

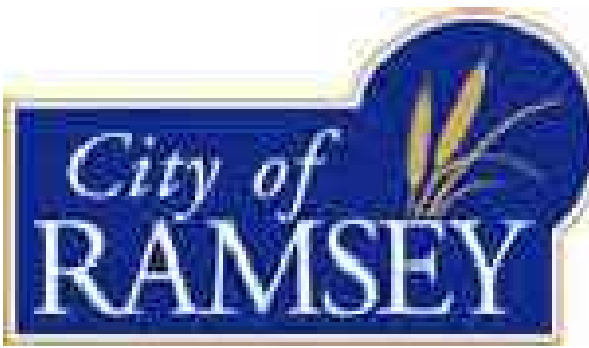
HARVEST ESTATES 2ND ADD

RAMSEY, MINNESOTA

DEVELOPER

MEADOWCREEK BUILDERS
10122 EWING LANE
BROOKLYN PARK, MN 55443
TEL (612) 867-6533

MUNICIPALITY



PROJECT

**HARVEST ESTATES
2ND ADDITION**
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
XX MON 20XX	XXXXXXXXXX	XXX

OWNER

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MINNESOTA, 55303
TEL 763-427-1410
FAX 763-467-5543
CONTACT: TIM GLADHILL

PROJECT CONTACTS

**CIVIL ENGINEER
LANDFORM**
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
FAX 612-252-9077
CONTACT: RANDY HEDLUND

**SURVEYOR
LANDFORM**
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
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CONTACT: LYNN CASWELL

LANDSCAPE ARCHITECT
LANDFORM

105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
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FAX 612-252-9077
CONTACT: RANDY HEDLUND

CIVIL / LANDSCAPE SHEET INDEX & REVISION MATRIX

SHEETS ISSUED BY DATE	DESCRIPTION	DATE
C0.1	CIVIL TITLE SHEET	01.03.19
C1.1	EXISTING CONDITIONS & DEMOLITION	
C2.1	SITE PLAN	
C3.1	GRADING, DRAINAGE, PAVING & EROSION CONTROL	
C4.1	UTILITIES	
C7.1	CIVIL CONSTRUCTION DETAILS	
C7.2	CIVIL CONSTRUCTION DETAILS	
L2.1	LANDSCAPE PLAN & DETAILS	

CERTIFICATIONS

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.

RANDY HEDLUND, P.E.
LICENSE NUMBER: 19576 DATE: 03 JANUARY 2019

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DARREN LAZAN
LICENSE NUMBER: 42926 DATE: 03 JANUARY 2019

CERTIFICATION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PRELIMINARY PLAT
01.03.2019



105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C001KRZ141029MCB
PROJECT NO. KRZ141029MCB

CIVIL TITLE SHEET

C0.1

SHEET NO. 1/8

ABBREVIATIONS

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

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
	PAVING BLOCK		GUARD RAIL
	STORM SEWER LINE		CONCRETE RETAINING WALL
	SANITARY SEWER LINE		FIELDSTONE RETAINING WALL
	WATER MAIN		EXIT LOCATION
	OVERHEAD ELECTRIC		LIGHT STANDARD
	UNDERGROUND TELEPHONE		POWER POLE
	UNDERGROUND ELECTRIC		SLOPE DIRECTION
	GAS LINE		CATCH BASIN
	CONCRETE CURB		MANHOLE
	FENCING		BOLLARD
	RETAINING WALL		STORM SEWER
	SET 12" X 14" IRON PIPE		SANITARY SEWER-WASTE
	IRON MONUMENT FOUND		FORCE MAIN
	SURVEY DISK (BENCHMARK)		ROOF DRAIN SYSTEM
	POWERPOLE		WATERMAIN
	GUY WIRE		FIRE LINE (IF SEPARATE)
	GUARD POST		FIRE DEPT. CONNECTION
	GAS METER		SOIL SUBDRAIN
	TRANSFORMER		GAS LINE-UNDERGROUND
	WATER SHUT-OFF VALVE		ELECTRIC-UNDERGROUND
	TRAFFIC SIGN		TELEPHONE-UNDERGROUND
	FLAG POLE		UNDERGROUND CABLETV
	LIGHT POLE		LAWN SPRINKLER SLEEVE
	TREE LINE		
	MANHOLE		
	CATCH BASIN		
	FIRE HYDRANT		
	WATER VALVE		
	FLARED END SECTION		
	MAILBOX		
	NOTE NUMBER		
	MEASURED DISTANCE		
	DISTANCE PER RECORDED PLAT		
	SOIL BORING		

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SILT FENCE
	COMPOST/BIO LOG
	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

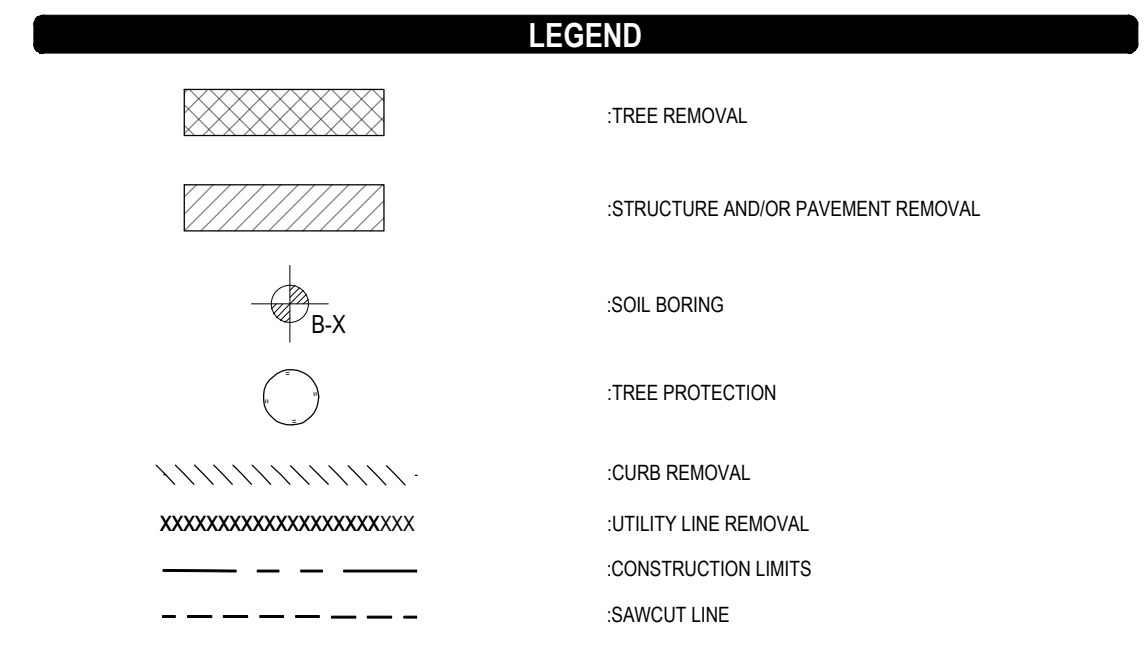
LOT 25, BLOCK 1, HARVEST ESTATES, RAMSEY COUNTY, MINNESOTA
CONTAINING 279,515 SQ. FT. - 6.42 AC.

BENCHMARK

TOP NUT HYDRANT BETWEEN LOTS 26 & 27, BLOCK 1 HARVEST ESTATES
TN HYD. = 895.70



- LEGAL DESCRIPTION**
 LOT 25, BLOCK 1, HARVEST ESTATES, RAMSEY COUNTY, MINNESOTA
 CONTAINING 279,515 SQ. FT. - 6.42 AC.
- EXISTING CONDITIONS**
- GENERAL NOTES**
- FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM AT 612.252.9070.
- DEMOLITION AND CLEARING NOTES**
- OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
 - CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
 - SEE SHEET C3.1 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
 - DIMENSIONS SHOWN FOR REMOVAL ARE APPROXIMATE. COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
 - REFER TO DETAILS FOR PAVEMENT SAWCUT. REMOVE CONCRETE WALKS AND CURBING TO THE NEAREST EXISTING JOINT BEYOND CONSTRUCTION LIMITS.
 - PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL, AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
 - PROTECT STRUCTURES, UTILITIES, TREES, PLANT MATERIAL, SO2, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED FOR REMOVAL. DAMAGE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST.
 - REMOVE TREES NOTED, INCLUDING ROOT STRUCTURES, FROM THE SITE. COORDINATE WITH OWNER TO MARK TREES TO BE SAVED OR TRANSPLANTED PRIOR TO CLEARING. PROTECT TREES INDICATED WITH TREE PROTECTION FENCING PER DETAIL CTXX.
 - REMOVE EXISTING SITE FEATURES INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, PAVING, CURBING, WALKWAYS, FENCING AND LIGHTING, WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.
 - REMOVE EXISTING WATERMAIN TO EXISTING TEE.
 - REMOVE EXISTING SANITARY SEWER TO EXISTING MH, PER CITY SPECIFICATIONS.
 - REMOVE EXISTING STORM SEWER TO EXISTING MH, PER CITY SPECIFICATIONS.
 - HAIL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS, UNLESS NOTED OTHERWISE.



DEVELOPER
MEADOWCREEK BUILDERS
 10122 EWING LANE
 BROOKLYN PARK, MN 55443
 TEL: (612) 867-6533

MUNICIPALITY

PROJECT
HARVEST ESTATES
2ND ADDITION
 RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
XX MON 20XX	XXXXXXXXXX	XXX

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.

PRELIMINARY PLAT
 01.03.2019

LANDFORM
 From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070
 Suite 513 Fax: 612-252-9077
 Minneapolis, MN 55401 Web: landform.net

FILE NAME C101KRZ141029MCB
 PROJECT NO. KRZ141029MCB

EXISTING CONDITIONS
DEMOLITION PLAN
C1.1

SHEET NO. 3/8
 Landform "Site to Finish" is a registered service mark of Landform Professional Services, LLC.

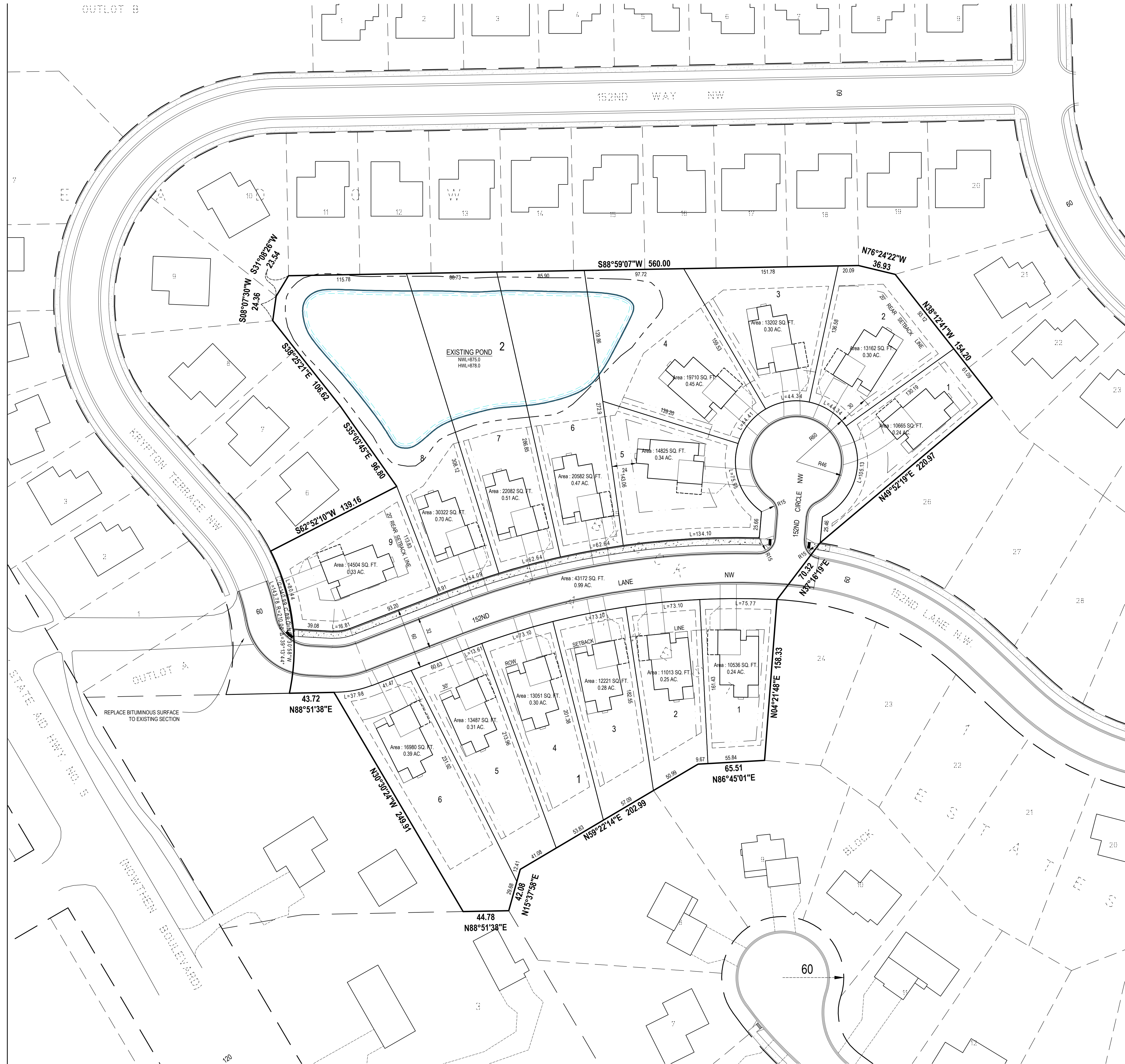
811
 Know what's Below.
 Call before you dig.

NORTH

0 50 100

© LANDFORM 2019
 V:\projects\audio\active\projects\KRCZ141029\MCB - Harvest Est 2nd in Ramsey_MN\Design Drawings & Work Product\C101KRZ141029\MCD.dwg, 1:1

OUTLOT B



GENERAL NOTES

- FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES, LLC AT 612.252.9070.
- OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN, OR USE OF, PUBLIC RIGHT-OF-WAY.
- THE DIGITAL FILE, WHICH CAN BE OBTAINED FROM THE ENGINEER, SHALL BE USED FOR STAKING. DISCREPANCIES BETWEEN THE DRAWINGS AND THE DIGITAL FILE SHALL BE REPORTED TO THE ENGINEER. THE BUILDING FOOTPRINT, AS SHOWN ON THESE DRAWINGS, AND THE DIGITAL FILE, SHALL BE COMPARED TO THE STRUCTURAL DRAWINGS PRIOR TO STAKING.
- BUILDING LAYOUT ANGLES ARE PARALLEL WITH OR PERPENDICULAR TO THE PROPERTY LINE AT THE LOCATION INDICATED.
- DIMENSIONS SHOWN ARE TO BACK OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.

SITE PLAN NOTES

ZONING AND SETBACK SUMMARY

THE PROPERTY IS ZONED R1 RESIDENTIAL ZONE (MUSA)

PROPOSED BUILDING SETBACK INFORMATION IS AS FOLLOWS:
 FRONT YARD = 30 FT.
 REAR = 20 FT.
 SIDE (CORNER) = 30 FT.
 SIDE (LIVING) = 10 FT.
 SIDE (GARAGE) = 5 FT.

LOT COVERAGE INFORMATION IS AS FOLLOWS:
 LOT AREA MINIMUM = 10,665 S.F. = 0.25 ACRE
 LOT WIDTH MINIMUM = 65 FT.
 TOTAL SITE AREA = 279,515 S.F. = 6.42 ACRES

AREA SUMMARY

TOTAL SITE AREA	279,515 SQ. FT.	6.42 AC.
RIGHT OF WAY AREA	43,172 SQ. FT.	0.99 AC.
NET AREA	236,343 SQ. FT.	5.43 AC.
NET DENSITY		2.8 U/A
IMPERVIOUS SURFACE (NET WITH 2 CAR GARAGE)		31%

LOT AREA TABLE

Parcel #	Area	LOT/BLOCK
1	10536	1/1
2	11013	2/1
3	12221	3/1
4	13051	4/1
5	13487	5/1
6	16980	6/1
7	10665	1/2
8	13162	2/2
9	13202	3/2
10	19710	4/2
11	14825	5/2
12	20582	6/2
13	22082	7/2
14	30322	8/2
15	14504	9/2
16	43172	RIGHT OF WAY

DEVELOPER

MEADOWCREEK BUILDERS
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PROJECT

**HARVEST ESTATES
 2ND ADDITION
 RAMSEY, MINNESOTA**

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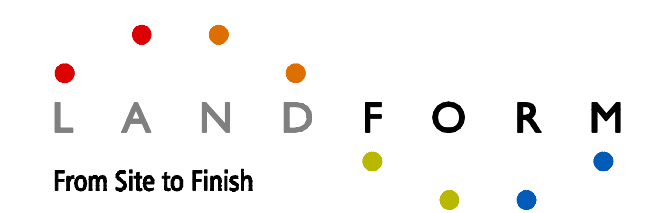
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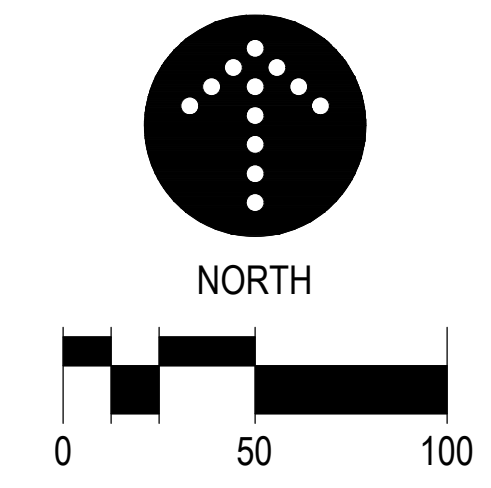
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PRELIMINARY PLAT
 01.03.2019



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FILE NAME C201KRZ141029MCB
 PROJECT NO. KRZ141029MCB



SITE PLAN

C2.1

SHEET NO. 3/8



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. REFER TO SWPPP NOTES ON SHEET C3.3 FOR ADDITIONAL REQUIREMENTS.
- EXCAVATE POND EARLY IN THE CONSTRUCTION SEQUENCE. REMOVE SEDIMENT FROM POND PERIODICALLY AND AFTER AREAS CONTRIBUTING RUNOFF ARE PERMANENTLY STABILIZED.
- CONSTRUCT INFILTRATION BASIN AFTER REMAINDER OF SITE HAS BEEN STABILIZED.
- SEED, SOD, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS MODIFIED.

ITEM	SPECIFICATION NUMBER
SOD	MNDOT 3878
SEED	MNDOT 3876
	MN TYPE 22-111 @ 30.5 LB/AC - TEMPORARY
	MN TYPE 25-121 @ 61 LB/AC - PERMANENT
- MULCH FERTILIZER

MULCH	MNDOT 388
FERTILIZER	MNDOT TYPE 1 @ 2 TON/AC
- SOIL WILL BE SCARIFIED PRIOR TO RESEEDING TO REDUCE SOIL COMPACTION.
- SCRAPE ADJACENT STREETS CLEAN DAILY. STREET SWEEPING IS REQUIRED A MINIMUM OF 1 TIME PER WEEK OR AS DIRECTED BY THE CITY ENGINEER.
- INLET PROTECTION SHALL BE REMOVED PRIOR TO WATER FREEZE AND REPLACED IN SPRING IF SITE STABILIZATION IS NOT ACHIEVED (AT THE DIRECTION OF THE CITY ENGINEER).

GRADING NOTES

- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
- REFER TO THE GEOTECHNICAL REPORT PREPARED BY NORTHERN TECHNOLOGIES, INC., DATED FEBRUARY 15, 2015, FOR ADDITIONAL INFORMATION ON BACKFILL MATERIAL, GROUNDWATER CONDITIONS, AND COMPACTION REQUIREMENTS.
- REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE.
- REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS.
- 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 THICKNESS MATCHED TO SOIL TYPE AND COMPACTION EQUIPMENT TO OBTAIN SPECIFIED COMPACTION THROUGHOUT THE LIFT.
- ALL SITE GRADING MUST BE COMPLETED, CERTIFIED BY THE ENGINEER AND ALL OFF ROAD GRADING EQUIPMENT REMOVED BEFORE STARTING ANY UTILITY WORK.
- SITE IS LOCATED WITHIN THE BOUNDARIES OF THE COON CREEK WATERSHED DISTRICT.
- MAXIMUM SLOPE SHALL BE 4:1.
- RESTORATION WORK SHALL BE COMPLETED WITHIN 7 DAYS OF GRADING COMPLETION.

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	INLET PROTECTION	6 EACH
	SILT FENCE	1,600 L.F.
	VEHICLE TRACKING PAD	1 EACH
	EROSION CONTROL BLANKET	4,910 SQ.FT.
	DENOTES EMERGENCY OVERFLOW	

LOT BY LOT TABULATION

Lot	Block	House Type	Garage Floor Ele	Driveway Grade (%)	Lowest Floor Ele	Lowest Opening Ele (living space)	100 Year Flood Ele	Emergency Overflow Ele	Highest Anticipate d Water Table or Mottled Soil
1	1	SC CS	892.5	6.4	889.3	893.0	878.0	889.0	
2	1	FBLO	894.5	8.4	887.0	890.2	878.0	889.0	
3	1	FBLO	894.5	6.5	887.0	890.2	878.0	889.0	
4	1	FBLO	894.5	8.8	887.0	890.2	878.0	889.0	
5	1	SC CS	891.5	7.3	888.3	892.0	878.0	889.0	
6	1	SC CS	889.0	6.4	885.8	889.5	878.0	889.0	
1	2	SC CS	893.0	5.7	889.8	893.5	878.0	887.5	
2	2	FBWO	893.0	4.5	885.5	885.5	878.0	887.5	
3	2	FBWO	893.0	4.5	885.5	885.5	878.0	887.5	
4	2	FBWO	892.0	3.0	884.5	884.5	878.0	887.5	
5	2	FBWO	892.0	4.0	884.5	884.5	878.0	887.5	
6	2	FBWO	894.5	6.7	887.0	887.0	878.0	887.5	
7	2	FBWO	893.5	5.1	886.0	886.0	878.0	887.5	
8	2	FBWO	892.5	6.8	885.0	885.0	878.0	887.5	
9	2	FBLO	888.0	3.5	880.5	888.5	878.0	887.5	

BUILDING TYPE
 FBWO = FULL BASEMENT WALK OUT
 FBLO = FULL BASEMENT LOOKOUT WINDOWS
 SC CS = CRAWL SPACE

REAR ELEVATION
 XXXX FBWO/FB
 [XXXX] FBLO
 GF=XXXX
 DRP 1C

UNIT TYPE
 : MINIMUM BASEMENT ELEVATION
 : FRONT GARAGE FLOOR ELEVATION
 : DENOTES NUMBER OF COURSES GARAGE FLOOR IS DROPPED FROM TOP OF FOUNDATION

NOTES:
 1. GARAGE LOCATION INDICATED BY DRIVEWAY.

PAD DETAIL NO SCALE

NPDES AREA SUMMARY

	EXISTING	PROPOSED
PERVIOUS	6.26 ACRES	4.62 ACRES
IMPERVIOUS	0.16 ACRES	1.80 ACRES
TOTAL	6.42 ACRES	6.42 ACRES

DISTURBED AREA = 4.93 ACRES

Cut/Fill Summary - Contour to Contour - Run Date 01/02/2019

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Volume-Cut Fill	1.000	1.000	213333.98 Sq. Ft.	3485.00 Cu. Yd.	25056.02 Cu. Yd.	21571.03 Cu. Yd.<Fill>
Totals			213333.98 Sq. Ft.	3485.00 Cu. Yd.	25056.02 Cu. Yd.	21571.03 Cu. Yd.<Fill>

DEVELOPER

MEADOWCREEK BUILDERS
 10122 EWING LANE
 BROOKLYN PARK, MN 55443
 TEL: (612) 867-6533

MUNICIPALITY



PROJECT

**HARVEST ESTATES
 2ND ADDITION
 RAMSEY, MINNESOTA**

ISSUE / REVISION HISTORY

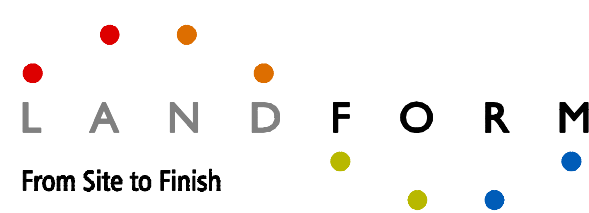
DATE	ISSUE / REVISION	REVIEW
XX / XX / 20XX	XXXXXXXXXX	XXX

CERTIFICATION

**PRELIMINARY
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 CONSTRUCTION**

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PRELIMINARY PLAT
 01.03.2019



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

FILE NAME C301KRZ141029MCB
 PROJECT NO. KRZ141029MCB

GRADING, DRAINAGE AND EROSION CONTROL

C3.1
 SHEET NO. 4/8
 Landform "Find Site to Finish" is a registered service mark of Landform Professional Services, LLC.



- GENERAL NOTES**
- FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES AT 612.252.9070.
 - PIPE MATERIALS
 - WATERMAIN: DIP CLASS 52 (ANSI A21.51/AWWA C151), C900 PVC
 - WATER SERVICE: COPPER TYPE K (ASTM B88)
 - SANITARY SEWER: PVC SDR 35 (ASTM D3034, D2665, & F891)
 - SAN. SEWER SERVICE: PVC SDR 35, SDR 26, SCHEDULE 40 (ASTM: D1785, D3034, D2665, & F891)
 - STORM SEWER: PVC SCHEDULE 40 (ASTM: D1785, D3034, D2665, & F891)
 - RCP: RCP 12"-18" CLASS 5 (ASTM C76)
 - RCP 21" CLASS 4 (ASTM C76)
 - RCP 24"-48" CLASS 3 (ASTM C76)
 - CMP ALUMINIZED STEEL TYPE 2, 12"-120" (AASHTO: M36, M274, ASTM: A529, A760, A789)
 - HOPE - CORRUGATED & PERFORATED (ASTM D3350, ASTM D4916, AASHTO M252, AASHTO M294)
 - 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 POT HOLE 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.
 - MAINTAIN 7.5 FEET OF COVER ON WATER.
 - DEFLECT WATER TO MAINTAIN 18-INCH MINIMUM SEPARATION AT SEWER CROSSINGS. CENTER PIPE LENGTHS TO PROVIDE GREATEST SEPARATION BETWEEN JOINTS.
 - CONTACT XX, CITY OF CITY XXXXXX DEPARTMENT, AT XXX.XXX.XXXX FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
 - THE WATER DISTRIBUTION SYSTEM SHALL BE DISINFECTED PER MINNESOTA RULES, PART 4714.
 - CATCH BASINS IN CURB AND GUTTER ARE SUMPED 2 INCHES BELOW THE GUTTER GRADE. REFER TO DETAIL X ON SHEET C7.X.
 - ROCK MEDIA IN INFILTRATION OR FILTRATION SYSTEMS SHALL BE ANGULAR, NON-CALCAREOUS ROCK.
 - IRRIGATION SLEEVE TO BE 4" SCHEDULE 80 PVC BURIED 24" BELOW GRADE. EXTEND SLEEVES 3' BEYOND THE EDGE OF PAVEMENT. (COORDINATE WITH IRRIGATION CONTRACTOR).
 - COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES TO BUILDING.
 - THE PRIMARY ELECTRIC FEED, TRANSFORMER, AND METER ARE PROVIDED AND INSTALLED BY X Y Z ENERGY. THE TRANSFORMER PAD DESIGN IS PROVIDED BY THE UTILITY AND CONSTRUCTION IS BY THE CONTRACTOR. CONTACT UTILITY FOR PAD DETAIL. THE SECONDARY ELECTRIC AND CONDUITS SHALL BE INSTALLED BY THE ELECTRICAL CONTRACTOR.
 - XXXXXXX WILL FURNISH AND INSTALL GAS SERVICE PIPING FROM THE MAINLINE TO THE METER AND THE METER. GAS SERVICE FROM THE METER SHALL BE INSTALLED BY THE MECHANICAL CONTRACTOR.
 - PROVIDE ONE X-INCH PVC CONDUIT WITH PULL-STRING FROM EXISTING TELEPHONE SERVICE TO BUILDING.
 - PROVIDE CONDUITS FOR CABLE TELEVISION AND OTHER ELECTRONIC COMMUNICATION.
 - ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.

DEVELOPER
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MUNICIPALITY

PROJECT
HARVEST ESTATES
2ND ADDITION
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

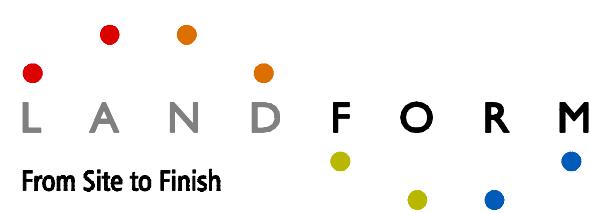
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XX MON 20XX	XXXXXXXXXX	XXX

CERTIFICATION

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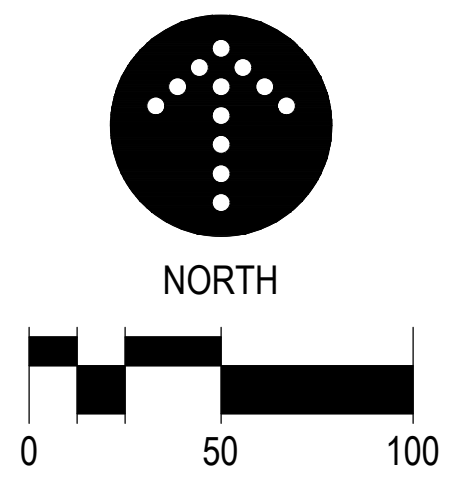
PRELIMINARY PLAT
 01.03.2019



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FILE NAME C401KRZ141029MCB
 PROJECT NO. KRZ141029MCB

UTILITY PLAN
C4.1
 SHEET NO. 5/8





DATE	ISSUE / REVISION	REVIEW
XX MON 20XX	XXXXXXXXXX	XXX

APPROVED: 11 - 2015		STANDARD DETAILS: WATER TIGHT CASTING
	CITY PLATE No. SEW-2	

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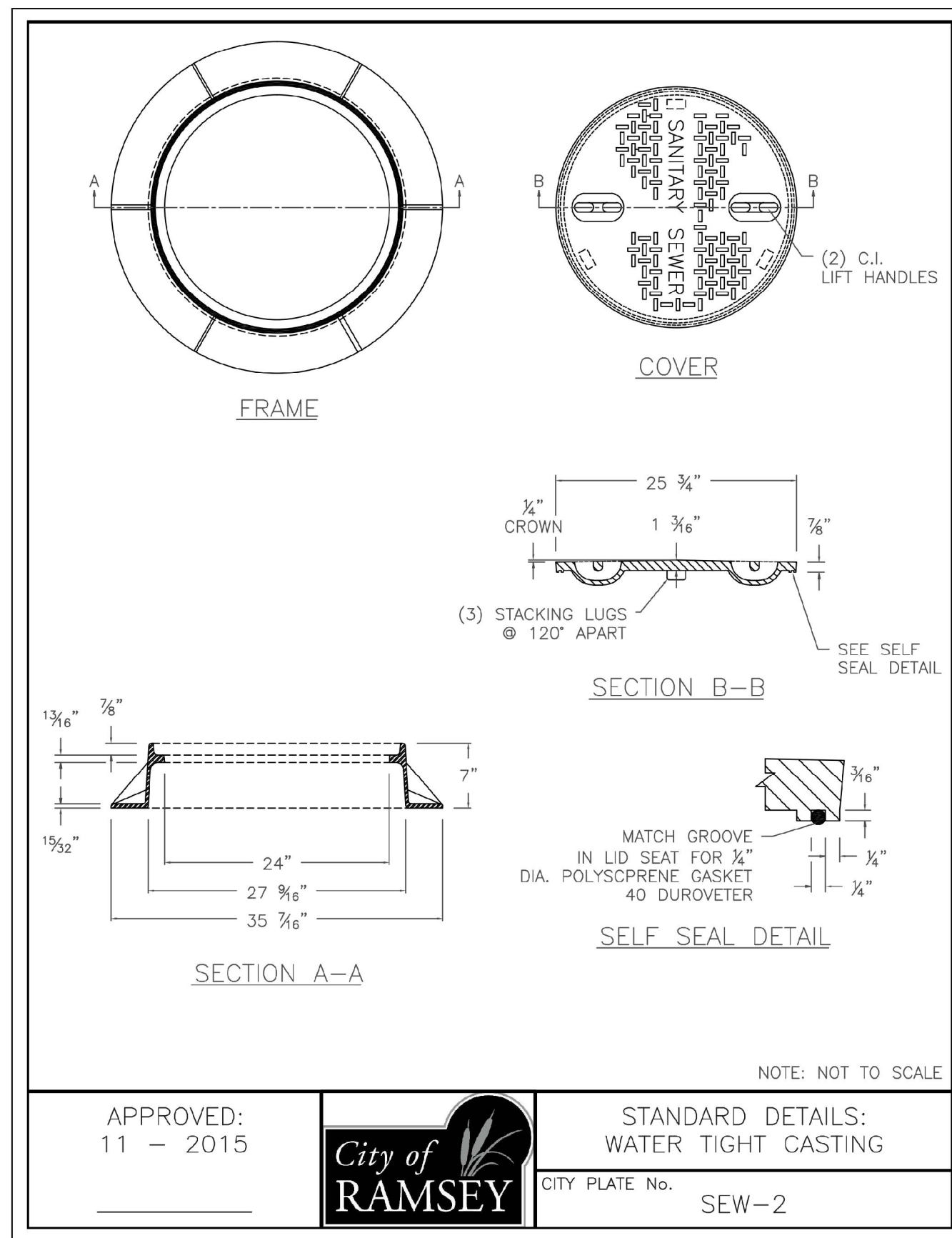
PRELIMINARY PLAT
01.03.2019



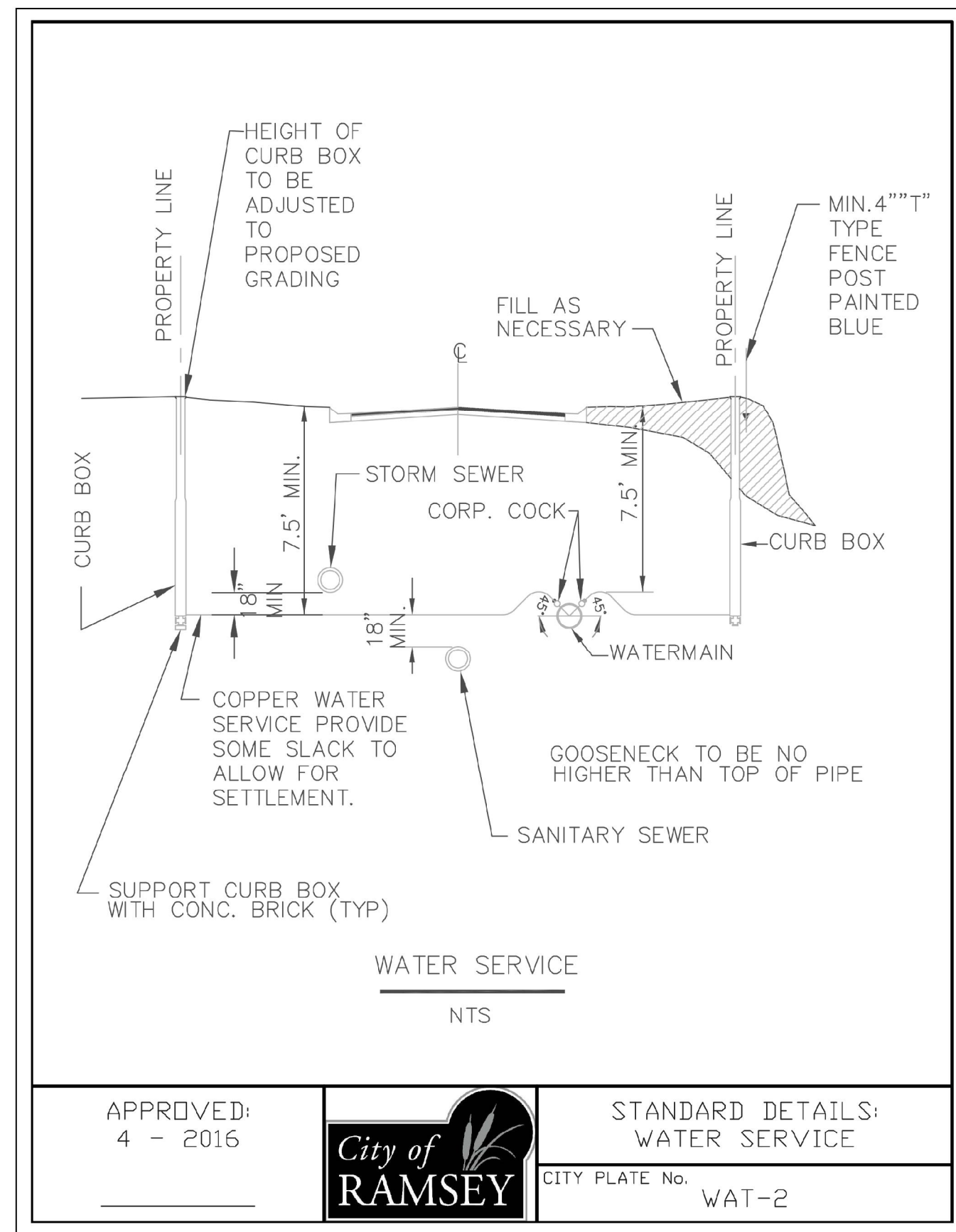
105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C701KRZ141029M/CB
PROJECT NO. KRZ141029M/CB

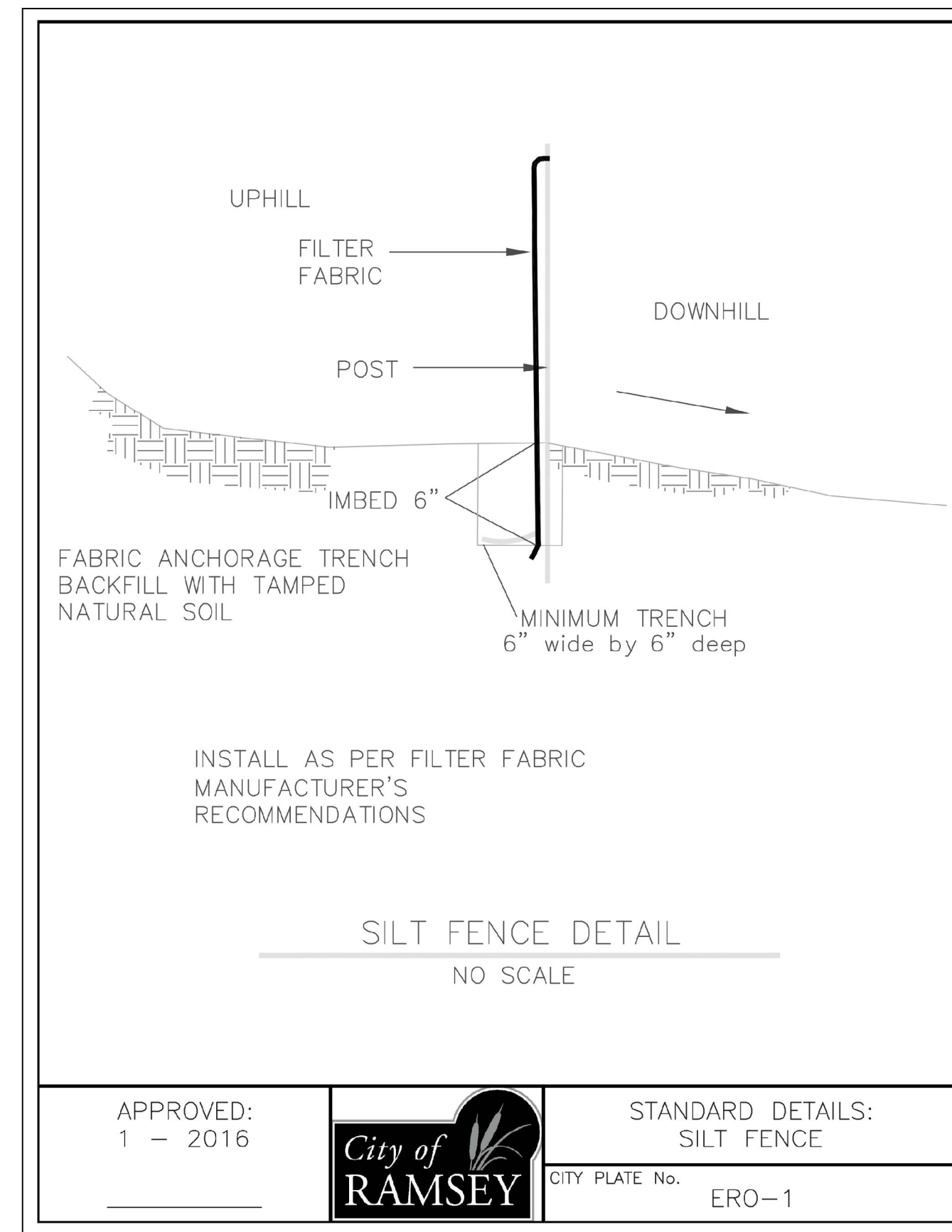
CIVIL CONSTRUCTION
DETAILS
C7.1



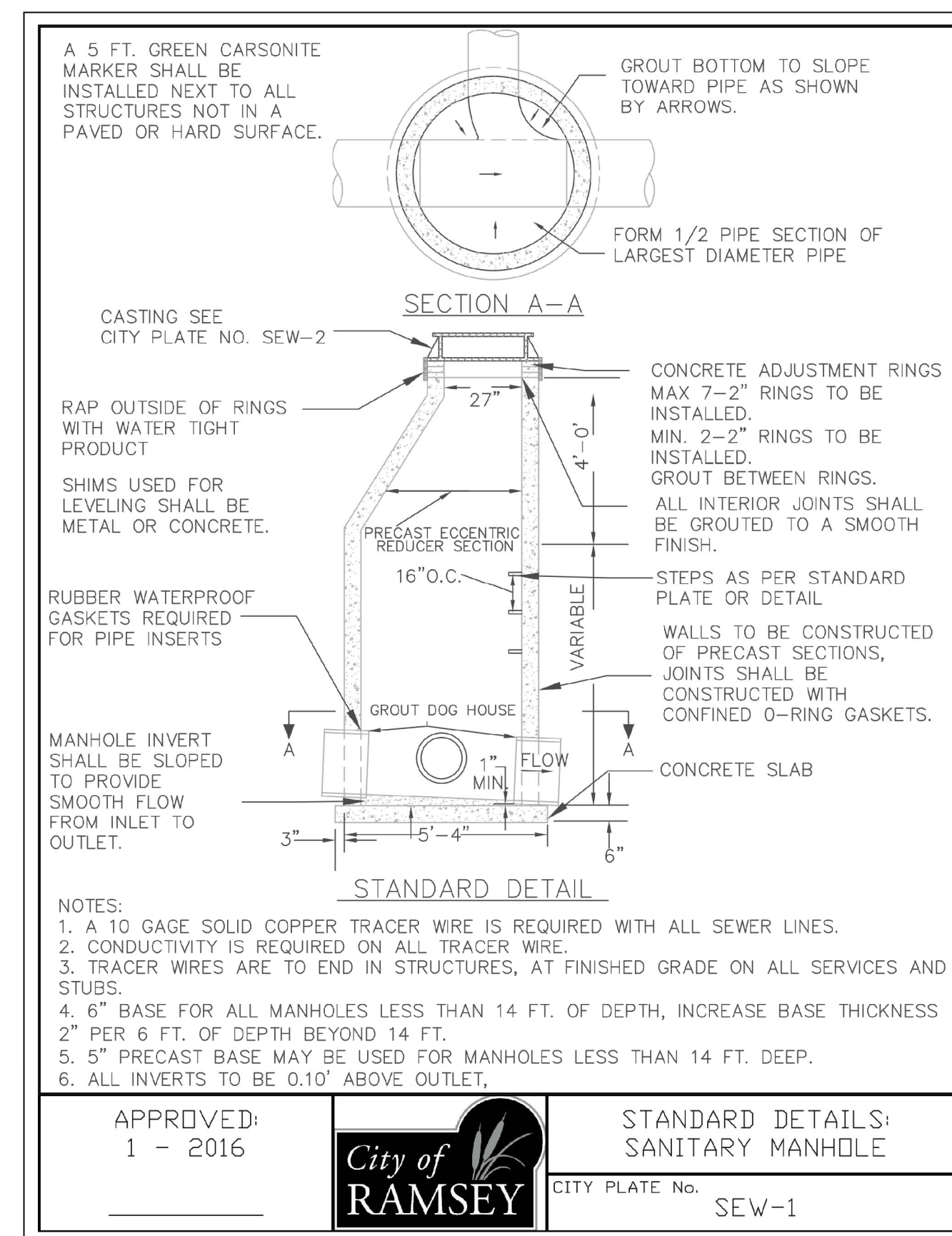
5 WATER TIGHT CASTING NO SCALE



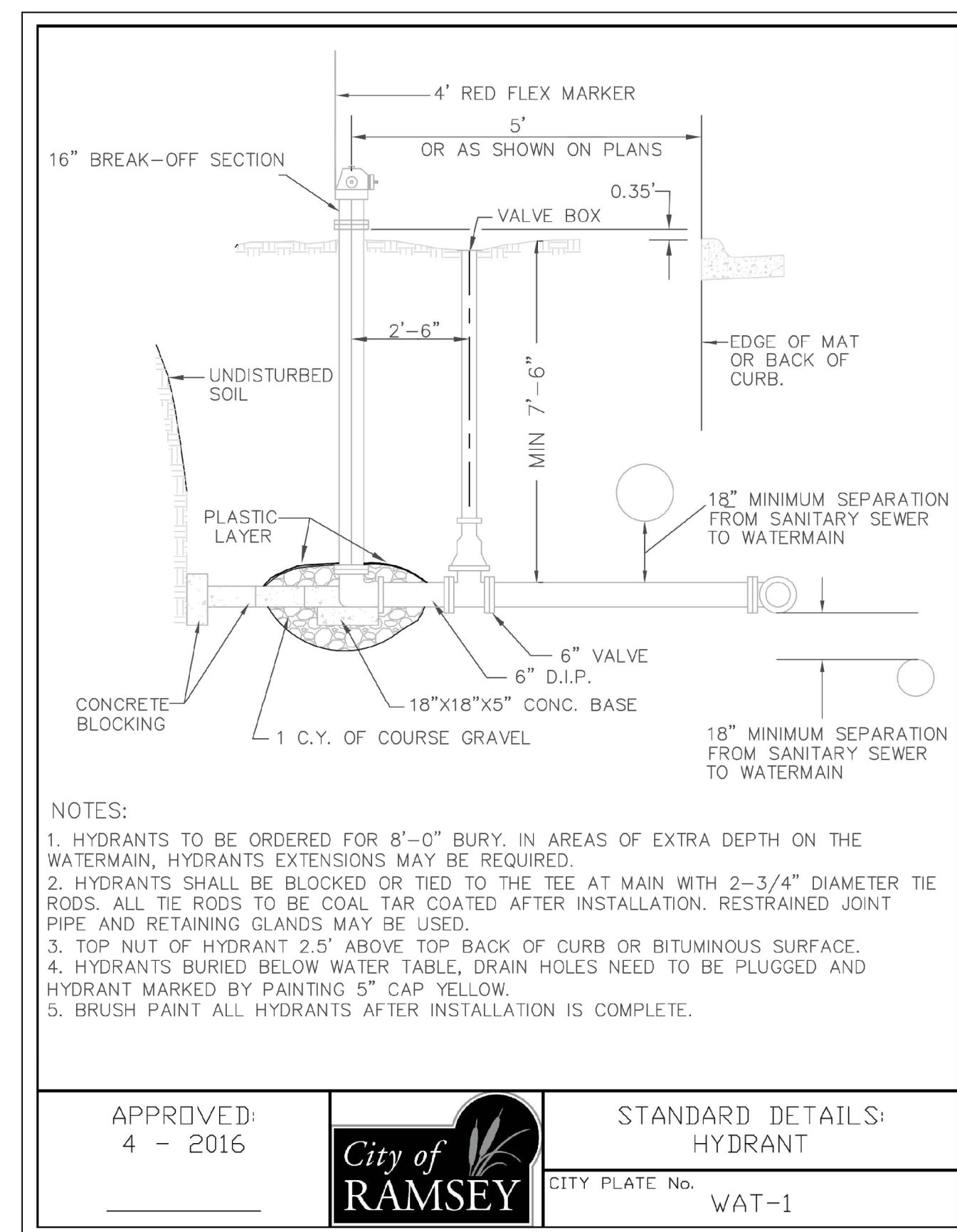
3 WATER SERVICE NO SCALE



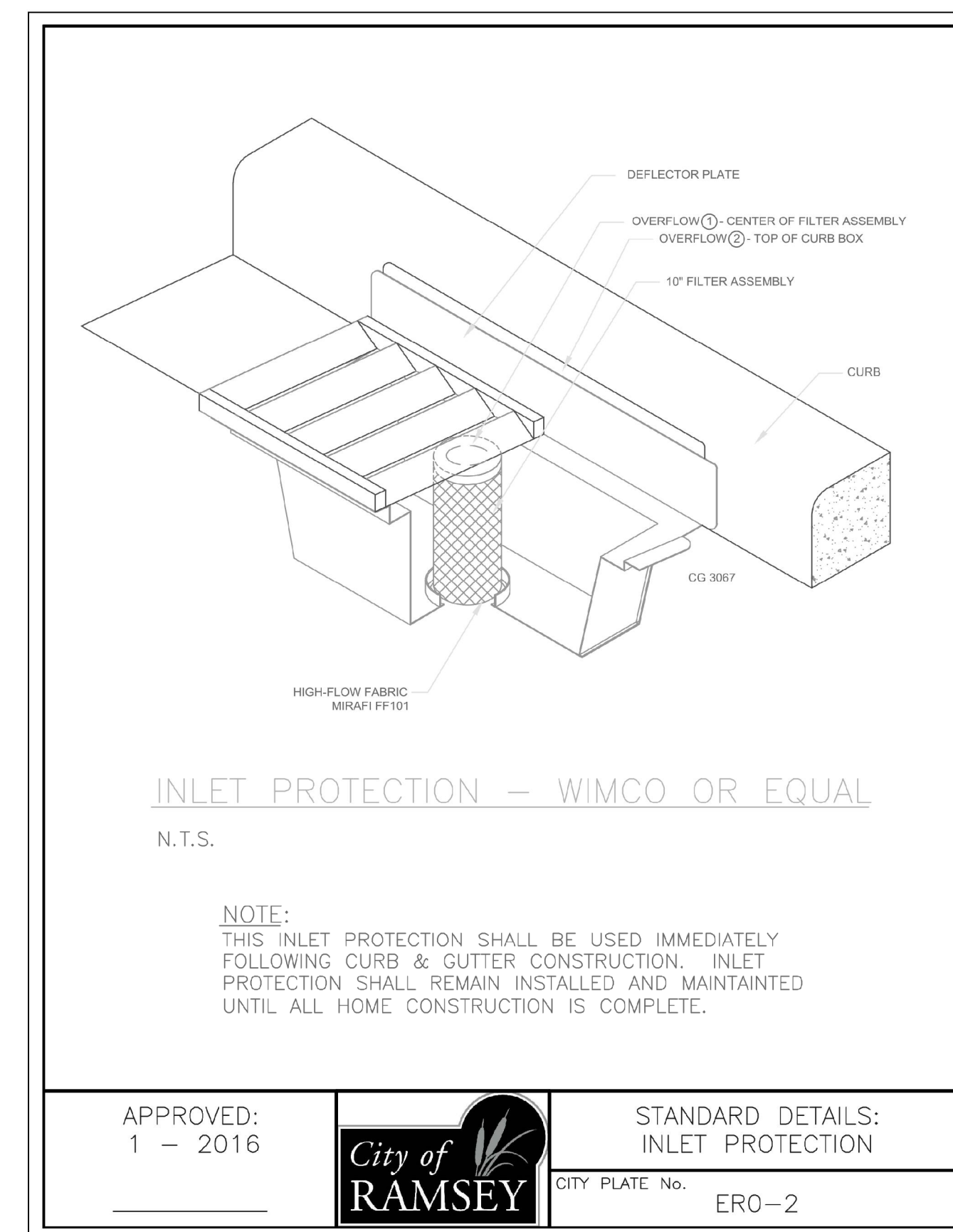
1 INLET PROTECTION NO SCALE



6 SANITARY MANHOLE NO SCALE



4 HYDRANT NO SCALE



2 SILT FENCE NO SCALE

TABLE A MODIFIED CLASS 5 SPECIFICATIONS

% 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

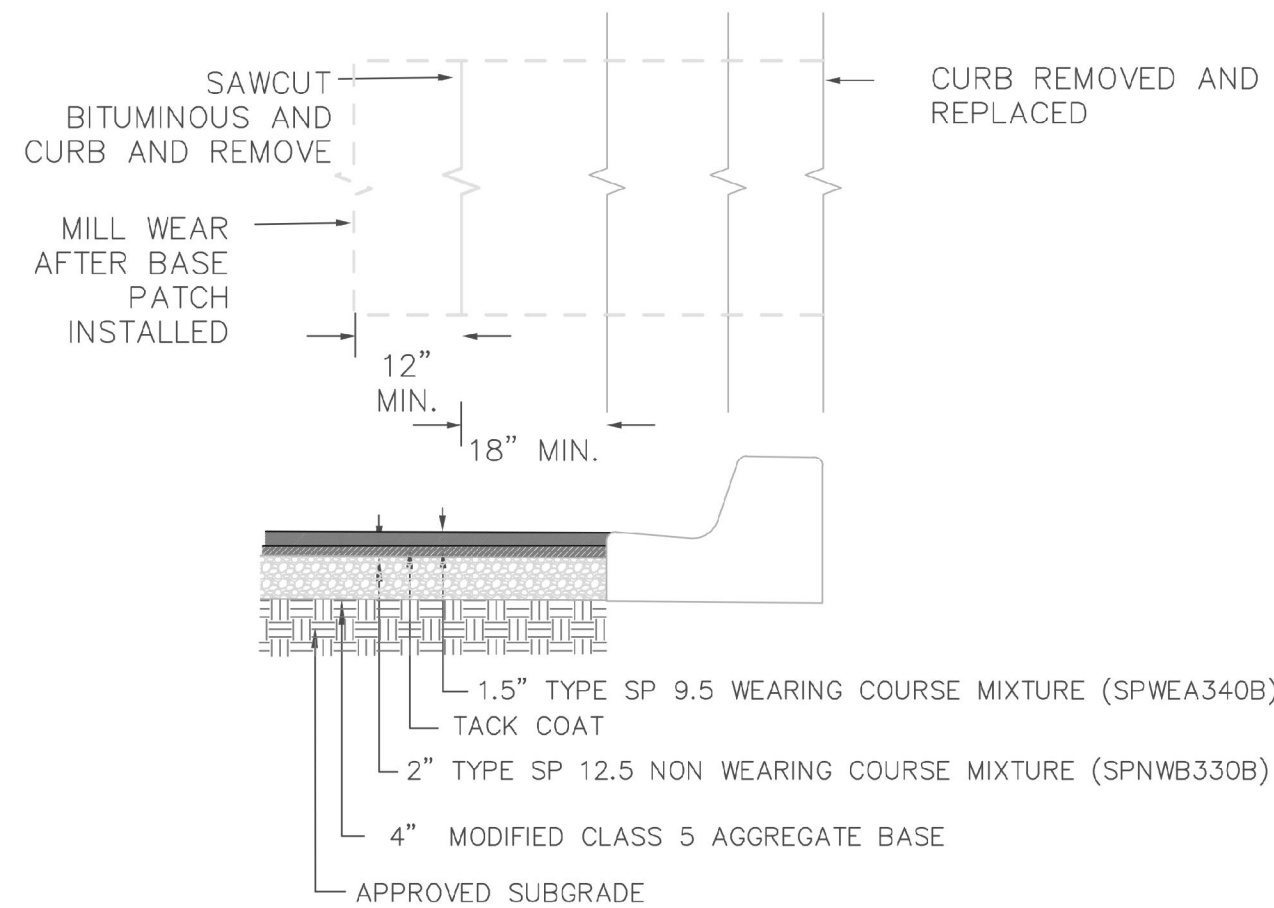


STANDARD DETAILS:
MODIFIED CLASS 5
SPECIFICATIONS
CITY PLATE No. STR-26

5

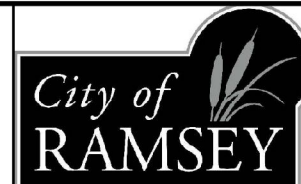
MODIFIED CLASS 5 SPECIFICATIONS

NO SCALE



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

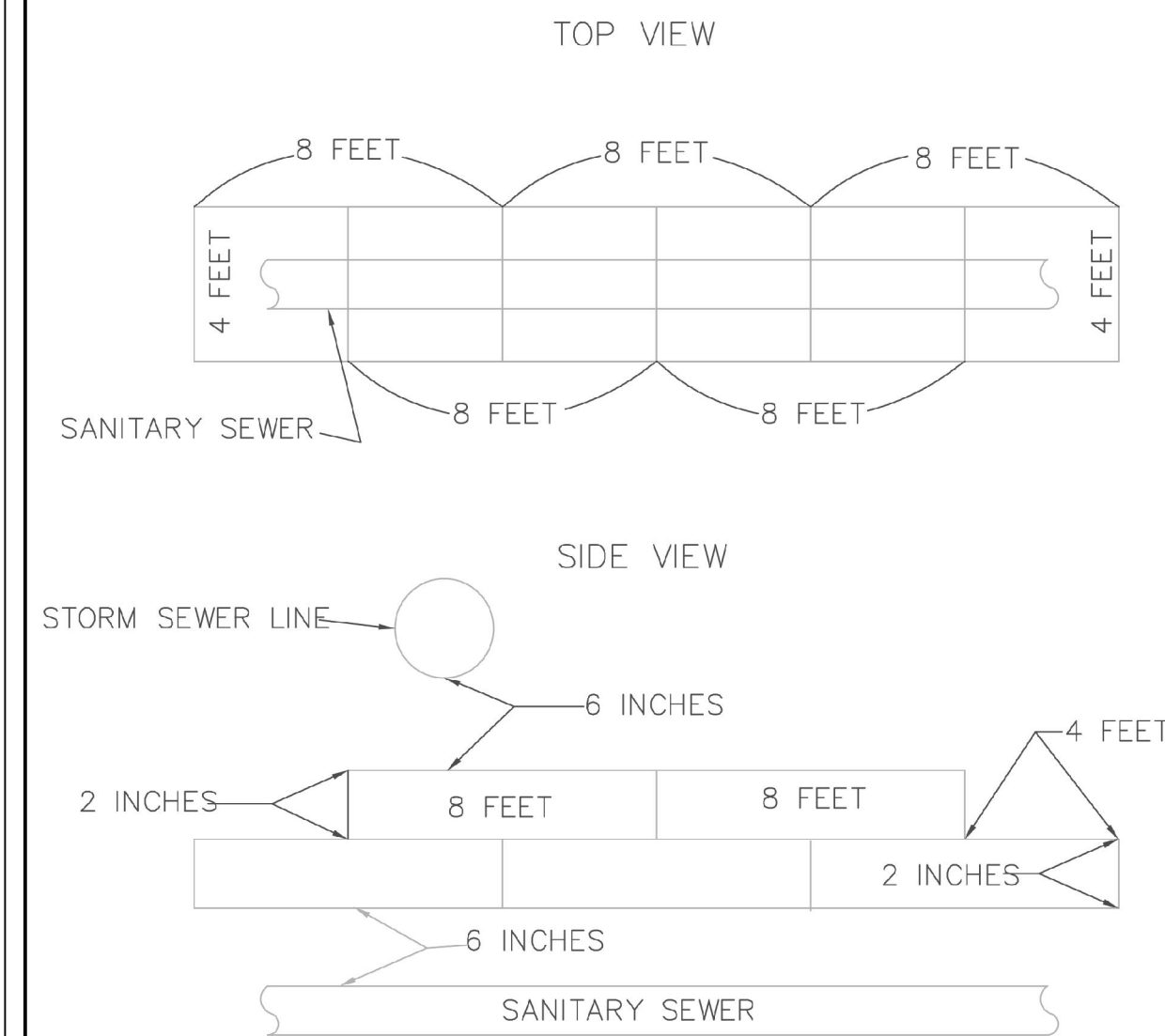


STANDARD DETAILS:
STREET PATCHING STANDARDS
CITY PLATE No. STR-25

3

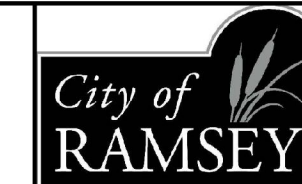
STREET PATCHING STANDARDS

NO SCALE



NOTES: 1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL

APPROVED:
9 - 2011

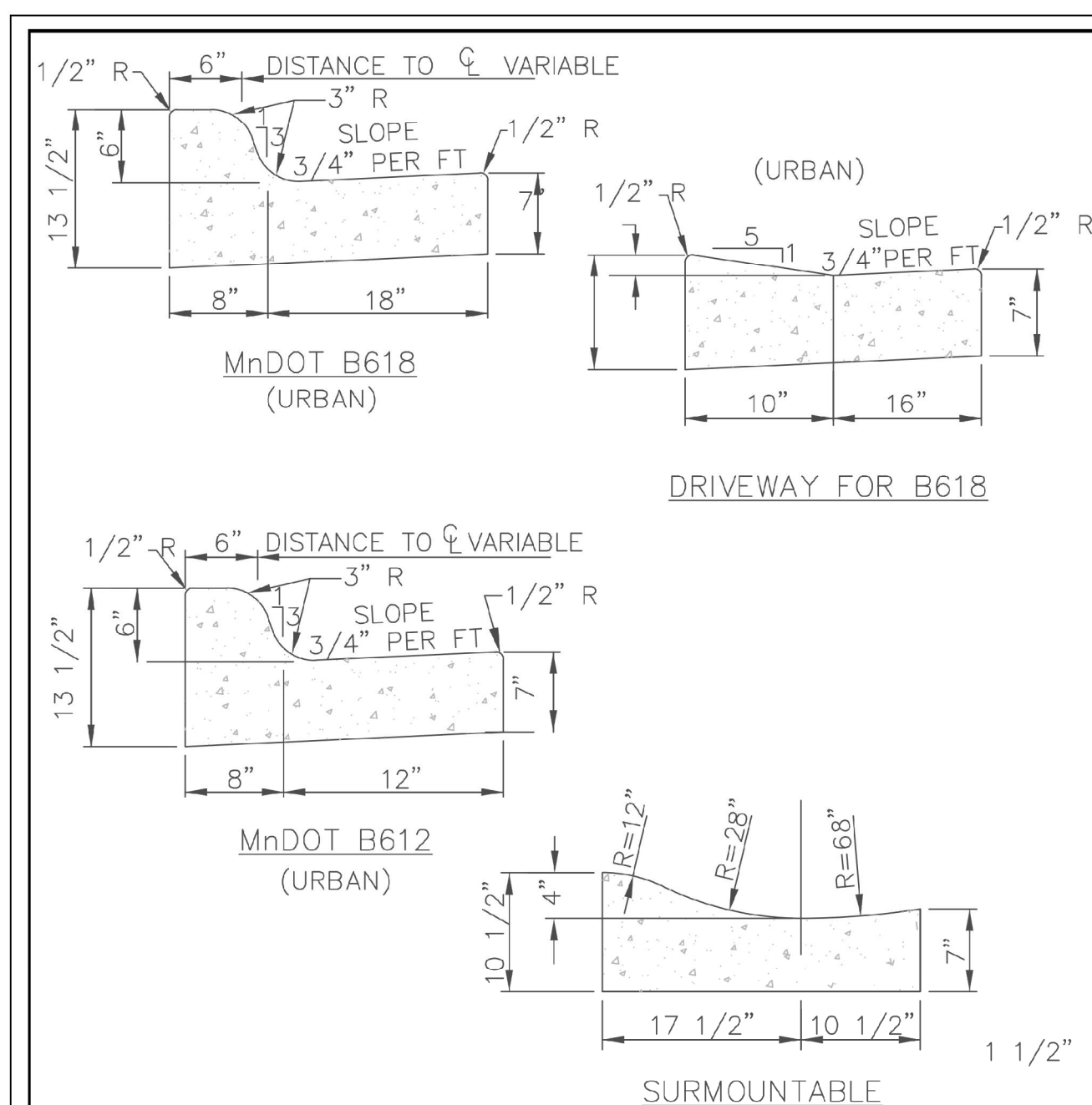


STANDARD DETAILS:
SANITARY SEWER INSULATION
CITY PLATE No. SEW-6

1

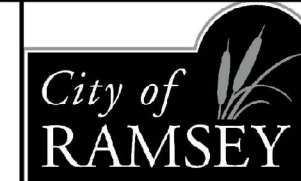
SANITARY SEWER INSULATION

NO SCALE



NOTES:
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED:
1 - 2016

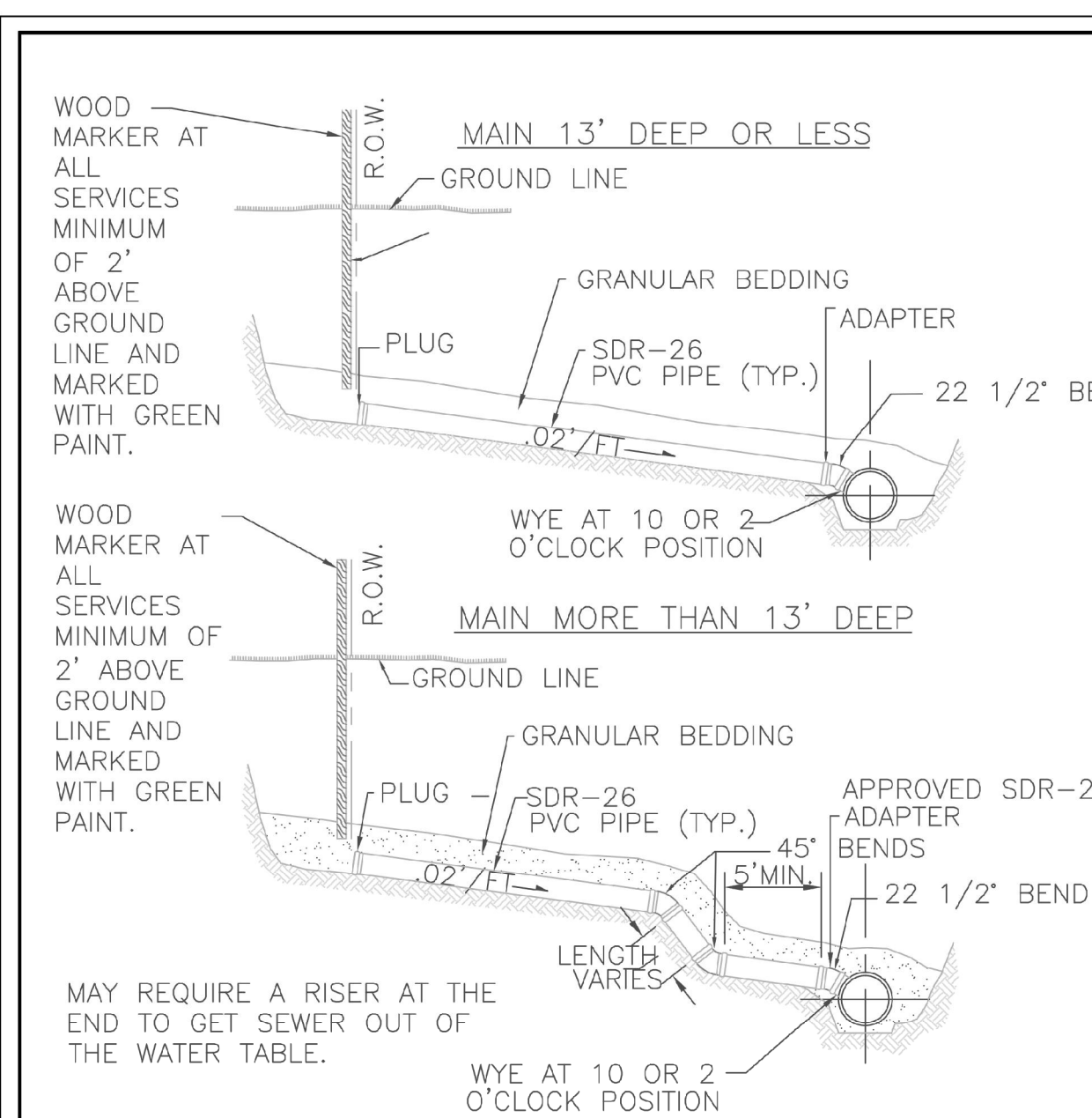


STANDARD DETAILS:
CURB AND GUTTER
CITY PLATE No. STR-1

4

CURB AND GUTTER

NO SCALE



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



STANDARD DETAILS:
SANITARY SEWER SERVICE
CITY PLATE No. SEW-3

2

SANITARY SEWER SERVICE

NO SCALE

DEVELOPER

MEADOWCREEK BUILDERS

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MUNICIPALITY



PROJECT

HARVEST ESTATES
2ND ADDITION
RAMSEY, MINNESOTA

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PRELIMINARY PLAT

01.03.2019



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FILE NAME C702KRZ141029MCB

PROJECT NO. KRZ141029MCB

CIVIL CONSTRUCTION
DETAILS

C7.2

SHEET NO. 7/8

Landform Parc Site to Parc Parc registered service marks of Landform Professional Services, LLC.



LANDSCAPE NOTES

- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
- COORDINATE INSTALLATION WITH CONTRACTORS PERFORMING RELATED WORK.
- SEED MIXTURES SHALL BE AS DEFINED IN CURRENT MNDOT SEEDING MANUAL. NATIVE SEEDS SHALL BE OF MINNESOTA (OR AS SPECIFIED) ORIGIN AND CERTIFIED BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCIA). PROVIDE VERIFYING DOCUMENTATION TO THE OWNER 30 DAYS MINIMUM PRIOR TO INSTALLATION.
- PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERMEN STANDARDS AND BE OF HARDY STOCK, FREE FROM DISEASE, INFESTATION, DAMAGE, AND DISFIGURATION. FOR DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE SCHEDULE AND THE NUMBER SHOWN ON THE DRAWING, THE DRAWING SHALL GOVERN.
- PLANTING SOIL SHALL CONSIST OF 4 PARTS TOPSOIL TO 1 PART PEAT HUMUS, WITH 3 POUNDS OF COMMERCIAL FERTILIZER PER CUBIC YARD.
- SPREAD A MINIMUM OF 6 INCHES OF TOPSOIL AND SEED/SOD ALL TURF AREAS DISTURBED BY CONSTRUCTION.
- PLACE PLANTS ACCORDING TO LAYOUT WITH PROPER NOMINAL SPACING.
- SEE DETAILS FOR DEPTH OF PLANTING SOIL.
- INSTALL A 6-FOOT DIAMETER SHREDDED HARDWOOD MULCH DISH AROUND TREES NOT PLACED WITHIN A SHRUB OR PERENNIAL PLANTING BED. VINYL EDGING IS NOT REQUIRED.
- CONIFEROUS TREE SPECIES SHALL BE PLACED PER PLAN. VARIABLE HEIGHTS WITHIN EACH SPECIES (SEE PLANT SCHEDULE BELOW) SHALL BE RANDOMLY PLACED THROUGHOUT SITE. NO GROUPING SHALL CONTAIN CONIFERS OF THE SAME SINGLE HEIGHT.

SOD / SEED

- SEE EROSION CONTROL PLAN FOR SEEDING OF ALL OTHER DISTURBED AREAS.

DEVELOPER

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DECIDUOUS TREES

KEY	COUNT	COMMON NAME	SCIENTIFIC NAME	MATURE SIZE	SIZE/ROOT	SYMBOL
ACMO	1	NORTHWOOD MAPLE	ACER RUBRUM 'NORTHWOODS'	50'H x 35'W	2.5' BAB	
TIRE	3	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	50'H x 30'W	2.5' BAB	
BENA	7	RIVER BIRCH	BETULA NIGRA	50'H x 40'W	2.5' BAB	
CEOC	6	COMMON HACKBERRY	CELTIS OCCIDENTALIS	75'H x 50'W	2.5' BAB	
QUBI	3	SWAMP WHITE OAK	QUERCUS BICOLOR	60'H x 50'W	2.5' BAB	

CONIFEROUS TREES

KEY	COUNT*	COMMON NAME	SCIENTIFIC NAME	MATURE SIZE	SIZE/ROOT	SYMBOL
PINI	3	AUSTRIAN PINE	PINUS NIGRA	50'H x 20'W	6' BAB	
PIGD	4	BLACK HILLS WHITE SPRUCE	PICEA GLAUKA DENSATA	45'H x 20'W	6' BAB	
ABBA	22	BALSAM FIR	ABIES BALSAMEA	60'H x 35'W	6' BAB	

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PRELIMINARY PLAT
01.03.2019



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FILE NAME L201KRZ141029MCB
PROJECT NO. KRZ141029MCB

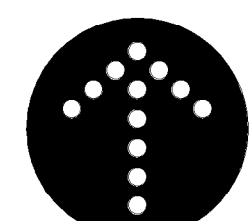
**LANDSCAPE PLAN
AND DETAILS**

L2.1

SHEET NO. 8/8



**Know what's Below.
Call before you dig.**



NORTH

