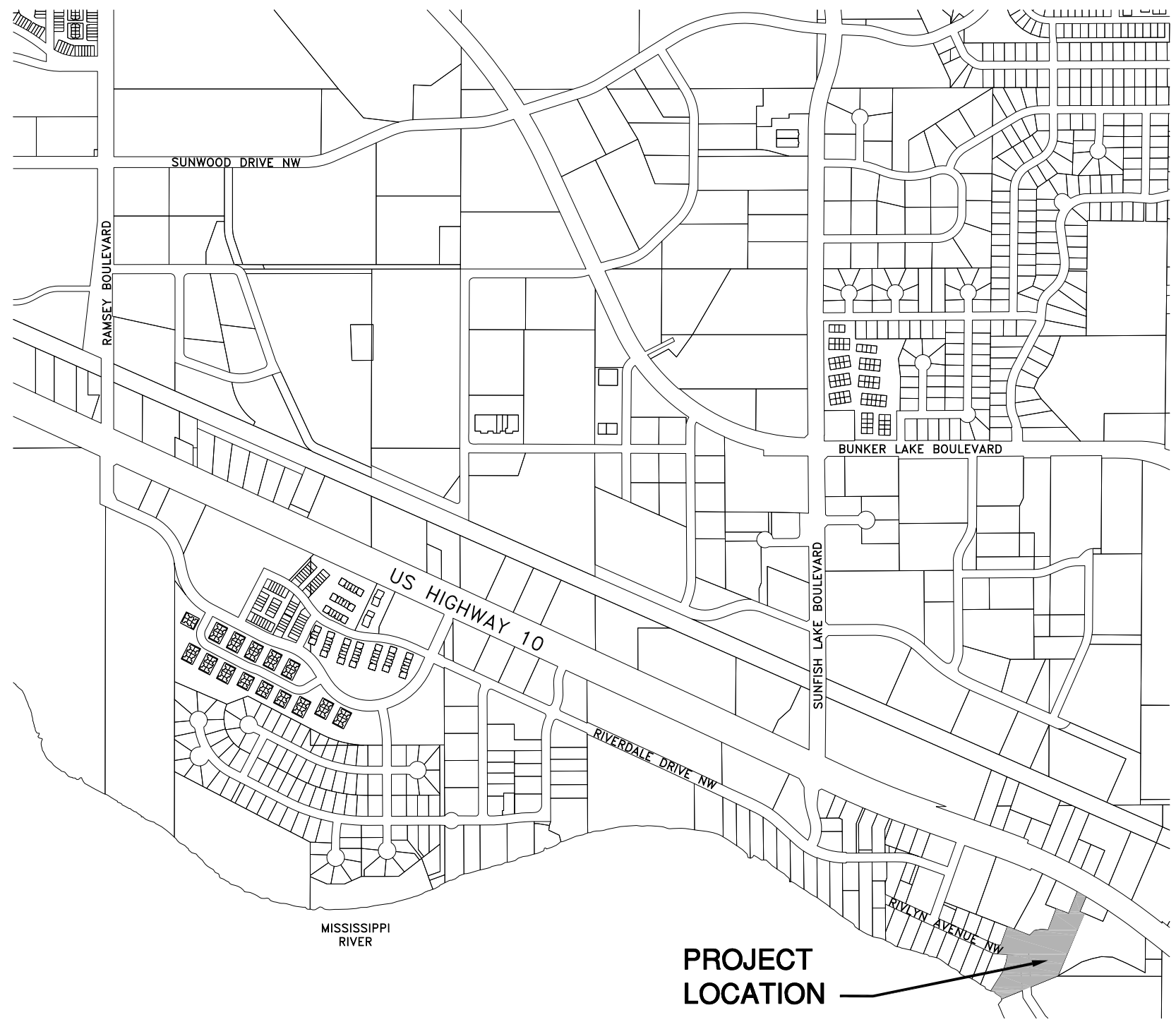


RIDGEPOINT SITE DEVELOPMENT PLANS FOR VILLAGE BANK CITY OF RAMSEY



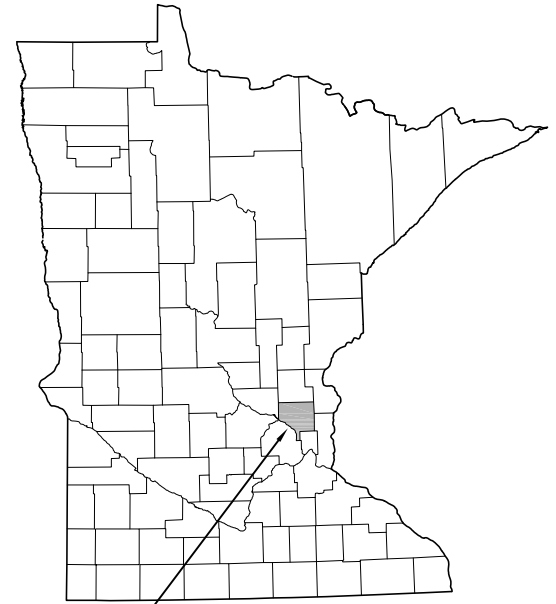
**PROJECT
LOCATION** →

DEVELOPER/OWNER

VILLAGE BANK
9298 CENTRAL AVENUE NE
BLAINE, MN 55434
DONALD KVETON
763-780-2100
763-780-3500 (FAX)

ENGINEER/SURVEYOR

HAKANSON ANDERSON
3601 THURSTON AVE.
ANOKA, MN 55303
ADAM M. THIELE, P.E.
CHARLES R. CHRISTOPHERSON, P.L.S.
763-427-5860
763-427-0520 (FAX)



CITY OF RAMSEY,
ANOKA COUNTY,
MINNESOTA

GOVERNING SPECIFICATIONS

THE 2014 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION", THE 2014 EDITION OF THE "MATERIALS LAB SUPPLEMENTAL SPECIFICATIONS FOR CONSTRUCTION", AND THE 2013 CEAM STANDARD SPECIFICATIONS SHALL GOVERN.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

ALL REQUIREMENTS OF THE PROJECT MANUAL FOR RIDGEPOINT.

SHEET INDEX

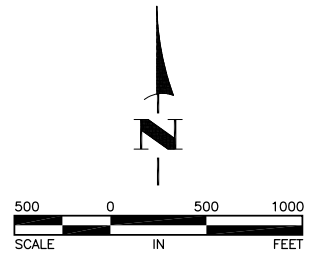
THIS PLAN CONTAINS 20 SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONSTRUCTION NOTES, DETAILS AND TABULATIONS
3	EROSION CONTROL NOTES AND DETAILS
4	ESTIMATED QUANTITIES AND EARTHWORK
5	STREET AND STORM DETAILS
6	WATER AND SEWER DETAILS
7	GRADING AND SOILS DETAILS
8	UNDOCUMENTED FILL DETAILS
9	EXISTING TOPOGRAPHY AND REMOVALS PLAN
10	GRADING, DRAINAGE AND EROSION CONTROL PLAN
11	SANITARY SEWER AND WATER MAIN
12	STREET AND STORM SEWER
13	STORM SEWER
14	TRAIL PLAN AND DETAIL
15	LANDSCAPE PLAN
16-20	PEDESTRIAN CURB RAMP DETAILS

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.

Adam M. Thiele 51317 DATE 12/29/2014
 HAKANSON ANDERSON LIC. NO.
 DESIGN ENGINEER

DATE	REVISION
12-29-14	ISSUE FOR CITY REVIEW
01-06-15	REVISED FOR ADDITION OF STORM SEWER PROFILES
01-21-15	REVISED PER CITY COMMENTS
03-26-15	REVISED PER CITY COMMENTS



THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

BENCHMARKS:
 ① TNH SOUTH OF RIVLYN AVENUE, JUST WEST OF PROJECT SITE.
 ELEV=859.98

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**Hakanson
Anderson**
 Civil Engineers and Land Surveyors
 3601 Thurston Ave., Anoka, Minnesota 55303
 763-427-5860 FAX 763-427-0520

GENERAL CONSTRUCTION AND SOILS NOTES:

- TOP OF THE GRADING SUBGRADE IS DEFINED AS THE BOTTOM OF THE CLASS 5 AGGREGATE BASE OR PAD ELEVATION. ALL UNSTABLE MATERIAL SUCH AS TOPSOIL, SILTS, ORGANIC MATERIALS, MUCK, ETC. ENCOUNTERED DURING EXCAVATION SHALL BE REMOVED.
- STRIP AND STOCKPILE ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION. INPLACE TOPSOIL MAY BE REUSED IN AREAS TO BE RESTORED WITH MNDOT SEED MIX 22-111. AREAS TO BE RESTORED WITH SOD OR MNDOT SEED MIX 33-262 SHALL HAVE 4" MIN. PREMIUM TOPSOIL PRIOR TO TURF INSTALLATION.
- STREET AND LOT FILL SHALL BE CONSTRUCTED WITH ENGINEERED FILL. ALL EXCAVATION, SOIL CORRECTIONS AND FILL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL EXPLORATION AND EVALUATION REPORT, COMPLETED BY NORTHERN TECHNOLOGIES, INC DATED DECEMBER 9, 2014. ENGINEERED FILL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, SILT, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL. THE MATERIAL SHALL HAVE A CLASSIFICATION OF SP, SM OR SP-SM (USCS CLASSIFICATIONS) AND MEET ALL CITY REQUIREMENTS.
- SOIL CORRECTIONS ARE ANTICIPATED TO BE REQUIRED FOR THIS PROJECT. REFER TO GEOTECHNICAL EXPLORATION AND EVALUATION REPORT FOR MORE INFORMATION AND SEE SHEET 8 FOR TYPICAL SECTION FOR SOIL CORRECTIONS WORK. GEOTECHNICAL ENGINEER SHALL BE PRESENT FOR ALL SOIL CORRECTION WORK TO CONFIRM LIMITS OF CORRECTIONS.
- THE VAST MAJORITY OF THE UNDOCUMENTED FILL MATERIAL IS ESTIMATED TO BE SUITABLE FOR USE AS ENGINEERED FILL, AFTER PROPER SORTING/SIFTING HAS OCCURRED TO REMOVE EXCESS ORGANIC MATERIALS, CONSTRUCTION DEBRIS, OR OTHER DELETERIOUS MATERIALS. ALL SOILS USED TO REPLACE EXCAVATED MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT.
- SAWCUT AND MILL WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
- BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH Mn/DOT SPEC. 2104.3.
- USE TACK COAT BETWEEN ALL BITUMINOUS MIXTURES. THE BITUMINOUS TACK COAT MATERIAL SHALL BE APPLIED AT A UNIFORM RATE OF 0.04 GAL/SY TO 0.06 GAL/SY BETWEEN BITUMINOUS LAYERS. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS (AS SUPPLIED FROM THE REFINERY) OR MC AND RC LIQUID ASPHALTS. THE ASPHALT EMULSION MAY BE FURTHER DILUTED IN THE FIELD IN ACCORDANCE WITH SPEC. 2357.
- PERFORMANCE GRADED (PG) ASPHALT BINDER PG 58-34, SPEC. 3151, SHALL BE USED FOR ALL BITUMINOUS MIXES ON THIS PROJECT. SPECIFIC PG GRADES ARE SHOWN AT THE END OF THE MIX DESIGNATION NUMBER SHOWN ON THE TYPICAL SECTION.
- THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.
- EROSION CONTROL SHALL CONFORM TO THE Mn/DOT EROSION CONTROL HANDBOOK.
- IF NECESSARY, THE UTILITY COMPANIES WILL RELOCATE THEIR FACILITIES CONCURRENTLY WITH THE CONSTRUCTION OPERATIONS UNDER THIS CONTRACT. CONTRACTOR SHALL SCHEDULE CONSTRUCTION IN COOPERATION WITH UTILITY RELOCATION.
- THE CONTRACTOR SHALL SALVAGE ALL EXISTING STORM AND SANITARY MANHOLE CASTINGS FOR REUSE. ALL ADJUSTING RINGS SHALL BE REMOVED AND DISPOSED. CONTRACTOR SHALL FURNISH AND INSTALL NEW CONCRETE ADJUSTING RINGS. CONTRACTOR SHALL BE PAID FOR THIS WORK PER ITEM 2104-SALVAGE CASTING AND ITEM 2506-ADJUST FRAME AND RING CASTING.
- CASTINGS FOR SANITARY SEWER MANHOLES SHALL BE NEENAH R-1733 OR APPROVED EQUAL. CASTINGS FOR SANITARY SEWER MANHOLES SHALL HAVE A NEOPRENE GASKET AND GROOVE FOR WATERTIGHT APPLICATION. THE WORDS "SANITARY SEWER" SHALL BE IMPRINTED ON THE COVER. STORM CASTINGS SHALL BE AS NOTED IN THE STORM SEWER SCHEDULE OR AS NOTED IN THE CORRESPONDING DETAIL.
- AT ALL LOCATIONS WHERE NEW CURB AND GUTTER MEETS EXISTING CURB AND GUTTER, PLACE SAW CUT TO LEAVE A MINIMUM 3 FEET OF IN PLACE CURB AND GUTTER BETWEEN AN EXISTING JOINT AND THE PROPOSED SAW CUT. IF THE 3 FOOT MINIMUM CANNOT BE MAINTAINED, PLACE THE SAW CUT OVER THE EXISTING JOINT. AT THE SAW CUT LOCATION THE CONTRACTOR SHALL DRILL AND GROUT 2 NO. 4 X 12 INCH LONG REINFORCEMENT BARS (EPOXY COATED). REINFORCEMENT BARS SHALL BE PLACED A MINIMUM OF 3 INCHES FROM FACE AND BACK OF GUTTER SECTION. THIS WORK SHALL BE INCIDENTAL TO THE OTHER CONTRACT ITEMS.

REFERENCE NOTES:

- ALL STORM SEWER SHALL BE RCP UNLESS NOTED DIFFERENTLY IN THE PLANS.
- STORM SEWER LENGTHS INCLUDE THE APRON, WHERE APPLICABLE.
- GRATE SHALL BE INCIDENTAL.
- SUBSTITUTE ECCENTRIC CONE SECTION WITH A MANHOLE SLAB TOP & BARREL SECTION OF APPROPRIATE HEIGHT.

STORM SEWER SCHEDULE												
STRUCTURE NO.		STRUCTURE LOCATION		DRAINAGE STRUCTURE				FLOWLINE OR TOP OF CASTING ELEVATION	INVERT ELEVATION		OUTLET PIPE ①②	
FLOWS FROM	FLOWS TO	STATION	OFFSET	TYPE	SIZE (inches)	RAMSEY STANDARD DETAIL NO.	NEENAH CASTING ASSEMBLY		S	E	SIZE (inches)	LENGTH (feet)
5001	5002	0+60	16.5' R	CB	24x36	STO-7	R-3501-TB	856.55	853.75	12	31	0.82
5002	5004	0+60	16.5' L	CB/MH	48	STO-4	R-3501-TB	856.55	853.50	15	131	0.61
									853.50			
									SUMP 851.50			
5003	5004	2+02	16.5' R	CB	24x36	STO-7	R-3501-TB	857.21	854.30	12	31	4.24
5004	5006	2+02	16.5' L	CB/MH	48	STO-4	R-3501-TB	857.31	853.00	15	181	0.50
									W 852.70			
									E 852.70			
									SUMP 850.70			
5005	5007	3+84	17.5' L	CB/MH	48	STO-4	R-3501-TB	857.79	N 851.80	15	93	0.75
									W 851.80			
									E 851.80			
									SUMP 849.80			
5014	5005	3+96	78.9' L	CB	36	STO-6	R-2560-E	854.30	S 851.80	12	63	0.00
5006	5007	5+00	CL EXT	CB	24x36	STO-7	R-3501-TB	856.10	S 853.00	12	74	2.69
5007	5009	4+57	44.9' R	CB/MH	48	STO-4	R-3501-TB	857.16	W 851.10	15	141	4.60
									N 851.00			
									SE 849.00			
									SUMP 847.00			
5008	5009	INF BASIN 1		CB	36	STO-6	R-2560-E	846.50	S 843.55	12	249	0.70
							W 843.60	CPP				
5009	5010	NA	NA	CB/MH	48	STO-7	R-2560-E	845.52	NW 842.50	15	104	4.12
									N 841.80			
									SW 841.80			
5011	5012	NA	NA	APRON	15	N/A	N/A	837.55		15	20	-5.06
5012	5013	NA	NA	POND OUTLET	48	STO-8	HAALA ③ PS48-58SWH	843.24	N 838.00	15	21	4.67
									SE 840.00			

LOT TABULATION									
LOT	BLOCK	HOUSE TYPE	STREET CENTERLINE ELEVATION	GARAGE FLOOR ELEVATION	DRIVEWAY GRADE (%)	LOWEST LIVABLE FLOOR ELEVATION	LOOKOUT ELEVATION	LOWEST OPENING ELEVATION	ESTIMATED 100-YEAR FLOOD ELEVATION
1	1	FBWO	857.5	859.5	5.0	851.8	N/A	851.8	847.0
2	1	FBWO+	858.0	860.0	5.0	851.6	N/A	851.6	847.0
3	1	FBWO+	858.3	860.0	4.4	851.6	N/A	851.6	847.0
4	1	FBWO+	858.0	860.0	5.0	851.6	N/A	851.6	847.0
5	1	FBWO+	857.5	860.0	6.1	851.6	N/A	851.6	847.0
6	1	FBWO+	857.5	860.0	6.1	851.6	N/A	851.6	847.0
7	1	FBLO+++	858.3	861.7	4.5	856.0	859.0	859.0	N/A

FB DENOTES FULL BASEMENT
 FBLO DENOTES FULL BASEMENT LOOKOUT
 FBWO DENOTES FULL BASEMENT WALKOUT
 + DENOTES 13 COURSE BASEMENT
 +++ DENOTES DROPPING THE GARAGE FLOOR THREE COURSES

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1/21/15	REVISED PER CITY COMMENTS
3/26/15	REVISED PER CITY COMMENTS

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.

Adam M. Thiele
 ADAM M. THIELE, PE
 Date 12/29/14 Lic. No. 51317

DESIGNED BY: AMT
 DRAWN BY: AMT
 CHECKED BY: TAE



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RIDGEPOINT

CONSTRUCTION NOTES,
 DETAILS AND TABULATIONS
 CITY OF RAMSEY, MINNESOTA

SHEET 2 OF 20 SHEETS

STATEMENT OF ESTIMATED QUANTITIES

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY
1	MOBILIZATION	LUMP SUM	1
2	UTILITY RELOCATION ALLOWANCE	LUMP SUM	1
3	REMOVE BUILDING	LUMP SUM	1
4	CLEARING AND GRUBBING	ACRE	1.2
5	REMOVE FENCE	LIN FT	667
6	REMOVE CURB	LIN FT	350
7	REMOVE CONCRETE PAVEMENT	SQ FT	1075
8	REMOVE CONCRETE PED RAMP	EACH	1
9	REMOVE SEWER PIPE (STORM)	LIN FT	15
10	REMOVE SEWER PIPE (SANITARY)	LIN FT	72
11	REMOVE BITUMINOUS PAVEMENT - STREET	SQ YD	592
12	REMOVE BITUMINOUS PAVEMENT - DRIVEWAY	SQ YD	80
13	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	97
14	SALVAGE & REPLACE MAILBOX	EACH	3
15	SALVAGE & REPLACE SANITARY CASTING	EACH	1
16	REMOVE SEPTIC SYSTEM (TANKS, DRAIN FIELD, ALL APPURTENANCES)	LUMP SUM	1
17	SUBGRADE PREPARATION	ROAD STA	5
18	DEWATERING	LUMP SUM	1
19	COMMON EXCAVATION (CV)	CU YD	24869
20	COMMON BORROW (CV)	CU YD	4475
21	SELECT GRANULAR BORROW (CV)	CU YD	4475
22	AGGREGATE BASE CLASS 5 - TRAIL (P)	TON	100
23	AGGREGATE BASE CLASS 5 - STREET & DRIVEWAY (P)	TON	550
24	BITUMINOUS MATERIAL FOR TACK COAT	GALLONS	170
25	TYPE SP 12.5 WEARING COURSE MIXTURE (2B) - TRAIL	TON	105
26	TYPE SP 12.5 WEARING COURSE MIXTURE (3B)	TON	200
27	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3.B)	TON	267
28	IMPORT ENGINEERED FILL (CV)	CU YD	3800
29	15" RC PIPE APRON	EACH	3
30	TRASH GUARD FOR 15" RC PIPE APRON	EACH	3
31	4" DUCTILE IRON PIPE SEWER CL 52 (FORCEMAIN)	LIN FT	250
32	12" RC PIPE SEWER DESIGN 3006 CL V	LIN FT	199
33	15" RC PIPE SEWER DESIGN 3006 CL V	LIN FT	691
34	4" PERF. PIPE DRAIN	LIN FT	45
35	12" CP PIPE SEWER (SMOOTH)	LIN FT	249
36	CONNECT TO EXISTING MANHOLE	EACH	1
37	8" PVC PIPE SEWER (SDR 35)	LIN FT	394
38	8"x4" PVC WYE	EACH	7
39	4" PVC SANITARY SERVICE PIPE SDR 26	LIN FT	290
40	4" PVC CAP	EACH	7
41	CLEAN AND VIDEO TAPE PIPE SEWER (STORM)	LIN FT	1145
42	CLEAN AND VIDEO TAPE PIPE SEWER (SANITARY)	LIN FT	394
43	4" POLYSTYRENE INSULATION	SQ YD	40
44	DUCTILE IRON FITTINGS	POUND	1644
45	6" WATERMAIN DUCTILE IRON CL 52	LIN FT	55
46	8" WATERMAIN DUCTILE IRON CL 53	LIN FT	630
47	1" CORPORATION STOP	EACH	7
48	1" CURB STOP AND BOX	EACH	7
49	1" COPPER PIPE TYPE K	LIN FT	250
50	6" GATE VALVE AND BOX	EACH	2
51	8" GATE VALVE AND BOX	EACH	2
52	CONNECT TO EXISTING WATERMAIN	EACH	1
53	HYDRANT	EACH	2
54	HYDRANT RISER	LIN FT	2
55	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (PCND OUTLET)	EACH	1
56	CONSTRUCT DRAINAGE STRUCTURE DESIGN H	EACH	2
57	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LIN FT	29.7
58	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	LIN FT	5.7
59	CONSTRUCT DRAINAGE STRUCTURE DESIGN 2x3 CATCH BASIN	EACH	3
60	CONSTRUCT SANITARY STRUCTURE DESIGN 48-4007 (O-10)	EACH	3
61	CASTING ASSEMBLY - STORM	EACH	10
62	CASTING ASSEMBLY - SANITARY	EACH	3
63	RANDOM RIPRAP CLASS III	CU YD	28
64	CONCRETE CURB & GUTTER DESIGN SURMCOUNTABLE	LIN FT	1125
65	6" CONCRETE WALK	SQ FT	100
66	TRUNCATED DOMES	SQ FT	20
67	TRAFFIC CONTROL	LUMP SUM	1
68	FURNISH SIGN PANELS TYPE C	SQ FT	25
69	SILT FENCE	LIN FT	2566
70	STORM DRAIN INLET PROTECTION	EACH	10
71	TEMPORARY ROCK CONSTRUCTION ENTRANCE	EACH	1
72	DECIDUOUS TREE (1-3/4" CALIPER) (B&B)	EACH	14
73	PREMIUM TOPSOIL BORROW (LV)	CU YD	202
74	SODDING TYPE LAWN	SQ YD	1060
75	SEED MIXTURE 22-111	LBS	504
76	SEED MIXTURE 33-262	LBS	9
77	SEEDING	ACRE	4.3
78	MULCH MATERIAL TYPE 1	TON	8.6

SUMMARY OF EARTH BALANCE

SUMMARY OF EXCAVATION

TOTAL CUT	5,869 C.Y.
SOIL CORRECTIONS ② ③	19,000 C.Y.
TOTAL COMMON EXCAVATION	24,869 C.Y.

SUMMARY OF FILL QUANTITY

GENERAL FILL	23,059 C.Y.
SOIL CORRECTIONS	19,000 C.Y.
ROAD HOLD DOWN	-515 C.Y.
TRAIL HOLD DOWN	-125 C.Y.
TOPSOIL HOLD DOWN	-2,100 C.Y.
PAD HOLD DOWN	-1,700 C.Y.
TOTAL FILL QUANTITY	37,619 C.Y.

TOTAL EARTH BALANCE SUMMARY

TOTAL FILL QUANTITY	37,619 C.Y.
-TOTAL CUT	-5,869 C.Y.
-GRANULAR SOIL CORRECTIONS MATERIAL	-15,200 C.Y.
-GREEN SPACE SOIL CORRECTIONS MAT.	-3,800 C.Y.
-ENGINEERED FILL IMPORT	-3,800 C.Y.
MASS EARTHWORK BALANCE	8,950 C.Y.

REFERENCE NOTES:

- ① DEWATERING IS ONLY EXPECTED FOR SOIL CORRECTION WORK WITHIN LOT 3
- ② SEE SHEET 8 FOR DETAILS.
- ③ IT IS ASSUMED THE MAJORITY OF THIS EXCAVATED MATERIAL WILL BE SUITABLE FOR REUSE AS ENGINEERED FILL. FOR OUR CALCULATIONS, WE HAVE ASSUMED 80% WILL BE CLASSIFIED AS ENGINEERED FILL AND SUITABLE FOR REUSE, AND 20% WILL BE REMOVED FROM THE EXCAVATION AND NEED TO BE REPLACED WITH IMPORTED ENGINEERED FILL. THE MAJORITY OF THE MATERIAL NOT CLASSIFIED AS ENGINEERED FILL IS EXPECTED TO BE SUITABLE (NO CONSTRUCTION DEBRIS OR DELETERIOUS VEGETATION) FOR USE AS FILL IN GREEN SPACE SUCH AS THE SCREENING BERMS NORTH AND EAST OF THE SITE. NO SOIL EXPORT IS EXPECTED.
- ④ COMMON BORROW IS EXPECTED TO BE AVAILABLE WITHIN THE CITY OF ANOKA STOCKPILES LOCATED APPROX. 750 FEET EAST OF THE SITE. THE CITY OF RAMSEY AND CITY OF ANOKA ARE CURRENTLY WORKING ON AN AGREEMENT THAT WILL ALLOW CONTRACTOR TO HAUL IN FILL FROM THIS STOCKPILE. FOR OUR CALCULATIONS, WE HAVE ASSUMED 50% OF THE FILL REQUIRED WILL BE ABLE TO BE TAKEN FROM THIS STOCKPILE. THE OTHER 50% HAS BEEN ACCOUNTED FOR AS SELECT GRANULAR BORROW. IF CONTRACTOR CHOOSES TO UTILIZE THIS STOCKPILE, THEY SHALL BE RESPONSIBLE FOR ENSURING MATERIAL MEETS THE PROJECT REQUIREMENTS, AND SHALL RESTORE STOCKPILE TO A STABLE CONFIGURATION (SLOPE) AND CONDITION (REVEGETATED).

BASIS OF ESTIMATED QUANTITIES

Bituminous Pavement	110lbs/yd ² /in
Bituminous Material for Tack Coat	0.05 Gal/yd ²
Seed Mixture 22-111	30 lbs/acre
Seed Mixture 33-262	44 lbs/acre
Type 1 Mulch	2100 lbs/acre
Fertilizer Type 3 22-5-10	300 lbs/acre

STANDARD PLATES

THESE STANDARD PLATES AS APPROVED BY THE FHWA SHALL APPLY	
PLATE NO.	DESCRIPTION
3000L	REINFORCED CONCRETE PIPE (5 SHEETS)
3006G	GASKET JOINT FOR R.C. PIPE (2 SHEETS)
3007E	SHEAR REINFORCEMENT FOR PRECAST DRAINAGE STRUCTURES
3100G	CONCRETE APRON FOR REINFORCED CONCRETE PIPE
3139B	RIPRAP AT PRECAST CONCRETE END SECTIONS
3145G	CONCRETE PIPE OR PRECAST BOX CULVERT TIES
4005M	MANHOLE OR CATCH BASIN TYPE A & B CONE SECTIONS PRECAST - DESIGN F
4006L	MANHOLE OR CATCH BASIN PRECAST - DESIGNS G AND H
4007C	PRECAST MECHANICAL JOINT SEWER MANHOLE
4010H	CONCRETE SHORT CONE & ADJUSTING RING (SECTIONAL CONCRETE)
4011E	PRECAST CONCRETE BASE
4020J	MANHOLE OR CATCH BASIN (FOR USE WITH OR WITHOUT TRAFFIC LOADS) (2 SHEETS)
4026A	CONCRETE ENCASED CONCRETE ADJUSTING RINGS
4101D	RING CASTING FOR MANHOLE OR CATCH BASIN
4110F	COVER CASTING FOR MANHOLE (FOR USE IN ALL TRAFFIC AREAS) CASTING NO. 715 AND 716
4129G	CATCH BASIN FRAME CASTING (FOR SQUARE GRATE - CASTING NO. 802A
4143E	STOOL GRATE & CONCRETE FRAME (MEDIAN DRAINS) - CASTING NO. 731
4151B	GRATE CASTING FOR CATCH BASIN (SQUARE TYPE) - CASTING NO. 811
4160D	CURB BOX CASTING FOR CATCH BASIN - CASTING NO. 823A AND 833A
4180J	MANHOLE OR CATCH BASIN STEP
7035N	CONCRETE WALK & CURB RETURNS AT ENTRANCES
7038A	DETECTABLE WARNING SURFACE TRUNCATED DOMES
7102J	CONCRETE CURB AND GUTTER (DESIGN D))
7111J	INSTALLATION OF CATCH BASIN CASTINGS (CONCRETE CURB AND GUTTER)
8000I	STANDARD BARRICADES

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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.

Adam M. Thiele
ADAM M. THIELE, PE
Date 12/29/14 Lic. No. 51317

DESIGNED BY: AMT
DRAWN BY: AMT
CHECKED BY: TAE

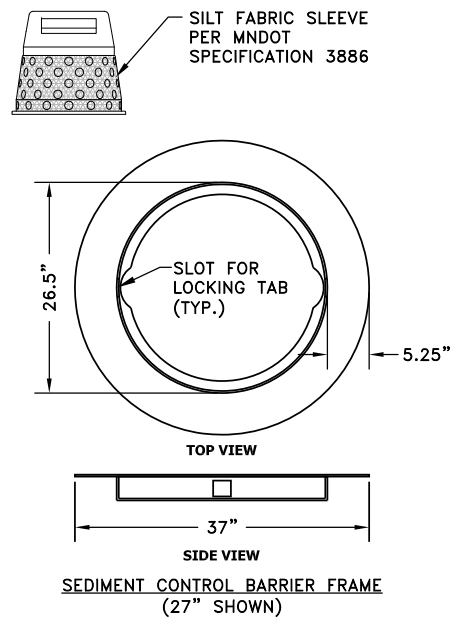


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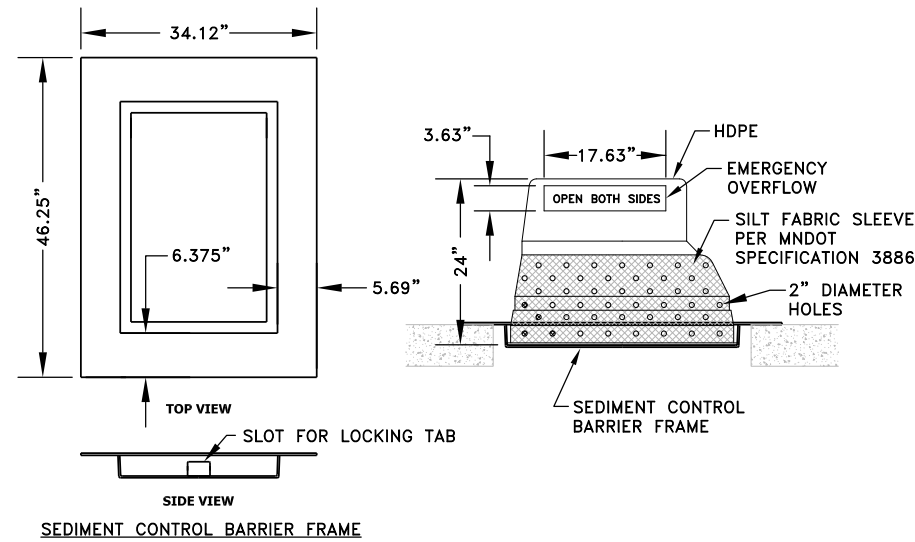
RIDGEPOINT

ESTIMATED QUANTITIES AND EARTHWORK
CITY OF RAMSEY, MINNESOTA

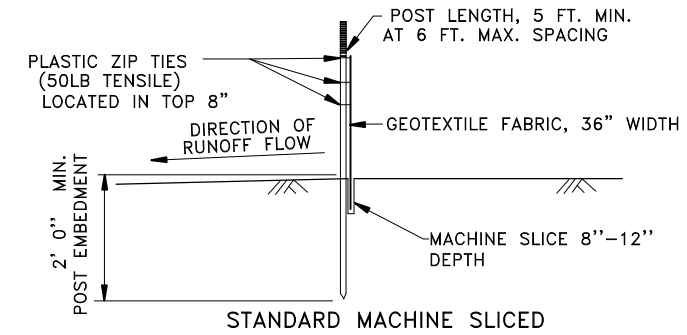
SHEET 3 OF 20 SHEETS



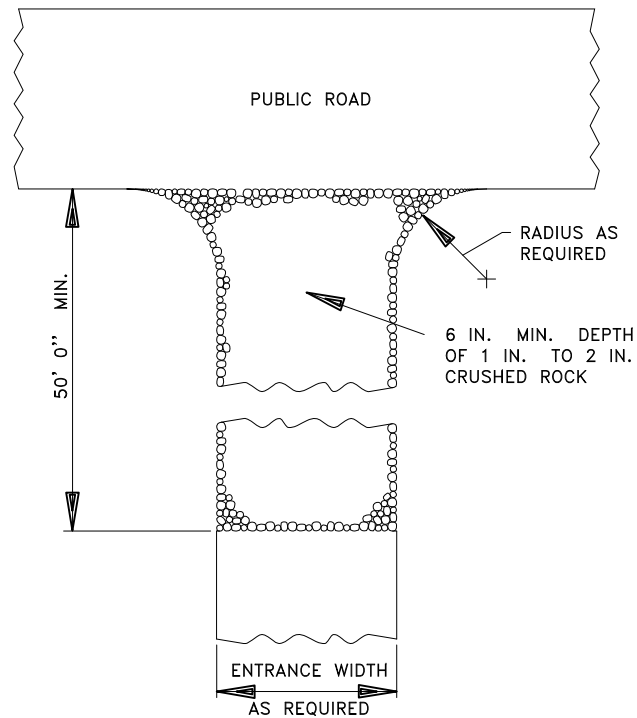
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4
SEDIMENT CONTROL BARRIER FOR CATCH BASINS AND MANHOLES
NO SCALE



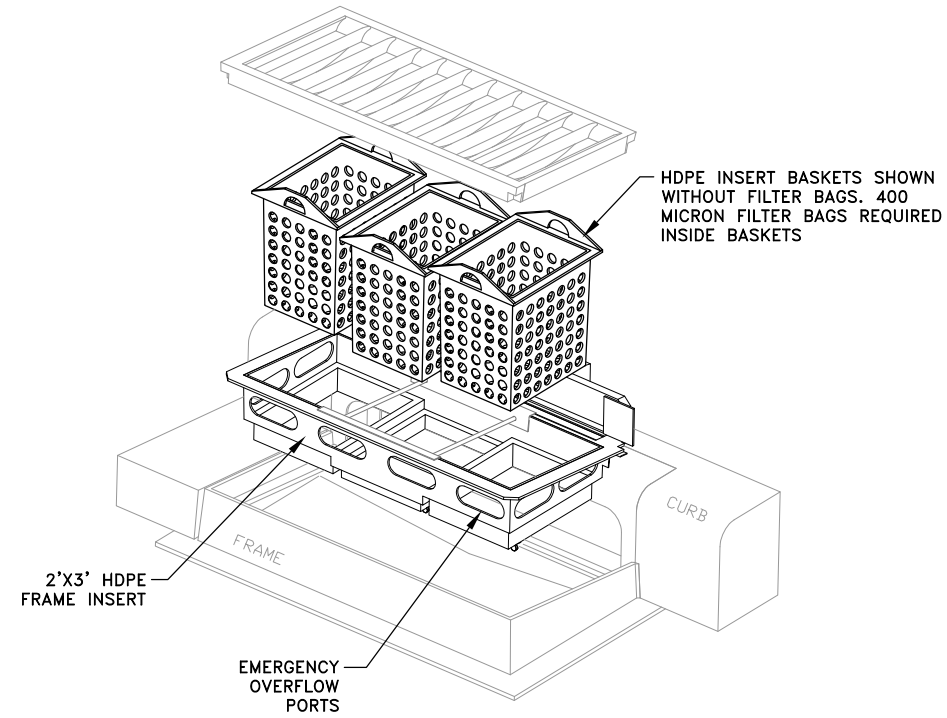
2
4
SEDIMENT CONTROL BARRIER FOR CATCH BASINS
NO SCALE



3
4
SILT FENCE
NO SCALE



4
4
ROCK CONSTRUCTION ENTRANCE
NO SCALE



5
4
DEBRIS COLLECTION DEVICE FOR CATCH BASINS

- GENERAL EROSION CONTROL NOTES:
1. PRIOR TO ANY CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL ACQUIRE THE NECESSARY MPCA-NPDES STORMWATER PERMIT.
 2. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) PRIOR TO GRADING AND REMOVAL ACTIVITIES. BMP'S SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND POTENTIAL FOR EROSION HAS PASSED.
 3. THE CONTRACTOR SHALL SCHEDULE THEIR OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
 4. BMP'S SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND DOCUMENTED IN THE SWPPP INSPECTION LOG. SWPPP SHALL BE PROVIDED TO THE CITY.
 5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS APPROVED BY THE ENGINEER.
 6. THE CONTRACTOR SHALL FILE NOTICE OF TERMINATION (NOT) WITH THE MPCA WHEN FINAL STABILIZATION IS APPROVED BY THE ENGINEER.

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1/21/15	REVISED PER CITY COMMENTS
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Adam M. Thiele
ADAM M. THIELE, PE
Date 12/29/14 Lic. No. 51317

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DRAWN BY:	AMT
CHECKED BY:	TAE

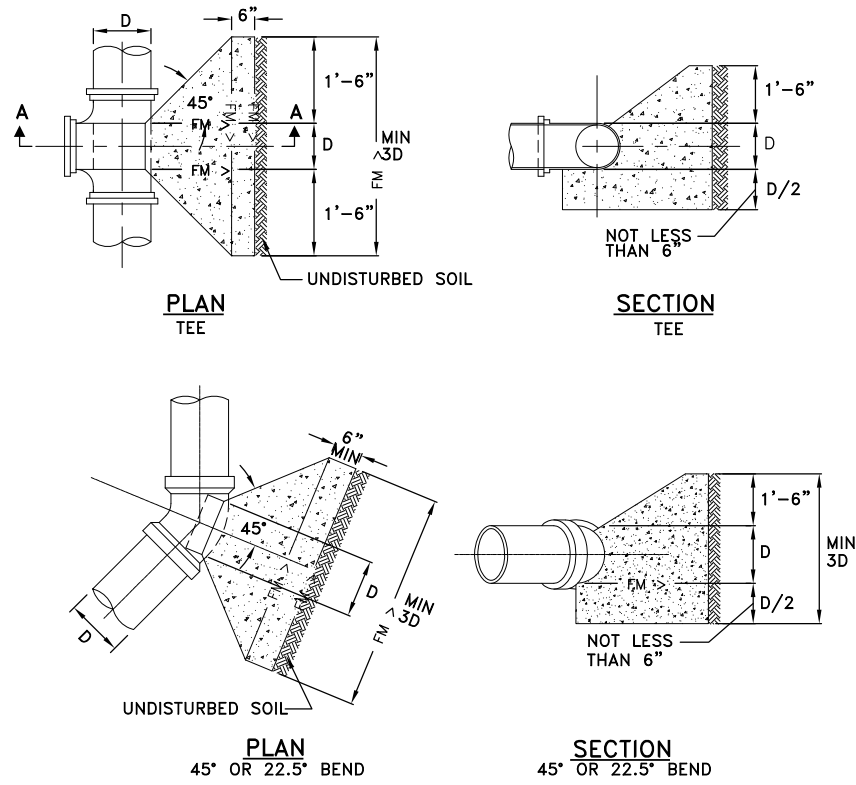


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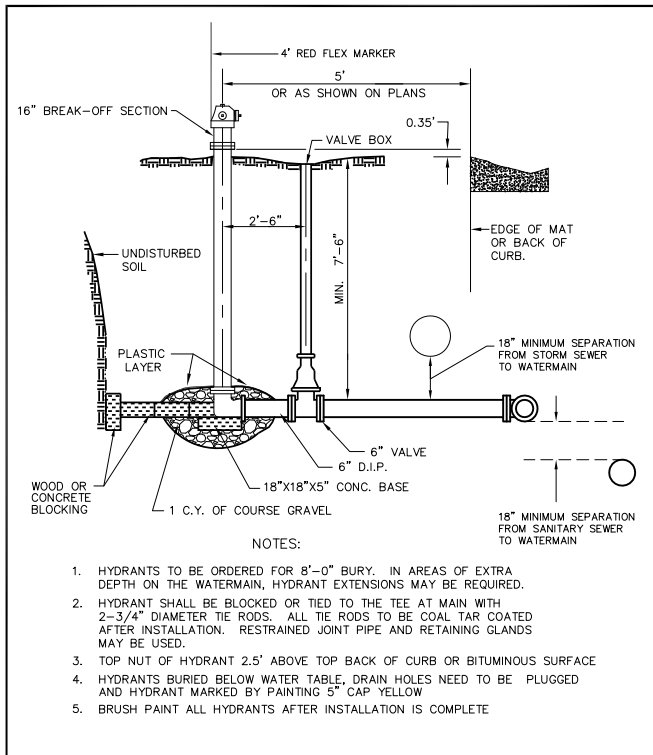
RIDGEPOINT

EROSION CONTROL NOTES & DETAILS
CITY OF RAMSEY, MINNESOTA

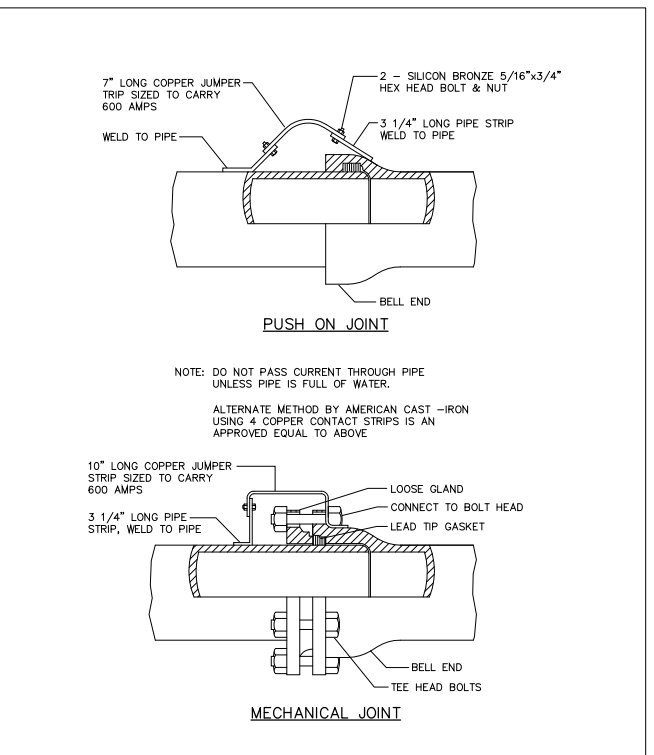
SHEET 4 OF 20 SHEETS



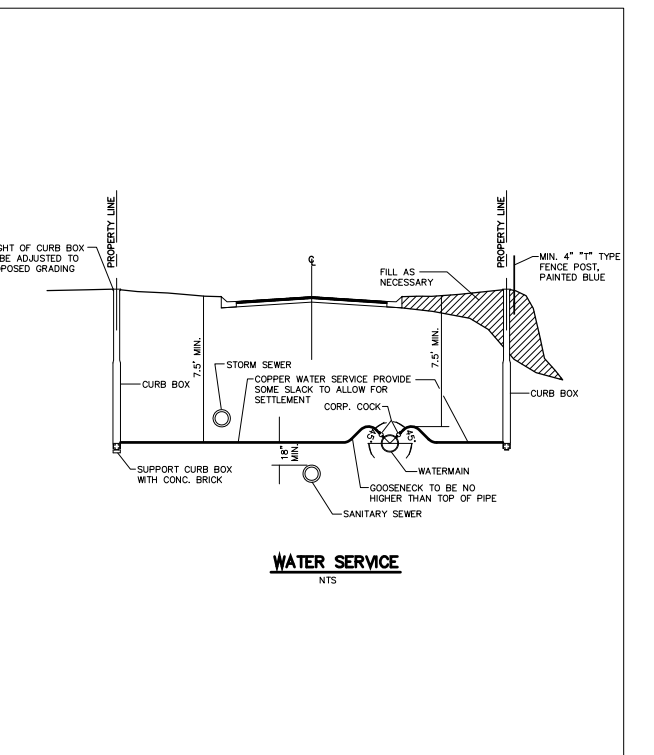
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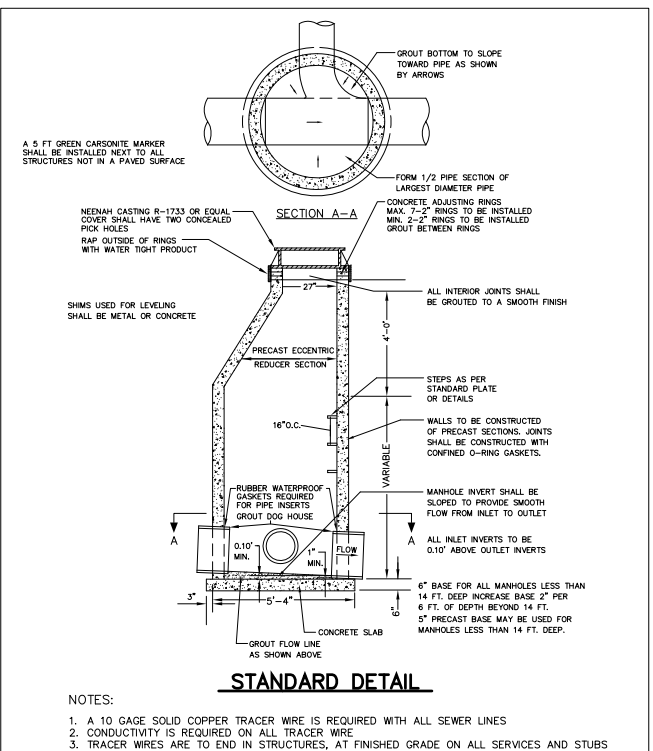
APPROVED DATE 4-2005
City of RAMSEY
STANDARD DETAILS HYDRANT
CITY PLATE No. WAT-3



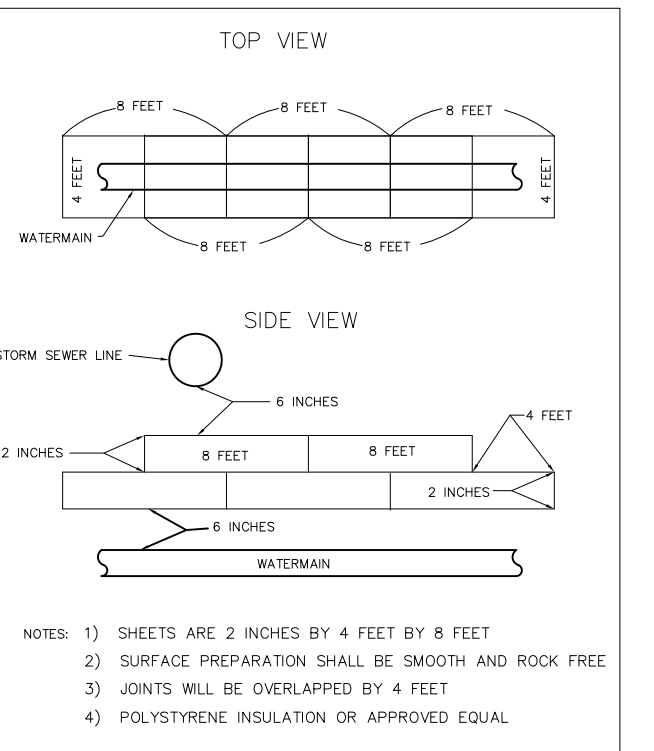
APPROVED DATE 7-93
City of RAMSEY
STANDARD DETAILS JOINT CONNECTION FOR ELECTRICAL CONDUCTIVITY
CITY PLATE No. WAT-1



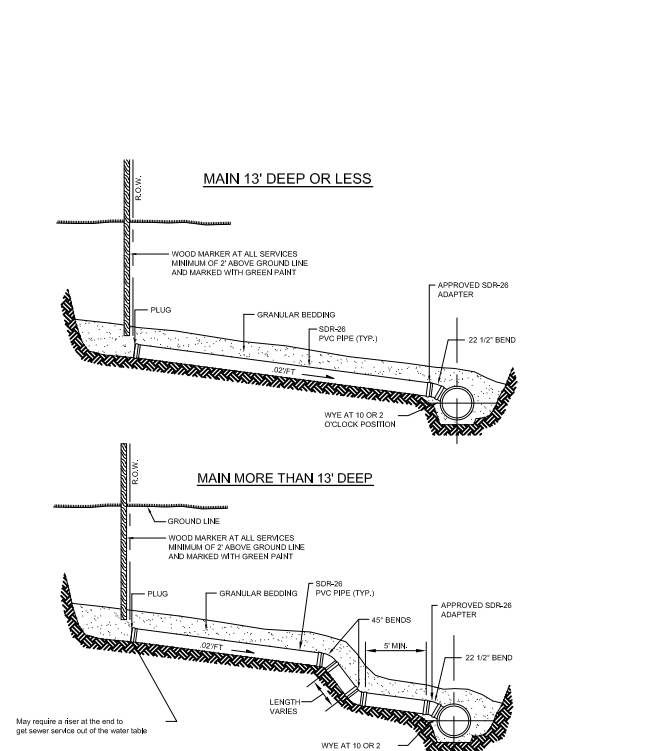
APPROVED DATE 7-93
City of RAMSEY
STANDARD DETAILS WATER SERVICE
CITY PLATE No. WAT-4



APPROVED DATE 1-2006
City of RAMSEY
STANDARD DETAILS MANHOLE
CITY PLATE No. SEW-4



APPROVED DATE 4/2004
City of RAMSEY
STANDARD DETAILS UTILITY INSULATION
CITY PLATE No. WAT-5



1 SANITARY SERVICE DETAIL
4

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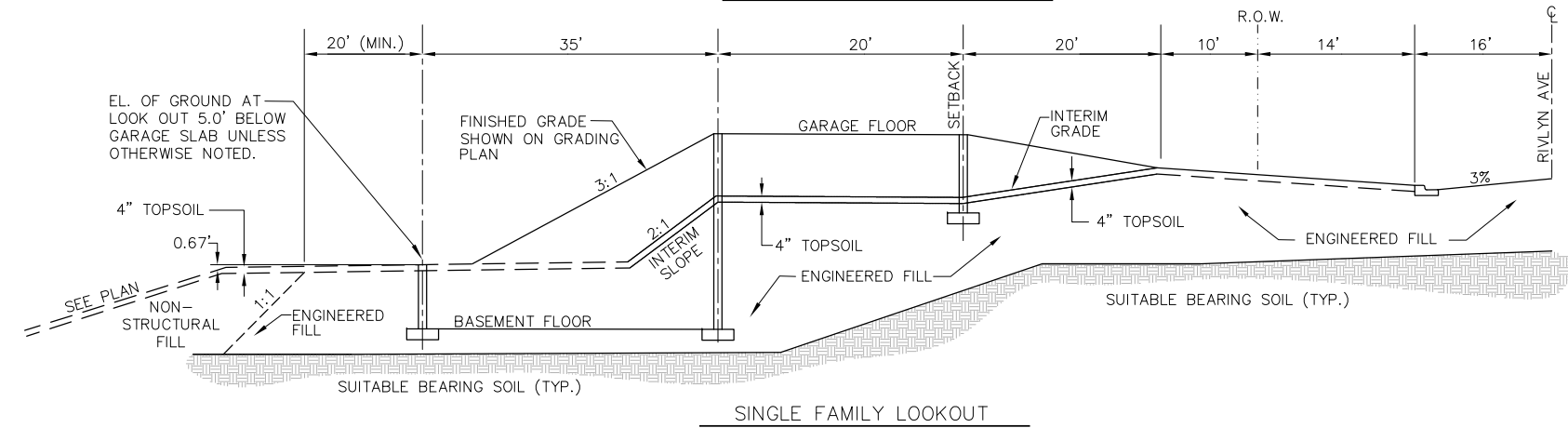
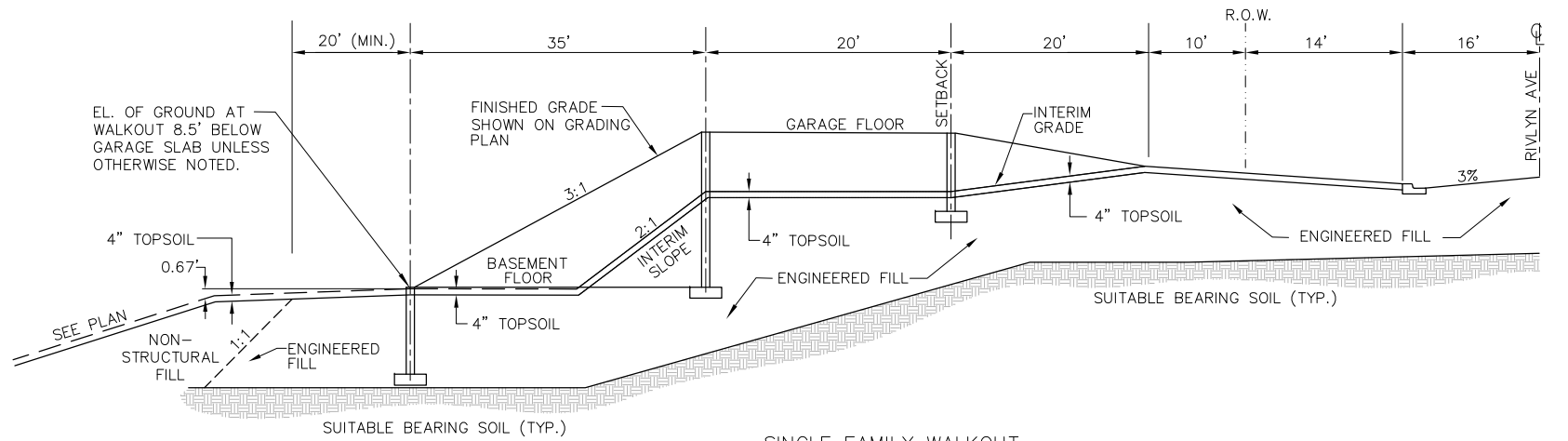
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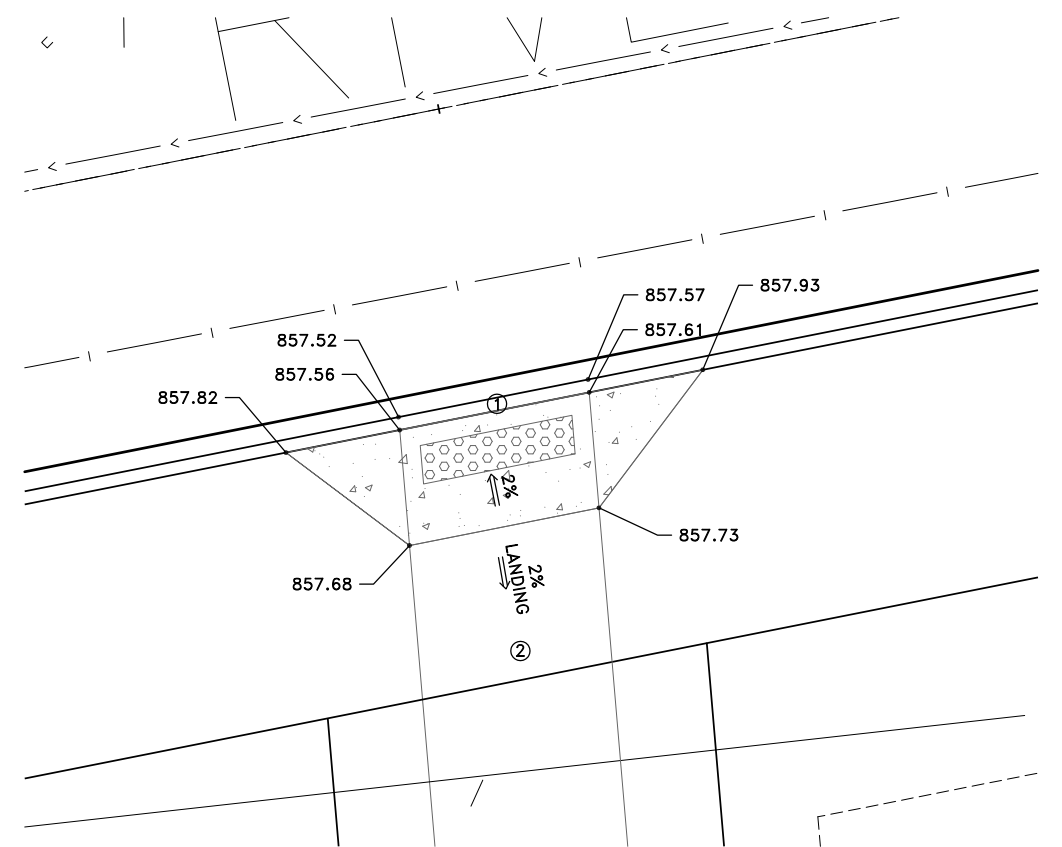
WATER AND SEWER DETAILS
CITY OF RAMSEY, MINNESOTA

SHEET 6 OF 20 SHEETS

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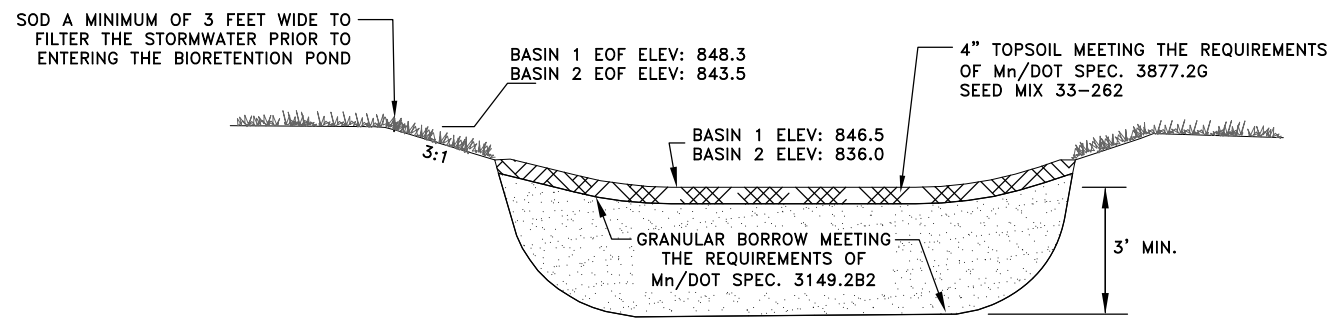


1
7
LOT GRADING DETAILS



REFERENCE NOTES:
 ① 1/2" RISE FROM GUTTER FLOWLINE TO BACK OF CURB
 ② SEE SHEET 14 FOR CONTINUATION OF TRAIL

3
7
PED RAMP GRADING DETAIL



2
7
INFILTRATION BASIN DETAIL

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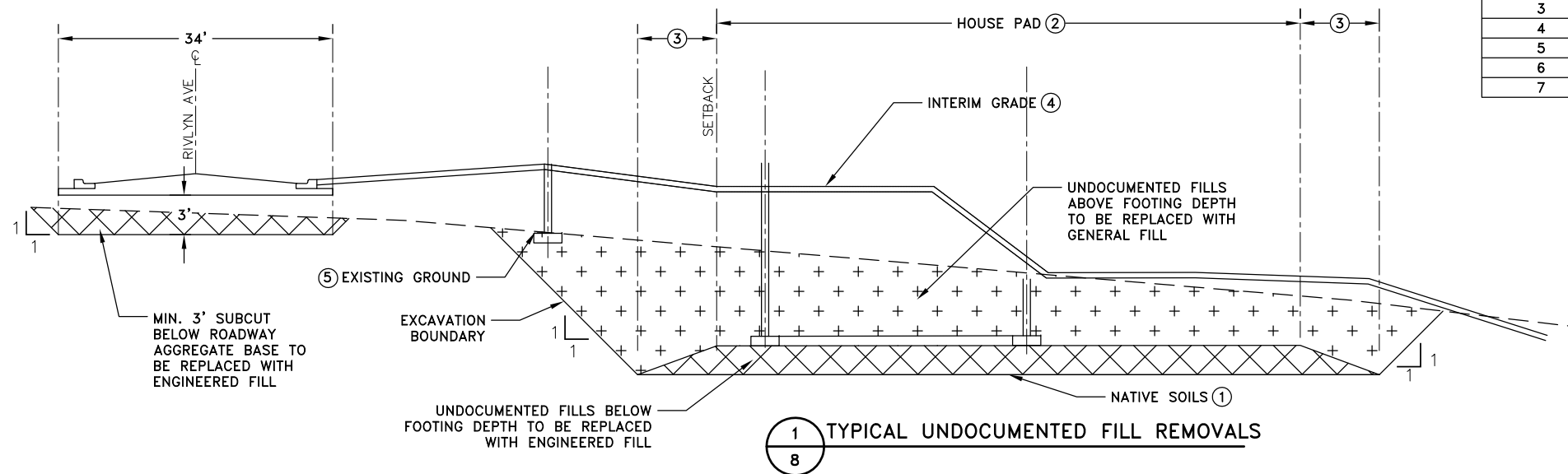
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RIDGEPOINT

GRADING AND SOILS DETAILS
 CITY OF RAMSEY, MINNESOTA

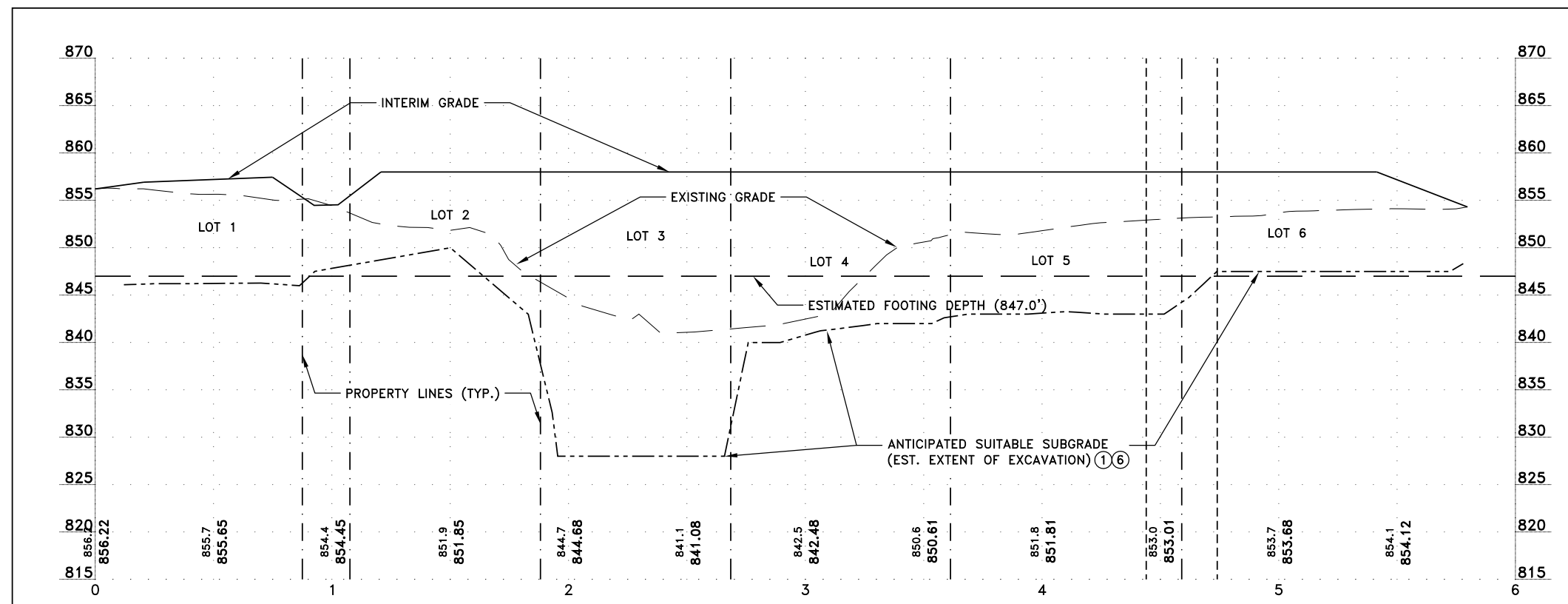
SHEET 7 OF 20 SHEETS

ANTICIPATED EXCAVATION OVERSIZE WIDTHS	
LOT #	OVERSIZE WIDTH
1	3 Ft
2	N/A
3	15 FT
4	6.5 Ft
5	5.5 Ft
6	1 Ft
7	N/A



UNDOCUMENTED FILL REMOVAL NOTES:

- ① SEE TABLE 1 OF THE GEOTECHNICAL EXPLORATION AND EVALUATION REPORT FOR ANTICIPATED EXCAVATION DEPTHS FOR EACH LOT
- ② HOUSE PAD MEASURES 55' DEEP, BEGINNING AT THE SETBACK, AND SHALL BE CONTINUOUS FROM SIDE LOT LINE TO SIDE LOT LINE, ALLOWING 1:1 TRANSITION BETWEEN LOTS.
- ③ OVERSIZE WIDTH IS EQUAL TO DISTANCE FROM BOTTOM OF FOOTING TO BOTTOM OF EXCAVATION. ESTIMATED VALUES FOR OVERSIZE WIDTH ARE SHOWN FOR EACH LOT ON THE TABLE ABOVE.
- ④ SEE DETAIL 1/7 FOR DETAILS ON INTERIM LOT GRADING.
- ⑤ STRIP VEGETATION, TOPSOIL, AND DEBRIS FROM ALL AREAS PRIOR TO EARTHWORK ACTIVITIES.
- ⑥ GEOTECHNICAL ENGINEER SHALL OBSERVE EXCAVATION AND APPROVE THAT SUITABLE SUBGRADE HAS BEEN REACHED PRIOR TO MEASUREMENT AND FILLING OPERATIONS.



② UNDOCUMENTED FILL - ANTICIPATED SECTION - 20' OFFSET OF SETBACK
 ⑧ SCALE: 30H - 120V

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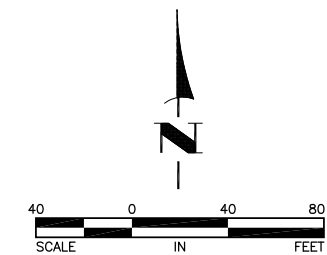
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UNDOCUMENTED FILL DETAILS
 CITY OF RAMSEY, MINNESOTA

SHEET 8 OF 20 SHEETS



LEGEND

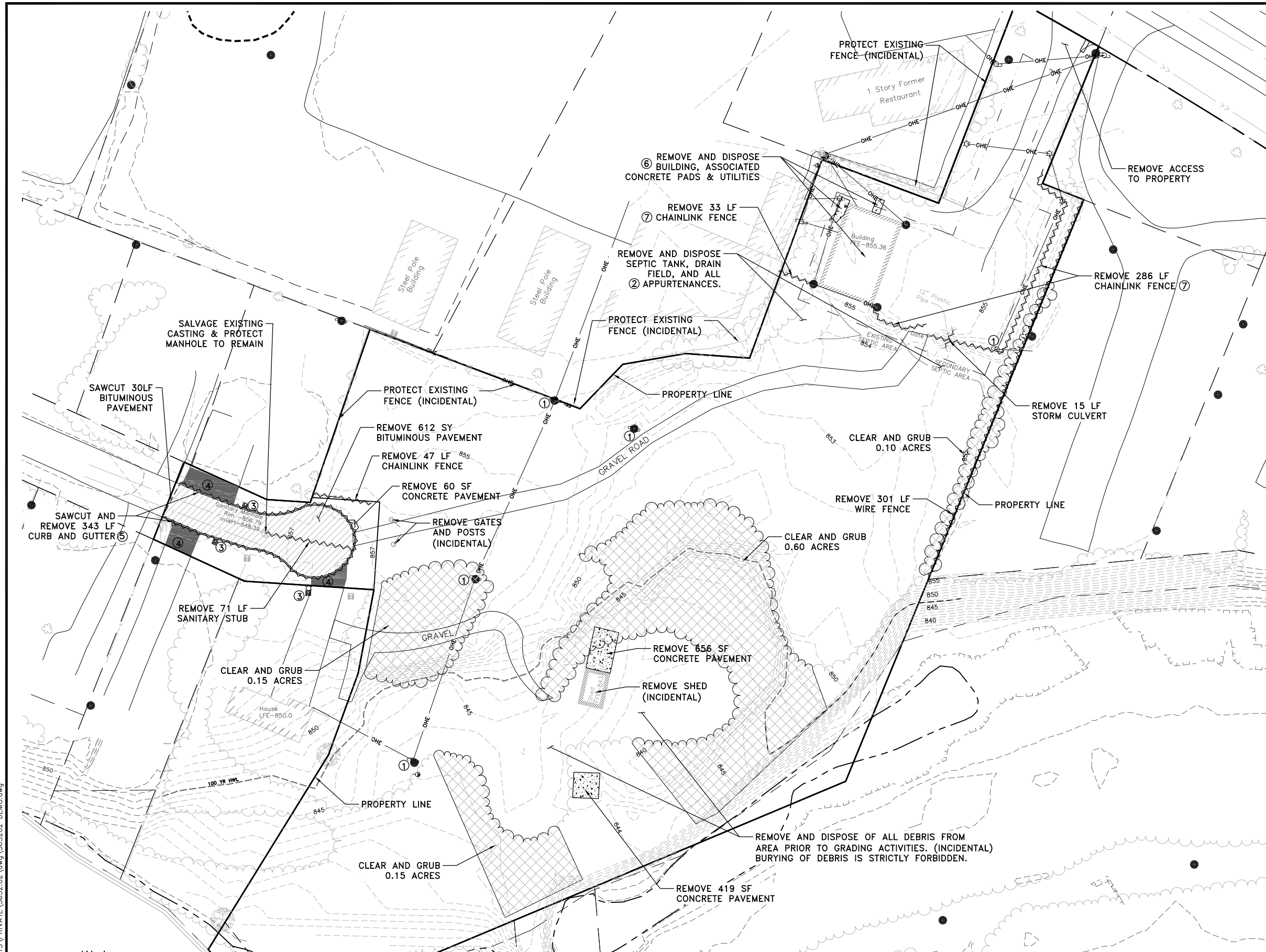
- 856 --- EXISTING CONTOUR
- X860.77 EXISTING SPOT ELEVATION
- - - - - EXISTING SANITARY SEWER
- - - - - EXISTING WATERMAIN
- - - - - EXISTING FENCE
- - - - - OHE EXISTING OVERHEAD ELECTRIC
- - - - - U-OH EXISTING OVERHEAD MISC. UTILITY
- EXISTING UTILITY POLE
- EXISTING TREE LINE
- ▨ TREE REMOVAL LIMITS
- ▨ BITUMINOUS PAVEMENT REMOVALS
- ▨ DRIVEWAY BIT. PAVEMENT REMOVALS
- ~ REMOVE CURB/PIPE/FENCE

GENERAL NOTES:

1. TRAFFIC CONTROL AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO BEGINNING DEMOLITION WORK.
2. MATERIALS DISTURBED BY CONSTRUCTION SHALL BECOME PROPERTY OF THE CONTRACTOR AND BE PROMPTLY REMOVED FROM THE SITE.
3. CLEAR AND GRUB ALL AREAS TO BE GRADED PRIOR TO GRADING ACTIVITIES. TAKE ALL NECESSARY PRECAUTIONS TO PROTECT TREES THAT ARE TO REMAIN. SEE GRADING PLAN FOR LIMITS.
4. FULL DEPTH SAWCUT AT TERMINATION OF ALL PAVEMENT AND CURB REMOVALS, INCLUDING PRIVATE DRIVES.

REFERENCE NOTES:

- ① REMOVE EXISTING OVERHEAD ELECTRICAL SERVICE AND REPLACE WITH UNDERGROUND. COORDINATE WITH UTILITY. THIS ITEM SHALL BE PAID PER ITEM 2 - UTILITY RELOCATION ALLOWANCE.
- ② SEPTIC SYSTEM REMOVAL SHALL COMPLY WITH THE REQUIREMENTS OF MINN RULE 7080.2500, EXCEPT THAT COMPLETE REMOVAL OF ALL TANKS, PIPING, EQUIPMENT & CONTAMINATED MATERIALS IS REQUIRED BY THIS PLAN. THIS WORK SHALL BE PAID PER ITEM 16 - REMOVE SEPTIC SYSTEM.
- ③ SALVAGE MAILBOX
- ④ MAINTAIN RESIDENT ACCESS AT ALL TIMES. PROVIDE ANY MATERIALS NECESSARY TO FACILITATE.
- ⑤ SAWCUTTING CURB SHALL BE INCIDENTAL.
- ⑥ THIS WORK SHALL BE PAID PER ITEM 3 - REMOVE BUILDING.
- ⑦ GATE REMOVAL SHALL BE INCIDENTAL.



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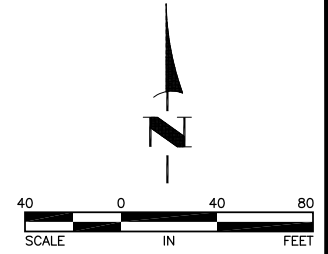
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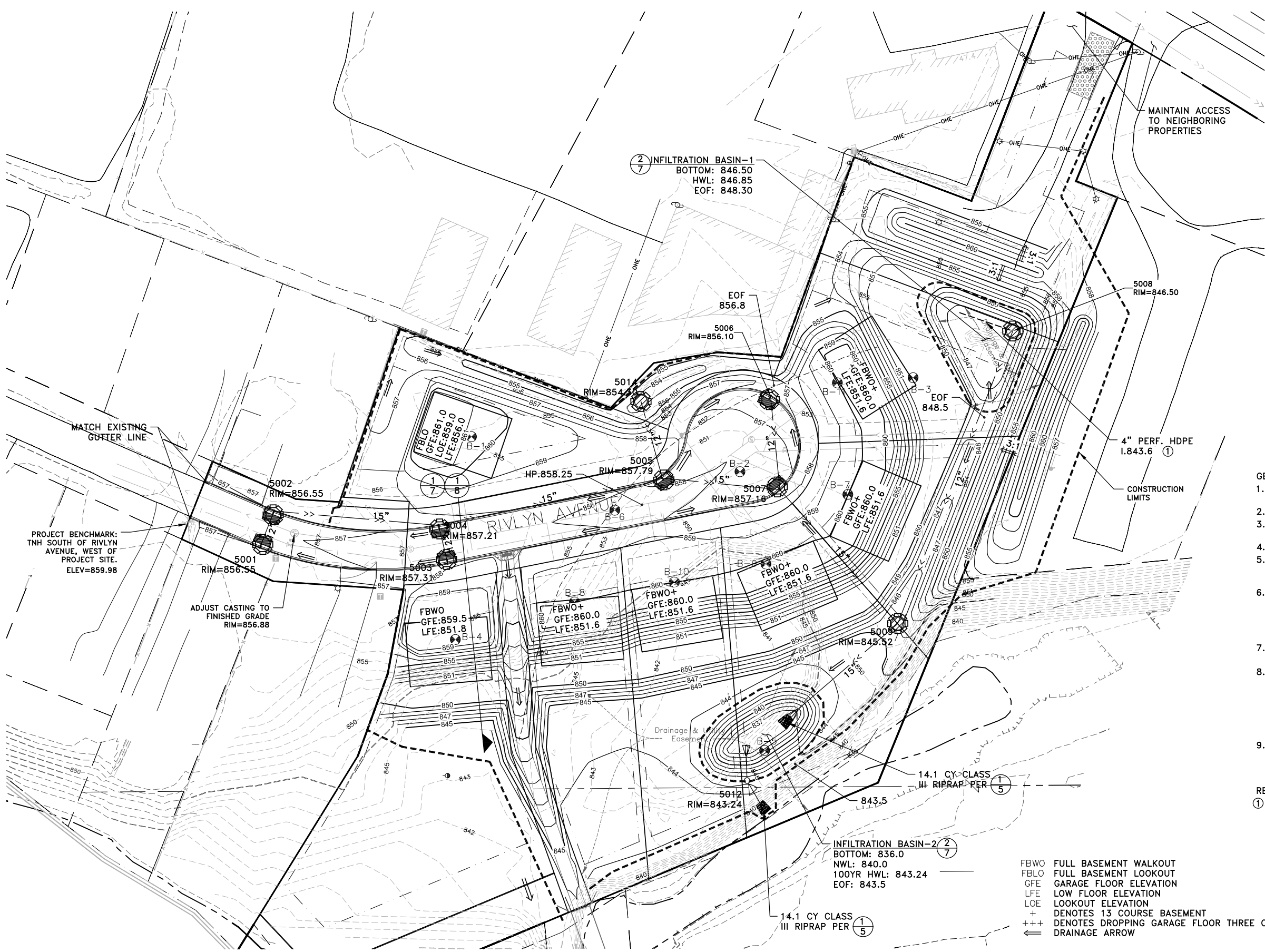
EXISTING TOPOGRAPHY & REMOVALS PLAN
 CITY OF RAMSEY, MINNESOTA

SHEET 9 OF 20 SHEETS
 3632.02



LEGEND

--- 856	EXISTING CONTOUR
— 856	PROPOSED CONTOUR
—	EXISTING SANITARY SEWER
—	EXISTING WATERMAIN
⊗ B-4	SOIL BORING LOCATION
—	PROPOSED SANITARY SEWER
—	PROPOSED WATERMAIN
—	PROPOSED STORM SEWER
⊗	PROPOSED STORM SEWER STRUCTURE
TC=56.5	PROPOSED SPOT ELEVATION
→	DRAINAGE ARROW
---	SILT FENCE (3/4)
⊗	INLET PROTECTION (1/4, 2/4)
⊗	STABILIZED CONSTRUCTION EXIT (4/4)



- GENERAL NOTES:**
- PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE.
 - REVEGETATION SHALL OCCUR WITHIN 7 DAYS OF ROUGH GRADING.
 - SEE SHEETS 2-8 FOR ADDITIONAL NOTES, TABULATIONS AND DETAILS.
 - SITE SURVEY WAS COMPLETED BY HAKANSON ANDERSON.
 - STREETS AND PROPERTY ADJACENT TO THE CONSTRUCTION SHALL BE KEPT FREE FROM SEDIMENT CAUSED BY CONSTRUCTION TRAFFIC, SITE RUNOFF AND BLOWING DUST.
 - EXCEPT FOR THE INFILTRATION BASIN, ALL DISTURBED AREAS SHALL BE SEEDED WITH Mn/DOT SEED MIX 22-111 OR APPROVED EQUAL AND MULCHED WITH DISC ANCHORED, TYPE 1 MULCH MATERIAL. THE INFILTRATION BASINS SHALL BE SEEDED WITH Mn/DOT SEED MIX 33-262.
 - THIS SITE IS LOCATED WITHIN THE BOUNDARIES OF THE LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION (LRRWMO).
 - AFTER CONSTRUCTION, APPLICANT SHALL CONDUCT A TEST ON THE INFILTRATION BASIN BY FILLING THE BASIN TO A MINIMUM DEPTH OF 6 INCHES WITH WATER AND MONITORING THE TIME NECESSARY TO DRAIN. THE LRRWMO SHALL BE NOTIFIED PRIOR TO THE TEST TO WITNESS THE RESULTS. ONLY LOW PRESSURE TYPE EQUIPMENT SHALL BE ALLOWED WITHIN THE FOOTPRINT OF THE INFILTRATION BASIN.
 - AFTER INITIAL GRADING, COMPLETELY SURROUND INFILTRATION BASINS WITH SILT FENCE TO PREVENT THE AREAS FROM FILLING WITH SEDIMENT.

- REFERENCE NOTES:**
- PERFORATED PIPE SHALL BE INSTALLED IN TRENCH TWICE AS WIDE AS PIPE DIAMETER, BACKFILLED WITH 2" CLEAN STONE, AND COMPLETELY WRAPPED W/ TYPE 1 GEOTEXTILE FABRIC. STONE AND FABRIC SHALL BE INCIDENTAL.

100 YR FLOODPLAIN GRADING

100 YR FLOOD ELEVATION =	847.0
FLOODPLAIN FILL:	3755 CY
FLOODPLAIN EXCAVATION:	4455 CY
NET	700 CY CUT

- | | |
|------|---|
| FBWO | FULL BASEMENT WALKOUT |
| FBLO | FULL BASEMENT LOOKOUT |
| GFE | GARAGE FLOOR ELEVATION |
| LFE | LOW FLOOR ELEVATION |
| LOE | LOOKOUT ELEVATION |
| + | DENOTES 13 COURSE BASEMENT |
| +++ | DENOTES DROPPING GARAGE FLOOR THREE COURSES |
| → | DRAINAGE ARROW |

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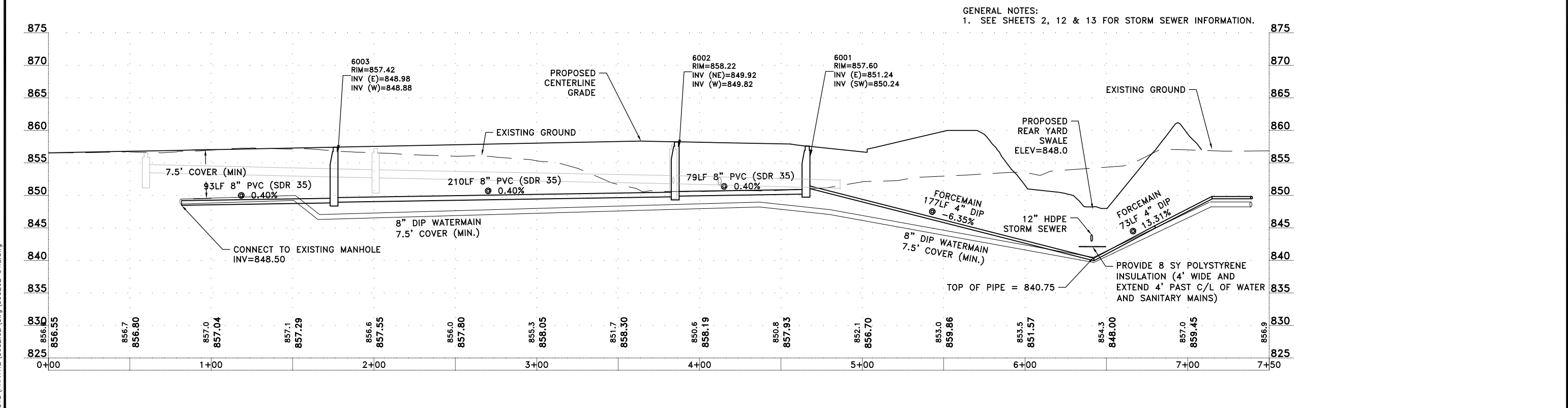
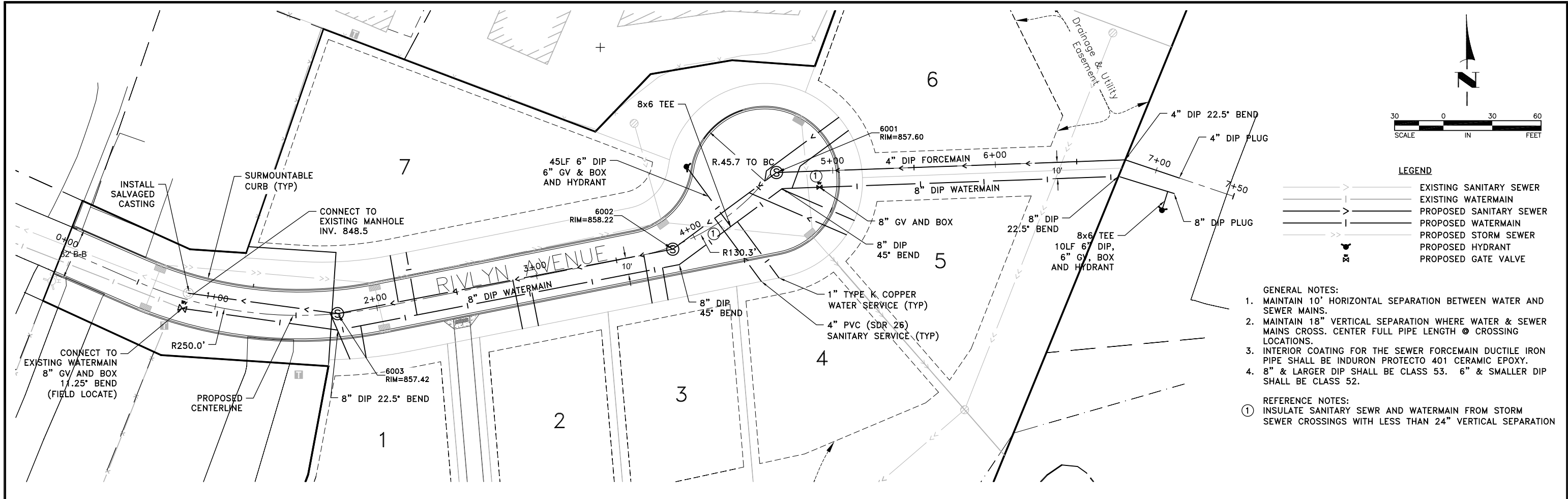


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GRADING, DRAINAGE &
 EROSION CONTROL PLAN
 CITY OF RAMSEY, MINNESOTA

SHEET 10 OF 20 SHEETS



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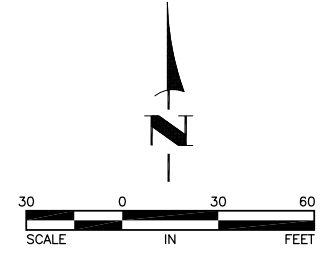
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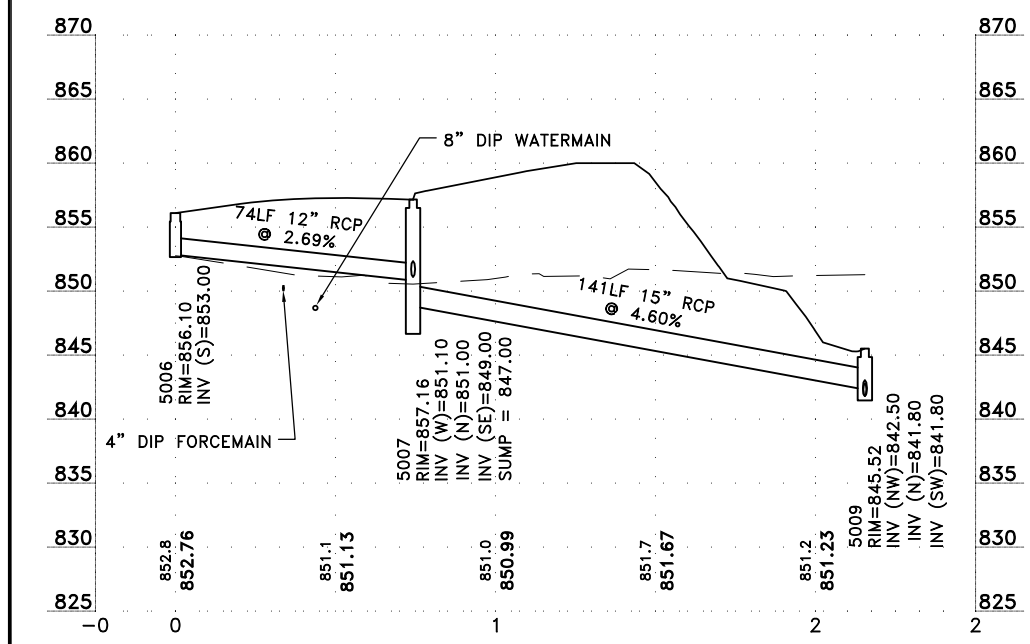
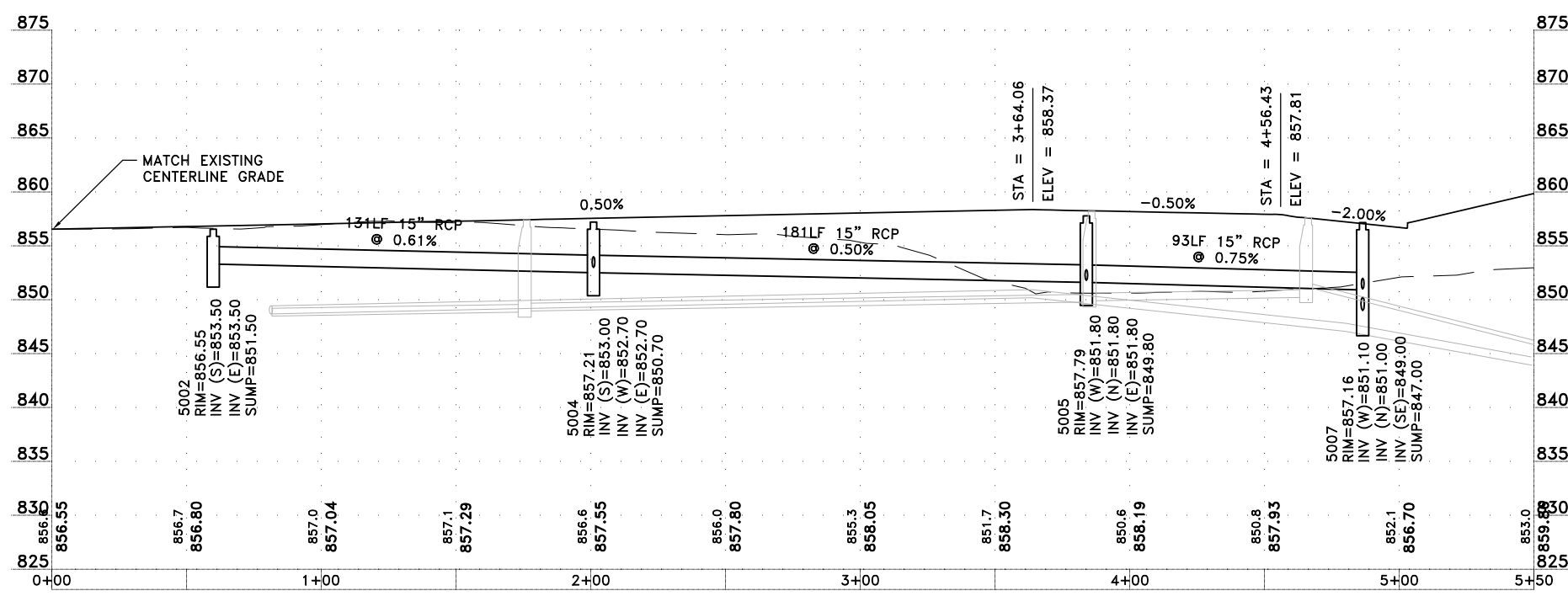
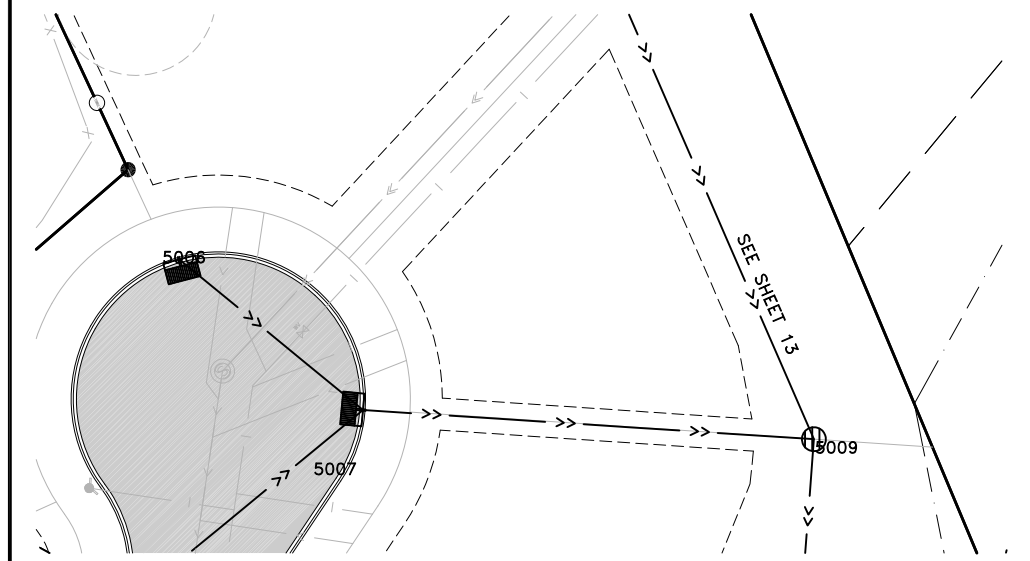
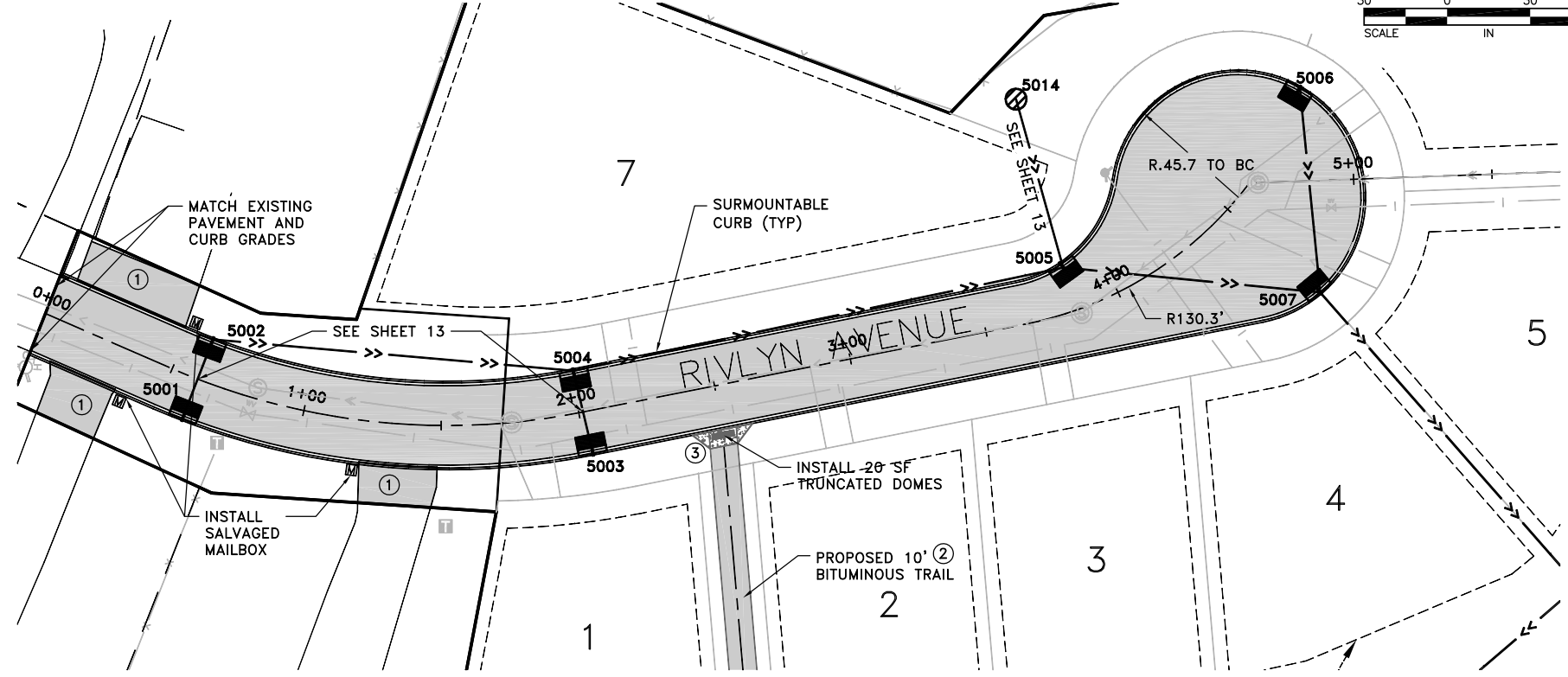
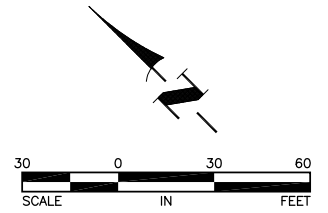
SANITARY SEWER & WATER MAIN
 CITY OF RAMSEY, MINNESOTA

SHEET 11 OF 20 SHEETS

- ① REFERENCE NOTES:
 RECONSTRUCT BITUMINOUS DRIVEWAY. DRIVEWAY SHALL BE CONSTRUCTED WITH A MINIMUM OF 2.5" SPWEB340B OVER 4" CLASS 5 AGGREGATE BASE. DRIVEWAY PAVEMENT SHALL BE PAID PER ITEM 26 - TYPE SP 12.5 WEARING COURSE MIXTURE (3,B).
- ② SEE SHEET 9 FOR TRAIL PLAN AND PROFILE.
- ③ CONCRETE PED RAMP. PED RAMP SHALL BE PAID PER ITEM 65 - 6" CONCRETE WALK.



- LEGEND**
- >— EXISTING SANITARY SEWER
 - >— EXISTING WATERMAIN
 - - -> PROPOSED SANITARY SEWER
 - - -> PROPOSED WATERMAIN
 - - ->> PROPOSED STORM SEWER
 - >— PROPOSED HYDRANT
 - >— PROPOSED GATE VALVE
 - PROPOSED BITUMINOUS



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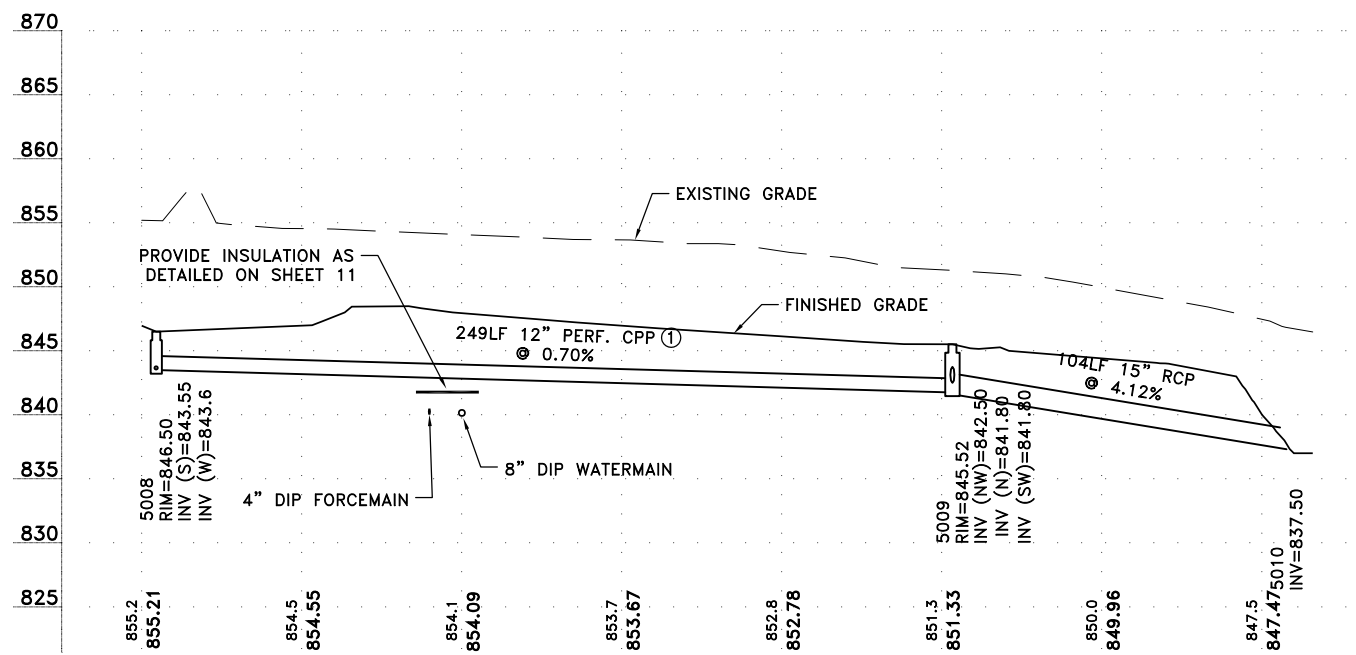
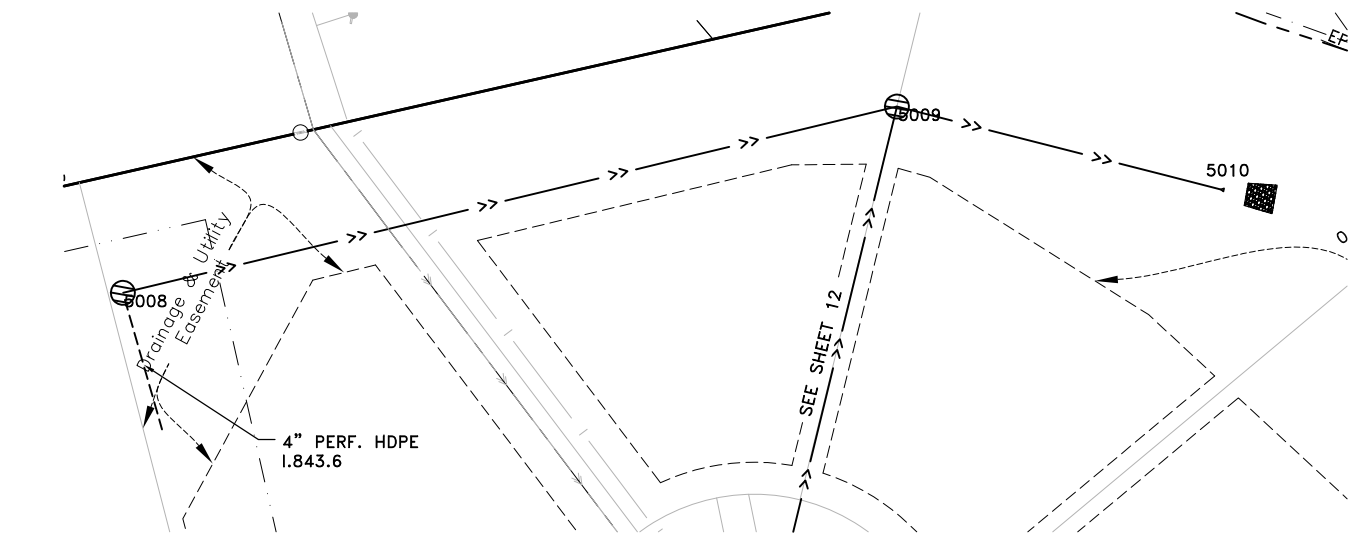
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STREET & STORM SEWER
 CITY OF RAMSEY, MINNESOTA

SHEET 12 OF 20 SHEETS

Apr 10, 2015 10:10am K:\cad_eng\PROJECTS\PRIVATE\3632\02\dwg\363202_STORM.dwg



REFERENCE NOTES:
 ① CORRUGATED POLYETHYLENE PIPE (CPP) SHALL MEET THE REQUIREMENTS OF AASHTO M294 AND DESIGN SECTION 18 OF THE AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES. CONNECTIONS SHALL BE MADE WITH BELL AND SPIGOT JOINTS. CLAMP-ON BANDS SHALL NOT BE ALLOWED.

DATE	REVISION
12/29/14	ISSUED FOR CITY REVIEW
1/6/15	REVISED FOR ADDITION OF STORM SEWER PROFILES
1/21/15	REVISED PER CITY COMMENTS
3/26/15	REVISED PER CITY COMMENTS

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.

Adam M. Thiele
 ADAM M. THIELE, PE
 Date 12/29/14 Lic. No. 51317

DESIGNED BY: AMT
 DRAWN BY: AMT
 CHECKED BY: TAE

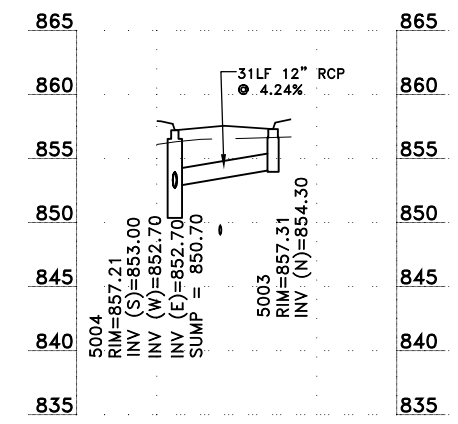
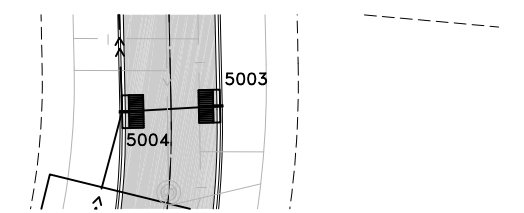
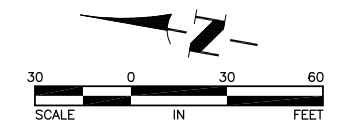
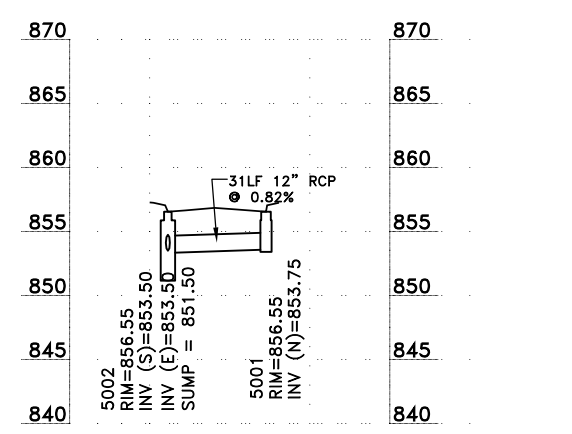
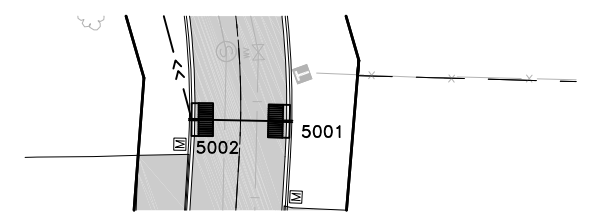
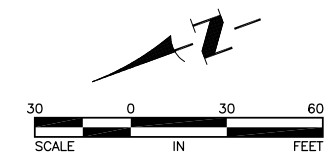
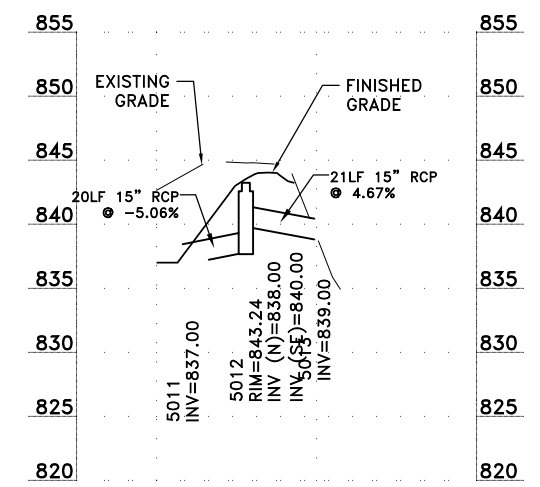
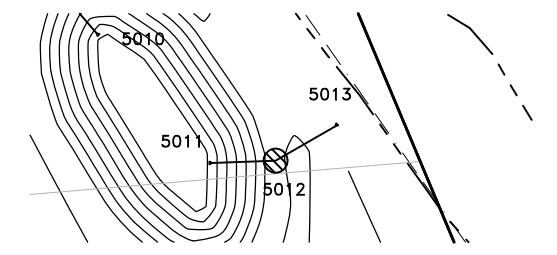
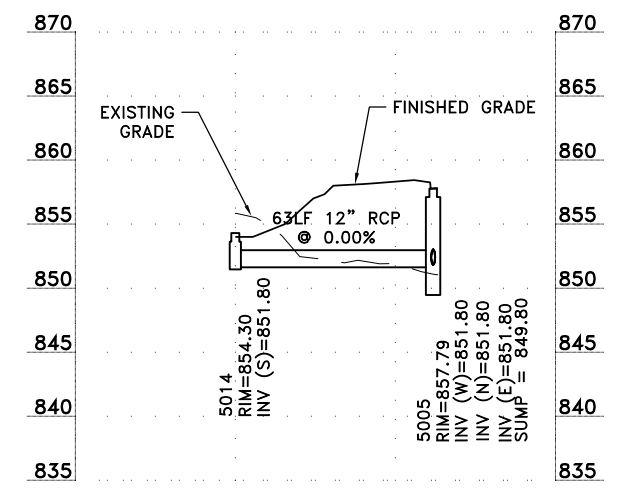
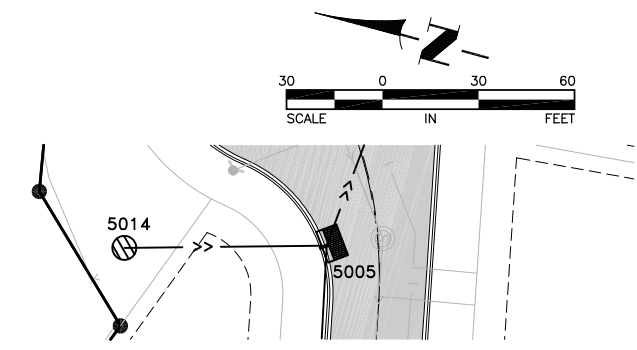
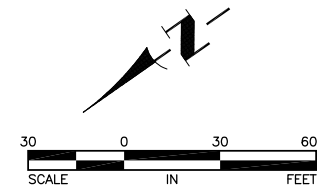


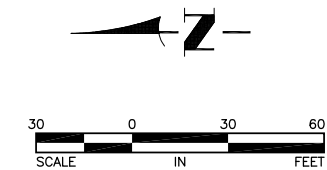
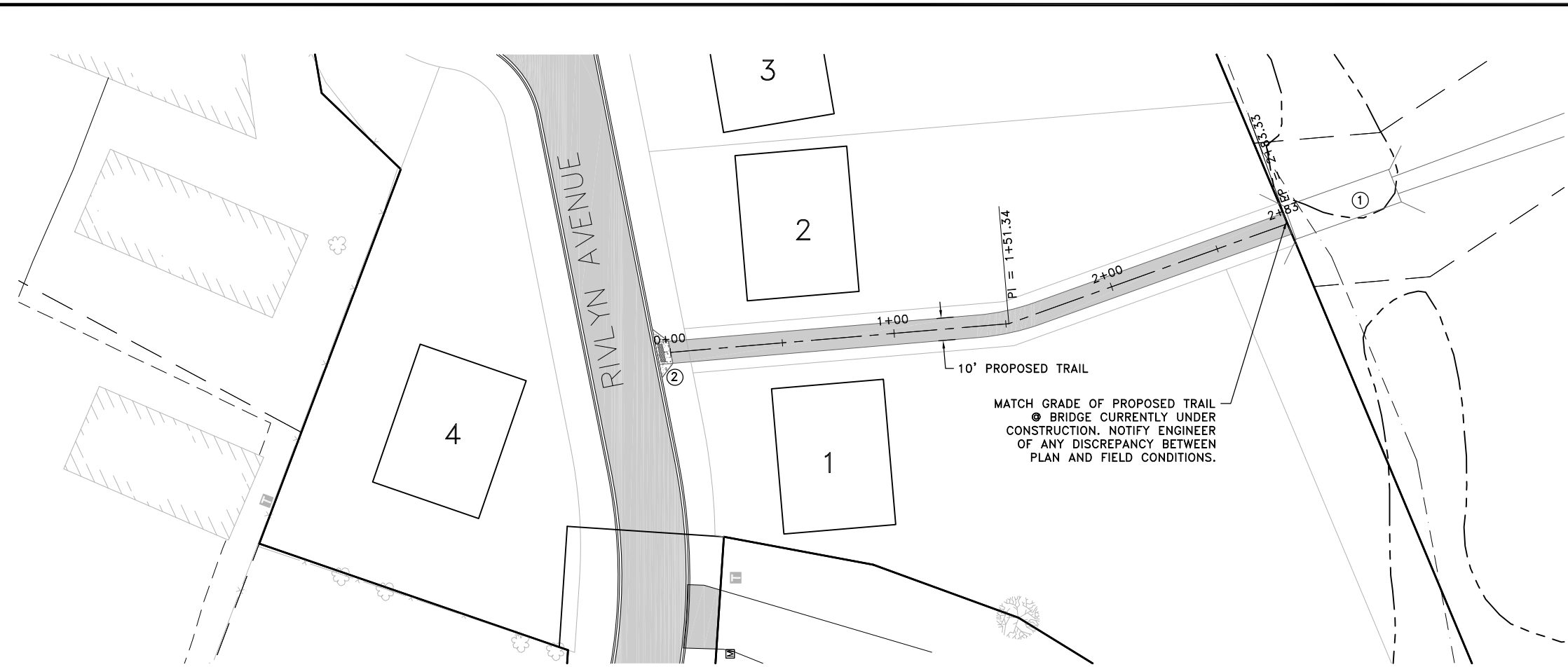
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 Civil Engineers and Land Surveyors
 3601 Thurston Ave., Anoka, Minnesota 55303
 763-427-5860 FAX 763-427-0520
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RIDGEPOINT

STORM SEWER
 CITY OF RAMSEY, MINNESOTA

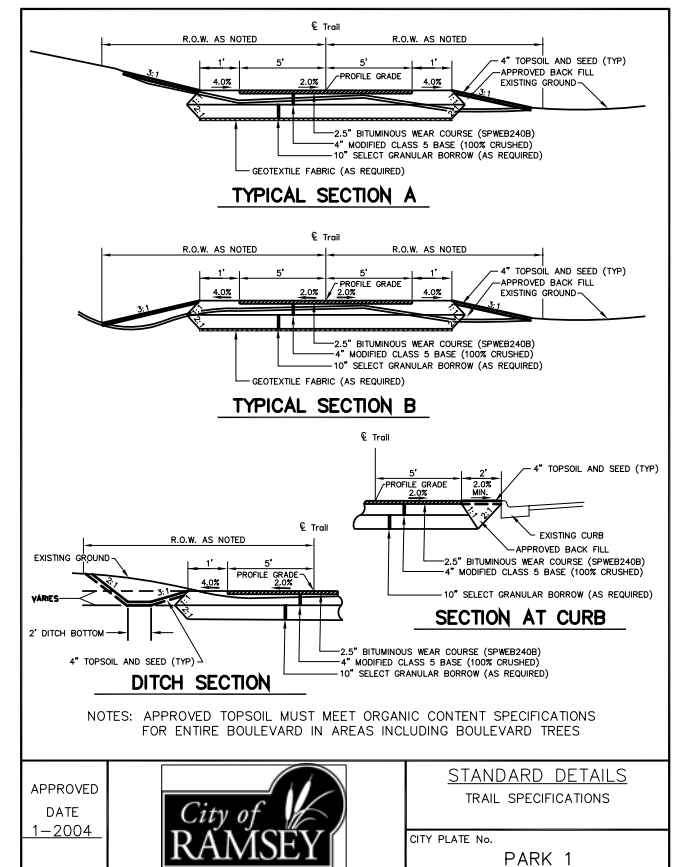
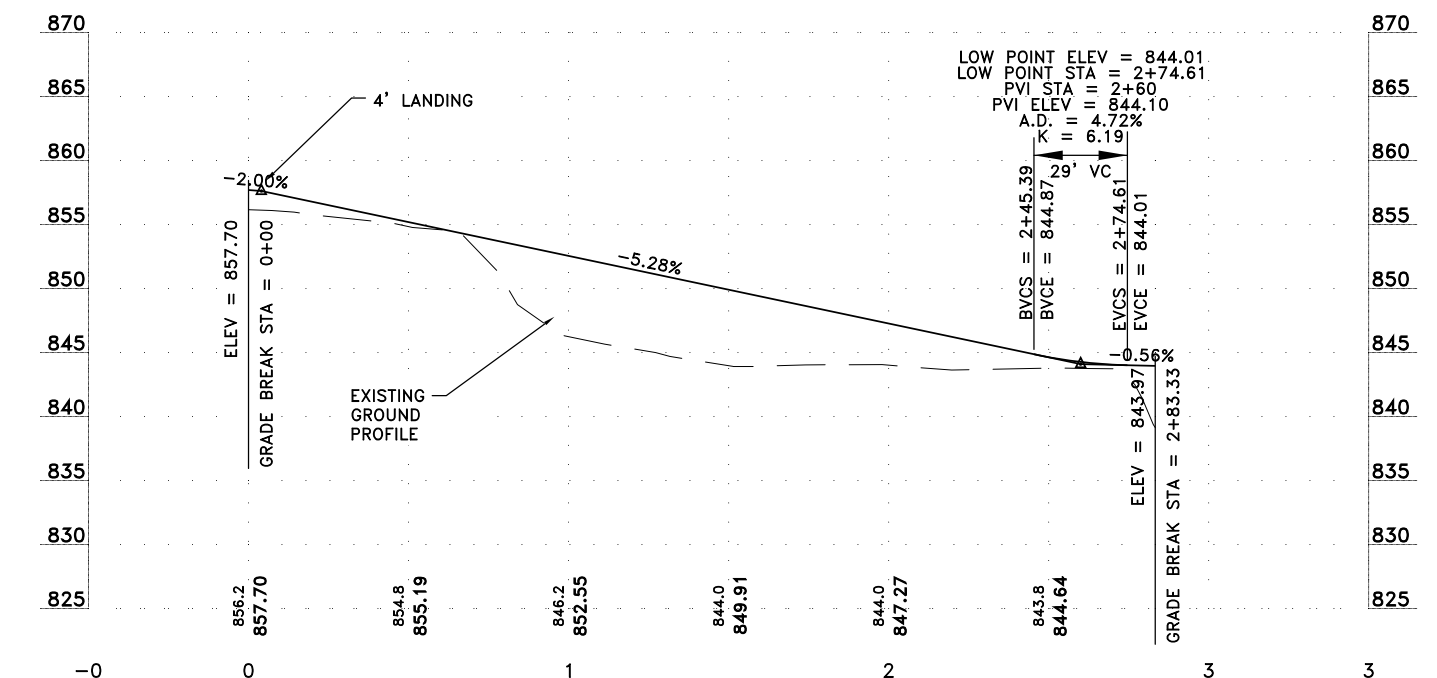
SHEET 13 OF 20 SHEETS





LEGEND
 PROPOSED BITUMINOUS

- GENERAL NOTES:**
- BRIDGE AND SOUTH TRAIL CONSTRUCTION IN PROGRESS BY OTHERS.
 - SEE SHEET 10 FOR DETAILS ON GRADING ADJACENT TO TRAIL ALIGNMENT AND EROSION CONTROL MEASURES.
 - IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN PLANS AND FIELD CONDITION OF PREVIOUSLY CONSTRUCTED BRIDGE AND/OR TRAIL.
- REFERENCE NOTES:**
- BRIDGE AND CONTINUATION OF TRAIL BY OTHERS
 - CONCRETE PED RAMP. SEE DETAIL 3/7 FOR DETAILS



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Adam M. Thiele
 ADAM M. THIELE, PE
 Date 12/29/14 Lic. No. 51317

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AMT
 DRAWN BY:
AMT
 CHECKED BY:
TAE

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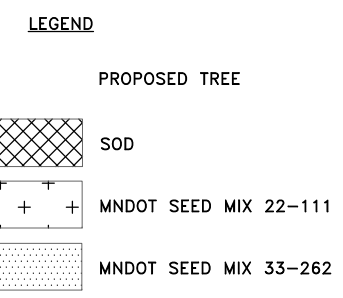
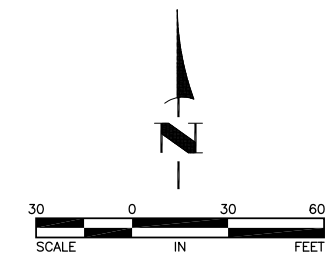
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APPROVED DATE 1-2004

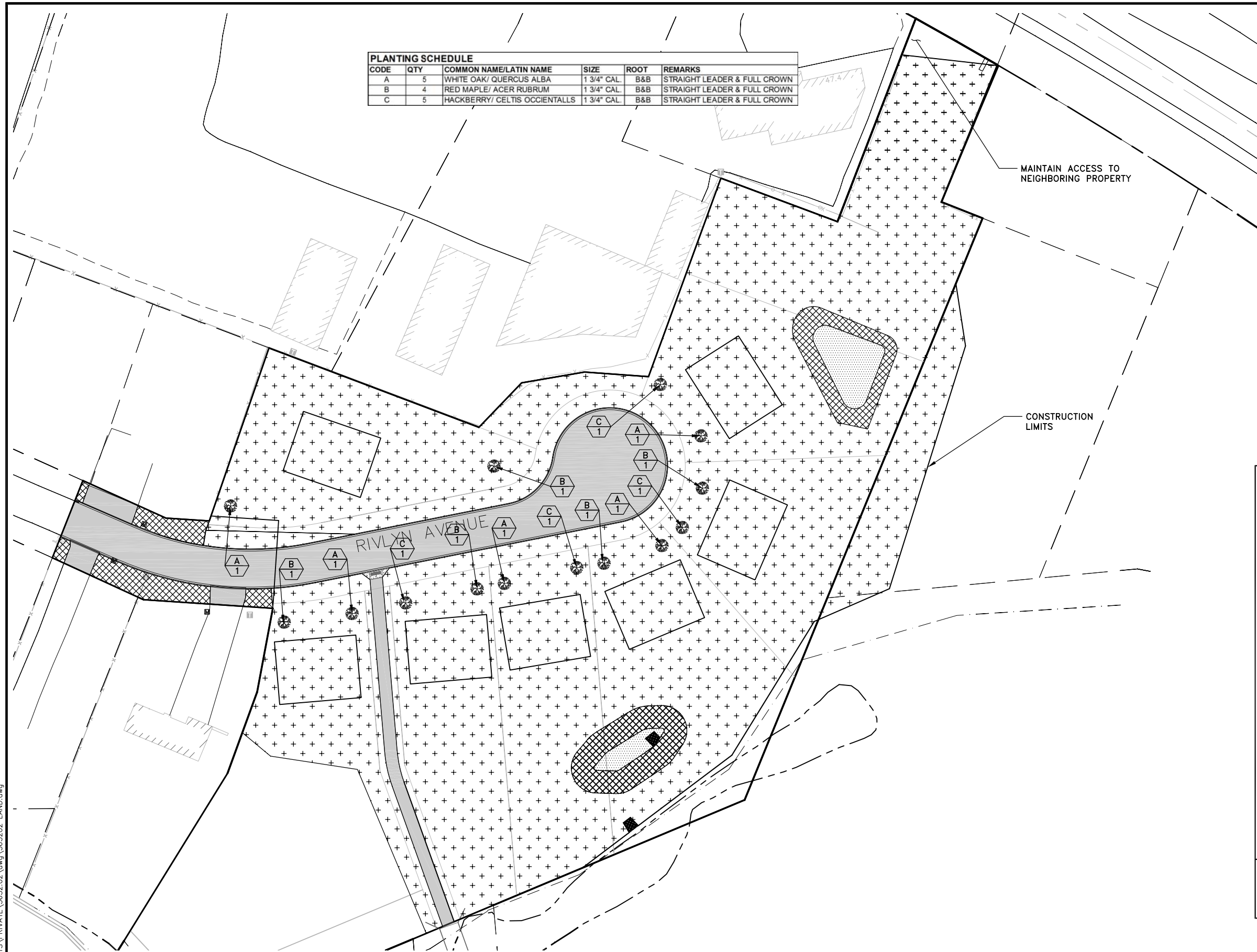
STANDARD DETAILS
 TRAIL SPECIFICATIONS
 CITY PLATE No. PARK 1

SHEET 14 OF 20 SHEETS

CODE	QTY	COMMON NAME/LATIN NAME	SIZE	ROOT	REMARKS
A	5	WHITE OAK/ QUERCUS ALBA	1 3/4" CAL.	B&B	STRAIGHT LEADER & FULL CROWN
B	4	RED MAPLE/ ACER RUBRUM	1 3/4" CAL.	B&B	STRAIGHT LEADER & FULL CROWN
C	5	HACKBERRY/ CELTIS OCCIDENTALS	1 3/4" CAL.	B&B	STRAIGHT LEADER & FULL CROWN



- GENERAL NOTES:**
- PROVIDE 4" MIN. PREMIUM TOPSOIL FOR AREAS TO BE RESTORED WITH SOD OR MNDOT SEED MIX 33-262.
 - LOTS TO BE RESTORED WITH MNDOT SEED MIX 22-111 SHALL BE HELD DOWN 4" TO PROVIDE FOR TOPSOIL SPREADING AFTER HOME CONSTRUCTION. OUTLOTS AND SCREEN BERMS SHALL BE FULLY RESTORED WITH 4" TOPSOIL AND SEED.



THE PLANTING DEPTH OF EACH TREE WILL BE INSPECTED. ANY TREE PLANTED TOO DEEPLY OR WITH FLARE BURIED WILL BE REJECTED.

ALL TREES TO BE PREMIUM QUALITY. NO "PARK GRADE" TREES ARE PERMITTED.

AFTER INSTALLATION, TRIM OUT DEADWOOD AND/OR DEFORMED TWIGS. DO NOT CUT LEADER.

MULCHED SOIL SHALL CONTAIN 8% ORGANIC MATTER BY VOLUME.

DIAMETER OF HOLE SHALL BE THREE TIMES THE DIAMETER OF THE ROOTBALL OR ROOT MASS.

ORGANIC MATTER SHALL NOT BE BANKED AGAINST THE STEM OR TRUNK OF THE TREE.

TREE SHALL NOT BE STAKED UNLESS IT IS ABSOLUTELY NECESSARY TO DO SO.

ALL TAGS, BANDS AND WIRES SHALL BE REMOVED FROM TREE IMMEDIATELY AFTER PLANTING.

THE TREE SHALL BE WATERED AS NECESSARY TO PREVENT WILTING AND PROMOTE ROOT GROWTH.

A PHOTO DEGRADABLE TREE TUBE OR EQUIVALENT SHALL BE INSTALLED AROUND ALL NEWLY PLANTED TREES.

PULL BURLAP AWAY FROM TREE STEM. CUT WIRE AND PULL AWAY FROM TREE STEM.

PHOTO DEGRADABLE TREE TUBE
STURDY STAKE

UNMULCHED SOIL OR COMPACTED SUBGRADE
SLOPE BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING. PLANTING HOLE TO BE 2" LARGER THAN

APPROVED		STANDARD DETAILS TREE PLANTING DETAIL
DATE 5-97		CITY PLATE No. PARK-2

Apr 10, 2015 10:10am K:\cad_eng\PROJECTS\PRIVATE\3632.02\dwg\363202 LAND.dwg

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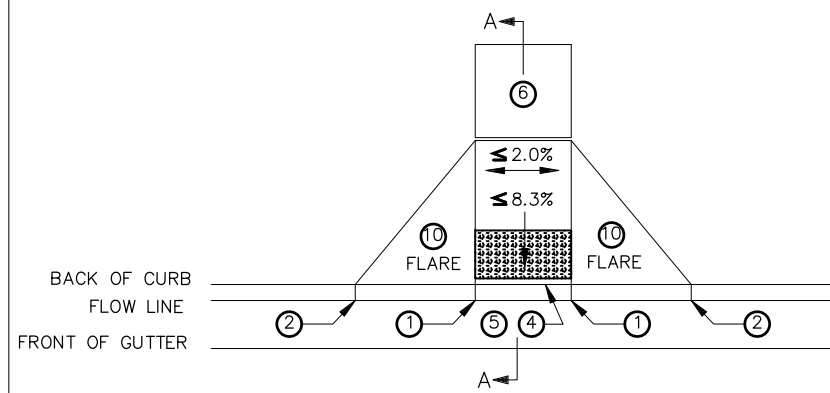
DESIGNED BY: AMT
DRAWN BY: AMT
CHECKED BY: TAE

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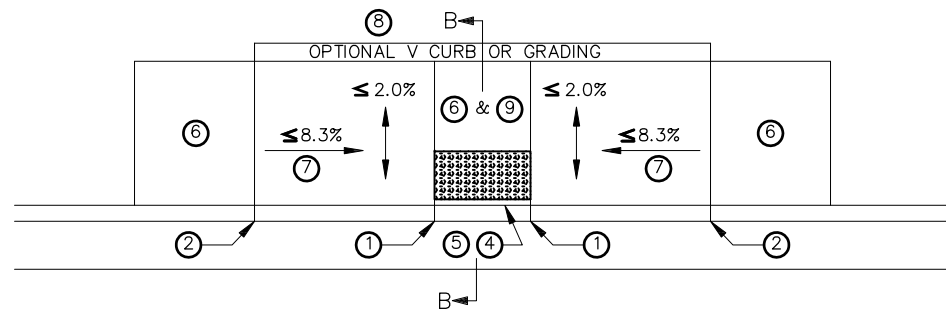
RIDGEPOINT

LANDSCAPE PLAN
CITY OF RAMSEY, MINNESOTA

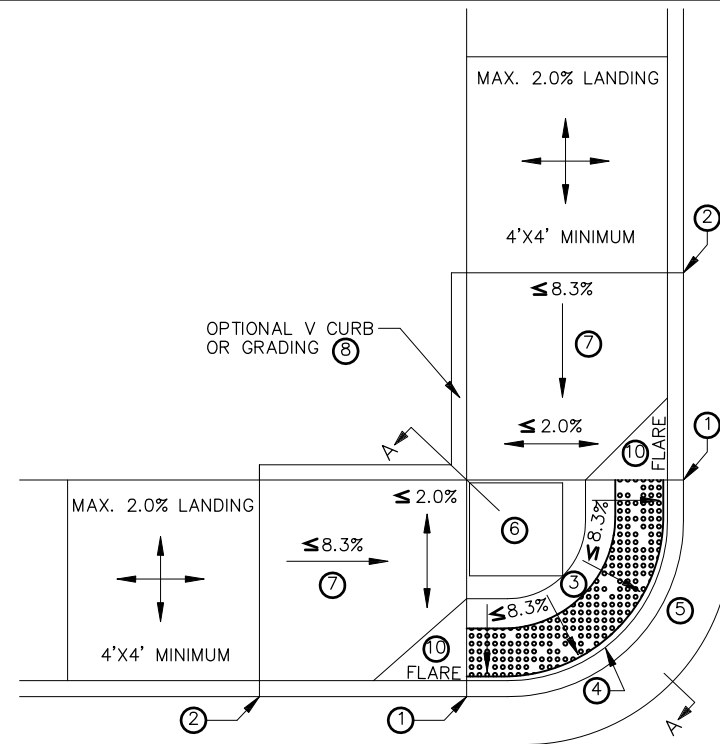
SHEET
15
OF
20
SHEETS



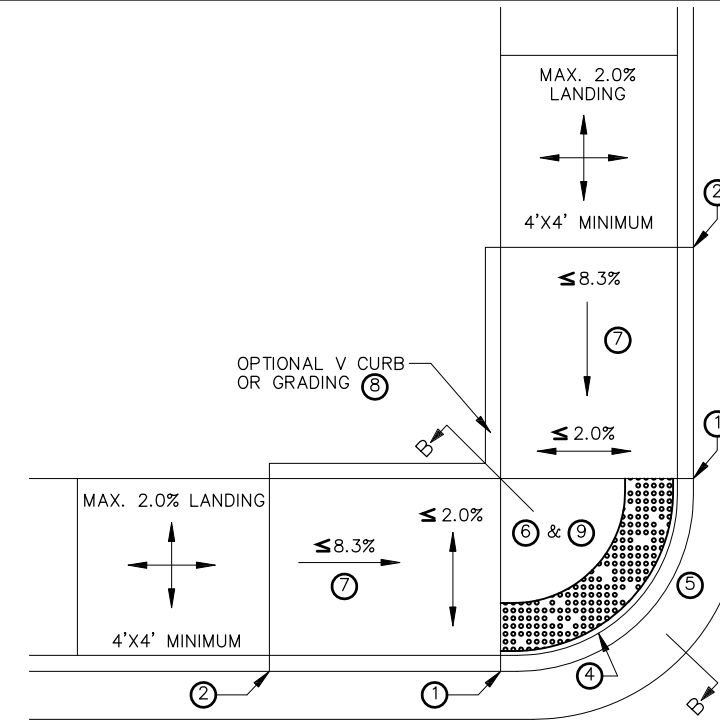
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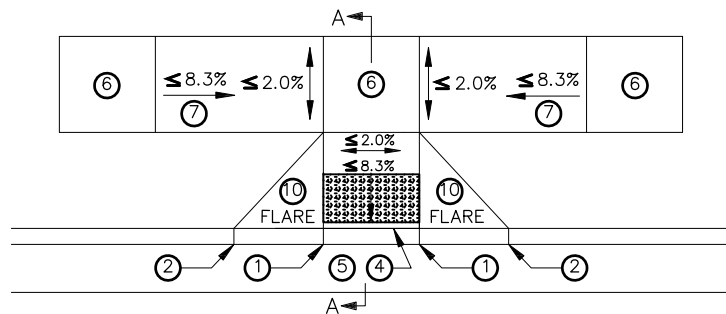
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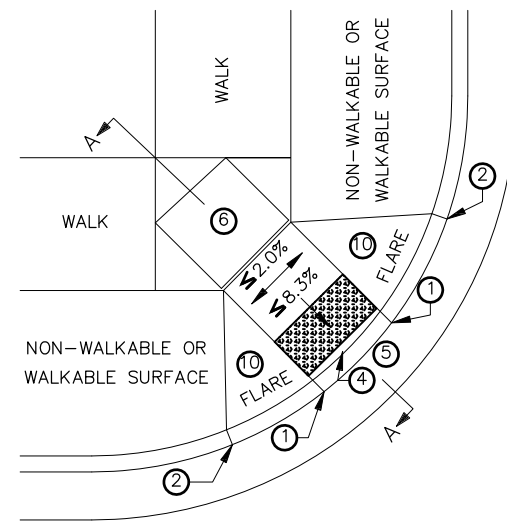
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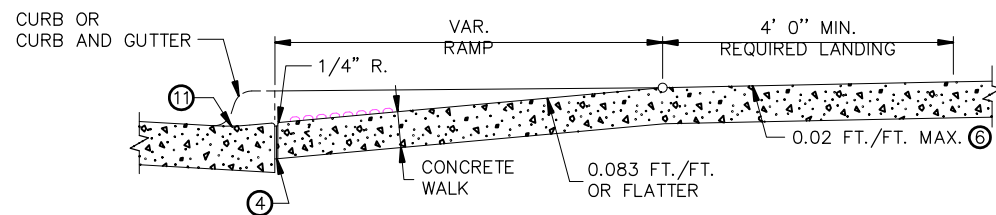
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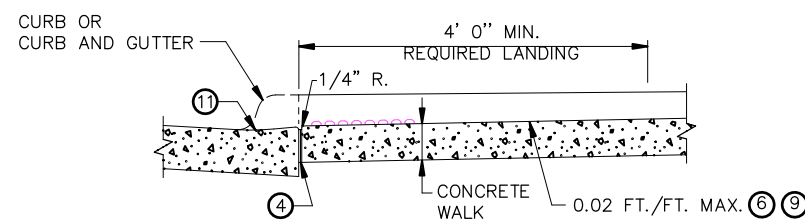
TIERED PERPENDICULAR



DIAGONAL 12



SECTION A-A
PERPENDICULAR/TIERED/DIAGONAL/FAN



SECTION B-B
PARALLEL/DEPRESSED CORNER

NOTES:

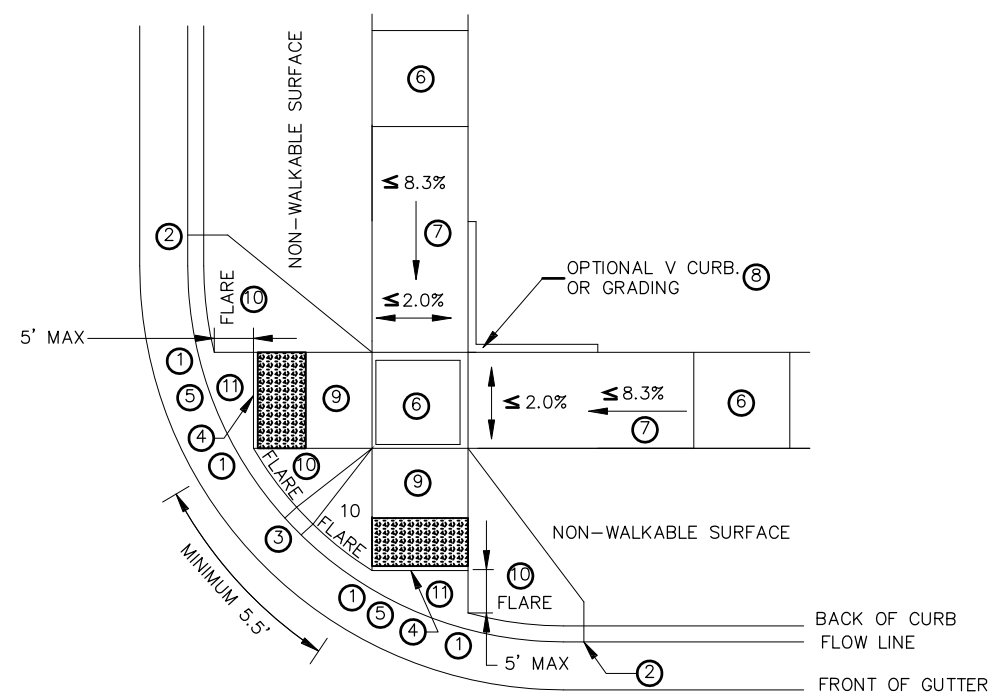
- SEE STANDARD PLATE 7038 AND SHEET 4 OF 5 FOR DETAILS ON DETECTABLE WARNING.
- SLOPES ARE DEFINED AS ABSOLUTE ELEVATION DIFFERENCE PER LENGTH OF RUN. (AS OPPOSED TO A RELATIVE SLOPE WITH RESPECT TO A CURB LINE OR CURB HEIGHT.)
- LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE CHANGES DIRECTION, AND AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5%.
- INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE.
- SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS 5% OR GREATER.
- CONTRACTION JOINTS SHALL BE CONSTRUCTED AT ALL GRADE BREAKS.
- TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.
- USE 6" CONCRETE FOR ALL INITIAL RAMP AND LANDING AREAS.
- CONTRACTOR SHALL EMPLOY APPROPRIATE METHODS FOR INTERMEDIATE GRADE CONTROL TO ENSURE ALL GRADE BREAKS ARE CONSTRUCTED PROPERLY.
- ALL GRADE BREAKS SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL/PEDESTRIAN ACCESS ROUTE.
- 4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. SHARED USE PATHS SHALL HAVE DETECTABLE WARNING ACROSS THE ENTIRE WIDTH OF PATH WHEN THE PATH CROSSES A ROAD.

- 1 0" CURB HEIGHT.
- 2 FULL CURB HEIGHT.
- 3 LESS THAN 5% PREFERRED. 5-8.3% SHOULD ONLY BE USED AFTER ALL OTHER SLOPES HAVE BEEN CONSIDERED AND DEEMED IMPRACTICAL.
- 4 1/2" PREFORMED JOINT FILLER MATERIAL AASHTO M 213. JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK. JOINT SHALL BE FREE OF DEBRIS. RECTANGULAR DETECTABLE WARNINGS SHALL BE SET BACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SET BACK 3"-6" FROM THE BACK OF CURB.
- 5 SEE PEDESTRIAN ACCESS ROUTE CURB AND GUTTER DETAIL FOR INFORMATION ON CONSTRUCTING CURB AND GUTTER AT CURB OPENINGS. SEE SHEET NO. 3 OF 5.
- 6 4' BY 4' MIN. LANDING WITH MAX. 2% SLOPE IN ALL DIRECTIONS.
- 7 IF RUNNING SLOPE IS LESS THAN 5.0% NO SECONDARY LANDING IS REQUIRED.
- 8 V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. SEE SHEET 5 OF 5.
- 9 DETECTABLE WARNINGS MAY BE PART OF 4' X 4' LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
- 10 SEE SHEET 4 OF 5, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS.
- 11 SEE SHEET 3 OF 5 FOR FURTHER DETAIL.
- 12 DIAGONAL RAMPS SHOULD ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN CONSIDERED AND DEEMED IMPRACTICAL.

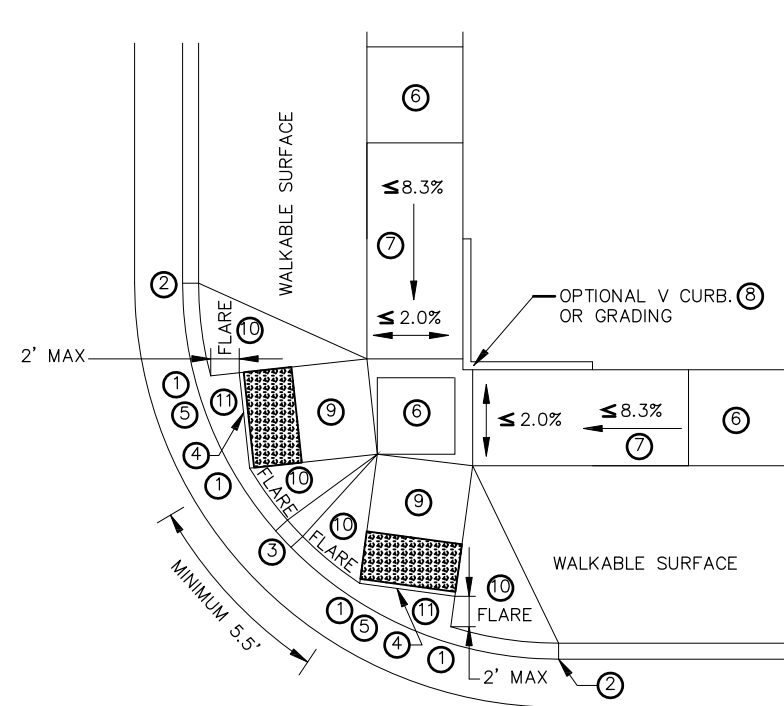
STANDARD PLAN SHEET NO.
5-297.250 (1 OF 5)

STANDARD APPROVED:
MAY 10, 2012

PEDESTRIAN CURB RAMP DETAILS

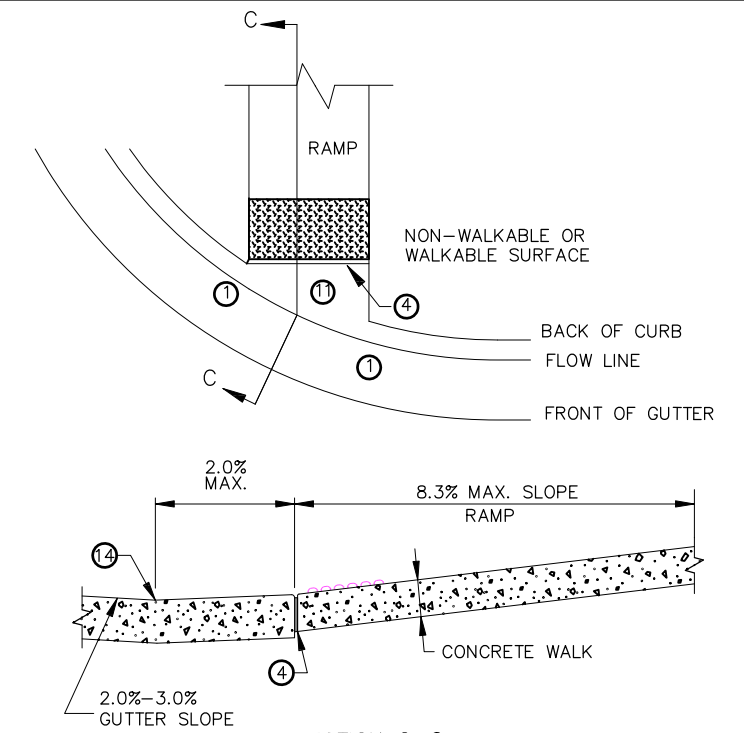


ADJACENT TO NON-WALKABLE SURFACE



ADJACENT TO WALKABLE SURFACE

COMBINED DIRECTIONAL

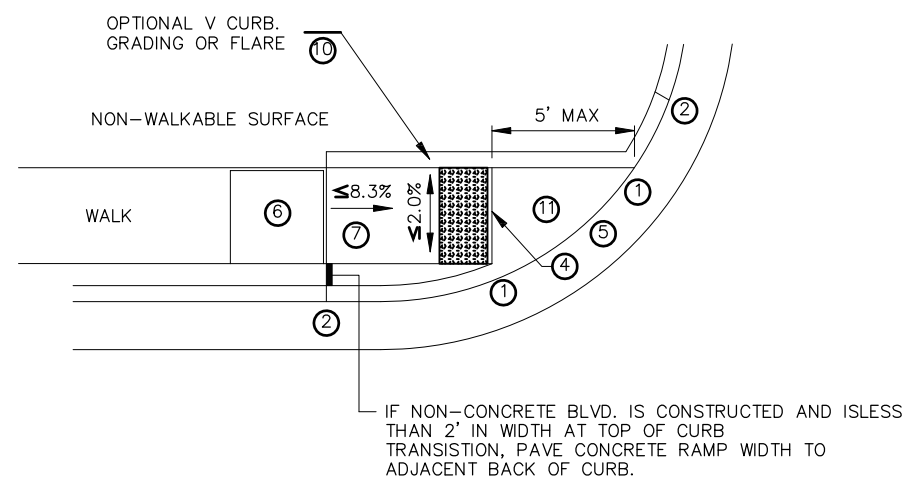


SECTION C-C
CURB FOR DIRECTIONAL RAMPS 12

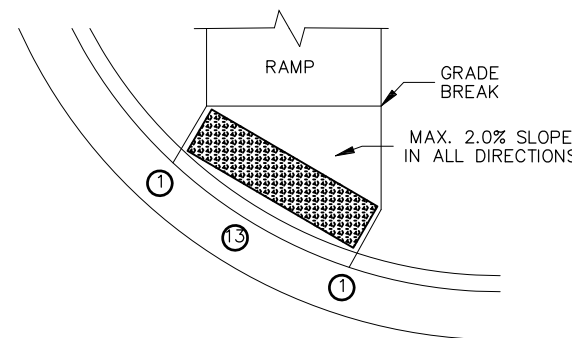
NOTES:

- SEE STANDARD PLATE 7038 AND SHEET 4 OF 5 FOR DETAILS ON DETECTABLE WARNING.
- SLOPES ARE DEFINED AS ABSOLUTE ELEVATION DIFFERENCE PER LENGTH OF RUN. (AS OPPOSED TO A RELATIVE SLOPE WITH RESPECT TO A CURB LINE OR CURB HEIGHT.)
- LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE CHANGES DIRECTION, AND AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5%.
- INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE.
- SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS 5% OR GREATER.
- CONTRACTION JOINTS SHALL BE CONSTRUCTED AT ALL GRADE BREAKS.
- TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.
- USE 6" CONCRETE WALK FOR ALL INITIAL RAMP AND LANDING AREAS.
- CONTRACTOR SHALL EMPLOY APPROPRIATE METHODS FOR INTERMEDIATE GRADE CONTROL TO ENSURE ALL GRADE BREAKS ARE CONSTRUCTED PROPERLY.
- ALL GRADE BREAKS SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL/PEDESTRIAN ACCESS ROUTE.
- 4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. SHARED USE PATHS SHALL HAVE DETECTABLE WARNING ACROSS THE ENTIRE WIDTH OF PATH WHEN THE PATH CROSSES A ROAD.

- 1 0" CURB HEIGHT.
- 2 FULL CURB HEIGHT.
- 3 3" MINIMUM CURB HEIGHT.
- 4 1/2" PREFORMED JOINT FILLER MATERIAL AASHTO M 213. JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK. JOINT SHALL BE FREE OF DEBRIS. RECTANGULAR DETECTABLE WARNINGS SHALL BE SET BACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SET BACK 3"-6" FROM THE BACK OF CURB.
- 5 SEE PEDESTRIAN ACCESS ROUTE CURB AND GUTTER DETAIL FOR INFORMATION ON CONSTRUCTING CURB AND GUTTER AT CURB OPENINGS. SEE SHEET NO. 3 OF 5.
- 6 4' BY 4' MIN. LANDING WITH MAX. 2% SLOPE IN ALL DIRECTIONS.
- 7 IF RAMP SLOPE IS LESS THAN 5% NO SECONDARY LANDING IS REQUIRED.
- 8 V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.
- 9 RUNNING SLOPE LESS THAN OR EQUAL TO 8.3% & CROSS SLOPE LESS THAN OR EQUAL TO 2%.
- 10 SEE SHEET 4 OF 5, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS.
- 11 MAX. 2% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.
- 12 TO BE USED FOR ALL DIRECTIONAL RAMPS.
- 13 DOMES PLACED AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.
- 14 ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE MAY NOT BE GREATER THAN 1/4 INCH.

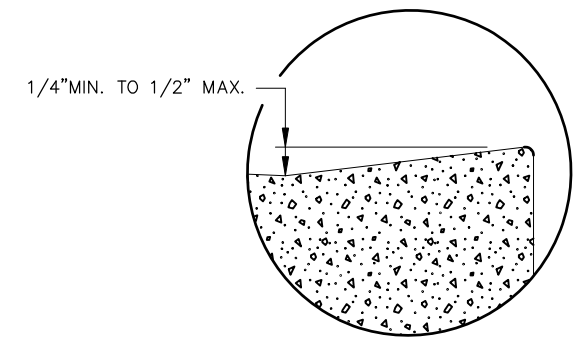
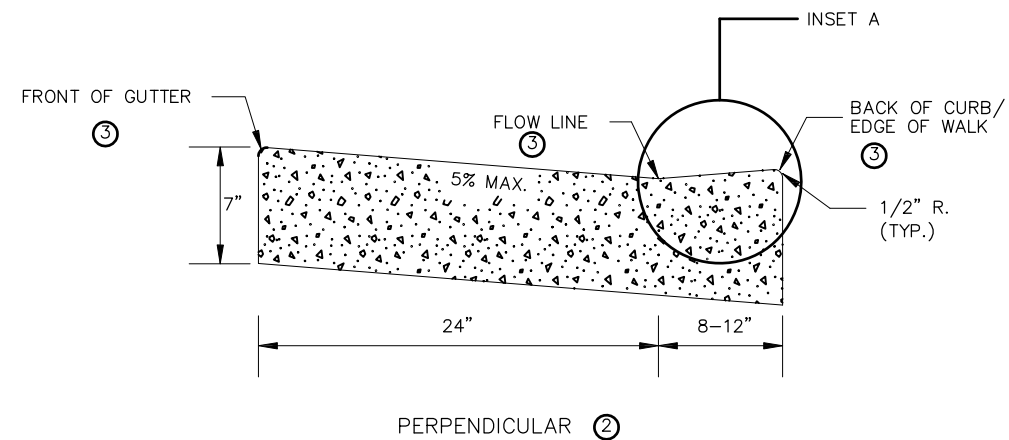
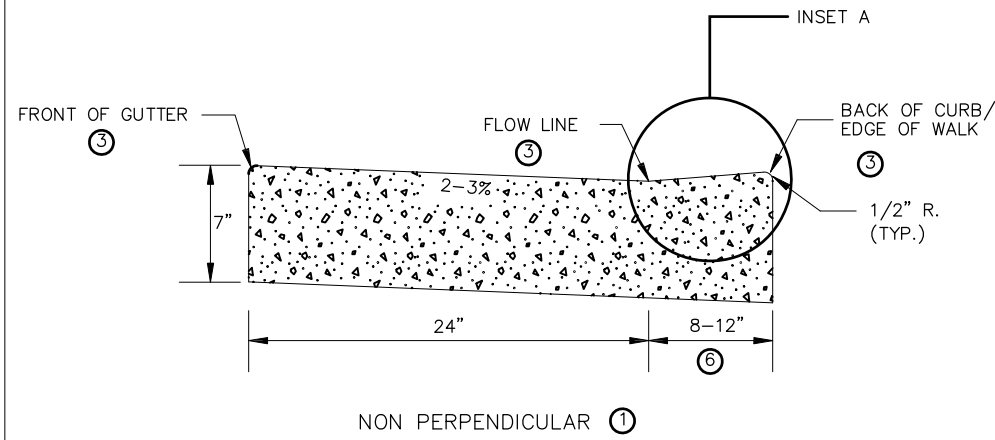


ONE-WAY DIRECTIONAL



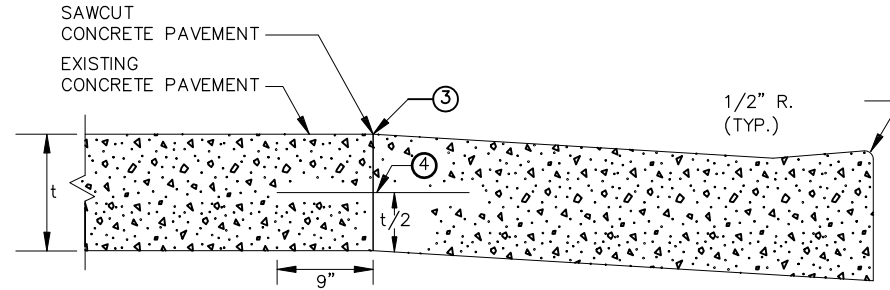
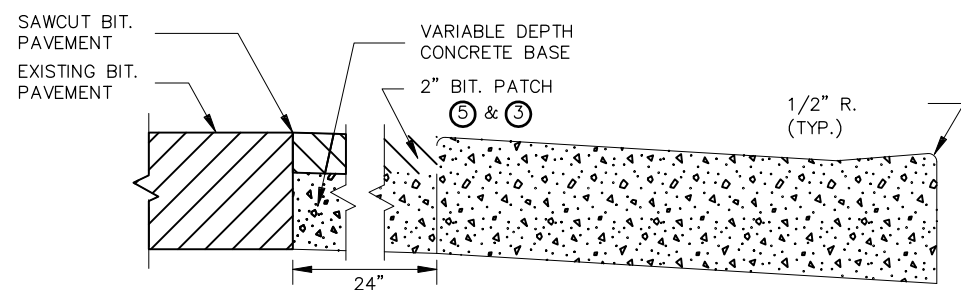
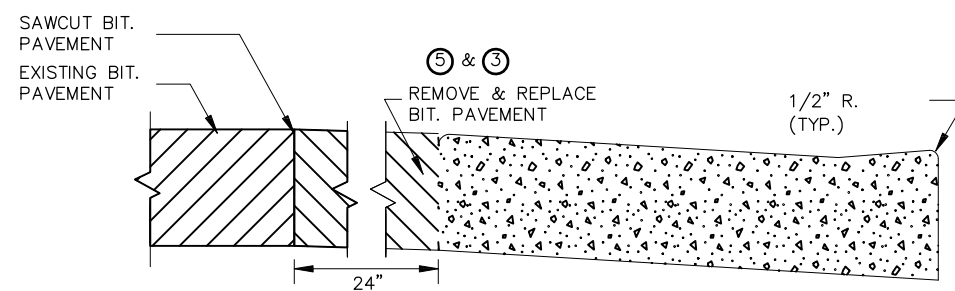
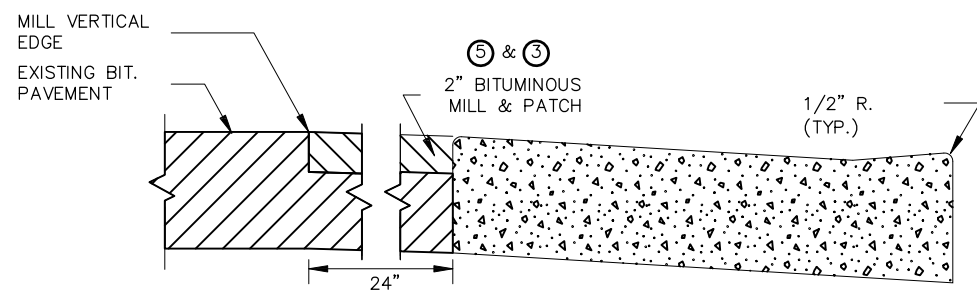
STANDARD PLAN SHEET NO.
5-297.250 (2 OF 5)
STANDARD APPROVED:
MAY 10, 2012

PEDESTRIAN CURB RAMP DETAILS



INSET A

PEDESTRIAN ACCESS ROUTE
CURB & GUTTER DETAIL



PAVEMENT TREATMENT OPTIONS
IN FRONT OF CURB & GUTTER
FOR USE ON CURB RAMP RETROFITS

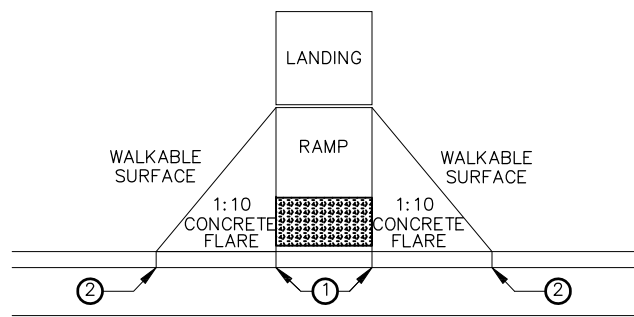
- NOTES:
- ADEQUATE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% ABSOLUTE MAXIMUM.
- NO PONDING SHALL BE PRESENT IN THE PAR.
- ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE MAY NOT BE GREATER THAN 1/4 INCH.
- ① FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS, DEPRESSED CORNERS, & ONE WAY AND COMBINED DIRECTIONALS.
 - ② FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.
 - ③ THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".
 - ④ DRILL AND GROUT NO. 13 EPOXY-COATED 18" LONG BARS AT 2' CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT.
 - ⑤ ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.
 - ⑥ VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS.

STANDARD PLAN SHEET NO.
5-297.250 (3 OF 5)
STANDARD APPROVED:
MAY 10, 2012

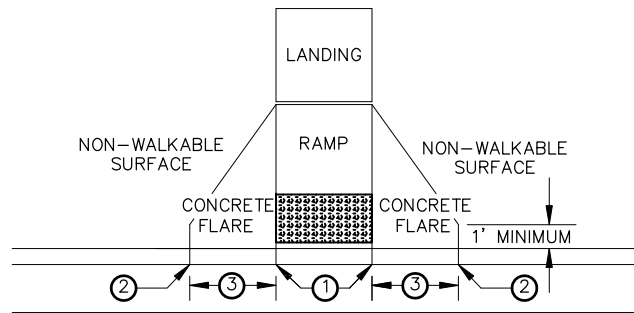
PEDESTRIAN CURB RAMP DETAILS

RIDGEPOINT, CITY OF RAMSEY

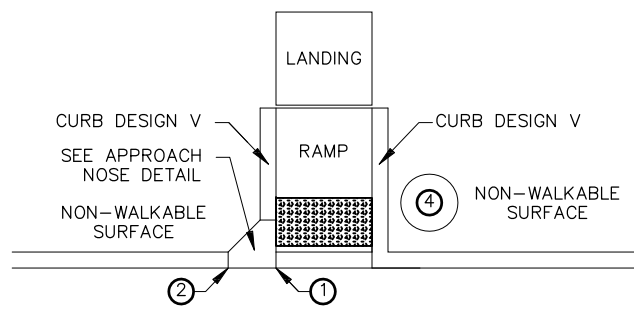
SHEET NO. 18 OF 20 SHEETS



PAVED FLARES
ADJACENT TO WALKABLE SURFACE

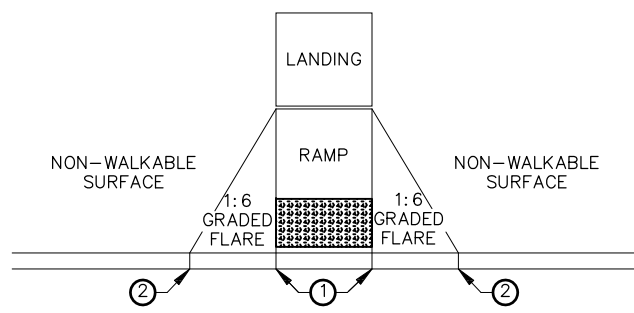


PAVED FLARES
ADJACENT TO NON-WALKABLE SURFACE



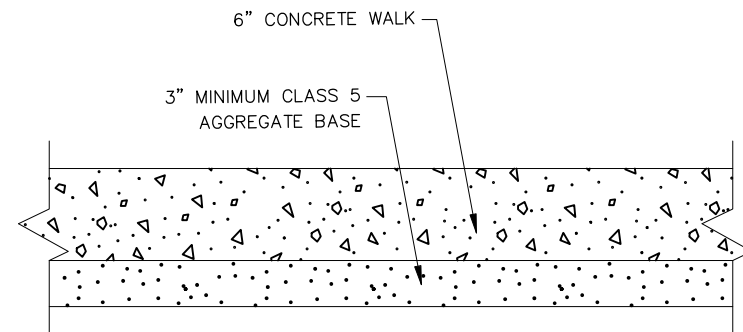
DIRECTION OF TRAFFIC

RETURNED CURB

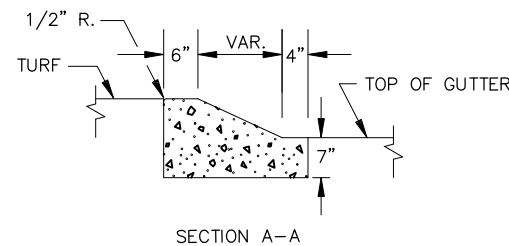
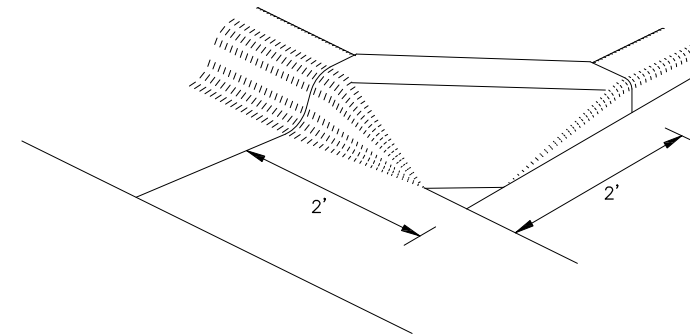


GRADED FLARES

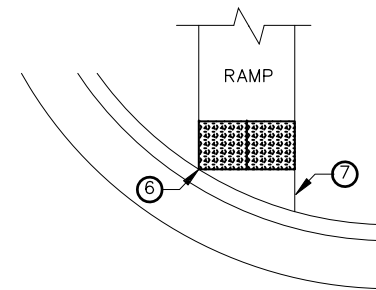
TYPICAL SIDE TREATMENT OPTIONS ⑤



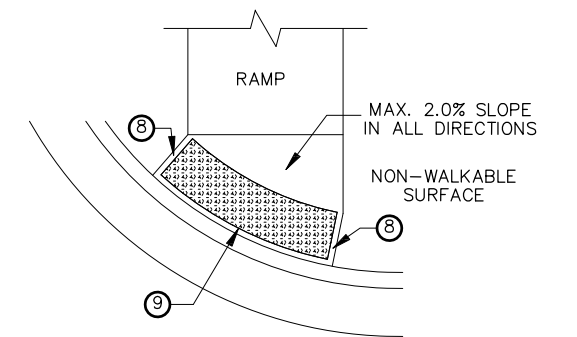
TYPICAL SIDEWALK SECTION
WITHIN INTERSECTION CORNER



APPROACH NOSE DETAIL
FOR DOWNSTREAM SIDE OF TRAFFIC



DETECTABLE WARNING
SETBACK CRITERIA



RADIAL DETECTABLE
WARNING AT RADIUS

DETECTABLE WARNING PLACEMENT

NOTES:

SEE STANDARD PLATE 7038 AND THIS SHEET FOR DETAILS ON DETECTABLE WARNING.
USE 6" CONCRETE WALK UP TO EXISTING SIDEWALK GRADES FOR ALL RAMP AND LANDING AREAS.
WHETHER A SURFACE IS WALKABLE OR NOT SHALL BE DETERMINED BY THE ENGINEER.
FLARE LENGTHS SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.
4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. SHARED USE PATHS SHALL HAVE DETECTABLE WARNING ACROSS THE ENTIRE WIDTH OF PATH WHEN THE PATH CROSSES A ROAD.

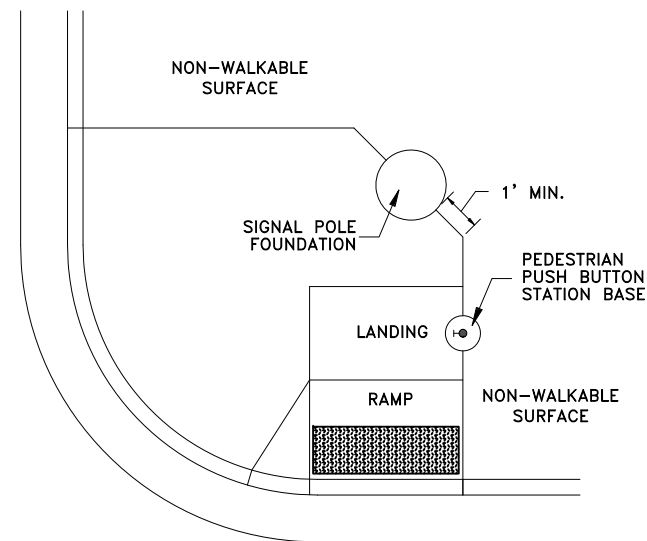
- ① 0" CURB HEIGHT.
- ② FULL CURB HEIGHT.
- ③ 2' - 3' CONCRETE FLARE.
- ④ IMMOVABLE OBJECT OR OBSTRUCTION.
- ⑤ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED ON ALL RAMPS AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.
- ⑥ DETECTABLE WARNING SHALL HAVE ONE CORNER 3" FROM THE BACK OF CURB.
- ⑦ SHALL BE 2' MAXIMUM OFFSET WHEN ADJACENT TO WALKABLE SURFACE AND 5' MAXIMUM OFFSET WHEN ADJACENT TO NON-WALKABLE SURFACE.
- ⑧ WHEN NO FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
- ⑨ DETECTABLE WARNING TO BE PLACED AT A UNIFORM OFFSET DISTANCE FROM 3" TO 6" FROM THE BACK OF CURB. IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNING SHALL BE PLACED 1' FROM THE EDGE OF ROADWAY TO PROVIDE CONCRETE BORDER.

STANDARD PLAN SHEET NO.
5-297.250 (4 OF 5)
STANDARD APPROVED:
MAY 10, 2012

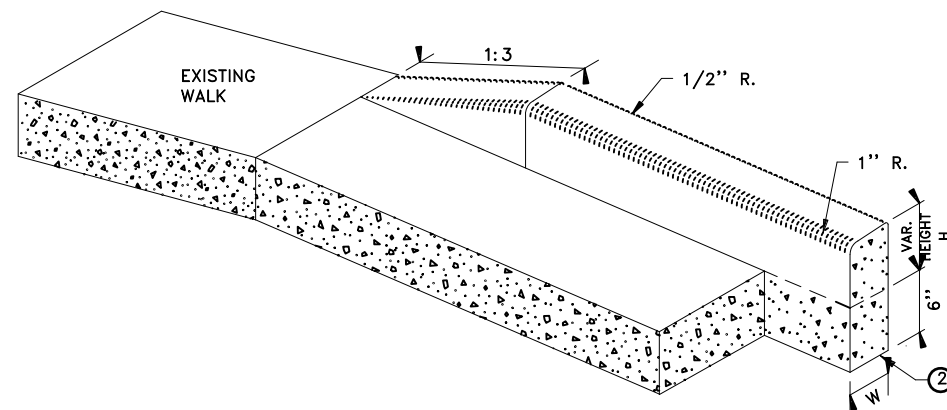
PEDESTRIAN CURB RAMP DETAILS

RIDGEPOINT, CITY OF RAMSEY

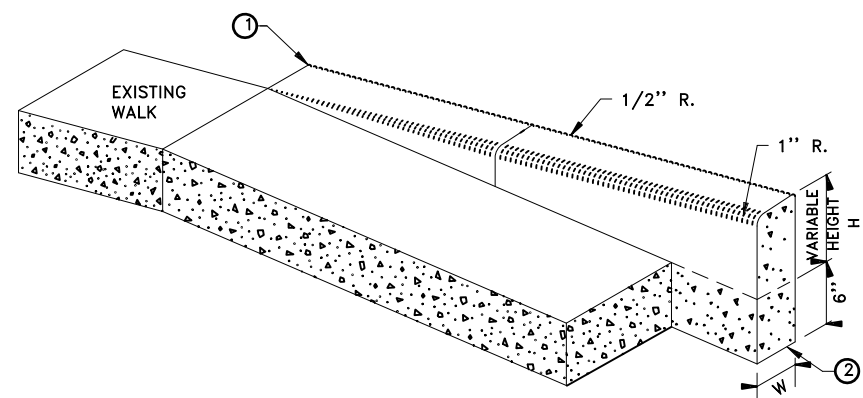
SHEET NO. 19 OF 20 SHEETS



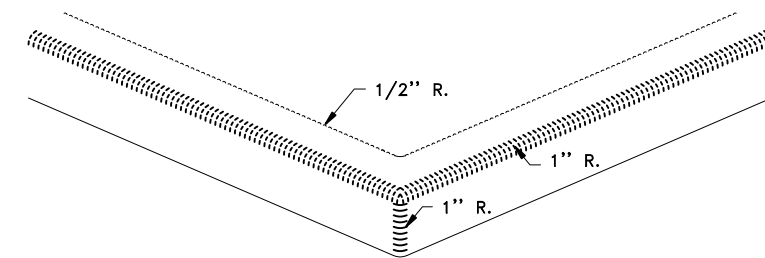
CONCRETE WALK EDGES ADJACENT TO CONCRETE STRUCTURES



V CURB ADJACENT TO LANDSCAPE
CURB WITHIN SIDEWALK LIMITS

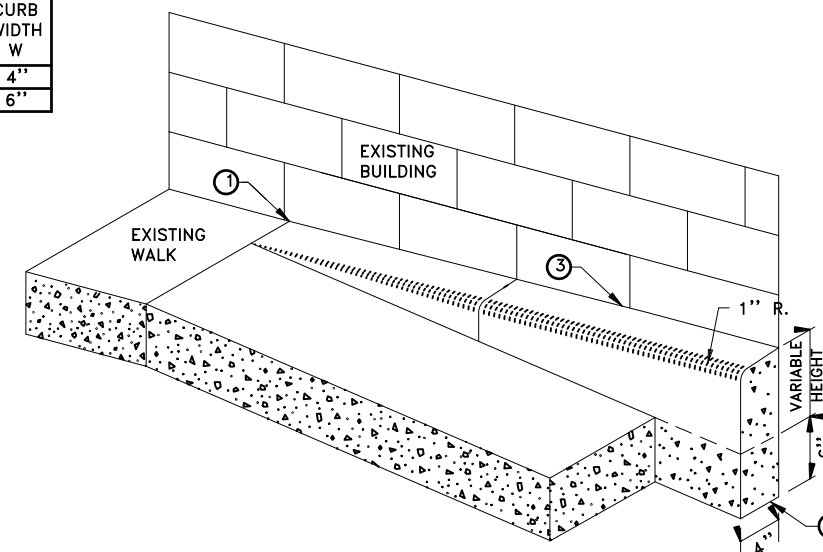


V CURB ADJACENT TO LANDSCAPE
CURB OUTSIDE SIDEWALK LIMITS

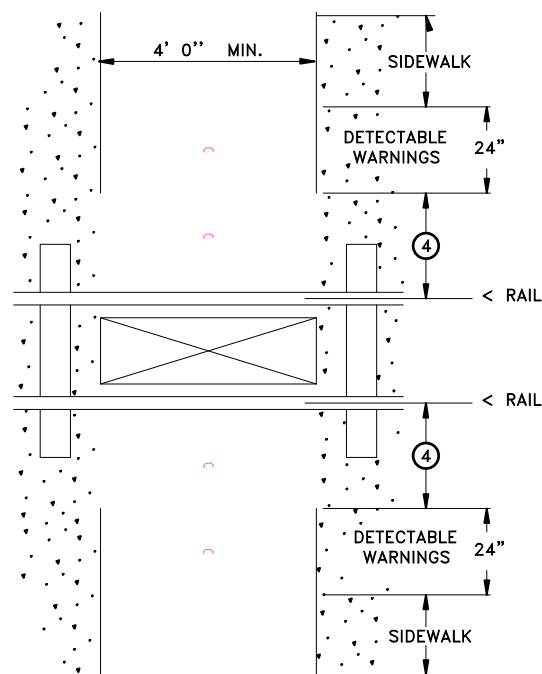


V CURB INTERSECTION

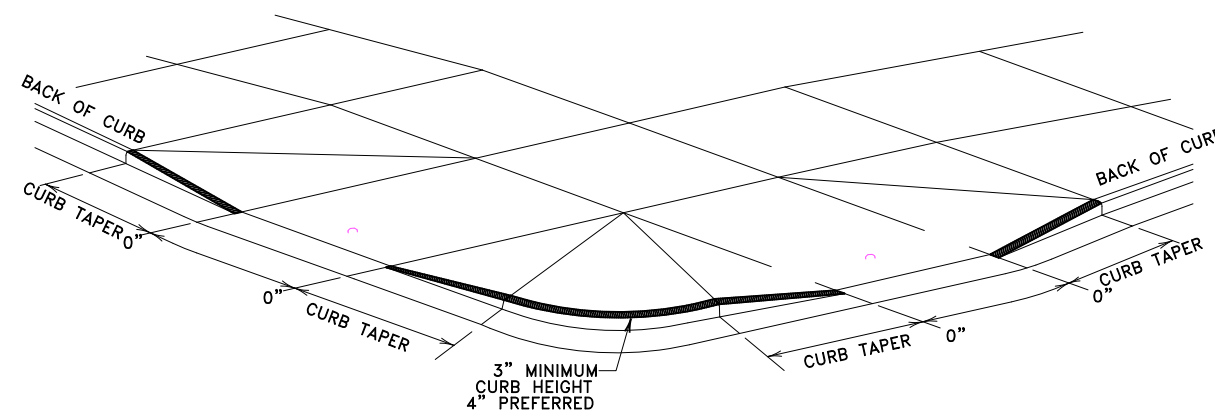
CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
< 6"	4"
≥ 6"	6"



V CURB ADJACENT TO BUILDING



RAILROAD CROSSING
PLAN VIEW



DETECTABLE EDGE AT QUADRANT ⑤

NOTES:

- ALL V-CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.
- V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.
- V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.
- ① END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.
- ② ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.
- ③ EDGE BETWEEN NEW V CURB AND INPLACE STRUCTURE SHALL BE SEALED AND BOND BREAKER SHALL BE USED BETWEEN EXISTING STRUCTURE AND PLACED V-CURB.
- ④ EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 6' MINIMUM TO 15' MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL. WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL.
- ⑤ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES TRUNCATED DOMES WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TRANSITIONS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS IMMEDIATELY AT THE EDGE OF THE TRUNCATED DOMES AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TRANSITION AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY GUIDELINES.

STANDARD PLAN SHEET NO.
5-297.250 (5 OF 5)
STANDARD APPROVED:
MAY 10, 2012

PEDESTRIAN CURB RAMP DETAILS

RIDGEPOINT, CITY OF RAMSEY

SHEET NO. 20 OF 20 SHEETS

RIDGEPOINT

KNOW ALL PERSONS BY THESE PRESENTS: That Village Bank, a Minnesota corporation, owner of the following described property:

That part of Lots 26 and 27, AUDITORS SUBDIVISION NO. 96, Anoka County, Minnesota, lying Easterly and Southeasterly of the following described line:

Beginning at the intersection of the Northerly shoreline of the Mississippi River and a line 75.00 feet Southeasterly of and parallel with the Southeasterly line of Lot 7, DICKENSON'S MISSISSIPPI ESTATE, said Anoka County, as measured along the Southeasterly extension of the Northeasterly line of said Lot 7; thence Northeasterly along said parallel line 235 feet, more or less, to its intersection with the Southeasterly extension of the Northeasterly line of said Lot 7; thence Northwesterly along said Southeasterly extension 75 feet to the Northeast Corner of said Lot 7; thence Northeasterly along the Northeasterly extension of said Southeasterly line 66 feet to the Northeasterly right-of-way line of Rivlyn Avenue; thence Southeasterly along said right-of-way line to a point 500 feet Southeasterly (as measured along said right-of-way line) of the intersection of said right-of-way line with Southeasterly right-of-way line of Poplar Drive (now known as Tungsten Street N.W.) as shown on the plat of DICKENSON'S MISSISSIPPI ESTATE; thence Northeasterly parallel with said Southeasterly right-of-way line to its intersection with the Southerly line of the plat of ANOKA INDEPENDENT GRAIN AND FEED ADDITION; thence Southeasterly and Northeasterly along the Southerly and Easterly line of said plat of ANOKA INDEPENDENT GRAIN AND FEED ADDITION to the North line of said Lot 26 and there terminating.

And lying Westerly of the following described line: Beginning at the most Northerly corner of Lot 14, said AUDITORS SUBDIVISION NO. 96; thence Southerly along the Northwesterly line of said Lot 14 to the most Westerly corner thereof; thence Southerly along the Southwesterly line of said Lot 14 to its intersection with a line parallel with and 150 feet Northwesterly (as measured at right angles) of the Southwesterly extension of the Southeasterly line of said Lot 14; thence Southwesterly along said parallel line a distance of 500 feet; thence Southwesterly deflecting to right 45 degrees 00 minutes 00 seconds a distance of 900 feet, more or less to the centerline of the Mississippi River and there terminating.

EXCEPT that part platted as DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION, said Anoka County, Minnesota.

AND

Outlot A, DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as RIDGEPOINT and do hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat.

In witness whereof said Village Bank, a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 2015.

VILLAGE BANK

Randy L. Diers, President

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 2015 by Randy L. Diers, President of Village Bank, a Minnesota corporation, on behalf of the corporation.

Notary Public, Minnesota
My commission expires _____

I, Charles R. Christopherson 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 _____, 2015.

Charles R. Christopherson, Licensed Land Surveyor
Minnesota License No. 18420

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this _____ day of _____, 2015 by Charles R. Christopherson.

Notary Public, Minnesota
My commission expires _____

City Council, City of Ramsey, Minnesota

This plat of RIDGEPOINT was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 2015, 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

ANOKA 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 _____, 2015.

Larry D. Hoium,
Anoka County Surveyor

ANOKA 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 _____, 2015.

Property Tax Administrator

By _____, Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

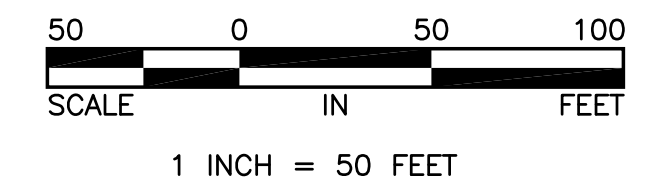
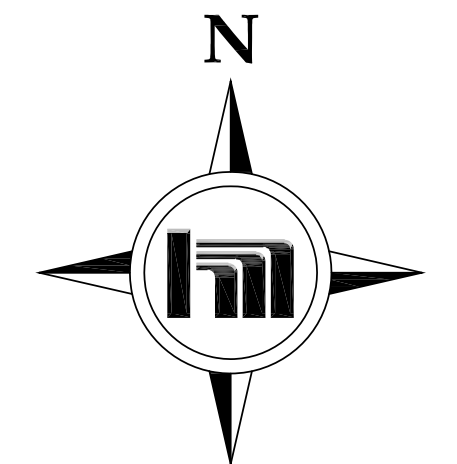
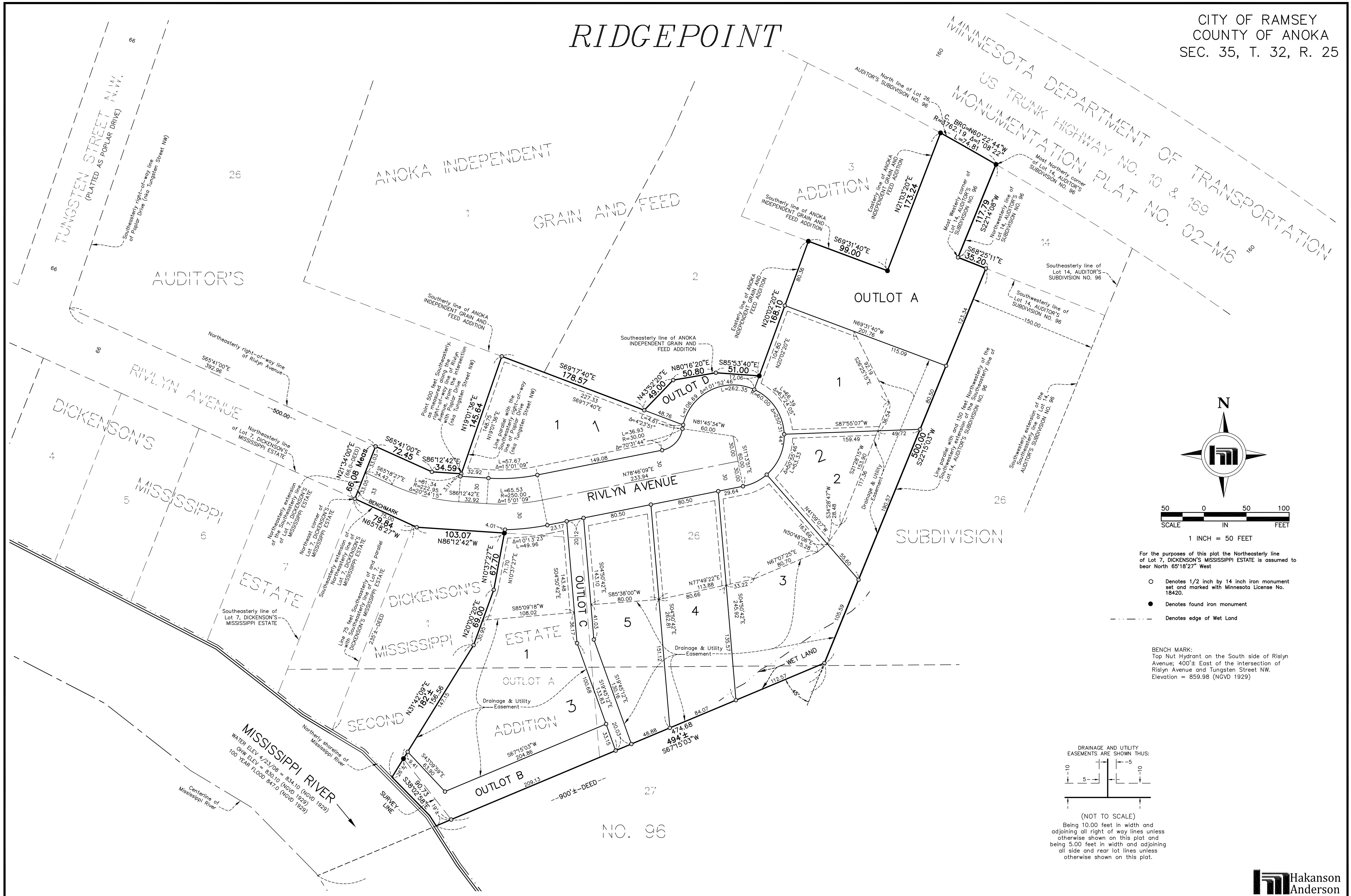
I hereby certify that this plat of RIDGEPOINT was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 2015, at _____ o'clock _____M. and was duly recorded in Book _____ Page _____, as Document Number _____.

County Recorder/Registrar of Titles

By _____, Deputy

RIDGEPOINT

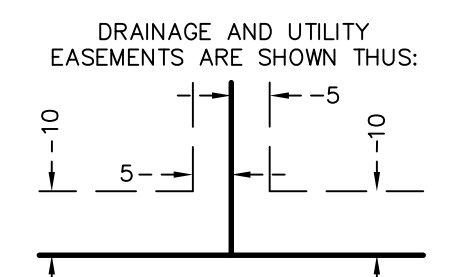
CITY OF RAMSEY
 COUNTY OF ANOKA
 SEC. 35, T. 32, R. 25



For the purposes of this plat the Northerly line of Lot 7, DICKENSON'S MISSISSIPPI ESTATE is assumed to bear North 65°18'27\"/>

- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.
- Denotes found iron monument
- - - - Denotes edge of Wet Land

BENCH MARK:
 Top Nut Hydrant on the South side of Rislyn Avenue; 400'± East of the intersection of Rislyn Avenue and Tungsten Street NW. Elevation = 859.98 (NGVD 1929)



(NOT TO SCALE)
 Being 10.00 feet in width and adjoining all right of way lines unless otherwise shown on this plat and being 5.00 feet in width and adjoining all side and rear lot lines unless otherwise shown on this plat.