

ABBREVIATIONS

Table of abbreviations and their corresponding full names, organized in columns. Includes terms like 'Angle', '100 Year Flood Elevation', 'L.F. Local Feet', etc.

SYMBOLS

Table of symbols for existing and new conditions. Columns include 'EXISTING', 'DESCRIPTION', 'NEW', and 'DESCRIPTION'. Symbols represent contours, elevations, buildings, and various utility lines.

EROSION CONTROL SYMBOLS

Table of erosion control symbols including 'SEDIMENT CONTROL FENCE' and 'INLET PROTECTION'.

DRAWING SYMBOLS

Table of drawing symbols including 'NOTE REFERENCE', 'PARKING STALL COUNT', and 'REVISION - APPENDUM, BULLETIN, ETC.'.

LEGAL DESCRIPTION

PARCEL A: THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4 OF NW 1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP THIRTY-TWO (32), RANGE TWENTY-FIVE (25), THAT IS DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION WHICH POINT IS TWO HUNDRED NINE (209) FEET NORTH OF THE SOUTH-WEST CORNER OF SAID NORTHWEST QUARTER OF NORTHWEST QUARTER (NW 1/4 OF NW 1/4) AS MEASURED ALONG SAID WEST LINE, THENCE PROCEEDING EAST AND PARALLEL TO THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF TWO HUNDRED NINE (209) FEET; THENCE PROCEEDING NORTH AND PARALLEL TO THE WEST LINE OF SAID SECTION FOR A DISTANCE OF TWO HUNDRED NINE (209) FEET; THENCE PROCEEDING WEST AND PARALLEL TO THE WEST LINE OF SAID SECTION TO POINT OF COMMENCEMENT, EXCEPT ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 16.

BENCHMARK

MNDOT GSD STATION #86646 STATION NAME: 7318 N 1.5 MILES SOUTH OF THE SAUK CENTRE, 0.8 MILE SOUTH ALONG TRUNK HIGHWAY 71 FROM THE JUNCTION OF TRUNK HIGHWAY 71 AND INTERSTATE 94 IN SAUK CENTRE, AT THE TRUNK HIGHWAY 71 MILEPOST 166.5, 71.0 FEET NORTH OF AN ENTRANCE, 63.0 FEET EAST OF TRUNK HIGHWAY 71, 7.0 FEET SOUTH OF CABLE BOX NUMBER 27933, 1.0 FOOT WEST OF THE WITNESS POST. ELEVATION = 1226.779 (NAVD) 88

OWNER

NATIONAL SELF STORAGE 2827 107TH AVENUE BLAINE, MN 55449 TEL: 763-898-7212 CONTACT: TROY HALEVERSON

PROJECT CONTACTS

CIVIL ENGINEER LANDFORM 105 SOUTH FIFTH AVENUE, SUITE 513 MINNEAPOLIS, MN 55401 TEL: 612-252-9070 FAX: 612-252-9077 CONTACT: REID SCHULZ SURVEYOR LANDFORM 105 SOUTH FIFTH AVENUE, SUITE 513 MINNEAPOLIS, MN 55401 TEL: 612-252-9070 FAX: 612-252-9077 CONTACT: ERIC LINDREN LANDSCAPE ARCHITECT LANDFORM 105 SOUTH FIFTH AVENUE, SUITE 513 MINNEAPOLIS, MN 55401 TEL: 612-252-9070 FAX: 612-252-9077 CONTACT: DANIELLE PIERQUET ARCHITECT HTG ARCHITECTS 9300 HENNINGEN TOWN ROAD EDEN PRAIRIE, MN 55347 TEL: 701-751-4588 CONTACT: TOM MORSE

CIVIL / LANDSCAPE SHEET INDEX & REVISION MATRIX

Table with columns for SHEETS ISSUED BY DATE, SHEET NO., DESCRIPTION, and a grid for tracking revisions.

SITE / UTILITY CONTACTS

CITY PLANNER CITY OF RAMSEY 7550 SUNWOOD DRIVE RAMSEY, MN 55303 TM GLADHILL TGLADHILL@CITYOFRAMSEY.COM TEL: 763.433.9824 FAX: CITY ENGINEER CITY OF RAMSEY 7550 SUNWOOD DRIVE RAMSEY, MN 55303 BRUCE WESTBY BESTBY@CITYOFRAMSEY.COM TEL: 763.433.9825 FAX: BUILDING OFFICIAL CITY OF RAMSEY 7550 SUNWOOD DRIVE RAMSEY, MN 55303 RICK JARSON RJARSON@CITYOFRAMSEY.COM TEL: 763.433.9824 FAX: ELECTRIC CONEXUS ENERGY 14601 RAMSEY BL RAMSEY, MN 55303 TEL: 763-323-6250 FAX: TELEPHONE CENTURY LINK 200 FIFTH STREET MINNEAPOLIS, MN 55402 TEL: 612-332-8552 FAX: CABLE/INTERNET CENTURY LINK 200 FIFTH STREET MINNEAPOLIS, MN 55402 TEL: 612-332-8552 FAX:

NATIONAL SELF-STORAGE, LLC 2827 107TH AVENUE BLAINE, MN 55449



REGENCY COMMONS RAMSEY, MN

Table of sheet index listing sheet numbers (C0.1 to L2.1) and their corresponding titles (e.g., CIVIL TITLE SHEET, EXISTING CONDITIONS & DEMO).

ISSUE / REVISION HISTORY

Table for tracking issue and revision history with columns for DATE, ISSUE/REVISION, and REVIEW.

PROJECT MANAGER REVIEW

CERTIFICATION

I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota. License No: 19976. PRELIMINARY NOT FOR CONSTRUCTION

SITE PLAN SUBMITTAL

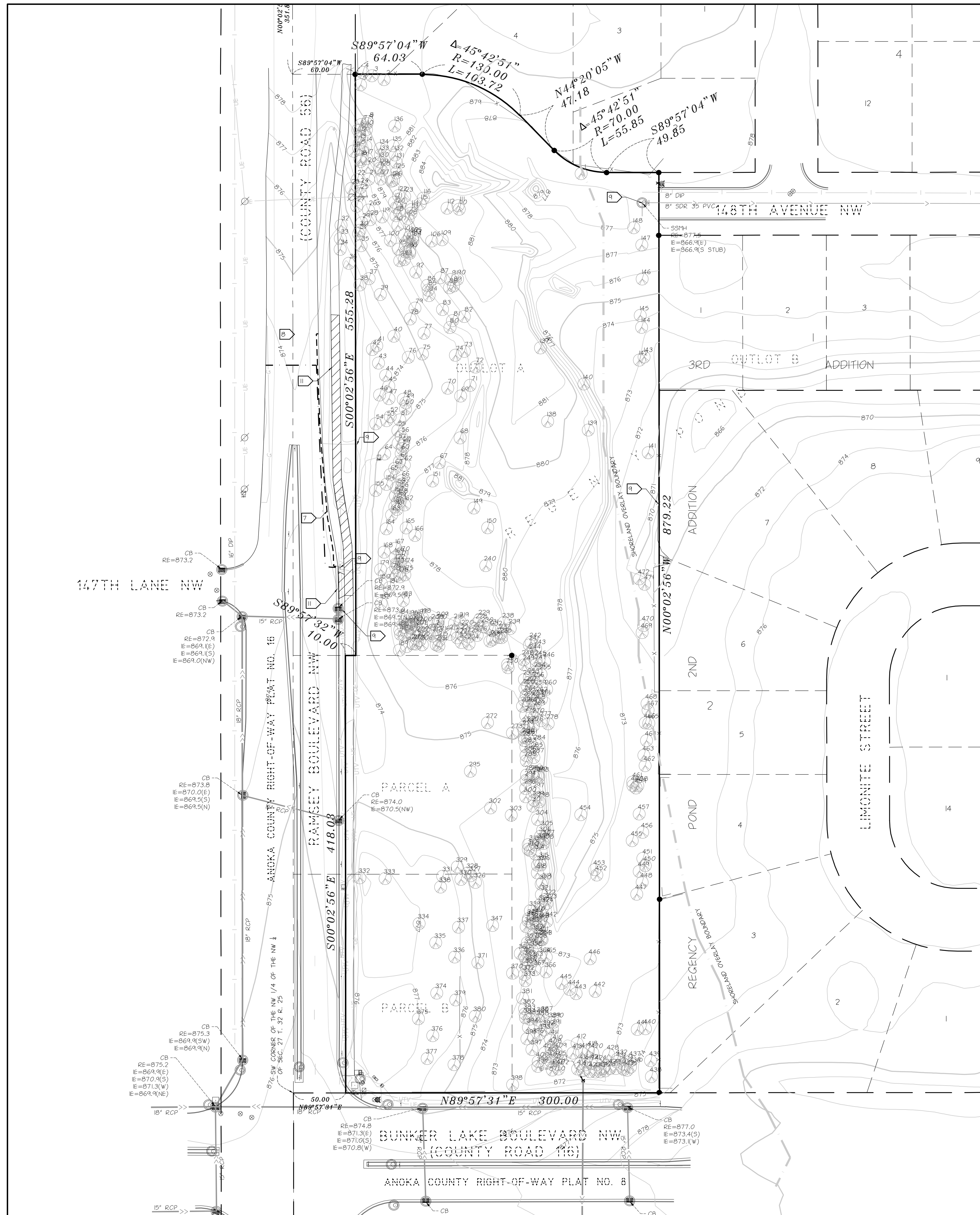
01-03-2017

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: C001NSS001.DWG PROJECT NO.: NSS16001

CIVIL AND LANDSCAPE TITLE SHEET C0.1 SHEET NO. 1/15



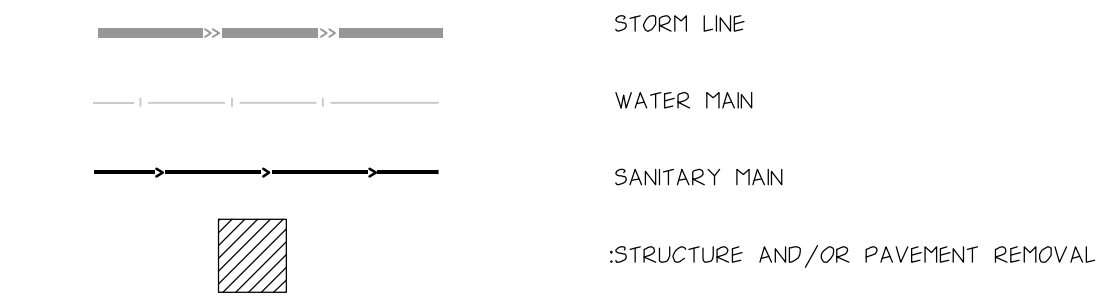
EXISTING CONDITIONS

1. BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANDFORM, MINNEAPOLIS, MN, ON DECEMBER 07, 2015, 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

2. OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
3. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
4. SEE SHEET C3.1 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
5. DIMENSIONS SHOWN FOR REMOVAL ARE APPROXIMATE. COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
6. REFER TO DETAILS FOR PAVEMENT SAWCUT. REMOVE CONCRETE WALKS AND CURBING TO THE NEAREST EXISTING JOINT BEYOND CONSTRUCTION LIMITS.
7. COMPLETE DEMOLITION WITH MINIMAL DISRUPTION OF TRAFFIC AND PROVIDE ADVANCE NOTIFICATION TO AFFECTED EMERGENCY RESPONSE PROVIDERS.
8. PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL, AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
9. 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.
10. SEE SHEETS L1.1 AND L1.2 FOR TREE PRESERVATION PLAN.
11. REMOVE EXISTING SITE FEATURES INCLUDING, BUT NOT LIMITED TO, PAVING, CURBING, WALKWAYS, AND APRONS, WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.
12. COORDINATE REMOVAL, RELOCATION, TERMINATION, AND RE-USE OF EXISTING PRIVATE UTILITY SERVICES AND APPURTENANCES WITH THE UTILITY COMPANIES. RESTORE ELECTRIC HANDHOLES, PULLBOXES, POWERPOLES, GUYLINES, AND STRUCTURES DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
13. EXISTING PIPING AND CONDUITS MAY BE ABANDONED IN-PLACE IF FILLED WITH SAND AND IF NOT IN LOCATION OF PROPOSED BUILDING OR IN CONFLICT WITH PROPOSED UTILITIES OR STRUCTURES. TERMINATE EXISTING SERVICES AT THE SUPPLY SIDE IN CONFORMANCE WITH PROVIDER'S STANDARDS.
14. HALL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS, UNLESS NOTED OTHERWISE.

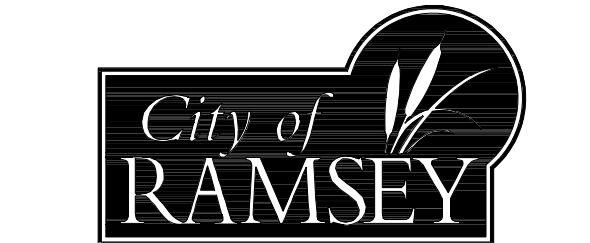
LEGEND



DEVELOPER

NATIONAL SELF-STORAGE, LLC
2827 107TH AVENUE
BLAINE, MN 55449

MUNICIPALITY



PROJECT

REGENCY COMMONS
RAMSEY, MN

SHEET INDEX

| SHEET | TITLE |
|-------|---|
| C0.1 | CIVIL TITLE SHEET |
| C1.1 | EXISTING CONDITIONS & DEMO |
| C2.1 | SITE PLAN |
| C3.1 | EROSION, DRAINAGE & EROSION CONTROL PAVING PLAN & NOTES SWPPP NOTES |
| C3.2 | UTILITIES |
| C4.1 | CIVIL CONSTRUCTION DETAILS |
| C7.1 | CIVIL CONSTRUCTION DETAILS |
| C7.2 | CIVIL CONSTRUCTION DETAILS |
| C7.3 | CIVIL CONSTRUCTION DETAILS |
| C7.4 | CIVIL CONSTRUCTION DETAILS |
| C7.5 | CIVIL CONSTRUCTION DETAILS |
| L1.1 | TREE PRESERVATION PLAN |
| L1.2 | TREE PRESERVATION TABLE |
| L2.1 | LANDSCAPE PLAN |
| L2.2 | LANDSCAPE DETAILS |

ISSUE / REVISION HISTORY

| DATE | ISSUE / REVISION | REVIEW |
|-------------|---------------------|--------|
| 03 JAN 2017 | SITE PLAN SUBMITTAL | XXX |

PROJECT MANAGER REVIEW

BY XX DATE XXX/XXX/XX

CERTIFICATION

I hereby certify that this plan was prepared under my direct supervision, and that I am a Professional Engineer under the laws of the State of Minnesota.
 License No: 19976
 Signature shown in _____ location of original. Web signed copy of this plan on file at _____.
 Available upon request at _____.

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

SITE PLAN SUBMITTAL
01-03-2017

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 C101NSS001.DWG
PROJECT NO. NSS16001

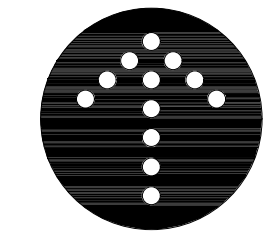
EXISTING CONDITIONS AND DEMOLITION

C1.1

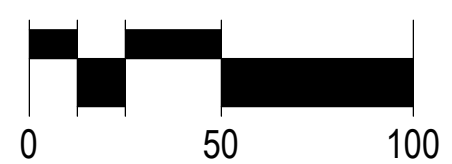
SHEET NO. 2/15
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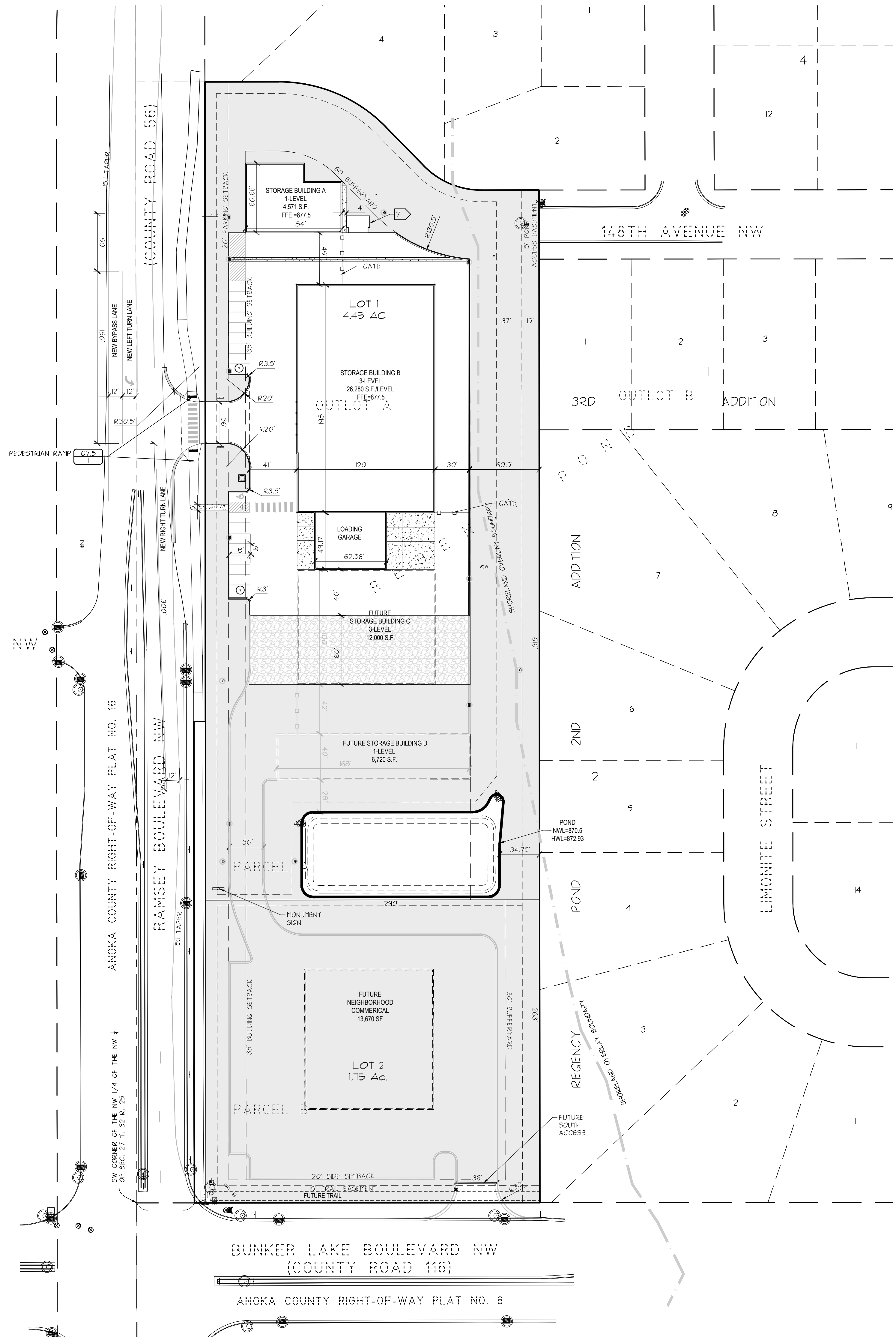


Know what's Below.
Call before you dig.



NORTH





- GENERAL NOTES**
- FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES AT 612.252.9070.
- 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 PAINTED STRIPE. DELINEATE ACCESS AISLES WITH 4-INCH WIDE WHITE 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)
 - CLASS 5 GRAVEL

LOT SUMMARY

| | | |
|------------------------|--------------------|-----------------|
| LOT 1 | = 193,842 SQ.FT./- | 4.45 AC./- |
| LOT 2 | = 76,230 SQ.FT./- | 1.75 AC./- |
| ROW (RAMSEY BLVD) | = 4,180 SQ.FT./- | 0.096 AC./- |
| TOTAL SITE AREA | = 274,351 SQ.FT./- | 6.3 AC./- |
| TOTAL GREEN SPACE AREA | = 171,764 SF | 3.94 AC = 63.5% |

PARKING SUMMARY

REQUIRED PARKING:

0.2 STALLS PER 1000 SF OF BUILDING
 77,350 SF TOTAL
 $77,350 \text{ SF} / 1000 = 77.35 (0.2) = 16 \text{ STALLS}$

TOTAL PARKING STALLS REQUIRED: 16 EA.

PROVIDED PARKING:

| | | |
|-------------------------------|--------|--------|
| STANDARD STALLS | (9x18) | 17 EA. |
| HANDICAP STALLS | (9x18) | 1 EA. |
| TOTAL PARKING STALLS PROVIDED | | 18 EA. |

LOT 1 AREA SUMMARY

EXISTING:

| | | |
|-----------------|--------------|--------|
| PERVIOUS | 193,842 S.F. | 100% |
| IMPERVIOUS | 0 S.F. | 0% |
| TOTAL (4.45 AC) | 193,842 S.F. | 100.0% |

PROPOSED:

| | | |
|-----------------|--------------|--------|
| PERVIOUS | 108,902 S.F. | 56.2% |
| IMPERVIOUS | 84,940 S.F. | 43.8% |
| TOTAL (4.45 AC) | 193,842 S.F. | 100.0% |

PROPOSED BUILDING FOOTPRINT

| | | |
|------------|-------------|-------|
| IMPERVIOUS | 30,851 S.F. | 15.9% |
|------------|-------------|-------|

LOT 2 AREA SUMMARY

EXISTING:

| | | |
|-----------------|-------------|--------|
| PERVIOUS | 76,230 S.F. | 100% |
| IMPERVIOUS | 0 S.F. | 0% |
| TOTAL (1.75 AC) | 76,230 S.F. | 100.0% |

PROPOSED:

| | | |
|-----------------|-------------|--------|
| PERVIOUS | 76,230 S.F. | 100% |
| IMPERVIOUS | 0 S.F. | 0% |
| TOTAL (1.75 AC) | 76,230 S.F. | 100.0% |

ZONING AND SETBACK SUMMARY

THE PROPERTY IS CURRENTLY ZONED : E-1 EMPLOYMENT DISTRICT, B-1 BUSINESS
 PROPOSED ZONING : E-1 (LOT 1) B-1 BUSINESS (LOT 2)

MINIMUM LOT SIZE (E-1):
 LOT AREA = 1 AC.
 LOT WIDTH = 200 FT.

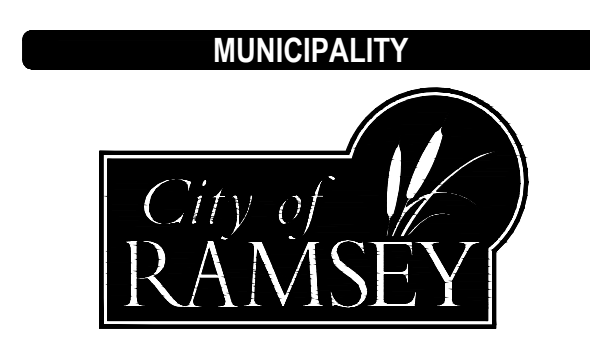
MINIMUM LOT SIZE (B-1):
 LOT AREA = 0.5 AC.
 LOT WIDTH = 100 FT.
 LOT DEPTH = 150 FT.

SETBACK REQUIREMENTS:
 FRONT YARD = 35 FT.
 REAR = 35 FT.
 SIDE INTERIOR = 20 FT.
 FROM RESIDENTIAL = 60 FT.
 FROM ROADS = 60 FT. + FRONT SETBACK

PARKING AND DRIVEWAY REQUIREMENTS:
 FRONT = 20 FT.
 SIDE/STREET = 20 FT.
 FROM RESIDENTIAL = 40 FT. - OFF STREET PARKING

DEVELOPER

NATIONAL SELF-STORAGE, LLC
 2827 107TH AVENUE
 BLAINE, MN 55449



PROJECT

REGENCY COMMONS
 RAMSEY, MN

SHEET INDEX

| SHEET | TITLE |
|-------|-------------------------------------|
| C2.0 | CIVIL TITLE SHEET |
| C2.1 | EXISTING CONDITIONS & DEMO |
| C2.2 | SITE PLAN |
| C2.3 | EROSION, DRAINAGE & EROSION CONTROL |
| C2.4 | PAVING PLAN & NOTES |
| C2.5 | SWPPP NOTES |
| C2.6 | UTILITIES |
| C2.7 | CIVIL CONSTRUCTION DETAILS |
| C2.8 | CIVIL CONSTRUCTION DETAILS |
| C2.9 | CIVIL CONSTRUCTION DETAILS |
| C2.10 | CIVIL CONSTRUCTION DETAILS |
| L1.1 | TREE PRESERVATION PLAN |
| L1.2 | TREE PRESERVATION TABLE |
| L2.1 | LANDSCAPE PLAN |
| L2.2 | LANDSCAPE DETAILS |

ISSUE / REVISION HISTORY

| DATE | ISSUE / REVISION | REVIEW |
|-------------|---------------------|--------|
| 03 JAN 2017 | SITE PLAN SUBMITTAL | XXX |

PROJECT MANAGER REVIEW

BY: XX DATE: XXXX/XX/XX

CERTIFICATION

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

Randall C. Heubner
 License No: 19976

Signature shown in red indicates a copy of original. Wet signed copy of this plan on file with the City of Ramsey, Minnesota, Professional Services, LLC office and is available upon request.

SITE PLAN SUBMITTAL

01-03-2017

LANDFORM

From Site to Finish

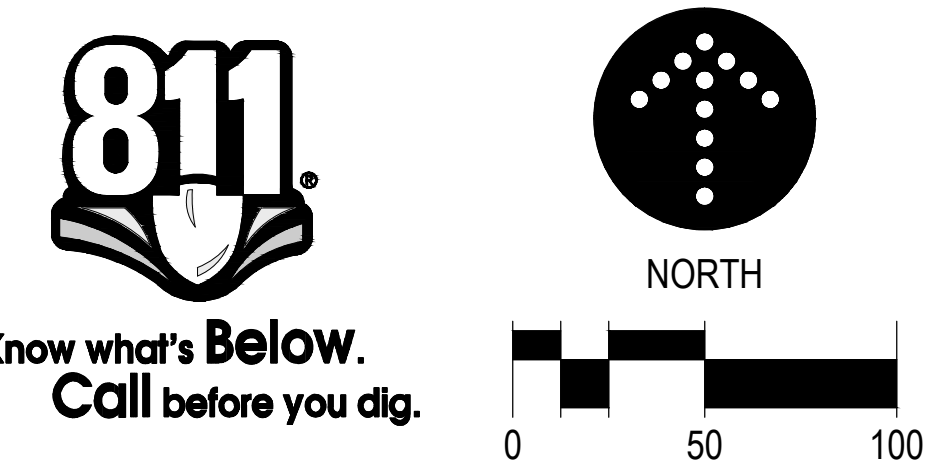
105 South Fifth Avenue Tel: 612-252-9070
 Suite 513 Fax: 612-252-9077
 Minneapolis, MN 55401 Web: landform.net

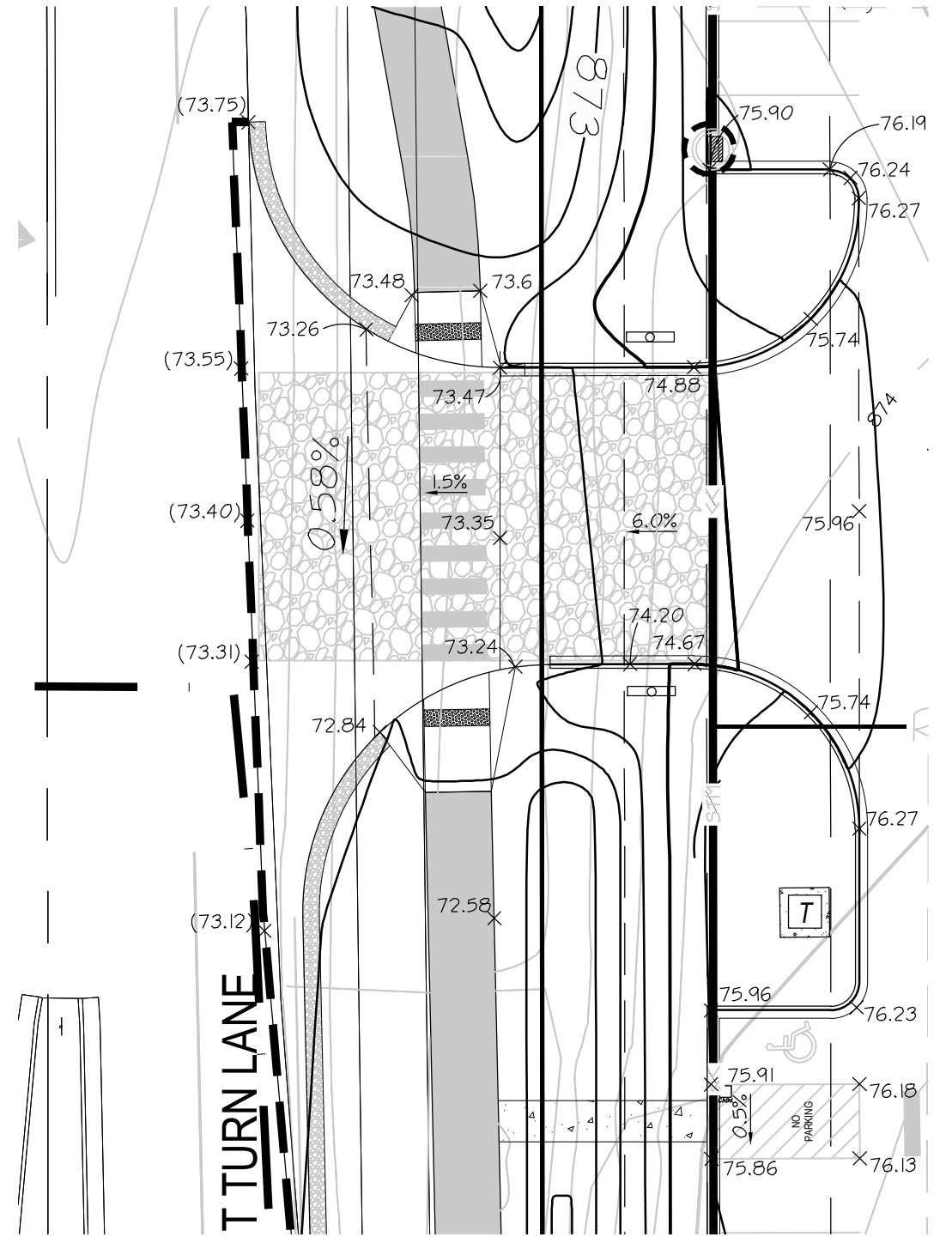
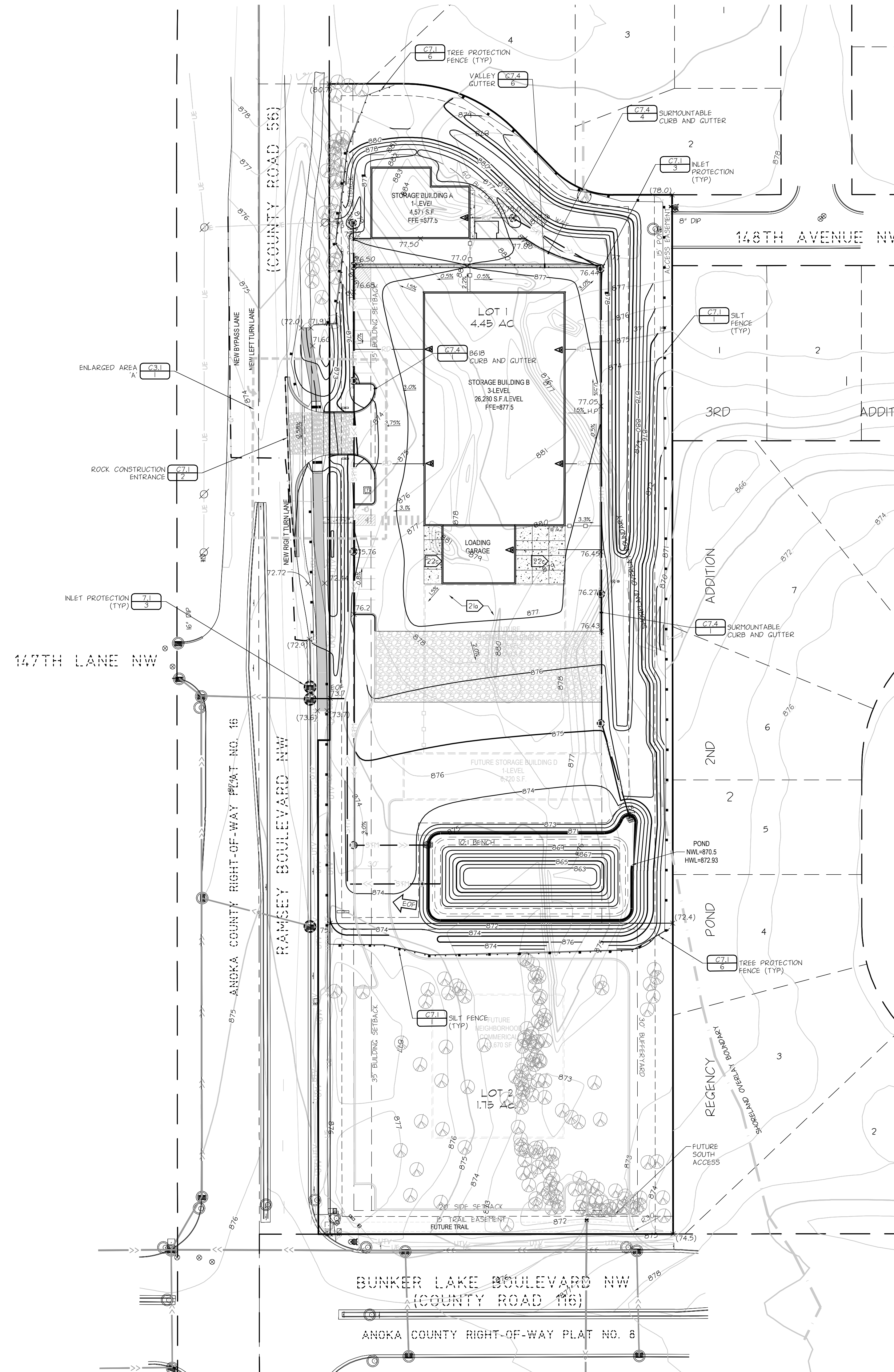
FILE NAME: C201NSS001.DWG
 PROJECT NO.: NSS16001

SITE PLAN

C2.1

SHEET NO. 3/15





1 ENLARGED AREA 'A' 20 SCALE

GENERAL NOTES

1. FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES AT 612.252.9070.

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 RUNOFF 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 RUNOFF ARE PERMANENTLY STABILIZED.
- ALL EXPOSED SOIL AREAS MUST BE STABILIZED WITHIN 72 HOURS OF COMPLETION OF WORK IN EACH AREA.
- SEED, SOIL, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS MODIFIED.

| ITEM | SPECIFICATION NUMBER |
|---|----------------------|
| SEED | INDOT 38751 |
| FERTILIZER | INDOT 3876 |
| MULCH (INDOT TYPE 1 @ 2 TON/AC, DISC ANCHORED) INDOT 3882 | INDOT 3861 |
| GENERAL PLACEMENT | INDOT 2575 |
- SEE LANDSCAPE SHEETS FOR PERMANENT TURF AND LANDSCAPE ESTABLISHMENT.
- SCRAPE ADJACENT STREETS CLEAN DAILY AND SWEEP CLEAN WEEKLY.

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 OWNER 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 12 INCHES BELOW FINISHED FLOOR ELEVATION (877.5).
- 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 COHESIVE SOILS 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. THE SOILS SHALL BE WITHIN 3% OF OPTIMUM MOISTURE CONTENT. IN GRANULAR SOILS ALL PORTIONS OF THE EMBANKMENT SHALL BE COMPACTED TO NOT LESS THAN 95% OF MODIFIED PROCTOR DENSITY (ASTM D1557).
- COORDINATE WITH ARCHITECTURAL FOR BUILDING STOOP LOCATIONS, SLOPES SHOWN ON ADJACENT WALKS AND PAVEMENTS SHOULD CONTINUE OVER STOOPS.
- REFER TO DETAIL C7.4/1 FOR TOPSOIL REQUIREMENTS

PAVING NOTES

- SPOT ELEVATIONS AT CURBLINES INDICATE FLOWLINES UNLESS NOTED OTHERWISE. SEE SHEET C4.1 FOR RM ELEVATIONS OF CATCH BASINS.
- PAVING SECTIONS (PRELIMINARY)
 - BITUMINOUS PAVING (LIGHT DUTY)
 - 1.5-INCH BITUMINOUS WEAR (INDOT 2360, SPWEA240B)
 - TACK COAT (INDOT 2397)
 - 2.5-INCH BITUMINOUS BASE (INDOT 2360, SPWB230B)
 - 10-INCH AGGREGATE BASE (INDOT 3138, CLASS 5)
 - COMPACTED SUBSOIL
 - CONCRETE JOINTS
 - INSTALL JOINTS AS SHOWN AND ALIGN ACROSS SIDEWALKS, CURBS, AND PAVEMENT.
 - PAVING ATTENTION TO SPACING OF EXPANSION JOINTS. JOINT SPACING SHALL BE AS FOLLOWS:
 - TOOLED JOINTS: DIVIDE PANELS INTO NOMINALLY EQUAL AREAS UNLESS SHOWN OTHERWISE.
 - EXPANSION JOINTS: SIDEWALKS - 40 FEET MAX.; CURBS - 60 FEET MAX.; PAVEMENT: 80 FEET MAX.; ADJACENT TO BUILDING FOUNDATIONS AND STOOPS.
 - CONTRACTION JOINTS: SIDEWALKS - 8 TO 10 FEET; CURBS AND APRONS - 12 TO 15 FEET.

NPDES AREA SUMMARY

| LOT 1 | EXISTING | PROPOSED | ULTIMATE |
|------------|------------|------------|------------|
| PERVIOUS | 4.45 ACRES | 2.5 ACRES | 2.05 ACRES |
| IMPERVIOUS | 0.0 ACRES | 1.95 ACRES | 2.4 ACRES |
| TOTAL | 4.45 ACRES | 4.45 ACRES | 4.45 ACRES |

| LOT 2 | EXISTING | PROPOSED | ULTIMATE |
|------------|------------|------------|------------|
| PERVIOUS | 1.75 ACRES | 1.75 ACRES | 0.65 ACRES |
| IMPERVIOUS | 0.0 ACRES | 0.0 ACRES | 1.1 ACRES |
| TOTAL | 1.75 ACRES | 1.75 ACRES | 1.75 ACRES |

LEGEND

| SYMBOL | DESCRIPTION | ESTIMATED QUANTITY |
|--------|------------------------------|--------------------|
| | :INLET PROTECTION | 11 EACH |
| | :SILT FENCE | 1,760 FEET |
| | :TREE FENCE | 550 FEET |
| | :VEHICLE TRACKING PAD | 1 EACH |
| | :PAVEMENT SAWCUT | |
| | :CONSTRUCTION LIMITS | |
| | :GATE | |
| | :DENOTES EMERGENCY OVERFLOW | |
| | :DENOTES ROOF DRAIN LOCATION | |

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

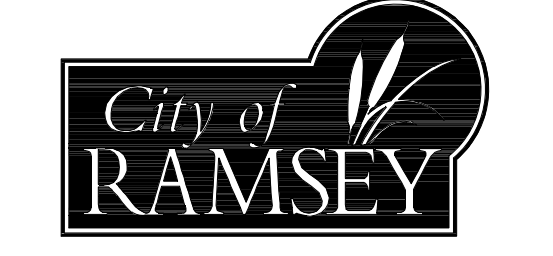
NORTH

0 50 100

DEVELOPER

NATIONAL SELF-STORAGE, LLC
2827 107TH AVENUE
BLAINE, MN 55449

MUNICIPALITY



PROJECT

REGENCY COMMONS
RAMSEY, MN

SHEET INDEX

| SHEET | TITLE |
|-------|---------------------------------------|
| C0.1 | CIVIL TITLE SHEET |
| C0.2 | EXISTING CONDITIONS & DEMO |
| C0.3 | EXISTING CONDITIONS & DEMO |
| C0.4 | EROSION PREVENTION & SEDIMENT CONTROL |
| C0.5 | PAVING PLAN & NOTES |
| C0.6 | SWPPP NOTES |
| C0.7 | UTILITIES |
| C0.8 | CIVIL CONSTRUCTION DETAILS |
| C0.9 | CIVIL CONSTRUCTION DETAILS |
| C1.0 | CIVIL CONSTRUCTION DETAILS |
| C1.1 | CIVIL CONSTRUCTION DETAILS |
| L1.1 | TREE PRESERVATION PLAN |
| L1.2 | TREE PRESERVATION TABLE |
| L1.3 | LANDSCAPE PLAN |
| L1.4 | LANDSCAPE DETAILS |

ISSUE / REVISION HISTORY

| DATE | ISSUE / REVISION | REVIEW |
|-------------|---------------------|--------|
| 03 JAN 2017 | SITE PLAN SUBMITTAL | XXX |

PROJECT MANAGER REVIEW

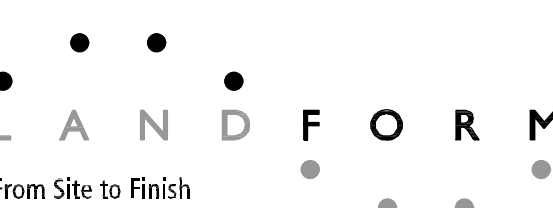
BY XX DATE XXX/XXX/XX

CERTIFICATION

I hereby certify that this plan was prepared under my direct supervision, and that I am a Professional Engineer under the laws of the State of Minnesota.
Randall C. Hedlund
License No: 19976

PRELIMINARY NOT FOR CONSTRUCTION

SITE PLAN SUBMITTAL
01-03-2017



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

FILE NAME C301KR2001.DWG
PROJECT NO. NSS16001

GRADING PLAN

C3.1



| SHEET | TITLE |
|-------|--|
| C01 | CIVIL TITLE SHEET |
| C02 | EXISTING CONDITIONS & DEMO |
| C03 | SITE PLAN |
| C31 | GRADING, DRAINAGE & EROSION CONTROL PLAN & NOTES |
| C32 | SWPPP NOTES |
| C33 | UTILITIES |
| C41 | PERMITS |
| C71 | CIVIL CONSTRUCTION DETAILS |
| C72 | CIVIL CONSTRUCTION DETAILS |
| C73 | CIVIL CONSTRUCTION DETAILS |
| C74 | CIVIL CONSTRUCTION DETAILS |
| C75 | CIVIL CONSTRUCTION DETAILS |
| L11 | TREE PRESERVATION PLAN |
| L12 | TREE PRESERVATION PLAN |
| L21 | LANDSCAPE PLAN |
| L71 | LANDSCAPE DETAILS |

| DATE | ISSUE / REVISION | REVIEW |
|-------------|---------------------|--------|
| 03 JAN 2017 | SITE PLAN SUBMITTAL | XXX |

| BY | DATE |
|-------|-----------------|
| BY XX | DATE XXXX/XX/XX |

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall C. Hedlund
License No: 19976

Signature shown in red is a reproduction of original. Web signed copy of this plan on file at the Minnesota Department of Transportation, LLC office and is available upon request.

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



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 C302NSS001.DWG

PROJECT NO. NSS16001

NPDES PERMIT AND SWPPP COMPONENTS

- THE CURRENT NPDES PERMIT DATED AUGUST 1, 2013 IS REFERENCED IN THIS DOCUMENT AS THE PERMIT.
THE SWPPP INCLUDES THE FOLLOWING COMPONENTS:
• CONSTRUCTION DOCUMENTS PREPARED BY LANDFORM
• STORMWATER MANAGEMENT PLAN/NARRATIVE
• MAINTENANCE PLAN FOR PERMANENT STORMWATER BMPs

SITE EVALUATION/ASSESSMENT/PLANNING

- CONTACT INFORMATION/RESPONSIBLE PARTIES**
THE OPERATOR SHALL HAVE PRIMARY RESPONSIBILITY AND SIGNIFICANT AUTHORITY FOR THE DEVELOPMENT, IMPLEMENTATION, MAINTENANCE, INSPECTION AND AMENDMENTS TO THE APPROVED SWPPP. DUTIES INCLUDE BUT ARE NOT LIMITED TO:
• ENSURING FULL COMPLIANCE WITH THE SWPPP AND THE PERMIT
• IMPLEMENTING ALL ELEMENTS OF THE SWPPP INCLUDING BUT NOT LIMITED TO:
• IMPLEMENTING PROMPT AND EFFECTIVE EROSION AND SEDIMENT CONTROL MEASURES
• IMPLEMENTING ALL NON-STORM WATER MANAGEMENT, AND GOOD HOUSEKEEPING BMPs ENSURING THAT NO MATERIALS OTHER THAN STORM WATER ARE DISCHARGED IN QUANTITIES WHICH WILL HAVE AN ADVERSE EFFECT ON RECEIVING WATERS OR STORM DRAIN SYSTEMS, ETC.
• CONDUCTING ROUTINE INSPECTIONS AND MAINTENANCE
• ENSURING ELIMINATION OF ALL UNAUTHORIZED DISCHARGES
• COORDINATING TO ASSURE ALL OF THE NECESSARY CORRECTIONS/REPAIRS ARE MADE IMMEDIATELY, AND THAT THE PROJECT COMPLIES WITH THE SWPPP, THE PERMIT, AND APPROVED PLANS AT ALL TIMES.

STORMWATER POLLUTION PREVENTION MANAGEMENT MEASURES

- OWNER/OPERATOR MUST DEVELOP POLLUTION PREVENTION MANAGEMENT MEASURES, IMPLEMENT GOOD HOUSEKEEPING BMPs, MUST FOLLOW ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), AND THE GENERAL CONDITIONS AND GENERAL REQUIREMENTS OF THE CONSTRUCTION CONTRACT.**
- THE OPERATOR SHALL MINIMIZE THE EXPOSURE TO STORMWATER OF ANY OF THE PRODUCTS, MATERIAL, OR WASTES STORED ON SITE.
- BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS MUST BE UNDER COVER.
- CHEMICALS AND LANDSCAPE MATERIALS SHALL BE UNDER COVER TO PREVENT THE DISCHARGE OF POLLUTANTS.
- OPERATOR TO TRACK PROGRESS OF THE FOLLOWING ITEMS ON SITE MAPS:
• PORTABLE TOILETS
• MATERIAL STORAGE AREAS
• VEHICLE AND EQUIPMENT FUELING AND MAINTENANCE AREAS
• CONCRETE WASHOUTS
• PAINT AND STUCCO WASHOUTS
• DUMPSTERS OR OTHER TRASH AND DEBRIS CONTAINERS
• SPILL KITS
• STOCKPILES
• ANY OTHER NON-STRUCTURAL NON-STORM WATER MANAGEMENT BMPs
• ANY TEMPORARILY REMOVED STRUCTURAL BMPs
• ANY CHANGES TO THE STRUCTURAL BMPs
- SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
- HAZARDOUS WASTE: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE OR MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
- PORTABLE TOILETS MUST BE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OR KICKED OVER.
- CONCRETE AND OTHER WASHOUT WASTE: OPERATOR MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THE CONTAINMENT MUST BE DESIGNED SO THAT IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA RULES. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES.
- EXTERNAL VEHICLE WASHING: EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE.

SWPPP CONTACT AND TRAINING INFORMATION

- OWNER:**
NATIONAL SELF STORAGE
ATTN: TROY HALVERSON
2827 107TH AVENUE
BLAINE, MN 55449
763-898-7212
T.HALVER2@AOL.COM
- OPERATOR:**
TO BE DETERMINED. CONTACT OWNER UNTIL CONTRACTOR IS SELECTED.
- LONG TERM MAINTENANCE AND OPERATION:**
NATIONAL SELF STORAGE
TROY HALVERSON
2827 107TH AVENUE
BLAINE, MN 55449
763-898-7212
T.HALVER2@AOL.COM
- SWPPP DESIGNER:**
RANDY HEDLUND, P.E.,
LANDFORM PROFESSIONAL SERVICES
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
612-252-9070
RHEDLUND@LANDFORM.NET
CERTIFICATION: U OF MN, DESIGN OF CONSTRUCTION SWPPP, EXP. MAY 31, 2019
- SWPPP INSPECTOR/MANAGER:**
FRED VOLZ,
LANDFORM PROFESSIONAL SERVICES
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
612-252-9070
FVOLZ@LANDFORM.NET
CERTIFICATION: U OF MN, DESIGN OF CONSTRUCTION SWPPP, EXP. 2018
- BMP INSTALLATION AND REPAIR:**
TO BE DETERMINED. CONTACT OWNER UNTIL BMP INSTALLER AND MAINTANER IS SELECTED
CERTIFICATION: EXP.

DESCRIPTION OF CONSTRUCTION ACTIVITY

- CONSTRUCTION ACTIVITY INCLUDES EROSION AND SEDIMENT CONTROL BMPs INSTALLATION, CLEARING AND GRUBBING, SITE GRADING, UTILITY INSTALLATION, BUILDING CONSTRUCTION, PAVING, AND LANDSCAPING.

SCHEDULE OF BMP INSTALLATION AND CONSTRUCTION ACTIVITY

- INSTALL PERIMETER SEDIMENT CONTROL BMPs PRIOR TO START OF OTHER SITE WORK. REFER TO GRADING, DRAINAGE, PAVING AND EROSION CONTROL SHEET(S) FOR INITIAL LOCATIONS OF BMPs.
- CONSTRUCT PERMANENT SEDIMENTATION BASIN PRIOR TO UPLAND DISTURBANCE. INSTALL PERIMETER SEDIMENT CONTROL BMPs AROUND NORMAL WATER LEVEL.
- STABILIZE OUTLETS FROM PERMANENT SEDIMENTATION BASINS.
- PERFORM WORK IN PHASES TO MINIMIZE DISTURBED AREA AT ANY ONE TIME.
- STOP TOPSOIL FROM AREAS TO BE DISTURBED AND STOCKPILE WITH PERIMETER SEDIMENT CONTROL BMPs. PROVIDE STABILIZATION IF LEFT LONGER THAN 14 DAYS.
- ROUGH GRADE SITE.
- INSTALL UTILITIES.
- FINAL GRADE PAVEMENT AREAS AND COMPACT SUBGRADE.
- LAY DOWN PAVEMENT AGGREGATE AND COMPACT.
- INSTALL CURB AND GUTTER. BACKFILL AFTER A MINIMUM OF THREE DAYS.
- CONSTRUCT BUILDING/ADDITION AND SITE FEATURES.
- CONSTRUCT SITE WALKS AND PATIOS.
- PROVIDE FINAL STABILIZATION.
- CONNECT NJRP POND TO STORM SEWER INLETS.
- REMOVE TEMPORARY BMPs.

WATERS WITHIN ONE MILE OF SITE



IMPAIRED WATERS - REQUIRED TMDLS

- THERE ARE NO IMPAIRED WATERS WITHIN 1 MILE OF THE SITE

TEMPORARY SEDIMENTATION BASIN(S)

- THIS PROJECT DOES NOT HAVE MORE THAN 10 ACRES DRAINING TO A COMMON LOCATION AND THEREFORE A TEMPORARY SEDIMENT BASIN IS NOT REQUIRED.
- TEMPORARY SEDIMENT BASINS SHALL PROVIDE TREATMENT TO RUNOFF BEFORE IT LEAVES THE CONSTRUCTION SITE OR ENTERS SURFACE WATERS. THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
A. SEDIMENTATION BASINS MUST PROVIDE LIVE STORAGE OF RUNOFF RESULTING FROM THE 2-1/2-24-HR RAINFALL EVENT FROM EACH ACRE DRAINED TO THE BASIN WITH A MINIMUM OF 1800 CF/ACRE LIVE STORAGE VOLUME. (WHERE NO CALCULATION HAS BEEN PERFORMED, EACH BASIN SHALL PROVIDE AT LEAST 3600 CF/ACRE OF LIVE STORAGE). SEDIMENTATION BASINS MUST INCLUDE A STABILIZED EMERGENCY OVERFLOW TO PREVENT BASIN INTEGRITY FAILURE.
B. DISCHARGE FROM TEMPORARY SEDIMENTATION BASINS WILL BE WITHDRAWN FROM THE SURFACE IN ORDER TO MINIMIZE THE DISCHARGE OF POLLUTANTS.
- DISCHARGE FROM BASIN DRAINING SHALL NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM PROPERTIES. CONTRACTOR WILL VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND THAT NUISANCE CONDITIONS WILL NOT RESULT FROM THE DISCHARGE.
- ANY DISCHARGE OBSERVED TO BE OCCURRING DURING THE INSPECTION SHALL BE RECORDED, DESCRIBED, AND PHOTOGRAPHED.

EROSION PREVENTION AND SEDIMENT CONTROL

- SEE GRADING, DRAINAGE, PAVING AND EROSION CONTROL SHEETS FOR THE LOCATION AND TYPE OF TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL BMPs. SEE GRADING AND DRAINAGE, UTILITY, PLANNING, AND LANDSCAPE SHEETS FOR THE LOCATION AND TYPE OF PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMPs.
- MINIMIZE DISTURBED AREAS AND PROTECT NATURAL FEATURES AND SOIL**
APPROPRIATE CONSTRUCTION PRACTICES (E.G. CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING) SHALL BE USED TO MINIMIZE EROSION. AREAS NOT TO BE DISTURBED WILL BE DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SLT FENCE ETC.) BEFORE WORK BEGINS.
OPERATOR SHALL DEVELOP METHODS TO MINIMIZE SOIL COMPACTION OUTSIDE OF BUILDING PADS, PAVEMENT AREAS AND UTILITY TRENCHES AND SHALL USE TRACKED EQUIPMENT WHEREVER PRACTICABLE.
TOPSOIL SHALL BE SALVAGED AND REUSED TO THE EXTENT PRACTICABLE.
- PHASE CONSTRUCTION ACTIVITY**
SEDIMENT CONTROL PRACTICES SHALL BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH THE PERMIT.

THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

CONTROL STORM WATER FLOWING ONTO AND THROUGH THE PROJECT

THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, SHALL BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER.

STABILIZATION OF THE LAST 200 LINEAL FEET SHALL BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER.

TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SLT Dikes ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS SHALL BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

STABILIZE SOILS

ALL EXPOSED SOIL AREAS (INCLUDING STOCKPILES) MUST BE STABILIZED IMMEDIATELY TO LIMIT SOIL EROSION WHEN THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED AND WILL NOT RESUME FOR 7 CALENDAR DAYS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G. CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) AND THE CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES ARE EXEMPT FROM THIS REQUIREMENT.

TEMPORARY SOIL STOCKPILES SHALL HAVE SLT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORM WATER.

WHEN THE SITE HAS A DISCHARGE POINT WITHIN ONE MILE OF, AND FLOWS TO, A SPECIAL OR IMPAIRED WATER, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED IMMEDIATELY TO LIMIT SOIL EROSION IN THAT PORTION OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED.

PROTECT SLOPES

OPERATOR SHALL AVOID WORK ON SLOPES WITH A GRADE OF 3:1 OR GREATER WHEN PRACTICABLE. GRADING ON SLOPES WITH A GRADE OF 3:1 OR STEEPER WILL REQUIRE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING).

PROTECT STORM DRAIN INLETS

ALL STORM DRAIN INLETS SHALL BE PROTECTED BY APPROPRIATE BMPs DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET PROTECTION MAY BE TEMPORARILY REMOVED IF A SPECIFIC SAFETY CONCERN HAS BEEN IDENTIFIED.

ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS

RETAIN SEDIMENT ON-SITE AND CONTROL DEWATERING PRACTICES

DWATERING OR BASIN DRAINING OF TURBID OR SEDIMENT LADEN WATER RELATED TO CONSTRUCTION ACTIVITIES SHALL BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN OR TREATED WITH THE APPROPRIATE BMP PRIOR TO ENTERING THE SURFACE WATER.

DISCHARGE SHALL NOT CAUSE NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS, ADVERSELY AFFECT RECEIVING WATER OR IMPACT WETLANDS, OR DOWNSTREAM PROPERTIES. DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION AND SCOUR BY ACCEPTED ENERGY DISSIPATION MEASURES.

DISCHARGE WATER CONTAINING OIL OR GREASE SHALL BE TREATED TO REMOVE OIL OR GREASE PRIOR TO DISCHARGE TO SURFACE WATERS.

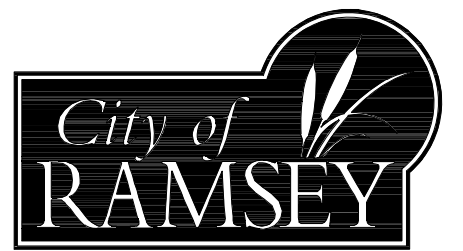
REFER TO PERMIT REQUIREMENTS FOR TEMPORARY OR PERMANENT SEDIMENT BASINS.

ESTABLISH STABILIZED CONSTRUCTION EXITS

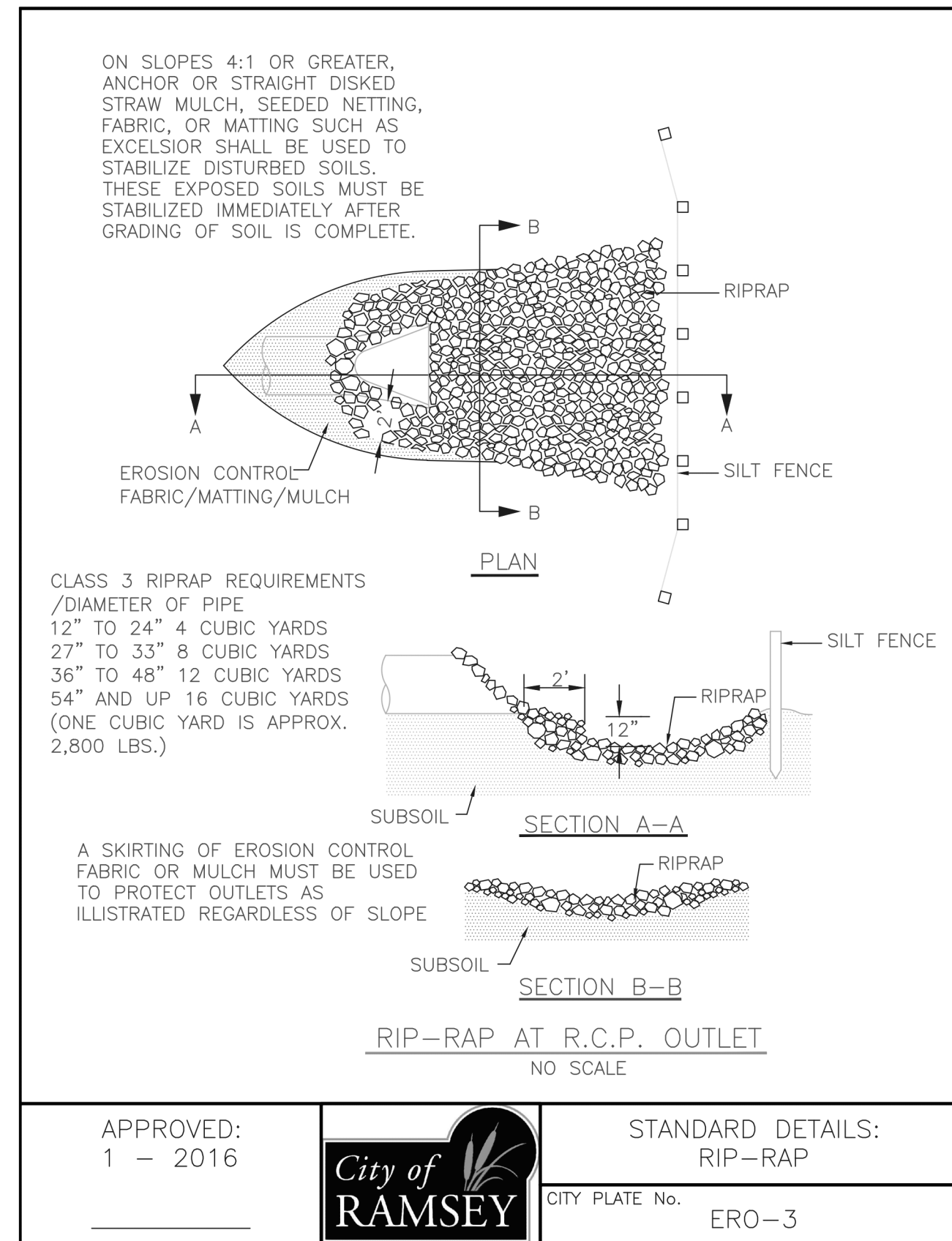
VEHICLE TRACKING PADS SHALL BE ESTABLISHED AS SHOWN ON THE GRADING, DRAINAGE, PAVING AND EROSION CONTROL SHEET TO MINIMIZE TRACKING OF SEDIMENT FROM THE CONSTRUCTION SITE ONTO ADJACENT STREETS.

POST CONSTRUCTION BMPs

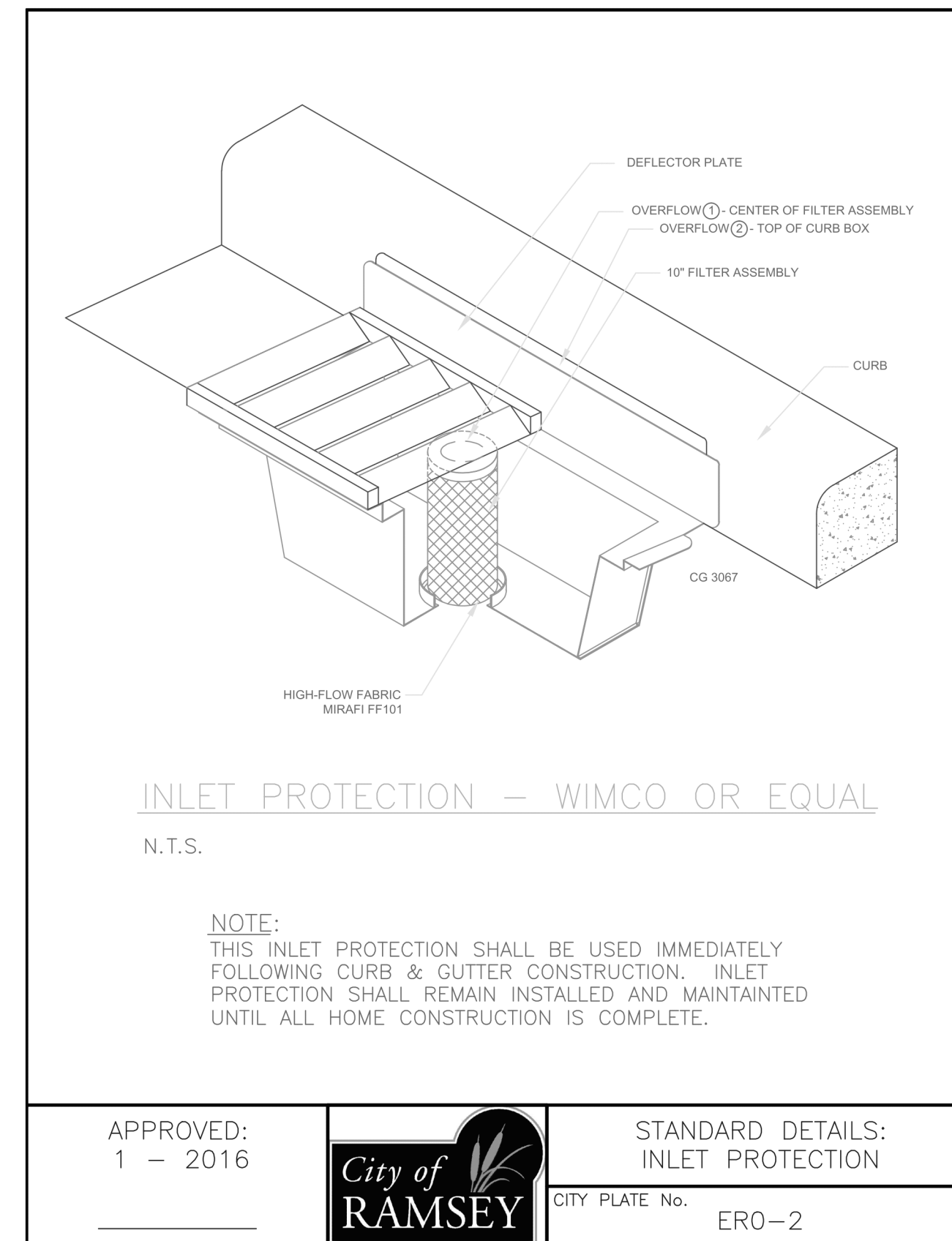
- SEE GRADING AND DRAINAGE, UTILITY, AND LANDSCAPE SHEETS FOR POST CONSTRUCTION BMPs.



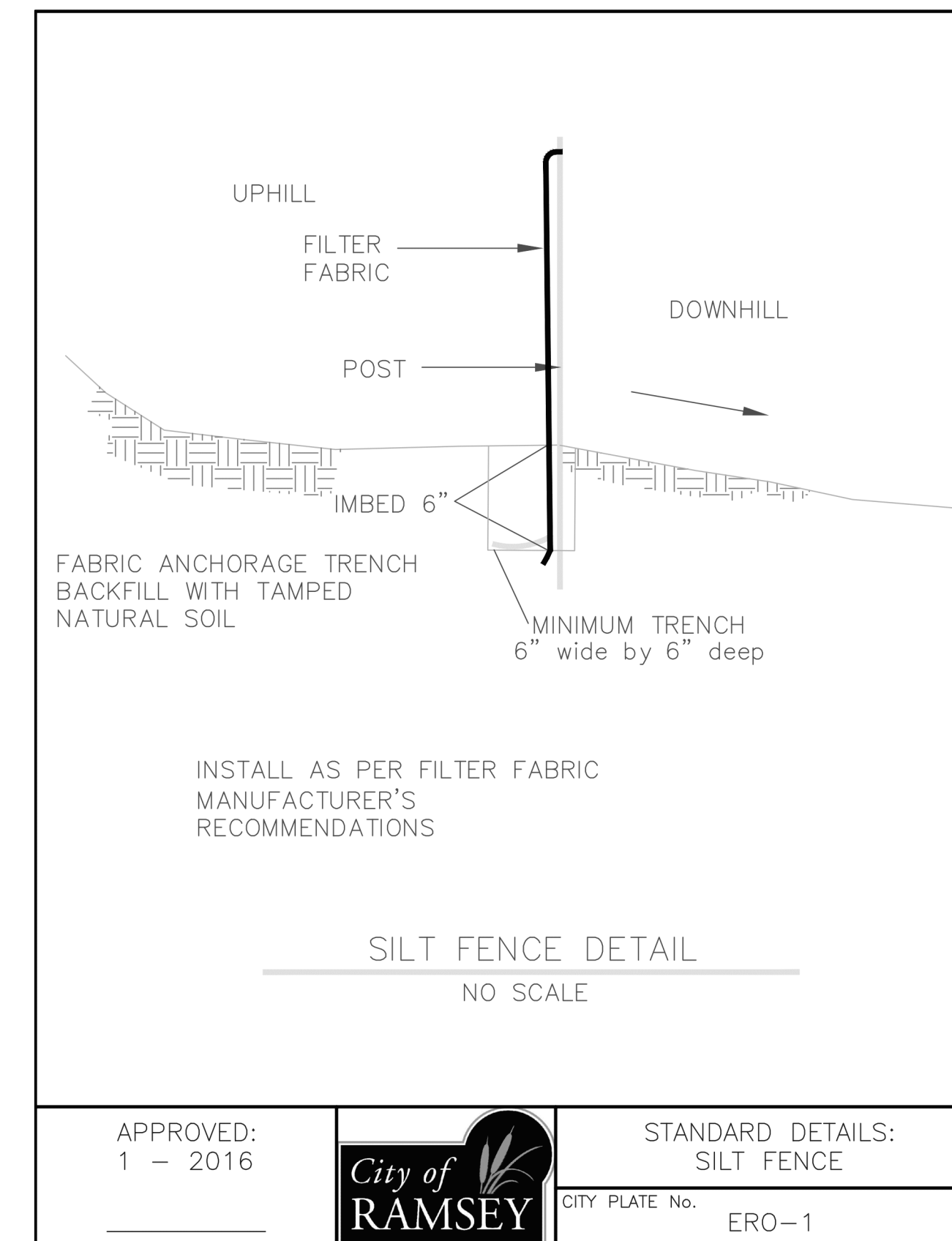
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| C100 | CIVIL CONSTRUCTION DETAILS |



5 RIP RAP NO SCALE



3 INLET PROTECTION NO SCALE



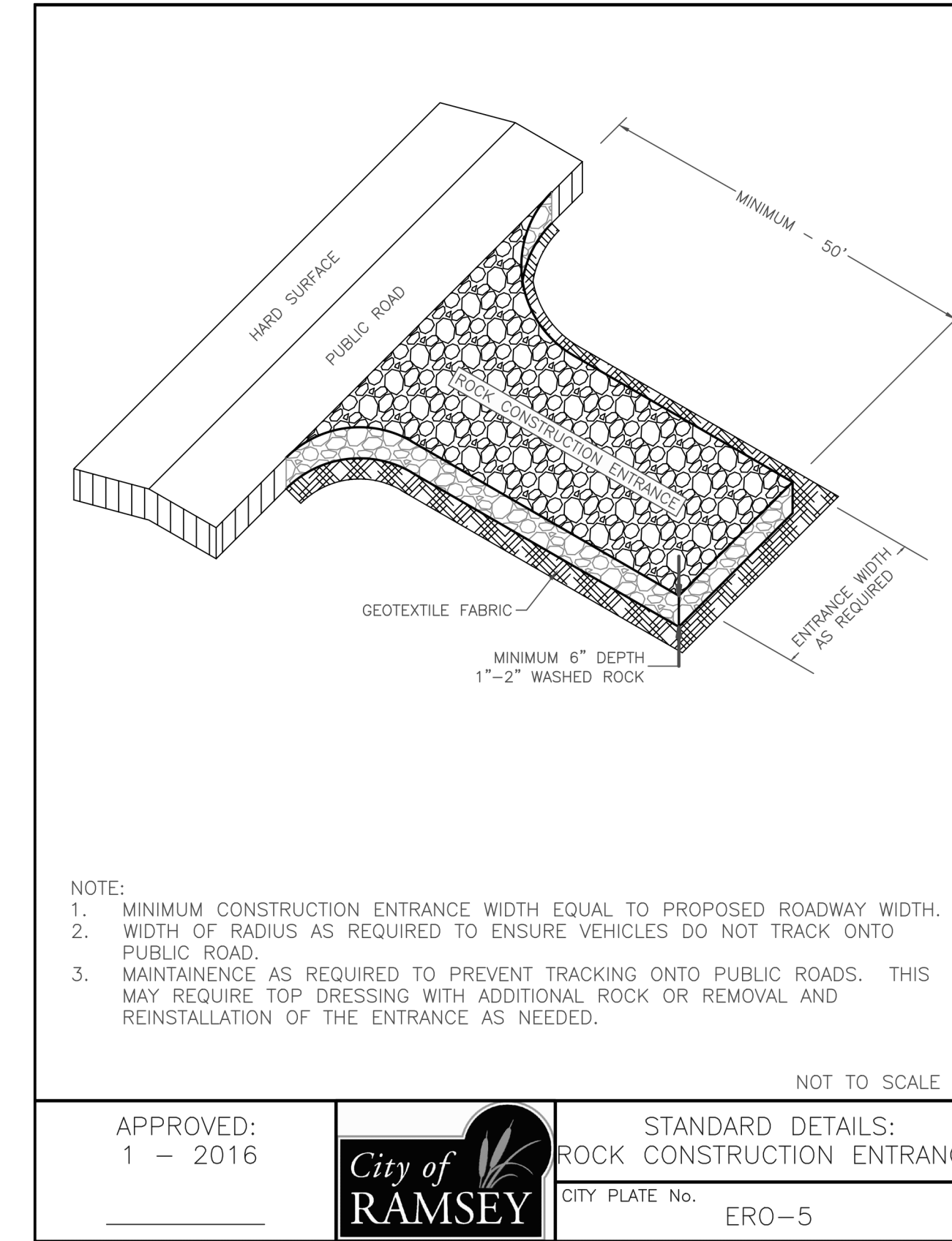
1 SILT FENCE NO SCALE

NOTE:
1. INSTALLATION OF 4" OF TOPSOIL MEETING MNDOT SPECIFICATION 3877A COMMON TOPSOIL BORROW, MAY BE REQUIRED ACROSS ALL DISTURBED AREAS.
2. A SOIL CERTIFICATION FROM A GEOTECHNICAL FIRM MUST BE PROVIDED VERIFYING THE TOPSOIL MEETS SPECIFICATION ALONG WITH LOAD TICKETS TO VERIFY THE SOURCE OF MATERIAL AND QUANTITY.
3. TOPSOIL MUST COME FROM A CITY APPROVED SOURCE.

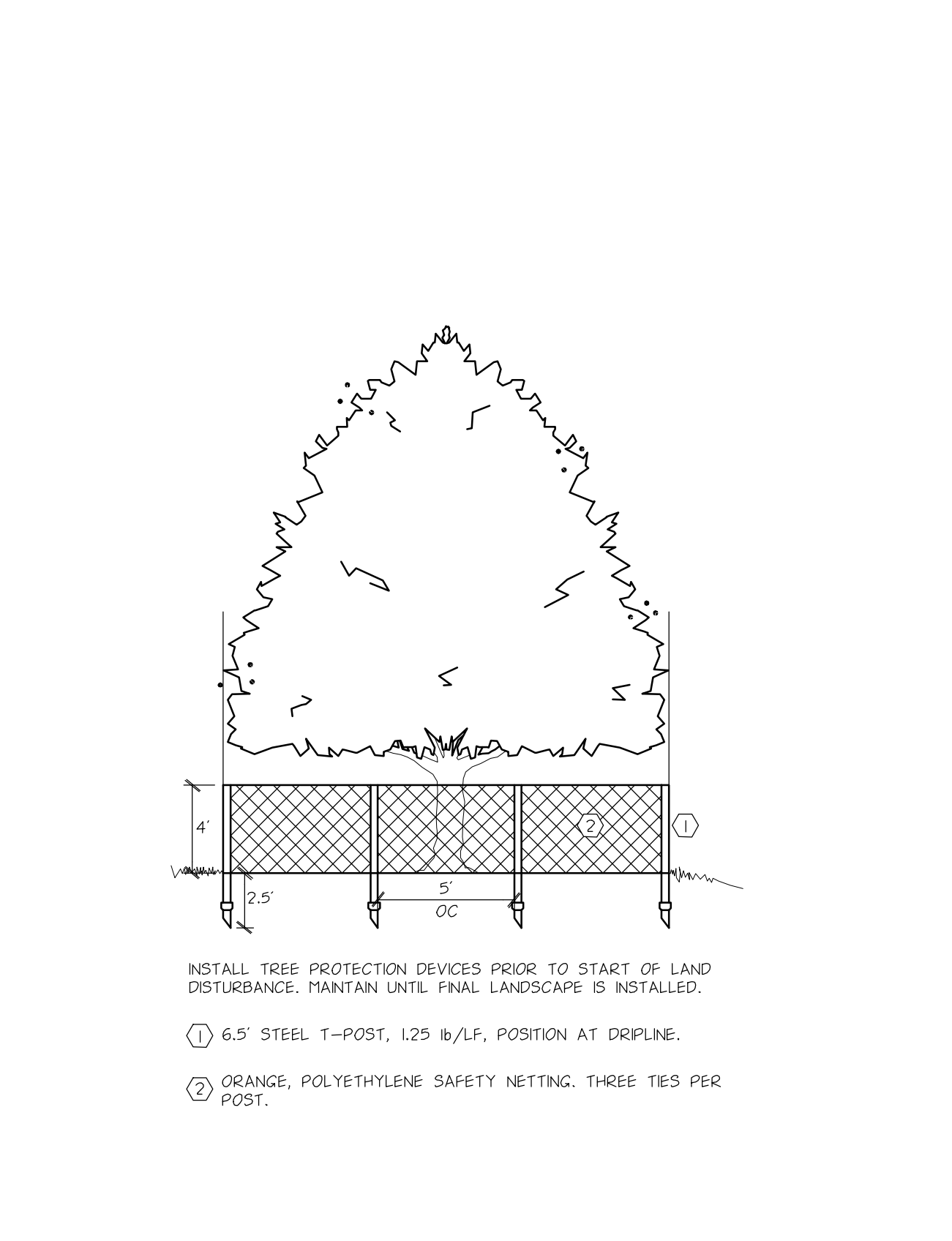
| MNDOT 2016 SPEC TABLE 3877-1 COMMON TOPSOIL BORROW REQUIREMENT | RANGE | TEST METHOD |
|--|-----------|-------------|
| MATERIAL PASSING THE 3/4 IN [19MM] | 100% | ASTM D 422 |
| MATERIAL PASSING NO. 4 [4.75MM] | >85% | - |
| CLAY | 5% - 35% | ASTM D 422 |
| SILT | 5% - 70% | ASTM D 422 |
| SAND | 10% - 75% | ASTM D 422 |
| ORGANIC MATTER | 3% - 15% | ASTM D 2974 |
| pH | 6.1 - 7.8 | ASTM G 51 |

APPROVED: 1 - 2016
City of Ramsey
CITY PLATE No. ERO-6
STANDARD DETAILS: TOPSOIL REQUIREMENTS

4 TOPSOIL REQUIREMENTS NO SCALE



2 ROCK CONSTRUCTION ENTRANCE NO SCALE



6 TREE PROTECTION NO SCALE

ISSUE / REVISION HISTORY

| DATE | ISSUE / REVISION | REVIEW |
|-------------|---------------------|--------|
| 03 JAN 2017 | SITE PLAN SUBMITTAL | XXX |

PROJECT MANAGER REVIEW

BY XX DATE XXX/XXX/XXX

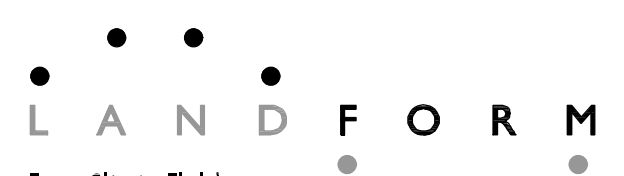
CERTIFICATION

I hereby certify that this plan was prepared under my direct supervision, and that I am a Professional Engineer under the laws of the State of Minnesota.
Randall C. Hedlund
License No. 19976

Signature shown in red on original. Web signed copy of this plan on file in the office of the Professional Engineer, LLC office and is available upon request.

SITE PLAN SUBMITTAL

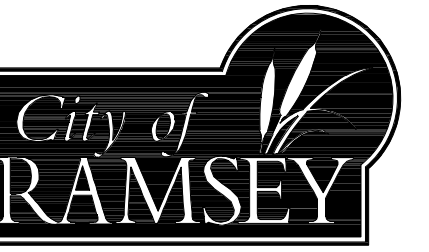
01-03-2017



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: C701NSS001.DWG
PROJECT NO.: NSS16001

CIVIL CONSTRUCTION DETAILS
C7.1



PROJECT
REGENCY COMMONS
RAMSEY, MN

SHEET INDEX

| SHEET | TITLE |
|-------|-------------------------------------|
| C01 | CIVIL TITLE SHEET |
| C11 | EXISTING CONDITIONS & DEPTO |
| C21 | SITE PLAN |
| C31 | GRADING, DRAINAGE & EROSION CONTROL |
| C32 | PAVING PLAN & NOTES |
| C33 | SWPPP NOTES |
| C41 | UTILITIES |
| C71 | CIVIL CONSTRUCTION DETAILS |
| C72 | CIVIL CONSTRUCTION DETAILS |
| C73 | CIVIL CONSTRUCTION DETAILS |
| C74 | CIVIL CONSTRUCTION DETAILS |
| C75 | CIVIL CONSTRUCTION DETAILS |
| L11 | TREE PRESERVATION PLAN |
| L12 | TREE PRESERVATION TABLE |
| L21 | LANDSCAPE PLAN |
| L21 | LANDSCAPE DETAILS |

ISSUE / REVISION HISTORY

| DATE | ISSUE / REVISION | REVIEW |
|-------------|---------------------|--------|
| 03 JAN 2017 | SITE PLAN SUBMITTAL | XXXX |

PROJECT MANAGER REVIEW

CERTIFICATION

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License No: 19976

Signature shown in red ink is a reproduction of original. Web signed copy of this plan on the City of Ramsey website is not a valid document. Please contact the Engineer to request additional documents.

SITE PLAN SUBMITTAL

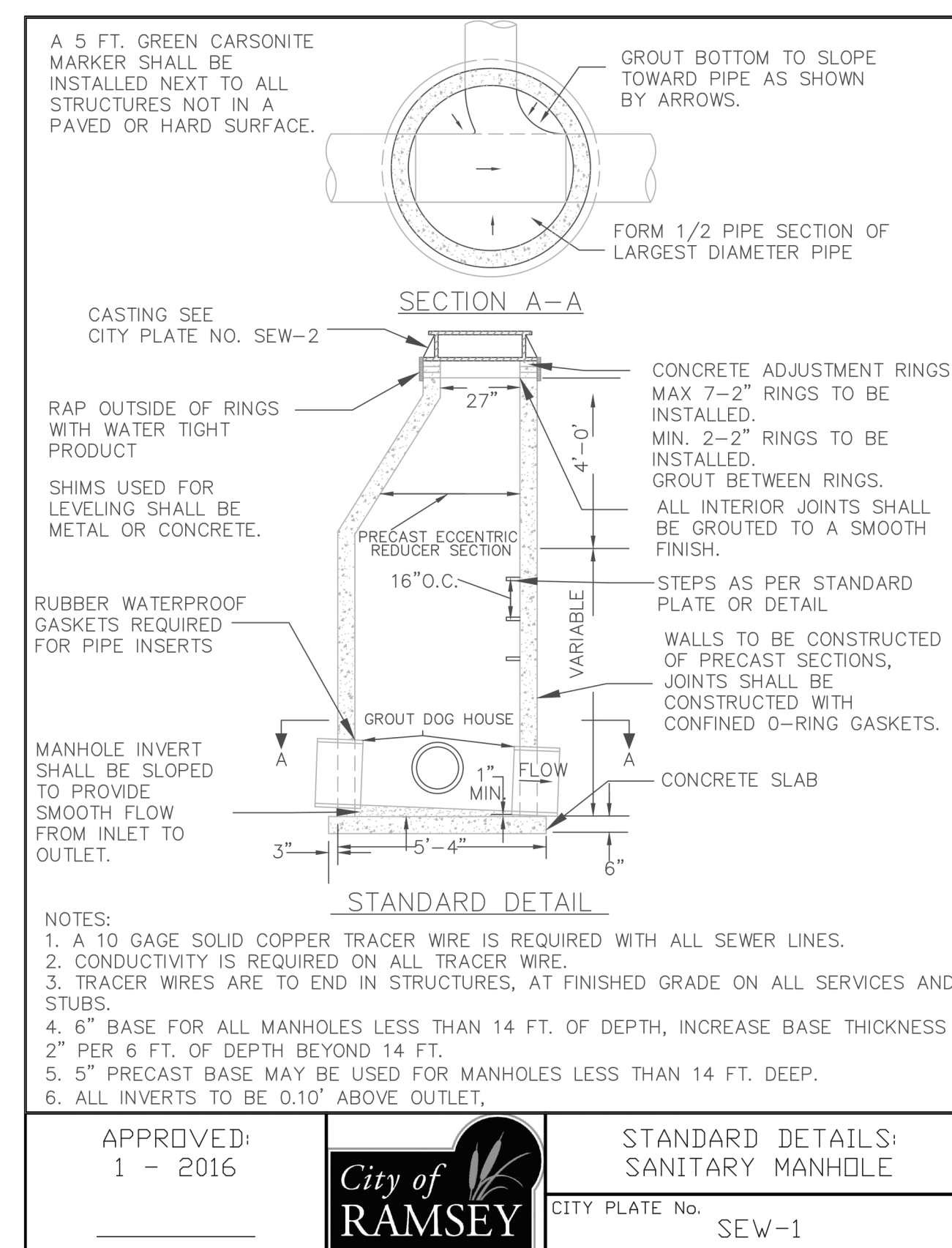
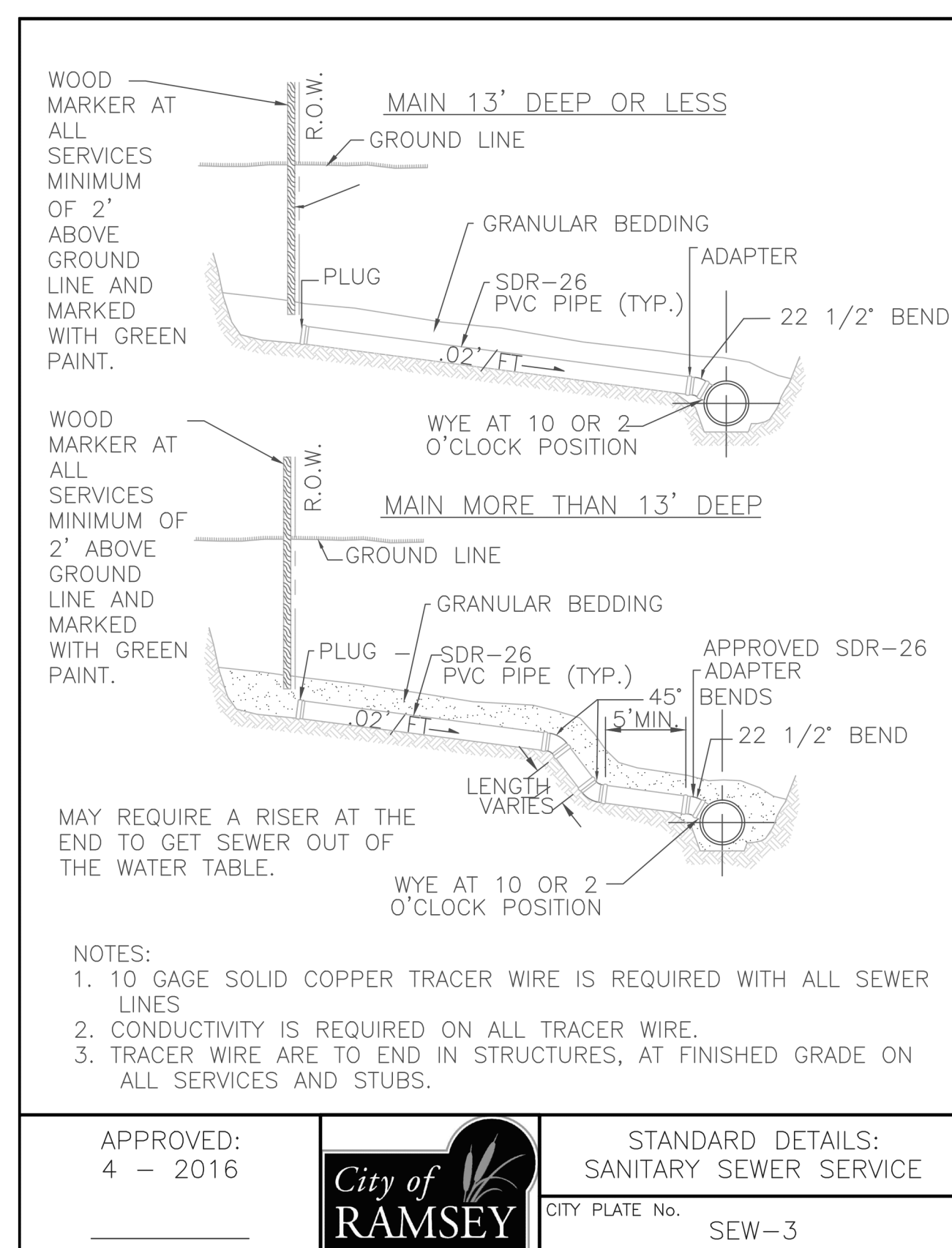
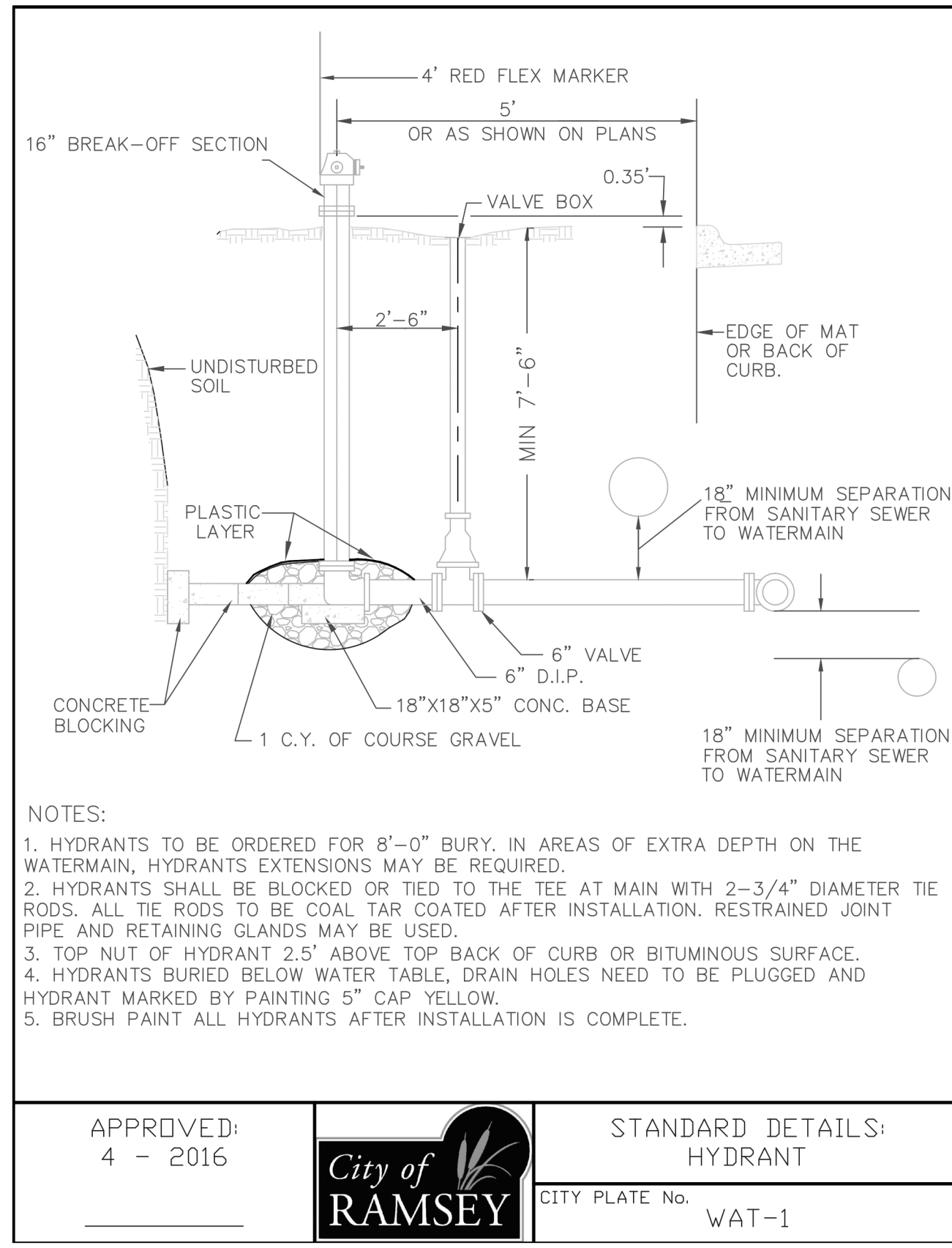
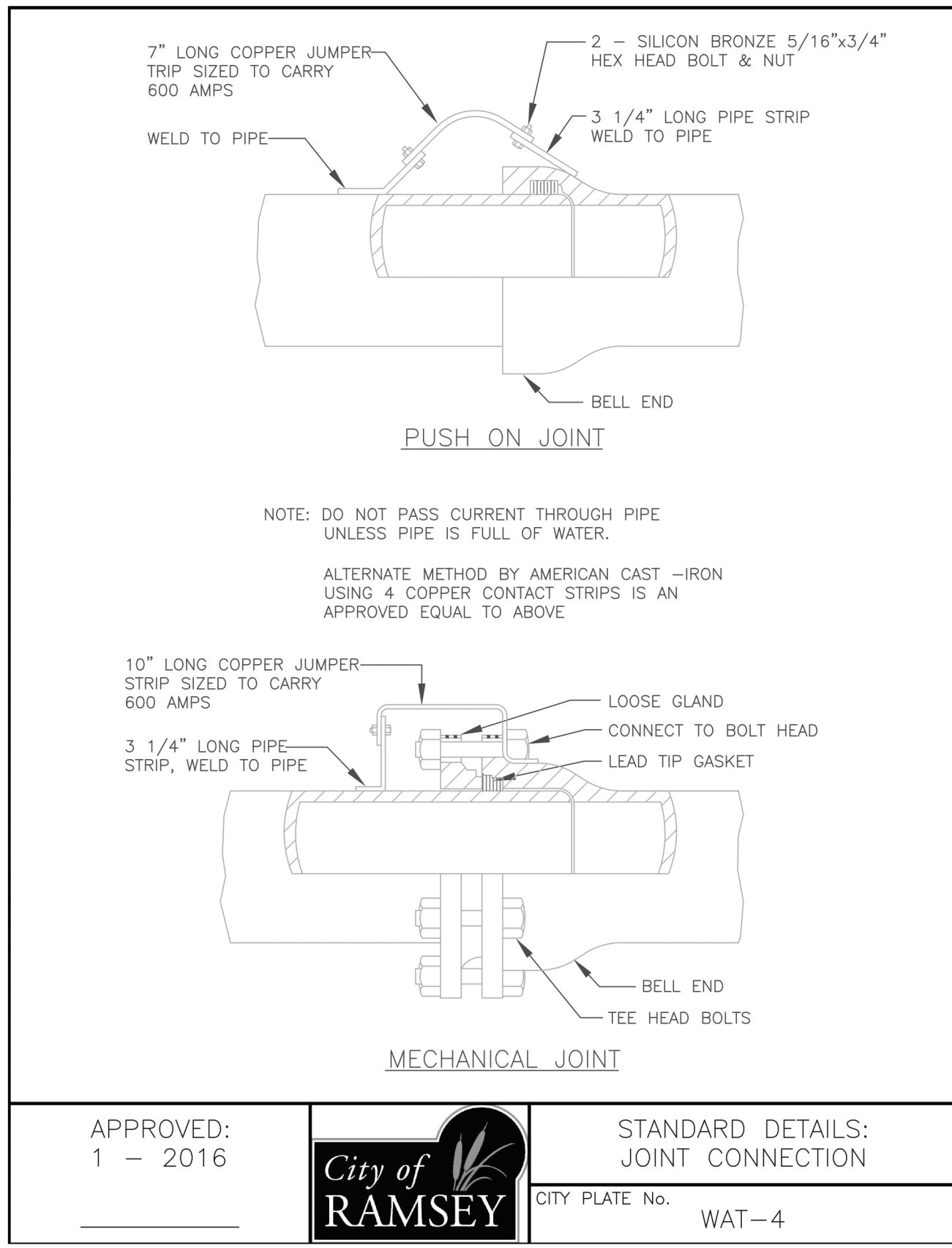
01-03-2017

LANDFORM
From Site to Finish

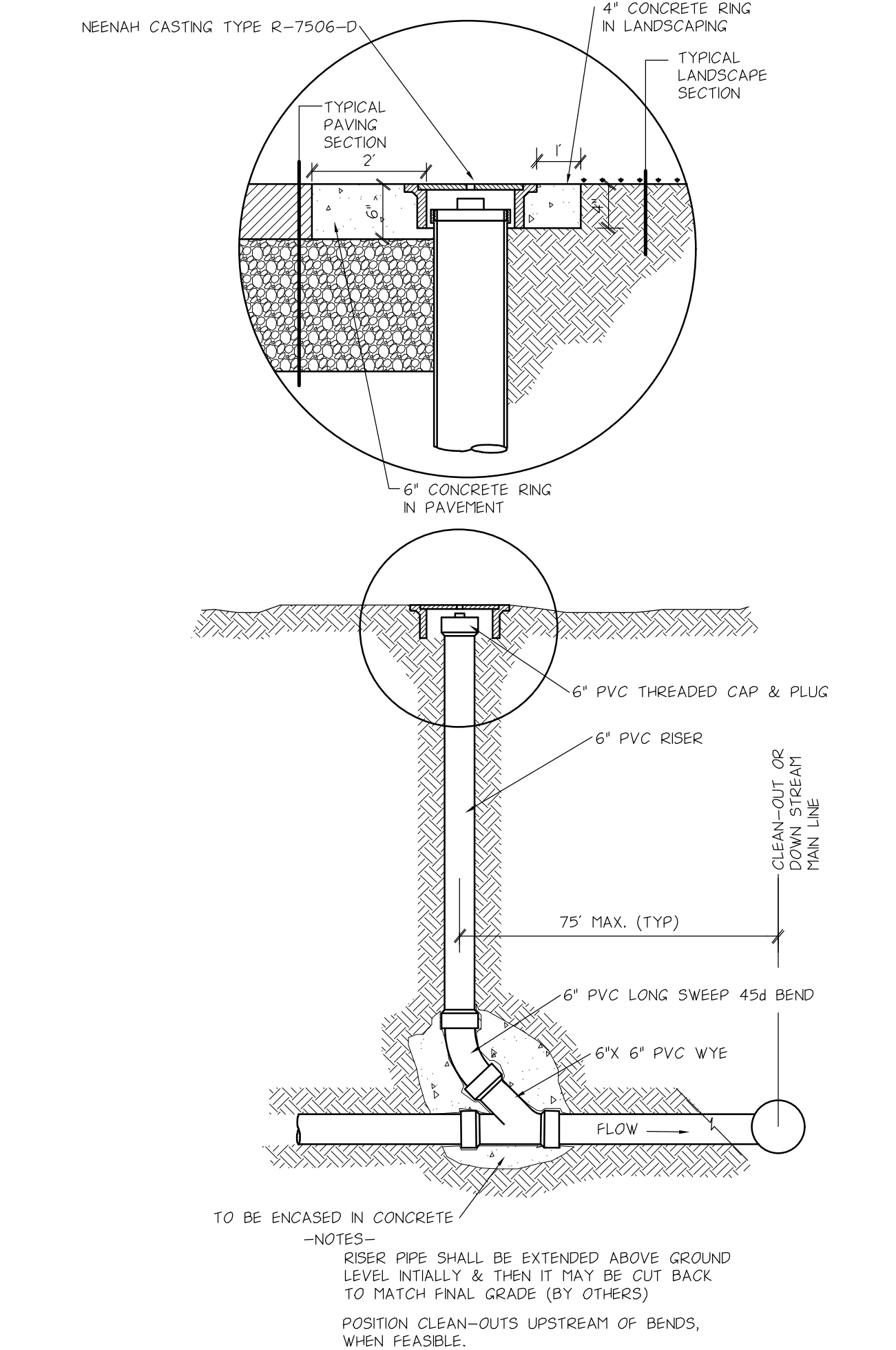
105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C702NSS001.DWG
PROJECT NO. NSS16001

CIVIL CONSTRUCTION
DETAILS
C7.2

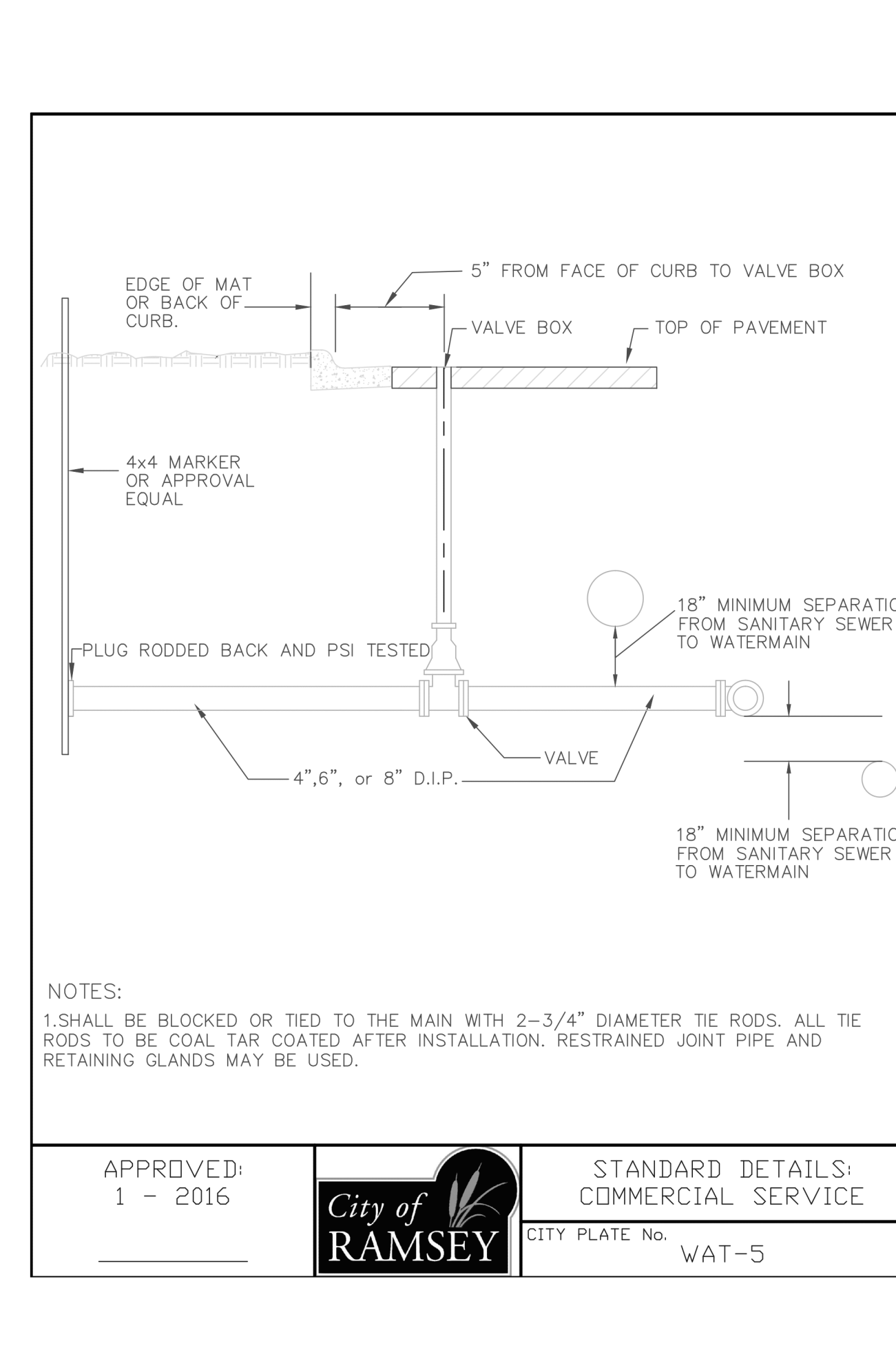


7 JOINT CONNECTION NO SCALE



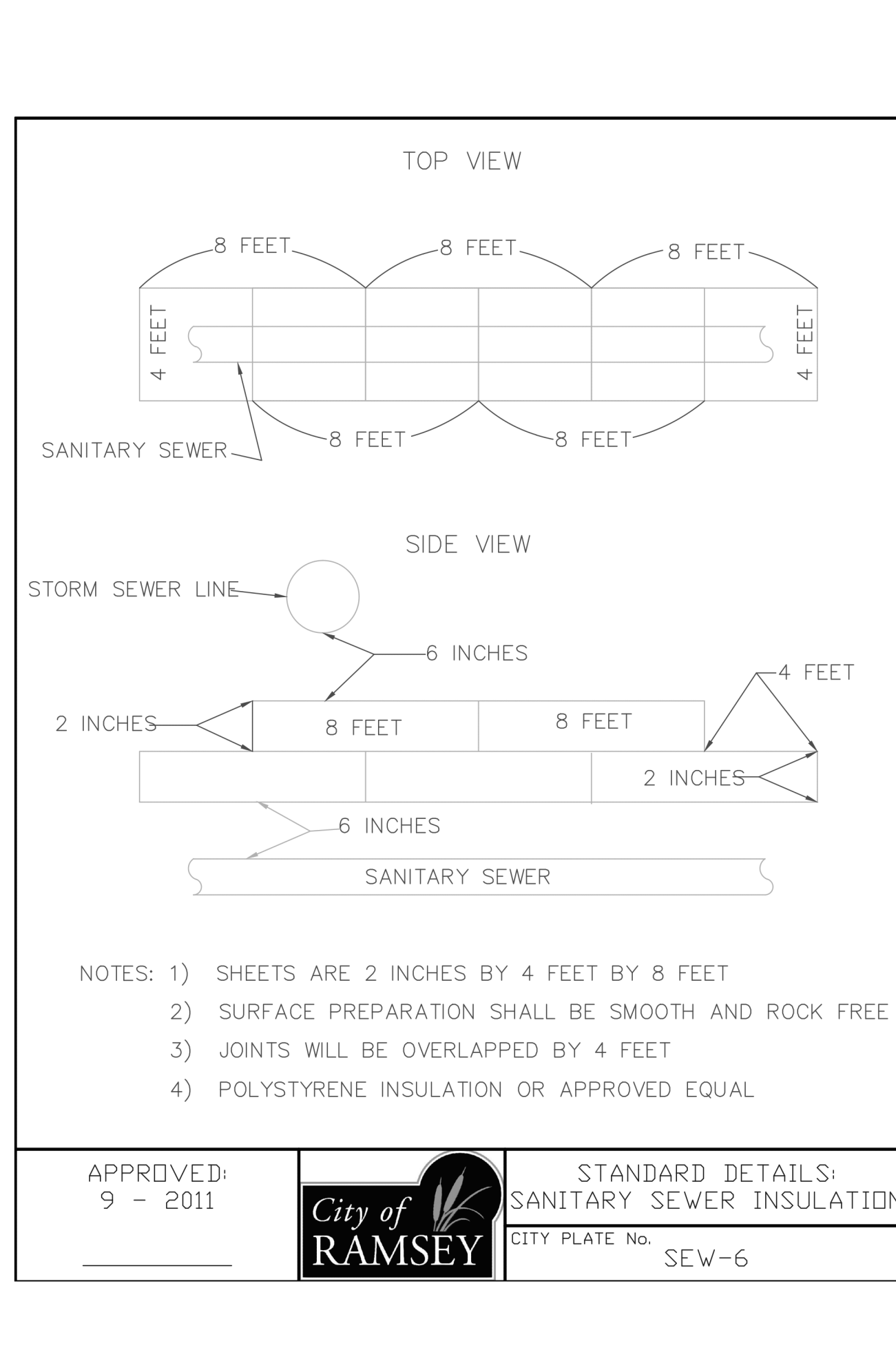
8 CLEAN-OUT STRUCTURE NO SCALE

5 HYDRANT NO SCALE



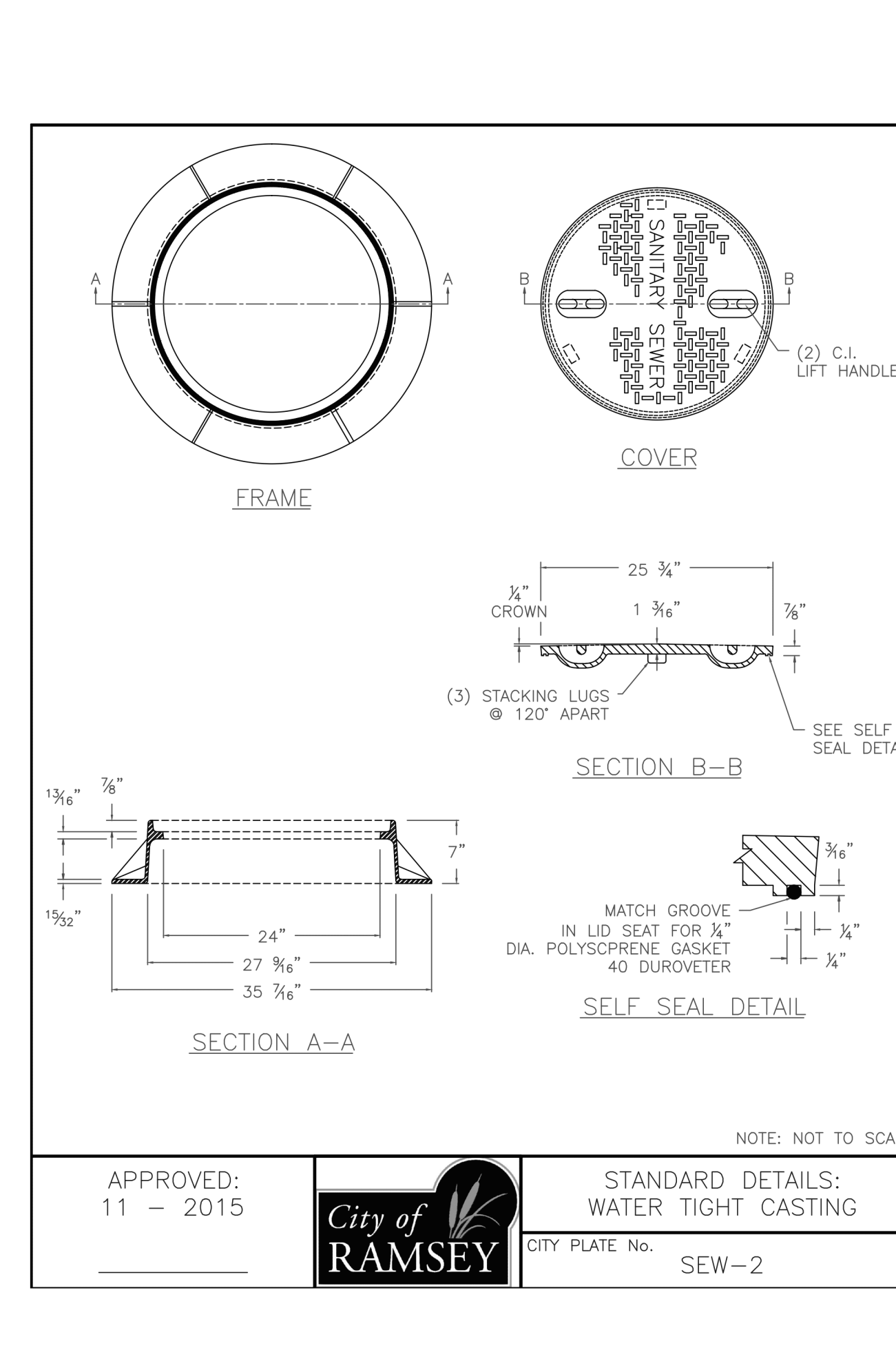
6 COMMERCIAL WATER SERVICE NO SCALE

3 SANITARY SEWER SERVICE NO SCALE

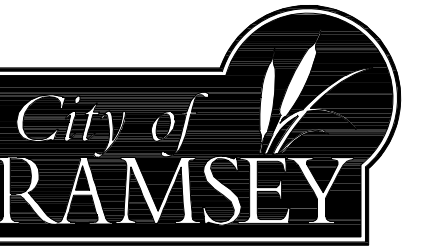


4 SANITARY SEWER INSULATION NO SCALE

1 SANITARY MANHOLE NO SCALE



2 WATER TIGHT CASTING NO SCALE



PROJECT
**REGENCY COMMONS
RAMSEY, MN**

SHEET INDEX

| SHEET | TITLE |
|-------|---|
| C01 | CIVIL TITLE SHEET |
| C02 | EXISTING CONDITIONS & DEPTO SITE PLAN |
| C03 | GRADING, DRAINAGE & EROSION CONTROL PAVING PLAN & NOTES |
| C04 | UTILITIES |
| C05 | CIVIL CONSTRUCTION DETAILS |
| C06 | CIVIL CONSTRUCTION DETAILS |
| C07 | CIVIL CONSTRUCTION DETAILS |
| C08 | CIVIL CONSTRUCTION DETAILS |
| L01 | TREE PRESERVATION PLAN |
| L02 | TREE PRESERVATION TABLE |
| L03 | LANDSCAPE PLAN |
| L04 | LANDSCAPE DETAILS |

ISSUE / REVISION HISTORY

| DATE | ISSUE / REVISION | REVIEW |
|-------------|---------------------|--------|
| 03 JAN 2017 | SITE PLAN SUBMITTAL | XXX |

PROJECT MANAGER REVIEW

BY: XX DATE: XXX/XXX/XX

CERTIFICATION

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Randall C. Hedlund
License No: 19976
Signature shown in the location of original. Web signed copy of this plan on file with the Minnesota Department of Transportation, LLC office and is available upon request.

SITE PLAN SUBMITTAL

01-03-2017

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: C703NSS001.DWG

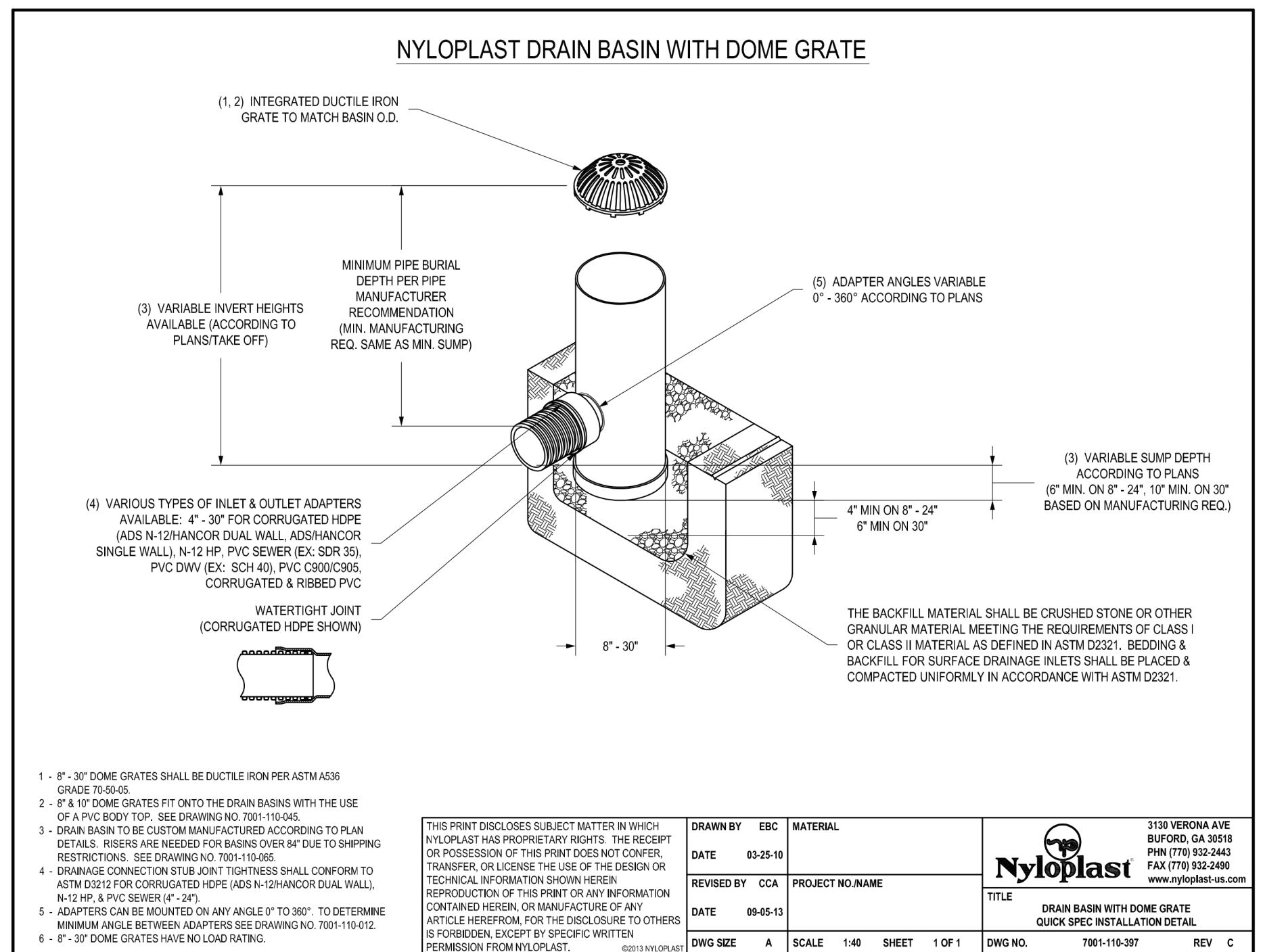
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CIVIL CONSTRUCTION DETAILS

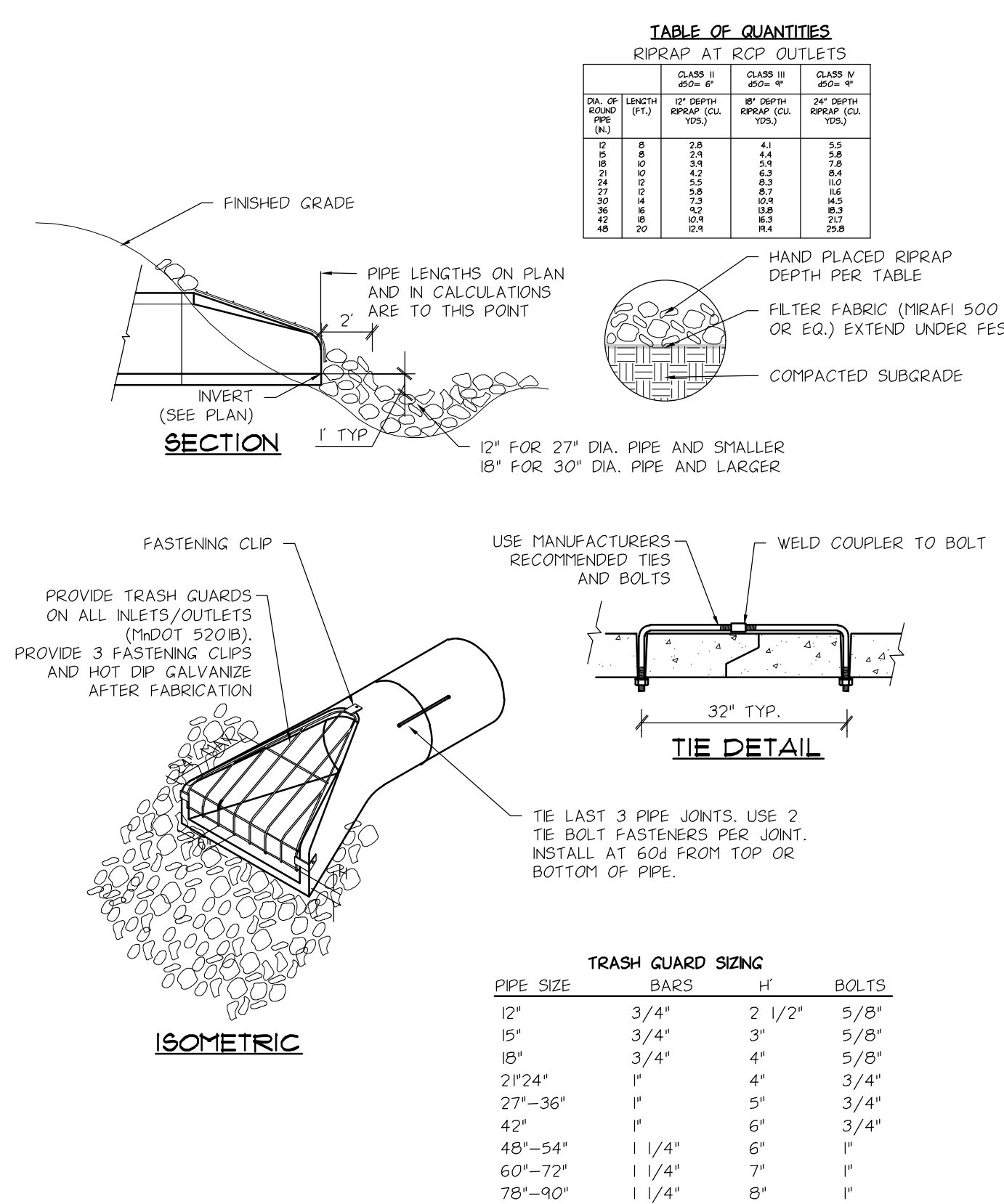
C7.3

SHEET NO. 10/15

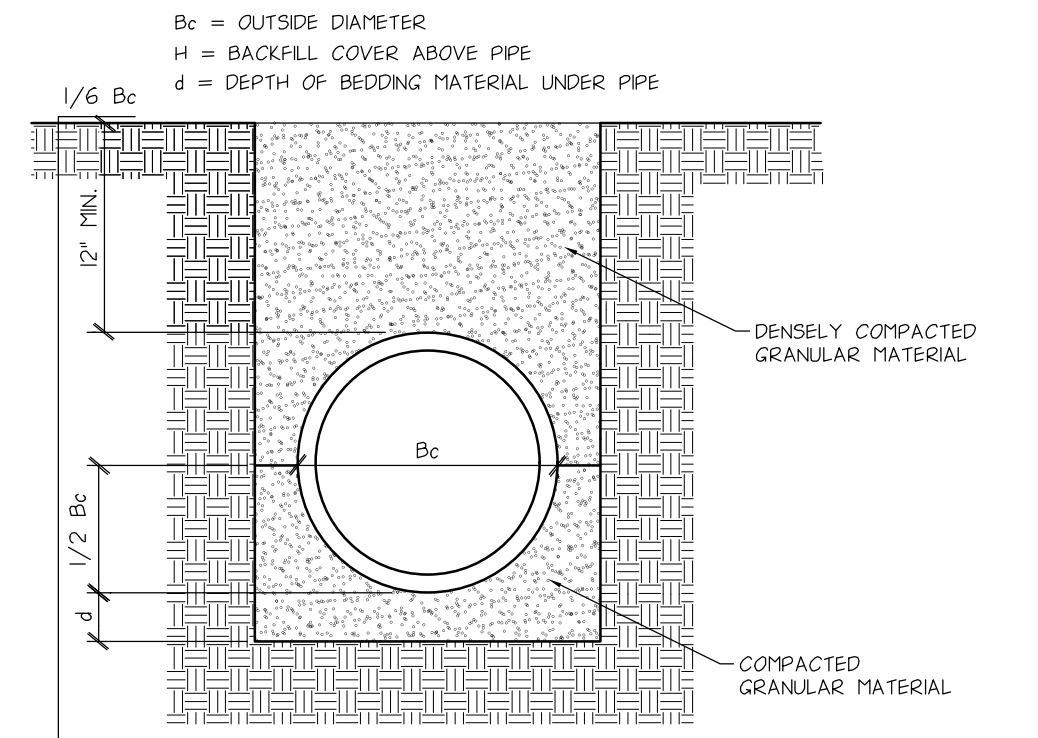
Landform Paid Site to Finish. For registered services of Landform Professional Services, LLC.



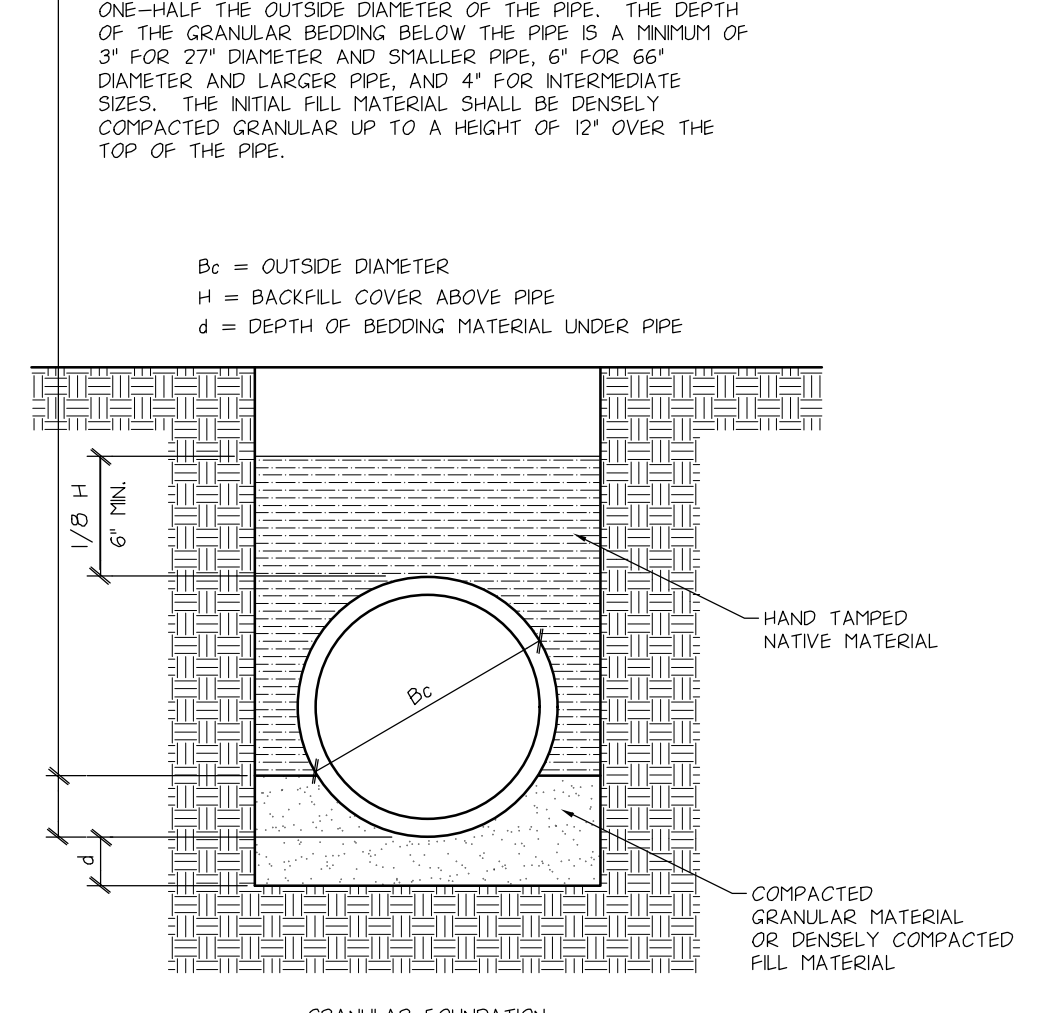
5 NYLOPLAST CATCHBASIN
NO SCALE



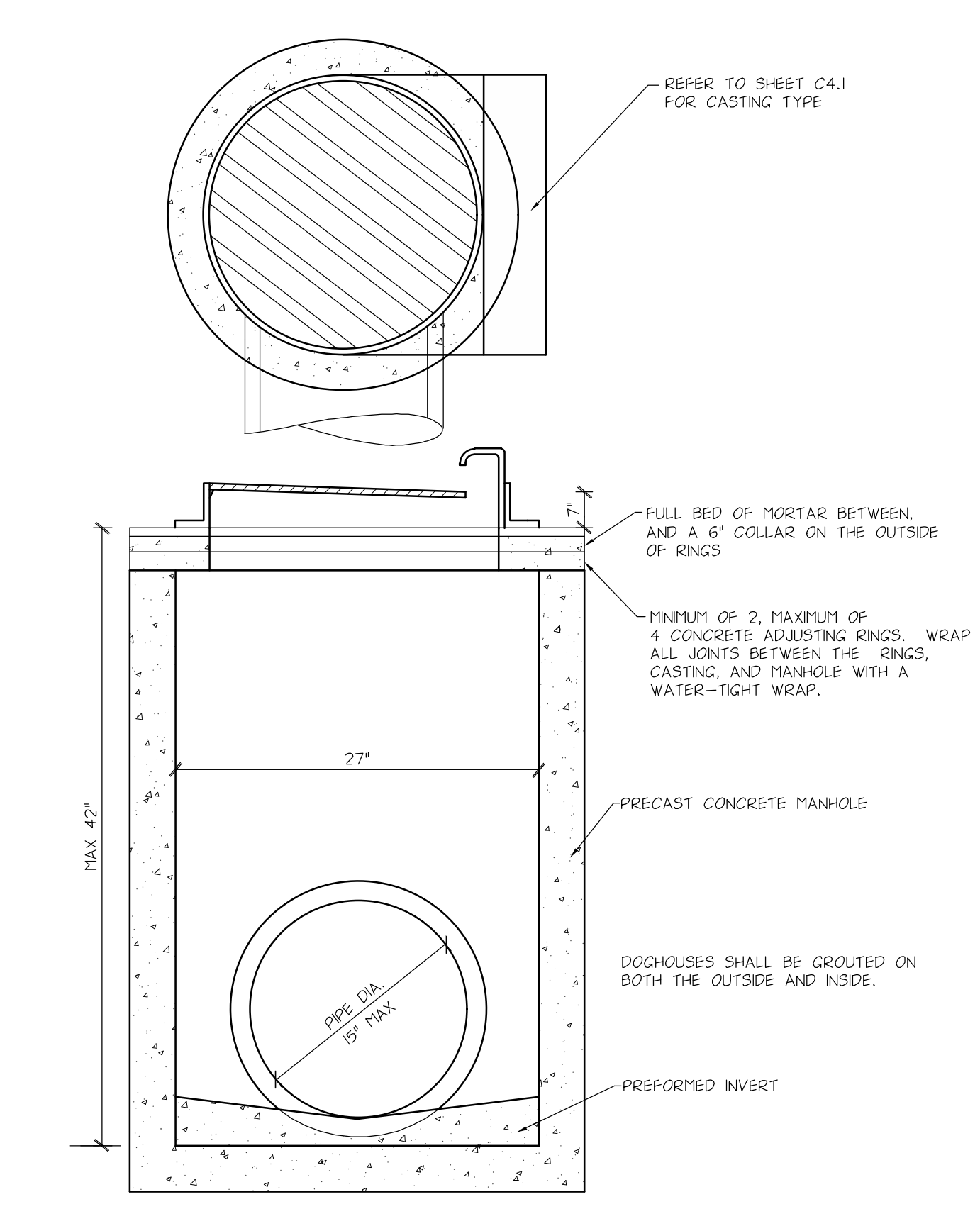
3 FLARED END SECTION AND TRASH GUARD WITH RIP RAP
NO SCALE



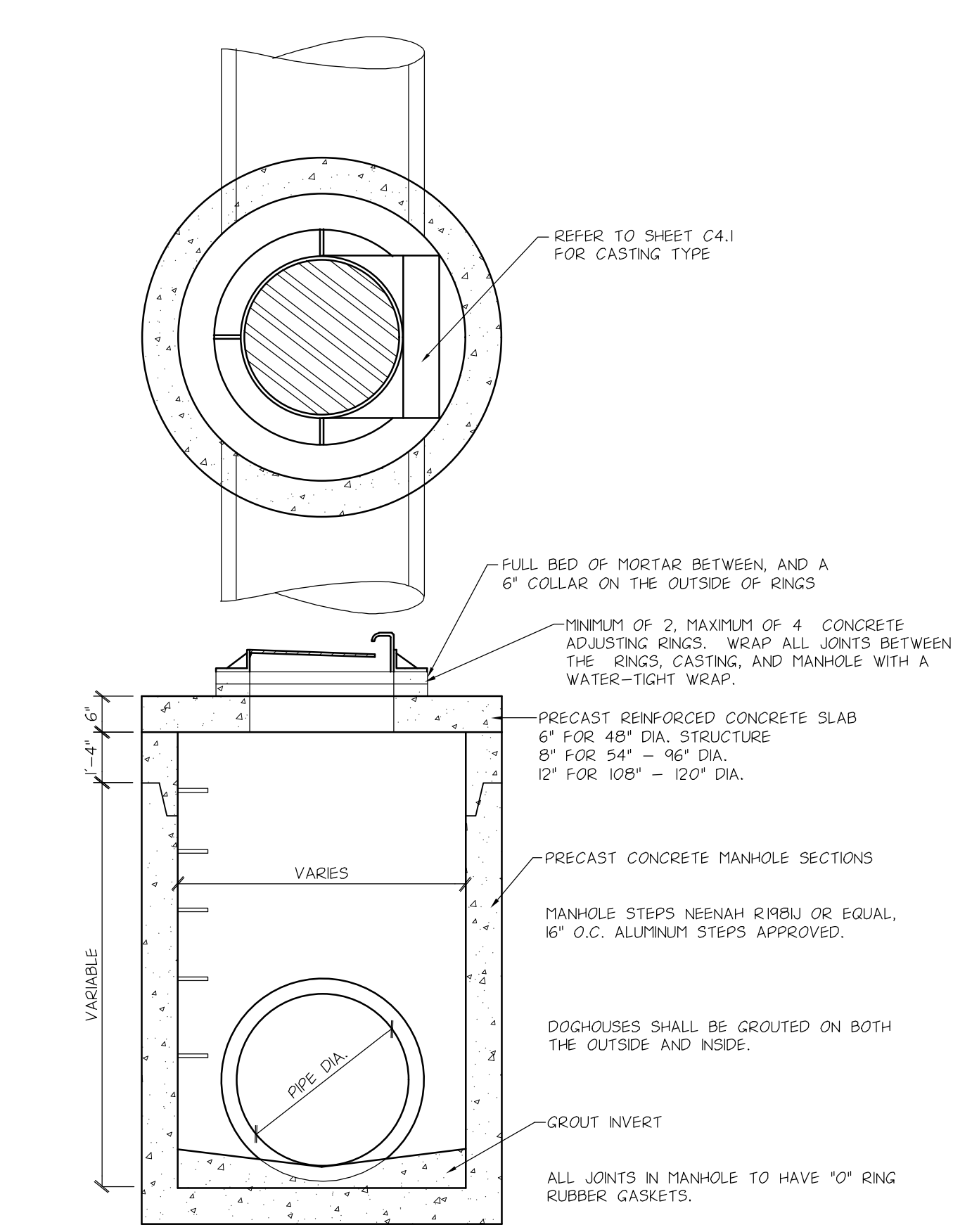
4 PIPE BEDDING
NO SCALE



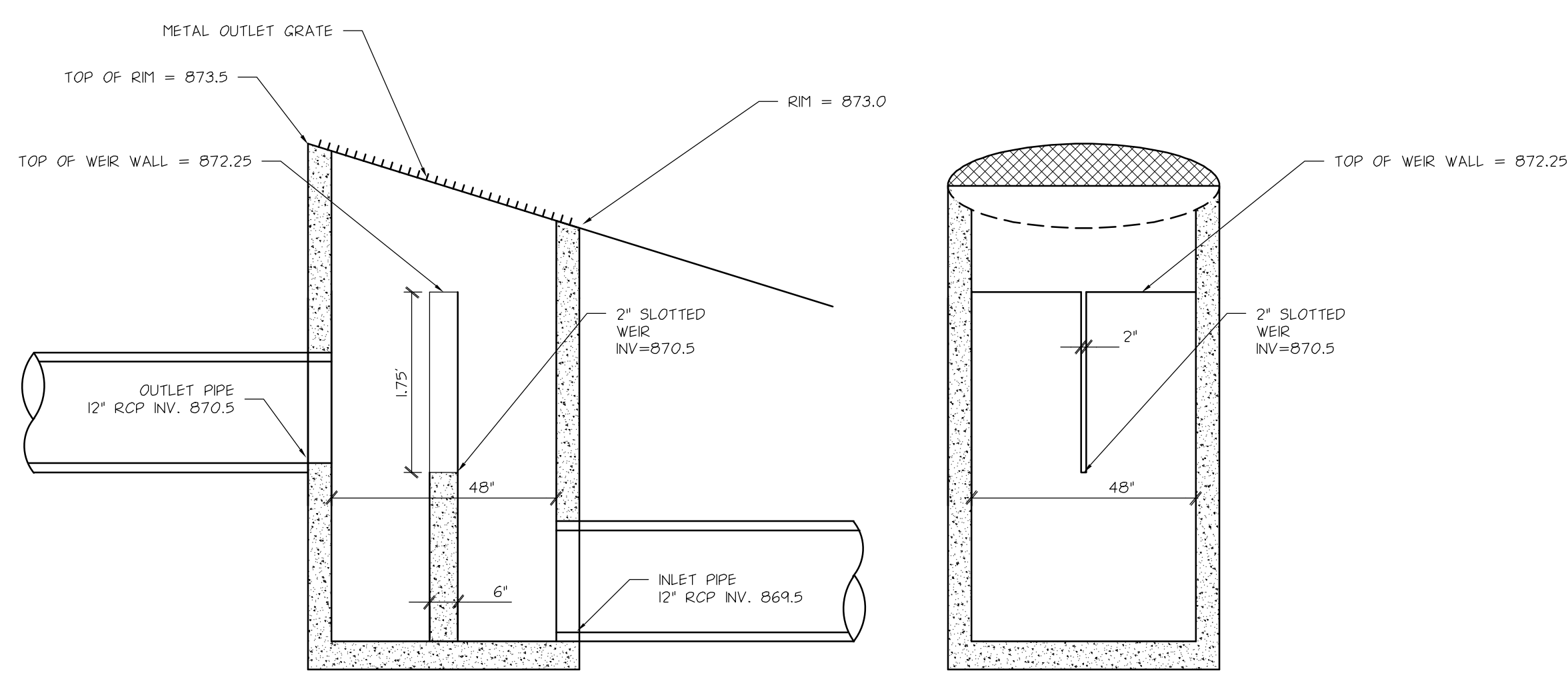
4 PIPE BEDDING
NO SCALE



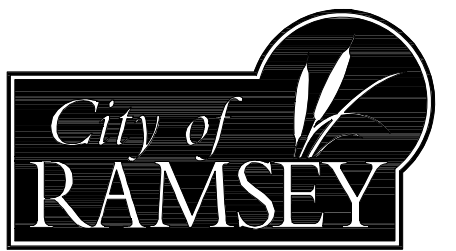
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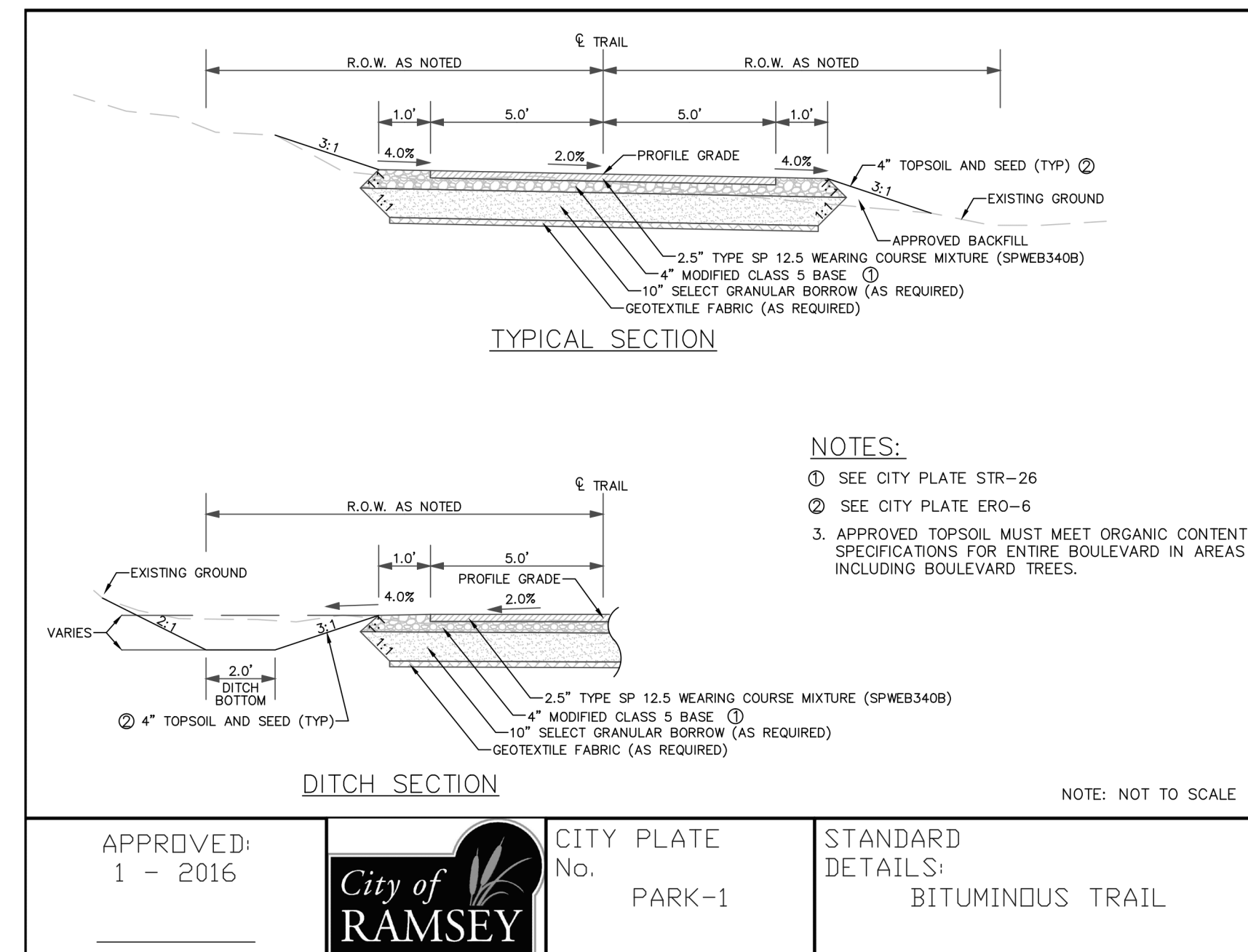
2 STORM SEWER CATCH BASIN MANHOLE
NO SCALE



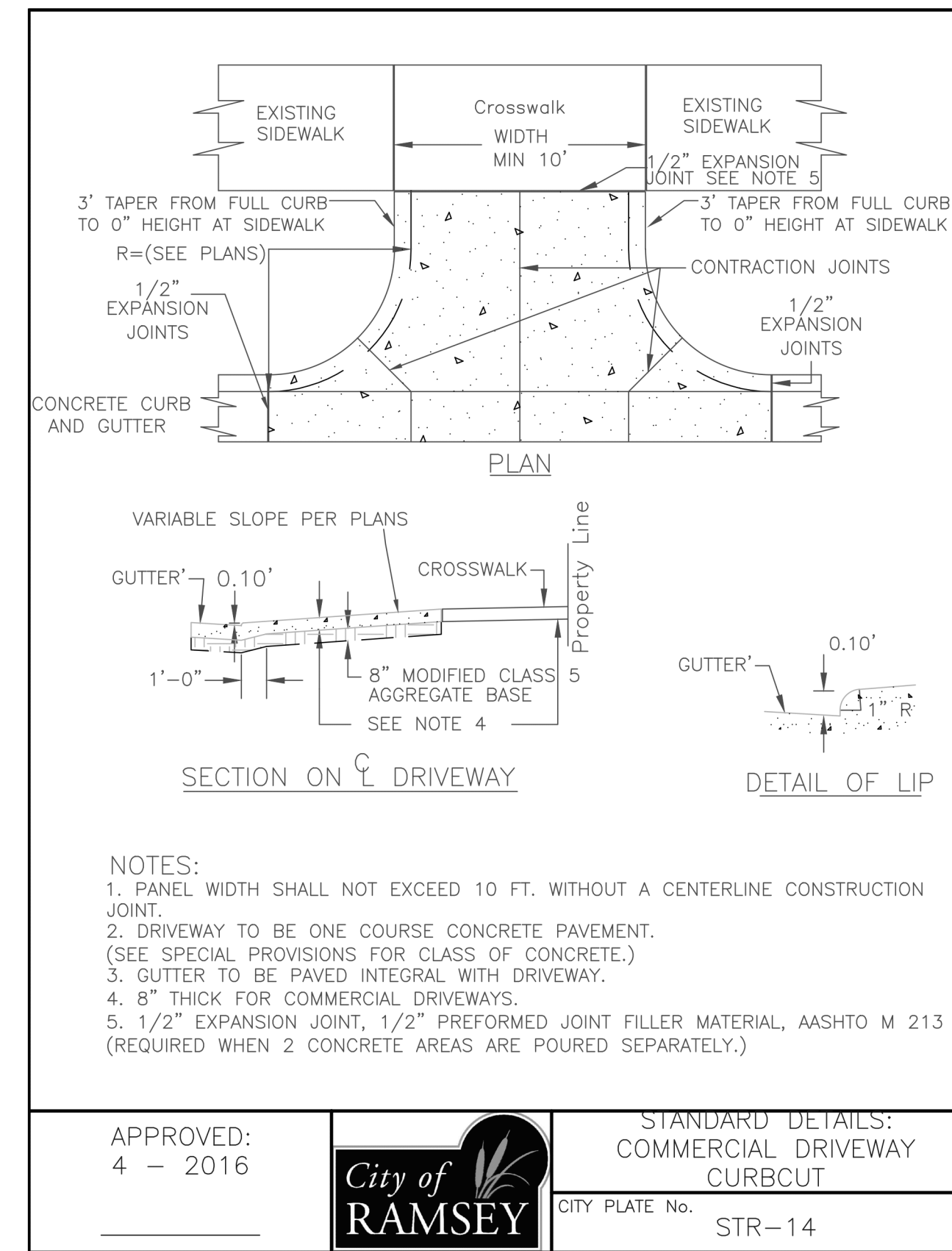
6 OUTLET CONTROL STRUCTURE
NO SCALE



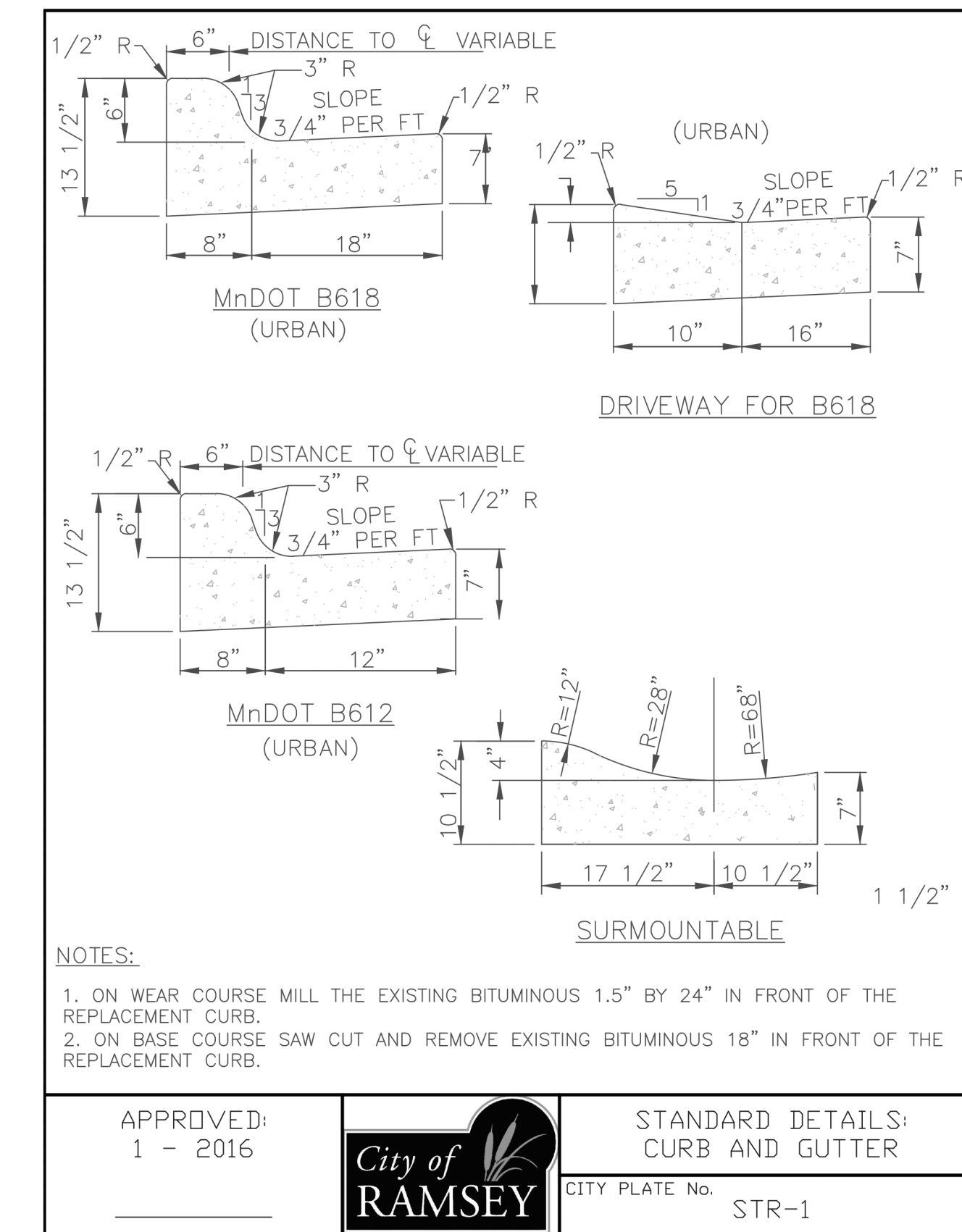
| SHEET INDEX | |
|-------------|-------------------------------------|
| SHEET | TITLE |
| C01 | CIVIL TITLE SHEET |
| C1.1 | EXISTING CONDITIONS & DEPICT |
| C2.1 | SITE PLAN |
| C3.1 | GRADING, DRAINAGE & EROSION CONTROL |
| C3.2 | PAVING PLAN & NOTES |
| C3.3 | SWPPP NOTES |
| C4.1 | UTILITIES |
| C7.1 | CIVIL CONSTRUCTION DETAILS |
| C7.2 | CIVIL CONSTRUCTION DETAILS |
| C7.3 | CIVIL CONSTRUCTION DETAILS |
| C7.4 | CIVIL CONSTRUCTION DETAILS |
| C7.5 | CIVIL CONSTRUCTION DETAILS |
| L1.1 | TREE PRESERVATION PLAN |
| L1.2 | TREE PRESERVATION TABLE |
| L2.1 | LANDSCAPE PLAN |
| L2.1 | LANDSCAPE DETAILS |



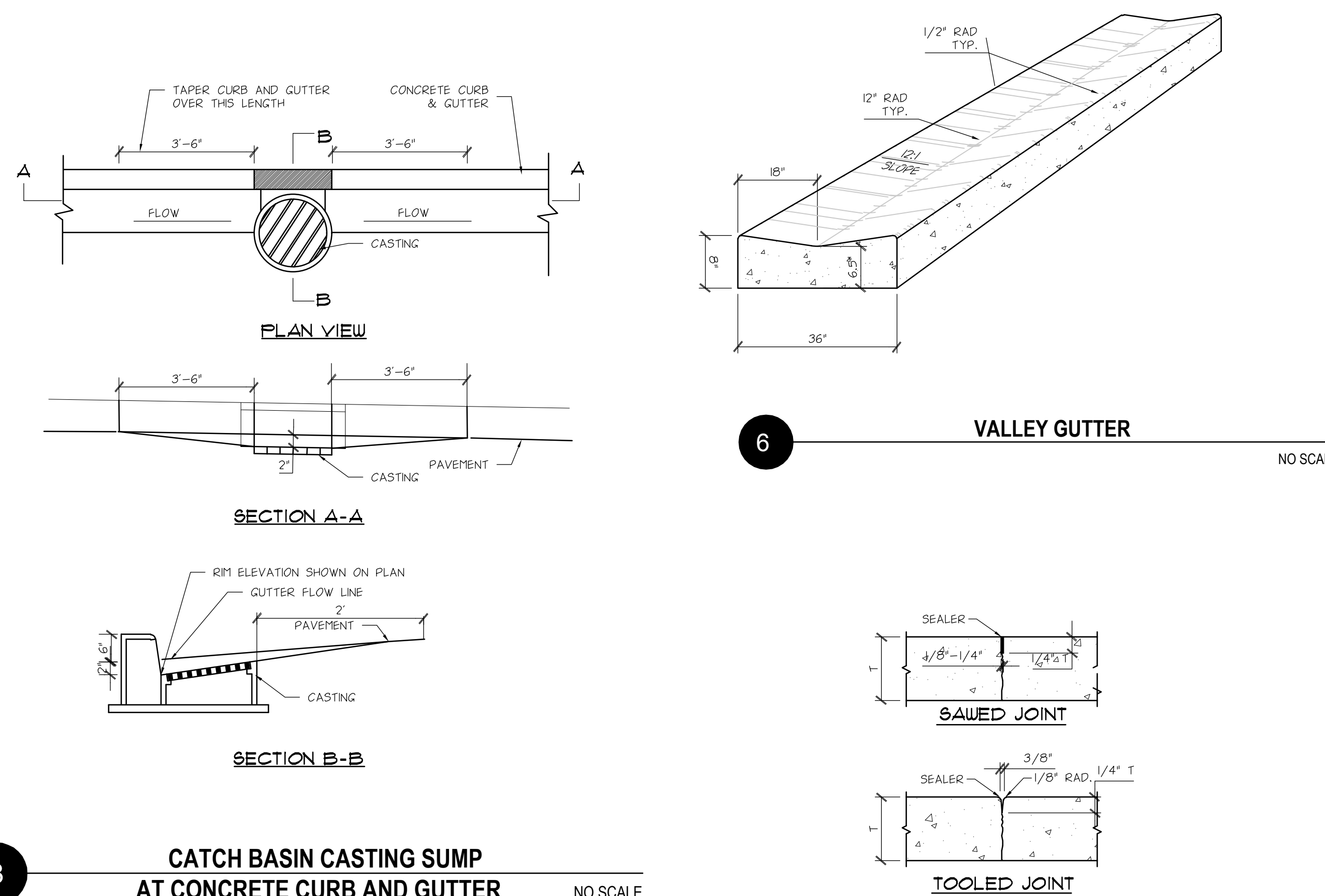
5 **BITUMINOUS TRAIL** NO SCALE



3 **COMMERCIAL DRIVEWAY CURBCUT** NO SCALE

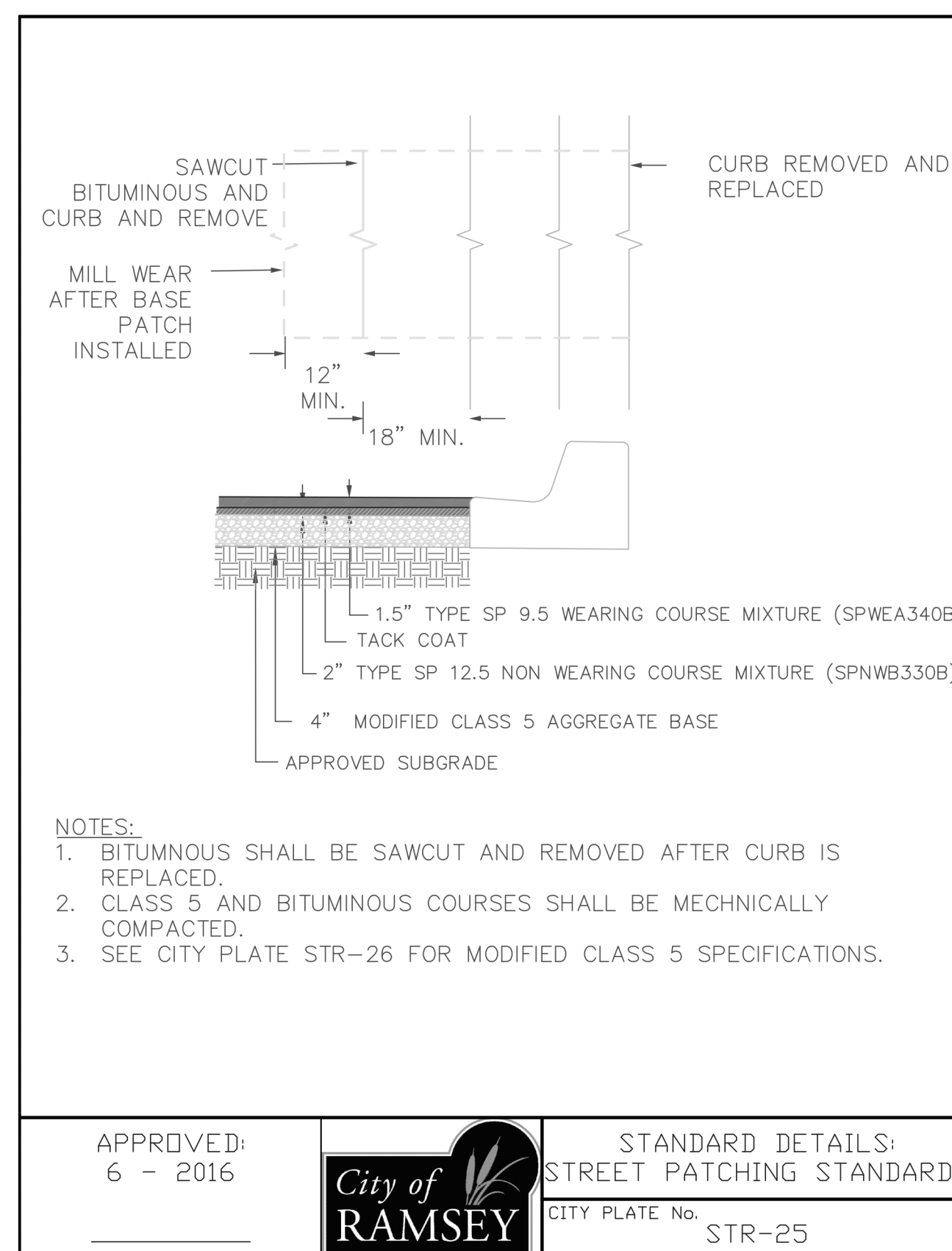


1 **CURB AND GUTTER** NO SCALE

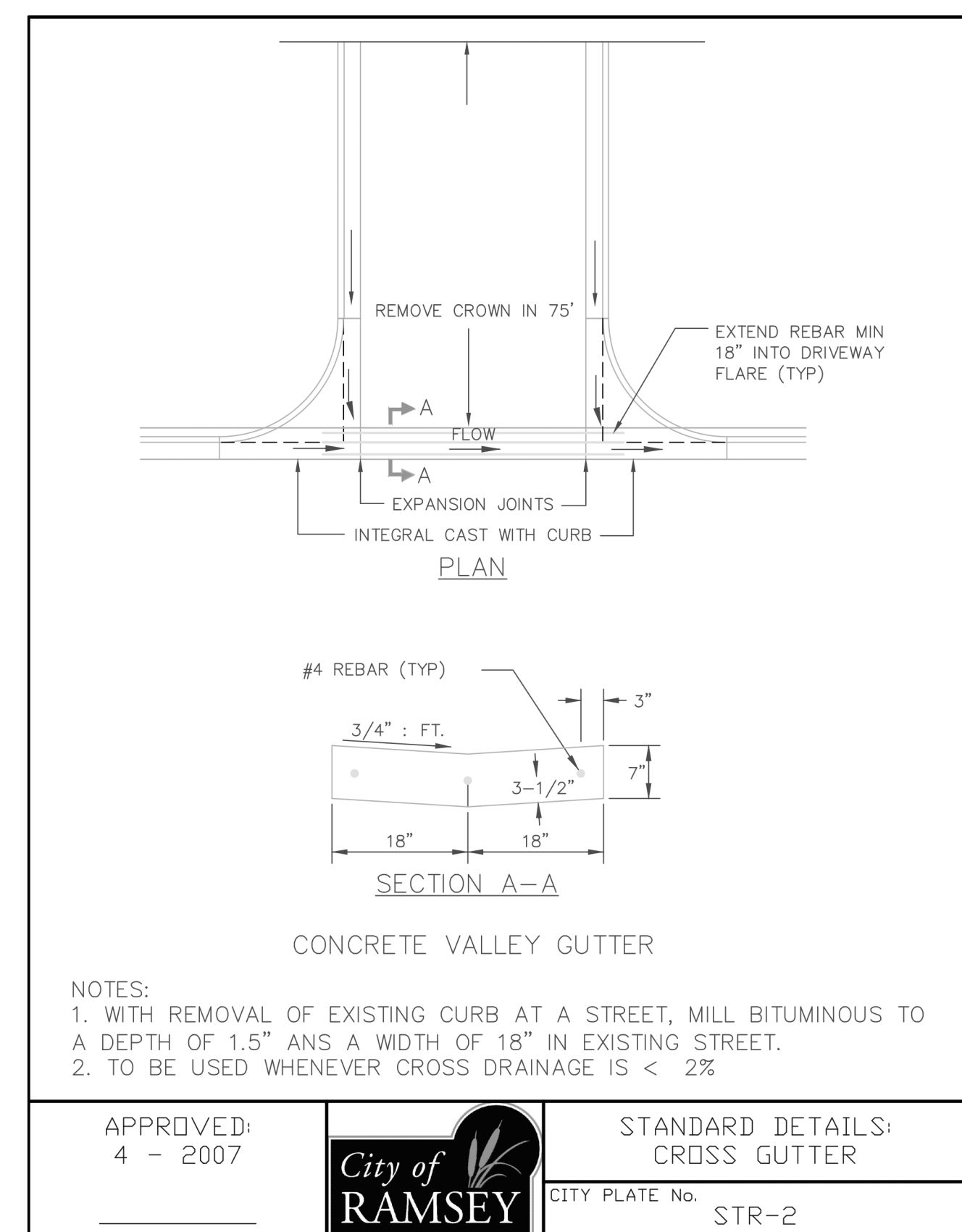


8 **CATCH BASIN CASTING SUMP AT CONCRETE CURB AND GUTTER** NO SCALE

7 **CONCRETE PAVEMENT CONTRACTION JOINTS** NO SCALE



4 **STREET PATCHING STANDARDS** NO SCALE



2 **CROSS GUTTER** NO SCALE

ISSUE / REVISION HISTORY

| DATE | ISSUE / REVISION | REVIEW |
|-------------|---------------------|--------|
| 03 JAN 2017 | SITE PLAN SUBMITTAL | XXX |

PROJECT MANAGER REVIEW

| BY XX | DATE XXX/XXX/XXX |
|-------|------------------|
| | |

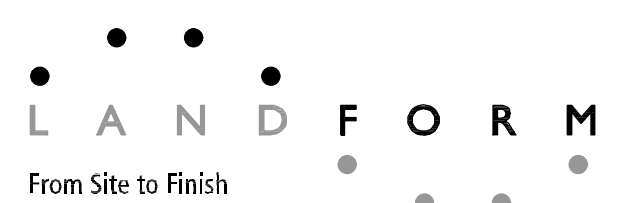
CERTIFICATION

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Randall C. Hedlund
License No. 19976

Signature shown in this location of original. Web signed copy of this plan on file with the City of Ramsey, MN. Original available upon request.

SITE PLAN SUBMITTAL
01-03-2017



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

FILE NAME: C704KR2001.DWG
PROJECT NO.: NSS16001

CIVIL CONSTRUCTION DETAILS
C7.4

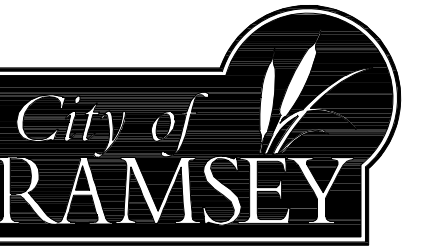


Table with 2 columns: SHEET, TITLE. Lists sheets C0.1 through C7.1 including titles like 'CIVIL TITLE SHEET', 'EXISTING CONDITIONS & DEPICT', 'SITE PLAN', 'GRADING, DRAINAGE & EROSION CONTROL', 'PAVING PLAN & NOTES', 'SWEEP NOTES', 'CIVIL CONSTRUCTION DETAILS', 'CIVIL CONSTRUCTION DETAILS', 'CIVIL CONSTRUCTION DETAILS', 'CIVIL CONSTRUCTION DETAILS', 'TREE PRESERVATION PLAN', 'TREE PRESERVATION TABLE', 'LANDSCAPE PLAN', 'LANDSCAPE DETAILS'.

Table with 4 columns: DATE, ISSUE / REVISION, REVIEW. Shows a revision on 03 JAN 2017 for 'SITE PLAN SUBMITTAL' reviewed by 'XXXX'.

Table with 2 columns: BY, DATE. Shows 'BY XX' and 'DATE XX.XX.XXXX'.

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Randall C. Hedlund
License No: 19976
Signature shown in this location is a reproduction of original. Web signed copy of this plan on the National Self-Storage, LLC office and is available upon request.

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

SITE PLAN SUBMITTAL
01-03-2017

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

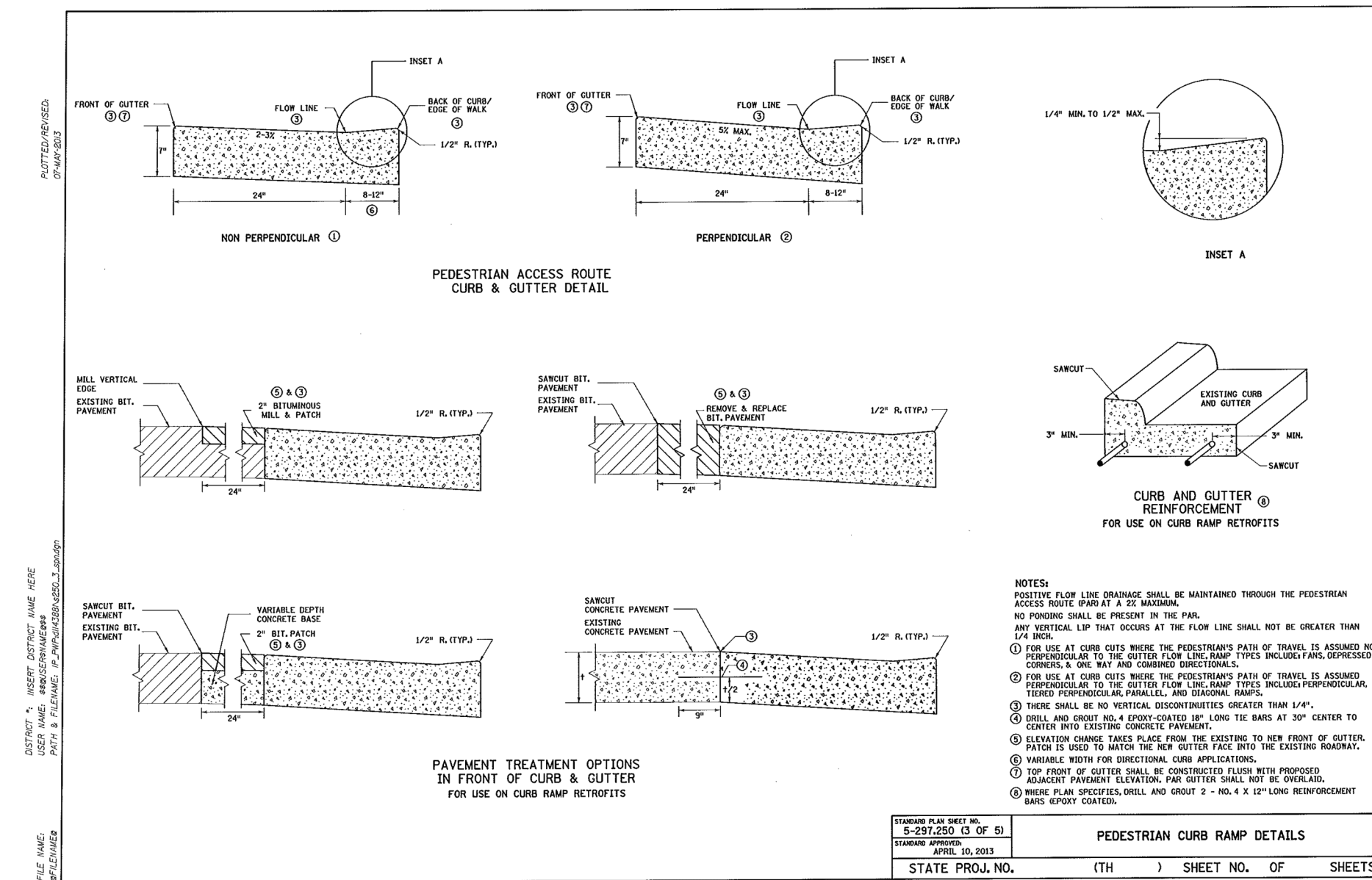
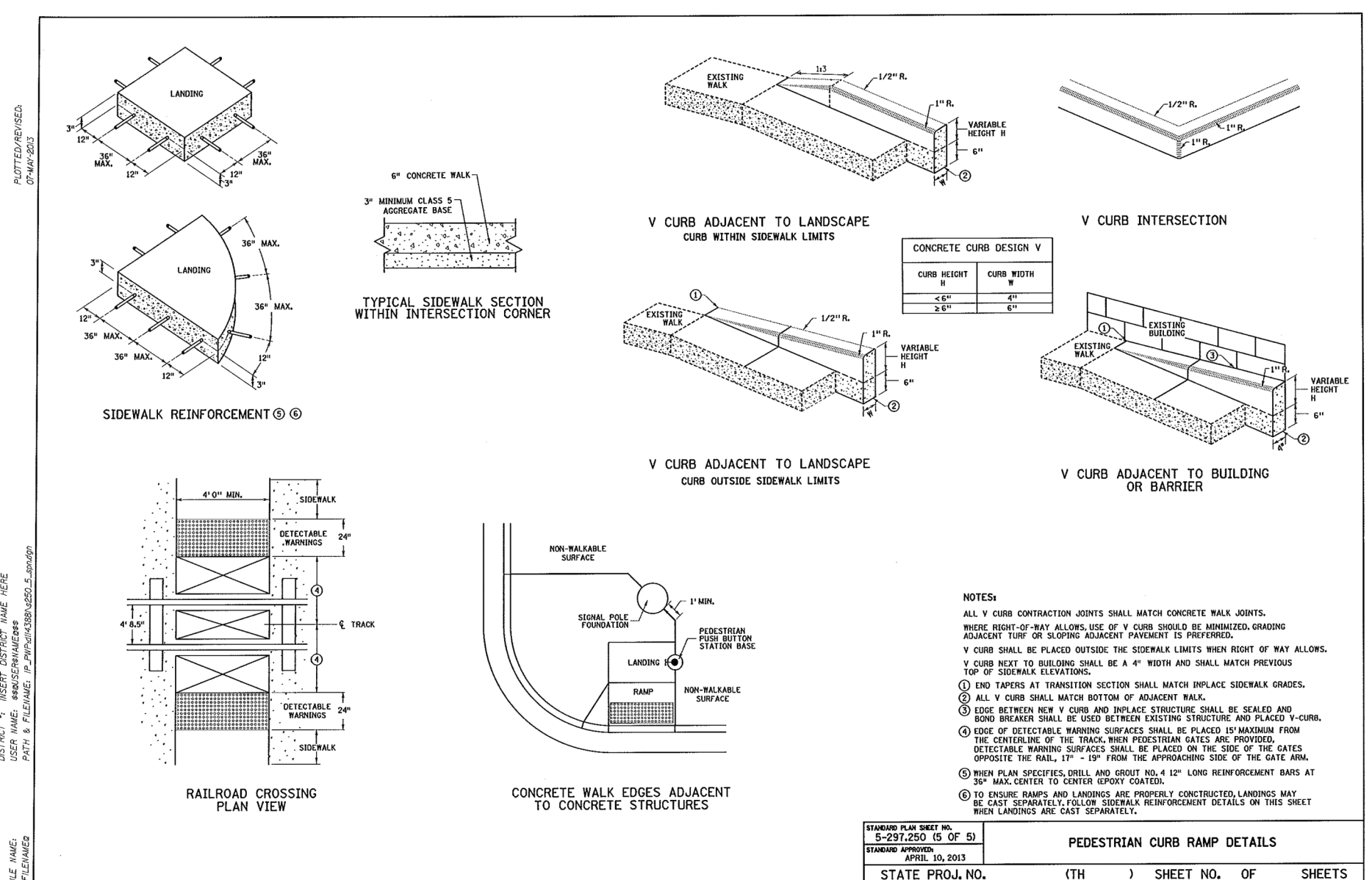
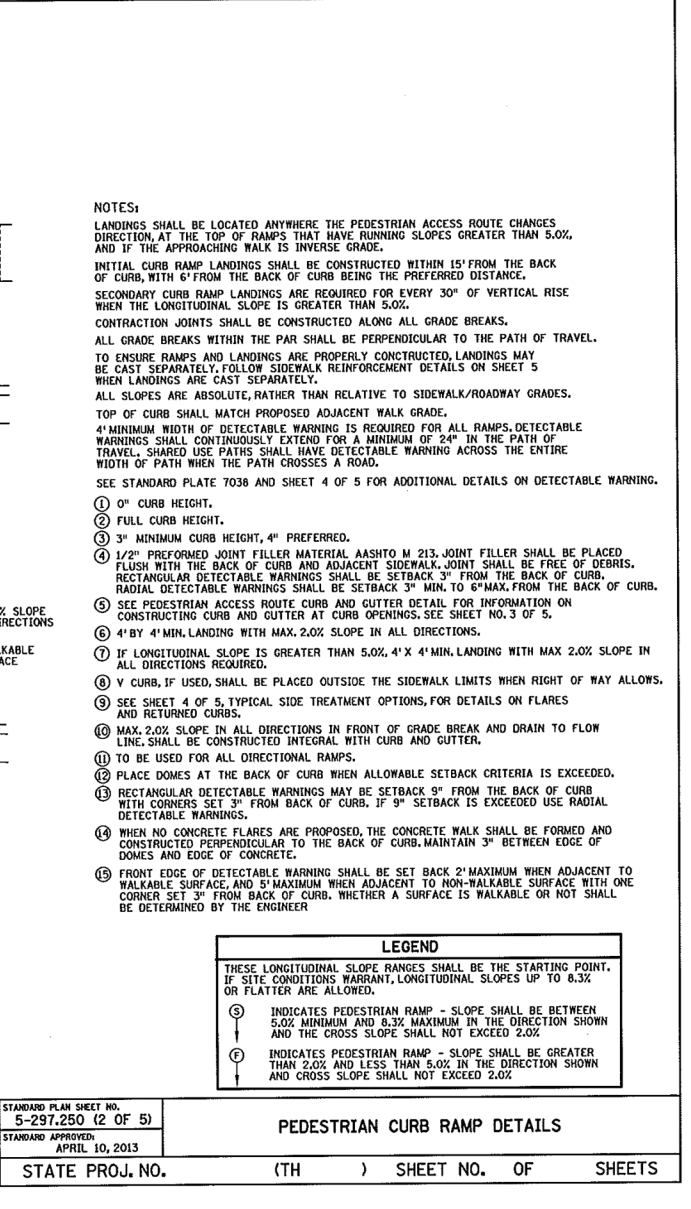
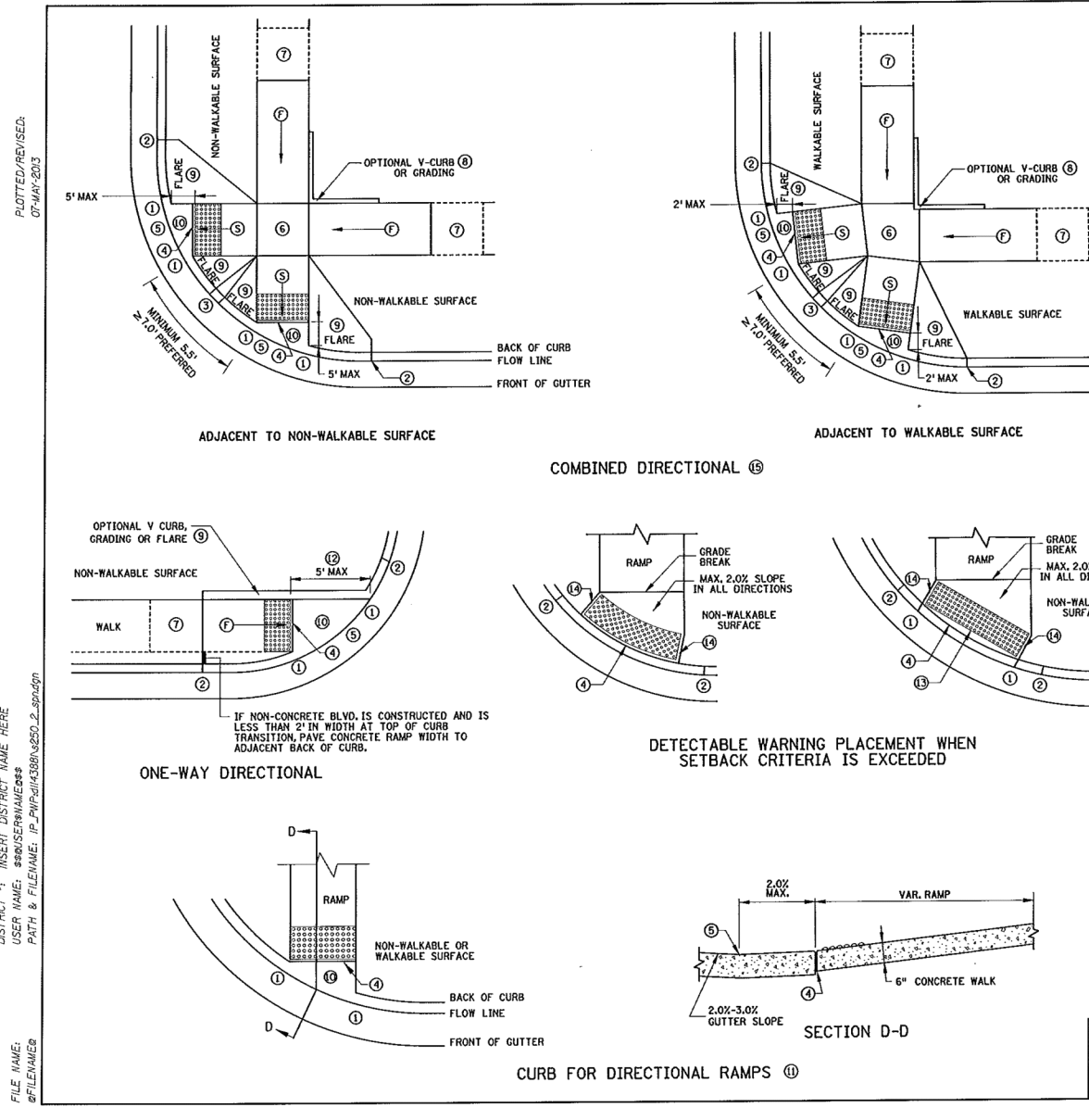
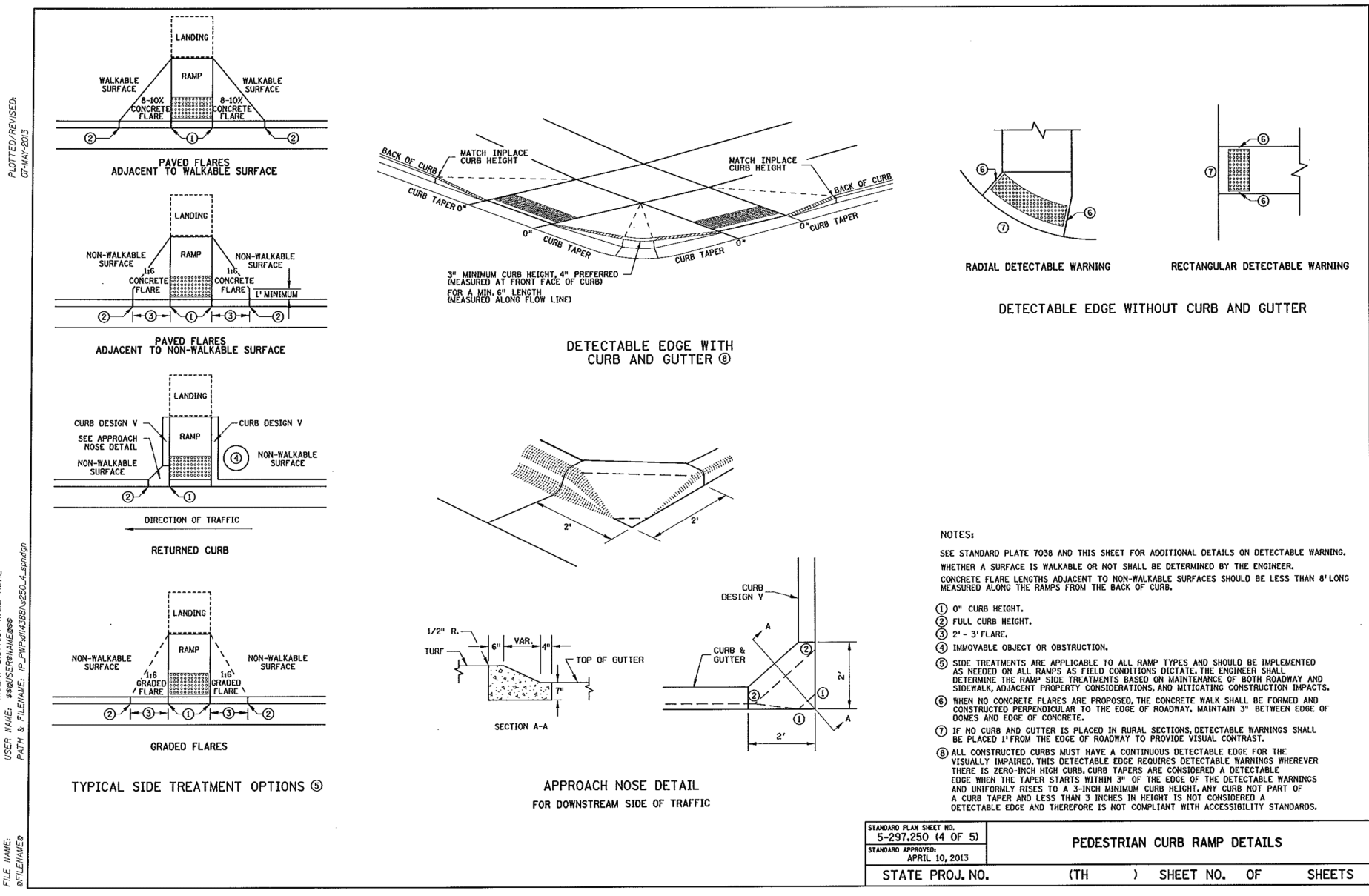
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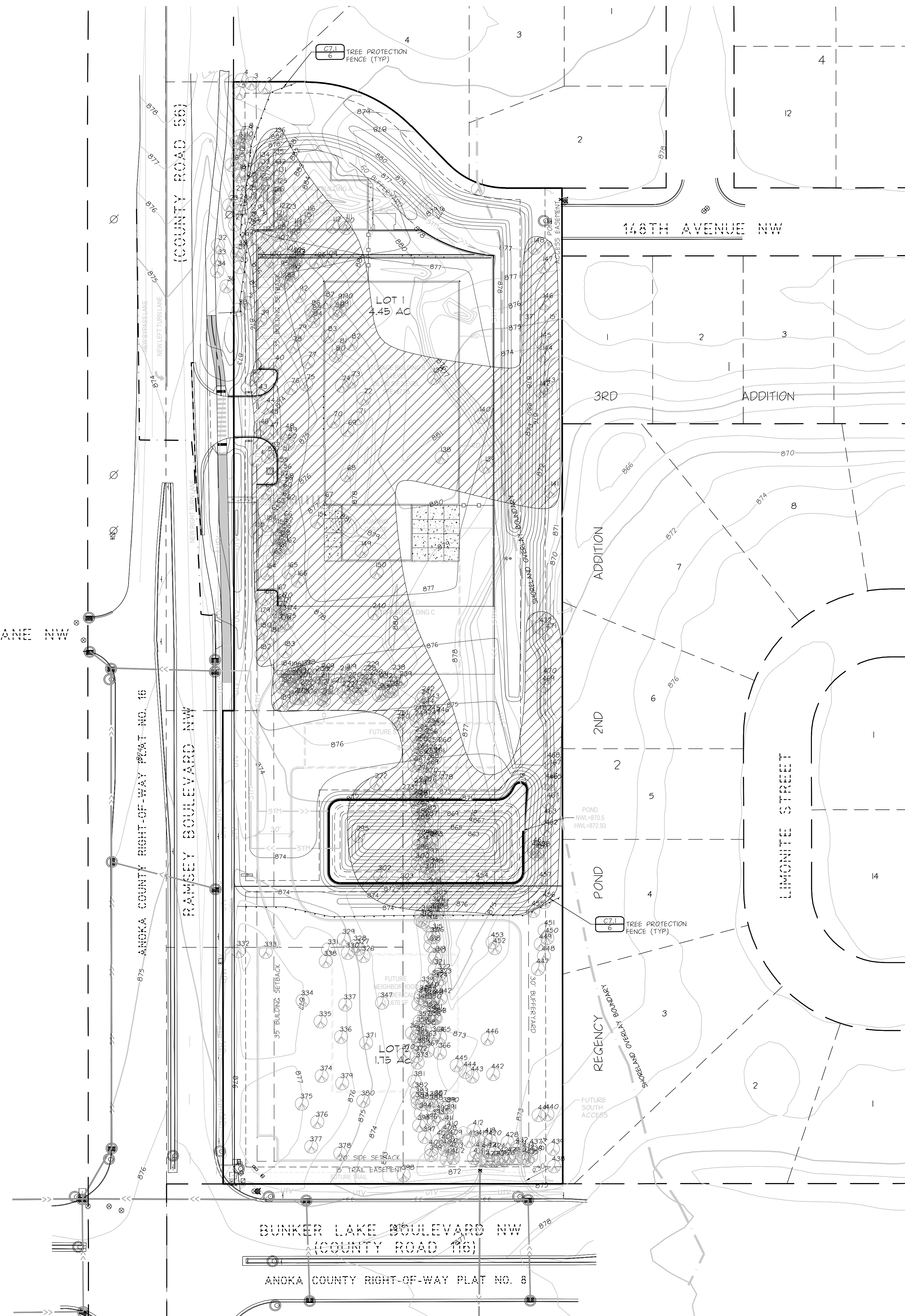
PROJECT NO. NSS16001

CIVIL CONSTRUCTION
DETAILS

C7.5

SHEET NO. 12/15
Landform Paid Site to Finish Pro registered service mark of Landform Professional Services, LLC.





MITIGATION NUMBERS

| | |
|---|---------|
| Total Sig. Tree Inches: | 4272.5 |
| Total Sig. Tree Inches (Exempt): | 386 |
| Net Sig. Tree Inches: | 3886.5 |
| 70% allowable sig. tree removals (threshold): | 2720.55 |
| Removal inches (Non-exempt): | 2223.0 |
| Removal Inches above threshold: | 0 |
| Removal Percentage: | 57.2% |
| Replacement inches: | 0.00 |

EXISTING CONDITIONS

BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANDFORM, MINNEAPOLIS, MN, ON DECEMBER 07, 2015, 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. SEE SHEET L1.2 FOR TREE REMOVAL TABLE

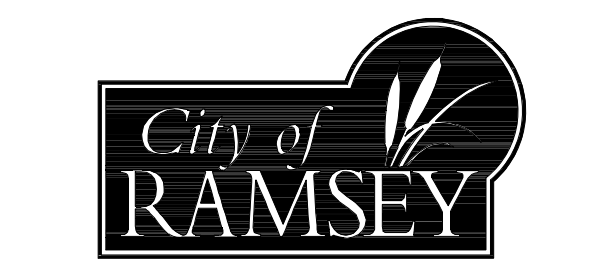
LEGEND

CLEARING AND GRUBBING LIMITS (2.5 ACRES)

DEVELOPER

NATIONAL SELF-STORAGE, LLC
2827 107TH AVENUE
BLAINE, MN 55449

MUNICIPALITY



PROJECT

REGENCY COMMONS
RAMSEY, MN

SHEET INDEX

| SHEET | TITLE |
|-------|-------------------------------------|
| C0.1 | CIVIL TITLE SHEET |
| C0.2 | EXISTING CONDITIONS & DEFO |
| C0.3 | GRADING, DRAINAGE & EROSION CONTROL |
| C0.4 | PAVING PLAN & NOTES |
| C0.5 | SWPPP NOTES |
| C0.6 | UTILITIES |
| C0.7 | CIVIL CONSTRUCTION DETAILS |
| C0.8 | CIVIL CONSTRUCTION DETAILS |
| C0.9 | CIVIL CONSTRUCTION DETAILS |
| C0.10 | CIVIL CONSTRUCTION DETAILS |
| C0.11 | CIVIL CONSTRUCTION DETAILS |
| C0.12 | CIVIL CONSTRUCTION DETAILS |
| L1.1 | TREE PRESERVATION PLAN |
| L1.2 | TREE PRESERVATION TABLE |
| L1.3 | LANDSCAPE PLAN |
| L1.4 | LANDSCAPE DETAILS |

ISSUE / REVISION HISTORY

| DATE | ISSUE / REVISION | REVIEW |
|-------------|---------------------|--------|
| 03 JAN 2017 | SITE PLAN SUBMITTAL | XXX |

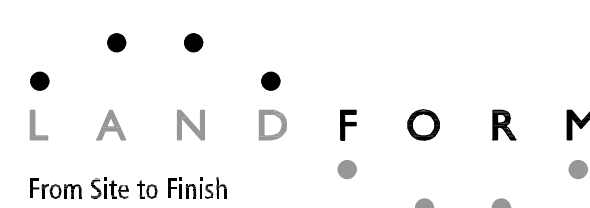
PROJECT MANAGER REVIEW

BY XX DATE XXX/XXX/XXXX

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License No: 19976
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SITE PLAN SUBMITTAL
01-03-2017



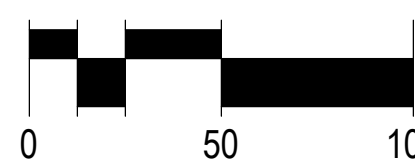
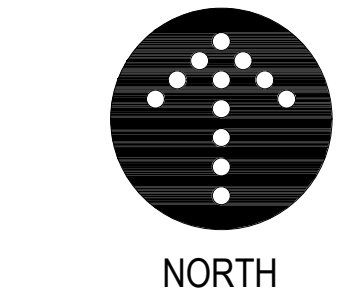
105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME L101NSS001.DWG
PROJECT NO. NSS16001

TREE PRESERVATION PLAN
L1.1
SHEET NO. 13/15
Landform From Site to Finish® Fore registered service mark of Landform Professional Services, L.L.C.



Know what's Below.
Call before you dig.



| Tree # | Species | Cal. In. | Condition | Removed |
|--------|---------------|----------|-----------|---------|
| 1 | Elm, Siberian | 10.0 | Fair | |
| 2 | Elm, Siberian | 9.5 | Good | |
| 3 | Pine, Scots | 18.0 | Good | |
| 4 | Elm, Siberian | 10.0 | Fair | |
| 5 | Elm, Siberian | 8.0 | Fair | |
| 6 | Boxelder | 10.0 | Fair | |
| 7 | Elm, Siberian | 8.0 | Good | |
| 8 | Pine, Scots | 13.5 | Fair | |
| 9 | Pine, Scots | 11.5 | Fair | |
| 10 | Pine, Scots | 13.0 | Good | |
| 11 | Pine, Scots | 14.5 | Good | |
| 12 | Pine, Scots | 11.5 | Good | |
| 13 | Pine, Scots | 10.0 | Good | |
| 14 | Pine, Scots | 21.0 | Fair | |
| 15 | Pine, Scots | 10.5 | Good | |
| 16 | Elm, Siberian | 10.0 | Fair | |
| 17 | Pine, Scots | 10.0 | Fair | |
| 18 | Pine, Scots | 5.0 | Fair | |
| 19 | Pine, Scots | 16.0 | Good | |
| 20 | Pine, Scots | 14.0 | Good | X |
| 21 | Pine, Scots | 12.0 | Fair | X |
| 22 | Pine, Scots | 15.0 | Fair | |
| 23 | Elm, Siberian | 14.0 | Fair | |
| 24 | Pine, Scots | 11.5 | Good | |
| 25 | Pine, Scots | 16.5 | Good | |
| 26 | Pine, Scots | 10.0 | Good | X |
| 27 | Elm, Siberian | 9.5 | Good | |
| 28 | Pine, Scots | 17.0 | Good | X |
| 29 | Pine, Scots | 14.5 | Good | X |
| 30 | Pine, Scots | 14.5 | Good | X |
| 31 | Pine, Scots | 14.0 | Good | X |
| 32 | Elm, Siberian | 9.0 | Fair | |
| 33 | Elm, Siberian | 10.5 | Good | |
| 34 | Elm, Siberian | 10.5 | Good | |
| 35 | Pine, Scots | 13.5 | Good | |
| 36 | Elm, Siberian | 13.5 | Fair | |
| 37 | Pine, Scots | 19.0 | Fair | |
| 38 | Elm, Siberian | 17.0 | Fair | |
| 39 | Elm, Siberian | 37.0 | Fair | X |
| 40 | Elm, Siberian | 9.5 | Fair | X |
| 41 | Elm, Siberian | 13.5 | Fair | X |
| 42 | Elm, Siberian | 19.0 | Fair | X |
| 43 | Elm, Siberian | 18.0 | Fair | X |
| 44 | Elm, Siberian | 11.0 | Fair | X |
| 45 | Pine, red | 5.0 | Good | X |
| 46 | Elm, Siberian | 11.5 | Good | X |
| 47 | Pine, red | 5.5 | Good | X |
| 48 | Pine, red | 6.0 | Good | X |
| 49 | Pine, red | 5.0 | Good | X |
| 50 | Pine, red | 4.5 | Good | X |
| 51 | Pine, red | 6.0 | Fair | X |
| 52 | Elm, Siberian | 13.0 | Fair | X |
| 53 | Elm, Siberian | 12.0 | Fair | X |
| 54 | Elm, Siberian | 12.0 | Fair | X |
| 55 | Pine, red | 5.0 | Good | X |
| 56 | Pine, red | 5.0 | Good | X |
| 57 | Pine, red | 4.5 | Good | X |
| 58 | Pine, red | 5.0 | Good | X |
| 59 | Pine, red | 4.5 | Good | X |
| 60 | Pine, red | 5.5 | Good | X |
| 61 | Pine, red | 6.0 | Good | X |
| 62 | Pine, red | 5.0 | Good | X |
| 63 | Pine, Scots | 4.5 | Fair | X |
| 64 | Elm, Siberian | 9.0 | Fair | X |
| 65 | Elm, Siberian | 13.0 | Good | X |
| 66 | Pine, red | 5.5 | Good | X |
| 67 | Pine, Scots | 6.5 | Good | X |
| 68 | Elm, Siberian | 9.0 | Good | X |
| 69 | Elm, Siberian | 13.0 | Fair | X |
| 70 | Elm, Siberian | 12.0 | Fair | X |
| 71 | Elm, Siberian | 17.0 | Fair | X |
| 72 | Elm, Siberian | 16.0 | Fair | X |
| 73 | Pine, Scots | 13.5 | Good | X |
| 74 | Elm, Siberian | 14.0 | Fair | X |
| 75 | Ash, green | 10.5 | Fair | X |
| 76 | Elm, Siberian | 12.0 | Fair | X |
| 77 | Pine, red | 5.0 | Good | X |
| 78 | Pine, red | 7.5 | Good | X |
| 79 | Elm, Siberian | 15.0 | Fair | X |
| 80 | Pine, Scots | 9.0 | Good | X |
| 81 | Pine, Scots | 11.0 | Fair | X |
| 82 | Pine, Scots | 10.0 | Fair | X |
| 83 | Pine, Scots | 7.5 | Fair | X |
| 84 | Pine, red | 5.5 | Good | X |
| 85 | Pine, red | 4.5 | Good | X |
| 86 | Pine, red | 4.5 | Good | X |
| 87 | Elm, Siberian | 8.0 | Fair | X |
| 88 | Elm, Siberian | 12.0 | Fair | X |
| 89 | Pine, Scots | 8.5 | Good | X |
| 90 | Pine, Scots | 12.0 | Good | X |
| 91 | Pine, Scots | 15.0 | Fair | X |
| 92 | Elm, Siberian | 16.0 | Fair | X |
| 93 | Pine, red | 5.0 | Good | X |
| 94 | Pine, red | 4.5 | Good | X |
| 95 | Pine, red | 4.5 | Good | X |

| Tree # | Species | Cal. In. | Condition | Removed |
|--------|---------------|----------|-----------|---------|
| 96 | Pine, red | 5.5 | Good | X |
| 97 | Pine, red | 4.5 | Good | X |
| 98 | Pine, red | 4.0 | Good | X |
| 99 | Pine, Scots | 5.0 | Good | X |
| 100 | Pine, Scots | 6.5 | Good | X |
| 101 | Pine, Scots | 5.5 | Good | X |
| 102 | Pine, Scots | 8.0 | Good | X |
| 103 | Pine, Scots | 6.5 | Fair | X |
| 104 | Pine, Scots | 11.0 | Good | X |
| 105 | Pine, Scots | 10.5 | Good | X |
| 106 | Pine, Scots | 4.0 | Good | X |
| 107 | Pine, Scots | 6.0 | Good | X |
| 108 | Pine, Scots | 6.0 | Good | X |
| 109 | Elm, Siberian | 16.0 | Fair | X |
| 110 | Elm, Siberian | 9.5 | Fair | X |
| 111 | Elm, Siberian | 28.0 | Fair | X |
| 112 | Elm, Siberian | 11.0 | Fair | X |
| 113 | Pine, Scots | 9.0 | Good | X |
| 114 | Elm, Siberian | 11.0 | Good | X |
| 115 | Pine, Scots | 4.0 | Good | X |
| 116 | Pine, Scots | 4.5 | Fair | X |
| 117 | Pine, Scots | 8.0 | Good | X |
| 118 | Pine, Scots | 4.5 | Good | X |
| 119 | Elm, American | 10.0 | Fair | X |
| 120 | Pine, Scots | 11.5 | Good | X |
| 121 | Pine, Scots | 8.0 | Good | X |
| 122 | Pine, Scots | 5.0 | Fair | X |
| 123 | Elm, Siberian | 8.5 | Fair | X |
| 124 | Pine, Scots | 8.0 | Good | X |
| 125 | Elm, Siberian | 9.5 | Good | X |
| 126 | Pine, Scots | 4.0 | Fair | X |
| 127 | Pine, Scots | 5.5 | Fair | X |
| 128 | Pine, Scots | 6.5 | Fair | X |
| 129 | Pine, Scots | 7.0 | Fair | X |
| 130 | Pine, Scots | 4.5 | Fair | X |
| 131 | Pine, Scots | 8.0 | Fair | X |
| 132 | Elm, Siberian | 12.0 | Fair | X |
| 133 | Pine, Scots | 8.5 | Good | X |
| 134 | Pine, Scots | 9.0 | Good | X |
| 135 | Elm, Siberian | 13.0 | Good | X |
| 136 | Elm, Siberian | 20.0 | Fair | X |
| 137 | Elm, Siberian | 8.0 | Fair | X |
| 138 | Cottonwood | 11.0 | Good | X |
| 139 | Elm, Siberian | 10.0 | Fair | X |
| 140 | Elm, Siberian | 8.5 | Good | X |
| 141 | Elm, Siberian | 8.0 | Good | X |
| 142 | Elm, Siberian | 8.5 | Good | X |
| 143 | Cottonwood | 8.5 | Good | X |
| 144 | Elm, Siberian | 12.0 | Fair | X |
| 145 | Elm, Siberian | 8.5 | Good | X |
| 146 | Elm, Siberian | 9.0 | Good | X |
| 147 | Elm, Siberian | 16.0 | Fair | X |
| 148 | Elm, Siberian | 9.0 | Fair | X |
| 149 | Elm, Siberian | 15.5 | Fair | X |
| 150 | Elm, Siberian | 26.0 | Fair | X |
| 151 | Elm, Siberian | 9.0 | Fair | X |
| 152 | Pine, red | 5.5 | Good | X |
| 153 | Pine, red | 4.5 | Good | X |
| 154 | Pine, red | 4.5 | Good | X |
| 155 | Elm, Siberian | 17.0 | Fair | X |
| 156 | Pine, red | 4.5 | Good | X |
| 157 | Pine, red | 5.5 | Good | X |
| 158 | Pine, red | 5.5 | Good | X |
| 159 | Pine, red | 4.5 | Good | X |
| 160 | Pine, red | 4.0 | Good | X |
| 161 | Pine, red | 5.0 | Good | X |
| 162 | Pine, red | 6.5 | Good | X |
| 163 | Elm, Siberian | 13.0 | Fair | X |
| 164 | Pine, red | 6.5 | Fair | X |
| 165 | Elm, Siberian | 9.0 | Fair | X |
| 166 | Pine, Scots | 6.5 | Good | X |
| 167 | Pine, red | 9.0 | Fair | X |
| 168 | Pine, red | 5.0 | Good | X |
| 169 | Pine, red | 4.5 | Good | X |
| 170 | Pine, red | 4.5 | Good | X |
| 171 | Pine, red | 4.5 | Good | X |
| 172 | Pine, red | 6.0 | Good | X |
| 173 | Pine, red | 5.0 | Good | X |
| 174 | Elm, Siberian | 11.0 | Fair | X |
| 175 | Pine, red | 5.0 | Fair | X |
| 176 | Pine, red | 4.5 | Good | X |
| 177 | Pine, red | 5.5 | Good | X |
| 178 | Pine, red | 4.0 | Good | X |
| 179 | Elm, Siberian | 10.0 | Fair | X |
| 180 | Elm, Siberian | 10.5 | Fair | X |
| 181 | Pine, red | 5.0 | Good | X |
| 182 | Elm, Siberian | 16.0 | Fair | X |
| 183 | Pine, red | 5.0 | Good | X |
| 184 | Pine, red | 6.0 | Good | X |
| 185 | Pine, Scots | 8.0 | Good | X |
| 186 | Pine, red | 4.0 | Fair | X |
| 187 | Pine, red | 4.0 | Good | X |
| 188 | Pine, red | 4.5 | Good | X |
| 189 | Cottonwood | 11.0 | Good | X |
| 190 | Pine, red | 4.0 | Good | X |
| 191 | Pine, red | 4.5 | Good | X |

| Tree # | Species | Cal. In. | Condition | Removed |
|--------|---------------|----------|-----------|---------|
| 192 | Pine, red | 4.0 | Good | X |
| 193 | Pine, red | 4.5 | Good | X |
| 194 | Pine, red | 4.5 | Good | X |
| 195 | Pine, red | 6.0 | Good | X |
| 196 | Pine, red | 4.5 | Good | X |
| 197 | Pine, red | 5.5 | Good | X |
| 198 | Pine, red | 6.0 | Good | X |
| 199 | Pine, red | 5.5 | Good | X |
| 200 | Pine, red | 6.5 | Good | X |
| 201 | Pine, red | 4.5 | Good | X |
| 202 | Pine, red | 4.5 | Good | X |
| 203 | Pine, red | 5.5 | Good | X |
| 204 | Pine, red | 4.5 | Good | X |
| 205 | Pine, red | 4.5 | Good | X |
| 206 | Pine, red | 6.0 | Good | X |
| 207 | Pine, red | 5.5 | Good | X |
| 208 | Pine, red | 4.5 | Good | X |
| 209 | Pine, red | 6.0 | Good | X |
| 210 | Pine, red | 5.5 | Good | X |
| 211 | Pine, red | 6.5 | Good | X |
| 212 | Pine, red | 4.5 | Good | X |
| 213 | Pine, red | 6.0 | Good | X |
| 214 | Pine, red | 7.0 | Fair | X |
| 215 | Pine, red | 5.0 | Good | X |
| 216 | Pine, red | 4.5 | Good | X |
| 217 | Pine, red | 4.5 | Good | X |
| 218 | Pine, red | 4.5 | Good | X |
| 219 | Pine, red | 7.5 | Good | X |
| 220 | Pine, red | 6.5 | Good | X |
| 221 | Pine, red | 4.0 | Good | X |
| 222 | Pine, red | 4.5 | Good | X |
| 223 | Pine, red | 6.5 | Good | X |
| 224 | Pine, red | 4.0 | Good | X |
| 225 | Elm, Siberian | 8.0 | Good | X |
| 226 | Pine, red | 4.0 | Good | X |
| 227 | Pine, red | 5.5 | Good | X |
| 228 | Pine, red | 5.5 | Good | X |
| 229 | Pine, red | 5.5 | Good | X |
| 230 | Pine, red | 4.5 | Good | X |
| 231 | Pine, red | 5.5 | Good | X |
| 232 | Pine, red | 4.5 | Good | X |
| 233 | Cottonwood | 21.5 | Good | X |
| 234 | Cottonwood | 14.5 | Good | X |
| 235 | Pine, red | 5.5 | Good | X |
| 236 | Pine, red | 5.0 | Good | X |
| 237 | Pine, red | 6.0 | Good | X |
| 238 | Pine, red | 6.5 | Good | X |
| 239 | Pine, red | 12.0 | Fair | X |
| 240 | Elm, Siberian | 22.0 | Fair | X |
| 241 | Pine, red | 7.0 | Good | X |
| 242 | Pine, red | 11.5 | Fair | X |
| 243 | Pine, red | 4.5 | Good | X |
| 244 | Pine, red | 9.0 | Good | X |
| 245 | Pine, red | 7.0 | Good | X |
| 246 | Pine, red | 4.5 | Fair | X |
| 247 | Pine, red | 7.0 | Good | X |
| 248 | Pine, red | 7.5 | Good | X |
| 249 | Pine, red | 7.5 | Good | X |
| 250 | Elm, American | 14.0 | Good | X |
| 251 | Boxelder | 22.0 | Fair | X |
| 252 | Pine, red | 6.0 | Fair | X |
| 253 | Pine, red | 7.0 | Good | X |
| 254 | Elm, Siberian | 16.0 | Good | X |
| 255 | Pine, red | 4.5 | Good | X |
| 256 | Pine, red | 11.5 | Fair | X |
| 257 | Pine, red | 7.5 | Good | X |
| 258 | Pine, red | 4.5 | Good | X |
| 259 | Pine, red | 7.0 | Good | X |
| 260 | Pine, red | 6.5 | Good | X |
| 261 | Elm, Siberian | 13.0 | Fair | X |
| 262 | Pine, red | 7.0 | Good | X |
| 263 | Pine, red | 5.0 | Good | X |
| 264 | Pine, red | 9.0 | Good | X |
| 265 | Pine, red | 8.0 | Good | X |
| 266 | Pine, red | 7.5 | Good | X |
| 267 | Pine, red | 7.5 | Good | X |
| 268 | Pine, red | 7.0 | Good | X |
| 269 | Pine, red | 4.0 | Fair | X |
| 270 | Pine, red | 7.5 | Good | X |
| 271 | Pine, red | 8.5 | Good | X |
| 272 | Boxelder | 26.0 | Fair | X |
| 273 | Boxelder | 21.0 | Fair | X |
| 274 | Pine, red | 7.0 | Good | X |
| 275 | Pine, red | 6.5 | Good | X |
| 276 | Pine, red | 8.0 | Good | X |
| 277 | Pine, red | 6.0 | Good | X |
| 278 | Pine, red | 11.5 | Good | X |
| 279 | Pine, red | 7.5 | Good | X |
| 280 | Pine, red | 6.5 | Good | X |
| 281 | Pine, red | 4.5 | Good | X |
| 282 | Pine, red | 6.5 | Fair | X |
| 283 | Pine, red | 7.5 | Good | X |
| 284 | Pine, red | 10.5 | Good | X |
| 285 | Pine, red | 6.5 | Fair | X |
| 286 | Pine, red | 8.0 | Good | X |
| 287 | Pine, red | 9.0 | Good | X |

| Tree # | Species | Cal. In. | Condition | Removed |
|--------|-----------|----------|-----------|---------|
| 288 | Pine, red | 8.0 | Good | X |
| 289 | Pine, red | 6.0 | Good | X |
| 290 | Pine, red | 8.0 | Good | X |
| 291 | Pine, red | 6.0 | Good | X |
| 292 | Pine, red | 6.5 | Good | X |
| 293 | Pine, red | 10.0 | Good | X |
| 294 | Pine, red | 7.0 | Good | X |
| 295 | Boxelder | 18.0 | Fair | X |
| 296 | Pine, red | 10.5 | Good | X |
| 297 | Pine, red | 8.0 | Good | X |
| 298 | Pine, red | 11.0 | | |

SHEET INDEX

| SHEET | TITLE |
|-------|-------------------------------------|
| C01 | CIVIL TITLE SHEET |
| C02 | EXISTING CONDITIONS & DEMO |
| C03 | SITE PLAN |
| C04 | GRADING, DRAINAGE & EROSION CONTROL |
| C05 | PAVING PLAN & NOTES |
| C06 | SWAMP NOTES |
| C07 | UTILITIES |
| C08 | CIVIL CONSTRUCTION DETAILS |
| C09 | CIVIL CONSTRUCTION DETAILS |
| C10 | CIVIL CONSTRUCTION DETAILS |
| C11 | CIVIL CONSTRUCTION DETAILS |
| C12 | CIVIL CONSTRUCTION DETAILS |
| C13 | CIVIL CONSTRUCTION DETAILS |
| C14 | CIVIL CONSTRUCTION DETAILS |
| C15 | CIVIL CONSTRUCTION DETAILS |
| L01 | TREE PRESERVATION PLAN |
| L02 | TREE PRESERVATION TABLE |
| L03 | LANDSCAPE PLAN |
| L04 | LANDSCAPE DETAILS |

ISSUE / REVISION HISTORY

| DATE | ISSUE / REVISION | REVIEW |
|-------------|---------------------|--------|
| 03 JAN 2017 | SITE PLAN SUBMITTAL | XXXX |

PROJECT MANAGER REVIEW

BY: XX DATE: XX/XX/XXXX

CERTIFICATION

I hereby certify that this plan was prepared under my direct supervision, and that I am a Professional Engineer under the laws of the State of Minnesota.
 Signature shown in blue ink is a reproduction of original. Web signed copy of this plan on file at National Self-Storage, LLC office and is available upon request.

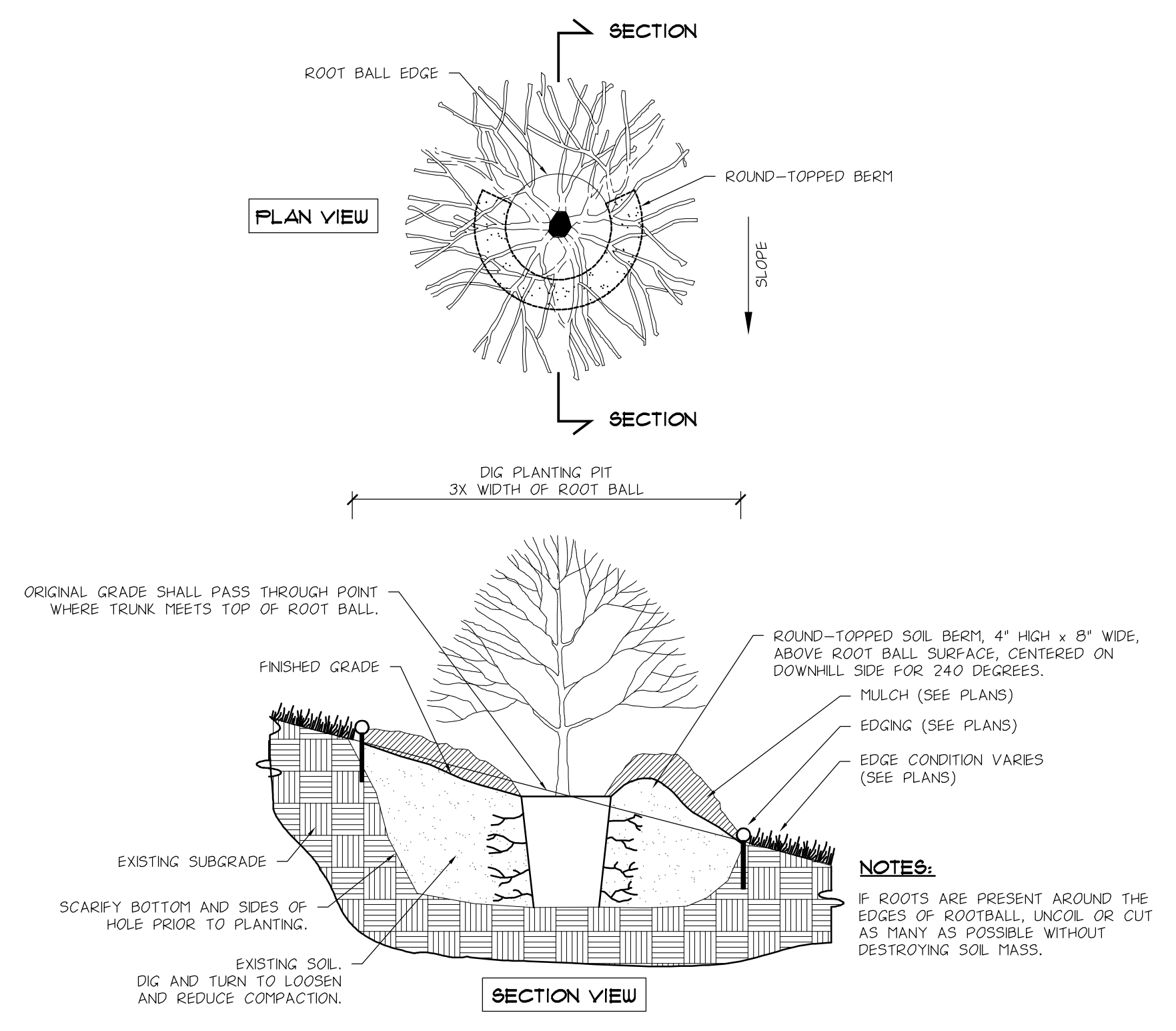
SITE PLAN SUBMITTAL
 01-03-2017

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: L701KRZ001.DWG
 PROJECT NO.: NSS16001

LANDSCAPE DETAILS
L7.1
 SHEET NO. 15/15
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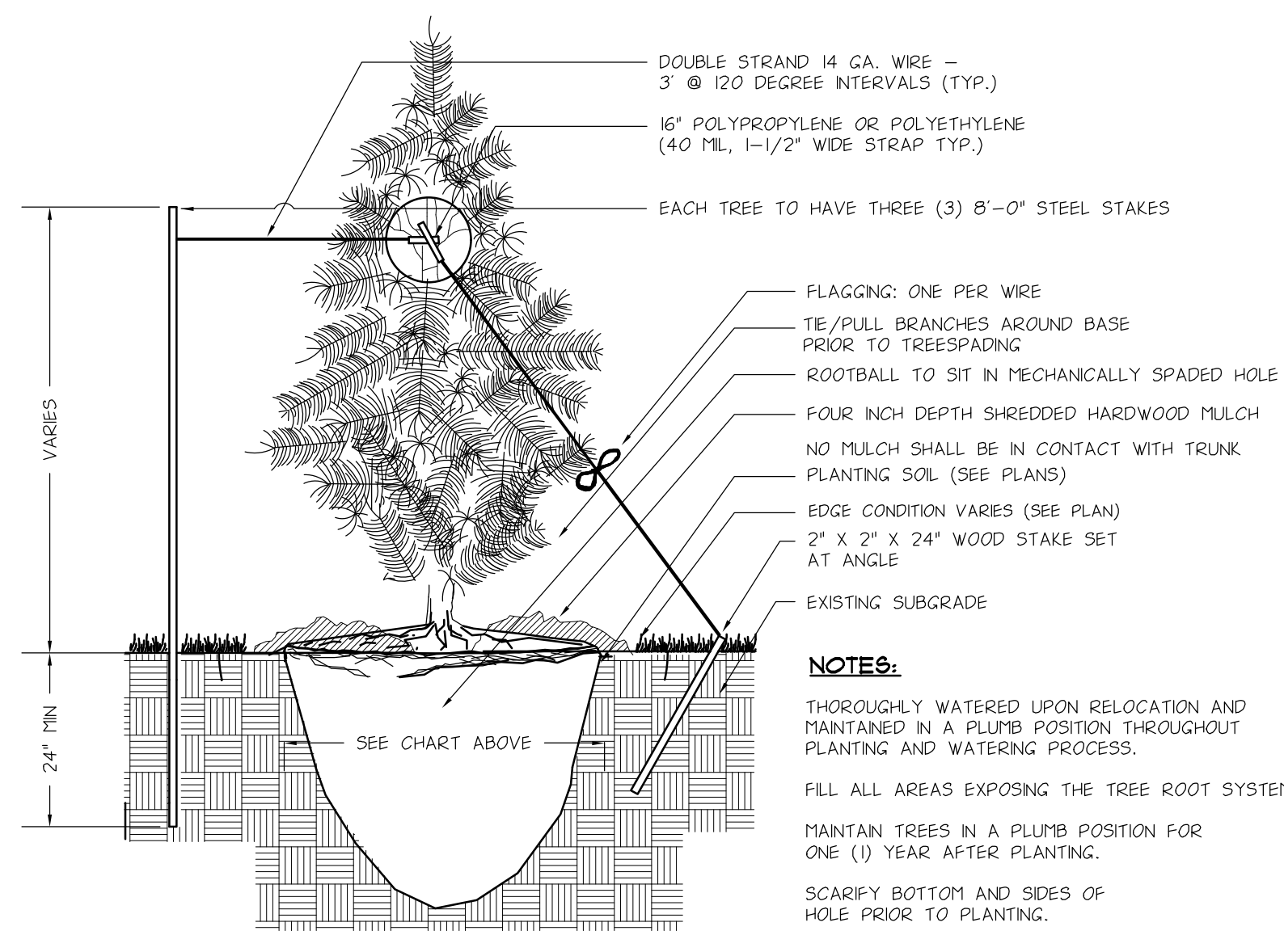


5 **STEEP SLOPE PLANTING** NO SCALE

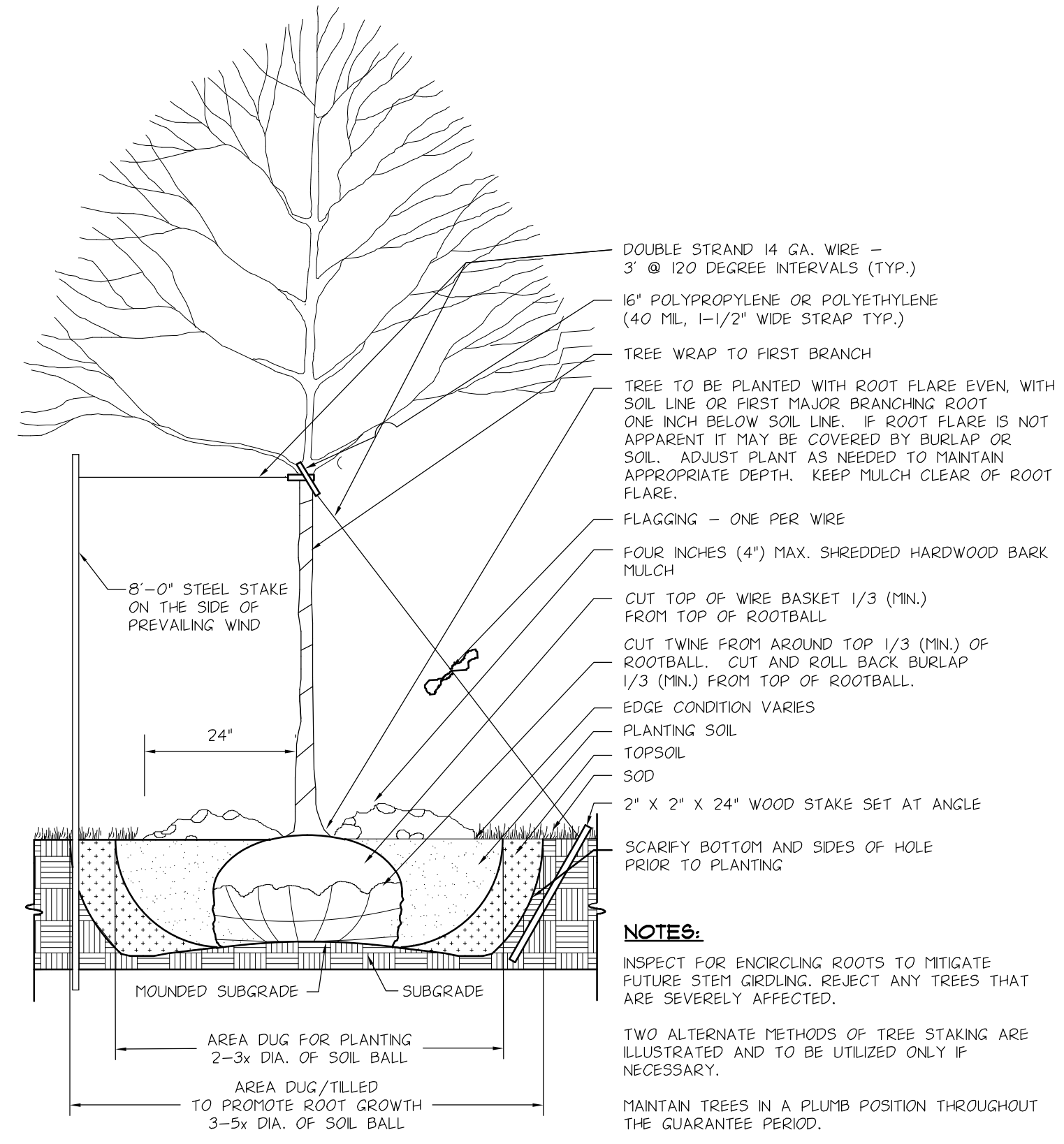
TREE SPADE NOTES

- COORDINATE PROPOSED RELOCATION OF EXISTING TREES WITH GRADING CONTRACTOR. STAGING OF TREE SPADING AND RELOCATION WILL BE DETERMINED BY GRADING PROCESS. TREE SPADE CONTRACTOR IS TO DETERMINE BEST STAGING PROCESS TO MAINTAIN HEALTH AND VIABILITY OF TREES TO BE RELOCATED.
- IF TEMPORARY HOLDING AREA IS NECESSARY FOR SPADED TREES, LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR WATERING, MULCHING AND FERTILIZING TO MAINTAIN EXISTING HEALTH AND VIABILITY OF TREES UNTIL FINAL LOCATION ON SITE IS MET.
- FINAL SETTING OF RELOCATED TREES SHALL BE DETERMINED WITH THE FOLLOWING PARAMETERS IN MIND:
 - MAINTAIN ORIGINAL ORIENTATION OF TREES. EXISTING NORTH FACING SIDE OF TREE SHALL BE NORTH FACING SIDE OF TREE IN NEW LOCATION.
 - CONSIDERATION OF EXISTING SLOPE AROUND ORIGINAL SITE OF TREE SHALL BE IMITATED AS CLOSELY AS POSSIBLE TO MAINTAIN ORIGINAL SLOPE AND DRAINAGE CONDITIONS.
 - RELOCATE TREES AS CLOSE AS POSSIBLE TO ORIGINAL LOCATION TO MAINTAIN ORIGINAL SOIL CONDITIONS.
- TREES TO BE RELOCATED SHALL BE TAGGED AND/OR PAINTED ON SITE.
- TAKE CARE TO MINIMIZE DAMAGE TO LIMBS AND GENERAL HEALTH OF TREES. WRAP OR TIE TREES BEFORE SPADEING TO MINIMIZE DAMAGE DURING RELOCATION. IF SIGNIFICANT DAMAGE OCCURS DUE TO IMPROPER PROCEDURES LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR EQUIVALENT REPLACEMENT OF DAMAGED TREE.
- INSPECTION AND GUARANTEE OF RELOCATED TREES ARE AS DEFINED IN LANDSCAPE PLANS AND SPECIFICATIONS.
- TRANSPLANTED DECIDUOUS/CONIFEROUS TREES SHALL BE TRIMMED OF ALL DEAD WOOD AND PRUNED TO NATURAL AND UNIFORM APPEARANCE.
- TRANSPLANTED DECIDUOUS TREES RELOCATED IN PEDESTRIAN/VEHICULAR CIRCULATION AREAS SHALL BE TRIMMED FREE OF BRANCHES FROM GRADE TO HEIGHT OF 6'-8'.

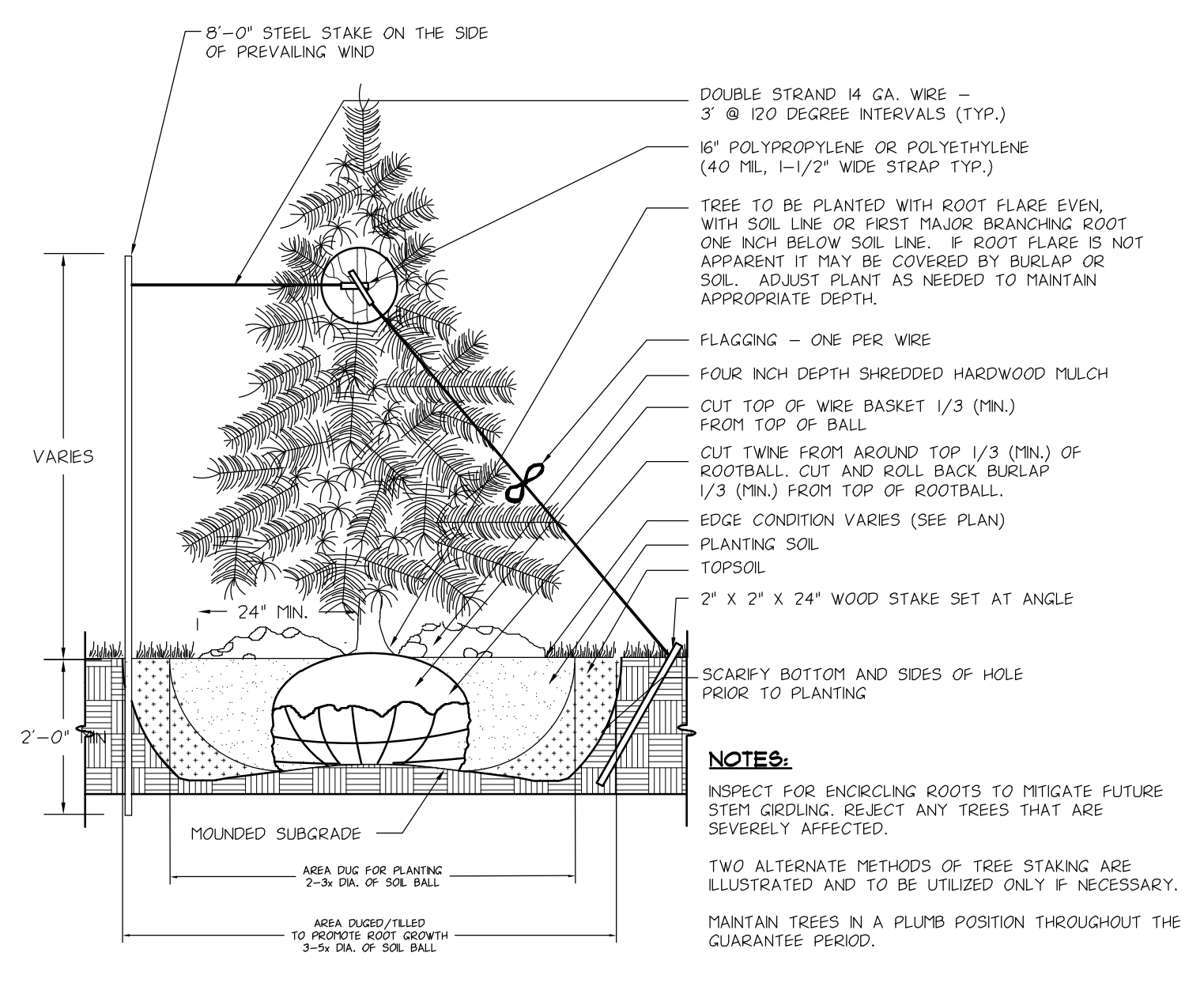
| CALIPER SIZE | SPADE DIAMETER | | SPADE DEPTH | |
|--------------|----------------|--------------|--------------|-----------------|
| | MINIMUM DIA. | MAXIMUM DIA. | MINIMUM DIA. | MAXIMUM DIA. |
| 1" CALIPER | 12" | 12" | 8" | 10" |
| 2" CALIPER | 20" | 20" | 13" | 18" |
| 3" CALIPER | 30" | 30" | 23" | 29" |
| 4" CALIPER | 40" | 40" | 30" | 40" |
| 5" CALIPER | 50" | 50" | 36" | 48" |
| 6" CALIPER | 60" | 60" | 43" | (OPTIMAL SPADE) |
| 7" CALIPER | 70" | 70" | 57" | (OPTIMAL SPADE) |
| 8" CALIPER | 80" | 80" | 57" | (OPTIMAL SPADE) |
| 9" CALIPER | 90" | 90" | 63" | (OPTIMAL SPADE) |
| 10" CALIPER | 100" | 100" | 58" | (OPTIMAL SPADE) |



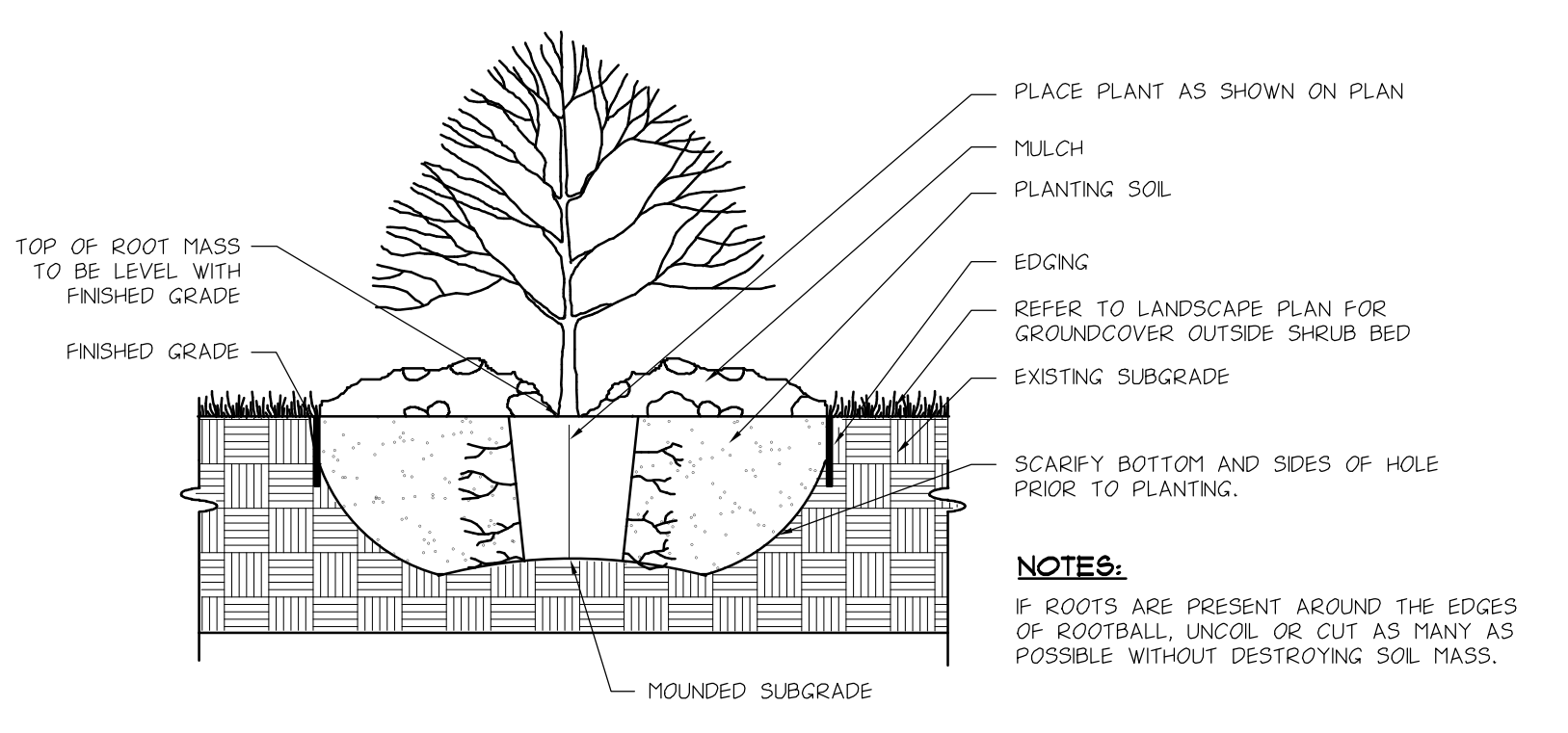
4 **SPADE-RELOCATION FOR CONIFEROUS/DECIDUOUS TREE** NO SCALE



1 **DECIDUOUS TREE PLANTING** NO SCALE



2 **CONIFEROUS TREE PLANTING** NO SCALE



3 **SHRUB PLANTING** NO SCALE

