

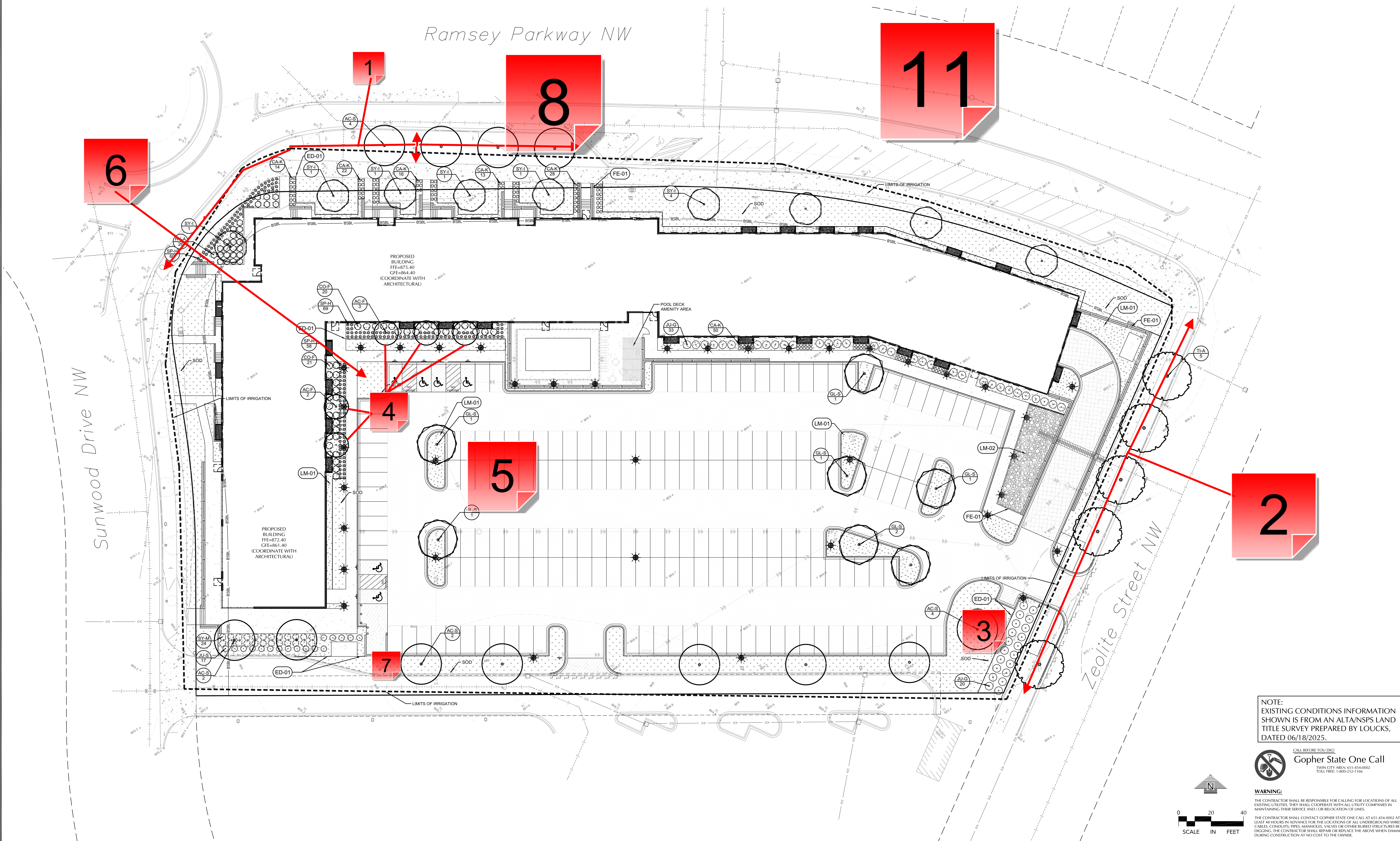
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NOTES
DECIDUOUS TREES							
⊙	AC-F	5	ACER FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	B & B	2.5" CAL	
⊙	AC-S	8	ACER FREEMANII 'SIENNA GLEN'	SIENNA GLEN MAPLE	B & B	2.5" CAL	
⊙	GL-S	7	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	B & B	2.5" CAL	
ORNAMENTAL TREES							
⊙	SY-I	9	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	B & B	2.5" CAL	
SHRUBS							
⊙	CO-F	41	CORNUS SERICEA 'ARTIC FIRE'	ARCTIC FIRE DOGWOOD	CONT	#5	
⊙	HY-A	27	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	CONT	#5	
⊙	SY-M	24	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	CONT	#5	
CONIFEROUS SHRUBS							
⊙	JU-G	53	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	CONT	#5	24" PLANT HEIGHT AT PLANTING
⊙	JU-S	17	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	CONT	#5	36" PLANT HEIGHT AT PLANTING
GRASSES							
⊙	CA-K	143	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	CONT	#1	
⊙	SP-H	187	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPS EED	CONT	#1	
GROUND COVERS							
⊙	TS-1			TURF SOD			

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
PLANT SCHEDULE BOULEVARD TREES						
⊙	AC-S	4	ACER FREEMANII 'SIENNA GLEN'	SIENNA GLEN MAPLE	B & B	2.5" CAL
⊙	TI-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, SHRUBS, 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 ROADS, CURBS / GUTTERS, TRAILS, TREES, LAWNS 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.

CODE	DESCRIPTION	DETAIL	MANUFACTURER / SUPPLIER	SIZE/MODEL	MATERIAL	COLOR	FINISH	COMMENTS
MATERIAL SCHEDULE								
EDGING								
(ED-01)	LANDSCAPE EDGER	5L5-1		3/16" X 6"	STEEL EDGING	BLACK		PROVIDE 15' STAKES
FENCE & GUARDRAIL								
(FE-01)	FENCE - DECORATIVE	6L5-1		5'-0" H X 8'-0" W STANDARD PANELS	ALUMINUM	BLACK	POWDER COAT	
LANDSCAPE MATERIALS								
(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 APARTMENTS
 7979 SUNWOOD DRIVE, RAMSEY, MN

ROERS COMPANIES

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 LANDSCAPE ARCHITECTURE
 LAND SURVEYING
 12755 Highway 55, Suite R100
 Plymouth, MN 55441
 763.424.5305
 www.loucksinc.com

CADD QUALIFICATION
 CADD files prepared by the Consultant for the 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 the project by other entities without written approval by the Consultant. With the Consultant's approval, others may be permitted to make copies of the CADD drawings for their use, but the Consultant shall retain all rights in the drawings. The Consultant shall not be responsible for any errors or omissions in the drawings or for any damage or injury to persons or property resulting from the use of the drawings.

SUBMITTALS/REVISIONS
 08/07/2025 SCHEMATIC PAGE FLIP
 08/18/2025 LAND USE APPLICATION

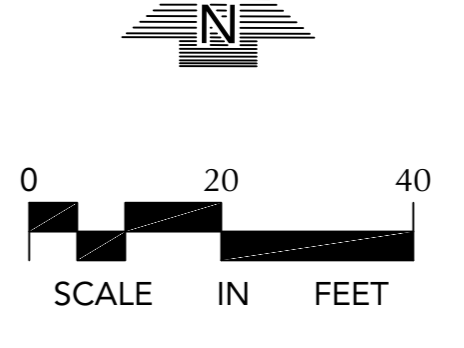
PROFESSIONAL SIGNATURE
 PRELIMINARY
 License No. 0000000000
 Date 08/18/2025

QUALITY CONTROL
 Loucks Project No. 250244.00
 Project Lead SRT
 Drawn By KVK/NWE
 Checked By NWE
 Review Date 08/15/2025

SHEET INDEX
 C1-1 EX. COND. & SITE DEMO PLAN
 C1-2 CONST. STAGING PLAN
 C2-1 SITE PLAN
 C2-2 ACCESSIBLE ROUTE PLAN
 C2-3 TURNING MOVEMENTS
 C3-1 GRADING PLANS
 C3-2 SWPPP
 C3-3 SWPPP NOTES
 C4-1 UTILITY PLAN
 C8-1 - C8-3 CIVIL DETAILS
 L2-1 LANDSCAPE PLAN
 L2-1 LANDSCAPE DETAILS

NOTE:
 EXISTING CONDITIONS INFORMATION SHOWN IS FROM AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY LOUCKS, DATED 06/18/2025.

Gopher State One Call
 TWIN CITY AREA: 651-454-0002
 TOLL FREE: 1-800-552-1166



Project: 08/15/2025 10:55 AM W:\2025\250244\CADD\DATA\TITLE_4.dwg Sheet: PLAN L2-1 LANDSCAPE PLAN

1 - Sod

Created by: Chris Anderson
On: 08/21/2025 02:22 PM

Please update to indicate that this area will be sodded.

----- 0 Replies -----

2 - Blvd Area

Created by: Chris Anderson
On: 08/21/2025 02:24 PM

Please update to indicate this area will be sodded.

----- 0 Replies -----

3 - Snow Storage Area

Created by: Chris Anderson
On: 08/21/2025 02:26 PM

This area is labeled as snow storage on Sheet C2-1. If that's how this area is to be used, it is recommended to not plant any trees here and this maybe should be a different ground cover than the same sod used on the rest of the site (the salt that's likely going to be included in the snow pile will burn out the sod and tree).

----- 0 Replies -----

4 - Space?

Created by: Chris Anderson
On: 08/21/2025 02:34 PM

Is there enough space between these trees and the building so there is room for them to grow?

----- 0 Replies -----

5 - Wood Chip Mulch

Created by: Chris Anderson
On: 08/21/2025 02:36 PM

Especially in the parking lot islands, but also in those areas with numerous plantings proposed (shrubs and decortive plants), it is recommended to use wood chip mulch rather than rock mulch. There's no ecological benefit with rock mulch and it will make an already very tough growing site that much more inhospitable.

----- 0 Replies -----

6 - Relocate Tree Here?

Created by: Chris Anderson

On: 08/21/2025 02:39 PM

Consider relocating one of the 3 trees just north of this green space into here rather than up against the building.

----- 0 Replies -----

7 - Slope

Created by: Chris Anderson
On: 08/21/2025 04:01 PM

The slope from the parking lot to the access driveway is nearly a 3:1, which could pose a challenge when mowing the turf. Any way to lessen the slope to make it a bit more manageable for maintenance purposes?

----- 0 Replies -----

8 - Irrigation

Created by: Chris Anderson
On: 08/26/2025 09:09 AM

Please include head to head irrigation coverage supplied by the apartment complex within the boulevards and back of curb/sidewalk along Ramsey Parkway and Zeolite Street. City-supplied irrigation already exists within the boulevard along Sunwood Drive. The apartment complex's irrigation should begin at the interior edge of the sidewalk along Sunwood Drive. All irrigation systems must include a rain sensor and some form of water efficient technology, such as a weather compensating smart controller.

----- 0 Replies -----

9 - Shrub Size

Created by: Chris Anderson
On: 08/26/2025 09:17 AM

Please specify that minimum shrub size at installation is 24" in height.

----- 0 Replies -----

10 - Topsoil

Created by: Chris Anderson
On: 08/26/2025 09:21 AM

Please add the following note to this sheet:

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.).

----- 0 Replies -----

11 - Planting Detail

Created by: Chris Anderson
On: 08/26/2025 09:37 AM

Please include a planting detail for the trees/shrubs. For trees, planting depth is critical and the detail shall specify that the first set of primary roots shall be at finished grade level.

----- 0 Replies -----