

LENNAR HOMES NORTH FORK MEADOWS DEVELOPMENT

RAMSEY, MINNESOTA

PRELIMINARY PLAT

ISG PROJECT # 20-24580

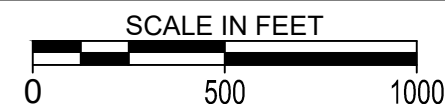


LEGEND

EXISTING	
---	CITY LIMITS
---	SECTION LINE
---	QUARTER SECTION LINE
---	RIGHT OF WAY LINE
---	PROPERTY / LOTLINE
---	EASEMENT LINE
---	ACCESS CONTROL
---	WATER EDGE
---	WETLAND BOUNDARY
---	WETLAND / MARSH
---	FENCE LINE
---	CULVERT
---	STORM SEWER
---	SANITARY SEWER
---	SANITARY SEWER FORCEMAIN
---	WATER
---	GAS
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TELEPHONE
---	UNDERGROUND TV
---	OVERHEAD UTILITY
---	UNDERGROUND UTILITY
---	UNDERGROUND FIBER OPTIC
---	CONTOUR (MAJOR)
---	CONTOUR (MINOR)
---	DECIDUOUS TREE
---	CONIFEROUS TREE
---	TREE LINE
---	MANHOLE/STRUCTURE
---	CATCH BASIN
---	HYDRANT
---	VALVE
---	CURB STOP
---	POWER POLE
---	UTILITY PEDESTAL / CABINET
PROPOSED	
---	LOT LINE
---	RIGHT OF WAY
---	EASEMENT
---	CULVERT
---	STORM SEWER
---	STORM SEWER (PIPE WIDTH)
---	SANITARY SEWER
---	SANITARY SEWER (PIPE WIDTH)
---	WATER
---	GAS
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TV
---	CONTOUR
---	MANHOLE (STORM, SANITARY)
---	CATCH BASIN
---	HYDRANT
---	VALVE



LOCATION MAP



SHEET INDEX

- 1 TITLE SHEET
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 - 24-27 SITE DETAILS
 - 28-29 MnDOT DETAILS
 - 30-32 SITE RESTORATION PLANS
- THIS PLAN SET INCLUDES 32 SHEETS

NOTE:
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NATHAN HERMER

DATE: XX/XX/XXXX LIC. NO. XXXXX

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PROJECT
LENNAR HOMES
NORTH FORK MEADOWS DEVELOPMENT
RAMSEY MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	20-24580
FILE NAME	24580 1 TITLE
DRAWN BY	EH
DESIGNED BY	ART/WMSB
REVIEWED BY	NH
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT/ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
9. THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS, MINIMUM 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1166).

ABBREVIATIONS:

AC ACRE	CMP CORRUGATED METAL PIPE	FDN FOUNDATION	HR HOUR	MB MAIL BOX	PVC POLYVINYL CHLORIDE	TEL TELEPHONE
ADA AMERICANS WITH DISABILITIES ACT	CO CLEANOUT	FFE FINISHED FLOOR ELEVATION	HWL HIGH WATER LEVEL	MECH MECHANICAL	PVMT PAVEMENT	TEMP TEMPORARY
ADD ADDENDUM	CONC CONCRETE	FSM FEET PER MINUTE	HWY HIGHWAY	MH MANHOLE	QTY QUANTITY	THRU THROUGH
AFF ABOVE FINISHED FLOOR	CONST CONSTRUCTION	FPS FEET PER SECOND	HYD HYDRANT	MIN MINIMUM	RAD RADIUS	TNHF TOP NUT OF FIRE HYDRANT
AGG AGGREGATE	CONT CONTINUOUS	FT FOOT, FEET	I INVERT	MISC MISCELLANEOUS	RCF REINFORCED CONCRETE PIPE	TRANS TRANSFORMER
APPROX APPROXIMATE	CY CUBIC YARD	FTG FOOTING	ID INSIDE DIAMETER	NO NUMBER	RD ROOF DRAIN	TV TELEVISION
ARCH ARCHITECT, ARCHITECTURAL	C&G CURB AND GUTTER	GA GAUGE	IN INCH	NTS NOT TO SCALE	REBAR REINFORCING BAR	T/W TOP OF WALL
BFE BASEMENT FLOOR ELEVATION	DEMO DEMOLITION	GAL GALLON	INV INVERT	NWL NORMAL WATER LEVEL	REM REMOVE	TYP TYPICAL
BIT BITUMINOUS	DIA DIAMETER	GALV GALVANIZED	IP IRON PIPE	OC ON CENTER	ROW RIGHT OF WAY	UT UTILITY, UNDERGROUND
CAD COMPUTER-AIDED DESIGN	DIM DIMENSION	GC GENERAL CONTRACTOR	IPS IRON PIPE SIZE	OCEW ON CENTER EACH WAY	R/W RIGHT OF WAY	TELEPHONE TELEPHONE
CB CATCH BASIN	DS DOWNSPOUT	GFE GARAGE FLOOR ELEVATION	J-BOX JUNCTION BOX	OH OVERHEAD	SAN SANITARY	VCP VITRIFIED CLAY PIPE
CFS CUBIC FEET PER SECOND	EA EACH	GL GUTTER LINE	JT JOINT	OHD OVERHEAD DOOR	SCH SCHEDULE	W/O WITHOUT
CF CUBIC FOOT	ELEC ELECTRICAL	GPM GALLONS PER MINUTE	LF LINEAR FEET	OZ OUNCE	SF SQUARE FOOT	W/ WITH
CI CAST IRON	ELEV ELEVATION	GV GATE VALVE	LIN LINEAR	PED PEDESTAL, PEDESTRIAN	SPEC SPECIFICATION	YD YARD
CIP CAST IRON PIPE	EOF EMERGENCY OVERFLOW	HDPE HIGH DENSITY POLYETHYLENE	LPS LOW PRESSURE STEAM	PERF PERFORATED	SQ SQUARE	YR YEAR
CIPC CAST IN PLACE CONCRETE	EQ EQUAL	HD HEAVY DUTY	LS LUMP SUM	PL PROPERTY LINE	STA STATION	
CL CONTROL JOINT	EX EXISTING	HH HANDHOLE	LSO LOWEST STRUCTURAL OPENING	PP POLYPROPYLENE	SY SQUARE YARD	
CL CENTERLINE	FDC FIRE DEPARTMENT CONNECTION	HORIZ HORIZONTAL	MAX MAXIMUM	PSI POUNDS PER SQUARE INCH	T/C TOP OF CURB	

PROJECT INDEX:

OWNER:
LENNAR HOMES
16305 36TH AVENUE NORTH
PLYMOUTH, MN 55446

PROJECT ADDRESS / LOCATION:
SEC. 22/ TOWNSHIP 32N/ RANGE 25W
ANOKA COUNTY
RAMSEY MINNESOTA

MANAGING OFFICE:
ISG
MANKATO OFFICE
115 EAST HICKORY STREET
SUITE 300
MANKATO, MN 56001
PHONE: 507.387.6651
FAX: 507.387.3583
PROJECT MANAGER: NATHAN HERMER
EMAIL: NATHAN.HERMER@ISGINC.COM

SPECIFICATIONS REFERENCE
ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF RAMSEY REQUIREMENTS AND MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2018 EDITION, AND THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA 2013, UNLESS DIRECTED OTHERWISE.
PROJECT DATUM
HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1986 ADJUSTMENT (NAD83(1996)) ON THE ANOKA COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.
ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

B.M. ELEVATION=888.56
TNFH SE QUADRANT AT THE INTERSECTION OF PUMA ST NW AND ALPINE DR
TOPOGRAPHIC SURVEY
THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN OCTOBER/2020 BY ISG.

TITLE
TITLE SHEET
SHEET
1
OF 32

PRELIMINARY NOT FOR CONSTRUCTION

NORTH FORK MEADOWS

WHISPERING PINES ESTATES
ZONING: PUD: Planned Unit Development



WEST 1/4 CORNER
SEC. 20-T32N-R25W
FOUND C.I.M.
N89°40'24"W 1588.95

EXISTING LEGAL DESCRIPTION:
(per client)

Outlot A, ALPHA DEVELOPMENT, Anoka County, Minnesota

AND

Outlot B, ALPHA DEVELOPMENT 2ND ADDITION, Anoka County, Minnesota

OWNERS / DEVELOPERS:
Lennar Corporation
16305 36th Avenue North
Plymouth, MN 55446
952-373-0485

SURVEYOR:
ISG
7900 International Drive Suite 550
Minneapolis, MN 55425
952-426-0699

AREA TABLE:
Outlot A, ALPHA DEVELOPMENT = 1,328,912 sq. ft. - 30.51 acres
Outlot B, ALPHA DEVELOPMENT 2ND ADDITION = 126,690 sq. ft. - 2.91 acres
Total = 1,455,602 sq. ft. - 33.42 acres

EXISTING PROPERTY:
ZONED: R-1: MUSA

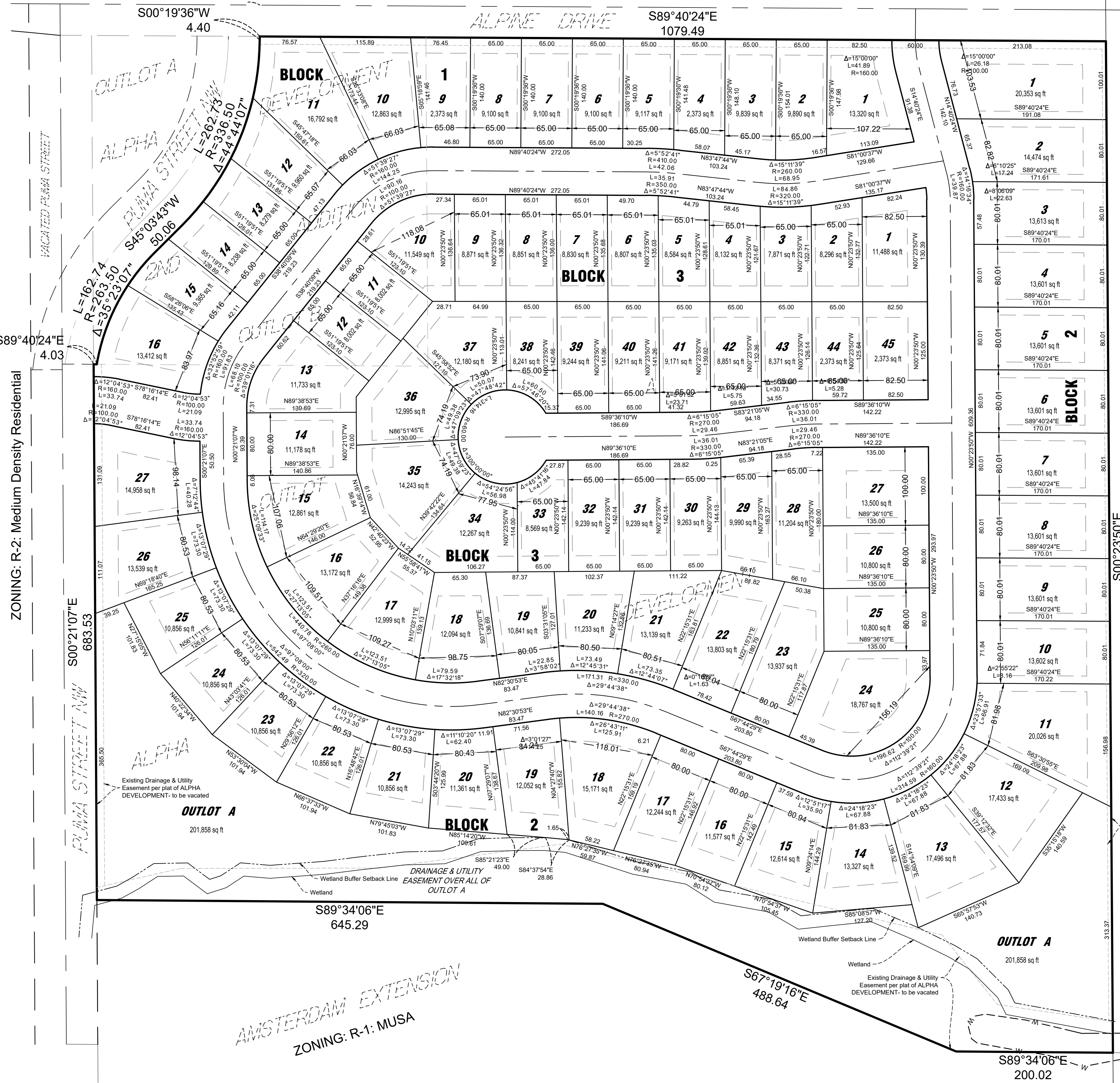
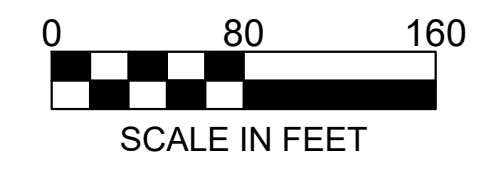
DENSITY CALCULATION:
Area excluding ROW + wetland ~ 26.25 AC
Net Density: 88 units/26.25 AC ~ 3.35 units/AC

FLOOD ZONE:
The surveyed premises shown on this survey map is in Flood Zone X (area outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map Community Panel No. 27003C0280E, published by the Federal Emergency Management Agency, effective date December 16, 2015.

Drainage And Utility Easements
Are Shown Thus:



Being 5 feet in width and adjoining lot lines and being 10 feet in width and adjoining right of way lines and rear lot lines, unless otherwise indicated on the plat.



ZONING: R-2: Medium Density Residential

AMSTERDAM EXTENSION
ZONING: R-1: MUSA

ZONING: R-1: Rural Developing

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MARK A. SCHWANZ

DATE: _____ LIC. NO. 45817

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PROJECT
**LENNAR HOMES
NORTH FORK
MEADOWS
DEVELOPMENT**

RAMSEY MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 20-24580
FILE NAME 24580 PRELIM
DRAWN BY MAS
DESIGNED BY
REVIEWED BY MAS
ORIGINAL ISSUE DATE --/--
CLIENT PROJECT NO. -

TITLE
**PRELIMINARY
PLAT**

SHEET
3
OF 32

SITE SUMMARY				
LOT TYPES	UNIT COUNT	FULL BASEMENT	LOOKOUT	WALKOUT
60' SINGLE FAMILY LOTS	88	55	25	8

DEVELOPMENT REGULATIONS (PUD)	
SINGLE FAMILY LOTS	
FRONT SETBACK	VARIABLES 25'-30'
SIDE SETBACK	VARIABLES 5'-10'
REAR SETBACK	VARIABLES 20'-30'
CORNER SETBACK	VARIABLES 25'-30'

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE WALK
	CONCRETE PAVEMENT



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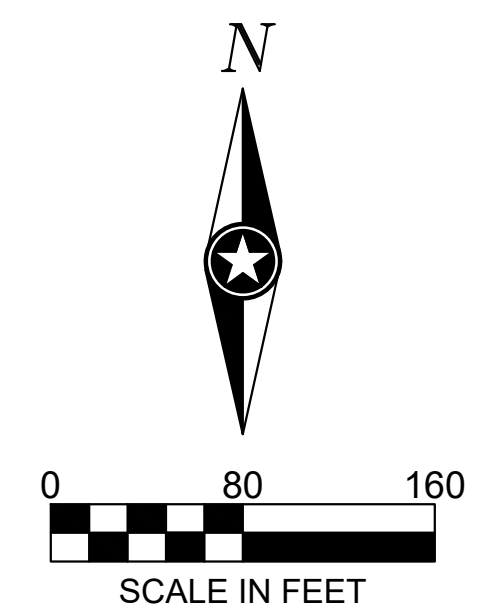
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NORTH FORK MEADOWS DEVELOPMENT

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PROJECT NO.	20-24580
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DRAWN BY	EH
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REVIEWED BY	NH
ORIGINAL ISSUE DATE	---/---/---
CLIENT PROJECT NO.	

TITLE
OVERALL PUD MASTER SITE PLAN

SHEET
4 OF 32



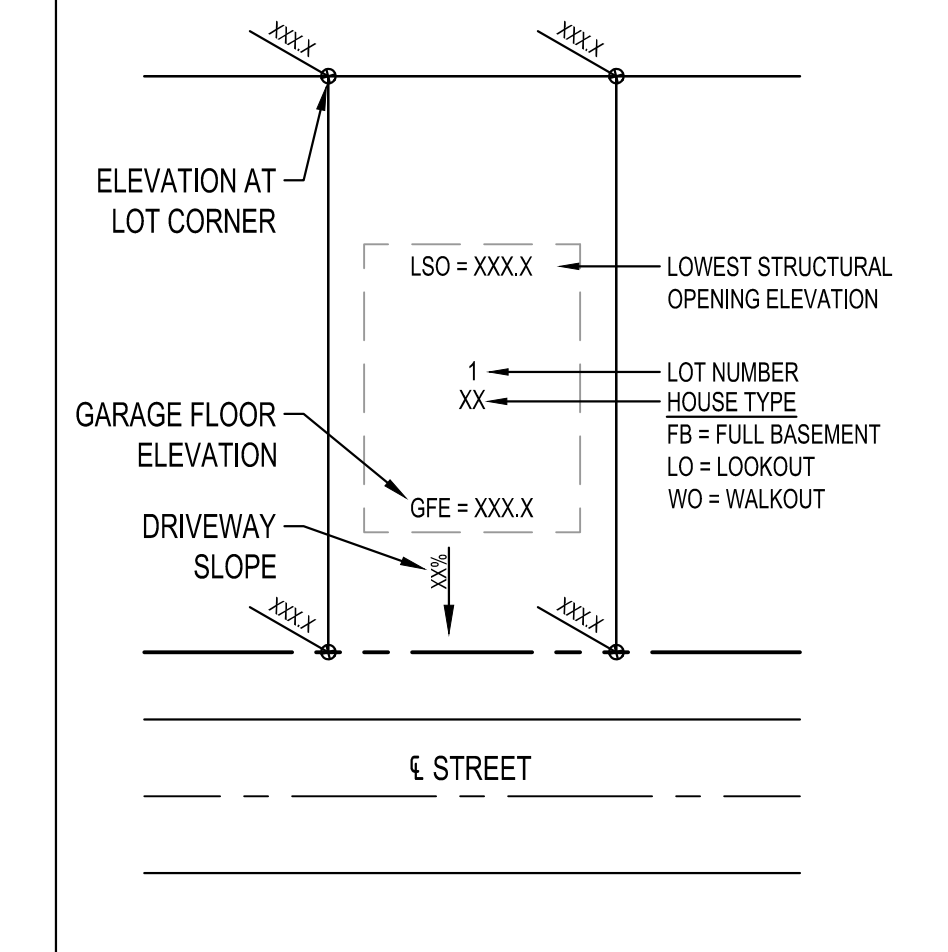
PRELIMINARY NOT FOR CONSTRUCTION



GRADING LEGEND

	-101-	EXISTING CONTOUR (MINOR INTERVAL)
	-100-	EXISTING CONTOUR (MAJOR INTERVAL)
	-101-	PROPOSED CONTOUR (MINOR INTERVAL)
	-100-	PROPOSED CONTOUR (MAJOR INTERVAL)
	-X.X%	SURFACE GRADE / DIRECTION

LOT INFORMATION (NOT TO SCALE)



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NORTH FORK MEADOWS DEVELOPMENT

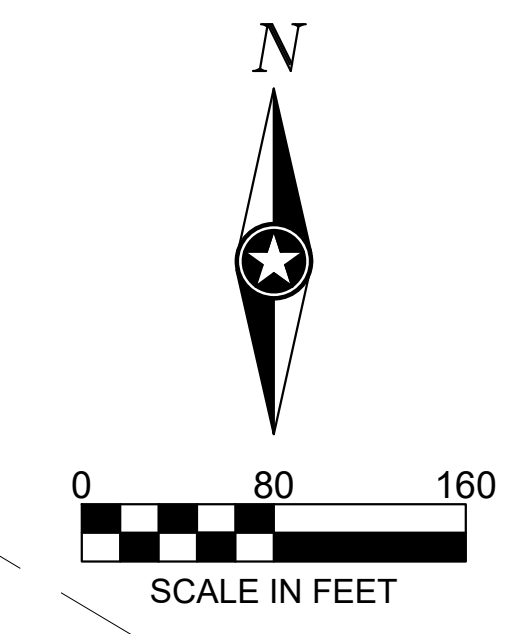
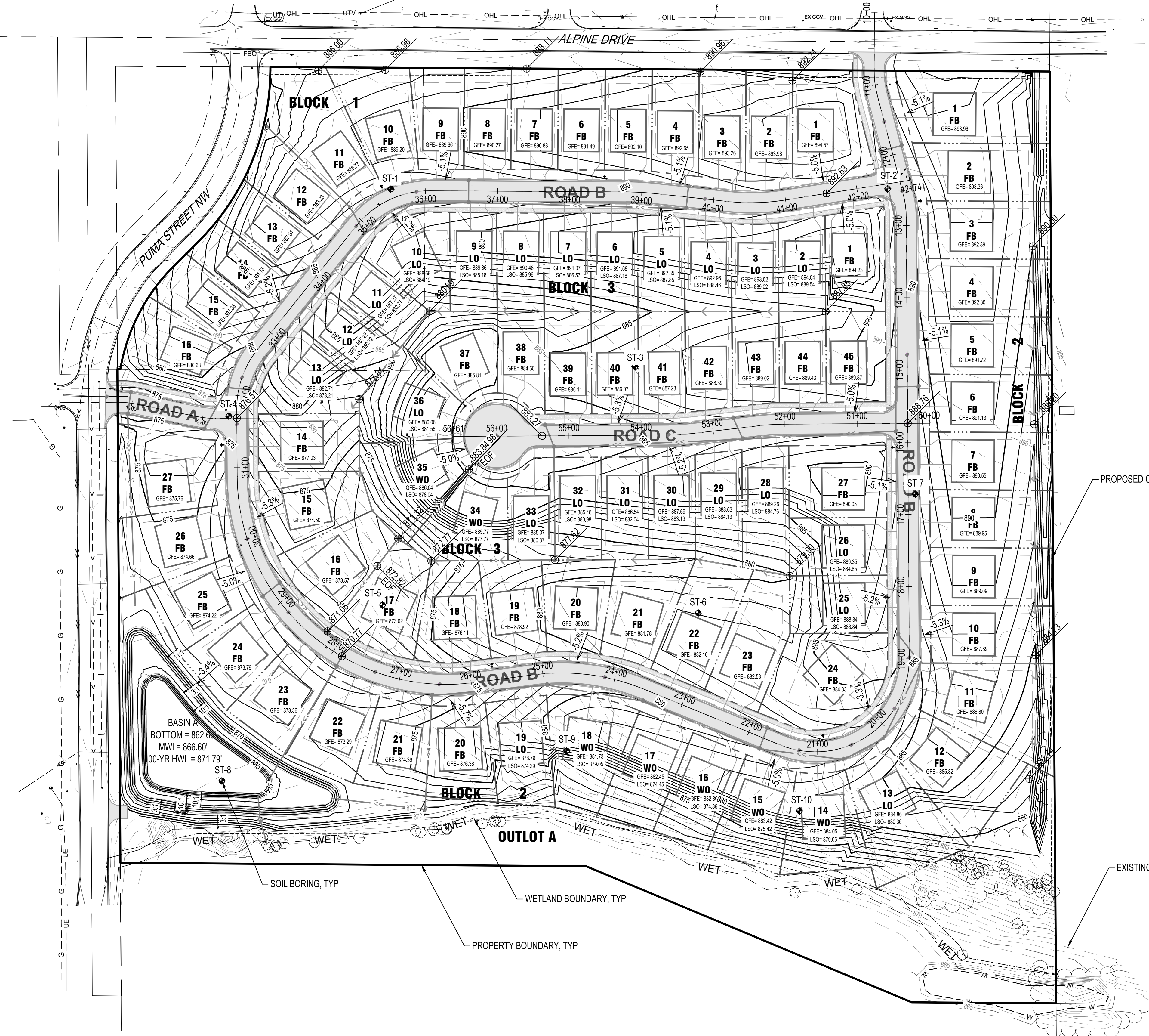
RAMSEY MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 20-24580
FILE NAME 24580 C4-GRADE
DRAWN BY EH
DESIGNED BY ART/WMSB
REVIEWED BY NH
ORIGINAL ISSUE DATE --/--
CLIENT PROJECT NO. --

TITLE
OVERALL GRADING PLAN

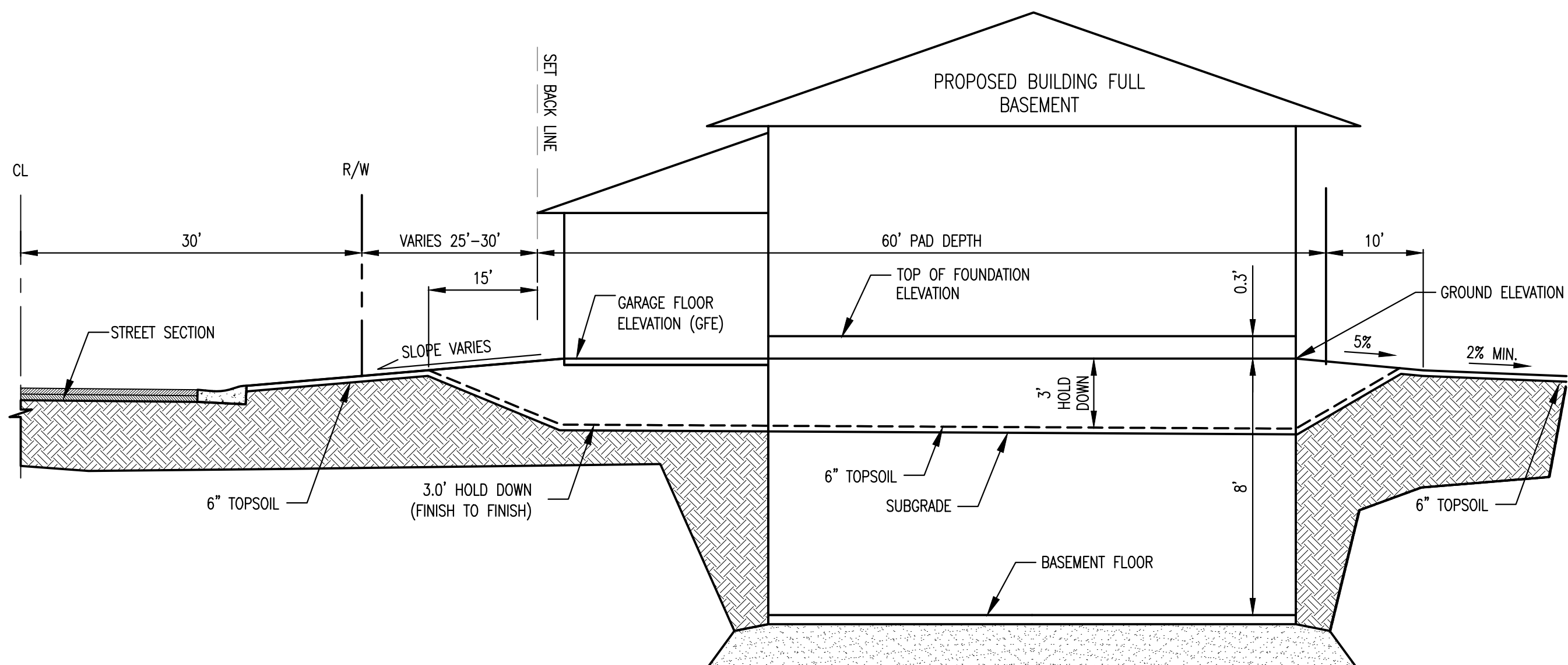
SHEET **5** OF 32



PRELIMINARY NOT FOR CONSTRUCTION

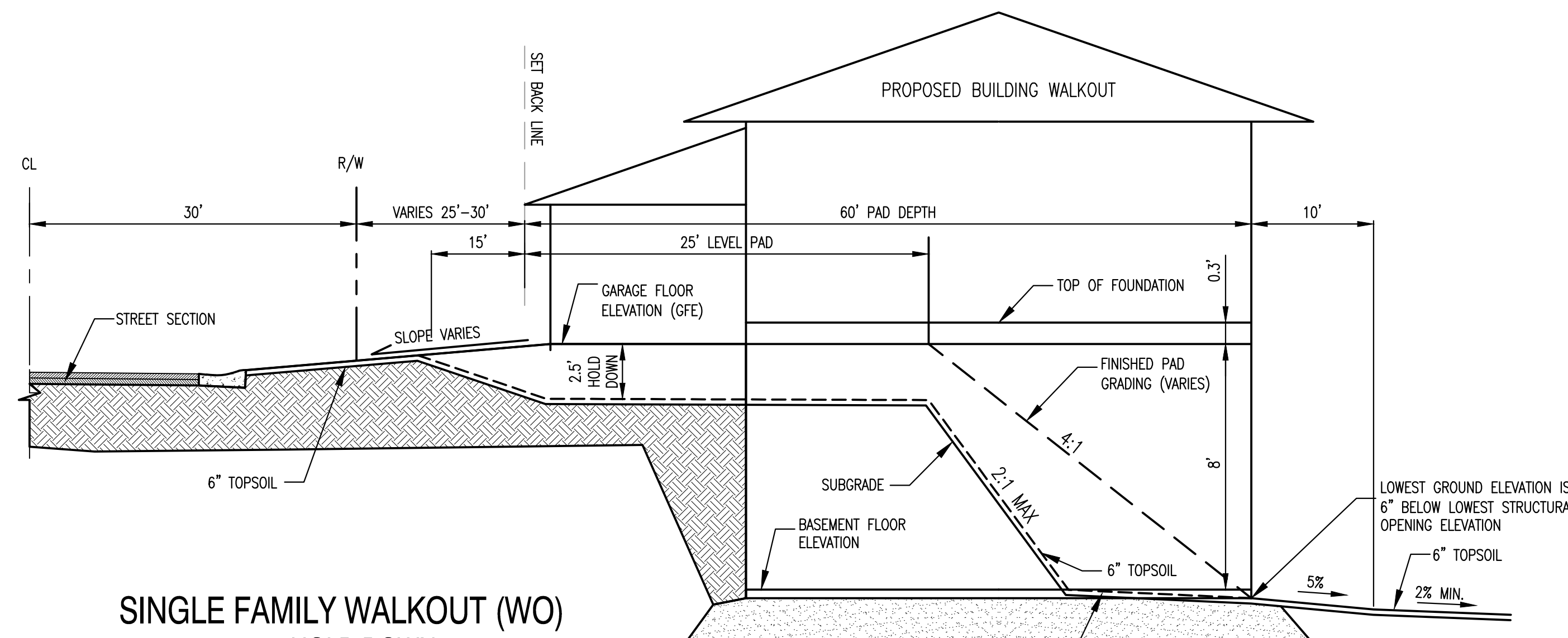


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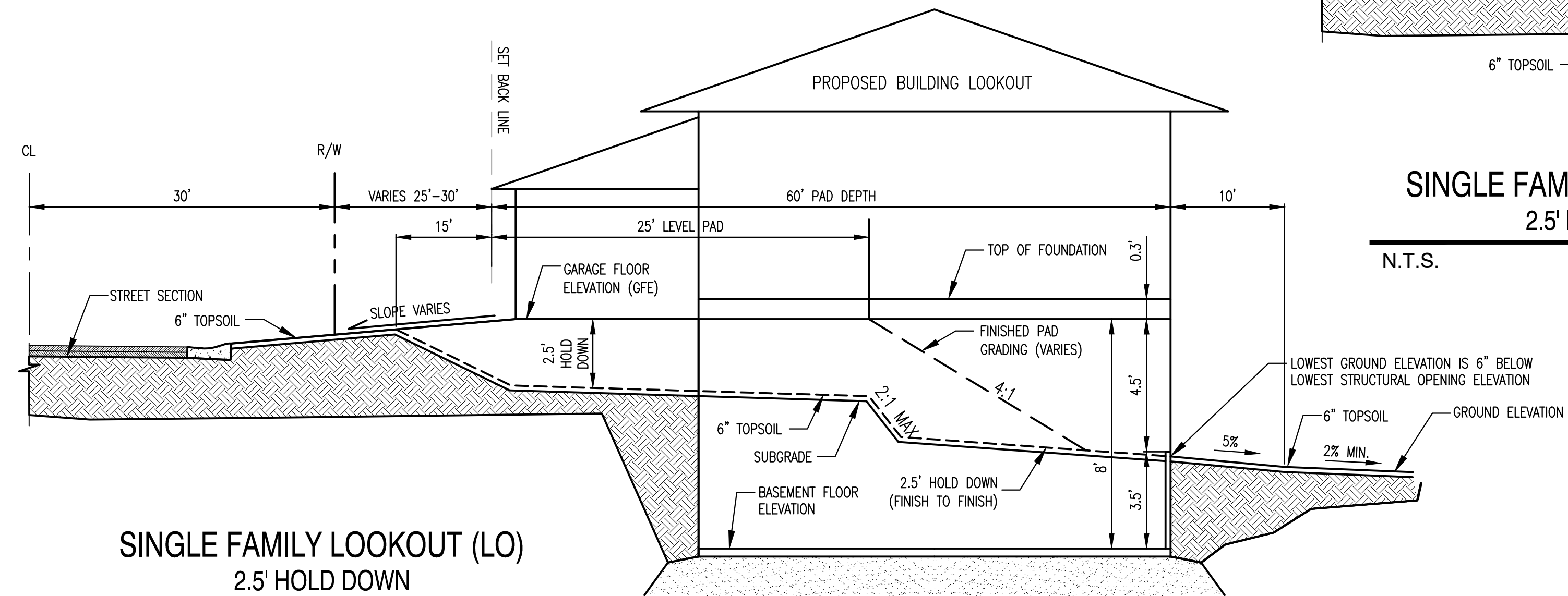


SINGLE FAMILY FULL BASEMENT (FB)
3.0' HOLD DOWN
N.T.S.

NOTE:
 FB = FULL BASEMENT
 LO = LOOK OUT BASEMENT
 WO = WALKOUT BASEMENT
 THE FIRST ELEVATION LISTED REFERS TO THE GARAGE FLOOR ELEVATION (GFE). THE SECOND ELEVATION LISTED REFERS TO THE LOWEST STRUCTURAL OPENING (LSO). IF NO SECOND ELEVATION IS LISTED THEN THE PRIMARY ELEVATION IS THE LOWEST STRUCTURAL OPENING.
 SEE DETAILS OF EACH TYPE.



SINGLE FAMILY WALKOUT (WO)
2.5' HOLD DOWN
N.T.S.



SINGLE FAMILY LOOKOUT (LO)
2.5' HOLD DOWN
N.T.S.

NOTE:
 THESE DETAILS ARE FOR 60-FT WIDE SINGLE FAMILY HOME PRODUCTS.

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NORTH FORK MEADOWS DEVELOPMENT

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TITLE
GRADING DETAILS



PRELIMINARY NOT FOR CONSTRUCTION

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	RANDOM RIPRAP, CLASS 3
	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	SEDIMENT CONTROL LOG
	STABILIZED CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)

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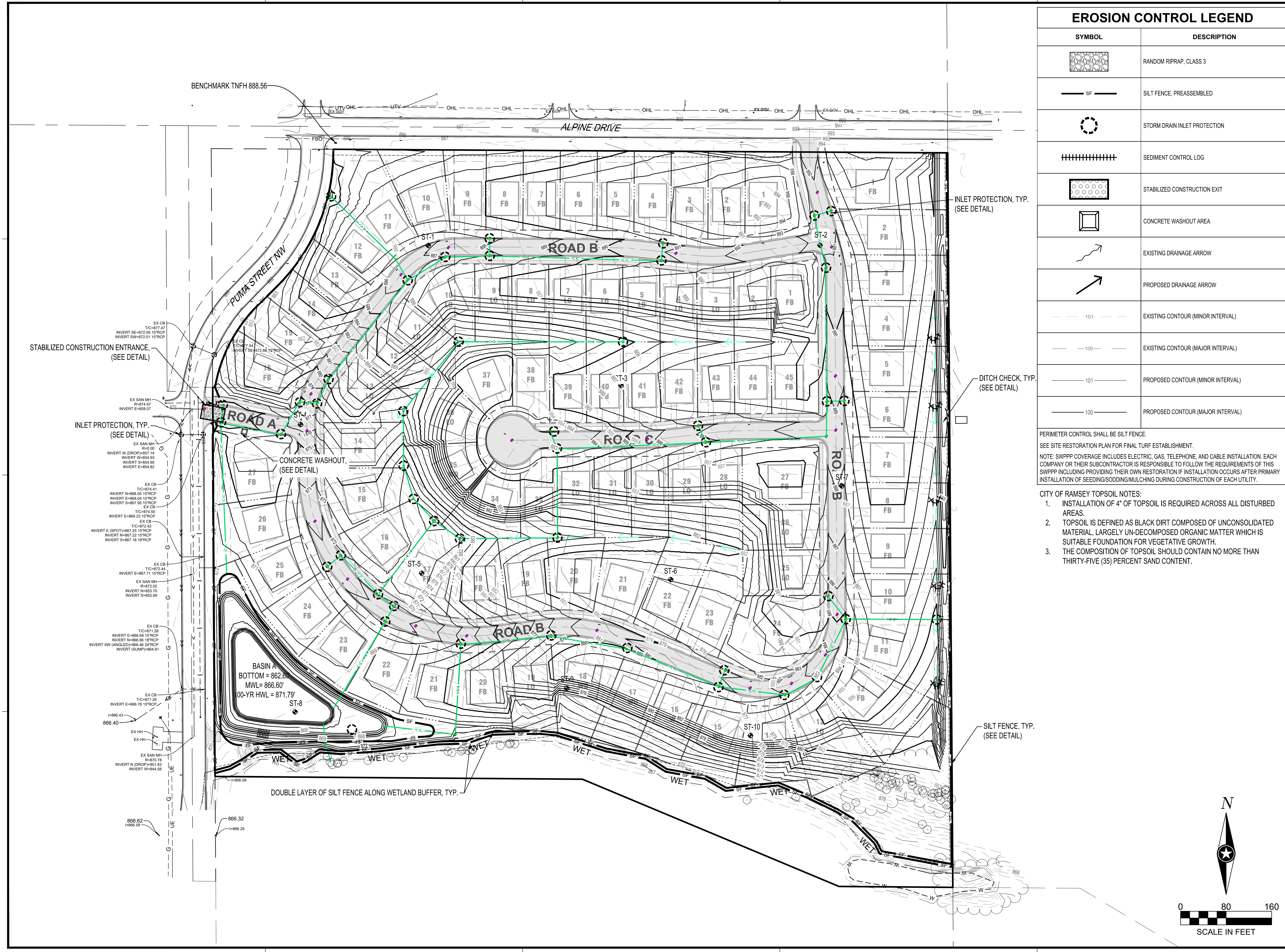
PROJECT NO.	20-24580
FILE NAME	24580 3 SWPPP
DRAWN BY	EH
DESIGNED BY	ART/WMSB
REVIEWED BY	NH
ORIGINAL ISSUE DATE	---/---/---
CLIENT PROJECT NO.	

TITLE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

SHEET

7

OF 32



STABILIZED CONSTRUCTION ENTRANCE, (SEE DETAIL)

INLET PROTECTION, TYP. (SEE DETAIL)

CONCRETE WASHOUT, (SEE DETAIL)

INLET PROTECTION, TYP. (SEE DETAIL)

DITCH CHECK, TYP. (SEE DETAIL)

SILT FENCE, TYP. (SEE DETAIL)

DOUBLE LAYER OF SILT FENCE ALONG WETLAND BUFFER, TYP.

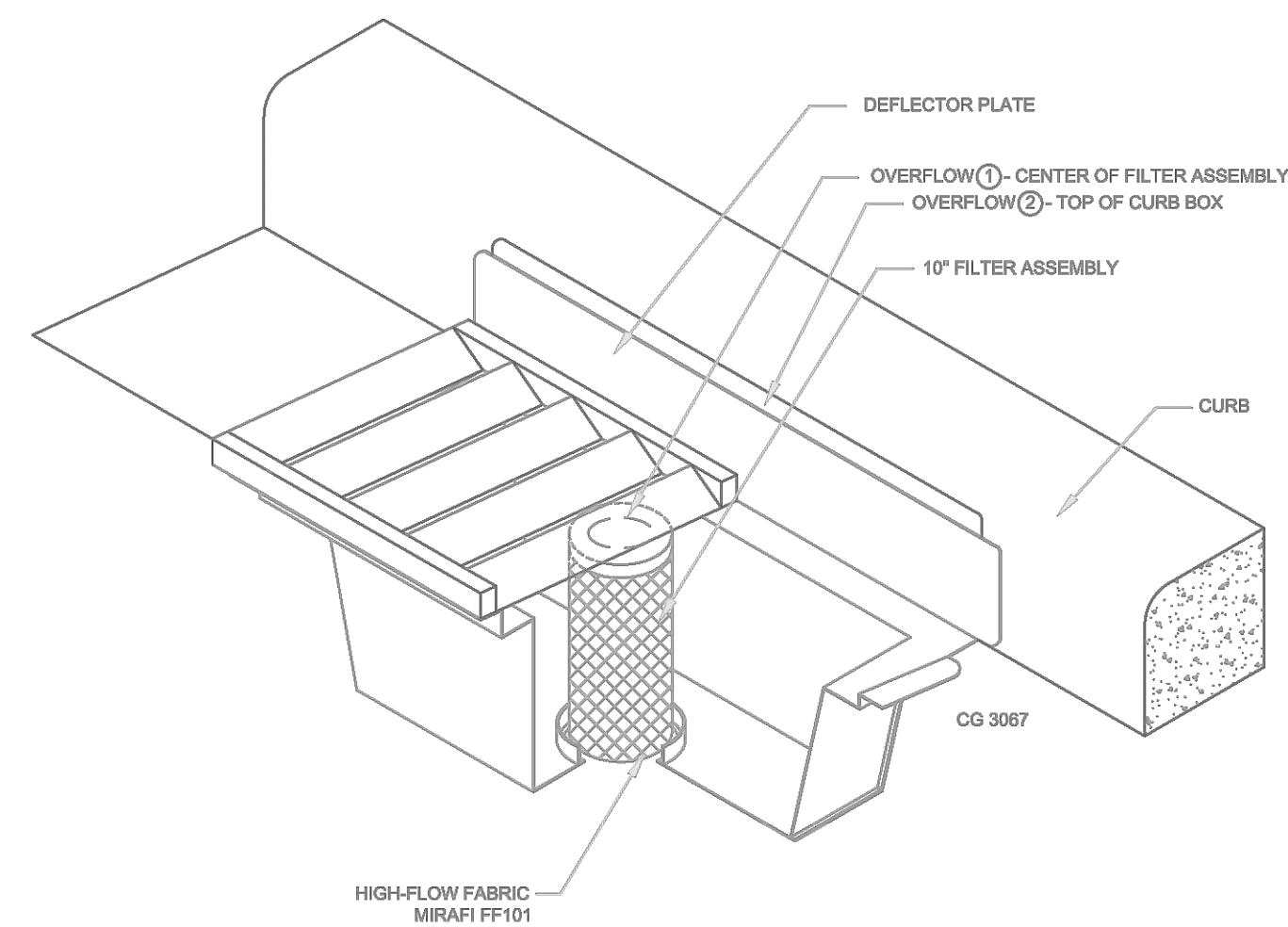
BENCHMARK TNFH 888.56

EX CB TIC=874.41
INVERT N=868.05 15'RCP
INVERT E=866.04 15'RCP
INVERT S=867.95 15'RCP
EX CB TIC=874.50
INVERT E=869.23 15'RCP
EX CB TIC=872.42
INVERT E (SPOT)=867.25 15'RCP
INVERT N=867.22 15'RCP
INVERT S=867.18 15'RCP
EX CB TIC=872.44
INVERT E=867.71 15'RCP
EX SAN MH R=872.02
INVERT N=863.70
INVERT S=863.69
EX CB TIC=871.28
INVERT E=866.69 15'RCP
INVERT N=866.66 15'RCP
INVERT SW (ANGLED)=866.46 24'RCP
INVERT (SLUMP)=864.81
EX CB TIC=871.38
INVERT E=866.76 15'RCP
I=866.43
866.40
EX HH
EX HH
EX SAN MH R=870.78
INVERT N (DRCP)=851.83
INVERT W=844.58
866.62
I=866.29
866.32
I=866.29

EX SAN MH R=874.97
INVERT E=868.07
EX SAN MH R=91.00
INVERT W (DRCP)=851.14
INVERT N=854.93
INVERT S=854.90
INVERT E=854.92

EX CB TIC=872.54
INVERT E=872.02 15'RCP
EX CB TIC=872.54
INVERT E=872.02 15'RCP

EX CB TIC=874.41
INVERT N=868.05 15'RCP
INVERT E=866.04 15'RCP
INVERT S=867.95 15'RCP
EX CB TIC=874.50
INVERT E=869.23 15'RCP
EX CB TIC=872.42
INVERT E (SPOT)=867.25 15'RCP
INVERT N=867.22 15'RCP
INVERT S=867.18 15'RCP
EX CB TIC=872.44
INVERT E=867.71 15'RCP
EX SAN MH R=872.02
INVERT N=863.70
INVERT S=863.69
EX CB TIC=871.28
INVERT E=866.69 15'RCP
INVERT N=866.66 15'RCP
INVERT SW (ANGLED)=866.46 24'RCP
INVERT (SLUMP)=864.81
EX CB TIC=871.38
INVERT E=866.76 15'RCP
I=866.43
866.40
EX HH
EX HH
EX SAN MH R=870.78
INVERT N (DRCP)=851.83
INVERT W=844.58
866.62
I=866.29
866.32
I=866.29

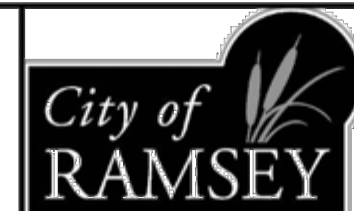


INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

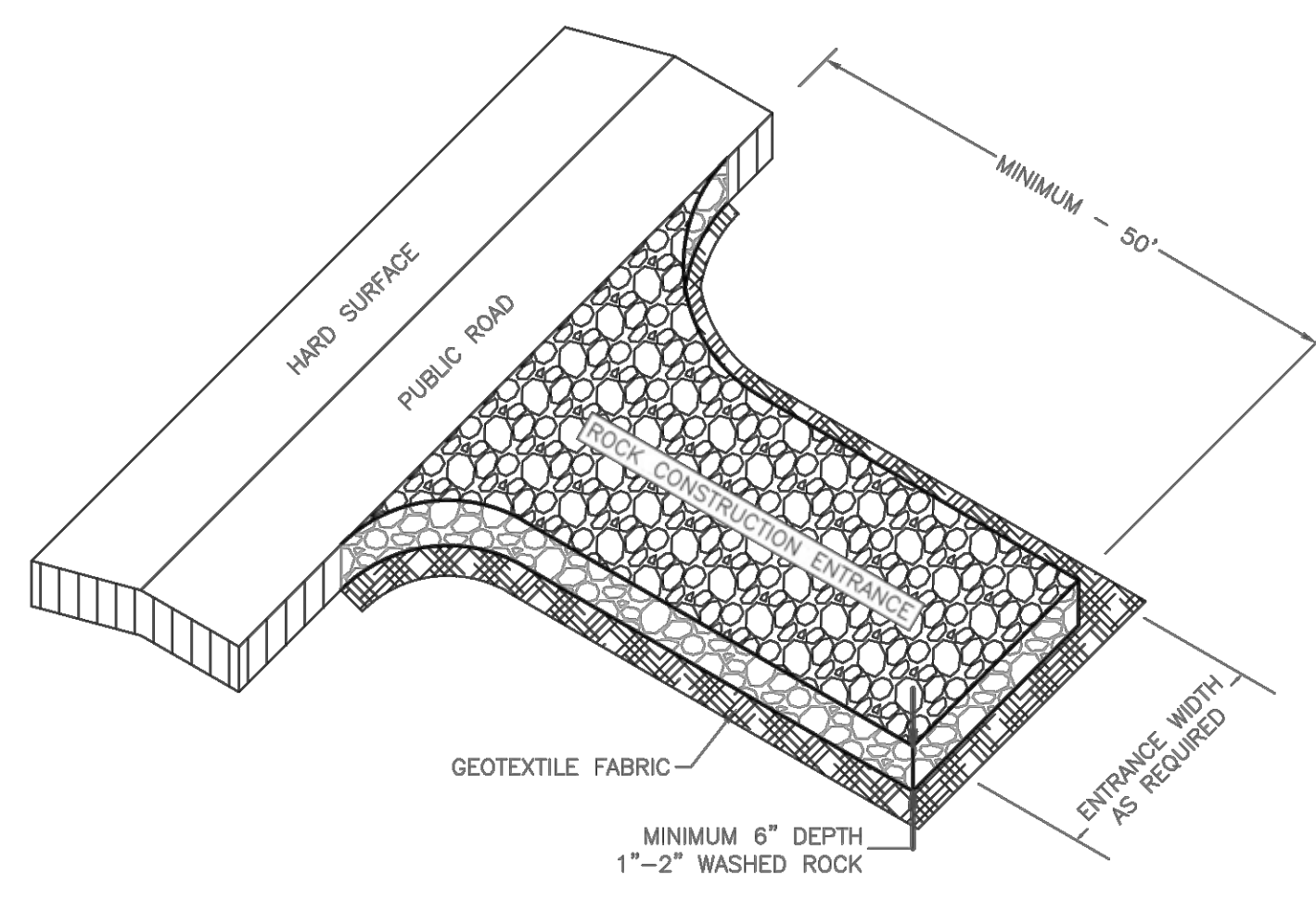
NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED:
1 – 2016



STANDARD DETAILS:
INLET PROTECTION

CITY PLATE No. ERO-2



NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

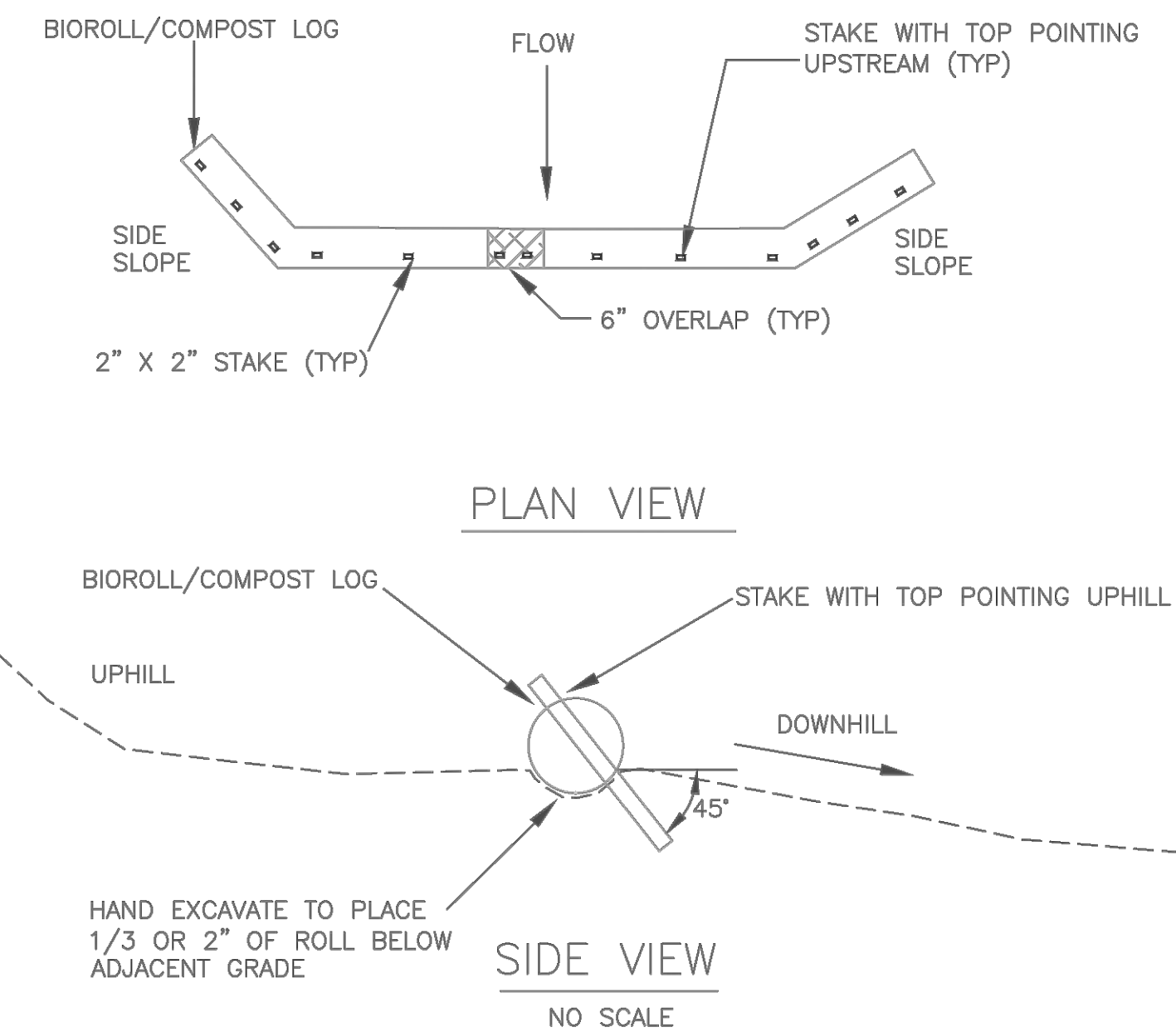
NOT TO SCALE

APPROVED:
1 – 2016



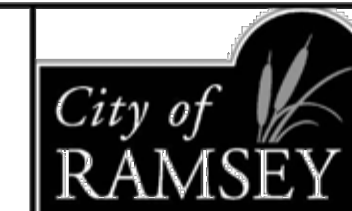
STANDARD DETAILS:
ROCK CONSTRUCTION ENTRANCE

CITY PLATE No. ERO-5



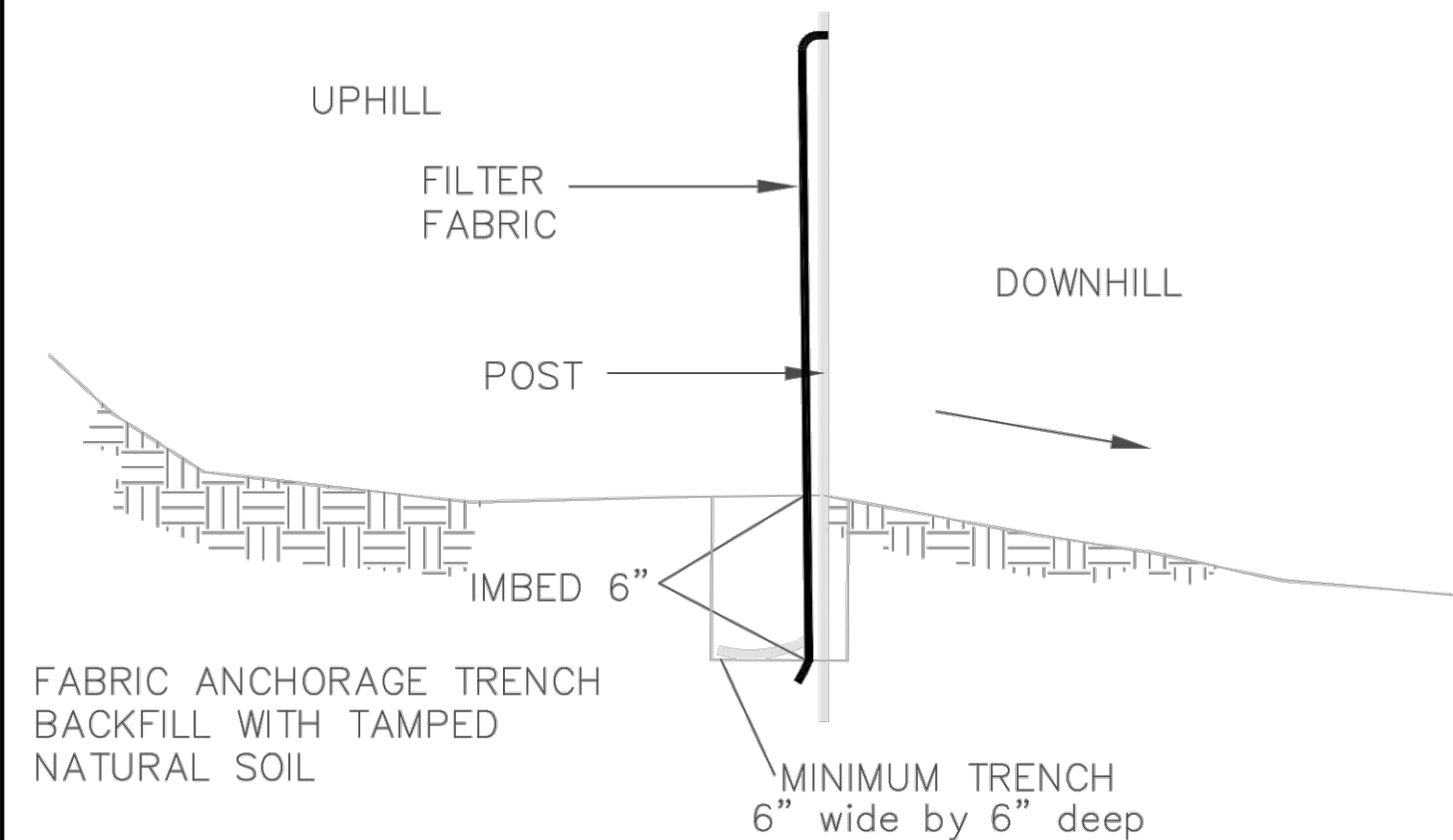
NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED:
3 – 2016



STANDARD DETAILS:
BIO ROLL (COMPOST LOG)

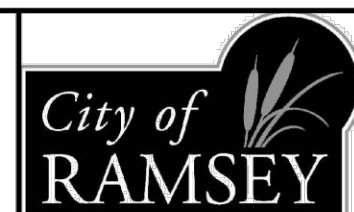
CITY PLATE No. ERO-4



INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

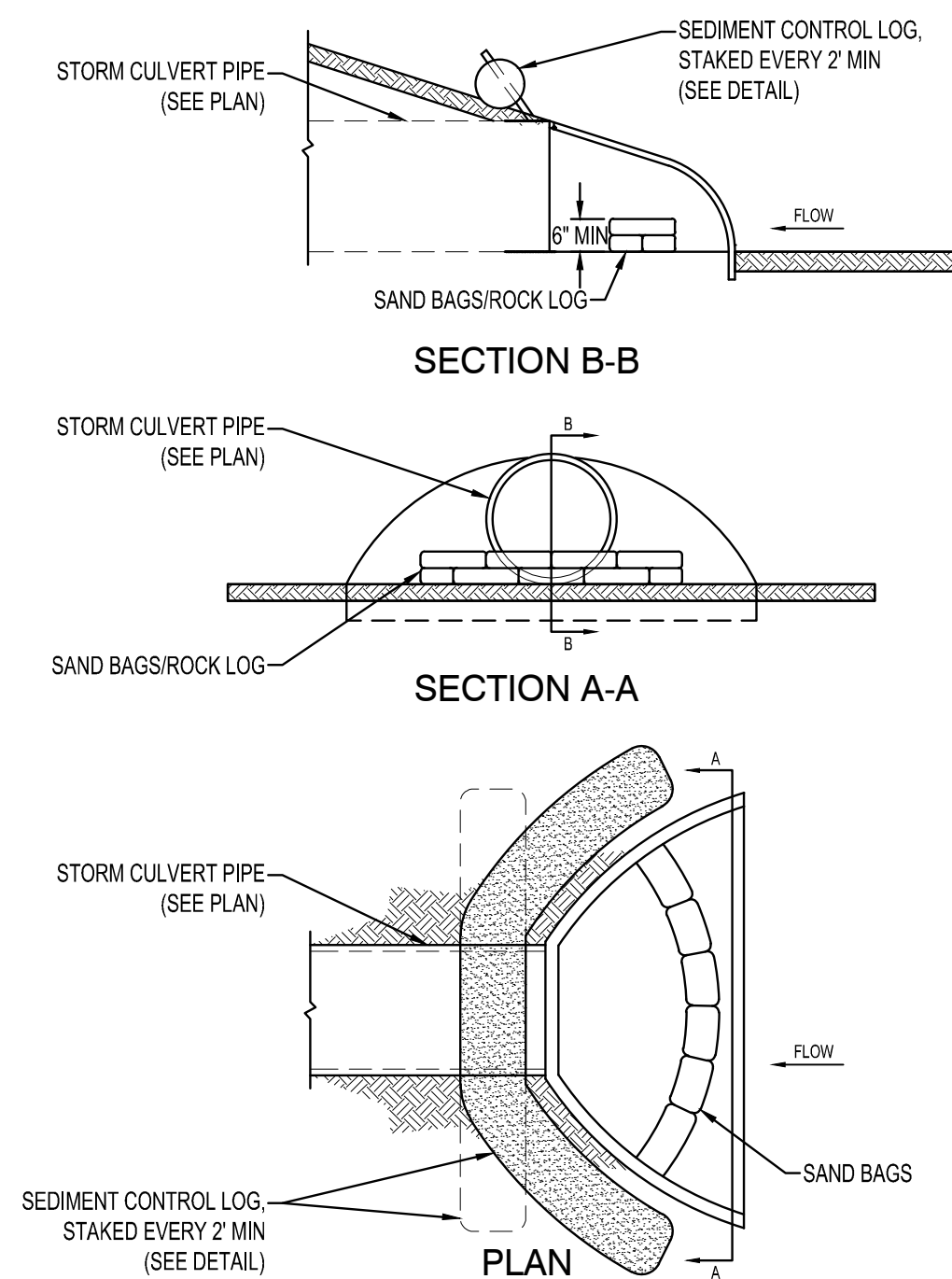
SILT FENCE DETAIL
NO SCALE

APPROVED:
1 – 2016

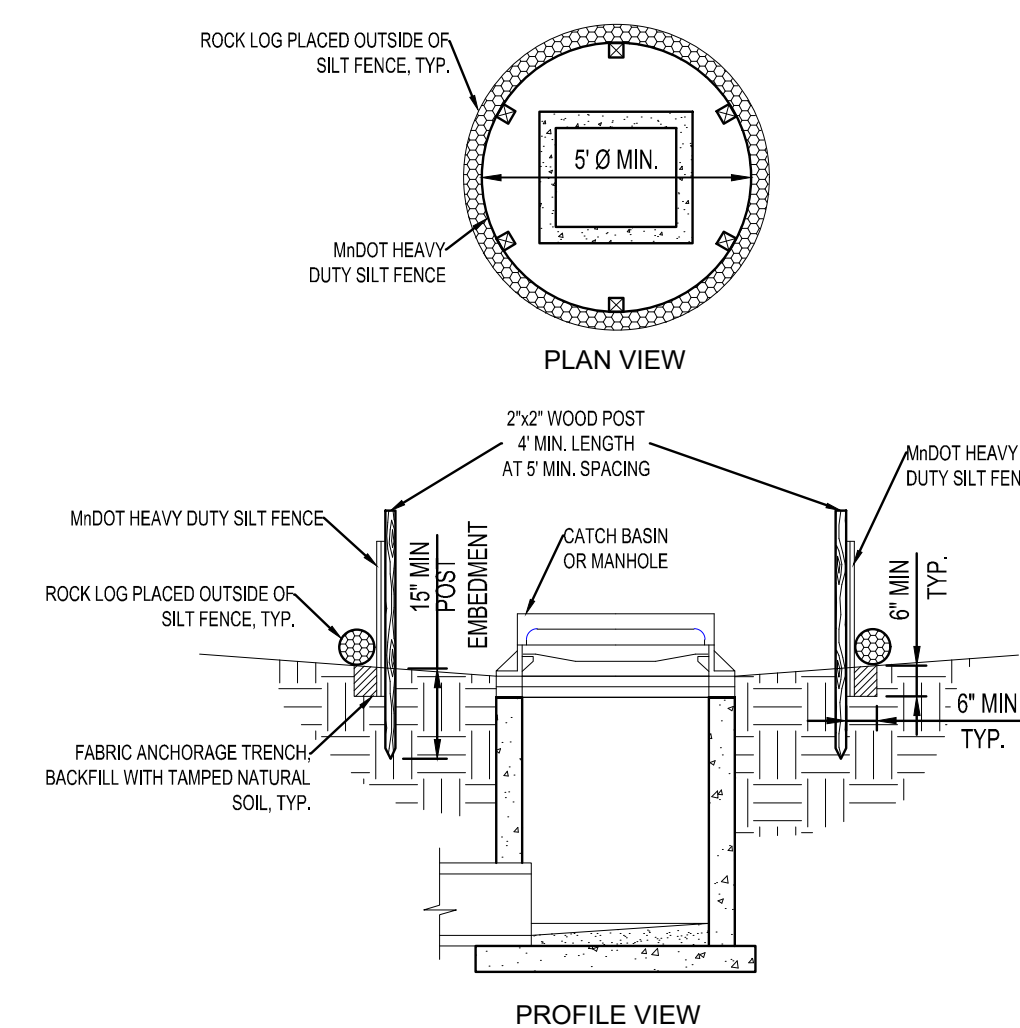


STANDARD DETAILS:
SILT FENCE

CITY PLATE No. ERO-1



CULVERT PIPE DITCH CHECK
NTS EC350



SILT FENCE INLET PROTECTION
NTS EC220



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NATHAN HERMER

DATE XX/XX/XXXX LIC. NO. XXXXX

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PROJECT
LENNAR HOMES
NORTH FORK MEADOWS DEVELOPMENT

RAMSEY MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 20-24580
FILE NAME 24580 3-T SWPPP NOTES AND DETAILS
DRAWN BY EH
DESIGNED BY ART/WMSB
REVIEWED BY NH
ORIGINAL ISSUE DATE --/--
CLIENT PROJECT NO. -

TITLE
SWPPP DETAILS

SHEET
8 OF 32

PRELIMINARY NOT FOR CONSTRUCTION



UTILITY LEGEND

EXISTING		PROPOSED
--- >> ---	STORM DRAIN	--- >> ---
--- > ---	SANITARY SEWER	--- > ---
--- > ---	SANITARY SEWER FORCEMAIN	--- < ---
--- ---	WATERMAIN	--- ---
--- G ---	GAS	--- G ---
--- OE ---	OVERHEAD ELECTRIC	--- OE ---
--- UE ---	UNDERGROUND ELECTRIC	--- UE ---
--- UT ---	UNDERGROUND TELEPHONE	--- UT ---
--- UTV ---	UNDERGROUND TV	--- UTV ---
--- OHL ---	OVERHEAD UTILITY	--- OHL ---
--- UTL ---	UNDERGROUND UTILITY	--- UTL ---
--- FBO ---	FIBER OPTIC	--- FBO ---

NOTE:
 ALL SANITARY SEWER 0-13 FT IN BURY DEPTH SHALL BE PVC CLASS SDR 35. ALL SANITARY SEWER 13-25 FT IN BURY DEPTH SHALL BE SDR 26.
 ALL WATERMAIN SHALL BE PLACED AT A MINIMUM BURY DEPTH OF 7.5 FT FROM PROPOSED GROUND ELEVATION TO TOP OF PIPE. WATERMAIN SHALL MAINTAIN A MINIMUM 10 FT HORIZONTAL SEPARATION AND 18 IN VERTICAL SEPARATION FROM ALL SEWER PIPE.
 CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

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PROJECT
LENNAR HOMES
NORTH FORK MEADOWS DEVELOPMENT

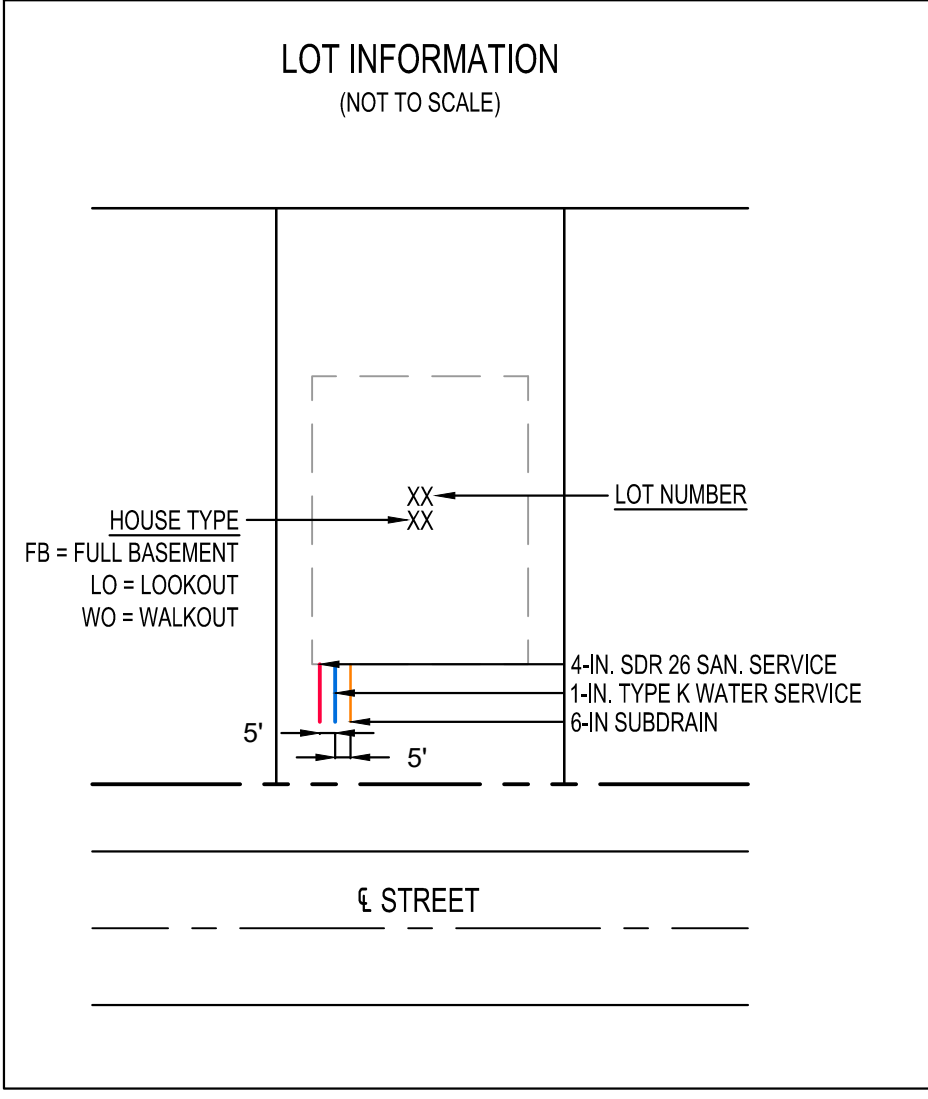
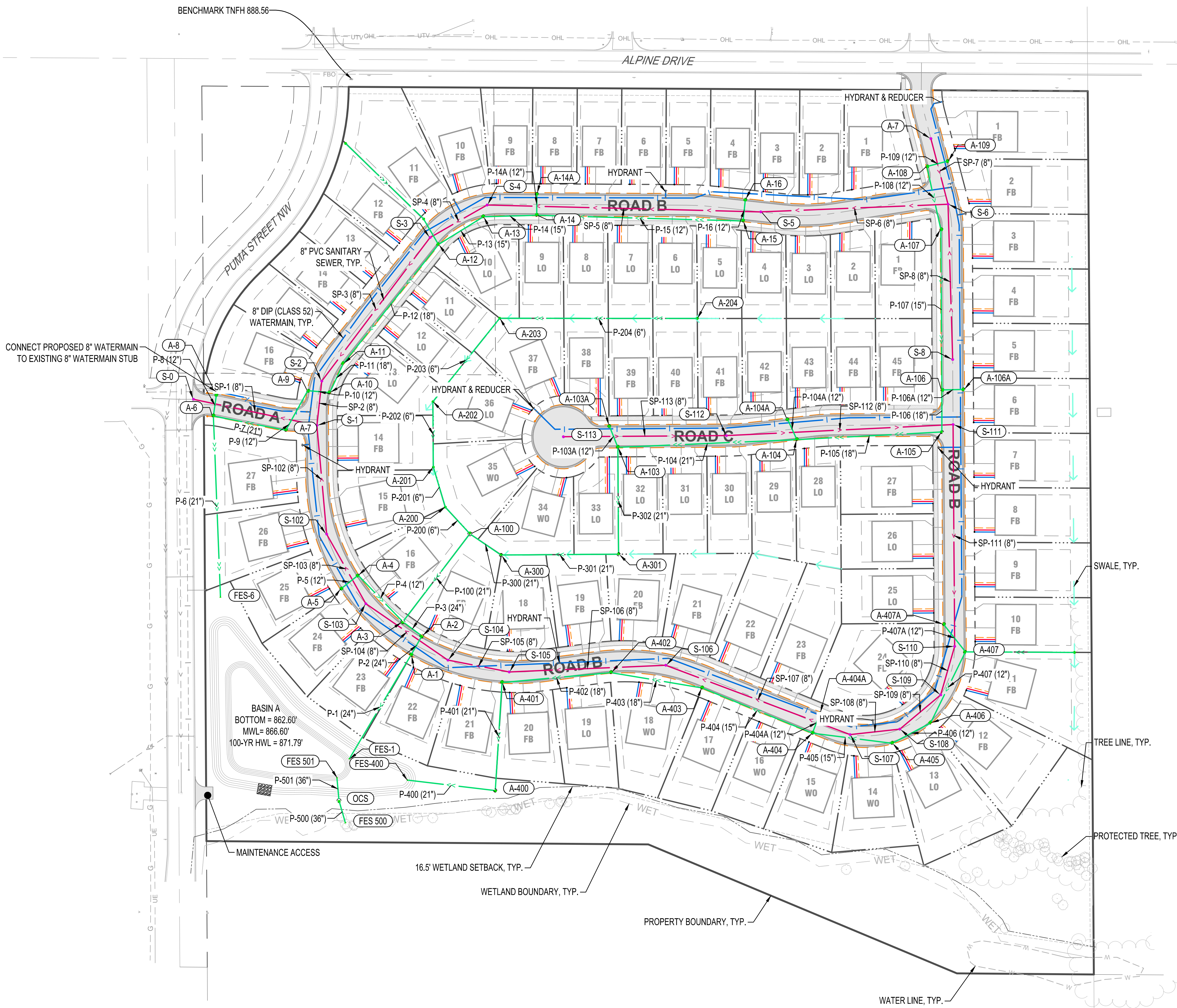
RAMSEY MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 20-24580
 FILE NAME 24580 5 UTILITY
 DRAWN BY EH
 DESIGNED BY ART/WMSB
 REVIEWED BY NH
 ORIGINAL ISSUE DATE --/--/--
 CLIENT PROJECT NO. --/--

TITLE
OVERALL UTILITY PLAN

SHEET **9** OF 32



PRELIMINARY NOT FOR CONSTRUCTION



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NATHAN HERMER

DATE: XX/XX/XXXX LIC. NO. XXXXX

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PROJECT
**LENNAR HOMES
NORTH FORK
MEADOWS
DEVELOPMENT**

RAMSEY MINNESOTA

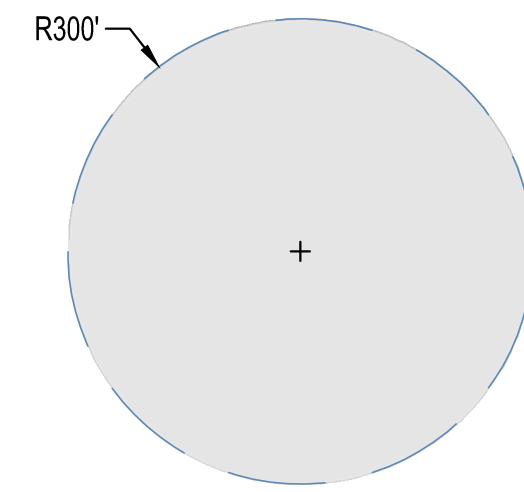
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 20-24580
FILE NAME 24580 5 UTILITY
DRAWN BY EH
DESIGNED BY ART/WMSB
REVIEWED BY NH
ORIGINAL ISSUE DATE --/--
CLIENT PROJECT NO. -

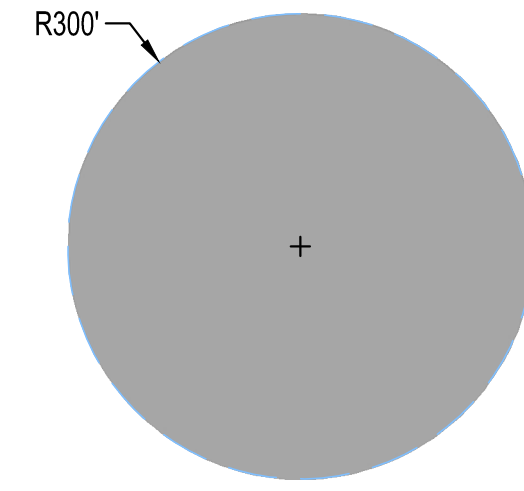
TITLE
**HYDRANT
COVERAGE PLAN**

SHEET
11 OF 32

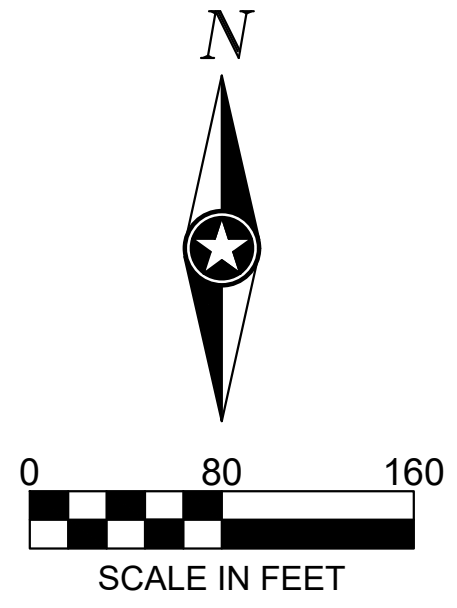
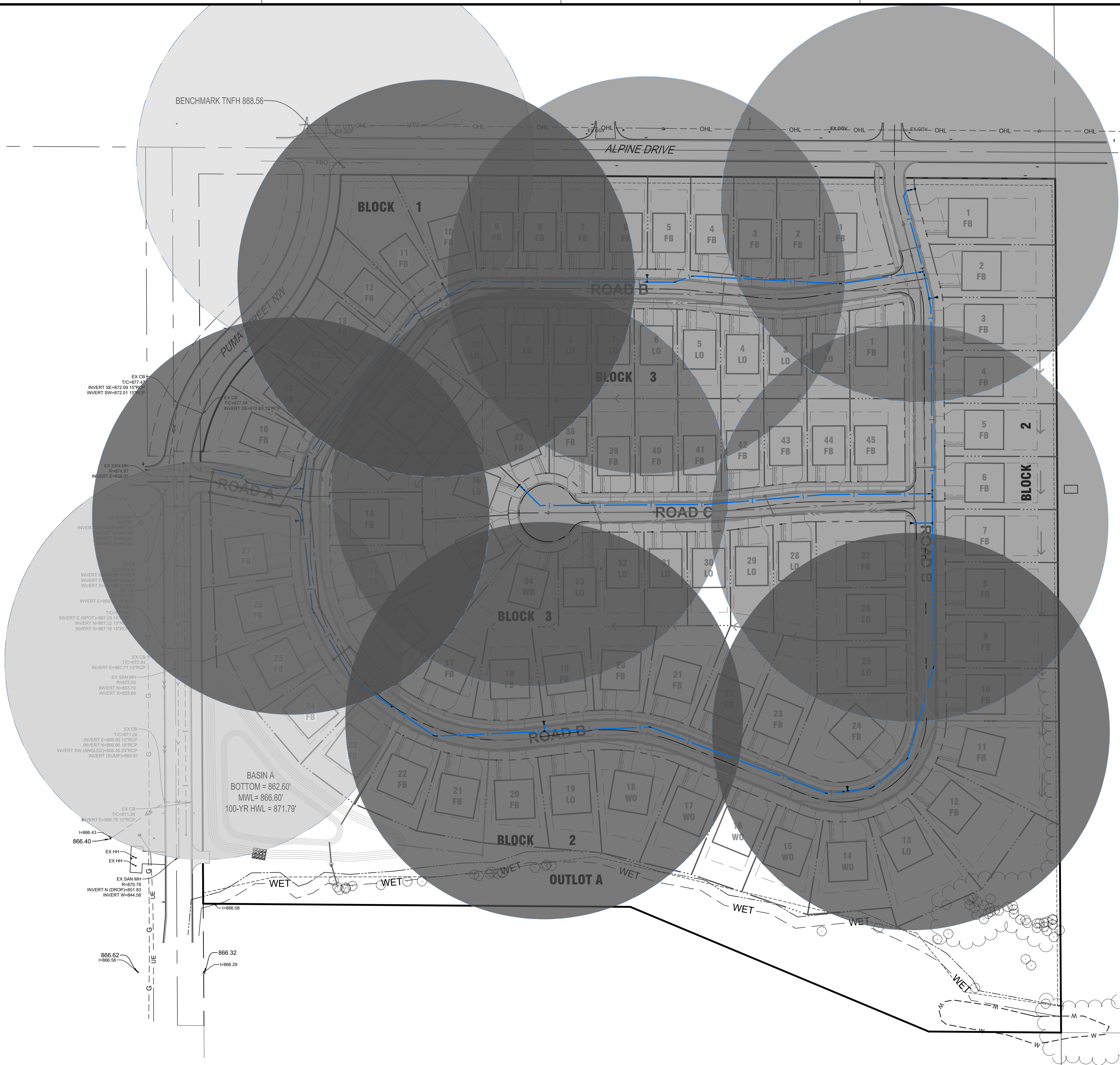
HYDRANT COVERAGE LEGEND



EXISTING HYDRANT



PROPOSED HYDRANT

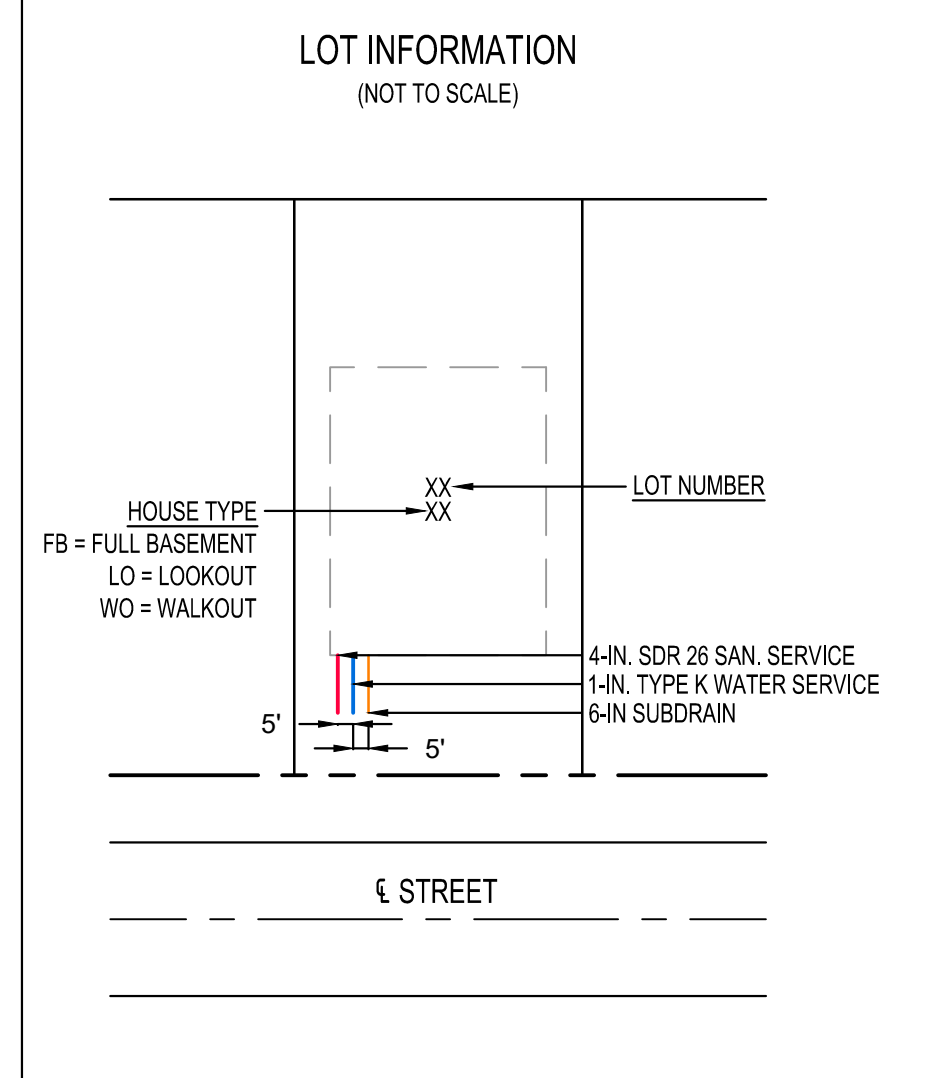




UTILITY LEGEND

EXISTING	PROPOSED
--- >> ---	STORM DRAIN
--- > ---	SANITARY SEWER
--- > ---	SANITARY SEWER FORCEMAIN
--- ---	WATERMAIN
--- G ---	GAS
--- OE ---	OVERHEAD ELECTRIC
--- UE ---	UNDERGROUND ELECTRIC
--- UT ---	UNDERGROUND TELEPHONE
--- UTV ---	UNDERGROUND TV
--- OHL ---	OVERHEAD UTILITY
--- UTL ---	UNDERGROUND UTILITY
--- FBO ---	FIBER OPTIC

NOTE:
 ALL SANITARY SEWER 0-13 FT IN BURY DEPTH SHALL BE PVC CLASS SDR 35. ALL SANITARY SEWER 13-25 FT IN BURY DEPTH SHALL BE SDR 26.
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 NATHAN HERMER

DATE: XX/XX/XXXX LIC. NO. XXXXX

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PROJECT
LENNAR HOMES
NORTH FORK MEADOWS DEVELOPMENT

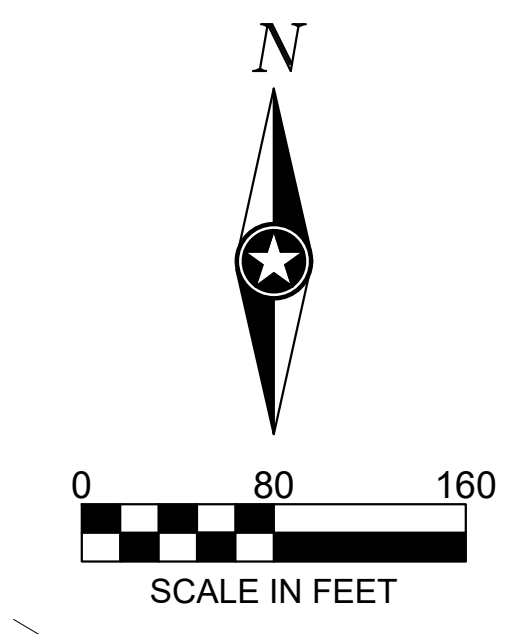
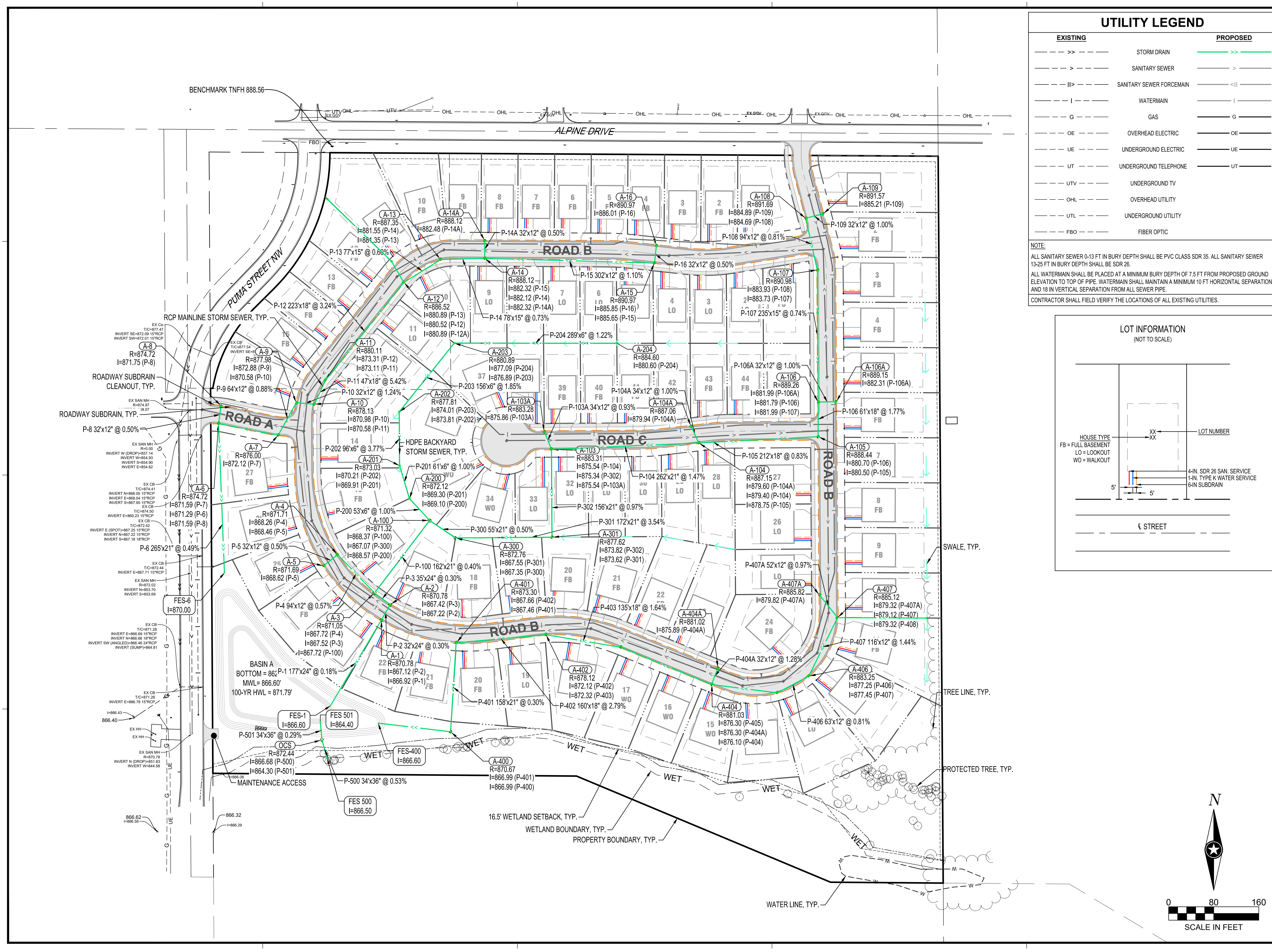
RAMSEY MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 20-24580
 FILE NAME 24580 5 UTILITY
 DRAWN BY EH
 DESIGNED BY ART/WMSB
 REVIEWED BY NH
 ORIGINAL ISSUE DATE --/--
 CLIENT PROJECT NO. --

TITLE
OVERALL STORM SEWER PLAN

SHEET
12 OF 32



PRELIMINARY NOT FOR CONSTRUCTION



PLANT SCHEDULE		
TURF RESTORATION	QTY	COMMON / BOTANICAL NAME
	702,396 sf	MNDOT Seed Mix 25-131 Low Maintenance Turf
	12,730 sf	MNDOT Seed Mix 33-261 Stormwater South and West
	3,490 sf	MNDOT Seed Mix 34-181 Emergent Wetland
	28,927 sf	MNDOT Seed Mix 35-521 Dry Prairie Southwest

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DANYELLE PIERQUET

DATE: XXXX/XX/XX LIC. NO. 49121

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PROJECT
LENNAR HOMES
NORTH FORK MEADOWS DEVELOPMENT

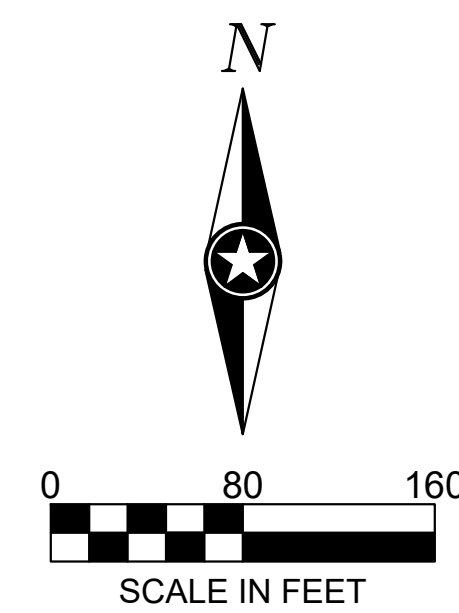
RAMSEY MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 20-24580
FILE NAME 24580 8 LAND
DRAWN BY EH
DESIGNED BY ART/WMSB
REVIEWED BY NH
ORIGINAL ISSUE DATE --/--
CLIENT PROJECT NO. -

TITLE
SITE RESTORATION PLAN

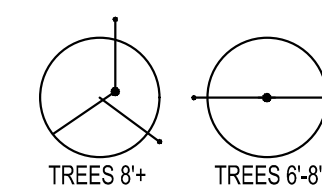
SHEET
30 OF 32



PRELIMINARY NOT FOR CONSTRUCTION



*NOTE: DO NOT STAKE TREES UNLESS INDICATED.



STAKING DIAGRAM, NO STAKING TREES UNDER 6'

HARDWOOD STAKES 2"x2"x8' LONG - INSTALL OUTSIDE OF ROOTBALL AT 5' MAX HT

FINISH GRADE

DEPTH OF ROOTBALL

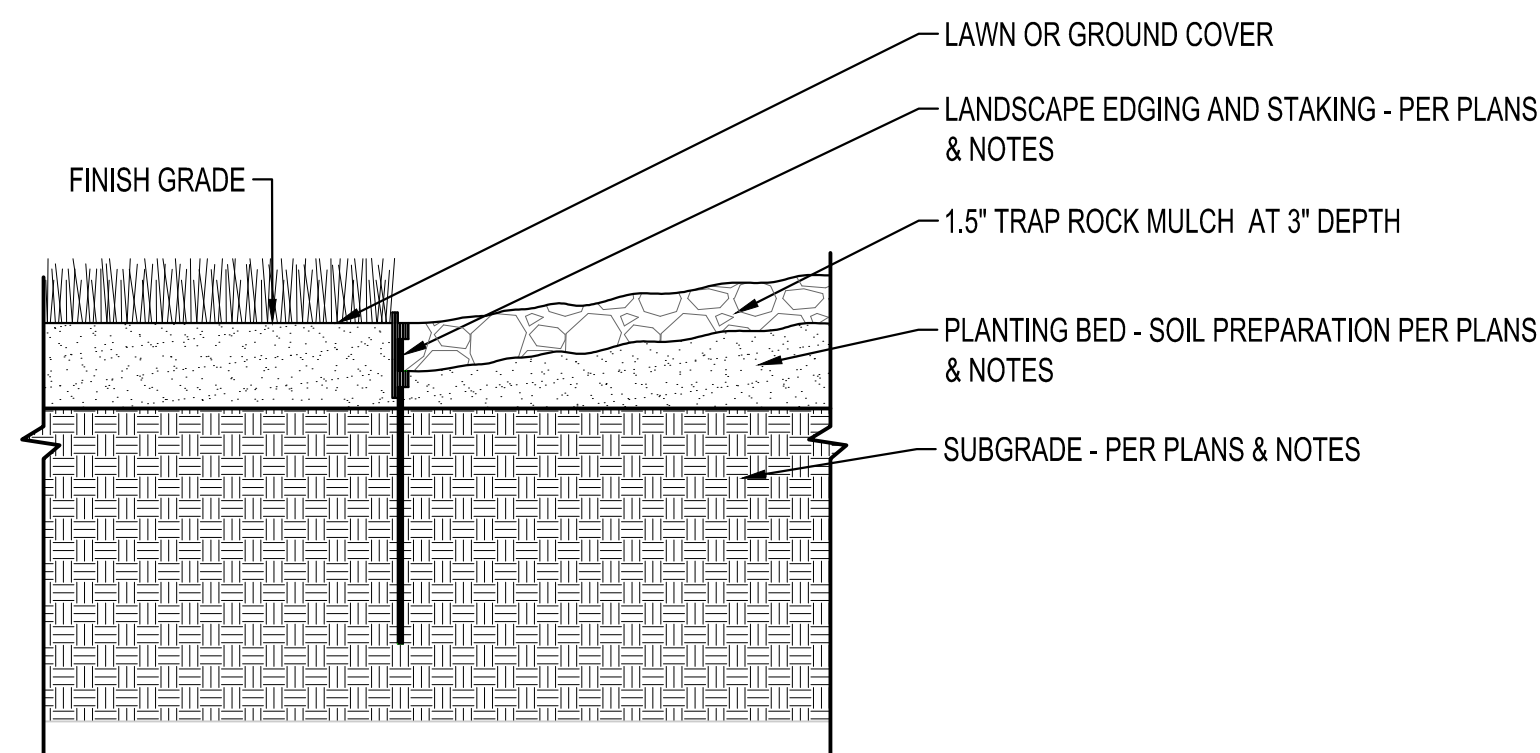
ROOTBALL DIA

2X ROOTBALL DIA

1 DECIDUOUS TREE PLANTING DETAIL

SCALE: 1" = 1'-0"

- NEVER CUT PRIMARY LEADER
- PRUNE ALL BROKEN, DAMAGED, OR RUBBING LIMBS AND BRANCHES IMMEDIATELY AFTER PLANTING - ALL PRUNING CUTS CLEAN AT 90 DEGREES
- TIE NYLON STRAP AROUND TRUNK AS SHOWN
- 1/2" WIDE NYLON STRAPPING - COLOR TO BE APPROVED BY LANDSCAPE ARCHITECT
- TOP OF ROOTBALL TO BE SET ABOVE GRADE 3"
- 3" LAYER OF DOUBLE SHREDDED HARDWOOD MULCH (NATURAL COLOR) MOUNDED AT EDGE TO FORM A SHALLOW SAUCER - DO NOT PLACE MULCH DIRECTLY ON TREE TRUNK, LEAVE A MIN. 3" RING AROUND CROWN. WHEN PLACED IN PLANTING BED USE PLANTING BED MULCH SPECIFIED
- CUT AND REMOVE AT MINIMUM THE TOP HALF OF WIRE BASKETS, BURLAP AND/OR TWINE AND REMOVE FROM THE PLANTING PIT. AVOID CUTTING OR SCARING ROOTS. ANY ROOTS THAT ARE SCARED OR BROKEN DURING PLANTING SHOULD BE CUT CLEAN AT 90 DEGREES
- BACKFILL PLANTING PIT PER TREE PLANTING SPECIFICATIONS WHEN PROVIDED, OR WITH NATIVE SOIL-EXCEPT WHEN IN HEAVY CLAY, MIX AMENDED TOPSOIL FROM A LOCAL SOURCE WITH NATIVE SOIL
- EXCAVATE PLANTING PIT TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL MINUS 3" AND A MINIMUM TWICE THE DIAMETER OF THE ROOTBALL
- PLACE ROOTBALL ON UNDISTURBED SOIL AND ENSURE TRUNK OF TREES IS PLUMB

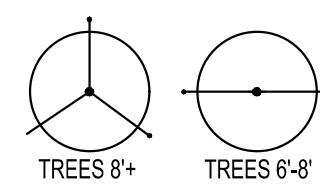


3 LANDSCAPE EDGING DETAIL

SCALE: 1" = 1'-0"

- LAWN OR GROUND COVER
- LANDSCAPE EDGING AND STAKING - PER PLANS & NOTES
- 1.5" TRAP ROCK MULCH AT 3" DEPTH
- PLANTING BED - SOIL PREPARATION PER PLANS & NOTES
- SUBGRADE - PER PLANS & NOTES

*NOTE: DO NOT STAKE TREES UNLESS INDICATED.



STAKING DIAGRAM, NO STAKING TREES UNDER 6'

HARDWOOD STAKES 2"x2"x8' LONG - INSTALL OUTSIDE OF ROOTBALL AT 5' MAX HT

FINISH GRADE

DEPTH OF ROOTBALL

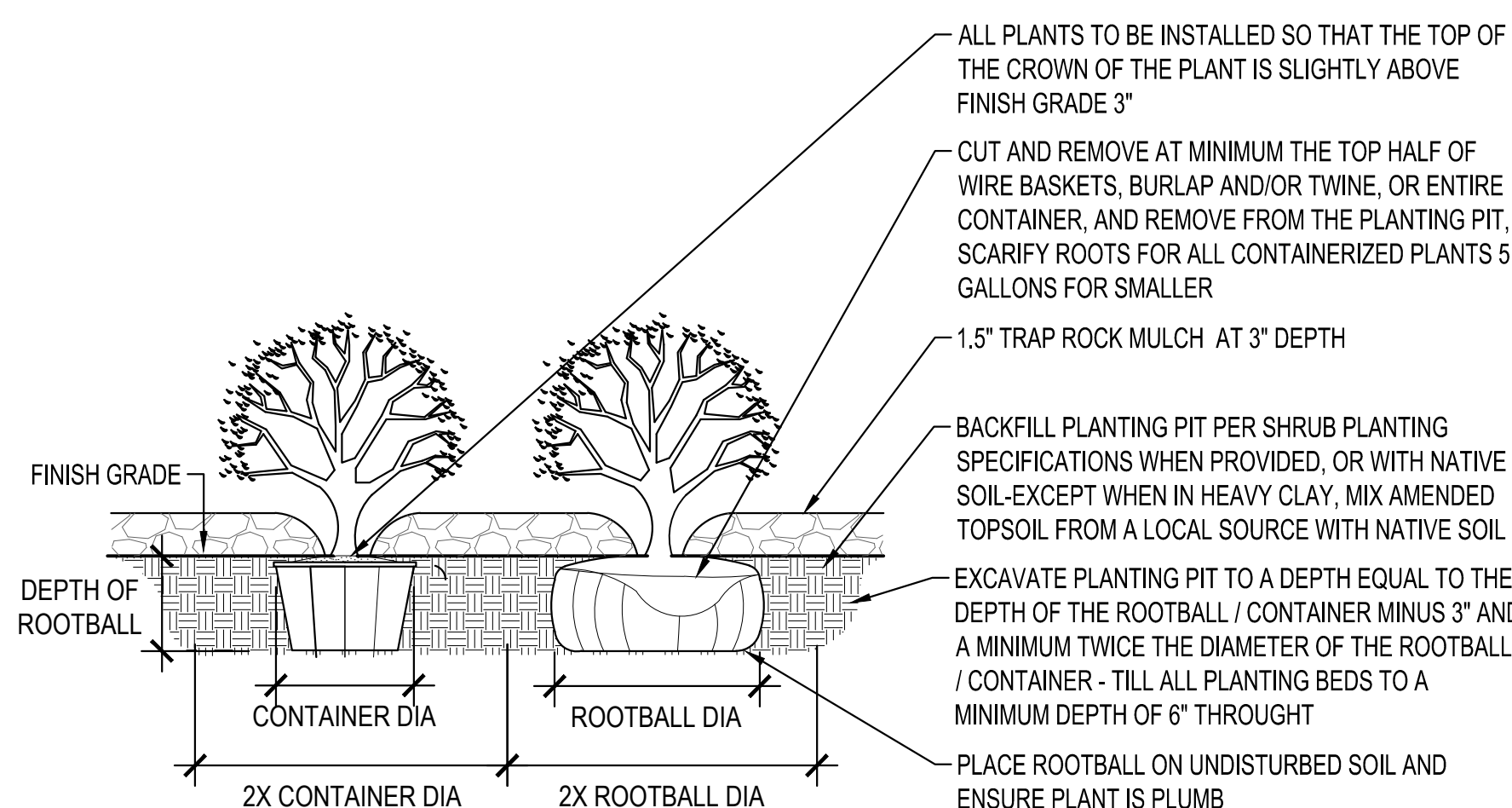
ROOTBALL DIA

2X ROOTBALL DIA

2 CONIFER / EVERGREEN TREE PLANTING DETAIL

SCALE: 1" = 1'-0"

- NEVER CUT PRIMARY LEADER
- PRUNE ALL BROKEN, DAMAGED, OR RUBBING LIMBS AND BRANCHES IMMEDIATELY AFTER PLANTING - ALL PRUNING CUTS CLEAN AT 90 DEGREES
- TIE NYLON STRAP AROUND TRUNK AS SHOWN
- 1/2" WIDE NYLON STRAPPING - COLOR TO BE APPROVED BY LANDSCAPE ARCHITECT
- TOP OF ROOTBALL TO BE SET ABOVE GRADE 3"
- 3" LAYER OF DOUBLE SHREDDED HARDWOOD MULCH MOUNDED AT EDGE TO FORM A SHALLOW SAUCER - DO NOT PLACE MULCH DIRECTLY ON TREE TRUNK, LEAVE A MIN. 3" RING AROUND CROWN. WHEN PLACED IN PLANTING BED USE PLANTING BED MULCH SPECIFIED
- CUT AND REMOVE AT MINIMUM THE TOP HALF OF WIRE BASKETS, BURLAP AND/OR TWINE AND REMOVE FROM THE PLANTING PIT. AVOID CUTTING OR SCARING ROOTS. ANY ROOTS THAT ARE SCARED OR BROKEN DURING PLANTING SHOULD BE CUT CLEAN AT 90 DEGREES
- BACKFILL PLANTING PIT PER TREE PLANTING SPECIFICATIONS WHEN PROVIDED, OR WITH NATIVE SOIL-EXCEPT WHEN IN HEAVY CLAY, MIX AMENDED TOPSOIL FROM A LOCAL SOURCE WITH NATIVE SOIL
- EXCAVATE PLANTING PIT TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL MINUS 3" AND A MINIMUM TWICE THE DIAMETER OF THE ROOTBALL
- PLACE ROOTBALL ON UNDISTURBED SOIL AND ENSURE TRUNK OF TREES IS PLUMB



4 SHRUB PLANTING DETAIL

SCALE: 1" = 1'-0"

- ALL PLANTS TO BE INSTALLED SO THAT THE TOP OF THE CROWN OF THE PLANT IS SLIGHTLY ABOVE FINISH GRADE 3"
- CUT AND REMOVE AT MINIMUM THE TOP HALF OF WIRE BASKETS, BURLAP AND/OR TWINE, OR ENTIRE CONTAINER, AND REMOVE FROM THE PLANTING PIT, SCARIFY ROOTS FOR ALL CONTAINERIZED PLANTS 5 GALLONS FOR SMALLER
- 1.5" TRAP ROCK MULCH AT 3" DEPTH
- BACKFILL PLANTING PIT PER SHRUB PLANTING SPECIFICATIONS WHEN PROVIDED, OR WITH NATIVE SOIL-EXCEPT WHEN IN HEAVY CLAY, MIX AMENDED TOPSOIL FROM A LOCAL SOURCE WITH NATIVE SOIL
- EXCAVATE PLANTING PIT TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL / CONTAINER MINUS 3" AND A MINIMUM TWICE THE DIAMETER OF THE ROOTBALL / CONTAINER - TILL ALL PLANTING BEDS TO A MINIMUM DEPTH OF 6" THROUGHOUT
- PLACE ROOTBALL ON UNDISTURBED SOIL AND ENSURE PLANT IS PLUMB

GENERAL PLANTING NOTES

- COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO WORK.
- SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
- REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- ANY AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO OWNER.
- REFER TO PLANTING DETAILS PLAN FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES. REFER TO SPECIFICATIONS FOR MIX TYPE.
- FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
- ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
- IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
- OWNER RESERVES THE RIGHT TO REVISE QUANTITIES TO SUIT BUDGET LIMITATIONS. CONTRACTOR'S UNIT BID PRICES SHALL PREVAIL FOR ANY CHANGES IN QUANTITIES.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE AND OWNER.
- ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (A.N.S.I.), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO A.N.S.I.
- ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED FREE OF CHARGE WITH THE SAME GRADE AND SPECIES. ALL TREES SHALL HAVE A STRONG CENTRAL LEADER.

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DATE: XXXX/XX/XX LIC. NO. 49121

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PROJECT

LENNAR HOMES

NORTH FORK MEADOWS DEVELOPMENT

RAMSEY MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	20-24580
FILE NAME	24580 8 LAND
DRAWN BY	EH
DESIGNED BY	ART/WMSB
REVIEWED BY	NH
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE
LANDSCAPING DETAILS & SEEDING NOTES

SHEET

PRELIMINARY NOT FOR CONSTRUCTION