

IGUANA ST NW  
MENK VENDE'S PINE  
HILLS NORTH

-XTEMISSION

---

**LEGEND**

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSL	GSL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE	SW	S
BACKYARD CATCH BASIN	●	●
CATCH BASIN	●	●
STORM SEWER MANHOLE	●	●
FLARED END SECTION W/ RIPP-RAP	●	●
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL	SHH	SHH
SANITARY SEWER MANHOLE	●	●
WATERMAIN	—	—
HYDRANT	●	●
GATE VALVE	—	—

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LAWS OF THE STATE OF MINNESOTA. /

Charles A. Wiemerslage  
CHARLES A. WIEMERSLAGE, P.E.



**SA THRE-BERGQUIST, INC.**

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

CITY PROJECT NO.  
—  
RAMSEY,  
MINNESOTA

## LOCATION MAP

## SITE

A detailed location map of Seattle, Washington, showing the site area. The map includes various streets, landmarks, and geographical features. A red box highlights a specific area, and a red arrow points to it from the word 'SITE' in large red letters at the top right. The map also features a blue line representing a waterway or canal.

## SHEET INDEX TABLE

SHEET	Description
SP	Site Plan
ALTA	ALTA Survey
PP	Preliminary Plat
ST	Preliminary Street Plan
UP	Preliminary Utility Plan
GP	Preliminary Grading Plan
EC	Preliminary Erosion Control Plan
L	Landscape Plan
TS	Tree Survey

**Notes:**  
Public Street ROW: 60ft  
Public Street Width: 30ft Back to Back  
No parking on non sidewalk side  
Private Street Width: 24ft Back to Back  
No parking on 24ft wide private streets

ots: 12 Single Family Lots  
Minimum Lot Width: 80ft  
Front Yard Setback: 25ft  
Side Yard Setback: 5ft/5ft  
Side Yard Setback Corner Lot: 15ft  
Rear Yard Setback: 20ft  
Rear Yard Setback Deck: 5ft

125 Townhome Units  
Front Yard Setback: 25ft (Front Door)  
Side Yard Setback: 25ft (Building to Building)  
Rear Yard Setback: 30ft

Single Family 12units / 4.99 Ac = 2.4 units / ac  
Multi Family 125 units / 20.49 Ac = 6.1 units / ac  
  
Multi Family Open Space  
8.52 Ac Multi Family  
33 Ac Wetland  
836 Ac Private Roads  
62 Ac Ponds  
33 Ac Multi family Units  
.5 Ac Open Space  
.5 Ac / 28.52 Ac = 44.5% Open Space

PREPARED BY

PREPARED FOR

GINEER  
THRE-BERGQUIST, INC.  
10 SOUTH BROADWAY  
AYZATA, MINNESOTA 55391

DEVELOPER  
**UNNAR**  
105 36TH AVE N. SUITE 600  
YOUTH, MN 55446



SCALE IN FEET

# PROPERTY SITE PLAN LYNWOOD LENNAR

FILE NO.  
5401-686

## WHISPERING PINES ESTATES PLAT 2

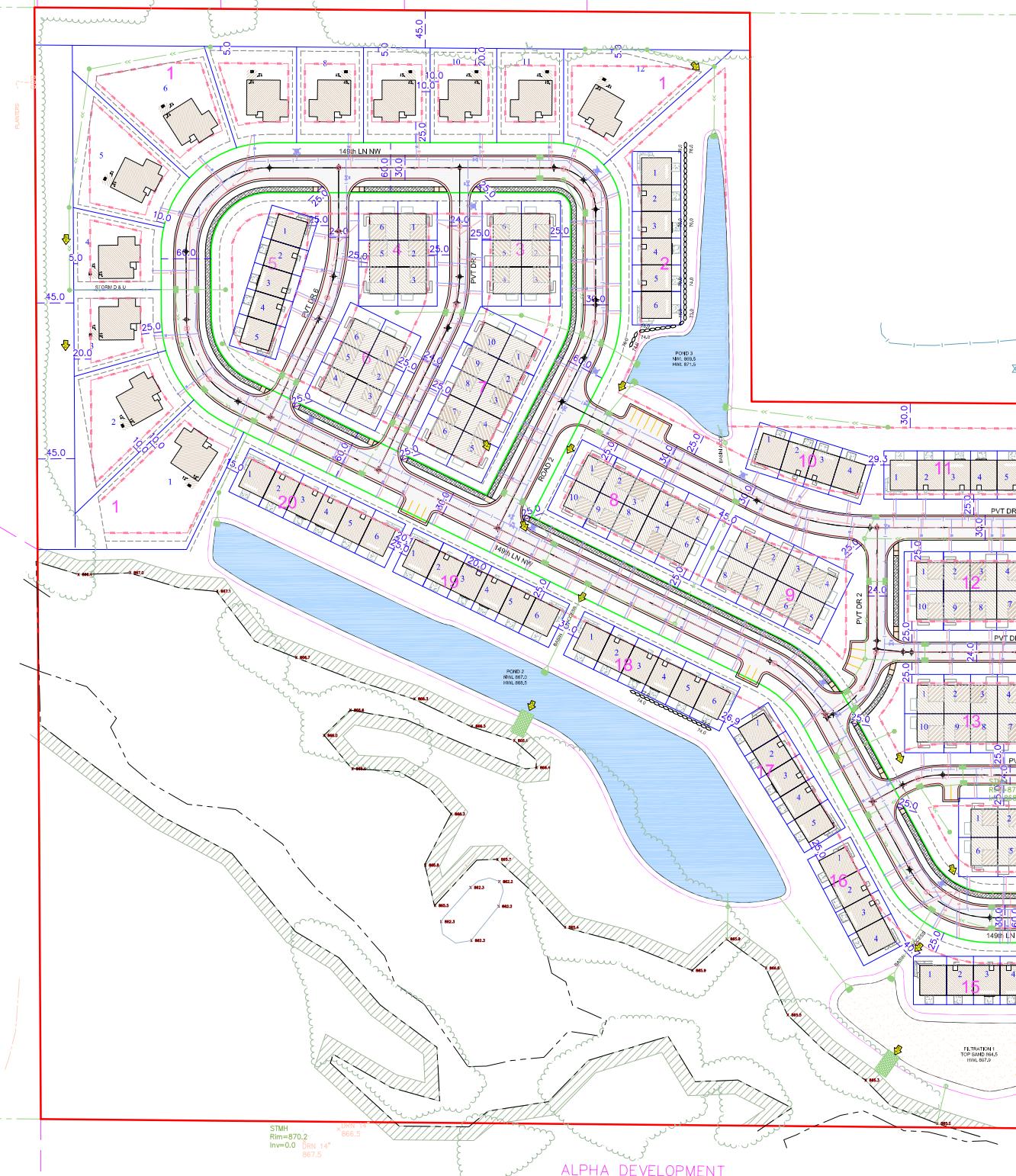
UNPLATTED

IGUANA ST NW

MENKVELD'S PINE

HILLS NORTH

AMSTERDAM EXTENSION



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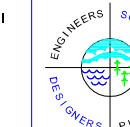
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DRAWN BY	02	CAW	09/21/21	CORRECT UTILITY INVERTS
CAW	03	CAW	10/06/21	CITY COMMENTS
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RSM				
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Lic. No. 49180

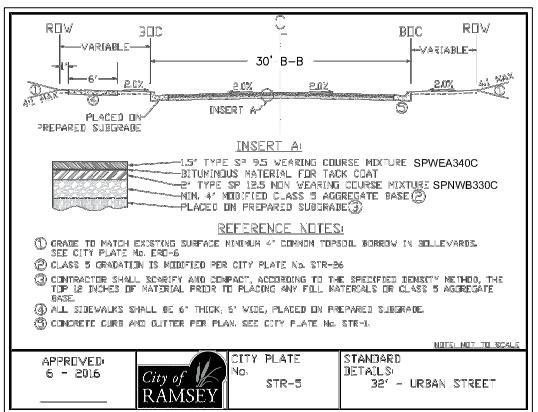
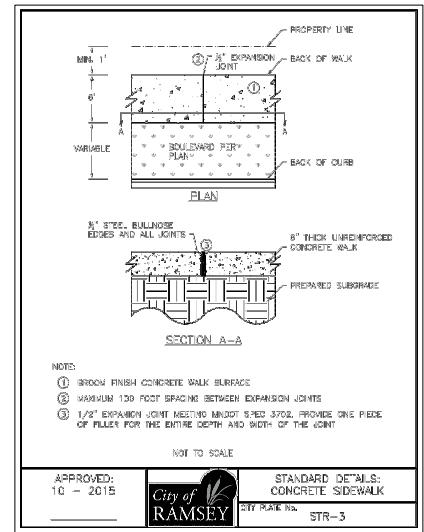
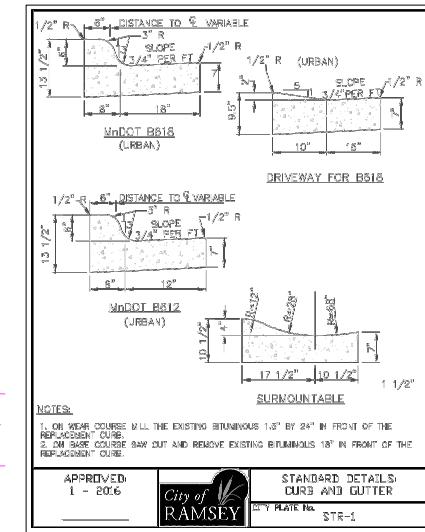
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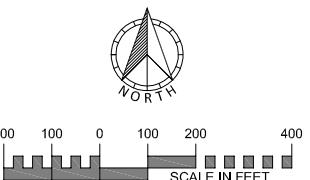
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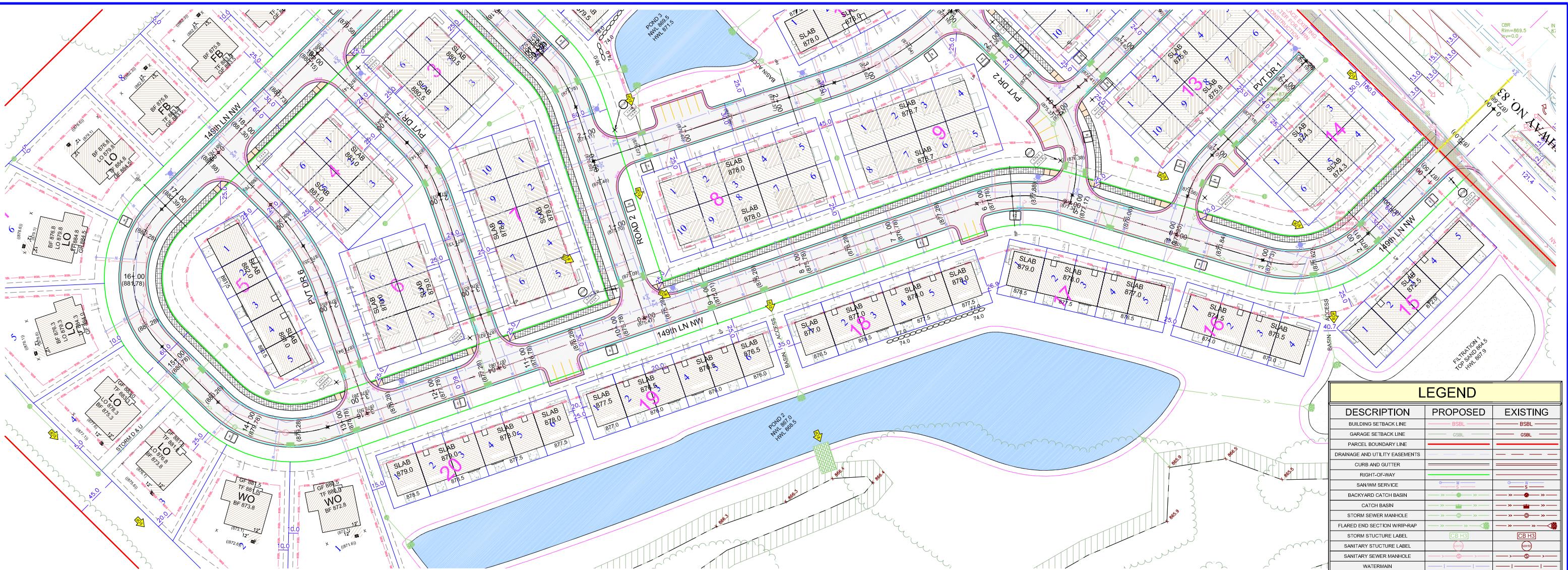
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ARMSTRONG TOWNHOMES  
LENNAR

FILE NO.  
5401-686  
ST1  
ST8

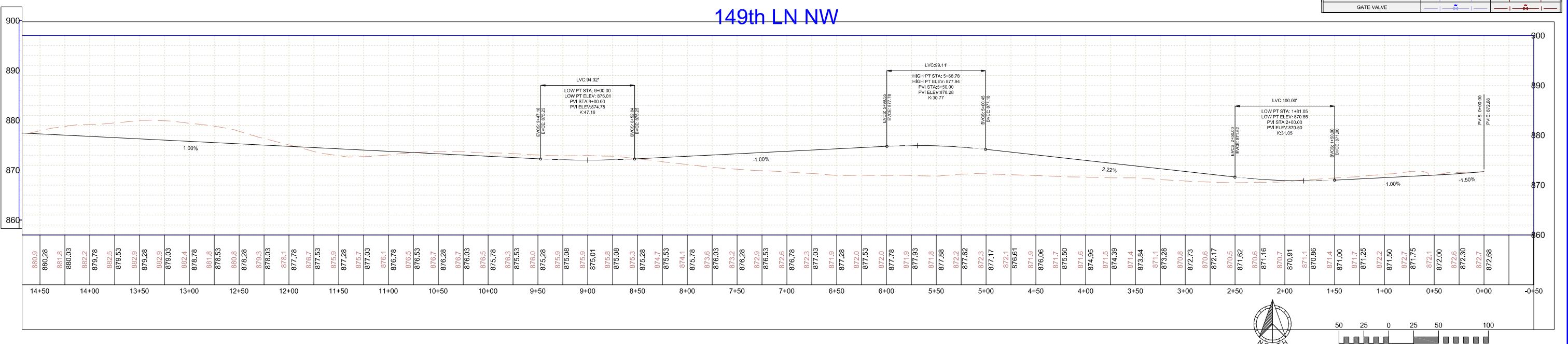


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GARAGE SETBACK LINE	GSSL	GSSL
PARCEL BOUNDARY LINE	RB	RB
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RIGHT-OF-WAY	—	—
SAN/WM SERVICE	—	—
BACKYARD CATCH BASIN	—	—
CATCH BASIN	—	—
STORM SEWER MANHOLE	—	—
FLARED END SECTION W/RIP-RAP	—	—
STORM STRUCTURE LABEL	CBH3	CBH3
SANITARY STRUCTURE LABEL	SH3	SH3
SANITARY SEWER MANHOLE	—	—
WATERMAIN	—	—
HYDRANT	—	—
GATE VALVE	—	—





## 149th LN NW



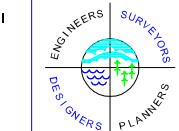
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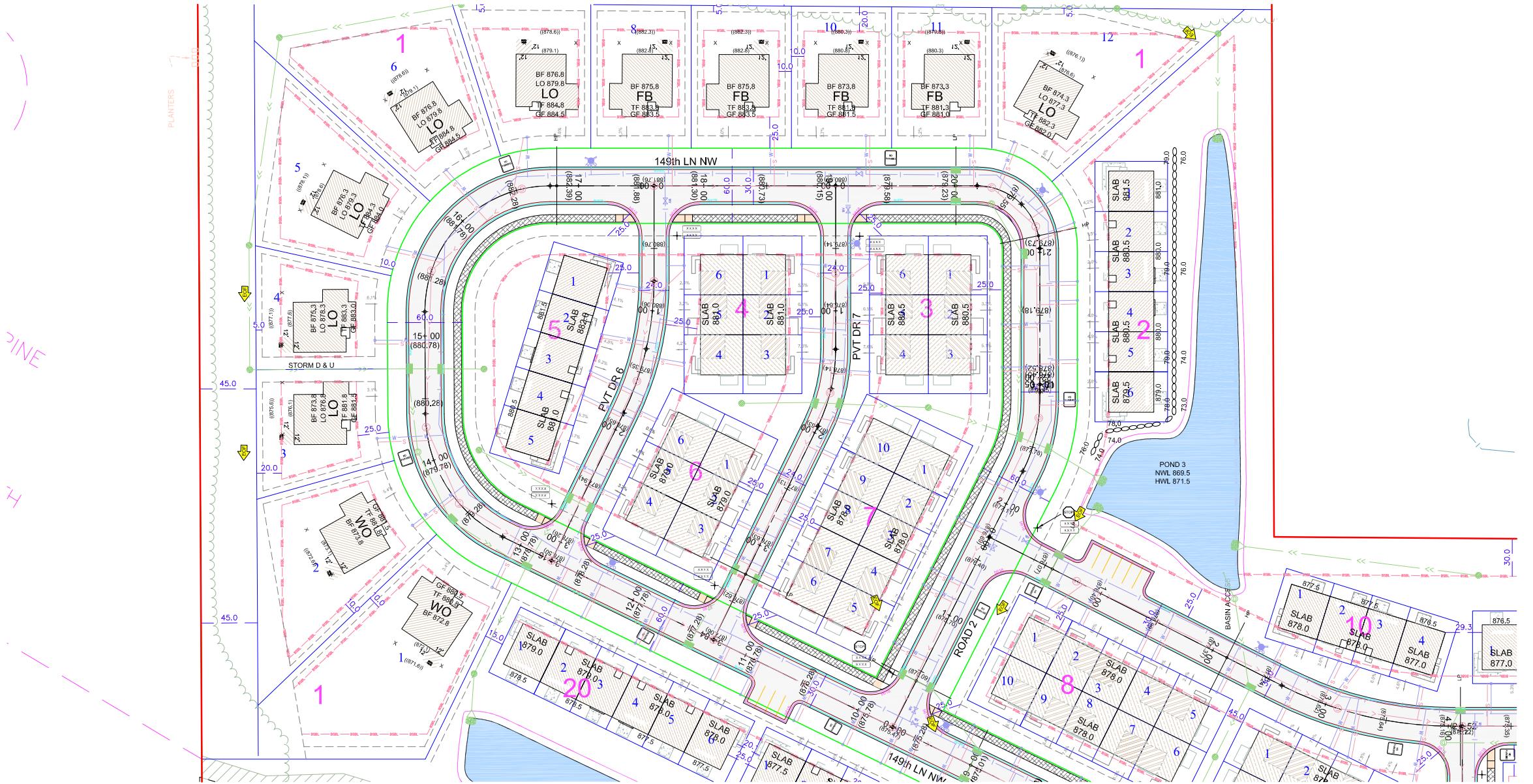
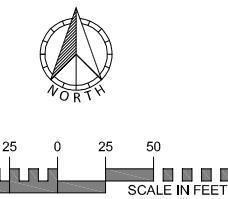
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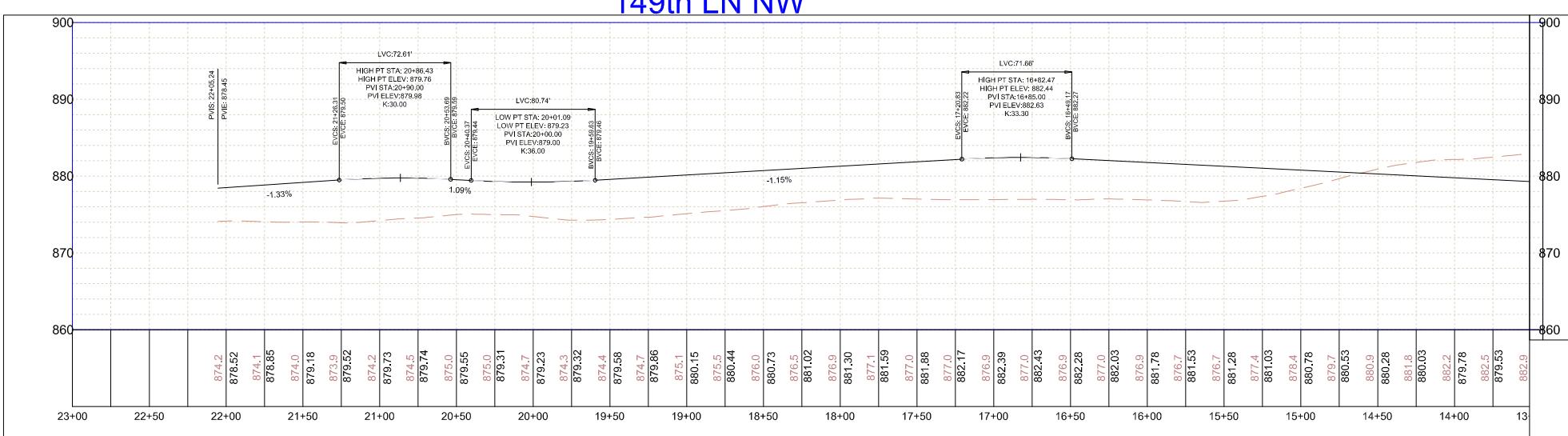
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5401-686  
ST2  
ST8

PRELIMINARY STREET PLAN  
ARMSTRONG TOWNHOMES  
LENNAR

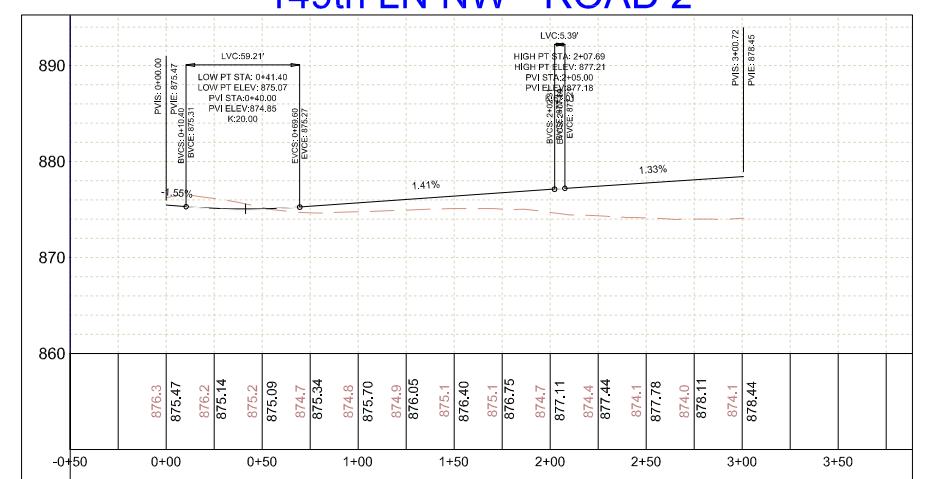
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STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL	—	—
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WATERMAIN	—	—
HYDRANT	—	—
GATE VALVE	—	—



149th LN NW



149th LN NW - ROAD 2



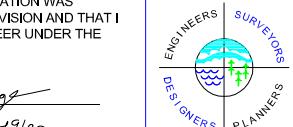
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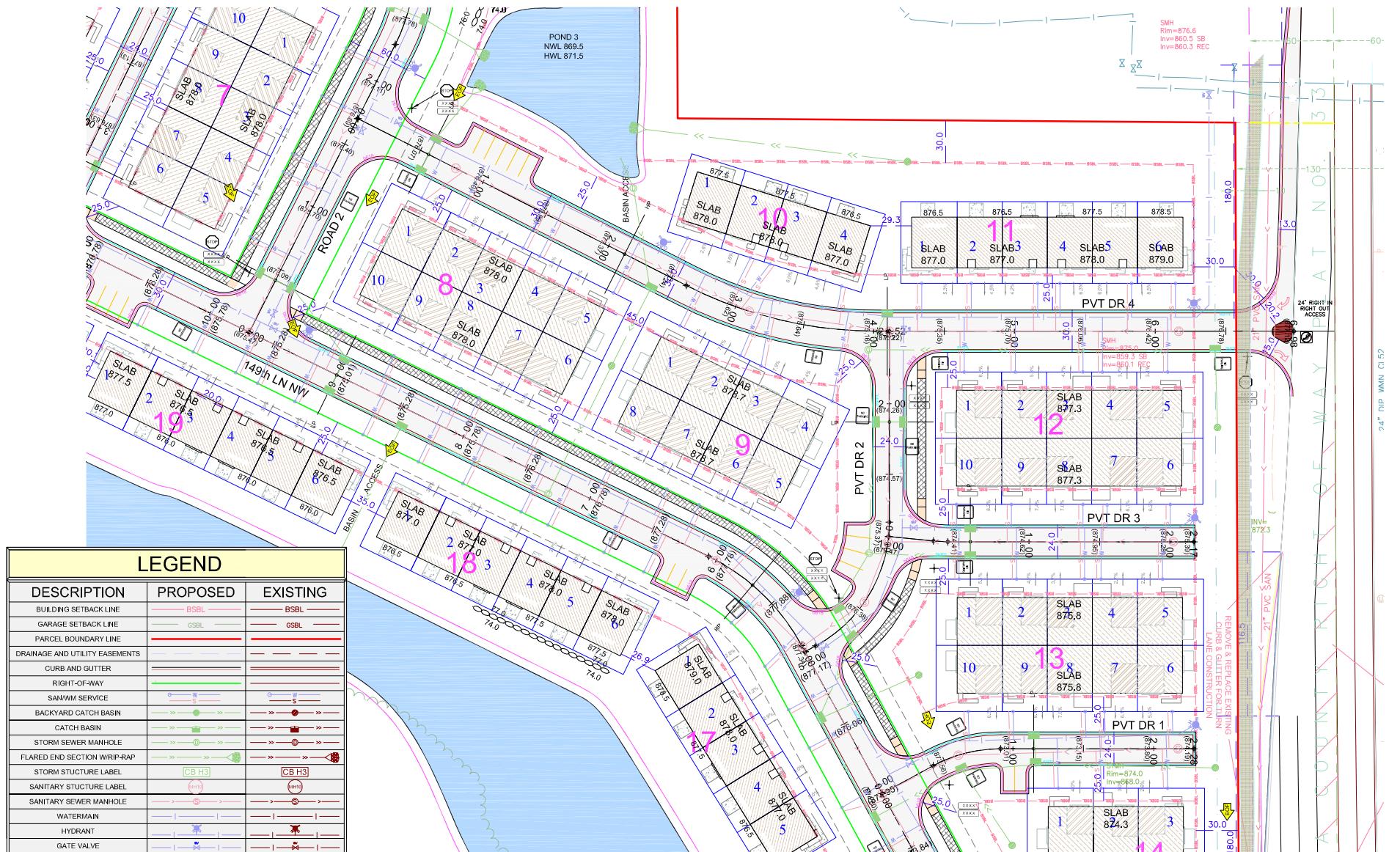
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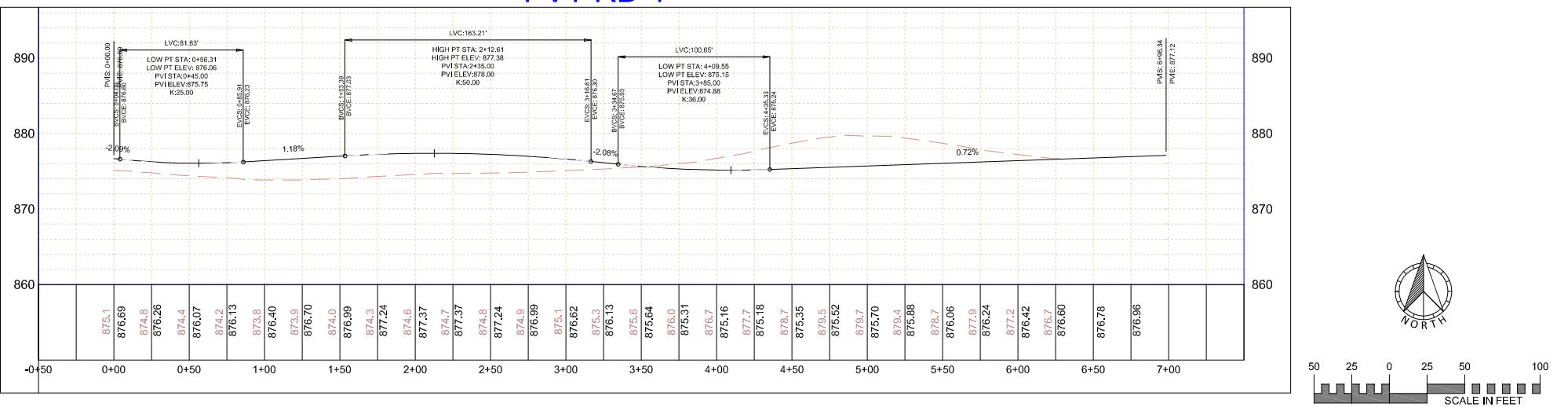
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ST3  
ST8

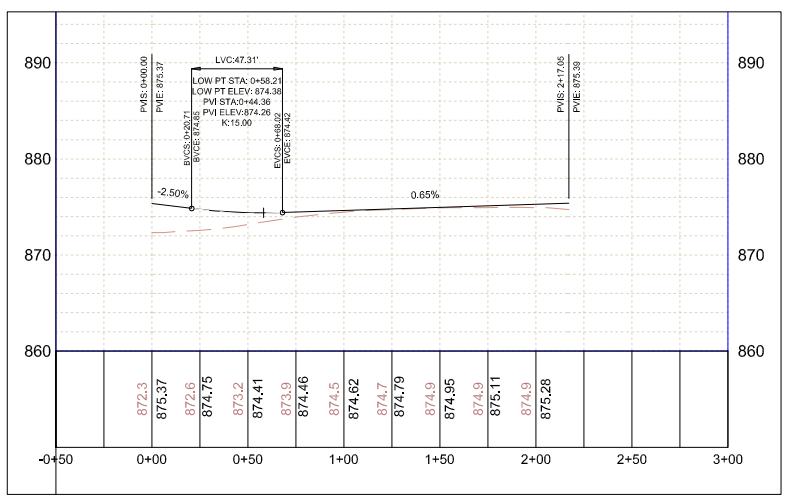
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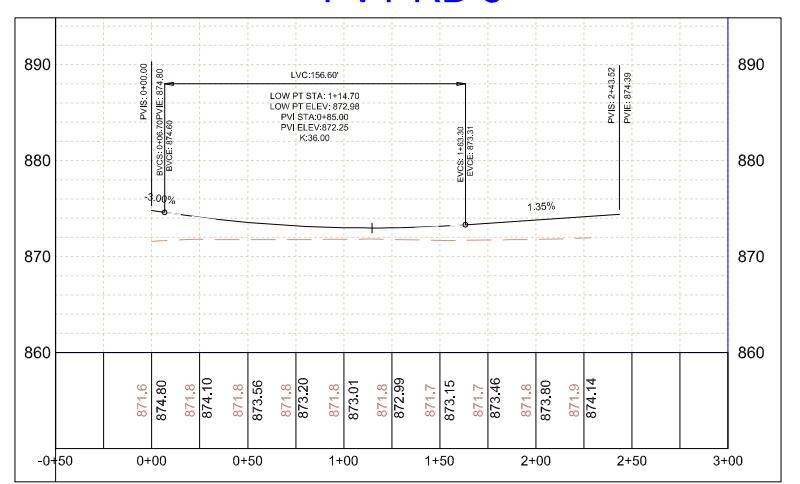
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## PVT RD 4



## PVT RD 3



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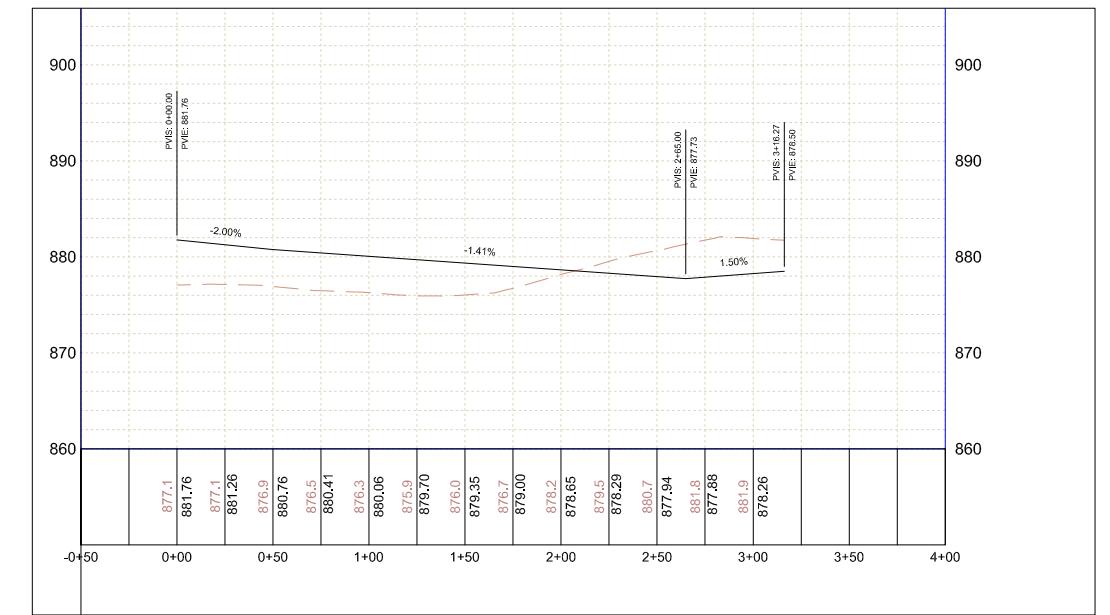


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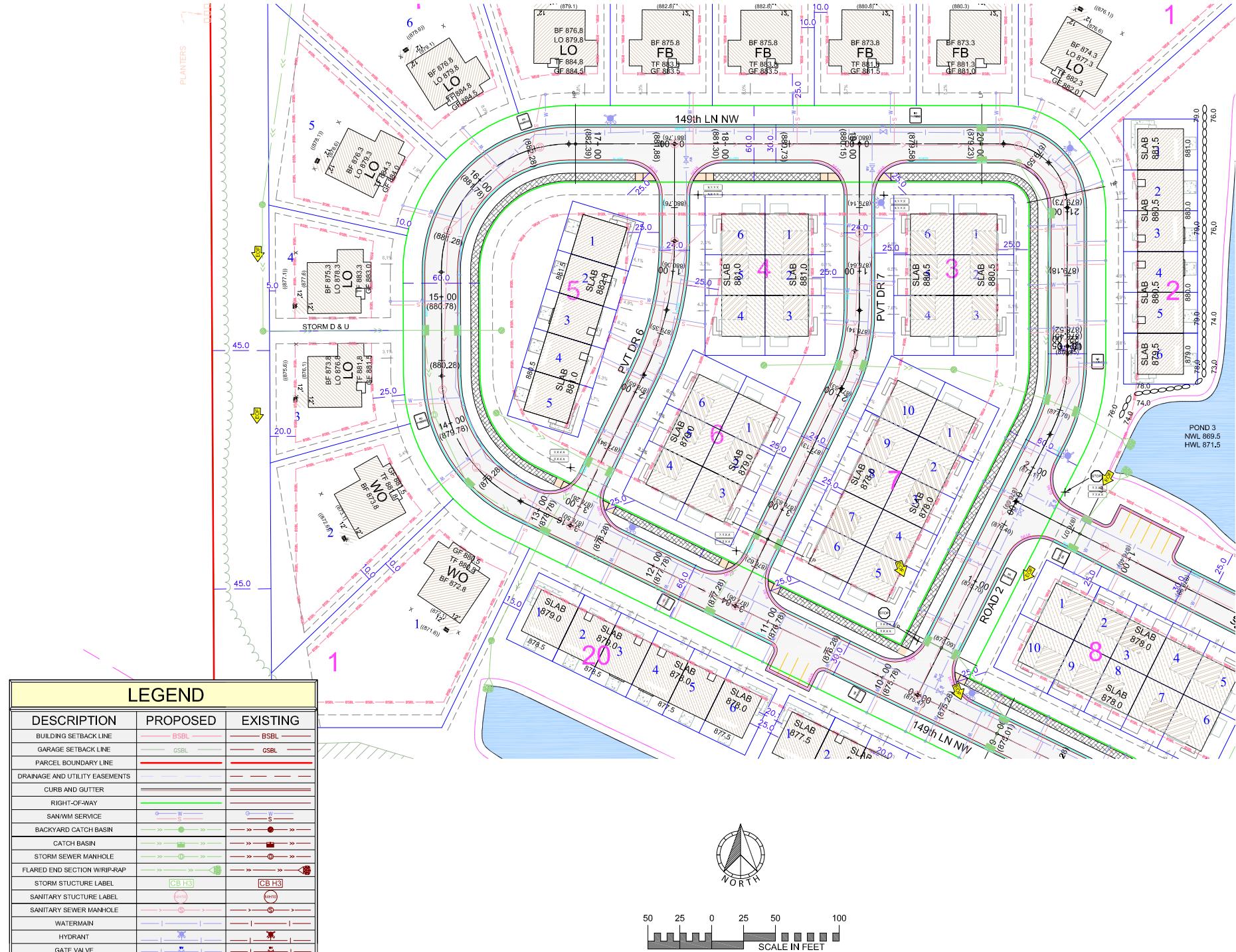
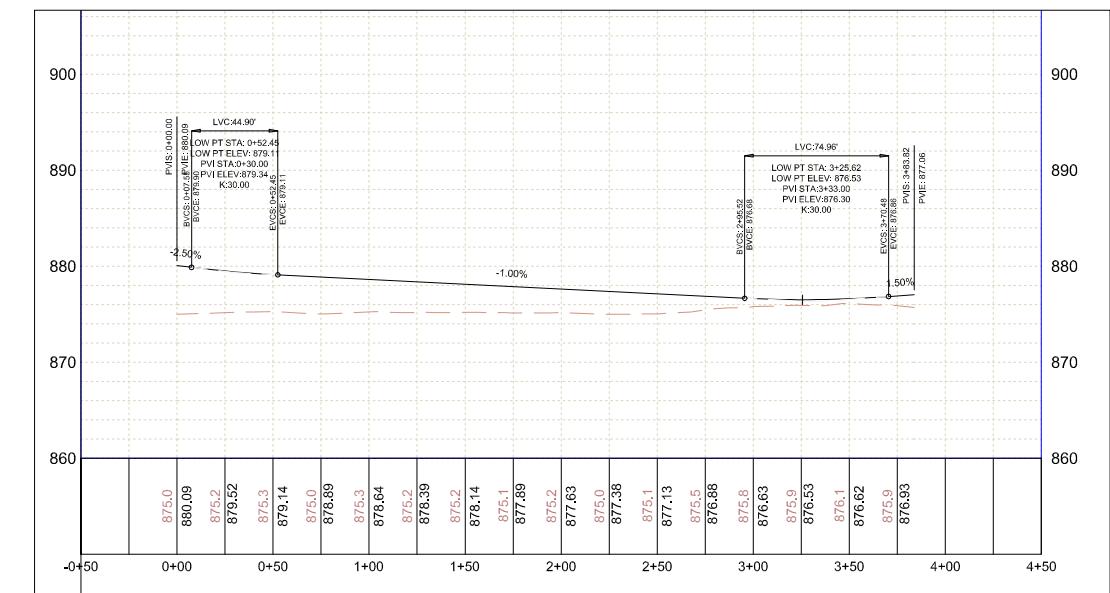
CITY PROJECT NO.  
—  
RAMSEY,  
MINNESOTA  
PRELIMINARY STREET PLAN  
ARMSTRONG TOWNHOMES  
LENNAR

FILE NO.  
5401-686  
ST4  
ST8

## PVT RD 6



## PVT RD 7



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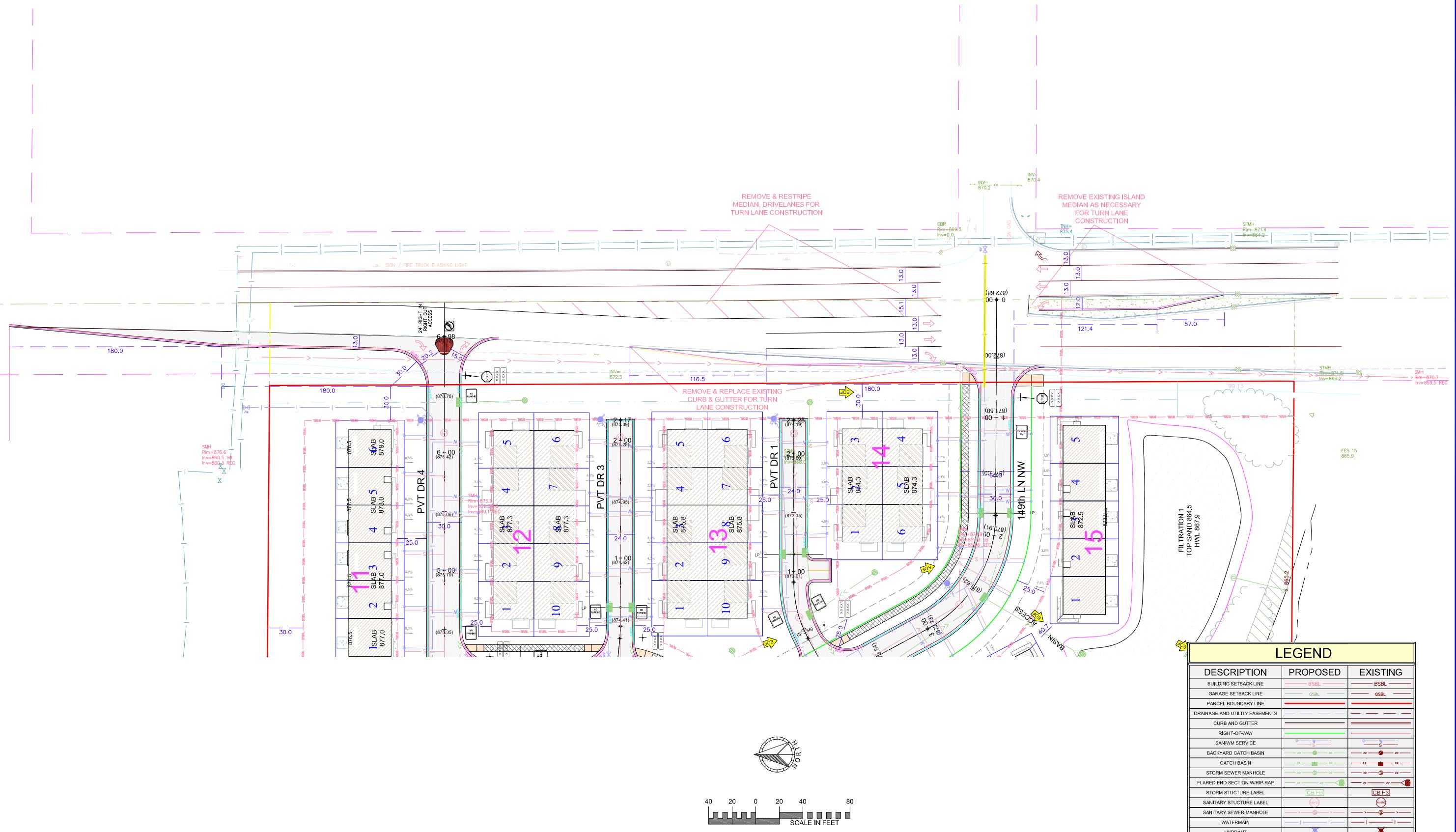


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CITY PROJECT NO.  
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PRELIMINARY STREET PLAN  
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ST8

FILE NO.  
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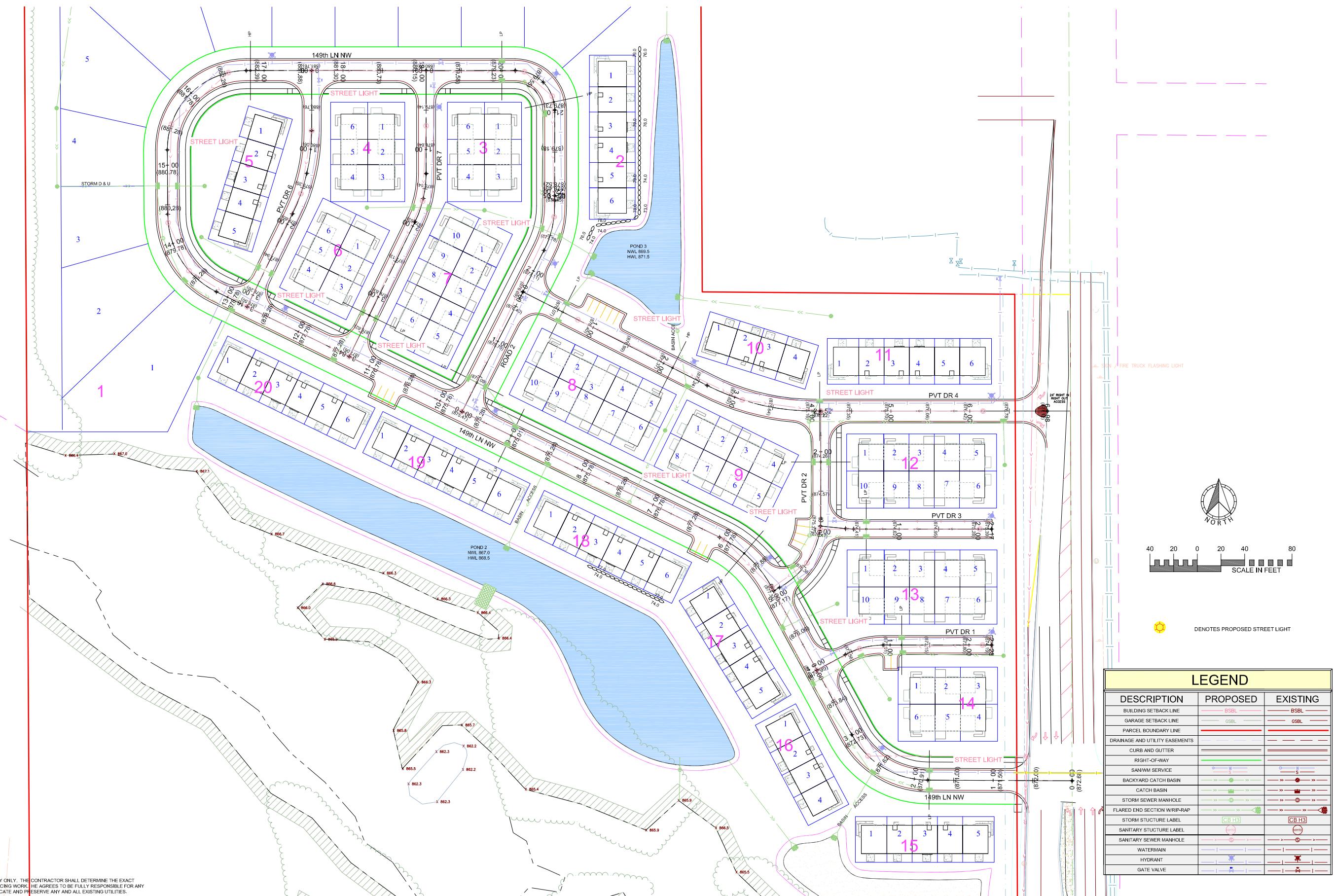


# SATIRE-BERGQUIST, INC.

CITY PROJECT NO.  
—  
RAMSEY,  
MINNESOTA

PRELIMINARY STREET PLAN  
ARMSTRONG TOWNHOMES  
LENNAR

FILE NO.  
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CHARLES A. WIEMERSLAGE, P.E. 6/16/16



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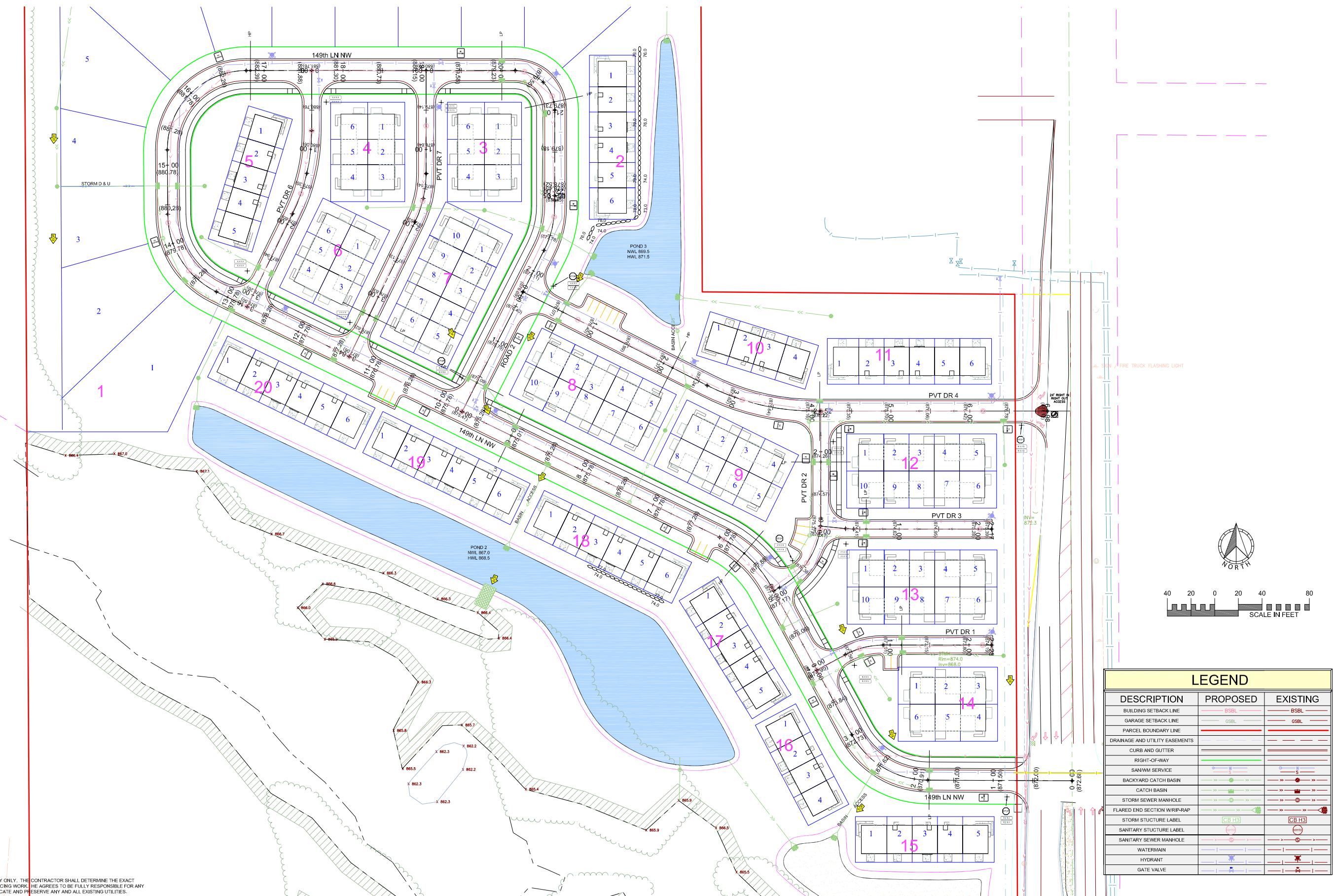
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ARMSTRONG TOWNHOMES  
LENNAR

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5401-686

ST7

ST8



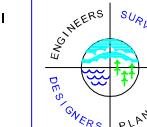
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02 STRT	01	CAW	09/02/21	REVISE LAYOUT
DRAWN BY	02	CAW	09/21/21	CORRECT UTILITY INVERTS
CAW	03	CAW	10/06/21	CITY COMMENTS
CHECKED BY				
RSM				
DATE				
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*Charles A. Wiemerslage*  
CHARLES A. WIEMERSLAGE, P.E.  
Date: 07/16/21  
Lic. No. 49180

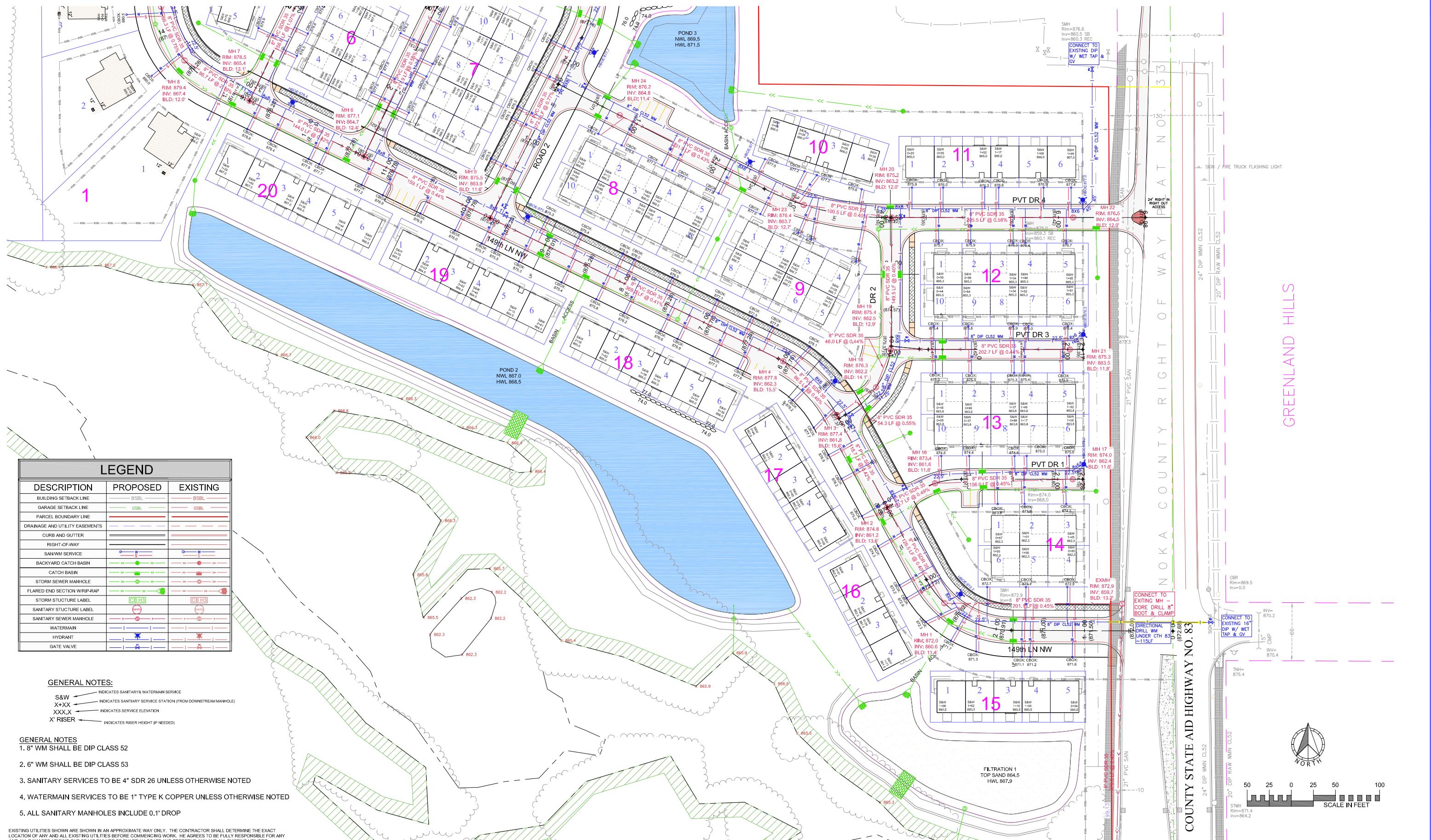


SATHRE-BERGQUIST, INC.  
150 SOUTH BROADWAY, WAYZATA, MN, 55391 (952) 476-6000

CITY PROJECT NO.  
—  
RAMSEY,  
MINNESOTA  
LENNAR

PRELIMINARY STREET SIGNAGE PLAN  
ARMSTRONG TOWNHOMES  
ST8  
ST8

FILE NO.  
5401-686  
ST8  
ST8



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CHARLES A. WIEMERSLAGE, P.E.

## SATHRE-BERGQUIST, INC.

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

# PRELIMINARY SANITARY SEWER & WATERMAIN PLAN ARMSTRONG TOWNHOMES

FILE NO.  
5401-686  
**SW1** **SW2**

IGUANA ST NW

# MENKVEAD'S PINE

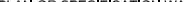
# HILLS NORTH

ZONIS

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CHARLES A. WIEMERSLAGE, P.E.  
P.E. #231111246 N.M. 49102



SATRE-BERGQUIST, INC.  
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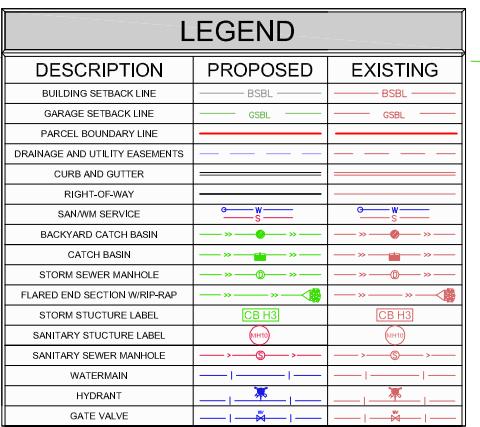
CITY PROJECT NO.

# PRELIMINARY SANITARY SEWER & WATERMAIN PLAN ARMSTRONG TOWNHOMES

FILE NO.  
5401-686

SW2

SW2



GENERAL NOTES:

S&W → INDICATES SANITARY & WATERMAN SERVICE  
X+XX → INDICATES SANITARY SERVICE STATION (FROM DOWNSTREAM MANHOLE)  
XXX.X → INDICATES SERVICE ELEVATION  
X' RISER → INDICATES RISER HEIGHT (IF NEEDED)

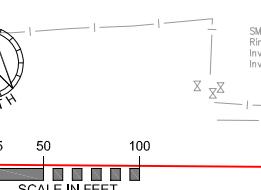
GENERAL NOTES

W/M SHALL BE DIR CLASS E3

MILITARY SERVICES TO BE 4" SDR 26 UNLESS OTHERWISE NOTED

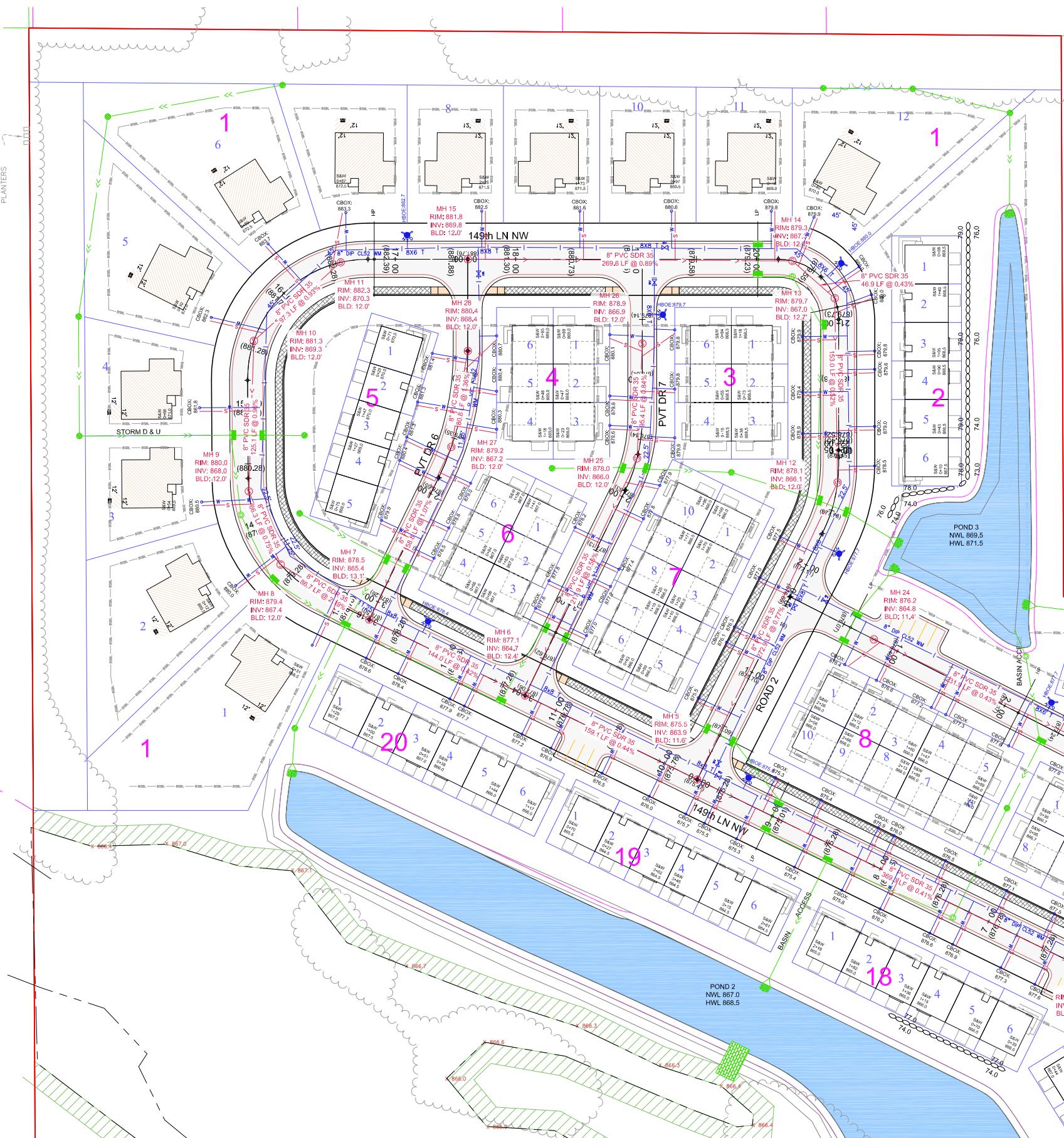
TERMINAL SERVICES TO BE 1" TYPE K COPPER UNLESS OTHERWISE NOTED

SANITARY MANHOLES INCLUDE 0.1' DROPS

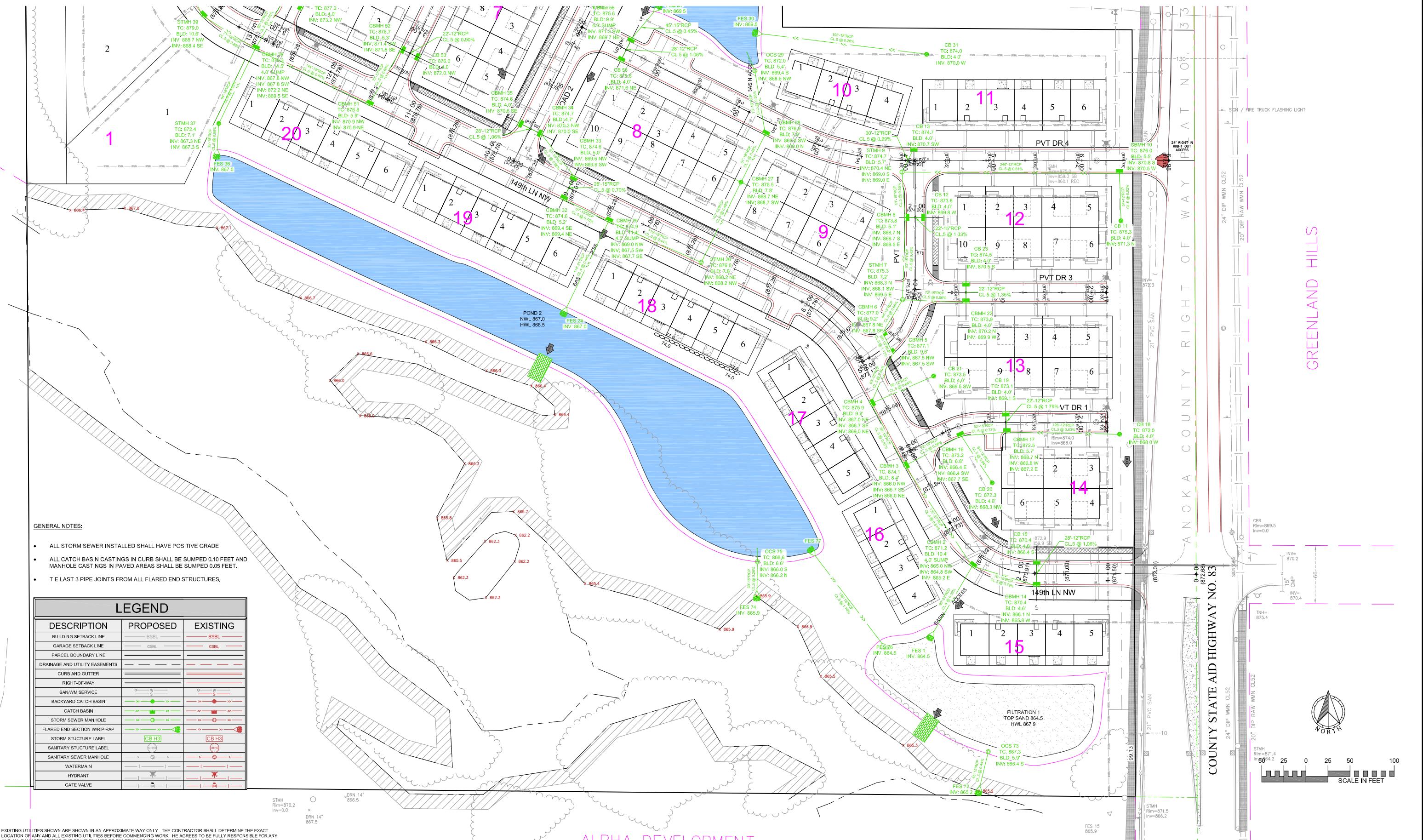


SCALE IN FEET

858L — 858L —



## GREENLAND HILLS



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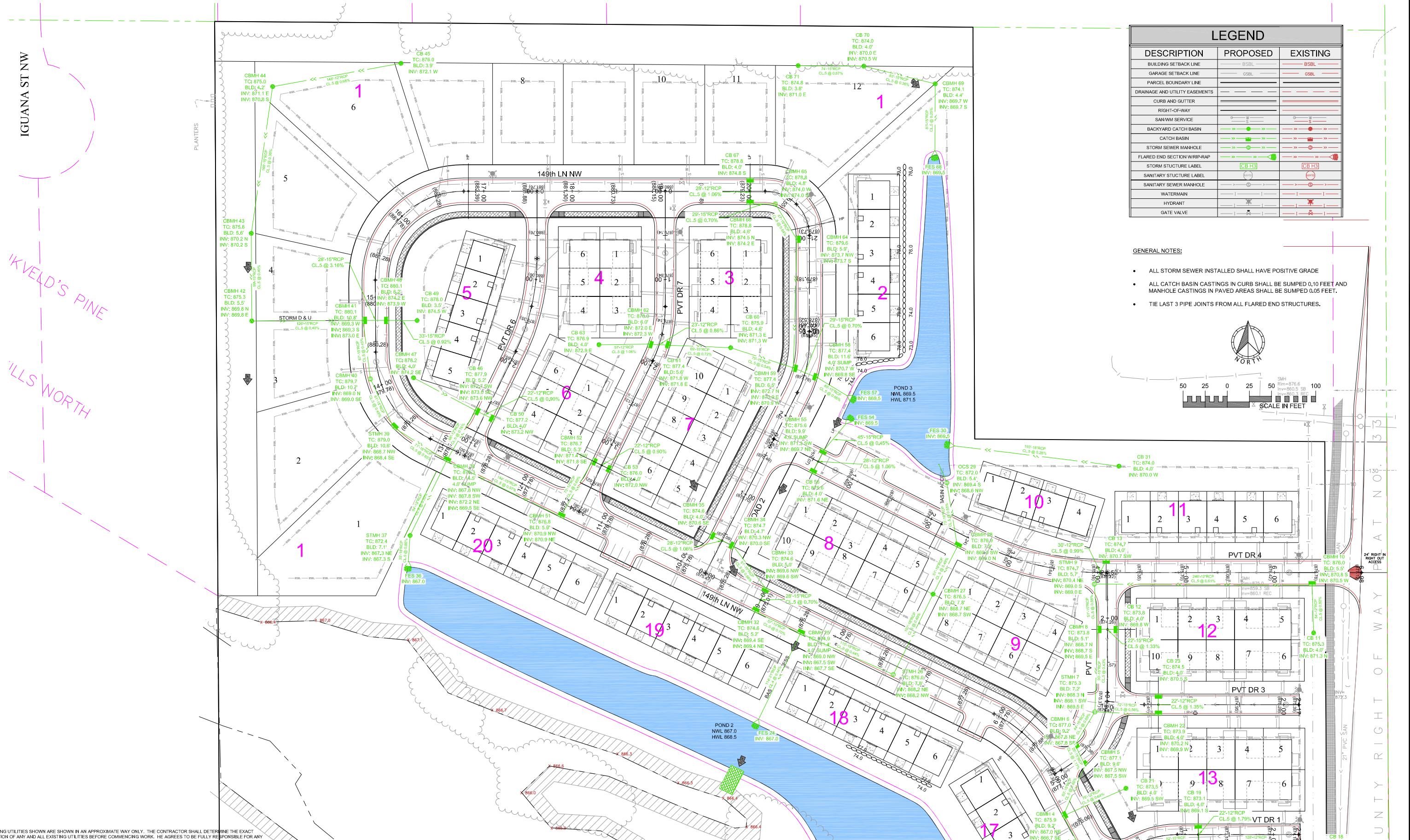
BY LAWS OF THE STATE OF MINNESOTA  
NG Charles A. Wiemerslage  
CHARLES A. WIEMERSLAGE, P.E. 1951

## **SATHRE-BERGQUIST, INC.**

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

PRELIMINARY STORM SEWER  
ARMSTRONG TOWNHOMES  
LENNAR

5401-686  
SS1   
SS3



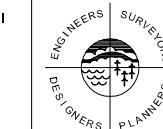
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CHARLES A. WIEMERSLAGE, P.E.  
Date: 07/16/21  
Lic. No. 49980

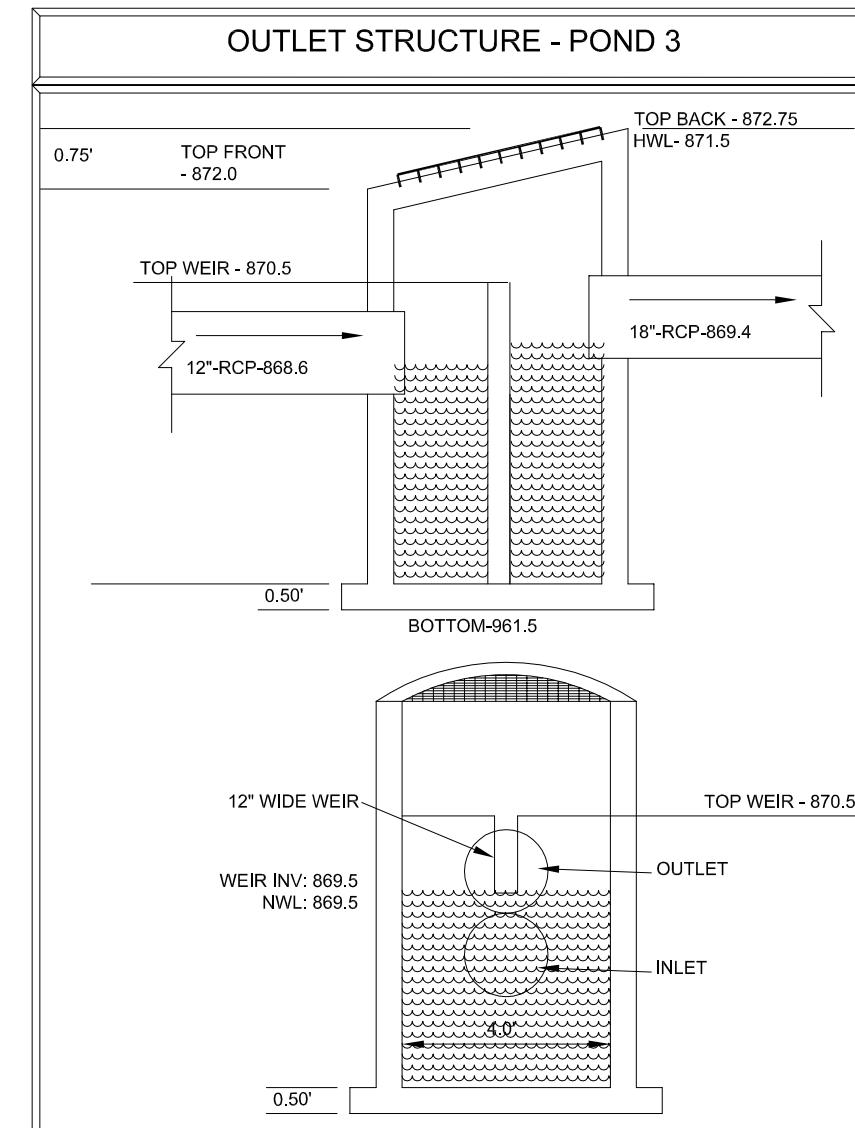
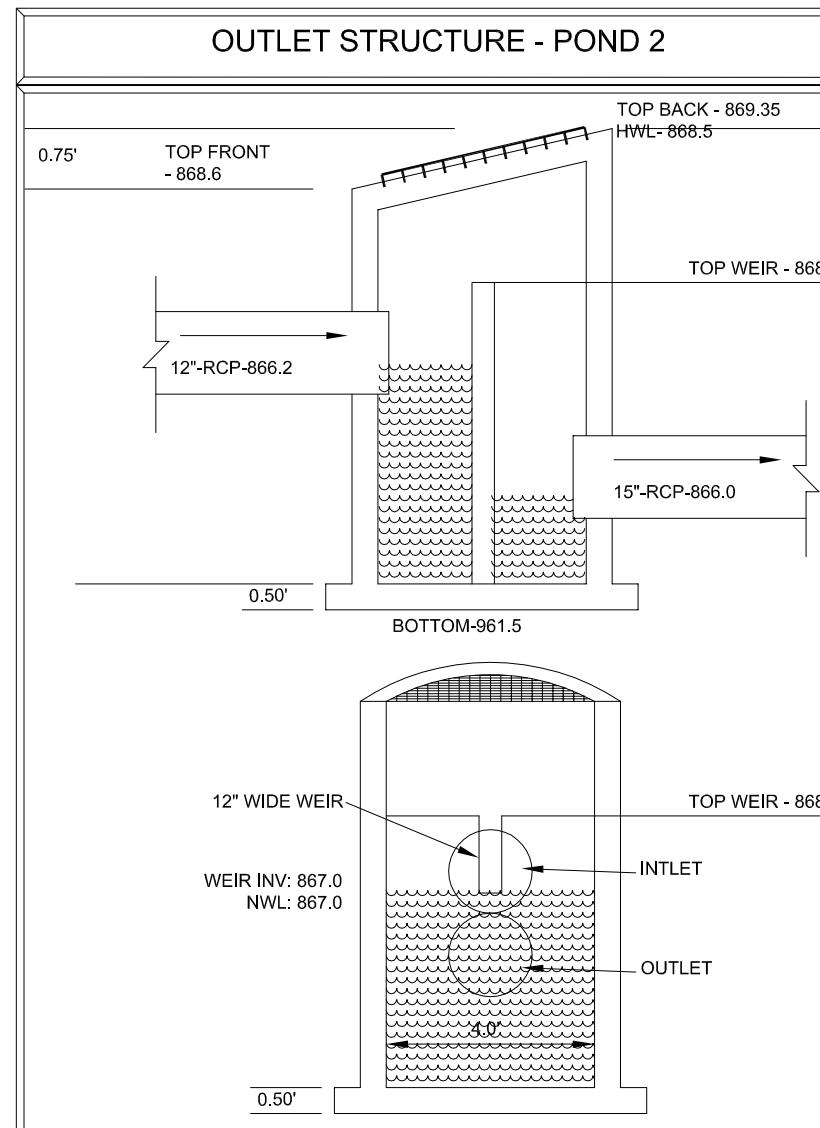
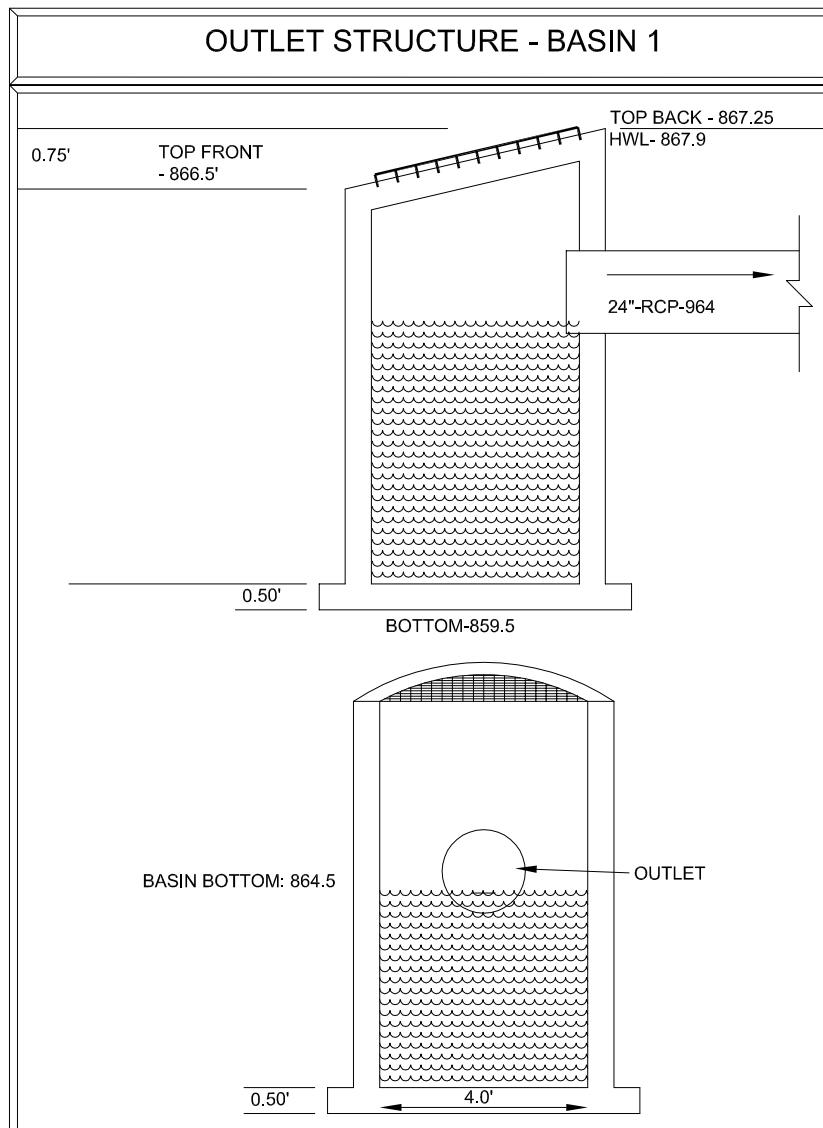


150 SOUTH BROADWAY, WAYZATA, MN 55391 (952) 476-6000

CITY PROJECT NO. --  
SATHRE-BERGQUIST, INC.  
RAMSEY,  
MINNESOTA

PRELIMINARY STORM SEWER  
ARMSTRONG TOWNHOMES  
LENNAR

FILE NO.  
5401-686  
SS2  
SS3

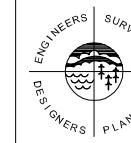


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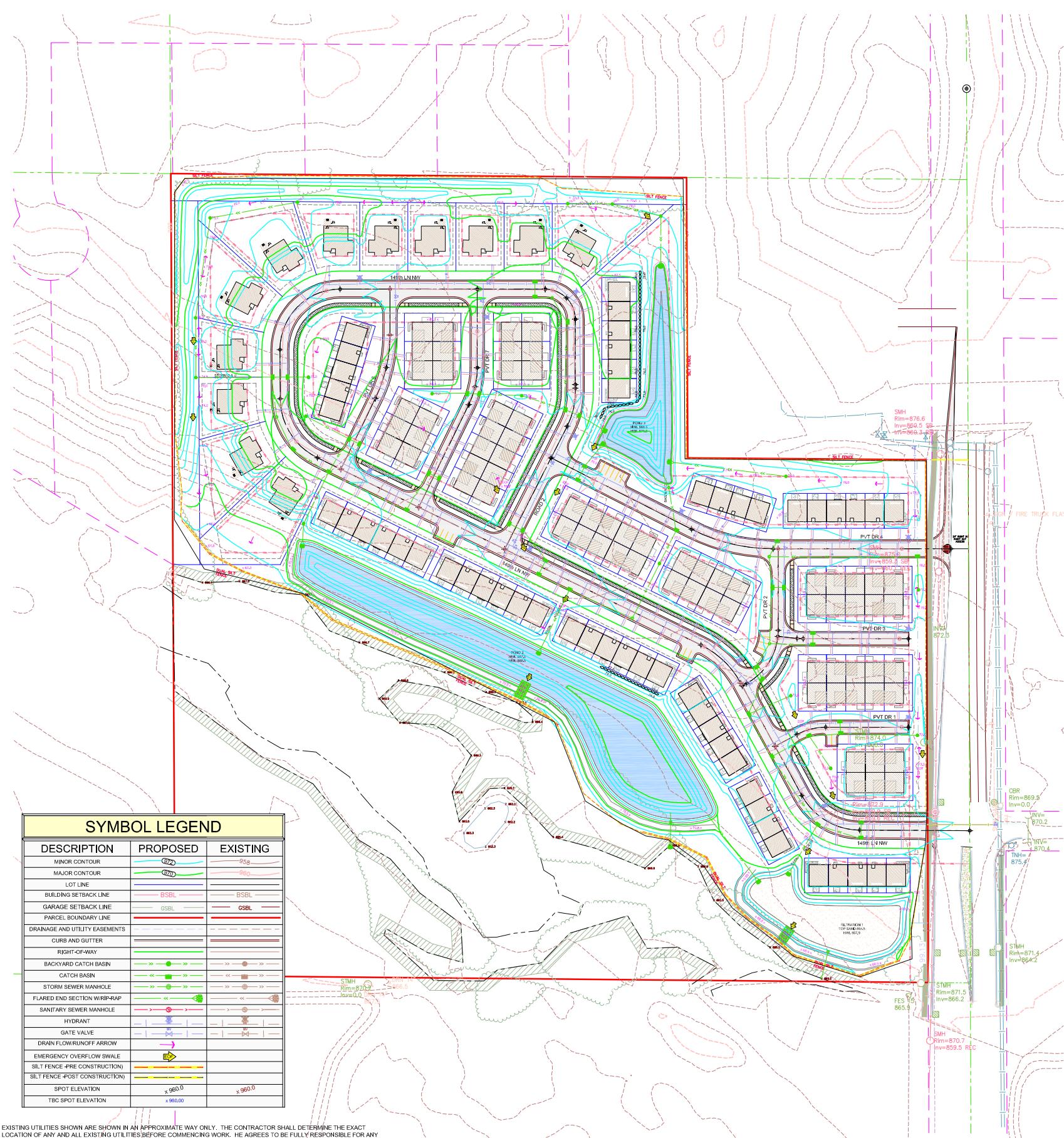


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CITY PROJECT NO.  
--  
RAMSEY,  
MINNESOTA

PRELIMINARY STORM SEWER  
ARMSTRONG TOWNHOMES  
LENNAR

FILE NO.  
5401-686  
SS3  
SS3



**GENERAL NOTES:**

1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF RAMSEY OR DIRECTED BY THE ENGINEER.
2. 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.
3. BEGIN GRADING, INSTALL PERFORATED RISER PIPE IN POND WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.
4. INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
5. LINE ALL PONDS SHALL BE CLAY LINED 2" THICK TO NWL PER CITY REQUIREMENT & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX. (OR AS NOTED)
6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.
7. POND - 10:1 BENCH (1 FOOT) THEN 4:1 MAX
8. LO & WO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
9. 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.
10. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES IN ACCORDANCE WITH THE CITY OF PLYMOUTH 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.
11. ALL RETAINING WALLS WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT.
12. A 1"-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERRMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES.
13. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
14. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
15. 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.
16. BUILDING PADS ARE 60' DEEP (SINGLE-FAMILY) & 40' DEEP (TOWNHOMES), UNLESS 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 - 18.0 ACRES**

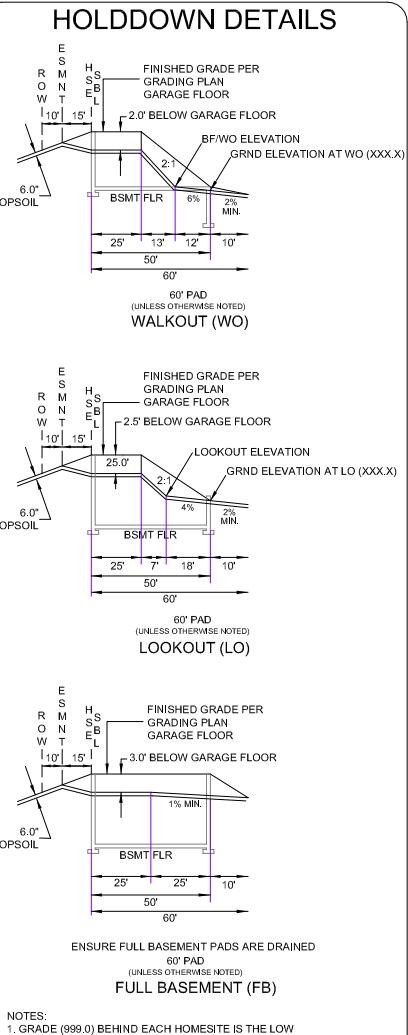
- A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MATERIAL (NOT MORE THAN 35% SAND).
- B. SEED POND SLOPES AND DETENTION AREAS WITH MNDOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
- C. SEED BASIN AREAS WITH MNDOT 33-261 SEED MIX AT A RATE OF 35 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)
- D. SEED ALL OTHER DISTURBED AREAS WITH MNDOT 250 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)
- E. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
- F. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
- G. 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.
- H. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
- I. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
- J. SILT FENCE, BEFORE GRADING - 5,800 LF  
AFTER GRADING - 1,400 LF
- K. WOODFIBER BLANKET - 200 SY

**ON-SITE BMPs**

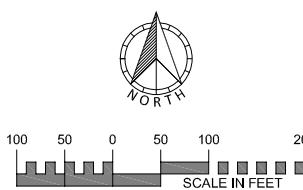
1. NURP POND - NURP POND WILL BE UTILIZED TO MEET OR EXCEED QUALITY AND RATE CONTROL REQUIREMENTS.
2. SKIMMERS - THE POND OUTLET STRUCTURE INCLUDES A SUBMERGED INLET PIPE TO ALLOW SKIMMING.
3. RIP RAP - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL.
4. INLET 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 DEVICE IS APPLICABLE.
5. SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODFIBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION.
6. BIOROLLS - BIOROLLS WILL BE INSTALLED ALONG REAR YARD SWALES TO PREVENT SEDIMENT FROM REACHING THE NURP POND AND ULTIMATELY DOWNSTREAM WETLANDS.
7. INFILTRATION/RETENTION AREAS - INFILTRATION/RETENTION AREAS WILL BE UTILIZED TO REDUCE/RETAIN THE RUNOFF FROM THE INCREASED HARD SURFACE.
8. STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR MORE FREQUENTLY TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING.
9. PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.
10. DITCH CHECKS SHALL BE INSTALLED EVERY 100' IN THE TEMPORARY DRAINAGE DITCHES AND AS SHOWN IN THE EROSION CONTROL PLANS.

**BIOFILTRATION BASIN NOTES:**

1. Initial excavation of the basin shall be dug 1' below the finished final grade.
2. The biofiltration soil within the filtration basins will be installed after the storm sewer outlet control structure is installed.
3. To prevent soil compaction, heavy equipment shall not be allowed within the basins at any time.
4. The bottom of the filtration basin shall be tilled a minimum of 12" prior to placing the biofiltration soil.
5. Relatively light equipment with tracks shall be used to excavate the filtration basins.
6. Immediately upon completion of grading the filtration basins, silt fence shall be installed per the plan to establish perimeter control.
7. The biofiltration soil within the shelves will be 1' deep with a 6" draft at the base of the biofiltration soil.
8. Iron filings trenches shall be 3' deep (see detail).
9. The biofiltration soil shall be compost / sand mix meeting MNDOT 3877.2 Type G "Filter Topsoil Borrow".
10. The biofiltration plant seed mixture should be MNDOT seed Mix 33-261 and shall be stabilized with MNDOT Erosion Control Blanket, Category 4 (wood fiber). Seed mixture shall be applied at a rate of 35 lbs/ton based on 100% live seed.
11. Minnesota Mulch & Soil can supply and deliver this soil premixed, (651) 330-0299
12. Maximum 45° bend allowed in drainline
13. Install cleanouts at all pipe ends
14. Cleanout risers shall be left 2ft above grade.
15. Drainline shall be 3 hole, 120° perforation pattern, no sock.
16. Drainline shall be 3 hole, 120° perforation pattern, no sock.



**ROW HOME PADS (32'x36')**  
1.5' Hold down to subgrade  
1.0' Hold down to top of topsoil



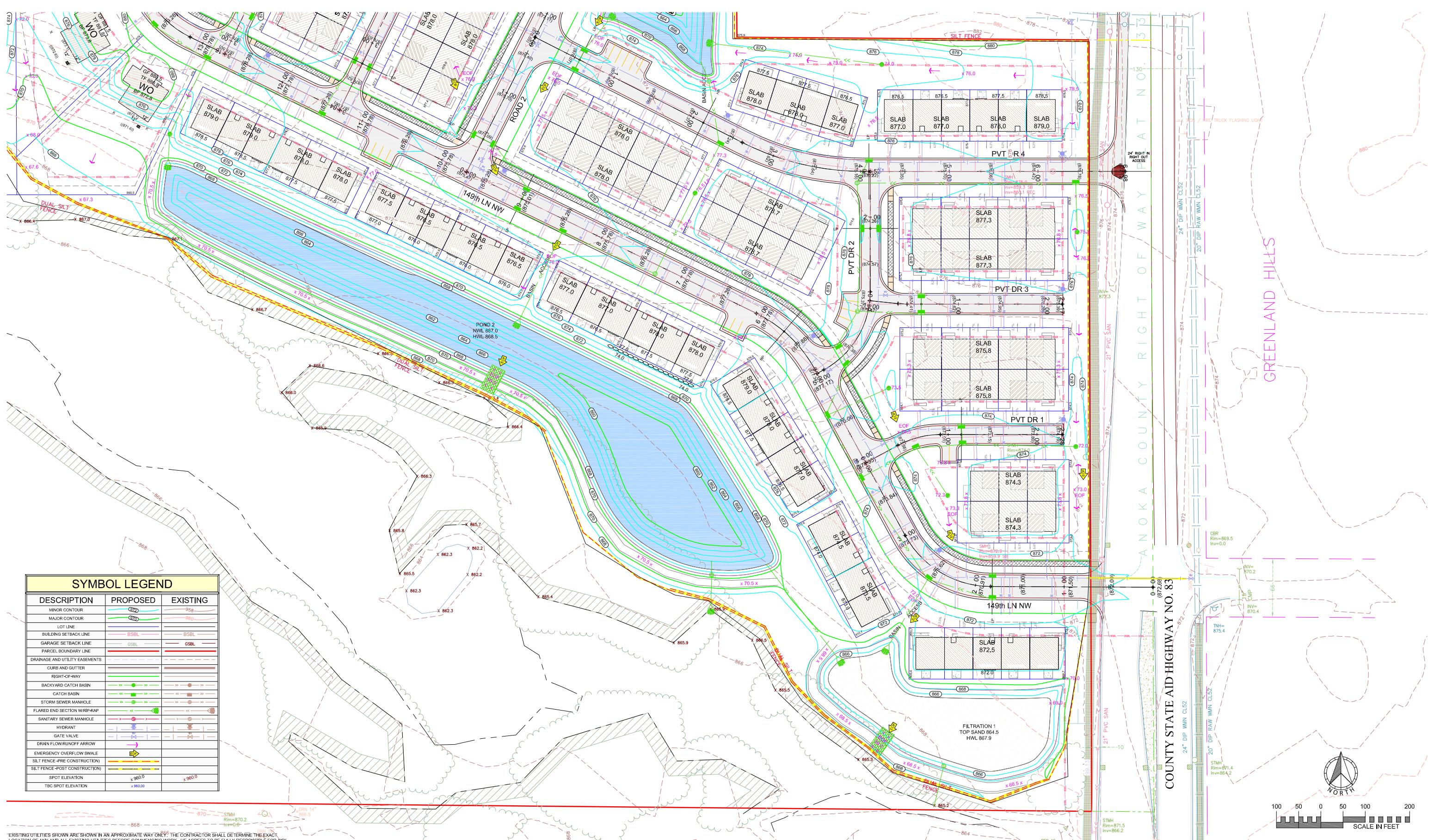
SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRB-RAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE - PRE CONSTRUCTION		
SILT FENCE - POST CONSTRUCTION		
SPOT ELEVATION		
TBC SPOT ELEVATION		

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DRAWING NAME	NO.	BY	DATE	REVISONS
TI	01	CAW	09/02/21	REVISE LAYOUT
DRAWN BY	02	CAW	09/21/21	CORRECT UTILITY INVERTS
CAW	03	CAW	10/06/21	CITY COMMENTS
CHECKED BY				
RSM				
DATE				
07/16/21				

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*Charles A. Wiemerslage*  
CHARLES A. WIEMERSLAGE, P.E.  
Date: 07/16/21

Lic. No. 49180

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



CITY PROJECT NO.  
--  
RAMSEY,  
MINNESOTA

PRELIMINARY GRADING PLAN  
ARMSTRONG TOWNHOMES  
LENNAR

FILE NO.  
5401-686  
GP2  
GP3

SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	072	950
MAJOR CONTOUR	070	940
LOT LINE	BSBL	BSBL
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE	GSBL	GSBL
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN	•	•
CATCH BASIN	•	•
STORM SEWER MANHOLE	•	•
FLARED END SECTION W/RIP-RAP	•	•
SANITARY SEWER MANHOLE	•	•
HYDRANT	•	•
GATE VALVE	—	—
DRAIN FLOW/RUNOFF ARROW	→	→
EMERGENCY OVERFLOW SWALE	→	→
SILT FENCE-POST CONSTRUCTION	—	—
SILT FENCE-PRE CONSTRUCTION	—	—
SPOT ELEVATION	x 950.0	x 950.0
TBC SPOT ELEVATION	x 960.0	x 960.0



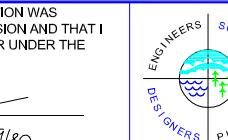
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DRAWING NAME	NO.	BY	DATE	REVISONS
TI	01	CAW	09/02/21	REVISE LAYOUT
DRAWN BY	02	CAW	09/21/21	CORRECT UTILITY INVERTS
CAW	03	CAW	10/06/21	CITY COMMENTS
CHECKED BY				
RSM				
DATE				
07/16/21				

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Date: 07/16/21



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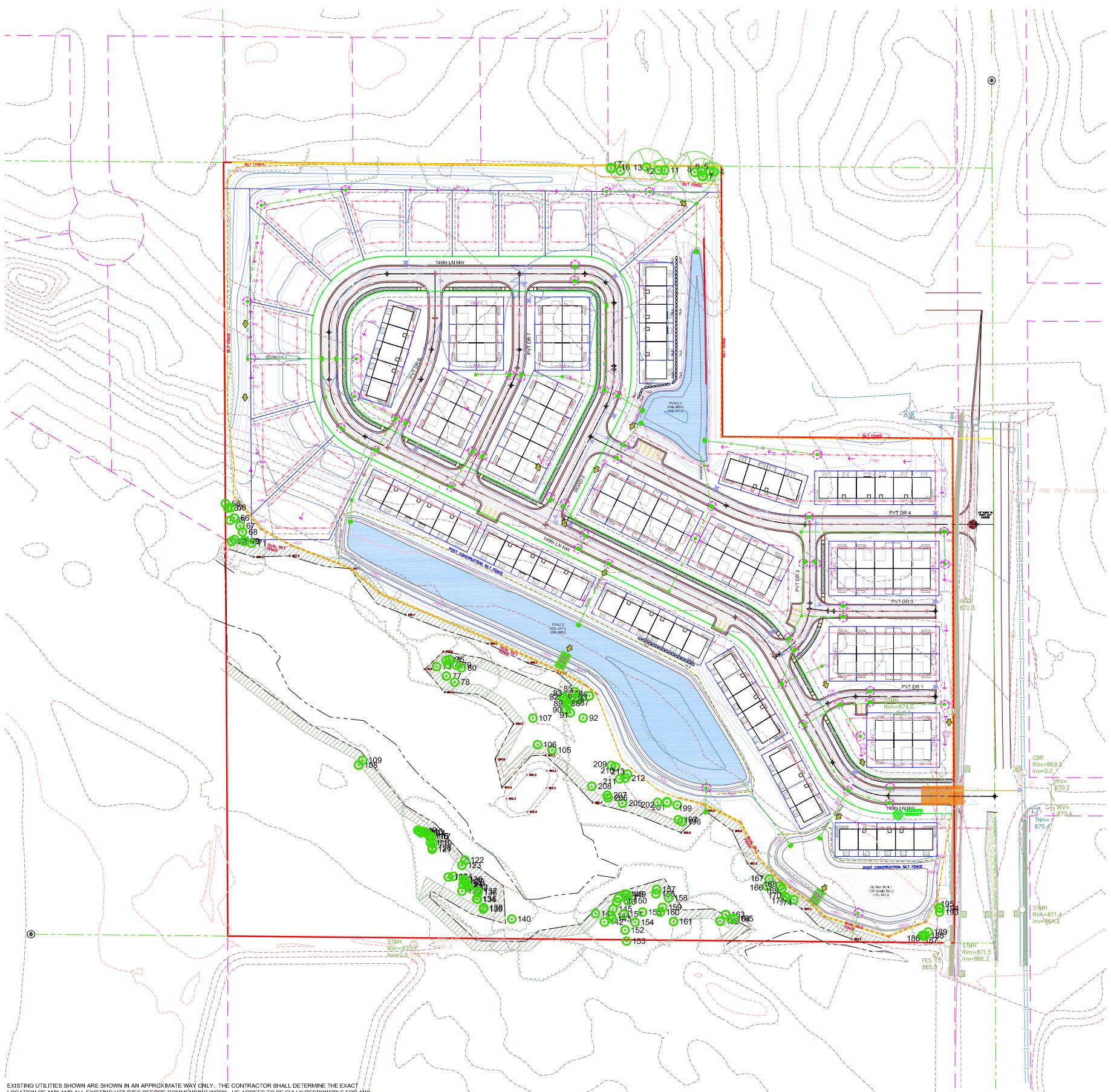
Lic. No. 49180

SATHRE-BERGQUIST, INC.

CITY PROJECT NO.  
—  
RAMSEY,  
MINNESOTA

PRELIMINARY GRADING PLAN  
ARMSTRONG TOWNHOMES  
LENNAR

FILE NO.  
5401-686  
GP3  
GP3

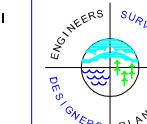


DRAWING NAME	NO.	BY	DATE	REVISIONS
TI	01	CAW	09/02/21	REVISE LAYOUT
DRAWN BY	02	CAW	09/21/21	CORRECT UTILITY INVERTS
CAW	03	CAW	10/06/21	CITY COMMENTS
CHECKED BY				
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07/16/21				

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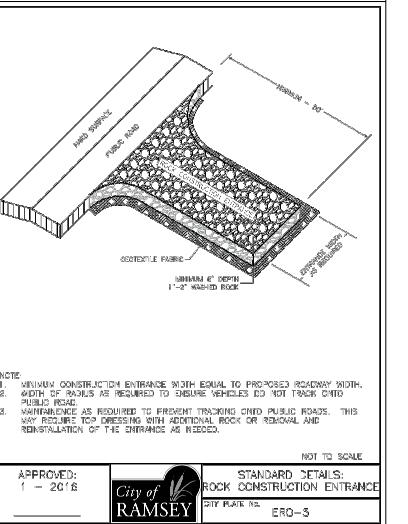
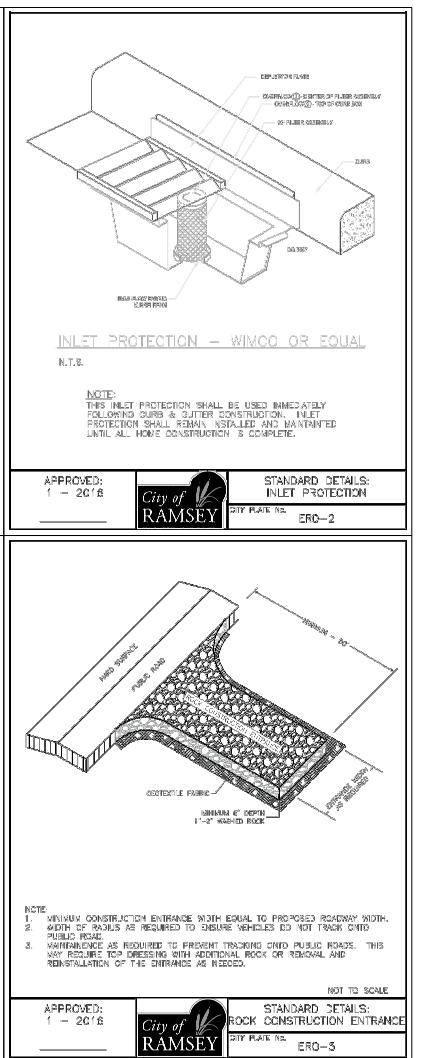
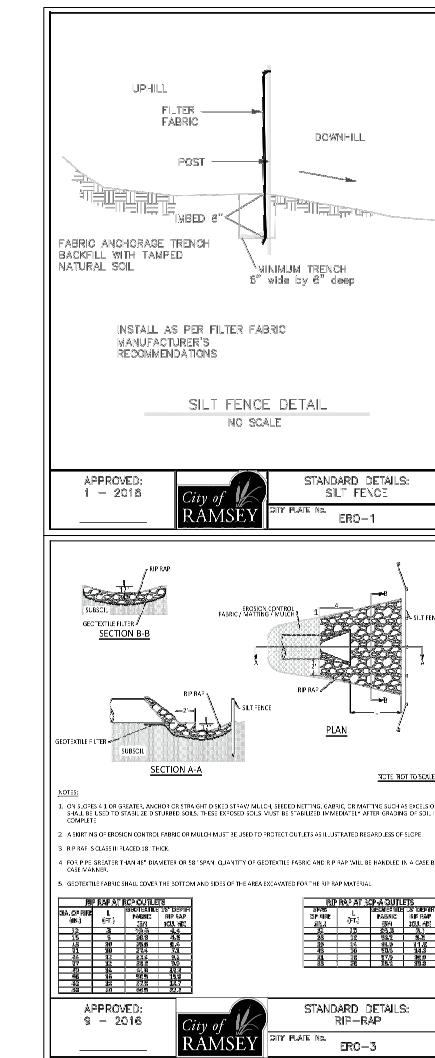


SATHRE-BERGQUIST, INC.  
150 SOUTH BROADWAY, WAYZATA, MN, 55391 (952) 476-6000

CITY PROJECT NO.  
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RAMSEY,  
MINNESOTA

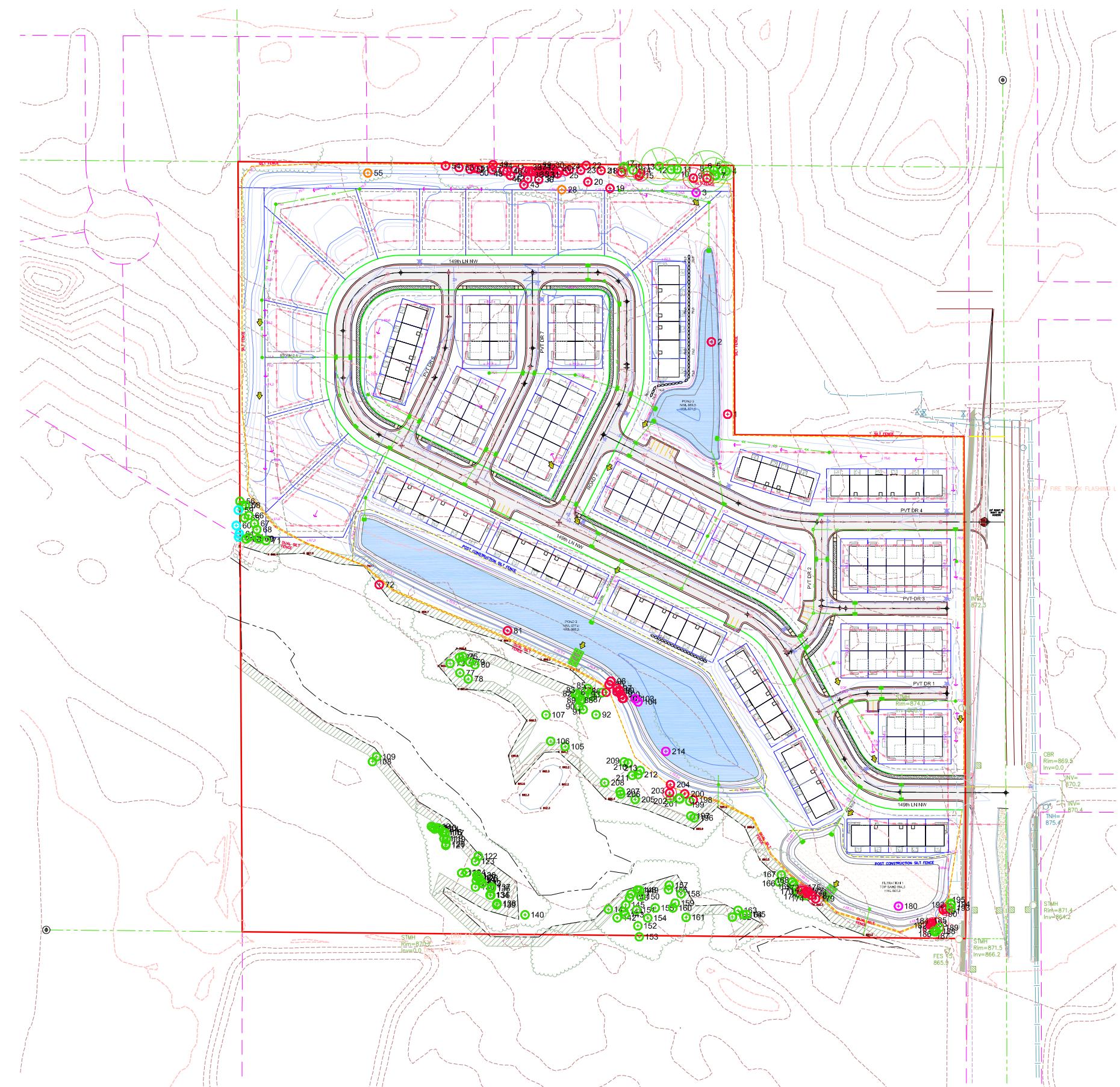
PRELIMINARY EROSION CONTROL PLAN  
ARMSTRONG TOWNHOMES  
LENNAR

FILE NO.  
5401-686  
EC1  
EC



SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BAIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP/WRAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE (PRE-CONSTRUCTION)		
SILT FENCE (POST-CONSTRUCTION)		
SPOT ELEVATION		
TBC SPOT ELEVATION		





- ⊕ TREE - SAVED
- ⊖ TREE - REMOVED
- TREE - EXEMPT
- TREE - INVASIVE
- ⊕ TREE - OFFSITE

#### Notes:

EXTERIOR CIRCLE AROUND TREE SYMBOL REPRESENTS APPROXIMATE DRIP LINE



100 50 0 50 100 200  
SCALE IN FEET

SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP-UP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOWRUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE - PRE CONSTRUCTION		
SILT FENCE - POST CONSTRUCTION		
SPOT ELEVATION		
TBC SPOT ELEVATION		

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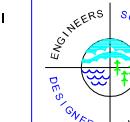
DRAWING NAME	NO.	BY	DATE	REVISONS	DRAWN BY	NO.	BY	DATE	REVISONS	CHECKED BY	NO.	BY	DATE	REVISONS
TI	01	CAW	09/02/21	REVISE LAYOUT	02	CAW	09/21/21	CORRECT UTILITY INVERTS		03	CAW	10/06/21	CITY COMMENTS	
DRAWN BY														
CAW														
CHECKED BY														
RSM														
DATE														
07/16/21														

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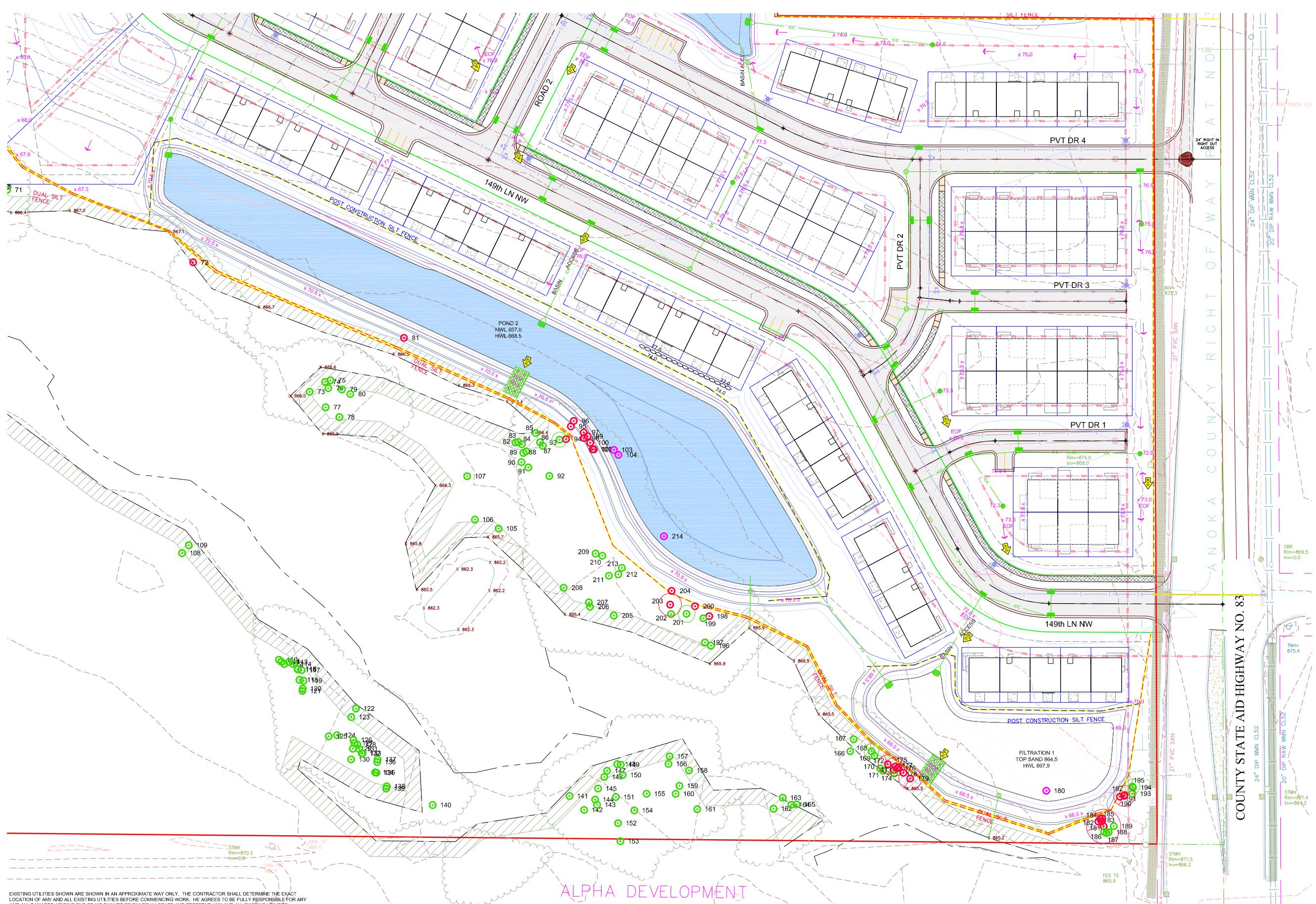
SATHRE-BERGQUIST, INC.  
150 SOUTH BROADWAY, WAYZATA, MN. 55391 (952) 476-6000



CITY PROJECT NO.  
--  
RAMSEY,  
MINNESOTA  
LENNAR

TREE SURVEY  
ARMSTRONG TOWNHOMES  
LENNAR

FILE NO.  
5401-686  
TS  
TS4

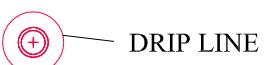


SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP-UP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
EMERGENCY OVERFLOW SWALE		
SILT FENCE (PRE-CONSTRUCTION)		
SILT FENCE (POST-CONSTRUCTION)		
SPOT ELEVATION		
TBC SPOT ELEVATION		

- TREE - SAVED
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- TREE - INVASIVE
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#### Notes:

EXTERIOR CIRCLE AROUND TREE SYMBOL REPRESENTS APPROXIMATE DRIP LINE



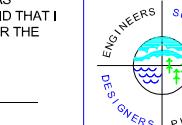
50 25 0 25 50 100  
SCALE IN FEET

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CAW	03	CAW	10/06/21	CITY COMMENTS

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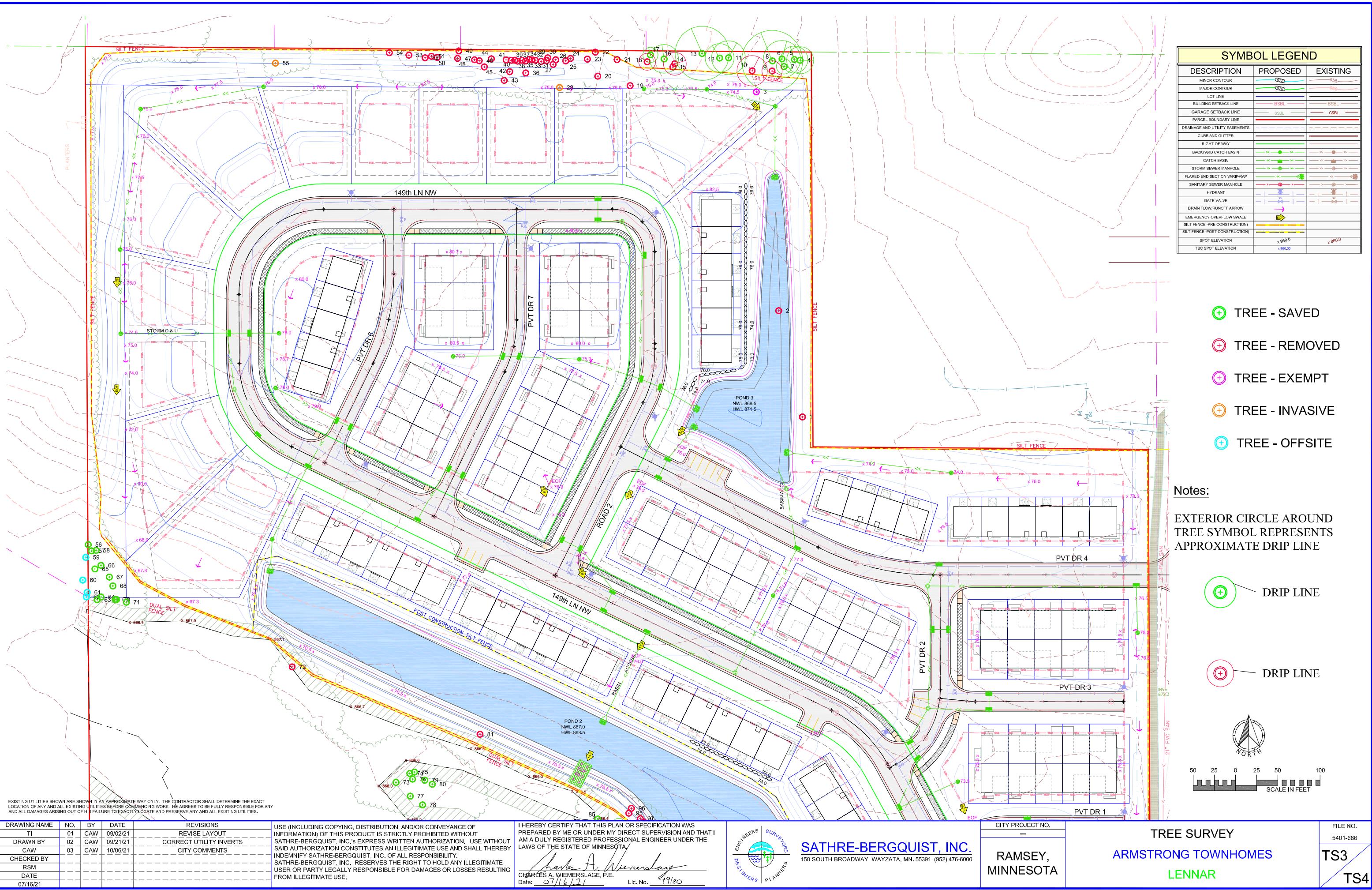
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 Date: 07/16/21  
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150 SOUTH BROADWAY, WAYZATA, MN, 55391 (952) 476-6000

CITY PROJECT NO. --  
 SATHRE-BERGQUIST, INC.  
 RAMSEY,  
 MINNESOTA  
 TREE SURVEY  
 ARMSTRONG TOWNHOMES  
 LENNAR

FILE NO.  
 5401-686  
 TS2  
 TS4



Tree #	Species	Saved	Removed	Exempt	Offsite	Invasive	Tree #	Species	Saved	Removed	Exempt	Offsite	Invasive	Tree #	Species	Saved	Removed	Exempt	Offsite	Invasive
1 Spruce White		9					78 Aspen		10					157 Aspen		12				
2 Spruce WHITE			7				79 Aspen		12					158 Aspen		8				
3 Elm Siberian				9			80 Aspen		10.5					159 Aspen		9				
4 Redcedar		16					81 Boxelder			16				160 Aspen		8				
5 Redcedar		16					82 Aspen		9					161 Aspen		11				
6 Redcedar		22					83 Aspen		9.5					162 Aspen		8				
7 Boxelder		9.5					84 Aspen		10					163 Aspen		18				
8 Redcedar		36.5					85 Aspen		15					164 Aspen		15				
9 Redcedar			12				86 Aspen		9					165 Aspen		9				
10 Boxelder		18					87 Aspen		8					166 Aspen		8				
11 Boxelder		20					88 Aspen		9.5					167 Aspen		8.5				
12 Redcedar		17					89 Aspen		9					168 Aspen		8				
13 Boxelder		32					90 Aspen		9					169 Aspen		10				
14 Aspen		13.5					91 Redcedar		4					170 Aspen		8.5				
15 Boxelder		8.5					92 Aspen		10					171 Aspen		8.5				
16 Redcedar		17					93 Aspen		8					172 Redcedar			10			
17 Boxelder		9					94 Aspen		8.5					173 Aspen		10.5				
18 Boxelder		10					95 Aspen		22					174 Aspen		9				
19 Redcedar		6					96 Aspen		8					175 Aspen		10				
20 Siberian		11					97 Aspen		9					176 Aspen		9.5				
21 Redcedar		16					98 Aspen		9					177 Aspen		8				
22 Boxelder		31					99 Aspen		9					178 Aspen		10				
23 Redcedar		16					100 Aspen		10.5					179 Aspen		12				
24 Redcedar		16					101 Aspen		9					180 Elm Siberian			9			
25 Redcedar		13					102 Aspen		24.5					181 Redcedar		18				
26 Redcedar		19.6					103 Aspen			8				182 Redcedar		14				
27 Hackberry		9.5					104 Aspen			8				183 Redcedar		8				
28 Elm Siberian			16				105 Redcedar		12					184 Redcedar		8				
29 Redcedar		11					106 Redcedar		12					185 Redcedar		9				
30 Redcedar		11					107 Redcedar		12					186 Redcedar		6.5				
31 Redcedar		10.5					108 Redcedar		21					187 Redcedar		6				
32 Redcedar		8.5					109 Aspen		20					188 Redcedar		7				
33 Redcedar		13.5					110 Aspen		9					189 Redcedar		16				
34 Redcedar		5					111 Aspen		9					190 Redcedar			11			
35 Redcedar		11.5					112 Aspen		10.5					191 Redcedar		10				
36 Hackberry		11.5					113 Aspen		10					192 Redcedar		11				
37 Redcedar		10.5					114 Aspen		10.5					193 Redcedar		6				
38 Redcedar		11					115 Aspen		9					194 Redcedar		9.5				
39 Redcedar		12.5					116 Aspen		10					195 Redcedar		10				
40 Redcedar		10.5					117 Aspen		8					196 Aspen		8				
41 Redcedar		11.5					118 Aspen		10					197 Aspen		8				
42 Hackberry		8.5					119 Aspen		9					198 Aspen			18.5			
43 Boxelder		15					120 Aspen		9					199 Aspen		8				
44 Redcedar		16					121 Aspen		9.5					200 Aspen			9.5			
45 Hackberry		8					122 Aspen		9					201 Aspen		9				
46 Redcedar		20					123 Aspen		8					202 Aspen		12				
47 Redcedar		22					124 Aspen		8					203 Aspen			12			
48 Redcedar		25					125 Aspen		8.5					204 Aspen			8.5			
49 Boxelder		8					126 Aspen		8.5					205 Aspen			9.5			
50 Redcedar		17					127 Aspen		11					206 Aspen			10.5			
51 Redcedar		24					128 Aspen		8.5					207 Aspen			8.5			
52 Redcedar		15.5					129 Aspen		9					208 ASPB			11			
53 Boxelder		8					130 Elm American		12.5					209 Aspen		9				
54 Redcedar		22					131 Aspen		8.5					210 Aspen			11			
55 Elm Siberian			11				132 Aspen		9					211 Aspen			11			
56 Aspen		10.5					133 Aspen		10.5					212 Aspen			8			
57 Aspen		9.5					134 Aspen		9.5					213 Aspen			11			
58 Aspen		9					135 Aspen		8.5					214 Maple amur				36		
59 Aspen			10				136 Aspen		9											
60 Aspen			10				137 Aspen		14.5											
61 Aspen			10				138 Aspen		10.5											
62 Aspen			8				139 Aspen		9											
63 Aspen		8					140 Maple amur		16											
64 Aspen		9					141 Aspen		9											
65 Aspen		8.5		</																