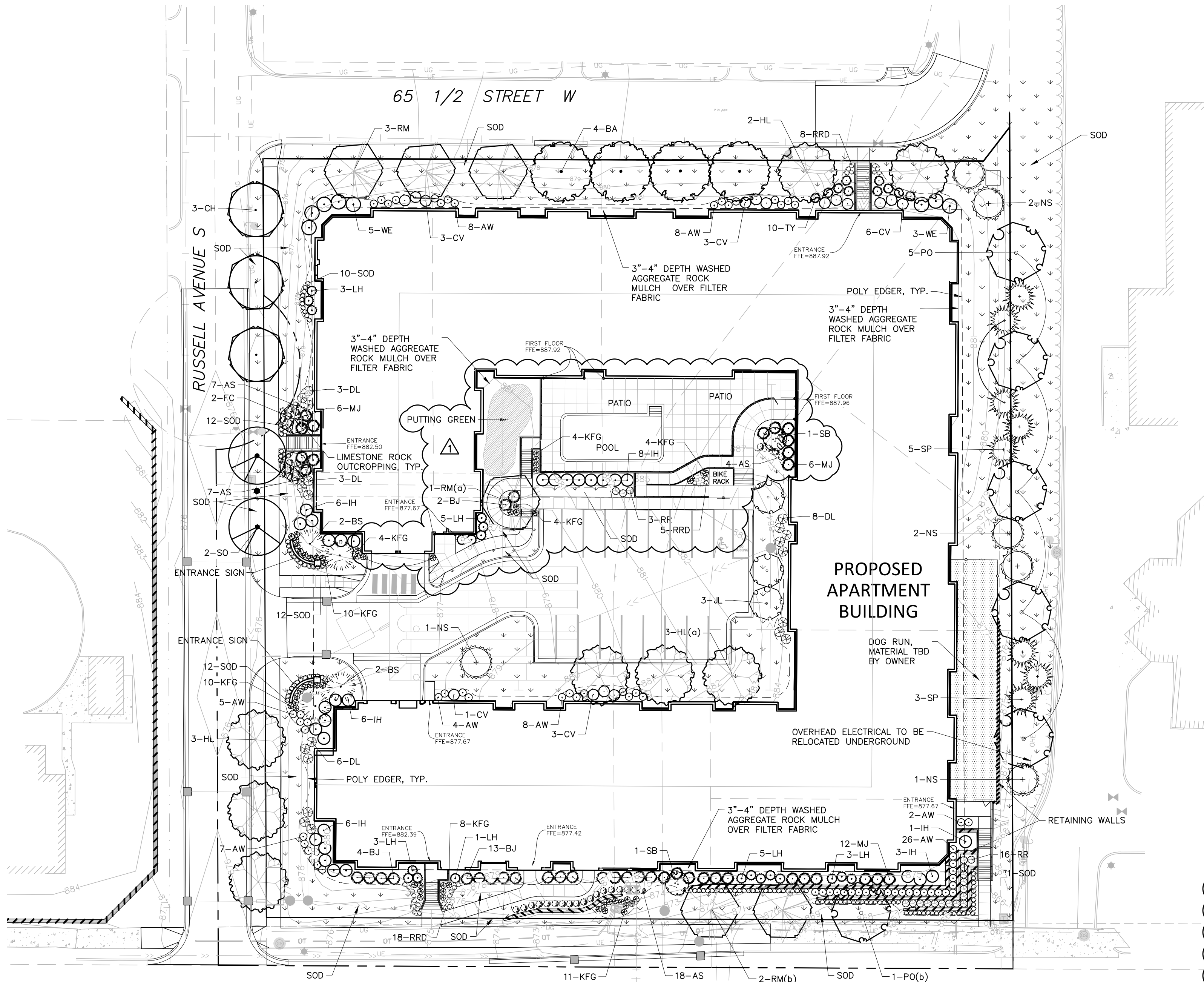
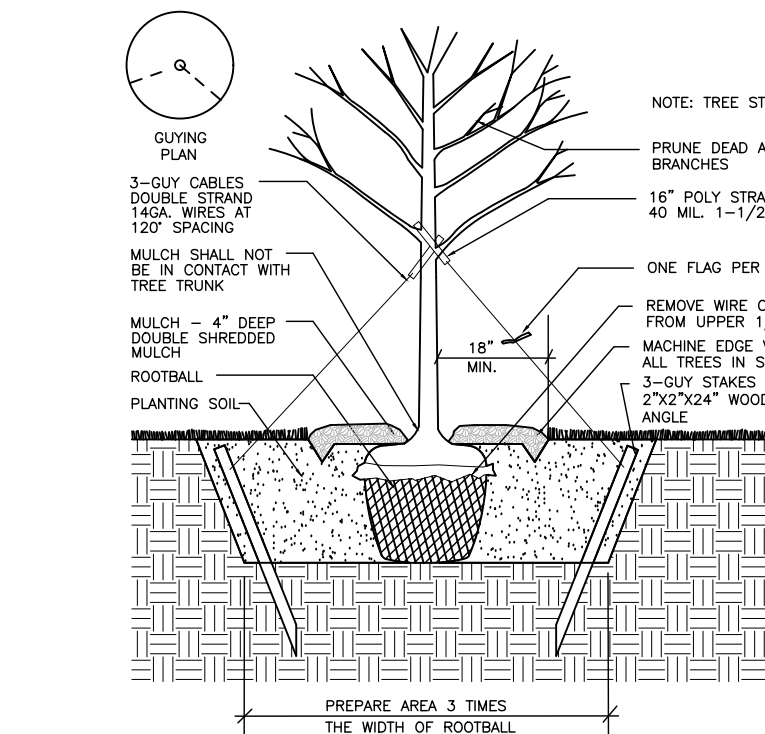


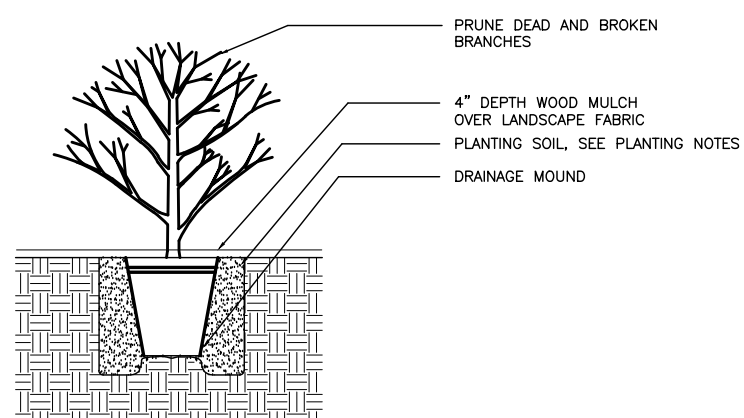
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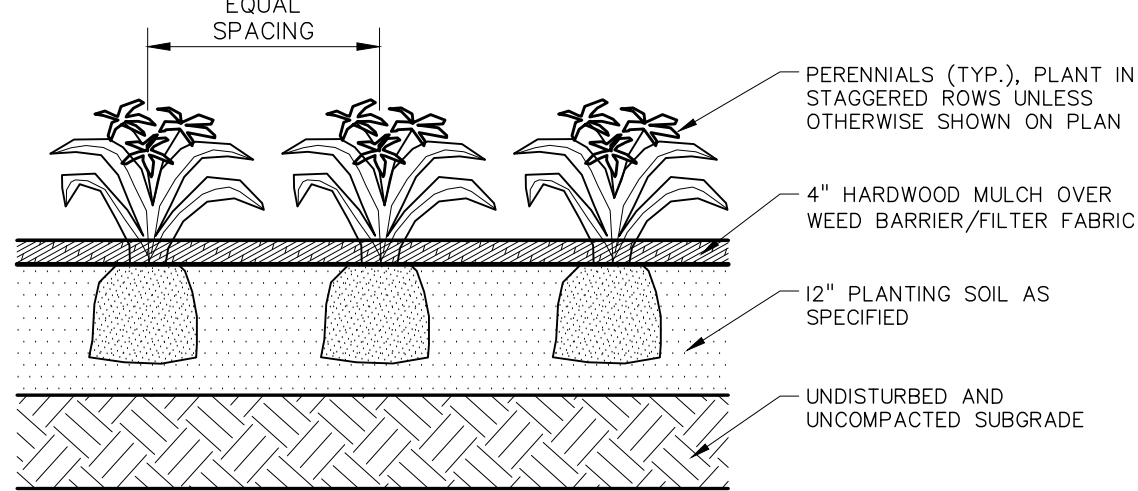
COUNTY ROAD NO. 53
A.K.A. 66TH STREET W



1 TREE PLANTING DETAIL
NOT TO SCALE



2 SHRUB PLANTING DETAIL
NOT TO SCALE



3 PERENNIAL PLANTING DETAIL
NOT TO SCALE

LANDSCAPE REQUIREMENTS

PER CITY OF RICHFIELD ORDINANCE

SECTION 544.03- LANDSCAPE REQUIREMENTS
SUBD.6 - COMMERCIAL AND MIXED-USE SITES:

REQUIRED OVERSTORY DECIDUOUS, CONIFEROUS, & ORNAMENTAL TREES AT THE FOLLOWING RATE:
1 TREE PER 2,500 SF OF DEVELOPABLE LANDSCAPE AREA; AND
1 SHRUB PER 1,000 SF OF DEVELOPABLE LANDSCAPING AREA.

NOT MORE THAN 50% OF THE REQUIRED OVERSTORY TREES SHALL BE COMPOSED OF ONE SPECIES.

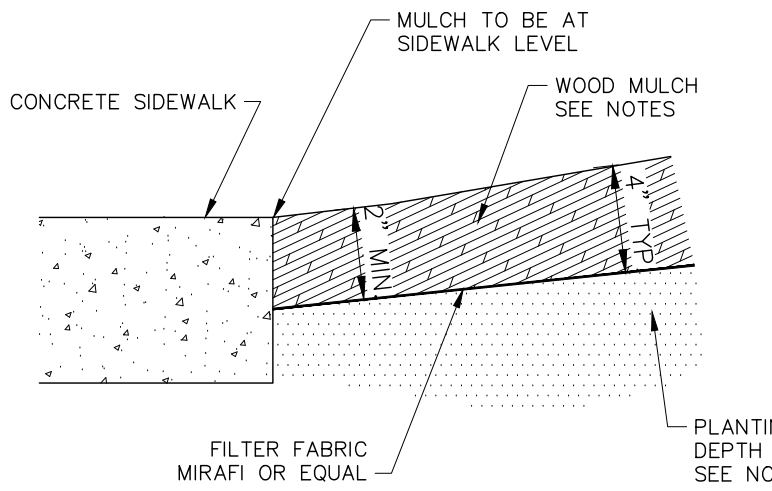
REQUIRED LANDSCAPE:	REQUIRED	PROVIDED
OVERSTORY/CONIFEROUS TREES (97,574 / 2,500=39)	39	47
SHRUBS (97,574 / 1000 = 97)	97	270

MINIMUM OVERSTORY TREE SIZE:

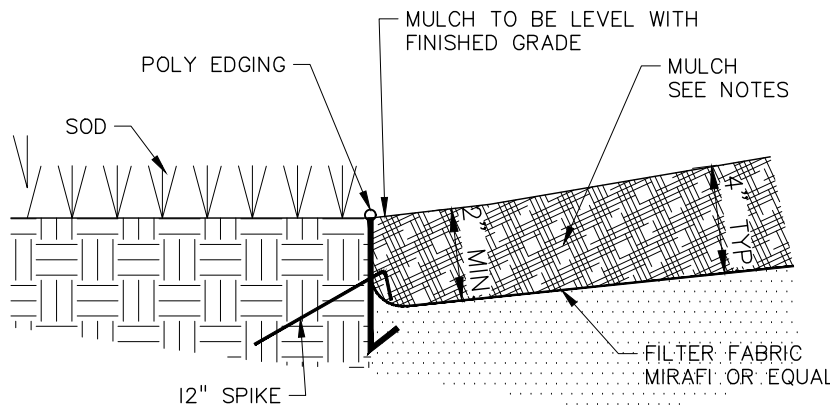
4' BUILDING HEIGHT:	REQUIRED	PROVIDED
40% @ 2.5' *	16	17
30% @ 3.5' **	12	14
30% @ 4.5' ***	11	16
TOTAL	39	47

NOTE TREE SIZE:

* OVERSTORY 2.5'	CONIFEROUS = 6' HT
** OVERSTORY 3.5'	CONIFEROUS = 8' HT
*** OVERSTORY 4.5'	CONIFEROUS = 10' HT



4 WOOD MULCH AT SIDEWALK DETAIL
NOT TO SCALE



5 MULCH AT SOD DETAIL
NOT TO SCALE

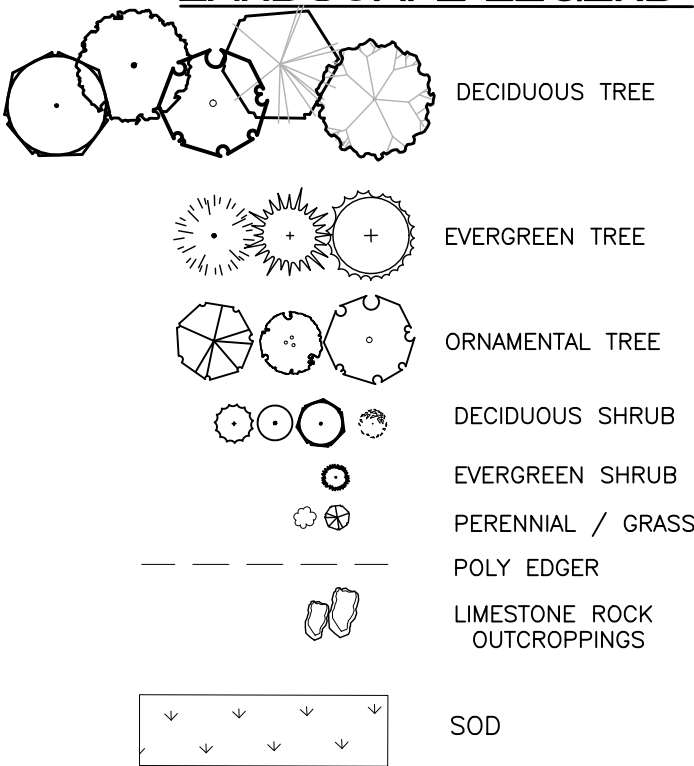
LANDSCAPE SCHEDULE:

QUANTITY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE / ROOT TYPE	NOTES
BOULEVARD TREES					
3	CH	Common Hackberry	Celtis occidentalis	2.5" cal. B&B	Straight Trunk, No V-Crotch
3	HL	Skyline Honeylocust	Gleditsia triacanthos var. inermis 'Skycole'	2.5" cal. B&B	Straight Trunk, No V-Crotch
2	SO	Swamp White Oak	Quercus bicolor	2.5" cal. B&B	Straight Trunk, No V-Crotch
8	TOTAL				
OVERSTORY TREES					
4	BA	Big Tooth Aspen	Populus Grandidentata	2.5" cal. B&B	Straight Trunk, No V-Crotch
2	HL	Skyline Honeylocust	Gleditsia triacanthos var. inermis 'Skycole'	2.5" cal. B&B	Straight Trunk, No V-Crotch
3	HL(a)	Skyline Honeylocust	Gleditsia triacanthos var. inermis 'Skycole'	3.5" cal. B&B	Straight Trunk, No V-Crotch
3	RM	Red Sunset Maple	Acer rubrum 'Franksred'	2.5" cal. B&B	Straight Trunk, No V-Crotch
1	RM(a)	Red Sunset Maple	Acer rubrum 'Franksred'	3.5" cal. B&B	Straight Trunk, No V-Crotch
2	RM(b)	Red Sunset Maple	Acer rubrum 'Franksred'	4.5" cal. B&B	Straight Trunk, No V-Crotch
6	PO	Northern Pin Oak	Quercus Ellipsoidalis	4.5" cal. B&B	Straight Trunk, No V-Crotch
21	TOTAL				
ORNAMENTAL TREES					
2	FC	Spring Snow Flowering Crab	Malus 'Spring Snow'	1.5" cal. B&B	Straight Trunk, No V-Crotch
2	SB	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	1.5" cal. B&B	Straight Trunk, No V-Crotch
3	JL	Japanese Tree Lilac 'Ivory Silk'	Syringa reticulata 'Ivory Silk'	1.5" cal. B&B	Straight Trunk, No V-Crotch
7	TOTAL				
EVERGREEN TREES					
6	NS	Norway Spruce	Picea abies	8' ht B&B	Full Form
8	SP	Scotch Pine	Pinus sylvestris	10' ht B&B	Full Form
4	BS	Blue Spruce	Picea pungens	8' ht B&B	Full Form
18	TOTAL				
SHRUBS					
20	DL	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	5 gal. cont.	Min. 5 canes at ht. spec.
8	WE	Dwarf Winged Euonymous	Euonymous alatus 'Compactus'	5 gal. cont.	Min. 5 canes at ht. spec.
68	AW	Anthony Waterer Spirea	Spiraea x bumalda 'Anthony Waterer'	5 gal. cont.	Min. 5 canes at ht. spec.
36	AS	Alpine Spirea	Spiraea japonica 'Alpine'	5 gal. cont.	Min. 5 canes at ht. spec.
30	IH	Ivory Halo Dogwood	Cornus alba 'Bailhoid'	5 gal. cont.	Min. 5 canes at ht. spec.
20	LH	Little Lime Hydrangea	Hydrangea paniculata 'Jane'	5 gal. cont.	Min. 5 canes at ht. spec.
19	RR	Carefree Wonder Shrub Rose	Rosa 'Meiplota'	5 gal. cont.	Min. 5 canes at ht. spec.
16	CV	Compact Viburnum	Viburnum trilobum 'Bailey Compact'	5 gal. cont.	Min. 5 canes at ht. spec.
19	BJ	Buffalo Juniper	Juniperus sabina 'Buffalo'	5 gal. cont.	Min. 5 canes at ht. spec.
24	MJ	Mint Julep Juniper	Juniperus chinensis	5 gal. cont.	Min. 5 canes at ht. spec.
10	TY	Taunton Yew	Taxus x media 'Taunton'	5 gal. cont.	Min. 5 canes at ht. spec.
270	TOTAL				
PERENNIALS & ORNAMENTAL GRASSES					
55	KFG	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal. cont.	
117	SOD	Stella de Oro Daylily	Hemerocallis 'Stella de Oro'	1 gal. cont.	
31	RRD	Rosy Returns Daylily	Hemerocallis 'Rosy Returns'	1 gal. cont.	

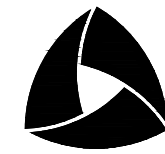
LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
- CONTRACTOR IS RESPONSIBLE TO LOCATE ALL UNDERGROUND FACILITIES AND SHALL AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. CONTACT MINNESOTA Gopher STATE ONE, DIAL 811 OR 454-0002 TWO BUSINESS DAYS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC., RESULTING FROM LANDSCAPE CONSTRUCTION.
- INSTALL 4" MIN. BLACK DIRT TO ALL SOD AND SHRUB AREAS. CONTRACTOR RESPONSIBLE FOR FINE GRADING OF SOD AREAS. PROVIDE 12" PLANTING SOIL FOR ALL PERENNIAL AREAS.
- CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
- ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 4" DEPTH OF WASHED AGGREGATE ROCK MULCH, OVER FILTER FABRIC. PERENNIAL BEDS TO RECEIVE 4" DEPTH DOUBLE SHREDDED HARDWOOD MULCH, DARK BROWN COLOR. POLY-EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL.
- INSTALL 4-6" DEPTH DOUBLE SHREDDED HARDWOOD MULCH, 3"-6" FROM BASE OF THE TREES THAT ARE ISOLATED FROM PLANT BEDS. DO NOT PILE MULCH AGAINST THE BASE OF A PLANT OR TREE TRUNK; PULL THE MULCH AWAY FROM THE BASE ONE TO TWO INCHES.
- PLANTING SOIL SHALL CONSIST 1:1:1 CONSISTING OF 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND.
- CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR (12 MONTHS) BEGINNING AT THE DATE OF SUBSTANTIAL PROJECT COMPLETION. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
- ANY MATERIAL WHICH DIES, OR DEFOOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
- THE OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
- LANDSCAPE CONTRACTOR TO WATER AND MAINTAIN ALL PLANT MATERIALS AND SOD UNTIL INITIAL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE TO PROPERTY RESULTING FROM LANDSCAPE WORK.
- LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL.
- LANDSCAPE CONTRACTORS TO COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
- STAKING AND GUYING OF TREES OPTIONAL: LANDSCAPE CONTRACTOR SHALL MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
- SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
- CONTRACTOR TO SUPPLY DESIGN AND INSTALLATION OF AN IRRIGATION PLAN WITH 100% COVERAGE FOR SHRUB BEDS, SOD, PLANTING AREAS AND ALL GREEN SPACE. THE SOD AND PLANTING AREAS TO BE ON SEPARATE ZONES WITH RAIN SENSORS. USE RAINBIRD OR APPROVED EQUAL. COORDINATE WITH PROPERTY OWNER. PROVIDE RAIN SENSOR.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN SHALL GOVERN.

LANDSCAPE LEGEND:



0 15 30 60
SCALE IN FEET



ALLIANT

733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

NOVO APARTMENTS

2400 66TH STREET WEST
RICHFIELD, MN

LANDSCAPE PLAN - MAIN SITE

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

MALEAH W. MILLER, PLA
11.08.19 19507
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
9.9.19	CITY FINAL REVIEW
10.23.19	REVISED PER OWNER
11.08.19	FINAL CITY REVIEW

PROJECT TEAM DATA
DESIGNED: MMM
DRAWN: MMM
PROJECT NO: 219-0159

L-1.0

SHEET