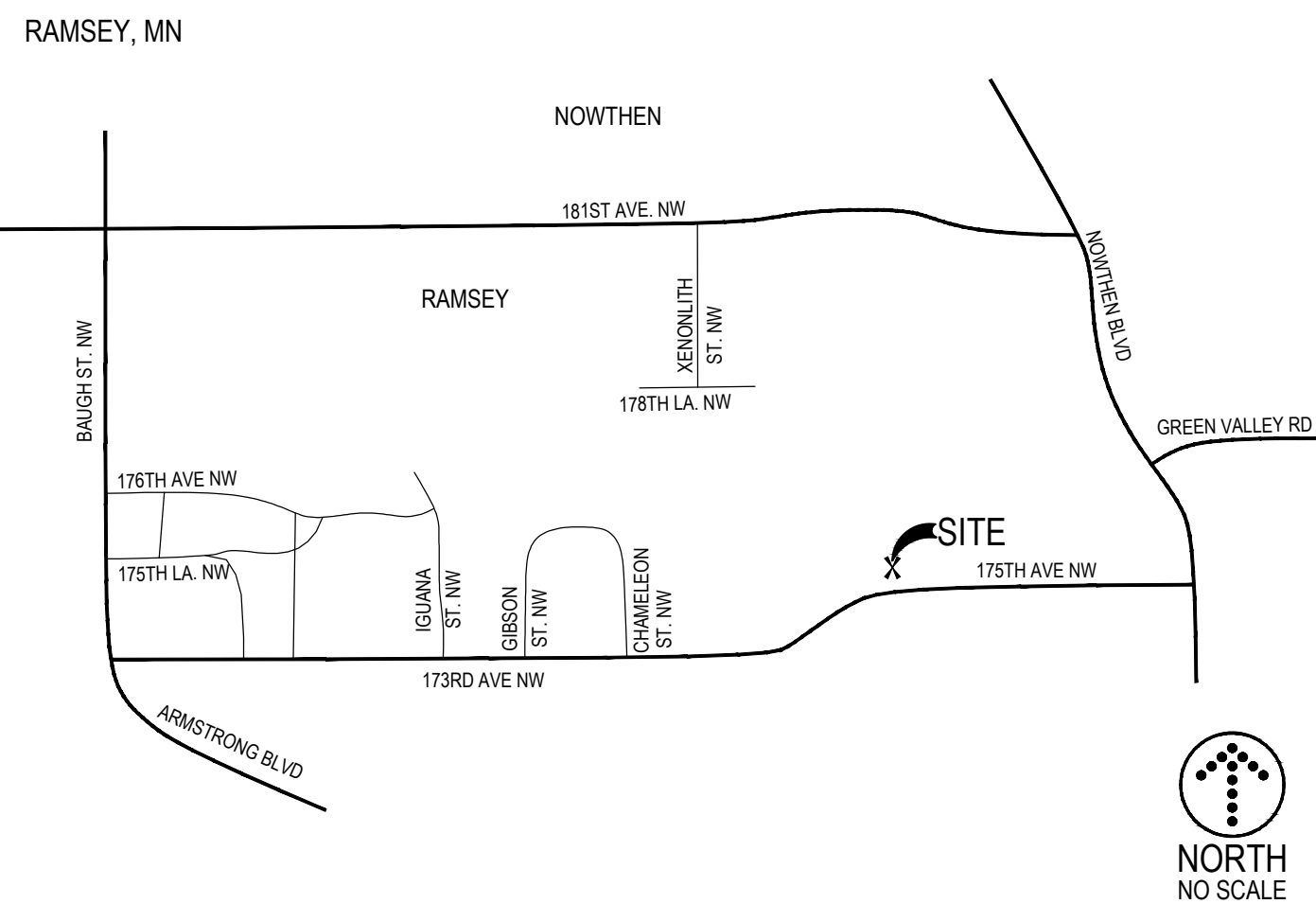


AREA LOCATION MAP



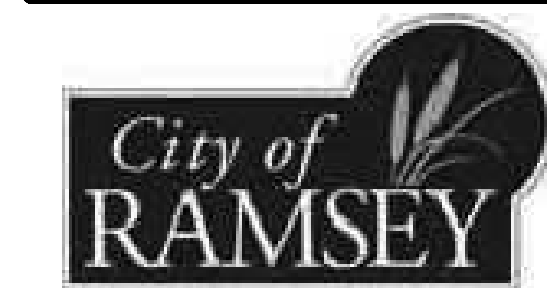
WILLIAMS WOODS

RAMSEY, MINNESOTA

DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY



PROJECT

WILLIAMS WOODS
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

ABBREVIATIONS

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

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
	MAJOR CONTOUR		MAJOR CONTOUR
	MINOR CONTOUR		MINOR CONTOUR
	SPOT ELEVATION		SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVERHANG		CANOPY/OVERHANG
	CONCRETE		UNDERGROUND STRUCTURE
	BITUMINOUS		CONCRETE
	LANDSCAPING		CONCRETE CURB
	GRAVEL		EDGE OF PAVEMENT
	PAVING BLOCK		FENCING
	STORM SEWER LINE		GUARD RAIL
	SANITARY SEWER LINE		CONCRETE RETAINING WALL
	WATER MAIN		MODULAR RETAINING WALL
	OVERHEAD ELECTRIC		FIELDSTONE RETAINING WALL
	UNDERGROUND TELEPHONE		EXIT LOCATION
	UNDERGROUND FIBER OPTIC		LIGHT STANDARD
	UNDERGROUND ELECTRIC		POWER POLE
	GAS LINE		SLOPE DIRECTION
	CONCRETE CURB		CATCH BASIN
	FENCING		MANHOLE
	RETAINING WALL		BOLLARD
	SET 1/2" X 1/4" IRON PIPE		STORM SEWER
	IRON MONUMENT FOUND		SANITARY SEWER WASTE
	SURVEY DISK (BENCHMARK)		FORCE MAIN
	POWERPOLE		ROOF DRAIN SYSTEM
	GUY WIRE		WATERMAIN
	GUARD POST		FIRE DEPT. CONNECTION
	GAS METER		SOIL SUBDRAIN
	TRANSFORMER		GAS LINE-UNDERGROUND
	WATER SHUT-OFF VALVE		ELECTRIC-UNDERGROUND
	TRAFFIC SIGN		TELEPHONE-UNDERGROUND
	FLAG POLE		UNDERGROUND CABLE/TV
	LIGHT POLE		LAWN SPRINKLER SLEEVE
	TREES		
	TREE LINE		
	MANHOLE		
	CATCH BASIN		
	FIRE HYDRANT		
	WATER VALVE		
	FLARED END SECTION		
	MAILBOX		
	NOTE NUMBER		
	MEASURED DISTANCE		
	SOIL BORING		

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	MAJOR CONTOUR
	MINOR CONTOUR
	SPOT ELEVATION
	BUILDING
	CANOPY/OVERHANG
	CONCRETE
	BITUMINOUS
	LANDSCAPING
	GRAVEL
	PAVING BLOCK
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATER MAIN
	OVERHEAD ELECTRIC
	UNDERGROUND TELEPHONE
	UNDERGROUND FIBER OPTIC
	UNDERGROUND ELECTRIC
	GAS LINE
	CONCRETE CURB
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	RETAINING WALL
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	POWERPOLE
	GUY WIRE
	GUARD POST
	GAS METER
	TRANSFORMER
	WATER SHUT-OFF VALVE
	TRAFFIC SIGN
	FLAG POLE
	LIGHT POLE
	TREES
	TREE LINE
	MANHOLE
	CATCH BASIN
	FIRE HYDRANT
	WATER VALVE
	FLARED END SECTION
	MAILBOX
	NOTE NUMBER
	MEASURED DISTANCE
	SOIL BORING

DRAWING SYMBOLS

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

LEGAL DESCRIPTION

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THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25, ANOKA COUNTY, MINNESOTA, EXCEPTING THEREFROM THE EAST 15 ACRES OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER.

AND

THAT PART OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25, ANOKA COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, THENCE WEST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER 162.5 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER 336 FEET, THENCE SOUTHEASTERLY TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER WHICH SAID POINT IS 120 FEET NORTH OF THE SOUTHWEST CORNER AS MEASURED ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, THENCE NORTH ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER TO THE POINT OF BEGINNING.

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ABSTRACT PROPERTY

BENCHMARK

SPIKE IN POWER POLE.
WEST OF INTERSECTION OF 175TH AVE. NW AND BOYUM ROAD (ENTRANCE OF SUBJECT PROPERTY).
POWER POLE IS 25 FT. ± NORTH OF THE SUBJECT PROPERTY CORNER.
ELEVATION = 907.863

OWNER

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**LANDSCAPE ARCHITECT
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MINNEAPOLIS, MN 55401
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CONTACT: JOSH POPEHN

CIVIL / LANDSCAPE SHEET INDEX & REVISION MATRIX

SHEET NO.	DESCRIPTION	ISSUED
C0.1	CIVIL & LANDSCAPE TITLE SHEET	X
C0.2	PRELIMINARY PLAT	X
C1.1	EXISTING CONDITIONS	X
C1.2	DEMOLITION	X
C2.1	SITE PLAN	X
C3.0	GRADING, DRAINAGE & EROSION CONTROL	X
C3.1	GRADING, DRAINAGE & EROSION CONTROL & UTILITIES	X
C3.2	GRADING, DRAINAGE & EROSION CONTROL	X
C3.3	GRADING, DRAINAGE & EROSION CONTROL	X
C3.4	GRADING, DRAINAGE & EROSION CONTROL	X
C3.5	SWPPP NOTES	X
C7.1	CIVIL CONSTRUCTION DETAILS	X
L1.1	TREE PRESERVATION PLAN - OVERALL	X
L1.2	TREE PRESERVATION PLAN - ENLARGED	X
L1.3	TREE PRESERVATION PLAN - ENLARGED	X
L1.4	TREE PRESERVATION PLAN - ENLARGED	X
L1.5	TREE PRESERVATION PLAN - ENLARGED	X
L1.6	TREE PRESERVATION PLAN - ENLARGED	X
L1.7	TREE PRESERVATION PLAN - ENLARGED	X
L1.8	TREE PRESERVATION PLAN - ENLARGED	X
L1.9	TREE PRESERVATION TABLES	X
L1.10	TREE PRESERVATION TABLES	X

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED WITHOUT INTEGRITY, RELIABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT SUBMITTAL

05.06.2021

LANDFORM

From Site to Finish

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Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

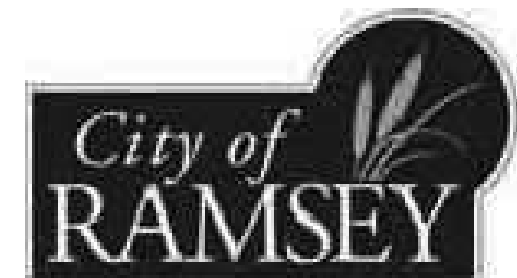
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PROJECT NO. ZZZ20543

CIVIL & LANDSCAPE
TITLE SHEET

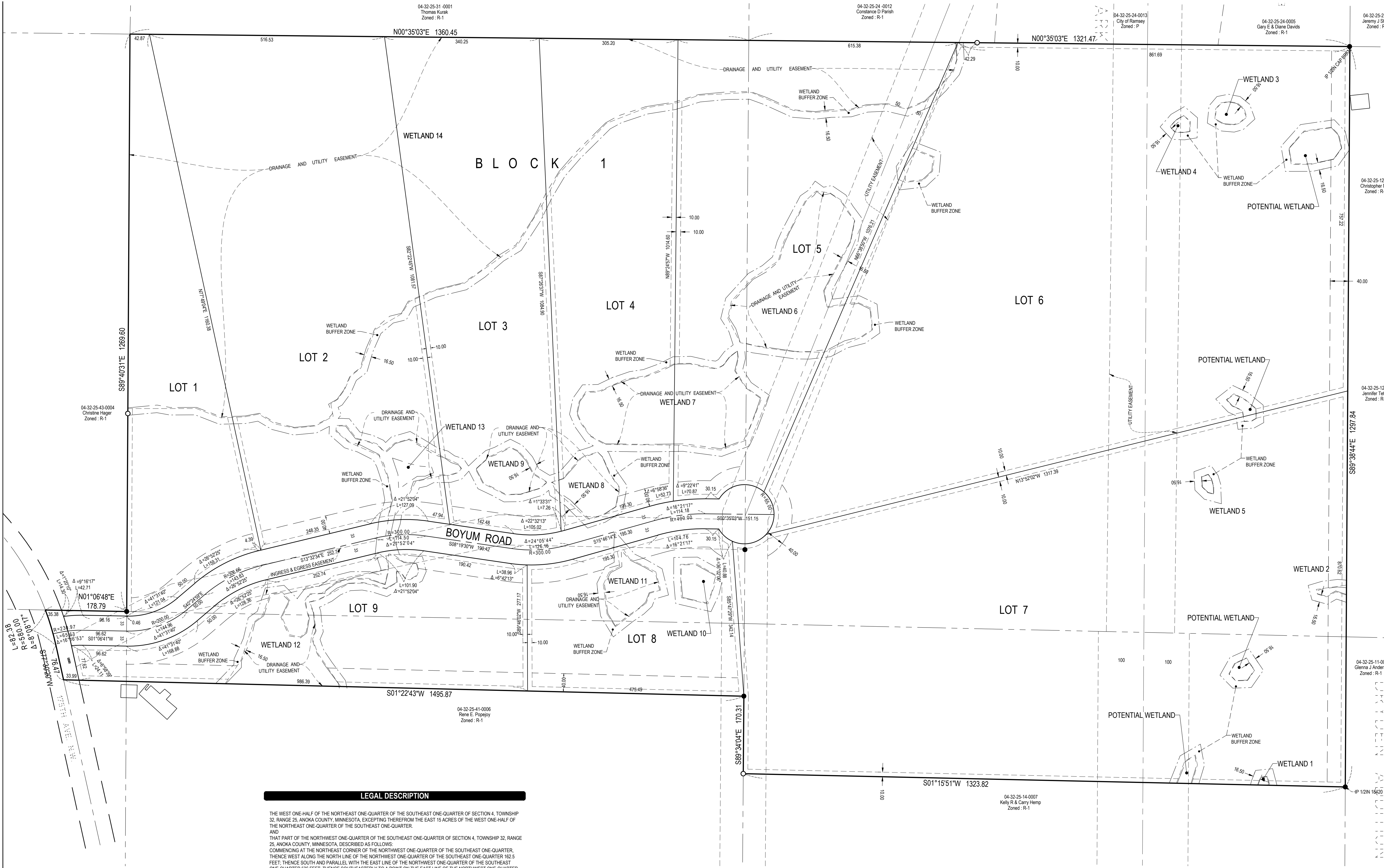
C0.1

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PROJECT
WILLIAMS WOODS
RAMSEY, MINNESOTA

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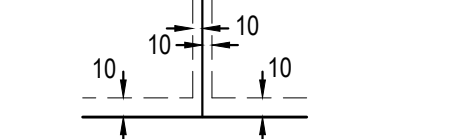
LOT AREA TABLE

LOT/BLOCK	AREA	UPLAND AREA
1/1	214,895	104,277
2/1	512,274	130,487
3/1	316,237	158,191
4/1	289,466	189,414
5/1	404,654	241,988
6/1	971,818	950,139
7/1	921,302	915,880
8/1	151,611	135,658
9/1	214,393	184,896

BENCHMARK

SPIKE IN POWER POLE, WEST OF INTERSECTION OF 175TH AVE. NW AND BOYUM ROAD (ENTRANCE OF SUBJECT PROPERTY), POWER POLE IS 25 FT. ± NORTH OF THE SUBJECT PROPERTY CORNER. ELEVATION = 907.863

Drainage and Utility Easements shall be shown thus:



Being 10 feet in width and adjoining right-of-way lines, unless otherwise indicated, also being 10 feet in width and adjoining lot lines.

AREA SUMMARY

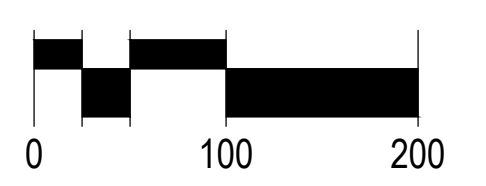
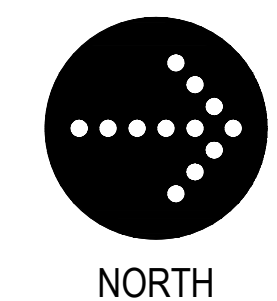
Total Site Area: 4,113,235 SF. = 94.42 AC.
Wetland Area: 1,102,105 S.F. = 25.31 AC.
Upland Area: 3,011,130 SF. = 69.13 AC.
Total Single Family Lots = 9
Net Density = 0.13 Units/Acre

ZONING AND SETBACK SUMMARY

Existing Zoning - R - 1: Rural Developing (Outside MUSA)
Building Setback Information is as follows:
Front - 40 ft.
Rear - 40 ft.
Side (Interior) - 10 ft.
Side (Street) - 40 ft.
Minimum Lot Area - 2.5 Acres
Minimum Lot Width - 200 ft., or 100 ft. on cul-de-sac
Minimum Lot Depth - Residential lots shall have a lot depth of not less than 100 ft. for a continuous width of 60 ft., exclusive of any wetland, wetland setback area, roadway or sleep space.



Know what's Below. Call before you dig.



CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED WITHOUT INTRINSIC READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT SUBMITTAL
05.06.2021

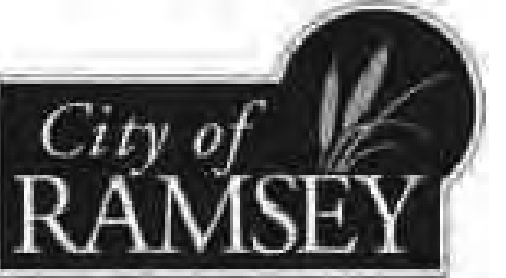
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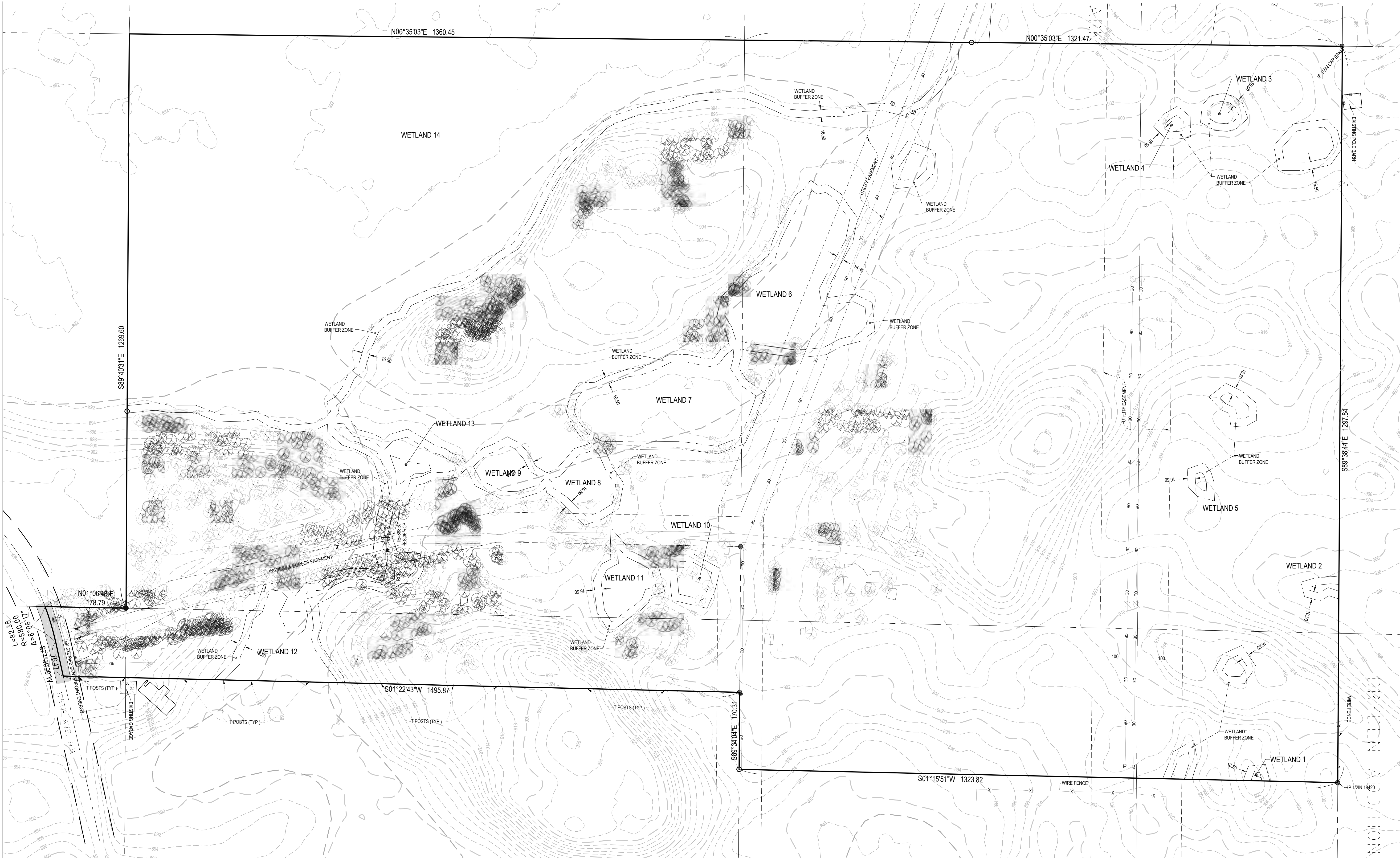
FILE NAME C002ZZZ543.dwg
PROJECT NO. ZZZ20543

PRELIMINARY PLAT

C0.2



ISSUE / REVISION HISTORY		
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PRELIMINARY PLAT SUBMITTAL
05.06.2021

EXISTING CONDITIONS

- Background information shown is from survey by Landform, Minneapolis, MN, on February, 21, 2021, expressly for this project. City of Ramsey, MN 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 / Owner IMMEDIATELY.
- Geotechnical borings are scheduled and will be provided to the City once obtained.

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 C101ZZZ543.dwg
PROJECT NO. ZZZ20543

EXISTING CONDITIONS
C1.1

LEGAL DESCRIPTION

LEGAL DESCRIPTION

THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25, ANOKA COUNTY, MINNESOTA, EXCEPTING THEREFROM THE EAST 15 ACRES OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER.

AND

THAT PART OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25, ANOKA COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25, ANOKA COUNTY, MINNESOTA, THENCE WEST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER 162.5 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER 536 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, WHICH SAID POINT IS 120 FEET NORTH OF THE SOUTHEAST CORNER AS MEASURED ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER; THENCE NORTH ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER TO THE POINT OF BEGINNING.

AND

THE NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25 EXCEPTING THEREFROM THE FOLLOWING LEGALLY DESCRIBED PROPERTY: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER, THENCE WEST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER 162.5 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER 536 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE EAST LINE OF NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER, WHICH SAID POINT IS 120 FEET NORTH OF THE SOUTHEAST CORNER AS MEASURED ALONG THE EAST LINE OF NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER; THENCE NORTH ALONG EAST LINE OF NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER TO THE POINT OF BEGINNING, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF AND SITUATE IN ANOKA COUNTY, MINNESOTA.

AND

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF AND SITUATE IN ANOKA COUNTY, MINNESOTA.

AND

THE WEST 330 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25, AS MEASURED ALONG THE NORTH LINE THEREOF, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF AND SITUATE IN ANOKA COUNTY, MINNESOTA.

AND

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING WEST OF THE EAST 15 ACRES OF THE WEST HALF THEREOF, AND THAT LIES NORTH OF THE COUNTY ROAD NOW LAID OUT AND TRAVELLED IN AN EASTERLY AND WESTERLY DIRECTION ACROSS SAID LAND, ALL IN SECTION 4, TOWNSHIP 32, RANGE 25, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF AND SITUATE IN ANOKA COUNTY, MINNESOTA.

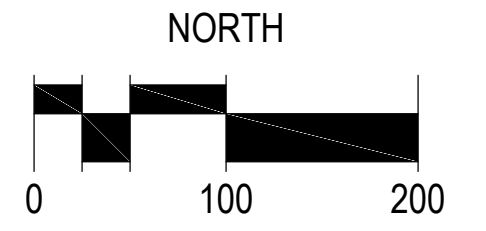
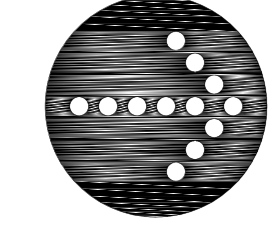
ABSTRACT PROPERTY

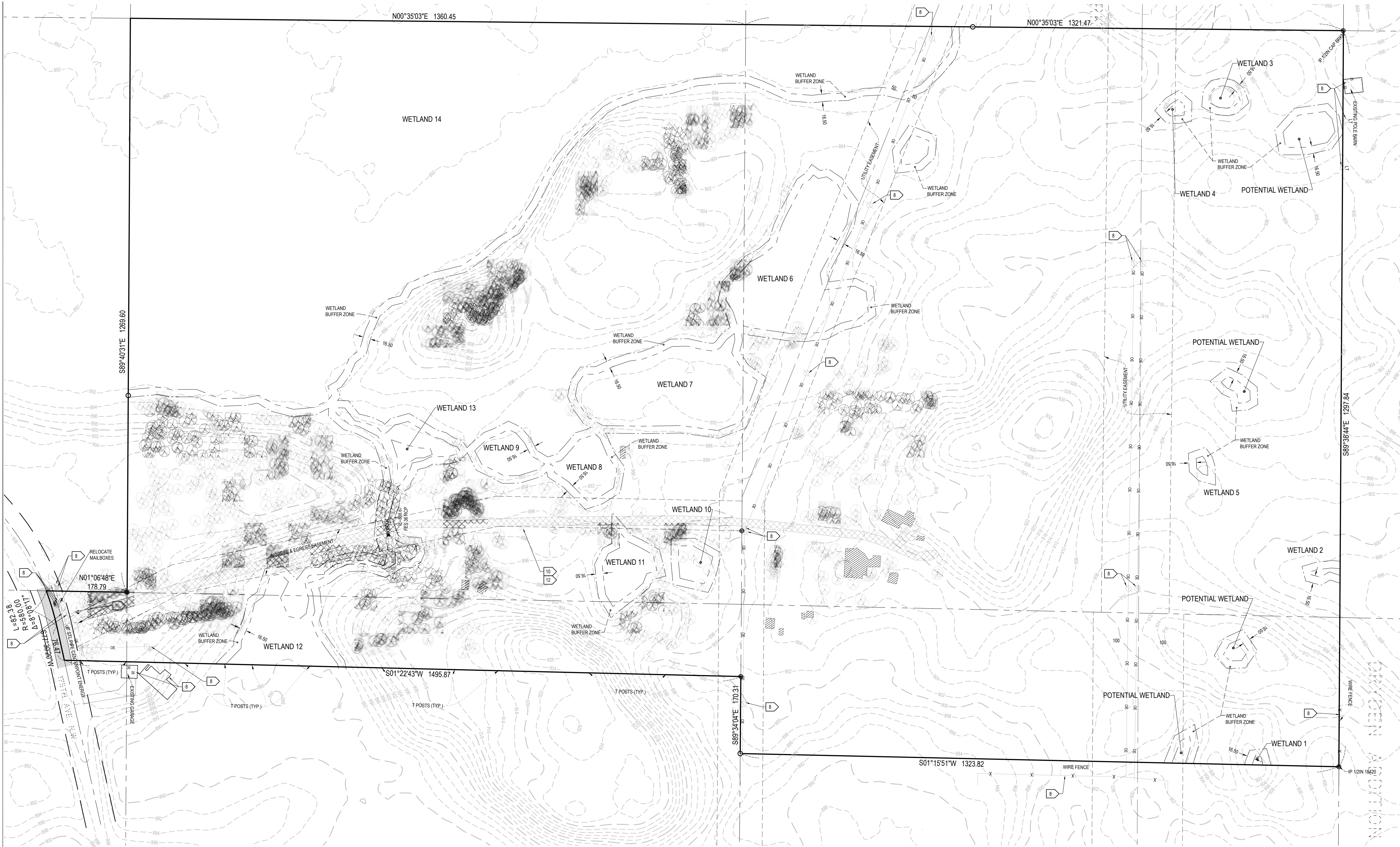
AREA SUMMARY

Property Area - 4,113,235 Sq. Ft. = 94.42 Ac.



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CERTIFICATION
PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT SUBMITTAL
 05.06.2021

GENERAL NOTES

- For construction staking and surveying services contact Landform at 612.252.9070.
- 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 - C3.4 for erosion prevention and sediment control measures that must be in place prior to disturbances to site.
- Dimensions shown for removal are approximate. Coordinate with new construction to ensure appropriate removal of existing facilities.
- Complete demolition with minimal disruption of traffic. Coordinate lane closures with the regulatory authority and provide advance notification to affected emergency response providers.
- Provide barricades, lights, signs, traffic control, and other measures necessary for protection and safety of the public and maintain throughout construction.
- Protect structures, utilities, trees, plant material, soil, and adjacent property from damage during construction unless noted for removal. Damage shall be repaired to equal or better condition at no additional cost.
- Refer to sheets L1.1 - L1.3 for tree demolition and preservation.
- Remove existing site features including, but not limited to, underground utilities, paving, curbing, walkways, fencing, retaining walls, screen walls, aprons, lighting, related foundations, signage, bollards, landscaping, and stairways within the construction limits unless noted otherwise.
- Haul demolition debris off-site to a facility approved by regulatory authorities for the handling of demolition debris, unless noted otherwise.
- Coordinate removal, relocation, termination, and re-use of existing private utility services and appurtenances with the utility companies. Restore electric handholes, pullboxes, powerpoles, guylines, and structures disturbed by construction in accordance with utility owner requirements.

DEMOLITION AND CLEARING NOTES

SITE SYMBOLS/LEGEND

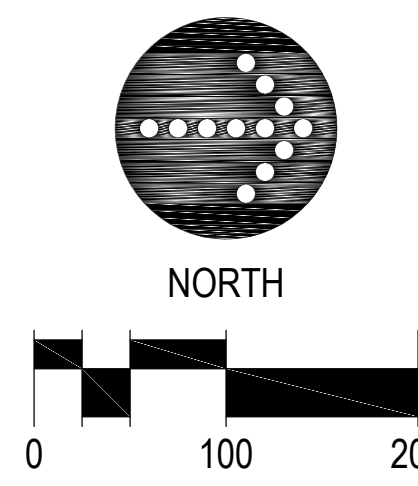
EXISTING	DESCRIPTION	EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
	BUILDING	UE	UNDERGROUND ELECTRIC		GAS METER
	BITUMINOUS SURFACE	OE	OVERHEAD ELECTRIC		GAS VALVE
	WETLAND	FO	UNDERGROUND FIBER OPTIC		GUARD POST
	FENCING	UTV	UNDERGROUND CABLE TV		MAILBOX
	STORM SEWER		MANHOLE		TRAFFIC SIGN
	SANITARY SEWER		CATCH BASIN		1/2" x 1/4" IRON PIPE MONUMENT WITH PLASTIC CAP #48176 SET
	WATER MAN		FLARED END SECTION		CAST IRON MONUMENT FOUND
	UNDERGROUND GAS MAIN		GUY WIRE		IRON MONUMENT FOUND
	UNDERGROUND TELEPHONE		POWERPOLE		TREES
	OVERHEAD TELEPHONE		TRANSFORMER		SOIL BORING
			UTILITY BOX (TV, TEL, ELEC)		
			ELECTRIC METER		

LEGEND

	Structure and / or Pavement Removal
	Utility Line Removal
	Gravel Driveway Removal



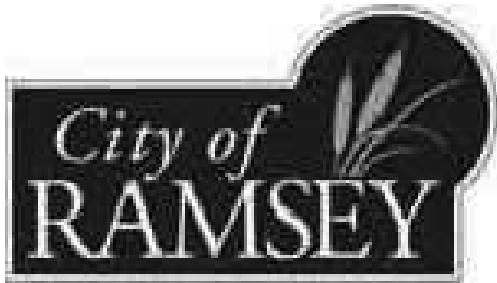
Know what's Below.
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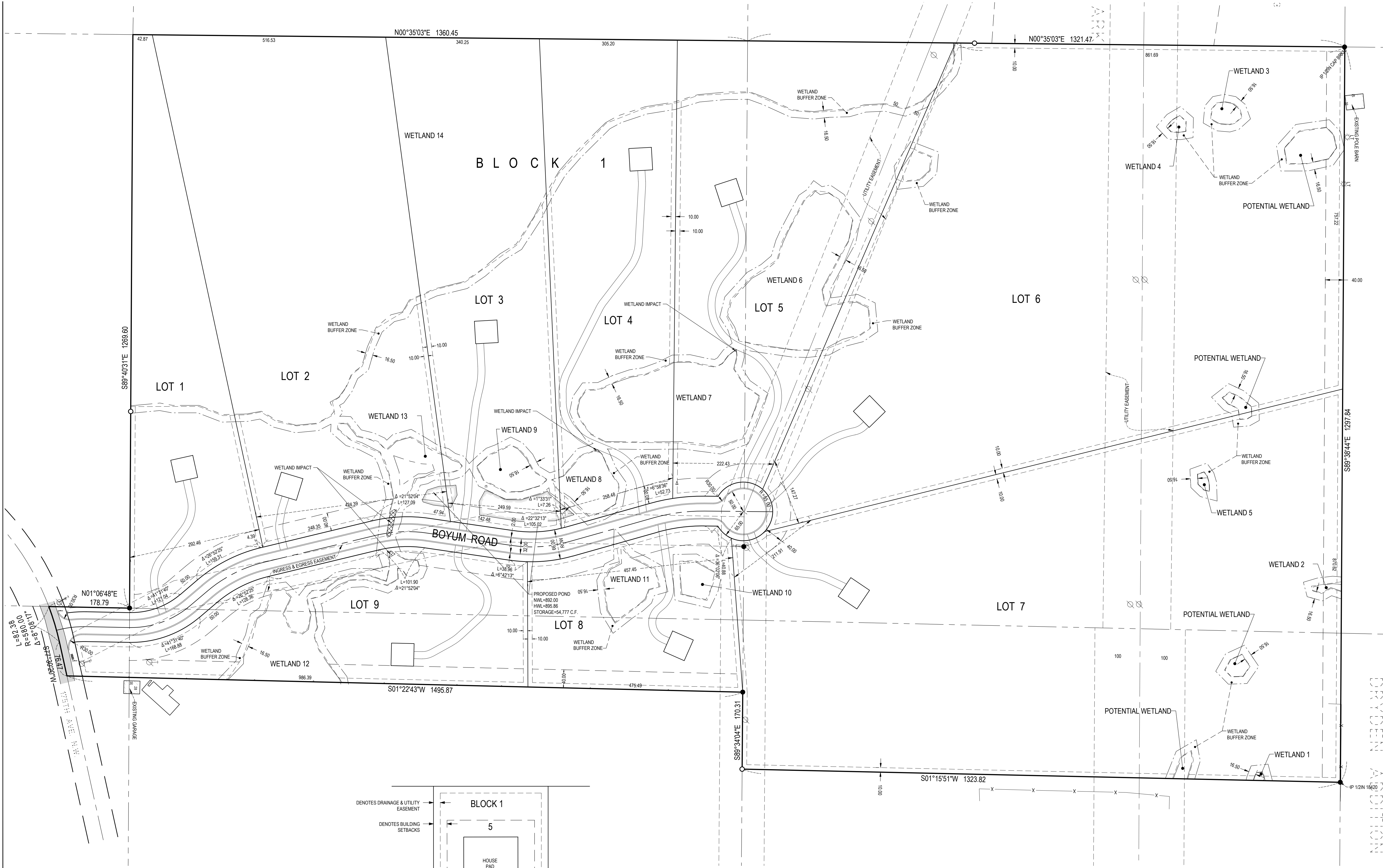
LANDFORM
 From Site to Finish
 105 South Fifth Avenue Suite 513 Minneapolis, MN 55401
 Tel: 612-252-9070 Fax: 612-252-9077 Web: landform.net

FILE NAME: C10222543.dwg
 PROJECT NO.: ZZZ20543

DEMOLITION
C1.2



DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

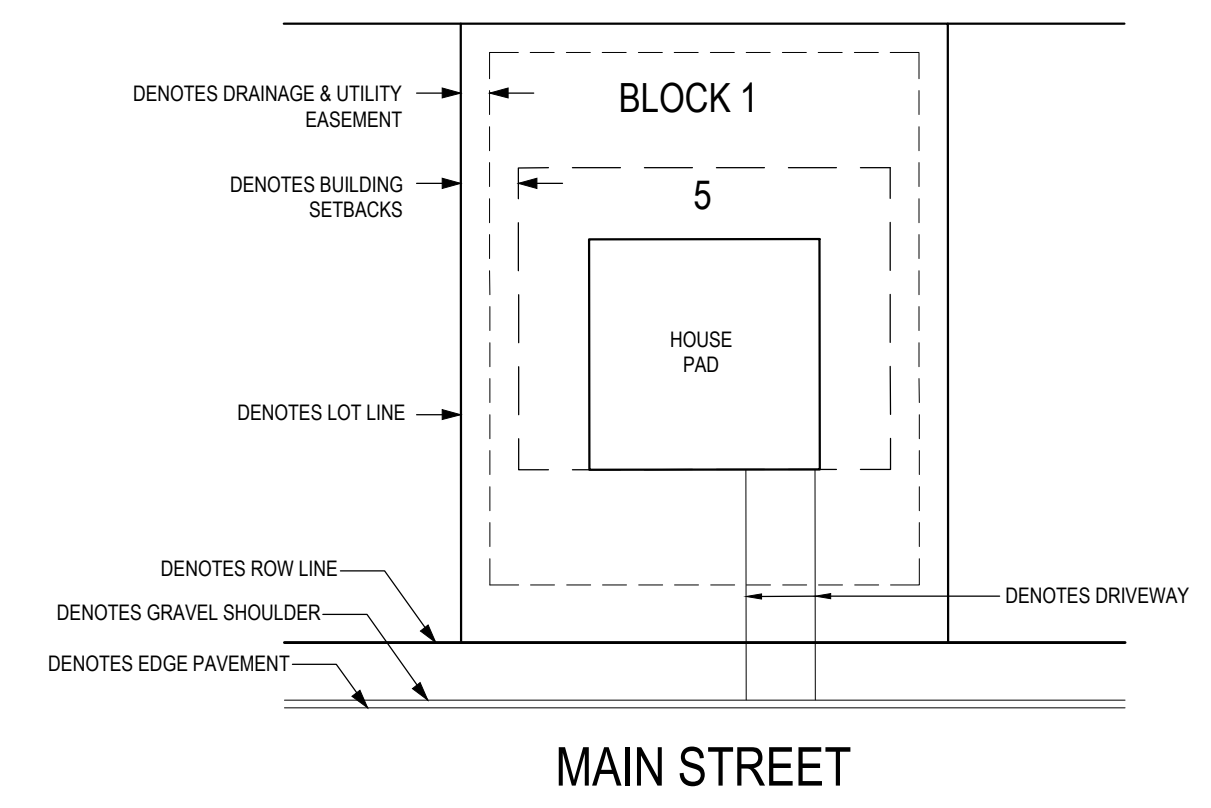


GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

SITE PLAN NOTES

- Obtain all necessary permits for construction within, or use of, public right-of-way.
- The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.
- Dimensions shown are to edge of bluminous and exterior face of building unless noted otherwise.



TYPICAL LOT DETAIL
NO SCALE

ZONING AND SETBACK SUMMARY

Existing Zoning - Rural Developing (Outside MUSA)

Building Setback Information is as follows:
 Front - 40 ft.
 Rear - 40 ft.
 Side (Interior) - 10 ft.
 Side (Street) - 40 ft.
 Minimum Lot Area - 2.5 Acres
 Minimum Lot Width - 200 ft. or 100 ft. on cul-de-sac
 Minimum Lot Depth - Residential lots shall have a lot depth of not less than 100 ft. for a continuous width of 60 ft., exclusive of any wetland, wetland setback area, floodway or steep space.

AREA SUMMARY

Total Site Area: 4,113,235 S.F. = 94.42 AC.
 Wetland Area: 1,102,105 S.F. = 25.31 AC.
 Upland Area: 3,011,130 S.F. = 69.13 AC.
 Total Single Family Lots = 9
 Net Density = 0.13 Units/Acre

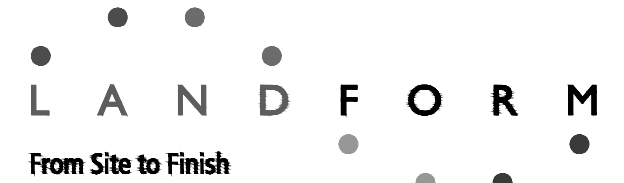
WETLAND IMPACT

Wetland Impact: 794 s.f.
 Denotes Area of Wetland Impact

CERTIFICATION

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PRELIMINARY PLAT SUBMITTAL
05.06.2021



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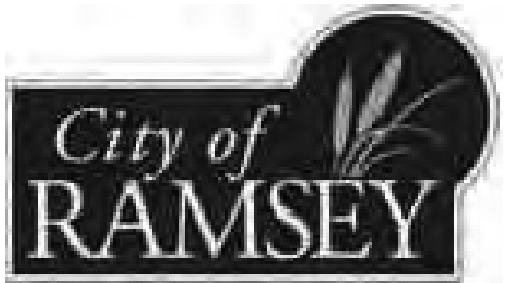
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 PROJECT NO.: ZZZ220543

SITE PLAN

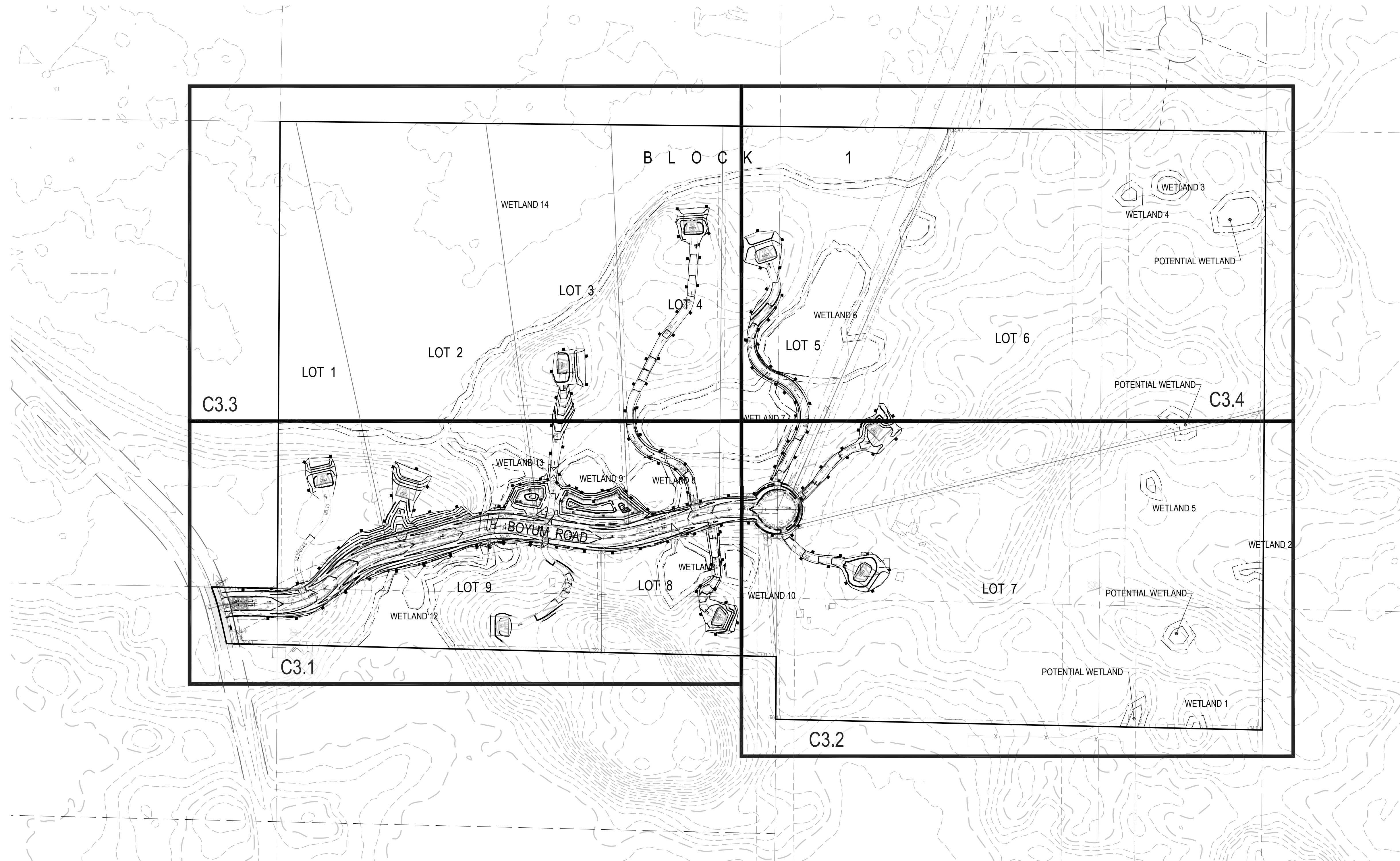
C2.1

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06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC



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PRELIMINARY PLAT SUBMITTAL
05.06.2021

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FILE NAME: C300ZZ2543.dwg
PROJECT NO.: ZZZ20543

GRADING, DRAINAGE & EROSION CONTROL
C3.0

GENERAL NOTES

- For construction staking and surveying services contact Landform at 612.252.9070.
- GRADING NOTES**
- Contact utility service providers for field location of services 72 hours prior to beginning grading.
 - Refer to the Geotechnical Report prepared by [redacted], Dated [redacted], 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 95% 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.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

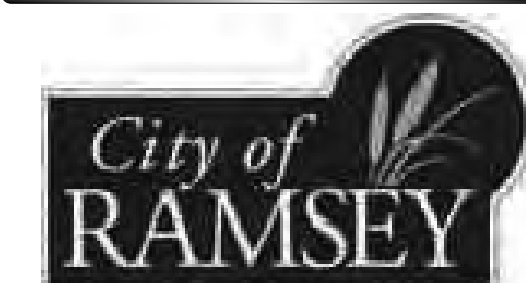
- Install perimeter sediment controls prior to beginning work and maintain for duration of construction. Remove controls after areas contributing runoff are permanently stabilized and dispose of off site.
- Limit soil disturbance to the grading limits shown. Schedule operations to minimize length of 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.X 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
 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 MNDOT 3881
 General Placement MNDOT 2575
- See Landscape Sheets for permanent turf and landscape establishment.
- Scrape adjacent streets clean daily and sweep clean weekly.
- Silt fence for driveways and homes to be installed at the time of related construction

LEGEND

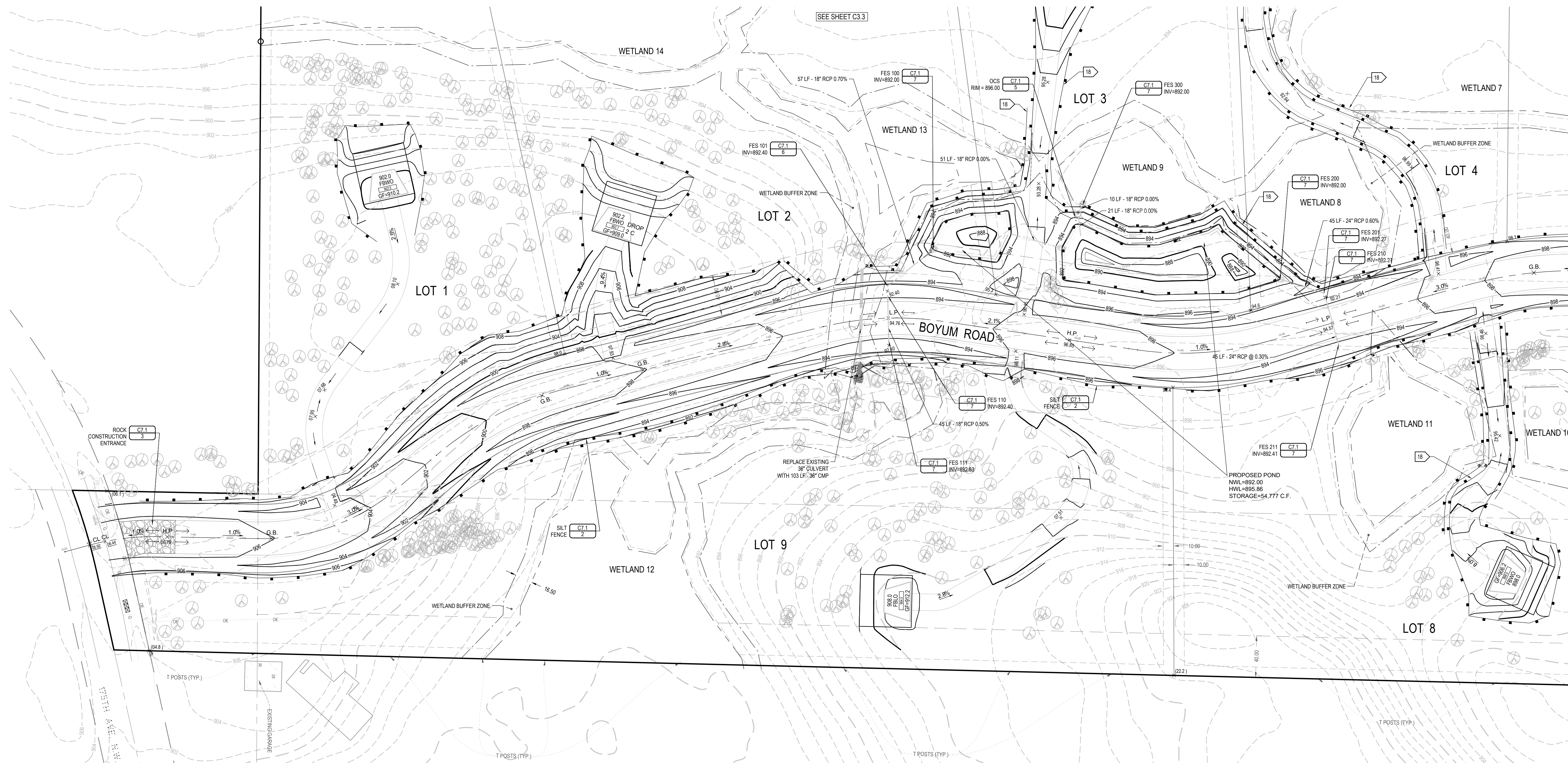
SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	Silt Fence	14,560 ft.
	Vehicle Tracking Pad	1 ea.

811
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NORTH
0 150 300



DATE	ISSUE / REVISION	REVIEW
05 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC



GENERAL NOTES

- For construction staking and surveying services contact Landform at 612.252.9070.

GRADING NOTES

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- Builders are responsible for two tree per lot per city requirements.

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.
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Seed	MNDOT 3876
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	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	MNDOT 3881
General Placement	MNDOT 2575
- See Landscape Sheets for permanent turf and landscape establishment.
- Scrape adjacent streets clean daily and sweep clean weekly.
- Silt fence for driveways and homes to be installed at the time of related construction

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	Silt Fence	14,560 ft.
	Vehicle Tracking Pad	1 ea.

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CONSTRUCTION

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PRELIMINARY PLAT SUBMITTAL
05.06.2021

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Minneapolis, MN 55401 Web: landform.net

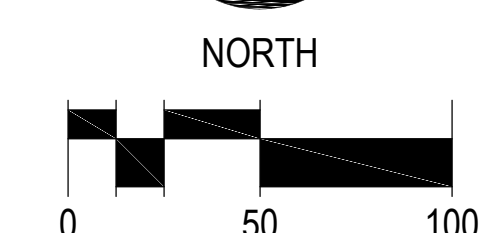
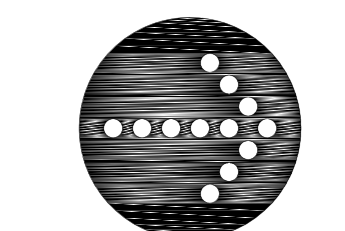
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PROJECT NO. ZZZ20543

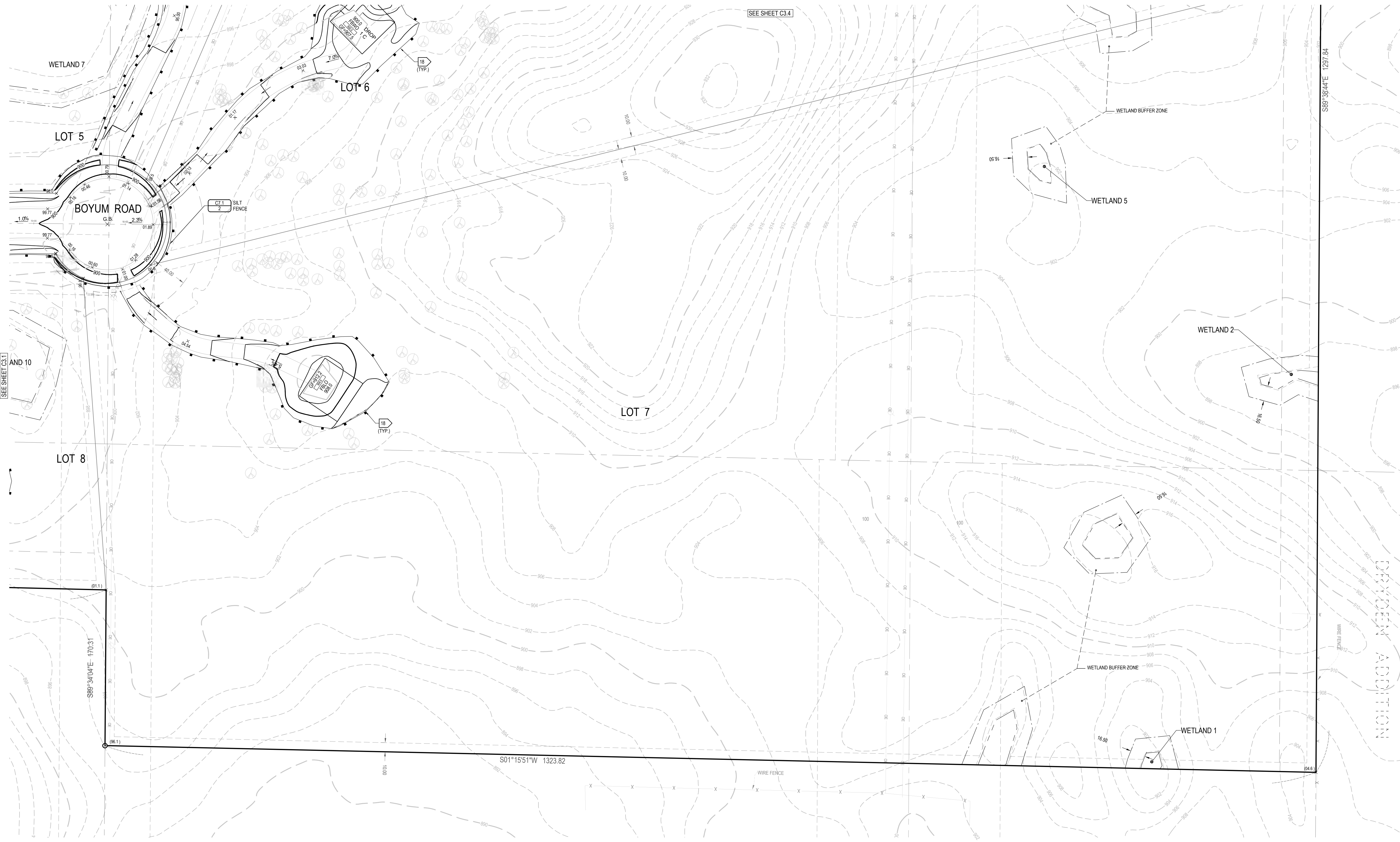
GRADING, DRAINAGE &
EROSION CONTROL

C3.1



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DEVELOPER
BILL BOYUM
 1755 ROUND LAKE BOULEVARD
 RAMSEY, MINNESOTA 55304
 TEL 612-221-3075

MUNICIPALITY

PROJECT
WILLIAMS WOODS
 RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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CONSTRUCTION**

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PRELIMINARY PLAT SUBMITTAL
 05.06.2021

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FILE NAME C302ZZZ543.dwg
 PROJECT NO. ZZZ20543

**GRADING, DRAINAGE &
EROSION CONTROL**
C3.2

GENERAL NOTES

- For construction staking and surveying services contact Landform at 612.252.9070.
- GRADING NOTES**
- Contact utility service providers for field location of services 72 hours prior to beginning grading.
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 Mulch MNDOT 3882
 MNDOT Type 1 @ 2 ton/ac., Disc Anchored
 Fertilizer MNDOT 3881
 General Placement MNDOT 2575
 - See Landscape Sheets for permanent turf and landscape establishment.
 - Scrape adjacent streets clean daily and sweep clean weekly.
- 18 Silt fence for driveways and homes to be installed at the time of related construction

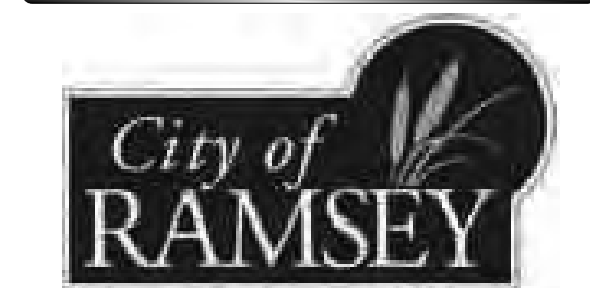
LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	Silt Fence	14,560 ft.
	Vehicle Tracking Pad	1 ea.

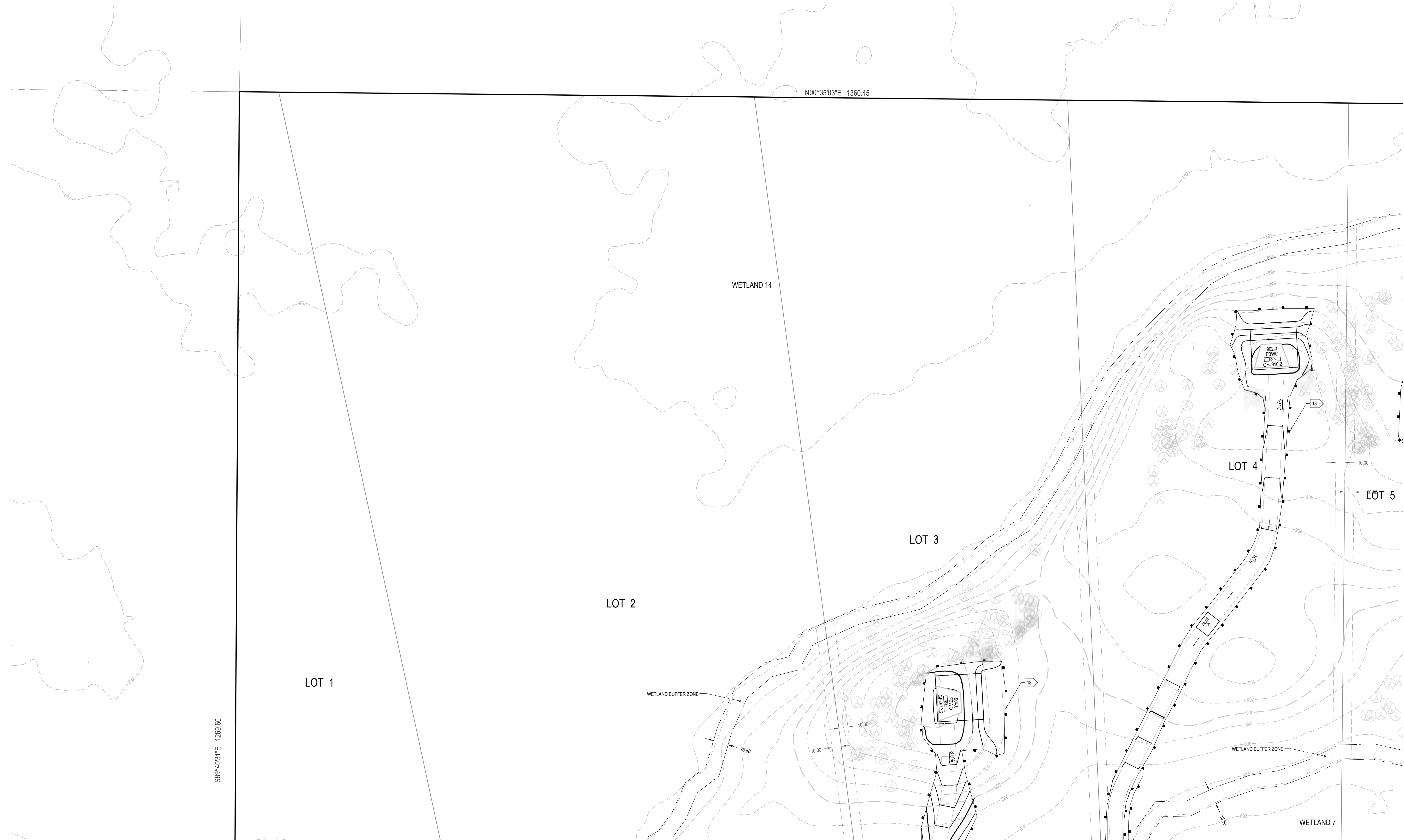
811
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0 50 100



DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC



GENERAL NOTES

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- See Landscape Sheets for permanent turf and landscape establishment.
- Scrape adjacent streets clean daily and sweep clean weekly.
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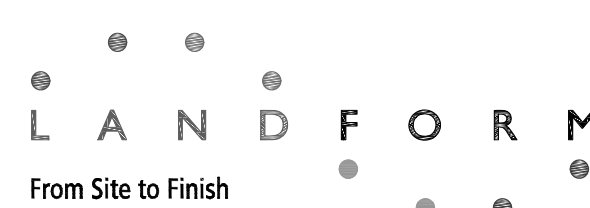
LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
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	Vehicle Tracking Pad	1 ea.

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05.06.2021



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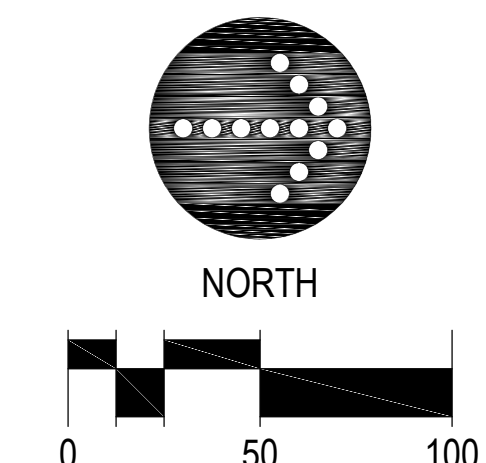
FILE NAME C303ZZ2543.dwg
PROJECT NO. ZZZ20543

GRADING, DRAINAGE &
EROSION CONTROL

C3.3



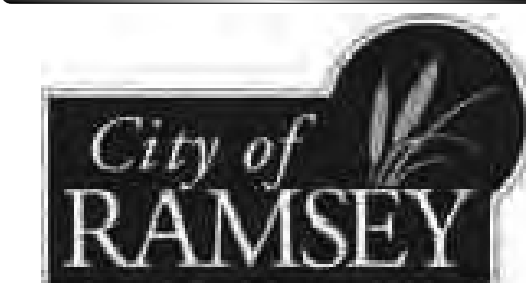
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DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY

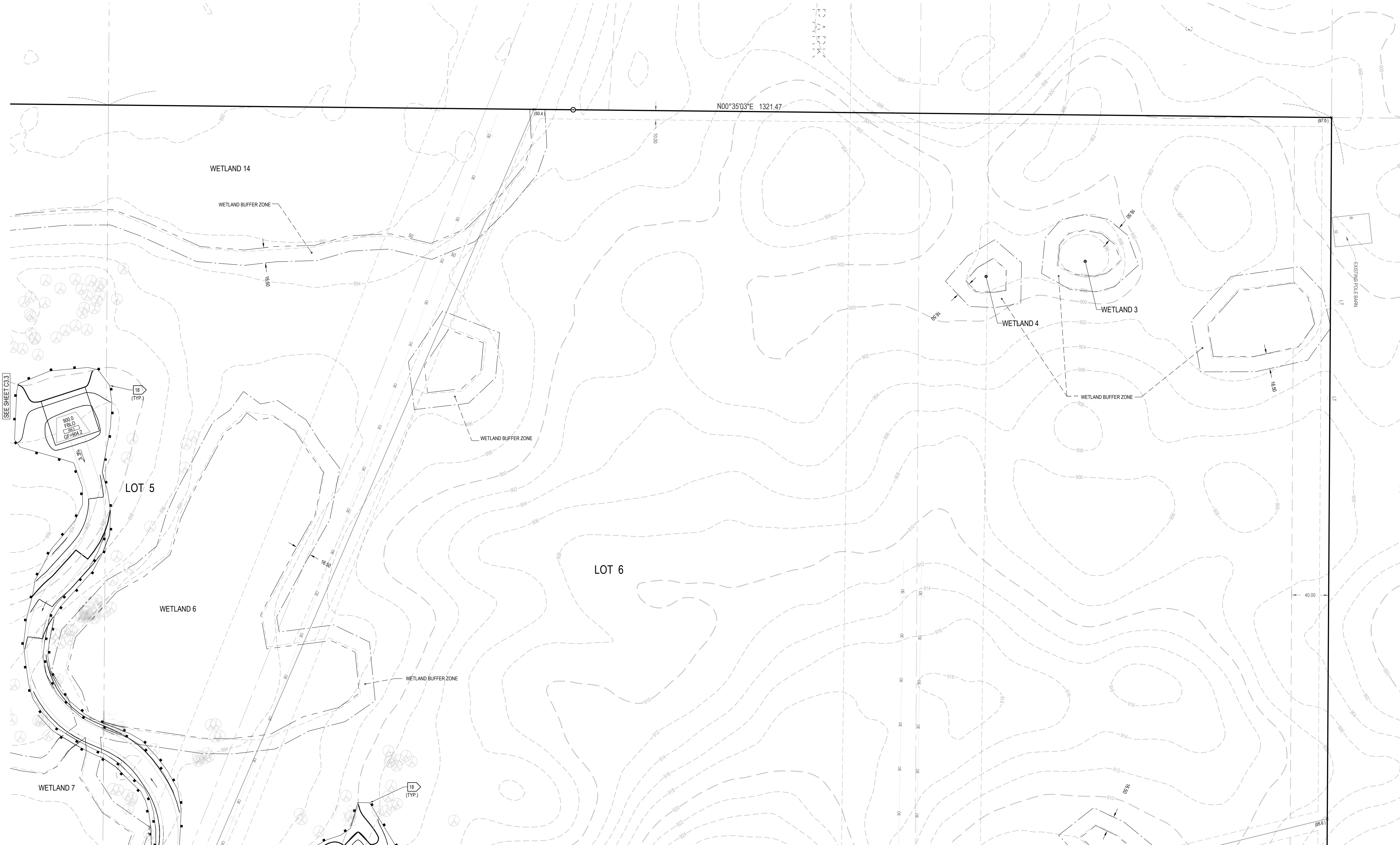


PROJECT

WILLIAMS WOODS
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC



CERTIFICATION

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PRELIMINARY PLAT SUBMITTAL
05.06.2021

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GRADING, DRAINAGE &
EROSION CONTROL

C3.4

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GENERAL NOTES

- For construction staking and surveying services contact Landform at 612.252.9070.

GRADING NOTES

- Contact utility service providers for field location of services 72 hours prior to beginning grading.
- Refer to the Geotechnical Report prepared by _____, Dated _____, 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 95% 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.

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.X 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:

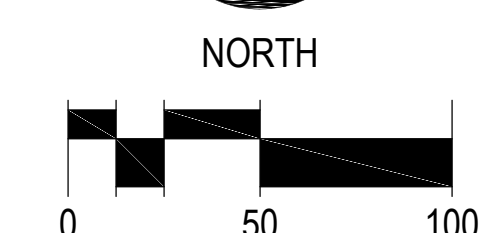
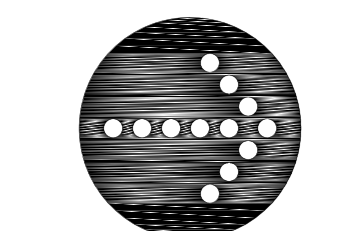
Item	Specification Number
Sod	MNDOT 3878
Seed	MNDOT 3876
	MN Type 21-111 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, May 1 - Jul 31
	MN Type 21-112 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, Aug 1 - Oct 31
	MN Type 25-151 @ 120 lb./ac. - Permanent Turf
Mulch	MNDOT 3882
	MNDOT Type 1 @ 2 ton/ac., Disc Anchored
Fertilizer	MNDOT 3881
General Placement	MNDOT 2575
- See Landscape Sheets for permanent turf and landscape establishment.
- Scrape adjacent streets clean daily and sweep clean weekly.
- Silt fence for driveways and homes to be installed at the time of related construction

LEGEND

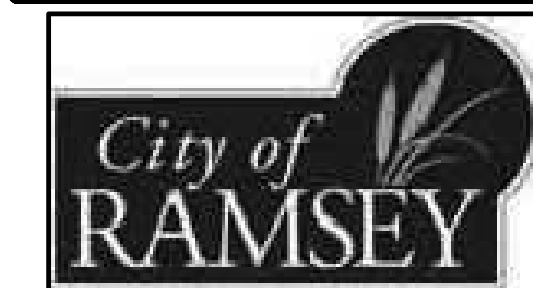
SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	Silt Fence	14,560 ft.
	Vehicle Tracking Pad	1 ea.

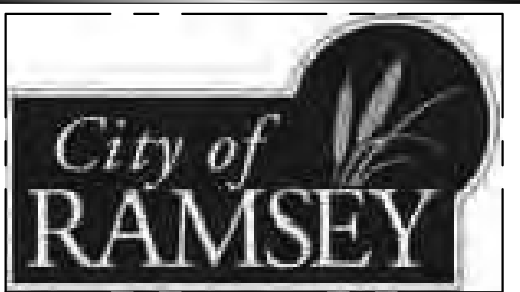


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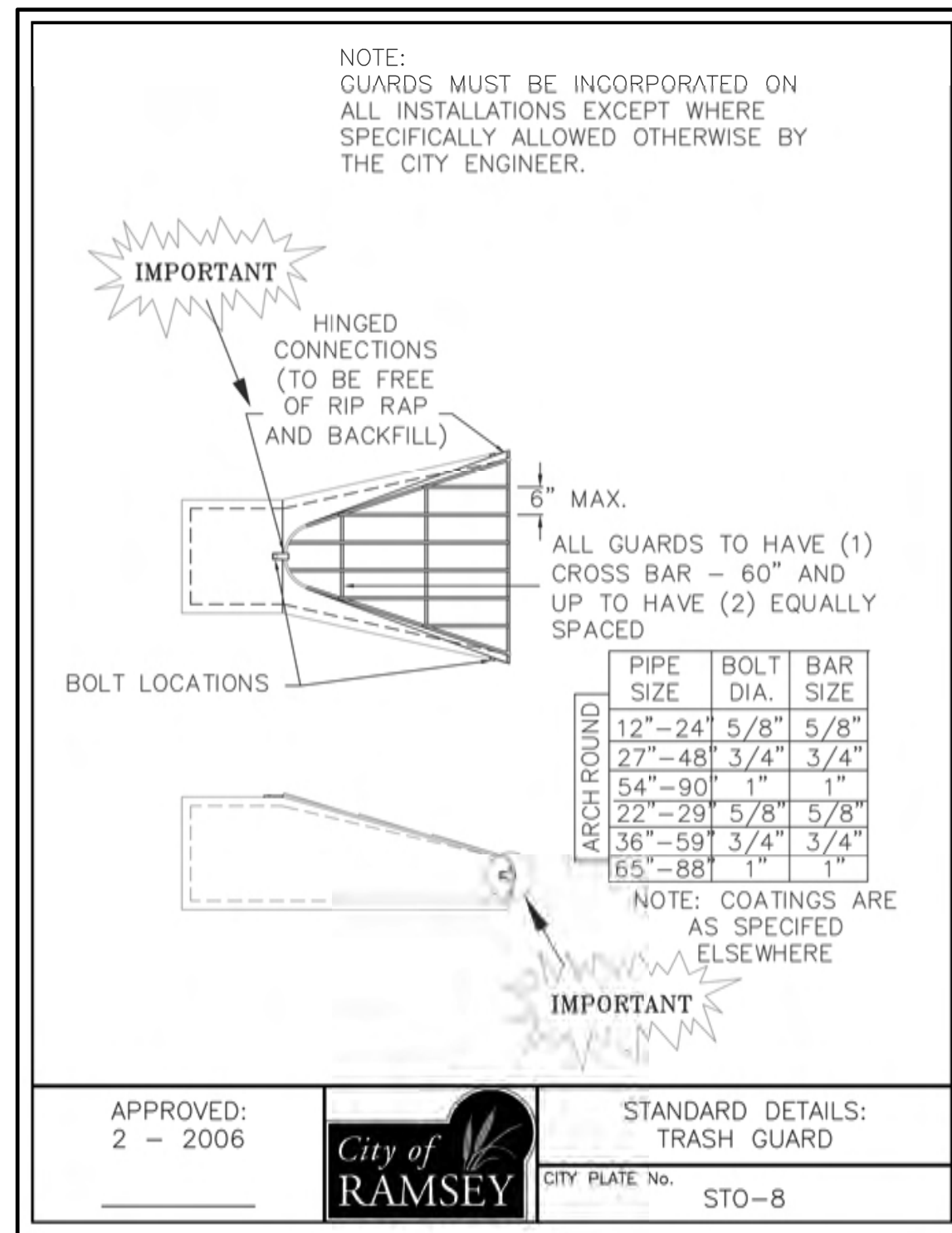


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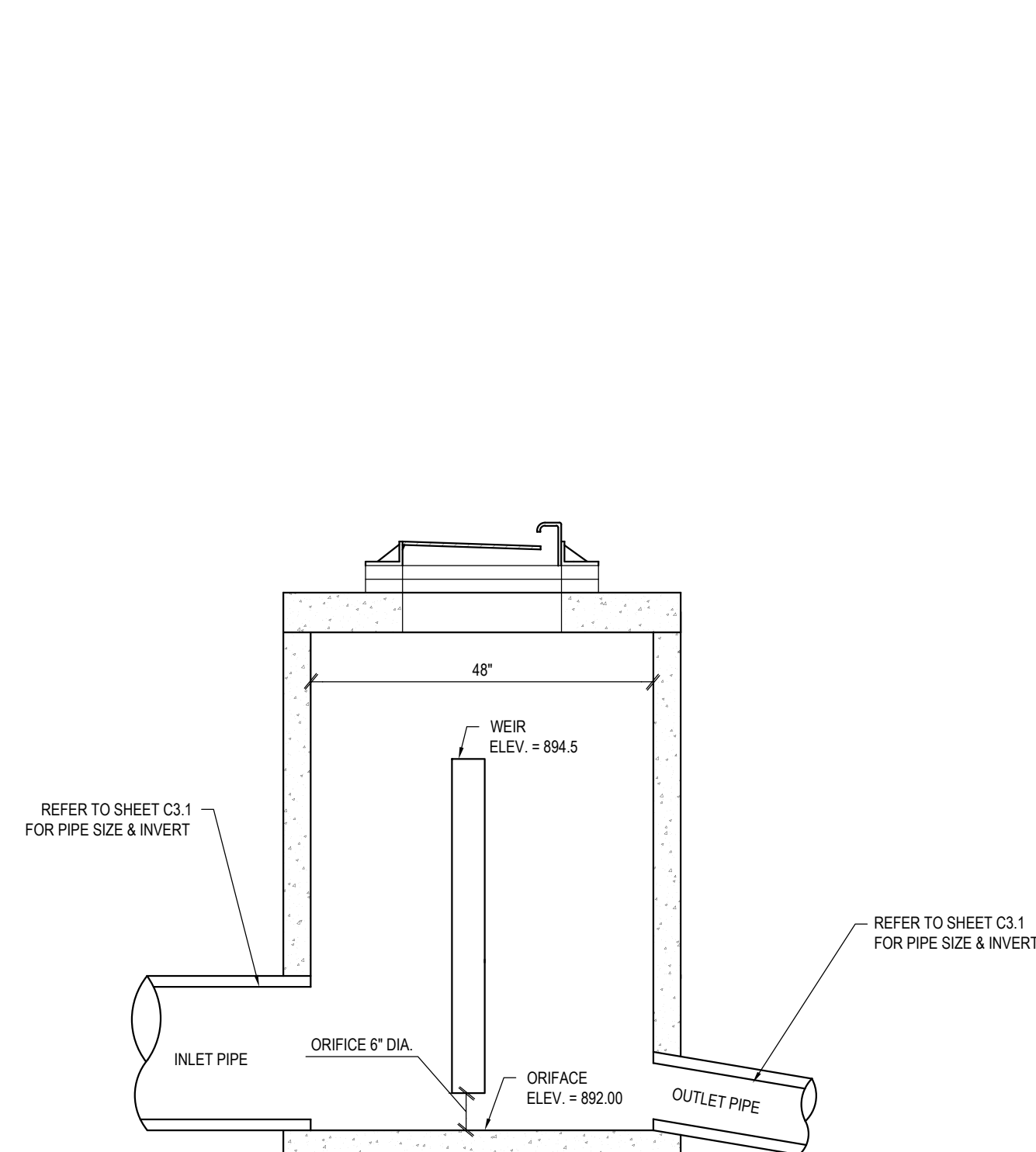




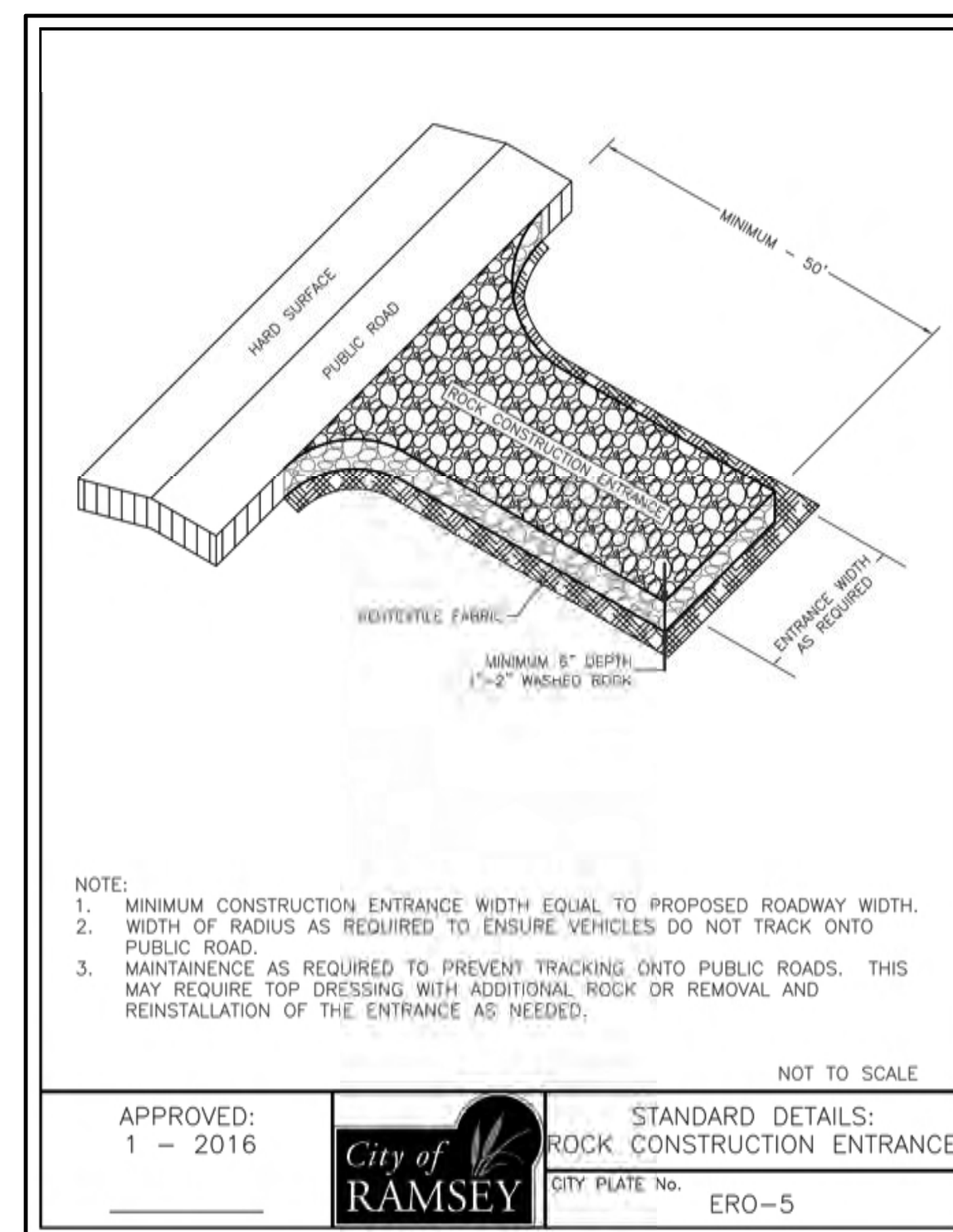
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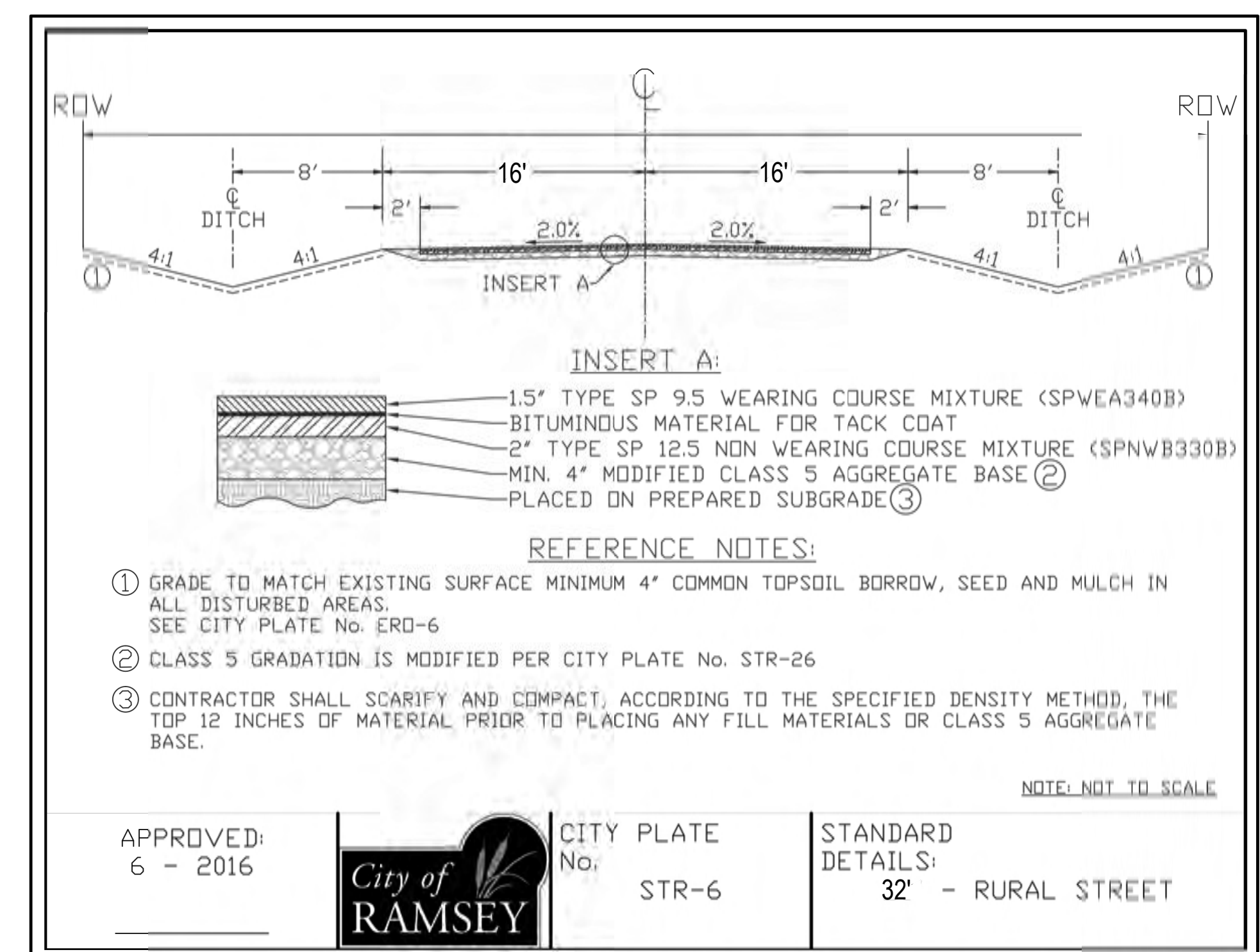
7 TRASH GUARD NO SCALE



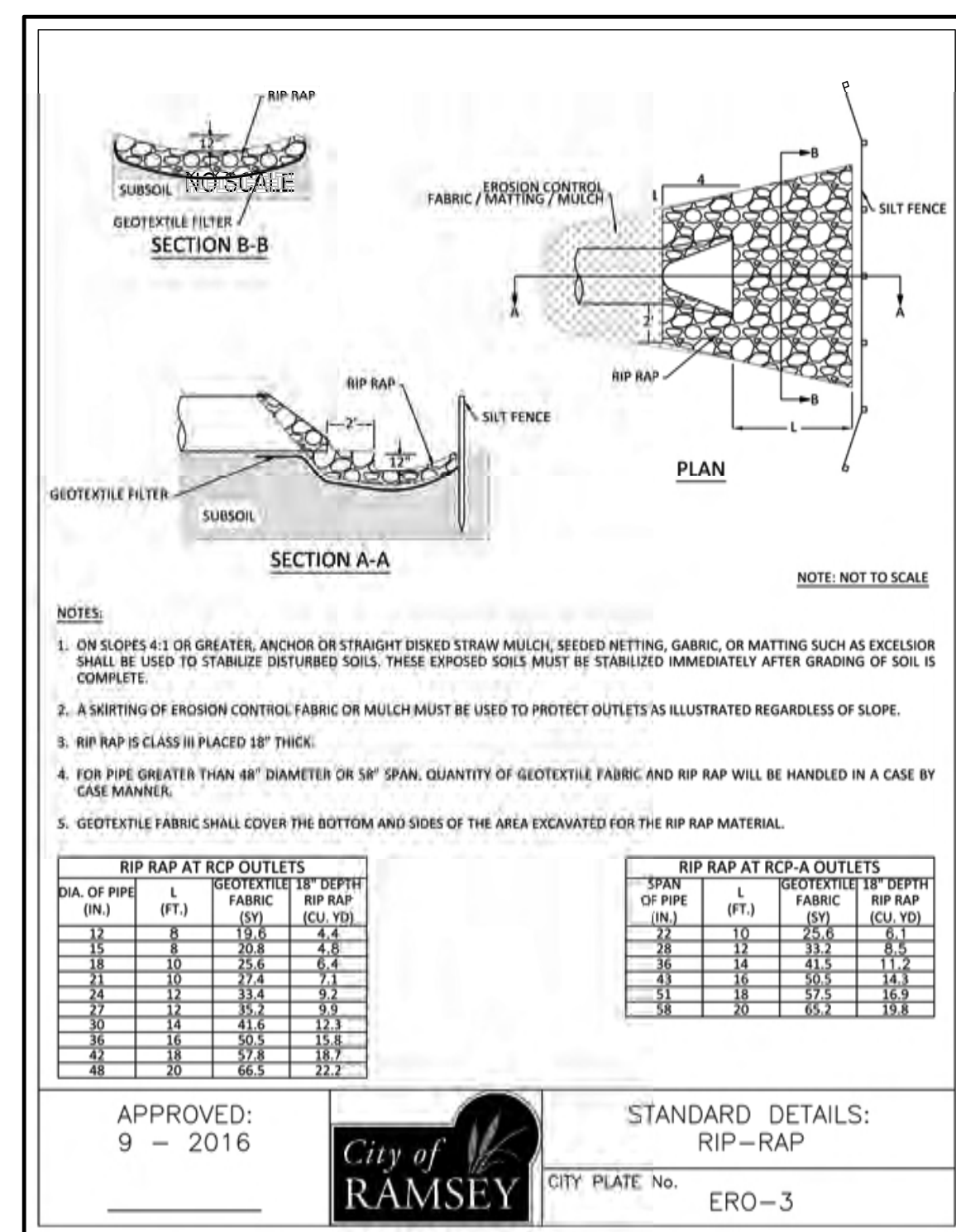
5 OUTLET CONTROL STRUCTURE NO SCALE



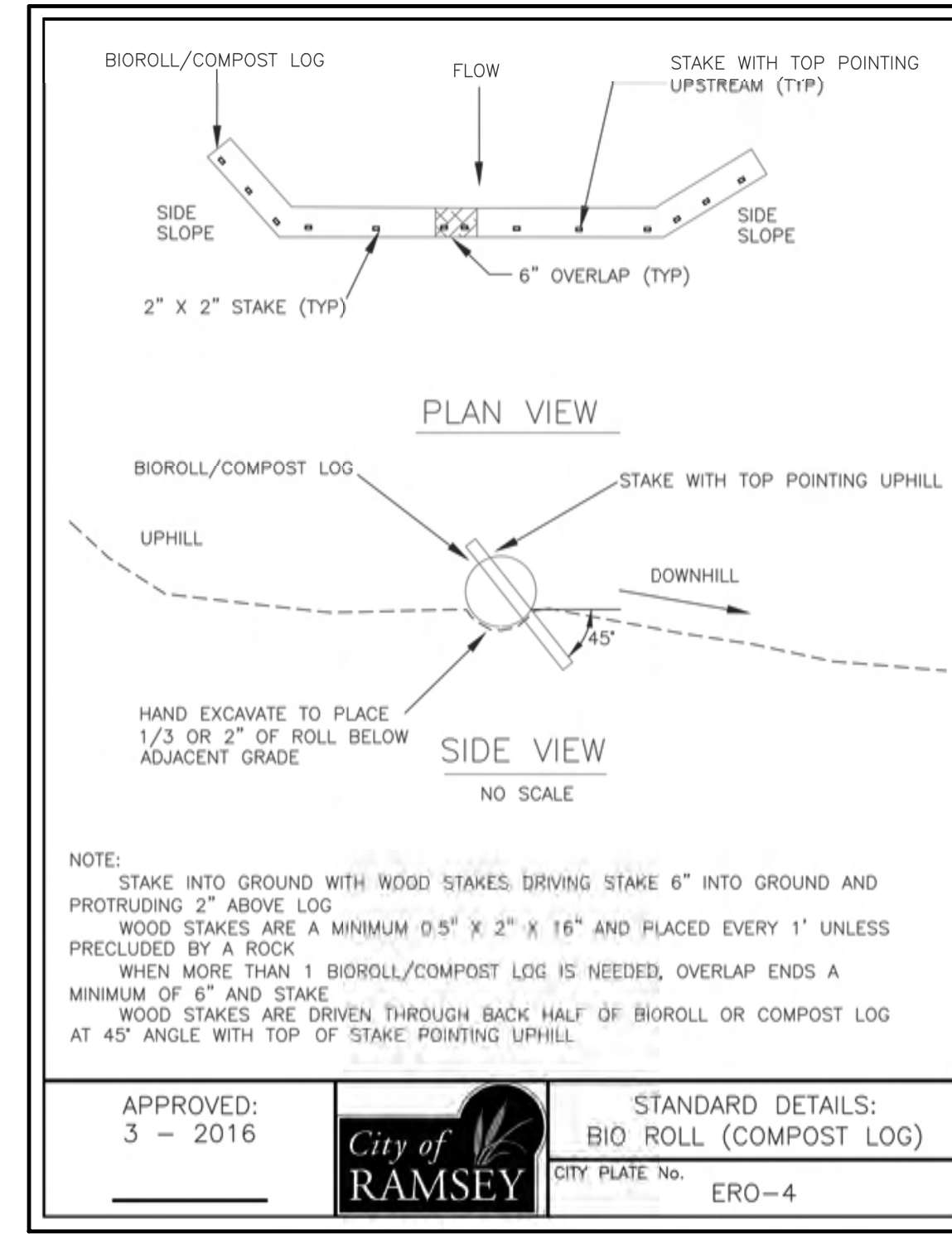
3 ROCK CONSTRUCTION ENTRANCE NO SCALE



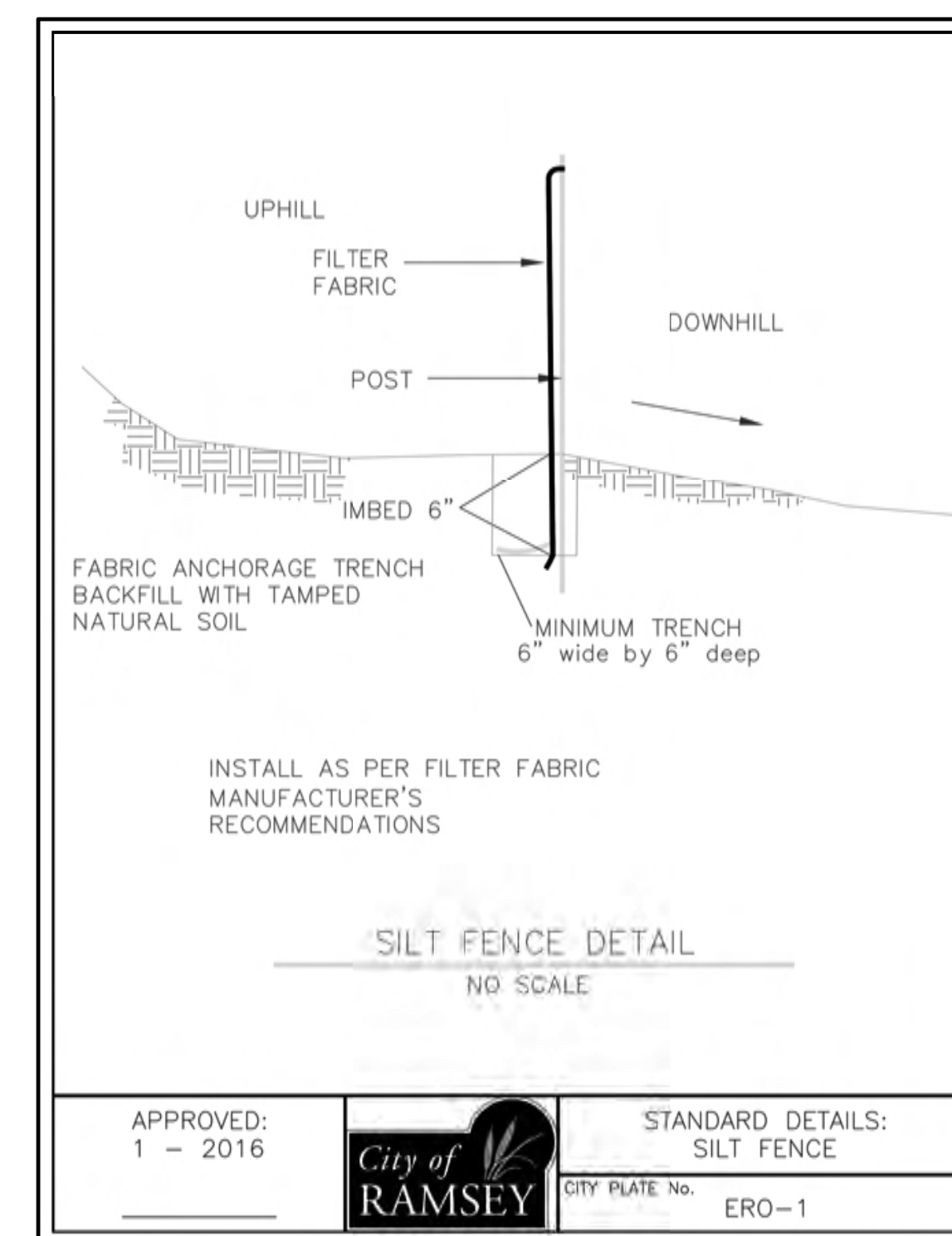
1 RURAL STREET NO SCALE



6 RIP RAP AT OUTLET NO SCALE



4 BIO-ROLL (COMPOST LOG) NO SCALE



2 SILT FENCE NO SCALE

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LANDFORM

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CIVIL DETAILS

C7.1