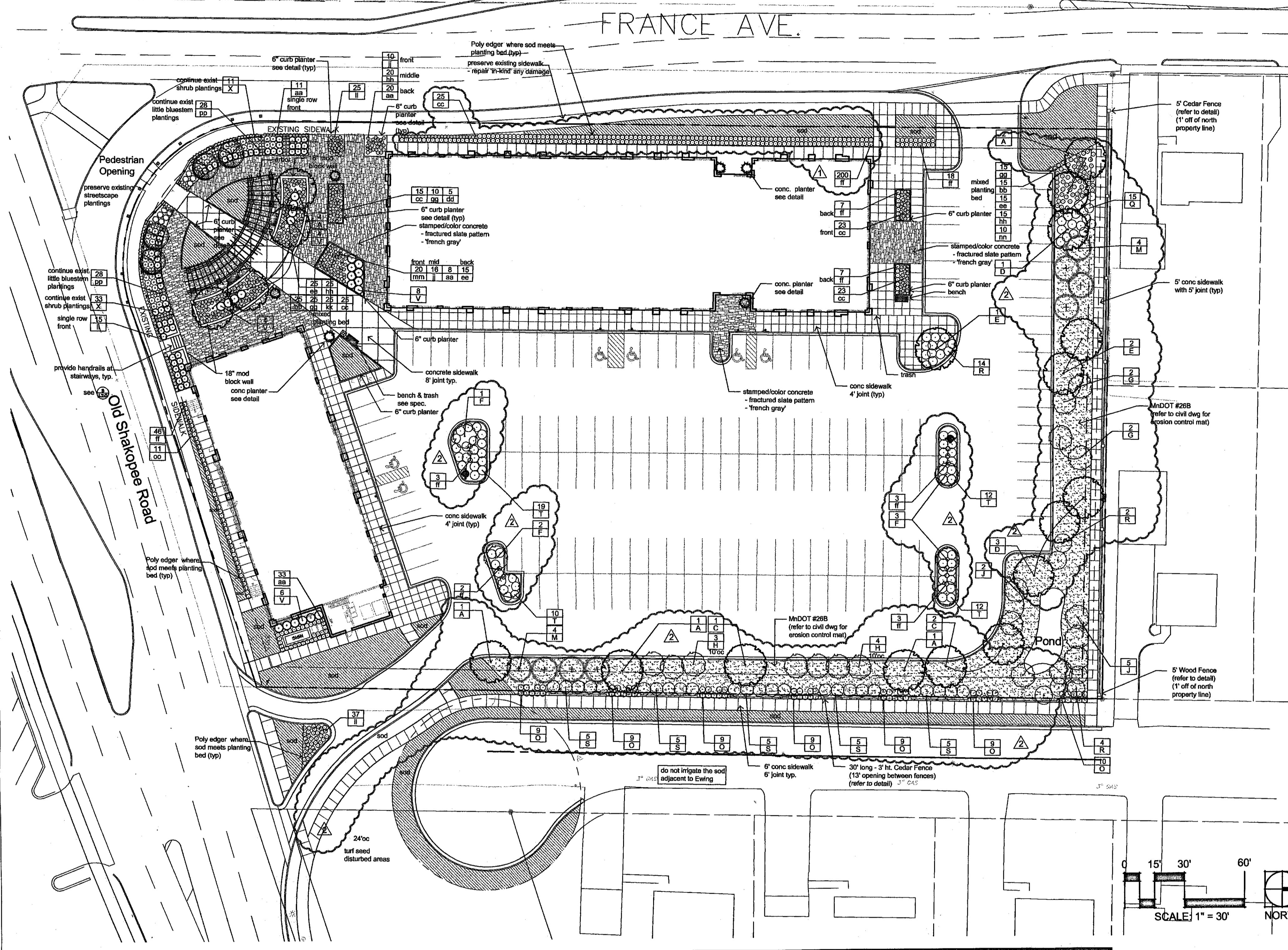


Case 10713ABC-05

LANDSCAPE PLAN



KEY:

- PLANT MATERIAL SHALL BE FERTILIZED UPON INSTALLATION WITH DRIZZLE BONE MEAL...
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS...
- LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT...
- LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GROUND UTILITIES...
- LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK...
- LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW PROPER DRAINAGE...
- COORDINATE IRRIGATION SLEEVES LOCATIONS WITH GENERAL CONTRACTOR.
- MAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.

PLANTING NOTES:

- PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL...
- LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWINGS OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS...
- NO PLANTER SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- SOIL AREAS DISTURBED DUE TO GRADING UNLESS NOTED OTHERWISE, WHERE SOIL HAD PAVED SURFACES, FINISHED GRADE OR SOGGIEST SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK AND Z96.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT...
- PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.
- SHRUB BED WASHINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.
- CONFEROUS TREES ARE TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH AND SHALL HAVE NO MULCH IN DIRECT CONTACT WITH THE TREE TRUNK.
- POLY EDGER TO BE USED TO CONTAIN SHRUBS AND PERENNIALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.

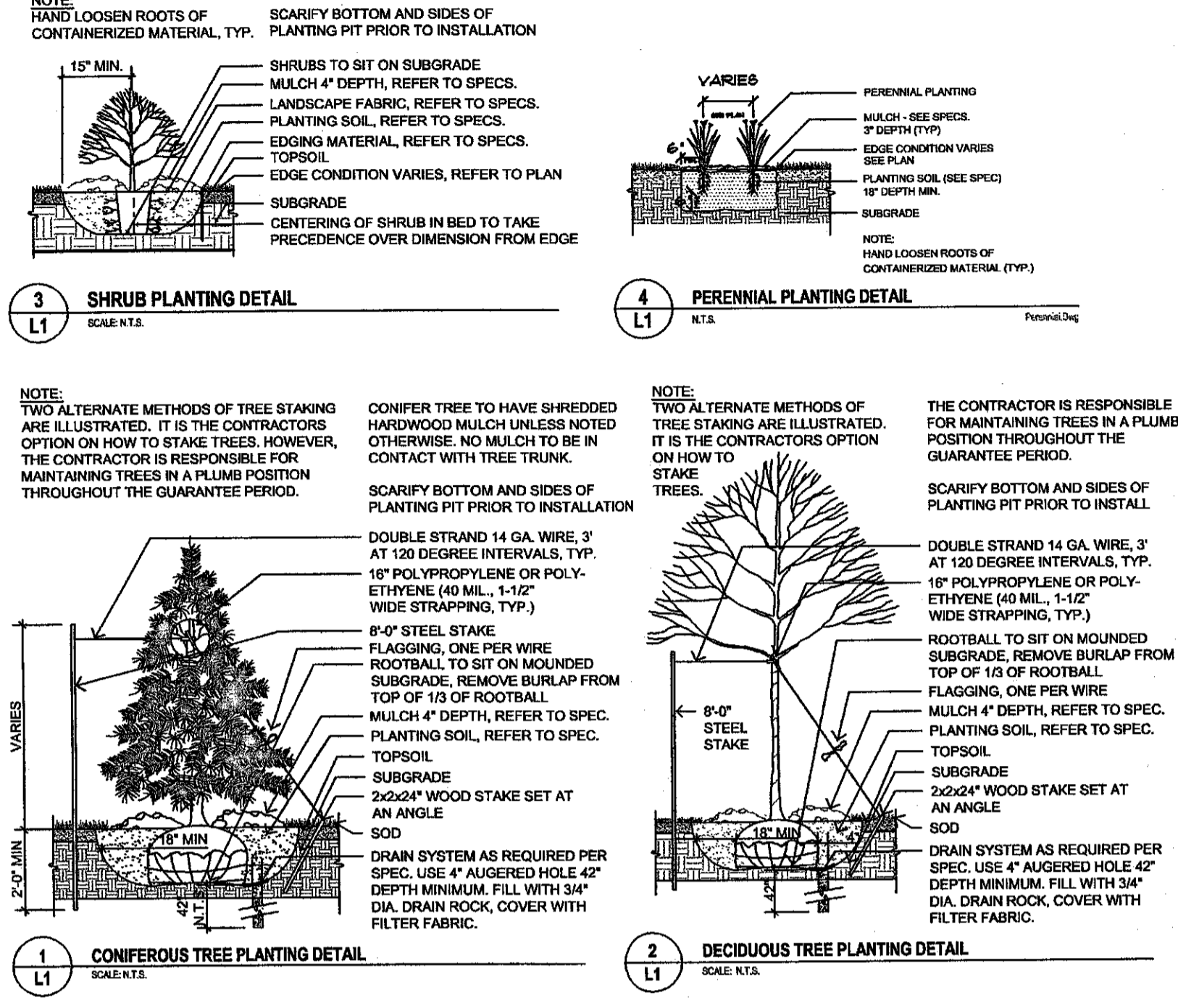
GENERAL NOTES:

- LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATIVE TO THE NATURE AND SCOPE OF WORK.
- LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
- LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAMPS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GROUND UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION MATERIAL INSTALLATION BEGINS (MINIMUM 18" CLEARANCE).
- LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF EXISTING TREES TO REMAIN.
- EXISTING CONTIGUOUS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
- 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 DRAINAGE CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL THE OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

IRRIGATION NOTES:

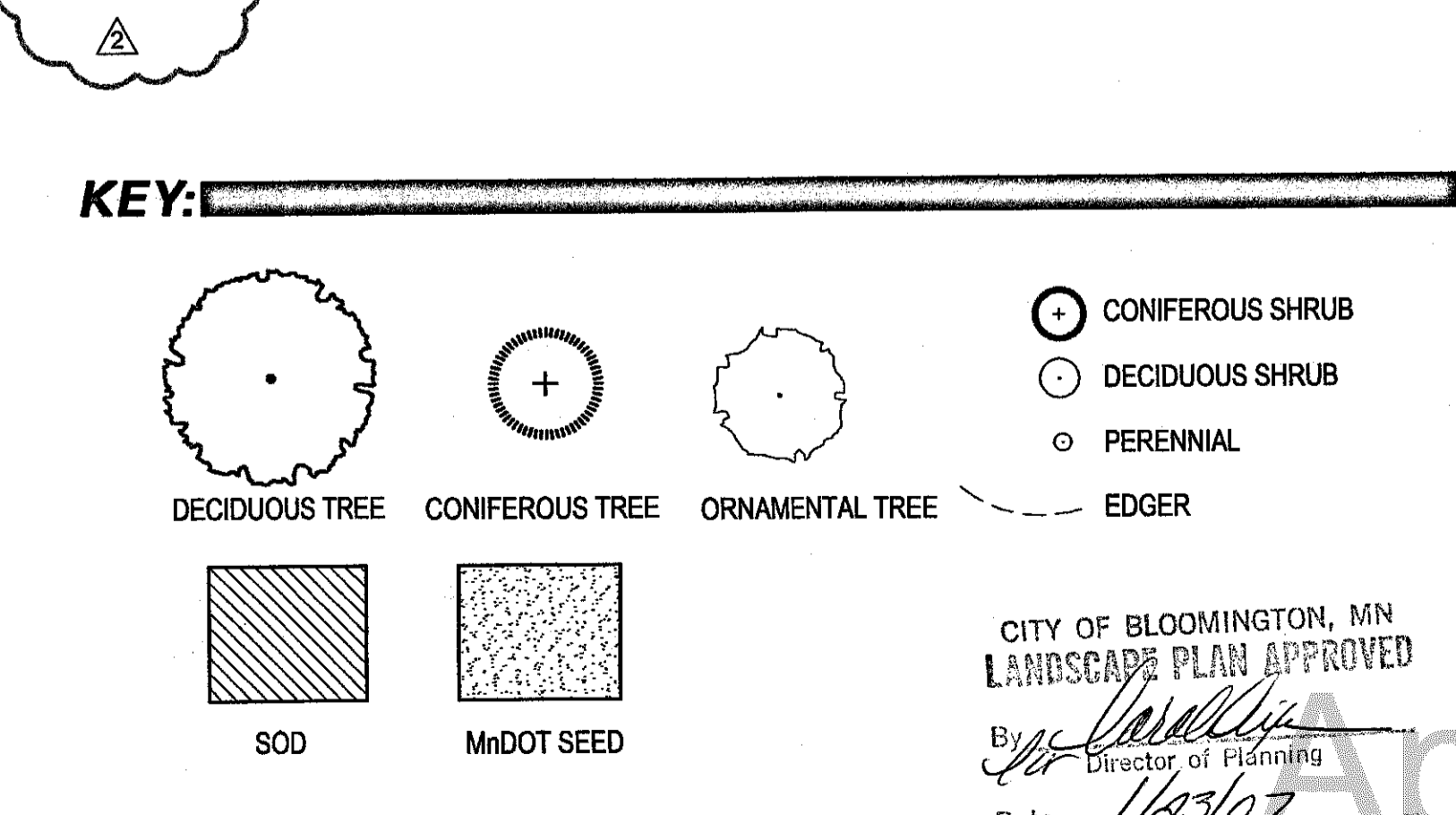
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK...
- LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW PROPER DRAINAGE...
- COORDINATE IRRIGATION SLEEVES LOCATIONS WITH GENERAL CONTRACTOR.
- MAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.

PLANTING DETAILS



PLANTING SCHEDULE

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	Size/Type	COMMENTS
DECIDUOUS TREES					
9	A	LINDEN GREENSPIRE	Tilia cordata 'Greenspire'	2.5' Cal.	B&B ONE LEADER
3	C	ROYAL FROST BIRCH	Betula pezizochanica 'Royal Frost'	8' HT	B&B CLUMP
4	D	EMERALD LUSTRE MAPLE	Acer platanoides 'Pond'	2.5' Cal.	B&B ONE LEADER
3	E	AUTUMN BLAZE MAPLE	Acer x freemanii 'Jeffersred'	2.5' Cal.	B&B ONE LEADER
ORNAMENTAL TREES					
4	F	SPRING SNOW CRABAPPLE	Malus 'Spring Snow'	1.5' Cal.	B&B ONE LEADER
4	G	SERVINGEBERRY	Amelanchier x grandiflora 'Autumn Brilliance'	1.5' Cal.	B&B ONE LEADER
7	H	AMUR MAACKI	Maackia amurensis	1.5' Cal.	B&B ONE LEADER
1	I	PAGODA DOGWOOD	Cornus alterniflora	1.5' Cal.	B&B ONE LEADER
7	J	RIVER BIRCH	Betula nigra	1.5' Cal.	B&B ONE LEADER
EVERGREEN SHRUBS/TREES					
1	L	SCOTCH PINE	Pinus sylvestris	6' ht.	B&B FULL FORM
8	M	NOYAH PINE	Pinus resinosa	8' ht.	B&B FULL FORM
1	N	TRAVY ARBORVITAE	Thuja occidentalis 'Tachy'	8' ht.	B&B FULL FORM
DECIDUOUS SHRUBS					
64	O	ANTHONY WATERER SPIREA	Spiraea japonica 'Anthony Waterer'	#2	Cont. 3'-0" oc
1	P	COMPACT AMERICAN VIBURNUM	Viburnum trilobum 'Bailey Compact'	#5	Cont. 4'-6" oc
15	Q	CHOKEBERRY, AUTUMN MAGIC	Aronia melanocarpa 'A.M.'	#5	Cont. 3'-6" oc
20	R	SMOOTH SUMAC	Rhus glabra	#5	Cont. 5'-0" oc
25	S	ISANTH DOGWOOD	Cornus sericea 'Isant'	#5	Cont. 5'-0" oc
53	T	BUTTERFLY BUSH HONEYSUCKLE	Diervilla aestivifolia 'Butterfly'	#5	Cont. 3'-0" oc
EVERGREEN SHRUBS					
22	V	JUNIPER, MINT JULEP	Juniperus chinensis 'Monlop'	#5	Cont. 4'-0" oc
44	X	SCANDIA JUNIPER	Juniperus horizontalis 'Scandia'	#5	Cont. 4'-0" oc
PERENNIALS & ORNAMENTAL GRASSES					
72	aa	HEAVY METAL SWITCH GRASS	Panicum virgatum 'Heavy Metal'	#3	Cont. 2'-0" oc
40	bb	GRASS, BLUE OATS	Holcus chrysanthus 'Sagebrush'	#1	Cont. 2'-0" oc
111	cc	CANTH, WALKER'S LOW	Nepeta x faassenii x 'Walker's Low'	#1	Cont. 2'-0" oc
5	dd	SEDUM, AUTUMN JOY	Sedum x 'Autumn Joy'	#1	Cont. 1'-6" oc
55	ee	GOLDSTURM BLACK EYE SUSAN	Rudbeckia 'Goldsturm'	#1	Cont. 1'-6" oc
289	ff	GRASS, KARL FOERSTER	Calamagrostis x acutiflora 'Karl Foerster'	#3	Cont. 2'-0" oc
80	gg	KOGLD LIRIUS	Liatris spicata 'Kobold'	#1	Cont. 1'-6" oc
60	hh	PURPLE CONEFLOWER	Echinacea purpurea	#1	Cont. 1'-6" oc
1	ii	YUCCA	Yucca filamentosa 'Ivory Tower'	#1	Cont. 2'-6" oc
28	jj	SALVIA, MAY NIGHT	Salvia x superba 'Mainacht'	#1	Cont. 1'-6" oc
25	kk	MOONBEAM COREOPSIS	Coreopsis verticillata 'Zagreb'	#1	Cont. 1'-6" oc
77	ll	PARDON ME DAYLILLY	Hemerocallis 'Pardon Me'	#1	Cont. 2'-0" oc
20	mm	PRAIRIE DROPSIDE	Sporobolus heterandrus	#1	Cont. 2'-0" oc
10	nn	RUSSIAN SAGE	Perovskia 'Little Spire'	#1	Cont. 2'-6" oc
11	oo	STELLA D'ORO DAYLILLY	Hemerocallis 'Stella D'Oro'	#1	Cont. 1'-6" oc
56	pp	WHITE CONEFLOWER	Echinacea purpurea 'White Swan'	#1	Cont. 1'-6" oc



ARCHITECTURAL CONSORTIUM L.L.C.

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Mark	Revision / Issue	Date
▲	PLANTINGS IN R.O.W., ESMTS	5/30/2006
▲	BULLETIN #2	6/9/2006

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 under the laws of the State of Minnesota.

Printed Name: Damon Farber
Signature: *Damon Farber*
Date: 3/8/2006 License #: 12598

THE POINT -
BLOOMINGTON
BLOOMINGTON, MN

LANDSCAPE PLAN

PROJECT NUMBER: 05-1030-01
ISSUE DATE: Mar. 8, 2006
DRAWN BY: FL
CHECKED BY: JS
DFA PROJECT NUMBER: 05-178

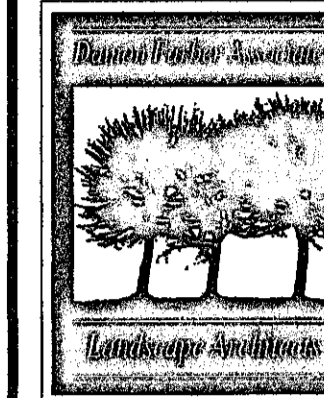
CITY OF BLOOMINGTON, MN
LANDSCAPE PLAN APPROVED
By: *[Signature]*
Director of Planning
Date: 1/23/07

L1.0
Approved Plan

Case 10713ABC-05

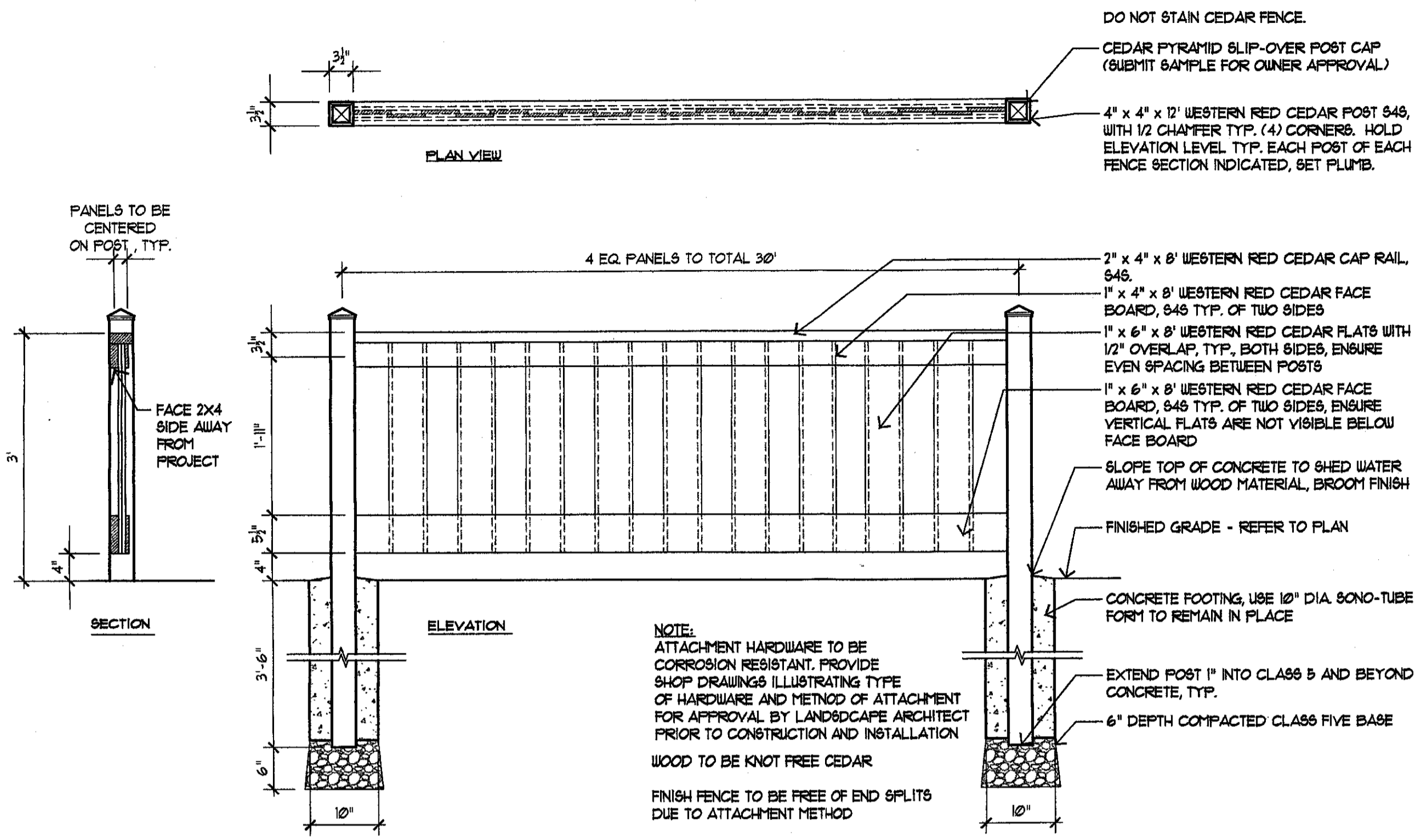
ARCHITECTURAL CONSORTIUM L.L.C.

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 Minneapolis, MN 55401 Fax 612-692-9960

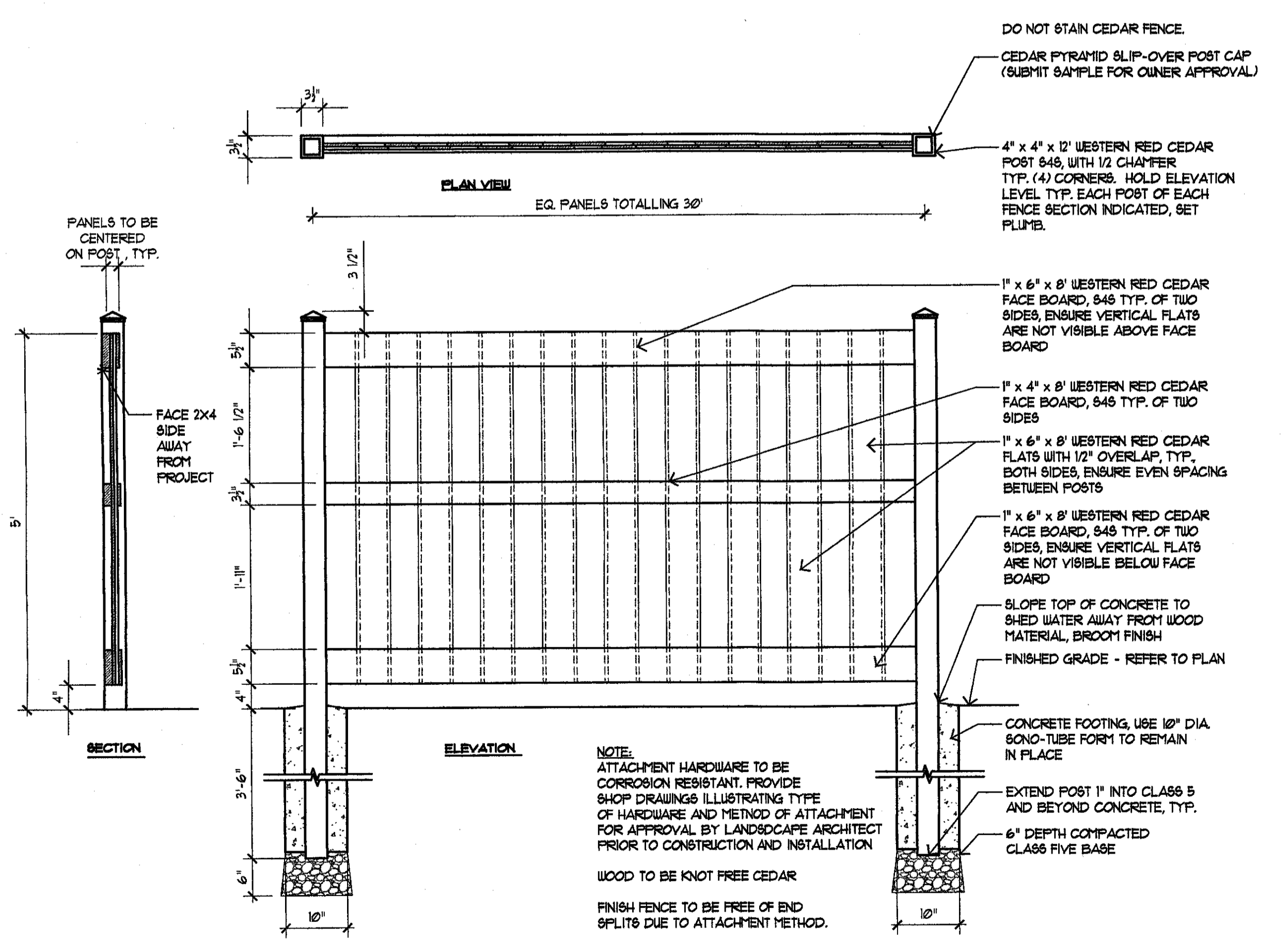


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Mark	Revision / Issue	Date

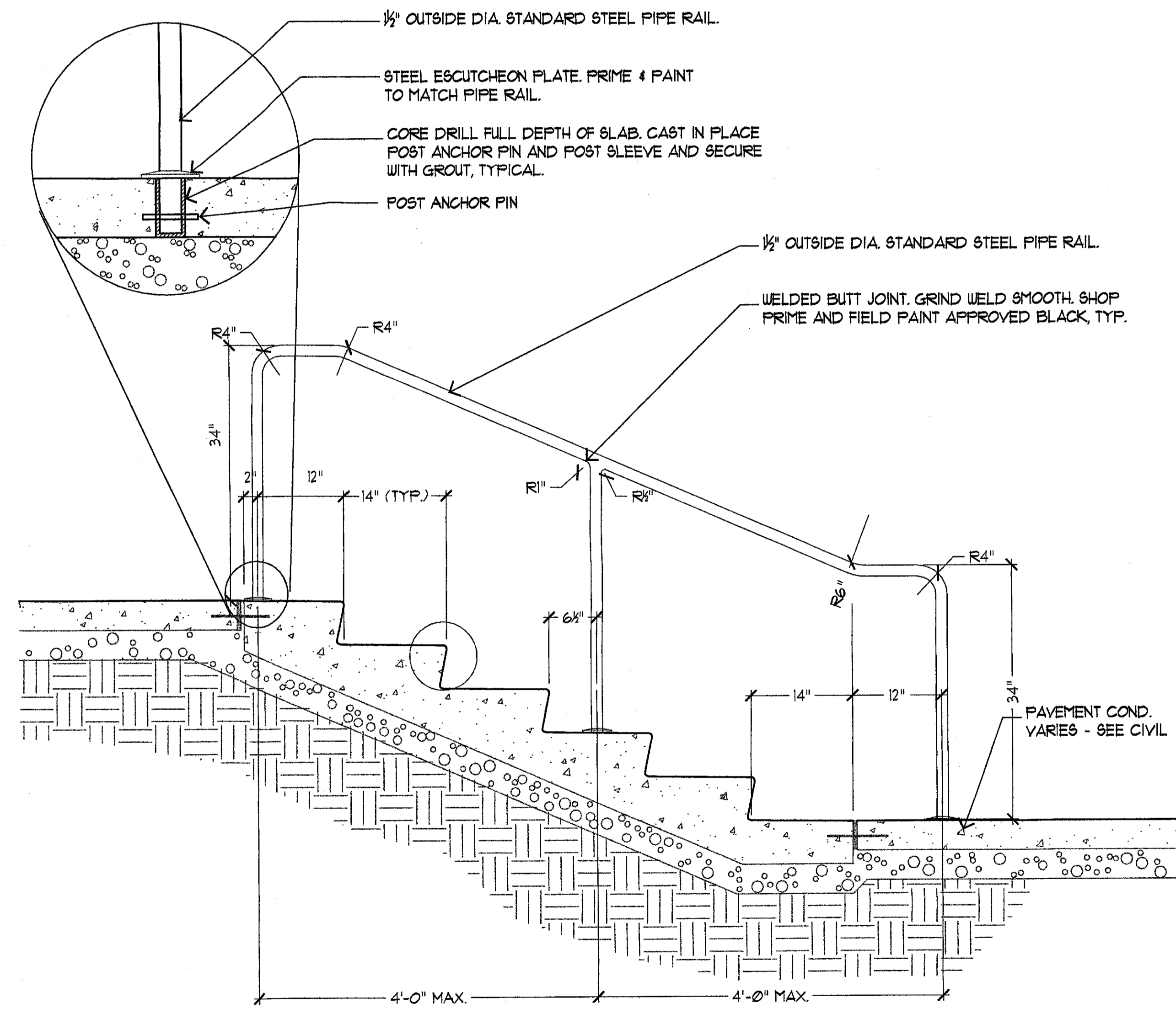


1 SECTION / ELEVATION @ 3' HGT. WESTERN RED CEDAR FENCE
 SCALE: 3/4" = 1'-0"



2 SECTION / ELEVATION @ 5' HGT. WESTERN RED CEDAR FENCE
 SCALE: 3/4" = 1'-0"

GENERAL NOTES:
 CONCRETE WORK ON STAIRS SHOWN FOR REFERENCE ONLY. SEE CIVIL DETAILS FOR STAIR-SPECIFIC INFORMATION.
 WALK AND STAIR LOCATION TO BE STAKED BY GENERAL CONTRACTOR.
 HANDRAIL TO BE 1/2" O.D. STEEL TUBING SHOP PRIMED (GALVANIC PRIMER) & FIELD PAINTED SEMI-GLOSS BLACK ENAMEL (TWO COATS).
 SUBMIT SHOP DRAWINGS OF HANDRAIL COMPONENTS FOR APPROVAL PRIOR TO CONSTRUCTION.



3 HANDRAIL @ CONCRETE STAIRS
 SCALE: 1" = 1'-0"

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 under the laws of the State of Minnesota.
 Printed Name: Damon Farber
 Signature: *Damon Farber*
 Date: 3/6/2006 License #: 12998

THE POINT - BLOOMINGTON
 BLOOMINGTON, MN

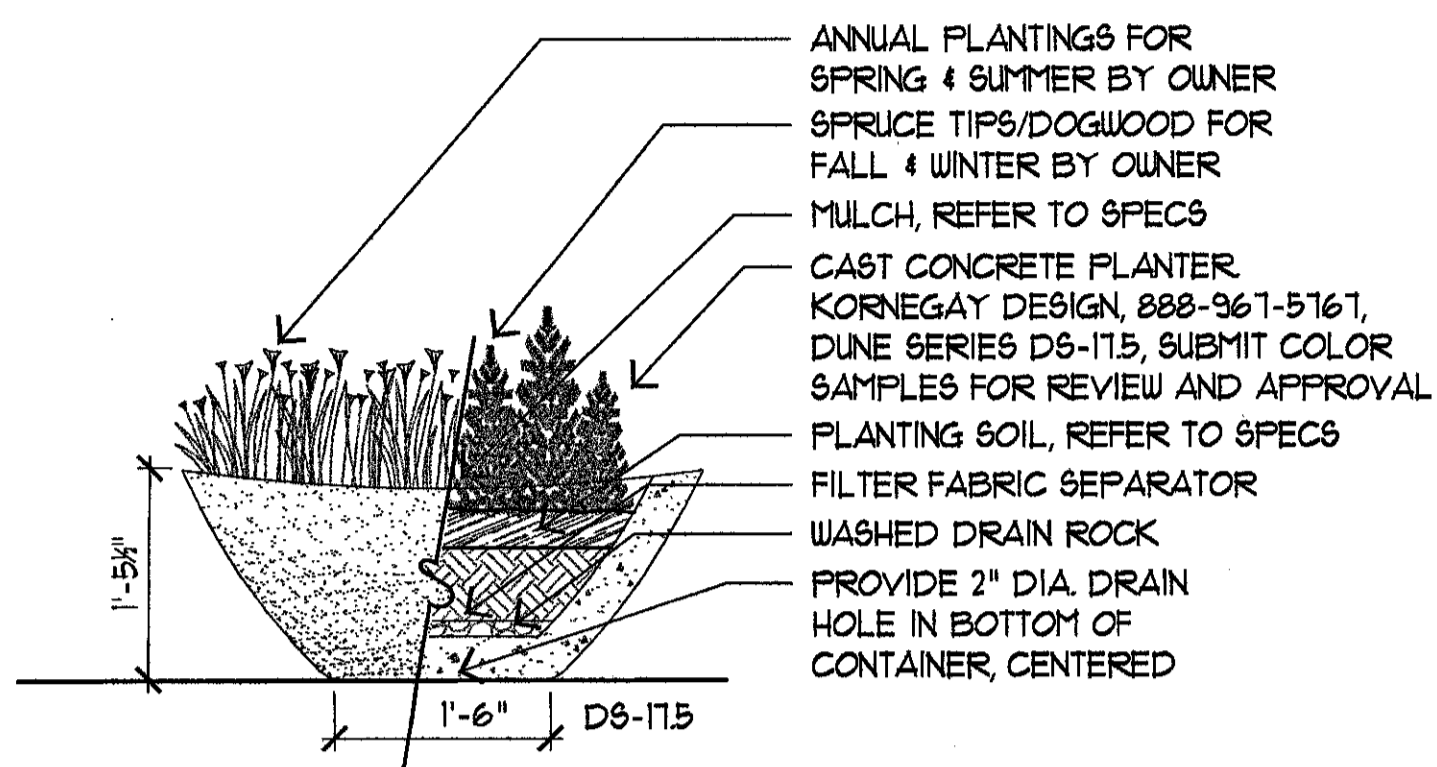
LANDSCAPE DETAILS

PROJECT NUMBER: 05-1050-01
 ISSUE DATE: Mar. 8, 2006
 DRAWN BY: PL
 CHECKED BY: JS
 DFA PROJECT NUMBER: 05-178

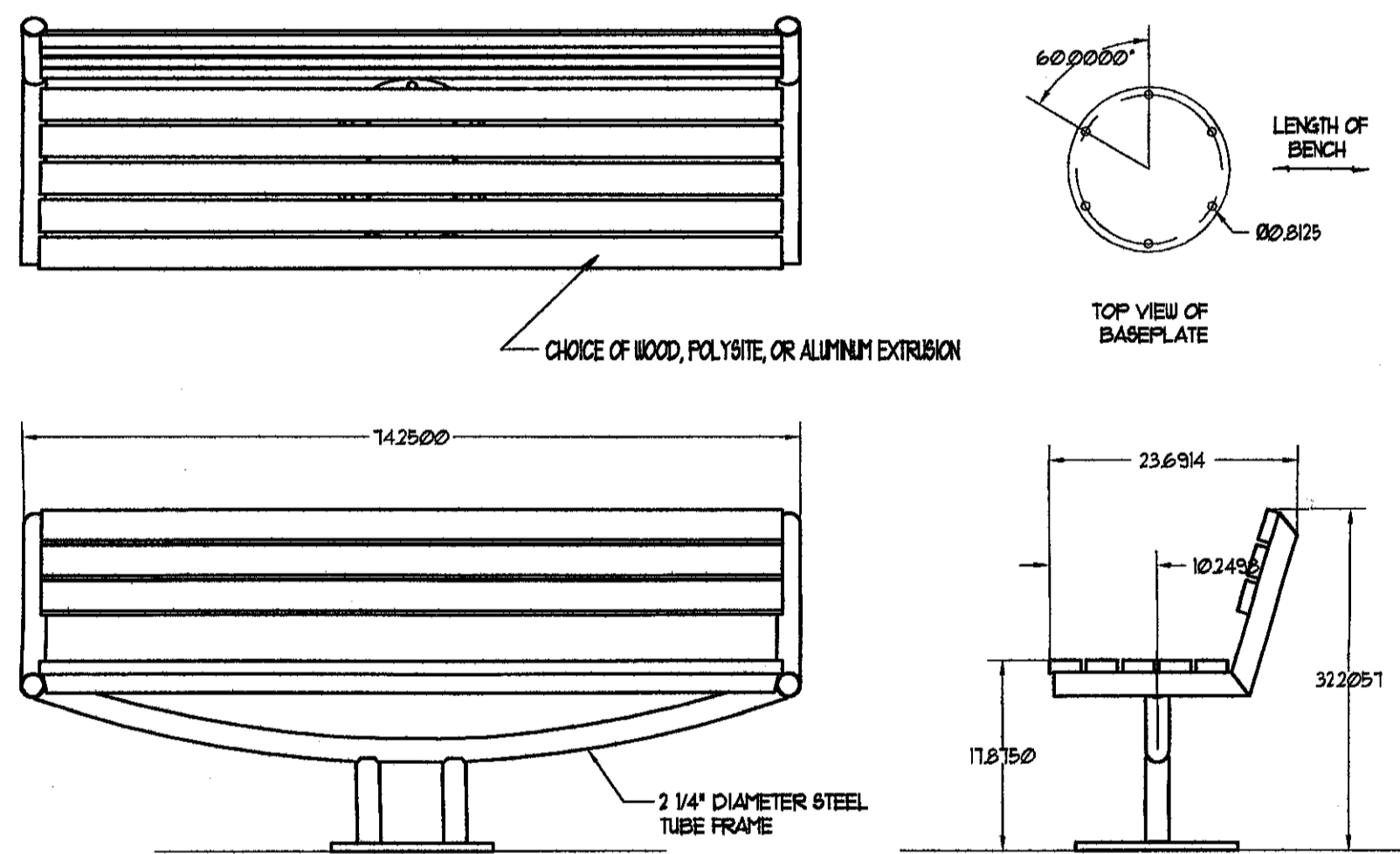
L2.0

Approved Plan

Case 10713ABC-05



1 CAST STONE PLANTER - TYP. (6)
SCALE: N.T.S.

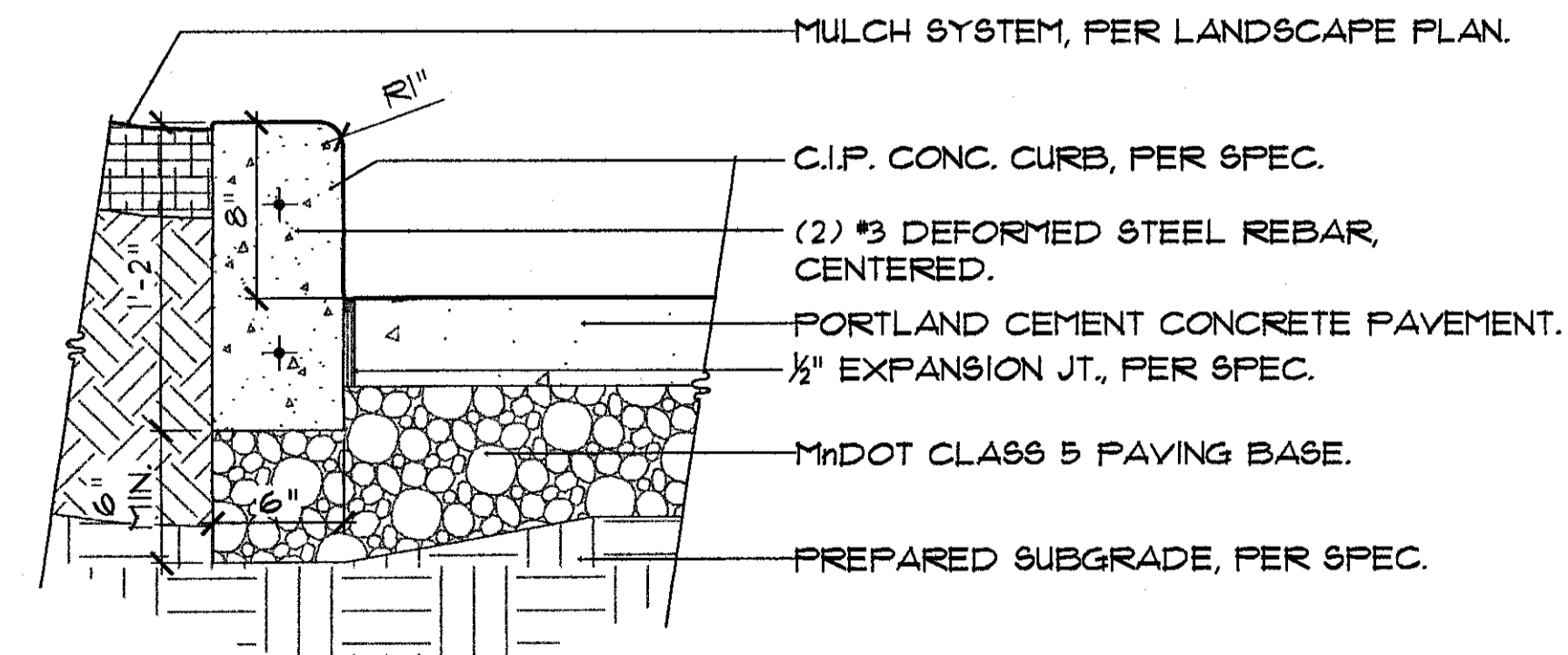


Landscaper Form
41 LANDSCAPE AVE. FOND DU LAC, WI 54601
TEL: 920-925-5466 FAX: 920-925-5465
CONFESSIONAL DRAWING INFORMATION CONTAINED HEREIN IS THE PROPERTY OF LANDSCAPE FORM, INC. INDETERMINATE USE IS LIMITED TO DESIGN PROFESSIONALS SPECIFIC TO LANDSCAPE FORM, INC. PRODUCTS AND THEIR SPECIFIC CLIENTS. DRAWING IS NOT TO BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF LANDSCAPE FORM, INC.
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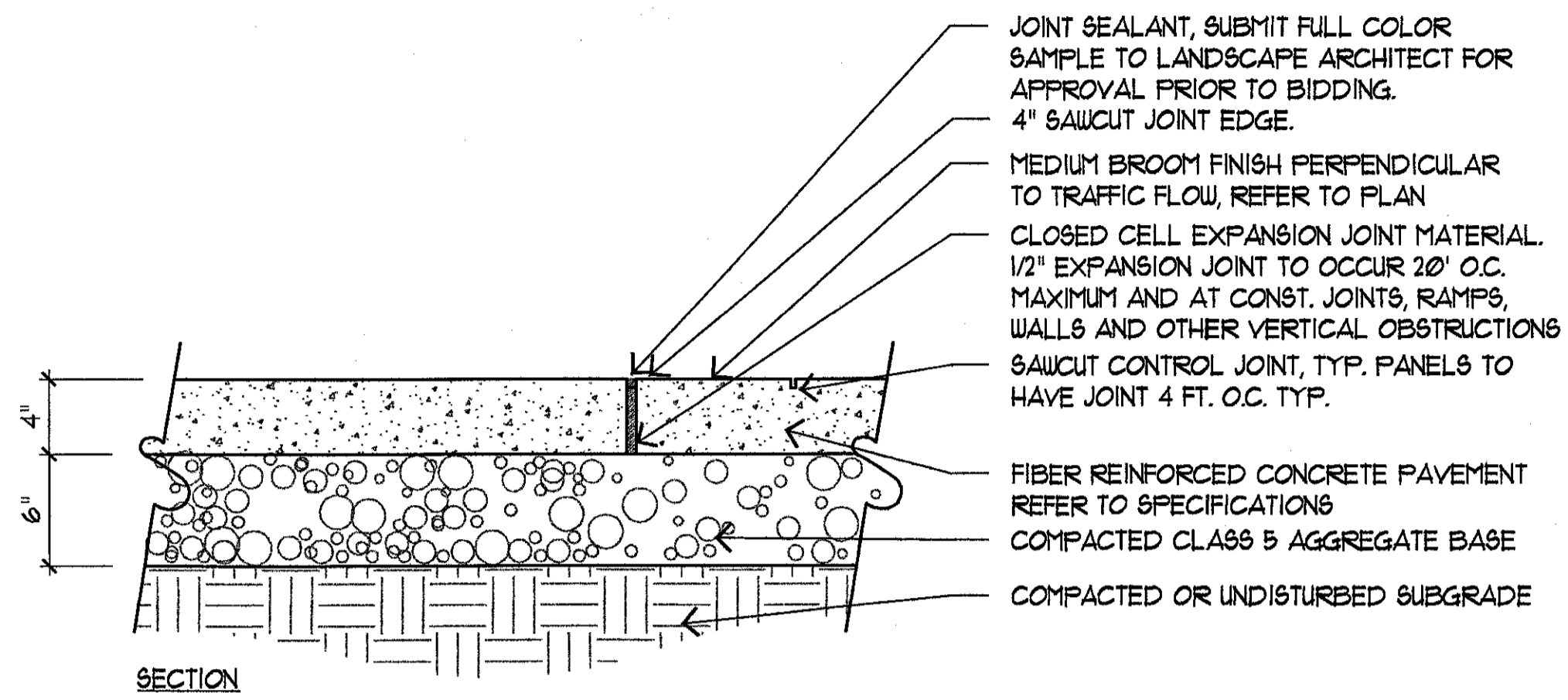
THIS ARCHITECTURAL SURFACE FINISH IS THE PROPERTY OF LANDSCAPE FORM, INC. CONTRACTOR TO SUPPLY NON-CORROSIVE BLACK MOUNTING HARDWARE PER MANUFACTURER'S RECOMMENDATIONS. USE BLACK RUBBER WASHERS BETWEEN BOLT, METAL AND BETWEEN FURNITURE AND CONCRETE.

NOTE: INSTALL "PRESIDIO" AS SUPPLIED BY LANDSCAPE FORM, INC. (352 898-3230), SURFACE-MOUNT, UN-CRATING, ASSEMBLY, BOLTING AND INSTALLATION BY GENERAL CONTRACTOR. SEE SPECIFICATIONS, COLOR, STORMCLOUD. FIELD VERIFY LOCATIONS WITH LANDSCAPE ARCHITECT PRIOR TO BOLT-DOWN.

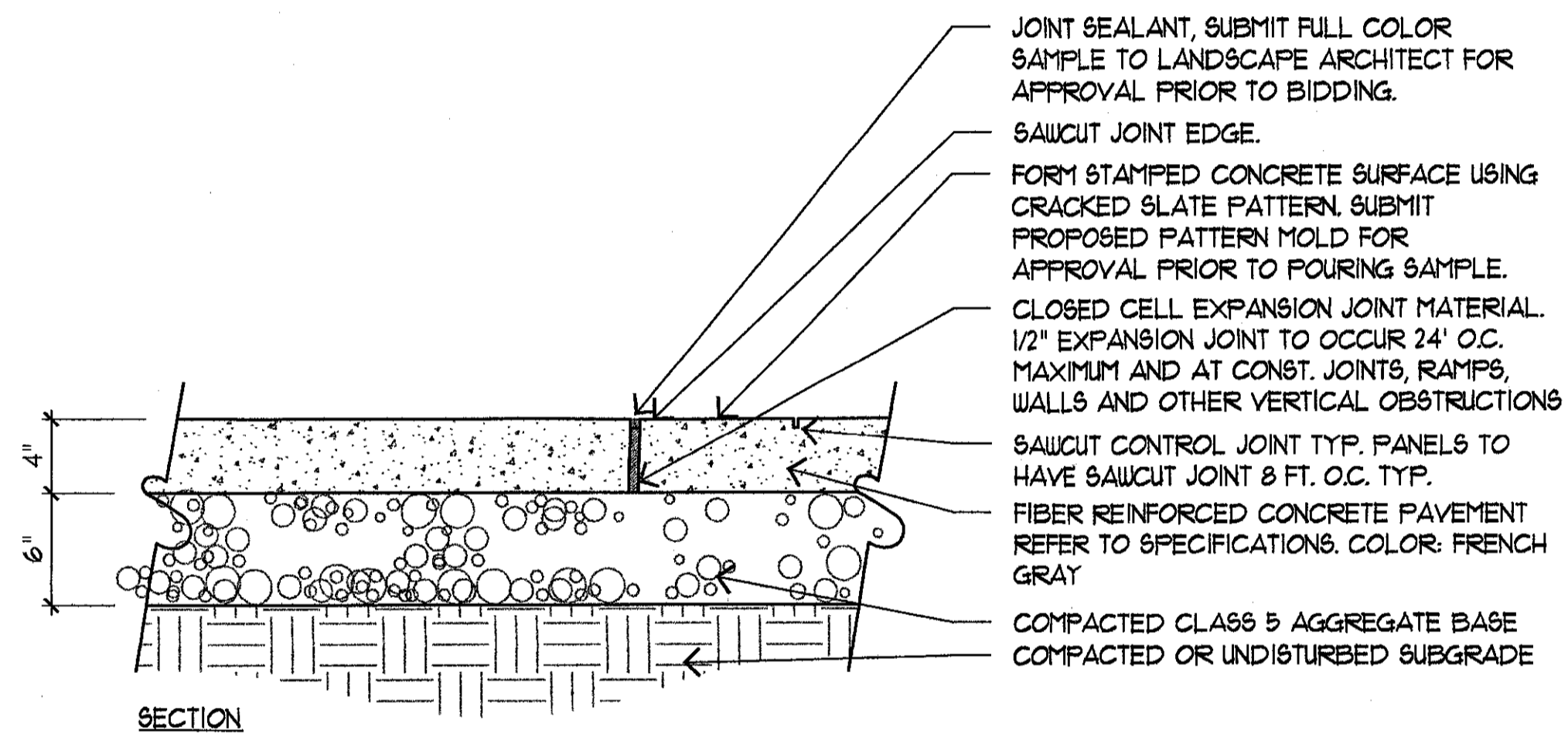
2 6\"/>



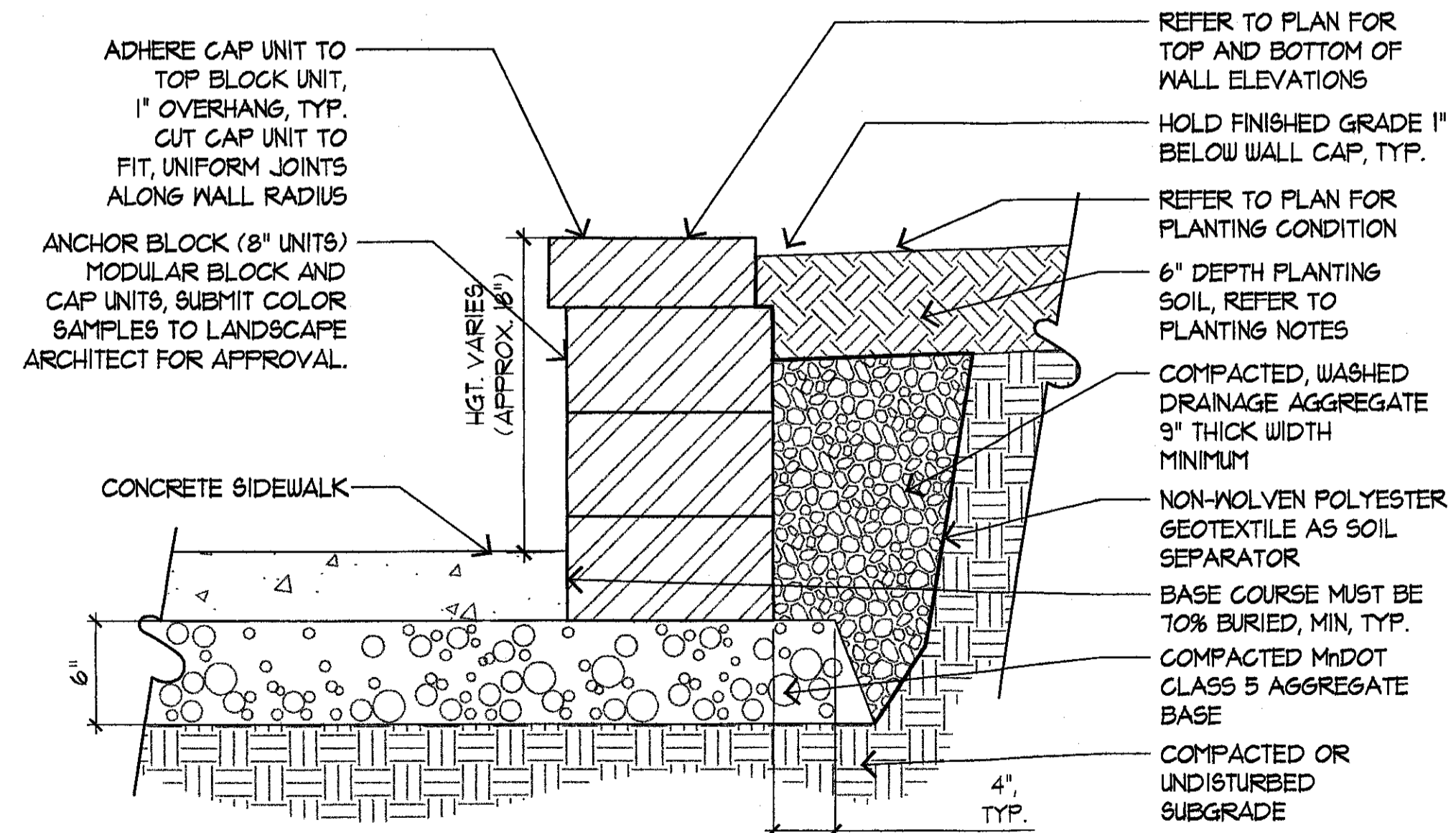
3 SECTION @ 8 INCH VERTICAL CURB
SCALE: 1/2\"/>



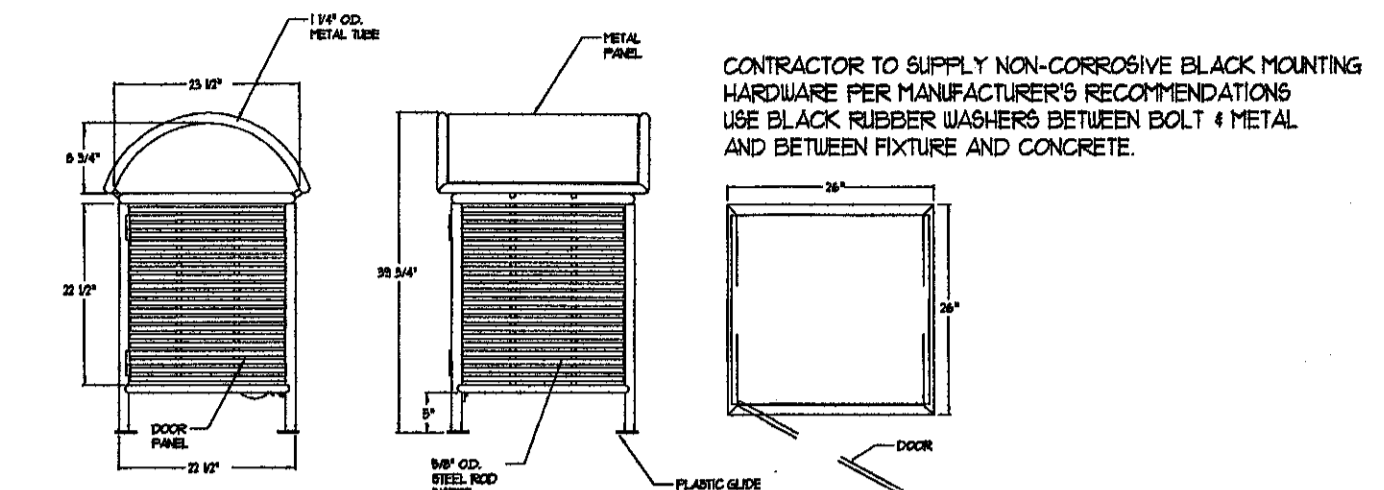
4 4\"/>



5 4\"/>



6 MODULAR BLOCK RETAINING WALL
SCALE: 1/2\"/>



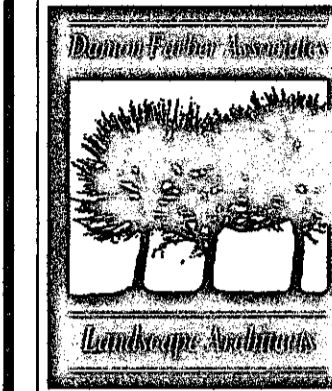
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7 LITTER RECEPTACLE - TYP (3)
SCALE: N.T.S.

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Mark	Revision / Issue	Date

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 under the laws of the State of Minnesota.

Printed Name: Damon Farber
Signature: *Damon Farber*
Date: 3/8/2006 License #: 12939

THE POINT -
BLOOMINGTON
BLOOMINGTON, MN

LANDSCAPE DETAILS

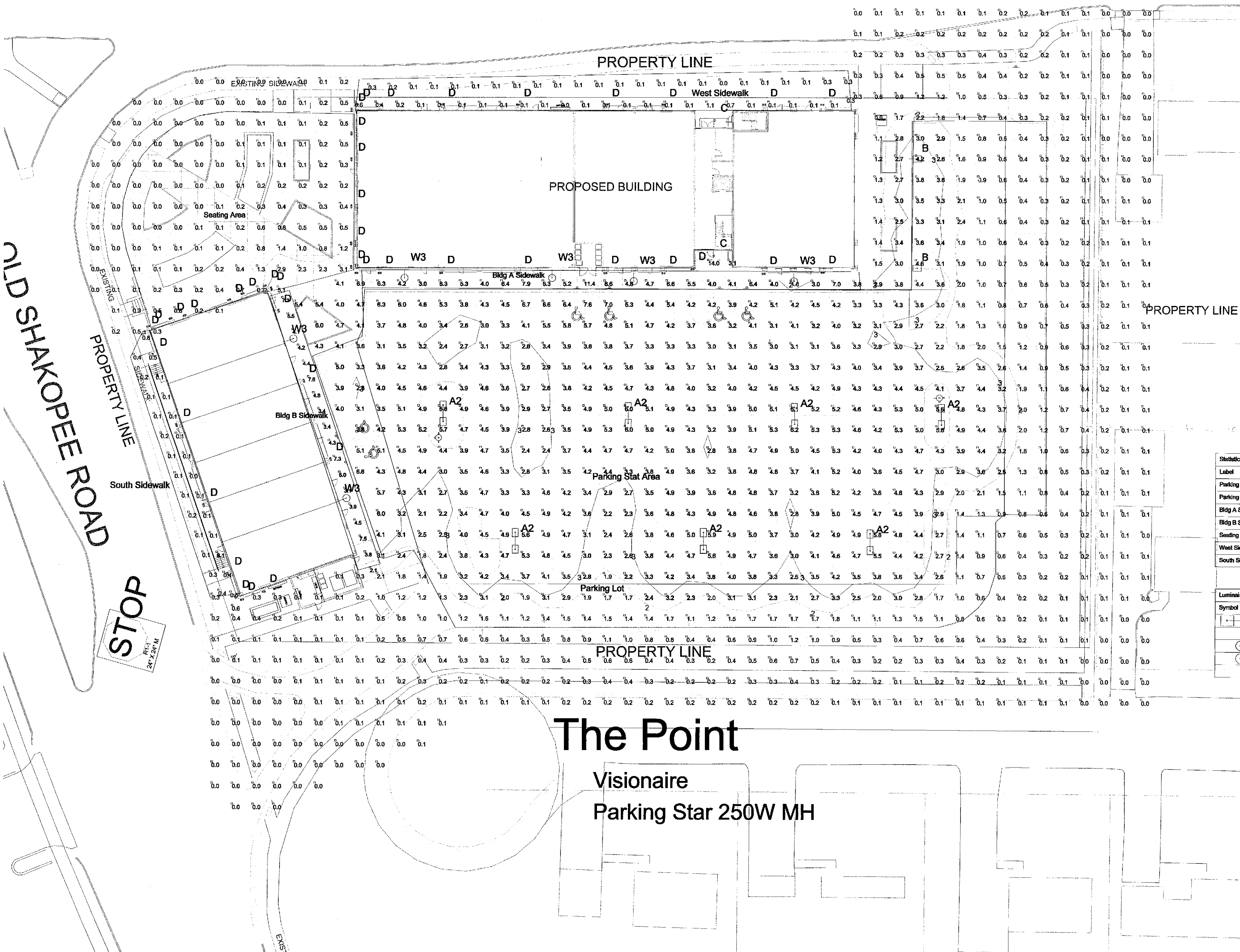
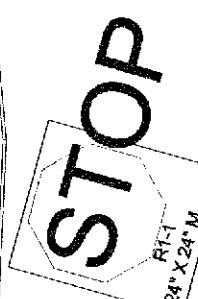
PROJECT NUMBER: 05-1050-01
ISSUE DATE: Mar. 8, 2006
DRAWN BY: PL
CHECKED BY: JS
DFA PROJECT NUMBER: 05-110

L2.2



FRANCE AVE.

OLD SHAKOPEE ROAD



Statistical Area Summary

Label	Avg	Max	Min	Avg/Min	Max/Min	Description
Parking Stat Area	3.76	7.6	0.5	7.52	15.20	Horiz FC at grade in parking area statistical area
Parking Lot	3.38	7.6	0.3	11.27	25.33	Horiz FC at grade in parking lot
Bldg A Sidewalk	5.48	11.4	1.8	3.04	6.33	Horiz FC at grade at Bldg. A sidewalk
Bldg B Sidewalk	5.01	7.6	3.1	1.62	2.45	Horiz FC at grade at Bldg B sidewalk
Seating Area	0.49	5.1	0.0	N.A.	N.A.	Horiz FC at grade in seating area at corner
West Sidewalk	0.16	1.1	0.0	N.A.	N.A.	Horiz FC at grade along west sidewalk
South Sidewalk	0.20	0.8	0.0	N.A.	N.A.	Horiz FC at grade along south sidewalk

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lumens	LUF	Description
	7	A2	BACK-BACK	22500	0.750	Visionaire Parking Star PST 250MH-TS-HLFG-SEG 250W MH PS 2E(180)
	2	B	SINGLE	22500	0.750	Visionaire Parking Star PST 250MH-T3-HLFG-SEG 250W MH PS single
	2	C	SINGLE	5600	0.750	Road RT30MH 70W MH lamp recessed
	41	D	SINGLE	920	0.610	Forecast F8460 series 2-40W Incand. decorative well
	6	W3	SINGLE	25000	0.700	Visionaire Monterey MON-2 T3-250PS-VLFG-Type III house shield wall mount (IESM2)

Luminaire Location Summary

SeqNo	Label	X	Y	Z	Orient
1	A2	106	116.75	25	90
2	A2	346.75	117.5	25	90
3	A2	195.75	116	25	270
4	A2	276	117.75	25	270
5	A2	141	58	25	270
6	A2	232	58	25	270
7	A2	312.5	57.5	25	270
8	B	330.75	241	25	0
9	B	330.75	196.75	25	0
10	C	236.75	194.5	10	270
11	C	237	259.5	10	0
12	D	64	186.5	8	270
13	D	75.25	186.5	8	270
14	D	228.5	186.25	8	270
15	D	61.75	294.5	8	180
16	D	61.75	189	8	180
17	D	61.75	200.25	8	180
18	D	-36.5	150	8	108.435
19	D	-25.75	163.75	8	108.435
20	D	9	175.75	8	108.435
21	D	19.75	179.5	8	108.435
22	D	61.75	253	8	180
23	D	105	186.5	12	270
24	D	142.25	186.5	12	270
25	D	184.5	186.5	12	270
26	D	212.5	186.5	12	270
27	D	261	196.25	12	270
28	D	288.25	186.75	12	270
29	D	289	266.75	13	90
30	D	261	256.75	13	90
31	D	212.25	266.75	13	90
32	D	184.75	266.75	13	90
33	D	141.75	266.75	13	90
34	D	105.25	266.75	13	90
35	D	64	266.75	8	90
36	D	75.75	266.75	8	90
37	D	26	167.75	8	17.103
38	D	22.5	178.5	8	17.103
39	D	38.25	134.25	12	17.103
40	D	51.25	96.75	12	17.103
41	D	-19	165.25	12	108.435
42	D	2.5	172.75	12	108.435
43	D	61.75	218	12	180
44	D	61.75	240.5	12	180
45	D	-38	157.5	8	198.435
46	D	-34	146.75	8	198.435
47	D	2.25	42.25	8	198.435
48	D	6	31.25	8	198.435
49	D	-22.5	113	12	198.435
50	D	-9.5	75	12	198.435
51	D	8.75	30.25	8	284.036
52	D	19.25	34	8	286.39
53	W3	275.5	186.25	19.33	270
54	W3	198.25	186.25	19.33	270
55	W3	67.25	187.75	17.33	270
56	W3	198.75	187.75	17.33	270
57	W3	55.5	77	17.33	18.853
58	W3	29.75	153.25	17.33	18.853

The Point
Visionaire
Parking Star 250W MH

Mid-Northern Electric

1299 Eagan Industrial Road
Suite 101
Eagan, MN 55121

Contact Person: Dan Johnson
Date: Sep. 07, 06
Revised: Sep. 08, 06
Sep. 13, 06