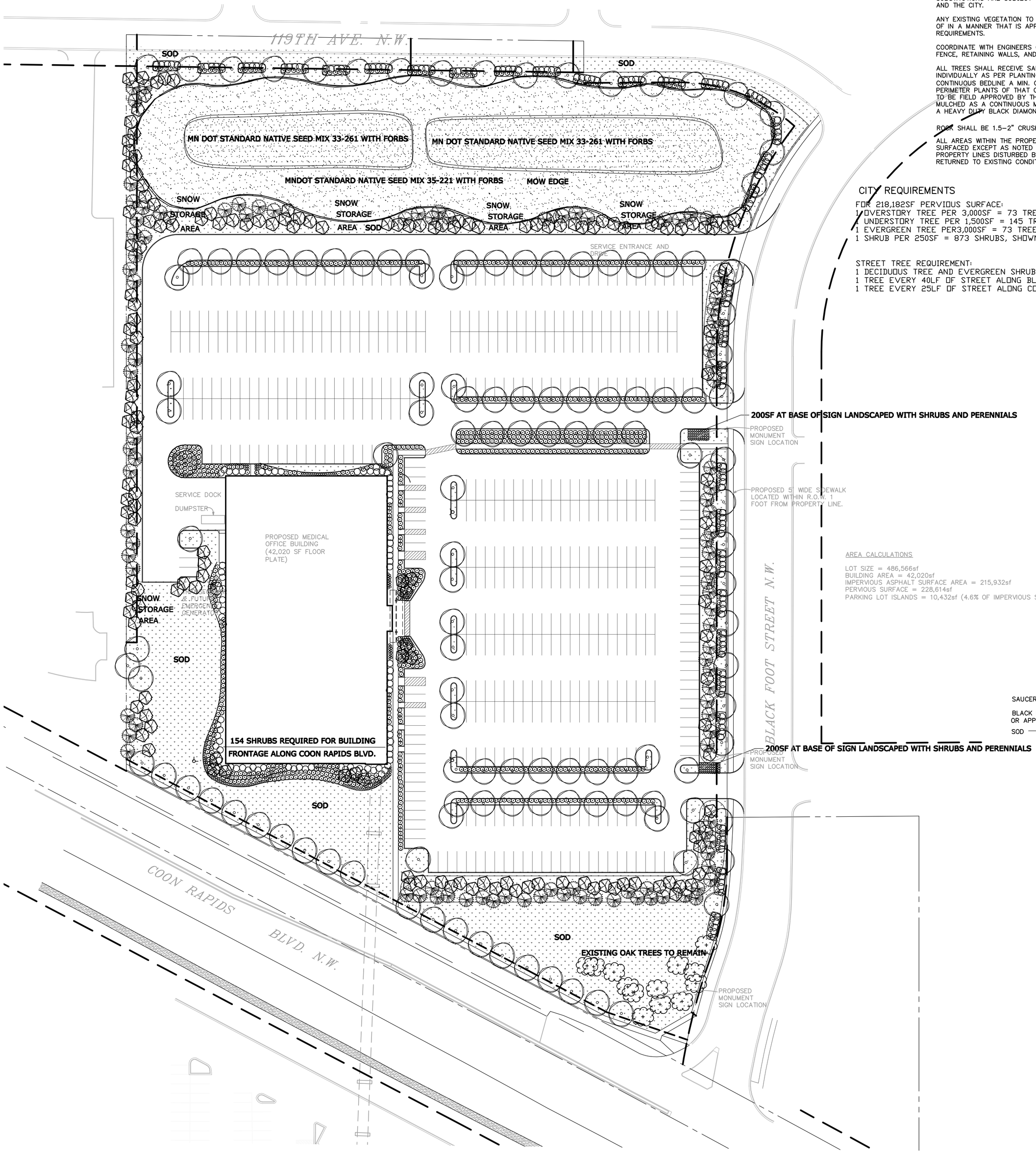


GENERAL NOTES:

SHOULD A PLANT BE UNAVAILABLE AT THE TIME OF INSTALLATION, ALL SUBSTITUTIONS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY.

ANY EXISTING VEGETATION TO BE REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A MANNER THAT IS APPLICABLE WITH LOCAL CITY AND STATE REQUIREMENTS.

COORDINATE WITH ENGINEERS GRADING AND UTILITY PLANS FOR EXACT LOCATIONS OF BERMS, FENCE, RETAINING WALLS, AND PIPE LOCATIONS.

ALL TREES SHALL RECEIVE SAUCERS AND MULCH WITH SHREDDED HARDWOOD INDIVIDUALLY AS PER PLANTING DETAIL. ALL SHRUB GROUPS SHALL RECEIVE A CONTINUOUS BEDLINE A MIN. OF 24" FROM THE ROOTBALL OF THE PROPOSED PERIMETER PLANTS OF THAT GROUPING. FINAL SHAPE OF THE BEDLINES ARE TO BE FIELD APPROVED BY THE LANDSCAPE ARCHITECT. PLANTS SHALL BE MULCHED AS A CONTINUOUS MASS. ALL SHRUBS BEDS SHALL BE EDGED WITH A HEAVY DUTY BLACK DIAMOND EDGING OR APPROVED EQUAL.

ROCK SHALL BE 1.5–2" CRUSHED LIMESTONE BROWN OR TAN IN COLOR

ALL AREAS WITHIN THE PROPERTY THAT ARE NOT SHRUB BEDS OR HARD SURFACED EXCEPT AS NOTED SHALL BE SODDED. ALL AREAS OUTSIDE THE PROPERTY LINES DISTURBED BY GRADING OR UTILITY INSTALLATION SHALL BE RETURNED TO EXISTING CONDITION OR BETTER OR AS NOTED.

CITY REQUIREMENTS

FOR 218,182SF PERVIOUS SURFACE:
1 OVERSTORY TREE PER 3,000SF = 73 TREES, SHOWN 79
1 UNDERSTORY TREE PER 1,500SF = 145 TREE,S SHOWN 145
1 EVERGREEN TREE PER3,000SF = 73 TREES, SHOWN 88
1 SHRUB PER 250SF = 873 SHRUBS, SHOWN 894

STREET TREE REQUIREMENT:
1 DECIDUOUS TREE AND EVERGREEN SHRUB PER 5LF OF STREET.=308 SHRUB, SHOWN 310
1 TREE EVERY 40LF OF STREET ALONG BLACKFOOT STREET AND 119TH AVE. NW, SHOWN 34
1 TREE EVERY 25LF OF STREET ALONG COON RAPIDS BLVD., SHOWN 21

AREA CALCULATIONS

LOT SIZE = 486,566sf
BUILDING AREA = 42,020sf
IMPERVIOUS ASPHALT SURFACE AREA = 215,932sf
PERVIOUS SURFACE = 228,614sf
PARKING LOT ISLANDS = 10,432sf (4.6% OF IMPERVIOUS SURFACE)

IRRIGATION NOTES:

ALL SODDED AREAS, PLANTING BEDS, AND PARKING ISLANDS SHALL HAVE AN IRRIGATION SYSTEM PER CITY REQUIREMENTS AND SHALL BE BID AS DESIGN BUILD. DO NOT IRRIGATE ANY SEEDED AREAS.

THE IRRIGATION SYSTEM WILL BE DESIGNED BY THE CONTRACTOR CHOSEN TO DO THE WORK. A DESIGN DRAWING IS TO BE SUBMITTED TO THE LANDCSAPE ARCHITECT SHOWING LOCATIONS, SIZES, AND KINDS OF EQUIPMENT TO BE INSTALLED.

CONTRACTOR TO VERIFY MECHANICAL ROOM LOCATION AS SOURCE OF ELECTRIC AND WATER SUPPLY. CONTRACTOR SHALL COORDINATE ROUTING OF SUBWATER AND IRRIGATION CONTROL WIRING FROM MECHANICAL ROOM TO FRONT OF BUILDING.

SUBMIT SHOP DRAWINGS AND PRODUCT FOR APPROVAL. SHOP DRAWINGS SHALL INCLUDE LAYOUT OF SYSTEM AND DESIGN CALCULATIONS. SUBMIT PRODUCT DATA FOR PUMPS, CONTROLLER, SPRINKLE HEADS, BACKFLOW PREVENTER, AUTOMATIC VALVES, AND OTHER MATERIALS.

OPERATING AND MAINTENANCE MANUALS SHALL BE SUBMITTED AND THE OWNERS PERSONNEL SHALL BE INSTRUCTED IN THE USE AND MAINTENANCE OF THE IRRIGATION SYSTEM.

IRRIGATION CONTRACTORS QUALIFICATIONS. THE IRRIGATION SYSTEM SUB–CONTRACTOR SHALL HAVE AT LEAST 3 YEARS CONTINUOUS, SATISFACTORY EXPERIENCE IN INSTALLING IRRIGATION SYSTEMS OF A SIMILAR SIZE AND TYPE. SUBMIT REFERENCE LIST OF SIMILAR SYSTEMS INSTALLED IN THE METRO AREA

FINAL ACCEPTANCE SHALL BE CONTINGENT UPON THE COMPLETION OF THE PROJECT. A DEMONSTRATION OF THE SYSTEM SHALL BE PROVIDED TO THE OWNER. ANY ADJUSTMENT TO HEADS SHALL BE MADE PRIOR TO THE DEMONSTRATION.

THE CONTRACTOR SHALL MAINTAIN A SKILLED JOURNEYMEN ON THE JOB DURING INSTALLATION, TOGETHER WITH A COMPETENT SUPERINTENDENT WHO HAS THE AUTHORITY TO ACT IN ALL MATTERS PERTAINING TO THE WORK.

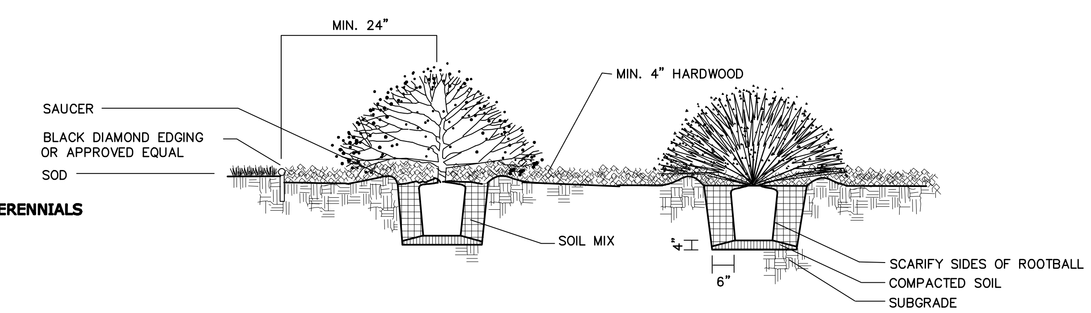
OVERSTORY TREES
SKYLINE HONEYLOCUST
EMERALD LUSTRE MAPLE
SWAMP WHITE OAK
ACCOLADE ELM

CONIFEROUS TREES
BLACK HILLS SPRUCE
COLORADO SPRUCE

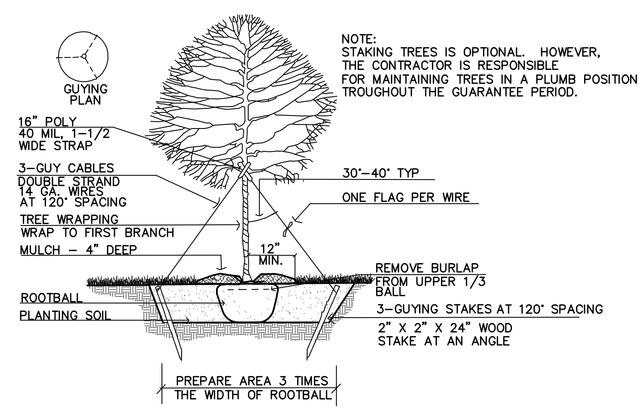
UNDERSTORY TREES
PRAIRIEFIRE CRABAPPLE
PINK SPIRES CRABAPPLE
JAPANESE TREE LILAC

SHRUBS
BUSH HONEYSUCKLE
JAPANESE WHITE SPIREA
ISANTI DOGWOOD
ARTIC FIRE DOGWOOD
GOLDMOUND SPIREA
MY MONET WEIGELA
SCANDA JUNIPER
MINT JULEP JUNIPER
TAUTON YEW

PERENNIALS
DEUTSCHLAND ASTILBE
KARL FOERSTER GRASS
MINI PEARL DAYLILY
HAPPY RETURNS DAYLILY
HADSPEN BLUE HOSTA
LITTLE SPIRE RUSSIAN SAGE
AUTUMN FIRE SEDUM
LITTLE LEMON GOLDENROD
MAY NIGHT SALVIA



SHRUB INSTALLATION
DECIDUOUS OR CONIFEROUS SHRUB
BALLED AND BURLAPPED OR CONTAINER GROWN



TREE INSTALLATION
DECIDUOUS TREE
BALLED AND BURLAPPED

Scale in feet
0 40 80 120

POPE

POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

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HTPO Engineering Surveying Landscape Architecture
HAMREN THORP PELLEBON OLSON, INC.
7700 Market Place Drive • Eden Prairie, MN 55344
952-829-0700 • 952-829-7000 fax

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINAR
LANDSCAP
PLA

Issues and Revisions

PREL. LA ISSUE	06/26/12

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.

JAN WAGER ANDERSON

Lic. No. 20893 Date:

Project No.	12-022
Drawn by	JWA
Checked by	JWA

SHEET L1

TITLE: P:\2012\12-022\Dwg\12-022_LA.dwg LAYOUT: LA
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USER: SurveyorZ XREF(W):