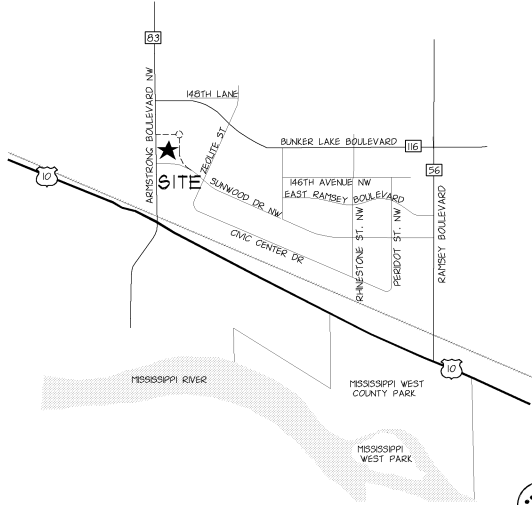


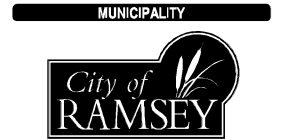
RAMSEY, MN

AREA LOCATION MAP



# SUNWOOD RETAIL RAMSEY, MN

**DEVELOPER**  
**RAMSEY HRA**  
7550 SUNWOOD DRIVE  
RAMSEY, MN 55303  
TEL (763) 427-1410 • FAX (763) 427-6543



**PROJECT**  
**SUNWOOD RETAIL  
COR TWO**  
RAMSEY, MINNESOTA

**SHEET INDEX**

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C2.1	PRELIMINARY SITE PLAN
C3.1	GRADING, DRAINAGE, PAVING & EROSION CONTROL
C4.1	UTILITIES

**ABBREVIATIONS**

D	Angle	JT.	Joint
&	And	L.F.	Lineal Feet
100 YR.	100 Year Flood Elevation	L.P.	Local Plant / Liquid Petroleum
A.B.	Anchor Bolt	L.G.U.	Local Government Unit
A.D.	Area Drain	LONG.	Longitudinal
A/C	Air Conditioning Unit	LT.	Light / Lighting
ADD.	Addendum	MAINT.	Maintenance
ADDL.	Addendum	M.S.	Material
ADJ.	Adjacent / Adjust	MATL.	Material
A.H.U.	Air Handling Unit	MAX.	Maximum
ALT.	Alternate	MECH.	Mechanical
ALL.M.	Aluminum	MD.	Median
AND.	And	MFR.	Manufacturer
APPROX.	Approximate	MH.	Manhole
ARCH.	Architect / Architectural	MISC.	Miscellaneous
AUTO.	Automatic	MNDOT	Minnesota Department Of Transportation
AVC.	Average	MOD.	Module / Modular
B.C.	Back of Curb	MUL.	Mulch
B.M.	Benchmark	N.	North
B/W	Bottom of Wall	N.I.C.	Not In Contract
BSF	Basement Floor Elevation	NO. OR #	Number
BIT	Bituminous (Asphaltic)	NTS	Not To Scale
BLDG.	Building	NWE	Normal Water Elevation
BRIT.	Brick	NWL	Normal Water Level
C.F.	Cubic Feet	O.C.	On Center
C.F.S.	Cubic Feet Per Second	O.P.	Outside Dimension
C.G.	Corner Guard	O.E.	Overhead Electric
C.J.	Control Joint	O.H.	Overhead
C.L.	Centerline	OH.H.	Overhead High Water Level
C.M.U.	Concrete Masonry Unit	OPNG.	Opening
C.O.	Cleanout	ORIG.	Original
C.O.E.	U.S. Army Corps Of Engineers	P.C.	Point of Curvature
C.Y.	Cubic Yards	P.I.	Point of Intersection
C.B.	Catch Basin	P.V.	Proprietary Valve
CBH	Catch Basin Manhole	P.L.	Property Line
CENT.	Center	P.O.B.	Point of Beginning
CP	Cast Iron Pipe	P.S.F.	Pounds Per Square Foot
CMP	Corrugated Metal Pipe	P.S.I.	Pounds Per Square Inch
CONC.	Concrete (Portland)	P.T.	Point of Tangency
CONN.	Connection	P.V.C.	Pipe of Vertical Curvature
CONST.	Construction	P.V.T.	Point of Vertical Tangency
CONTR.	Contractor	PE	Polyethylene
COP.	Copper	PE	Pedestal / Pedestrian
CUL.	Culvert	PEP.	Prepared
D.S.	Down Spout	PREP.	Preparation
DEG.	Degree	PROJ.	Project
DEMO.	Demolition / Demolish	PROP.	Proposed
DEPT.	Department	PVC	Poly-Vinyl-Chloride (Pvc)
DET.	Detail	PVTF.	Pipe
DIA.	Diameter	QTR.	Quarter
DIAG.	Diagonal	QTY.	Quantity
DIM.	Dimension	R	Radius
DP	Ductile Iron Pipe	RAD.	Radius
DN	Down	R.D.	Roof Drain
DWC.	Down	R.E.	Rear Elevation
E.	East	R.O.	Rough Opening
E.O.S.	Emergency Overflow Swale	R.P.	Rubber Pile
E.W.	Each Way	RCP	Reinforced Concrete Pipe
EA.	Each	RE	Reinforcing
EL.	Elevation	REIN.	Reinforced
ELEC.	Electrical	REQD.	Required
ELEV.	Elevation	REV.	Revised
EMER.	Emergency	RGU	Regulatory Government Unit
ENGR.	Engineer	R/W	Right of Way
ENTR.	Entrance	S.	South
EQU.	Equal	S.F.	Square Feet
EQUIV.	Equivalent	SAN.	Sanitary Sewer
EXIST.	Existing	SECT.	Section
EXP.	Expansion	SEW	Side Exit
F & I	Furnish and Install	SHT.	Sheet
F.F.	Furnished by Others	SHT.	Sheet
F.C.	Face of Curb	SINT.	Sinter
F.D.	Fire Department Connection	SINT.	Sinter
F.D.C.	Fire Department Connection	SPEC.	Specification
F.V.	Field Verify	SPC.	Splice
FB	Full Basement	STH	Storm Sewer Manhole
FBWO	Full Basement Walk Out	STD.	Standard
FBLO	Full Basement Look Out	STRUC.	Structural
FDN.	Foundation	SYML	Symmetrical
FES	Finished End Section	T	Thickness
FFR	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	TYP.	Typical
GAL.	Gallon	UNO.	Unless Noted Otherwise
CALV.	Galvanized	V.B.	Vapor Barrier
GL.	Glass	V.C.	Vertical Curve
GR.	Grade	V.I.F.	Verify in Field
H.	Height	VER.	Vertical
H.P.	High Point	VERT.	Vertical
HDPPEP	High Density Polyethylene Pipe	WID.	Width
HCT	Horizontal	W.P.	Working Point
HORIZ.	Horizontal	W.W.F.	Welded Wire Fabric
HVAC	Heating, Ventilation, Air Conditioning	WH	Wh
HYD.	Hydrant	W/O	Without
I.D.	Inside Dimension	WO	Walk Out
IN. OR ( )	Inches	WETL.	Wetland
INFO.	Information	WP	Waterproof
INSUL.	Insulation	WT.	Weight
INV.	Invert Elevation	YD.	Yard
		YR.	Year

**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
	FELDSTONE RETAINING WALL		CONCRETE RETAINING WALL
	MODULAR RETAINING WALL		FELDSTONE RETAINING WALL
	SOL 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		SOIL SUBDRAN
	TRAFFIC SIGN		ELECTRIC-OVERHEAD
	GUY 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 SLERVE
	UNDERGROUND GAS		
	OVERHEAD TELEPHONE		
	UNDERGROUND TELEPHONE		
	UNDERGROUND ELECTRIC		
	OVERHEAD ELECTRIC		
	UNDERGROUND CABLE/TV		
	OVERHEAD CABLE/TV		
	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)

**BENCHMARKS**

PROJECT BENCHMARKS:  
COR CONTROL POINT: "HYATT"  
CONTROL POINT LOCATED AT S.E. ANGLE POINT OF ZEBULITE STREET & CIVIC CENTER DRIVE  
ELEVATION = 878.61 (NGVD 29)  
TOP NUT OF HYDRANT  
LOCATED ON SOUTH SIDE OF BUNKER LAKE BLVD APPROX. 600 FT FROM ARMSTRONG BLVD  
ELEVATION = 869.96 (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 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL UTILITIES ARE HAPPED OR IF HAPPED, ARE SHOWN CORRECTLY. CONTACT ONE CALL AT 811 FOR FELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.

**SHEET INDEX**

C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C2.1	SITE PLAN
C3.1	GRADING, DRAINAGE, PAVING, & EROSION CONTROL
C4.1	UTILITIES

**REVISION HISTORY**

DATE	REVISION	REVIEW
05 JUL 2012	PRELIMINARY SITE PLAN SUBMITTAL	CVC
25 JUL 2012	PRELIMINARY SITE PLAN SUBMITTAL	

**PROJECT MANAGER REVIEW**

BY CVC	DATE 07/02/2012

**CERTIFICATION**

PRELIMINARY SITE PLAN SUBMITTAL  
25 JULY 2012

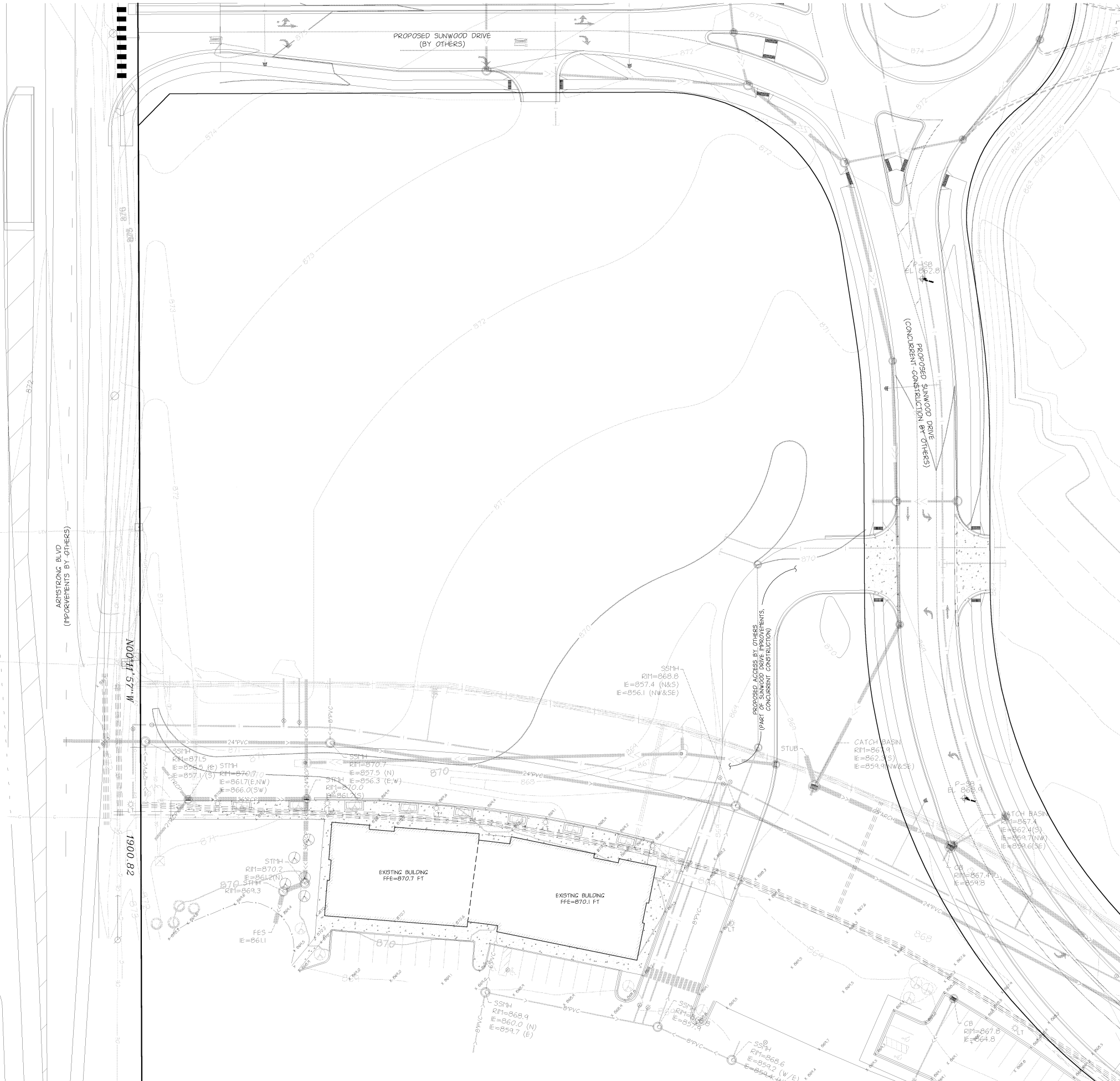


105 South Fifth Avenue Tel: 612-252-9070  
Suite 513 Fax: 612-252-9077  
Minneapolis, MN 55401 Web: landform.net

FILE NAME C001RAM025 DWG  
PROJECT NO RAM 12025

**CIVIL TITLE SHEET**

**C0.1**



**EXISTING CONDITIONS**

BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANDFORM, MINNEAPOLIS, MN, 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.

**DEVELOPER**

**RAMSEY HRA**

7550 SUNWOOD DRIVE  
RAMSEY, MN 55303  
TEL (763) 427-1410 - FAX (763) 427-3543

**MUNICIPALITY**



**PROJECT**

**SUNWOOD RETAIL  
COR TWO**  
RAMSEY, MINNESOTA

**SHEET INDEX**

SHEET	TITLE
C01	CIVIL TITLE SHEET
C11	EXISTING CONDITIONS
C21	PRELIMINARY SITE PLAN
C31	GRAVING DRAMAOS, PAVING & EROSION CONTROL
C41	UTILITIES

**REVISION HISTORY**

DATE	REVISION	REVIEW
09 JUL 2012	PRELIMINARY SITE PLAN SUBMITTAL	CVC
25 JUL 2012	PRELIMINARY SITE PLAN SUBMITTAL	CVC

**PROJECT MANAGER REVIEW**

BY: CVC DATE: 07/25/2012

**CERTIFICATION**

PRELIMINARY SITE PLAN SUBMITTAL  
25 JULY 2012



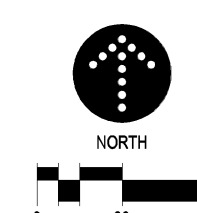
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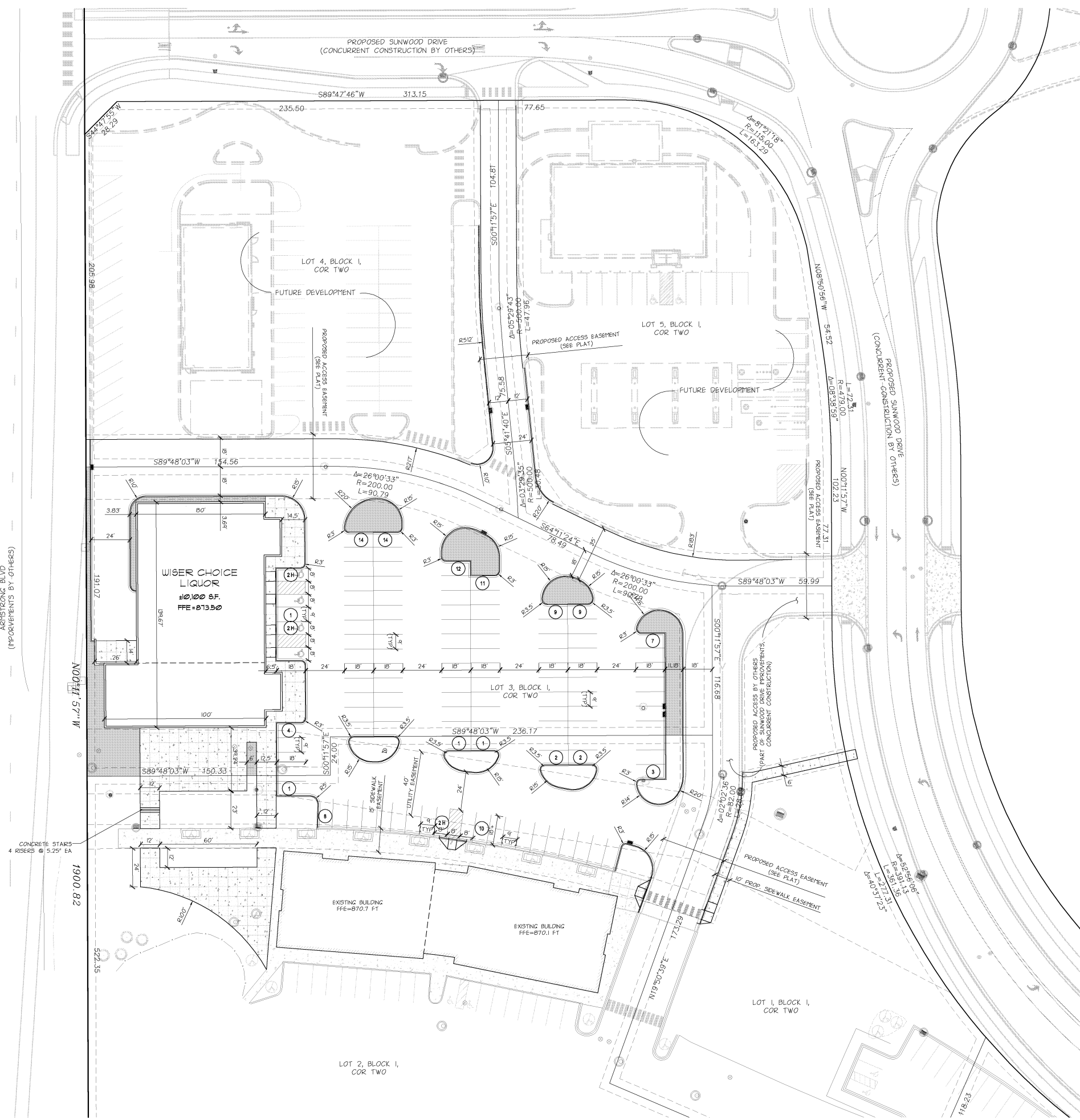
FILE NAME: C:\01RAM\025.DWG

PROJECT NO: RAM12025

**EXISTING CONDITIONS**

**C1.1**





**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.
  - BUILDING LAYOUT ANGLES ARE PARALLEL WITH OR PERPENDICULAR TO THE PROPERTY LINE AT THE LOCATION INDICATED.
  - DIMENSIONS SHOWN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
  - 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 ADDITIONAL PARKING LOT 1:

ADDITIONAL STANDARD STALLS (9x18)	28 EA.
ADDITIONAL ACCESSIBLE STALLS (8x18)	2 EA.
TOTAL ADDITIONAL PARKING STALLS PROVIDED	30 EA.

REQUIRED PARKING LOT 3:

ONE STALL PER 200 SF OF BUILDING	
10,100 SF TOTAL	
10,100 SF / 200 = 51 STALLS	
TOTAL PARKING STALLS REQUIRED	51 EA.

PROVIDED PARKING LOT 3:

STANDARD STALLS (9x18)	61 EA.
ACCESSIBLE STALLS (8x18)	4 EA.
TOTAL PARKING STALLS PROVIDED	65 EA.

**AREA SUMMARY**

EXISTING LOT 3:

PERVIOUS	58,827 S.F.	98.0%
IMPERVIOUS	1,187 S.F.	2.0%
TOTAL (1.38 AC)	60,014 S.F.	100.0%

PROPOSED LOT 3:

PERVIOUS	4,433 S.F.	8.2%
IMPERVIOUS	55,081 S.F.	91.8%
TOTAL (1.38 AC)	60,014 S.F.	100.0%

**ZONING AND PARKING SUMMARY**

THE PROPERTY IS ZONED COR2, COMMERCIAL.  
 BUILDING SETBACK INFORMATION IS AS FOLLOWS:  
 FRONT YARD = 0-15 FT.  
 REAR = 0 FT.  
 SIDE = 0 FT.  
 LOT COVERAGE INFORMATION IS AS FOLLOWS:  
 LOT AREA MINIMUM = NONE  
 LOT WIDTH MINIMUM = 80 FT.

**DEVELOPER**  
**RAMSEY HRA**  
 7550 SUNWOOD DRIVE  
 RAMSEY, MN 55303  
 TEL (763) 427-1410 - FAX (763) 427-5843

**MUNICIPALITY**

**PROJECT**  
**SUNWOOD RETAIL COR TWO**  
**RAMSEY, MINNESOTA**

**SHEET INDEX**

SHEET	TITLE
C2.0	CIVIL TITLE SHEET
C2.1	EXISTING CONDITIONS
C2.2	PRELIMINARY SITE PLAN
C2.3	GRADING DRAWINGS, PAVING & EROSION CONTROL
C2.4	UTILITIES

**REVISION HISTORY**

DATE	REVISION	REVISION
09 JUL 2012	PRELIMINARY SITE PLAN SUBMITTAL	CVC
25 JUL 2012	PRELIMINARY SITE PLAN SUBMITTAL	

**PROJECT MANAGER REVIEW**  
 BY: CVC DATE: 07/25/2012

**CERTIFICATION**

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

**PRELIMINARY SITE PLAN SUBMITTAL**  
 25 JULY 2012

**LANDFORM**  
 From Site to Finish

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

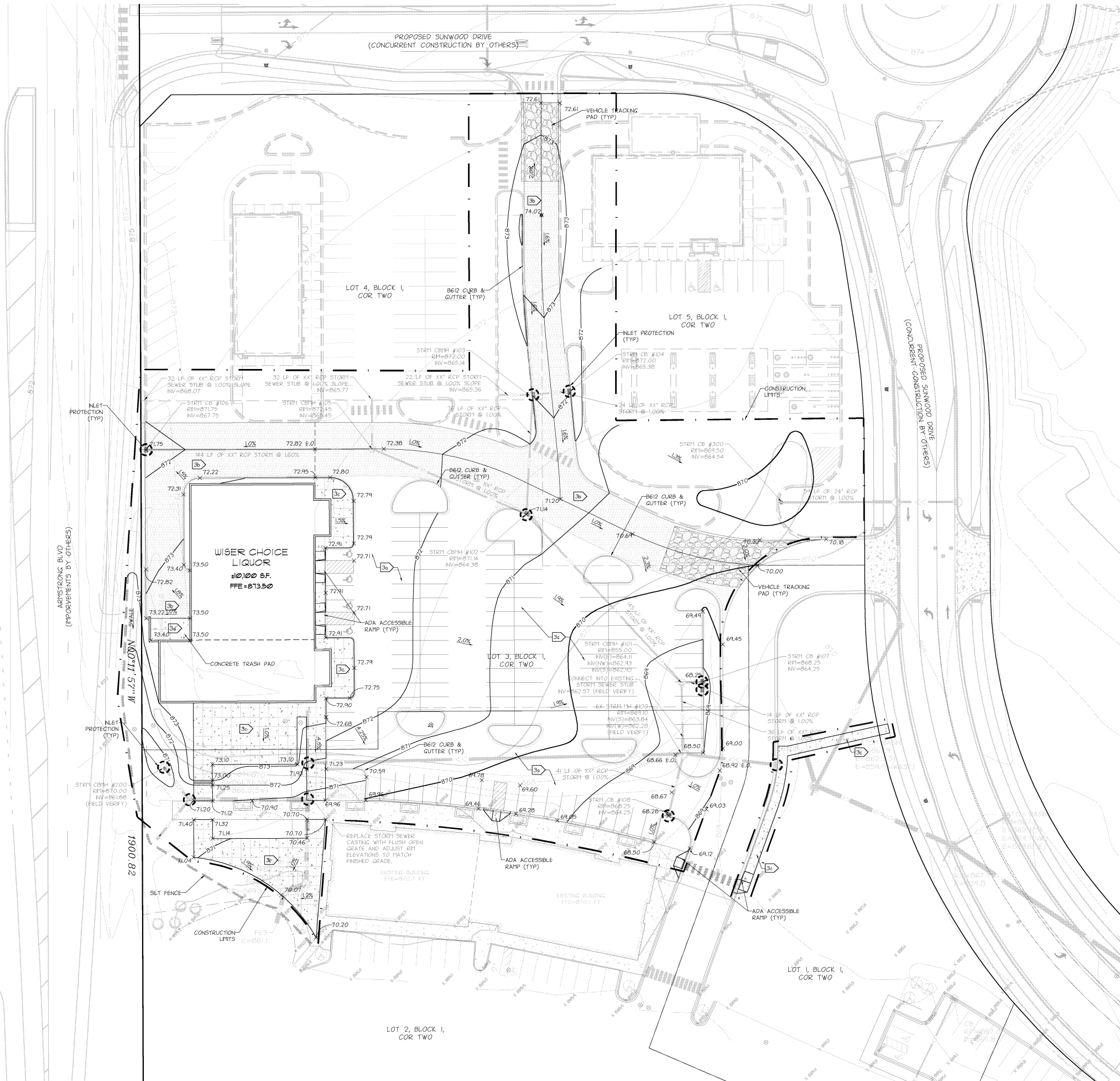
FILE NAME: C201RAM025.DWG  
 PROJECT NO: RAM12025

**PRELIMINARY SITE PLAN**  
**C2.1**

**811**  
 Know what's Below. Call before you dig.

NORTH

0 30 60



**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.
- REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS. PROVIDE INITIAL LIFTS OF STABLE FOUNDATION MATERIAL IF EXPOSED SOILS ARE WET AND UNSTABLE.
- REFER TO STRUCTURAL SPECIFICATIONS FOR EARTHWORK 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 90% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D698) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 90% 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.
- PAVING SECTIONS
  - a. BITUMINOUS PAVING (LIGHT DUTY)
    - 1.5-INCH WEAR
    - TACK COAT
    - 1.5-INCH BASE
    - 6-INCH AGGREGATE BASE (MNDOT 313B, CLASS 5)
    - COMPACTED SUBSOIL
  - b. BITUMINOUS PAVING (HEAVY DUTY)
    - 1.5-INCH WEAR
    - TACK COAT
    - 2.5-INCH BASE
    - 6-INCH AGGREGATE BASE (MNDOT 313B, CLASS 5)
    - COMPACTED SUBSOIL
  - c. CONCRETE WALKWAYS
    - 4-INCH CONCRETE WALK
    - 4-INCH AGGREGATE BASE (MNDOT 313B, CLASS 5)
    - COMPACTED SUBSOIL
  - d. CONCRETE DRIVES, APRONS, AND EXTERIOR SLABS
    - 8-INCH CONCRETE
    - 4-INCH AGGREGATE BASE (MNDOT 313B, CLASS 5)
    - COMPACTED SUBSOIL

**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	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 2975
- SEE LANDSCAPING SHEETS FOR PERMANENT TURF ESTABLISHMENT. **(NOT INCLUDED IN PRELIMINARY SET)**
- SWEEP ADJACENT STREETS CLEAN DAILY.

**NPDES AREA SUMMARY**

	EXISTING*	PROPOSED	ULTIMATE
PERVIOUS	1.35 ACRES	0.11 ACRES	0.11 ACRES
IMPERVIOUS	.03 ACRES	1.27 ACRES	1.27 ACRES
TOTAL	1.38 ACRES	1.38 ACRES	1.38 ACRES

\*EXISTING AREA'S ARE BASED ON THE PROPOSED CONDITIONS OF THE SUNWOOD REALIGNMENT PLANS.

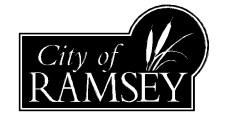
**LEGEND**

- CONSTRUCTION LIMITS
- - - SILT FENCE
- INLET PROTECTION
- - - GRADE BREAK

**DEVELOPER**

**RAMSEY HRA**  
 7550 SUNWOOD DRIVE  
 RAMSEY, MN 55303  
 TEL (763) 427-1410 - FAX (763) 427-5843

**MUNICIPALITY**



**PROJECT**

**SUNWOOD RETAIL  
 COR TWO  
 RAMSEY, MINNESOTA**

**SHEET INDEX**

SHEET	TITLE
C01	CIVIL TITLE SHEET
C02	EXISTING CONDITIONS
C03	PRELIMINARY SITE PLAN
C04	GRADING, DRAINAGE, PAVING & EROSION CONTROL

**REVISION HISTORY**

DATE	REVISION	REVISION
09 JUL 2012	PRELIMINARY SITE PLAN SUBMITTAL	CVC
25 JUL 2012	PRELIMINARY SITE PLAN SUBMITTAL	

**PROJECT MANAGER REVIEW**

BY: CMC DATE: 07/23/12

**CERTIFICATION**

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

**PRELIMINARY SITE PLAN SUBMITTAL**  
 25 JULY 2012



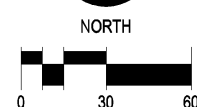
105 South Fifth Avenue Suite 513  
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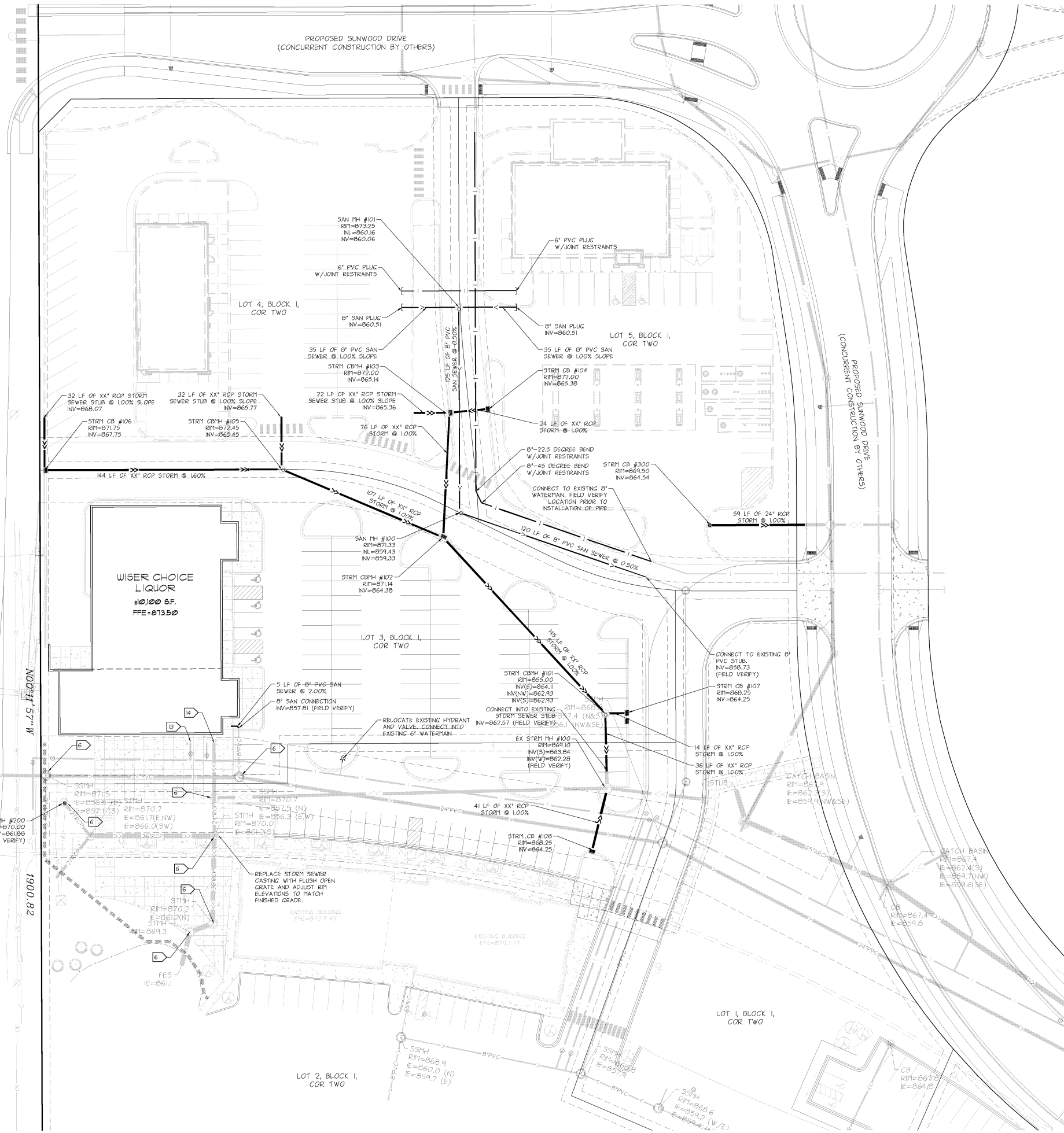
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 PROJECT NO: RAM12025

**GRADING, DRAINAGE, PAVING & EROSION CONTROL PLAN**  
**C3.1**



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 Call before you dig.

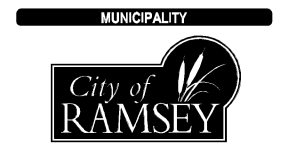




**UTILITY NOTES**

- PIPE MATERIALS  
 WATERMAIN: DP CLASS 52  
 SANITARY SEWER: PVC SDR 35  
 STORM SEWER: RCP CLASS 5  
 GREASE TRAP SERVICE: PVC SCHEDULE 40
- 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 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.
- BRING WATER AND SEWER SERVICES INTO BUILDING PER MECHANICAL DRAWINGS. JOIN AND ROUTE BUILDING STORM DRAINS AND CONNECT TO STORM SEWER STUB.
- CONNECT TO DOWNSPOUT WITH TRANSITION TO 6-INCH PVC AND ROUTE TO STORM SEWER STUB.
- THE CONTRACTOR IS REQUIRED TO OBTAIN THE APPROPRIATE PERMIT FOR THE 18" DWR IF DEWATERING IS REQUIRED TO COMPLETE ANY WORK. THE CITY NEEDS TO REVIEW EACH PERMIT PRIOR TO IMPLEMENTATION.

**DEVELOPER**  
**RAMSEY HRA**  
 7550 SUNWOOD DRIVE  
 RAMSEY, MN 55303  
 TEL (763) 427-1410 - FAX (763) 427-5843



**PROJECT**  
**SUNWOOD RETAIL COR TWO**  
 RAMSEY, MINNESOTA

**SHEET INDEX**

SHEET	TITLE
C4.1	CIVIL TITLE SHEET
C2.1	EXISTING CONDITIONS
C2.2	PRELIMINARY SITE PLAN
C3.1	GROUND DRAINAGE, PAVING & EROSION CONTROL
C4.1	UTILITIES

**REVISION HISTORY**

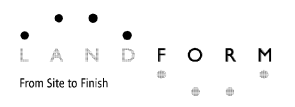
DATE	REVISION	BY
09 JUL 2012	PRELIMINARY SITE PLAN SUBMITTAL	CVC
25 JUL 2012	PRELIMINARY SITE PLAN SUBMITTAL	

**PROJECT MANAGER REVIEW**  
 BY: CVC DATE: 07/25/2012

**CERTIFICATION**

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

**PRELIMINARY SITE PLAN SUBMITTAL**  
 25 JULY 2012



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

FILE NAME: C401RAM025.DWG  
 PROJECT NO: RAM12025

**UTILITIES**  
**C4.1**

