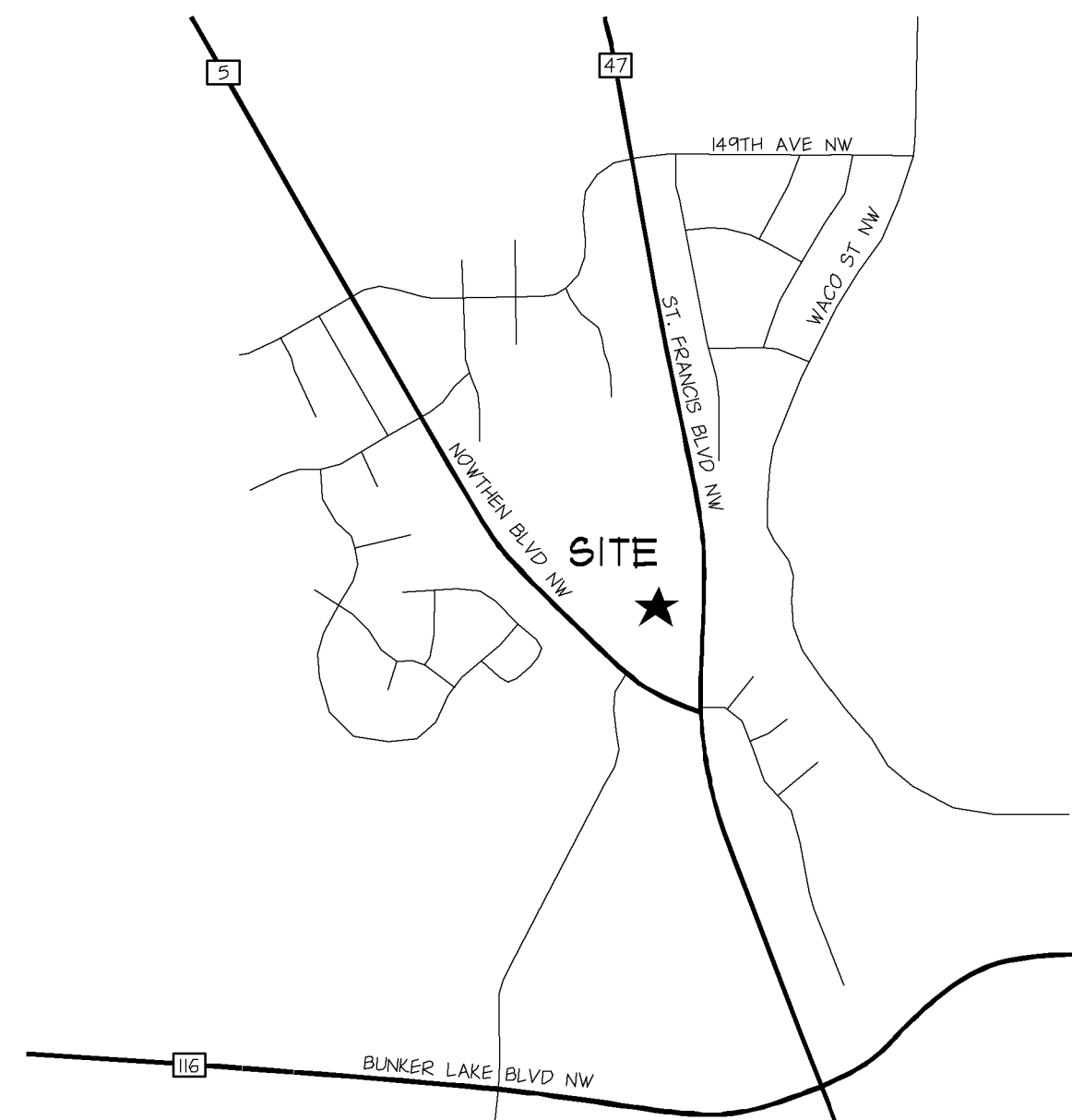


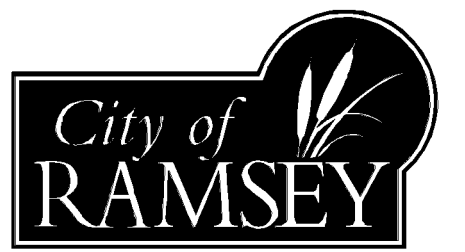
RAMSEY, MN



Stoney River Addition

Ramsey, Minnesota

FIRST PHOENIX GROUP, LLC
 801 CARSLON PARKWAY
 SUITE 1050
 MINNEAPOLIS, MN 55305
 TEL: 612/759-0877



STONEY RIVER ADDITION
RAMSEY, MN

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	DEMOLITION
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN - SE
C2.2	SITE PLAN - NW
C3.1	GRADING, DRAINAGE, PAVING, & EROSION CONTROL - SE
C3.2	GRADING, DRAINAGE, PAVING, & EROSION CONTROL - NW
C4.1	UTILITIES
C4.2	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
C7.3	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE
L2.2	LANDSCAPE

ABBREVIATIONS

D	Angle	JT	Joint
&	And	L.F.	Lead Feet
@	At	L.P.	Low Point / Liquid Petroleum
100 YR.	100 Year Flood Elevation	LB.	Local Government Unit
A.B.	Anchor Bolt	LGU	Local Government Unit
A.D.	Area Drain	LONG.	Longitudinal
A.F.C.	Ar Condensation Unit	LT.	Light / Lighting
ADD.	Addendum	MANT.	Maintenance
ADDL.	Additional	MAS.	Masonry
ADJ.	Adjacent / Adjut	MATL.	Material
AHU	Air Handling Unit	MAX.	Maximum
ALT.	Alternate	MECH.	Mechanical
ALUM.	Aluminum	MEQ.	Medium
ANOD.	Anodized	MFR.	Manufacturer
APPROX.	Approximate	MH	Manhole
ARCH.	Architect / Architectural	MN.	Minnesota / Minute
AUTO.	Automatic	MISC.	Miscellaneous
AVC.	Average	MNDOT	Minnesota Department Of Transportation
B.C.	Back of Curb	MOD.	Module / Modular
B.M.	Benchmark	MUL.	Mullion
B/W	Back of Wall	N.	North
BFE	Basement Floor Elevation	N.I.C.	Not In Contract
BIT	Bituminous (Asphaltic)	N.O. OR #	Number
BLOC	Building	NOM	Normal
BSHT.	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	OH/WL	Ordinary High Water Level
C.O.E.	U.S. Army Corps Of Engineers	OPNG.	Opening
C.Y.	Cubic Yards	ORIC.	Ordnance
CB	Catch Basin	P.C.	Point of Curvature
CBPH	Catch Basin Manhole	P.I.	Point of Intersection
CEH	Cement	PV	Point Indicator Valve
CH	Cast Iron Pipe	P.L. OR P/L	Property Line
CHP	Corrugated Metal Pipe	P.O.B.	Point of Beginning
CONC.	Concrete (Portland)	P.S.F.	Pounds Per Square Foot
CONJ.	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.L	Point of Vertical Intersection
COP.	Copper	P.V.T.	Point of Vertical Tangency
CU.	Cup	PE	Polyethylene
D.S.	Down Spout	PE	Pedestal / Pedestrian
DEG.	Degree	PERF.	Perforated
DEMO.	Demolition / Demolish	PREP.	Preparation
DEPT.	Department	PROJ.	Project
DET.	Detail	PROP.	Proposed
DI.	Diameter	PVC	Poly-Vinyl-Chloride (Pipe)
DIAG.	Diagonal	PVMT.	Pavement
DIM.	Dimension	QTR.	Quarter
DI	Ductile Iron Pipe	QTY.	Quantity
DN	Down	R.	Radius
DWG.	Drawing	RAD.	Radius
E.	East	R.D.	Root Drain
E.J.	Expansion Joint	R.E.	Remove Existing
E.O.S.	Emergency Over-Flow Spile	R.O.	Rough Opening
E.W.	Each Way	R.P.	Radius Point
EA.	Each	RCP	Reinforced Concrete Pipe
ELEC.	Electrical	R.S.	Rough Slop
ELEV.	Elevation	RE.	Regrading
EMER.	Emergency	REQD.	Required
ENGR.	Engineer	REV.	Revision / Revised
ENTR.	Entrance	REGU.	Regulatory Government Unit
EQ.	Equipment	R/W	Right of Way
EQUIV.	Equivalent	S.	South
EXP.	Expansion	S.F.	Square Feet
F. & I	Furnish and Install	SAN.	Sanitary Sewer
F.B.O.	Furnished by Others	SECT.	Section
F.C.	Face of Curb	SE	Side Ext.
F.D.	Floor Drain	SEWO	Side Ext. Walk Out
F.D.C.	Fire Department Connection	SHT.	Sheet
F.V.	Field Verify	SHT.	Sheet
FB	Full Basement	SLNT.	Sloper
FBWO	Full Basement Walk Out	SLNT.	Sloper
FBLO	Full Basement Look Out	SPEC.	Specification
FDN.	Foundation	SQ.	Square
FES	Flared End Section	SPTH	Storm Sewer Manhole
FF	Finished Floor Elevation	STRUC.	Structural
FLR.	Floor	SYM.	Symmetrical
FT. OR (')	Foot	T/R	Top of Rim
FUT.	Future	T/W	Top of Wall
G.B.	Grade Break	TEMP.	Temporary
G.C.	General Contractor	THK.	Thick / Thickness
GAL.	Gallon	TYP.	Typical
GALV.	Galvanized	UN.O.	Unless Noted Otherwise
GPE	Garage Floor Elevation	V.B.	Vapor Barrier
GL.	Gloss	V.C.	Vertical Curve
GR.	Grade	V.F.	Verify in Field
H.	Height	VER.	Verify
H.P.	High Point	VERT.	Vertical
HDPEP	High Density Polyethylene Pipe	VEST.	Vestibule
HCT	Horizontal	W.	Width
HORIZ.	Horizontal	W.P.T.	Working Point
HVAC	Heating, Ventilation, Air Conditioning	W.W.F.	Welded Wire Fabric
HYD.	Hydrant	W/O	Without
LD.	Inside Dimension	W/O	Walk Out
IN. OR (")	Inches	W/O	Walk Out
INFO.	Information	W/O	Walk Out
IN.	Inset Elevation	W/O	Walk Out
INSUL.	Insulation	W/O	Walk Out
INV.	Invert Elevation	W/O	Walk Out

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
	CONTOUR		CONTOUR
	SPOT ELEVATION		SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVERHANG		UNDERGROUND STRUCTURE
	CONCRETE		RAILROAD
	CONCRETE CURB		CONCRETE
	EDGE OF PAVEMENT		CONCRETE CURB
	FENCING		EDGE OF PAVEMENT
	GUARD RAIL		FENCING
	CONCRETE RETAINING WALL		GUARD RAIL
	FIELDSTONE RETAINING WALL		CONCRETE RETAINING WALL
	MODULAR RETAINING WALL		FIELDSTONE RETAINING WALL
	SOIL BORING		MODULAR RETAINING WALL
	LIGHT POLE		DOORWAY
	TREES		LIGHT STANDARD
	DENOTES TREE LIMITS		POWER POLE
	MANHOLE		SLOPE, DIRECTION OF FLOW
	CATCH BASIN		BOLLARD
	FIRE HYDRANT		STORM SEWER
	WATER VALVE		SANITARY SEWER-WASTE
	FLARED END SECTION		FORCE MAIN
	IRON MONUMENT FOUND		ROOF DRAIN COLLECTOR
	IRON PIPE MONUMENT SET		WATER MAIN
	P.K. NAIL		FIRE LINE (IF SEPARATE)
	POWERPOLE		FIRE DEPARTMENT CONNECTION
	GUARD POST		DOMESTIC WATER SERVICE
	UTILITY BOX (TV, TEL, ELEC)		CULVERT & END SECTION
	TRAFFIC BOX		GAS LINE
	GAS METER		SOL SUBDRAN
	TRAFFIC SIGN		ELECTRIC-OVERHEAD
	CITY WIRE		ELECTRIC-UNDERGROUND
	REGISTRAR OF TITLES		TELEPHONE-OVERHEAD
	COUNTY RECORDER		TELEPHONE-UNDERGROUND
	STORM SEWER LINE		UNDERGROUND CABLE/TV
	SANITARY SEWER LINE		UNDERGROUND CABLE/TV
	WATER MAIN		LAWN SPRINKLER SLEEVE
	UNDERGROUND GAS		
	OVERHEAD TELEPHONE		
	UNDERGROUND TELEPHONE		
	UNDERGROUND ELECTRIC		
	OVERHEAD ELECTRIC		
	UNDERGROUND CABLE T.V.		
	OVERHEAD CABLE T.V.		
	WELL		
	RESTRICTED ACCESS		
	NOTE NUMBER		
	DENOTES BITUMINOUS SURFACE		

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SILT FENCE
	CONSTRUCTION LIMITS
	INLET PROTECTION

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
	NOTE REFERENCE
	PARKING STALL COUNT
	LARGE SHEET DETAIL
	COORDINATE POINT
	REVISION - ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

LEGAL DESCRIPTION

LOT 2, BLOCK 1, STONEY RIVER ADDITION

BENCHMARK

ELEVATION DATUM IS BASED ON CITY OF RAMSEY DATA.
 HSUBENCHMARK IS LOCATED TOP OF NAIL (AS SHOWN ON SURVEY)
 ELEVATION = 883.82
 BENCHMARK IS LOCATED SANITARY SEWER MH, "THE PONDS OF RAMSEY", SWLY OF SITE
 RIM ELEVATION = 833.10

ARCHITECT

MUDROVICH ARCHITECTS
 300 NORTH THIRD STREET
 SUITE 304
 WAUSAU, WI 54480
 (TELE) 715.848.4880

SHEET INDEX

C0.1	CIVIL TITLE SHEET
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C1.1	DEMOLITION
C2.0	OVERALL SITE PLAN
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C4.1	UTILITIES
C4.2	UTILITIES
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C7.2	CIVIL CONSTRUCTION DETAILS
C7.3	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE - SE
L2.2	LANDSCAPE - NW

REVISION HISTORY

DATE	REVISION	REVIEW
07 JUN 2011	CITY SUBMITTAL	SES

PROJECT MANAGER REVIEW

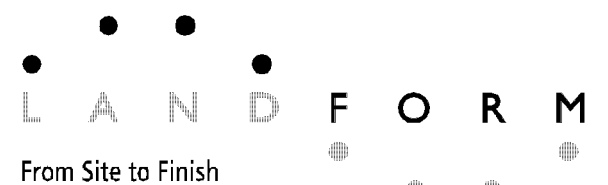
BY/CHK	DATE (07/2011)

CERTIFICATION

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

CITY SUBMITTAL

JUNE 7, 2011



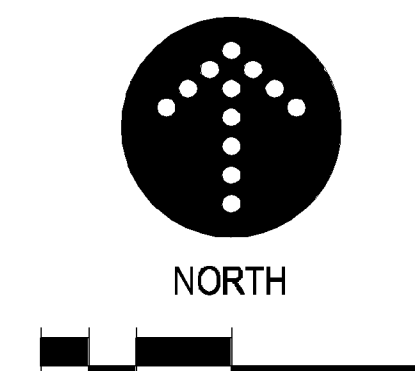
From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070
 Suite 513 Fax: 612-252-9077
 Minneapolis, MN 55401 Web: landform.net

FILE NAME C001FPG.DWG
 PROJECT NO. FPG1001

CIVIL TITLE SHEET

C0.1





① & ② CENTERS OF HIGHWAY EASMENT PER DOC. 453032 AND PER COUNTY STATE AID ROAD NO. 5 SHEET 4 OF 60 SHEETS

COUNTY STATE AID HIGHWAY NO. 5 CENTERLINE DATA: DELTA C = 1'35" DC = 5'00" T.S. = 317.39 FEET L.S. = 300.00 FEET L.C. = 31.66 FEET

HSJ BENCHMARK TOP OF NAIL ELEV. = 889.91

SAN. M.H. RM = 885.10 N. INV. = 870.4 S.E. INV. = 870.4 S.W. INV. = 870.3

SAN. M.H. RM = 885.11 N. INV. = 871.0 S.E. INV. = 871.0 S.W. INV. = 870.9

$\Delta = 11^{\circ}09'32''$
 $L = 211.49$
 $R = 1085.92$

$\Delta = 11^{\circ}09'32''$
 $L = 223.18$
 $R = 1145.92$

$\Delta = 4^{\circ}58'18''$
 $L = 94.23$
 $R = 1086.92$

$\Delta = 4^{\circ}58'19''$
 $L = 99.44$
 $R = 1145.92$

$\Delta = 43^{\circ}47'14''$
 $L = 164.31$
 $R = 215.00$

$S 274.38$
 $S 85^{\circ}34'26'' E$

$N 80^{\circ}19'24'' E$
 $L = 176.40$

$S 227.47$
 $W 144.10$

$S 17.25$
 $W 227.47$

$N 89^{\circ}21'46'' E$
 $L = 106.50$

$S 43^{\circ}47'14''$
 $L = 164.31$
 $R = 215.00$

$S 471.01$
 $W 517.84$

$N 4^{\circ}18'16'' E$
 $L = 517.84$

$S 471.01$
 $W 517.84$

$N 4^{\circ}18'16'' E$
 $L = 517.84$

$S 471.01$
 $W 517.84$

$N 4^{\circ}18'16'' E$
 $L = 517.84$

$S 471.01$
 $W 517.84$

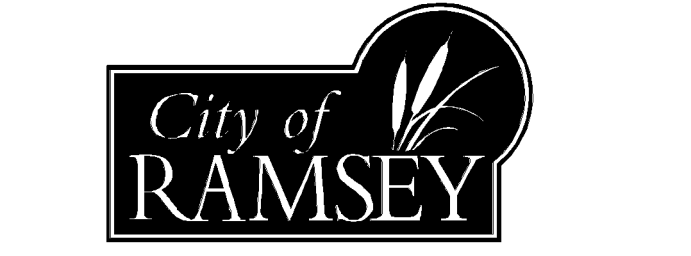
$N 4^{\circ}18'16'' E$
 $L = 517.84$

$S 471.01$
 $W 517.84$

DEVELOPER

FIRST PHOENIX GROUP, LLC
601 CARSLON PARKWAY
SUITE 1050
MINNEAPOLIS, MN 55305
TEL: (612) 759-0877

MUNICIPALITY



PROJECT

STONEY RIVER ADDITION
RAMSEY, MN

SHEET INDEX

SHEET	TITLE
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C1.5	SITE PLAN - NW
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C1.7	GRADING, DRAINAGE, PAVING, & EROSION CONTROL - SE
C1.8	GRADING, DRAINAGE, PAVING, & EROSION CONTROL - NW
C1.9	UTILITIES
C1.10	LANDSCAPE

REVISION HISTORY

CONTACT ENGINEER FOR ANY PROHIBITION

DATE	REVISION	REVIEW
07 JUN 2011	CITY SUBMITTAL	SES

PROJECT MANAGER REVIEW

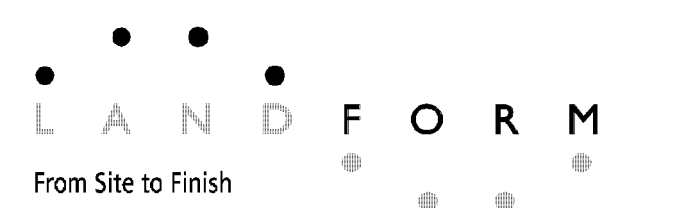
DATE 06.07.2011

CERTIFICATION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE THIS SHEET HAS BEEN REPRODUCED WITHOUT INTERED RESPONSIBILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

CITY SUBMITTAL
JUNE 7, 2011



105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C:\00FFG01.DWG
PROJECT NO. FPG1001

OVERALL EXISTING CONDITIONS
C1.0

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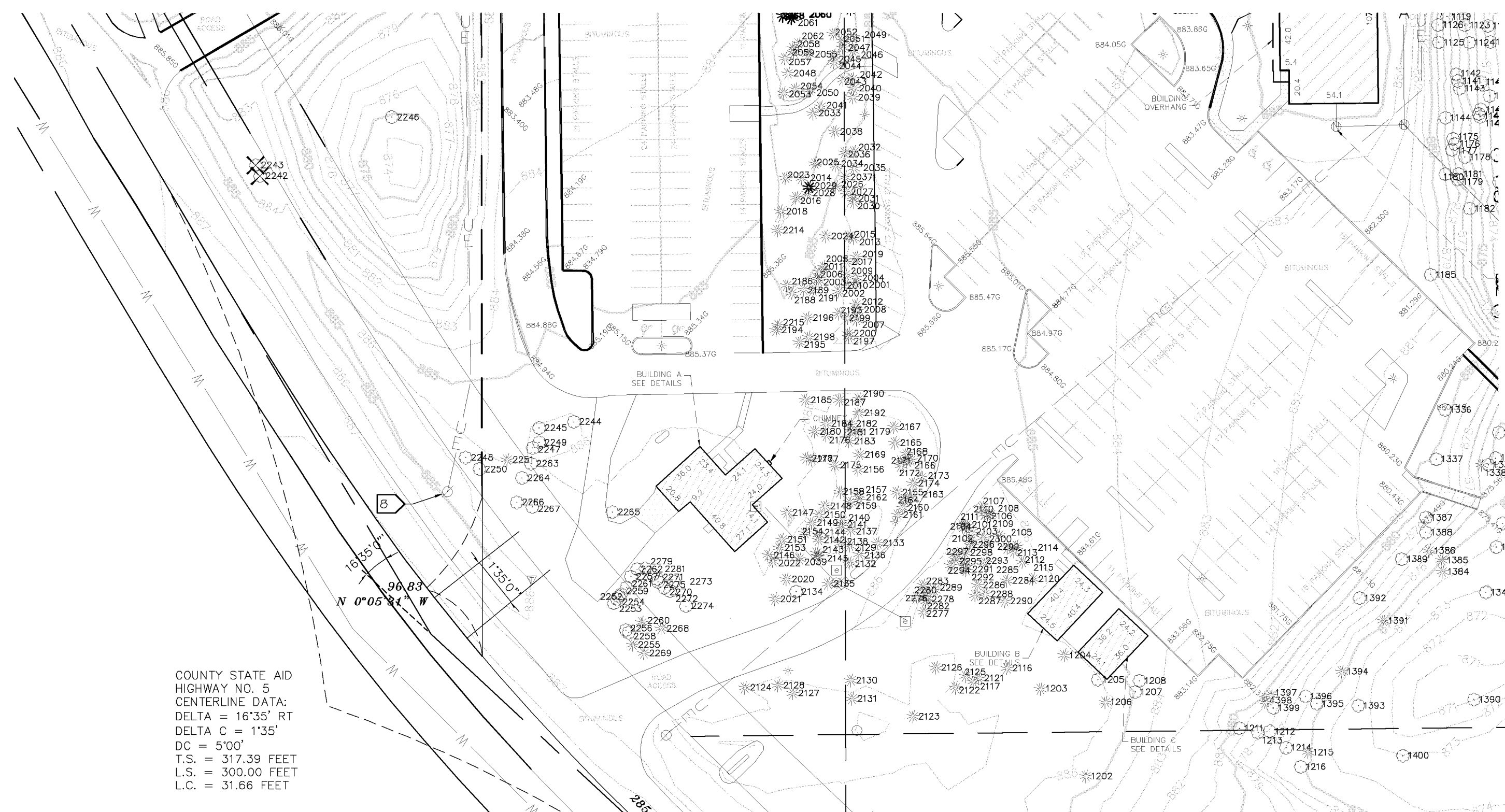
EXISTING CONDITIONS

BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY HARRY S. JOHNSON COMPANY, BLOOMINGTON, MINNESOTA, ON APRIL 22, 2011, EXPRESSLY FOR THIS PROJECT, CITY OF RAMSEY, MINNESOTA RECORD DRAWINGS; AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ENGINEER.

Know what's Below.
Call before you dig.

NORTH

0 60 120



DEMOLITION AND CLEARING NOTES

- OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES <7> HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
- DIMENSIONS SHOWN FOR REMOVAL ARE APPROXIMATE. COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
- REFER TO DETAILS FOR PAVEMENT SAWCUT. REMOVE CONCRETE WALKS AND CURBING TO THE NEAREST EXISTING JOINT BEYOND CONSTRUCTION LIMITS.
- SEE SHEET C31 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
- COMPLETE DEMOLITION WITH MINIMAL DISRUPTION OF TRAFFIC. COORDINATE LANE CLOSURES WITH THE REGULATORY AUTHORITY AND PROVIDE ADVANCE NOTIFICATION TO AFFECTED EMERGENCY SERVICE PROVIDERS.
- PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL, AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
- PROTECT STRUCTURES, UTILITIES, TREES, PLANT MATERIAL, SO2, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED FOR REMOVAL. DAMAGE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST.

DEMOLITION AND CLEARING NOTES

- REMOVE TREES NOTED, INCLUDING ROOT STRUCTURES, FROM THE SITE. COORDINATE WITH OWNER TO MARK TREES TO BE SAVED OR TRANSPLANTED PRIOR TO CLEARING.
- 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.
- COORDINATE REMOVAL, RELOCATION, TERMINATION, AND RE-USE OF EXISTING PRIVATE UTILITY SERVICES AND APPURTENANCES WITH THE UTILITY COMPANIES. RESTORE ELECTRIC HANDHOLES, PULLBOXES, POWERPOLES, GUYWIRES, AND STRUCTURES DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
- 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.
- HALL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS, UNLESS NOTED OTHERWISE.

LEGEND

✕ TREE REMOVAL

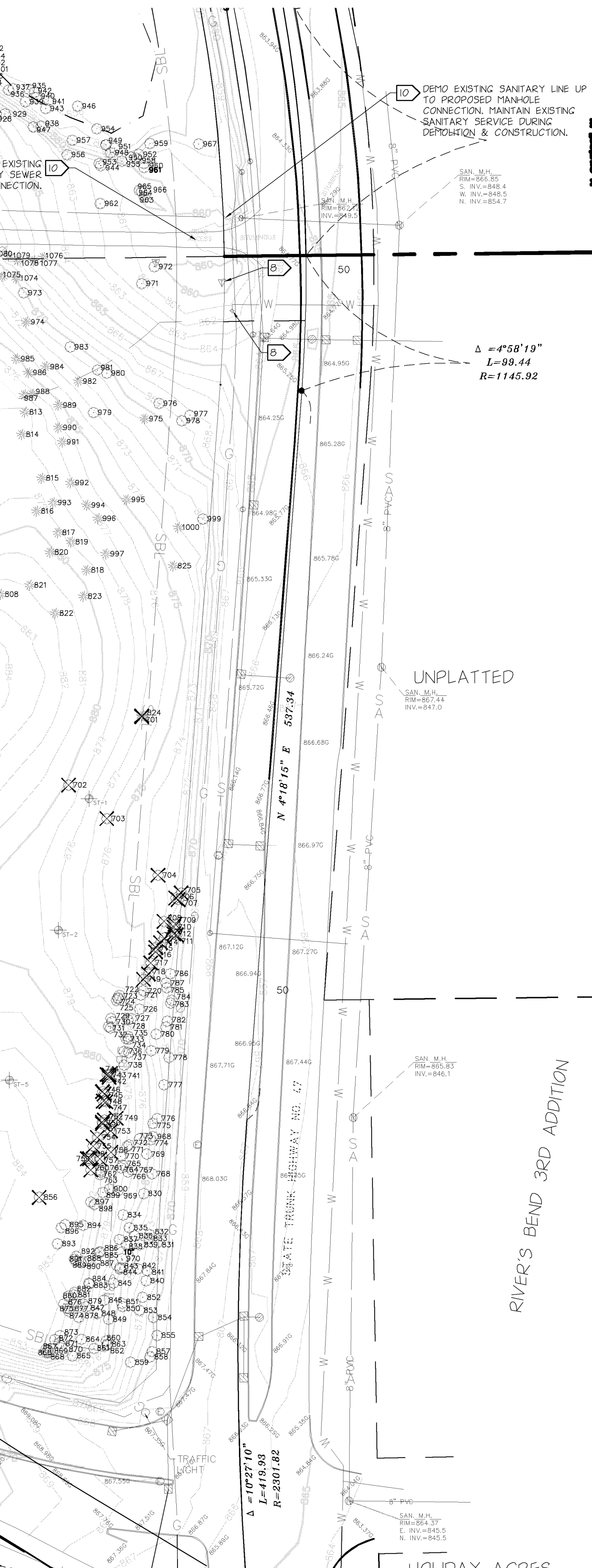
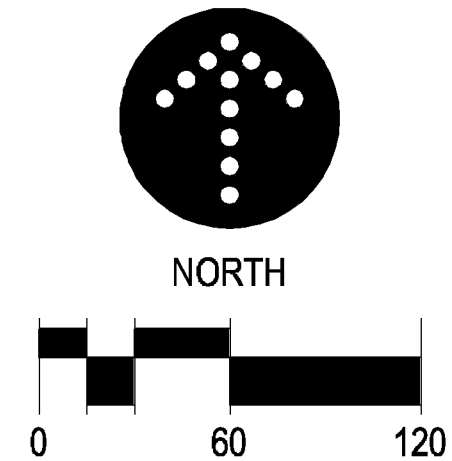
COUNTY STATE AID
HIGHWAY NO. 5
CENTERLINE DATA:
DELTA = 16°35' RT
DELTA C = 1'35"
DC = 5'00"
T.S. = 317.39 FEET
L.S. = 300.00 FEET
L.C. = 31.66 FEET

TREE REPLACEMENT PLAN

TREE #	TYPE	SIZE	NOTE
601	coniferous	6	REMOVE
701	coniferous	6	REMOVE
702	deciduous	12	REMOVE
703	deciduous	8	REMOVE
704	deciduous	8	REMOVE
705	deciduous	8	REMOVE
706	deciduous	10	REMOVE
707	deciduous	14	REMOVE
708	deciduous	8	REMOVE
709	deciduous	8	REMOVE
710	deciduous	6	REMOVE
711	deciduous	6	REMOVE
712	deciduous	6	REMOVE
713	deciduous	14	REMOVE
714	deciduous	6	REMOVE
715	deciduous	8	REMOVE
716	deciduous	8	REMOVE
717	deciduous	4	REMOVE
718	deciduous	12	REMOVE
719	deciduous	8	REMOVE
720	deciduous	10	REMOVE
721	deciduous	8	REMOVE
722	deciduous	6	REMOVE
723	deciduous	6	REMOVE
724	deciduous	10	REMOVE
725	deciduous	8	REMOVE
726	deciduous	4	REMOVE
727	deciduous	10	REMOVE
728	deciduous	8	REMOVE
729	deciduous	6	REMOVE
730	deciduous	6	REMOVE
731	deciduous	10	REMOVE
732	deciduous	6	REMOVE
733	deciduous	6	REMOVE
734	deciduous	6	REMOVE
735	deciduous	8	REMOVE
736	deciduous	8	REMOVE
737	deciduous	10	REMOVE
738	deciduous	6	REMOVE
741	deciduous	6	REMOVE
742	deciduous	8	REMOVE
743	deciduous	8	REMOVE
744	deciduous	6	REMOVE
745	deciduous	8	REMOVE
746	deciduous	6	REMOVE
747	deciduous	7	REMOVE
748	deciduous	6	REMOVE
749	deciduous	10	REMOVE
750	deciduous	6	REMOVE
751	deciduous	6	REMOVE
752	deciduous	10	REMOVE
753	deciduous	8	REMOVE
754	deciduous	6	REMOVE
755	deciduous	6	REMOVE
756	deciduous	6	REMOVE
757	deciduous	14	REMOVE
758	deciduous	8	REMOVE
759	deciduous	6	REMOVE
760	deciduous	6	REMOVE
761	deciduous	8	REMOVE
762	deciduous	6	REMOVE
763	deciduous	10	REMOVE
764	deciduous	6	REMOVE
765	deciduous	6	REMOVE
766	deciduous	6	REMOVE
767	deciduous	8	REMOVE
768	deciduous	10	REMOVE
769	deciduous	6	REMOVE
770	deciduous	6	REMOVE
771	deciduous	8	REMOVE
772	deciduous	8	REMOVE
773	deciduous	8	REMOVE
774	deciduous	6	REMOVE
775	deciduous	8	REMOVE
776	deciduous	8	REMOVE
777	deciduous	12	REMOVE
778	deciduous	4	REMOVE
779	deciduous	12	REMOVE
780	deciduous	10	REMOVE

TREE #	TYPE	SIZE	NOTE
781	deciduous	8	
782	deciduous	8	
783	deciduous	10	
784	deciduous	10	
785	deciduous	8	
786	deciduous	4	
787	deciduous	4	
792	coniferous	22	REMOVE
796	coniferous	6	REMOVE
824	coniferous	6	REMOVE
826	coniferous	4	REMOVE
827	coniferous	10	REMOVE
828	coniferous	8	REMOVE
829	deciduous	22	REMOVE
830	deciduous	12	
831	deciduous	8	
832	deciduous	8	
833	deciduous	10	
834	deciduous	8	
835	deciduous	8	
836	deciduous	8	
837	deciduous	8	
838	deciduous	10	
839	deciduous	8	
840	deciduous	18	
841	deciduous	10	
842	deciduous	8	
843	deciduous	10	
844	deciduous	8	
845	deciduous	6	
846	deciduous	6	
847	deciduous	6	
848	deciduous	8	
849	deciduous	6	
850	deciduous	8	
851	deciduous	8	
852	deciduous	10	
853	deciduous	8	
854	deciduous	8	
855	deciduous	10	
856	deciduous	4	REMOVE
857	deciduous	10	
858	deciduous	24	
859	deciduous	14	
860	deciduous	8	
861	deciduous	8	
862	deciduous	8	
863	deciduous	8	
864	deciduous	8	
865	deciduous	8	
866	deciduous	8	
867	deciduous	8	
868	deciduous	8	
869	deciduous	8	
870	deciduous	8	
871	deciduous	8	
872	deciduous	12	
873	deciduous	6	
874	deciduous	6	
875	deciduous	4	
876	deciduous	12	REMOVE
877	deciduous	4	

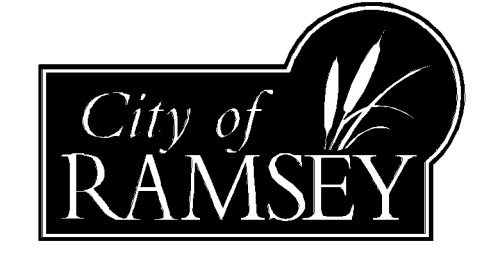
TREE #	TYPE	SIZE	NOTE
878	deciduous	6	
879	deciduous	6	
880	deciduous	6	
881	deciduous	4	
882	deciduous	6	
883	deciduous	8	
884	deciduous	8	
885	deciduous	4	
886	deciduous	4	
887	deciduous	10	
888	deciduous	6	
889	deciduous	10	
890	deciduous	12	
891	deciduous	6	
892	deciduous	12	
893	deciduous	10	
894	deciduous	6	
895	deciduous	10	
896	deciduous	16	
897	deciduous	10	
898	deciduous	8	
899	deciduous	10	
900	deciduous	6	
1209	coniferous	4	
1210	coniferous	4	
1217	coniferous	4	REMOVE
1218	coniferous	4	REMOVE
1219	deciduous	12	REMOVE
2242	deciduous	12	REMOVE
2243	deciduous	12	REMOVE



DEVELOPER

FIRST PHOENIX GROUP, LLC
601 CARSLON PARKWAY
SUITE 1050
MINNEAPOLIS, MN 55405
TEL: (612) 99-9877

MUNICIPALITY



PROJECT

**STONEY RIVER
ADDITION
RAMSEY, MN**

SHEET INDEX

SHEET	TITLE
C01	CIVIL TITLE SHEET
C10	OVERALL EXISTING CONDITIONS
C11	DEMOLITION
C21	OVERALL SITE PLAN
C21	SITE PLAN-SE
C22	SITE PLAN-NW
C31	GRADING, DRAINAGE, PAVING, & EROSION CONTROL-SE
C32	GRADING, DRAINAGE, PAVING, & EROSION CONTROL-NW
C41	UTILITIES
C42	UTILITIES
C71	CIVIL CONSTRUCTION DETAILS
C72	CIVIL CONSTRUCTION DETAILS
C73	CIVIL CONSTRUCTION DETAILS
L21	LANDSCAPE
L22	LANDSCAPE

REVISION HISTORY

DATE	REVISION	REVIEW
07 JUN 2011	CITY SUBMITTAL	SEB

PROJECT MANAGER REVIEW

BY/CHK	DATE (06/07/2011)

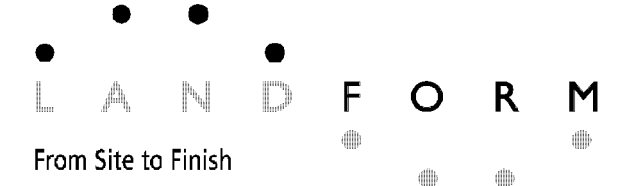
CERTIFICATION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED WITHOUT INTENTED FIDELITY AND IF NO OTHER A VALID DOCUMENT PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

CITY SUBMITTAL

JUNE 7, 2011



105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C:\01\FPG01.DWG

PROJECT NO. FPG1001

DEMOLITION

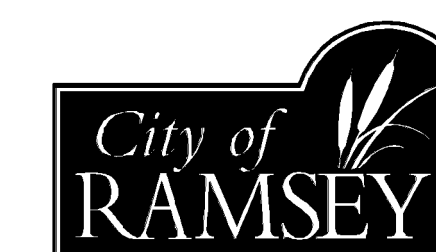
C1.1

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DEVELOPER

FIRST PHOENIX GROUP, LLC
601 CARLSON PARKWAY
SUITE 1050
MINNEAPOLIS, MN 55305
TEL: (612) 759-0877

MUNICIPALITY



PROJECT

STONEY RIVER ADDITION RAMSEY, MN

SHEET INDEX

SHEET	TITLE
C2.0	CIVIL TITLE SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	RESOLUTION
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN-SE
C2.2	SITE PLAN-NW
C3.1	GRADING, DRAINAGE, PAVING, & EROSION CONTROL-SE
C3.2	GRADING, DRAINAGE, PAVING, & EROSION CONTROL-NW
C4.1	UTILITIES
C4.2	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
C7.3	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE
L2.2	LANDSCAPE

REVISION HISTORY

DATE	REVISION	REVIEW
07 JUN 2011	CITY SUBMITTAL	SES

PROJECT MANAGER REVIEW

DATE 06.07.2011

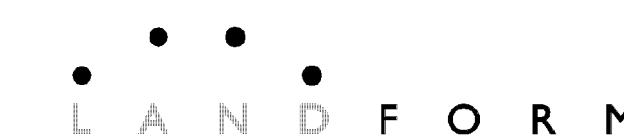
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CITY SUBMITTAL

JUNE 7, 2011



From Site to Finish

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Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

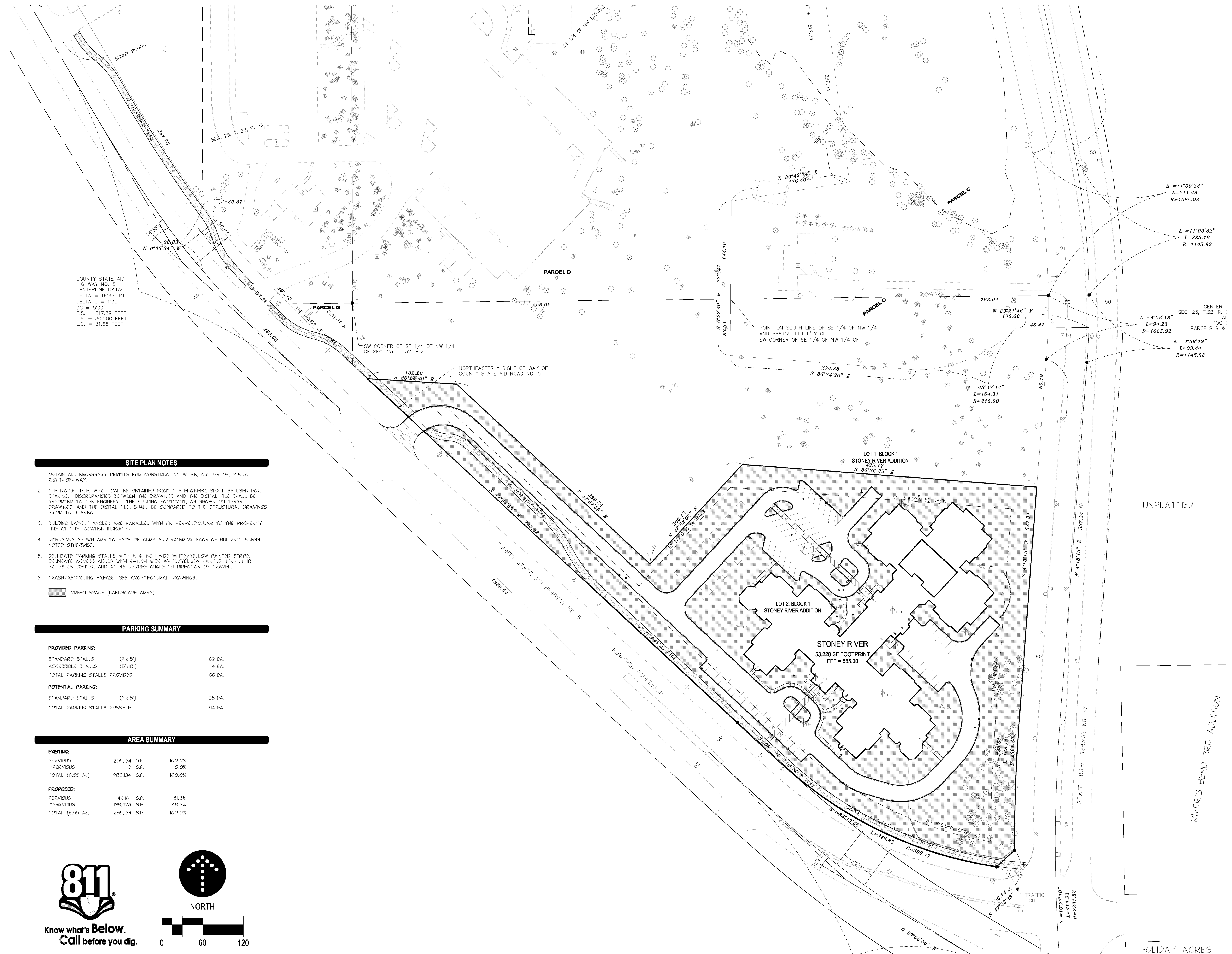
FILE NAME C201FPG01.DWG

PROJECT NO. FPG1001

OVERALL SITE PLAN

C2.0

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COUNTY STATE AID
HIGHWAY NO. 5
CENTERLINE DATA:
DELTA = 16°35' RT
DC = 5'00"
T.S. = 317.39 FEET
L.S. = 300.00 FEET
L.C. = 31.66 FEET

SITE PLAN NOTES

- OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN, OR USE OF, PUBLIC RIGHT-OF-WAY.
- 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.
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- 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.
- TRASH/RECYCLING AREAS: SEE ARCHITECTURAL DRAWINGS.

GREEN SPACE (LANDSCAPE AREA)

PARKING SUMMARY

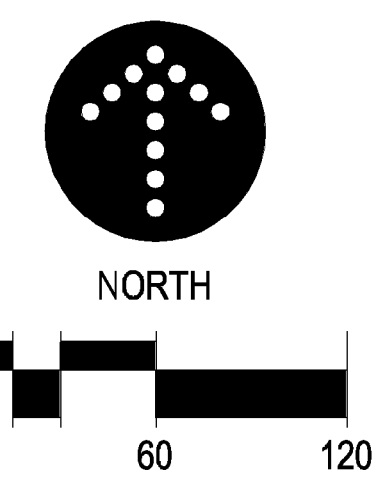
PROVIDED PARKING:		
STANDARD STALLS (9'x18')	62 EA.	
ACCESSIBLE STALLS (8'x18')	4 EA.	
TOTAL PARKING STALLS PROVIDED	66 EA.	
POTENTIAL PARKING:		
STANDARD STALLS (9'x18')	28 EA.	
TOTAL PARKING STALLS POSSIBLE	94 EA.	

AREA SUMMARY

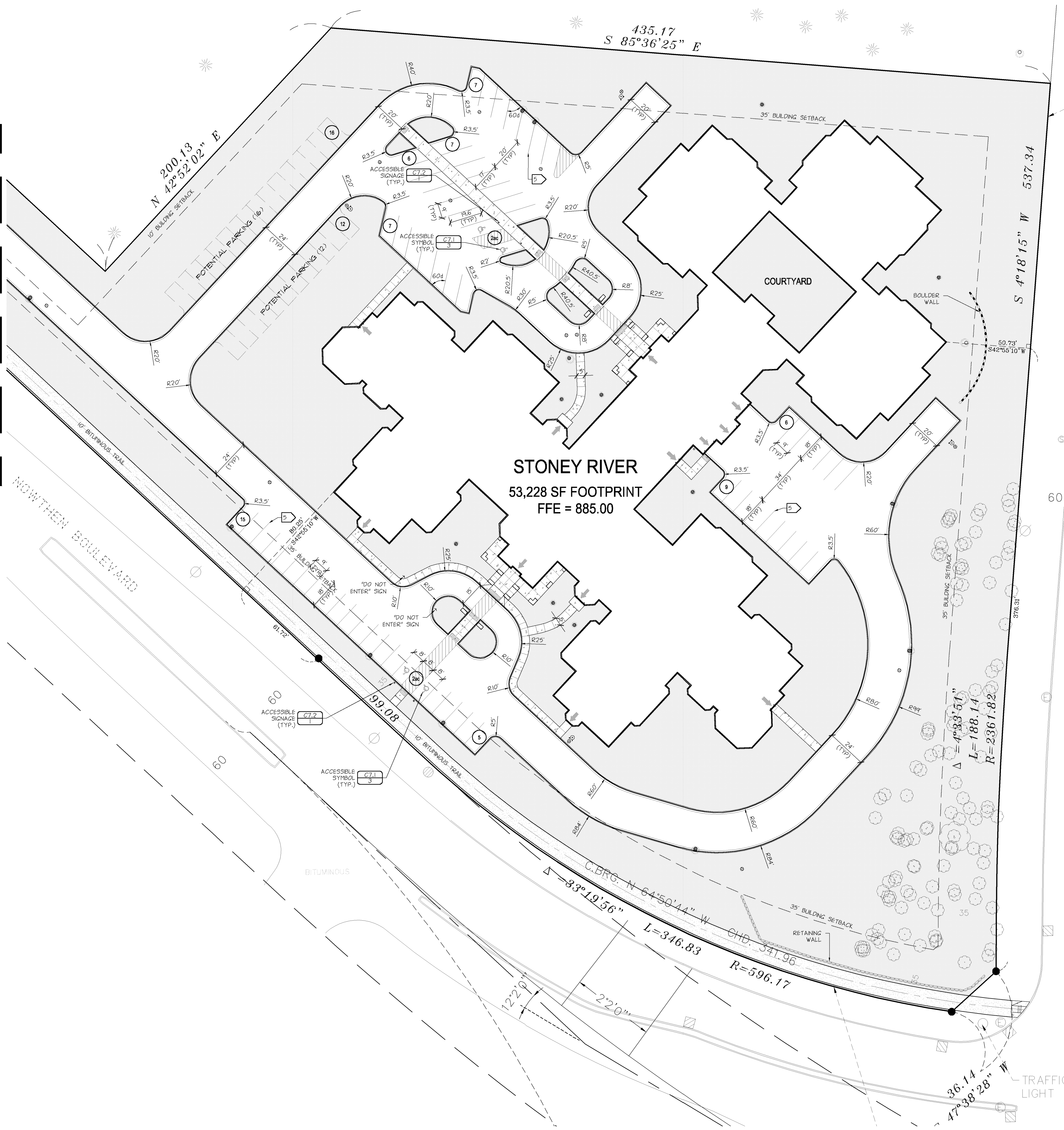
EXISTING:		
PERVIOUS	285,134 S.F.	100.0%
IMPERVIOUS	0 S.F.	0.0%
TOTAL (6.55 Ac)	285,134 S.F.	100.0%
PROPOSED:		
PERVIOUS	146,161 S.F.	51.3%
IMPERVIOUS	138,973 S.F.	48.7%
TOTAL (6.55 Ac)	285,134 S.F.	100.0%



Know what's Below.
Call before you dig.



REFER TO SHEET C2.2



SITE PLAN NOTES

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GREEN SPACE (LANDSCAPE AREA)

PARKING SUMMARY

PROVIDED PARKING:		
STANDARD STALLS	(9'x15')	62 EA.
ACCESSIBLE STALLS	(8'x15')	4 EA.
TOTAL PARKING STALLS PROVIDED		66 EA.
POTENTIAL PARKING:		
STANDARD STALLS	(9'x15')	28 EA.
TOTAL PARKING STALLS POSSIBLE		94 EA.

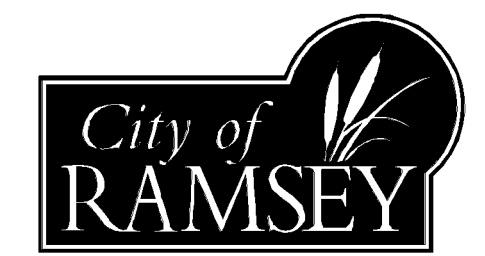
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DEVELOPER

FIRST PHOENIX GROUP, LLC
 601 CARLSON PARKWAY
 SUITE 1050
 MINNEAPOLIS, MN 55305
 TEL: (612) 759-0877

MUNICIPALITY



PROJECT

STONEY RIVER ADDITION
RAMSEY, MN

SHEET INDEX

SHEET	TITLE
C2.0	CIVIL TITLE SHEET
C2.1	OVERALL EXISTING CONDITIONS
C2.2	OVERALL SITE PLAN
C2.3	SITE PLAN - SE
C2.4	SITE PLAN - NW
C2.5	GRADING, DRAINAGE, PAVING, & EROSION CONTROL - SE
C2.6	GRADING, DRAINAGE, PAVING, & EROSION CONTROL - NW
C2.7	UTILITIES
C2.8	CIVIL CONSTRUCTION DETAILS
C2.9	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE
L2.2	LANDSCAPE

REVISION HISTORY

DATE	REVISION	REVIEW
27 JUN 2011	CITY SUBMITTAL	SES

PROJECT MANAGER REVIEW

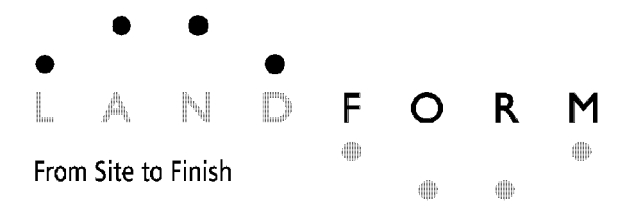
DATE: 06/07/2011

CERTIFICATION

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CITY SUBMITTAL
 JUNE 7, 2011



105 South Fifth Avenue Tel: 612-252-9070
 Suite 513 Fax: 612-252-9077
 Minneapolis, MN 55401 Web: landform.net

FILE NAME: C201FFG01.DWG
 PROJECT NO.: FPG11001

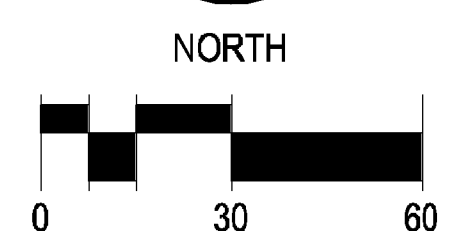
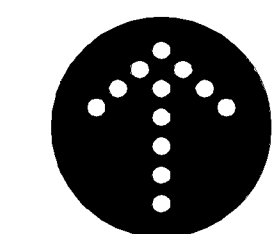
SITE PLAN - SE

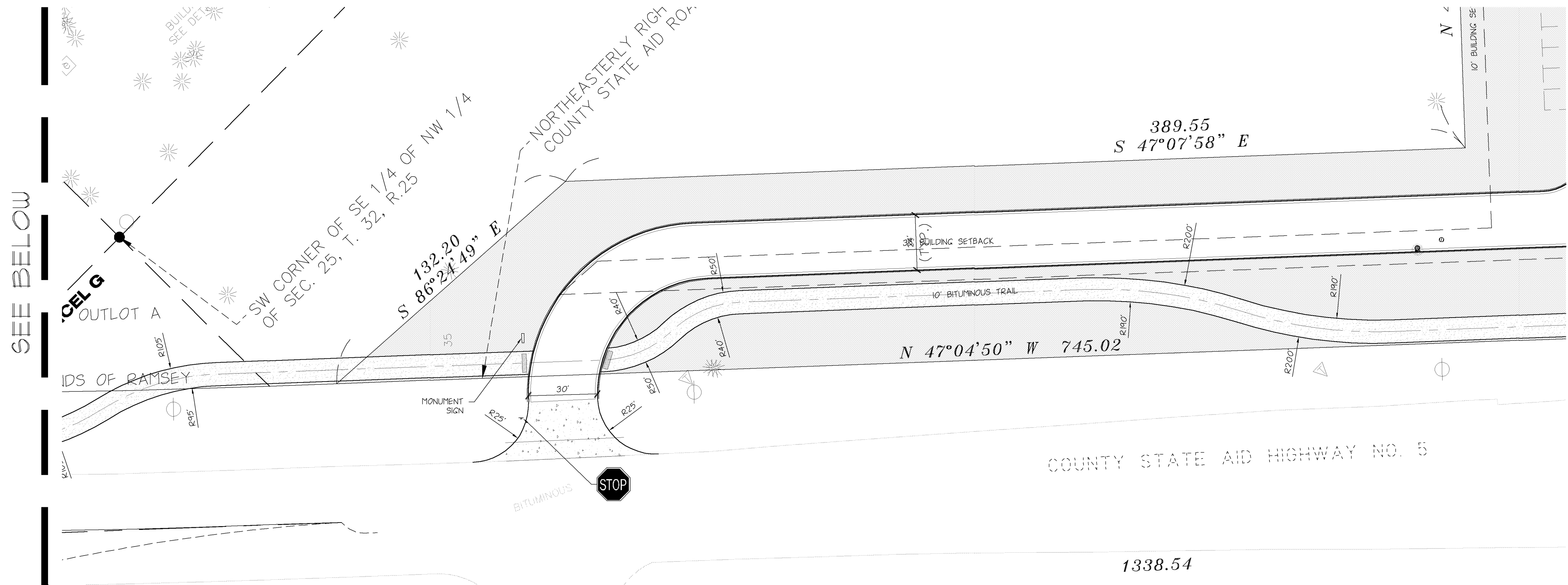
C2.1

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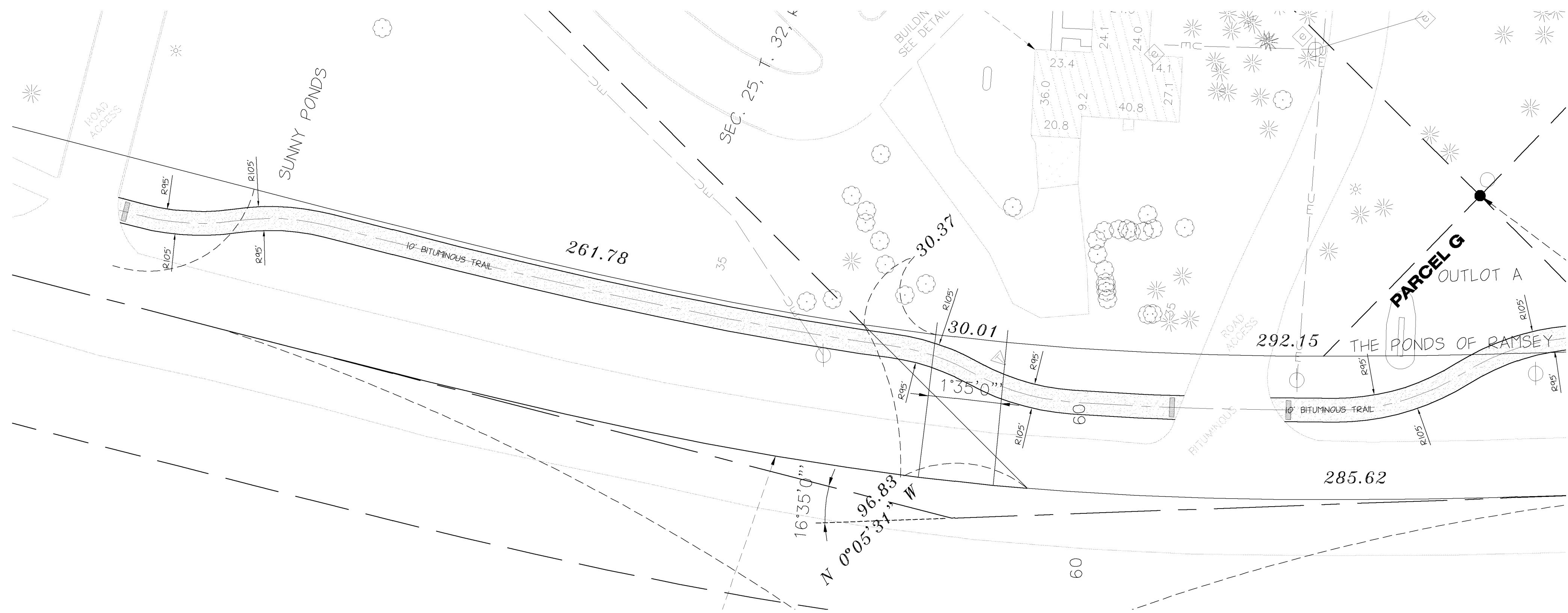
Know what's Below.
 Call before you dig.





SEE BELOW

REFER TO SHEET C2.1



SEE ABOVE

SITE PLAN NOTES

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GREEN SPACE (LANDSCAPE AREA)

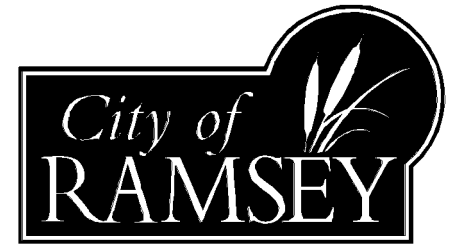
AREA SUMMARY

EXISTING:			
PERVIOUS	285,134 S.F.	100.0%	
IMPERVIOUS	0 S.F.	0.0%	
TOTAL (6.55 Ac)	285,134 S.F.	100.0%	
PROPOSED:			
PERVIOUS	146,161 S.F.	51.3%	
IMPERVIOUS	138,973 S.F.	48.7%	
TOTAL (6.55 Ac)	285,134 S.F.	100.0%	

DEVELOPER

FIRST PHOENIX GROUP, LLC
 801 CARSLON PARKWAY
 SUITE 1050
 MINNEAPOLIS, MN 55305
 TEL: (612) 759-0877

MUNICIPALITY



PROJECT

STONEY RIVER ADDITION
RAMSEY, MN

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	DEMOLITION
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN-SE
C2.2	SITE PLAN-NW
C3.1	GRADING, DRAINAGE, PAVING, & EROSION CONTROL-SE
C3.2	GRADING, DRAINAGE, PAVING, & EROSION CONTROL-NW
C4.1	UTILITIES
C4.2	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
C7.3	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE
L2.2	LANDSCAPE

REVISION HISTORY

DATE	REVISION	REVIEW
27 JUN 2011	CITY SUBMITTAL	SES

PROJECT MANAGER REVIEW

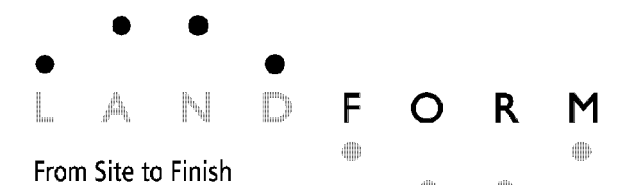
BY: [] DATE: 06/07/2011

CERTIFICATION

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CITY SUBMITTAL
 JUNE 7, 2011



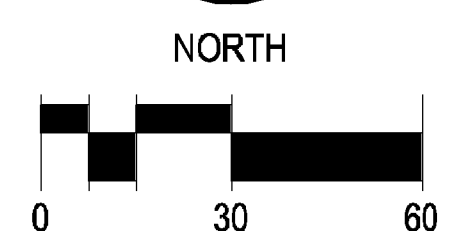
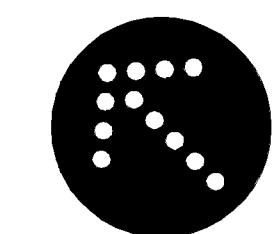
105 South Fifth Avenue Tel: 612-252-9070
 Suite 513 Fax: 612-252-9077
 Minneapolis, MN 55401 Web: landform.net

FILE NAME: C202FFG01.DWG
 PROJECT NO.: FPG11001

SITE PLAN - NW
C2.2



Know what's Below.
 Call before you dig.



REFER TO SHEET C3.2



STONEY RIVER
53,228 SF FOOTPRINT
FFE = 885.00

GRADING NOTES

- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
- REFER TO THE GEOTECHNICAL REPORT PREPARED BY BRAUN INTERTEC, DATED 03/04/10, FOR ADDITIONAL INFORMATION ON BACKFILL MATERIAL AND GROUNDWATER CONDITIONS.
- REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE. MATERIALS MAY BE FINED FROM LANDSCAPE AREAS FOR USE ON SITE AND REPLACED WITH EXCESS ORGANIC MATERIAL WITH PRIOR OWNER APPROVAL.
- REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS. PROVIDE INITIAL LIFTS OF STABLE FOUNDATION MATERIAL IF EXPOSED SOILS ARE WET AND UNSTABLE.
- COORDINATE WITH ARCHITECTURAL DRAWINGS FOR HOLD DOWN INFORMATION FOR ROUGH GRADE BUILDING OF PAD.
- REFER TO STRUCTURAL SPECIFICATIONS FOR EARTH-WORK REQUIREMENTS FOR BUILDING PADS.
- AN INDEPENDENT TESTING FIRM SHALL VERIFY THE REMOVAL OF ORGANIC AND UNSUITABLE SOILS, SOIL CORRECTION, AND COMPACTION AND PROVIDE PERIODIC REPORTS TO THE OWNER.
- PLACE AND COMPACT FILL USING LIFT THICKNESSES MATCHED TO SOIL TYPE AND COMPACTION EQUIPMENT TO OBTAIN SPECIFIED COMPACTION THROUGHOUT THE LIFT.
- 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

- SPOT ELEVATIONS AT CURBLINES INDICATE FLOWLINES UNLESS NOTED OTHERWISE. SEE SHEET C4.1 FOR RIM ELEVATIONS OF CATCH BASINS.
 - MEET AND MATCH EXISTING CURB. PROVIDE 10 FOOT TRANSITION IF NECESSARY.
- PAVING SECTIONS (REFER TO GEOTECHNICAL REPORT)
- BITUMINOUS PAVING (LIGHT DUTY)**
 - 1.5-INCH WEAR
 - TACK COAT
 - 1.5-INCH BASE
 - 6-INCH AGGREGATE BASE (MNDOT 313B, CLASS 5)
 - COMPACTED SUBSOIL
 - BITUMINOUS PAVING (HEAVY DUTY)**
 - 2-INCH WEAR
 - TACK COAT
 - 2-INCH BASE
 - 8-INCH AGGREGATE BASE (MNDOT 313B, CLASS 5)
 - COMPACTED SUBSOIL
 - CONCRETE WALKWAYS**
 - 4-INCH CONCRETE WALK W/6X6 INCH #10 W/M
 - 4-INCH AGGREGATE BASE (MNDOT 313B, CLASS 5)
 - COMPACTED SUBSOIL
 - CONCRETE DRIVES, APRONS, AND EXTERIOR SLABS**
 - 8-INCH CONCRETE W/4 REBAR AT 16 INCHES OC
 - 5-INCH AGGREGATE BASE (MNDOT 313B, CLASS 5)
 - COMPACTED SUBSOIL

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- INSTALL PERIPHERY 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.
- LIMIT SOIL DISTURBANCE TO THE GRADING LIMITS SHOWN. SCHEDULE OPERATIONS TO MINIMIZE LENGTH OF EXPOSURE OF DISTURBED AREAS.
- 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.
- EXCAVATE PONDS EARLY IN THE CONSTRUCTION SEQUENCE. REMOVE SEDIMENT FROM PONDS PERIODICALLY AND AFTER AREAS CONTRIBUTING RUN OFF ARE PERMANENTLY STABILIZED.
- RESTORE DISTURBED OPEN AREAS WITH TEMPORARY SEED OR SOD WITHIN 72 HOURS OF COMPLETING GRADING IN EACH AREA.
- 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 10A @ 60 LB/AC
MULCH (TYPE I DISC ANCHORED)	MNDOT 3882
FERTILIZER	MNDOT 3881
GENERAL PLACEMENT	MNDOT 2575
- SEE LANDSCAPING SHEETS FOR PERMANENT TURF ESTABLISHMENT.
- SCRAPE ADJACENT STREETS CLEAN DAILY AND SWEEP CLEAN WEEKLY.

NPDES AREA SUMMARY

	EXISTING	PROPOSED	ULTIMATE
PERVIOUS	6.55 ACRES	3.36 ACRES	3.36 ACRES
IMPERVIOUS	0 ACRES	3.19 ACRES	3.19 ACRES
TOTAL	6.55 ACRES	6.55 ACRES	6.55 ACRES

LEGEND

- CONSTRUCTION LIMITS WITHIN PROPERTY LINE UNLESS NOTED OTHERWISE.
- TW XXX.XX TOP OF WALL
- BW XXX.XX BOTTOM OF WALL
- SILT FENCE
- PAVEMENT SAWCUT
- INLET PROTECTION (REFER TO SHEET C7.1, DETAIL #8)

DEVELOPER
FIRST PHOENIX GROUP, LLC
601 CARSLON PARKWAY
SUITE 1050
MINNEAPOLIS, MN 55305
TEL: 612/799-0877

MUNICIPALITY
City of RAMSEY

PROJECT
STONEY RIVER ADDITION
RAMSEY, MN

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	OVERALL SITE PLAN
C2.1	SITE PLAN-SE
C2.2	SITE PLAN-NW
C3.2	GRADING, DRAINAGE, PAVING, & EROSION CONTROL-SE
C4.1	UTILITIES
C4.2	CIVIL CONSTRUCTION DETAILS
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
C7.3	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE
L2.2	LANDSCAPE

REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	REVISION	REVIEW
07 JUN 2011	CITY SUBMITTAL	SES

PROJECT MANAGER REVIEW

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

CITY SUBMITTAL
JUNE 7, 2011

LANDFORM
From Site to Finish

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Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

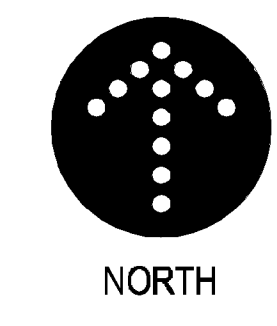
FILE NAME C301FFG01.DWG
PROJECT NO. FPG11001

GRADING, DRAINAGE, PAVING, & EROSION CONTROL - SE

C3.1



Know what's Below.
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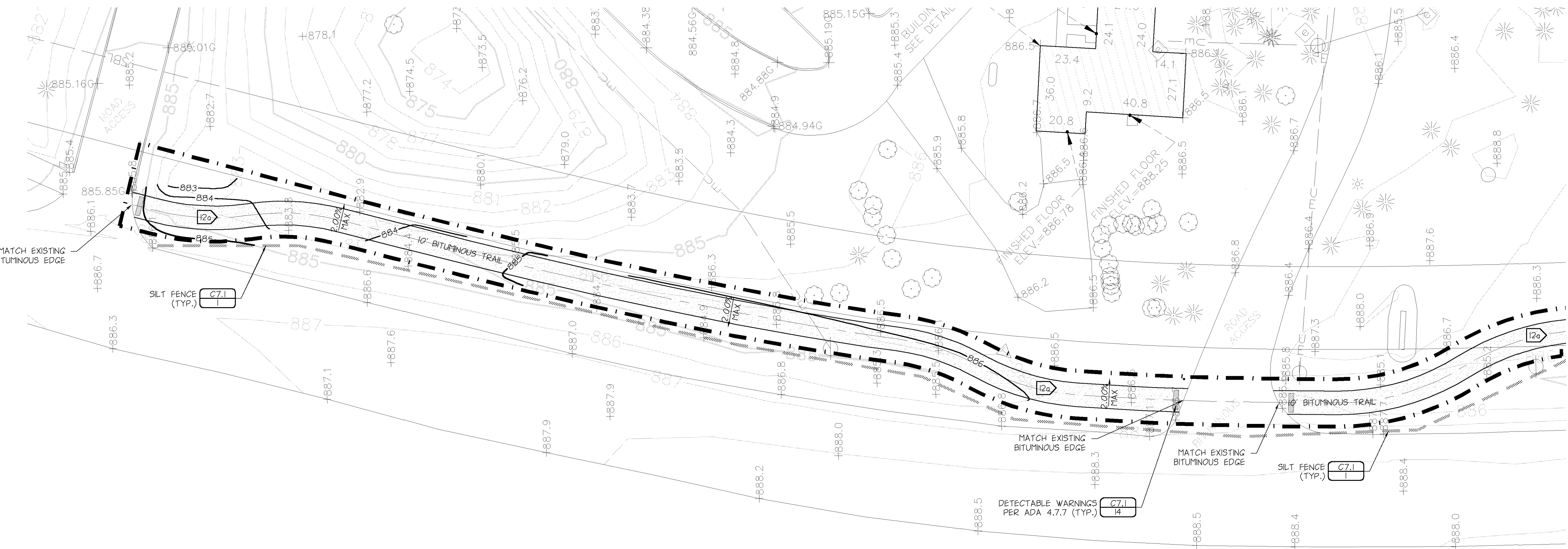
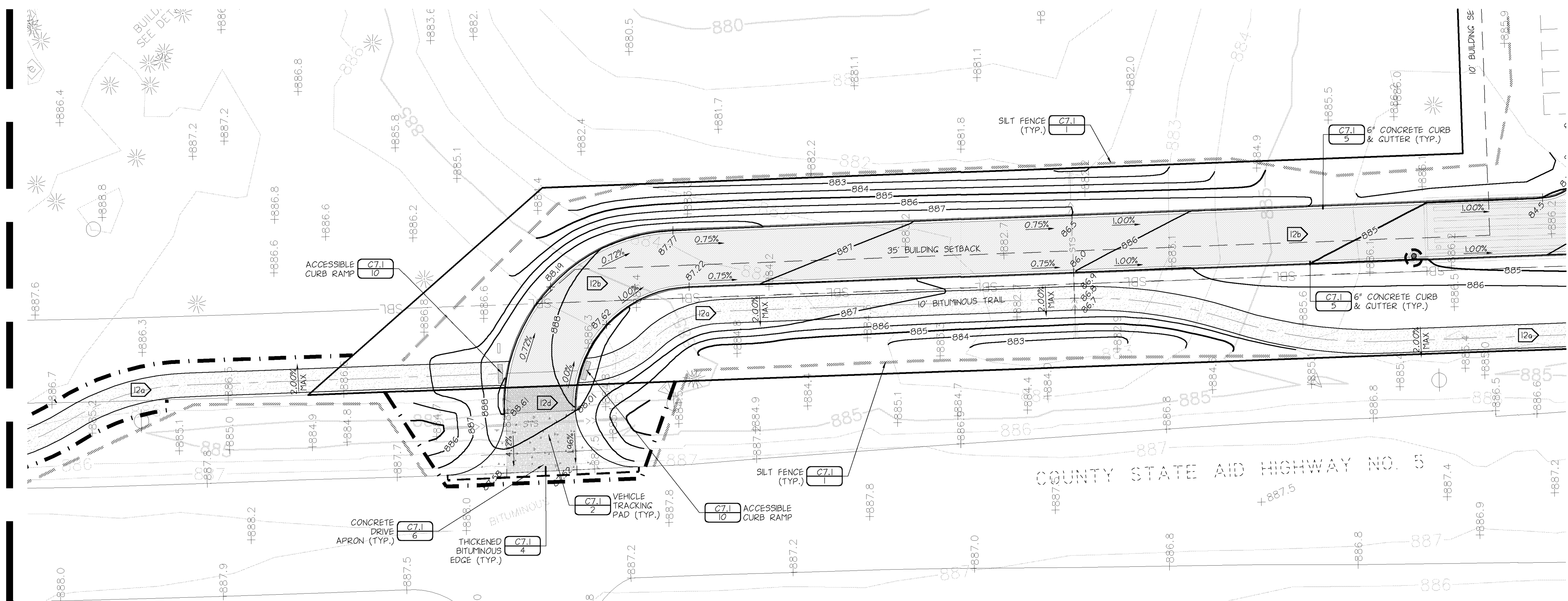


0 30 60

SEE BELOW

REFER TO SHEET C3.1

SEE ABOVE



GRADING NOTES

- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
- REFER TO THE GEOTECHNICAL REPORT PREPARED BY BRAUN INTERTEC, DATED 03/04/10, FOR ADDITIONAL INFORMATION ON BACKFILL MATERIAL AND GROUNDWATER CONDITIONS.
- REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE. MATERIALS MAY BE TINED FROM LANDSCAPE AREAS FOR USE ON SITE AND REPLACED WITH EXCESS ORGANIC MATERIAL WITH PRIOR OWNER APPROVAL.
- REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS. PROVIDE INITIAL LIFTS OF STABLE FOUNDATION MATERIAL IF EXPOSED SOILS ARE WET AND UNSTABLE.
- COORDINATE WITH ARCHITECTURAL DRAWINGS FOR HOLD DOWN INFORMATION FOR ROUGH GRADE BUILDING OF PAD.
- REFER TO STRUCTURAL SPECIFICATIONS FOR EARTH-WORK REQUIREMENTS FOR BUILDING PADS.
- AN INDEPENDENT TESTING FIRM SHALL VERIFY THE REMOVAL OF ORGANIC AND UNSUITABLE SOILS, SOIL CORRECTION, AND COMPACTION AND PROVIDE PERIODIC REPORTS TO THE OWNER.
- PLACE AND COMPACT FILL USING LIFT THICKNESSES MATCHED TO SOIL TYPE AND COMPACTION EQUIPMENT TO OBTAIN SPECIFIED COMPACTION THROUGHOUT THE LIFT.
- 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

- SPOT ELEVATIONS AT CURBLINES INDICATE FLOWLINES UNLESS NOTED OTHERWISE. SEE SHEET C4.1 FOR RIM ELEVATIONS OF CATCH BASINS.
- MEET AND MATCH EXISTING CURB. PROVIDE 10 FOOT TRANSITION IF NECESSARY.
- PAVING SECTIONS (REFER TO GEOTECHNICAL REPORT)
 - BITUMINOUS PAVING (LIGHT DUTY)
 - 1.5-INCH WEAR TACK COAT
 - 1.5-INCH BASE
 - 6-INCH AGGREGATE BASE (MNDOT 313B, CLASS 5)
 - COMPACTED SUBSOIL
 - BITUMINOUS PAVING (HEAVY DUTY)
 - 2-INCH WEAR TACK COAT
 - 2-INCH BASE
 - 8-INCH AGGREGATE BASE (MNDOT 313B, CLASS 5)
 - COMPACTED SUBSOIL
 - CONCRETE WALKWAYS
 - 4-INCH CONCRETE WALK W/6X6 INCH, #10 W/M
 - 4-INCH AGGREGATE BASE (MNDOT 313B, CLASS 5)
 - COMPACTED SUBSOIL
 - CONCRETE DRIVES, APRONS, AND EXTERIOR SLABS
 - 8-INCH CONCRETE W/4 REBAR AT 16 INCHES OC
 - 5-INCH AGGREGATE BASE (MNDOT 313B, CLASS 5)
 - COMPACTED SUBSOIL

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- INSTALL PERIPHER 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.
- LIMIT SOIL DISTURBANCE TO THE GRADING LIMITS SHOWN. SCHEDULE OPERATIONS TO MINIMIZE LENGTH OF EXPOSURE OF DISTURBED AREAS.
- 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.
- EXCAVATE PONDS EARLY IN THE CONSTRUCTION SEQUENCE. REMOVE SEDIMENT FROM PONDS PERIODICALLY AND AFTER AREAS CONTRIBUTING RUN OFF ARE PERMANENTLY STABILIZED.
- RESTORE DISTURBED OPEN AREAS WITH TEMPORARY SEED OR SOD WITHIN 72 HOURS OF COMPLETING GRADING IN EACH AREA.
- 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 10A @ 60 LB/AC
MULCH (TYPE I DISC ANCHORED)	MNDOT 3882
FERTILIZER	MNDOT 3891
GENERAL PLACEMENT	MNDOT 2575
- SEE LANDSCAPING SHEETS FOR PERMANENT TURF ESTABLISHMENT.
- SCRAPE ADJACENT STREETS CLEAN DAILY AND SWEEP CLEAN WEEKLY.

NPDES AREA SUMMARY

	EXISTING	PROPOSED	ULTIMATE
PERVIOUS	6.55 ACRES	3.36 ACRES	3.36 ACRES
IMPERVIOUS	0 ACRES	3.19 ACRES	3.19 ACRES
TOTAL	6.55 ACRES	6.55 ACRES	6.55 ACRES

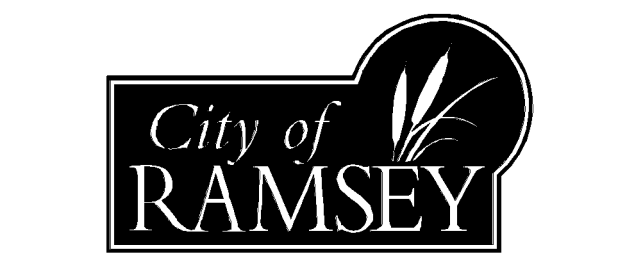
LEGEND

- CONSTRUCTION LIMITS WITHIN PROPERTY LINE UNLESS NOTED OTHERWISE.
- TW XXX.XX TOP OF WALL
- BW XXX.XX BOTTOM OF WALL
- SILT FENCE
- PAVEMENT SAWCUT
- INLET PROTECTION (REFER TO SHEET C7.1, DETAIL #8)

DEVELOPER

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MUNICIPALITY



PROJECT

STONEY RIVER ADDITION
RAMSEY, MN

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L2.2	LANDSCAPE

REVISION HISTORY

DATE	REVISION	REVIEW
27 JUN 2011	CITY SUBMITTAL	SES

PROJECT MANAGER REVIEW

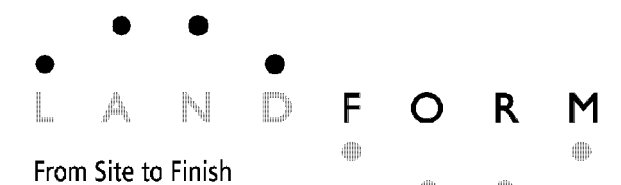
CERTIFICATION

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 Suite 513 Fax: 612-252-9077
 Minneapolis, MN 55401 Web: landform.net

FILE NAME: C302FFG01.DWG
 PROJECT NO.: FPG11001

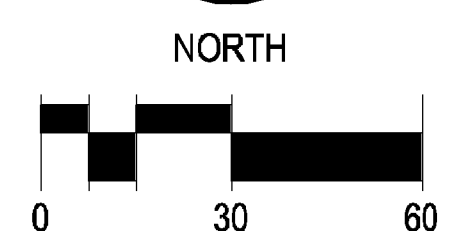
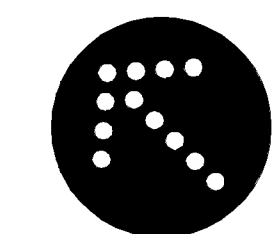
GRADING, DRAINAGE, PAVING, & EROSION CONTROL - NW

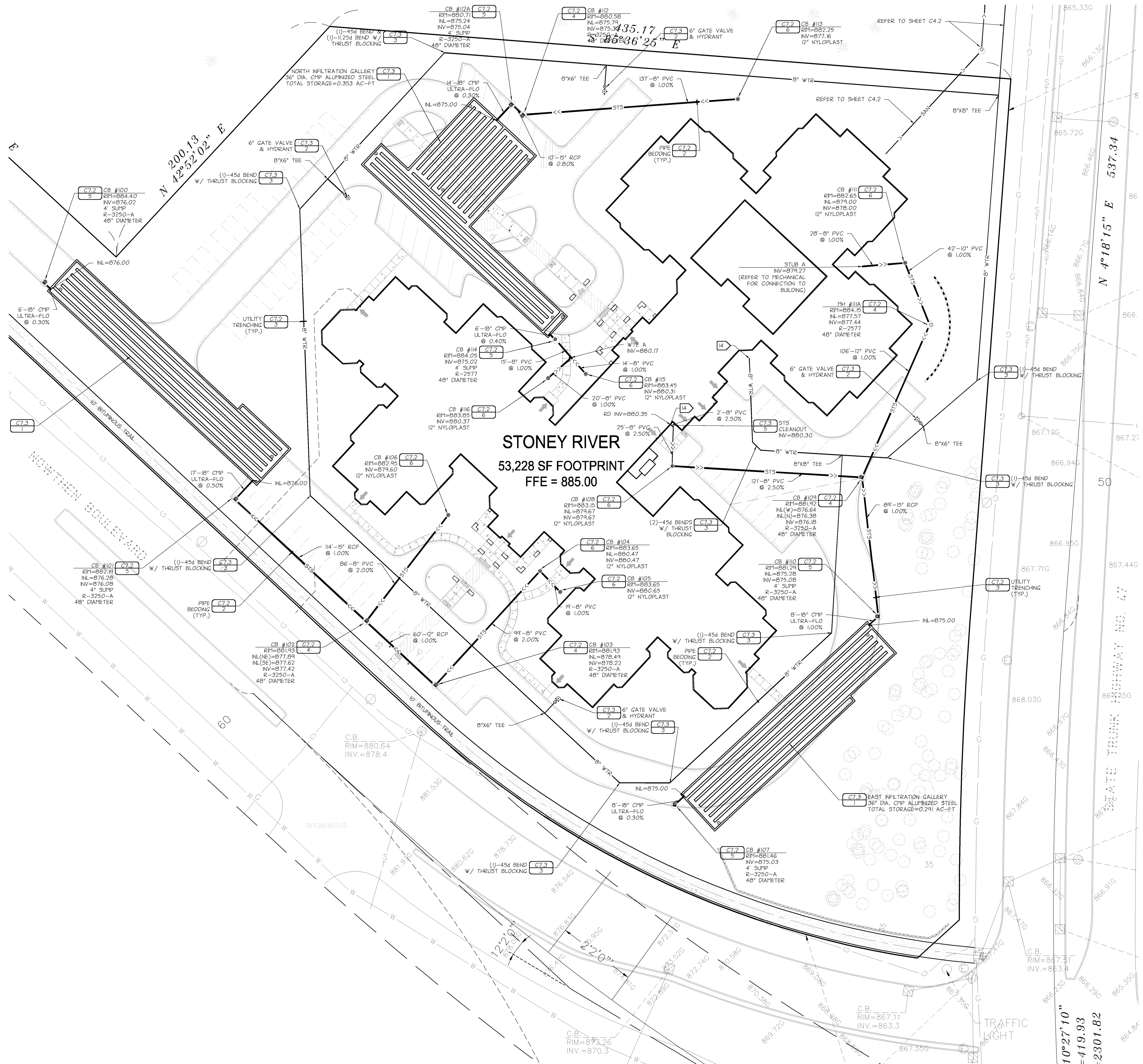
C3.2

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- ### UTILITY NOTES
- PIPE MATERIALS
WATERMAIN
SANITARY SEWER
STORM SEWER
DIP CLASS 52
PVC SDR 35
PVC SCHEDULE 40
RCP CLASS 5
CMP ALUMINIZED STEEL TYPE 2
CMP ULTRA-FLO
 - CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
 - COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES TO BUILDING.
 - PROVIDE MEANS AND MEASURES TO PROTECT ADJACENT PROPERTY FROM DAMAGE DURING UTILITY INSTALLATION.
 - PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
 - ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.
 - INSTALL TRACER WIRE WITH UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS.
 - CONNECT TO CITY UTILITIES IN ACCORDANCE WITH CITY OF RAMSEY STANDARDS.
 - CONTACT CITY OF RAMSEY FOR CONNECTION INSPECTIONS.
 - MAINTAIN 7.5 FEET OF COVER ON WATER.
 - CONTACT CITY OF RAMSEY BUILDING DEPARTMENT FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
 - PROVIDE 4-INCH RIGID FOAM INSULATION ON SANITARY SEWER LESS THAN 6 FEET DEEP.
 - BRING WATER AND SEWER SERVICES INTO BUILDING PER MECHANICAL DRAWINGS. JOIN AND ROUTE BUILDING STORM DRAINS AND CONNECT TO STORM SEWER MANHOLE.
 - CONNECT TO DOWNSPOUT WITH TRANSITION TO 6-INCH PVC AND ROUTE TO STORM SEWER.
 - INSTALL IRRIGATION SLEEVES FURNISHED BY IRRIGATION CONTRACTOR.
 - 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.
 - SEE ELECTRICAL SITE PLAN FOR ADDITIONAL INFORMATION.
 - 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.
 - COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS OF SERVICE CONNECTIONS AND CONTINUATION OF SERVICES WITHIN BUILDING.
 - PROVIDE ONE 4-INCH PVC CONDUIT WITH PULL-STRING FROM EXISTING TELEPHONE SERVICE TO BUILDING.
 - PROVIDE CONDUITS FOR CABLE TELEVISION AND OTHER ELECTRONIC COMMUNICATION.

DEVELOPER
FIRST PHOENIX GROUP, LLC
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MUNICIPALITY

CITY OF RAMSEY

PROJECT
STONEY RIVER ADDITION
RAMSEY, MN

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L2.2	LANDSCAPE

REVISION HISTORY
 CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	REVISION	REVIEW
27 JUN 2011	CITY SUBMITTAL	SEB

PROJECT MANAGER REVIEW
 DATE: 06/07/2011

CERTIFICATION

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CITY SUBMITTAL
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 From Site to Finish

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 PROJECT NO.: FPG1001

UTILITIES
C4.1

811
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NORTH

0 30 60

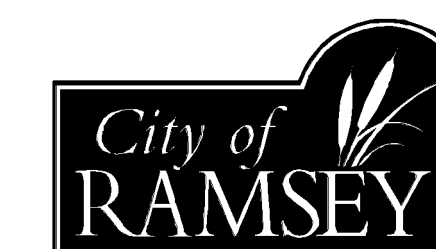
UTILITY NOTES

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WATERMAIN: DIP CLASS 53
SANITARY SEWER: PVC SDR 35
STORM SEWER: RCP CLASS 5
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- CONTACT CITY OF RAMSEY FOR WET TAP INSPECTION.
- MAINTAIN 7.5 FEET OF COVER ON WATER.
- DEFLECT WATER TO MAINTAIN 18-INCH MINIMUM OUTSIDE SEPARATION AT SEWER CROSSINGS. CENTER PIPE LENGTHS TO PROVIDE GREATEST SEPARATION BETWEEN JOINTS.
- CONTACT CITY OF RAMSEY BUILDING DEPARTMENT FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
- PROVIDE 4-INCH RIGID FOAM INSULATION ON SANITARY SEWER LESS THAN 6 FEET DEEP.
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DEVELOPER

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MUNICIPALITY



PROJECT

STONEY RIVER
ADDITION
RAMSEY, MN

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L2.1	LANDSCAPE
L2.2	LANDSCAPE

REVISION HISTORY

DATE	REVISION	REVIEW
27 JUN 2011	CITY SUBMITTAL	SES

PROJECT MANAGER REVIEW

BY/CHK	DATE
	06/07/2011

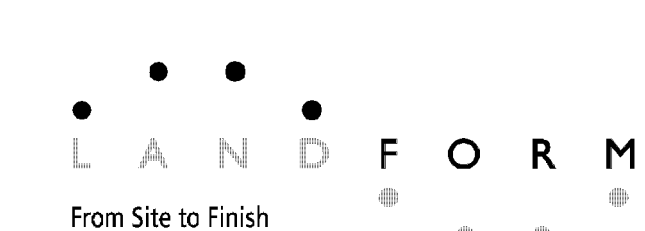
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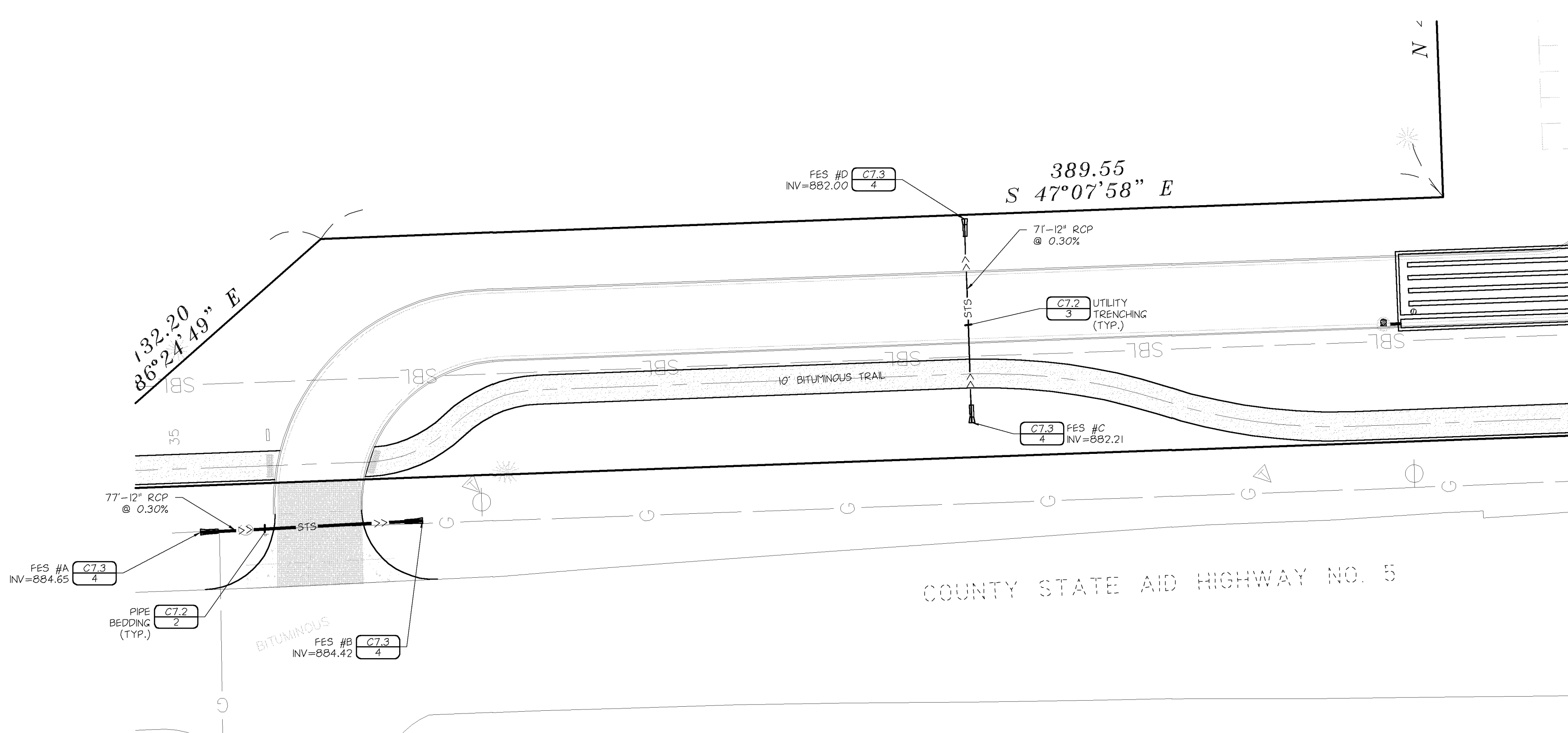
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PROJECT NO: FPG11001

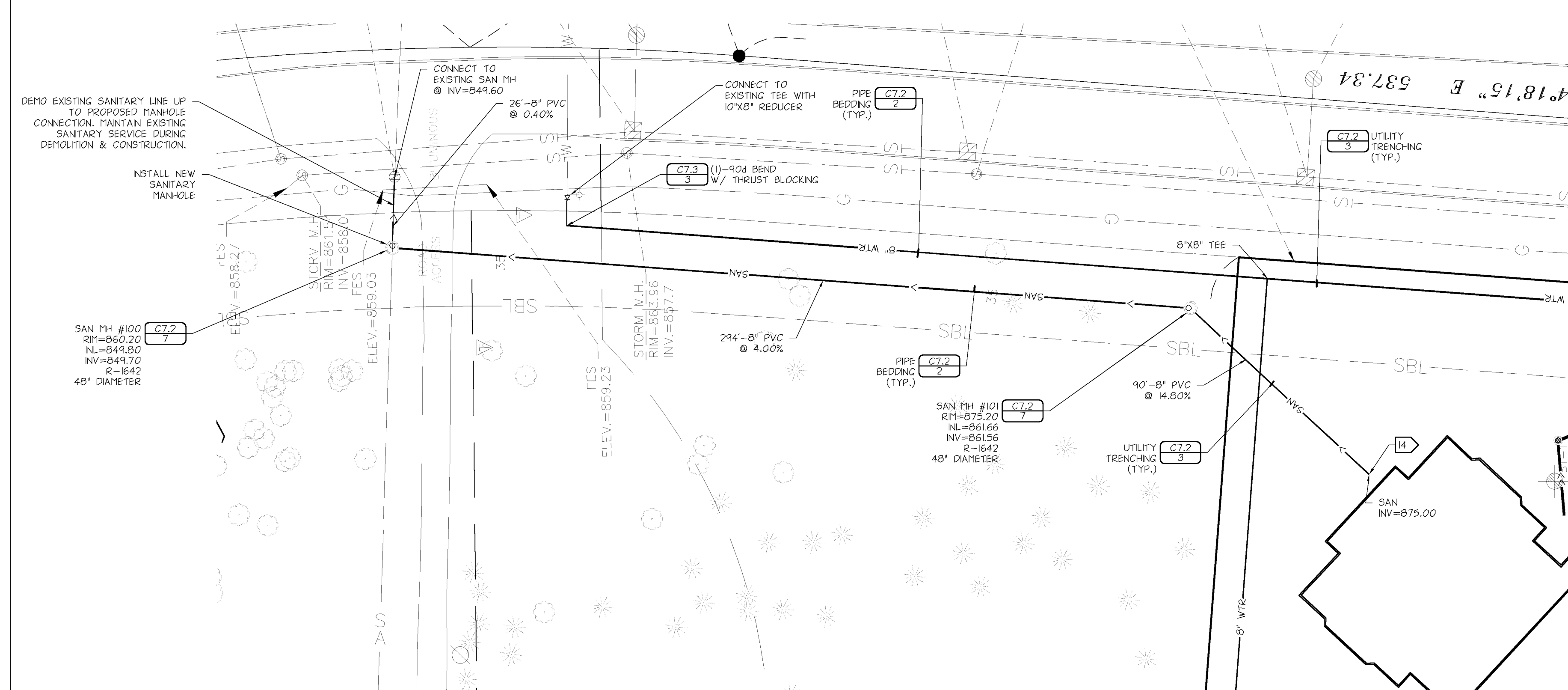
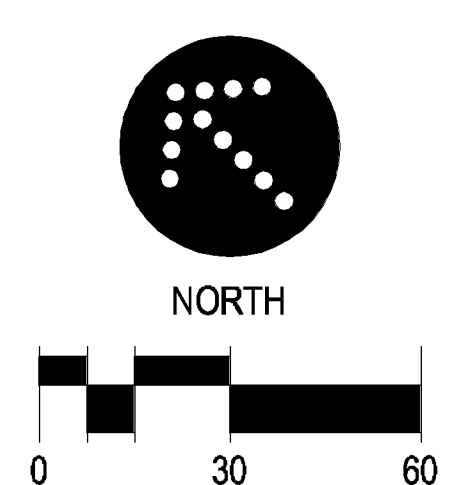
UTILITIES

C4.2

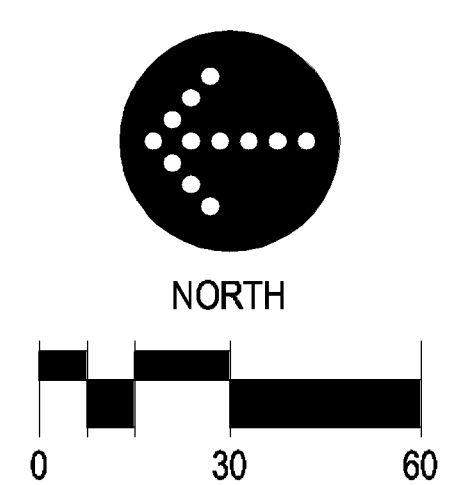
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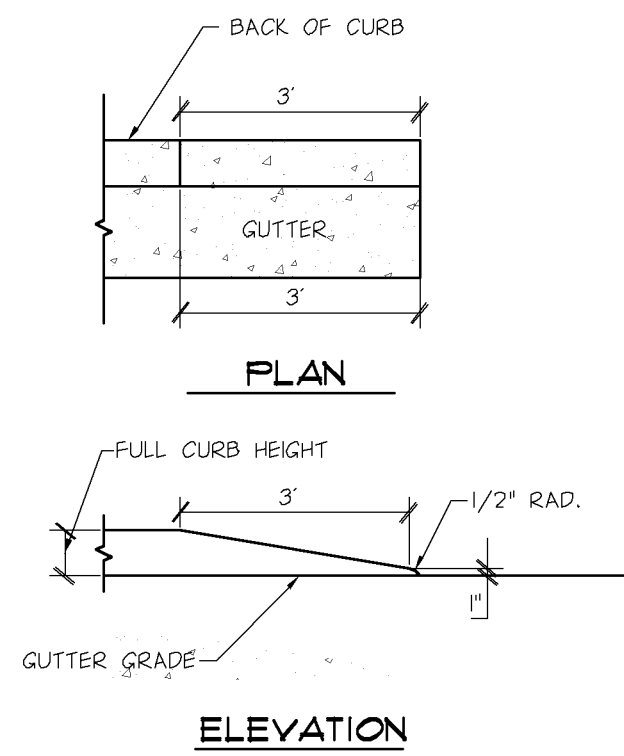
REFER TO SHEET C4.1



REFER TO SHEET C4.1

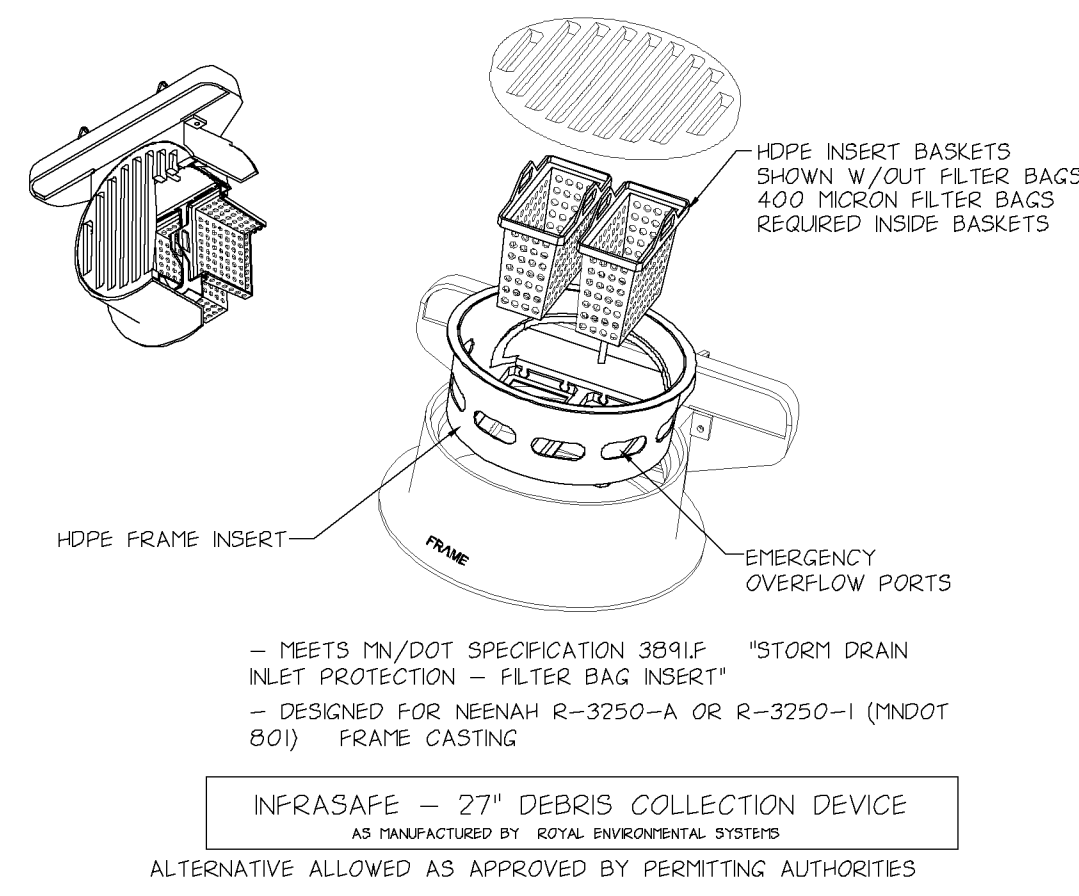


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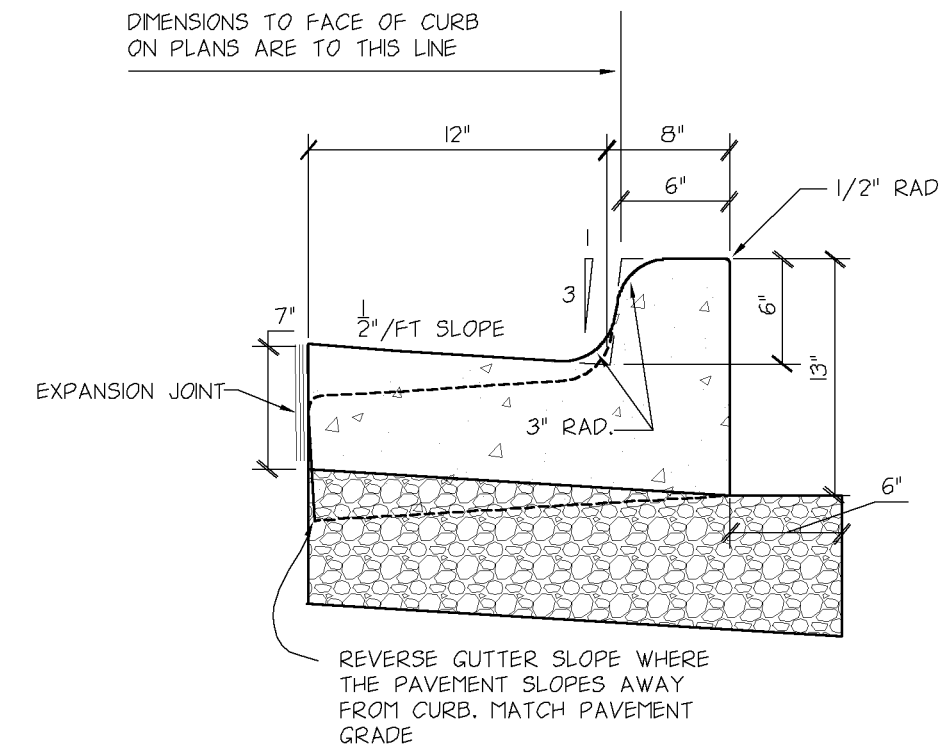
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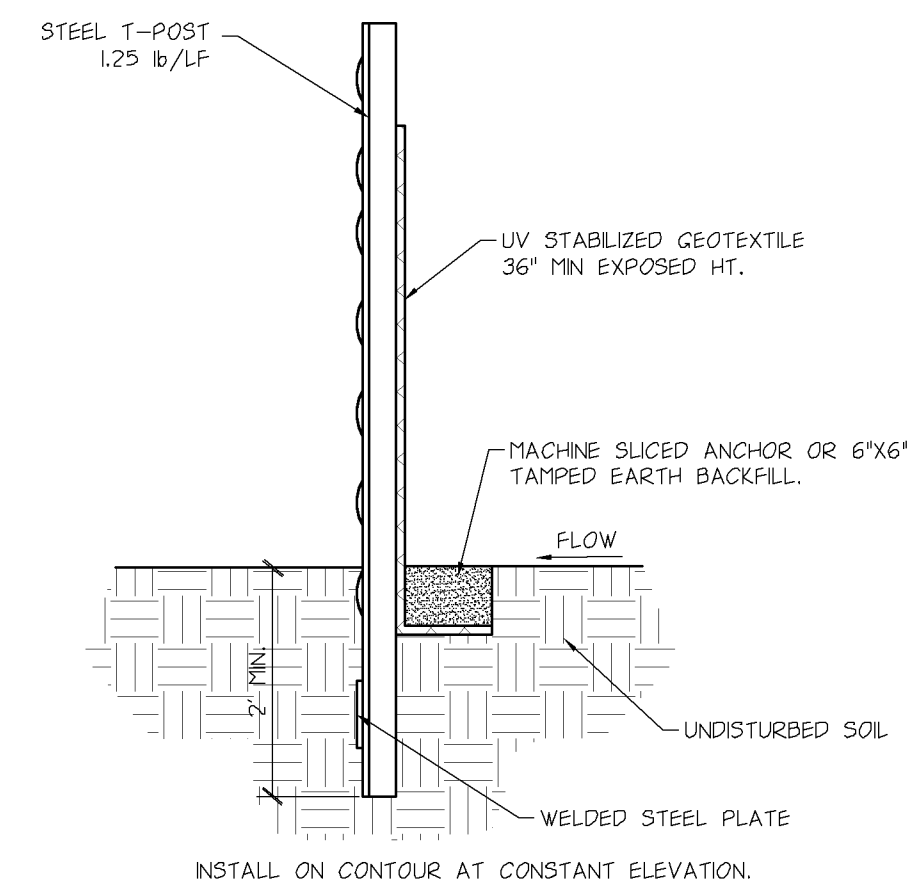
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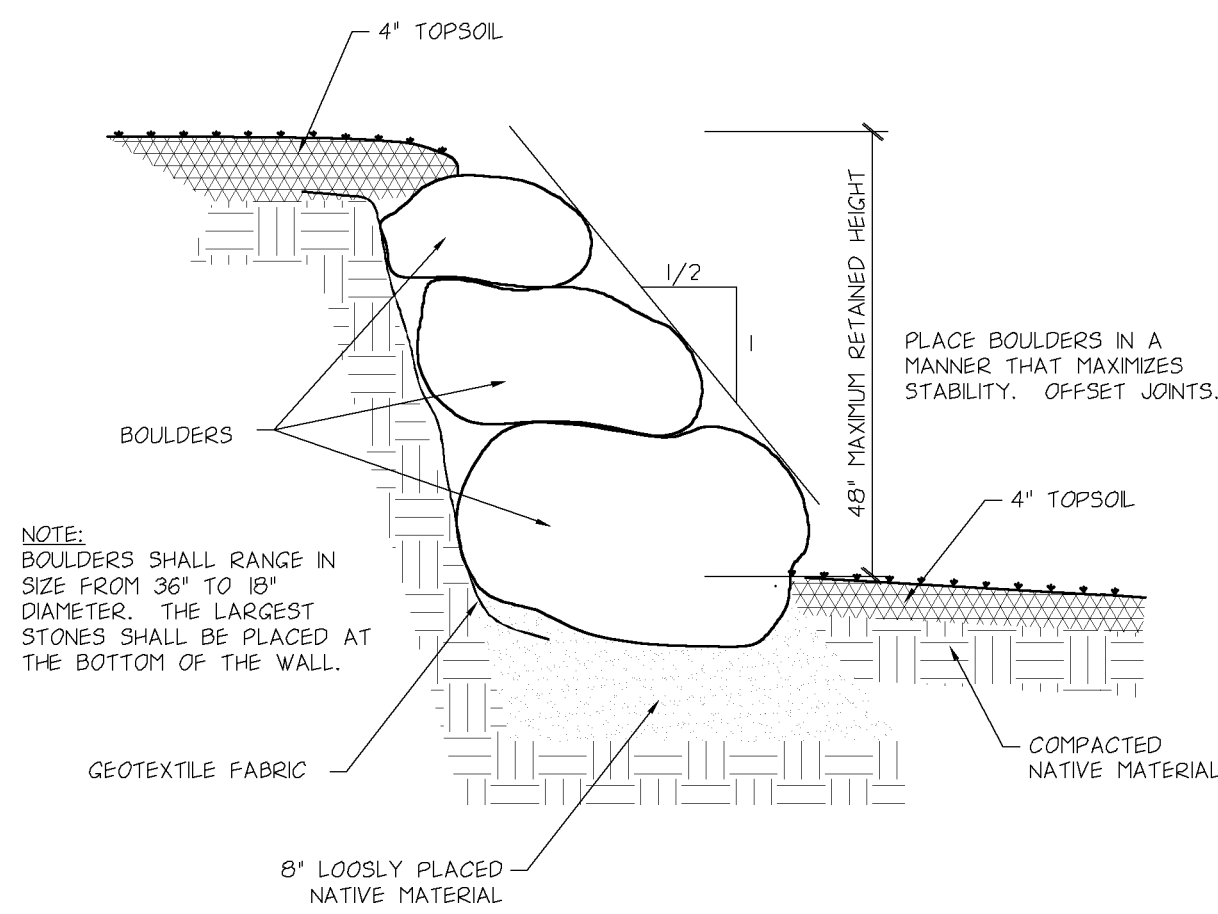
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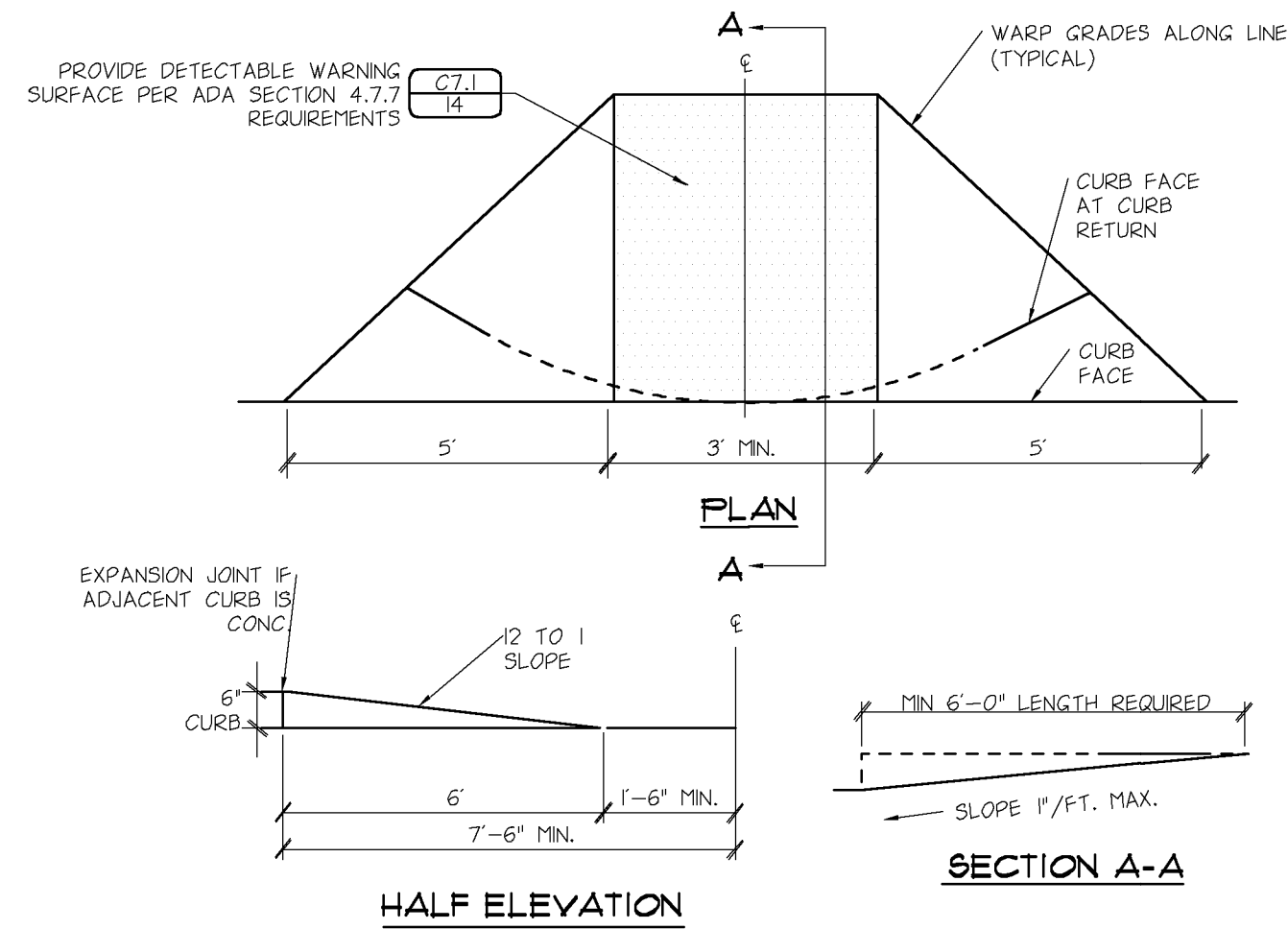
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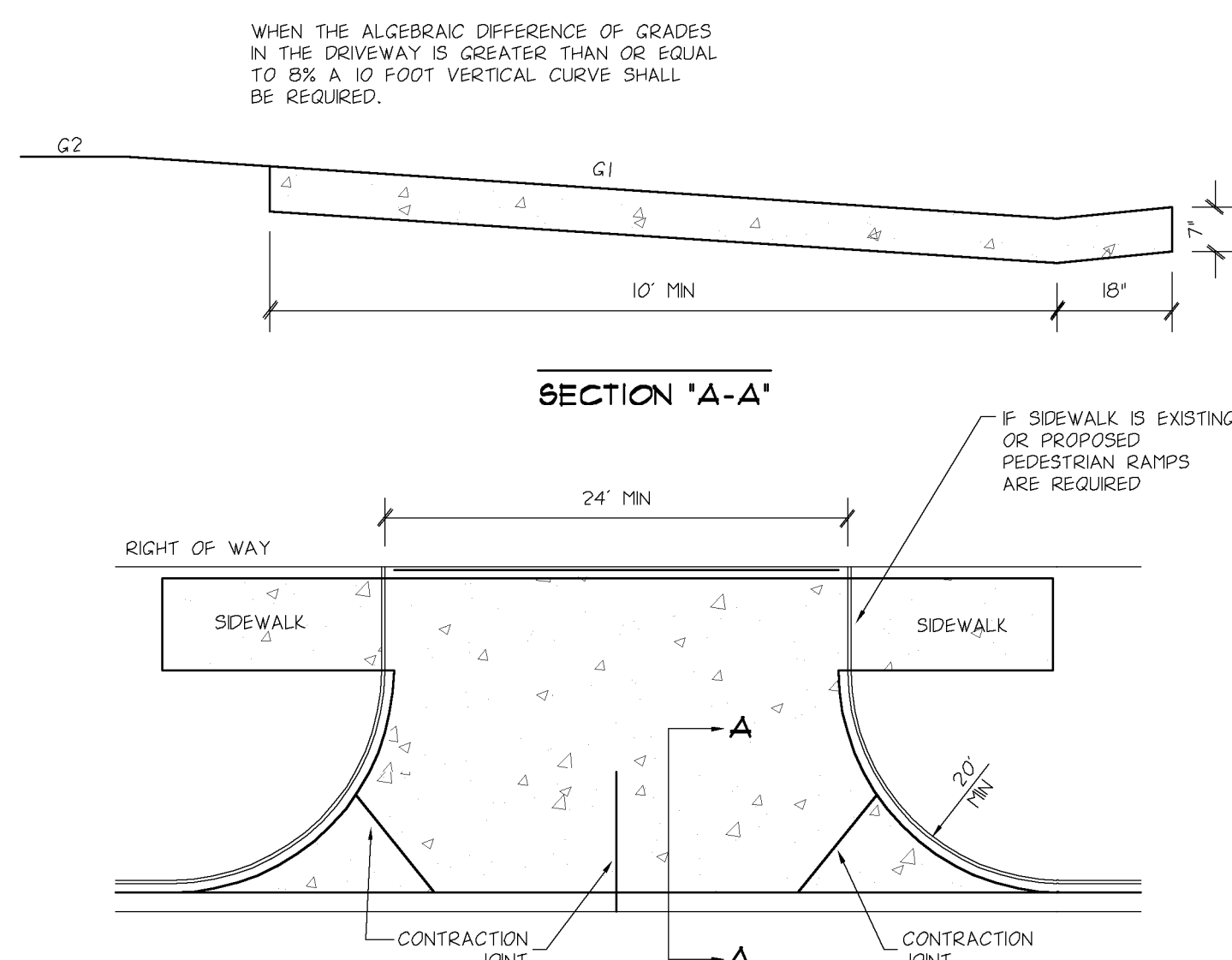
BOULDER RETAINING WALL

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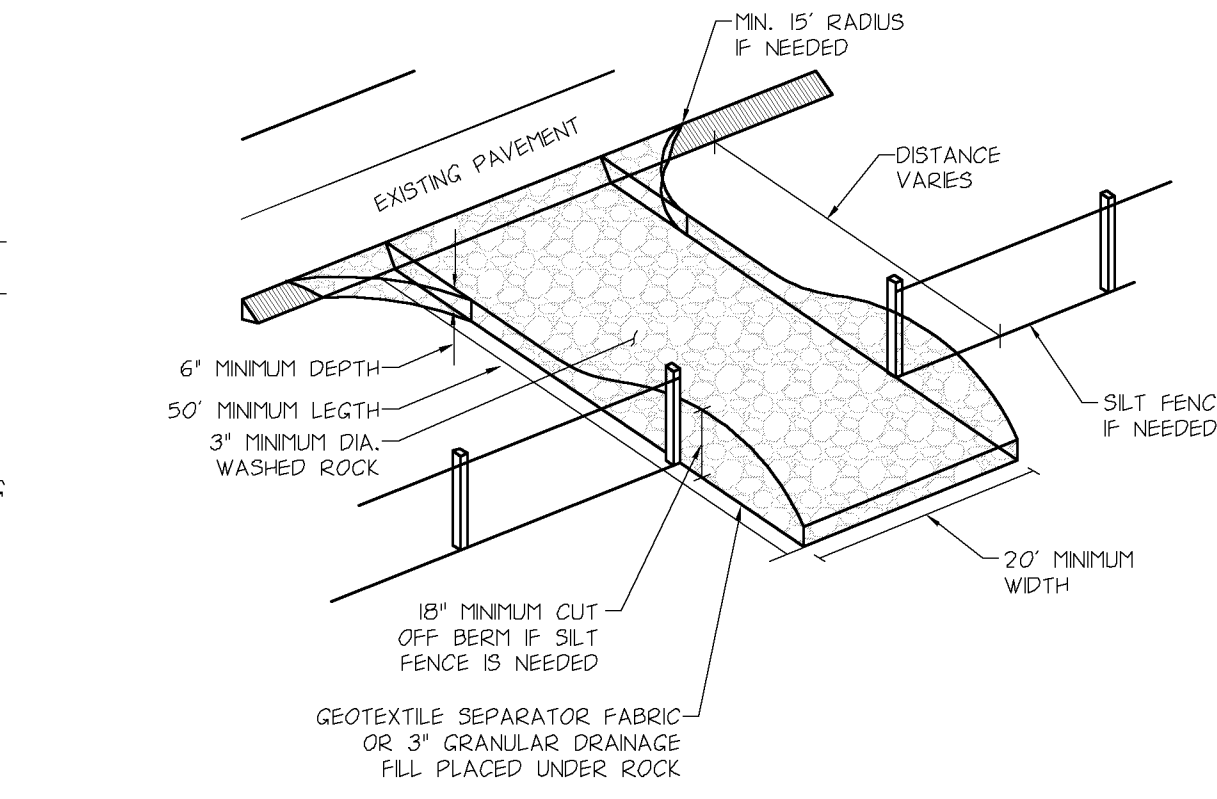
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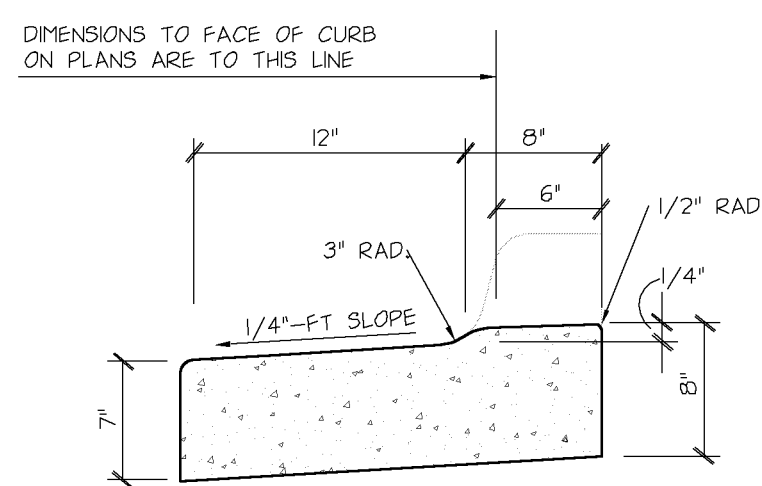
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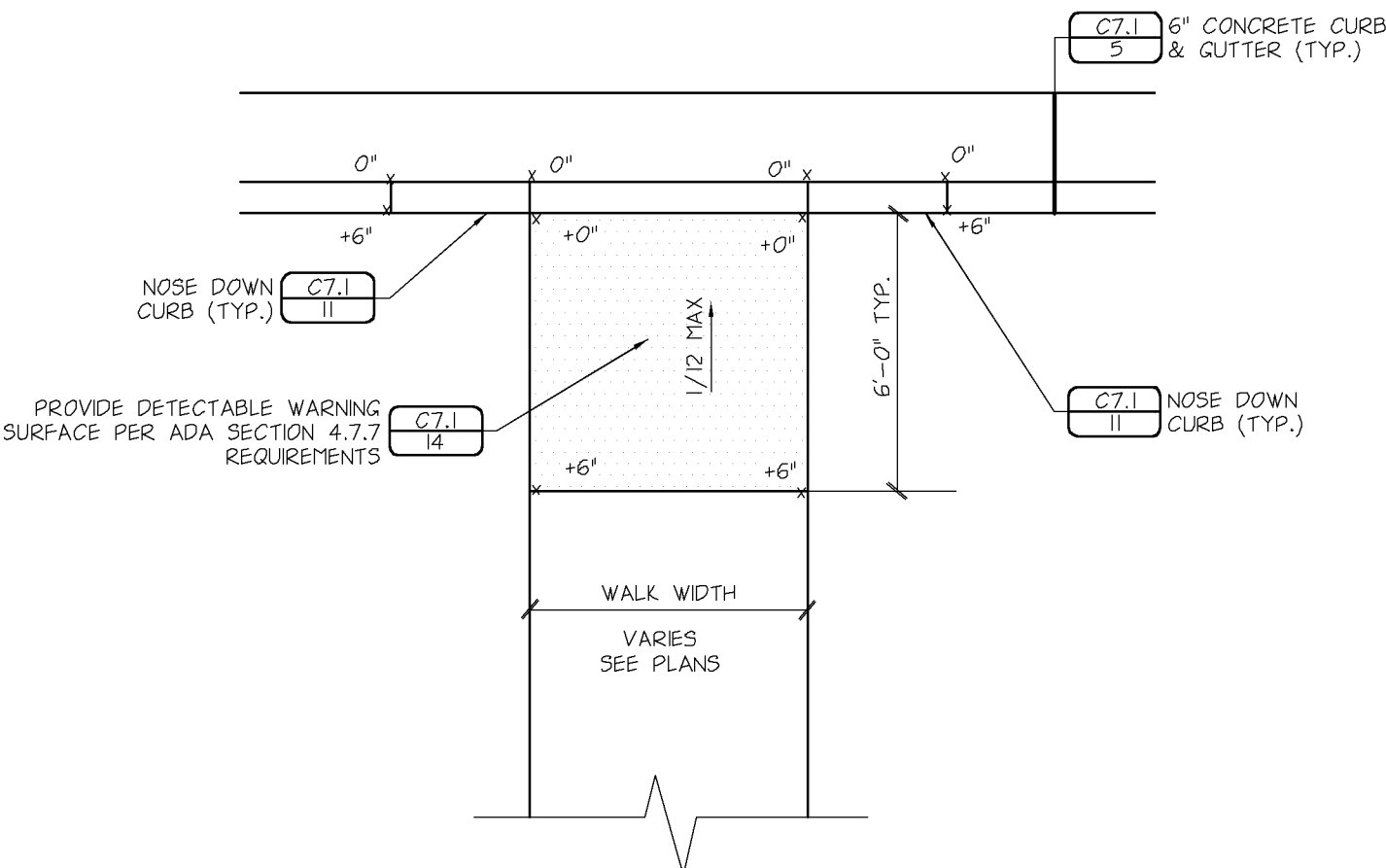
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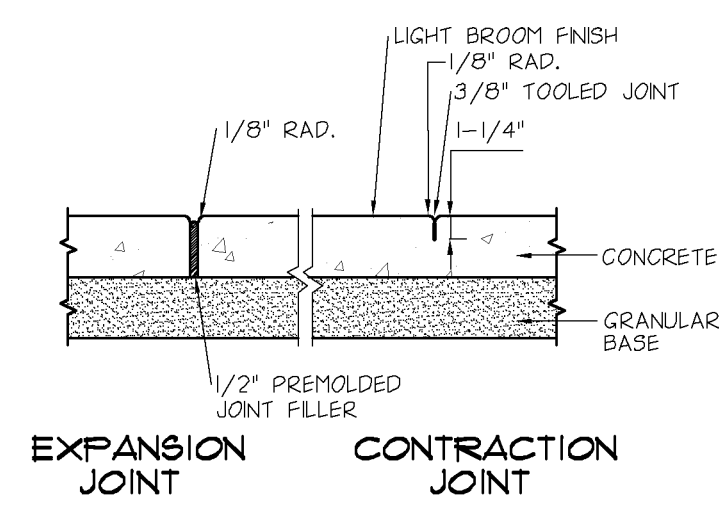
CONCRETE RIBBON CURB

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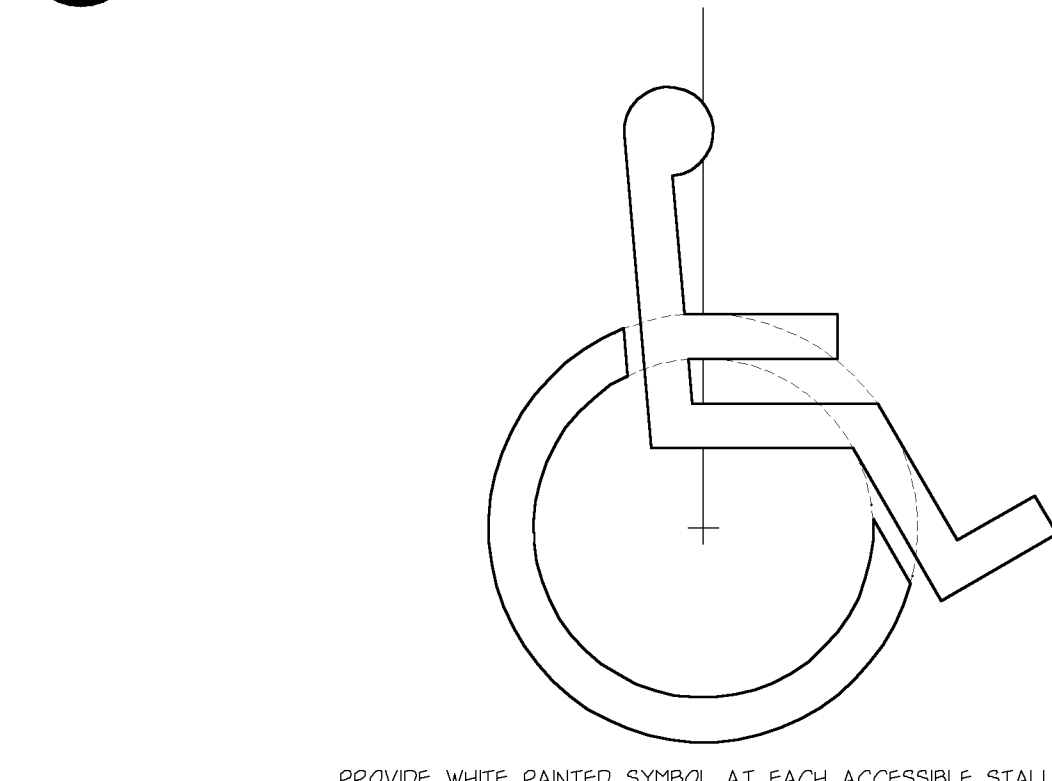
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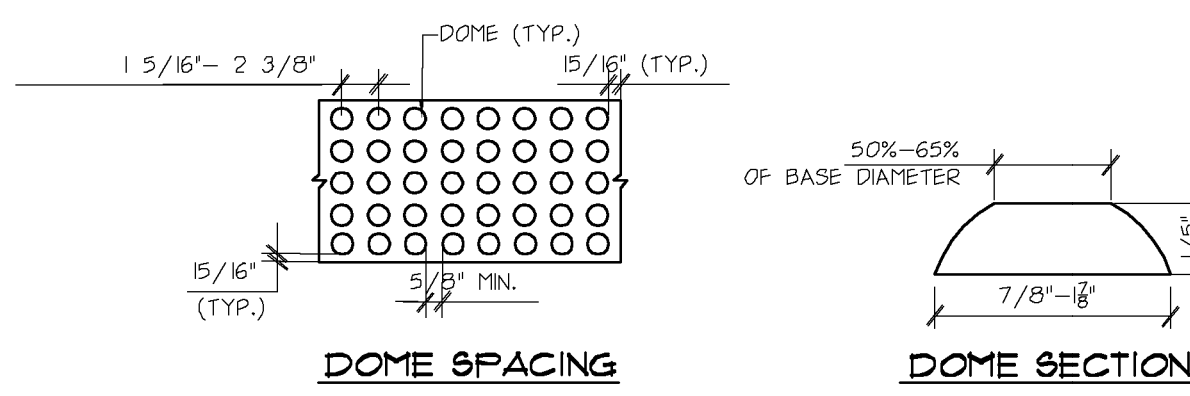
CONCRETE SIDEWALK AND SIDEWALK JOINTING

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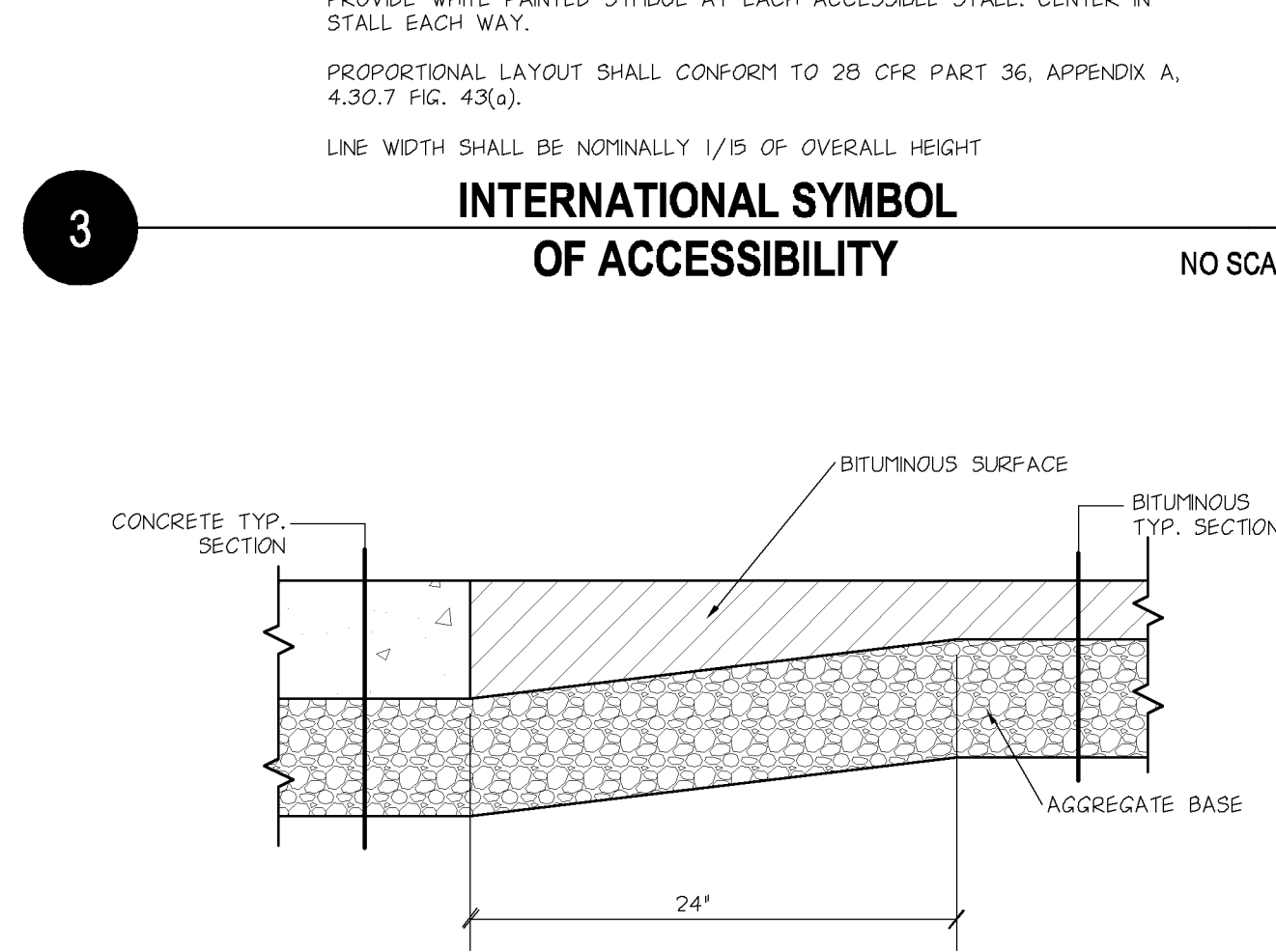
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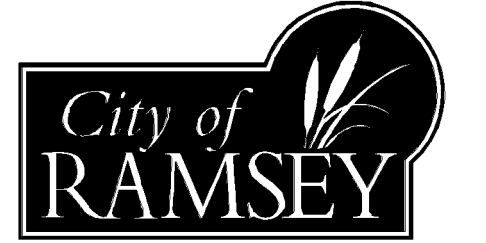
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THICKENED BITUMINOUS EDGE AND CONCRETE SURFACE

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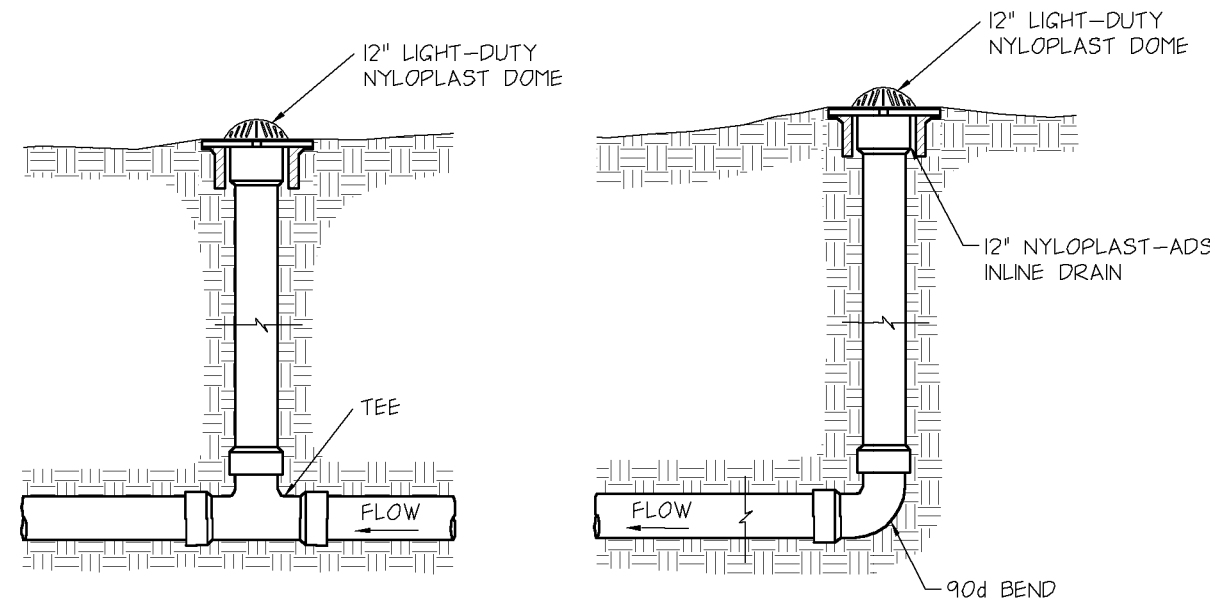
BSHT	TITLE
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07 JUN 2011	CITY SUBMITTAL	SES

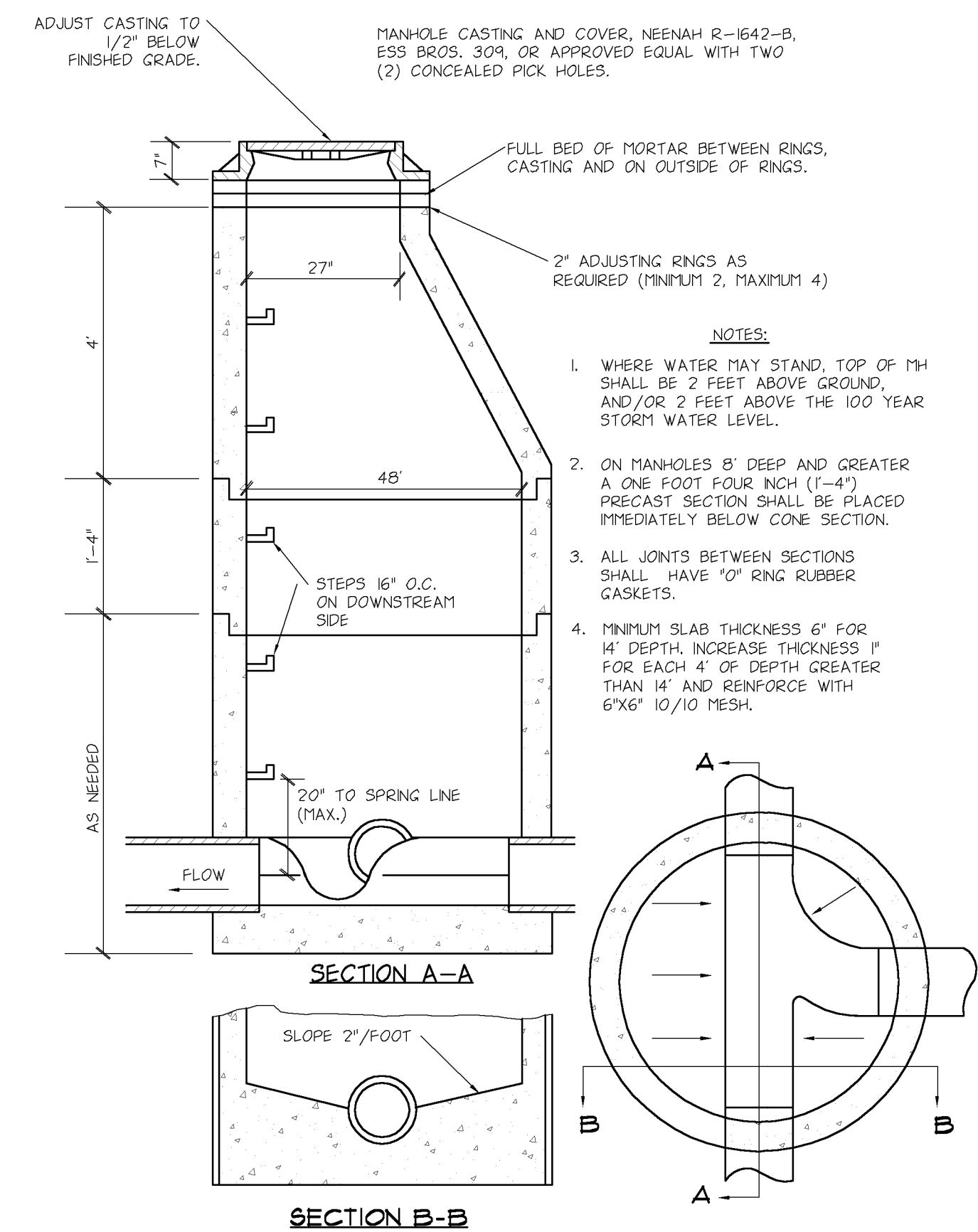
BY/CHK	DATE
	06/07/2011

PRELIMINARY NOT FOR CONSTRUCTION

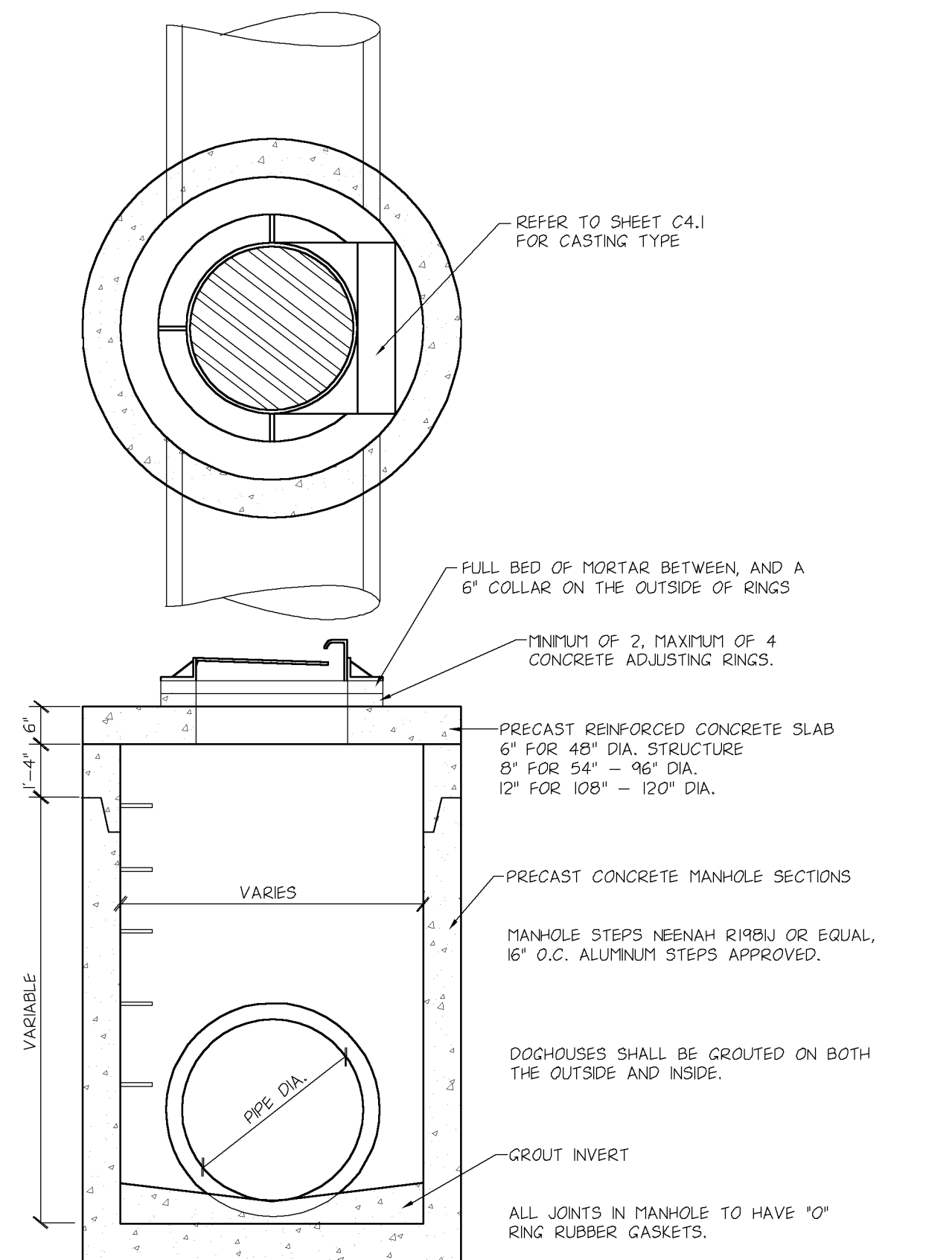
IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED WITHOUT PERMISSION, READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.



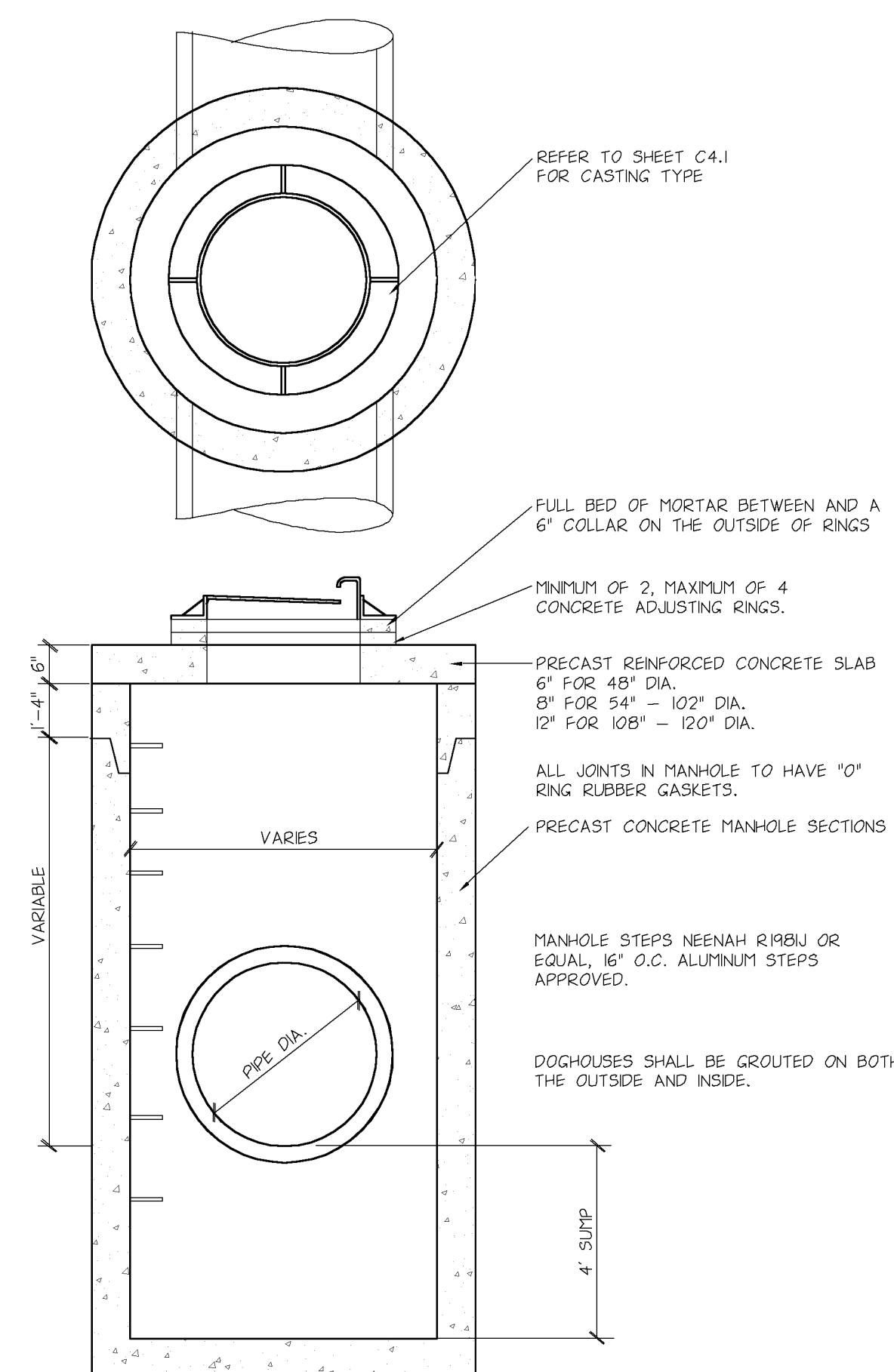
6 NYLOPLAST CATCH BASIN
NO SCALE



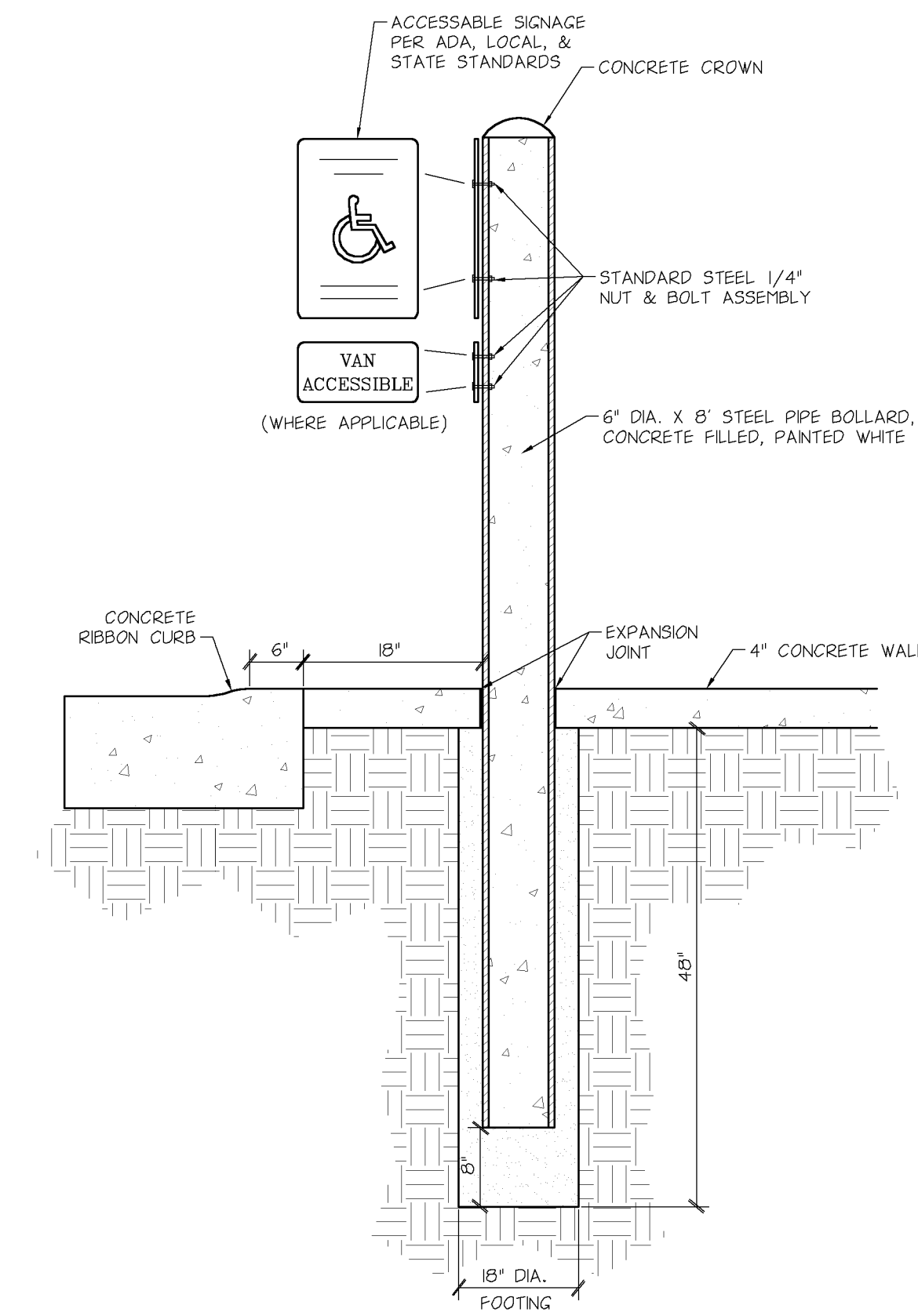
7 SANITARY SEWER MANHOLE
NO SCALE



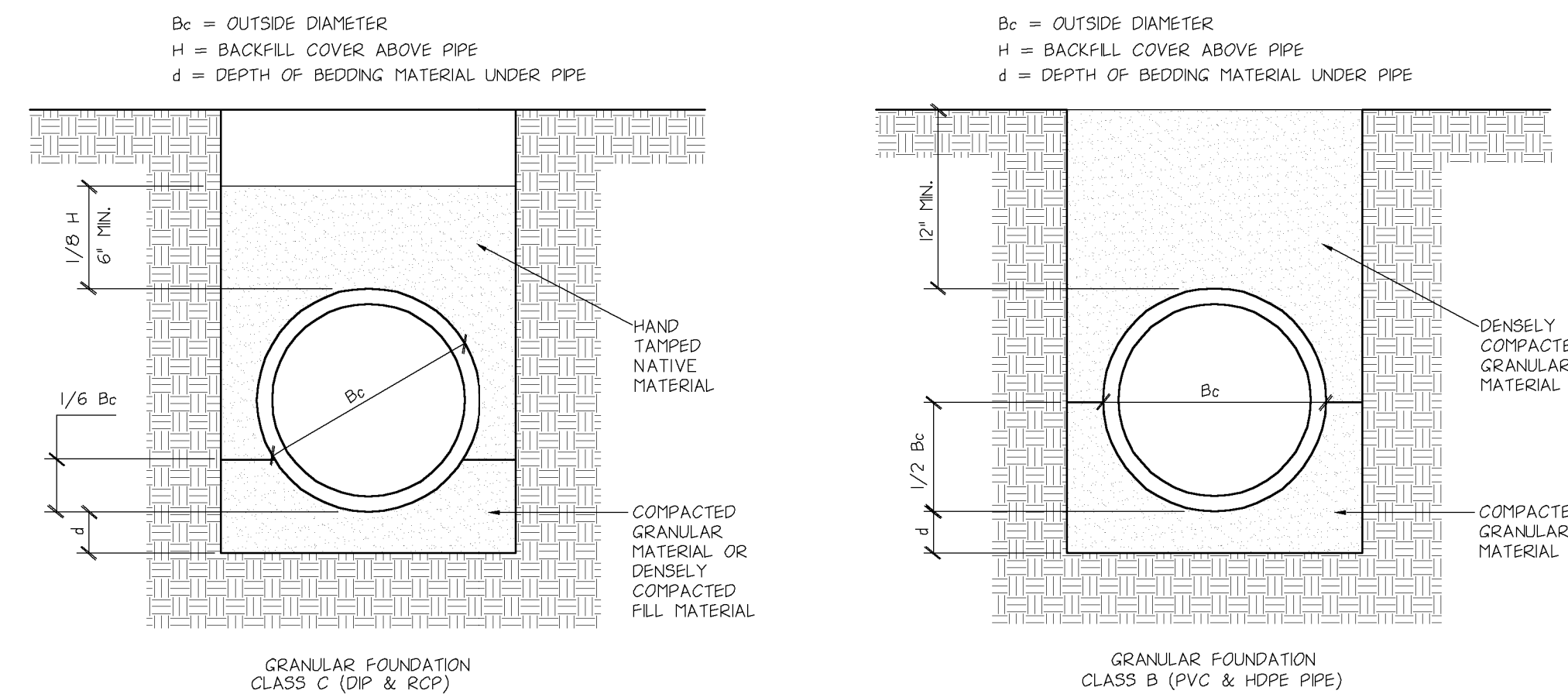
4 STORM SEWER CATCH BASIN MANHOLE
NO SCALE



5 SUMP STORM SEWER MANHOLE
NO SCALE

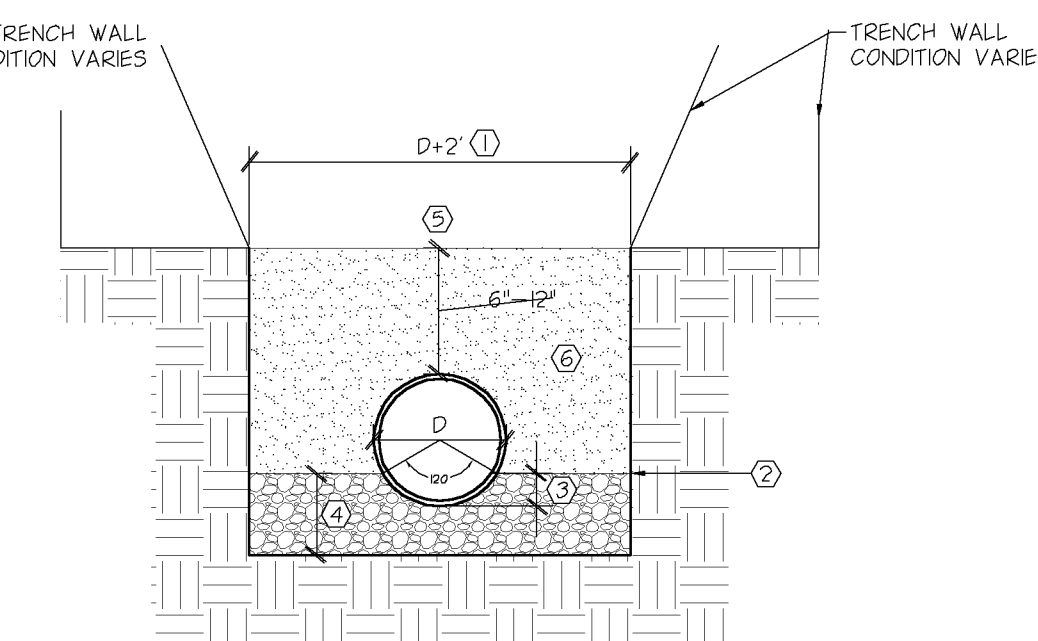


1 PIPE BOLLARD/ACCESSIBLE SIGN
NO SCALE

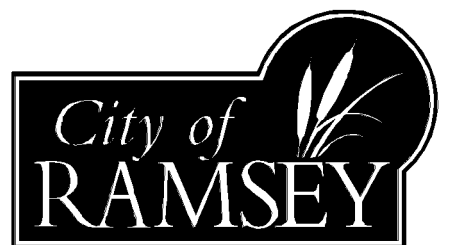


2 PIPE BEDDING
NO SCALE

- 2' FOR PIPE 4' OR LESS.
- MACHINE EXCAVATION LIMIT FOR RIGID PIPE.
- HAND SHAPE BOTTOM FOR SUPPORT OF RIGID PIPE.
- MACHINE EXCAVATION LIMIT FOR FLEXIBLE PIPE, GRANULAR FOUNDATION (IF REQUIRED), OR BEDDING REQUIRED FOR LOCAL CONDITIONS. DEPTH VARIES.
- PROVIDE LOCATING/MARKING TAPE MEETING LOCAL REQUIREMENTS
- SEE SPECIFICATIONS FOR BEDDING AND ENCASMENT



3 SITE UTILITY TRENCHING
NO SCALE



SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	DEMOLITION
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN-SE
C2.2	SITE PLAN-NW
C3.1	GRADING, DRAINAGE, PAVING, & EROSION CONTROL-SE UTILITIES
C3.2	GRADING, DRAINAGE, PAVING, & EROSION CONTROL-NW UTILITIES
C4.1	UTILITIES
C4.2	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
C7.3	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE
L2.2	LANDSCAPE

REVISION HISTORY

DATE	REVISION	REVIEW
27 JUN 2011	CITY SUBMITTAL	SES

PROJECT MANAGER REVIEW

CERTIFICATION

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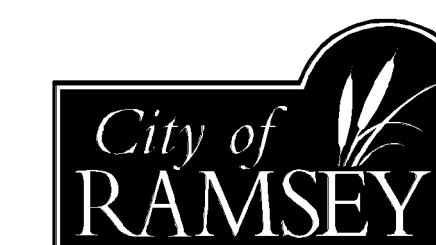
CITY SUBMITTAL
JUNE 7, 2011

LANDFORM
From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME: C702PFG01.DWG
PROJECT NO.: FPG11001

**CIVIL CONSTRUCTION
DETAILS
C7.2**



BSHT	TITLE
C0.1	CIVIL TITLE SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	OVERALL EXISTING CONDITIONS
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN-SE
C2.2	SITE PLAN-NW
C3.1	GRADING, DRAINAGE, PAVING, & EROSION CONTROL-SE
C3.2	GRADING, DRAINAGE, PAVING, & EROSION CONTROL-NW
C4.1	UTILITIES
C4.2	UTILITIES
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C7.3	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE
L2.2	LANDSCAPE

REVISION HISTORY

DATE	REVISION	REVIEW
27 JUN 2011	CITY SUBMITTAL	SES

PROJECT MANAGER REVIEW

BY/CHK: DATE: 06/07/2011

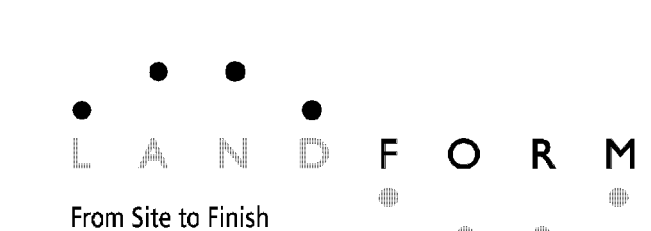
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CITY SUBMITTAL

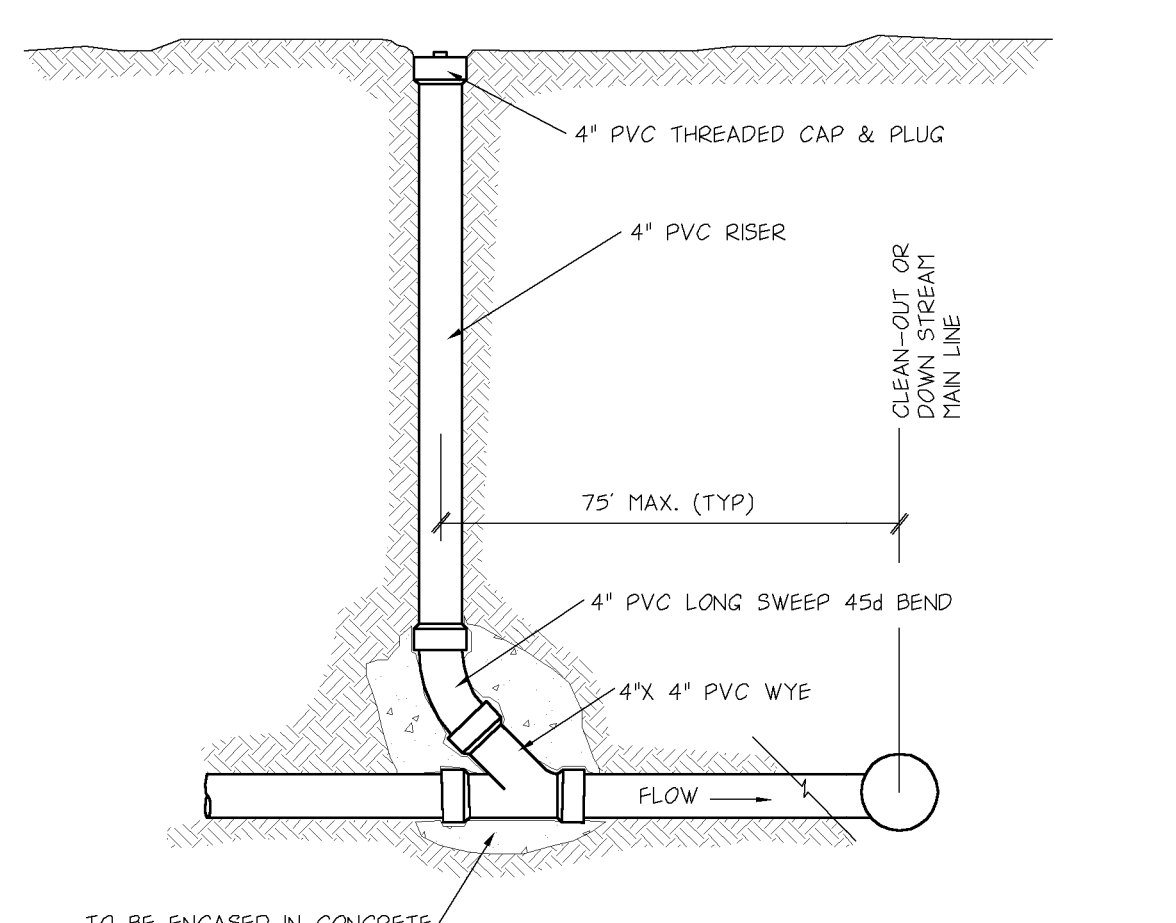
JUNE 7, 2011



105 South Fifth Avenue Suite 513 Minneapolis, MN 55401
 Tel: 612-252-9070 Fax: 612-252-9077 Web: landform.net

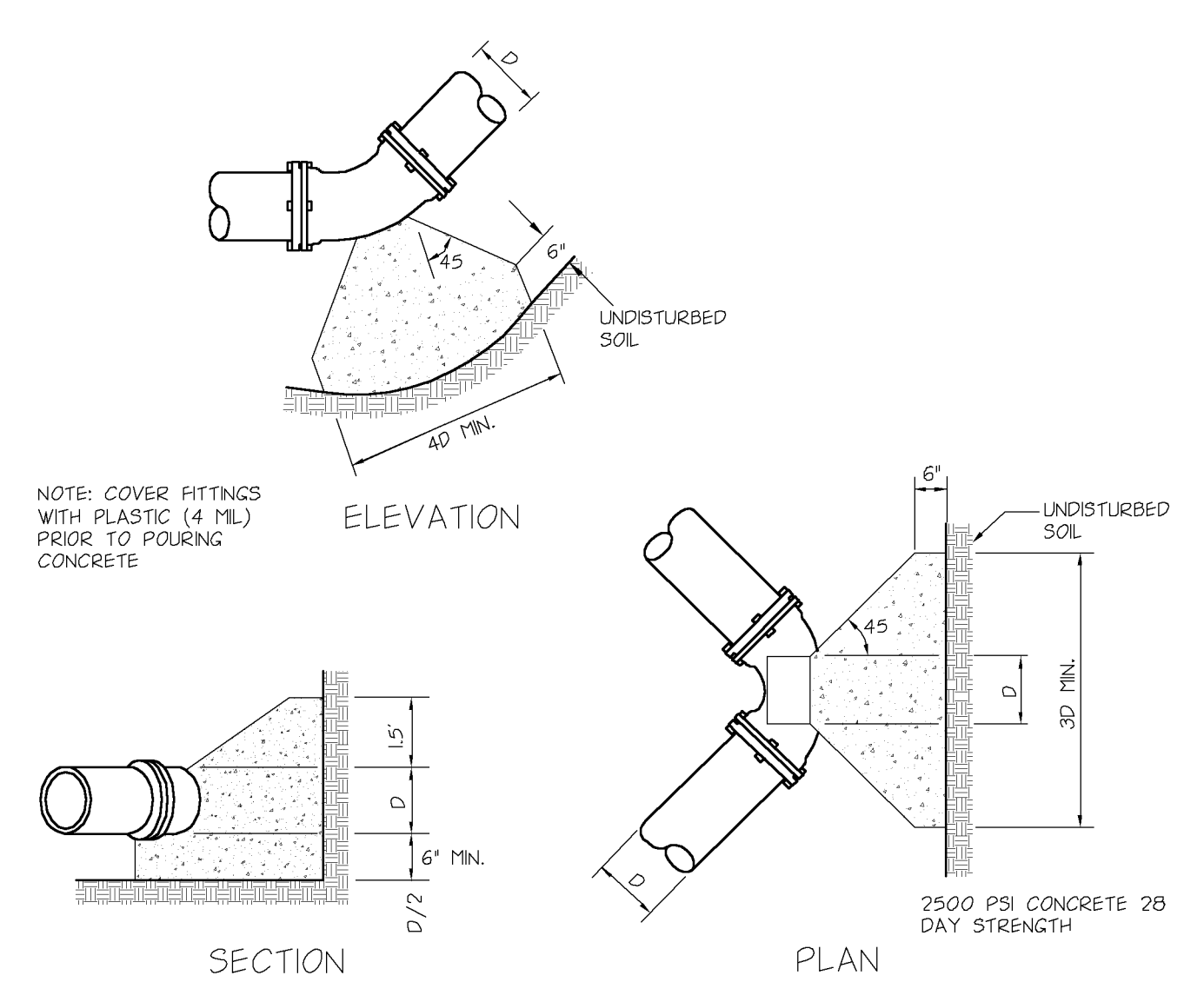
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CIVIL CONSTRUCTION
 DETAILS
C7.3



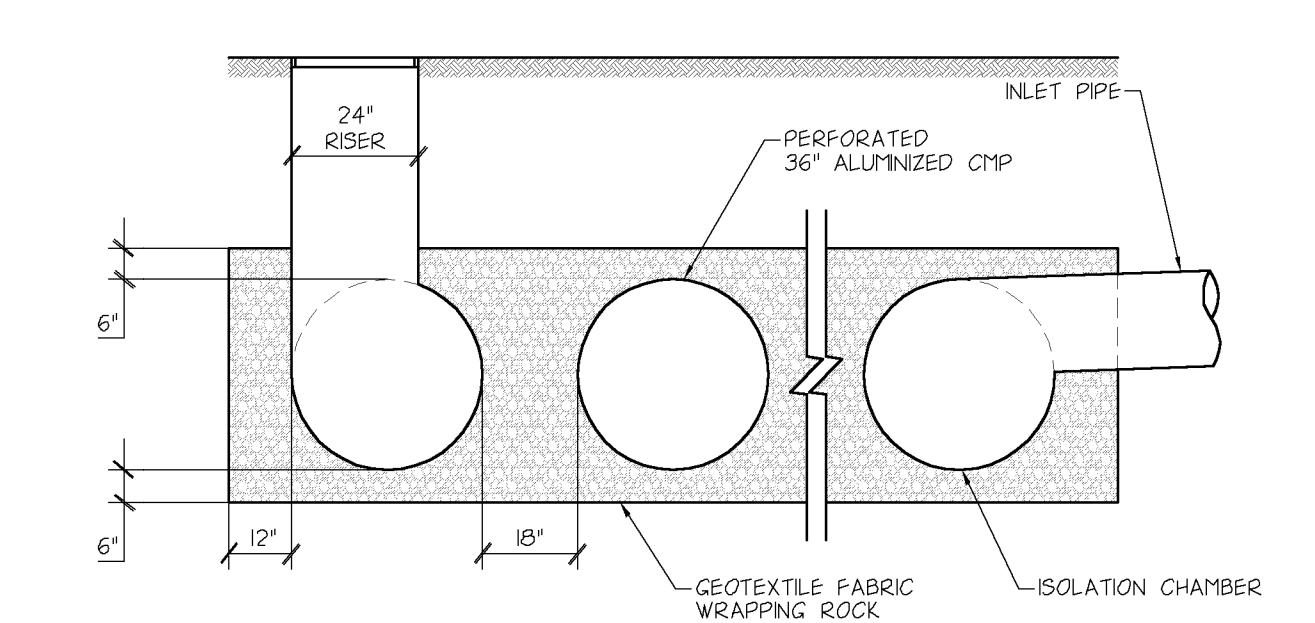
NOTES:
 RISER PIPE SHALL BE EXTENDED ABOVE GROUND LEVEL INITIALLY & THEN IT MAY BE CUT BACK TO MATCH FINAL GRADE (BY OTHERS).
 POSITION CLEAN-OUTS UPSTREAM OF BENDS, WHEN FEASIBLE.

5 CLEAN-OUT STRUCTURE NO SCALE

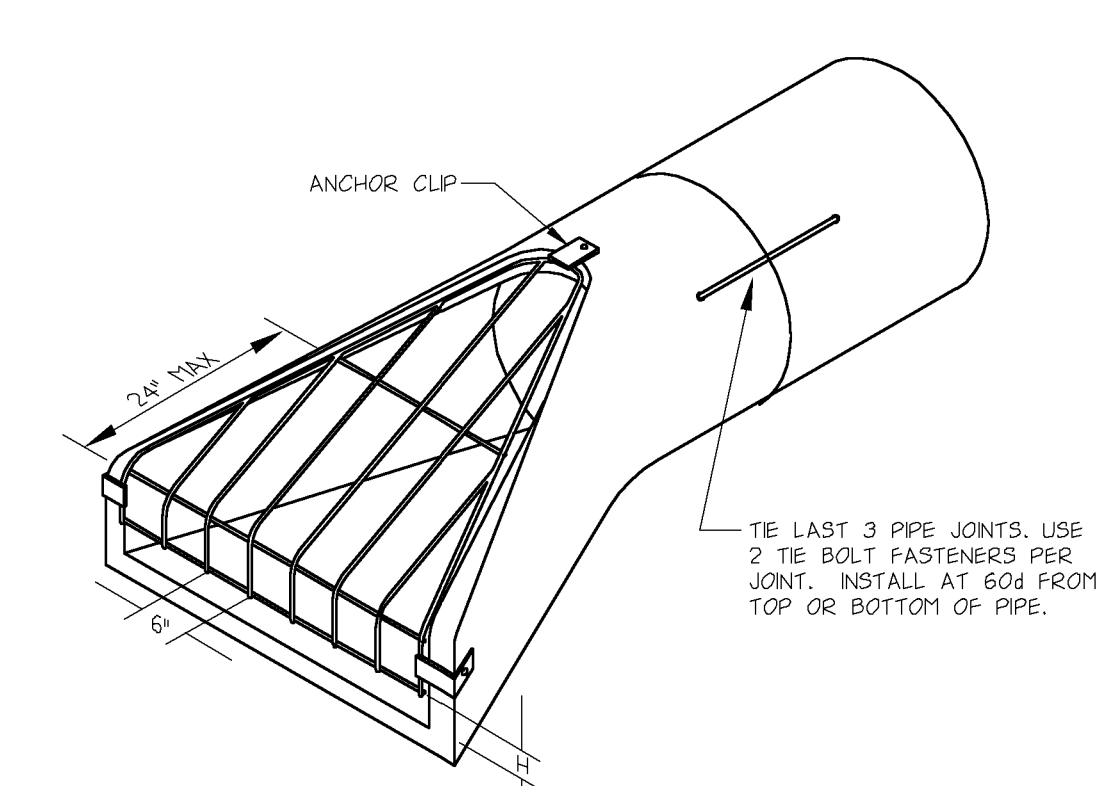


NOTE: COVER FITTINGS WITH PLASTIC (4 MIL) PRIOR TO POURING CONCRETE

3 CONCRETE THRUST BLOCKING NO SCALE



1 CMP INFILTRATION GALLERY NO SCALE

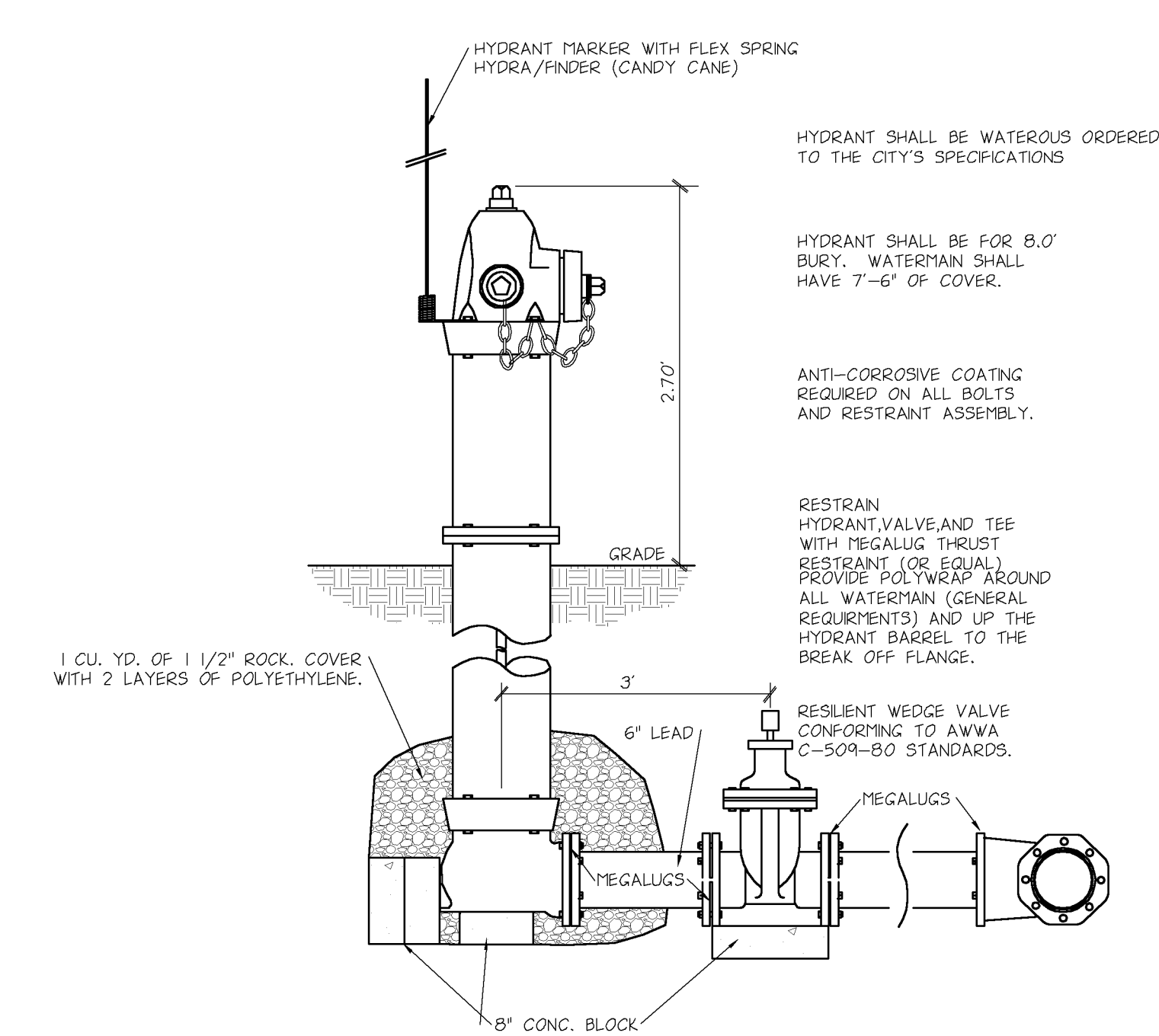


ISOMETRIC

PROVIDE 3 ANCHOR CLIPS TO FASTEN TRASH GUARD TO FLARED END SECTION. HOT DIP GALVANIZE AFTER FABRICATION.

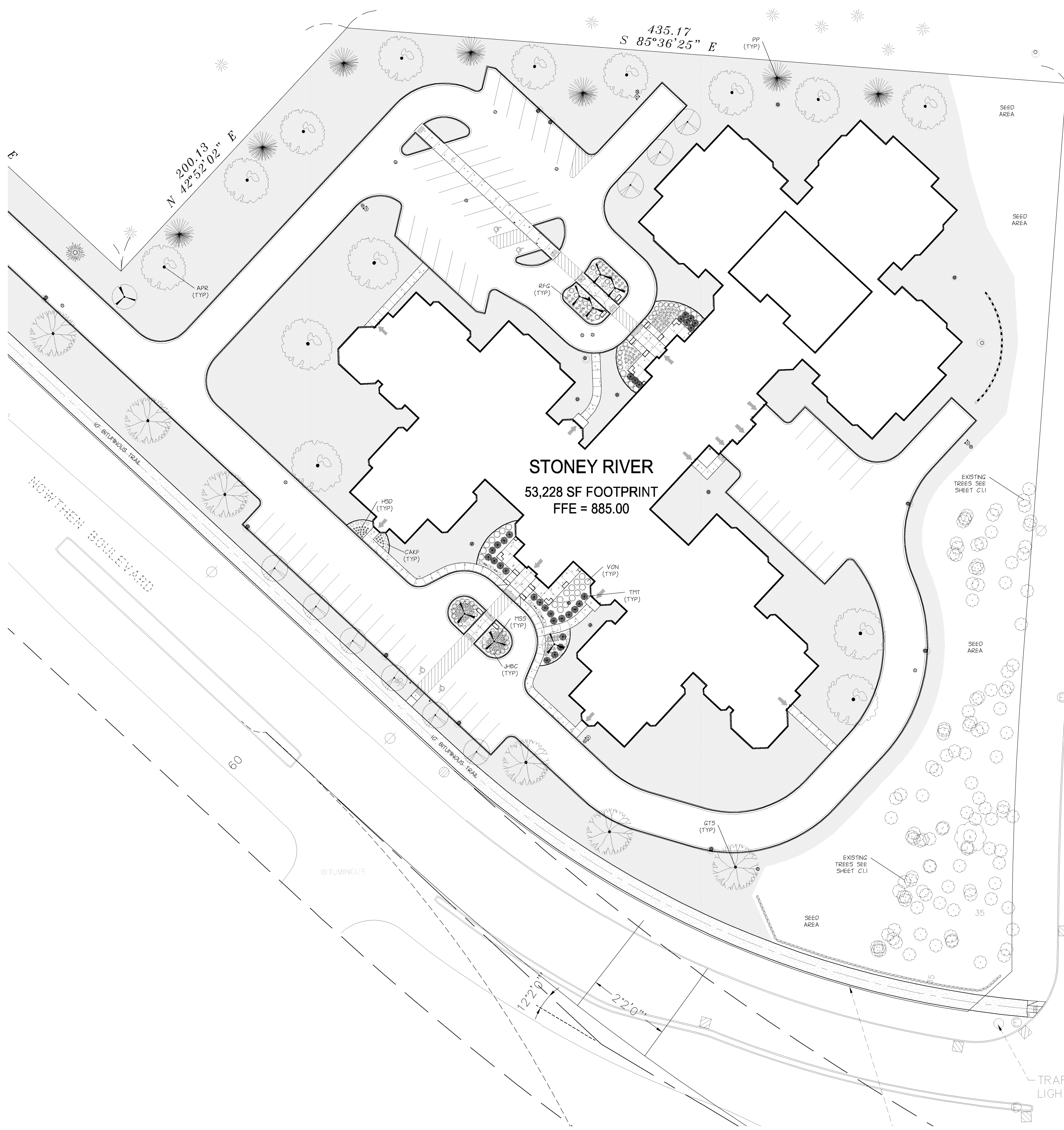
PIPE SIZE	TRASH GUARD SIZING	BAR	H	BOLTS
12"	3/4"	2	1/2"	5/8"
15"	3/4"	3"		5/8"
18"	3/4"	4"		5/8"
21"-24"	1"	4"		3/4"
27"-36"	1"	5"		3/4"
42"	1"	6"		3/4"
48"-54"	1 1/4"	6"		1"
60"-72"	1 1/4"	7"		1"
78"-90"	1 1/4"	8"		1"

4 FLARED END SECTION AND TRASH GUARD NO SCALE



2 VALVE AND HYDRANT INSTALLATION NO SCALE

REFER TO SHEET L2.2



STONEY RIVER
53,228 SF FOOTPRINT
FFE = 885.00

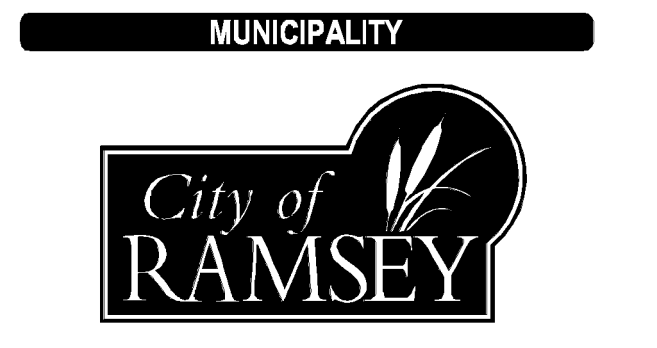
LANDSCAPE NOTES

NAME	KEY	COUNT	COMMON NAME	SCIENTIFIC NAME	NATURE SIZE	PLANTING SIZE	ROOT COND.
CONIFEROUS SHRUBS	JBC	46	BLUE CHOP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHOP'	2H x 4W	2'4" SP.	POT
CONIFEROUS SHRUBS	TMT	31	TAMONTON SPREADING YEW	TAXUS Y. PEDA. 'TAMONTON'	4H x 6W	6' HT.	POT
CONIFEROUS TREES	PP	7	PONDEROSA PINE	PINUS PONDEROSA	60H x 40W	6' HT.	B&B
CONIFEROUS TREES	PTI	5	BLACK SPRUCE	PICEA MARIANA	70H x 30W	6' HT.	B&B
DECIDUOUS SHRUBS	VON	27	DWARF EUROPEAN CRANBERRYBUSH	VIBURNUM OPULIS 'NANUM'	5H x 5W	2.0' CAL.	B&B
DECIDUOUS TREES	TP	6	PRAIRIEFIRE CRABAPPLE	MALUS 'PRAIRIEFIRE'	20H x 20W	2.0' CAL.	B&B
DECIDUOUS TREES	MSS	10	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	20H x 15W	2.5' CAL.	B&B
DECIDUOUS TREES	AFJ	5	AUTUMN BLAZE MAPLE	ACER x FREEMANI 'JEFFERSRED'	50H x 40W	2.5' CAL.	B&B
DECIDUOUS TREES	APR	6	ROYAL RED MAPLE	ACER PLATANOIDES 'ROYAL RED'	30H x 35W	2.5' CAL.	B&B
DECIDUOUS TREES	GTS	4	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	50H x 35W	2.5' CAL.	B&B
GRASSES	CAF	51	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'CAVAL FOERSTER'	5H x 2W	1 CAL.	POT
PERENNIALS	RFC	60	BLACK EYED SUSAN	RUBICECIA FULGIDA 'GOLDSTORM'	30H x 22W	1 CAL.	POT
PERENNIALS	HSD	36	STELLA D'ORO DANIEL	HEPEROCALLIS 'STELLA D'ORO'	18" x 15W	1 CAL.	POT

LANDSCAPE NOTES

- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
- COORDINATE INSTALLATION WITH CONTRACTORS PERFORMING RELATED WORK.
- 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.
- PLANTING SOIL SHALL CONSIST OF 4 PARTS TOPSOIL TO 1 PART PEAT HUMUS, WITH 3 POUNDS OF COMMERCIAL FERTILIZER ADDED PER CUBIC YARD.
- SPREAD A MINIMUM OF 4 INCHES OF TOPSOIL AND SOD ALL TURF AREAS DISTURBED BY CONSTRUCTION.
- PLACE PLANTS ACCORDING TO LAYOUT WITH PROPER NOMINAL SPACING.
- INSTALL 3-4 INCH WOOD MULCH IN SHRUB BED AREAS.
- INSTALL A 4-FEET DIAMETER SHREDDED HARDWOOD BARK MULCH DISH AROUND TREES NOT PLACED WITHIN A SHRUB OR PERENNIAL PLANTING BED.
- ALL SHRUB BEDS SHALL BE EDGED WITH 6-INCH BLACK VINYL EDGING (BLACK DIAMOND OR APPROVED EQUAL).
- AUTOMATIC IRRIGATION SYSTEM TO BE USED TO IRRIGATE ENTIRE MCDONALD'S PROPERTY, IRRIGATION CONTRACTOR TO SUBMIT SHOP DRAWING TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

DEVELOPER
FIRST PHOENIX GROUP, LLC
601 CARSLON PARKWAY
SUITE 1050
MINNEAPOLIS, MN 55305
TEL: (612) 759-0877



PROJECT
STONEY RIVER
ADDITION
RAMSEY, MN

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C2.2	SITE PLAN-NW
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C3.2	LOADING, DRAINAGE, PAVING, & EROSION CONTROL-NW
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C7.3	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE
L2.2	LANDSCAPE

REVISION HISTORY

DATE	REVISION	REVIEW
07 JUN 2011	CITY SUBMITTAL	SEF

PROJECT MANAGER REVIEW

BY EJM DATE: 06/07/2011

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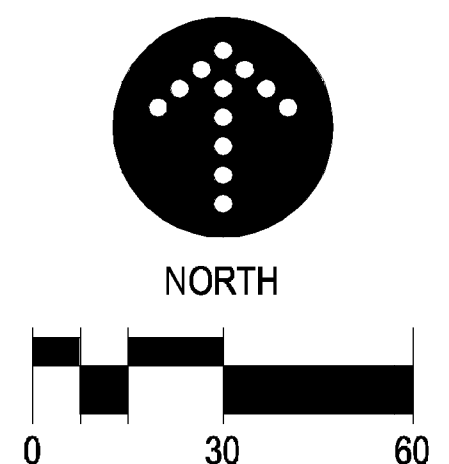
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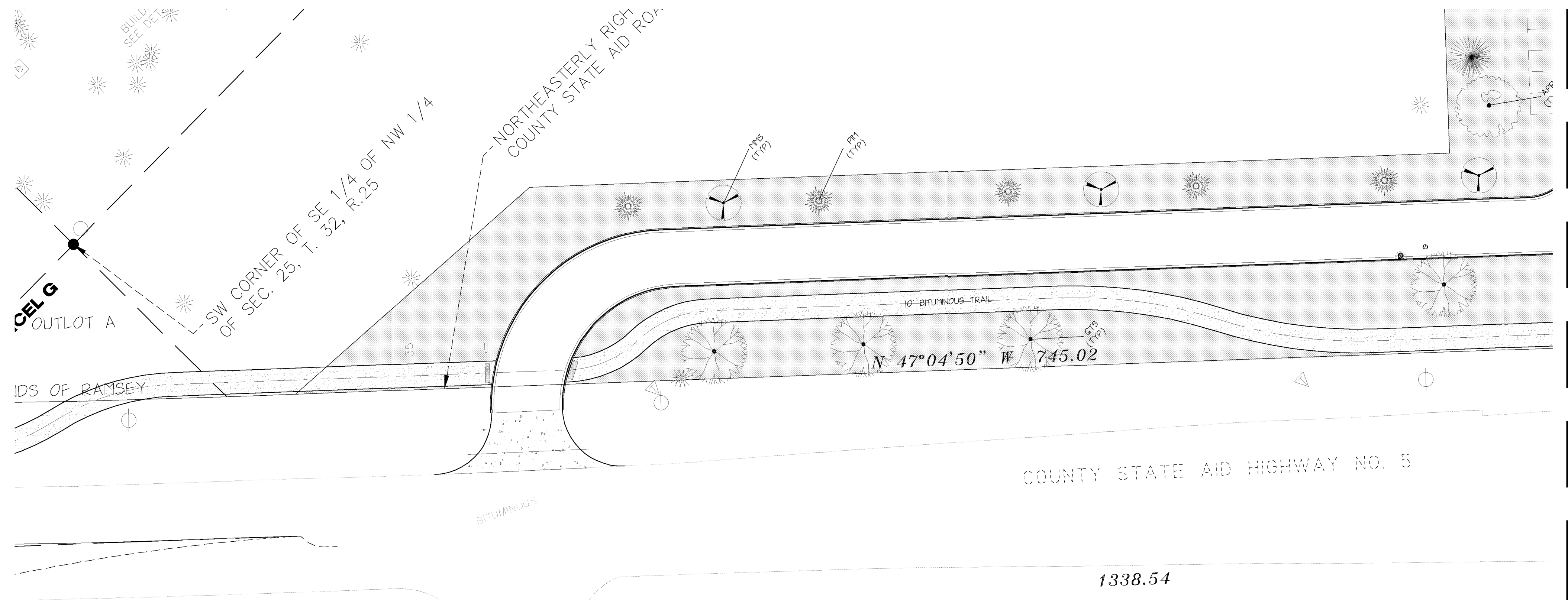
FILE NAME L201FPG01.DWG
PROJECT NO. FPG11001

LANDSCAPE - SE
L2.1



Know what's Below.
Call before you dig.





REFER TO SHEET L2.1

LANDSCAPE NOTES

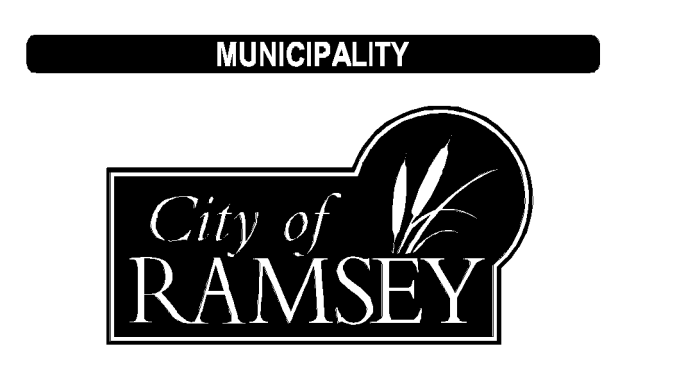
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CONIFEROUS SHRUBS	JHC	46	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	12H x 4W	24" SP.	POT
CONIFEROUS SHRUBS	THT	31	TALUTON SPREADING YEW	TAXUS X MEDIA 'TALUTON'	4H x 6W	6" HF.	POT
CONIFEROUS TREES	PP	7	PONDEROSA PINE	PINUS PONDEROSA	60H x 40W	6" HF.	B&B
CONIFEROUS TREES	PM	5	BLACK SPRUCE	PICEA MARIANA	70H x 30W	6" HF.	B&B
DECIDUOUS SHRUBS	VON	27	DWARF EUROPEAN CRANBERRYBUSH	VEKONUM OPIULUS 'NAHUM'	5H x 5W	2.0' CAL.	B&B
DECIDUOUS TREES	MP	9	PEARREFIRE CRABAPPLE	MALUS 'PRAREFIRE'	20H x 20W	2.0' CAL.	B&B
DECIDUOUS TREES	MSS	10	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	20H x 15W	2.0' CAL.	B&B
DECIDUOUS TREES	AFJ	5	AUTUMN BLAZE MAPLE	ACER X FRAXINUS 'JEFFERBRED'	50H x 40W	2.0' CAL.	B&B
DECIDUOUS TREES	APC	9	BOTIK RED MAPLE	ACER PLATANOIDES 'ROYAL RED'	30H x 35W	2.0' CAL.	B&B
DECIDUOUS TREES	CTS	9	SHAGBASTAR HONEYLOCUST	GLICHTIA TRACANTINOS 'SHAGBASTAR'	50H x 35W	2.0' CAL.	B&B
GRASSES	CAK	51	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'CARL FORSTER'	3H x 2W	1 GAL.	POT
PERENNIALS	RFG	160	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	30H x 22W	1 GAL.	POT
PERENNIALS	HSD	36	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	17" x 15W	1 GAL.	POT

SO

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 MINNEAPOLIS, MN 55305
 TEL: (612) 759-0877



PROJECT
STONEY RIVER ADDITION
RAMSEY, MN

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L2.2	LANDSCAPE

REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	REVISION	REVIEW
07 JUN 2011	CITY SUBMITTAL	SES

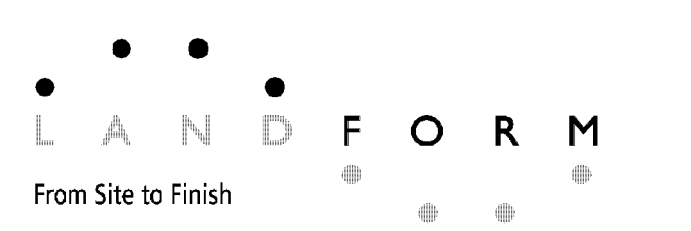
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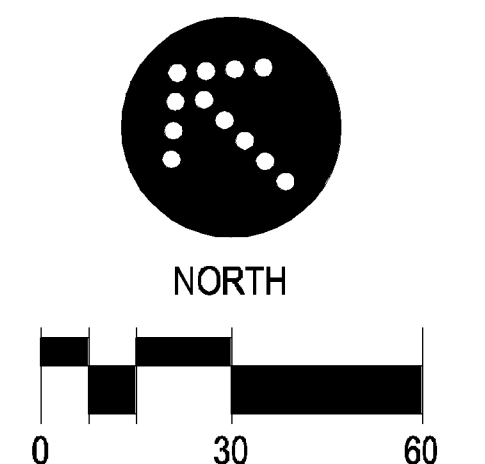
CITY SUBMITTAL
 JUNE 7, 2011



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 Suite 513 Fax: 612-252-9077
 Minneapolis, MN 55401 Web: landform.net

FILE NAME: L202FPG01.DWG
 PROJECT NO.: FPG11001

LANDSCAPE - NW
L2.2

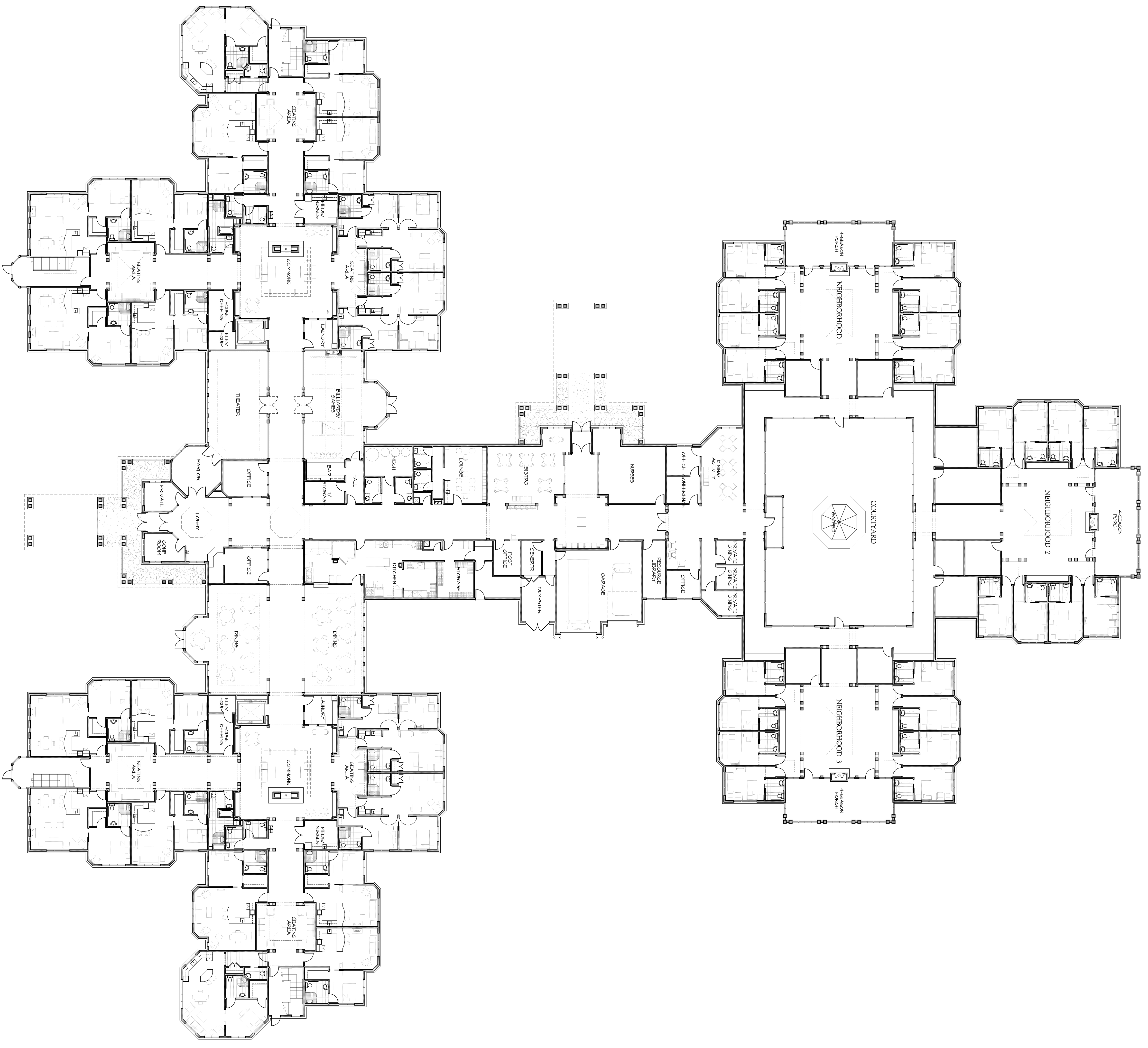




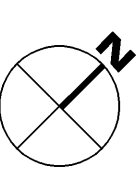
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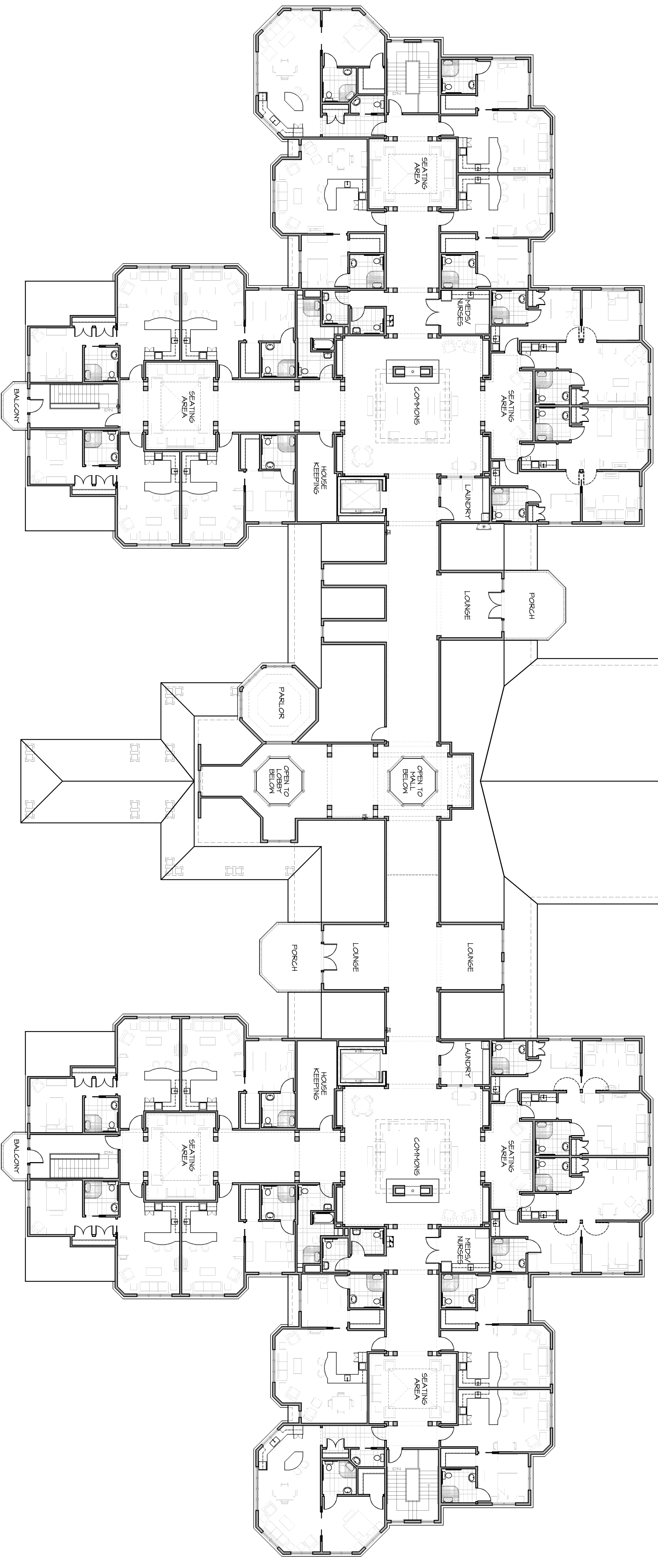
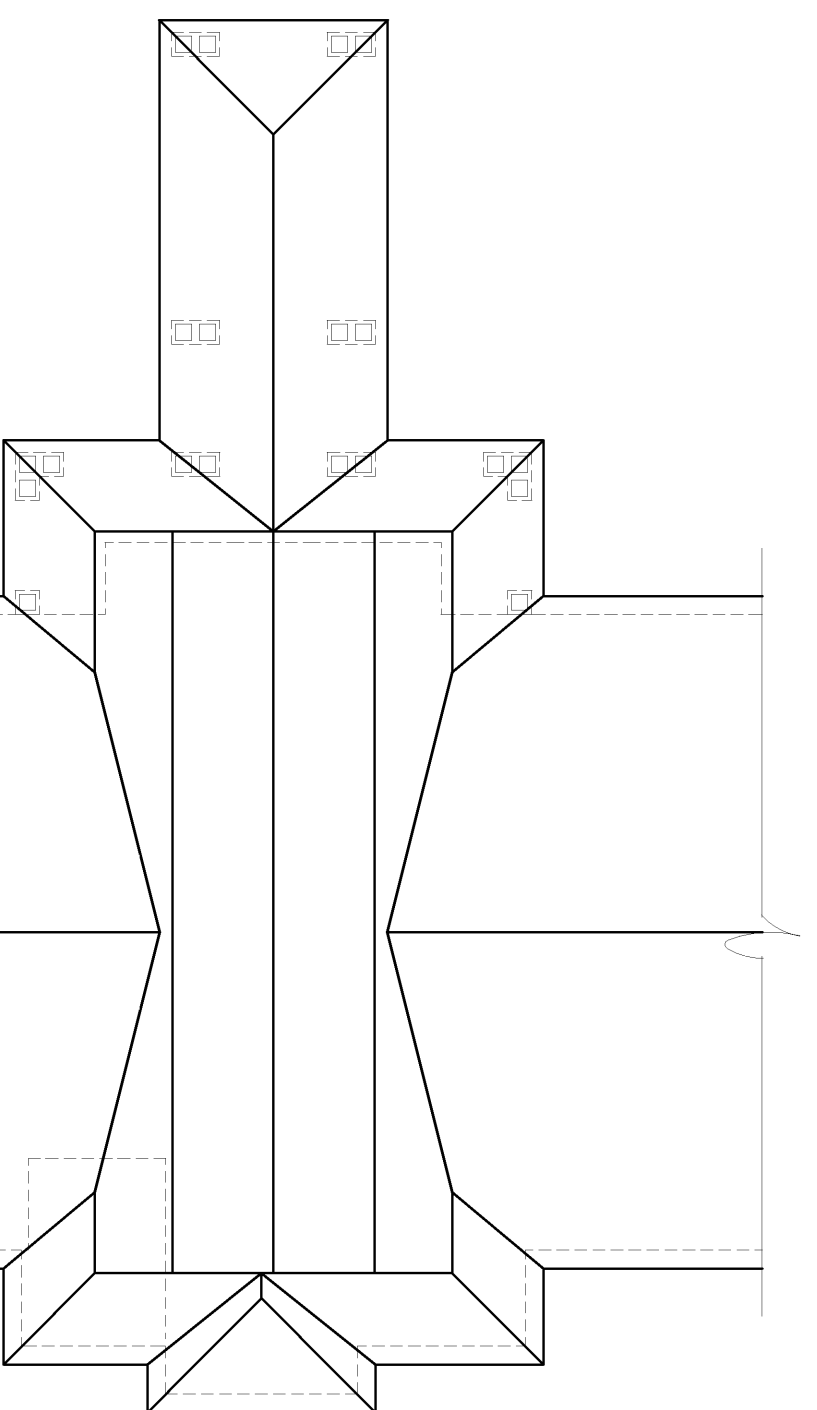
FIRST PHOENIX - MN, LLC





PROPOSED MAIN FLOOR PLAN
 1/16" = 1'-0"





PROPOSED SECOND FLOOR PLAN
 1/16" = 1'-0"

