

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING AND POSITIVE SURFACE DRAINAGE IN ALL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR MUST ENSURE THAT THE FINAL GRADES ARE MET AS SHOWN ON GRADING PLAN. IF ANY DISCREPANCIES ARE FOUND, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT FOR RESOLUTION.
- ALL PLANT MATERIALS ARE TO CONFORM WITH STATE & LOCAL CONSTRUCTION STANDARDS AND THE CURRENT ADDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL PLANT MATERIALS ARE TO BE HEALTHY, HARDY STOCK, AND FREE FROM ANY DISEASES, DAMAGE, AND DISFIGURATION.
- QUANTITIES OF PLANTS LISTED ON THE PLAN ARE TO GOVERN ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN ON THE PLANT SCHEDULE AND PLAN. PLACE PLANTS IN PROPER SPACING FOLLOWING LAYOUT FIGURES.
- TOPSOIL TO BE MNDOT 3877.2B LOAM TOPSOIL BORR: OW FOR LANDSCAPED AREAS AND PLANTING BEDS. PROVIDE ROOTING TOPSOIL BORROW MNDOT 3877.2E FOR PLANT RESTORATION, WATER QUALITY AND INFILTRATION PLANTING.
- PLANTING SOIL TO BE CONSISTED OF 50% SELECT TOPSOIL BORROW (MNDOT 3877) AND 50% GRADE 2 COMPOST (MNDOT 3880). PLANTING SOIL TO HAVE A PH BETWEEN 6.5-7.5, BE FREE OF CHEMICAL CONTAMINANTS, DEBRIS, LARGE ROCKS GREATER THAN 1/2" DIAMETER, AND FRAGMENTS OF WOOD. SUBSOIL SHALL BE SCARIFIED TO A DEPTH OF 4" BEFORE PLANTING SOIL IS SPREAD.
- SPREAD PLANTING SOIL AT MINIMUM EIGHTEEN (18) INCH DEEP IN ALL PLANTING BEDS PRIOR TO PLANTING. THOROUGHLY WATER TWICE TO FACILITATE CONSOLIDATION PRIOR TO PLANTING. DO NOT OVERLY COMPACT SOIL.
- SOD SHOWN ON LANDSCAPE PLAN TO BE INSTALLED BY LANDSCAPE CONTRACTOR. SOD TO BE MNDOT 3878.2A, DENSE, AND OF UNIFORM TEXTURE, FREE OF WEEDS AND DISEASE. APPLY MINIMUM SIX (6) INCHES OF SELECT TOPSOIL BORROW AND THOROUGHLY APPLY FERTILIZER TO TOP TWO (2) INCHES BEFORE LAYING SOD. LANDSCAPE CONTRACTOR TO MAINTAIN SODDED AREAS IN HEALTHY CONDITION UNTIL FIRMLY ROOTED.
- MULCH TO BE SHREDDED HARDWOOD BARK MULCH (MNDOT 3882 TYPE 6), CONSISTED OF RAW WOOD MATERIAL FROM TIMBER AND BE A PRODUCT OF A MECHANICAL CHIPPER, HAMMER MILL, OR TUB GRINDER. THE MATERIAL SHALL BE SUBSTANTIALLY FREE OF MOLD, DIRT, SAWDUST, AND FOREIGN MATERIAL AND SHALL NOT BE IN AN ADVANCED STATE OF DECOMPOSITION. THE MATERIAL SHALL NOT CONTAIN CHIPPED UP MANUFACTURED BOARDS OR CHEMICALLY TREATED WOOD, INCLUDING, BUT NOT LIMITED TO, WATER BOARD, PARTICLE BOARD, AND CHROMATED COPPER ARSENATE (CCA) OR PENTA TREATED WOOD. THE MATERIAL SHALL BE TWICE-GROUND/ SHREDDED, SUCH THAT, NO INDIVIDUAL PIECE SHALL EXCEED 2 INCHES IN ANY DIMENSION.
- APPLY FOUR (4) INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN FOUR (4) FOOT DIAMETER RING AROUND ALL TREES. NO ALUMINUM EDGING IS REQUIRED.
- EDGE ALL SHRUB BEDS WITH 3/16" X 4" MILL FINISHED ALUMINUM EDGING WITH STAKES. ALL EDGING TO BE COMMERCIAL GRADE.
- APPLY FOUR (4) INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN ALL SHRUB BED AREAS AND APPLY THREE (3) INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN PERENNIAL AREAS. PRIOR TO MULCHING, APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS.
- APPLY THREE (3) INCH DEPTH OF 1 - 1 1/2 INCH TRAP RUCK MULCH OVER WEED BARRIER FABRIC IN AREAS INDICATED ON PLAN.
- WEED BARRIER FABRIC TO BE BLACK POLYPROPYLENE SHEET 5 OZ/SQ.YD. TENSILE STRENGTH PER ASTM D-4632, PRODUCT BY DEWITT COMPANY OR APPROVED EQUAL.
- FERTILIZER TO BE A COMMERCIAL FORMULA AND APPLIED PER MANUFACTURER'S RECOMMENDATION. PROVIDE FERTILIZER WITH PERCENTAGE OF NITROGEN REQUIRED TO PROVIDE NOT LESS THAN 1 POUND OF ACTUAL NITROGEN PER 1,000 SQ.FT. OF LAWN AND 10 PERCENT OF POTASSIUM. NITROGEN MUST BE IN A FORM AVAILABLE TO LAWN DURING THE INITIAL ESTABLISHMENT. PROVIDE SLOW RELEASE FERTILIZER 20-10-5 FOR TREES AND SHRUBS.
- LANDSCAPED AREAS AS INDICATED ON PLAN SHALL BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM. NO WATER IS ALLOWED ON ANY PAVEMENT, PARKING, WALKWAY, AND BUILDING. THE IRRIGATION CONTRACTOR IS TO DESIGN AND SUBMIT SHOP DRAWING OF IRRIGATION DESIGN AND CALCULATIONS TO LANDSCAPE ARCHITECT FOR REVIEW 5 DAYS PRIOR TO PURCHASING AND INSTALLATION. IRRIGATION DESIGN IS TO MEET ALL CITY AND STATE PLUMBING CODES AND REQUIREMENTS.
- FOLLOW LANDSCAPE DETAILS FOR ALL INSTALLATION, UNLESS OTHERWISE NOTED.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTS IN HEALTHY CONDITION THROUGHOUT WARRANTY PERIOD. THE WARRANTY PERIOD IS TWO FULL YEARS FROM DATE OF PROVISIONAL ACCEPTANCE UNTIL FINAL ACCEPTANCE. WARRANTY PERIOD FOR PLANT MATERIAL INSTALLED AFTER JUNE 1ST SHALL COMMENCE THE FOLLOWING YEAR.

RAIN GARDEN NOTES

- AVOID COMPACTING SOILS IN RAIN GARDENS.
- MAINTAIN RAIN GARDENS FREE FROM WEEDS AND OTHER INVASIVE PLANT MATERIALS.
- MONITOR MOISTURE IN RAIN GARDENS FOR ONE FULL YEAR. SUPPLEMENT WATER IF THERE IS INSUFFICIENT RAINFALL PER WEEK (ONE INCH PER WEEK).
- AFTER FIRST GROWING SEASON REMOVE ALL DEAD PLANT DEBRIS FROM PREVIOUS GROWING SEASON AS NECESSARY TO MAINTAIN ACCEPTABLE APPEARANCE OF RAIN GARDENS.

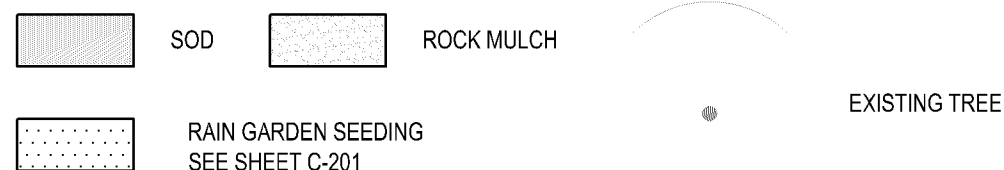
LANDSCAPE SUMMARY

LANDSCAPE STANDARDS

DEVELOPABLE LANDSCAPING AREA (DEVELOPMENT SITE) = 172,061 SF.

	REQUIRED	OVERALL PROVIDED	PHASE 1	PHASE 2
1 TREE / 2,500 SF. OF DEVELOPABLE LANDSCAPING AREA	69 TREES	TOTAL 69 TREES 31 DECIDUOUS TREES 30 CONIFEROUS TREES 8 RETAINED EXISTING ON-SITE TREES (PROVIDE 57% CONIFEROUS TREES FOR SITE SCREENING)	69 TREES 31 TREES 30 TREES 8 TREES	
1 SHRUB / 1,000 SF OF DEVELOPABLE LANDSCAPING AREA	172 SHRUBS	TOTAL 149 SHRUBS + 23 (92 PERENNIALS/4) = 172	149 SHRUBS + 62 PERENNIALS + 30 TEMPORARY PERENNIALS	RELOCATED 30 PERENNIALS FROM PHASE 1
LANDSCAPE YARD NOT ADJACENT TO STREET	20' MIN. TO RIGHT-OF-WAY 5' MIN.	20' 6.4'		
PARKING LOT ISLAND	1 DECIDUOUS TREE/ PARKING LOT	1 DECIDUOUS TREE/ PARKING LOT		
FOUNDATION PLANTING 50% OF BUILDING LF FRONTAGE TO STREET	361 LF ON BLOOMINGTON FREEWAY 50% = 181 LF 291 LF ON 92ND STREET 50% = 146 LF	181 LF 149 LF	87 LF + 93 LF TEMPORARY PLANTING 151 LF ** SUBSTITUTED PLANTING ALONG FENCE	93 LF
PERIMETER SCREENING	SCREENING ABUTTING RESIDENTIAL DISTRICT	PRECAST OPAQUE SCREEN WALL, SHRUBS, & CONIFEROUS TREES		
PARKING LOT SCREENING (2' HIGH AT PLANTING & 3' MIN MATURE FOR SHRUB)	3' MIN. - 4' MAX. SCREENING	3' HIGH MIN. SHRUBS (2' MIN. AT PLANTING)		

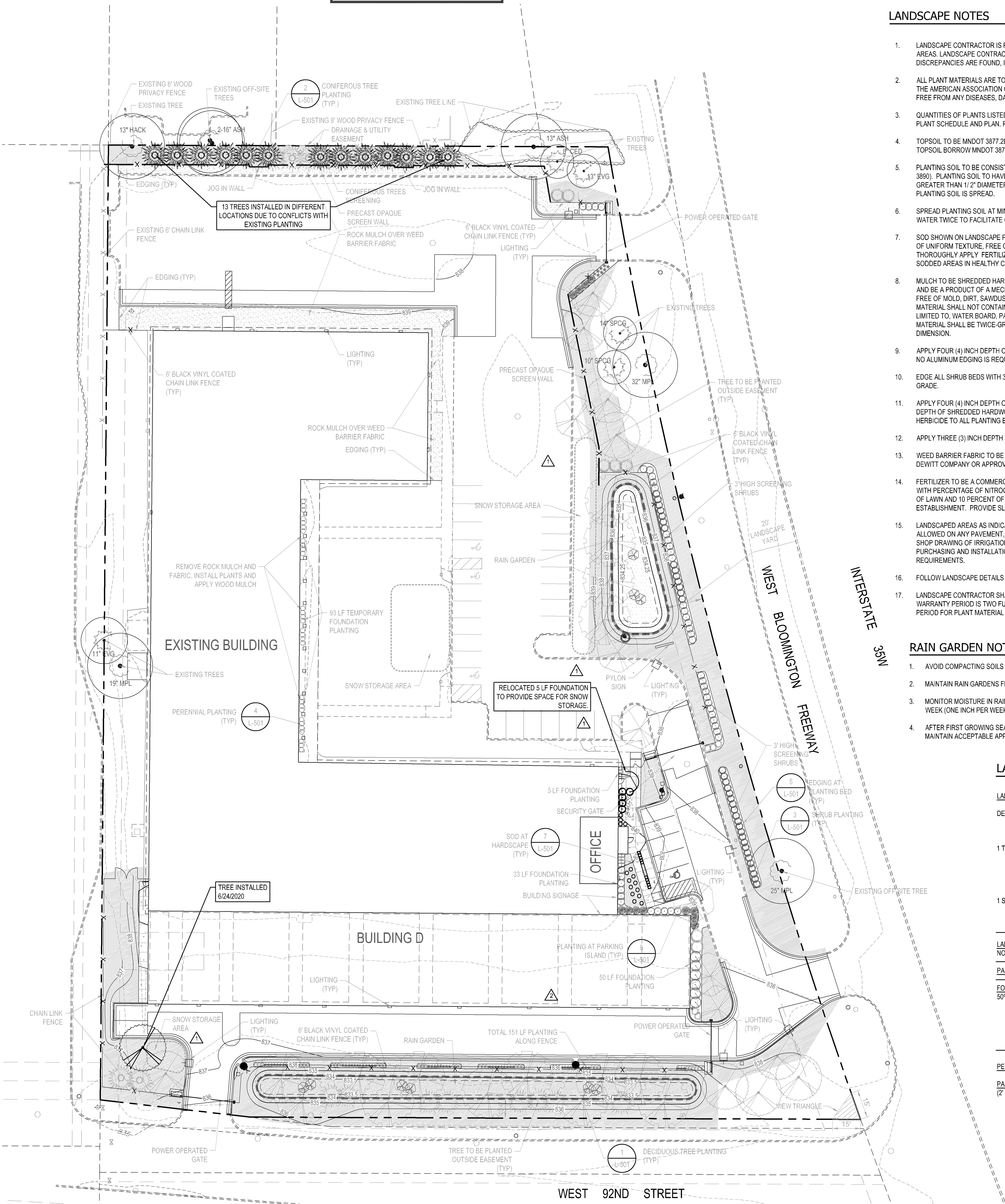
LEGEND



PLANT SCHEDULE

KEY	QUANT.	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT COND.	MATURE SIZE
DECIDUOUS TREES						
	6	SIENNA GLEN MAPLE	ACER X FREEMANII 'SIENNA'	2.5" CAL.	B&B	50'H X 35'W
	15	RIVER BIRCH	BETULA PAPERIFERA 'VAREN'	10" CLUMP	B&B	40'H X 30'W
	10	ESPRESSO KENTUCKY COFFEETREE	GYMNOCALADUS DIOICUS 'ESPRESSO - JFS'	2.5" CAL.	B&B	50'H X 35'W
CONIFEROUS TREES						
	7	CUPRESSINA NORWAY SPRUCE	PICEA ABIES 'CUPRESSINA'	6" HT.	B&B	30'H X 7'W
	15	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6" HT.	B&B	35'H X 25'W
	8	WHITE CEDAR	THUJA OCCIDENTALIS	6" HT.	B&B	25'H X 10'W
DECIDUOUS SHRUBS						
	6	PRAIRIE FIRE DOGWOOD	CORNUS ALBA 'AUREA'	5 GAL. (48" HT MIN.)	POT	6'H X 6'W
	9	GRAY DOGWOOD	CORNUS RACEMOSA	5 GAL.	POT	6'H X 6'W
	44	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA	5 GAL. (24" HT MIN.)	POT	3'H X 4'W
	6	GROW-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL.	POT	2'H X 5'W
	36	BLUE FESTIVAL ST. JOHN WORT	HYPERICUM KALMIANUM 'SMHKB'	3 GAL.	POT	2'H X 2'W
CONIFEROUS SHRUBS						
	12	MANEY JUNIPER	JUNIPERUS CHINENSIS 'MANEY'	5 GAL. (36" HT MIN.)	POT	5'H X 5'W
	36	GREY OWL JUNIPER	JUNIPERUS VIRGINIANA 'GREY OWL'	5 GAL. (24" HT MIN.)	POT	3'H X 4'W
PERENNIALS						
	11	BIG TIME HAPPY DAYLILY	HEMEROCALLIS 'BIG TIME HAPPY'	1 GAL.	POT	1.5'H X 1.5'W
	51	ELDORADO FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'ELDORADO'	1 GAL.	POT	4'H X 2'W
	30	ABIQUA DRINKING GOURD HOSTA	HOSTA 'ABIQUA DRINKING GOURD'	1 GAL.	POT	1.5'H X 2.5'W

SUBSTITUTIONS: IF ANY SUBSTITUTIONS ARE REQUIRED, SUBMIT WRITTEN DOCUMENTS AND PROPOSED SUBSTITUTIONS TO LANDSCAPE ARCHITECT FOR APPROVAL 5 DAYS PRIOR TO PURCHASE AND/OR INSTALLATION.



LANDSCAPE PLAN

1" = 30'

OWNER

OAK
MANAGEMENT &
DEVELOPMENT
COMPANY
3410 WINNETKA
AVENUE N SUITE C
NEW HOPE, MN 55427
c/o CHRIS KIRWAN
T (763) 231-2372

OWNER REPRESENTATIVE

DAVID A HUNT
T (952) 484-4451

ARCHITECTURAL
CONSORTIUM L.L.C.
901 NORTH THIRD STREET,
SUITE 220
MINNEAPOLIS, MN 55401
612-436-4030

PROJECT

ACORN MINI
STORAGE - PHASE I
BLOOMINGTON, MN

ISSUE

LANDSCAPE
AS-BUILT
07/17/2020

REVISION	DATE
PERMIT REVIEW COMMENTS	07/19/2018
PERMIT REVIEW COMMENTS 2	08/14/2018
LANDSCAPE FOUNDATION	08/05/2019

SHEET INDEX

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C-001	ALTA/ASCM SURVEY
C-002	TOPOGRAPHIC SURVEY
C-010	DEMOLITION PLAN
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C-202	SWPPP
C-301	UTILITY PLAN
C-501	DETAILS
C-502	DETAILS
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L-501	LANDSCAPE DETAILS
A3-01	BUILDING ELEVATIONS
A3-01	BUILDING ELEVATIONS - COLORED
E-101	SITE PHOTOMETRICS

Elan
DESIGN LAB
Civil Engineering | Landscape Architecture | Construction Services
901 N 3rd STREET, SUITE 120
MINNEAPOLIS, MN 55401
p 612.260.7980
f 612.260.7990
www.elanlab.com

CERTIFICATION

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Landscape Architect under the laws of the state of MINNESOTA.

Plarsinee Sarathong
Plarsinee Sarathong
REGISTRATION NO. 40509
DATE
07/17/20

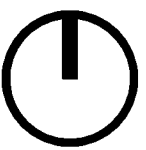
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LANDSCAPE PLAN
AS BUILT

L-101

PROJECT NO.

ARC17008



SCALE IN FEET