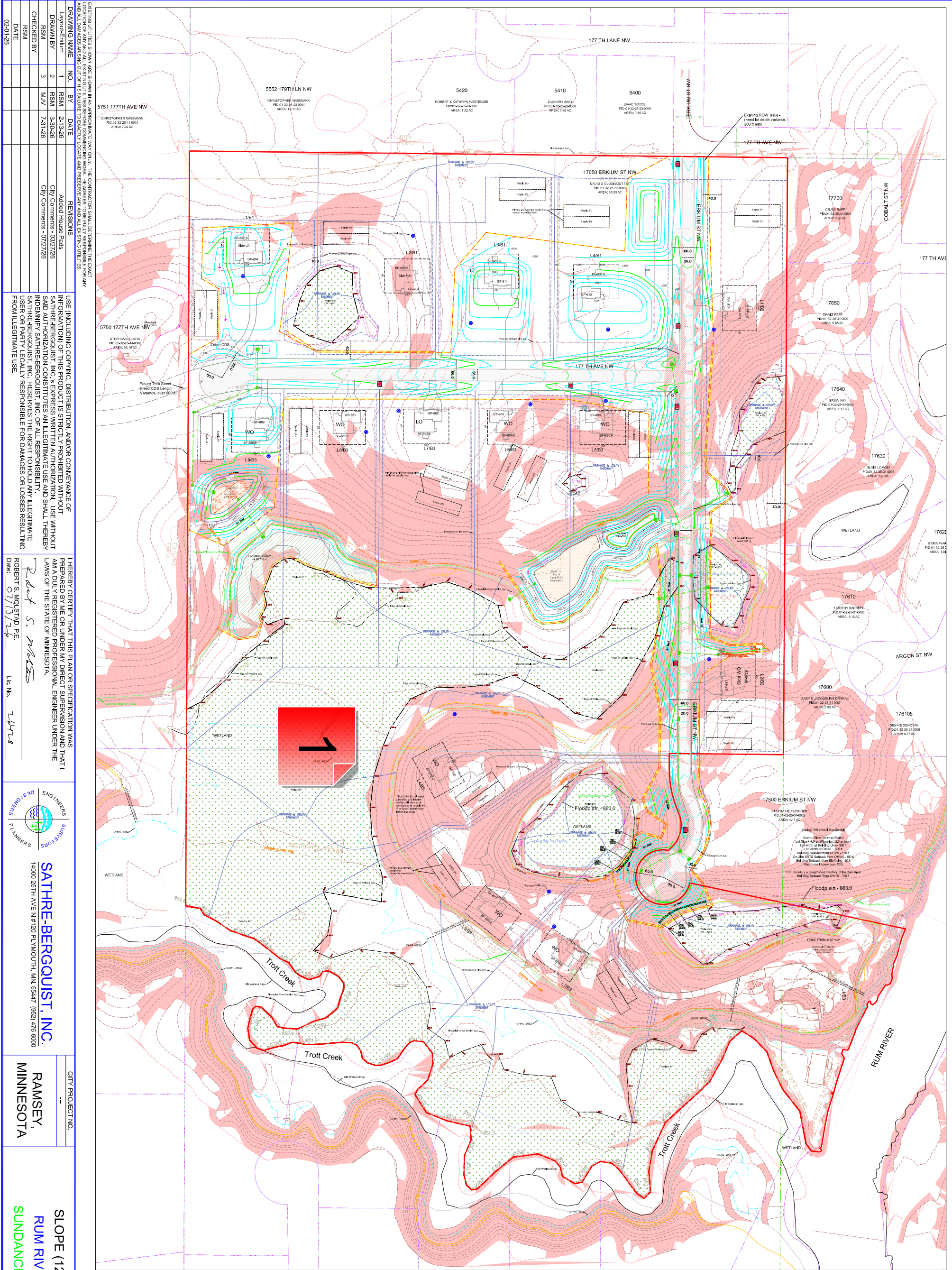
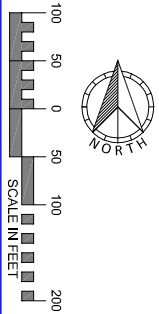


SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
WATER CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEl BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CLUB AND GUTTER		
RIGHT-OF-WAY		
CATCH BASIN		
STREET SEWER MANHOLE		
FLARED END SECTION MANHOLE		
SAFETY RISER MANHOLE		
HYDRAUNT		
GATE VALVE		
DOWN-TURN/UP-TURN ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE POST CONSTRUCTION		
SPOT ELEVATION		
100 YEAR FLOOD		

GENERAL NOTES:

1. AREAS WITH 12% + SLOPES TO BE AVOIDED WHEN PLACING STRUCTURES AND SEPTIC SYSTEMS IF POSSIBLE. OTHERWISE, MUST MEET SCREENING & EROSION CONTROL MEASURES LISTED IN ACCORDANCE WITH CITY CODE SECTION 106.956.

DENOTES - SLOPES 12%+



DRAWING NAME	NO.	BY	DATE
LAYOUT PLAN	1	RSM	2-13-26
DRAWN BY	2	RSM	3-30-26
CHECKED BY	3	MJV	7-31-26
RSM			
DATE			

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 DAMAGE TO OR INTERFERENCE WITH ANY EXISTING UTILITIES, PUBLIC OR PRIVATE, CAUSED BY HIS OR HIS CONTRACTOR'S ACTIONS.

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HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Robert S. Molstad
Robert S. Molstad PE
Date: 07/13/26 Lic. No. 767728

SUNDERS WOODS
ENGINEERS
PLANNERS

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN 55447 (952) 476-6000

CITY PROJECT NO.	FILE NO.
RAMSEY, MINNESOTA	19214-420
SLOPE (12% +) EXHIBIT	
RUM RIVER RETREAT	
SUNDANCE WOODS, LLC	
30	
30	

1.30 - SE - RRR.pdf V1 - Changemark Notes (1 Note)

1 - Steep Slopes

Created by: Chris Anderson
On: 08/10/2026 10:55 AM

Due to the topography and slopes being greater than 12%, at the time of building permit application submittal, please include information on how screening will be accomplished, how sanitary provisions will be accomplished, how erosion will be addressed, and what measures will be implemented to avoid destabilizing the slope(s).

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