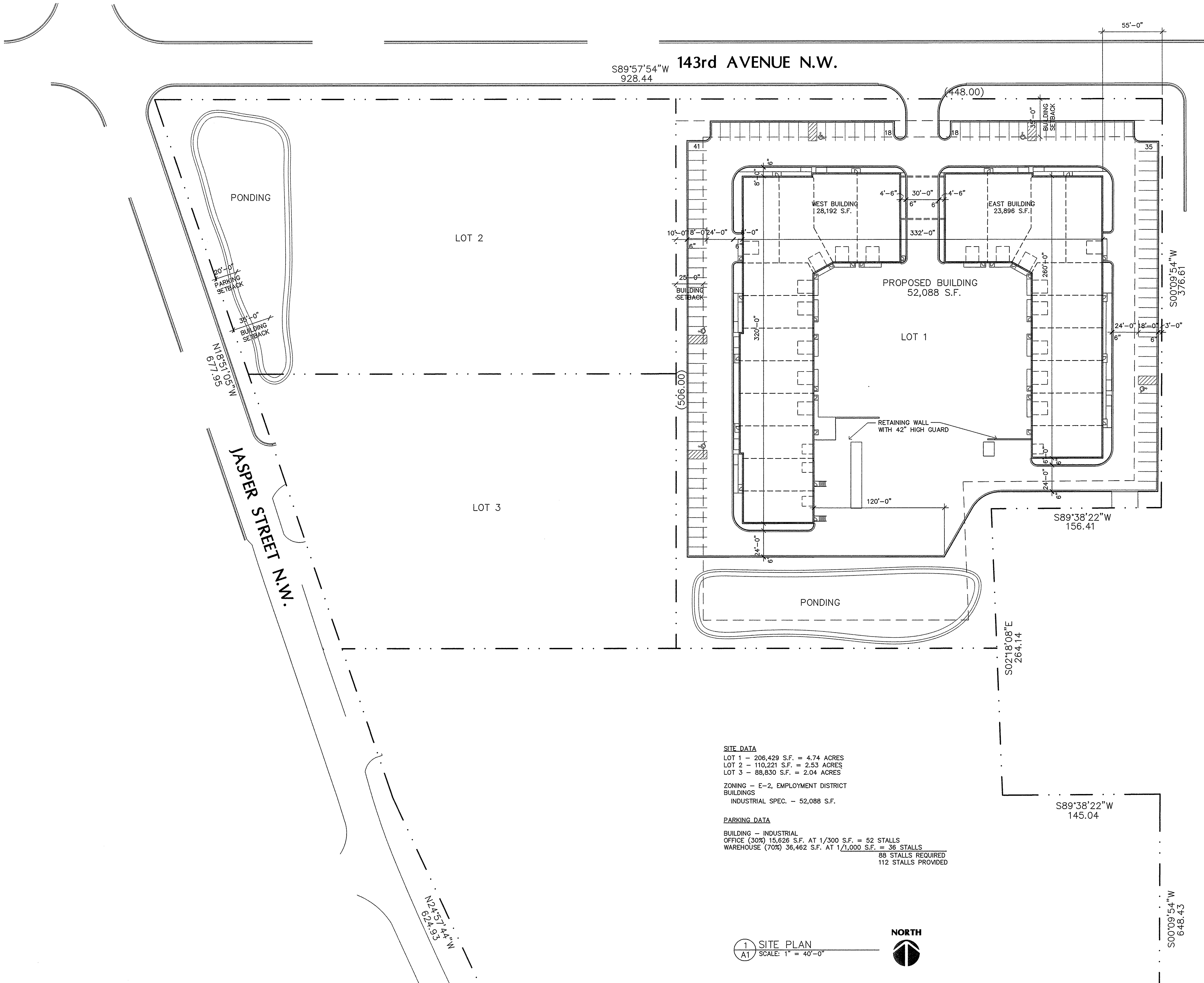


Filename: JASPER INDUSTRIAL BUILDING\JASPER REC BUILDING-A1



SITE DATA

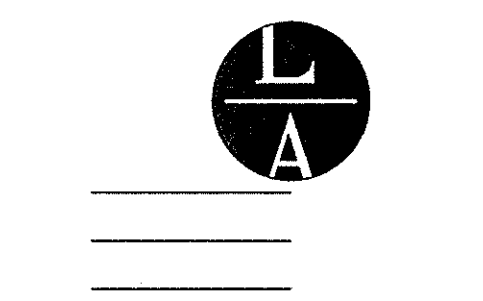
LOT 1 - 206,429 S.F. = 4.74 ACRES
 LOT 2 - 110,221 S.F. = 2.53 ACRES
 LOT 3 - 88,830 S.F. = 2.04 ACRES

ZONING - E-2, EMPLOYMENT DISTRICT BUILDINGS
 INDUSTRIAL SPEC. - 52,088 S.F.

PARKING DATA

BUILDING - INDUSTRIAL
 OFFICE (30%) 15,626 S.F. AT 1/300 S.F. = 52 STALLS
 WAREHOUSE (70%) 36,462 S.F. AT 1/1,000 S.F. = 36 STALLS
 88 STALLS REQUIRED
 112 STALLS PROVIDED

1 SITE PLAN
 A1 SCALE: 1" = 40'-0"



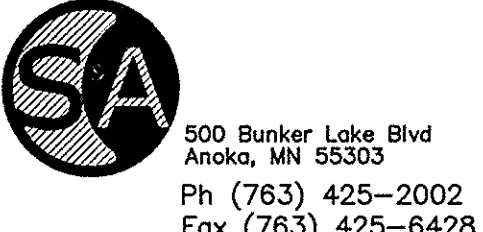
LAMPERT ARCHITECTS

420 Summit Avenue
 St. Paul, MN 55102
 Phone: 763.755.1211 Fax: 763.757.2849
 lampert@lampert-arch.com

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PRELIMINARY NOT FOR CONSTRUCTION

Sharp & Associates, LLC



JASPER INDUSTRIAL PARK
 Ramsey, Minnesota

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 Leonard Lampert Architects, P.A.
 Project Designer: JAMES B
 Drawn By: JRB
 Checked By: LL

Revisions

Date	Description
5/31/17	PRELIMINARY
6/16/17	CITY SUBMITTAL
7/3/17	BUDGET PRICING

SITE PLAN

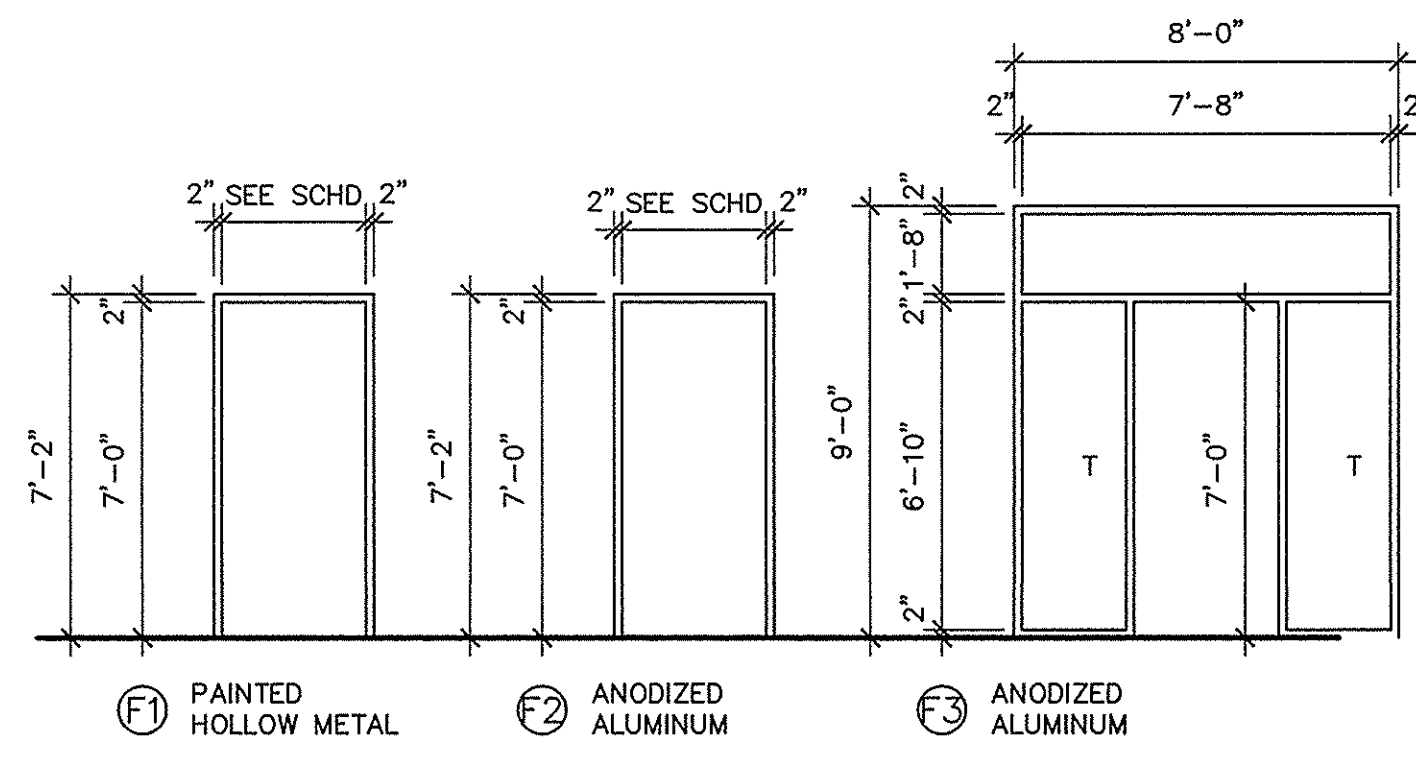
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A1

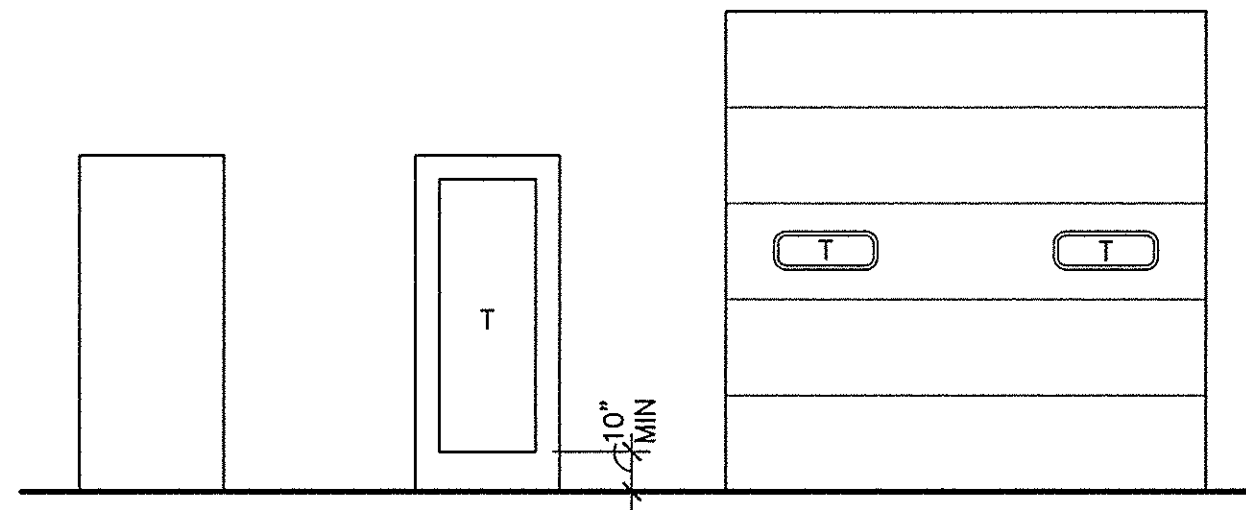
Project No. 170418-2

DOOR & FRAME SCHEDULE					
DR #	DOOR SIZE	THICK	DOOR	FRAME	REMARKS
101	3'-0"x7'-0"	1 3/4"	D2	F2	INSULATED
102	3'-0"x7'-0"	1 3/4"	D2	F2	INSULATED
103	3'-0"x7'-0"	1 3/4"	D2	F2	INSULATED
104	3'-0"x7'-0"	1 3/4"	D2	F2	INSULATED
105	3'-0"x7'-0"	1 3/4"	D2	F2	INSULATED
106	12'-0"x14'-0"	1 3/4"	D3	-	INSULATED
107	3'-0"x7'-0"	1 3/4"	D2	F2	INSULATED
108	3'-0"x7'-0"	1 3/4"	D2	F2	INSULATED
109	3'-0"x7'-0"	1 3/4"	D2	F2	INSULATED
110	3'-0"x7'-0"	1 3/4"	D2	F2	INSULATED
111	12'-0"x14'-0"	1 3/4"	D3	-	INSULATED
112	3'-0"x7'-0"	1 3/4"	D1	F1	INSULATED
113	3'-0"x7'-0"	1 3/4"	D2	F2	INSULATED
114	3'-0"x7'-0"	1 3/4"	D2	F2	INSULATED
115	3'-0"x7'-0"	1 3/4"	D2	F2	INSULATED
116	9'-0"x9'-0"	1 3/4"	D3	-	INSULATED
117	3'-0"x7'-0"	1 3/4"	D1	F1	INSULATED
118	12'-0"x14'-0"	1 3/4"	D3	-	INSULATED
119	3'-0"x7'-0"	1 3/4"	D1	F1	INSULATED
120	3'-0"x7'-0"	1 3/4"	D1	F1	INSULATED
121	12'-0"x14'-0"	1 3/4"	D3	-	INSULATED
122	12'-0"x14'-0"	1 3/4"	D3	-	INSULATED
123	3'-0"x7'-0"	1 3/4"	D1	F1	INSULATED
124	3'-0"x7'-0"	1 3/4"	D1	F1	INSULATED
125	12'-0"x14'-0"	1 3/4"	D3	-	INSULATED
126	12'-0"x14'-0"	1 3/4"	D3	-	INSULATED
127	3'-0"x7'-0"	1 3/4"	D1	F1	INSULATED
128	12'-0"x14'-0"	1 3/4"	D3	-	INSULATED
129	3'-0"x7'-0"	1 3/4"	D1	F1	INSULATED
130	12'-0"x14'-0"	1 3/4"	D3	-	INSULATED
131	3'-0"x7'-0"	1 3/4"	D1	F1	INSULATED
132	3'-0"x7'-0"	1 3/4"	D1	F1	INSULATED
133	12'-0"x14'-0"	1 3/4"	D3	-	INSULATED
134	3'-0"x7'-0"	1 3/4"	D1	F1	INSULATED
135	12'-0"x14'-0"	1 3/4"	D3	-	INSULATED
136	3'-0"x7'-0"	1 3/4"	D1	F1	INSULATED
137	3'-0"x7'-0"	1 3/4"	D1	F1	INSULATED
138	12'-0"x14'-0"	1 3/4"	D3	-	INSULATED
139	3'-0"x7'-0"	1 3/4"	D1	F1	INSULATED
140	12'-0"x14'-0"	1 3/4"	D3	-	INSULATED
141	3'-0"x7'-0"	1 3/4"	D1	F1	INSULATED
142	12'-0"x14'-0"	1 3/4"	D3	-	INSULATED
143	12'-0"x14'-0"	1 3/4"	D3	-	INSULATED
144	3'-0"x7'-0"	1 3/4"	D1	F1	INSULATED
145	3'-0"x7'-0"	1 3/4"	D3	-	INSULATED
146	12'-0"x14'-0"	1 3/4"	D3	-	INSULATED
147	12'-0"x14'-0"	1 3/4"	D1	F1	INSULATED
148	3'-0"x7'-0"	1 3/4"	D1	F1	INSULATED
149	3'-0"x7'-0"	1 3/4"	D3	-	INSULATED
150	12'-0"x14'-0"	1 3/4"	D1	F1	INSULATED
151	3'-0"x7'-0"	1 3/4"	D1	F1	INSULATED
152	9'-0"x9'-0"	1 3/4"	D3	-	INSULATED
153	9'-0"x9'-0"	1 3/4"	D3	-	INSULATED
154	3'-0"x7'-0"	1 3/4"	D1	F1	INSULATED
155	9'-0"x9'-0"	1 3/4"	D3	-	INSULATED
156	3'-0"x7'-0"	1 3/4"	D1	F1	INSULATED

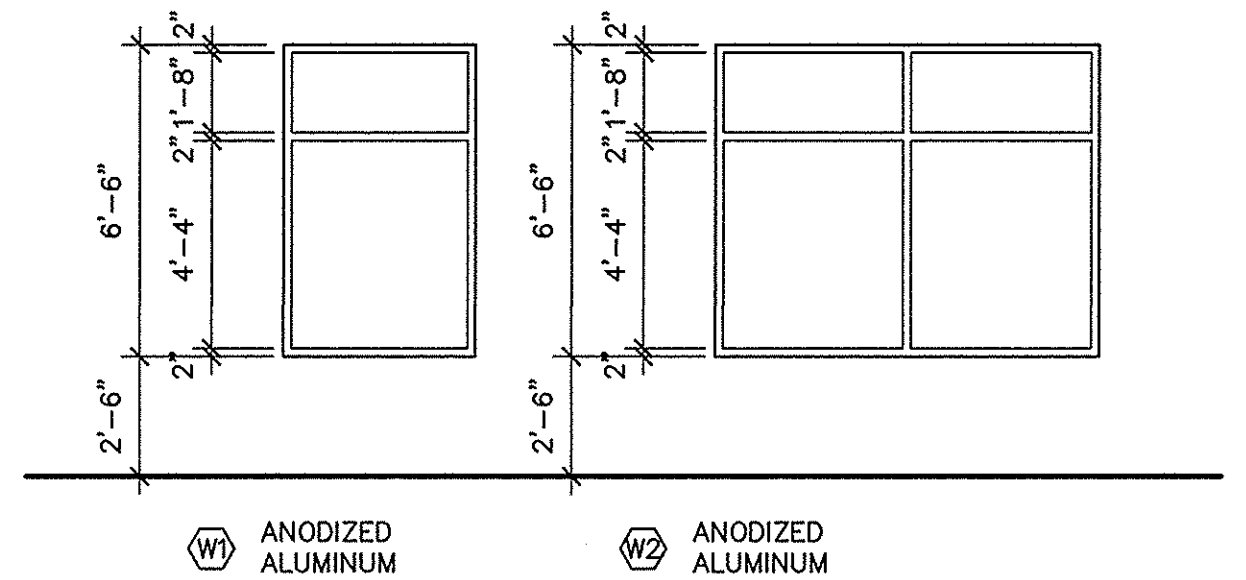
- NOTES:
- ALL DOOR HARDWARE TO BE SPECIFIED & PROVIDED BY CONTRACTOR
 - ALL EXIT HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. MOUNT HARDWARE BETWEEN 34"-48" (ANSI A117.1-404.2.6)
 - PROVIDE A KNOX BRAND FIRE DEPARTMENT KEY BOX AS SPECIFIED BY THE FIRE MARSHAL
 - THE MAIN EXIT IS ALLOWED TO HAVE A KEYED LOCK PROVIDED THAT THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED AND A SIGN WITH 1" CONTRASTING LETTERS IS POSTED ON THE EGRESS SIDE STATING: 'THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED'. (IBC 1008.1.9.3)



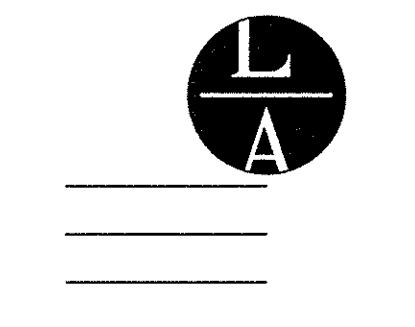
1 DOOR FRAME TYPES
SCALE: 1/4" = 1'-0" T = TEMPERED GLASS



2 DOOR TYPES
SCALE: 1/4" = 1'-0" T = TEMPERED GLASS



3 WINDOW TYPES
SCALE: 1/4" = 1'-0" T = TEMPERED GLASS



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420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

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PRELIMINARY NOT FOR CONSTRUCTION
SIGNATURE: LEONARD LAMPERT
PRINT NAME: LEONARD LAMPERT
LICENSE NO: 13669
DATE: _____

Sharp & Associates, LLC

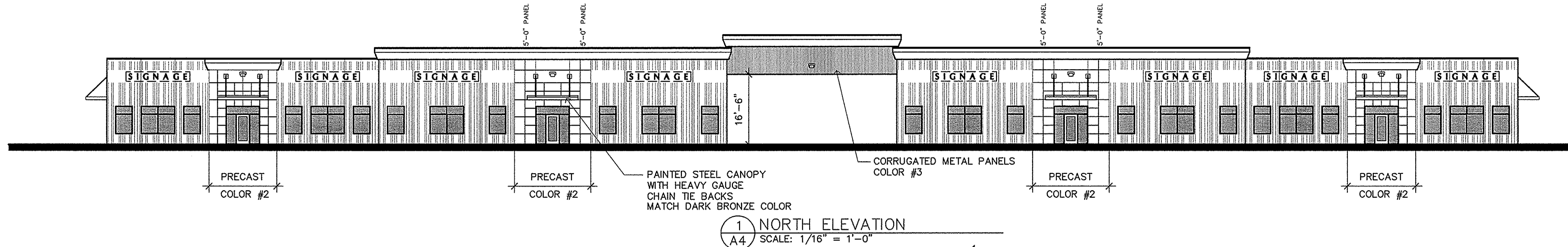
SA
500 Bunker Lake Blvd
Anoka, MN 55303
Ph (763) 425-2002
Fax (763) 425-6428

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Ramsey, Minnesota

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Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions
5/31/17 PRELIMINARY
6/16/17 CITY SUBMITTAL
7/3/17 BUDGET PRICING

FRAME TYPES
DOOR TYPES
DOOR SCHEDULE
Sheet Number

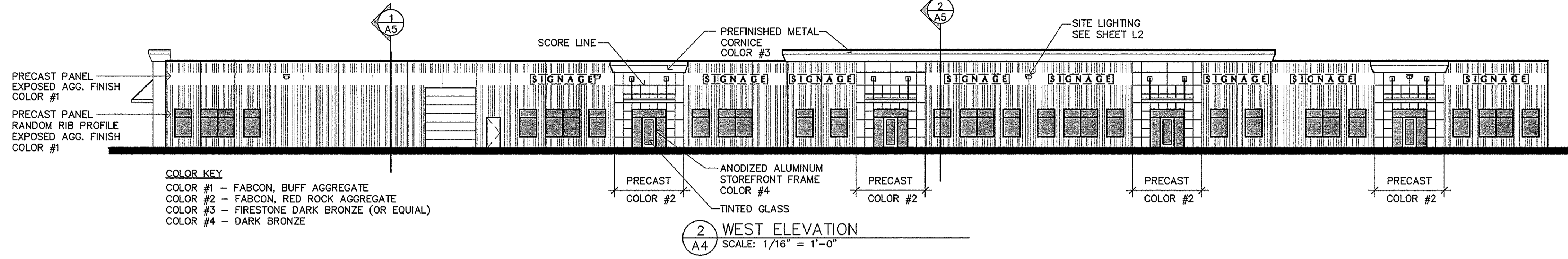
A3
Project No. 170418-2



1 NORTH ELEVATION
A4 SCALE: 1/16" = 1'-0"

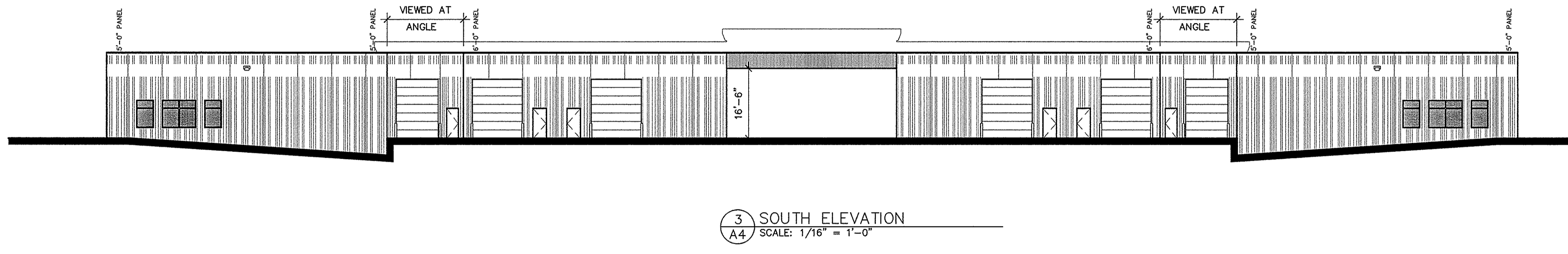
TOP OF PRECAST
EL. = 120'-0"
(16'-0" CLEAR)

FINISHED FLOOR
EL. = 100'-0"

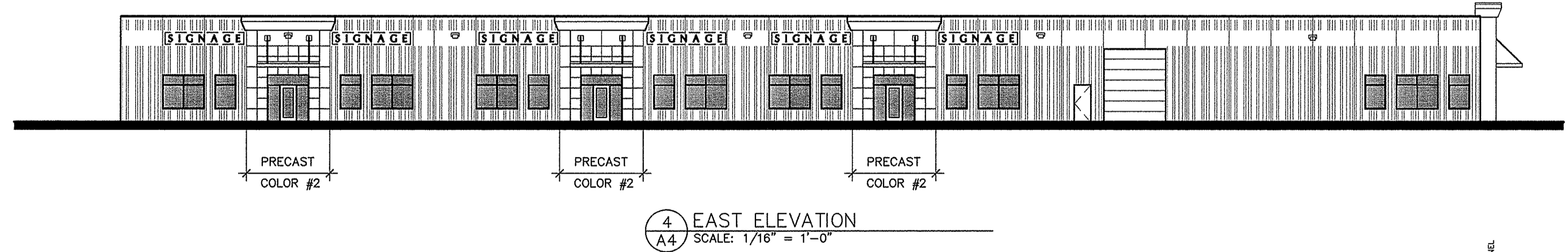


2 WEST ELEVATION
A4 SCALE: 1/16" = 1'-0"

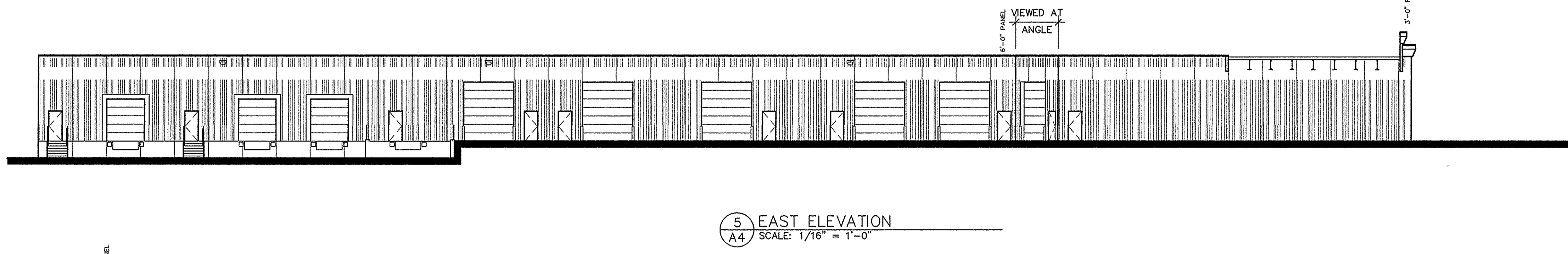
COLOR KEY
COLOR #1 - FABCON, BUFF AGGREGATE
COLOR #2 - FABCON, RED ROCK AGGREGATE
COLOR #3 - FIRESTONE DARK BRONZE (OR EQUAL)
COLOR #4 - DARK BRONZE



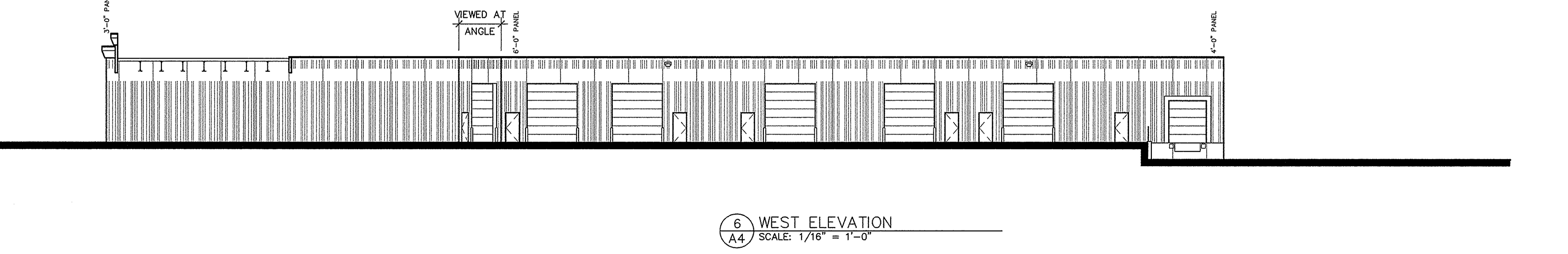
3 SOUTH ELEVATION
A4 SCALE: 1/16" = 1'-0"



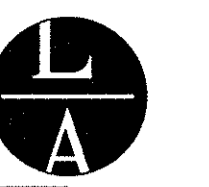
4 EAST ELEVATION
A4 SCALE: 1/16" = 1'-0"



5 EAST ELEVATION
A4 SCALE: 1/16" = 1'-0"



6 WEST ELEVATION
A4 SCALE: 1/16" = 1'-0"



LAMPERT ARCHITECTS

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St. Paul, MN 55102
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Sharp & Associates, LLC



500 Bunker Lake Blvd
Anoka, MN 55303
Ph (763) 425-2002
Fax (763) 425-6428

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Ramsey, Minnesota

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Leonard Lampert Architects, P.A.
Project Designer: JAMES B
Drawn By: JRB
Checked By: LL

Revisions

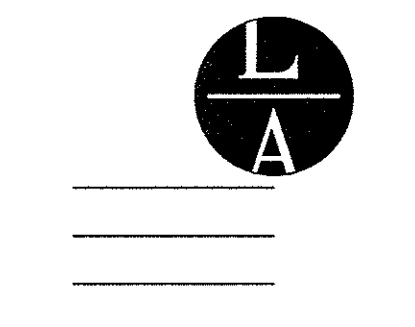
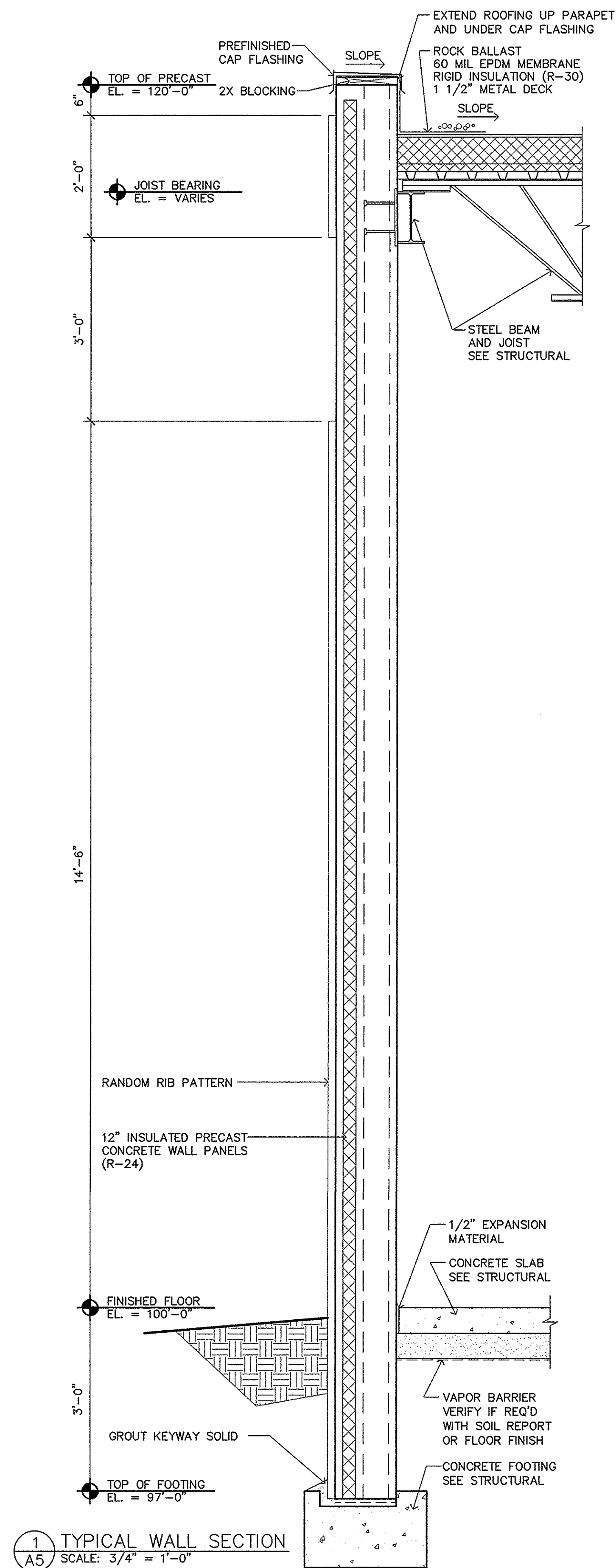
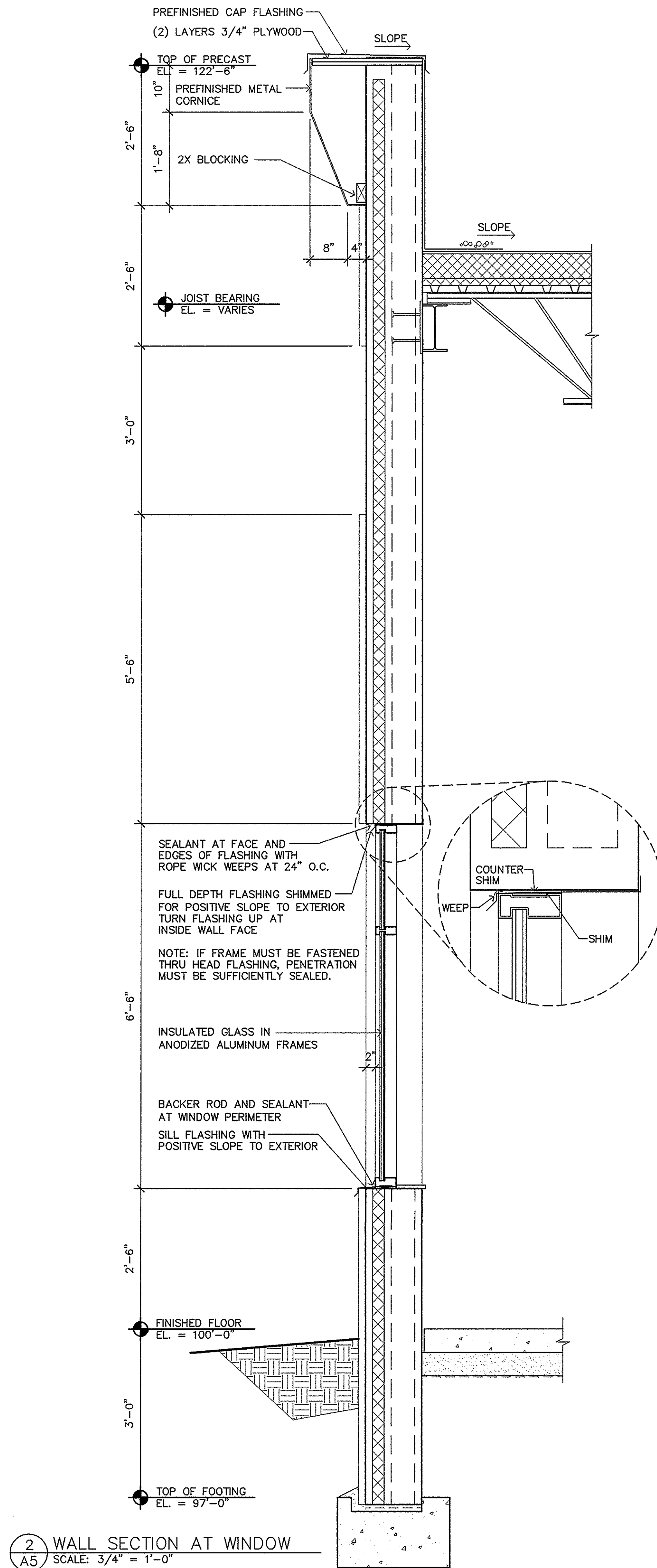
5/31/17	PRELIMINARY
6/16/17	CITY SUBMITTAL
7/3/17	BUDGET PRICING

BUILDING ELEVATIONS

Sheet Number

A4

Project No. 170418-2



LAMPERT ARCHITECTS
 420 Summit Avenue
 St. Paul, MN 55102
 Phone: 763.755.1211 Fax: 763.757.2849
 lampert@lampert-arch.com

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 SIGNATURE
 LEONARD LAMPERT
 PRINT NAME
 LEONARD LAMPERT
 LICENSE NO.
 13669
 LICENSE TYPE
 ARCHITECT
 DATE

Sharp & Associates, LLC

500 Bunker Lake Blvd
 Anoka, MN 55303
 Ph (763) 425-2002
 Fax (763) 425-6428

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Project Designer: JAMES B
Drawn By: JRB
Checked By: LL

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7/3/17	BUDGET PRICING

WALL SECTIONS

Sheet Number

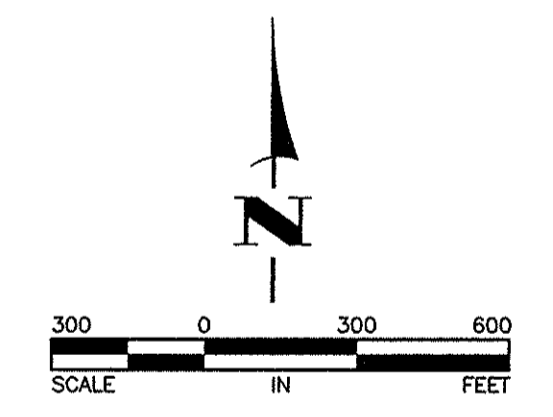
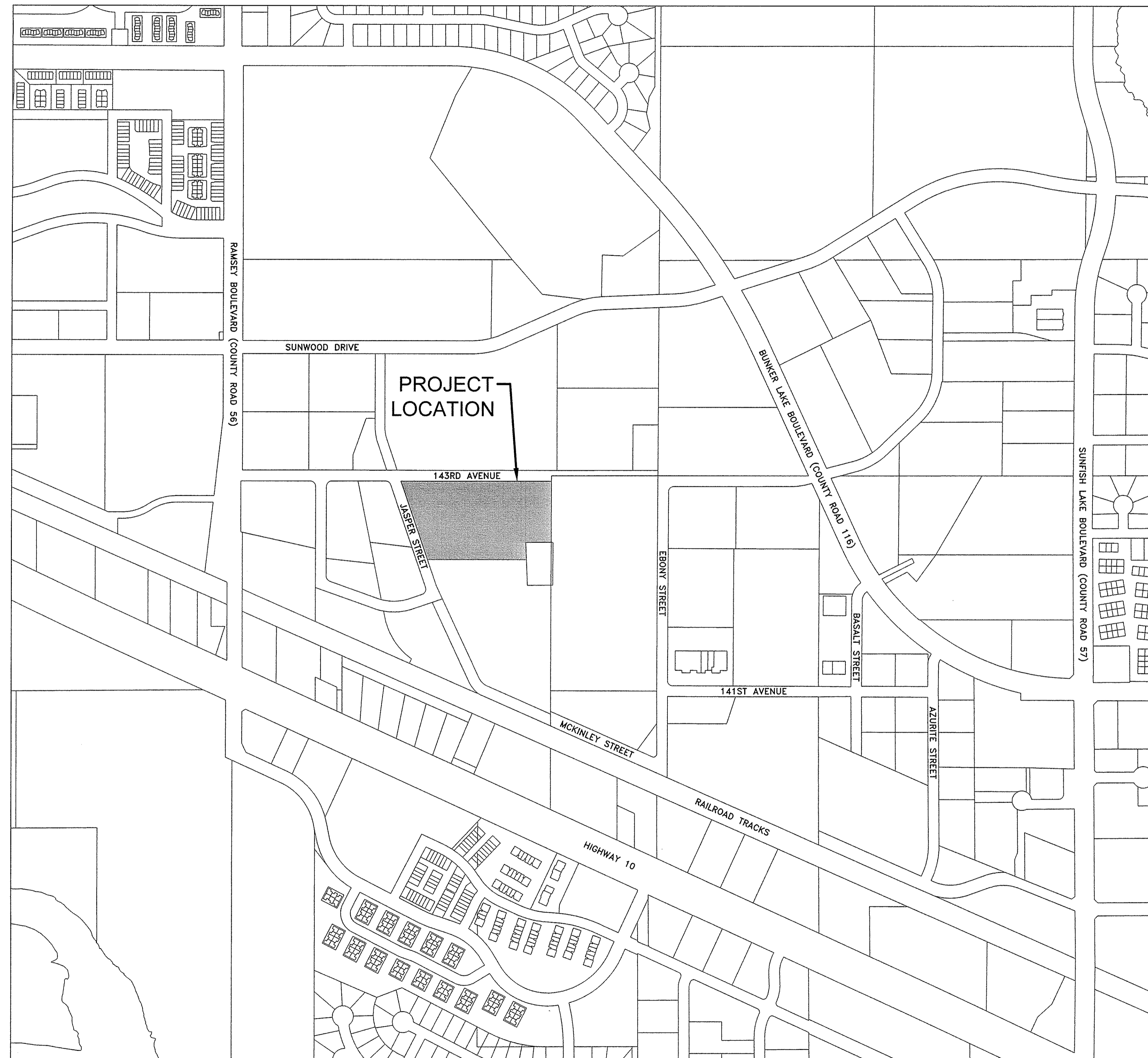
A5

LOT 1, BLOCK 1 - JASPER INDUSTRIAL PARK
CONSTRUCTION PLANS FOR SITE GRADING AND STORM SEWER, SANITARY SEWER, WATERMAIN,
PARKING LOT AND MISCELLANEOUS CONSTRUCTION
FOR MAPLE INVESTMENTS, LLC
CITY OF RAMSEY

GOVERNING SPECIFICATIONS
 THE 2016 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.
 THE 2013 EDITION OF THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA "STANDARD SPECIFICATIONS" SHALL GOVERN FOR SANITARY SEWER AND WATERMAIN WORK.
 ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.
 ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX
 THIS PLAN CONTAINS 7 SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONSTRUCTION NOTES AND DETAILS
3	DETAILS
4	EXISTING TOPOGRAPHY AND REMOVALS PLAN
5	GRADING, DRAINAGE AND EROSION CONTROL PLAN
6	UTILITY PLAN
7	PAVING AND RESTORATION PLAN



THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

DEVELOPER/OWNER
 MAPLE INVESTMENTS, LLC
 DENNIS SHARP
 500 BUNKER LAKE BLVD. NW
 ANOKA, MN 55303
 763-425-2002
 763-425-6428 (FAX)
 dsharp@sharp-associates.com

ENGINEER/SURVEYOR
 HAKANSON ANDERSON
 3501 THURSTON AVENUE
 ANOKA, MN 55303
 TIMOTHY A. EGGERICHS, P.E.
 time@haa-inc.com
 CHARLES R. CHRISTOPHERSON, P.L.S.
 charlie@haa-inc.com
 763-427-5860
 763-427-0520 (FAX)

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

Timothy A. Eggerichs 43362 DATE 7/5/17
 TIMOTHY A. EGGERICHS, P.E. LIC. NO.
 HAKANSON ANDERSON
 DESIGN ENGINEER

DATE	REVISION

Jul 05, 2017 3:18pm C:\cad\amy\1706215\1706215.dwg 3244.10.dwg 3244.10.dwg

Hakanson Anderson
 Civil Engineers and Land Surveyors
 3601 Thurston Ave., Anoka, Minnesota 55303
 763-427-5860 FAX 763-427-0520

GENERAL CONSTRUCTION AND SOILS NOTES:

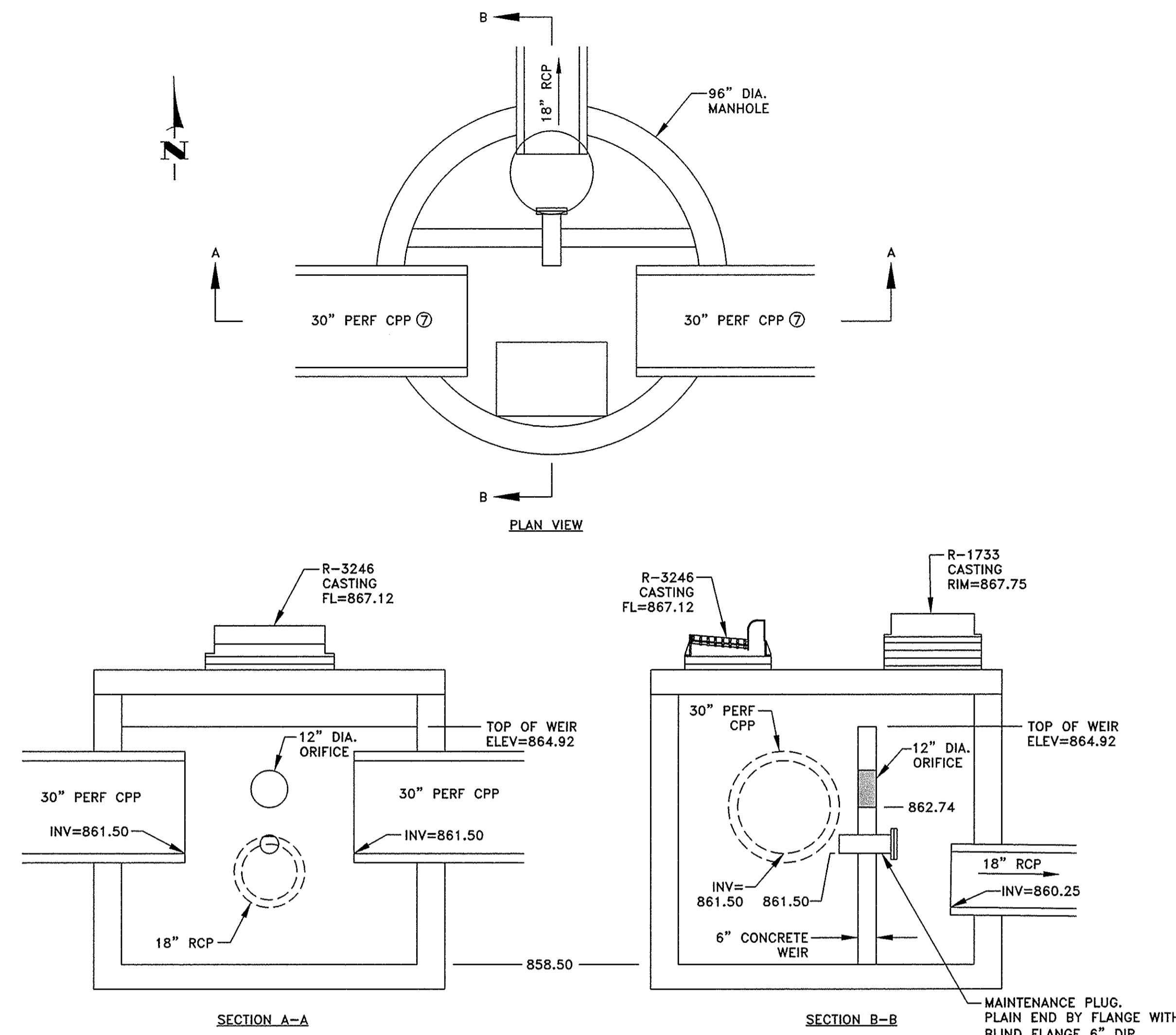
- STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT AND BUILDING CONSTRUCTION, THE EXPOSED SAND SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
- UNLESS OTHERWISE RECOMMENDED IN THESE PLANS, THE GRADING SUBGRADE SHALL BE CONSTRUCTED OF SUITABLE GRADING MATERIAL. THE FILL SHALL BE PLACED IN 8" TO 10" LOOSE LIFTS, AND COMPACTED TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
- SUITABLE GRADING MATERIAL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, SILT, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL.
- CONTRACTOR SHALL REVIEW THE "PRELIMINARY GEOTECHNICAL REPORT" PREPARED BY WSB AND DATED MAY 1, 2017 FOR ADDITIONAL SITE PREPARATION REQUIREMENTS.
- PROVIDE A SAW CUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
- BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH MN/DOT SPEC. 2104.
- USE TACK COAT BETWEEN ALL BITUMINOUS MIXTURES. THE BITUMINOUS TACK COAT MATERIAL SHALL BE APPLIED AT A UNIFORM RATE OF 0.05 GAL/SY TO 0.07 GAL/SY BETWEEN BITUMINOUS LAYERS. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS (AS SUPPLIED FROM THE REFINERY) OR MC AND RC LIQUID ASPHALTS.
- PERFORMANCE GRADED (PG) ASPHALT BINDER PG 58-28, SPEC. 3151, SHALL BE USED FOR ALL BITUMINOUS MIXES ON THIS PROJECT. SPECIFIC PG GRADES SHALL BE LISTED AT THE END OF THE MIX DESIGNATION NUMBER SHOWN ON THE TYPICAL SECTIONS.
- THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.

GENERAL EROSION CONTROL NOTES:

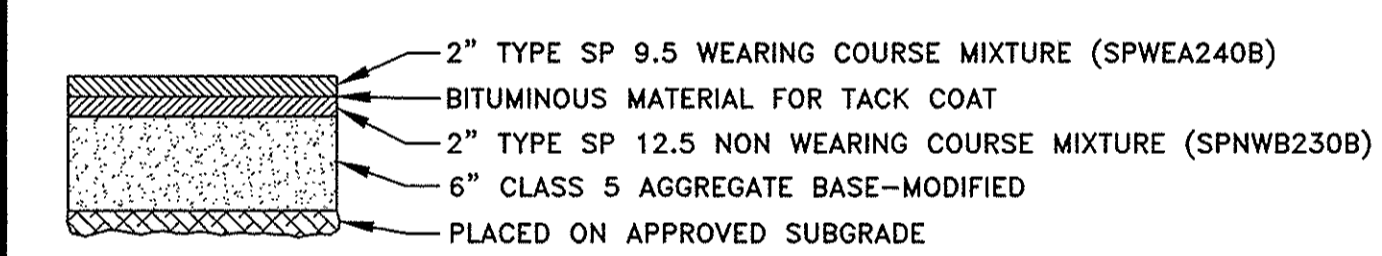
- EROSION CONTROL SHALL CONFORM TO THE MN/DOT EROSION CONTROL HANDBOOK.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE NECESSARY MPCA NPDES STORMWATER PERMIT.
- THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) PRIOR TO GRADING AND REMOVAL ACTIVITIES. BMP'S SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND POTENTIAL FOR EROSION HAS PASSED.
- THE CONTRACTOR SHALL SCHEDULE HIS OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
- BMP'S SHALL BE INSPECTED DAILY BY THE CONTRACTOR. OBSERVATIONS SHALL BE RECORDED IN THE INSPECTION LOG.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION.
- THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITH THE MPCA AFTER FINAL STABILIZATION HAS BEEN APPROVED.

REFERENCE NOTES:

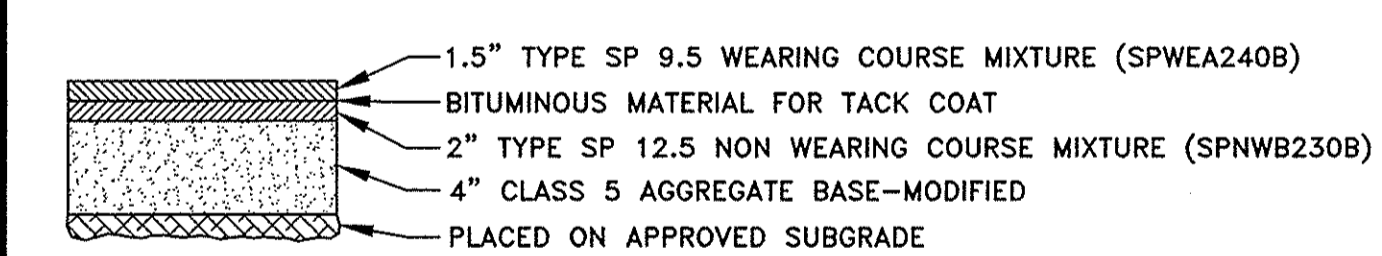
- PAVEMENT SECTION SHALL BE VERIFIED BY GEOTECHNICAL ENGINEER.
- TYPE 1 INLET PROTECTION SHALL BE INSTALLED AS NECESSARY TO MINIMIZE PONDING OF WATER DURING CONSTRUCTION.
- TYPE 2 INLET PROTECTION SHALL BE INSTALLED ON ALL EXISTING AND NEW CASTINGS RECEIVING RUNOFF FROM THE PROJECT AREA. INLET PROTECTION SHALL BE INSTALLED ON EXISTING, OFF SITE CASTINGS PRIOR TO THE START OF CONSTRUCTION.
- SELECT GRADING MATERIAL SHALL BE ON SITE SUITABLE GRADING MATERIAL WITH A UNIFIED SOIL CLASSIFICATION OF SP OR SP-SM.
- AGGREGATE BACKFILL SHALL MEET THE REQUIREMENTS OF MN/DOT SPEC. 3149.2H.
- PIPE SHALL BE PERFORATED PER AASHTO CLASS 2 PERFORATION PATTERNS.
- CENTER OF PIPE SHALL BE OFFSET 1.2 FEET FROM CENTER OF MANHOLE.



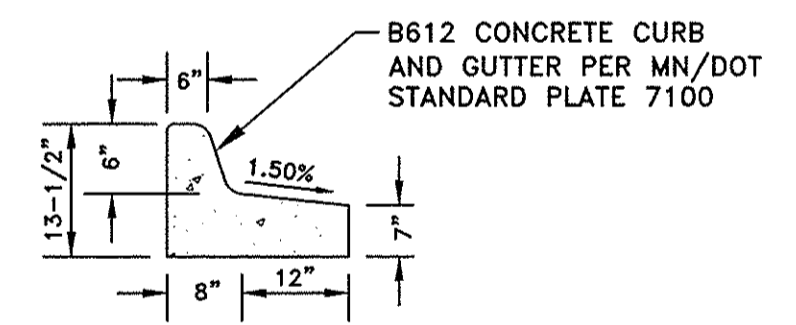
4 CB/MH #3 DETAIL
NO SCALE



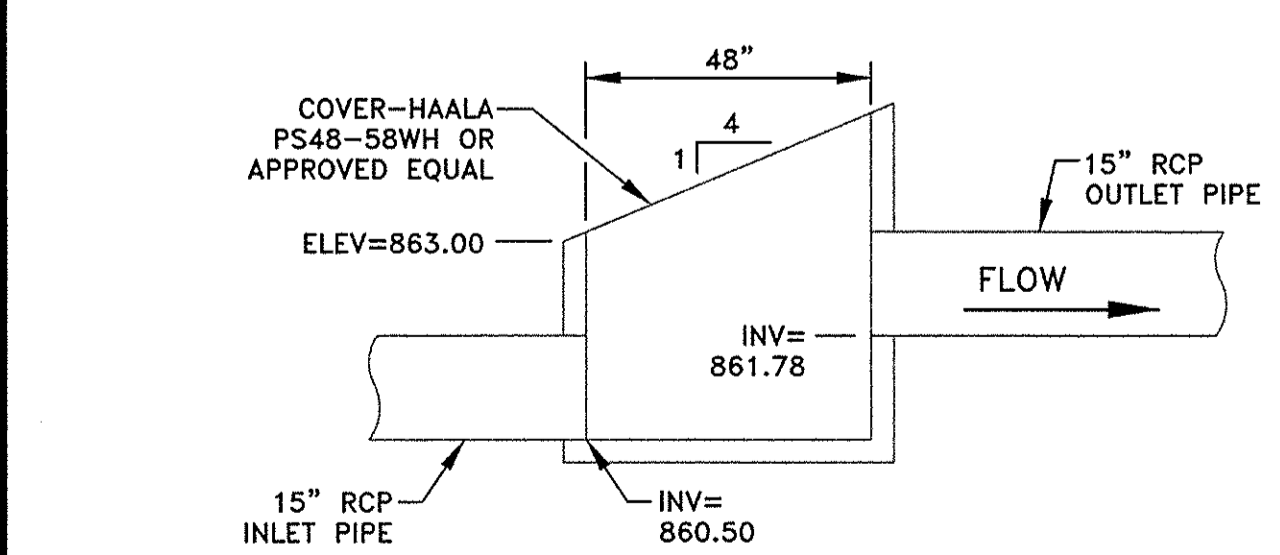
1 HEAVY DUTY BITUMINOUS PAVEMENT SECTION ①
NO SCALE



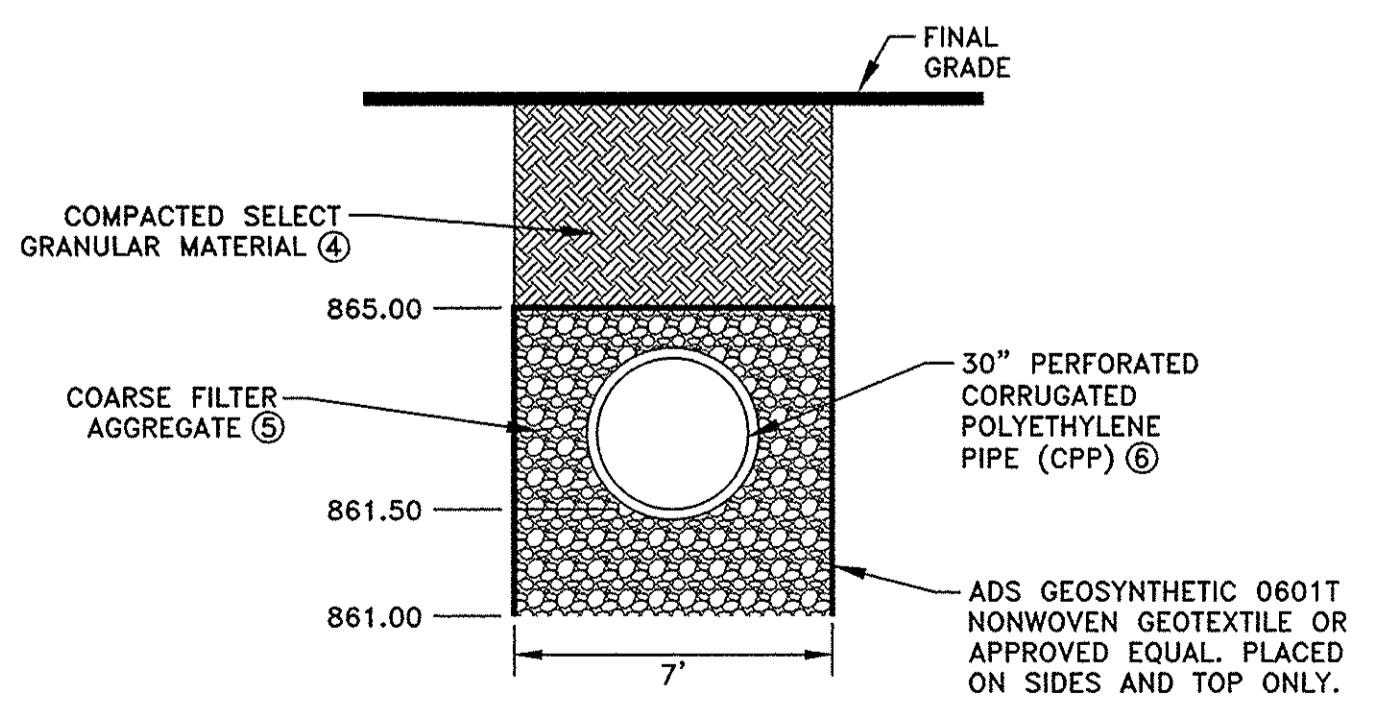
2 LIGHT DUTY BITUMINOUS PAVEMENT SECTION ①
NO SCALE



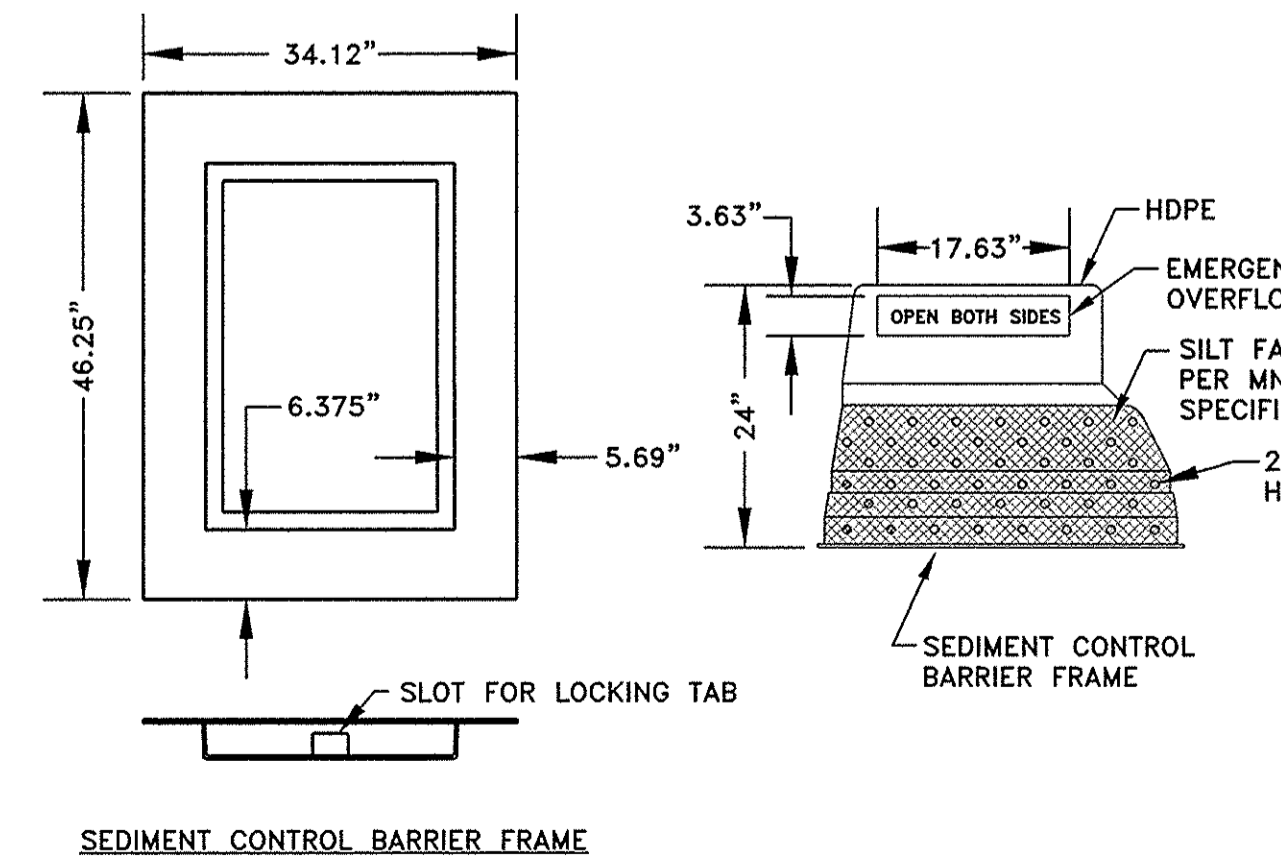
5 TIPOUT CURB DETAIL
NO SCALE



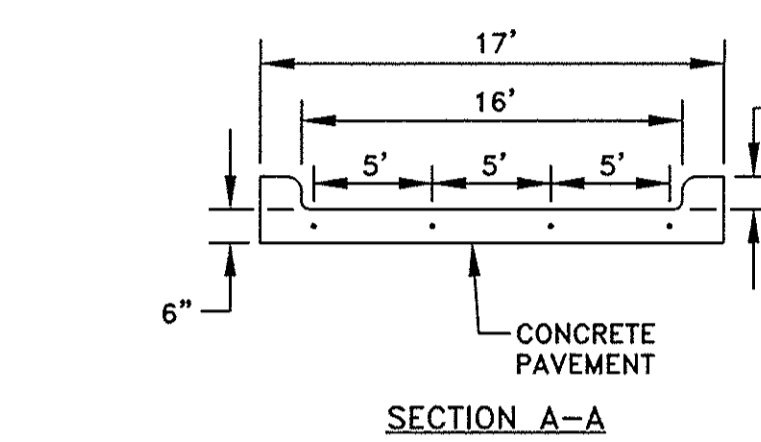
3 POND OUTLET STRUCTURE
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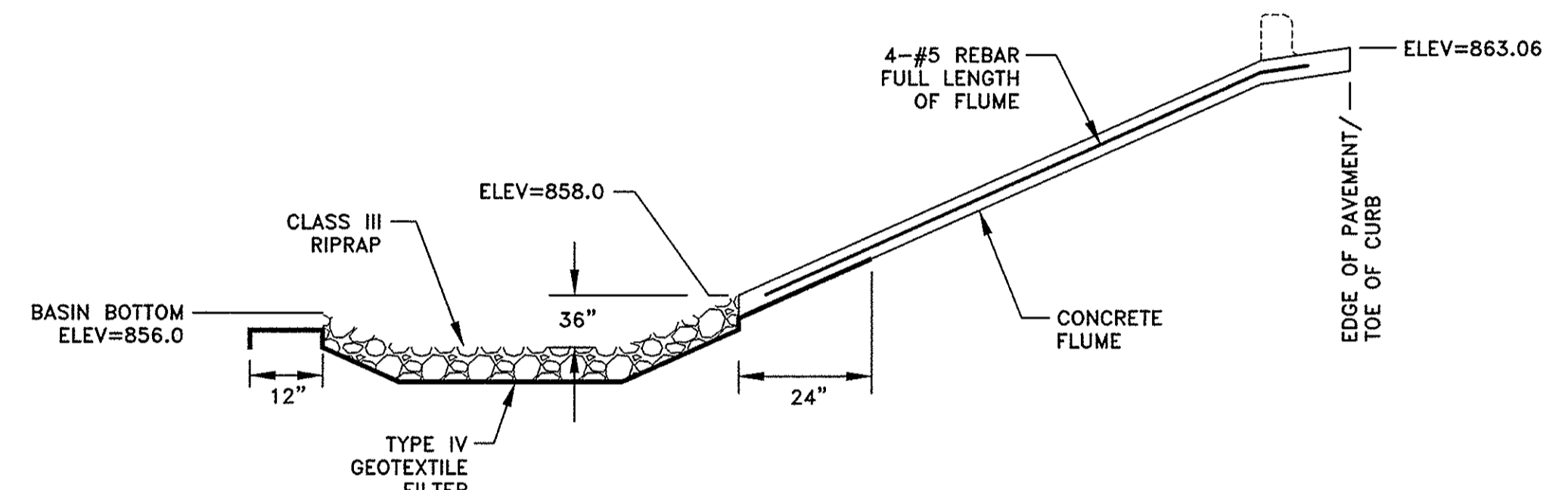
6 INFILTRATION TRENCH
NO SCALE



8 STORM DRAIN INLET PROTECTION TYPE 1 ②
PRE-CURB

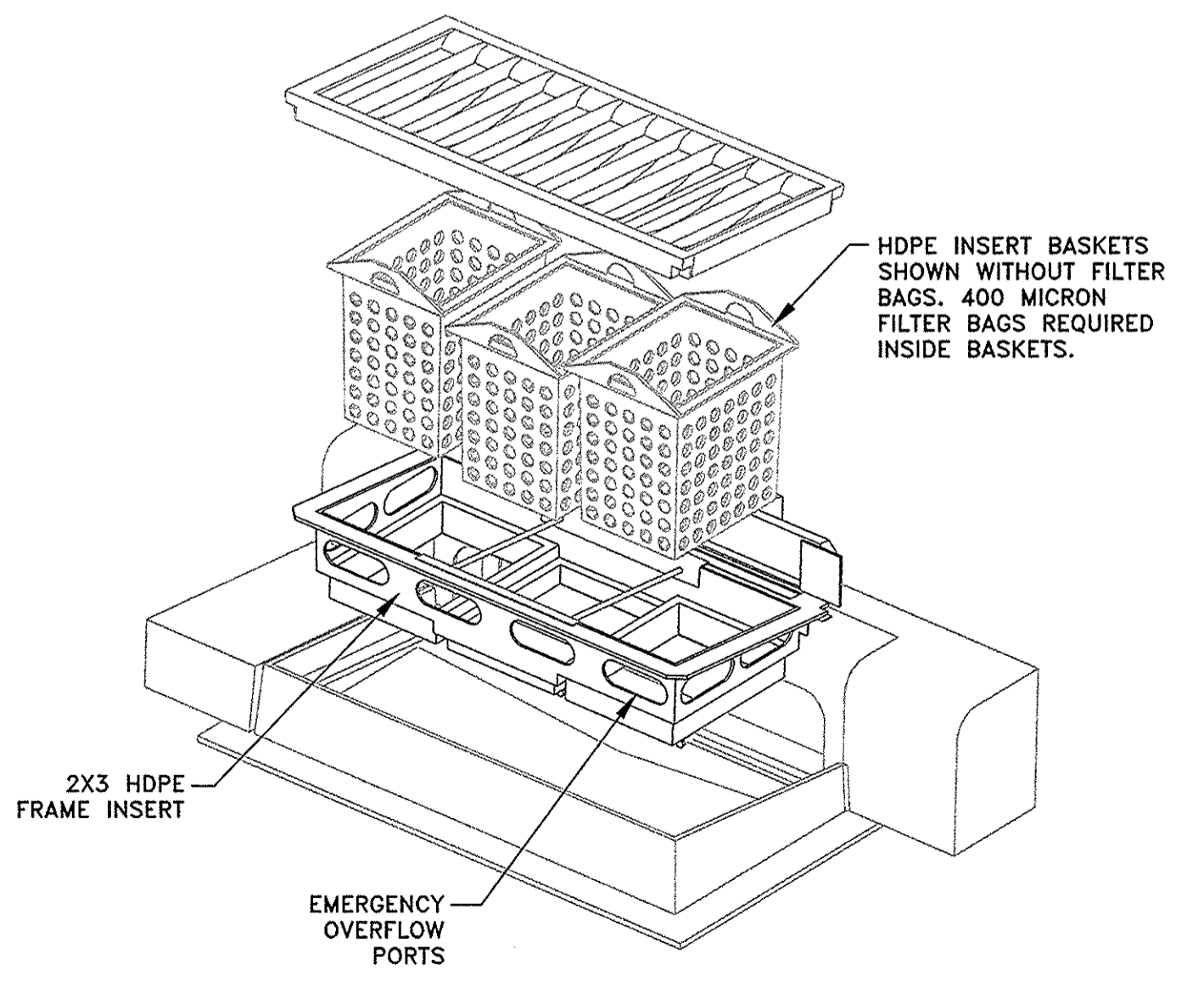


SECTION A-A



SECTION B-B

7 CONCRETE FLUME DETAIL
NO SCALE



9 STORM DRAIN INLET PROTECTION TYPE 2 ③
POST-CURB

DATE	REVISION	DATE	REVISION

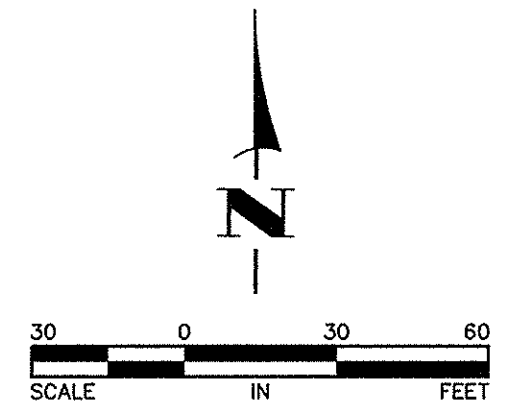
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TIMOTHY A. EMBERTHS, P.E.
Date 7/5/17 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ
Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

LOT 1, BLOCK 1
JASPER INDUSTRIAL PARK
CITY OF RAMSEY, MINNESOTA

CONSTRUCTION NOTES AND DETAILS
SHEET 2 OF 7 SHEETS

3244.10



REFERENCE NOTES:
 ① CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE THE EXTENT OF THE REMOVALS OF THE ONSITE UTILITIES, WELL, WATERMAIN PIPING AND OTHER MISCELLANEOUS FEATURES.

LEGEND	
	RIGHT-OF-WAY
	PROPERTY LINE
	EASEMENT LINE
	EXISTING CONTOUR
	EXISTING CONCRETE CURB
	BURIED TELEPHONE LINE
	BURIED GAS LINE
	LIGHT POLE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER APRON
	EXISTING CATCH BASIN
	EXISTING STORM SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER VALVE
	EXISTING HYDRANT
	EXISTING TREES
	EXISTING FENCE
	EXISTING SIGN
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	CLEAR AND GRUB TREES
	CLEAR AND GRUB TREES
	REMOVE CONCRETE CURB
	SAWCUT BITUMINOUS OR CONCRETE PAVEMENT



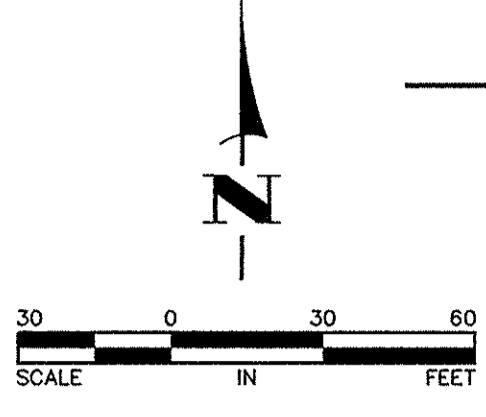
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 Timothy A. Erickson, P.E.
 Lic. No. 43362

DESIGNED BY: TAE
 DRAWN BY: TAE
 CHECKED BY: CJJ

Hakanson Anderson
 Civil Engineers and Land Surveyors
 3601 Thurston Ave., Anoka, Minnesota 55303
 763-427-5860 FAX 763-427-0520
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EXISTING TOPOGRAPHY AND REMOVALS PLAN
 CITY OF RAMSEY, MINNESOTA



- GENERAL NOTES:**
1. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
 2. SEE THE UTILITY PLAN FOR STORM SEWER AND SEWER AND WATER SERVICE INFORMATION.
 3. PERVIOUS AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF ROUGH GRADING.
 4. SEDIMENT SHALL BE REMOVED FROM ALL PAVED SURFACES WITHIN 24 HOURS OF DISCOVERY.
- REFERENCE NOTES:**
- ① PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY PLATE NO. ERO-5.
 - ② RETAINING WALL SHALL BE DESIGNED BY A LICENSED ENGINEER.
 - ③ DROP FOOTING BASED ON PROPOSED GRADES.
 - ④ CONSTRUCT CONCRETE FLUME AND RIPRAP PER $\frac{7}{2}$.
 - ⑤ PLACE RIPRAP PER CITY PLATE NO. ERO-3.
 - ⑥ THE LIMITS OF THE INFILTRATION AREA ARE DEFINED AS THOSE AREAS SHOWN ON SHEET 7 DENOTED FOR SEED MIX 33-261. CONTRACTOR SHALL REMOVE ALL ORGANIC SOILS IN THE INFILTRATION AREA AND REPLACE WITH SIMILAR NATIVE SANDS. INFILTRATION AREA SHALL BE TOP DRESSED WITH TWO INCHES OF ONSITE SANDY TOPSOIL. ONLY LOW PRESSURE EQUIPMENT SHALL BE ALLOWED IN THE INFILTRATION AREA. COMPACTION SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICAL.

- LEGEND**
- RIGHT-OF-WAY
 - PROPERTY LINE
 - EASEMENT LINE
 - EXISTING CONTOUR
 - EXISTING CONCRETE CURB
 - BURIED TELEPHONE LINE
 - BURIED GAS LINE
 - LIGHT POLE
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING WATERMAIN
 - EXISTING STORM SEWER APRON
 - EXISTING CATCH BASIN
 - EXISTING STORM SEWER MANHOLE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING WATER VALVE
 - EXISTING HYDRANT
 - EXISTING TREES
 - EXISTING FENCE
 - EXISTING SIGN
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATERMAIN
 - PROPOSED CATCH BASIN
 - PROPOSED STORM SEWER APRON
 - PROPOSED POND OUTLET STRUCTURE
- PROPOSED RIPRAP
 STORM DRAIN INLET PROTECTION DEVICE PER $\frac{6}{2}$ AND $\frac{9}{2}$
 PROPOSED TIPOUT CURB PER $\frac{5}{2}$
 SILT FENCE PER CITY PLATE NO. ERO-1
 SEDIMENT CONTROL LOG PER CITY PLATE NO. ERO-4
 DRAINAGE ARROW
 TOP OF RETAINING WALL ELEVATION
 GROUND ELEVATION AT BASE OF RETAINING WALL
 DETAIL NUMBER
 SHEET NUMBER

DATE	REVISION	DATE	REVISION

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Timothy A. Eberichs, P.E.
 Lic. No. 43362
 Date 7/5/17

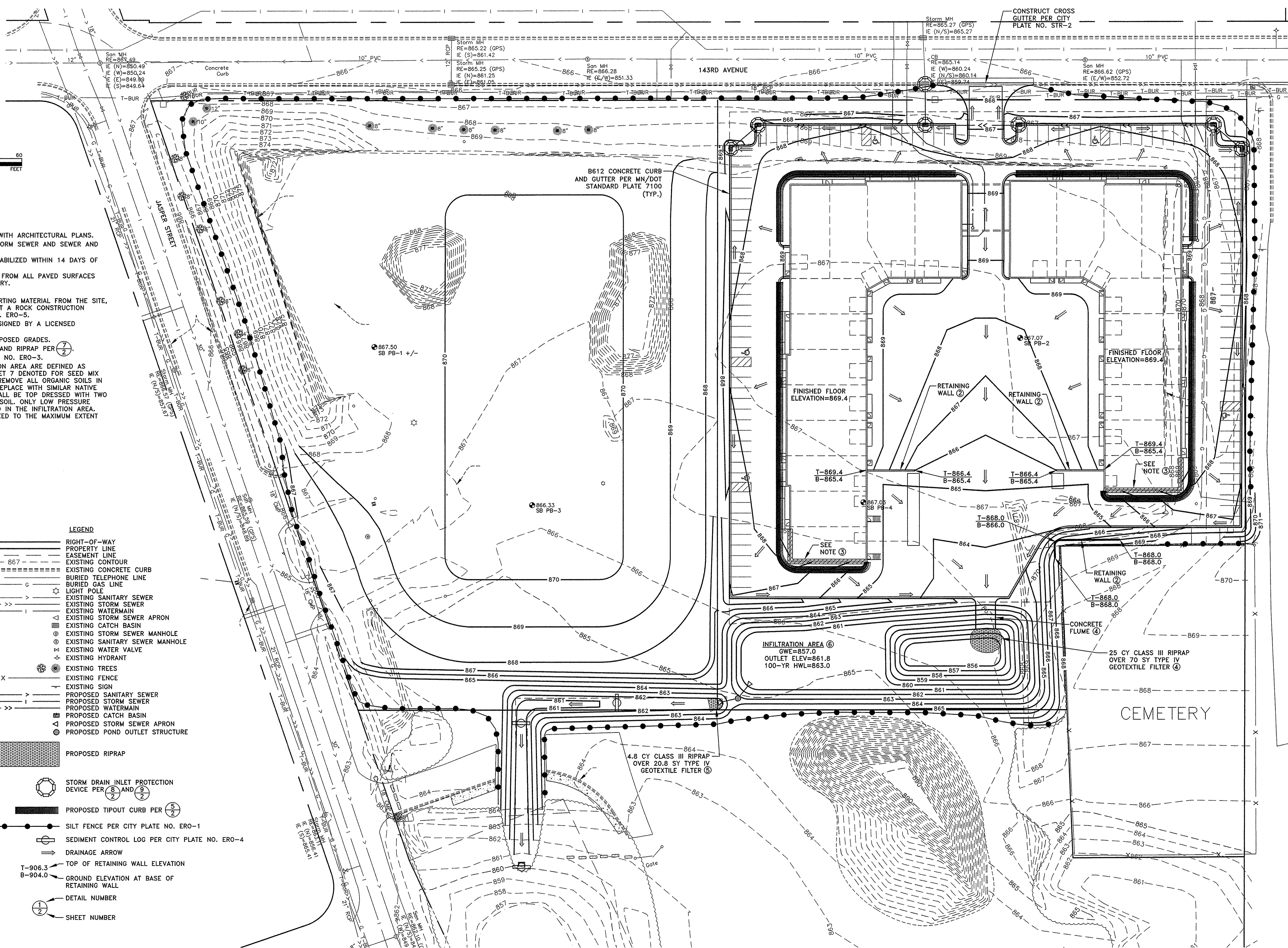
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 3601 Thurston Ave., Anoka, Minnesota 55303
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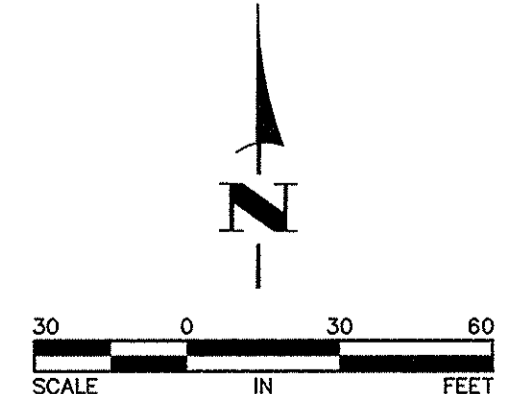
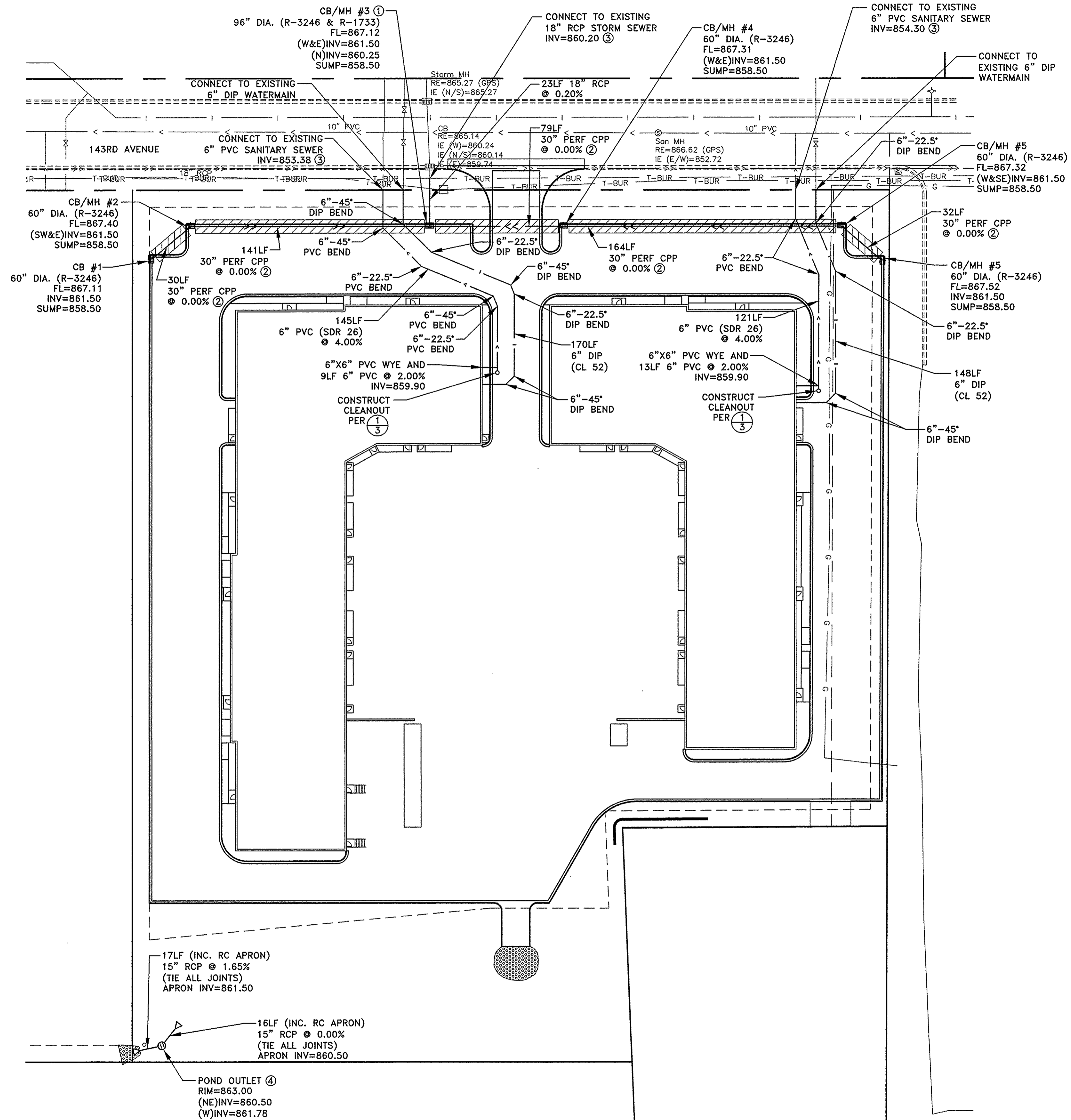
LOT 1, BLOCK 1
 JASPER INDUSTRIAL PARK

GRADING, DRAINAGE AND
 EROSION CONTROL PLAN
 CITY OF RAMSEY, MINNESOTA

SHEET 5 OF 7
 3244.10



- GENERAL NOTES:
- ALL STORM SEWER STRUCTURES SHALL BE PRECAST CONCRETE SECTIONS PER MN/DOT STANDARD PLATE 4020.
 - CORRUGATED POLYETHYLENE PIPE (CPP) SHALL MEET THE REQUIREMENTS OF AASHTO M294 AND DESIGN SECTION 18 OF THE AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES. CONNECTIONS SHALL BE MADE WITH BELL AND SPIGOT JOINTS. CLAMP-ON BANDS SHALL NOT BE ALLOWED. PIPE BEDDING SHALL BE PER THE MANUFACTURER'S RECOMMENDATION.
 - MAINTAIN A MINIMUM OF 7.5' OF COVER OVER WATER SERVICES.
- REFERENCE NOTES:
- CONSTRUCT MANHOLE PER $\frac{4}{2}$. TWO CASTINGS SHALL BE INSTALLED.
 - CONSTRUCT STORM SEWER AND INFILTRATION TRENCH PER $\frac{6}{2}$.
 - LOCATION AND INVERT OF EXISTING SANITARY SEWER AND STORM SEWER STUBS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
 - CONSTRUCT POND OUTLET PER $\frac{3}{2}$.



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 User: jay.davis

DATE	REVISION	DATE	REVISION

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 TIMOTHY A. EBERICHS, P.E.
 Date 7/5/17 Lic. No. 43362

DESIGNED BY:
TAE
 DRAWN BY:
TAE
 CHECKED BY:
CJJ

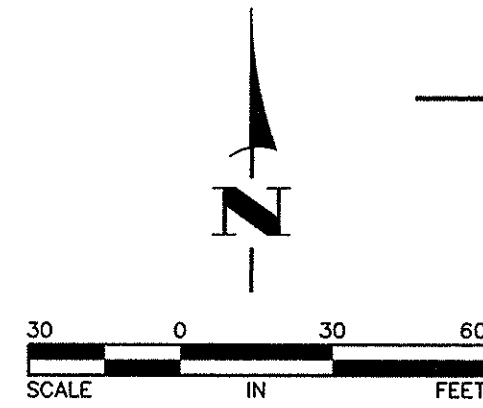


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 3601 Thurston Ave., Anoka, Minnesota 55303
 763-427-5860 FAX 763-427-0520
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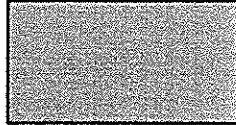
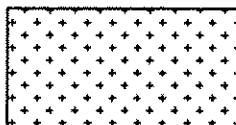
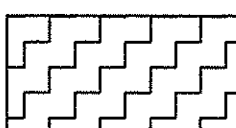

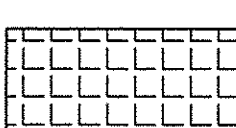
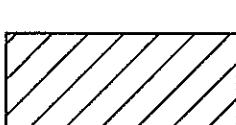

LOT 1, BLOCK 1
 JASPER INDUSTRIAL PARK

UTILITY PLAN
 CITY OF RAMSEY, MINNESOTA

SHEET 6 OF 7 SHEETS
 3244.10

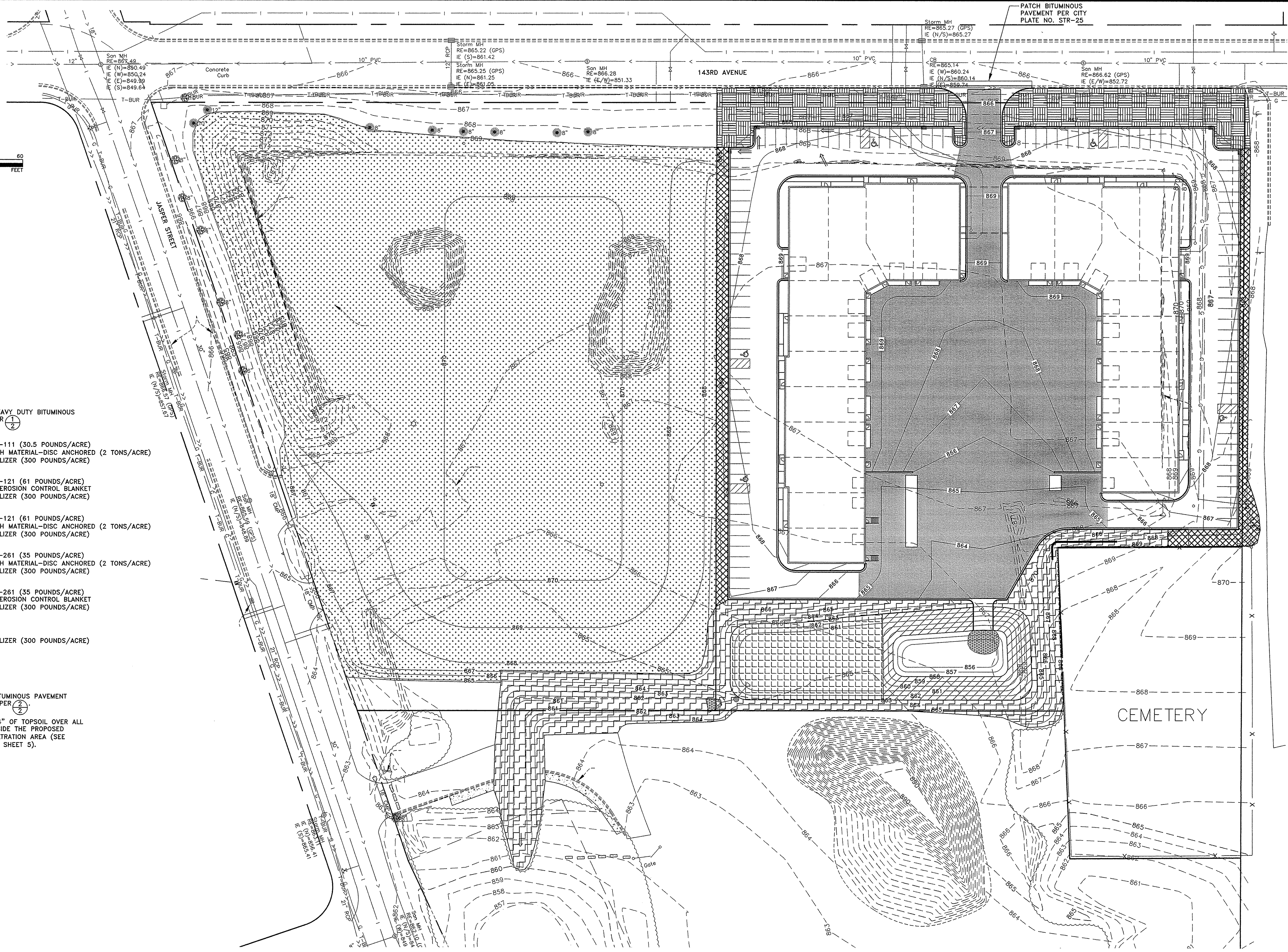


LEGEND

-  PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT PER (1/2)
-  SEED MIX 22-111 (30.5 POUNDS/ACRE)
TYPE 1 MULCH MATERIAL-DISC ANCHORED (2 TONS/ACRE)
TYPE 1 FERTILIZER (300 POUNDS/ACRE)
-  SEED MIX 25-121 (61 POUNDS/ACRE)
CATEGORY 0 EROSION CONTROL BLANKET
TYPE 1 FERTILIZER (300 POUNDS/ACRE)
-  SEED MIX 25-121 (61 POUNDS/ACRE)
TYPE 1 MULCH MATERIAL-DISC ANCHORED (2 TONS/ACRE)
TYPE 1 FERTILIZER (300 POUNDS/ACRE)
-  SEED MIX 33-261 (35 POUNDS/ACRE)
TYPE 1 MULCH MATERIAL-DISC ANCHORED (2 TONS/ACRE)
TYPE 1 FERTILIZER (300 POUNDS/ACRE)
-  SEED MIX 33-261 (35 POUNDS/ACRE)
CATEGORY 0 EROSION CONTROL BLANKET
TYPE 1 FERTILIZER (300 POUNDS/ACRE)
-  SOD
TYPE 1 FERTILIZER (300 POUNDS/ACRE)

GENERAL NOTES:

1. UNLESS NOTED, ALL BITUMINOUS PAVEMENT SHALL BE LIGHT DUTY PER (2/2)
2. PLACE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS OUTSIDE THE PROPOSED PARKING LOT AND INFILTRATION AREA (SEE REFERENCE NOTE (C) ON SHEET 5).



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DATE	REVISION	DATE	REVISION

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Timothy A. Eberkers, P.E.
 Timothy A. Eberkers, P.E.
 Date 7/5/17 Lic. No. 43362

DESIGNED BY: TAE
 DRAWN BY: TAE
 CHECKED BY: C.J.J.



Hakanson Anderson
 Civil Engineers and Land Surveyors
 3601 Thurston Ave., Anoka, Minnesota 55303
 763-427-5860 FAX 763-427-0520
 www.hakanson-anderson.com

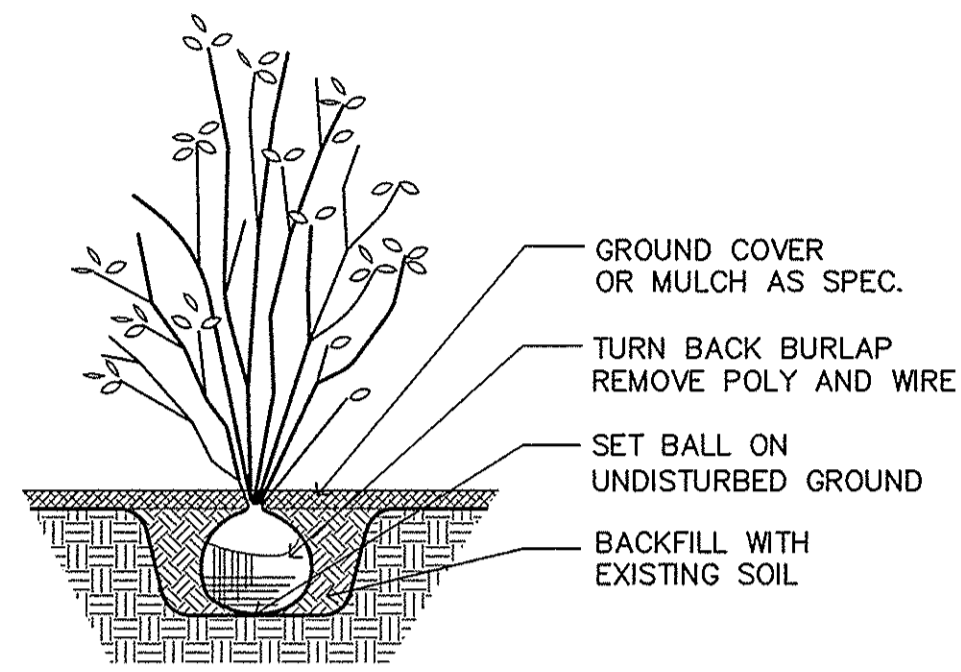
LOT 1, BLOCK 1
JASPER INDUSTRIAL PARK

PAVING AND RESTORATION PLAN
 CITY OF RAMSEY, MINNESOTA

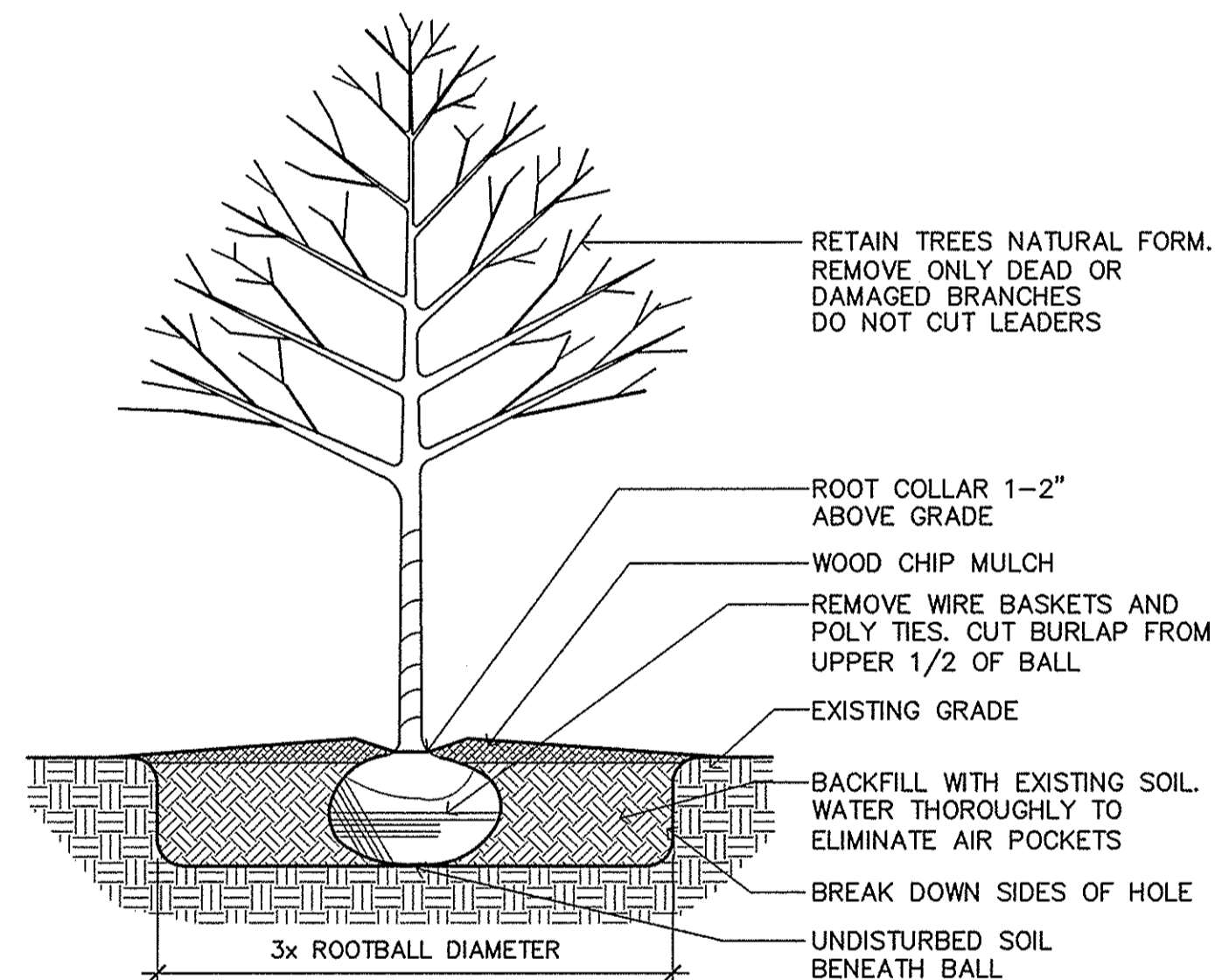
SHEET 7 OF 7 SHEETS
 3244.10

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143rd AVENUE N.W.

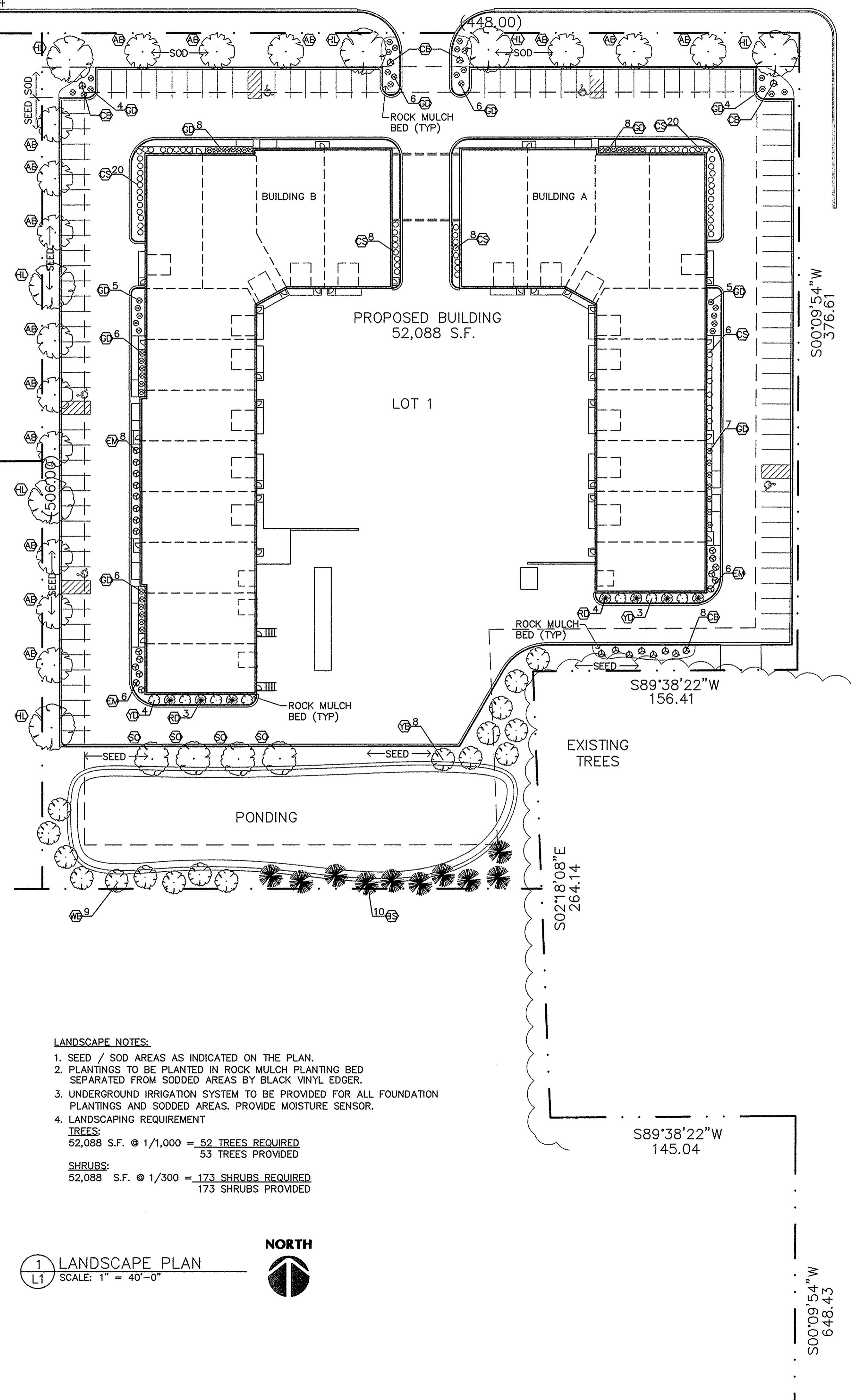
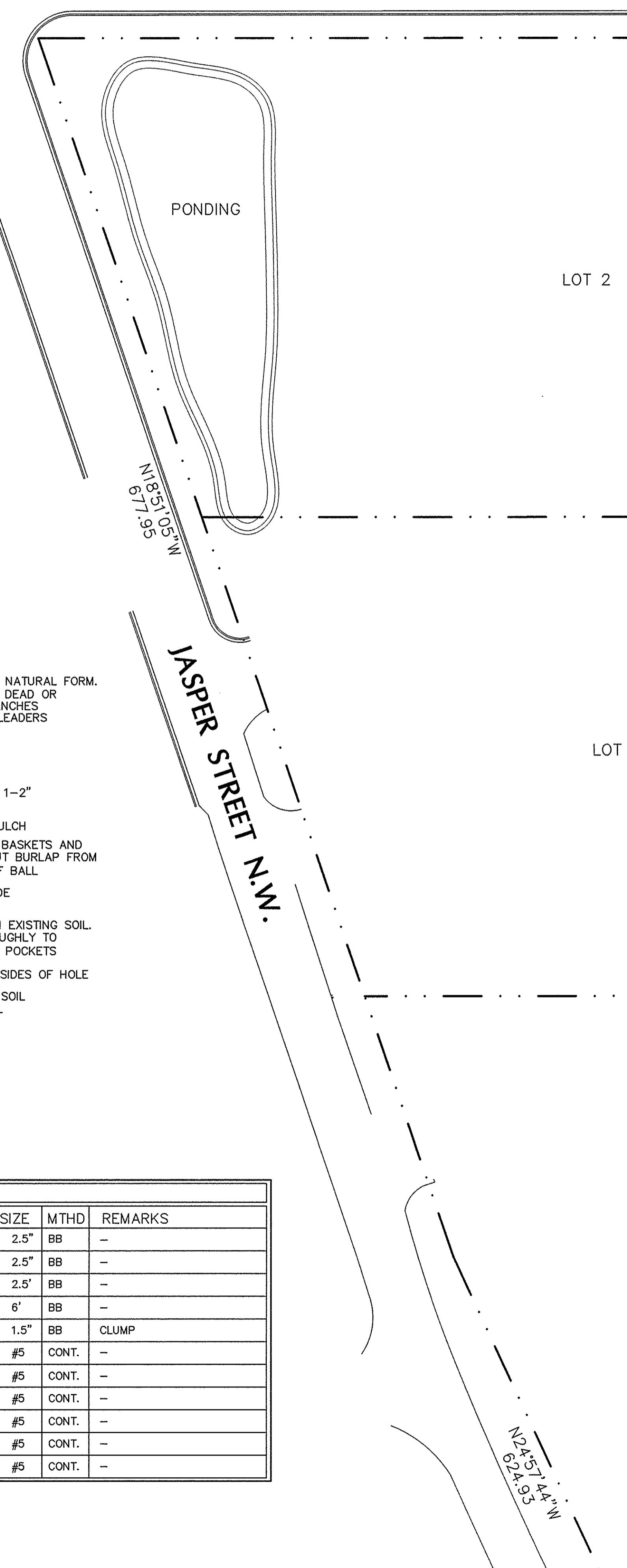


2 SHRUB PLANTING DETAIL
L1 SCALE: NOT TO SCALE



3 TREE PLANTING DETAIL
L1 SCALE: NOT TO SCALE

PLANTING SCHEDULE						
QTY.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	MTHD	REMARKS
15	AB	AUTUMN BLAZE MAPLE	ACER X FREEMANNII AUTUMN BLAZE	2.5"	BB	-
4	SO	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5"	BB	-
7	HL	THORNLESS HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'THORNLESS'	2.5'	BB	-
10	BS	BLACK HILLS SPRUCE	PICEA 'GLAUCA DENSATA'	6'	BB	-
17	YB	YELLOW BIRCH	BETULA ALLEGHANIENSIS 'YELLOW BIRCH'	1.5"	BB	CLUMP
20	EM	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS	#5	CONT.	-
12	CB	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	#5	CONT.	-
65	GD	GARDEN GLOW DOGWOOD	CORNUS HESSI 'GARDEN GLOW'	#5	CONT.	-
7	RD	RED TWIGGED DOGWOOD	-	#5	CONT.	-
7	YD	YELLOW TWIGGED DOGWOOD	-	#5	CONT.	-
62	CS	CRISP LEAF SPIREA	SPIREA X BUMALDA	#5	CONT.	-



LANDSCAPE NOTES:

- SEED / SOD AREAS AS INDICATED ON THE PLAN.
- PLANTINGS TO BE PLANTED IN ROCK MULCH PLANTING BED SEPARATED FROM SODDED AREAS BY BLACK VINYL EDGER.
- UNDERGROUND IRRIGATION SYSTEM TO BE PROVIDED FOR ALL FOUNDATION PLANTINGS AND SODDED AREAS. PROVIDE MOISTURE SENSOR.
- LANDSCAPING REQUIREMENT
TREES:
52,088 S.F. @ 1/1,000 = 52 TREES REQUIRED
53 TREES PROVIDED
SHRUBS:
52,088 S.F. @ 1/300 = 173 SHRUBS REQUIRED
173 SHRUBS PROVIDED

1 LANDSCAPE PLAN
L1 SCALE: 1" = 40'-0"



Sharp & Associates, LLC
500 Bunker Lake Blvd
Anoka, MN 55303
Ph (763) 425-2002
Fax (763) 425-6428

**J A S P E R
INDUSTRIAL PARK
Ramsey, Minnesota**

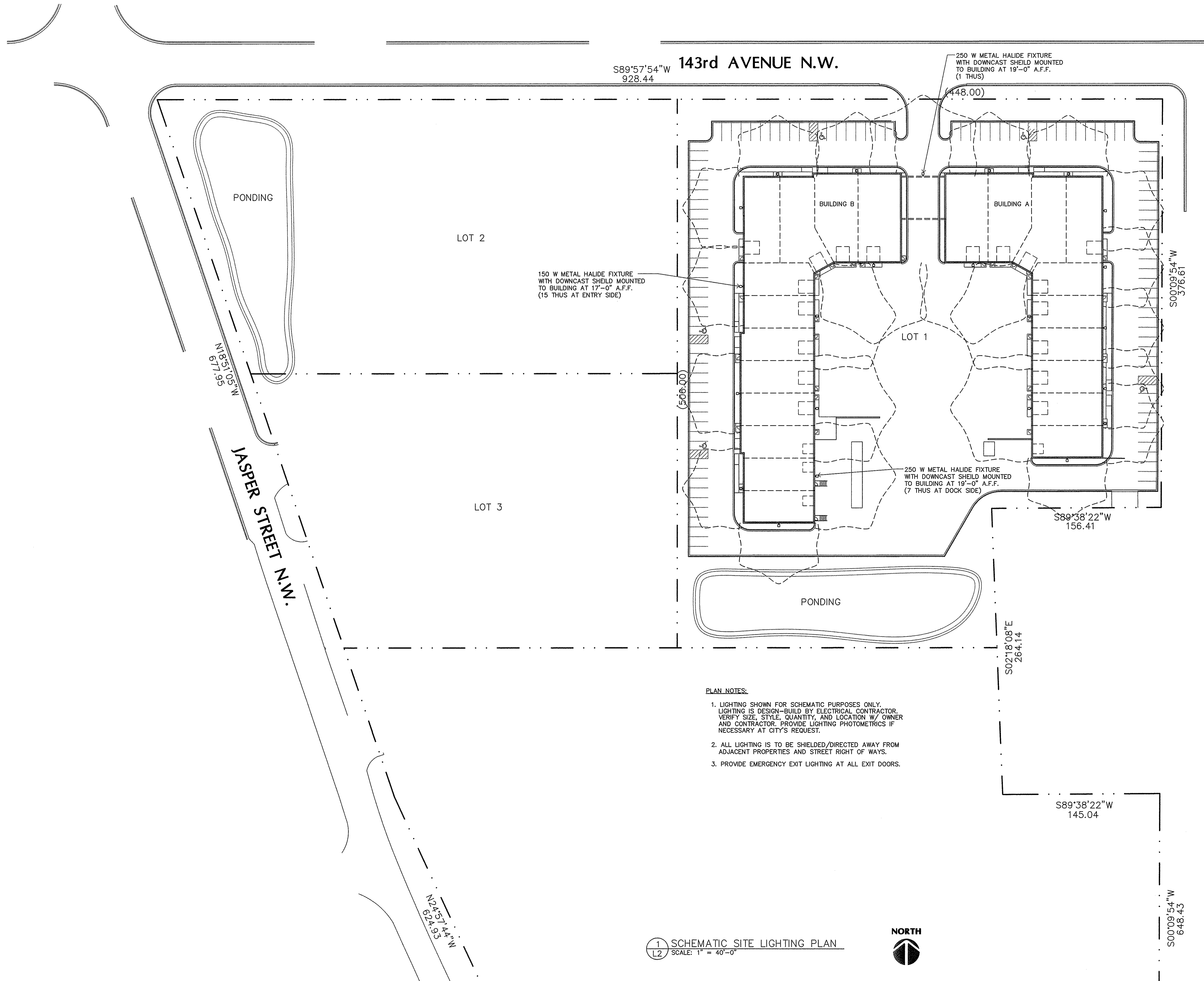
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Checked By: LL
Revisions
5/31/17 PRELIMINARY
6/16/17 CITY SUBMITTAL
7/3/17 BUDGET PRICING

LANDSCAPE PLAN

Sheet Number

L1

Project No. 170418-2



- PLAN NOTES:**
1. LIGHTING SHOWN FOR SCHEMATIC PURPOSES ONLY. LIGHTING IS DESIGN-BUILD BY ELECTRICAL CONTRACTOR. VERIFY SIZE, STYLE, QUANTITY, AND LOCATION W/ OWNER AND CONTRACTOR. PROVIDE LIGHTING PHOTOMETRICS IF NECESSARY AT CITY'S REQUEST.
 2. ALL LIGHTING IS TO BE SHIELDED/DIRECTED AWAY FROM ADJACENT PROPERTIES AND STREET RIGHT OF WAYS.
 3. PROVIDE EMERGENCY EXIT LIGHTING AT ALL EXIT DOORS.

1 SCHEMATIC SITE LIGHTING PLAN
L2 SCALE: 1" = 40'-0"



**PRELIMINARY
NOT FOR
CONSTRUCTION**

Sharp & Associates, LLC



500 Bunker Lake Blvd
Anoka, MN 55303
Ph (763) 425-2002
Fax (763) 425-6428

**J A S P E R
INDUSTRIAL PARK
Ramsey, Minnesota**

Drawn By: JRB
Checked By: LL

Revisions

5/31/17	PRELIMINARY
6/16/17	CITY SUBMITTAL
7/3/17	BUDGET PRICING

**SCHEMATIC
SITE LIGHTING
PLAN**

Sheet Number

L2

