

**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

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|--------------------------------|---|------------------------|--|
| DATE | JULY 27, 2017 | PROJECT ADDRESS | SOUTH OF BUNKER LAKE BLVD, EAST OF PUMA STREET |
| PROJECT. TITLE | JASPAR INDUSTRIAL PARK | | |
| ESCROW # | | | |
| DEPARTMENT: | Engineering | | |
| TECHNICAL REVIEWER: | Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us | | |

We offer the following comments regarding the Civil Construction Plans submittal for Jaspar Industrial Park. The submittal consists of 8 sheets prepared by Hakanson Anderson dated July 5, 2017. The set also includes 7 sheets prepared by Lampert Architects dated July 3, 2017.

We offer the following comments on the sheets:

Civil Construction Plans

General comments:

1. A legend is must be shown on all sheets. All symbols used on that sheet must be added to the legend for the sheet. Symbols not used must not be in the legend. The patterns in the legend must match size and scale of patterns on the plans.
2. Ramsey City Details are included in the set. Details for items not used on this project can be removed from the set.
3. All sidewalks in public right-of-way must be shown as 6 feet wide and 6 inches thick.
4. Class 5 shall meet the Ramsey modified gradation. This gradation must be included in the details.
5. Plan readability – Proposed sanitary sewer lines and symbols, and watermain lines and symbols must be the most prominent items on the sewer and water sheets. Proposed storm sewer lines and symbols must be the most prominent on the storm sewer sheets. Proposed curb lines, sidewalks and pedestrian ramps must be the most prominent lines on the street sheets. All other lines on the sheet must be screened so the lines and symbols for proposed features standout. This includes the symbols in the legends which must match the plan view in size, pattern, weight, and color.
6. Graphic scale **must** match viewport scale. The scales in this set do not match the plans.
7. Underlying lines must be broken where they are under text boxes to enhance readability.

8. This project will require a stormwater permit from the Lower Rum River Watershed Management Organization (LRRWMO).
9. A geotechnical report was provided.

Sheet 3 of 7:

1. Add a tipout curb detail.

Sheet 4 of 7:

1. Add note: "All erosion control measures must be installed and inspected by the City prior to performing any work on site."
2. Hatch is making underlying notes unreadable.
3. Add Block wall to legend.
4. Work is shown on City property. An access agreement must be negotiated or no work can be done outside of the property boundaries.
5. Provide ingress and egress easement for access to the Cemetery.

Sheet 5 of 7:

1. Provide access route to Cemetery.
2. Add note: "Do not disturb Cemetery fence."
3. Label slope grades.
4. If drainage from west lot will go into pond then an easement is required around the pond.
5. Grading is shown on the City lot. An access agreement is required. The swale blocks access, a culvert must be installed to maintain access.
6. Change 14 days to 7 days. Change 24 hours to 3 hours after notification by City.
7. Check all notes for readability.

Sheet 6 of 7:

1. Verify water valves are working correctly. Add new valves at connections if old valves do not work.
2. Add note "All DIP 6" and smaller shall be Class 53."
3. Check sewer inverts based on grades and length.

Sheet 6 of 7:

1. Turn off existing contours on this sheet.

Architectural Plans

No Comments.

Stormwater Summary

The project is providing volume control (infiltration) and rate control for all storms. The south infiltration area must be reconfigured. Runoff must be directed to the area 3 feet above

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groundwater for infiltration. The design as shown directs all runoff to the portion of the pond in contact with the groundwater which does not meet the infiltration guidelines.