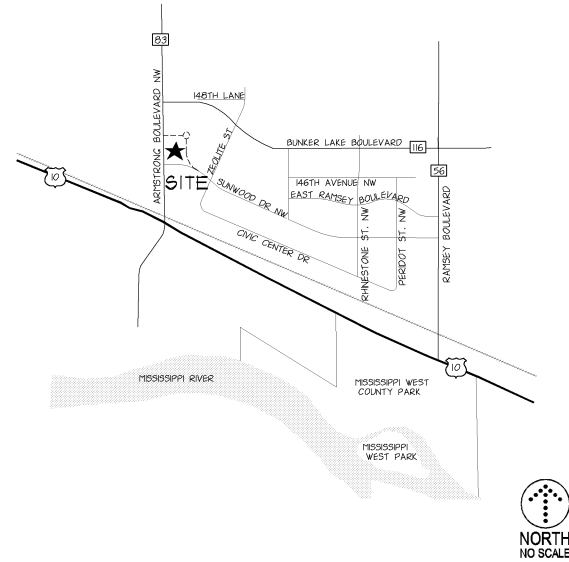


RAMSEY, MN

AREA LOCATION MAP



SUNWOOD RETAIL RAMSEY, MN

ABBREVIATIONS

0	Angle	JT.	Joint
&	And	L.F.	Lineal Feet
100 YR.	100 Year Flood Elevation	L.P.	Low Point / Liquid Petroleum
A.B.	Anchor Bolt	L.S.	Local Government Unit
A.D.	Area Drain	LQJ	Longitudinal
A/C	Air Conditioning Unit	L.T.	Light / Lighting
ADD.	Addendum	MANIT.	Maintenance
ADJ.	Adjacent / Adjust	M.S.	Manhole
ADJ.	Adjacent / Adjust	MATL.	Material
AL.T.	Alternate	MECH.	Mechanical
ALUM.	Aluminum	MED.	Medium
ANOD.	Anodized	MFR.	Manufacturer
APPROX.	Approximate	MH	Manhole
ARCH.	Architect / Architectural	MIM.	Minimum
AUTO.	Automatic	MISC.	Miscellaneous
AVC.	Average	MNDOT	Minnesota Department Of Transportation
B.C.	Back of Curb	MOD.	Module / Modular
B.M.	Benchmark	MUL.	Mulch
B/F	Bottom of Floor Elevation	N.	North
BIT	Bituminous (Asphalt)	N.C.	Not in Contract
BLDC	Building	NO. OR #	Number
BOTT.	Bottleneck	NOM.	Normal
B.S.	Bottom of Slab	NTS	Not to Scale
C.F.	Cubic Feet	NWE	Normal Water Elevation
C.F.S.	Cubic Feet Per Second	NWL	Normal Water Level
C.C.	Corner Guard	O.C.	On Center
C.C.	Control Joint	O.D.	Outside Dimension
C.I.	Concrete Masonry Unit	O.E.	Overhead Electric
C.M.U.	Concrete Masonry Unit	OH	Overhead
C.O.	Concrete Masonry Unit	OH/W	Overhead High Water Level
C.O.E.	U.S. Army Corps Of Engineers	OPNG.	Opening
C.Y.	Cubic Yards	ORIG.	Original
CB	Catch Basin	P.C.	Point of Curvature
CBMH	Catch Basin Manhole	P.I.	Point of Intersection
CEM.	Cement	P.V.	Post Indicator Valve
CF	Cast Iron Pipe	P.L. OR P/L	Property Line
OMP	Corrugated Metal Pipe	P.O.B.	Point of Beginning
CONC.	Concrete (Portland)	P.S.F.	Pounds Per Square Foot
CONN.	Connection	P.S.I.	Pounds Per Square Inch
CONST.	Construction	P.T.	Point of Tangency
CONT.	Continuous	P.V.C.	Point of Vertical Curvature
CONTR.	Contractor	P.V.I.	Point of Vertical Intersection
COP.	Copper	P.V.T.	Point of Vertical Tangency
CUB.	Cubic	PE	Polyethylene
D.S.	Down Spout	PEF.	Pedestal / Pedestrian
DEG.	Degree	PEF.P.	Pedestal / Pedestrian
DEMO.	Demolition / Demolish	PREP.	Preparation
DEPT.	Department	PROP.	Proposed
DET.	Detail	PVC	Poly-Vinyl-Chloride (Pvc)
DIA.	Diameter	PUMP.	Pump
DIAG.	Diagram	QTR.	Quarter
DIH.	Dimension	QUAN.	Quantity
DP	Ductile Iron Pipe	R.	Radius
DN	Down	RAD.	Radius
DWG.	Drawing	R.D.	Rough Drain
E	East	R.E.	Remove Existing
E.J.	Expansion Joint	R.F.	Rough Form
E.O.S.	Emergency Overflow Spile	R.C.P.	Reinforced Concrete Pipe
E.W.	Each Way	R.S.	Rough Slab
E.A.	Each	R.E.	Reinforcing
EL.	Elevation	REIN.	Reinforced
ELEC.	Electrical	REVD.	Revised / Revised
ELEV.	Elevation	REGD.	Regulatory Government Unit
EMERG.	Emergency	R.O.W. OR R/W	Right of Way
ENCR.	Encoder	S.	South
ENTR.	Entrance	S.F.	Square Feet
EQ.	Equipment	SAN.	Sanitary Sewer
EQUIP.	Equipment	SECT.	Section
EQV.	Equivalent	SEW	Side Exit
EXST.	Existing	SEW/O	Side Exit Walk Out
F & I	Furnish and Install	SHT	Sheet
F.B.O.	Furnished by Others	SIM.	Similar
F.C.	Face of Curb	SIGN.	Sign
F.D.	Floor Drain	SPEC.	Specification
F.D.C.	Fire Department Connection	SQ.	Square
F.V.	Full Verify	STD.	Standard
FB	Full Basement	STH	Storm Sewer Manhole
FBWO	Full Basement Walk Out	STND.	Standard
FBSL	Full Basement Leak Out	STRUCT.	Structural
FEN.	Finished End Section	SYN	Symmetrical
FEN.	Finished End Section	T	Thickness
FFE	Freshed Floor Elevation	T/R	Top of Rim
FLR.	Floor	T/W	Top of Wall
F.T. OR ()	Foot	TEMP.	Temporary
FUT.	Future	THK.	Thickness
G.B.	Grade Break	TH	Top Nut Hydrant
G.C.	General Contractor	TIP.	Typical
GAL.	Gallon	UNO.	Unless Noted Otherwise
GALV.	Galvanized	V.B.	Vapor Barrier
GFE	Garage Floor Elevation	V.C.	Verify in Field
G.	Glass	V.F.	Verify in Field
GR.	Grade	VER.	Verify
H.P.	High Point	VEST.	Vestibule
HDPEP	High Density Polyethylene Pipe	W	Width
HGT.	Height	W.P.T.	Working Point
HORIZ.	Horizontal	W.W.F.	Welded Wire Fabric
HVAC	Heating, Ventilation, Air Conditioning	W/O	Without
HID	Hydronic	W.	Walk Out
LD.	Inside Dimension	WET.	Waterproof
IN. OR ()	Inches	WT.	Weight
INFO.	Information	YD.	Yard
INL.	Inlet Elevation	YR.	Year
INSUL.	Insulation		
INV.	Invert Elevation		

SYMBOLS

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

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 SE. ANGLE POINT OF ZEGLITE 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 ARISTRONG BLVD
 ELEVATION = 864.96 (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 SAID 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 MAPPED OR IF MAPPED, ARE SHOWN CORRECTLY. CONTACT ONE CALL AT 811 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.

SHEET INDEX

C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C1.2	PRELIMINARY SITE PLAN
C1.3	FINAL PLAN (SHEET 1 OF 2)
C1.4	FINAL PLAN (SHEET 2 OF 2)
C2.1	SITE PLAN
C3.1	GRADING, DRAINAGE, PAVING, & EROSION CONTROL
C4.1	UTILITIES

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
C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C1.2	PRELIMINARY SITE PLAN
C1.3	GRADING, 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	CVC

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 BEYOND INTENDED READABILITY AND IS UNLAWFUL AND UNACCEPTABLE. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY SITE PLAN SUBMITTAL
 25 JULY 2012

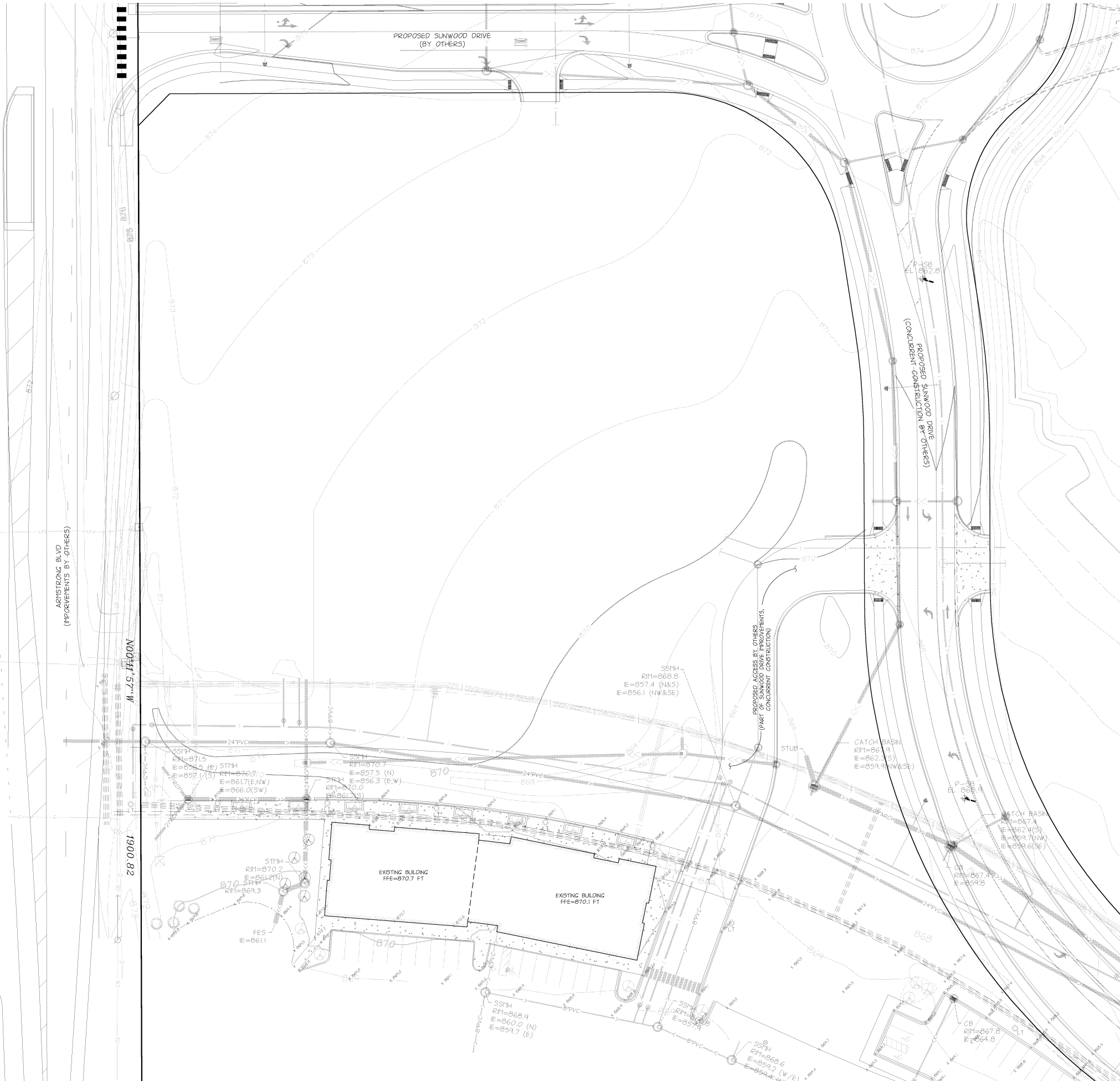


105 South Fifth Avenue Suite 513
 Minneapolis, MN 55401
 Tel: 612-252-9070
 Fax: 612-252-9077
 Web: landform.net

FILE NAME: C001RAM025.DWG
 PROJECT NO: RAM12025

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

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

PRELIMINARY SITE PLAN SUBMITTAL
25 JULY 2012

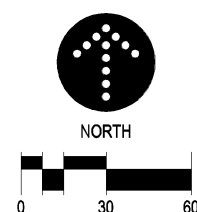


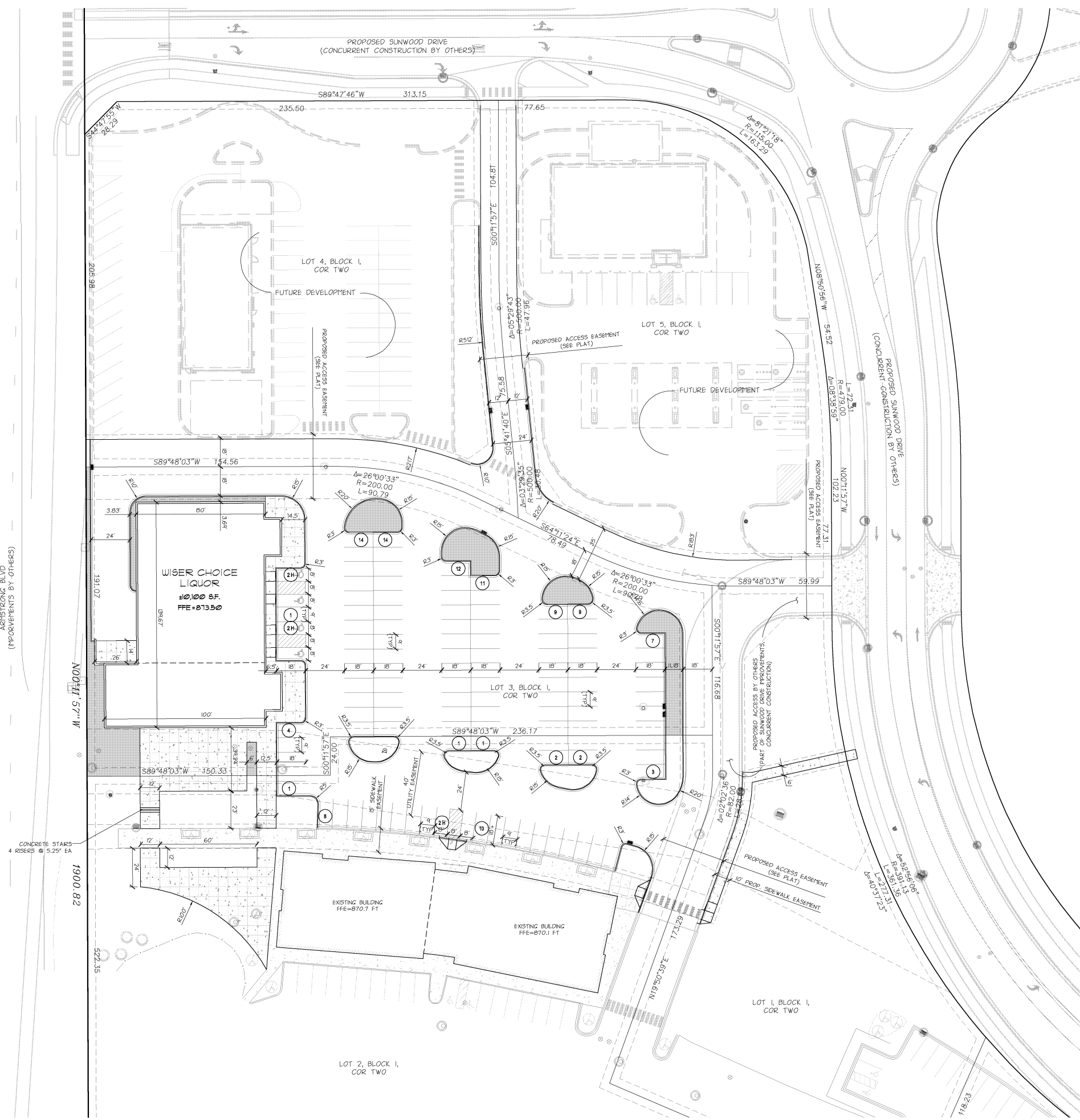
105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

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 UTILITIES
C2.4	

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

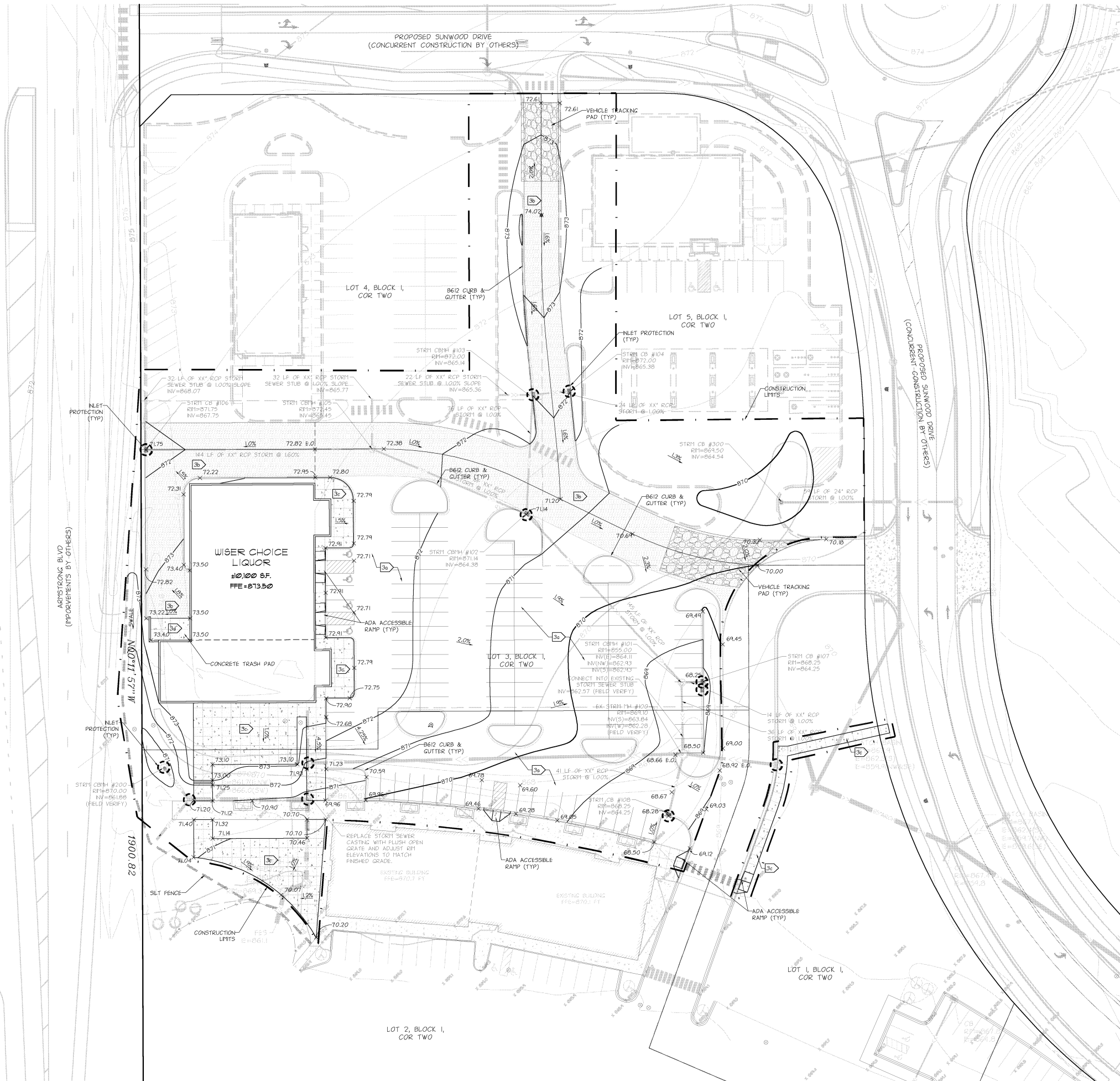
FILE NAME: C201RAM025.DWG
 PROJECT NO: RAM12025

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 95% 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.

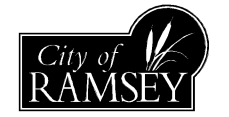
LEGEND

- 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
C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C2.1	PRELIMINARY SITE PLAN
C3.1	GRADING, DRAINAGE, PAVING & EROSION CONTROL
C4.1	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: 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 Tel: 612-252-9070
 Suite 513 Fax: 612-252-9077
 Minneapolis, MN 55401 Web: landform.net

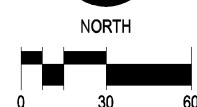
FILE NAME: C301RAM025.DWG
 PROJECT NO: RAM12025

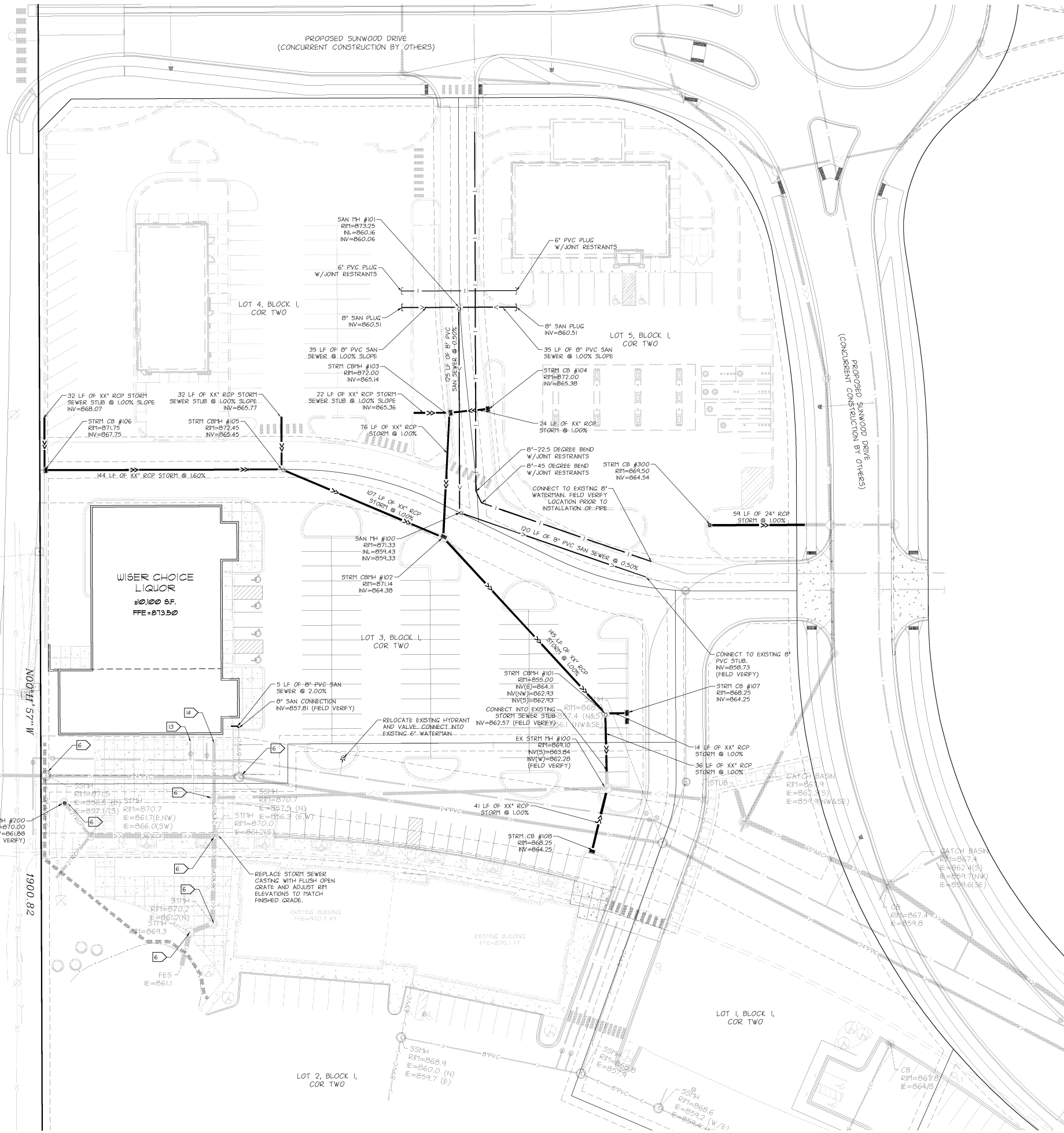
**GRADING, DRAINAGE, PAVING
 & EROSION CONTROL PLAN**

C3.1



Know what's Below.
 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 104 DNR 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

MUNICIPALITY

CITY OF RAMSEY

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
 CONTRACTOR/ENGINEER FOR ANY PROGRESS

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

PROJECT MANAGER REVIEW
 BY: CMC DATE: 07/25/2012

CERTIFICATION

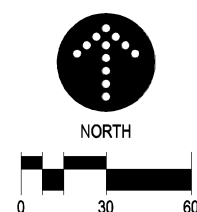
IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED WITHOUT INTERIOD READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY SITE PLAN SUBMITTAL
 25 JULY 2012

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: C401RAM025.DWG
 PROJECT NO: RAM12025



UTILITIES
C4.1