

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

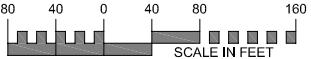
Lots: 12 Single Family Lots
Minimum Lot Width: 80ft
Front Yard Setback: 25ft
Side Yard Setback: 5ft/5ft
Side Yard Setback Corner Lot: 15ft
Rear Yard Setback: 20ft
Rear Yard Setback Deck: 5ft

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

Density
Single Family 12units / 4.99 Ac = 2.4 units / ac
Multi Family 125 units / 20.49 Ac = 6.1 units/Ac

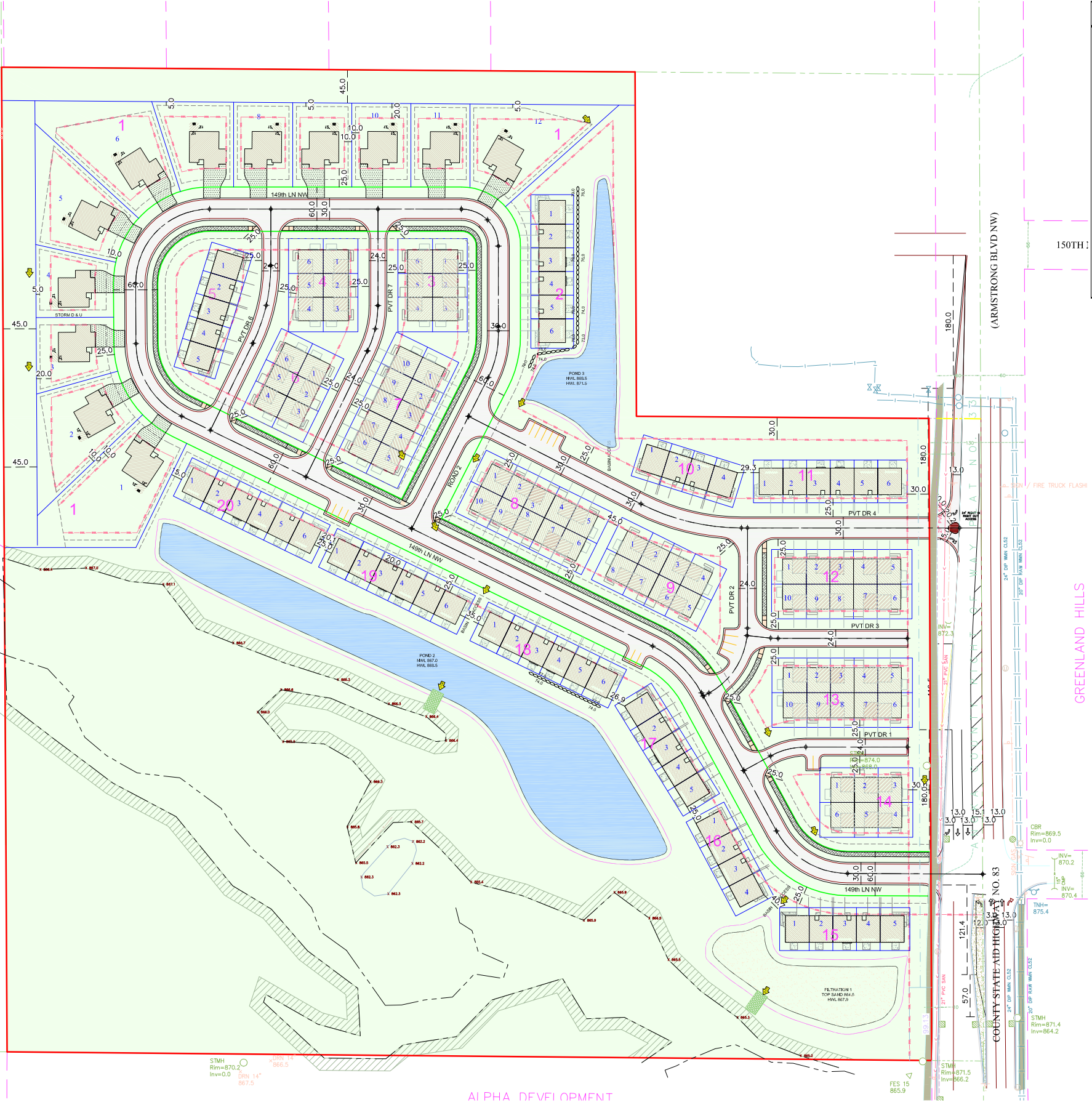
Mutli Family Open Space
28.52 Ac Multi Family
5.33 Ac Wetland
0.836 Ac Private Roads
2.62 Ac Ponds
5.33 Ac Multi family Units
11.5 Ac Open Space
11.5 Ac / 28.52 Ac = 44.5% Open Space

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: CHARLIE WIEMERSLAGE, P.E. EMAIL: COWIEMERSLAGE@SATHRE.COM	DEVELOPER LENNAR 16305 36TH AVE N, SUITE 600 PLYMOUTH, MN 55446 CONTACT: JOE JABLONSKI PHONE: (952) 249-3014 EMAIL: JOE.JABLONSKI@LENNAR.COM PAUL TABONE PHONE: (952) 249-3086 EMAIL: PAUL.TABONE@LENNAR.COM



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 WRIP-RAP		
STORM STRUCTURE LABEL	CB HS	CB HS
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



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CHARLES A. WIEMERSLAGE, P.E.
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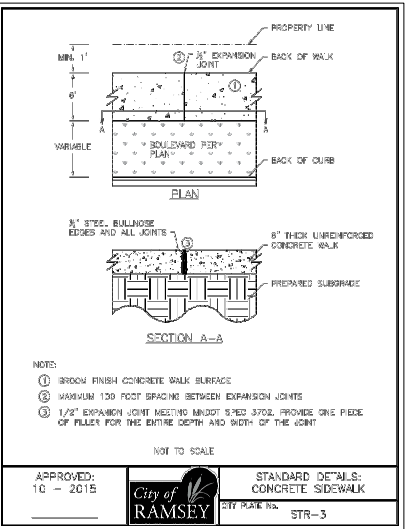
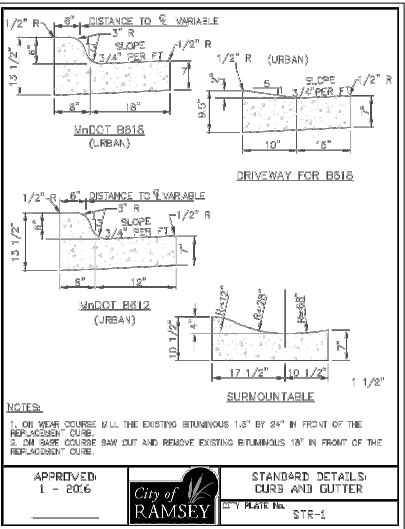
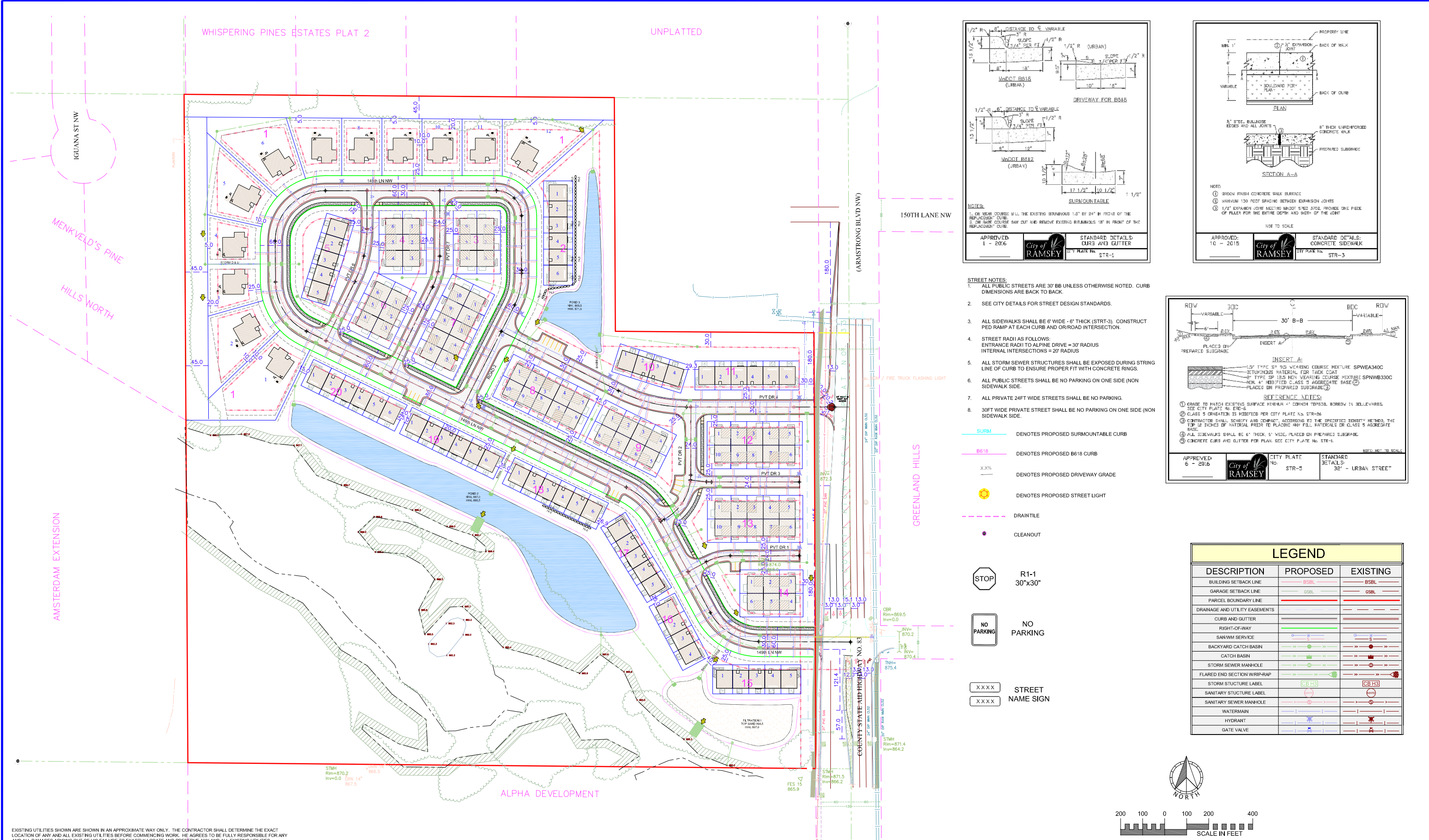


SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
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RAMSEY,
MINNESOTA

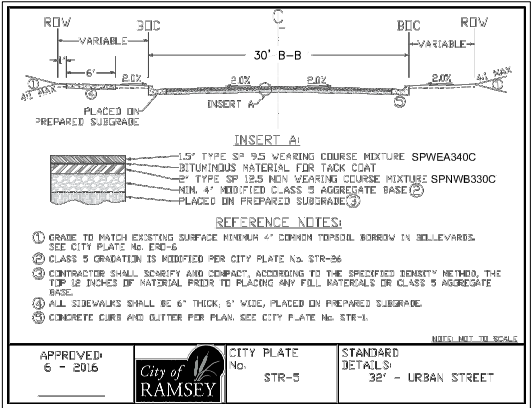
PRELIMINARY SITE PLAN
LYNWOOD
LENNAR

FILE NO.
5401-686
SP
SP



- STREET NOTES:
1. ALL PUBLIC STREETS ARE 30' BB UNLESS OTHERWISE NOTED. CURB DIMENSIONS ARE BACK TO BACK.
 2. SEE CITY DETAILS FOR STREET DESIGN STANDARDS.
 3. ALL SIDEWALKS SHALL BE 6' WIDE - 6" THICK (STR-3). CONSTRUCT PED RAMP AT EACH CURB AND OR/RAID INTERSECTION.
 4. STREET RADII AS FOLLOWS:
ENTRANCE RADI TO ALPINE DRIVE = 30' RADIUS
INTERNAL INTERSECTIONS = 20' RADIUS
 5. ALL STORM SEWER STRUCTURES SHALL BE EXPOSED DURING STRING LINE OF CURB TO ENSURE PROPER FIT WITH CONCRETE RINGS.
 6. ALL PUBLIC STREETS SHALL BE NO PARKING ON ONE SIDE (NON SIDEWALK SIDE).
 7. ALL PRIVATE 24FT WIDE STREETS SHALL BE NO PARKING.
 8. 30FT WIDE PRIVATE STREET SHALL BE NO PARKING ON ONE SIDE (NON SIDEWALK SIDE).

- LEGEND**
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|--------------------------------|----------|----------|
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| GARAGE SETBACK LINE | GSBL | GSBL |
| PARCEL BOUNDARY LINE | | |
| DRAINAGE AND UTILITY EASEMENTS | | |
| CURB AND GUTTER | | |
| RIGHT-OF-WAY | | |
| SANWWM SERVICE | | |
| BACKYARD CATCH BASIN | | |
| CATCH BASIN | | |
| STORM SEWER MANHOLE | | |
| FLARED END SECTION WRAP-UP | | |
| STORM STRUCTURE LABEL | [CBH3] | [CBH3] |
| SANITARY STRUCTURE LABEL | | |
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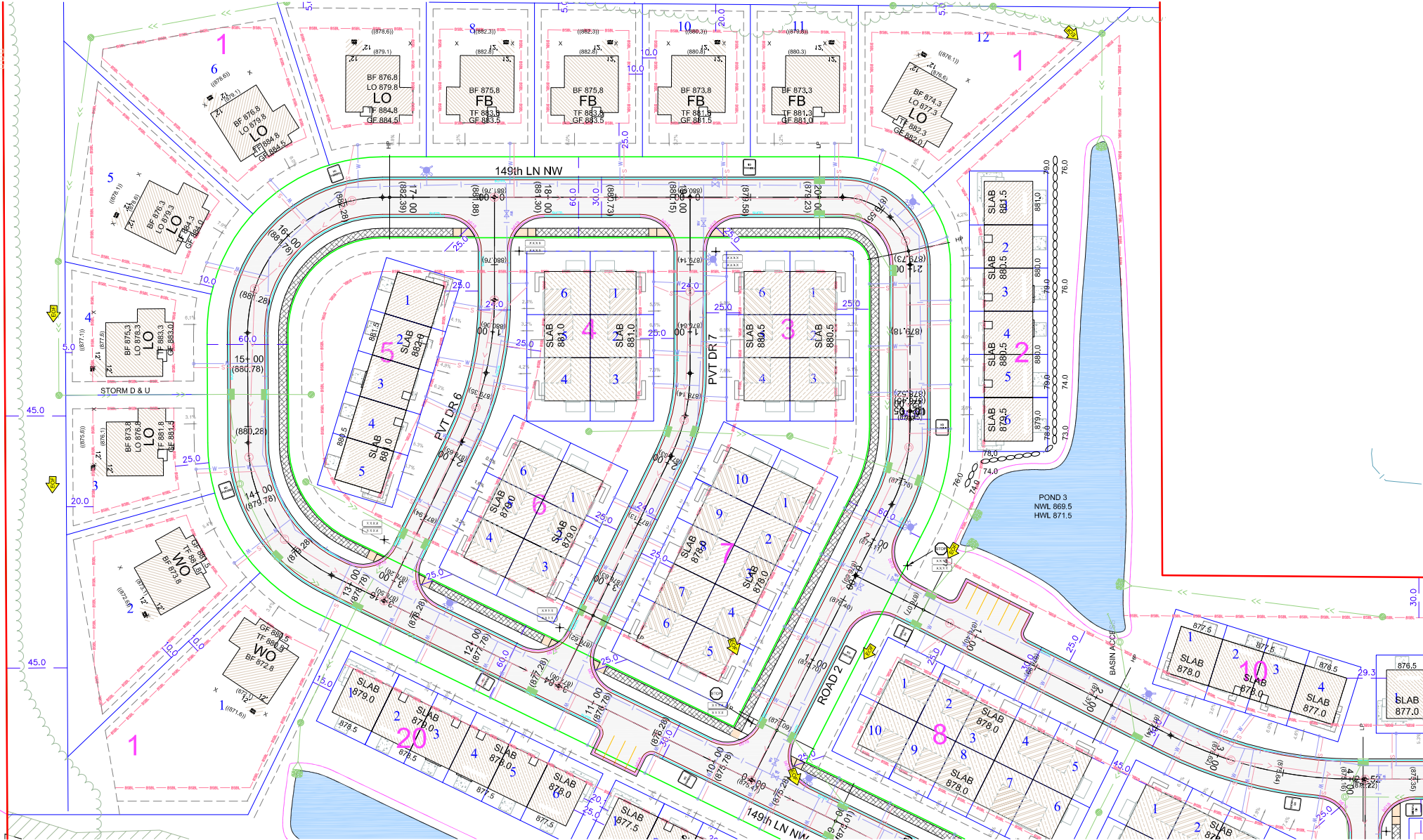
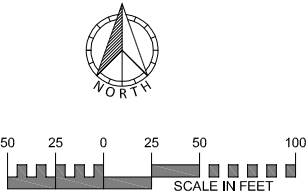
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CITY PROJECT NO.
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RAMSEY, MINNESOTA

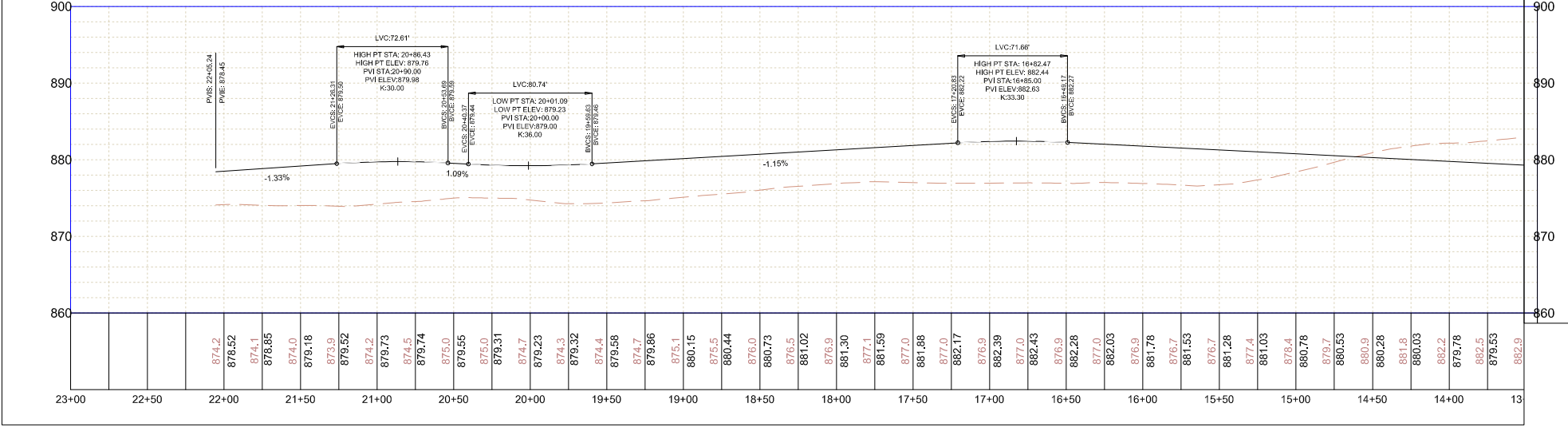
PRELIMINARY STREET PLAN
ARMSTRONG TOWNHOMES
LENNAR

FILE NO.
5401-686
ST1
ST8

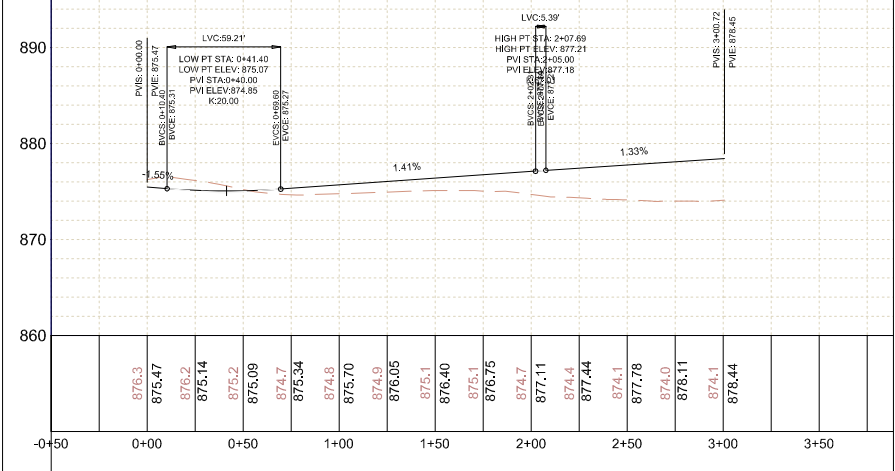
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149th LN NW



149th LN NW - ROAD 2



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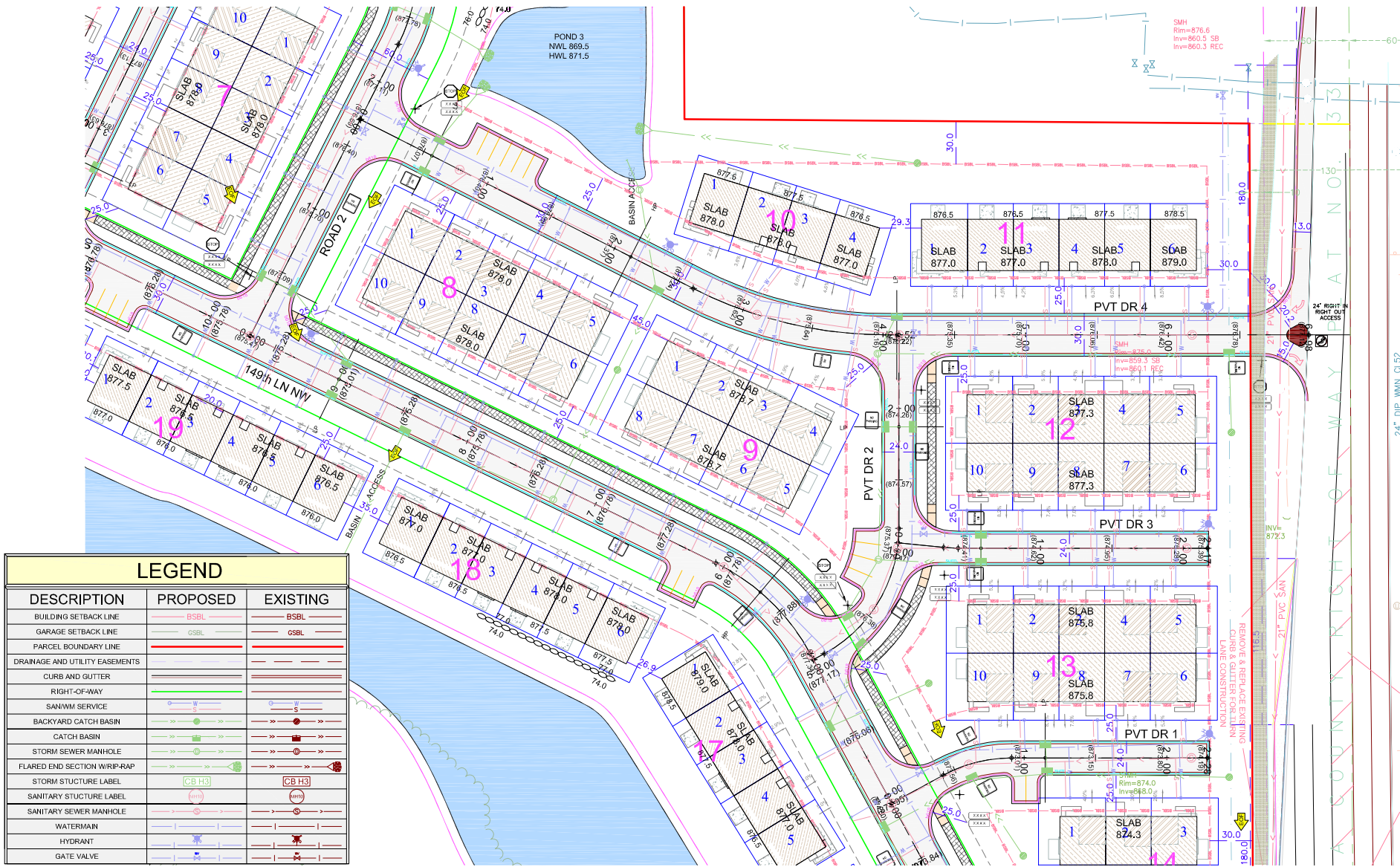
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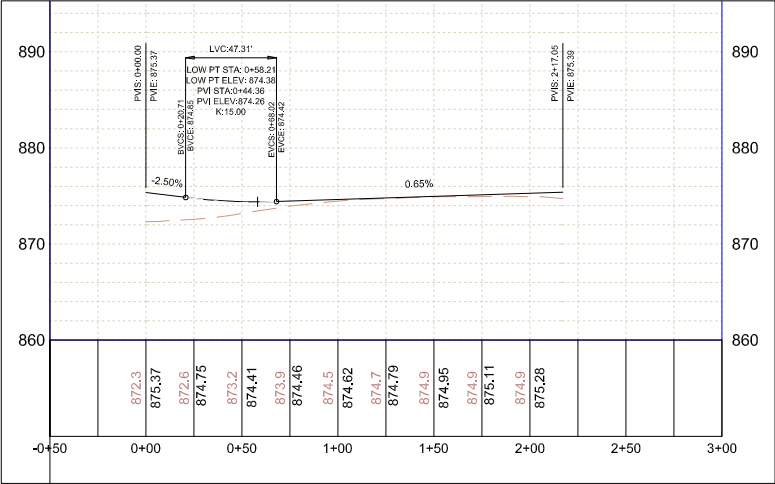
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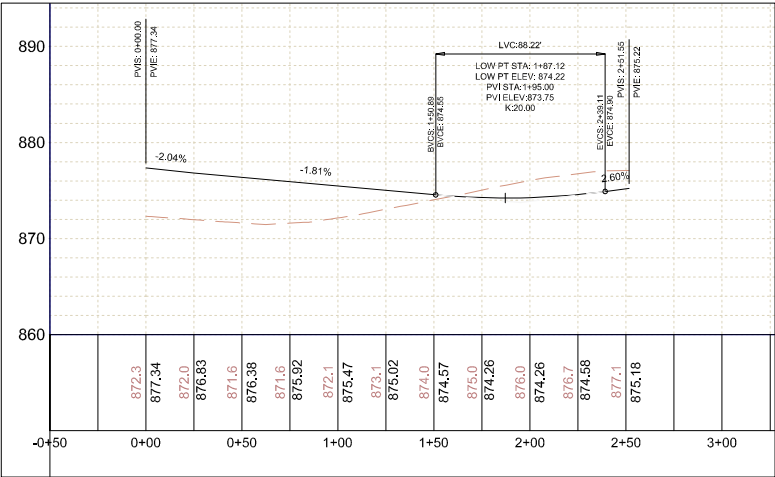
CITY PROJECT NO.	PRELIMINARY STREET PLAN		FILE NO.
RAMSEY, MINNESOTA	ARMSTRONG TOWNHOMES		5401-686
	LENNAR		ST3
			ST8



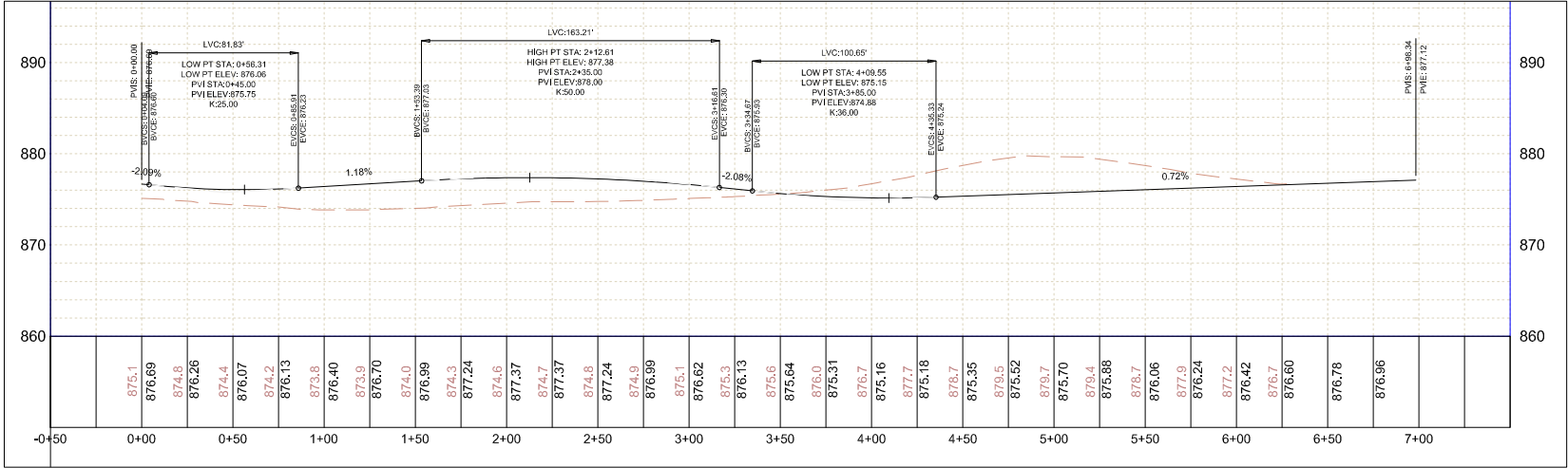
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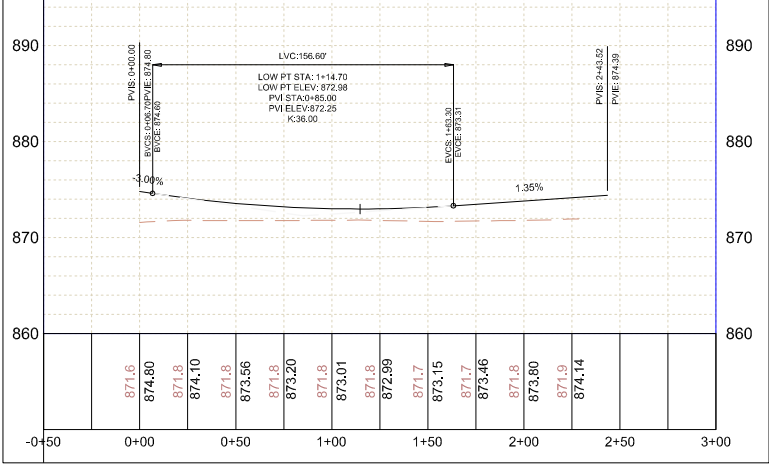
PVT RD 4



PVT RD 4



PVT RD 3



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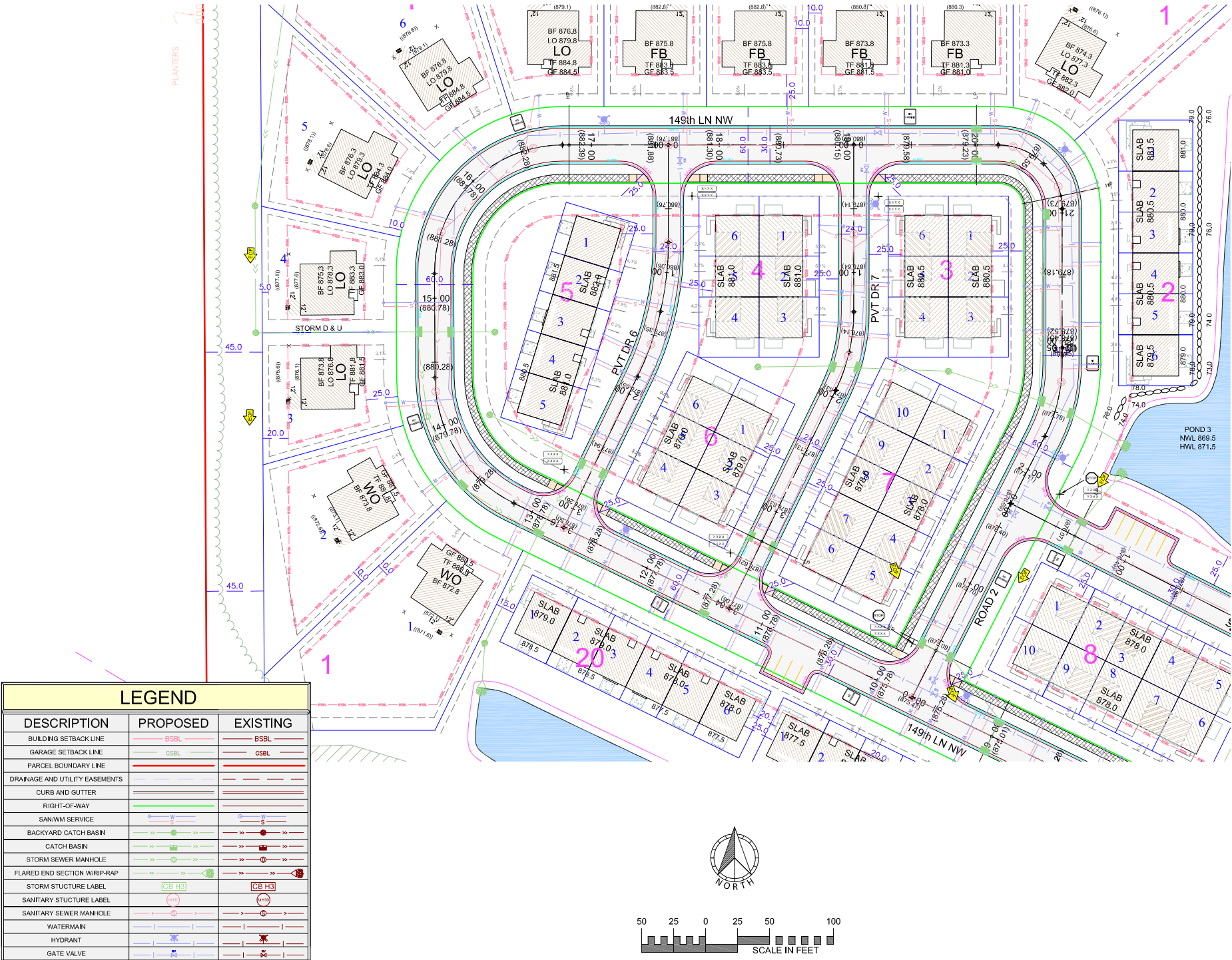


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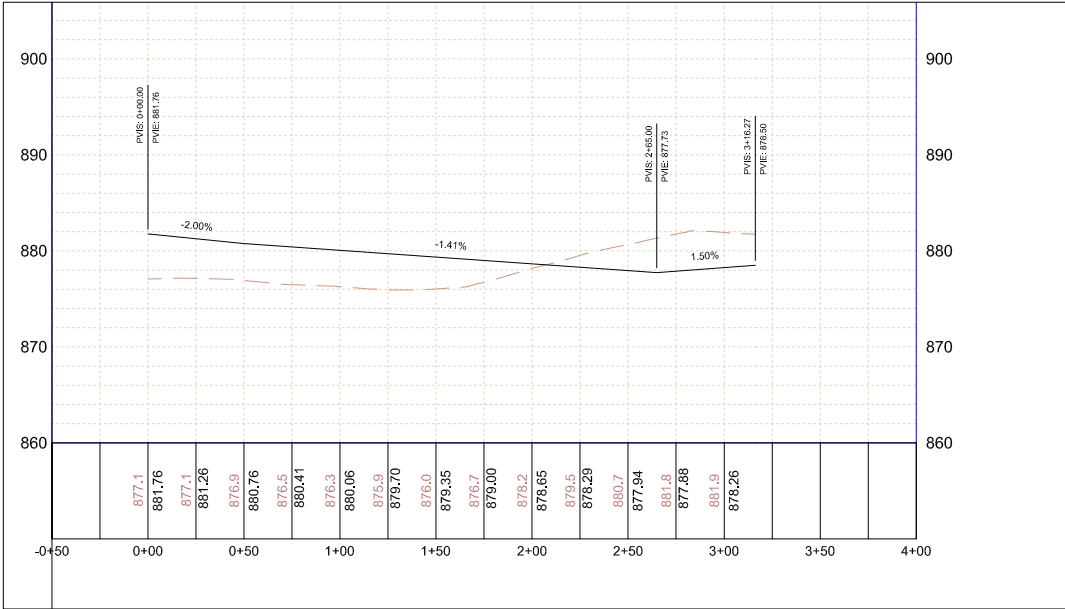
CITY PROJECT NO.
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RAMSEY,
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PRELIMINARY STREET PLAN
ARMSTRONG TOWNHOMES
LENNAR

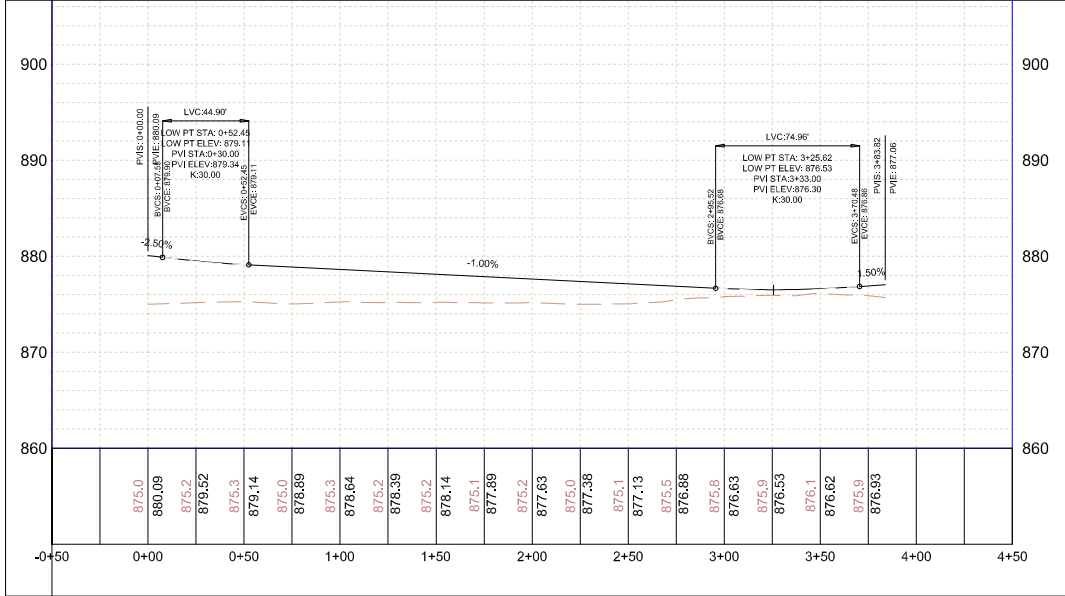
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PVT RD 6



PVT RD 7



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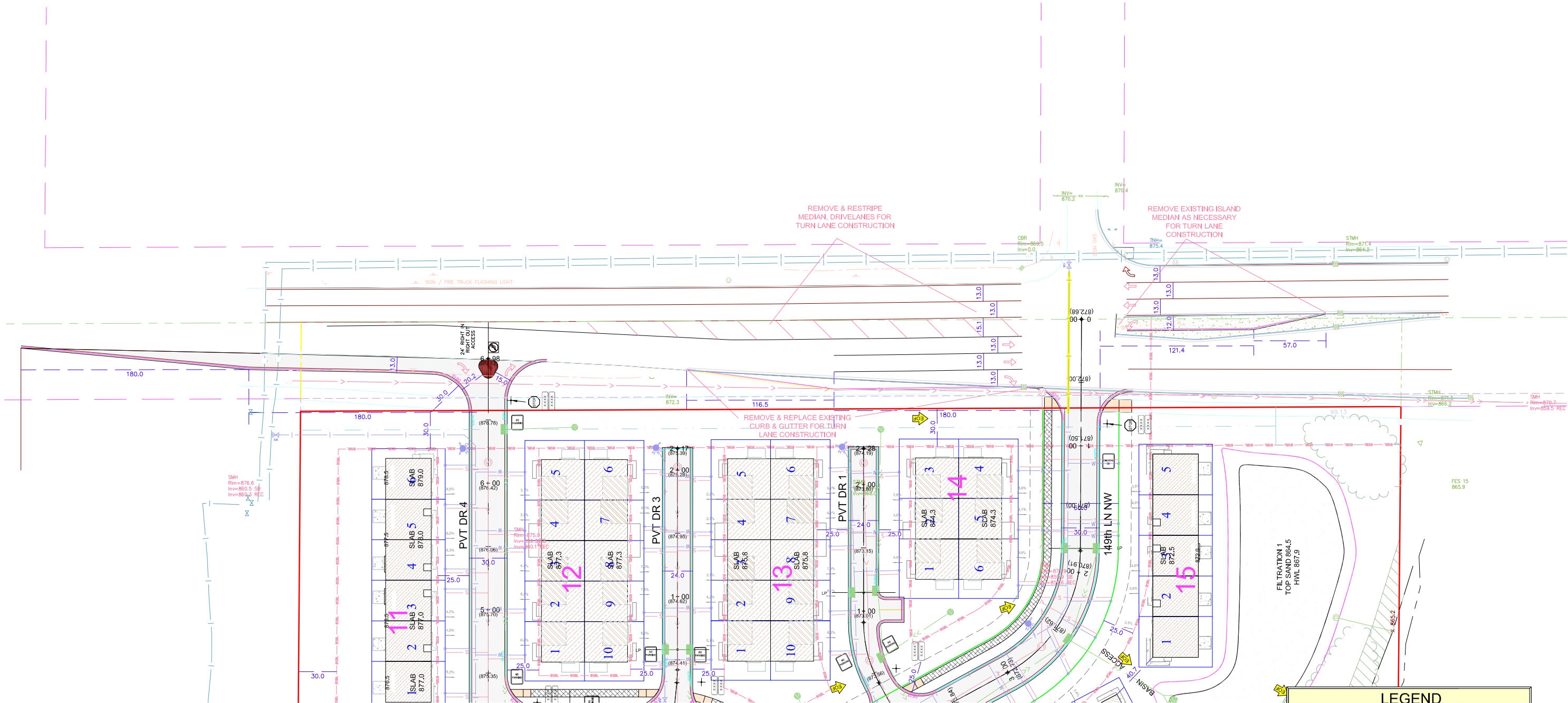
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CITY PROJECT NO.
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**RAMSEY,
MINNESOTA**

PRELIMINARY STREET PLAN
ARMSTRONG TOWNHOMES
LENNAR

FILE NO.
5401-686
ST5
ST8



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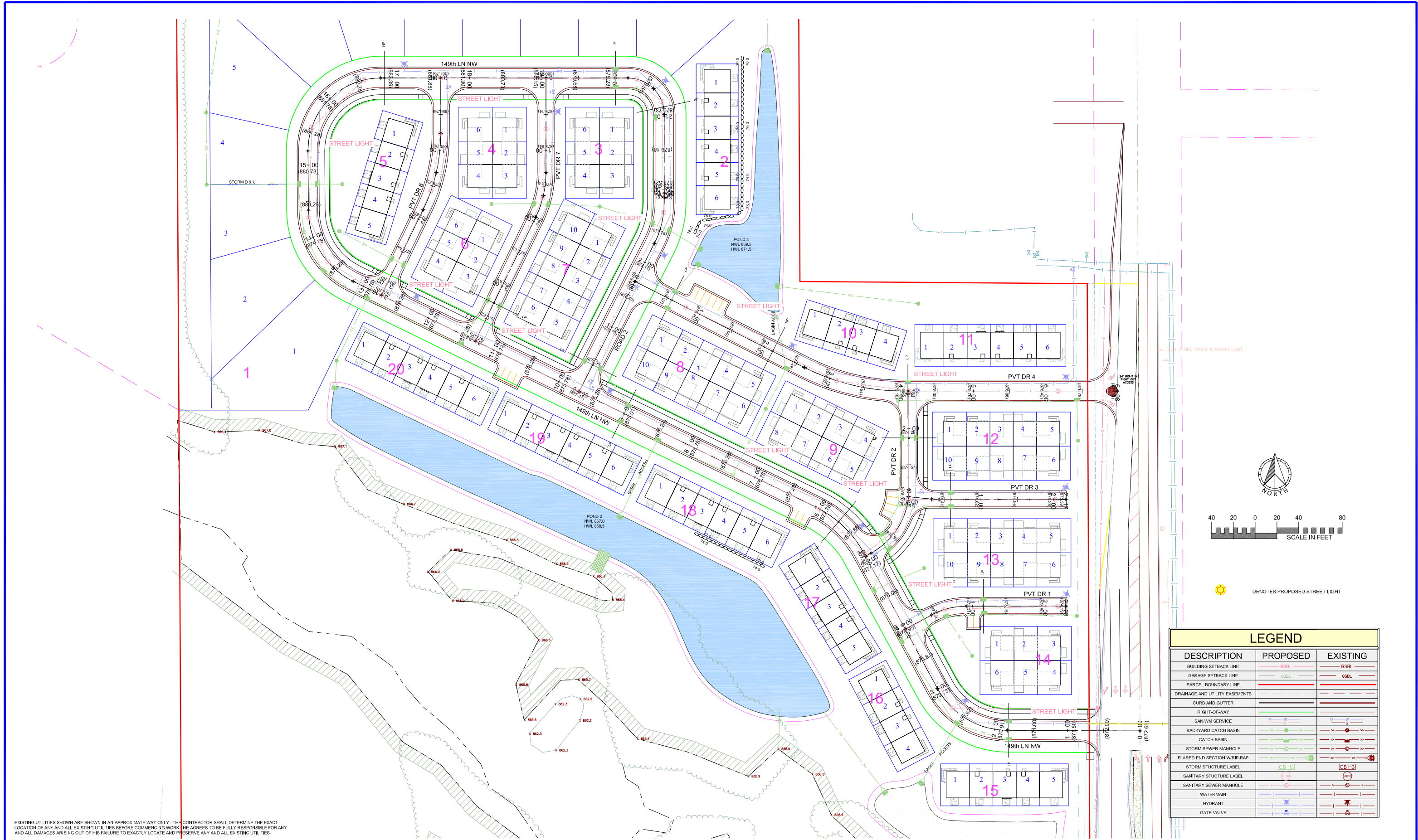
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CITY PROJECT NO.

RAMSEY, MINNESOTA

PRELIMINARY STREET PLAN
ARMSTRONG TOWNHOMES
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FILE NO.
5401-686
ST6
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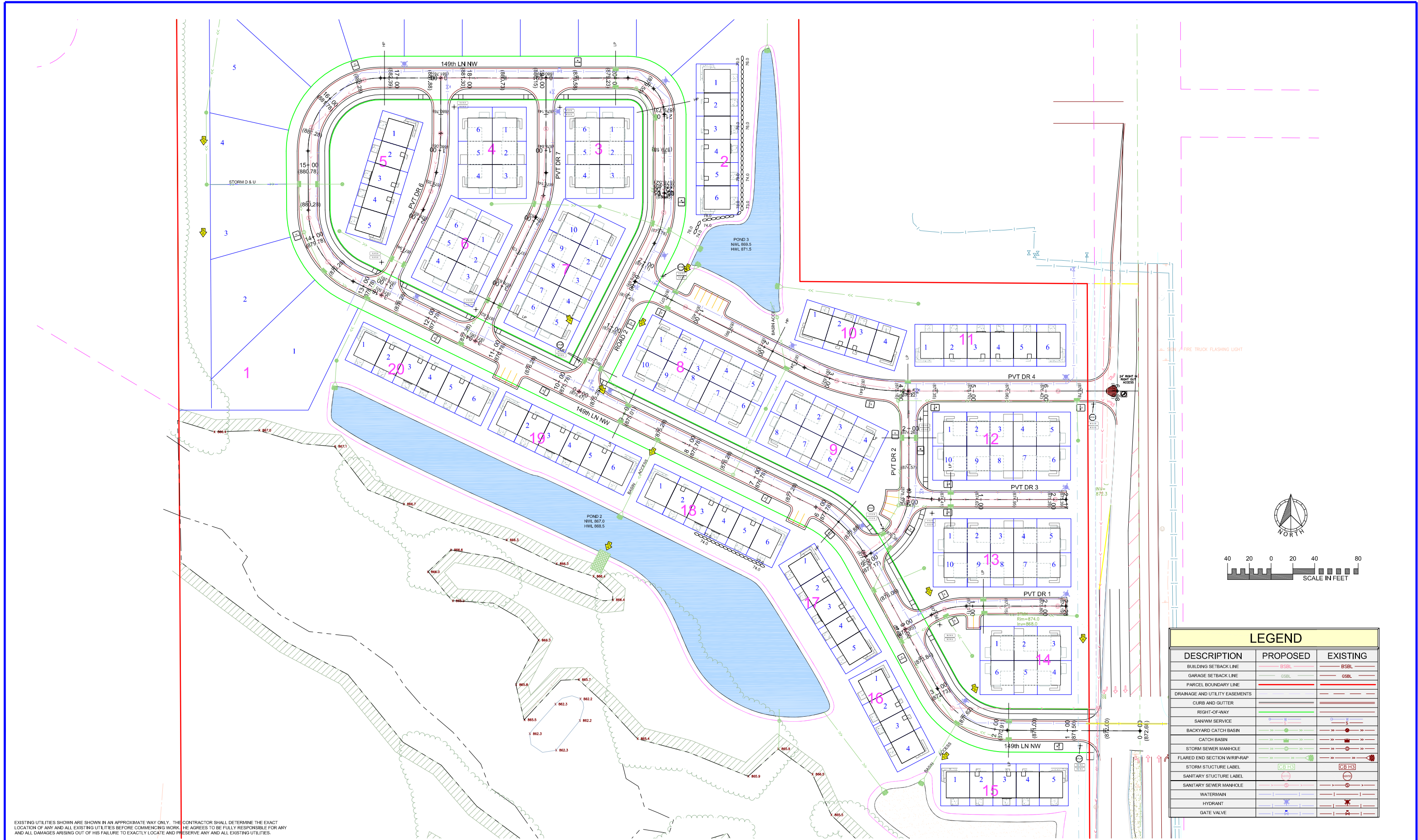
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CITY PROJECT NO.	PRELIMINARY STREET LIGHT PLAN	FILE NO.
RAMSEY, MINNESOTA	ARMSTRONG TOWNHOMES	5401-686
	LENNAR	ST7
		ST8



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ENGINEERS
SURVEYORS
DESIGNERS
PLANNERS

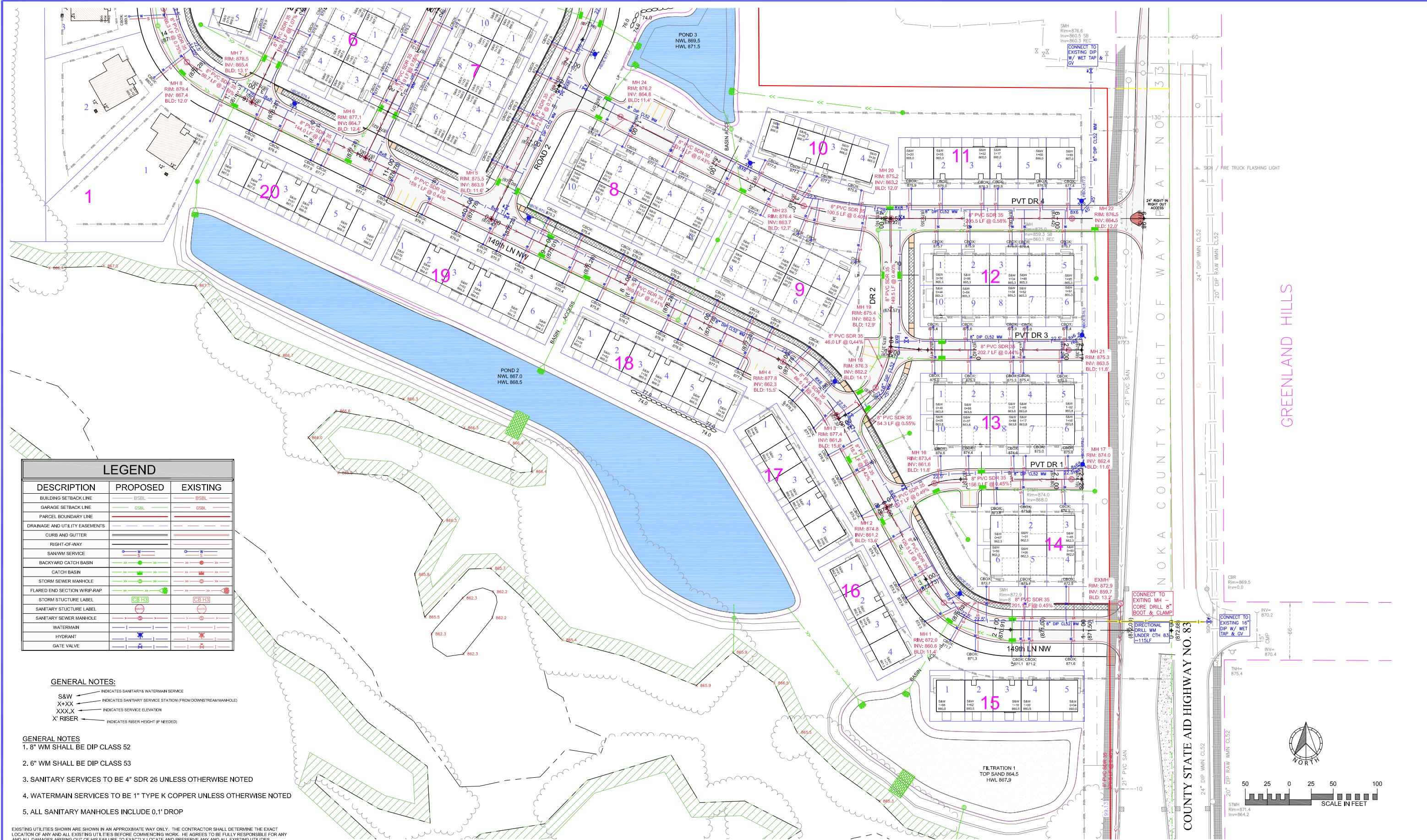
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
--
**RAMSEY,
MINNESOTA**

PRELIMINARY STREET SIGNAGE PLAN
ARMSTRONG TOWNHOMES
LENNAR

ST8
ST8

FILE NO.
5401-686



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		
SANWWM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB 113	CB 113
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

GENERAL NOTES:

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

GENERAL NOTES

- 8" WM SHALL BE DIP CLASS 52
- 6" WM SHALL BE DIP CLASS 53
- SANITARY SERVICES TO BE 4" SDR 26 UNLESS OTHERWISE NOTED
- WATERMAIN SERVICES TO BE 1" TYPE K COPPER UNLESS OTHERWISE NOTED
- ALL SANITARY MANHOLES INCLUDE 0.1' DROP

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.

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

CITY PROJECT NO.

**RAMSEY,
MINNESOTA**

**PRELIMINARY SANITARY SEWER &
WATERMAIN PLAN
ARMSTRONG TOWNHOMES**
LENNAR

FILE NO.

5401-686

SW1

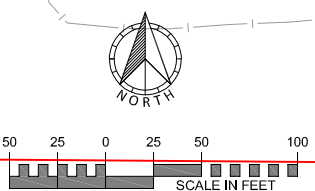
SW2

PROJECT NAME AND NUMBER



LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSSL	GSSL
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 WRAP-UP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
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)
- GENERAL NOTES
1. 8" WM SHALL BE DIP CLASS 52
 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



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

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Date: 07/16/21 Lic. No. 49180

ENGINEERS
SURVEYORS
DESIGNERS
PLANNERS

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

CITY PROJECT NO.

RAMSEY, MINNESOTA

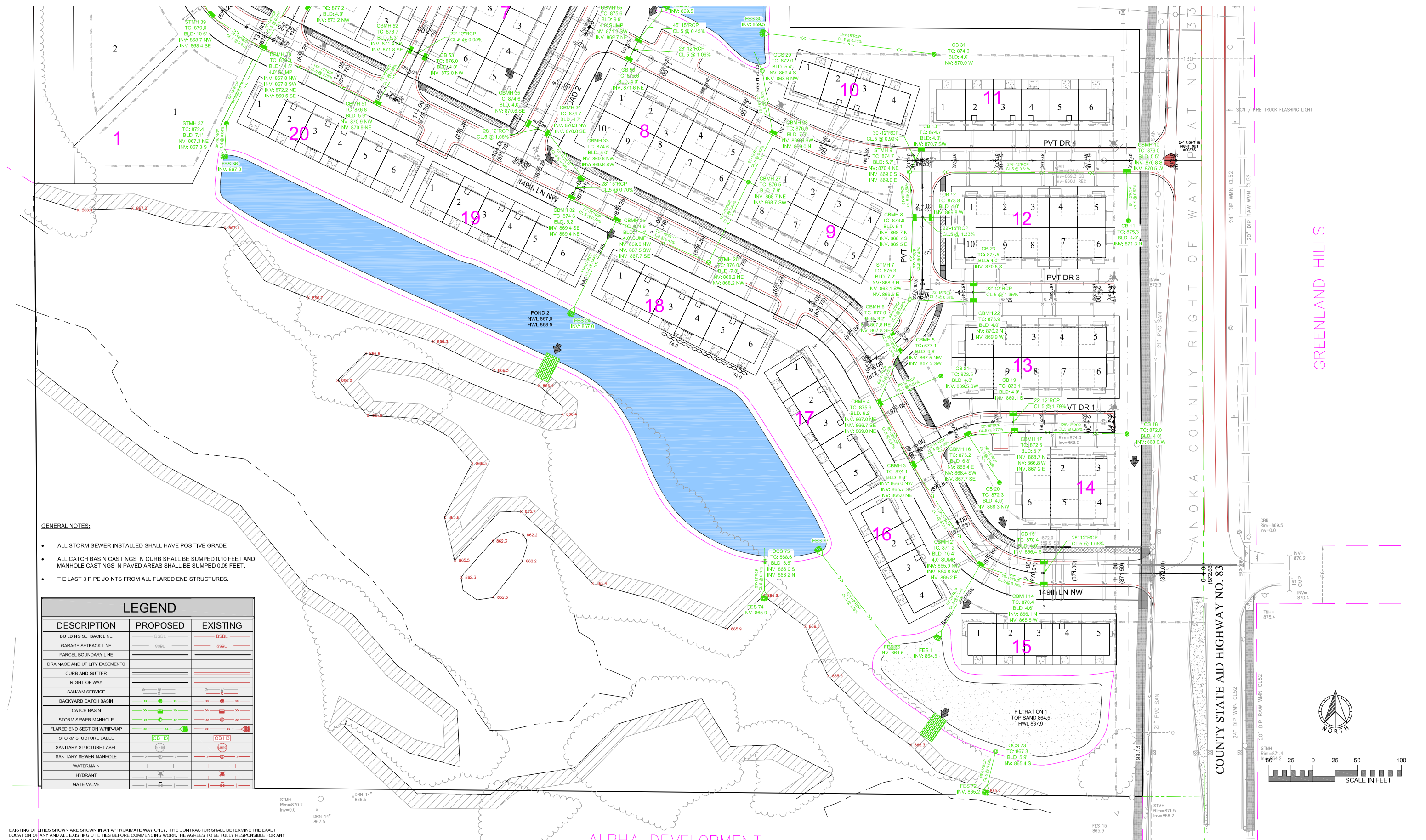
PRELIMINARY SANITARY SEWER & WATERMAIN PLAN
ARMSTRONG TOWNHOMES

LENNAR

FILE NO.
5401-686

SW2

SW2



- GENERAL NOTES:
- ALL STORM SEWER INSTALLED SHALL HAVE POSITIVE GRADE
 - ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.10 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET.
 - TIE LAST 3 PIPE JOINTS FROM ALL FLARED END STRUCTURES.

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 WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

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TI	01	CAW	09/02/21	REVISE LAYOUT
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CHECKED BY	03	CAW	10/06/21	CITY COMMENTS
RSM				
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Charles A. Wiemerslage
CHARLES A. WIEMERSLAGE, P.E.
Date: 07/16/21 Lic. No. 19180

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

CITY PROJECT NO.

RAMSEY, MINNESOTA

PRELIMINARY STORM SEWER

ARMSTRONG TOWNHOMES

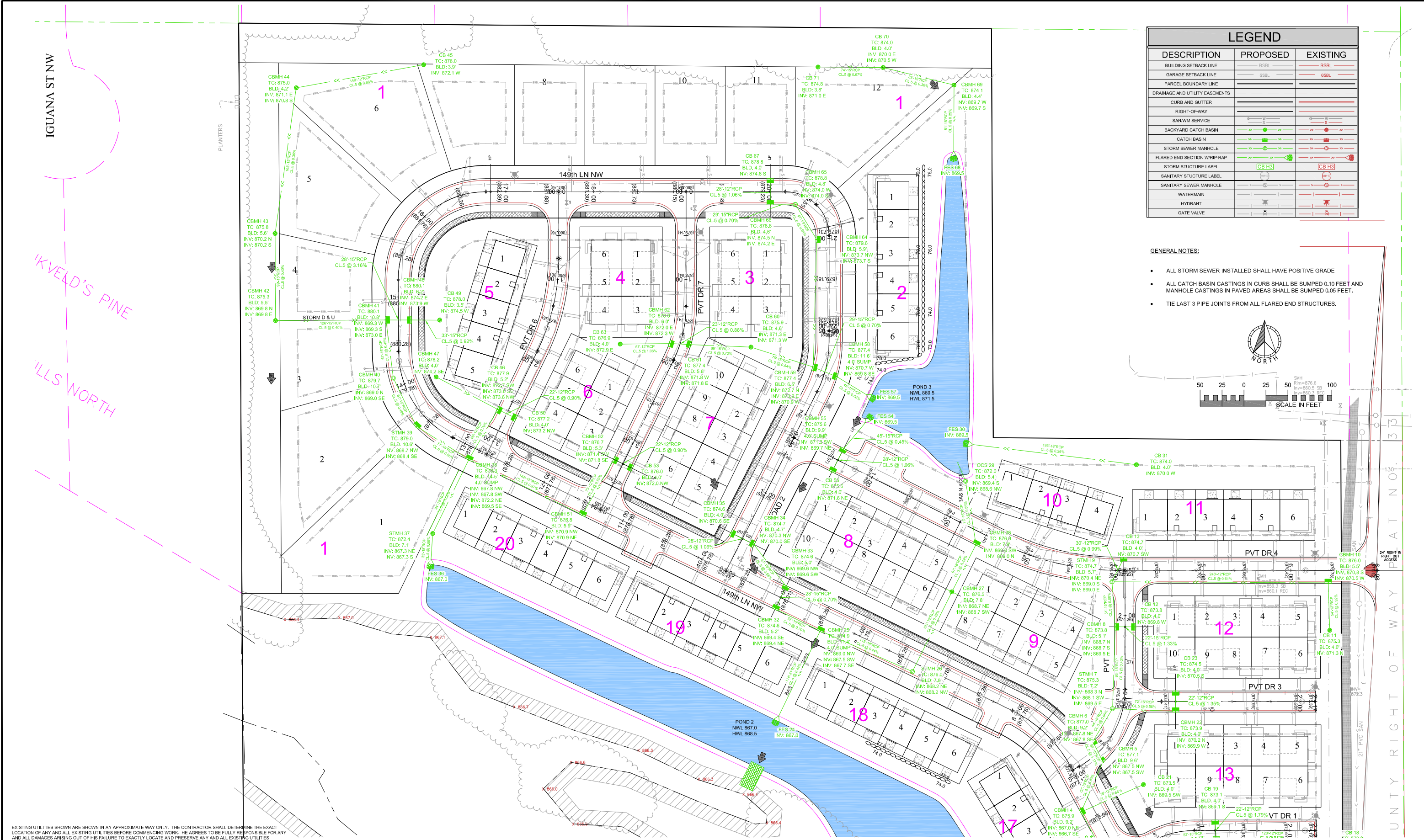
LENNAR

FILE NO.

5401-686

SS1

SS3



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/RIPIRAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

- GENERAL NOTES:
- ALL STORM SEWER INSTALLED SHALL HAVE POSITIVE GRADE
 - ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.10 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET.
 - TIE LAST 3 PIPE JOINTS FROM ALL FLARED END STRUCTURES.



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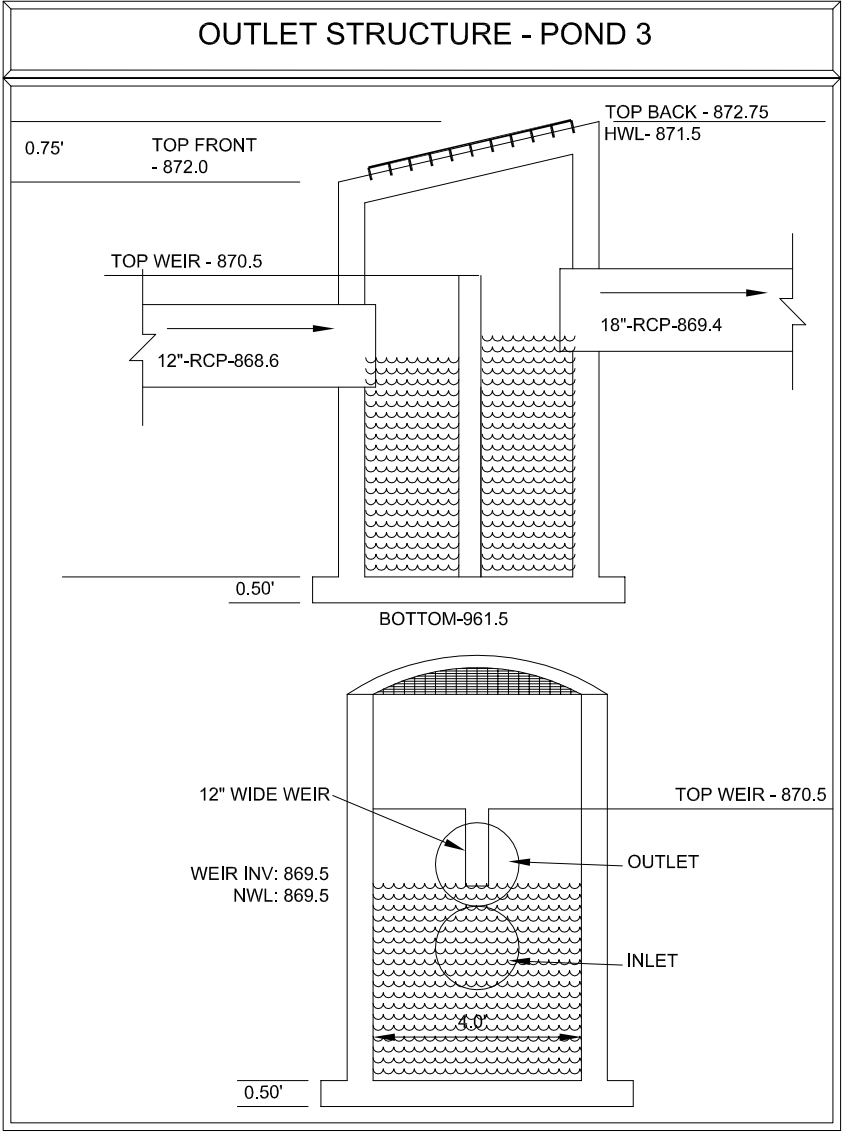
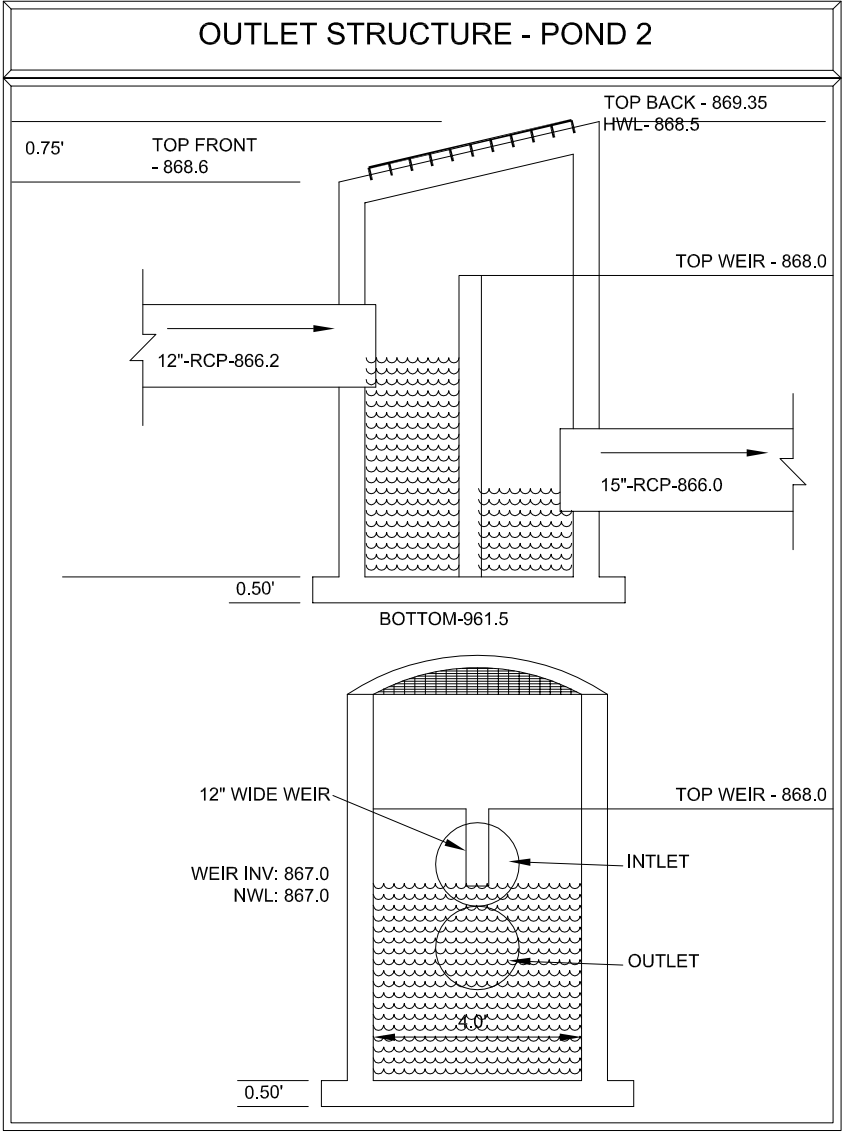
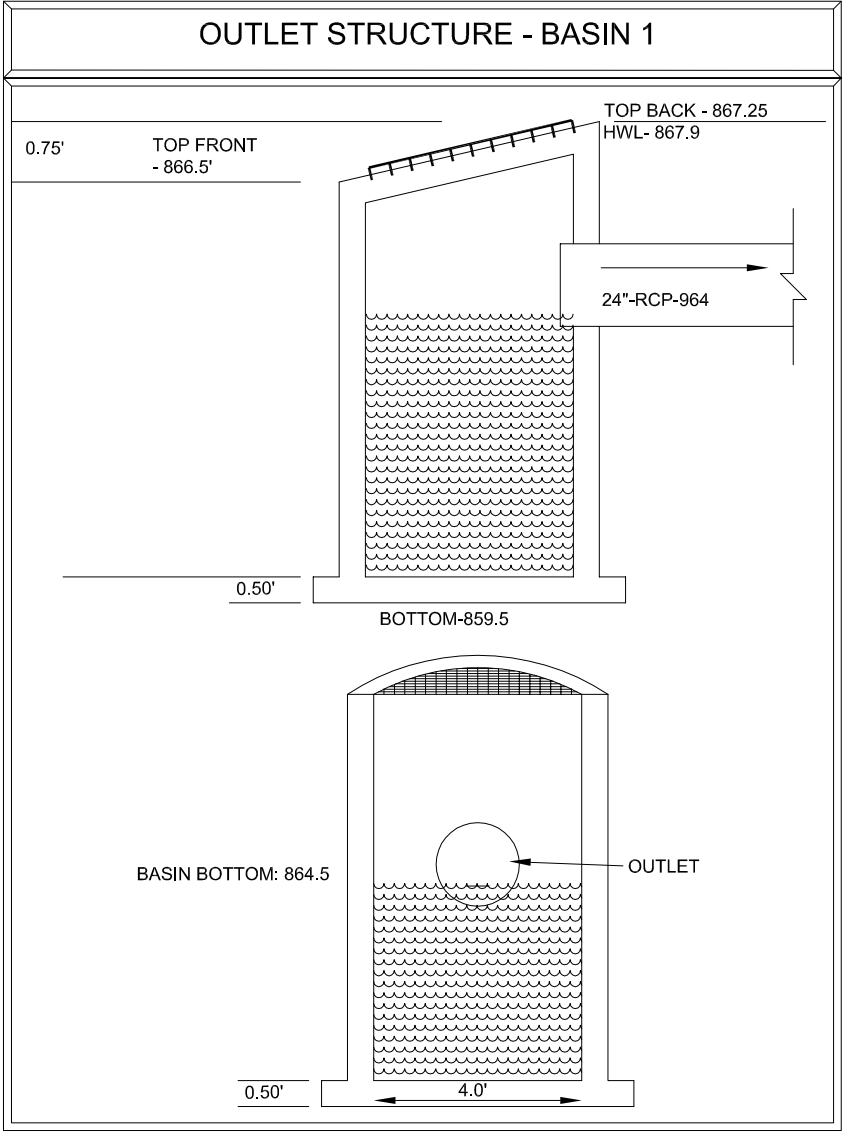


SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
--
RAMSEY, MINNESOTA

PRELIMINARY STORM SEWER
ARMSTRONG TOWNHOMES
LENNAR

FILE NO.
5401-686
SS2
SS3



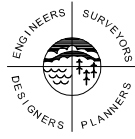
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Date: 07/16/21 Lic. No. 79180



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

CITY PROJECT NO.

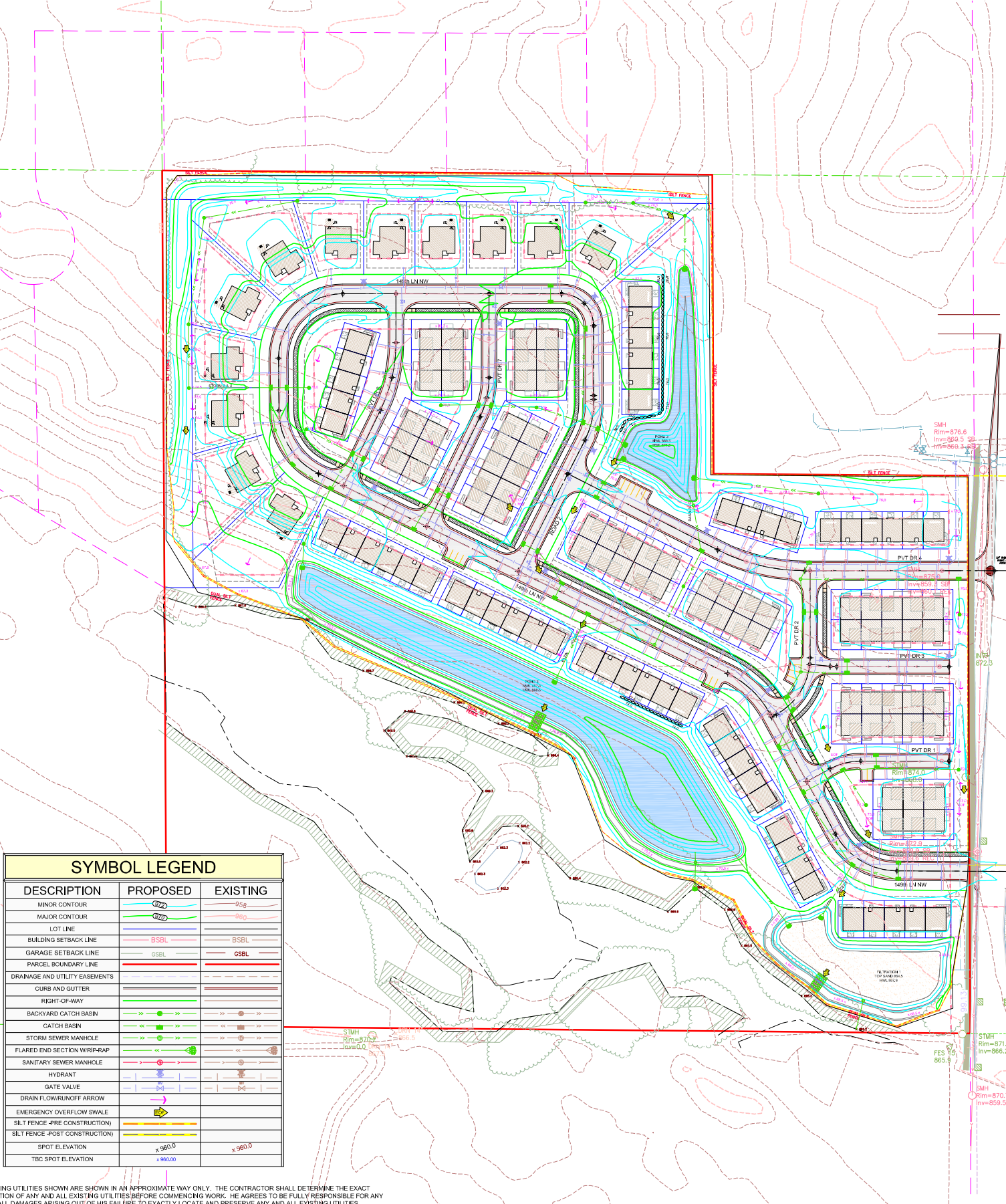
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**RAMSEY,
MINNESOTA**

**PRELIMINARY STORM SEWER
ARMSTRONG TOWNHOMES
LENNAR**

FILE NO.
5401-686

SS3
SS3



SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURBS AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP-AROUND		
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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CAW	03	CAW	10/06/21	CITY COMMENTS
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

PRELIMINARY GRADING PLAN
ARMSTRONG TOWNHOMES
LENNAR

FILE NO.
5401-686
GP1
GP3

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 BERMS 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.
- 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

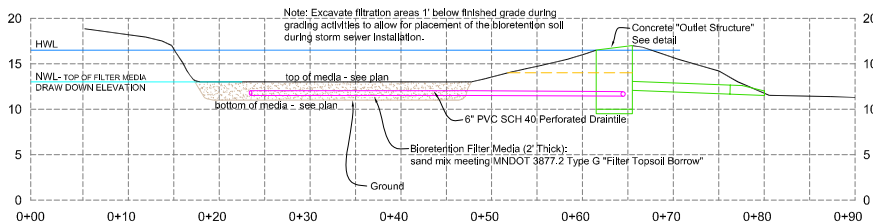
ON-SITE BMPs

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.
10. PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.
11. DITCH CHECKS SHALL BE INSTALLED EVERY 100' IN THE TEMPORARY DRAINAGE DITCHES AND AS SHOWN IN THE EROSION CONTROL PLANS.

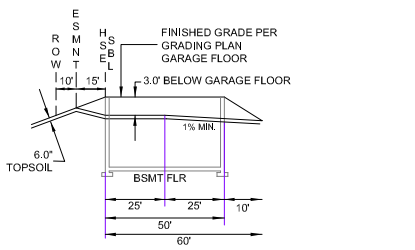
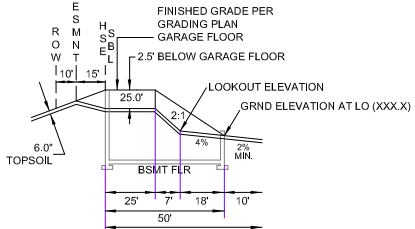
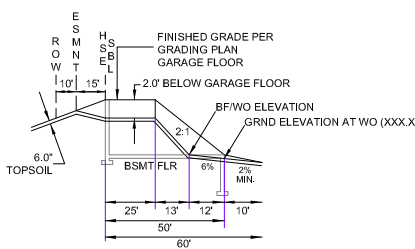
BIOFILTRATION BASIN NOTES:

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 tilted 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" drain tile at the base of the biofiltration soil.
8. Iron filings trenches shall be 3' deep (see detail).
9. The biofiltration soil shall be composed of sand mix meeting MNDOT 3877.2 Type G "Filter Topsoil Borrow".
11. 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/ac based on 100% live seed.
12. Minnesota Mulch & Soil can supply and deliver this soil premixed, (651) 330-0299
13. Maximum 45° bend allowed in drain tile
14. Install cleanouts at all pipe ends
15. Cleanout risers shall be left 2ft above grade.
16. Drain tile shall be 3 hole, 120" perforation pattern, no sock.

TYPICAL BIOFILTRATION BASIN DETAIL



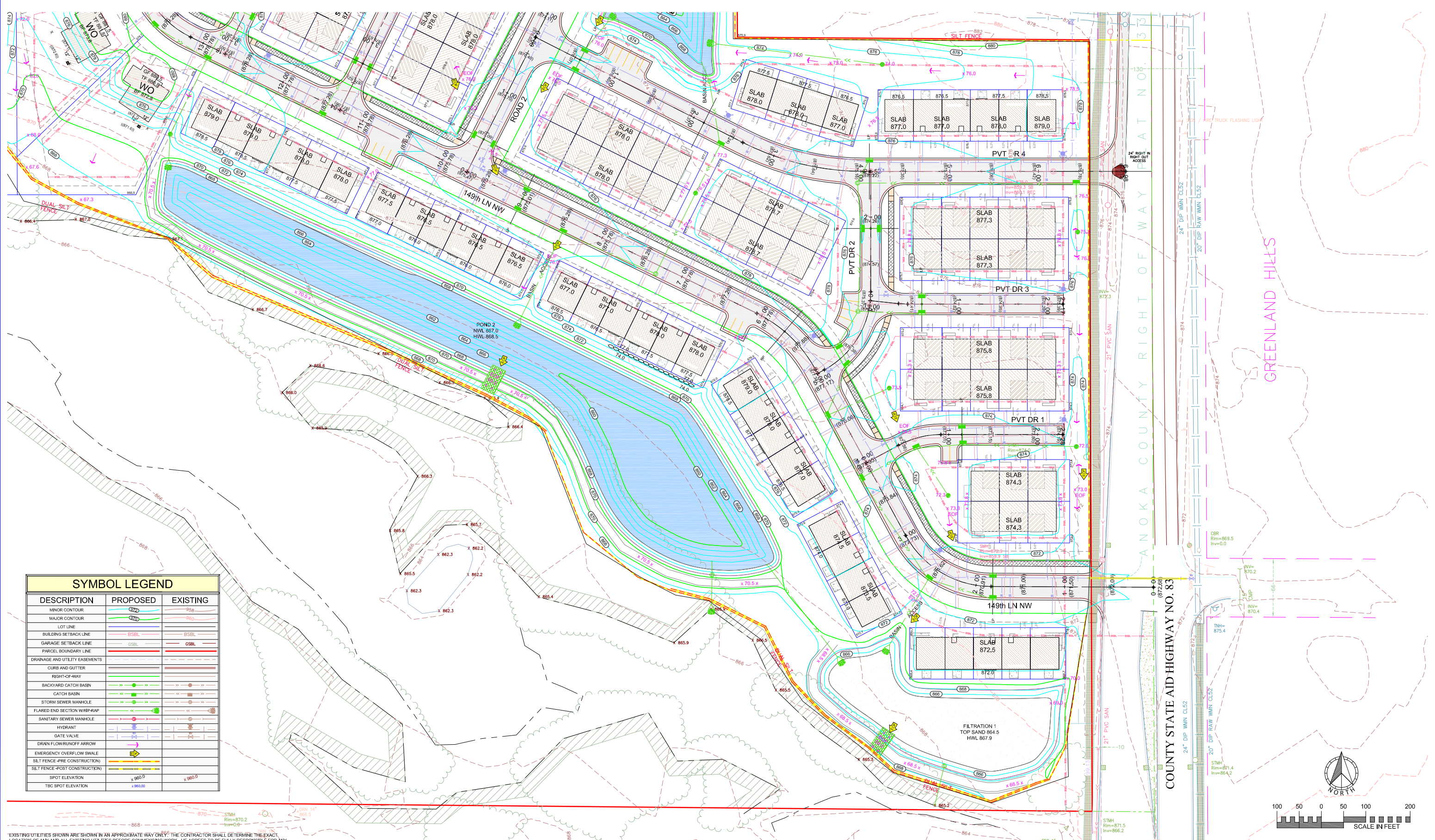
HOLDDOWN DETAILS



ENSURE FULL BASEMENT PADS ARE DRAINED
60' PAD
(UNLESS OTHERWISE NOTED)
FULL BASEMENT (FB)

- NOTES:
1. GRADE (999.0) BEHIND EACH HOMESITE IS THE LOW GROUND ELEVATION AND PROPOSED TOP OF TOPSOIL. SUBGRADE SHALL BE DOWN 0.50 FEET.
 2. ESTABLISH FINISH GRADE AT ALL 10' FRONT YARD UTILITY EASEMENT LOCATIONS.
 3. THESE DETAILS REFERENCE A 9" POURED FOUNDATION WALL AND A 0.7' DROP FROM REAR TOP FOUNDATION TO GROUND ELEVATION FOR ALL LOOKOUTS AND WALKOUTS.

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 WHIP-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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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

ENGINEERS
SURVEYORS
DESIGNERS
PLANNERS

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

CITY PROJECT NO.
RAMSEY, MINNESOTA

PRELIMINARY GRADING PLAN

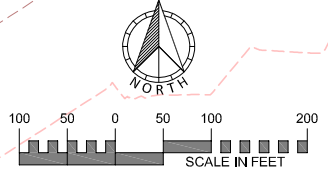
ARMSTRONG TOWNHOMES

LENNAR

FILE NO. 5401-686

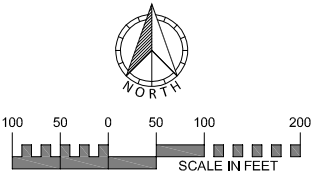
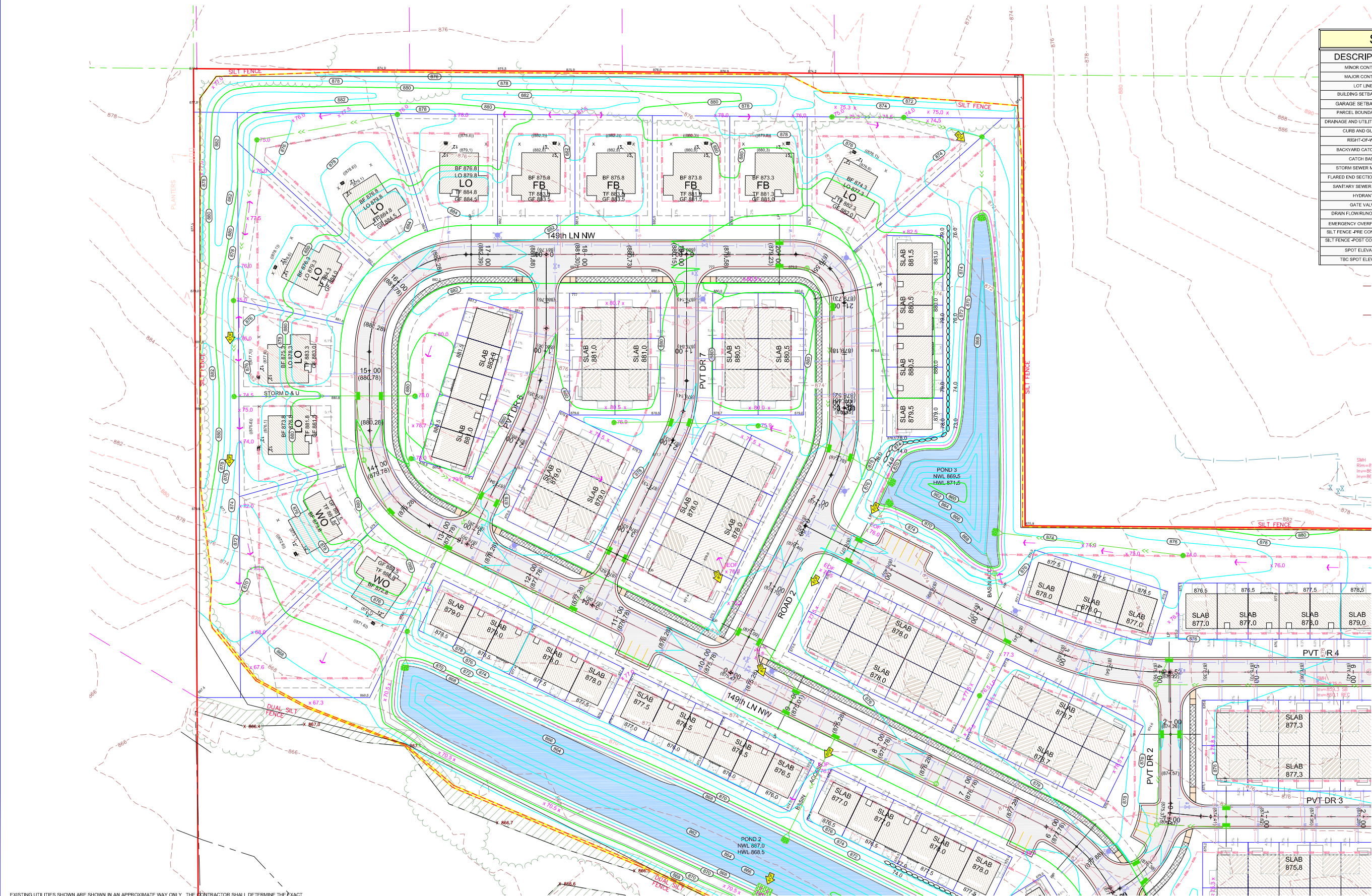
GP2

GP3



PROJECT NAME AND NUMBER

SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURBS 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 FLOW/OVERFLOW ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE - PRE CONSTRUCTION		
SILT FENCE - POST CONSTRUCTION		
SPOT ELEVATION		
TBC SPOT ELEVATION		



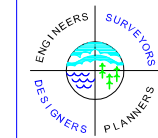
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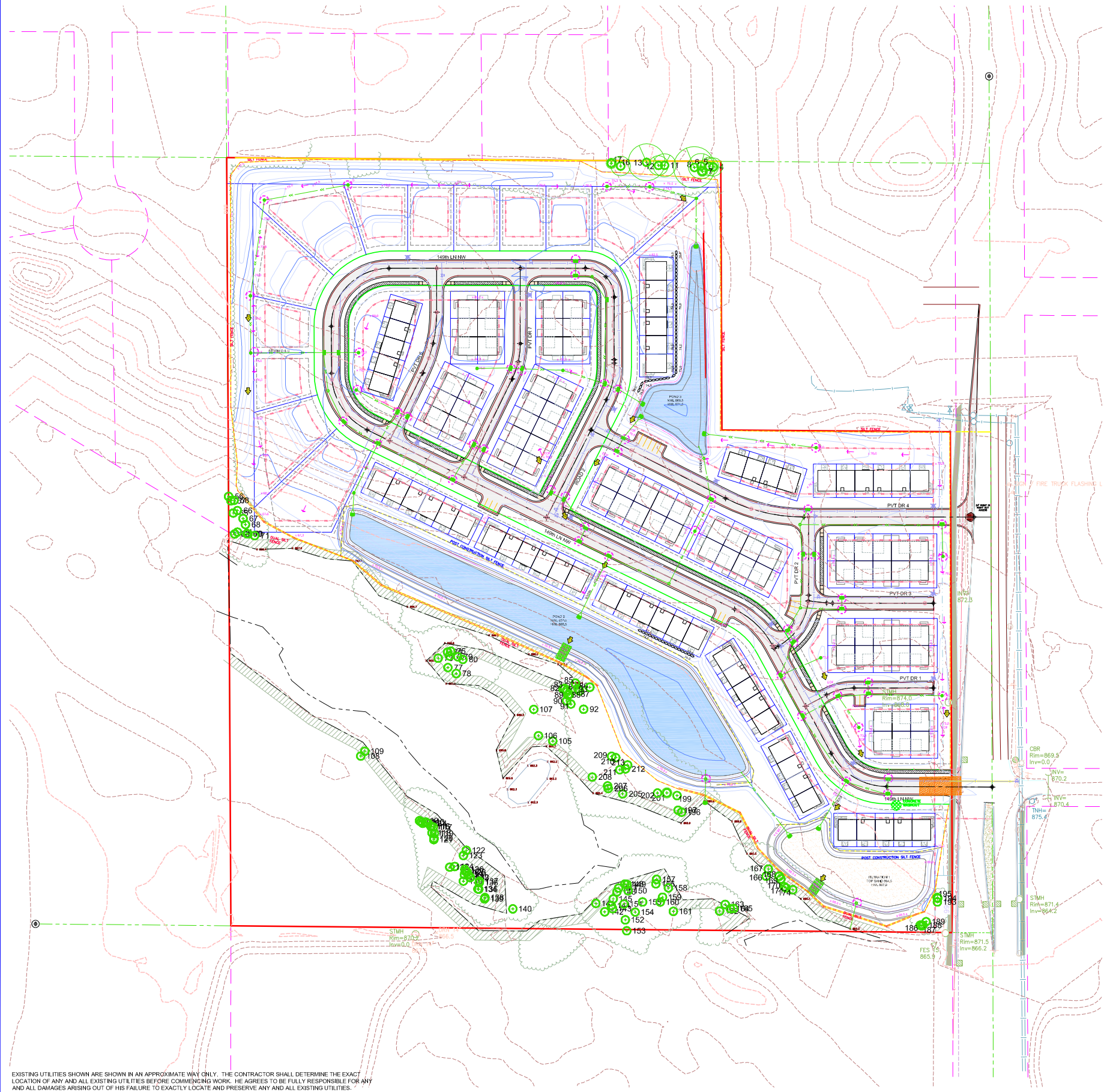


SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
--
RAMSEY, MINNESOTA

PRELIMINARY GRADING PLAN
ARMSTRONG TOWNHOMES
LENNAR

FILE NO.
5401-686
GP3
GP3



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CAW	03	CAW	10/06/21	CITY COMMENTS
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RSM				
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DESIGNERS
SURVEYORS
PLANNERS

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

CITY PROJECT NO.
--

**RAMSEY,
MINNESOTA**

PRELIMINARY EROSION CONTROL PLAN

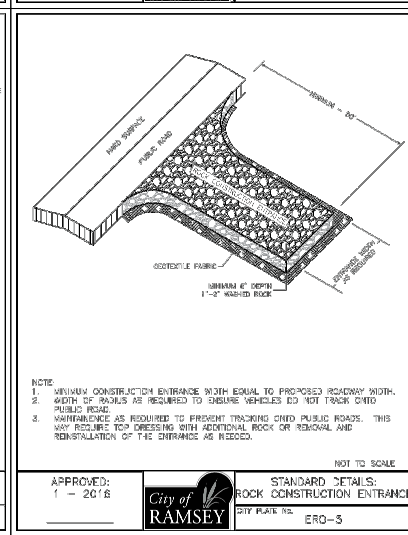
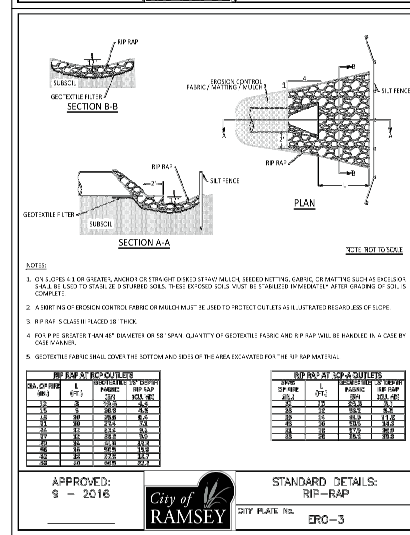
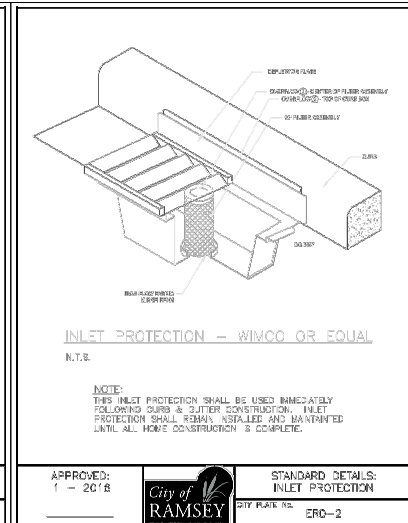
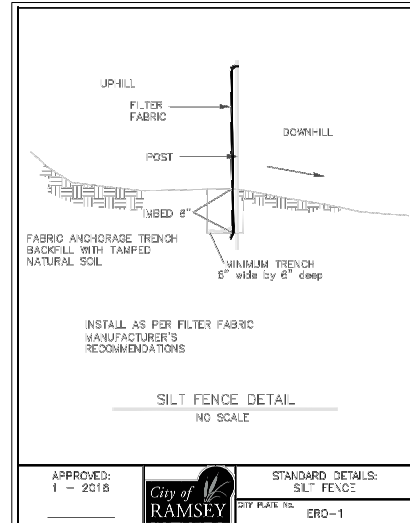
ARMSTRONG TOWNHOMES

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 BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/WRAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/UNFLOW ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE (PRE CONSTRUCTION)		
SILT FENCE (POST CONSTRUCTION)		
SPOT ELEVATION		
TBC SPOT ELEVATION		

ROCK ENTRANCE BERM

SILT FENCE

POST GRADING SILT FENCE

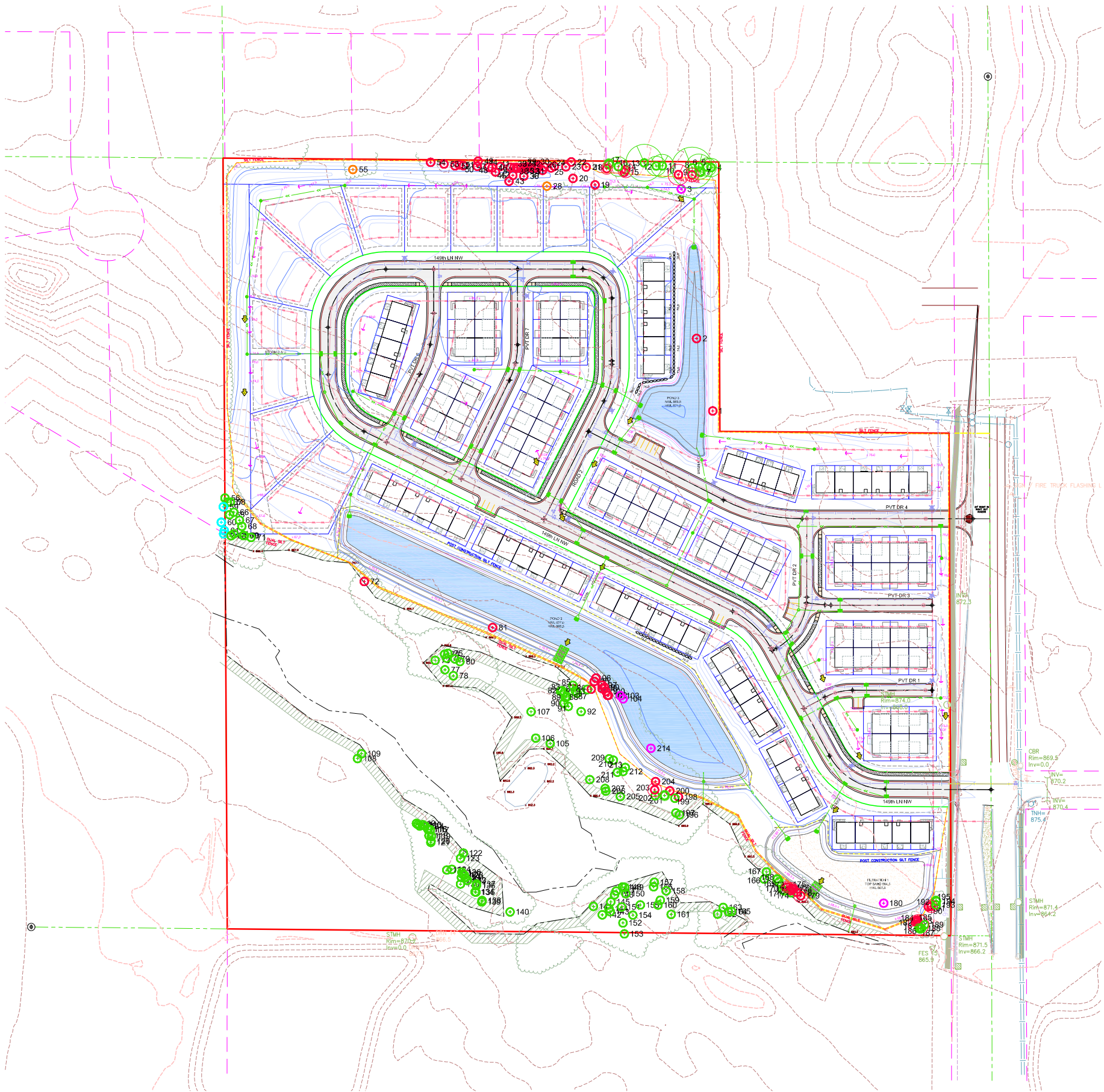
BIO-ROLL

CONCRETE WASHOUT

INLET PROTECTION

WOODFIBER BLANKET

POND ACCESS

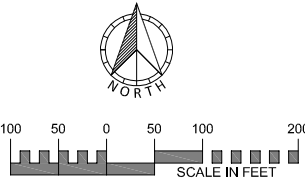


SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WHIRLWAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/UNOFF 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

- DRIP LINE
- DRIP LINE



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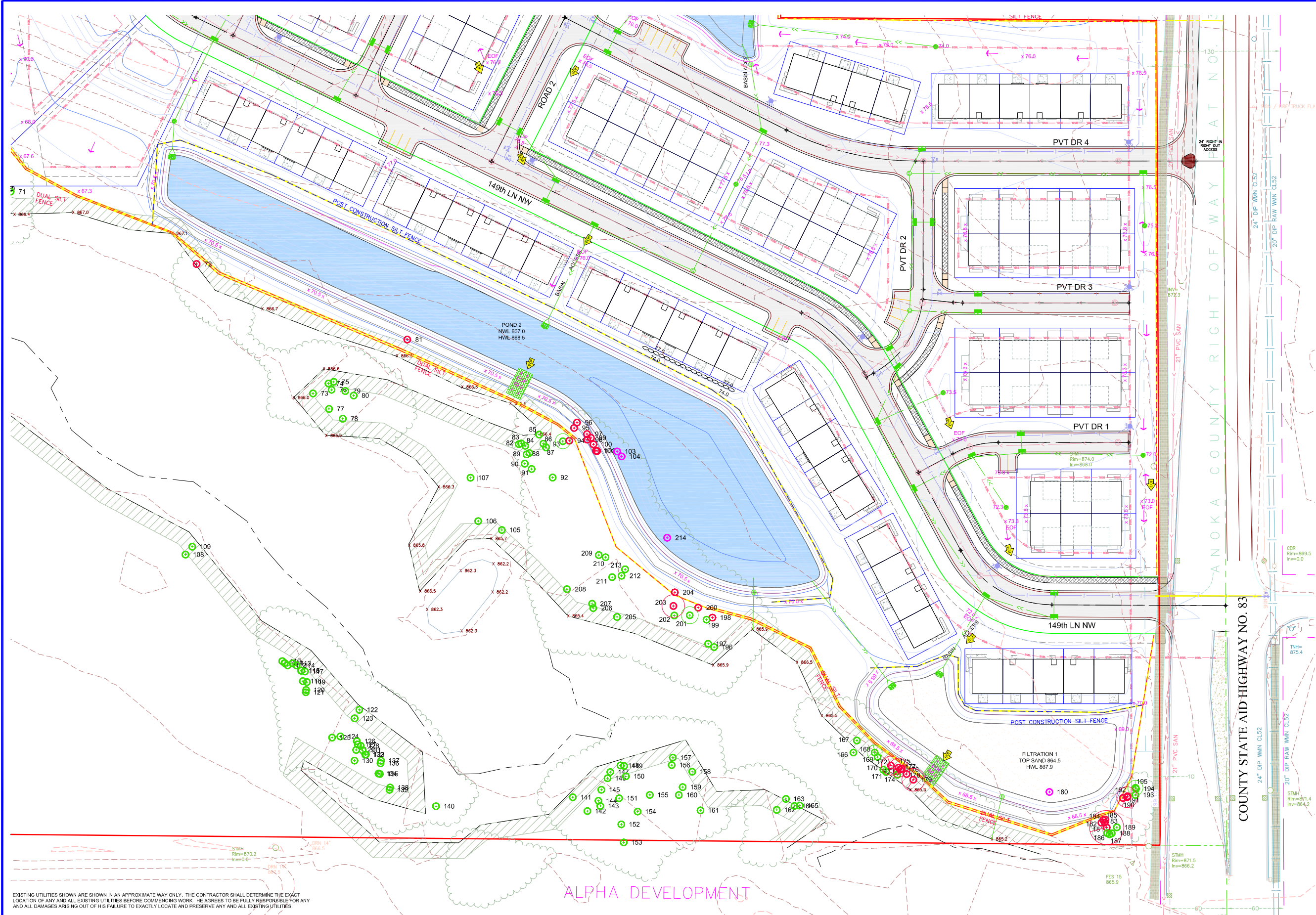


SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
--
**RAMSEY,
MINNESOTA**

TREE SURVEY
ARMSTRONG TOWNHOMES
LENNAR

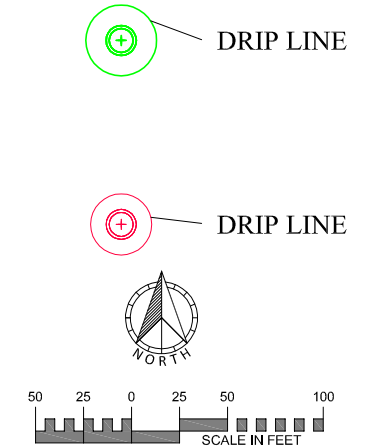
FILE NO.
5401-686
TS
TS4



SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	95p	95g
MAJOR CONTOUR	95p	95g
LOT LINE	BSBL	BSBL
BUILDING SETBACK LINE	CSBL	CSBL
GARAGE SETBACK LINE	CSBL	CSBL
PARCEL BOUNDARY LINE	CSBL	CSBL
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WHIRLPOOL		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/UNFLOW ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE - PRE CONSTRUCTION		
SILT FENCE - POST CONSTRUCTION		
SPOT ELEVATION	x 960.0	x 960.0
TBC SPOT ELEVATION	x 960.00	x 960.0

- TREE - SAVED
- TREE - REMOVED
- TREE - EXEMPT
- TREE - INVASIVE
- TREE - OFFSITE

Notes:
EXTERIOR CIRCLE AROUND
TREE SYMBOL REPRESENTS
APPROXIMATE DRIP LINE



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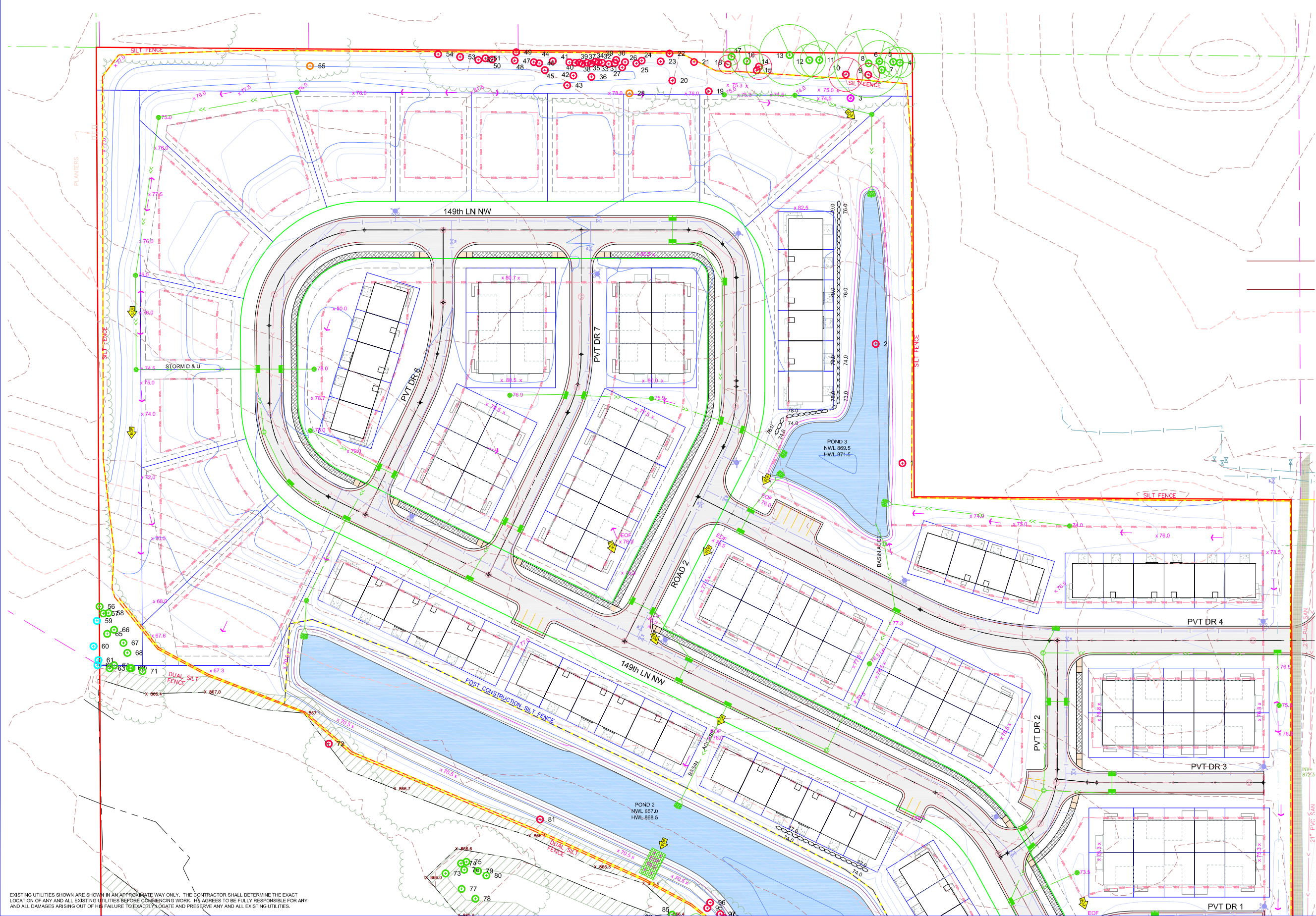
Charles A. Wiemerslage
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CITY PROJECT NO.
--
**RAMSEY,
MINNESOTA**

TREE SURVEY
ARMSTRONG TOWNHOMES
LENNAR

FILE NO.
5401-686
TS2
TS4



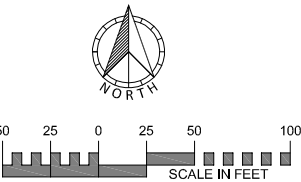
SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WIRE-RAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/UNFLOW 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

- DRIP LINE
- DRIP LINE



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CITY PROJECT NO.
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**RAMSEY,
MINNESOTA**

TREE SURVEY
ARMSTRONG TOWNHOMES
LENNAR

FILE NO.
5401-686
TS3
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					142 Redcedar		15											
66 Aspen		8					143 Aspen		11											
67 Aspen		9					144 Aspen		8.5											
68 Aspen		9					145 Aspen		8											
69 Aspen		8					146 Aspen		8											
70 Aspen		9					147 Aspen		8											
71 Aspen		8					148 Aspen		8											
72 Aspen			9.5				149 Aspen		8											
73 Aspen		11.5					150 Aspen		8											
74 Aspen		9					151 Aspen		12.5											
75 Aspen		9.5					152 Aspen		8											
76 Aspen		10.5					153 Aspen		8											
77 Aspen		13					154 Aspen		10											
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																				