

KNOX AVENUE SOUTH

AMERICAN BOULEVARD WEST

WEST 81ST STREET

PROPOSED KIA BUILDING
53,412 SF
FFE = 831.00
LOW FLOOR ELEV = 831.00

GENERAL NOTES

1. For construction Staking and Surveying services contact Landform at 612.252.8070.

LANDSCAPE NOTES

- Contact Utility Service providers for field location of services 72 hours prior to beginning.
- Coordinate installation with Contractors performing related work.
- Reserved.
- Reserved.
- Reserved.
- Reserved.
- Import off site topsoil for all sod areas. Screened topsoil to a minimum depth of (4) inches over all proposed sod areas. Coordinate with grading contractor to ensure final design grades are met.
- Repair any and all areas disturbed beyond the project area. Repair with sod if existing area is manicured turf. Repair with seed if existing area is unmowed or unmanicured grass. Re-sod area to be repaired and add topsoil as defined in Note 7 prior to final sod or seed repair.
- Planting soil shall consist of 4 parts topsoil to 1 part peat humus, with 3 pounds of commercial fertilizer added per cubic yard. See planting details for depth of planting soil.
- Place plants according to layout with proper nominal spacing. Plants shown on Plant Schedule are for this sheet only. For discrepancy between the number of plants on the Schedule and the number shown on the Drawing, the Drawing shall govern.
- Plant material shall conform to the American Association of Nurserymen Standards and be of hardy stock, free from disease, infestation, damage, and disfigurement. The Landscape Architect or designated representative reserves the right to reject any/all plant material not meeting these standards at the Contractor's cost.
- Any substitutions of plant genus, species and/or variety, or planting size shall be approved by Landscape Architect of record prior to purchase and installation.
- Reserved.
- Edge planting beds with 54-inch, 3/4" thick, black, commercial grade steel edging (Sur-Loc or approved equal) except where adjacent to curbing, walks or buildings.
- Install 4 inch depth of triple-shredded hardwood mulch in Shrub Bed Areas.
- Install 2 to 3 inch depth of triple-shredded hardwood mulch in Perennial Bed Areas.
- Install a 4-foot diameter triple-shredded hardwood mulch dish around trees not placed within a Shrub or Perennial Planting Bed. Edging is not required.
- Install 2 to 3 inch (nominal size) grey trap rock to a depth of 4 inches in all planting beds unless noted otherwise. Landscape fabric shall be installed under all areas of rock mulch. Secure all edges and seams of fabric with 6-inch landscape staples.
- All existing deciduous/coniferous trees are to be trimmed of dead wood and pruned to a natural uniform shape.
- Irrigation is required. Irrigation shall be designed by irrigation contractor. Contractor shall submit design plan and all shop drawings and system components to Landscape Architect for review, prior to purchase and installation. Contractor shall follow all applicable codes and obtain all necessary permits from local jurisdiction.
- All plant material shall have a 1-year warranty. The warranty shall begin after the last plant has been installed and the Landscape Architect has approved the installation. Landscape contractor is responsible for replacing any and all plant material that dies during the warranty period. Landscape contractor shall assume all costs to any replacements. All replacements shall be same species and sizes and equal or better vigor as original installation.

PLANT SCHEDULE - TREE PLAN

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT CONDITION
DECIDUOUS TREES						
	ACER	24	Acer rubrum 'Franksred' / Red Sunset® Maple	40'H x 30'W	2.5' CAL.	B & B
	GINK	28	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	40'H x 30'W	2.5' Cal	B & B
	GTSK	23	Gleditsia triacanthos 'Skyline' / Skyline Honeylocust	40'H x 30'W	2.5' Cal	B & B
	QUWA	12	Quercus x warei 'Regal Prince' / Regal Prince Oak	50'H x 25'W	2.5' CAL.	B & B
EVERGREEN TREES						
	PIAB	7	Picea abies / Norway Spruce	50'H x 30'W	6' HL.	B & B
	PIDE	8	Picea glauca 'Densata' / Black Hills Spruce	45'H x 20'W	8' HT	B & B

LEGEND



DEVELOPER

THE LUTHER COMPANY, LLLP.
3701 ALABAMA AVENUE SOUTH
ST. LOUIS PARK, MN
TEL (952)258-8900 - FAX (952) 258-8900

MUNICIPALITY



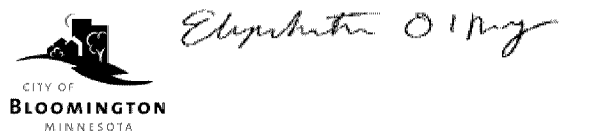
PROJECT

LUTHER
BLOOMINGTON KIA
BLOOMINGTON, MN

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
07 FEB 2024	DRG SUBMITTAL	SES
05 AUG 2024	CITY SUBMITTAL	SES
14 AUG 2024	CITY REVIEW	SES
08 SEP 2024	CITY RESUBMITTAL	SES
10 OCT 2024	WATERSHED SUBMITTAL	SES
04 NOV 2024	75% PROGRESS SET	SES
13 NOV 2024	WATERSHED SUBMITTAL	SES
18 NOV 2024	80% PROGRESS SET	SES
23 NOV 2024	WATERSHED SUBMITTAL	SES
18 DEC 2024	PERMIT SET	SES
07 JAN 2025	RESPONSE TO CITY COMMENTS	SES
23 JAN 2025	CONSTRUCTION BULLETIN #1	SES
12 FEB 2025	CONSTRUCTION BULLETIN #2 / RESPONSE TO CITY	SES

Plans approved
02/28/2025



PL202400150
PL2024-150

CERTIFICATION

I hereby certify that this plan 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.

Josh Ppeln

Joshua K. Ppeln License No.: 4110000 Date: 01/13/2005

Signature shown is a digital reproduction of original. The signed copy of this plan on file at Landform Professional Services, LLC office and is available upon request.

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CONSTRUCTION BULLETIN #2 / RESPONSE TO CITY
02.12.2025

LANDFORM
From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME L201LUT061.DWG

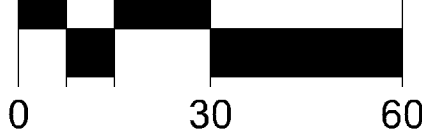
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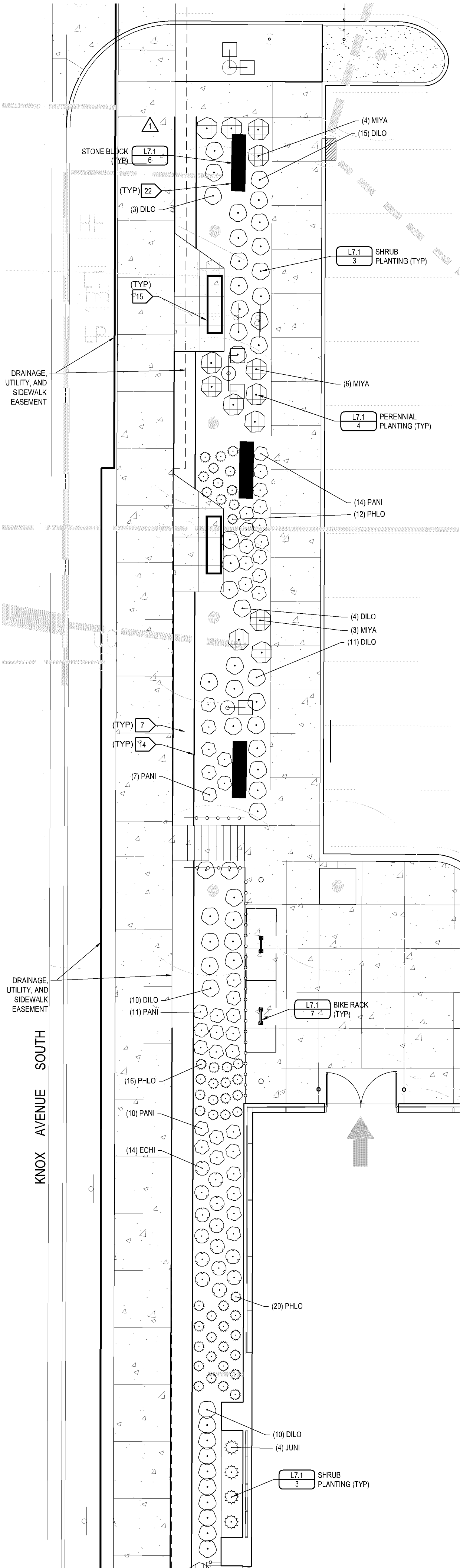
TREE PLAN

L2.1

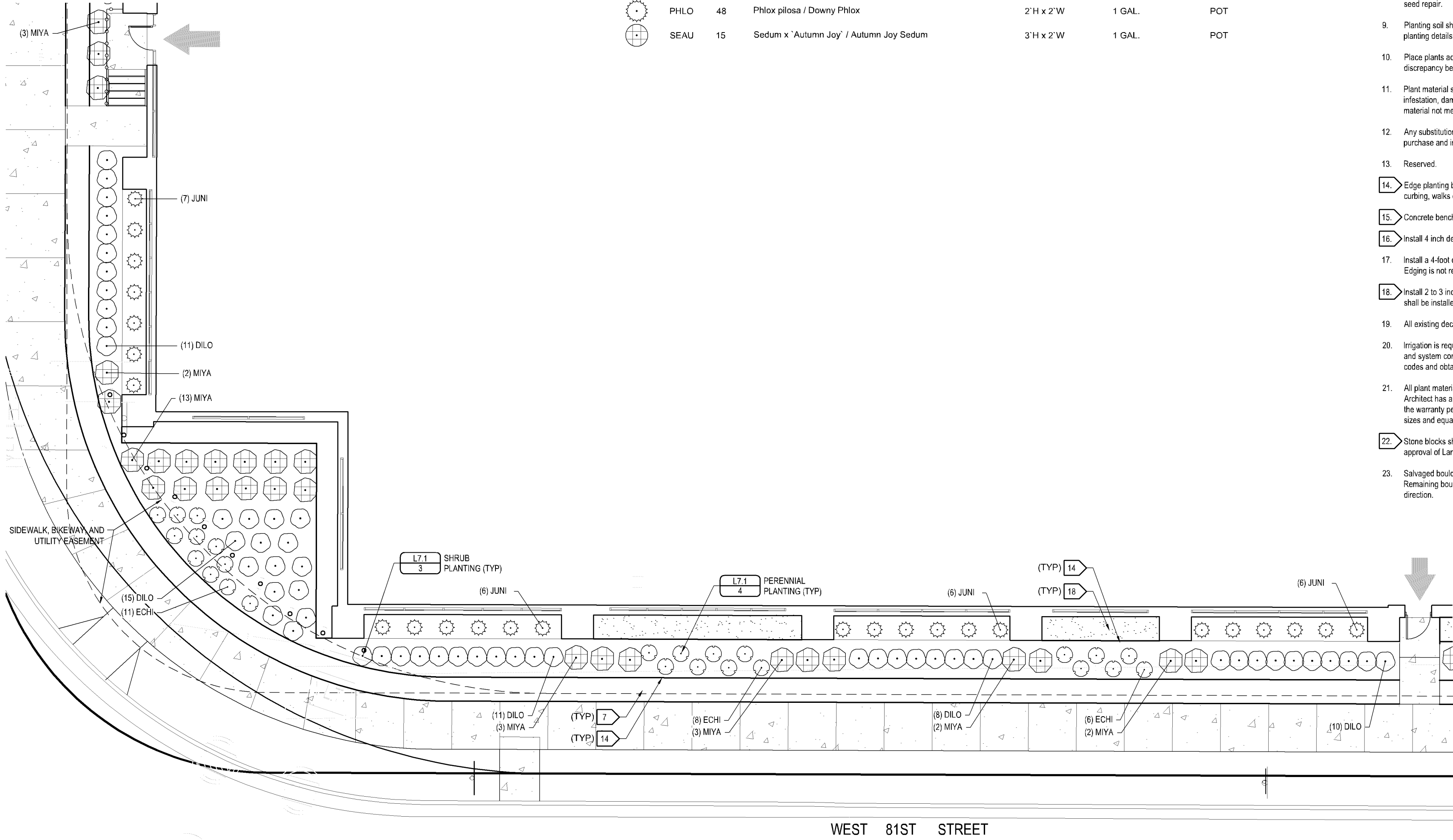


NORTH

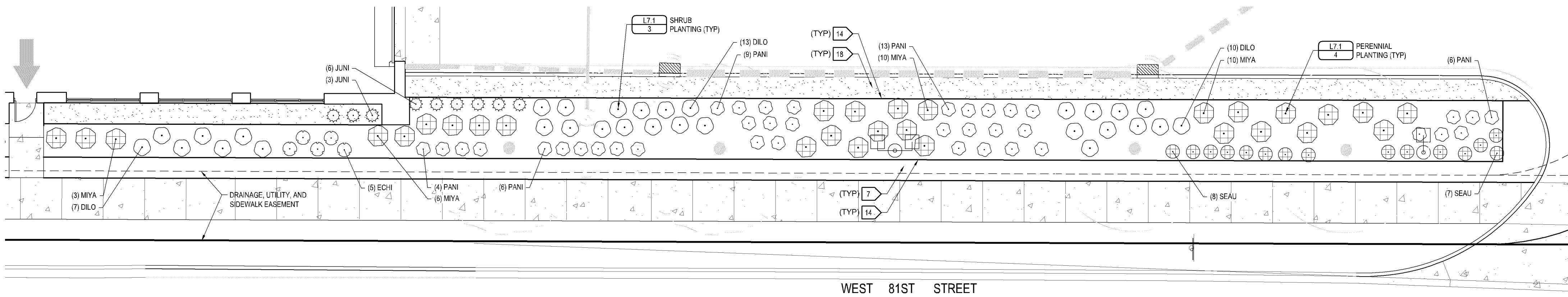




ENLARGED PLAN
SOUTH BOULEVARD



ENLARGED PLAN
SOUTH BOULEVARD

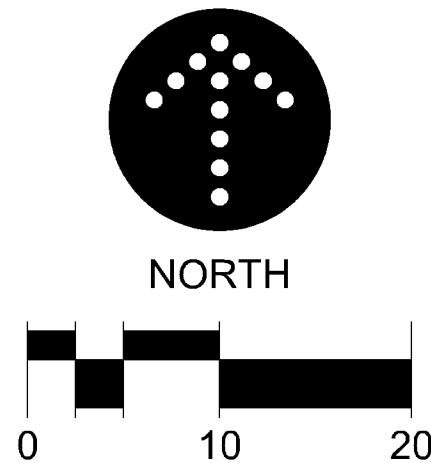


ENLARGED PLAN
SOUTH BOULEVARD

PLANT SCHEDULE - SOUTH BOULEVARD						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT CONDITION
SHRUBS						
	DILO	138	Diervilla lonicera / Dwarf Bush Honeysuckle	4'H x 3'W	#3 Cont.	POT
	JUNI	38	Juniperus scopulorum "Blue Arrow" / Blue Arrow Juniper	12'H x 2'W	3 GAL.	POT
GRASSES						
	MIYA	70	Miscanthus sinensis "Yaku Jima" / Yaku Jima Dwarf Maiden Grass	4'H x 4'W	1 GAL.	POT
	PANI	80	Panicum virgatum "Northwind" / Northwind Switch Grass	4'H x 2'W	1 GAL.	POT
PERENNIALS						
	ECHI	44	Echinacea purpurea / Purple Coneflower	3'H x 3'W	1 GAL.	POT
	PHLO	48	Phlox pilosa / Downy Phlox	2'H x 2'W	1 GAL.	POT
	SEAU	15	Sedum x "Autumn Joy" / Autumn Joy Sedum	3'H x 2'W	1 GAL.	POT

- GENERAL NOTES
- LANDSCAPE NOTES
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 - Coordinate installation with Contractors performing related work.
 - Reserved.
 - Reserved.
 - Reserved.
 - Import off site topsoil for all sod areas. Spread topsoil to a minimum depth of (4) inches over all proposed sod areas. Coordinate with grading contractor to ensure final design grades are met.
 - Repair any and all areas disturbed beyond the project area. Repair with sod if existing area is monocultured turf. Repair with seed if existing area is unmowed or unmaintained grass. Reas area to be repaired and add topsoil as defined in Note 7 prior to final sod or seed repair.
 - Planting soil shall consist of 4 parts topsoil to 1 part peat humus, with 3 pounds of commercial fertilizer added per cubic yard. See planting details for depth of planting soil.
 - Place plants according to layout with proper nominal spacing. Plants shown on Plant Schedule are for this sheet only. For discrepancy between the number of plants on the Schedule and the number shown on the Drawing, the Drawing shall govern.
 - Plant material shall conform to the American Association of Nurserymen Standards and be of hardy stock, free from disease, infestation, damage, and disfiguration. The Landscape Architect or designated representative reserves the right to reject any/all plant material not meeting these standards at the Contractor's cost.
 - Any substitutions of plant genus, species and/or variety, or planting size shall be approved by Landscape Architect of record prior to purchase and installation.
 - Reserved.
 - Edge planting beds with 5-inch, 1/2" thick, black, commercial grade steel edging (Sur-Loc or approved equal) except where adjacent to curbing, walks or buildings.
 - Concrete bench. Manufacturer: Landscape Forms. Model: Socrates. Size: 95"x24"x18". Color: Grey. Or approved equal.
 - Install 4 inch depth of triple-shredded hardwood mulch in planting bed areas.
 - Install a 4-foot diameter triple-shredded hardwood mulch dish around trees not placed within a Shrub or Perennial Planting Bed. Edging is not required.
 - Install 2 to 3 inch (nominal size) grey trap rock to a depth of 4 inches in all planting beds unless noted otherwise. Landscape fabric shall be installed under all areas of rock mulch. Secure all edges and seams of fabric with 6-inch landscape staples.
 - All existing deciduous/coniferous trees are to be trimmed of dead wood and pruned to a natural uniform shape.
 - Irrigation is required. Irrigation shall be designed by irrigation contractor. Contractor shall submit design plan and all shop drawings and system components to Landscape Architect for review, prior to purchase and installation. Contractor shall follow all applicable codes and obtain all necessary permits from local jurisdiction.
 - All plant material shall have a 1-year warranty. The warranty shall begin after the last plant has been installed and the Landscape Architect has approved the installation. Landscape contractor is responsible for replacing any and all plant material that dies during the warranty period. Landscape contractor shall assume all costs to any replacements. All replacements shall be same species and sizes and equal or better vigor as original installation.
 - Stone blocks shall be 18"x18"x8" limestone. Supplier: Kasota Stone. Color: Kasota Blend. Substitutions not allowed without approval of Landscape Architect.
 - Salvaged boulders shall be categorized as Large, Medium, Small. Place boulders according to plan in quantities and sizes shown. Remaining boulders shall be placed randomly throughout planting areas at perimeter of site. Contact Landscape Architect for direction.

LEGEND	
	Sod area
	Rock mulch
	Bench 15
	Stone block 18"x18"x8" 22



DEVELOPER

THE LUTHER COMPANY, LLLP.
3701 ALABAMA AVENUE SOUTH
ST. LOUIS PARK, MN
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MUNICIPALITY

BLOOMINGTON

PROJECT

LUTHER
BLOOMINGTON KIA
BLOOMINGTON, MN

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
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12 FEB 2025		SES

Plans approved
02/28/2025

BLOOMINGTON
MINNESOTA

PL202400150
PL2024-150

CERTIFICATION

I hereby certify that this plan 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.

Joseph P. Pehr
License No: 44100005 Date: 05/30/2005

Signature shown is a digital reproduction of original. The signed copy of this plan on file at Landform Professional Services, LLC office and is available upon request.

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CONSTRUCTION BULLETIN #2 / RESPONSE TO CITY
02.12.2025

LANDFORM

From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME L201LUT061.DWG
PROJECT NO. LUT23061

LANDSCAPE PLAN
SOUTH BOULEVARD
L2.3

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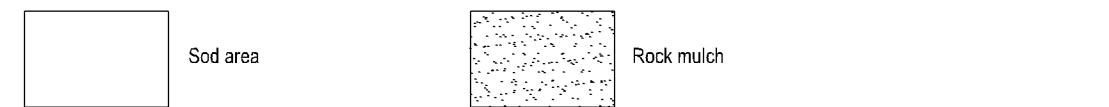
PLANT SCHEDULE - BUILDING

PLANT SCHEDULE - BUILDING						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT CONDITION
SHRUBS						
	DILO	81	Diervilla lonicera / Dwarf Bush Honeysuckle	4'H x 3'W	#3 Cont.	POT
	JUNI	37	Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper	12'H x 2'W	3 GAL.	POT
GRASSES						
	PANI	14	Panicum virgatum 'Northwind' / Northwind Switch Grass	4'H x 2'W	1 GAL.	POT
PERENNIALS						
	ASTI	20	Astilbe x arendsii 'Deutschland' / Deutschland False Spiraea	2'H x 2'W	1 GAL.	POT
	ASRH	24	Astilbe x arendsii 'Rheinland' / Rheinland False Spiraea	2'H x 2'W	1 GAL.	POT
	RFGO	29	Rudbeckia fulgida 'Goldstrum' / Black Eyed Susan	3'H x 2'W	1 GAL.	POT
	SEAU	32	Sedum x 'Autumn Joy' / Autumn Joy Sedum	3'H x 2'W	1 GAL.	POT

GENERAL NOTES

- ## LANDSCAPE NOTES
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 9. Planting soil shall consist of 4 parts topsoil to 1 part peat humus, with 3 pounds of commercial fertilizer added per cubic yard. See planting details for depth of planting soil.
 10. Place plants according to layout with proper normal spacing. Plants shown on Plant Schedule are for this sheet only. For discrepancy between the number of plants on the Schedule and the number shown on the Drawing, the Drawing shall govern.
 11. Plant material shall conform to the American Association of Nurserymen Standards and be of hardy stock, free from diseases, infestation, damage, and disfigurement. The Landscape Architect or designated representative reserves the right to reject any/all plant material not meeting these standards at the Contractor's cost.
 12. Any substitutions of plant species, genus, and/or variety, or planting size shall be approved by Landscape Architect of record prior to purchase and installation.
 13. Reserved.
 14. Edge planting beds with 5-inch, 1/2" thick, black, commercial grade steel edging (Sur-Loc or approved equal) except where adjacent to curbing, walkways or buildings.
 15. Reserved.
 16. Install 4 inch depth of triple-shredded hardwood mulch in planting bed areas.
 17. Install 4-4 foot diameter triple-shredded hardwood mulch disk around trees not placed within a Shrub or Perennial Planting Bed. Edging is not required.
 18. Install 2 to 3 inch (nominal size) grey trap rock to a depth of 4 inches in all planting beds unless noted otherwise. Landscape fabric shall be installed under all areas of rock mulch. Secure all edges and seams of fabric with 6-inch landscape staples.
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LEGEND



DEVELOPER

DEVELOPER

THE LUTHER COMPANY, LLLP.

3701 ALABAMA AVENUE SOUTH
ST. LOUIS PARK, MN
TEL (952)258-8900 - FAX (952) 258-8900

MUNICIPALITY



B L O O M I N G T O N

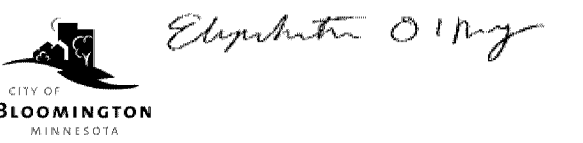
PROJECT

PROJECT
LUTHER
BLOOMINGTON KIA
BLOOMINGTON, MN

ISSUE / REVISION HISTORY

ISSUE / REVISION HISTORY		
CONTACT ENGINEER FOR ANY PRIORITY HISTORY		
DATE	ISSUE / REVISION	REVIEW
07 FEB 2024	DRC Q1/2024/MT	SES
05 AUG 2024	CLIENT REVIEW/	SES
10 SEP 2024	CITY SUBMITTAL	SES
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31 JAN 2025	CONSTRUCTION BULLETIN #1	SES
12 FEB 2025	CONSTRUCTION BULLETIN #2 / RESPONSE TO CITY	SES

Plans approved
02/28/2025



PL202400150
PL2024-150

CERTIFICATION

I hereby certify that this plan 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.



Joshua K. Poppehn

License No: 44863 Date: 9/13/2015

Signature shown is a digital reproduction of original. Wet signed copy of this plan on file at
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CONSTRUCTION BULLETIN #2 / RESPONSE TO CITY
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LAND FORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME	L204LUT061.DWG
PROJECT NO.	LUT23061

LANDSCAPE PLAN
BUILDING

L2.4

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