



- LEGEND:**
- 908 — Existing Contours
 - >> — Existing Storm Sewer
 - × 908.2 Existing Spot Elevation
 - << — Existing Storm Sewer
 - < — Existing Sanitary Sewer
 - WM — Existing Watermain Sewer
 - T — Existing Underground Telephone
 - E — Existing Underground Electric
 - Existing Tree Line
 - Existing R/W Line
 - Existing Boundary Line
 - Existing Catch Basin
 - Existing Manhole
 - ▲ Existing Hydrant
 - ▽ Existing Flared end Section
 - PROPOSED CURB AND GUTTER STANDARD
 - PROPOSED CURB AND GUTTER TIP-OUT
 - PROPOSED CONCRETE LIGHT DUTY
 - PROPOSED CONCRETE HEAVY DUTY
 - PROPOSED BITUMINOUS
 - ☼ PROPOSED STREET LIGHT LOCATIONS

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
 LANDFORM
 105 SOUTH FIFTH AVE.
 MINNEAPOLIS, MN 55401

BENCHMARK: Top Nut Hydrant, East side Rhinestone Street NW, 2nd Hydrant South of County Road 116 = 873.42

- KEY NOTES:**
- 1 3 FT CONCRETE VALLEY GUTTER (SEE DETAIL)
 - 2 CONCRETE PAVEMENT LIGHT DUTY; 4,500 PSI MIX; SEE SECTION ON DETAIL SHEET
 - 3 B612 (6") CONCRETE CURB & GUTTER MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461) MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
 - 4 B612 (6") CONCRETE OUTFLOW CURB & GUTTER (TIP-OUT FLOWLINE). MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461) MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
 - 5 STREET LIGHT PER CITY REQUIREMENTS; SEE PLAN SHEET C8.1
 - 6 SAWCUT AND REMOVE EXISTING BITUMINOUS FOR CLEAN EDGE (REPLACE BITUMINOUS IN-KIND)
 - 7 EXISTING CURB, SIDEWALK & PAVEMENT TO REMAIN
 - 8 EXISTING UTILITIES TO REMAIN IN PLACE. CONTRACTOR TO PROTECT
 - 9 PAINT 4" SOLID STRIPE - WHITE LATEX PAINT
 - 10 D412 MODIFY (3") CONCRETE CURB & GUTTER MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461) MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
 - 11 PED RAMP TO COMPLY WITH AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. REFERENCE MNDOT STANDARD PLAN 5-297.250 INCLUDING CONTRASTING DETECTABLE WARNING DEVICES. DEPRESS BACK OF CURB AT RAMP. CONTRACTOR TO RESTORE SIDEWALK TO MATCH EXISTING PAVEMENT SECTION.
 - 12 CROSS GUTTER (SEE DETAIL)
 - 13 STOP SIGN AND STREET NAME SIGN PER CITY REQUIREMENTS; SEE PLAN SHEET 8.1
 - 14 LANDSCAPE IRRIGATION SERVICE AND CONTROL LOCATION
 - 15 HEAVY DUTY CONCRETE
 - 16 NO PARKING SIGN PER CITY REQUIREMENTS; SEE PLAN SHEET C8.1
 - 17 BITUMINOUS PAVEMENT; SEE SECTION ON DETAIL SHEET
 - 18 ADD 6" STEP IN SIDEWALK AS SHOWN ON GRADING PLAN

- INDEX OF CIVIL SITE DRAWINGS:**
- C0 PROJECT LOCATION PLAN
 - C1.1-1.2 OVERALL LAYOUT, NOTES, SERVICE DATA
 - C2.1-2.2 SANITARY AND WATER UTILITY PLANS
 - C3.1-3.2 STORM SEWER AND STREET PLANS
 - C4.1 GRADING AND DRAINAGE PLAN
 - C5.1 STORM WATER POLLUTION PREVENTION PLAN
 - C6.1 EXISTING CONDITIONS AND REMOVAL PLAN
 - C7.1-C7.4 DETAILS
 - C8.1 LIGHTING AND SIGN PLAN

- SITE PLAN NOTES**
1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 2. MATCH EXISTING GRADES AT EXISTING PAVEMENT TO REMAIN.
 3. EXISTING PAVEMENT TO REMAIN SHALL BE SAW CUT FOR CLEAN EDGE. TACK SHALL BE USED ON ALL VERTICAL EDGES PRIOR TO PATCHING.
 4. CONTRACTOR SHALL VERIFY AND COORDINATE CONDUIT REQUIREMENTS FOR UNDERGROUND UTILITIES IF ANY WITHIN THE WORK ZONE WITH THE OWNER PRIOR TO PAVING.
 5. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING SITE FEATURES THAT INTERFERE WITH NEW WORK AS SHOWN.

NOTE:
 ALL PAINT WITHIN CITY RIGHT-OF-WAY SHALL BE WHITE EPOXY PAINT.

OWNER:
COR AT RAMSEY LLC
 PO Box 302
 Excelsior, MN 55331

Jason Palmby
 612-220-6641
 jason@palmby.com

**PARKSIDE TOWNHOMES
 2nd ADDITION
 DEVELOPMENT PROJECT**

145th Lane NE
 Ramsey, Minnesota 55903

OVERALL LAYOUT & SITE PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date: 06/10/25 Reg. No. 24348

PREPARED BY: **CIVIL ENGINEERING SITE DESIGN**
 116 East Broadway St.
 Monticello, Mn 55362
 Phone: 763-314-0929
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REVISIONS	DATE	DRAWN BY	DESIGNED BY	CHECKED BY	HORIZONTAL SCALE 1 inch = feet (FULL SIZE SHEET 22 X 30)	VERTICAL SCALE 1 inch = feet
	06/10/25	SD	SD	SD		

FILE NO. 00998

C1.1
 Overall Layout &
 Site Plan