

- DENOTES PROPOSED STREET LIGHT
- DENOTES PROPOSED STREET LIGHT

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANITARY SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL		
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

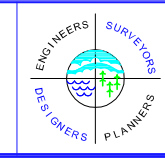
EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING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

DRAWING NAME	NO.	BY	DATE	REVISION
LYNWOOD 3RD	1			
DRAWN				
MJV				
CHECKED				
CAW				
DATE				
08/30/23				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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.

Charles A. Wiemerslage
 CHARLES A. WIEMERSLAGE, P.E.
 Date: 08/30/23 Lic. No. 4980



SATHRE-BERGQUIST, INC.
 14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
 --
RAMSEY, MINNESOTA

FINAL STREET LIGHT PLAN
LYNWOOD 3RD ADDITION
LENNAR

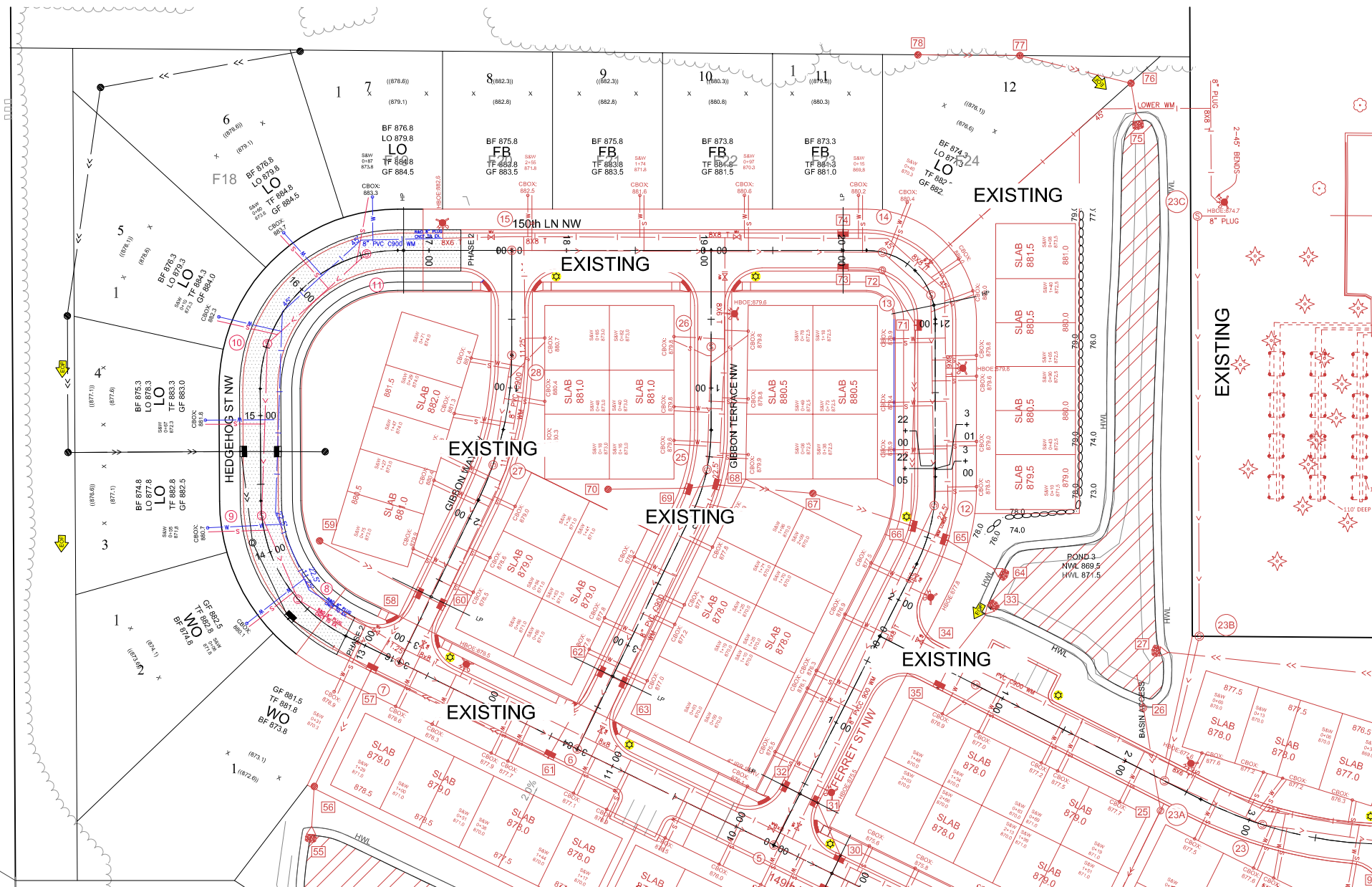
FILE NO.
 5401-686-300
04
16

1 - Existing?

Created by: Chris Anderson
On: 11/16/2023 08:25 AM

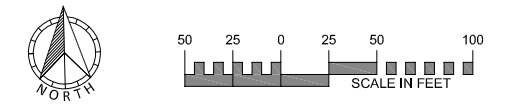
Does this symbol maybe represent existing street lights?

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

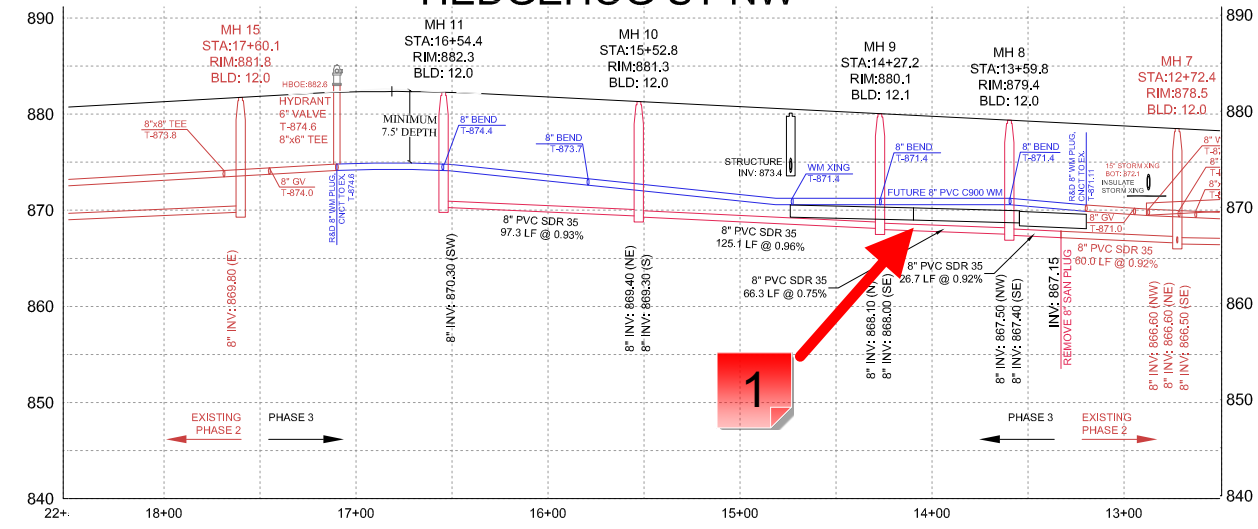


LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/WRAP		
STORM STRUCTURE LABEL	3	3
SANITARY STRUCTURE LABEL	10	10
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

- GENERAL NOTES:**
- S&W → INDICATES SANITARY & WATERMAIN SERVICE
 - X+XX → INDICATES SANITARY SERVICE STATION (FROM DOWNSTREAM MANHOLE)
 - XXX.X → INDICATES SERVICE ELEVATION
 - X' RISER → INDICATES RISER HEIGHT (IF NEEDED)
 - *SUS → INSTALL SERVICES UNDER STORM SEWER
- GENERAL NOTES**
1. 8" WM SHALL BE PVC C900
 2. 6" WM SHALL BE DIP CLASS 53
 3. SANITARY SERVICES TO BE 4" SDR 26 UNLESS OTHERWISE NOTED
 4. WATERMAIN SERVICES TO BE 1" TYPE K COPPER UNLESS OTHERWISE NOTED
 5. ALL SANITARY MANHOLES INCLUDE 0.1' DROP



HEDGEHOG ST NW



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	REVISION
LYNWOOD 3RD	1			
DRAWN				
MJV				
CHECKED				
CAW				
DATE				
08/30/23				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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.

Charles A. Wiemerslage
 CHARLES A. WIEMERSLAGE, P.E.
 Date: 08/30/23 Lic. No. 4980

ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
 14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
 --

RAMSEY, MINNESOTA

FINAL SANITARY SEWER & WATERMAIN
 PLAN
 LYNWOOD 3RD ADDITION
 LENNAR

FILE NO.
 5401-686-300

07

16

1 - Storm sewer

Status as of 11/16/2023 07:20 AM

Type: Action

State: For Discussion

Created by: Logan Czech

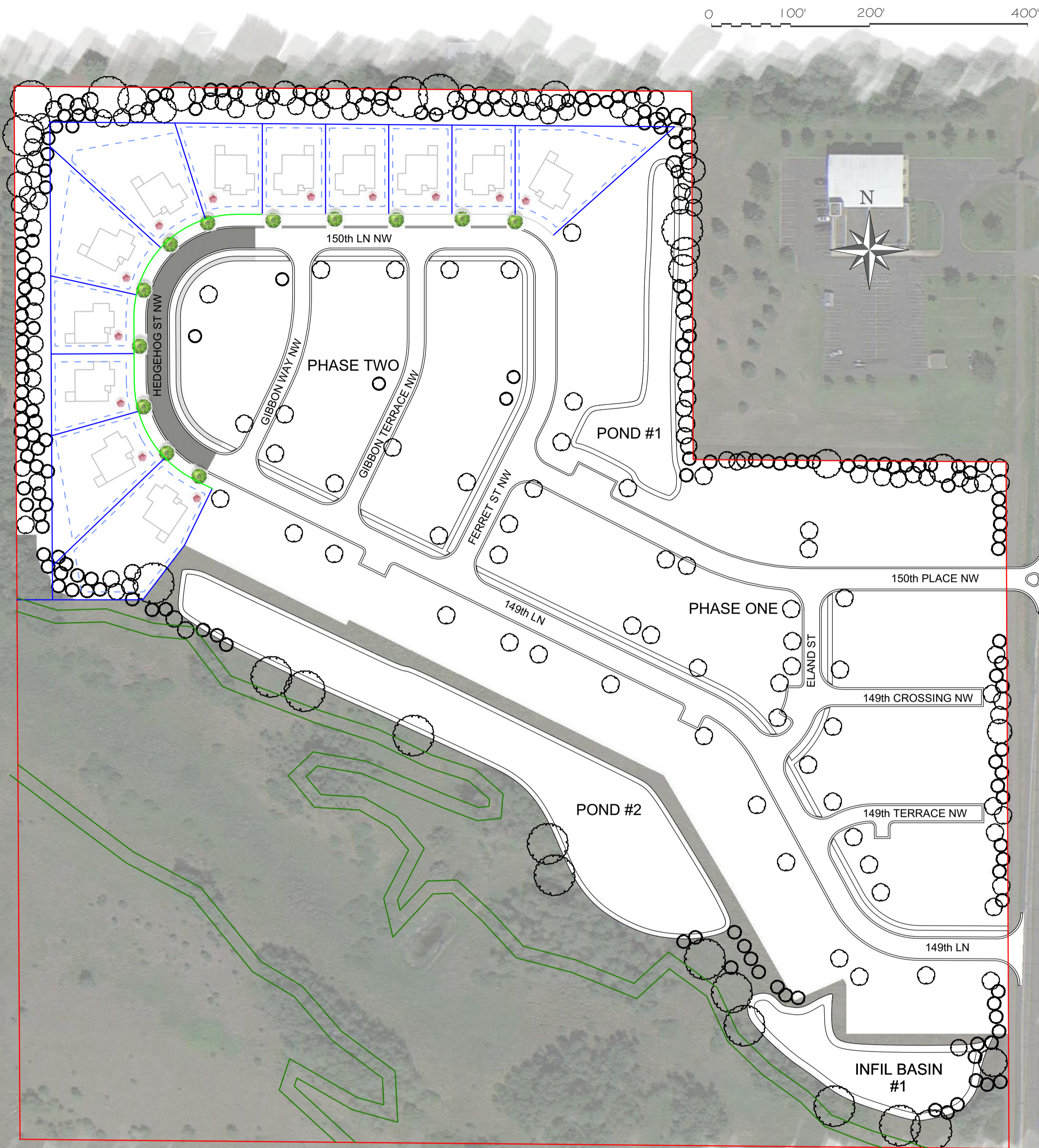
On: 11/16/2023 07:20 AM

Type: Action

State: For Discussion

Is this the storm pipe? the elevation seems to be off. If there is less than 2' of separation between storm and WM (even at service crossings) then insulation will need to be added.

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



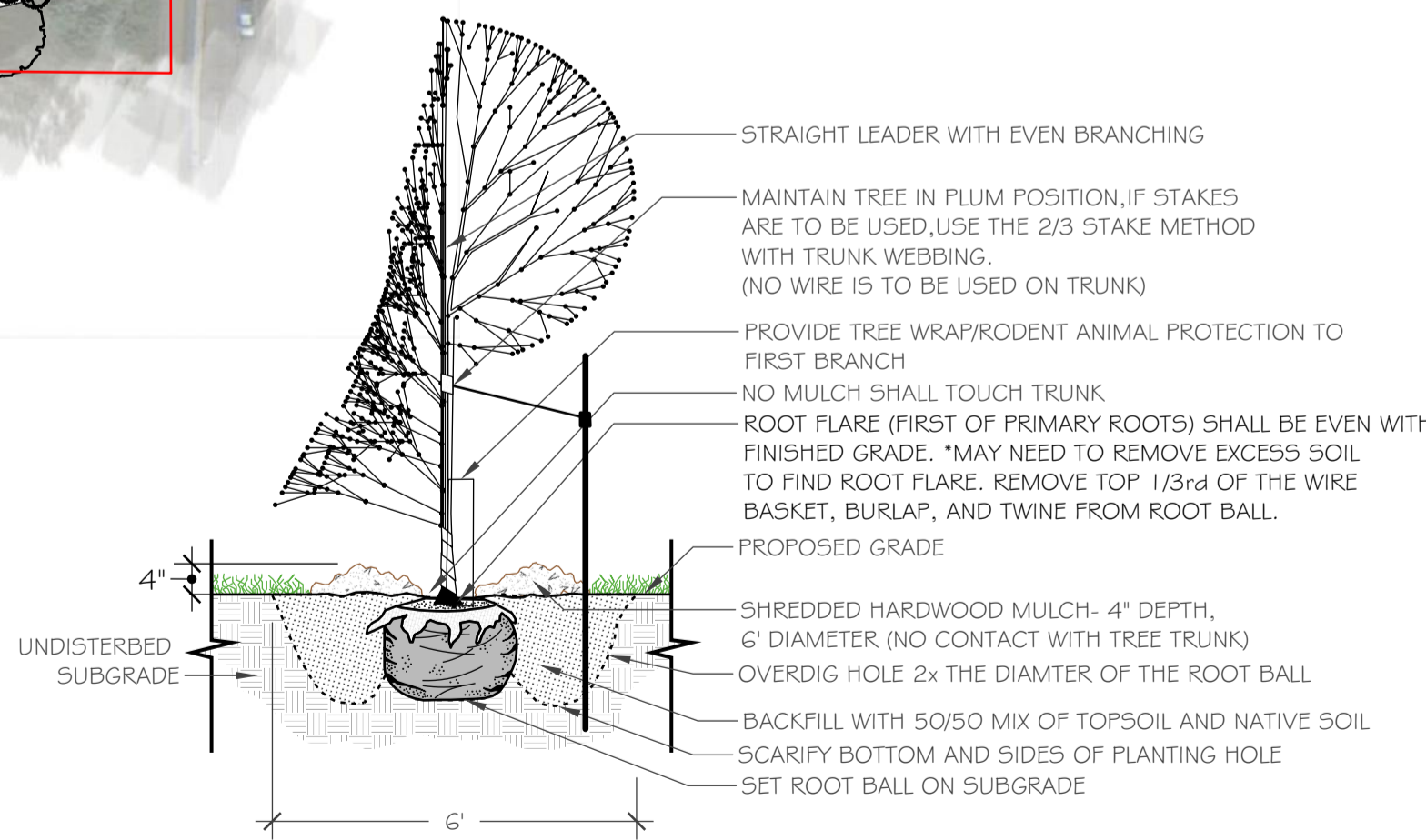
1 SITE CONTEXT
SCALE: 1" = 100'

GENERAL LANDSCAPE NOTES:

- 1) THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
- 2) 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.
- 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- 4) 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.
- 5) 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.
- 6) THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- 7) 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.
- 8) 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.
- 9) THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- 10) 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 @ 0'C. MAXIMUM SPACING
- 11) LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- 12) CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.
- 13) ALL AREAS DISTURBED THROUGH THE CONSTRUCTION PROCESS NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACING SHALL RECEIVE 4 INCHES OF TOPSOIL MEETING THE CITIES SPECIFICATIONS (NO MORE THAN 35% SAND CONTENT)
- 14) IRRIGATION SYSTEM(S) MUST BE EQUIPED WITH A RAIN SENSOR AND SOME FORM OF WATER EFFICIENT TECHNOLOGY, SUCH AS A WEATHER COMPENSATING SMART CONTROLLER.
- 15) ALL TURF SHALL BE ESTABLISHED WITH SOD

PLANTING NOTES:

- 1) 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.
- 2) TREES TO BE PLANTED EXCEPT MULTI-STEM TREES SHALL HAVE A SINGLE STRAIGHT LEADER AND TAPERED TRUNK. ALL TREES SHALL BE FREE OF GRINDING ROOTS THAT HAVE ENCIROLED THE TREE. TREES MUST BE IN GOOD HEALTH AND FREE OF DISEASE.
- 3) 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.
- 4) THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED TO BE UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION
- 5) PLANTING HOLES SHALL BE FREE OF WEEDS, ROCKS, SOD, CLAY CLUMPS, CLASS V AND OTHER CONSTRUCTION MATERIALS.
- 6) TOPSOIL FOR BACKFILLING PLANTING HOLES SHALL BE A MIXTURE OF NATIVE AND TOPSOIL AT A RATIO OF 1:1.
- 7) NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.



2 TYPICAL TREE PLANTING DETAIL
NOT TO SCALE

SITE PLANTING PLAN

Townhome Planting Schedule					
OVERSTORY TREES	Common/ Botanical	Cont.	Soft	Quantity	Total Soft
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
SW	Swamp White Oak / <i>Quercus bicolor</i>	2.5' BB	718	11	7898
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	Cont.	Soft	Quantity	Total Soft	
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
RP	Red Pine / <i>Pinus resinosa</i>	6' BB	1,535	20	30700
WP	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	Cont.	Soft	Quantity	Total Soft	
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 'Praine Rose'</i>	1.5' BB	157	27	4239
SA	Showy Mountain Ash / <i>Sorbus decora</i>	1.5' BB	386	14	5404
			Total		294501

Single Family Plant Schedule					
OVERSTORY TREES	Common/ Botanical	Cont.	Quantity		
RM	Red Maple / <i>Acer rubrum</i>	2.5' BB		3	
HA	Common Hackberry / <i>Celtis occidentalis</i>	2.5' BB		4	
KC	Kentucky Coffeetree / <i>Gymnocladus dioica</i>	2.5' BB		1	
AL	American Linden / <i>Tilia americana</i>	2.5' BB		4	

UNDERSTORY TREES					
Common/ Botanical	Cont.	Quantity			
DL	Dwarf Lilac / <i>Cercis canadensis</i>	2.5' BB		6	
HA	Magnolia Tree / <i>Magnolia stellata 'Centennial Blush'</i>	2.5' BB		6	

PH3 PLANTING PLAN					
OVERSTORY TREES	Common/ Botanical	Cont.	Quantity		
1 RM	Red Maple / <i>Acer rubrum</i>	2.5' BB		3	
HA	Common Hackberry / <i>Celtis occidentalis</i>	2.5' BB		4	
KC	Kentucky Coffeetree / <i>Gymnocladus dioica</i>	2.5' BB		1	
AL	American Linden / <i>Tilia americana</i>	2.5' BB		4	

UNDERSTORY TREES					
Common/ Botanical	Cont.	Quantity			
DL	Dwarf Lilac / <i>Cercis canadensis</i>	2.5' BB		6	
HA	Magnolia Tree / <i>Magnolia stellata 'Centennial Blush'</i>	2.5' BB		6	

LEGEND

- Phase 1/2 Plantings
- Phase 3 Single Family Lot Plantings (to be planted after house construction)

LANDSCAPE REQUIREMENTS

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:	125x1,100 SF (est)= 137,500 SF
DRIVEWAYS:	125x750 SF (est)=93,750 SF
PAVING:	= 149,682 SF
INFILL BASIN:	= 93,145 SF
WETLAND:	= 266,415 SF
TOTAL:	740,492 SF

PLANTING CALCULATION:
617,648 / 1,291,179 = .47
740,492 x .47 = 348,031 SF TOTAL

Landscape Architect:
Norby Associates
Landscape Architects, LLC.

Client:
LENNAR

Project Location:
City of RAMSEY

Certification:
I hereby certify that this plan, plan set, specification or report was prepared by me or under my direct supervision and that I am a registered Landscape Architect under the laws of the State of Minnesota.
Kevin Norby Registration # 20144
Date: 09.01.2023

Copyright:
THE 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 ARCHITECTS.

PHASE 3 LANDSCAPE PLAN
LYNWOOD

Drawn By: MK
Checked By: KN
Original Issue Date: 9/1/2023
Reissue Date:

Revisions:

#	By	Date	Plan	Remarks
---	----	------	------	---------

Project Number: City Number:

1 - HA

Created by: Chris Anderson
On: 11/16/2023 08:44 AM

This symbol is not shown on the Landscape Plan for Phase 3 plantings. Is this supposed to be HB?

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