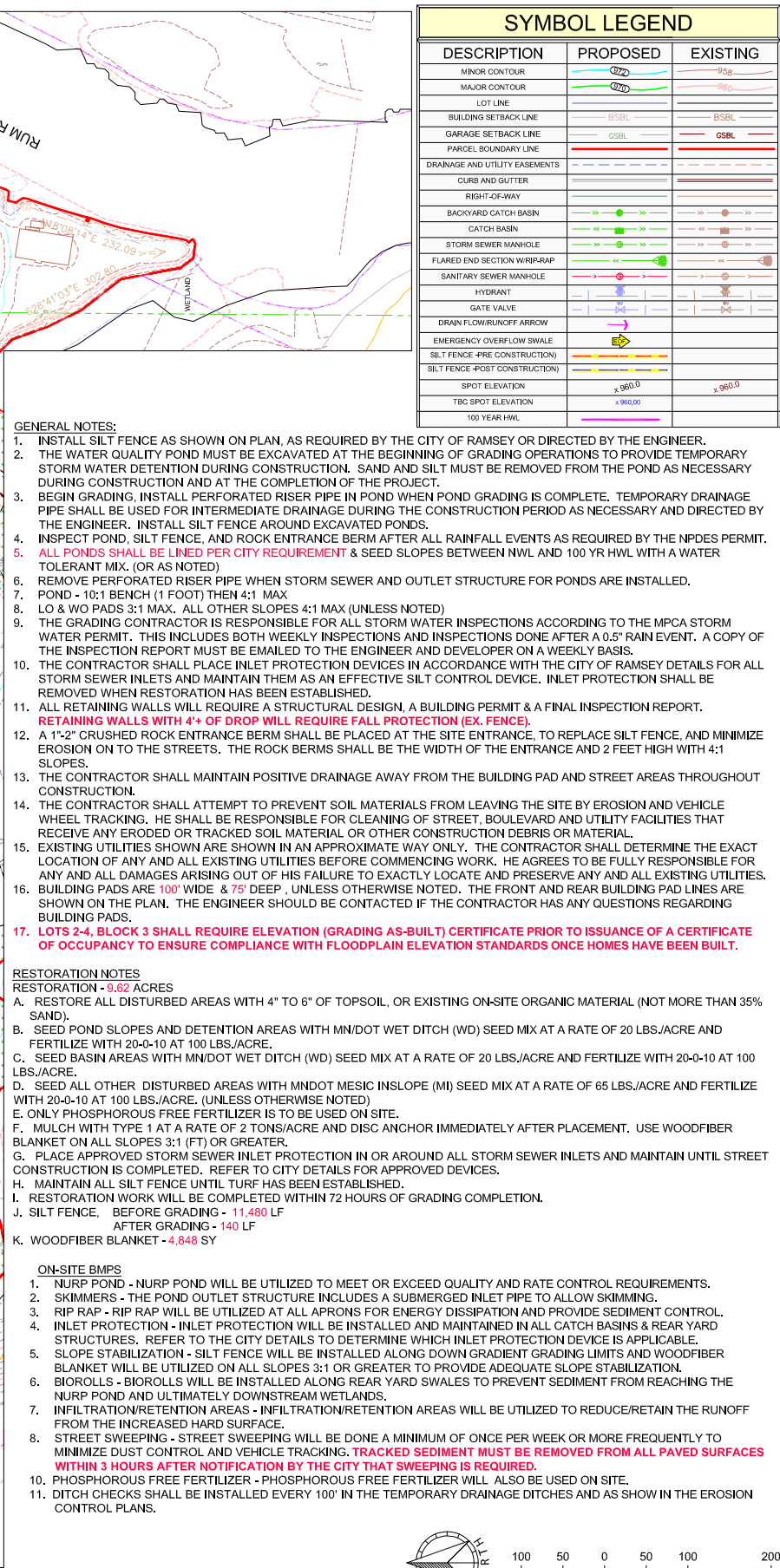




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Layout-Erkum	1	RSM	2-13-26	Added House Pads						
DRAWN BY	2	RSM	3-30-26	City Comments - 03/27/26						
RSM	3	MJV	7-31-26	City Comments - 07/27/26						
CHECKED BY										
RSM										
DATE										
02-01-26										

1.11 - GP - RRR.pdf V2 - Changemark Notes (2 Notes)

1 - Floodplain Creation

Created by: Chris Anderson
On: 08/07/2026 01:43 PM

It appears that this area of 65,700 cf floodplain creation is already within the mapped floodway.
Is this just being dug deeper? How is this creating floodplain if already in the mapped floodway?

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

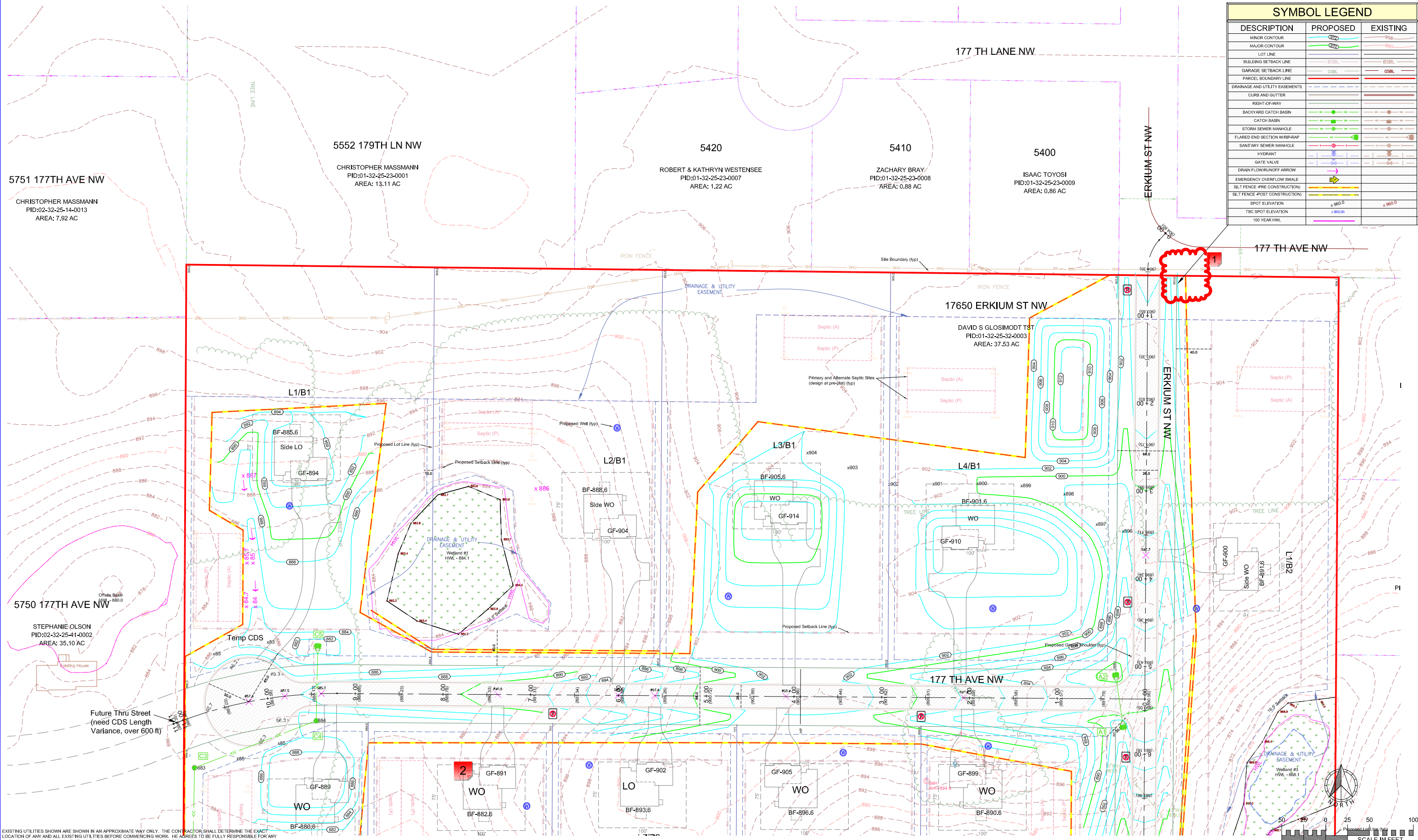
2 - 3:1 Slope Reinforcement

Status as of 08/09/2026 10:36 PM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 08/09/2026 10:36 PM
Type: Action
State: For Discussion

We may ask for some type of reinforcement for the 3:1 slopes coming off the back of curb down to wetland or retaining walls. Some type of erosion control mat may be required. We can discuss in more detail during final design.

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



SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURBS AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP-AROUND		
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		
100 YEAR HWL		

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RSM	3	MJV	7-31-26	City Comments - 07/27/26
CHECKED BY				
RSM				
DATE				
02-01-26				

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Robert S. Molstad
ROBERT S. MOLSTAD, P.E.
Date: 07/13/26 Lic. No. 26428



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

CITY PROJECT NO.
--
RAMSEY, MINNESOTA

GRADING PLAN
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO.
19214-020
12
30

1.12 - GP - RRR.pdf V2 - Changemark Notes (2 Notes)

1 - Leader without text

Status as of 08/09/2026 10:39 PM

Type: Action

State: For Discussion

Created by: Joe Feriancek
On: 08/09/2026 10:39 PM
Type: Action
State: For Discussion

is there a note associated with this leader?

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

2 - Lowest Floor Elevations

Status as of 08/09/2026 10:41 PM

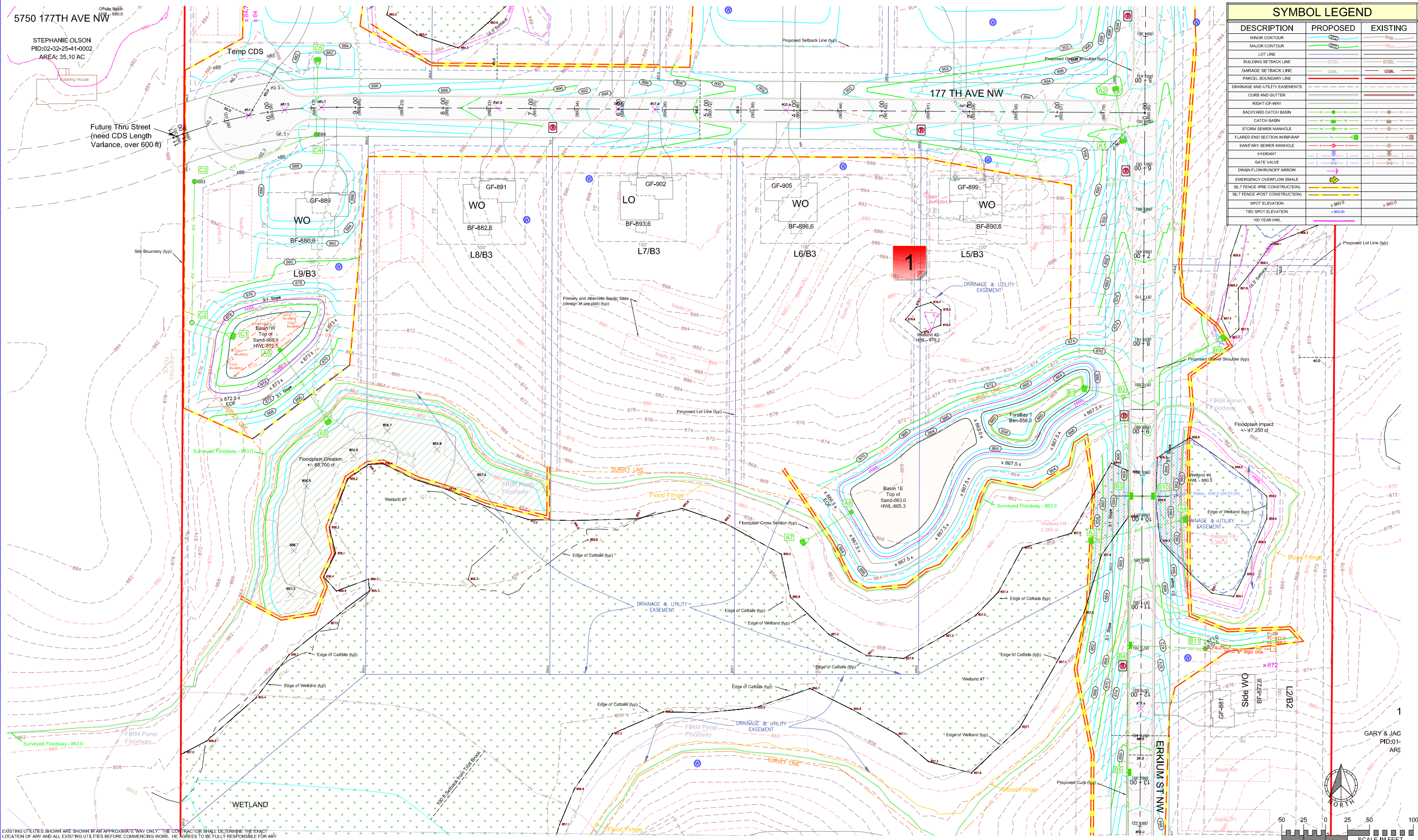
Type: Action

State: For Discussion

Created by: Joe Feriancek
On: 08/09/2026 10:41 PM
Type: Action
State: For Discussion

Lowest Floor Elevation must be the highest of: 3 feet above groundwater, 2 feet above 100 HWL of pond, 1 foot above EOF. Seeing some basements below the pond HWL.

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



SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
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CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WHIP-RAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW RUNOFF ARROW		
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FILE NO.

19214-020

13

30

1.13 - GP - RRR.pdf V2 - Changemark Notes (1 Note)

1 - Drainage and Utility Easements

Created by: Chris Anderson
On: 08/06/2026 10:02 AM

D/U easements shall be 10 feet wide abutting public rights-of-way and 5 feet wide on each side of a common lot line.

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