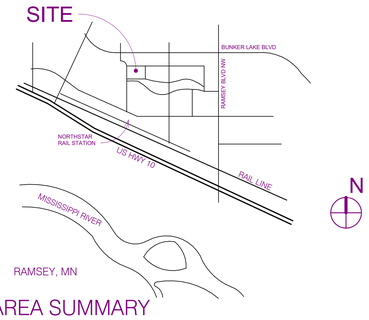
GREENWAY TERRACE

June 1, 2017

Land Use Application



VICINITY MAP NOT TO SCALE



GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. SUBCONTRACTORS SHALL VISIT THE JOB SITE AND SHALL REVIEW THE CONTRACT DOCUMENTS TO FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS AND INTENT OF THE SCOPE OF THE WORK PRIOR COMMENCEMENT OF WORK. DISCREPANCIES SHALL BE REPORTED TO GENERAL CONTRACTOR FOR CLARIFICATION.

AREA SUMMARY

Area Schedule (Gross Building)

25964 SF	LEVEL 1
25877 SF	LEVEL 2
25877 SF	LEVEL 3
77718 SF	

UNIT COUNT

UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	UNIT TYPE TOTAL
1 BEDROOM	0	2	3	5
1 BEDROOM TYPE 'A'	0	1	0	1
2 BEDROOM	8	6	6	20
2 BEDROOM TYPE 'A'	1	0	0	1
3 BEDROOM	5	8	7	20
3 BEDROOM TYPE 'A'	0	0	1	1
4 BEDROOM	2	2	2	6
Grand total	16	19	19	54

PARKING STALLS

TOTALS	SURFACE PARKING
Compact Parking Stall	18
HC Single Parking Stall	3
Standard Parking Stall	39
Grand total	60

CONTACTS

DEVELOPER/CLIENT
NAME: AEON
CONTACT: LESLIE ROERING
ADDRESS: 901 N 3RD STREET, SUITE 150 MINNEAPOLIS, MN 55401
PHONE No.: 612-746-4853
FAX No.:
E-MAIL: lroering@aeonmn.org

CONTRACTOR
NAME: FRANA
CONTACT: B.J. MARRIOTTI
ADDRESS: 633 SECOND AVENUE S HOPKINS, MN 55343
PHONE No.: 952-935-8600
FAX No.: 952-935-8644
E-MAIL: bj@frana.com

ARCHITECT
NAME: URBANWORKS ARCHITECTUE LLC
CONTACT: MARY BARNETT
DAVID HAALAND
ADDRESS: 901 N 3RD STREET SUITE 145
PHONE No.: 612-455-3100
FAX No.: 612-455-3199
E-MAIL: mbarnett@urban-works.com

CIVIL ENGINEER
NAME: BKBM ENGINEERS
CONTACT: KEITH MATTE
ADDRESS: 5930 BROOKLYN BLVD. MINNEAPOLIS, MN 55429
PHONE No.: 763-843-0446
FAX No.: 763-843-0421
E-MAIL: kmatte@bkbm.com

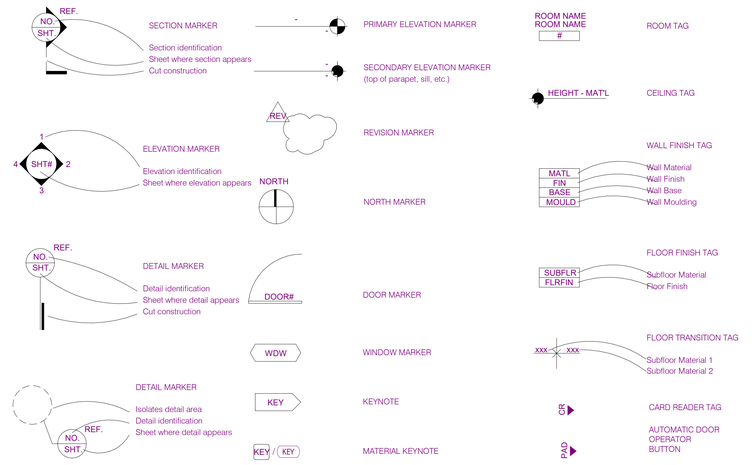
LANDSCAPE ARCHITECT
NAME: DAMON FARBER ASSOCIATES
CONTACT: JESSE SYMYNKYWICZ
ADDRESS: 401 NORTH 2ND AVE, SUITE 410 MINNEAPOLIS, MN 55401
PHONE No.: 612-332-7522
FAX No.: 612-332-0936
E-MAIL: jsymynkywicz@damonfarber.com

STRUCTURAL ENGINEER
NAME: BKBM ENGINEERS
CONTACT: JOHN TIMM, P.E.
ADDRESS: 5930 BROOKLYN BLVD MINNEAPOLIS, MN 55429
PHONE No.: 763-843-0474
FAX No.: 763-843-0421
E-MAIL: jtimm@bkbm.com

MEP ENGINEERS
NAME: STEEN ENGINEERING
CONTACT: KURT SMITH
ADDRESS: 5430 DOUGLAS DRIVE N MINNEAPOLIS, MN 55429
PHONE No.: 763-235-4788
FAX No.: 763-585-6757
E-MAIL: kurtsm@steeneng.com

INTERIOR DESIGNER
NAME: URBANWORKS ARCHITECTURE LLC
CONTACT: SARAH DAVIS
ADDRESS: 901 N 3RD STREET SUITE 145
PHONE No.: 612-455-3100
FAX No.: 612-455-3199
E-MAIL: sdavis@urban-works.com

SYMBOLS



aeon
Better Changes Everything
GREENWAY TERRACE
146TH AVE NW & TRAPROCK STREET NW
RAMSEY, MN 55303

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2017

901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

KEY PLAN

DATE	6.1.2017
PROJECT #	16-0011
PHASE	DD
DRAWN BY	MEB
CHECKED BY	DPEH

TITLE SHEET

G001

6/1/2017 1:45:16 PM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt

SHEET INDEX

CONSTRUCTION DOCUMENTS - x.xx.20xx	DESIGN DEVELOPMENT - 6.5.2017	LAND USE - 6.1.2017	SCHEMATIC DESIGN - 4.17.2017		
				ARCHITECTURAL / CIVIL / LANDSCAPE SHEET INDEX	
		•	•	G001	TITLE SHEET
		•	•	G002	SHEET INDEX
		•	•	G003	BUILDING SYSTEMS
		•		SURVEY	SURVEY
		•		PLAT F	FINAL PLAT
		•		PLAT P	PRELIMINARY PLAT
		•		C200	UTILITY PLAN
		•		C300	PAVING AND GEOMETRIC PLAN
		•		C400	CIVIL DETAIL SHEET
		•		C401	CIVIL DETAIL SHEET
		•		C500	SWPPP
		•	•	LA100	ARCHITECTURAL SITE PLAN
		•		L030	LANDSCAPE PLANT SCHEDULE
		•		L060	LANDSCAPE PLANTING PLAN
		•		L500	LANDSCAPE DETAILS
		•	•	A101	LEVEL 1 PLAN - OVERALL
		•	•	A102	LEVEL 2 PLAN - OVERALL
		•	•	A103	LEVEL 3 PLAN - OVERALL
		•		A301	BUILDING ELEVATIONS
		•		A302	BUILDING ELEVATIONS
		•		A303	BUILDING ELEVATIONS
		•		A304	BUILDING ELEVATIONS
		•		E011	ELECTRICAL SITE PLAN
		•		E020	SITE PHOTOMETRIC PLAN

CONSTRUCTION DOCUMENTS - x.xx.20xx	DESIGN DEVELOPMENT - 6.5.2017	LAND USE - 6.1.2017	SCHEMATIC DESIGN - 4.17.2017

STRUCTURAL SHEET INDEX

CONSTRUCTION DOCUMENTS - x.xx.20xx	DESIGN DEVELOPMENT - 6.5.2017	LAND USE - 6.1.2017	SCHEMATIC DESIGN - 4.17.2017

MECHANICAL/PLUMBING/ELECTRICAL SHEET INDEX

aeon
Better Changes Everything

GREENWAY TERRACE

146TH AVE NW & TRAPROCK STREET NW
RAMSEY, MN 55303

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	DD
DRAWN BY	MEB
CHECKED BY	DPEH

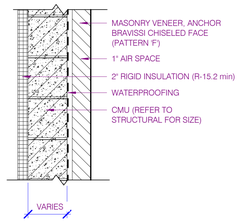
SHEET INDEX

G002

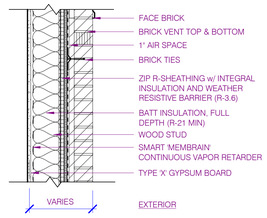
6/1/2017 2:09:12 PM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt

BUILDING SYSTEMS

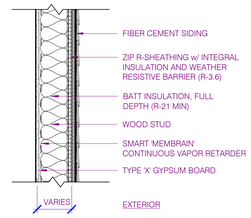
EXTERIOR WALL SYSTEMS



CMU-1 MASONRY VENEER OVER CMU CMU WALL SYSTEM

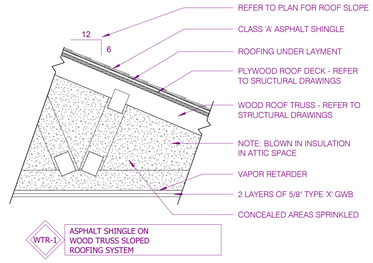


WD-1 FACE BRICK OVER WOOD STUD CAVITY WALL SYSTEM

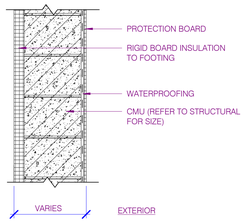


WD-3A FIBER CEMENT SIDING OVER WOOD STUD WALL SYSTEM

ROOF SYSTEMS



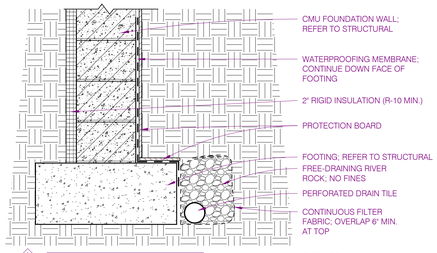
WTR-1 ASPHALT SHINGLE ON WOOD TRUSS SLOPED ROOFING SYSTEM



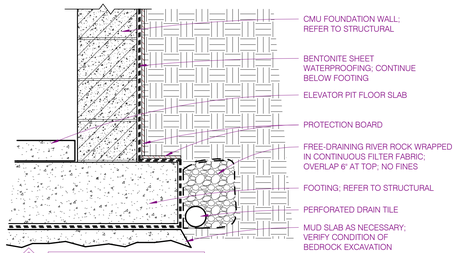
CMU-1 INSULATED CMU FOUNDATION WALL SYSTEM

FOUNDATION WALL SYSTEMS

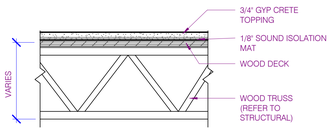
FOUNDATION DRAINAGE SYSTEM @ ELEVATOR



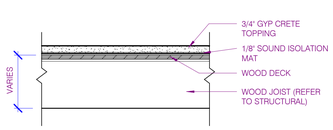
FDS-1 FOUNDATION WATERPROOFING SYSTEM TYPICAL @ FOUNDATION WALLS



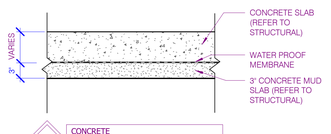
FDS-2 FOUNDATION WATERPROOFING SYSTEM TYPICAL @ ELEVATOR PIT



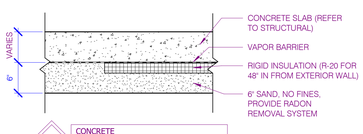
WTF-1 WOOD TRUSS FLOOR STRUCTURE



WJF-1 WOOD JOIST FLOOR STRUCTURE



MSS-1 CONCRETE MUD SLAB FLOOR SYSTEM AT ELEVATOR

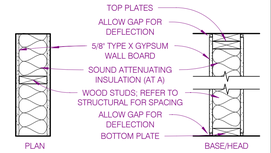


SOG-1 CONCRETE SLAB-ON-GRADE FLOOR SYSTEM

FLOOR SYSTEMS

INTERIOR PARTITION TYPES

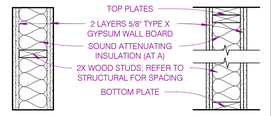
P



PARTITION TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC	FIRE RESISTANCE
P4	3 1/2"	4 3/4"	34	UL#: U305
P6	5 1/2"	6 3/4"	34 / 46	NA
P8	7 1/4"	8 1/2"	46	

REMARKS:

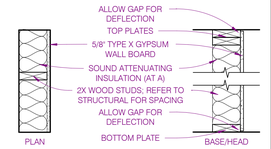
R



PARTITIO N TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC	FIRE RESISTANCE
R4	3 1/2"	6"	49 / 56	UL#: U305*
R6	5 1/2"	8"	49 / 56	UL#: U301

REMARKS: *SECOND LAYER GWB FOR ACOUSTICS @ UL#: 305

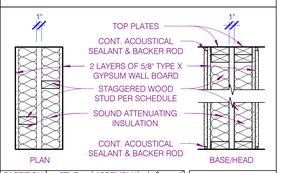
S



PARTITION TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC	FIRE RESISTANCE
S4	3 1/2"	4 1/8"	--	NA
S6	5 1/2"	6 1/8"	--	NA

REMARKS:

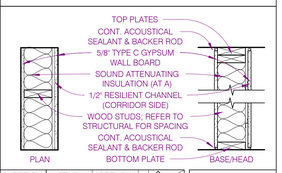
V



PARTITION TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC	FIRE RESISTANCE
V3	3 1/2"	10 1/2"	50-59	WP 3820
				WP 3820

REMARKS:

W



PARTITION TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC	FIRE RESISTANCE
W4	3 1/2"	5 1/4"	50-54	UL#: U305*
W6	5 1/2"	7 1/4"	50-54	NA

REMARKS: *US#: 305 W/ CHANNEL

INTERIOR PARTITION KEY

TYPE	DESCRIPTION	TYPE	DESCRIPTION
A	ACOUSTICALLY RATED PARTITION - PROVIDE ACOUSTIC BATT INSULATION	1	1 HOUR FIRE RATED PARTITION - SEE PARTITION TYPE FOR UNDERWRITERS LABORATORIES DESIGN NUMBER
B	NON RATED, EXTEND 6" ABOVE SUSPENDED CEILING, BRACE TO STRUCTURE ABOVE	2	2 HOUR FIRE RATED PARTITION - SEE PARTITION TYPE FOR UNDERWRITERS LABORATORIES DESIGN NUMBER
C	NON RATED, EXTEND TO BOTTOM OF SUSPENDED CEILING ABOVE	3	3 HOUR FIRE RATED PARTITION - SEE PARTITION TYPE FOR UNDERWRITERS LABORATORIES DESIGN NUMBER
T	THERMALLY RATED PARTITION - PROVIDE NON FACED R-XX THERMAL BATT INSULATION	4	4 HOUR FIRE RATED PARTITION - SEE PARTITION TYPE FOR UNDERWRITERS LABORATORIES DESIGN NUMBER
		X'-X"	PARTIAL HEIGHT PARTITION - SEE FLOOR PLAN FOR PARTITION HEIGHT

aeon
Better Changes Everything
GREENWAY TERRACE
146TH AVE NW & TRAPROCK STREET NW
RAMSEY, MN 55303

URBANWORKS
© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	DD
DRAWN BY	MEB
CHECKED BY	DPEH

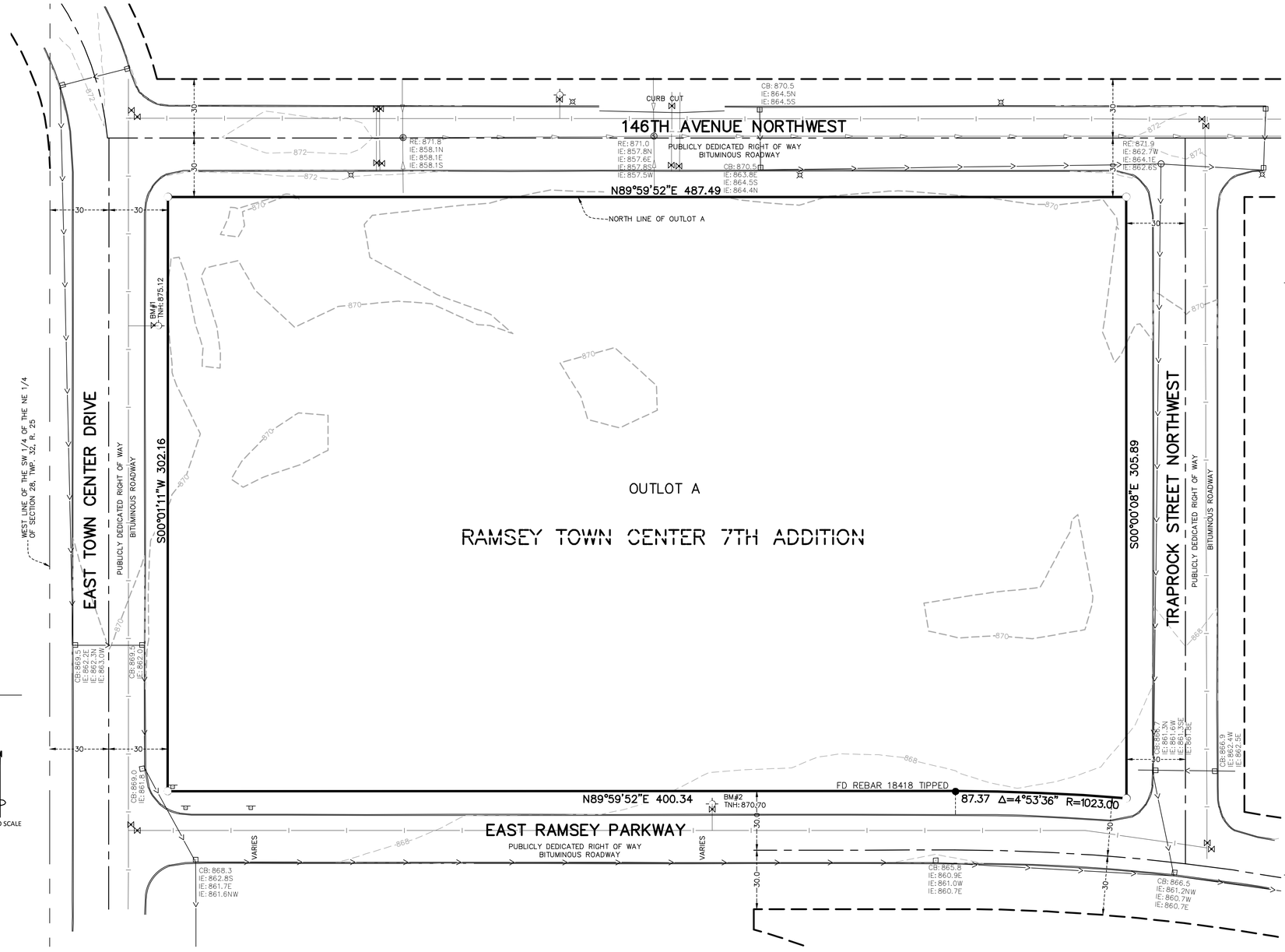
BUILDING SYSTEMS

G003

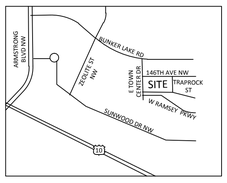
6/1/2017 1:29:06 PM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt

LEGEND

- SET MONUMENT
- FOUND MONUMENT
- SIGN
- HYDRANT
- GATE VALVE
- CATCH BASIN
- CATCH BASIN MANHOLE
- MANHOLE
- SANITARY SEWER MANHOLE
- 1000 EXISTING CONTOUR
- SANITARY SEWER
- STORM SEWER
- WATER MAIN



VICINITY MAP



NOT TO SCALE

N

SCALE IN FEET
0 30' 60'

SURVEY NOTES

1. The bearing system is based on the North line of Outlot A, RAMSEY TOWN CENTER 7TH ADDITION, which is assumed to bear North 89 degrees 59 minutes 52 seconds East.
2. Field work was completed on 2/23/2017.

SURVEYED PROPERTY

Description from title commitment (contains additional real estate):

Outlot A, Ramsey Town Center 7th Addition, Anoka County Minnesota.

Referencing Title Commitment No. 51391, dated 4/26/2106, that Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Company has provided us. There are no exception items in Schedule B, Part II of the commitment which are survey related.

"TABLE A" NOTES

1. Monuments have been placed at all corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner, as shown on the survey.
2. The subject property address is 7562 146th Avenue NW , and its property identification number is 28-32-25-13-0033.
3. The subject property lies within Flood Plain Zone X (areas determined to be outside the 0.2% annual chance flood plain) per Federal Insurance Rate Map No. 27003C0280E dated 12/16/2015.
4. The gross area of the surveyed property is 3.384 Acres or 147,425 Square Feet.
5. The vertical datum is based on NGVD29 datum.
   Benchmark #1
   Top nut of hydrant located near the northwest corner of the property as shown. Elevation: 875.12
   Benchmark #2
   Top nut of hydrant located on south side of property as shown. Elevation: 870.70
6. A zoning report or letter has not been provided to the surveyor .
7. a) There are no buildings located on the property.
8. Substantial features observed in the process of conducting the fieldwork are shown on the survey.
9. There are no parking areas and striping on the property.
11. Underground utilities are shown per:
    Gopher State One Call, Ticket No. 170450913, dated 2/21/2017.
    A Gopher State One Call (GSOC) request was placed on 2/14/2017 for utility locates on this site. Source information from plans and markings has been combined with observed evidence of utilities to to develop a view of underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, some utility locate requests from surveyors may be ignored or result in an incomplete response. The surveyor has compiled the markings made on the ground, the maps provided, and the observed evidence to show utilities hereon. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. Pursuant to MS 216.D contact Gopher State One Call at 651-454-0002 prior to any excavation.
13. The names, address and property identification numbers of adjoining owners according to current public records are shown on the survey.
16. There is no evidence of current earth moving work, building construction or building additions.
17. There are no proposed changes in street right of way lines, per City of Ramsey website on 3/3/2017. There is no observed evidence of recent street or sidewalk construction or repairs.
18. No wetland delineation markers were observed in the process of conducting the fieldwork.
19. Plottable offsite easements disclosed in documents provided to the surveyor are shown on the survey.

CERTIFICATION

To Aeon Portfolio II LLC, a Minnesota nonprofit corporation, its successors and/or assigns, and Commercial Partners Title LLC as agent for Old Republic National Title Insurance Company :

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 12, 13, 16, 17, 18, 19, and 20 of Table A thereof. The fieldwork was completed on February 23, 2017.

Date of Plat or Map: March 3, 2017
James R. Hill, Inc.

Marcus F. Hampton, Land Surveyor, MN License No. 47481

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244
www.jrhinc.com mhampton@jrhinc.com

RAMSEY APARTMENTS
7562 146TH AVENUE NW, RAMSEY, MN
ALTA/NSPS LAND TITLE SURVEY
FOR
AEON
901 NORTH 3RD STREET, SUITE 150, MINNEAPOLIS, MN

DRAWN BY JCB
DATE 3/3/2107
REVISIONS
CAD FILE 23370M.DWG
PROJECT NO. 23370-00
FILE NO. 1-17-015
SHEET 1 OF 1

F:\Civil 3D Projects\23370\23370m.dwg - 3/06/2017 09:58AM

GREENWAY TERRACE

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That Aeon Portfolio II LLC, a Minnesota nonprofit corporation, owner of the following described property:

Outlot A, Ramsey Town Center 7th Addition, Anoka County Minnesota.

Has caused the same to be surveyed and platted as GREENWAY TERRACE and does hereby dedicate to the public for public use the drainage and utility easements as created on this plat.

In witness whereof said Aeon Portfolio II LLC, a Minnesota nonprofit corporation, has caused these presents to be signed by its proper officer this ___ day of _____, 20____.

Aeon Portfolio II LLC

By: _____ its _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 20_____, by _____, the _____ of Aeon Portfolio II LLC, a Minnesota nonprofit corporation, on behalf of the corporation.

_____ _____
_____ County, _____ Printed Name
My commission expires _____

I Marcus F. Hampton do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this_____ day of _____, 20_____

_____
Marcus F. Hampton, Licensed Land Surveyor, Minnesota License No. 47481

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Marcus F. Hampton.

_____ _____
_____ County, _____ Printed Name
My commission expires January 31, _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of GREENWAY TERRACE was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _day of _____, 20__, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ _____
Mayor Clerk

ANOKA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20___.

_____
Larry D. Hoium, Anoka County Surveyor

COUNTY AUDITOR/TREASURUER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20 ____ on the land hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20___.

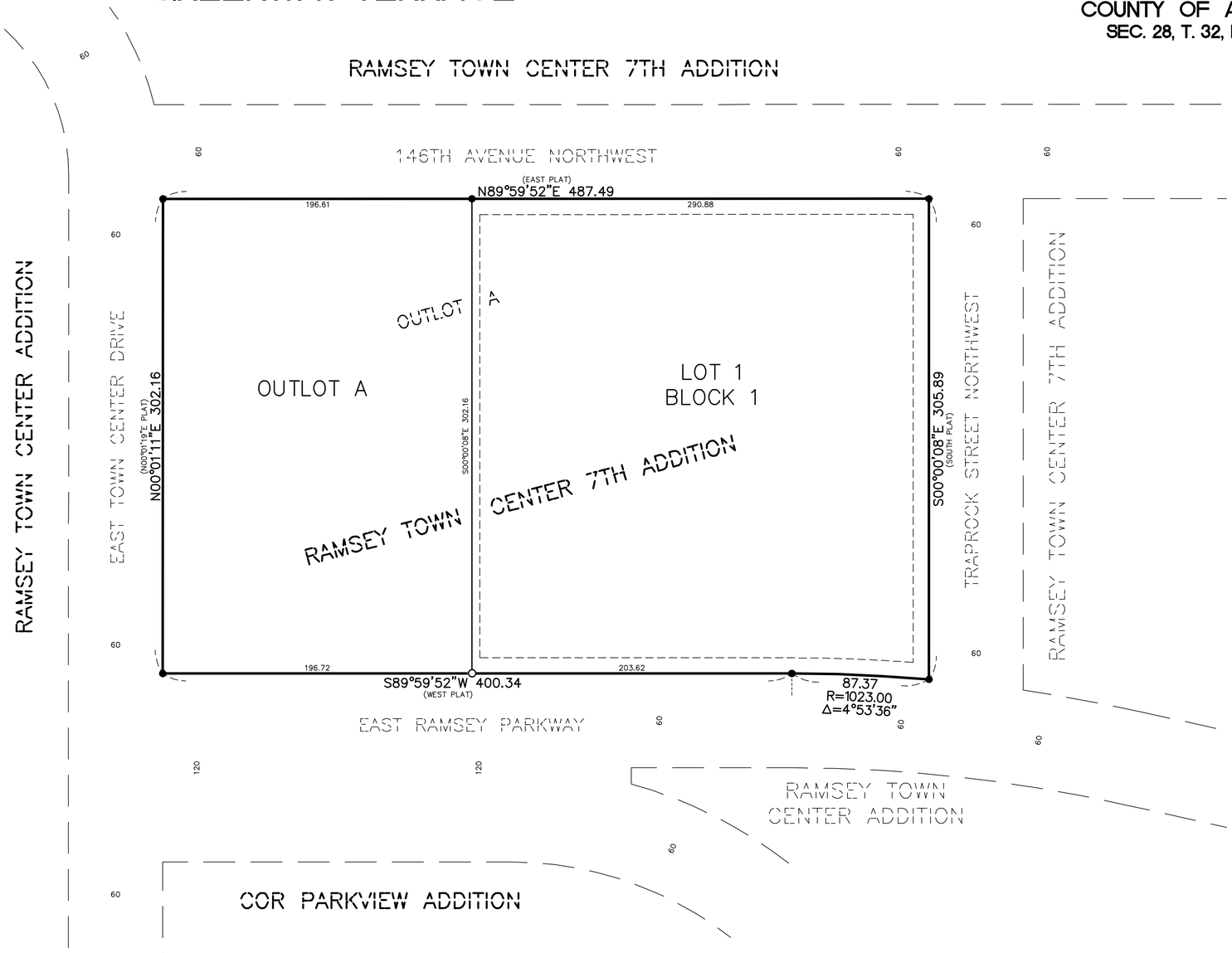
_____
Property Tax Administrator

By: _____ Deputy

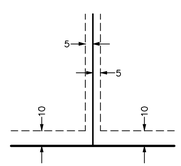
COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of GREENWAY TERRACE was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock ___. M. and was duly filed in Book _____, Page _____, as Document Number _____.

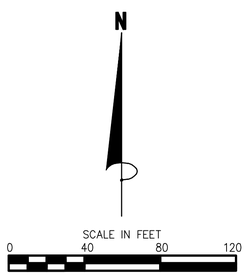
_____
County Recorder



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES, AS SHOWN ON THE PLAT.



BEARINGS ARE BASED ON THE NORTH LINE OF OUTLOT A, RAMSEY TOWN CENTER 7TH ADDITION WHICH IS ASSUMED TO HAVE A BEARING OF N 89°59'52" E

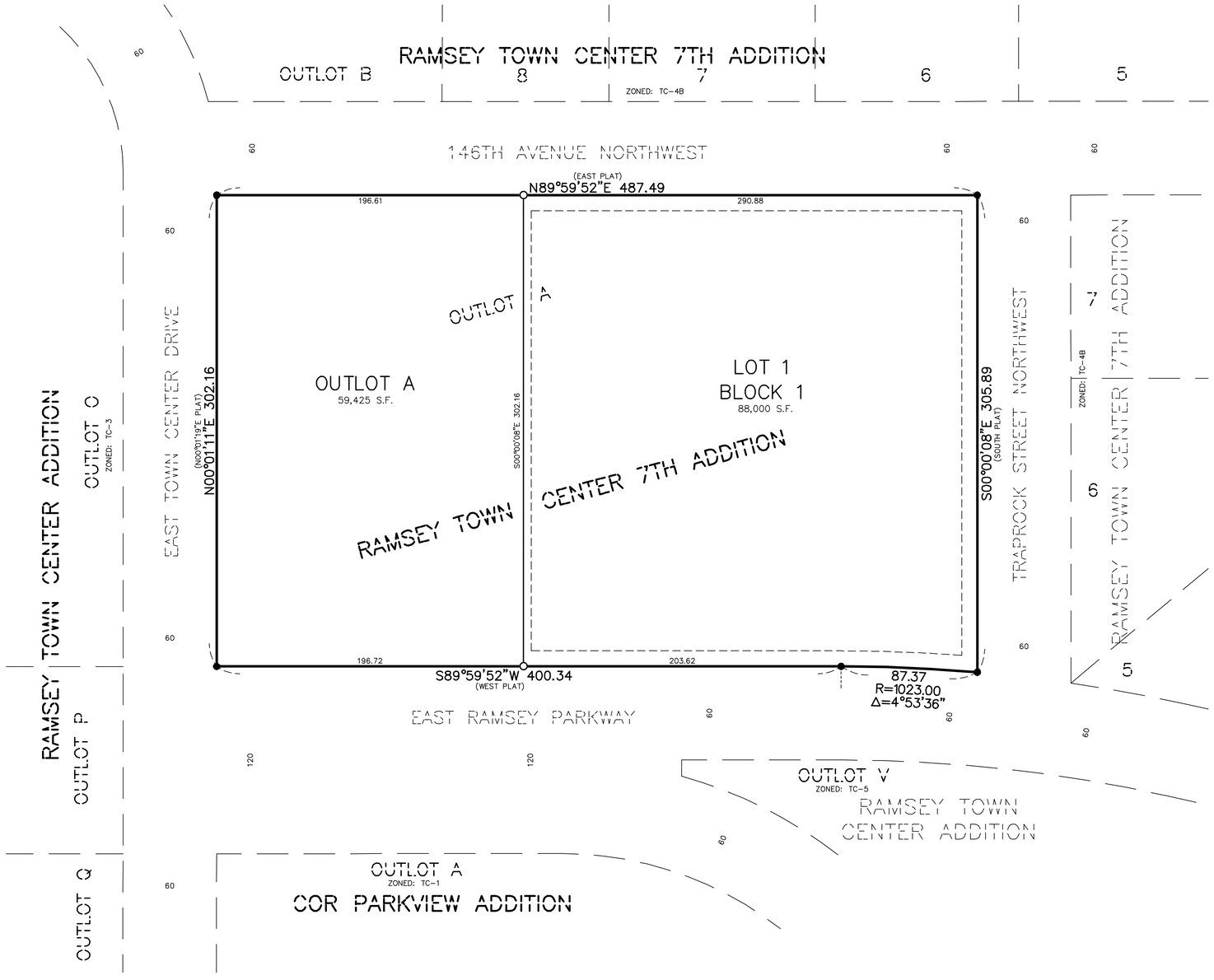
● DENOTES FOUND 1/2 INCH IRON MONUMENTWITH CAP MARKED R.L.S. NO. 47481, UNLESS OTHERWISE NOTED

○ DENOTES SET 1/2 INCH IRON MONUMENT WITH CAP MARKED R.L.S. NO. 47481

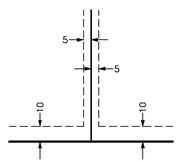
PLAT DENOTES PLAT OF RAMSEY TOWN CENTER 7TH ADDITION

NOTE: NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT. SAID MONUMENTS SHALL BE 1/2 INCH x 14 INCH IRON PIPES MARKED BY R.L.S. NO. 47481.

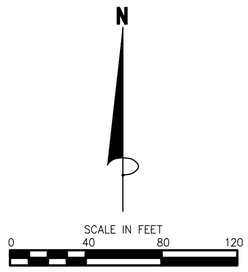
JAMES R. HILL, INC.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES, AS SHOWN ON THE PLAT.



PROPERTY DESCRIPTION

Outlot A, Ramsey Town Center 7th Addition, Anoka County Minnesota.

BEARINGS ARE BASED ON THE NORTH LINE OF OUTLOT A, RAMSEY TOWN CENTER 7TH ADDITION WHICH IS ASSUMED TO HAVE A BEARING OF N 89°59'52" E

● DENOTES FOUND 1/2 INCH IRON MONUMENTWITH CAP MARKED R.L.S. NO. 47481, UNLESS OTHERWISE NOTED

○ DENOTES SET 1/2 INCH IRON MONUMENT WITH CAP MARKED R.L.S. NO. 47481

PLAT DENOTES PLAT OF RAMSEY TOWN CENTER 7TH ADDITION

NOTE: NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT. SAID MONUMENTS SHALL BE 1/2 INCH x 14 INCH IRON PIPES MARKED BY R.L.S. NO. 47481.

ZONING

EXISTING ZONING	THE COR 4C

SITE DATA

LOT	2.02 ACRES
OUTLOT	1.36 ACRES
TOTAL	3.38 ACRES

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

GREENWAY TERRACE

RAMSEY, MINNESOTA

PRELIMINARY PLAT

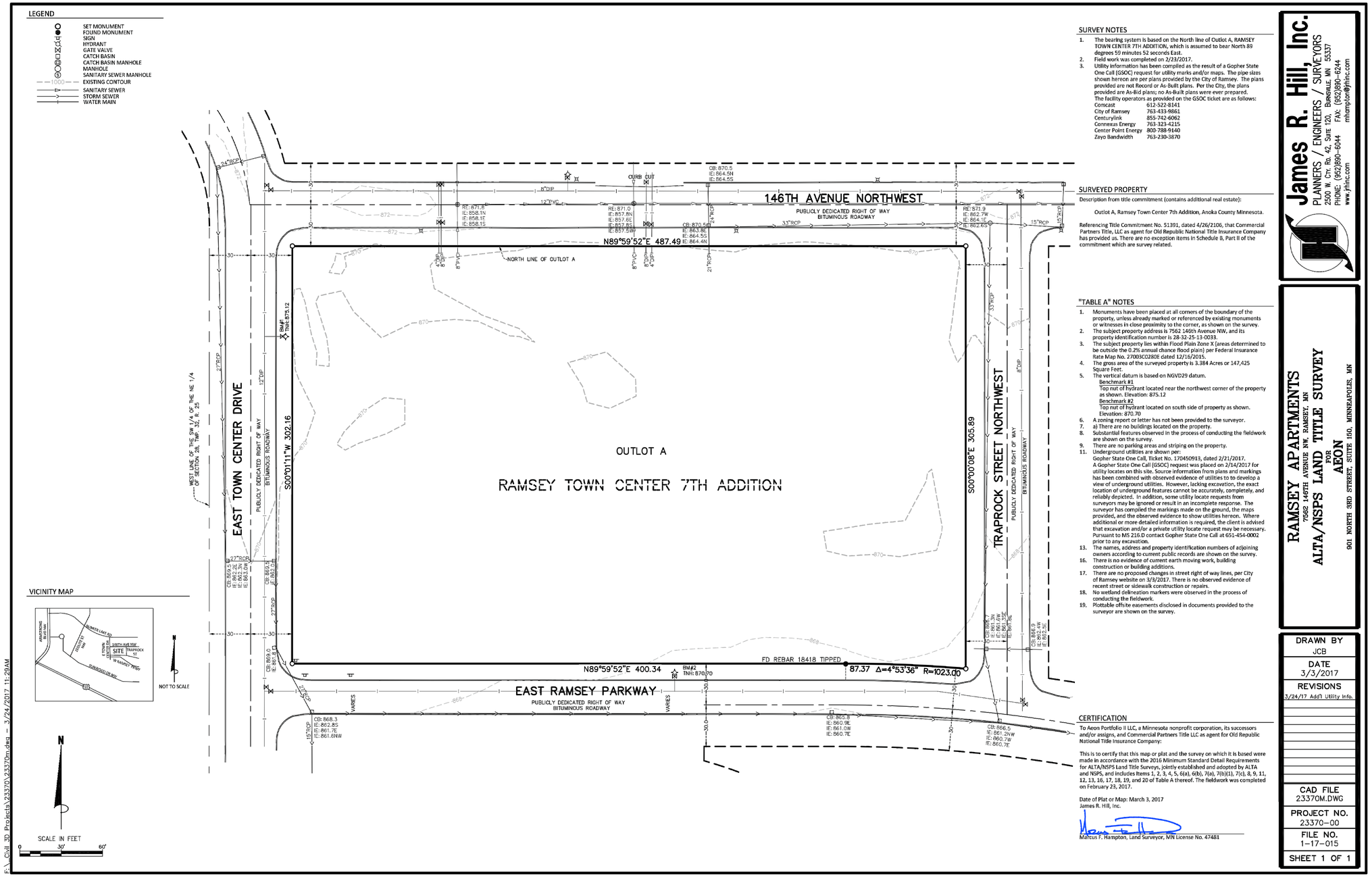
FOR

Aeon Portfolio II LLC

901 NORTH 3RD STREET, SUITE 150, MINNEAPOLIS, MN

DRAWN BY	PLM
DATE	5/5/17
REVISIONS	
CAD FILE	23370pp.dwg
PROJECT NO.	23370
FILE NO.	FOLDER
SHEET 1 OF 1	

23370pp.dwg - 5/09/2017 03:54PM



SURVEY NOTES

1. The bearing system is based on the North line of Outlot A, RAMSEY TOWN CENTER 7TH ADDITION, which is assumed to bear North 89 degrees 59 minutes 52 seconds East.
2. Field work was completed on 2/23/2017.
3. Utility information has been compiled as the result of a Gopher State One Call (GSOC) request for utility marks and/or maps. The pipe sizes shown hereon are per plans provided by the City of Ramsey. The plans provided are not Record or As-Built plans. Per the City, the plans provided are As-Bid plans; no As-Built plans were ever prepared. The facility operators as provided on the GSOC ticket are as follows:

Comcast	612-522-8141
City of Ramsey	763-433-9861
Centurylink	855-742-6062
Connexus Energy	763-323-4215
Center Point Energy	800-788-9140
Zayo Bandwidth	763-230-3870

SURVEYED PROPERTY

Description from title commitment (contains additional real estate):

Outlot A, Ramsey Town Center 7th Addition, Anoka County Minnesota.

Referencing Title Commitment No. 51391, dated 4/26/2106, that Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Company has provided us. There are no exception items in Schedule B, Part II of the commitment which are survey related.

"TABLE A" NOTES

1. Monuments have been placed at all corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner, as shown on the survey.
2. The subject property address is 7562 146th Avenue NW, and its property identification number is 28-32-25-13-0033.
3. The subject property lies within Flood Plain Zone X (areas determined to be outside the 0.2% annual chance flood plain) per Federal Insurance Rate Map No. 27003C0280E dated 12/16/2015.
4. The gross area of the surveyed property is 3.384 Acres or 147,425 Square Feet.
5. The vertical datum is based on NGVD29 datum.
   Benchmark #1
   Top nut of hydrant located near the northwest corner of the property as shown. Elevation: 875.12
   Benchmark #2
   Top nut of hydrant located on south side of property as shown. Elevation: 870.70
6. A zoning report or letter has not been provided to the surveyor.
7. a) There are no buildings located on the property.
8. Substantial features observed in the process of conducting the fieldwork are shown on the survey.
9. There are no parking areas and striping on the property.
11. Underground utilities are shown per:
    Gopher State One Call, Ticket No. 170450913, dated 2/21/2017.
    A Gopher State One Call (GSOC) request was placed on 2/14/2017 for utility locates on this site. Source information from plans and markings has been combined with observed evidence of utilities to to develop a view of underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, some utility locate requests from surveyors may be ignored or result in an incomplete response. The surveyor has compiled the markings made on the ground, the maps provided, and the observed evidence to show utilities hereon. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. Pursuant to MS 216.D contact Gopher State One Call at 651-454-0002 prior to any excavation.
13. The names, address and property identification numbers of adjoining owners according to current public records are shown on the survey.
16. There is no evidence of current earth moving work, building construction or building additions.
17. There are no proposed changes in street right of way lines, per City of Ramsey website on 3/3/2017. There is no observed evidence of recent street or sidewalk construction or repairs.
18. No wetland delineation markers were observed in the process of conducting the fieldwork.
19. Plottable offsite easements disclosed in documents provided to the surveyor are shown on the survey.

CERTIFICATION

To Aeon Portfolio II LLC, a Minnesota nonprofit corporation, its successors and/or assigns, and Commercial Partners Title LLC as agent for Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 12, 13, 16, 17, 18, 19, and 20 of Table A thereof. The fieldwork was completed on February 23, 2017.

Date of Plat or Map: March 3, 2017
James R. Hill, Inc.

Marcus F. Hampton, Land Surveyor, MN License No. 47481

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6244 FAX: (952)890-6044
www.jrhinc.com mhampton@jrhinc.com

RAMSEY APARTMENTS
7562 146TH AVENUE NW, RAMSEY, MN
ALTA/NSPS LAND TITLE SURVEY
FOR
AEON
901 NORTH 3RD STREET, SUITE 150, MINNEAPOLIS, MN

DRAWN BY	JCB
DATE	3/3/2017
REVISIONS	3/24/17 Add'l Utility Info.
CAD FILE	23370M.DWG
PROJECT NO.	23370-00
FILE NO.	1-17-015
SHEET	1 OF 1

aeon
Rent. Changes Everything.
GREENWAY TERRACE
901 NORTH THIRD STREET, SUITE 150
MINNEAPOLIS, MN 55401

URBANWORKS
CONSULTANT

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

PRELIMINARY

NOT FOR CONSTRUCTION

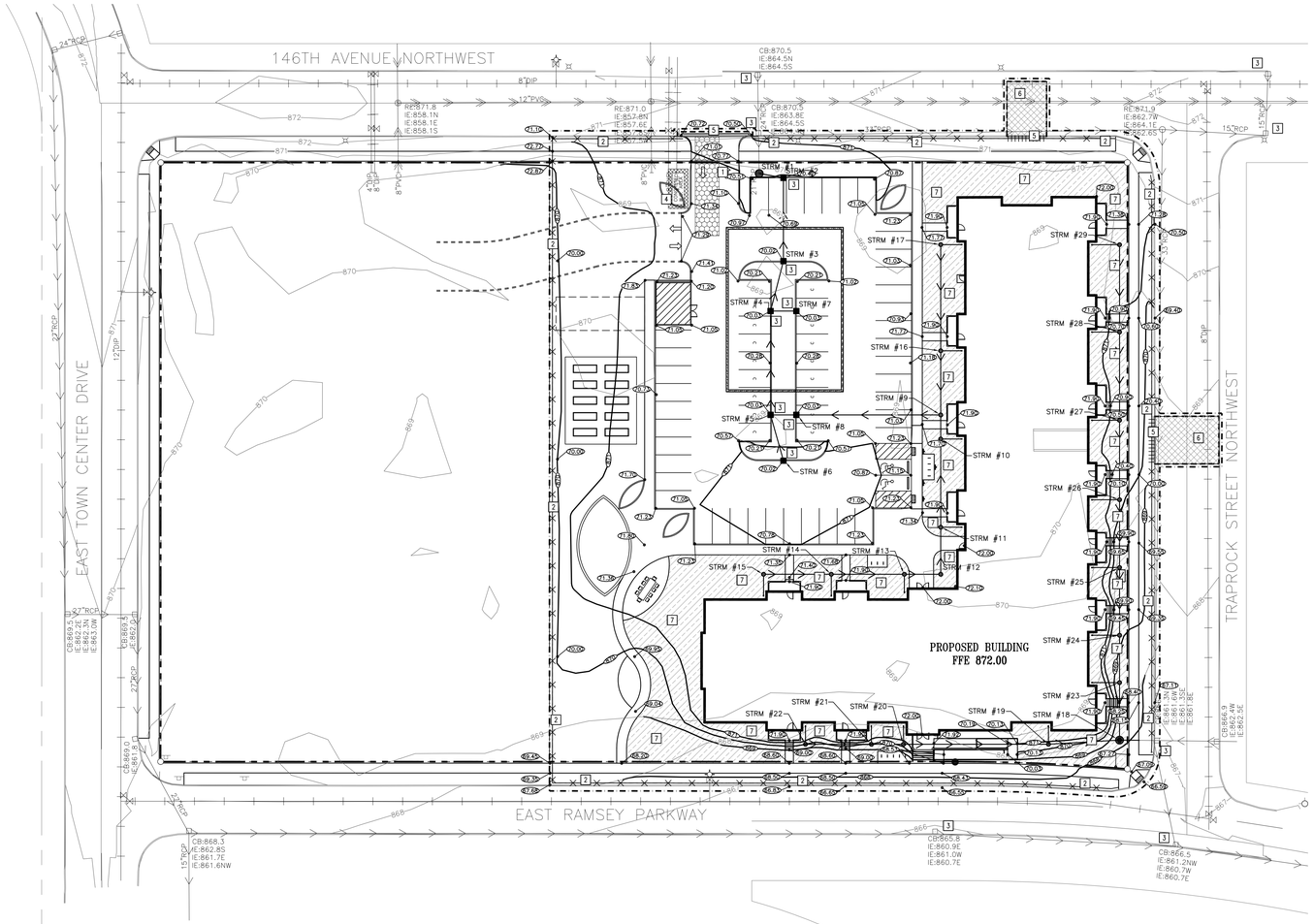
REVISIONS

DATE	XX
PROJECT #	XX
PHASE	XX
DRAWN BY	XX
CHECKED BY	XX

EXISTING SURVEY

C000

F:\...Civil 3D Projects\23370\23370m.dwg - 3/24/2017 11:29AM
4/19/2017 9:11:24 AM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt



1 C100 DEMOLITION, GRADING, DRAINAGE, AND EROSION CONTROL PLAN
1" = 30'

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- PERIMETER EROSION CONTROL – SILT FENCE
- PERIMETER EROSION CONTROL – BIO ROLL
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- PROPOSED CONTOUR
- DRAIN TILE
- STORM SEWER
- RETAINING WALL
- CATCH BASIN
- MANHOLE
- EROSION CONTROL BLANKET (TEMPORARY)
- BITUMINOUS REMOVAL
- ROCK CONSTRUCTION ENTRANCE
- DRAINAGE FLOW ARROW
- SPOT ELEVATION
- SOIL BORING
- CONCRETE WASHOUT AREA

*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

ABBREVIATIONS

BLDG	Building
BM	Bench Mark
CB	Catch Basin
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
W.O.	Washout

NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 4/C400 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

APPROXIMATE DISTURBED AREA IS 2.39 ACRES

N

30' 15' 0 30' 60'

SCALE 1" = 30'

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

1. INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C400.
2. INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C400 AND 3/C400.
3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 4/C400.
4. APPROXIMATE LOCATION OF TEMPORARY CONTAINED CONCRETE WASH OUT BIN. REFER TO THE MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SELF CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONTAINMENT.
5. REMOVE CURB AND GUTTER IN ITS ENTIRETY TO THE EXTENT SHOWN. SAWCUT AND REMOVE AT NEAREST JOINT.
6. SAWCUT AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
7. INSTALL MN/DOT 3885 CATEGORY 2 TEMPORARY STRAW FIBER EROSION CONTROL BLANKET.

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OPERATIONS. THE CITY ENGINEERING DEPARTMENT AND THE LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION MUST BE NOTIFIED UPON COMPLETION OF THE INSTALLATION OF THE REQUIRED EROSION CONTROL FACILITIES AND PRIOR TO ANY GRADING OPERATION BEING COMMENCED. THE CONTRACTOR IS RESPONSIBLE TO SCHEDULE A PRE-CONSTRUCTION GRADING MEETING ON-SITE WITH THE CITY AND LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION. IF DAMAGED OR REMOVED DURING CONSTRUCTION, ALL EROSION CONTROL FACILITIES SHALL BE RESTORED AND IN PLACE AT THE END OF EACH DAY.
2. ANY EROSION CONTROL FACILITIES DEEMED NECESSARY BY THE CITY OF RAMSEY AND THE LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION AND; BEFORE, DURING OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THEIR REQUEST.
3. NO DEVIATIONS SHALL BE MADE FROM THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN, WITHOUT PRIOR APPROVAL FROM THE CITY.
4. FOR SITES GREATER THAN 1.0 ACRE, AS REQUIRED BY THE MPCA PERMIT REQUIREMENTS, THE PERMIT APPLICANT MUST KEEP AN EROSION CONTROL INSPECTION LOG. INSPECTION MUST BE MADE ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT. THE INSPECTION RECORD MUST BE MADE AVAILABLE TO THE CITY LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION WITHIN 24 HOURS OF REQUEST.
5. FLOWS FROM DIVERSION CHANNELS OR PIPES (TEMPORARY OR PERMANENT) SHALL BE ROUTED TO SEDIMENTATION BASINS OR APPROPRIATE ENERGY DISSIPATERS TO PREVENT TRANSPORT OF SEDIMENT TO OUTFLOW TO LATERAL CONVEYORS AND TO PREVENT EROSION AND SEDIMENTATION WHEN RUNOFF FLOWS INTO THESE CONVEYORS.
6. SITE ACCESS ROADS SHALL BE GRADED OR OTHERWISE PROTECTED WITH SILT FENCES, DIVERSION CHANNELS, OR DIKES AND PIPES TO PREVENT SEDIMENT FROM EXITING THE SITE VIA THE ACCESS ROADS. SITE-ACCESS ROADS/DRIVEWAYS SHALL BE SURFACED WITH CRUSHED ROCK WHERE THEY ADJOIN EXISTING PAVED ROADWAYS.
7. SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES OR EQUIPMENT SHALL BE CLEANED DAILY FROM PAVED ROADWAY SURFACES, OR MORE FREQUENTLY IF REQUESTED BY CITY OR LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION , THROUGHOUT THE DURATION OF CONSTRUCTION.
8. DUST CONTROL MEASURES SHALL BE PERFORMED PERIODICALLY WHEN CONDITIONS REQUIRE AND/OR AS DIRECTED BY THE CITY LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION.
9. ALL EROSION CONTROL MEASURES SHALL BE USED AND MAINTAINED FOR THE DURATION OF SITE CONSTRUCTION. IF CONSTRUCTION OPERATIONS OR NATURAL EVENTS DAMAGE OR INTERFERE WITH THESE EROSION CONTROL MEASURES, THEY SHALL BE RESTORED TO SERVE THEIR INTENDED FUNCTION AT THE END OF EACH DAY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
10. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. ANY AREAS WHICH HAVE BEEN FINISHED GRADED OR AREAS THAT HAVE BEEN DISTURBED AND FOR WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY SHALL BE SEEDED AND MULCHED AS SET FORTH IN THE FOLLOWING PARAGRAPHS WITHIN 14 DAYS:
    A. ALL SEEDED AREAS SHALL BE EITHER MULCHED AND DISC-ANCHORED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION. TEMPORARY STRAW MULCH SHALL BE DISC-ANCHORED AND APPLIED AT A UNIFORM RATE OF NOT LESS THAN TWO TONS PER ACRE AND NOT LESS THAN 80% COVERAGE.
    B. IF THE GRADED AREA IS ANTICIPATED TO BE RE-DISTURBED/DEVELOPED WITHIN SIX MONTHS, PROVIDE A TEMPORARY VEGETATIVE COVER CONSISTING OF MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) SEED MIXTURE 21-111 (OATS), OR 21-112 (WINTER WHEAT), AT A RATE OF 100 POUNDS PER ACRE.
    C. IF GRADED AREA WILL NOT BE DEVELOPED FOR A PERIOD GREATER THAN SIX MONTHS, PROVIDE A SEMI-PERMANENT VEGETATIVE COVER OF SEED MIXTURE MNDOT 22-112 AT A RATE OF 40 POUNDS PER ACRE.
    D. GRADING BONDS OR THE EQUIVALENT SECURITIES SHALL BE RETAINED UNTIL TURF HAS GERMINATED AND SURVIVED A 60-DAY GROWING PERIOD.
    E. ALL AREAS THAT WILL NOT BE MOWED OR MAINTAINED AS PART OF THE ULTIMATE DESIGN WILL BE PERMANENTLY RESTORED USING SEED MIXTURE MNDOT 25-141 AT A RATE OF 59 POUNDS PER ACRE.
    F. UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS (I.E. ARCHITECTURAL SITE PLAN OR LANDSCAPE PLAN), PERMANENT TURF RESTORATION SHALL CONSIST OF MN/DOT SEED MIXTURE 25-131 (COMMERCIAL TURF GRASS) AT A RATE OF 220 POUNDS PER ACRE.
    G. WHENEVER OTHER EROSION AND SEDIMENT CONTROL PRACTICES ARE INADEQUATE, TEMPORARY ON-SITE SEDIMENT BASINS THAT CONFORM TO THE CRITERIA FOR ON-SITE DETENTION BASINS SHALL BE PROVIDED.
    H. MULCH, HYDROMULCH, AND TACKIFIERS MAY NOT BE USED FOR STABILIZATION IN SWALES OR DRAINAGE DITCHES.
    K. RUNOFF SHALL BE PREVENTED FROM ENTERING ALL STORM SEWER CATCH BASINS PROVIDING THEY ARE NOT NEEDED DURING CONSTRUCTION. WHERE STORM SEWER CATCH BASINS ARE NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION, A SILT FENCE OR SEDIMENT PROTECTION DEVICES AS DETAILED SHALL BE INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS UNTIL THE TRIBUTARY AREA TO THE CATCH BASIN IS RESTORED.
11. GRADING ACTIVITIES PROPOSED TO BEGIN AFTER OCTOBER 15 WILL REQUIRE AN APPROVED PHASING SCHEDULE. THE AREA OF LAND THAT THE CITY WILL ALLOW TO BE DISTURBED AT THIS TIME OF YEAR WILL BE SEVERELY LIMITED. THE CITY WILL ALSO REQUIRE ADDITIONAL EROSION CONTROL DEVISES, I.E., TEMPORARY SEDIMENT BASINS, DORMANT SEEDING AND HIGH RATES OF APPLICATION OF BOTH SEED AND MULCH.
12. TO MINIMIZE EROSION, ALL 3:1 SLOPES SHALL BE COVERED WITH A MN/DOT 3885 CATEGORY 2 STRAW EROSION CONTROL BLANKETS OR STAKED SOD.
13. ACCUMULATION OF ALL SEDIMENT OCCURRING IN STORM SEWERS AND DITCHES SHALL BE REMOVED PRIOR TO, DURING AND AFTER COMPLETION OF GRADING ACTIVITIES.
14. EROSION CONTROL ITEMS AND DEVICES SHALL BE REMOVED ONLY AFTER THE AREA HAS RECEIVED FINAL STABILIZATION OR AS DIRECTED BY THE CITY AND WATERSHED.

GRADING NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BIDDING. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR WORK THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT OR CONSTRUCTION DOCUMENT REVIEW.
2. 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 THE UTILITIES ARE MAPPED, OR IF MAPPED, ARE SHOWN CORRECTLY. CONTACT GOPHER ONE AT 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
3. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
4. NOTIFY CITY BUILDING INSPECTOR BEFORE TRENCHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.
5. ALL SPOT ELEVATIONS SHOWN As 67.45, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAn 867.45.
6. ALL SPOT ELEVATIONS ALONG THE CURB-LINE INDICATE THE ELEVATION OF THE GUTTER, UNLESS NOTED OTHERWISE.
7. NO LANDSCAPED SLOPES ARE TO EXCEED 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) UNLESS NOTED OTHERWISE.
8. ACCESSIBLE PARKING AREAS SHALL NOT HAVE SLOPES IN ANY DIRECTION THAT EXCEED 2%.
9. PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
10. UPON COMPLETION OF THE GRADING AND UTILITY WORK, THE CONTRACTOR SHALL CERTIFY THAT ALL GRADING AND UTILITY WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED GRADING AND UTILITY PERMITS. AN AS-BUILT GRADING AND UTILITY PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND DISTRIBUTION.
11. PRIOR TO ISSUANCE OF BUILDING PERMITS, ALL NECESSARY EROSION CONTROL DEVICES MUST BE IN PLACE AND FUNCTIONING. THE CITY OF RAMSEY AND LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION WILL INSPECT THE SITE TO DETERMINE ITS SUITABILITY FOR BUILDING ACTIVITIES. IF THE PUBLIC UTILITIES HAVE NOT BEEN INSTALLED AT THIS POINT, IT MAY BE NECESSARY TO WITHHOLD BUILDING PERMITS FOR VARIOUS LOTS TO ALLOW THE CONTRACTOR ADEQUATE SPACE TO PERFORM THIS WORK.
12. ALL DEBRIS CREATED IN THE PROCESS OF CLEARING AND GRADING THE SITE SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS. UNDER NO CIRCUMSTANCES SHALL THIS TYPE OF MATERIAL BE BURIED OR BURNED ON THE SITE.
13. THE INTENT IS TO STRIP AND SALVAGED TOPSOIL FOR POTENTIAL RE-SPREADING ON THE SITE, IF APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS. SIX INCHES OF TOPSOIL – AFTER COMPACTION – SHALL BE RE-SPREAD PRIOR TO SEEDING AND MULCHING. EXCESS TOPSOIL MAY BE REMOVED FROM THE SITE PROVIDING THERE IS ADEQUATE TOPSOIL REMAINING TO PROPERLY FINISH THE SITE AS NOTED ABOVE. THE TOPSOIL STRIPPING, STOCKPILING AND RE-SPREADING SHALL BE DONE IN ACCORDANCE TO, AND NOTED ON, THE APPROVED GRADING PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL TOPSOIL OR PLANTING REQUIREMENTS.
14. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RUNNING OFF ONTO ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS PERMISSION IS GRANTED FROM THE ADJACENT PROPERTY OWNER(S).
15. IF CONSTRUCTION OF THE SITE WORK PROCEEDS THROUGH THE WINTER MONTHS, ANY DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINTS ARE TO BE MINIMALLY STABILIZED PRIOR TO MARCH 1, AS FOLLOWS: AREAS PLANNED TO RECEIVE PAVEMENTS ARE TO HAVE CLASS 5 BASE INSTALLED; ALL OTHER DISTURBED AREAS ARE TO BE SEEDED, STRAW MULCH PLACED, AND DISC-ANCHORED.
16. WINTER MULCHING:
    16.A. SNOW MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER THE TOP OF SNOW SO THAT THE MULCH MELTS THROUGH THE SNOW AND STICKS TO THE EXPOSED SOILS.
    16.B. FROZEN GROUND MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER FROZEN GROUND. MULCH MATERIALS THAT DO NOT REQUIRE DISC-ANCHORING INTO THE SOIL MAY BE PLACED WITHOUT MODIFICATION. MULCH MATERIALS THAT REQUIRE DISC-ANCHORING MAYBE ANCHORED WITH HYDRAULIC SOIL STABILIZERS OR MAY BE FROZEN TO THE SOIL BY APPLYING WATER, AT A RATE OF 2000 GALLONS PER ACRE, OVER THE MULCH AS A SUBSTITUTION FOR DISC-ANCHORING.
17. THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.

DEMOLITION AND REMOVAL NOTES:

1. PRIOR TO START OF DEMOLITION, ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY OFF RAMSEY AND ANOKA COUNTY. ALL SILT FENCES SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY CONSTRUCTION ACTIVITY. SILT FENCES SHALL BE INSTALLED ALONG THE CONTOUR.
2. 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 THE UTILITIES ARE MAPPED, OR IF MAPPED, ARE SHOWN CORRECTLY. CONTACT GOPHER STATE ONE CALL AT 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
3. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO CLEARLY IDENTIFY IN THE FIELD THE WETLAND PERIMETERS THAT ARE NOT TO BE IMPACTED SO THAT NO ENCROACHMENT OCCURS. AFTER THE PERIMETERS ARE CLEARLY MARKED IN THE FIELD, THE CONTRACTOR SHALL CONTACT LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION TO CONFIRM AND APPROVE NO ENCROACHMENT LIMITS.
4. THERE MAY BE MISCELLANEOUS ITEMS TO BE REMOVED THAT ARE NOT IDENTIFIED ON THESE PLANS. THE CONTRACTOR SHALL VISIT THE SITE AND REVIEW THE DOCUMENTS TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
5. PRIOR TO START OF CONSTRUCTION, DISCONNECT ALL GAS AND ELECTRIC SERVICES. COORDINATE DISCONNECTION OF EACH UTILITY WITH THE UTILITY OWNER. REMOVE ALL GAS AND ELECTRIC LINES UNDER PROPOSED BUILDING FOOTPRINT.
6. ANY UTILITIES NOT INDICATED FOR REMOVAL OR ABANDONMENT, ARE TO BE PROTECTED AT ALL TIMES.
7. ALL EXISTING CURB AND GUTTER IS TO BE REMOVED WITHIN THE SCOPE OF THE PROJECT FROM THE SAW CUT LINES TO THE NEAREST JOINT.
8. THE BACKGROUND INFORMATION WAS PREPARED BY JAMES R. HILL, INC. (952) 890-6044.
9. ALL WORK IN THE PUBLIC RIGHT OF WAY IS TO BE COORDINATED WITH THE CITY OF RAMSEY. ROADWAY REPAIRS, BOULEVARD REPAIRS, AND TRAFFIC CONTROL ARE TO BE PER CITY OF RAMSEY STANDARDS AND SPECIFICATIONS.

GENERAL NOTES:

1. CONCRETE CURB AND GUTTER REMOVAL, PAVEMENT REMOVAL, AND UTILITY REMOVAL LIMITS ARE TO BE COORDINATED THE CITY OF RAMSEY AND UTILITY OWNER. REFER TO ALL CONSTRUCTION DOCUMENTS.
2. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN WHILE WORKING WITHIN THE RIGHT-OF-WAY. THE TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE CITY ENGINEERING DEPARTMENT PRIOR TO STREET ENCROACHMENT.
3. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING AND REVIEW ALL CONSTRUCTION DOCUMENTS AND GEOTECHNICAL REPORTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ITEMS THAT SHOULD HAVE BEEN ANTICIPATED BY PERFORMING THE ABOVE.
4. THE ROCK CONSTRUCTION ENTRANCE INDICATED ON THE PLAN IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF RAMSEY FOR THE EXACT ROCK CONSTRUCTION ENTRANCE LOCATION.

aaeon
Better Changes Everything

GREENWAY TERRACE

901 NORTH THIRD STREET, SUITE 150
MINNEAPOLIS, MN 55401

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

BKBM ENGINEERS
5930 Brooklyn Boulevard
Minneapolis, MN 55429-2518
Phone: (763) 843-0420
Fax: (763) 843-0421
www.bkbm.com

PRELIMINARY

NOT FOR CONSTRUCTION

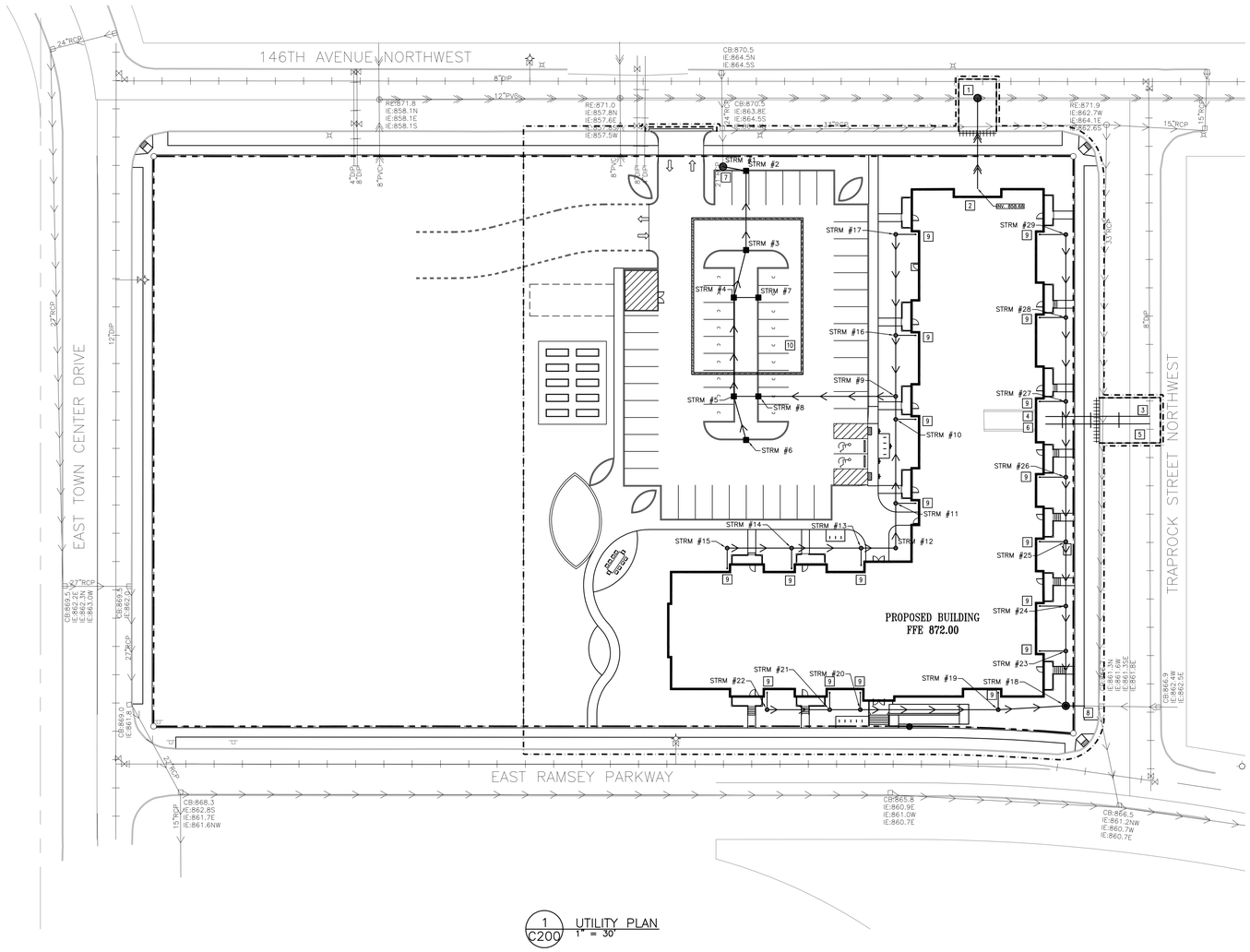
REVISIONS

DATE	06.01.2017
PROJECT #	17260
PHASE	DD
DRAWN BY	WH
CHECKED BY	KAM

DEMOLITION, GRADING, DRAINAGE, AND EROSION CONTROL PLAN

C100

4/19/2017 9:11:24 AM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt



1 C200 UTILITY PLAN
1" = 30'

SEWER STRUCTURE TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #1	48" STMH	R-1733	871.20	E = 864.56	12 L.F. OF 18" HDPE @ 0.48%, STRM #2
STRM #2	48" CBMH	R-3067	869.43	W = 864.62 S = 864.62	--------- 42 L.F. OF 15" HDPE @ 0.50%, STRM #3
STRM #3	48" CBMH	R-3067	870.02	N = 864.83 S = 864.83	--------- 26 L.F. OF 15" HDPE @ 0.50%, STRM #4
STRM #4	48" CBMH	R-3067	870.03	N = 864.96 S = 864.96 E = 864.96	--------- 52 L.F. OF 15" HDPE @ 0.50%, STRM #5 13 L.F. OF 12" HDPE @ 12.08%, STRM #7
STRM #5	48" CBMH	R-3067	870.03	N = 865.22 S = 865.22 E = 865.22	--------- 24 L.F. OF 12" HDPE @ 5.46%, STRM #6 13 L.F. OF 15" HDPE @ 0.54%, STRM #8
STRM #6	24"x36" CB	R-3067	870.02	N = 866.53	---------
STRM #7	24"x36" CB	R-3067	870.03	W = 866.53	---------
STRM #8	48" CBMH	R-3067	870.03	W = 865.29 E = 865.29	--------- 73 L.F. OF 12" HDPE @ 2.01%, STRM #9
STRM #9	10" x 10 TEE	NA	NA	W = 866.75 S = 866.75 N = 867.15	--------- 12 L.F. OF 8" HDPE @ 0.49%, STRM #10 32 L.F. OF 10" HDPE @ 0.49%, STRM #16
STRM #10	10" x 6" WYE	NA	NA	N = 866.81 S = 866.81	--------- 45 L.F. OF 10" HDPE @ 0.49%, STRM #11
STRM #11	10" x 6" WYE	NA	NA	N = 867.03 S = 867.03	--------- 24 L.F. OF 10" HDPE @ 0.51%, STRM #12
STRM #12	10" x 6" WYE	NA	NA	N = 867.15 W = 867.15	--------- 18 L.F. OF 10" HDPE @ 0.49%, STRM #13
STRM #13	10" x 6" WYE	NA	NA	E = 867.24 W = 867.24	--------- 37 L.F. OF 10" HDPE @ 0.49%, STRM #14
STRM #14	10" x 6" WYE	NA	NA	E = 867.42 W = 867.42	--------- 34 L.F. OF 10" HDPE @ 0.50%, STRM #15
STRM #15	10" x 6" WYE	NA	NA	E = 867.59	---------
STRM #16	10" x 6" WYE	NA	NA	S = 867.31 N = 867.31	--------- 54 L.F. OF 10" HDPE @ 0.50%, STRM #17
STRM #17	10" x 6" WYE	NA	NA	S = 867.58	---------

SEWER STRUCTURE TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #18	48" MH	R-1733	867.75	N = 861.82	29 L.F. OF 10" HDPE @ 2.00%, STRM #23
STRM #19	10" x 6" WYE	R-4380	863.71	E = 862.00 W = 862.00	--------- 73 L.F. OF 10" HDPE @ 0.51%,
STRM #20	10" x 6" WYE	NA	NA	W = 862.37	16 L.F. OF 10" HDPE @ 0.49%, STRM #21
STRM #21	10" x 6" WYE	NA	NA	E = 862.45 W = 862.45	--------- 33 L.F. OF 10" HDPE @ 0.51%, STRM #22
STRM #22	10" x 6" WYE	NA	NA	E = 862.62	---------
STRM #23	10" x 6" WYE	NA	NA	S = 862.40 N = 862.40	--------- 24 L.F. OF 10" HDPE @ 2.01%, STRM #24
STRM #24	10" x 6" WYE	NA	NA	S = 862.88 N = 862.88	--------- 34 L.F. OF 10" HDPE @ 1.99%, STRM #25
STRM #25	10" x 6" WYE	NA	NA	S = 863.56 N = 863.56	--------- 34 L.F. OF 10" HDPE @ 1.99%, STRM #26
STRM #26	10" x 6" WYE	NA	NA	S = 864.24 N = 864.24	--------- 40 L.F. OF 10" HDPE @ 1.99%, STRM #27
STRM #27	10" x 6" WYE	NA	NA	S = 865.04 N = 865.04	--------- 45 L.F. OF 10" HDPE @ 2.00%, STRM #28
STRM #28	10" x 6" WYE	NA	NA	S = 865.93 N = 865.93	--------- 44 L.F. OF 10" HDPE @ 2.00%, STRM #29
STRM #29	10" x 6" WYE	NA	NA	S = 866.81	---------

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- SANITARY SEWER
- WATER PIPE
- DRAIN TILE
- STORM SEWER
- RETAINING WALL
- GATE VALVE
- CLEANOUT
- CATCH BASIN
- MANHOLE
- SEWER INVERT ELEVATION (INV. 858.68)

*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

ABBREVIATIONS

BLDG	Building
BM	Bench Mark
CB	Catch Basin
CONC	Concrete
DIP	Ductile Iron Pipe
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
HDPE	High Density Polyethylene
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PIV	Post Indicator Valve
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
RD	Down Spout Drain

N

30' 15' 0 30' 60'

SCALE 1" = 30'

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

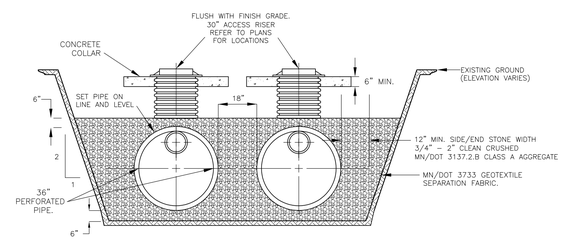
1. CONSTRUCT MANHOLE OVER EXISTING 8-INCH PVC SANITARY SEWER, INV W&E=857.62, INV S=857.62, AND RE=871.60. FOLLOW ALL CITY OF RAMSEY STANDARDS AND SPECIFICATIONS. REFER TO DETAIL 5/C400.
2. INSTALL 48-FEET OF 6-INCH PVC PIPE AT 2.0% TO INVERT OF 858.68. STUB TO WITHIN 5-FEET OF PROPOSED BUILDING. **COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.**
3. WETTAP EXISTING 8-INCH WATER MAIN FOR 6-INCH FIRE SERVICE. REFER TO DETAIL 14/C400. COORDINATE ALL WORK WITH CITY OF RAMSEY. CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO CITY OF RAMSEY PRIOR TO CONSTRUCTION.
4. STUB 6-INCH FIRE PROTECTION LINE TO WITHIN 5-FEET OF PROPOSED BUILDING. FOLLOW ALL CITY OF RAMSEY STANDARDS AND SPECIFICATIONS.
5. WETTAP EXISTING 8-INCH WATER MAIN FOR 4-INCH DOMESTIC WATER SERVICE. REFER TO DETAIL 14/C400. COORDINATE ALL WORK WITH CITY OF RAMSEY. CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO CITY OF RAMSEY PRIOR TO CONSTRUCTION.
6. STUB 4-INCH DOMESTIC WATER SERVICE TO WITHIN 5-FEET OF PROPOSED BUILDING. FOLLOW ALL CITY OF RAMSEY STANDARDS AND SPECIFICATIONS.
7. REMOVE CAP AND CONSTRUCT MANHOLE OVER EXISTING 21-INCH RCP STORM SEWER STUB AT INV. 864.56. FOLLOW ALL CITY OF RAMSEY STANDARDS AND SPECIFICATIONS. REFER TO DETAIL 11/C400. CONTRACTOR TO POTHOLE AND DETERMINE INVERT OF STORM SEWER STUB PRIOR TO CONSTRUCTION.
8. REMOVE PLUG AND CONNECT TO EXISTING 18-INCH RCP STORM SEWER STUB AT INV 861.77. FOLLOW ALL CITY OF RAMSEY STANDARDS AND SPECIFICATIONS. CONTRACTOR TO POTHOLE AND DETERMINE INVERT OF STORM SEWER STUB PRIOR TO CONSTRUCTION.
9. LOCATION OF PROPOSED DOWNSPOUT DRAIN WITH SPLASH GUARD. REFER TO DETAIL 13/C400. REFER TO STORM SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. **COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.**
10. **STORM SEWER TREATMENT SYSTEM SHOWN FOR REFERENCE ONLY. CONTRACTOR TO PRICE SYSTEM FOR CONSTRUCTION. SYSTEM IS NOT TO BE CONSTRUCTED. REFER TO DETAIL 2/C200.**

UTILITY NOTES FOR WORK IN PUBLIC RIGHT-OF-WAY:

1. FOLLOW ALL CITY OF RAMSEY STANDARDS AND SPECIFICATIONS.
2. PRIOR TO CONSTRUCTION, CONTRACTORS ARE TO COORDINATE ALL WORK WITHIN RIGHT OF WAY AND OBTAIN ALL APPLICABLE PERMITS.

UTILITY NOTES:

1. COORDINATE SERVICE CONNECTION LOCATIONS AT THE BUILDING WITH THE MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR UNCOORDINATED WORK.
2. COORDINATE UTILITY INSTALLATION WITH STRUCTURAL PRIOR TO START OF CONSTRUCTION. UTILITIES SHALL NOT BE INSTALLED WITHIN THE ZONE OF INFLUENCE OF ANY STRUCTURAL ELEMENTS. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR UNCOORDINATED WORK.
3. ALL SEWER SERVICE CONNECTIONS WITH LESS THEN 5 FEET OF COVER OVER THE TOP OF PIPE SHALL BE INSULATED. INSULATION SHALL BE INSTALLED FROM THE CONNECTION OF THE SERVICE AT THE BUILDING TO THE POINT WHICH THE SERVICE ATTAINS 5 FEET OF COVER. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM ARCHITECT OR ENGINEER PRIOR TO INSTALLATION OF INSULATION.
4. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED TO BE REMOVED.
5. ALL SEWER AND WATER CROSSINGS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 1.5 FEET AND HORIZONTAL SEPARATION OF 10 FEET. FOLLOW ALL HEALTH DEPARTMENT AND CITY OF RAMSEY AND ANOKA COUNTY STANDARDS.
6. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52, UNLESS NOTED OTHERWISE.
7. ALL WATER MAIN SHALL HAVE A MINIMUM DEPTH OF COVER OF 7.5 FEET OVER TOP OF WATER MAIN.
8. PROVIDE THRUST BLOCKING ON ALL WATER MAIN PER CITY OF RAMSEY . PROVIDE MECHANICAL JOINT RESTRAINTS ON ALL BENDS, VALVES, TEES, PLUGS AND HYDRANT LEADS.
9. SANITARY SEWER PIPING SHALL BE SDR 26 PVC UNLESS NOTED OTHERWISE.
10. STORM SEWER PIPING SHALL BE SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE), UNLESS NOTED OTHERWISE. HDPE PIPE SHALL CONFORM TO ASTM F2306.
11. STORM SEWER PIPING SHALL BE SDR 26 POLY VINYL CHLORIDE (PVC), UNLESS NOTED OTHERWISE. ALL STORM SEWER PIPE THAT IS EXTENDED TO THE BUILDING FOR ROOF DRAIN SERVICES IS TO BE SCHEDULE 40 PVC. PVC PIPE AND FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF ASTM D3034 (ASTM D2665 FOR SCHEDULE 40).
12. CONTRACTORS SHALL COORDINATE ALL WORK WITH GAS, ELECTRIC, TELEVISION AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.
13. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10-FEET OF THE BUILDING OR WATER SERVICE LINE SHALL BE TESTED IN ACCORDANCE WITH MN PLUMBING CODE.
14. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GAS TIGHT OR WATER TIGHT IN ACCORDANCE TO MN PLUMBING CODE. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES. GROUT RINGS ARE AN ACCEPTABLE ALTERNATIVE. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.



1. UTILIZE CARE WHEN LOWERING UNIT INTO THE TRENCH. HANDLE USING NYLON SLINGS AND TWO PICK POINTS.
2. PLACE BACKFILL AROUND THE UNIT IN UNIFORM 8"-12" LIFTS, COMPACTED TO 95% SPD.
3. WHEN THE UNIT CONSISTS OF 2 SECTIONS, PLACE THE DOWNSTREAM SECTION FIRST. CONNECT AND HOME THE REMAINING SECTIONS.
4. ALL CONNECTION POINTS ARE TO BE SOIL PROOF.
5. ACCESS RISERS AND CONCRETE COLLARS SHALL BE DESIGNED TO WITHSTAND HS25 LOADING.

ROW LENGTH:	107 FEET
NUMBER OF ROWS:	14
NUMBER OF HEADERS:	2
FILTRATION VOLUME:	3,397 CUBIC FEET
TOTAL STORAGE VOLUME:	17,249 CUBIC FEET

2 C200 INFILTRATION TANK DETAIL
NOT TO SCALE

aeon
Better. Changes. Everything.

GREENWAY TERRACE

901 NORTH THIRD STREET, SUITE 150
MINNEAPOLIS, MN 55401

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

BKBM ENGINEERS
5930 Brooklyn Boulevard
Minneapolis, MN 55429-2518
Phone: (763) 843-0420
Fax: (763) 843-0421
www.bkbm.com

PRELIMINARY

NOT FOR CONSTRUCTION

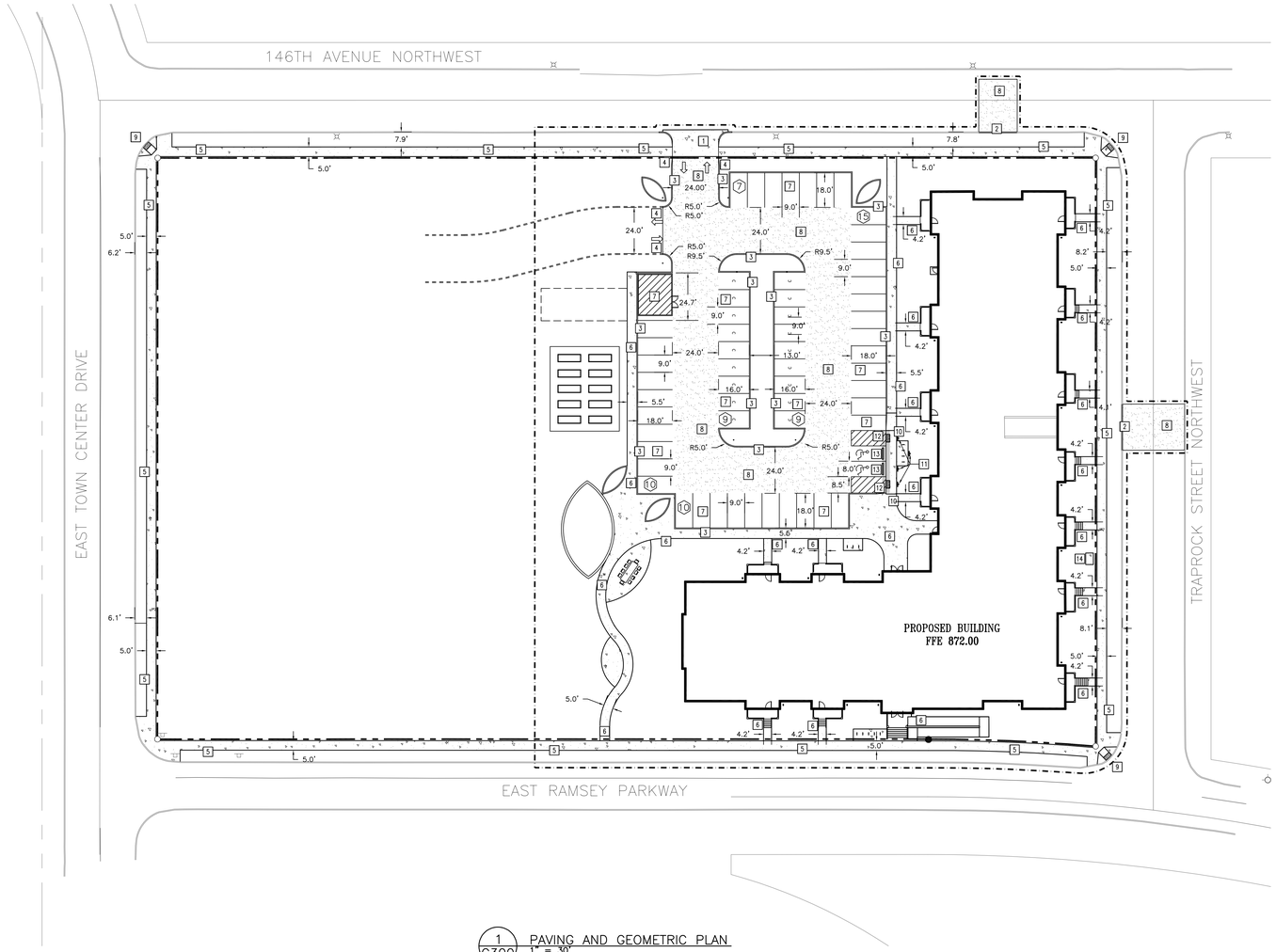
REVISIONS

DATE	06.01.2017
PROJECT #	17260
PHASE	DD
DRAWN BY	WH
CHECKED BY	KAM

UTILITY PLAN

C200

4/19/2017 9:11:24 AM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt



1 C300 PAVING AND GEOMETRIC PLAN
1" = 30'

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- HEAVY DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT/SIDEWALK
- FLAT CURB AND GUTTER
- PEDESTRIAN CURB RAMP
- ACCESSIBLE PARKING SYMBOL
- SIGN
- PARKING STALL COUNT (XX)

*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

ABBREVIATIONS

BLDG	Building
BM	Bench Mark
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
MAX	Maximum
MIN	Minimum
R	Radius
TYP.	Typical
MNMUTCD	Minnesota Manual on Uniform Traffic Control Devices

N

30' 15' 0 30' 60'

SCALE 1" = 30'

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

1. INSTALL CONCRETE DRIVE ENTRANCE. REFER TO DETAIL 3/C401.
2. INSTALL B618 CONCRETE CURB AND GUTTER. REFER TO DETAIL 1/C401.
3. INSTALL B612 CONCRETE CURB AND GUTTER. REFER TO DETAIL 1/C401.
4. INSTALL NOSEDOWN CURB SECTION. REFER TO DETAIL 5/C401.
5. INSTALL 6-INCH CONCRETE WALK. REFER TO DETAIL 2/C401.
6. INSTALL 4-INCH CONCRETE WALK. REFER TO DETAIL 9/C401. REFER TO LANDSCAPE PLANS FOR CONCRETE FINISH AND JOINTING.
7. INSTALL LIGHT-DUTY BITUMINOUS PAVEMENT. REFER TO DETAIL 7/C401.
8. INSTALL HEAVY-DUTY BITUMINOUS PAVEMENT FOR REPAIRS IN THE PUBLIC ROW. COORDINATE WITH THE CITY OF RAMSEY FOR WEARING COURSE INSTALAION. REFER TO DETAIL 8/C401.
9. INSTALL PEDESTRIAN CURB RAMP. REFER TO DETAIL 12/C401. REFER TO MN/DOT STANDARD PLAN 5-297.250 AND MN/DOT STANDARD PLATE 7038.
10. INSTALL PARALLEL CURB RAMP. REFER TO DETAIL 11/C401. REFER TO MN/DOT STANDARD PLAN 5-297.250 AND MN/DOT STANDARD PLATE 7038.
11. INSTALL ACCESSIBLE PARKING SIGN. REFER TO DETAIL 13/C401.
12. INSTALL FLAT CURB SECTION. REFER TO DETAIL 6/C401.
13. INSTALL PRECAST WHEEL STOP. REFER TO DETAIL 10/C401.
14. INSTALL TRANSFORMER PAD. REFER TO MANUFACTURERS SPECIFICATIONS.

PAVING NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL CURB AND GUTTER IS TO BE B612 CONCRETE CURB AND GUTTER UNLESS NOTED OTHERWISE.
3. NO SIDEWALK IS TO HAVE MORE THAN A 2% CROSS SLOPE OR MORE THAN A 5% LONGITUDINAL SLOPE.
4. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUT.
5. FOLLOW ALL CITY OF RAMSEY RULES, REGULATIONS AND SPECIFICATIONS WHEN WORKING IN PUBLIC RIGHT OF WAY.
6. ALL PARKING STALLS, EXCEPT ACCESSIBLE STALLS, ARE TO BE 9 FEET WIDE BY 18 FEET LONG.
7. ACCESSIBLE AISLES SHALL BE STRIPED PER MN CODE (SECTION 502). WHERE "NO PARKING" SIGNAGE WOULD OBSTRUCT A CURB RAMP OR ACCESSIBLE ROUTE, "NO PARKING" SHALL BE PRINTED ON THE SURFACE OF THE ACCESS AISLE.
8. THE CONTRACTOR IS TO CONTACT THE CITY OF RAMSEY/FIRE MARSHALL FOR THE EXACT PLACEMENT OF FIRE LANES, YELLOW-PAINTED CURBING AND NO PARKING AREAS FOR FIRE PROTECTION PURPOSES.
9. REFER TO STRUCTURAL PLANS FOR STOOP DETAILS. ALL WALKS ARE TO BE CENTERED ON THE DOORS.
10. INSTALL APPROPRIATE EXPANSION MATERIAL WHERE CONCRETE IS ADJACENT TO BUILDING FACE.
11. MATCH NEW PAVEMENT INTO EXISTING PAVEMENT. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
12. MATCH NEW CONCRETE CURB AND GUTTER INTO EXISTING. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
13. MATCH NEW SIDEWALK INTO EXISTING SIDEWALK. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
14. SAWCUT EXISTING PAVEMENT, SIDEWALK, AND CURB AND GUTTER TO NEAREST JOINT. COORDINATE REMOVAL LIMITS WITH SITE DEMOLITION CONTRACTOR AND CONSTRUCTION MANAGER.
15. INSTALL DRIVE ENTRANCE PER CITY OF RAMSEY STANDARDS AND SPECIFICATIONS. FOLLOW ALL CITY OF RAMSEY REQUIREMENTS FOR TRAFFIC CONTROL.
16. **REFER TO SPECIFICATIONS FOR GRADE VERIFICATION SURVEY REQUIREMENTS PRIOR TO PLACEMENT OF SUB-BASE MATERIAL, BASE MATERIAL, AND PAVEMENTS/SIDEWALKS.**

aeon
Boldly Changes Everything

GREENWAY TERRACE

901 NORTH THIRD STREET, SUITE 150
MINNEAPOLIS, MN 55401

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

BKBM ENGINEERS

5930 Brooklyn Boulevard
Minneapolis, MN 55429-2518
Phone: (763) 843-0420
Fax: (763) 843-0421
www.bkbm.com

PRELIMINARY

NOT FOR CONSTRUCTION

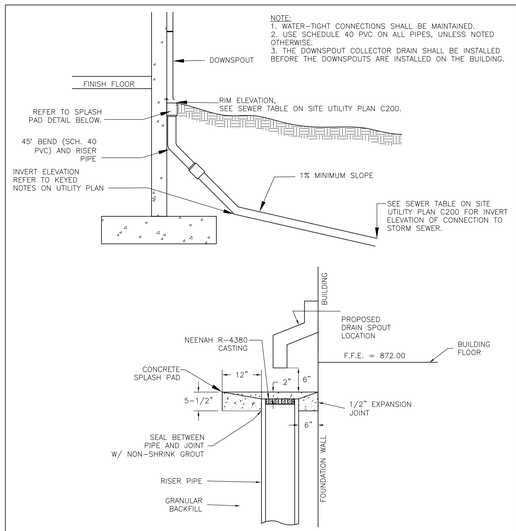
REVISIONS

DATE	06.01.2017
PROJECT #	17260
PHASE	DD
DRAWN BY	WH
CHECKED BY	KAM

PAVING AND GEOMETRIC PLAN

C300

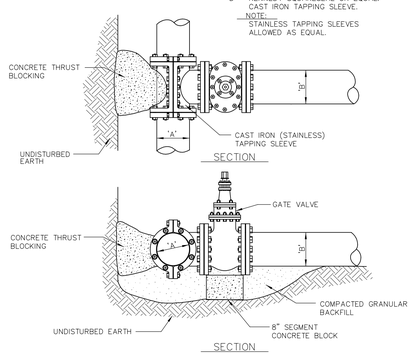
4/19/2017 9:11:24 AM C:\Users\mary.barnett\Desktop\Revit Project Files\15-0011 A17\16-0011 A17 mary.barnett.rvt



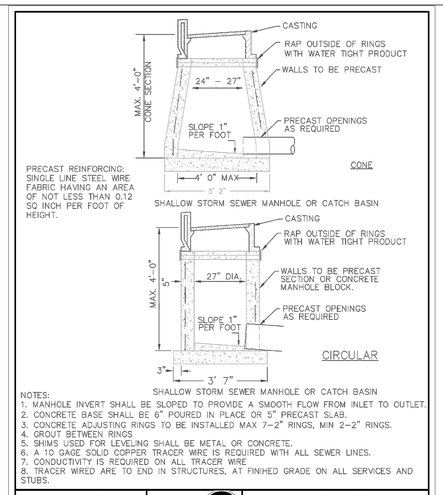
13 C400 DOWNSPOUT DRAIN WITH SPLASH PAD AND CASTING
NOT TO SCALE

EXISTING PIPE 'A'	18"	16"	14"	12"	10"	8"	6"
BRANCH PIPE 'B' 12"	C,D	C,D	C	C			
10"	C,D	C,D	C,D	C	C		
8"	C,D	C,D	C,D	C,D	C	C	
6"	C,D	C,D	C,D	C,D	C,D	C	C
4"	C,D	C,D	C,D	C,D	C,D	C,D	C

C – CLOW F-5205,TCIW A212A OR EQUAL. FULL CAST IRON TAPPING SLEEVE.
D – KENNEDY SQUARESEAL OR EQUAL. CAST IRON TAPPING SLEEVE.
NOTE: STAINLESS TAPPING SLEEVES ALLOWED AS EQUAL.



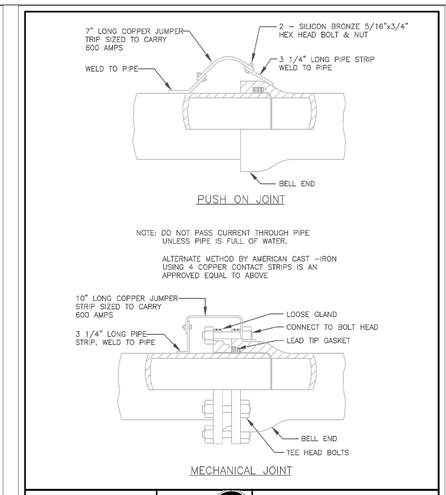
14 C400 WATERMAIN WET TAP (TYP.)
NOT TO SCALE



NOTES:
1. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET.
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7–2" RINGS, MIN 2–2" RINGS.
4. GROUT BETWEEN RINGS
5. SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE.
6. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRED ARE TO END IN STRUCTURES, AT FINIHED GRADE ON ALL SERVICES AND STUBS.

APPROVED: 6 – 2008	City of RAMSEY	STANDARD DETAILS: STORM AREA INLET
		CITY PLATE No. STO–2

10 C400 AREA INLET DETAIL
NOT TO SCALE

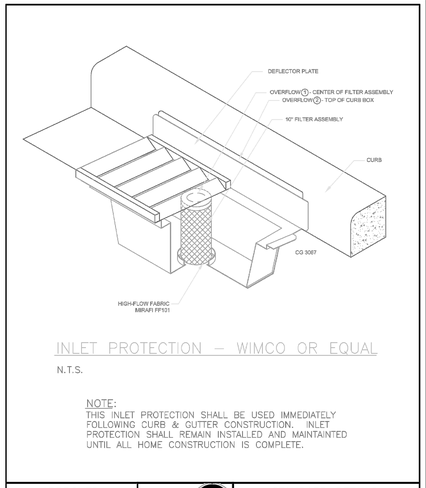


NOTE: DO NOT PASS CURRENT THROUGH PIPE UNLESS PIPE IS FULL OF WATER.

ALTERNATE METHOD BY AMERICAN CAST –IRON USING 4 COPPER CONTACT STRIPS IS AN APPROVED EQUAL TO ABOVE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: JOINT CONNECTION
		CITY PLATE No. WAT–4

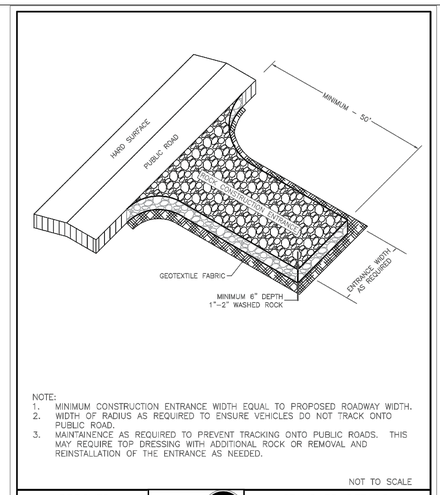
7 C400 WATER MAIN JOINT CONNECTION
NOT TO SCALE



NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: INLET PROTECTION
		CITY PLATE No. ERO–2

4 C400 INLET PROTECTION
NOT TO SCALE

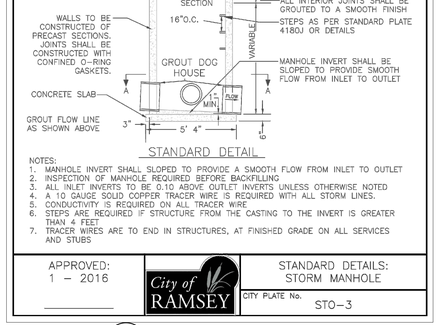


NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE
		CITY PLATE No. ERO–5

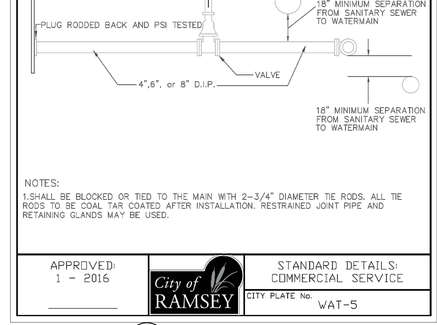
1 C400 ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE



NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
5. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
6. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
7. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: STORM MANHOLE
		CITY PLATE No. STO–3

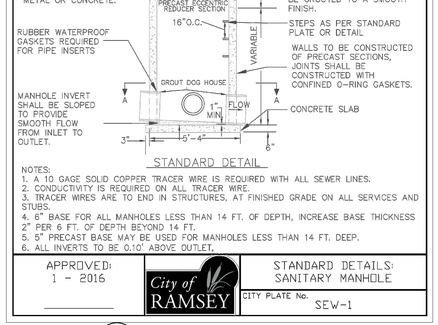
11 C100 STORM SEWER MANHOLE
NOT TO SCALE



NOTES:
1.SHALL BE BLOCKED OR TIED TO THE MAIN WITH 2–3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: COMMERCIAL SERVICE
		CITY PLATE No. WAT–5

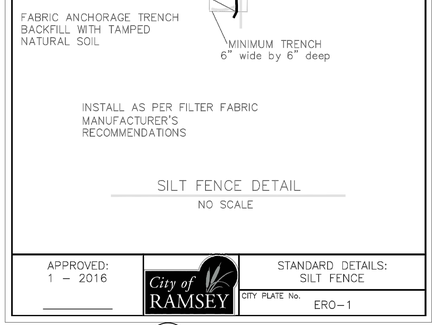
8 C400 DIP WATER SERVICE
NOT TO SCALE



NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT.
5. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP.
6. ALL INVERTS TO BE 0.10' ABOVE OUTLET,

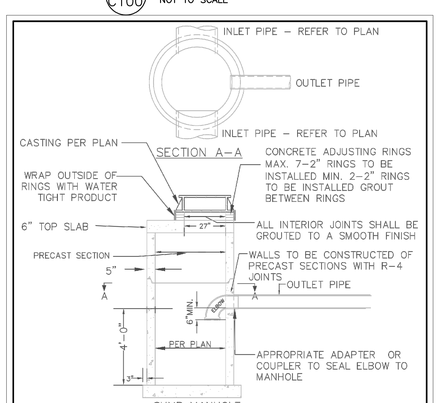
APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: SANITARY MANHOLE
		CITY PLATE No. SEW–1

5 C400 SANITARY SEWER MANHOLE
NOT TO SCALE



APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: SILT FENCE
		CITY PLATE No. ERO–1

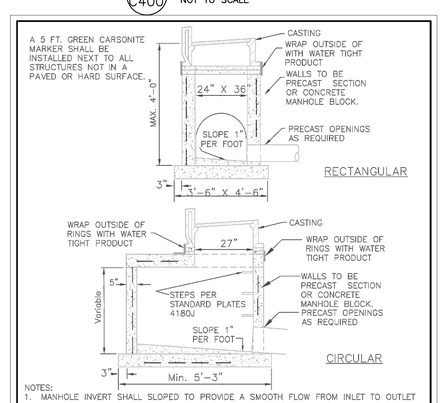
2 C400 SILT FENCE
NOT TO SCALE



NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
4. STEPS WILL BE REQUIRED AT A MAXIMUM OF 3' FROM THE RIM AND 16" ON CENTER THERE AFTER.
5. 8" BASE FOR ALL MANHOLES LESS THEN 14' DEEP, INCREASE BASE THICKNESS BY 2" PER 6' OF DEPTH BEYOND 14' & REINFORCE WITH 6"X 6" & 10" X 10" MESH.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: SUMP MANHOLE
		CITY PLATE No. STO–9

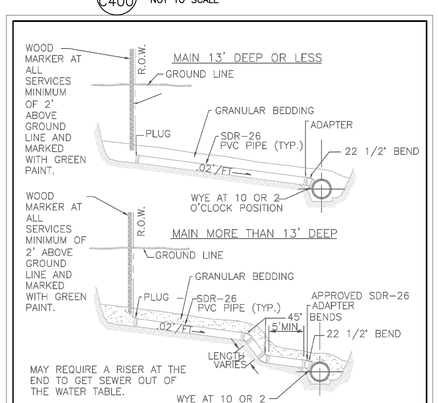
12 C400 SUMP MANHOLE
NOT TO SCALE



NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7–2" RINGS, MIN 2–2" RINGS
4. GROUT BETWEEN RINGS,SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED: 4 – 2007	City of RAMSEY	STANDARD DETAILS: CATCH BASIN
		CITY PLATE No. STO–1

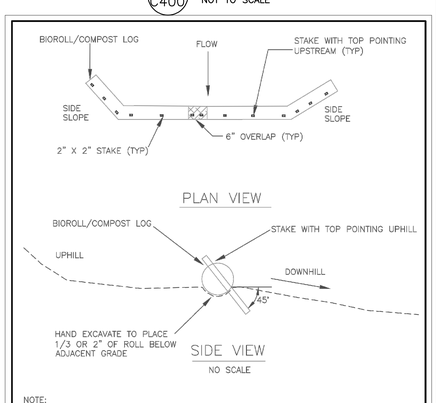
9 C400 CATCH BASIN
NOT TO SCALE



NOTES:
1. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRE ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

APPROVED: 4 – 2016	City of RAMSEY	STANDARD DETAILS: SANITARY SEWER SERVICE
		CITY PLATE No. SEW–3

6 C400 SANITARY SEWER SERVICE
NOT TO SCALE



NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED: 3 – 2016	City of RAMSEY	STANDARD DETAILS: BIO ROLL (COMPOST LOG)
		CITY PLATE No. ERO–4

3 C400 BIO ROLL
NOT TO SCALE

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

aeon
Better. Changes. Everything.

GREENWAY TERRACE

901 NORTH THIRD STREET, SUITE 150
MINNEAPOLIS, MN 55401

CONSULTANT

BKBM ENGINEERS
5930 Brooklyn Boulevard
Minneapolis, MN 55429-2518
Phone: (763) 843-0420
Fax: (763) 843-0421
www.bkbm.com

PRELIMINARY

NOT FOR CONSTRUCTION

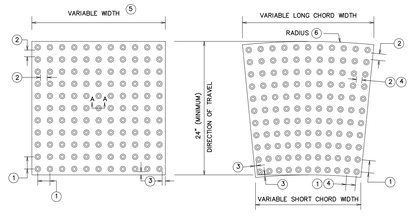
REVISIONS

DATE	06.01.2017
PROJECT #	17260
PHASE	DD
DRAWN BY	WH
CHECKED BY	KAM

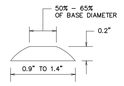
CIVIL DETAIL SHEET

C400

4/19/2017 9:11:24 AM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt



RECTANGULAR PLATES RADIAL PLATES



SECTION A–A
TRUNCATED DOME

TYPICAL RADIAL TRUNCATED DOME PLATES

RADIUS (FEET) ⑦	LONG CHORD WIDTH (INCHES)	SQ. FT. PER PLATE	PLATES REQUIRED FOR 90 DEGREE TURN
10	23–1/2	3.53	8
15	18–13/16	2.93	15
15	23–1/2	3.67	12
20	18–13/16	3.00	20
20	18–7/8	2.98	20
25	20–1/2	3.28	23
25	23–9/16	3.77	20
30	22–5/8	3.65	25
35	22	3.56	30

NOTES:

DETECTABLE WARNING SURFACES SHALL FOLLOW THE PUBLIC RIGHTS–OF–WAY ACCESSIBILITY GUIDELINES (PROWAG).

DETECTABLE WARNINGS CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN.

DETECTABLE WARNINGS ARE REQUIRED:
–WHERE RAMPS, LANDINGS, OR BLENDED TRANSITIONS PROVIDE A FLUSH PEDESTRIAN CONNECTION TO THE ROADWAY.
–WHERE PEDESTRIAN ACCESS ROUTES CROSS COMMERCIAL DRIVEWAYS THAT ARE PROVIDED WITH TRAFFIC CONTROL DEVICES OR OTHERWISE PERMITTED TO OPERATE LIKE A PUBLIC ROADWAY.
–AT PEDESTRIAN RAILWAY CROSSINGS.
–ON RAIL PLATFORMS WHERE BOARDING EDGES ARE NOT PROTECTED.

DETECTABLE WARNINGS SHALL EXTEND:
–A MINIMUM OF 24" IN THE DIRECTION OF TRAVEL.
–THE FULL WIDTH OF THE RAMP, LANDING, OR BLENDED TRANSITION, WITHIN 3" OF FULL WIDTH ON EITHER END.
–THE FULL LENGTH OF THE PUBLIC USE AREA OF A RAIL PLATFORM.

DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, ROADWAY, OR WALKWAY, EITHER A LIGHT–ON–DARK OR DARK–ON–LIGHT. CONTRAST MAY BE PROVIDED ON THE FULL RAMP SURFACE, EXCLUDING THE FLARED SIDES.

FOR MN/DOT PROJECTS, SEE MN/DOT'S APPROVED/QUALIFIED PRODUCT LISTS.

DETECTABLE WARNING SURFACE SHALL BE PAID FOR AS TRUNCATED DOMES BY THE SQUARE FOOT.

ALL TRUNCATED DOME SYSTEMS SHALL BE PLACED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.

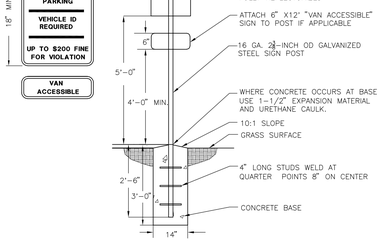
① CENTER TO CENTER DOME SPACING: 1.6" MINIMUM, 2.4" MAXIMUM.
② BASE TO BASE DOME SPACING: 0.65" MINIMUM.
③ DOME BASE TO PLATE EDGE SPACING: 0.35" MINIMUM, 0.75" MAXIMUM.
④ SPACING VARIES ON RADIAL PLATES.
⑤ TYPICAL WIDTHS AVAILABLE: 12", 18", 24", 30", 36". CHECK WITH MANUFACTURERS FOR AVAILABLE WIDTHS. ON RADIAL PLATE, RADIUS DEFINED AT BACK OF CURB.
⑥ TYPICAL RADII. CHECK WITH MANUFACTURERS FOR AVAILABLE RADII.

STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE	STANDARD PLATE NO.
DETECTABLE WARNING SURFACE TRUNCATED DOMES	2531	7038A

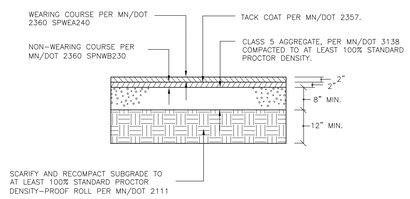
NOTE:
FOR ADA COMPLIANT PEDESTRIAN RAMPS, REFER TO MN/DOT STANDARD PLAN 5–297.250 PEDESTRIAN CURB RAMP DETAILS AT THE FOLLOWING WEB ADDRESS: HTTP://STANDARDPLATES.DOT.STATE.MN.US/STDPLATE.ASPX

CONTRACTOR SHALL COORDINATE FINAL CURB RAMP LOCATION AND PEDESTRIAN CURB RAMP DETAIL WITH THE CITY AND OWNER PRIOR TO INSTALLATION.

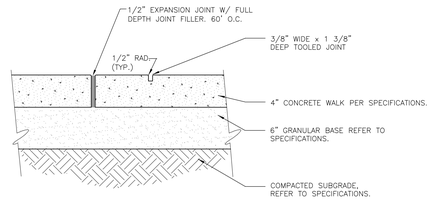
12 C401 PEDESTRIAN CURB RAMP – DETECTABLE WARNING
NOT TO SCALE



13 C401 ACCESSIBLE SIGN AND POST: GRASS AREA PLACEMENT
NOT TO SCALE

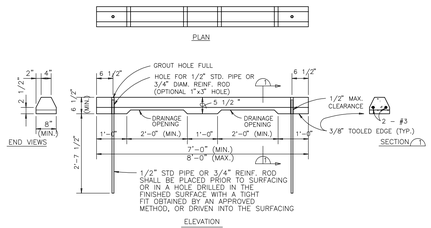


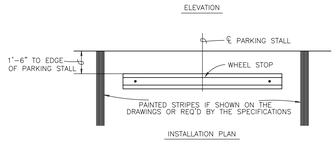
8 C401 HEAVY–DUTY BITUMINOUS PAVEMENT
NOT TO SCALE



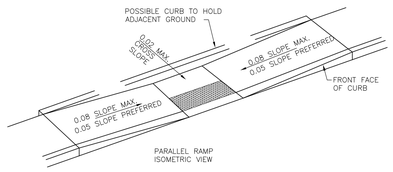
NOTE: JOINT SPACING SHALL BE 5–FEET ON CENTER. REFER TO ARCHITECTURAL PLANS FOR SPECIAL JOINTING PATTERNS.

9 C401 CONCRETE SIDEWALK CONSTRUCTION (TYP.)
NOT TO SCALE

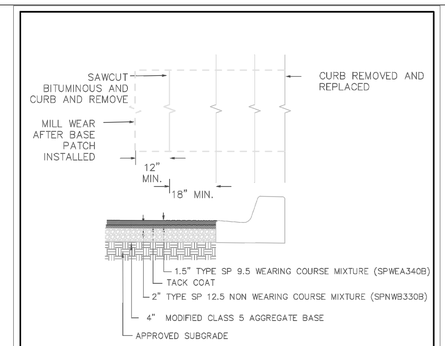




10 C401 PRECAST WHEEL STOP
NOT TO SCALE



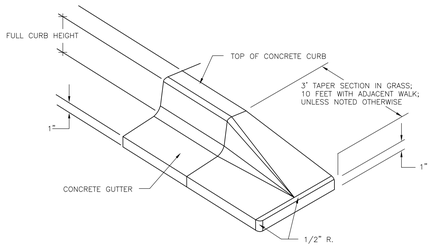
11 C401 PARALLEL RAMP
NOT TO SCALE



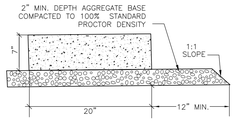
NOTES:
1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR–26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

APPROVED: 6 – 2016	City of RAMSEY	STANDARD DETAILS: STREET PATCHING STANDARDS
		CITY PLATE No. STR–25

4 C401 BITUMINOUS PATCH DETAIL
NOT TO SCALE

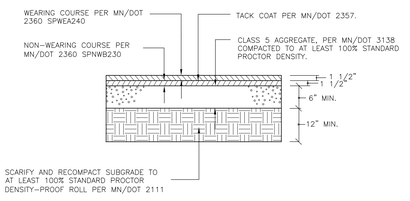


5 C401 NOSE–DOWN CURB SECTION
NOT TO SCALE

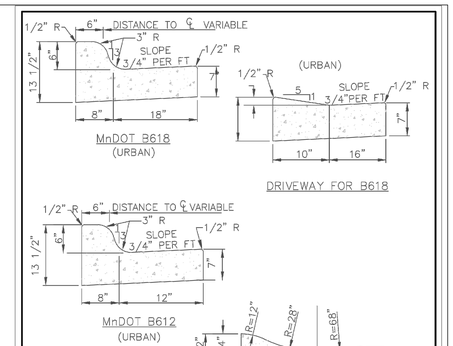


NOTE:
CURB SECTION IS TO SLOPE TOWARD PARKING LOT PER GRADING PLAN. TRANSITION INTO B612 CURBING USING NOSE–DOWN CURB SECTION.

6 C401 FLAT CURB/CONCRETE EDGER
NOT TO SCALE



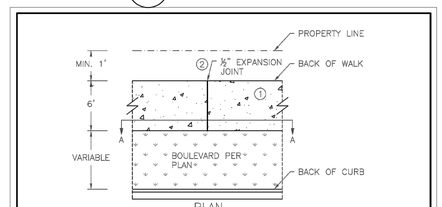
7 C401 LIGHT–DUTY BITUMINOUS PAVEMENT
NOT TO SCALE



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

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: CURB AND GUTTER
		CITY PLATE No. STR–1

1 C401 CURB AND GUTTER
NOT TO SCALE

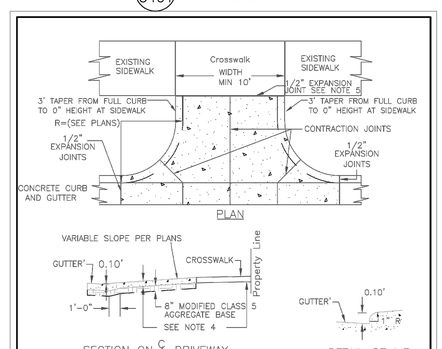


NOTE:
① BROOM FINISH CONCRETE WALK SURFACE
② MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
③ 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

NOT TO SCALE

APPROVED: 10 – 2015	City of RAMSEY	STANDARD DETAILS: CONCRETE SIDEWALK
		CITY PLATE No. STR–3

2 C401 PUBLIC SIDEWALK
NOT TO SCALE



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

APPROVED: 4 – 2016	City of RAMSEY	STANDARD DETAILS: COMMERCIAL DRIVEWAY CURBCUT
		CITY PLATE No. STR–14

3 C401 DRIVEWAY ENTRANCE
NOT TO SCALE

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

GREENWAY TERRACE

901 NORTH THIRD STREET, SUITE 150
MINNEAPOLIS, MN 55401

CONSULTANT

BKBM ENGINEERS
5930 Brooklyn Boulevard
Minneapolis, MN 55429-2518
Phone: (763) 843-0420
Fax: (763) 843-0421
www.bkbm.com

PRELIMINARY

NOT FOR CONSTRUCTION

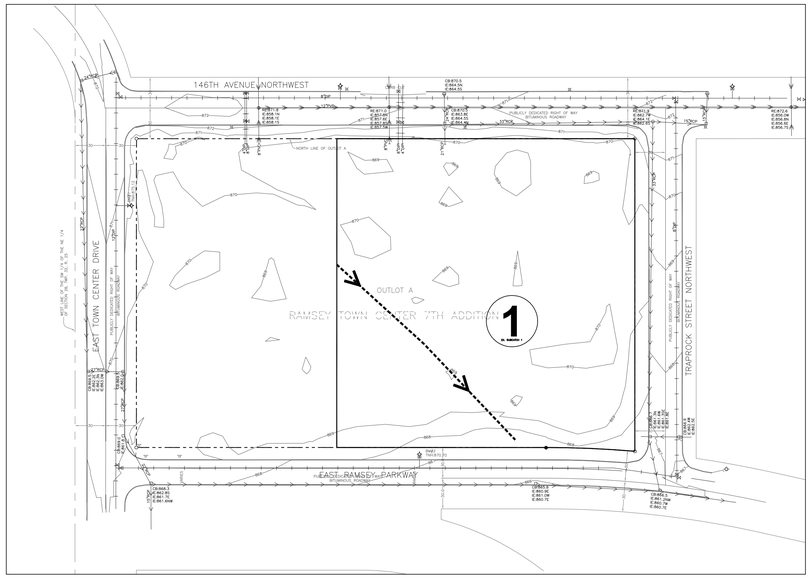
REVISIONS

DATE	06.01.2017
PROJECT #	17260
PHASE	DD
DRAWN BY	WH
CHECKED BY	KAM

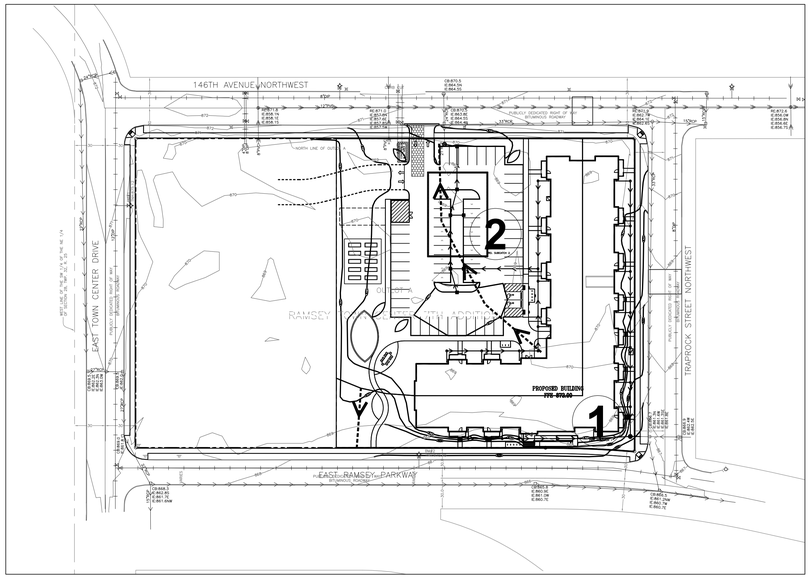
CIVIL DETAIL SHEET

C401

4/19/2017 9:11:24 AM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt

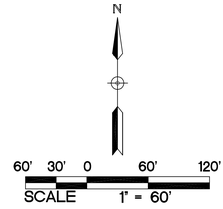


1 C500 EXISTING CONDITIONS
1" = 60'



2 C500 PROPOSED CONDITIONS
1" = 60'

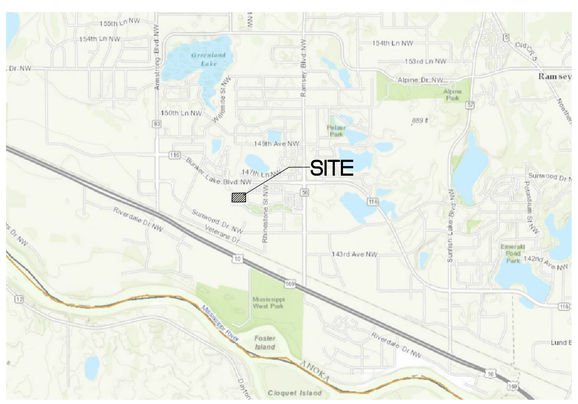
ABBREVIATIONS	
BLDG	Building
BMP	Best Management Practice
BW	Bottom of Wall
CB	Catch Basin
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
MPCA	Minnesota Pollution Control Agency
NPDES	National Pollutant Discharge Elimination System
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
TW	Top of Wall
W.O.	Washout



EXISTING DRAINAGE AREAS							
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT 2-YEAR (2.86")	10-YEAR (4.26")	100-YEAR (7.12")	ROUTING
1	0.00	2.03	2.03	0.82	3.37	10.51	
TOTAL	0.00	2.03	2.03	0.82	3.37	10.51	

PROPOSED DRAINAGE AREAS							
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT 2-YEAR (2.86")	10-YEAR (4.126")	100-YEAR (7.12")	ROUTING
1	0.26	0.38	0.65	1.68	2.82	5.37	
2	0.50	0.88	1.38	3.82	6.29	11.79	
TOTAL	0.76	1.26	2.02	5.50	9.11	17.16	
BMP				0.80	2.74	5.20	

STORMWATER RUNOFF SUMMARY			
	2-YR STORM (2.86") RUNOFF (CFS)	10-YR STORM (4.26") RUNOFF (CFS)	100-YR STORM (7.12") RUNOFF (CFS)
EXISTING SITE	0.82	3.37	10.51
PROPOSED SITE	5.50	9.11	17.16
PROPOSED BMP	0.80	2.74	5.20



VICINITY MAP
RAMSEY, MN

SPECIAL AND IMPAIRED WATERS
THERE ARE NO SPECIAL OR IMPAIRED WATERS WITHIN 1-MILE OF THE SITE.

MINIMUM ESTIMATED QUANTITIES FOR EROSION CONTROL		
ITEM DESCRIPTION	ESTIMATED QUANTITY	
DRAINAGE STRUCT. INLET FILTER	15	EACH
ROCK CONSTRUCTION ENTRANCE	1	EACH
CONCRETE WASHOUT	1	EACH
SILT FENCE	1442	LF
BIO LOG ROLL	44	LF

NOTE: QUANTITEIS SHOWN ARE THE MINIMUM REQUIRED, ADDITIONAL QUANTITIES MAY BE NEEDED IF REQUIRED BY THE MPCA, WATERSHED DISTRICT, OR CITY. CONTRACTOR IS RESPONSIBLE FOR FINAL DETERMINATION OF QUANTITIES PRIOR TO CONSTRUCTION.

NOTE:
THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT INCLUDES THE CIVIL ENGINEERING PLANS AND THE PROJECT MANUAL.

CONTRACTOR TO SUPPLY CONSTRUCTION PHASING NARRATIVE, ESTIMATED PRELIMINARY QUANTITIES OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S ANTICIPATED AT THE START OF THE PROJECT AND FOR THE LIFE OF THE PROJECT, AND LOCATION OF AREAS WHERE CONSTRUCTION WILL BE PHASED TO MINIMIZE DURATION OF EXPOSED SOIL AREAS. CONTRACTOR IS TO REVIEW MINNESOTA POLLUTION CONTROL AGENCY'S INSTRUCTIONS FOR THE APPLICATION FOR MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY PRIOR TO SUBMITTING APPLICATION.

INSPECTIONS
EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 1/2 INCH OVER 24 HOURS RAIN EVENT.

STABILIZED AREAS: ONCE EVERY 30 DAYS.

FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.

RECORDS: A COPY OF THE GRADING, DRAINAGE EROSION CONTROL PLAN AND WATERSHED DATA & SWPPP PLANS AS WELL AS THE INSPECTIONS/MAINTENANCE LOGS ARE TO BE KEPT EITHER IN THE FIELD OFFICE, INSPECTOR'S VEHICLE OR CONTRACTOR'S VEHICLE.

FINAL STABILIZATION
STABILIZATION BY UNIFORM PERENNIAL VEGETATIVE COVER (70% DENSITY)

DRAINAGE DITCHES STABILIZED.

ALL TEMPORARY SYNTHETIC AND STRUCTURAL BMP'S REMOVED.

CLEAN OUT SEDIMENT FROM CONVEYANCES AND SEDIMENTATION BASINS (RETURN TO DESIGN CAPACITY).

GRADING & SOILS
BASED ON SOIL BORING(S) PROVIDED BY PSI SOILS TYPICALLY FOUND ON THIS PROJECT ARE: SM SP

REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

SEDIMENT AND EROSION CONTROL MAINTENANCE
PERIMETER SEDIMENT CONTROL PRACTICES: WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE BMP, THE SEDIMENT MUST BE REMOVED WITHIN 24 HOURS. IF PERIMETER SEDIMENT CONTROL HAS BEEN DAMAGED OR IS NOT FUNCTIONING PROPERLY, IT MUST BE REPAIRED AND/OR REPLACED WITHIN 24 HOURS. PERIMETER BMP MEASURES MAY INCLUDE SILT FENCING.

CONSTRUCTION SITE VEHICLE EXIT LOCATIONS: ALL TRACKED SEDIMENT ONTO PAVED SURFACES MUST BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR MORE FREQUENTLY IF REQUIRED BY CITY OR WATERSHED.

CONSTRUCTION SITE DEWATERING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS. DISCHARGE FROM ALL DEWATERING OPERATIONS SHALL BE DIRECTED TO ON-SITE DEPRESSIONS. NO DISCHARGE FROM DEWATERING OPERATIONS SHALL BE DIRECTED OFF-SITE TOWARDS A WATER OF THE STATE.

PORTABLE TOILET NOTES:
1. PORTABLE TOILETS POSE AN ENVIRONMENTAL HAZARD WHEN PLACED IN THE VICINITY OF STORM DRAINS OR BODIES OF WATER. PORTABLE TOILET CLEANING ACTIVITIES CAN ALSO GENERATE POLLUTANTS THAT CAN DEGRADE WATER QUALITY.
2. PORTABLE TOILET PLACEMENT:
   2.1. PLACE PORTABLE TOILETS ON FLAT STABLE GROUND WITH CLEAR ACCESS TO THE UNITS.
   2.2. LOCATE TOILETS A MINIMUM OF 20 FEET FROM ANY WATER BODY AND 10 FEET FROM ANY CURB AND GUTTER. IF UNFEASIBLE, AN EARTHERN BERM OR SAND BAG BERM SHALL BE PLACED AROUND THE UNIT FOR SPILL AND LEAK CONTAINMENT.
   2.3. AVOID PLACING TOILETS ON IMPERVIOUS SURFACES THAT WILL QUICKLY DRAIN TO STORM SEWERS.
   2.4. LOCATE TOILETS SO THAT EXPOSURE TO TRAFFIC AND MOVING EQUIPMENT IS MINIMIZED.
   2.5. SECURE TOILETS TO THE GROUND WITH STAKES OR CABLES.
   2.6. RINSE WATER FROM CLEANING ACTIVITIES SHALL NOT BE DISPOSED ON SITE.
3. REGULARLY CHECK TOILETS FOR DAMAGE, LEAKS AND SPILLS AS PART OF THE WEEKLY STORMWATER SITE INSPECTION.
4. OWNER IDENTIFICATION AND CONTACT INFORMATION SHALL BE DISPLAYED IN A PROMINENT LOCATION ON EACH UNIT.

POLLUTION PREVENTION MANAGEMENT MEASURES
SOLID WASTE DISPOSED PROPERLY; COMPLY WITH MPCA REQUIREMENTS.

HAZARDOUS WASTE STORED (SECONDARY CONTAINMENT, RESTRICTED ACCESS) AND DISPOSED IN COMPLIANCE WITH MPCA REQUIREMENTS.

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.

NO ENGINE DEGREASING ALLOWED ON-SITE.

CONCRETE WASHOUT ON-SITE: ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. THE CONCRETE WASHOUT AREA INDICATED ON THE PLANS IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION IN ACCORDANCE WITH MPCA REQUIREMENTS.

HANDLING AND STORAGE OF HAZARDOUS MATERIALS:
IF THE CONTRACTOR INTENDS TO USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS ON THE PROJECT SITE, THE CONTRACTOR MUST COMPLY WITH THE FOLLOWING MINIMUM REQUIREMENTS:

1. THE CONTRACTOR MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION TO ENSURE EFFECTIVE TREATMENT. CHEMICALS MAY ONLY BE APPLIED WHERE TREATED STORMWATER IS DIRECTED TO A SEDIMENT CONTROL SYSTEM WHICH ALLOWS FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.
2. CHEMICALS MUST BE SELECTED THAT ARE APPROPRIATELY SUITED TO THE TYPES OF SOILS LIKELY TO BE EXPOSED DURING CONSTRUCTION, AND TO THE EXPECTED TURBIDITY, PH AND FLOW RATE OF STORMWATER FLOWING INTO THE CHEMICAL TREATMENT SYSTEM OR AREA.
3. CHEMICALS MUST BE USED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, AND WITH DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR PROVIDER/SUPPLIER OF THE APPLICABLE CHEMICALS.

ON-SITE FUEL TANKS REQUIRE SECONDARY CONTAINMENT AS REQUIRED BY THE PERMIT. PORTABLE FUEL TRUCKS SHALL HAVE THEIR SPILL KITS AVAILABLE DURING FUELING. SPILLS GREATER THAN 5 GALLONS MUST BE REPORTED TO THE PROPER AUTHORITIES.

CONSTRUCTION ACTIVITY EROSION PREVENTION PRACTICES
CONTRACTOR SHALL STABILIZE ALL EXPOSED SOIL AREAS (INCLUDING STOCKPILES). STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHENEVER ANY CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

FOR PUBLIC WATER THAT THE DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, ALL EXPOSED SOIL AREAS THAT ARE WITHIN 200 FEET OF THE WATER'S EDGE, AND DRAIN TO THESE WATERS MUST COMPLETE THE STABILIZATION ACTIVES WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.

PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24-HOURS AFTER CONNECTION TO A SURFACE WATER.

SEDIMENT CONTROL MEASURES MUST BE INSTALLED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN.

MECHANICAL AND NON STORMWATER DISCHARGES, EXISTING AND PROPOSED

1. WATER LINE FLUSHING
2. LANDSCAPE IRRIGATION
3. DISCHARGE FROM POTABLE WATER SOURCES
4. AIR CONDITIONING CONDENSATION
5. INDIVIDUAL RESIDENT CAR WASHING
6. RESIDENTIAL BUILDING WASH WATERS WITHOUT DETERGENTS.

AGENCY CONTACTS

CITY OF RAMSEY
ENGINEERING DEPARTMENT
PHONE: (763) 427-5543

MINNESOTA POLLUTION CONTROL AGENCY
PHONE: (651) 296-6300

LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION
PHONE: (763) 767-5130

AEON MANAGEMENT
901 NORTH THIRD STREET, SUITE 150
PHONE: (612X) 341-3148

NOTE:
THE CONTRACTOR MUST COMPLETE, SIGN, OBTAIN OWNERS SIGNATURE, PAY FEE, AND SEND IN THE NPDES PERMIT APPLICATION. CONTRACTOR SHALL PROVIDE A CERTIFIED EROSION CONTROL SUPERVISOR. SWPPP DOCUMENTATION, INCLUDING INSPECTION REPORTS SHALL BE RETAINED FOR A PERIOD OF THREE (3) YEARS. DESIGN CALCULATIONS ARE ON FILE AT BKBM.

THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS, BEFORE, DURING, AND AFTER CONSTRUCTION UNTIL THE NOTICE OF TERMINATION HAS BEEN FILED.

STOCKPILES:
ON-SITE STOCKPILES OF SOIL SHALL HAVE PERIMETER SEDIMENT CONTROL. STOCKPILES SHALL BE STABILIZED WITH BLANKETS, TARPS, OR HYDRO MULCH IF LEFT ON-SITE FOR MORE THAN 14 DAYS.

OTHER NOTES:
1. LONG TERM MAINTENANCE OF THE SITE WILL BE PERFORMED BY THE OWNER, AEON. INCLUDED MAINTENANCE FOR STORMWATER DEVISES SHALL BE:
   1.1. SWEEP AND CLEAN TRASH FROM PARKING AREAS
2. THIS SWPPP WAS PREPARED BY PERSONNEL THAT ARE CERTIFIED IN THE DESIGN OF CONSTRUCTION SWPPS. COPIES OF THE CERTIFICATIONS ARE ON FILE WITH BKBM AND ARE AVAILABLE UPON REQUEST.
3. THIS SWPPP DOCUMENT MUST BE AMENDED AS NECESSARY DURING CONSTRUCTION IN ORDER TO KEEP IT CURRENT WITH THE POLLUTANT CONTROL MEASURES UTILIZED AS THE SITE. THE SITE MAP SHOWING LOCATIONS OF ALL STORM WATER CONTROLS MUST BE POSTED ON THE SITE AND UPDATED TO REFLECT THE PROGRESS OF CONSTRUCTION.

SWPPP IMPLEMENTATION, INSTALLATION, INSPECTION, AND BMP MAINTENANCE BY FRATTALONE COMPANIES.

NAME: _____

CERTIFICATION #:_____

DATE: _____

URBANWORKS

GREENWAY TERRACE

aeon
Better. Changes. Everything.

901 NORTH THIRD STREET, SUITE 150
MINNEAPOLIS, MN 55401

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

BKBM ENGINEERS
5930 Brooklyn Boulevard
Minneapolis, MN 55429-2518
Phone: (763) 843-0420
Fax: (763) 843-0421
www.bkbm.com

PRELIMINARY

NOT FOR CONSTRUCTION

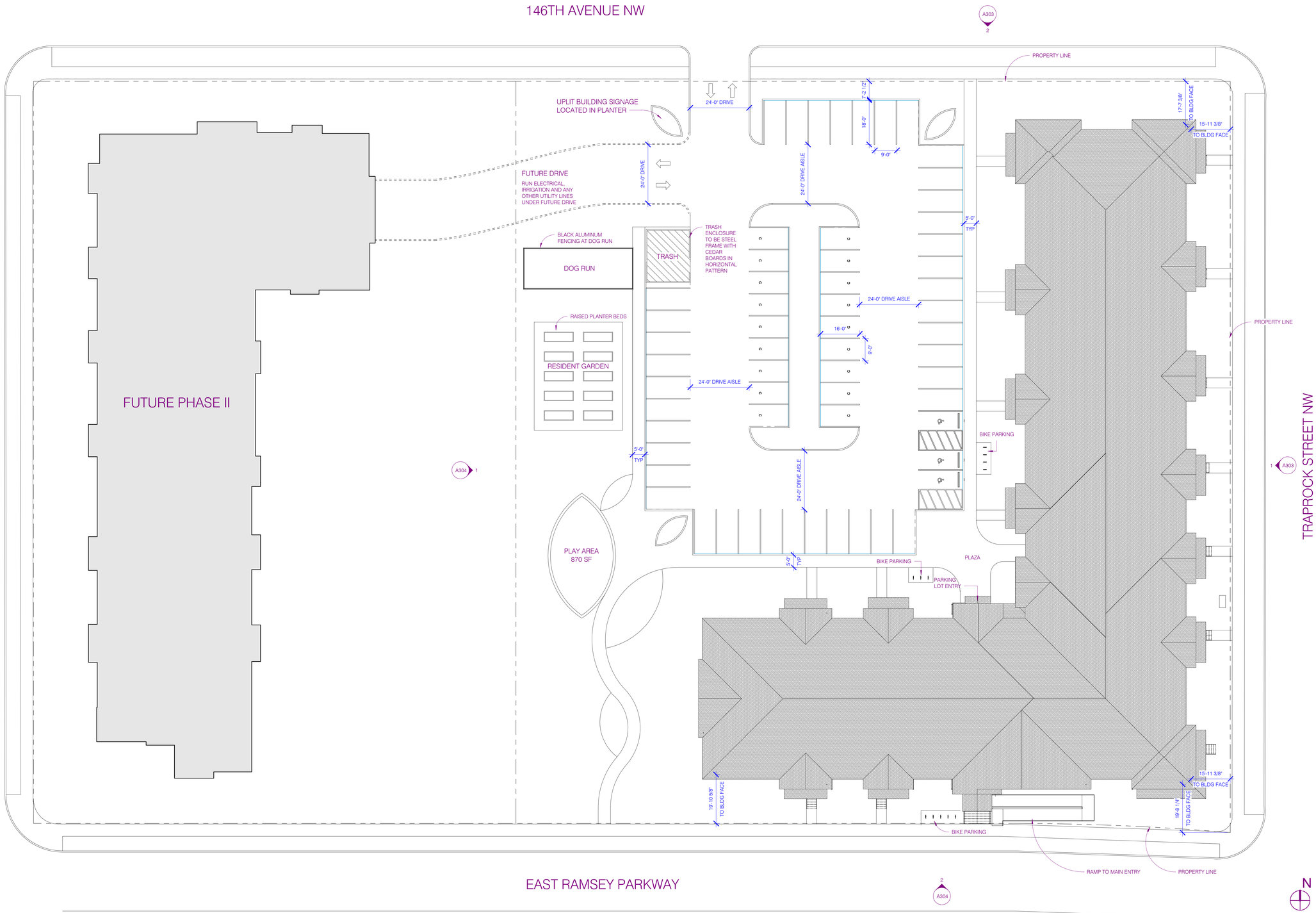
REVISIONS

DATE	06.01.2017
PROJECT #	17260
PHASE	DD
DRAWN BY	WH
CHECKED BY	KAM

SWPPP

C500

C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt
4/19/2017 9:11:24 AM



1 ARCHITECTURAL SITE PLAN

LA100 1/16" = 1'-0"

aeon
Better Changes Everything

GREENWAY TERRACE

146TH AVE NW & TRAPROCK STREET NW
RAMSEY, MN 55303

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	DD
DRAWN BY	MEB
CHECKED BY	DPEH

ARCHITECTURAL SITE PLAN

LA100

C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt
6/1/2017 1:29:09 PM

TREES


Acer platanoides 'Emerald Lustre'


Acer x freemanii 'Armstrong'


Amelanchier x grandiflora 'Autumn Brilliance'


Celtis occidentalis


Gleditsia triacanthos 'Skyline'


Pinus strobus


Quercus x 'Regal Prince'


Ulmus x morton 'Accolade'

SHRUBS


Cornus hessei 'Garden Glow'


Diervilla lonicera


Hydrangea arborescens 'Annabelle'


Physocarpus opulifolius 'Little Devil'


Rhus aromatica 'Gro-Low'


Ribes alpinum


Sorbaria sorbifolia 'Sem'


Spiraea betulifolia 'Tor'


Spiraea x bumalda 'Anthony Waterer'


Syringa pubescens 'Miss Kim'


Weigela florida 'Minuet'

PERENNIALS / GARDEN PLANTERS


Calamagrostis x acutiflora 'Karl Foerster'


Hemerocallis x 'Bodacious Returns'


Asclepias tuberosa


Echinacea purpurea


Liatris spicata


Nepeta faassenii


Panicum vergatum


Perovskia atriplicifolia


Rudbeckia hitra


Salvia x 'Bee's Bliss'

EVERGREEN SHRUBS


Juniperus chinensis 'Mint Julep'


Juniperus scopulorum 'Bailigh'


Taxus x media 'Tauntonii'


Thuja occidentalis 'Techny'

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	NOTES	NATIVE STATUS	
	AP	2	ACER PLATANOIDES `EMERALD LUSTRE` / NORWAY MAPLE	3" CAL.	B&B	SINGLE LEADER, WELL BRANCHED		
	AF	9	ACER X FREEMANII `ARMSTRONG` / ARMSTRONG FREEMAN MAPLE	3" CAL.	B&B	SINGLE LEADER, WELL BRANCHED	NATIVE CULTIVAR	
	AG	3	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / `AUTUMN BRILLIANCE` SERVICEBERRY	10` HEIGHT	B&B	CLUMP FORM	NATIVE CULTIVAR	
	CO	3	CELTIS OCCIDENTALIS / COMMON HACKBERRY	3" CAL.	B&B	SINGLE LEADER, WELL BRANCHED	NATIVE CULTIVAR	
	GT	2	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST	3" CAL.	B&B	SINGLE LEADER, WELL BRANCHED	NATIVE CULTIVAR	
	PS	3	PINUS STROBUS / WHITE PINE	8` HEIGHT	B&B	NATURAL, FULL FORM	NATIVE	
	QR	9	QUERCUS X `REGAL PRINCE` / REGAL PRINCE PAK	2.5" CAL.	B&B	SINGLE LEADER, WELL BRANCHED	NATIVE CULTIVAR	
	UM	19	ULMUS X `MORTON` / ACCOLADE	2.5" CAL.	B&B	SINGLE LEADER, WELL BRANCHED	NATIVE	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	NOTES	NATIVE STATUS	
	CH	36	CORNUS HESSEI `GARDEN GLOW` / DOGWOOD	#5	CONT.	PLAN SPACING PER PLAN	NATIVE CULTIVAR	
	DL	45	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE	#5	CONT.	PLAN SPACING PER PLAN	NATIVE	
	HA	10	HYDRANGEA ARBORESCENS `ANNABELLE` / ANNABELLE SMOOTH HYDRANGEA	#5	CONT.	PLAN SPACING PER PLAN	NON-NATIVE	
	PL	11	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK	#5	CONT.	PLAN SPACING PER PLAN	NATIVE CULTIVAR	
	RG	6	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	#5	CONT.	SPACE 5`-0" O.C.	NATIVE CULTIVAR	
	RA	38	RIBES ALPINUM / ALPINE CURRANT	#5	CONT.	PLAN SPACING PER PLAN	NON-NATIVE	
	SS	38	SORBARIA SORBIFOLIA `SEM` / SEM FALSE SPIREA	#1	CONT.	PLAN SPACING PER PLAN	NON-NATIVE	
	ST	24	SPIRAEA BETULIFOLIA `TOR` / BIRCHLEAF SPIREA	#2	CONT.	PLAN SPACING PER PLAN	NATIVE CULTIVAR	
	SA	21	SPIRAEA X BUMALDA `ANTHONY WATERER` / ANTHONY WATERER SPIRAEA	#5	CONT.	PLAN SPACING PER PLAN	NATIVE	
	SK	27	SYRINGA PUBESCENS `MISS KIM` / MISS KIM KOREAN LILAC	#5	CONT.	PLAN SPACING PER PLAN	NON-NATIVE	
	WM	87	WEIGELA FLORIDA `MINUET` / MINUET WEIGELA	#5	CONT.	PLAN SPACING PER PLAN	NON-NATIVE	
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	NOTES	NATIVE STATUS	
	CA	92	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	#1	CONT.	PLAN SPACING PER PLAN	NON-NATIVE	
	HB	57	HEMEROCALLIS X `BODACIOUS RETURNS` / DAYLILY	#1	CONT.	PLAN SPACING PER PLAN	NATIVE	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	NOTES	NATIVE STATUS	
	JM	54	JUNIPERUS CHINENSIS `MINT JULEP` / MINT JULEP JUNIPER	#5	CONT.	PLAN SPACING PER PLAN	NON-NATIVE	
	JB	8	JUNIPERUS SCOPULORUM `BAILIGH` / SKY HIGH JUNIPER	#10	CONT.	PLAN SPACING PER PLAN	NON-NATIVE	
	TT	21	TAXUS X MEDIA `TAUNTONII` / TAUTON YEW	#5	CONT.	PLAN SPACING PER PLAN	NATIVE CULTIVAR	
	TO	10	THUJA OCCIDENTALIS `TECHNY` / TECHNY ARBORVITAE	6` HGT	CONT.	PLAN SPACING PER PLAN	NATIVE CULTIVAR	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	NOTES	NATIVE STATUS	SPACING
	Sod	26,499 SF	SOD	NONE	SOD			

GARDEN PLANTER SCHEDULE

	MIXED PERENNIALS	379 SF		
	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED	21 SF	#1 @ 18" oc	
	ECHINACEA PURPUREA / PURPLE CONEFLOWER	21 SF	#1 @ 18" oc	
	LIATRIS SPICATA / SPIKE GAYFEATHER	21 SF	#1 @ 18" oc	
	NEPETA FAASSENII / CATMINT	21 SF	#1 @ 18" oc	
	PANICUM VIRGATUM / SWITCH GRASS	21 SF	#1 @ 18" oc	
	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	21 SF	#1 @ 18" oc	
	RUDBECKIA HIRTA / BLACK-EYED SUSAN	21 SF	#1 @ 18" oc	
	SALVIA X `BEE`S BLISS` / SAGE	21 SF	#1 @ 18" oc	

REFER TO DETAIL FOR PLANTING PATTERN (7 / L-500)

aeon
Above Changes Everything
GREENWAY TERRACE
901 NORTH THIRD STREET, SUITE 150
MINNEAPOLIS, MN 55401

URBANWORKS
© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT
DF/
DAMON FARBER
LANDSCAPE ARCHITECTS
401 2nd Avenue North, Suite 410
Minneapolis, MN 55401
p 612.332.7522

PRELIMINARY

NOT FOR CONSTRUCTION

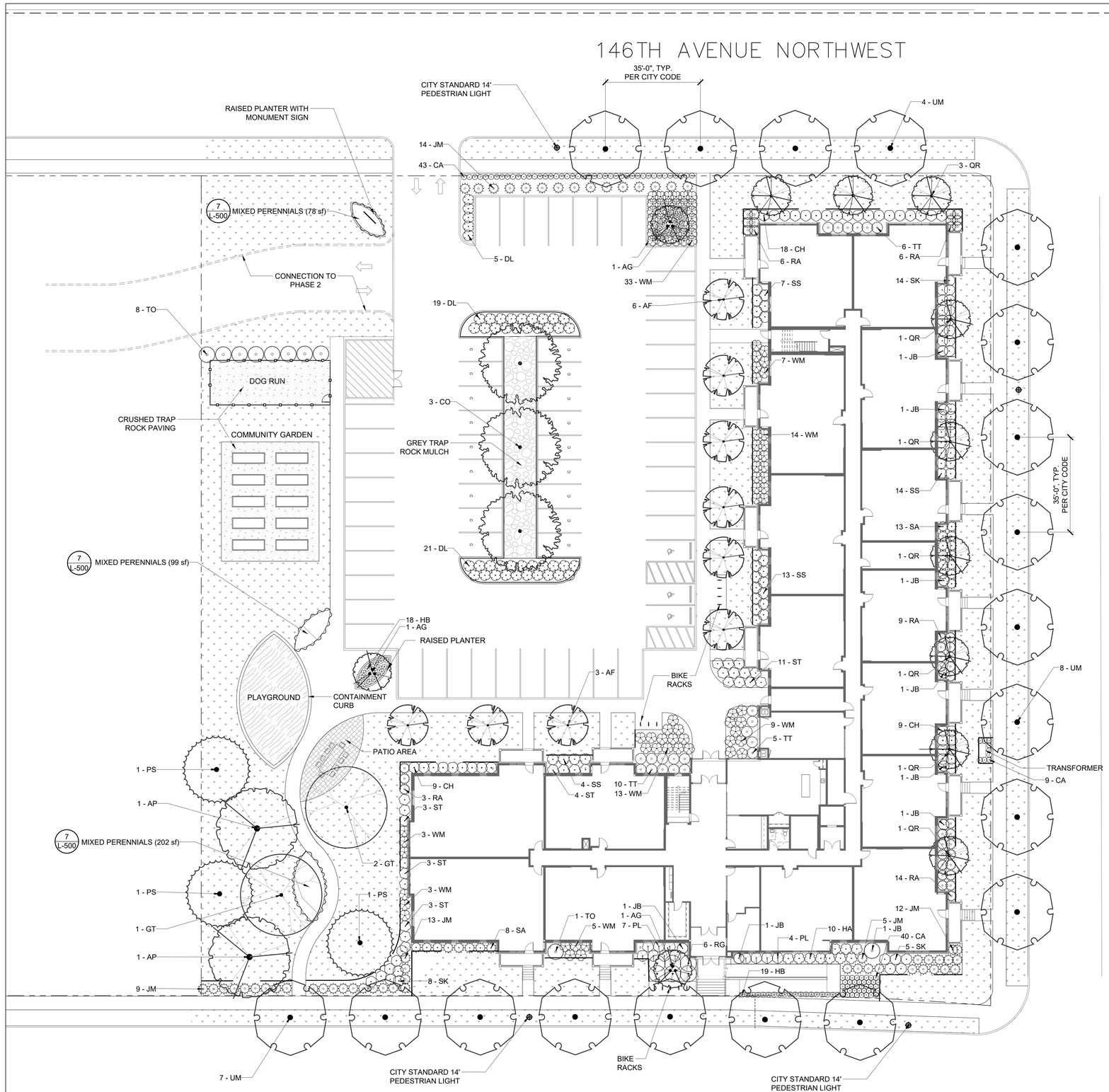
REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	SD
DRAWN BY	B. Doucette
CHECKED BY	J. Symynkywicz

LANDCAPE PLANT SCHEDULE

L030

4/19/2017 9:11:24 AM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt



QUICK REFERENCE SCHEDULE

TREES	BOTANICAL NAME
AP	ACER PLATANOIDES `EMERALD LUSTRE`
AF	ACER X FREEMANII `ARMSTRONG`
AG	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`
CO	CELTIS OCCIDENTALIS
GT	GLEDITSIA TRIACANTHOS `SKYLINE`
PS	PINUS STROBUS
QR	QUERCUS X `REGAL PRINCE`
UM	ULMUS X `MORTON`
SHRUBS	BOTANICAL NAME
CH	CORNUS HESSEI `GARDEN GLOW`
DL	DIERVILLA LONICERA
HA	HYDRANGEA ARBORESCENS `ANNABELLE`
PL	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM
RG	RHUS AROMATICA `GRO-LOW`
RA	RIBES ALPINUM
SS	SORBARIA SORBIFOLIA `SEM`
ST	SPIRAEA BETULIFOLIA `TOR`
SA	SPIRAEA X BUMALDA `ANTHONY WATERER`
SK	SYRINGA PUBESCENS `MISS KIM`
WM	WEIGELA FLORIDA `MINUET`
ANNUALS/PERENNIALS	BOTANICAL NAME
CA	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`
HB	HEMEROCALLIS X `BODACIOUS RETURNS`
EVERGREEN SHRUBS	BOTANICAL NAME
JM	JUNIPERUS CHINENSIS `MINT JULEP`
JB	JUNIPERUS SCOPULORUM `BAILIGH`
TT	TAXUS X MEDIA `TAUNTONII`
TO	THUJA OCCIDENTALIS `TECHNY`
GROUND COVERS	BOTANICAL NAME
Sod	SOD

L160 OVERALL LANDSCAPE PLAN
1" = 16'

NORTH 0 16 32

aeon
Better Changes Everything
GREENWAY TERRACE
901 NORTH THIRD STREET, SUITE 150
MINNEAPOLIS, MN 55401

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT
DF/
DAMON FARBER LANDSCAPE ARCHITECTS
401 2nd Avenue North, Suite 410
Minneapolis, MN 55401
p 612.332.7522

PRELIMINARY
NOT FOR CONSTRUCTION

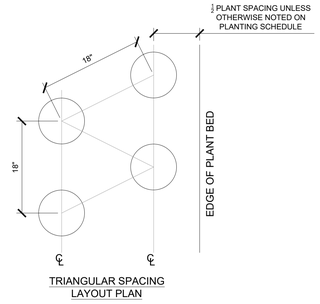
REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	SD
DRAWN BY	B. Doucette
CHECKED BY	J. Symymkywicz

LANDCAPE PLANTING PLAN

L060

4/19/2017 9:11:24 AM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt

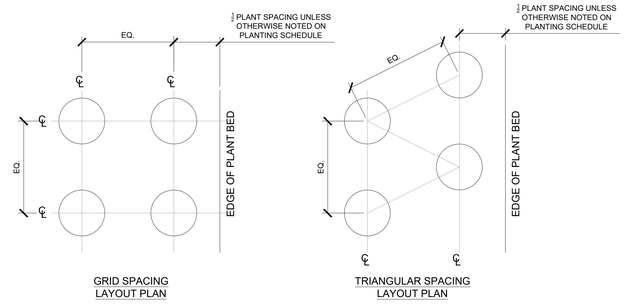


TRIANGULAR SPACING
LAYOUT PLAN

NOTE:
1. ALTERNATE EACH PLANTING AS SHOWN IN THE GARDEN PLANTER SCHEDULE
2. RANDOMIZE PLANTING ORDER THROUGHOUT PLANTERS

7 GARDEN PLANTER SPACING

3/4" = 1'-0" P-17 113-03



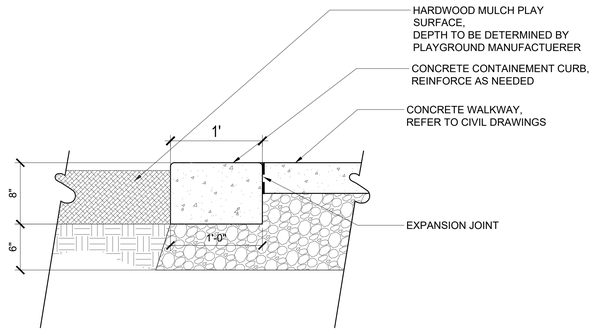
GRID SPACING
LAYOUT PLAN

TRIANGULAR SPACING
LAYOUT PLAN

NOTE:
1. REFER TO PLANTING SCHEDULE FOR PLANT SPACING.
2. SEE SPECIFICATION SECTION 32-9300 "EXTERIOR PLANTS" FOR MORE INFORMATION.

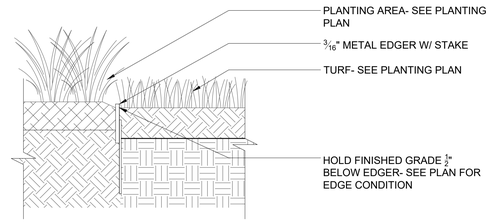
3 PLANT SPACING

3/4" = 1'-0" P-17 113-08



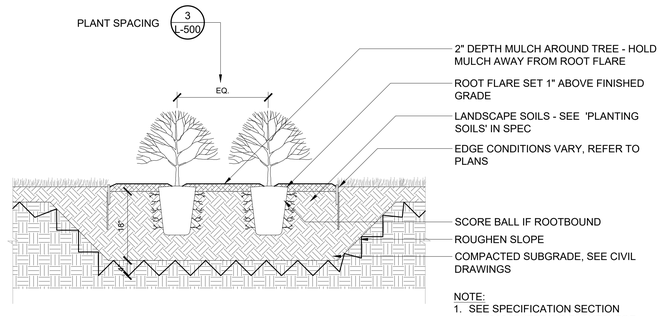
10 CONTAINMENT CURB AT PLAYGROUND

1 1/2" = 1'-0" P-17 113-24



6 STEEL EDGING

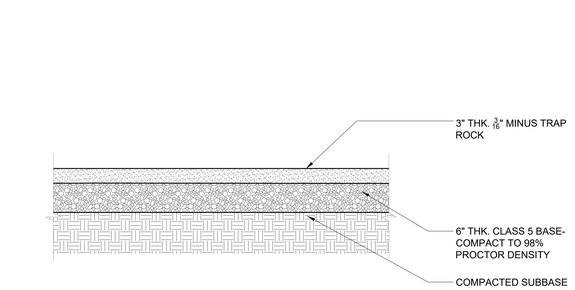
1 1/2" = 1'-0" P-17 113-09



NOTE:
1. SEE SPECIFICATION SECTION 32-9300 "EXTERIOR PLANTS" FOR MORE INFORMATION.

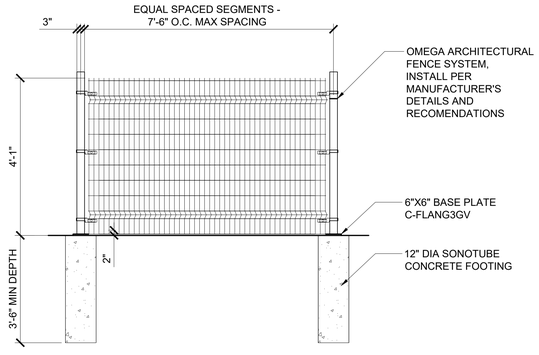
2 SHRUB PLANTING

3/4" = 1'-0" P-17 113-20



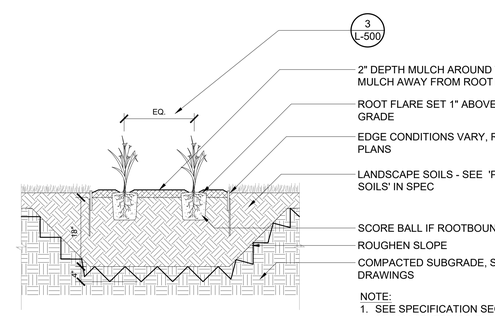
9 CRUSHED STONE PAVING

1" = 1'-0" P-17 113-19



8 EXTERIOR FENCE - 4` HEIGHT

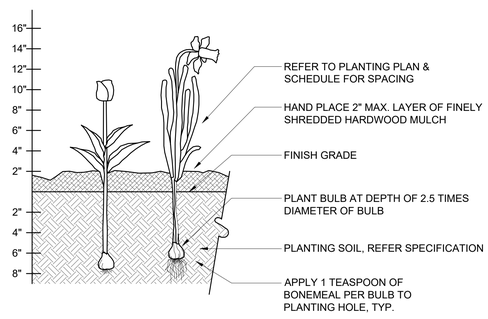
1/2" = 1'-0" P-17 113-23



NOTE:
1. SEE SPECIFICATION SECTION 32-9300 "EXTERIOR PLANTS" FOR MORE INFORMATION.

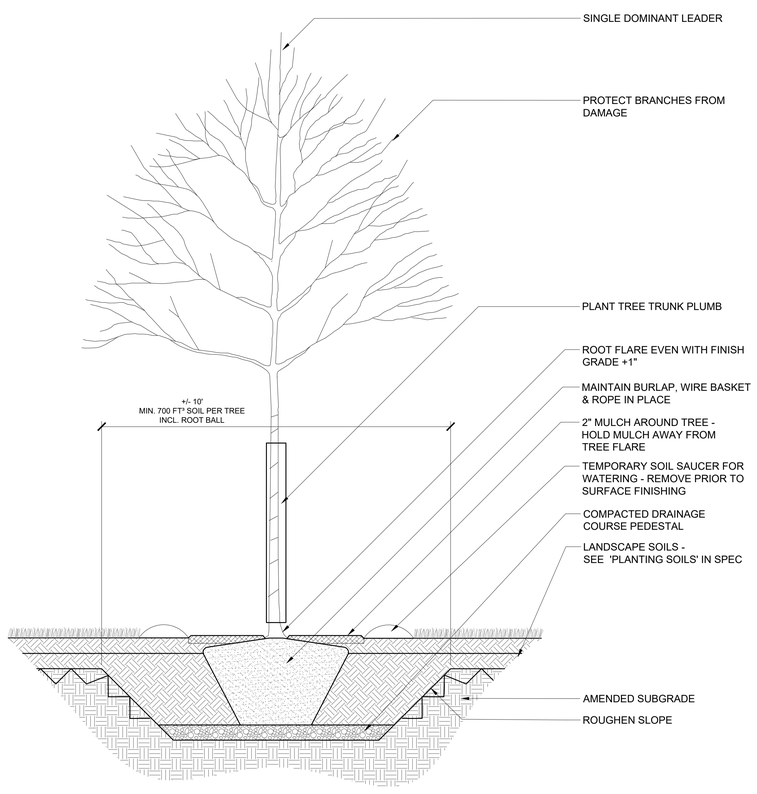
5 PERENNIAL PLANTING

3/4" = 1'-0" P-17 113-06



4 BULB PLANTING DETAIL

1" = 1'-0" P-17 113-05



1 TREE PLANTING IN SOFTSCAPE - FLAT

1/2" = 1'-0" P-17 113-04

URBANWORKS

GREENWAY TERRACE

901 NORTH THIRD STREET, SUITE 150
MINNEAPOLIS, MN 55401

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT
DF/
DAMON FARBER LANDSCAPE ARCHITECTS
401 2nd Avenue North, Suite 410
Minneapolis, MN 55401
p 612.332.7522

PRELIMINARY

NOT FOR CONSTRUCTION

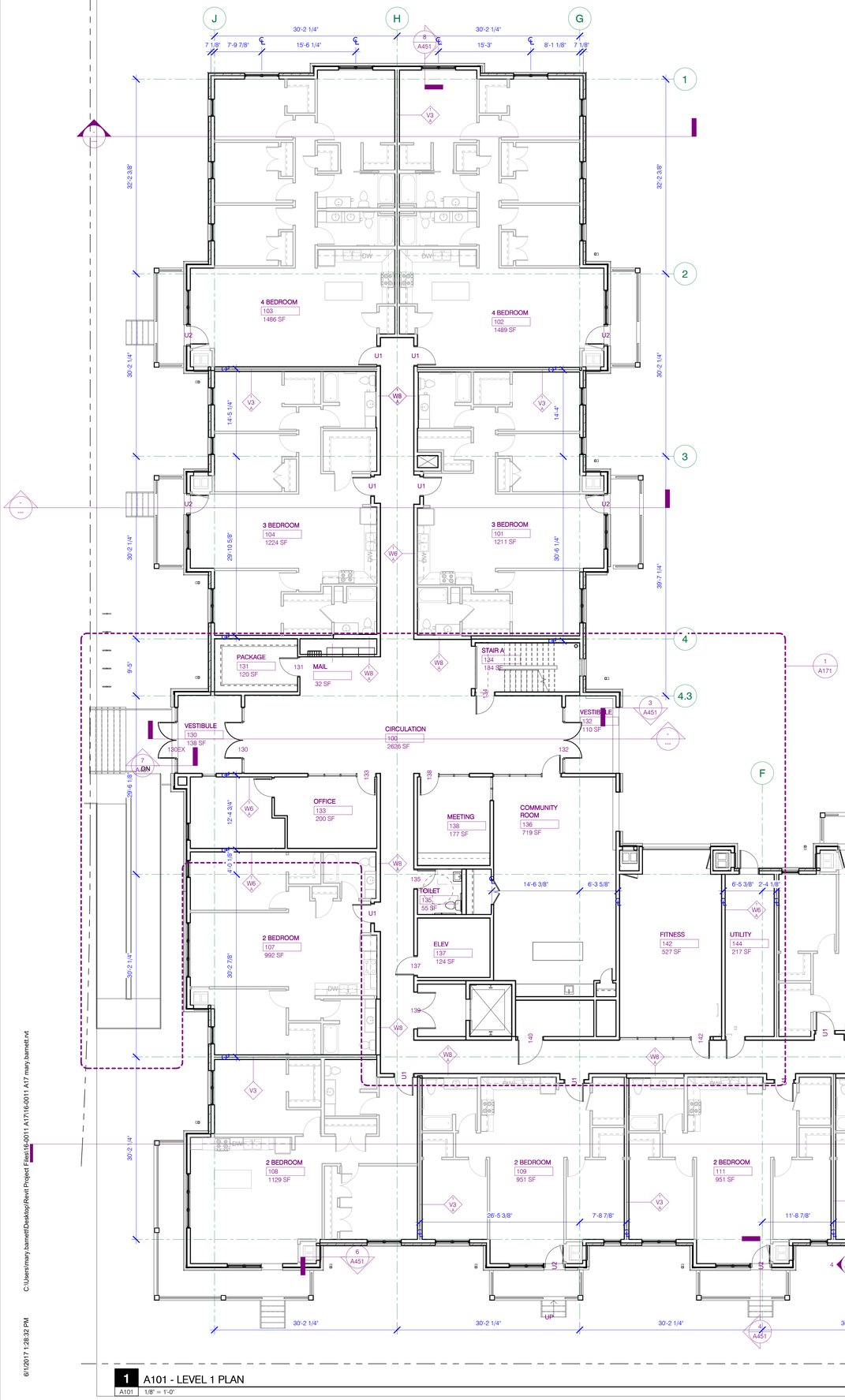
REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	SD
DRAWN BY	B. Doucette
CHECKED BY	J. Symynkywicz

LANDCAPE DETAILS

L500

4/19/2017 9:11:24 AM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt



1 A101 - LEVEL 1 PLAN

A101 1/8" = 1'-0"

GENERAL NOTES:

1. DIMENSIONS AT EXTERIOR WOOD STUD WALLS ARE TO OUTSIDE FACE OF SHEATHING
2. DIMENSIONS AT EXTERIOR CMU WALLS ARE TO FACE OF CMU
3. DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
4. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF WALL UNLESS NOTED BY THE SYMBOL ℄ INDICATING CENTERLINE OF WALL
5. RESIDENTIAL DIMISING WALLS ARE TYPE **V3**, **V6**, AND **V8** 1-HR FIRE RATING WITH ACOUSTIC RATING
6. RESIDENTIAL CORRIDOR WALLS ARE TYPE **W6** AND **W8** 1-HR FIRE RATING WITH ACOUSTIC RATING
7. EXTERIOR WOOD STUDS ARE FIRE TREATED 2x6's UNLESS NOTED OTHERWISE
8. EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
9. EXTEND 1-HR FIRE BARRIERS TO UNDERSIDE OF SHEATHING WHERE APPLICABLE
10. NO PENENTRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
11. PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLENUMS (WALLS ON SOFFIT)
12. ALL UNITS ARE TYPE B ACCESSIBLE UNLESS OTHERWISE NOTED AS TYPE A
13. REFER TO INTERIOR FINISH SCHEDULE FOR FLOOR FINISH KEY
14. LAUNDRY EQUIPMENT SHOWN FOR REFERENCE ONLY; EQUIPMENT PROVIDED BY OWNER

aeon
Better Changes Everything

GREENWAY TERRACE

146TH AVE NW & TRAPROCK STREET NW
RAMSEY, MN 55303

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

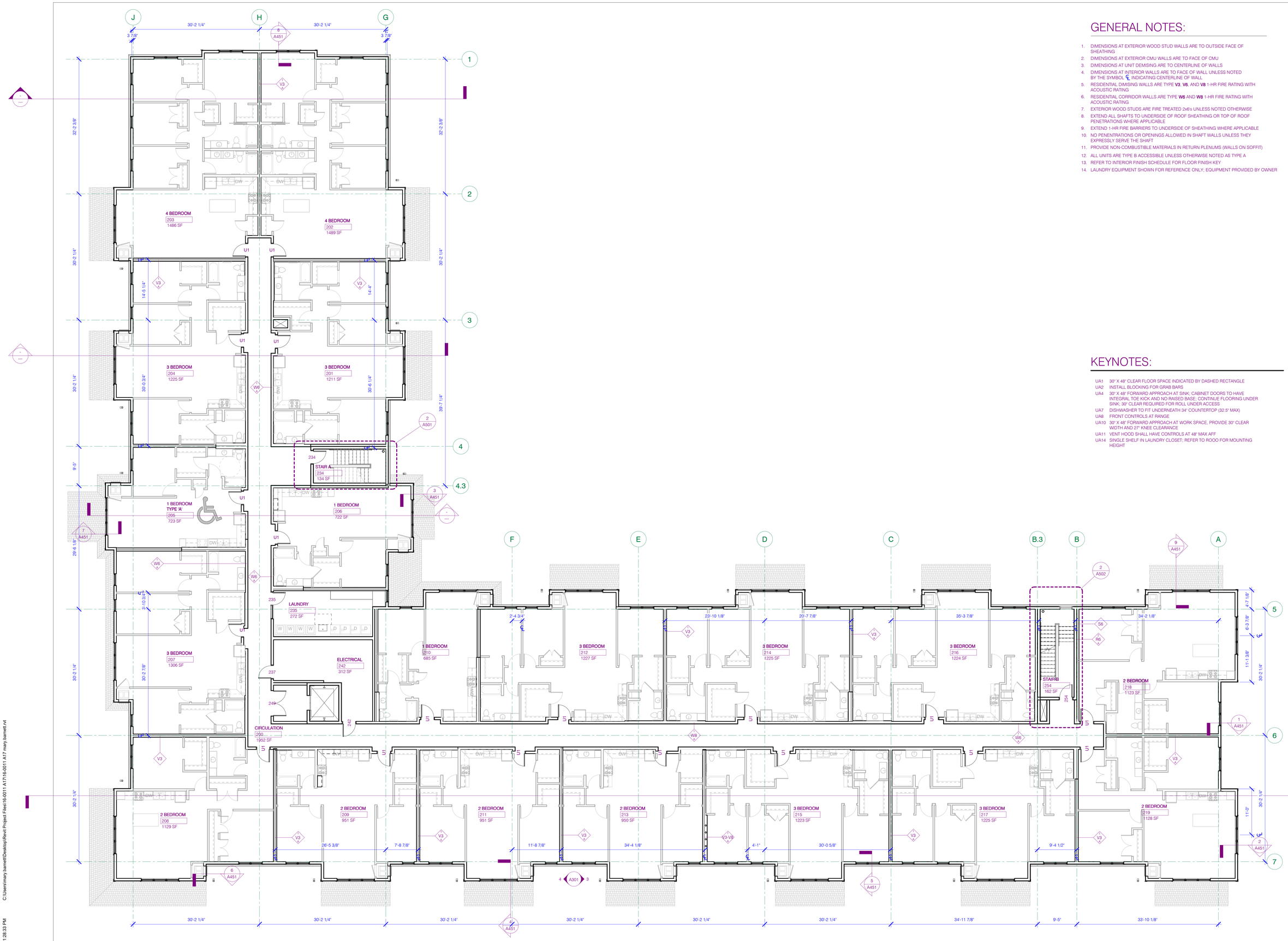
REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	DD
DRAWN BY	MEB
CHECKED BY	DPEH

LEVEL 1 PLAN - OVERALL

A101

C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt
6/1/2017 1:28:32 PM



GENERAL NOTES:

1. DIMENSIONS AT EXTERIOR WOOD STUD WALLS ARE TO OUTSIDE FACE OF SHEATHING
2. DIMENSIONS AT EXTERIOR CMU WALLS ARE TO FACE OF CMU
3. DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
4. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF WALL UNLESS NOTED BY THE SYMBOL ℄ INDICATING CENTERLINE OF WALL
5. RESIDENTIAL DIMISING WALLS ARE TYPE **V3**, **V6**, AND **V8** 1-HR FIRE RATING WITH ACOUSTIC RATING
6. RESIDENTIAL CORRIDOR WALLS ARE TYPE **W6** AND **W8** 1-HR FIRE RATING WITH ACOUSTIC RATING
7. EXTERIOR WOOD STUDS ARE FIRE TREATED 2x6's UNLESS NOTED OTHERWISE
8. EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
9. EXTEND 1-HR FIRE BARRIERS TO UNDERSIDE OF SHEATHING WHERE APPLICABLE
10. NO PENENTRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
11. PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLENUMS (WALLS ON SOFFIT)
12. ALL UNITS ARE TYPE B ACCESSIBLE UNLESS OTHERWISE NOTED AS TYPE A
13. REFER TO INTERIOR FINISH SCHEDULE FOR FLOOR FINISH KEY
14. LAUNDRY EQUIPMENT SHOWN FOR REFERENCE ONLY; EQUIPMENT PROVIDED BY OWNER

KEYNOTES:

UA1	30" X 48" CLEAR FLOOR SPACE INDICATED BY DASHED RECTANGLE
UA2	INSTALL BLOCKING FOR GRAB BARS
UA4	30" X 48" FORWARD APPROACH AT SINK; CABINET DOORS TO HAVE INTEGRAL TOE KICK AND NO RAISED BASE; CONTINUE FLOORING UNDER SINK; 30" CLEAR REQUIRED FOR ROLL UNDER ACCESS
UA7	DISHWASHER TO FIT UNDERNEATH 34" COUNTERTOP (32.5" MAX)
UA8	FRONT CONTROLS AT RANGE
UA10	30" X 48" FORWARD APPROACH AT WORK SPACE, PROVIDE 30" CLEAR WIDTH AND 27" KNEE CLEARANCE
UA11	VENT HOOD SHALL HAVE CONTROLS AT 48" MAX AFF
UA14	SINGLE SHELF IN LAUNDRY CLOSET; REFER TO ROOO FOR MOUNTING HEIGHT

aeon
Better Changes Everything
GREENWAY TERRACE
146TH AVE NW & TRAPROCK STREET NW
RAMSEY, MN 55303

URBANWORKS
© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

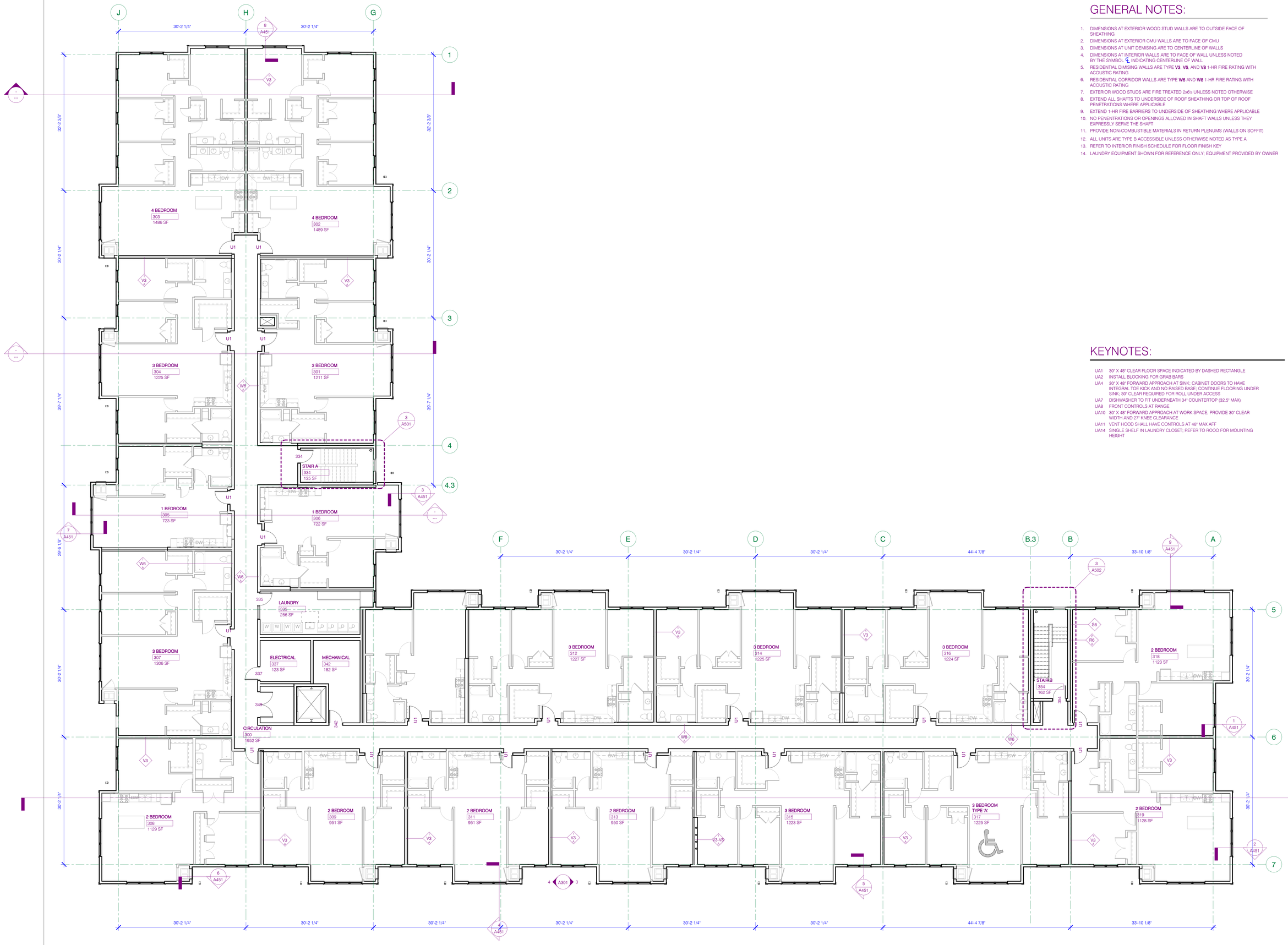
DATE	6.1.2017
PROJECT #	16-0011
PHASE	DD
DRAWN BY	MEB
CHECKED BY	DPEH

LEVEL 2 PLAN - OVERALL

A102

1 A102 - LEVEL 2 PLAN
A102 1/8" = 1'-0"

C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt
6/1/2017 1:28:33 PM



1 A103 - LEVEL 3 PLAN

A103 1/8" = 1'-0"

GENERAL NOTES:

1. DIMENSIONS AT EXTERIOR WOOD STUD WALLS ARE TO OUTSIDE FACE OF SHEATHING
2. DIMENSIONS AT EXTERIOR CMU WALLS ARE TO FACE OF CMU
3. DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
4. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF WALL UNLESS NOTED BY THE SYMBOL ℄ INDICATING CENTERLINE OF WALL
5. RESIDENTIAL DIMISING WALLS ARE TYPE **V3**, **V6**, AND **V8** 1-HR FIRE RATING WITH ACOUSTIC RATING
6. RESIDENTIAL CORRIDOR WALLS ARE TYPE **W6** AND **W8** 1-HR FIRE RATING WITH ACOUSTIC RATING
7. EXTERIOR WOOD STUDS ARE FIRE TREATED 2x6's UNLESS NOTED OTHERWISE
8. EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
9. EXTEND 1-HR FIRE BARRIERS TO UNDERSIDE OF SHEATHING WHERE APPLICABLE
10. NO PENEINTRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
11. PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLENUMS (WALLS ON SOFFIT)
12. ALL UNITS ARE TYPE B ACCESSIBLE UNLESS OTHERWISE NOTED AS TYPE A
13. REFER TO INTERIOR FINISH SCHEDULE FOR FLOOR FINISH KEY
14. LAUNDRY EQUIPMENT SHOWN FOR REFERENCE ONLY; EQUIPMENT PROVIDED BY OWNER

KEYNOTES:

UA1	30" X 48" CLEAR FLOOR SPACE INDICATED BY DASHED RECTANGLE
UA2	INSTALL BLOCKING FOR GRAB BARS
UA4	30" X 48" FORWARD APPROACH AT SINK; CABINET DOORS TO HAVE INTEGRAL TOE KICK AND NO RAISED BASE; CONTINUE FLOORING UNDER SINK; 30" CLEAR REQUIRED FOR ROLL UNDER ACCESS
UA7	DISHWASHER TO FIT UNDERNEATH 34" COUNTERTOP (32.5" MAX)
UA8	FRONT CONTROLS AT RANGE
UA10	30" X 48" FORWARD APPROACH AT WORK SPACE, PROVIDE 30" CLEAR WIDTH AND 27" KNEE CLEARANCE
UA11	VENT HOOD SHALL HAVE CONTROLS AT 48" MAX AFF
UA14	SINGLE SHELF IN LAUNDRY CLOSET; REFER TO ROOO FOR MOUNTING HEIGHT

aeon
Better Changes Everything

GREENWAY TERRACE

146TH AVE NW & TRAPROCK STREET NW
RAMSEY, MN 55303

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	DD
DRAWN BY	MEB
CHECKED BY	DPEH

LEVEL 3 PLAN - OVERALL

A103

6/1/2017 1:28:36 PM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt

KEYNOTES:

E1	NORMAN FACE BRICK; 1/3 RUNNING BOND; COLOR - TBD
E2	MASONRY VENEER; ANCHOR BRAVISSI CHISELED FACE, PATTERN 'F'
E3	ALLURA FIBER CEMENT LAP SIDING 6" REVEAL; COLOR - WHITE
E4	ALLURA FIBER CEMENT LAP SIDING 10" REVEAL; COLOR - TBD
E5	MECHANICAL LOUVER; FINISH TO MATCH ADJACENT SIDING; REFER TO PLANS FOR LOCATIONS
E6	ALUMINUM STOREFRONT; PAINTED KYNAR FINISH, WHITE
E7	COMPOSITE FIBERGLASS WINDOW
E8	ALUMINUM RAILING
E10	HOT-DIP GALVANIZED & POWDER-COATED STEEL RAILING
E11	INSULATED HOLLOW METAL DOOR, PAINTED TO MATCH ADJACENT SIDING
E12	PORCH ROOF WITH INTEGRAL LED DOWNLIGHTS; PROVIDE SWITCH WITHIN UNIT
E13	BIKE RACK, DERO ICON HITCH WITH OWNER LOGO, RED; REFER TO LANDSCAPE PLANS FOR LOCATIONS AND QUANTITY
E14	ASPHALT SHINGLE ROOF
E15	3" FIBER CEMENT TRIM
E16	6" FIBER CEMENT TRIM
E17	PREFINISHED METAL DOWNSPOUT
E18	EXPANSION/CONTROL JOINT
E19	STEP LIGHTING AT STAIRS AND RAMP; REFER TO ELECTRICAL PLANS
E20	INSULATED FIBERGLASS ENTRY DOOR
E21	CAST STONE SILL; REFER TO DETAILS FOR PROFILE
E25	ALLURA FIBER CEMENT PANEL SIDING; COLOR - TBD
E26	CONCRETE RAMP TO MAIN ENTRY; PROVIDE STEP LIGHTS IN WALL AND RAILING



1 NORTH
A301 1/8" = 1'-0"

3 ELEVATION - INSET
A301 1/8" = 1'-0"

4 ELEVATION - INSET LOUVER
A301 1/8" = 1'-0"



2 EAST
A301 1/8" = 1'-0"

aeon
Better Changes Everything
GREENWAY TERRACE
146TH AVE NW & TRAPROCK STREET NW
RAMSEY, MN 55303

URBANWORKS
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

© URBANWORKS ARCHITECTURE LLC, 2017

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	DD
DRAWN BY	MEB
CHECKED BY	DPEH

BUILDING ELEVATIONS

A301

C:\Users\mary.bamett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.bamett.rvt
6/1/2017 1:28:40 PM

KEYNOTES:

E1	NORMAN FACE BRICK; 1/3 RUNNING BOND; COLOR - TBD
E2	MASONRY VENEER; ANCHOR BRAVISSI CHISELED FACE; PATTERN 'F'
E3	ALLURA FIBER CEMENT LAP SIDING 6" REVEAL; COLOR - WHITE
E4	ALLURA FIBER CEMENT LAP SIDING 10" REVEAL; COLOR - TBD
E5	MECHANICAL LOUVER; FINISH TO MATCH ADJACENT SIDING; REFER TO PLANS FOR LOCATIONS
E6	ALUMINUM STOREFRONT; PAINTED KYNAR FINISH, WHITE
E7	COMPOSITE FIBERGLASS WINDOW
E8	ALUMINUM RAILING
E10	HOT-DIP GALVANIZED & POWDER-COATED STEEL RAILING
E11	INSULATED HOLLOW METAL DOOR; PAINTED TO MATCH ADJACENT SIDING
E12	PORCH ROOF WITH INTEGRAL LED DOWNLIGHTS; PROVIDE SWITCH WITHIN UNIT
E13	BIKE RACK, DERO ICON HITCH WITH OWNER LOGO, RED; REFER TO LANDSCAPE PLANS FOR LOCATIONS AND QUANTITY
E14	ASPHALT SHINGLE ROOF
E15	3" FIBER CEMENT TRIM
E16	6" FIBER CEMENT TRIM
E17	PREFINISHED METAL DOWNSPOUT
E18	EXPANSION/CONTROL JOINT
E19	STEP LIGHTING AT STAIRS AND RAMP; REFER TO ELECTRICAL PLANS
E20	INSULATED FIBERGLASS ENTRY DOOR
E21	CAST STONE SILL; REFER TO DETAILS FOR PROFILE
E25	ALLURA FIBER CEMENT PANEL SIDING; COLOR - TBD
E26	CONCRETE RAMP TO MAIN ENTRY; PROVIDE STEP LIGHTS IN WALL AND RAILING



2 SOUTH
A302 1/8" = 1'-0"



1 WEST
A302 1/8" = 1'-0"

C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt

6/1/2017 1:28:44 PM

aeon
Better Changes Everything
GREENWAY TERRACE

146TH AVE NW & TRAPROCK STREET NW
RAMSEY, MN 55303

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	DD
DRAWN BY	MEB
CHECKED BY	DPEH

BUILDING ELEVATIONS

A302

KEYNOTES:

E1	NORMAN FACE BRICK; 1/3 RUNNING BOND; COLOR - TBD
E2	MASONRY VENEER; ANCHOR BRAVISSI CHISELED FACE, PATTERN 'F'
E3	ALLURA FIBER CEMENT LAP SIDING 6" REVEAL; COLOR - WHITE
E4	ALLURA FIBER CEMENT LAP SIDING 10" REVEAL; COLOR - TBD
E5	MECHANICAL LOUVER; FINISH TO MATCH ADJACENT SIDING; REFER TO PLANS FOR LOCATIONS
E6	ALUMINUM STOREFRONT; PAINTED KYNAR FINISH, WHITE
E7	COMPOSITE FIBERGLASS WINDOW
E8	ALUMINUM RAILING
E10	HOT-DIP GALVANIZED & POWDER-COATED STEEL RAILING
E11	INSULATED HOLLOW METAL DOOR, PAINTED TO MATCH ADJACENT SIDING
E12	PORCH ROOF WITH INTEGRAL LED DOWNLIGHTS; PROVIDE SWITCH WITHIN UNIT
E13	BIKE RACK, DERO ICON HITCH WITH OWNER LOGO, RED; REFER TO LANDSCAPE PLANS FOR LOCATIONS AND QUANTITY
E14	ASPHALT SHINGLE ROOF
E15	3" FIBER CEMENT TRIM
E16	6" FIBER CEMENT TRIM
E17	PREFINISHED METAL DOWNSPOUT
E18	EXPANSION/CONTROL JOINT
E19	STEP LIGHTING AT STAIRS AND RAMP; REFER TO ELECTRICAL PLANS
E20	INSULATED FIBERGLASS ENTRY DOOR
E21	CAST STONE SILL; REFER TO DETAILS FOR PROFILE
E25	ALLURA FIBER CEMENT PANEL SIDING; COLOR - TBD
E26	CONCRETE RAMP TO MAIN ENTRY; PROVIDE STEP LIGHTS IN WALL AND RAILING



2 NORTH Color
A303 1/8" = 1'-0"



1 EAST Color
A303 1/8" = 1'-0"

aeon
Better Changes Everything
GREENWAY TERRACE
146TH AVE NW & TRAPROCK STREET NW
RAMSEY, MN 55303

URBANWORKS
© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	DD
DRAWN BY	MEB
CHECKED BY	DPEH

BUILDING ELEVATIONS

A303

C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt
6/1/2017 1:28:54 PM

KEYNOTES:

E1	NORMAN FACE BRICK; 1/3 RUNNING BOND; COLOR - TBD
E2	MASONRY VENEER; ANCHOR BRAVISSI CHISELED FACE, PATTERN 'F'
E3	ALLURA FIBER CEMENT LAP SIDING 6" REVEAL; COLOR - WHITE
E4	ALLURA FIBER CEMENT LAP SIDING 10" REVEAL; COLOR - TBD
E5	MECHANICAL LOUVER; FINISH TO MATCH ADJACENT SIDING; REFER TO PLANS FOR LOCATIONS
E6	ALUMINUM STOREFRONT; PAINTED KYNAR FINISH, WHITE
E7	COMPOSITE FIBERGLASS WINDOW
E8	ALUMINUM RAILING
E10	HOT-DIP GALVANIZED & POWDER-COATED STEEL RAILING
E11	INSULATED HOLLOW METAL DOOR, PAINTED TO MATCH ADJACENT SIDING
E12	PORCH ROOF WITH INTEGRAL LED DOWNLIGHTS; PROVIDE SWITCH WITHIN UNIT
E13	BIKE RACK, DERO ICON HITCH WITH OWNER LOGO, RED; REFER TO LANDSCAPE PLANS FOR LOCATIONS AND QUANTITY
E14	ASPHALT SHINGLE ROOF
E15	3" FIBER CEMENT TRIM
E16	6" FIBER CEMENT TRIM
E17	PREFINISHED METAL DOWNSPOUT
E18	EXPANSION/CONTROL JOINT
E19	STEP LIGHTING AT STAIRS AND RAMP; REFER TO ELECTRICAL PLANS
E20	INSULATED FIBERGLASS ENTRY DOOR
E21	CAST STONE SILL; REFER TO DETAILS FOR PROFILE
E25	ALLURA FIBER CEMENT PANEL SIDING; COLOR - TBD
E26	CONCRETE RAMP TO MAIN ENTRY; PROVIDE STEP LIGHTS IN WALL AND RAILING



2 SOUTH Color
A304 1/8" = 1'-0"



1 WEST Color
A304 1/8" = 1'-0"

aeon
Better Changes Everything
GREENWAY TERRACE
146TH AVE NW & TRAPROCK STREET NW
RAMSEY, MN 55303

URBANWORKS
© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	DD
DRAWN BY	MEB
CHECKED BY	DPEH

BUILDING ELEVATIONS

A304

6/1/2017 1:29:04 PM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt

SPECIFIC ELECTRICAL SITE NOTES

1. UTILITY TRANSFORMER. PROVIDE CONCRETE PAD AND CONDUIT STUB OUTS. INSTALL PER LOCAL UTILITY REQUIREMENTS.
2. PROVIDE SEPARATE 4" CONDUIT FROM TELEPHONE BACKBOARD AND CATV BACKBOARD TO PROPERTY LINE.
3. PHOTO CONTROL FOR EXTERIOR LIGHTS. MOUNT AS HIGH AS POSSIBLE ON WALL.
4. MAKE CONNECTION TO SIGN. VERIFY LOCATION WITH ARCHITECT.
5. RECEPTACLE BOLLARD. PROVIDE SEPARATE 120 VOLT CIRCUIT TO EACH DUPLEX RECEPTACLE. REFER TO DETAIL.

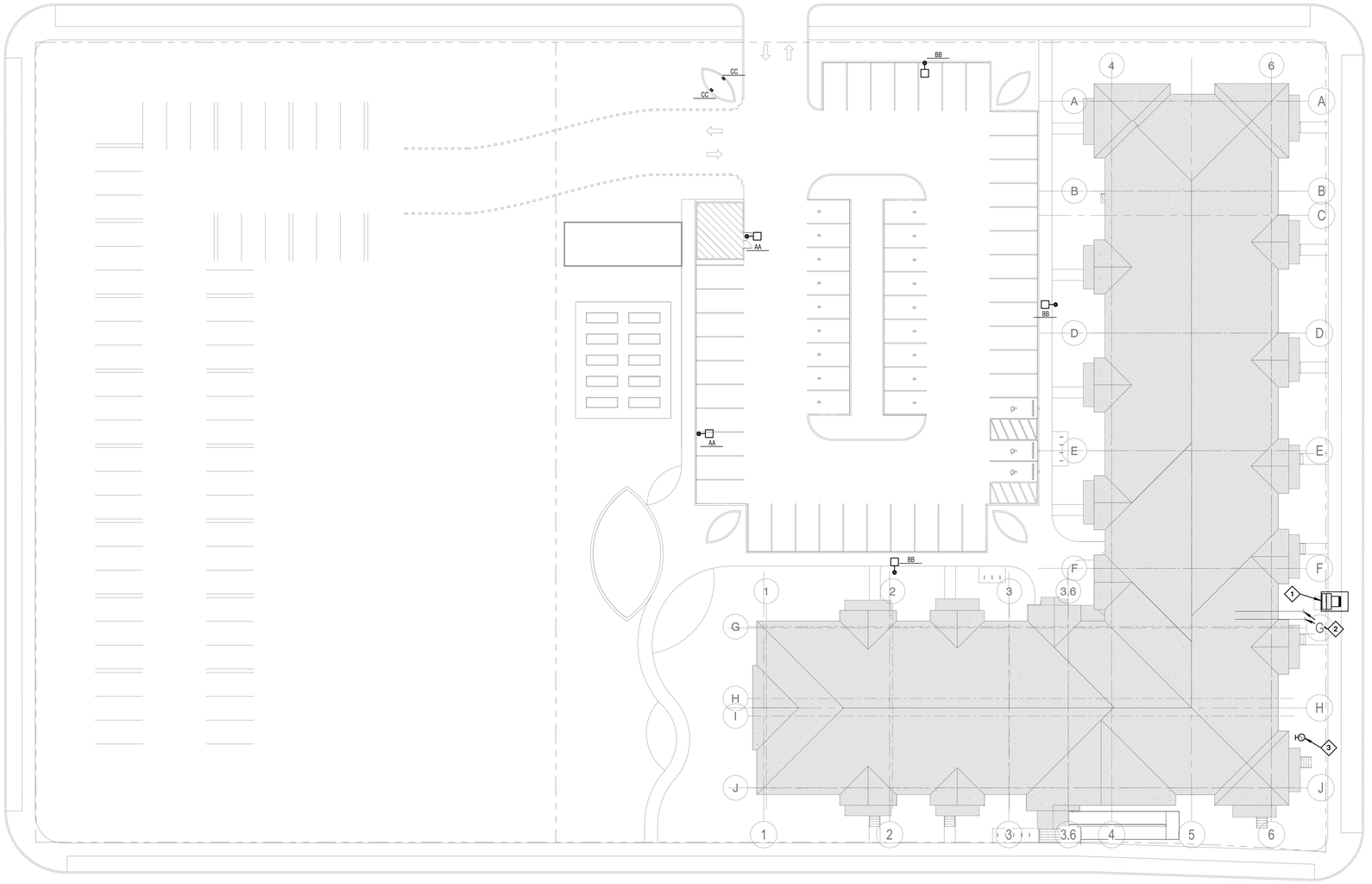
GENERAL SITE ELECTRICAL NOTES

A. ALL LIGHTING AND POWER CONDUCTORS SHALL BE INSTALLED BETWEEN 24" (MINIMUM) AND 36" (MAXIMUM) BELOW FINISHED GRADE.

B. ALL COMMUNICATIONS CONDUIT AND CABLES SHALL BE INSTALLED 36" (MINIMUM) BELOW FINISHED GRADE.

C. ALL CONDUCTORS FOR EXTERIOR LIGHTING AND POWER CIRCUITS SHALL BE #10 AWG MINIMUM.

D. PROVIDE TRANSFORMER BASE AT ALL POLE MOUNTED FIXTURES, TAP 2 LEGS OF THREE PHASE FEEDER (CIRCUITS DENOTED), PROVIDE BALLAST FUSES AT TAP, AND PROVIDE BRANCH CIRCUITS TO FIXTURES.



1 ELECTRICAL SITE PLAN
1" = 20'-0"

aeon
Better Changes Everything
Greenway Terrace
901 NORTH THIRD STREET, SUITE 150
MINNEAPOLIS, MN 55401

URBANWORKS
© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

STEEN ENGINEERING INC.
763-585-6742
763-585-6757 fax
Email: steen@steeneng.com
5430 Douglas Drive North
Crystal, MN 55429

PRELIMINARY

NOT FOR CONSTRUCTION

LAND USE 06.01.2017

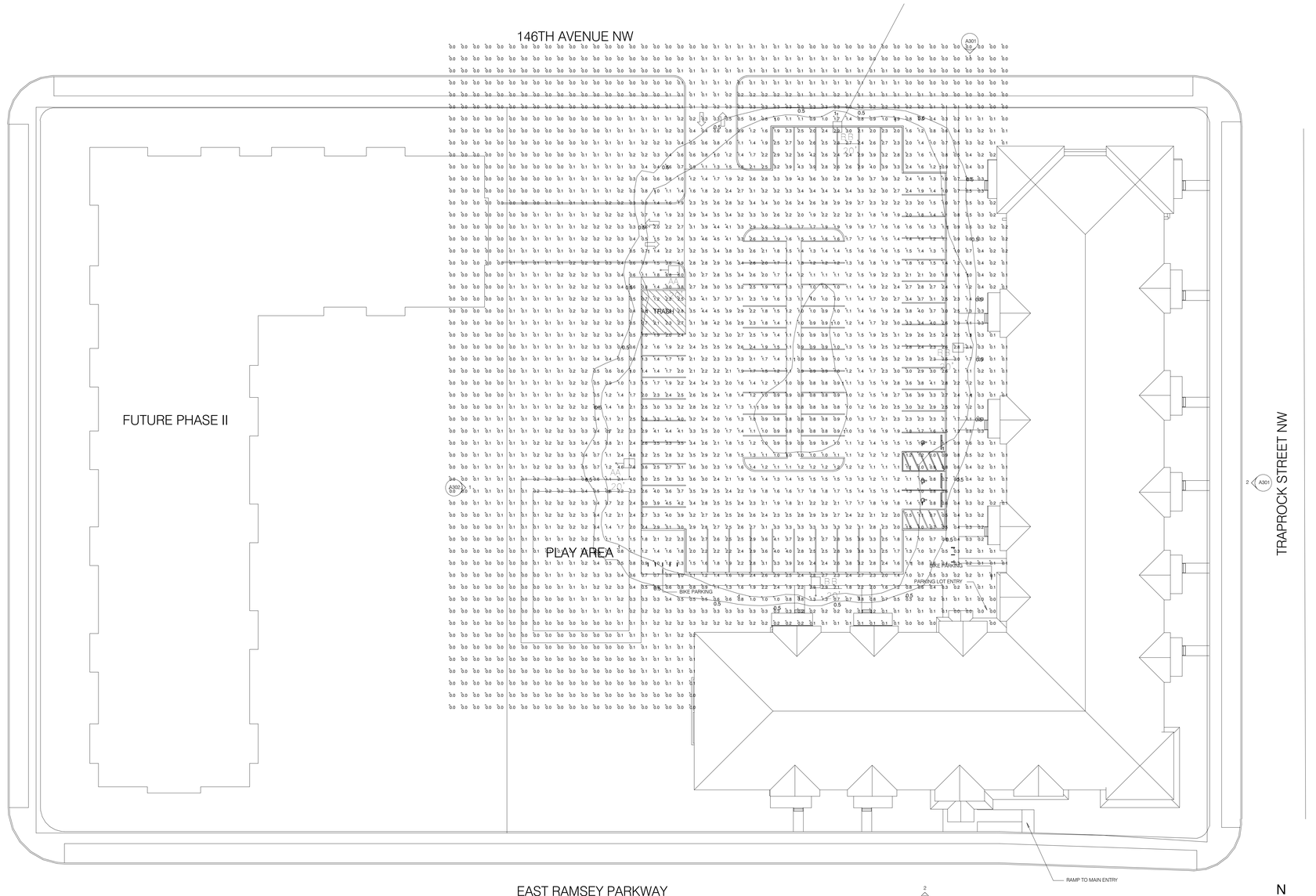
REVISIONS

DATE June 1, 2017
PROJECT # UWA201703
PHASE
DRAWN BY LSL
CHECKED BY SMY

ELECTRICAL SITE PLAN

E011

C:\Users\kurt\Documents\UWA201703_MEP1_kurt.rvt
6/1/2017 1:12:19 PM



1 SITE PHOTOMETRIC PLAN
1" = 20'-0"

StatArea_1

Illuminance (Fc)
Average = 2.15
Maximum = 4.6
Minimum = 0.5
Avg/Min Ratio = 4.30
Max/Min Ratio = 9.20

CIMARRON LED

Cat.#

Job: GREENWAY

Type: AA,BB

SPAULDING LIGHTING

Approvals

SPECIFICATIONS

Construction:
- Stylish vertically finned die-cast solid top housing for maximum heat dissipation; Stops collection of unsightly debris from gathering on top of the housing
- Rugged lower die-cast aluminum heat sink accelerates thermal management and optimizes PCB and optical performance
- Separate optical and electrical compartment for optimum component operation
- One piece die cut silicone gasket ensures weather proof seal around each individual LED for IP65 rating
- Backlight Control (BC) option available for 85% spill light reduction, doesn't change fixture appearance or EPA, recommended for Type III and Type IV distributions
- Stamped bezel provides mechanical compression to seal the optical assembly
- Complements the Hubbell Southwest series of outdoor fixtures
- Weight - 45.0 pounds, EPA - 1.3 ft²
- Suitable for applications requiring 3G testing prescribed by ANSI C136.31

Optics:
- Choice of 72 high brightness LED configurations with individual acrylic lenses specially designed for IES Type II, III, IV and V distributions
- Auto optics designed for front row 1A and interior rows 2A (see distribution under ordering and page 2)
- CCT: 3000K (80 CRI), 4000K (70 CRI), 5000K (70 CRI), and turtle friendly Amber LED options

Electrical:
- Universal input voltage 120-277 VAC, 50/60 Hz
- Integral step-down transformer for 347V & 480V
- Ambient operating temperature -40° C to 40° C
- Automatic thermal self-protection
- Drivers have greater than 90% power factor and less than 10% THD
- Optional continuous dimming to 10% or dual circuitry available
- LED drivers have output power overvoltage, over-current protection and short circuit protection with auto recovery
- 1050 mA driver available with 90L configuration for increased lumen output
- LED electrical assembly, including PR devices, consumes no power in the 'off' state
- Surge protection – 20KA; Turns fixture off at end of life; Includes LED for end of life indication (see surge suppressor page 4)

Controls:
- Drivers are 0-10V dimming standard. Photocell, occupancy sensor and wireless controls available for complete on/off and dimming control

Lumen maintenance:
- L90 at 60,000 hours (Projected per IESNA TM-21-11)

Installation:
- Two die-cast aluminum arm designs: The decorative arm offers a sleek upsweept look while the straight arm follows the housing's contoured lines for continuity of style
- Fixture ships with arm installed for ease of installation and mounts to #2 drill pattern
- Wall bracket, mast arm fitter and pole accessories are also available allowing easy mounting for virtually any application

Finish:
- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

Warranty:
Five year limited warranty (for more information visit: http://www.hubbelloutdoor.com/resources/warranty/

Listings:
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations
- Models meet DesignLights Consortium (DLC) qualifications, consult DLC website for more details: http://www.designlights.org/QPL
- IDA approved • IP65

PRODUCT IMAGE(S)

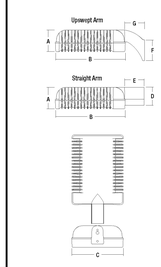
90 LED 3/4 VIEW

30 LED

60 LED

90 LED

DIMENSIONS



A	B	C	D	E	F	G
6 3/4" 171mm	25 3/4" 332mm	16" 406mm	4 5/8" 168mm	4 5/16" 109mm	5 5/8" 143mm	4 1/8" 105mm

CERTIFICATIONS/LISTINGS

*5000K and warmer CCTs only

ORDERING INFORMATION SEE NEXT PAGE

Due to our continued efforts to improve our products, product specifications are subject to change without notice.
© 2016 SPAULDING LIGHTING. All Rights Reserved • For more information visit our website: www.spauldinglighting.com • Printed in USA CL ILLD-SPEC 0/16

aeon
Better Changes Everything
Greenway Terrace
901 NORTH THIRD STREET, SUITE 150
MINNEAPOLIS, MN 55401

URBANWORKS
© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

STEEN ENGINEERING, INC.
763-585-6742
763-585-6757 fax
Email: steen@steeneng.com
5430 Douglas Drive North
Crystal, MN 55429

PRELIMINARY

NOT FOR CONSTRUCTION

LAND USE 06.01.2017

REVISIONS

DATE	June 1, 2017
PROJECT #	UWA201703
PHASE	
DRAWN BY	LSL
CHECKED BY	SMY

SITE PHOTOMETRIC PLAN

E020

C:\Users\kurt\Documents\UWA201703_MEP17_kurt.rvt
6/1/2017 1:12:19 PM