

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.

CASE #PL2021-251

This area is within the field of vision of the Intersection Sight Distance (AASHTO) for safely making turns out of the driveway onto 78th Street. Ensure the vegetation in the clouded area will not grow over an elevation of 3.5' over the driveway elevation to ensure intersection safety.

Trees proposed within the overhead electrical facility easement area should be reviewed by the owner/provider.

CONCEPT PLANT SCHEDULE

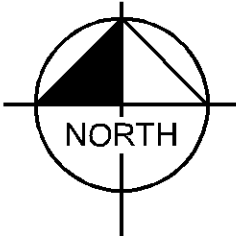
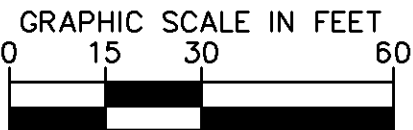
	OVERSTORY ACER RUBRUM / RED MAPLE CELTIS OCCIDENTALIS / COMMON HACKBERRY GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST QUERCUS ALBA / WHITE OAK	36
	ORNAMENTAL BETULA NIGRA / RIVER BIRCH MULTI-TRUNK CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE POPULUS TREMULOIDES / QUAKING ASPEN	34
	SHRUB & PERENNIAL PLANTING AREA CORNUS SERICEA 'BAILADELINE' / FIREDANCE DOGWOOD DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE RHUS AROMATICA 'GRO-LOW' / GRO-LOW SUMAC ROSA 'UH-LATER' / PAVEMENT FOXI ROSE TAXUS X MEDIA 'TAUNTON' / TAUNTON YEW SPIRAEA JAPONICA 'NEON FLASH' / NEON FLASH SPIREA SPIRAEA X 'FIRE LIGHT' / FIRE LIGHT SPIREA NEPETA FASSENII 'WALKER'S LOW' / WALKER'S LOW CATMINT RUDBECKIA / BLACK EYED SUSAN	7,948 S.F.
	STORMWATER SEED MIX	
	ROCK MULCH, TYP.	
	TURF, TYP.	

LANDSCAPE REQUIREMENTS

MINIMUM TREES REQUIRED:	1 TREE PER 2,500 S.F. OF DEVELOPMENT 70 TREES = APPROX. 175,000 S.F. / 2,500 S.F.
TREES PROVIDED:	70 TREES (INCLUDES MINIMUM ONE DECIDUOUS TREE PER PARKING LOT ISLAND)
MINIMUM SHRUBS REQUIRED: (OR PERENNIAL COMBINATION)	1 SHRUB PER 1,000 S.F. OF DEVELOPMENT 175 SHRUBS = APPROX. 175,000 S.F. / 1,000 S.F.
APPROX. SHRUBS PROVIDED:	APPROX. 225 SHRUBS

LANDSCAPE NOTES

- CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL 811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
-ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
-ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
-ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
-CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
- WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL COLOR, OR APPROVED EQUAL.
- EDGING TO BE COMMERCIAL STEEL EDGER, COLOR BLACK.
- ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
- PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- MAINTAIN TREES, SHRUBS, AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD; 1 YEAR AFTER PROJECT COMPLETION.
- GRADE OUT ALL AREAS TO BE SEEDED OR SODDED AND RAKED SMOOTH REMOVING ALL DEBRIS. INSTALL LOW MAINTENANCE TURF SEED IN ALL DISTURBED AREAS NOT HATCHED TO BE SEEDED, SODDED, MULCHED, OR PLANTED.



PRELIMINARY - NOT FOR CONSTRUCTION

BLOOMINGTON WEST
REDEVELOPMENT

PREPARED FOR
UNITED
PROPERTIES

BLOOMINGTON MN

LANDSCAPE PLAN

DESIGNED BY: KHA PROJECT
DATE: 12/01/2021
SCALE: AS SHOWN

DESIGNED BY: TPH
DRAWN BY: BJA
CHECKED BY: TPH

TODD P. HALUNEN, P.L.A.
DATE: 10/06/2021
LIC. NO. 24800

Kimley»Horn

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DEVELOPMENT APPLICATION	REVISIONS	DATE	BY
12/01/2021			EIS