

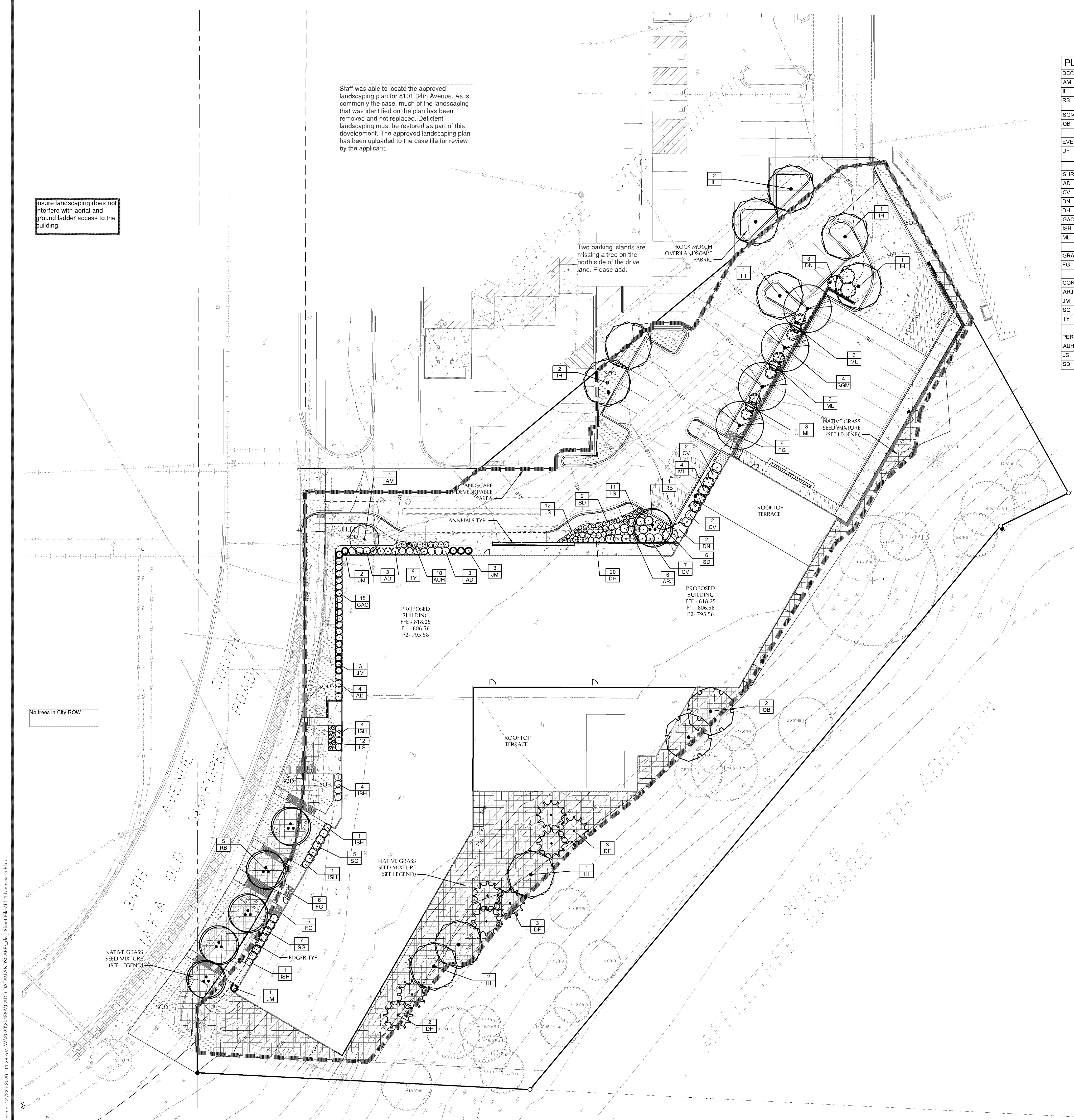
PLANT SCHEDULE					
<b>DECIDUOUS TREES</b>					
AM	1	ARMSTRONG MAPLE	Acer freemanii 'Armstrong'	B & B	2.5' Cal
IH	10	IMPERIAL HONEYLOCUST	Gleditsia tricanthos 'Impocole' TM	B & B	2.5' Cal
RB	6	RIVER BIRCH CLUMP	Betula nigra	B & B	6' HGT
SGM	4	SIENNA GLEN MAPLE	Acer freemanii 'Sienna Glen'	B & B	2.5' Cal
QB	2	SWAMP WHITE OAK	Quercus bicolor	B & B	2.5' Cal
<b>EVERGREEN TREES</b>					
DF	8	DOUGLAS FIR FULL FORM	Pseudotsuga menziesii	B & B	6' HGT
<b>SHRUBS</b>					
AD	10	ARCTIC FIRE DOGWOOD	Cornus sericea 'Arctic Fire'	5 gal	24" HGT
CV	11	COMPACT AMERICAN VIBURNUM	Viburnum trilobum 'Ballay Compact'	5 gal	24" HGT
DN	5	DIABLO PURPLE NINEBARK	Physocarpus opulifolius 'Monro' TM	5 gal	24" HGT
DH	20	DWARF BUSH HONEYSUCKLE	Diervilla lonicera	5 gal	18" HGT
GAC	15	GREEN MOUND ALPINE CURRANT	Ribes alpinum 'Green Mound'	5 gal	24" HGT
ISH	11	INVINCIBLE SPIRIT HYDRANGEA	Hydrangea arborescens 'Invincible Spirit' TM	5 gal	24" HGT
ML	13	MISS KIM LILAC	Syringa patula 'Miss Kim'	5 gal	24" HGT
<b>GRASSES</b>					
FG	8	FEATHER REED GRASS	Calamagrostis x acutiflora 'Karl Foerster'	1 gal	18" HGT
<b>CONIFEROUS SHRUBS</b>					
JM	6	ARCADIA JUNIPER	Juniperus sabinna 'Arcadia'	5 gal	24" SPRD
ARJ	9	MEDORA JUNIPER	Juniperus scopulorum 'Medora'	5 gal	48" HGT
SG	12	SEA GREEN JUNIPER	Juniperus chinensis 'Sea Green'	5 gal	24" SPRD
TY	8	TAUNTON YEW	Taxus x media 'Taunton'	5 gal	24" SPRD
<b>PERENNIALS</b>					
ALH	10	AUREOMARGINATA HOSTA	Hosta montana 'Aureomarginata'	1 gal	
LS	35	LITTLE SPIRE RUSSIAN SAGE	Perovskia x 'Little Spire'	1 gal	
SD	15	STELLA D'ORO DAHLIA	Hemerocallis x 'Stella de Oro'	1 gal	

Staff was able to locate the approved landscaping plan for 8101 34th Avenue. As is commonly the case, much of the landscaping that was identified on the plan has been removed and not replaced. Deficient landscaping must be restored as part of this development. The approved landscaping plan has been uploaded to the case file for review by the applicant.

Ensure landscaping does not interfere with aerial and ground ladder access to the building.

Two parking islands are missing a tree on the north side of the drive lane. Please add.

ROCK MULCH OVER LANDSCAPE FABRIC



**HATCH LEGEND**

[Hatch Pattern]	SOD
[Hatch Pattern]	PLANTING BED - ROCK COBBLE (MULCH) COLOR: TBD
[Hatch Pattern]	NATIVE SEED MIXTURE. MNDOT 35-221 RATE: 36.5 LB./S/ACRE. MULCH:MNDOT TYPE 1

**LANDSCAPE REQUIREMENTS**

DEVELOPABLE LANDSCAPING AREA: 77,270 SF

TREE REQUIREMENT - 11 TREES PER 2,500 SF OF DEVELOPABLE AREA  
REQUIRED: 31 TREES  
PROPOSED: 31 TREES

SHRUB REQUIREMENT - 11 SHRUB PER 1,000 SF OF DEVELOPABLE AREA  
REQUIRED: 77 SHRUBS  
PROPOSED: 77 SHRUBS

PERENNIALS: 60 (1 SHRUB = 4 PERENNIALS)

NOTE: PROPOSED PLANTING QUANTITIES MAY CHANGE AT TIME OF PERMIT SET, BUT WILL NOT BE LESS THAN THE REQUIRED QUANTITIES.

**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, LAWN 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.

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/PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

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. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

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 IS NOT TO SPRINKLE ACROSS PAVEMENT. THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM.

PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING SOD/SEED HAS BEEN ESTABLISHED.

**CADD QUALIFICATION**

CAED: The proposed by the Contractor for this project and the amount of the Contractor professional services for the utility with respect to the project. These CADD files shall not be used for other projects for additions to this project or for completion of this project. The utility without written approval by the Contractor. With the Contractor's approval, other may be permitted to obtain copies of the CADD drawings that are intended for informational purposes only. All drawings or information received, modified or otherwise by these CADD files shall be made a part of the project and shall be the responsibility of the Contractor. The Contractor shall be responsible for the accuracy of the information provided in these drawings and information.

**SUBMITTAL/REVISIONS**

12/22/20 CITY SUBMITTAL

**PROFESSIONAL SIGNATURE**

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 of the State of Minnesota.

License No. LA 45591  
Date: 12/22/20

**QUALITY CONTROL**

Loucks Project No. 20458A  
Project Lead PJD  
Drawn By DDL  
Checked By DDL  
Review Date 12/22/20

C1-1	DEMO PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP NOTES
C4-1	SANITARY AND WATERMAIN
C4-2	STORM SEWER
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
L1-1	LANDSCAPE PLAN
P1-1	PHOTOMETRICS PLAN



**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.

