

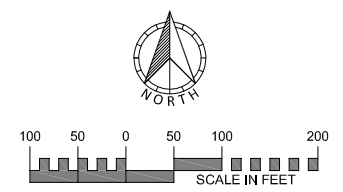
SHEET INDEX TABLE

SHEET	Description
SP	Site Plan
ALTA	ALTA Survey
PP	Preliminary Plat
PH	Phasing Plan
ST	Preliminary Street Plan
SW	Preliminary Sanitary Sewer & Watermain Plan
SS	Preliminary Storm Sewer Plan
GP	Preliminary Grading Plan
EC	Preliminary Erosion Control Plan
TS	Tree Survey

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: ERIC R. JOHNSON, P.E. EMAIL: EJOHNSON@SATHRE.COM	DEVELOPER BK LAND DEVELOPMENT 12929 DEERWOOD LANE DAYTON, MN 55327 CONTACT: ZACH BROWN PHONE: (763) 202-9642 EMAIL: ZACHBROWN@EDINAREALTY.COM

PLAN DATA

LOT COUNT TRADITIONAL SINGLE-FAMILY LOTS - 29 VILLA-STYLE LOTS - 61 TOTAL = 90 LOTS
PROPOSED ZONING: PUD 1. MINIMUM LOT AREA = 6,000 SF. (Villa) 11,000 SF. (Single Family) 2. MINIMUM LOT WIDTH = 52 FT. (Villa) 60 FT. (Single Family) 3. PUBLIC STREET ROW = 60 FT. (29' B-B STREETS) 4. FRONT YARD SETBACK = 25 FT. 5. SIDE YARD SETBACK = 7.5 FT./7.5 FT. (Single Family) 5 FT./5 FT. (Villa) 6. CORNER SETBACK = 20 FT. 7. MINIMUM REAR YARD SETBACK = 25 FT.



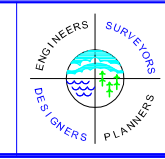
EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
PRELIM - SP				
DRAWN BY				
CHECKED BY				
DATE				
03/05/20				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Eric R. Johnson
 ERIC R. JOHNSON, P.E.
 Date: 03/05/20 Lic. No. 56659



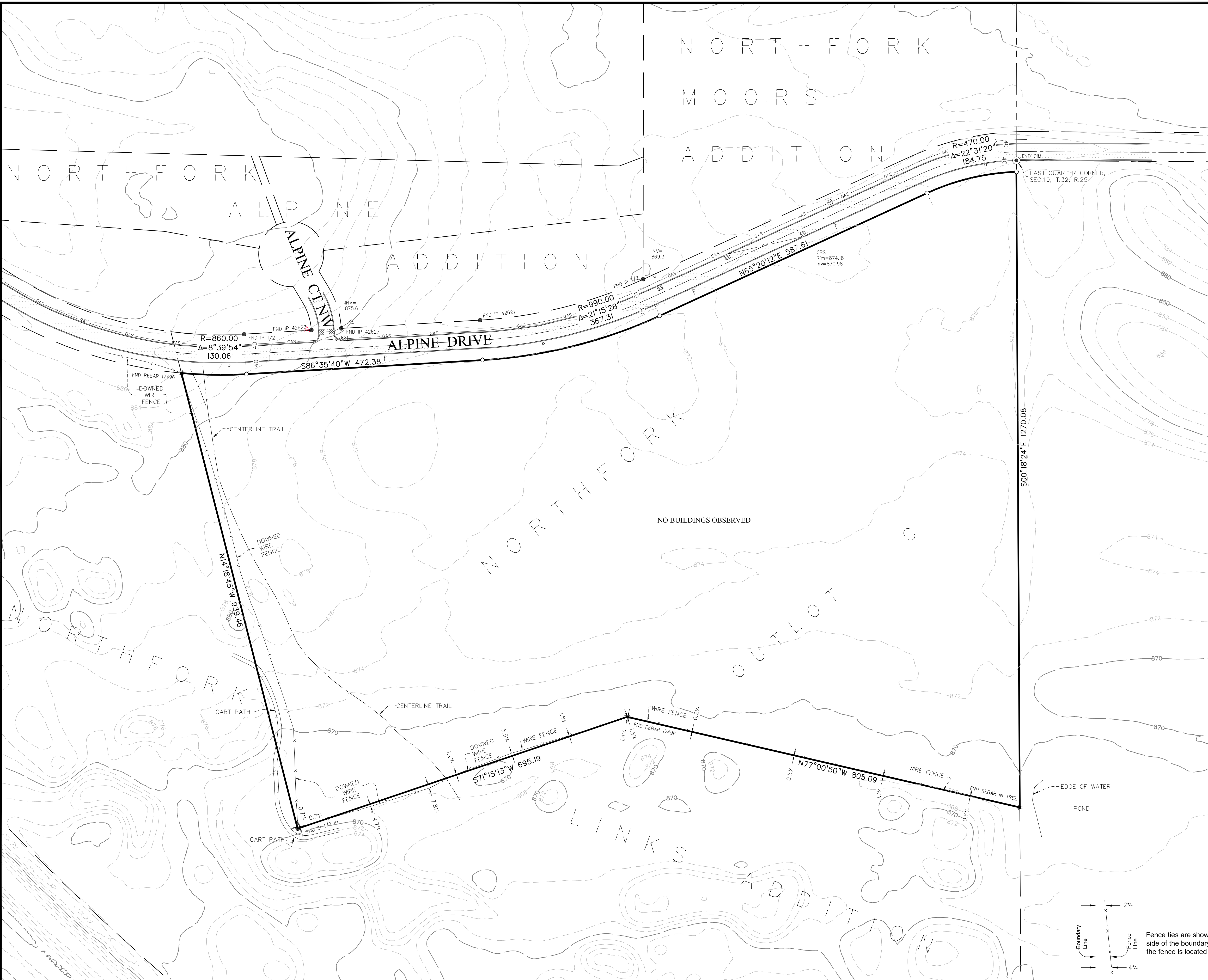
SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.

RAMSEY, MINNESOTA

PRELIMINARY SITE PLAN
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO.
 10945-003
SP
SP



DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)

Outlot C, Northfork, EXCEPT part of Outlot C platted as Northfork Second, Northfork Third, Northfork Fourth, Northfork Park Addition, Northfork Trail Addition, Northfork Links Addition, Northfork Point Addition, Northfork Links Second Addition, Northfork Lake Addition, Northfork Highlands Addition, Northfork Oaks Addition, Northfork Moors Addition, Northfork Oaks Second Addition, Northfork Oaks Third Addition, Northfork Highlands Second Addition, Northfork Oaks Fourth Addition, Northfork St. Andrews Addition.

And also except that part of Outlot C, lying within Government Lot 5, Section 19, Township 32, Range 25, Anoka County, Minnesota.

Torrens Property
Torrens Certificate No. 138193.

ALTA/NSPS OPTIONAL TABLE A NOTES
(The following items reference Table A optional survey responsibilities and specifications)

- Site Address:** XXX Alpine Dr NW, Ramsey, MN 55303
- Flood Zone Information:** This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, FEMA Map No. 27003C0280E, effective date of December 16, 2015.
- Parcel Area Information:** Gross Area: 1,461,414 s.f. ~ 33.55 acres
- Benchmark:** Elevations are based on MN/DOT Geodetic Station Name: 0202 C which has an elevation of: 889.88 feet (NAVD88). Contours are per LiDAR data derived from Minnesota Department of Natural Resources.
- Zoning Information:** The current Zoning for the subject property is PUD (Planned Unit Development) per the City of Ramsey's zoning map dated April 2011.

Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.

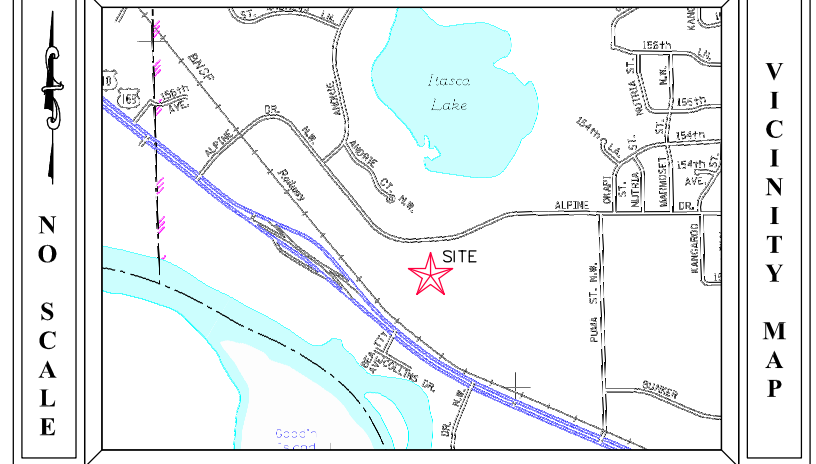
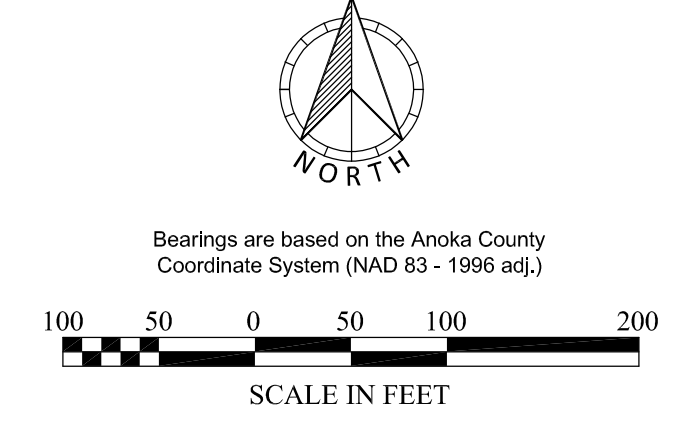
We have not received the current zoning classification and building setback requirements from the insurer.

- Utilities:** We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. A Gopher State One Call was submitted for this survey. Please reference Ticket No. 193151424 for a list of utility operators in this area.

SURVEY REPORT

This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Custom Home Builders Title, LLC as issuing agent for Old Republic National Title Insurance Company, File No. HB-41356, dated October 9, 2019.

- We note the following with regards to Schedule B of the herein referenced Title Commitment:
 - Item no.'s 1-8, 11, 13 and 15 are not survey related
 - Item no. 9 - Terms and conditions of Stipulation and Order, in favor of Northwestern Bell Telephone Company, dated November 5, 1952, filed May 19, 1953, as Document No. 13681. *Centerline of permanent right of Northwestern Bell Telephone Company located southerly and westerly of the subject property.*
 - Item no. 10 - Terms and conditions of Stipulation & Order, in favor of Rural Cooperative Power Association, a Minnesota corporation, and Anoka County Cooperative Light & Power Association, a Minnesota Corporation, dated December 9, 1952, filed May 19, 1953, as Document No. 13682. *The locations of the easement are not described and are not clearly depicted in the document.*
 - Item no. 12 - Terms and conditions of Declaration of Roadway Easements for Northfork, in favor of the City of Ramsey, dated September 26, 1985, filed October 29, 1985, as Document No. 145957.
 - Item no. 14 - Terms and conditions of Permanent Easement, in favor of National Golfing Partnership, L.P., a Delaware Limited partnership, dated February 25, 1994, filed February 28, 1994, as Document No. 250463. *Easement is locate northwest of subject property*
 - Item no. 16 - Terms and conditions of Permanent Easement, in favor of National Golf Operating Partnership, L.P., a Delaware limited partnership, dated December 9, 1994, filed March 1, 1995, as Document No. 265224. *"Exhibit A" easement description is not attached to the document. We are unable to show the location of this easement.*
- Observations/Comments noted hereon per field survey such as (but not limited to): access, occupation, and easements and/or servitudes:
 - A trail runs from Alpine Drive on the north running south across the west portion of the property to the south line of the subject property.
 - There is an Outlot C, NORTHFORK remnant area that was not within any of the exception plats. It is located northerly of the subject parcel and shown hereon page 2. The area was not dedicated as road by any of the plats.



SURVEY LEGEND

<ul style="list-style-type: none"> ● CAST IRON MONUMENT ○ IRON PIPE MONUMENT SET ○ IRON PIPE MONUMENT FOUND ✕ DRILL HOLE FOUND ✕ CHISELED "X" MONUMENT SET ✕ CHISELED "X" MONUMENT FOUND ✕ REBAR MONUMENT FOUND △ PK NAIL MONUMENT SET ▲ PK NAIL MONUMENT FOUND ○ PK NAIL W/ ALUMINUM DISC △ SURVEY CONTROL POINT □ A/C UNIT □ CABLE TV PEDESTAL □ ELECTRIC TRANSFORMER □ ELECTRIC MANHOLE □ ELECTRIC METER □ ELECTRIC OUTLET ○ YARD LIGHT □ LIGHT POLE □ GAS METER □ GAS VALVE □ GAS MANHOLE □ HAND HOLE □ MAIL BOX 	<ul style="list-style-type: none"> ○ PIEZOMETER ○ POWER POLE ○ GUY WIRE □ ROOF DRAIN □ LIFT STATION ○ SANITARY MANHOLE ○ SANITARY CLEANOUT ○ STORM MANHOLE ○ STORM DRAIN ○ CATCH BASIN ○ FLARED END SECTION ○ TREE CONIFEROUS ○ TREE DECIDUOUS ○ TREE CONIFEROUS REMOVED ○ TREE DECIDUOUS REMOVED ○ TELEPHONE MANHOLE ○ TELEPHONE PEDESTAL ○ UTILITY MANHOLE ○ UTILITY PEDESTAL ○ UTILITY VAULT ○ WATERMAIN MANHOLE ○ WATER METER ○ WATER SPIGOT ○ WELL ○ CURB STOP ○ GATE VALVE ○ HYDRANT ○ SIGN 	<ul style="list-style-type: none"> WOE WALKOUT ELEVATION FFE FIRST FLOOR ELEVATION GFE GARAGE FLOOR ELEVATION TOF TOP OF FOUNDATION ELEV. LOE LOWEST OPENING ELEV. CONCRETE BITUMINOUS BUILDING SETBACK LINE CABLE TV CONCRETE CURB CONTOUR EXISTING CONTOUR PROPOSED GUARD RAIL DT DRAIN TILE ELC ELECTRIC UNDERGROUND FENCE FO FIBER OPTIC UNDERGROUND GAS GAS UNDERGROUND OVERHEAD UTILITY TREE LINE STORM SEWER STORM SEWER TEL TELEPHONE UNDERGROUND RETAINING WALL UTILITY UNDERGROUND WATERMAIN TRAFFIC SIGNAL RAILROAD TRACKS
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FIELD CREW	NO.	BY	DATE	REVISION
JJA				
DRAWN				
CHECKED				
DATE				
11/26/2019				

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To: BK Land Development, LLC; AKM Farm, LLC; Custom Hom Builders, LLC; and Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 5, 8, and 11 of Table A thereof. The field work was completed on December 13, 2019.

Date of Plat or Map: December 17, 2019

Jared J. Averbeck
Jared J. Averbeck, PLS
Minnesota License No. 53642

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000
WWW.SATHRE.COM

ENGINEERS SURVEYORS DESIGNERS PLANNERS

TWP:32-RGE.25-SEC.19
Anoka County

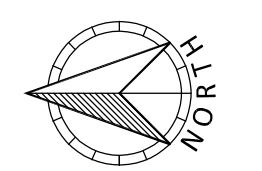
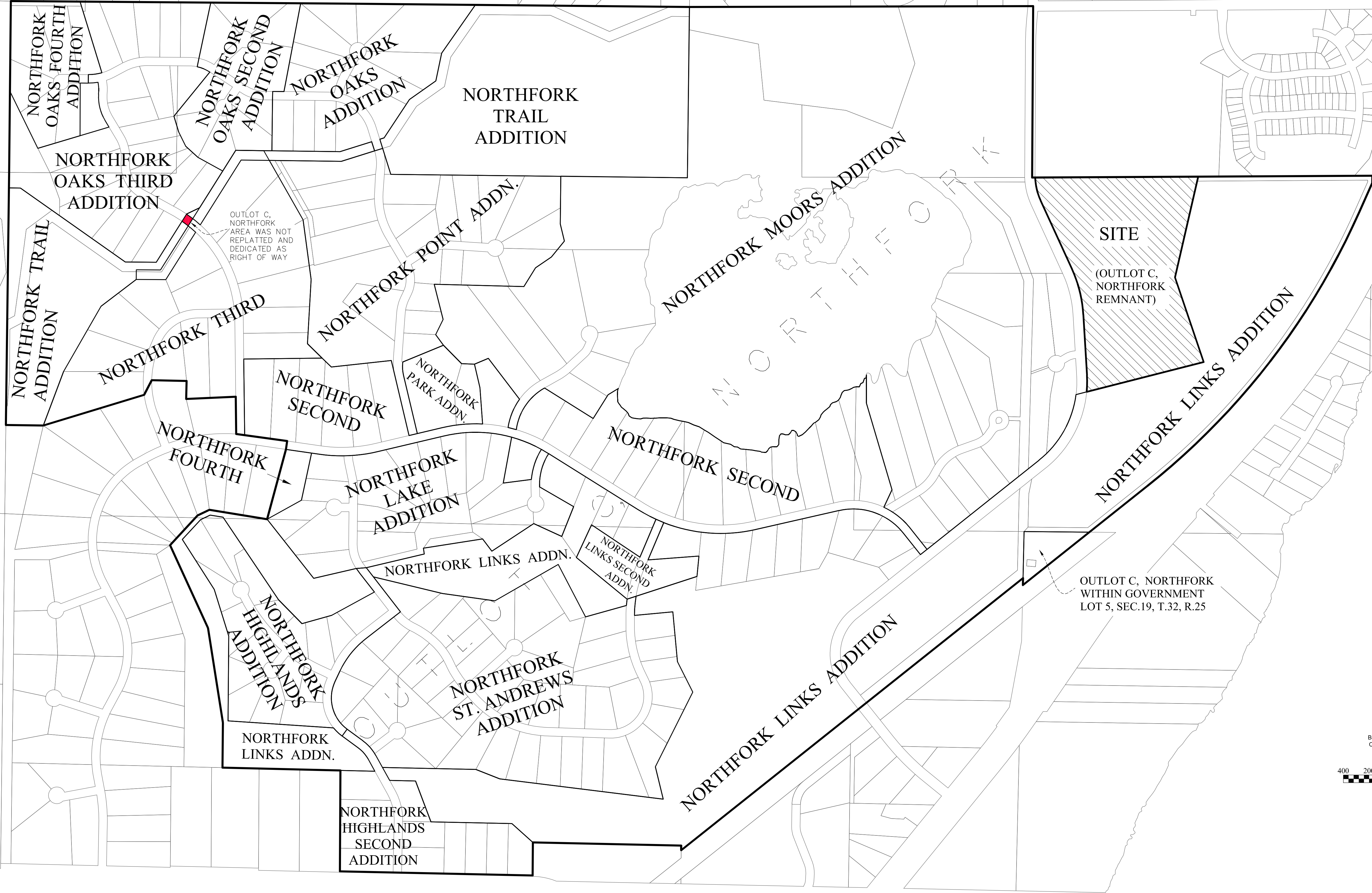
Ramsey, MINNESOTA

ALTA/NSPS LAND TITLE SURVEY

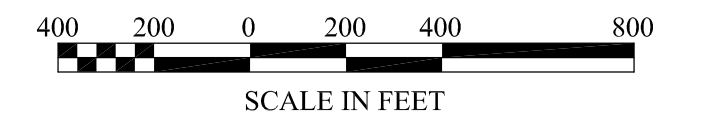
PREPARED FOR:
BK LAND DEVELOPMENT, LLC

FILE NO.
10945-003

1
2

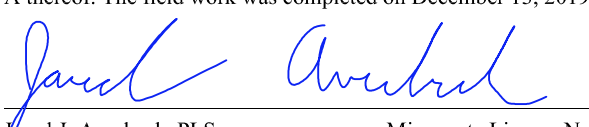


Bearings are based on the Anoka County Coordinate System (NAD 83 - 1986 adj.)



FIELD CREW	NO.	BY	DATE	REVISION
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DATE				
11/26/2019				

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TWP:32-RGE.25-SEC.19
 Anoka County
**Ramsey,
 MINNESOTA**

ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR:
BK LAND DEVELOPMENT, LLC

FILE NO.
 10945-003
2
2

DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)

Outlot C, Northfork, EXCEPT part of Outlot C platted as Northfork Second, Northfork Third, Northfork Fourth, Northfork Park Addition, Northfork Trail Addition, Northfork Links Addition, Northfork Point Addition, Northfork Links Second Addition, Northfork Lake Addition, Northfork Highlands Addition, Northfork Oaks Addition, Northfork Moors Addition, Northfork Oaks Second Addition, Northfork Oaks Third Addition, Northfork Highlands Second Addition, Northfork Oaks Fourth Addition, Northfork St. Andrews Addition.

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Torrens Property
Torrens Certificate No. 138193.

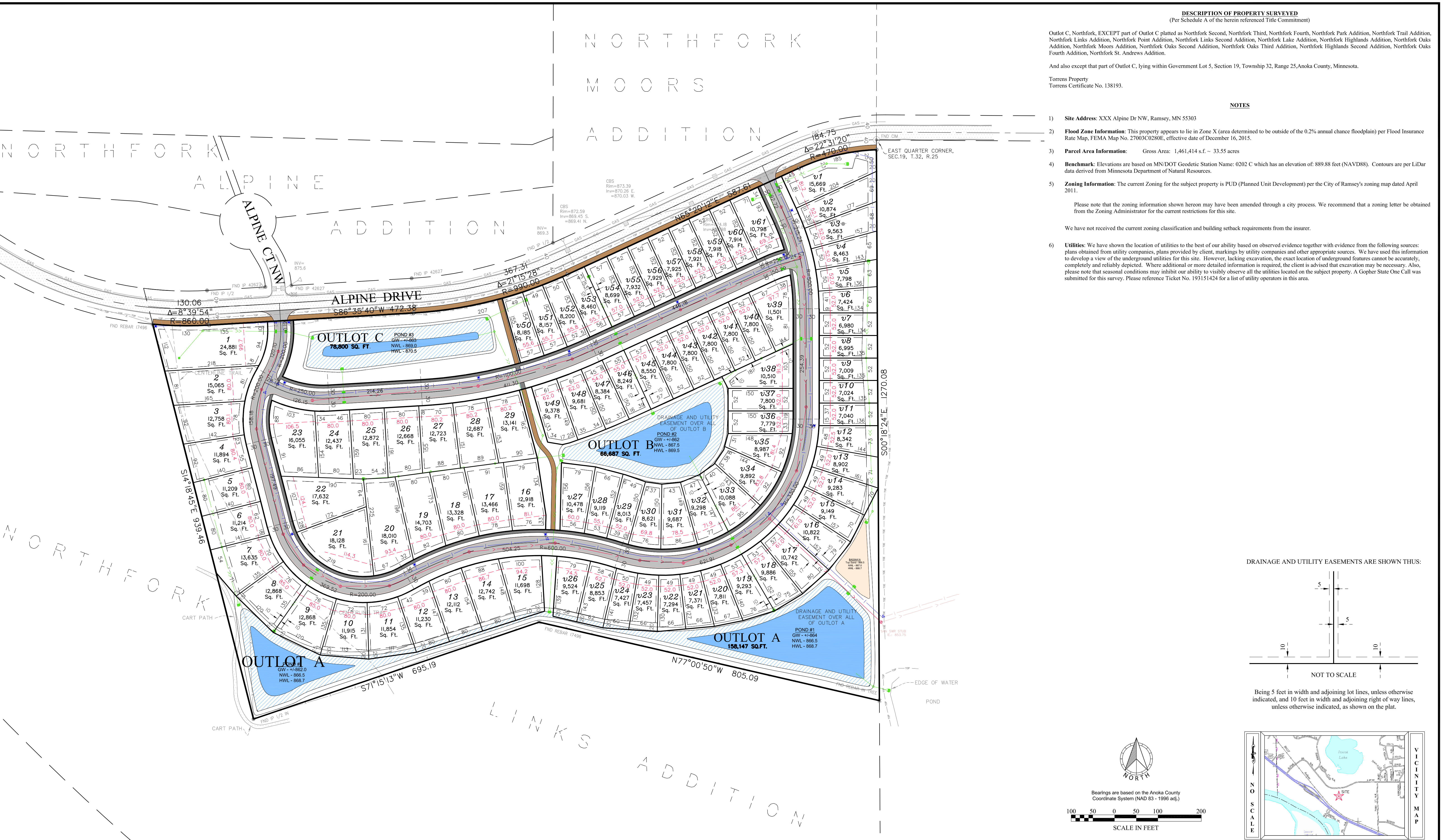
NOTES

- 1) **Site Address:** XXX Alpine Dr NW, Ramsey, MN 55303
- 2) **Flood Zone Information:** This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, FEMA Map No. 27003C0280E, effective date of December 16, 2015.
- 3) **Parcel Area Information:** Gross Area: 1,461,414 s.f. ~ 33.55 acres
- 4) **Benchmark:** Elevations are based on MN/DOT Geodetic Station Name: 0202 C which has an elevation of: 889.88 feet (NAVD88). Contours are per LiDAR data derived from Minnesota Department of Natural Resources.
- 5) **Zoning Information:** The current Zoning for the subject property is PUD (Planned Unit Development) per the City of Ramsey's zoning map dated April 2011.

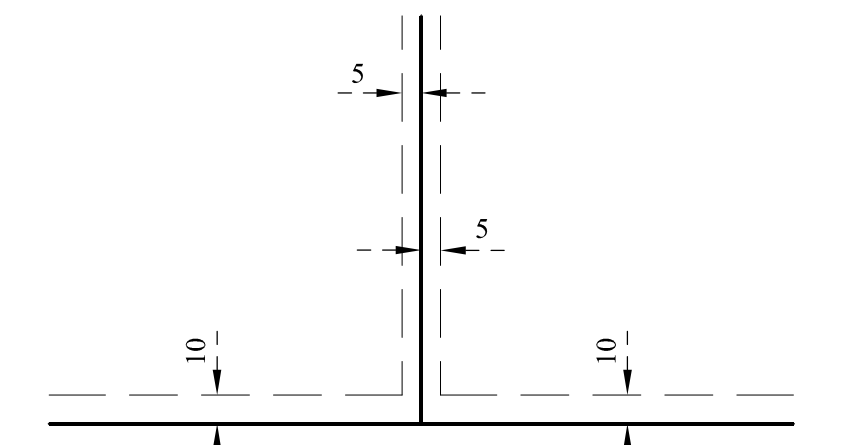
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We have not received the current zoning classification and building setback requirements from the insurer.

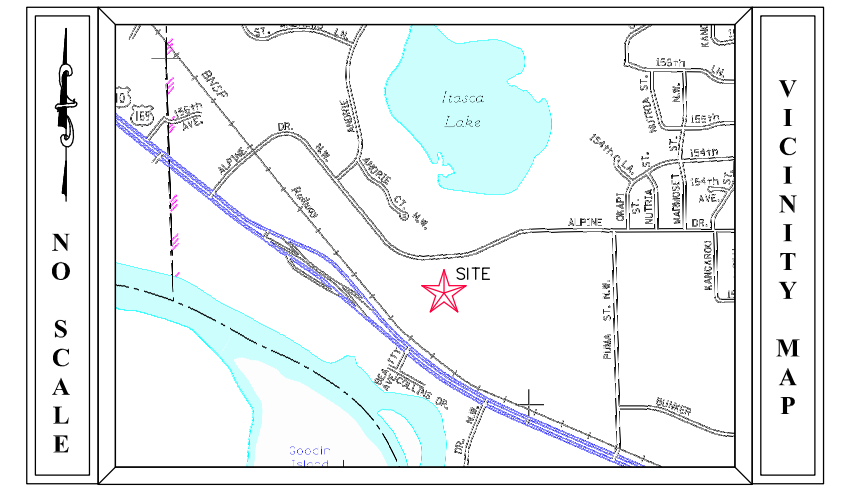
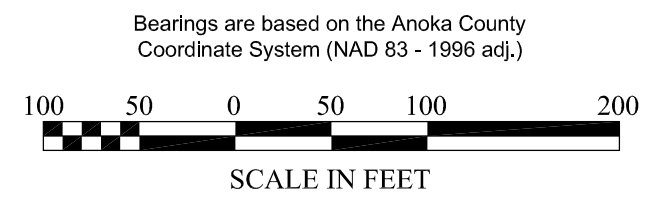
- 6) **Utilities:** We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. A Gopher State One Call was submitted for this survey. Please reference Ticket No. 193151424 for a list of utility operators in this area.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



NOT TO SCALE
Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.



FIELD CREW	NO.	BY	DATE	REVISION
JJA				
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CHECKED				
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DATE				
11/26/2019				

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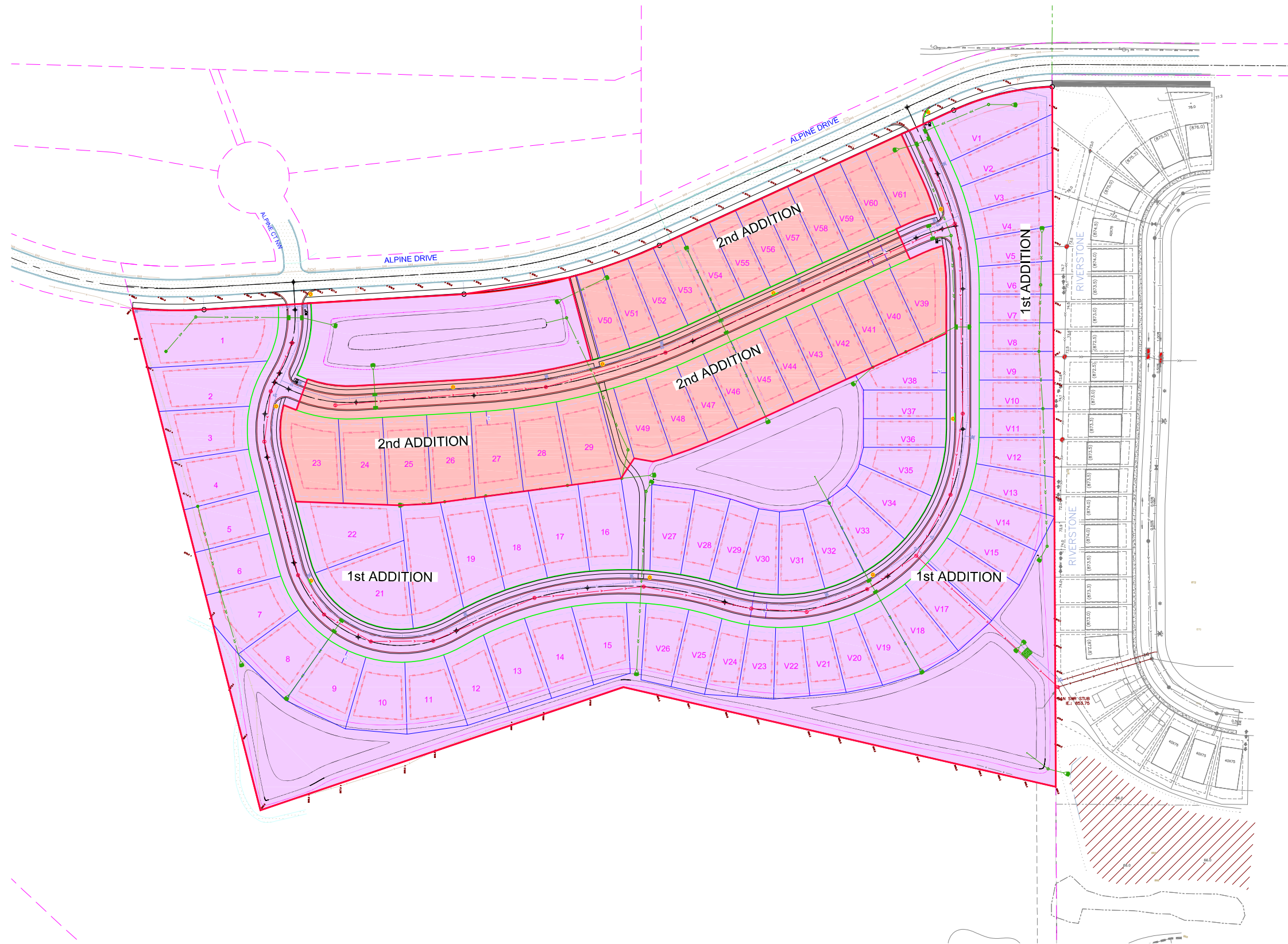
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Dated this 4th day of March, 2020.
Jared J. Averbeck
Jared J. Averbeck, PLS
javerbeck@sathre.com
Minnesota License No. 53642

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000
WWW.SATHRE.COM

TWP:32-RGE.25-SEC.19
Anoka County
Ramsey, MINNESOTA

PRELIMINARY PLAT
THE PRESERVE AT NORTHFORK
PREPARED FOR:
BK LAND DEVELOPMENT, LLC

FILE NO.
10945-003
1
1



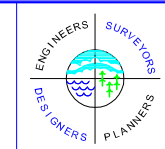
DENOTES 1ST ADDITION LOTS
 DENOTES 2ND ADDITION LOTS

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DRAWING NAME	NO.	BY	DATE	REVISIONS
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ERJ				
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Eric R. Johnson
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 Date: 03/05/20 Lic. No. 56659



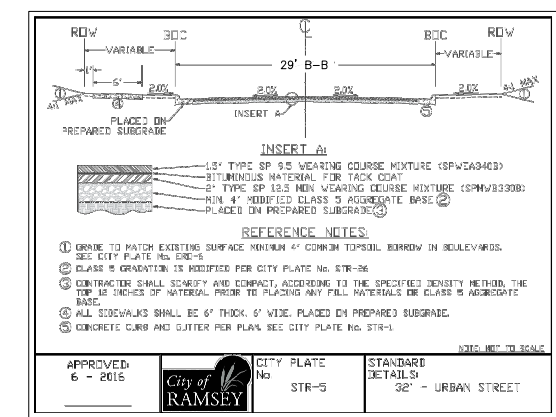
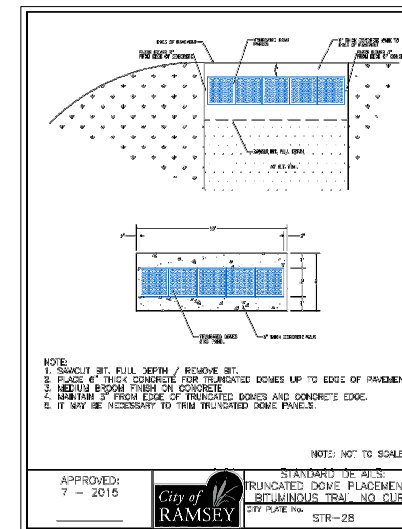
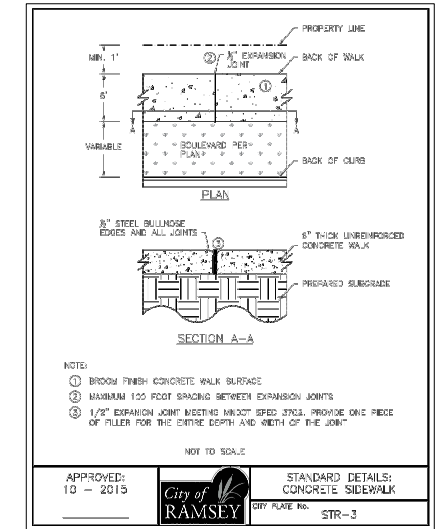
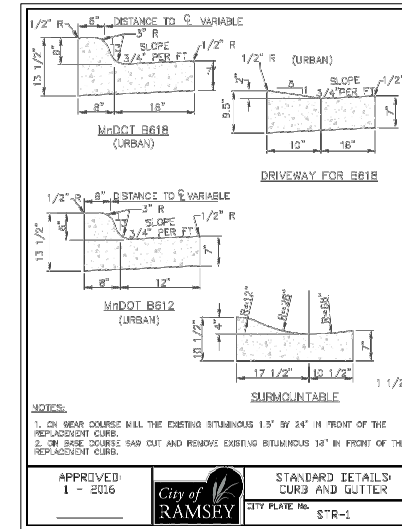
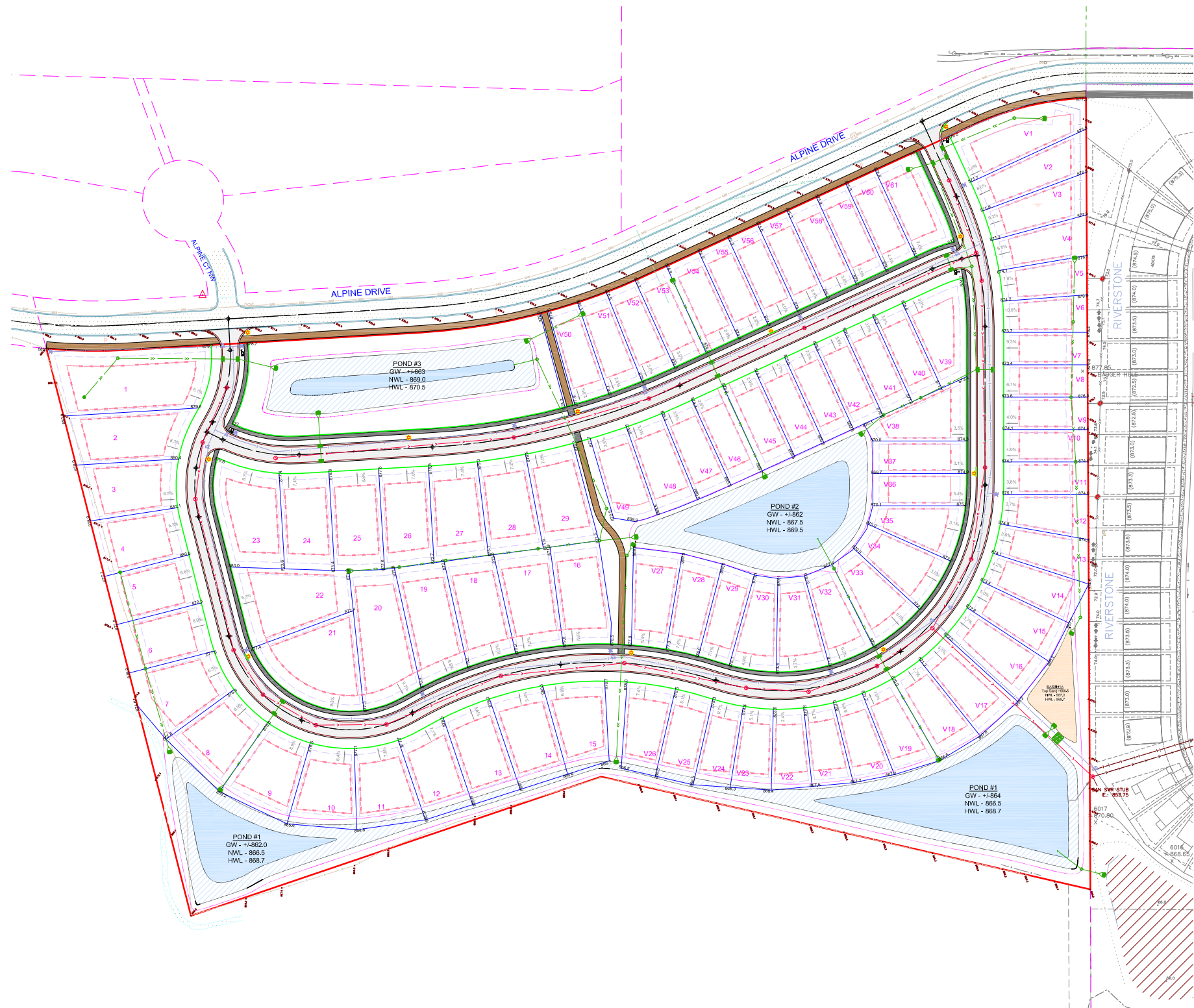
SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.

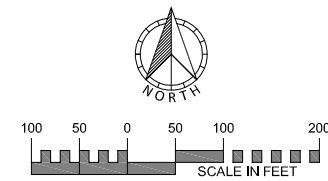
RAMSEY, MINNESOTA

PHASING PLAN
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO.
 10945-003
PH
PH



- STREET NOTES:**
- ALL PUBLIC STREETS ARE 29' BB UNLESS OTHERWISE NOTED. CURB DIMENSIONS ARE BACK TO BACK.
 - SEE CITY DETAILS FOR STREET DESIGN STANDARDS.
 - ALL SIDEWALKS SHALL BE 6" (STR-3). CONSTRUCT PED RAMP AT EACH CURB AND OR/ROAD INTERSECTION.
 - ALL STORM SEWER STRUCTURES SHALL BE EXPOSED DURING STRING LINE OF CURB TO ENSURE PROPER FIT WITH PLASTIC RINGS.



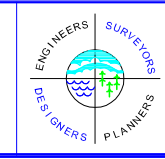
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03/05/20				

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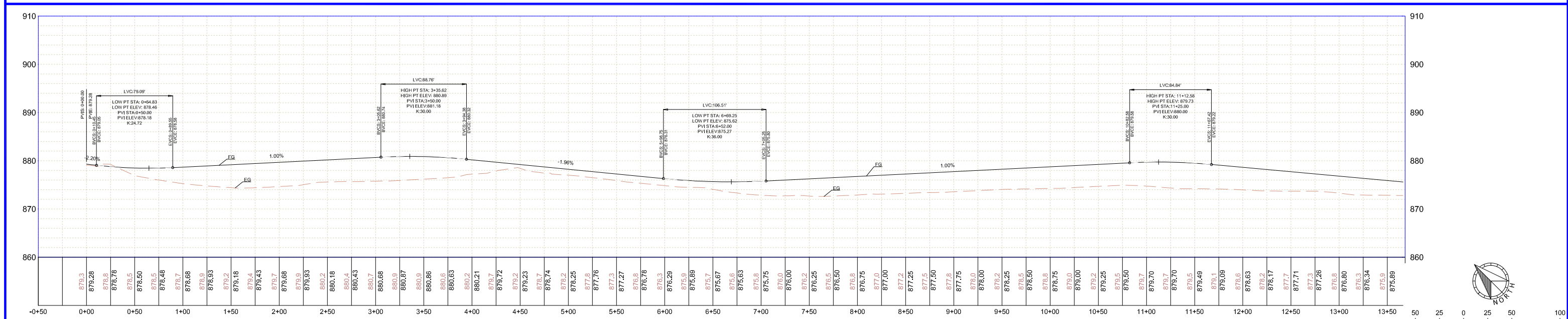
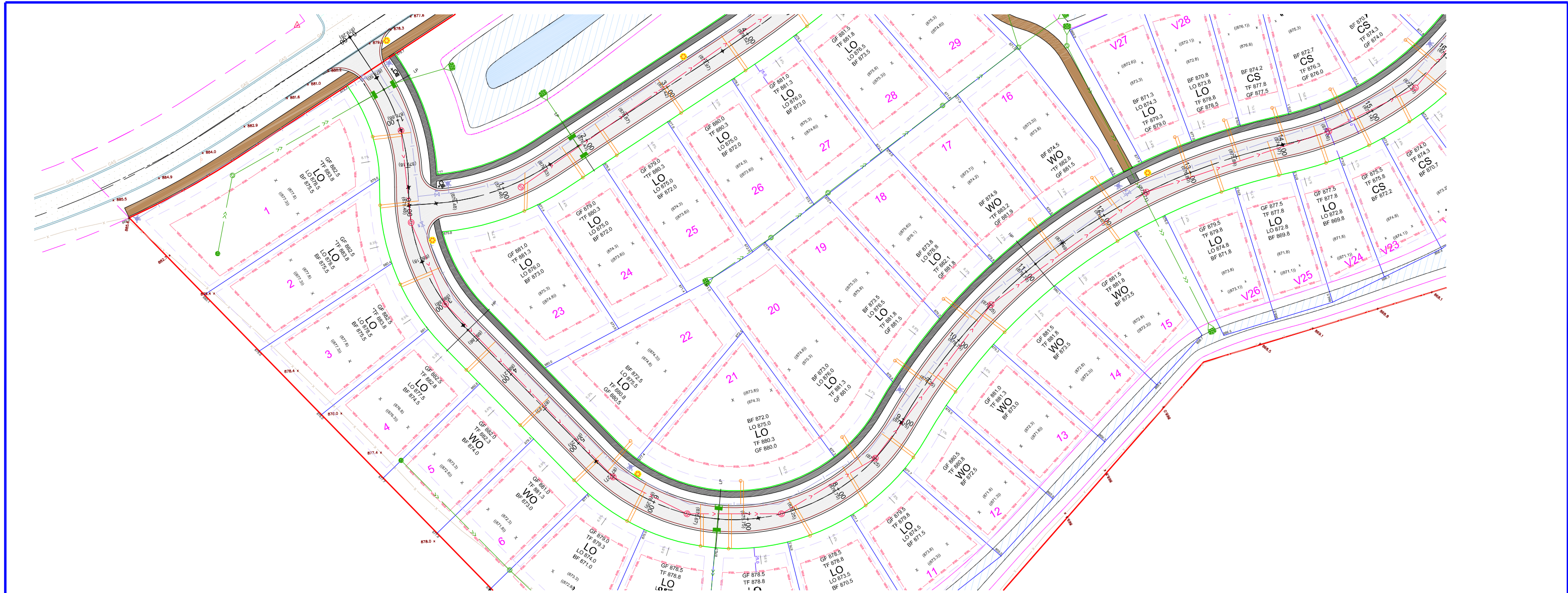


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CITY PROJECT NO. ---
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PRELIMINARY STREET PLAN
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO.
10945-003
ST1
ST4



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Eric R. Johnson
 ERIC R. JOHNSON, P.E.
 Date: 03/05/20 Lic. No. 56659

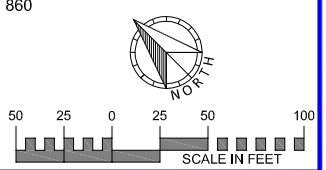
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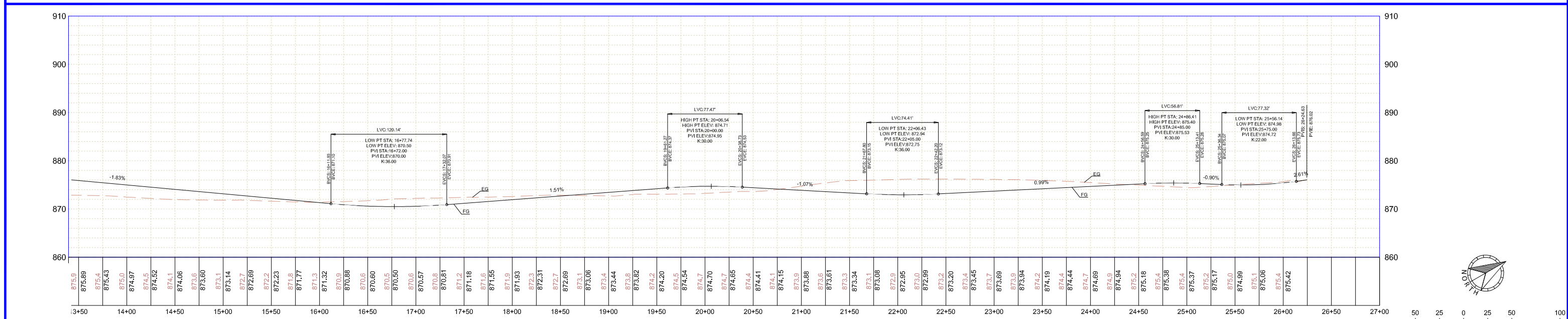
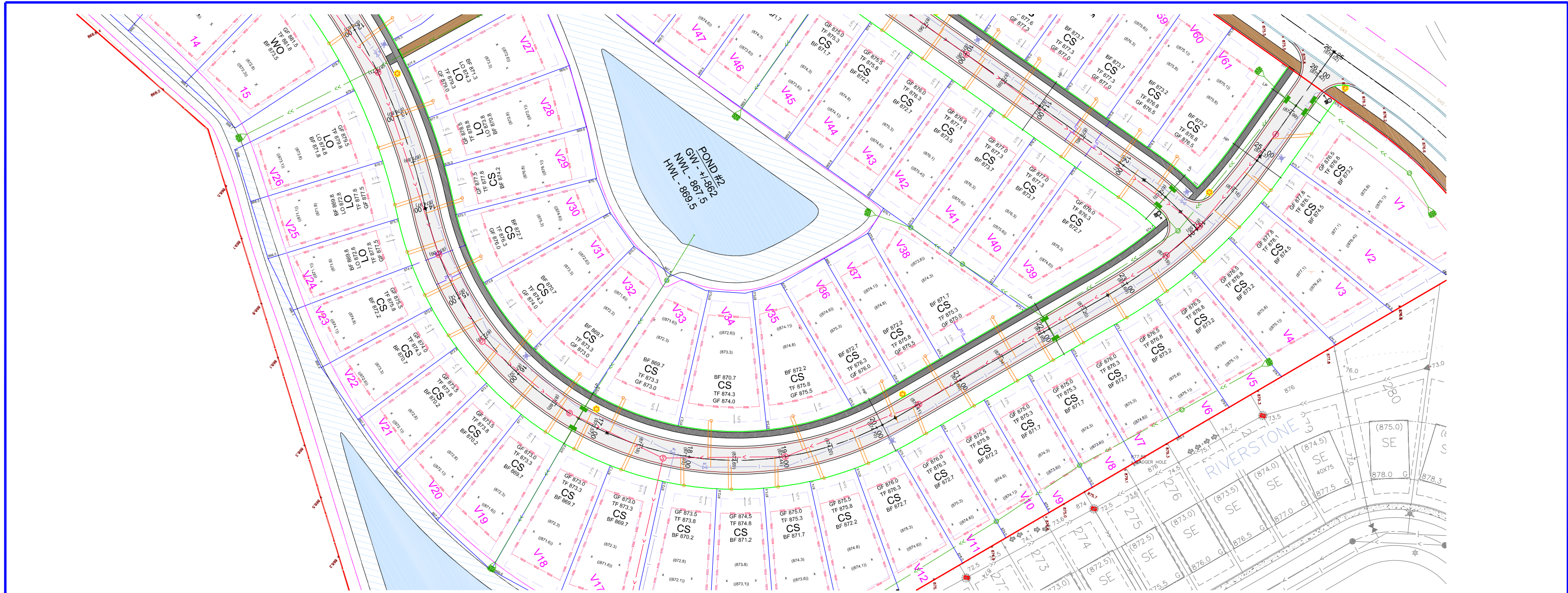
SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN, 55391 (952) 476-6000

CITY PROJECT NO.
 --
RAMSEY, MINNESOTA

PRELIMINARY STREET PLAN
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO.
 10945-003
ST2
ST4





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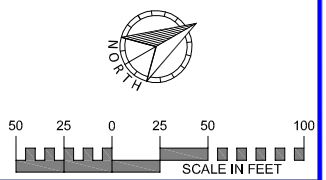
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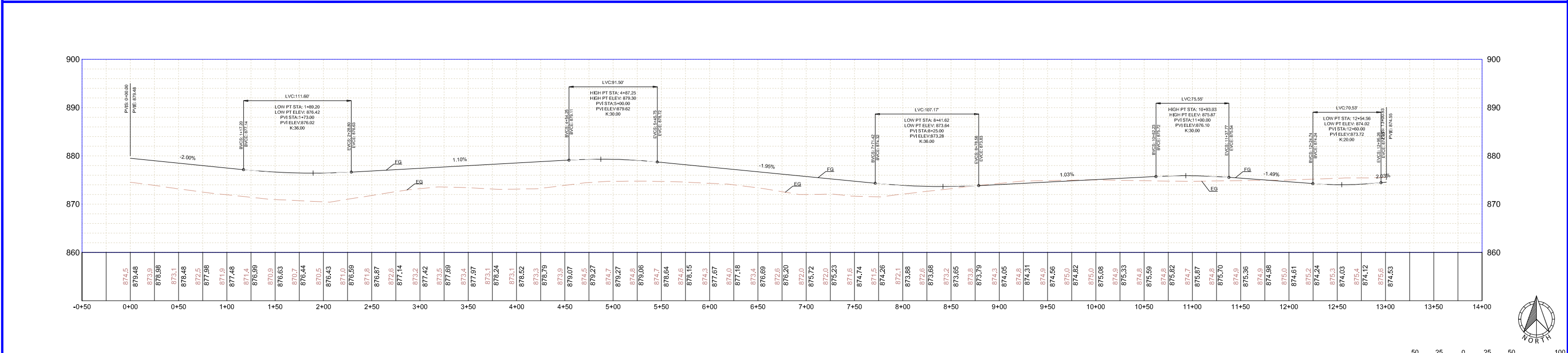
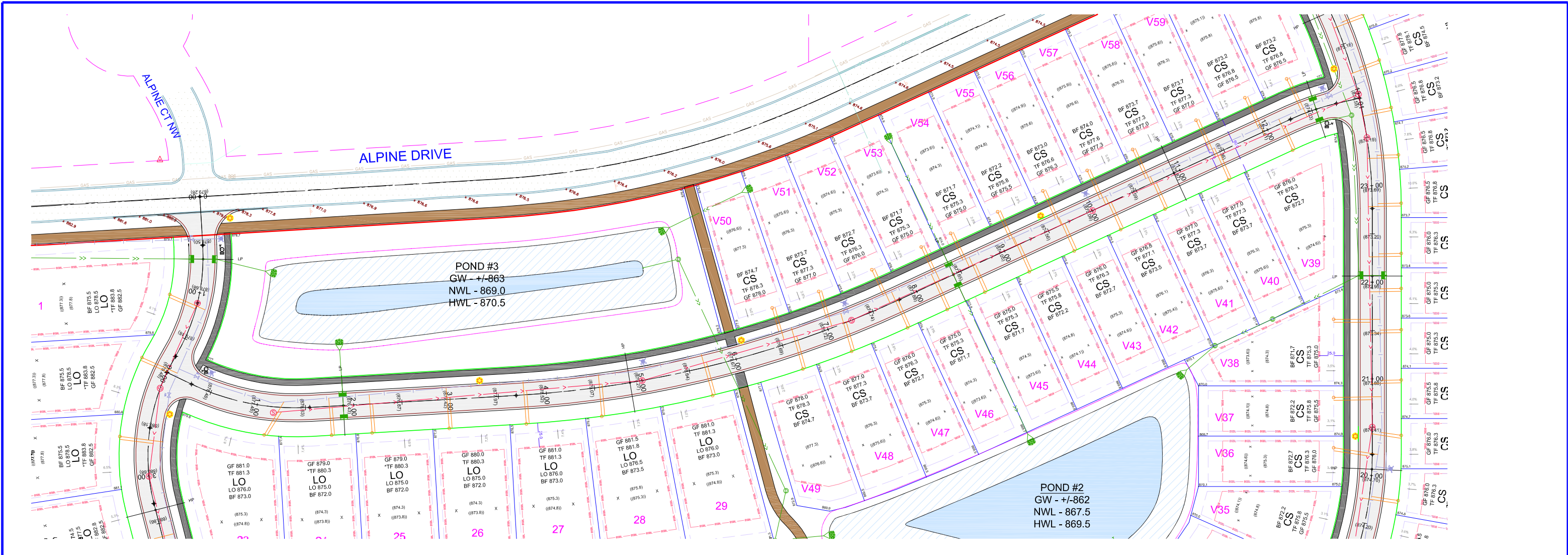
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CITY PROJECT NO.
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RAMSEY, MINNESOTA

PRELIMINARY STREET PLAN
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO.
 10945-003
ST3
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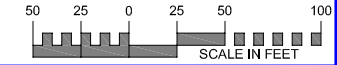
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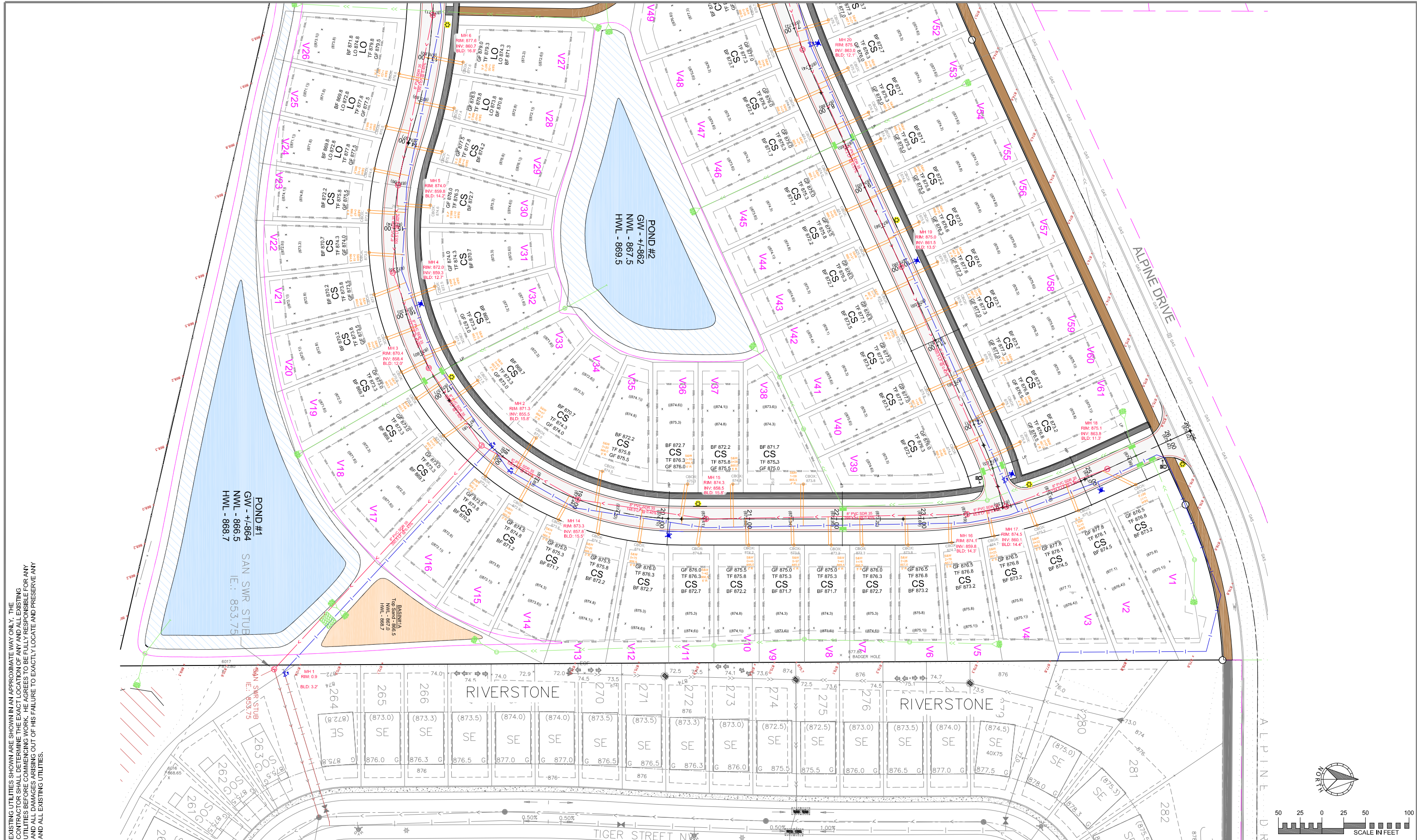
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CITY PROJECT NO. ---
RAMSEY, MINNESOTA

PRELIMINARY STREET PLAN
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO. 10945-003
ST4
ST4





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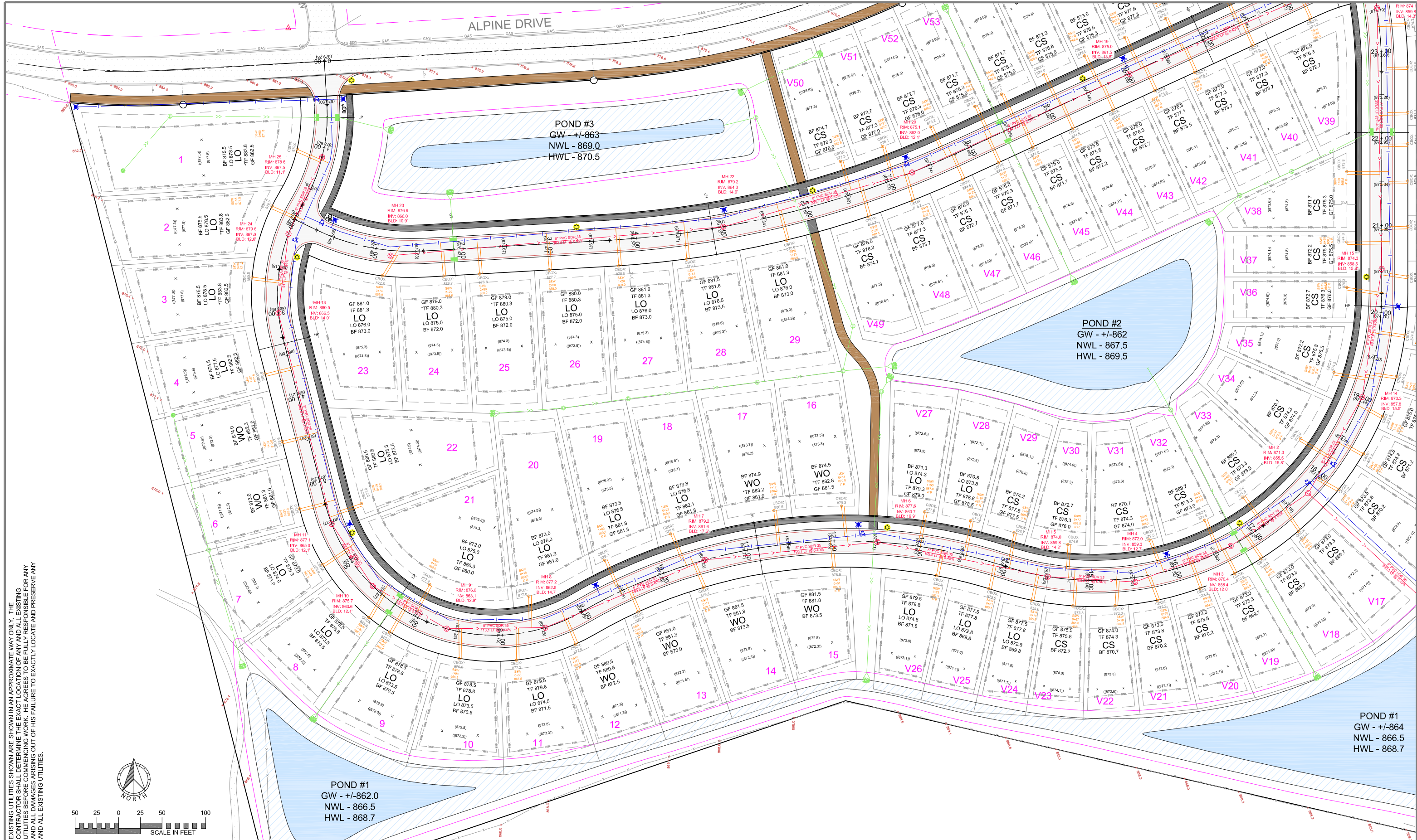
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ENGINEERS SURVEYORS
DESIGNERS PLANNERS

CITY PROJECT NO. **RAMSEY, MINNESOTA**

PRELIMINARY SANITARY SEWER & WATERMAIN PLAN
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO. 10945-003
SW1
SW2



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CITY PROJECT NO.
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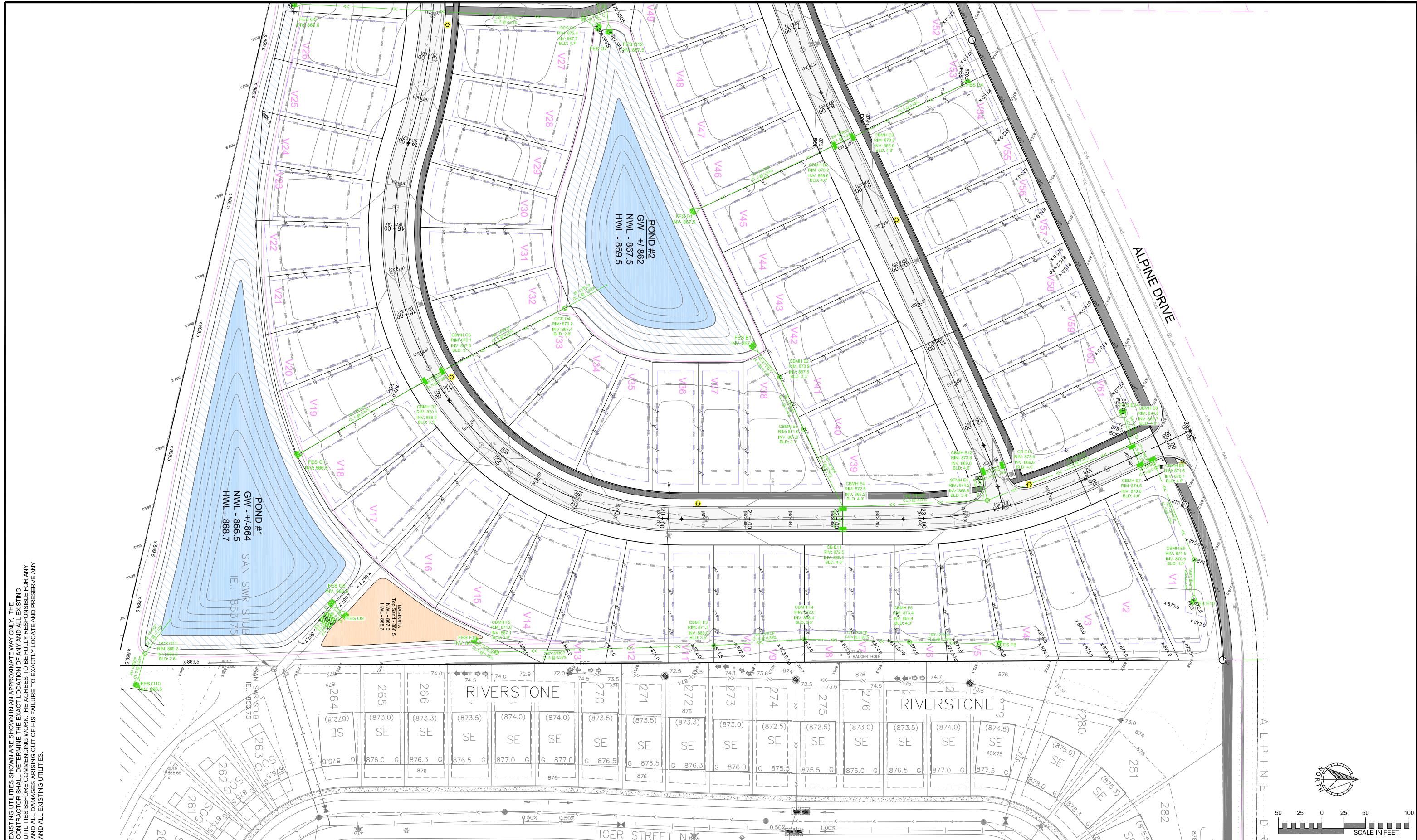
**RAMSEY,
 MINNESOTA**

**PRELIMINARY SANITARY SEWER &
 WATERMAIN PLAN**
 THE PRESERVE AT NORTHFORK
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FILE NO.
 10945-003

SW2

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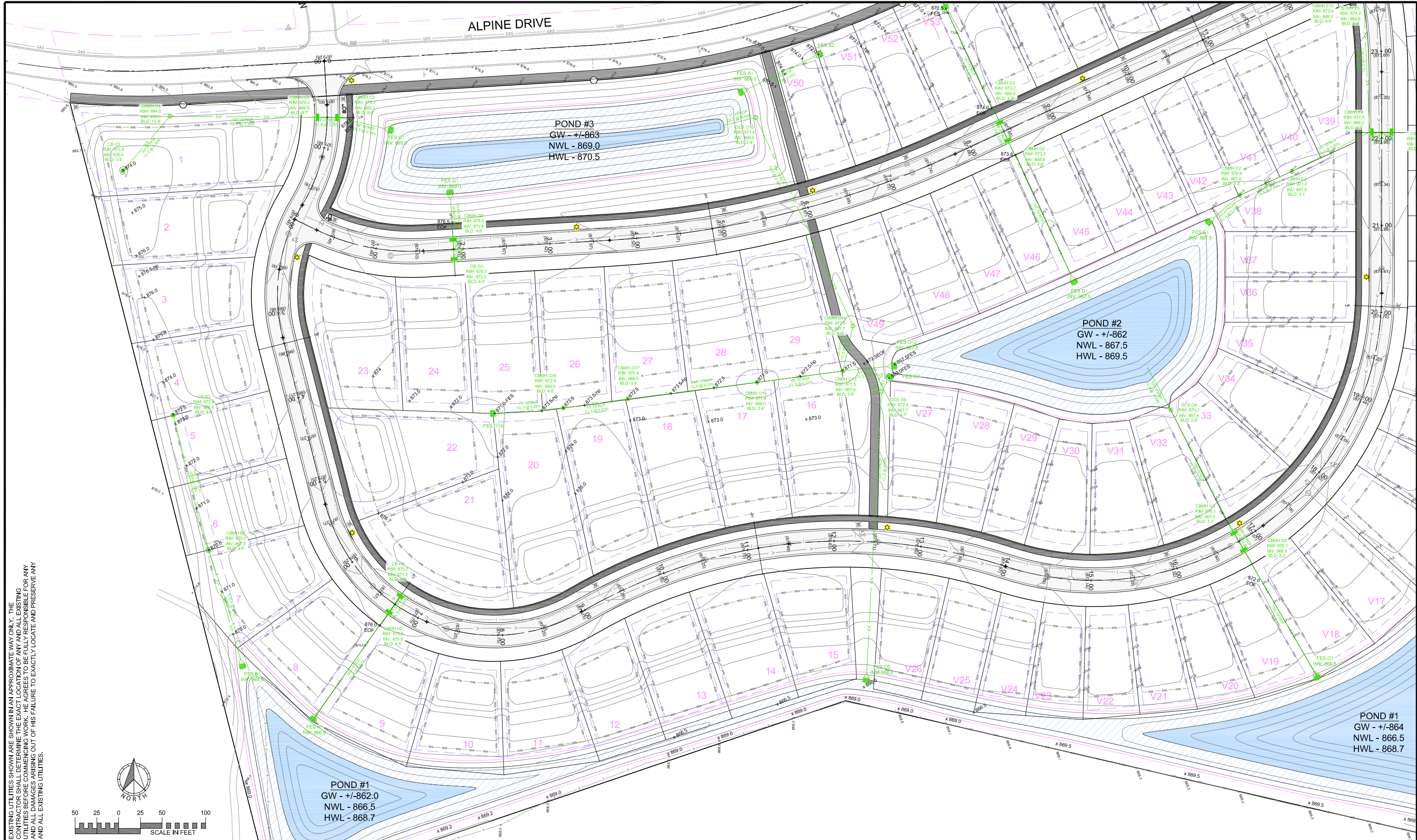
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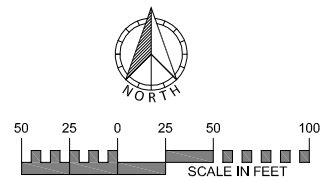
PRELIMINARY STORM SEWER PLAN
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO.
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SS1
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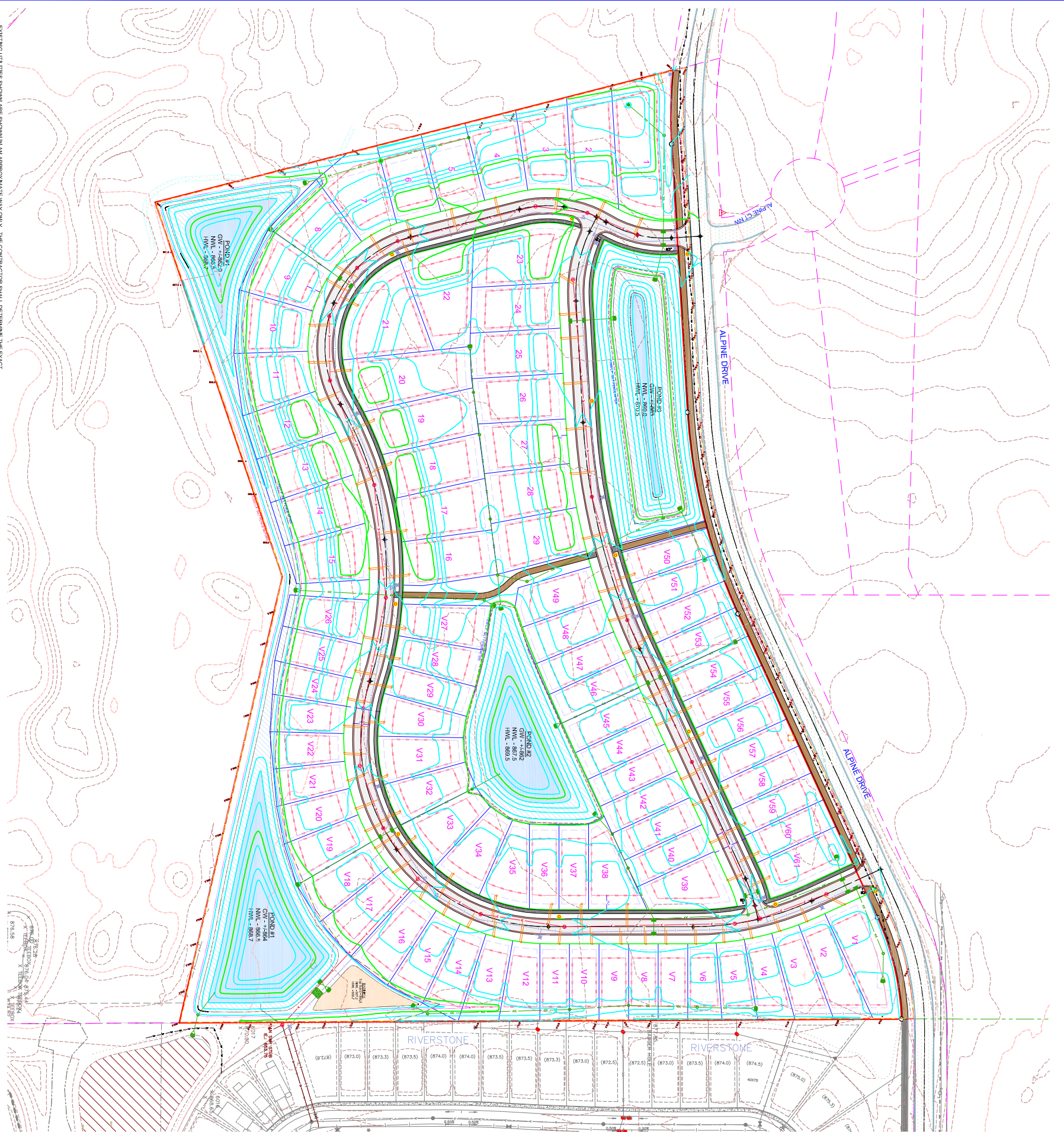
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RAMSEY, MINNESOTA

PRELIMINARY STORM SEWER PLAN
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO.
 10945-003
SS2
SS2



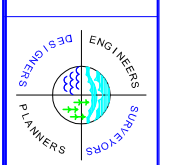
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RAMSEY, MINNESOTA

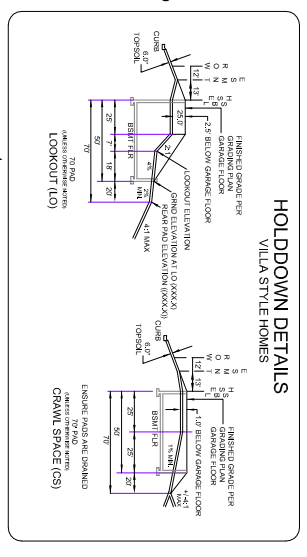
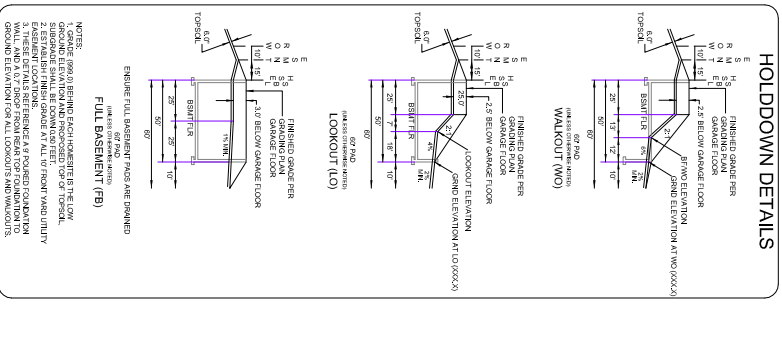
PRELIMINARY GRADING PLAN
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO. 10946-003
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GP3

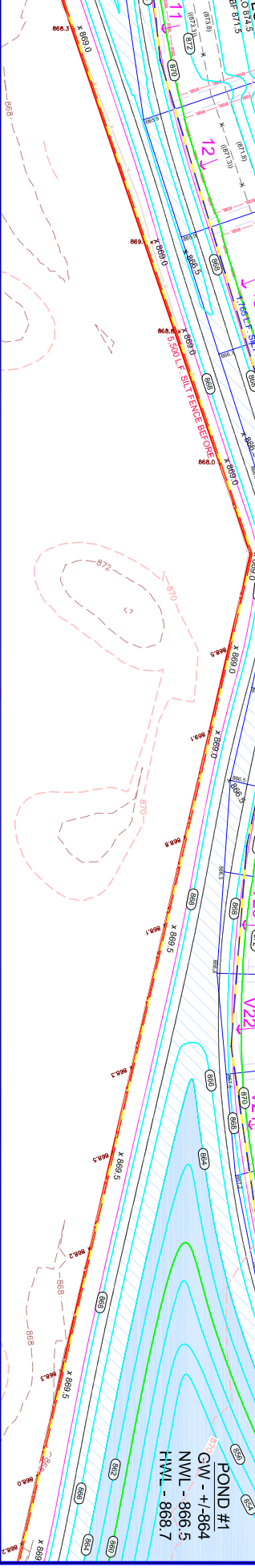
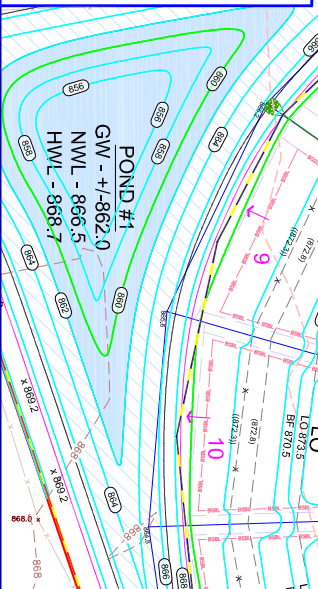
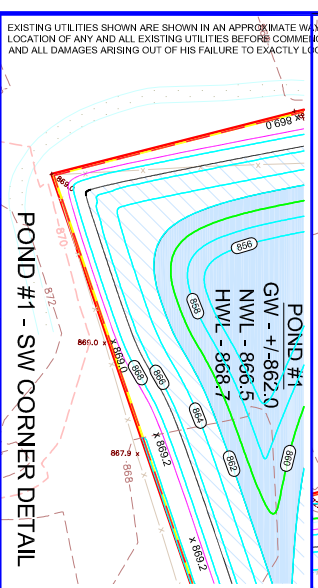
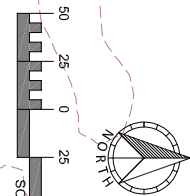
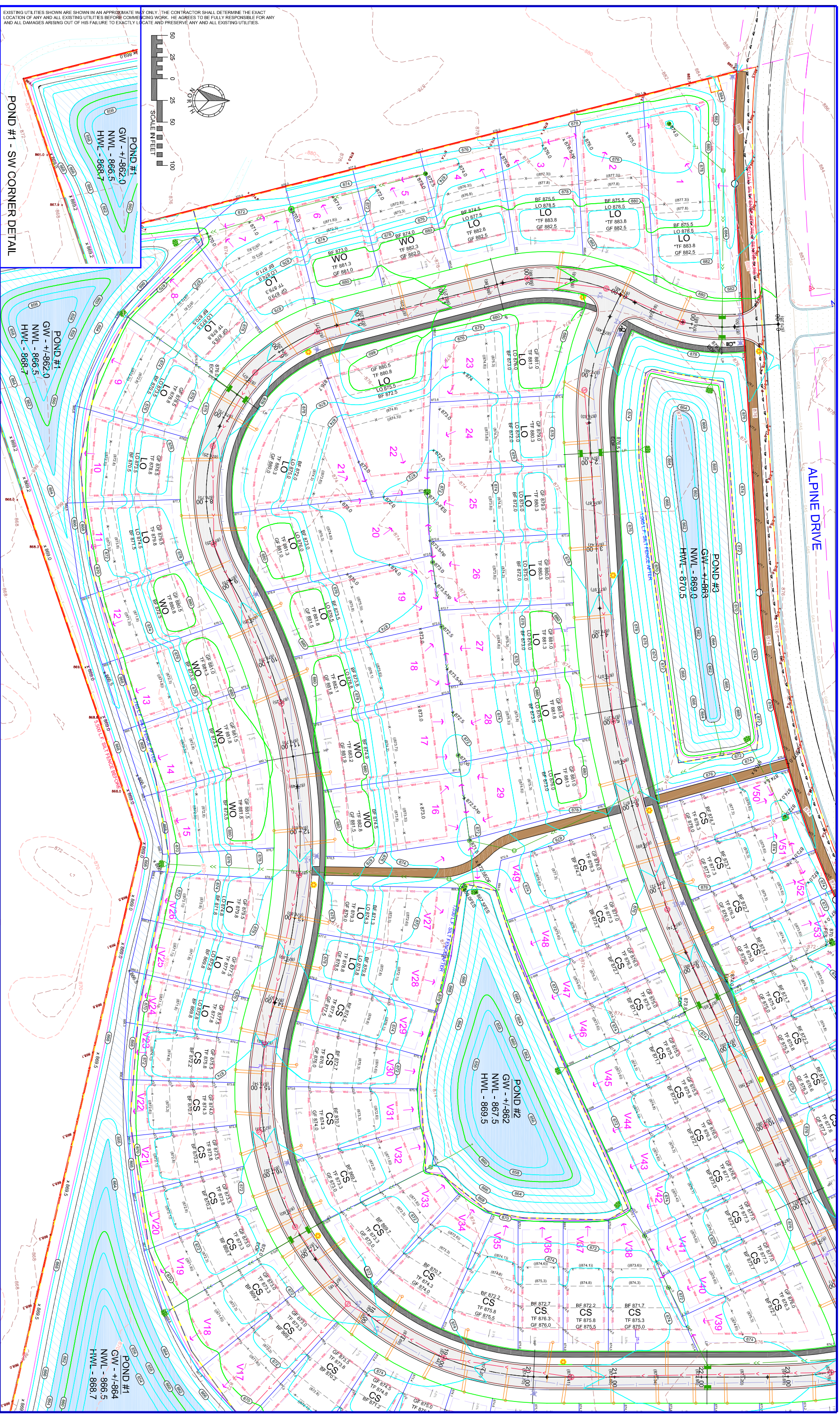
- GENERAL NOTES:**
- INSTALL SILT FENCE AS SHOWN ON PLAN. AS REQUIRED BY THE CITY OF RAMSEY OR DIRECTED BY THE ENGINEER.
 - THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.
 - BEGIN GRADING. INSTALL PERFORATED RISER PIPE IN POND WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERIM DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED POND AS NOTED.
 - INSPECT POND. SILT FENCE AND ROCK ENTRANCE BEAM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NEPES PERMIT.
 - LINE ALL PONDS WITH A MINIMUM 3" ORGANIC SOILS & SEED SLOPES BETWEEN NML AND 100 YR HWL WITH A WATER TOLERANT MIX (OR AS NOTED).
 - REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.
 - POND - 10:1 BENCH (1 FOOT THEN 4:1 MAX).
 - LO & WO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED).
 - THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.
 - THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES IN ACCORDANCE WITH THE CITY OF PLUMOUTH DETAIL ST-22& ST-23 FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED. ALL RETAINING WALLS WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT.
 - A 1"2" CRUSHED ROCK ENTRANCE BEAM SHALL BE PLACED AT THE SITE ENTRANCE. TO REPLACE SILT FENCE AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BEAMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES.
 - THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
 - THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY CLEANING OF STREET, BOULEVARD AND UTILTY FACILITIES RESPONSIBLE FOR CLEANING OF STREETS, BOULEVARD AND UTILTY FACILITIES CONSTRUCTIVE METHODS OR AEROSOL SOIL MATERIAL OR OTHER.
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 - BUILDING PADS ARE 60" DEEP (SINGLE-FAMILY) & 70" DEEP (MULTI-FAMILY). OTHERWISE NOTED. THE FRONT AND REAR BUILDING PAD LINES ARE SHOWN ON THE PLAN. THE ENGINEER SHOULD BE CONTACTED IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING BUILDING PADS.
- RESTORATION NOTES**
- RESTORATION - xx ACRES
- RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTR.
 - SEED POND SLOPES AND DETENTION AREAS WITH MINDOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
 - SEED BASIN AREAS WITH MINDOT 33-2-61 SEED MIX AT A RATE OF 35 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
 - SEED ALL OTHER DISTURBED AREAS WITH MINDOT 250 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)
 - PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
 - ON SITE GRASS SEED AT RATE OF 1 LBS./ACRE AND DISC AND/OR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
 - PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS ST-22 & ST-23 FOR APPROVED DEVICES.
 - MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
 - RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
 - SILT FENCE. BEFORE GRADING - 5,500 LF AFTER GRADING - 3,880 LF
 - WOODFIBER BLANKET - 50 SY
- ONSITE BUMPS**
- NURP POND WILL BE UTILIZED TO MEET OR EXCEED QUALITY AND RATE CONTROL REQUIREMENTS.
 - SKIMMERS - THE POND OUTLET STRUCTURE INCLUDES A SUBMERGED INLET PIPE TO ALLOW SKIMMING.
 - RIP RAP - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND INLET PROTECTION CONTROL.
 - INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. REFER TO THE CITY DETAILS TO DETERMINE WHICH INLET PROTECTION DEVICES IS APPLICABLE.
 - SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODFIBER BLANKET WILL BE UTILIZED ALONG DOWN GRADIENT GRADIENT TO PROVIDE ADEQUATE SLOPE STABILIZATION.
 - BORINGS - BORINGS WILL BE INSTALLED ALONG REAR YARD SWALES TO PREVENT WETLANDS FROM REACHING THE NURP POND AND ULTIMATELY DOWNSTREAM.
 - INfiltration/RETENTION AREAS - INFILTRATION/RETENTION AREAS WILL BE UTILIZED TO REDUCE/RETAIN THE RUNOFF FROM THE INCREASED HARD SURFACE.
 - STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR MORE FREQUENTLY TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING.
 - PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.
 - DITCH CHECKS SHALL BE INSTALLED EVERY 100' IN THE TEMPORARY DRAINAGE DITCHES AND AS SHOWN IN THE EROSION CONTROL PLANS.

SYMBOL LEGEND

DESCRIPTION	PROPOSED	EXISTING
INNER CONTROL		
MAJOR CONTROL		
LOT LINE		
WATERMAIN		
BUILDING SETBACK BOUNDARY		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
REAR CHALK		
DRAIN TILE INCLINATIONS		
REARWARD DITCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RAWP		
STORM STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
PROBANT		
GATE VALVE		
WELL		
DRAINAGE CONTROL / ARROW		
EMERGENCY OVERFLOW SWALE		
SOIL BERING LOCATION		
WETLAND BUFFER POST		
SILT FENCE		
BARBERCUE		
SPOT ELEVATION		
THE SPOT ELEVATION		
UTILITY POLE		
LIGHT POLE		
HANDICAP PARKING SPACE		



ALPINE DRIVE



DRAWING NAME	NO.	BY	DATE	REVISIONS
PRELIM - GP				
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CHECKED BY				
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03/08/20				

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Eric R. Johnson
 ERIC R. JOHNSON, P.E.
 Date: 03/05/20 Lic. No. 56659

ENGINEERS
 SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZITA, MN. 55391 (952) 478-0000

CITY PROJECT NO. _____

PRELIMINARY GRADING PLAN
 THE PRESERVE AT NORTHFORK
 BK LAND DEVELOPMENT

FILE NO. 10945-003
 GP2
 GP3

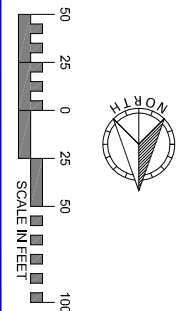
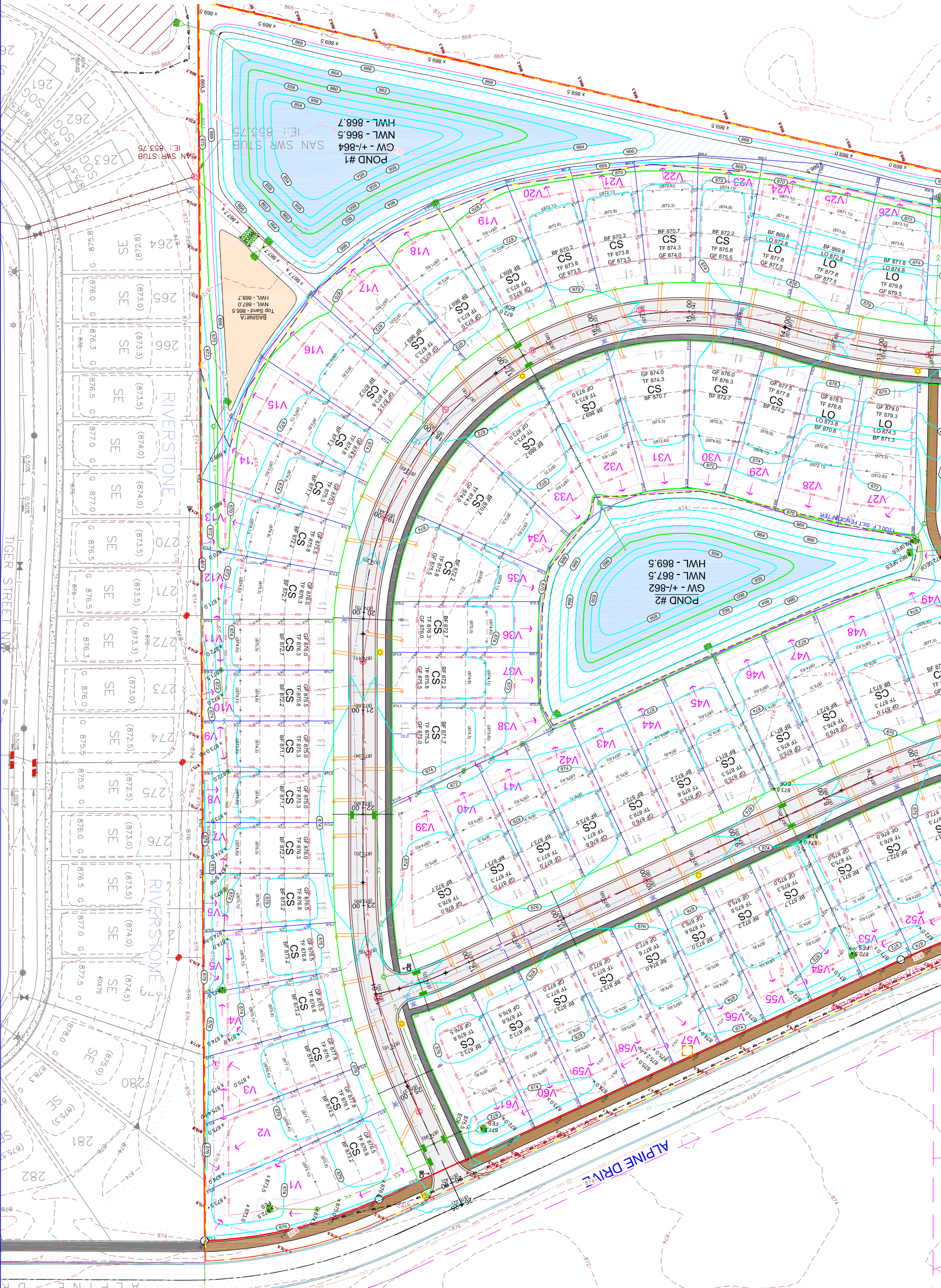
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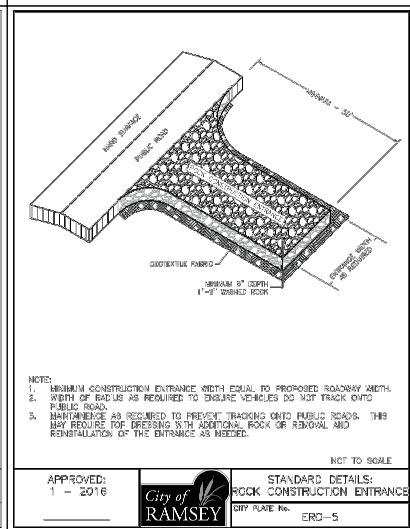
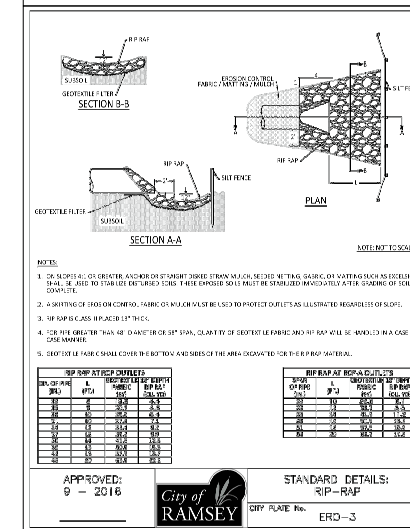
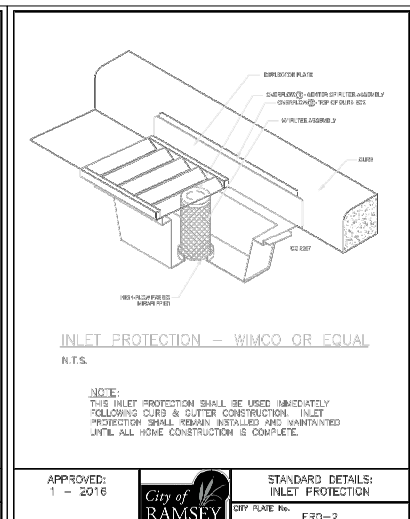
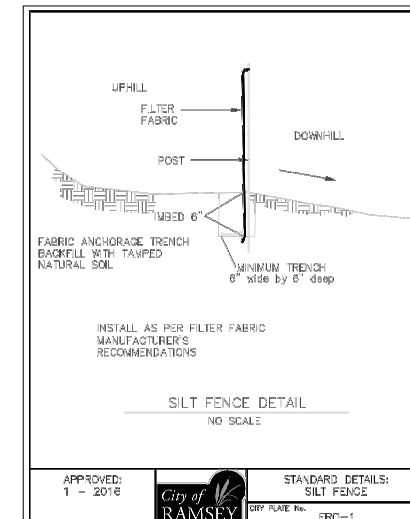
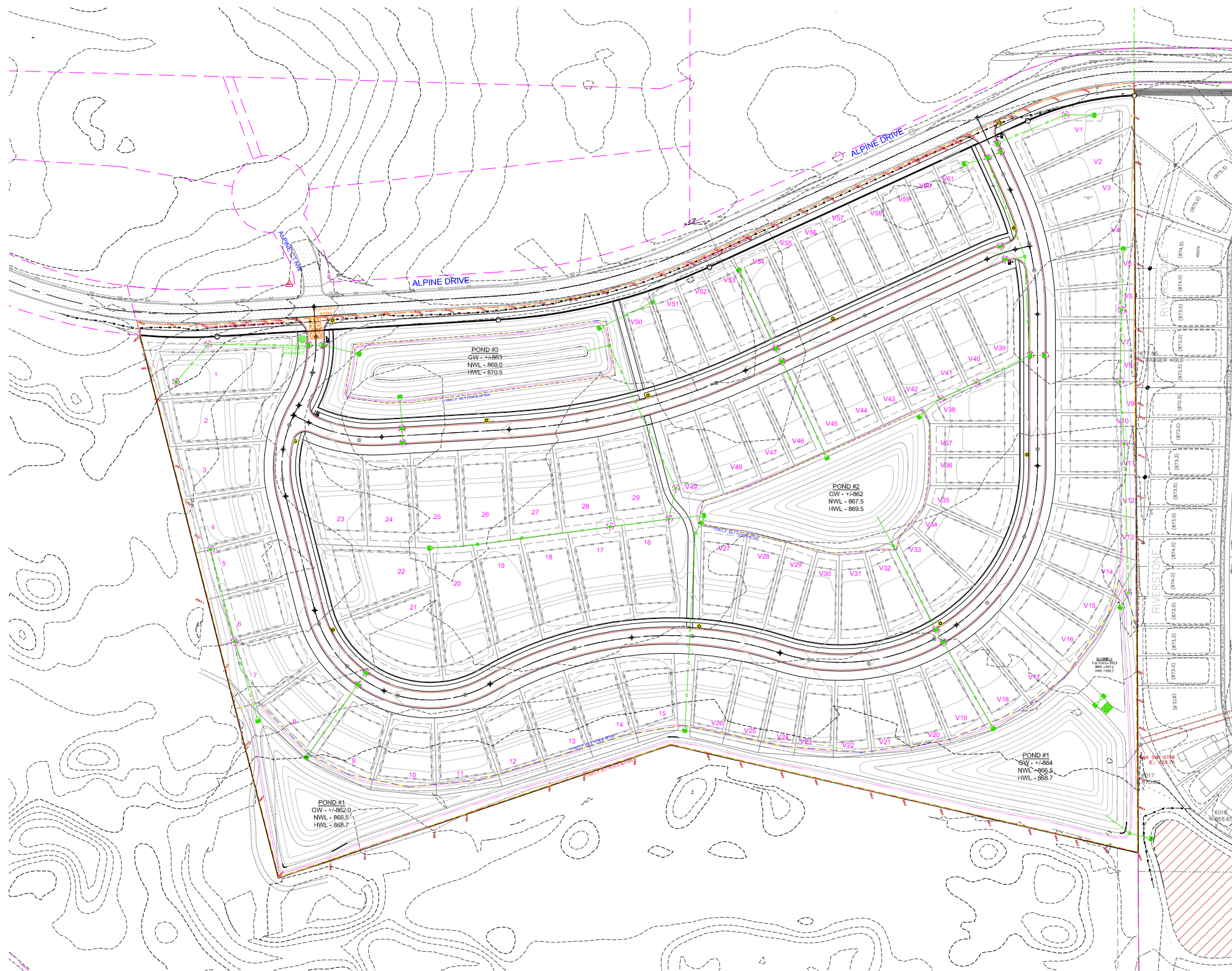
DRAWING NAME	NO.	BY	DATE
PRELIM - GP			
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<p>ENGINEERS SATHRE-BERQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MN 55391 (952) 476-0000</p>	<p>CITY PROJECT NO.</p>
<p>PLANNERS</p>	<p>PRELIMINARY GRADING PLAN</p>
<p>THE PRESERVE AT NORTHFORK BK LAND DEVELOPMENT</p>	<p>RAMSEY, MINNESOTA</p>
<p>FILE NO. 10945-003</p>	<p>GP3</p>
<p>SCALE IN FEET</p>	<p>GP3</p>





-  ROCK ENTRANCE BERM
-  SILT FENCE
-  POST GRADING SILT FENCE
-  BIO-ROLL
-  CONCRETE WASHOUT
-  INLET PROTECTION
-  WOODFIBER BLANKET

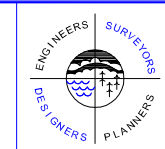
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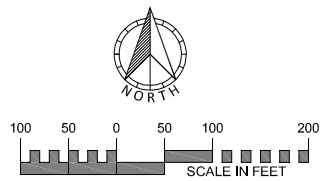


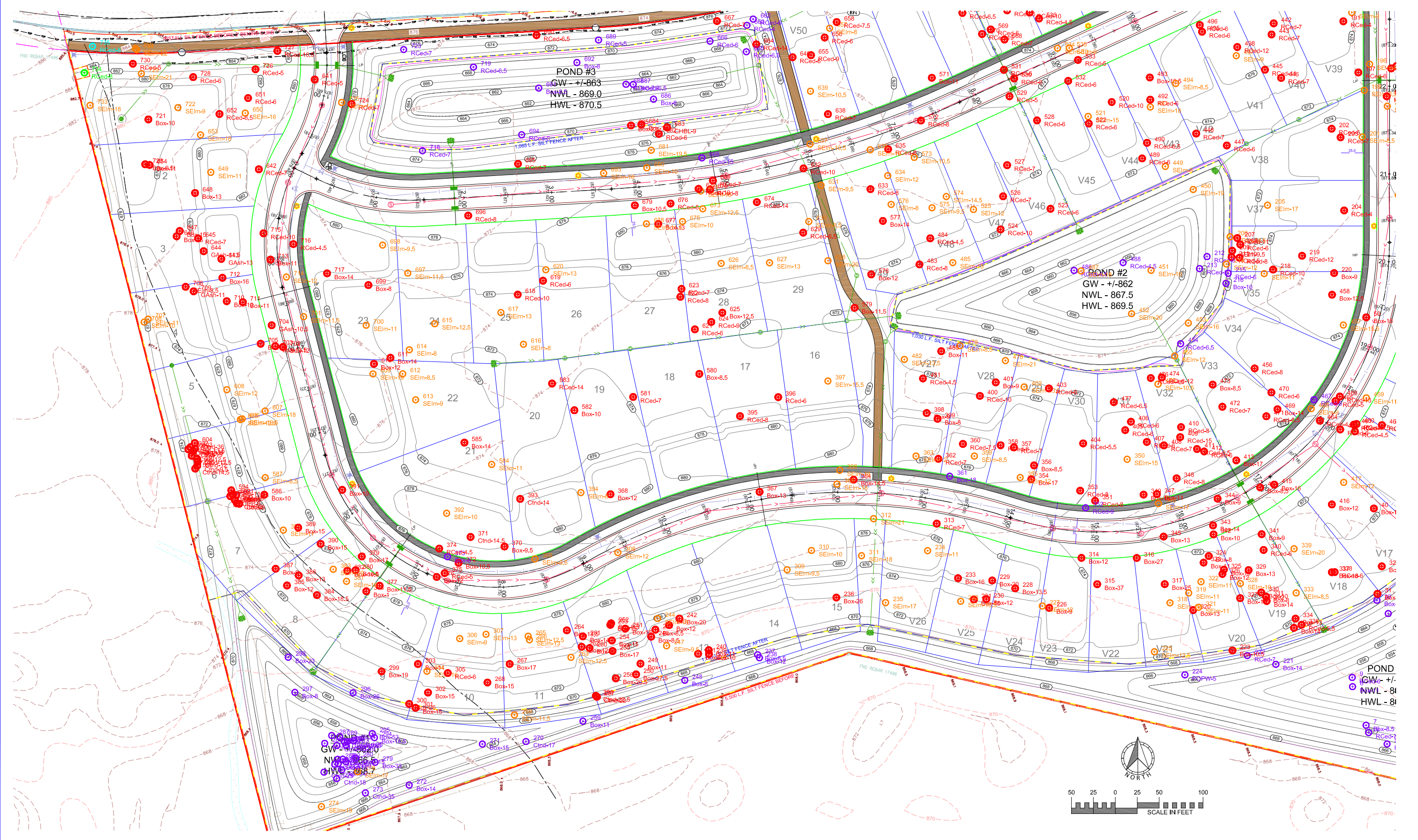
SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. ---
RAMSEY, MINNESOTA

PRELIMINARY EROSION CONTROL PLAN
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO. 10945-003
EC
EC





DRAWING NAME	NO.	BY	DATE	REVISIONS
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ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

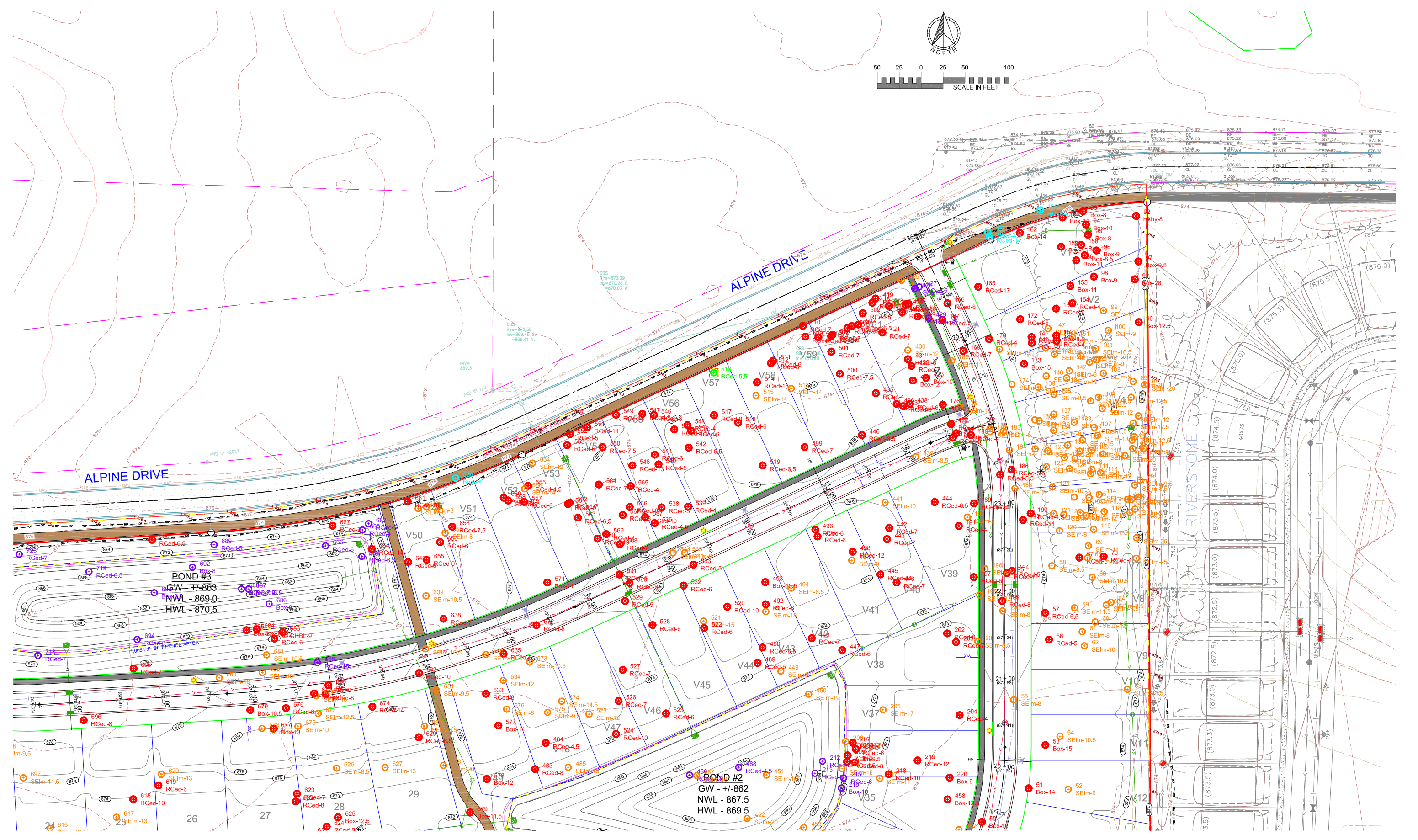
CITY PROJECT NO.
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RAMSEY, MINNESOTA

TREE SURVEY
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO.
 10945-003

TS1
TS5



DRAWING NAME	NO.	BY	DATE	REVISIONS
TREE SURVEY				
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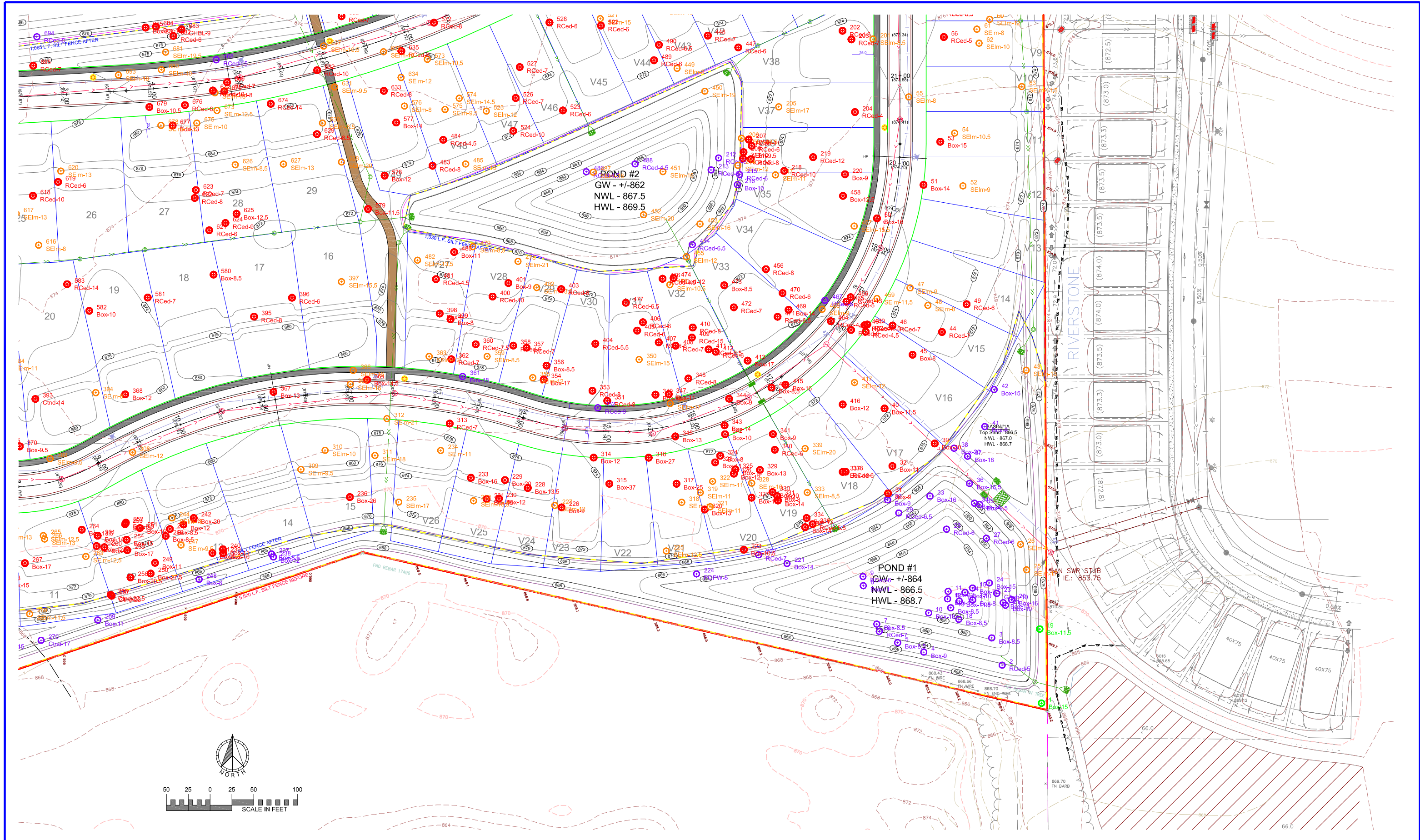
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CITY PROJECT NO.

RAMSEY, MINNESOTA

TREE SURVEY
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO.
 10945-003
TS2
TS5



PROJECT NAME AND NUMBER

DRAWING NAME	NO.	BY	DATE	REVISIONS
TREE SURVEY				
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RAMSEY, MINNESOTA

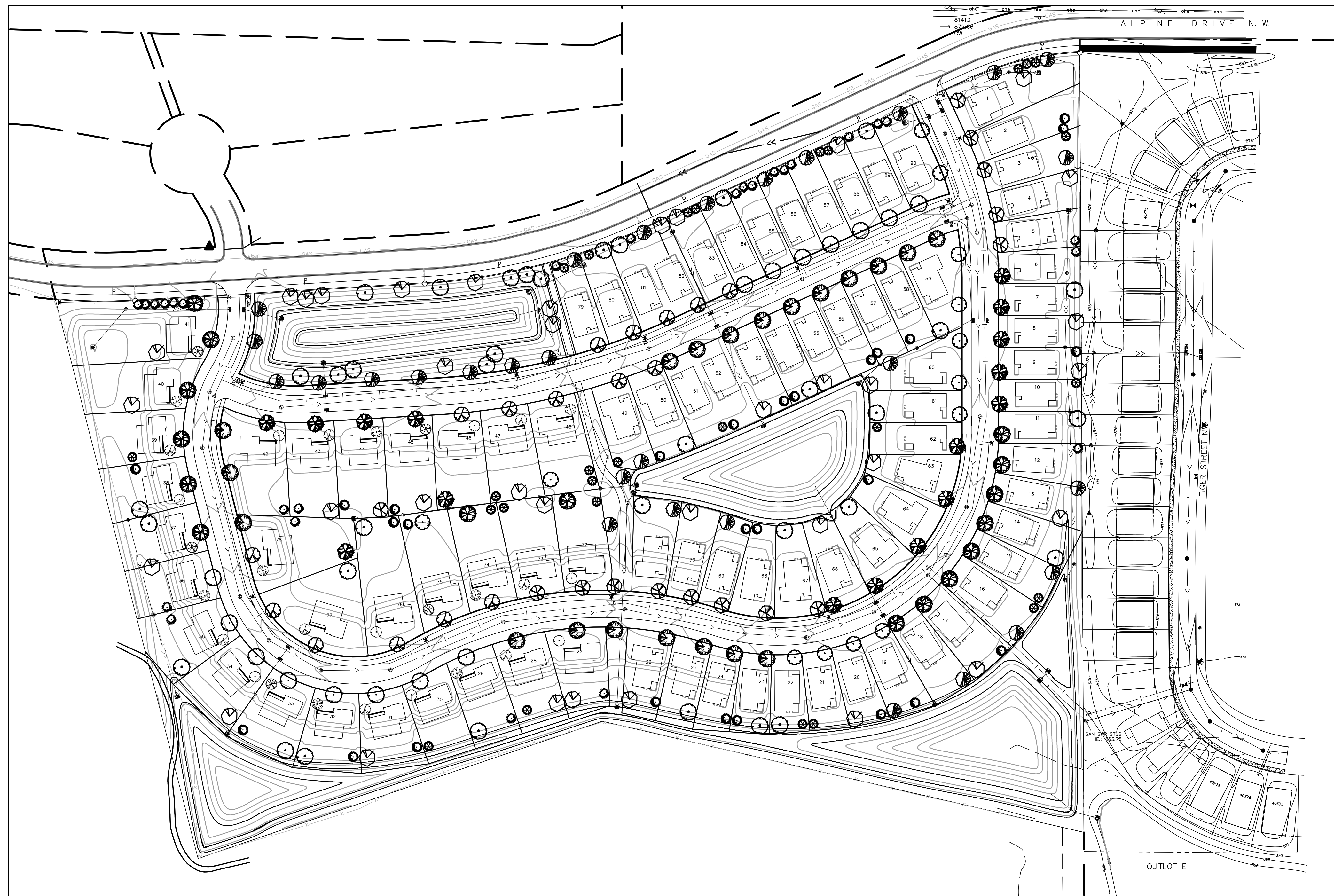
TREE SURVEY
THE PRESERVE AT NORTHFORK
BK LAND DEVELOPMENT

FILE NO.
 10945-003

TS3
TS5

Tree #	Species	DBH	Saved	Removed	Exempt	Offsite	Invasive	Tree #	Species	DBH	Saved	Removed	Exempt	Offsite	Invasive	Tree #	Species	DBH	Saved	Removed	Exempt	Offsite	Invasive	Tree #	Species	DBH	Saved	Removed	Exempt	Offsite	Invasive	Tree #	Species	DBH	Saved	Removed	Exempt	Offsite	Invasive
1	Boxelder	15.0	15.0					101	Elm, Siberian	10.5						201	Elm, Siberian	8.5						301	Boxelder	15.0	15.0				401	Boxelder	9.0		9.0				
2	Redcedar	5.0			5.0			102	Elm, Siberian	9.0						202	Redcedar	9.0		6.0				302	Boxelder	15.0	15.0				402	Elm, Siberian	13.5					13.5	
3	Boxelder	8.5			8.5			103	Elm, Siberian	8.0						203	Redcedar	7.0		7.0				303	Boxelder	14.0	14.0				403	Redcedar	6.0		6.0				
4	Boxelder	9.0			9.0			104	Elm, Siberian	8.5						204	Redcedar	4.0		4.0				304	Elm, Siberian	16.0					404	Redcedar	5.5		5.5			16.0	
5	Boxelder	8.5			8.5			105	Elm, Siberian	13.5						205	Elm, Siberian	17.0					17.0	305	Redcedar	6.0	6.0				405	Redcedar	6.0		6.0				
6	Redcedar	7.0			7.0			106	Elm, Siberian	12.0						206	Elm, Siberian	10.5					10.5	306	Elm, Siberian	9.0			9.0	406	Redcedar	6.0		6.0					
7	Boxelder	8.5			8.5			107	Elm, Siberian	8.5						207	Redcedar	11.0		11.0				307	Elm, Siberian	13.0			13.0	407	Redcedar	6.0		6.0					
8	Boxelder	11.0			11.0			108	Elm, Siberian	18.0						208	Redcedar	6.0		6.0				308	Elm, Siberian	12.0			12.0	408	Redcedar	7.0		7.0					
9	Redcedar	6.0			6.0			109	Elm, Siberian	8.5						209	Elm, American	9.5					9.5	309	Elm, Siberian	9.5			9.5	409	Redcedar	15.0		15.0					
10	Boxelder	18.0			18.0			110	Elm, Siberian	8.0						210	Redcedar	8.0		8.0				310	Elm, Siberian	10.0			10.0	410	Redcedar	8.0		8.0					
11	Boxelder	12.0			12.0			111	Elm, Siberian	8.0						211	Redcedar	5.0		5.0				311	Elm, Siberian	18.0			18.0	411	Redcedar	6.5		6.5					
12	Boxelder	19.0			19.0			112	Elm, Siberian	10.5						212	Redcedar	6.0			6.0			312	Elm, Siberian	21.0			21.0	412	Redcedar	6.0		6.0					
13	Boxelder	8.5			8.5			113	Elm, Siberian	12.0						213	Redcedar	9.0			9.0			313	Redcedar	7.0		7.0	413	Boxelder	17.0		17.0						
14	Boxelder	10.0			10.0			114	Elm, Siberian	11.0						214	Elm, Siberian	12.0					12.0	314	Boxelder	12.0		12.0	414	Boxelder	8.5		8.5						
15	Boxelder	9.5			9.5			115	Elm, Siberian	8.5						215	Redcedar	6.0		6.0				315	Boxelder	37.0	37.0			415	Boxelder	16.0		16.0					
16	Boxelder	11.5			11.5			116	Elm, Siberian	8.0						216	Boxelder	10.0			10.0			316	Boxelder	27.0	27.0			416	Boxelder	12.0		12.0					
17	Boxelder	8.0			8.0			117	Elm, Siberian	14.0						217	Elm, Siberian	11.0					11.0	317	Boxelder	25.0	25.0			417	Elm, Siberian	12.0					12.0		
18	Boxelder	8.5			8.5			118	Elm, Siberian	8.0						218	Redcedar	10.0		10.0				318	Elm, Siberian	16.0			16.0	418	Redcedar	9.5		9.5					
19	Boxelder	11.5	11.5					119	Elm, Siberian	13.5						219	Redcedar	12.0		12.0				319	Elm, Siberian	11.0			11.0	419	Redcedar	7.5		7.5					
20	Boxelder	16.0			16.0			120	Elm, Siberian	8.0						220	Boxelder	9.0		9.0				320	Boxelder	13.0		13.0	420	Redcedar	6.5		6.5						
21	Boxelder	10.0			10.0			121	Elm, Siberian	9.5						221	Boxelder	14.0					14.0	321	Elm, Siberian	11.0			11.0	421	Redcedar	7.0		7.0					
22	Boxelder	11.0			11.0			122	Elm, Siberian	14.5						222	Redcedar	7.0			7.0			322	Elm, Siberian	11.0			11.0	422	Redcedar	7.0		7.0					
23	Ash, green	10.0			10.0			123	Elm, Siberian	8.5						223	Boxelder	10.5		10.5				323	Boxelder	11.0		11.0	423	Redcedar	6.0		6.0						
24	Boxelder	15.0			15.0			124	Elm, Siberian	10.0						224	POPW	5.0			5.0			324	Boxelder	8.0	8.0			424	Redcedar	6.0		6.0					
25	Elm, Siberian	17.0				17.0		125	Elm, Siberian	15.0						225	Elm, Siberian	12.5					12.5	325	Boxelder	13.0		13.0	425	Elm, Siberian	15.0					15.0			
26	Elm, Siberian	9.0				9.0		126	Elm, Siberian	14.0						226	Boxelder	9.0		9.0				326	Boxelder	12.0		12.0	426	Ash, green	9.0			9.0					
27	Redcedar	6.0			6.0			127	Elm, Siberian	8.0						227	Elm, Siberian	12.0					12.0	327	Boxelder	13.0		13.0	427	Redcedar	5.0		5.0						
28	Redcedar	6.0			6.0			128	Elm, Siberian	8.0						228	Boxelder	13.5		13.5				328	Elm, Siberian	10.0			10.0	428	Redcedar	6.0			6.0				
29	Redcedar	6.5			6.5			129	Elm, Siberian	11.5						229	Boxelder	20.0		20.0				329	Boxelder	13.0		13.0	429	Redcedar	6.0			6.0					
30	Boxelder	9.0			9.0			130	Elm, Siberian	13.0						230	Boxelder	12.0		12.0				330	Boxelder	10.0		10.0	430	Elm, Siberian	12.0					12.0			
31	Boxelder	9.0			9.0			131	Elm, Siberian	10.0						231	Boxelder	15.0		15.0				331	Boxelder	8.0		8.0	431	Redcedar	6.0		6.0						
32	Boxelder	11.0			11.0			132	Elm, Siberian	15.0						232	Elm, Siberian	16.5					16.5	332	Boxelder	14.0		14.0	432	Redcedar	7.0		7.0						
33	Boxelder	16.0			16.0			133	Elm, Siberian	9.0						233	Boxelder	16.0		16.0				333	Elm, Siberian	8.5			8.5	433	Boxelder	10.0		10.0					
34	Boxelder	14.0			14.0			134	Elm, Siberian	8.5						234	Elm, Siberian	11.0					11.0	334	Boxelder	13.0		13.0	434	Boxelder	12.0		12.0						
35	Boxelder	9.5			9.5			135	Elm, Siberian	16.0						235	Elm, Siberian	17.0					17.0	335	Boxelder	14.0		14.0	435	Redcedar	4.0		4.0						
36	Boxelder	16.5			16.5			136	Elm, Siberian	13.0						236	Boxelder	26.0		26.0				336	Redcedar	5.5		5.5	436	Boxelder	13.0		13.0						
37	Boxelder	18.0			18.0			137	Elm, Siberian	19.0						237	Boxelder	8.5			8.5			337	Boxelder	18.0		18.0	437	Redcedar	8.0		8.0						
38	Boxelder	20.0			20.0			138	Elm, Siberian	8.5						238	Boxelder	12.0					12.0	338	Redcedar	6.0		6.0	438	Redcedar	6.5		6.5						
39	Boxelder	20.0			20.0			139	Elm, Siberian	8.5						239	Boxelder	10.0		10.0				339	Elm, Siberian	20.0			20.0	439	Elm, Siberian	8.5					8.5		
40	Boxelder	11.5			11.5			140	Elm, Siberian	18.0						240	Boxelder	11.0		11.0				340	Redcedar	6.0		6.0	440	Redcedar	6.5		6.5						
41	Boxelder	9.0			9.0			141	Elm, Siberian	19.0						241	Boxelder	9.5		9.5				341	Boxelder	9.0		9.0	441	Elm, Siberian	10.0					10.0			
42	Boxelder	15.0			15.0			142	Elm, Siberian	9.0						242	Boxelder	20.0		20.0				342	Boxelder	10.0		10.0	442	Redcedar	7.0		7.0						
43	Elm, Siberian	13.0				13.0		143	Elm, Siberian	12.0						243	Boxelder	12.0		12.0				343	Boxelder	14.0		14.0	443	Redcedar	7.0		7.0						
44	Redcedar	7.0			7.0			144	Elm, Siberian	9.5						244	Elm, Siberian	18.0					18.0	344	Boxelder	9.0		9.0	444	Redcedar	6.5		6.5						
45	Boxelder	8.0			8.0			145	Redcedar	5.0			5.0			245	Boxelder	8.5		8.5				345	Boxelder	13.0		13.0	445	Redcedar	11.0		11.0						
46	Redcedar	7.0			7.0			146	Redcedar	9.0			9.0			246	Boxelder	8.5		8.5				346	Elm, Siberian	17.0		17.0	446	Redcedar	7.0		7.0						
47	Elm, Siberian	9.0				9.0		147	Elm, Siberian	14.5						247	Elm, Siberian	9.5					9.5	347	Boxelder	11.0		11.0	447	Redcedar	6.0		6.0						
48	Elm, Siberian	8.0				8.0		148	Redcedar	4.0			4.0			248	Boxelder	8.0					8.0	348	Redcedar	8.0		8.0	448	Redcedar	7.0		7.0						
49	Redcedar	6.0			6.0			149	Elm, Siberian	10.5						249	Boxelder	11.0		11.0				349	Boxelder	16.0		16.0	449	Elm, Siberian	8.0					8.0			
50	Boxelder	16.0			16.0			150	Elm, Siberian	8.0						250	Boxelder	27.5		27.5				350	Elm, Siberian	15.0			15.0	450	Elm, Siberian	19.0					19.0		
51	Boxelder	14.0			14.0			151	Elm, Siberian	12.5						251	Boxelder	16.0		16.0				351	Redcedar	8.0		8.0	451	Elm, Siberian									

Tree #	Species	DBH	Saved	Removed	Exempt	Offsite	Invasive	Tree #	Species	DBH	Saved	Removed	Exempt	Offsite	Invasive	Tree #	Species	DBH	Saved	Removed	Exempt	Offsite	Invasive
501	Redcedar	7.0		7.0				601	Cottonwood	11.5		11.5				701	Elm, Siberian	11.5					11.5
502	Redcedar	8.0		8.0				602	Cottonwood	13.5		13.5				702	Boxelder	12.0		12.0			
503	Redcedar	6.5		6.5				603	Cottonwood	14.0		14.0				703	Boxelder	13.5		13.5			
504	Redcedar	5.5		5.5				604	Cottonwood	36.0		36.0				704	Ash, green	10.5		10.5			
505	Redcedar	9.0		9.0				605	Elm, Siberian	12.5					12.5	705	Boxelder	20.0		20.0			
506	Redcedar	7.0		7.0				606	Elm, Siberian	19.5					19.5	706	Elm, Siberian	10.0					10.0
507	Redcedar	6.0		6.0				607	Elm, Siberian	18.0					18.0	707	Elm, Siberian	11.0					11.0
508	Redcedar	7.0		7.0				608	Elm, Siberian	12.0					12.0	708	Elm, American	8.5		8.5			
509	Redcedar	6.0		6.0				609	Elm, Siberian	19.0					19.0	709	Ash, green	11.0		11.0			
510	Redcedar	7.0		7.0				610	Boxelder	12.0		12.0				710	Boxelder	10.0		10.0			
511	Redcedar	6.0		6.0				611	Boxelder	14.0		14.0				711	Boxelder	11.0		11.0			
512	Redcedar	8.0		8.0				612	Elm, Siberian	8.5					8.5	712	Boxelder	16.0		16.0			
513	Elm, Siberian	14.0					14.0	613	Elm, Siberian	9.0					9.0	713	Boxelder	11.0		11.0			
514	Redcedar	16.0		16.0				614	Elm, Siberian	8.0					8.0	714	Elm, Siberian	12.0					12.0
515	Elm, Siberian	14.0					14.0	615	Elm, Siberian	12.5					12.5	715	Redcedar	10.0		10.0			
516	Redcedar	5.5	5.5					616	Elm, Siberian	8.0					8.0	716	Redcedar	4.5		4.5			
517	Redcedar	8.0		8.0				617	Elm, Siberian	13.0					13.0	717	Boxelder	14.0		14.0			
518	Redcedar	6.0		6.0				618	Redcedar	10.0		10.0				718	Redcedar	7.0				7.0	
519	Redcedar	6.5		6.5				619	Redcedar	6.0		6.0				719	Redcedar	6.5				6.5	
520	Redcedar	10.0		10.0				620	Elm, Siberian	13.0					13.0	720	Boxelder	9.5		9.5			
521	Elm, Siberian	15.0					15.0	621	Redcedar	6.0		6.0				721	Boxelder	10.0		10.0			
522	Redcedar	6.0		6.0				622	Redcedar	8.0		8.0				722	Elm, Siberian	9.0					9.0
523	Redcedar	6.0		6.0				623	Redcedar	7.0		7.0				723	Redcedar	7.0				7.0	
524	Redcedar	10.0		10.0				624	Redcedar	9.0		9.0				724	Redcedar	7.0		7.0			
525	Elm, Siberian	12.0					12.0	625	Boxelder	12.5		12.5				725	Elm, Siberian	14.0					14.0
526	Redcedar	7.0		7.0				626	Elm, Siberian	8.5					8.5	726	Redcedar	5.0		5.0			
527	Redcedar	7.0		7.0				627	Elm, Siberian	13.0					13.0	727	Redcedar	10.5		10.5			
528	Redcedar	6.0		6.0				628	Elm, Siberian	20.0					20.0	728	Redcedar	6.0		6.0			
529	Redcedar	5.0		5.0				629	Redcedar	6.5		6.5				729	Elm, Siberian	21.0					21.0
530	Redcedar	6.0		6.0				630	Elm, Siberian	8.5					8.5	730	Redcedar	5.0		5.0			
531	Redcedar	6.0		6.0				631	Elm, Siberian	9.5					9.5	731	Elm, Siberian	22.0					22.0
532	Redcedar	6.0		6.0				632	Redcedar	10.0		10.0				732	Elm, Siberian	11.0					11.0
533	Redcedar	5.0		5.0				633	Redcedar	8.0		8.0				733	Elm, Siberian	18.0					18.0
534	Elm, Siberian	10.0					10.0	634	Elm, Siberian	12.0					12.0	734	Redcedar	8.0		8.0			
535	Elm, Siberian	9.0					9.0	635	Redcedar	8.0		8.0				735	Redcedar	8.0					8.0
536	Redcedar	4.5		4.5				636	Elm, Siberian	16.0					16.0	Total DBH (in.) 8001.0 Tree Count 735 4 394 97 5 235							
537	Redcedar	10.0		10.0				637	Elm, Siberian	10.5					10.5								
538	Redcedar	5.0		5.0				638	Redcedar	7.0		7.0				Total Calliper Inches 8001.0 Exempt/Invasive Calliper Inches 4030.5 Offsite Calliper Inches 75.0 Net Calliper Inches 3895.5 60% Removal Limit 2337.3 Proposed Removal 3855.5 99.0% Required Reforestation 1518.2 Replacement Inches (1.25") 1897.8							
539	Redcedar	4.0		4.0				639	Elm, Siberian	10.5					10.5								
540	Redcedar	5.0		5.0				640	Redcedar	6.0		6.0											
541	Redcedar	6.0		6.0				641	Redcedar	5.0		5.0											
542	Redcedar	6.5		6.5				642	Redcedar	7.0		7.0											
543	Redcedar	4.5		4.5				643	Ash, green	13.0		13.0											
544	Redcedar	4.0		4.0				644	Ash, green	11.5		11.5											
545	Redcedar	6.0		6.0				645	Redcedar	7.0		7.0											
546	Redcedar	8.0		8.0				646	Boxelder	15.0		15.0											
547	Redcedar	8.0		8.0				647	Boxelder	15.0		15.0											
548	Redcedar	13.0		13.0				648	Boxelder	13.0		13.0											
549	Redcedar	8.0		8.0				649	Elm, Siberian	11.0					11.0								
550	Redcedar	7.5		7.5				650	Elm, Siberian	16.0					16.0								
551	Redcedar	11.0		11.0				651	Redcedar	6.0		6.0											
552	Redcedar	5.0		5.0				652	Redcedar	6.5		6.5											
553	Redcedar	6.0		6.0				653	Elm, Siberian	18.0					18.0								
554	Elm, Siberian	12.0					12.0	654	Boxelder	11.0		11.0											
555	Redcedar	4.5		4.5				655	Redcedar	9.0		9.0											
556	Elm, Siberian	14.0					14.0	656	Redcedar	6.0		6.0											
557	Redcedar	6.0		6.0				657	Elm, Siberian	8.0					8.0								
558	Redcedar	6.0		6.0				658	Redcedar	7.5		7.5											
559	Boxelder	44.0					44.0	659	Elm, Siberian	8.0					8.0								
560	Aspen	9.5		9.5				660	Elm, Siberian	8.0					8.0								
561	Redcedar	6.0		6.0				661	Redcedar	10.0		10.0											
562	Redcedar	7.0		7.0				662	Redcedar	6.0				6.0									
563	Redcedar	6.5		6.5				663	Redcedar	4.0				4.0									
564	Redcedar	7.0		7.0				664	Redcedar	14.0		14.0											
565	Redcedar	4.0		4.0				665	Redcedar	6.5				6.5									
566	Redcedar	6.0		6.0				666	Redcedar	6.0				6.0									
567	Redcedar	6.0		6.0				667	Redcedar	7.0		7.0											
568	Redcedar	7.0		7.0				668	Redcedar	15.0				15.0									
569	Redcedar	6.0		6.0				669	Redcedar	7.0		7.0											
570	Redcedar	19.0		19.0				670	Redcedar	8.0		8.0											
571	Boxelder	11.0		11.0				671	Elm, Siberian	16.0					16.0								
572	Redcedar	8.0		8.0				672	Redcedar	10.0		10.0											
573	Elm, Siberian	10.5					10.5	673	Elm, Siberian	12.5					12.5								
574	Elm, Siberian	14.5					14.5	674	Redcedar	14.0		14.0											
575	Elm, Siberian	9.5					9.5	675	Elm, Siberian	10.0					10.0								
576	Elm, Siberian	8.0					8.0	676	Redcedar	8.0		8.0											
577	Boxelder	14.0		14.0				677	Boxelder	13.0		13.0											
578	Boxelder	12.0		12.0				678	Elm, Siberian	11.5					11.5								
579	Boxelder	11.5		11.5				679	Boxelder	10.5		10.5											
580	Boxelder	8.5		8.5				680	Elm, Siberian	10.0					10.0								
581	Redcedar	7.0		7.0				681	Elm, Siberian	19.5					19.5								
582	Boxelder	10.0		10.0				682	Redcedar	6.0		6.0											
583	Redcedar	14.0		14.0				683	CHBL	9.0		9.0											
584	Elm, Siberian	11.0					11.0	684	Boxelder	14.0		14.0											
585	Boxelder	14.0		14.0				685	Boxelder	23.0		23.0											
586	Boxelder	10.0		10.0				686	Boxelder	8.0				8.0									
587	Elm, Siberian	8.5					8.5	687	Redcedar	6.5				6.5									
588	Cottonwood	8.0		8.0				688	Redcedar	7.5				7.5									
589	Cottonwood	8.0		8.0				689	Redcedar	5.0				5.0									
590	Cottonwood	8.0		8.0				690	Redcedar	6.5		6.5											
591	Cottonwood	8.0		8.0				691	Boxelder	8.5				8.5									
592	Cottonwood	9.5		9.5				692	Boxelder	8.0				8.0									
593	Cottonwood	10.0		10.0				693	Elm, Siberian	18.0					18.0								
594	Cottonwood	11.5		11.5				694	Redcedar	8.0				8.0									
595	Cottonwood	9.5		9.5				695	Redcedar	7.0		7.0											
596	Cottonwood	14.5		14.5				696	Redcedar	8.0		8.0											
597	Cottonwood	12.0		12.0				697	Elm, Siberian	11.5					11.5								
598	Cottonwood	12.5		12.5				698	Elm, Siberian	9.5					9.5								
599	Cottonwood	12.5		12.5				699															



PLANTING SCHEDULE			
KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY
OVERSTORY TREES			
	SIENNA GLEN MAPLE/ACER FREEMANII 'SIENNA GLEN'	3" B&B	15
	AUTUMN BLAZE MAPLE/ACER X FREEMANII	3" B&B	20
	HACKBERRY/CELTIS OCCIDENTALIS	3" B&B	13
	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	3" B&B	16
	RED OAK/QUERCUS RUBRA	3" B&B	16
	THORNLESS HONEYLOCUST/GLEDITSIA TRIACANTHOS VAR INEMIS	3" B&B	14
	RIVER BIRCH/BETULA NIGRA 'HERITAGE' (CLUMP)	10-12' B&B	35
	NORTHWOOD MAPLE/ACER RUBRUM 'NORTHWOOD'	3" B&B	29
	KENTUCKY COFFEETREE/GYMNOCALADUS DIOICUS	3" B&B	16
	SWAMP WHITE OAK/QUERCUS BICOLOR	3" B&B	36
EVERGREEN TREES			
	WHITE PINE/PINUS STROBUS	6' B&B	27
	NORWAY SPRUCE/PICEA ABIES	6' B&B	27
	BLACK HILLS SPRUCE/PICEA GLUACA VAR DENSATA	6' B&B	27
ORNAMENTAL TREES			
	JAPANESE TREE LILAC/SYRINGA RETICULATA	2.5" B&B	8
	PRAIRIE FIRE CRAB/MALUS 'PRAIRIE FIRE'	2.5" B&B	8
	SERVICEBERRY/AMELANCHIER LAEVIS	2.5" B&B	8
	SUGAR TYME CRAB/ MALUS 'SUGAR TYME'	2.5" B&B	5

CITY LANDSCAPE REQUIREMENTS:
TWO TREES/LOT. 90 LOTS X 2 TREES = 180 TREES

MITIGATION REQUIRED: 1,898" (SEE TREE PRESERVATION PLAN SUBMITTED BY OTHERS)

PROPOSED TREES: 320
PROPOSED INCHES: 945.5"

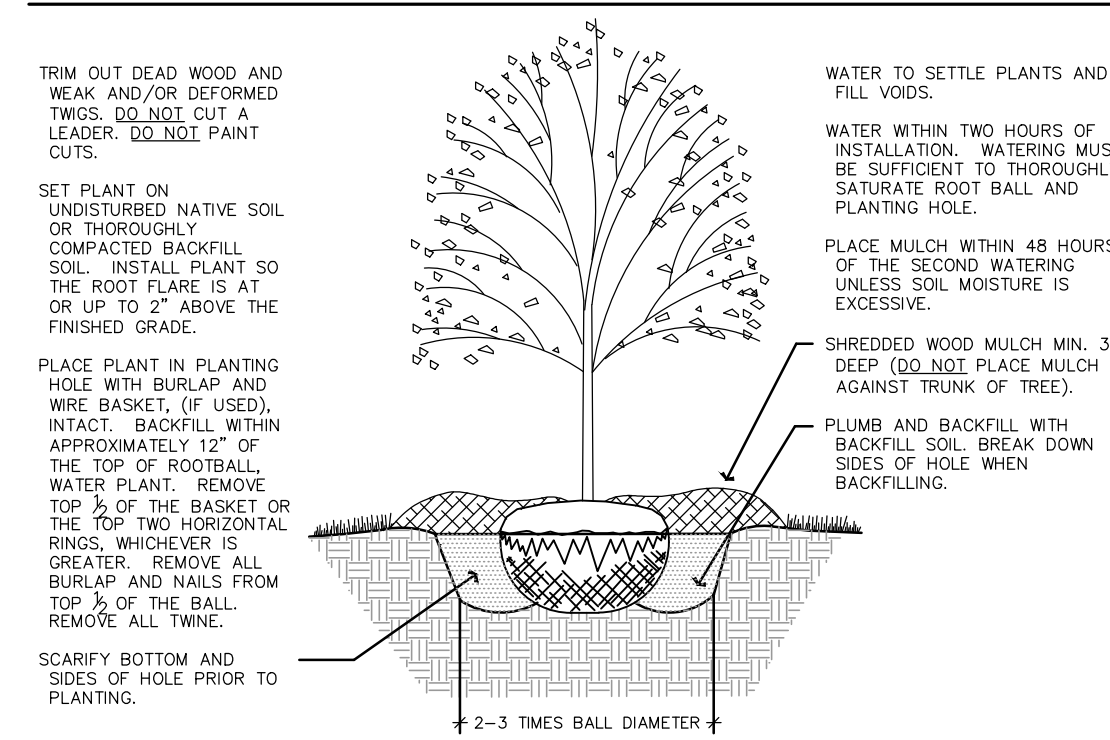
TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE FINAL HOME DESIGNS AND DRIVEWAY LOCATIONS.

SURVEYING AND ENGINEERING BY SATHRE-BERGQUIST

LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH GOPHER STATE ONE CALL 1-800-252-1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN-AMERICAN STANDARD FOR NURSERY STOCK.
- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STABILITY TO A WIND SPEED OF 60 M.P.H.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

DECIDUOUS TREE PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL

