

NOTE:  
EXISTING CONDITIONS INFORMATION  
SHOWN IS FROM A BOUNDARY &  
PARTIAL TOPOGRAPHIC SURVEY  
PREPARED BY LOUCKS, DATED 03/28/2023.

**CORTRUST  
BANK**  
RAMSEY, MINNESOTA

**LOUCKS**  
PLANNING  
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**SUBMITTAL/REVISIONS**

CITY SUBMITTAL	4/17/2023
CITY RESUBMITTAL	5/10/2023
CITY RESUBMITTAL	6/8/2023
CITY RESUBMITTAL	6/26/2023

**PROFESSIONAL SIGNATURE**  
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.  
*D. J. R. R. R.*  
License No. 56877  
Date 06/26/23

**QUALITY CONTROL**

Loucks Project No.	23024
Project Lead	NWE
Drawn By	DR
Checked By	NWE
Review Date	06/26/23

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**PLANT SCHEDULE**

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	
GB	5	GINKGO TREE MALE NON-FRUITING	Ginkgo biloba	B & B	2.5"Cal	
KC	5	KENTUCKY COFFEETREE	Gymnocladus dioica	B & B	2.5"Cal	
SKH	3	SKYLINE HONEYLOCUST	Gleditsia triacanthos 'Skycole'	B & B	2.5"Cal	
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
ALC	24	ALPINE CURRANT	Ribes alpinum	5 gal	24" HGT	48" o.c.
Ck	20	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	5 gal	24" HGT	36" o.c.
LN	8	LITTLE DEVIL NINEBARK	Physocarpus opulifolius 'Little Devil' TM	5 gal	24" HGT	48" o.c.
MF	6	MEADOWLARK FORSYTHIA	Forsythia x 'Meadowlark'	5 gal	24" HGT	72" o.c.
CONIFEROUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
TY	3	TAUNTON YEW	Taxus x media 'Taunton'	5 gal	24" SPRD	48" o.c.
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
AJS	33	AUTUMN JOY SEDUM	Sedum x 'Autumn Joy'	1 gal	18" o.c.	
PHO	20	PATRIOT HOSTA	Hosta x 'Patriot'	1 gal	24" o.c.	
RSD	75	RUBY STELLA DAYLILY	Hemerocallis x 'Ruby Stella'	1 gal	24" o.c.	
WC	92	WALKERS LOW CATMINT	Nepeta x faassenii 'Walkers Low'	1 gal	24" o.c.	
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME		
	Seed 5	7,683 sf	MNDOT SEED MIX 35-241 MESIC PRAIRIE GENERAL RATE: 36.5 LBS/ACRE	NATIVE SEED MIX		
	SM 1	127 sf	STONE MULCH CRUSHED GRAY ROCK 1/4" MINUS 3" DEPTH			
	SOD	22,457 sf	TURF SOD			

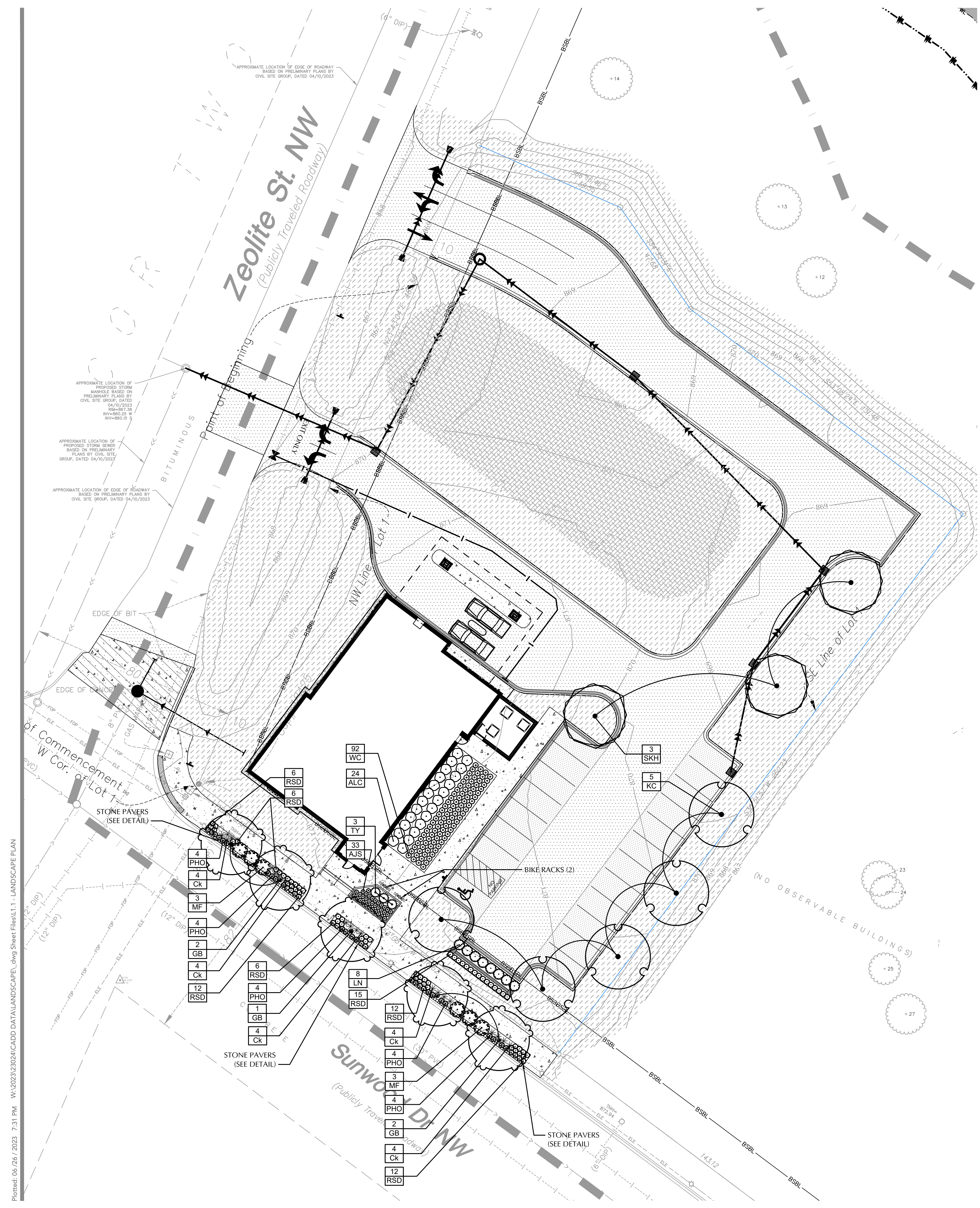
**NOTE:**  
EACH TREE WITHIN THE PLANTER BEDS ALONG SUNWOOD DRIVE SHALL HAVE NO LESS THAN 1/2 CUBIC YARD 'PLAISTED'S GROWERS MIX' INCORPORATED INTO THE PARENT SOIL IMMEDIATELY SURROUNDING EACH TREE, AT A RATE OF 25% PLAISTED'S SOIL TO 75% NATIVE OR PARENT SOIL.  
PLAISTED'S GROWER MIX:  
[HTTPS://PLAISTEDCOMPANIES.COM/HORTICULTURAL-MIXES/](https://plaisted.com/horticultural-mixes/)

**NOTE:**  
DUE TO THE RECONSTRUCTION OF ZEOLITE IN 2024, NO TREES WILL BE REQUIRED ALONG ZEOLITE. INSTEAD THE DEVELOPMENT AGREEMENT WILL SPECIFY AN EQUIVALENT COST SHALL BE PAID TO THE CITY.

**CALL BEFORE YOU DIG!**  
**Gopher State One Call**  
TWIN CITY AREA: 651-454-0002  
TOLL FREE: 1-800-252-1166

**WARNING:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.  
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

**LANDSCAPE PLAN**  
**L1.1**



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**LANDSCAPE INSTALLATION:**

**GENERAL NOTES**

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL COMPLETE GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.

PROTECT ALL EXISTING TREES ON SITE SCHEDULED TO REMAIN. IF EXISTING TREES ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING.

**SOIL & GROUND COVER**

ALL PLANTING AREAS RECEIVING GROUND COVER PLANTS, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 24" DEPTH OF PLANTING SOIL (MNDOT 3877 - 2B OR EQUAL).

ALL DISTURBED AREAS NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACING, SHALL BE FINISHED WITH FOUR (4) INCHES OF TOPSOIL WITH NOT MORE THAN 35% SAND CONTENT. A TOPSOIL INSPECTION IS REQUIRED PRIOR TO INSTALLING SOD AND PLANTINGS.

WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC. AND INSTALLED OVER A MIN. 4" TOPSOIL CLEAR OF STONES, ROOTS, GRASS, WEEDS, DEBRIS, AND OTHER FOREIGN NON-ORGANIC MATERIAL.

SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

LANDSCAPE CONTRACTOR SHALL VERIFY THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

**PLANTINGS INFO**

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, ALL SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO Y CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.

PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION. ANY DEVIATION FROM THE APPROVED SPECIES REQUIRES CITY APPROVAL PRIOR TO INSTALLATION.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

**FERTILIZER**

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 27-3-3 AT 6 OZ PER 2.5" CALIPER PER TREE AND 3 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCER.

**EDGING FOR PLANTING BEDS**

BLACK METAL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD/SEED UNLESS NOTED OTHERWISE.

**PLANTING BED PREPARATION**

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH AND FIBER MAT WEED BARRIER.

ALL TREES NOT IN PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH RING WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED/INDICATED ON DRAWING OR IN SPECIFICATION.

**INSPECTION AND WARRANTY**

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.

THE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH TWO CALENDAR YEARS FROM THE DATE OF LANDSCAPE INSPECTION APPROVAL BY THE CITY.

WARRANTY (ONE FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

**TIMING OF INSTALLATION**

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED/SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15; DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

TREES ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.

**IRRIGATION NOTES:**

VERIFY EXISTING/PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

THERE IS AN EXISTING IRRIGATION LINE IN PLACE ALONG SUNWOOD DRIVE. THIS IRRIGATION LINE SHALL BE USED FOR THE PLANTER BEDS ALONG SUNWOOD DRIVE (IT SHALL NOT BE USED FOR INTERNAL SITE IRRIGATION). COORDINATE WITH CITY STAFF FOR USE OF THIS EXISTING IRRIGATION LINE.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

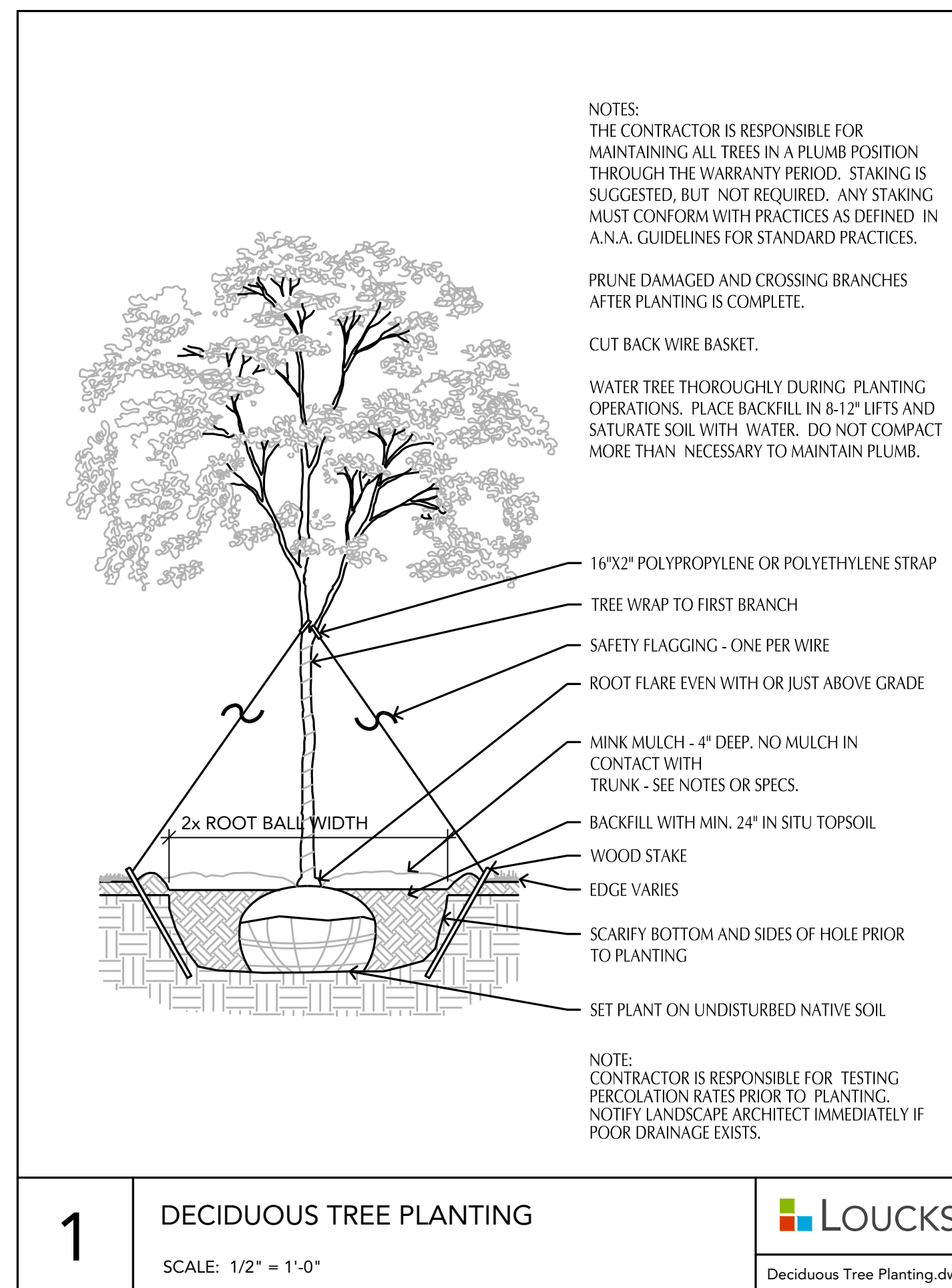
THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

ANY IRRIGATION SYSTEM INSTALLED SHALL CONTAIN A RAIN SENSOR AND SOME FORM OF WATER EFFICIENT TECHNOLOGY SUCH AS A WEATHER COMPENSATING SMART CONTROLLER.

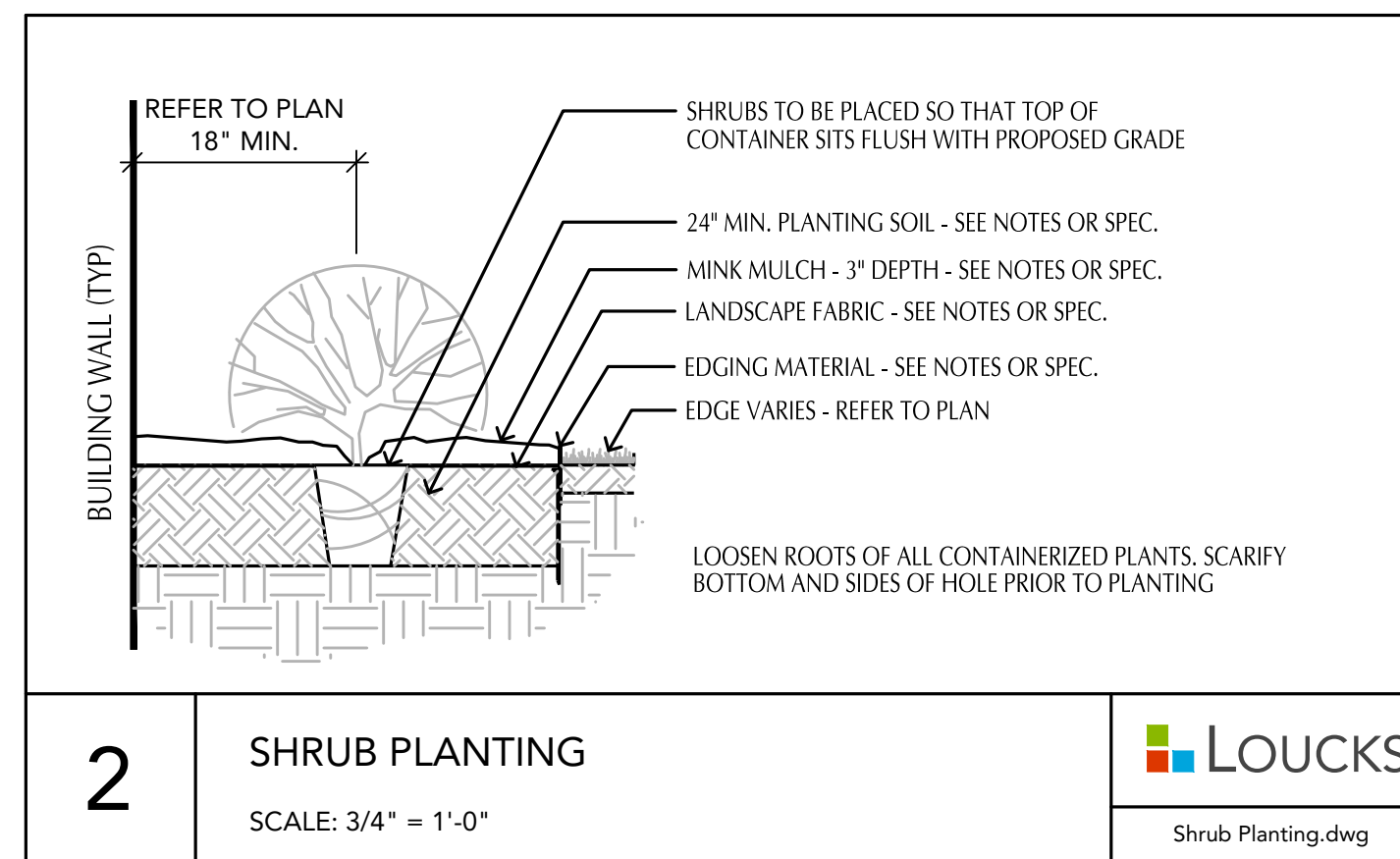
IRRIGATION SYSTEM IS NOT TO SPRINKLE ACROSS PAVEMENT NOR SHALL THE SYSTEM SPRINKLE THE BUILDING.

THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM.

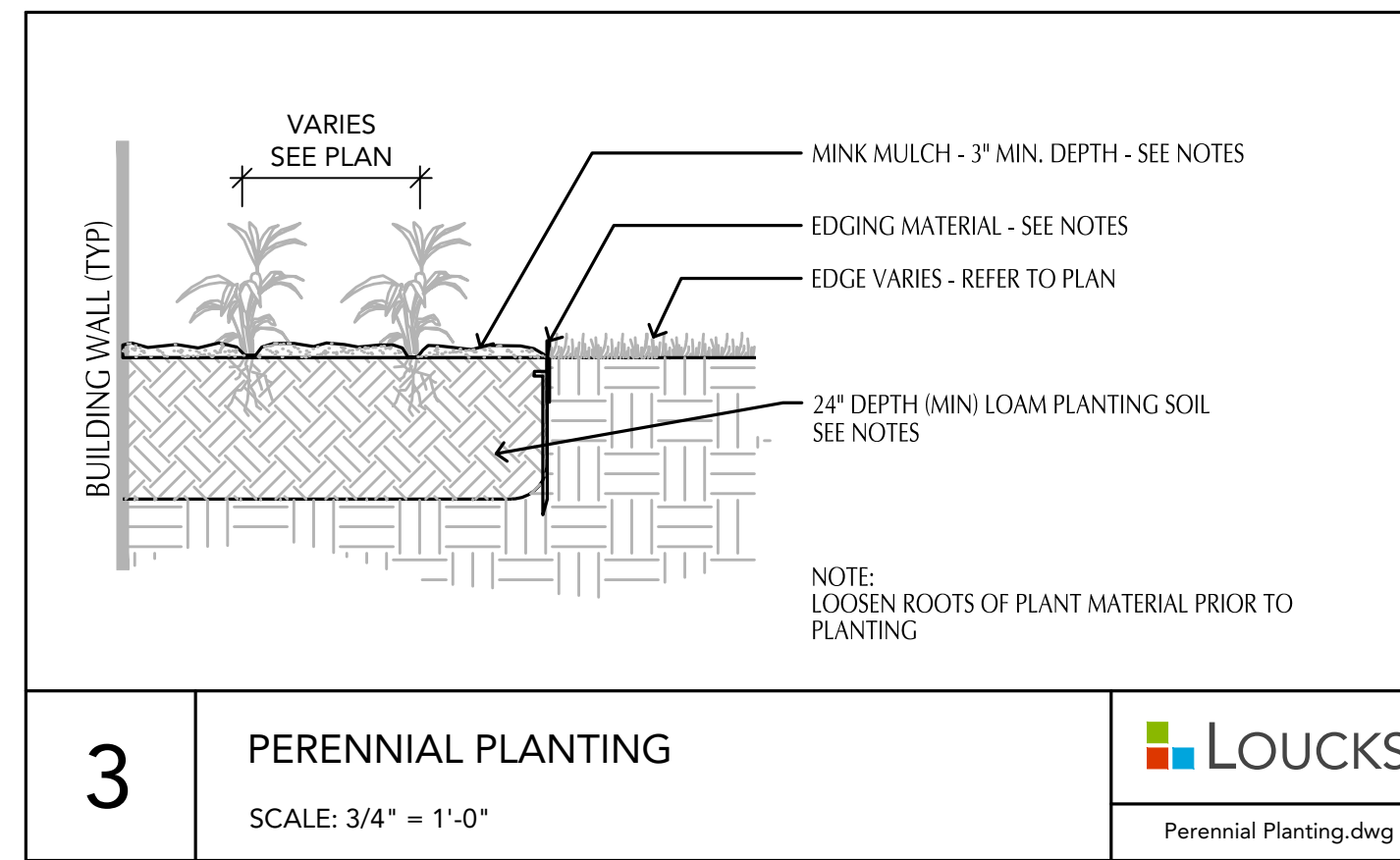
PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING/SOD/SEED HAS BEEN ESTABLISHED.



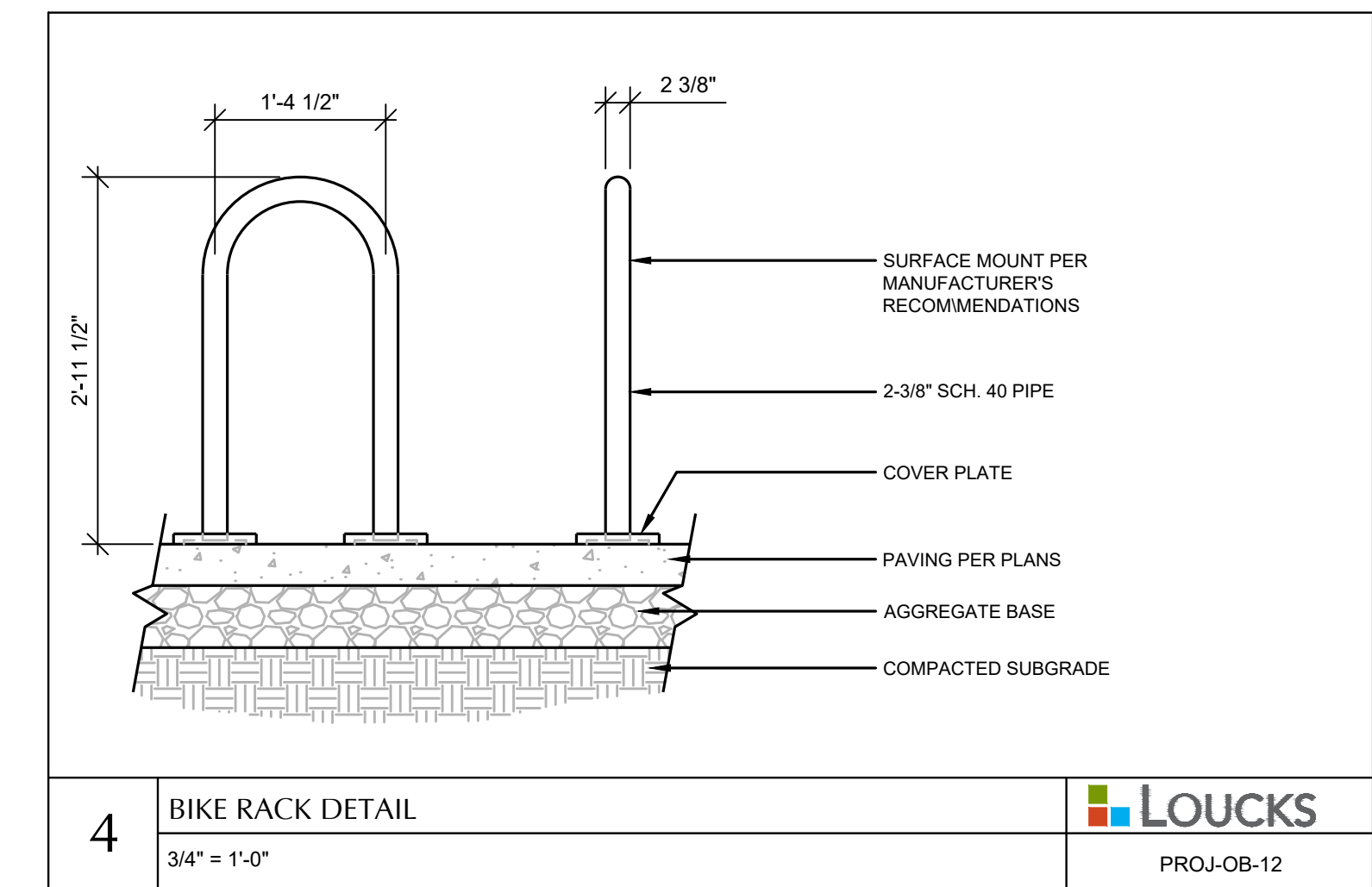
**1 DECIDUOUS TREE PLANTING**  
SCALE: 1/2" = 1'-0"  
Deciduous Tree Planting.dwg



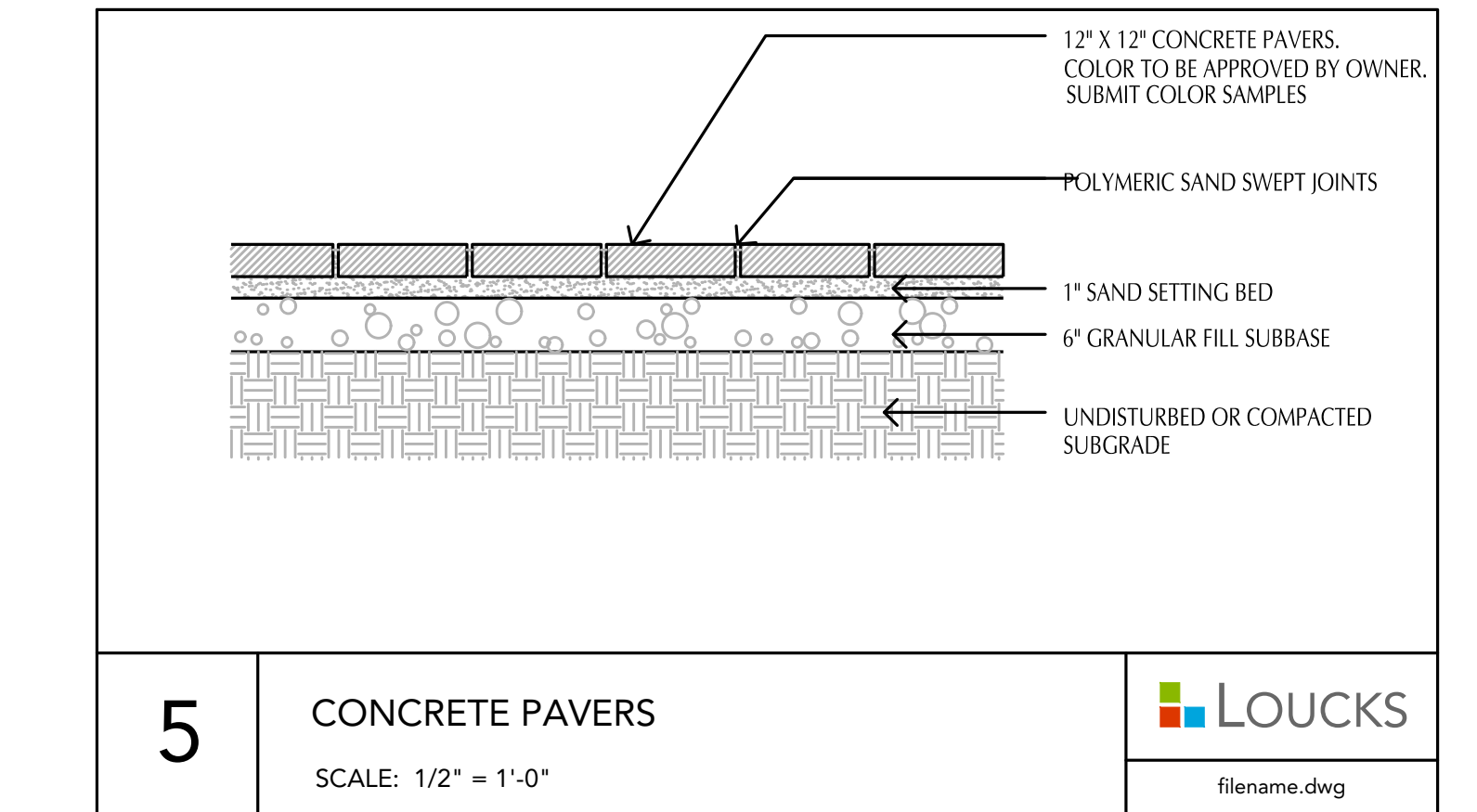
**2 SHRUB PLANTING**  
SCALE: 3/4" = 1'-0"  
Shrub Planting.dwg



**3 PERENNIAL PLANTING**  
SCALE: 3/4" = 1'-0"  
Perennial Planting.dwg



**4 BIKE RACK DETAIL**  
SCALE: 3/4" = 1'-0"  
PROJ-OB-12



**5 CONCRETE PAVERS**  
SCALE: 1/2" = 1'-0"  
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*J. D. [Signature]*  
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