

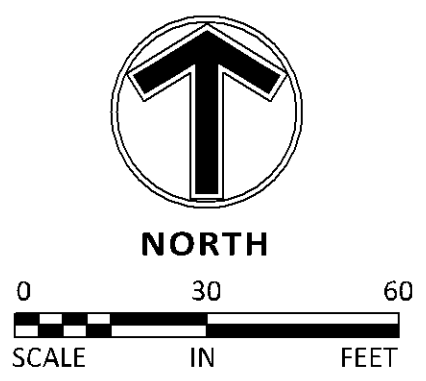
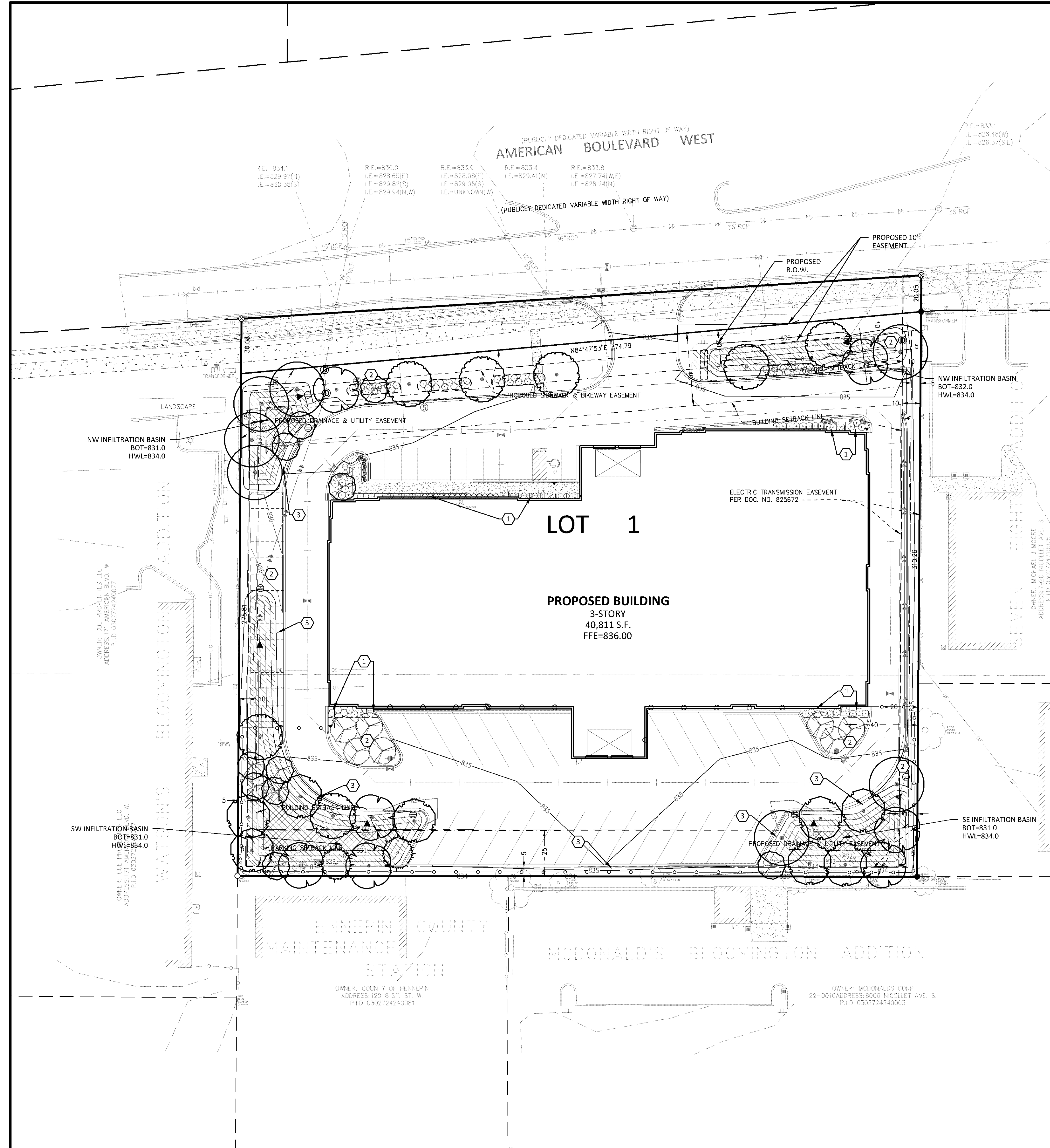
PLANT SCHEDULE							
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	
	SG	Acar freemanii 'Sienna Glen' / Sienna Glen Maple	B & B	2.5"Cal		7	
	HB	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal		7	
	HL	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	2.5"Cal		7	
	BL	Tilia americana 'Boulevard' / Boulevard Linden	B & B	2.5"Cal		8	
CONIFERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	
	NS	Picea abies / Norway Spruce	B & B		6"	2	
ORN. TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	
	SB	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	2"Cal		10	
	JL	Syringa reticulata / Japanese Tree Lilac	B & B	2"Cal		7	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	H' X' W'	QTY		
	BX	Buxus x 'Chicagoland Green' TM / Glenside Boxwood	10 gal		14		
	CD	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	5 gal		21		
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal		21		
	LH	Hydrangea paniculata 'Jani' / Little Lime Hydrangea	5 gal		5		
	AJ	Juniperus horizontalis 'Compacta' / Andorra Compact Juniper	5 gal		44		
	GL	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal		15		
GRASSES	CODE	BOTANICAL NAME / COMMON NAME	CONT	H' X' W'	QTY		
	KFG	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal		9		
PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	CONT	H' X' W'	QTY		
	BDL	Hemerocallis x 'Baja' / Baja Daylily	1 gal		16		
GROUND COVERS	BOTANICAL NAME / COMMON NAME		QTY				
	Turf Seed MN 33-251 / Stormwater Pond Edge Mix		7,039 sf				
	Turf Seed MN 33-361 / Stormwater Basin Seed Mix		1,852 sf				

BLOOMINGTON LANDSCAPE CODE

- SUBMITTED LANDSCAPE PLAN REQUIREMENTS PER PRE-APPLICATION DRC:
- 3' SCREEN TO PARKING
 - 48 TREES AND 119 SHRUBS, 50% OF BUILDING FRONTAGE TO HAVE FOUNDATION PLANTINGS
 - 20' LANDSCAPED YARD ALONG ALL STREET FRONTAGES

LANDSCAPE LEGEND

- 3" DEPTH ROCK MULCH - 1.5" RIVER ROCK OVER COMMERCIAL WEED BARRIER
- SOD - PATCH IN WHERE ABUTTING EXISTING TURF
- SOD - 3' MOW STRIP FROM BACK OF CURB



Client
CASCADE STORAGE PARTNERS, LLC.
700 E. MOOREHEAD ST., SUITE 100B
CHARLOTTE, NC 28202

Project
AMERICAN BOULEVARD STORAGE

Location
BLOOMINGTON, MN
101 AMERICAN BLVD W

Certification

Summary

Designed: BOB Drawn: JEB
Approved: Book / Page:
Phase: PRELIMINARY Initial Issue: 12/06/2017

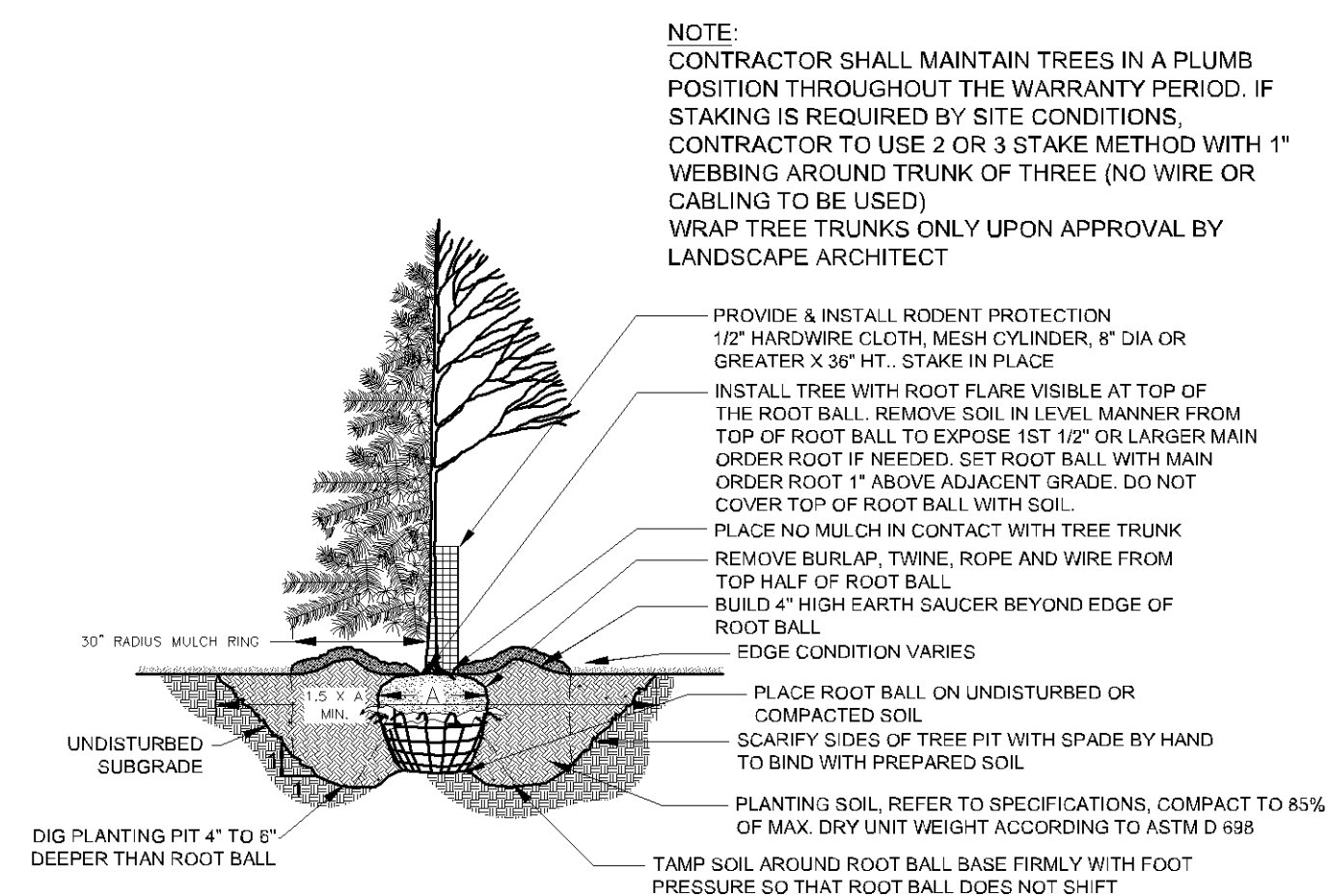
Revision History

No.	Date By	Submittal / Revision
02/27/18	JEB	WATERSHED COMMENTS
04/17/18	JEB	BUILDING/SITE UPDATES
04/18/18	LCC	PRE-PLAT/EX. COND. UPDATE
07/27/18	JEB	PERMIT PLANS
08/22/18	JEB	CITY COMMENTS

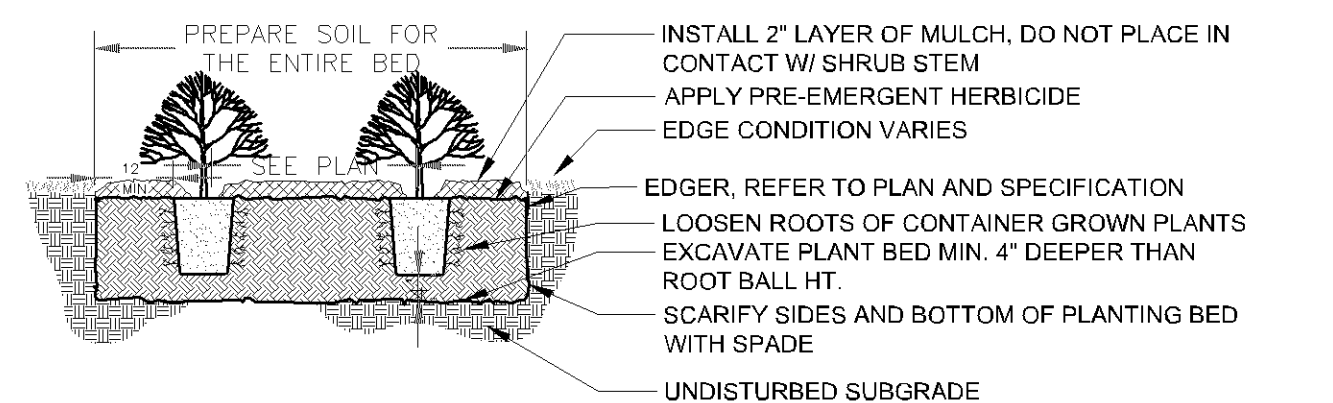
Sheet Title
LANDSCAPE DETAILS

Sheet No. Revision
L1.02

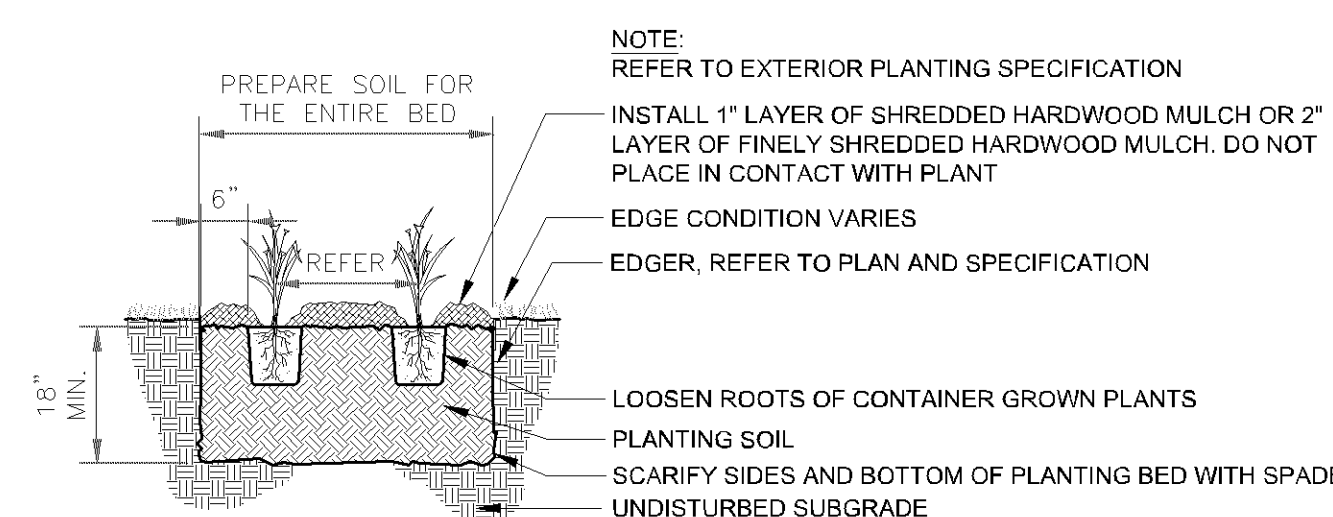
Project No. 21012



1 TREE PLANTING DETAIL NTS



2 SHRUB PLANTING DETAIL NTS



3 PERENNIAL PLANTING DETAIL NTS

NOTE:
CONTRACTOR SHALL MAINTAIN TREES IN A PLUMB POSITION THROUGHOUT THE WARRANTY PERIOD. IF STAKING IS REQUIRED BY SITE CONDITIONS, CONTRACTOR TO USE 2 OR 3 STAKE METHOD WITH 1\"/>

PROVIDE & INSTALL RODENT PROTECTION 1/2\"/>

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 NURSERYMEN, 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: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN.
14. USE ANTI-DESICCANT (WILT-PRUF 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.
15. 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\"/>
 15. 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.
 16. 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.
 17. SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK. DECIDUOUS

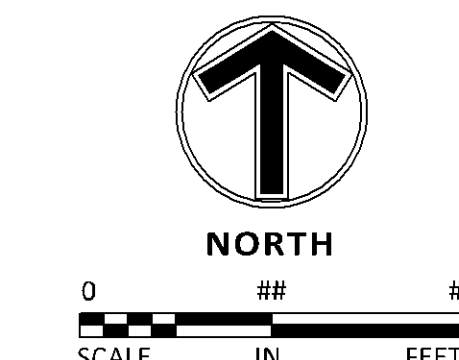
17.1. POTTED PLANTS:	4/1 - 6/1; 9/21 - 11/1
17.2. DECIDUOUS /B&B:	4/1 - 6/1; 9/21 - 11/1
17.3. EVERGREEN POTTED PLANTS:	4/1 - 6/1; 9/21-11/1
17.4. EVERGREEN B&B:	4/1 - 5/1; 9/21 - 11/1
17.5. TURF/LAWN SEEDING:	4/1 - 6/1; 7/20 - 9/20
17.6. NATIVE MIX SEEDING:	4/1 - 7/20; 9/20-10/20
 18. **MAINTENANCE 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.
 19. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOOLIATES (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 AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
 20. 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:
1. ALL AREAS TO RECEIVE SOD SHALL ALSO RECEIVE 4\"/>
 2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1\"/>
 3. 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.
 4. ALL DISTURBED AREAS TO BE TURF SEED, ARE TO RECEIVE 4\"/>
 5. ALL DISTURBED AREAS TO RECEIVE NATIVE SEED, ARE TO RECEIVE PLANTING SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.

IRRIGATION NOTES:

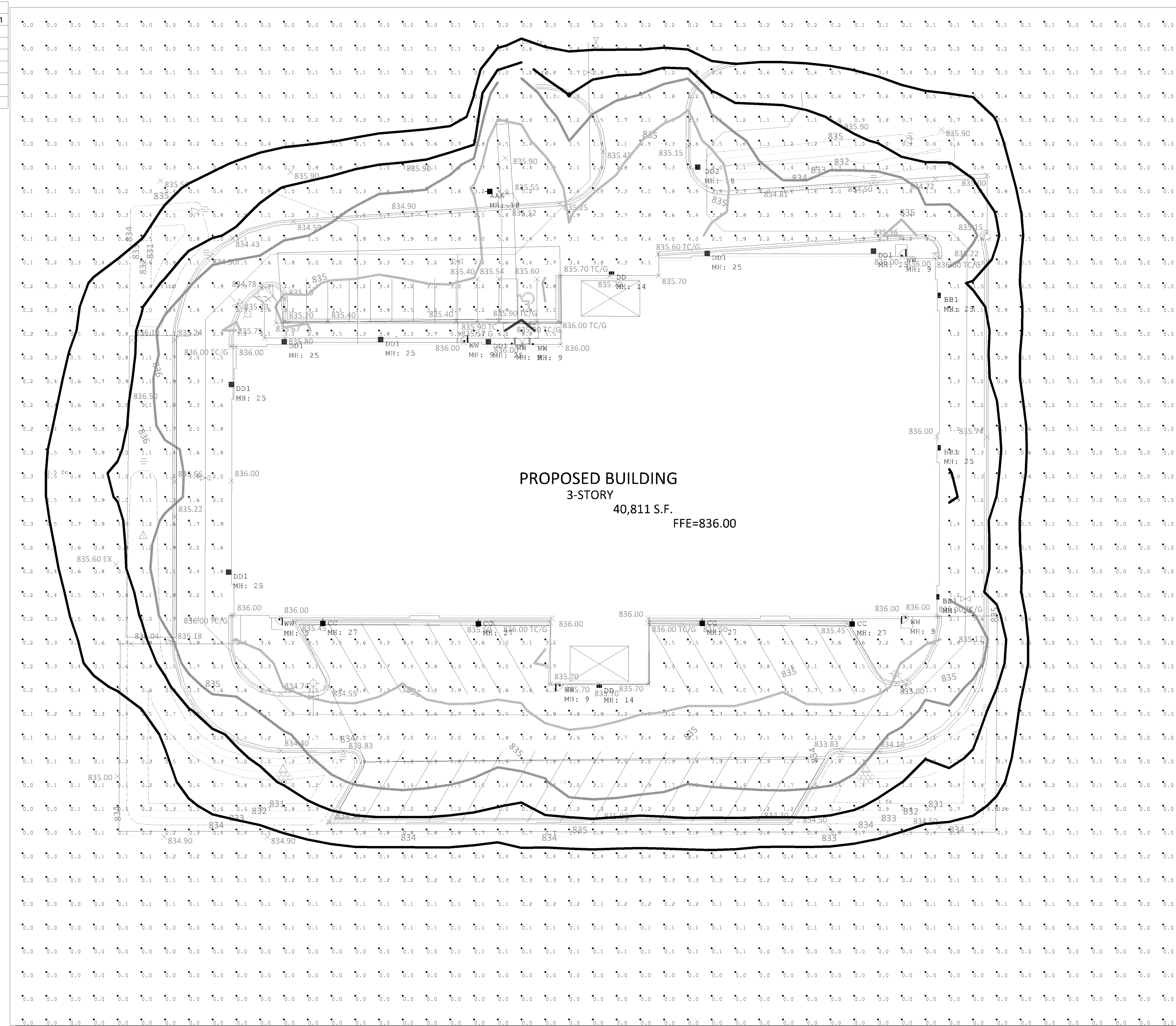
1. IRRIGATION SYSTEM TO BE DESIGN/BUILD. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL OF SYSTEM LAYOUT PRIOR TO INSTALLATION.
2. ALL SOD TO RECEIVE SPRAY OR ROTOR IRRIGATION HEADS WITH MINIMUM DESIGN OF 1\"/>
3. ALL PLANT BEDS TO RECEIVE DRIP LINE IRRIGATION, WITH A MINIMUM DESIGN OF .25\"/>
4. CONTRACTOR TO INSTALL A TOTAL OF 4 QUICK COUPLERS AT THE CORNERS OF THE PROPERTY. A 2.5\"/>



Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens	Tag
[Symbol]	1	DD2	SINGLE	0.810	MCGRAW GPC-AF-02-LED-E1-T4FT-BZ ON POLE @ 18FT	113	12497	
[Symbol]	1	AAA	SINGLE	0.810	MCGRAW GPC-AF-02-LED-E1-T2-BZ ON POLE @ 18FT	113	12190	
[Symbol]	2	DD	SINGLE	0.810	MCGRAW GWC-AF-01-LED-E1-T4FT-BZ @ 14FT OVER GARAGE DOOR	59	6395	
[Symbol]	3	BB1	SINGLE	0.810	MCGRAW GWC-AF-01-LED-E1-T2-600-BZ @ 25FT BUILDING MOUNTED	34	4110	
[Symbol]	4	CC	SINGLE	0.810	MCGRAW GLEON-AF-04-LED-E1-T4FT-BZ @ 27FT BUILDING MOUNT	225	24156	
[Symbol]	7	DD1	SINGLE	0.810	MCGRAW GWC-AF-02-LED-E1-T4FT-BZ @ 25FT BUILDING MOUNTED	113	12497	
[Symbol]	7	WW	SINGLE	0.810	LUMARK XTOR1B @ 9FT OVER MAN DOORS	12.2	1418	

Approved Lighting Plan
Zoning Review Only
Liz O'Day on August 20, 2018

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts 1	illuminance	Fc	0.54	8.8	0.0	N.A.	N.A.
25FT TRUCK PERIMETER	illuminance	Fc	1.41	2.1	0.9	1.57	2.33
CROSSWALK SIDEWALK	illuminance	Fc	4.72	8.8	2.9	1.63	3.03
MAIN ENTRANCE	illuminance	Fc	8.80	8.8	8.8	1.00	1.00
MAIN PARKING	illuminance	Fc	3.23	4.9	1.8	1.79	2.72
PROOF OF PARKING	illuminance	Fc	1.40	2.1	1.0	1.40	2.10
TRUCK PARKING	illuminance	Fc	3.14	6.3	1.6	1.96	3.94



Plan View
Scale: 1 inch = 25 Ft.

GENERAL NOTES:
 A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLIANCE TO THE LOCAL, STATE, OR FEDERAL LIGHTING CODES OR ORDINANCES.
 B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.
 C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON WORKPLANE OR FLOOR DEPENDING ON SPACE ACTIVITY.



#	Date	Comments

Revisions

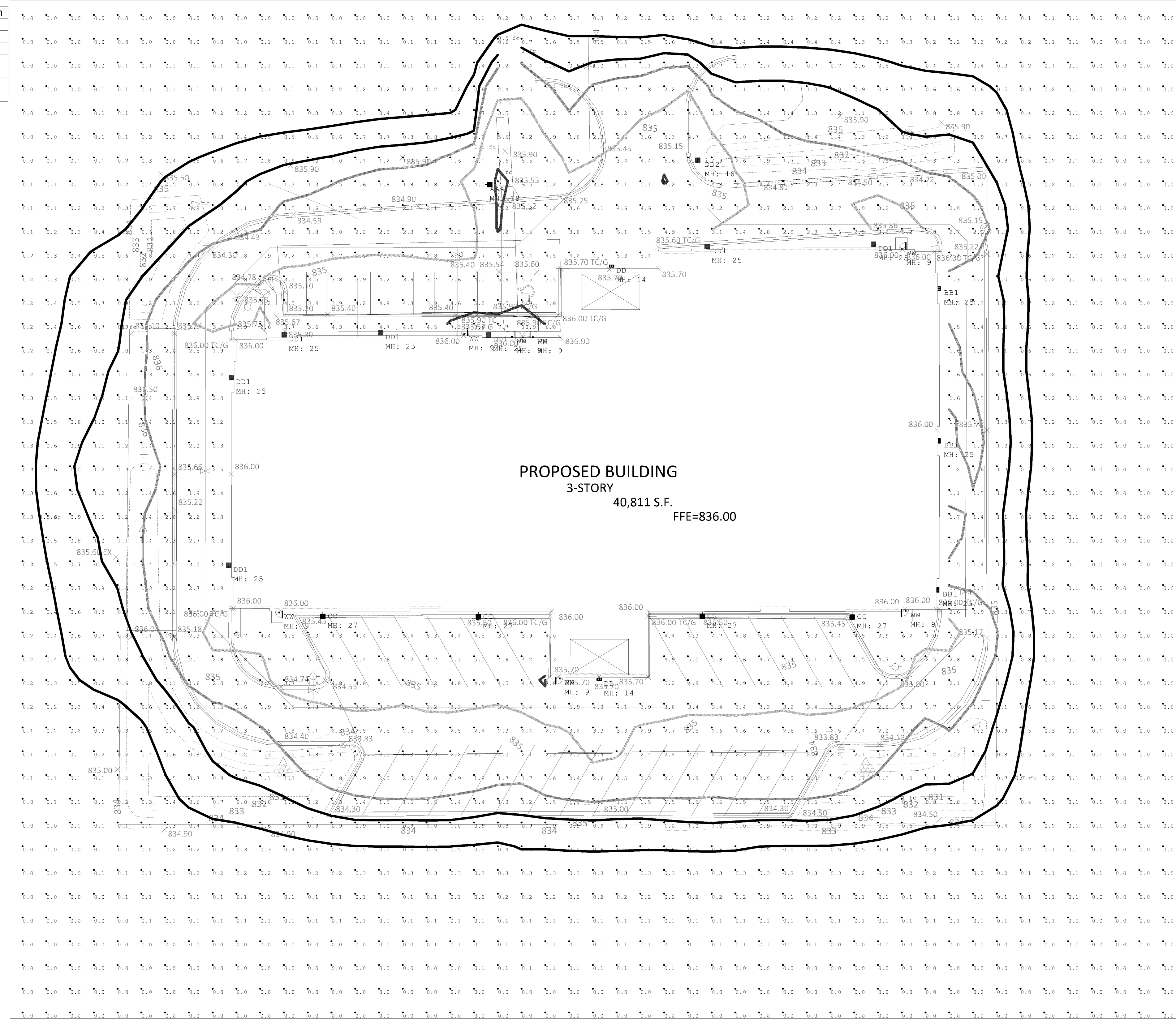
Drawn By: JILL BJORNBERG LC
 Checked By: JILL
 Date: 8/20/2018
 Scale: AS NOTED

AMERICAN BLVD SELF STORAGE INITIAL
 DRIVE LANE POLE RV4 82018
 Bloomington, MN

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens	Tag
[Symbol]	1	DD2	SINGLE	1.000	MCGRAW GPC-AF-02-LED-E1-T4FT-BZ ON POLE @ 18FT	113	12497	
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[Symbol]	7	DD1	SINGLE	1.000	MCGRAW GWC-AF-02-LED-E1-T4FT-BZ @ 25FT BUILDING MOUNTED	113	12497	
[Symbol]	7	WW	SINGLE	1.000	LUMARK XTOR1B @ 9FT OVER MAN DOORS	12.2	1418	

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CalcPts 1	illuminance	Fc	0.67	10.9	0.0	N.A.	N.A.
25FT TRUCK PERIMETER	illuminance	Fc	1.75	2.6	1.2	1.46	2.17
CROSSWALK SIDEWALK	illuminance	Fc	5.82	10.9	3.6	1.62	3.03
MAIN ENTRANCE	illuminance	Fc	10.90	10.9	10.9	1.00	1.00
MAIN PARKING	illuminance	Fc	3.98	6.0	2.2	1.81	2.73
PROOF OF PARKING	illuminance	Fc	1.71	2.5	1.3	1.32	1.92
TRUCK PARKING	illuminance	Fc	3.88	7.8	2.0	1.94	3.90



Plan View
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Revisions

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 Checked By: JILL
 Date: 8/20/2018
 Scale: AS NOTED

AMERICAN BLVD SELF STORAGE INITIAL
 DRIVE LANE POLE RV4 82018
 Bloomington, MN

O'Day, Elizabeth

From: O'Day, Elizabeth
Sent: Friday, October 25, 2019 1:33 PM
To: 'Mike Hayes'
Subject: RE: Lighting Tonight
Attachments: 101 American Lighting.pdf

Categories: CityView Planning Attachment

The front of the building passed inspection but I was getting low readings for the RV storage in the back. Code does not require the lighting for exterior storage if it is secured. Even so, my readings were at 2.9 and 2.7 FC which is more than what Code requires for unsecured exterior storage (1.5 FC). I saw the gates, so just make sure it is secured at all times.

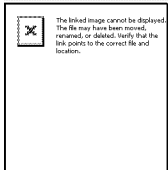
From: Mike Hayes [mailto:mhayes@fendlerpatterson.com]
Sent: Friday, October 25, 2019 7:38 AM
To: O'Day, Elizabeth <eoday@BloomingtonMN.gov>
Subject: Re: Lighting Tonight

Good morning Elizabeth,

Just checking back with you to see how your inspection went last night at 101 American Blvd?

Thank you,

Mike Hayes
Project Superintendent
Fendler Patterson Construction, Inc.
4839 W 124th Street
Savage, MN 55378
507-461-3967 Cell
952-890-4364 Office
mhayes@fendlerpatterson.com



fendlerpatterson.com

On Oct 24, 2019, at 8:52 AM, O'Day, Elizabeth <eoday@bloomingtonmn.gov> wrote:

Hi Mike,

Just to remind you that I plan on coming out to 101 American Blvd W tonight to conduct the parking lot lighting inspection.

Thanks,

Liz O'Day
Planning Technician
1800 West Old Shakopee Rd
Bloomington, MN 55431
952-563-8919