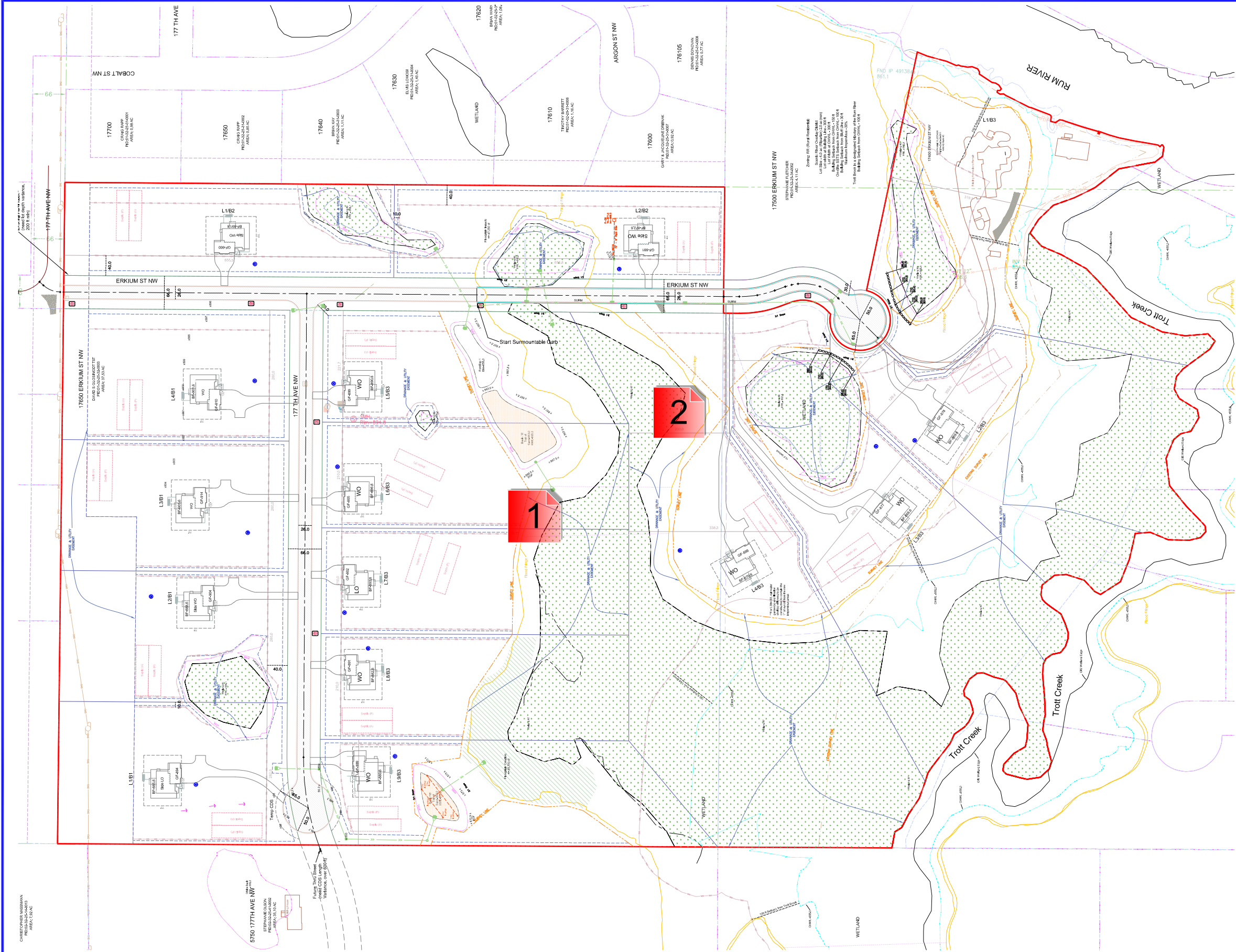




LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANWM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

APPROVED: 3 - 2022

CITY OF RAMSEY

STR-5

STANDARD DETAILS: CURB AND GUTTER

31' 32" - URBAN STREET

NOTES:

1. ON WEAR COURSE SHALL THE EXISTING BITUMINOUS 5" BY 24" IN FRONT OF THE REPLACEMENT CURB. (INCIDENTAL TO CURB REPLACEMENT)

2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB. (INCIDENTAL TO CURB REPLACEMENT)

STANDARD DETAILS: CURB AND GUTTER

STR-1

INSERT A:

1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C)

2. BITUMINOUS MATERIAL FOR TACK COAT

3. MIN. 4" MODIFIED CLASS 5 AGGREGATE BASE

4. PLACED ON PREPARED SUBGRADE

APPROVED: 9 - 2025

CITY OF RAMSEY

STR-6

STANDARD DETAILS: CURB AND GUTTER

30' 28" - RURAL STREET

NOTES:

1. ON WEAR COURSE SHALL THE EXISTING BITUMINOUS 5" BY 24" IN FRONT OF THE REPLACEMENT CURB. (INCIDENTAL TO CURB REPLACEMENT)

2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB. (INCIDENTAL TO CURB REPLACEMENT)

STANDARD DETAILS: CURB AND GUTTER

STR-1

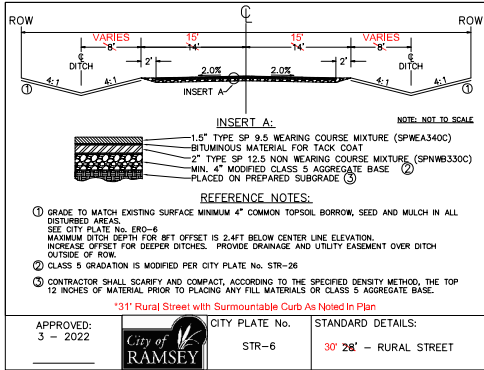
INSERT A:

1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C)

2. BITUMINOUS MATERIAL FOR TACK COAT

3. MIN. 4" MODIFIED CLASS 5 AGGREGATE BASE

4. PLACED ON PREPARED SUBGRADE



SURM DENOTES PROPOSED SURMOUNTABLE CURB

B618 DENOTES PROPOSED B618 CURB

DRAWING NAME	NO.	BY	DATE	REVISIONS
Layout-Erkium	1	RSM	2-13-26	Added House Pads
DRAWN BY	2	RSM	3-30-26	City Comments - 03/27/26
CHECKED BY	3	MJV	7-31-26	City Comments - 07/27/26
RSM				
DATE				
02-01-26				

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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.

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

PRELIMINARY STREET PLAN
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO.
19214-020

2

30

1.2 - STRT - RRR.pdf V2 - Changemark Notes (2 Notes)

1 - Floodway

Created by: Chris Anderson
On: 08/05/2026 09:08 AM

Per the FEMA floodplain map panel 27003C0167E, effective date of December 16, 2015, the floodplain primarily consists of floodway. There is flood fringe along the southern portion of this floodplain. The northern portion of the floodplain goes from Floodway into the 0.2% (500-year) floodplain. Please add the floodway boundary. This will be important information when individual surveys are prepared for building permits.

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

2 - Easement Line

Created by: Chris Anderson
On: 08/05/2026 09:28 AM

The arrows for the drainage and utility easement boundaries appear to point to different lines. One is pointing to the orange dashed 'survey line' and one is pointing to the yellow 'flood fringe' line. Assuming they should be pointing to the same line. If so, please correct.

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

1.3 - STRT - RRR.pdf V2 - Changemark Notes (1 Note)

1 - Profile Vertical Curve Length

Status as of 08/09/2026 10:20 PM

Type: Action

State: For Discussion

Created by: Joe Feriancek

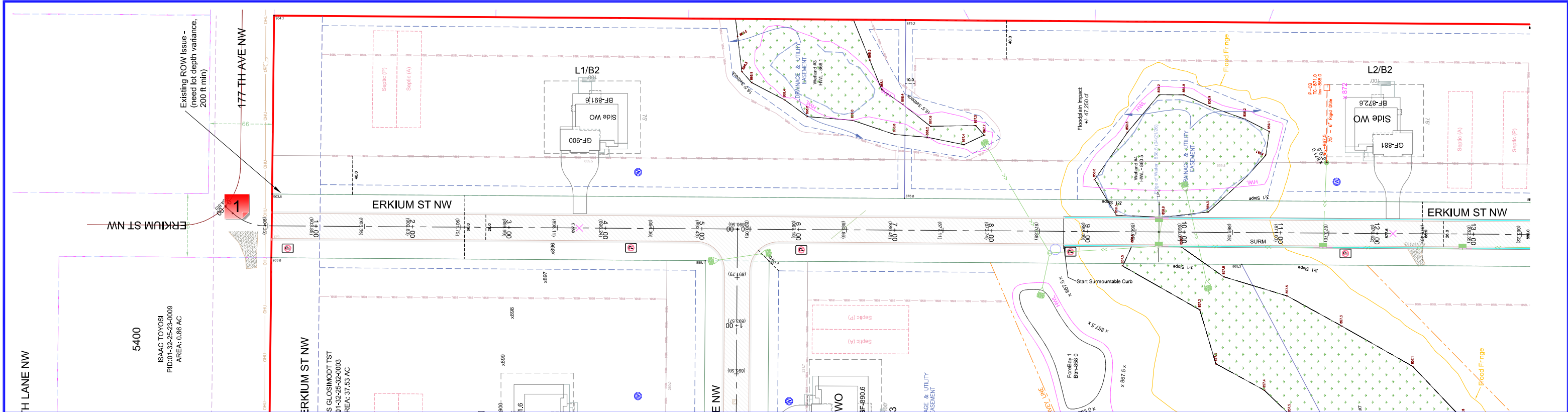
On: 08/09/2026 10:20 PM

Type: Action

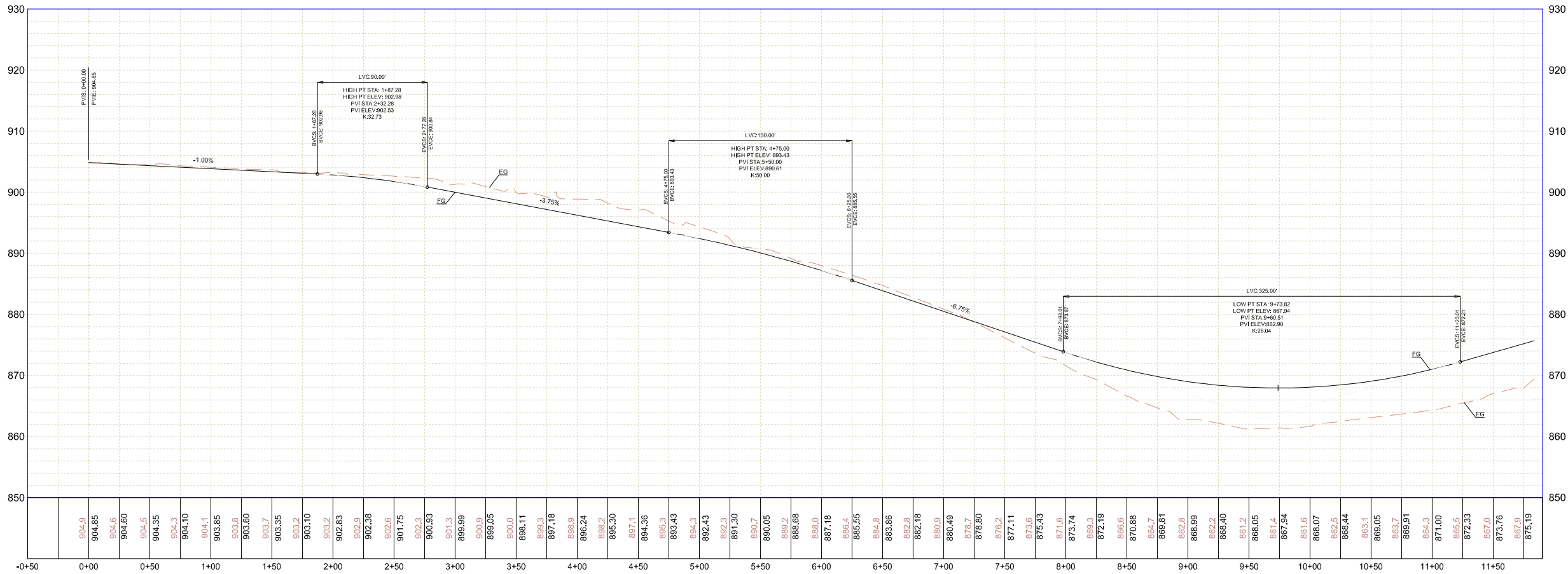
State: For Discussion

Minimum length is 100 feet or 20 x the algebraic difference. For this VC the minimum length is 179 feet.

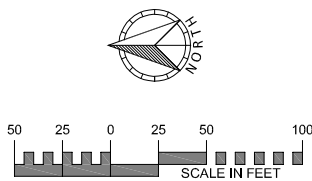
----- 0 Replies -----



ERKIUM ST NW



LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE	S	S
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

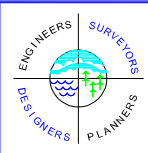


EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.				
DRAWING NAME	NO.	BY	DATE	REVISIONS
Layout-Erki	1	RSM	2-13-26	Added House Pads
DRAWN BY	2	RSM	3-30-26	City Comments - 03/27/26
CHECKED BY	3	MJV	7-31-26	City Comments - 07/27/26
RSM				
DATE				
02-01-26				

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RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO.
19214-020
4
30

1.4 - STRT - RRR.pdf V2 - Changemark Notes (1 Note)

1 - Existing street line work

Status as of 08/09/2026 10:21 PM

Type: Action

State: For Discussion

Created by: Joe Feriancek

On: 08/09/2026 10:21 PM

Type: Action

State: For Discussion

show the linework and clearly show how this will connect into the existing streets.

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

1.5 - STRT - RRR.pdf V2 - Changemark Notes (2 Notes)

1 - Survey Line or D&U Easement Line

Status as of 08/09/2026 10:26 PM

Type: Action

State: For Discussion

Created by: Joe Feriancek
On: 08/09/2026 10:26 PM
Type: Action
State: For Discussion

Please confirm if this is the D&U Line.

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

2 - Retaining Wall

Status as of 08/09/2026 10:27 PM

Type: Action

State: For Discussion

Created by: Joe Feriancek
On: 08/09/2026 10:27 PM
Type: Action
State: For Discussion

is the intent for the city to be responsible for maintenance of the retaining wall or the property owner?

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