

SEE SHEET L2

**LEGEND**

- P-OH- = DENOTES OVERHEAD ELECTRIC LINE
- T-BUR- = DENOTES UNDERGROUND TELEPHONE LINE
- G- = DENOTES GAS LINE
- = UTILITY POLE
- ⊠ = TELEPHONE PEDESTAL
- ☼ = CONIFEROUS TREE (SPREAD)
- ☼ = DECIDUOUS TREE (DIAMETER)
- 800- = EXISTING CONTOUR
- 800 = PROPOSED CONTOUR
- ≡ = DENOTES EXISTING CURB AND GUTTER
- = DENOTES PROPERTY LINE
- - - = DENOTES RIGHT OF WAY
- = DENOTES SILT FENCE
- ⊙ = DENOTES SOIL BORING

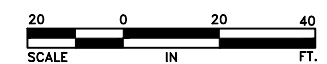
**GENERAL NOTES:**

1. SEE SHEET L3 FOR FOUNDATION PLANTING PLAN.
2. SEE SHEET L4 FOR DETAILS AND TABULATIONS.

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.

*Debra Bracke*  
Debra Bracke

REG. NO. 23849 DATE 4-13-20



Apr. 30, 2020 - 2:36pm K:\PRIVATE\4455.01\Engineering\4455.01\_LANDSCAPE.dwg

DATE	REVISION
4/24/20	REVISE PLAT NAME

DESIGNED BY:	DB
DRAWN BY:	DB
CHECKED BY:	CJJ



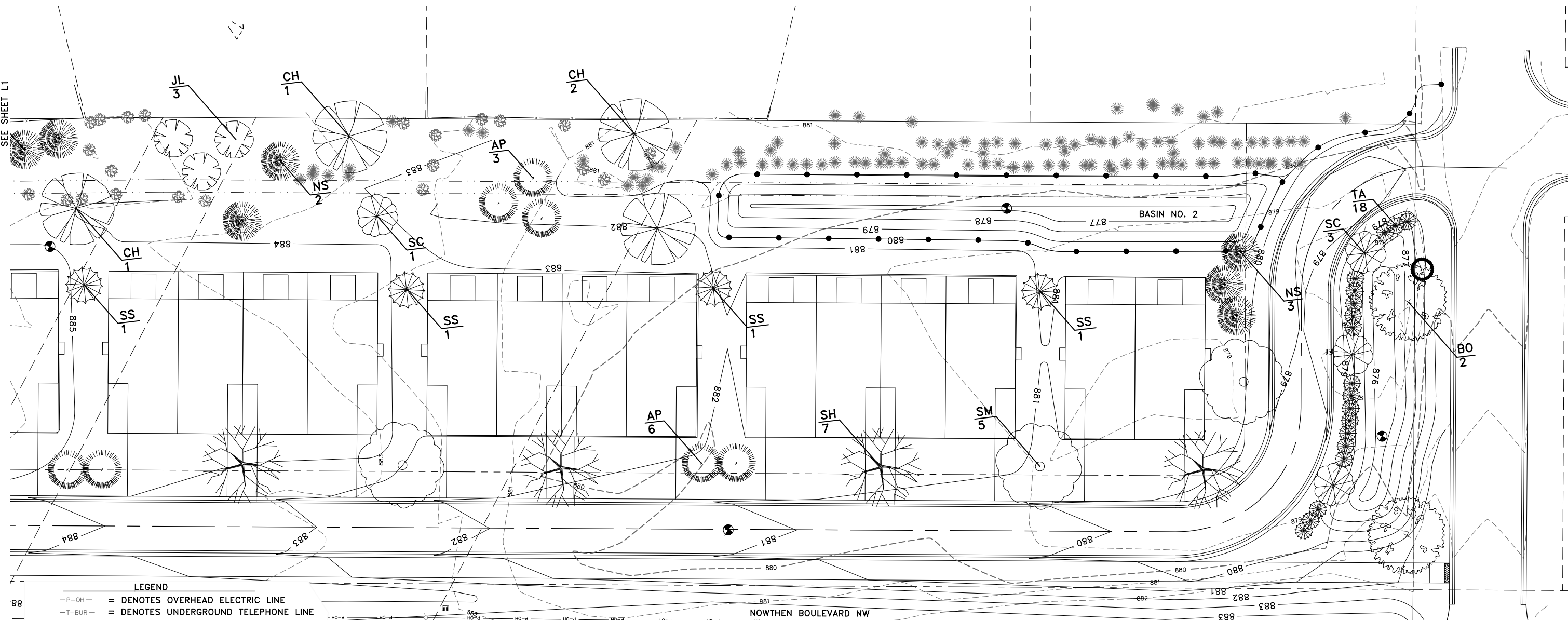
**Hakanson Anderson**  
Civil Engineers and Land Surveyors  
3601 Thurston Ave., Anoka, Minnesota 55303  
763-427-5860 FAX 763-427-0520  
www.hakanson-anderson.com

**HAMPTON TOWNHOMES**

**LANDSCAPE PLAN**  
CITY OF RAMSEY, MINNESOTA

SHEET L1 OF L4 SHEETS

SEE SHEET L1



LEGEND

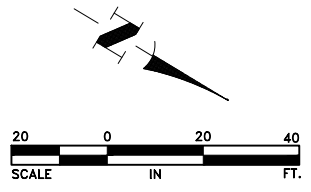
- P-OH = DENOTES OVERHEAD ELECTRIC LINE
- T-BUR = DENOTES UNDERGROUND TELEPHONE LINE
- G = DENOTES GAS LINE
- = UTILITY POLE
- = TELEPHONE PEDESTAL
- ☼ = CONIFEROUS TREE (SPREAD)
- ☼ = DECIDUOUS TREE (DIAMETER)
- 800- = EXISTING CONTOUR
- 800 = PROPOSED CONTOUR
- ≡ = DENOTES EXISTING CURB AND GUTTER
- = DENOTES PROPERTY LINE
- - - = DENOTES RIGHT OF WAY
- = DENOTES SILT FENCE
- ⊕ = DENOTES SOIL BORING

NOWTHEN BOULEVARD NW

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.

*Debra Bracke*  
Debra Bracke

REG. NO. 23849 DATE 4-13-20



Apr 30, 2020 - 2:36pm K:\PRIVATE\4455.01\Engineering\4455.01\_LANDSCAPE.dwg

DATE	REVISION
4/24/20	REVISE PLAT NAME

DESIGNED BY: DB  
 DRAWN BY: DB  
 CHECKED BY: CJJ



**Hakanson Anderson**  
 Civil Engineers and Land Surveyors  
 3601 Thurston Ave., Anoka, Minnesota 55303  
 763-427-5860 FAX 763-427-0520  
 www.hakanson-anderson.com

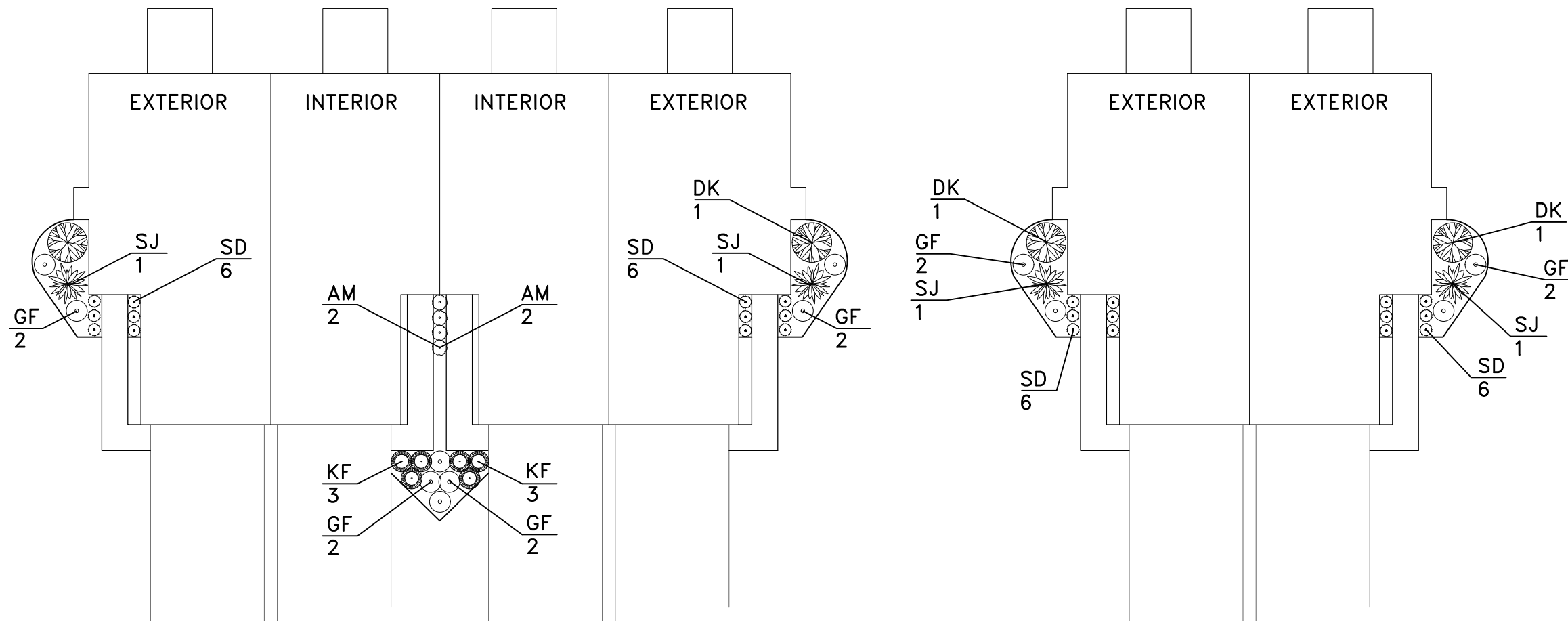
HAMPTON TOWNHOMES

LANDSCAPE PLAN

CITY OF RAMSEY, MINNESOTA

SHEET L2  
 OF L4  
 SHEETS

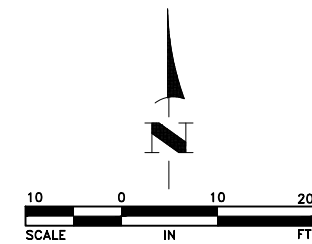
4455.01



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.

*Debra Braden*  
Debra Braden

REG. NO. 23849 DATE 4-13-20



Apr\_30\_2020 - 2:36pm K:\PRIVATE\4455.01\Engineering\4455.01\_LANDSCAPE.dwg

DATE	REVISION
4/24/20	REVISE PLAT NAME

DESIGNED BY:  
DB

DRAWN BY:  
DB

CHECKED BY:  
CJJ



**Hakanson Anderson**  
Civil Engineers and Land Surveyors  
3601 Thurston Ave., Anoka, Minnesota 55303  
763-427-5860 FAX 763-427-0520  
www.hakanson-anderson.com

HAMPTON TOWNHOMES

FOUNDATION PLANTING  
PLANS  
CITY OF RAMSEY, MINNESOTA

SHEET  
L3  
OF  
L4  
SHEETS

4455.01

**BRODSHO CONSULTING**  
Landscape Architecture Site Planning

698 NORTHBRIDGE COURT  
EAGAN, MN 55123  
PHONE: 651-688-8023  
FAX: 651-456-5748

**REQUIRED PLANT MATERIALS**

BUFFER A = 1,190 L.F.	PROVIDED
2 OVERSTORY TREES: 100 L.F. = 23.8 = 24 TREES	24 TREES
2 EVERGREEN TREES: 100 L.F. = 23.8 = 24 TREES	24 TREES
2 UNDERSTORY TREES: 100 L.F. = 23.8 = 24 TREES	23.8 = 24 TREES

TOTAL TREE COVERAGE REQUIRED = 60,426 S.F.  
TREE COVER PROVIDED = 50,911 S.F.  
SHRUB COVER PROVIDED = 2,092 S.F. FROM FOUNDATION PLANTS  
TOTAL TREE COVERAGE PROVIDED = 53,003 S.F.

EXISTING REMAINING TREES FAR EXCEED 9,337 S.F. TO SATISFY REQUIREMENTS

**PLANT LIST: Site Plantings**

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT
<b>TREES</b>				
5	SM	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2-1/2" B&B
7	CH	Celtis occidentalis	Common Hackberry	2-1/2" B&B
7	SH	Gleditsia triacanthos inermis 'Skycole'	Skyline Honeylocust	2-1/2" B&B
5	BO	Quercus macrocarpa	Bur Oak	2-1/2" B&B
14	NS	Picea abies	Norway Spruce	6'-0" B&B
10	AP	Pinus nigra	Austrian Pine	6'-0" B&B
10	SS	Amelanchier canadensis 'Shadblow'	Shadblow Serviceberry	1-1/2" B&B
7	SC	Malus 'Spring Snow'	Spring Snow Crabapple	1-1/2" B&B
7	JTL	Syringa reticulata 'Japanese Tree'	Japanese Tree Lilac, single stem	1-1/2" B&B

**PLANT LIST: Foundation Plantings**

END UNITS (X 14)				
2	(28)	GF	Spiraea x bumalda 'Goldflame'	Goldflame Spirea 2 Gal. Pot
1	(14)	DK	Syringa meyeri 'Palibin'	Dwarf Korean Lilac 5 Gal. Pot
1	(14)	SJ	Juniperus sabina 'Scandia'	Scandia Juniper 5 Gal. Pot
6	(84)	SD	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily 1 Gal. Pot

**INTERIOR UNITS (X 12)**

3	(36)	KF	Calamagrostis acutiflora 'Karl Forester'	Karl Forester Feather Reed Grass 1 Gal. Pot
2	(24)	AM	Hosta 'Albo-marginata'	Albo-marginata Hosta 1 Gal. Pot
2	(24)	GF	Spiraea x bumalda 'Goldflame'	Goldflame Spirea 2 Gal. Pot

**SCREEN PLANTS**

29	(29)	TA	Thuja occidentals 'Techny'	Techny Arborvitae, upright 4' Hgt, Pot
----	------	----	----------------------------	--

**SOD & SEED**

Sod, placed 6' behind all curbed areas and in areas noted on the plan.  
Sod shall be seed grown and drought tolerant. Prior to installation, the Contractor shall verify to the Owner for approval of the sod location and who the vendor will be.

Seed areas noted on the plan. The suggested seed mixture shall be approved by the Owner and the City prior to installation. The Contractor shall also supply all tags from the installed seed bags, with a written letter stating the rate of application, any soil preparations, any soil amendments, and any annual cover seed to be used to help prevent erosion.

Commercial Turf Lawn Mix MnDOT 25-131  
Short Dry Native Prairie Mix MnDOT 35-221  
Wet Native Stormwater Mix MnDOT 33-261  
Erosion Control Stabilization Mix MnDOT 22-112

**PLANTING NOTES:**

Contractor shall call and verify locations with all utilities prior to any digging or installation of plants.

Contractor shall provide a two year guarantee of all plant materials. The guarantee begins on the date of the Owner's written acceptance of the initial planting. Replacement plant materials shall have a one year guarantee commencing upon planting. Owner is responsible for maintenance after all is accepted by the Owner.

All plants to be northern-grown and hardy.

Plants to be installed as per standard AAN planting practices.

Use minimum 12" loam planting soil on trees and 6" on shrubs.

All landscaping and sod areas shall be irrigated with an in ground system.

Staking of trees optional; reposition if not plumb after one year.

Wrap all smooth-barked trees—fasten top and bottom. Remove by April 1.

Remove burlap, twine, rope, and wire from top of BB materials; remove pot on potted plants; split and break apart peat pots.

Prune only dead and damages branches on plants as necessary. All pruning shall be made just outside of branch collar area.

Plants shall be immediately planted upon arrival at site. Properly heel-in materials if necessary.

All disturbed areas to be sodded unless otherwise noted. Sod shall be drought tolerant.

Planting beds for shrubs shall have (4 oz. min.) weed barrier fabric, 4" - 5" of washed River Rock mulch and 4" vertical (commercial grade) black poly edging (5 in. vertical min.) It is to be placed and staked in straight lines as shown on the plan, no edging running adjacent to the sidewalks. Stone mulch and weed barrier shall be placed between sidewalk and garage wall.

Topsoil shall be a minimum of 6 inches deep. Existing soils may be used if amended to meet City requirements of 6 inch deep MnDOT premium topsoil or better.

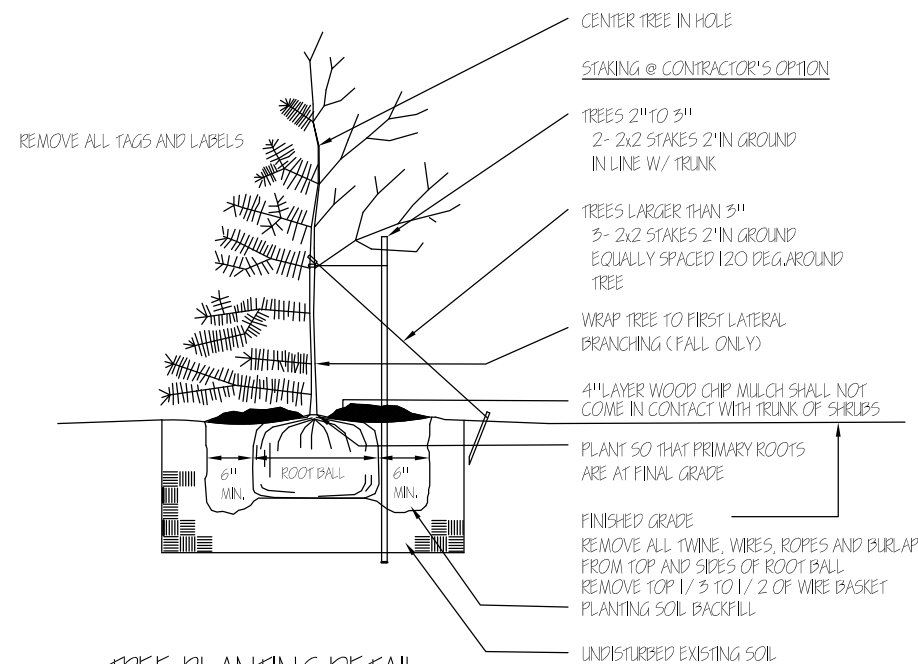
Double shredded dark brown hardwood mulch 4" deep shall be provided around all installed trees.

Retaining walls are not the responsibility of the Landscape Architect. Contact the Project Engineer for details, locations, materials, and specifications for all retaining walls.

Shrub sizes shall be a minimum of 24 inches in height or width at time of planting.

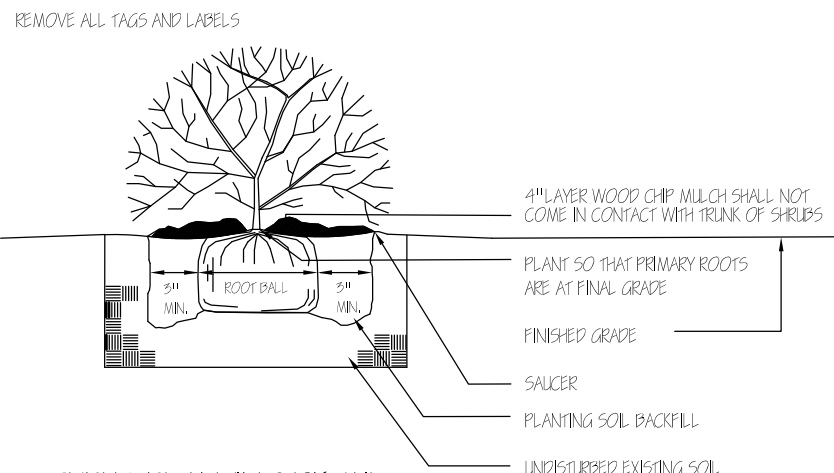
THE PLANTING BED ADJACENT TO THE BUILDING SHALL BE ADJUSTED IF NECESSARY TO FIT WITH THE BUILDING'S ARCHITECTURE SUCH AS WINDOW PATTERNS AND EXTERIOR WALL MATERIALS. IF THERE ARE ANY QUESTIONS OR CONCERNS, CONTACT THE OWNER PRIOR TO ANY PLANT INSTALLATION.

INSTALLATION OF ALL TREES SHALL BE PLACED SO AS TO CONFLICT OR DAMAGE THE EXISTING TREES TO REMAIN ON SITE. TREES SHALL BE LOCATED AS TO FILL ANY VISUAL GAPS FROM ADJACENT PROPERTIES.



**TREE PLANTING DETAIL**

No Scale



**SHRUB PLANTING DETAIL**

No Scale

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.

*Debra Brasko*  
Debra Brasko

REG. NO. 23849 DATE 4-13-20

Apr 30, 2020 - 2:39pm K:\PRIVATE\4455.01\Engineering\4455.01\_LANDSCAPE.dwg

DATE	REVISION
4/24/20	REVISE PLAT NAME

DESIGNED BY:	DB
DRAWN BY:	DB
CHECKED BY:	CJJ



**Hakanson Anderson**  
Civil Engineers and Land Surveyors  
3601 Thurston Ave., Anoka, Minnesota 55303  
763-427-5860 FAX 763-427-0520  
www.hakanson-anderson.com

HAMPTON TOWNHOMES

LANDSCAPE DETAILS AND  
TABULATIONS  
CITY OF RAMSEY, MINNESOTA

SHEET  
L4  
OF  
L4  
SHEETS