



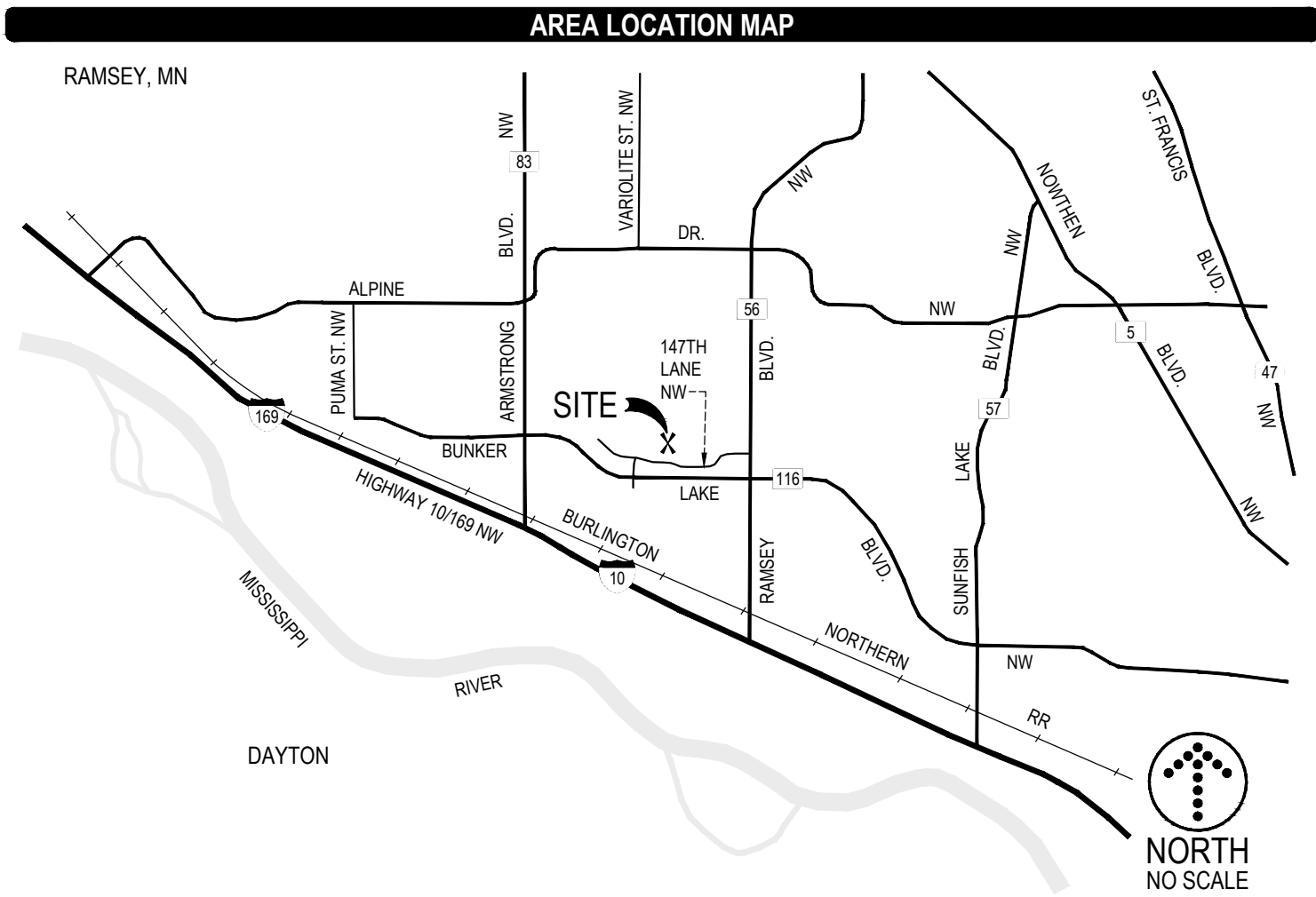
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L A N D F O R M

 From Site to Finish

Garden View
 Ramsey, MN
 06.30.2020

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GARDEN VIEW

RAMSEY, MINNESOTA

DEVELOPER
DC RAMSEY, LLC
 105 S. 5TH AVE. STE 513
 Minneapolis, MN 55401

MUNICIPALITY

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

SYMBOLS	
EXISTING	NEW
MAJOR CONTOUR	MAJOR CONTOUR
MINOR CONTOUR	MINOR CONTOUR
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
CANOPY / OVERHANG	CANOPY / OVERHANG
CONCRETE	CONCRETE
BITUMINOUS	BITUMINOUS
LANDSCAPING	LANDSCAPING
GRAVEL	GRAVEL
PAVING BLOCK	PAVING BLOCK
PAVING BLOCK	PAVING BLOCK
STORM SEWER LINE	STORM SEWER LINE
SANITARY SEWER LINE	SANITARY SEWER LINE
WATER MAIN	WATER MAIN
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
UNDERGROUND FIBER OPTIC	UNDERGROUND FIBER OPTIC
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
GAS LINE	GAS LINE
CONCRETE CURB	CONCRETE CURB
FENCING	FENCING
RETAINING WALL	RETAINING WALL
SET 1/2" X 14" IRON PIPE	SET 1/2" X 14" IRON PIPE
IRON MONUMENT FOUND	IRON MONUMENT FOUND
POWERPOLE	POWERPOLE
GUY WIRE	GUY WIRE
GUARD POST	GUARD POST
GAS METER	GAS METER
TRANSFORMER	TRANSFORMER
WATER SHUT-OFF VALVE	WATER SHUT-OFF VALVE
TRAFFIC SIGN	TRAFFIC SIGN
FLAG POLE	FLAG POLE
LIGHT POLE	LIGHT POLE
TREES	TREES
TREE LINE	TREE LINE
MANHOLE	MANHOLE
CATCH BASIN	CATCH BASIN
FIRE HYDRANT	FIRE HYDRANT
WATER VALVE	WATER VALVE
FLARED END SECTION	FLARED END SECTION
MAILBOX	MAILBOX
NOTE NUMBER	NOTE NUMBER
MEASURED DISTANCE	MEASURED DISTANCE
DISTANCE PER RECORDED PLAT	DISTANCE PER RECORDED PLAT
SOIL BORING	SOIL BORING

EROSION CONTROL SYMBOLS	
SYMBOL	DESCRIPTION
[Symbol]	SILT FENCE
[Symbol]	COMPOST/BIO LOG
[Symbol]	INLET PROTECTION
[Symbol]	EROSION CONTROL BLANKET

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

LEGAL DESCRIPTION	
Outlot E and D, Town Center Gardens Third Addition, Anoka County, Minnesota.	
Abstract Property.	
BENCHMARK	
MnDOT Name: HYATT MINDT	NGS Name: HYATT County: ANOKA, MN
Monument Type: CONCRETE MONUMENT (CAST-IN-PLACE)	Disk Type: HORIZONTAL CONTROL DISK
Elevation: 878.97 (NAVD88)	Description: (1995) Stamping: HYATT 1974
4.5 MILES NORTHWEST OF ANOKA, 4.0 MILES NORTHWEST ALONG TRUNK HIGHWAY 10/TRUNK HIGHWAY 169 FROM THE JUNCTION OF TRUNK HIGHWAY 10/TRUNK HIGHWAY 169 AND TRUNK HIGHWAY 47 IN ANOKA, AT TRUNK HIGHWAY 10 MILEPOINT 220.4, 0.2 MILE SOUTHEAST OF COUNTY ROAD 83 (ARMSTRONG BOULEVARD), 45.7 FEET NORTHEAST OF THE NORTH RAIL OF A RAILROAD, 16.02 FEET SOUTHWEST OF HYATT MINDT RM 1, 20.64 FEET SOUTHEAST OF HYATT MINDT RM 2, 1.9 FEET SOUTHWEST OF A WITNESS POST.	

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA (SHEETS L2.1 - L7.1).	JOSHUA K. POPEHN LICENSE NUMBER 44803 DATE: 30 JUNE 2020
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 (SHEETS C0.1 - C7.2).	RANDALL C. HEDLUND, P.E. LICENSE NUMBER 19576 DATE: 30 JUNE 2020

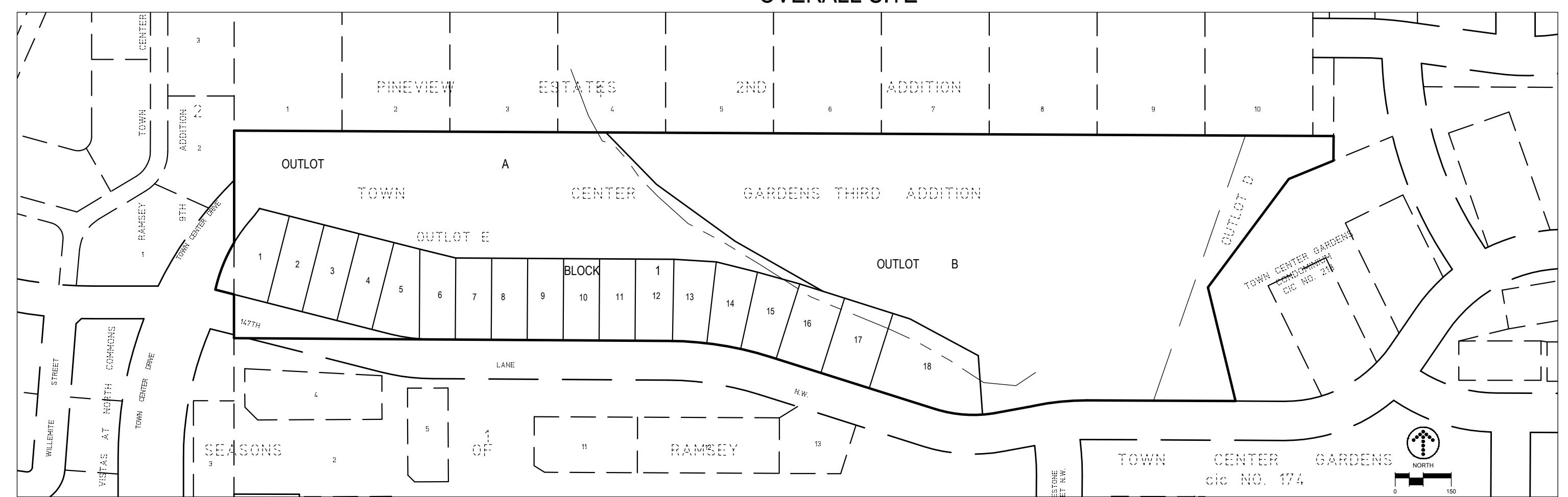
OWNER	
DC RAMSEY, LLC 105 S. 5TH AVE. STE 513 MINNEAPOLIS, MN 55401 TEL 612-252-9070 CONTACT: DARREN LAZAN	

PROJECT CONTACTS	
CIVIL ENGINEER LANDFORM 105 SOUTH FIFTH AVENUE, SUITE 513 MINNEAPOLIS, MN 55401 TEL 612-252-9070 CONTACT: RANDY HEDLUND	SURVEYOR LANDFORM 105 SOUTH FIFTH AVENUE, SUITE 513 MINNEAPOLIS, MN 55401 TEL 612-252-9070 CONTACT: LYNN CASWELL

LANDSCAPE ARCHITECT LANDFORM	
105 SOUTH FIFTH AVENUE, SUITE 513 MINNEAPOLIS, MN 55401 TEL 612-252-9070 CONTACT: JOSHUA POPEHN	

CIVIL / LANDSCAPE SHEET INDEX & REVISION MATRIX	
SHEETS ISSUED BY DATE	
	04.29.20 05.15.20 05.30.20
SHEET NO.	DESCRIPTION
C0.1	TITLE SHEET
C0.2	PRELIMINARY PLAT
C1.1	EXISTING CONDITIONS & TREE DEMOLITION
C2.1	SITE PLAN
C3.1	GRADING, DRAINAGE, PAVING & EROSION CONTROL
C3.2	MINNESOTA SWPPP
C4.1	UTILITY & EX. UTILITY/PAVEMENT/DEMO & REPLACEMENT PLAN
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
L7.1	TREE PRESERVATION PLAN

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 (SHEETS L2.1 - L7.1).	JOSHUA K. POPEHN LICENSE NUMBER 44803 DATE: 30 JUNE 2020
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PROJECT
GARDEN VIEW
 RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY		
DATE	ISSUE / REVISION	REVIEW
04 MAY 2020	Preliminary Plat	RCH
15 MAY 2020	Preliminary Plat	RCH
24 JUNE 2020	Revisions Per City Comments	RCH

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY PLAT
 06.24.2020

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: C001LDP007.dwg
 PROJECT NO.: LDP19007

TITLE SHEET
C0.1

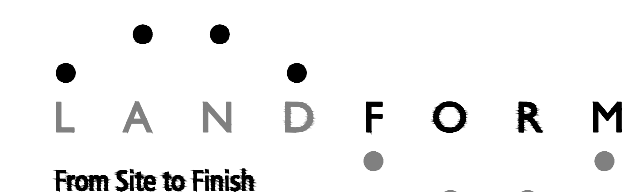


DATE	ISSUE / REVISION	REVIEW
04 MAY 2020	Preliminary Plat	RCH
15 MAY 2020	Preliminary Plat	RCH
30 JUNE 2020	Revisions Per City Comments	RCH

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.

Randall C. Hedrick
Licenses
Signatures shall be a digital or original. Not applicable to this plan on file at Landform Professional Services, LLC.

PRELIMINARY PLAT
06.30.2020



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

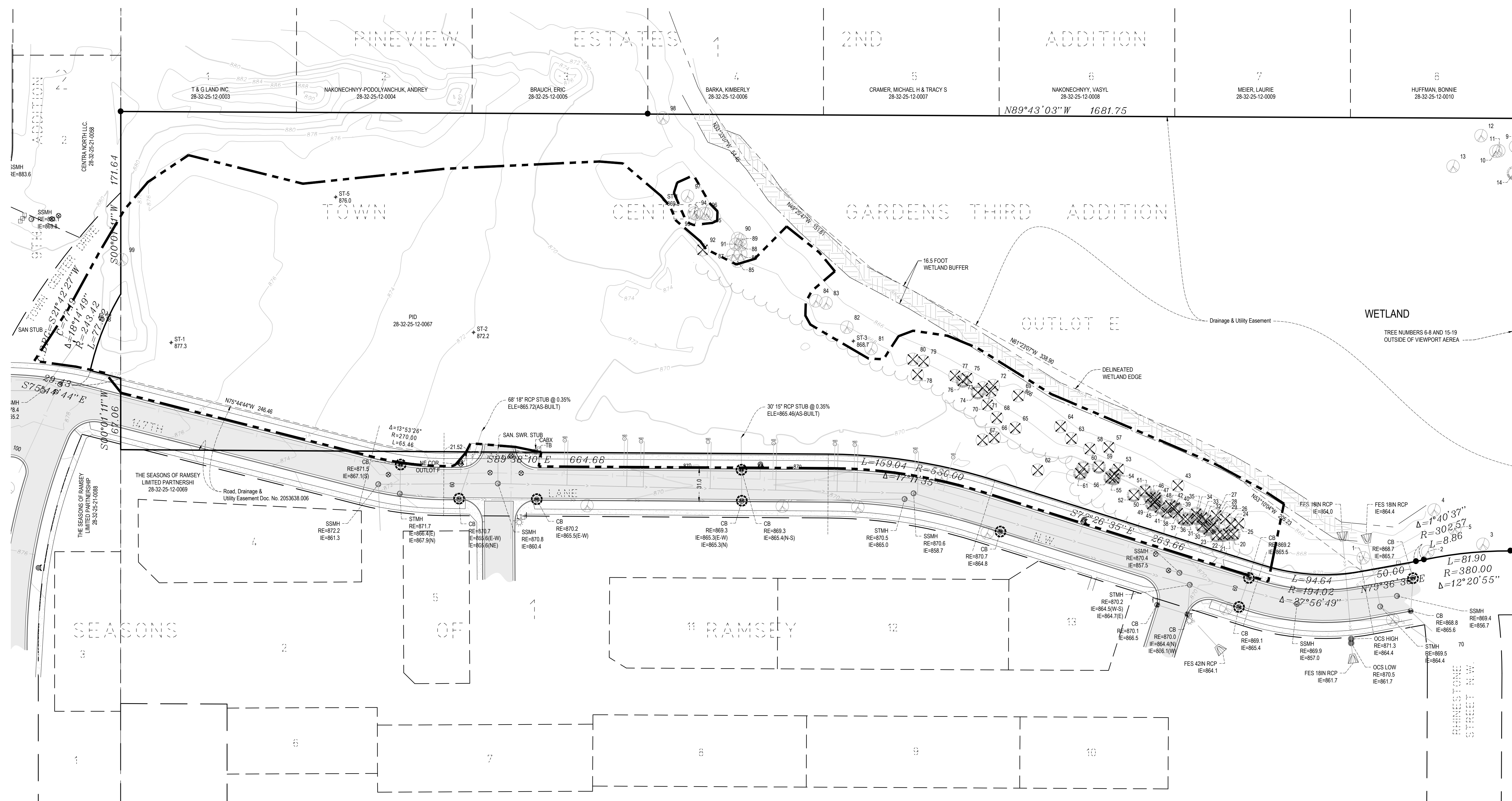
FILE NAME: C101LDP007.dwg

PROJECT NO.: LDP19007

EXISTING CONDITIONS & TREE DEMOLITION

C1.1

SHEET NO. 3/10



LEGAL DESCRIPTION

Outlots D and E, TOWN CENTER GARDENS THIRD ADDITION, Anoka County, Minnesota.

And

That part of 14th Lane as dedicated in the plat of SEASONS OF RAMSEY, of record in the office of the Anoka County Recorder, Anoka County, Minnesota and that part of Town Center Drive as dedicated in the plat of RAMSEY TOWN CENTER 8TH ADDITION, of record in the office of the Anoka County Recorder, Anoka County, Minnesota, described as follows: Commencing at the northeast corner of Lot 1, Block 1, said SEASONS OF RAMSEY, thence North 0 degrees 01 minutes 11 seconds East, on an assumed bearing along the east line of said RAMSEY TOWN CENTER 8TH ADDITION, a distance of 61.90 to the Point of Beginning, thence continuing North 0 degrees 01 minutes 11 seconds East, along said east line, a distance of 77.43 feet, thence southerly a distance of 77.52 feet along a non-tangential curve, concave to the southeast, having a central angle of 18 degrees 14 minutes 49 seconds, a radius of 243.42 feet and a chord that bears South 21 degrees 42 minutes 27 seconds West to an intersection with a line lying 60.00 feet northerly of and parallel with the northerly line of said Lot 1; thence South 75 degrees 44 minutes 44 seconds East, along said parallel line, a distance of 29.43 feet to the Point of Beginning.

(Abstract property)

EXISTING CONDITIONS

- BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANDFORM PROFESSIONAL SERVICES, MINNEAPOLIS, MN, IN AUGUST, 2019, EXPRESSLY FOR THIS PROJECT; CITY OF RAMSEY, MINNESOTA RECORD DRAWINGS; AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- GEOTECHNICAL BORING LOCATIONS ARE APPROXIMATE AND ARE BASED ON INFORMATION PROVIDED IN THE GEOTECHNICAL REPORT PREPARED BY INDEPENDENT TESTING TECHNOLOGIES, WAITE PARK, MINNESOTA, IN SEPTEMBER, 2019.
- WETLAND DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY, INC. ON OCTOBER 7TH, 2019.
- SEE SHEET L2.1 FOR TREE INVENTORY.

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.
- REFER LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
- HAUL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS, UNLESS NOTED OTHERWISE.
- SEE SHEET C4.1 FOR UTILITY AND PAVEMENT DEMOLITION AND REPLACEMENT.

SITE SYMBOLS/LEGEND

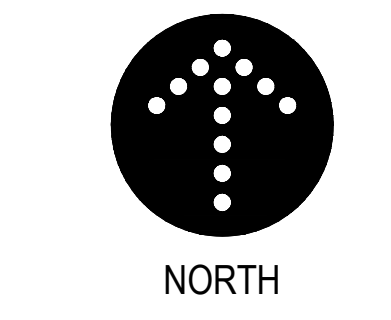
EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
	BUILDING		MANHOLE
	CONCRETE SURFACE		CATCH BASIN
	BITUMINOUS SURFACE		FLARED END SECTION
	GRAVEL SURFACE		FIRE HYDRANT
	WETLAND		WATER VALVE/CURB STOP
	CONCRETE CURB		WELL
	PEDESTRIAN RAMP		GUY WIRE
	FENCING		POWERPOLE
	STORM SEWER		TRANSFORMER
	SANITARY SEWER		AIR CONDITIONER
	WATER MAIN		UTILITY BOX (TV, TEL, ELEC)
	UNDERGROUND GAS MAIN		HAND-HOLE
	UNDERGROUND TELEPHONE		TRAFFIC SIGN
	OVERHEAD TELEPHONE		12" x 14" IRON PIPE
	UNDERGROUND ELECTRIC		MONUMENT WITH PLASTIC CAP #48176 SET
	OVERHEAD ELECTRIC		CAST IRON MONUMENT FOUND
	UNDERGROUND FIBER OPTIC		IRON MONUMENT FOUND
	UNDERGROUND CABLE TV		PLAT EASEMENT
			TITLE ITEM NUMBER
			BEARING & DISTANCE PER PLAT OR DEED

LEGEND

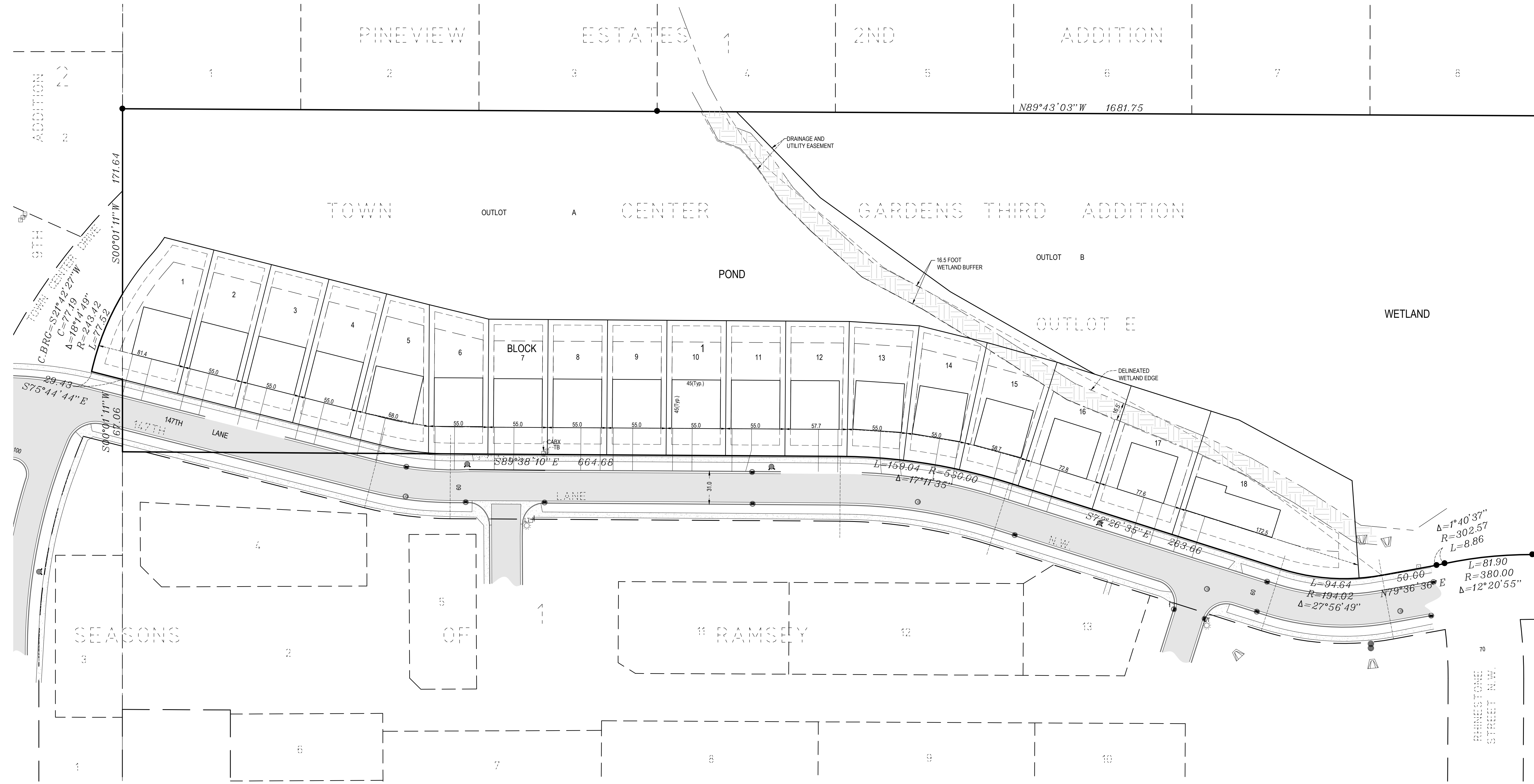
	:TREE REMOVAL
	:SOIL BORING
	:CONSTRUCTION LIMITS



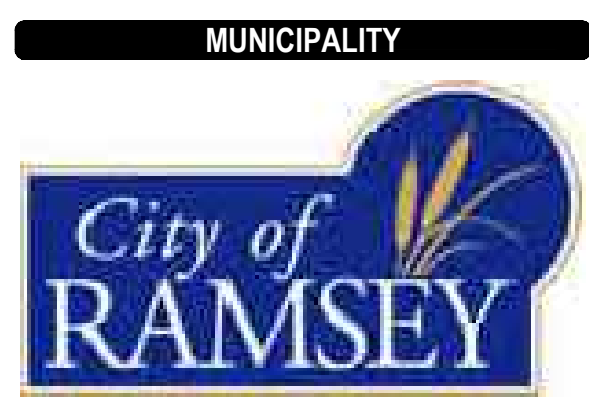
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NORTH
0 50 100



DEVELOPER
DC RAMSEY, LLC
 105 S. 5TH AVE. STE 513
 Minneapolis, MN 55401



PROJECT
GARDEN VIEW

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
04 MAY 2020	Preliminary Plat	RCH
15 MAY 2020	Preliminary Plat	RCH
30 JUNE 2020	Revisions Per City Comments	RCH

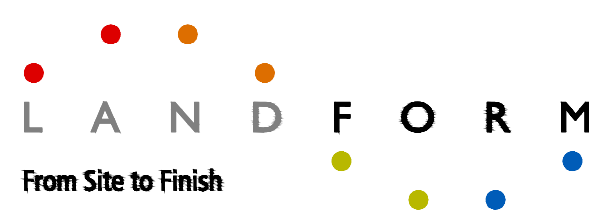
CERTIFICATION

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.

PRELIMINARY NOT FOR CONSTRUCTION

IF THIS SHEET OR ANY PART THEREOF IS REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF LANDFORM, THE REPRODUCER OR TRANSMITTER SHALL BE LIABLE FOR ALL DAMAGES AND COSTS INCURRED BY LANDFORM.

PRELIMINARY PLAT
 06.30.2020



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

FILE NAME C201LDP007.dwg
 PROJECT NO. LDP19007

SITE PLAN

C2.1

SHEET NO. 4/10
 Landform and Site to Finish are registered service marks of Landform Professional Services, LLC.

GENERAL NOTES

- FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM AT 612.252.9070.
- BUILDERS ARE RESPONSIBLE FOR TWO TREES PER LOT PER CITY REQUIREMENTS

SITE PLAN NOTES

- OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN, OR USE OF, PUBLIC RIGHT-OF-WAY.
- DIMENSIONS SHOWN ARE TO BACK OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.

IMPERVIOUS AREA SUMMARY

EXISTING:			
PERVIOUS	550,265 S.F.	12.63 AC.	99.0%
IMPERVIOUS	6,483 S.F.	0.15 AC.	1.0%
TOTAL	556,748 S.F.	12.78 AC.	100.0%

PROPOSED:			
PERVIOUS (Existing + New)	507,498 S.F.	11.65 AC.	91.2%
IMPERVIOUS (Existing + New)	49,250 S.F.	1.13 AC.	8.8%
TOTAL	556,748 S.F.	12.78 AC.	100.0%

ZONING AND SETBACK SUMMARY

THE PROPERTY IS ZONED R-2: MEDIUM DENSITY RESIDENTIAL

BUILDING SETBACK INFORMATION IS AS FOLLOWS:
 FRONT YARD- 25 FT. FROM PRIVATE STREETS (MEASURED FROM BACK OF CURB)
 REAR - 20 FT.
 SIDE (INTERIOR) - 5 FT.
 SIDE (STREET) - 25 FT.

LOT COVERAGE INFORMATION IS AS FOLLOWS:
 REQUIRED LOT AREA = 15 AC.
 MINIMUM LOT WIDTH = 50 FT.
 MAXIMUM BUILDING COVERAGE = 35%

PARKING SETBACK INFORMATION IS AS FOLLOWS:
 FROM EXTERIOR DEVELOPMENT BOUNDARY LINES = 30 FT.
 SETBACK FROM STRUCTURE - 15 FT.

AREA SUMMARY

TOTAL SITE AREA: 558,031 S.F. = 12.81 AC
 WETLAND AREA: 258,694 S.F. = 4.94 AC.
 RIGHT OF WAY AREA: 9,123 S.F. = 0.21 AC.
 NET AREA: 290,214 S.F. = 6.66 AC.
 TOTAL SINGLE FAMILY LOTS = 18
 NET DENSITY = 2.70 U/A

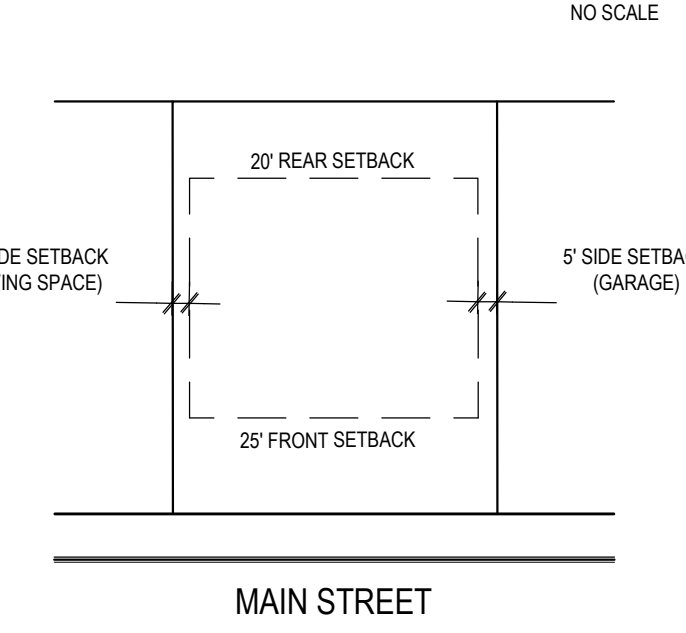
PARKING SUMMARY

REQUIRED PARKING:
 NOT SPECIFIED.

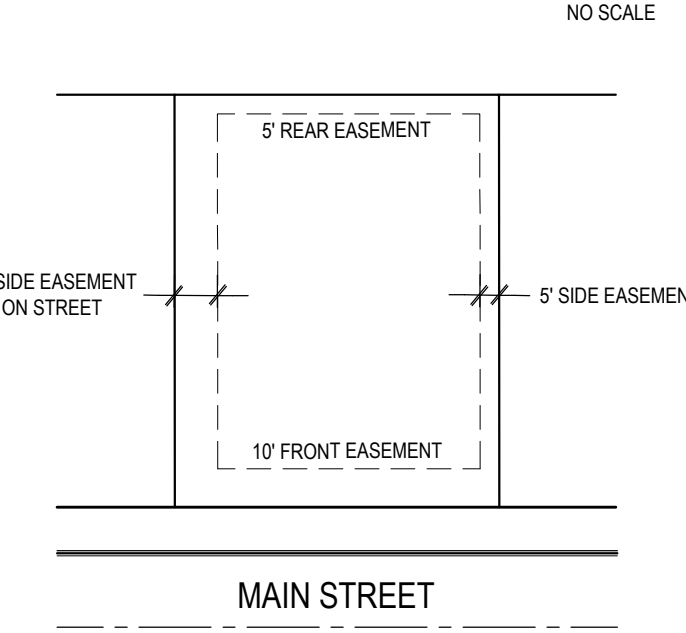
LOT AREA TABLE

Lot Area Table			Lot Area Table		
Parcel #	Lot/Block	Area (Ac.)	Parcel #	Lot/Block	Area (Ac.)
1	1/1	0.22	12	12/1	0.17
2	2/1	0.17	13	13/1	0.17
3	3/1	0.17	14	14/1	0.16
4	4/1	0.17	15	15/1	0.17
5	5/1	0.18	16	16/1	0.20
6	6/1	0.17	17	17/1	0.21
7	7/1	0.16	18	18/1	0.40
8	8/1	0.16	19	Outlot A	2.76
9	9/1	0.16	20	Outlot B	6.48
10	10/1	0.16	21	R/W	0.21
11	11/1	0.16			

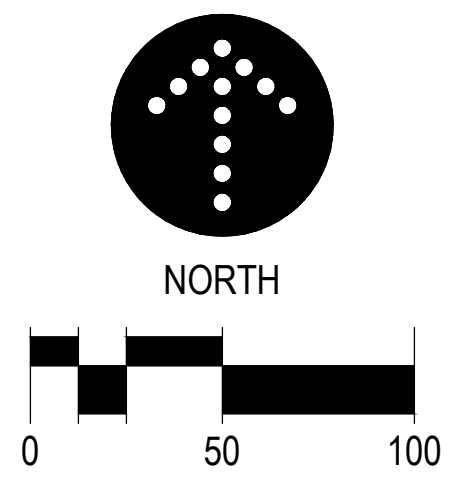
TYPICAL SETBACKS



TYPICAL EASEMENTS

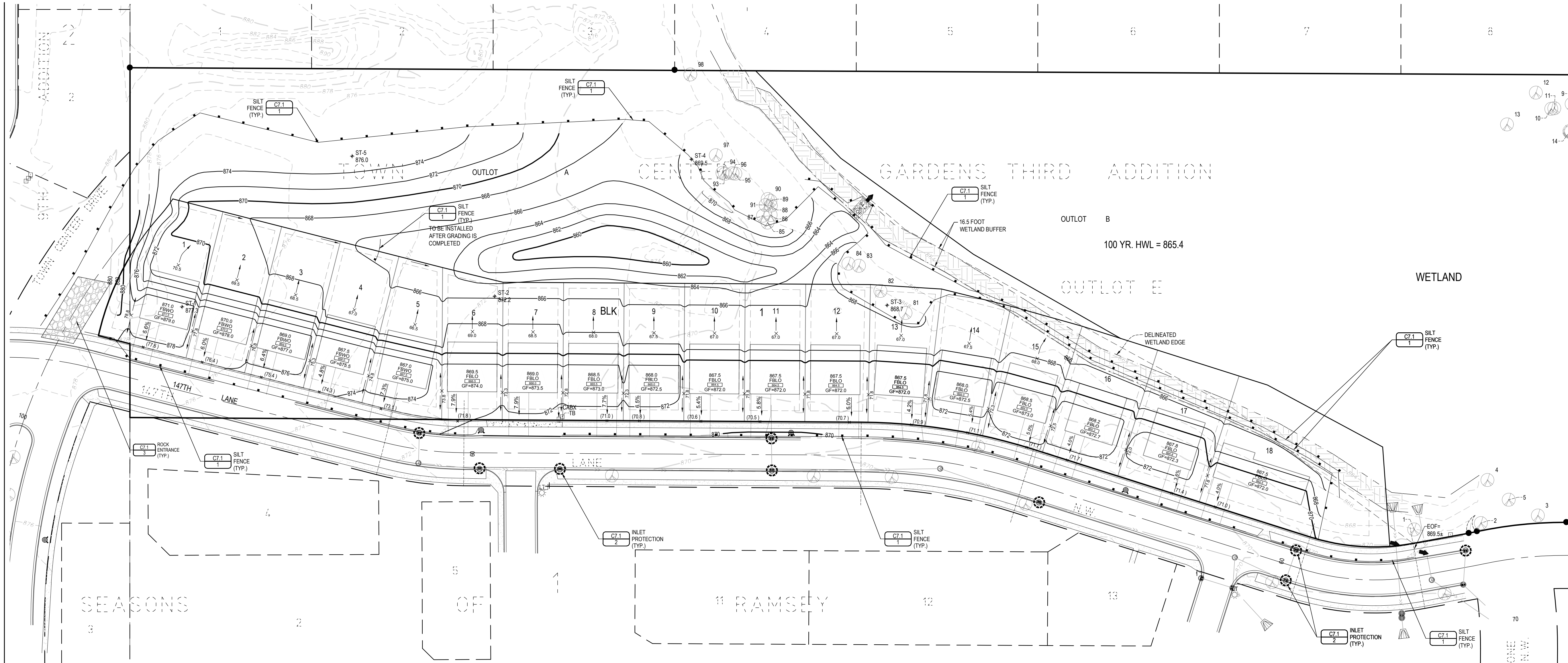


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 Call before you dig.





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30 JUNE 2020	Revisions Per City Comments	RCH



GENERAL NOTES

- For construction staking and surveying services contact Landform 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.
- Refer to SWPPP Notes on Sheet C3.2 for additional requirements.
- All exposed soil areas must be stabilized within 14 days of completion of work in each area.
- Seed, Sod, Mulch and Fertilizer shall meet the following Specifications, as modified.

Item	Specification Number	Estimated Quantities
Sod	MNDOT 3878	
Seed	MNDOT 3876	
	MN Type 21-111 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, May 1 - Jul 31	
	MN Type 21-112 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, Aug 1 - Oct 31	
	MN Type 25-151 @ 120 lb./ac. - Permanent Turf	
Mulch	MNDOT 3882 (MNDOT Type 1 @ 2 ton/ac., Disc Anchored)	
Fertilizer General Placement	MNDOT 3881 (MNDOT 2575)	
- See Landscape Sheets for permanent turf and landscape establishment.
- Scrape adjacent streets clean daily and sweep clean weekly.

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	Inlet Protection	9 ea.
	Silt Fence	3,970 ft.
	Vehicle Tracking Pad	1 ea.
	ENKAMAT 7010 OR EQUAL	250 Sq. Ft.

NPDES AREA SUMMARY

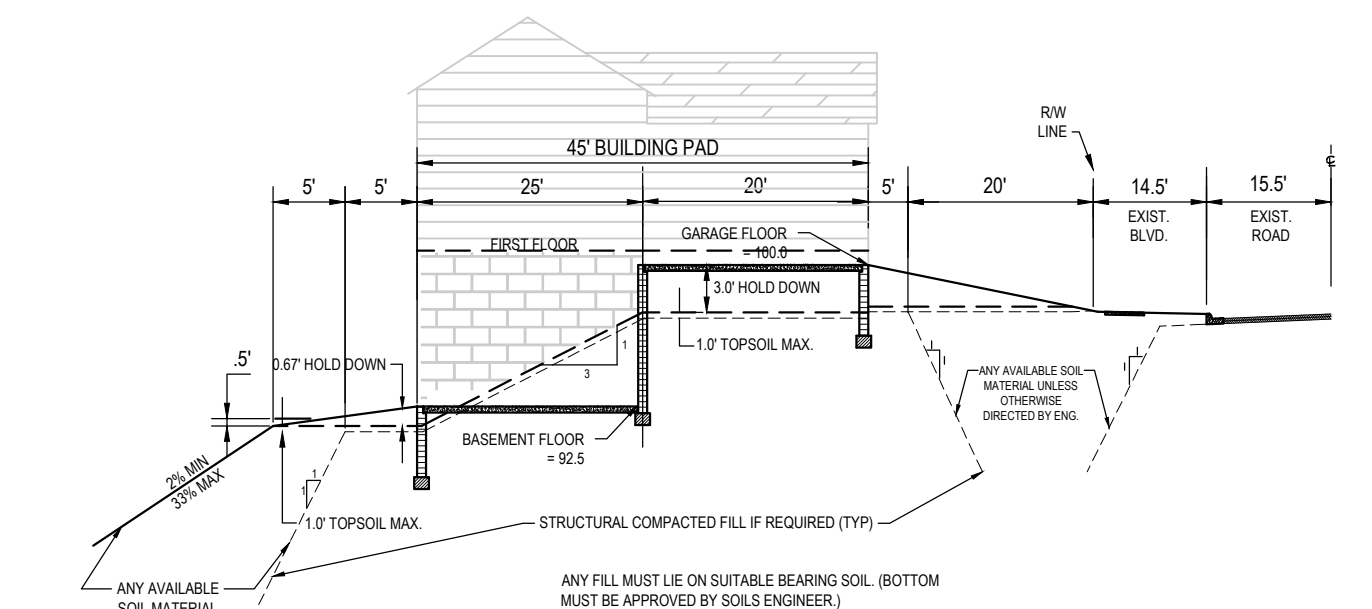
	EXISTING	PROPOSED	ULTIMATE
PERVIOUS	12.63 ACRES	11.60 ACRES	11.60 ACRES
IMPERVIOUS	0.15 ACRES	1.18 ACRES	1.18 ACRES
TOTAL	12.78 ACRES	12.78 ACRES	12.78 ACRES

GRADING NOTES

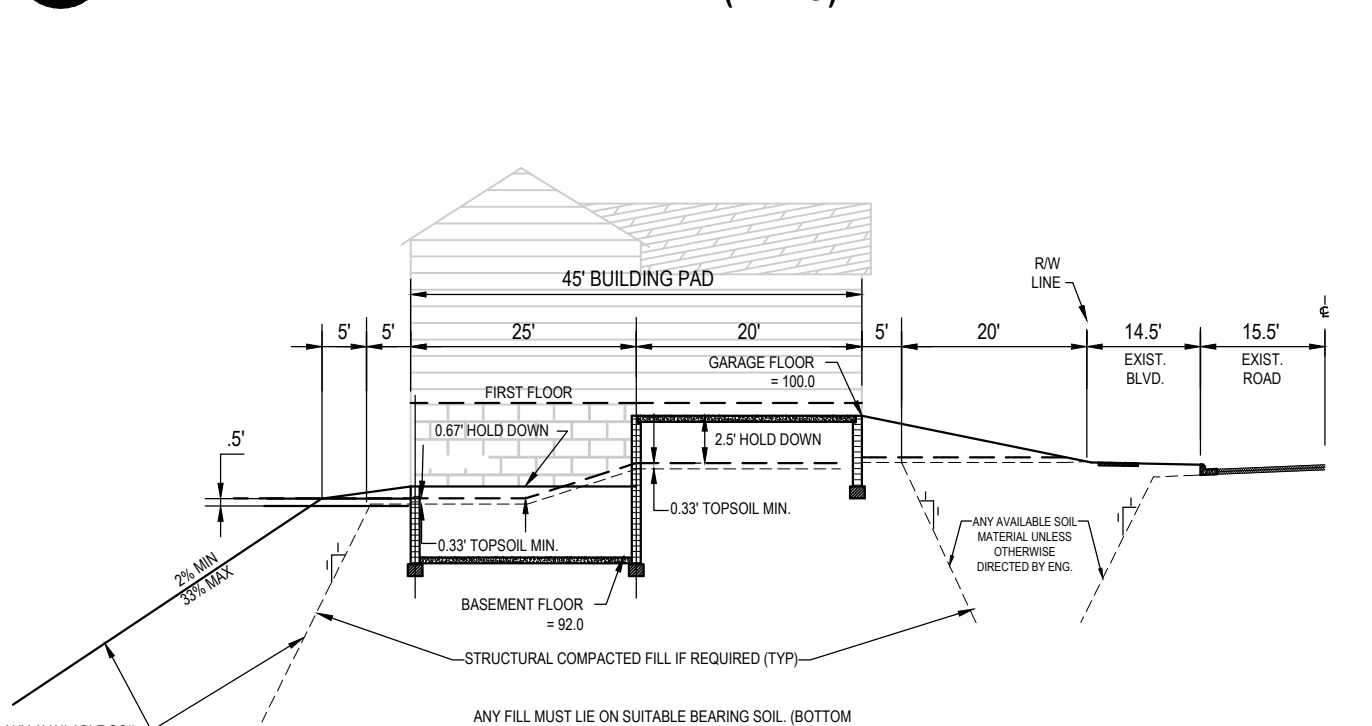
- Contact utility service providers for field location of services 72 hours prior to beginning grading.
- Refer to the Geotechnical Report prepared by Independent Testing Technologies, Inc., Dated September 24, 2019, for additional information on backfill material and groundwater conditions.
- Remove 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.
- 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 thickness 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).
- Builders are responsible for two tree per lot per city requirements.

LOT BY LOT TABULATION

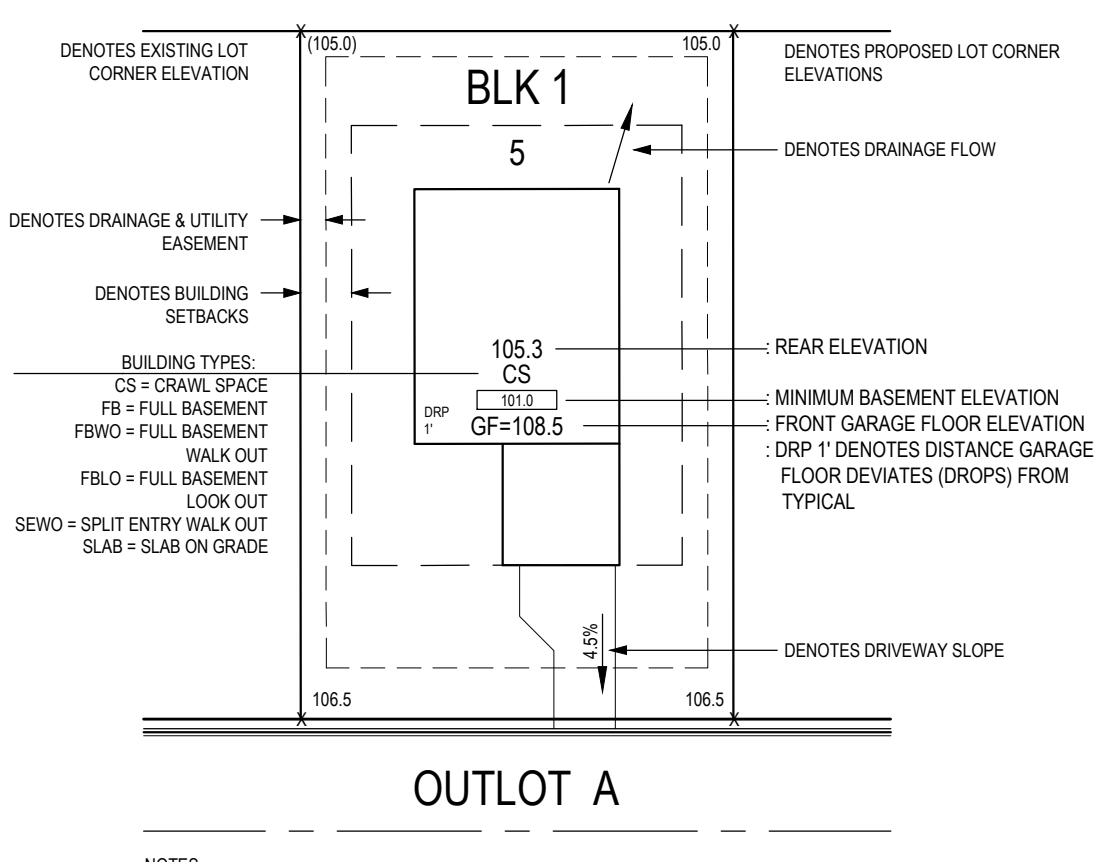
Lot	Block	House Type	Garage Floor Ele	Driveway Grade (%)	Lowest Floor Elev.	Lowest Opening Elev. (Living Space)	100 Year Flood Ele	Emergency Overflow Ele	Highest Anticipated Water Table or Mottled Soil
1	1	FBWO	879.0	5.6	871.5	871.5	865.4	869.5±	862.0
2	1	FBWO	878.0	6.0	870.5	870.5	865.4	869.5±	862.0
3	1	FBWO	877.0	6.4	869.5	869.5	865.4	869.5±	862.0
4	1	FBWO	875.5	4.8	868.0	868.0	865.4	869.5±	862.0
5	1	FBLO	875.0	7.3	867.5	867.5	865.4	869.5±	862.0
6	1	FBLO	874.0	7.9	866.5	866.5	865.4	869.5±	862.0
7	1	FBLO	873.5	7.9	866.0	866.0	865.4	869.5±	862.0
8	1	FBLO	873.5	7.7	865.5	865.5	865.4	869.5±	862.0
9	1	FBLO	872.5	6.5	865.0	865.0	865.4	869.5±	862.0
10	1	FBLO	872.0	5.4	864.5	864.5	865.4	869.5±	862.0
11	1	FBLO	872.0	5.8	864.5	864.5	865.4	869.5±	862.0
12	1	FBLO	872.0	5.0	864.5	864.5	865.4	869.5±	862.0
13	1	FBLO	872.0	4.2	864.5	864.5	865.4	869.5±	862.0
14	1	FBLO	872.5	5.4	865.0	865.0	865.4	869.5±	862.0
15	1	FBLO	873.0	5.0	865.5	865.5	865.4	869.5±	862.0
16	1	FBLO	872.7	4.0	865.2	865.2	865.4	869.5±	862.0
17	1	FBLO	872.3	3.6	864.8	864.8	865.4	869.5±	862.0
18	1	FBLO	872.0	4.0	864.5	864.5	865.4	869.5±	862.0



2 FULL BASEMENT WALK OUT (FBWO) NO SCALE



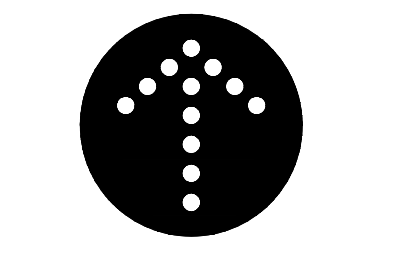
3 FULL BASEMENT LOOK OUT (FBLO) NO SCALE



1 TYPICAL LOT DETAIL NO SCALE



Know what's Below. Call before you dig.



CERTIFICATION

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.

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY PLAT
06.30.2020

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 C301LDP007.dwg

PROJECT NO. LDP19007

GRADING, DRAINAGE, PAVING AND EROSION CONTROL

C3.1

SHEET NO. 5/10

NPDES PERMIT AND SWPPP COMPONENTS

- The current Minnesota Construction Stormwater General Permit dated Month Day, 2019 is referenced in this document as the Permit.

The SWPPP includes the following components:

- Construction Documents prepared by Landform
- Stormwater Narrative prepared by Landform
- Maintenance Plan for permanent stormwater BMPs
- Geotechnical Report prepared by Independent Testing Technologies, Inc.

All components must be kept onsite by the Operator. The Operator shall contact Civil Engineer if they do not have all of the above documents.

SITE INFORMATION

Site location: Latitude: 45.238914, Longitude: -93.455900

Disturbed area = 3.7 ac.
Pre-construction impervious area within disturbed area = 0.0 ac.
Post-construction impervious area within disturbed area = 2.3 ac.
Net change in impervious area within disturbed area = 2.3 ac.

Type of stormwater management:

- Regional ponds
- Infiltration credits purchased from the city

Erosion prevention and sediment control quantities are on sheet C3.1.

SITE EVALUATION / ASSESSMENT / PLANNING

- The Operator shall have primary responsibility and significant authority for the development, implementation, maintenance, inspection and amendments to the approved SWPPP. Duties include but are not limited to:
 - Ensuring full compliance with the SWPPP and the Permit
 - Implementing all elements of the SWPPP, including but not limited to:
 - Implementing prompt and effective erosion and sediment control measures
 - Implementing all non-storm water management, and good housekeeping BMPs ensuring that no materials other than Storm water are discharged in quantities, which will have an adverse effect on receiving waters or storm drain systems, etc.
 - Conducting routine inspections and maintenance
 - Ensuring elimination of all unauthorized discharges
 - Coordinating to ensure all of the necessary corrections / repairs are made immediately, and that the project complies with the SWPPP, the Permit, and approved plans at all times.

STORMWATER POLLUTION PREVENTION MANAGEMENT MEASURES

- Operator must develop pollution prevention management measures, implement good housekeeping BMPs, must follow all applicable federal, state, and local building codes, Occupational Safety and Health Act (OSHA), and the general conditions and general requirements of the construction contract.
- The Operator shall minimize the exposure to stormwater of any of the products, material, or wastes stored on site that may wash down or contaminate stormwater.
- Building products that have the potential to leach pollutants must be under cover.
- Chemicals and landscape materials shall be under cover to prevent the discharge of pollutants.
- Operator to track progress of the following items on site maps: portable toilets, material storage areas, vehicle and equipment fueling and maintenance areas, concrete washouts, paint and stucco washouts, dumpsters or other trash and debris containers, spill kits, stockpiles, any other non-structural non-storm water management BMPs, any temporarily removed structural BMPs, any changes to the structural BMPs.
- Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
- Hazardous waste: oil, gasoline, paint and any hazardous substances must be properly stored in sealed containers to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste or materials must be in compliance with Minn. R. Ch. 7045 including secondary containment as applicable.
- Portable toilets must be positioned so that they are secure and will not be tipped or knocked over.
- Concrete and other washout waste: operator must provide effective containment for all liquid and solid wastes generated by washout operations. The liquid and solid wastes must not contact the ground, and the containment must be designed so that it does not result in runoff from the washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA rules. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.
- External vehicle washing: external washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed on site.
- Operator shall take reasonable steps to prevent the discharge of spilled or leaked chemicals, including fuel, from any area where they will be loaded or unloaded as detailed in the Permit.

SWPPP CONTACT AND TRAINING INFORMATION

- Owner:
 - DC RAMSEY, LLC
 - attn: Darren Lazan
 - 105 S. 5TH AVE STE 513
 - MINNEAPOLIS, MN 55401
 - 612-252-9070
 - dlazan@landform.net
- SWPPP Designer:
 - Randy Hedlund, P.E.
 - Landform Professional Services
 - 105 South Fifth Avenue, Suite 513
 - Minneapolis, Mn 55401
 - 612-252-9070
 - rhedlund@landform.net
 - Certification: U Of MN, Design Of Construction SWPPP, Exp. May 31, 2022
- SWPPP Inspector / Manager:
 - To Be Determined: Contact Owner until Contractor And SWPPP Inspector / Manager is selected.
 - Certification: .Exp.
- BMP Installation And Repair:
 - To Be Determined: Contact Owner until BMP Installer And Maintainer is selected.
 - Certification: .Exp.
- BMP Long Term Maintenance:

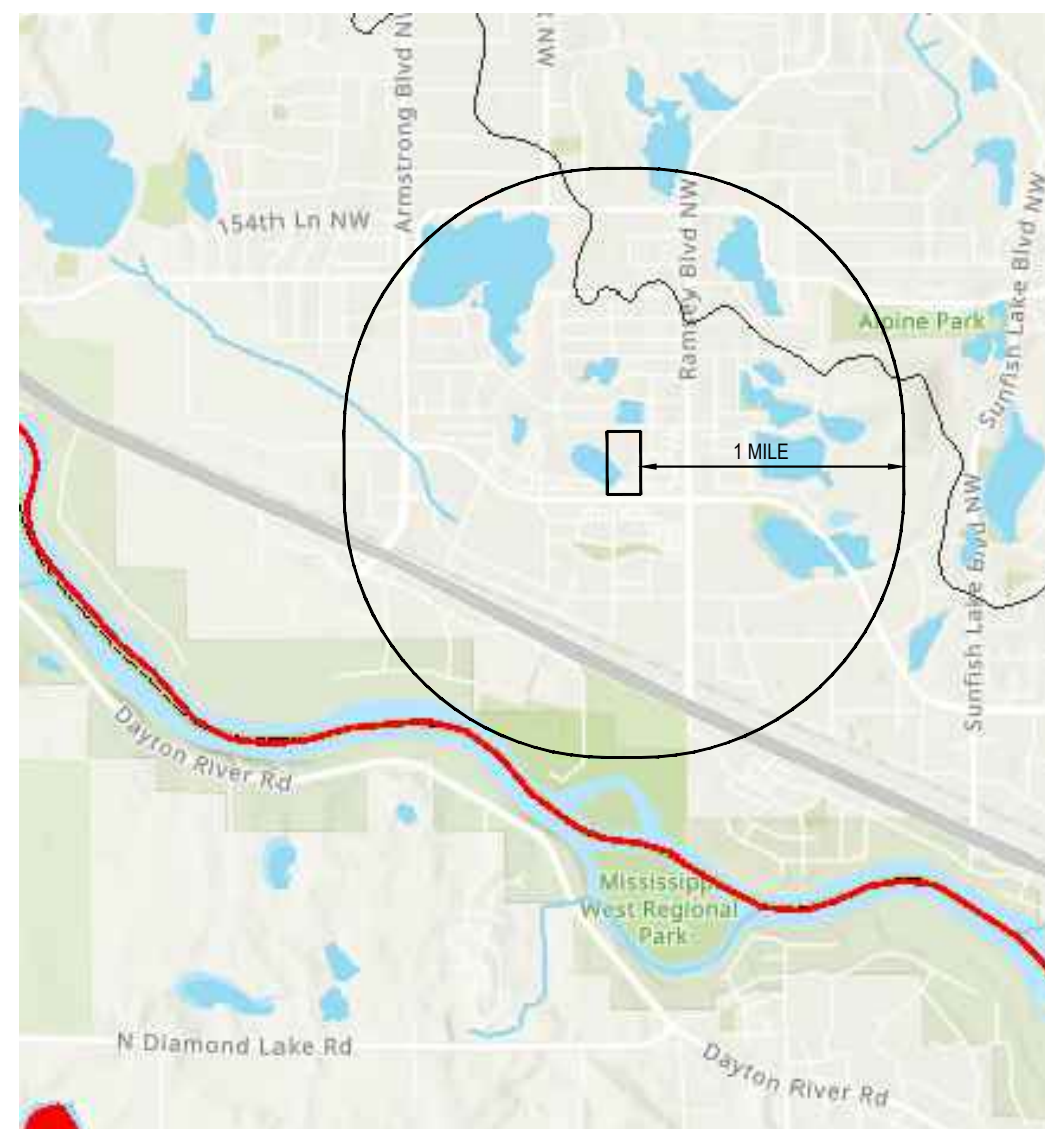
DESCRIPTION OF CONSTRUCTION ACTIVITY

- Construction activity includes erosion and sediment control BMPs installation, clearing and grubbing, site grading, utility installation, building construction, paving, and landscaping.

SCHEDULE OF BMP INSTALLATION AND CONSTRUCTION ACTIVITY

- Install perimeter sediment control BMPs prior to start of other site work. Refer to Grading, Drainage, Paving and Erosion Control sheet(s) for initial locations of BMPs.
- Perform work in phases to minimize disturbed area at any one time. Operator to develop phasing plan prior to start of work.
- Strip topsoil from areas to be disturbed and stockpile with perimeter sediment control BMPs. Provide stabilization if stockpile is left longer than 14 days.
- Rough grade site.
- Install utilities.
- Install small utilities (gas, electric, communications).
- Final grade pavement areas and compact subgrade.
- Lay down pavement aggregate and compact.
- Install curb and gutter. Backfill after a minimum of three days and provide a minimum of two rolls of sod at the back of curb.
- Provide final stabilization.
- Remove temporary BMPs and dispose of properly.

WATERS WITHIN ONE MILE OF SITE



STORMWATER POLLUTION MITIGATION MEASURES

- Required stormwater mitigation measures to meet the final environmental review document are:
 - Pretreatment Wet Pond
 - Regional Ponds
 - Infiltration credits purchased from the City of Ramsey

MN SPECIAL (PROHIBITED, RESTRICTED, OTHER) & IMPAIRED WATERS

- There are no impaired waters within 1 mile of the Project site.
- Project Site is within the Lower Rum River Watershed Management Organization District.

EROSION PREVENTION AND SEDIMENT CONTROL

- See Grading, Drainage, Paving and Erosion Control sheets for the location and type of temporary erosion prevention and sediment control BMPs. See Grading and Drainage, Utility, and Landscape sheets for the location and type of permanent erosion prevention and sediment control BMPs.
- Minimize Disturbed Areas and Protect Natural Features and Soil
Appropriate construction practices (e.g. construction phasing, vegetative buffer strips, horizontal slope grading) shall be used to minimize erosion.
Areas not to be disturbed (buffers, infiltration basins, etc.) shall be protected with construction or silt fence before work begins.
Operator shall develop methods to minimize soil compaction outside of building pads, pavement areas and utility trenches and shall use tracked equipment wherever practicable.
Topsoil shall be salvaged and reused to the extent practicable.
- Phase Construction Activity
Operator must not disturb more land than can be effectively inspected and maintained.
Sediment control practices shall be established on all down gradient perimeters before any upgradient land disturbing activities begin. These practices shall remain in place until final stabilization has been established in accordance with the Permit.
The timing of the installation of sediment control practices may be adjusted to accommodate short-term activities such as clearing or grubbing, or passage of vehicles. Any short-term activity must be completed as quickly as possible and the sediment control practices shall be installed immediately after the activity is completed. However, sediment control practices shall be installed before the next precipitation event even if the activity is not complete.
- Control Stormwater Flowing onto and Through the Project

The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, shall be stabilized within 200 linear feet from the property edge, or from the point of discharge into any surface water.

Stabilization of the last 200 linear feet shall be completed within 24 hours after connecting to a surface water.

Stabilization of the remaining portions of any temporary or permanent ditches or swales shall be complete within 14 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.

Temporary or permanent ditches or swales that are being used as a sediment containment system (with properly designed rock ditch checks, bio rolls, silt dikes etc.) do not need to be stabilized. These areas shall be stabilized within 24 hours after no longer being used as a sediment containment system.

- Stabilize Soils

All exposed soil areas, including stockpiles, must be stabilized.

Stabilization must be started immediately to limit soil erosion when the construction activity in that portion of the site has temporarily or permanently ceased and will not resume for 14 calendar days. Stabilization must be complete within 14 days of cessation of construction activity.

Temporary soil stockpiles shall have silt fence or other effective sediment controls, and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the storm water.

Temporary stockpiles without significant silt, clay or organic components (e.g. clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces, are exempt from this requirement.

- Protect Slopes
Operator shall avoid work on slopes with a grade of 3:1 or greater when practicable. Grading on slopes with a grade of 3:1 or steeper will require techniques such as phasing and stabilization practices designed for steep slopes (e.g. slope draining and terracing).

- Protect Storm Drain Inlets

All storm drain inlets shall be protected by appropriate BMPs during construction until all sources with potential for discharging to the inlet have been stabilized. Inlet protection may be temporarily removed if a specific safety concern has been identified.

- Provide Energy Dissipation at all Pipe Outlets within 24 Hours

After connection to a surface water or permanent stormwater treatment system.

- Establish Perimeter Controls and Sediment Barriers

Prior to disturbing soils on a project site, establish sediment control BMPs on all down-gradient perimeters and where site discharges to public waters.

- Retain Sediment On-site and Control Dewatering Practices

Discharge shall not cause nuisance conditions, erosion in receiving channels, adversely affect receiving water or impact wetlands, or downstream properties. Discharge points shall be adequately protected from erosion and scour by accepted energy dissipation measures.

Discharge water containing oil or grease shall be treated to remove oil or grease prior to discharge to surface waters.

Refer to Permit requirements for temporary or permanent sediment basins.

- Establish Stabilized Construction Exits

Vehicle tracking pads shall be established as shown on the Grading, Drainage, Paving and Erosion Control sheet to minimize tracking of sediment from the construction site onto adjacent streets.

- Reserved

- Remove Sediment from Surface Waters

All sediment deposits and deltas must be removed from surface waters, including drainage ways, catch basins, and other drainage systems, and the removal areas restabilized within seven (7) days.

TEMPORARY SEDIMENTATION BASIN(S)

- This project does not have more than ten disturbed acres draining to a common location and the site DOES NOT drain to an impaired or special water, therefore a temporary sediment basin is not required.

POST CONSTRUCTION / PERMANENT BMPs

- See Grading and Drainage, Utility, and Landscape sheets for post construction and permanent stormwater BMPs.

INSPECTIONS AND MAINTENANCE

- Permittees must ensure that a trained person will inspect the entire construction site at least once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5-inches in 24 hours.
 - Inspections shall include stabilized areas, erosion prevention and sediment control BMPs, and infiltration areas.
 - Permittees must record all inspection and maintenance activities within 24 hours of being conducted as detailed in the Permit.
 - Inspection Records content shall include:
 - Date and time of inspections;
 - Name of persons conducting inspections;
 - Findings of inspections, including specific locations where corrective actions are needed;
 - Corrective actions taken including dates, times, and the party taking the corrective action;
 - Dates of all rainfall events greater than 1/2 inch in 24 hours (refer to Permit for measurement requirements);
 - Any discovered discharge must be recorded, including photographs, descriptions of discharge (color, odor, settled or suspended solids, oil sheen, or other obvious indicators of pollution), and specific location of discharge location;
 - Any amendments to the Permit as a result of inspections must be documented within seven calendar days as described in the Permit
 - BMP Maintenance:
 - Nonfunctional BMPs must be repaired or replaced by the end of the next business day after discovery unless a different time frame is indicated.
 - Follow the designer's or manufacturer's recommended maintenance procedures for all BMPs.
 - Remove sediment from BMPs when the depth of sediment has reached 1/2 the height of the BMP and properly dispose of sediment into controlled areas to prevent soil from returning to the BMP during subsequent rain events.
 - Remove sediment from paved roadways within one calendar day of discovery.
 - Remove sediment from around BMPs protecting storm drain inlets.
 - Surface waters with evidence of sediment deposition must be stabilized and sediment removed within seven calendar days of discovery, or as stated by the Permit.
 - Ensure that construction support activities, including borrow areas, waste areas, contractor work areas, and material storage areas and dedicated concrete and asphalt batch plants are cleaned and maintained.
 - Replace damaged BMPs that no longer operate effectively.
- Add BMPs as needed during construction to minimize erosion and prevent sediment from leaving the site.

RECORD KEEPING / RECORD RETENTION

- The SWPPP (original or copies), including all changes to it, and inspections and maintenance records, shall be kept at the site during construction by the Owner / Operator who has operational control of that portion of the site. The SWPPP can be kept in either the field office or in an on site vehicle during normal working hours.
- All Owners(s) must keep the SWPPP, along with the following additional records, on file for three (3) years after submittal of the Notice of Termination (NOT). This does not include any records after submittal of the NOT.
 - The following is a list of records that shall be kept at the project site available for inspectors to review:
 - Copy of the SWPPP, with any modifications;
 - Inspection and maintenance records;
 - Permanent operation and maintenance agreements;
 - Calculations for the design of temporary and permanent stormwater management systems;
 - Any other permits required for the project;
 - Records of all inspection and maintenance conducted during construction; and
 - All permanent operation and maintenance agreements that have been implemented, including all right-of-way, contracts, covenants and other binding requirements regarding perpetual maintenance
 - Send weekly rainfall event inspection reports to the city inspector.

LOG OF CHANGES TO THE SWPPP / AMENDMENTS

- The Owner / Operator(s) must amend the SWPPP as necessary to include additional requirements, such as additional or modified BMPs, designed to correct problems identified or address situations as detailed in the Permit.

FINAL STABILIZATION

- The Owner / Operator(s) must ensure final stabilization of the site. Final stabilization includes:
 - Ensuring all areas have permanent cover.
 - Vegetative areas must have perennial cover with a density of 70% of expected final growth.

TERMINATION OF COVERAGE

- Owner / Operator(s) wishing to terminate coverage under the Permit must submit a Notice of Termination (NOT) to the MPCA. Compliance with the Permit is required until a NOT is submitted. Refer to the Permit for details. Conditions for submitting a NOT include:
 - Site must have achieved final stabilization (refer to section above).
 - The permanent stormwater treatment and conveyance systems must be clean and all accumulated sediment removed.
 - All temporary synthetic erosion prevention and sediment control BMPs must be removed from the site and disposed of properly.
 - Single Family Residential - Permit termination on individual lots occurs once building construction is complete, temporary erosion prevention and downgradient perimeter control is complete, the residence sells to the homeowner, and the permittee distributes the MPCA's "Homeowner Fact Sheet" to the homeowner.
 - Send notice of termination to the city for review prior to submittal.

DEVELOPER

DC RAMSEY, LLC

105 S. 5TH AVE. STE 513
Minneapolis, MN 55401

MUNICIPALITY



PROJECT

GARDEN VIEW

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
04 MAY 2020	Preliminary Plat	RCH
15 MAY 2020	Preliminary Plat	RCH
30 JUNE 2020	Revisions Per City Comments	RCH

CERTIFICATION

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.

Randy C. Hedlund
Licenses:
Signatures shown are a digital signature of original. Their approval is shown on file at Landform Professional Services, LLC and in the original copy of this plan on file at the City of Ramsey.

PRELIMINARY NOT FOR CONSTRUCTION

IF THIS SHEET 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

06.30.2020

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 C302LDP007.dwg

PROJECT NO. LDP19007

MN SWPPP NOTES

C3.2

SHEET NO. 6/10

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DATE	ISSUE / REVISION	REVIEW
04 MAY 2020	Preliminary Plat	RCH
15 MAY 2020	Preliminary Plat	RCH
30 JUNE 2020	Revisions Per City Comments	RCH

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.

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY PLAT
06.30.2020

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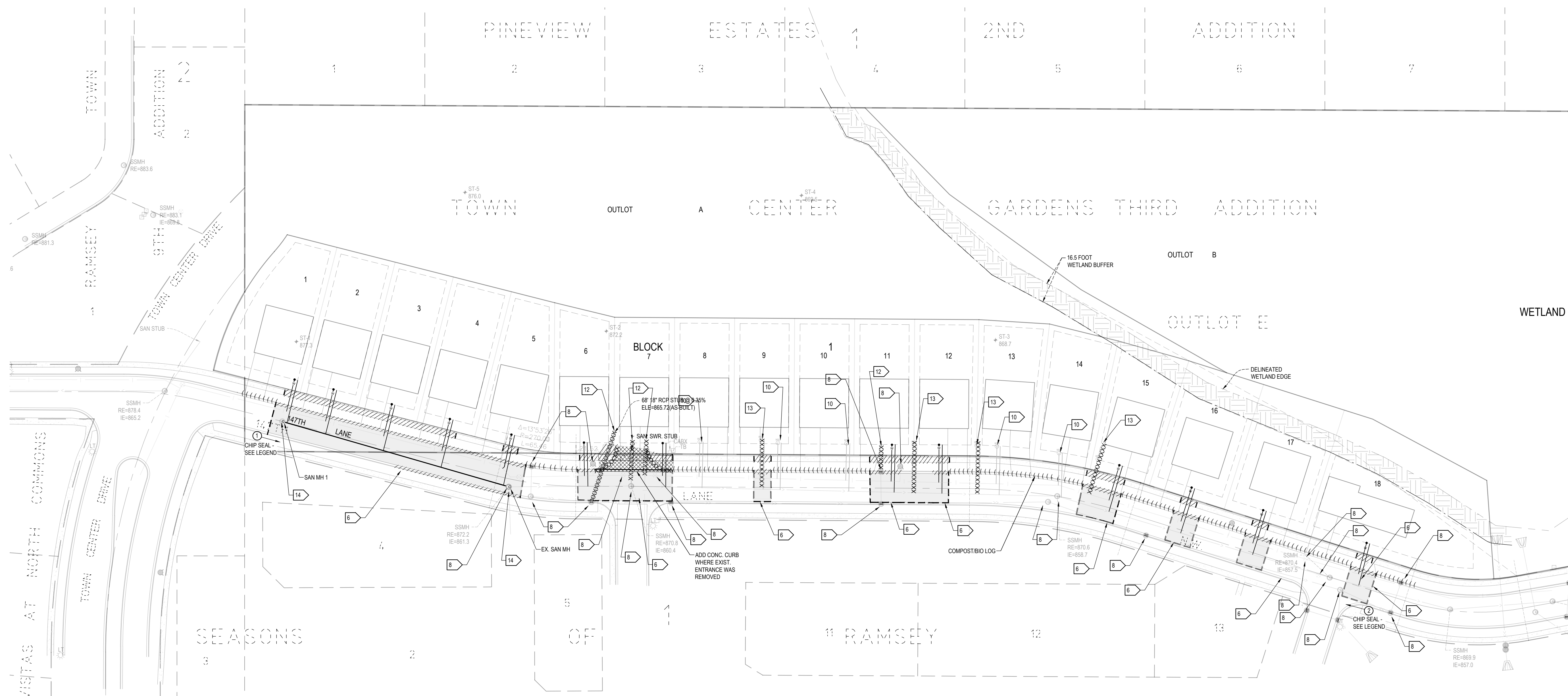
105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

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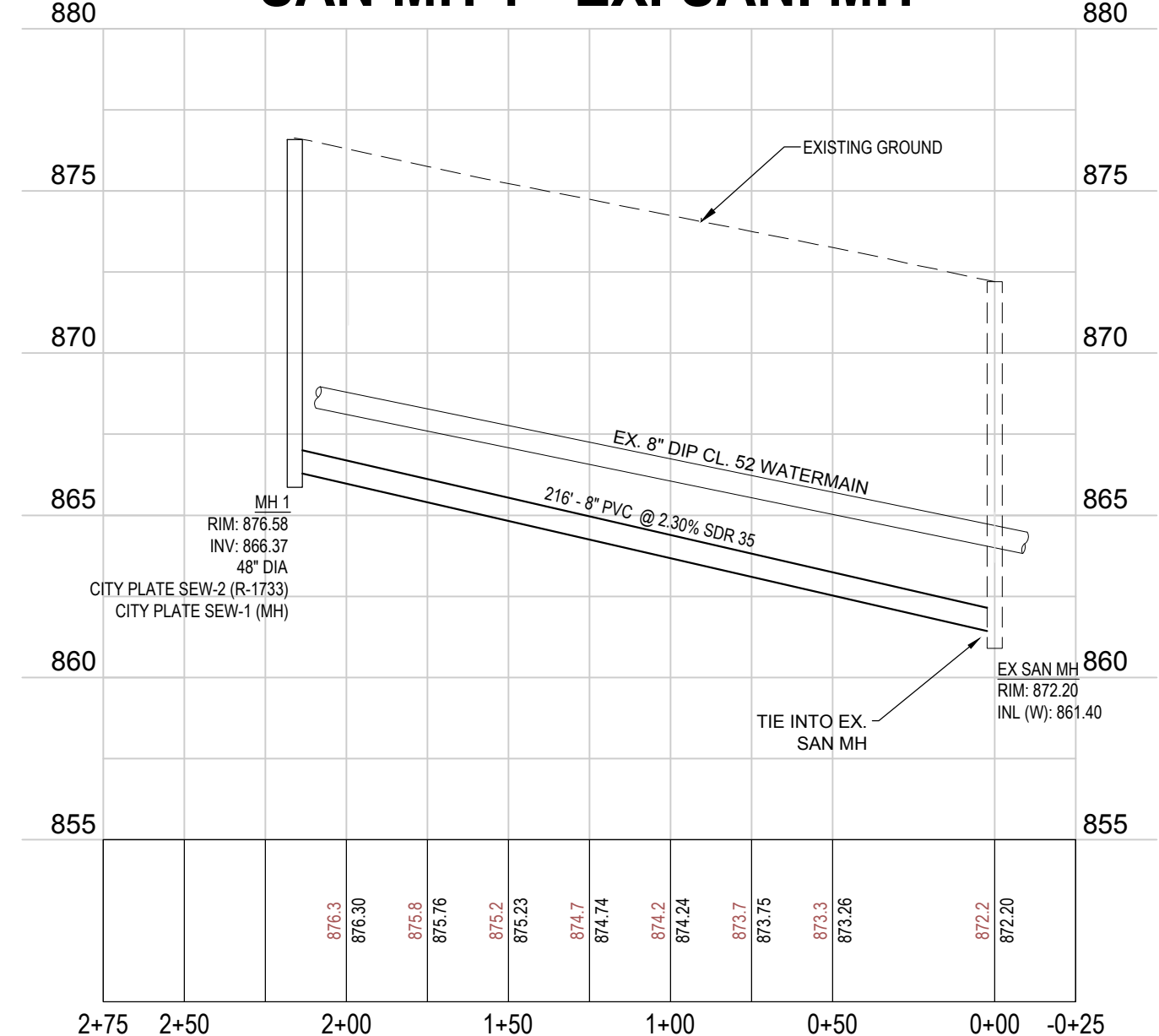
PROJECT NO. LDP19007

UTILITY & EXIST. UTILITY/ PAVEMENT/ DEMO & REPLACEMENT PLAN

C4.1



SAN MH 1 - EX. SAN. MH



SANITARY SEWER AND WATER SERVICE CALCULATIONS

LOT #	BLOCK #	(S) WYE	(S) INV	(W) STA	(W) ELEV.	L.F. OF 1" COPPER	LFE
1	1	2+12	868.1	2+15	878.1	30	871.5
2	1	1+75	866.7	1+78	876.6	30	870.5
3	1	1+20	865.0	1+23	875.0	30	869.5
4	1	0+65	864.5	0+68	874.5	30	868.0
5	1	0+05	863.8	0+08	873.8	30	867.5
6	1	0+40	862.8	0+43	872.8	30	866.5
7	1	3+59	862.0	3+62	872.0	30	866.5
*8	1	3+23	863.0	3+26	871.6 ADJUST TO 871.9	EXIST	866.0
*9	1	2+57	863.0	2+60	871.4 ADJUST TO 871.5	EXIST	865.5
*10	1	1+89	863.0	1+92	870.9 ADJUST TO 871.1	EXIST	865.0
11	1	1+50	861.1	1+53	871.1	34	864.5
12	1	1+06	861.2	1+09	871.2	35	864.5
*13	1	0+52	863.5	0+55	870.7 ADJUST TO 871.2	EXIST	864.5
*14	1	2+58	863.5	2+61	871.6	EXIST	865.0
15	1	2+11	862.2	2+14	872.2	33	865.5
16	1	1+43	861.5	1+46	872.1	32	865.2
17	1	0+74	861.0	0+77	871.8	32	864.8
18	1	0+87	861.0	0+90	871.0	29	864.5

(W) STA ARE 3' UPSTREAM OF (S) WYE
* DENOTES DATA AND EXIST. SERVICES TO BE CONNECTED TO PER RECORD PLAN DATED 04/16/09

LEGEND

- ||||| CURB/SIDEWALK REMOVAL AND REPLACEMENT
- - - SAW CUT
- XXXXXXXXX EXIST. UTILITY/CURB REMOVAL
-)))))) COMPOST/BIO LOG
- PAVEMENT REMOVAL AND REPLACEMENT (RESTORE TO ORIGINAL STREET SECTION - SEE DETAIL STR.25)
THEN CHIP SEAL COAT THE WHOLE ROADWAY FROM POINT (1) TO POINT (2)
- PAVEMENT REMOVAL/SIDEWALK REMOVAL

DEMOLITION NOTES

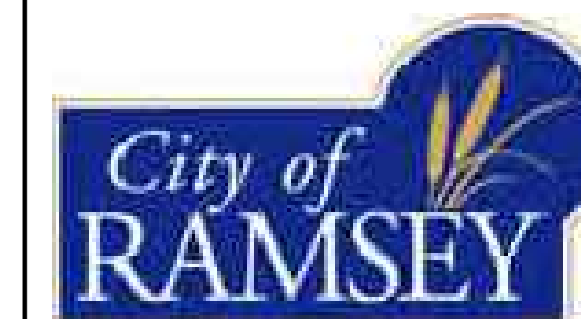
- OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
- COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
- REFER TO DETAIL STR-25 FOR STREET PAVING REQUIREMENTS. REMOVE CONCRETE WALKS AND CURBING TO THE NEAREST EXISTING JOINT BEYOND SAWCUT LINE.
- SEE SHEET C3.1 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
- COMPLETE DEMOLITION WITH MINIMAL DISRUPTION OF TRAFFIC. COORDINATE LANE CLOSURES WITH THE REGULATORY AUTHORITY AND PROVIDE ADVANCE NOTIFICATION TO AFFECTED EMERGENCY RESPONSE PROVIDERS. NOTIFY NEIGHBORING PROPERTIES AND CITY AT LEAST 1 WEEK PRIOR TO STARTING WORKING WITHIN THE PUBLIC STREETS.
- PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL, AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION. USE INDOT TRAFFIC CONTROL MANUAL FOR LAYOUT. CITY MUST APPROVE LAYOUTS BEFORE CONSTRUCTION BEGINS.
- PROTECT STRUCTURES, UTILITIES, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED FOR REMOVAL. DAMAGE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST.
- ABANDON WELLS AND ON SITE SEWAGE FACILITIES PRIOR TO ANY OTHER DEMOLITION IN ACCORDANCE WITH REQUIREMENTS OF REGULATORY AUTHORITIES.
- EXISTING SANITARY SEWER AND WATER SERVICES.
- HAUL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS, UNLESS NOTED OTHERWISE.
- REMOVE EXIST STORM SEWER, SANITARY SEWER BACK TO STRUCTURES AND REMOVE EXIST WATERMAIN BACK TO TEE.
- REMOVE EXIST. SANITARY SEWER AND WATER SERVICES TO MAINLINE AND CAP. SEE LEGEND FOR UTILITIES, CURB, SIDEWALK, AND BITUMINOUS REMOVAL AND/OR REPLACEMENT.
- ADJUST MH CASTING STRUCTURES TO MATCH EXISTING GRADE.

GENERAL NOTES

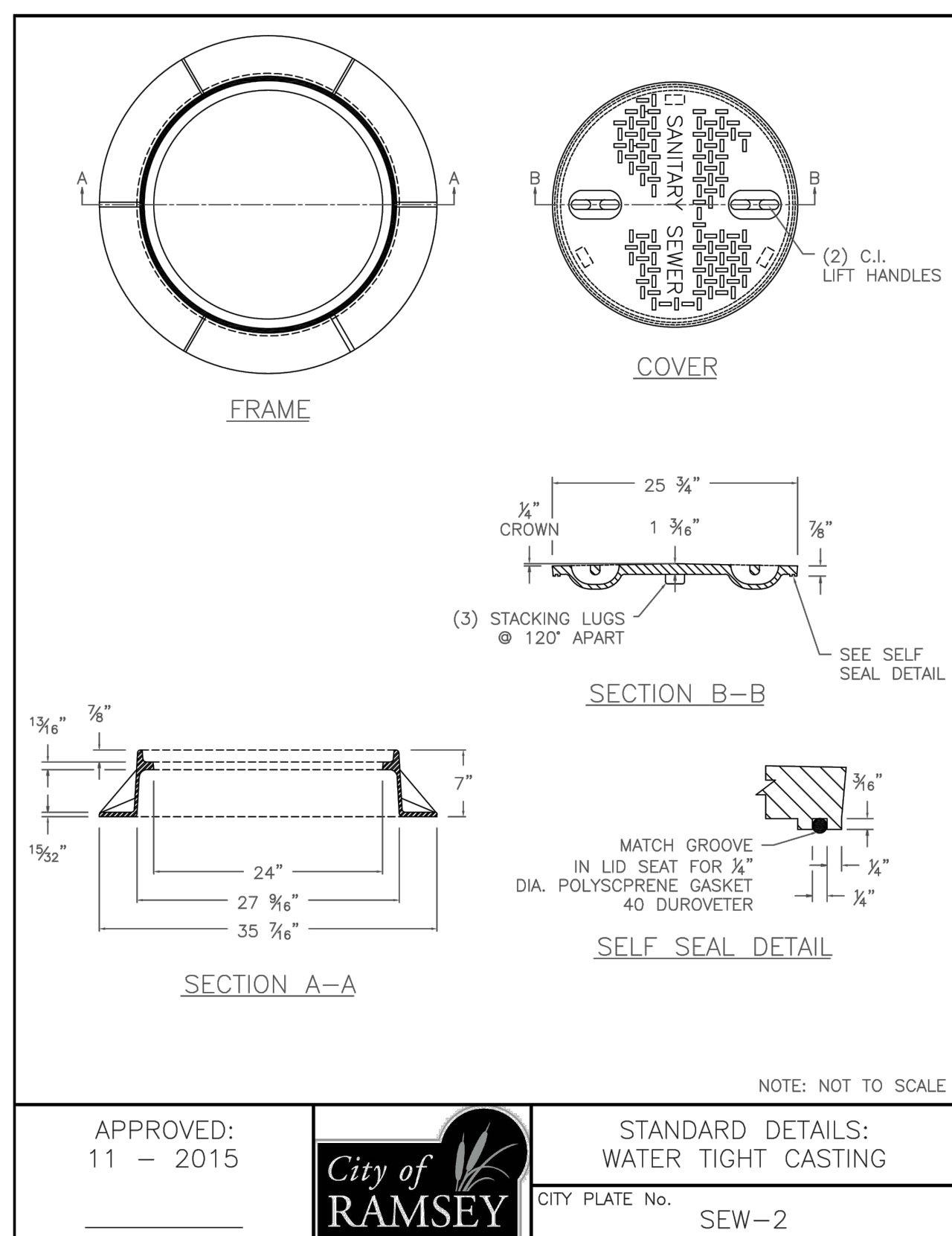
- FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES AT 612.252.9070.
- PIPE MATERIALS
WATER SERVICE 1" COPPER TYPE K (ASTM B88)
SANITARY SEWER 6" PVC SDR 35 (ASTM D3034, D2665, & F891)
SANITARY SEWER SERVICE 4" PVC SCHEDULE 40 (ASTM D1785, D2665, F794, & F1866)
STORM SEWER RCP 12"-18" CLASS 5 (ASTM C78)
- 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 (INCLUDING PRIVATE UTILITIES) PRIOR TO CONSTRUCTION OF NEW UTILITIES TO VERIFY DEPTHS OF EXISTING LINES. CONTACT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE DISCOVERED.
- 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 THE CITY OF RAMSEY UTILITIES, AT 763.433.9861 FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
- COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES TO EACH PAD.
- ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.
- COORDINATE WITH THE CITY ON THE RESTORATION OF THE STREET AFTER ALL PATCHES ARE INSTALLED. SEE LEGEND BELOW FOR MORE INFORMATION.

UTILITY NOTES

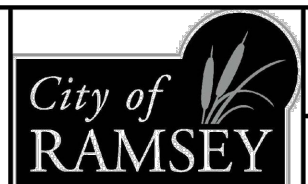
- ADJUST MH CASTING STRUCTURES TO MATCH EXISTING GRADE.



DATE	ISSUE / REVISION	REVIEW
04 MAY 2020	Preliminary Plat	RCH
15 MAY 2020	Preliminary Plat	RCH
30 JUNE 2020	Revisions Per City Comments	RCH



APPROVED:
11 - 2015

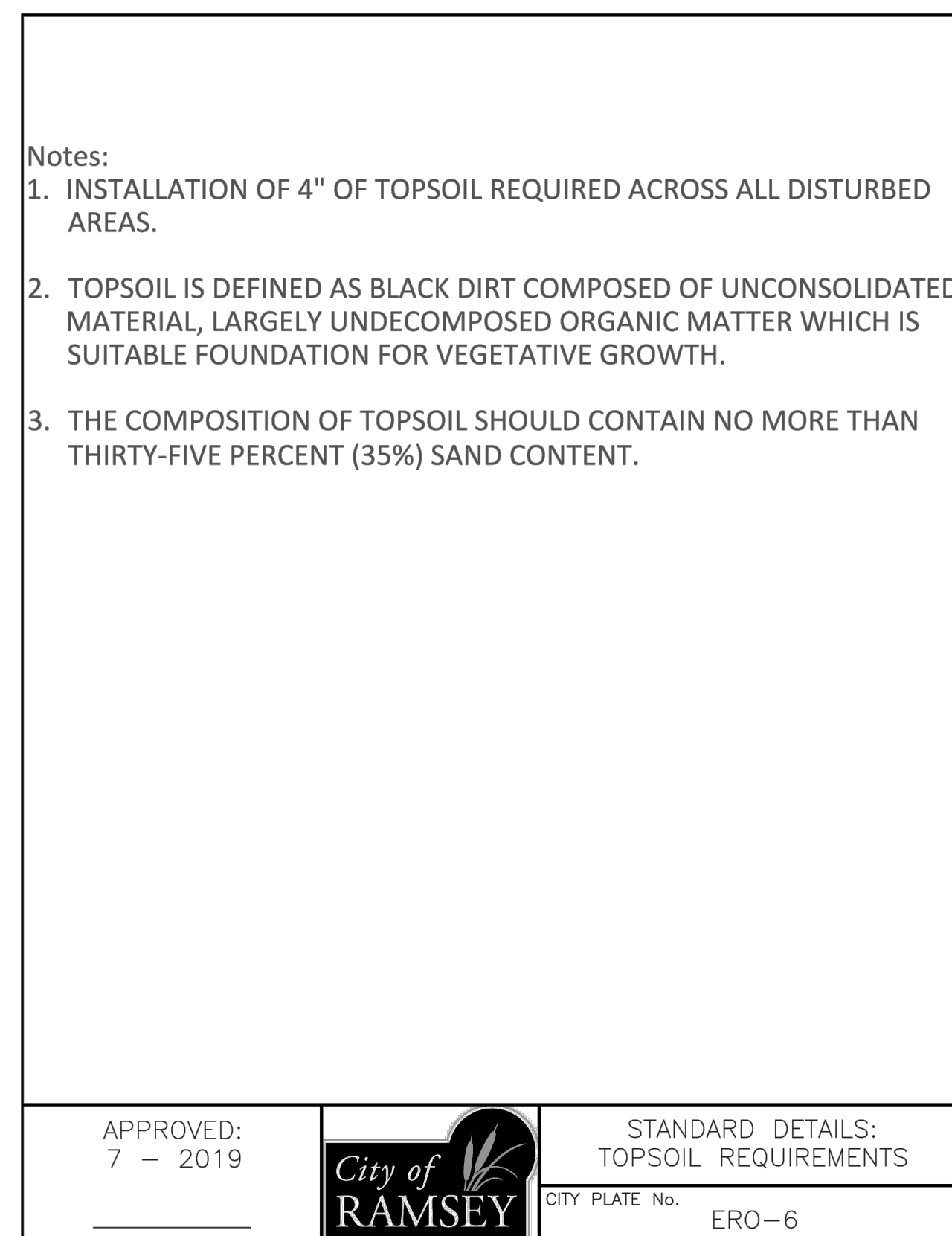


STANDARD DETAILS:
WATER TIGHT CASTING
CITY PLATE No. SEW-2

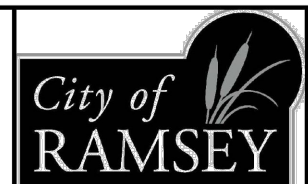
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WATER TIGHT CASTING

NO SCALE



APPROVED:
7 - 2019

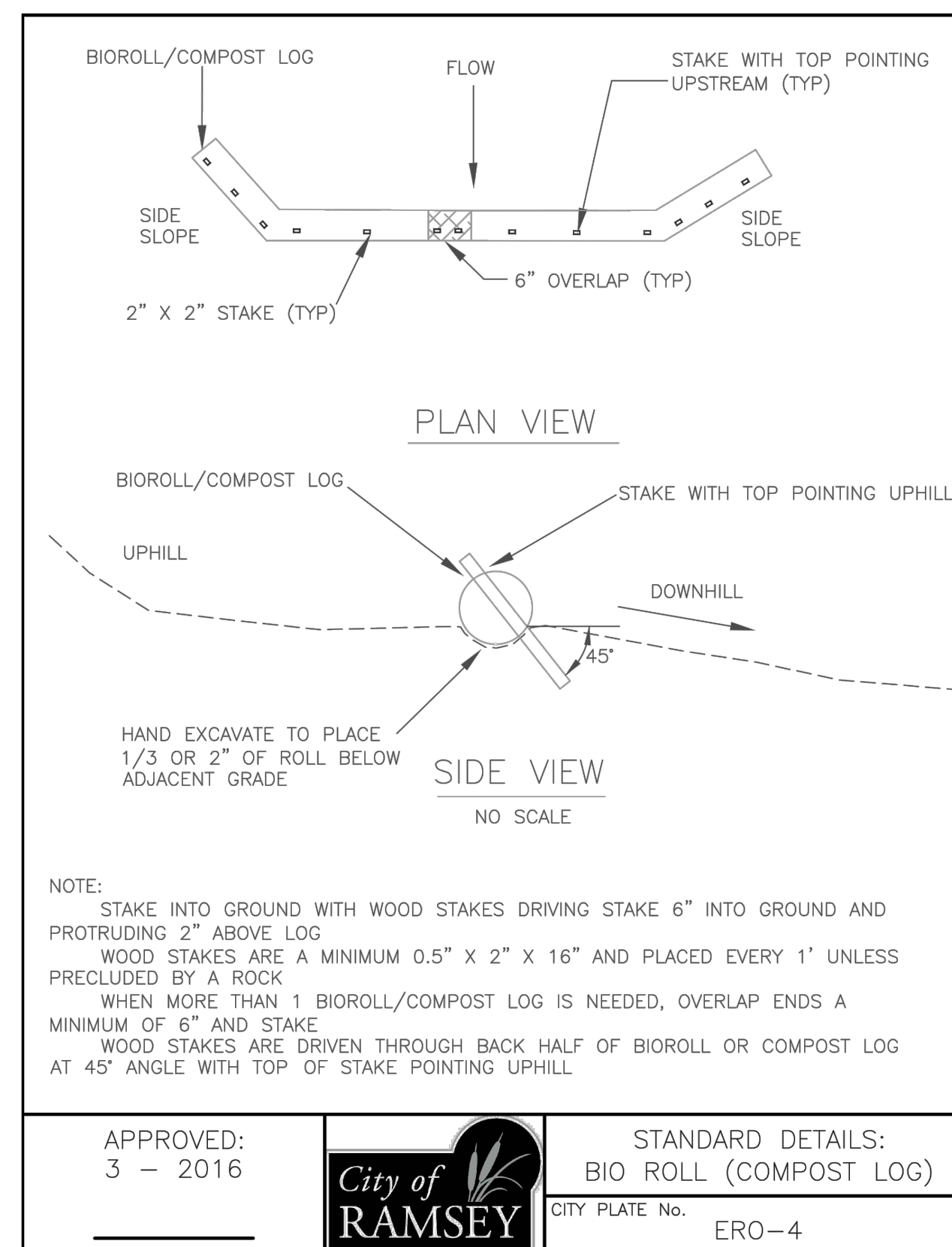


STANDARD DETAILS:
TOPSOIL REQUIREMENTS
CITY PLATE No. ERO-6

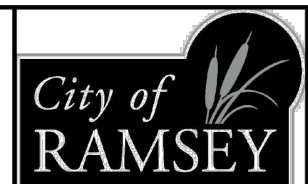
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TOPSOIL REQUIREMENTS

NO SCALE



APPROVED:
3 - 2016

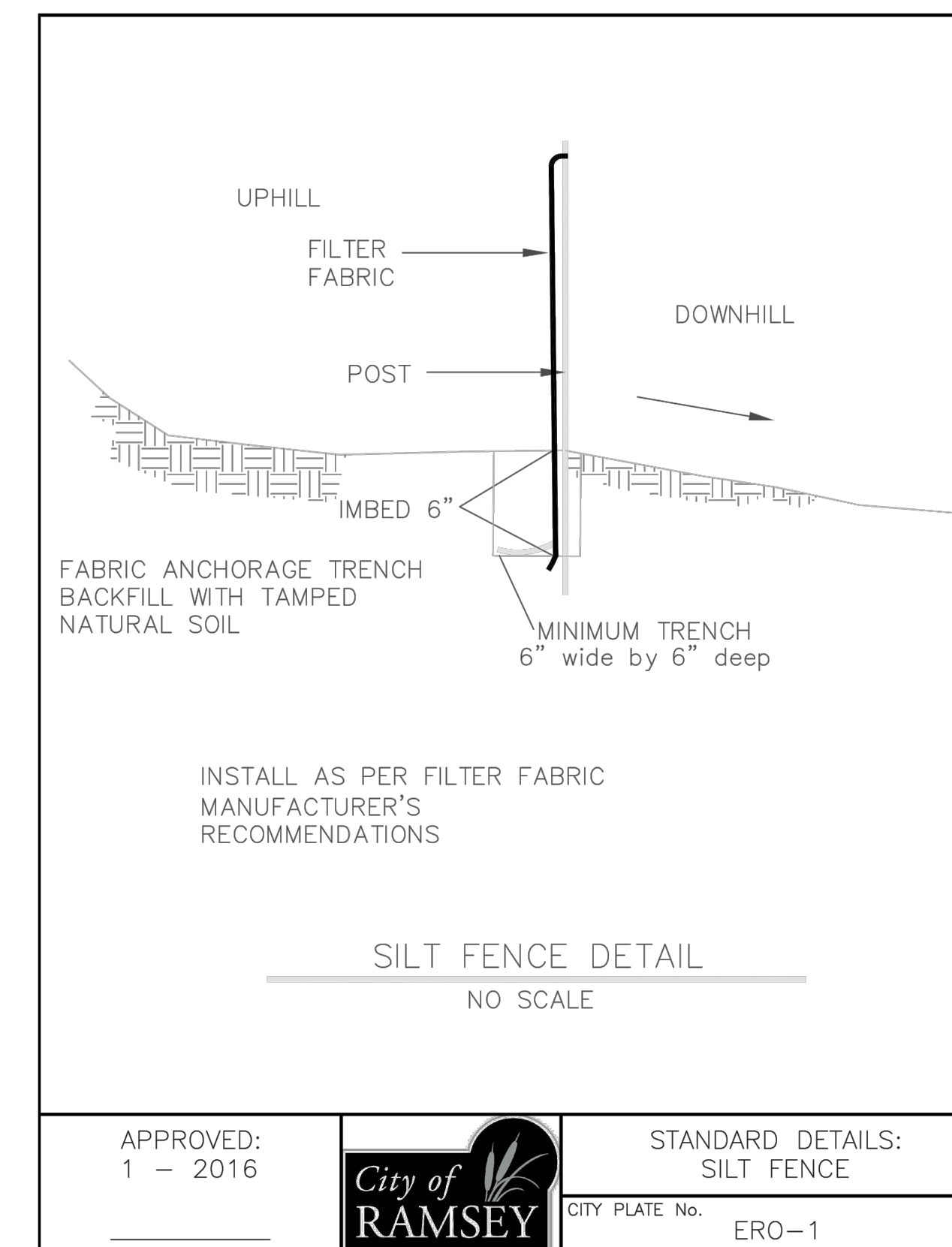


STANDARD DETAILS:
BIO ROLL (COMPOST LOG)
CITY PLATE No. ERO-4

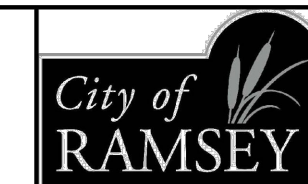
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BIO ROLL (COMPOST LOG)

NO SCALE



APPROVED:
1 - 2016

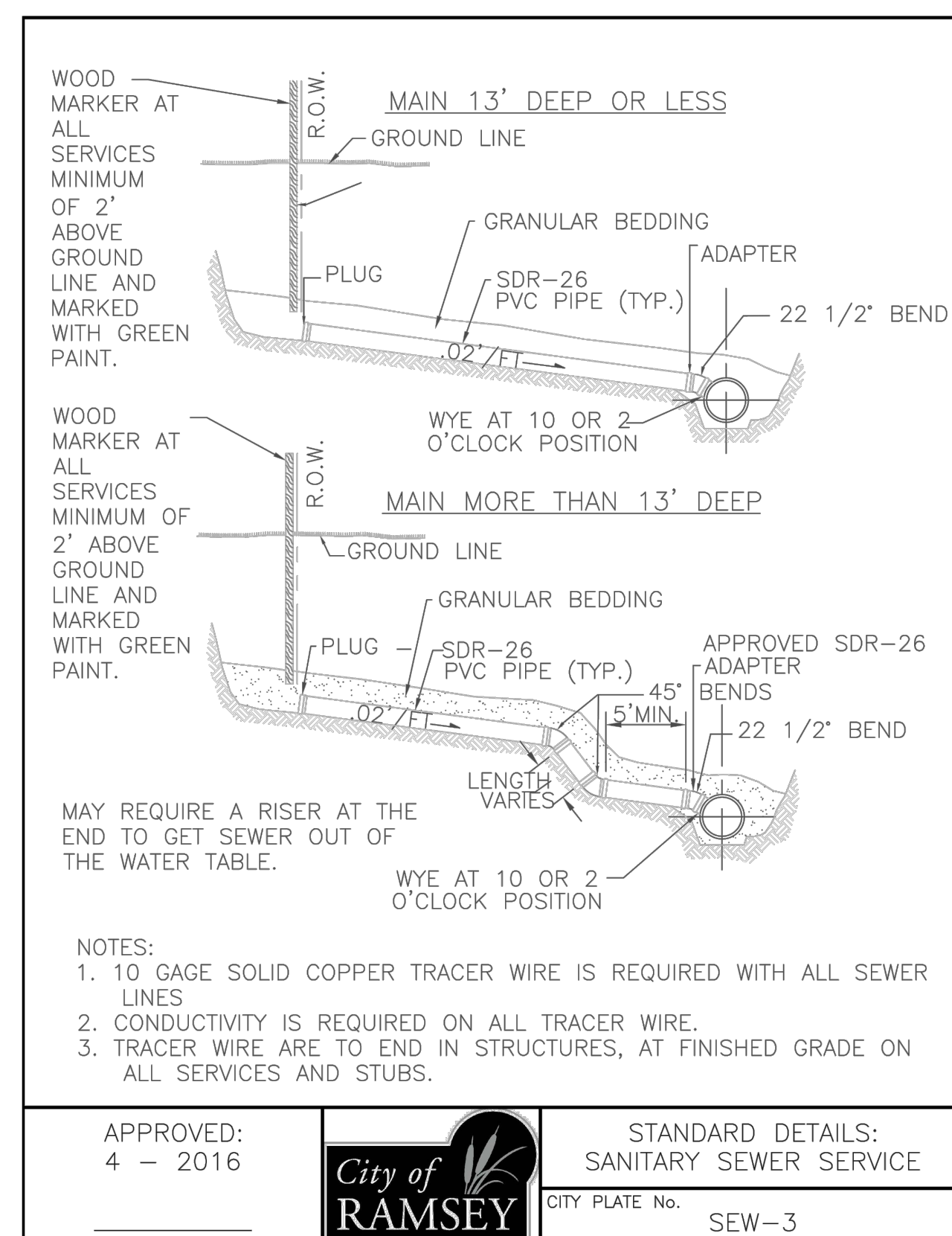


STANDARD DETAILS:
SILT FENCE
CITY PLATE No. ERO-1

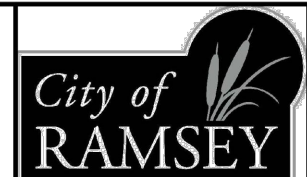
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SILT FENCE

NO SCALE



APPROVED:
4 - 2016

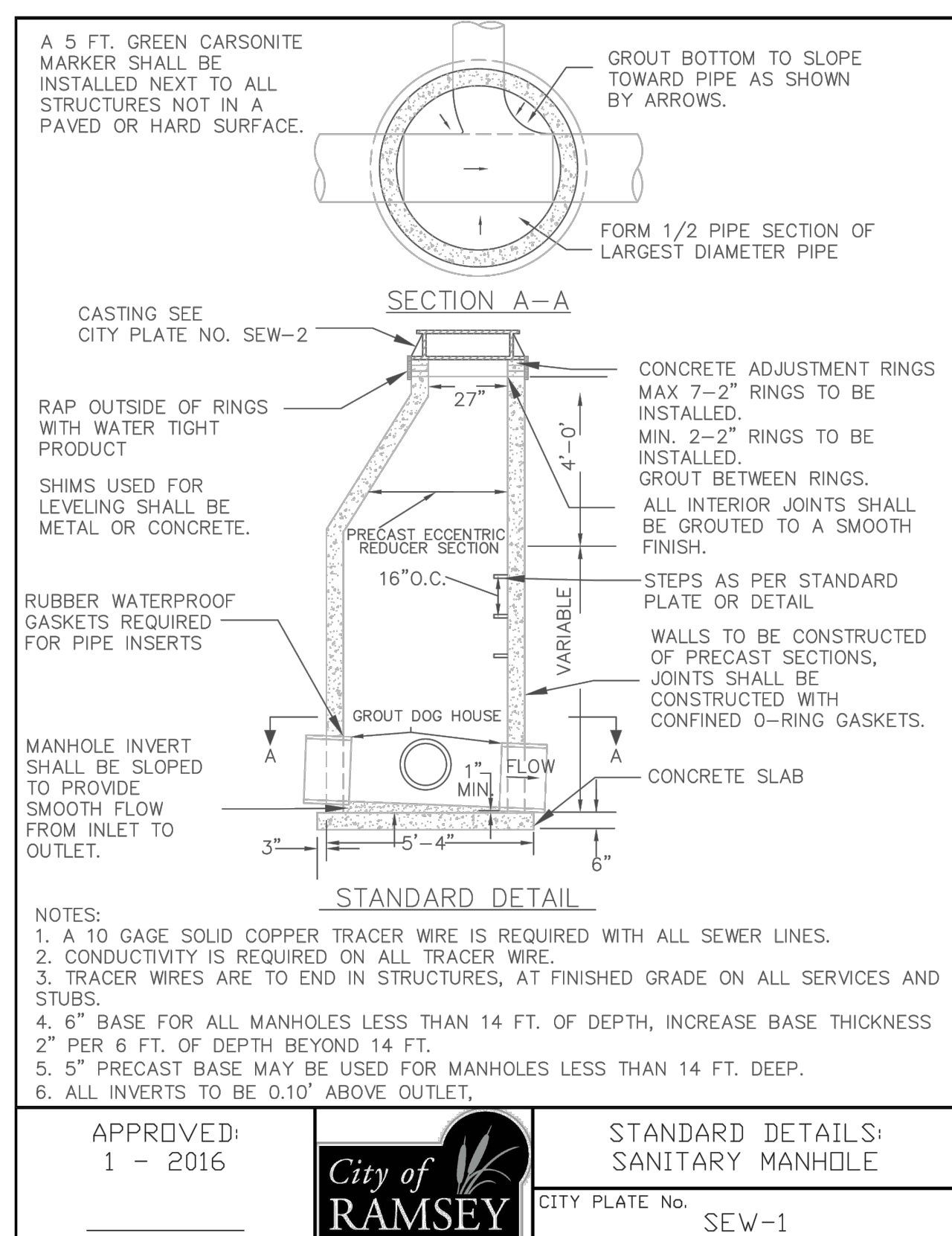


STANDARD DETAILS:
SANITARY SEWER SERVICE
CITY PLATE No. SEW-3

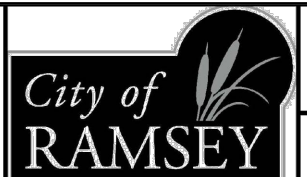
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STANDARD SEWER SERVICE

NO SCALE



APPROVED:
1 - 2016

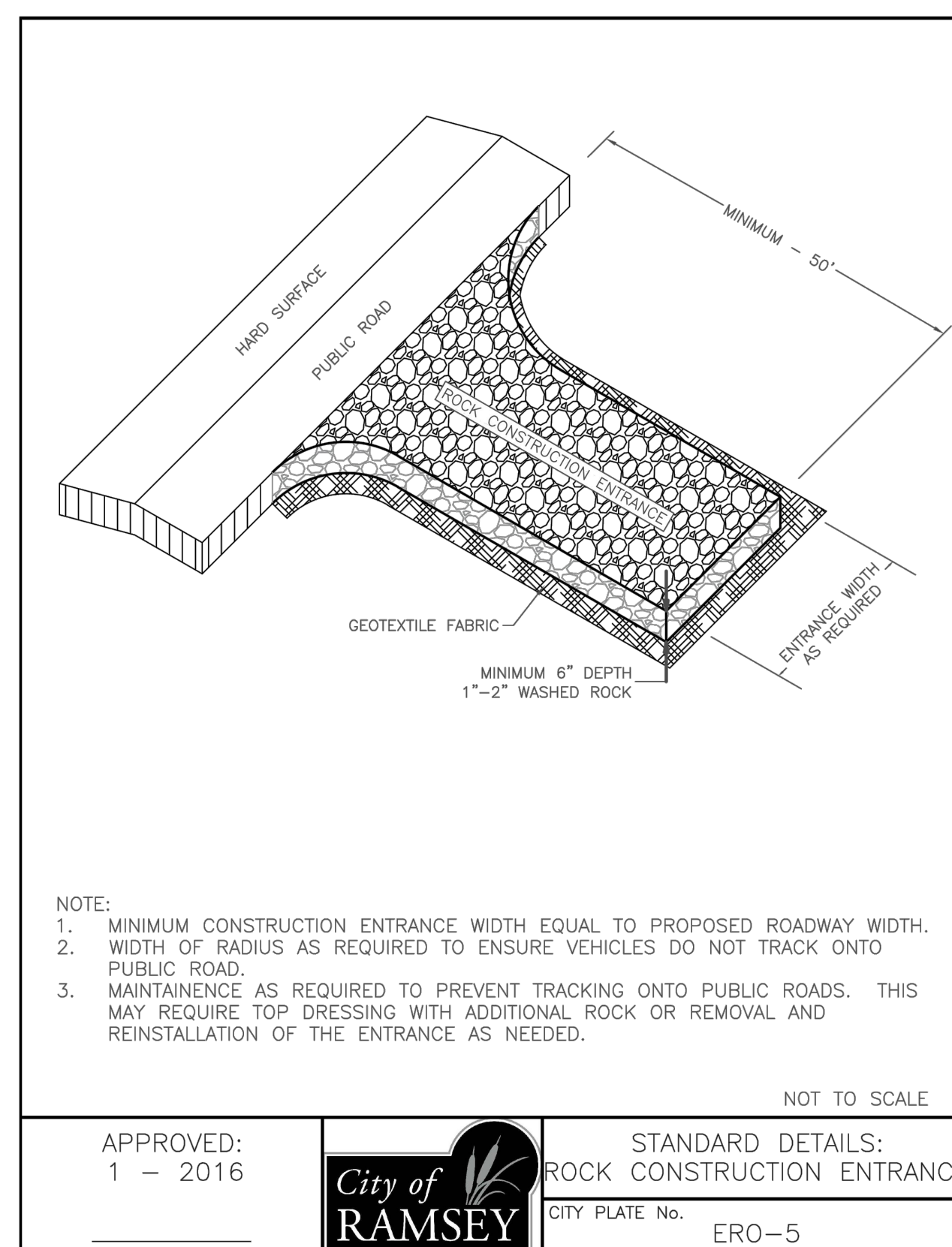


STANDARD DETAILS:
SANITARY MANHOLE
CITY PLATE No. SEW-1

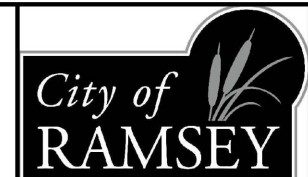
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SANITARY MANHOLE

NO SCALE



APPROVED:
1 - 2016

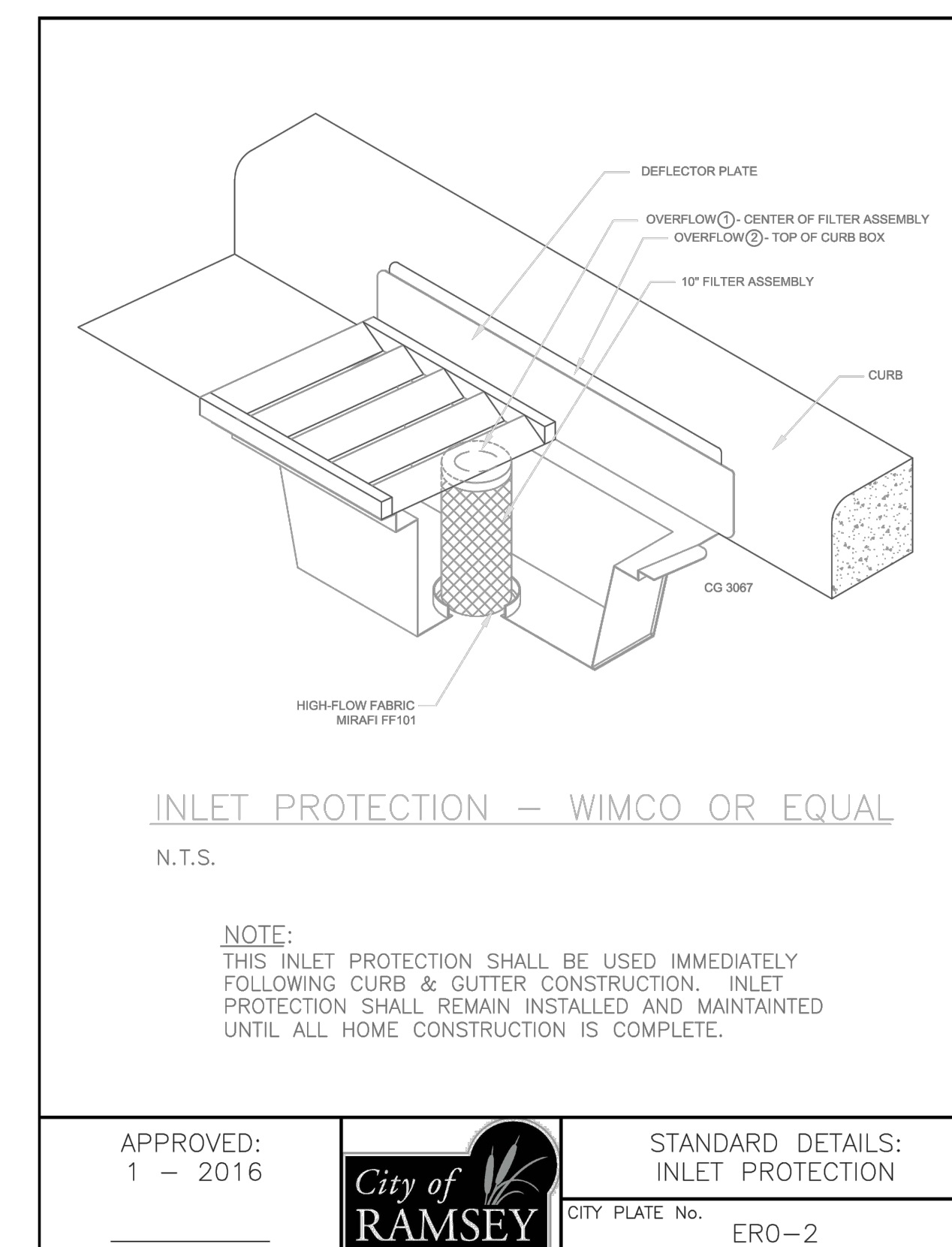


STANDARD DETAILS:
ROCK CONSTRUCTION ENTRANCE
CITY PLATE No. ERO-5

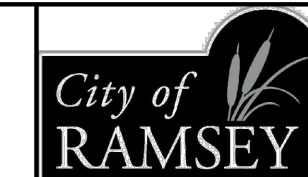
4

ROCK CONSTRUCTION ENTRANCE

NO SCALE



APPROVED:
1 - 2016



STANDARD DETAILS:
INLET PROTECTION
CITY PLATE No. ERO-2

2

INLET PROTECTION

NO SCALE

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.

PRELIMINARY NOT FOR CONSTRUCTION

IF THIS SHEET IS REPRODUCED OR COPIED IN ANY MANNER, THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THIS SHEET IS NOT VALID FOR CONSTRUCTION.

PRELIMINARY PLAT

06.30.2020

LANDFORM

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

FILE NAME C701LDP007.dwg

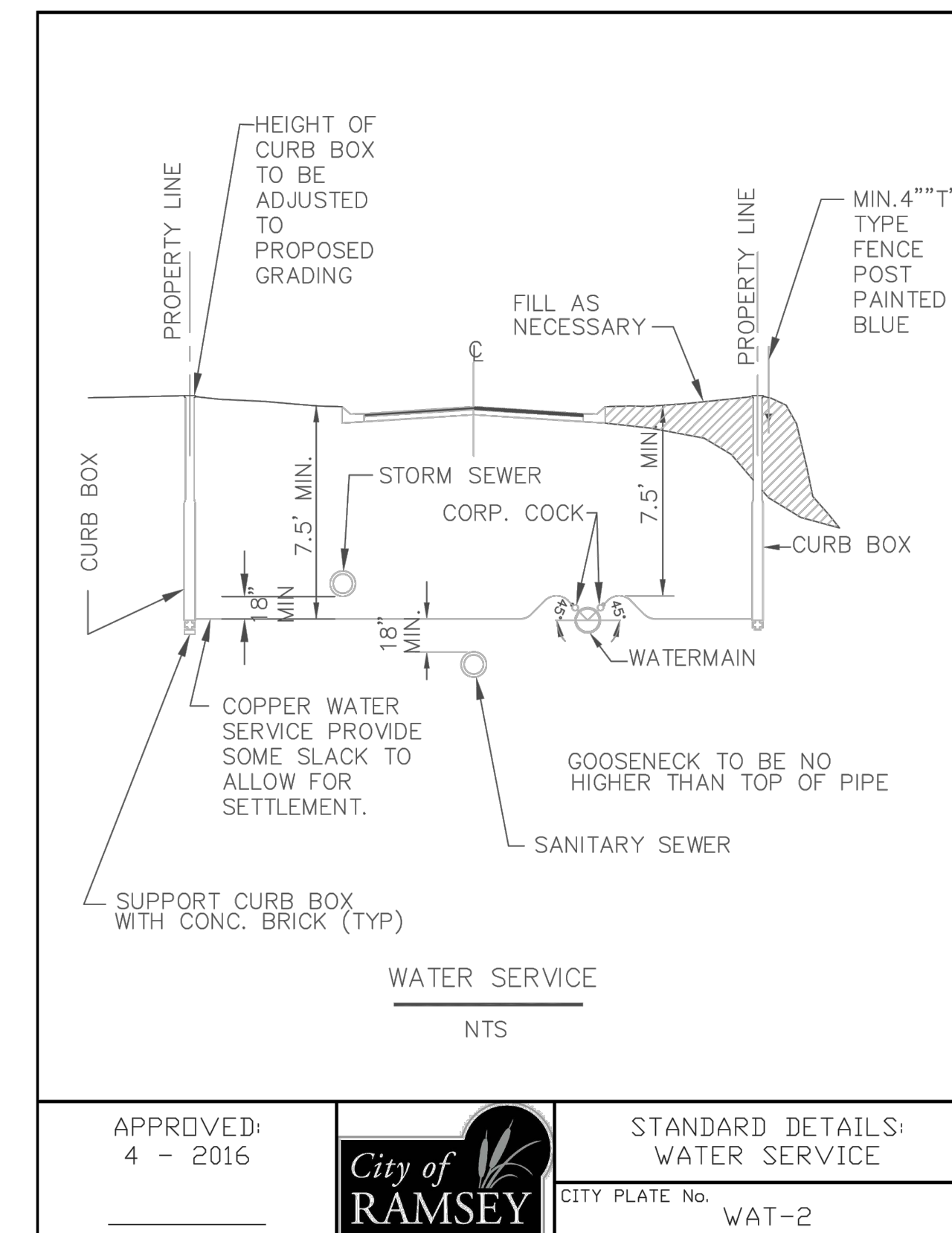
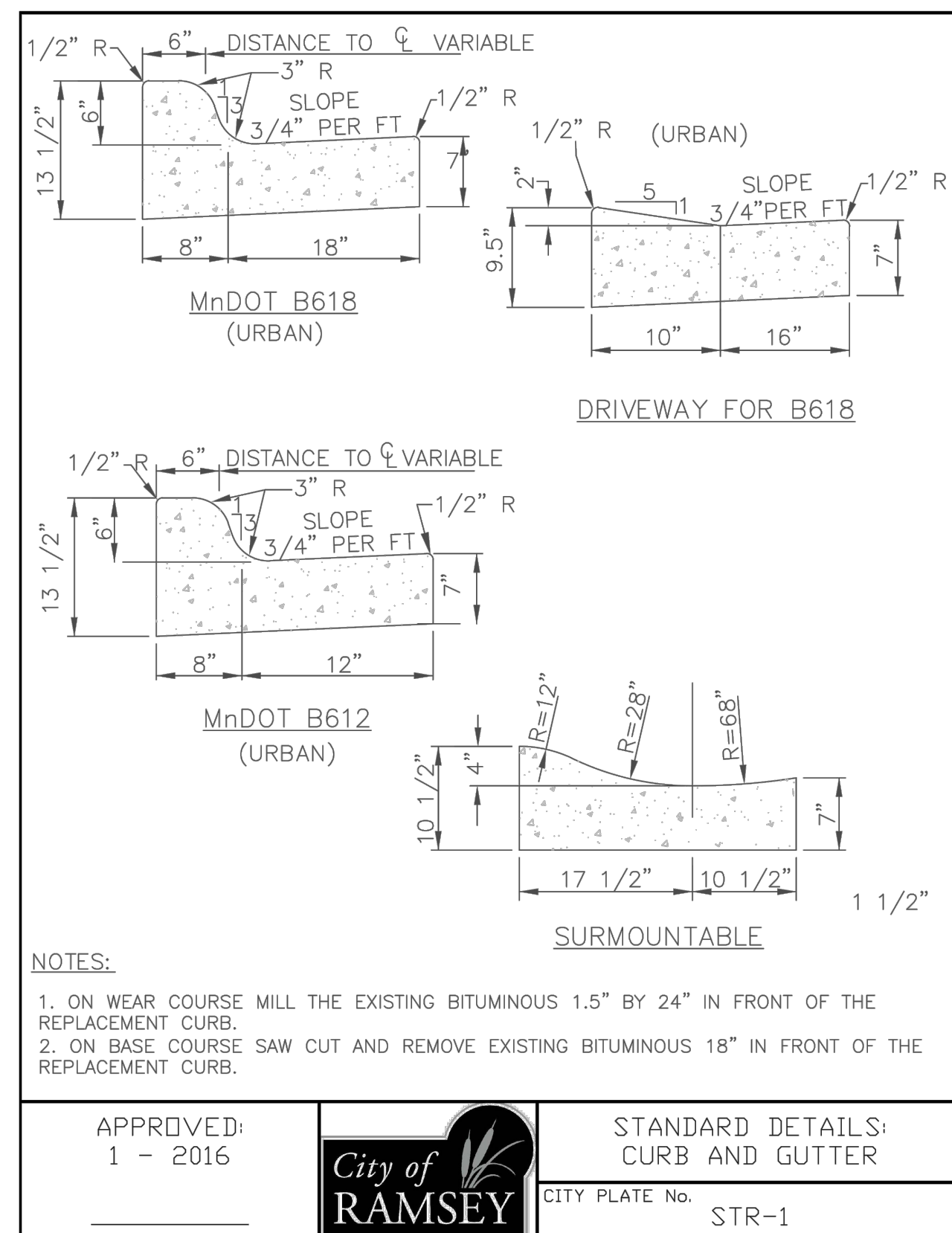
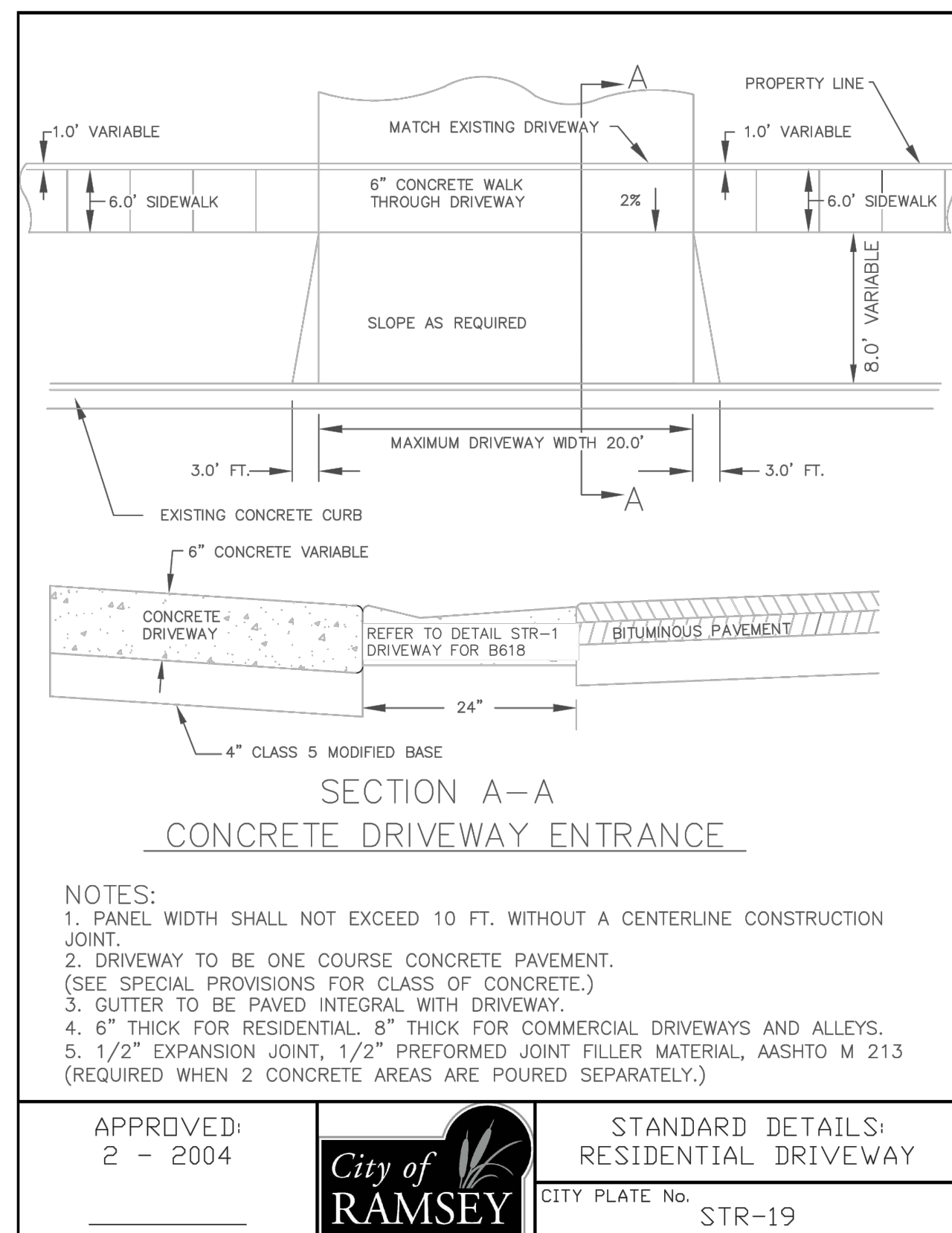
PROJECT NO. LDP19007

CIVIL CONSTRUCTION DETAILS

C7.1



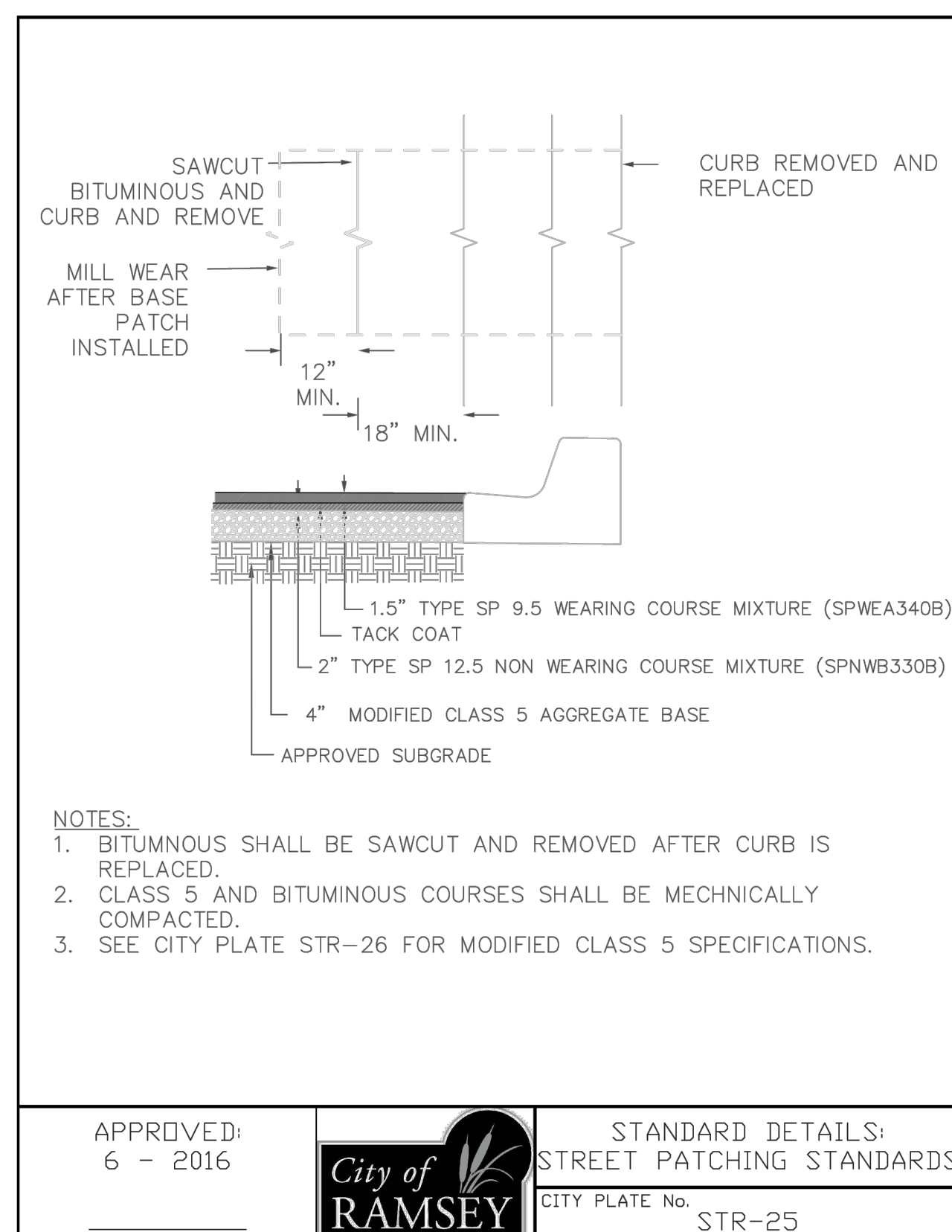
DATE	ISSUE / REVISION	REVIEW
04 MAY 2020	Preliminary Plat	RCH
15 MAY 2020	Preliminary Plat	RCH
30 JUNE 2020	Revisions Per City Comments	RCH



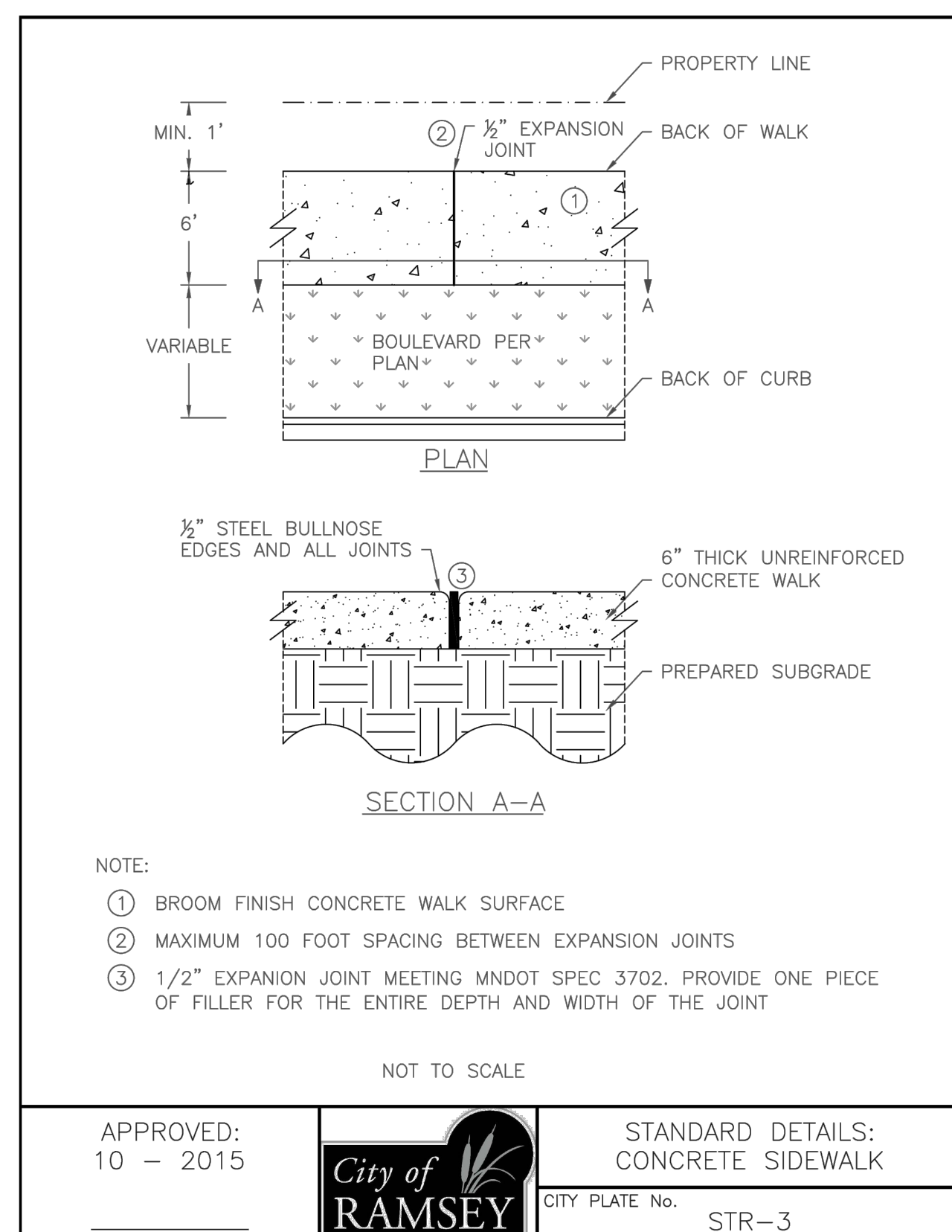
5 RESIDENTIAL DRIVEWAY NO SCALE

3 CURB AND GUTTER NO SCALE

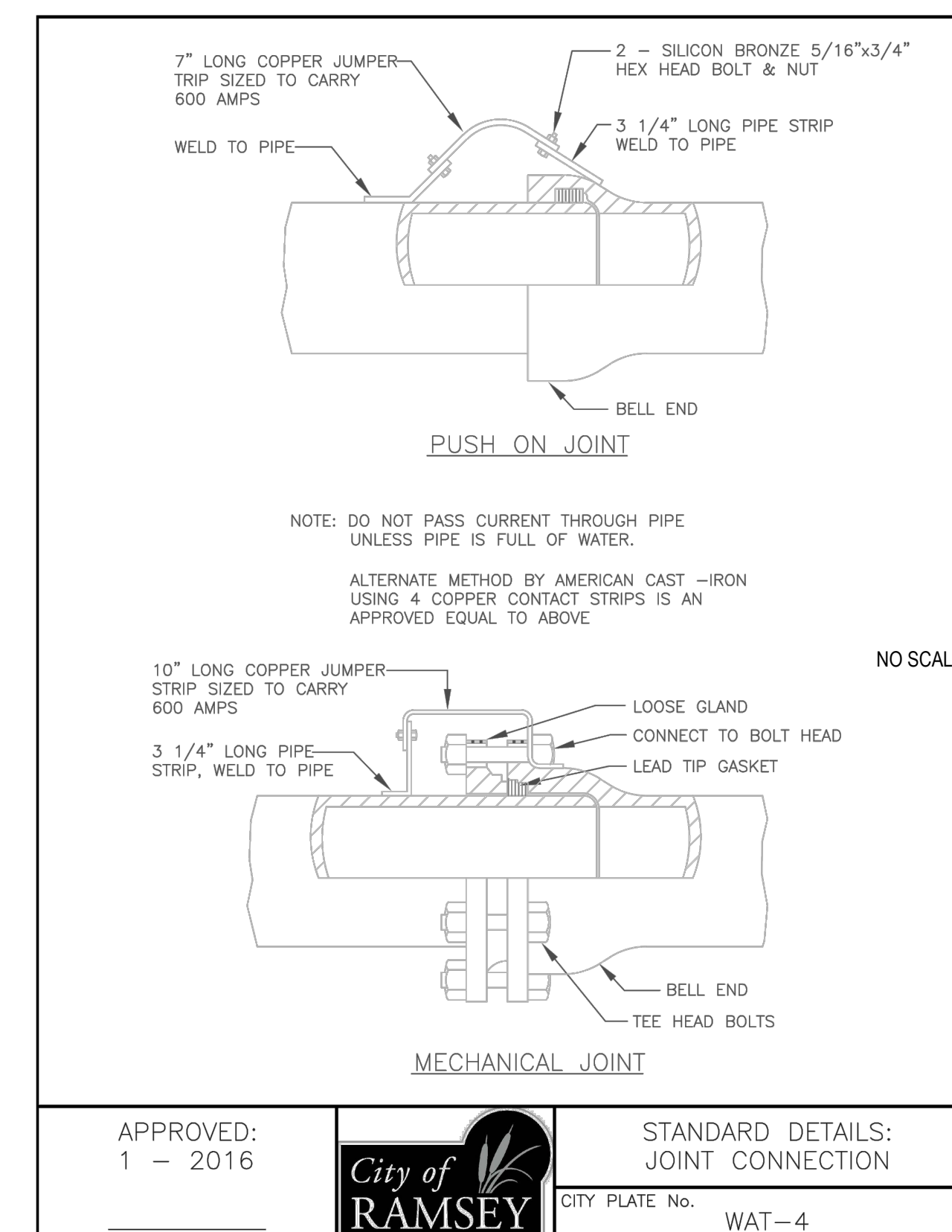
1 WATER SERVICE NO SCALE



6 STREET PATCHING STANDARDS NO SCALE



4a CONCRETE SIDEWALK NO SCALE



2 JOINT CONNECTION NO SCALE

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.

Randall C. Hedrick
Licenses No. 0000000000
Signature shown is a digital or original that appears to be on file at Landform Professional Services, LLC and is not a copy.

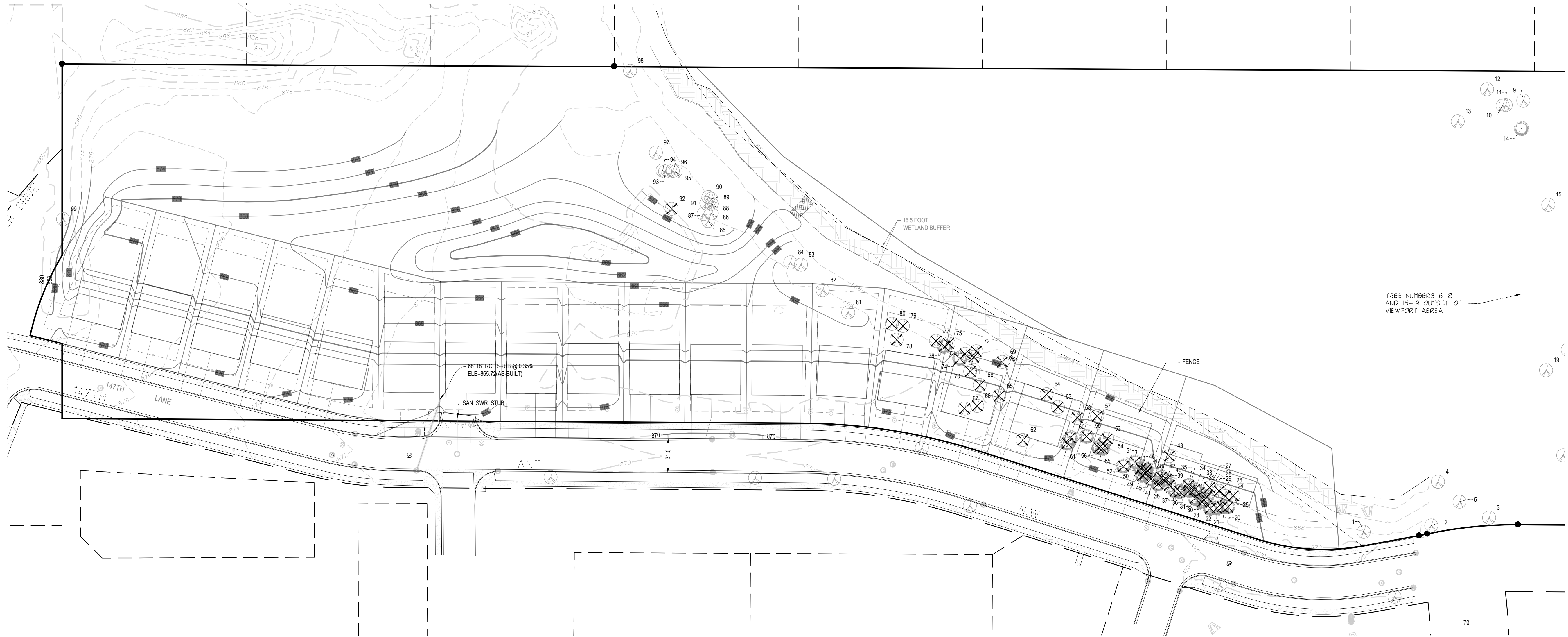
06.30.2020



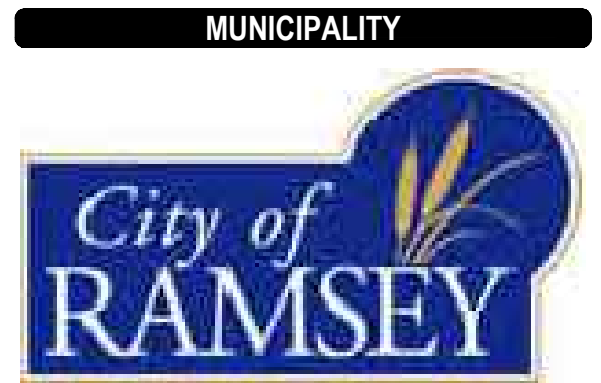
105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C702LDP007.dwg

PROJECT NO. LDP19007



DEVELOPER
DC RAMSEY, LLC
 105 S. 5TH AVE. STE 513
 Minneapolis, MN 55401



PROJECT
GARDEN VIEW
 RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
04 MAY 2020	Preliminary Plat	RCH
15 MAY 2020	Preliminary Plat	RCH
30 JUNE 2020	Revisions Per City Comments	RCH

TREE PRESERVATION LIST

Tree #	Species	DBH	Condition	Stems	Lost	Significant	Tree #	Species	DBH	Condition	Stems	Lost	Significant	Tree #	Species	DBH	Condition	Stems	Lost	Significant
1	Cottonwood	20.0	Fair	1		Y	37	Redcedar	9.0	Good	1	X	Y	77	Boxelder	12.0	Good	1	X	Y
4	Boxelder	13.0	Fair	2		Y	38	Hackberry	8.0	Good	1	X	Y	79	Boxelder	8.0	Good	1	X	Y
6	Cottonwood	8.0	Good	1		Y	39	Redcedar	7.5	Good	1	X	Y	80	Boxelder	21.0	Fair	4	X	Y
7	Willow	25.0	Good	1		Y	40	Hackberry	9.0	Good	1	X	Y	83	Boxelder	16.0	Fair	1	X	Y
8	Cottonwood	9.0	Good	1		Y	41	Redcedar	8.5	Good	1	X	Y	84	Aspen	8.0	Good	1	X	Y
9	Ash, green	8.0	Fair	2		Y	42	Redcedar	5.5	Fair	1	X	Y	85	Boxelder	15.0	Fair	1		Y
10	Cottonwood	9.0	Good	1		Y	43	Boxelder	19.5	Fair	3	X	Y	86	Boxelder	10.0	Good	1		Y
11	Cottonwood	14.0	Good	1		Y	45	Redcedar	5.0	Fair	1	X	Y	87	Willow	10.0	Very Poor	1		Y
12	Cottonwood	14.0	Good	1		Y	46	Redcedar	5.0	Good	1	X	Y	88	Boxelder	11.5	Good	1		Y
13	Elm, American	20.0	Good	1		Y	47	Redcedar	7.5	Good	1	X	Y	89	Boxelder	10.0	Good	1		Y
14	Redcedar	4.5	Good	1		Y	48	Redcedar	7.5	Good	1	X	Y	90	Boxelder	20.0	Good	3		Y
15	Boxelder	28.0	Fair	3		Y	49	Redcedar	4.5	Good	1	X	Y	91	Boxelder	9.0	Good	1		Y
16	Boxelder	32.0	Fair	4		Y	50	Redcedar	7.0	Good	1	X	Y	93	Boxelder	25.0	Good	2	X	Y
17	Cottonwood	9.0	Good	1		Y	51	Redcedar	8.0	Good	1	X	Y	94	Boxelder	8.0	Good	1	X	Y
18	Boxelder	11.5	Good	1		Y	52	Redcedar	8.5	Good	1	X	Y	95	Boxelder	10.0	Good	1	X	Y
19	Boxelder	10.0	Good	1		Y	53	Cottonwood	69.0	Good	1	X	Y	96	Boxelder	9.0	Good	1	X	Y
20	Redcedar	8.0	Good	1	X	Y	54	Redcedar	4.0	Good	1	X	Y	97	Boxelder	38.0	Good	4	X	Y
21	Redcedar	9.0	Good	1	X	Y	55	Redcedar	6.5	Fair	1	X	Y	98	Boxelder	18.0	Good	1	X	Y
22	Redcedar	6.0	Fair	1	X	Y	56	Redcedar	5.5	Good	1	X	Y	2	Maple, amur	18.0	Good	6		N.A.
23	Redcedar	6.5	Fair	1	X	Y	57	Ash, green	9.0	Good	1	X	Y	3	Maple, amur	25.0	Good	5		N.A.
24	Cottonwood	78.0	Very Poor	2	X	Y	58	Boxelder	11.0	Fair	2	X	Y	5	Olive, Russian	18.0	Good	1		N.A.
25	Boxelder	22.0	Fair	2	X	Y	59	Redcedar	8.0	Good	1	X	Y	62	Elm, Siberian	9.0	Poor	1		N.A.
26	Boxelder	11.0	Fair	1	X	Y	60	Redcedar	5.0	Good	1	X	Y	65	Elm, Siberian	19.0	Fair	2		N.A.
27	Cottonwood	62.0	Fair	1	X	Y	61	Redcedar	6.0	Good	1	X	Y	66	Elm, Siberian	9.0	Good	1		N.A.
28	Redcedar	5.0	Very Poor	1	X	Y	63	Boxelder	16.0	Good	2	X	Y	67	Elm, Siberian	14.0	Good	1		N.A.
29	Redcedar	5.0	Good	1	X	Y	64	Boxelder	11.0	Good	1	X	Y	68	Elm, Siberian	8.5	Good	1		N.A.
30	Redcedar	6.0	Fair	1	X	Y	69	Boxelder	9.0	Good	1	X	Y	70	Elm, Siberian	12.0	Good	1		N.A.
31	Redcedar	8.0	Fair	1	X	Y	71	Boxelder	29.0	Fair	5	X	Y	78	Elm, Siberian	8.5	Good	1		N.A.
32	Redcedar	5.0	Good	1	X	Y	72	Boxelder	15.0	Fair	2	X	Y	81	Elm, Siberian	14.0	Good	1		N.A.
33	Redcedar	7.5	Good	1	X	Y	73	Boxelder	8.0	Good	1	X	Y	82	Elm, Siberian	12.0	Good	1		N.A.
34	Redcedar	9.5	Good	1	X	Y	74	Redcedar	7.5	Good	1	X	Y	92	Elm, Siberian	14.0	Good	1		N.A.
35	Redcedar	6.5	Good	1	X	Y	75	Boxelder	21.5	Poor	3	X	Y	99	Elm, Siberian	12.0	Good	1		N.A.
36	Redcedar	10.0	Good	1	X	Y	76	Redcedar	9.5	Good	1	X	Y							

TREE PRESERVATION NOTES

- TOTAL CALIPER INCHES OF SIGNIFICANT TREES ONSITE = 1,129 (80% ALLOWABLE REMOVAL = 903 CAL. IN.)
- PROPOSED REMOVALS = 810 CAL. IN.
- REPLACEMENT REQUIRED = 810 - 677 = 133 CAL. IN.
133 x 1.25 REPLACEMENT RATE = 166 CAL. IN.
- 'NA' DESIGNATION IN LOST COLUMN DENOTES SPECIES NOT COUNTED TOWARDS CALCULATIONS.

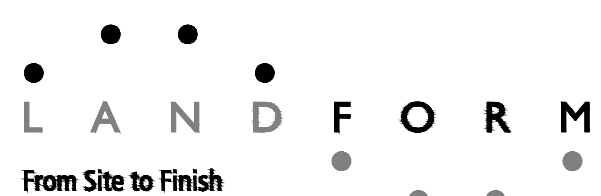
CERTIFICATION

I hereby certify that this plan 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.

Joseph K. Phipps
 License No. 0595002
 This plan is a preliminary drawing and is not to be used for construction. A final copy of this plan will be available upon request.

IF THE ENGINEER'S 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
 06.30.2020



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

FILE NAME L201LDP007.dwg

PROJECT NO. LDP19007

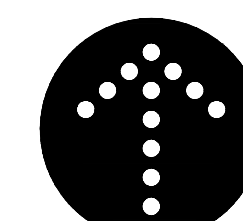
TREE PRESERVATION PLAN

L1.1

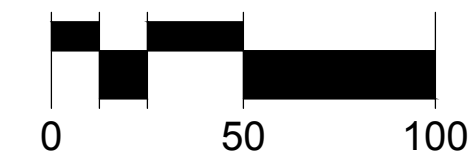
SHEET NO. 10/10



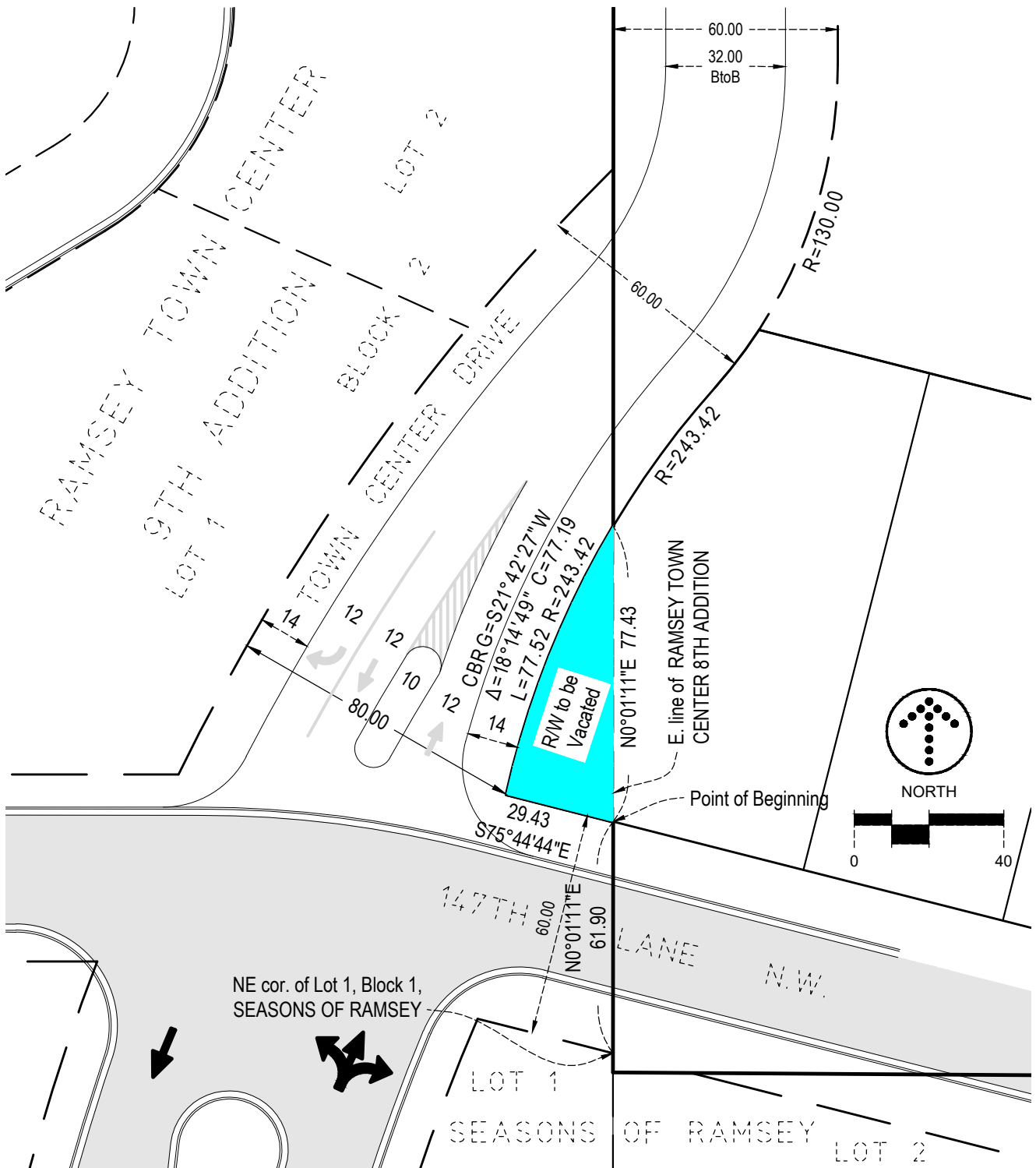
Know what's Below.
 Call before you dig.



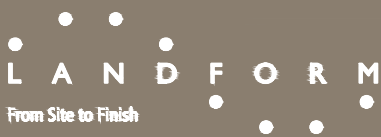
NORTH



That part of 147th Lane as dedicated in the plat of SEASONS OF RAMSEY, of record in the office of the Anoka County Recorder, Anoka County, Minnesota and that part of Town Center Drive as dedicated in the plat of RAMSEY TOWN CENTER 8TH ADDITION, of record in the office of the Anoka County Recorder, Anoka County, Minnesota, described as follows: Commencing at the northeast corner of Lot 1, Block 1, said SEASONS OF RAMSEY; thence North 0 degrees 01 minutes 11 seconds East, on an assumed bearing along the east line of said RAMSEY TOWN CENTER 8TH ADDITION, a distance of 61.90 to the Point of Beginning; thence continuing North 0 degrees 01 minutes 11 seconds East, along said east line, a distance of 77.43 feet; thence southerly a distance of 77.52 feet along a non-tangential curve, concave to the southeast, having a central angle of 18 degrees 14 minutes 49 seconds, a radius of 243.42 feet and a chord that bears South 21 degrees 42 minutes 27 seconds West to an intersection with a line lying 60.00 feet northerly of and parallel with the northerly line of said Lot 1; thence South 75 degrees 44 minutes 44 seconds East, along said parallel line, a distance of 29.43 feet to the Point of Beginning.

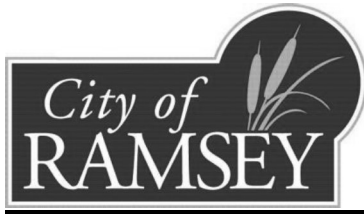


RIGHT OF WAY VACATION



in collaboration with:
DC RAMSEY, LLC

Ramsey Townhomes • Ramsey, MN
Vacation Exhibit • 06.17.2020



Land Use Application

<input type="checkbox"/> Plat – Sketch Plan	<input checked="" type="checkbox"/> Plat – Preliminary Plat	<input type="checkbox"/> Plat – Final Plat
<input type="checkbox"/> Administrative Plat	<input type="checkbox"/> Site Plan Review	<input checked="" type="checkbox"/> Easement/ROW Vacation
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Interim Use Permit	<input type="checkbox"/> Comprehensive Plan Amendment
<input type="checkbox"/> Zoning Amendment	<input type="checkbox"/> Home Occupation Permit	<input type="checkbox"/> Variance
<input type="checkbox"/> Dwelling Moving Permit	<input type="checkbox"/> Environmental Permit	<input type="checkbox"/> Registered Land Survey
<input type="checkbox"/> Non-Traditional Animal License	<input type="checkbox"/> Beekeeping License	<input type="checkbox"/> Private Kennel License

Applicant Contact Information

Please note: All official communication will be routed through this contact.

Name:	Erin Carlson		
Street Address:			
City, State, ZIP:			
Home Phone:		Work Phone:	
Email:	eaconsulting425@gmail.com	Fax Number:	
Name of Business (if applicable):	DC Ramsey, LLC		
Business Address (if applicable)	105 South 5th Avenue, Suite 513		
Business City, State, ZIP	Minneapolis, MN 55401		
Business Phone:	952-380-8422	Business Fax:	

Subject Property Information

(Location of Application)

Address	N/A
PIN	28-32-25-12-0067 and 28-32-25-11-0230
Legal Description	Outlot E and Outlot D, Town Center Gardens 3rd Addition
Zoning District	R-2 Medium Density Residential

Contact the Planning Division at 763-433-9824 or planning@cityoframsey.com to request a Zoning Verification


Property Owner Information

(If different than Applicant)


Name:	DC Ramsey, LLC		
Street Address:	105 South 5th Avenue, Suite 513		
City, State, ZIP:	Minneapolis, MN 55401		
Home Phone:		Work Phone:	(612) 598-3920
Email:	casey@darkenwaldinc.com	Fax Number:	

Please provide a detailed description of your request and attached a copy of a scaled site plan
See attached.

A "Land Use Sign" will be placed on the Subject Property to allow Ramsey Residents the opportunity to obtain information about your request.

Applicant Signature		Co-Applicant Signature	
Printed Name	Darren Lazan	Printed Name	
Title	Co-Chief Manager	Title	
Date	6/25/2020	Date	

I understand that the application fee is non-refundable. All costs associated with the processing of this application are the responsibility of the applicant whether this application is approved or denied. Any excess of escrow account deposits over expenditures will be refunded at the time of account closure. I also understand that as the applicant, it is my responsibility to obtain all other permits or licenses required by any applicable regulatory agencies for this Land Use Application.

Property Owner Signature		Property Owner Signature	
Printed Name	Darren Lazan	Printed Name	
Title	Co-Chief Manager	Title	
Date	6/25/2020	Date	

I hereby certify that I am the fee title owner/contract for deed vendee of record for the above-mentioned property. Failure to prove ownership may void any agreements entered into the City and I will be held liable for any and all costs incurred by the City.



TRANSACTION DETAILS

Reference Number
 20135357-C4E5-43C2-BE5B-A45DA5C0C26D

Transaction Type
 Signature Request

Sent At
 06/25/2020 16:48 EDT

Executed At
 06/26/2020 11:47 EDT

Identity Method
 email

Distribution Method
 email

Signed Checksum

4c30f74cea8195e2289ab13d2665819a34239db4b027c2077db41f441542ea26

Signer Sequencing
 Disabled

Document Passcode
 Disabled

DOCUMENT DETAILS

Document Name
 Dc Ramsey - Land Use Application - Prelim Plat Row

Filename
 dc_ramsey_-_land_use_application_-_prelim_plat_row.pdf

Pages
 2 pages


Content Type
 application/pdf

File Size
 499 KB

Original Checksum

87c4bf5118bbcc751a12643a67515988142d4830eacb959d4543c7000c90469b

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
<p>Name Darren Lazan</p> <p>Email dlazan@landform.net</p> <p>Components 2</p>	<p>Status signed</p> <p>Multi-factor Digital Fingerprint Checksum ffd3a361929f9f0887e0c52f4a42167c4d1a6913cdca4717a6889b7360bec1a3</p> <p>IP Address 174.219.140.117</p> <p>Device Safari via Mac</p> <p>Drawn Signature</p>  <p>Signature Reference ID E4219302</p> <p>Signature Biometric Count 115</p>	<p>Viewed At 06/26/2020 11:46 EDT</p> <p>Identity Authenticated At 06/26/2020 11:47 EDT</p> <p>Signed At 06/26/2020 11:47 EDT</p>

AUDITS

TIMESTAMP	AUDIT
06/26/2020 11:47 EDT	Darren Lazan (dlazan@landform.net) signed the document on Safari via Mac from 174.219.140.117.
06/26/2020 11:47 EDT	Darren Lazan (dlazan@landform.net) authenticated via email on Safari via Mac from 174.219.140.117.
06/26/2020 11:46 EDT	Darren Lazan (dlazan@landform.net) viewed the document on Safari via Mac from 174.219.140.117.
06/26/2020 11:45 EDT	Darren Lazan (dlazan@landform.net) viewed the document on Safari via Mac from 73.94.201.40.
06/25/2020 16:48 EDT	Darren Lazan (dlazan@landform.net) was emailed a link to sign.
06/25/2020 16:48 EDT	Erin Carlson (eaconsulting425@gmail.com) created document 'dc_ramsey_-_land_use_application_-_prelim_plat_row.pdf' on Chrome via Windows from 73.164.83.45.