

# RIVERS BEND HOLDINGS LLC

## RAMSEY VILLAS NORTH

### XKIMO CT & XKIMO ST NW

### CITY OF RAMSEY, ANOKA COUNTY, MN

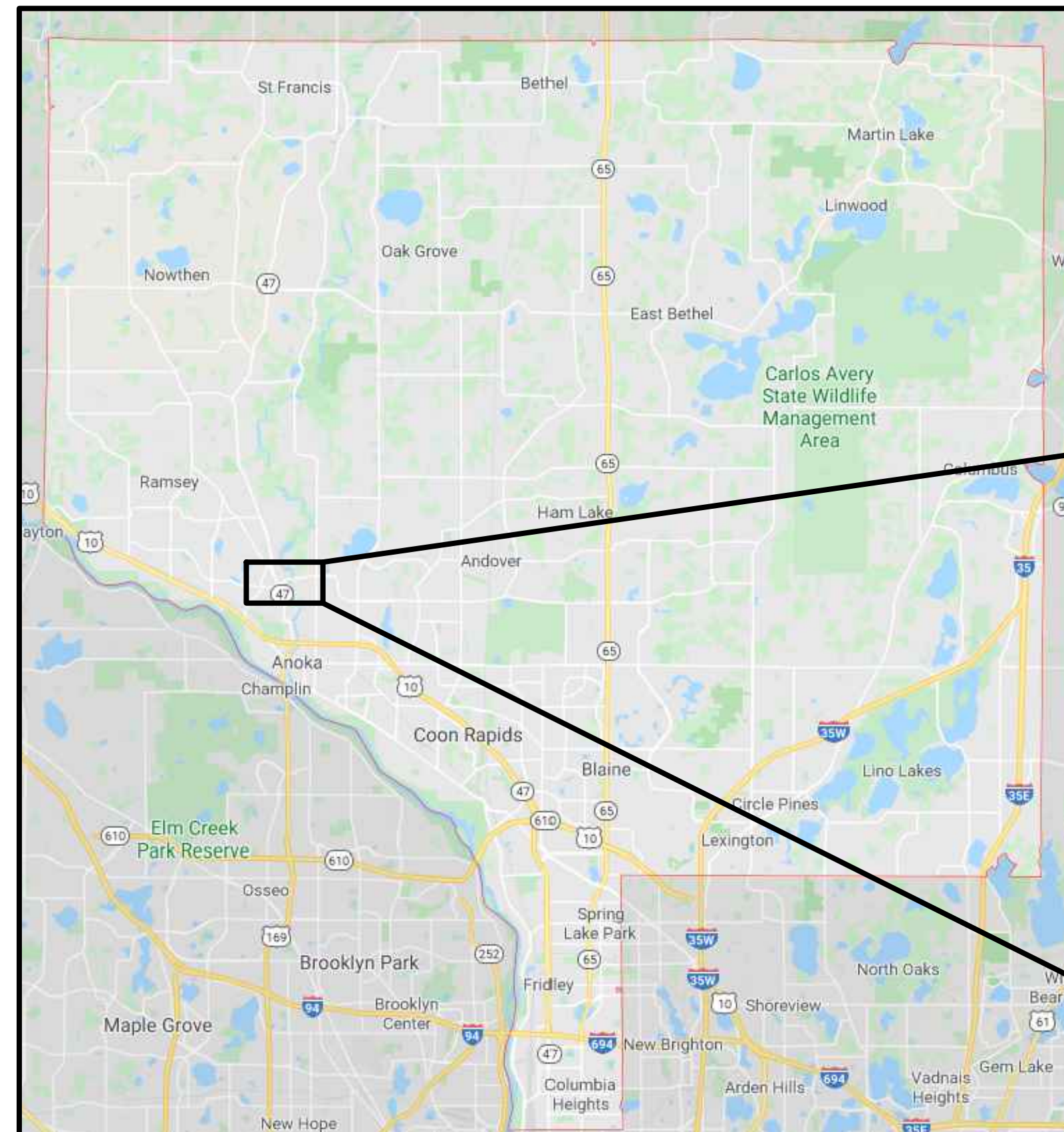
### PRELIMINARY PLANS

**CIVIL & SURVEY PLANS PREPARED BY:**



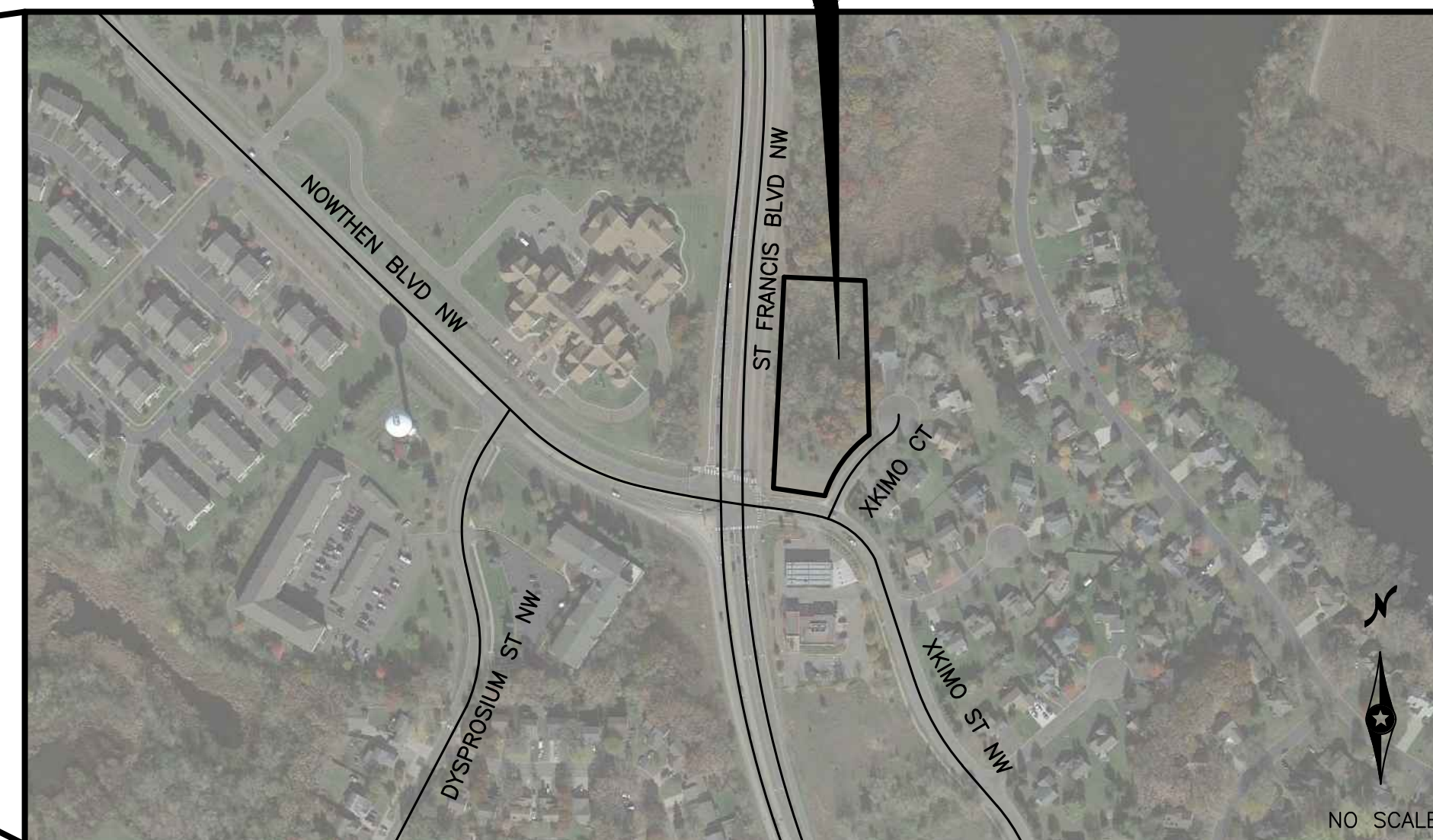
**SHEET INDEX:**

CIVIL - REMOVALS PLAN	C1
CIVIL - SITE PLAN	C2
CIVIL - GRADING & EROSION CONTROL PLAN	C3
CIVIL - UTILITY PLAN	C4
CIVIL - CONSTRUCTION DETAILS	C5
CIVIL - CONSTRUCTION DETAILS	C6
CIVIL - LANDSCAPE PLAN	L7



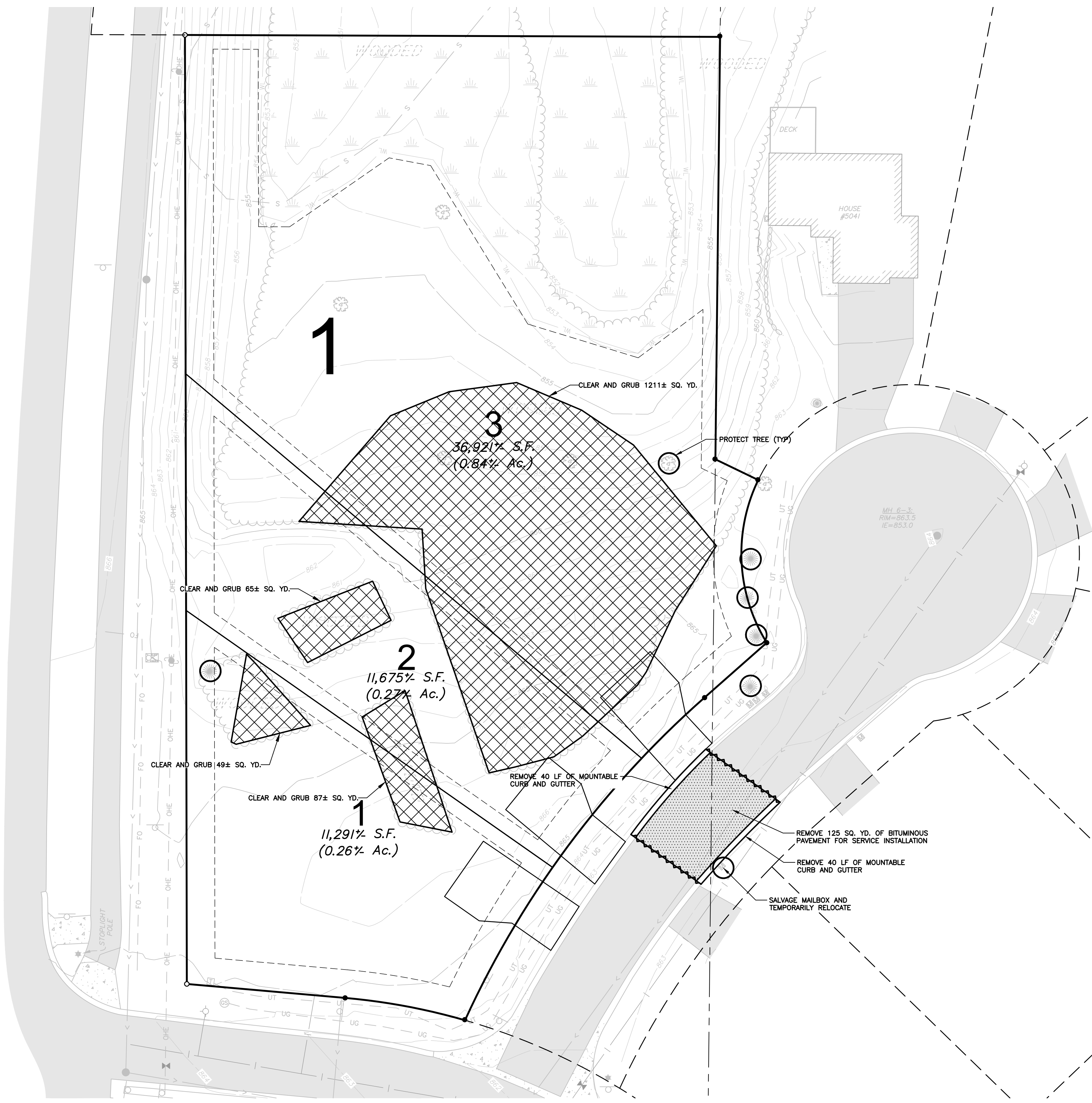
**ANOKA COUNTY, MINNESOTA**

**PROJECT LOCATION**








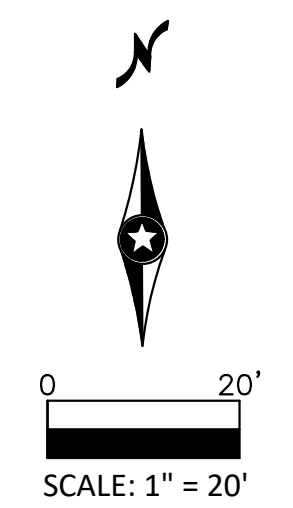
**VICINITY MAP**

REV NO.	DATE	DESCRIPTION
1	08/06/2020	DRAWINGS ISSUED TO CITY



**LEGEND:**

-  REMOVE PAVEMENT SECTION (AS INDICATED).
-  CLEARING AND GRUBBING (AS INDICATED)
-  REMOVE FEATURE (AS INDICATED)
-  PROTECT OR SALVAGE
-  SAW-CUT



**DEMOLITION GENERAL NOTES:**

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM OR COORDINATE ALL UTILITY CONNECTIONS AND RELOCATIONS FROM EXISTING UTILITY LOCATIONS TO THE PROPOSED BUILDING, AS WELL AS TO ALL ON-SITE AMENITIES. THESE CONNECTIONS INCLUDE BUT ARE NOT LIMITED TO WATER, SANITARY SEWER, UNDERGROUND GAS, ETC.
2. THE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION. UTILITY CONNECTIONS (UNDERGROUND GAS, WATERMAIN, AND STORM SEWER) MAY REQUIRE A PERMIT FROM THE CITY.
3. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS AT PROPOSED CONNECTIONS TO EXISTING UTILITIES PRIOR TO ANY DEMOLITION.
4. CONTRACTOR SHALL COORDINATE WITH THE CITY OF RAMSEY FOR ALL UTILITY DISCONNECTIONS, SERVICE TERMINATIONS AND REMOVALS. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS AND RELOCATIONS WITH THE UTILITY PROVIDERS PRIOR TO THE START OF CONSTRUCTION. ALL SERVICE CONNECTIONS/DISCONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS NECESSARY FOR UTILITY CONSTRUCTION AND WORK WITHIN ADJACENT RIGHT-OF-WAYS.
5. IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE PUMP DISCHARGE SHALL BE TREATED PRIOR TO BEING DISCHARGED OFF-SITE OR INTO A SURFACE WATER. THE DISCHARGE SHALL BE VISUALLY CHECKED TO ENSURE THAT IT IS VISIBLY CLEAN WATER.
6. CONTRACTOR SHALL PROTECT UTILITIES, STRUCTURES AND TREES (NOTED AND NOT NOTED) TO REMAIN AND SHALL BE RESPONSIBLE TO REPAIR DAMAGES TO ANY FEATURES TO REMAIN.
7. SEE LANDSCAPE PLAN FOR EXISTING TREE SURVEY. CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS OF THE PROJECT AREA AND REMOVE ALL TREES NOT DESIGNATED TO BE SAVED AND PROTECTED. ALL TREES, DEBRIS, ROOTS, BOULDERS AND TOPSOIL SHALL BE REMOVED FROM THE SITE.


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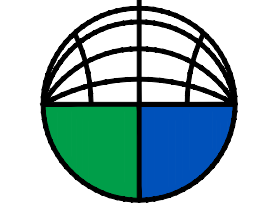
DATE:	08/06/2020
DESIGN BY:	CJD, MJM
DRAWN BY:	MJM
CHECKED BY:	WPD
DWG FILE:	DEMOLITION
FILE NO.:	20-0000.00

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.

Signed:  Wesley P. Davis Lic. No. 55886  
 Date: 08/06/2020

**BOGART, PEDERSON & ASSOCIATES, INC.**  
 LAND SURVEYING  
 ENVIRONMENTAL SERVICES  
 13076 FIRST STREET, BECKER, MN 55308-9322  
 TEL: 763-262-8822 FAX: 763-262-8844



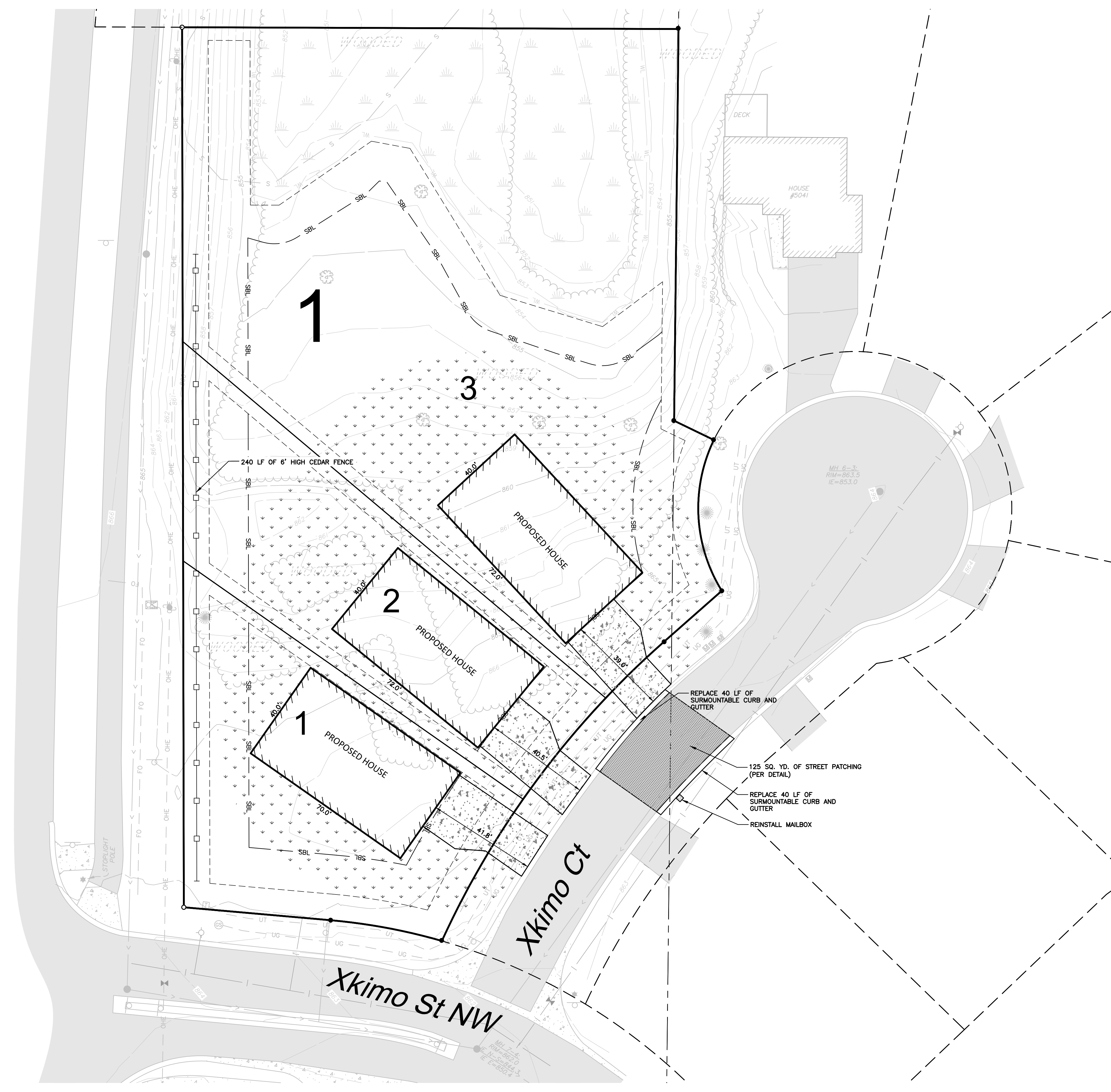
Rivers Bend Holdings LLC  
 Ramsey Villas North  
 OUTLOT E, RIVERS BEND 3RD ADDITION  
 City of Ramsey, Anoka County, MN

**REMOVALS PLAN**




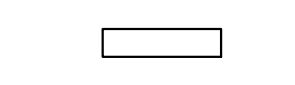
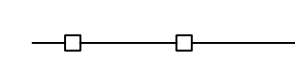
SHEET NO.

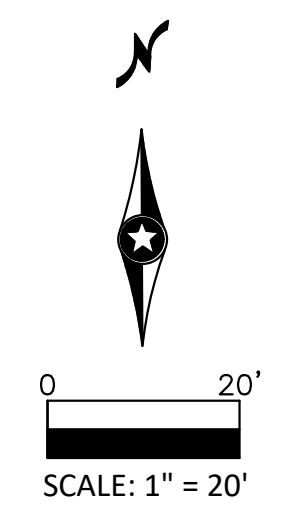
**C1**

CALL 48 HOURS BEFORE DIGGING:  
**GOPHER STATE ONE CALL**  
 TWIN CITY AREA 651-454-0002  
 MINNESOTA TOLL FREE 1-800-252-1166



**LEGEND:**

-  PROPOSED BITUMINOUS PAVEMENT
-  PROPOSED DRIVEWAY LOCATION
-  PROPOSED SOD
-  SURMOUNTABLE CONCRETE CURB AND GUTTER
-  PROPOSED CEDAR FENCE



**SITE PLAN NOTES:**

1. ALL CONCRETE RAMPS, SIDEWALKS AND ACCESSIBLE HANDICAPPED PARKING STALLS TO CONFORM TO CURRENT A.D.A. REQUIREMENTS.
2. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY AND STATE REGULATIONS.
5. BUILDING ENVELOPE IS SHOWN FOR REFERENCE ONLY AND IS APPROXIMATE. REFER TO PLANS PROVIDED BY HOME BUILDERS FOR EXACT FOOTPRINT.
6. LANDSCAPING AND TURF ESTABLISHMENT PER LANDSCAPE PLANS & SPECIFICATIONS.
7. DRIVEWAY LOCATIONS ARE APPROXIMATE. FINAL MATERIAL AND LOCATION ARE TO BE DETERMINED BY BUILDER.

**SITE PLAN INFORMATION:**

SITE DATA	EXISTING	PROPOSED
PAVEMENT AREA	0 SF	2,575 SF
BUILDING AREA	0 SF	8,560 SF
PERVIOUS AREA	59,877 SF	48,742 SF
TOTAL AREA	59,877 SF	59,877 SF


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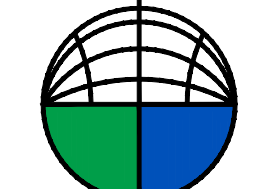
DATE:	08/06/2020
DESIGN BY:	C.J.D., M.J.M.
DRAWN BY:	M.J.M.
CHECKED BY:	W.P.D.
DWG FILE:	SITE_BASE
FILE NO.:	20-0000.00

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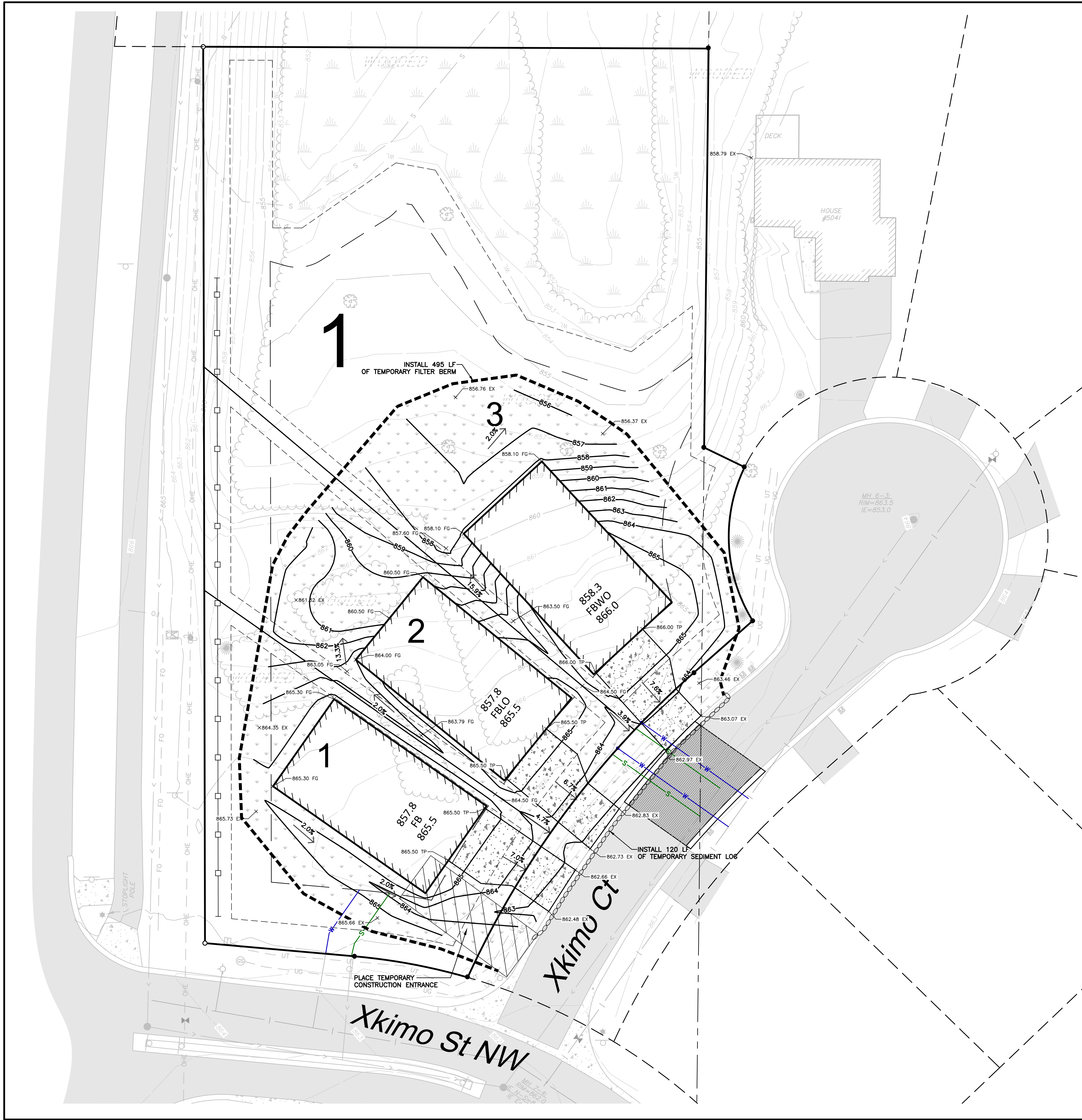


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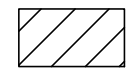



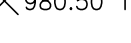
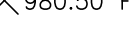
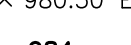
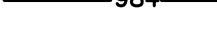

SITE PLAN

SHEET NO.  
C2


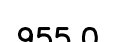

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 MINNESOTA TOLL FREE 1-800-252-1166



**LEGEND:**

-  TEMPORARY ROCK CONSTRUCTION ENTRANCE
-  PROPOSED SOD (TYP)
-  GRADING LIMITS AND PROPOSED TEMPORARY FILTER BERM
-  TEMPORARY SEDIMENT LOG (BIOROLL)
-  980.50 TP NEW TOP OF PAVEMENT ELEVATION
-  980.50 FG NEW FINISHED GRADE ELEVATION
-  980.50 EX EXISTING ELEVATION
-  984 PROPOSED CONTOUR
-  PROPOSED SLOPE

**TYPICAL HOUSE PAD:**

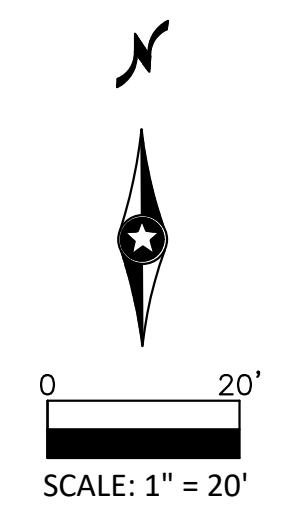
-  954.5 FG SUGGESTED REAR FINISH GRADE
  -  955.0 SLO SUGGESTED LOW FLOOR ELEVATION
  -  958.2 SUGGESTED BUILDING TYPE
  - SUGGESTED GARAGE FLOOR ELEVATION (SHOWN ON STREET SIDE)
- FB: DENOTES FULL BASEMENT  
 FBLO: DENOTES FULL BASEMENT LOOKOUT  
 SWO: DENOTES SPLIT WALKOUT  
 SLO: DENOTES SPLIT LOOKOUT  
 FBWO: DENOTES FULL BASEMENT WALKOUT

**GRADING GENERAL NOTES:**

1. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY THE OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT SILT AND DEBRIS RUN-OFF DURING GRADING OPERATIONS (I.E. SILT FENCE, STRAW BALES, ETC.).
4. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL PAVEMENTS THAT REMAIN TO THEIR ORIGINAL IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS PRIOR TO BIDDING THE PROJECT.
5. TURF ESTABLISHMENT AREAS SHALL RECEIVE MINIMUM OF 4" DEPTH AS MEASURED IN PLACE OF TOPSOIL. TOPSOIL WILL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL GRADED SLOPES GREATER THAN OR EQUAL TO 5:1 SHALL BE HYDROSEEDDED, EROSION CONTROL BLANKETED, OR MULCHED TO HELP STABILIZE THE SLOPES BY GENERAL CONTRACTOR.

**EROSION CONTROL NOTES:**

1. CONTRACTOR SHALL CONFINE CONSTRUCTION OPERATIONS TO THE CONSTRUCTION/GRADING LIMITS SHOWN.
2. ALL WORK SHALL CONFORM TO THE MINNESOTA POLLUTION CONTROL AGENCY'S STORM WATER PERMIT REQUIREMENTS. CONTRACTOR SHALL OBTAIN ALL PERMITS AND COMPLY WITH ALL PERMIT REQUIREMENTS.
3. THE SITE SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION OR GRADING OPERATIONS AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE PERMIT.
4. CONTRACTOR SHALL INSPECT TEMPORARY EROSION CONTROL MEASURES ON THE ENTIRE SITE AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF ANY MEASURABLE RAINSTORM. DAMAGED SILT FENCE OR OTHER EROSION CONTROL DEVICES OR PRACTICES SHALL BE REPAIRED IMMEDIATELY. INSPECTION AND MAINTENANCE OF DEVICES SHALL CONTINUE UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO THE MPCA.
5. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION.
6. THE SITE SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE CITY OF RAMSEY AND THE MPCA.
7. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE DISTURBANCE OF ANY AREAS AND MAINTAINED UNTIL ALL TRIBUTARY DISTURBED AREAS ARE RESTORED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION CONTROL MEASURES, INCLUDING SILT FENCE AND BALES, UPON ESTABLISHMENT OF PERMANENT VEGETATION IN SAID AREAS.
9. ALL SOILS TRACKED ONTO PAVEMENT OR ANY OTHER OFF-SITE AREA SHALL BE REMOVED DAILY.
10. THE SITE SEDIMENT CONTROL FACILITIES FOR THE PROJECT MUST BE INSTALLED PRIOR TO ANY GRADING OPERATION.
11. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE. ANY FINISHED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINISHED GRADING IS COMPLETED IN ACCORDANCE TO MN/DOT 2575.
12. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH MN/DOT SEED MIX, MULCHED, FERTILIZED & DISK ANCHORED, PER THE FOLLOWING SCHEDULE:  
 SEED MIX 25-131: 220 LB/AC.  
 FERTILIZER 22-5-10: 350 LB/AC.  
 MULCH TYPE 3: 2 TONS/AC.
13. CONTRACTOR SHALL INSTALL TEMPORARY SEDIMENT BMP'S SHOWN AND NOT SHOWN ON PLANS DURING PHASING ON PROJECT TO COMPLY WITH MPCA, CITY INSPECTOR AND DEVELOPER REQUEST




	DESCRIPTION	DATE	REV. NO.	DRAWINGS ISSUED TO CITY
		08/06/2020	1	

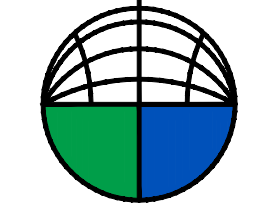
  

DATE:	08/06/2020	C.D.:	MJM	MJM
DESIGN BY:		DRAWN BY:	WFD	WFD
CHECKED BY:		DWG FILE:	GRADING	
		FILE NO.:	20-0000.00	

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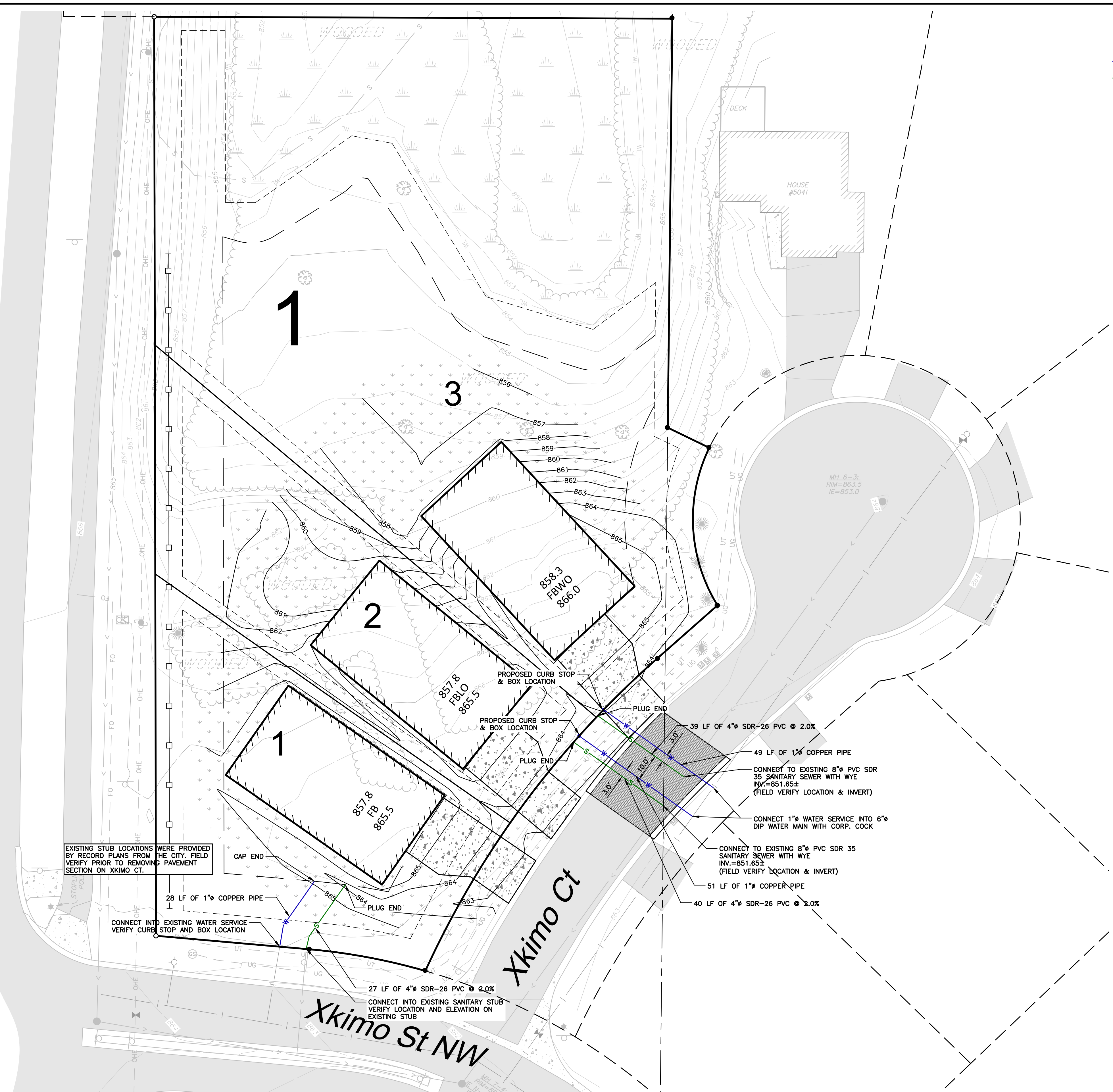
Signed:  Wesley P. Davis  
 Date: 08/06/2020 Lic. No. 55886



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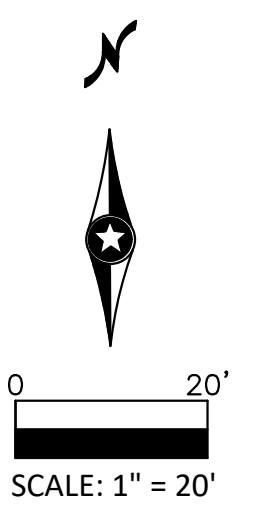
<b>Rivers Bend Holdings LLC</b> <b>Ramsey Villas North</b> OUTLOT E, RIVERS BEND 3RD ADDITION City of Ramsey, Anoka County, MN	<b>GRADING &amp; EROSION CONTROL PLAN</b>
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SHEET NO. **C3**



**LEGEND:**

- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED CURB STOP & BOX



**UTILITY GENERAL NOTES:**

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UTILITY RELOCATIONS.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN AND EXISTING UTILITIES, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN.
4. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AS EXISTING IN THE FIELD AND AS REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
5. VERIFY INVERT ELEVATIONS OF EXISTING SANITARY LINE AT POINT OF CONNECTION WITH NEW SANITARY LINE PRIOR TO INSTALLING ANY NEW UTILITIES.
6. ALL CROSSING ELEVATIONS OF NEW UTILITIES & SIZES OF THE EXISTING UTILITIES ARE BASED ON ASSUMED ELEVATIONS AND SIZES PROVIDED BY THE SURVEY.
7. IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE PUMP DISCHARGE SHALL BE TREATED PRIOR TO BEING DISCHARGED OFF-SITE OR INTO A SURFACE WATER. THE DISCHARGE SHALL BE VISUALLY CHECKED TO ENSURE THAT IT IS VISIBLY CLEAN WATER.
8. ALL SANITARY SERVICE PIPE AND FITTINGS WILL BE PVC SDR 26.
9. ALL WATER PIPE AND FITTINGS WILL BE TYPE K COPPER PIPE.
10. CONNECTION LOCATIONS AND ELEVATIONS OFF OF XKIMO CT PER RECORD DRAWINGS. FOR UTILITIES OFF XKIMO CT, CONTRACTOR SHALL VERIFY PIPE LOCATION AND INVERT ELEVATIONS PRIOR TO PROCEEDING WITH UTILITY INSTALLATION. CONTRACTOR SHALL NOTIFY BOGART, PEDERSON & ASSOCIATES IF LOCATION AND/OR INVERTS ARE DIFFERENT THAN PLAN INDICATES.
11. THE APPLICANT SHALL BE RESPONSIBLE FOR REPLACING ANY ASPHALT PAVEMENT WHICH IS DAMAGED OR REMOVED AS A RESULT OF THE PROPOSED SERVICE INSTALLATION.

EXISTING STUB LOCATIONS WERE PROVIDED BY RECORD PLANS FROM THE CITY. FIELD VERIFY PRIOR TO REMOVING PAVEMENT SECTION ON XKIMO CT.

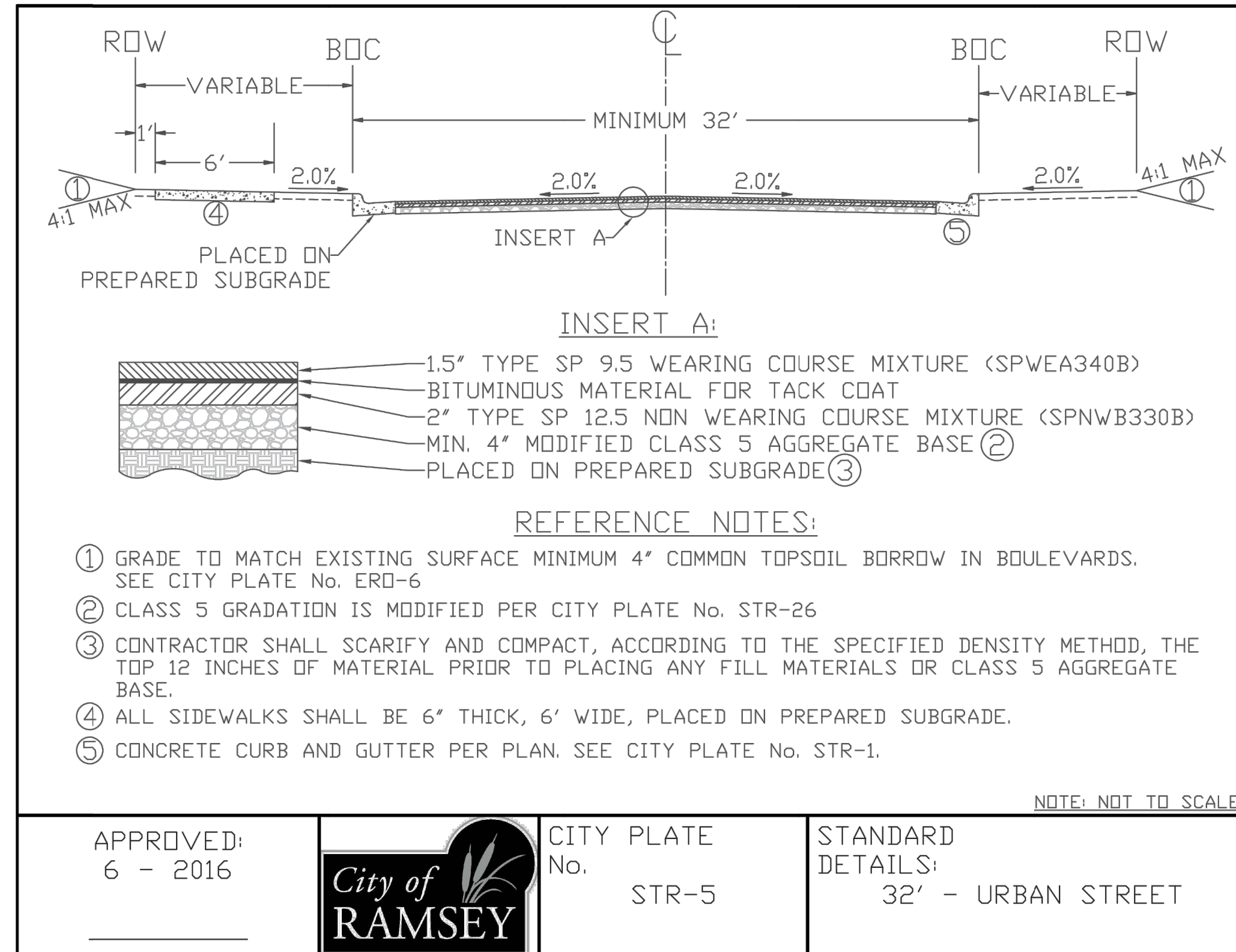
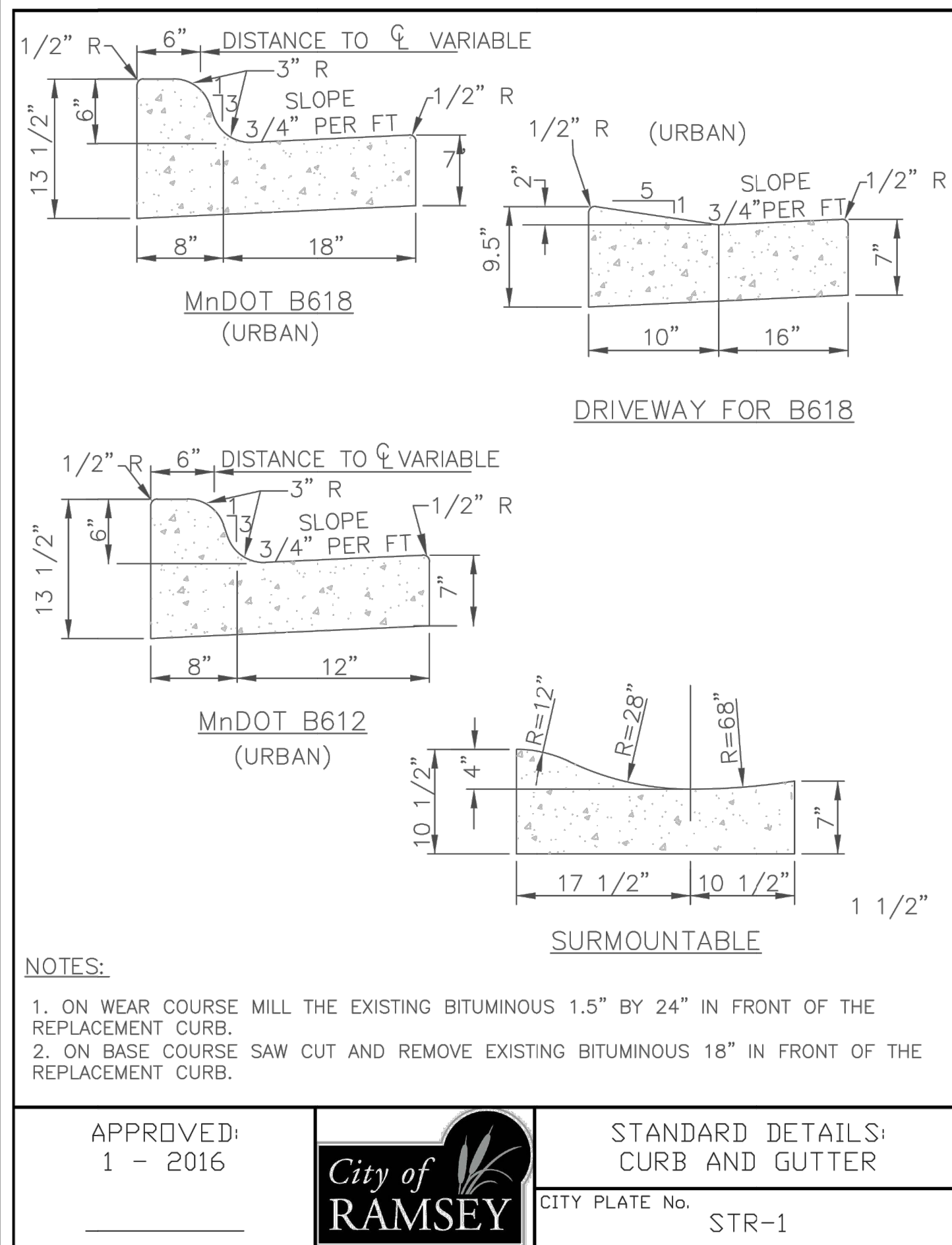
CONNECT INTO EXISTING WATER SERVICE VERIFY CURB STOP AND BOX LOCATION

CONNECT INTO EXISTING SANITARY STUB VERIFY LOCATION AND ELEVATION ON EXISTING STUB

39 LF OF 4" SDR-26 PVC @ 2.0%  
 49 LF OF 1" COPPER PIPE  
 CONNECT TO EXISTING 8" PVC SDR 35 SANITARY SEWER WITH WYE INV.=851.65± (FIELD VERIFY LOCATION & INVERT)  
 CONNECT 1" WATER SERVICE INTO 6" DIP WATER MAIN WITH CORP. COCK

CONNECT TO EXISTING 8" PVC SDR 35 SANITARY SEWER WITH WYE INV.=851.65± (FIELD VERIFY LOCATION & INVERT)  
 51 LF OF 1" COPPER PIPE  
 40 LF OF 4" SDR-26 PVC @ 2.0%

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<p><b>BOGART, PEDERSON &amp; ASSOCIATES, INC.</b>              LAND SURVEYING              ENVIRONMENTAL SERVICES              13076 FIRST STREET, BECKER, MN 55508-9322              TEL: 763-262-8822 FAX: 763-262-8844</p>					
<p>Rivers Bend Holdings LLC              Ramsey Villas North              OUTLOT E, RIVERS BEND 3RD ADDITION              City of Ramsey, Anoka County, MN</p>			<p>UTILITY PLAN</p>		
SHEET NO.					
C4					



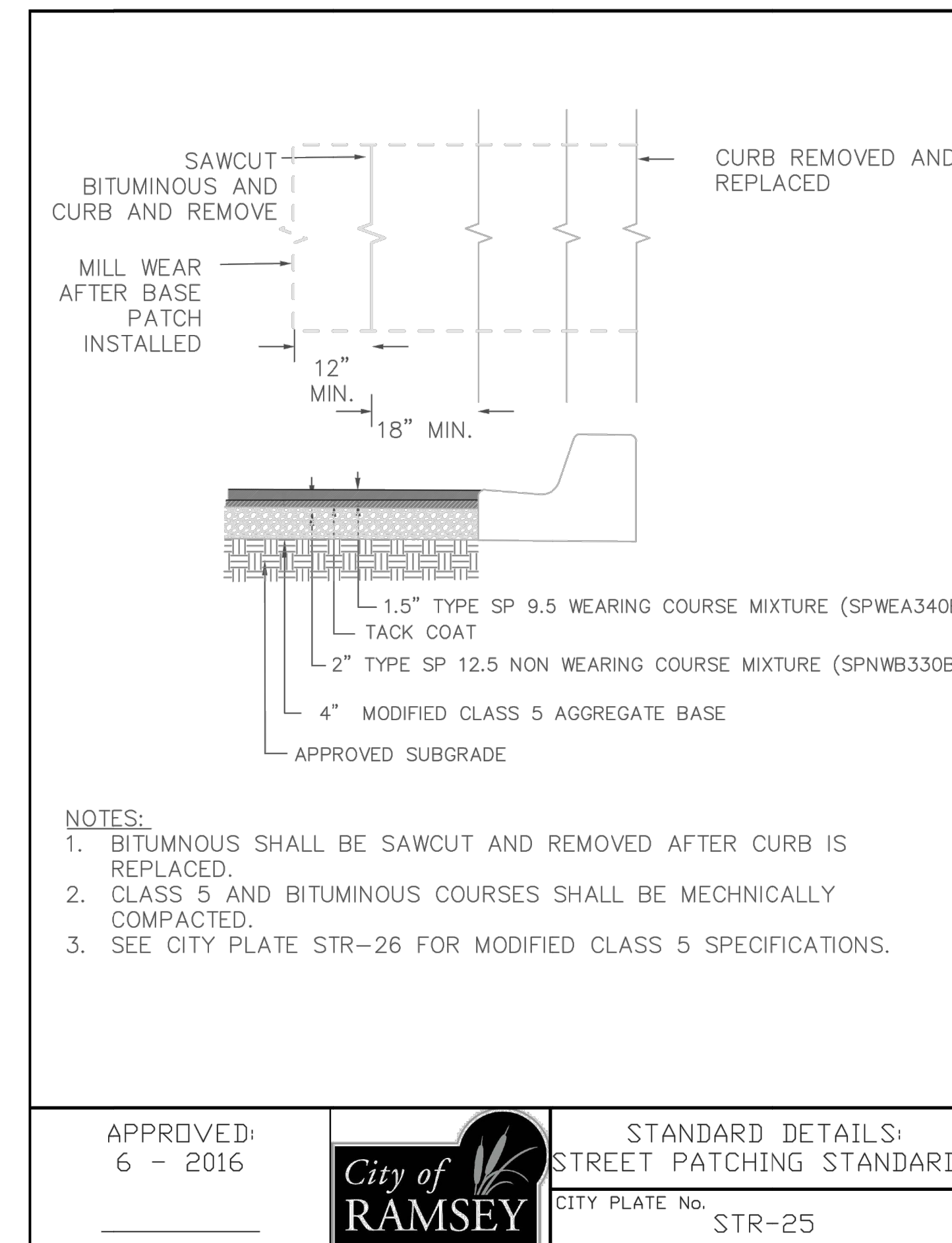
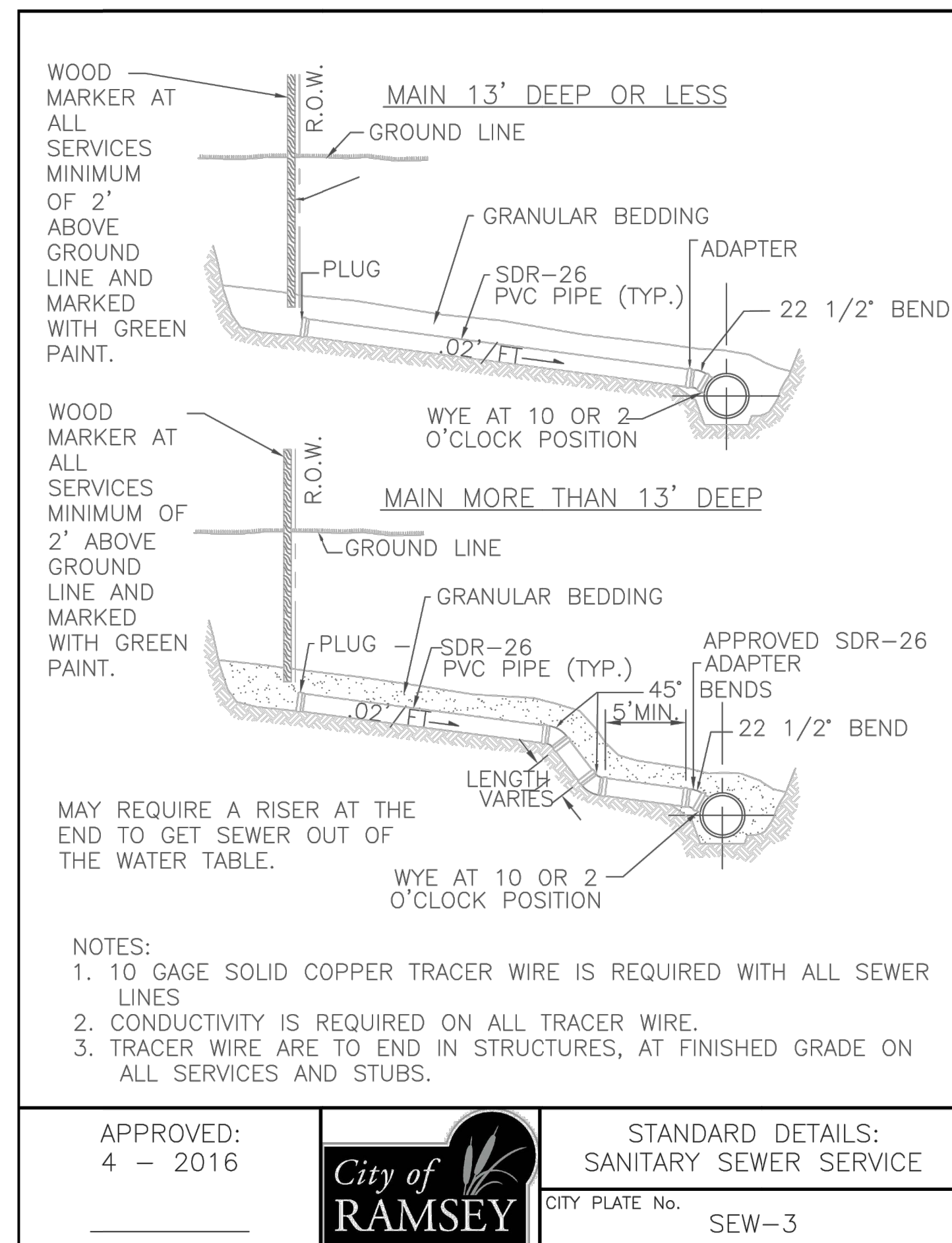
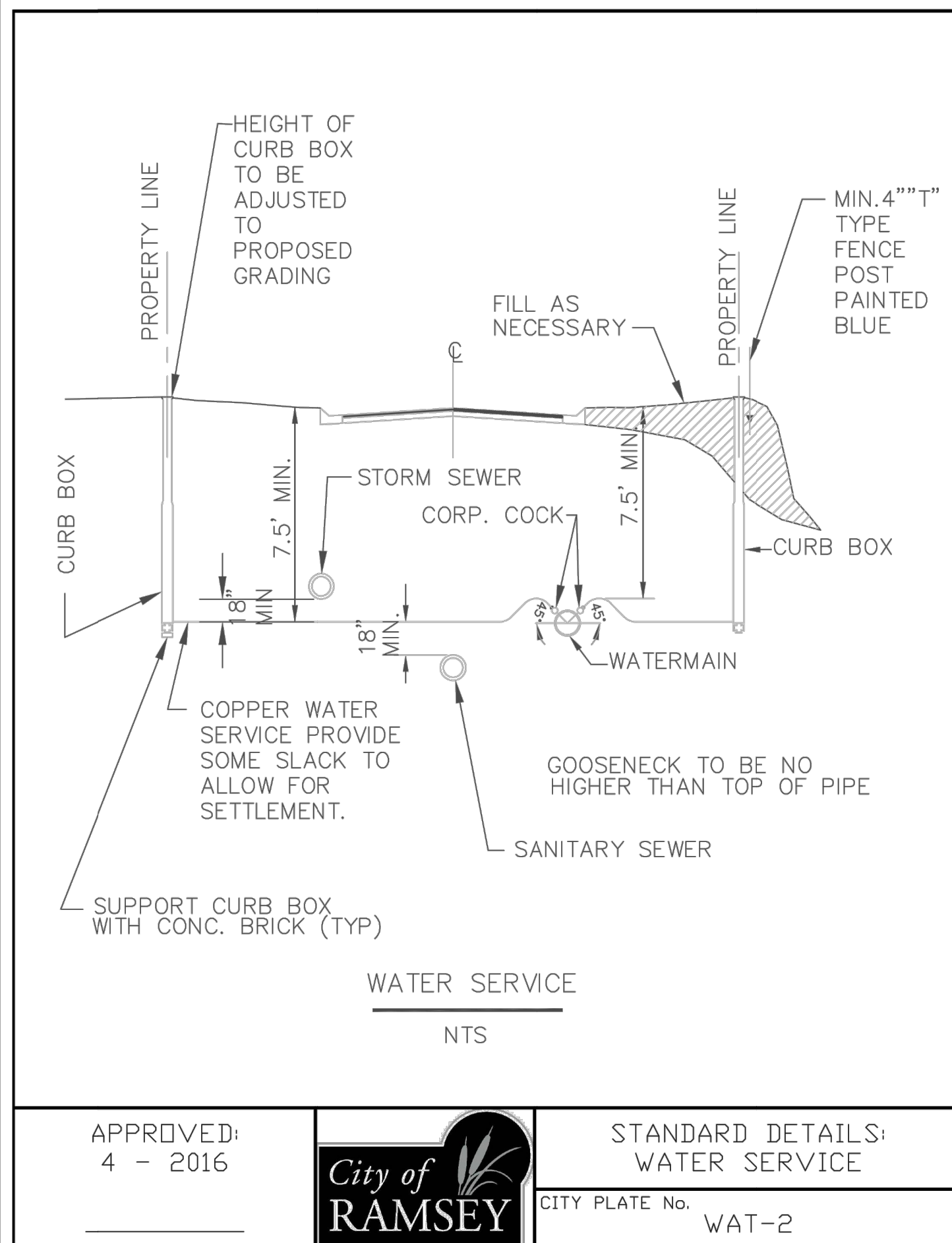
### TABLE A MODIFIED CLASS 5 SPECIFICATIONS

	% 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

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



REV. NO.	DATE	DESCRIPTION
1	08/06/2020	DRAWINGS ISSUED TO CITY

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**Ramsey Villas North**  
 OUTLOT E, RIVERS BEND 3RD ADDITION  
 City of Ramsey, Anoka County, MN

**CONSTRUCTION DETAILS**

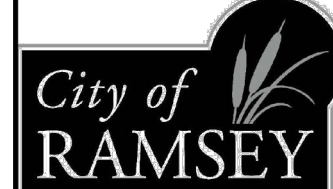
SHEET NO. **C5**

N:\Projects Current\20-0224.00 Riverside Development - Ramsey Villas\Engineering\CAD Files\Cover\Drawn\_Sheets\_Details.dwg 8/6/2020 11:12 AM

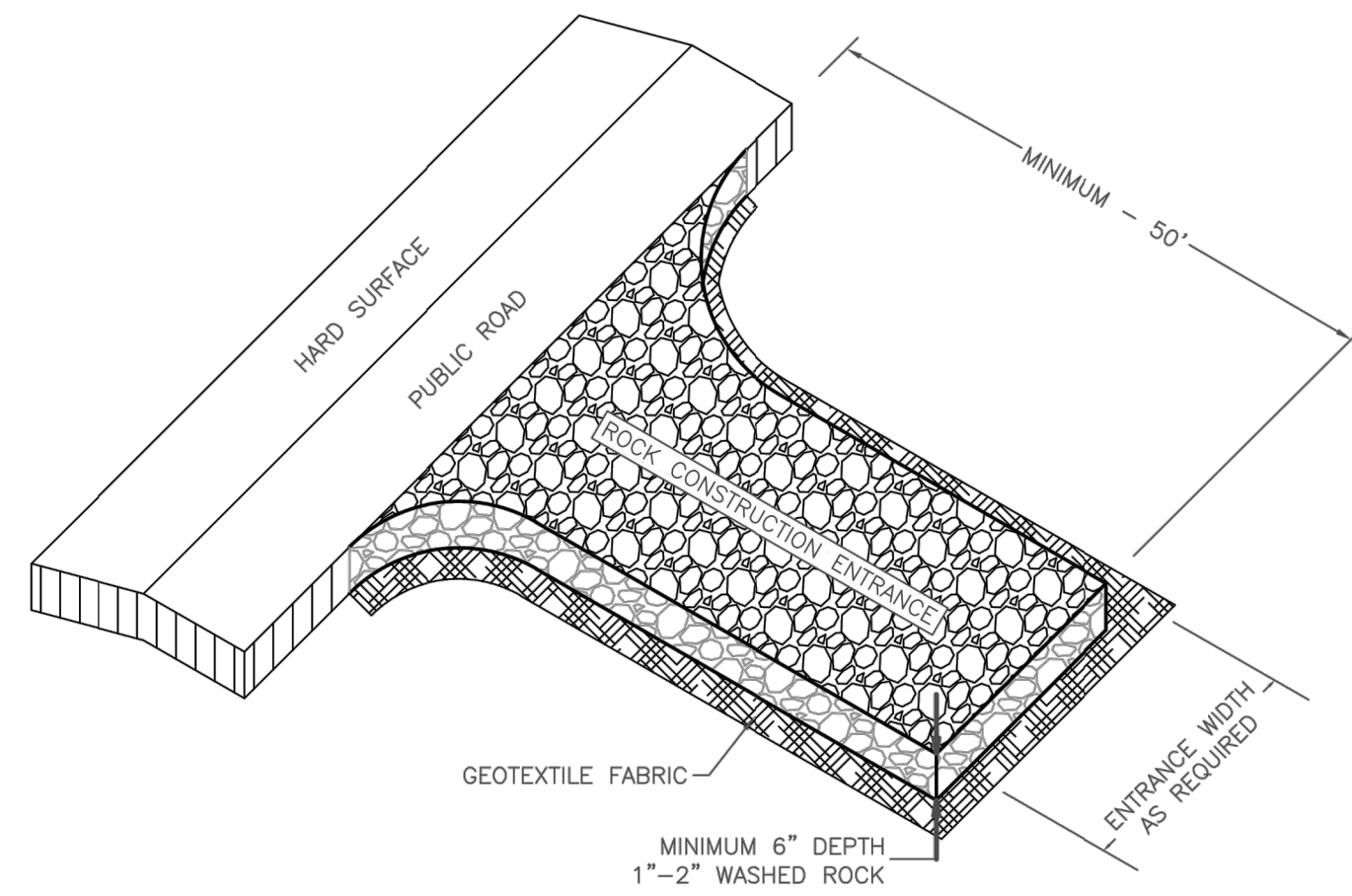
Notes:

1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) SAND CONTENT.

APPROVED:  
7 - 2019



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



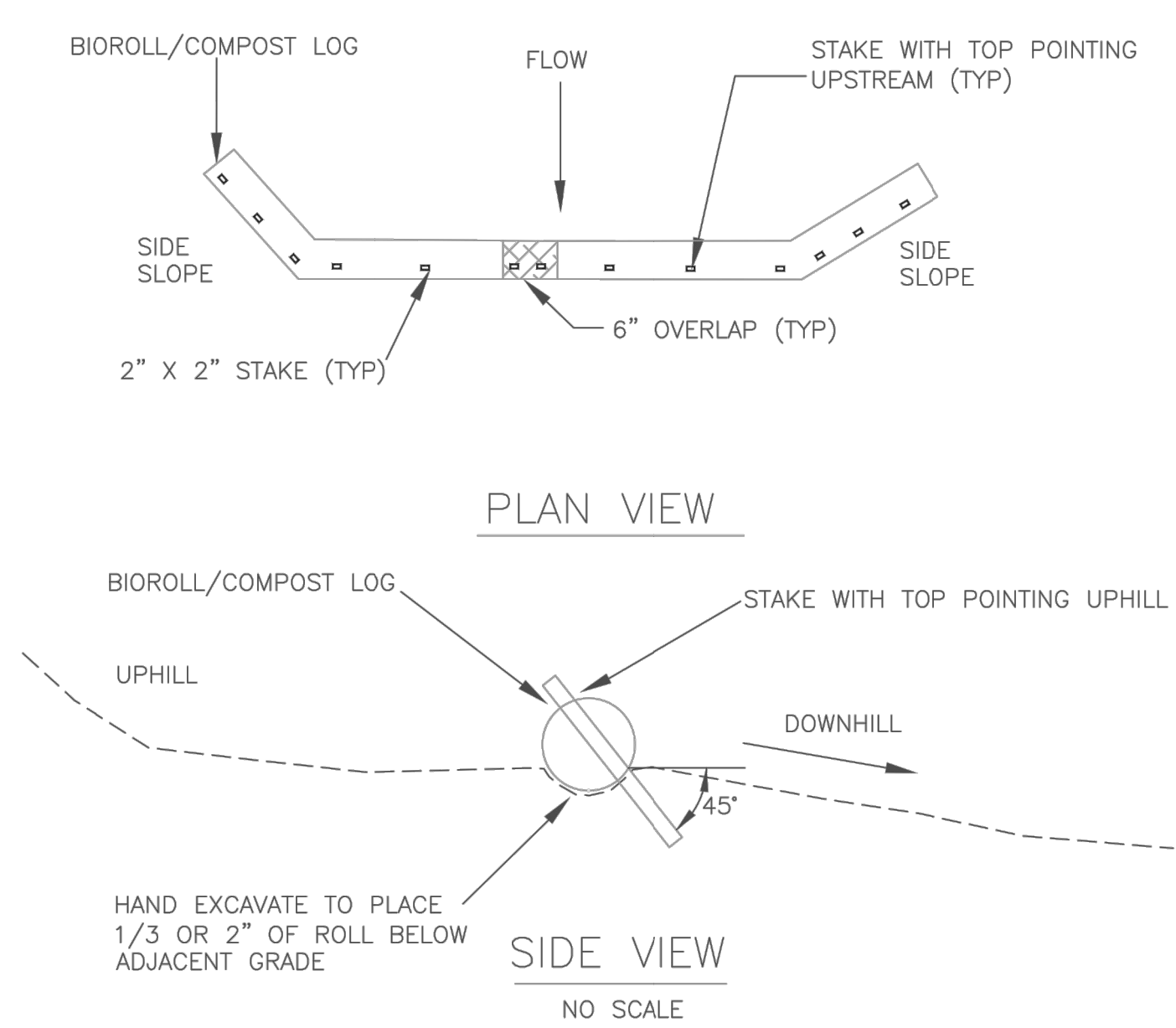
- NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
  2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
  3. MAINTENANCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION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

NOT TO SCALE

APPROVED:  
1 - 2016

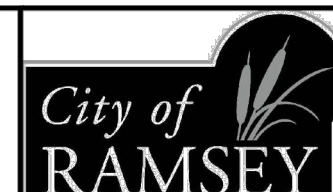


STANDARD DETAILS:  
ROCK CONSTRUCTION ENTRANCE  
CITY PLATE No. ERO-5

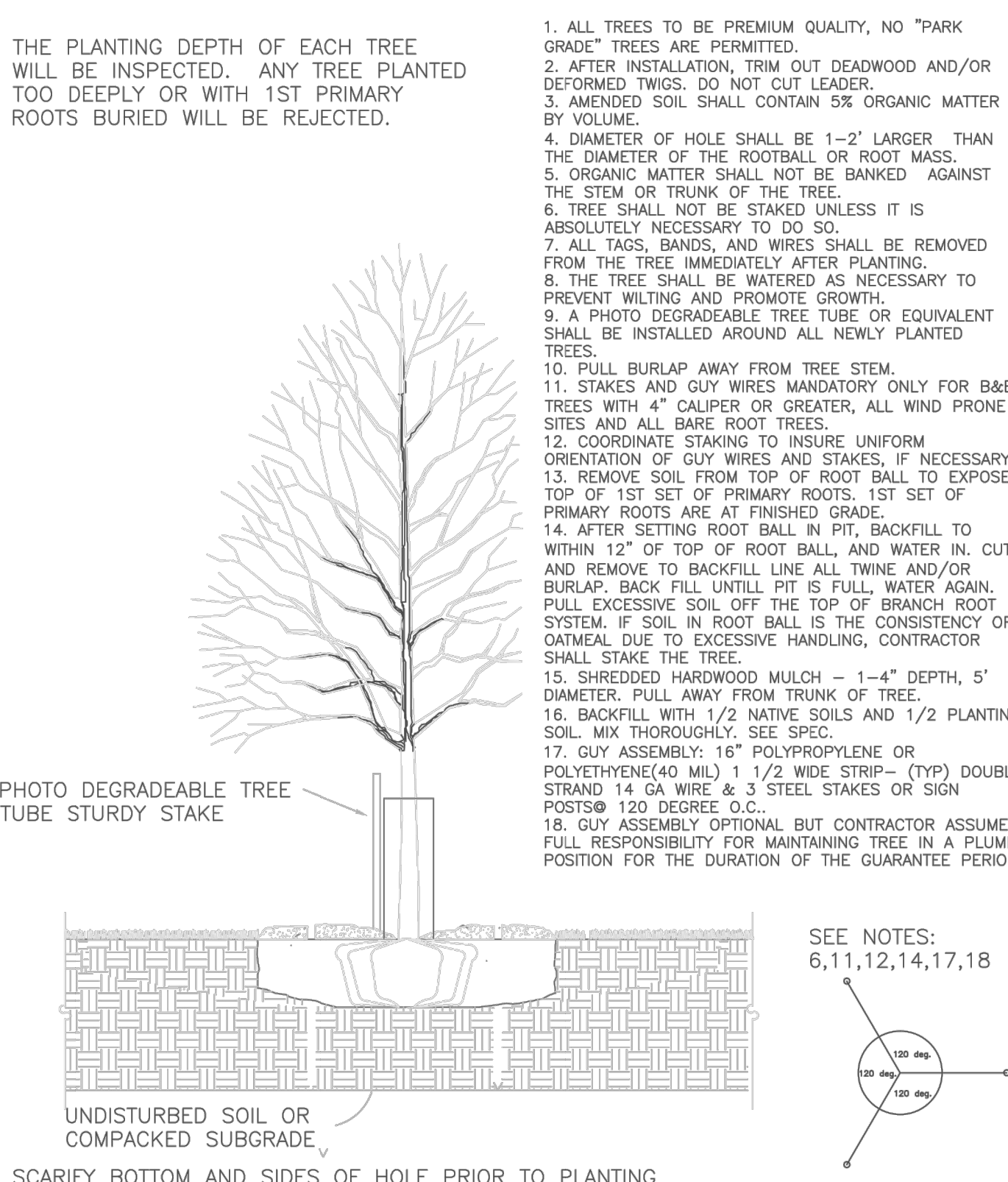


NOTE:  
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG  
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK  
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE  
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

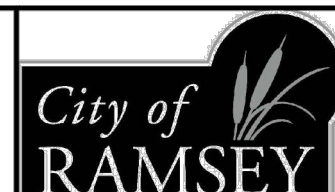
APPROVED:  
3 - 2016



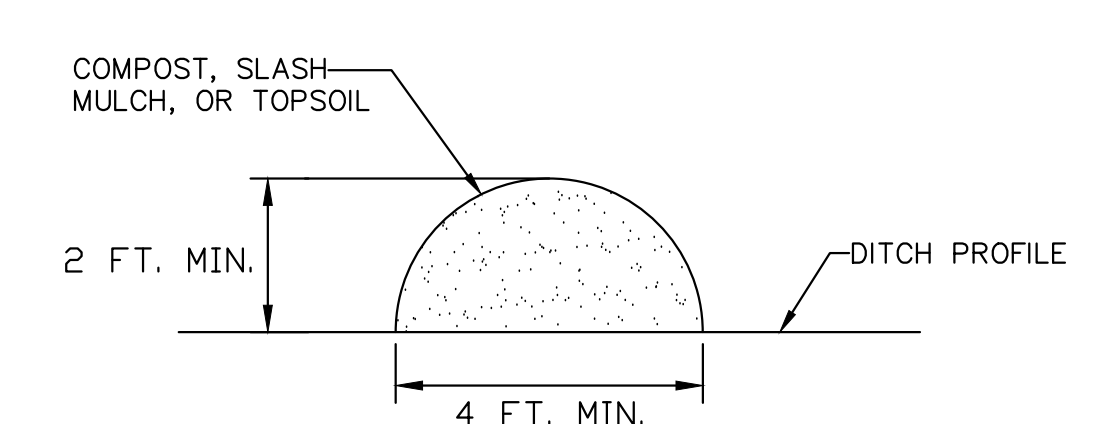
STANDARD DETAILS:  
BIO ROLL (COMPOST LOG)  
CITY PLATE No. ERO-4



APPROVED:  
5 - 1997



STANDARD DETAILS:  
TREE PLANTING  
CITY PLATE No. PARK-2



TYPE 1 (COMPOST), TYPE 2 (SLASH MULCH), OR TYPE 4 (TOPSOIL)

FILTER BERM  
N.T.S.

REV. NO.	DATE	DESCRIPTION
1	08/06/2020	DRAWINGS ISSUED TO CITY

DATE: 08/06/2020  
DESIGN BY: C.J.D. M.J.M.  
DRAWN BY: M.J.M.  
CHECKED BY: W.P.D.  
DWG FILE: DETAILS  
FILE NO.: 20-0000.00

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.

Signed: Wesley P. Davis  
Date: 08/06/2020 Lic. No. 55866

**BOGART, PEDERSON & ASSOCIATES, INC.**  
LAND SURVEYING  
ENVIRONMENTAL SERVICES  
13076 FIRST STREET BECKER, MN 55508-9322  
TEL: 763-262-8822 FAX: 763-262-8844

Rivers Bend Holdings LLC  
Ramsey Villas North  
OUTLOT E, RIVERS BEND 3RD ADDITION  
City of Ramsey, Anoka County, MN  
CONSTRUCTION DETAILS

SHEET NO.  
**C6**

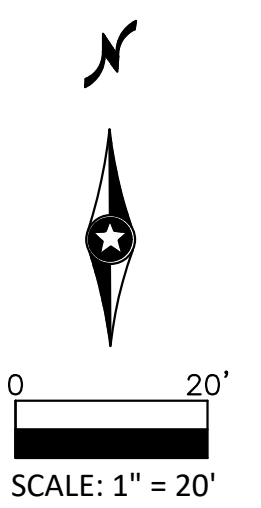
**EXISTING TREE TABLE**

Tree #	Species	DBH	Condition	Stems
1	Redcedar	3.5	Good	1
2	Oak, pin	4.5	Good	1
3	Elm, American	10.0	Good	1
4	Boxelder	18.0	Fair	1
5	Redcedar	9.5	Fair	1
6	Boxelder	22.5	Good	3
7	Boxelder	25.5	Good	3
8	Oak, pin	5.5	Good	1
9	Redcedar	16.0	Good	1
10	Oak, pin	9.0	Good	1
11	Redcedar	3.0	Good	1
12	Redcedar	4.5	Good	1
13	Oak, pin	4.0	Good	1
14	Oak, pin	5.5	Good	1
15	Oak, pin	5.5	Good	1
16	Boxelder	21.5	Good	3
17	Boxelder	13.0	Good	2
18	Redcedar	3.0	Good	1
19	Oak, pin	3.0	Good	1
20	Oak, pin	5.5	Good	1
21	Oak, pin	8.5	Good	1
22	Oak, pin	10.0	Good	1
23	Redcedar	12.0	Good	1
24	Oak, pin	5.0	Good	1
25	Oak, pin	10.0	Good	1
26	Oak, pin	5.5	Good	1
27	Oak, pin	5.0	Fair	1
28	Oak, pin	7.0	Good	1
29	Oak, pin	7.0	Good	1
30	Oak, pin	4.0	Fair	1
31	Oak, pin	8.0	Good	1
32	Oak, pin	6.0	Good	1
33	Oak, pin	7.0	Good	1
34	Oak, pin	25.0	Good	1
35	Oak, bur	13.0	Good	1
36	Oak, bur	16.0	Good	1
37	Oak, pin	19.5	Fair	1
38	Oak, pin	16.0	Good	1
39	Oak, pin	16.5	Good	1
40	Oak, pin	13.0	Good	1
41	Oak, pin	21.5	Good	1
42	Oak, pin	34.0	Good	2
43	Oak, pin	17.0	Fair	1
44	Oak, pin	20.0	Fair	1
45	Oak, bur	6.5	Good	1
46	Boxelder	10.0	Fair	1
47	Boxelder	12.5	Fair	1
48	Boxelder	11.0	Fair	1
49	Ash, green	19.0	Good	1
50	Ash, green	9.0	Good	1
51	Cherry, black	15.0	Good	1
52	Oak, bur	8.0	Fair	1
53	Oak, bur	5.0	Fair	1
54	Oak, bur	16.0	Good	2
55	Ash, black	9.5	Good	1
56	Oak, bur	20.5	Good	2
57	Oak, pin	23.0	Good	1
58	Oak, bur	11.0	Good	1
59	Boxelder	11.5	Good	1
60	Oak, bur	14.0	Good	1
61	Boxelder	8.0	Good	1
62	Oak, bur	18.0	Fair	1
63	Oak, bur	11.0	Good	1
64	Oak, bur	19.5	Good	1
65	Cherry, black	8.0	Good	1
66	Oak, bur	5.0	Good	1
67	Oak, bur	8.5	Good	1
68	Cherry, black	10.5	Good	1
69	Ash, green	8.0	Good	1
70	Boxelder	12.0	Fair	1
71	Boxelder	8.0	Fair	1
72	Boxelder	8.5	Fair	1
73	Ash, green	9.0	Good	1
74	Willow	10.0	Good	1
75	Willow	9.5	Good	1
76	Willow	13.5	Good	2
77	Willow	12.5	Good	1
78	Ash, green	11.0	Good	1
79	Oak, bur	27.5	Fair	1
80	Oak, bur	7.5	Good	1
81	Oak, bur	5.5	Good	1
82	Ash, black	9.0	Good	1
83	Boxelder	9.0	Good	1
84	Oak, bur	23.0	Good	1
85	Oak, bur	13.5	Good	1
86	Oak, bur	9.5	Good	1
87	Oak, bur	21.0	Good	1
88	Oak, bur	12.5	Good	1
89	Oak, bur	14.0	Good	1
90	Oak, bur	12.5	Good	1
91	Oak, bur	11.5	Good	1
92	Oak, bur	14.0	Good	1
93	Oak, bur	13.0	Fair	1
94	Boxelder	8.5	Fair	1
95	Boxelder	13.0	Fair	1
96	Boxelder	9.5	Fair	1
97	Oak, bur	14.5	Good	1
98	Pine, white	9.0	Fair	1
99	Pine, white	6.0	Good	1
100	Pine, white	7.0	Good	1



**LEGEND:**

- PROPOSED DRIVEWAY LOCATION
- PROPOSED SOD
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUB
- EXISTING TREE LOCATED BY ARBORIST
- CLEARING AND GRUBBING (AS INDICATED)
- MAINTAIN AND PROTECT



**LANDSCAPE NOTES:**

1. NUMBERED TREES WERE LOCATED AND IDENTIFIED BY STEPHEN NICHOLSON CF (TREEBIZ LLC). SEE THE EXISTING TABLE FOR ADDITIONAL INFORMATION. GRAYED OUT TREES ARE TO BE REMOVED.
2. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE. ANY FINISHED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINISHED GRADING IS COMPLETED IN ACCORDANCE TO MN/DOT 2575.
3. ANY CLEARING OF OAK STANDS SHALL BE PREFORMED PRIOR TO APRIL 15 OR AFTER JULY 15 OF EACH SEASON.
4. SOILS ARE CHARACTERIZED AS NYMORE LOAMY SAND, 6 TO 12 PERCENT SLOPES, HYDROLOGIC GROUP A.
5. PLANTING SOIL SHALL CONSIST 1:1:1 CONSISTING OF 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND.
6. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH MN/DOT SEED MIX, MULCHED, & DISK ANCHORED, PER THE FOLLOWING SCHEDULE:  
 SEED MIX 25-131: 220 LB/AC.  
 MULCH TYPE 3: 2 TONS/AC.

**FORESTER STATEMENT**

On July 24, 2020 I performed a tree inventory and assessment at the property located at the corner of Xkimo Street and Xkimo Court (PID 25-32-25-31-0006). Information relating to tree species, diameter, condition and location was submitted to Bogart, Pederson & Associates for permitting purposes.

Stephen Nicholson  
 TreeBiz LLC  
 ISA Certified Arborist MN-4305A  
 Certified Forester 2369

**PLANTING SCHEDULE**

QUANTITY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
<b>TREES</b>					
4	HB	HACKBERRY	CELTIS OCCIDENTALIS	2" DIAMETER	STRAIGHT TRUNK, NO V-CROTCH
2	DH	DOTTED HAWTHORN	CRATAEGUS MOLLIS	2" DIAMETER	STRAIGHT TRUNK, NO V-CROTCH
2	BO	BUR OAK	QUERCUS MACROCARPA	2" DIAMETER	STRAIGHT TRUNK, NO V-CROTCH
10	WS	WHITE SPRUCE	PICEA GLAUCA	6' HIGH	STRAIGHT TRUNK, NO V-CROTCH
18	TOTAL				
<b>SHRUBS</b>					
9	SB	SILVER BUFFALOBERRY	SHEPHERDIA CANADENSIS	24"	
9	TOTAL				

CALL 48 HOURS BEFORE DIGGING:  
**GOPHER STATE ONE CALL**  
 TWIN CITY AREA 651-454-0002  
 MINNESOTA TOLL FREE 1-800-252-1166

I hereby certify that this plan, specification, or report was prepared by me or under the direct supervision and under the laws of the State of Minnesota.  Signed: Wesley P. Davis Lic. No. 55866 Date: 08/06/2020	DATE: 08/06/2020 DESIGN BY: C.J.D. M.J.M. DRAWN BY: M.J.M. CHECKED BY: W.P.D. DWG FILE: LANDSCAPE FILE NO.: 20-0000.00	REV. NO. 1 DATE 08/06/2020 DESCRIPTION DRAWINGS ISSUED TO CITY	 <b>BOGART, PEDERSON &amp; ASSOCIATES, INC.</b> LAND SURVEYING ENVIRONMENTAL SERVICES 13076 FIRST STREET BECKER, MN 55508-9322 TEL: 763-262-8622 FAX: 763-262-8844
Rivers Bend Holdings LLC Ramsey Villas North OUTLOT E, RIVERS BEND 3RD ADDITION City of Ramsey, Anoka County, MN LANDSCAPE PLAN		SHEET NO. <span style="font-size: 2em; font-weight: bold;">L1</span>	

# Preliminary Plat of RAMSEY VILLAS NORTH

**CITY OF RAMSEY  
COUNTY OF ANOKA  
SEC.25, TWP.32, RNG.25**

For the purposes of this plat, the west line of Outlot E, RIVER'S BEND 3RD ADDITION is assumed to be N 0°16'54" W.

- Denotes 1/2 inch x 14 inch iron monument set with a plastic plug stamped R.L.S. 47466.
- ⊙ Denotes 1/2 inch x 14 inch iron monument with a plastic plug stamped R.L.S. 47466 to be set within one year of platting date.
- Denotes iron monument found (IP # 18420, unless otherwise indicated).

**REFERENCE BENCHMARK:**  
MNDOT Geodetic Monument "0206 AK" at Trunk Hwy 47 milepost 22.95, 47.2 feet W. of a southbound Trunk Hwy 47 fog line and 0.25 miles North along Trunk Hwy 47 from the intersection of Trunk Hwy 47 and County Rd 5.  
Elevation = 862.11 feet (NAVD 88)

**PROJECT BENCHMARK:**  
Top nut hydrant in the NE quadrant at the intersection of Xkimo Street NW and Trunk Hwy 47.  
Elevation = 867.47 feet (NAVD 88)

**OWNER/DEVELOPER:**  
River's Bend Holdings, LLC  
Richard Foster  
19230 Evans Street NW  
Elk River, MN 55330  
763-241-1801

**SURVEYORS & ENGINEERS:**  
Bogart, Pederson & Associates, Inc.  
13076 First Street  
Becker, MN 55308-9322  
763-262-8822

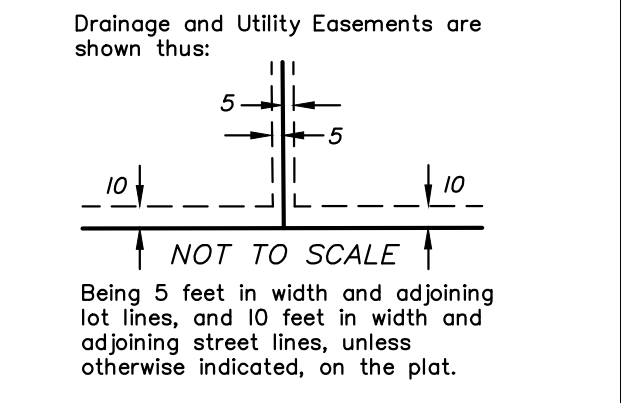
**TOTAL AREA:** 59,887± S.F. (1.37± Ac.)

**EXISTING ZONING:** Medium-Density Residential (R-2)

**PROPOSED ZONING:** Medium-Density Residential (R-2)

**MINIMUMS:**  
50 feet Lot Width  
0.15 Acres

**DENOTES BUILDING SETBACKS:**  
25' exterior boundary  
25' front yard  
25' side yard corner lot  
20' rear  
16.5' wetland  
5' side



DATE: August 6, 2020  
FIELD DATE: July 28, 2020  
BK/PG: xxx/xxx  
DRAWN BY: CJR  
CHECKED BY: RMB,CAW  
DWG FILE: 20-0234 Prelim Plat  
FILE NO: 20-0234.00

**REVISIONS:**


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

Signed: *Craig Wensmann*  
Craig A. Wensmann  
Date: 8/6/20 Lic. No. 47466

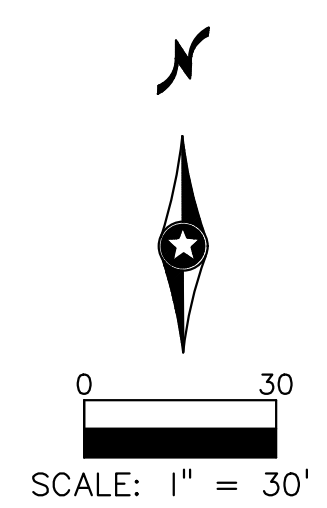
**BOGART, PEDERSON & ASSOCIATES, INC.**  
LAND SURVEYING  
CIVIL ENGINEERING  
MAPPING  
13076 FIRST STREET, BECKER, MN 55308-9322  
TEL: 763-262-8822 FAX: 763-262-8844

**PRELIMINARY PLAT**  
for  
River's Bend Holdings, LLC  
RAMSEY VILLAS NORTH  
City of Ramsey  
Anoka County, MN

**Property Description (Title Commitment No. 12007-17):**  
Outlot E, RIVER'S BEND 3RD ADDITION, Anoka County, Minnesota.

**Surveyor's Note(s):**

1. Subject property is not within a flood plain district as mapped by FEMA or shoreland district.
2. A wetland delineation was performed by Matthew Blesi, BWSR Cert. No. 5092 of Bogart, Pederson & Associates, Inc. on July 24th, 2020.
3. Plat contains three (3) lots.



**LEGEND:**

- Denotes mailbox
- ⊙ Denotes sanitary manhole
- Denotes water valve
- Denotes sign
- Denotes power pole
- Denotes electric vault
- Denotes hydrant
- Denotes soil boring
- Denotes light pole
- Denotes gas meter
- Denotes delineated wetland interior
- Denotes James M. Winter, LS
- Denotes Charles R. Christopherson, LS
- Denotes bituminous surface
- Denotes concrete surface
- Denotes underground telephone
- Denotes overhead electric
- Denotes underground gas line
- Denotes tree line
- Denotes easement
- Denotes major contour
- Denotes minor contour
- Denotes sanitary sewer
- Denotes waterline
- Denotes existing adjoiners
- Denotes delineated wetland edge
- Denotes retaining wall
- Denotes setback line

**SOILS CHART**

Map symbol & soil name	Hydrologic group	Water table depth (in)
Mc: Marsh	A/D	0
C73C: Nymore loamy sand, 6 to 12 percent slopes	A	>80

\* Data from USDA Web Soil Survey

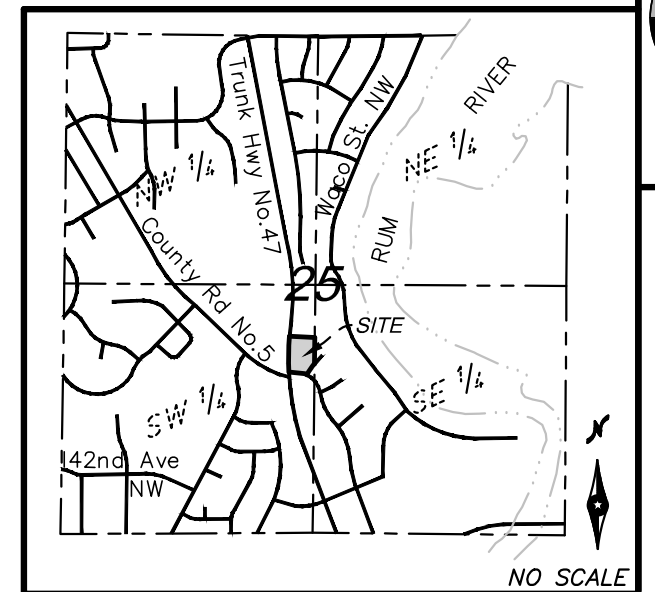
**TYPICAL HOUSE PAD**

946.0	MINIMUM LOWEST FLOOR ELEVATION
FB	SUGGESTED BUILDING TYPE
950.0	SUGGESTED GARAGE FLOOR ELEVATION
FB	DENOTES FULL BASEMENT
FBLO	DENOTES FULL BASEMENT LOOKOUT
SWO	DENOTES SPLIT WALKOUT
FBWO	DENOTE FULL BASEMENT WALKOUT

I hereby certify that a boundary survey has been completed for the preliminary plat of RAMSEY VILLAS NORTH, Anoka County, Minnesota.

Signed: *Craig Wensmann*  
Craig A. Wensmann  
Date: 8/6/20 Lic. No. 47466

**VICINITY MAP**  
Sec. 25, Twp. 32, Rng. 25  
Anoka County, MN



**BOGART, PEDERSON & ASSOCIATES, INC.**