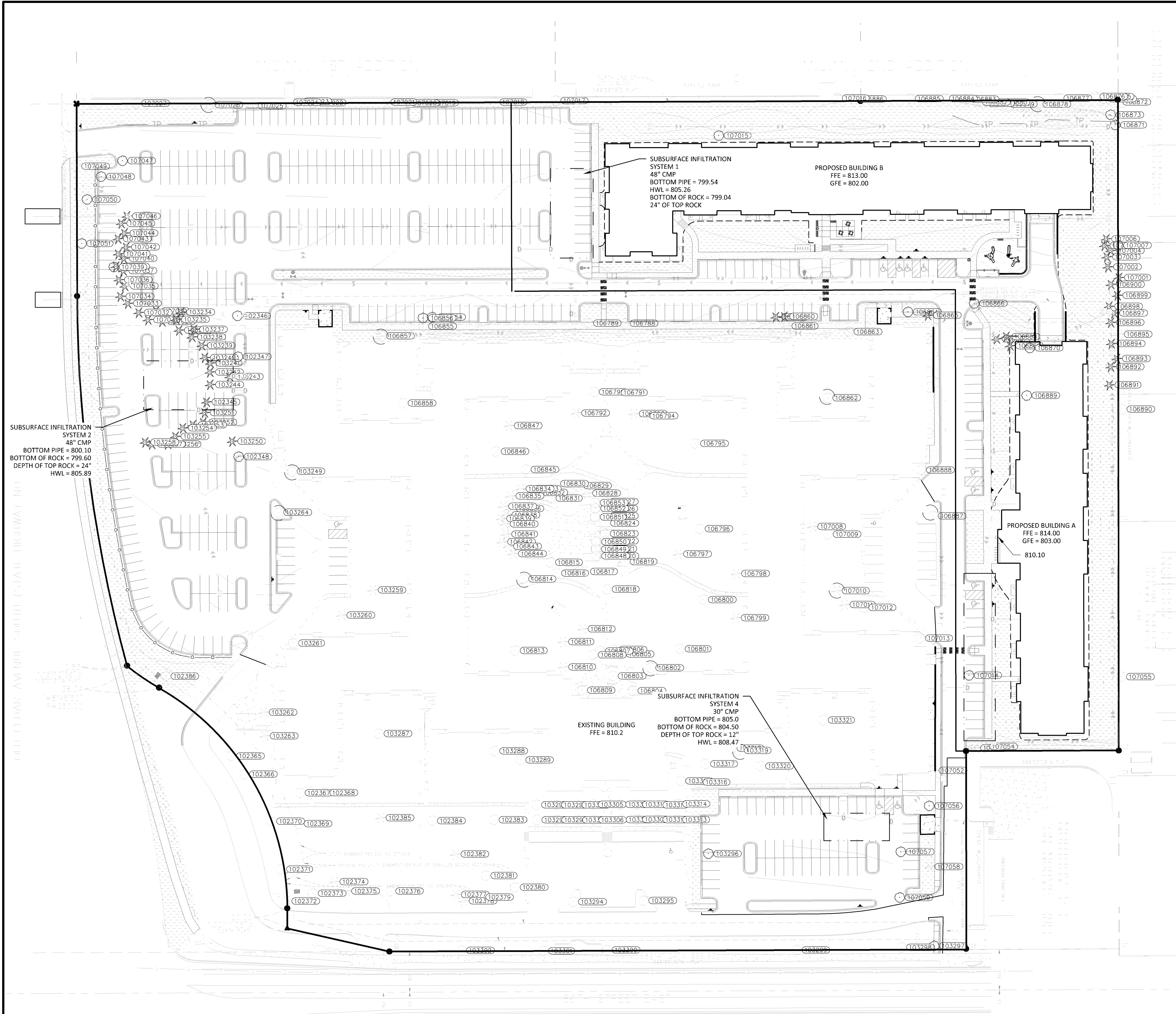
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Sheet Title LANDSCAPE PLAN - NOTES & DETAILS

Sheet No. Revision

L1.04

Project No. 22084



TREE INVENTORY

Tree ID	Species	Size	Health	Location	Notes
106873	Maple	48"	Good	Northwest corner	Remove
106871	Maple	48"	Good	Northwest corner	Remove
106872	Maple	48"	Good	Northwest corner	Remove
106874	Maple	48"	Good	Northwest corner	Remove
106875	Maple	48"	Good	Northwest corner	Remove
106876	Maple	48"	Good	Northwest corner	Remove
106877	Maple	48"	Good	Northwest corner	Remove
106878	Maple	48"	Good	Northwest corner	Remove
106879	Maple	48"	Good	Northwest corner	Remove
106880	Maple	48"	Good	Northwest corner	Remove
106881	Maple	48"	Good	Northwest corner	Remove
106882	Maple	48"	Good	Northwest corner	Remove
106883	Maple	48"	Good	Northwest corner	Remove
106884	Maple	48"	Good	Northwest corner	Remove
106885	Maple	48"	Good	Northwest corner	Remove
106886	Maple	48"	Good	Northwest corner	Remove
106887	Maple	48"	Good	Northwest corner	Remove
106888	Maple	48"	Good	Northwest corner	Remove
106889	Maple	48"	Good	Northwest corner	Remove
106890	Maple	48"	Good	Northwest corner	Remove
106891	Maple	48"	Good	Northwest corner	Remove
106892	Maple	48"	Good	Northwest corner	Remove
106893	Maple	48"	Good	Northwest corner	Remove
106894	Maple	48"	Good	Northwest corner	Remove
106895	Maple	48"	Good	Northwest corner	Remove
106896	Maple	48"	Good	Northwest corner	Remove
106897	Maple	48"	Good	Northwest corner	Remove
106898	Maple	48"	Good	Northwest corner	Remove
106899	Maple	48"	Good	Northwest corner	Remove
106900	Maple	48"	Good	Northwest corner	Remove
106901	Maple	48"	Good	Northwest corner	Remove
106902	Maple	48"	Good	Northwest corner	Remove
106903	Maple	48"	Good	Northwest corner	Remove
106904	Maple	48"	Good	Northwest corner	Remove
106905	Maple	48"	Good	Northwest corner	Remove
106906	Maple	48"	Good	Northwest corner	Remove
106907	Maple	48"	Good	Northwest corner	Remove
106908	Maple	48"	Good	Northwest corner	Remove
106909	Maple	48"	Good	Northwest corner	Remove
106910	Maple	48"	Good	Northwest corner	Remove
106911	Maple	48"	Good	Northwest corner	Remove
106912	Maple	48"	Good	Northwest corner	Remove
106913	Maple	48"	Good	Northwest corner	Remove
106914	Maple	48"	Good	Northwest corner	Remove
106915	Maple	48"	Good	Northwest corner	Remove
106916	Maple	48"	Good	Northwest corner	Remove
106917	Maple	48"	Good	Northwest corner	Remove
106918	Maple	48"	Good	Northwest corner	Remove
106919	Maple	48"	Good	Northwest corner	Remove
106920	Maple	48"	Good	Northwest corner	Remove
106921	Maple	48"	Good	Northwest corner	Remove
106922	Maple	48"	Good	Northwest corner	Remove
106923	Maple	48"	Good	Northwest corner	Remove
106924	Maple	48"	Good	Northwest corner	Remove
106925	Maple	48"	Good	Northwest corner	Remove
106926	Maple	48"	Good	Northwest corner	Remove
106927	Maple	48"	Good	Northwest corner	Remove
106928	Maple	48"	Good	Northwest corner	Remove
106929	Maple	48"	Good	Northwest corner	Remove
106930	Maple	48"	Good	Northwest corner	Remove
106931	Maple	48"	Good	Northwest corner	Remove
106932	Maple	48"	Good	Northwest corner	Remove
106933	Maple	48"	Good	Northwest corner	Remove
106934	Maple	48"	Good	Northwest corner	Remove
106935	Maple	48"	Good	Northwest corner	Remove
106936	Maple	48"	Good	Northwest corner	Remove
106937	Maple	48"	Good	Northwest corner	Remove
106938	Maple	48"	Good	Northwest corner	Remove
106939	Maple	48"	Good	Northwest corner	Remove
106940	Maple	48"	Good	Northwest corner	Remove
106941	Maple	48"	Good	Northwest corner	Remove
106942	Maple	48"	Good	Northwest corner	Remove
106943	Maple	48"	Good	Northwest corner	Remove
106944	Maple	48"	Good	Northwest corner	Remove
106945	Maple	48"	Good	Northwest corner	Remove
106946	Maple	48"	Good	Northwest corner	Remove
106947	Maple	48"	Good	Northwest corner	Remove
106948	Maple	48"	Good	Northwest corner	Remove
106949	Maple	48"	Good	Northwest corner	Remove
106950	Maple	48"	Good	Northwest corner	Remove
106951	Maple	48"	Good	Northwest corner	Remove
106952	Maple	48"	Good	Northwest corner	Remove
106953	Maple	48"	Good	Northwest corner	Remove
106954	Maple	48"	Good	Northwest corner	Remove
106955	Maple	48"	Good	Northwest corner	Remove
106956	Maple	48"	Good	Northwest corner	Remove
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106961	Maple	48"	Good	Northwest corner	Remove
106962	Maple	48"	Good	Northwest corner	Remove
106963	Maple	48"	Good	Northwest corner	Remove
106964	Maple	48"	Good	Northwest corner	Remove
106965	Maple	48"	Good	Northwest corner	Remove
106966	Maple	48"	Good	Northwest corner	Remove
106967	Maple	48"	Good	Northwest corner	Remove
106968	Maple	48"	Good	Northwest corner	Remove
106969	Maple	48"	Good	Northwest corner	Remove
106970	Maple	48"	Good	Northwest corner	Remove
106971	Maple	48"	Good	Northwest corner	Remove
106972	Maple	48"	Good	Northwest corner	Remove
106973	Maple	48"	Good	Northwest corner	Remove
106974	Maple	48"	Good	Northwest corner	Remove
106975	Maple	48"	Good	Northwest corner	Remove
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106981	Maple	48"	Good	Northwest corner	Remove
106982	Maple	48"	Good	Northwest corner	Remove
106983	Maple	48"	Good	Northwest corner	Remove
106984	Maple	48"	Good	Northwest corner	Remove
106985	Maple	48"	Good	Northwest corner	Remove
106986	Maple	48"	Good	Northwest corner	Remove
106987	Maple	48"	Good	Northwest corner	Remove
106988	Maple	48"	Good	Northwest corner	Remove
106989	Maple	48"	Good	Northwest corner	Remove
106990	Maple	48"	Good	Northwest corner	Remove
106991	Maple	48"	Good	Northwest corner	Remove
106992	Maple	48"	Good	Northwest corner	Remove
106993	Maple	48"	Good	Northwest corner	Remove
106994	Maple	48"	Good	Northwest corner	Remove
106995	Maple	48"	Good	Northwest corner	Remove
106996	Maple	48"	Good	Northwest corner	Remove
106997	Maple	48"	Good	Northwest corner	Remove
106998	Maple	48"	Good	Northwest corner	Remove
106999	Maple	48"	Good	Northwest corner	Remove

TREES TO BE REMOVED SHOWN IN RED
TREES DEEMED AS POOR CIRCLED - REMOVAL IS UP TO OWNER - REMOVED FROM CREDIT TREE COUNT

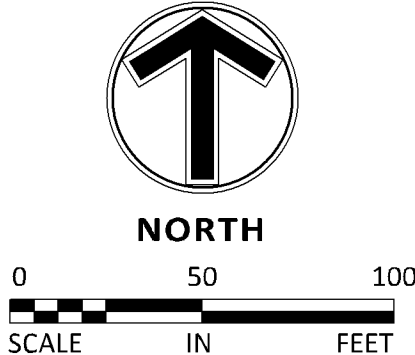
BLOOMINGTON LANDSCAPE CODE
CITY OF BLOOMINGTON MN LANDSCAPE STANDARDS:

Existing trees greater than 4" in or evergreens taller than 6' that are not on prohibited list may be credited toward tree requirement. Existing trees on site that meet this criteria = 139 that are not being removed for proposed new construction

CREDIT FOR EXISTING TREES TO BE PRESERVED (260-121=139)
(TOTAL TREES - REMOVED&NOT ACCEPTED TREES = TREE CREDIT)@ 1:1
ADDITIONAL TREES REQUIRED TO BE PLANTED 169 TREES REQ'D TO BRING TOTAL TO 308

CASE #PL2020-69

LANDSCAPING PLAN APPROVED
CITY OF BLOOMINGTON MINNESOTA
NMJ
06/16/2020



Client
AEON VP
BLOOMINGTON,
LLC.
MINNEAPOLIS, MN

Project
SOLO
APARTMENTS

Location
BLOOMINGTON,
MN
1916 & 1926 EAST 86TH STREET

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. Delaney

William L. Delaney
Registration No. 40252 Date: 04/01/2020
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: MLL Drawn: AJR
Approved: GDA Book / Page:
Phase: PERMIT Initial Issued: 04/01/2020

Revision History
No. Date By Submittal / Revision
04/01/20 MLL CITY SUBMITTAL
04/17/20 MLL DRC COMMENTS
05/27/20 MLL DD/PERMIT SET
06/12/20 MLL PERMIT COMMENT RESPONSE

Sheet Title
TREE REMOVAL
PLAN

Sheet No. Revision
L2.01
Project No. 22084