

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)
(TOTAL TREES - REMOVED&NOT ACCEPTED TREES = TREE CREDIT)@ 1:1
ADDITIONAL TREES REQUIRED TO BE PLANTED 169

SHRUBS REQUIRED 770

769,806 SF
308
-139

169 TREES REQ'D/ 169 PROVIDED
(+ ornamentals)

NEW SHRUBS PROVIDED 613
EXISTING SHRUBS 600 +

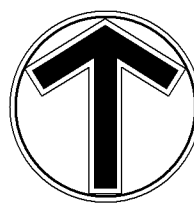
PLANT SCHEDULE OVERALL

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	SG	Acer freemanii 'Sienna Glen' / Sienna Glen Maple	B & B	2.5"Cal		12
	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
	SO	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal		9
	BL	Tilia americana 'Boulevard' / Boulevard Linden	B & B	2.5"Cal		20
	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
	JIN	Juniperus x 'N Select Blue' TM / Star Power Juniper	B & B		6"	6
	NS	Picea abies / Norway Spruce	B & B		6"	20
	BS	Picea glauca densata / Black Hills Spruce	B & B		6"	19
	AP	Pinus nigra / Austrian Black Pine	B & B		6"	13
	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			
	25-151	MNDOT Seed Mix 25-151 / High Maintenance Turf	Seed			2,993 sf
	TUR HIG	Turf Sod Highland Sod / Sod	Sod			100,506 sf

LANDSCAPING PLAN APPROVED



NMJ
11/23/2021



0 50 100
SCALE IN FEET



12800 Whitewater Drive, Suite 300
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Engineering | Surveying | Planning | Environmental

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.

Josh McKinney

Joshua J. McKinney
Registration No. 53234 Date: 07/01/2020

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Summary

Designed: MLL Drawn: AJR
Approved: GDA Book / Page:
Phase: CONSTRUCTION Initial Issued: 07/01/2020

Revision History

No.	Date	By	Submittal	Revision
A	9/4/2020	MLL	ASI 7	RIM UPDATES
B	10/2/2020	MLL	ASI 9	
C	10/23/2020	MLL	ASI 10	
D	11/13/2020	MLL	ASI 12	
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F	6/11/2021	MLL	ASI 22	
G	7/28/2021	JRW	TREE REVISIONS	
H	8/13/2021	JRW	ASI 24	
I	8/27/2021	JRW	ASI 25	

Sheet Title
LANDSCAPE
PLAN -TREES
OVERALL

Sheet No. Revision

L1.01 I

Project No. 22084

CASE #PL2020-69

LEGEND

	PROPOSED	EXISTING	
PROPERTY LIMIT	---	---	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	---	---	CONCRETE PAVING
EASEMENT	---	---	CONCRETE SIDEWALK
BUILDING	---	---	
RETAINING WALL	---	---	
WETLAND LIMITS	---	---	
TREELINE	---	---	
LANDSCAPE EDING	---	---	
STORM SEWER	---	---	
SANITARY SEWER	---	---	
FORCEMAIN (SAN.)	---	---	
WATERMAIN	---	---	
YARDDRRAIN	---	---	
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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Sheet Title
LANDSCAPE
PLAN-SHRUB-
WEST

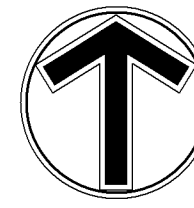
Sheet No. Revision

L1.02 I

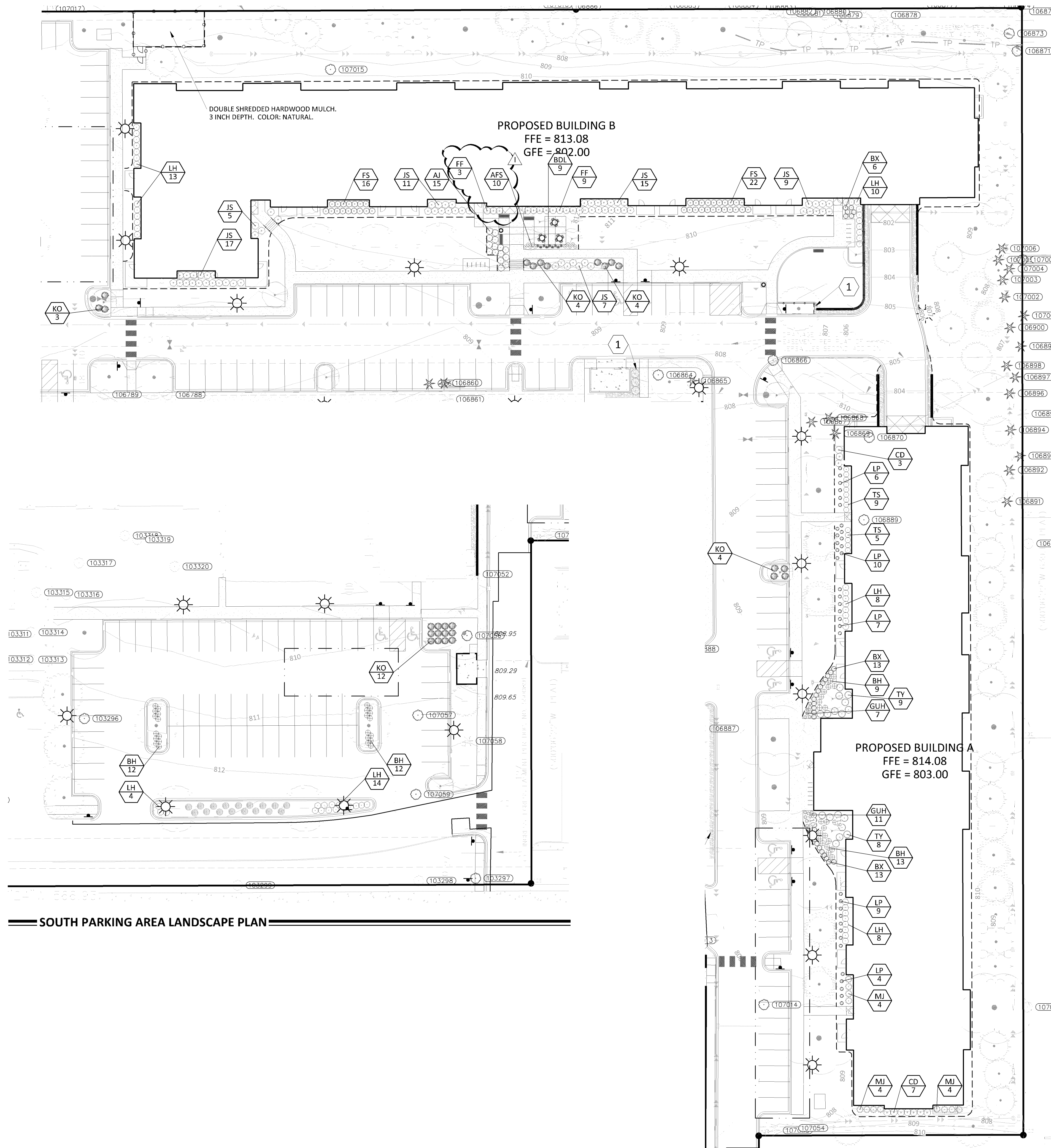
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LANDSCAPING PLAN APPROVED

CITY OF BLOOMINGTON MINNESOTA
NMJ
11/23/2021



















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SCALE IN FEET



LEGEND

PROPOSED	EXISTING		
PROPERTY LIMIT	=====	STANDARD DUTY ASPHALT PAVING	
CURB & GUTTER	=====		
EASEMENT	-----	CONCRETE PAVING	
BUILDING	=====		
RETAINING WALL	=====	CONCRETE SIDEWALK	
WETLAND LIMITS	=====		
WETLINE	=====		
LANDSCAPE EDGING	=====		
STORM SEWER	D ---> >> ---		
SANITARY SEWER	S ---> >> ---		
FORCEMAIN (SAN.)	(LS) ---> >> ---		
WATERMAIN	---> >> ---		
YARDDRAIN	---		
LIMITS OF DISTURBANCE	---		
TREE PROTECTION FENCE	--- TP ---		
SIGN	---		
PIPE BOLLARD	---		
RIPRAP	---		

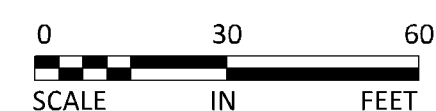
PLANT SCHEDULE BUILDINGS-EAST				
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	BX	Buxus x 'Chicagoland Green' TM / Glencoe Boxwood	10 gal	32
	CD	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	5 gal	10
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal	46
	FF	Forsythia x 'Fiesta' / Fiesta Forsythia	5 gal	12
	LH	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	5 gal	57
	MJ	Juniperus chinensis 'Mint Julep' / Mint Julep Juniper	5 gal	12
	AJ	Juniperus horizontalis 'Compacta' / Andorra Compact Juniper	5 gal	15
	KO	Rosa shrub 'Knock Out' / Knock Out Rose	5 gal	27
	FS	Sorbaria sorbifolia 'Sem' / Sem Ash Leaf Spirea	5 gal	38
	TS	Spireaea betulifolia 'Tor' / Birchleaf Spirea	5 gal	14
	LP	Spireaea japonica 'Little Princess' / Little Princess Japanese Spirea	3 gal.	36
	JS	Spireaea japonica 'Shibori' / Japanese Spirea	5 gal	64
	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

<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
1	RIP RAP - GREY TRAP ROCK; 3"-6" SIZES		

 CITY OF
BLOOMINGTON
MINNESOTA



NMJ
11/23/2021



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Joshua J. McKinney
Registration No. 53234 Date: 07/01/2020
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Sheet Title
LANDSCAPE
PLAN -SHRUB-
EAST

Sheet No. Revision

L1.03 I

Project No. 22084

Client

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BLOOMINGTON,
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MINNEAPOLIS, MN

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Ash McKinney
Joshua J. McKinney
Registration No. 53234 Date: 07/01/2020

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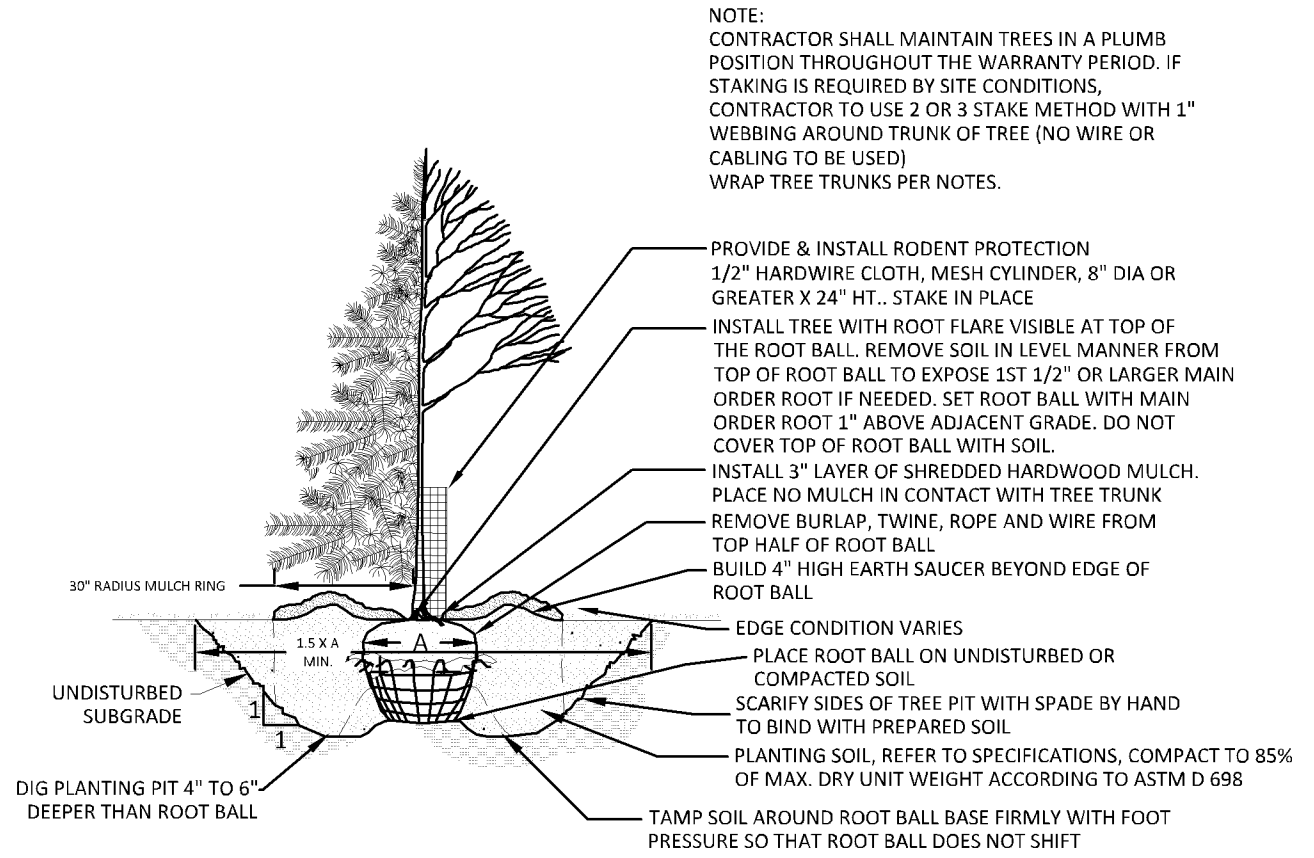
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Sheet Title
**LANDSCAPE
PLAN - NOTES &
DETAILS**

Sheet No. Revision

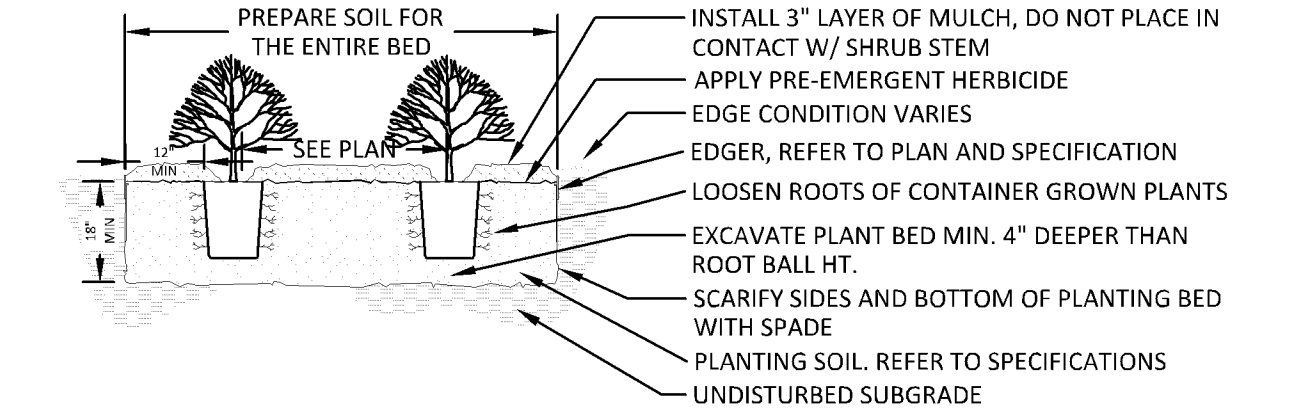
L1.04 I

Project No. 22084



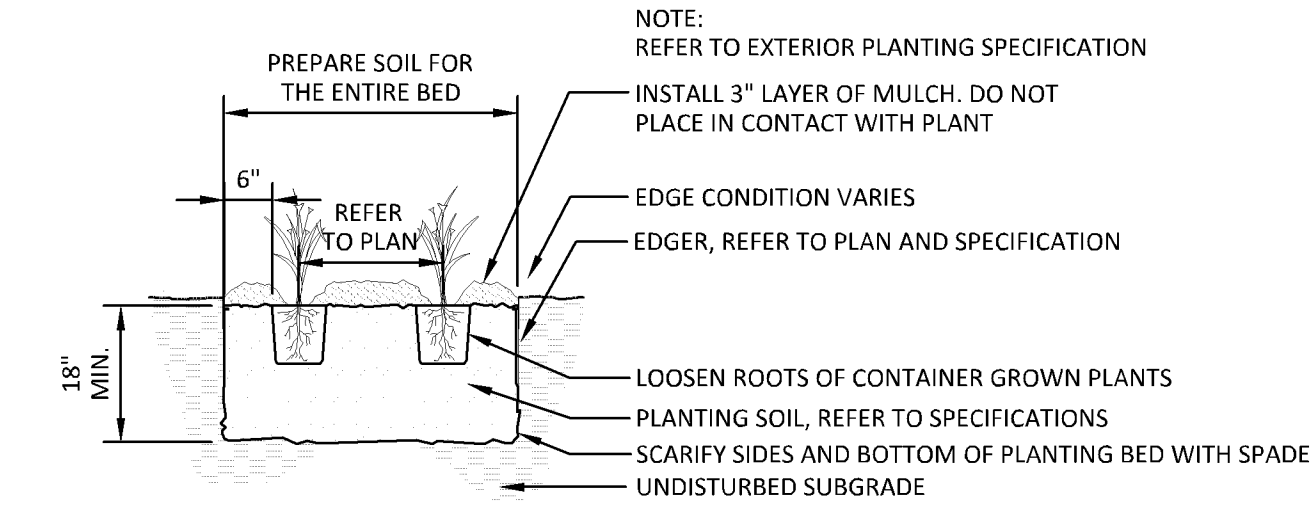
1 TREE PLANTING DETAIL

L1.04 1/4" = 1'-0" P-01



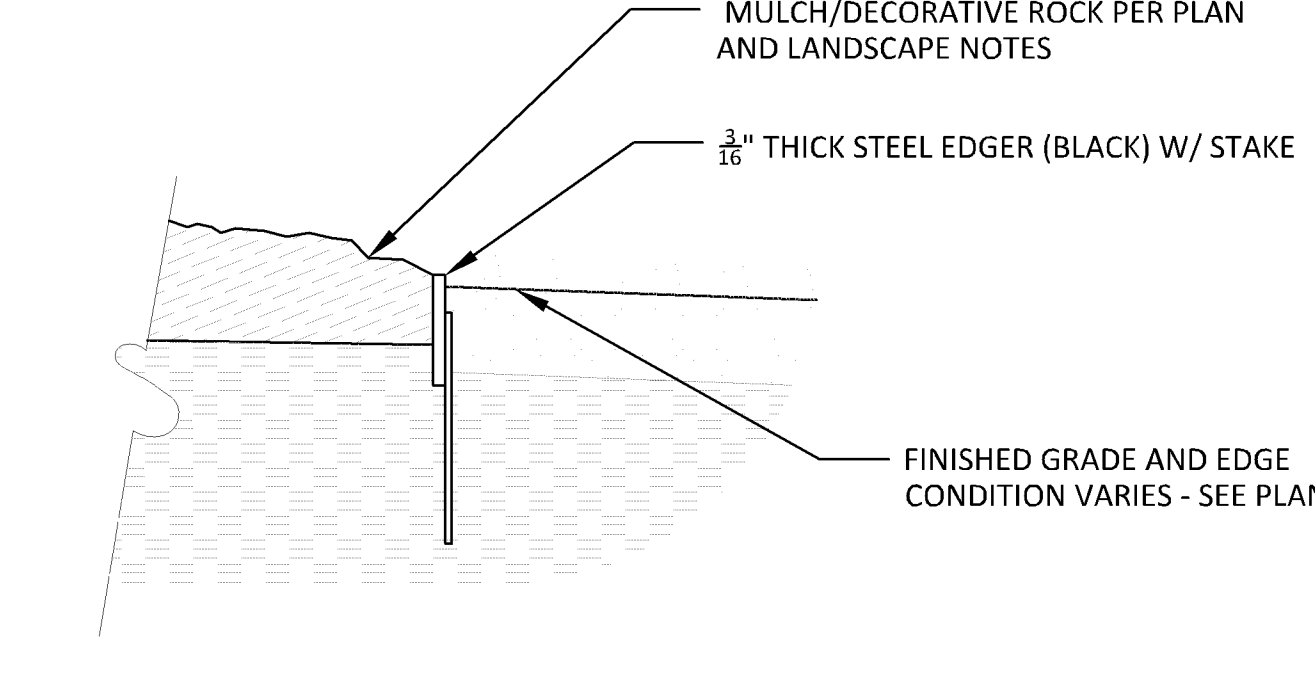
2 SHRUB PLANTING DETAIL

L1.04 3/8" = 1'-0" P-02



3 PERENNIAL PLANTING DETAIL

L1.04 1/2" = 1'-0" P-03



4 STEEL EDGER

L1.04 1 1/2" = 1'-0" P-06

NOTES

GENERAL NOTES:

1. THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
2. 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.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. 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.
5. 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.
6. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
7. 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.
8. 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.
9. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
10. 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.
11. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
12. CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

PLANTING NOTES:

1. NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. A GRANULAR PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AT THE MANUFACTURERS RECOMMENDED RATE PRIOR TO PLANT INSTALLATION.
3. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSEYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
4. OVERSTORY TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACES.
5. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
6. PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
7. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
8. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
9. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
10. 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.
11. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
12. MULCH: WASHED 1 1/4" 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.
13. 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 1/4" WASHED RIVER ROCK, NATURAL IN COLOR.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN.
15. USE ANTI-DESICCANT (WILTPROOF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS MANUFACTURERS INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
16. 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.
17. ALL DECIDUOUS, PINE, AND LARCH PLANTINGS SHALL RECEIVE RODENT PROTECTION PER MNDOT 2571.31.2
18. 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 8" 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.
19. 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.
20. 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
- 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.
- 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.
- 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:

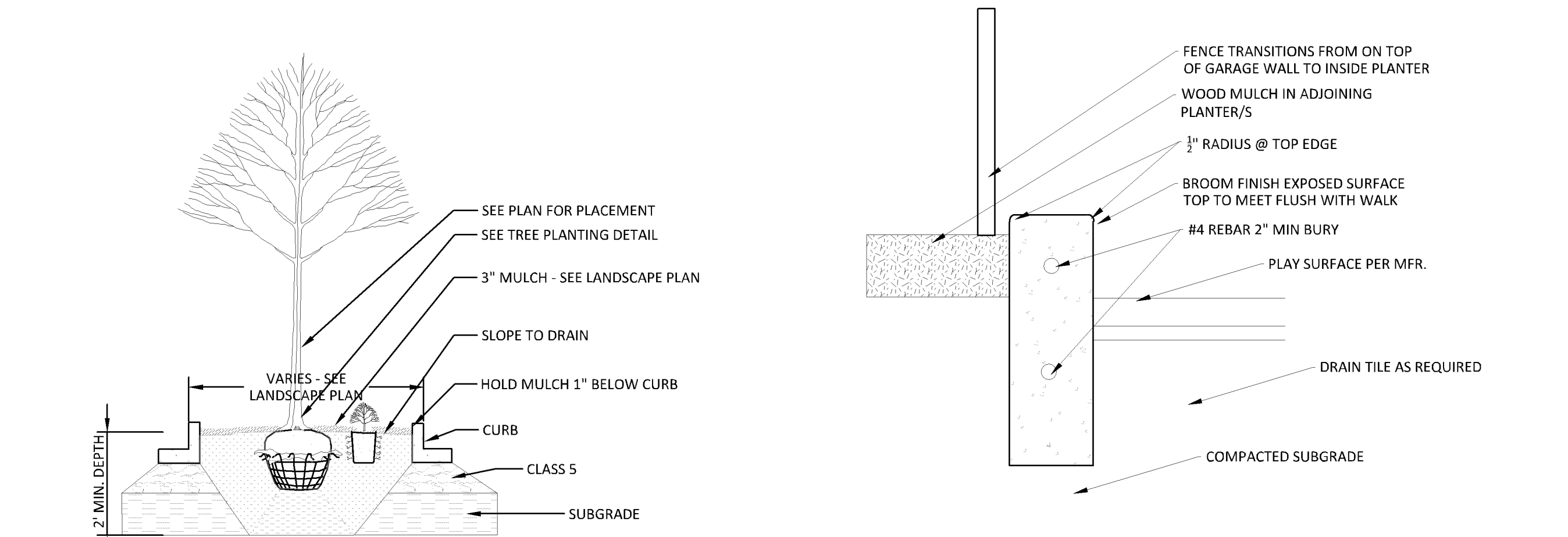
- ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:

1. 2" CAL. TREES: LOWEST BRANCH 6' HT.
2. 3" CAL.+ TREES: LOWEST BRANCH 7' HT.
- TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.

2.1. 1" CALIPER/6-8' HT: 3-4' WIDTH MIN.
2.2. 2" CALIPER/12-14' HT: 4-5' WIDTH MIN.
2.3. 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. A WATER CONSERVING SYSTEM WITH SMART CONTROLLER (WBIC LABELED) WATER SENSE TECHNOLOGY TO BE INSTALLED.
- 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.

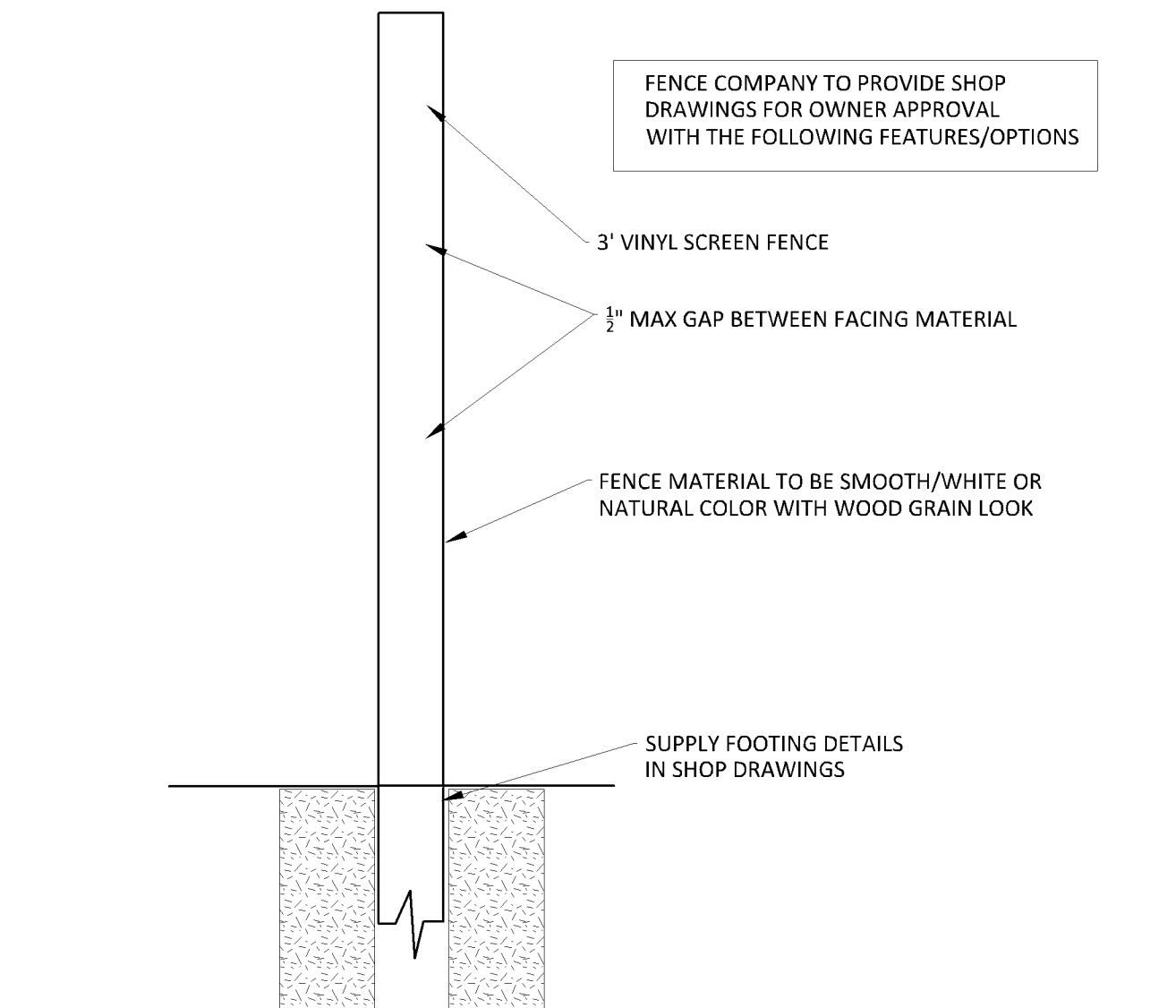


5 PARKING LOT ISLAND

L1.04 1/4" = 1'-0" P-07

7 6" X 18" PLAY CURB DETAIL

L1.04 1/8" = 1'-0" P-VI-01



6 3'-0" SCREEN FENCE

L1.04 1/8" = 1'-0" P-VI-02