



THE WATERFRONT

CITY OF RAMSEY

RAMSEY, MN 55303

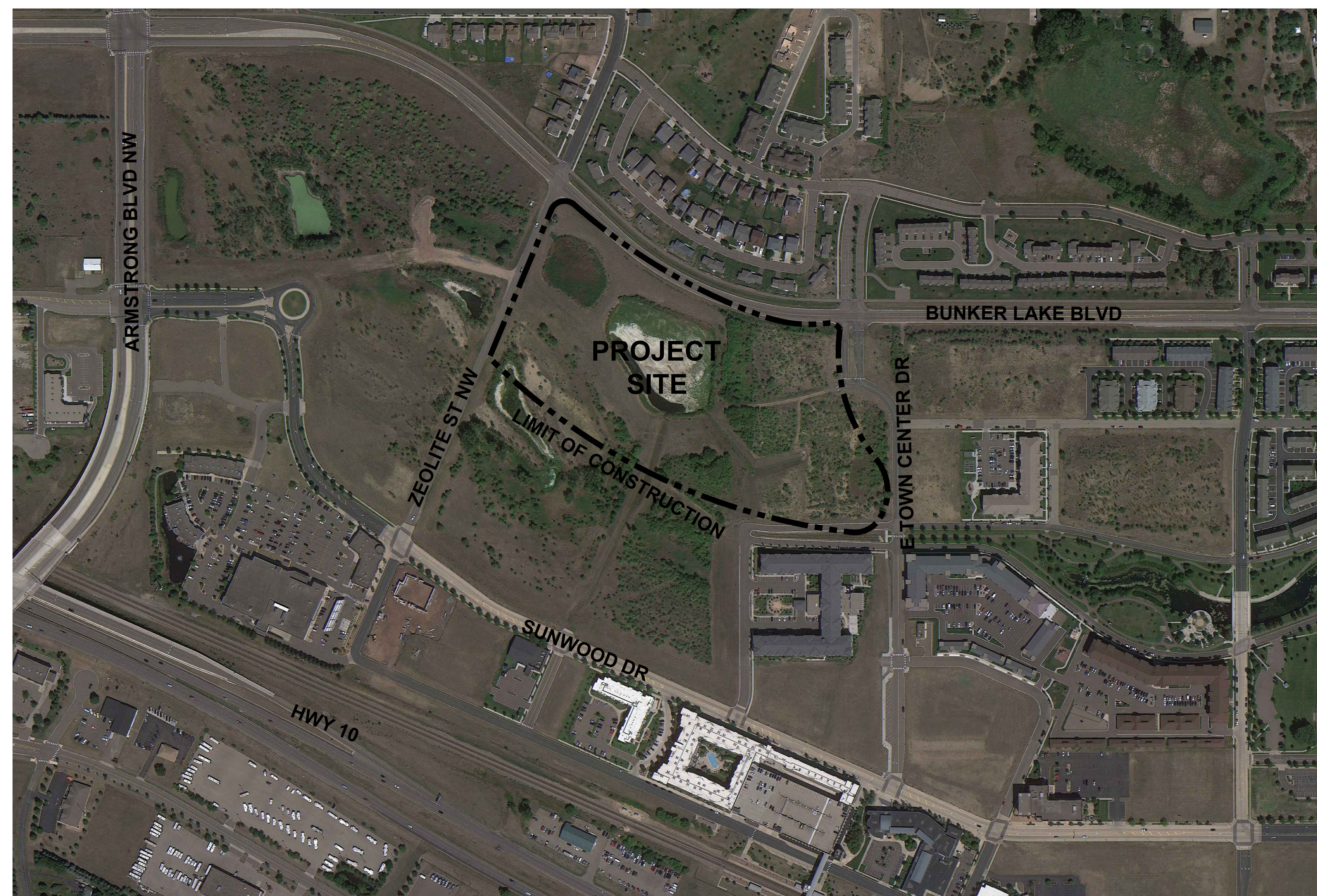
DF/

**DAMON FARBER
LANDSCAPE ARCHITECTS**

310 South 4th Avenue, Suite 7050
Minneapolis, MN 55415
p: 612.332.7522

PROJECT # 23-176

CONTEXT MAP



Sheet List Table	
Sheet Number	Sheet Title
G000	COVER SHEET
G001	EXISTING CONDITIONS
L000	GENERAL NOTES, ABBREVIATIONS & SYMBOLS
L001	LANDSCAPE NOTES
L010	SITE SCHEDULES
L100	SITE ORIENTATION PLAN
L110	SITE MATERIALS PLAN
L140	TREE PLANTING PLAN
L500	SITE DETAILS

NOT FOR
CONSTRUCTION

95% TRAIL PAVING PLAN

THE
WATERFRONT

RAMSEY, MINNESOTA

I hereby certify that this document 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.

Name _____

Registration# _____

Signature _____ Date _____

Date 01/11/2024

DF/ Project # 23-176

Scale AS SHOWN

Drawn/Checked AG/CE

REVISION --

COVER
SHEET

G000

PROJECT DIRECTORY

OWNER

CITY OF RAMSEY
MARK RIVERBLOOD | PARKS & ASSISTANT PUBLIC WORKS DIRECTOR
7550 SUNWOOD DRIVE NW
RAMSEY, MINNESOTA 55303
MRIVERBLOOD@CITYOFRAMSEY.COM
P: 763.433.9853

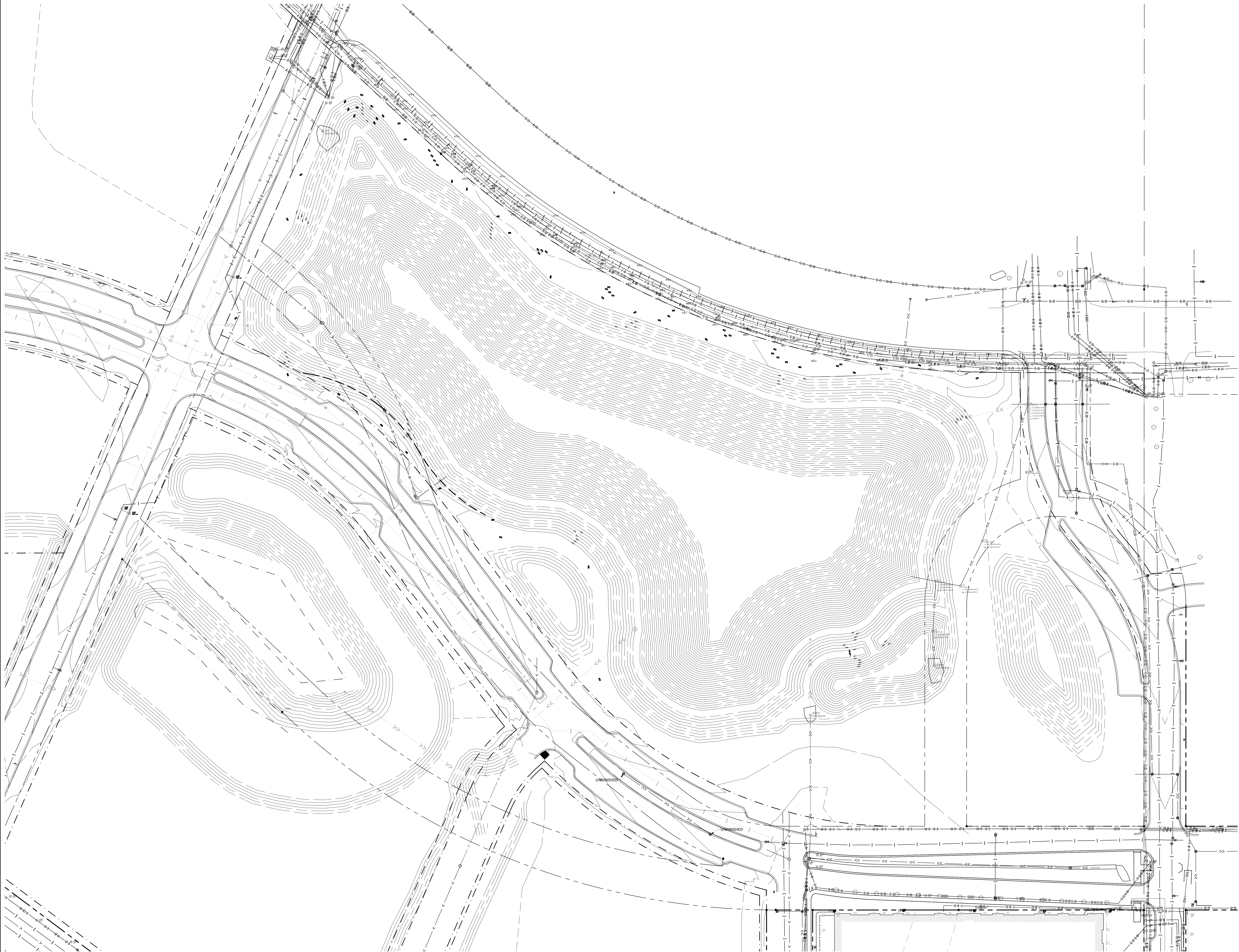
LANDSCAPE ARCHITECT

DAMON FARBER LANDSCAPE ARCHITECTS
310 S 4TH AVE
MINNEAPOLIS, MN 55415
CONTACT: CHUCK EVENS, PLA
CEVENS@DAMONFARBER.COM
651.216.6115

CIVIL ENGINEER

REHDER & ASSOCIATES
CONTACT: NICK ADAM, P.E.
NADAM@REHDER.COM
651.337.6729

NOT FOR
CONSTRUCTION



95% TRAIL PAVING PLAN

THE WATERFRONT

RAMSEY, MINNESOTA

I hereby certify that this document 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.

Name _____

Registration# _____

Signature _____ Date _____

Date 01/11/2024

DF/ Project # 23-176

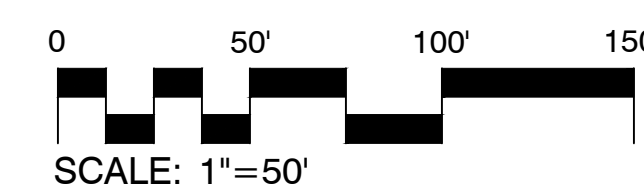
Scale AS SHOWN

Drawn/Checked AG/CE

REVISION

EXISTING
CONDITIONS

01 EXISTING CONDITIONS
1" = 50'-0"



G001

EXISTING CONDITIONS & SITE REMOVAL NOTES

SITE SPECIFIC NOTES

1. [LIST GENERAL INFORMATION REGARDING PRE-CONSTRUCTION REQUIREMENTS...PERMITTING, TREE REMOVAL, SPECIAL COORDINATION, ETC.]

SITE REMOVAL NOTES

1. EXISTING SITE INFORMATION WAS PROVIDED BY OTHERS. ACTUAL FIELD CONDITIONS MAY VARY. FIELD VERIFY UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
2. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE.
3. CONTRACTOR TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION BY CALLING GOPHER STATE ONE-CALL AT 651-454-0002 (METRO) OR 1-800-252-1166 (OUT-STATE).
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY UTILITY COMPANY'S FORCES AND FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FEES AND CHARGES.
5. ALWAYS VERIFY BENCHMARK ELEVATIONS BETWEEN TWO BENCHMARKS.
6. REMOVAL ITEMS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFIED OTHERWISE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER PER LOCAL GOVERNING AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
7. PRIOR TO DEMOLITION, EROSION CONTROL DEVICES ARE TO BE INSTALLED WHERE NECESSARY AND OBTAIN AN NPDES STORM WATER PERMIT. REFER TO CIVIL FOR EROSION CONTROL.
8. DAMAGE TO REMAINING EXISTING CONDITIONS WILL BE REPLACED AT CONTRACTOR'S EXPENSE AND SHALL BE EQUAL TO OR EXCEED THE QUALITY OF CONSTRUCTION PRIOR TO DAMAGE.
9. CONCRETE PAVEMENT, SIDEWALKS, CURB AND GUTTER, AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT.
10. CONTRACTOR SHALL LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS. IF DAMAGE IS INCURRED ON THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO THE OWNER. BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE WITH A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
11. CONTRACTOR SHALL PRESERVE VEGETATION NOT TO BE REMOVED BY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-SEEDING OR SODDING AREAS DISTURBED BY CONSTRUCTION.
12. LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET (OR AVOIDED) SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT DISCREPANCIES BETWEEN THEIR MEASUREMENTS AND THESE PLANS. CONTRACTOR SHALL ALSO MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
13. EXISTING UTILITIES TO REMAIN IN PLACE UNLESS SPECIFICALLY MARKED ON THIS SHEET.

SITE AND LANDSCAPE NOTES

SITE PREPARATION NOTES

1. CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COIMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3. CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
4. CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS (MINIMUM 10' CLEARANCE).
6. CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
7. UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF EXISTING TREES TO REMAIN.
8. EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
9. HORIZONTAL AND VERTICAL ALIGNMENT OF PROPOSED WALKS, TRAILS OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.
10. CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
11. CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF SUBSTANTIAL COMPLETION. REPAIR OF ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO SUBSTANTIAL COMPLETION SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
12. EXISTING TREES OR SIGNIFICANT SHRUB MASSINGS FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
13. EXISTING TREES TO REMAIN, UPON DIRECTION OF LANDSCAPE ARCHITECT, SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD, DAMAGED AND RUBBING BRANCHES.
14. CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE SUBSTANTIAL COMPLETION INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.
15. CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO SUBSTANTIAL COMPLETION.
16. SYMBOLS ON PLAN DRAWING TAKE PRECEDENCE OVER SCHEDULES IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.

SOIL TESTING

1. CONTRACTOR SHALL OBTAIN A SOIL SAMPLE(S) FROM PROJECT SITE AND/OR SALVAGED TOPSOIL STOCKPILE AND SUBMIT TO INDEPENDENT TESTING AGENCY. ANALYSIS AND RECOMMENDATIONS FOR (INCLUDING BUT NOT LIMITED TO) MACRONUTRIENTS, MICRONUTRIENTS, COMPOSITION AND SOLUBLE SALTS SHALL BE PROVIDED.
2. CONTRACTOR SHALL PROVIDE TWO SERIES OF TESTS: FIRST, PRIOR TO CONSTRUCTION; SECOND, AFTER SOIL IS AMENDED, PRIOR TO PLANTING.
3. CONTRACTOR SHALL PROVIDE ANALYSIS RESULTS AND RECOMMENDATIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SOIL AMENDMENT AND PRIOR TO PLANTING.

GRADING

1. ROUGH GRADING AND FINISHED GRADING TO BE DONE BY OTHERS EXCEPT WHERE NOTED.
2. GRADING LIMITS ARE DEFINED AS THE JUNCTURE OF PROPOSED GRADE WITH EXISTING GRADE UNLESS NOTED OTHERWISE.
3. GRADING LIMITS AND LIMITS OF WORK SHOWN ON PLAN ARE ONLY APPROXIMATE AND MAY BE ADJUSTED IN FIELD BY LANDSCAPE ARCHITECT. WORK OUTSIDE OF THESE LIMITS WILL BE DONE AT LANDSCAPE CONTRACTORS EXPENSE UNLESS DIRECTED BY LANDSCAPE ARCHITECT OR OWNER IN WRITING.

4. FILL/CUT AS NECESSARY TO PROVIDE A 1% MINIMUM GRADE AWAY FROM BUILDINGS WITHIN LIMITS OF CONSTRUCTION.
5. SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE OR AS INDICATED ON PLANS AND STOCKPILE FOR REUSE.
6. MAINTAIN A UNIFORM GRADE BETWEEN CONTOURS IN AREAS TO BE GRADED UNLESS NOTED OTHERWISE.
7. ELEVATIONS, IF SHOWN ARE FINISHED ELEVATIONS. SPOT ELEVATIONS TAKE PRECEDENCE OVER CONTOURS.
8. ADD EROSION CONTROL MEASURES IF GRADES GREATER THAN 3:1 OR IF CONDITIONS WARRANT. REFER TO MINDOT SPECIFICATIONS FOR EROSION CONTROL.
9. CONTRACTOR SHALL CONTACT PUBLIC UTILITIES FOR LOCATION OF UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL PROVIDE PROPER EROSION CONTROL MEASURES AS REQUIRED TO ENSURE THAT EROSION IS KEPT TO AN ABSOLUTE MINIMUM.
11. PROVIDE TEMPORARY COVERING FOR CATCH BASINS AND MAN HOLES UNTIL FINISHED GRADING IS COMPLETE.
12. CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS AS NEEDED.
13. PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. REFER TO STATE SPECIFICATIONS FOR AGGREGATE BASE AND SILT FENCE.
14. CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES PER LOCAL POLLUTION CONTROL AGENCY AND SPECIFICATIONS.
15. WITHIN TWO WEEKS OF FINISHED SITE GRADING, DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, MULCH OR ROCK BASE.
16. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF ACCUMULATED SILT IN FRONT OF SILT FENCES AND EXCESS SEDIMENT IN PROPOSED CATCH BASINS, FOR THE DURATION OF CONSTRUCTION.
17. CONTRACTOR SHALL REMOVE EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED AND DISPOSE OF OFF SITE.
18. CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN PLANTING AREAS.

PLANTING

1. SPRING PLANT MATERIAL INSTALLATION IS FROM APRIL 15 TO JUNE 15.
2. FALL CONIFEROUS PLANTING IS ACCEPTABLE FROM AUGUST 21 TO SEPTEMBER 30.
3. FALL DECIDUOUS PLANTING IS ACCEPTABLE FROM AUGUST 15 UNTIL NOVEMBER 15.
4. ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
5. STAKE PROPOSED PLANTING LOCATIONS PER PLAN FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALL.
6. PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO "V" CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACE.
7. INSTALL PLANT MATERIAL AFTER FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
8. INSTALL PLANT MATERIALS PER PLANTING DETAILS.
9. SUBSTITUTION REQUESTS FOR PLANT MATERIAL TYPE & SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHITECT AND ARE SUBJECT TO CONTRACT ADJUSTMENTS.
10. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
11. FERTILIZE PLANT MATERIALS IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS. [FERTILIZE PLANT MATERIAL UPON INSTALLATION WITH DRIED BONE MEAL AND OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL (PER THE MANUFACTURER'S INSTRUCTIONS) OR TREAT FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-0-5 OF 12 OZ. PER 2.5" CALIPER TREE AND 6 OZ. PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-0-10 THE FOLLOWING SPRING IN THE TREE SAUCER.]
12. INSTALL 18" DEPTH OF PLANTING SOIL IN AREAS RECEIVING GROUND COVER, PERENNIALS, AND ANNUALS. PLANTING SOIL SHALL CONSIST OF MnDOT 3877-B MODIFIED TO CONTAIN A MAXIMUM OF 30% SAND, A PH OF 7.1 MAX. OR AS OTHERWISE SPECIFIED IN THE PROJECT SPECIFICATIONS MANUAL.
13. [TREE WRAPPING MATERIAL SHALL BE PAPER APPLIED FROM TRUNK FLARE TO FIRST BRANCH. WRAP SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE

WRAPPING AFTER MAY 1.] [DO NOT WRAP TREES.]

14. APPLY PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) IN ANNUAL, PERENNIAL, AND SHRUB BEDS FOLLOWED BY SHREDDED HARDWOOD MULCH. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING USE OF HERBICIDES.

MULCHING

1. INSTALL [4" DEEP FINELY SHREDDED HARDWOOD MULCH] RINGS AT CONIFEROUS & DECIDUOUS TREES WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
2. INSTALL [3" DEEP FINELY SHREDDED HARDWOOD MULCH] RINGS AT SHRUB PLANTING AREAS WITH NO MULCH IN DIRECT CONTACT WITH SHRUB STEMS.
3. INSTALL [3" DEEP FINELY SHREDDED MULCH] IN PERENNIAL PLANTING BEDS. REMOVE ALL MULCH FROM STEMS OF PERENNIALS; PLANT STEMS SHOULD NOT BE IN DIRECT CONTACT WITH MULCH.

WATERING

1. PLANTED MATERIALS SHALL BE WATERED BY TEMPORARY MEANS UNTIL PLANTS ARE ESTABLISHED.
2. TEMPORARY WATERING MEANS, METHODS, AND SCHEDULING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. REMOVE TEMPORARY WATERING EQUIPMENT UPON PLANT ESTABLISHMENT.

WARRANTY

1. WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

TURF NOTES

1. SOD AREAS DISTURBED DUE TO GRADING UNLESS NOTED OTHERWISE.
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
3. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY [WITH WOODEN STAKES; NO METAL STAKES ARE ALLOWED].
4. UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING SEED & SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.
5. FALL SODDING IS ACCEPTABLE FROM AUGUST 15 TO NOVEMBER 1. FALL SEEDING IS ACCEPTABLE FROM AUGUST 15 TO SEPTEMBER 15. ADJUSTMENTS TO SOD/SEED PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
6. NO SOD NETTING ALLOWED ON SITE.

IRRIGATION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION THAT MEETS THE REQUIREMENTS OF THE PROVIDED PERFORMANCE SPECIFICATION AS PART OF THE SCOPE OF WORK. SUBMIT LAYOUT PLAN AND SPECIFICATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. CONTRACTOR SHALL FIELD VERIFY WATER SUPPLY, VOLUME, PRESSURE AND LOCATION FOR SYSTEM TAP PRIOR TO SYSTEM DESIGN.
3. [CONTRACTOR SHALL FIELD VERIFY AND INSPECT EXISTING IRRIGATION SYSTEM LAYOUT, EQUIPMENT, CONDITION AND OPERABILITY PRIOR TO SYSTEM DESIGN.]
4. CONTRACTOR SHALL CONFIRM COMPLETE LIMITS OF IRRIGATION WITH LANDSCAPE ARCHITECT PRIOR TO SUPPLYING SHOP DRAWINGS.
5. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF AREAS RECEIVING DRIP IRRIGATION PRIOR TO INSTALLATION OF MULCH.
6. CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH AS-BUILT DRAWINGS, DETAILED SYSTEM OPERATION INSTRUCTIONS AND AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND PLANTED MATERIAL GROWTH REQUIREMENTS.

DF/

DAMON FARBER LANDSCAPE ARCHITECTS

310 South 4th Avenue, Suite 7050
Minneapolis, MN 55415
p. 612.332.7522

NOT FOR
CONSTRUCTION

95% TRAIL PAVING PLAN

-
-
-

THE WATERFRONT

RAMSEY, MINNESOTA

I hereby certify that this document 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.

Name _____

Registration# _____

Signature _____ Date _____

Date 01/11/2024

DF/ Project # 23-176

Scale AS SHOWN

Drawn/Checked AG/CE

REVISION --

LANDSCAPE
NOTES

L001

SITE HARDSCAPE MATERIALS SCHEDULE

REFERENCE NOTES SCHEDULE

PAVING							
SYMBOL	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE/ASSEMBLY	COLOR/FINISH		
P-01	PAVING TYPE 01 - CONCRETE	14.62 CY	2/L500	5" REINFORCED CONCRETE PAVING, OVER COMPACTED AGGREGATE BASE	STANDARD GRAY, MEDIUM BROOM FINISH		
P-02	PAVING TYPE 02 - BITUMINOUS PATH	233.87 CY	3/L500	2.5" WEARING COURSE, OVER 4" CLASS 5 BASE, OVER COMPACTED SUBGRADE			
P-03	PAVING TYPE 03 - CLASS 3 CRUSHED GRANITE TRAIL	35.97 CY	4/L500	4" DEPTH CLASS 3 CRUSHED GRANITE			
SITE FURNITURE							
SYMBOL	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH
SF-01	SITE FURNISHING TYPE 01 - BENCH	9		PER OWNER	PER OWNER	PER OWNER	PER OWNER
SF-02	SITE FURNISHING TYPE 02 - TRASH RECEPTACLE	15		32 GALLON TRASH RECEPTACLE WITH OPEN HOOD TOP	ANOVA	L13780H	BLACK
SF-03	SITE FURNISHING TYPE 03 - BIKE RACK	20		ALLURE BIKE RACK	ANOVA	AL19BR2	33IN. H, 5IN. W, 13IN. L, SILVER TEXTURE COATED
WALL							
SYMBOL	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE/ASSEMBLY	PRODUCT/MODEL		
WL-01	WALL TYPE 01 - GLACIAL BOULDER WALL	342 LF	10/L500	GLACIAL BOULDER RETAINING WALL OVER COMPACTED AGGREGATE BASE WITH DRAINAGE PIPE	GLACIAL BOULDER 12"-36"		

SITE TREE PLANTING SCHEDULE

PLANT SCHEDULE							
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	REMARKS
		13	TAMARACK FOREST- STAGE 1				MIXED STANDS OF TAMARACK TREES, PRIMARILY WITH BLACK SPRUCE. OTHER SPECIES FOUND IN THIS ZONE: NORTHERN WHITE CEDAR, BLACK ASH, RED MAPLE, EASTERN WHITE PINE AND PAPER BIRCH.
	AR	2	ACER RUBRUM	RED MAPLE	2.5" CAL.	B&B	
	BA	2	BETULA ALLEGHANIENSIS	YELLOW BIRCH	2.5" CAL.	B&B	
	BP	2	BETULA PAPYRIFERA	PAPER BIRCH	2.5" CAL.	B&B	
	LL	6	LARIX LARICINA	TAMARACK	6' HT.	B&B	
	PB	2	PICEA MARIANA	BLACK SPRUCE	6' HT.	B&B	
		20	WHITE PINE FOREST - STAGE 1				MIXED STANDS OF WHITE PINE TREES, PRIMARILY WITH WHITE BIRCH, OTHER SPECIES FOUND IN THIS ZONE: RED PINE, RED OAK, AND EASTERN HEMLOCK.
	BP2	5	BETULA PENDULA	EUROPEAN WHITE BIRCH	2.5" CAL.	B&B	
	PR	3	PINUS RESINOSA	RED PINE	6' HT.	B&B	
	PS2	6	PINUS STROBUS	WHITE PINE	6' HT.	B&B	
	QR	3	QUERCUS RUBRA	RED OAK	2.5" CAL.	B&B	
	TC	3	TSUGA CANADENSIS	EASTERN HEMLOCK	6' HT.	B&B	
		26	SOUTHERN MESIC MAPLE-BASSWOOD FOREST - STAGE 2				MIXED STANDS OF SUGAR MAPLE TREES, PRIMARILY WITH IRONWOOD AND BASSWOOD, OTHER SPECIES FOUND IN THIS ZONE: BLACK MAPLE, BITTERNUT HICKORY, AND RED ELM.
	AB	3	ACER NIGRUM	BLACK MAPLE	1" CAL.	BARE ROOT	
	AS	10	ACER SACCHARUM	SUGAR MAPLE	1" CAL.	BARE ROOT	
	CC	3	CARYA CORDIFORMIS	BITTERNUT HICKORY	1" CAL.	BARE ROOT	
	OV	3	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	1" CAL.	BARE ROOT	
	TA	4	TILIA AMERICANA	AMERICAN LINDEN	1" CAL.	BARE ROOT	
	UR	3	ULMUS RUBRA	SLIPPERY ELM	1" CAL.	BARE ROOT	

NOT FOR
 CONSTRUCTION

95% TRAIL PAVING PLAN

THE
 WATERFRONT

RAMSEY, MINNESOTA

I hereby certify that this document 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.

Name _____
 Registration# _____

Signature _____ Date _____

Date 01/11/2024

DF/ Project # 23-176

Scale AS SHOWN

Drawn/Checked AG/CE

REVISION --

SITE
 SCHEDULES

L010

NOT FOR
CONSTRUCTION



95% TRAIL PAVING PLAN

THE WATERFRONT

RAMSEY, MINNESOTA

I hereby certify that this document 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.

Name _____
Registration# _____

Signature _____ Date _____

Date 01/11/2024

DF/ Project # 23-176

Scale AS SHOWN

Drawn/Checked AG/CE

REVISION

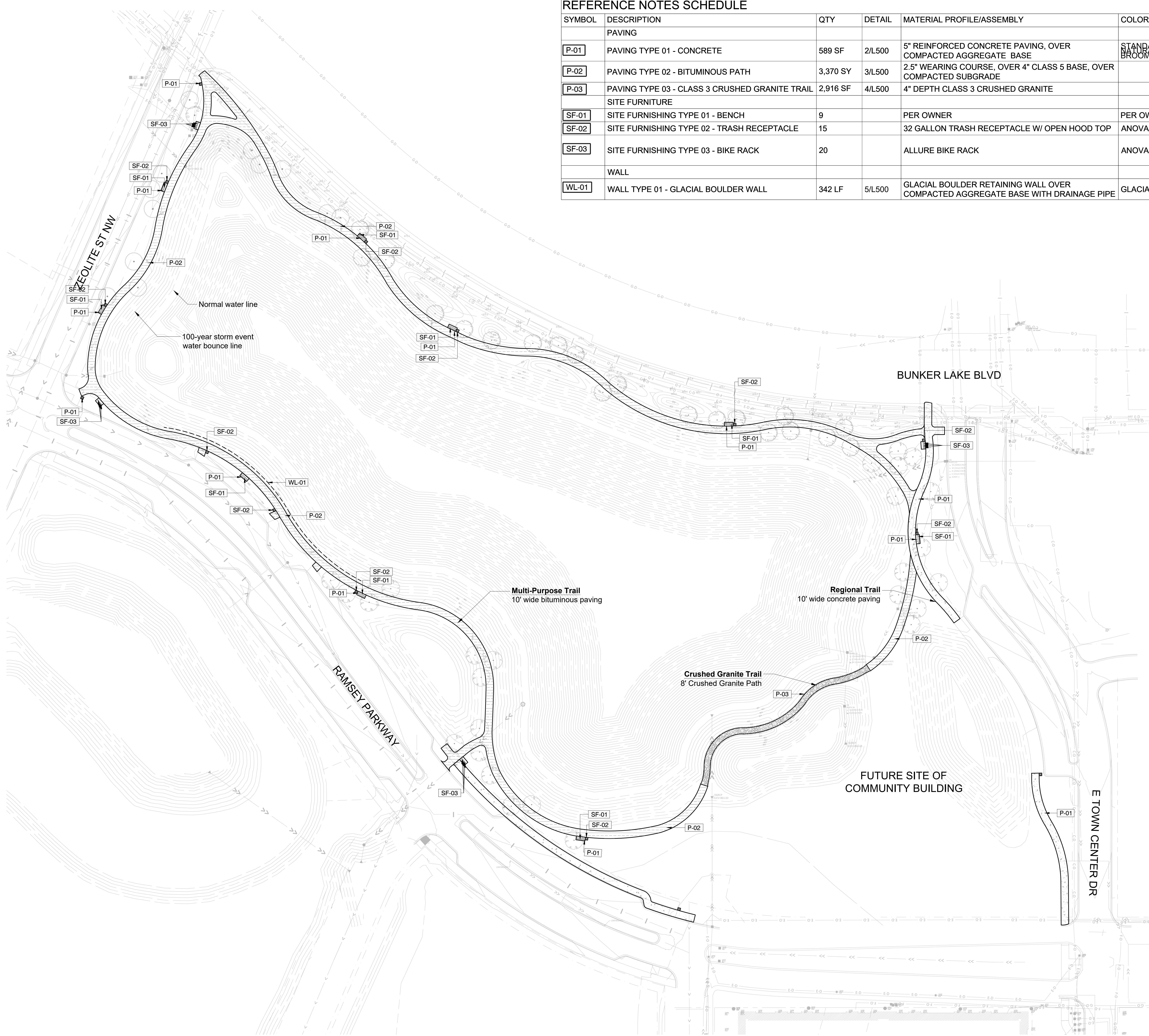
SITE ORIENTATION PLAN

L110

NOT FOR
CONSTRUCTION

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE/ASSEMBLY	COLOR/FINISH		
	PAVING						
P-01	PAVING TYPE 01 - CONCRETE	589 SF	2/L500	5" REINFORCED CONCRETE PAVING, OVER COMPACTED AGGREGATE BASE	STANDARD GRAY, MEDIUM BROOM FINISH		
P-02	PAVING TYPE 02 - BITUMINOUS PATH	3,370 SY	3/L500	2.5" WEARING COURSE, OVER 4" CLASS 5 BASE, OVER COMPACTED SUBGRADE			
P-03	PAVING TYPE 03 - CLASS 3 CRUSHED GRANITE TRAIL	2,916 SF	4/L500	4" DEPTH CLASS 3 CRUSHED GRANITE			
	SITE FURNITURE						
SF-01	SITE FURNISHING TYPE 01 - BENCH	9		PER OWNER	PER OWNER	PER OWNER	PER OWNER
SF-02	SITE FURNISHING TYPE 02 - TRASH RECEPTACLE	15		32 GALLON TRASH RECEPTACLE W/ OPEN HOOD TOP	ANOVA	L13780H	BLACK
SF-03	SITE FURNISHING TYPE 03 - BIKE RACK	20		ALLURE BIKE RACK	ANOVA	AL19BR2	33IN. H, 5IN. W, 13IN. L., SILVER TEXTURE COATED
	WALL						
WL-01	WALL TYPE 01 - GLACIAL BOULDER WALL	342 LF	5/L500	GLACIAL BOULDER RETAINING WALL OVER COMPACTED AGGREGATE BASE WITH DRAINAGE PIPE	GLACIAL BOULDER 12"-36"		



95% TRAIL PAVING PLAN

THE WATERFRONT

RAMSEY, MINNESOTA

I hereby certify that this document 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.

Name _____
Registration# _____

Signature _____ Date _____

Date 01/11/2024

DF/ Project # 23-176

Scale AS SHOWN

Drawn/Checked AG/CE

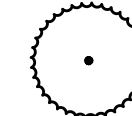
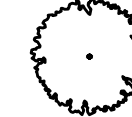

REVISION

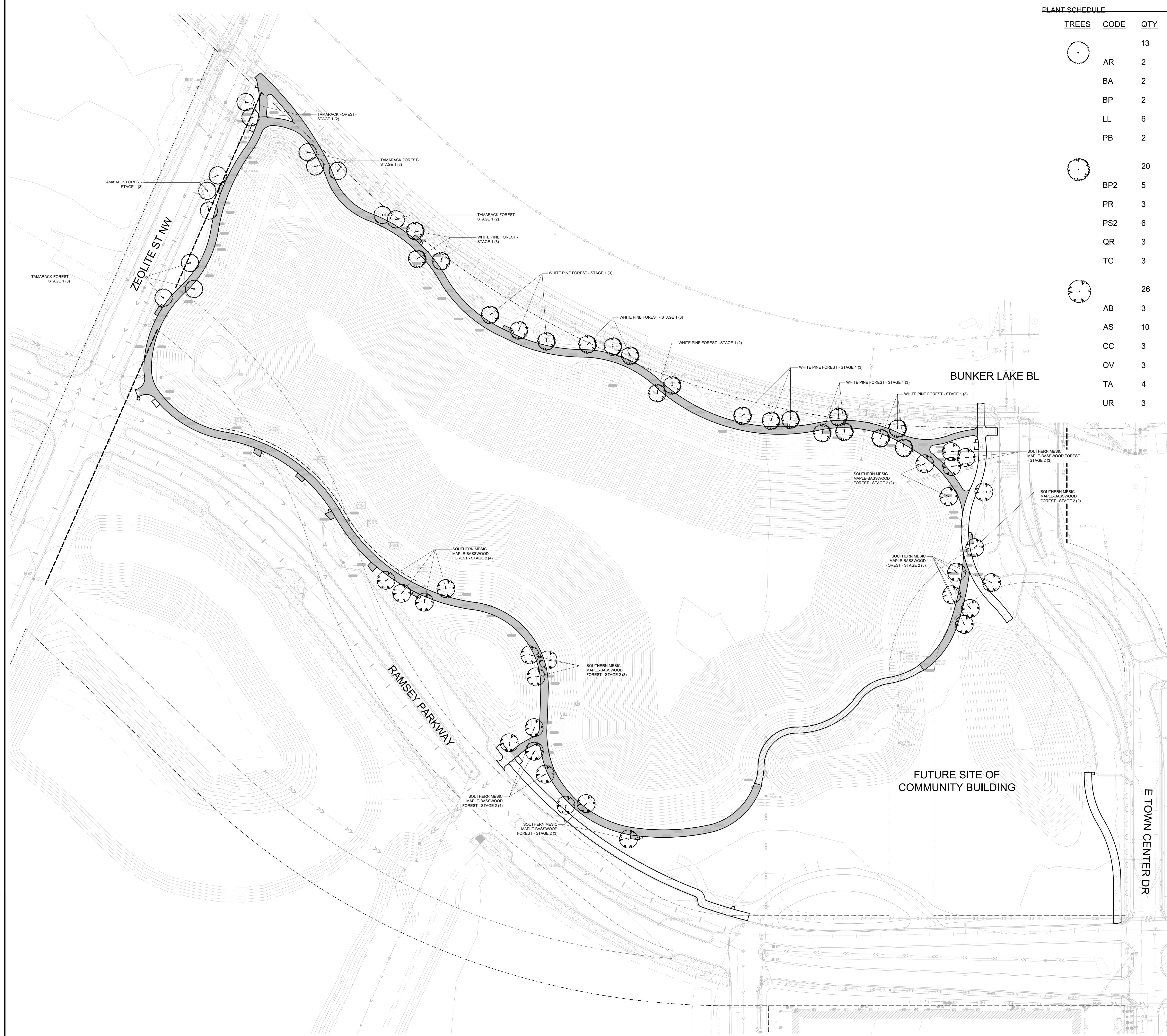
SITE MATERIALS PLAN

L110

NOT FOR
CONSTRUCTION

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME
		13	TAMARACK FOREST- STAGE 1
	AR	2	ACER RUBRUM RED MAPLE
	BA	2	BETULA ALLEGHANIENSIS YELLOW BIRCH
	BP	2	BETULA PAPYRIFERA PAPER BIRCH
	LL	6	LARIX LARICINA TAMARACK
	PB	2	PICEA MARIANA BLACK SPRUCE
		20	WHITE PINE FOREST - STAGE 1
	BP2	5	BETULA PENDULA EUROPEAN WHITE BIRCH
	PR	3	PINUS RESINOSA RED PINE
	PS2	6	PINUS STROBUS WHITE PINE
	QR	3	QUERCUS RUBRA RED OAK
	TC	3	TSUGA CANADENSIS EASTERN HEMLOCK
			26
AB		3	ACER NIGRUM BLACK MAPLE
AS		10	ACER SACCHARUM SUGAR MAPLE
CC		3	CARYA CORDIFORMIS BITTERNUT HICKORY
OV		3	OSTRYA VIRGINIANA AMERICAN HOPHORNBEAM
TA		4	TILIA AMERICANA AMERICAN LINDEN
UR		3	ULMUS RUBRA SLIPPERY ELM



95% TRAIL PAVING PLAN

**THE
WATERFRONT**

RAMSEY, MINNESOTA

I hereby certify that this document 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.

Name _____
Registration# _____

Signature _____ Date _____

Date 01/11/2024

DF/ Project # 23-176

Scale AS SHOWN

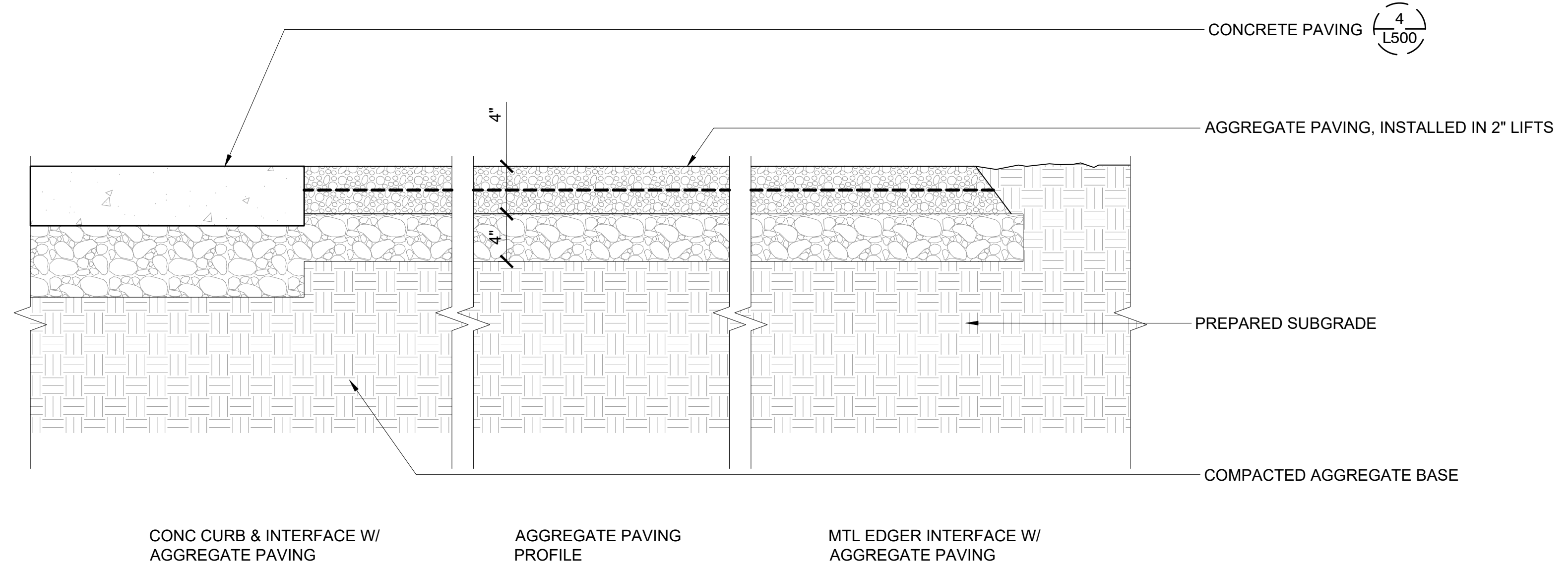
Drawn/Checked AG/CE

REVISION

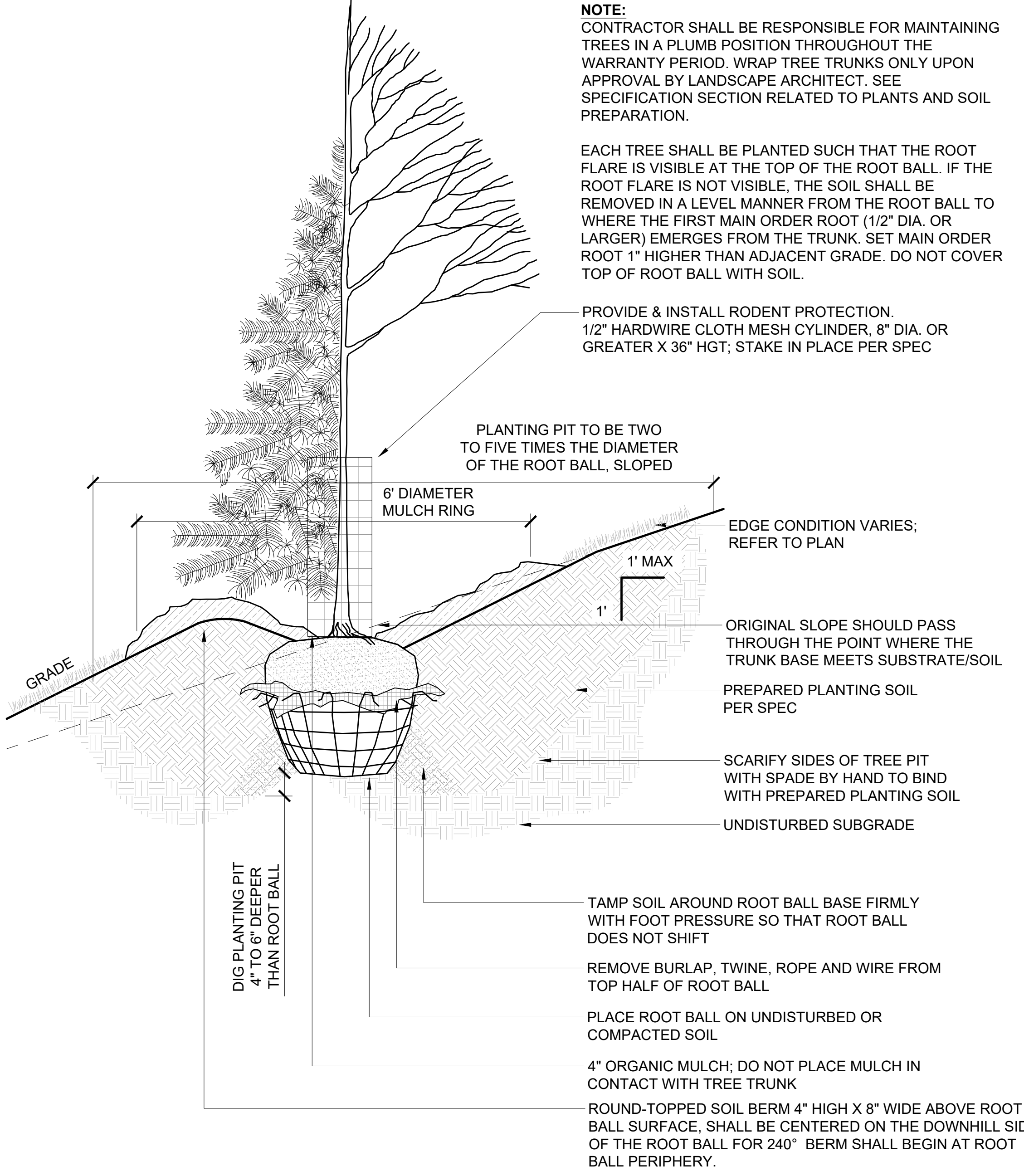
**TREE
PLANTING
PLAN**

L140

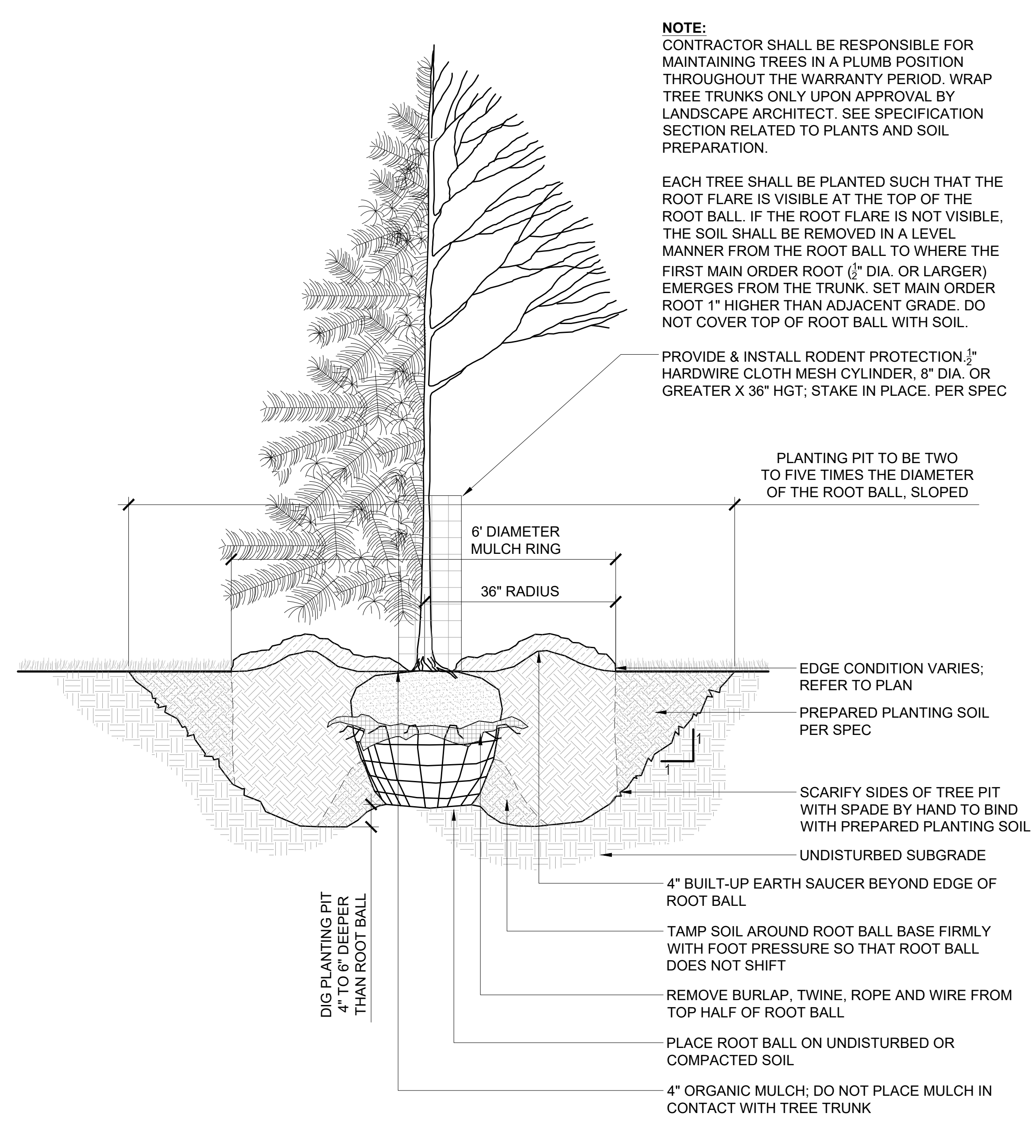
NOT FOR
 CONSTRUCTION



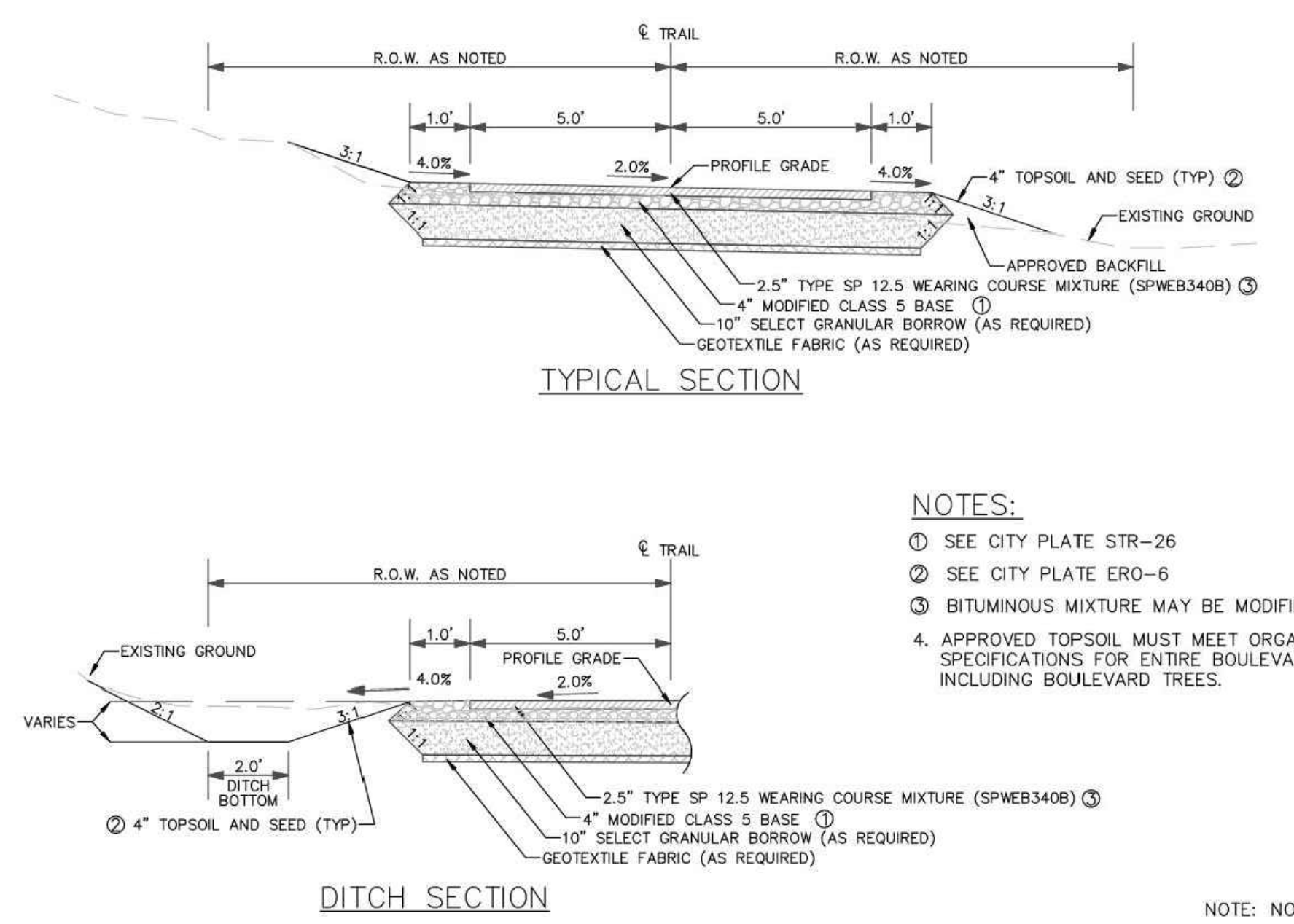
4 DETAIL - AGGREGATE PAVING & CURB CONDITIONS
 1/2" = 1'-0"



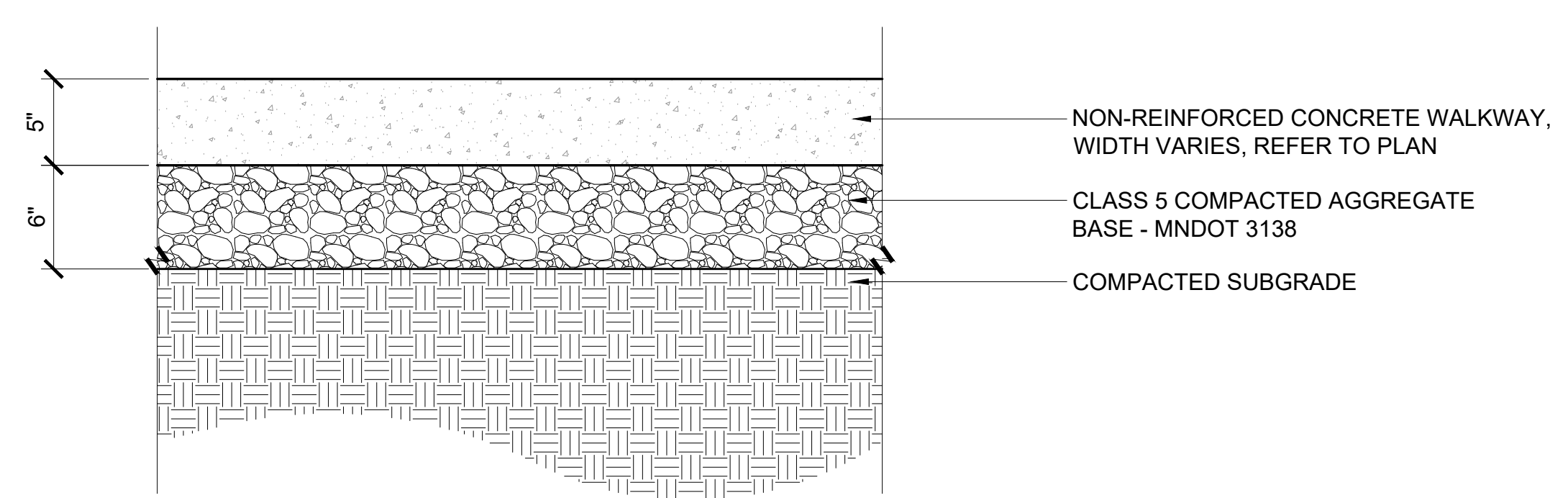
7 DETAIL - TREE PLANTING ON SLOPE 5% (20:1) TO 50% (2:1)
 3/4" = 1'-0"



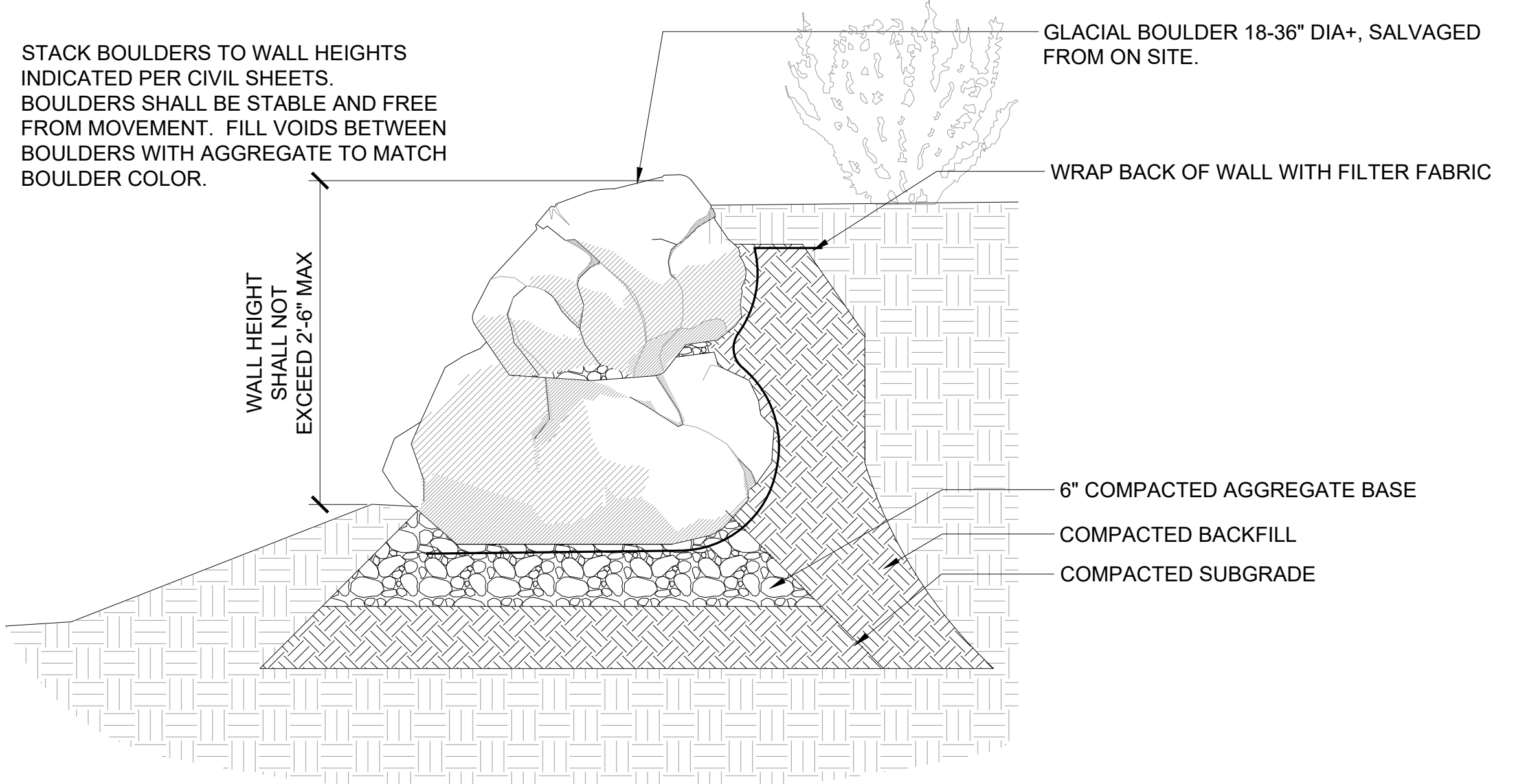
6 DETAIL - TREE PLANTING
 3/4" = 1'-0"



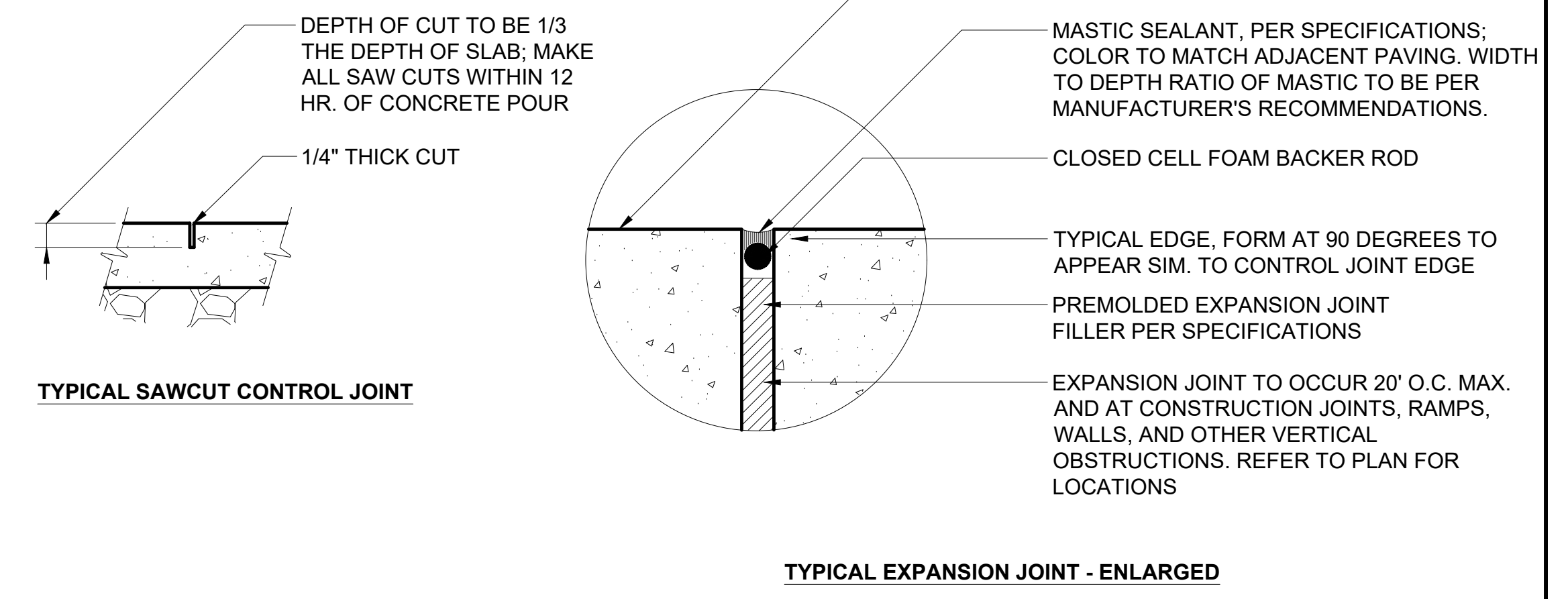
3 DETAIL-BITUMINOUS TRAIL SECTION - STANDARD
 NTS



2 DETAIL-CONCRETE WALKWAY
 NTS



5 BOULDER WALL
 1" = 1'-0"



1 DETAIL - TYPICAL CONCRETE JOINTING
 NTS

95% TRAIL PAVING PLAN

THE WATERFRONT

RAMSEY, MINNESOTA

I hereby certify that this document 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.

Name _____
 Registration# _____

Signature _____ Date _____

Date 01/11/2024

DF/ Project # 23-176

Scale AS SHOWN

Drawn/Checked AG/CE

REVISION

SITE DETAILS

L500