

LANDSCAPE CALCULATIONS:			
LOT 1	30,357	12	30
LOT 2	36,521	15	37
REMOVED TREES REPLACEMENT CALCULATION ²			
REMOVED TREES		61	
PRESERVED TREES		24	
REPLACEMENT TREES REQ.		37	
TOTAL	66,878	64	67

² NUMBER OF REMOVED EXISTING TREES SHALL EQUAL REPLACEMENT TREES & PRESERVED TREES MAY COUNT TOWARD REPLACEMENTS

SYM	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
DECIDUOUS TREES						
PE	20	PRINCETON ELM	Ulmus americana 'Princeton'	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
SH	6	SKYLINE HONEYLOCUST	Gleditsia triacanthos 'Skycole'	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
SWO	11	SWAMP WHITE OAK	Quercus bicolor	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
HB	6	HACKBERRY	Celtis occidentalis	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
RB	2	RIVER BIRCH	Betula nigra	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
SSB	2	SHILOH SPLASH RIVER BIRCH	Betula nigra 'Shiloh Splash'	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FUM
EVERGREEN TREES						
BHS	14	BLACK HILLS SPRUCE	Picea glauca 'Densata'	6' ht.	B&B	STRAIGHT LEADER. FULL FORM
ORNAMENTAL TREES						
SFC	3	STARLIGHT FLOWERING CRAB	Malus 'Starlight'	1.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
ABS	3	AUTUMN BRILLIANCE SERVICEBERRY	Amelanchier x grandiflora 'Autumn Brilliance (tree form)'	1.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
RBC	9	RED BARON FLOWERING CRAB	Malus 'Red Baron'	1.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
PFC	5	PRAIRIEFIRE FLOWERING CRAB	Malus 'Prairiefire'	1.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
SHRUBS - CONIFEROUS & EVERGREEN						
SOS	32	STANDING OVATION SERVICEBERRY	Amelanchier alnifolia 'Obelisk'	36" HT.	CONT.	
RC	2	RUSSIAN CYPRESS	Microbiota decussata	24" HT.	CONT.	
LLH	18	LITTLE LIME HYDRANGEA	Hydrangea paniculata 'Jane'	24" HT.	CONT.	
DNS	37	DWARF NORWAY SPRUCE	Picea abies 'Pumila'	24" HT.	CONT.	
GLS	45	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	18" HT.	CONT.	
PERENNIALS & GRASSES						
AJS	61	AUTUMN JOY SEDUM	Sedum 'Autumn Joy'	#1	CONT.	
RA	66	RHEINLAND ASTILBE	Astilbe japonica 'Rheinland'	#1	CONT.	
KFG	23	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster"	#1	CONT.	
PMD	78	PARDON ME DAYLILLY	Heemerocallis 'Pardon Me'	#1	CONT.	
BES	106	GOLDSTURM RUDBECKIA	Rudbeckia fulgida 'Goldsturm'	#1	CONT.	
WLC	95	WALKER'S LOW CATMINT	Nepeta x faasseni 'Walker's Low'	#1	CONT.	

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
6. IRRIGATION WATER LINE CONNECTION SIZE IS 1-1/2" AT BUILDING. VERIFY WITH MECHANICAL PLANS. COVERAGE.
7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
8. ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.
9. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
10. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
11. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
12. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT

- BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
17. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE UNTIL AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
18. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
19. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
20. USE SCREENS ON ALL HEADS.
21. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UNDATED CONDITION.
22. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTEND 3' BEYOND PERIMETER OF VALVE BOX.
24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

SEED TYPE 1 - MNDOT 34-262 WET PRAIRIE, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)

SEED TYPE 2 - MNDOT 35-221 DRY PRAIRIE GENERAL, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)

PARKING LOT ISLANDS - 4" DIA. CRUSHED ROCK, GREY IN COLOR, SAMPLES REQUIRED.

18" ROCK MAINTENANCE STRIP - 1" DIA. RIVER ROCK OVER PERMEABLE FILTER FABRIC, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN

SHRUB BEDS & TREE RINGS - SHREDDED CYPRESS MULCH, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN

HVY. DUTY, TURF SURFACED, MODULAR, PERMEABLE PAVEMENT SYSTEM. INSTALL SEED & MAINTAIN TO ESTABLISHMENT PER MANUF. DETAILS & SPECS. TYP.

SOD

PROPOSED CANOPY & EVERGREEN TREE SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

DECORATIVE BOULDERS, 18"-30" DIA.


PENN PLACE APARTMENTS

10041 PENN AVE S, BLOOMINGTON, MN 55431

BOISCLAIR CORPORATION

3033 EXCELSIOR BLVD, SUITE 215, MINNEAPOLIS, MN 55416

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, 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.


Patrick J. Sarver
DATE 04/30/20 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
4/1/20	CITY SUBMITTAL
04/30/20	CITY RESUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

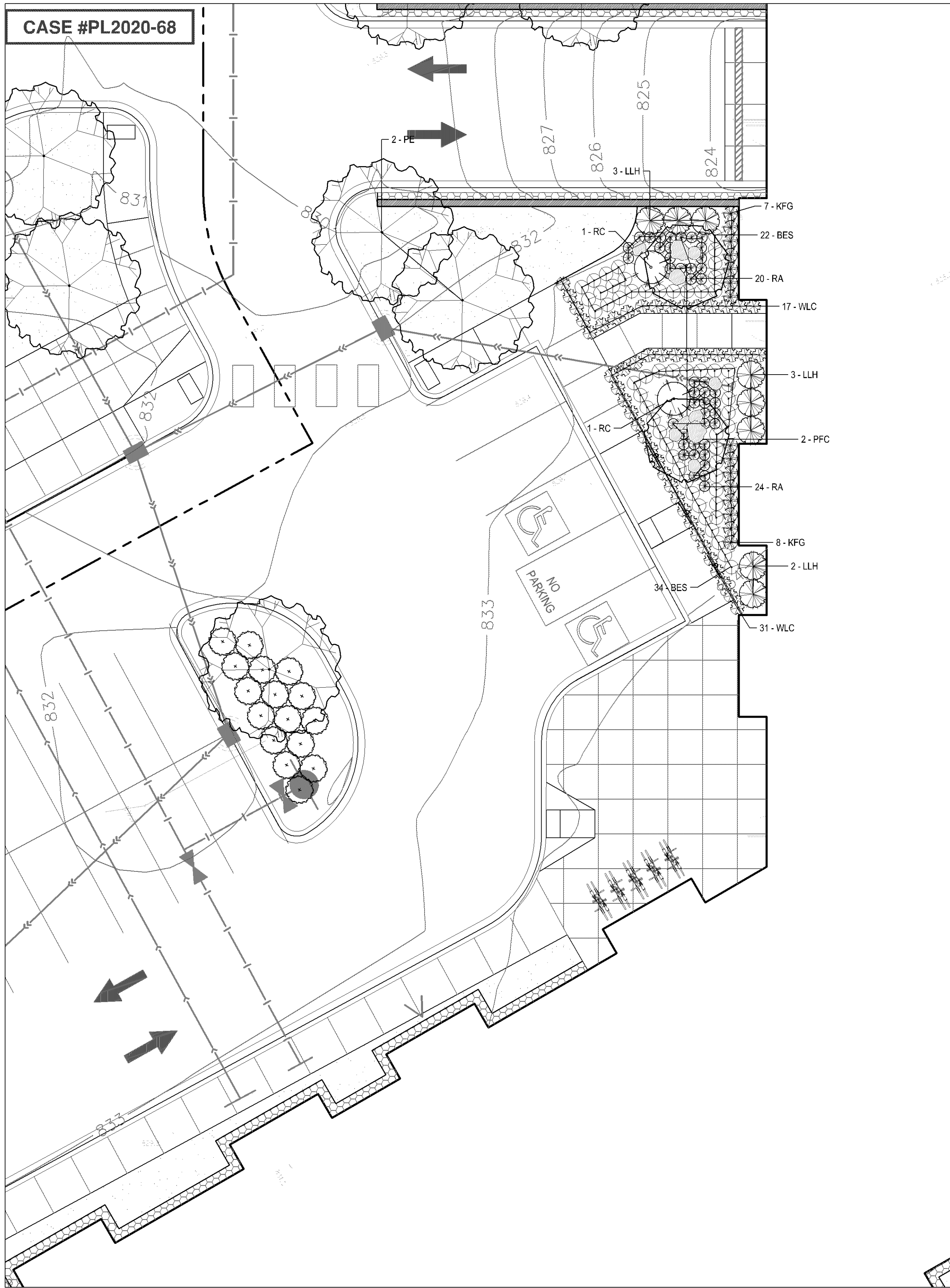
PROJECT NO.: 18111

LANDSCAPE PLAN

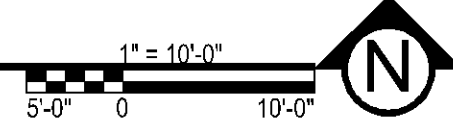
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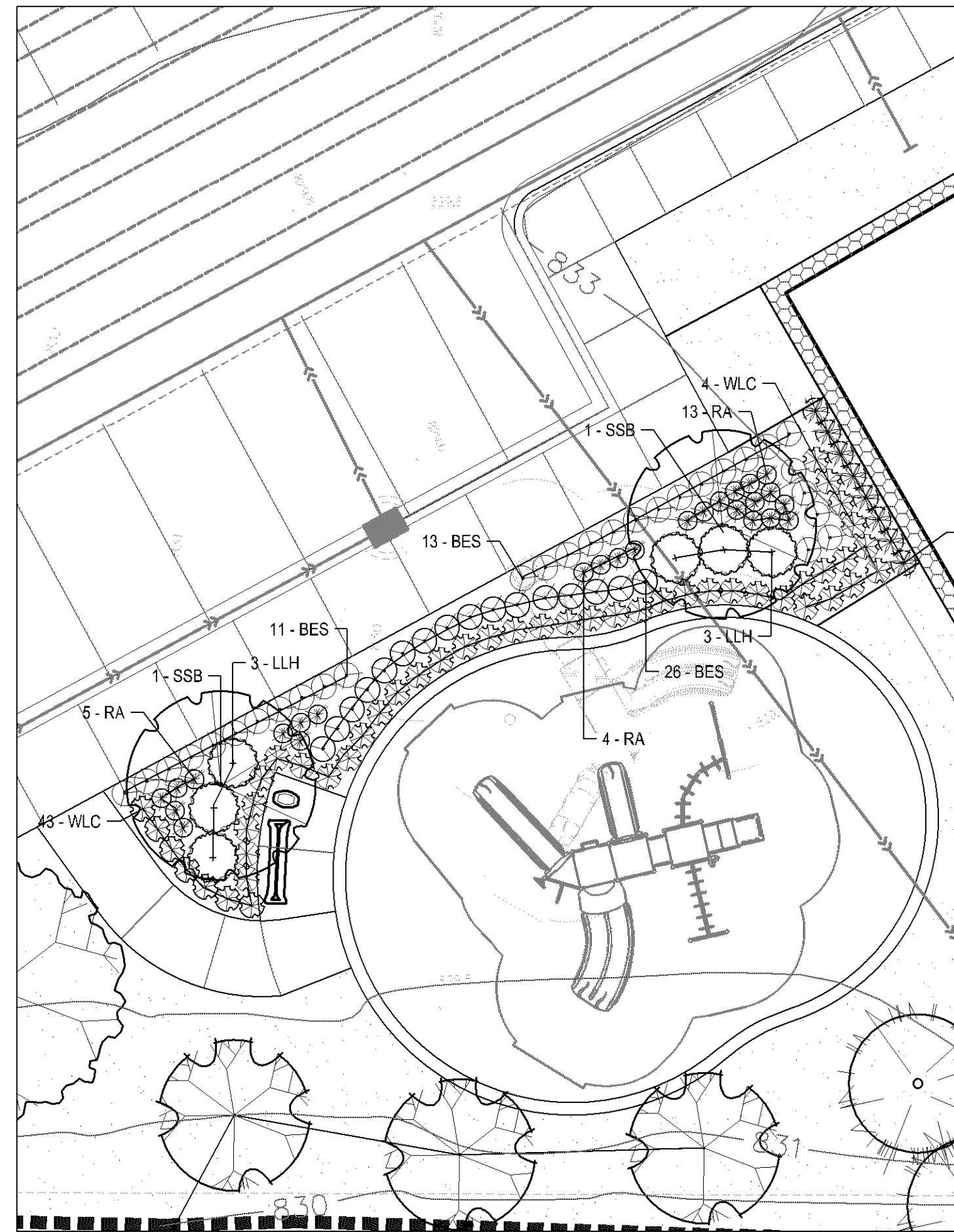
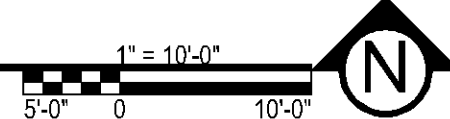
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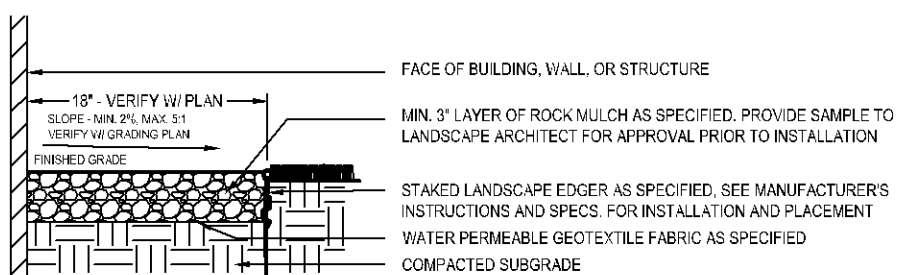
1 ENTRANCE ENLARGEMENT



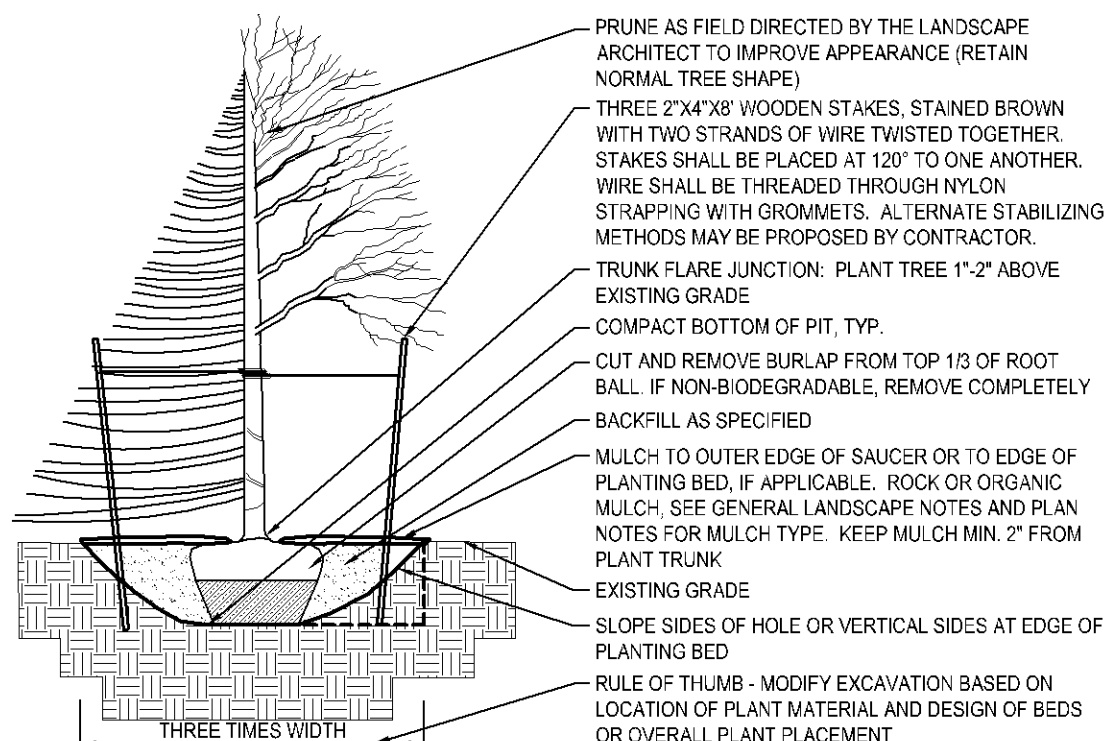
2 PLAYGROUND ENLARGEMENT



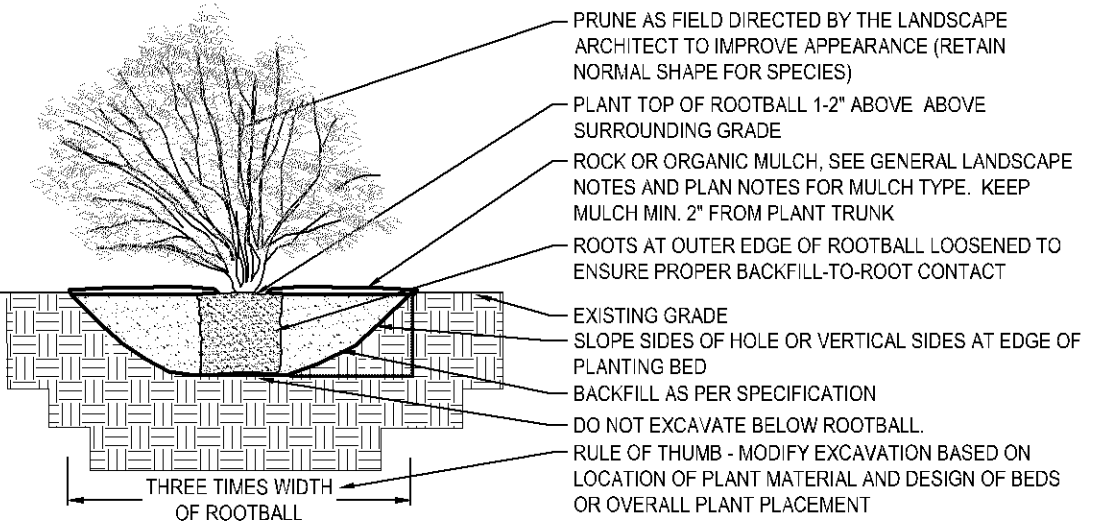
1 AGGREGATE MAINTENANCE STRIP
N.T.S.



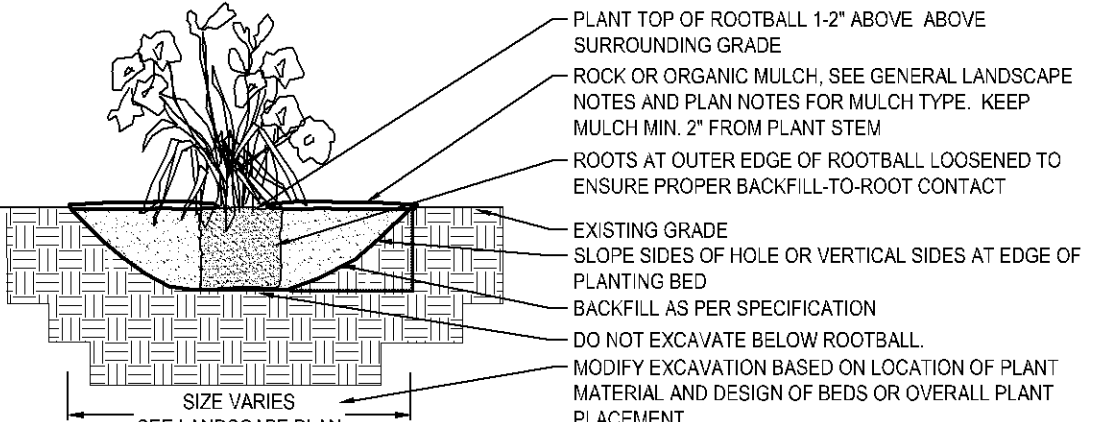
2 DECIDUOUS & CONIFEROUS TREE PLANTING
N.T.S.



3 DECIDUOUS & CONIFEROUS SHRUB PLANTING
N.T.S.



4 PERENNIAL BED PLANTING
N.T.S.



LEGEND

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Know what's below.
Call before you dig.

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LANDSCAPE PLAN
NOTES & DETAILS

L1.1