

LANDSCAPE REQUIREMENT:

SITE TOTAL: 1,486,413 SF
 ADJUSTMENT: 1,486,413- 195,234 (single family SF)
 ADJUSTED SITE TOTAL: 1,291,179 SF
 EXEMPT SQUARE FOOTAGE:
 TOWNHOMES: 129x1,100 SF (est)= 141,900 SF
 DRIVEWAYS: 129x750 SF (est)=96,750 SF
 PAVING: = 131,041 SF
 INFILL BASIN: = 112,853 SF
 WETLAND: = 266,415 SF
 TOTAL: 617,648 SF

PLANTING CALCULATION:
 617,648/ 1,291,179 = .47

617,648x .47 = 290,295 SF TOTAL

Townhome Planting Schedule

OVERSTORY TREES	Common/ Botanical	Cont	Sqft	Quantity	Total Sqft
BM	Black Maple / <i>Acer nigrum</i>	2.5" BB	1,535	3	4605
SM	Sugar Maple / <i>Acer saccharum</i>	2.5" BB	982	4	3928
RB	River Birch / <i>Betula nigra</i>	2.5" BB	415	12	4980
PB	Paper Birch / <i>Betula papyrifera</i>	2.5" BB	552	16	8832
WB	Whitespire Birch Clump / <i>Betula platyphylla japonica</i>	2.5" BB	415	5	2075
NC	Northern Catalpa / <i>Catalpa speciosa</i>	2.5" BB	552	1	552
GA	Green Ash / <i>Fraxinus pennsylvanica</i>	2.5" BB	710	11	7810
CH	Common Honeylocust / <i>Gleditsia triacanthos</i>	2.5" BB	1,535	2	3070
EC	Eastern Cottonwood / <i>Populus deltoides</i>	2.5" BB	3,008	13	39104
QA	Quaking Aspen / <i>Populus tremuloides</i>	2.5" BB	246	25	6150
WO	White Oak / <i>Quercus alba</i>	2.5" BB	3,910	3	11730
FO	Northern Pin Oak / <i>Quercus ellipsoidalis</i>	2.5" BB	1,535	3	4605
AE	American Elm / <i>Ulmus americana</i>	2.5" BB	3,910	3	11730
RE	Red Elm / <i>Ulmus rubra</i>	2.5" BB	1,414	3	4242
EVERGREEN TREES					
Common/ Botanical					
LR	American Larch / <i>Larix laricina</i>	6" BB	718	15	10770
NS	Norway Spruce / <i>Picea abies</i>	6" BB	629	18	11322
WS	White Spruce / <i>Picea glauca</i>	6" BB	450	17	7650
BH	Black Hills Spruce / <i>Picea glauca densata</i>	6" BB	386	27	10422
RF	Red Pine / <i>Pinus resinosa</i>	6" BB	1,535	20	30700
WF	White Pine / <i>Pinus strobus</i>	6" BB	1,995	39	77805
DF	Douglas Fir / <i>Pseudotsuga menziesii</i>	6" BB	354	13	4602
HE	Eastern Hemlock / <i>Tsuga canadensis</i>	6" BB	354	16	5664
UNDERSTORY TREES					
Common/ Botanical					
LT	Japanese Lilac / <i>Cercis canadensis</i>	1.5" BB	157	22	3454
RD	Redbud / <i>Cercis canadensis</i>	1.5" BB	297	12	3564
DH	Dotted Hawthorn / <i>Crataegus punctata</i>	1.5" BB	386	14	5404
CA	Crabapple / <i>Malus "Prairie Rose"</i>	1.5" BB	157	27	4239
SA	Showy Mountain Ash / <i>Sorbus decora</i>	1.5" BB	386	14	5404
					Total 294413

Single Family Plant Schedule

OVERSTORY TREES	Common/ Botanical	Cont	Quantity
RM	Red Maple / <i>Acer rubrum</i>	2.5" BB	4
HA	Common Hackberry / <i>Celtis occidentalis</i>	2.5" BB	5
KC	Kentucky Coffeetree / <i>Gymnocladus dioica</i>	2.5" BB	3
AL	American Linden / <i>Tilia americana</i>	2.5" BB	3

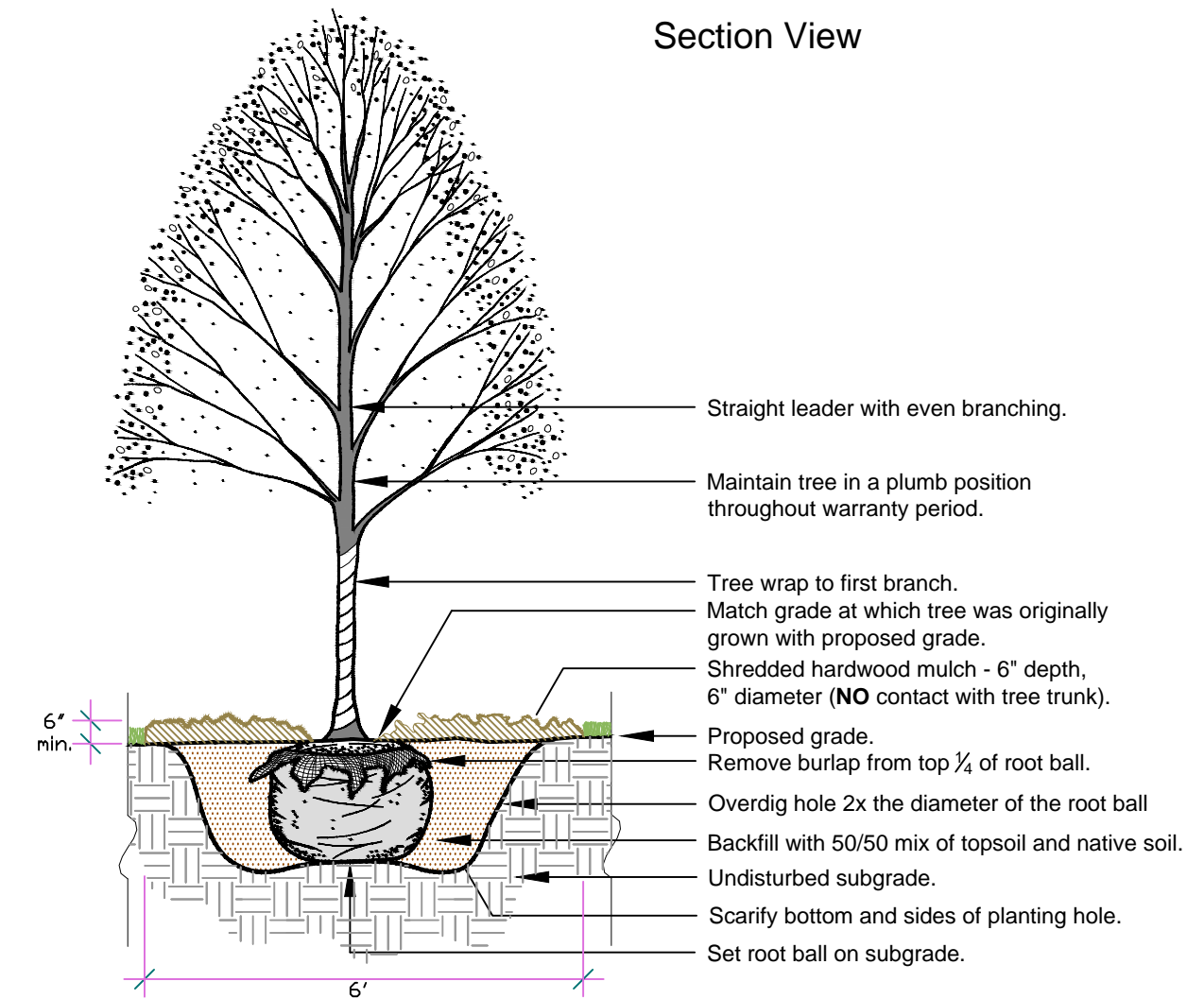
GENERAL LANDSCAPE NOTES:

- THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
- THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
- THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING
- LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED. CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

PLANTING NOTES:

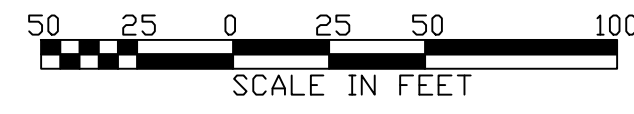
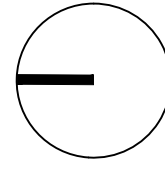
- TREES AND SHRUBS SHALL BE FRESHLY DUG AT TIME OF DELIVERY UNLESS CONTAINER GROWN. IF CONTAINER GROWN, PLANTS SHALL BE WATERED EVERYDAY AND KEPT IN A PARTIALLY SHADED AREA UNTIL PLANTED.
- TREES TO BE PLANTED EXCEPT MULTI-STEM TREES SHALL HAVE A SINGLE STRAIGHT LEADER AND TAPERED TRUNK. ALL TREES SHALL BE FREE OF GIRDING ROOTS THAT HAVE ENCIRCLED THE TREE. TREES MUST BE IN GOOD HEALTH AND FREE OF DISEASE.
- ALL TREES SHALL HAVE A MINIMUM DEPTH OF 6" HARDWOOD BARK MULCH. 6" DIAMETER RING AROUND THE BASE OF THE TREE. KEEP MULCH OFF TREE TRUNK.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED TO BE UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- PLANTING HOLES SHALL BE FREE OF WEEDS, ROCKS, SOIL, CLAY CLUMPS, CLASS V AND OTHER CONSTRUCTION MATERIALS.
- TOPSOIL FOR BACKFILLING PLANTING HOLES SHALL BE A MIXTURE OF NATIVE AND TOPSOIL AT A RATIO OF 1:1.
- CONTRACTOR SHALL EXCAVATE 8" OF SOIL IN ALL LANDSCAPE BEDS, REPLACE WITH 8" OF UNSCREENED TOPSOIL. ENOUGH ESTABLISH A POSITIVE GRADE FROM STRUCTURES, FOUNDATIONS, PATIOS, ETC.
- PLANTING BEDS PROPOSED WITH ROCK MULCH SHALL BE LAID OVER MIN. 6 MIL. BLACK POLY.
- PLANTING BEDS PROPOSED WITH BARK MULCH, A PRE EMERGENT HERBICIDE SHALL BE SPREAD AT PRODUCT RECOMMENDED RATIOS BEFORE BARK MULCH IS SPREAD. POLY AND FABRIC UNDERLAYS ARE NOT TO BE USED UNDER BARK MULCH.
- ALL VINYL EDGING TO BE STAKED 7" ON CENTER, HORIZONTALLY.
- NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

1 Site Context
1 SCALE: 1" = 100'

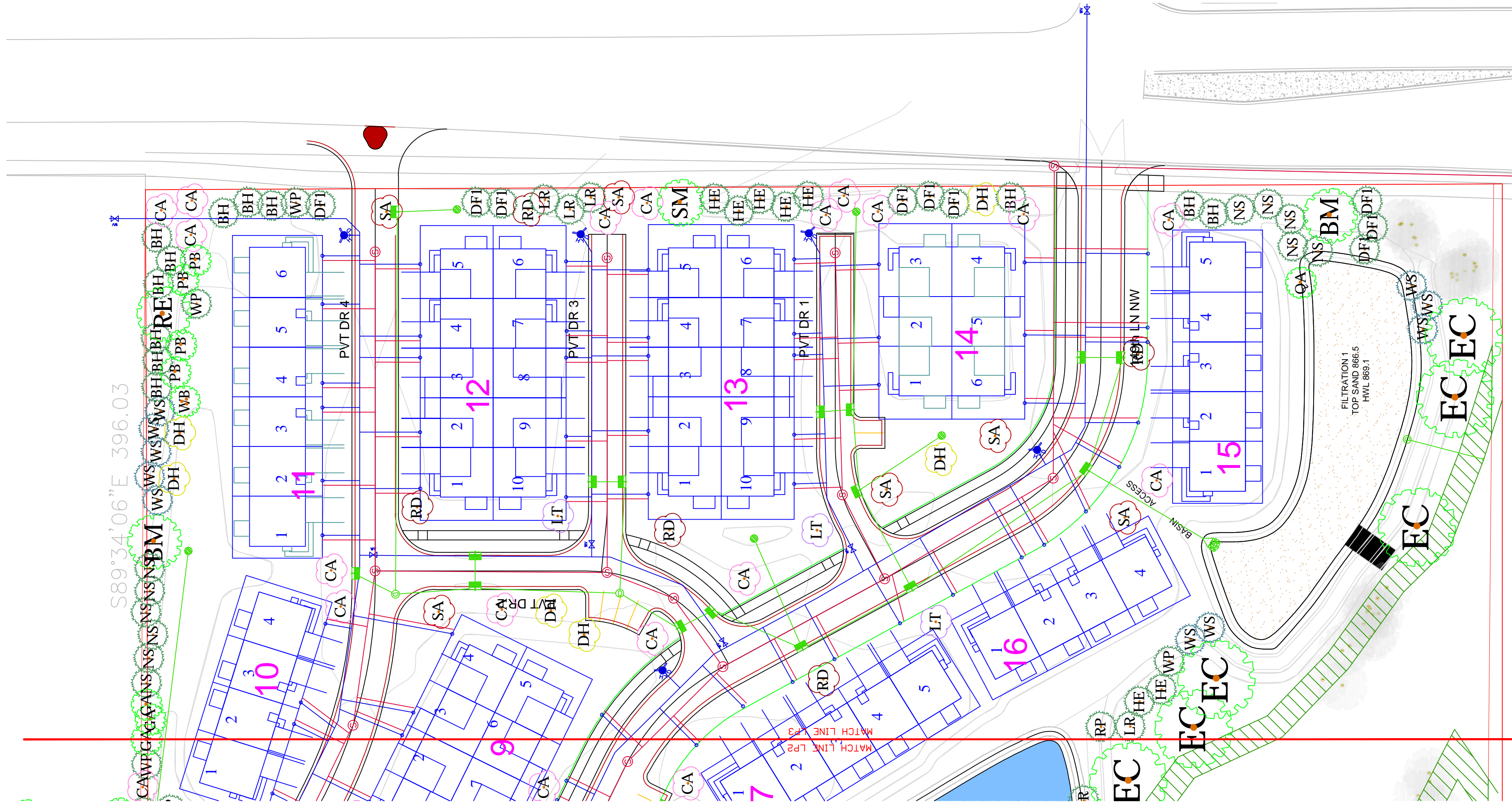


1 Tree Planting Detail
2 NOT TO SCALE

NORTH



SCALE IN FEET



3
1 Planting Plan
SCALE: 1" = 50'

LANDSCAPE ARCHITECT:

www.norbylandscape.com / (952) 361-0644

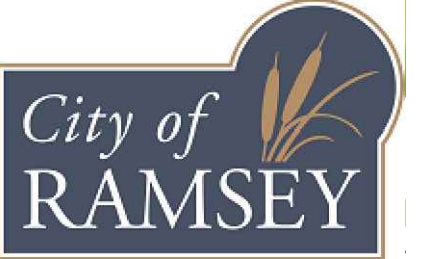


Norby Associates
Landscape Architects, L.L.C.
1001 E. Snell St. STE. 200 Chaska, MN 55318

CLIENT:

LENNAR

PROJECT LOCATION:



CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

KEVIN NORBY REGISTRATION #: 20144
DATE 7/15/21

COPYRIGHT:
THIS PLAN SET AND THE CONCEPTS REPRESENTED HEREIN ARE THE PROPERTY OF NORBY AND ASSOCIATES LANDSCAPE ARCHITECTS. CHANGES TO OR USE OF THIS PLAN SHALL REQUIRE PRIOR WRITTEN APPROVAL BY NORBY AND ASSOCIATES LANDSCAPE ARCHITECT, L.L.C.

LANDSCAPE PLAN

RAMSEY TOWNHOMES

DRAWN: MK
ISSUED: 7/14/21
CHECKED: KN
RE-ISSUED: 9/01/21

REVISIONS:	BY:	DATE:	REMARKS:
	MK	210715	REVISE PER CLIENT
	MK	210818	REVISE PER CITY
	MK	210901	REVISE PER CITY
	--	----	----
	--	----	----

PROJECT #: CITY #: