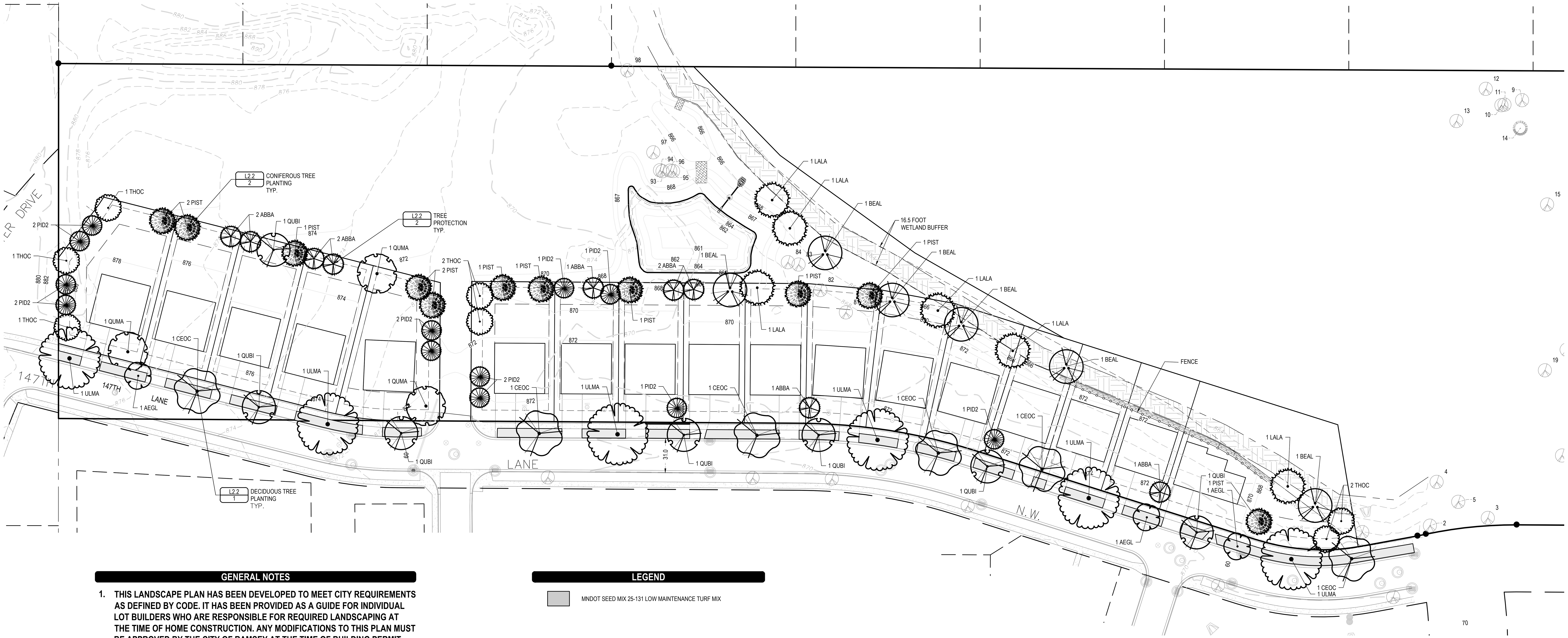

GENERAL NOTES

1. **THIS LANDSCAPE PLAN HAS BEEN DEVELOPED TO MEET CITY REQUIREMENTS AS DEFINED BY CODE. IT HAS BEEN PROVIDED AS A GUIDE FOR INDIVIDUAL LOT BUILDERS WHO ARE RESPONSIBLE FOR REQUIRED LANDSCAPING AT THE TIME OF HOME CONSTRUCTION. ANY MODIFICATIONS TO THIS PLAN MUST BE APPROVED BY THE CITY OF RAMSEY AT THE TIME OF BUILDING PERMIT.**
2. FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM AT 612.252.9070.

LEGEND

MNDOT SEED MIX 25-131 LOW MAINTENANCE TURF MIX

LANDSCAPE NOTES

3. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
4. COORDINATE INSTALLATION WITH CONTRACTORS PERFORMING RELATED WORK.
5. SEED MIXTURE (DEER RESISTANT SHORT PRAIRIE FOR DRY SOIL) AS DEFINED BY PAIRIE NURSERY NATIVE SEEDS AND PLANTS (1-800-476-9453) OR APPROVED EQUAL. PROVIDE VERIFYING DOCUMENTATION TO THE OWNER 30 DAYS MINIMUM PRIOR TO INSTALLATION.
6. PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE OF HARDY STOCK, FREE FROM DISEASE, INFESTATION, DAMAGE, AND DISFIGURATION. FOR DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE SCHEDULE AND THE NUMBER SHOWN ON THE DRAWING, THE DRAWING SHALL GOVERN.
7. ALL EXISTING DECIDUOUS/CONIFEROUS TREES ARE TO BE TRIMMED OF DEAD WOOD AND PRUNED TO A NATURAL UNIFORM SHAPE.
8. PLANTING SOIL SHALL CONSIST OF 4 PARTS TOPSOIL TO 1 PART PEAT HUMUS, WITH 3 POUNDS OF COMMERCIAL FERTILIZER ADDED PER CUBIC YARD.
9. INSTALL SEED MIX PER MNDOT SEEDING MANUAL (2014 EDITION).
10. FOLLOW CURRENT MNDOT SEEDING MANUAL FOR PLANTING INSTRUCTIONS FOR ESTABLISHMENT OF NATIVE SEED AND PROVIDE COORDINATION FOR REQUIRED EROSION PREVENTION AND SEDIMENT CONTROL.
11. QUANTITIES LISTED IN THE PLANT SCHEDULE FOR DECIDUOUS AND EVERGREEN TREES ARE TOTAL QUANTITIES FOR DESIGN.
12. PLACE PLANTS ACCORDING TO LAYOUT WITH PROPER NOMINAL SPACING. IF THERE IS A DISCREPANCY OF THE NUMBER OF PLANTS SHOWN IN THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
13. INSTALL A 4-FOOT DIAMETER SHREDDED HARDWOOD MULCH DISH AROUND TREES NOT PLACED WITHIN A SHRUB OR PERENNIAL PLANTING BED. VINYL EDGING IS NOT REQUIRED, UNLESS NOTED OTHERWISE.

OVERALL PLANT SCHEDULE

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
	AEGL	3	AESCULUS GLABRA / OHIO BUCKEYE	60`H X 30`W	2.5"CAL	B & B
	BEAL	6	BETULA ALLEGHANIENSIS / YELLOW BIRCH	60`H X 40`W	2.5"CAL	B&B
	CEOC	6	CELTIS OCCIDENTALIS / COMMON HACKBERRY	50`H X 50`W	2.5"CAL	B & B
	QUBI	7	QUERCUS BICOLOR / SWAMP WHITE OAK	55`H X 55`W	2.5"CAL	B & B
	QUMA	3	QUERCUS MACROCARPA / BURR OAK	70`H X 70`W	2.5"CAL	B & B
	ULMA	6	ULMUS AMERICANA / AMERICAN ELM	70`H X 70`W	2.5"CAL	B & B

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
	ABBA	9	ABIES BALSAMEA / BALSAM FIR	60`H X 25`W	8` HT	B & B
	LALA	6	LARIX LARICINA / TAMARACK	60`H X 40`W	8` HT	B&B
	PID2	12	PICEA GLAUCA `DENSATA` / BLACK HILLS SPRUCE	45`H X 20`W	8` HT	B & B
	PIST	11	PINUS STROBUS / WHITE PINE	65`H X 30`W	8` HT	B & B
	THOC	7	THUJA OCCIDENTALIS / NORTHERN WHITE CEDAR	50`H X 30`W	8` HT	B & B

LANDSCAPE REQUIREMENTS

CITY OF RAMSEY MN, CODE:

CANOPY COVERAGE REQUIREMENTS

TOTAL SITE AREA	556,748 S.F.
RATIO OF IMPERVIOUS TO SITE AREA	8.8%
PERVIOUS AREA	507,498 S.F.
REQUIRED CANOPY COVERAGE (0.177 x 507,498)	89,827 S.F.
PROVIDED CANOPY COVERAGE	89,938 S.F.

TREE PRESERVATION NOTES

1. SEE SHEET C1.1 FOR LOCATIONS OF EXISTING TREES.
2. TOTAL CALIPER INCHES OF SIGNIFICANT TREES ONSITE = 1,129 (60% ALLOWABLE REMOVAL = 677 CAL. IN.)
3. PROPOSED REMOVALS = 810 CAL. IN.
4. REPLACEMENT REQUIRED: 810 - 677 = 133 CAL. IN.
   133 x 1.25 REPLACEMENT RATE = 166.25 CAL. IN.
   REPLACEMENT CALCULATION: 31 TREES @ 2.5 CAL. IN. AND 45 TREES @ 2 CAL IN. (ASSUMES 8' CONIFEROUS TREES COUNT FOR 2 CAL. IN.)
   REPLACEMENT PROVIDED: = 167.5 CAL. IN.
5. 'N.A.' DESIGNATION IN 'LOST' COLUMN DENOTES SPECIES NOT COUNTED TOWARDS CALCULATIONS.

TREE PRESERVATION LIST

Tree #	Species	DBH	Condition	Stems	Lost
1	Cottonwood	20.0	Fair	1	
2	Maple, amur	18.0	Good	6	N.A.
3	Maple, amur	25.0	Good	5	N.A.
4	Boxelder	13.0	Fair	2	
5	Olive, Russian	18.0	Good	1	N.A.
6	Cottonwood	8.0	Good	1	
7	Willow	25.0	Good	1	
8	Cottonwood	9.0	Good	1	
9	Ash, green	8.0	Fair	2	
10	Cottonwood	9.0	Good	1	
11	Cottonwood	14.0	Good	1	
12	Cottonwood	14.0	Good	1	
13	Elm, American	20.0	Good	1	
14	Redcedar	4.5	Good	1	
15	Boxelder	28.0	Fair	3	
16	Boxelder	32.0	Fair	4	
17	Cottonwood	9.0	Good	1	
18	Boxelder	11.5	Good	1	
19	Boxelder	10.0	Good	1	
20	Redcedar	8.0	Good	1	X
21	Redcedar	9.0	Good	1	X
22	Redcedar	6.0	Fair	1	X
23	Redcedar	6.5	Fair	1	X
24	Cottonwood	78.0	Very Poor	2	X
25	Boxelder	22.0	Fair	2	X
26	Boxelder	11.0	Fair	1	X
27	Cottonwood	62.0	Fair	1	X
28	Redcedar	5.0	Very Poor	1	X
29	Redcedar	5.0	Good	1	X
30	Redcedar	6.0	Fair	1	X
31	Redcedar	8.0	Fair	1	X
32	Redcedar	5.0	Good	1	X
33	Redcedar	7.5	Good	1	X

Tree #	Species	DBH	Condition	Stems	Lost
34	Redcedar	9.5	Good	1	X
35	Redcedar	6.5	Good	1	X
36	Redcedar	10.0	Good	1	X
37	Redcedar	9.0	Good	1	X
38	Hackberry	8.0	Good	1	X
39	Redcedar	7.5	Good	1	X
40	Hackberry	9.0	Good	1	X
41	Redcedar	8.5	Good	1	X
42	Redcedar	5.5	Fair	1	X
43	Boxelder	19.5	Fair	3	X
45	Redcedar	5.0	Fair	1	X
46	Redcedar	5.0	Good	1	X
47	Redcedar	7.5	Good	1	X
48	Redcedar	7.5	Good	1	X
49	Redcedar	4.5	Good	1	X
50	Redcedar	7.0	Good	1	X
51	Redcedar	8.0	Good	1	X
52	Redcedar	8.5	Good	1	X
53	Cottonwood	69.0	Good	1	X
54	Redcedar	4.0	Good	1	X
55	Redcedar	6.5	Fair	1	X
56	Redcedar	5.5	Good	1	X
57	Ash, green	9.0	Good	1	X
58	Boxelder	11.0	Fair	2	X
59	Redcedar	8.0	Good	1	X
60	Redcedar	5.0	Good	1	X
61	Redcedar	6.0	Good	1	X
62	Elm, Siberian	9.0	Poor	1	N.A.
63	Boxelder	16.0	Good	2	X
64	Boxelder	11.0	Good	1	X
65	Elm, Siberian	19.0	Fair	2	N.A.
66	Elm, Siberian	9.0	Good	1	N.A.
67	Elm, Siberian	14.0	Good	1	N.A.

Tree #	Species	DBH	Condition	Stems	Lost	Lost to Ponding
68	Elm, Siberian	8.5	Good	1	N.A.	
69	Boxelder	9.0	Good	1	X	
70	Elm, Siberian	12.0	Good	1	N.A.	
71	Boxelder	29.0	Fair	5	X	
72	Boxelder	15.0	Fair	2	X	
73	Boxelder	8.0	Good	1	X	
74	Redcedar	7.5	Good	1	X	
75	Boxelder	21.5	Poor	3	X	
76	Redcedar	9.5	Good	1	X	
77	Boxelder	12.0	Good	1	X	
78	Elm, Siberian	8.5	Good	1	N.A.	
79	Boxelder	8.0	Good	1	X	
80	Boxelder	21.0	Fair	4	X	
81	Elm, Siberian	14.0	Good	1	N.A.	
82	Elm, Siberian	12.0	Good	1	N.A.	
83	Boxelder	16.0	Fair	1	N.A.	
84	Aspen	8.0	Good	1	N.A.	
85	Boxelder	15.0	Fair	1	N.A.	X
86	Boxelder	10.0	Good	1	N.A.	X
87	Willow	10.0	Very Poor	1	N.A.	X
88	Boxelder	11.5	Good	1	N.A.	X
89	Boxelder	10.0	Good	1	N.A.	X
90	Boxelder	20.0	Good	3	N.A.	X
91	Boxelder	9.0	Good	1	N.A.	X
92	Elm, Siberian	14.0	Good	1	N.A.	X
93	Boxelder	25.0	Good	2		
94	Boxelder	8.0	Good	1		
95	Boxelder	10.0	Good	1		
96	Boxelder	9.0	Good	1		
97	Boxelder	38.0	Good	4		
98	Boxelder	18.0	Good	1		
99	Elm, Siberian	12.0	Good	1	N.A.	

811 Know what's Below. Call before you dig.

NORTH

0 50 100

DEVELOPER

DC RAMSEY, LLC
105 S. 5TH AVE. STE 513
Minneapolis, MN 55401

MUNICIPALITY

City of RAMSEY

PROJECT

GARDEN VIEW VILLAS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
04 MAY 2020	Preliminary Plat	RCH

CERTIFICATION

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.

Joshua K. Popehn
License No. 44808 Date: 05/05/20

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PRELIMINARY PLAT
05.04.2020

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FILE NAME	L201LDP007.dwg
PROJECT NO.	LDP19007

LANDSCAPE PLAN

L2.1

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