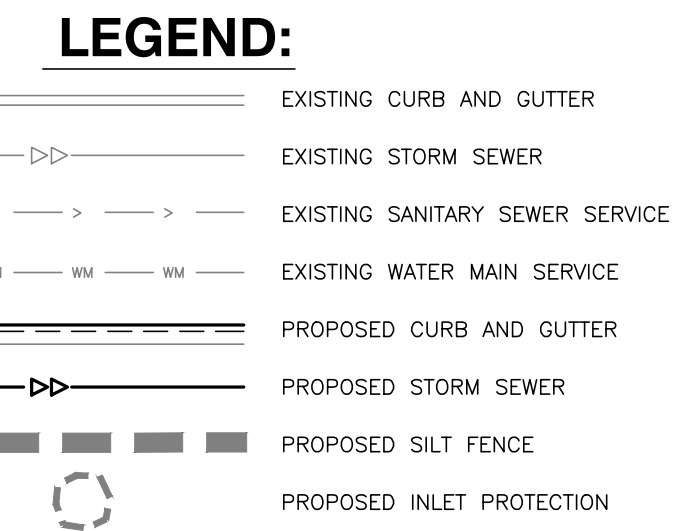
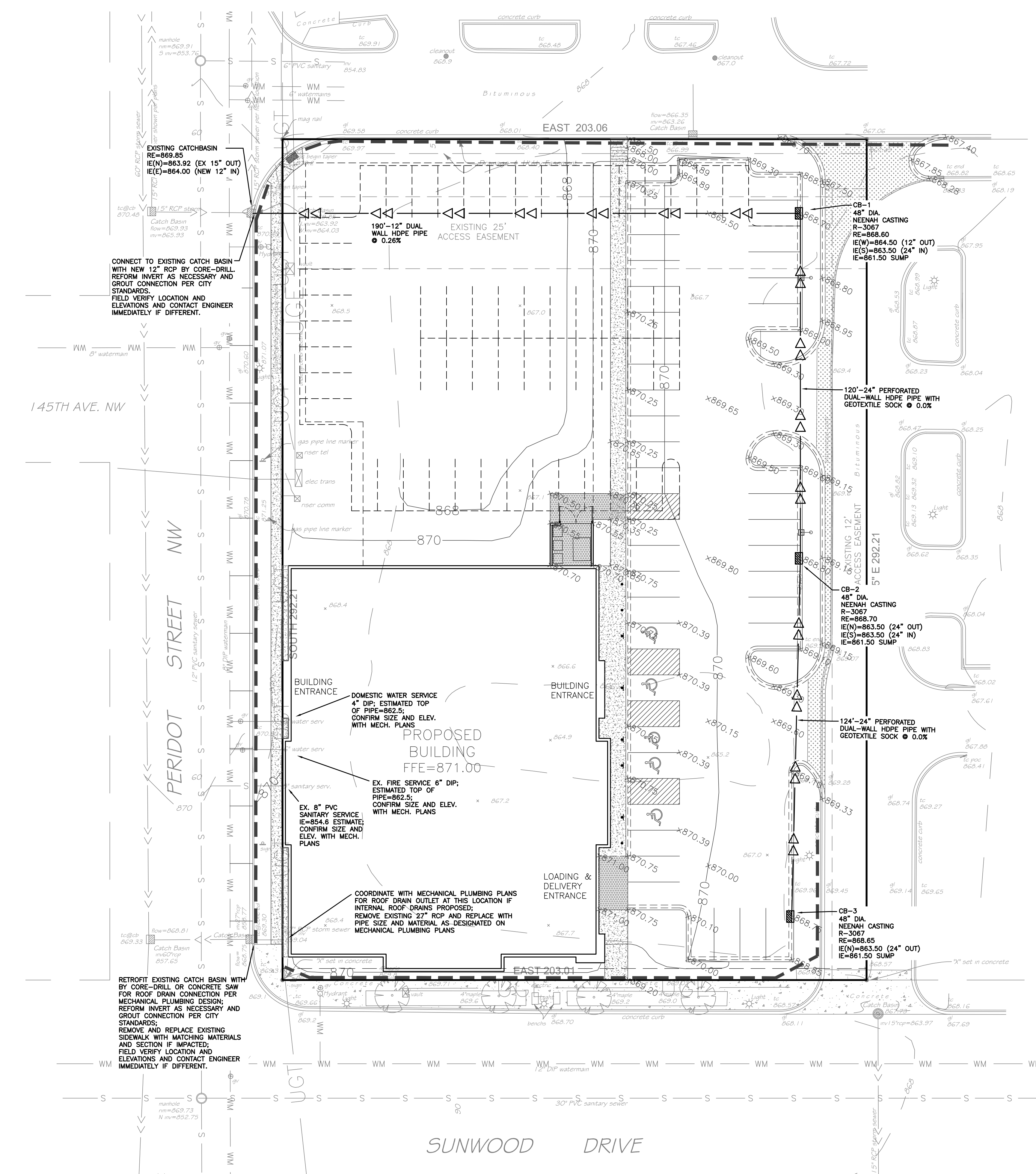


LEGAL DESCRIPTION
 OUTLOT A, RAMSEY TOWN
 CENTER 14TH ADDITION,
 ANOKA COUNTY, MINNESOTA.

PROJECT LOCATION
 PART OF SECTION 28,
 TOWNSHIP 32, RANGE 25,
 ANOKA COUNTY, MINNESOTA.

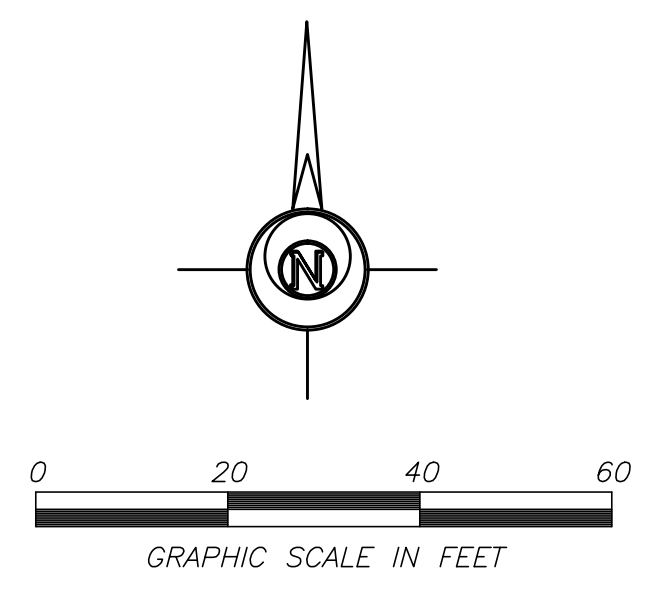


SURVEY DATA

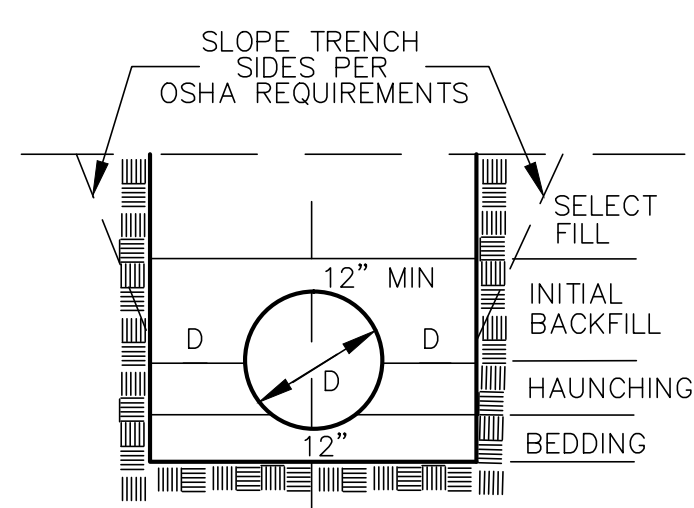
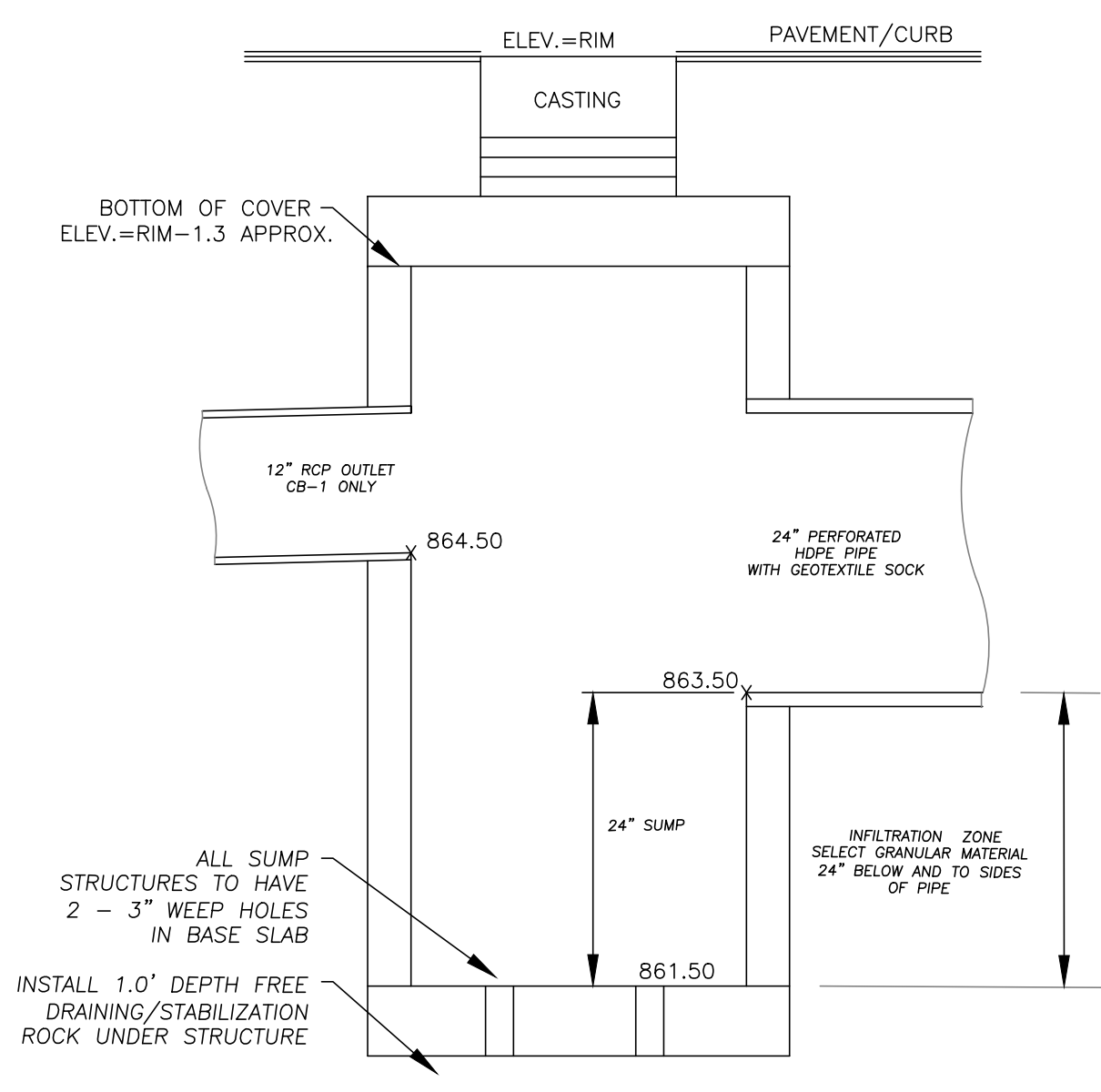
SURVEY INFORMATION PROVIDED BY:
 LOT SURVEYS COMPANY, INC
 7601 73rd AVENUE NORTH
 BROOKLYN PARK, MN 55428

DATED: AUGUST 14, 2012

BENCHMARKS:
 1) Top nut of hydrant located at
 NE corner of Sunwood Drive and
 Peridot Street NW.
 Elev. = 872.96



- GENERAL UTILITY NOTES:**
- Specifications applicable for this project: Current standard specifications for the City of Ramsey, MN and all Minnesota Department of Health and MPCA requirements except where modified by these contract documents.
 - OSHA requirements shall be followed for all work on this project.
 - The Contractor shall notify "Gopher State One Call" 48 hours prior to any excavation (651-454-0002 or 1-800-252-1166 out state.)
 - The Contractor shall verify all locations and elevations of underground utilities with utility companies prior to any construction (storm sewer, sanitary sewer, water, natural gas, telephone, electric, etc.), and immediately notify the Engineer of any conflicts.
 - The Contractor shall protect all existing utilities and facilities to allow proper functioning during and after construction. Any required supporting structures shall be supplied by the Contractor as work incidental to the contract.
 - The contractor shall immediately notify the Engineer of any conflicts between existing utilities, and the proposed construction. The Engineer will coordinate with the Utility Company in question to determine the need for relocation of the existing utility.
 - Existing conditions such as sand in manholes or valve boxes shall be identified by the Contractor and these shall be reported to the Engineer prior to excavation by the Contractor. Once construction has begun, all damage to underground utilities will be assumed to have been caused by the Contractor, any repairs necessary shall be performed by the Contractor at the Contractor's expense.
 - The Contractor shall coordinate with the local jurisdiction to obtain permits and meter for water source. All associated costs shall be incidental to the Contract, including disposal of test water into City's sanitary sewer system. The Contractor shall not operate gate valves or hydrants on the City's water supply system.
 - The Contractor shall notify the City Engineer and the Project Engineer 48 hours prior to starting work or as required by the local jurisdiction or be subject to being shut down.
 - The Contractor shall keep access roads clear of soil or other debris, and perform daily street cleaning as required by the NPDES permit. Positive drainage, controlled with erosion control and erosion prevention measures as required by the NPDES permit shall be performed. Inlet protection shall be installed within 48 hours after inlet construction. Unless specified on the plans or as a bid item on the Bid Form, any temporary culverts, ditches, filter fabric, etc. necessary to accomplish this shall be performed as incidental to the Contract.
 - The Contractor shall preserve and protect the markers and monuments set for the subdivision of the land.
 - The Contractor shall schedule the soils engineer to facilitate certification of all controlled fills in a timely fashion. Density tests shall meet the following:
 A. Density tests shall be taken on all trenches at locations as determined by the Engineer or his representative.
 B. Within the upper 3' of streets, private drives and parking lots, Contractor shall utilize approved soils that are within 1% optimum moisture content as defined by the Standard Proctor Test-ASTM: D-698 with 100% Standard Proctor Density and not exceeding compaction by more than 1%. Below the upper 3', compaction shall meet 95%. Grading tolerances shall be 0.1'.
 - The Owner shall pay for all testing of soils compaction. Any areas which fail to meet the above standards shall be corrected and re-tested by the Owner's testing agent at the Contractor's expense.
 - All water main shall be installed with a minimum of 7.5 feet of cover.
 - Contractor shall provide temporary traffic control in compliance with MN/DOT "Temporary Traffic Control Zone Layouts Field Manual" dated 2011 for construction adjacent to travel ways.
 - Contractor shall be responsible for verification of the depth of existing stubs listed on this plan prior to the ordering of any fittings, structures, castings, etc. Engineer and the Owner shall not be responsible for any discrepancies found as depths are estimated.
 - Contractor shall confirm that water service must have 18" of clearance between pipes when it crosses the sanitary sewer service. Install vertical bends in water service line as necessary.
 - City inspection is required for the sanitary sewer and water service connections.
 - Contractor to comply with all regulatory agency permit conditions for permits obtained by owner and for permits obtained by general contractor.
 - All work performed and materials used for construction of utilities must conform to the City of Brooklyn Center Standard Specifications and Details.



- BEDDING SHALL BE SELECT GRANULAR BORROW MANDOT SPEC. 3149.2B.
- COMPACT TO 95% STANDARD PROCTOR.
- SELECT FILL PLACEMENT SHALL BE FREE OF LARGE ROCKS (3"+) AND SHALL BE PLACED IN 8" MAX. LOOSE LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.

INDEX OF CIVIL SITE DRAWINGS:

C0	COVER
C1	SITE PLAN
C2	GRADING AND DRAINAGE PLAN
C3	STORM WATER POLLUTION PREVENTION PLAN
C4	UTILITIES PLAN
C5	LANDSCAPE PLAN
C6	LIGHTING PLAN
C7	DETAILS

CONTRACTOR:

Kinghorn
 COMPANY
 GENERAL CONTRACTORS

14198 Northdale Blvd
 Rogers, MN 55374

Grady Kinghorn
 (763) 428-8088
 gkinghorn@kinghornco.com

NORTHGATE PERFORMING ARTS CENTER

NE Quad. Sunwood Drive and Peridot Street
 Ramsey, MN

UTILITY PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Scott W. Wala
 Date: 09/04/12 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN
 118 East Broadway St.
 Monticello, MN 55622
 Phone: 763-314-0929
 www.civiland.com

REVISIONS	DATE	BY	DESCRIPTION

VERTICAL SCALE
 1 inch = 10 feet

HORIZONTAL SCALE
 1 inch = 20 feet
 (FULL SIZE SHEET 24 X 36)

DATE	09/04/12
DRAWN BY	SD
DESIGNED BY	SD
CHECKED BY	SD

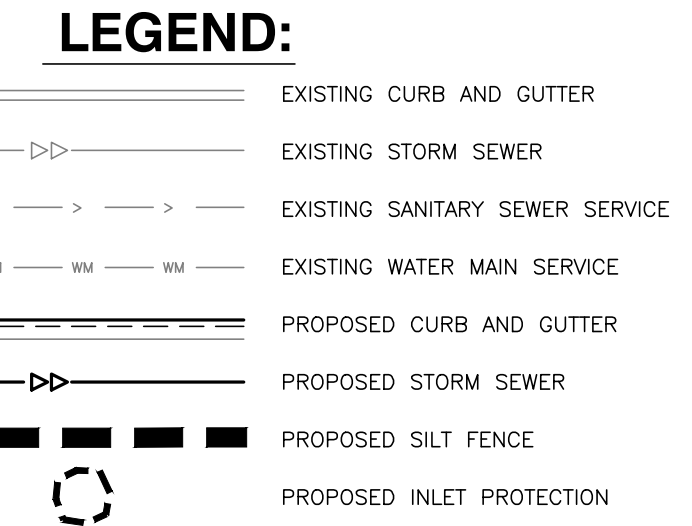
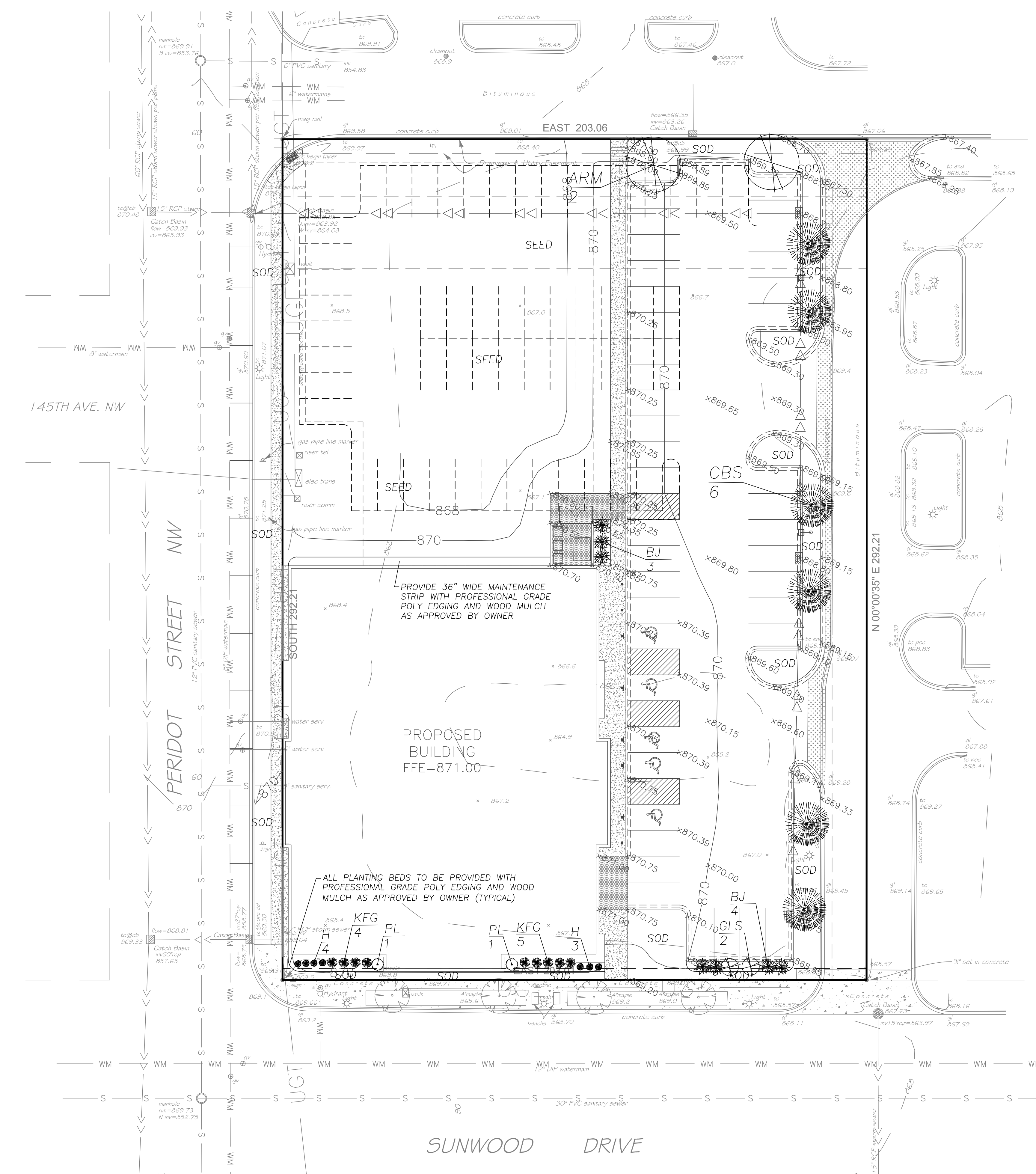
FILE NO. 00419

C4

Utility Plan

LEGAL DESCRIPTION
 OUTLOT A, RAMSEY TOWN
 CENTER 14TH ADDITION,
 ANOKA COUNTY, MINNESOTA.

PROJECT LOCATION
 PART OF SECTION 28,
 TOWNSHIP 32, RANGE 25,
 ANOKA COUNTY, MINNESOTA.

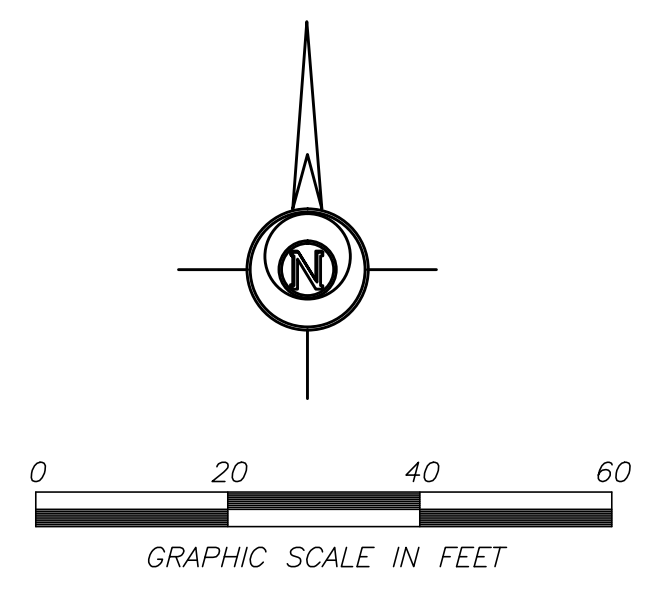


SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
 LOT SURVEYS COMPANY, INC
 7601 73rd AVENUE NORTH
 BROOKLYN PARK, MN 55428

DATED: AUGUST 14, 2012

BENCHMARKS:
 1) Top nut of hydrant located at
 NE corner of Sunwood Drive and
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 Elev. = 872.96



PLANT LIST: Site Plantings

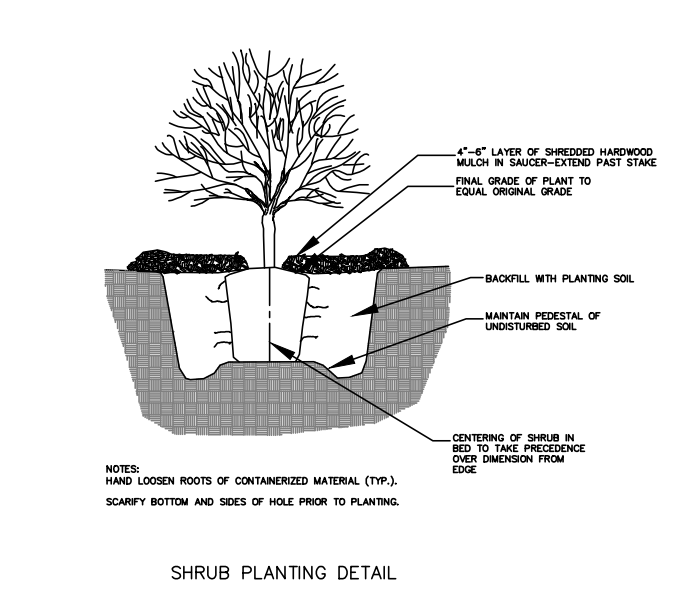
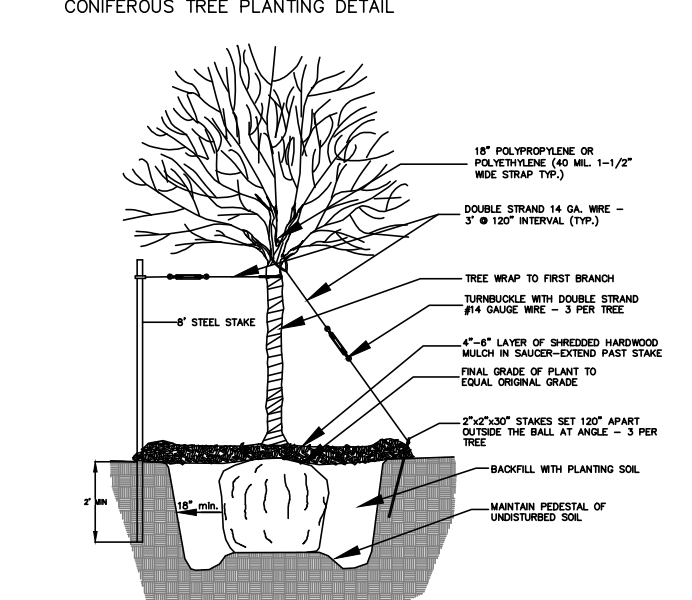
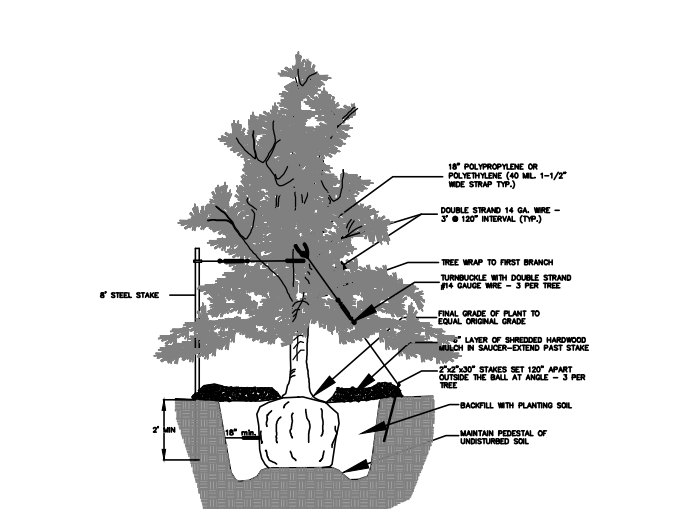
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT
TREES				
2	ARM	Acer rubrum 'Autumn Radiance'	Autumn Radiance Red Maple	2.5" B&B
6	CBS	Picea pungens glauca	Colorado Blue Spruce	6"-0" B&B
SHRUBS				
7	BJ	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 Gal. Pot
2	GLS	Rhus aromatica 'Gra-low'	Grow-Low Fragrant Sumac	5 Gal. Pot
2	PL	Syringa vulgaris 'Prairie Petite'	Prairie Petite Lilac	5 Gal. Pot
GRASSES & PERENNIALS				
9	KFG	Calamagrostis acutiflora 'Karl Forester'	Karl Forester Feather Reed Grass	1 Gal. Pot
7	H	Hosta, var.	Mixed species, for sun & shade	1 Gal. Pot

GENERAL NOTES:

- Contractor shall provide one year guarantee of all plant materials. The guarantee begins on the date of the General Contractor written acceptance of the date determined as substantially complete. Replant materials shall also have a one year guarantee upon planting.
- Landscape contractor shall inspect the site and become familiar with existing conditions relating to the nature and scope of work. If any discrepancies are found, the General Contractor shall be notified prior to construction. The base information including contours, trails, utilities, curbs, and building locations were provided by others. All discrepancies must be resolved prior to construction.
- Landscape contractor shall verify plant layout and bring to the attention of the General Contractor discrepancies which may compromise the design or intent of the layout.
- Landscape contractor shall assure compliance with codes and regulations governing the work and materials supplied.
- Landscape contractor shall protect all existing roads, curbs/gutters, trails, trees, lawns, and site elements during construction. Damage to the same shall be repaired at no cost to the Owner.
- Landscape contractor shall verify the location of all utilities above and below grade prior to any soil disruption or installation. Provide necessary protection for same before construction begins.
- Landscape contractor shall coordinate each phase of installation with General Contractor.
- Landscape contractor shall be responsible for ongoing maintenance of all installed materials until time of substantial completion. Repair and/or replace all damaged materials due to construction or acts of vandalism at no cost to the Owner.
- Landscape contractor shall verify that all plant placement will not negatively affect the plant's survival or warranty. Undesirable site conditions shall be brought to the attention of the General Contractor prior to construction.
- Landscape contractor shall submit a written request for the substantial completion of all landscape and site improvements prior to submitting for final payment. The submittal shall include an as-built drawing of all landscape and irrigation installations and improvements.

PLANTING NOTES:

- All plants to be Minnesota grown and hardy. Plants to be installed as per standard AAN planting practices. Nursery stock shall comply with the current edition of the American Standard for Nursery Stock, ANSI Z601.
- No planting will occur until final grading has been completed.
- All tree and shrub beds shall be staked and approved prior to installation.
- No substitutions will be accepted unless approval is granted by the General Contractor prior to submission of the bid.
- Location adjustments may be needed in the field. Landscape Architect must be notified.
- Plants to be installed as per planting details.
- Plants shall be fertilized upon installation with dried bone meal. Other approved fertilizers mixed in with the planting soil as per the manufacturer's instructions may be applied. Summer and fall installations shall have an application of granular 10-0-5, 12oz. per 2.5" cal. tree and 6oz. per shrub. An additional application of 10-10-10 the following spring in the tree saucer.
- Areas receiving ground covers, perennials, or garden space shall receive a minimum of 18 inches of planting soil consisting of 4 parts topsoil, 4 parts screened compost, and 1 part sand.
- All deciduous trees shall be wrapped in the fall prior to Dec. 1 and removed after April 15. Tree wrap shall be asphalt impregnated crepe, wrapped from base of trunk first to first branches.
- Edging shall be professional grade poly material. Edging horizontal layout to be uniform with smooth transitions. Edging vertical placement to be below typical mower deck cutting height.
- A 36" wide wood mulch maintenance strip shall be installed along the north wall of the building. Maintenance strip shall have weed barrier fabric under wood mulch and edged with poly edging.
- Weed barrier shall be 4oz. woven needle punch, black. Overlapping seams.
- Wood mulch shall be double shredded dark brown hardwood mulch and placed a minimum of 4 inches deep around all installed trees (tree rings) and 3 inches deep in all garden areas.
- Tree rings shall be 6 feet in diameter and be a minimum of 4 inch deep double shredded hardwood. Mulch shall not come in contact with tree trunks.
- All deciduous plantings shall occur between spring thaw and June 15, or between fall's first frost and the first snow or Nov. 15, whichever comes first. Coniferous plantings must be prior to Oct. 1.
- Landscape contractor shall be responsible for determining appropriate planting conditions. Warranties shall be enforced regardless of weather and planting conditions.
- No excess materials or debris will be on site. All hard surfaces will be swept and washed clean.



IRRIGATION NOTES:

- Landscape contractor shall be responsible for providing an irrigation plan and specification as part of the scope of work. Submit a layout plan and specifications for approval by the General Contractor prior to construction. It is the Landscape contractor's responsibility to ensure proper irrigation coverage and in the appropriate amounts.
- Landscape contractor shall provide the Owner with an as-built plan showing all heads, zones, lines, and valve box.
- Landscape contractor shall provide the Owner with an irrigation system schedule appropriate to the project conditions and to assure proper plant growth. A seasonal maintenance schedule will also be provided.
- Landscape contractor shall insure that the irrigation is set appropriately to provide proper plant growth without damaging surrounding conditions. It is the Landscape contractor's responsibility to insure proper surface and subsurface drainage in planted areas.

TURF NOTES:

- Sod all areas disturbed unless noted as seed. Landscape contractor to obtain approval of seed mix.
- Seed shall be installed as per the distributor's requirements for proper coverage and germination.
- Sod shall be TPI certified turf grass sod, highland sod only. Sod shall be free from weeds, stones, and have a strong fibrous root structure and be free from burned or bare spots.
- Sod shall be uniform in depth and cut into even rolls. All sod delivered to the site shall be installed that day. All seams shall be laid tight in staggered rows not less than 18 inches apart. Sod that abuts curbs or concrete areas shall have a finish grade 1 inch below the hard surface elevation. Once sod is installed the elevations shall be level. Sod areas shall be fertilized with a 9-14-7 new lawn starter and applied as per distributor's requirements.

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CONTRACTOR:

Kinghorn
 COMPANY
 GENERAL CONTRACTORS

14198 Northdale Blvd
 Rogers, MN 55374

Grady Kinghorn
 (763) 428-8088
 gkinghorn@kinghornco.com

**NORTHGATE
 PERFORMING ARTS
 CENTER**

NE Quad. Sunwood Drive and Peridot Street
 Ramsey, MN

LANDSCAPE PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

DATE: 09/04/12 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN

118 East Broadway St.
 Monticello, MN 55362
 Phone: 763-314-0929
 www.civilrad.com

REVISIONS

DATE	BY	DESCRIPTION
09/04/12	SD	

VERTICAL SCALE
 1 inch = 10 feet

HORIZONTAL SCALE
 1 inch = 20 feet
 (FULL SIZE SHEET 34 X 46)

FILE NO. 00419

C5

Landscape Plan

**RESERVED
FOR
CITY OF RAMSEY
DETAILS**

CONTRACTOR:



GENERAL CONTRACTORS

14198 Northdale Blvd
Rogers, MN 55374

Grady Kinghorn
(763) 428-8088

gkinghorn@kinghornco.com

**NORTHGATE
PERFORMING ARTS
CENTER**
 NE Quad. Sunwood Drive and Peridot Street
 Ramsey, MN

DETAILS

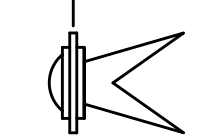
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Date: 09/04/12 Reg. No. 24348

PREPARED BY: **CIVIL ENGINEERING**

SITE DESIGN

118 East Broadway St.
Monticello, Mn 55362
Phone: 763-314-0929
www.civilied.com



REVISIONS:

HORIZONTAL SCALE
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VERTICAL SCALE
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- C4 UTILITIES PLAN
- C5 LANDSCAPE PLAN
- C6 LIGHTING PLAN
- C7 DETAILS

DATE 09/04/12

DRAWN BY SD

DESIGNED BY SD

CHECKED BY SD

FILE NO. 00419

C7

Details