

| LEGEND | | |
|--------------------------------|----------|----------|
| DESCRIPTION | PROPOSED | EXISTING |
| BUILDING SETBACK LINE | BSL | BSL |
| GARAGE SETBACK LINE | BSL | BSL |
| PARCEL BOUNDARY LINE | OSL | OSL |
| DRAINAGE AND UTILITY EASEMENTS | | |
| CURB AND GUTTER | | |
| RIGHT-OF-WAY | | |
| SAN/WM 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 | | |

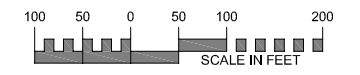
Notes:
 17650 Erkrum Street NW
 PID: 01-32-25-32-0003
 Area: 37.53 ac

Zoning: RR (Rural Residential)
 Min Lot Width: 200 ft
 CDS Lot Width: 100 ft
 Scenic River Width: 300 ft (at front of hse)
 Min Lot Area: 2.5 ac

Fybs: 40 ft
 Sysb: 10 ft
 Crnsb: 40 ft
 Rysb: 40 ft

Proposed : 15 Single Family Lots

| PREPARED BY | PREPARED FOR |
|---|---|
| ENGINEER SATHRE-BERGQUIST, INC. 14000 25th Ave N, Suite 120 Plymouth, MN 55447 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: ROBERT S. MOLSTAD, P.E. EMAIL: MOLSTAD@SATHRE.COM | DEVELOPER DEHN DEVELOPMENT 6701 Highway 10 NW Ramsey, MN 55303 CONTACT: TOM DEHN PHONE: (612) 328-2215 EMAIL: TOM.DEHN@POWERLODGE.COM |



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

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Name, P.E. _____
 Date: _____ Lic. No. _____

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

| CITY PROJECT NO. | FILE NO. |
|---|-----------|
| RAMSEY, MINNESOTA | 19214-020 |
| Concept Plan 3 RUM RIVER RETREAT DEHN DEVELOPMENT | X X |

1 - Existing Driveway

Created by: Chris Anderson
On: 04/07/2026 02:26 PM

The existing driveway will need to be relocated so that it is entirely on Lot 7. This should be shown on the preliminary plat plan set.

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

2 - Driveways for Lots 8-10

Created by: Chris Anderson
On: 04/07/2026 02:27 PM

Please show the driveways extending out to Erkium Street. There is grade changes, wetlands, and floodplain. So seeing how each of these lots will be accessed is important.

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

3 - Measurement?

Created by: Chris Anderson
On: 04/07/2026 02:29 PM

What is this measurement representing?

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

4 - Legend

Created by: Chris Anderson
On: 04/07/2026 02:31 PM

Some line types are still not shown in the legend, including what is presumably the 100 year and 500 year floodplain boundaries (the purplish and light blue lines). At the time of preliminary plat submittal, all line types must be specified in a legend.

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

5 - Floodplain Boundaries

Created by: Chris Anderson
On: 04/07/2026 02:34 PM

A distinction needs to be made between the floodway, flood fringe, and 500-year floodplain boundaries as there are different standards that apply to each floodplain district.

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

6 - Elevation Certificate / As-Built Survey Required

Created by: Chris Anderson
On: 04/07/2026 02:38 PM

Lots 8-10 will require either an Elevation Certificate or an As-Built Survey to verify that the structures, septic systems, and wells are outside the floodway and that the lowest floor is at or above the regulatory flood protection elevation. This requirement will be outlined in the Development Agreement.

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

7 - Lots 8-10 House Locations

Created by: Chris Anderson
On: 04/07/2026 02:42 PM

The house locations of Lots 8-10 will essentially have to be 'locked in' to these locations since the Scenic River Protection Overlay District requires a lot width of 300 feet at the building line. This will be specified in the Development Agreement.

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

8 - Septic Location

Created by: Chris Anderson
On: 04/08/2026 10:10 AM

The primary septic location not only doesn't appear to meet the minimum setback (10 feet) but it also appears to encroach onto Lot 9.

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

9 - Existing Accessory Buildings

Created by: Chris Anderson
On: 04/08/2026 10:12 AM

These 2 accessory buildings will need to be removed. A Demo Permit from our Building Division is required prior to removing them.

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

10 - Road Easement (Doc. #699867.0)

Created by: Chris Anderson
On: 04/08/2026 11:03 AM

Prior to recording the plat, the road easement will need to be vacated. This can be done concurrently with a future step in the platting process. Just want to bring this to your attention now, as a surveyor will need to draft the legal description of the easement being vacated.

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