

SHEET INDEX TABLE

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6 - 8	Final Sanitary Sewer & Watermain Plan
9 - 12	Final Storm Sewer Plan
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17	Final Erosion Control Plan
18 - 22	Construction Details

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: ERIC R. JOHNSON, P.E. EMAIL: EJOHNSON@SATHRE.COM	DEVELOPER BK LAND DEVELOPMENT 12929 DEERWOOD LANE DAYTON, MN 55327 CONTACT: ZACH BROWN PHONE: (763) 202-8642 EMAIL: ZACHBROWN@EDINAREALTY.COM

PLAN DATA

LOT COUNT
 TRADITIONAL SINGLE-FAMILY LOTS - 22
 VILLA-STYLE LOTS - 17
 TOTAL = 39 LOTS

PROPOSED ZONING: PUD

1. MINIMUM LOT AREA = 6,500 SF. (Villa) 11,000 SF. (Single Family)
2. MINIMUM LOT WIDTH = 52 FT. (Villa) 80 FT. (Single Family)
3. PUBLIC STREET ROW = 60 FT. (20' B+B STREETS)
4. FRONT YARD SETBACK = 25 FT.
5. SIDE YARD SETBACK = 7.5 FT., 7.5 FT. (Single Family) 5 FT., 5 FT. (Villa)
6. CORNER SETBACK = 20 FT.
7. MINIMUM REAR YARD SETBACK = 25 FT.

LEGEND

DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WHIRL-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

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ERJ				
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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Eric R. Johnson
 ERIC R. JOHNSON, P.E.
 Date: 03/26/21 Lic. No. 56659

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. ---

RAMSEY, MINNESOTA

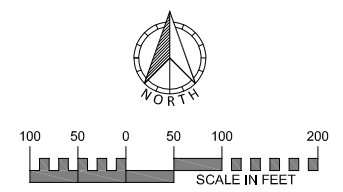
TITLE SHEET

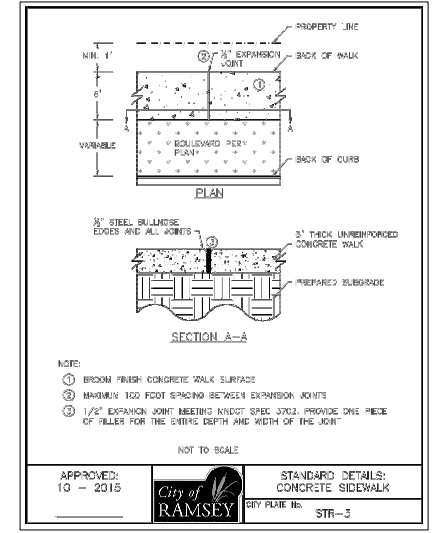
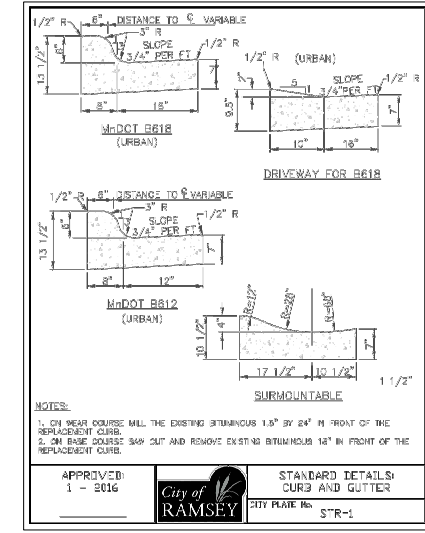
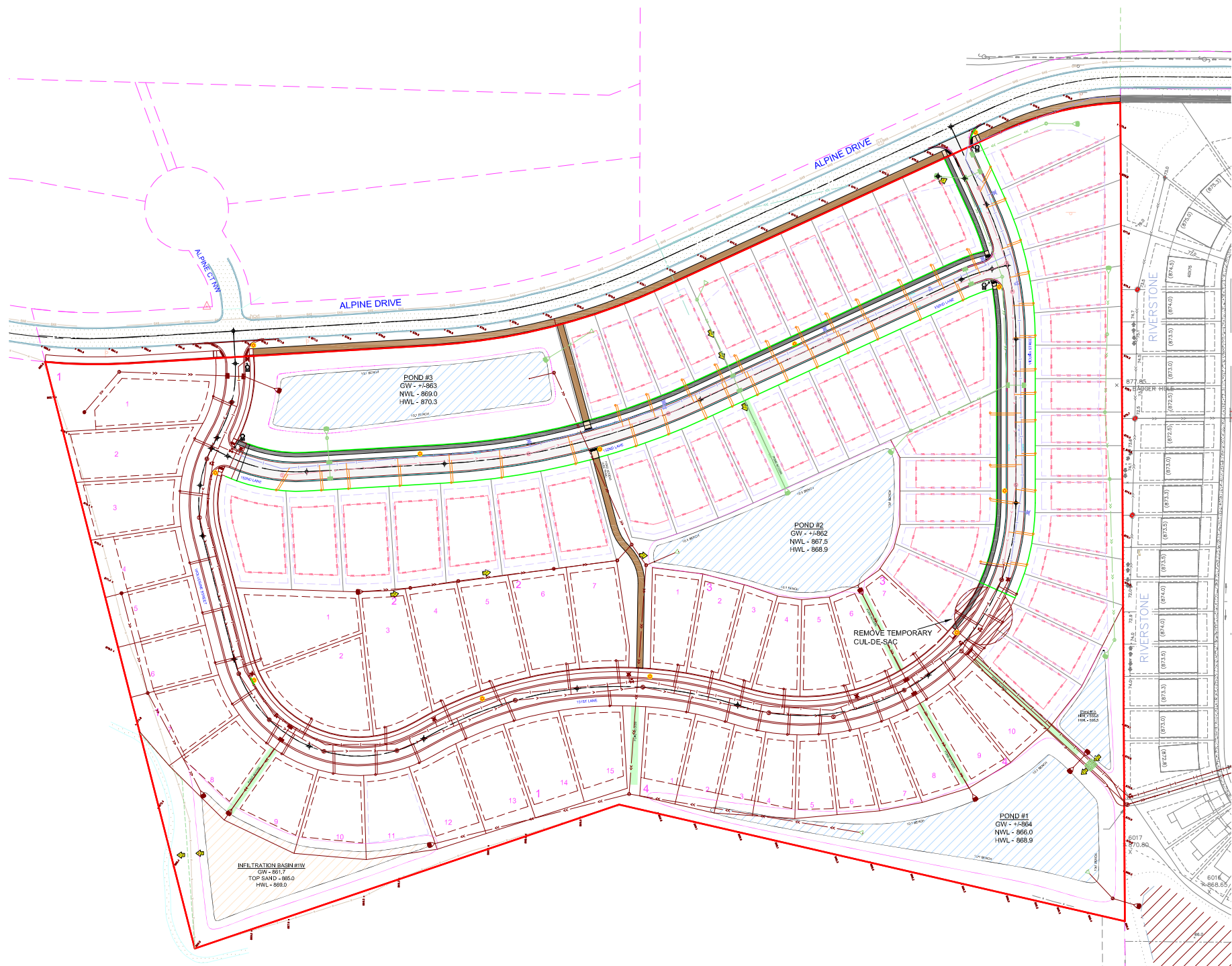
THE PRESERVE AT NORTHFORK 2ND ADDITION
BK LAND DEVELOPMENT

FILE NO. 10945-003

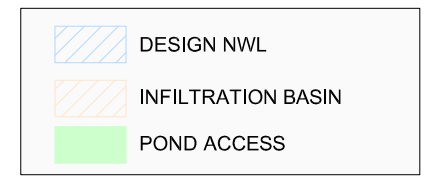
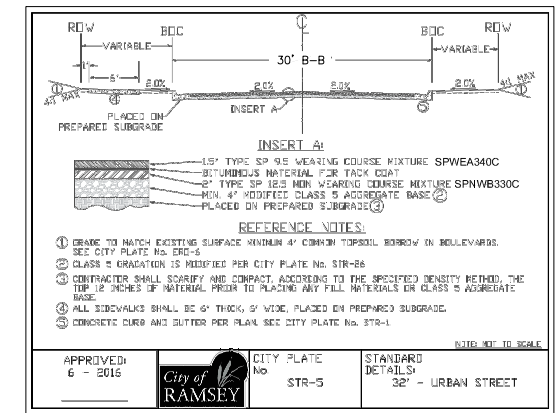
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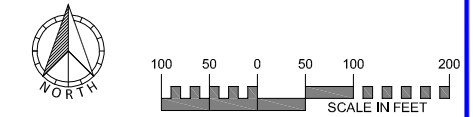




- STREET NOTES:**
- ALL PUBLIC STREETS ARE 30' BB UNLESS OTHERWISE NOTED. CURB DIMENSIONS ARE BACK TO BACK.
 - SEE CITY DETAILS FOR STREET DESIGN STANDARDS.
 - ALL SIDEWALKS SHALL BE 6" (STR-3). CONSTRUCT PED RAMP AT EACH CURB AND OR/ROAD INTERSECTION.
 - STREET RADI AS FOLLOWS:
 ENTRANCE RADI TO ALPINE DRIVE = 30' RADIUS
 INTERNAL INTERSECTIONS = 20' RADIUS
 - ALL STORM SEWER STRUCTURES SHALL BE EXPOSED DURING STRING LINE OF CURB TO ENSURE PROPER FIT WITH CONCRETE RINGS.
- SURM DENOTES PROPOSED SURMOUNTABLE CURB
 B618 DENOTES PROPOSED B618 CURB
 XX% DENOTES PROPOSED DRIVEWAY GRADE



DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK BOUNDARY	BSBL	BSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	(CB HS)	(CB HS)
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



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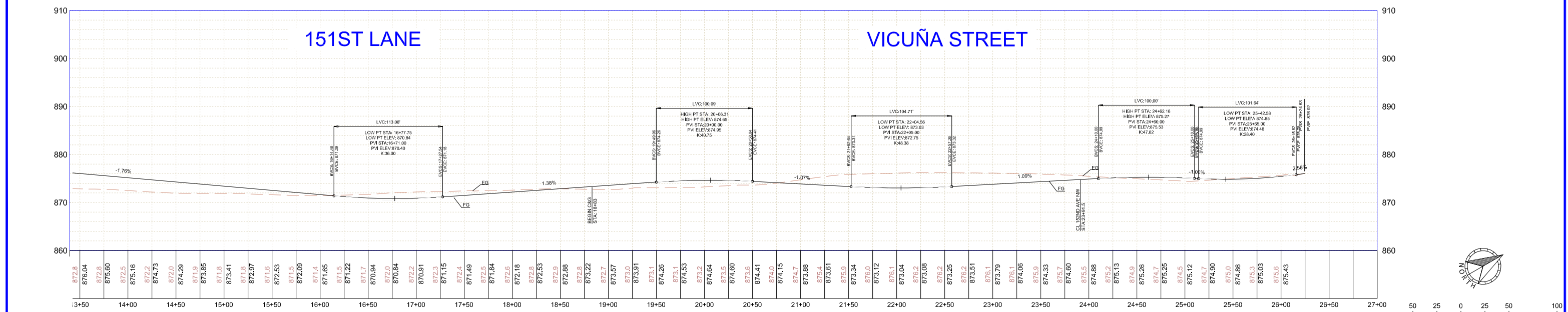
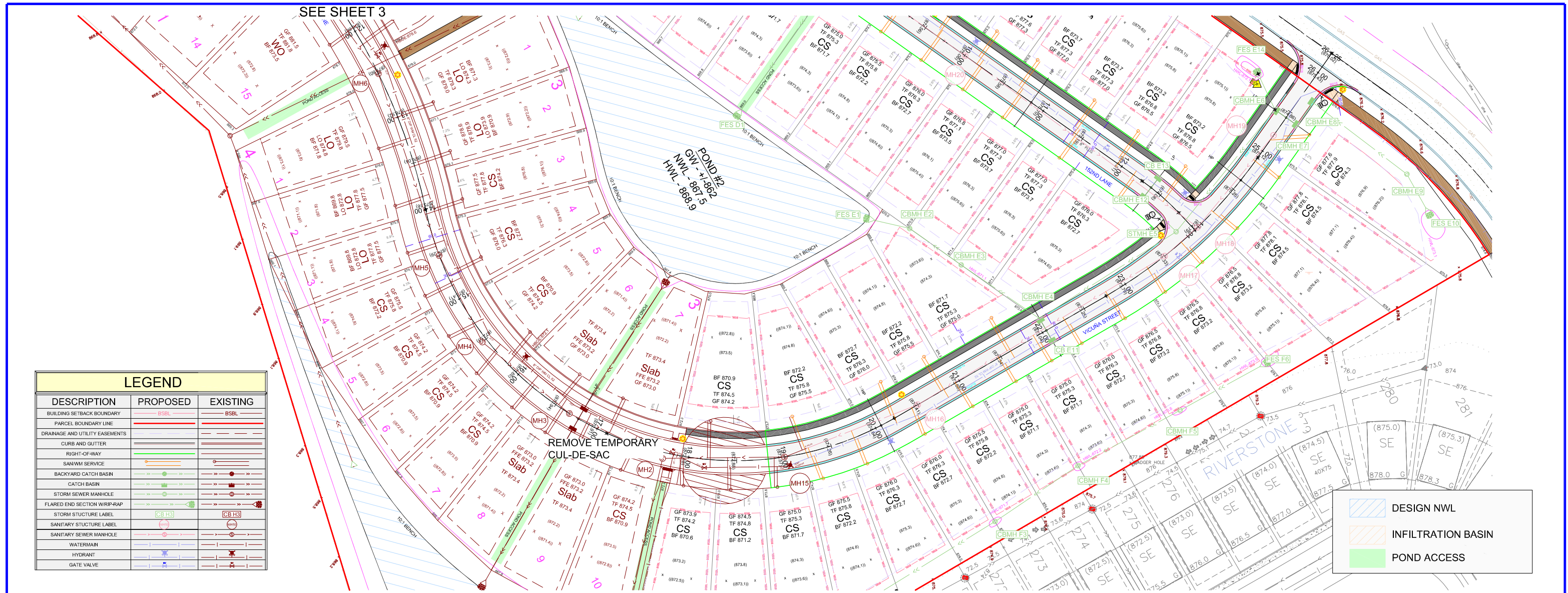
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CITY PROJECT NO. ---
RAMSEY, MINNESOTA
FINAL STREET PLAN
 THE PRESERVE AT NORTHFORK 2ND ADDITION
BK LAND DEVELOPMENT
 FILE NO. 10945-003
 2
 22

SEE SHEET 3

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK BOUNDARY	BSBL	BSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANWV SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

	DESIGN NWL
	INFILTRATION BASIN
	POND ACCESS



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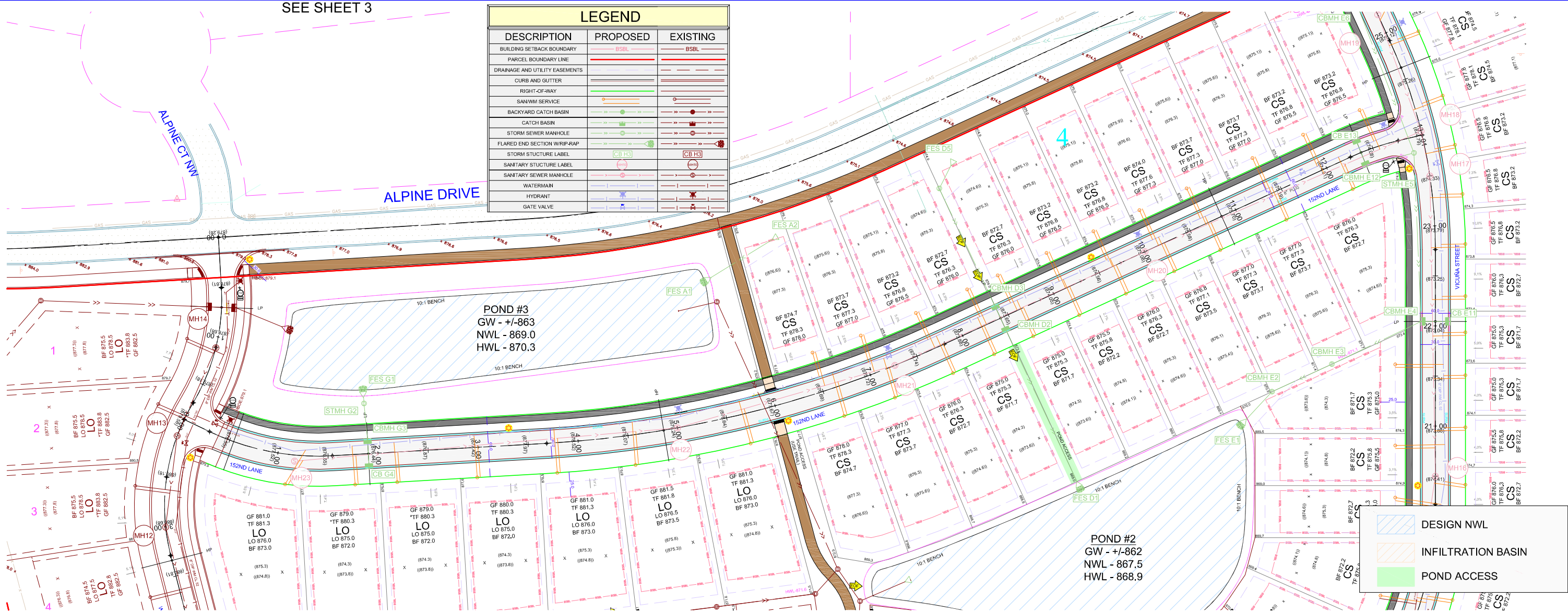
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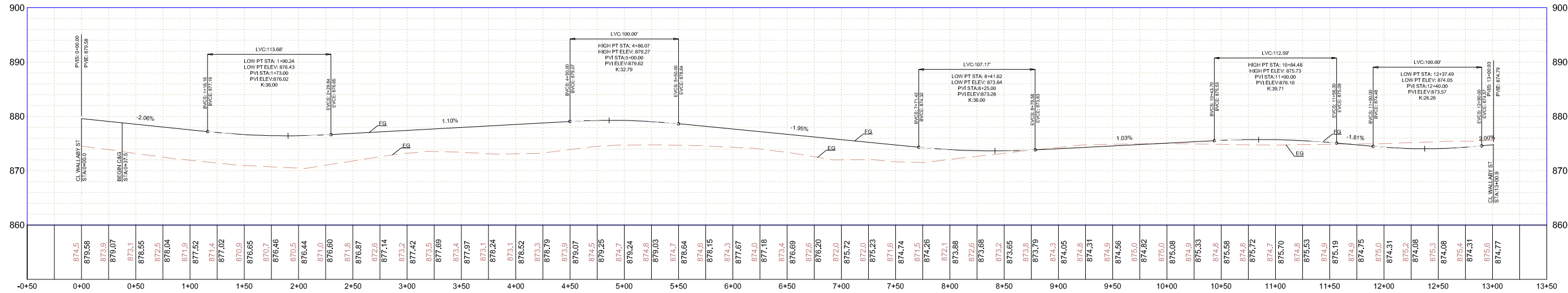
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 3
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DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK BOUNDARY	BSBL	BSBL
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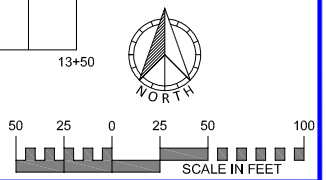
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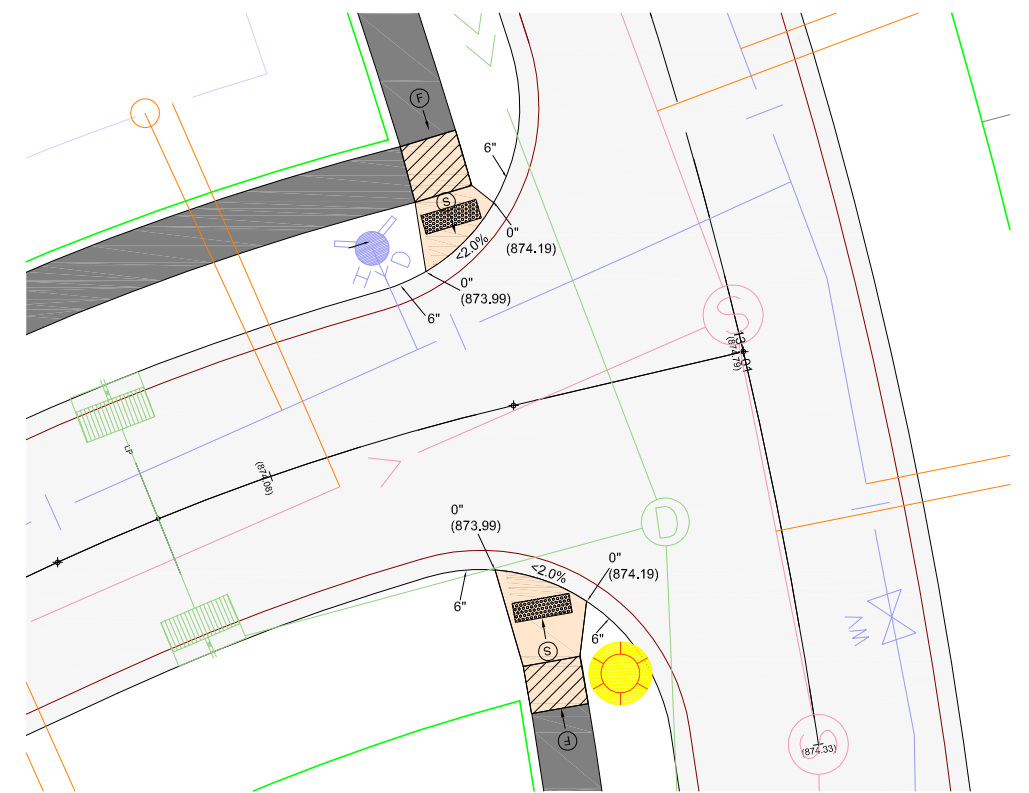
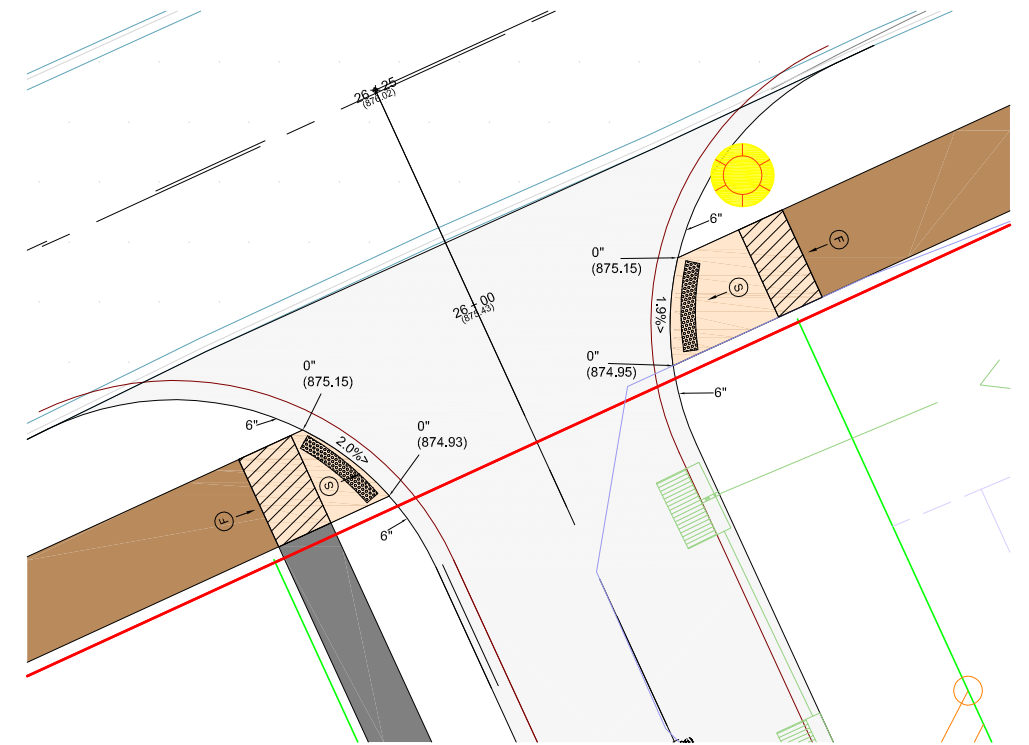
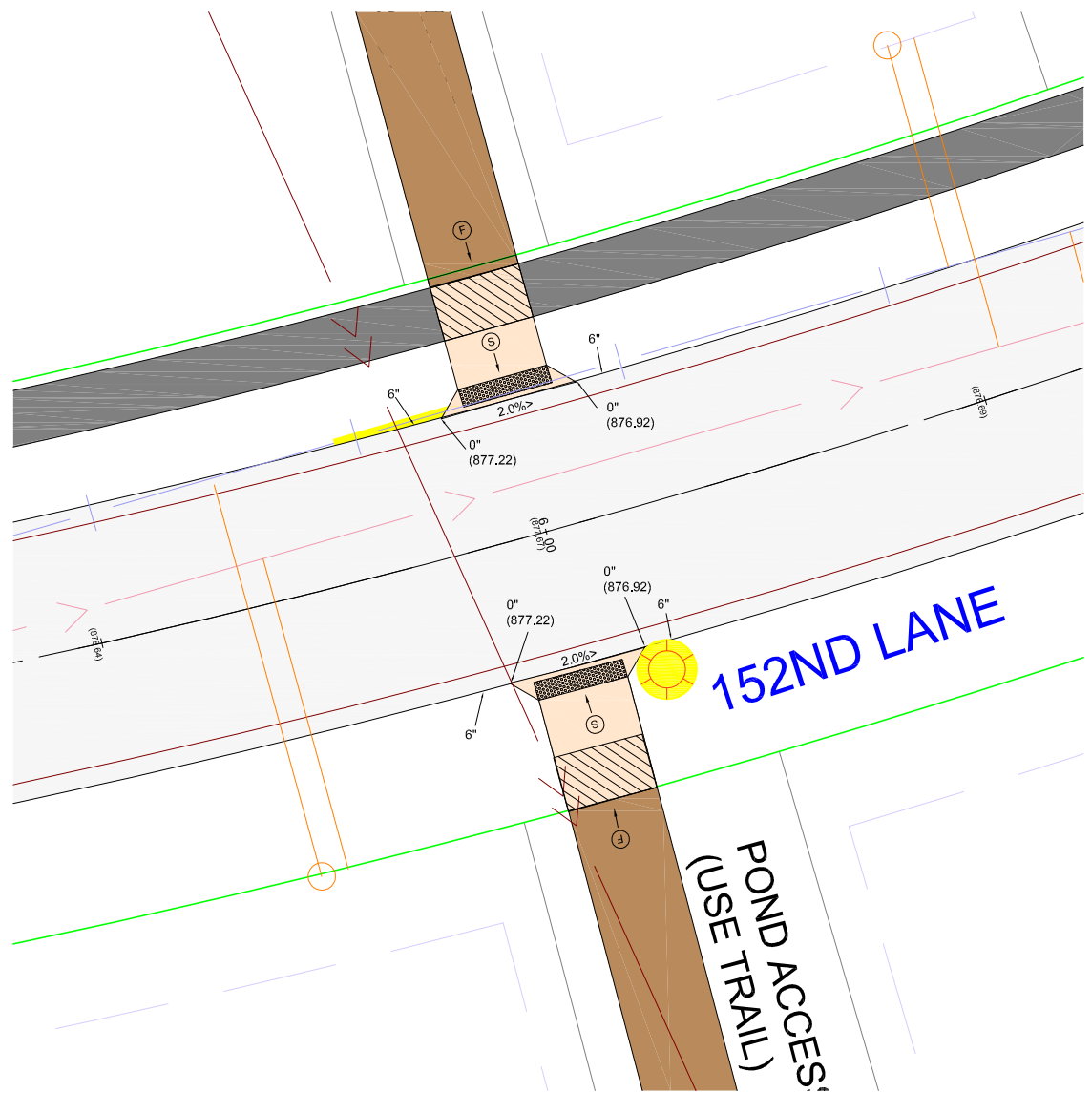
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FINAL STREET PLAN
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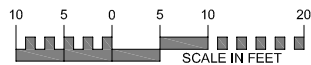




- (S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%
- (F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%
- X" INDICATES CURB HEIGHT
- LANDING AREA - 44' MINIMUM (5'x5' PREFERRED) DIMENSION AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

NOTE - MAX 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND RAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB & GUTTER. (PER MNDOT PEDESTRIAN RAMP DETAILS - SHEET 2 NOTE 7)

PER MNDOT PEDESTRIAN CURB RAMP DETAILS

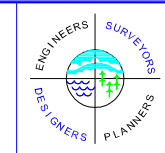


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PED RAMP DETAILS
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