

PLANTING SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NOTES
<b>DECIDUOUS TREES</b>							
	AC-S	7	ACER FREEMANII 'SIENNA GLEN'	SIENNA GLEN MAPLE	B & B	2.5' CAL	
	GL-S	7	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	B & B	2.5' CAL	
	QU-W	5	QUERCUS X WAREI 'NADLER'	KINDRED SPIRIT OAK	B & B	2.5' CAL	
<b>ORNAMENTAL TREES</b>							
	SY-1	8	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	B & B	2.5' CAL	
<b>SHRUBS</b>							
	CO-F	39	CORNUS SERICEA 'ARTIC FIRE'	ARCTIC FIRE DOGWOOD	CONT	#5	24" PLANT HEIGHT AT PLANTING
	HY-A	12	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	CONT	#5	24" PLANT HEIGHT AT PLANTING
	SY-M	24	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	CONT	#5	24" PLANT HEIGHT AT PLANTING
<b>CONIFEROUS SHRUBS</b>							
	JU-G	53	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	CONT	#5	24" PLANT HEIGHT AT PLANTING
	JU-S	16	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	CONT	#5	36" PLANT HEIGHT AT PLANTING
<b>GRASSES</b>							
	CA-K	251	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	CONT	#1	
	SP-H	157	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSSEED	CONT	#1	
<b>GROUND COVERS</b>							
	HM-1			HARDWOOD MULCH			
	TS-1			FESCUE BLEND TURF SOD			

PLANT SCHEDULE BOULEVARD TREES						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
<b>DECIDUOUS TREES</b>						
	AC-S	4	ACER FREEMANII 'SIENNA GLEN'	SIENNA GLEN MAPLE	B & B	2.5' CAL
	TH-A	5	TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN	B & B	2.5' CAL

LANDSCAPE REQUIREMENTS:  
ALL LANDSCAPING IS SELECTED FROM THE RAMSEY TREE BOOK.

BOULEVARD TREES:  
MEETS CORIC ZONING REQUIREMENTS OF 35 FEET SPACING ALONG SUNWOOD DRIVE, RAMSEY PARKWAY, AND ZEOLITE.

PARKING LOT SCREENING LANDSCAPE:  
(WHEREVER A SURFACE PARKING AREA FACES A STREET FRONTAGE, SUCH FRONTAGE SHALL BE SCREENED WITH A DECORATIVE WALL, RAILING, HEDGE, OR A COMBINATION OF THESE ELEMENTS TO A MINIMUM HEIGHT OF THREE FEET (3') AND A MAXIMUM HEIGHT OF FOUR AND ONE-HALF FEET (4 1/2') ABOVE THE LEVEL OF THE PARKING LOT, AT THE BUILD-TO LINE. THIS SCREENING MAY BE BROKEN INTO SECTIONS ALONG THE STREET EDGE PROVIDED IT MEETS THE SIXTY (60%) PERCENT REQUIRED.)

TREES PROVIDED: 5 TREES

SHRUBS PROVIDED: 20 SHRUBS

TOTAL LANDSCAPE PROVIDED:

TREES PROVIDED: 38 TREES

SHRUBS PROVIDED: 162 SHRUBS

GENERAL NOTES:

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID, INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING LOCATIONS, CURBS, GUTTERS, TRAILS, TREES, LAWS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES. CONTRACTOR TO PROVIDE THE NECESSARY PROTECTION FOR THE UTILITIES BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS. CONTRACTOR TO NOTIFY GENERAL CONTRACTOR OF ANY CONCERNS PRIOR TO INSTALLATION OF PLANTINGS.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB / GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

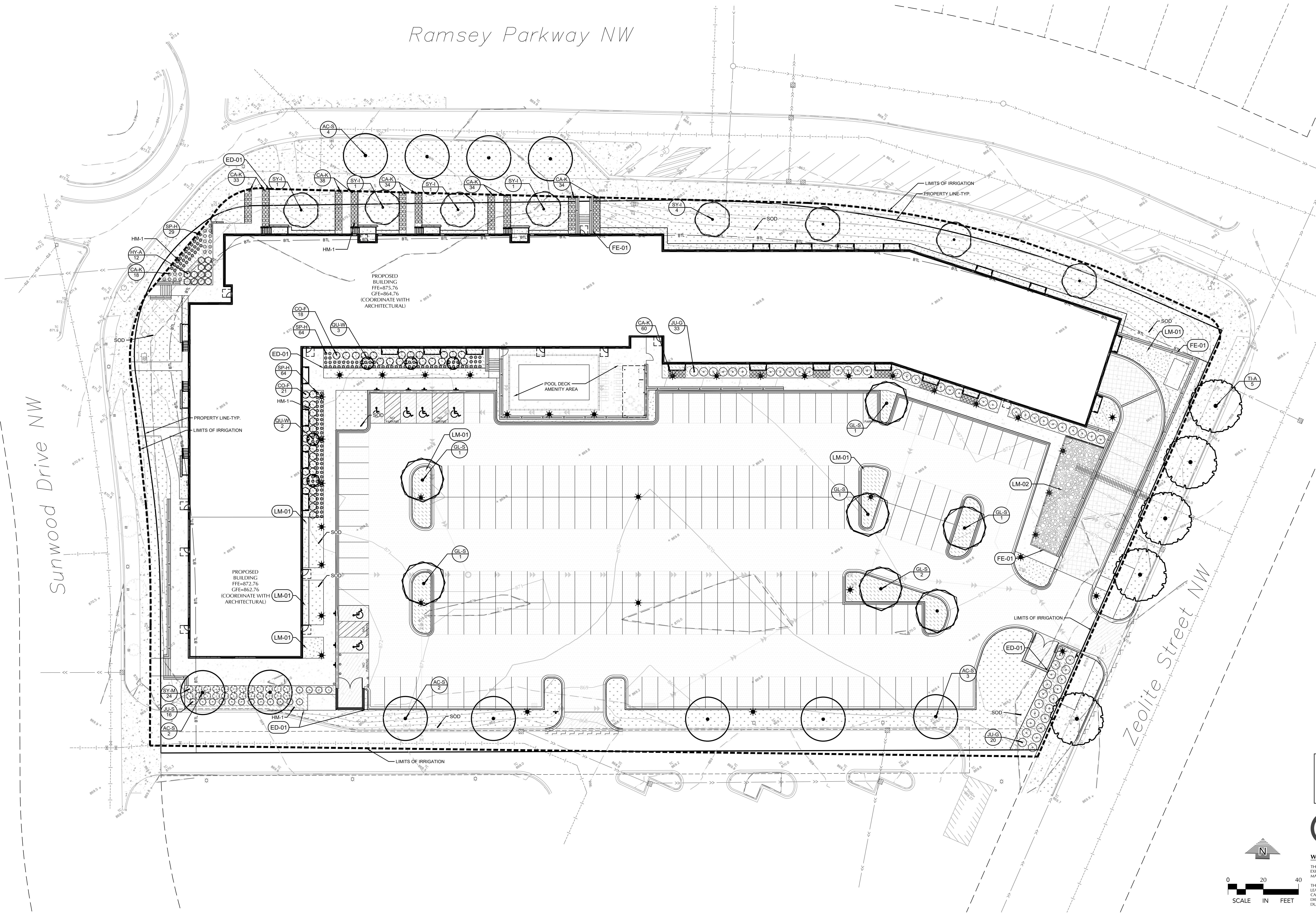
THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND / OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

FOUR (4) INCHES OF TOPSOIL IS REQUIRED OVER ALL DISTURBED AREAS NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACING. TOPSOIL SHALL NOT HAVE MORE THAN 35% SAND CONTENT. A TOPSOIL INSPECTION IS REQUIRED PRIOR TO INSTALLING LANDSCAPING (SOD, TREES, SHRUBS, ETC.).

**MATERIAL SCHEDULE**

CODE	DESCRIPTION	DETAIL	MANUFACTURER / SUPPLIER	SIZE/MODEL	MATERIAL	COLOR	FINISH	COMMENTS
<b>EDGING</b>								
(ED-01)	LANDSCAPE EDGER	SL5-1		3/16" X 6"	STEEL EDGING	BLACK		PROVIDE 15' STAKES
<b>FENCE &amp; GUARDRAIL</b>								
(FE-01)	FENCE - DECORATIVE	6L5-1		5'-0" H X 8'-0" W STANDARD PANELS	ALUMINUM	BLACK	POWDER COAT	
<b>LANDSCAPE MATERIALS</b>								
(LM-01)	ROCK MULCH	4L5-1		3/4" GRAY TRAP	STONE	NATURAL		
(LM-02)	PEA GRAVEL	3L5-1		5/8" RIVER ROCK	STONE	NATURAL		

Ramsey Parkway NW



7979  
SUNWOOD DR.  
MIXED-USE

7979 SUNWOOD DRIVE  
RAMSEY, MN

ROERS  
COMPANIES

LOUCKS

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
12755 Highway 55, Suite R100  
Plymouth, MN 55441  
763.424.5005  
www.loucksinc.com

**CADD QUALIFICATION**

CADD files prepared by the Consultant for this project are the property of the Consultant and shall not be used for any other project, for addition to this project, or for completion of this project by other without written approval by the Consultant. With the Consultant's approval, others may be permitted to create copies of the CADD drawings for their use only. All drawings shall be maintained in electronic format. Any additions, deletions, or changes to these CADD files shall be made in the field and shall not be made in the office. The Consultant shall not be responsible for errors, omissions, or delays and the party that has reviewed and approved by the Consultant shall be held responsible for any such errors, omissions, or delays.

**SUBMITTAL/REVISIONS**

08/07/2025 SCHEMATIC PAGE FLIP  
08/18/2025 LAND USE APPLICATION  
08/22/2025 SCHEMATIC DESIGN  
09/11/2025 CITY RESUBMITTAL  
09/17/2025 LUA RESUBMITTAL  
10/07/2025 LUA RESUBMITTAL

**PROFESSIONAL SIGNATURE**

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.  
Date: 10/7/2025

License No. 53757

**QUALITY CONTROL**

Loucks Project No. 250244.00  
Project Lead SRT  
Drawn By KVK/NWE  
Checked By KVK / NWE  
Review Date 10/07/2025

**SHEET INDEX**

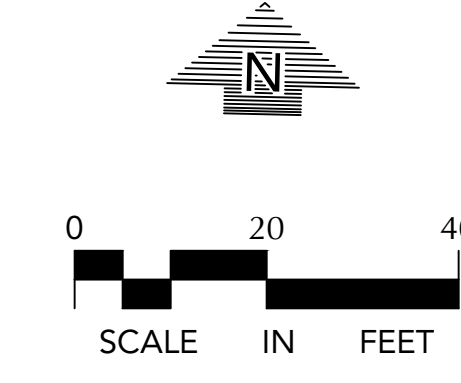
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C3-3 SWPPP NOTES  
C4-1 UTILITY PLAN  
C8-1 - C8-3 CIVIL DETAILS  
L2-1 LANDSCAPE PLAN  
L8-1 LANDSCAPE DETAILS

NOTE:  
EXISTING CONDITIONS INFORMATION  
SHOWN IS FROM AN ALTA/NSPS LAND  
TITLE SURVEY PREPARED BY LOUCKS,  
DATED 09/10/2025 BASED ON NAVD88.

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 WORK WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



LANDSCAPE  
PLAN  
L2-1

**LANDSCAPE INSTALLATION:**

**GENERAL NOTES:**

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

NO PLANTING WILL BE INSTALLED UNTIL ALL 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, THE CONTRACTOR 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 TRUNK PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING.

**SOIL & GROUND COVER:**

ALL DISTURBED AREAS NOT OTHERWISE IMPROVED WITH IMPROVED SURFACES SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL WITH NOT MORE THAN 35% SAND CONTENT. TOPSOIL INSPECTION REQUIRED PRIOR TO PLANTINGS AND INSTALLATION OF GROUND.

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

WHERE SOIL / SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOIL / SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOIL. SEED SHALL BE INSTALLED AND MULCHED AS PER MNDOT SPECS.

SOIL SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS, ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOIL 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 1 C ANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 1' 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 THE LANDSCAPE CONTRACTOR REQUESTS AND RECEIVES APPROVAL FROM BOTH THE LANDSCAPE ARCHITECT AND THE CITY OF RAMSEY PRIOR TO SUBMITTING A BID OR QUOTATION, AND BEFORE INSTALLATION.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIBER 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" CALIBER 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 SOIL / SEED UNLESS NOTED OTHERWISE.

**PLANTING BED PREPARATION:**

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

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH AND NO 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 (PREN OR EQUIVA) 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.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH TWO (2) CALENDAR YEARS FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (TWO (2) FULL GROWING SEASONS) 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 / SOIL 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. DOMINANT 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.

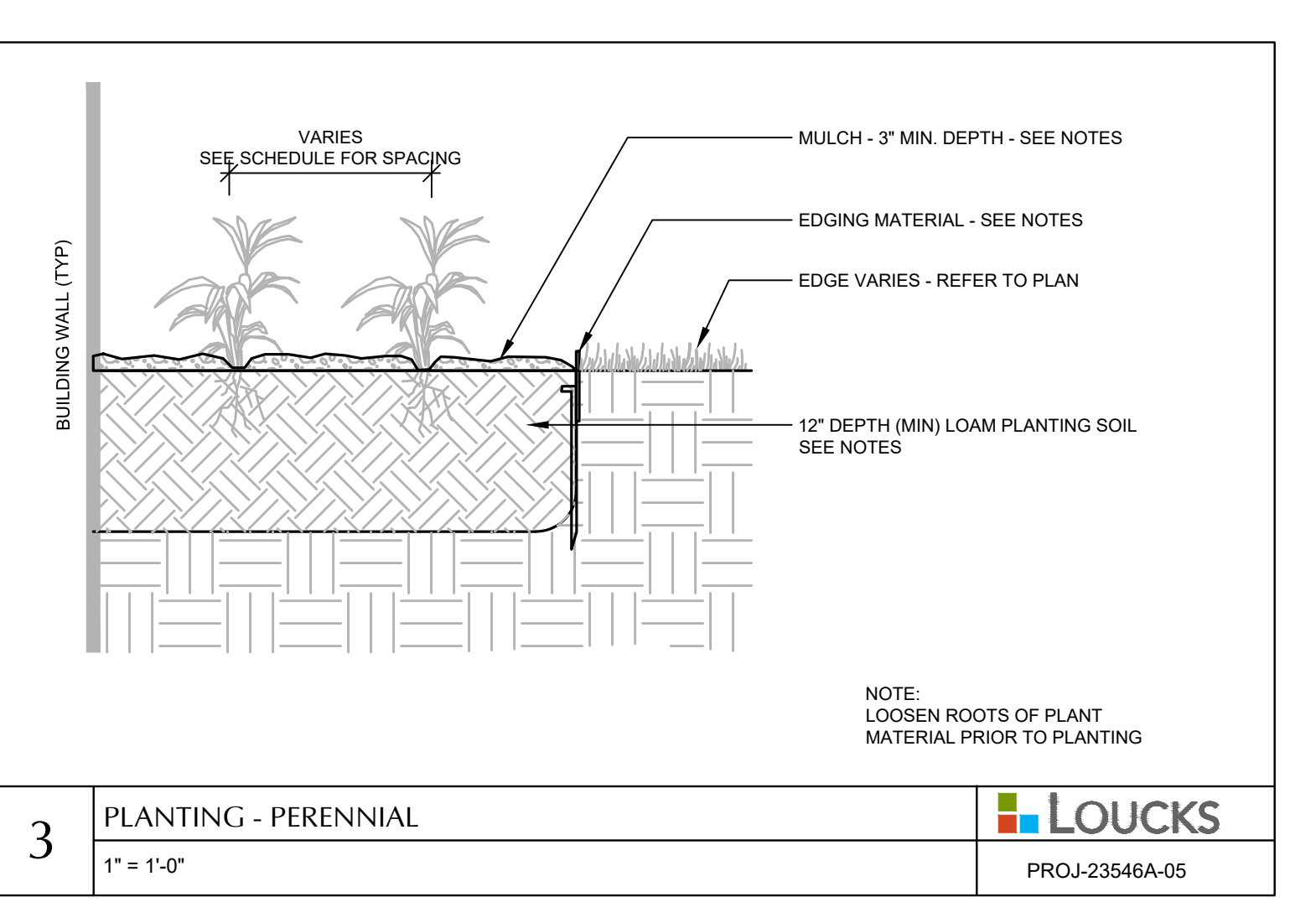
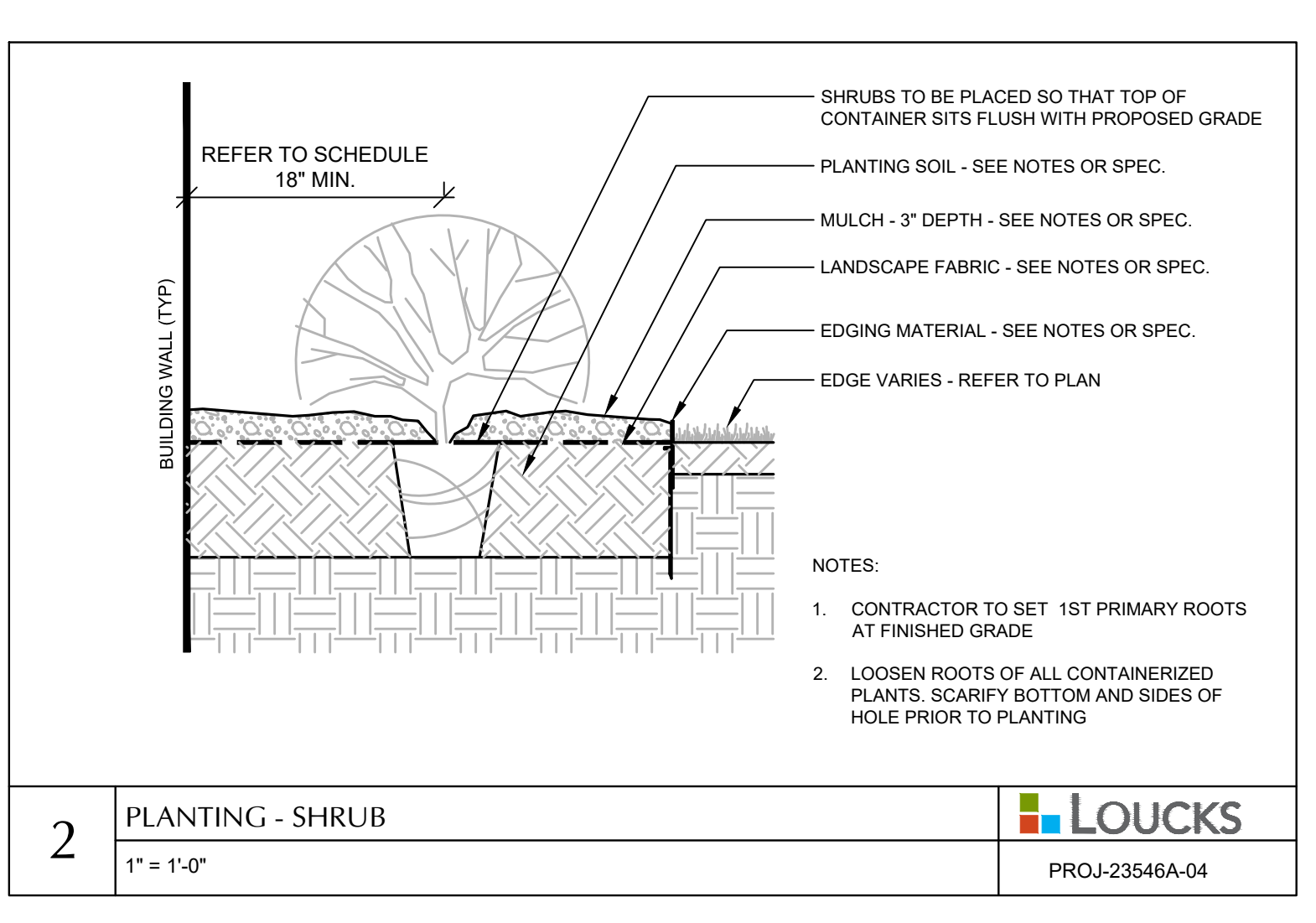
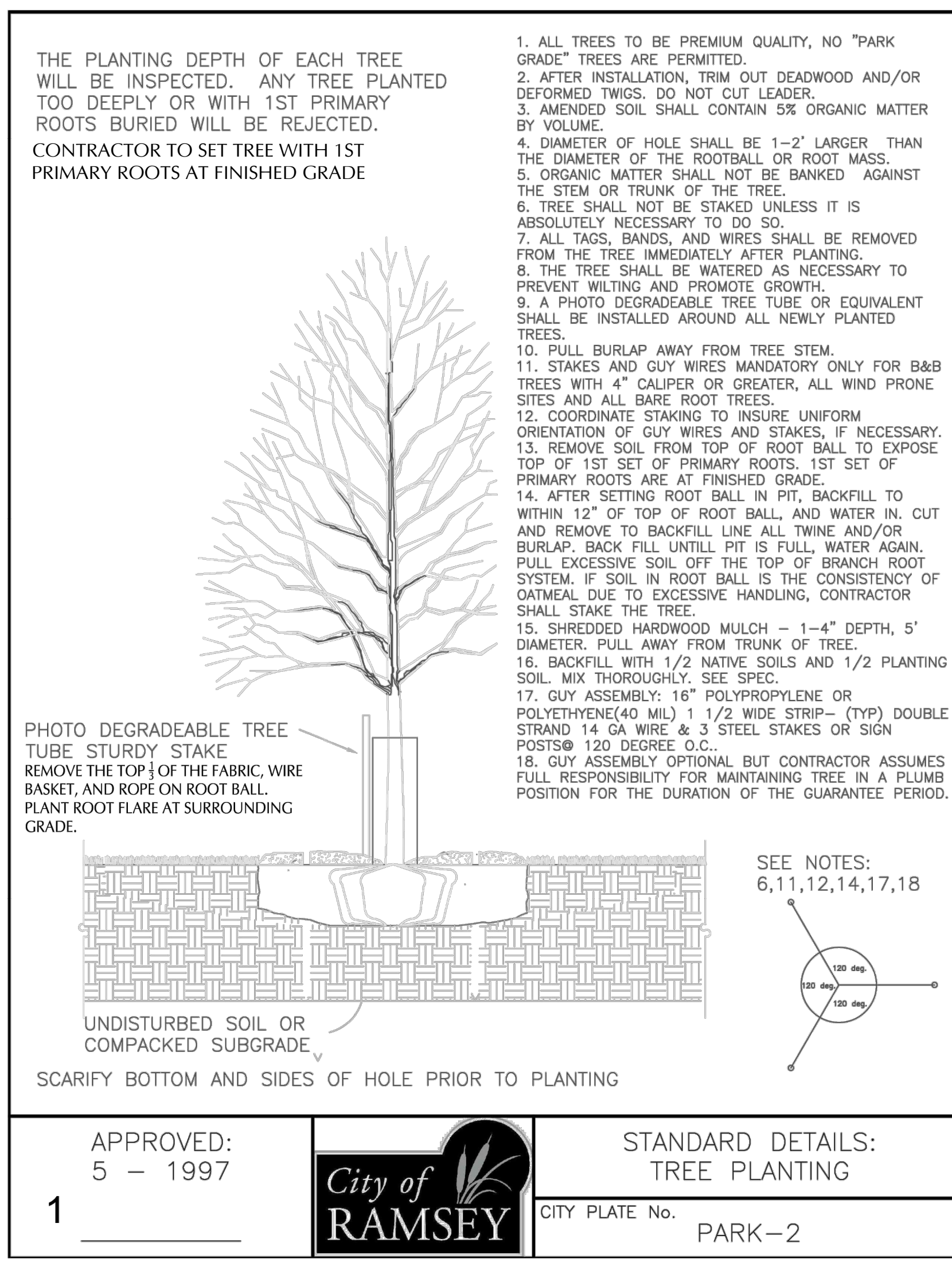
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND / OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT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

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

THE SYSTEM SHALL INCORPORATE A RAIN SENSOR AND AN APPROVED SMART CONTROLLER INTO IRRIGATION SYSTEM.

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



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**7979**  
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**SUBMITTAL/REVISIONS**

08/07/2025	SCHEMATIC PAGE FLIP
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08/22/2025	SCHEMATIC DESIGN
09/11/2025	CITY RESUBMITTAL
09/17/2025	LUA RESUBMITTAL
10/07/2025	LUA RESUBMITTAL

**PROFESSIONAL SIGNATURE**

I hereby certify that the plan, specification or report 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.  
  
 License No. 53757  
 Date:

**QUALITY CONTROL**

Loucks Project No. 250244.00  
 Project Lead SRT  
 Drawn By KVK/NWE  
 Checked By KVK / NWE  
 Review Date 10/07/2025

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C4-1	UTILITY PLAN
C8-1 - C8-3	CIVIL DETAILS
L2-1	LANDSCAPE PLAN
L8-1	LANDSCAPE DETAILS

**LANDSCAPE**  
**DETAILS**  
**L8-1**