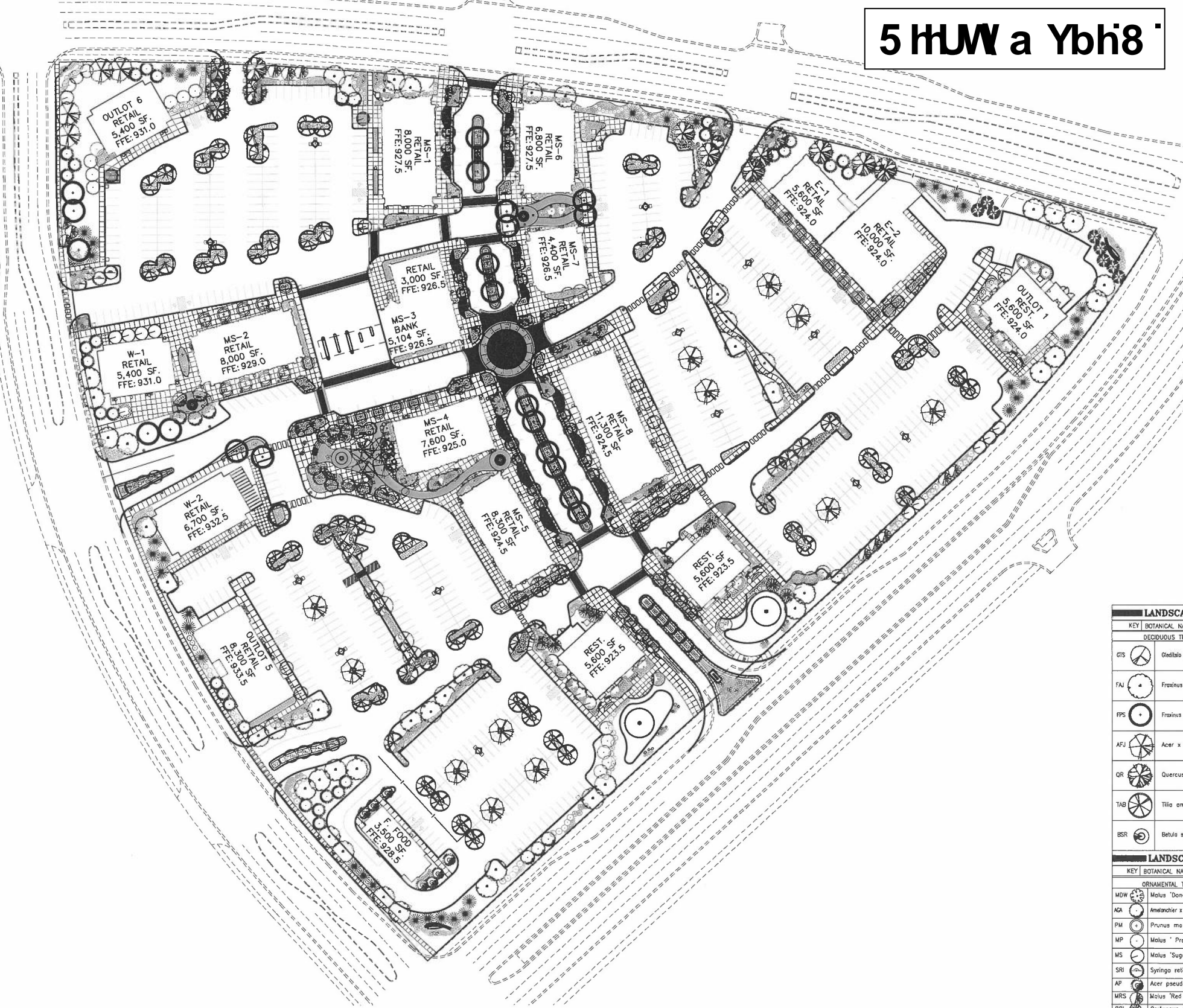


5 hLW a YbH8



LANDSCAPE REQUIREMENTS

- MINIMUM NUMBER OF OVERSTORY TREES SHALL BE DETERMINED BY DIVIDING THE NUMBER OF FEET IN THE PERIMETER OF THE LOT BY 40
- NOT MORE THAN 30 PERCENT OF THE REQUIRED NUMBER OF OVERSTORY TREES SHALL BE COMPOSED OF ONE SPECIES
- ALL OVERSTORY TREES SHALL BE AT LEAST 1 1/2 INCHES IN DIAMETER
- UNDERSTORY TREES AND SHRUBS SHALL BE PROVIDED AS TO COMPLETE A QUALITY LANDSCAPE TREATMENT OF THE SITE
- CONIFEROUS TREES SHALL BE AT LEAST 5 FEET IN HEIGHT
- PLANTING ISLANDS WITHIN PARKING LOTS SHALL BE REQUIRED TO VISUALLY BREAK UP EXPANSES OF HARD-SURFACE PARKING AREAS, TO ALLOW SAFE AND EFFICIENT TRAFFIC MOVEMENT, AND TO DEFINE ROWS OF PARKING. PLANTING ISLANDS SHALL BE UNLANDSCAPED AND SHALL OCCUPY AT LEAST 4 PERCENT OF THE PARKING AREA
- ALL UNIMPROVED PORTIONS OF A LOT SHALL BE SOODED TO THE CURB OR STREET SURFACE
- SEEDING SHALL BE CONFINED TO THE REAR YARD AREA AND SHALL NOT BE USED WITHIN 50 FEET OF THE BUILDING
- IRRIGATION SHALL BE INSTALLED AND MAINTAINED FOR ALL TURFED AREAS INCLUDING BOTH SOODED AND SEEDED AREAS ON THE PROPERTY

REQUIRED LANDSCAPE OVERSTORY TREES:

PERIMETER:	3800 FT
PERIMETER DIVIDED BY 40:	95
LANDSCAPE UNITS REQUIRED:	95
LANDSCAPE UNITS PROVIDED:	229

PLANTING NOTES

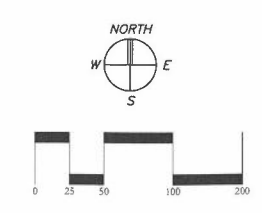
- ALL LANDSCAPE TREES, SHRUBS, GROUNDCOVERS AND SOO AREAS SHALL BE IRRIGATED.
- ALL AREAS IN PHASE 1 NOT OCCUPIED FOR ALLOWED SHALL BE SEEDED.
- ALL LANDSCAPE ISLANDS WITH PLANT MATERIAL SHALL BE PROTECTED.
- REFER TO LANDSCAPE DETAIL SHEET FOR GENERAL PLANTING NOTES, IRRIGATION NOTES, PLANTING DETAILS.
- REFER TO GRADING PLAN FOR GRADES AND DROBION CONTROL.
- LANDSCAPE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF IRRIGATION PLAN TO THE LANDSCAPE ARCHITECT FOR REVIEW.
- ALL SHRUB BEDS AND PARKING LOT ISLANDS TO RECEIVE 3" SHREDDED HARDWOOD MULCH, AND TREES TO RECEIVE 4" DEPTH OF SHREDDED HARDWOOD MULCH.
- REMOVE WEEDS, TRUNKS OR BARKS AND BURIAL FROM THE TOP AND SIDES OF THE ROOT BALL FOR BALLED AND BURLAPPED PLANTS.
- REMOVE CONTAINERS AND CUT CIRCUM ROOTS IF PLANTS ARE CONTAINER GROWN.
- HEAVY COMMERCIAL GRADE EDGING SHALL BE USED AROUND THE PERIMETER OF ALL SHRUBS AND GROUNDCOVER MASSINGS.
- ALL TREES NOT IN PLANTING BEDS TO RECEIVE MULCH RINGS 3" IN DIA.
- IF PLANTS ARE TO BE PRUNED, BRANCHES SHALL BE PRUNED AT THE BRANCH BARK JOINT, NOT FLUSH WITH THE BARK.
- MULCH DEPTH SHALL BE A MAXIMUM OF FOUR INCHES, AND SHALL BE KEPT AT LEAST TWO INCHES AWAY FROM THE STEMS OF THE TREES.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- ALL PLANTINGS SHALL RECEIVE FERTILIZER AS FOLLOWS: (NO PHOSPHORUS)
 - *10-20-30 GRANULAR FERTILIZER APPLIED AT THE TIME OF PLANTING AT A RATE OF 13 OZ PER 2.5 GAUPIN INCHES OF TREE AND 6 OZ PER SHRUB.
 - *10-10-10 FERTILIZER APPLIED THE FOLLOWING SPRING AT SAME RATE.
- ALL SEEDED AREAS NOT TO BE FORGOTTEN.

LANDSCAPE LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT QTY.	REMARKS
DECIDUOUS TREES					
TOTAL PROPOSED: 229					
GTS	<i>Ostrya virginica</i> 'Shade Master'	THORNLESS HONEYLOCUST	2" col.	BB	6
FAJ	<i>Fraxinus americana</i> 'Jeffner'	NORTHERN BLAZE WHITE ASH	2" col.	BB	48
FPS	<i>Fraxinus pennsylvanica</i> 'Summit'	AUTUMN APPLAUSE WHITE ASH	2" col.	BB	22
AFJ	<i>Acer x freemanii</i> 'Jeffersred'	AUTUMN BLAZE MAPLE	2" col.	BB	20
QR	<i>Quercus rubra</i>	NORTHERN RED OAK	2" col.	BB	14
TAB	<i>Tilia americana</i> 'Boulevard'	BOULEVARD LINDEN	2" col.	BB	69
BSR	<i>Betula szechuanica</i> 'Royal Frost'	ROYAL FROST CLUMP BIRCH	2" col.	BB	50

LANDSCAPE LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT QTY.	REMARKS
ORNAMENTAL TREES					
TOTAL PROPOSED: 203					
MDW	<i>Molus 'Donald Wyman'</i>	DONALD WYMAN CRAB	1 1/2" col.	BB	4
AGA	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	6' HT.	BB	21
PM	<i>Prunus moockii</i>	AMUR CHOKECHERRY	6' HT.	BB	24
MP	<i>Molus 'Prairiefire'</i>	PRAIRIEFIRE CRABAPPLE	1 1/2" col.	BB	29
MS	<i>Molus 'Sugarlyme'</i>	SUGARTYME CRABAPPLE	1 1/2" col.	BB	32
SRI	<i>Syringa reticulata</i> 'Ivory Silk'	IVORY SILK JAPANESE LILAC	6' HT.	BB	49
AP	<i>Acer pseudosieboldianum</i>	KOREAN MAPLE	1 1/2" col.	BB	7
MRS	<i>Molus 'Red Splendor'</i>	RED SPLENDOR CRAB	1 1/2" col.	BB	15
CCI	<i>Crataegus crus-galli inermis</i>	THORNLESS HAWTHORN	1 1/2" col.	BB	11
PGH	<i>Hydrangea paniculata</i> 'Grandiflora'	PEE GEE HYDRANGEA	1 1/2" col.	BB	11
CONIFEROUS TREES					
TOTAL PROPOSED: 81					
PP	<i>Picea pungens</i>	COLORADO SPRUCE	6' HT.	BB	38
PDD	<i>Picea glauca densata</i>	BLACK HILLS SPRUCE	6' HT.	BB	30
PN	<i>Pinus nigra</i>	AUSTRIAN PINE	6' HT.	BB	8
PPF	<i>Picea pungens</i> 'Fat Albert'	FAT ALBERT SPRUCE	6' HT.	BB	5



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RYAN COMPANIES
 Minneapolis, MN
 Project



OVERALL LANDSCAPE PLAN

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Landscape Architect under the laws of the State of Minnesota.

Signature: _____
 Name: PETER MOCHERY
 Date: 2/27/06 License #: 42832

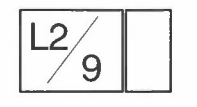
Designed: KWP/AMM Checked: KWP
 Drawn: KWP/AMM Approved: PMM
 Date: 2/27/06

Revisions

No.	Date	By	Remarks

Development Manager: _____
 Review & Resubmit: _____
 Project Architect: _____
 Review & Resubmit: _____
 Project Mechanical Engineer: _____
 Review & Resubmit: _____
 Project Electrical Engineer: _____
 Review & Resubmit: _____
 Project Structural Engineer: _____
 Review & Resubmit: _____

Sheet: Revision



MFRA FILE NO.: 15011