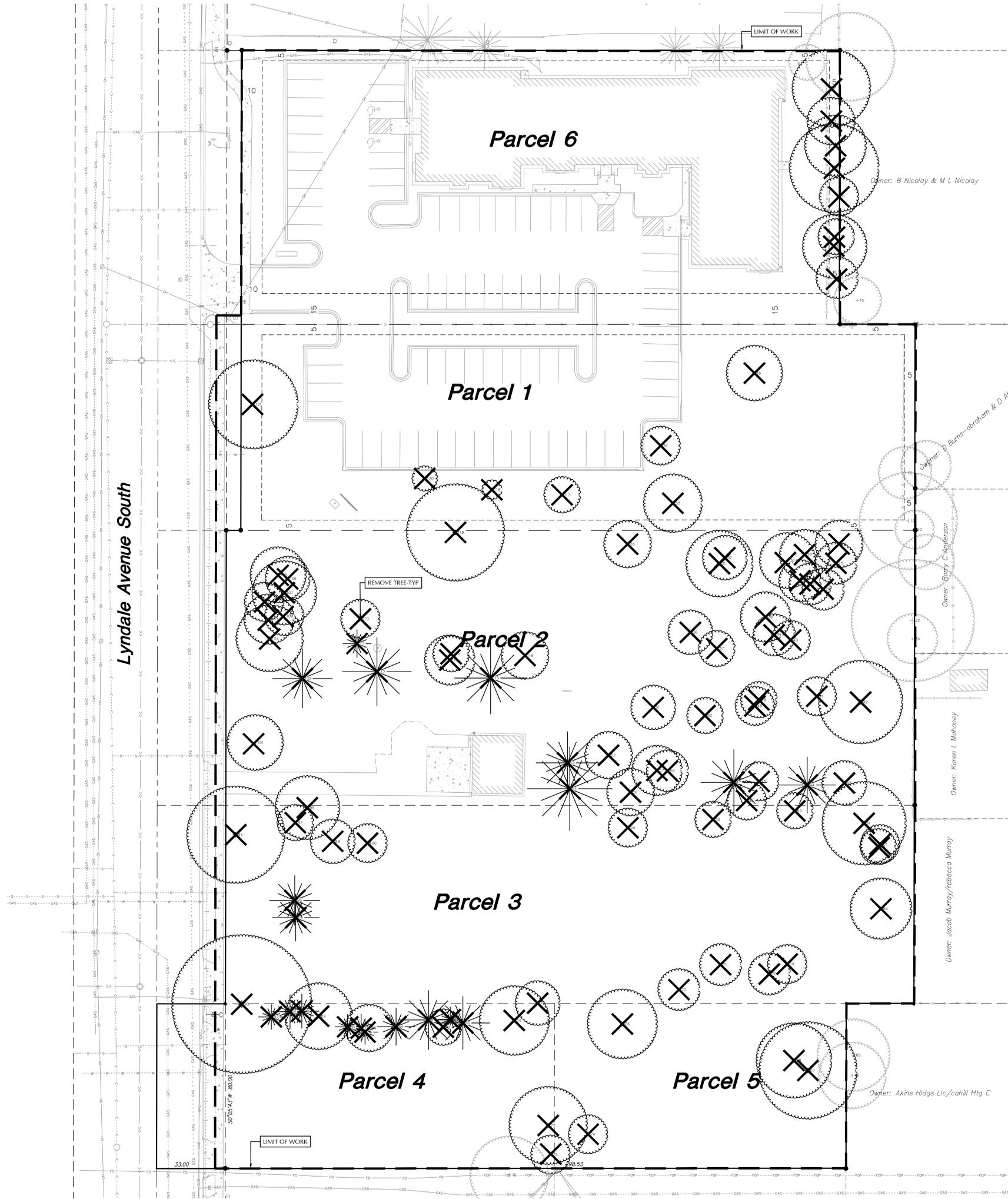
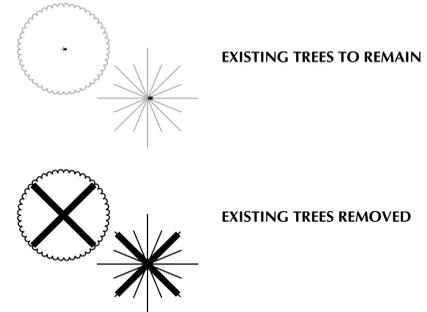


Plotted: 12/09/2025 2:59 PM W:\2025\250438A\CADD\DATA\LANDSCAPE\Map Sheet\Final\LD-1 TREE PRESERVATION PLAN



LEGEND



TREE PRESERVATION CALCULATIONS

EXISTING TREES
 121 TREES SURVEYED
 2131 CALIPER INCHES OF EXISTING TREES
 1883 CALIPER INCHES ARE SIGNIFICANT OR SPECIMEN TREES
 88% OF EXISTING TREES
 248 CALIPER INCHES NON-SIGNIFICANT OR NON-SPECIMEN TREES
 12% OF EXISTING TREES

TREES REMOVED
 SIGNIFICANT OR SPECIMEN TREES REMOVED:
 1549 CALIPER INCHES OF SIGNIFICANT OR SPECIMEN TREES REMOVED
 73% OF THE EXISTING TREES
 NON-SIGNIFICANT TREES:
 197 CALIPER INCHES OF NON-SIGNIFICANT TREES REMOVED
 9% OF THE EXISTING TREES
 TOTAL CALIPER INCHES REMOVED:
 1746 CALIPER INCHES OF TREES REMOVED
 82% OF CALIPER INCHES REMOVED FROM THE SITE

REFORESTATION REQUIREMENT
 1883 CALIPER INCHES ARE SIGNIFICANT OR SPECIMEN TREES
 1549 CALIPER INCHES SIGNIFICANT OR SPECIMEN TREES TO BE REMOVED

REFORESTATION CALIPER INCHES REQUIRED:
 (1549-941.5) x 1.25 = 759 CALIPER INCHES

SEE LANDSCAPE PLAN FOR REPLACEMENT TREES. DUE TO THE LIMITED SPACE AVAILABLE ON THE PROPOSED SITE LAYOUT, THE REQUIRED REFORESTATION CALIPER INCHES WILL BE PAID FOR PER CITY REQUIREMENTS IN LIEU OF PLANTED TREES.

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

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are prepared by the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant, with the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All revisions or amendments, additions, or deletions to these CADD files shall be made in the full file of the project using such revision numbers as approved and the user shall retain and identify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

12/10/25 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 under the laws of the State of Minnesota.

License No. Douglas D. Loken - LA 45591
 Date -

QUALITY CONTROL

Loucks Project No. 250438A
 Project Lead PJD
 Drawn By DDL
 Checked By DDL
 Review Date 12/10/25

SHEET INDEX

C1-1 DEMOLITION PLAN
 C2-1 SITE PLAN
 C3-1 GRADING PLAN
 C3-2 SWPPP
 C3-3 SWPPP NOTES
 C4-1 STORM SEWER PLAN
 C4-2 WATERMAIN & SANITARY PLAN
 C8-1 CIVIL DETAILS
 C8-2 CIVIL DETAILS
 LD-1 TREE PRESERVATION PLAN
 LD-2 TREE INVENTORY
 L1-1 LANDSCAPE PLAN
 L2-1 LANDSCAPE DETAILS

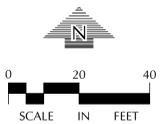


CALL BEFORE YOU DIG!
Gopher State One Call
 TWIN CITY AREA: 651-454-0002
 TOLL FREE: 1-800-551-1166

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.



CADD QUALIFICATION

CADD files prepared by the Consultant for this project are prepared under the supervision and control of the Consultant. The Consultant shall not be held responsible for any errors or omissions in the CADD files. The Consultant shall not be held responsible for any damage to the Consultant's equipment or facilities. The Consultant shall not be held responsible for any damage to the Consultant's equipment or facilities.

SUBMITTALS/REVISIONS

12/10/25 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 under the laws of the State of Minnesota.

License No. Douglas D. Loken - LA 45591
Date

QUALITY CONTROL

Loucks Project No. 250438A
Project Lead PJD
Drawn By DDL
Checked By DDL
Review Date 12/10/25

SHEET INDEX

C1-1 DEMOLITION PLAN
C2-1 SITE PLAN
C3-1 GRADING PLAN
C3-2 SWPPP
C3-3 SWPPP NOTES
C4-1 STORM SEWER PLAN
C4-2 WATERMAIN & SANITARY PLAN
C8-1 CIVIL DETAILS
C8-2 CIVIL DETAILS
L0-1 TREE PRESERVATION PLAN
L0-2 TREE INVENTORY
L1-1 LANDSCAPE PLAN
L2-1 LANDSCAPE DETAILS

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	
DECIDUOUS TREES							
●	AC-F	8	ACER FREEMANI 'ARMSTRONG'	ARMSTRONG MAPLE	B&B	3.5" CAL	
●	GL-S	7	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	B&B	3.5" CAL	
●	GY-D	5	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	B&B	3.5" CAL	
●	QU-E	6	QUERCUS ELLIPSOIDALIS 'BAILSKIES'	MAJESTIC SKIES NORTHERN PIN OAK	B&B		
●	QU-M	3	QUERCUS MACROCARPA	BURR OAK	B&B	3.5" CAL	
●	TI-M	3	TILIA AMERICANA 'MCSENTRY'	SENTRY LINDEN	B&B	3.5" CAL	
●	UL-C	13	ULMUS CARPINIFOLIA 'NEW HORIZON'	NEW HORIZON ELM	B&B	3.5" CAL	
	45	SUBTOTAL:					

EVERGREEN TREES							
●	PI-C	4	PINUS CEMBRA	SWISS PINE	B&B	7' HGT	
●	PI-G	3	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	B&B	7' HGT	
	7	SUBTOTAL:					

ORNAMENTAL TREES							
●	CO-A	2	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	B&B	2" CAL	
●	SO-D	5	SORBUS DECORA	SHOWY MOUNTAIN ASH	B&B	2" CAL	
	7	SUBTOTAL:					

SHRUBS							
●	CO-F	64	CORNUS SERICEA 'ARTIC FIRE'	ARCTIC FIRE DOGWOOD	CONT	#5	
●	HY-A	22	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	CONT	#5	
●	HY-I	8	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	CONT	#5	
●	PY-O	35	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL NINEBARK	CONT	#5	
	129	SUBTOTAL:					

CONIFEROUS SHRUBS							
●	JU-D	2	JUNIPERUS CHINENSIS 'HETZ COLUMNAR'	HETZ GREEN COLUMNAR JUNIPER	CONT	#5	
●	PI-M	22	PINUS MUGO 'SLOWMOUND'	MUGO PINE SLOWMOUND	CONT	#5	
●	TA-T	17	TAXUS X MEDIA 'TAUNTON'	TAUNTON YEW	CONT	#5	
	41	SUBTOTAL:					

PERENNIALS							
●	AT-B	30	ATHYRIUM FILIX-FEMINA 'LADY IN RED'	LADY IN RED FERN	CONT	#1	
●	HO-A	18	HOSTA 'BLUE ANGEL'	BLUE ANGEL HOSTA	CONT	#1	
●	NE-W	20	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	CONT	#1	
	68	SUBTOTAL:					

GRASSES							
●	FE-G	22	HAKONECHLOA MACRA 'ALL GOLD'	ALL GOLD JAPANESE FOREST GRASS	CONT	#1	
●	MI-P	46	MISCANTHUS SINENSIS 'PURPURASCENS'	FLAME MISCANTHUS	CONT	#1	
	68	SUBTOTAL:					

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
GROUND COVERS			
■	HM-1	HARDWOOD MULCH	
■	RM-1	TRAP ROCK	ROCK MULCH
■	RM-2	CRUSHED GRANITE	ROCK MULCH
■	TS-1	TURF SOD	

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, LAWNS 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. CONTRACTOR TO PROVIDE THE NECESSARY PROTECTION FOR THE UTILITIES BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS. CONTRACTOR TO NOTIFY GENERAL CONTRACTOR OF ANY CONCERNS PRIOR TO INSTALLATION OF PLANTINGS.

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.

LANDSCAPE REQUIREMENTS

DEVELOPABLE LANDSCAPE AREA: 54,319 SF

REQUIRED TREES: 22 TREES
PROPOSED TREES: 59 TREES = 22 TREES FOR LANDSCAPE REQUIREMENT + 37 TREES FOR REFORESTATION

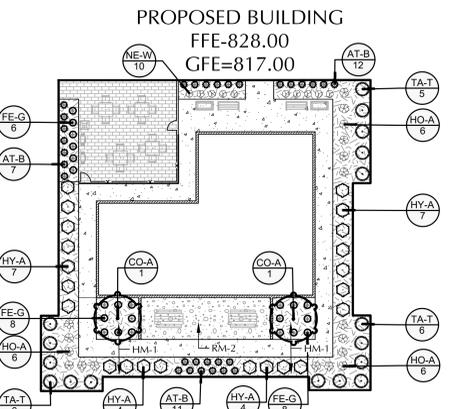
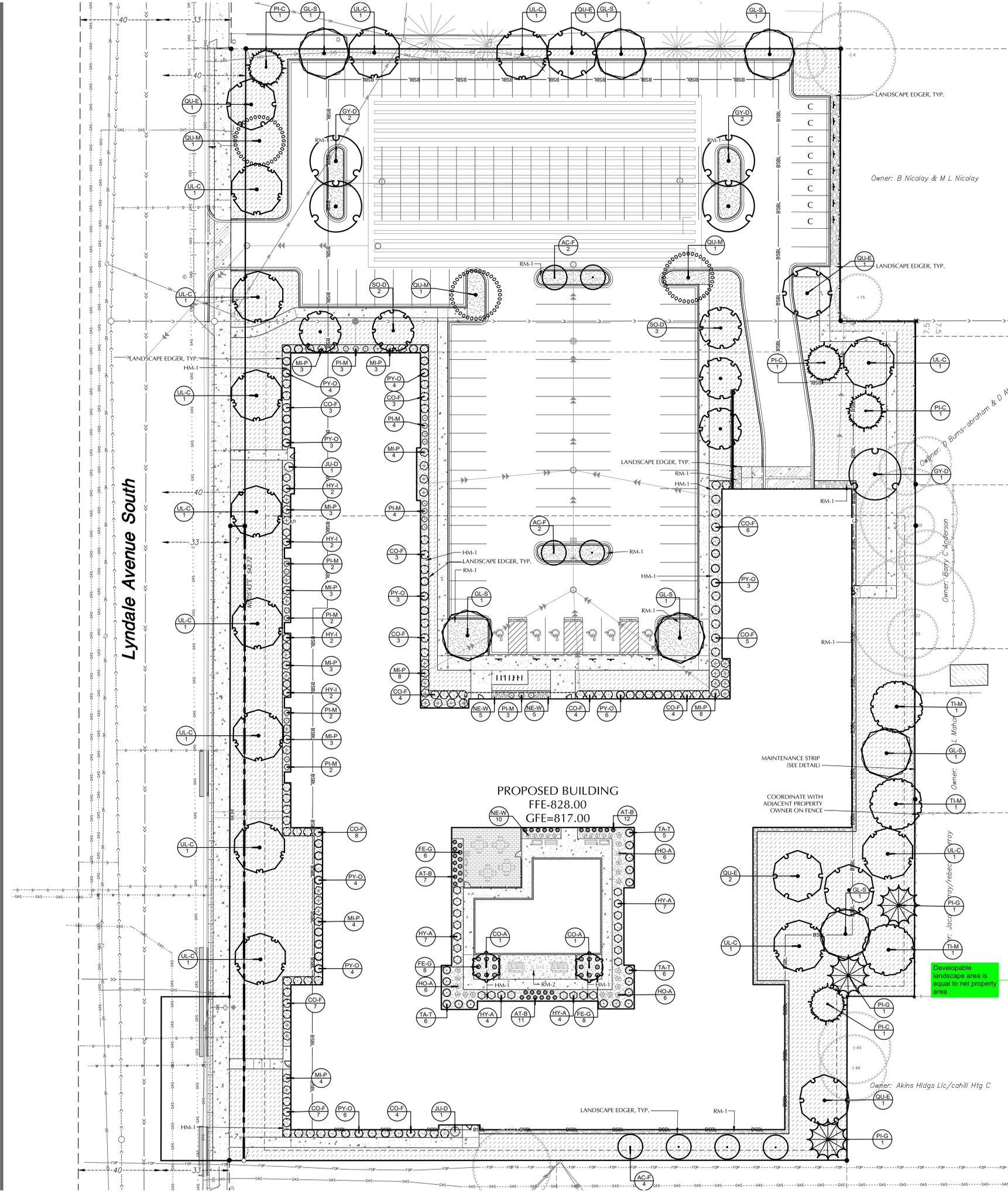
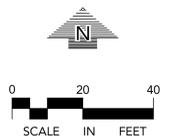
REQUIRED SHRUBS: 54 SHRUBS
PROPOSED SHRUBS: 169 SHRUBS

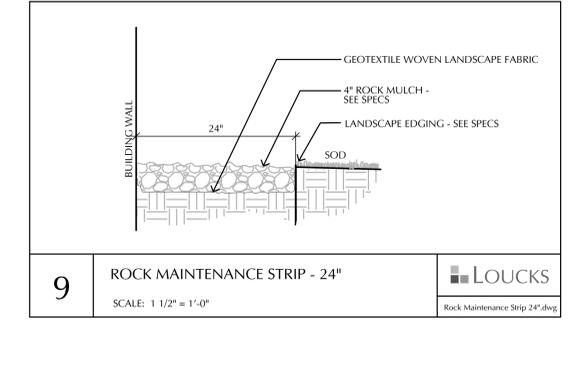
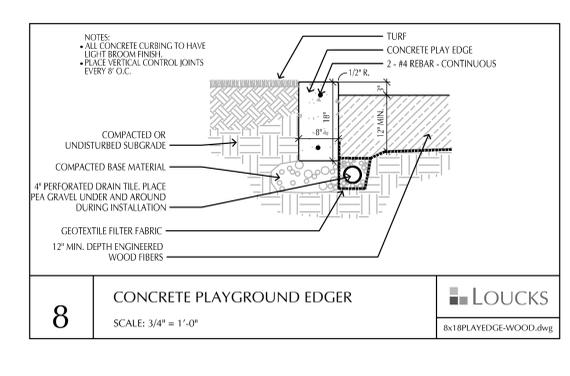
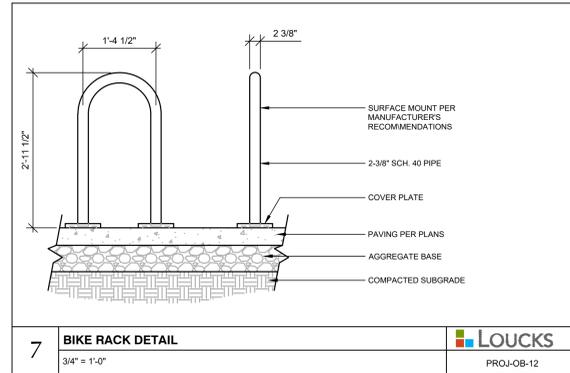
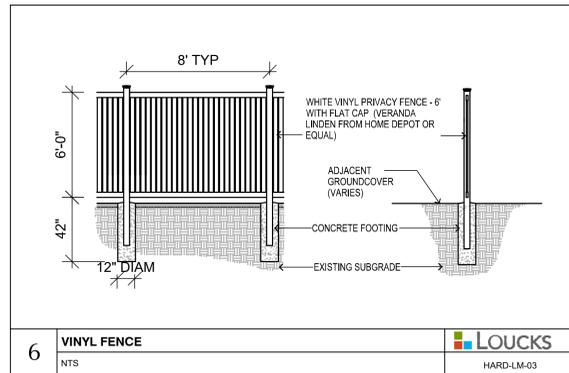
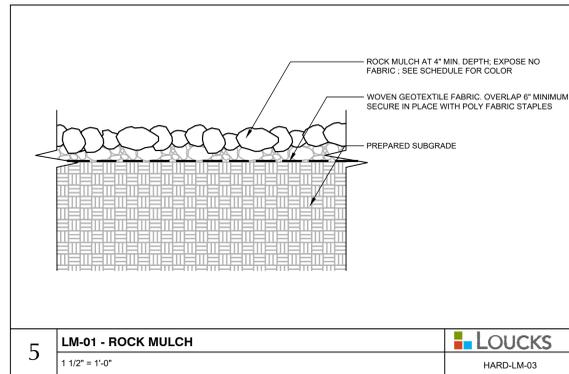
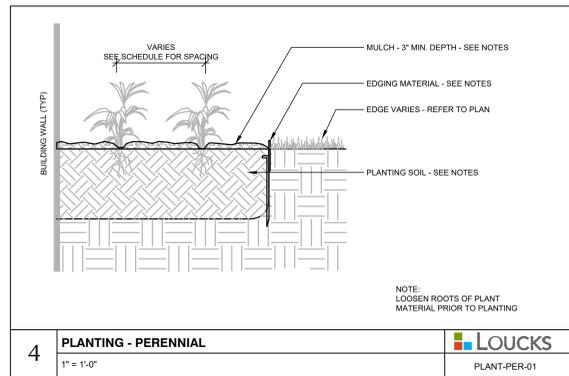
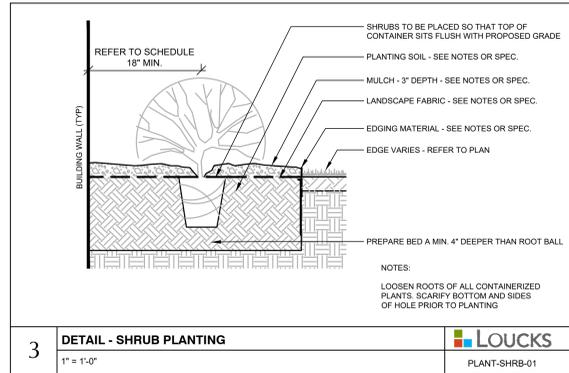
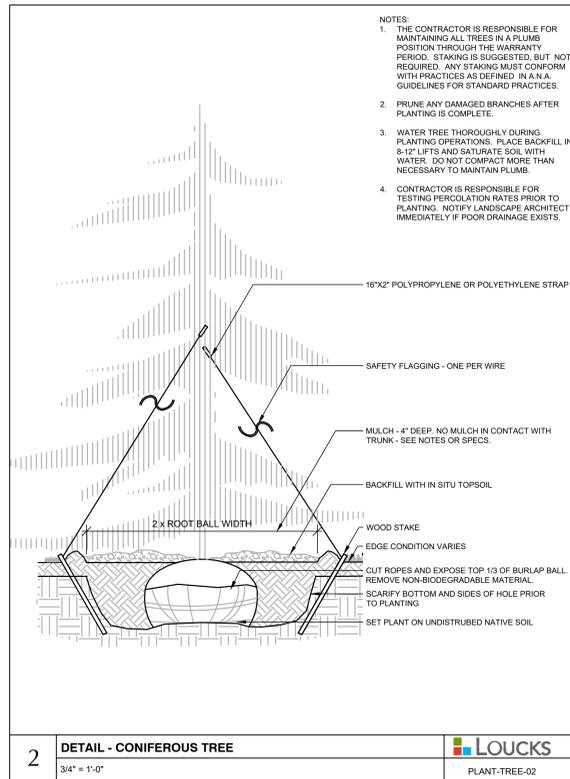
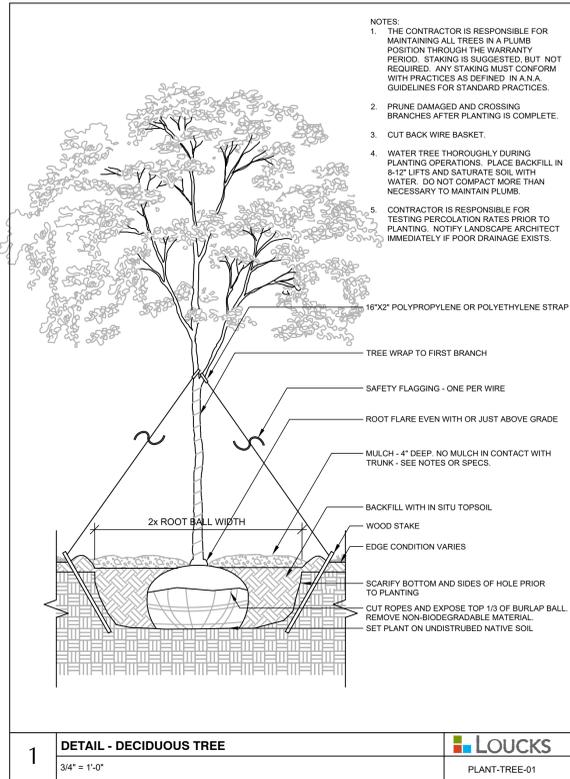
REQUIRED REFORESTATION CALIPER INCHES: 639 INCHES
PROPOSED REFORESTATION CALIPER INCHES: 37 TREES @ 3.5" = 129.5 INCHES

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

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.





LANDSCAPE INSTALLATION:

GENERAL NOTES

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
 NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
 ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.
 IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, THE CONTRACTOR MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND / OR INSTALLATION.
 PROTECT ALL EXISTING TREES ON SITE SCHEDULED TO REMAIN. IF EXISTING TREES ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING.
SOIL & GROUND COVER
 ALL PLANTING AREAS RECEIVING PLANTED GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 24" DEPTH OF PLANTING SOIL (MINDOT 3877 - 2B OR EQUAL).
 WHERE SOIL / SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD / SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
 SOIL ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOIL SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOIL SHALL BE STAKED TO THE GROUND.
 LANDSCAPE CONTRACTOR SHALL VERIFY THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.
PLANTINGS INFO
 ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, ALL SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO V CROUCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.
 ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.
 PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR / ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR / ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR / ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
 ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.
 PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.
 NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND / OR QUOTATION.
 WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIBER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

FERTILIZER

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 27-3-3 AT 6 OZ PER 2.5' CALIPER PER TREE AND 3 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCER.

EDGING FOR PLANTING BEDS

BLACK METAL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD / SEED UNLESS NOTED OTHERWISE.

PLANTING BED PREPARATION

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.
 ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH AND FIBER MAT WEED BARRIER.
 ALL TREES NOT IN PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH RING WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (GREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED / INDICATED ON DRAWING OR IN SPECIFICATION.

INSPECTION AND WARRANTY

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE / PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (ONE (1) FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

TIMING OF INSTALLATION

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED / SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15. DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

TREES ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.

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 ADJUTING 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 NOR SHALL THE SYSTEM SPRINKLE THE BUILDING.
 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.

BLOOMINGTON WORKFORCE APARTMENTS

BLOOMINGTON, MN

REAL ESTATE EQUITIES

579 Selby Avenue
 St. Paul, MN 55102

LOUCKS

PLANNING
 CIVIL ENGINEERING
 LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL
 7200 Hemlock Lane, Suite 300
 Maple Grove, MN 55369
 763.424.5505
 www.louckscinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are prepared by the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects. In addition to this project, or for consideration of this project by others without written approval by the Consultant, with the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for electronic and reference only. All mechanical or environmental revisions, additions, or deletions to these CADD files shall be made in the full file of the project meeting such revisions, additions or deletions and the user shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTALS/REVISIONS

12/10/25 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 under the laws of the State of Minnesota.

License No. Douglas D. Loken - LA 45591
 Date - -

QUALITY CONTROL

Loucks Project No. 250438A
 Project Lead PJD
 Drawn By DDL
 Checked By DDL
 Review Date 12/10/25

SHEET INDEX

C1-1 DEMOLITION PLAN
 C2-1 SITE PLAN
 C3-1 GRADING PLAN
 C3-2 SWPPP
 C3-3 SWPPP NOTES
 C4-1 STORM SEWER PLAN
 C4-2 WATERMAIN & SANITARY PLAN
 C8-1 CIVIL DETAILS
 C8-2 CIVIL DETAILS
 L0-1 TREE PRESERVATION PLAN
 L0-2 TREE INVENTORY
 L1-1 LANDSCAPE PLAN
 L2-1 LANDSCAPE DETAILS

LANDSCAPE DETAILS

L2-1