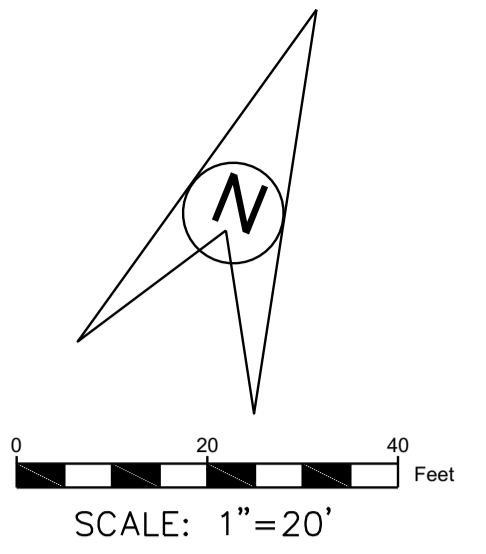


Preliminary Plat of LIGHTBRIDGE ACADEMY



DEVELOPER:
UGDC, LLC
ATTN: MICHAEL RUSSO
275 MADISON AVENUE
13TH FLOOR
NEW YORK, NY 10016
973-610-2675

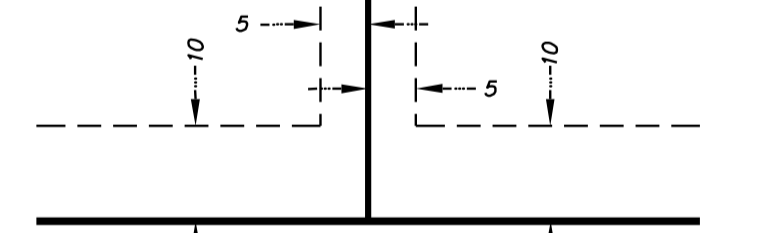
LANDOWNER:
PHOENIX ENTERPRISES, LLC
19230 EVANS STREET #115
ELK RIVER, MN 55330

- LEGEND**
- 988 — denotes Existing Contour
 - 988.00 X — denotes Existing Spot Elevation
 - — denotes Light Pole
 - ⊙ — denotes Sign
 - — denotes Guy Wire
 - ⊙ — denotes Power Pole
 - ⊙ — denotes Water Valve
 - ⊙ — denotes Hydrant
 - ⊙ — denotes Sanitary Manhole
 - ⊙ — denotes Storm Manhole
 - ⊙ — denotes Catch Basin
 - ⊙ — denotes Catch Basin - Round
 - ⊙ — denotes Deciduous Tree
 - ⊙ — denotes Coniferous Tree
 - — denotes Water Line
 - — denotes Underground Electrical Line
 - — denotes Underground Fiber Optic Cable Line
 - — denotes Underground Cable Line
 - — denotes Sanitary Sewer Line
 - — denotes Storm Sewer Line
 - — denotes Drainage and Utility Easement
 - — denotes Building Setback Line
- Front = 30'
Side = 10'

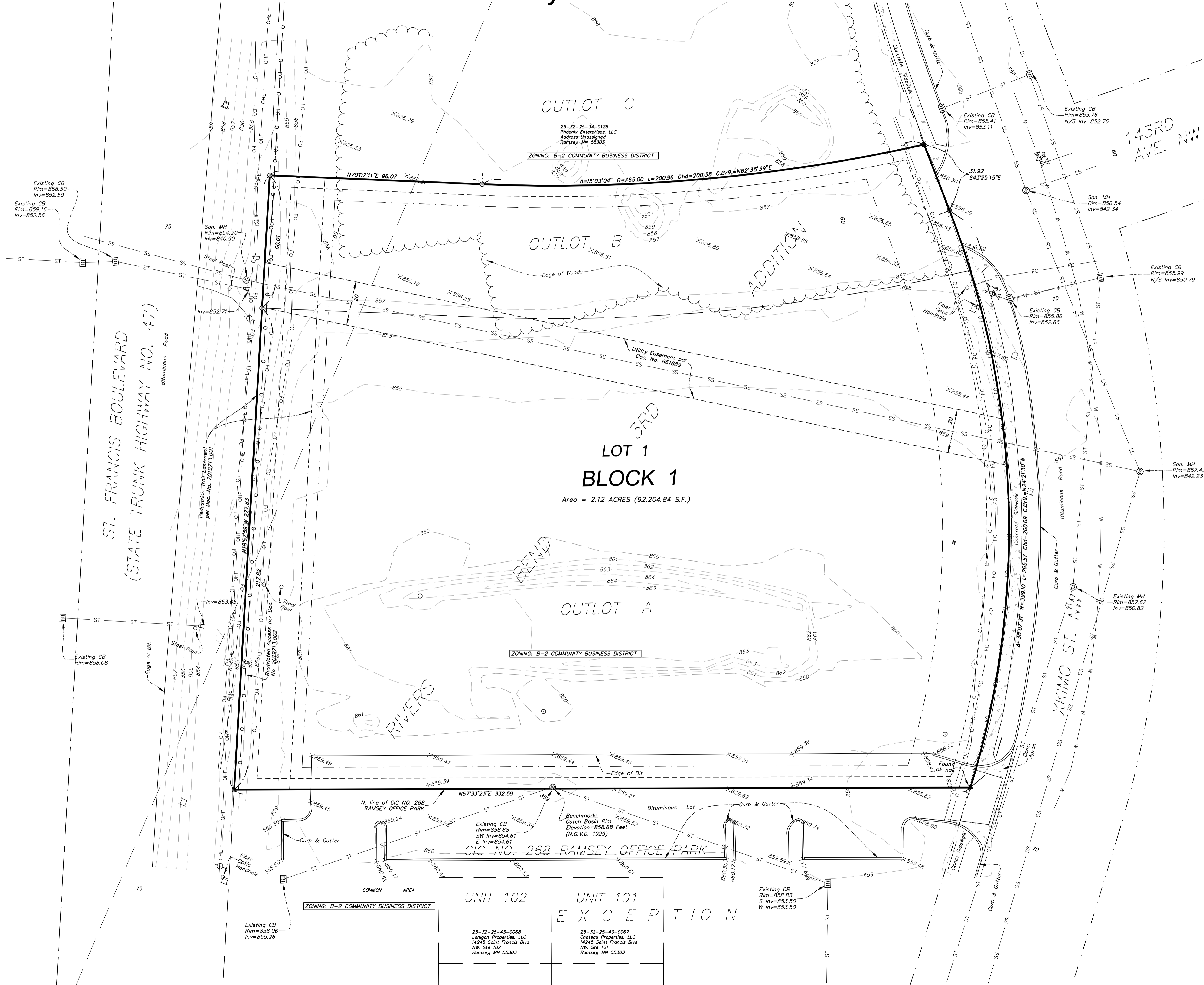
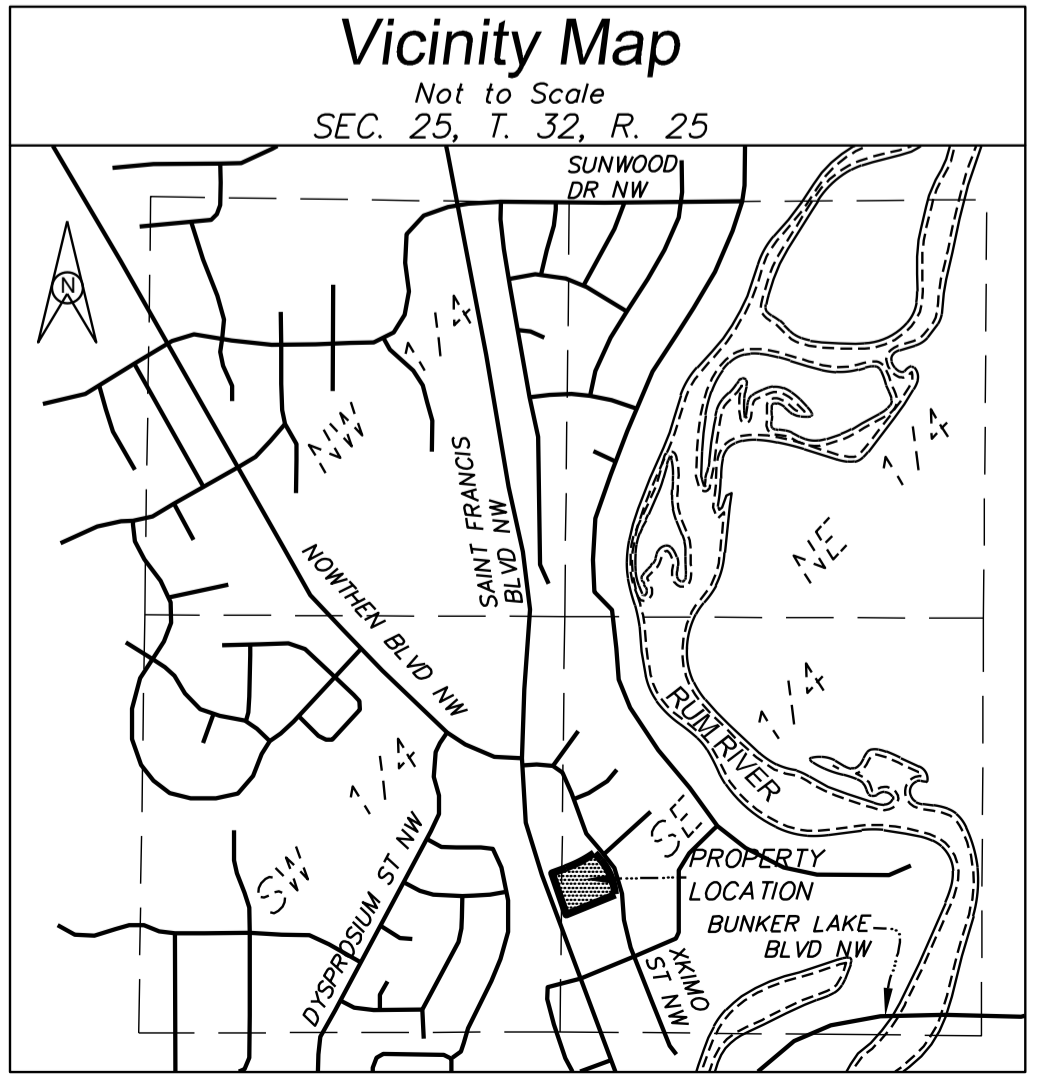
Surveyor's Note: Topography and Utility Information shown per ALTA/NSPS Land Title Survey prepared by Westwood Professional Services, Inc. dated 7-20-23.

PROPERTY DESCRIPTION:
Outlot B, RIVERS BEND 3RD ADDITION, Anoka County, Minnesota.
AND
Outlot A, RIVERS BEND 3RD ADDITION, except that part platted as RAMSEY OFFICE PARK, Anoka County, Minnesota.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.



www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763) 662-4727
Fax: (763) 662-3522

OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.

Requested By: _____
Date: 11-14-23
Drawn By: T.J.B.
Checked By: P.E.O.
Scale: 1"=20'
Project No. 23-0422

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.
Paul E. Otto
License #40062 Date: 12-4-23

Preliminary Plat on part of Outlot A and Outlot B, RIVERS BEND 3RD ADDITION, Anoka County, Minnesota
Revised: REVERSE FRONT SETBACK T.L.B. 11-28-23 L.A.B. 12-6-23
DEVELOPER/LANDOWNER INFORMATION

LIGHTBRIDGE ACADEMY

CITY OF RAMSEY
 COUNTY OF ANOKA
 SEC. 25, TWP. 32, RNG. 25

KNOW ALL PERSONS BY THESE PRESENTS: That UGDC Buying Corp LLC, a Delaware limited liability company, fee owner of the following described property:

Outlot B, RIVERS BEND 3RD ADDITION, Anoka County, Minnesota.
 AND
 Outlot A, RIVERS BEND 3RD ADDITION, except that part platted as RAMSEY OFFICE PARK, Anoka County, Minnesota.
 Has caused the same to be surveyed and platted as LIGHTBRIDGE ACADEMY and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.
 In witness whereof said UGDC Buying Corp LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: UGDC Buying Corp LLC

_____, Its
 STATE OF _____
 COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by _____ of UGDC Buying Corp LLC, a Delaware limited liability company, on behalf of the company.

 (Notary Signature)

 (Notary Printed Name)
 Notary Public, _____ County, _____
 My commission expires _____

I, Paul E. Otto do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____

 Paul E. Otto, Licensed Land Surveyor
 Minnesota License Number 40062

STATE OF MINNESOTA
 COUNTY OF WRIGHT

This instrument was acknowledged before me on this _____ day of _____, 20____ by Paul E. Otto.

 (Notary Signature)

 (Notary Printed Name)
 Notary Public, _____ County, _____
 My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of LIGHTBRIDGE ACADEMY was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By _____ Mayor By _____ Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

By: _____
 David M. Ziegler
 Anoka County Surveyor

COUNTY AUDITOR/TREASURER

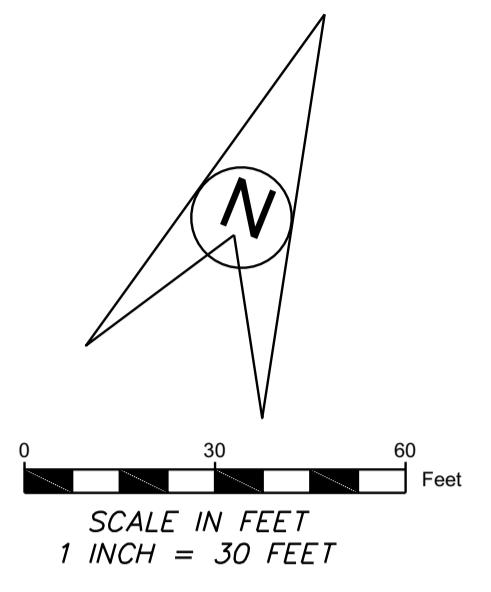
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

 Property Tax Administrator
 By: _____ Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
 COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of LIGHTBRIDGE ACADEMY was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____ at _____ o'clock ____M. and was duly recorded as Document Number _____.

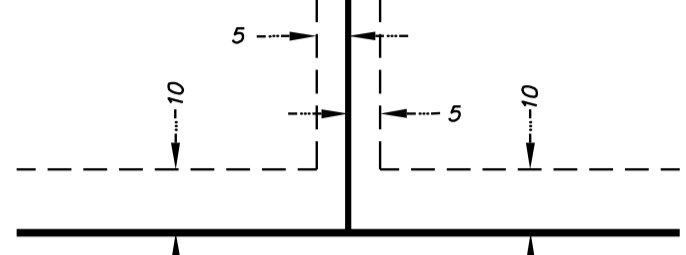
 County Recorder/Registrar of Titles
 By: _____ Deputy



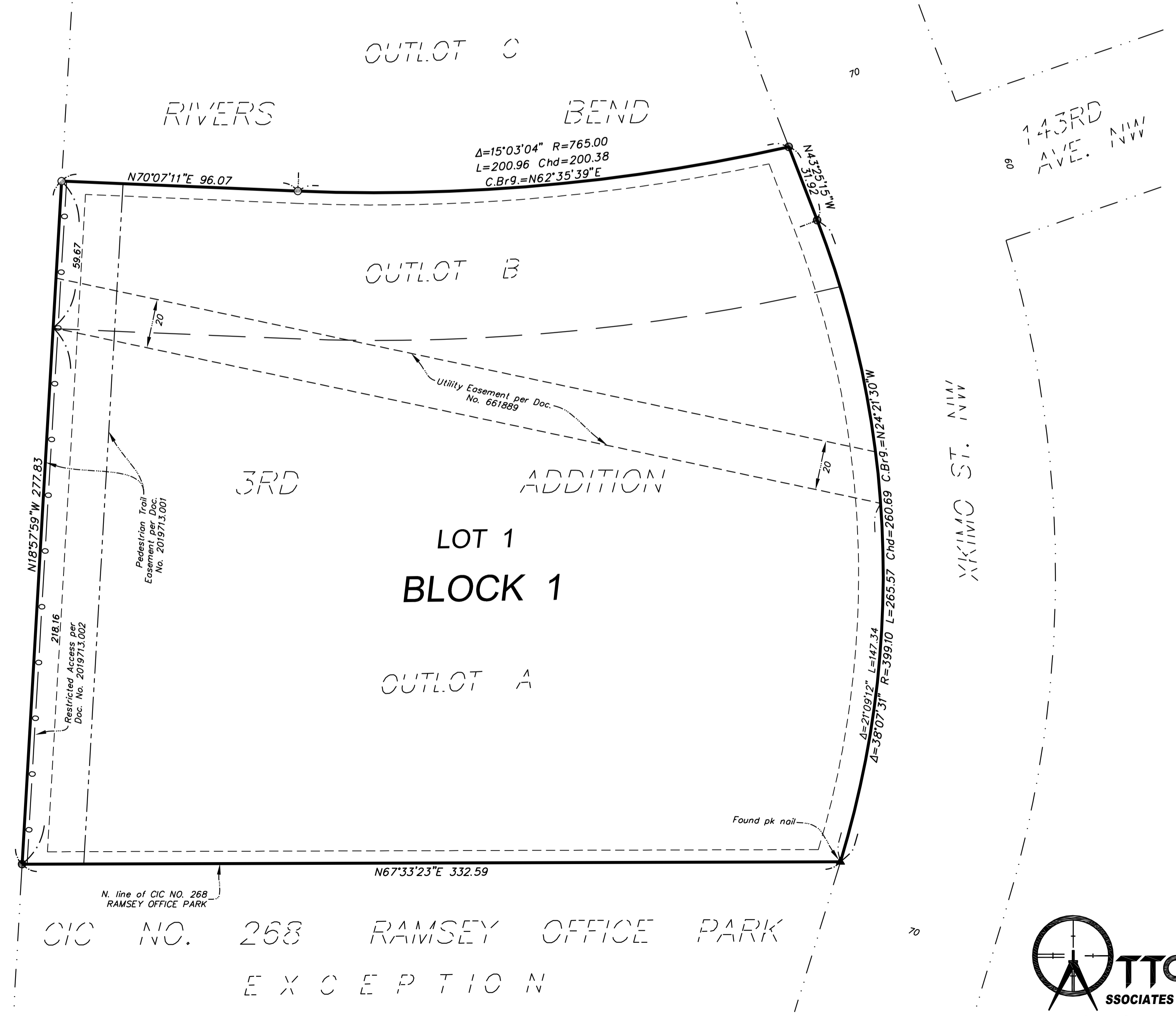
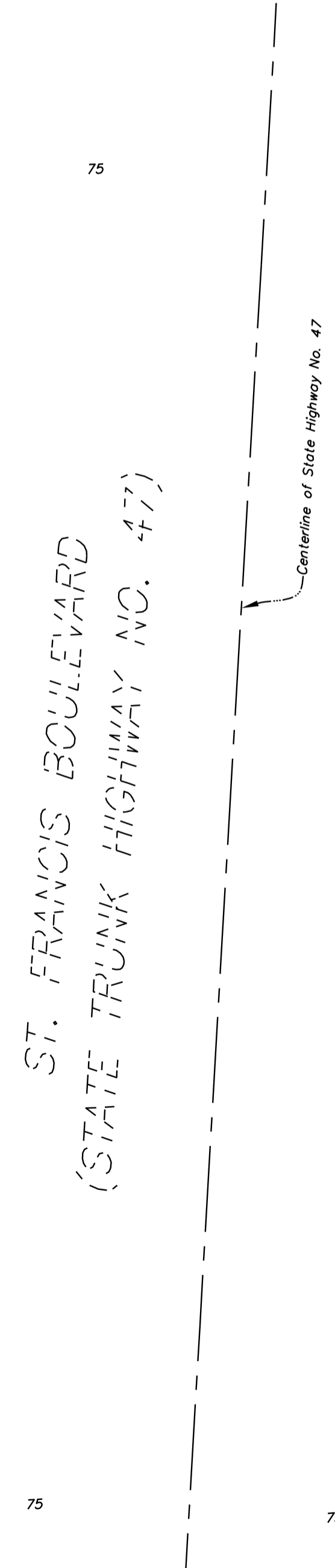
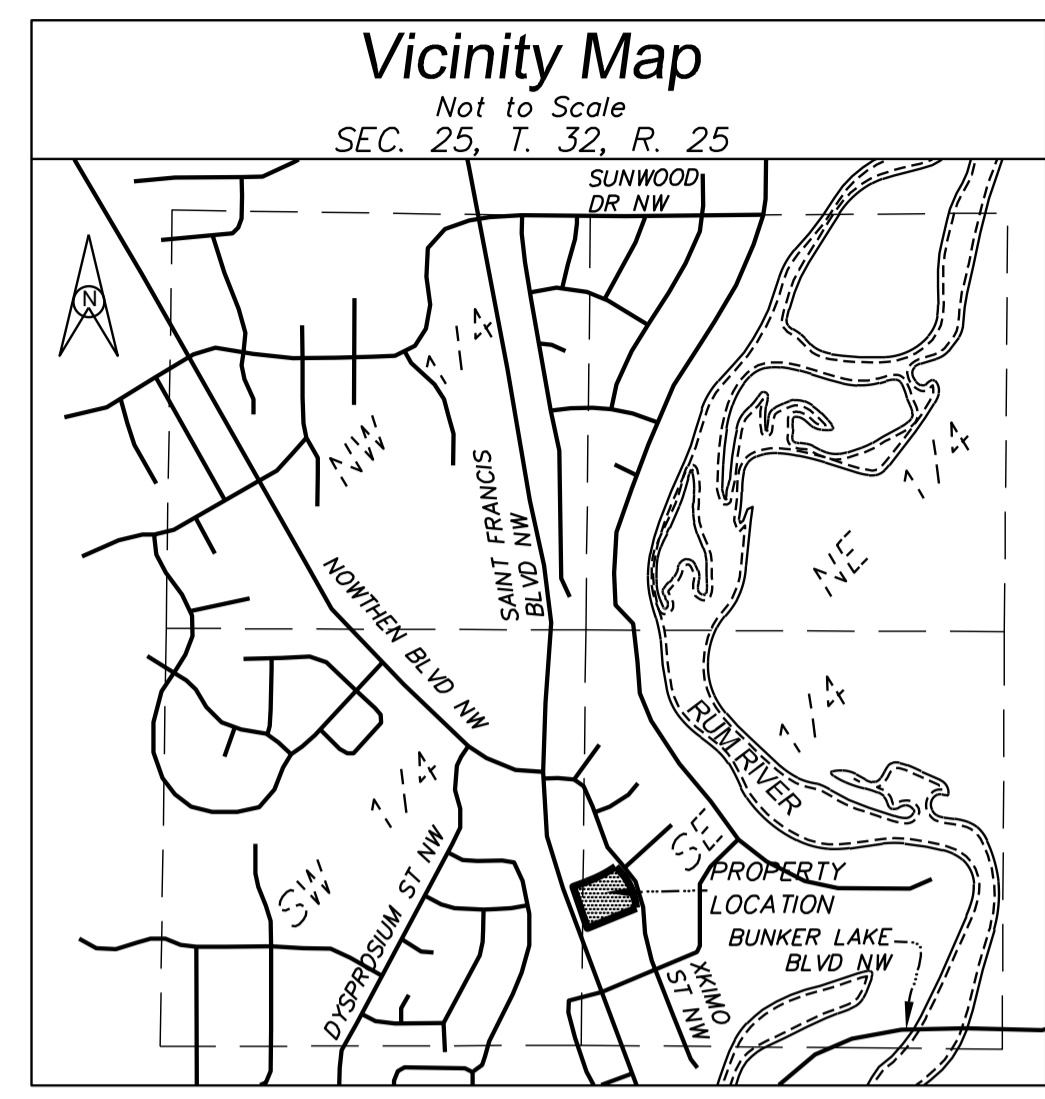
Bearing Orientation:
 The North line of CIC NO. 268 RAMSEY OFFICE PARK, Section 25, Township 32, Range 25, Anoka County, Minnesota, is assumed to bear N67°33'23"E.

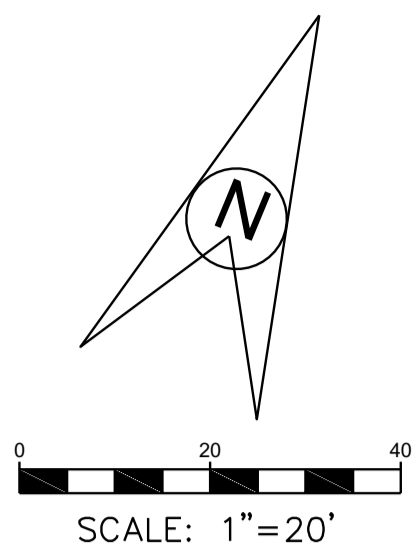
- denotes 1/2 inch iron monument found (Unless Otherwise Noted)
- denotes 1/2 inch by 14 inch iron pipe set and marked by License number 40062
- ▲ denotes P.K. nail found

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.





TOTAL AREA = 2.12 ACRES (92,204.84 S.F.)
 PROPOSED PARKING = 42 STALLS (2 ACCESSIBLE)

DEVELOPER:
 UGDC, LLC
 ATTN: MICHAEL RUSSO
 275 MADISON AVENUE
 13TH FLOOR
 NEW YORK, NY 10016
 973-610-2675

LANDOWNER:
 PHOENIX ENTERPRISES, LLC
 19230 EVANS STREET #115
 ELK RIVER, MN 55330

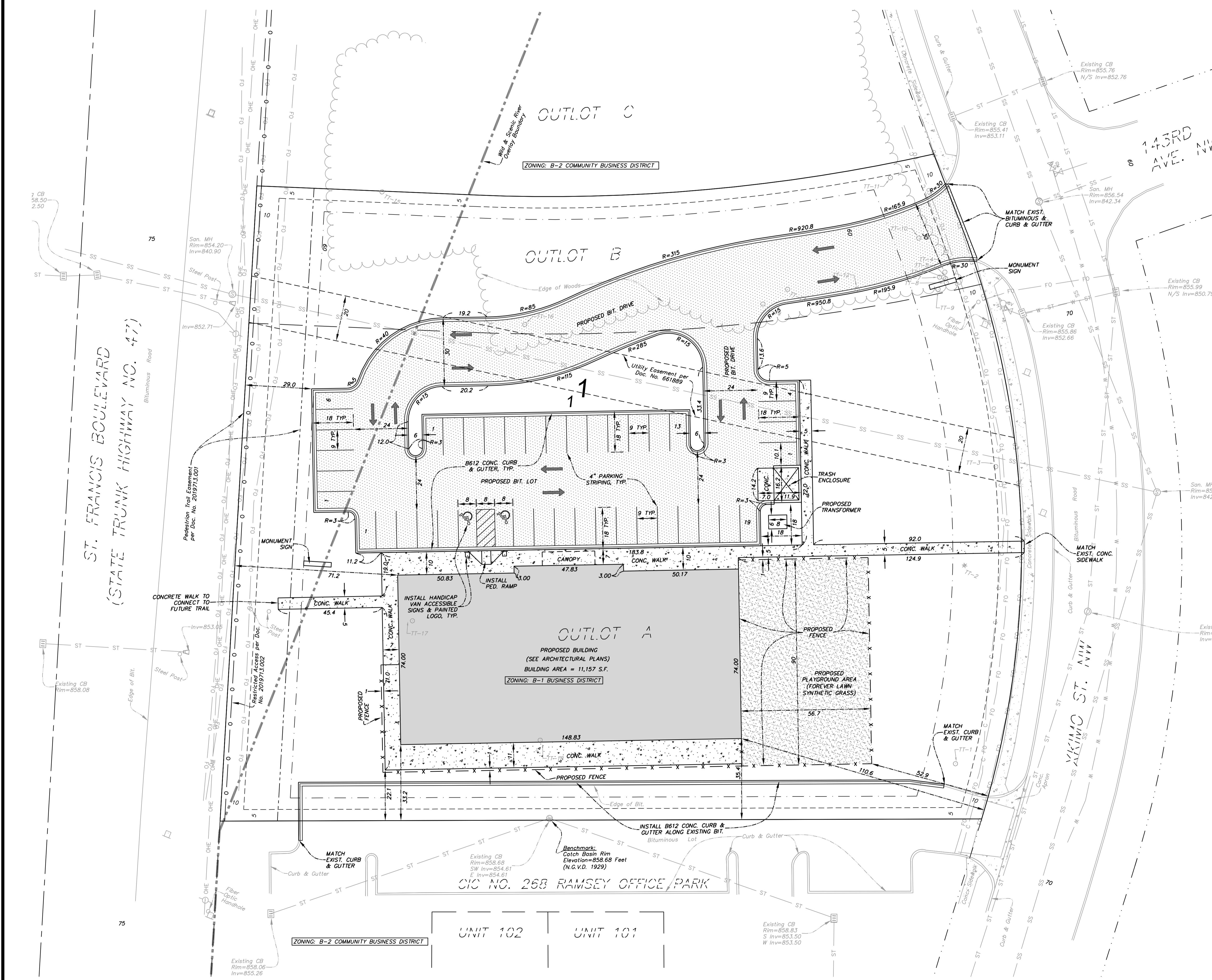
- LEGEND**
- ⊗ denotes Light Pole
 - ⊙ denotes Sign
 - ⊕ denotes Guy Wire
 - ⊖ denotes Power Pole
 - ⊗ denotes Water Valve
 - ⊕ denotes Hydrant
 - ⊙ denotes Sanitary Manhole
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 - denotes Underground Fiber Optic Cable Line
 - denotes Underground Cable Line
 - denotes Sanitary Sewer Line
 - denotes Storm Sewer Line
 - denotes Overhead Electric Line
 - denotes Drainage and Utility Easement
 - denotes Building Setback Line
 - Front = 30'
 - Side = 10'
 - denotes Proposed B612 Curb & Gutter
 - x denotes Proposed Fence
 - - - denotes Wild and Scenic Overlay Boundary

Surveyor's Note: Topography and Utility Information shown per ALTA/NSPS Land Title Survey prepared by Westwood Professional Services, Inc. dated 7-20-23.

PROPERTY DESCRIPTION:
 Outlot B, RIVERS BEND 3RD ADDITION, Anoka County, Minnesota.
 AND
 Outlot A, RIVERS BEND 3RD ADDITION, except that part platted as RAMSEY OFFICE PARK, Anoka County, Minnesota.

PROPOSED HARDCOVER CALCULATIONS:

Area of Lot =	92,204.84	S.F.	
	AREA IN WILD & SCENIC OVERLAY DISTRICT	AREA OUTSIDE OF WILD & SCENIC OVERLAY DISTRICT	TOTAL AREA
Proposed Building	11,157	0	11,157 S.F.
Proposed Concrete	5,078	67	5,145 S.F.
Proposed Bituminous/Curb	20,185	1,711	21,896 S.F.
Proposed Monument Signs	30	18	48 S.F.
Proposed Transformer	48	0	48 S.F.
Proposed Playground Area	5,100	0	5,100 S.F.
Existing Concrete	4	0	4 S.F.
Existing Bituminous/Curb	4,542	0	4,542 S.F.
TOTAL HARDCOVER	46,144	1,796	47,940 S.F.
% HARDCOVER	50.0	1.9	52.0 %
TOTAL GREEN SPACE	32,997	11,268	44,265 S.F.
% GREEN SPACE	35.8	12.2	48.0 %



REV. NO.	DATE	BY	DESCRIPTION
1	1-9-24	T.J.B.	REVISE PER CITY REVIEW

DESIGNED DRAWN
 P.E.O. T.J.B.

CHECKED
 P.E.O.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Paul E. Otto
 License # 40062 Date: 1-9-24

www.ottoassociates.com

OTTO
 ASSOCIATES
 Engineers & Land Surveyors, Inc.

9 West Division Street
 Buffalo, MN 55313
 (763)682-4727
 Fax: (763)682-3522

LIGHTBRIDGE ACADEMY
 UGDC, LLC
 RAMSEY, MN

PRELIMINARY SITE PLAN
SHEET NO. C1 OF C3 SHEETS

PROJECT NO.
 23-0422

DATE:
 12-11-23

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
 SIGNATURE: *Joseph L. Schuler*
 JOSEPH L. SCHULER
 Expiration: 06-30-2024

License #: 55597
 Date: 01-08-2024

PROJECT MANAGER
 LOUIE

DRAWN BY
 J + L

PROJECT NAME
 LIGHTBRIDGE
 ACADEMY

RAMSEY
 MINNESOTA

PROJECT NUMBER

SHEET TITLE

**LANDSCAPE
 PLAN**

SHEET NUMBER

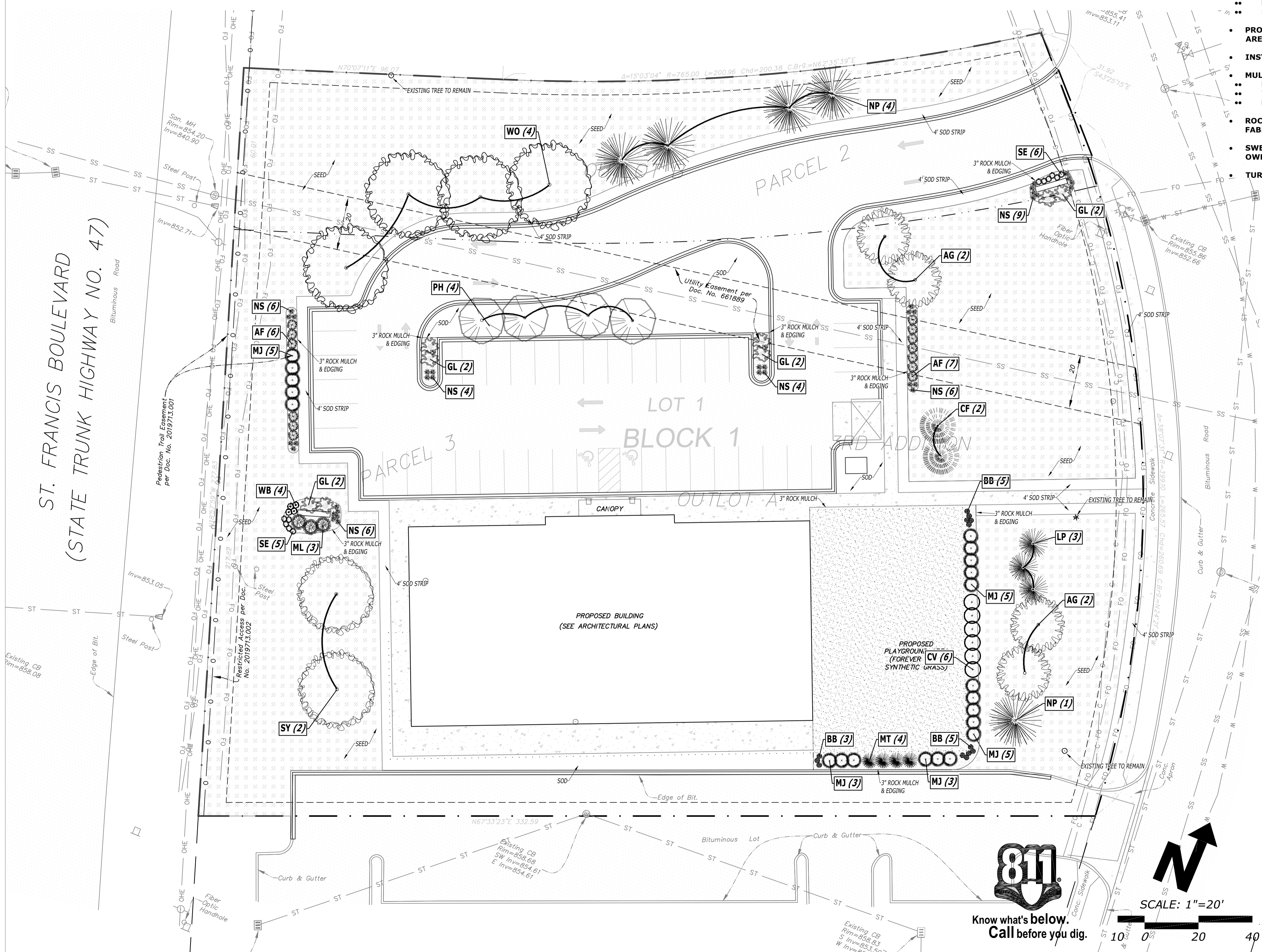
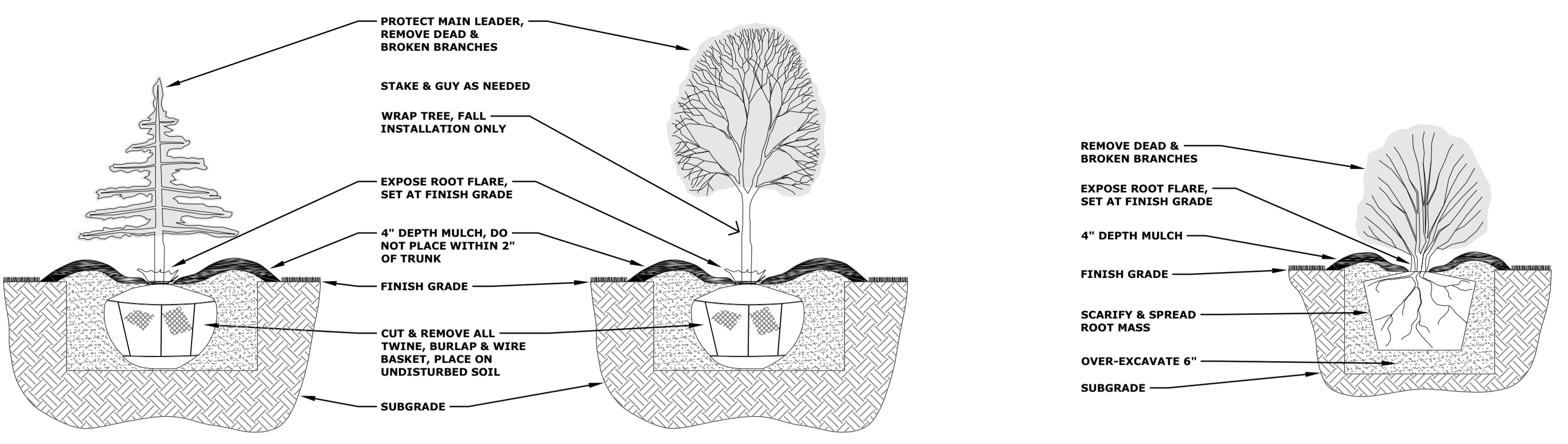
L101

LANDSCAPE REQUIREMENTS

- B-1 ZONING DISTRICT
- 1,205 LF OF PROPERTY & 11,157 SF OF BUILDING
- ONE(1) TREE PER 50 LF OF PROPERTY OR PER 1000 SF OF BUILDING, WHICHEVER GREATER
- 24 TREES REQUIRED
- 24 TREES PROVIDED
- ONE(1) SHRUB PER 30 LF OF PROPERTY OF PER 300 SF OF BUILDING, WHICHEVER GREATER
- 41 SHRUBS REQUIRED
- 4 ORNAMENTAL EVERGREEN TREES & 51 SHRUBS PROVIDED

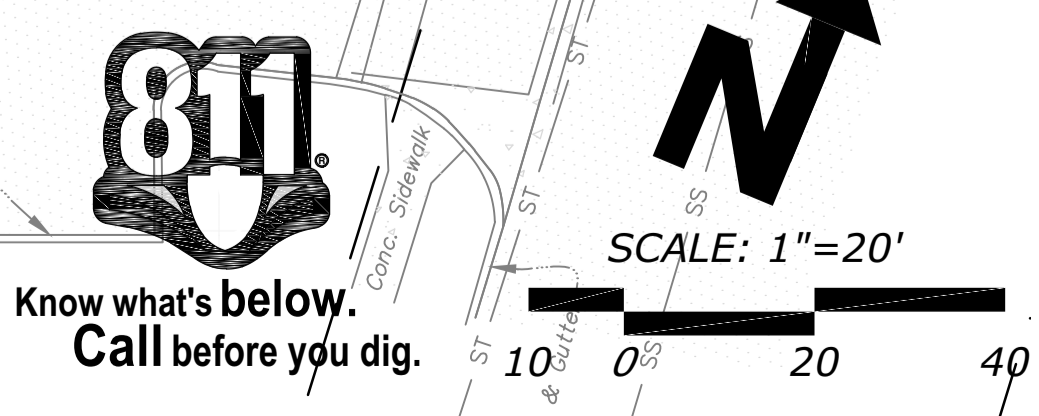
LANDSCAPE NOTES:

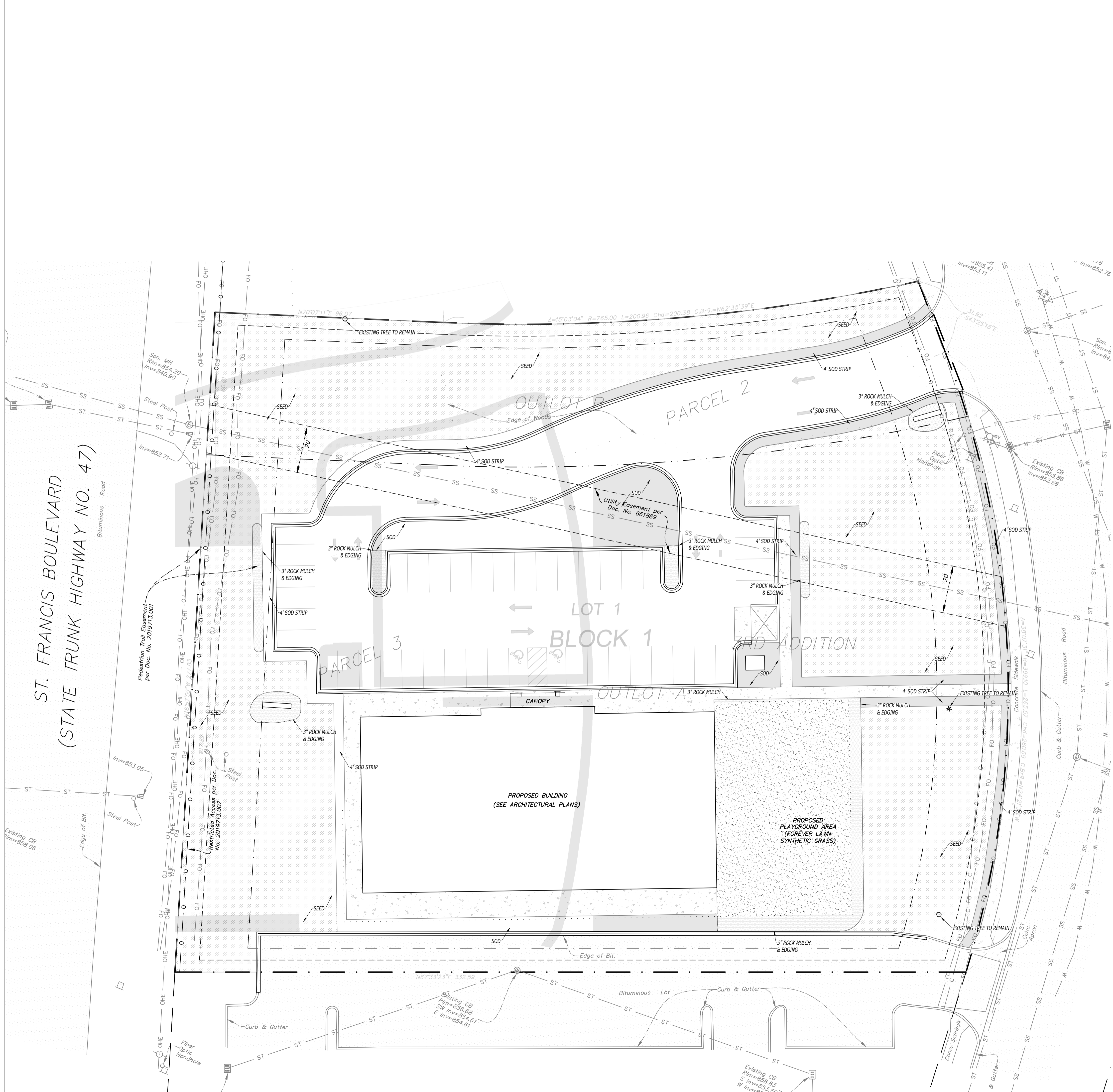
- CONTRACTOR TO HAVE ALL UTILITIES ON SITE VERIFIED AND MARKED BEFORE STARTING WORK.
- CONTRACTOR IS LIABLE FOR ANY DAMAGE TO EXISTING UTILITIES ON SITE AND RESPONSIBLE FOR THE COSTS ASSOCIATED WITH REPAIRING/REPLACING DAMAGE.
- CONTRACTOR IS LIABLE FOR ALL DAMAGE RELATED TO CONTRACTORS ACTIVITY ON SITE AND RESPONSIBLE FOR THE COSTS ASSOCIATED WITH REPAIRING/REPLACING DAMAGE.
- OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL RIGHT-OF-WAY.
- COMPLETE WORK PER OWNERS CONSTRUCTION SCHEDULE AND COORDINATE WORK WITH OTHERS ON SITE.
- PLANT MATERIAL SHALL COMPLY WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE FREE OF DISEASE AND DAMAGE.
- ALL PLANT MATERIALS TO BE WARRANTIED TWO (2) FULL YEARS FROM THE COMPLETION AND ACCEPTANCE BY OWNER, WITH ONE TIME REPLACEMENT.
- WATER AND MAINTAIN ALL PLANT MATERIALS UNTIL ACCEPTED BY OWNER.
- IF THERE IS A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOW ON THE PLAN COMPARED TO THE PLANT LEGEND, THE PLAN TAKES PRECEDENCE.
- ALL AREAS DISTURBED DURING CONSTRUCTION TO RECEIVE 4" OF TOPSOIL AND SOD UNLESS OTHERWISE SPECIFIED ON PLANS.
- VERIFY TOPSOIL DEPTH AND NOTIFY OWNER OF ANY DEFICIENCY.
- REPLACEMENT TOPSOIL SHOULD BE CLEAN, FREE OF DEBRIS, SHARP OBJECTS, ROCKS AND WEEDS.
- REPLACEMENT TOPSOIL SHOULD NOT EXCEED 35% SAND CONTENT.
- ALL AREAS TO BE LANDSCAPED AND SODDED SHALL BE GRADED SMOOTH AND EVEN.
- SOD TO BE A KENTUCKY BLUEGRASS SEED VARIETY.
- NO GUARANTEE ON SOD EXCEPT SOD THAT IS NOT ACCEPTABLE AT TIME OF INSTALLATION.
- STAKE SOD ON SLOPES 3:1 AND GREATER.
- PROVIDE BLANKET ON ALL SEEDED AREAS THAT ARE SLOPED. MULCH APPLICATION FOR ALL OTHER SEEDED AREAS SHALL BE HYDROMULCH OR DISCED STRAW DEPENDING ON SEED TYPE.
- INSTALL BLACK VINYL EDGING AROUND ALL PLANTING BEDS AS SHOWN ON PLAN.
- MULCH TO BE FINELY SHREDDED, UNDYED, HARDWOOD ORGANIC MULCH INSTALLED TO 4" DEPTH.
- NO WEED FABRIC BARRIER BENEATH ORGANIC MULCHES.
- TREES SHALL HAVE MULCH PULLED BACK 2" FROM BASE OF TRUNK.
- NO EDGING AROUND TREES OUTSIDE OF SHRUB BEDS.
- ROCK MULCH SHALL BE 1-1/2" DIAMETER WASHED RIVER ROCK INSTALLED TO 3" DEPTH WITH APPROVED WEED FABRIC BARRIER.
- SWEEP AND MAINTAIN ALL PAVEMENT AREAS AFTER LANDSCAPE INSTALLATION IS COMPLETE AND ACCEPTED BY OWNER, DAILY CLEANING TO BE COMPLETED IF REQUIRED BY THE MUNICIPALITY.
- TURF GRASS SEEDING WILL NEED TO BE FULLY ESTABLISHED BEFORE ORDERING LANDSCAPE INSPECTION.



LANDSCAPE PLANT LEGEND

DECIDUOUS TREES			
WO	4	WHITE OAK <i>Quercus alba</i>	2.5" CAL. B&B 60'H x 60'W
SY	2	EXCLAMATION! SYCAMORE <i>Platanus x acerifolia 'Morton Circle'</i>	2.5" CAL. B&B 60'H x 45'W
AG	4	AUTUMN GOLD GINKGO <i>Ginkgo biloba 'Autumn Gold'</i>	2.5" CAL. B&B 50'H x 30'W
PH	4	PRAIRIE HORIZON ALDER <i>Alnus hirsuta 'Harbin'</i>	2" CAL. B&B 35'H x 25'W
EVERGREEN TREES			
NP	5	NORWAY PINE <i>Pinus resinosa</i>	6' HT B&B 50'H x 30'W
CF	2	CONCOLOR FIR <i>Abies concolor</i>	6' HT B&B 30'H x 15'W
LP	3	LIMBER NORTHERN BLUE PINE <i>Pinus flexilis 'Northern Blue'</i>	6' HT B&B 25'H x 12'W
ORNAMENTAL TREES			
MT	4	MUGO TANNENBAUM <i>Pinus mugo 'Tannenbaum'</i>	36" HT B&B 10'H x 6'W
SHRUBS			
CV	6	COMPACT AMERICAN VIBURNUM <i>Viburnum trilobum 'Bailey Compact'</i>	24" HT. POT 6'H x 6'W
MJ	21	MANEY JUNIPER <i>Juniperus chinensis 'Maney'</i>	24" HT. POT 5'H x 6'W
AF	13	ARCTIC FIRE DOGWOOD <i>Cornus stolonifera 'Farrow'</i>	24" HT. POT 4'H x 4'W
GL	8	GRO-LOW FRAGRANT SUMAC <i>Rhus aromatica 'Gro-Low'</i>	24" HT. POT 2'H x 8'W
ML	3	MOTHER LODGE JUNIPER <i>Juniperus horizontalis 'Mother Lode'</i>	24" HT. POT .5'H x 6'W
PERENNIALS			
WB	4	WILD BERGAMOT <i>Monarda fistulosa</i>	#1 CONT. POT 3'H x 2.5'W
SE	11	AUTUMN FIRE <i>Sedum x 'Autumn Fire'</i>	#1 CONT. POT 1.5'H x 2'W
ORNAMENTAL GRASSES			
BB	13	BIG BLUESTEM <i>Andropogon gerardii</i>	#1 CONT. POT 5'H x 2'W
NS	35	NORTHWIND SWITCH GRASS <i>Panicum virgatum 'Northwind'</i>	#1 CONT. POT 4'H x 2.5'W
SPRING SEEDING TO BE BETWEEN MARCH 15TH - MAY 15TH. FALL SEEDING TO BE BETWEEN AUGUST 15TH - OCTOBER 15TH. • NO SUMMER SEEDING ALLOWED. • PROVIDE EROSION CONTROL BLANKET ON ALL SIDE SLOPES			
3,872 SY		KENTUCKY BLUE GRASS MIX. SEE SPECS FOR MULCHING INFORMATION.	
SOD - 896 SY EDGING - 380 LF ROCK MULCH - 17 CY MULCH (TREES/SHRUBS OUTSIDE OF BEDS) - 2 CY			





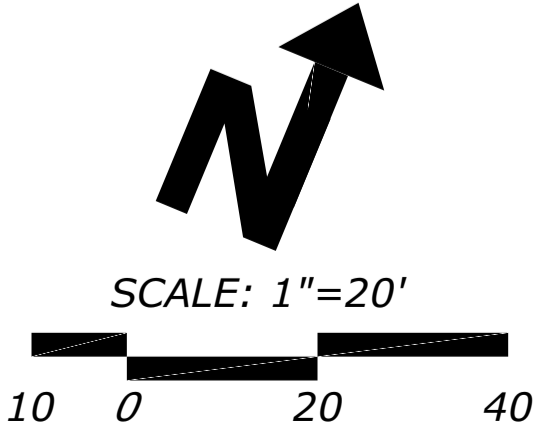
- IRRIGATION NOTES:**
- IRRIGATE ENTIRE SITE, DESIGN SHOULD ENCOMPASS ALL LANDSCAPE AREAS WITH SOD AND PLANTINGS.
 - MINIMIZE OVERSPRAY ON BUILDINGS AND PAVEMENT.
 - DRIP IRRIGATION TO BE PROVIDED FOR ALL LANDSCAPE BEDS.
 - CONTRACTOR TO REVIEW MECHANICAL AND ELECTRICAL PLANS FOR WATER STUB OUT AND ELECTRICAL LOCATIONS.
 - CONTRACTOR TO VERIFY WATER STUB OUT SIZE IS SUFFICIENT, NOTIFY OWNER OF ANY DEFICIENCY.
 - CONTRACTOR TO VERIFY CONTROLLER LOCATION WITH OWNER BEFORE INSTALLATION.
 - RPZ BACKFLOW PREVENTER TO BE USED AT WATER STUB OUT.
 - CONTROLLER SHOULD BE A WATERSENSE WEATHER BASED IRRIGATION CONTROLLER (WBIC) WITH A RAIN SENSOR.
 - CONTRACTOR TO HAVE ALL UTILITIES ON SITE VERIFIED AND MARKED BEFORE STARTING WORK.
 - CONTRACTOR IS LIABLE FOR ANY DAMAGE TO EXISTING UTILITIES ON SITE AND RESPONSIBLE FOR THE COSTS ASSOCIATED WITH REPAIRING/REPLACING DAMAGE.
 - CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR IN ORDER TO PROVIDE ALL PVC SLEEVES AT A DEPTH OF 2'-0" BELOW FINISHED GRADE. MARK LOCATIONS OF PLACED PVC SLEEVES.
 - CONTRACTOR TO PLACE MAIN LINES MINIMUM 1'-6" BELOW FINISH GRADE, LATERAL LINES MINIMUM 1'-0" BELOW FINISH GRADE.
 - WIRES TO BE MINIMUM 16 AWG SOLID COPPER. SPLICE ONLY AT BOXES WITH MOISTURE RATED CONNECTORS.
 - VALVES BOXES AND COVERS SHOULD BE BEST COLOR TO MATCH WITH SURROUNDING LANDSCAPE.
 - BOXES TO BE SET ON A BASE OF 3" MINIMUM DEPTH 3/4" CLEAR GRAVEL.
 - PLACE BOXES IN LANDSCAPE BEDS WHEN POSSIBLE.
 - TRENCH BACKFILL TO BE CLEAN, FREE OF DEBRIS, SHARP OBJECTS AND ROCKS.
 - CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS TO OWNERS UPON COMPLETION OF WORK.

**SPRING SEEDING TO BE BETWEEN MARCH 15TH - MAY 15TH.
FALL SEEDING TO BE BETWEEN AUGUST 15TH - OCTOBER 15TH.**

- NO SUMMER SEEDING ALLOWED.
- PROVIDE EROSION CONTROL BLANKET ON ALL SIDE SLOPES

3,872 SY KENTUCKY BLUE GRASS MIX. SEE SPECS FOR MULCHING INFORMATION.

**SOD - 896 SY
EDGING - 380 LF
MULCH - 17 CY
MULCH (TREES/SHRUBS OUTSIDE OF BEDS) - 2 CY**



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

SIGNATURE: *Joseph L. Schaller*
JOSEPH L. SCHALLER
Expiration: 06-30-2024

License #: 55597
Date: 01-08-2024

PROJECT MANAGER
LOUIE

DRAWN BY
J + L

PROJECT NAME
LIGHTBRIDGE ACADEMY

RAMSEY MINNESOTA

PROJECT NUMBER

SHEET TITLE

GROUND COVER PLAN

SHEET NUMBER

L102

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
 SIGNATURE: *Joseph Schaller*
 Expiration: 06-30-2024

License #: 55597
 Date: 01-08-2024

PROJECT MANAGER
 LOUIE

DRAWN BY
 J + L

PROJECT NAME
 LIGHTBRIDGE ACADEMY

RAMSEY MINNESOTA

PROJECT NUMBER

SHEET TITLE

TREE REPLACEMENT PLAN

SHEET NUMBER

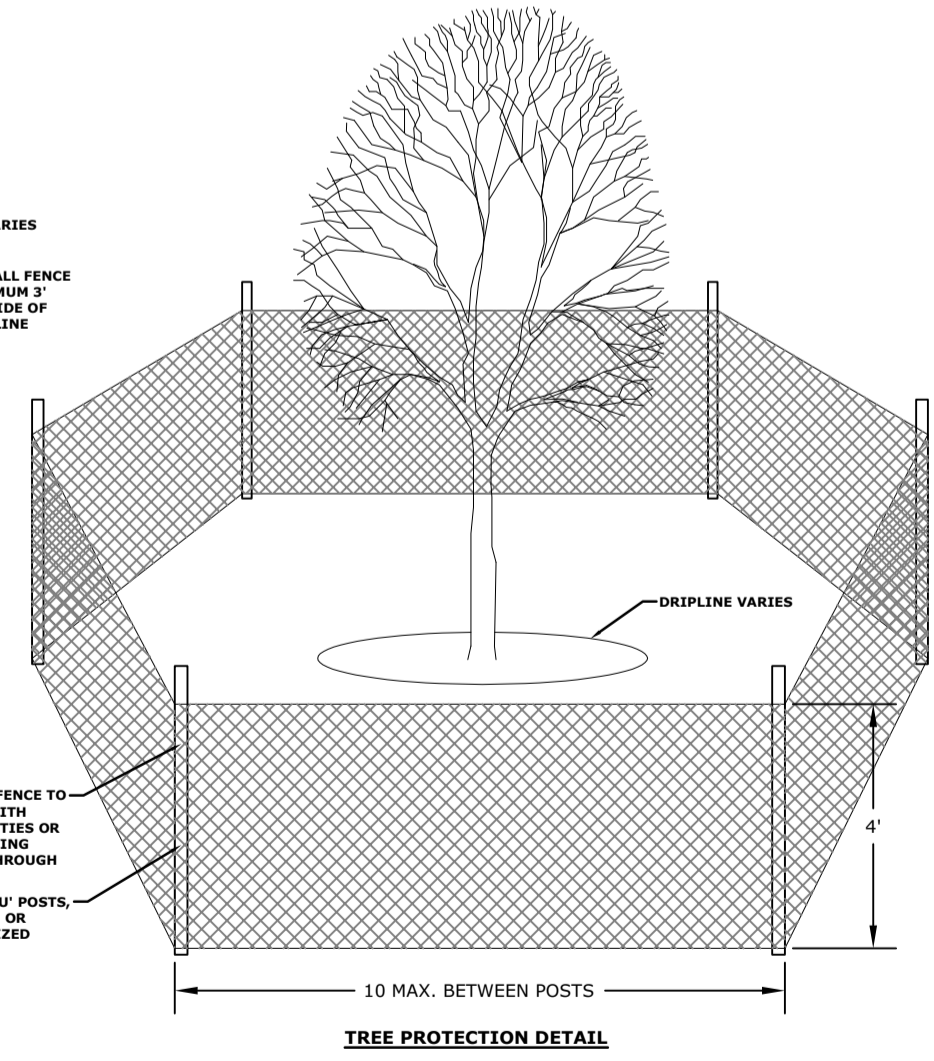
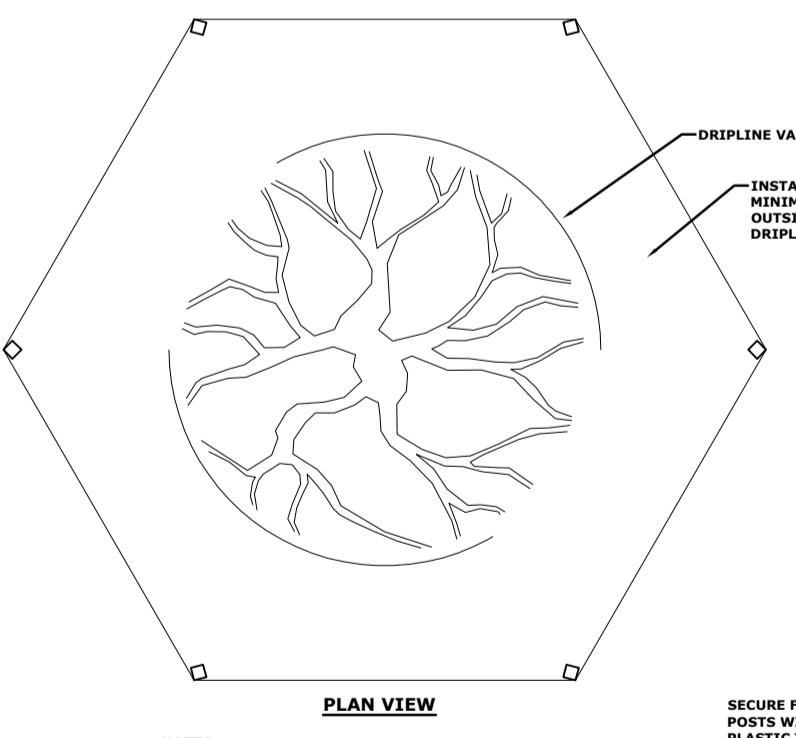
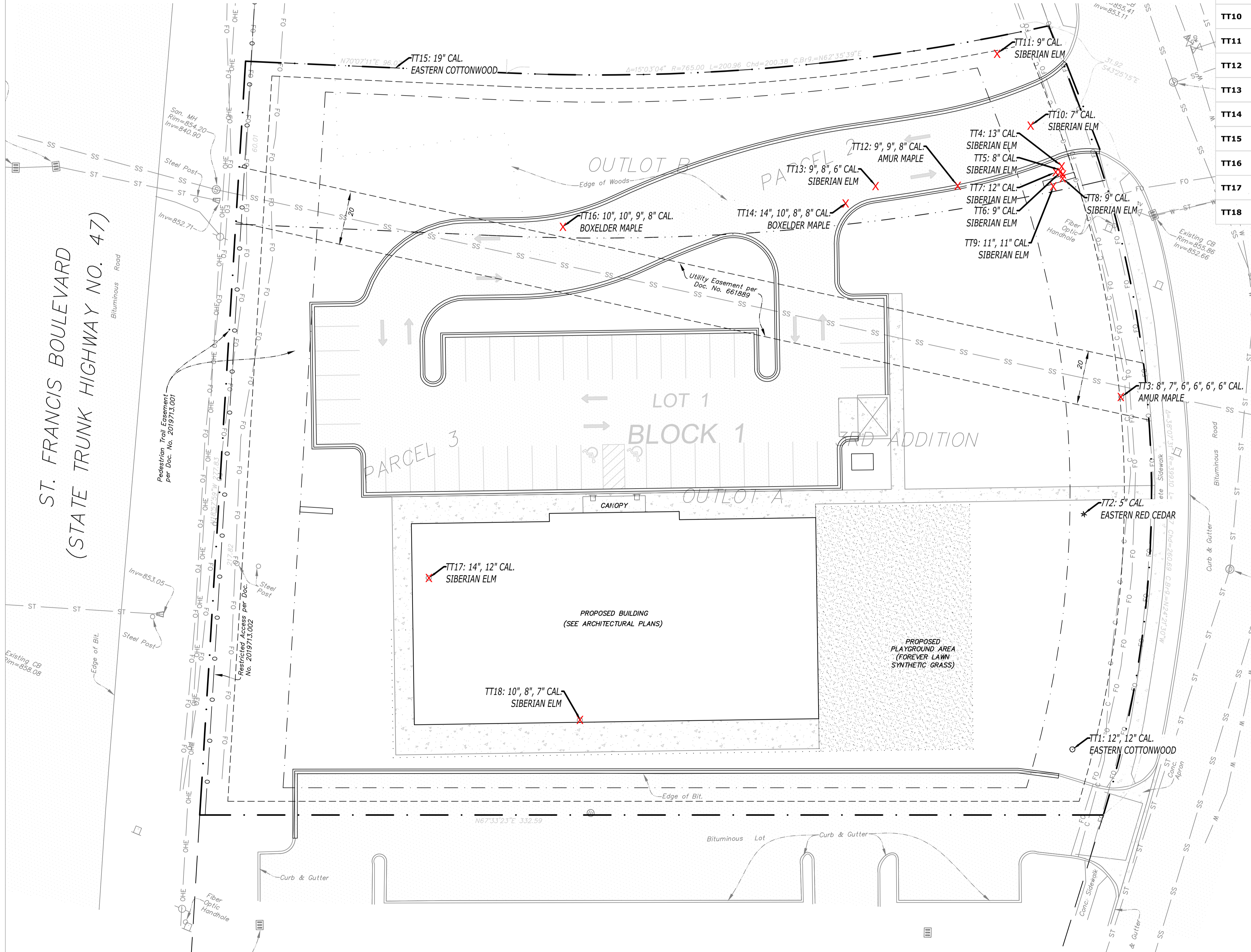
L103

EXISTING TREE LEGEND

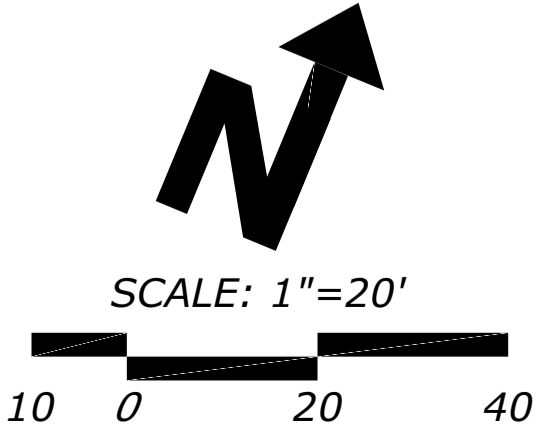
ID#	SPECIES	SIZE	CATEGORY	CONDITION	STATUS	REMOVED CAL. INCHES
TT1	EASTERN COTTONWOOD <i>Populus deltoides</i>	12", 12" CAL.	SIGNIFICANT	HEALTHY	REMAIN	0" CAL.
TT2	EASTERN RED CEDAR <i>Juniperus virginiana</i>	5" CAL.	SIGNIFICANT	HEALTHY	REMAIN	0" CAL.
TT3	AMUR MAPLE <i>Acer ginnala</i>	8", 7", 6", 6", 6", 6" CAL.	EXEMPT*	INVASIVE	REMOVE	39" CAL.
TT4	SIBERIAN ELM <i>Ulmus pumila</i>	13" CAL.	EXEMPT*	INVASIVE	REMOVE	13" CAL.
TT5	SIBERIAN ELM <i>Ulmus pumila</i>	8" CAL.	EXEMPT*	INVASIVE	REMOVE	8" CAL.
TT6	SIBERIAN ELM <i>Ulmus pumila</i>	9" CAL.	EXEMPT*	INVASIVE	REMOVE	9" CAL.
TT7	SIBERIAN ELM <i>Ulmus pumila</i>	12" CAL.	EXEMPT*	INVASIVE	REMOVE	12" CAL.
TT8	SIBERIAN ELM <i>Ulmus pumila</i>	9" CAL.	EXEMPT*	INVASIVE	REMOVE	9" CAL.
TT9	SIBERIAN ELM <i>Ulmus pumila</i>	11", 11" CAL.	EXEMPT*	INVASIVE	REMOVE	22" CAL.
TT10	SIBERIAN ELM <i>Ulmus pumila</i>	7" CAL.	EXEMPT*	INVASIVE	REMOVE	7" CAL.
TT11	SIBERIAN ELM <i>Ulmus pumila</i>	9" CAL.	EXEMPT*	INVASIVE	REMOVE	9" CAL.
TT12	AMUR MAPLE <i>Acer ginnala</i>	9", 9", 8" CAL.	EXEMPT*	INVASIVE	REMOVE	26" CAL.
TT13	SIBERIAN ELM <i>Ulmus pumila</i>	9", 8", 6" CAL.	EXEMPT*	INVASIVE	REMOVE	23" CAL.
TT14	BOXELDER MAPLE <i>Acer negundo</i>	14", 10", 8", 8" CAL.	SIGNIFICANT	HEALTHY	REMOVE	40" CAL.
TT15	EASTERN COTTONWOOD <i>Populus deltoides</i>	19" CAL.	SIGNIFICANT	HEALTHY	REMAIN	0" CAL.
TT16	BOXELDER MAPLE <i>Acer negundo</i>	10", 10", 9", 8" CAL.	SIGNIFICANT	HEALTHY	REMOVE	37" CAL.
TT17	SIBERIAN ELM <i>Ulmus pumila</i>	14", 12" CAL.	EXEMPT*	INVASIVE	REMOVE	26" CAL.
TT18	SIBERIAN ELM <i>Ulmus pumila</i>	10", 8", 7" CAL.	EXEMPT*	INVASIVE	REMOVE	25" CAL.

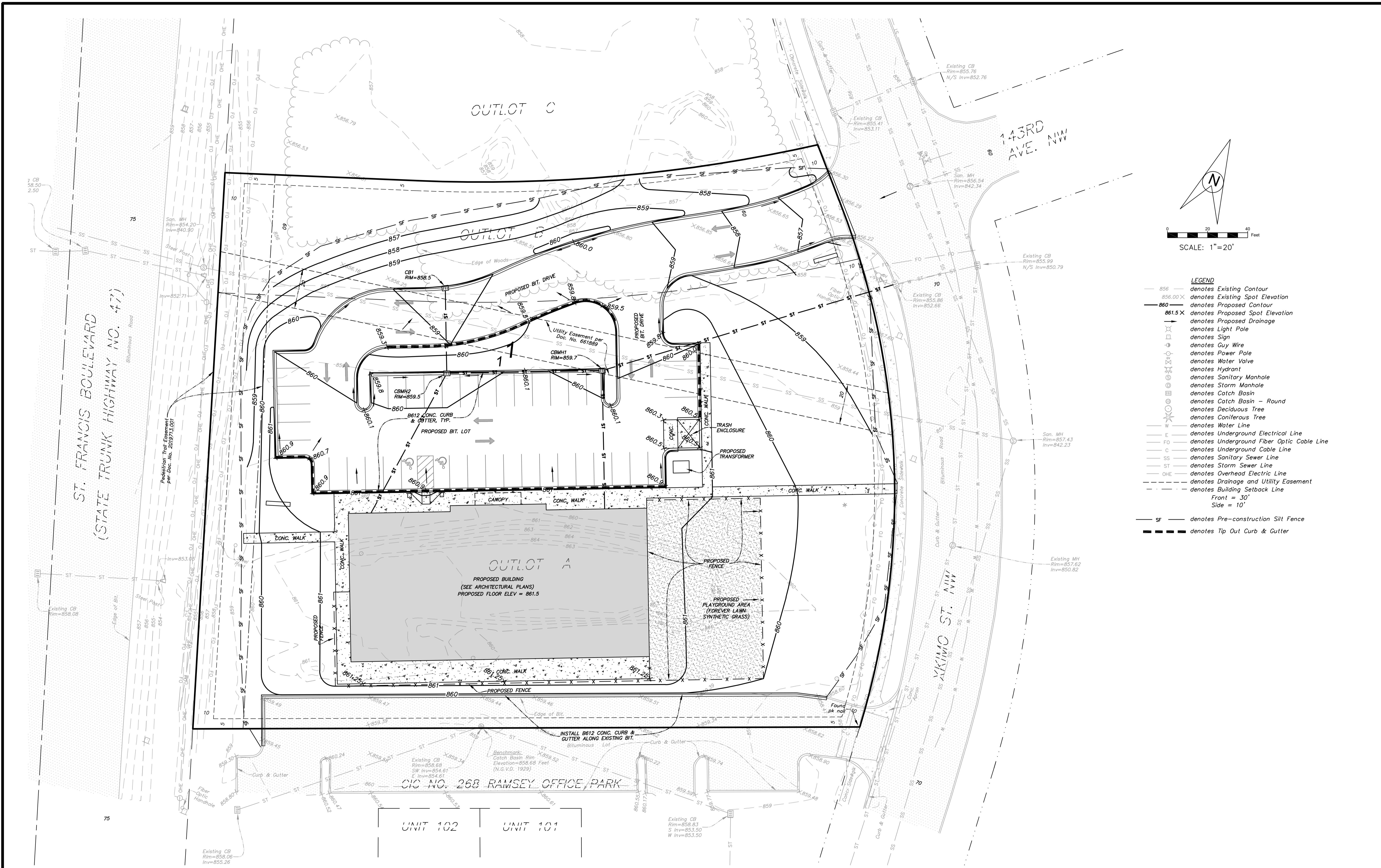
TOTAL: 353" CAL. REMOVAL TOTAL: 305" CAL.
 REMOVAL TOTAL (EXCLUDING EXEMPT): 77" CAL.
 SIGNIFICANT TOTAL: 125" CAL.
 77" REMOVED/125" SIGNIFICANT TOTAL = 61.6% REMOVED

INVASIVE SPECIES LISTED AS EXEMPT



- NOTES:
- FENCE SHALL BE INSTALLED ACCORDING TO PLANS BEFORE ANY WORK BEGINS ON SITE.
 - FENCE MAY BE RELOCATED WITH APPROVAL FROM THE LANDSCAPE ARCHITECT OR ENGINEER.
 - ALL FENCE SHALL BE MAINTAINED FOR THE DURATION OF WORK ON SITE.
 - CONTRACTOR SHALL NOT PARK VEHICLES, EQUIPMENT OR OTHER TEMPORARY FACILITIES IN TREE PROTECTION ZONES.
 - CONTRACTOR SHALL NOT STORE MATERIALS, SUPPLIES OR STOCKPILES IN TREE PROTECTION ZONES.
 - ANY EXPOSED ROOTS FROM GRADING PROCESS SHALL BE CLEANLY CUT.





- LEGEND**
- 856 — denotes Existing Contour
 - 856.00 X denotes Existing Spot Elevation
 - 860 — denotes Proposed Contour
 - 861.5 X denotes Proposed Spot Elevation
 - denotes Proposed Drainage
 - denotes Light Pole
 - denotes Sign
 - denotes Guy Wire
 - denotes Power Pole
 - denotes Water Valve
 - denotes Hydrant
 - denotes Sanitary Manhole
 - denotes Storm Manhole
 - denotes Catch Basin
 - denotes Catch Basin - Round
 - denotes Deciduous Tree
 - denotes Coniferous Tree
 - denotes Water Line
 - denotes Underground Electrical Line
 - denotes Underground Fiber Optic Cable Line
 - denotes Underground Cable Line
 - denotes Sanitary Sewer Line
 - denotes Storm Sewer Line
 - denotes Overhead Electric Line
 - denotes Drainage and Utility Easement
 - denotes Building Setback Line
Front = 30'
Side = 10'
 - SF — denotes Pre-construction Silt Fence
 - denotes Tip Out Curb & Gutter

REV. NO.	DATE	BY	DESCRIPTION

DESIGNED DRAWN
P.E.O. T.J.B.

CHECKED
P.E.O.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Paul E. Otto
License # 40062
Date: 1-9-24

www.ottoassociates.com

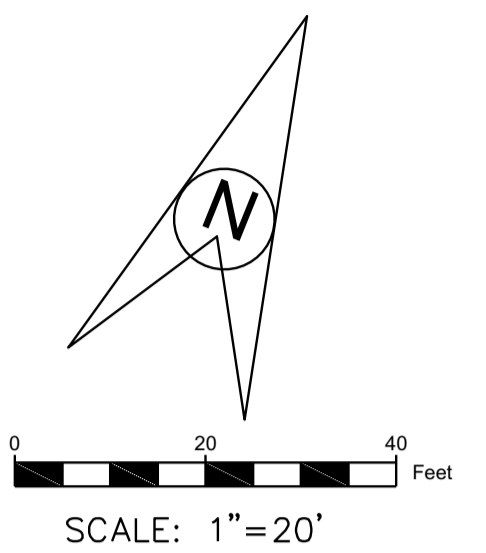
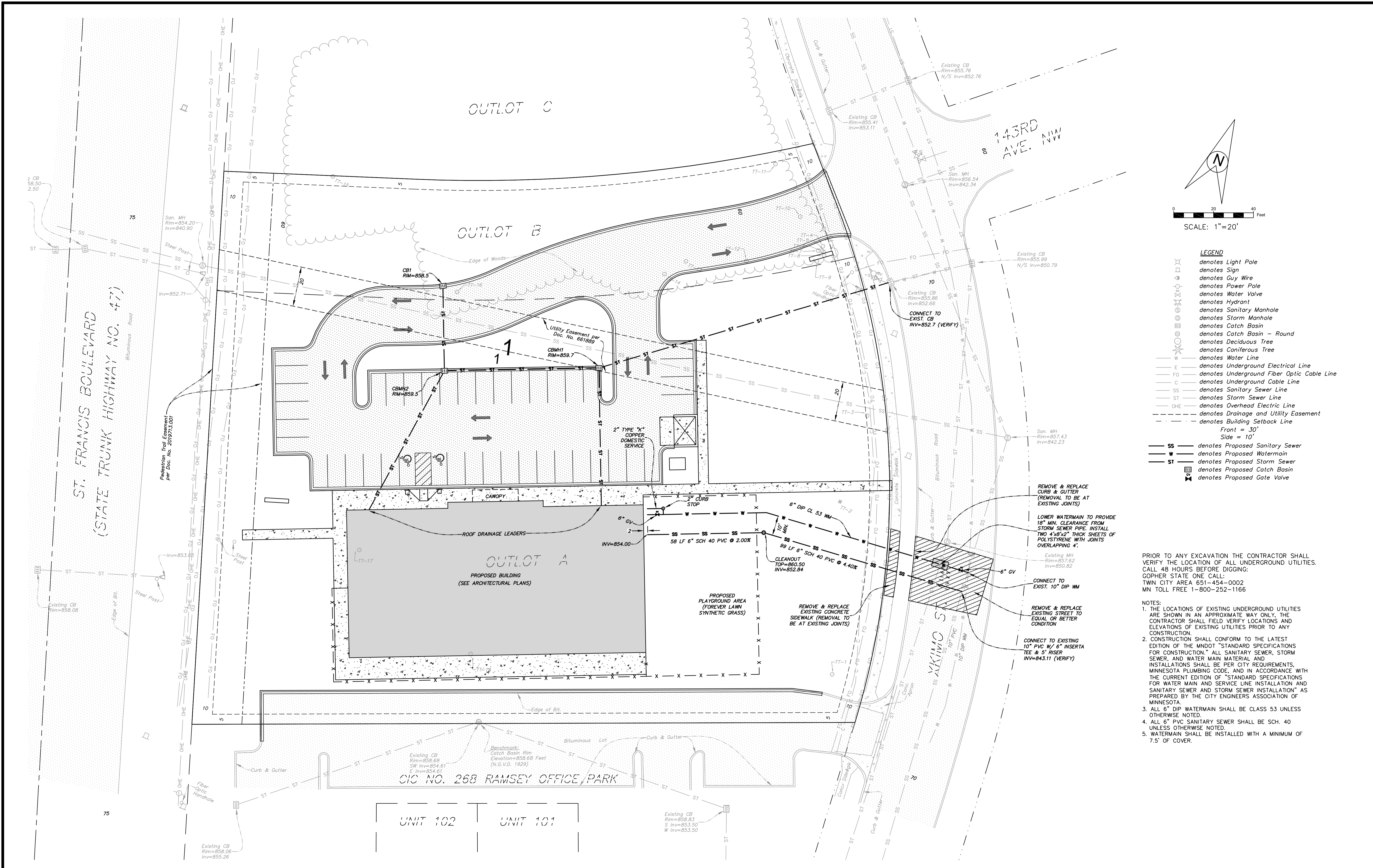
OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.

9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

LIGHTBRIDGE ACADEMY
UGDC, LLC
RAMSEY, MN

PROJECT NO.
PRELIMINARY GRADING PLAN 23-0422

SHEET NO. C3 OF C3 SHEETS DATE: 12-11-23



- LEGEND**
- denotes Light Pole
 - denotes Sign
 - denotes Guy Wire
 - denotes Power Pole
 - denotes Water Valve
 - denotes Hydrant
 - denotes Sanitary Manhole
 - denotes Storm Manhole
 - denotes Catch Basin - Round
 - denotes Deciduous Tree
 - denotes Coniferous Tree
 - denotes Water Line
 - denotes Underground Electrical Line
 - denotes Underground Fiber Optic Cable Line
 - denotes Underground Cable Line
 - denotes Sanitary Sewer Line
 - denotes Storm Sewer Line
 - denotes Overhead Electric Line
 - denotes Drainage and Utility Easement
 - denotes Building Setback Line
- Front = 30'
Side = 10'
- denotes Proposed Sanitary Sewer
 - denotes Proposed Watermain
 - denotes Proposed Storm Sewer
 - denotes Proposed Catch Basin
 - denotes Proposed Gate Valve

PRIOR TO ANY EXCAVATION THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. CALL 48 HOURS BEFORE DIGGING: COPHER STATE ONE CALL: TWIN CITY AREA 651-454-0002 MN TOLL FREE 1-800-252-1166

- NOTES:**
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
 2. CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE MNDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION." ALL SANITARY SEWER, STORM SEWER, AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
 3. ALL 6" DIP WATERMAIN SHALL BE CLASS 53 UNLESS OTHERWISE NOTED.
 4. ALL 6" PVC SANITARY SEWER SHALL BE SCH. 40 UNLESS OTHERWISE NOTED.
 5. WATERMAIN SHALL BE INSTALLED WITH A MINIMUM OF 7.5' OF COVER.

REV. NO.	DATE	BY	DESCRIPTION

DESIGNED DRAWN
P.E.O. T.J.B.

CHECKED
P.E.O.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Paul E. Otto
License # 40062

Date: 1-9-24

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Engineers & Land Surveyors, Inc.

LIGHTBRIDGE ACADEMY
UGDC, LLC
RAMSEY, MN

PROJECT NO:
23-0422

PRELIMINARY UTILITY PLAN

SHEET NO. C2 OF C3 SHEETS

DATE: 12-11-23