

### ABBREVIATIONS

D	Angle	L.F.	Lineal Feet
&	And	L.P.	Low Point / Liquid Petroleum
@	At	LB.	Pound
100 YR.	100 Year Flood Elevation	LGU	Local Government Unit
A.B.	Anchor Bolt	LONG.	Longitudinal
A.D.	Area Drain	LT.	Light / Lighting
A/C	Ar. Conditioning Unit	MAINT.	Maintenance
ADD.	Addendum	MAS.	Masonry
ADDL.	Additional	MATL.	Material
ADJ.	Adjacent / Adjust	MAX.	Maximum
AHU	Air Handling Unit	MCH.	Mechanical
ALT.	Alternate	MED.	Medium
ALUM.	Aluminum	MFR.	Manufacturer
ANOD.	Anodized	MH	Manhole
APPROX.	Approximate	MN.	Minimum / Minute
ARCH.	Architect / Architectural	MISC.	Miscellaneous
AUTO.	Automatic	MNDOT	Minnesota Department Of Transportation
AVG.	Average	MOD.	Module / Modular
B.C.	Back of Curb	MUL.	Mulch
B/W	Bottom of Wall	NL	North
BFE	Basement Floor Elevation	NLIC.	Not In Contract
BIT	Bituminous (Asphaltic)	NO. OR #	Number
BLDG	Building	NOM	Nominal
BSMT.	Basement	NTS	Not to Scale
C.F.	Cubic Feet	NWE	Normal Water Elevation
C.F.S.	Cubic Feet Per Second	NWL	Normal Water Level
C.G.	Corner Guard	O.C.	On Center
C.I.	Control Joint	O.D.	Outside Dimension
C.L.	Centerline	O.E.	Overhead Electric
C.M.U.	Concrete Masonry Unit	OH	Ordinary High Water Level
C.O.	Cleanout	OH/WL	Ordinary High Water Level
C.O.E.	U.S. Army Corps Of Engineers	OPNG.	Open
C.Y.	Cubic Yards	ORIG.	Original
CB	Catch Basin	P.C.	Point of Curvature
CBM	Catch Basin Manhole	P.I.	Point of Intersection
CEM.	Cement	P.I.V.	Post Indicator Valve
CP	Cast Iron Pipe	P.L. OR P/L	Property Line
CHP	Corrugated Metal Pipe	P.O.B.	Point of Beginning
CONC.	Concrete (Portland)	P.S.F.	Pounds Per Square Foot
CONN.	Connection	P.S.I.	Pounds Per Square Inch
CONST.	Construction	P.T.	Point of Tangency
CONT.	Continuous	P.V.C.	Point of Vertical Curvature
CONTR.	Contractor	P.V.I.	Point of Vertical Intersection
COP.	Copper	P.V.T.	Point of Vertical Tangency
CU.	Curb	PE	Polyethylene
D.S.	Down Spout	PED.	Pedestal / Pedestrian
DEG.	Degree	PERF.	Perforated
DEMO.	Demolition / Demolish	PREP.	Preparation
DEPT.	Department	PROJ.	Project
DET.	Detail	PROP.	Proposed
DIAM.	Diameter	PVC	Poly-Vinyl-Chloride (Pipa)
DIAG.	Diagonal	PVMT.	Pavement
DN	Down	QTY.	Quantity
DWG.	Drawing	R	Radius
E.	Expansion Joint	RAD.	Radius
E.O.	Emergency Overflow	RE	Rm. Elevation (Ceiling)
E.O.S.	Emergency Overflow Swale	R.D.	Roof Drain
E.W.	Each Way	R.E.	Remove Existing
EA.	Each	R.O.	Rough Opening
EL.	Elevation	R.P.	Radius Point
ELEC.	Electrical	RCP	Reinforced Concrete Pipe
ELEV.	Elevation	R.S.	Rough Slop
EFER.	Emergency	RSD	Roof Storm Drain
ENGR.	Engineer	RE	Regarding
ENTR.	Entrance	RENF.	Reinforced
EQ.	Equipment	REQD	Required
EQUIV.	Equivalent	REV.	Revision / Revised
EXIST.	Existing	RGU	Regulatory Government Unit
EXP.	Expansion	ROW OR R/W	Right of Way
F. & I	Furnish and Install	S.	South
F.B.O.	Face of Curb	S.F.	Square Feet
F.D.	Floor Drain	SAN.	Sanitary Sewer
F.D.C.	Fire Department Connection	SECT.	Section
F.V.	Field Verify	SE	Side Exit
FB	Full Basement	SEWO	Side Exit Walk Out
FBWO	Full Basement Walk Out	SHT.	Sheet
FBLO	Full Basement Look Out	SHT.	Sheet
FDN.	Foundation	SHT.	Sheet
FES	Flored End Section	SLNT.	Sloant
FFE	Finished Floor Elevation	SPEC.	Specification
FLR.	Floor	SQ.	Square
FT. OR (')	Foot	SSD	Subsurface drain
FUT.	Future	STMH	Storm Sewer Manhole
G.B.	Grade Break	STD.	Standard
G.C.	General Contractor	STRUCT.	Structural
GAL.	Gallon	SYM.	Symmetrical
GALV.	Galvanized	T	Thickness
GFE	Garage Floor Elevation	T/R	Top of Rim
GL.	Glass	T/W	Top of Wall
GR.	Grade	TEMP.	Temporary
H.	Height	THK.	Thick / Thickness
H.P.	High Point	T-J.	Tooled Joint
HDPEP	High Density Polyethylene Pipe	TNH	Top Nut Hydrant
HGT.	Height	TYP.	Typical
HORIZ.	Horizontal	UNO.	Unless Noted Otherwise
HVAC	Heating, Ventilation, Air Conditioning	V.B.	Vapor Barrier
HYD	Hydrant	V.C.	Vertical Curve
ID.	Inside Dimension	V.I.F.	Verify In Field
I.E. or I.E.	Invert Elevation	VER.	Verify
IN. OR (")	Inches	VERT.	Vertical
INFO.	Information	VEST.	Vestibule
INL.	Inlet Elevation	W	Width
INSUL.	Insulation	W.P.T.	Working Point
INV.	Invert Elevation	W.W.F.	Welded Wire Fabric
JT.	Joint	W	Width
		W/O	Without
		WALK	Walk Out
		WETL.	Wetland
		WP	Waterproof
		WT.	Weight
		YD.	Yard
		YR.	Year

### SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
	MAJOR CONTOUR		MAJOR CONTOUR
	MINOR CONTOUR		MINOR CONTOUR
	SPOT ELEVATION		SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVERHANG		CANOPY / OVERHANG
	CONCRETE		UNDERGROUND STRUCTURE
	BITUMINOUS		CONCRETE
	LANDSCAPING		CONCRETE CURB
	GRAVEL		EDGE OF PAVEMENT
	PAVING BLOCK		FENCING
	STORM SEWER LINE		GUARD RAIL
	SANITARY SEWER LINE		CONCRETE RETAINING WALL
	WATER MAIN		MODULAR RETAINING WALL
	OVERHEAD ELECTRIC		FIELDSTONE RETAINING WALL
	UNDERGROUND TELEPHONE		EXIT LOCATION
	GAS LINE		LIGHT STANDARD
	CONCRETE CURB		POWER POLE
	FENCING		SLOPE DIRECTION
	RETAINING WALL		CATCH BASIN
	SET 1/2" X 1/4" IRON PIPE		MANHOLE
	IRON MONUMENT FOUND		BOLLARD
	SURVEY DISK (BENCHMARK)		STORM SEWER
	POWERPOLE		SANITARY SEWER-WASTE
	GUY WIRE		FORCE MAIN
	GUARD POST		ROOF DRAIN SYSTEM
	GAS METER		WATERMAN
	TRANSFORMER		FIRE DEPT. CONNECTION
	WATER SHUT-OFF VALVE		SOIL SUBDRAIN
	TRAFFIC SIGN		GAS LINE-UNDERGROUND
	FLAG POLE		ELECTRIC-UNDERGROUND
	LIGHT POLE		TELEPHONE-UNDERGROUND
	TREES		UNDERGROUND CABLE/TV
	TREE LINE		LAWN SPRINKLER SLEEVE
	MANHOLE		
	CATCH BASIN		
	FIRE HYDRANT		
	WATER VALVE		
	FLARED END SECTION		
	MAILBOX		
	NOTE NUMBER		
	MEASURED DISTANCE		
	DISTANCE PER RECORDED PLAT		
	SOL BORING		

### EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SEDIMENT CONTROL FENCE
	INLET PROTECTION

### DRAWING SYMBOLS

SYMBOL	DESCRIPTION
	NOTE REFERENCE
	PARKING STALL COUNT
	LARGE SHEET DETAIL
	COORDINATE POINT
	REVISION - ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

### LEGAL DESCRIPTION

LOT 1, BLOCK 1, NOW AND THEN ESTATES, ANOKA COUNTY, MINNESOTA.  
AND  
OUTLOTS C AND D, BROOKFIELD FIRST ADDITION, ANOKA COUNTY, MINNESOTA.

### BENCHMARK

XX

### OWNER

**BRYON AND LYNN COLE**  
6951 168TH AVE NW  
ANOKA, MN 55303  
TEL XXX-XXX-XXXX

### PROJECT CONTACTS

<p><b>CIVIL ENGINEER LANDFORM</b> 105 SOUTH FIFTH AVENUE, SUITE 513 MINNEAPOLIS, MN 55401 TEL 612-252-9070 FAX 612-252-9077 CONTACT: RANDY HEDLUND</p>	<p><b>SURVEYOR LANDFORM</b> 105 SOUTH FIFTH AVENUE, SUITE 513 MINNEAPOLIS, MN 55401 TEL 612-252-9070 FAX 612-252-9077 CONTACT: ERIC LINDSEN</p>
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### LANDSCAPE ARCHITECT LANDFORM

105 SOUTH FIFTH AVENUE, SUITE 513  
MINNEAPOLIS, MN 55401  
TEL 612-252-9070  
FAX 612-252-9077  
CONTACT: DANIELLE PIERQUET

### CIVIL / LANDSCAPE SHEET INDEX & REVISION MATRIX

SHEETS ISSUED BY ISSUE / REVISION DATE	05/23/17	
SHEET NO.	DESCRIPTION	
C0.1	CIVIL & LANDSCAPE TITLE SHEET	X
C1.1	EXISTING CONDITIONS	X
C1.2	DEMOLITION PLAN	X
C2.1	PRELIMINARY PLAT & SITE PLAN	X
C3.1	GRADING, DRAINAGE, & EROSION CONTROL	X
C4.1	UTILITY PLAN	X
L1.1	TREE PRESERVATION PLAN	X

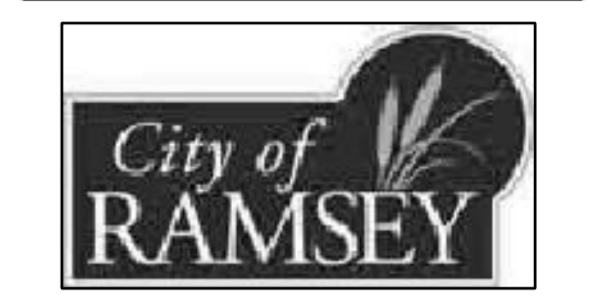
### SITE / UTILITY CONTACTS

<p><b>CITY PLANNER</b> CITY OF RAMSEY</p> <p>TM GLADHILL</p> <p>lgladhill@cityoframsey.com TEL: 763-433-9824 FAX:</p>	<p><b>CITY ENGINEER</b> CITY OF RAMSEY</p> <p>BRUCE WESTBY</p> <p>bwestby@cityoframsey.com TEL: 763-433-9825 FAX:</p>
<p><b>BUILDING OFFICIAL</b></p> <p>TEL: FAX:</p>	<p><b>GAS</b></p> <p>TEL: FAX:</p>
<p><b>ELECTRIC</b></p> <p>TEL: FAX:</p>	<p><b>TELEPHONE</b></p> <p>TEL: FAX:</p>

### DEVELOPER

**BRYON AND LYNN COLE**  
6951 168TH AVE NW  
ANOKA, MN 55303  
TEL (XXX)-XXX-XXXX

### MUNICIPALITY



### PROJECT

**COLE ADDITION**  
RAMSEY, MN

### SHEET INDEX

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L1.1	TREE PRESERVATION PLAN

### ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
23 MAY 2017	SKETCH PLAN	XXX

### PROJECT MANAGER REVIEW

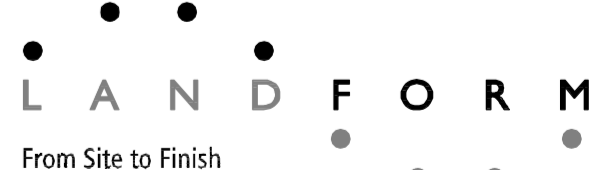
BY RS DATE 05-23-17

### CERTIFICATION

PRELIMINARY  
NOT FOR  
CONSTRUCTION

### SKETCH PLAN

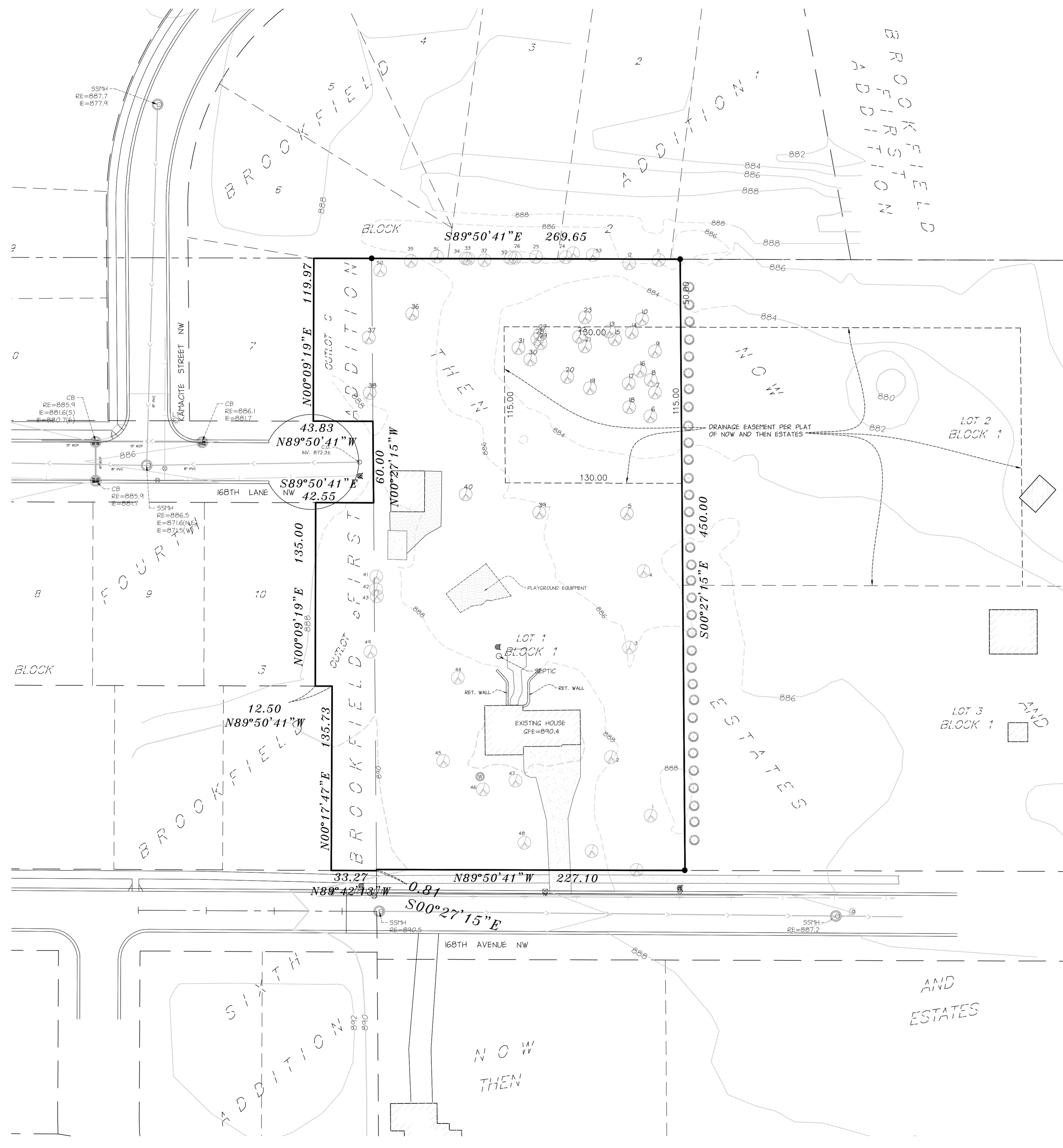
05-23-17



105 South Fifth Avenue Tel: 612-252-9070  
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Minneapolis, MN 55401 Web: landform.net

FILE NAME C0012ZZ001.DWG  
PROJECT NO. ZZZ15326

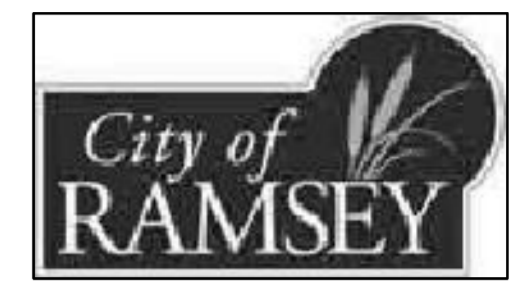
CIVIL AND LANDSCAPE  
TITLE SHEET  
**C1.1**



**DEVELOPER**

**BRYON AND LYNN COLE**  
 6951 168TH AVE NW  
 ANOKA, MN 55303  
 TEL: (XXX)-XXX-XXXX

**MUNICIPALITY**



**PROJECT**

**COLE  
 ADDITION  
 RAMSEY, MN**

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**SURVEY NOTES**

- IMPROVEMENTS SHOWN PER SURVEY PERFORMED BY LANDFORM PROFESSIONAL SERVICES, LLC ON MAY 15, 2017 EXPRESSLY FOR THIS PROJECT.
- THE BEARING BASIS OF THIS SURVEY IS THE ANOKA COUNTY COORDINATE SYSTEM.
- PROPERTY AREA - 117,608 SQ. FT. = 2.700 ACRES

**PROPERTY DESCRIPTION**

LOT 1, BLOCK 1, NOW AND THEN ESTATES, ANOKA COUNTY, MINNESOTA.  
 AND  
 OUTLOTS C AND D, BROOKFIELD FIRST ADDITION, ANOKA COUNTY, MINNESOTA.

**ISSUE / REVISION HISTORY**

DATE	ISSUE / REVISION	REVIEW
23 MAY 2017	SKETCH PLAN	XXX

**PROJECT MANAGER REVIEW**

BY: \_\_\_\_\_ DATE: 05-23-17

**CERTIFICATION**

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the state of Minnesota.

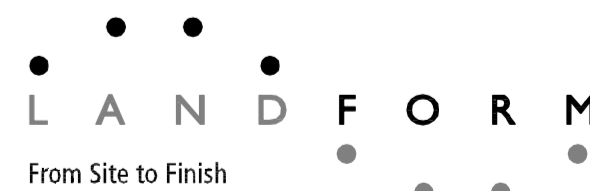
*EBL*  
 Eric B. Lindgren Date: 05.23.2017  
 License No: 46176

Signature shown is a digital reproduction of original. Web signed copy of this plan on file at Landform Professional Services, LLC office and is available upon request.

VISIBLE: THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

**SKETCH PLAN**

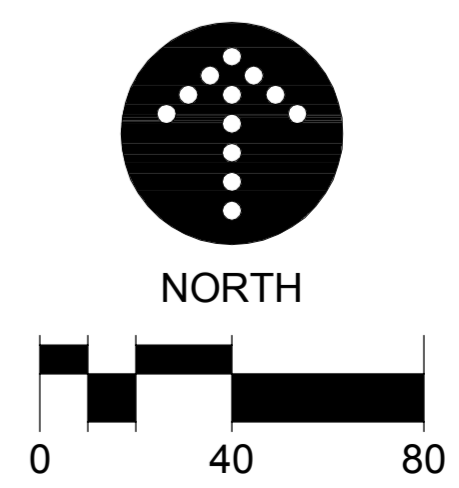
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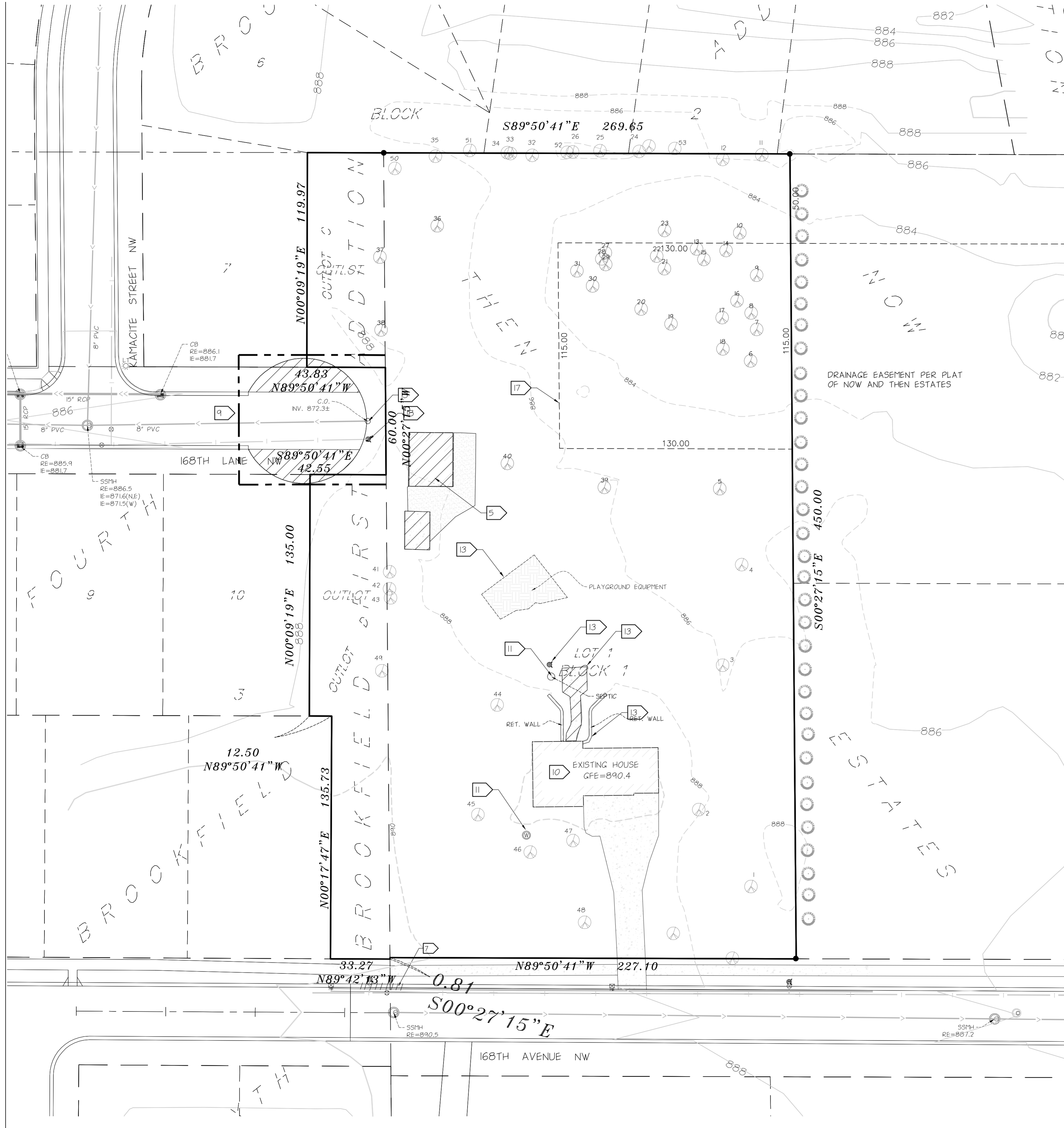


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FILE NAME: C101ZZZ001.DWG  
 PROJECT NO.: ZZZ15326

**CERTIFICATE  
 OF SURVEY**  
**C1.1**  
 SHEET NO. 217

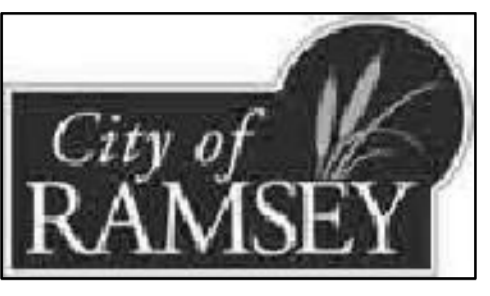




DEVELOPER

**BRYON AND LYNN COLE**  
 6951 168TH AVE NW  
 ANOKA, MN 55303  
 TEL (XXX)-XXX-XXXX

MUNICIPALITY



PROJECT

**COLE  
 ADDITION  
 RAMSEY, MN**

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PROJECT MANAGER REVIEW

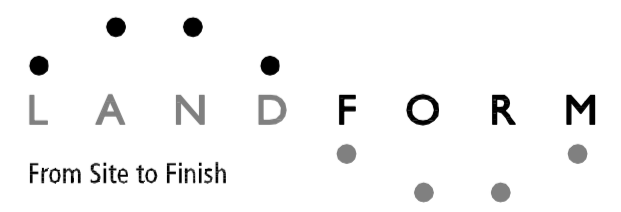
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SKETCH PLAN

05-23-17



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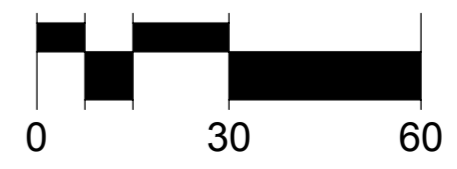
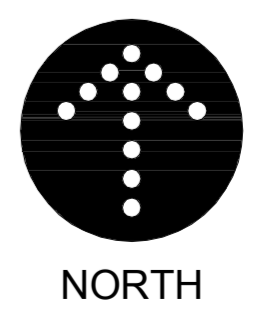
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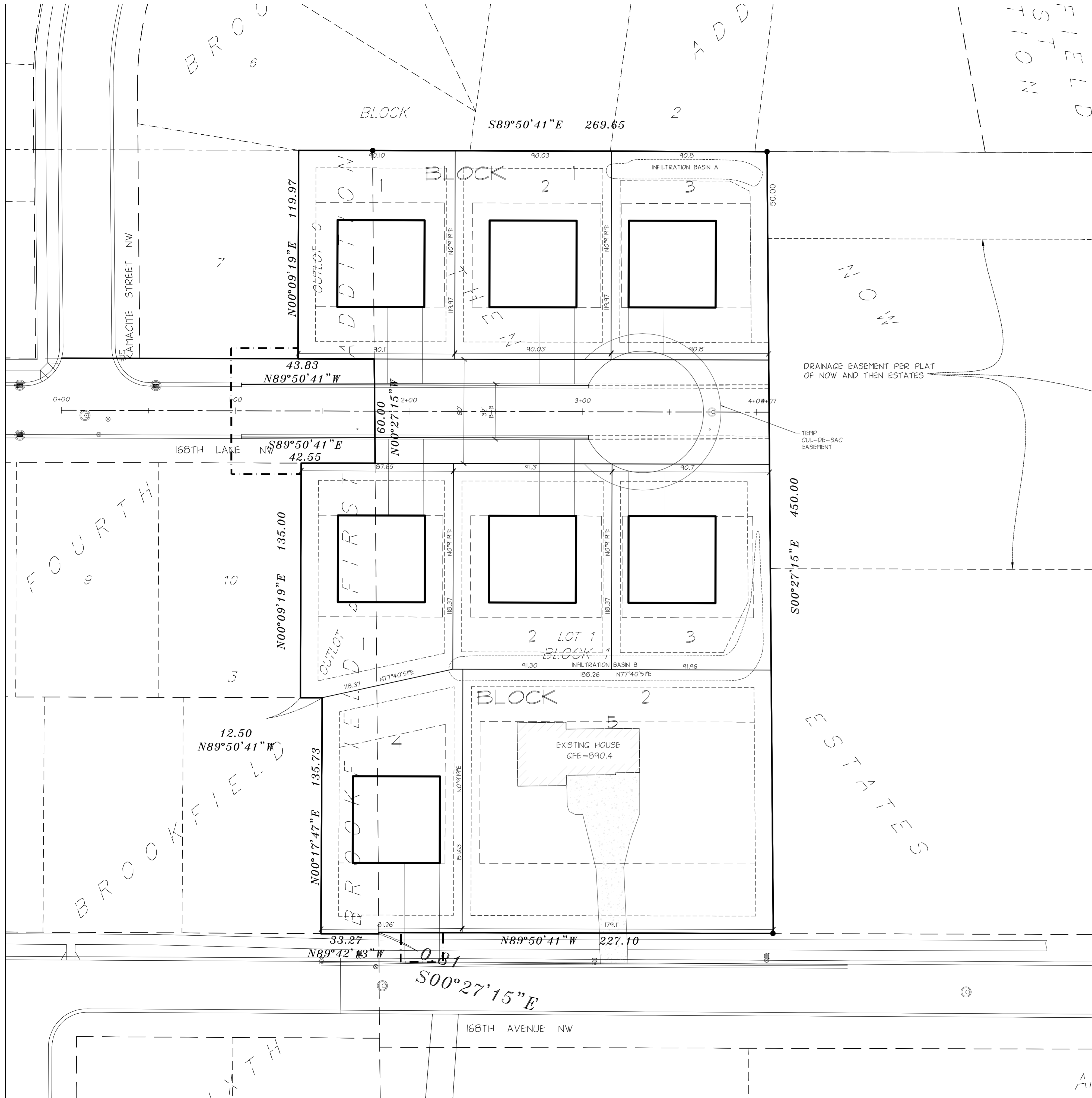
**C1.2**

SHEET NO. 3/7



Know what's Below.  
 Call before you dig.





**LEGAL DESCRIPTION**

LOT 1, BLOCK 1, NOW AND THEN ESTATES, ANOKA COUNTY, MINNESOTA.  
AND  
OUTLOTS C AND D, BROOKFIELD FIRST ADDITION, ANOKA COUNTY, MINNESOTA.

**ZONING AND SETBACKS**

CURRENT AND PROPOSED ZONING	R-1 (MUSA)
MIN. LOT AREA:	10,800 SF
DENSITY REQUIREMENTS:	3 UNITS/ACRE
LOT WIDTH	80 FEET
SIDE YARD SETBACK (GARAGE):	6 FEET
SIDE YARD SETBACK (LIVING):	10 FEET
REAR YARD SETBACK:	30 FEET
FRONT YARD SETBACK:	30 FEET
MAX. BUILDING COVERAGE	35%

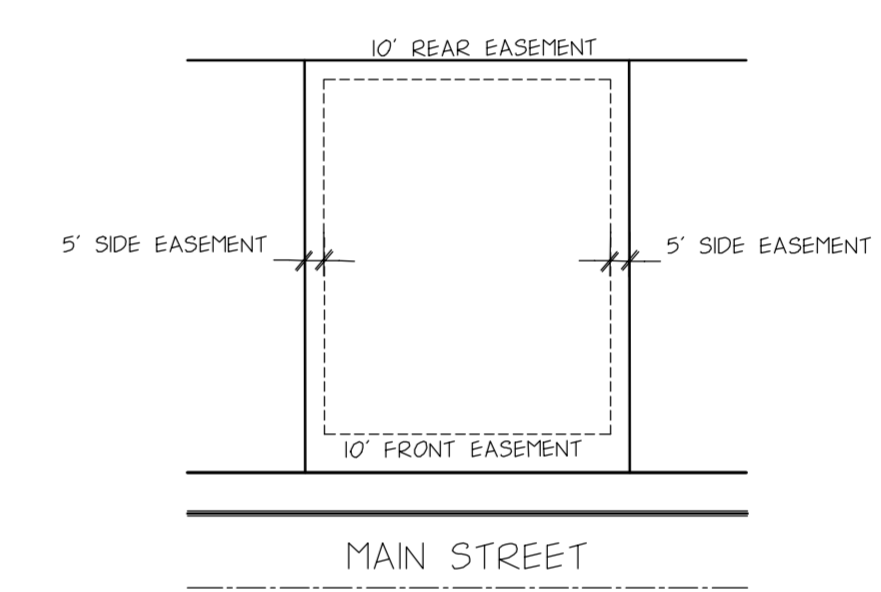
**OVERALL SITE SUMMARY**

TOTAL UNITS:	8 SINGLE FAMILY HOMES
TOTAL AREA:	2.7 AC. (117,612 S.F.)
NET DENSITY: (TOTAL UNITS/NET DEVELOPABLE AREA)	3 UNITS/AC.

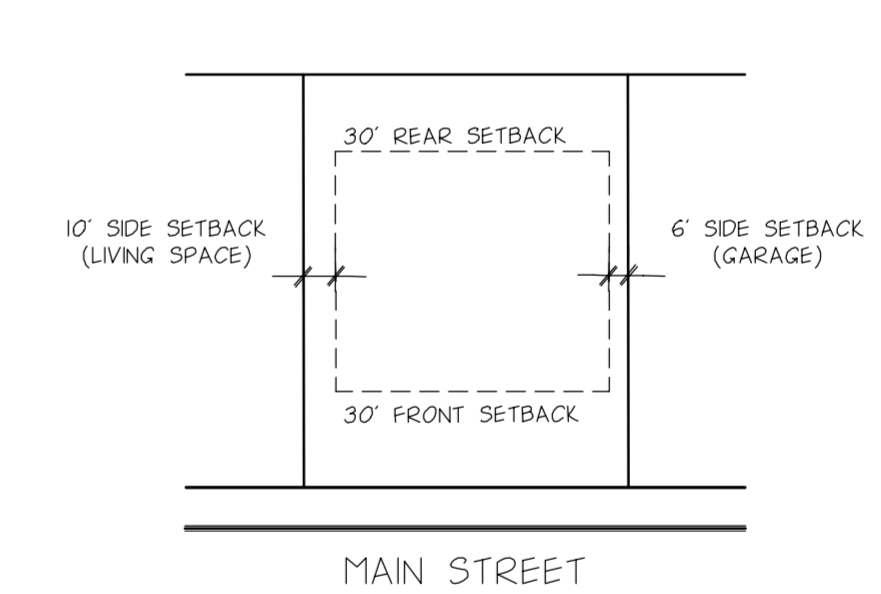
**PROPOSED LOT AREAS**

LOT 1, BLOCK 1,	- 10,809 SQ. FT.
LOT 2, BLOCK 1,	- 10,801 SQ. FT.
LOT 3, BLOCK 1,	- 10,816 SQ. FT.
LOT 1, BLOCK 2,	- 11,208 SQ. FT.
LOT 2, BLOCK 2,	- 10,807 SQ. FT.
LOT 3, BLOCK 2,	- 10,811 SQ. FT.
LOT 4, BLOCK 2,	- 11,694 SQ. FT.
LOT 5, BLOCK 2,	- 27,039 SQ. FT.

**TYPICAL EASEMENTS**



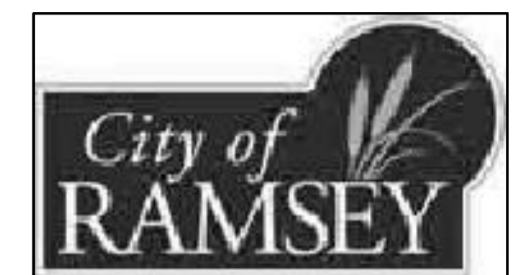
**TYPICAL SETBACKS**



**DEVELOPER**

**BRYON AND LYNN COLE**  
6951 168TH AVE NW  
ANOKA, MN 55303  
TEL. (XXX)-XXX-XXXX

**MUNICIPALITY**



**PROJECT**

**COLE  
ADDITION  
RAMSEY, MN**

**SHEET INDEX**

SHEET	TITLE
C01	CIVIL TITLE SHEET
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C41	UTILITY PLAN
L11	TREE PRESERVATION PLAN

**ISSUE / REVISION HISTORY**

DATE	ISSUE / REVISION	REVIEW
23 MAY 2017	SKETCH PLAN	XXX

**PROJECT MANAGER REVIEW**

BY: \_\_\_\_\_ DATE: 05-23-17

**CERTIFICATION**

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**SKETCH PLAN**

05-23-17



From Site to Finish

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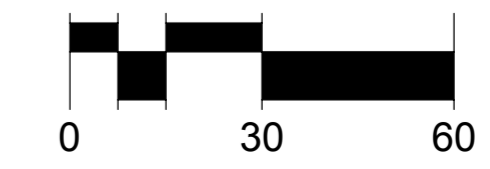
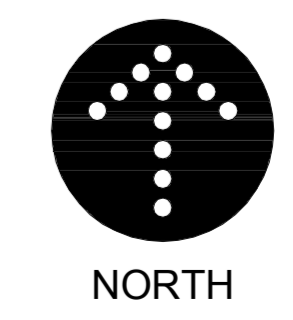
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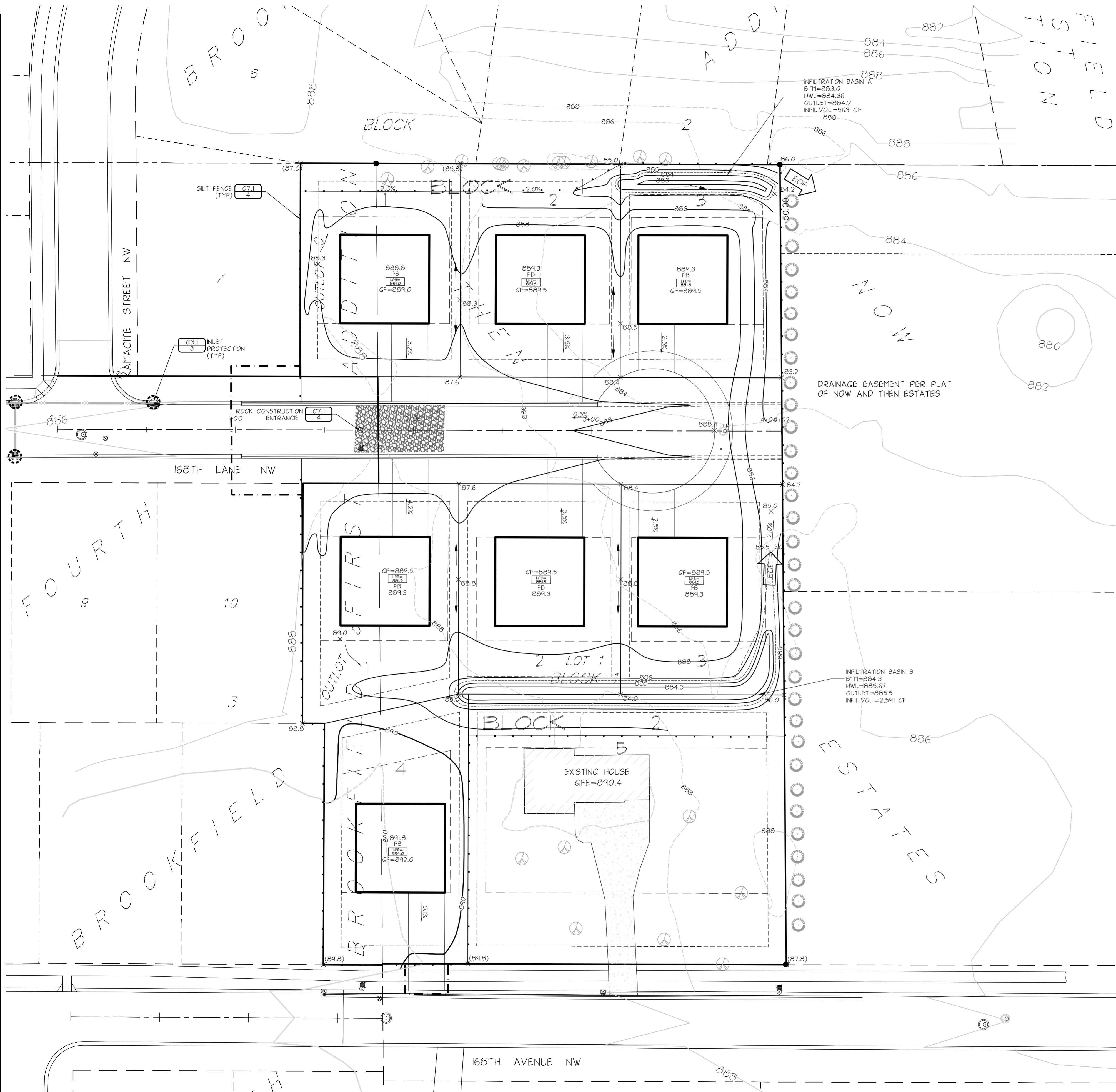
PROJECT NO.: ZZZ15326

**SITE PLAN**  
**C2.1**  
SHEET NO. 4/7



Know what's Below.  
Call before you dig.





**GENERAL NOTES**

FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES AT 612.252.9070.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

- INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO BEGINNING WORK AND MAINTAIN FOR DURATION OF CONSTRUCTION. REMOVE CONTROLS AFTER AREAS CONTRIBUTING RUNOFF ARE PERMANENTLY STABILIZED AND DISPOSE OF OFF SITE.
- LIMIT SOIL DISTURBANCE TO THE GRADING LIMITS SHOWN. SCHEDULE OPERATIONS TO MINIMIZE LENGTH OF EXPOSURE OF DISTURBED AREAS.
- MANAGEMENT PRACTICES SHOWN ARE THE MINIMUM REQUIREMENT. INSTALL AND MAINTAIN ADDITIONAL CONTROLS AS WORK PROCEEDS TO PREVENT EROSION AND CONTROL SEDIMENT CARRIED BY WIND OR WATER.
- EXCAVATE PONDS EARLY IN THE CONSTRUCTION SEQUENCE. REMOVE SEDIMENT FROM PONDS PERIODICALLY AND AFTER AREAS CONTRIBUTING RUNOFF ARE PERMANENTLY STABILIZED.
- ALL EXPOSED SOIL AREAS MUST BE STABILIZED WITHIN 72 HOURS OF COMPLETION OF WORK IN EACH AREA.
- SEED, SOD, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS MODIFIED.
 

ITEM	SPECIFICATION NUMBER
SOD	MNDOT 38761
SEED	MNDOT 3876
	MN TYPE 22-III @ 30.5 LB/AC - TEMPORARY EROSION CONTROL
	MN TYPE 25-151 @ 120 LB/AC - PERMANENT TURF
MULCH (MNDOT TYPE 1 @ 2 TON/AC, DISC ANCHORED) MNDOT 3882	
FERTILIZER	MNDOT 3881
GENERAL PLACEMENT	MNDOT 2575
- SEE LANDSCAPE SHEETS FOR PERMANENT TURF AND LANDSCAPE ESTABLISHMENT.
- SWEEP ADJACENT STREETS CLEAN DAILY AND SWEEP CLEAN WEEKLY. STREETS MUST BE SWEEP WITHIN THREE HOURS OF NOTIFICATION FROM THE CITY THAT SWEEPING IS REQUIRED.

**GRADING NOTES**

- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
- REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE. MATERIALS MAY BE MINED FROM LANDSCAPE AREAS FOR USE ON SITE AND REPLACED WITH EXCESS ORGANIC MATERIAL WITH PRIOR OWNER APPROVAL. ALL TOPSOIL PLACED MUST MEET CITY STANDARD PLATE ERO 6, DETAIL C7.1/4.
- REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS. PROVIDE INITIAL LIFTS OF STABLE FOUNDATION MATERIAL IF EXPOSED SOILS ARE WET AND UNSTABLE.
- AN INDEPENDENT TESTING FIRM SHALL VERIFY THE REMOVAL OF ORGANIC AND UNSUITABLE SOILS, SOIL CORRECTION, AND COMPACTION AND PROVIDE PERIODIC REPORTS TO THE OWNER.
- PLACE AND COMPACT FILL USING LIFT THICKNESSES MATCHED TO SOIL TYPE AND COMPACTION EQUIPMENT TO OBTAIN SPECIFIED COMPACTION THROUGHOUT THE LIFT.
- COMPACT COHESIVE SOILS IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D698) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FILL DEPTH EXCEEDS 10 FEET. THE SOILS SHALL BE WITHIN 3% OF OPTIMUM MOISTURE CONTENT. IN GRANULAR SOILS ALL PORTIONS OF THE EMBANKMENT SHALL BE COMPACTED TO NOT LESS THAN 95% OF MODIFIED PROCTOR DENSITY (ASTM D1557).

**NPDES AREA SUMMARY**

	EXISTING	PROPOSED
PERVIOUS	2.58 ACRES	1.91 ACRES
IMPERVIOUS	0.12 ACRES	0.79 ACRES
TOTAL	2.7 ACRES	2.7 ACRES

**LEGEND**

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	INLET PROTECTION	
	SILT FENCE	
	VEHICLE TRACKING PAD	
	CONSTRUCTION LIMITS	
	GRADING LIMITS	

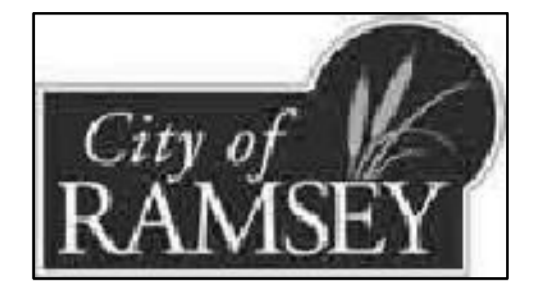
**LOT ELEVATIONS TABLE**

Lot	Block	House Type	Garage Elevation	Driveway Grade	Minimum Floor Elevation	Lowest Opening Elevation	Street Centerline Grade	100 year flood Elevation	Front Yard Slope	Back yard Slope
1	1	FB	889.00	3.20%	881.00	888.8	887.52	N/A	3.20%	3.60%
2	1	FB	889.50	3.50%	881.50	889.3	887.95	884.36	3.50%	15%
3	1	FB	889.50	2.50%	881.50	889.3	888.2	884.36	2.50%	18%
1	2	FB	889.50	4.20%	881.50	889.3	887.52	885.67	4.20%	4.50%
2	2	FB	889.50	3.50%	881.50	889.3	887.95	885.67	3.50%	11.70%
3	2	FB	889.50	2.50%	881.50	889.3	888.2	885.67	2.50%	11.70%
4	2	FB	892.00	5.10%	884.00	891.8	890.3	885.67	5.10%	6.80%
5	2	Split Level	890.40	2.20%	887.50	887.50	888.5	885.67	2.20%	14%

**DEVELOPER**

**BRYON AND LYNN COLE**  
6951 168TH AVE NW  
ANOKA, MN 55303  
TEL (XXX)-XXX-XXXX

**MUNICIPALITY**



**PROJECT**

**COLE ADDITION**  
**RAMSEY, MN**

**SHEET INDEX**

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	PRELIMINARY PLAT & SITE PLAN
C3.1	GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C4.1	UTILITY PLAN
L1.1	TREE PRESERVATION PLAN

**ISSUE / REVISION HISTORY**

DATE	ISSUE / REVISION	REVIEW
23 MAY 2017	SKETCH PLAN	XXX

**PROJECT MANAGER REVIEW**

BY: \_\_\_\_\_ DATE 05-23-17

**CERTIFICATION**

**PRELIMINARY NOT FOR CONSTRUCTION**

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

**SKETCH PLAN**

05-23-17

**LANDFORM**

From Site to Finish

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Suite 513 Fax: 612-252-9077  
Minneapolis, MN 55401 Web: landform.net

FILE NAME C301ZZZ001.DWG

PROJECT NO. ZZZ15326

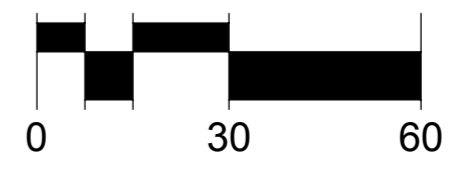
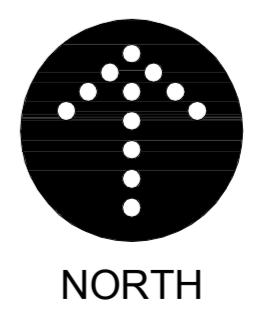
**GRADING AND EROSION CONTROL**

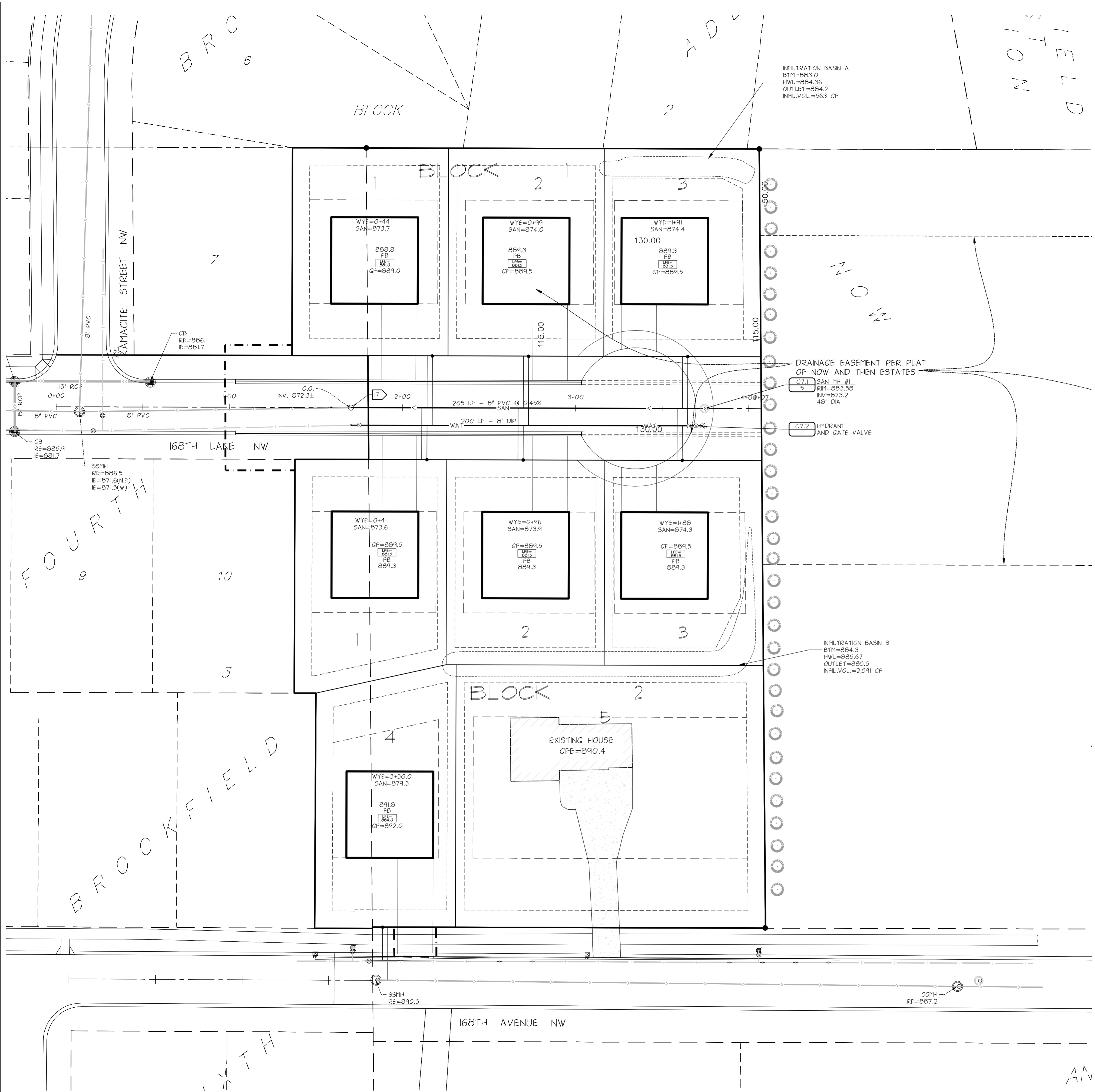
**C3.1**

SHEET NO. 5/7



Know what's Below.  
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**UTILITY NOTES**

- PIPE MATERIALS  
WATERMAN WATER SERVICE 8" DIP CLASS 52  
1" COPPER TYPE K (ASTM B88)
- SANITARY SEWER  
SAN. SEWER SERVICE 8" PVC SDR 35  
4" PVC SDR 35, SCHEDULE 40
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL UTILITY POINTS OF CONNECTION PRIOR TO CONSTRUCTION OF ANY PROPOSED UTILITIES. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE IS ANY DISCREPANCY.
- CONTRACTOR TO POTHOLE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION OF NEW UTILITIES TO VERIFY DEPTHS OF EXISTING LINES. CONTACT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE DISCOVERED.
- PROVIDE MEANS AND MEASURES TO PROTECT ADJACENT PROPERTY FROM DAMAGE DURING UTILITY INSTALLATION.
- PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
- INSTALL TRACER WIRE WITH ALL NON-CONDUCTIVE UTILITIES.
- CONNECT TO CITY UTILITIES IN ACCORDANCE WITH CITY OF RAMSEY STANDARDS.
- CONTACT CITY OF RAMSEY PUBLIC WORKS FOR WET TAP INSPECTION.
- MAINTAIN 7.5 FEET OF COVER ON WATER.
- DEFLECT WATER TO MAINTAIN 18-INCH MINIMUM OUTSIDE SEPARATION AT SEWER CROSSINGS. CENTER PIPE LENGTHS TO PROVIDE GREATEST SEPARATION BETWEEN JOINTS.
- CONTACT MIKE MADWALL, CITY OF RAMSEY PUBLIC WORKS DEPARTMENT, AT 763-433-9863 FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
- THE WATER DISTRIBUTION SYSTEM SHALL BE DISINFECTED PER MINNESOTA RULES, PART 4715.2250.
- COMPACT COHESIVE SOILS IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D698) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FILL DEPTH EXCEEDS 10 FEET. THE SOILS SHALL BE WITHIN 3% OF OPTIMUM MOISTURE CONTENT. IN GRANULAR SOILS ALL PORTIONS OF THE EMBANKMENT SHALL BE COMPACTED TO NOT LESS THAN 95% OF MODIFIED PROCTOR DENSITY (ASTM D1557).
- ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.
- EXISTING SEWER MAIN, CONTRACTOR SHOULD FIELD VERIFY INVERTS

**DEVELOPER**  
BRYON AND LYNN COLE  
6951 168TH AVE NW  
ANOKA, MN 55303  
TEL (XXX)-XXXXXX

**MUNICIPALITY**  
City of RAMSEY

**PROJECT**  
COLE ADDITION  
RAMSEY, MN

**SHEET INDEX**

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**ISSUE / REVISION HISTORY**

CONTACT ENGINEER FOR ANY PROHISTORY

DATE	ISSUE / REVISION	REVIEW
23 MAY 2017	SKETCH PLAN	XXX

**PROJECT MANAGER REVIEW**

BY RS DATE 05-23-17

**CERTIFICATION**

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**SKETCH PLAN**  
05-23-17

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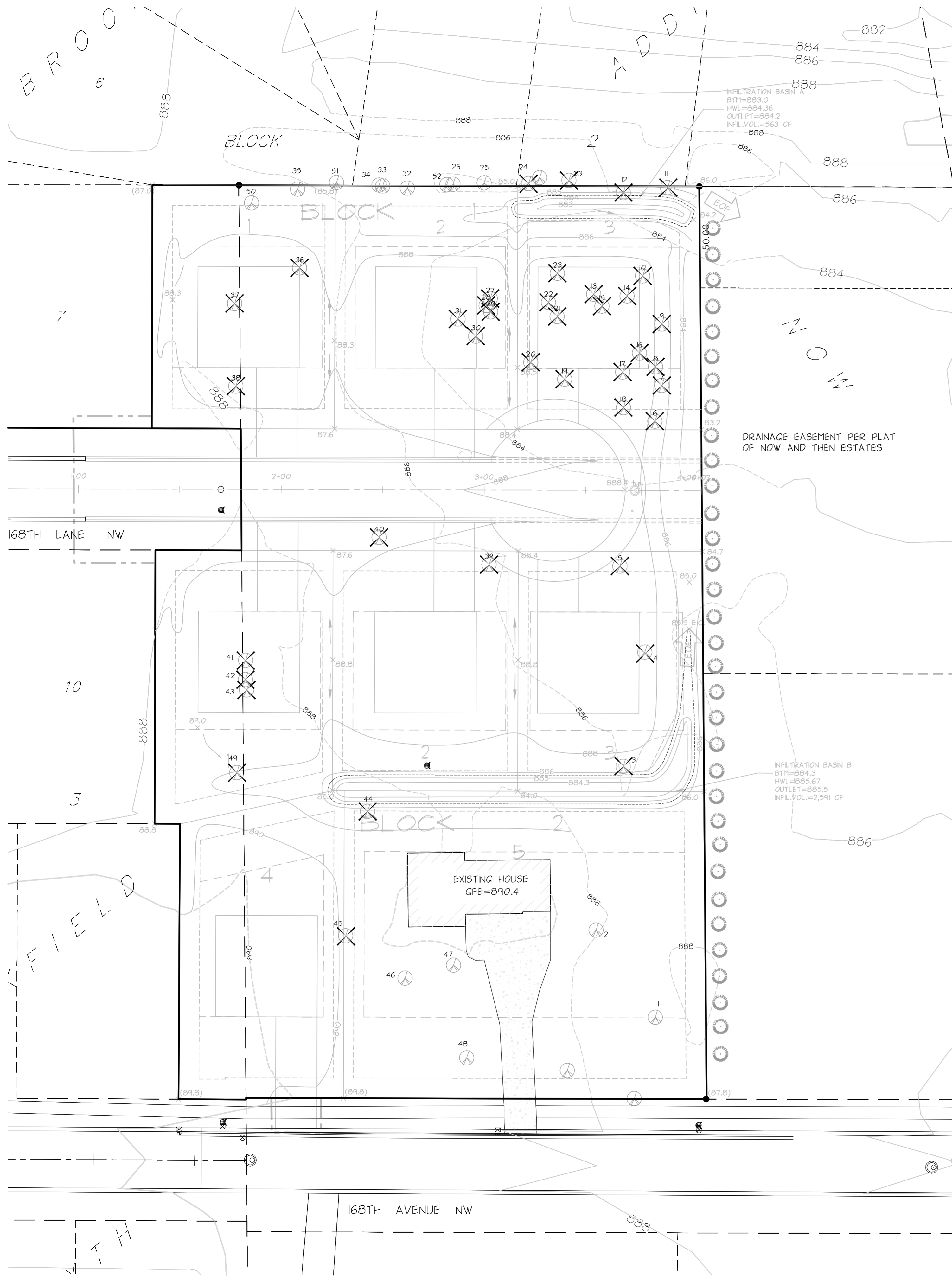
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PROJECT NO. ZZZ15326

**UTILITY PLAN**  
**C4.1**  
SHEET NO. 6/7

**811**  
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**NORTH**

0 30 60



**TABLE**

Tree #	Species	DBH	Condition	Stems	Removed	Saved
1	Maple, silver	14.0	Good	1		X
2	Maple, silver	15.5	Good	1		X
3	Maple, silver	17.0	Fair	1	X	
4	Maple, silver	9.5	Good	1	X	
5	Elm, Siberian	10.0	Fair	1	X	
6	Boxelder	8.0	Fair	1	X	
7	Boxelder	16.0	Fair	3	X	
8	Boxelder	27.0	Fair	5	X	
9	Boxelder	21.0	Fair	3	X	
10	Boxelder	25.0	Fair	4	X	
11	Boxelder	46.0	Fair	4	X	
12	Boxelder	42.5	Fair	5	X	
13	Boxelder	13.0	Fair	2	X	
14	Boxelder	13.0	Fair	3	X	
15	Boxelder	10.5	Fair	2	X	
16	Boxelder	12.5	Fair	2	X	
17	Boxelder	12.0	Fair	2	X	
18	Boxelder	8.5	Fair	2	X	
19	Boxelder	9.0	Fair	2	X	
20	Boxelder	13.0	Fair	2	X	
21	Boxelder	11.5	Fair	2	X	
22	Boxelder	24.0	Fair	5	X	
23	Boxelder	14.0	Fair	2	X	
24	Boxelder	21.0	Fair	3	X	
25	Boxelder	29.0	Fair	3		X
26	Boxelder	24.0	Fair	1		X
27	Boxelder	8.5	Good	1	X	
28	Boxelder	16.5	Fair	3	X	
29	Boxelder	8.0	Good	1	X	
30	Boxelder	14.0	Fair	2	X	
31	Boxelder	8.5	Good	1	X	
32	Boxelder	40.0	Fair	1		X
33	Boxelder	10.5	Fair	1		X
34	Boxelder	11.0	Fair	1		X
35	Boxelder	38.0	Fair	1		X
36	Boxelder	8.0	Good	1	X	
37	Boxelder	8.5	Fair	1	X	
38	Boxelder	12.5	Fair	1	X	
39	Cottonwood	15.0	Good	1	X	
40	Elm, Siberian	15.0	Fair	3	X	
41	Boxelder	11.0	Good	1	X	
42	Boxelder	10.0	Good	1	X	
43	Boxelder	10.5	Fair	1	X	
44	Maple, silver	22.0	Good	1	X	
45	Maple, silver	24.0	Fair	1	X	
46	Ash, green	11.0	Good	1		X
47	Ash, green	13.0	Good	1		X
48	Ash, green	14.0	Fair	1		X
49	Ash, green	17.0	Good	1	X	
50	Boxelder	16.0	Fair	1		X
51	Boxelder	16.0	Fair	1		X
52	Boxelder	8.0	Fair	1		X
53	Boxelder	8.0	Fair	1	X	

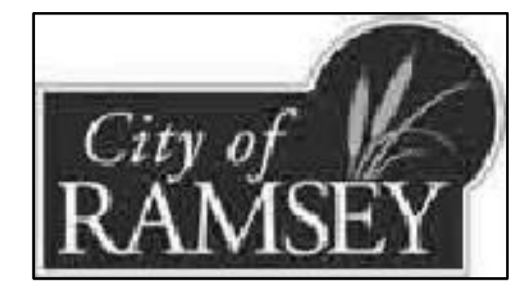
**TREE SUMMARY**

Total Sig. Tree Inches:	861.0
Total Sig. Tree Inches (Exempt):	157
Net Sig. Tree Inches:	704.5
60% allowable sig. tree removals (threshold):	422.7
Removal inches (Non-exempt):	444.5
Removal Inches above threshold:	21.8
Removal Percentage:	63.1%
Replacement Inches:	27.25

**DEVELOPER**

**BRYON AND LYNN COLE**  
 6951 168TH AVE NW  
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**MUNICIPALITY**



**PROJECT**

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05-23-17

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**TREE PRESERVATION  
 PLAN AND TABLE**

**L1.1**

SHEET NO. 7/7  
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