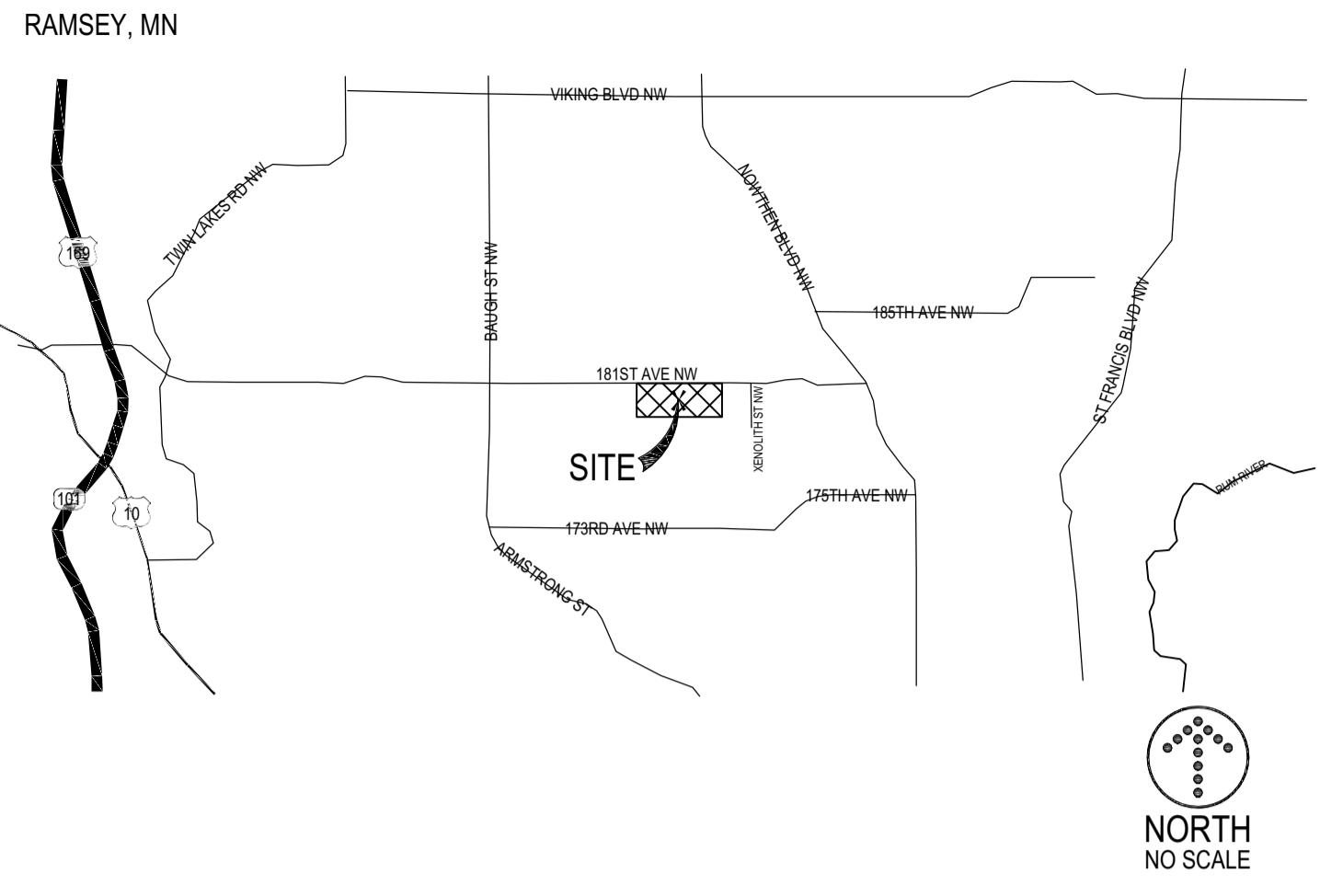


AREA LOCATION MAP



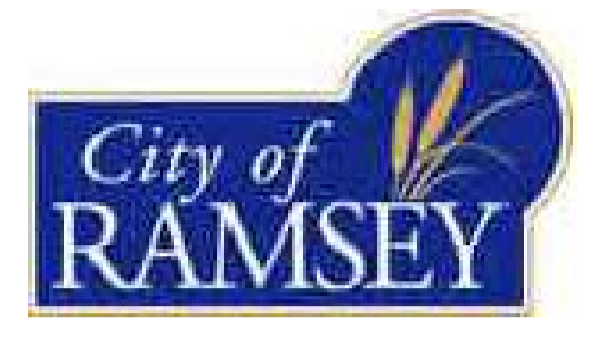
EMERALD ESTATES

RAMSEY, MINNESOTA

OWNER

ALAN & JONI GREENWALDT
 4741 153RD AVENUE NW
 RAMSEY, MN 55303
 612-202-9421

CITY



ABBREVIATIONS

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

SYMBOLS

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

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SILT FENCE
	COMPOST/BIO LOG
	INLET PROTECTION
	EROSION CONTROL BLANKET

DRAWING SYMBOLS

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

LEGAL DESCRIPTION

The North Half of the Northeast Quarter of the Northeast Quarter of Section 5, and the North Half of the Northwest Quarter of the Northwest Quarter of Section 4, all in Township 32, Range 25, Anoka County, Minnesota.

BENCHMARK

Anoka County Benchmark No. 2085
 Elevation = 918.258 (NAVD83)
 Location: Approximately 50 feet East of the centerline of CSAH No. 5 and 65 feet South of the centerline of 185th Ave NW.

OWNER

ALAN & JONI GREENWALDT
 4741 153RD AVENUE NW
 RAMSEY, MN 55303
 TEL 612-202-9421
 EMAIL joni_greenwaldt@baxter.com
 CONTACT: ALAN & JONI GREENWALDT

PROJECT CONTACTS

CIVIL ENGINEER LANDFORM	SURVEYOR LANDFORM
105 SOUTH FIFTH AVENUE, SUITE 513 MINNEAPOLIS, MN 55401 TEL 612-252-9070 CONTACT: ERIC LUTH	105 SOUTH FIFTH AVENUE, SUITE 513 MINNEAPOLIS, MN 55401 TEL 612-252-9070 CONTACT: LARRY HUHN

LANDSCAPE ARCHITECT LANDFORM

105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
CONTACT: JOHN ORTIZ

CIVIL / LANDSCAPE SHEET INDEX & REVISION MATRIX

SHEET NO.	DESCRIPTION	ISSUED	REVISED
C0.1	CIVIL & LANDSCAPE TITLE SHEET	X	X
C1.0	EXISTING CONDITIONS & REMOVALS INDEX	X	X
C1.1	EXISTING CONDITIONS & REMOVALS INSET 1	X	X
C1.2	EXISTING CONDITIONS & REMOVALS INSET 2	X	X
C1.3	TREE INVENTORY INDEX	X	X
C1.4	TREE INVENTORY INSET 1	X	X
C1.5	TREE INVENTORY INSET 2	X	X
C1.6	TREE INVENTORY DATA TABLE 1	X	X
C1.7	TREE INVENTORY DATA TABLE 2	X	X
C1.8	TREE INVENTORY DATA TABLE 3	X	X
C1.9	TREE INVENTORY DATA TABLE 4	X	X
C1.10	TREE INVENTORY DATA TABLE 5	X	X
C2.0	PRE PLAT INDEX	X	X
C2.1	PRE PLAT INSET 1	X	X
C2.2	PRE PLAT INSET 2	X	X
C3.0	GRADING, DRAINAGE, & EROSION CONTROL INDEX	X	X
C3.1	GRADING, DRAINAGE, & EROSION CONTROL INSET 1	X	X
C3.2	GRADING, DRAINAGE, & EROSION CONTROL INSET 2	X	X
C3.3	SWPPP	X	X
C7.1	CONSTRUCTION DETAILS	X	

PROJECT

EMERALD ESTATES
 RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Title Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL



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
 NOVEMBER 14, 2024



105 South Fifth Avenue Tel: 612-252-9070
 Suite 513 Fax: 612-252-9077
 Minneapolis, MN 55401 Web: landform.net

FILE NAME C0012ZZ2725.DWG
 PROJECT NO. ZZZ24725

CIVIL & LANDSCAPE TITLE SHEET

C0.1

1 - Landscape Plan

Created by: Chris Anderson
On: 11/27/2024 11:37 AM

The submittal is missing a Landscape Plan. Each lot shall have at least two (2) trees installed in the front yard. Existing trees may satisfy this requirement, but the tree inventory and preservation plan is lacking sufficient detail to know if existing trees will adequately satisfy the planting requirements.

----- 0 Replies -----

TREE INVENTORY SUMMARY





Total DBH Inches	24,867
Total Exempt DBH Inches	2,765
Total DBH Inches to be Removed	
Percentage Removed	

*Exempt Trees include: trees located in proposed storm ponds, invasive tree species, dead or dying trees, trees in poor condition.

2

1

LEGEND

-  :Tree Removal
-  :Tree Protection
-  :Construction Limits
-  :Mass Tree Removal

3

EXISTING CONDITIONS

- Background information shown is from survey by Landform, Minneapolis, MN, on August 9, 2024, expressly for this project, City of Ramsey, Minnesota 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 IMMEDIATELY.
- Geotechnical boring locations are approximate and are based on information provided in the Geotechnical Report prepared by Tradewell Soil Testing, Cedar, MN, on June, 8th, 2024.

GENERAL NOTES

- For construction staking and surveying services contact Landform at 612.252.9070.
- NOTE: these plan are for entitlement purposes only. Final site construction plans are to be provided by Home Builder [TBD] at building permit.
- Wetlands delineated by Kjolhaug Environmental Services Company, Final TEP Completed September x, 2024

LEGAL DESCRIPTION

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BENCHMARK

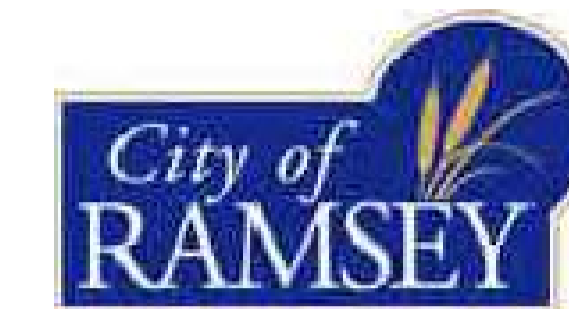
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CITY



PROJECT

EMERALD ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
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14 Nov 2024	Pre Plat Resubmittal	ETL

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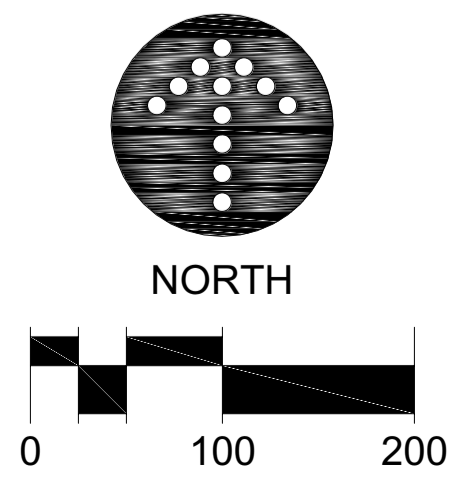
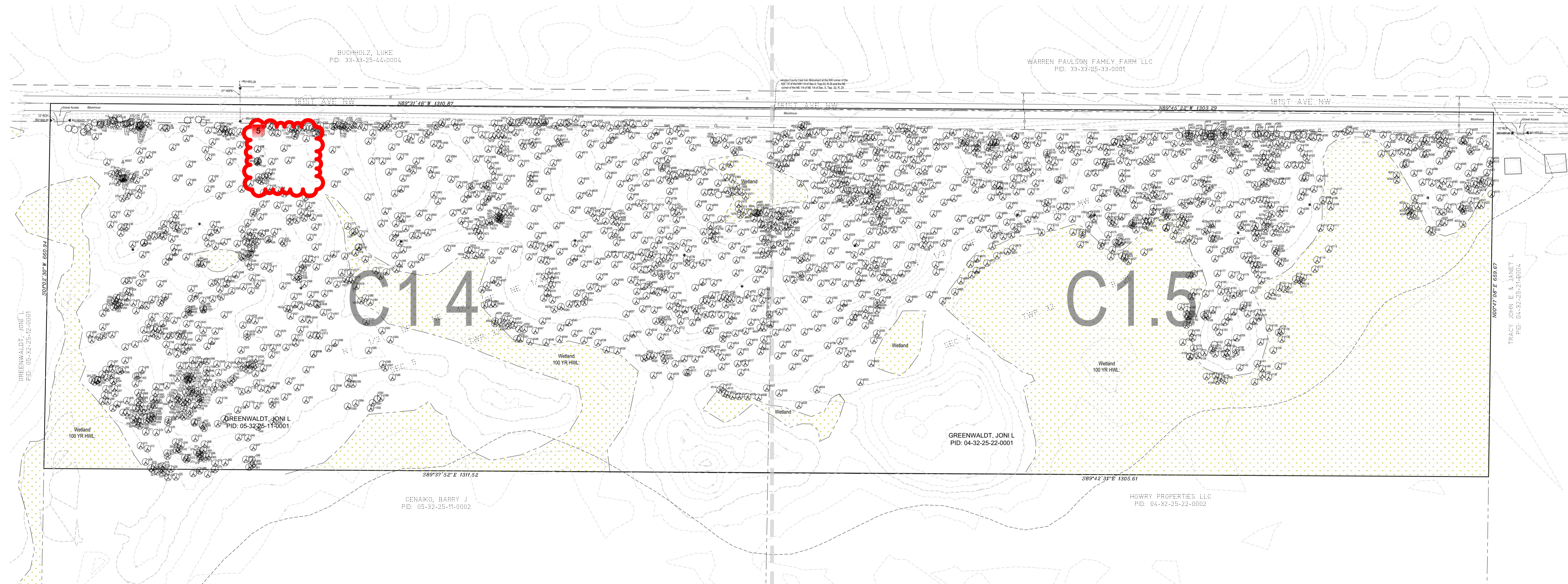
PRELIMINARY PLAT
NOVEMBER 14, 2024



105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C10322725.DWG
PROJECT NO. ZZZ24725

TREE INVENTORY INDEX
C1.3



1 - Exempt Trees

Created by: Chris Anderson
On: 11/27/2024 11:12 AM

Trees in poor condition are not exempt from the preservation standards. The DBH inches for trees in poor condition need to be removed from the tally of Exempt DBH inches.

----- 0 Replies -----

2 - Missing Data

Created by: Chris Anderson
On: 11/27/2024 11:13 AM

Seems like there's missing data since the cells are empty for Total DBH Inches to be Removed and Percentage Removed

----- 0 Replies -----

3 - Custom Sites

Created by: Chris Anderson
On: 12/03/2024 08:30 AM

It is our understanding that these lots will be 'custom' built/graded, which may have an impact on tree preservation. At the time of building permit application for each home, an inventory of trees being removed must be included, and it shall utilize the same numbering as this inventory.

----- 0 Replies -----

4 - Wetland Delineation Date

Status as of 12/02/2024 03:16 PM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 12/02/2024 03:16 PM
Type: Action
State: For Discussion

Update.

----- 0 Replies -----

5 - Tree Removal / Preservation

Status as of 12/02/2024 03:22 PM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 12/02/2024 03:22 PM
Type: Action

State: For Discussion

Tree removal will be required for culvert installation, driveways, etc. Need to indicate where trees will be removed, and show tree preservation fencing where trees are being saved.

----- 0 Replies -----

TREE INVENTORY

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4329	Black Cherry	13			
4330	Elm	11	DEAD		
4331	Elm	8			
4332	Elm	9			
4333	Elm	8			
4334	Poplar	9			
4335	Poplar	9			
4336	Maple	8			
4337	Elm	12			
4338	Maple	10			
4339	Oak	15			
4340	Oak	14			
4341	Maple	13			
4342	Poplar	10			
4343	Poplar	11			
4344	Maple	14			
4345	Poplar	9			
4346	Poplar	11			
4347	Oak	27			
4348	Maple	8			
4349	Maple	8			
4350	Oak	32			
4351	Oak	18			
4352	Oak	17			
4353	Oak	32			
4354	Oak	22			
4355	Oak	23			
4356	Maple	8			
4357	Oak	20			
4358	Oak	12			
4359	Oak	20			
4360	Oak	18	DEAD		
4361	Maple	14			
4362	Oak	13			
4363	Oak	14			
4364	Oak	21			
4365	Oak	25			
4366	Oak	19			
4367	Oak	11			
4368	Oak	14			
4369	Oak	12			
4370	Oak	9	DEAD		
4371	Oak	10			
4372	Oak	9	DEAD		
4373	Oak	14			
4374	Oak	10	DEAD		
4375	Oak	16			
4376	Oak	16			
4377	Oak	9			
4378	Oak	16			
4379	Oak	19			
4380	Oak	26			
4381	Red Pine	7			
4382	Red Pine	7			
4383	Oak	17			
4384	Oak	10			
4385	Red Pine	5			
4386	Red Pine	14			
4387	Red Pine	6			
4388	Red Pine	12			
4389	Red Pine	12			
4390	Red Pine	13			
4391	Red Pine	5			
4392	Red Pine	4			
4393	Oak	21			
4394	Oak	19			
4395	Oak	16	DEAD		
4396	Oak	17			
4397	Red Pine	10			
4398	Red Pine	9			
4399	Red Pine	5			
4400	Red Pine	5			
4401	Cottonwood	33			
4402	Red Pine	10			
4403	Red Pine	4			
4404	Red Pine	12			
4405	Poplar	10			
4406	Red Pine	12			
4407	Red Pine	11			
4408	Red Pine	5			
4409	Red Pine	13			
4410	Red Pine	6			
4411	Red Pine	10			
4412	Red Pine	5			
4413	Red Pine	11			
4414	Red Pine	12			
4415	Red Pine	6			
4416	Red Pine	11			
4417	Red Pine	6			
4418	Red Pine	14			
4419	Cottonwood	20			
4420	Cottonwood	16			
4421	Red Pine	10			
4422	Red Pine	11			
4423	Red Pine	7			
4424	Oak	16			
4425	Oak	14			
4426	Red Pine	7			
4427	Red Pine	15			
4428	Red Pine	5			
4429	Maple	11			
4430	Birch	12			
4431	Oak	13	DEAD		
4432	Oak	30			
4433	Maple	8			
4434	Maple	9			
4435	Poplar	8			
4436	Birch	10			
4437	Poplar	12			

TREE INVENTORY

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4439	Poplar	9	double		
4440	Poplar	13			
4441	Poplar	13			
4442	Poplar	9			
4443	Elm	14			
4444	Poplar	9			
4445	Maple	8			
4446	Poplar	10	double		
4447	Poplar	9			
4448	Poplar	12			
4449	Poplar	10			
4450	Elm	14			
4451	Elm	12			
4452	Poplar	14			
4453	Poplar	15			
4454	Elm	10	DEAD		
4455	Elm	13	DEAD		
4456	Elm	10	DEAD		
5074	Oak	25			
5075	Oak	24			
5076	Oak	17			
5077	Elm	10			
5078	Elm	10			
5079	Oak	16			
5080	Oak	19			
5081	Poplar	10			
5082	Oak	16			
5083	Oak	13			
5084	Oak	18			
5085	Oak	21			
5086	Oak	22			
5087	Oak	17			
5088	Oak	16			
5089	Oak	18			
5090	Oak	22			
5091	Oak	31			
5092	Ash	12			
5093	Ash	15			
5094	Ash	12			
5095	Elm	11	double		
5096	Oak	14			
5097	Oak	13			
5098	Oak	18			
5099	Oak	13			
5100	Oak	18			
5101	Oak	16			
5102	Oak	13			
5103	Oak	15			
5104	Oak	15			
5105	Oak	16			
5106	Oak	15			
5107	Oak	10			
5108	Oak	11			
5109	Birch	8			
5110	Birch	9			
5111	Oak	13			
5112	Oak	10			
5113	Oak	10			
5114	Oak	17			
5115	Oak	9			
5116	Oak	11			
5117	Oak	19	double		
5118	Oak	9			
5119	Oak	16			
5120	Oak	13			
5121	Oak	13			
5122	Birch	9			
5123	Birch	8			
5124	Oak	18	double		
5125	Oak	11			
5126	Oak	19			
5127	Oak	24			
5128	Oak	18			
5129	Oak	14			
5130	Oak	25			
5131	Oak	27			
5132	Birch	8			
5133	Maple	10			
5134	Maple	15			
5135	Oak	23			
5136	TRDE	8			
5137	Oak	11			
5138	Oak	22			
5139	Oak	16	double		
5140	Oak	12			
5141	Oak	9			
5142	Oak	15			
5143	Oak	20	double		
5144	Oak	25			
5145	Maple	9			
5146	Birch	8			
5147	Poplar	8			
5148	Elm	31	triple		
5149	Oak	19			
5150	Oak	25			
5151	Maple	24			
5152	Oak	13			
5153	Maple	42	double		
5154	Maple	9			
5155	Maple	8			
5156	Maple	9			
5157	Maple	8			
5158	Maple	9			
5159	Maple	10			
5160	Ash	11			
5161	Ash	11			
5162	Ash	12			
5163	Oak	19			
5164	Maple	18	DEAD		

TREE INVENTORY

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
5166	Maple	25			
5167	Maple	25	double		
5168	Maple	14			
5169	Birch	19			
5170	Oak	23	DEAD		
5171	Maple	17	DEAD		
4458	Red Oak	9			
4459	Cedar	6			
4460	Red Oak	5			
4461	Aspen	12			
4462	Birch	14	Twin		
4463	Birch	10			
4464	Red Oak	5			
4465	Red Oak	4			
4466	Birch	9			
4467	Birch	14			
4468	Birch	10			
4469	Birch	8			
4470	Birch	11			
4471	White Oak	26			
4472	White Oak	22			
4473	Birch	9			
4474	Red Oak	10			
4475	Red Oak	8			
4476	Red Oak	8			
4477	Sugar Maple	8			
4478	White Oak	4			
4479	Red Oak	5			
4480	White Oak	6			
4481	Aspen	9			
4482	Aspen	8			
4483	White Oak	14			
4484	Red Oak	29			
4485	Red Oak	16			
4486	Red Oak	8			
4487	Red Oak	22			
4488	Red Oak	12			
4489	Red Oak	13			
4490	Bur Oak	13			
4491	Elm	8			
4492	Elm	9			
4493	Bur Oak	5			

TREE INVENTORY

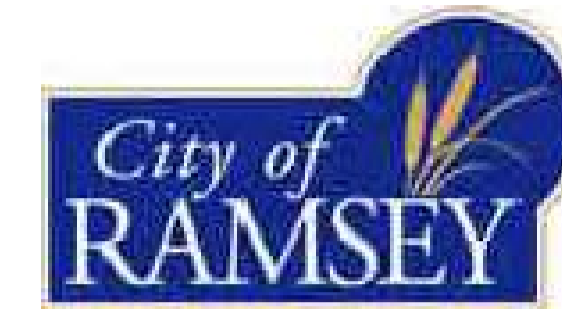


OWNER

ALAN & JONI GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT

EMERALD ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

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PRELIMINARY PLAT
NOVEMBER 14, 2024



105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C10322725.DWG

PROJECT NO. ZZZ24725

TREE INVENTORY DATA TABLE 5

C1.10

1 - Additional Information Needed

Created by: Chris Anderson
On: 11/27/2024 11:05 AM

Please provide:

Tally of total DBH inches on site

Tally of DBH inches being removed

Tally of invasive species DBH inches (e.g. Siberian Elm, Russian Olive, etc.)

Provide actual species name (not just maple, oak, elm...is it red maple, amur maple, sugar maple, red oak, bur oak, American elm, Siberian elm, slippery elm, etc.)

Also, there is no data in the last 2 columns (Status and Description (Removed Because)) on any of the 5 sheets of the inventory.

----- 0 Replies -----

2 - Removals?

Created by: Chris Anderson
On: 11/27/2024 11:25 AM

The Grading Plan includes silt fence around the areas where each home will be constructed. Based on the tree inventory, a number of trees will need to be removed to accommodate the grading for each home site. Yet, this inventory does not indicate that any DBH inches are being removed.

----- 0 Replies -----

3 - Mesh with Sheet 3.0

Created by: Chris Anderson
On: 12/03/2024 09:58 AM

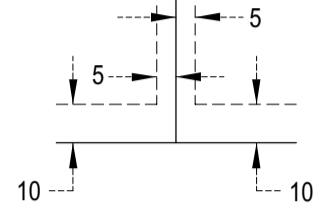
Sheet 3.0 shows silt fence around the driveways and housepads of each lot. The Tree Inventory and Preservation Plan should at a minimum include the removal of trees within the silt fence on each lot, as well as the removal of any trees within the primary septic area. If, at the time of building permit submittal, there's a change in proposed removals, that information can be provided along with the home plans.

----- 0 Replies -----

LEGEND

	Property Line
	Interior Lot Line
	Underlying Parcel Line
	Existing Easement
	Proposed Easement
	Proposed Setback

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(Not to Scale)



Being 5 feet in width and adjoining lot lines, unless otherwise shown and 10 feet in width and adjoining right of way lines as shown on the plat.

AREA SUMMARY

Existing:					
Pervious	1,565,018	s.f.	35.93	ac.	96.8%
Impervious	50,266	s.f.	1.15	ac.	3.2%
Total	1,565,018	s.f.	35.93	ac.	100.0%
Proposed:					
Pervious	1,440,183	s.f.	33.06	ac.	92.0%
Impervious	124,835	s.f.	2.87	ac.	8.0%
Total	1,565,018	s.f.	35.93	ac.	100.0%

LEGAL DESCRIPTION

The North Half of the Northeast Quarter of the Northeast Quarter of Section 5, and the North Half of the Northwest Quarter of the Northwest Quarter of Section 4, all in Township 32, Range 25, Anoka County, Minnesota.

BENCHMARK

Anoka County Benchmark No. 2085
Elevation = 918.258 (NAVD88)
Location: Approximately 50 feet East of the centerline of CSAH No. 5 and 65 feet South of the centerline of 185th Ave NW.

LOT DATA TABLE

Parcel	Area (SF)	Area (Acres)
R.O.W. Dedication 181st Ave NW	159,810	3.67
Block1, Lot1	124,453	2.86
Block1, Lot2	120,073	2.76
Block1, Lot3	120,002	2.75
Block1, Lot4	119,931	2.75
Block1, Lot5	119,861	2.75
Block1, Lot6	119,790	2.75
Block1, Lot7	119,788	2.75
Block1, Lot8	119,613	2.75
Block1, Lot9	119,507	2.74
Block1, Lot10	119,401	2.74
Block1, Lot11	119,295	2.74
Block1, Lot12	125,145	2.87
Block1, Lot13	118,161	2.71

GENERAL NOTES

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

ZONING AND SETBACK SUMMARY

The Property is currently Zoned Rural Developing Zone (RD)
Current Land Use: Rural Undeveloped

Building Setback Information is as follows:
Front Yard = 40 ft.
Rear = 40 ft.
Side (Interior) = 10 ft.
Side (Street) = 40 ft.

Adjacent Properties Zoning:
North: Bordered by 181st Avenue NW
South: Public / Quasi-Public District
East: Rural Developing
West: Rural Developing

Lot Coverage Information is as follows:
Lot Area Minimum = 108,900 s.f. = 2.5 ac.
Lot Width Minimum = 200 ft.

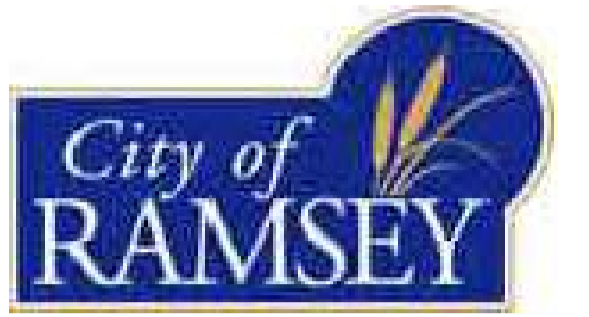
Total Site Area = 1,565,018 s.f. = 35.93 ac.
Wetland and Wetland Buffer Area = 662,634 s.f. = 15.21 ac.
Net Developable Area = 902,384 s.f. = 20.72 ac.

OWNER

ALAN & JONI GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT

EMERALD ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

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CERTIFICATION

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PRELIMINARY PLAT
NOVEMBER 14, 2024

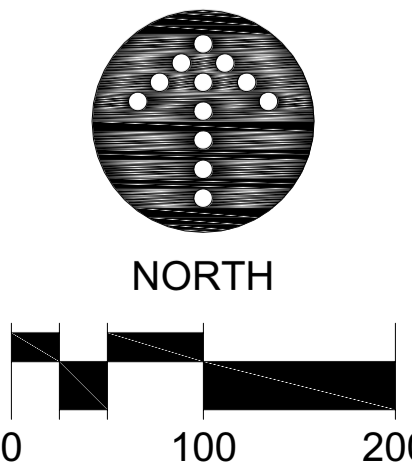
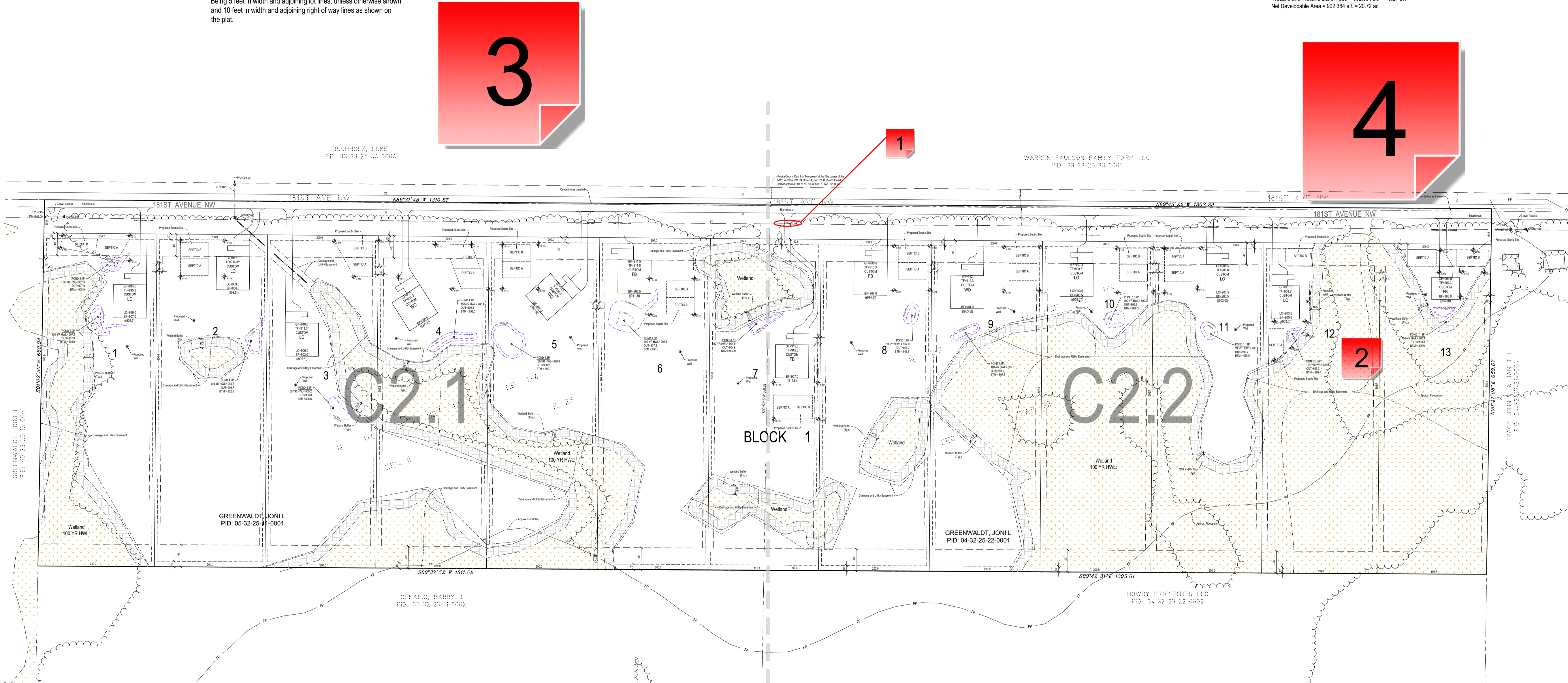


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FILE NAME C20022725.DWG
PROJECT NO. ZZZ24725

PRE PLAT INDEX
C2.0

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1 - Culverts?

Created by: Chris Anderson
On: 11/20/2024 11:07 AM

Assuming this represents a culvert under each driveway, but this is not in the legend. Please add to leged so it is clear what this represents.

----- 0 Replies -----

2 - Lots 12 & 13

Created by: Chris Anderson
On: 11/27/2024 11:19 AM

Please include an exhibit or inset for Lots 12 & 13 that includes a 60' x 100' box of buildable area that excludes wetland, wetland setback, steep slopes, and floodway. We need to ensure that these 2 lots meet the buildability requirement.

----- 0 Replies -----

3 - Narrative

Created by: Chris Anderson
On: 12/03/2024 08:37 AM

The submittal is lacking a narrative that addresses the county's concerns about adding 13 driveways to 181st Avenue.

----- 0 Replies -----

4 - Lots 12 & 13

Created by: Chris Anderson
On: 12/03/2024 08:38 AM

These 2 lots will have very little buildable area once the house and septic system is in place. While these lots are over 2.5 acres in size, the vast majority of both lots is wetland. It would be helpful if this were disclosed to future buyers, as fitting an accessory building, swimming pool, or other common homeowner improvements, might not be possible.

----- 0 Replies -----

OWNER

ALAN & JONI GREENWALDT

4741 153RD AVENUE NW
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612-202-9421

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PROJECT

EMERALD ESTATES
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PRELIMINARY PLAT
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Minneapolis, MN 55401 Web: landform.net

FILE NAME C2002Z2725.DWG

PROJECT NO. ZZZ24725

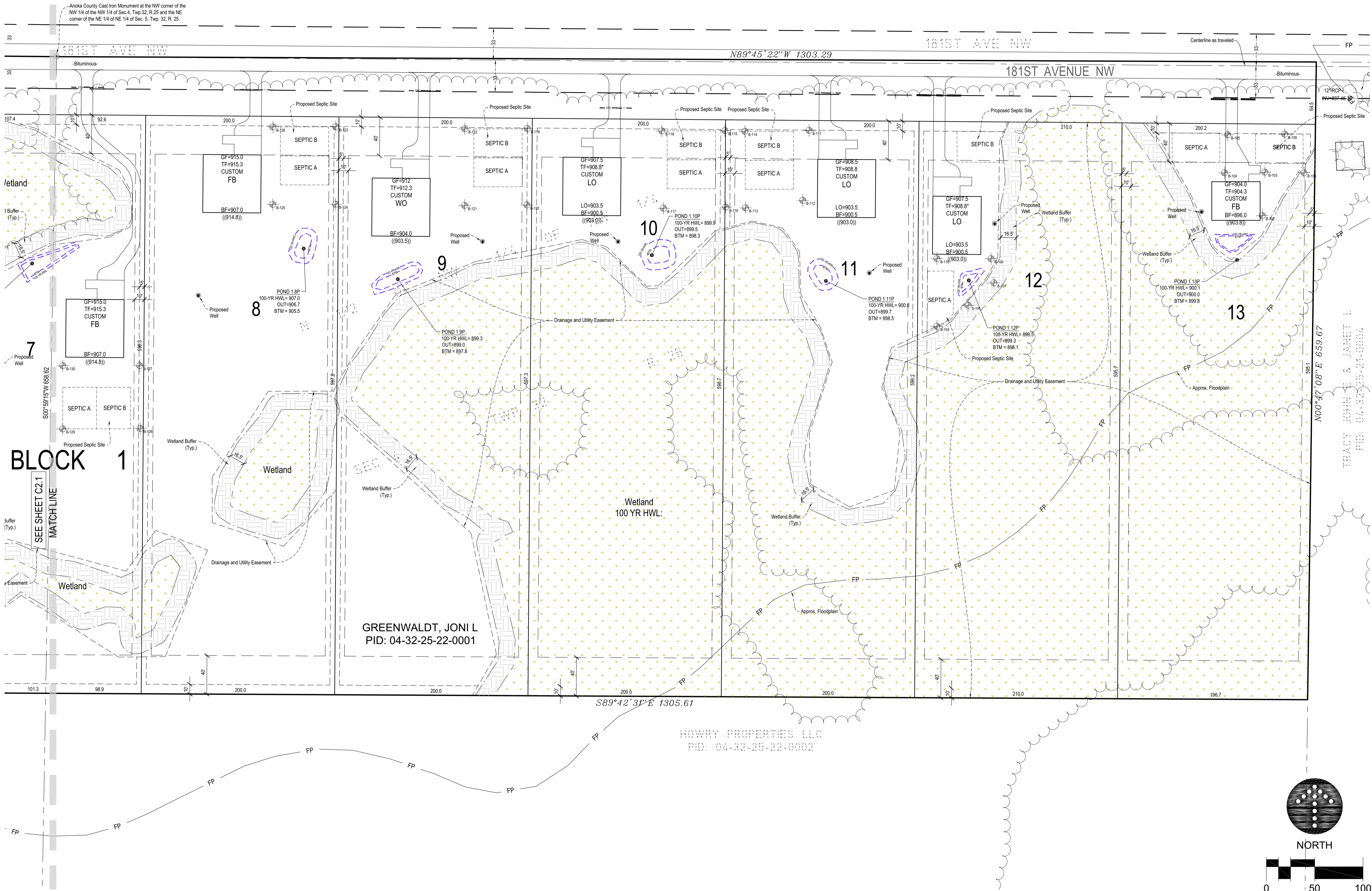
PRE PLAT INSET 2

C2.2

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WARREN PAULSON FAMILY FARM LLC
PID: 33-33-25-33-0001



1 - Stormwater Maintenance Agreements

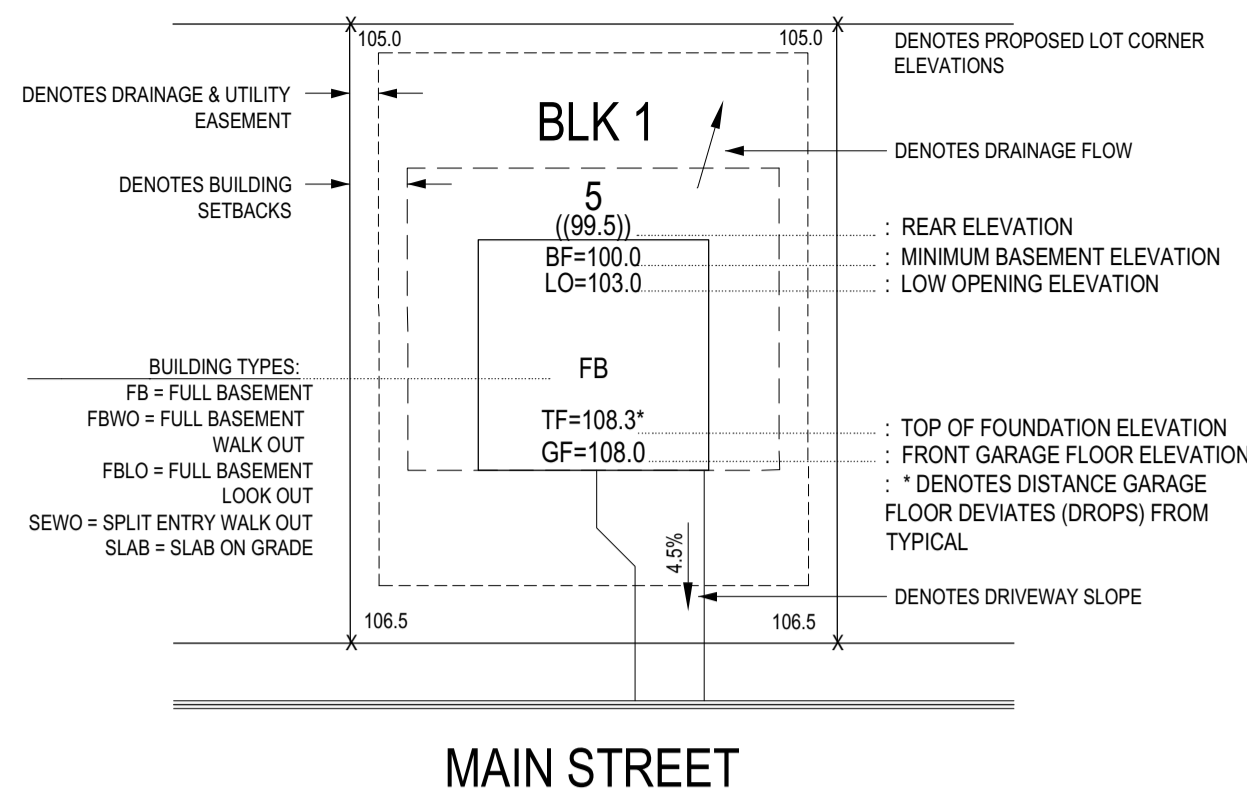
Created by: Chris Anderson
On: 12/03/2024 08:42 AM

With each lot having their own stormwater basin, individual maintenance agreements will be needed for each lot. The agreements will need to be recorded against the respective lot. This should be disclosed to each buyer, as the maintenance agreements will require reporting annually and periodic upkeep of the basins.

----- 0 Replies -----

DATA TABLE

Parcel	Bldg. Type	Garage Floor	Low Opening	Low Floor	HWL	EOF
Block1, Lot1	Look Out	915.0	910.0	907.0	907.2	907.0
Block1, Lot2	Look Out	912.0	909.0	906.0	904.0	903.7
Block1, Lot3	Look Out	910.0	906.0	903.0	900.2	900.0
Block1, Lot4	Walk Out	914.0	906.0	906.0	900.4	900.2
Block1, Lot5	Walk Out	914.0	906.0	906.0	900.3	900.2
Block1, Lot6	Full Basement	911.5	911.5	903.5	907.6	907.2
Block1, Lot7	Full Basement	915.0	915.0	907.0	904.8	904.7
Block1, Lot8	Full Basement	915.0	915.0	907.0	907.0	906.7
Block1, Lot9	Walk Out	912.0	904.0	904.0	899.4	899.0
Block1, Lot10	Look Out	907.5	903.5	900.5	900.7	900.2
Block1, Lot11	Look Out	908.5	903.5	900.5	900.0	899.7
Block1, Lot12	Look Out	907.5	903.5	900.5	899.5	899.3
Block1, Lot13	Full Basement	904.0	904.0	896.0	900.1	900.0



NOTES:
1. GARAGE LOCATION INDICATED BY DRIVEWAY.

TYPICAL LOT DETAIL

NO SCALE

GENERAL NOTES

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

AREA CALCULATION

Area of Disturbance = XX SF = XX Acres

LEGEND

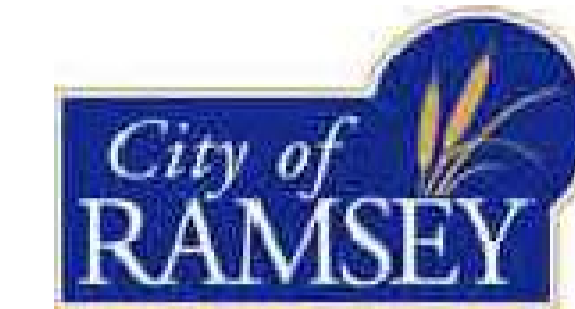
SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	Inlet Protection	X ea.
	Sill Fence	8990 ft.
	Septic Field Protection Fence	X ft.
	Compost or Bio Log	X ft.
	Vehicle Tracking Pad	X ea.
	Erosion Control Blanket	X ea.
	Tip Out Curb	
	Pavement Sawcut	
	Construction Limits	
	Top of Wall	
	Bottom of Wall	

OWNER

ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT

EMERALD
ESTATES
RAMSEY, MINNESOTA

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PRELIMINARY PLAT
NOVEMBER 14, 2024



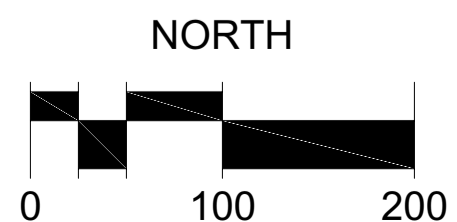
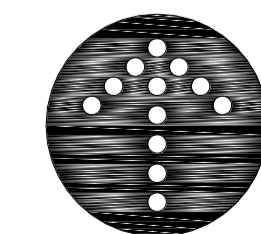
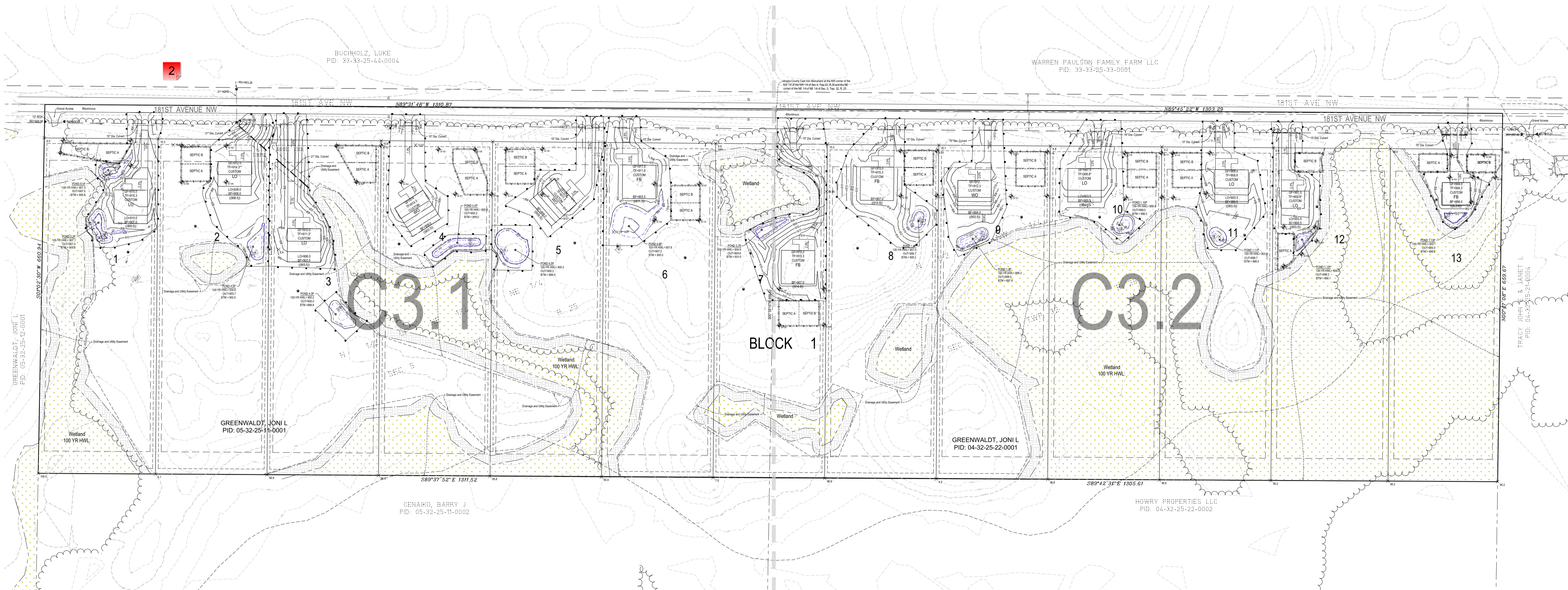
105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C30022725.DWG

PROJECT NO. ZZZ24725

GRADING, DRAINAGE & EROSION
CONTROL INDEX

C3.0



1 - Calculation

Created by: Chris Anderson
On: 11/27/2024 11:30 AM

These calculations are missing.

----- 0 Replies -----

2 - Anoka County Highway Department Permits

Status as of 12/03/2024 10:59 AM

Type: Action

State: For Discussion

Created by: Joe Feriancek
On: 12/03/2024 10:59 AM
Type: Action
State: For Discussion

After discussion with ACHD; they do not have a preference if the developer builds all of the driveway aprons and culverts or if its done by the individual home builder. The home builder needs to be aware that both a right of way and access permit will need to be acquired from ACHD on each lot. If the developer were to build all of the dw aprons, this could be done under 1 right of way permit, but individual access permits for each lot would still be required.

----- 0 Replies -----

3 - Groundwater

Status as of 12/03/2024 11:01 AM

Type: Action

State: For Discussion

Created by: Joe Feriancek
On: 12/03/2024 11:01 AM
Type: Action
State: For Discussion

The lowest floor elevation needs to also consider the apparent groundwater elevation. There must be a minimum of 3 feet of separation, which is not being met on several lots based on the soil boring reports.

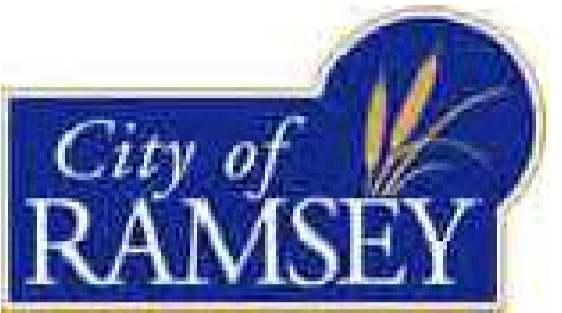
----- 0 Replies -----

OWNER

ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT

EMERALD
ESTATES
RAMSEY, MINNESOTA

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PRELIMINARY PLAT
NOVEMBER 14, 2024

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 C3002ZZ725.DWG

PROJECT NO. ZZZ24725

GRADING, DRAINAGE & EROSION
CONTROL INSET 1

C3.1

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BUCHHOLZ, LUKE
PID: 33-33-25-4A-0004

181ST AVENUE NW

181ST AVE NW

N89°31'48"W 1310.87

Angka Co
NW 1/4 of
corner of I

S01°02'30"W 660.94

GREENWALDT, JONI L
PID: 05-32-25-12-0001

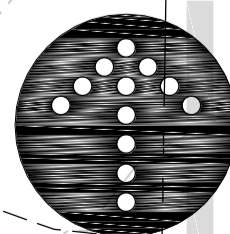
GREENWALDT, JONI L
PID: 05-32-25-11-0001

CENAIKO, BARRY J
PID: 05-32-25-11-0002

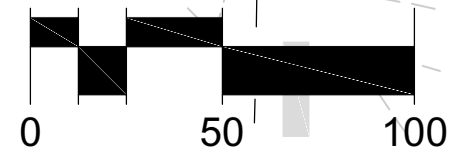
S89°37'52"E 1311.52

BLOCK

MATCHLINE
SEE SHEET C3.2



NORTH



1 - Septic

Created by: Chris Anderson
On: 11/27/2024 11:34 AM

How will this house connect to this septic system without disturbing the wetland and wetland setback area?

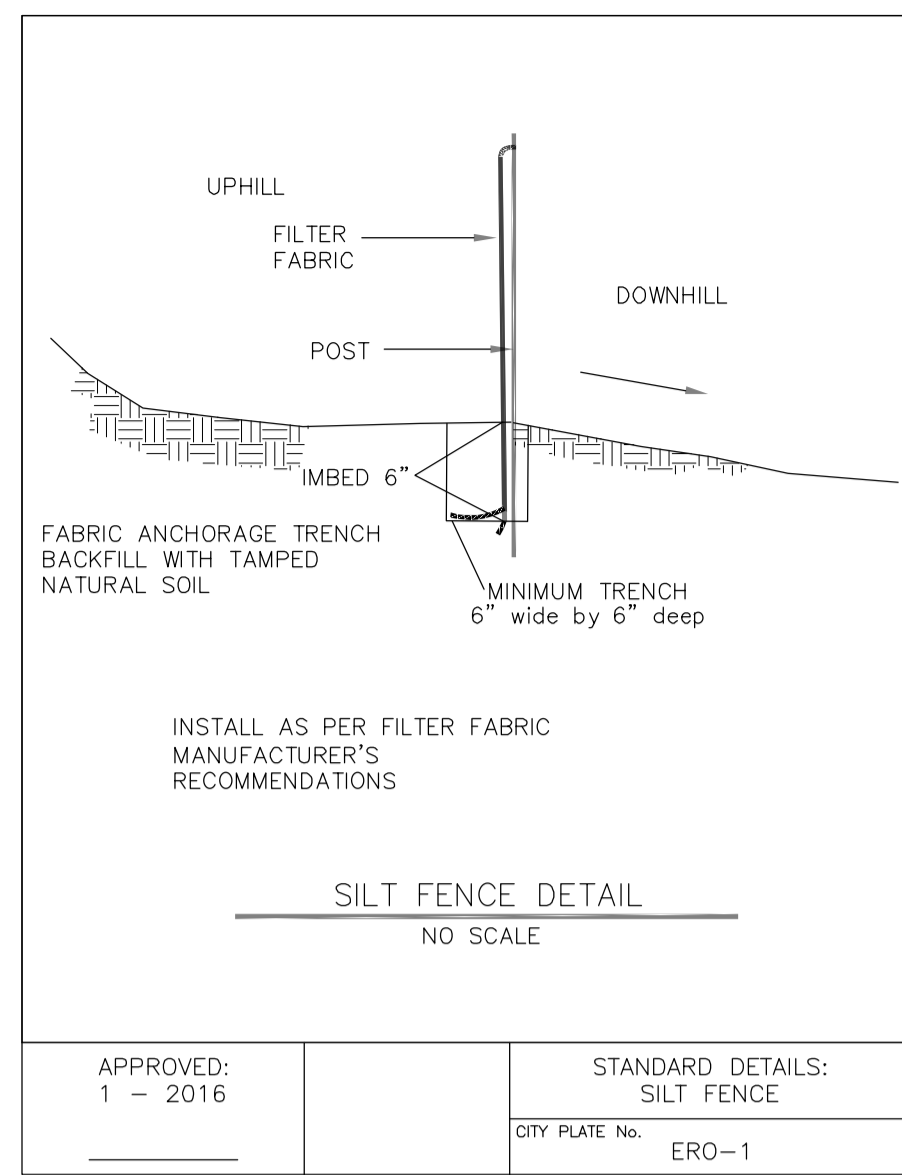
----- 0 Replies -----

1 - Tree Planting

Created by: Chris Anderson
On: 12/03/2024 08:33 AM

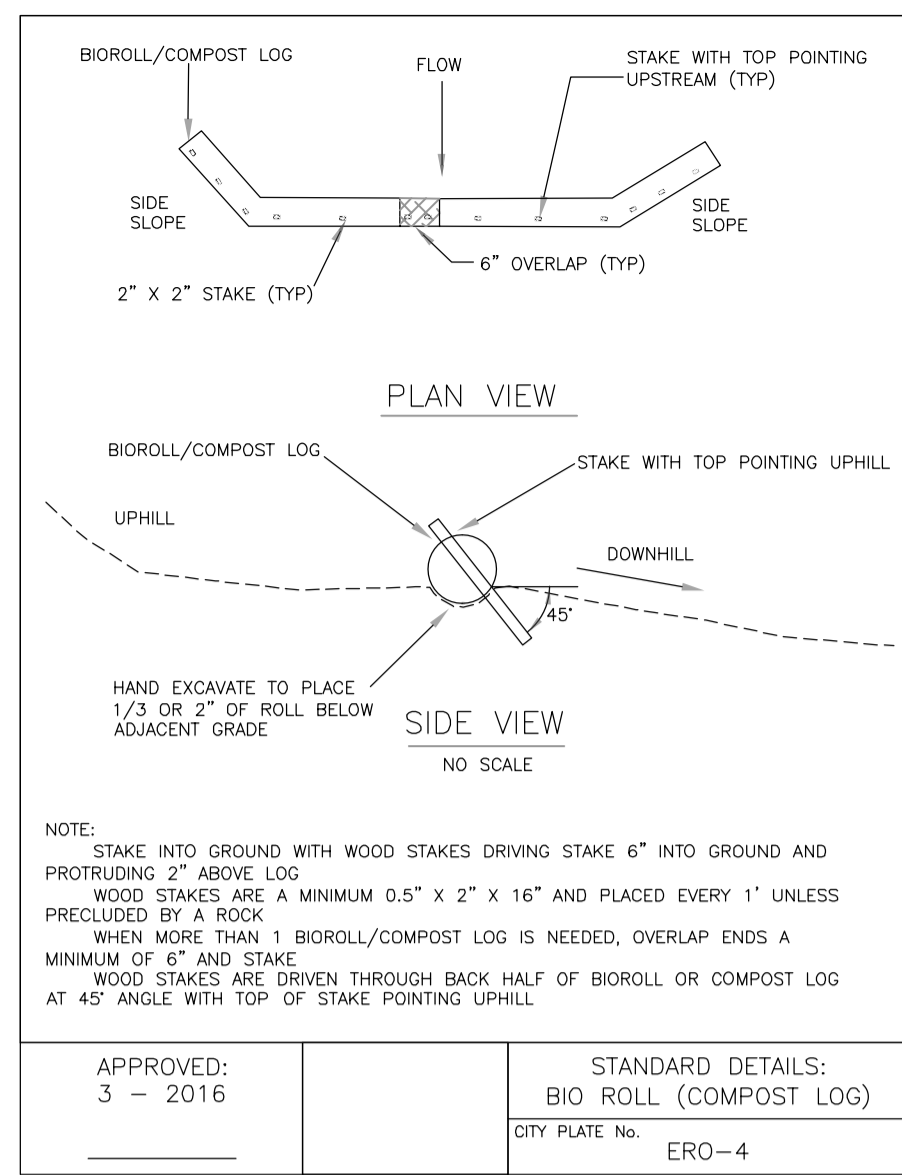
Each lot is required to have 2 front yard trees (between the home and the road). Existing trees, if preserved and not on the Prohibited List, can satisfy the planting requirement.

----- 0 Replies -----



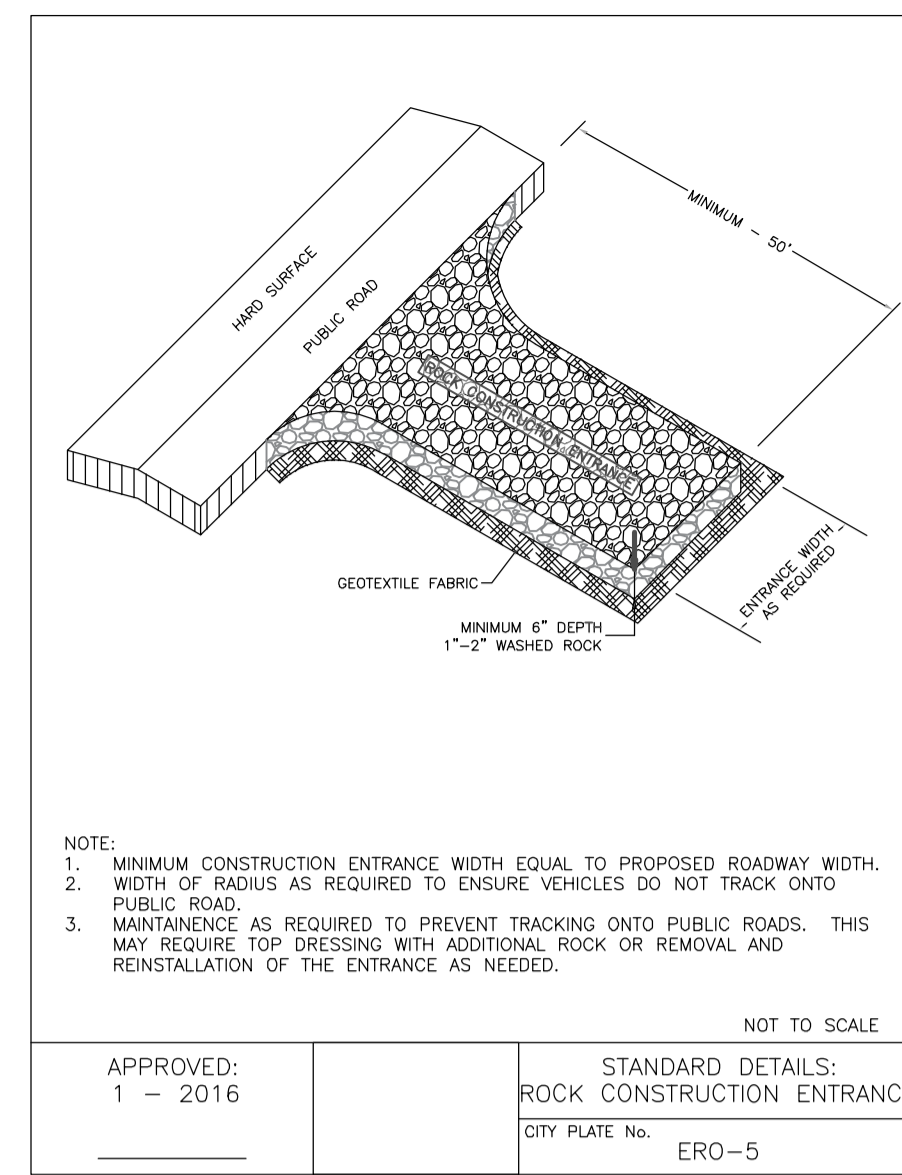
APPROVED: 1 - 2016
 STANDARD DETAILS: SILT FENCE
 CITY PLATE No. ERO-1

1 **SILT FENCE** NO SCALE



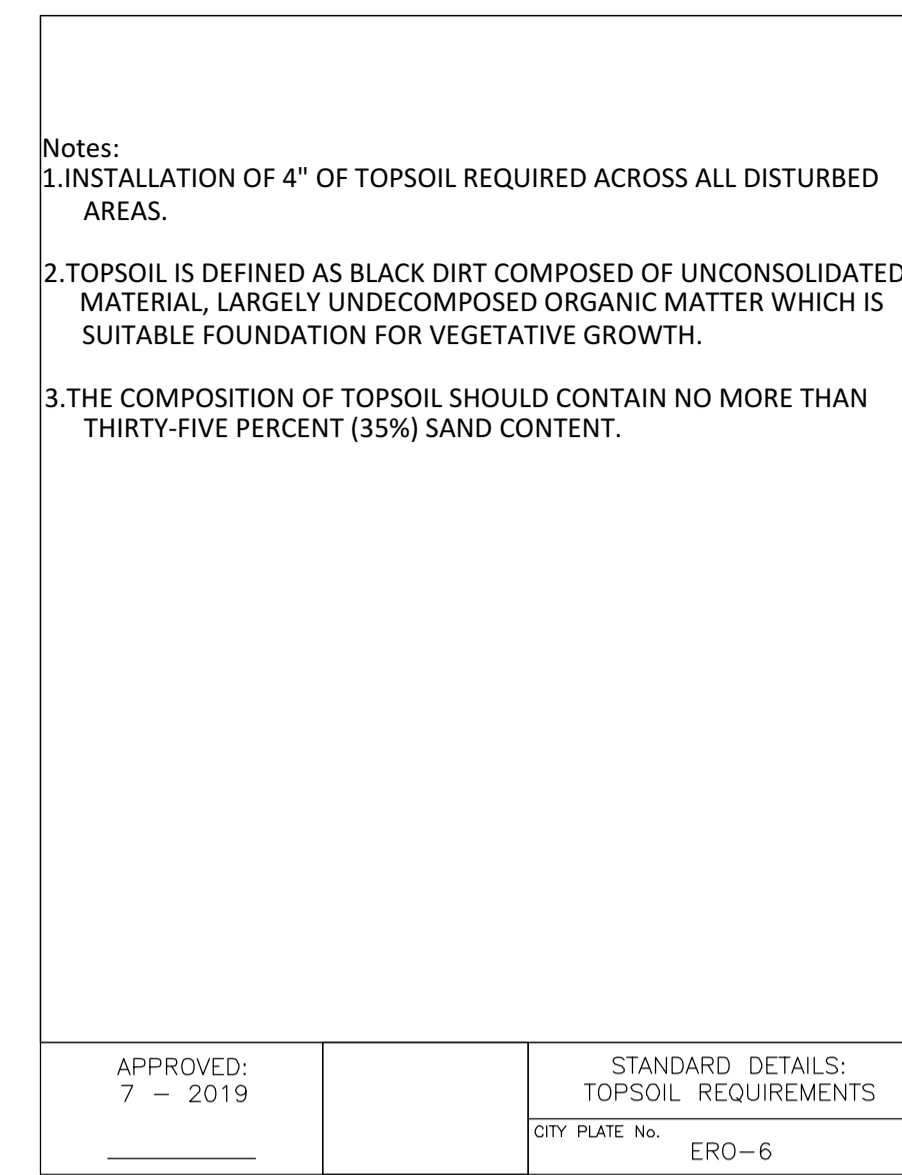
APPROVED: 3 - 2016
 STANDARD DETAILS: BIO ROLL (COMPOST LOG)
 CITY PLATE No. ERO-4

2 **BIO ROLL (COMPOST LOG)** NO SCALE



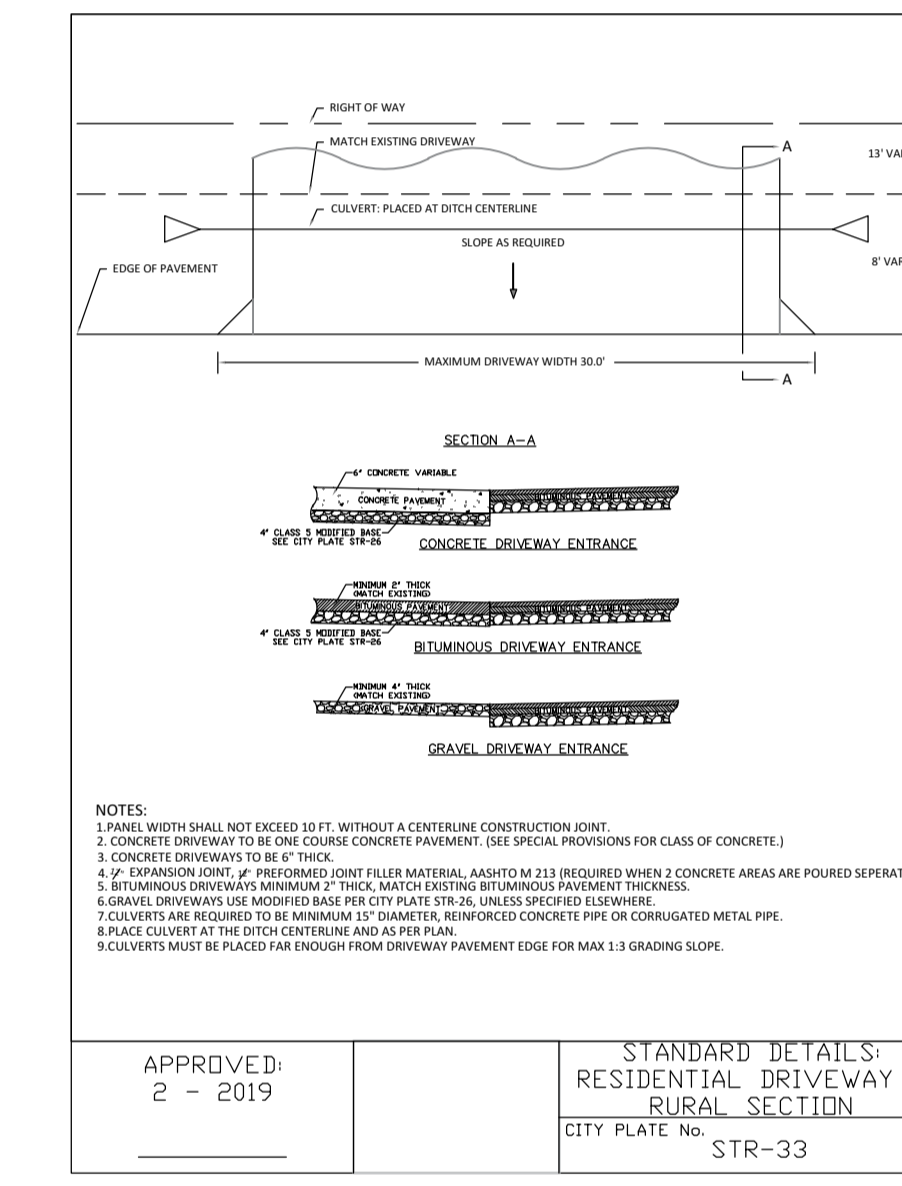
APPROVED: 1 - 2016
 STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE
 CITY PLATE No. ERO-5

3 **ROCK CONSTRUCTION ENTRANCE** NO SCALE



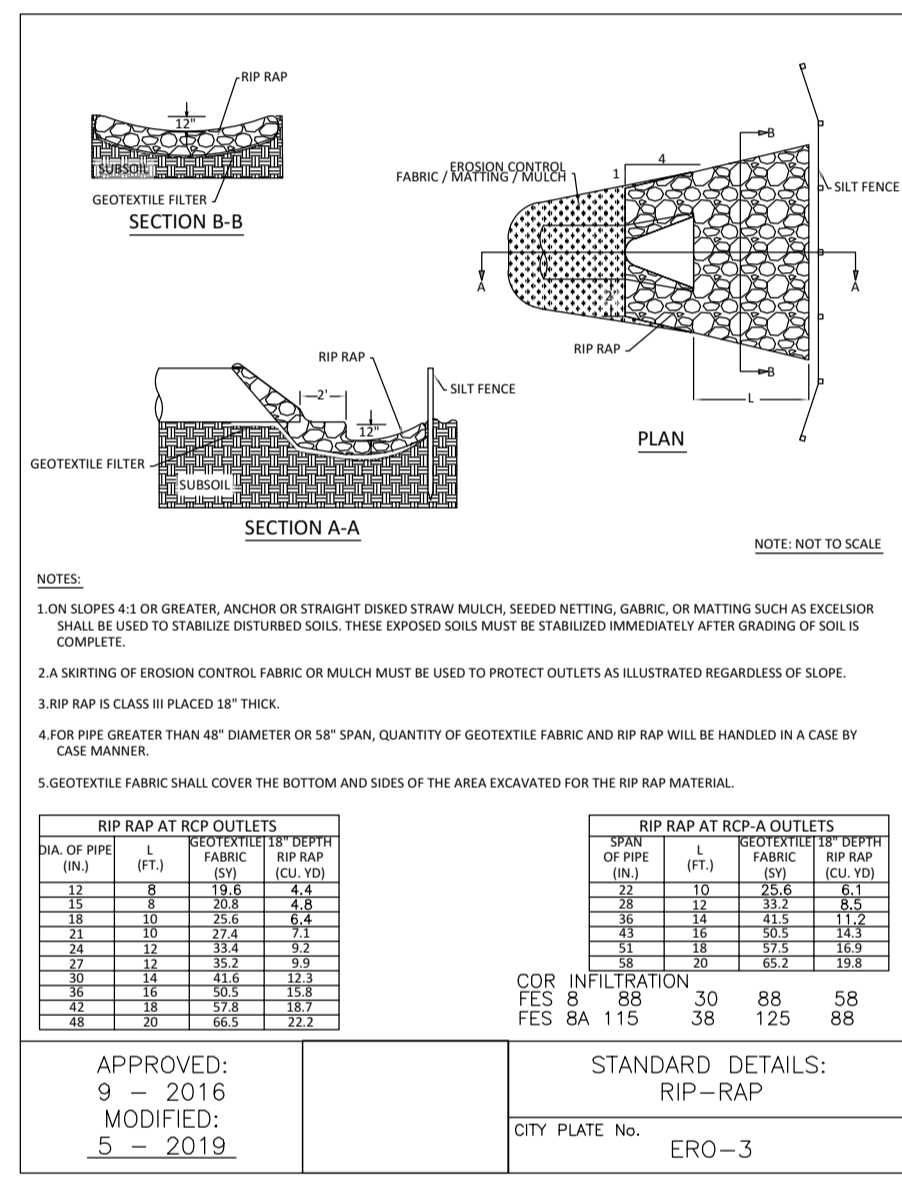
APPROVED: 7 - 2019
 STANDARD DETAILS: TOPSOIL REQUIREMENTS
 CITY PLATE No. ERO-6

4 **TOP SOIL REQUIREMENTS** NO SCALE



APPROVED: 2 - 2019
 STANDARD DETAILS: RESIDENTIAL DRIVEWAY - RURAL SECTION
 CITY PLATE No. STR-33

5 **RESIDENTIAL DRIVEWAY - RURAL SECTION** NO SCALE

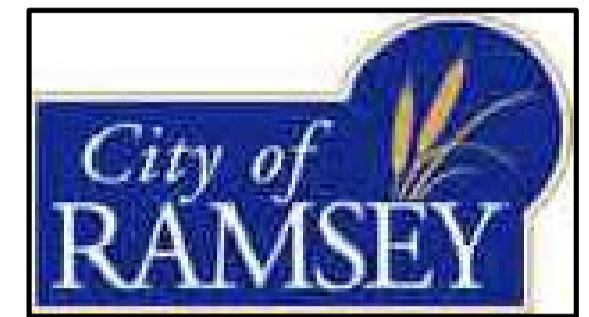


APPROVED: 9 - 2016
 MODIFIED: 5 - 2019
 STANDARD DETAILS: RIP-RAP
 CITY PLATE No. ERO-3

6 **RIP-RAP** NO SCALE



OWNER
ALAN & JONI GREENWALDT
 4741 153RD AVENUE NW
 RAMSEY, MN 55303
 612-202-9421
CITY



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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
 NOVEMBER 14, 2024



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FILE NAME: C7002ZZ725.DWG
 PROJECT NO.: ZZZ24725

CONSTRUCTION DETAILS
C7.1

C7.1.pdf V1 - Changemark Notes (1 Note)

1 - Tree save fence detail

Status as of 12/03/2024 11:02 AM

Type: Action

State: For Discussion

Created by: Joe Feriancek

On: 12/03/2024 11:02 AM

Type: Action

State: For Discussion

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