

# PUD Development Plan, Preliminary Plat & Final Plans

for

## Vistas at North Commons Ramsey, Minnesota

Prepared for:

**Morning Sun Homes**  
**8862 Zealand Avenue North Bay B**  
**Brooklyn Park, Minnesota 55445**  
**Contact: Mark Meuleners**  
**Phone: 763-424-4222**

Prepared by:

**Westwood**

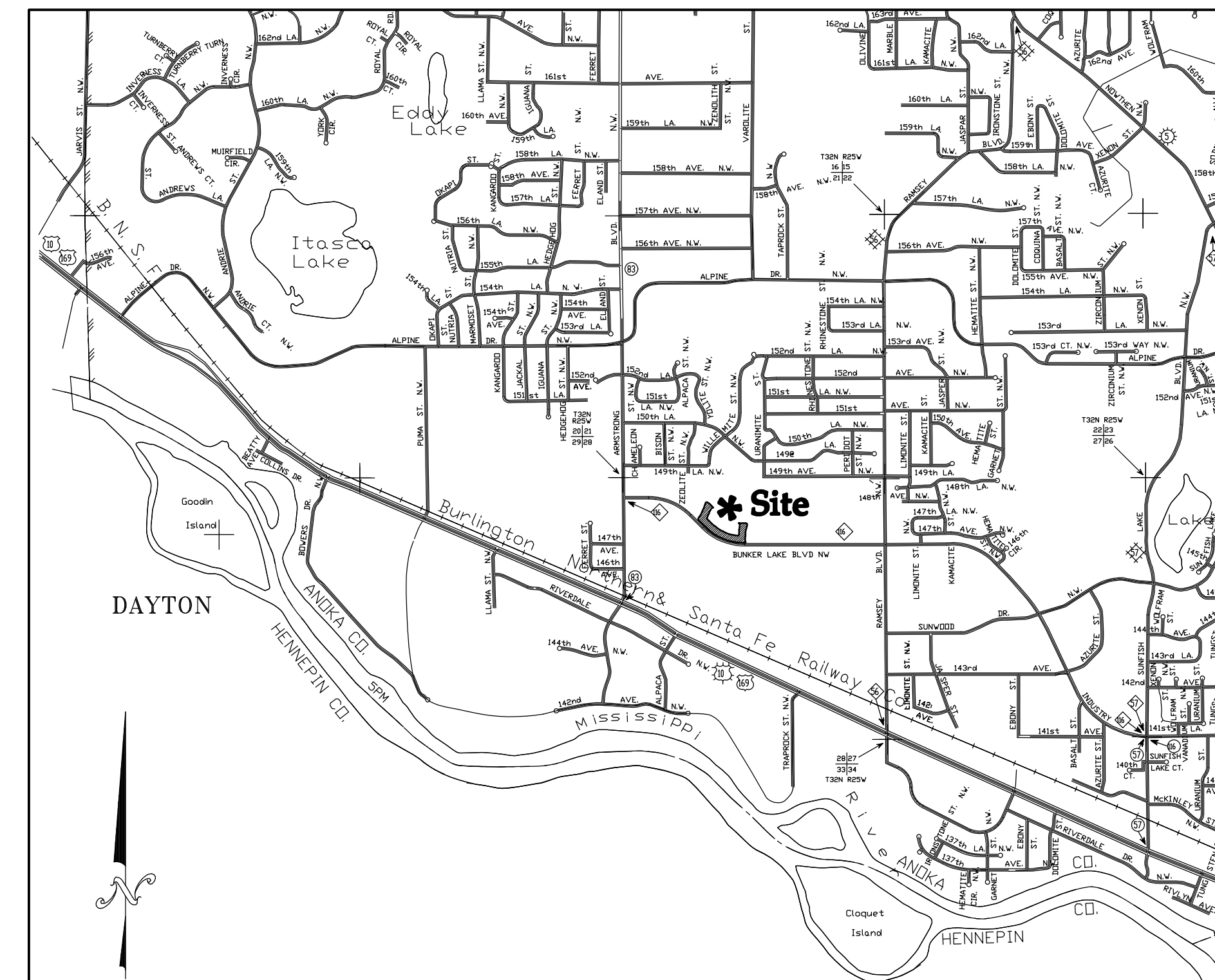
Phone (952) 937-5150 7699 Anagram Drive  
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 Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

Project number: 0009798.00

Contact: John Bender

### Vicinity Map



(Not to Scale)

Sheet List Table

| Sheet Number | Sheet Title                               |
|--------------|---|
| 1            | Cover                                     |
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| NO. | DATE     | REVISION      | SHEETS |
|-----|----------|---------------|--------|
| 1   | 12/20/16 | CITY COMMENTS | ALL    |
| 2   | 03/22/17 | CITY COMMENTS | ALL    |
|     |          |               |        |
|     |          |               |        |

## PUD Development Plan, Preliminary Plat & Final Plans

for  
**Vistas at North Commons**  
 Ramsey, Minnesota

Date: 12/02/2016 Sheet: 1 of 11

**BENCHMARKS:**

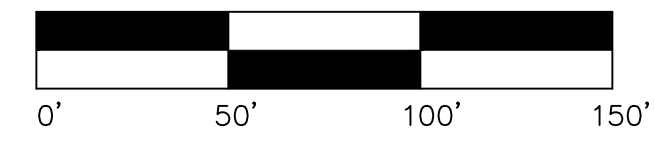
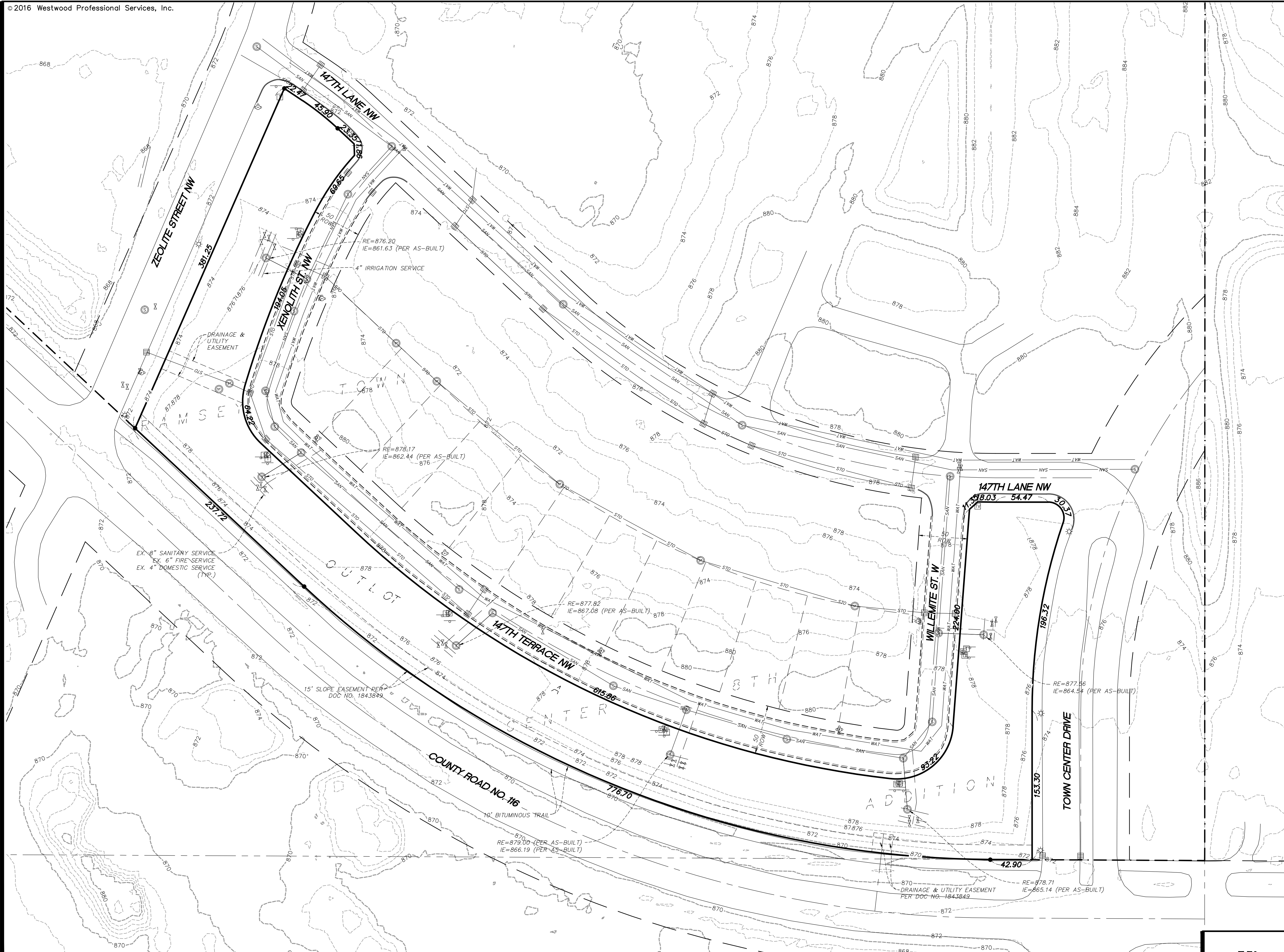
THE VERTICAL DATUM AVAILABLE IS AT 1988NAVD IN US SURVEY FEET;  
HELD MNDOT STATION 0202 B = ELEV. 865.02

**PROPERTY DESCRIPTION:**

Outlot A, RAMSEY TOWN CENTER 8TH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

**LEGEND**

- BUSH/SHRUB
- CONIFEROUS TREE
- DECIDUOUS TREE
- WETLAND
- STEEL/WOOD POST
- SIGN-TRAFFIC/OTHER
- SIGN-TRAFFIC/OTHER
- MAIL BOX
- HANDICAPPED STALL
- PERC TEST
- MONITORING WELL
- CABLE TV BOX
- GAS METER
- STREET LITE
- GUY WIRE
- POWER POLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- ELECTRIC TOWER
- SANITARY MANHOLE
- SEWER CLEANOUT
- CATCH BASIN
- FLARED END SECTION
- CONCRETE SURFACE
- STORM MANHOLE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TRAFFIC CONTROL BOX
- HAND HOLE
- TRAFFIC LIGHT
- GATE VALVE
- HYDRANT
- WATER METER
- CURB STOP BOX
- WATER MANHOLE
- WELL
- CABLE TV
- GAS LINE
- POWER OVERHEAD
- POWER UNDERGROUND
- SANITARY SEWER
- STORM SEWER
- TELEPHONE OVERHEAD
- TELEPHONE UNDERGROUND
- WATERMAIN
- FENCE LINE
- DECIDUOUS TREE LINE
- CONIFEROUS TREE LINE
- CURB & GUTTER
- BITUMINOUS SURFACE



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**Vistas at North Commons**  
Ramsey, Minnesota

Existing Conditions

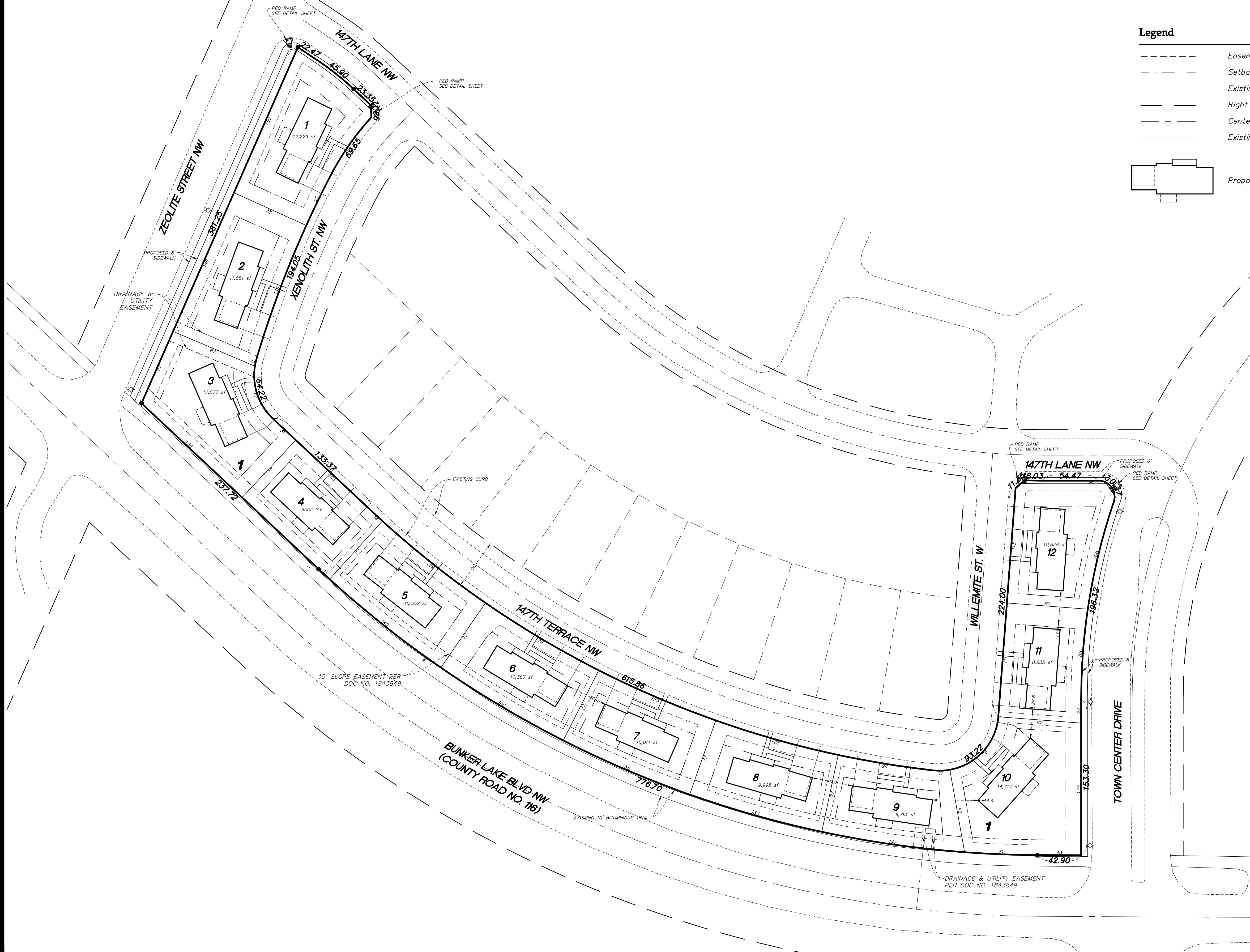
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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL SURVEYOR under the laws of the State of Minnesota.  
**Craig W. Morse**  
 Date: 03/22/17 License No. 23021

**Revisions:**  
 12/20/16: CITY COMMENTS  
 03/22/17: CITY COMMENTS

**Designed:** \_\_\_\_\_  
**Checked:** \_\_\_\_\_  
**Drawn:** \_\_\_\_\_  
**Record Drawing by/date:** \_\_\_\_\_

Prepared for:  
**Morning Sun Homes**  
 8862 Zealand Avenue North Bay B  
 Brooklyn Park, Minnesota 55445



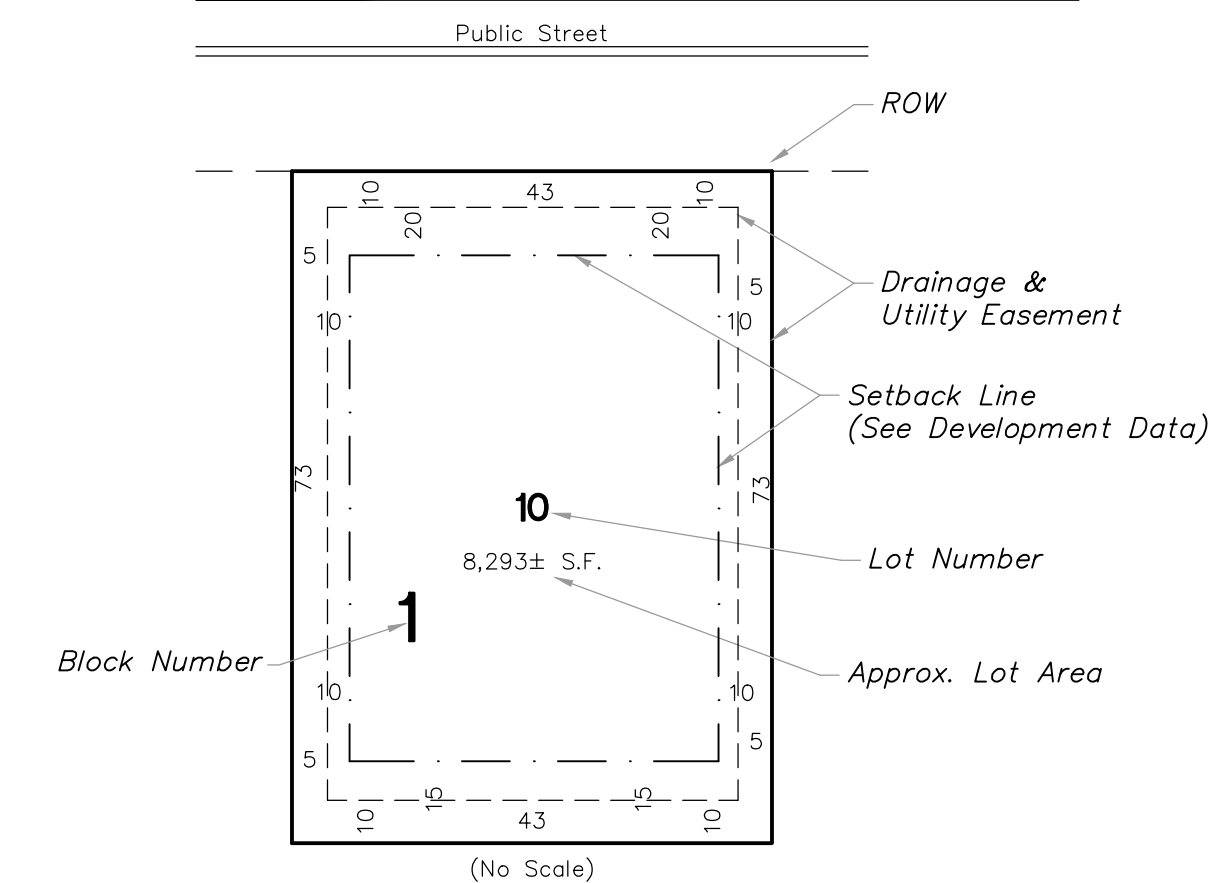
**Legend**

- Easement Line
- Setback Line
- Existing Lot Line
- Right of way
- Centerline
- Existing Curb
- Proposed Building

**Development Data**

|                              |  |
|------------------------------|--|
| Total Site Area:             | 3.00 ac.   |
| Existing Zoning:             | Town Center (See Master Plan for Sub-Districts xxxx) |
| Proposed Zoning:             | xxxx   |
| Proposed Units               | 12   |
| Development Standards        | Varies   |
| - Lot Width @ Setback        | 77'  |
| - Lot Depth                  | 8,835 sf (min)                                       |
| - Lot Area                   | 10,888 sf  |
| - Average Lot Area           |  |
| Setbacks (minimums)          |  |
| - Front Yard Setback         | 20'  |
| - Side Yard Setback          | 10'/10' 20' Total                                    |
| - Side Yard Setback (corner) | 25'  |
| - Rear Yard Setback          | 15'  |

**Typical Lot (Varies)**



**PROPERTY DESCRIPTION:**

Outlot A, RAMSEY TOWN CENTER 8TH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

**NOTE:**

The lot dimensions and areas on this plan are approximate. Refer to the final plat and supporting data for exact lot dimensions and areas.



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Date: 12/02/2016 Sheet: 3 OF 11

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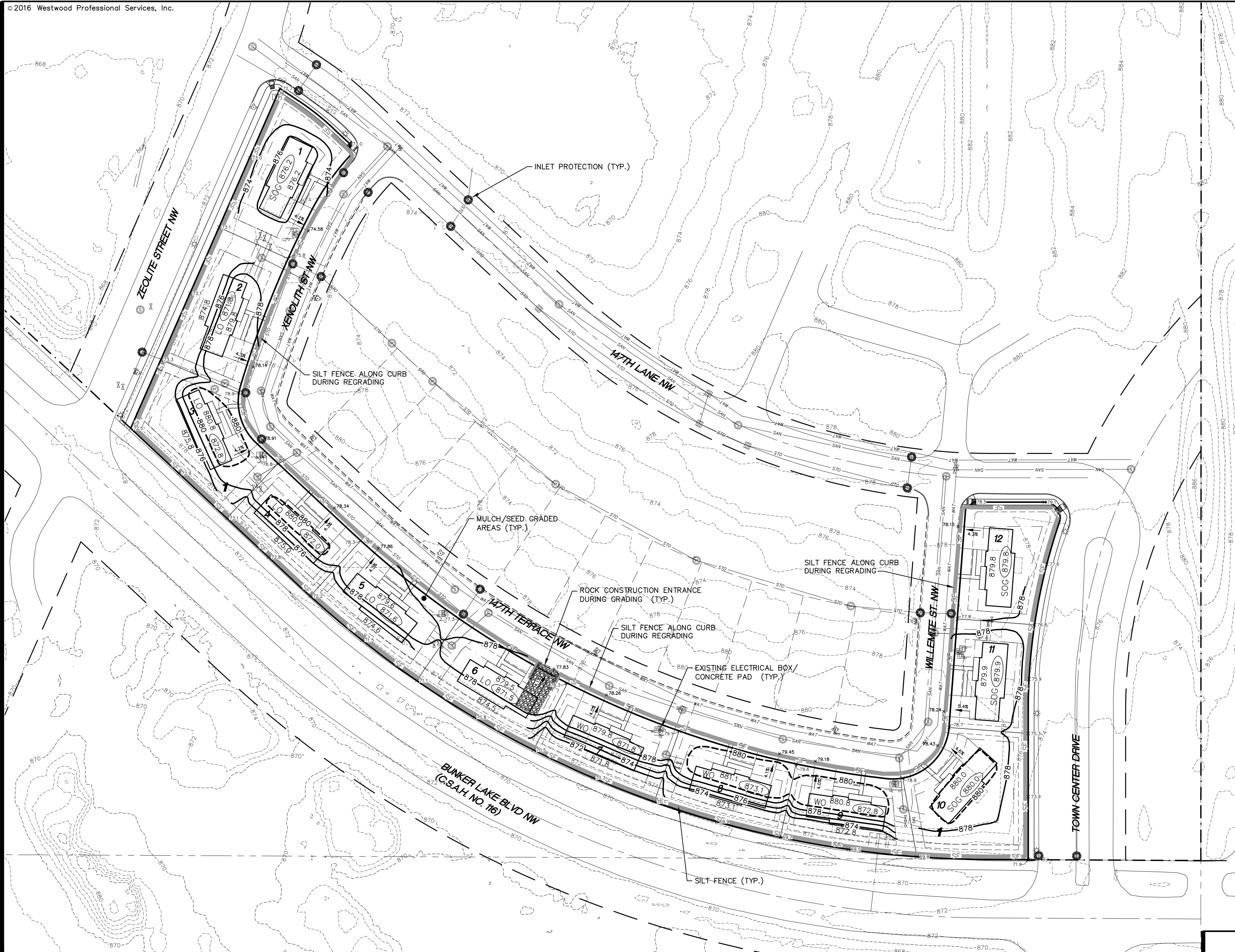
**Morning Sun Homes**

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**Vistas at North Commons**

Ramsey, Minnesota

Development Stage PUD  
 - Preliminary Plat



**NOTES:**

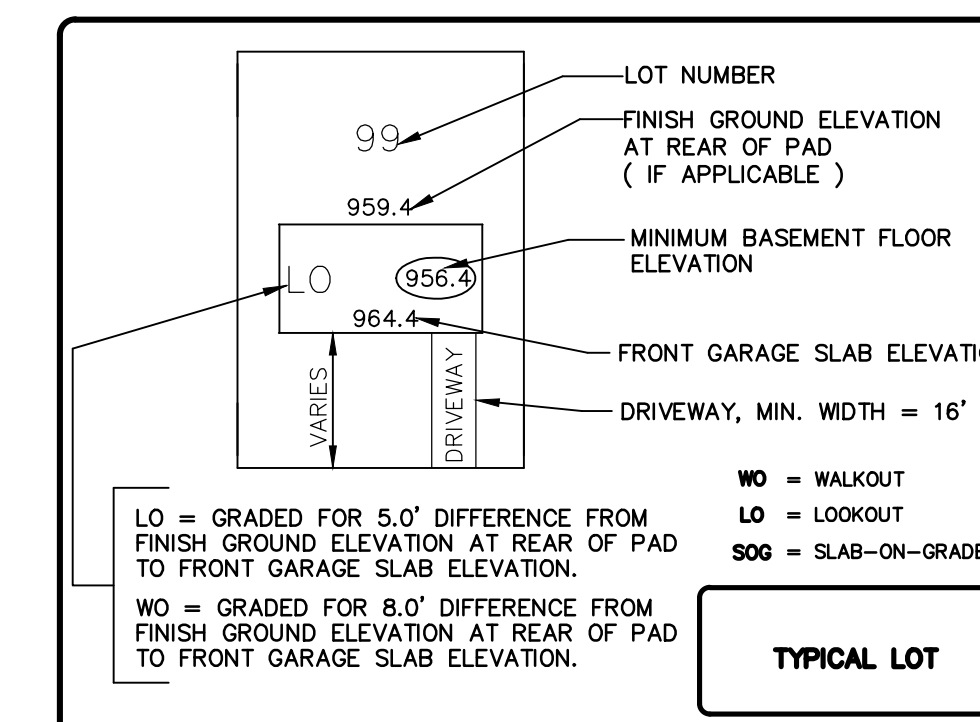
MASS GRADING AND EROSION CONTROL WAS DESIGNED BY OTHERS.  
 THIS PLAN IS INTENDED FOR USE IN PREPARING LOT CERTIFICATES, INDIVIDUAL HOME CONSTRUCTION AND LOT GRADING. ADDITIONAL MASS GRADING OF THE SITE IS NOT PROPOSED.  
 INDIVIDUAL HOME BUILDER(S) TO BE RESPONSIBLE FOR EROSION CONTROL DUE TO HOME CONSTRUCTION

**EROSION CONTROL NOTES:**

- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS. STREETS MUST BE SWEEPED WITHIN 3 HOURS AFTER RECEIVING NOTICE FROM CITY.
- DAILY (AFTER RAIN) AND WEEKLY INSPECTION LOGS MUST BE EMAILED TO THE CITY. THE COMPLETE LOGS MUST BE SUBMITTED TO THE CITY PRIOR TO FINALIZING THE PROJECT. THE CITY MUST GRANT APPROVAL FOR SUBMITTAL OF THE NOTICE OF TERMINATION FOR THE PROJECT.

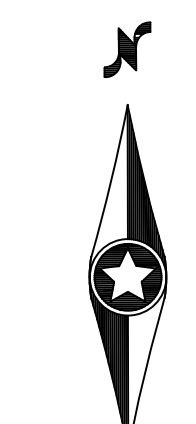
**GENERAL GRADING & DRAINAGE NOTES:**

- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- ALL DRIVEWAY SPOT ELEVATIONS ARE SHOWN TO TOP BACK CURB
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.



**LEGEND**

- 980 DENOTES EXISTING CONTOURS
- 980 DENOTES PROPOSED CONTOURS
- 23.46 DENOTES EXISTING SPOT ELEVATION AT TOP BACK CURB. (TYP.)
- SF DENOTES PROPOSED SILT FENCE
- SAN DENOTES EXISTING SANITARY SEWER
- STO DENOTES EXISTING STORM SEWER
- WAT DENOTES EXISTING WATERMAIN
- GV DENOTES EXISTING GATE VALVE
- HYD DENOTES EXISTING HYDRANT
- SM DENOTES EXISTING SANITARY MANHOLE
- CB DENOTES EXISTING CATCH BASIN WITH PROPOSED INLET PROTECTION
- ESM DENOTES EXISTING STORM MANHOLE
- ECB DENOTES EXISTING CATCH BASIN
- EB DENOTES EXISTING ELECTRIC BOX
- TEB DENOTES EXISTING TELEPHONE BOX
- SIGN DENOTES EXISTING SIGN



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Date: 12/02/2016 Sheet: 4 OF 11

**Westwood**

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 Westwood Professional Services, Inc.

I hereby certify that this plan 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.

**John Bender**  
 Date: 03/22/17 License No. 43358

**Revisions:**

12/20/16: CITY COMMENTS  
 03/22/17: CITY COMMENTS

Designed: JHB  
 Checked: JHB  
 Drawn: HW  
 Record Drawing by/date:

**Prepared for:**

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**Vistas at North Commons**  
 Ramsey, Minnesota

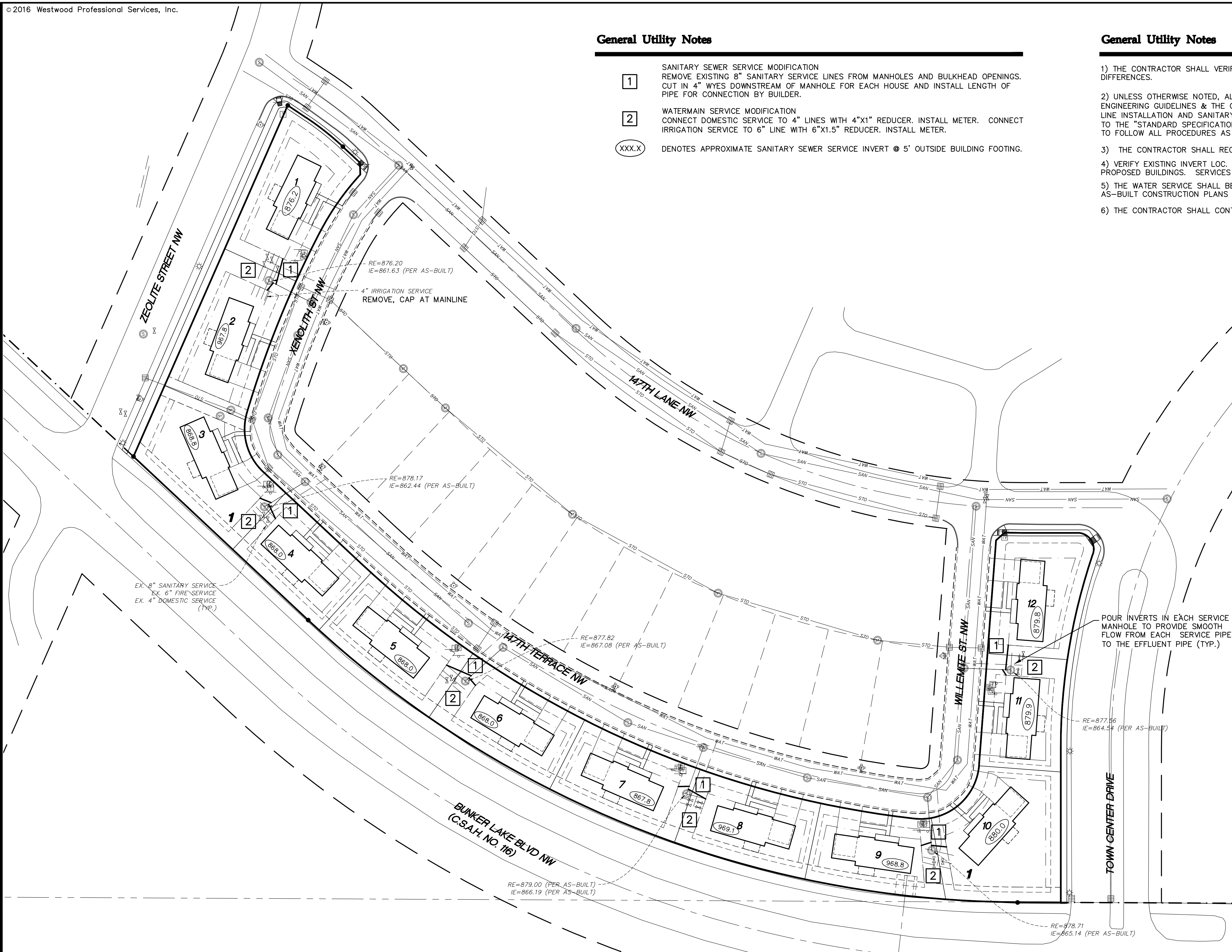
**Final Grading Plan & Erosion Control Plan**

**General Utility Notes**

- 1 SANITARY SEWER SERVICE MODIFICATION  
 REMOVE EXISTING 8" SANITARY SERVICE LINES FROM MANHOLES AND BULKHEAD OPENINGS. CUT IN 4" WYES DOWNSTREAM OF MANHOLE FOR EACH HOUSE AND INSTALL LENGTH OF PIPE FOR CONNECTION BY BUILDER.
- 2 WATERMAIN SERVICE MODIFICATION  
 CONNECT DOMESTIC SERVICE TO 4" LINES WITH 4"x1" REDUCER. INSTALL METER. CONNECT IRRIGATION SERVICE TO 6" LINE WITH 6"x1.5" REDUCER. INSTALL METER.
- (XXX.X) DENOTES APPROXIMATE SANITARY SEWER SERVICE INVERT @ 5' OUTSIDE BUILDING FOOTING.

**General Utility Notes**

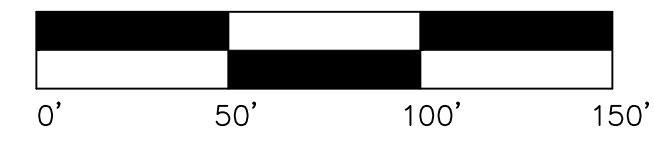
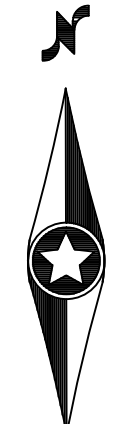
- 1) THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
- 2) UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE CITY OF RAMSEY ENGINEERING GUIDELINES & THE CURRENT EDITIONS OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
- 3) THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS.
- 4) VERIFY EXISTING INVERT LOC. & ELEV. PRIOR TO BEGINNING CONSTRUCTION. EXISTING SERVICES ARE TO BE UTILIZED FOR PROPOSED BUILDINGS. SERVICES SHALL BE FIELD VERIFIED AS THEY WERE UNCONFIRMED DURING INTIAL FIELD LOCATE.
- 5) THE WATER SERVICE SHALL BE INSTALLED WITH A MIN. OF 7.5 FT. OF COVER. THE CONTRACTOR SHALL VERIFY THE CITY AS-BUILT CONSTRUCTION PLANS TO CHECK LOCATION AND MATERIAL TYPE.
- 6) THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.



**Legend**

|  |                     |  |                       |
|--|---------------------|--|-----------------------|
|  | BUSH/SHRUB          |  | STORM MANHOLE         |
|  | CONIFEROUS TREE     |  | TELEPHONE BOX         |
|  | DECIDUOUS TREE      |  | TELEPHONE MANHOLE     |
|  | WETLAND             |  | TRAFFIC CONTROL BOX   |
|  | STEEL/WOOD POST     |  | HAND HOLE             |
|  | SIGN-TRAFFIC/OTHER  |  | TRAFFIC LIGHT         |
|  | SIGN-TRAFFIC/OTHER  |  | GATE VALVE            |
|  | MAIL BOX            |  | HYDRANT               |
|  | HANDICAPPED STALL   |  | WATER METER           |
|  | PERC TEST           |  | CURB STOP BOX         |
|  | MONITORING WELL     |  | WATER MANHOLE         |
|  | CABLE TV BOX        |  | WELL                  |
|  | GAS METER           |  | CABLE TV              |
|  | STREET LITE         |  | GAS LINE              |
|  | GUY WIRE            |  | POWER OVERHEAD        |
|  | POWER POLE          |  | POWER UNDERGROUND     |
|  | ELECTRIC BOX        |  | SANITARY SEWER        |
|  | ELECTRIC METER      |  | STORM SEWER           |
|  | ELECTRIC MANHOLE    |  | TELEPHONE OVERHEAD    |
|  | ELECTRIC TOWER      |  | TELEPHONE UNDERGROUND |
|  | SANITARY MANHOLE    |  | WATERMAIN             |
|  | SEWER CLEANOUT      |  |                       |
|  | BEEHIVE CATCH BASIN |  |                       |
|  | CATCH BASIN         |  |                       |
|  | FLARED END SECTION  |  |                       |

POUR INVERTS IN EACH SERVICE MANHOLE TO PROVIDE SMOOTH FLOW FROM EACH SERVICE PIPE TO THE EFFLUENT PIPE (TYP.)



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Date: 12/02/2016 Sheet: 5 OF 11

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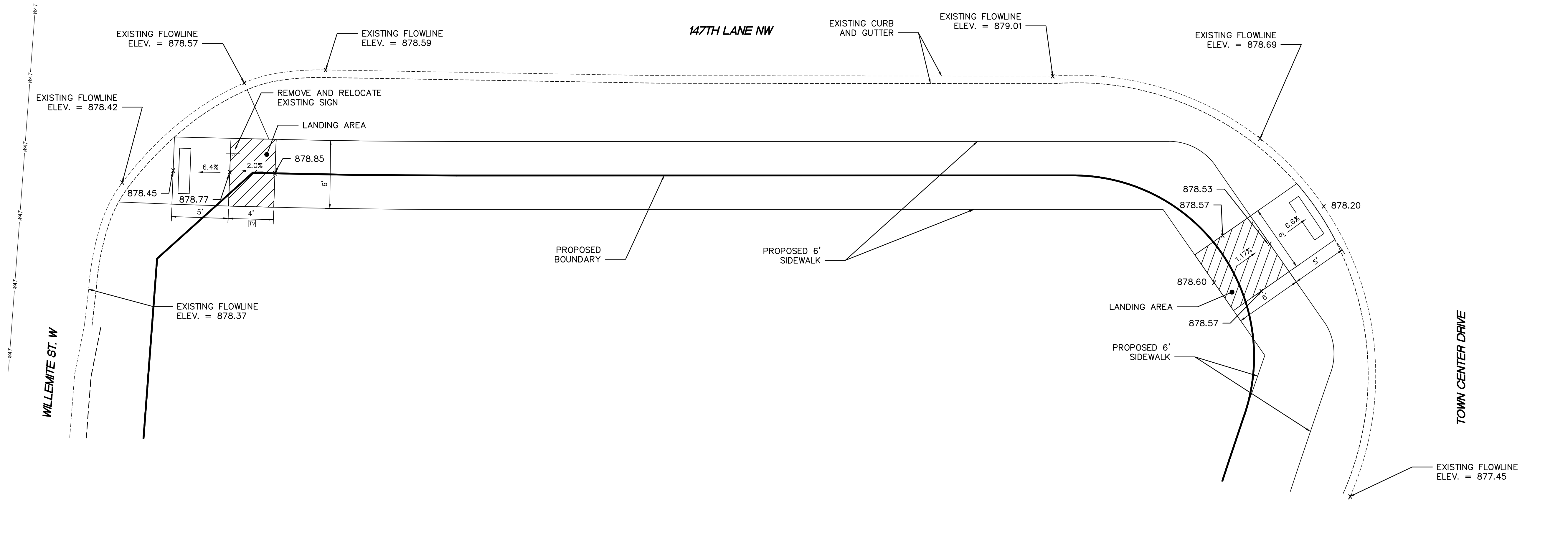
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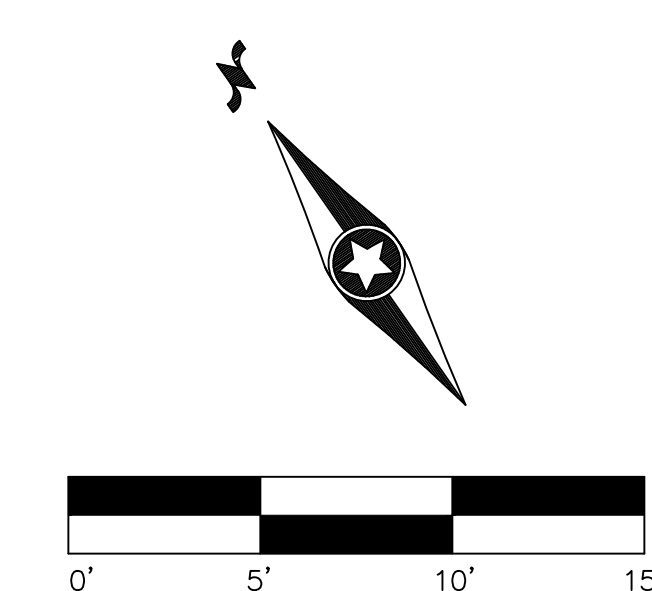
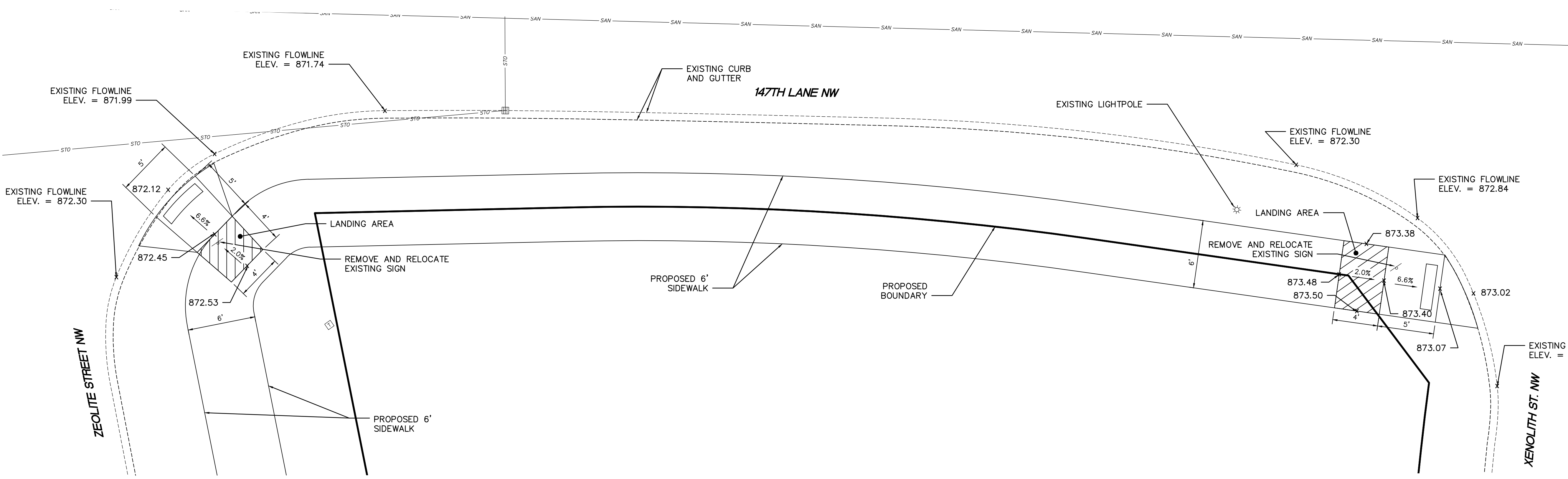
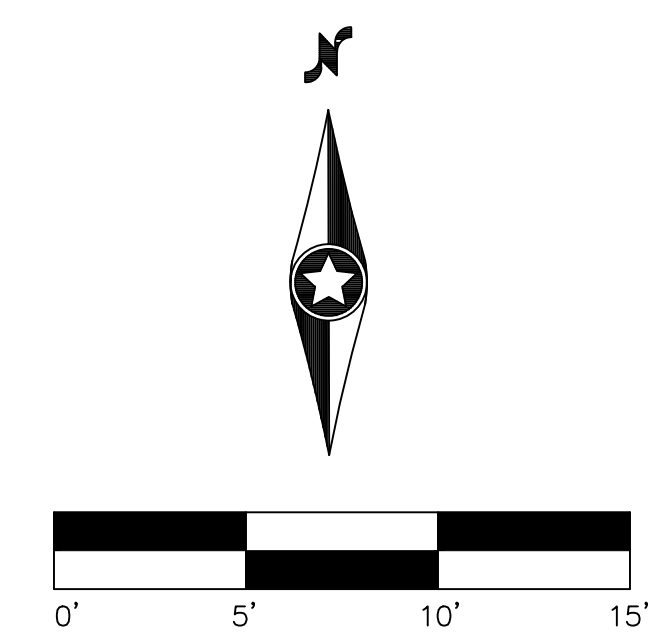
**Vistas at North Commons**  
 Ramsey, Minnesota

**Final Utility Service Plan**



**Legend**  
 ----- EXISTING CURB

**Note**  
 PEDESTRIAN CURB RAMPS TO BE BUILT PER MNDOT DETAILS - SEE SHEET 9



0009798SPF01.dwg

Date: 12/02/2016 Sheet: 6 OF 11

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**Francis D. Hagen II**  
 Date: 03/22/17 License No. 17716

**Revisions:**

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Ped Ramps

UPHILL  
 FILTER FABRIC  
 DOWNHILL  
 POST  
 IMBED 6"  
 FABRIC ANCHORAGE TRENCH BACKFILL WITH TAMPED NATURAL SOIL  
 MINIMUM TRENCH 6" wide by 6" deep

INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

**SILT FENCE DETAIL**  
 NO SCALE

APPROVED: 1 - 2016  
**City of RAMSEY**  
 STANDARD DETAILS: SILT FENCE  
 CITY PLATE No. ERO-1

DEFLECTOR PLATE  
 OVERFLOW (1) CENTER OF FILTER ASSEMBLY  
 OVERFLOW (2) TOP OF CURB BOX  
 10" FILTER ASSEMBLY  
 CURB  
 CG 3067  
 HIGH-FLOW FABRIC (MIRAFI PP101)

**INLET PROTECTION - WIMCO OR EQUAL**  
 N.T.S.

NOTE:  
 THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 - 2016  
**City of RAMSEY**  
 STANDARD DETAILS: INLET PROTECTION  
 CITY PLATE No. ERO-2

HARD SURFACE  
 PUBLIC ROAD  
 MINIMUM - 50'  
 GEOTEXTILE FABRIC  
 MINIMUM 6" DEPTH  
 1"-2" WASHED ROCK  
 ENTRANCE WIDTH AS REQUIRED

NOTE:  
 1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.  
 2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.  
 3. MAINTENANCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

APPROVED: 1 - 2016  
**City of RAMSEY**  
 STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE  
 CITY PLATE No. ERO-5

**MNDOT 2016 SPEC**

| MNDOT 2016 SPEC TABLE 3877-1 COMMON TOPSOIL BORROW |           |             |
|--|-----------|-------------|
| REQUIREMENT  | RANGE     | TEST METHOD |
| MATERIAL PASSING THE 3/4 IN [19MM]                 | 100%      | ASTM D 422  |
| MATERIAL PASSING NO. 4 [4.75MM]                    | >85%      | -           |
| CLAY   | 5% - 35%  | ASTM D 422  |
| SILT   | 5% - 70%  | ASTM D 422  |
| SAND   | 10% - 75% | ASTM D 422  |
| ORGANIC MATTER                                     | 3% - 15%  | ASTM D 2974 |
| pH   | 6.1-7.8   | ASTM G 51   |

NOTE:  
 1. INSTALLATION OF 4" OF TOPSOIL MEETING MNDOT SPECIFICATION 3877A COMMON TOPSOIL BORROW, MAY BE REQUIRED ACROSS ALL DISTURBED AREAS.  
 2. A SOIL CERTIFICATION FROM A GEOTECHNICAL FIRM MUST BE PROVIDED VERIFYING THE TOPSOIL MEETS SPECIFICATION ALONG WITH LOAD TICKETS TO VERIFY THE SOURCE OF MATERIAL AND QUANTITY.  
 3. TOPSOIL MUST COME FROM A CITY APPROVED SOURCE.

APPROVED: 1 - 2016  
**City of RAMSEY**  
 CITY PLATE No. ERO-6  
 STANDARD DETAILS: TOPSOIL REQUIREMENTS

WOOD MARKER AT ALL SERVICES MINIMUM OF 2' ABOVE GROUND LINE AND MARKED WITH GREEN PAINT.  
 R.O.W.  
 MAIN 13' DEEP OR LESS  
 GROUND LINE  
 PLUG  
 GRANULAR BEDDING  
 SDR-26 PVC PIPE (TYP.)  
 ADAPTER  
 22 1/2" BEND  
 02' / FT

WOOD MARKER AT ALL SERVICES MINIMUM OF 2' ABOVE GROUND LINE AND MARKED WITH GREEN PAINT.  
 R.O.W.  
 MAIN MORE THAN 13' DEEP  
 GROUND LINE  
 PLUG  
 GRANULAR BEDDING  
 SDR-26 PVC PIPE (TYP.)  
 ADAPTER  
 45" BENDS  
 22 1/2" BEND  
 02' / FT  
 WYE AT 10 OR 2 O'CLOCK POSITION  
 APPROVED SDR-26  
 LENGTH VARIES  
 WYE AT 10 OR 2 O'CLOCK POSITION

MAY REQUIRE A RISER AT THE END TO GET SEWER OUT OF THE WATER TABLE.

NOTES:  
 1. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES  
 2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.  
 3. TRACER WIRE ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

APPROVED: 4 - 2016  
**City of RAMSEY**  
 STANDARD DETAILS: SANITARY SEWER SERVICE  
 CITY PLATE No. SEW-3

SAWCUT BITUMINOUS AND CURB AND REMOVE  
 CURB REMOVED AND REPLACED  
 MILL WEAR AFTER BASE PATCH INSTALLED  
 12" MIN.  
 18" MIN.

1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340B)  
 TACK COAT  
 2" TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330B)  
 4" MODIFIED CLASS 5 AGGREGATE BASE  
 APPROVED SUBGRADE

NOTES:  
 1. BITUMINOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.  
 2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHANICALLY COMPACTED.  
 3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

APPROVED: 6 - 2016  
**City of RAMSEY**  
 STANDARD DETAILS: STREET PATCHING STANDARDS  
 CITY PLATE No. STR-25

**TABLE A**  
 MODIFIED CLASS 5 SPECIFICATIONS

| SIZE   | % PASSING |
|--------|-----------|
| 1"     | 100       |
| 3/4"   | 90 - 100  |
| 3/8"   | 50 - 80   |
| No.4   | 35 - 70   |
| No.10  | 20 - 60   |
| No.40  | 10 - 35   |
| No.200 | 5 - 10    |

NOTES:  
 1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.  
 2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.  
 3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED: 2 - 2003  
**City of RAMSEY**  
 STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS  
 CITY PLATE No. STR-26

EXISTING CONCRETE CURB & GUTTER  
 MATCH EXISTING DRIVEWAY  
 SLOPE AS REQUIRED  
 RIGHT OF WAY  
 6" VARIABLE  
 MAXIMUM DRIVEWAY WIDTH 200"  
 SECTION A-A  
 6" CONCRETE VARIABLE  
 CONCRETE DRIVEWAY ENTRANCE  
 4" CLASS 5 MODIFIED BASE - SEE CITY PLATE STR-26  
 MINIMUM 2" THICK (MATCH EXISTING) BITUMINOUS PAVEMENT  
 BITUMINOUS DRIVEWAY ENTRANCE  
 4" CLASS 5 MODIFIED BASE - SEE CITY PLATE STR-26

NOTES:  
 1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.  
 2. CONCRETE DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)  
 3. CONCRETE DRIVEWAYS TO BE 6" THICK.  
 4. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)  
 5. BITUMINOUS DRIVEWAYS MINIMUM 2" THICK, MATCH EXISTING BITUMINOUS PAVEMENT THICKNESS.

APPROVED: 1 - 2016  
**City of RAMSEY**  
 STANDARD DETAILS: RESIDENTIAL DRIVEWAY - NO SIDEWALK  
 CITY PLATE No. STR-30

N.T.S.

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Revisions:

|                         |  |
|-------------------------|--|
| 12/20/16: CITY COMMENTS |  |
| 03/22/17: CITY COMMENTS |  |
|                         |  |
|                         |  |

|                         |     |
|-------------------------|-----|
| Designed:               | JHB |
| Checked:                | JHB |
| Drawn:                  | HW  |
| Record Drawing by/date: |     |

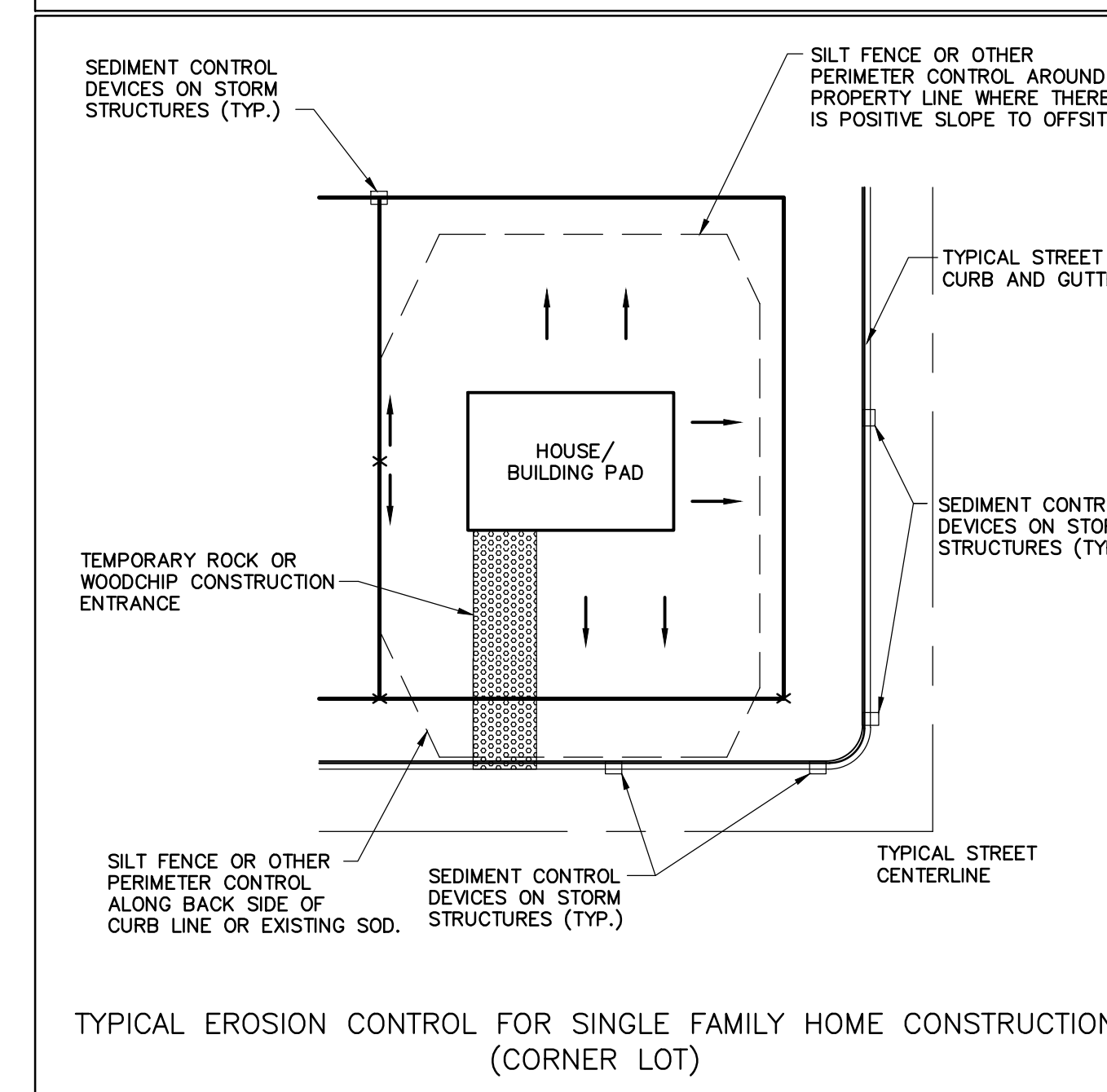
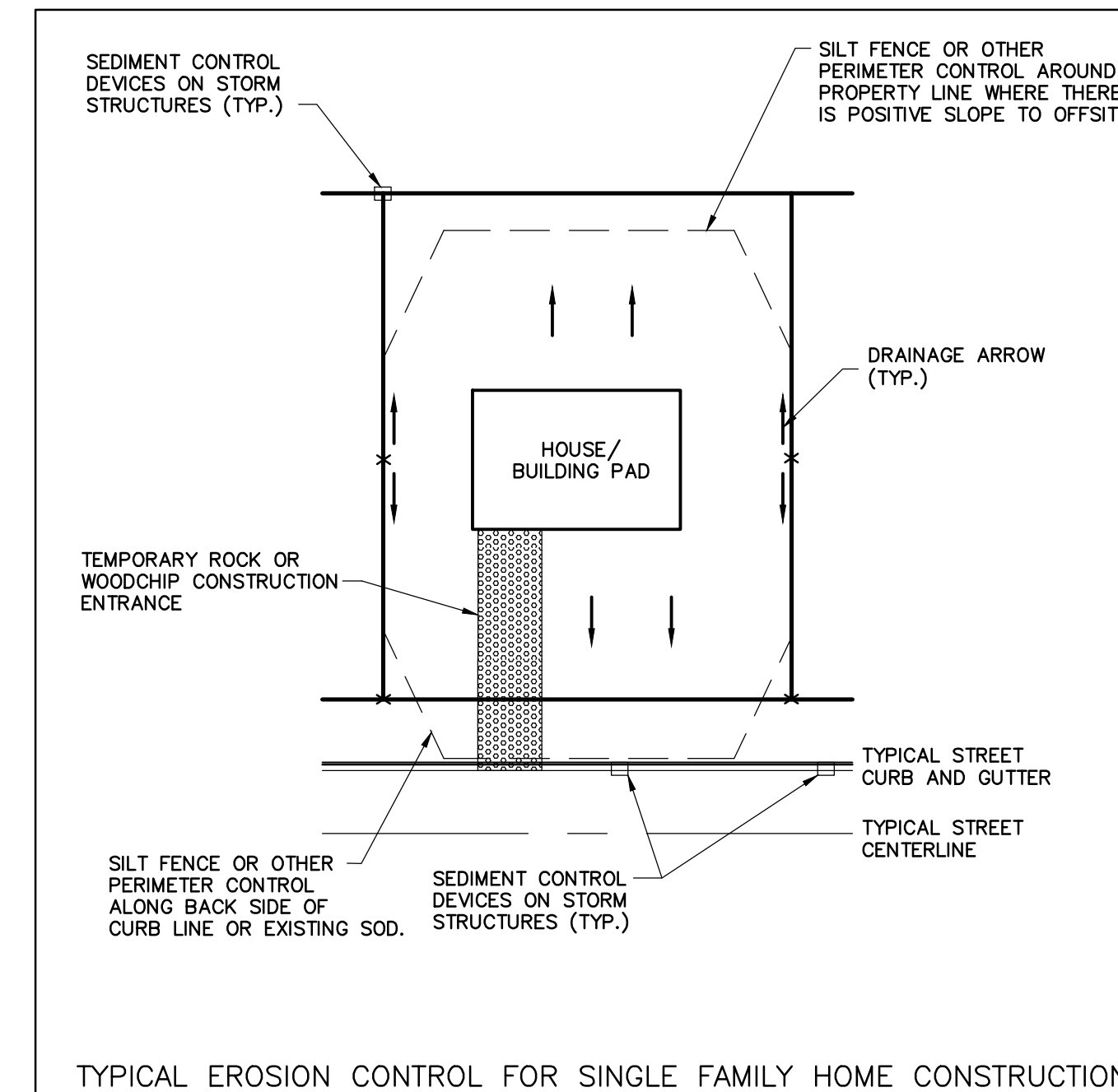
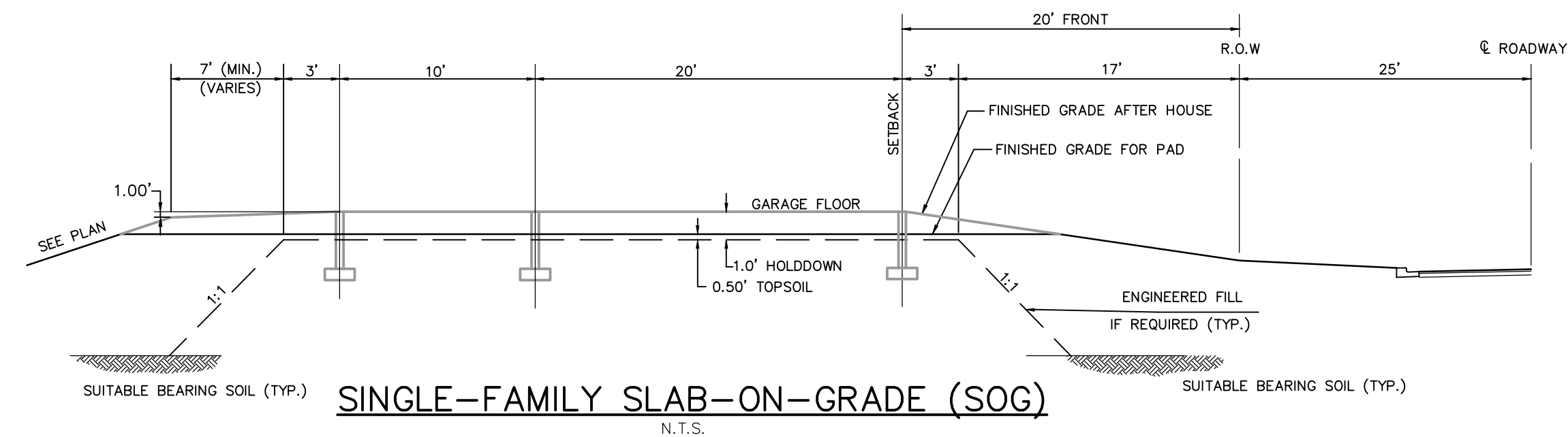
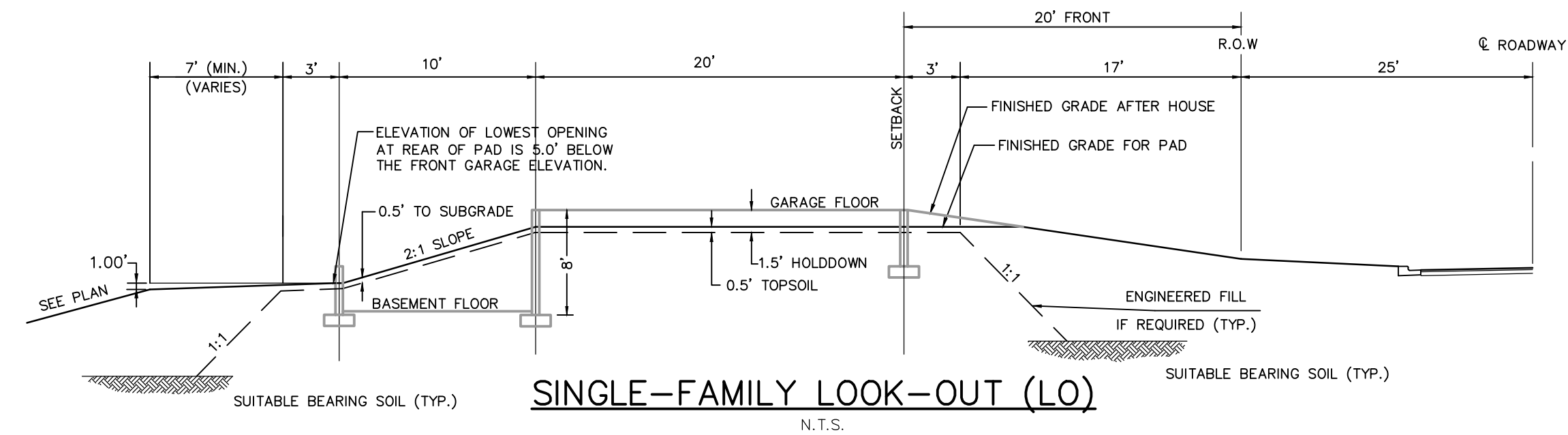
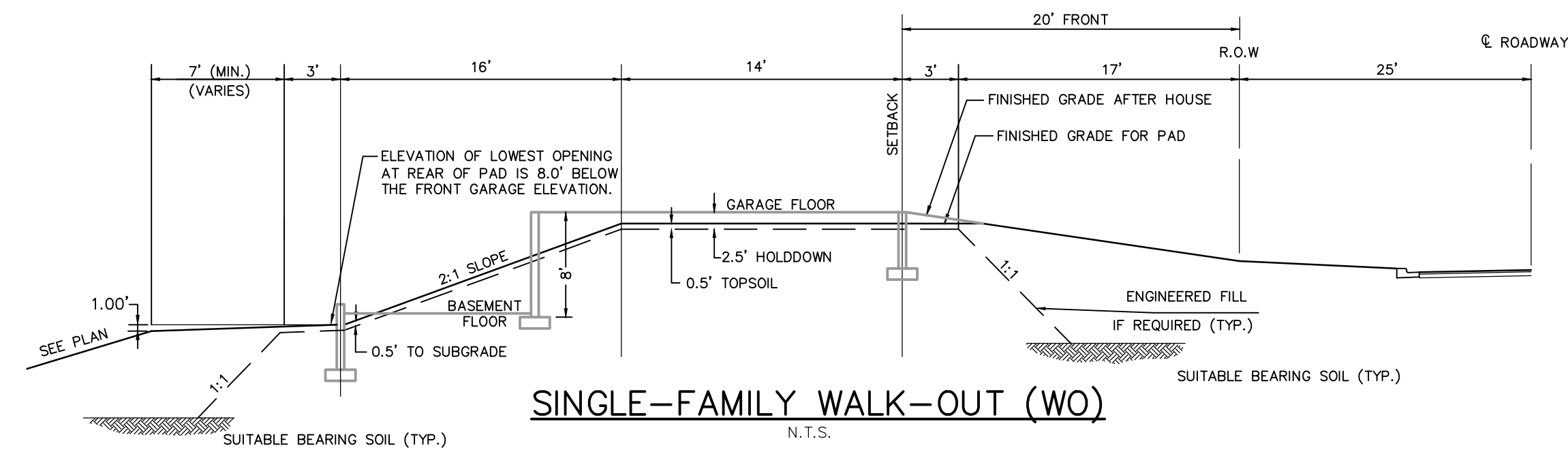
Prepared for:

**Morning Sun Homes**  
 8862 Zealand Avenue North Bay B  
 Brooklyn Park, Minnesota 55445

**Vistas at North Commons**

Ramsey, Minnesota

Details



**Westwood**

Phone (952) 937-5150 7699 Anagram Drive  
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 Westwood Professional Services, Inc.

I hereby certify that this plan 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.

**John Bender**  
 Date: 03/22/17 License No. 43358

**Revisions:**

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|-------------------------|--|
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Ramsey, Minnesota



**Final Plant Schedule**

| CODE | QTY. | COMMON/BOTANICAL NAME   | SIZE        | SPACING O.C. |
|------|------|---|-------------|--------------|
| ABM  | 11   | Autumn Blaze Maple / <i>Acer x freemanii</i> 'Jeffersred'             | 1" BB/Cont. | AS SHOWN     |
| BVL  | 14   | Boulevard Linden / <i>Tilia americana</i> 'Boulevard'                 | 1" BB/Cont. | AS SHOWN     |
| PRE  | 14   | Princeton Elm / <i>Ulmus americana</i> 'Princeton'                    | 1" BB/Cont. | AS SHOWN     |
| BHS  | 33   | Black Hills Spruce / <i>Picea glauca densata</i>                      | 5' HT., BB  | AS SHOWN     |
| BLC  | 9    | Black Chokeberry / <i>Aronia melanocarpa elata</i>                    | #2 Cont.    | 5' O.C.      |
| CAD  | 14   | Cardinal Dogwood / <i>Cornus sericea</i> 'Cardinal'                   | #2 Cont.    | 5' O.C.      |
| CAV  | 6    | Compact American Viburnum / <i>Viburnum trilobum</i> 'Bailey Compact' | #2 Cont.    | 5' O.C.      |
| SUM  | 77   | Staghorn Sumac / <i>Rhus typhina</i>                                  | #2 Cont.    | 5' O.C.      |

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

**Landscape Provisions**

|                             |            |
|-----------------------------|------------|
| TOTAL LANDSCAPING PROVIDED: | 72 TREES   |
| * STREET TREES:             | 39 TREES   |
| * EVERGREEN TREES:          | 33 TREES   |
| * SITE SHRUBS:              | 106 SHRUBS |

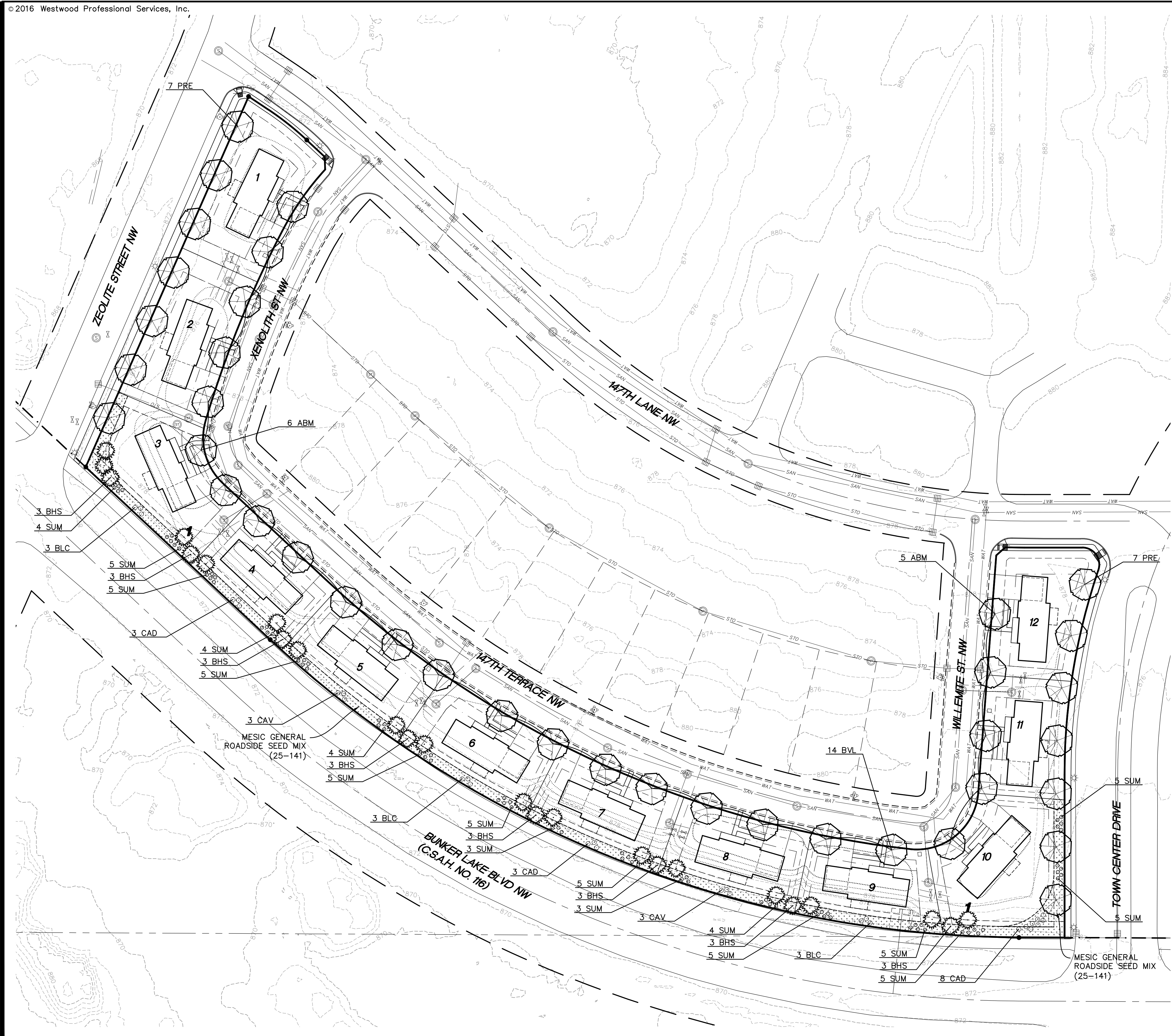
**Mesic General Roadside Seed Mix - MNDOT 250**

| Common Name             | Scientific Name            | Rate (lb/ac) | Rate (kg/ha) | % of Mix (by weight) | Seeds/ sq ft   |
|-------------------------|----------------------------|--------------|--------------|----------------------|----------------|
| Park Kentucky bluegrass | <i>Poa pratensis</i> Park  | 15.75        | 17.65        | 26.69%               | 502.50         |
| Perennial Ryegrass      | <i>Lolium perenne</i>      | 13.25        | 14.85        | 22.46%               | 66.00          |
| Smooth Brome            | <i>Bromus inermis</i>      | 7.75         | 8.69         | 13.14%               | 25.42          |
| Canada bluegrass*       | <i>Poa compressa</i>       | 7.50         | 8.41         | 12.71%               | 412.00         |
| fowl bluegrass          | <i>Poa palustris</i>       | 4.00         | 4.48         | 6.78%                | 191.00         |
| slender wheatgrass      | <i>Elymus trachycaulus</i> | 2.00         | 2.24         | 3.40%                | 5.08           |
| Timothy                 | <i>Phleum pratense</i>     | 1.75         | 1.96         | 2.97%                | 49.50          |
| switchgrass             | <i>Panicum virgatum</i>    | 1.50         | 1.68         | 2.54%                | 7.70           |
|                         | Grasses Subtotal           | 53.50        | 59.97        | 90.69%               | 1259.20        |
| Alfalfa                 | <i>Medicago sativa</i>     | 3.50         | 3.92         | 5.92%                | 18.20          |
| White Clover            | <i>Trifolium repens</i>    | 2.00         | 2.24         | 3.39%                | 32.70          |
|                         | Forbs Subtotal             | 5.50         | 6.16         | 9.31%                | 50.90          |
|                         | <b>Total</b>               | <b>59.00</b> | <b>66.13</b> | <b>100.00%</b>       | <b>1310.10</b> |

Purpose: General non-native mix for roadsides with mesic soils.  
Planting Area: Statewide  
Combine all components when blending this mix.  
\*Species in the sheeps fescue complex (*Festuca* spp.) may be used interchangeably with Canada bluegrass in this mix. Varieties must match those listed on the substitution table.

 DENOTES MESIC GENERAL ROADSIDE SEED MIX (25-141)

NOTES: ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE.



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Date: 12/02/2016 Sheet: 10 OF 11

**Westwood**

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Toll Free (888) 937-5150 westwoods.com  
Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

Nicholas Meyer  
Date: 03/22/17 License No. 53774

Revisions:

12/20/16: CITY COMMENTS  
03/22/17: CITY COMMENTS

Designed: NTM  
Checked: NTM  
Drawn: NTM  
Record Drawing by/date:

Prepared for:

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8862 Zealand Avenue North Bay B  
Brooklyn Park, Minnesota 55445

**Vistas at North Commons**

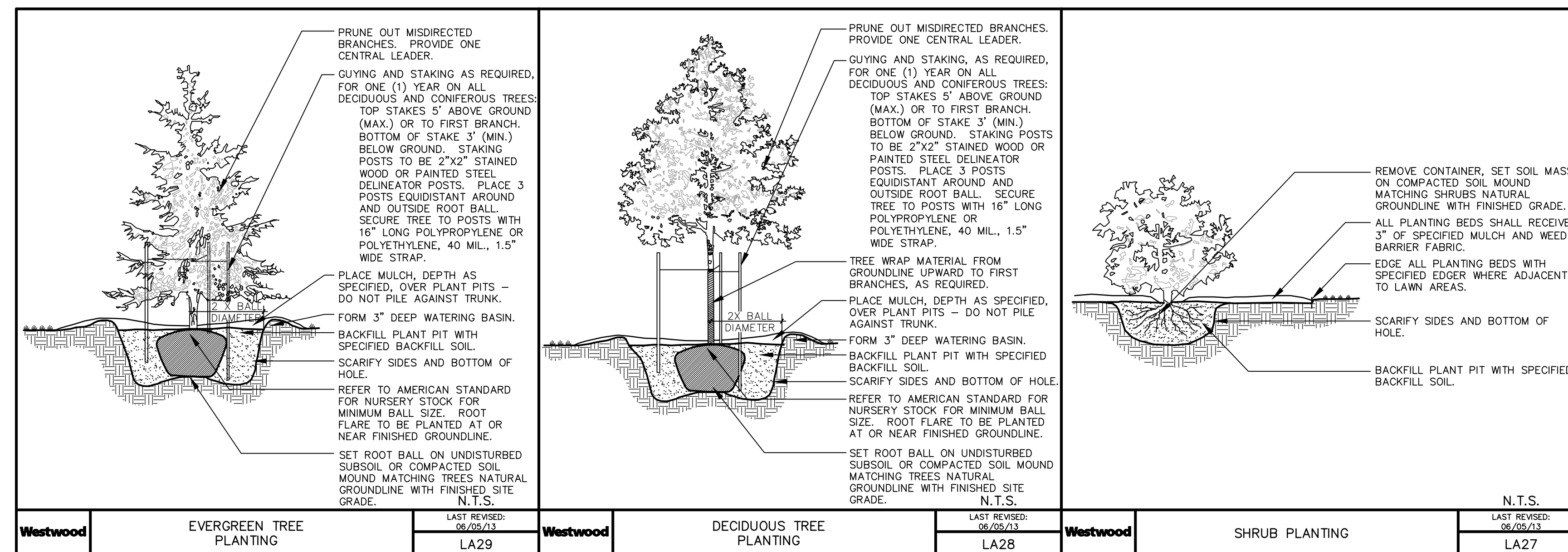
Ramsey, Minnesota

Final Landscape Plan

**Planting Notes**

- CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE ONE YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:  
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.  
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.  
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.  
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.  
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
- UPON ARRIVAL, ALL TREES INSTALLED BY DEVELOPER TO BE STACKED PRIOR TO INSTALLATION AND REVIEWED BY CITY. CITY SHALL BE NOTIFIED IMMEDIATELY UPON ARRIVAL SO THAT PLANTS CAN BE INSTALLED AS SOON AS POSSIBLE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS PRIOR TO PLANTING.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (COMMON TOPSOIL BORROW) AND TO BE NATIVE TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- 3 INCHES OF HARDWOOD BARK MULCH TO BE USED AROUND ALL TREES WITHIN TURF AREAS.
- ALL DISTURBED AREAS TO BE SODDED, UNLESS NOTED OTHERWISE. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE.
- PROVIDE IRRIGATION TO ALL SODDED AREAS ON SITE. IRRIGATION OF STREET TREES & BOULEVARD SOD AREAS TO BE RESPONSIBILITY OF INDIVIDUAL LOTS; BUFFER TREES IN OUTLOTS TO BE IRRIGATED BY DEVELOPER/HOA. NO IRRIGATION TO BE PROVIDED IN CITY OWNED OUTLOT AREAS, UNLESS OTHERWISE NOTED. DRIP IRRIGATION TO BE PROVIDED FOR ALL PLANTING BEDS. IRRIGATION WILL BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED BY THE GENERAL CONTRACTOR.
- CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

**Planting Details**



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**Nicholas Meyer**  
 Date: 03/22/17 License No. 53774

**Revisions:**

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