

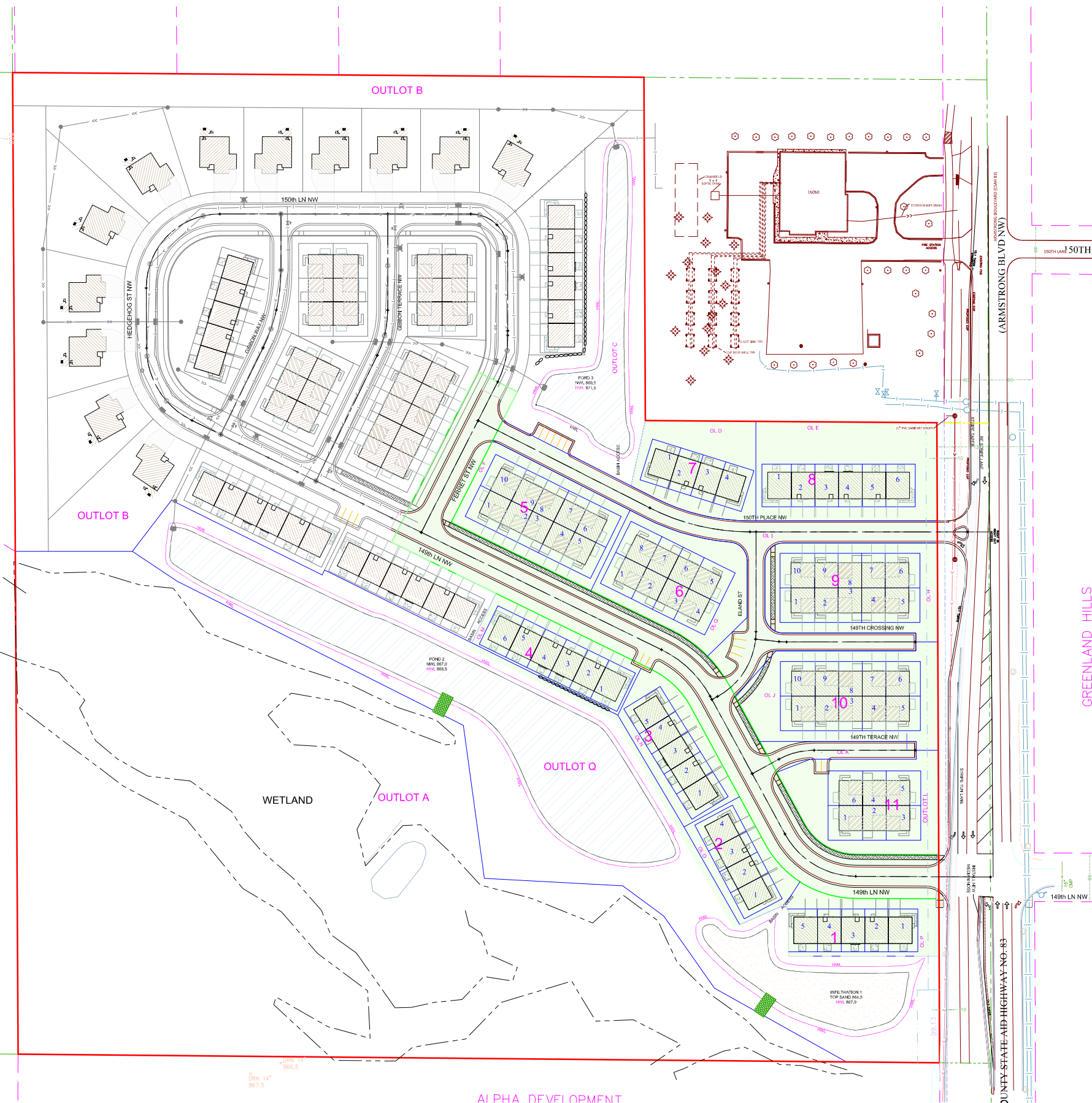
SHEET INDEX TABLE	
SHEET	Description
01	Title Sheet
02 - 11	Final Street Plan
12 - 15	Final Sanitary Sewer & Watermain Plan
16 - 19	Final Storm Sewer Plan
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23	Final Erosion Control Plan
24 - 28	Construction Details

Notes:
 Public Street ROW: 60ft
 Public Street Width: 30ft Back to Back
 No parking on non sidewalk side
 Private Street Width: 24ft Back to Back
 No parking on 24ft wide private streets

Lots: 74 Townhome Units
 Front Yard Setback: 25ft (Front Door)
 Side Yard Setback: 25ft (Building to Building)
 Rear Yard Setback: 30ft

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-8000 FAX: (952) 476-0104 CONTACT: CHARLIE WIEMERSLAGE, P.E. EMAIL: CWIEMERSLAGE@SATHRE.COM	DEVELOPER LENNAR 16305 36TH AVE N, SUITE 600 PLYMOUTH, MN 55446 CONTACT: JOE JABLONSKI PHONE: (952) 249-3014 EMAIL: JOE.JABLONSKI@LENNAR.COM PAUL TABONE PHONE: (952) 249-3086 EMAIL: PAUL.TABONE@LENNAR.COM

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 WRIP-RAP		
STORM STRUCTURE LABEL	CB HS	CB HS
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



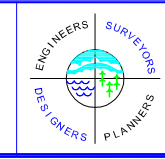
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DRAWING NAME	NO.	BY	DATE	REVISIONS
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DRAWN BY				
CHECKED BY				
DATE				
02/02/22				

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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.

Charles A. Wiemerslage
 CHARLES A. WIEMERSLAGE, P.E.
 Date: 02/02/22 Lic. No. 49180



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

CITY PROJECT NO.
RAMSEY, MINNESOTA

TITLE SHEET
LYNWOOD
LENNAR

FILE NO.
 5401-686
01
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