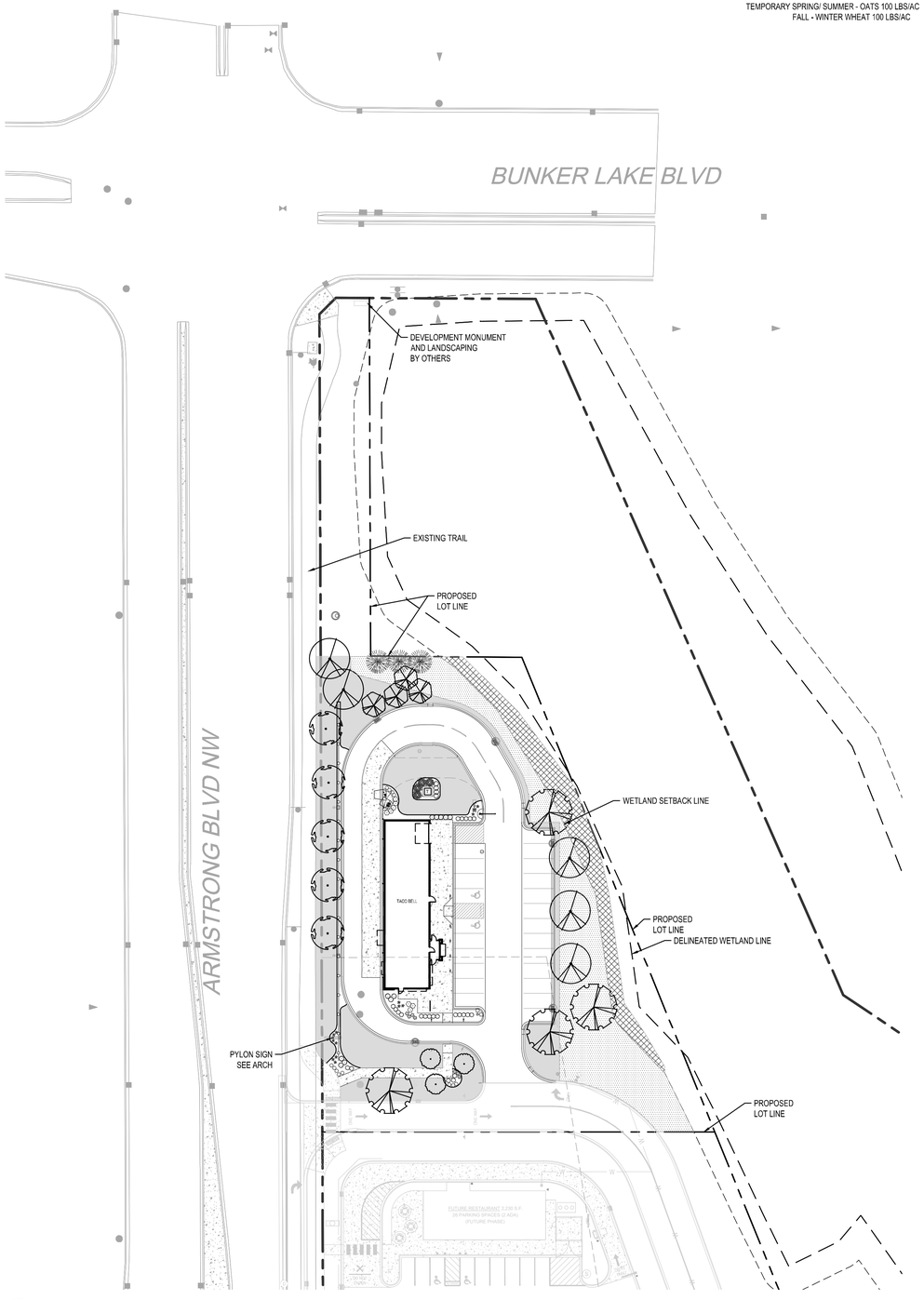
LEGEND

- SOD
- NO-MOW SHORT GRASS
  SEED MIX (HARD FESCUE, SHEEP FESCUE, CHEWINGS FESCUE, RED FESCUE, CREPING RED FESCUE
  RATE 5 LBS/1000 SF.
  PRAIRIE NURSERY 800-476-9453
- MNDOT STR - SOUTHERN TALLGRASS ROADSIDE
  RATE 26 LBS/AC
  TEMPORARY SPRING/ SUMMER - OATS 100 LBS/AC
  FALL - WINTER WHEAT 100 LBS/AC



A1 OVERALL LANDSCAPE PLAN
1" = 40'

PLANT SCHEDULE

KEY	QUANT.	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT COND.	MATURE SIZE
DECIDUOUS TREES						
	4	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2.0" CAL.	B&B	45'H X 35'W
	5	SWAMP WHITE OAK	QUERCUS BICOLOR	2.0" CAL.	B&B	50'H X 40'W
	5	BOULEVARD LINDEN	TILIA AMERICANA 'BOULEVARD'	2.0" CAL.	B&B	55'H X 25'W
CONIFEROUS TREES						
	4	PYRAMIDAL ARBORVITAE	THUJA OCCIDENTALIS 'PYRAMIDALIS'	6' HT.	B&B	25'H X 6'W
	3	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6' HT.	B&B	40'H X 20'W
ORNAMENTAL TREES						
	4	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	1.5" CAL.	B&B	20'H X 15'W
	3	IVORY SILK JAPANESE TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	1.5" CAL.	B&B	25'H X 12'W
SHRUBS						
	15	LITTLE LIME HYDRANGEA	HYDRANGEA PANICULATA 'JANE'	24" HT.	POT	3'H X 3'W
	8	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	24" HT.	POT	3'H X 3'W
	24	LITTLE PRINCESS SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	24" HT.	POT	2.5'H X 2.5'W
PERENNIALS						
	13	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	1 GAL	POT	3'H X 2'W
	12	STELLA D' ORO DAYLILY	HEMEROCALLIS 'STELLA D' ORO'	1 GAL	POT	1.5'H X 1.5'W
	7	AUTUMN JOY SEDUM	SEDUM SPECTABILE 'HERBSTFREUDE'	1 GAL	POT	2'H X 2'W

SUBSTITUTIONS: ANY SUBSTITUTION TO THE PLANT SCHEDULE MUST BE APPROVED BY THE CITY PRIOR TO INSTALLATION. MAXIMUM 20% OF THE TOTAL TREE PLANTING CAN BE ONE GENUS.

LANDSCAPE SUMMARY

ZONED: COR-2b COMMERCIAL SUBDISTRICT

REQUIRED	PROPOSED
SURFACED PARKING FACED STREET FRONTAGE 3' MIN. - 4.5' MAX. SCREENING AT 40% OF FRONTAGE	3.5' HIGH ORNAMENTAL FENCE
TREE SPACING ON ARTERIAL STREET, N/A	OVERSTORY TREES ON DEVELOPABLE AREA

SEC 106-570 BUSINESS LANDSCAPING

REQUIRED	PROPOSED
1 TREE / 50 LF SITE PERIMETER = 1,396 LF = 28 TREES OR 1 TREE / 1,000 SF OF BUILDING FOOTPRINT = 2,867 SF = 3 TREES	4 OVERSTORY TREES + 7 CONIFEROUS TREES + 7 ORNAMENTAL TREES + 10 OVERSTORY TREES (CREDITED OF FRONTAGE & PARKING LOT PLANTING)
1 SHRUB / 30 LF SITE PERIMETER = 1,396 LF = 47 SHRUBS OR 1 SHRUB / 300 SF OF BUILDING FOOTPRINT = 2,867 SF = 10 SHRUBS	47 SHRUBS
ROAD FRONTAGE PLANTING 1 DECIDUOUS OVERSTORY TREE / 35' PUBLIC ROAD FRONTAGE = 500 LF ARMSTRONG BLVD FRONTAGE = 14 TREES = 294 LF WITHIN DEVELOPABLE FRONTAGE = 8 TREES	8 OVERSTORY TREES (CREDITED TOWARD DISTRICT REQUIREMENT)
PARKING LOT LANDSCAPING 1 DECIDUOUS OVERSTORY TREE / 10 STALLS = 23 STALLS = 2 TREES 162 SF PLANTING / 1 TREE	2 OVERSTORY TREES (CREDITED TOWARD DISTRICT REQUIREMENT) 162 SF (MIN.)

TOTAL PROVIDED EQUIVALENT 28 TREES

14 DECIDUOUS OVERSTORY TREES (50%) (REQ. 25% MIN.)
7 CONIFEROUS TREES (25%) (REQ. 25% MIN.)
7 ORNAMENTAL TREES (25%) (REQ. 25% MAX.)

LANDSCAPE NOTES

1. ALL PLANT MATERIALS ARE TO CONFORM WITH STATE & LOCAL CONSTRUCTION STANDARDS AND THE CURRENT ADDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL PLANT MATERIALS ARE TO BE HEALTHY, HARDY STOCK, AND FREE FROM ANY DISEASES, DAMAGE, AND DISFIGURATION.
2. QUANTITIES OF PLANTS LISTED ON THE PLAN ARE TO GOVERN ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN ON THE PLANT SCHEDULE AND PLAN. PLACE PLANTS IN PROPER SPACING FOLLOWING LAYOUT FIGURES.
3. TOPSOIL TO BE MNDOT 3877.2B LOAM TOPSOIL BORROW FOR LANDSCAPED AREAS AND PLANTING BEDS. PROVIDE ROOTING TOPSOIL BORROW MNDOT 3877.2E FOR PLANT RESTORATION, WATER QUALITY AND INFILTRATION PLANTING. SPREAD TOPSOIL AT MINIMUM SIX (6) INCHES ON ALL AREAS DISTURBED BY CONSTRUCTION.
4. PLANTING SOIL TO BE CONSISTED OF 50% SELECT TOPSOIL BORROW (MNDOT 3877) AND 50% GRADE 2 COMPOST (MNDOT 3890). PLANTING SOIL TO HAVE A PH BETWEEN 6.5-7.5, BE FREE OF CHEMICAL CONTAMINANTS, DEBRIS, LARGE ROCKS GREATER THAN 1/ 2" DIAMETER, AND FRAGMENTS OF WOOD. SUBSOIL SHALL BE SCARIFIED TO A DEPTH OF 4" BEFORE PLANTING SOIL IS SPREAD.
5. SPREAD PLANTING SOIL AT MINIMUM EIGHTEEN (18) INCH DEEP IN ALL PLANTING BEDS PRIOR TO PLANTING. THOROUGHLY WATER TWICE TO FACILITATE CONSOLIDATION PRIOR TO PLANTING. DO NOT OVERLY COMPACT SOIL.
6. SOD SHOWN ON LANDSCAPE PLAN TO BE INSTALLED BY LANDSCAPE CONTRACTOR. SOD TO BE MNDOT 3878.2A, DENSE, AND OF UNIFORM TEXTURE, FREE OF WEEDS AND DISEASE. APPLY MINIMUM SIX (6) INCHES OF SELECT TOPSOIL BORROW AND THOROUGHLY APPLY FERTILIZER TO TOP TWO (2) INCHES BEFORE LAYING SOD. LANDSCAPE CONTRACTOR TO MAINTAIN SODDED AREAS IN HEALTHY CONDITION UNTIL FIRMLY ROOTED.
7. APPLY FOUR (4) INCH DEPTH OF SHREDDED HARDWOOD MULCH IN FOUR (4) FOOT DIAMETER RING IN AROUND TREES OUTSIDE PLANTING BEDS.
8. WOOD MULCH TO BE SHREDDED HARDWOOD BARK MULCH (MNDOT 3882 TYPE 6), CONSISTED OF RAW WOOD MATERIAL FROM TIMBER AND BE A PRODUCT OF A MECHANICAL CHIPPER, HAMMER MILL, OR TUB GRINDER. THE MATERIAL SHALL BE SUBSTANTIALLY FREE OF MOLD, DIRT, SAWDUST, AND FOREIGN MATERIAL AND SHALL NOT BE IN AN ADVANCED STATE OF DECOMPOSITION. THE MATERIAL SHALL NOT CONTAIN CHIPPED UP MANUFACTURED BOARDS OR CHEMICALLY TREATED WOOD, INCLUDING, BUT NOT LIMITED TO, WATER BOARD, PARTICLE BOARD, AND CHROMATED COPPER ARSENATE (CCA) OR PENTA TREATED WOOD. THE MATERIAL SHALL BE TWICE-GROUND/ SHREDDED, SUCH THAT, NO INDIVIDUAL PIECE SHALL EXCEED 2 INCHES IN ANY DIMENSION.
9. EDGE ALL SHRUB BEDS WITH 3/ 16" X 5.5" MILL FINISHED ALUMINUM EDGING WITH STAKES. ALL EDGING TO BE COMMERCIAL GRADE.
10. APPLY FOUR (4) INCH DEPTH OF 1 - 1 1/2 INCH BUFF LIMESTONE MULCH OVER WEED BARRIER FABRIC IN PLANTING BEDS AND AREAS INDICATED ON PLAN.
11. WEED BARRIER FABRIC TO BE BLACK POLYPROPYLENE SHEET 5 OZ/SQ.YD. TENSILE STRENGTH PER ASTM D-4632, PRODUCT BY DEWITT COMPANY OR APPROVED EQUAL.
12. FERTILIZER TO BE A COMMERCIAL FORMULA AND APPLIED PER MANUFACTURER'S RECOMMENDATION. PROVIDE FERTILIZER WITH PERCENTAGE OF NITROGEN REQUIRED TO PROVIDE NOT LESS THAN 1 POUND OF ACTUAL NITROGEN PER 1,000 SQ.FT. OF LAWN AND 10 PERCENT OF POTASSIUM. NITROGEN MUST BE IN A FORM AVAILABLE TO LAWN DURING THE INITIAL ESTABLISHMENT. PROVIDE SLOW RELEASE FERTILIZER 20-10-5 FOR TREES AND SHRUBS.
13. ALL TREES, PLANTING BEDS AND TURF AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM. NO WATER IS ALLOWED ON ANY PAVEMENT, PARKING, WALKWAY, AND BUILDING. THE IRRIGATION CONTRACTOR IS TO DESIGN AND SUBMIT SHOP DRAWING OF IRRIGATION DESIGN AND CALCULATIONS TO LANDSCAPE ARCHITECT FOR REVIEW 5 DAYS PRIOR TO PURCHASING AND INSTALLATION. IRRIGATION DESIGN IS TO MEET ALL CITY AND STATE PLUMBING CODES AND REQUIREMENTS.
14. IRRIGATION CONTROLLERS SHALL BE WATERSENSE-LABLED WEATHER-BASED (WBIC).
15. FOLLOW LANDSCAPE DETAILS FOR ALL INSTALLATION, UNLESS OTHERWISE NOTED.
16. LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTS IN HEALTHY CONDITION THROUGHOUT WARRANTY PERIOD. THE WARRANTY PERIOD IS ONE FULL YEAR FROM DATE OF PROVISIONAL ACCEPTANCE UNTIL FINAL ACCEPTANCE. WARRANTY PERIOD FOR PLANT MATERIAL INSTALLED AFTER JUNE 1ST SHALL COMMENCE THE FOLLOWING YEAR.

Know what's below. Call before you dig.

40 120
SCALE IN FEET

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NEW HOPE, MN 55428
T 763.489.2932

PROJECT
TACO BELL

14751 ARMSTRONG BLVD NW, RAMSEY, MINNESOTA 55303

ISSUE
SITE PLAN REVIEW SUBMITTAL
04/11/2025

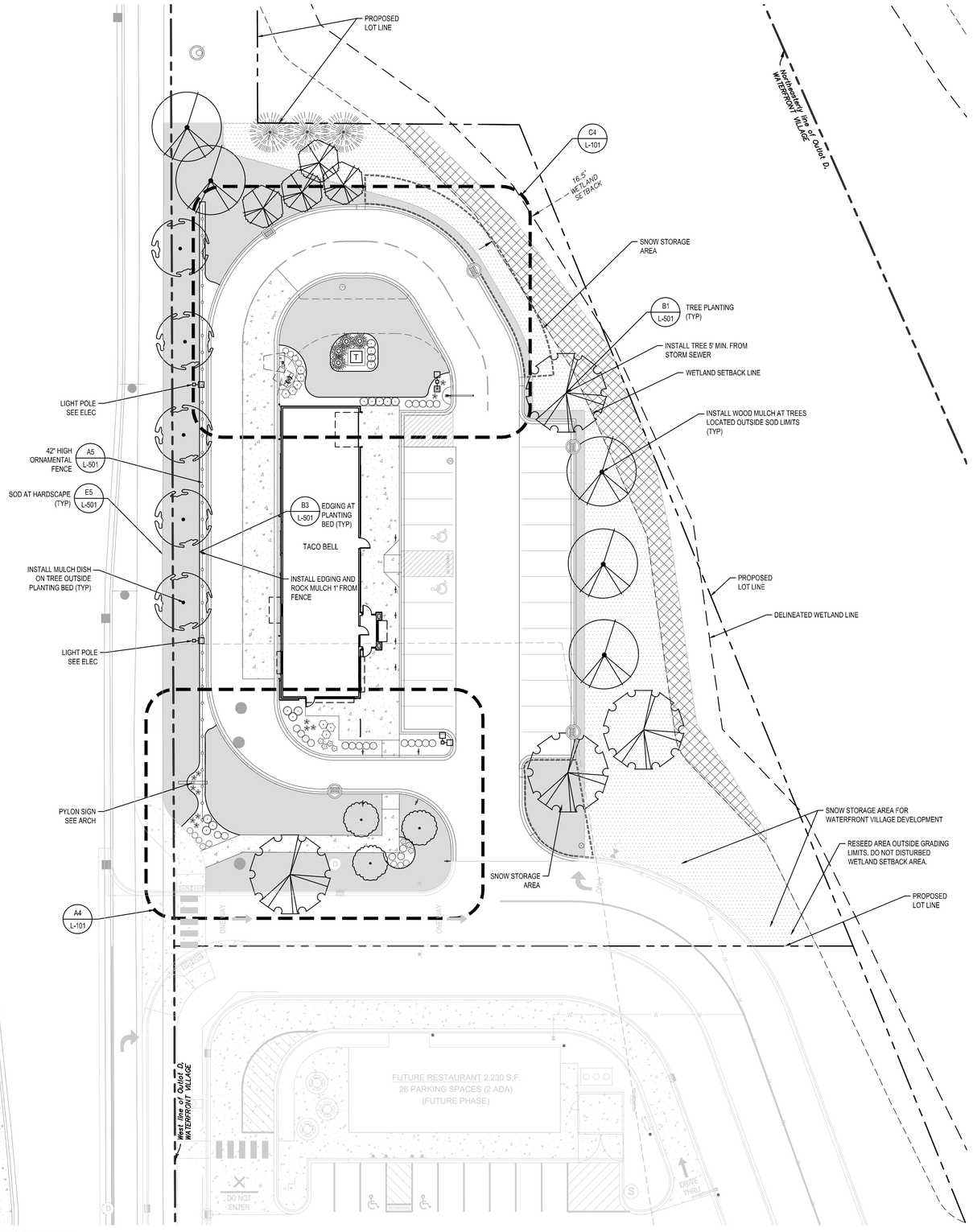
REVISION	DATE
CITY COMMENTS	05/07/2025

Élan DESIGN LAB
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
310 4TH AVE SOUTH, SUITE 1006
MINNEAPOLIS, MN 55415
p 612.260.7980 | www.elanlab.com
f 612.260.7990

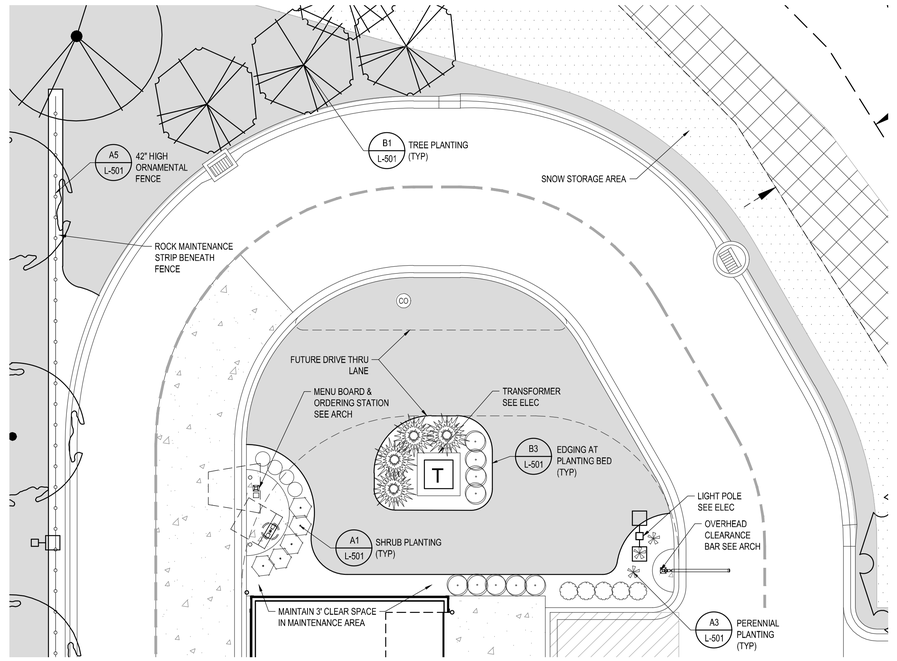
CERTIFICATION
NOT FOR CONSTRUCTION

SHEET
OVERALL LANDSCAPE PLAN
L100

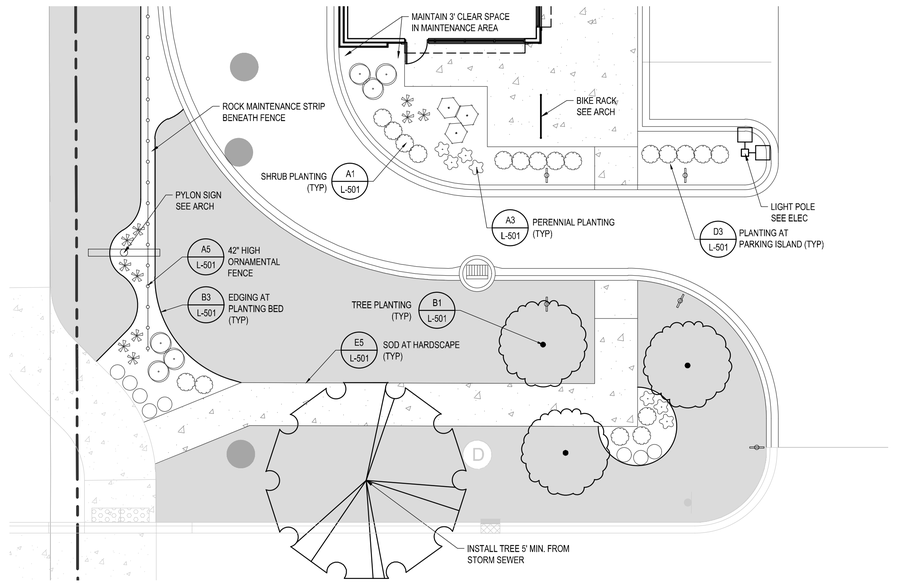
PROJECT NO.
BFO25001



A1 LANDSCAPE PLAN
1" = 20'



C4 ENLARGED LANDSCAPE PLAN
1" = 10'



A4 ENLARGED LANDSCAPE PLAN
1" = 10'

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SHEET

LANDSCAPE PLAN

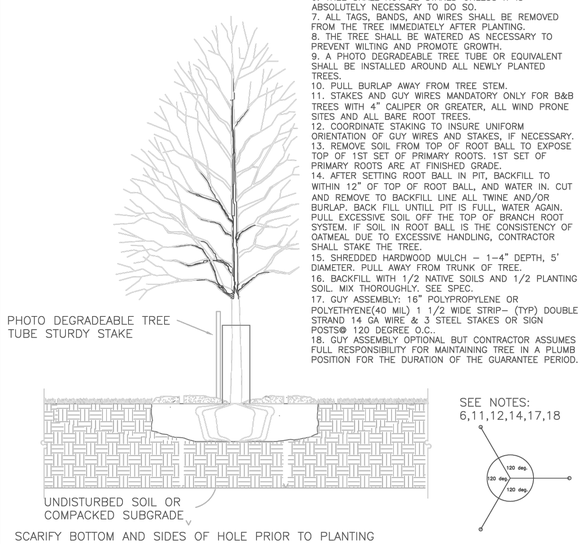
L101

PROJECT NO.

BFO25001

THE PLANTING DEPTH OF EACH TREE WILL BE INSPECTED. ANY TREE PLANTED TOO DEEPLY OR WITH 1ST PRIMARY ROOTS BURIED WILL BE REJECTED.

1. ALL TREES TO BE PREMIUM QUALITY, NO "PARK GRADE" TREES ARE PERMITTED.
2. AFTER INSTALLATION, TRIM OUT DEADWOOD AND/OR DEFORMED TWIGS. DO NOT CUT LEADER.
3. AMENDED SOIL SHALL CONTAIN 5% ORGANIC MATTER BY VOLUME.
4. DIAMETER OF HOLE SHALL BE 1–2" LARGER THAN THE DIAMETER OF THE ROOTBALL OR ROOT MASS.
5. ORGANIC MATTER SHALL NOT BE BANKED AGAINST THE STEM OR TRUNK OF THE TREE.
6. TREE SHALL NOT BE STAKED UNLESS IT IS ABSOLUTELY NECESSARY TO DO SO.
7. ALL TAGS, BANDS, AND WIRES SHALL BE REMOVED FROM THE TREE IMMEDIATELY AFTER PLANTING.
8. THE TREE SHALL BE WATERED AS NECESSARY TO PREVENT WILTING AND PROMOTE GROWTH.
9. A PHOTO DEGRADEABLE TREE TUBE OR EQUIVALENT SHALL BE INSTALLED AROUND ALL NEWLY PLANTED TREES.
10. PULL BURLAP AWAY FROM TREE STEM.
11. STAKES AND GUY WIRES MANDATORY ONLY FOR B&B TREES WITH 4" CALIPER OR GREATER, ALL WIND PRONE SITES AND ALL BARE ROOT TREES.
12. COORDINATE STAKING TO INSURE UNIFORM ORIENTATION OF GUY WIRES AND STAKES, IF NECESSARY.
13. REMOVE SOIL FROM TOP OF ROOT BALL TO EXPOSE TOP OF 1ST SET OF PRIMARY ROOTS. 1ST SET OF PRIMARY ROOTS ARE AT FINISHED GRADE.
14. AFTER SETTING ROOT BALL IN PIT, BACKFILL TO WITHIN 12" OF TOP OF ROOT BALL, AND WATER IN. CUT AND REMOVE TO BACKFILL LINE ALL TWINE AND/OR BURLAP. BACK FILL UNTILL PIT IS FULL, WATER AGAIN. PULL EXCESSIVE SOIL OFF THE TOP OF BRANCH ROOT SYSTEM. IF SOIL IN ROOT BALL IS THE CONSISTENCY OF OATMEAL DUE TO EXCESSIVE HANDLING, CONTRACTOR SHALL STAKE THE TREE.
15. SHREDDED HARDWOOD MULCH – 1–4" DEPTH, 5' DIAMETER. PULL AWAY FROM TRUNK OF TREE.
16. BACKFILL WITH 1/2 NATIVE SOILS AND 1/2 PLANTING SOIL MIX THOROUGHLY. SEE SPEC.
17. GUY ASSEMBLY: 16" POLYPROPYLENE OR POLYETHYENE(40 MIL) 1 1/2 WIDE STRIP– (TYP) DOUBLE STRAND 14 GA WIRE & 3 STEEL STAKES OR SIGN POSTS@ 120 DEGREE O.C..
18. GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.



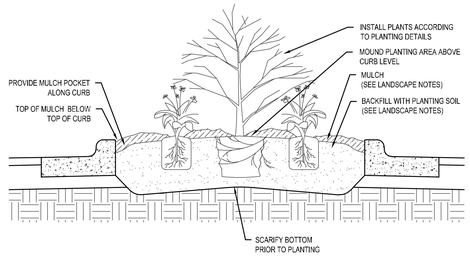
APPROVED: 5 – 1997

City of RAMSEY

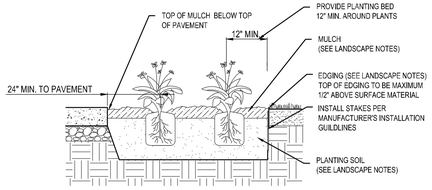
STANDARD DETAILS: TREE PLANTING

CITY PLATE No. PARK–2

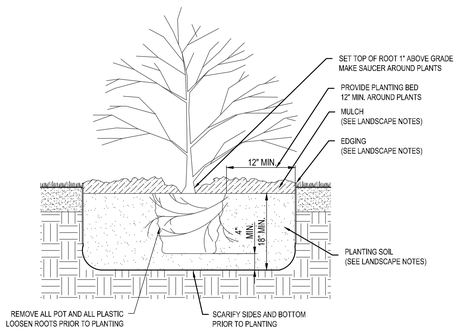
B1 DECIDUOUS TREE PLANTING — NO SCALE



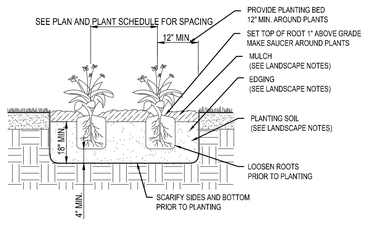
D3 PLANTING AT PARKING ISLAND — NO SCALE



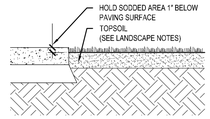
B3 EDGING AT PLANTING BED — NO SCALE



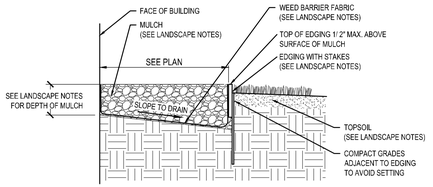
A1 SHRUB PLANTING — NO SCALE



A3 PERENNIAL PLANTING — NO SCALE



E5 SOD AT HARDSCAPE EDGE — NO SCALE



D5 MAINTENANCE STRIP — NO SCALE

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Residential, Commercial & Industrial Fencing Solutions

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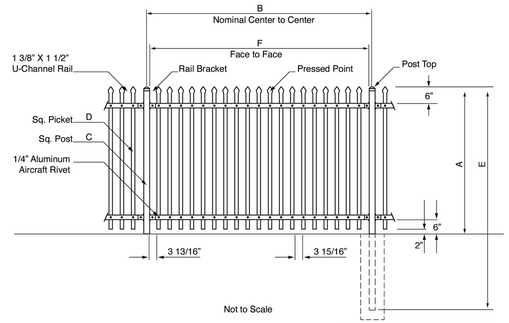

NOM HEIGHT (A)
3' - 0"
3' - 6"
4' - 0"
5' - 0"
6' - 0"
7' - 0"
8' - 0"
CUSTOM HEIGHTS AVAILABLE

POST OPTION (C)
2" SQ.X14 GA
2 1/2"SQ. X 12 OR 14 GA
3"SQ.X 12 GA
4"SQ.X 11 GA
6" SQ.X 3/16" WALL
U CHANNEL RAIL 11GA

PICKET OPTION (D)	
3/4"SQ OR 1" SQ	14 GA 16 GA 18 GA

A 42"	"NOM HEIGHT
B ____	"NOM SECTION LENGTH
C 2 1/2"	"POST SIZE 14 GAUGE
D 3/4"	"PICKET SIZE 18 GAUGE
E 6.5'	"POST LENGTH
F 8.0'	"FACE TO FACE OF POSTS W/ STD. FLAT MOUNT BRACKET

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. SPECIFICATIONS SHOWN CAN BE CHANGED ONLY BY THE MANUFACTURER.
4. FOOTING WIDTH TO BE (4) X POST WIDTH.
5. FENCE SECTIONS USING 3/4" PICKETS WILL TOTAL 19 PICKETS PER SECTION. FENCE SECTIONS USING 1" PICKETS WILL TOTAL 18 PICKETS PER SECTION.
6. THE MAVERICK-I (INDUSTRIAL) UTILIZING AN 11 GAUGE CHANNEL FOR BOTH 3/4 AND 1 INCH STEEL PICKETS.

MAVERICK™ I (INDUSTRIAL)

Barcelona 2 Rail Traditional Bottom

NOTE:
1. PYRAMID WROUGHT IRON POST TOP.
2. COLOR COATED BOTH INSIDE & OUT. COLOR TO BE BLACK.

A5 42" HIGH WROUGHT IRON FENCE — NO SCALE

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BORDER™ FOODS

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SHEET

LANDSCAPE DETAILS

L501

PROJECT NO.

BFO25001