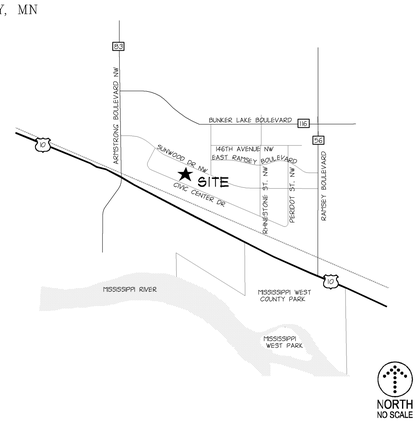
THE residence AT THE COR

RAMSEY, MN

AREA LOCATION MAP

RAMSEY, MN



ABBREVIATIONS

∅	Angle	JT.	Joint
&	And	L.F.	Lineal Feet
@	At	L.P.	Low Point / Liquid Petroleum
100 YR.	100 Year Flood Elevation	LB.	Pound
A.B.	Anchor Bolt	LGU	Local Government Unit
A.D.	Area Drain	LONG.	Longitudinal
A/C	Air Conditioning Unit	LT.	Light / Lighting
ADD.	Addendum	MAINT.	Maintenance
ADDL.	Additional	MAS.	Masonry
ADJ.	Adjacent / Adjust	MATL.	Material
AHU	Air Handling Unit	MAX.	Maximum
ALT.	Alternate	MECH	Mechanical
ALUM.	Aluminum	MED.	Medium
ANOD.	Anodized	MFR.	Manufacturer
APPROX.	Approximate	MH	Manhole
ARCH	Architect / Architectural	MIN.	Minimum / Minute
AUTO.	Automatic	MISC.	Miscellaneous
AVG.	Average	MNDOT	Minnesota Department Of Transportation
B.C.	Back of Curb	MOD.	Module / Modular
BM.	Benchmark	MUL.	Mullion
B/W	Bottom of Wall	N.	North
BFE	Basement Floor Elevation	N.I.C.	Not In Contract
BIT	Bituminous (Asphaltic)	NO. OR #	Number
BLDG	Building	NOM	Nominal
BSMT.	Basement	NTS	Not to Scale
C.F.	Cubic Feet	NWE	Normal Water Elevation
C.F.S.	Cubic Feet Per Second	NWL	Normal Water Level
C.G.	Corner Guard	O.C.	On Center
C.J.	Control Joint	O.D.	Outside Dimension
C.L.	Centerline	O.E.	Overhead Electric
C.M.U.	Concrete Masonry Unit	OH.	Overhead
C.O.	Cleanout	OHWL	Ordinary High Water Level
C.O.E.	U.S. Army Corps Of Engineers	OPNG.	Opening
C.Y.	Cubic Yards	ORNG.	Orhand
CB	Catch Basin	P.C.	Point of Curvature
CBMH	Catch Basin Manhole	P.I.	Point of Intersection
CBH.	Cement	PIV	Post Indicator Valve
CIP	Cast Iron Pipe	P.L. OR P/L	Property Line
CMP	Corrugated Metal Pipe	P.O.B.	Point of Beginning
CONC.	Concrete (Portland)	P.S.F.	Pounds Per Square Foot
CONN.	Connection	P.S.I.	Pounds Per Square Inch
CONST.	Construction	P.T.	Point of Tangency
CONT.	Continuous	P.V.C.	Point of Vertical Curvature
CONTR.	Contractor	P.V.I.	Point of Vertical Intersection
COP.	Copper	P.V.T.	Point of Vertical Tangency
CU.	Cubic	PE	Polyethylene
D.S.	Down Spout	PED.	Pedestal / Pedestrian
DEG.	Degree	PERF.	Perforated
DEMO.	Demolition / Demolish	PREP.	Preparation
DEPT.	Department	PROJ.	Project
DET.	Detail	PROP.	Proposed
DIA.	Diameter	PVC	Poly-Vinyl-Chloride (Pipe)
DIAG.	Diagonal	PVMT.	Pavement
DIM.	Dimension	QTR.	Quarter
DIP	Ductile Iron Pipe	QTY.	Quantity
DN	Down	R	Radius
DWG.	Drawing	RAD.	Radius
E.	East	R.D.	Roof Drain
E.J.	Expansion Joint	R.E.	Remove Existing
E.O.S.	Emergency Overflow Swale	R.O.	Rough Opening
E.W.	Each Way	R.P.	Radius Point
EA.	Each	RCP	Reinforced Concrete Pipe
EL.	Elevation	R.S.	Rough Slab
ELEC.	Electrical	RE.	Regarding
ELEV.	Elevator	REINF.	Reinforced
EMER.	Emergency	REQ'D	Required
ENGR.	Engineer	REV.	Revision / Revised
ENTR.	Entrance	RGU	Regulatory Government Unit
EQ.	Equal	ROW OR R/W	Right of Way
EQUIP.	Equipment	S.	South
EQUIV.	Equivalent	S.F.	Square Feet
EXIST.	Existing	SAN.	Sanitary Sewer
EXP.	Expansion	SECT.	Section
F & I	Furnish and Install	SE	Side Exit
F.B.O.	Furnished by Others	SEWO	Side Exit Walk Out
F.C.	Face of Curb	SHT.	Sheet
F.D.	Floor Drain	SIM.	Similar
F.D.C.	Fire Department Connection	SLNT.	Sealant
F.V.	Field Verify	SPEC.	Specification
FB	Full Basement	SQ.	Square
FBWO	Full Basement Walk Out	STMH	Storm Sewer Manhole
FBLO	Full Basement Look Out	STD.	Standard
FDN.	Foundation	STRUCT.	Structural
FES	Flared End Section	SYM.	Symetrical
FFE	Finished Floor Elevation	T	Thickness
FLR.	Floor	T/R	Top of Rim
FT. OR (')	Foot	T/W	Top of Wall
FUT.	Future	TEMP.	Temporary
G.B.	Grade Break	THK.	Thick / Thickness
G.C.	General Contractor	TNH	Top Nut Hydrant
GAL.	Gallon	TYP.	Typical
GALV.	Galvanized	U.N.O.	Unless Noted Otherwise
GFE	Garage Floor Elevation	V.B.	Vapor Barrier
GL.	Glass	V.C.	Vertical Curve
GR.	Grade	V.I.F.	Verify In Field
H.	Height	VER.	Verify
H.P.	High Point	VERT.	Vertical
HDPEP	High Density Polyethylene Pipe	VEST.	Vestibule
HGT.	Height	W	Width
HORIZ.	Horizontal	W.PT.	Working Point
HVAC	Heating, Ventilation, Air Conditioning	W.W.F.	Welded Wire Fabric
HYD	Hydrant	W/	With
I.D.	Inside Dimension	W/O	Without
IN. OR (")	Inches	WO	Walk Out
INFO.	Information	WETL.	Wetland
IN..	Inlet Elevation	WP	Waterproof
INSUL.	Insulation	WT.	Weight
INV.	Invert Elevation	YD.	Yard
		YR.	Year

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
123.4	CONTOUR	123.4	CONTOUR
	SPOT ELEVATION		SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVERHANG		UNDERGROUND STRUCTURE
	CONCRETE		RAILROAD
			CONCRETE
	CONCRETE CURB		CONCRETE CURB
	EDGE OF PAVEMENT		EDGE OF PAVEMENT
HEIGHT, TYPE	FENCING	HEIGHT, TYPE	FENCING
	GUARD RAIL		GUARD RAIL
	CONCRETE RETAINING WALL		CONCRETE RETAINING WALL
	FIELDSTONE RETAINING WALL		FIELDSTONE RETAINING WALL
	MODULAR RETAINING WALL		MODULAR RETAINING WALL
	SOIL BORING		DOORWAY
	LIGHT POLE		LIGHT STANDARD
	TREES	Ø##.	POWER POLE
	DENOTES TREE LIMITS	1.00%	SLOPE, DIRECTION OF FLOW
	MANHOLE		BOLLARD
	CATCH BASIN	X"STS	STORM SEWER
		X"SAN	SANITARY SEWER-WASTE
	FIRE HYDRANT	X"FM	FORCE MAIN
	WATER VALVE	X"RD	ROOF DRAIN COLLECTOR
	FLARED END SECTION	X"WTR	WATER MAIN
	IRON MONUMENT FOUND	X"FIRE	FIRE LINE (IF SEPARATE)
	IRON PIPE MONUMENT SET		FIRE DEPARTMENT CONNECTION
	P.K. NAIL		DOMESTIC WATER SERVICE
	POWERPOLE		CULVERT & END SECTION
	GUARD POST	G	GAS LINE
	UTILITY BOX (TV, TEL, ELEC)	X"SSD	SOIL SUBDRAIN
	TRAFFIC BOX	OE	ELECTRIC-OVERHEAD
	GAS METER	UE	ELECTRIC-UNDERGROUND
	TRAFFIC SIGN	OT	TELEPHONE-OVERHEAD
	GUY WIRE	UT	TELEPHONE-UNDERGROUND
R/T	REGISTRAR OF TITLES	UTV	UNDERGROUND CABLE/TV
C/R	COUNTY RECORDER	OTV	UNDERGROUND CABLE/TV
X" STS	STORM SEWER LINE	LS	LAWN SPRINKLER SLEEVE
X" SAN	SANITARY SEWER LINE		
X" WTR	WATER MAIN		
G	UNDERGROUND GAS		
OT	OVERHEAD TELEPHONE		
UT	UNDERGROUND TELEPHONE		
UE	UNDERGROUND ELECTRIC		
OE	OVERHEAD ELECTRIC		
UTV	UNDERGROUND CABLE T.V.		
OTV	OVERHEAD CABLE T.V.		
W	WELL		
	RESTRICTED ACCESS		
1	NOTE NUMBER		
	DENOTES BITUMINOUS SURFACE		

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SILT FENCE
	CONSTRUCTION LIMITS
	INLET PROTECTION

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
3	NOTE REFERENCE
35	PARKING STALL COUNT
C7.2 / 1	LARGE SHEET DETAIL
C7.1	COORDINATE POINT
2	REVISION – ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

BENCHMARKS

TNH – FIRST HYDRANT EAST OF TOWN CENTER DRIVE WEST ON NORTH SIDE OF SUNWOOD DRIVE NORTHWEST
ELEVATION = 872.07

TNH – 3RD HYDRANT WEST OF PARKING RAMP ON NORTH SIDE OF CIVIC CENTER DRIVE
ELEVATION = 870.24

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SHEET INDEX

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REVISIONS

#	Date	Description

DATE 12/03/2010
PROJECT # 10-0064
PHASE Final Site Plan Submittal

DRAWN BY SES
CHECKED BY DWH

CIVIL TITLE SHEET

C001

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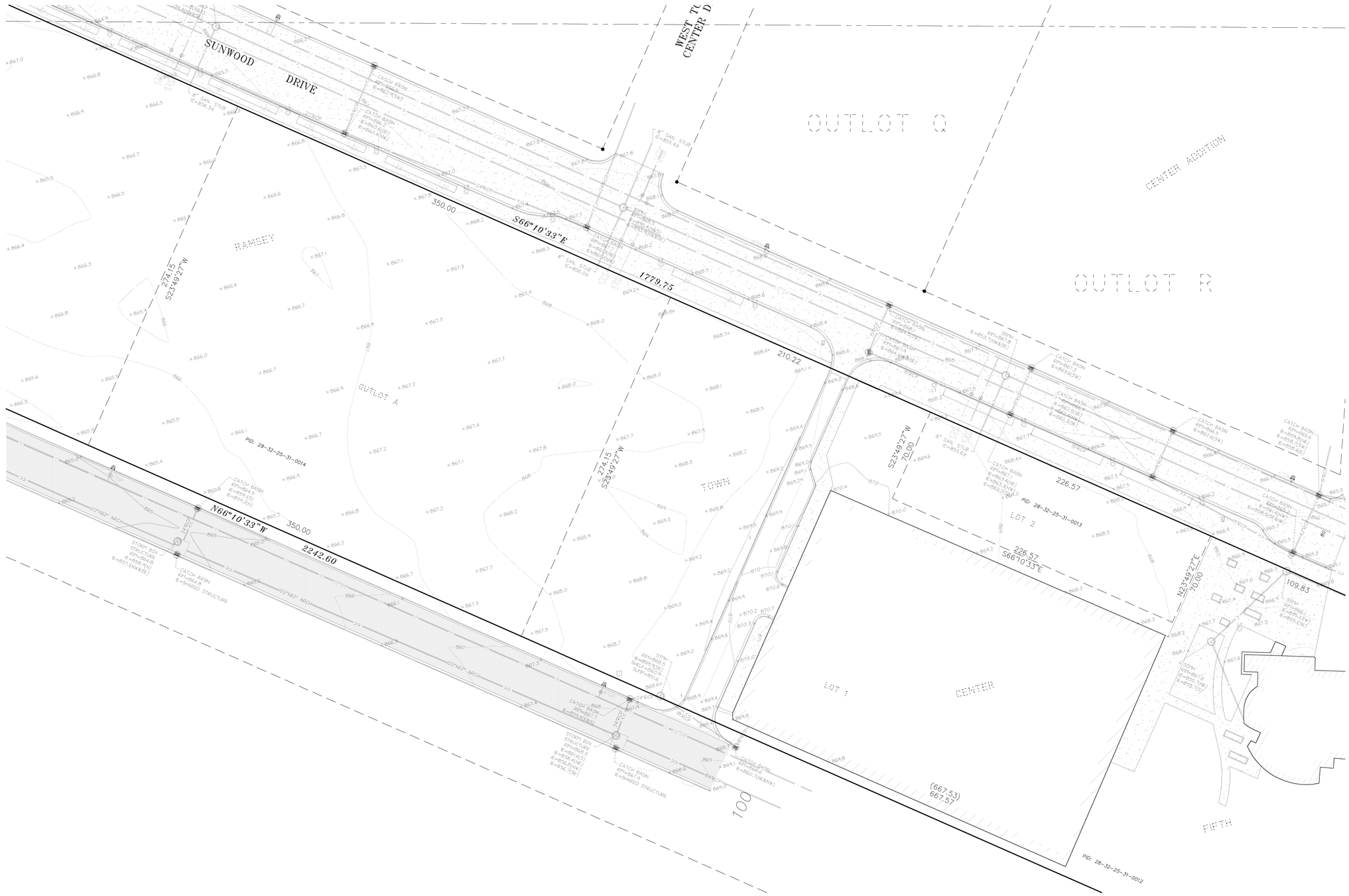

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I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly licensed Land Surveyor under the laws of the STATE OF MINNESOTA.

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SCOTT TROPPE Date
Registration No.

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REVISIONS

#	Date	Description

DATE 12/03/2010
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PHASE Final Site Plan Submittal

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EXISTING CONDITIONS

C101

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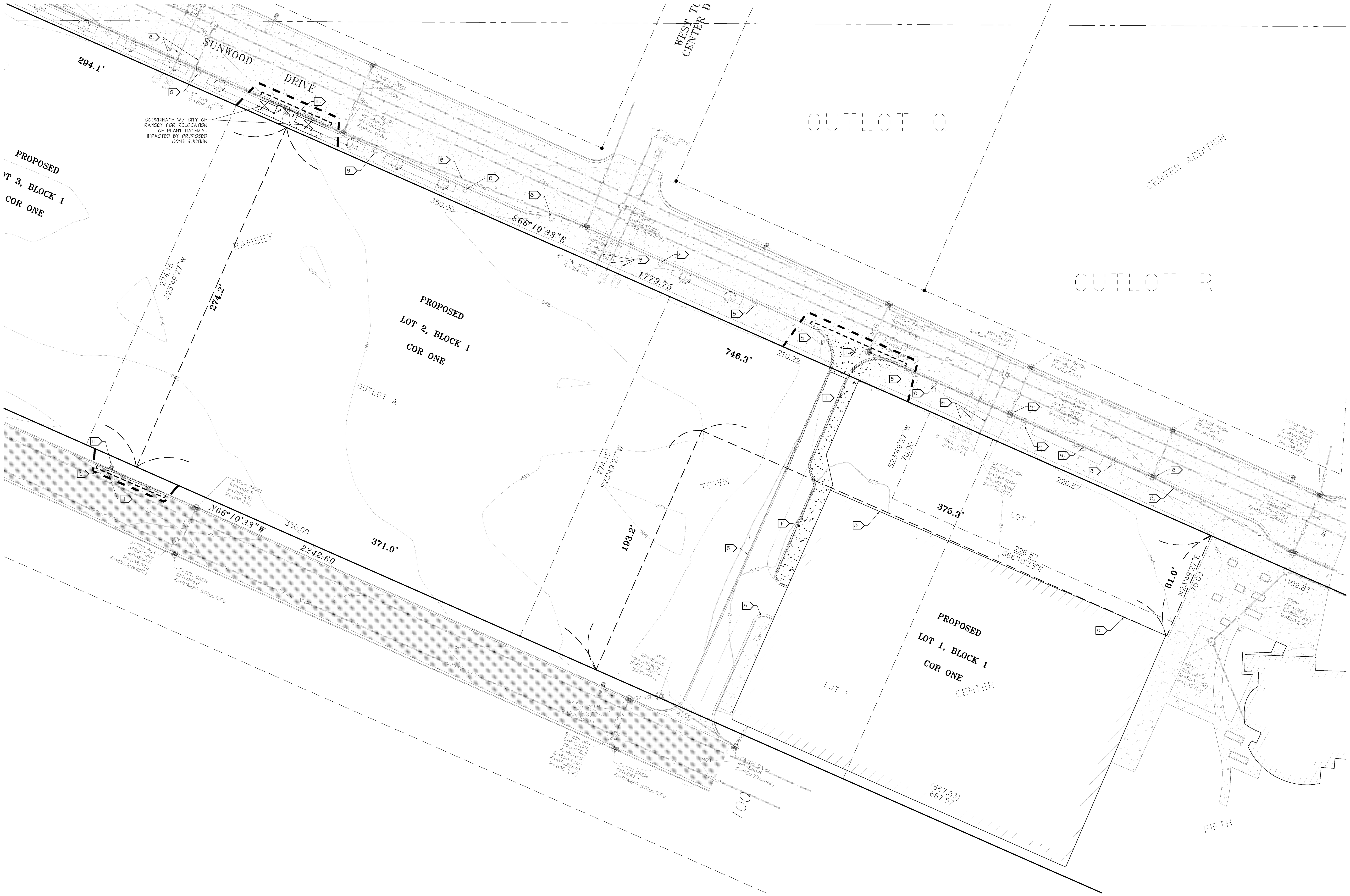

DEMOLITION AND CLEARING NOTES

1. OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
2. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES <72> HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
3. DIMENSIONS SHOWN FOR REMOVAL ARE APPROXIMATE. COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
4. REFER TO DETAILS FOR PAVEMENT SAWCUT. REMOVE CONCRETE WALKS AND CURBING TO THE NEAREST EXISTING JOINT BEYOND CONSTRUCTION LIMITS.
5. SEE SHEET C3.1 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
6. COMPLETE DEMOLITION WITH MINIMAL DISRUPTION OF TRAFFIC. COORDINATE LANE CLOSURES WITH THE REGULATORY AUTHORITY AND PROVIDE ADVANCE NOTIFICATION TO AFFECTED EMERGENCY RESPONSE PROVIDERS.
7. PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL, AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
8. PROTECT STRUCTURES, UTILITIES, TREES, PLANT MATERIAL, SOD, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED FOR REMOVAL. DAMAGE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST.
9. ABANDON WELLS AND ON SITE SEWAGE FACILITIES PRIOR TO ANY OTHER DEMOLITION IN ACCORDANCE WITH REQUIREMENTS OF REGULATORY AUTHORITIES.

DEMOLITION AND CLEARING NOTES

10. REMOVE TREES NOTED, INCLUDING ROOT STRUCTURES, FROM THE SITE. COORDINATE WITH OWNER TO MARK TREES TO BE SAVED OR TRANSPLANTED PRIOR TO CLEARING.
11. REMOVE EXISTING SITE FEATURES INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, PAVING, CURBING, WALKWAYS, FENCING, RETAINING WALLS, SCREEN WALLS, APRONS, LIGHTING, RELATED FOUNDATIONS, SIGNAGE, BOLLARDS, LANDSCAPING, AND STAIRWAYS WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.
12. COORDINATE REMOVAL, RELOCATION, TERMINATION, AND RE-USE OF EXISTING UTILITY SERVICES AND APPURTENANCES WITH THE UTILITY COMPANIES. RESTORE ELECTRIC HANDHOLES, PULLBOXES, POWERPOLES, GUYLINES, AND STRUCTURES DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
13. EXISTING PIPING AND CONDUITS MAY BE ABANDONED IN-PLACE IF FILLED WITH SAND AND IF NOT IN LOCATION OF PROPOSED BUILDING OR IN CONFLICT WITH PROPOSED UTILITIES OR STRUCTURES. TERMINATE EXISTING SERVICES AT THE SUPPLY SIDE IN CONFORMANCE WITH PROVIDER'S STANDARDS.
14. HAUL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS, UNLESS NOTED OTHERWISE.

LEGEND

Symbol	Description
X	TREE REMOVAL
◌	TREE PROTECTION
×	REMOVE LIGHT POLE
///////	CURB REMOVAL
— — —	PAVEMENT SAWCUT
▬ · ▬	CONSTRUCTION LIMITS

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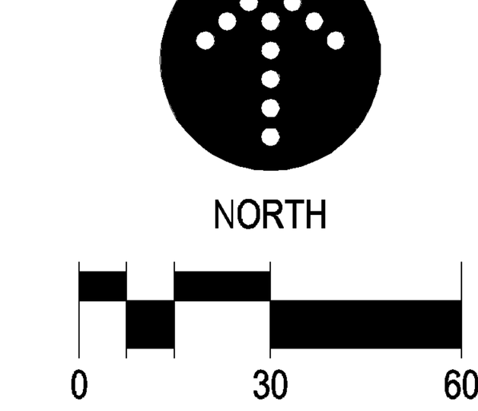

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Daniel W. Tjaden
Registration No. 41848 DATE:

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REVISIONS

#	Date	Description

DATE	12/03/2010
PROJECT #	10-0064
PHASE	Final Site Plan Submittal
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DEMOLITION

C102

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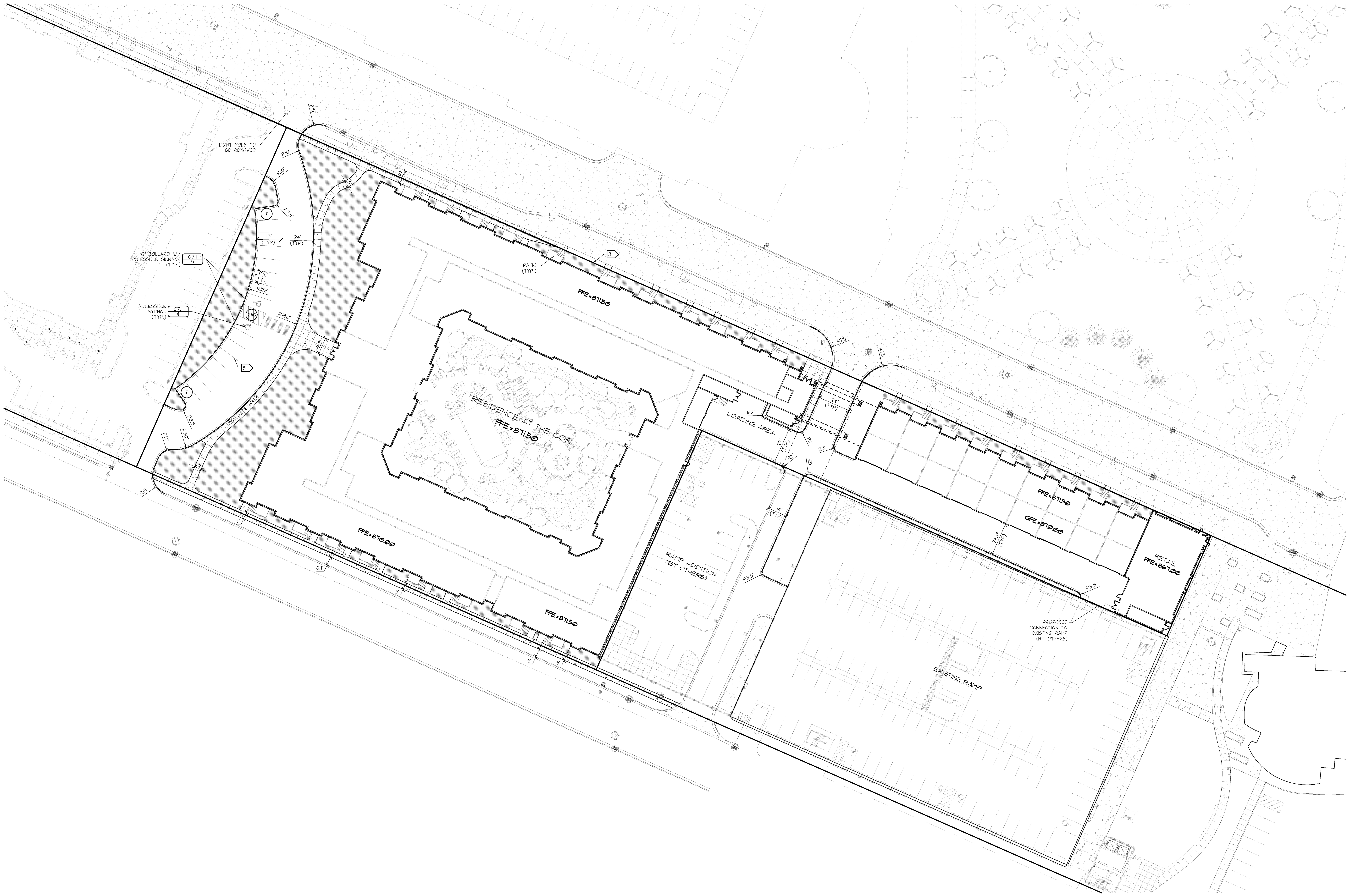

SITE PLAN NOTES

1. OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN, OR USE OF, PUBLIC RIGHT-OF-WAY.
2. THE DIGITAL FILE, WHICH CAN BE OBTAINED FROM THE ENGINEER, SHALL BE USED FOR STAKING. DISCREPANCIES BETWEEN THE DRAWINGS AND THE DIGITAL FILE SHALL BE REPORTED TO THE ENGINEER. THE BUILDING FOOTPRINT, AS SHOWN ON THESE DRAWINGS, AND THE DIGITAL FILE, SHALL BE COMPARED TO THE STRUCTURAL DRAWINGS PRIOR TO STAKING.
3. BUILDING LAYOUT ANGLES ARE PARALLEL WITH OR PERPENDICULAR TO THE PROPERTY LINE AT THE LOCATION INDICATED.
4. DIMENSIONS SHOWN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
5. DELINEATE PARKING STALLS WITH A 4-INCH WIDE WHITE/YELLOW PAINTED STRIPE. DELINEATE ACCESS AISLES WITH 4-INCH WIDE WHITE/YELLOW PAINTED STRIPES 18 INCHES ON CENTER AND AT 45 DEGREE ANGLE TO DIRECTION OF TRAVEL.
6. TRASH/RECYCLING AREAS: SEE ARCHITECTURAL DRAWINGS.

▨ GREEN SPACE (LANDSCAPE AREA)

PARKING SUMMARY

PROVIDED PARKING:

STANDARD STALLS	(9'x18')	14 EA.
ACCESSIBLE STALLS	(9'x18')	2 EA.
TOTAL PARKING STALLS PROVIDED:		16 EA.

AREA SUMMARY

EXISTING:

PERVIOUS	130,064	S.F.	98.4%
IMPERVIOUS	2,043	S.F.	1.6%
TOTAL (3.03 Ac)	132,107	S.F.	100.0%

PROPOSED:

PERVIOUS	16,562	S.F.	22.5%
IMPERVIOUS	115,545	S.F.	87.5%
TOTAL (3.03 Ac)	132,107	S.F.	100.0%

FLOOR AREA RATIO

FLOOR AREA RATIO = 254,534 SF / 132,107 SF = 1.93

BUILDING SUMMARY

TOTAL NUMBER OF UNITS = 230
PROPOSED BUILDING GROSS SQUARE FOOTAGE = 254,534 S.F.
NET DENSITY = 76 PER ACRE

TOTAL LOT SIZE = 132,107 S.F.
TOTAL SITE COVERAGE OF BUILDING = 51%

ZONING AND PARKING SUMMARY

THE PROPERTY IS ZONED TC-1

BUILDING SETBACK INFORMATION IS AS FOLLOWS:
FRONT YARD = 0-5' BUILD TO LINE.
REAR = 0 FT.
SIDE = 0 FT.

PARKING SETBACK INFORMATION IS AS FOLLOWS:
FRONT YARD = 0 FT.
SIDE = 0 FT.

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Registration No. [illegible] DATE:

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SITE PLAN

C201

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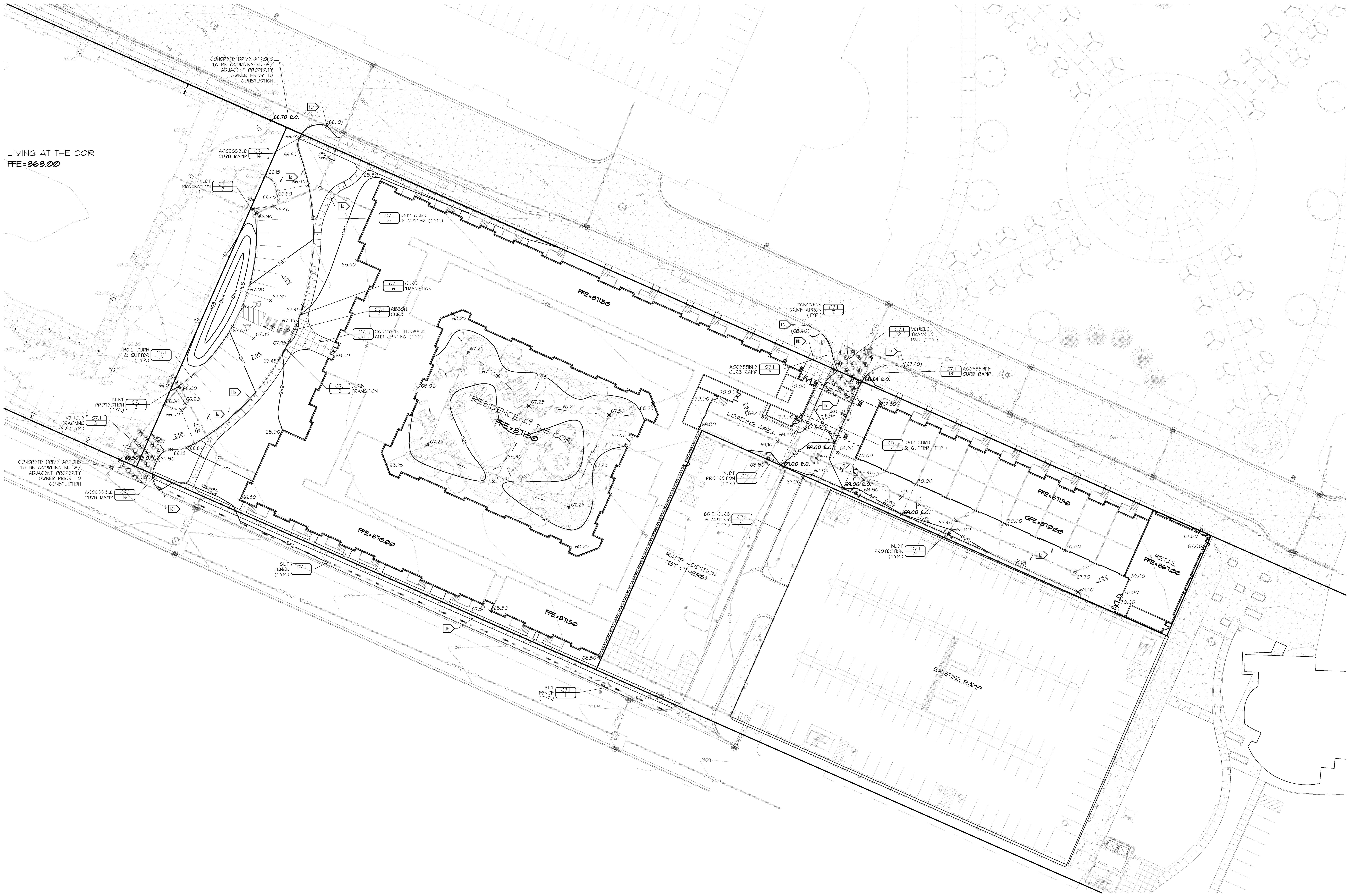

GRADING NOTES

1. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
2. REFER TO THE PRELIMINARY GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION ON BACKFILL MATERIAL AND GROUNDWATER CONDITIONS.
3. REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE. MATERIALS MAY BE MINED FROM LANDSCAPE AREAS FOR USE ON SITE AND REPLACED WITH EXCESS ORGANIC MATERIAL WITH PRIOR OWNER APPROVAL.
4. REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS. PROVIDE INITIAL LIFTS OF STABLE FOUNDATION MATERIAL IF EXPOSED SOILS ARE WET AND UNSTABLE.
5. REFER TO STRUCTURAL SPECIFICATIONS FOR EARTHWORK REQUIREMENTS FOR BUILDING PADS.
6. AN INDEPENDENT TESTING FIRM SHALL VERIFY THE REMOVAL OF ORGANIC AND UNSUITABLE SOILS, SOIL CORRECTION, AND COMPACTION AND PROVIDE PERIODIC REPORTS TO THE OWNER.
7. PLACE AND COMPACT FILL USING LIFT THICKNESSES MATCHED TO SOIL TYPE AND COMPACTION EQUIPMENT TO OBTAIN SPECIFIED COMPACTION THROUGHOUT THE LIFT.
8. COMPACT MATERIAL IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D698) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FILL DEPTH EXCEEDS 10 FEET.

PAVING NOTES

9. SPOT ELEVATIONS AT CURBLINES INDICATE FLOWLINES UNLESS NOTED OTHERWISE. SEE SHEET C4.1 FOR RIM ELEVATIONS OF CATCH BASINS.

10 MEET AND MATCH EXISTING CURB. PROVIDE 3 FOOT TRANSITION.

11 PAVING SECTIONS (PRELIMINARY, REFER TO GEOTECHNICAL RECOMMENDATIONS)
- a. BITUMINOUS PAVING
  - 1.5-INCH WEAR
  - TACK COAT
  - 1.5-INCH BASE
  - 6-INCH AGGREGATE BASE (MNDOT 3138, CLASS 5)
  - COMPACTED SUBSOIL
- b. CONCRETE WALKWAYS
  - 4-INCH CONCRETE WALK
  - 4-INCH AGGREGATE BASE (MNDOT 3138, CLASS 5)
  - COMPACTED SUBSOIL
- c. CONCRETE DRIVES, APRONS, AND EXTERIOR SLABS
  - 8-INCH CONCRETE W/#4 REBAR AT 16 INCHES OC
  - 6-INCH AGGREGATE BASE (MNDOT 3138, CLASS 5)

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

12. INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO BEGINNING WORK AND MAINTAIN FOR DURATION OF CONSTRUCTION. REMOVE CONTROLS AFTER AREAS CONTRIBUTING RUN OFF ARE PERMANENTLY STABILIZED AND DISPOSE OF OFF SITE.
13. LIMIT SOIL DISTURBANCE TO THE GRADING LIMITS SHOWN. SCHEDULE OPERATIONS TO MINIMIZE LENGTH OF EXPOSURE OF DISTURBED AREAS.
14. MANAGEMENT PRACTICES SHOWN ARE THE MINIMUM REQUIREMENT. INSTALL AND MAINTAIN ADDITIONAL CONTROLS AS WORK PROCEEDS TO PREVENT EROSION AND CONTROL SEDIMENT CARRIED BY WIND OR WATER.
15. RESTORE DISTURBED OPEN AREAS WITH TEMPORARY SEED OR SOD WITHIN 72 HOURS OF COMPLETING GRADING IN EACH AREA.
16. SEED, SOD, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS MODIFIED.

ITEM	SPECIFICATION NUMBER
SOD	MNDOT 3878
SEED	MNDOT 3876
TYPE 50 @ 40 LB/AC	
TYPE 110A @ 60 LB/AC	
MULCH (TYPE 1, DISC ANCHORED)	MNDOT 3882
FERTILIZER	MNDOT 3881
GENERAL PLACEMENT	MNDOT 2575

17. SEE LANDSCAPING SHEETS FOR PERMANENT TURF ESTABLISHMENT.
18. SCRAPE ADJACENT STREETS CLEAN DAILY AND SWEEP CLEAN WEEKLY.
19. ANY IMPACTS TO CITY STREETS (WET TAP AND CURB CUT LOCATIONS) SHOULD BE BROUGHT TO GRADE WITH CLASS 5 BY THE END OF THE WORK DAY AND PAVED WITHIN 24 HOURS.
20. THE CONTRACTOR SHOULD HAVE A SWEEPER ON SITE OR AVAILABLE WITHIN 3 HOURS. ALL MATERIAL TRACKED ONTO CITY STREETS MUST BE REMOVED IMMEDIATELY UPON DISCOVERY, OR AS DIRECTED BY THE CITY ENGINEER.
21. INSTALLATION OF SILT FENCE AND OTHER DOWN GRADIENT SEDIMENT PROTECTION MEASURES SHALL BE COMPLETED AND INSPECTED PRIOR TO COMMENCEMENT OF ANY SITE ACTIVITIES.
22. UPON COMPLETION OF CONSTRUCTION AND RESTORATION OF DISTURBED AREAS, CONTRACTOR SHALL REMOVE ALL EROSION CONTROL MEASURES INSTALLED THROUGHOUT THE CONSTRUCTION SITE.

NPDES AREA SUMMARY

	EXISTING	PROPOSED	ULTIMATE
PERVIOUS	2.98 ACRES	0.38 ACRES	0.38 ACRES
IMPERVIOUS	0.05 ACRES	2.65 ACRES	2.65 ACRES
TOTAL	3.03 ACRES	3.03 ACRES	3.03 ACRES

LEGEND

⛶	:INLET PROTECTION (REFER TO SHEET C7.1)
— — —	:SILT FENCE
▨	:CURB TRANSITION

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Daniel W. Hughes

Registration No: 41948 DATE:

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REVISIONS

#	Date	Description

DATE	12/03/2010
PROJECT #	10-0064
PHASE	Final Site Plan Submittal
DRAWN BY	SES
CHECKED BY	DWH

GRADING, DRAINAGE, PAVING, & EROSION CONTROL

C301

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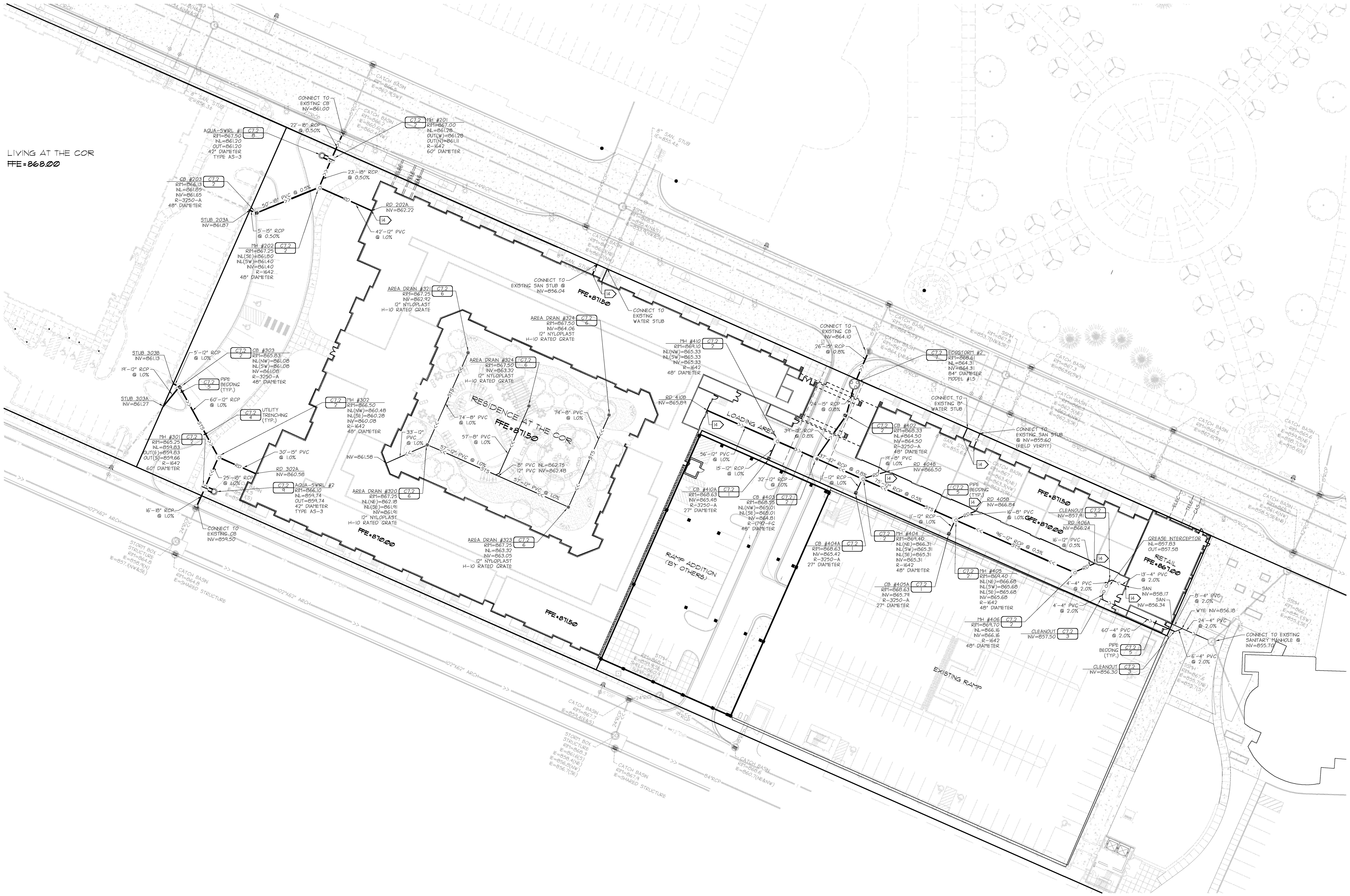

UTILITY NOTES

1. PIPE MATERIALS

WATERMAIN	DIP CLASS 53
WATER SERVICE	TYPE K COPPER
SANITARY SEWER	PVC SDR 35
STORM SEWER	PVC SCHEDULE 40
	RCP CLASS 5

2. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
3. COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES TO BUILDING.
4. PROVIDE MEANS AND MEASURES TO PROTECT ADJACENT PROPERTY FROM DAMAGE DURING UTILITY INSTALLATION.
5. PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
6. ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.
7. INSTALL TRACER WIRE WITH UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS.
8. CONNECT TO CITY UTILITIES IN ACCORDANCE WITH CITY OF RAMSEY STANDARDS.
9. CONTACT CITY OF RAMSEY FOR WET TAP INSPECTION.
10. MAINTAIN 7.5 FEET OF COVER ON WATER.
11. DEFLECT WATER TO MAINTAIN 18-INCH MINIMUM OUTSIDE SEPARATION AT SEWER CROSSINGS. CENTER PIPE LENGTHS TO PROVIDE GREATEST SEPARATION BETWEEN JOINTS.
12. CONTACT CITY OF RAMSEY BUILDING DEPARTMENT FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
13. PROVIDE 4-INCH RIGID FOAM INSULATION ON SANITARY SEWER LESS THAN 7 FEET DEEP.
14. BRING WATER AND SEWER SERVICES INTO BUILDING PER MECHANICAL DRAWINGS. JOIN AND ROUTE BUILDING STORM DRAINS AND CONNECT TO STORM SEWER MANHOLE.
15. CONNECT TO DOWNSPOUT WITH TRANSITION TO 6-INCH PVC AND ROUTE TO STORM SEWER.
16. INSTALL IRRIGATION SLEEVES FURNISHED BY IRRIGATION CONTRACTOR.

UTILITY NOTES

17. THE PRIMARY ELECTRIC FEED, TRANSFORMER, AND METER ARE PROVIDED AND INSTALLED BY XCEL ENERGY. THE TRANSFORMER PAD DESIGN IS PROVIDED BY THE UTILITY AND CONSTRUCTION IS BY THE CONTRACTOR. CONTACT UTILITY FOR PAD DETAIL. THE SECONDARY ELECTRIC AND CONDUITS SHALL BE INSTALLED BY THE ELECTRICAL CONTRACTOR.
18. SEE ELECTRICAL SITE PLAN FOR ADDITIONAL INFORMATION.
19. XCEL ENERGY WILL FURNISH AND INSTALL GAS SERVICE PIPING FROM THE MAINLINE TO THE METER. GAS SERVICE FROM THE METER SHALL BE INSTALLED BY THE MECHANICAL CONTRACTOR.
20. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS OF SERVICE CONNECTIONS AND CONTINUATION OF SERVICES WITHIN BUILDING.
21. PROVIDE ONE 4-INCH PVC CONDUIT WITH PULL-STRING FROM EXISTING TELEPHONE SERVICE TO BUILDING.
22. PROVIDE CONDUITS FOR CABLE TELEVISION AND OTHER ELECTRONIC COMMUNICATION.

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UTILITIES

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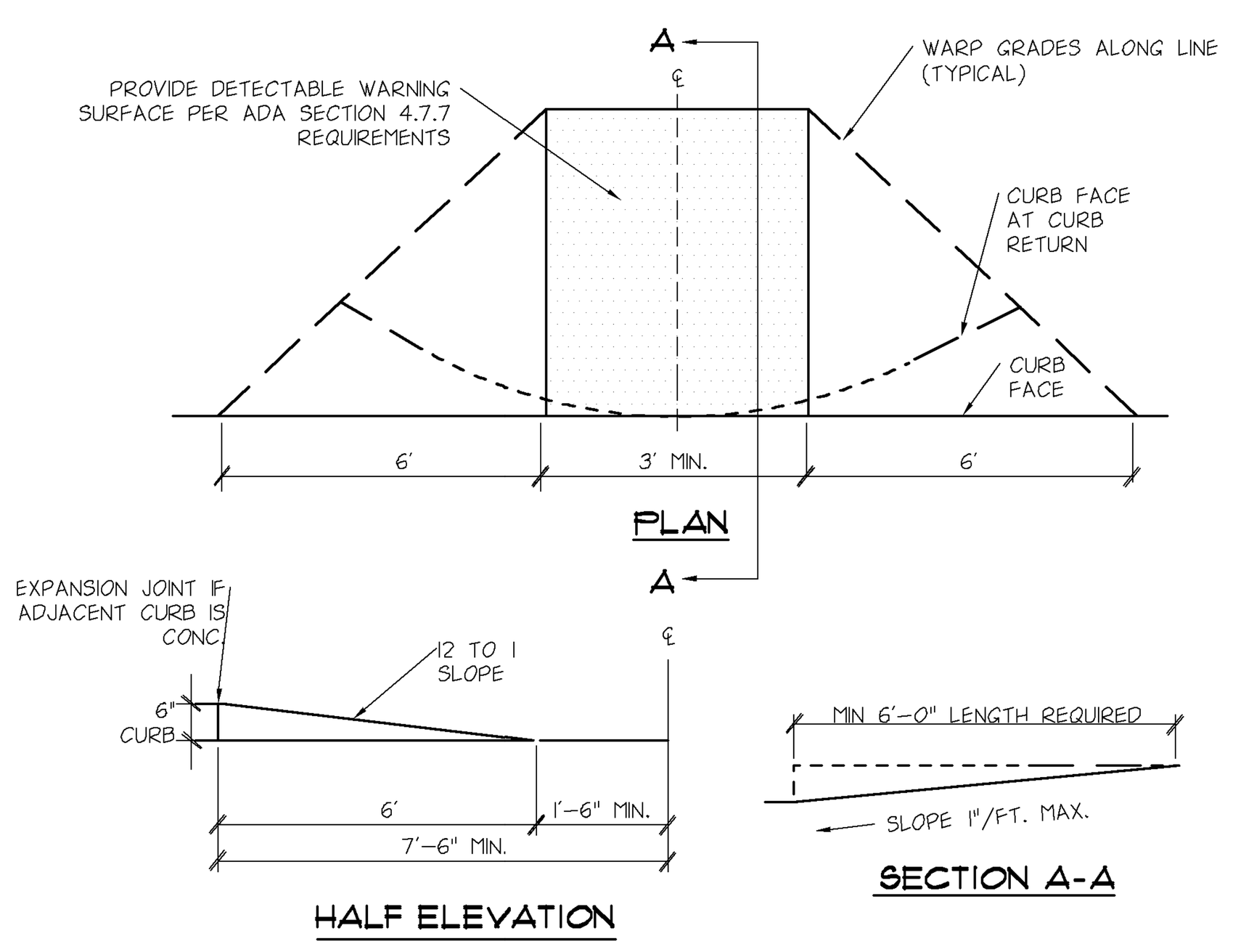
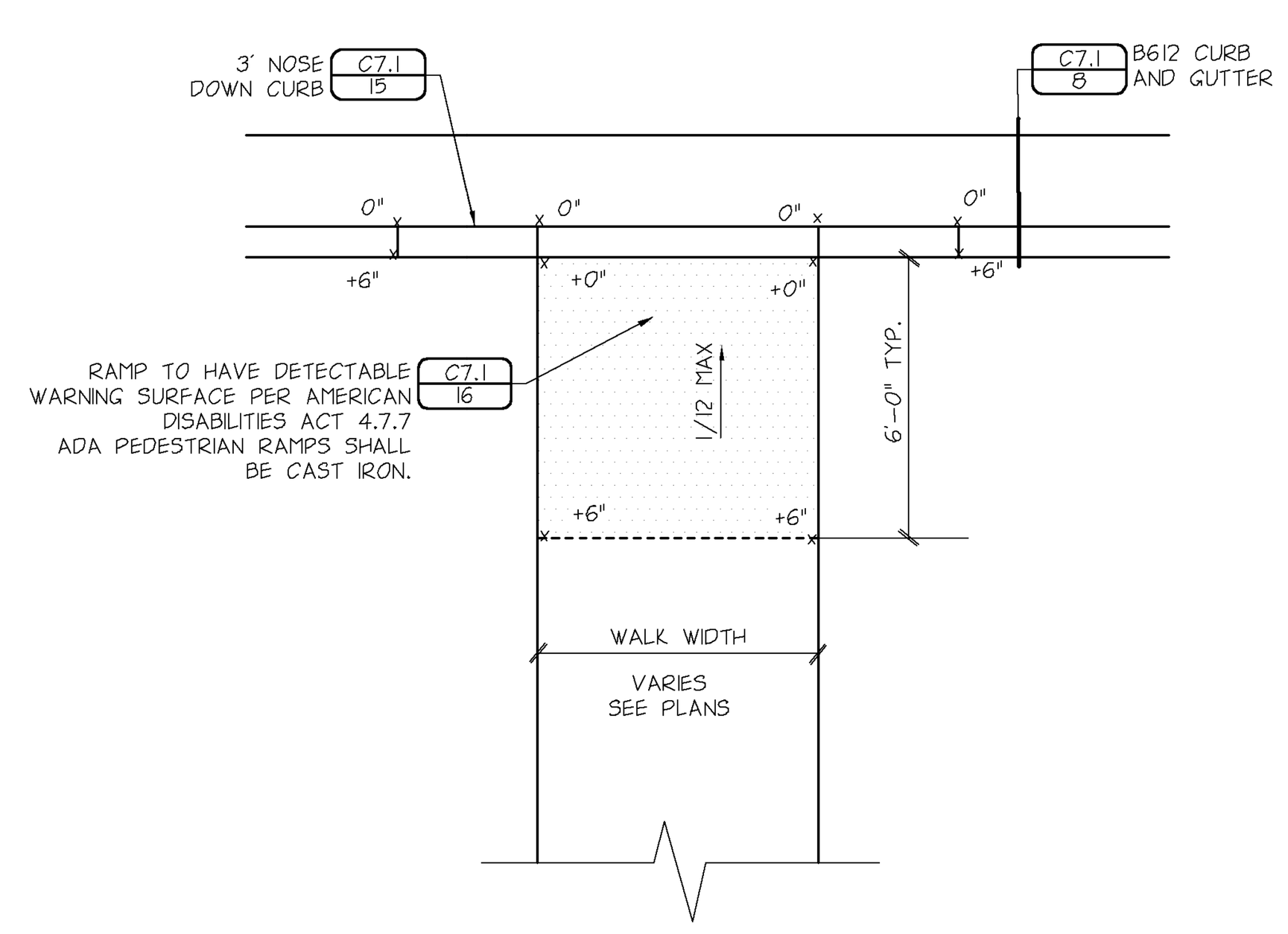


13

ACCESSIBLE CURB RAMP

NO SCALE



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ACCESSIBLE CURB RAMP

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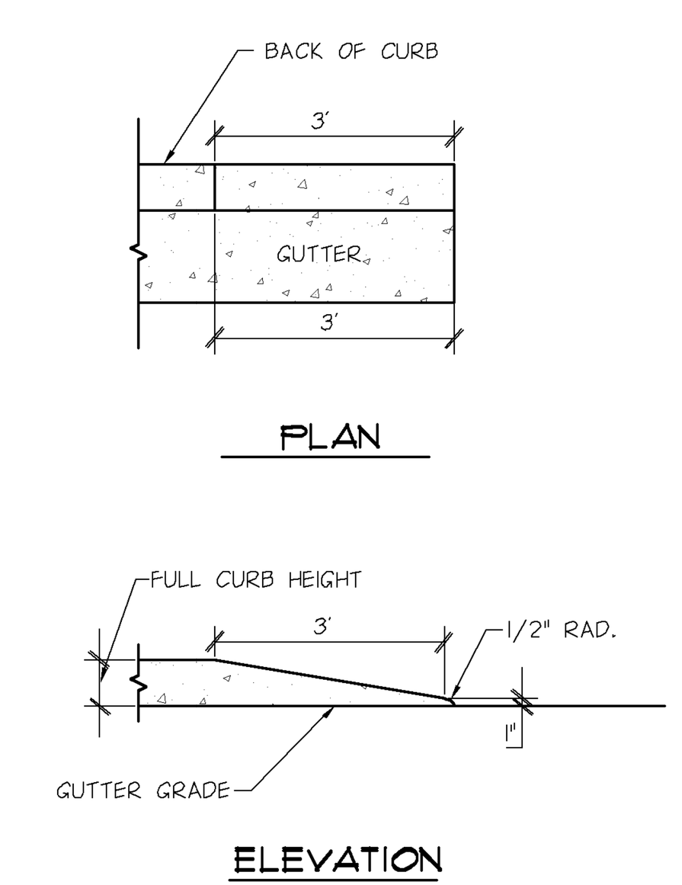
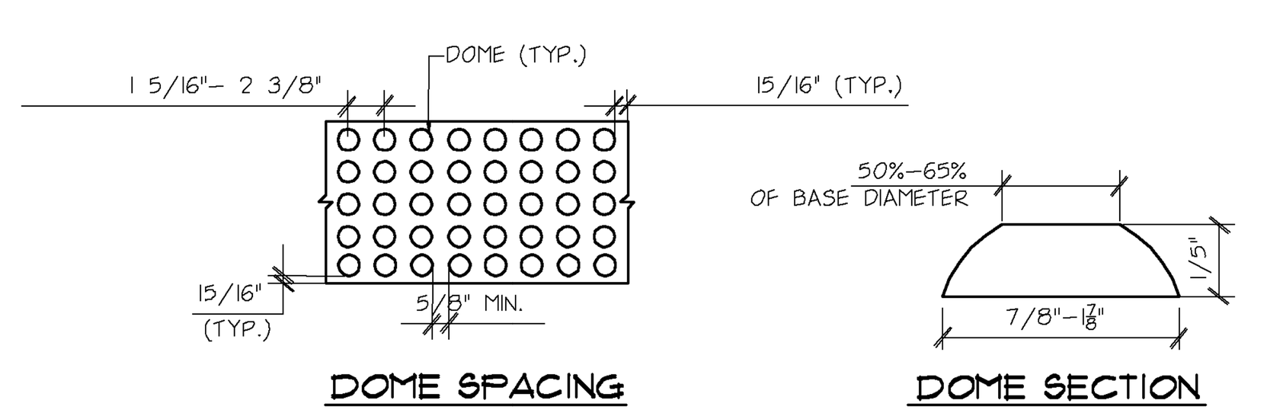


15

NOSE DOWN CURB

NO SCALE

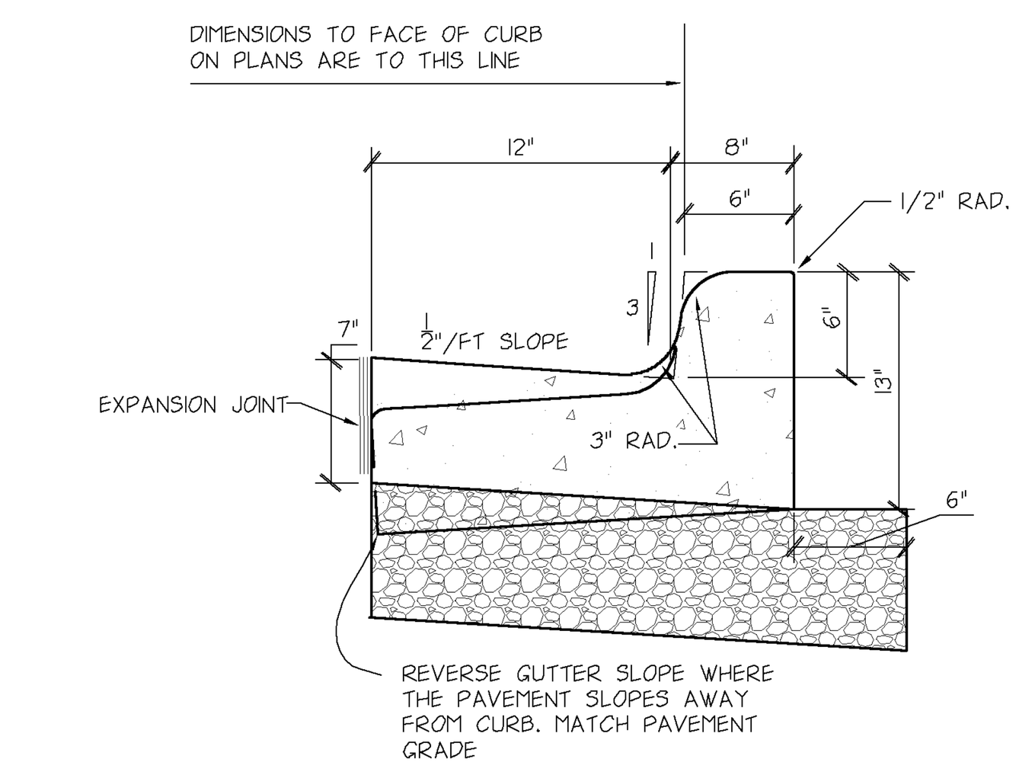


1. PLACE THE DETECTABLE WARNINGS (TRUNCATED DOMES) 2" BEHIND THE BACK OF CURB. WHEN THE DETECTABLE WARNING SYSTEM IS A PRECAST MATERIAL, THE CURB SHALL BE HAND FORMED TO FILL THE GAP.
2. RAMP TO HAVE DETECTABLE WARNING SURFACE PER AMERICAN DISABILITIES ACT 4.29.2 ADA PEDESTRIAN RAMPS SHALL BE CAST IRON.

16

DETECTABLE WARNINGS ADA 4.7.7

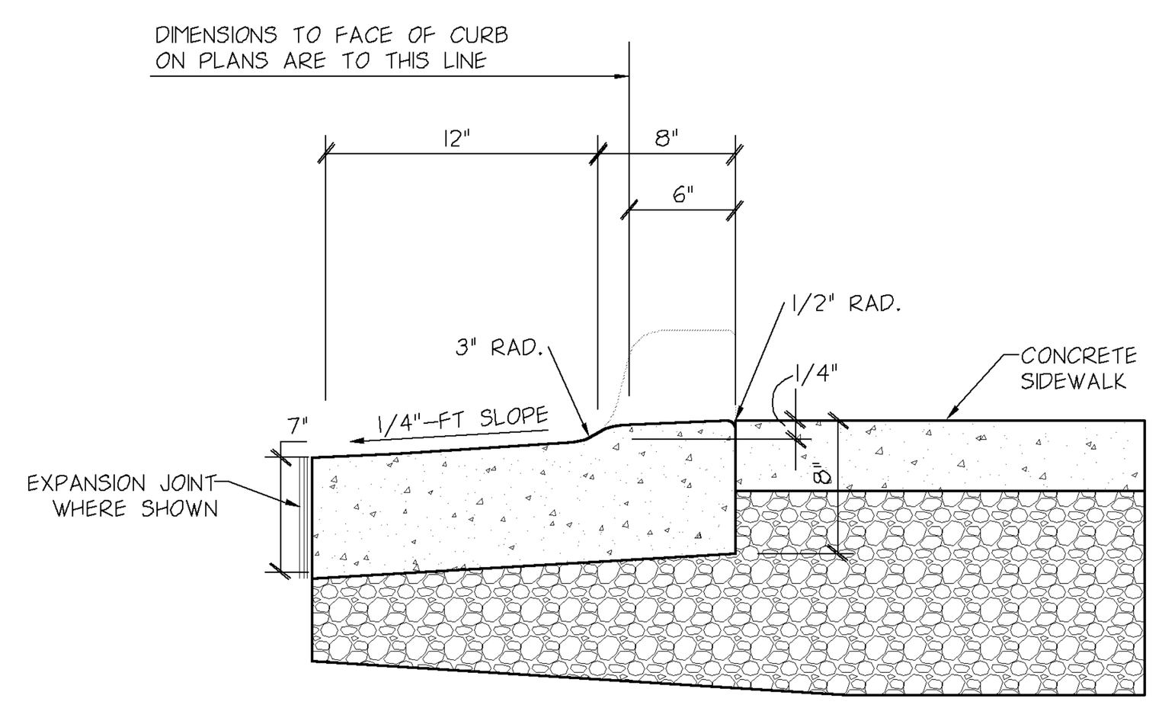
NO SCALE



8

B612 CONCRETE CURB AND GUTTER

NO SCALE



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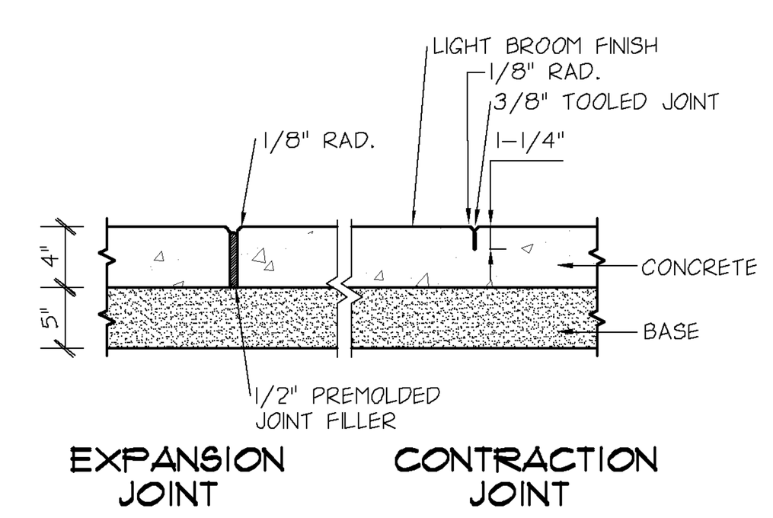
CONCRETE RIBBON CURB

NO SCALE



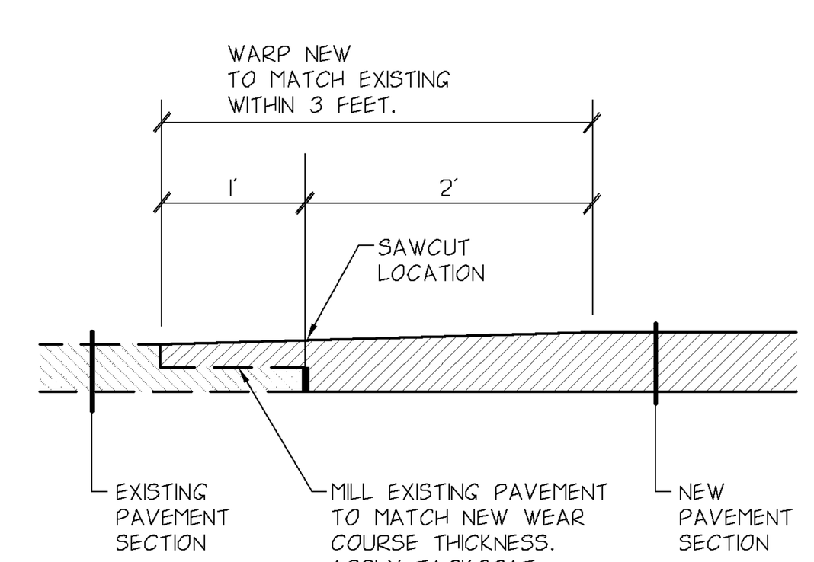
CONTRACTION JOINT:
1. SPACING SHALL MATCH WALK WIDTH UNLESS SHOWN OTHERWISE.
2. JOINTS ADJACENT TO CURB SHALL MATCH CURB JOINT SPACING.

EXPANSION JOINT:
1. WHERE WALK BUTTS ANY CONFINING, FIXED OR EMBEDDED OBJECT SUCH AS WALLS, STOOPS, MANHOLES, ETC.
2. 40' ON CENTER MAXIMUM.

10

CONCRETE SIDEWALK AND SIDEWALK JOINTING

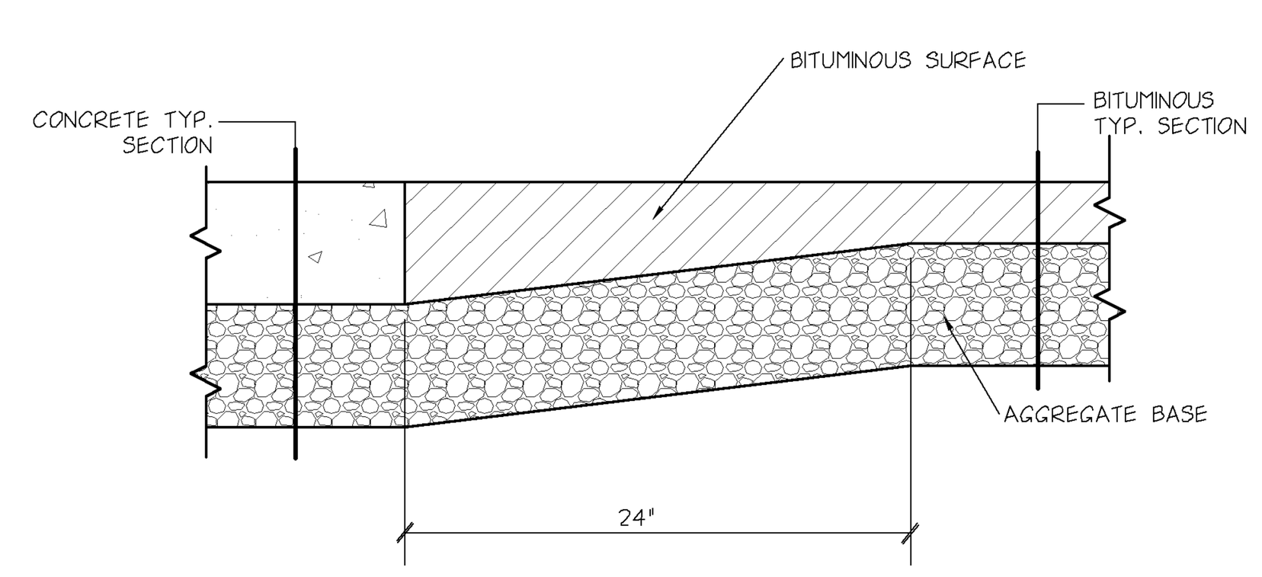
NO SCALE



11

ASPHALT PAVEMENT TRANSITION

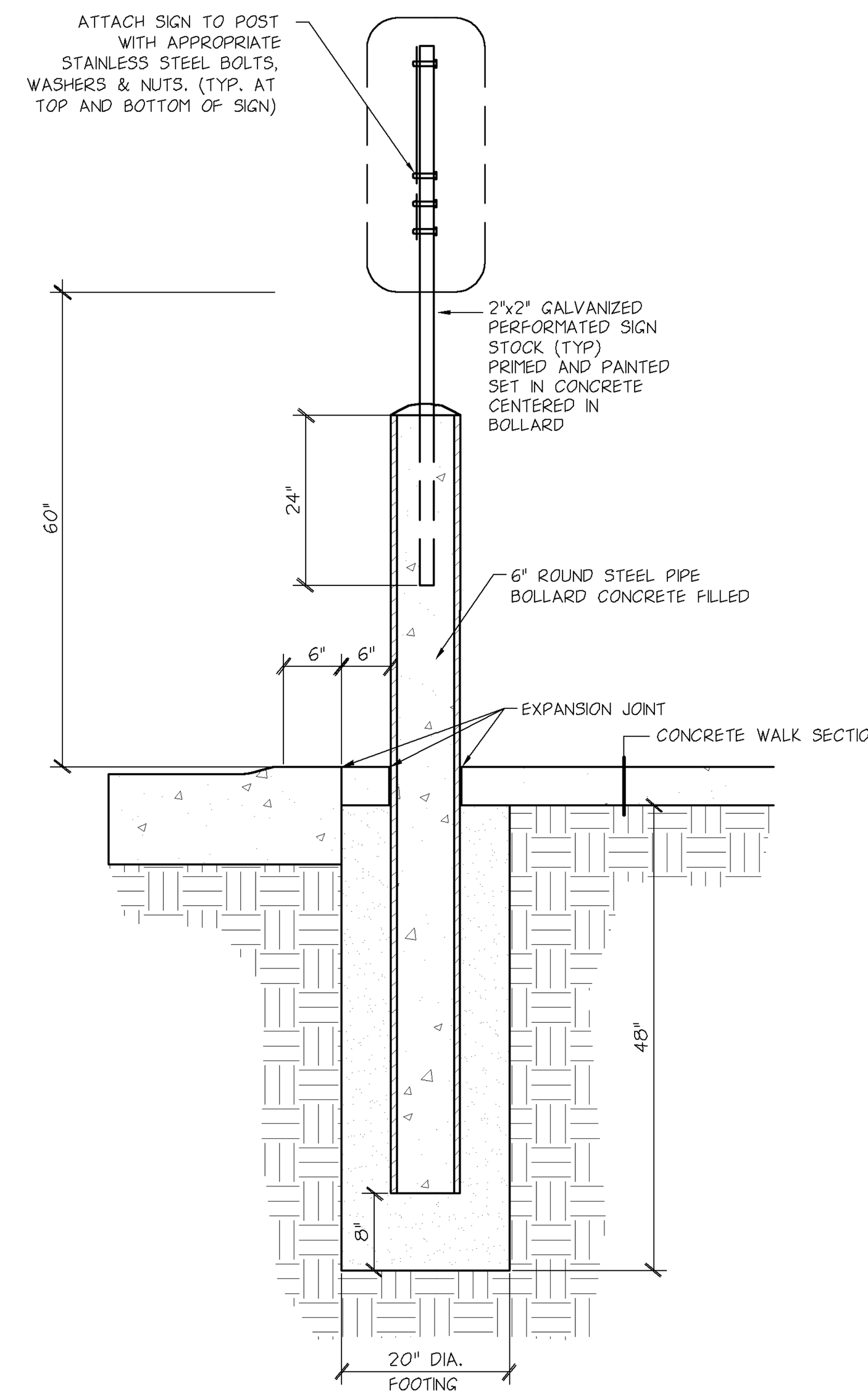
NO SCALE



12

THICKENED BITUMINOUS EDGE AND CONCRETE SURFACE

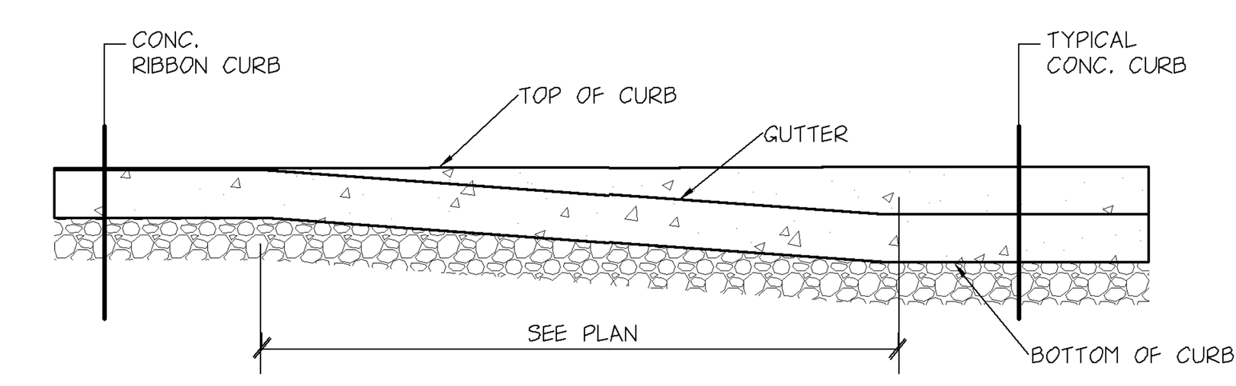
NO SCALE



5

ROUND BOLLARD W/ ACCESSIBLE SIGNAGE

NO SCALE

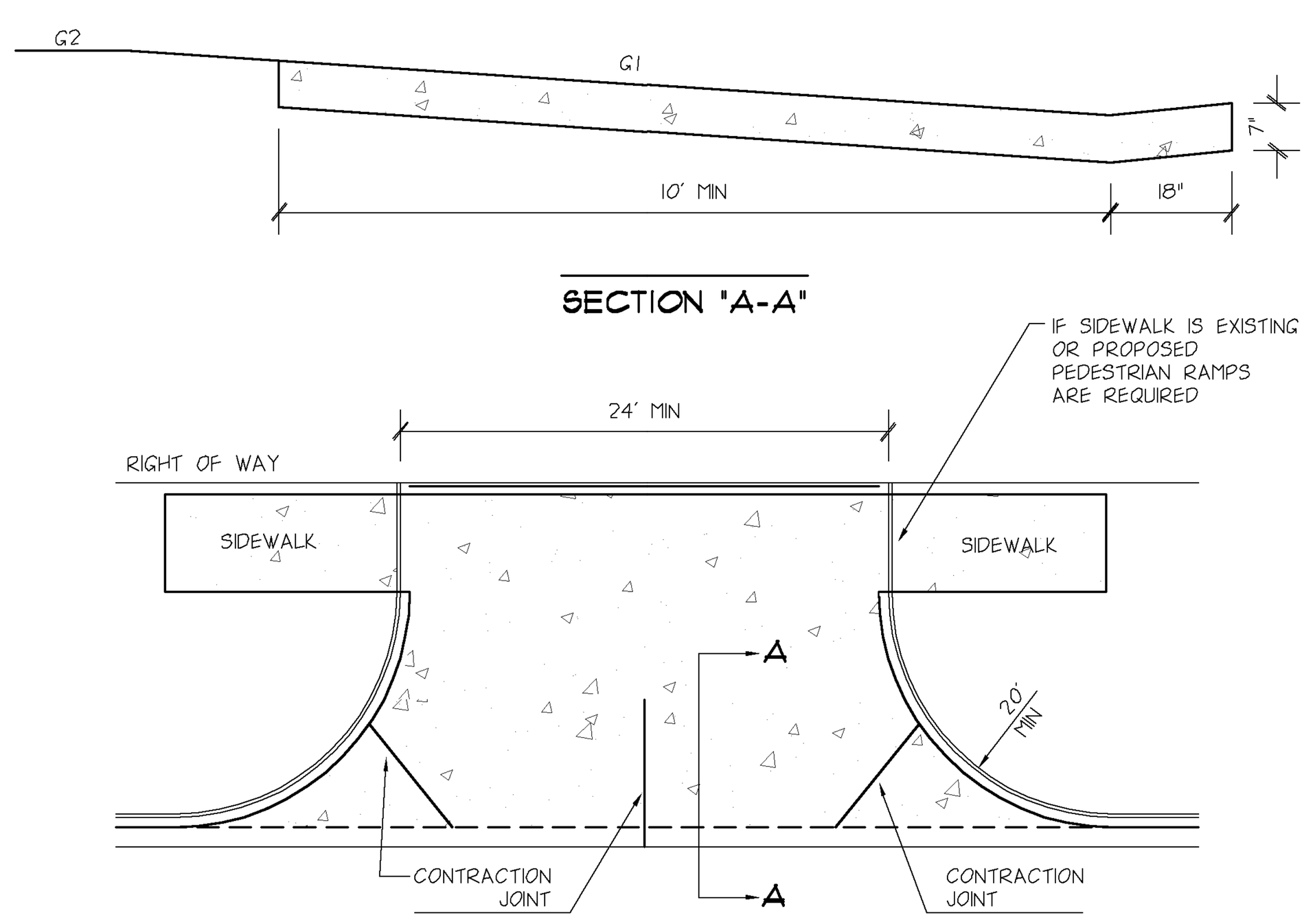


6

CONCRETE CURB TRANSITION

NO SCALE

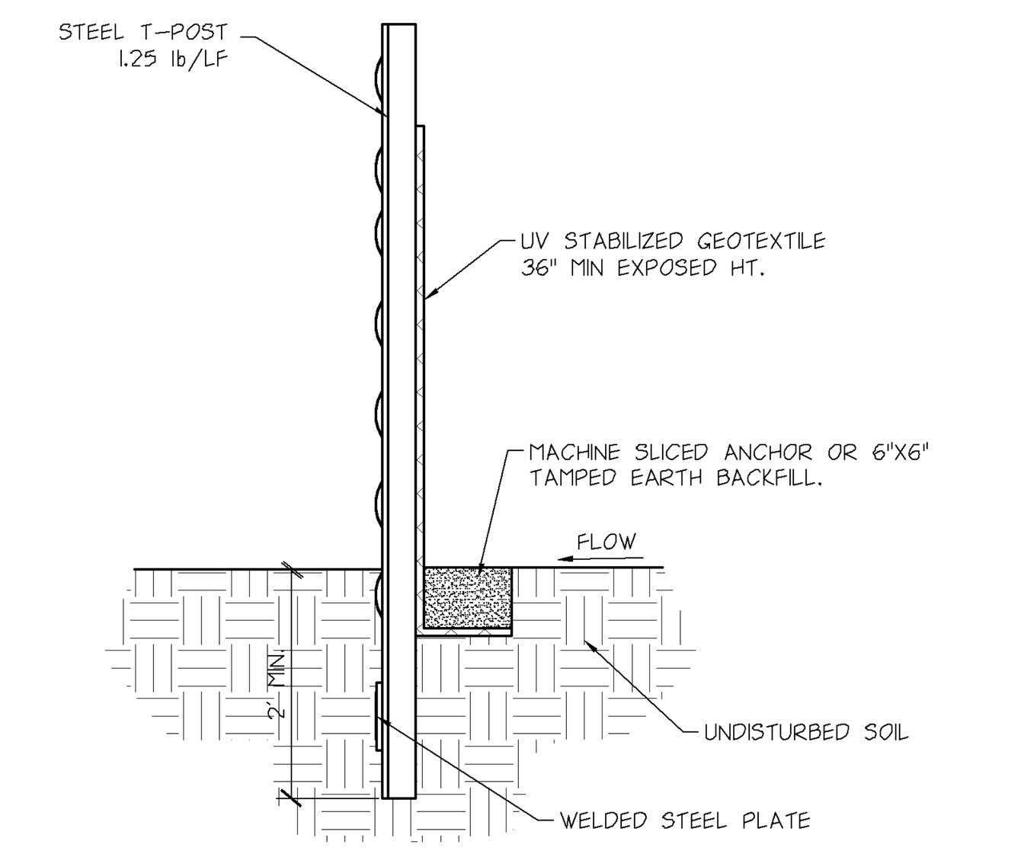
WHEN THE ALGEBRAIC DIFFERENCE OF GRADES IN THE DRIVEWAY IS GREATER THAN OR EQUAL TO 8% A 10 FOOT VERTICAL CURVE SHALL BE REQUIRED.



7

CONCRETE DRIVE APRON

NO SCALE



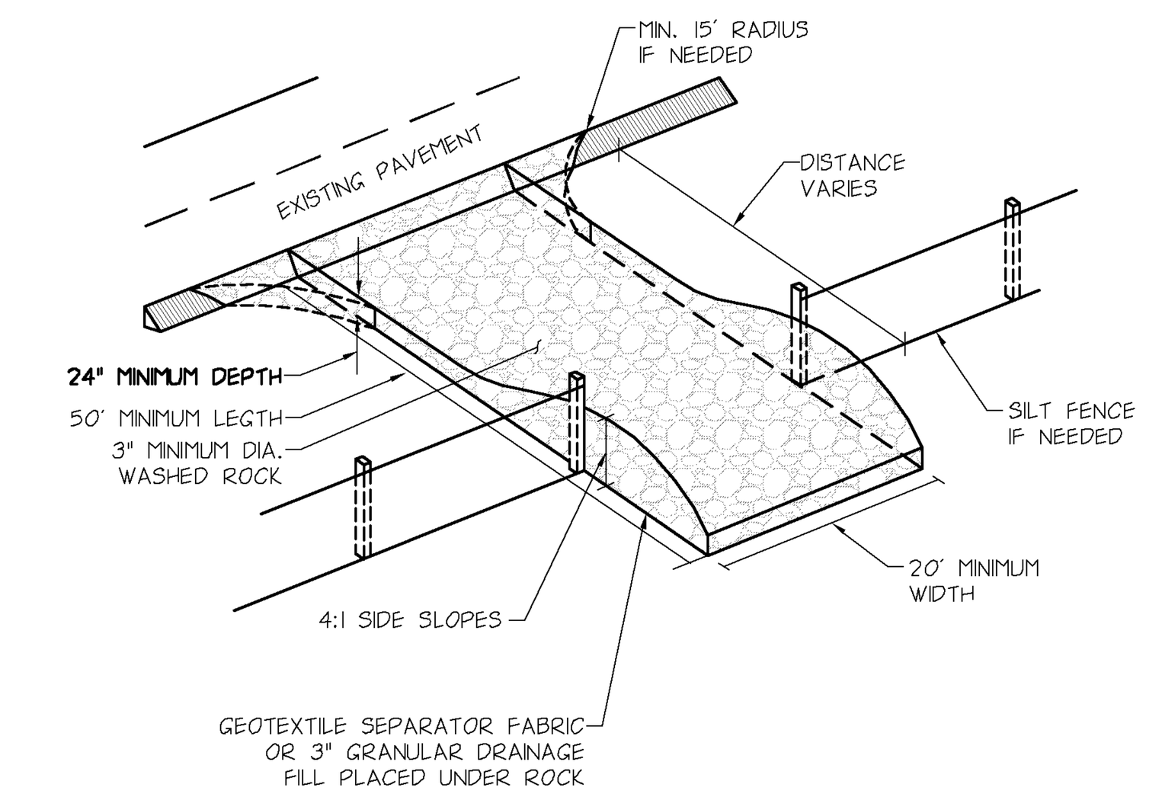
INSTALL ON CONTOUR AT CONSTANT ELEVATION.

VERIFY LOCAL REQUIREMENTS FOR:
- GEOTEXTILE TYPE
- METHOD OF ATTACHMENT
- ANCHORING
- POST SPACING
- BACKING FOR HEAVY DUTY APPLICATIONS

1

SILT FENCE

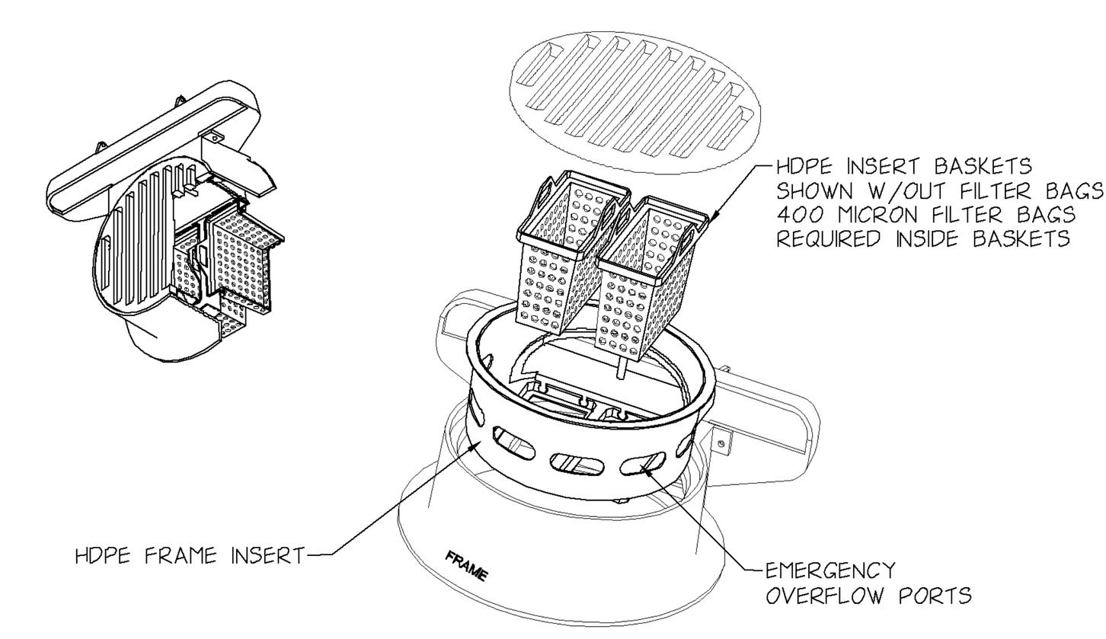
NO SCALE



2

VEHICLE TRACKING PAD

NO SCALE



- MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION - FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3250-A OR R-3250-1 (MNDOT 801) FRAME CASTING

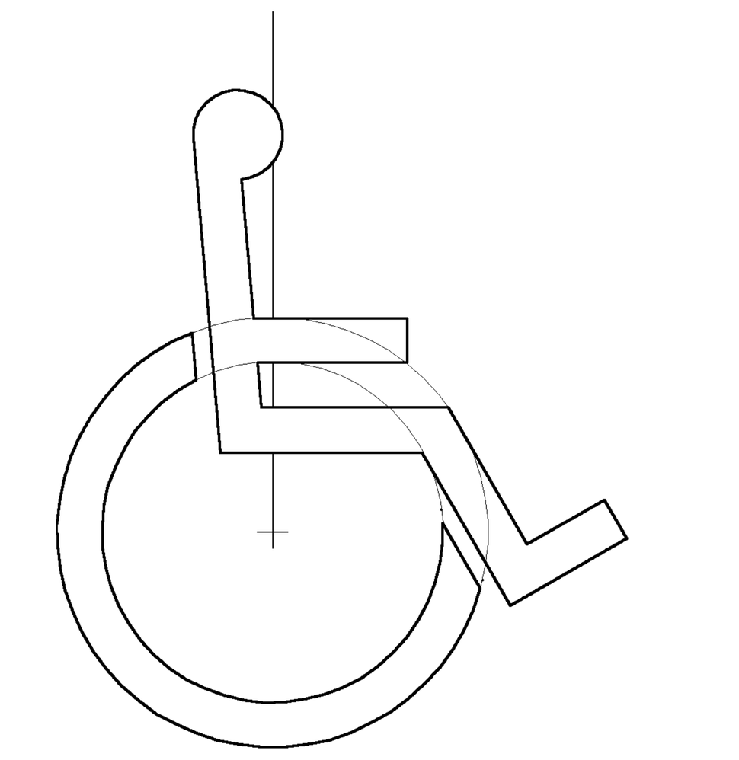
INFRASAFE - 27" DEBRIS COLLECTION DEVICE
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS

ALTERNATIVE ALLOWED AS APPROVED BY PERMITTING AUTHORITIES

3

INLET PROTECTION

NO SCALE



PROVIDE WHITE PAINTED SYMBOL AT EACH ACCESSIBLE STALL. CENTER IN STALL EACH WAY.

PROPORTIONAL LAYOUT SHALL CONFORM TO 28 CFR PART 36, APPENDIX A, 4.30.7 FIG. 43(a).

LINE WIDTH SHALL BE NOMINALLY 1/15 OF OVERALL HEIGHT

4

INTERNATIONAL SYMBOL OF ACCESSIBILITY

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REVISIONS

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DATE 12/03/2010
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DRAWN BY SES
CHECKED BY DWH

CIVIL CONSTRUCTION DETAILS

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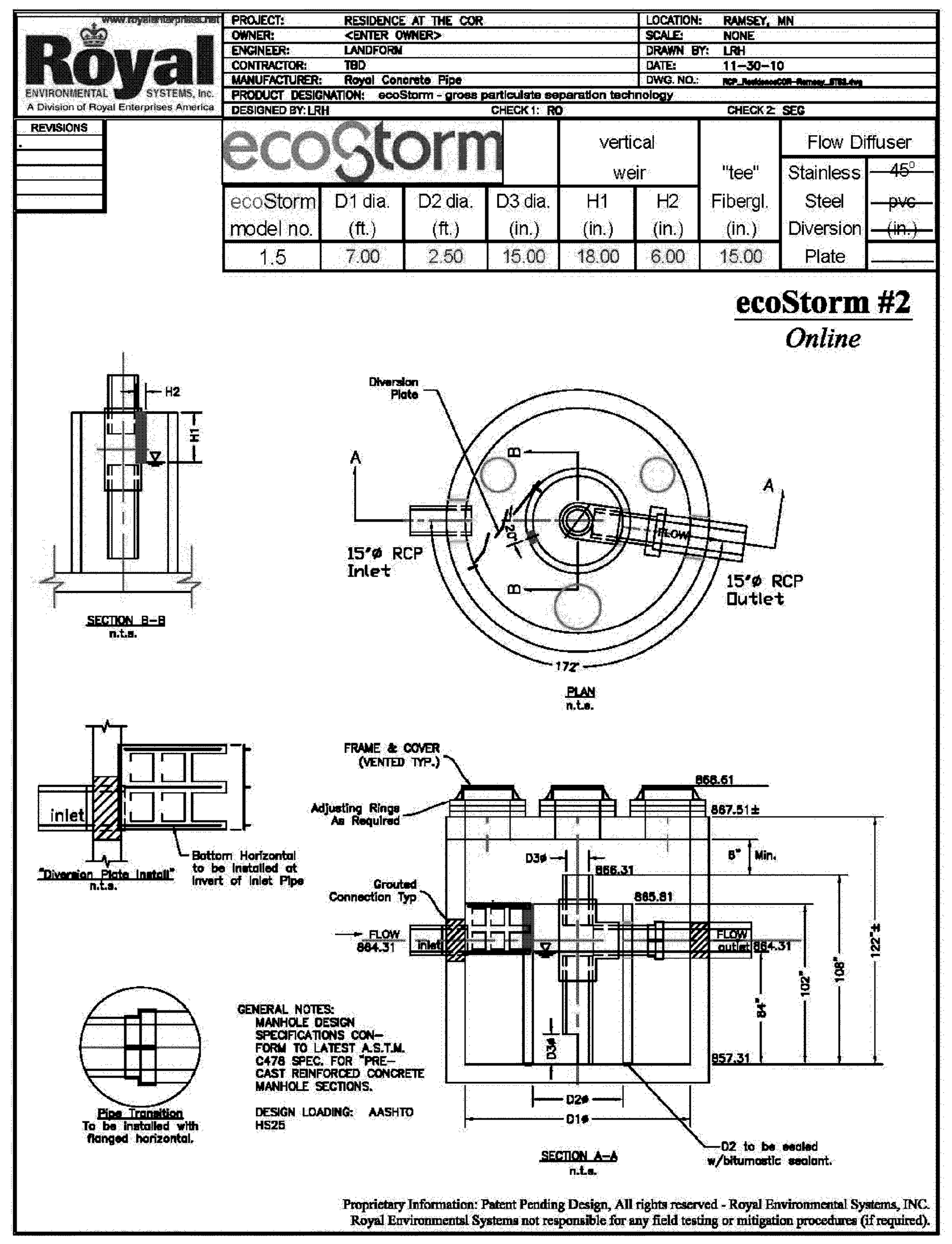
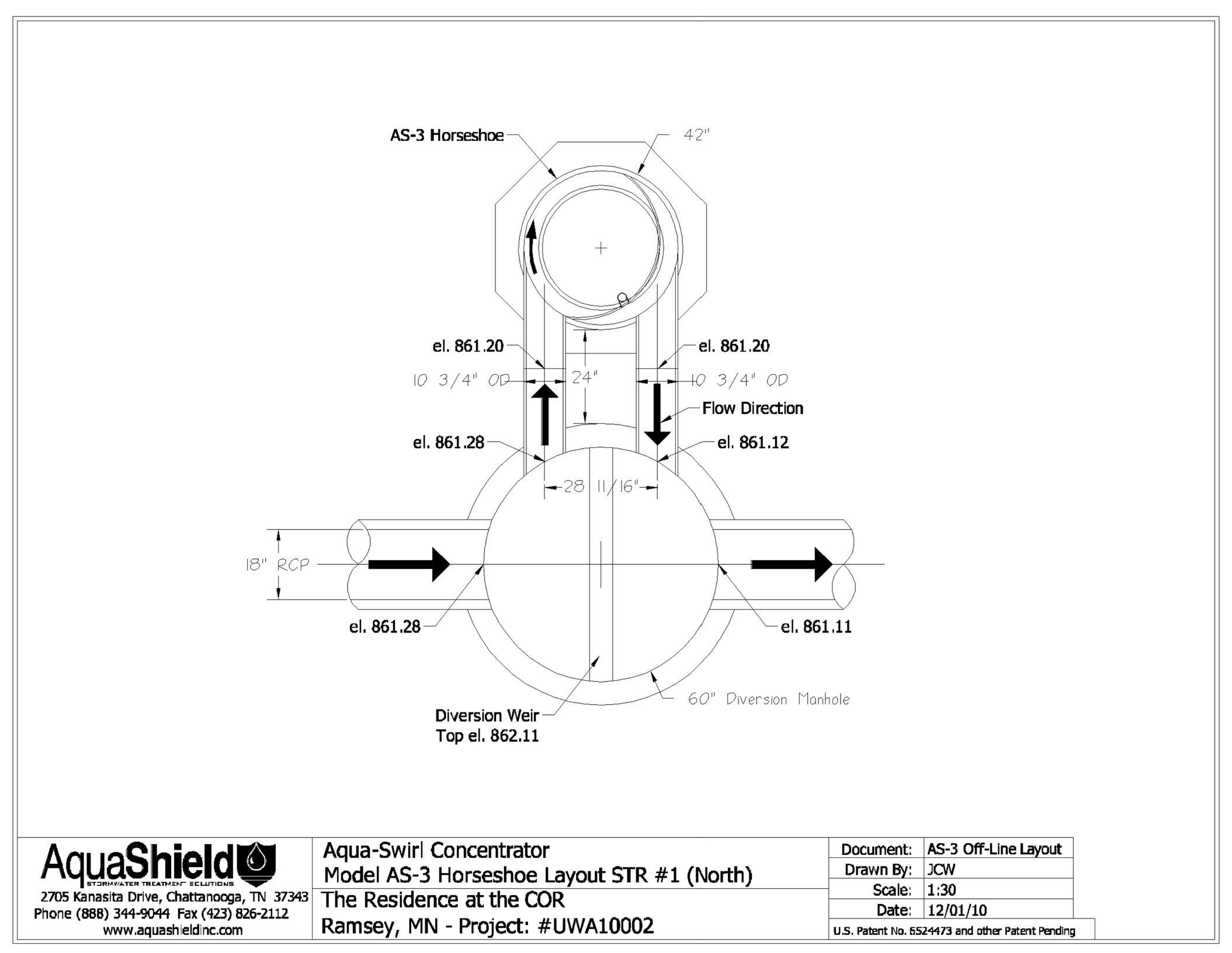


ecoStorm model no.	D1 dia. (ft.)	D2 dia. (ft.)	D3 dia. (in.)	vertical weir H1 (in.)	H2 (in.)	"tee" Fibergl. (in.)	Flow Diffuser Stainless Steel Diversion Plate	~~45°~~ ~~pvc~~ ~~(in.)~~
1.5	7.00	2.50	15.00	18.00	6.00	15.00		

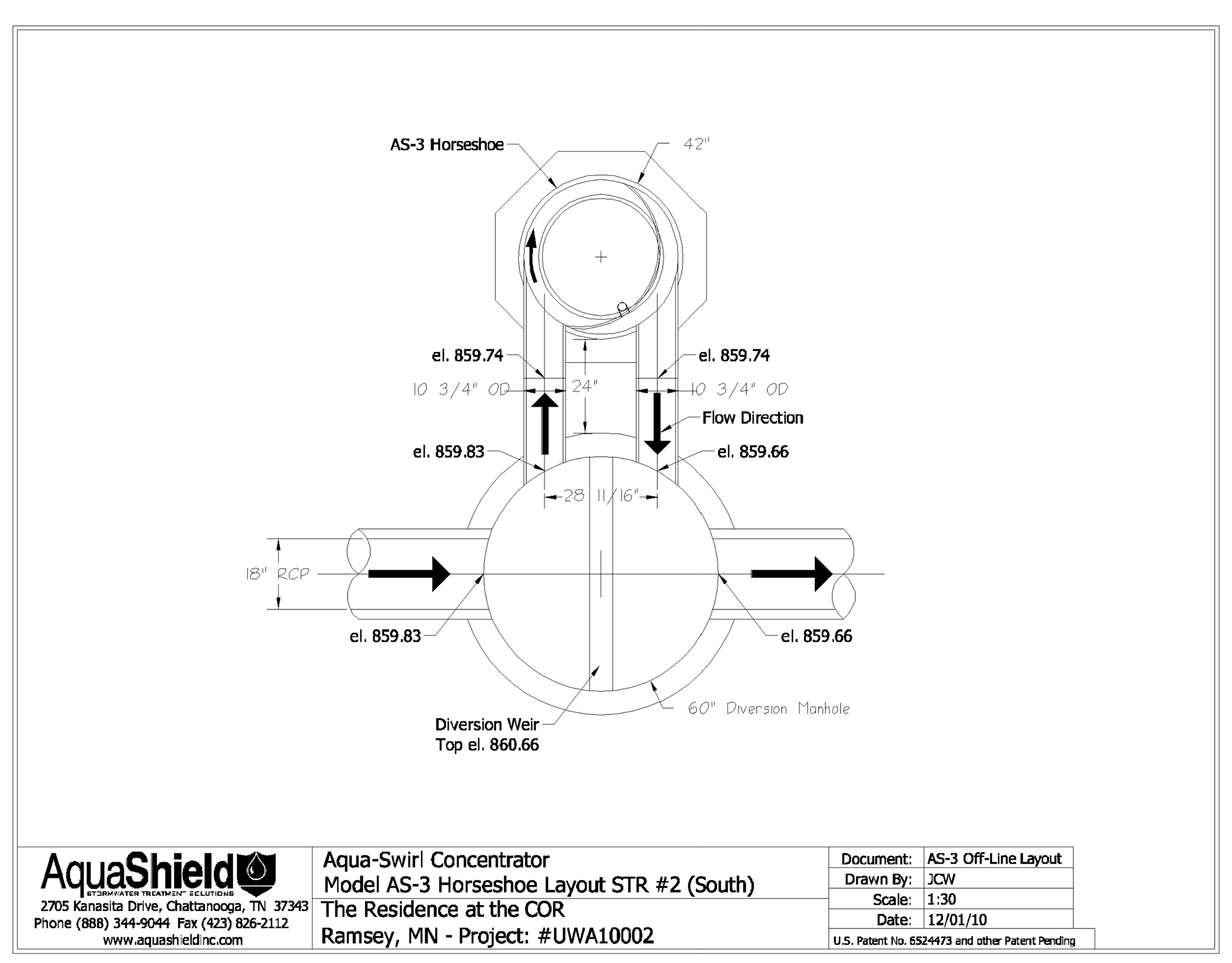
7 **ECOSTORM STRUCTURE - MODEL #1.5**

NO SCALE



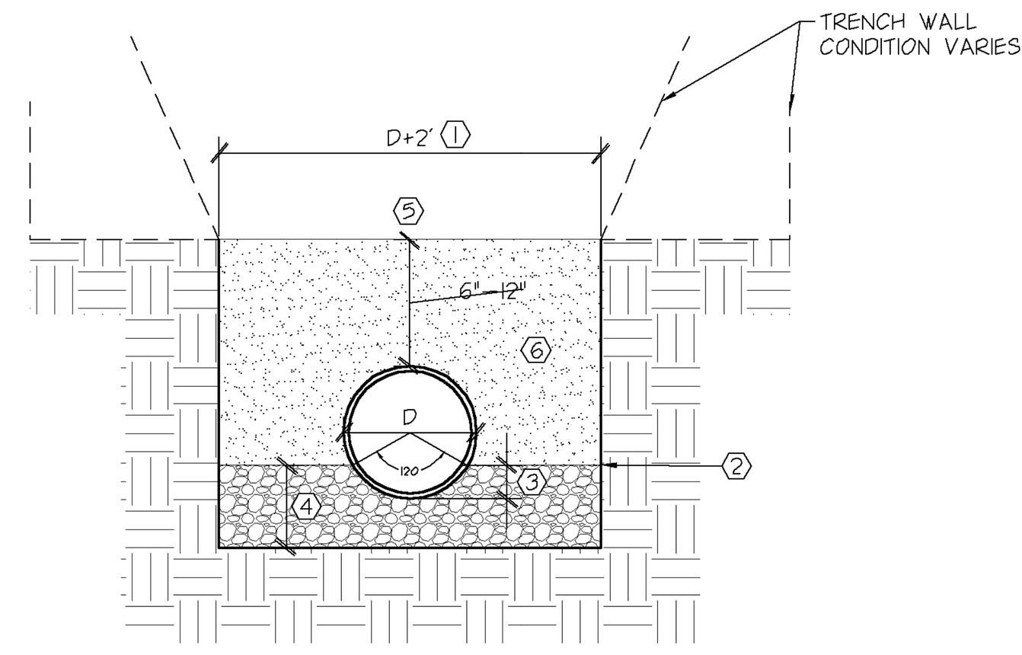
8 **AQUA SWIRL NORTH - AS-3 HORSESHOE**

NO SCALE



9 **AQUA SWIRL SOUTH - AS-3 HORSESHOE**

NO SCALE



⟨1⟩ 2' FOR PIPE 4" OR LESS.

⟨2⟩ MACHINE EXCAVATION LIMIT FOR RIGID PIPE.

⟨3⟩ HAND SHAPE BOTTOM FOR SUPPORT OF RIGID PIPE.

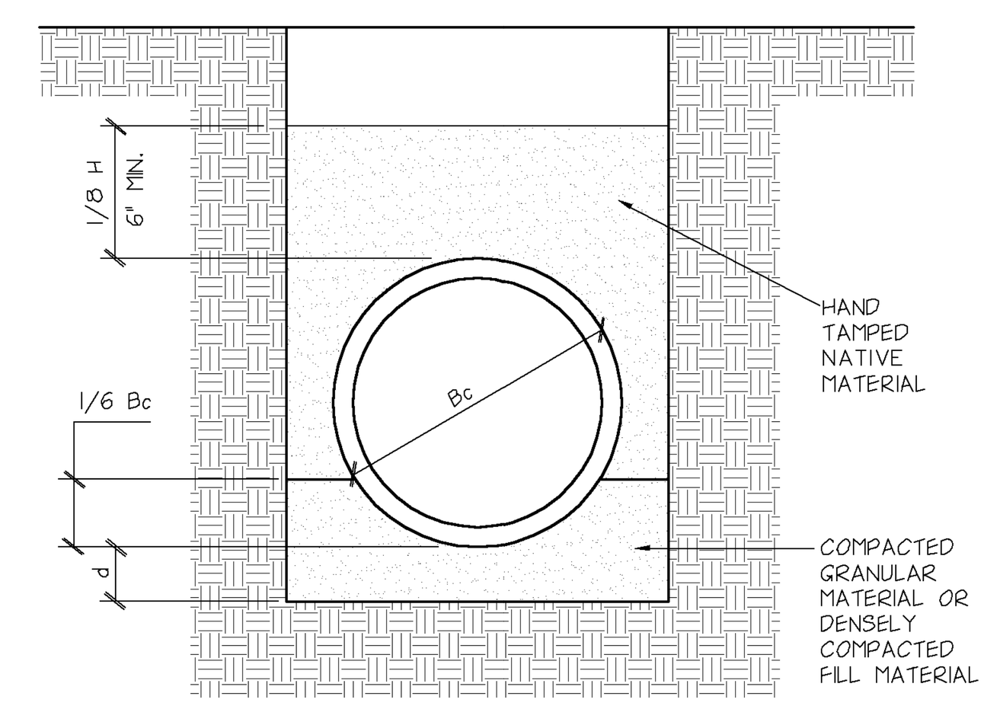
⟨4⟩ MACHINE EXCAVATION LIMIT FOR FLEXIBLE PIPE, GRANULAR FOUNDATION (IF REQUIRED), OR BEDDING REQUIRED FOR LOCAL CONDITIONS. DEPTH VARIES.

⟨5⟩ PROVIDE LOCATING/MARKING TAPE MEETING LOCAL REQUIREMENTS

⟨6⟩ SEE SPECIFICATIONS FOR BEDDING AND ENCASEMENT

4 **SITE UTILITY TRENCHING**

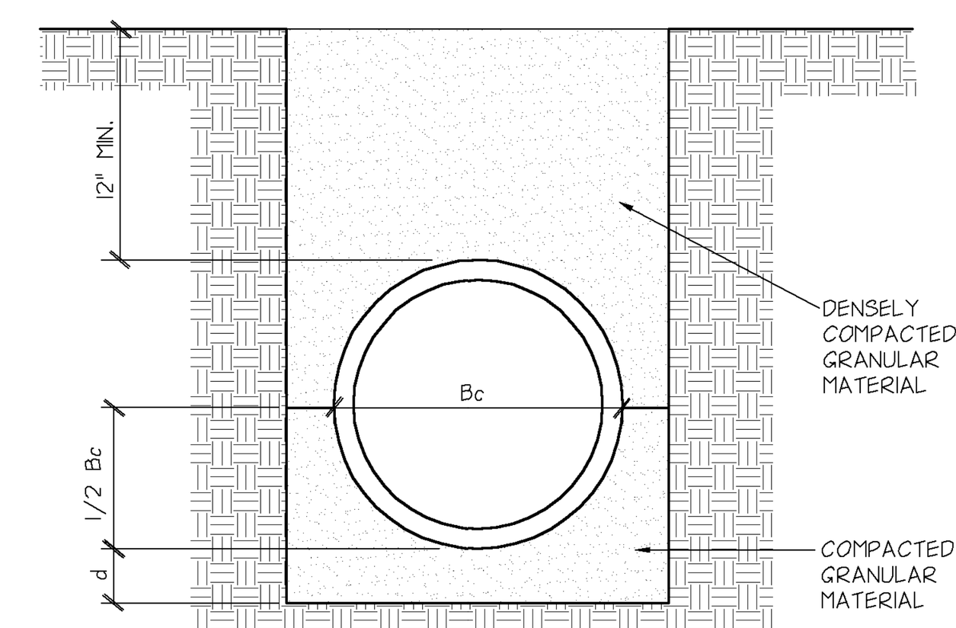
NO SCALE



GRANULAR FOUNDATION
CLASS C (DIP & RCP)

CLASS C BEDDING THE PIPE IS BEDDED IN COMPACTED GRANULAR MATERIAL, OR DENSELY COMPACTED FILL MATERIAL UP TO A HEIGHT EQUAL TO ONE-SIXTH THE OUTSIDE DIAMETER OF THE PIPE. THE DEPTH OF THE BEDDING MATERIAL BELOW THE PIPE IS A MINIMUM OF 3" FOR 27" AND SMALLER PIPE, 6" FOR 66" DIAMETER AND LARGER PIPE, AND 4" FOR INTERMEDIATE SIZES. THE REMAINING SIDEFILL AND BACKFILL MATERIAL IS COMPACTED NATIVE SOILS.

Bc = OUTSIDE DIAMETER
H = BACKFILL COVER ABOVE PIPE
d = DEPTH OF BEDDING MATERIAL UNDER PIPE

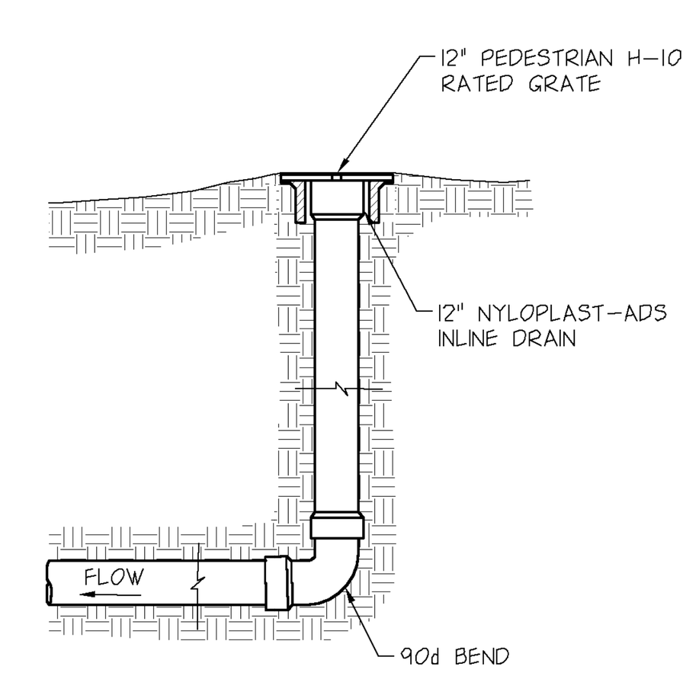


GRANULAR FOUNDATION
CLASS B (PVC & HDPE PIPE)

CLASS B BEDDING THE PIPE IS BEDDED IN COMPACTED GRANULAR MATERIAL PLACED UP TO A HEIGHT EQUAL TO ONE-HALF THE OUTSIDE DIAMETER OF THE PIPE. THE DEPTH OF THE GRANULAR BEDDING BELOW THE PIPE IS A MINIMUM OF 3" FOR 27" DIAMETER AND SMALLER PIPE, 6" FOR 66" DIAMETER AND LARGER PIPE, AND 4" FOR INTERMEDIATE SIZES. THE INITIAL FILL MATERIAL SHALL BE DENSELY COMPACTED GRANULAR UP TO A HEIGHT OF 12" OVER THE TOP OF THE PIPE.

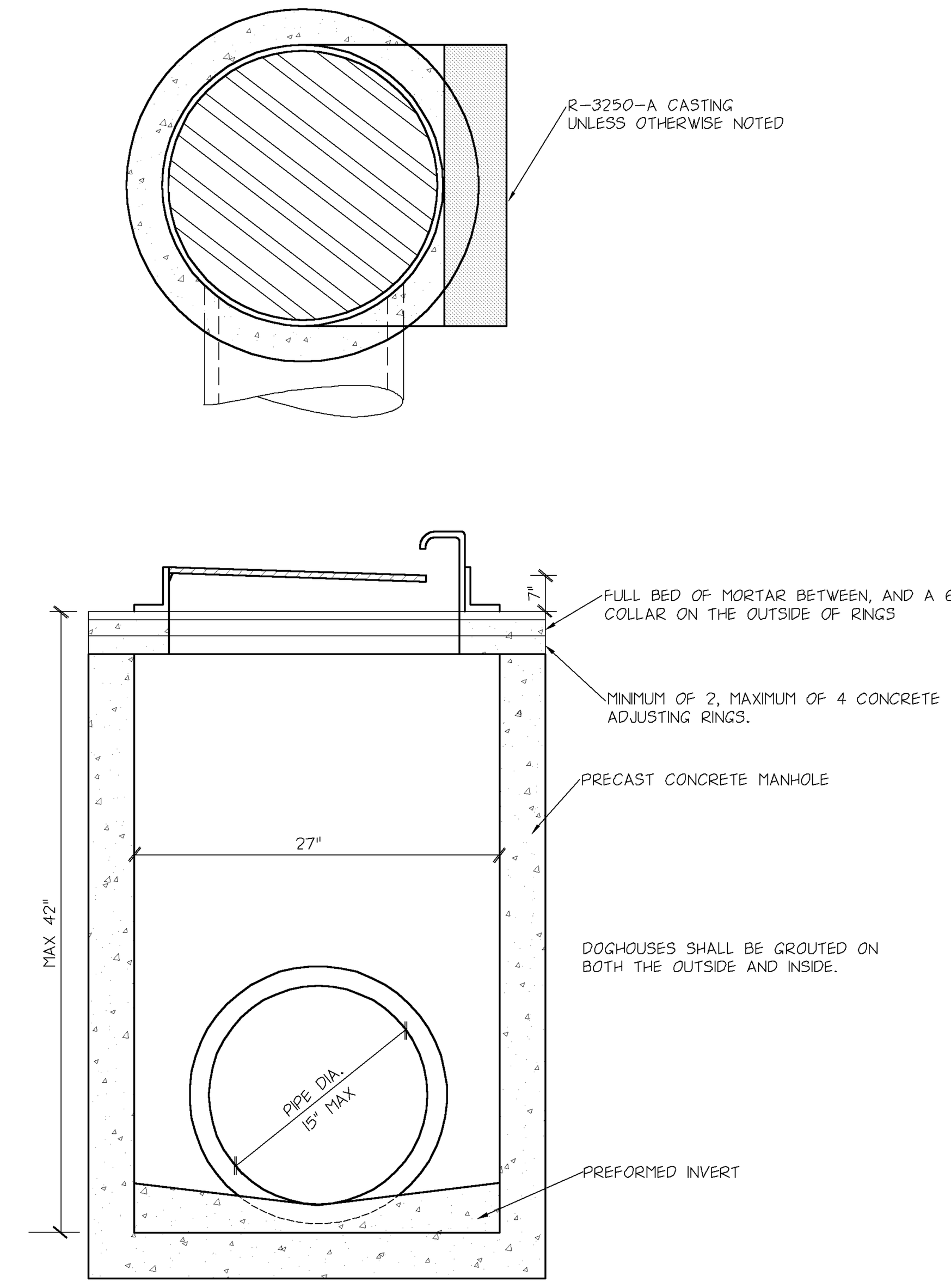
5 **PIPE BEDDING**

NO SCALE



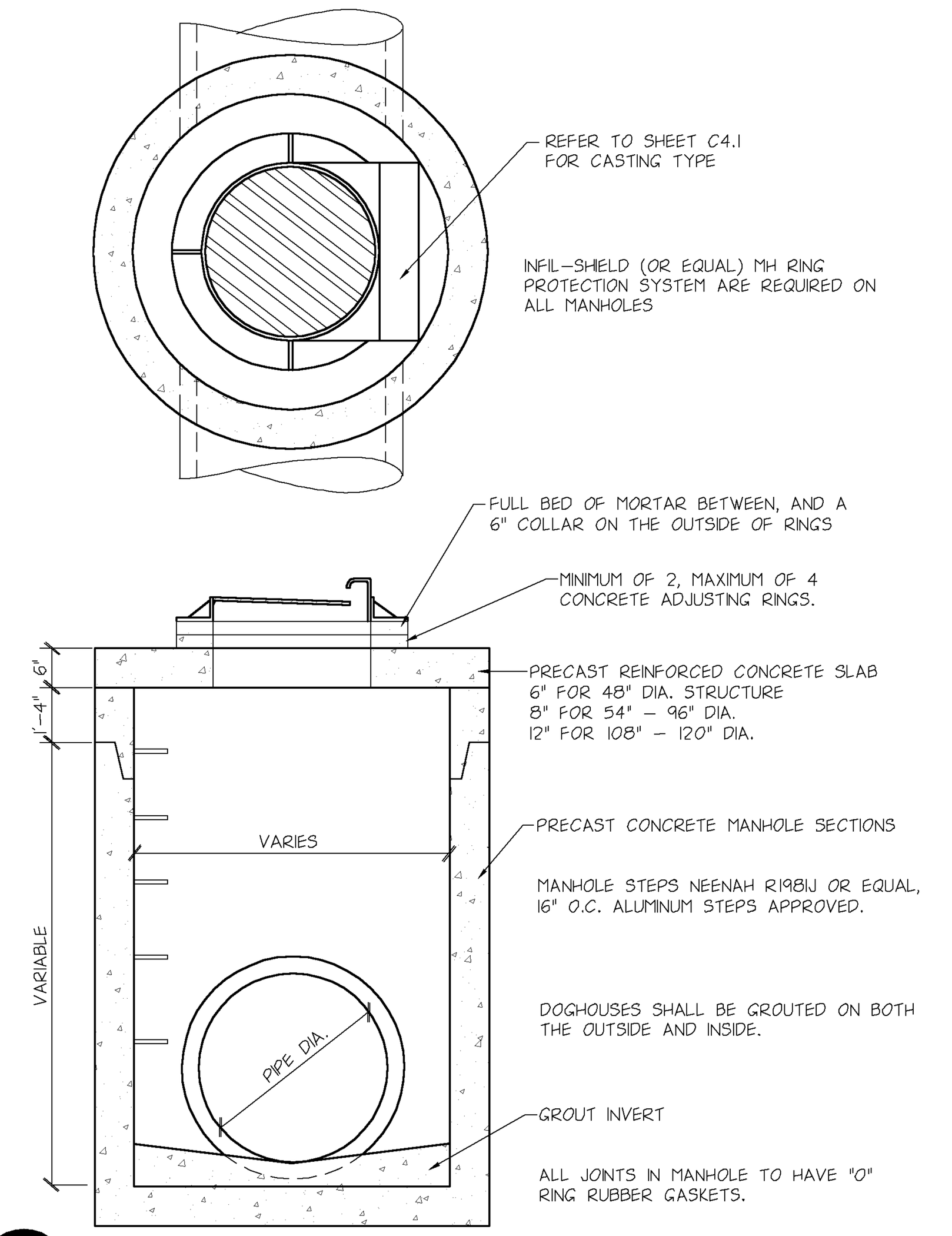
6 **AREA DRAIN**

NO SCALE



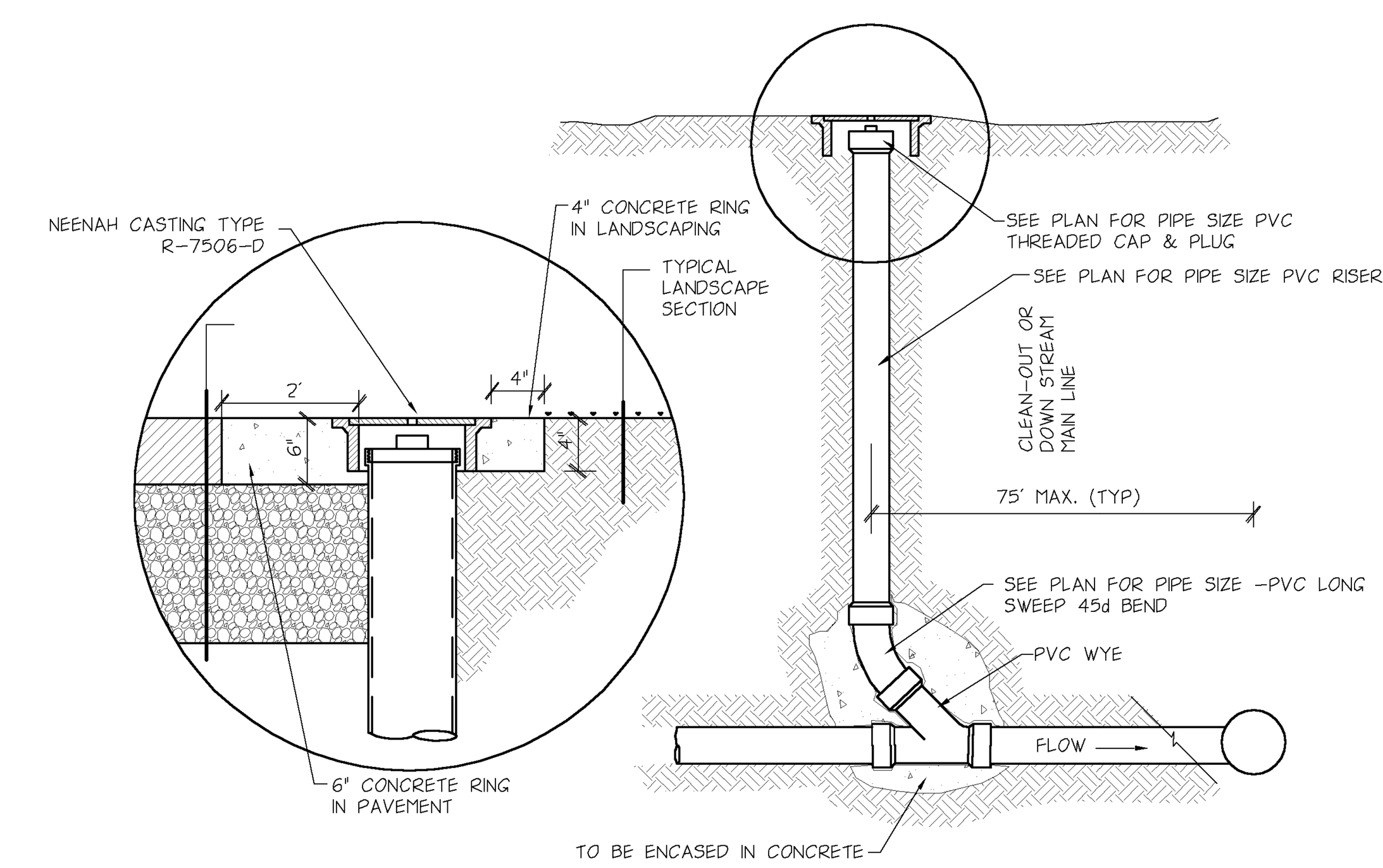
1 **27" STORM SEWER CATCH BASIN MANHOLE**

NO SCALE



2 **STORM SEWER CATCH BASIN MANHOLE**

NO SCALE



-NOTES-

RISER PIPE SHALL BE EXTENDED ABOVE GROUND LEVEL INTIALLY & THEN IT MAY BE CUT BACK TO MATCH FINAL GRADE (BY OTHERS)

POSITION CLEAN-OUTS UPSTREAM OF BENDS, WHEN FEASIBLE.

3 **CLEAN-OUT STRUCTURE**

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DRAWN BY SES
CHECKED BY DWH

CIVIL CONSTRUCTION DETAILS

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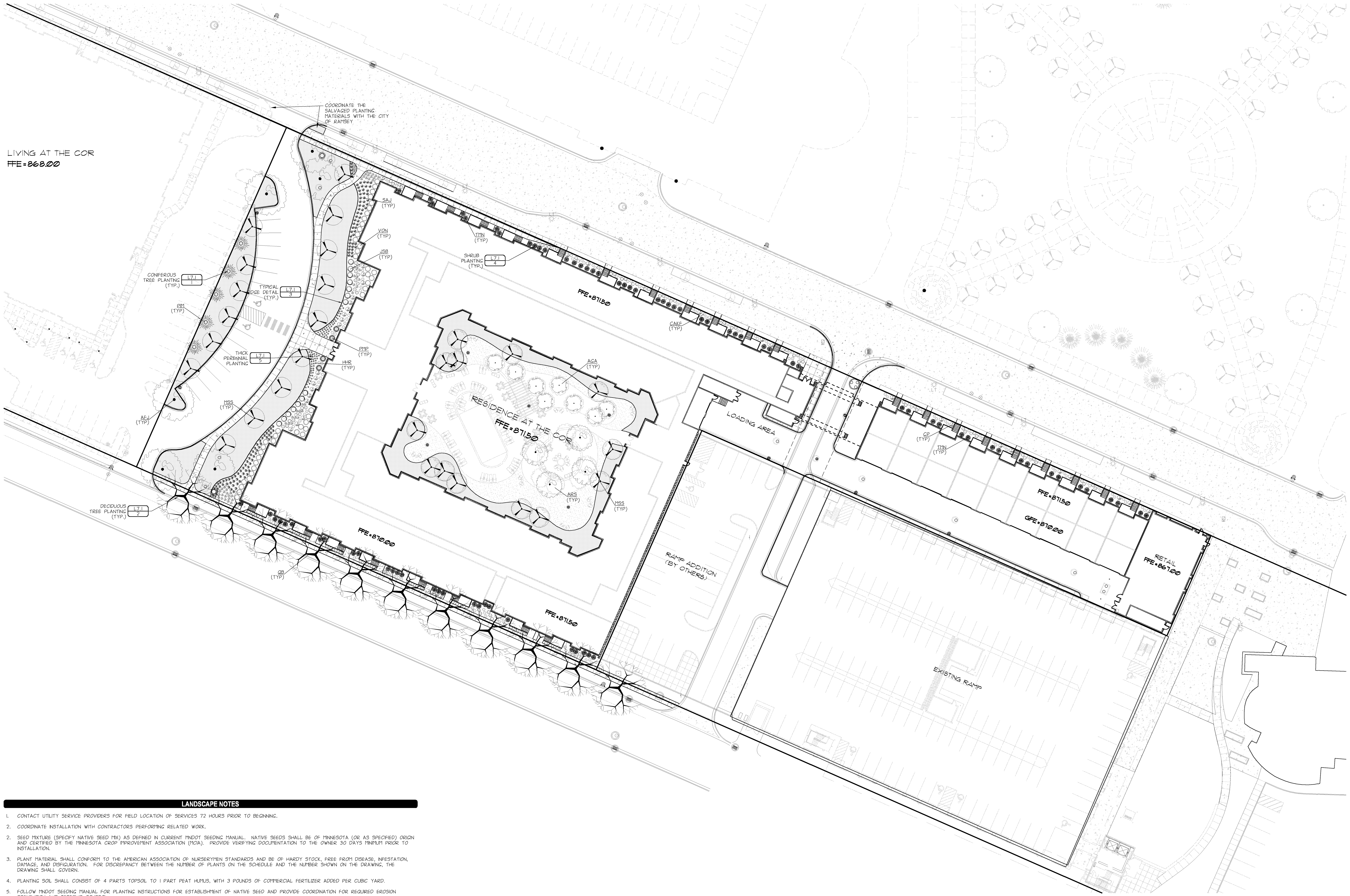

LANDSCAPE NOTES

1. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
2. COORDINATE INSTALLATION WITH CONTRACTORS PERFORMING RELATED WORK.
2. SEED MIXTURE (SPECIFY NATIVE SEED MIX) AS DEFINED IN CURRENT MNDOT SEEDING MANUAL. NATIVE SEEDS SHALL BE OF MINNESOTA (OR AS SPECIFIED) ORIGIN AND CERTIFIED BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCIA). PROVIDE VERIFYING DOCUMENTATION TO THE OWNER 30 DAYS MINIMUM PRIOR TO INSTALLATION.
3. PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE OF HARDY STOCK, FREE FROM DISEASE, INFESTATION, DAMAGE, AND DISFIGURATION. FOR DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE SCHEDULE AND THE NUMBER SHOWN ON THE DRAWING, THE DRAWING SHALL GOVERN.
4. PLANTING SOIL SHALL CONSIST OF 4 PARTS TOPSOIL TO 1 PART PEAT HUMUS, WITH 3 POUNDS OF COMMERCIAL FERTILIZER ADDED PER CUBIC YARD.
5. FOLLOW MNDOT SEEDING MANUAL FOR PLANTING INSTRUCTIONS FOR ESTABLISHMENT OF NATIVE SEED AND PROVIDE COORDINATION FOR REQUIRED EROSION PREVENTION AND SEDIMENT CONTROL.
6. EDGE SHRUB BEDS WITH 6-INCH BLACK VINYL EDGING (BLACK DIAMOND OR APPROVED EQUAL).
7. PLACE PLANTS ACCORDING TO LAYOUT WITH PROPER NOMINAL SPACING.
8. SEE DETAILS FOR DEPTH OF PLANTING SOIL.
9. INSTALL 4 INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN SHRUB BED AREAS.
10. INSTALL 2 TO 3 INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN PERENNIAL BED AREAS
11. INSTALL A 4-FOOT DIAMETER SHREDDED HARDWOOD BARK MULCH DISH AROUND TREES NOT PLACED WITHIN A SHRUB OR PERENNIAL PLANTING BED. VINYL EDGING IS NOT REQUIRED, UNLESS NOTED OTHERWISE.
12. IRRIGATION SYSTEM MUST HAVE AN APPROVED BACK FLOW DEVICE INSTALLED IN THE IRRIGATION ENCLOSURE. ALL NEW SYSTEMS MUST INSTALL A RAIN SENOR DEVICE TO STOP IRRIGATION DURING RAIN EVENTS. ALL LANDSCAPE AREAS ARE REQUIRED TO HAVE AN IN-GROUND IRRIGATION SYSTEM, TO BE MAINTAINED BY THE PROPERTY OWNER.
13. STREET TREES, AS WELL AS TREES PLANTED IN THE INTERIOR OF THE LOT BUT ADJACENT TO THE PUBLIC SIDEWALK, SHOULD HAVE A MINIMUM CLEAR TRUNK HEIGHT (NO BRANCHES) OF SEVEN (7') FEET TO AVOID CONFLICTS WITH PEDESTRIANS.
14. A MINIMUM OF SIX (6) INCHES OF TOPSOIL THAT MEETS MnDOT'S PREMIUM TOPSOIL BORROW SPECIFICATION MUST BE INSTALLED OVER ALL DISTURBED AREAS NOT DEVOTED TO BUILDINGS, OFF-STREET PARKING, DRIVEWAYS, SIDEWALKS, PATIOS, OR OTHER SUCH IMPROVEMENTS. IF AMENDING ONSITE TOPSOIL, DOCUMENTATION MUST BE SUPPLIED TO THE CITY CERTIFYING THAT THE AMENDED MATERIAL MEETS THIS SPECIFICATION PRIOR TO INSTALLATION.
15. UPON ACCEPTANCE OF LANDSCAPING BY CITY, A TWO (2) YEAR MAINTENANCE GUARANTEE IS REQUIRED.

PLANTING SCHEDULE

COUNT	NAME	KEY	COMMON NAME	SCIENTIFIC NAME	MATURE SIZE	PLANTING SIZE
80	CONIFEROUS SHRUBS	TMN	NIGRA YEW	TAXUS X MEDIA 'NIGRA'	5'H x 5'W	24" HT.
14	CONIFEROUS SHRUBS	JSB	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	12"H x 5'W	24" WIDTH.
4	CONIFEROUS SHRUBS	PMP	MUGHO PINE	PINUS MUGHO PUMILIO	5'H x 6'W	24" HT.
5	CONIFEROUS TREES	PIM	BLACK SPRUCE	PICEA MARIANA	70'H x 30'W	6' HT.
38	DECIDUOUS SHRUBS	CP	DWARF RED TIPPED DOGWOOD	CORNUS PUMILA	3'H x 4'W	24" HT.
114	DECIDUOUS SHRUBS	SJLP	LITTLE PRINCESS SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	3'H x 3'W	24" HT.
44	DECIDUOUS SHRUBS	VON	DWARF EUROPEAN CRANBERRYBUSH	VIBURNUM OPULUS 'NANUM'	5'H x 5'W	24" HT.
11	DECIDUOUS TREES	QB	SWAMP WHITE OAK	QUERCUS BICOLOR	60'H x 50'W	2.5" CAL.
6	DECIDUOUS TREES	AFJ	AUTUMN BLAZE MAPLE	ACER x FREEMANII 'JEFFERSRED'	50'H x 40'W	2.5" CAL.
15	DECIDUOUS TREES	MSS	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	20'H x 15'W	2.0" CAL.
121	PERENNIALS	SAJ	AUTUMN SEDUM	SEDUM AUTUMN JOY	2'H x 2'W	1 GAL.
58	PERENNIALS	RFG	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	30"H x 22"W	1 GAL.
80	PERENNIALS	HHR	HAPPY RETURNS DAYLILY	HEMEROCALLIS 'HAPPY RETURNS'	2'H x 2'W	1 GAL.

▨ SOD

COURTYARD PLANT SCHEDULE

COUNT	NAME	KEY	COMMON NAME	SCIENTIFIC NAME	MATURE SIZE	PLANTING SIZE
4	DECIDUOUS TREES	ARS	AUTUMN SPIRE MAPLE	ACER RUBRUM 'SPIRE'	50'H x 25'W	2" CAL.
8	DECIDUOUS TREES	AGA	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	20'H x 15'W	2" CAL.
13	DECIDUOUS TREES	MSS	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	20'H x 15'W	2" CAL.

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I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Landscape Architect under the laws of the state of MINNESOTA.

[illegible]

PRELIMINARY
NOT FOR CONSTRUCTION

Darren B. Lazan
Registration No: 42926 DATE:

Signature shown is a digital reproduction of original. Wet signed copy of this plan on file at Landform Engineering Company offices and is available upon request.

REVISIONS

#	Date	Description

DATE 12/03/2010
PROJECT # 10-0064
PHASE Final Site Plan Submittal

DRAWN BY SES
CHECKED BY DWH

LANDSCAPE

L201

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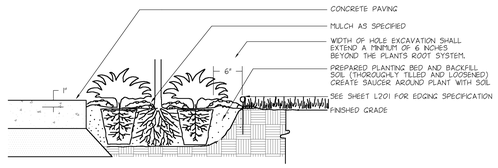
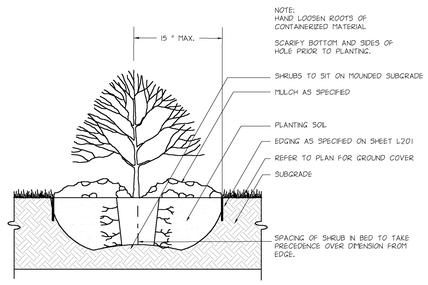
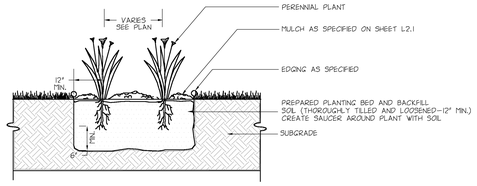


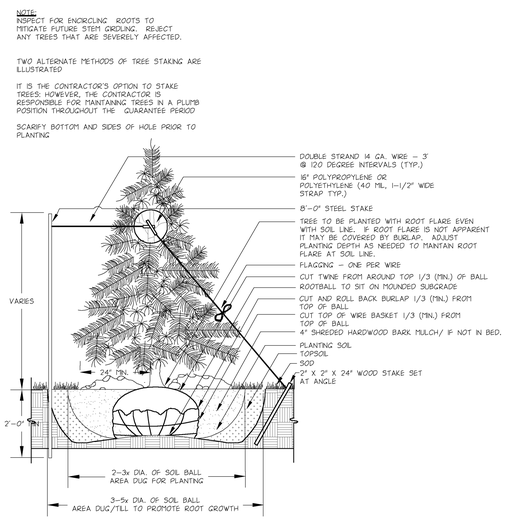
3 TYPICAL EDGE DETAIL AT PLANTING BED



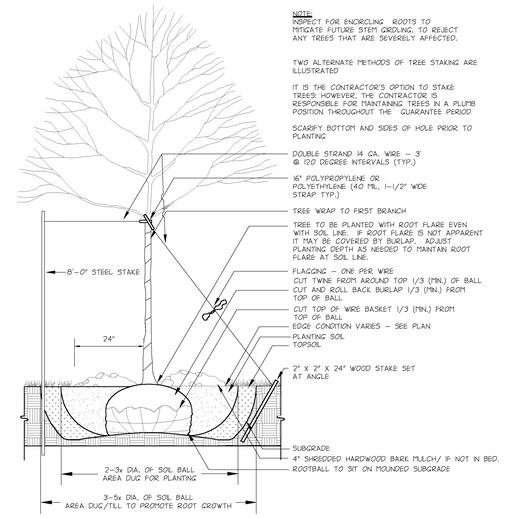
4 TYPICAL SHRUB PLANTING



5 TYPICAL PERENNIAL PLANTING



1 TYPICAL CONIFEROUS TREE PLANTING



2 TYPICAL DECIDUOUS TREE PLANTING

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I hereby certify that this plan 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.

PRELIMINARY

Daniel W. [illegible]
Registration #

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Signatures shown in a digital reproduction of original. Wet signed copy of this plan on file at Landform Engineering. Company of note is not available upon request.

REVISIONS

#	Date	Description

DATE 12/03/2010
PROJECT # 10-0064
PHASE Final Site Plan Submittal

DRAWN BY SES
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LANDSCAPE DETAILS

L701

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