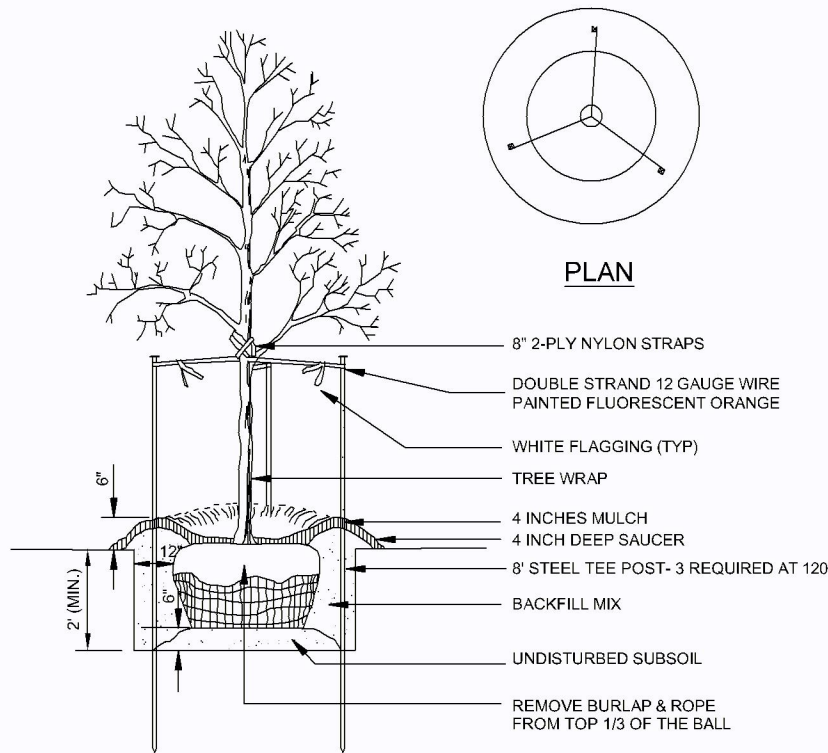


DECIDUOUS TREES					
QTY.	SYMB.	KEY	COMMON & BOTANICAL NAMES	SIZE	ROOT
4		GD	STREET KEEPER HONEY LOCUST <i>Gleditsia triacanthos inermis 'Draves'</i>	4"	BB
3		SI	IVORY SILK JAPANESE TREE LILAC <i>Syringa reticulata 'Ivory Silk'</i>	2"	BB
3		UA	ACCOLADE ELM <i>Ulmus x 'Accolade'</i>	4"	BB

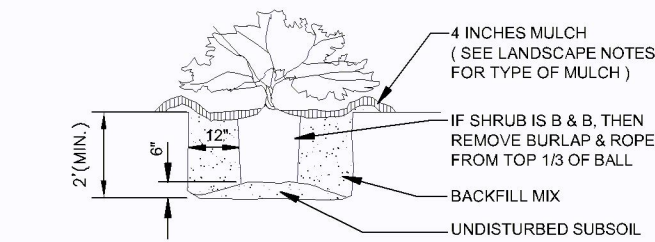
EVERGREEN SHRUBS				
QTY.	SYMB.	KEY	COMMON & BOTANICAL NAMES	SIZE AT INSTALL
18		JF	SEA GREEN JUNIPER <i>Juniperus chinensis 'Sea Green'</i>	#5 POT

- NOTES:
- EXAMPLE SPECIES SHOWN - VERIFY SPECIES REQUIREMENTS WITH CITY PRIOR TO ANY INSTALLATIONS
 - VERIFY TREE LOCATIONS WITH OWNER PRIOR TO ANY INSTALLATIONS



NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

DECIDUOUS TREE PLANTING DETAIL
N.T.S.



SHRUB & CONTAINER PLANTING DETAIL
N.T.S.

LANDSCAPING NOTES

- STAKE AND/OR MARK ALL PLAN PLANTING LOCATIONS PRIOR TO INSTALLATION. OWNER TO APPROVE ALL LOCATIONS PRIOR TO INSTALLATION.
- ALL MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK", AMERICAN ASSOCIATION OF NURSEYMEN, LATEST EDITION.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC WITH APPROVED TREE PROTECTION FENCING.
- WHEN STAKING OR GUYING OF TREES IS REQUIRED, IT SHALL OCCUR SO AS NOT TO CREATE ANY HAZARDS OR UNSIGHTLY OBSTACLES. ALL WIRES SHALL BE ENCASED IN HOSE TO PREVENT TREE DAMAGE.
- ALL PLANTS INSTALLED SHALL BE NURSERY GROWN AND IDENTIFIED AS HARDY PLANTS WHICH ARE APPROPRIATE FOR ALL SEASONAL CONDITIONS.
- ALL PLANTS MUST BE SOUND, HEALTHY, VIGOROUS, AND FREE OF DISEASE, INSECTS EGGS, AND LARVAE.
- WHERE IRRIGATION SYSTEMS ARE INSTALLED, SAID SYSTEMS SHALL HAVE WATER SENSOR DEVICES TO AVOID OVERWATERING AND TIMING DEVICES TO ENSURE IRRIGATION IS CONDUCTED DURING THE HOURS PERMITTED BY THE CITY WATER RESTRICTION REQUIREMENTS.
- ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER AND KEPT NEAT, CLEAN, AND UNCLUTTERED, AND WHERE LANDSCAPING IS REQUIRED AS PART OF CITY APPROVALS, ANY PLANT MATERIAL WHICH IS DISEASED OR DIES SHALL BE REPLACED WITH LIKE KIND OF THE ORIGINAL SIZE BY THE PROPERTY OWNER. NO LANDSCAPE AREAS SHALL BE USED FOR THE PARKING OF VEHICLES OR FOR THE STORAGE OR DISPLAY OF MATERIALS, SUPPLIES, OR MERCHANDISE UNLESS SPECIFICALLY APPROVED BY THE CITY.
 - REPLACEMENT OF LANDSCAPE MATERIALS, PLANTINGS AND SCREENING SHALL BE CONSISTENT WITH THE ORIGINAL DESIGN OR AS APPROVED BY CITY.
 - ALL REPAIR OR REPLACEMENT SHALL BE DONE WITHIN 45 DAYS OF WRITTEN NOTIFICATION FROM THE CITY.
 - THE RESPONSIBILITY FOR TREE AND PLANT GROWTH AND MAINTENANCE SHALL REST UPON THE PROPERTY OWNER.
- APPLY CHEMICAL WEED CONTROL TO ALL LANDSCAPE AREAS PRIOR TO ANY INSTALLATION.
- ALL WORK TO BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT TIME OF ACCEPTANCE BY OWNER. CONTRACTOR TO MAKE ALL REPLACEMENTS IN A TIMELY MANNER.

APPROVED
PL202300009
August 14, 2023
DN



LANDSCAPE PLAN
401 W 86TH ST

DRAWN BY: M.Q.A. DESIGN BY: C.W.P.
CHKD BY: M.Q.A. PROJ. NO. 22-2077

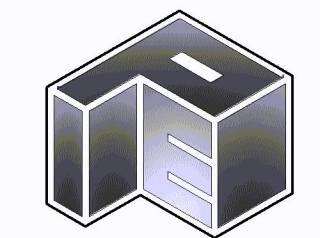
ORIGINAL DATE: DECEMBER 13, 2022

DATE	REVISION DESCRIPTION
1/16/23	REVISED LOCATION OF LILAC IN SE AREA OF SITE (ISLAND)
5/3/23	ADDED NOTE ABOUT POSSIBLE GAS CONFLICT FOR LOCUST IN NE

PRELIMINARY
DATE: 8-11-2023

401 W 86TH STREET
PARKING LOT
BLOOMINGTON, MINNESOTA
LANDSCAPE PLAN

PREPARED FOR:
ROGER PETERS



SITE PLANNING
& ENGINEERING

PLOWE
ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

NORTH



0 10 20
1 INCH = 20 FEET

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