

City of Ramsey
Agenda
Housing and Redevelopment Authority (HRA)
Regular Session
Tuesday July 10, 2012
Immediately following CC
Council Chambers, 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Citizen Input**
- 3. Approve Agenda**
- 4. Approve Minutes**
- 5. HRA Business**
 1. Approve Plans and Specifications and Advertise for Bids - North Commons
 2. Consider Offer to Purchase Land - Senior Housing (portions may be closed to the public)
- 6. Development Team Report**
- 7. Commissioner Input**
- 8. Adjournment**

HRA Regular Session

5. 1.

Meeting Date: 07/10/2012

By: Darren Lazan, Housing &
Redevelopment Authority

Information

Title:

Approve Plans and Specifications and Advertise for Bids - North Commons

Background:

Over the past several years, the development team has considered a number of configurations for the HRA owned parcels that are residential properties lying north of Bunker Lake Boulevard. This area has since been referred to as 'North Commons'.

In early 2012, the HRA approved the grading and park improvement effort led by city staff to create irrigation test beds, provide for irrigation and turf for the park in North Commons, and to create four residential parcels along the west side of the park fronting Zeolite. This work has subsequently been completed.

In May of 2012, the HRA approved the effort to prepare and record a new plat of this area that incorporates the HRA land and a 90' strip currently being acquired by the City of Ramsey. This plat contemplates a total of 17 new residential lots and formally dedicates the remainder of the land as park.

In June of 2012, the HRA approved a purchase agreement with Trilogy Homes for the first available lot in this new development and authorized the preparation of plans to construct the improvements necessary to create the residential lots.

The development team has submitted for sketch plan approval on all of The COR plats, and has submitted for concurrent preliminary and final plat approval for COR THREE, the subject plat. The Planning commission has recommended approval of the plat of COT THREE, and this item is scheduled for final approval by the City Council. Plans have been prepared and submitted for watershed approval as well.

Notification:

The HRA will act as developer of the proposed residential development to facilitate single family lot sales and construction on very challenging HRA property. The preliminary pro-forma was presented to the HRA for reference when the initial Purchase Agreement was approved.

The Development team would like to advertise for bids as soon as practical to keep the schedule the builder has requested, and to ensure a home is ready for the fall preview. This will also bring additional attention to the development, and assist in the sale of lots to other potential builders/home buyers.

Observations:

The development team has prepared a preliminary estimate of construction costs for the work outlined.

It is estimated that the work necessary to make the lots saleable will be approximately \$330,000 broken down as shown below:

- Sanitary Sewer Services - \$11,800

- Water Services - \$12,300
- Storm Sewer - \$9,300
- Street Reconstruction - \$100,000
- Grading - \$120,000
- Share of Park Construction - \$40,000
- Misc and contingency - \$36,000

The current plans are attached for your review. Pending final comments from city staff and/or the WMO, the development team will facilitate the advertisement and bids for the project according to statutory requirements.

Recommendation:

The development team recommends the HRA approve the plans and specifications, and authorize the advertisement for bids on North Commons, a 17 lot subdivision in The COR.

Funding Source:

Initial funds for construction will be in the form of a loan from the Landfill Trust Fund, which will be repaid from the proceeds of land sales.

Council Action:

Approve the plans and specifications, and authorize the advertisement for bids on North Commons, a 17 lot subdivision in The COR.

Attachments

Site Illustration

Preliminary Construction Documents

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	07/05/2012 01:25 PM
Form Started By: Darren Lazan		Started On: 07/05/2012 09:41 AM
	Final Approval Date: 07/05/2012	



North Commons Improvements

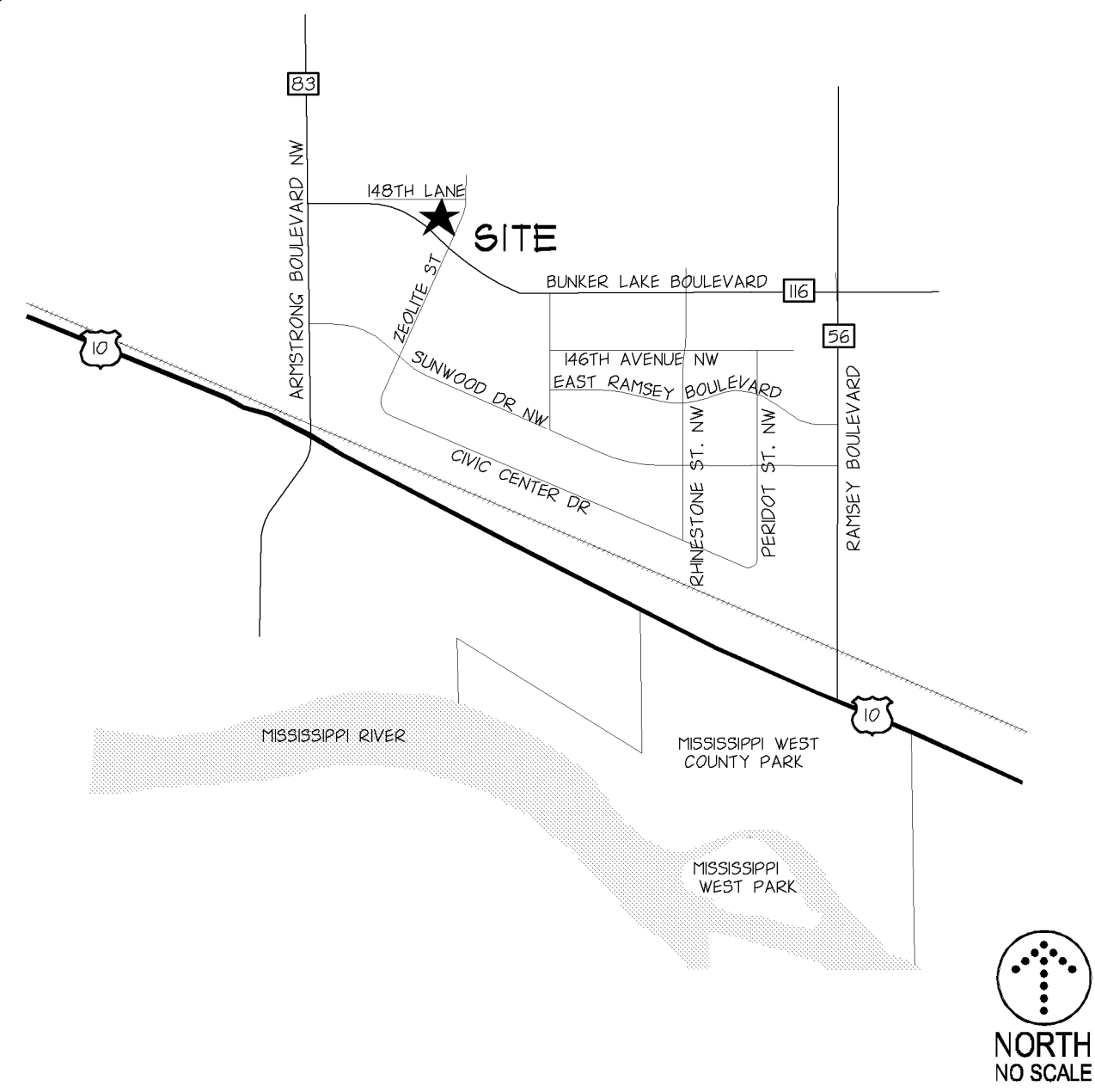
2012 Initial Phase Improvements:

- Grading
- Turf, Plantings, & Irrigation
- Top Soil Test Plots
- Community Garden

Phase II Improvements:

- Trails / Boardwalks
- Playground
- Dog Park
- Parking

RAMSEY, MN

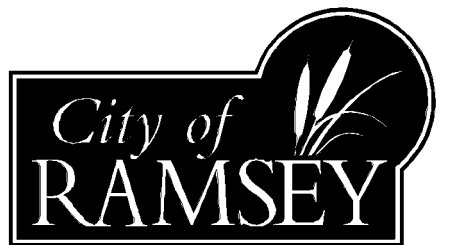


NORTH COMMONS RAMSEY, MN

DEVELOPER

RAMSEY HRA
7560 SUNWOOD DRIVE
RAMSEY, MN 55303
TEL (763) 427-1410 - FAX (763) 427-5543

MUNICIPALITY



PROJECT

**NORTH COMMONS
(COR THREE)
RAMSEY, MINNESOTA**

SHEET INDEX

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

ABBREVIATIONS

D	Angle	JT.	Joint
&	And	L.F.	Lineal Feet
100 YR.	100 Year Flood Elevation	L.P.	Low Point / Liquid Petroleum
A.B.	Anchor Bolt	L.B.	Pound
A.D.	Area Drain	L.G.U.	Local Government Unit
A/C	Ar Conditionng Unit	LONG.	Longitudinal
ADD.	Addendum	LT.	Light / Lighting
ADDL.	Additional	MAINT.	Maintenance
ADJ.	Adjacent / Adjust	MAS.	Masonry
AHU	Air Handling Unit	MATL.	Material
ALT.	Alternate	MECH.	Mechanical
ALUM.	Aluminum	MED.	Medium
ANOD.	Anodized	MFG.	Manufacturer
APPROX.	Approximate	M-I	Manhole
ARCH.	Architect / Architectural	MN.	Minnesota
AUTO.	Automatic	MISC.	Miscellaneous
AVC.	Average	MNDOT	Minnesota Department of Transportation
B.C.	Back of Curb	MOD.	Module / Modular
B.M.	Benchmark	M.L.	Million
B/W	Bottom of Wall	N.	North
BPE	Basement Floor Elevation	N.I.C.	Not in Contract
BIF	Bifurcous (Asphalts)	N.	Number
BLDC	Building	NTS	Not to Scale
BSMT.	Basement	NWE	Normal Water Elevation
C.F.	Cubic Feet	NWL	Normal Water Level
C.F.S.	Cubic Feet Per Second	O.C.	On Center
C.G.	Centerline	O.D.	Outside Dimension
C.I.	Centerline	O.E.	Overhead Electric
C.I.U.	Concrete Masonry Unit	O.H.	Ordinary High Water Level
C.O.	Cleanout	O.H.W.L.	Opening
C.O.E.	Cubic Yards	OPNG.	Opening
C.V.	Catch Basin	P.C.	Point of Curvature
CB	Catch Basin Manhole	P.I.	Point of Intersection
CBM	Cement	P.I.V.	Post Indicator Valve
CP	Cast Iron Pipe	P.L. OR P/L	Property Line
CNP	Corrugated Metal Pipe	P.O.B.	Pounds of Bequmq
CONC.	Concrete (Portland)	P.S.F.	Pounds Per Square Foot
CONN.	Connection	P.S.I.	Pounds Per Square Inch
CONSTR.	Construction	P.T.	Point of Tangency
CONT.	Continuous	P.V.C.	Point of Vertical Curvature
CONTR.	Contractor	P.V.T.	Point of Vertical Intersection
COP.	Copper	P.V.T.	Point of Vertical Intersection
CU.	Cup	PE	Polyethylene
D.S.	Down Spout	PED.	Pedestal / Pedestrian
DEG.	Denotation / Demolish	PERF.	Preparation
DEMO.	Demolition / Demolish	PREP.	Preparation
DEPT.	Department	PROP.	Proposed
DET.	Detail	PVC	Poly-Vinyl-Chloride (Pipng)
DIA.	Diameter	PVMT	Pavement
DIAG.	Diagram	QTR.	Quarter
DIM.	Dimension	QTY.	Quantity
DIP	Ductile Iron Pipe	R	Radius
DN	Down	RAD.	Radius
DWG.	Drawing	R.D.	Roof Drain
E.	East	R.E.	Remove Existing
E.I.	Expansion Joint	R.O.	Rough Opening
E.O.S.	Emergency Overflow Swale	R.P.	Rough Point
E.W.	Each Way	R.C.P.	Reinforced Concrete Pipe
EA.	Each	R.S.	Rough Slab
EL.	Elevation	RE.	Reinforce
ELEC.	Electrical	REINF.	Reinforced
EMER.	Emergency	REQD.	Required
ENGR.	Entrance	REV.	Revision / Revised
ENTR.	Entrance	RGU	Regulatory Government Unit
EQ.	Equal	R/W OR R/W	Right of Way
EQUIP.	Equipment	S	Square Feet
EQUIV.	Equivalent	S.F.	Square Feet
EXIST.	Existing	SANL	Sanitary Sewer
EXP.	Expansion	SE	Side Exit
F. & I	Furnish and Install	SEWO	Side Exit Walk Out
F.B.O.	Furnished by Others	SHT.	Sheet
F.C.	Face of Curb	SM	Smear
F.D.	Floor Drain	SNT	Sanitary
F.D.C.	Fire Department Connection	SPEC.	Specification
F.V.	Field Verify	SQ	Square
FB	Full Basement	STH	Storm Sewer Manhole
FBWO	Full Basement Walk Out	STD.	Standard
FBLO	Full Basement Look Out	STRUC.	Structural
FDN.	Foundation	SYN.	Syncretical
FES	Finished End Section	T	Thickness
FFE	Finished Floor Elevation	T/R	Top of Rim
FLR.	Floor	T/W	Top of Wall
FT. OR ()	Foot	TEMP.	Temporary
FUT.	Future	THK.	Thick / Thickness
G.B.	Grade Break	TNH	Top Nut Hydrant
G.C.	General Contractor	TY.	Typical
GALL.	Gallon	UNO.	Unless Noted Otherwise
GALV.	Galvanized	V.B.	Vapor Barrier
GFE	Gross Floor Elevation	V.C.	Vertical Curve
CL.	Class	V.F.	Verify in Field
CR.	Class	VER.	Verify
H.	Height	VERT.	Vertical
H.P.	High Point	VEST.	Vestibule
HDPPEP	High Density Polyethylene Pipe	W	Width
HGT.	Height	W.P.T.	Welding Plant
HORIZ.	Horizontal	W.W.F.	Welded Wire Fabric
HVAC	Heating Ventilation, Air Conditioning	W/O	Without
HYD	Hydrant	WQ	Walk Out
I.D.	Inside Dimension	WETL.	Waterproof
I.N. OR ()	Inches	WP	Waterproof
INFO.	Information	WT.	Weight
INSUL.	Insulation	YD.	Yard
INV.	Invert Elevation	Yr.	Year

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
[Symbol]	CONTOUR	[Symbol]	CONTOUR
[Symbol]	SPOT ELEVATION	[Symbol]	SPOT ELEVATION
[Symbol]	BUILDING	[Symbol]	BUILDING
[Symbol]	CANOPY / OVERHANG	[Symbol]	UNDERGROUND STRUCTURE
[Symbol]	CONCRETE	[Symbol]	RAILROAD
[Symbol]	CONCRETE CURB	[Symbol]	CONCRETE
[Symbol]	EDGE OF PAVEMENT	[Symbol]	CONCRETE CURB
[Symbol]	FENCING	[Symbol]	EDGE OF PAVEMENT
[Symbol]	GUARD RAIL	[Symbol]	FENCING
[Symbol]	CONCRETE RETAINING WALL	[Symbol]	GUARD RAIL
[Symbol]	FELDSPONE RETAINING WALL	[Symbol]	CONCRETE RETAINING WALL
[Symbol]	MODULAR RETAINING WALL	[Symbol]	FELDSPONE RETAINING WALL
[Symbol]	SOIL BORING	[Symbol]	MODULAR RETAINING WALL
[Symbol]	LIGHT POLE	[Symbol]	DOORWAY
[Symbol]	TREES	[Symbol]	NOTE REFERENCE
[Symbol]	DENOTES TREE LIMITS	[Symbol]	PARKING STALL COUNT
[Symbol]	MANHOLE	[Symbol]	LARGE SHEET DETAIL
[Symbol]	CATCH BASIN	[Symbol]	COORDINATE POINT
[Symbol]	FIRE HYDRANT	[Symbol]	REVISION - ADDENDUM, BULLETIN, ETC.
[Symbol]	WATER VALVE	[Symbol]	REVISED AREA (THIS ISSUE)
[Symbol]	FLARED END SECTION	[Symbol]	
[Symbol]	IRON MONUMENT FOUND	[Symbol]	
[Symbol]	IRON PIPE MONUMENT SET	[Symbol]	
[Symbol]	P.K. NAL	[Symbol]	
[Symbol]	POWERPOLE	[Symbol]	
[Symbol]	GUARD POST	[Symbol]	
[Symbol]	UTILITY BOX (TV, TEL, ELEC)	[Symbol]	
[Symbol]	GAS METER	[Symbol]	
[Symbol]	TRAFFIC BOX	[Symbol]	
[Symbol]	GAS METER	[Symbol]	
[Symbol]	TRAFFIC SIGN	[Symbol]	
[Symbol]	GUY WIRE	[Symbol]	
[Symbol]	REGISTRAR OF TITLES	[Symbol]	
[Symbol]	COUNTY RECORDER	[Symbol]	
[Symbol]	STORM SEWER LINE	[Symbol]	
[Symbol]	SANITARY SEWER LINE	[Symbol]	
[Symbol]	WATER MAIN	[Symbol]	
[Symbol]	UNDERGROUND GAS	[Symbol]	
[Symbol]	OVERHEAD TELEPHONE	[Symbol]	
[Symbol]	UNDERGROUND TELEPHONE	[Symbol]	
[Symbol]	UNDERGROUND ELECTRIC	[Symbol]	
[Symbol]	OVERHEAD ELECTRIC	[Symbol]	
[Symbol]	UNDERGROUND CABLE T.V.	[Symbol]	
[Symbol]	OVERHEAD CABLE T.V.	[Symbol]	
[Symbol]	WELL	[Symbol]	
[Symbol]	RESTRICTED ACCESS	[Symbol]	
[Symbol]	NOTE NUMBER	[Symbol]	
[Symbol]	DENOTES BITUMINOUS SURFACE	[Symbol]	

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
[Symbol]	SILT FENCE
[Symbol]	CONSTRUCTION LIMITS
[Symbol]	INLET PROTECTION

DRAWING SYMBOLS

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

BENCHMARKS

PROJECT BENCHMARK:
COR CONTROL POINT: "COR-ARM"
CONTROL POINT LOCATED AT THE NORTHWEST QUADRANT OF ARMSTRONG BOULEVARD NW AND BUNKER LAKE BOULEVARD NW.
ELEVATION = 868.32 (NGVD 29)

SITE BENCHMARK:
TOP NUT OF FIRE HYDRANT
LOCATION: NORTHEAST QUADRANT OF ZEGLITE STREET NW AND BUNKER LAKE BOULEVARD NW.
ELEVATION = 873.80 (NGVD 29)

CITY NOTES

- SITE GRADING, LANDSCAPING AND UTILITY INSTALLATIONS MUST BE COMPLETED AS SHOWN WITHOUT ALTERATION. DEVIATIONS FROM PLANS MUST BE CHECKED AND APPROVED BY THE ENGINEERING DEPARTMENT AND/OR THE PLANNING COMMISSION PRIOR TO SAD CHANGE.
- REQUIRED EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS AS SHOWN.
- MAN JOB-SITE ENTRANCE MUST BE POSTED WITH THE PROJECT ADDRESS SO THAT IT IS CLEARLY VISIBLE FROM THE STREET. JOB-SITE ADDRESS SIGN MUST BE INSTALLED IN PLACE UNTIL FINAL OCCUPANCY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 72 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL UTILITIES ARE MAPPED OR IF MAPPED, ARE SHOWN CORRECTLY. CONTACT ONE CALL AT 811 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.

PROPOSED LEGAL DESCRIPTION

COR THREE, ANOKA COUNTY, MINNESOTA.

SHEET INDEX

C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING, DRAINAGE, PAVING, & EROSION CONTROL
C3.2	SWPPP NOTES
C4.1	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
C7.3	CIVIL CONSTRUCTION DETAILS
L1.1	LANDSCAPE PLAN

REVISION HISTORY

DATE	REVISION	REVIEW
06 JUN 2012	PRELIMINARY PLAN SUBMITTAL	CHC
03 JUL 2012	CITY PERMIT SUBMITTAL	CHC

PROJECT MANAGER REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION



Know what's Below.
Call before you dig.

CITY PERMIT SUBMITTAL

3 JULY 2012

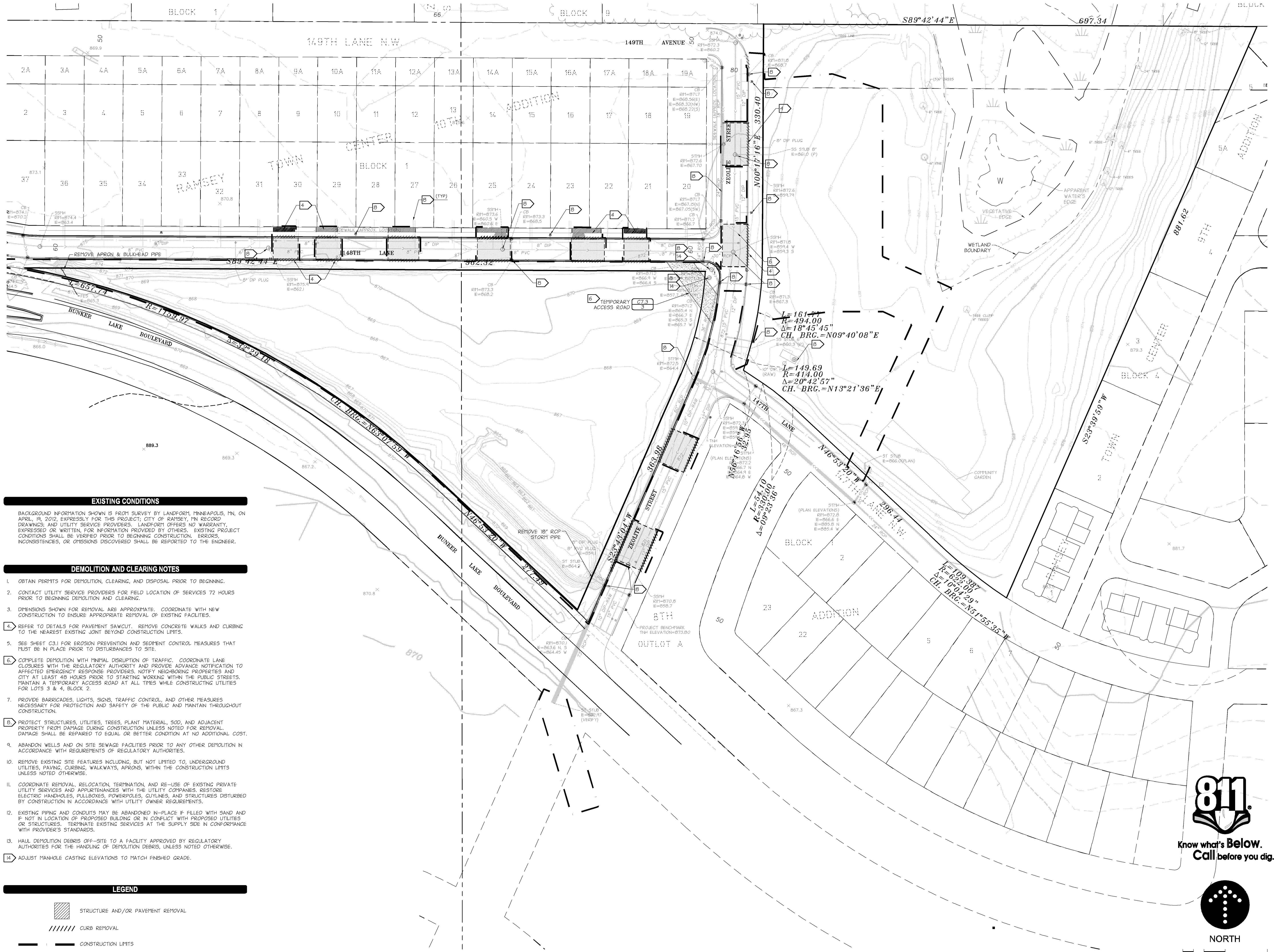
From Site to Finish

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

FILE NAME C001RAM021.DWG
PROJECT NO. RAM12021RAM12024

CIVIL TITLE SHEET

C0.1



EXISTING CONDITIONS

BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANDFORM MINNEAPOLIS, MN, ON APRIL 18, 2012, EXPRESSLY FOR THIS PROJECT; CITY OF RAMSEY, MN 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.

DEMOLITION AND CLEARING NOTES

- OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 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 C3.1 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 RESPONSE PROVIDERS, NOTIFY NEIGHBORING PROPERTIES AND CITY AT LEAST 48 HOURS PRIOR TO STARTING WORKING WITHIN THE PUBLIC STREETS. MAINTAIN A TEMPORARY ACCESS ROAD AT ALL TIMES WHILE CONSTRUCTING UTILITIES FOR LOTS 3 & 4, BLOCK 2.
- 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, 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.
- ABANDON WELLS AND ON SITE SEWAGE FACILITIES PRIOR TO ANY OTHER DEMOLITION IN ACCORDANCE WITH REQUIREMENTS OF REGULATORY AUTHORITIES.
- REMOVE EXISTING SITE FEATURES INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, PAVING, CURBING, WALKWAYS, APRONS, 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, CUYLINES, AND STRUCTURES DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
- EXISTING PIPING AND CONDUITS MAY BE ABANDONED IN-PLACE F 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.
- HAIL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS, UNLESS NOTED OTHERWISE.
- ADJUST MAN-HOLE CASTING ELEVATIONS TO MATCH FINISHED GRADE.

LEGEND

- STRUCTURE AND/OR PAVEMENT REMOVAL
- CURB REMOVAL
- CONSTRUCTION LIMITS
- SAW CUT

DEVELOPER
RAMSEY HRA
 7560 SUNWOOD DRIVE
 RAMSEY, MN 55303
 TEL (763) 427-1410 - FAX (763) 427-5543

MUNICIPALITY

PROJECT
NORTH COMMONS (COR THREE)
 RAMSEY, MINNESOTA

SHEET INDEX

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

REVISION HISTORY
 CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	REVISION	CHK	REV
06 JUN 2012	PRELIMINARY PLAN SUBMITTAL	CHC	
03 JUL 2012	CITY PERMIT SUBMITTAL	CHC	

PROJECT MANAGER REVIEW

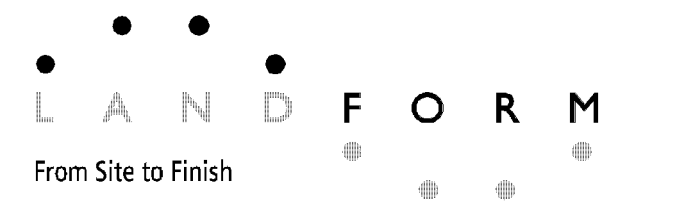
DATE	DATE OF REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED UNAUTHORIZEDLY. READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

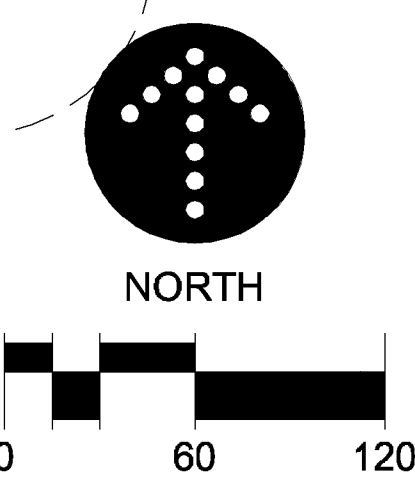
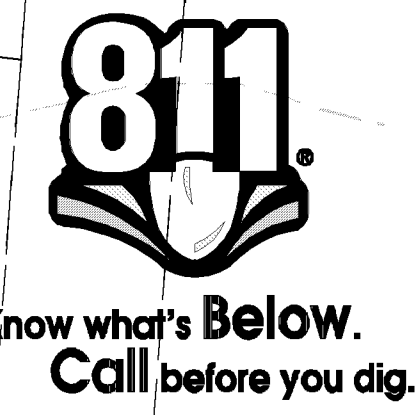
CITY PERMIT SUBMITTAL
 3 JULY 2012

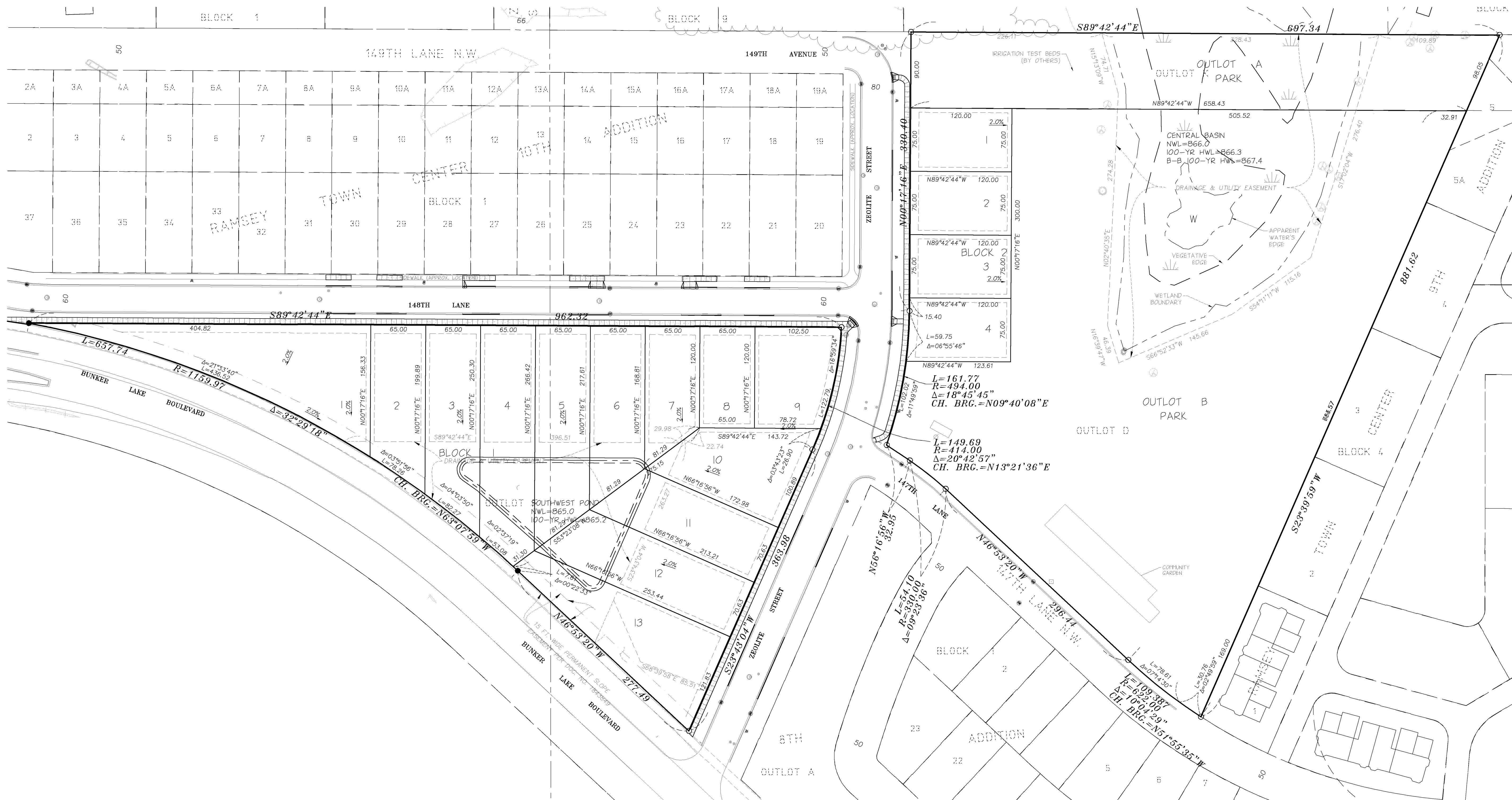


105 South Fifth Avenue Tel: 612-252-9070
 Suite 513 Fax: 612-252-9077
 Minneapolis, MN 55401 Web: landform.net

FILE NAME C:\01RAM\021.DWG
 PROJECT NO. RAM12021\RAM12024

DEMOLITION PLAN
C1.2



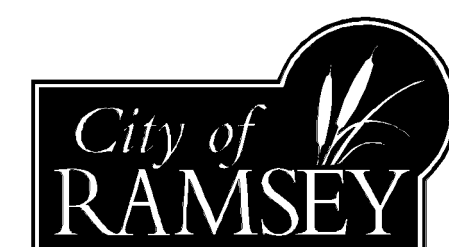


DEVELOPER

RAMSEY HRA

7550 SUNWOOD DRIVE
RAMSEY, MN 55303
TEL (763) 427-1410 - FAX (763) 427-5543

MUNICIPALITY



PROJECT

**NORTH COMMONS
(COR THREE)
RAMSEY, MINNESOTA**

SHEET INDEX

SHEET	TITLE
C01	CIVIL TITLE SHEET
C11	EXISTING CONDITIONS
C12	DEVELOPMENT PLAN
C21	SITE PLAN
C22	GRADING, DRAINAGE, PAVING & EROSION CONTROL
C32	SWPPP NOTES
C41	UTILITIES
C71	CIVIL CONSTRUCTION DETAILS
C72	CIVIL CONSTRUCTION DETAILS
C73	CIVIL CONSTRUCTION DETAILS
L21	LANDSCAPE PLAN

REVISION HISTORY

DATE	REVISION	REVIEW
06 JUN 2012	PRELIMINARY PLAT SUBMITTAL	CNC
03 JUL 2012	CITY PERMIT SUBMITTAL	CNC

PROJECT MANAGER REVIEW

BY: [Signature] DATE: 07.03.2012

CERTIFICATION

NOT FOR CONSTRUCTION

EXISTING CONDITIONS

BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANDFORM, MINNEAPOLIS, MN, ON APRIL 19, 2012, EXPRESSLY FOR THIS PROJECT. CITY OF RAMSEY, MN 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.

EXISTING LOT AREAS

OUTLOT D, RAMSEY TOWN CENTER, EIGHTH ADDITION- 31161 SQ. FT. OR 7.15 ACRES
OUTLOT F, RAMSEY TOWN CENTER, EIGHTH ADDITION- 19,707 SQ. FT. OR 4.38 ACRES
OUTLOT K, RAMSEY TOWN CENTER, EIGHTH ADDITION- 61,010 SQ. FT. OR 1.40 ACRES
TOTAL - 563,368 SQ. FT. OR 12.93 ACRES

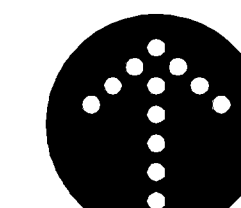
PROPOSED LOT AREAS

LOT 1, BLOCK 1, COR THREE	- 25,708 SQ. FT.
LOT 2, BLOCK 1, COR THREE	- 11,943 SQ. FT.
LOT 3, BLOCK 1, COR THREE	- 14,591 SQ. FT.
LOT 4, BLOCK 1, COR THREE	- 17,549 SQ. FT.
LOT 5, BLOCK 1, COR THREE	- 15,731 SQ. FT.
LOT 6, BLOCK 1, COR THREE	- 12,559 SQ. FT.
LOT 7, BLOCK 1, COR THREE	- 9,386 SQ. FT.
LOT 8, BLOCK 1, COR THREE	- 7,500 SQ. FT.
LOT 9, BLOCK 1, COR THREE	- 11,244 SQ. FT.
LOT 10, BLOCK 1, COR THREE	- 14,606 SQ. FT.
LOT 11, BLOCK 1, COR THREE	- 13,639 SQ. FT.
LOT 12, BLOCK 1, COR THREE	- 16,480 SQ. FT.
LOT 13, BLOCK 1, COR THREE	- 19,826 SQ. FT.

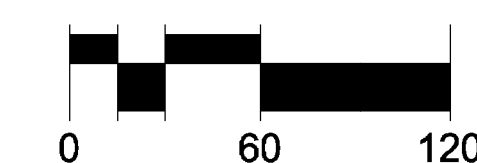
LOT 1, BLOCK 2, COR THREE	- 9,000 SQ. FT.
LOT 2, BLOCK 2, COR THREE	- 9,000 SQ. FT.
LOT 3, BLOCK 2, COR THREE	- 9,000 SQ. FT.
LOT 4, BLOCK 2, COR THREE	- 9,072 SQ. FT.
OUTLOT A, COR THREE	- 58,048 SQ. FT.
OUTLOT B, COR THREE	- 2,962 SQ. FT.
OUTLOT C, COR THREE	- 19,369 SQ. FT.
OUTLOT D, COR THREE	- 257,210 SQ. FT.
TOTAL	- 563,368 SQ. FT.



Know what's Below.
Call before you dig.



NORTH



CITY PERMIT SUBMITTAL

3 JULY 2012

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: C:\03RAM\021.DWG

PROJECT NO: RAM12021\RAM12024

SITE PLAN

C2.1

Landform™ and Site to Finish™ are service marks of Landform Professional Services, LLC.

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C1.2	DEVELOPMENT PLAN
C2.1	SITE PLAN
C3.1	GRADING, DRAINAGE, PAVING & EROSION CONTROL
C3.2	SWPPP NOTES
C4.1	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
C7.3	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE PLAN

REVISION HISTORY
 CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	REVISION	REVIEW
06 JUN 2012	PRELIMINARY PLAN SUBMITTAL	CNC
03 JUL 2012	CITY PERMIT SUBMITTAL	CNC

PROJECT MANAGER REVIEW

DATE	DATE OF REVIEW
	06/07/2012

NOT FOR CONSTRUCTION

CITY PERMIT SUBMITTAL
 3 JULY 2012

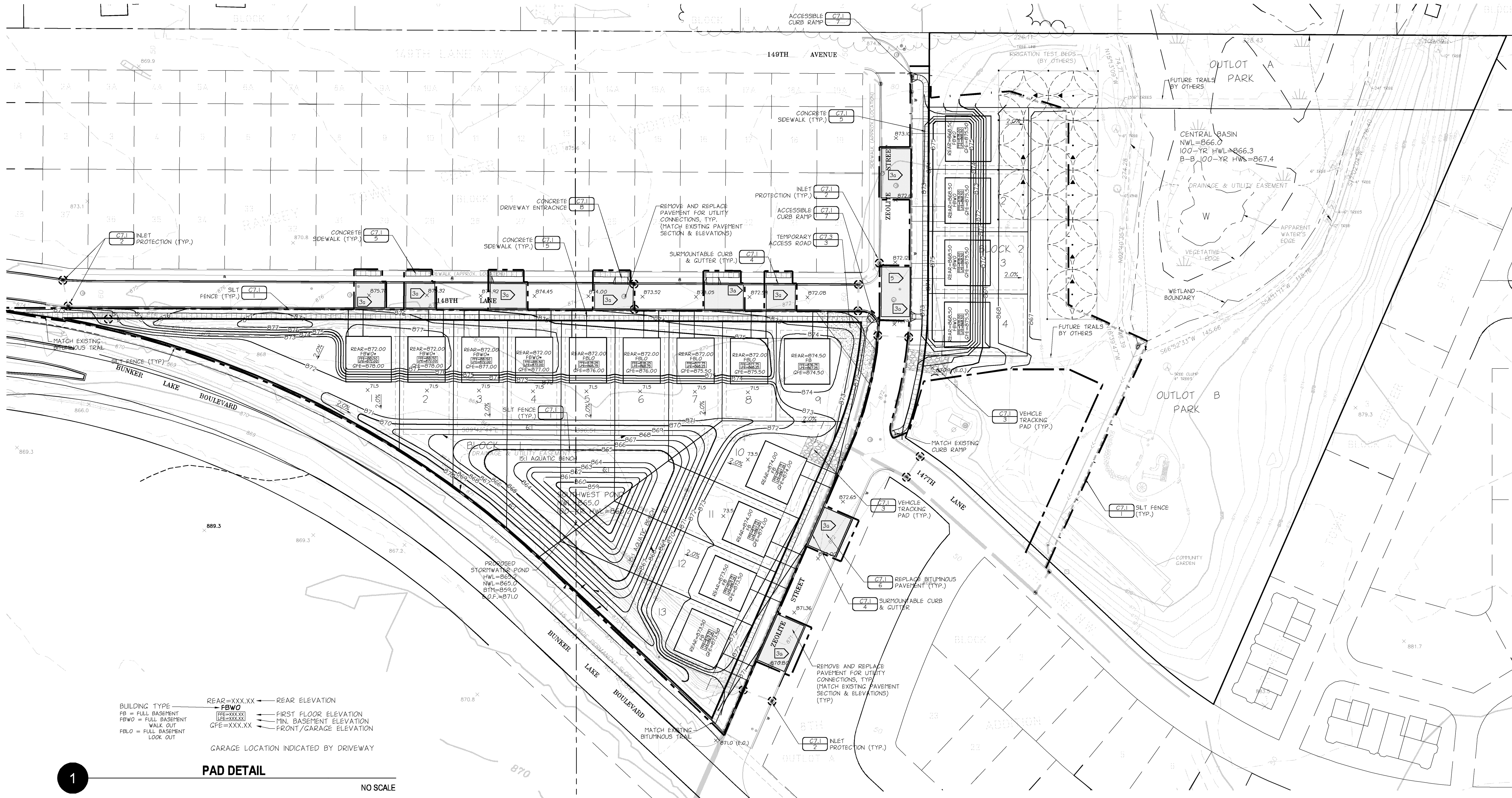
LANDFORM
 From Site to Finish

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

FILE NAME: CXXXRAM021.DWG
 PROJECT NO: RAM12021/RAM12024

GRADING, DRAINAGE, PAVING & EROSION CONTROL

C3.1



BUILDING TYPE
 FB = FULL BASEMENT
 FBWO = FULL BASEMENT WALK OUT
 FLO = FULL BASEMENT LOOK OUT

REAR=XXX.XX ← REAR ELEVATION
FBWO ← FIRST FLOOR ELEVATION
FB ← MIN. BASEMENT ELEVATION
FBWO ← FRONT/GARAGE ELEVATION
GFE=XXX.XX

GARAGE LOCATION INDICATED BY DRIVEWAY

GRADING NOTES

- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
- 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 CITY APPROVAL.
- REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS. PROVIDE INITIAL LIFTS OF STABLE FOUNDATION MATERIAL IF EXPOSED SOILS ARE WET AND UNSTABLE.
- ROUGH GRADE BUILDING PAD TO ELEVATIONS LISTED ON PLANS.
- 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.
- GROUNDWATER MAY BE ENCOUNTERED WHILE EXCAVATING. DEWATER AS NECESSARY PER STATE AND LOCAL CODES. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND COORDINATION OF DEWATERING ACTIVITIES. CITY NEEDS TO REVIEW EACH PERMIT PRIOR TO IMPLEMENTATION.

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 2 FOOT TRANSITION.
- PAVING SECTIONS
 - BITUMINOUS PAVING
 - 1.5-INCH WEAR
 - TACK COAT
 - 2-INCH BASE
 - 4-INCH AGGREGATE BASE (MNDOT 313B, MODIFIED CLASS 5)
 - COMPACTED SUBSOL
 - CONCRETE WALKWAYS
 - 4-INCH CONCRETE WALK
 - 4-INCH AGGREGATE BASE (MNDOT 313B, CLASS 5)
 - COMPACTED SUBSOL
- CONTRACTOR TO NOTIFY NEIGHBORING RESIDENCES AND CITY AT LEAST 48 HOURS IN ADVANCE OF ANY OPEN CUTTING ROADWAYS OR ANY WORK THAT WOULD IMPEDE OR CLOSE TRAFFIC/ROADS.
- CONTRACTOR SHALL PROVIDE AN ADEQUATE BY-PASS LANE TO ALLOW TRAFFIC AND EMERGENCY VEHICLES INGRESS/EGRESS WHILE CONSTRUCTING UTILITY SERVICES ON LOTS 3 & 4, BLOCK 2.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- 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.
- 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	SOD	SEED	SPECIFICATION NUMBER
TYPE 50 @ 40 LB/AC <td></td> <td></td> <td>MNDOT 3876</td>			MNDOT 3876
TYPE 100 @ 60 LB/AC <td></td> <td></td> <td>MNDOT 3882</td>			MNDOT 3882
MULCH (TYPE 1 DISC ANCHORED) <td></td> <td></td> <td>MNDOT 3881</td>			MNDOT 3881
FERTILIZER <td></td> <td></td> <td>MNDOT 2575</td>			MNDOT 2575
GENERAL PLACEMENT <td></td> <td></td> <td></td>			
- SEE LANDSCAPING SHEETS FOR PERMANENT TURF ESTABLISHMENT.
- SWEEP ADJACENT STREETS CLEAN DAILY.

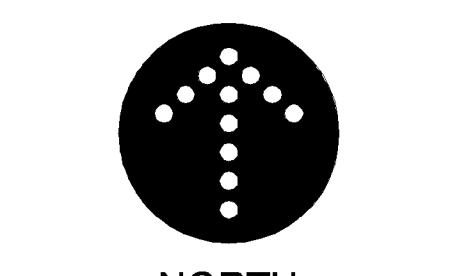
LEGEND



STORMWATER BASIN
 (BY OTHERS - PART OF THE ARMSTRONG/SUNWOOD DRIVE REALIGNMENT PROJECT)
 COORDINATE THE TRING WITH THE CONTRACTOR



Know what's Below. Call before you dig.



0 60 120

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C1.2	DEVELOPMENT PLAN
C2.1	GRADING, DRAINAGE, PAVING & EROSION CONTROL
C3.1	UTILITIES
C3.2	SWPPP NOTES
C4.1	CIVIL CONSTRUCTION DETAILS
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
C7.3	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE PLAN

REVISION HISTORY

DATE	REVISION	REVIEW
06 JUN 2012	PRELIMINARY PLAN SUBMITTAL	CNC
03 JUL 2012	CITY PERMIT SUBMITTAL	CNC

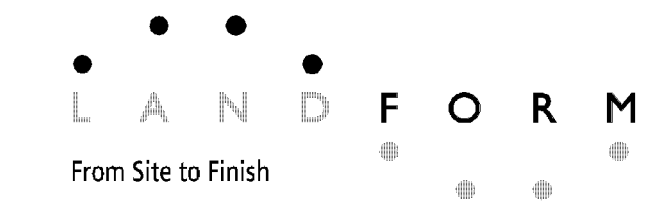
PROJECT MANAGER REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED UNAUTHORIZEDLY. READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

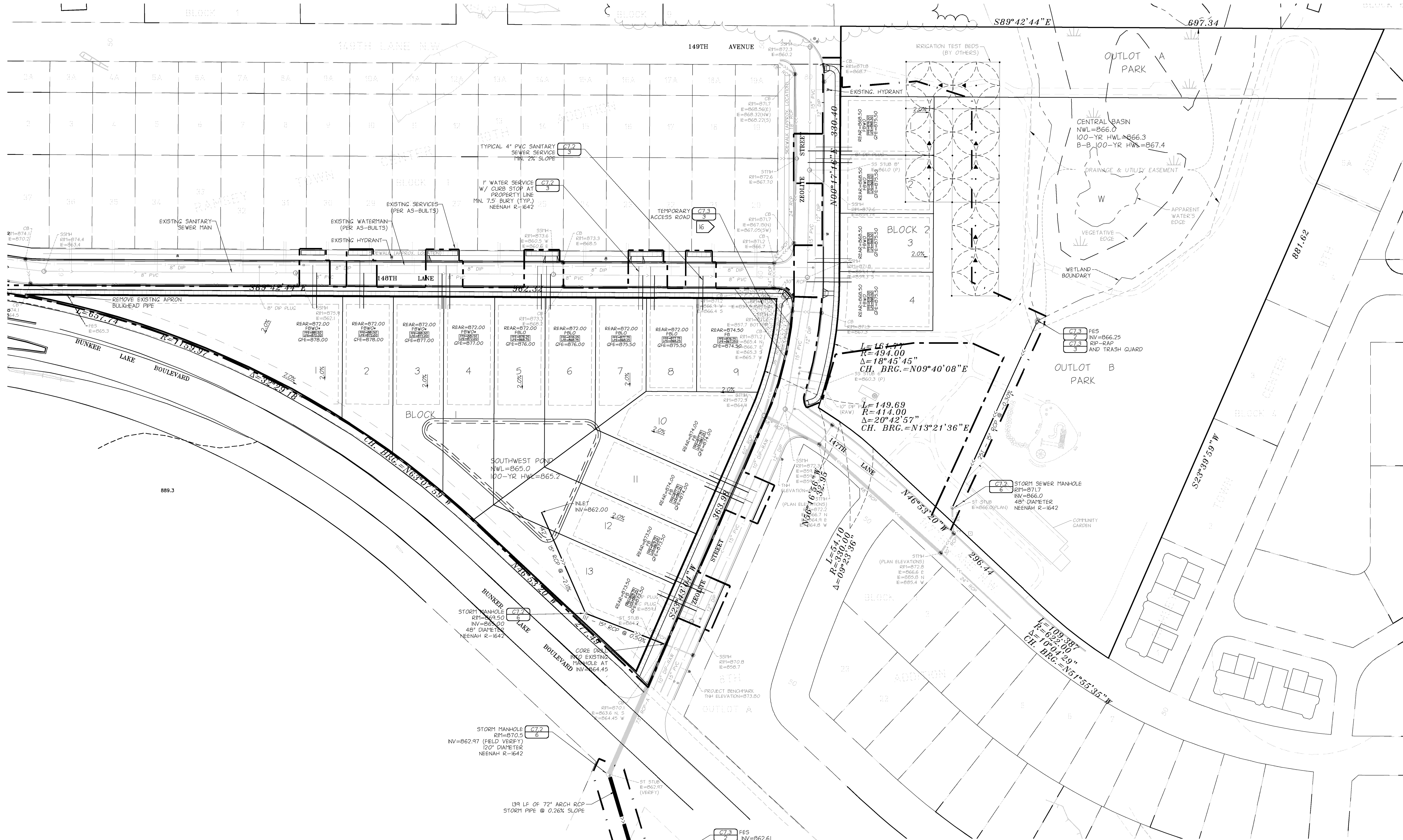
CITY PERMIT SUBMITTAL
 3 JULY 2012



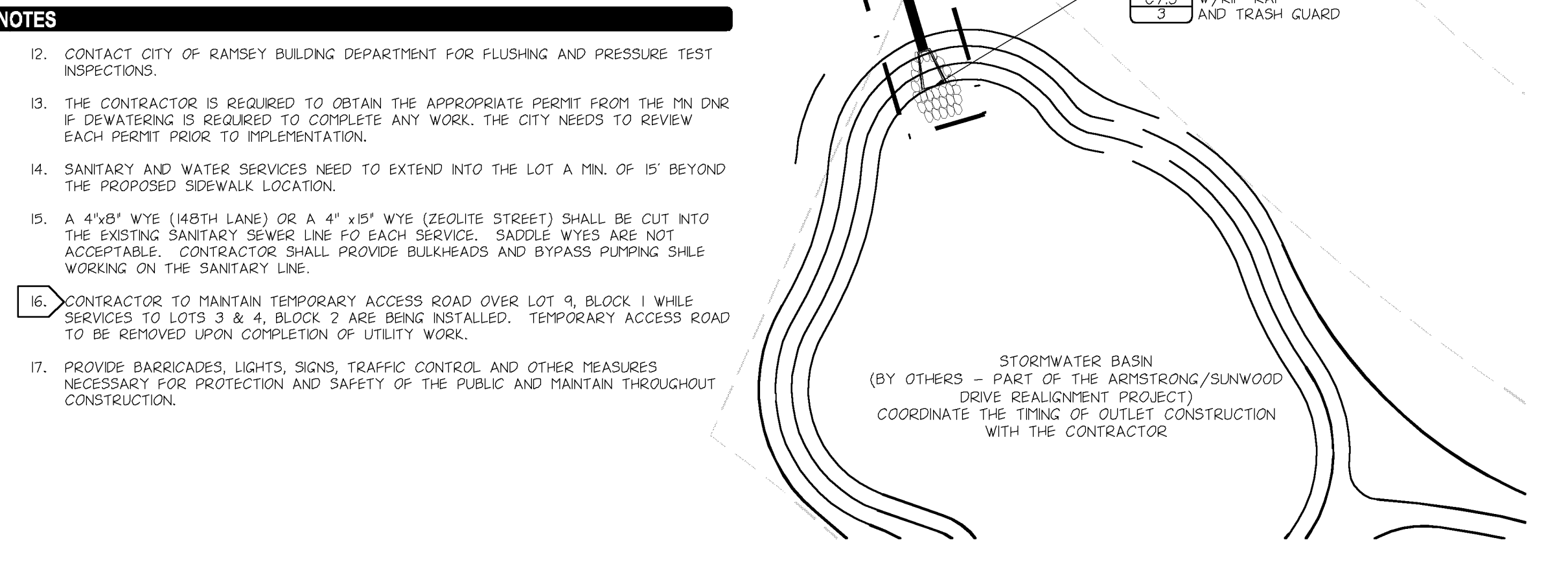
105 South Fifth Avenue Tel: 612-252-9070
 Suite 513 Fax: 612-252-9077
 Minneapolis, MN 55401 Web: landform.net

FILE NAME C401RAM021.DWG
 PROJECT NO. RAM12021/RAM12024

UTILITIES
C4.1

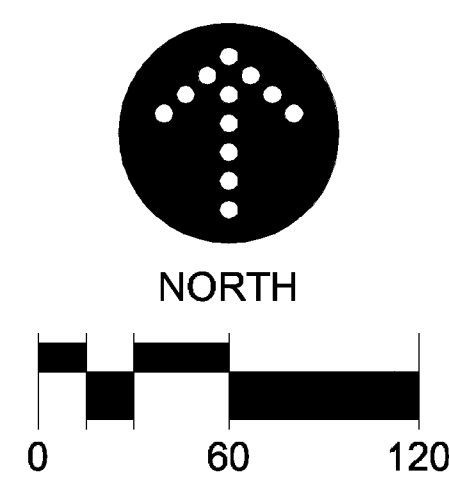


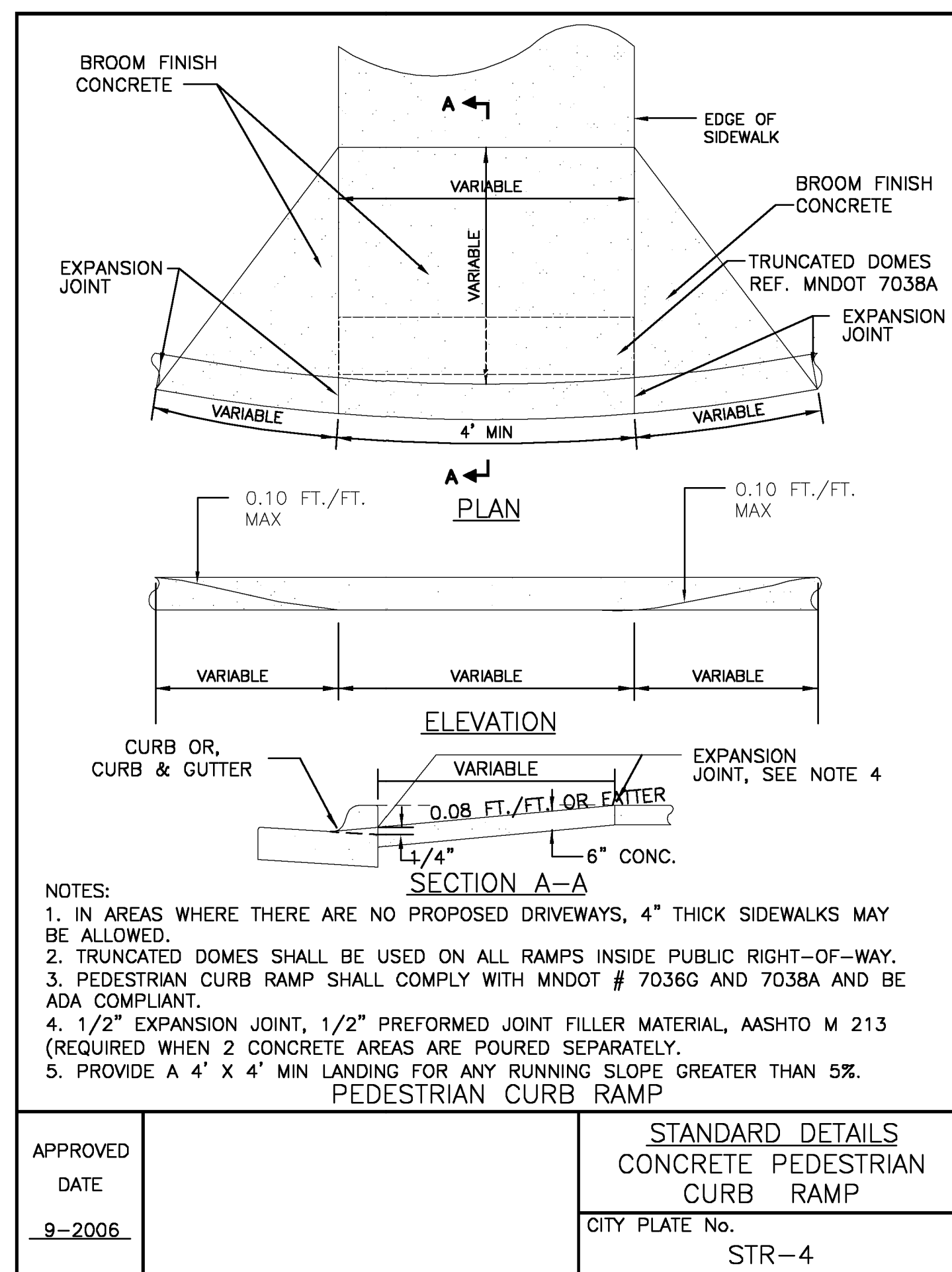
- UTILITY NOTES**
- PIPE MATERIALS: WATER SERVICE TYPE K COPPER; SANITARY SERVICE PVC SDR 26; STORM SEWER RCP CLASS 5.
 - CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
 - COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES.
 - 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. TEST 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 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.
 - THE CONTRACTOR IS REQUIRED TO OBTAIN THE APPROPRIATE PERMIT FROM THE MN DNR IF DEWATERING IS REQUIRED TO COMPLETE ANY WORK. THE CITY NEEDS TO REVIEW EACH PERMIT PRIOR TO IMPLEMENTATION.
 - SANITARY AND WATER SERVICES NEED TO EXTEND INTO THE LOT A MIN. OF 15' BEYOND THE PROPOSED SIDEWALK LOCATION.
 - A 4"x8" WYE (148TH LANE) OR A 4" x 4" WYE (ZEOLITE STREET) SHALL BE CUT INTO THE EXISTING SANITARY SEWER LINE FOR EACH SERVICE. SADDLE WYES ARE NOT ACCEPTABLE. CONTRACTOR SHALL PROVIDE BLANKHEADS AND BYPASS PUMPING SHLE WORKING ON THE SANITARY LINE.
 - CONTRACTOR TO MAINTAIN TEMPORARY ACCESS ROAD OVER LOT 9, BLOCK 1 WHILE SERVICES TO LOTS 3 & 4, BLOCK 2 ARE BEING INSTALLED. TEMPORARY ACCESS ROAD TO BE REMOVED UPON COMPLETION OF UTILITY WORK.
 - PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.



UTILITY SERVICES INFORMATION

BLOCK	LOT	MAIN LINE INV.	SAN. WYE INV.	SAN. SERVICE LENGTH	SAN. SERVICE INV.	WATER SERVICE LENGTH
1	1	861.98	862.65	45'	863.55	55'
1	2	861.70	862.37	45'	862.27	55'
1	3	861.25	861.92	45'	862.82	55'
1	4	861.20	861.87	45'	862.77	55'
1	5	860.67	861.34	45'	862.24	55'
1	6	860.62	861.29	45'	862.19	55'
1	7	860.11	860.78	44'	861.66	55'
1	8	860.06	860.73	44'	861.61	55'
1	9	859.85	860.52	43'	861.38	55'
1	10	858.72	859.47	55'	861.07	65'
1	11	858.75	860.00	55'	861.10	65'
1	12	858.92	860.17	55'	861.27	65'
1	13	858.94	860.19	55'	861.29	65'
2	1	xxx	xx	56'	xx	46'
2	2	xx	xx	56'	xx	46'
2	3	xx	xx	56'	xx	46'
2	4	xx	xx	57'	xx	46'

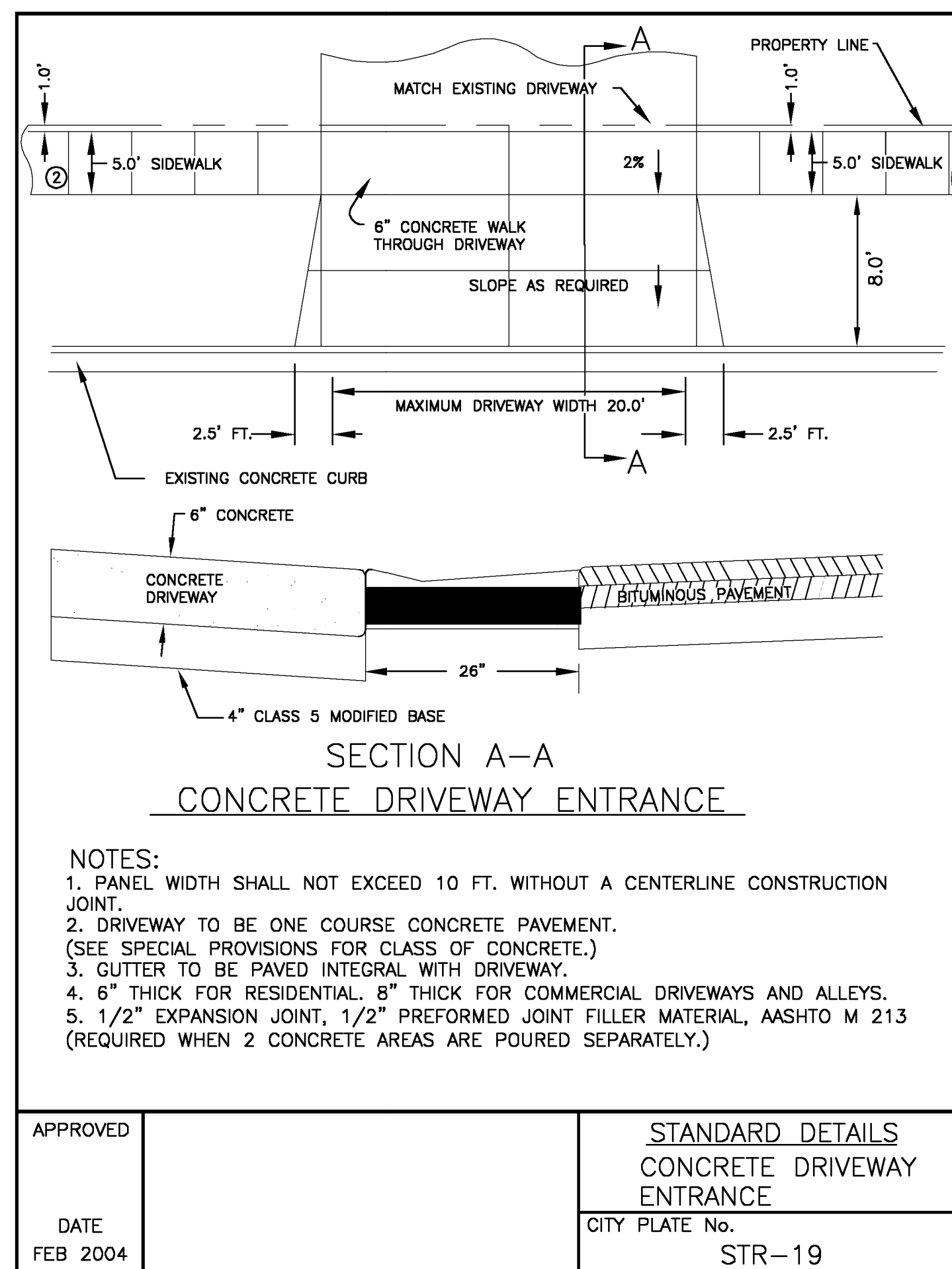




- NOTES:
1. IN AREAS WHERE THERE ARE NO PROPOSED DRIVEWAYS, 4" THICK SIDEWALKS MAY BE ALLOWED.
 2. TRUNCATED DOMES SHALL BE USED ON ALL RAMPS INSIDE PUBLIC RIGHT-OF-WAY.
 3. PEDESTRIAN CURB RAMP SHALL COMPLY WITH MNDOT # 7036G AND 7038A AND BE ADA COMPLIANT.
 4. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY).
 5. PROVIDE A 4' X 4' MIN LANDING FOR ANY RUNNING SLOPE GREATER THAN 5%.

APPROVED DATE	9-2006	STANDARD DETAILS CONCRETE PEDESTRIAN CURB RAMP
		CITY PLATE No. STR-4

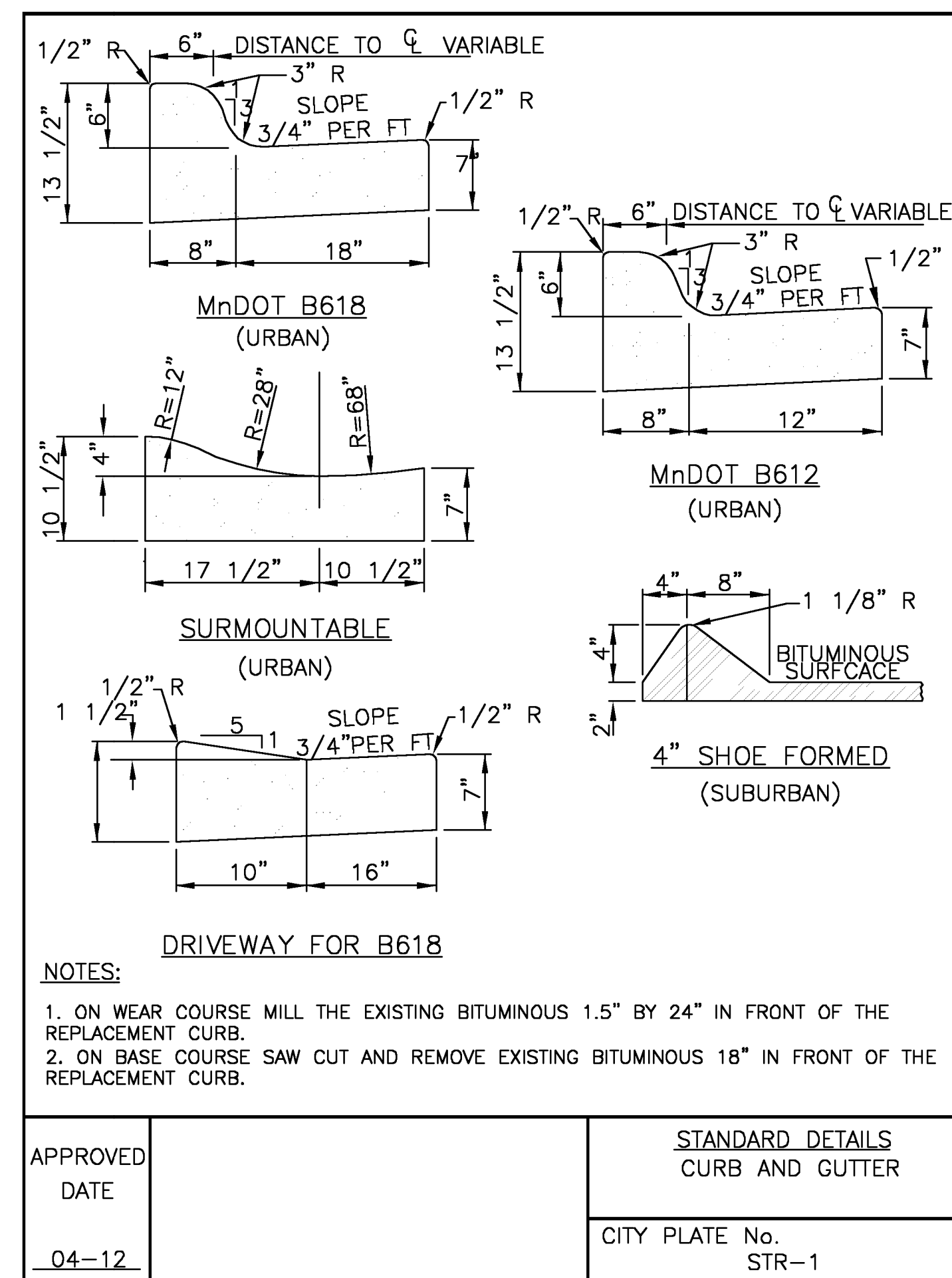
7 CONCRETE PEDESTRIAN CURB RAMP NO SCALE



- NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
 2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
 3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
 4. 6" THICK FOR RESIDENTIAL, 8" THICK FOR COMMERCIAL DRIVEWAYS AND ALLEYS.
 5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED DATE	FEB 2004	STANDARD DETAILS CONCRETE DRIVEWAY ENTRANCE
		CITY PLATE No. STR-19

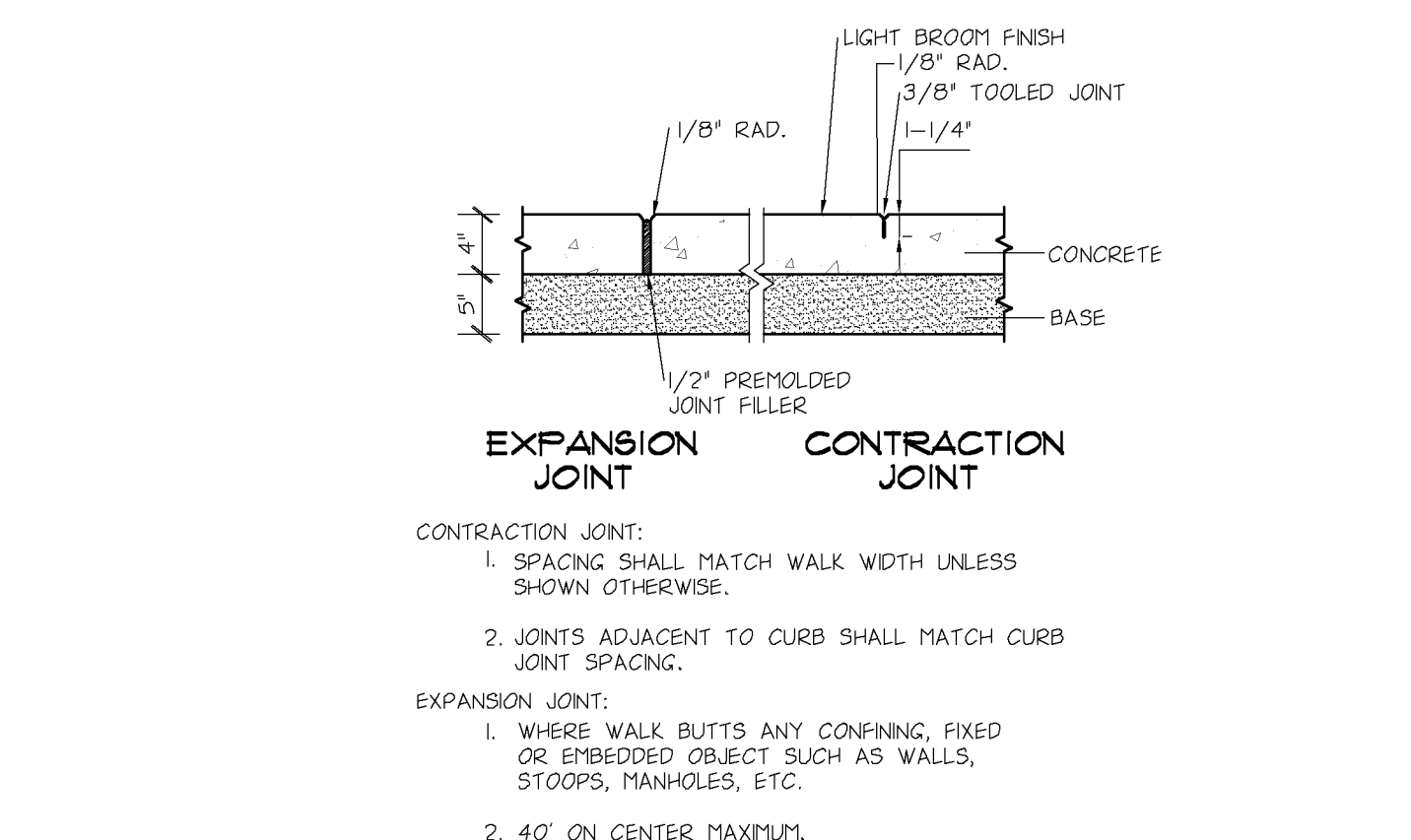
8 CONCRETE DRIVEWAY ENTRANCE NO SCALE



- NOTES:
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
 2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

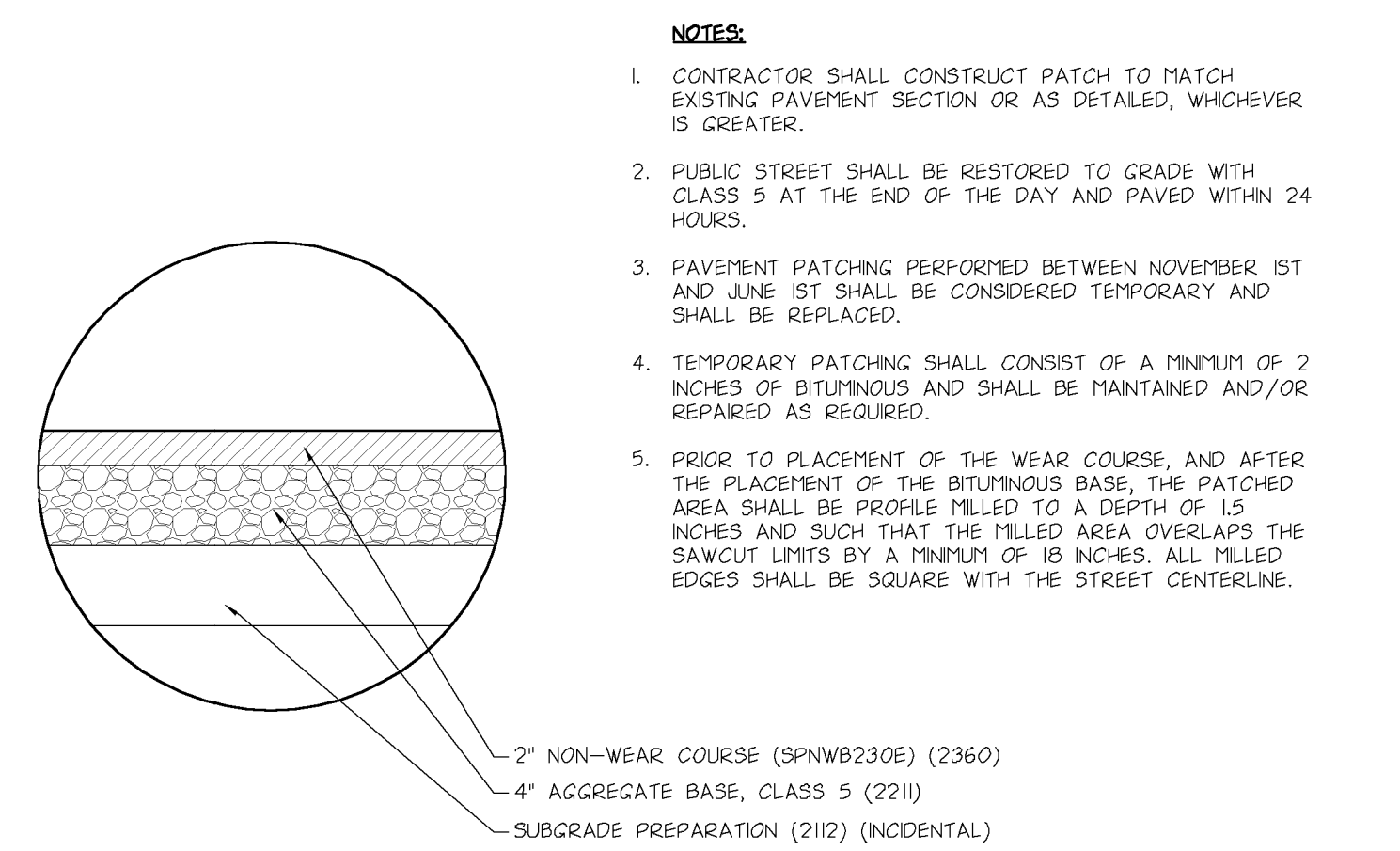
APPROVED DATE	04-12	STANDARD DETAILS CURB AND GUTTER
		CITY PLATE No. STR-1

4 CURB AND GUTTER NO SCALE



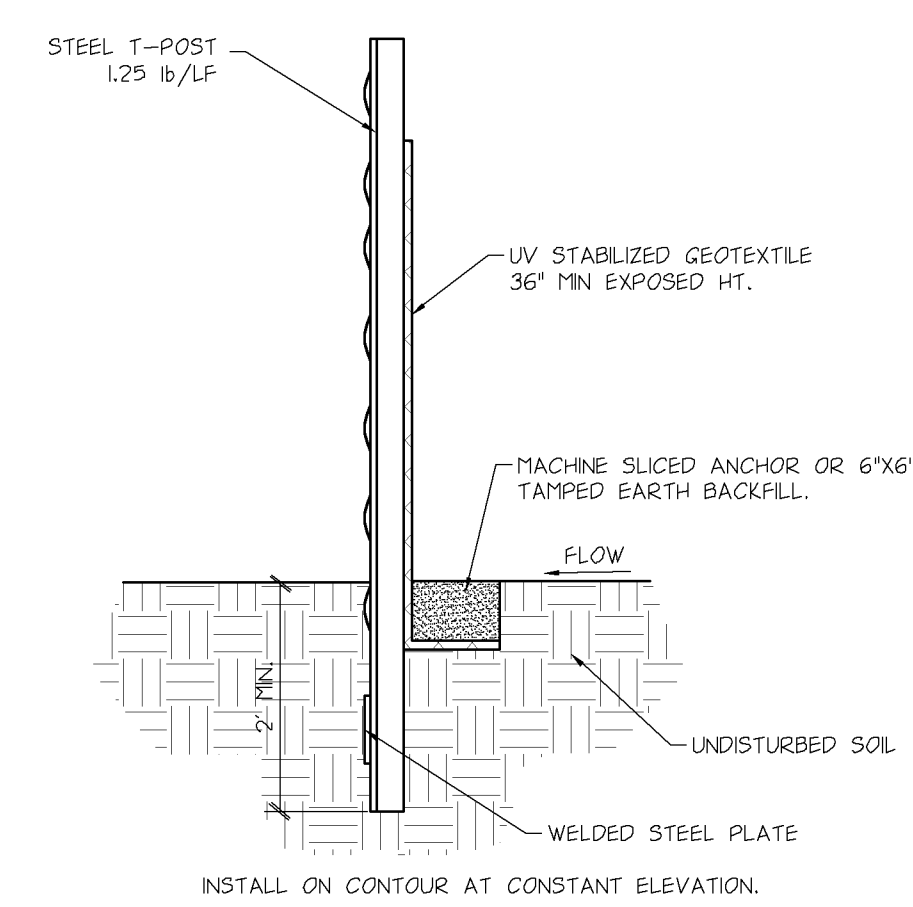
- CONTRACTION JOINT:
1. SPACING SHALL MATCH WALK WIDTH UNLESS SHOWN OTHERWISE.
 2. JOINTS ADJACENT TO CURB SHALL MATCH CURB JOINT SPACING.
- EXPANSION JOINT:
1. WHERE WALK BUTTS ANY CONFINING, FIXED OR EMBEDDED OBJECT SUCH AS WALLS, STOPS, MANHOLES, ETC.
 2. 40' ON CENTER MAXIMUM.

5 CONCRETE SIDEWALK AND SIDEWALK JOINTING NO SCALE



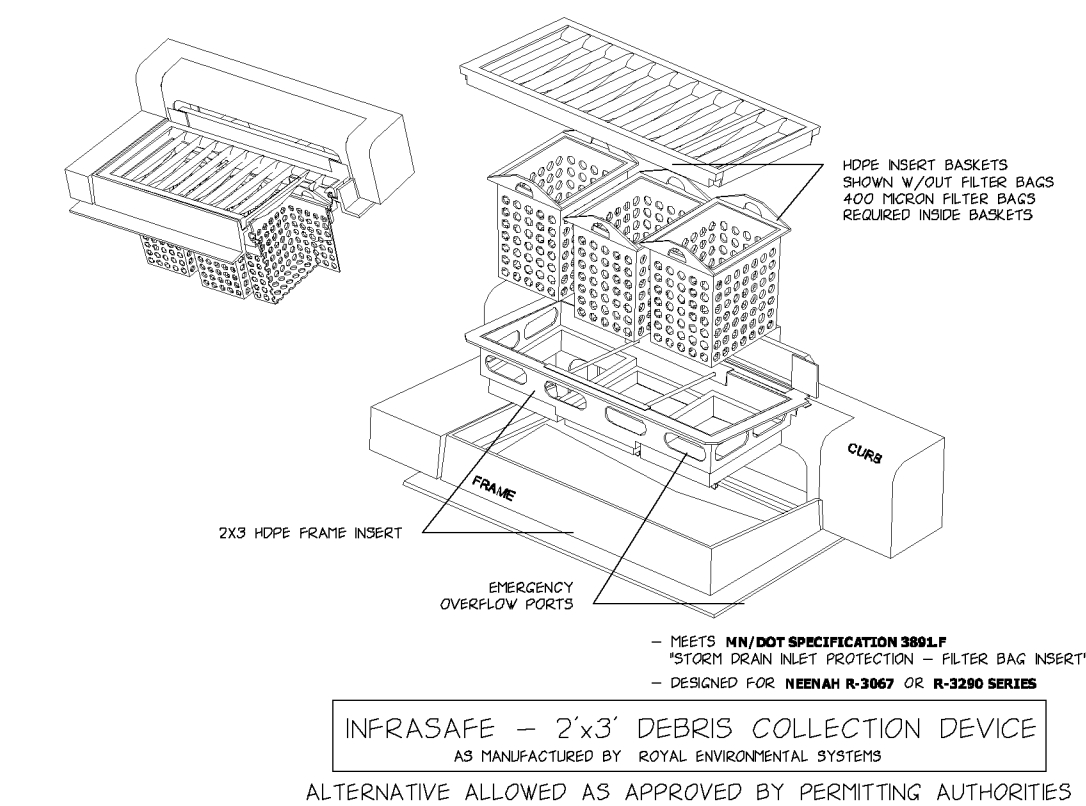
- NOTES:
1. CONTRACTOR SHALL CONSTRUCT PATCH TO MATCH EXISTING PAVEMENT SECTION OR AS DETAILED, WHICHEVER IS GREATER.
 2. PUBLIC STREET SHALL BE RESTORED TO GRADE WITH CLASS 5 AT THE END OF THE DAY AND PAVED WITHIN 24 HOURS.
 3. PAVEMENT PATCHING PERFORMED BETWEEN NOVEMBER 1ST AND JUNE 1ST SHALL BE CONSIDERED TEMPORARY AND SHALL BE REPLACED.
 4. TEMPORARY PATCHING SHALL CONSIST OF A MINIMUM OF 2 INCHES OF BITUMINOUS AND SHALL BE MAINTAINED AND/OR REPAIRED AS REQUIRED.
 5. PRIOR TO PLACEMENT OF THE WEAR COURSE, AND AFTER THE PLACEMENT OF THE BITUMINOUS BASE, THE PATCHED AREA SHALL BE PROFILE MILLED TO A DEPTH OF 1.5 INCHES AND SMOOTH THAT THE FILLED AREA OVERLAPS THE SAWCUT LIMITS BY A MINIMUM OF 18 INCHES. ALL MILLED EDGES SHALL BE SQUARE WITH THE STREET CENTERLINE.

6 BITUMINOUS PATCH NO SCALE

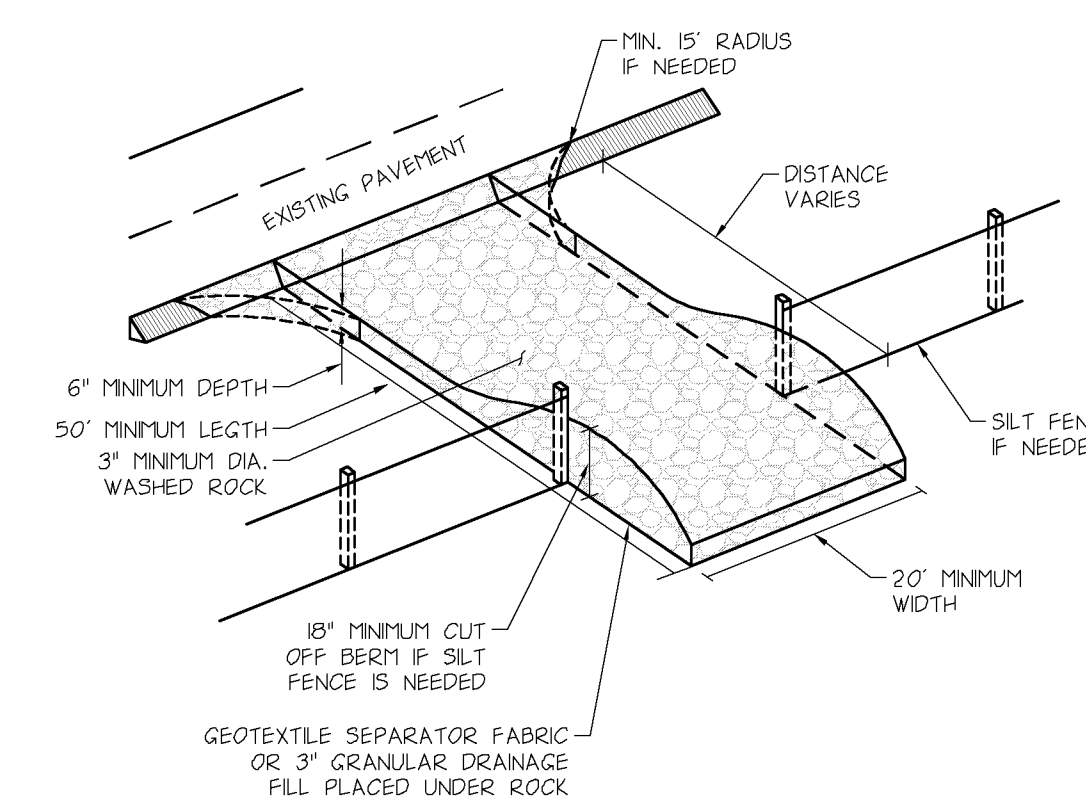


- VERIFY LOCAL REQUIREMENTS FOR:
- GEOTEXTILE TYPE
 - METHOD OF ATTACHMENT
 - ANCHORING
 - POST SPACING
 - BACKING FOR HEAVY DUTY APPLICATIONS

1 SILT FENCE NO SCALE



2 INLET PROTECTION NO SCALE

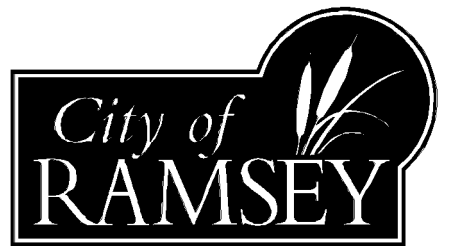


3 VEHICLE TRACKING PAD NO SCALE

DEVELOPER

RAMSEY HRA
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
TEL: (763) 427-1410 • FAX: (763) 427-5543

MUNICIPALITY



PROJECT

NORTH COMMONS (COR THREE)
RAMSEY, MINNESOTA

SHEET INDEX

SHEET	TITLE
C01	CIVIL TITLE SHEET
C11	EXISTING CONDITIONS
C12	DEMOLITION PLAN
C21	SITE PLAN
C31	GRADING, DRAINAGE, PAVING & EROSION CONTROL
C32	SWPPP NOTES
C41	UTILITIES
C71	CIVIL CONSTRUCTION DETAILS
C72	CIVIL CONSTRUCTION DETAILS
C73	CIVIL CONSTRUCTION DETAILS
L01	LANDSCAPE PLAN

REVISION HISTORY

DATE	REVISION	REVIEW
06 JUN 2012	PRELIMINARY PLAT SUBMITTAL	CNC
03 JUL 2012	CITY PERMIT SUBMITTAL	CNC

PROJECT MANAGER REVIEW

BY EAK DATE 07.03.2012

CERTIFICATION

NOT FOR CONSTRUCTION

CITY PERMIT SUBMITTAL
3 JULY 2012

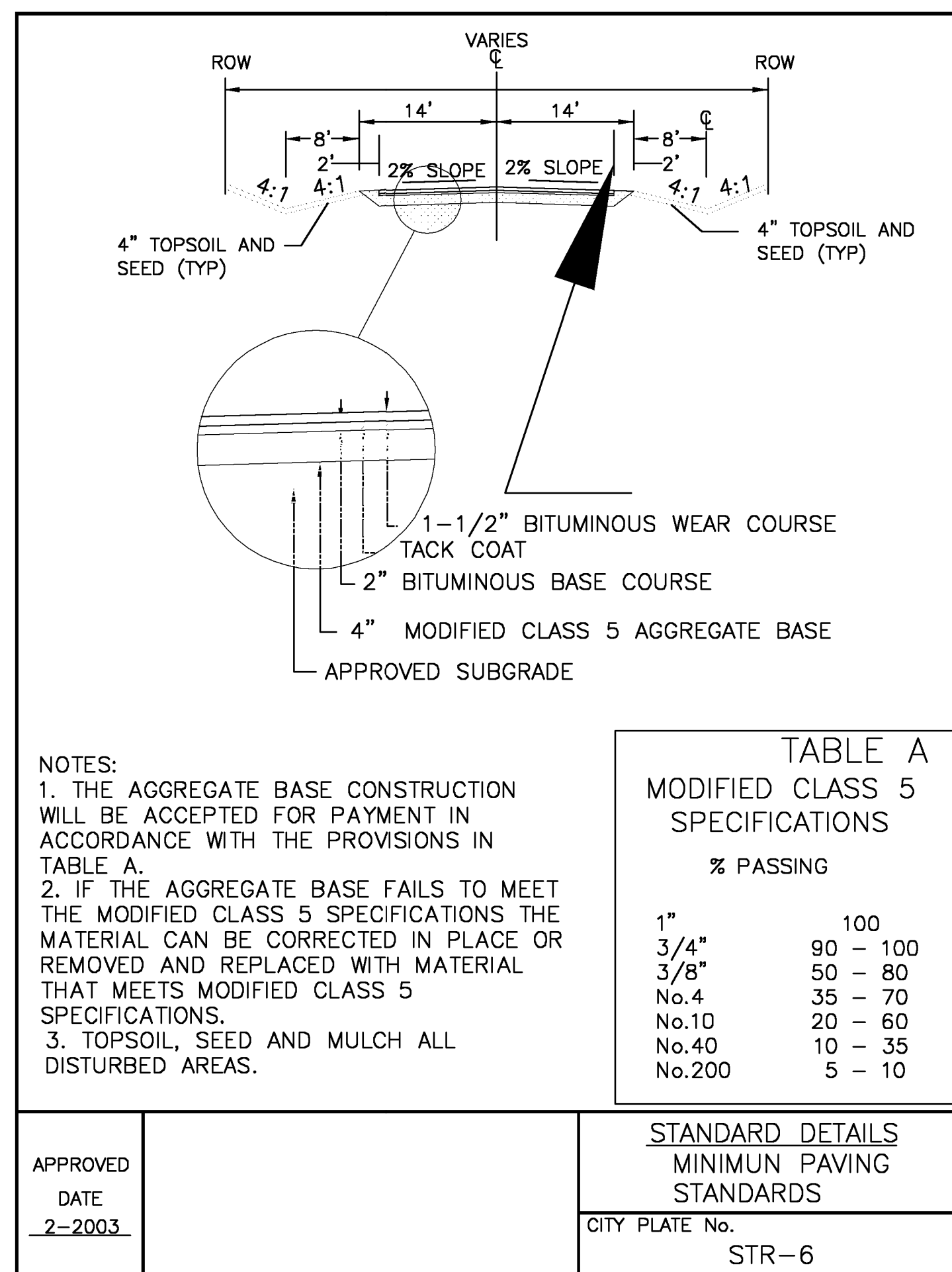
LANDFORM
From Site to Finish

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

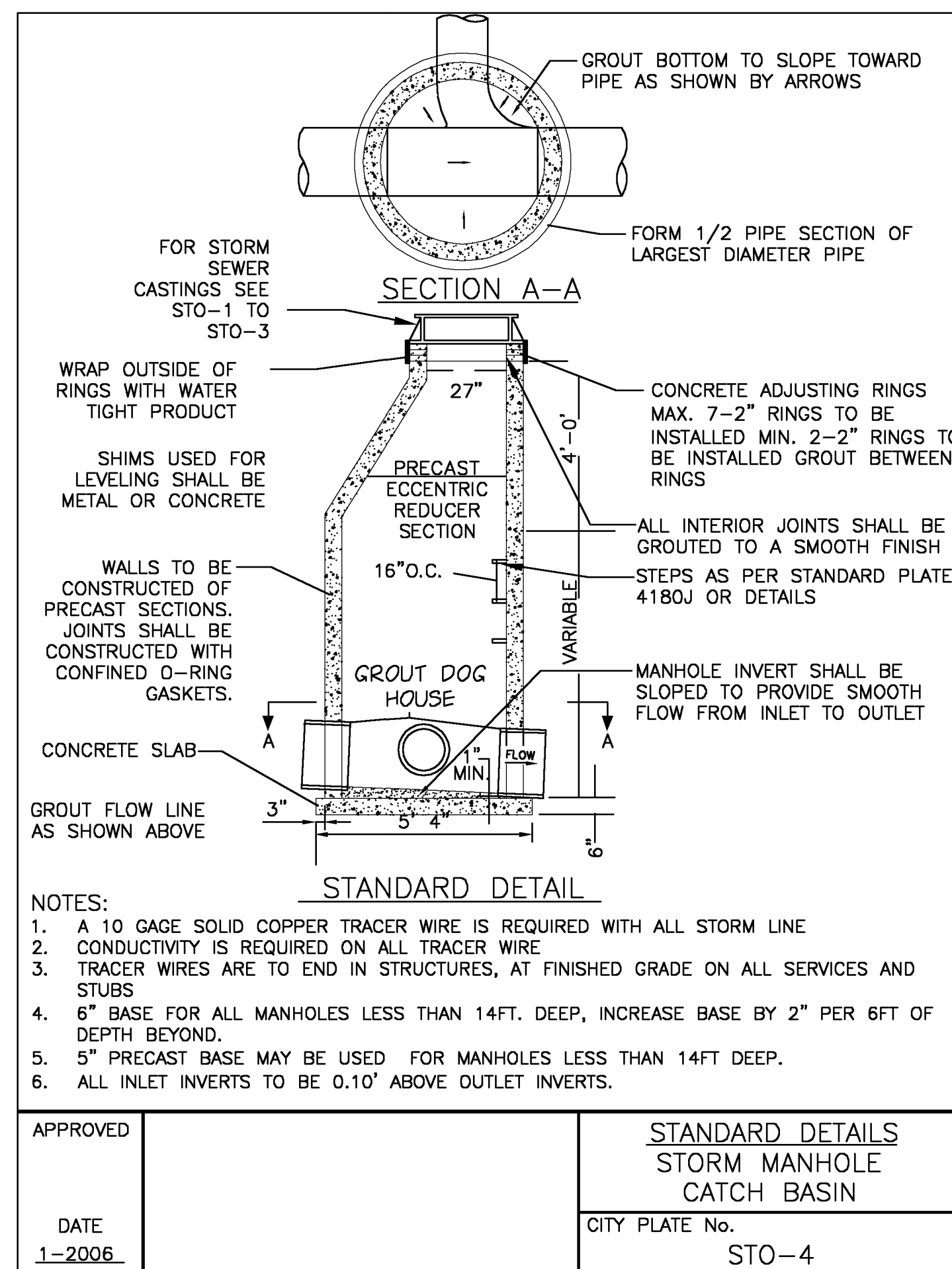
FILE NAME C701RAM021.DWG
PROJECT NO. RAM12021/RAM12024

CIVIL CONSTRUCTION
DETAILS

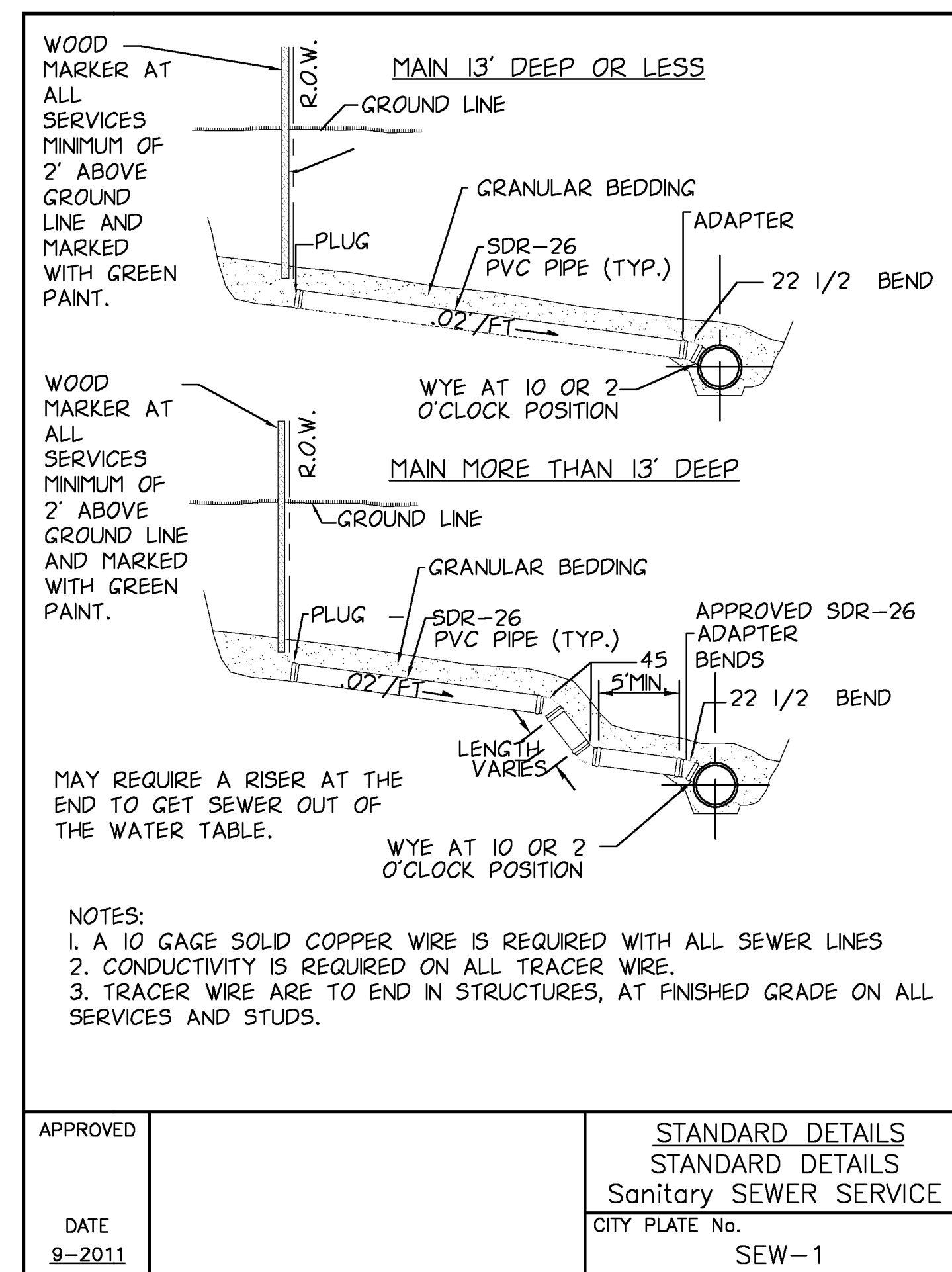
C7.1



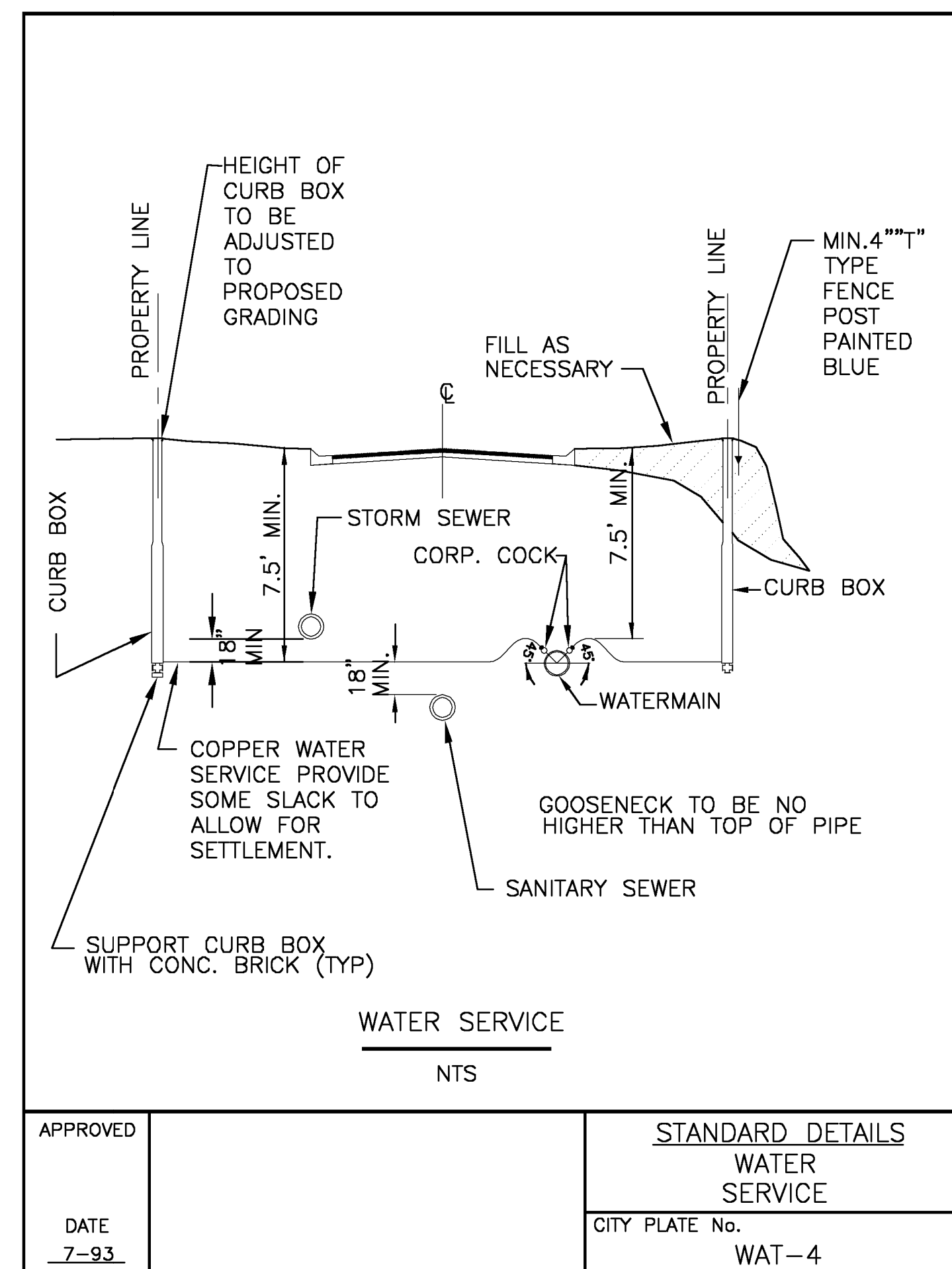
5 PAVING STANDARDS NO SCALE



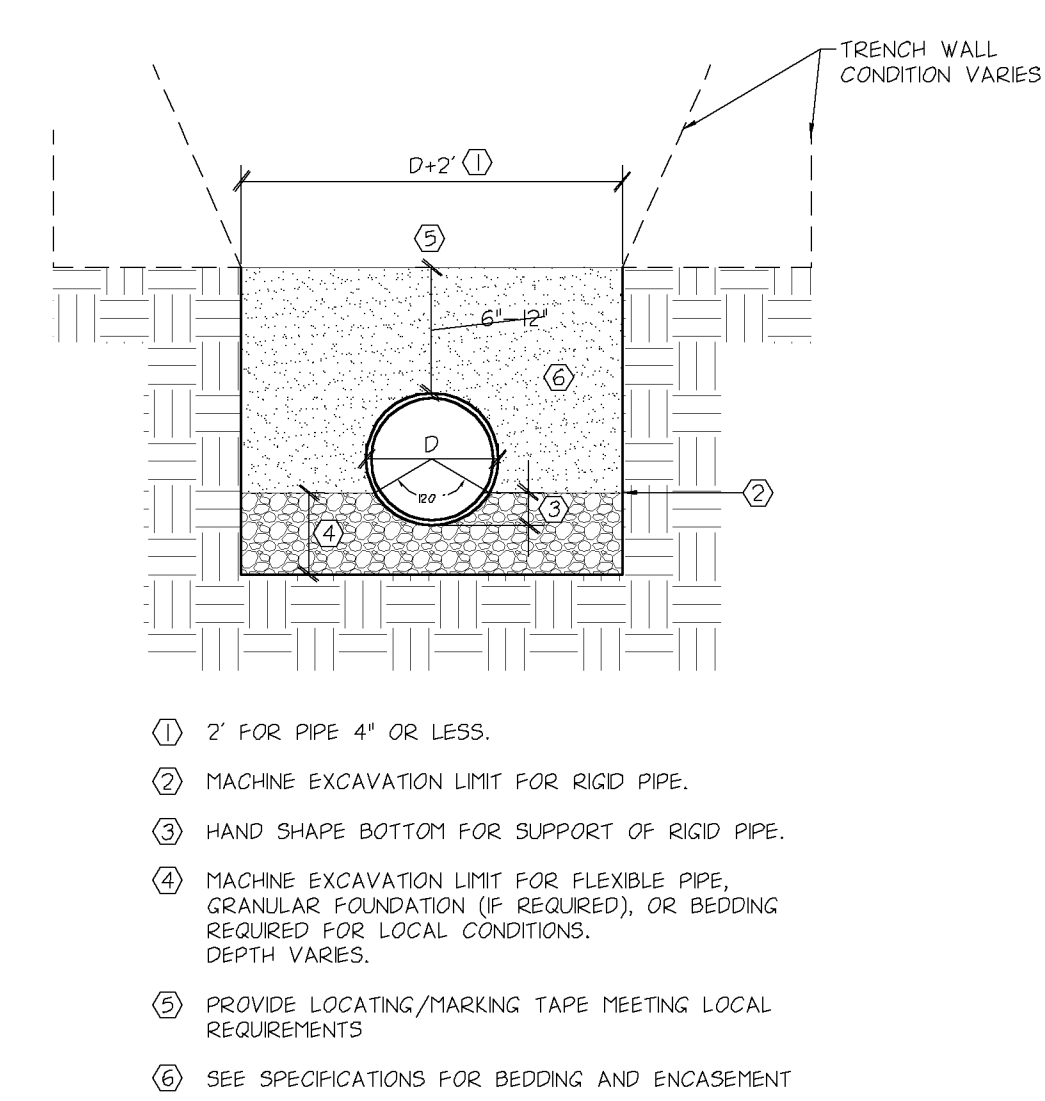
6 STORM SEWER MANHOLE NO SCALE



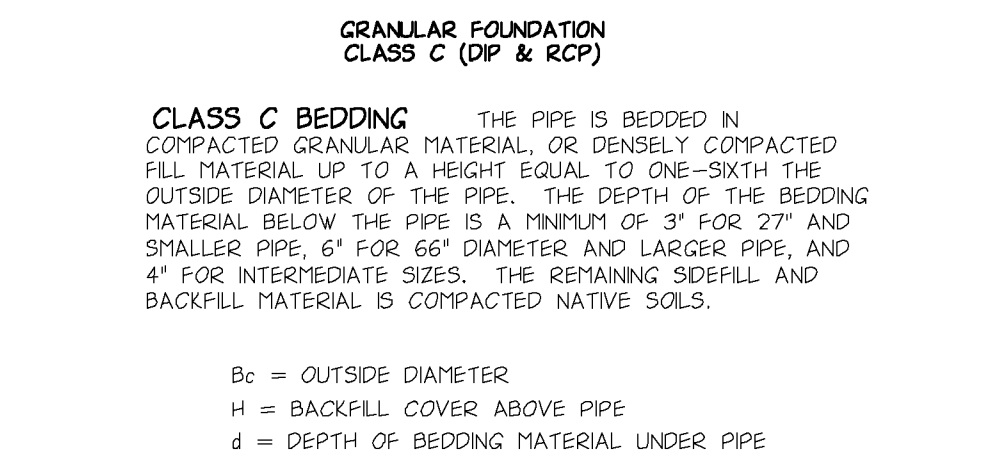
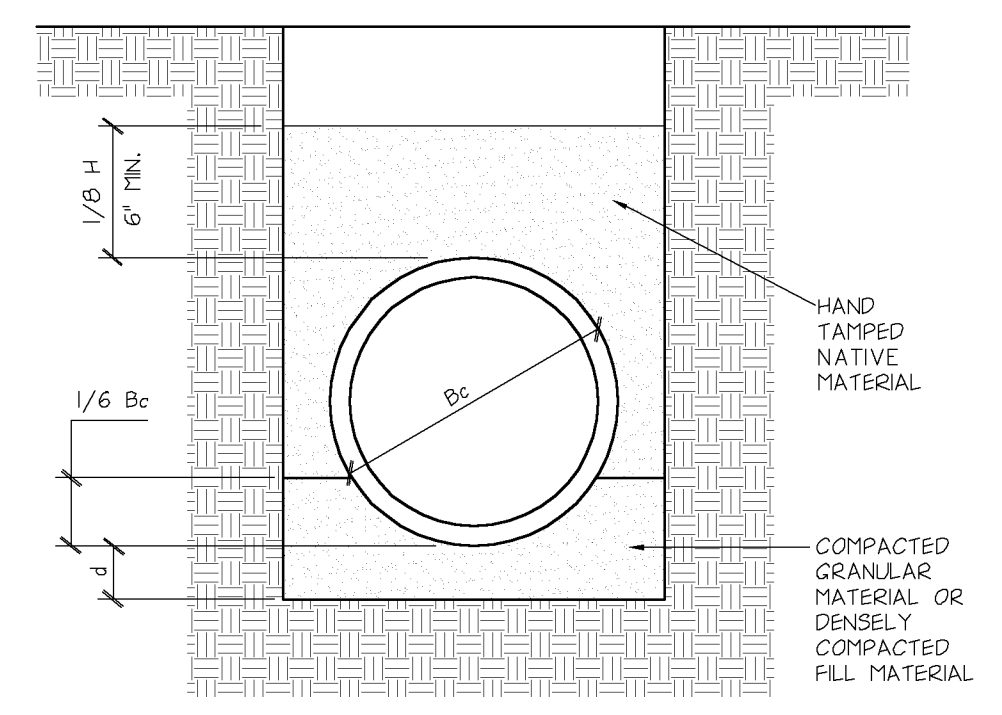
3 SANITARY SEWER SERVICE NO SCALE



4 WATER SERVICE NO SCALE



1 SITE UTILITY TRENCHING NO SCALE



2 PIPE BEDDING NO SCALE

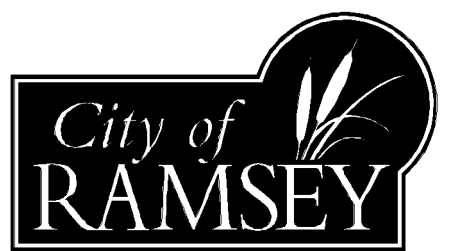
DEVELOPER
RAMSEY HRA
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
TEL (763) 427-1410 · FAX (763) 427-5543

MUNICIPALITY
City of RAMSEY

PROJECT
NORTH COMMONS (COR THREE) RAMSEY, MINNESOTA

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C1.3	SITE PLAN
C2.1	GRADING, DRAINAGE, PAVING & EROSION CONTROL
C3.1	UTILITIES
C3.2	SW



SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING, DRAINAGE, PAVING & EROSION CONTROL
C3.2	SWPPP NOTES
C4.1	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
C7.3	CIVIL CONSTRUCTION DETAILS
L0.1	LANDSCAPE PLAN

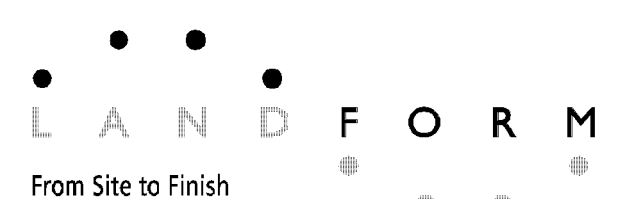
DATE	REVISION	REVIEW
06 JUN 2012	PRELIMINARY PLAT SUBMITTAL	CNC
03 JUL 2012	CITY PERMIT SUBMITTAL	CNC

BY: JAK DATE: 07/03/2012

NOT FOR CONSTRUCTION

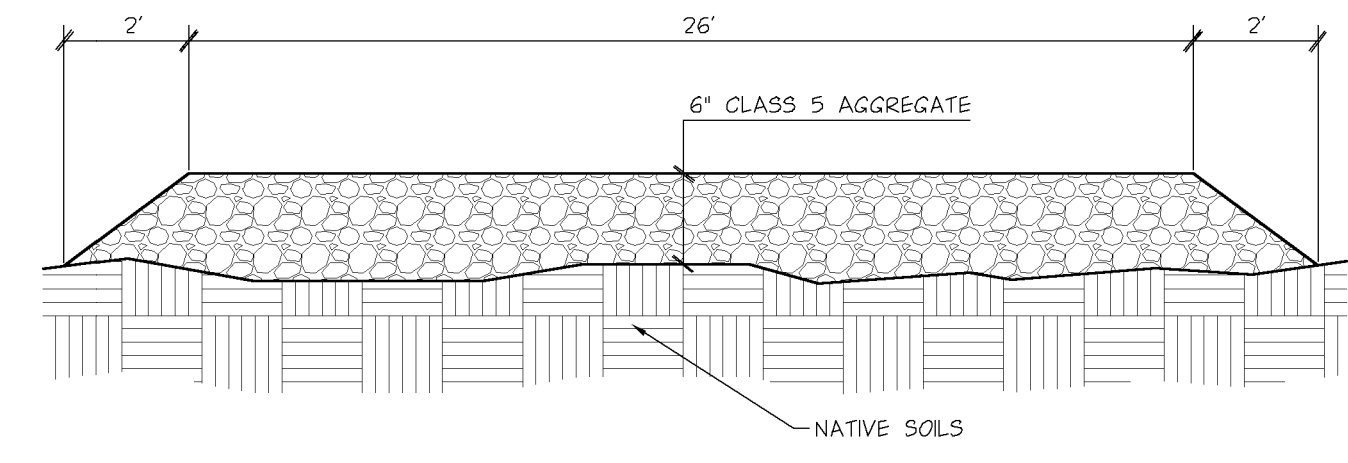
IF THE SIGNATURE, SEAL OR FOUR LINES CHECKMARK ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED IMPROPERLY. READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

3 JULY 2012



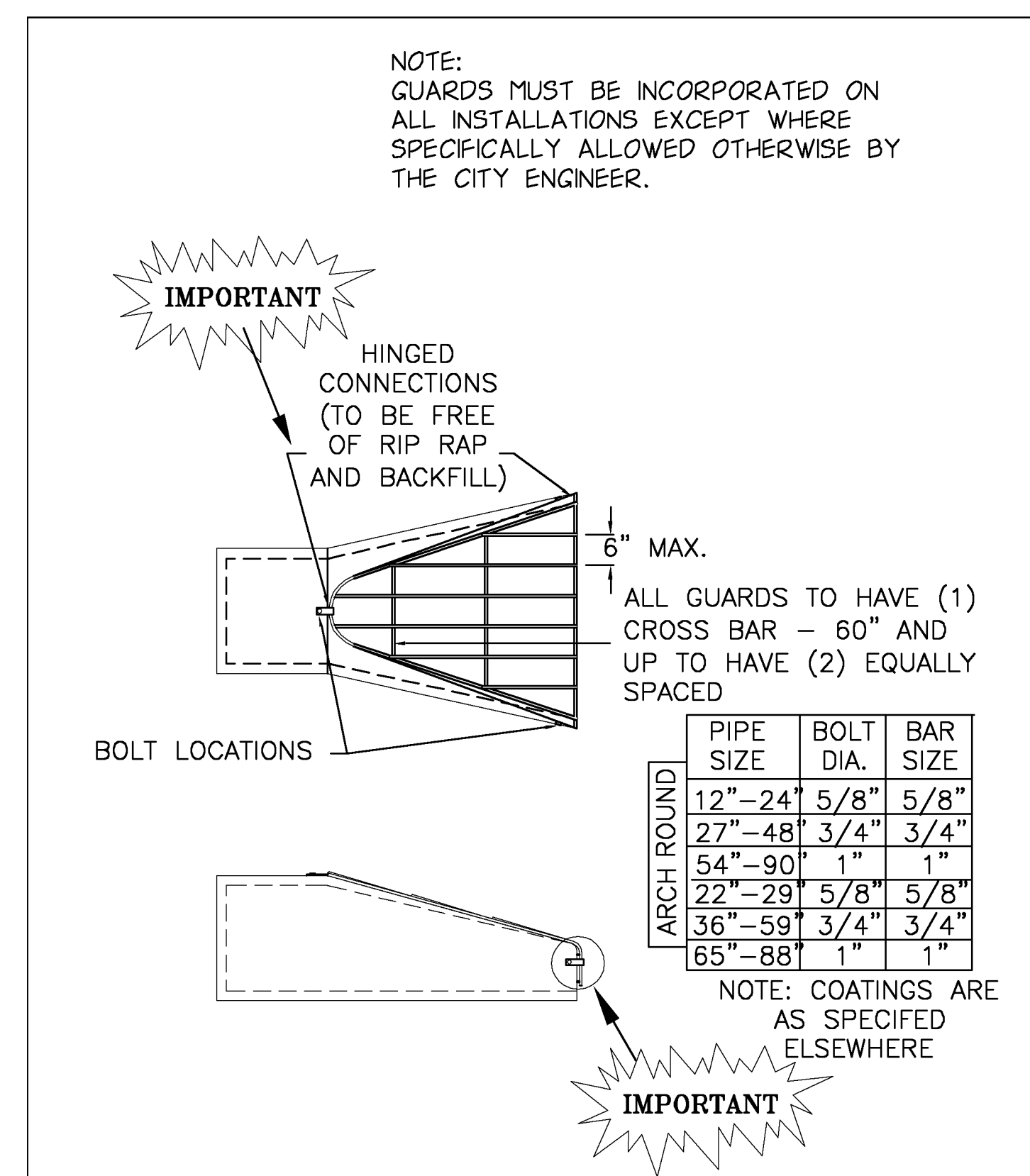
105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME: C702RAM021.DWG
PROJECT NO. RAM12021/ RAM12024



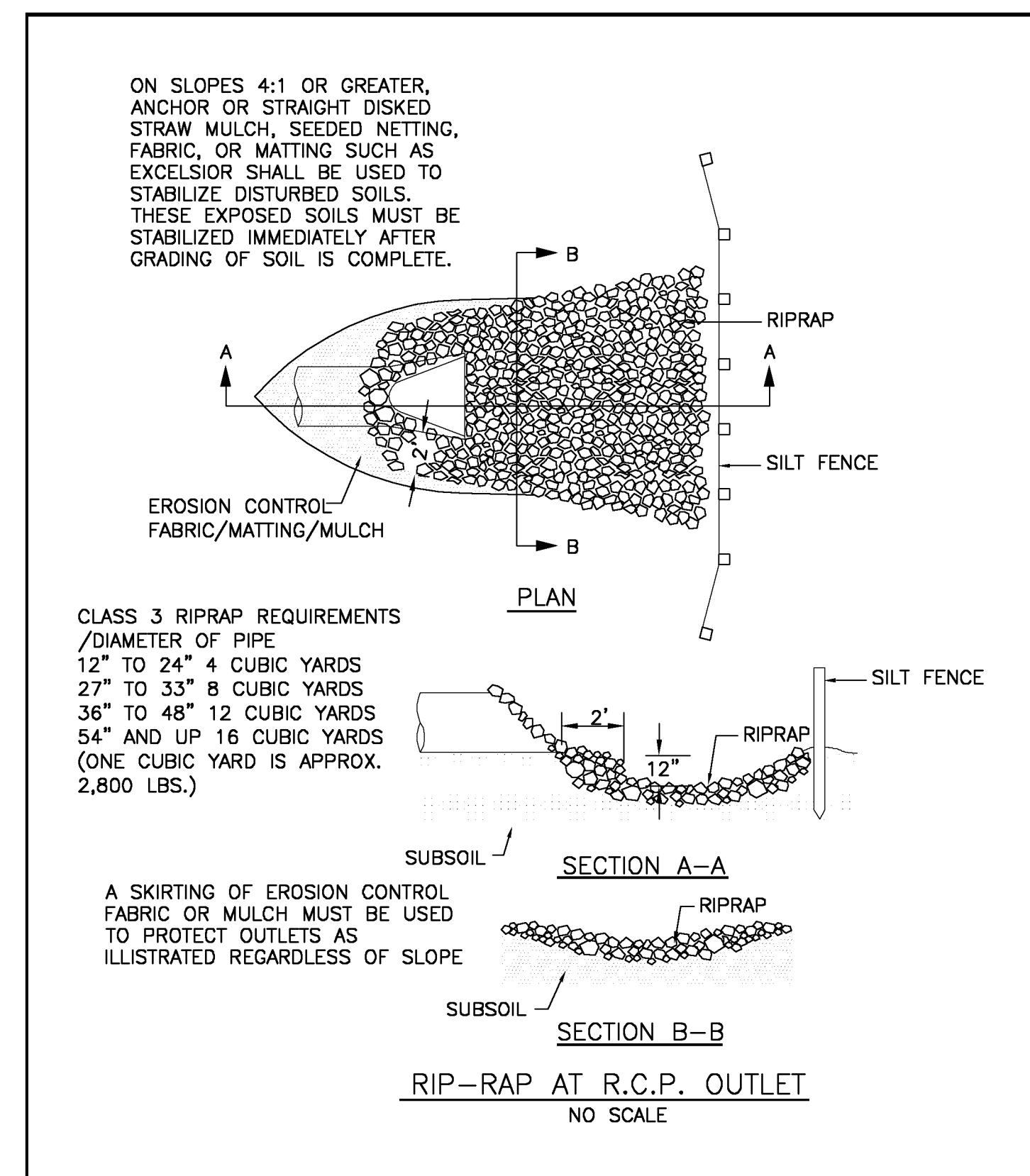
NOTES:
MAINTAIN TEMPORARY ROAD WHILE UTILITIES ARE BEING INSTALLED.
REMOVE TEMPORARY ROAD UPON COMPLETION OF UTILITY INSTALLATION.

3 TEMPORARY ACCESS ROAD NO SCALE



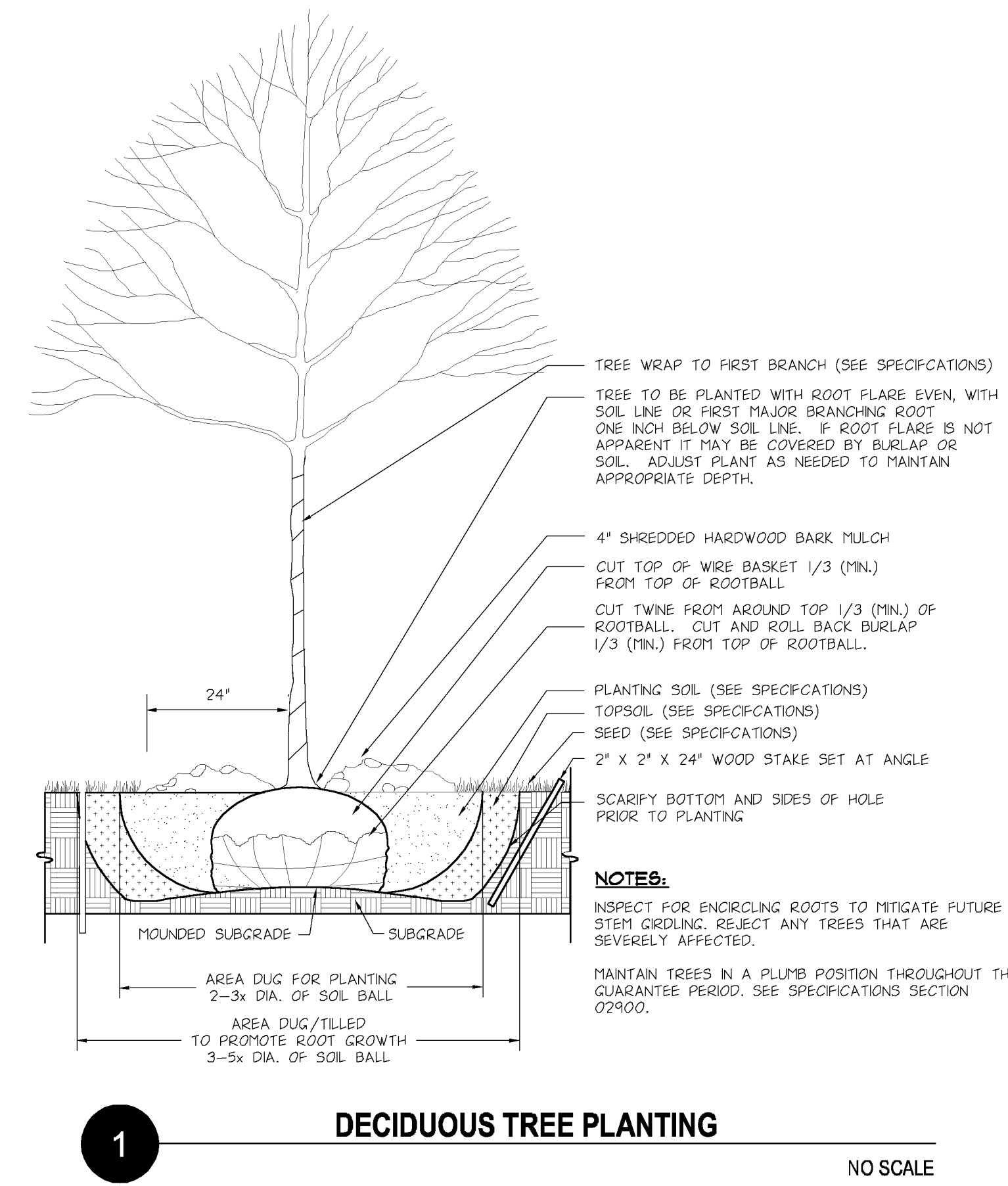
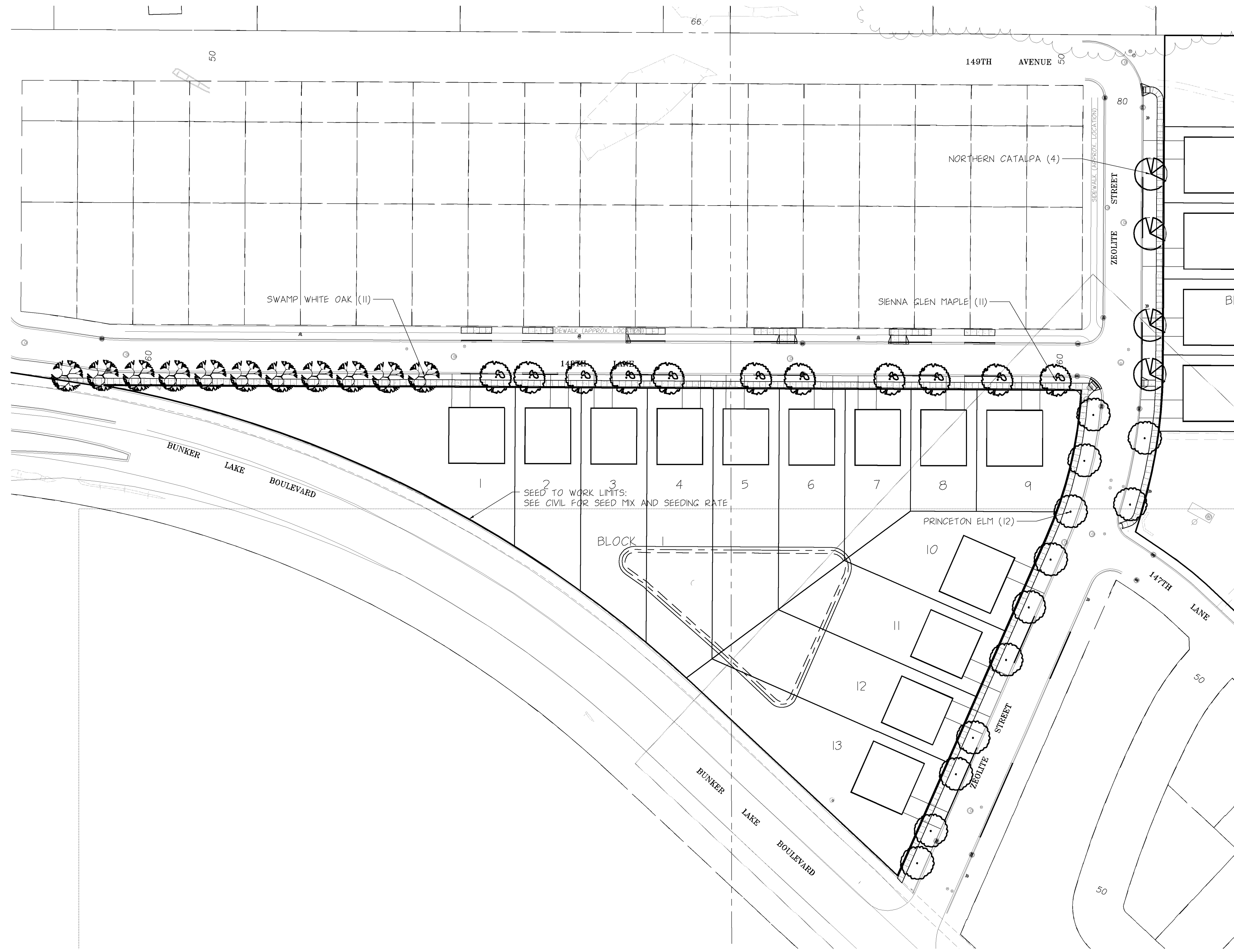
APPROVED		STANDARD DETAILS TRASH GUARD
DATE 2-2006		CITY PLATE No. STO-12

1 TRASH GUARD NO SCALE



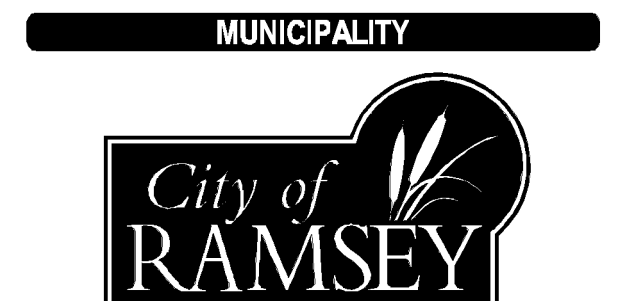
APPROVED		STANDARD DETAILS RIP - RAP
DATE 9-2011		CITY PLATE No. ERO-1

2 RIP-RAP NO SCALE



1 DECIDUOUS TREE PLANTING
NO SCALE

DEVELOPER
RAMSEY HRA
7560 SUNWOOD DRIVE
RAMSEY, MN 55303
TEL (763) 427-1410 - FAX (763) 427-5543



PROJECT
NORTH COMMONS (COR THREE)
RAMSEY, MINNESOTA

SHEET INDEX

SHEET	TITLE
C01	CIVIL TITLE SHEET
C11	EXISTING CONDITIONS
C12	DEVELOPMENT PLAN
C21	SITE PLAN
C31	GRADING, DRAINAGE, PAVING & EROSION CONTROL
C32	SWPPP NOTES
C41	UTILITIES
C71	CIVIL CONSTRUCTION DETAILS
C72	CIVIL CONSTRUCTION DETAILS
C73	CIVIL CONSTRUCTION DETAILS
L21	LANDSCAPE PLAN

REVISION HISTORY
CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	REVISION	REVIEW
06 JUN 2012	PRELIMINARY PLAN SUBMITTAL	CNC
03 JUL 2012	CITY PERMIT SUBMITTAL	CNC

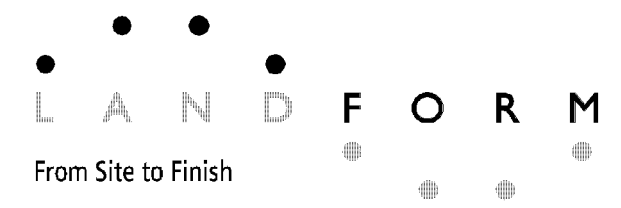
PROJECT MANAGER REVIEW
DATE: 07/03/2012

CERTIFICATION

NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED UNAUTHORIZEDLY. READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

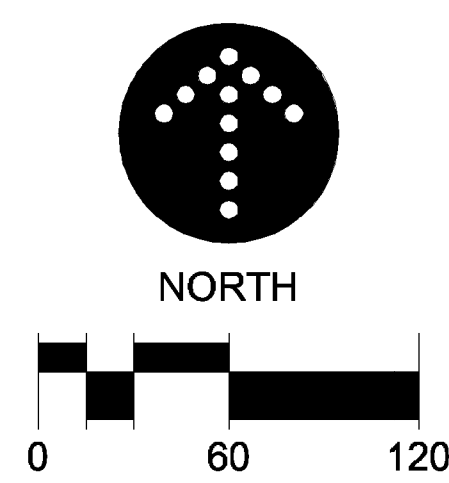
CITY PERMIT SUBMITTAL
3 JULY 2012



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

FILE NAME: L201RAM021.DWG
PROJECT NO: RAM12021/RAM12024

LANDSCAPE PLAN
L2.1



LANDSCAPE NOTES

- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES **72** HOURS PRIOR TO BEGINNING.
- COORDINATE INSTALLATION WITH CONTRACTORS PERFORMING RELATED WORK.
- SEED MIXTURE #190 AS DEFINED IN CURRENT **INDOT SEEDING MANUAL**. SEED SHALL BE OF **MINNESOTA** ORIGIN AND CERTIFIED BY THE **MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCA)**. PROVIDE VERIFYING DOCUMENTATION TO THE OWNER **30** DAYS MINIMUM PRIOR TO INSTALLATION.
- 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 **SEED** ALL TURF AREAS DISTURBED BY CONSTRUCTION.
- FOLLOW **INDOT SEEDING MANUAL** FOR PLANTING INSTRUCTIONS FOR ESTABLISHMENT OF SEED AND PROVIDE COORDINATION FOR REQUIRED EROSION PREVENTION AND SEDIMENT CONTROL.
- PLACE PLANTS ACCORDING TO LAYOUT WITH PROPER NOMINAL SPACING.
- SEE DETAILS FOR DEPTH OF PLANTING SOIL.
- INSTALL A 4-FOOT DIAMETER SHREDDED HARDWOOD BARK MULCH DISH AROUND TREES NOT PLACED WITHIN A SHRUB OR PERENNIAL PLANTING BED.

PLANT SCHEDULE

QTY.	SYMBOL	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	ROOT COND.	SPACING
DECIDUOUS TREES						
11		SWAMP WHITE OAK	QUERCUS BICOLOR	2.5' CAL.	B&B	35' O.C.
4		NORTHERN CATALPA	CATALPA SPECIOSA	2.5' CAL.	B&B	35' O.C.
12		PRINCETON ELM	ULMUS AMERICANA PRINCETON	2.5' CAL.	B&B	35' O.C.
11		SIENNA GLEN MAPLE	ACER X FREEMANI SIENNA	2.5' CAL.	B&B	35' O.C.

HRA Regular Session

5. 2.

Meeting Date: 07/10/2012**By:** Darren Lazan, Housing &
Redevelopment Authority

Information**Title:**

Consider Offer to Purchase Land - Senior Housing (portions may be closed to the public)

Background:

The Development team has received an offer from a senior housing developer for the purchase of three and one-half acres located at the NE quadrant of Center Street and Ramsey Parkway.

This parcel is currently contemplated in Development Plan 6.0 to be a high density multi-family use, and a senior housing project would be consistent with the current design/master plan.

The offer contemplates a relatively short due diligence period and closing, and would likely be constructed in late 12/early 13

The project consists of approximately 78 units of senior living and memory care in an initial phase, with an additional 78 units in a future second phase. The entire 3.5 acre parcel would be acquired with the initial phase. Their proposal is to construct a two-story building with courtyards and amenities such as a theatre, fitness center, chapel, game rooms, library, and ice cream parlor.

The project proposes approximately 60 new employees to the community (48 FTE), and a potential for the location of a regional office within the community in the future.

Notification:**Observations:**

The development team believes the proposed use provides a much-needed service in the community, generally complies with the desired land use in this area, and with some effort, can comply with the design framework for The COR.

J The deal structure proposed does provide some challenge as the proposed purchase price is below the dashboard price, and they have requested additional consideration on development and building permit fees.

The proposing party will be in attendance to present on their project prior to moving to closed session.

Details on the proposed offer will be provided in closed session.

Recommendation:

The development team recommends the HRA consider the proposed offer and provide direction to further assist in consideration of this offer.

Funding Source:

N/A

Council Action:

Consider the developer's proposal and move forward based upon discussion.

Attachments

Site Location Map

Form Review

Inbox
Kurt Ulrich

Reviewed By
Kurt Ulrich

Date
07/05/2012 01:19 PM
Started On: 07/05/2012

Form Started By: Darren Lazan

Final Approval Date: 07/05/2012

