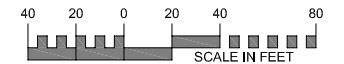


SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP-UP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE (PRE CONSTRUCTION)		
SILT FENCE (POST CONSTRUCTION)		
SPOT ELEVATION		
TBC SPOT ELEVATION		



**DEVELOPMENT DATA**  
**ZONING - R1 RURAL**  
**DEVELOPMENT**  
**LARGE SINGLE FAMILY LOTS**  
**2.5 AC MIN**

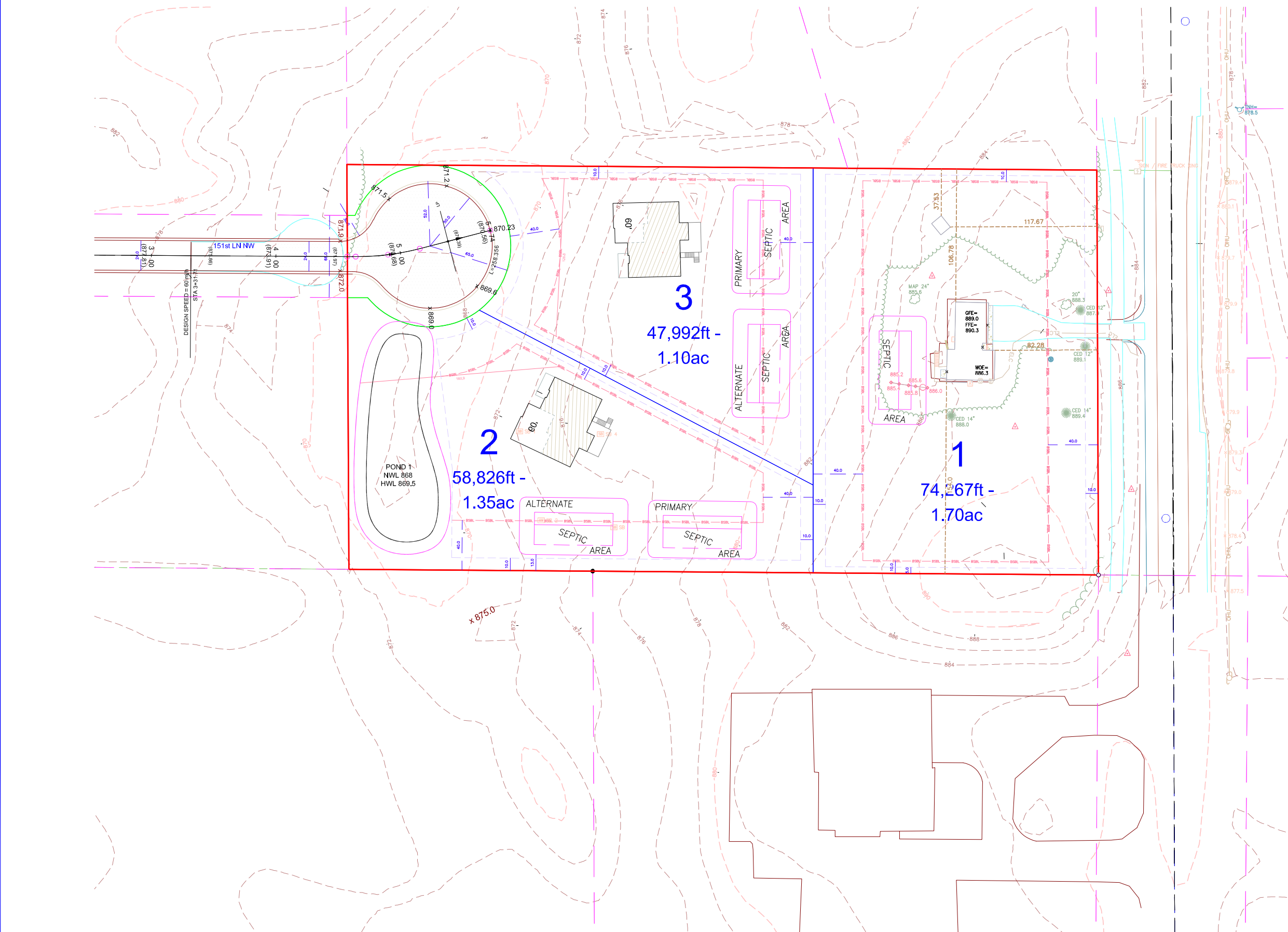
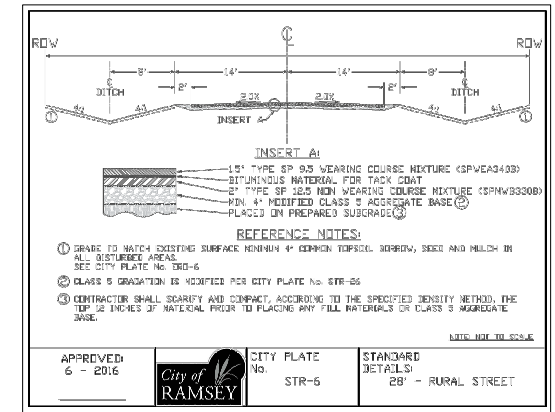
MUSA - 65FT LOTS  
 MIN LOT WIDTH - 65FT  
 MIN DENSITY - 2.5 UNITS/ AC  
 MAX DENSIT - 3 UNITS/AC - 4 WITH PUD

Street: 66'  
 ROW - 32' B-B  
 CDS - 50' R  
 CDS ROW 65' R

**SETBACKS**

Frontyard Setback: 40'  
 Corner Setback: 40'  
 Sideyard Setback: 10/10'  
 Rearyard Setback: 40'  
 Setback at Major/Minor arterial: 60'

**CUL-DE-SAC**  
 Min Frontage - 100ft  
 MAX 600FT LENGTH  
 PROPOSED 571FT



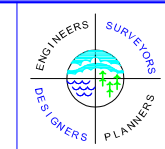
EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING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

DRAWING NAME	NO.	BY	DATE	REVISIONS
xxx				
DRAWN BY				
xxx				
CHECKED BY				
xxx				
DATE				
xxx/xxx/xx				

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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.

Name, P.E. \_\_\_\_\_  
 Date: \_\_\_\_\_ Lic. No. \_\_\_\_\_



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

CITY PROJECT NO.  
 ---  
**RAMSEY, MINNESOTA**

**CONCEPT C1 - LARGE LOTS**  
**15060 ARMSTRONG BLVD**  
**DEHN DEVELOPMENT**

FILE NO.  
 19214-004  
**1**  
**1**