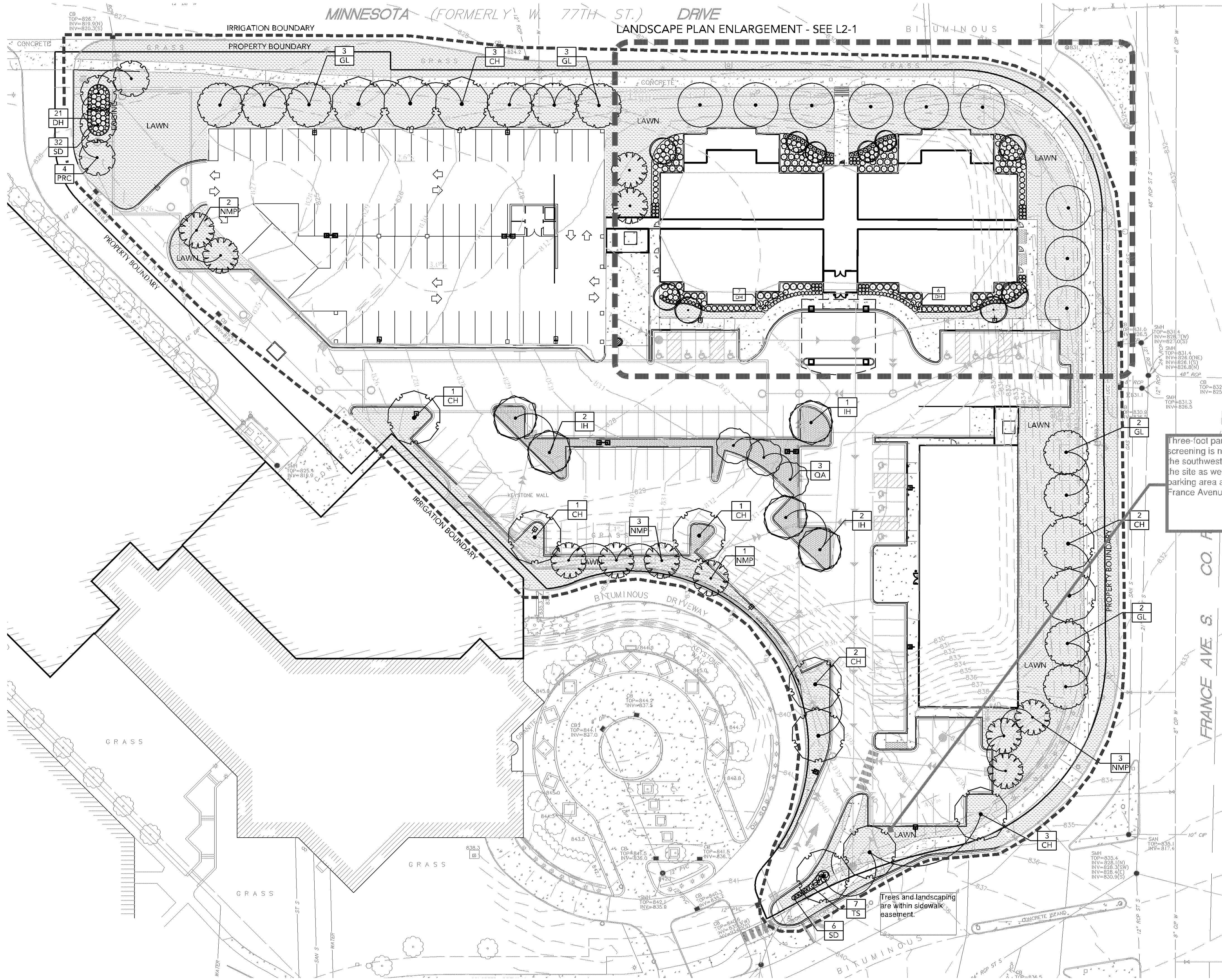


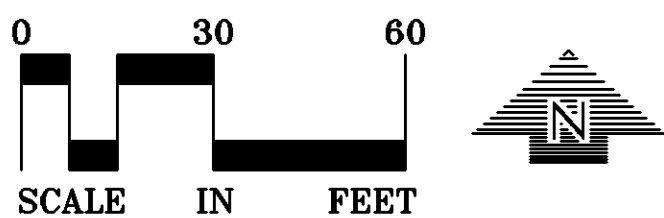
W:\2020\17457\CADD\DATA\LANDSCAPE.dwg Sheet File:L1-1 Landscape Plan  
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LANDSCAPE PLAN

**LEGEND**

- SOD / TOPSOIL - SEE NOTES
- ROCK MULCH - 1-1/2" CRUSHED LIMESTONE - 6" DEPTH
- LIGHT POLE - SEE ELECTRIC
- IRRIGATION LIMITS



CALL BEFORE YOU DIG!  
**Gopher State One Call**  
TWIN CITY AREA: 651-454-0002  
TOLL FREE: 1-800-252-1166

WARNING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

GENERAL NOTES

- CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
- ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.
- CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10' - 0" CLEARANCE).
- ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
- EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
- THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

IRRIGATION NOTES

- VERIFY EXISTING AND PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.
- THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ALL SODDED AND PLANTED AREAS, INCLUDING ALL RAISED PLANTERS, LAWN AREAS AND TREE PLANTERS ON THE PARKING STRUCTURE DECK.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.
- IRRIGATION SYSTEM SHALL NOT SPRAY ACROSS PAVEMENT. THE SYSTEM SHALL INCORPORATE A RAIN OR INTO IRRIGATION SYSTEM
- PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING AND HAVE BEEN ESTABLISHED.

LANDSCAPING REQUIREMENTS

TOTAL SITE AREA	165,698.1 SF / 3.56 ACRES
REQUIRED TREES - 1 TREE PER 2,500 SF	66 TREES
REQUIRED SHRUBS - 1 SHRUB PER 1,000 SF	166 SHRUBS

EXISTING / PROPOSED PLANTINGS	TOTAL	TREE RATIO	TOTAL PROPOSED
PROPOSED OVERSTORY TREES	51	76%	66 TREES
PROPOSED ORNAMENTAL TREES	15	24%	
PROPOSED SHRUBS	228		258 SHRUBS
PROPOSED PERENNIALS / GRASSES	123		

EXISTING SITE IMPROVEMENTS, PARCEL BOUNDARIES, UTILITIES, ENCUMBRANCES AND TOPOGRAPHY PROVIDED BY SUNDE LAND SURVEYING, DATED JULY 24, 2017. LOUCKS DOES NOT GUARANTEE THE ACCURACY, ADEQUACY OR COMPLETENESS OF WORK PERFORMED BY OTHERS. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND NOTIFY THE PROJECT ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES.

PROJECT BENCHMARK

PER SUNDE LAND SURVEY DATED JULY 24, 2017

- TOP OF TOP NUT OF FIRE HYDRANT ON THE SOUTH SIDE OF MINNESOTA DRIVE NEAR MOST NORTHERLY CORNER OF PARKING RAMP.  
ELEVATION = 829.05 FEET
- TOP OF TOP NUT OF FIRE HYDRANT ON THE SOUTH SIDE OF MINNESOTA DRIVE 300 FEET +/- WEST OF FRANCE AVENUE.  
ELEVATION = 831.12 FEET
- TOP OF TOP NUT OF FIRE HYDRANT AT NORTHWEST QUADRANT OF FRANCE AVENUE AND WEST 78TH STREET.  
ELEVATION = 837.06 FEET

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3901 MINNESOTA DRIVE  
BLOOMINGTON, MINNESOTA

Drury Southwest, Inc.  
101 S. Farrar Drive  
Cape Girardeau, Missouri, 63701

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7200 Hemlock Lane, Suite 300  
Maple Grove, MN 55369  
763.424.5505  
www.loucksinc.com

**CADD QUALIFICATION**

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

**SUBMITTAL/REVISIONS**

11/01/17	CITY ZONING SUBMITTAL
04/17/18	WATERSHED SUBMITTAL
05/20/18	PHASE 1 GRADING PERMIT
12/17/18	UTILITY COORDINATION
02/07/19	UTILITY COORDINATION
04/01/20	REV. FINAL DEV. PLANS

**PROFESSIONAL SIGNATURE**

I hereby certify that this plan, specification or report was prepared by me or under my supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Gregory J. Johnson - LA  
License No. 24610  
Date

**QUALITY CONTROL**

Loucks Project No. 17457.00  
Project Lead VJV  
Drawn By GAJ  
Checked By NMM  
Review Date

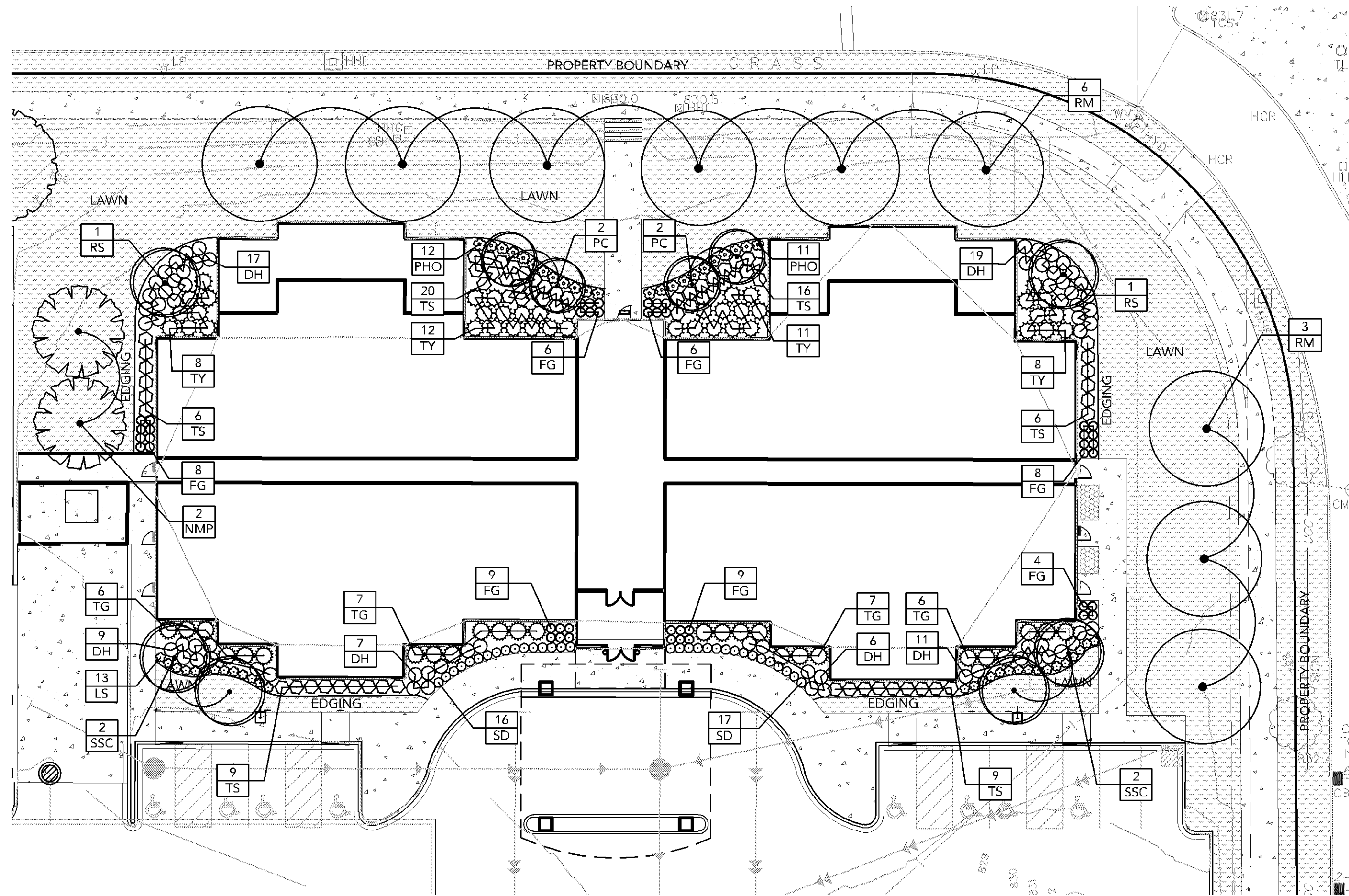
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C3-2	SWMP PLAN
C3-3	SWPPP NOTES & DETAILS
C4-1	UTILITY PLAN
C8-X	CIVIL DETAILS (MULTIPLE SHTS)
L1-1	LANDSCAPE PLAN
L2-1	LANDSCAPE DETAILS
PH-1	PHOTOMETRIC PLAN INITIAL
PH-2	PHOTOMETRIC PLAN MAINT.

**LANDSCAPE PLAN**  
**L1-1**



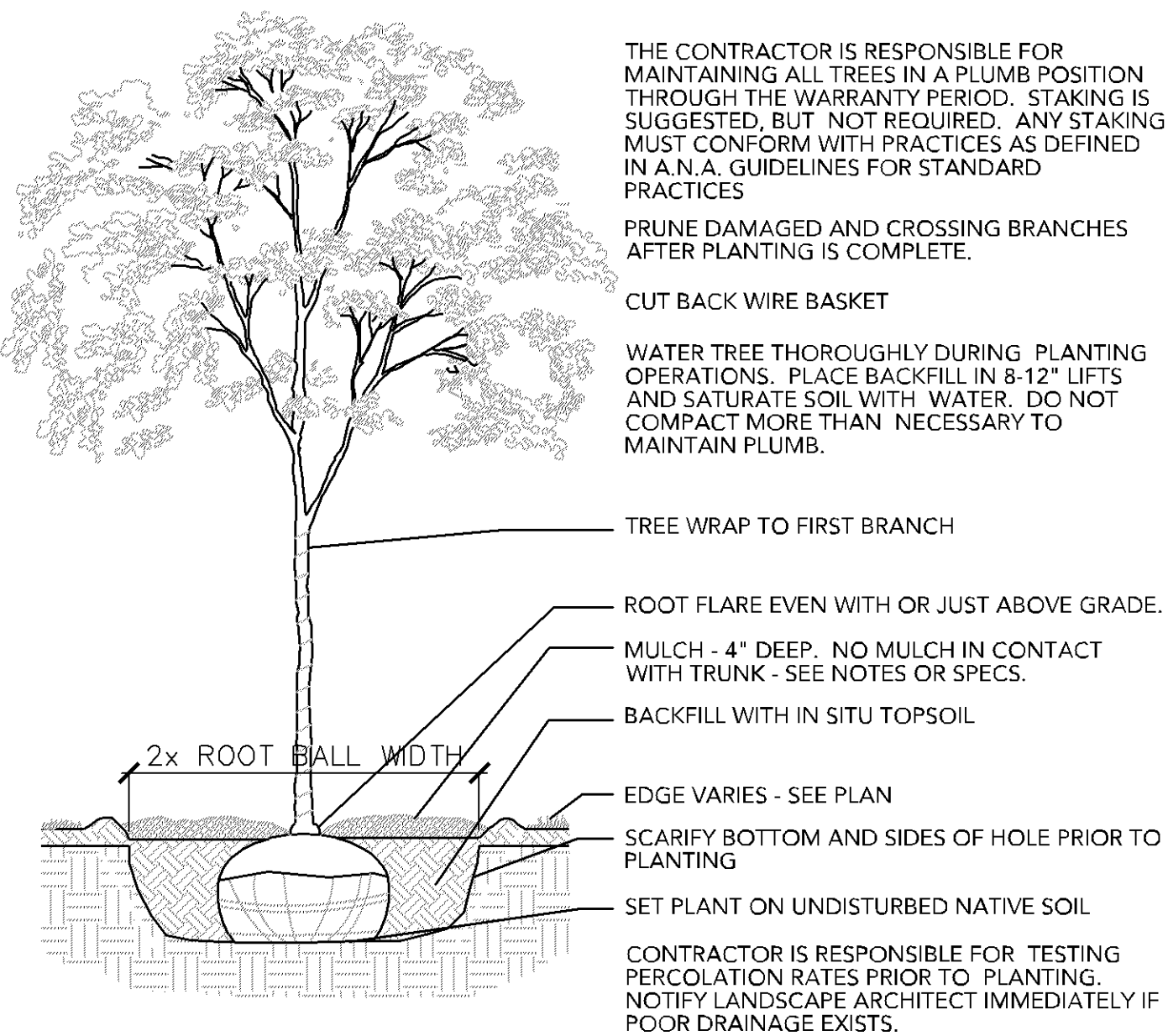
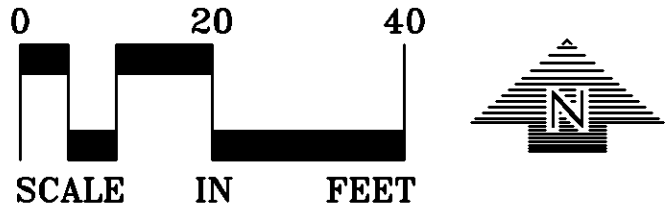
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LANDSCAPE PLAN ENLARGEMENT

LEGEND

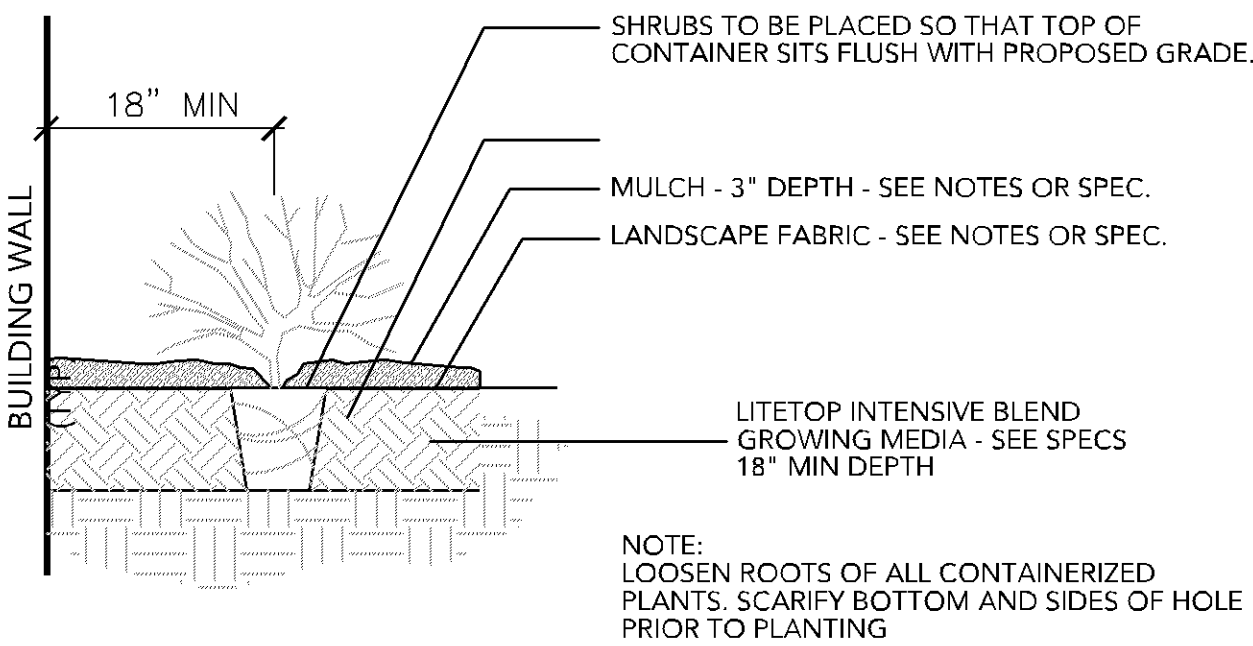
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1 DECIDUOUS TREE PLANTING DETAIL

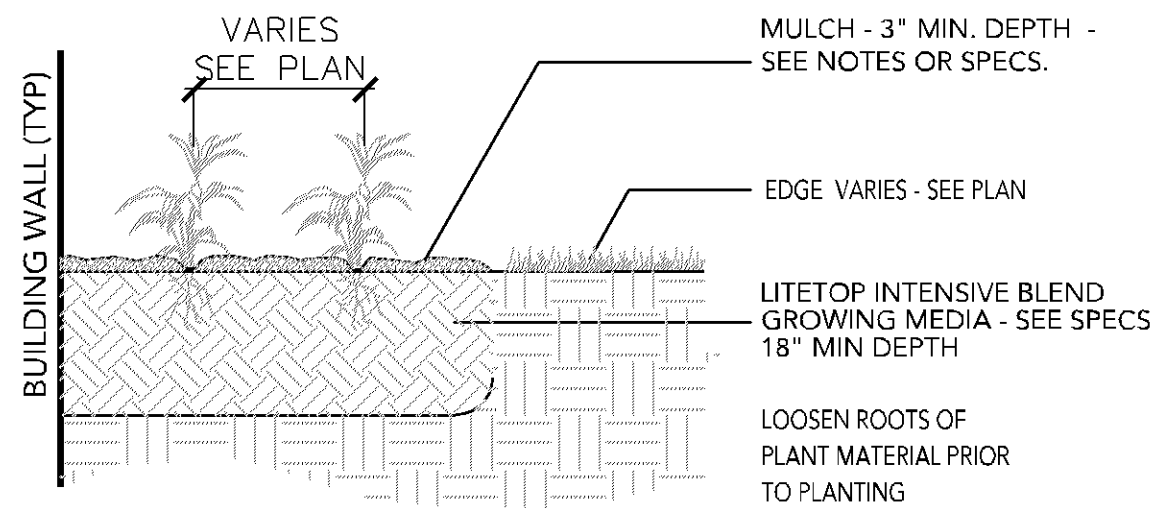
SCALE: 1/2" = 1'-0"

Doc: 0303 Tree.DWG



2 SHRUB PLANTING DETAIL

SCALE: 3/4" = 1'-0"



3 PERENNIAL PLANTING

SCALE: 3/4" = 1'-0"

Perennial.DWG

LANDSCAPE INSTALLATION

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL COMPLETE GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

GROWING MEDIA FOR GREEN ROOF LAWN AREAS SHALL BE LITETOP LAWN BLEND BY AMERICAN HYDROTECH (1-800-877-6125) OR APPROVED EQUAL. GROWING MEDIA FOR ALL GREEN ROOF PERENNIAL, SHRUB AND TREE PLANTERS SHALL BE LITETOP INTENSIVE BLEND BY AMERICAN HYDROTECH OR APPROVED EQUAL.

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, ALL SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO V-CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 27-3-3 AT 6 OZ PER 2.5" CALIPER PER TREE AND 3 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCER.

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEAT OR MANURE AND 10 PARTS SAND.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER

IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

MULCH SHALL BE CLEAN SHREDDED HARDWOOD MULCH WITH UNIFORM PIECE SIZE. ALL PERENNIAL BEDS TO RECEIVE 3" OF MULCH WITH NO WEED BARRIER. ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP MULCH WITH A FIBER MAT WEED BARRIER. ALL TREES NOT IN PLANTING BEDS TO RECEIVE 4" DEEP MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED/INDICATED ON DRAWING OR IN SPECIFICATION.

ROCK MULCH SHALL BE 1"-1-1/2" CRUSHED LIMESTONE, 6" DEEP OVER A FIBER MAT WEED BARRIER.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (ONE FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

LANDSCAPE CONTRACTOR SHALL ESTABLISH TO HIS SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPREAD
NMP	11	NORWAY MAPLE	Acer platanoides 'Parkway'	15 gal	2.5" Cal	
RM	9	RED SUNSET MAPLE	Acer rubrum 'Franksred' TM	B & B	2.5" Cal	
CH	13	COMMON HACKBERRY	Celtis occidentalis	B & B	2.5" Cal	
IH	5	IMPERIAL HONEYLOCUST	Gleditsia triacanthos 'Impcole' TM	B & B	2.5" Cal	
QA	3	QUAKING ASPEN	Populus tremuloides	B & B	2" Cal	
GL	10	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'	B & B	2.5" Cal	
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPREAD
PRC	5	PRAIRIE ROSE CRABAPPLE	Malus x 'Prairie Rose'	B & B	1.5" Cal	
PC	4	PRAIRIFIRE CRABAPPLE	Malus x 'Prairifire'	B & B	1.5" Cal	
RS	2	RED SPLENDOR CRABAPPLE	Malus x 'Red Splendor'	B & B	1.5" Cal	
SSC	4	SPRING SNOW CRABAPPLE	Malus x 'Spring Snow'	B & B	1.5" Cal	
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPREAD
DH	90	DWARF BUSH HONEYSUCKLE	Diervilla lonicera	5 gal	18" HGT	
TS	73	TOR SPIREA	Spiraea betulifolia 'Tor'	5 gal		
GRASSES	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPREAD
FG	44	FEATHER REED GRASS	Calamagrostis x acutiflora 'Karl Foerster'	1 gal		
CONIFEROUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPREAD
TY	39	TAUNTON YEW	Taxus x media 'Tauntonii'	5 gal		4" SPREAD
TG	26	TECHNY GLOBE ARBORVITAE	Thuja occidentalis 'Techny Globe'	5 gal		
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPREAD
SD	70	STELLA D' ORO DAYLILY	Hemerocallis x 'Stella de Oro'	1 gal		
PHO	23	PATRIOT HOSTA	Hosta x 'Patriot'	1 gal		
LS	30	LITTLE SPIRE RUSSIAN SAGE	Perovskia x 'Little Spire'	1 gal		

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