

A Tree Inventory and Preservation Plan is required and must include all oaks and evergreens with the Diameter at Breast Height (DBH) of 4 inches or greater and all other deciduous trees with a DBH of 8 inches or more. At least 40% of the significant tree inches must be preserved on site or reforestation and/or restitution will be required.

7

1

9

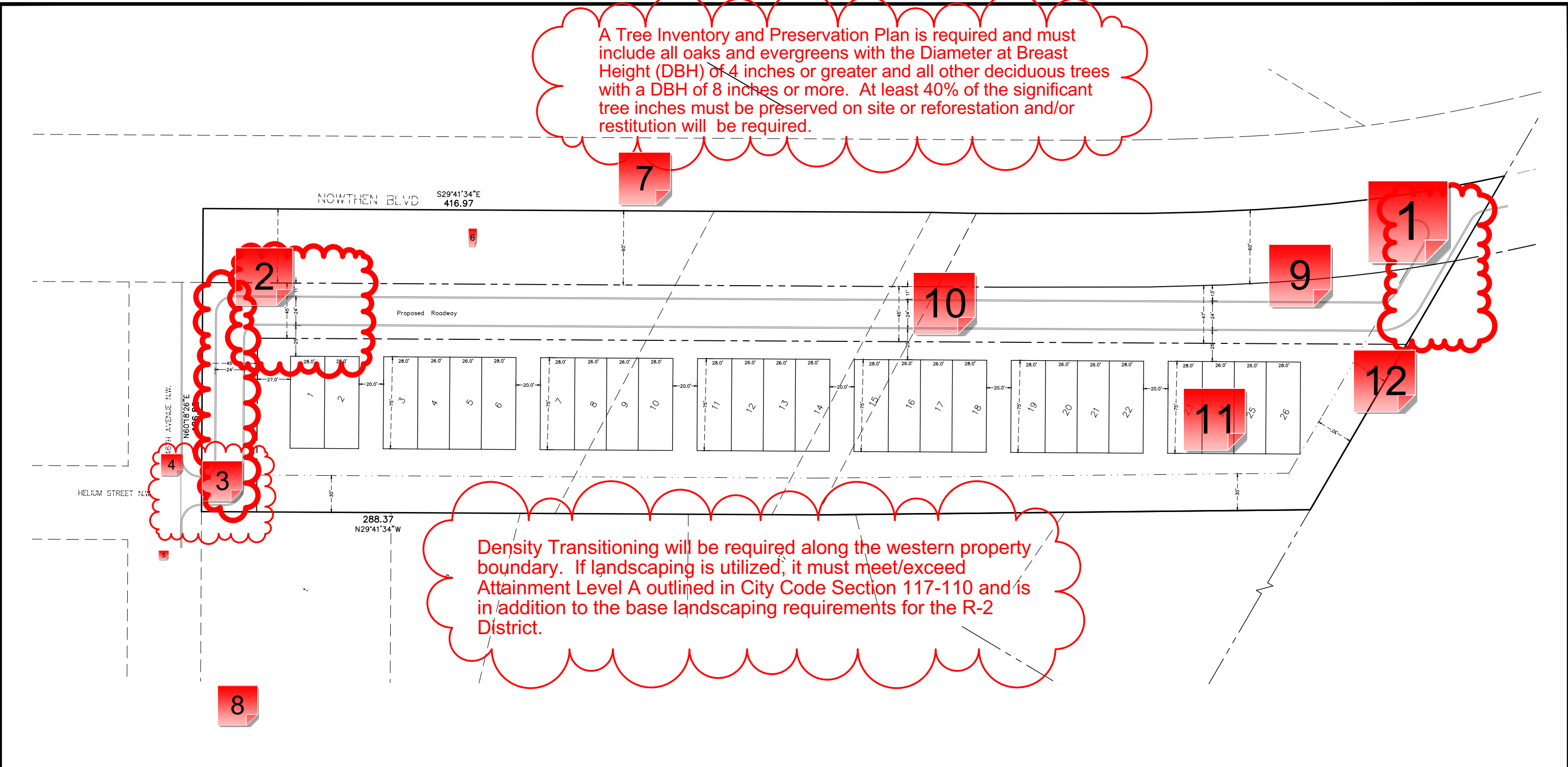
10

12

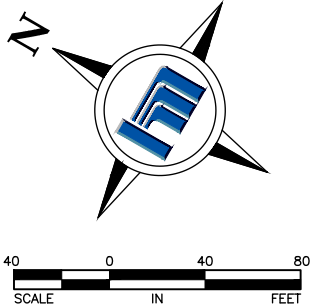
11

8

Density Transitioning will be required along the western property boundary. If landscaping is utilized, it must meet/exceed Attainment Level A outlined in City Code Section 117-110 and is in addition to the base landscaping requirements for the R-2 District.



Total Area of Property = 241,658 sq. ft. or 5.55 acres including Anoka County right of way



DATE	REVISION
Dec 10, 2019 - 12:15pm	
K:\cad_surv\Land Desktop 2008\3373.16 Ramsey Sketch Plan\dwg\3373.16 4PLEX 3 PARCELS.dwg	

DESIGNED BY: BP	
DRAWN BY: MSS	DATE: 07/02/19
CHECKED BY: BP	FILE NO. 3373.16



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SKETCH PLAN
4-PLEX BUILDING

SHEET 1 OF 1 SHEETS

1 - Changemark #01

Created by: Tim Frankfurth
On: 12/11/2019 08:57 AM

Is this going to connect to Nowthen BLVD?

----- 0 Replies -----

2 - Private road?

Created by: Grant Riemer
On: 12/11/2019 09:49 AM

----- 0 Replies -----

3 - Radius

Created by: Logan Czech
On: 12/12/2019 08:16 AM

This radius, along with the one to the east are both very tight. Consider pushing road slightly to the south and stretching the radii to 15-20 ft?

----- 0 Replies -----

4 - Entrance / North Curve

Created by: Joe Feriancek
On: 12/12/2019 10:53 AM

Very tight, consider widening the entrance/curve to eliminate potential conflicts off of 164th Avenue.

----- 0 Replies -----

5 - 164th Street Section

Created by: Joe Feriancek
On: 12/12/2019 10:55 AM

164th Avenue was reconstructed in 2019, any patching into the road would be required to go full width of street, and meet existing pavement section.

----- 0 Replies -----

6 - Existing Watermain & Sanitary Sewer

Created by: Joe Feriancek
On: 12/16/2019 08:46 AM

Water & Sewer existng on the east side in the western ditch of Nowthen Blvd. Sanitary is 8" PVC, Water is 12" DIP. 146th Avenue water is on the north side of the road, and sanitary is

centerline, same size as above.
Sewer & Water Asbuilts have been uploaded into the Documents Folder.

----- 0 Replies -----

7 - Legend

Created by: Joe Feriancek
On: 12/16/2019 09:09 AM

Several Different Line Types, The major ones need to be identified, preferably add a legend, at a minimum label the lines.

----- 0 Replies -----

8 - Stormwater Management

Created by: Len Linton
On: 12/16/2019 03:12 PM

Stormwater ponding for rate control of the 2, 10 and 100 year storms will be required.
Infiltration (volume reduction) will also be required.

Meeting the stormwater requirements will most likely require loss of units or installation of underground storage devices.

----- 0 Replies -----

9 - County Highway Access

Created by: Len Linton
On: 12/16/2019 04:06 PM

Verify that the county will allow an access in this location before proceeding too far with plan development.

Lot 26 is over 1000 feet from 146th Avenue, exceeding the maximum length for dead-end streets.

----- 0 Replies -----

10 - Access location

Created by: Len Linton
On: 12/16/2019 04:09 PM

The county prefers driveways aligned with each other, which would put the access near this spot.
See comments on County Highway Access.

----- 0 Replies -----

11 - Sewer Availability

Created by: Len Linton
On: 12/16/2019 04:11 PM

Verify Gravity sewer can serve lot 26.

----- 0 Replies -----

12 - Watermain Looping

Created by: Len Linton

On: 12/16/2019 04:11 PM

Watermain must be looped through the project.

----- 0 Replies -----