

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 V 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 SUBSTITUTION 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 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 MINK MULCH WITH NO WEED BARRIER.

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MINK MULCH WITH NO WEED BARRIER.

ALL TREES NOT IN PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MINK 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 (TWO 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 CONTRACTORS 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.

IRRIGATION IN THE BOULEVARD ALONG ZEOLITE STREET: HEAD-TO-HEAD IRRIGATION COVERAGE, SUPPLIED BY THE BANK, SHALL BE PROVIDED WITHIN THE BOULEVARD AND BACK OF ALL CURB/SIDEWALK ALONG ZEOLITE STREET.

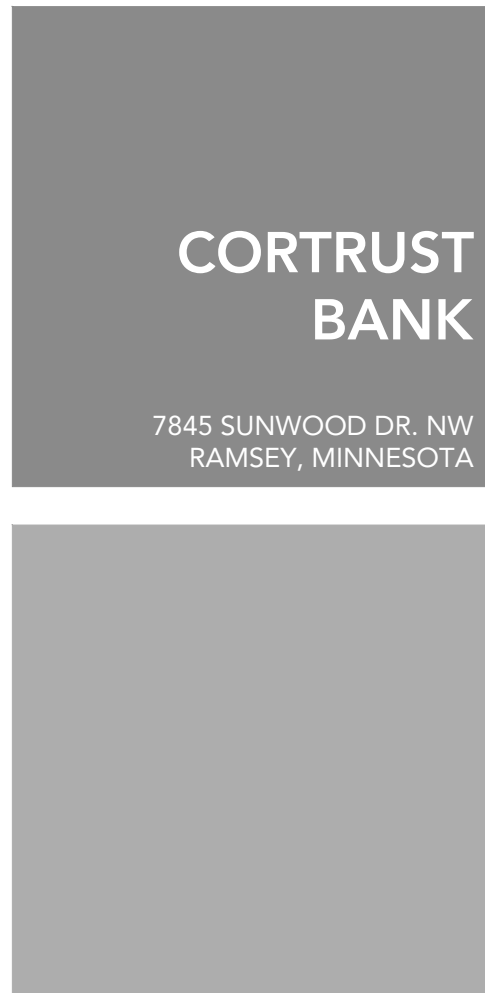
LANDSCAPE REQUIREMENTS

ZEOLITE AVE BOULEVARD TREE REQUIREMENTS

FRONTAGE ALONG ZEOLITE AVE: 259 LF
 REQUIRED TREES: 8 TREES
 (1 TREE PER 35 LF)
 PROVIDED TREES: 8 TREES

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
DECIDUOUS TREES						
	GB	5	GINKGO BILOBA	GINKGO TREE	B & B	2.5" CAL
	KC	6	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	B & B	2.5" CAL
	SKH	3	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	B & B	2.5" CAL
	UL-M	5	ULMUS 'MORTON'	ACCOLADE ELM	B & B	2.5" CAL
SHRUBS						
	AH	6	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	5 GAL	24" HEIGHT AT PLANTING
	ALC	24	RIBES ALPINUM	ALPINE CURRANT	5 GAL	24" HEIGHT AT PLANTING
	LN	8	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	LITTLE DEVIL NINEBARK	5 GAL	24" HEIGHT AT PLANTING
CONIFEROUS SHRUBS						
	TY	3	TAXUS X MEDIA 'TAUNTON'	TAUNTON YEW	5 GAL	24" SPRD
PERENNIALS						
	AJS	33	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL	
	KFG	24	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	
	PHO	53	HOSTA X 'PATRIOT'	PATRIOT HOSTA	1 GAL	
	RSD	69	HEMEROCALLIS X 'RUBY STELLA'	RUBY STELLA DAYLILY	1 GAL	
	WC	108	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	1 GAL	
SYMBOL	CODE		BOTANICAL NAME	COMMON NAME		
GROUND COVERS						
	HM		HARDWOOD MULCH	SHREDDED HARDWOOD MINK MULCH		
	NSM		BOULEVARD SEED MIX	MNDOT SOUTHERN BOULEVARD MIX:		
	SOD		TURF SOD	MIX OF SALT TOLERANT TURF SPECIES		
	STM		STONE MULCH	CRUSHED GRAY ROCK 1/4" MINUS 3" DEPTH		

REFERENCE NOTES SCHEDULE									
CODE	DESCRIPTION	QTY	DETAIL	MATERIAL	COLOR				
EDGING									
(ED-101)	LANDSCAPE EDGER		6/5	METAL	BLACK				
CODE	DESCRIPTION	QTY	DETAIL	MANUFACTURER/SUPPLIER	SIZE/MODEL	MATERIAL	COLOR	FINISH	COMMENTS
PAVING									
(P-101)	CONCRETE PAVER		5/5	HANOVER ARCH PRODUCTS	12" X 12" X 2.5" HT	PRECAST CONCRETE	NATURAL	TUDOR	OR APPROVED EQUAL
CODE	DESCRIPTION	QTY	DETAIL	MANUFACTURER/SUPPLIER	SIZE/MODEL	COLOR	FINISH		
SITE FURNITURE									
(SF-102)	BIKE RACK	2	4/5	DUMOR	83-00 S-2	BLACK	POWDER COAT		



LOUCKS
 PLANNING
 CIVIL ENGINEERING
 LAND SURVEYING
 LANDSCAPE ARCHITECTURE
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SUBMITTAL/REVISIONS	
10/10/2025	CITY SUBMITTAL
11/05/2025	CITY RESUBMITTAL
12/01/2025	CITY RESUBMITTAL

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.

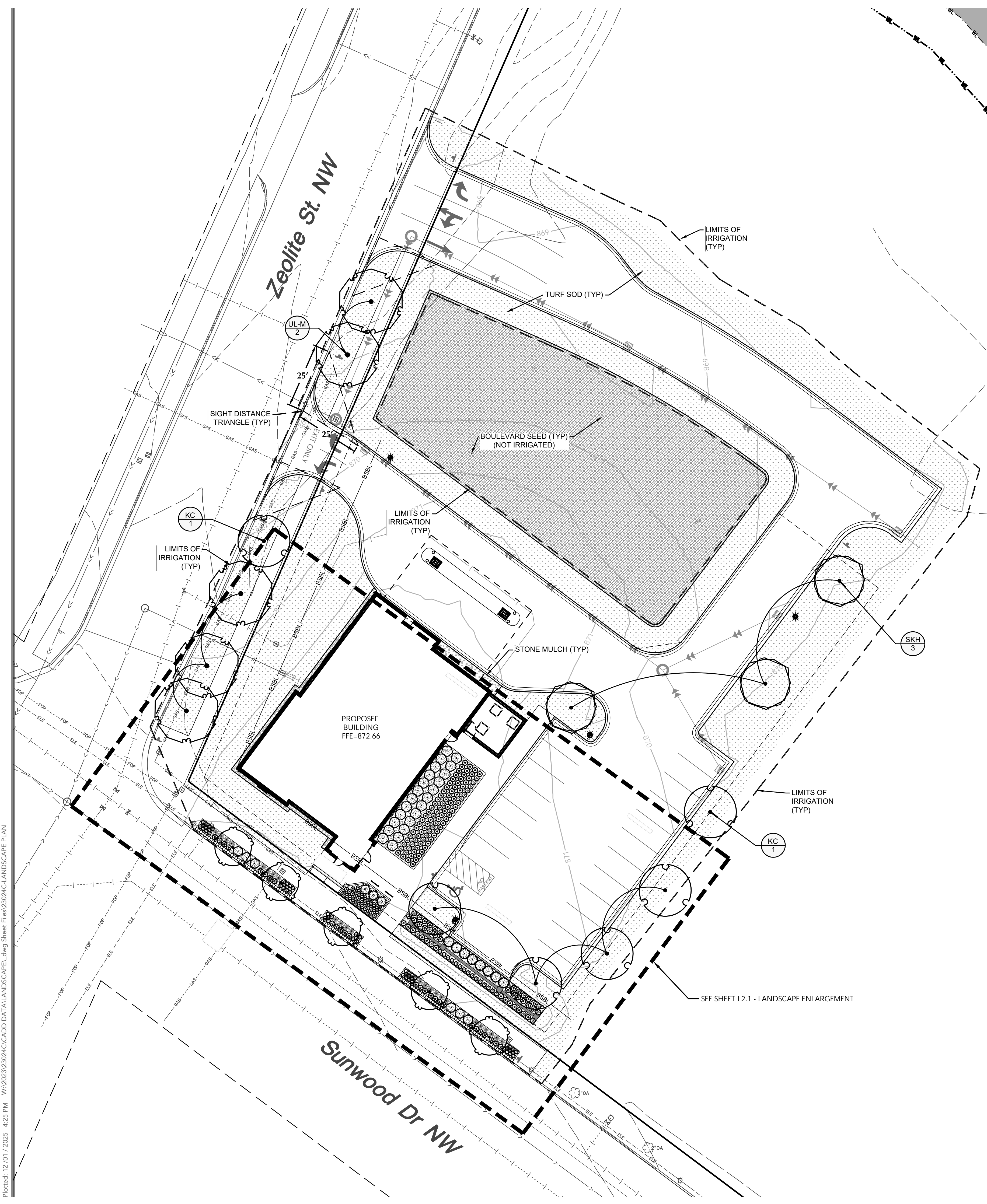
 Jordan Sedore
 License No. 58254
 Date 10/10/2025

QUALITY CONTROL
 Loucks Project No. 23024C
 Project Lead JDC
 Drawn By JDC
 Checked By NWE
 Review Date 10/10/2025

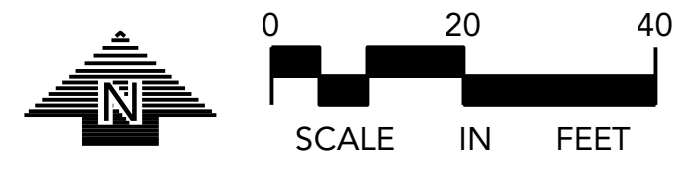
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C.2.1	SITE PLAN
C.2.2	FIRE TRUCK TURNING
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C.3.2	SWPPP
C.3.3	SWPPP NOTES
C.4.1	UTILITY PLAN - STORM SEWER
C.4.2	UTILITY PLAN - SS & WM
C.8.1-C.8.3	CIVIL DETAILS
L.0.1	LANDSCAPE NOTES
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L.2.1	LANDSCAPE ENLARGEMENT
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LANDSCAPE NOTES
L0.1



NOTE:
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SHOWN IS FROM A BOUNDARY &
PARTIAL TOPOGRAPHIC SURVEY
PREPARED BY LOUCKS, DATED 09/10/2025.



CORTRUST BANK
7845 SUNWOOD DR. NW
RAMSEY, MINNESOTA

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NOTE
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PLAISTED'S GROWER MIX:
[HTTPS://PLAISTEDCOMPANIES.COM/HORTICULTURAL-MIXES/](https://plaistedcompanies.com/horticultural-mixes/)

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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.
Jordan Sedore
Jordan Sedore, PLSA
License No. 58254
Date 10/10/2025

QUALITY CONTROL
Loucks Project No. 23024C
Project Lead JDG
Drawn By JDG
Checked By NWE
Review Date 10/10/2025

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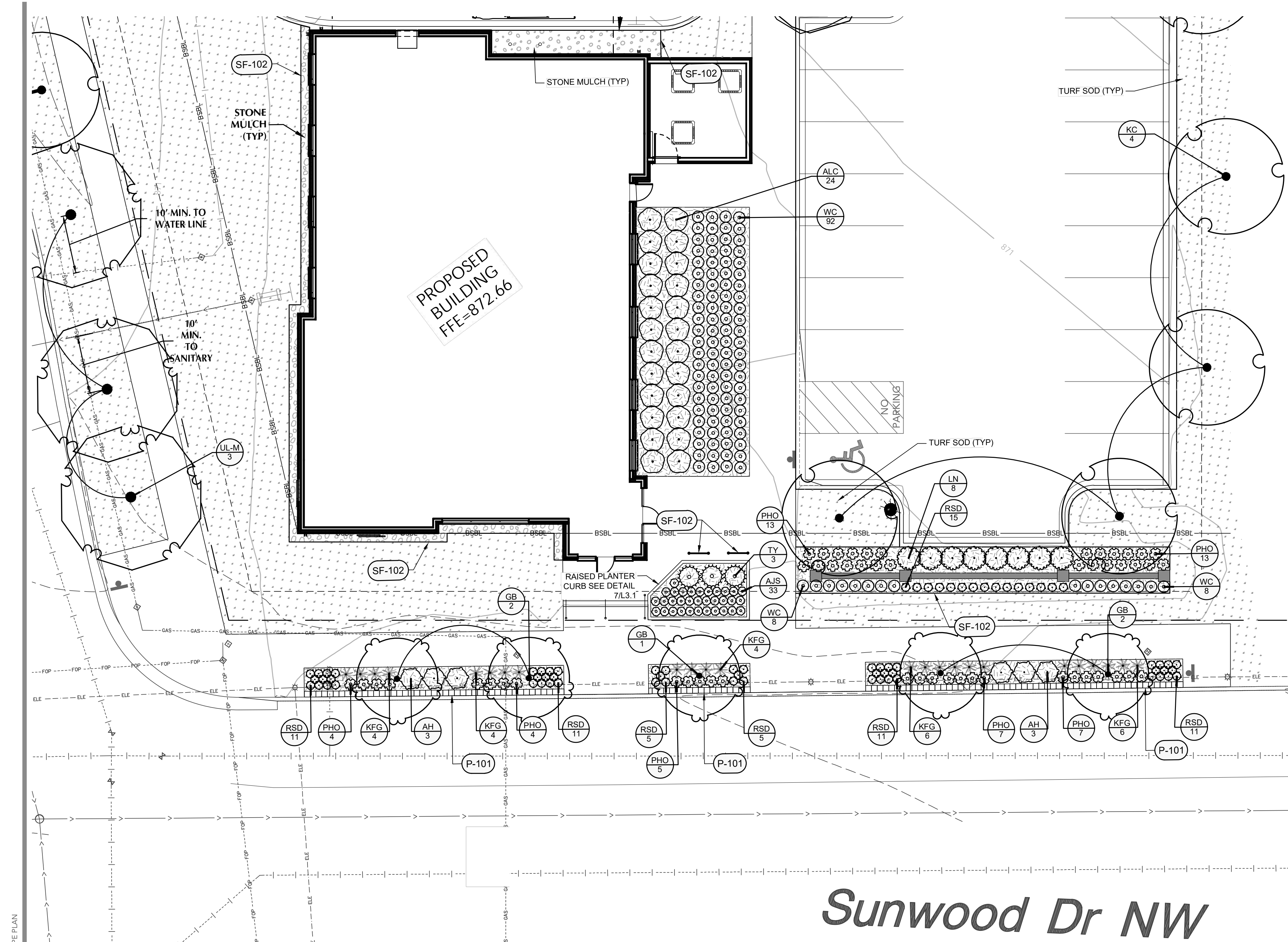
CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

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 ANE / OR RELOCATION OF LINES.

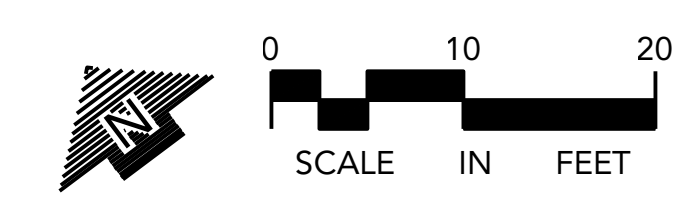
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGE DURING CONSTRUCTION AT NO COST TO THE OWNER.

OVERALL LANDSCAPE PLAN
L1.1

Plotted: 12/01/2025 4:25 PM W:\2023\23024C\CADD DATA\LANDSCAPE\Draw Sheet Files\23024C.LANDSCAPE.PLAN



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(SF-102)	BIKE RACK

Sunwood Dr NW

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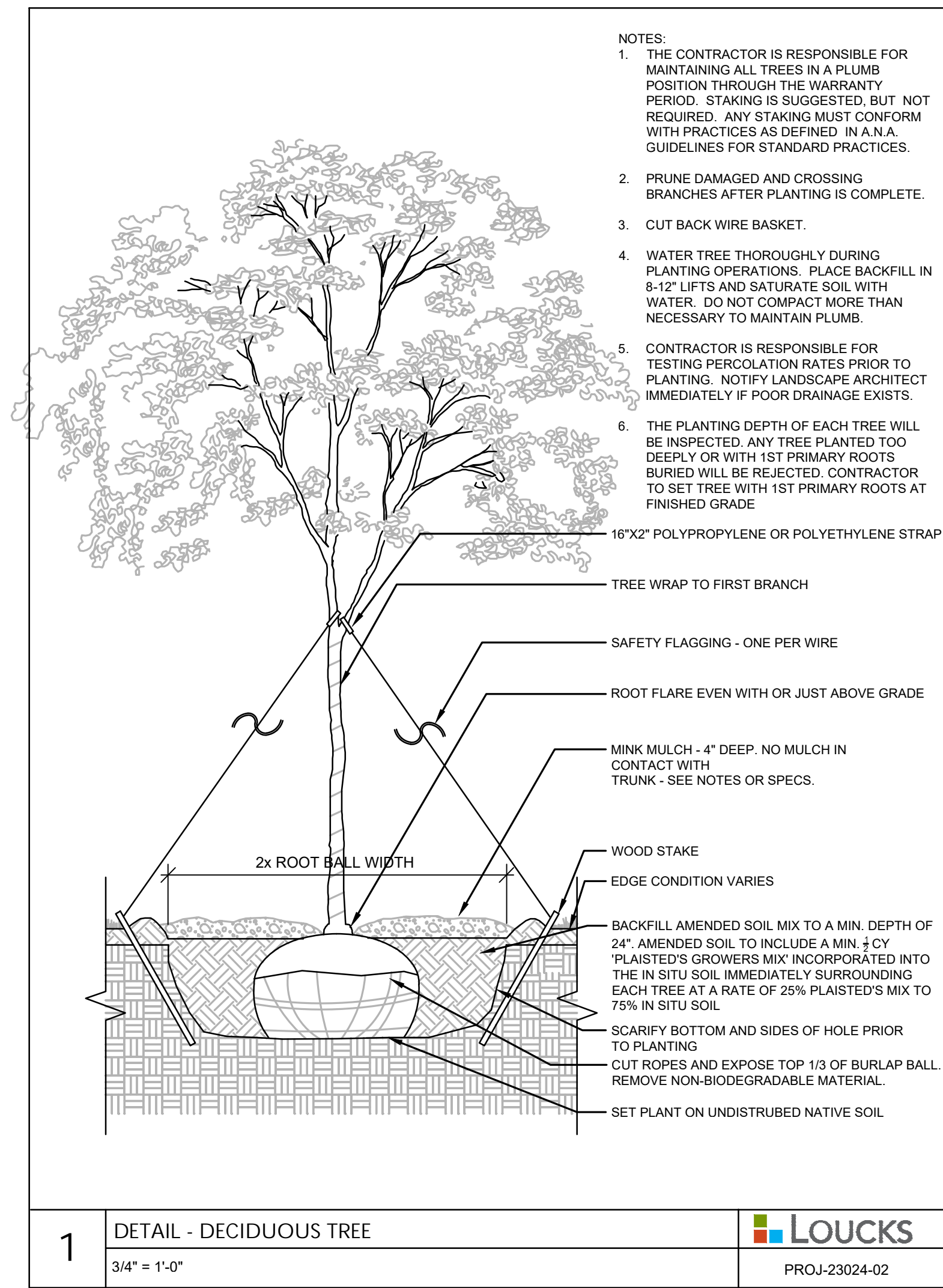
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Locks Project No.	23024C
Project Lead	JDG
Drawn By	JDG
Checked By	NWE
Review Date	10/10/2025

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L.0.1	LANDSCAPE NOTES
L.1.1	OVERALL LANDSCAPE PLAN
L.2.1	LANDSCAPE ENLARGEMENT
L.3.1	LANDSCAPE DETAILS

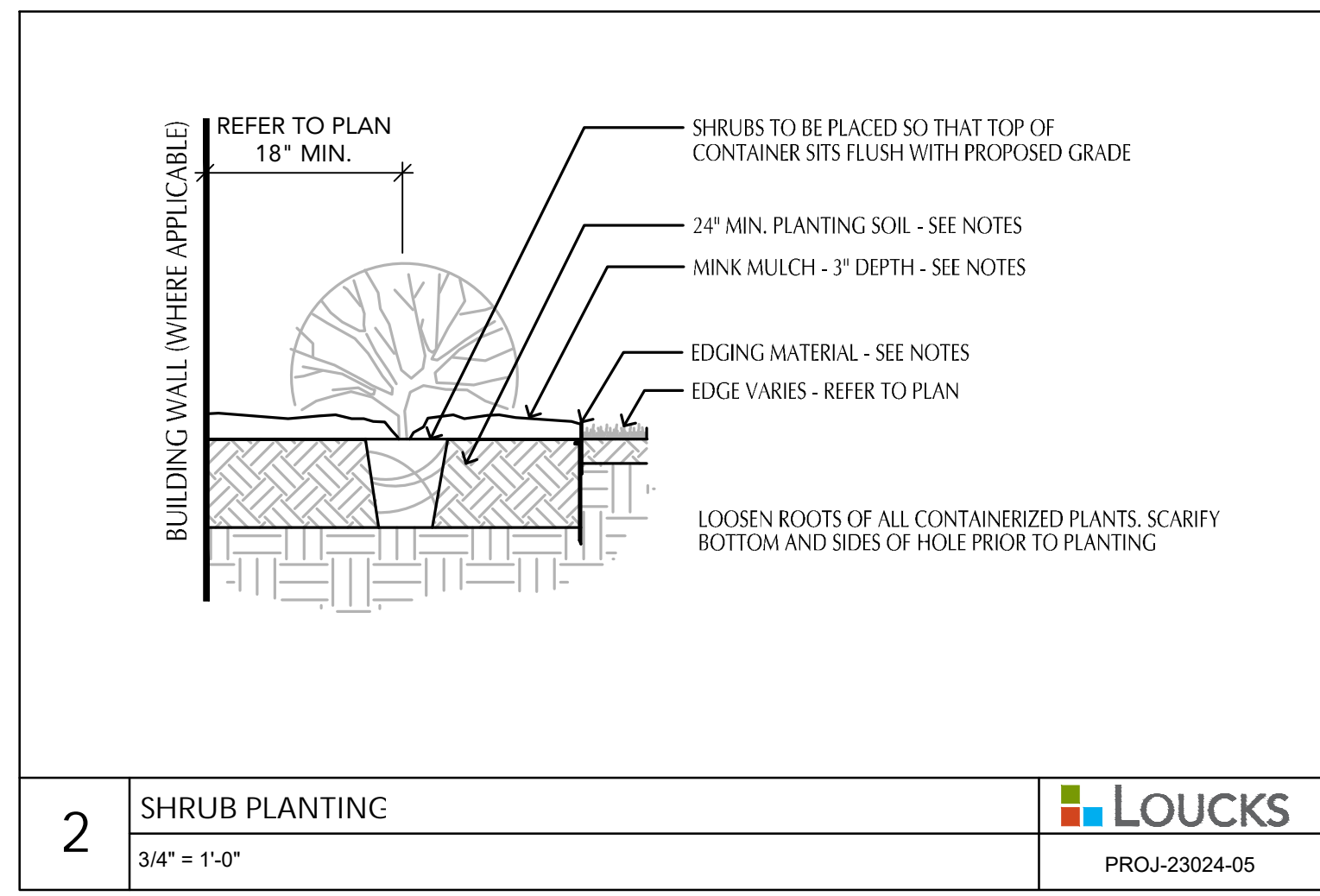
CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

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 DAMAGE DURING CONSTRUCTION AT NO COST TO THE OWNER.

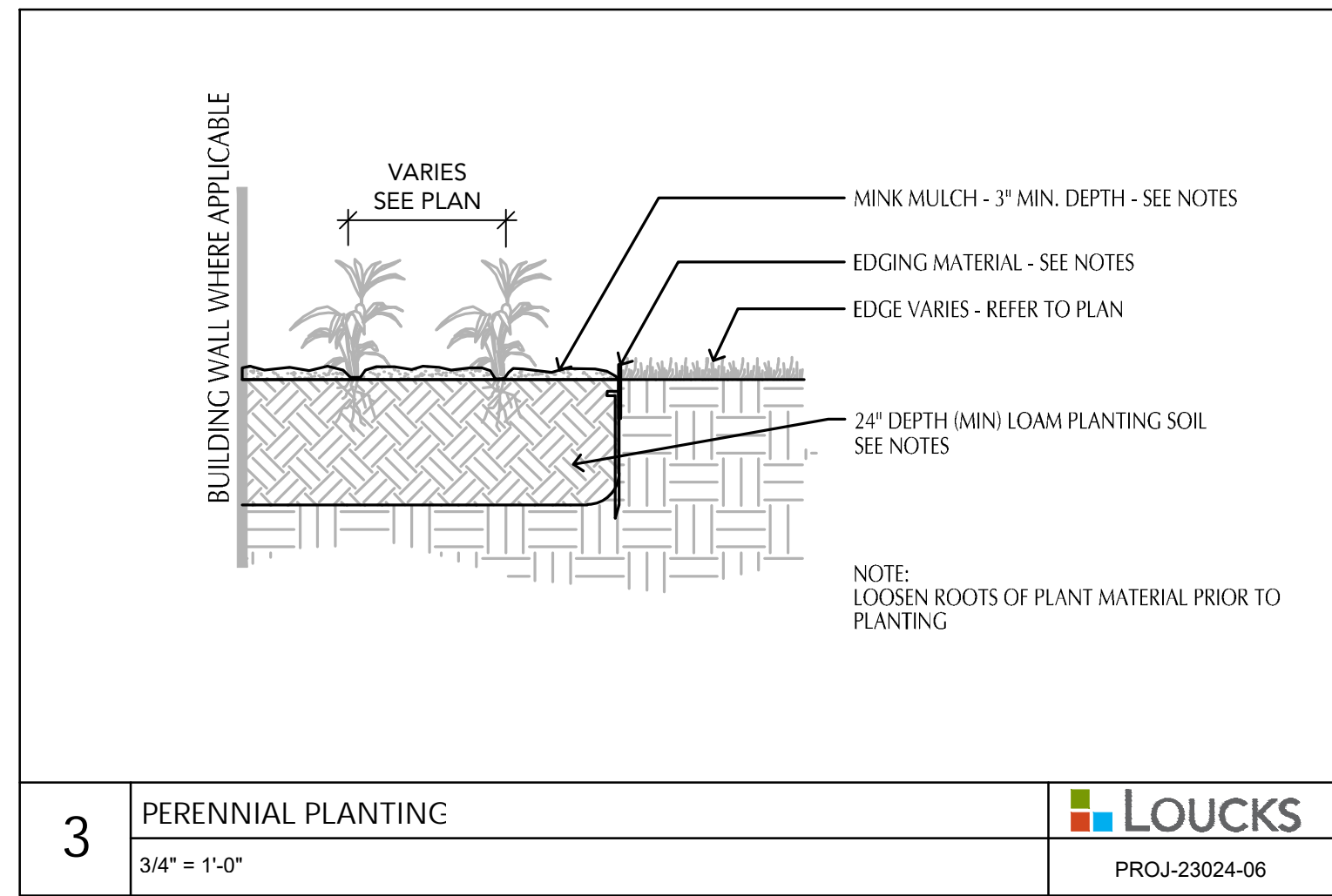
LANDSCAPE ENLARGEMENT
L2.1



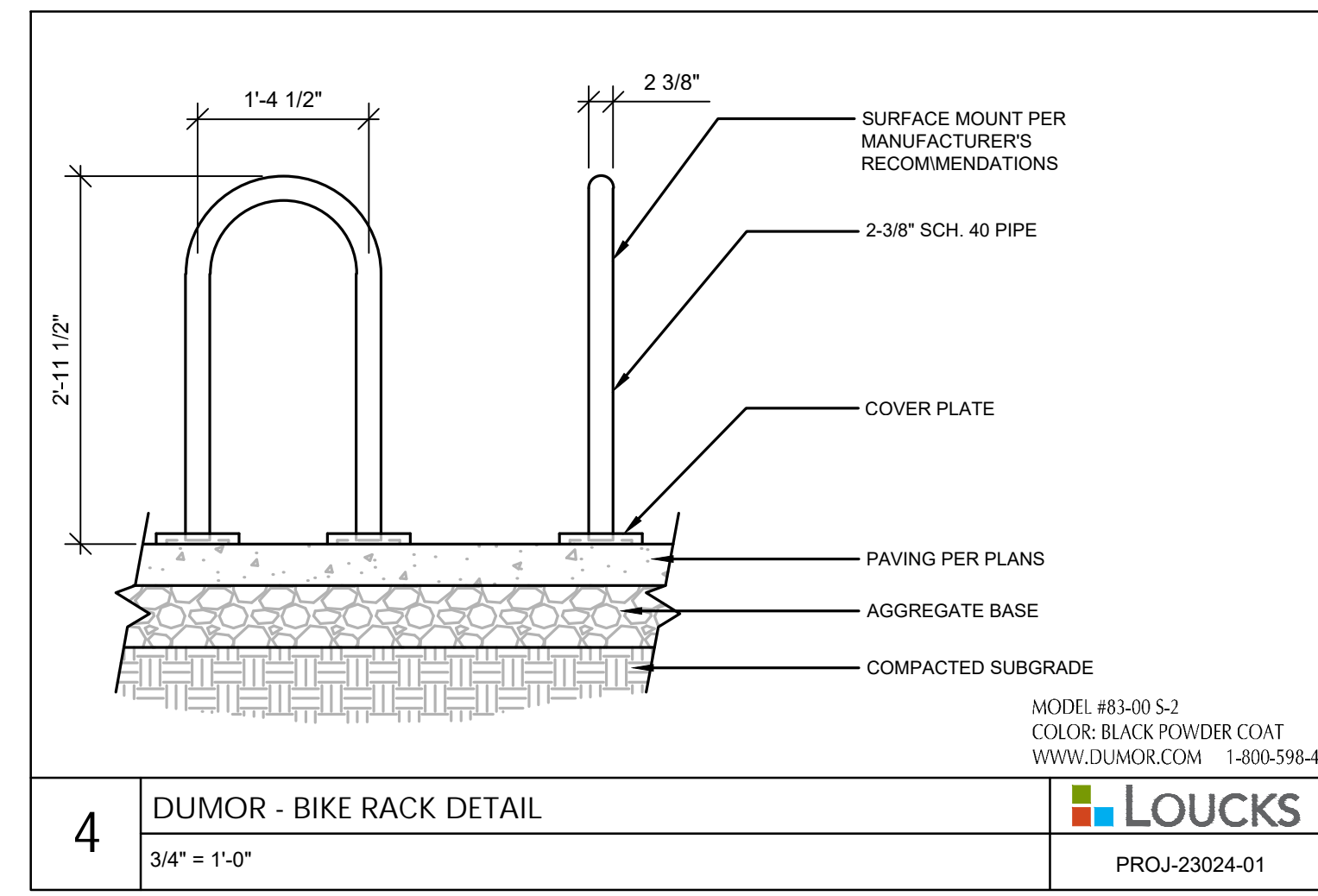
1 DETAIL - DECIDUOUS TREE
3/4" = 1'-0"
LOUCKS
PROJ-23024-02



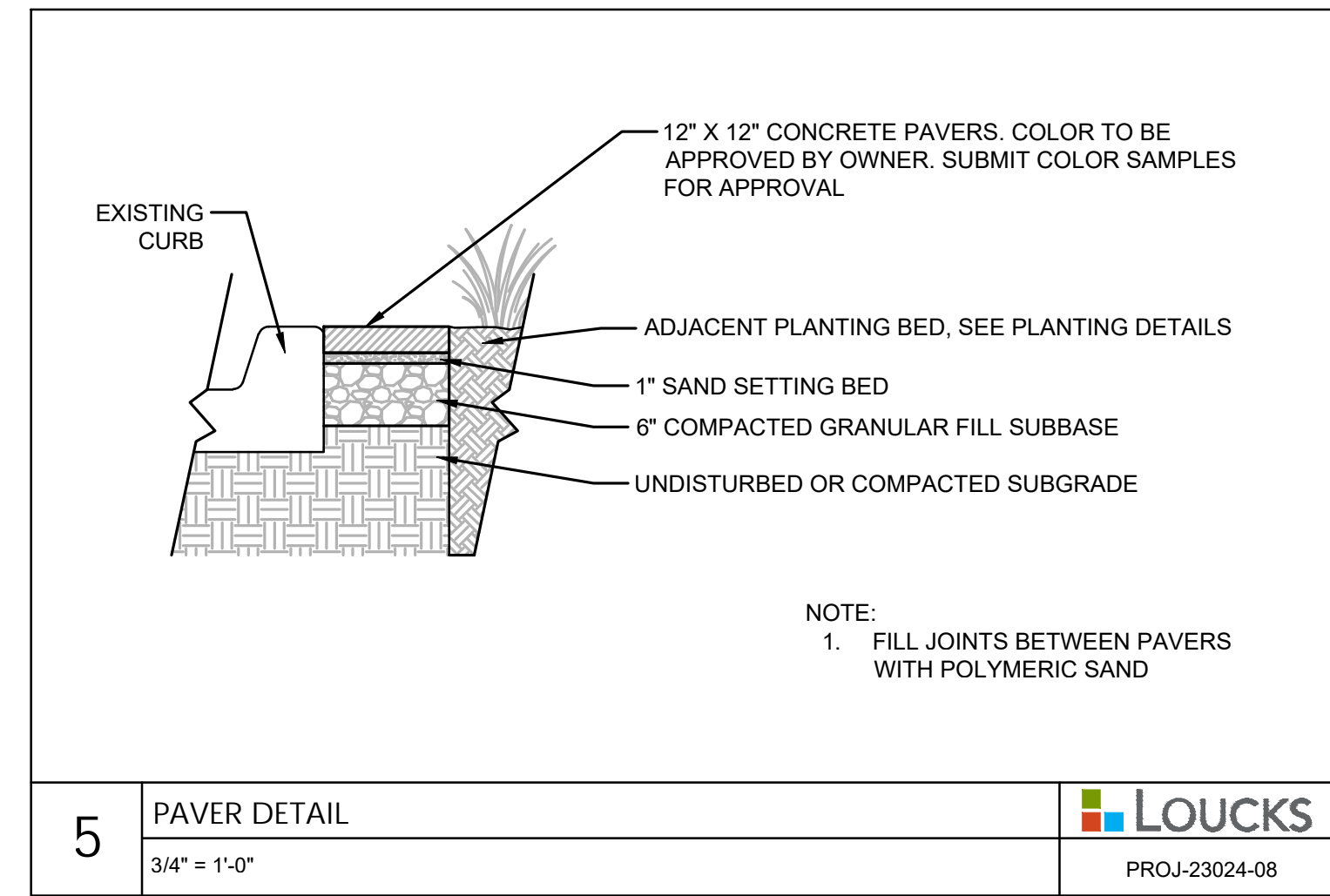
2 SHRUB PLANTING
3/4" = 1'-0"
LOUCKS
PROJ-23024-05



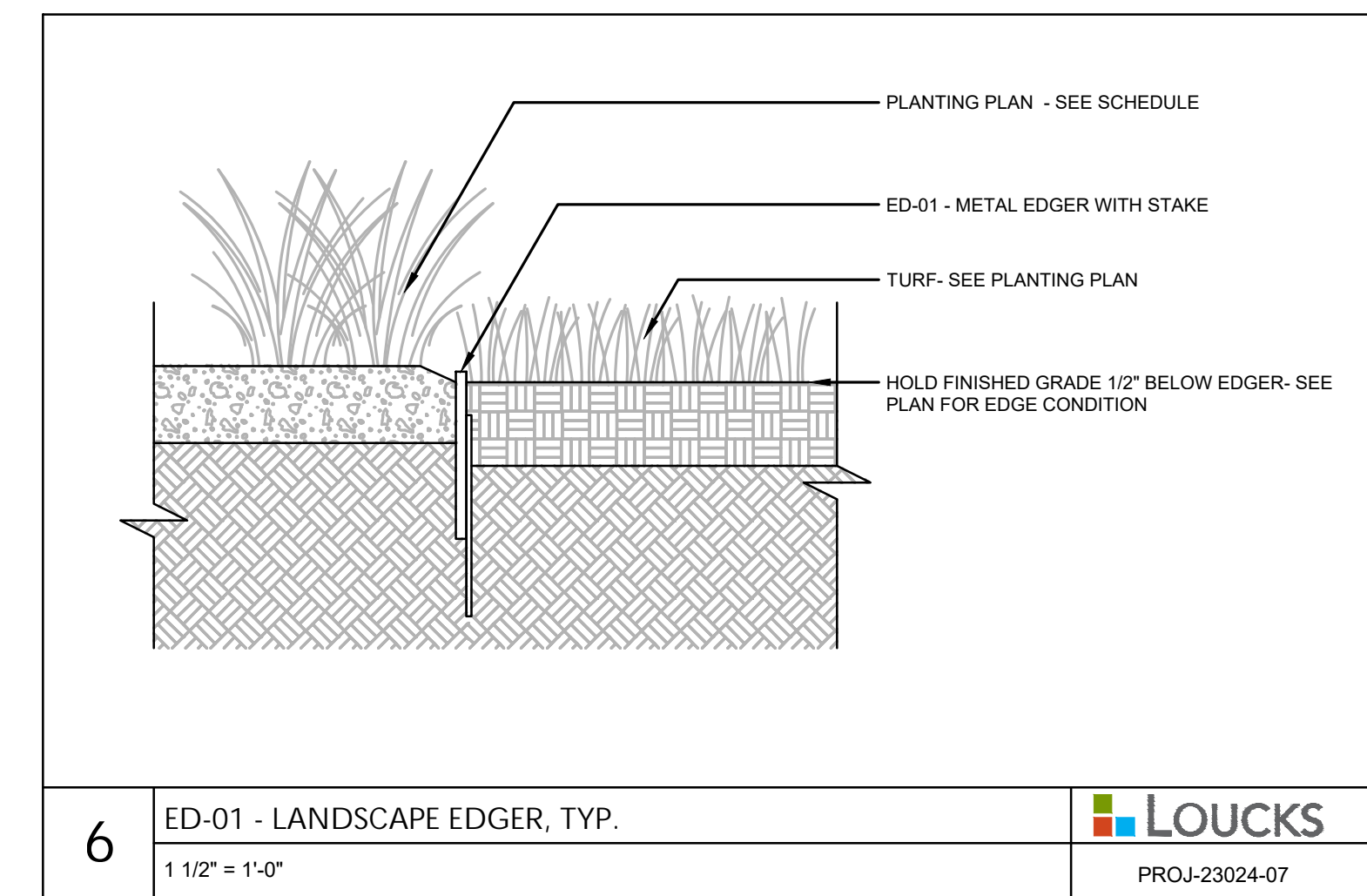
3 PERENNIAL PLANTING
3/4" = 1'-0"
LOUCKS
PROJ-23024-06



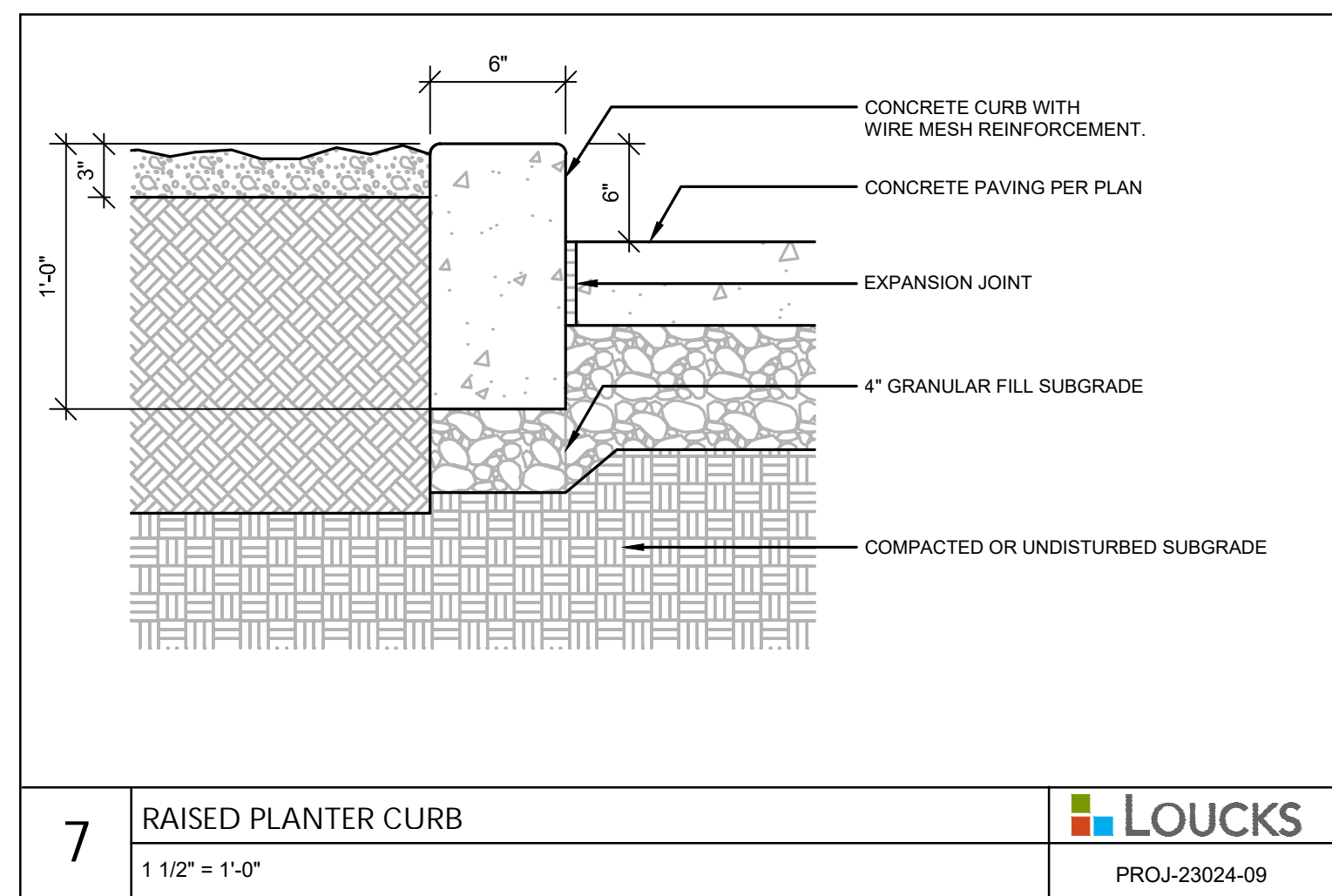
4 DUMOR - BIKE RACK DETAIL
3/4" = 1'-0"
LOUCKS
PROJ-23024-01



5 PAVER DETAIL
3/4" = 1'-0"
LOUCKS
PROJ-23024-08



6 ED-01 - LANDSCAPE EDGER, TYP.
1 1/2" = 1'-0"
LOUCKS
PROJ-23024-07



7 RAISED PLANTER CURB
1 1/2" = 1'-0"
LOUCKS
PROJ-23024-09

Plotted: 12/01/2025 4:25 PM W:\2023\23024\CADD DATA\LANDSCAPE\Draw Sheet Files\23024C-LANDSCAPE DETAILS

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

10/10/2025	CITY SUBMITTAL
11/05/2025	CITY RESUBMITTAL
12/01/2025	CITY RESUBMITTAL

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.
Jordan J. Sedore
Jordan Sedore, P.L.A.
License No. 58254
Date 10/10/2025

QUALITY CONTROL

Loucks Project No.	23024C
Project Lead	JDG
Drawn By	JDG
Checked By	NWE
Review Date	10/10/2025

SHEET INDEX

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C2.1	SITE PLAN
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