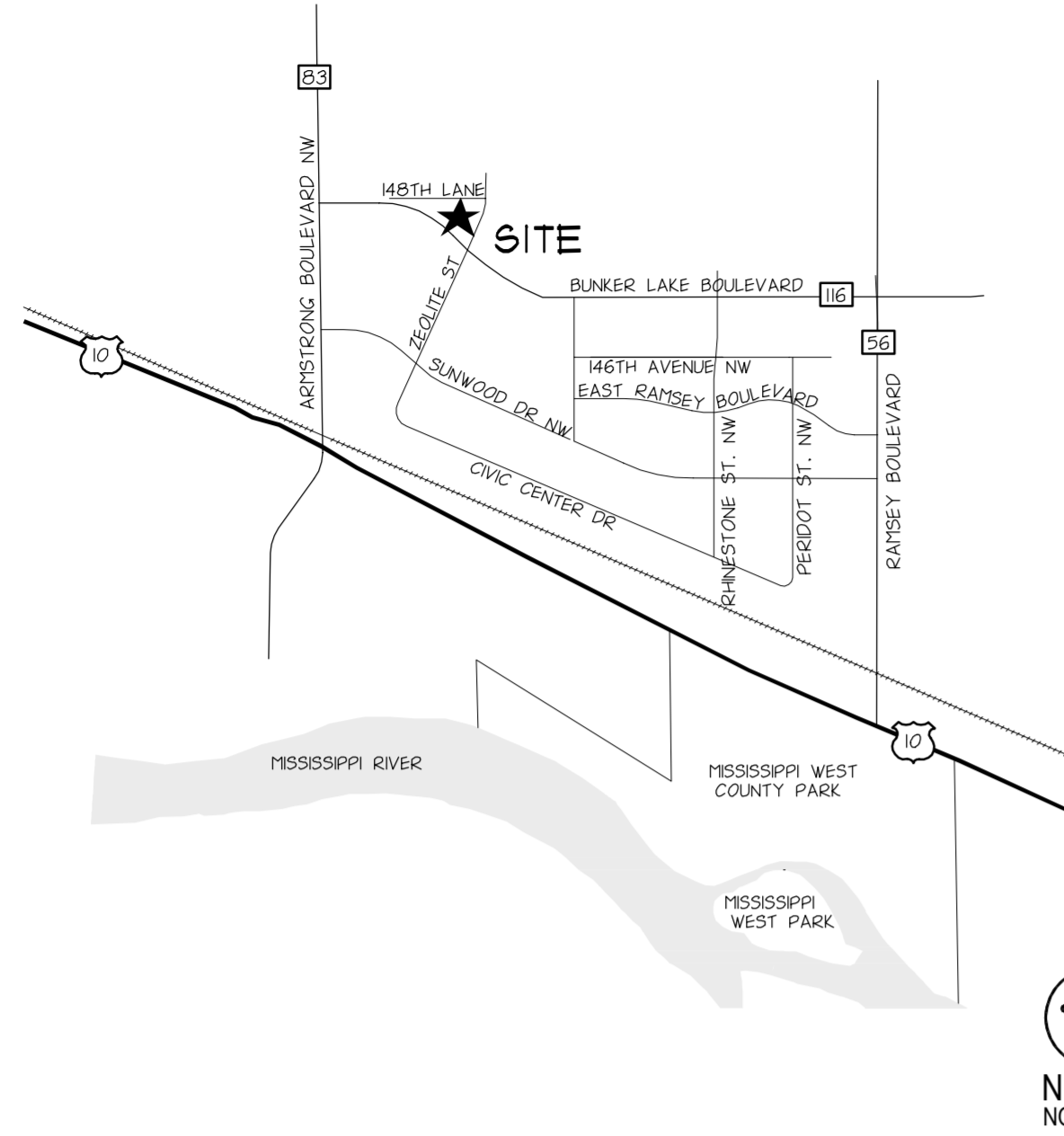


RAMSEY, MN

AREA LOCATION MAP

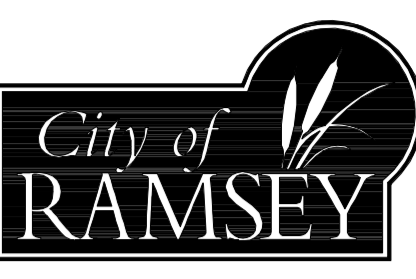


COR THREE NORTH COMMONS RAMSEY, MN

DEVELOPER

PURMORT HOMES 4820 170TH AVENUE ANDOVER, MN 55304 TEL (763) 433-0366

MUNICIPALITY



PROJECT

COR THREE NORTH COMMONS RAMSEY, MINNESOTA

SHEET INDEX

Table with 2 columns: SHEET, TITLE. Lists sheets C0.1 through L.1 and their corresponding titles.

ABBREVIATIONS

Large table of abbreviations and their meanings, organized in columns. Includes terms like 'Angle', '100 Year Flood Elevation', 'Architect', etc.

SYMBOLS

Table of symbols for existing and new conditions. Columns include EXISTING, DESCRIPTION, NEW, and DESCRIPTION. Symbols include contour lines, building footprints, concrete curbs, etc.

EROSION CONTROL SYMBOLS

Table of erosion control symbols. Columns include SYMBOL and DESCRIPTION. Symbols include silt fence, construction limits, inlet protection.

DRAWING SYMBOLS

Table of drawing symbols. Columns include SYMBOL and DESCRIPTION. Symbols include note reference, parking stall count, coordinate point, revised area.

BENCHMARKS

PROJECT BENCHMARK: COR CONTROL POINT: 'COR-ARM' CONTROL POINT LOCATED AT THE NORTHWEST QUADRANT OF ARMSTRONG BOULEVARD NW AND BUNKER LAKE BOULEVARD NW. ELEVATION = 868.32 (NGVD 29)

CITY NOTES

- 1. SITE GRADING, LANDSCAPING AND UTILITY INSTALLATIONS MUST BE COMPLETED AS SHOWN WITHOUT ALTERATION. DEVIATIONS FROM PLANS MUST BE CHECKED AND APPROVED BY THE ENGINEERING DEPARTMENT AND/OR THE PLANNING COMMISSION PRIOR TO SAID CHANGE.
2. REQUIRED EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS AS SHOWN.
3. MAN JOB-SITE ENTRANCE MUST BE POSTED WITH THE PROJECT ADDRESS SO THAT IT IS CLEARLY VISIBLE FROM THE STREET. JOB-SITE ADDRESS SIGN MUST BE INSTALLED IN PLACE UNTIL FINAL OCCUPANCY.
4. 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 72 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL UTILITIES ARE MAPPED OR IF MAPPED, ARE SHOWN CORRECTLY. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.

PROPOSED LEGAL DESCRIPTION

COR THREE NORTH COMMONS, ANOKA COUNTY, MINNESOTA.

SHEET INDEX

Table with 2 columns: SHEET, TITLE. Lists sheets C0.1 through L.1 and their corresponding titles.

REVISION HISTORY

Table with 3 columns: DATE, REVISION, REVIEW. Lists revision history for the project.

PROJECT MANAGER REVIEW

BY RTS DATE 06/22/16

CERTIFICATION

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WATERSHED SUBMITTAL

04 AUG 2016

LANDFORM

From Site to Finish

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

FILE NAME C001RAM021.DWG PROJECT NO. RAM12021.PUR

CIVIL TITLE SHEET

C0.1

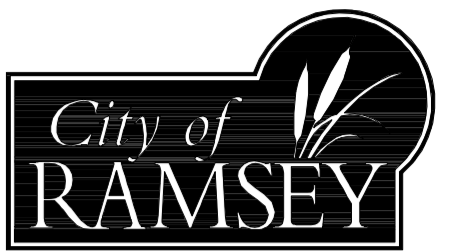
EXISTING CONDITIONS

BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANDFORM, MINNEAPOLIS, MN, ON APRIL 19, 2012 AND MAY 26, 2016, EXPRESSLY FOR THIS PROJECT. CITY OF RAMSEY, MN RECORD DRAWINGS, AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ENGINEER.

DEVELOPER

**PURMORT HOMES**  
4820 170TH AVENUE  
ANDOVER, MN 55304  
TEL (763) 433-0366

MUNICIPALITY



PROJECT

**COR THREE NORTH COMMONS**  
RAMSEY, MINNESOTA

SHEET INDEX

SHEET	TITLE
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C2.1	SITE PLAN
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C3.2	PAVING PLAN & NOTES
C3.3	SWPPP NOTES
C4.1	UTILITIES
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C7.6	CIVIL CONSTRUCTION DETAILS
C7.7	CIVIL CONSTRUCTION DETAILS
C7.8	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE PLAN

REVISION HISTORY

DATE	REVISION	BY
02 JUN 2016	FINAL PLAN SUBMITTAL	CNC
15 JUN 2016	ADDENDUM #1	CNC
04 AUG 2016	WATERSHED SUBMITTAL	

PROJECT MANAGER REVIEW

BY RTS DATE 06.02.2016

CERTIFICATION

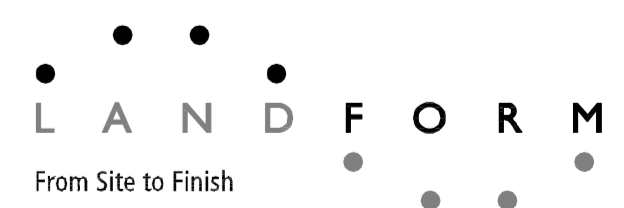
I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the state of MINNESOTA.

Christopher N. Cole  
Registration No. 2224 DATE 08/04/2016

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**WATERSHED SUBMITTAL**  
04 AUG 2016



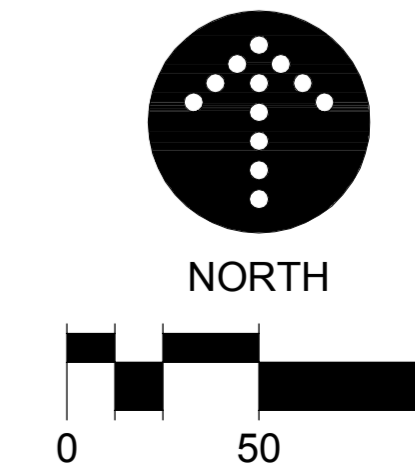
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Suite 513 Fax: 612-252-9077  
Minneapolis, MN 55401 Web: landform.net

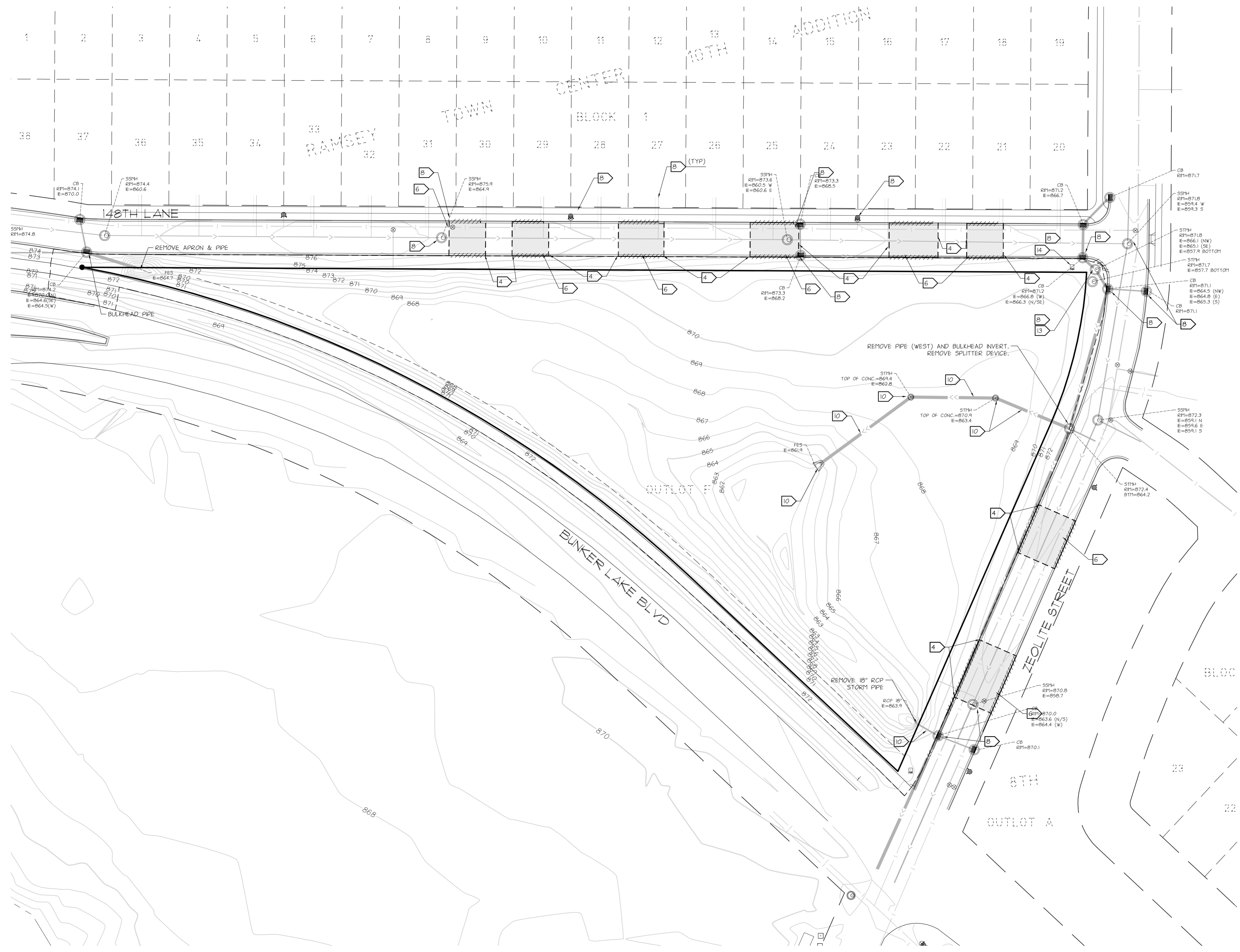
FILE NAME C101RAM021.DWG  
PROJECT NO. RAM12021.PUR

**EXISTING CONDITIONS**  
**C1.1**

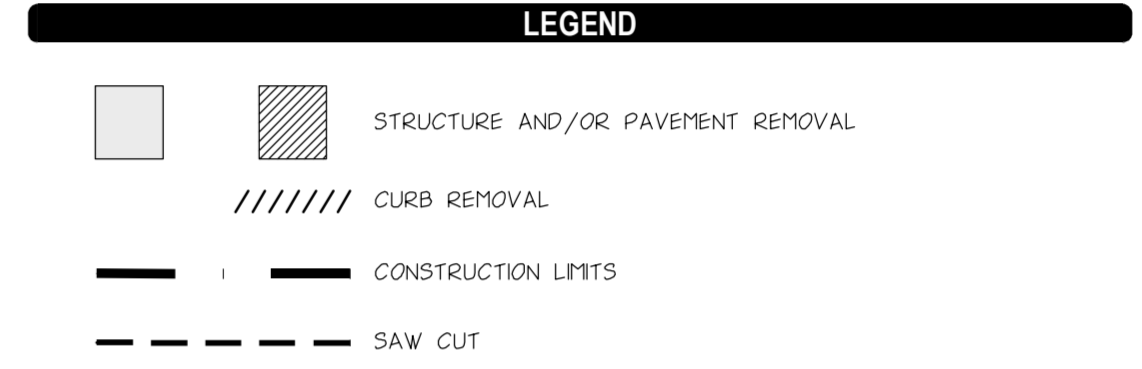


Know what's Below.  
Call before you dig.

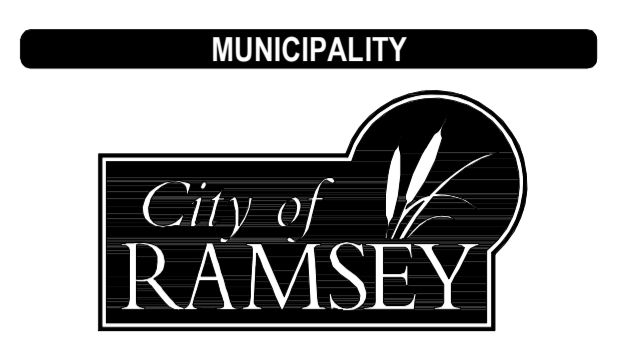




- ### DEMOLITION AND CLEARING NOTES
- OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
  - CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
  - DIMENSIONS SHOWN FOR REMOVAL ARE APPROXIMATE. COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
  - REFER TO DETAILS FOR PAVEMENT SAWCUT. REMOVE CONCRETE WALKS AND CURBING TO THE NEAREST EXISTING JOINT BEYOND CONSTRUCTION LIMITS.
  - SEE SHEET C3.1 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
  - COMPLETE DEMOLITION WITH MINIMAL DISRUPTION OF TRAFFIC. COORDINATE LANE CLOSURES WITH THE REGULATORY AUTHORITY AND PROVIDE ADVANCE NOTIFICATION TO AFFECTED EMERGENCY RESPONSE PROVIDERS. NOTIFY NEIGHBORING PROPERTIES AND CITY AT LEAST 1 WEEK PRIOR TO STARTING WORKING WITHIN THE PUBLIC STREETS.
  - PROTECT BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL, AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION. USE MNDOT TRAFFIC CONTROL MANUAL FOR LAYOUT.
  - PROTECT STRUCTURES, UTILITIES, TREES, PLANT MATERIAL, SOIL, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED FOR REMOVAL. DAMAGE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST.
  - ABANDON WELLS AND ON SITE SEWAGE FACILITIES PRIOR TO ANY OTHER DEMOLITION IN ACCORDANCE WITH REQUIREMENTS OF REGULATORY AUTHORITIES.
  - REMOVE EXISTING SITE FEATURES INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, PAVING, CURBING, WALKWAYS, APRONS, WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.
  - COORDINATE REMOVAL, RELOCATION, TERMINATION, AND RE-USE OF EXISTING PRIVATE UTILITY SERVICES AND APPURTENANCES WITH THE UTILITY COMPANIES. RESTORE ELECTRIC HANDHOLES, PULLBOXES, POWERPOLES, CUYLINES, AND STRUCTURES DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
  - HAIL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS, UNLESS NOTED OTHERWISE.
  - ADJUST MANHOLE CASTING ELEVATIONS TO MATCH FINISHED GRADE.
  - RELOCATE CABLE BOX TO AVOID PROPOSED SIDEWALK.



**DEVELOPER**  
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 TEL: (763) 433-0966



**PROJECT**  
**COR THREE NORTH COMMONS**  
 RAMSEY, MINNESOTA

### SHEET INDEX

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C7.7	CIVIL CONSTRUCTION DETAILS
C7.8	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE PLAN

### REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	REVISION	REVIEW
07 JAN 2016	FINAL PLAT SUBMITTAL	CNC
15 JUN 2016	ADDENDUM #1	CNC
04 AUG 2016	WATERSHED SUBMITTAL	

**PROJECT MANAGER REVIEW**  
 BY: RTS DATE: 08/02/2016

**CERTIFICATION**  
 I hereby certify that this plan was prepared by me, or under my supervision, and that I am a duly Licensed Professional Engineer under the laws of the state of MINNESOTA.

*Christopher N. Call*  
 Registration No. 08224 DATE: 08/04/2016

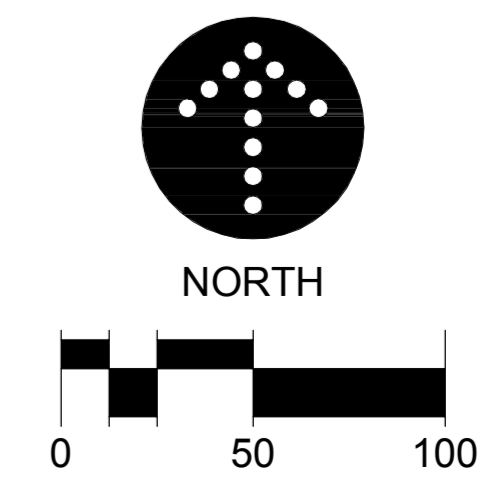
**WATERSHED SUBMITTAL**  
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**LANDFORM**  
 From Site to Finish

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FILE NAME: C102RAM021.DWG  
 PROJECT NO.: RAM12021.PUR

**DEMOLITION AREA**  
**C1.2**



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C73	CIVIL CONSTRUCTION DETAILS
C74	CIVIL CONSTRUCTION DETAILS
C75	CIVIL CONSTRUCTION DETAILS
C76	CIVIL CONSTRUCTION DETAILS
C77	CIVIL CONSTRUCTION DETAILS
C78	CIVIL CONSTRUCTION DETAILS
L21	LANDSCAPE PLAN

REVISION HISTORY

DATE	REVISION	REVIEW
07 JAN 2016	FINAL PLAN SUBMITTAL	CNC
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04 AUG 2016	WATERSHED SUBMITTAL	

PROJECT MANAGER REVIEW

BY	DATE
	06/02/2016

CERTIFICATION

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*Christopher N. Call*  
 Registration No. 104224 DATE: 05/04/2016

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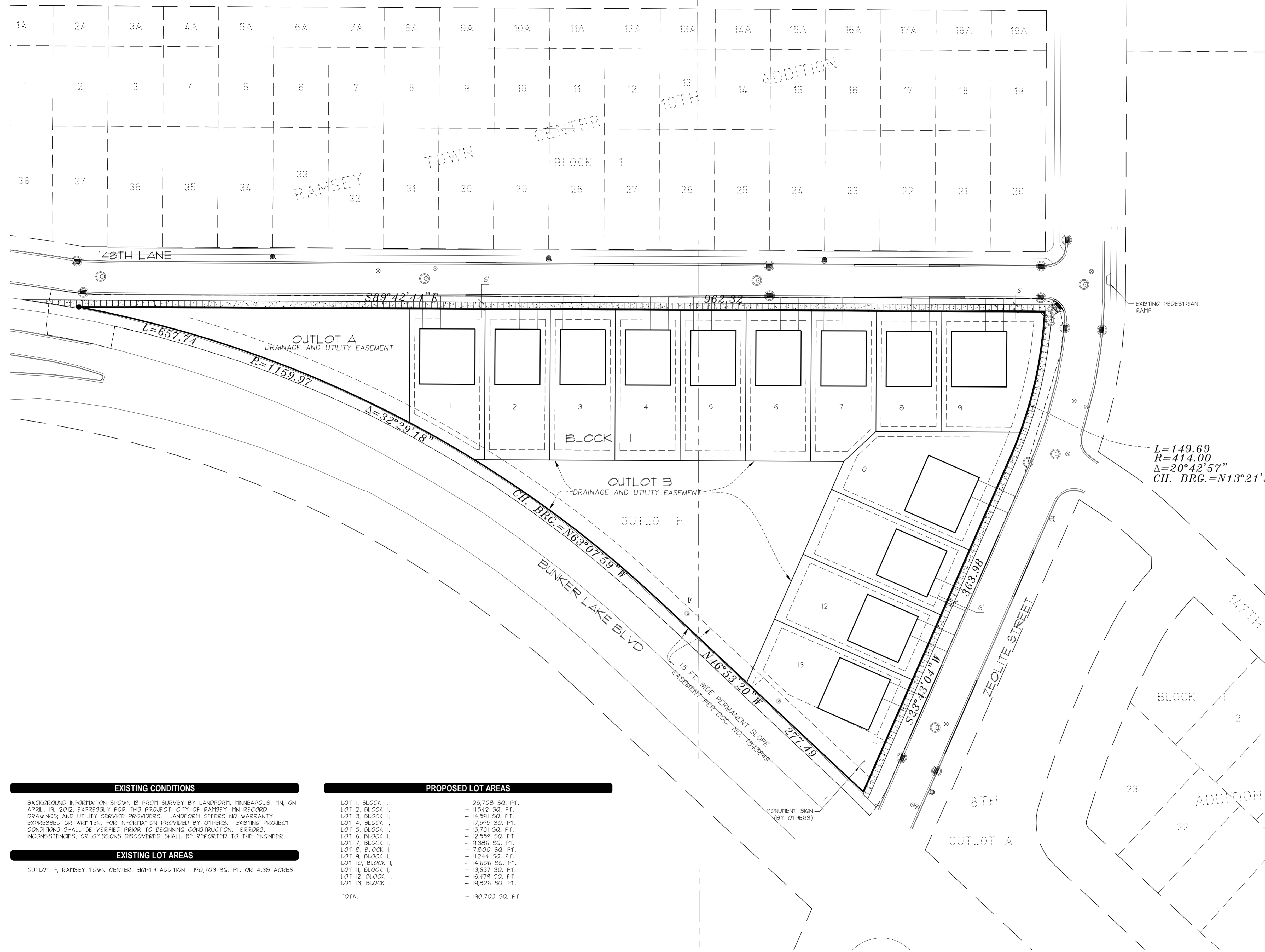
WATERSHED SUBMITTAL  
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LANDFORM  
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FILE NAME: C103RAM021.DWG  
 PROJECT NO.: RAM12021.PUR

SITE PLAN  
**C2.1**



**EXISTING CONDITIONS**

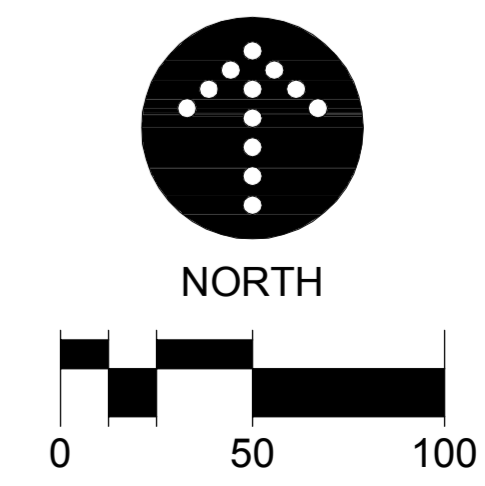
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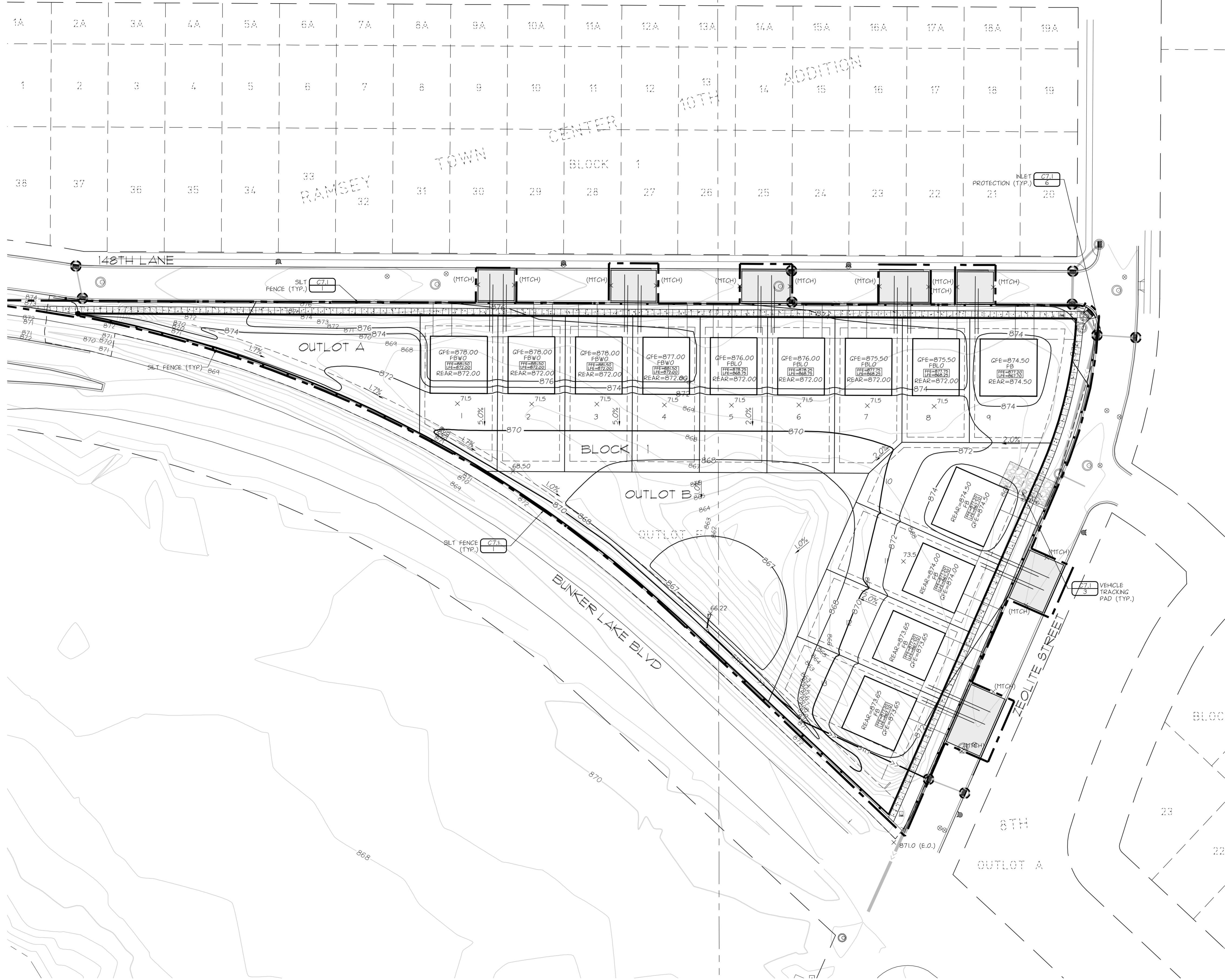
**EXISTING LOT AREAS**

OUTLOT F, RAMSEY TOWN CENTER, EIGHTH ADDITION- 190,703 SQ. FT. OR 4.38 ACRES

**PROPOSED LOT AREAS**

LOT 1, BLOCK I	- 25,708 SQ. FT.
LOT 2, BLOCK I	- 11,542 SQ. FT.
LOT 3, BLOCK I	- 14,591 SQ. FT.
LOT 4, BLOCK I	- 17,545 SQ. FT.
LOT 5, BLOCK I	- 15,731 SQ. FT.
LOT 6, BLOCK I	- 12,559 SQ. FT.
LOT 7, BLOCK I	- 9,386 SQ. FT.
LOT 8, BLOCK I	- 7,800 SQ. FT.
LOT 9, BLOCK I	- 11,244 SQ. FT.
LOT 10, BLOCK I	- 14,606 SQ. FT.
LOT 11, BLOCK I	- 13,637 SQ. FT.
LOT 12, BLOCK I	- 16,478 SQ. FT.
LOT 13, BLOCK I	- 19,826 SQ. FT.
TOTAL	- 190,703 SQ. FT.





REAR=XXX.XX REAR ELEVATION  
 FBWO = FULL BASEMENT WALK OUT FIRST FLOOR ELEVATION  
 FBLO = FULL BASEMENT LOOK OUT LOWEST FLOOR ELEVATION  
 GFE=XXX.XX FRONT/GARAGE ELEVATION

NOTES:  
 1. GARAGE LOCATION INDICATED BY DRIVEWAY.  
 2. REFER TO DETAIL 6, SHEET C7.2 REGARDING PADS.

**PAD DETAIL**

NO SCALE

**GRADING NOTES**

- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
- REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE. MATERIALS MAY BE MINED FROM LANDSCAPE AREAS FOR USE ON SITE AND REPLACED WITH EXCESS ORGANIC MATERIAL WITH PRIOR CITY APPROVAL.
- REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS. PROVIDE INITIAL LIFTS OF STABLE FOUNDATION MATERIAL IF EXPOSED SOILS ARE WET AND UNSTABLE.
- ROUGH GRADE BUILDING PADS TO ELEVATIONS LISTED ON PLANS AND AS SHOWN ON DETAIL 4/ SHEET C7.3.
- AN INDEPENDENT TESTING FIRM SHALL VERIFY THE REMOVAL OF ORGANIC AND UNSUITABLE SOILS, SOIL CORRECTION, AND COMPACTION AND PROVIDE PERIODIC REPORTS TO THE OWNER.
- PLACE AND COMPACT FILL USING LIFT THICKNESSES MATCHED TO SOIL TYPE AND COMPACTION EQUIPMENT TO OBTAIN SPECIFIED COMPACTION THROUGHOUT THE LIFT.
- COMPACT MATERIAL IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D698) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FILL DEPTH EXCEEDS 10 FEET.
- GROUNDWATER MAY BE ENCOUNTERED WHILE EXCAVATING. DEWATER AS NECESSARY PER STATE AND LOCAL CODES. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND COORDINATION OF DEWATERING ACTIVITIES. THE CITY OF RAMSEY NEEDS TO REVIEW EACH PERMIT PRIOR TO IMPLEMENTATION.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

- INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO BEGINNING WORK AND MAINTAIN FOR DURATION OF CONSTRUCTION. REMOVE CONTROLS AFTER AREAS CONTRIBUTING RUN OFF ARE PERMANENTLY STABILIZED AND DISPOSE OF OFF SITE.
- LIMIT SOIL DISTURBANCE TO THE GRADING LIMITS SHOWN. SCHEDULE OPERATIONS TO MINIMIZE LENGTH OF EXPOSURE OF DISTURBED AREAS.
- MANAGEMENT PRACTICES SHOWN ARE THE MINIMUM REQUIREMENT. INSTALL AND MAINTAIN ADDITIONAL CONTROLS AS WORK PROCEEDS TO PREVENT EROSION AND CONTROL SEDIMENT CARRIED BY WIND OR WATER.
- EXCAVATE PONDS EARLY IN THE CONSTRUCTION SEQUENCE. REMOVE SEDIMENT FROM PONDS PERIODICALLY AND AFTER AREAS CONTRIBUTING RUN OFF ARE PERMANENTLY STABILIZED.
- RESTORE DISTURBED OPEN AREAS WITH TEMPORARY SEED AND MULCH OR SOD WITHIN 72 HOURS OF COMPLETING GRADING IN EACH AREA.
- SEED, SOD, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS MODIFIED:  

ITEM	SPECIFICATION NUMBER
SOD	MNDOT 3878
SEED	MNDOT 3876
TYPE 50 @ 40 LB/AC	
TYPE 10A @ 60 LB/AC	
MULCH (TYPE I, DISC ANCHORED)	MNDOT 3882
FERTILIZER	MNDOT 3881
GENERAL PLACEMENT	MNDOT 2575
- SEE LANDSCAPING SHEETS FOR PERMANENT TURF ESTABLISHMENT.
- SWEEP ADJACENT STREETS CLEAN DAILY.
- EXISTING SOILS ARE HUBBARD COARSE SAND AND DUELM LOAMY COARSE SAND IN THE UPLANDS AND MARSH IN THE LOWLANDS.

**LEGEND**

- SLT FENCE
- INLET PROTECTION
- CONSTRUCTION LIMITS

**NPDES AREA SUMMARY**

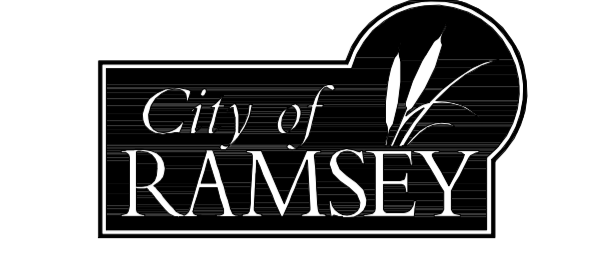
	EXISTING	PROPOSED
PERVIOUS	4.38 ACRES	3.40 ACRES
IMPERVIOUS	0.00 ACRES	0.98 ACRES
TOTAL	4.38 ACRES	4.38 ACRES

NOTE: EACH LOT HAS BEEN ESTIMATED TO HAVE 3,300 SF OF IMPERVIOUSNESS

**DEVELOPER**

**PURMORT HOMES**  
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 ANDOVER, MN 55304  
 TEL: (763) 433-9866

**MUNICIPALITY**



**PROJECT**

**COR THREE NORTH COMMONS**  
 RAMSEY, MINNESOTA

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**REVISION HISTORY**

DATE	REVISION	REVIEW
07 JUN 2016	FINAL PLAT SUBMITTAL	CNC
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04 AUG 2016	WATERSHED SUBMITTAL	

**PROJECT MANAGER REVIEW**

BY RTS DATE 08/02/2016

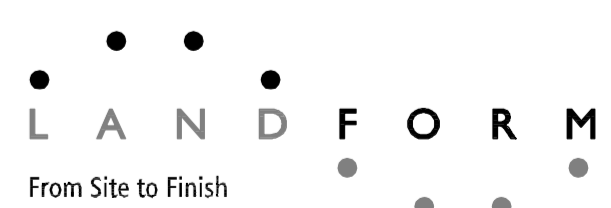
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*Christopher N. Call*  
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**WATERSHED SUBMITTAL**

04 AUG 2016



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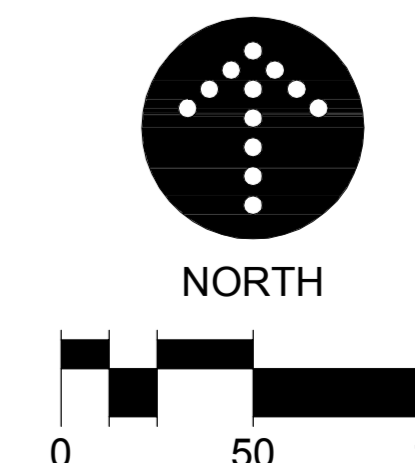
FILE NAME C301RAM021.DWG  
 PROJECT NO. RAM12021.PUR

**GRADING, DRAINAGE, & EROSION CONTROL**

**C3.1**



Know what's Below.  
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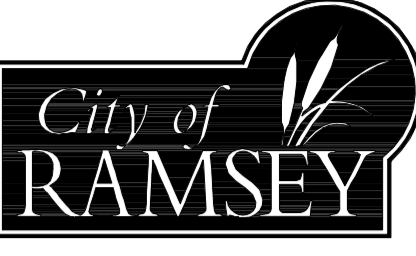
**PAVING NOTES**

1. SPOT ELEVATIONS AT CURBLINES INDICATE FLOWLINES UNLESS NOTED OTHERWISE. SEE SHEET C4.1 FOR RIM ELEVATIONS OF CATCH BASINS.
2. MEET AND MATCH EXISTING CURB. PROVIDE 2 FOOT TRANSITION.
3. PAVING SECTIONS PER CITY OF RAMSEY DETAILS
4. CONTRACTOR TO NOTIFY NEIGHBORING RESIDENCES AND CITY AT LEAST 48 HOURS IN ADVANCE OF ANY OPEN CUTTING ROADWAYS OR ANY WORK THAT WOULD IMPEDE OR CLOSE TRAFFIC/ROADS.

**DEVELOPER**

**PURMORT HOMES**  
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 ANDOVER, MN 55304  
 TEL: (763) 433-0366

**MUNICIPALITY**



**PROJECT**

**COR THREE NORTH COMMONS**  
 RAMSEY, MINNESOTA

**SHEET INDEX**

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**PROJECT MANAGER REVIEW**

BY: RTS DATE: 08/02/2016

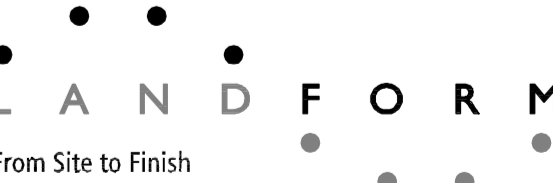
**CERTIFICATION**

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

*Christopher N. Call*  
 Registration No. 02224 DATE: 08/04/2016  
 Signature shown is a digital reproduction of original. Wet signed copy of this plan on file at Landform Engineering Company offices and is available upon request.

**WATERSHED SUBMITTAL**

04 AUG 2016

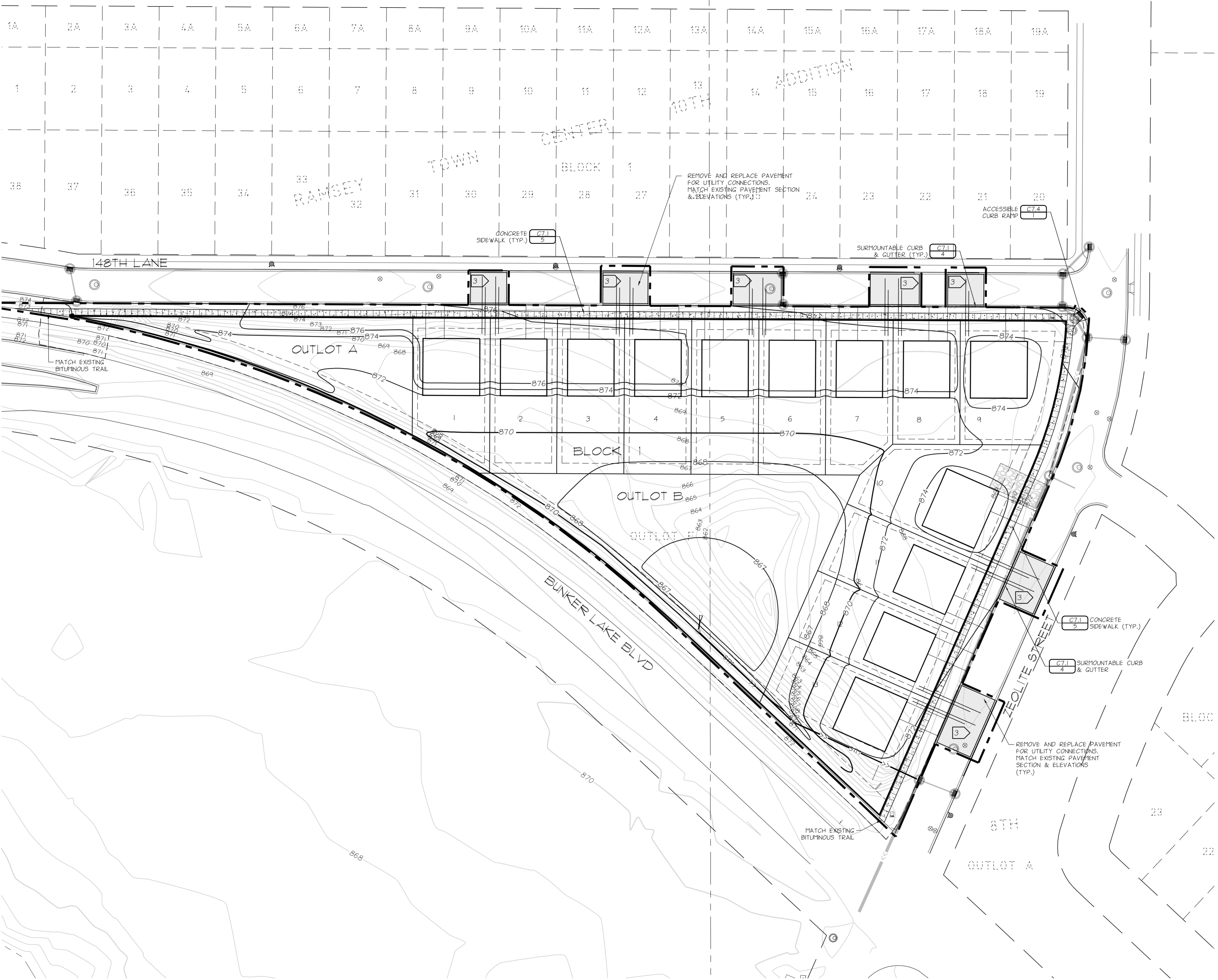


105 South Fifth Avenue Suite 513 Minneapolis, MN 55401  
 Tel: 612-252-9070 Fax: 612-252-9077 Web: landform.net

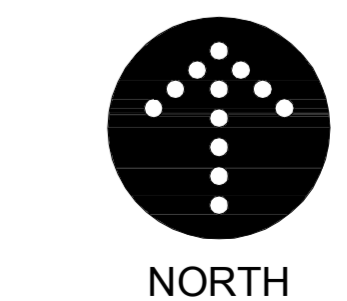
FILE NAME: C302RAM021.DWG  
 PROJECT NO.: RAM12021.PUR

**PAVING PLAN AND NOTES**

**C3.2**



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



## PURMORT HOMES

4820 170TH AVENUE  
ANDOVER, MN 55304  
TEL (763) 433-0366

## MUNICIPALITY



## PROJECT

COR THREE  
NORTH COMMONS  
RAMSEY, MINNESOTA

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## REVISION HISTORY

DATE	REVISION	BY	REVIEW
07 JAN 2016	FINAL PLAN SUBMITTAL	CNC	CNC
15 JUN 2016	ADDENDUM #1		
04 AUG 2016	WATERSHED SUBMITTAL		

## PROJECT MANAGER REVIEW

BY RTS DATE 08/02/2016

## CERTIFICATION

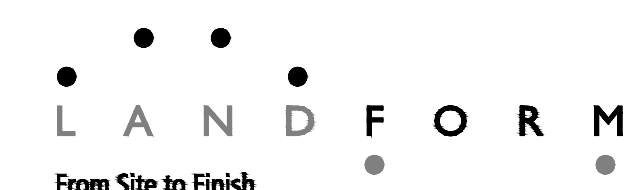
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*Christopher H. Call*  
Registration No. 000234 DATE: 08/04/2016

Signature shall be a digital reproduction of original. Web signed copy of this plan on file at Landform Engineering Company offices and is available upon request.

## WATERSHED SUBMITTAL

04 AUG 2016



From Site to Finish

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

FILE NAME C303RAM021.DWG  
PROJECT NO. RAM12021.PUR

SWPPP  
NOTES

C3.3

## NPDES PERMIT AND SWPPP COMPONENTS

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

## SITE EVALUATION/ASSESSMENT/PLANNING

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

## STORMWATER POLLUTION PREVENTION MANAGEMENT MEASURES

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

## SWPPP CONTACT AND TRAINING INFORMATION

- OWNER:**  
PURMORT HOMES  
ATTN: TOM PURMORT  
4820 170TH AVENUE N.W.  
ANDOVER, MN 55304  
PHONE# 763-433-0366
- OPERATOR:**  
TO BE DETERMINED. CONTACT OWNER UNTIL CONTRACTOR IS SELECTED.
- LONG TERM MAINTENANCE AND OPERATION:**  
PURMORT HOMES  
4820 170TH AVENUE N.W.  
ANDOVER, MN 55304  
PHONE# 763-433-0366
- SWPPP DESIGNER:**  
CHRIS CALL P.E.  
LANDFORM PROFESSIONAL SERVICES  
105 SOUTH FIFTH AVENUE, SUITE 513  
MINNEAPOLIS, MN 55401  
612-252-9070  
CCALL@LANDFORM.NET  
CERTIFICATION: IJ OF MN, DESIGN OF CONSTRUCTION SWPPP, EXP. MAY 31, 2019
- SWPPP INSPECTOR/MANAGER:**  
TO BE DETERMINED. CONTACT OWNER UNTIL CONTRACTOR AND SWPPP INSPECTOR/MANAGER IS SELECTED.  
CERTIFICATION: , EXP.
- BMP INSTALLATION AND REPAIR:**  
TO BE DETERMINED. CONTACT OWNER UNTIL BMP INSTALLER AND MAINTAINER IS SELECTED.  
CERTIFICATION: , EXP.

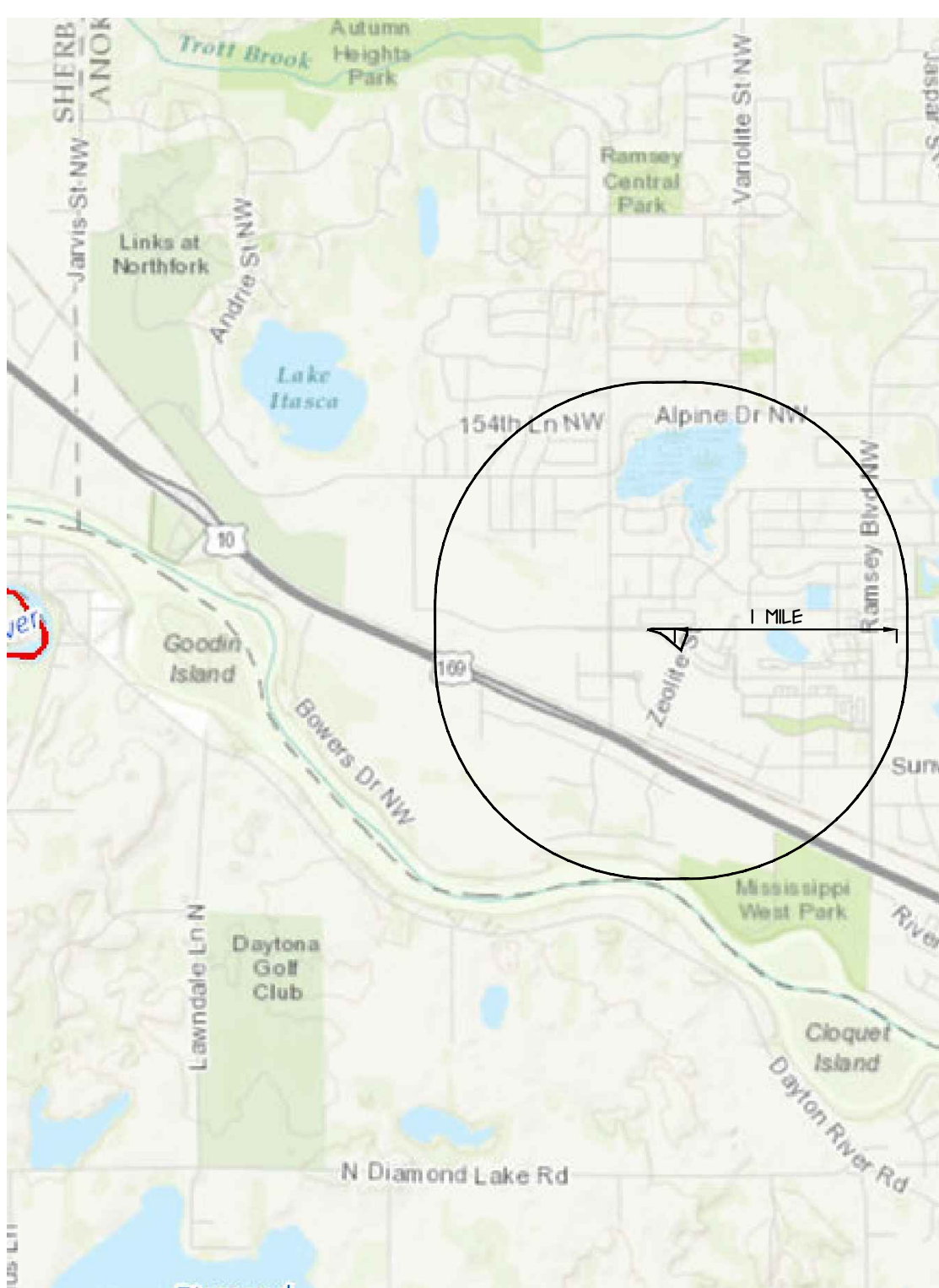
## DESCRIPTION OF CONSTRUCTION ACTIVITY

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

## SCHEDULE OF BMP INSTALLATION AND CONSTRUCTION ACTIVITY

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

## WATERS WITHIN ONE MILE OF SITE



## IMPAIRED WATERS - REQUIRED TMDLS

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

## EROSION PREVENTION AND SEDIMENT CONTROL

- SEE GRADING, DRAINAGE, PAVING AND EROSION CONTROL SHEETS FOR THE LOCATION AND TYPE OF TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL BMPs. SEE GRADING AND DRAINAGE, UTILITY, PLANTING, AND LANDSCAPE SHEETS FOR THE LOCATION AND TYPE OF PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMPs.

## MINIMIZE DISTURBED AREAS AND PROTECT NATURAL FEATURES AND SOIL

APPROPRIATE CONSTRUCTION PRACTICES (E.G. CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING) SHALL BE USED TO MINIMIZE EROSION. AREAS NOT TO BE DISTURBED WILL BE DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE ETC.) BEFORE WORK BEGINS.

OPERATOR SHALL DEVELOP METHODS TO MINIMIZE SOIL COMPACTION OUTSIDE OF BUILDING PADS, PAVEMENT AREAS AND UTILITY TRENCHES AND SHALL USE TRACKED EQUIPMENT WHEREVER PRACTICABLE.

TOPSOIL SHALL BE SALVAGED AND REUSED TO THE EXTENT PRACTICABLE.

## PHASE CONSTRUCTION ACTIVITY

SEDIMENT CONTROL PRACTICES SHALL BE ESTABLISHED ON ALL DOWN GRADIENT PERIPHERIES BEFORE ANY UPGRADED LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH THE PERMIT.

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

## CONTROL STORM WATER FLOWING ONTO AND THROUGH THE PROJECT

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

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

STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES SHALL BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED.

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

## STABILIZE SOILS

ALL EXPOSED SOIL AREAS (INCLUDING STOCKPILES) MUST BE STABILIZED IMMEDIATELY TO LIMIT SOIL EROSION WHEN THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED AND WILL NOT RESUME FOR 14 CALENDAR DAYS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G. CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) AND THE CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES ARE EXEMPT FROM THIS REQUIREMENT.

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

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

## PROTECT SLOPES

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

## PROTECT STORM DRAIN INLETS

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

## ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS

## RETAIN SEDIMENT ON-SITE AND CONTROL DEWATERING PRACTICES

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

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

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

REFER TO PERMIT REQUIREMENTS FOR TEMPORARY OR PERMANENT SEDIMENT BASINS.

## ESTABLISH STABILIZED CONSTRUCTION EXITS

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

## POST CONSTRUCTION BMPs

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

## TEMPORARY SEDIMENTATION BASIN(S)

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

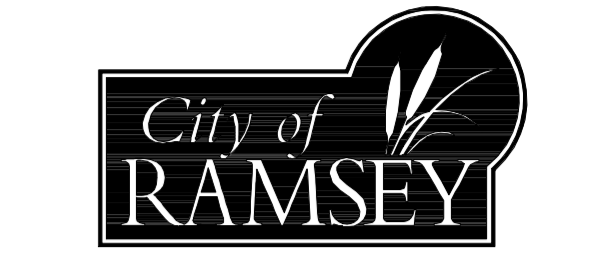
**UTILITY NOTES**

- PIPE MATERIALS  
WATER SERVICE TYPE K COPPER  
SANITARY SERVICE PVC SDR 26  
STORM SEWER RCP CLASS 5
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
- COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES.
- PROVIDE MEANS AND MEASURES TO PROTECT ADJACENT PROPERTY FROM DAMAGE DURING UTILITY INSTALLATION.
- PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
- ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.
- INSTALL TRACER WIRE WITH UTILITIES ON ALL SERVICES
- CONNECT TO CITY UTILITIES IN ACCORDANCE WITH CITY OF RAMSEY STANDARDS.
- MAINTAIN 7.5 FEET OF COVER ON WATER.
- DEFLECT WATER TO MAINTAIN 18-INCH MINIMUM OUTSIDE SEPARATION AT SEWER CROSSINGS. CENTER PIPE LENGTHS TO PROVIDE GREATEST SEPARATION BETWEEN JOINTS.
- CONTACT CITY OF RAMSEY ENGINEERING DEPARTMENT FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
- THE CONTRACTOR IS REQUIRED TO OBTAIN THE APPROPRIATE PERMIT FROM THE MN DNR IF DEWATERING IS REQUIRED TO COMPLETE ANY WORK. THE CITY NEEDS TO REVIEW EACH PERMIT PRIOR TO IMPLEMENTATION.
- SANITARY AND WATER SERVICES NEED TO EXTEND INTO THE LOT A MIN. OF 15' BEYOND THE PROPOSED SIDEWALK LOCATION.
- A 4"x6" WYE (48TH LANE) OR A 4" x15" WYE (ZEOLITE STREET) SHALL BE CUT INTO THE EXISTING SANITARY SEWER LINE FOR EACH SERVICE. SADDLE WYES ARE NOT ACCEPTABLE. CONTRACTOR SHALL PROVIDE BULKHEADS AND BYPASS PUMPING WHILE WORKING ON THE SANITARY LINE.
- PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.

**DEVELOPER**

**PURMORT HOMES**  
4820 170TH AVENUE  
ANDOVER, MN 55304  
TEL: (763) 433-0366

**MUNICIPALITY**



**PROJECT**

**COR THREE NORTH COMMONS**  
RAMSEY, MINNESOTA

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BY RTS DATE 08/02/2016

**CERTIFICATION**

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

*Christopher N. Col*  
Registration No. 042224 DATE: 08/02/2016  
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**LANDFORM**

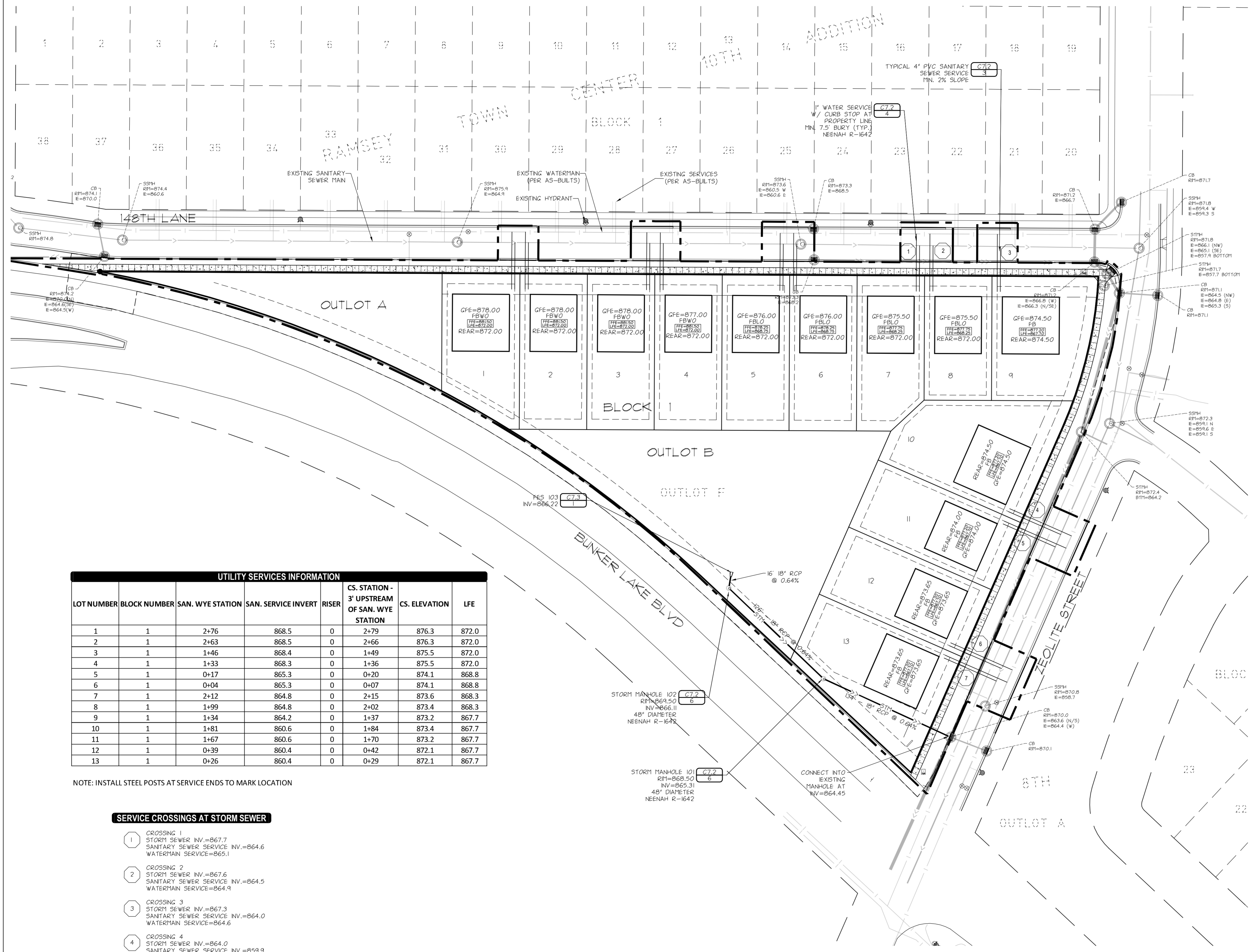
From Site to Finish

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

FILE NAME: C401RAM021.DWG  
PROJECT NO.: RAM12021.PUR

**UTILITIES**

**C4.1**



UTILITY SERVICES INFORMATION							
LOT NUMBER	BLOCK NUMBER	SAN. WYE STATION	SAN. SERVICE INVERT	RISER	CS. STATION - 3' UPSTREAM OF SAN. WYE STATION	CS. ELEVATION	LFE
1	1	2+76	868.5	0	2+79	876.3	872.0
2	1	2+63	868.5	0	2+66	876.3	872.0
3	1	1+46	868.4	0	1+49	875.5	872.0
4	1	1+33	868.3	0	1+36	875.5	872.0
5	1	0+17	865.3	0	0+20	874.1	868.8
6	1	0+04	865.3	0	0+07	874.1	868.8
7	1	2+12	864.8	0	2+15	873.6	868.3
8	1	1+99	864.8	0	2+02	873.4	868.3
9	1	1+34	864.2	0	1+37	873.2	867.7
10	1	1+81	860.6	0	1+84	873.4	867.7
11	1	1+67	860.6	0	1+70	873.2	867.7
12	1	0+39	860.4	0	0+42	872.1	867.7
13	1	0+26	860.4	0	0+29	872.1	867.7

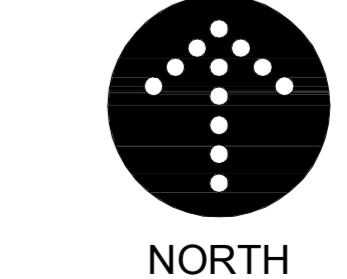
NOTE: INSTALL STEEL POSTS AT SERVICE ENDS TO MARK LOCATION

**SERVICE CROSSINGS AT STORM SEWER**

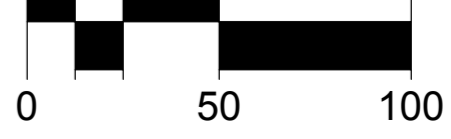
- CROSSING 1  
STORM SEWER INV.=867.7  
SANITARY SEWER SERVICE INV.=864.6  
WATERMAN SERVICE=865.1
- CROSSING 2  
STORM SEWER INV.=867.6  
SANITARY SEWER SERVICE INV.=864.5  
WATERMAN SERVICE=864.9
- CROSSING 3  
STORM SEWER INV.=867.3  
SANITARY SEWER SERVICE INV.=864.0  
WATERMAN SERVICE=864.6
- CROSSING 4  
STORM SEWER INV.=864.0  
SANITARY SEWER SERVICE INV.=859.9  
WATERMAN SERVICE=864.5
- CROSSING 5  
STORM SEWER INV.=863.9  
SANITARY SEWER SERVICE INV.=859.9  
WATERMAN SERVICE=864.5
- CROSSING 6  
STORM SEWER INV.=863.8  
SANITARY SEWER SERVICE INV.=859.7  
WATERMAN SERVICE=863.6
- CROSSING 7  
STORM SEWER INV.=863.7  
SANITARY SEWER SERVICE INV.=859.7  
WATERMAN SERVICE=863.4

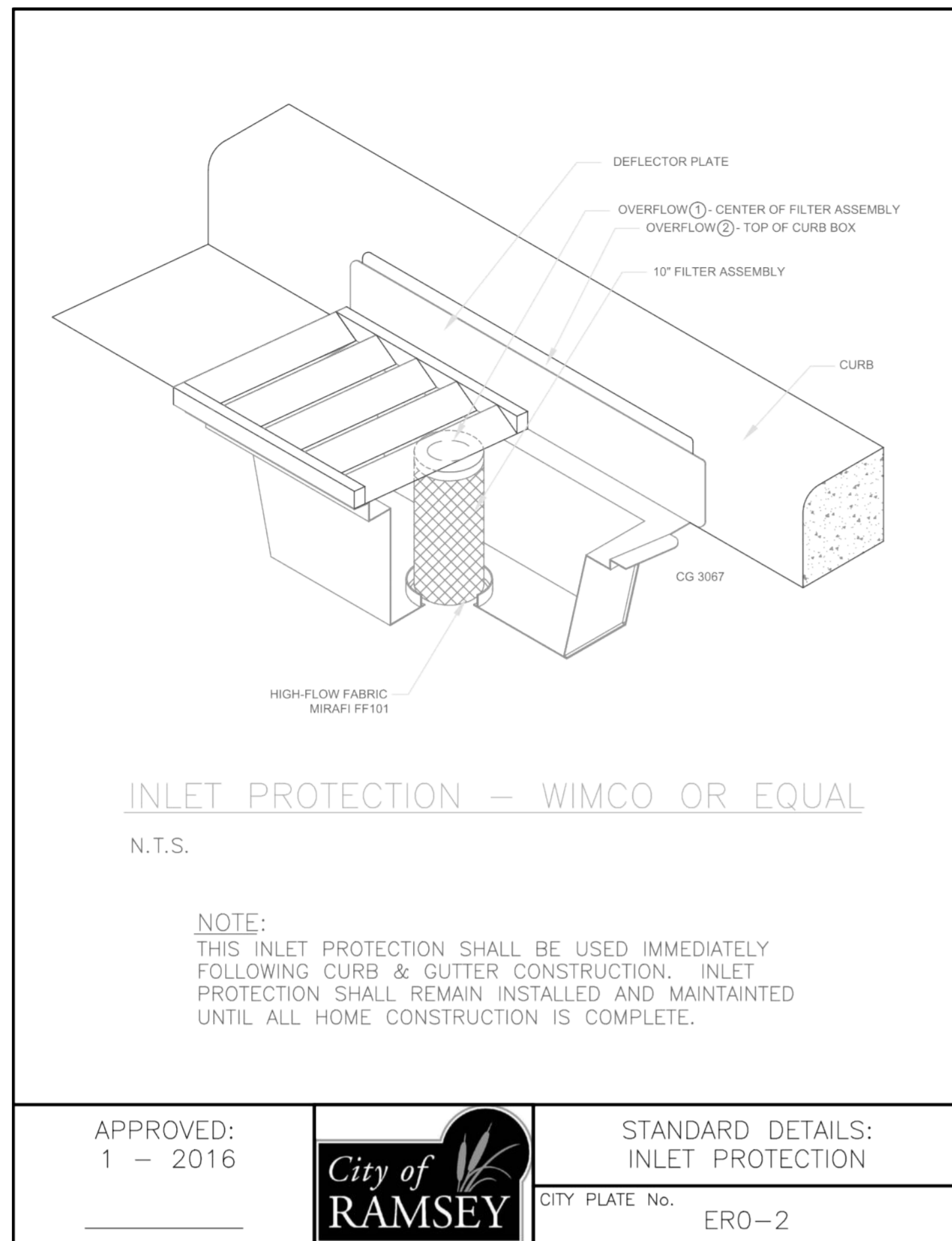


Know what's Below.  
Call before you dig.

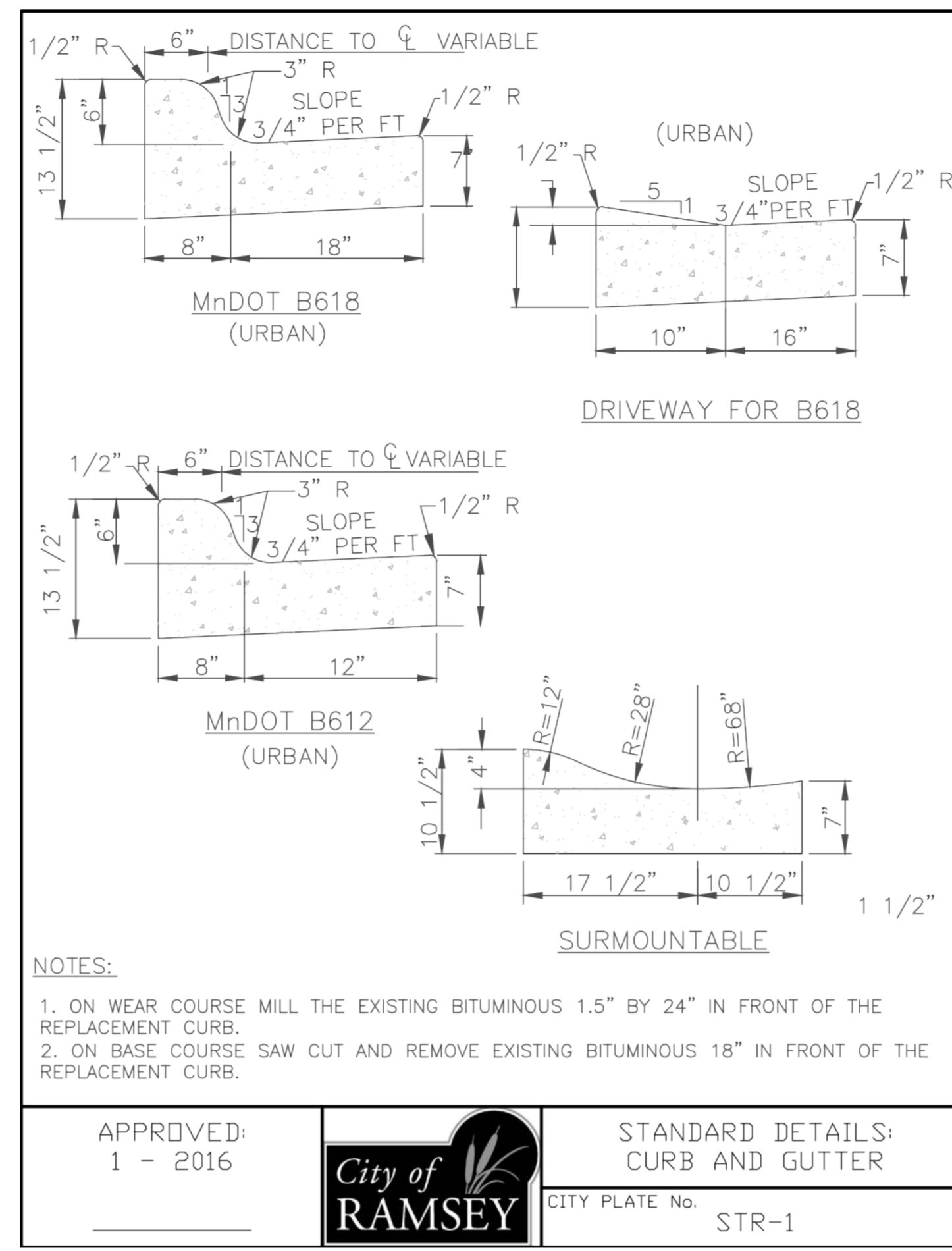


NORTH

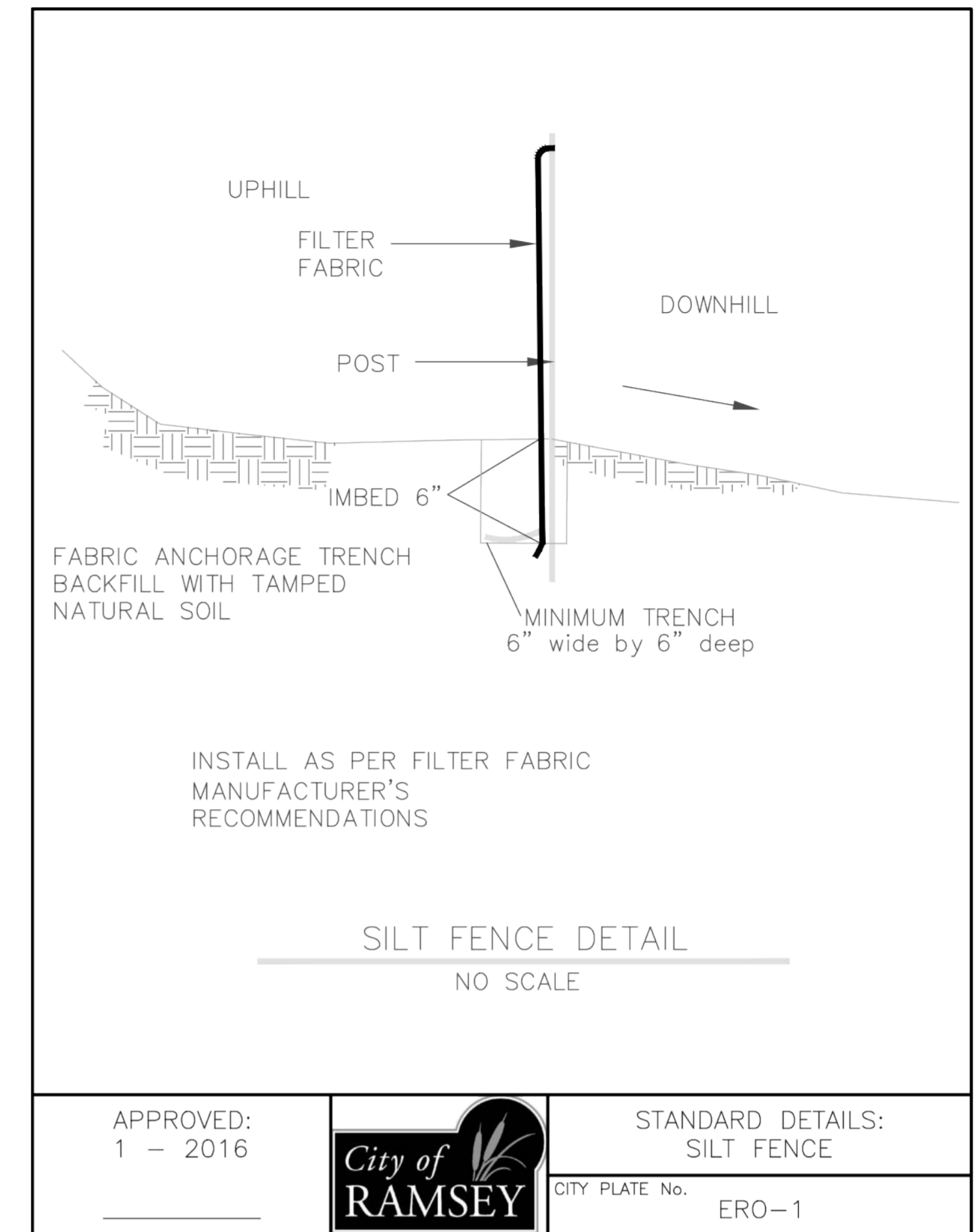




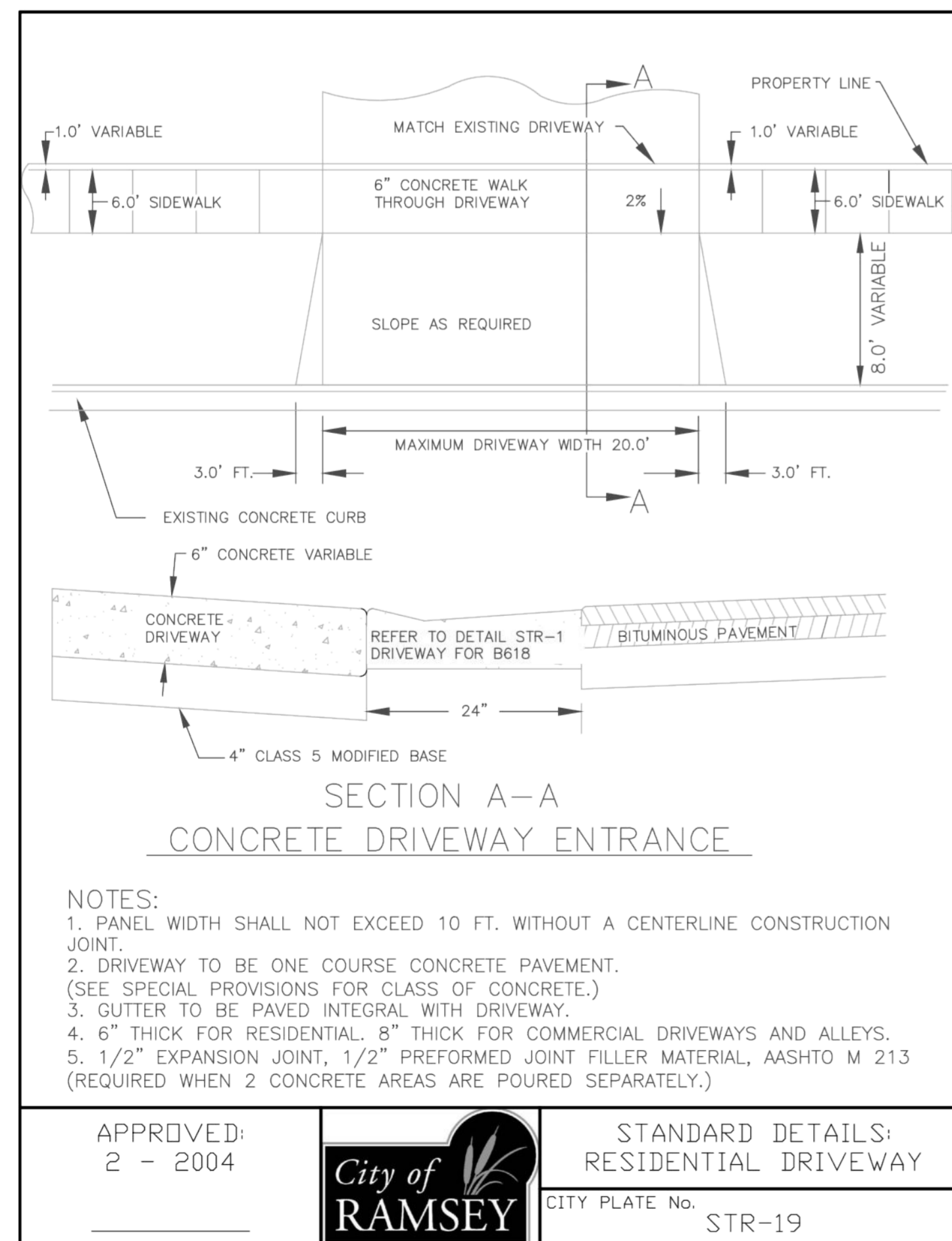
**6 INLET PROTECTION** NO SCALE



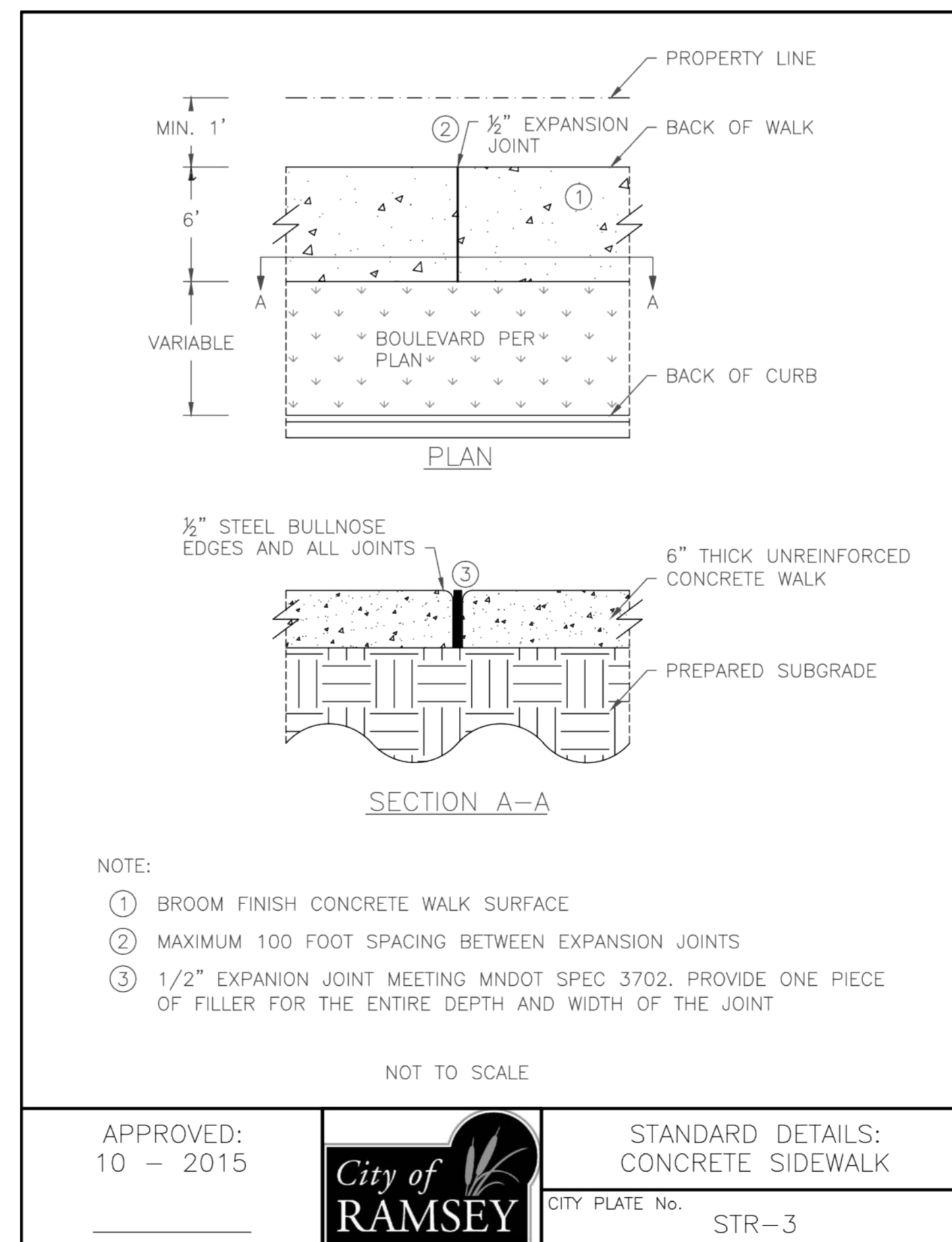
**4 CURB AND GUTTER** NO SCALE



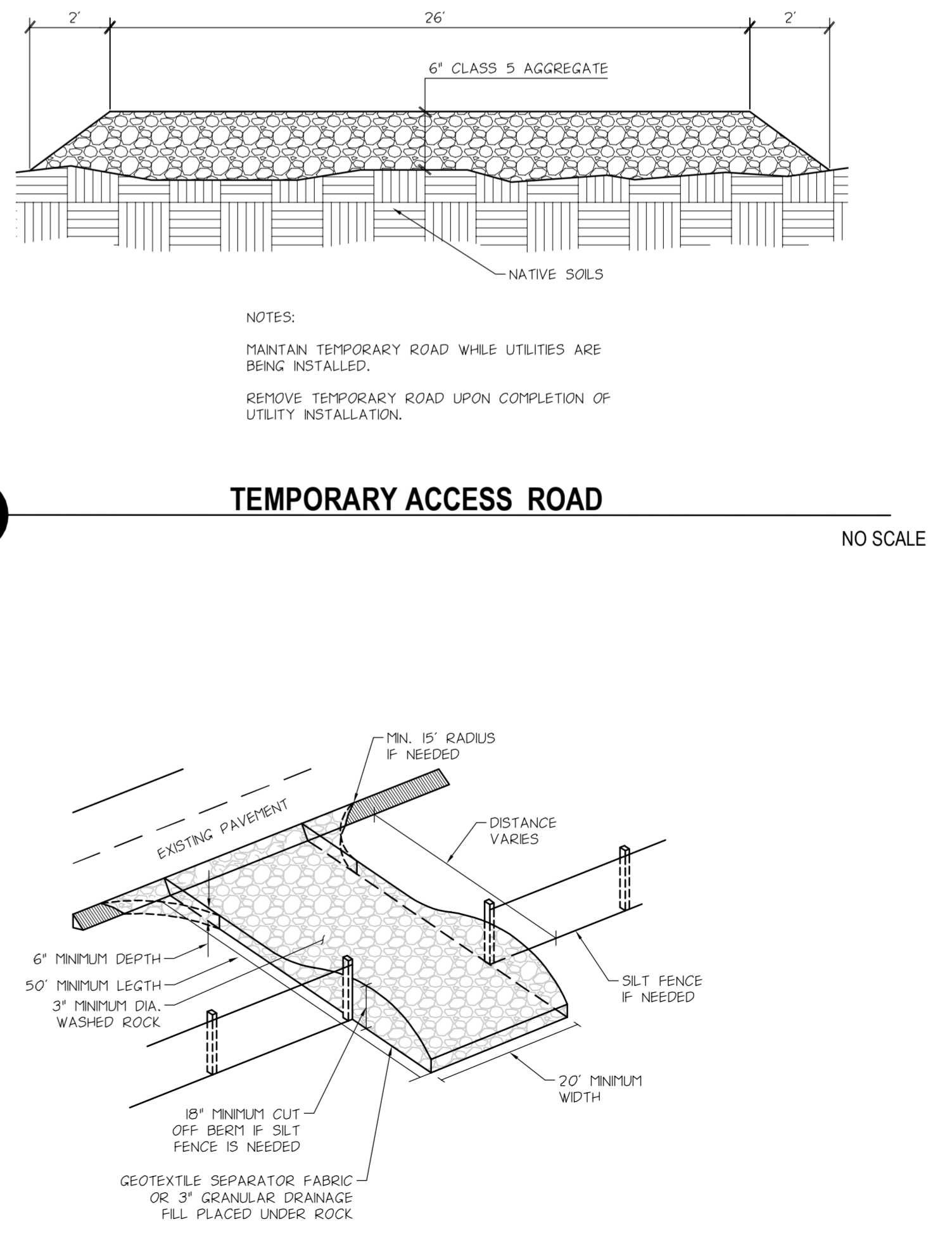
**1 SILT FENCE** NO SCALE



**7 CONCRETE DRIVEWAY ENTRANCE** NO SCALE



**5 CONCRETE SIDEWALK** NO SCALE

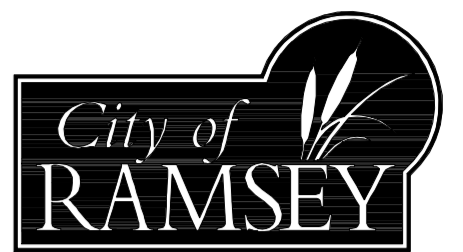


**3 VEHICLE TRACKING PAD** NO SCALE

DEVELOPER

**PURMORT HOMES**  
4820 170TH AVENUE  
ANDOVER, MN 55304  
TEL (763) 433-0866

MUNICIPALITY



PROJECT  
**COR THREE NORTH COMMONS**  
RAMSEY, MINNESOTA

SHEET INDEX

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C78	CIVIL CONSTRUCTION DETAILS
L21	LANDSCAPE PLAN

REVISION HISTORY

DATE	REVISION	REVIEW
07 JAN 2016	FINAL PLAT SUBMITTAL	CNC
15 JUN 2016	ADDENDUM #1	CNC
04 AUG 2016	WATERSHED SUBMITTAL	

PROJECT MANAGER REVIEW

BY/RS	DATE
	06/02/2016

CERTIFICATION

I hereby certify that this plan was prepared by me, or under my supervision, and that I am a duly licensed Professional Engineer under the laws of the state of MINNESOTA.

*Christopher N. Call*  
Registration No. 000224 DATE: 05/04/2016

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

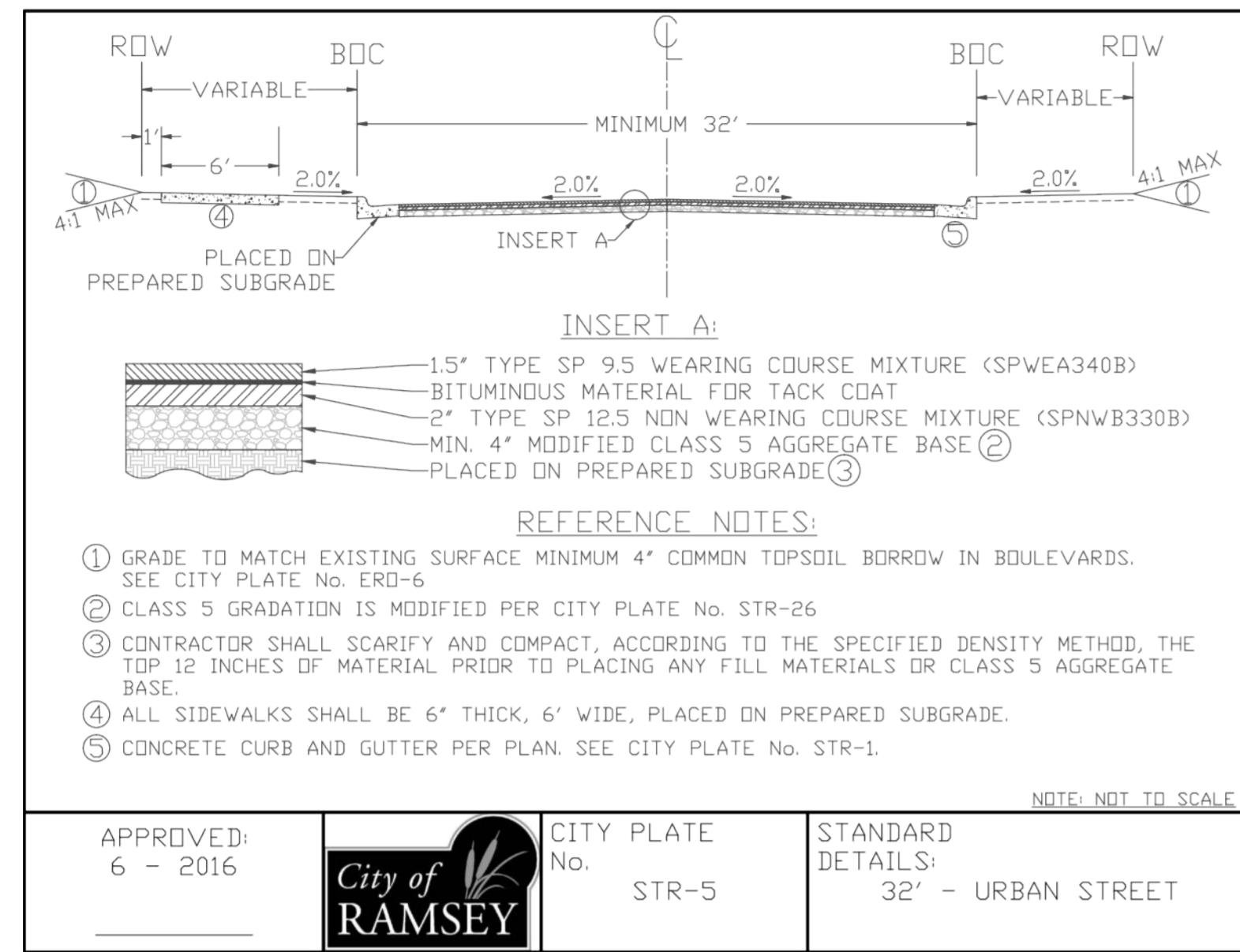
**WATERSHED SUBMITTAL**  
04 AUG 2016

**LANDFORM**  
From Site to Finish

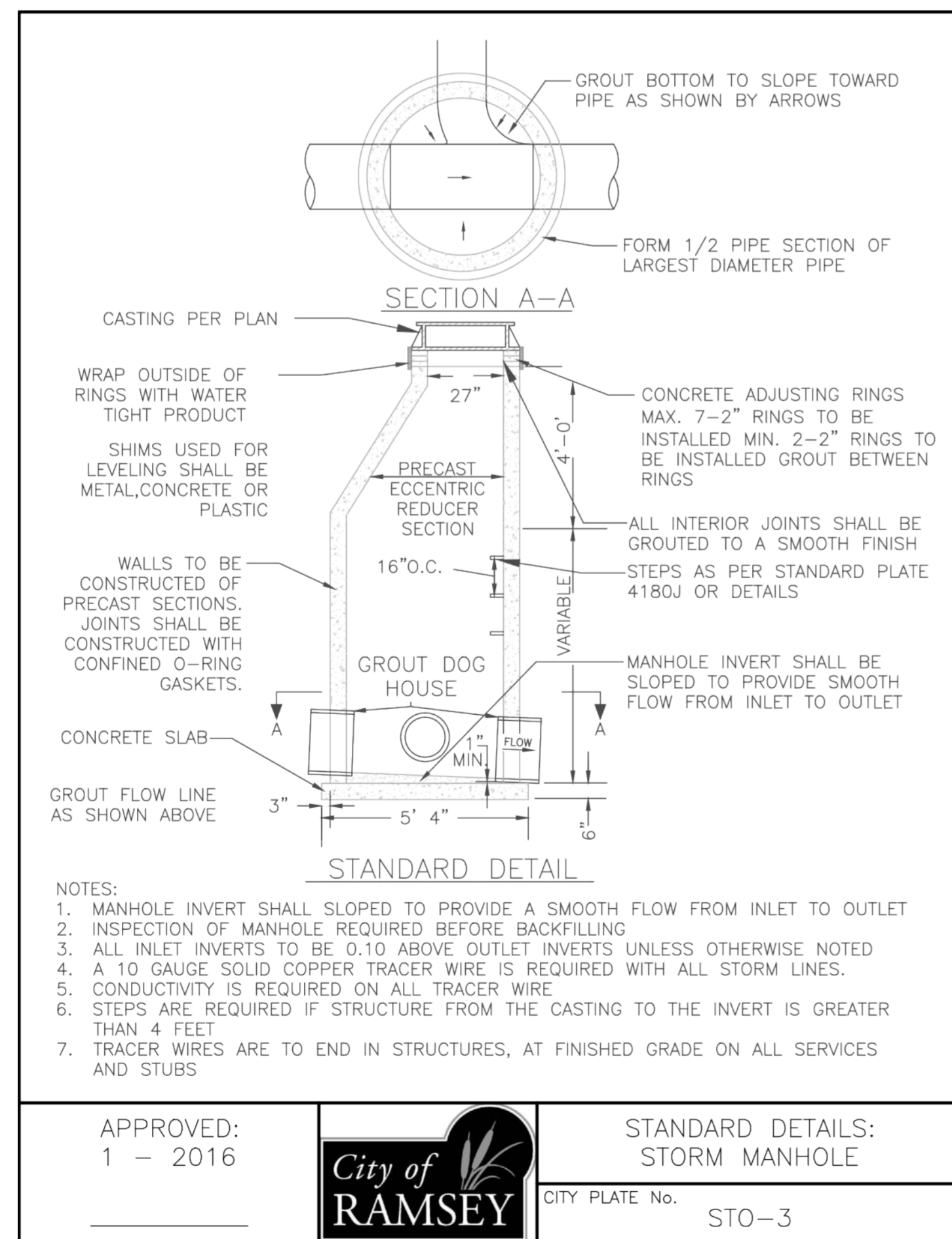
105 South Fifth Avenue Suite 513 Minneapolis, MN 55401  
Tel: 612-252-9070 Fax: 612-252-9077 Web: landform.net

FILE NAME: C701RAM021.DWG  
PROJECT NO.: RAM12021.PUR

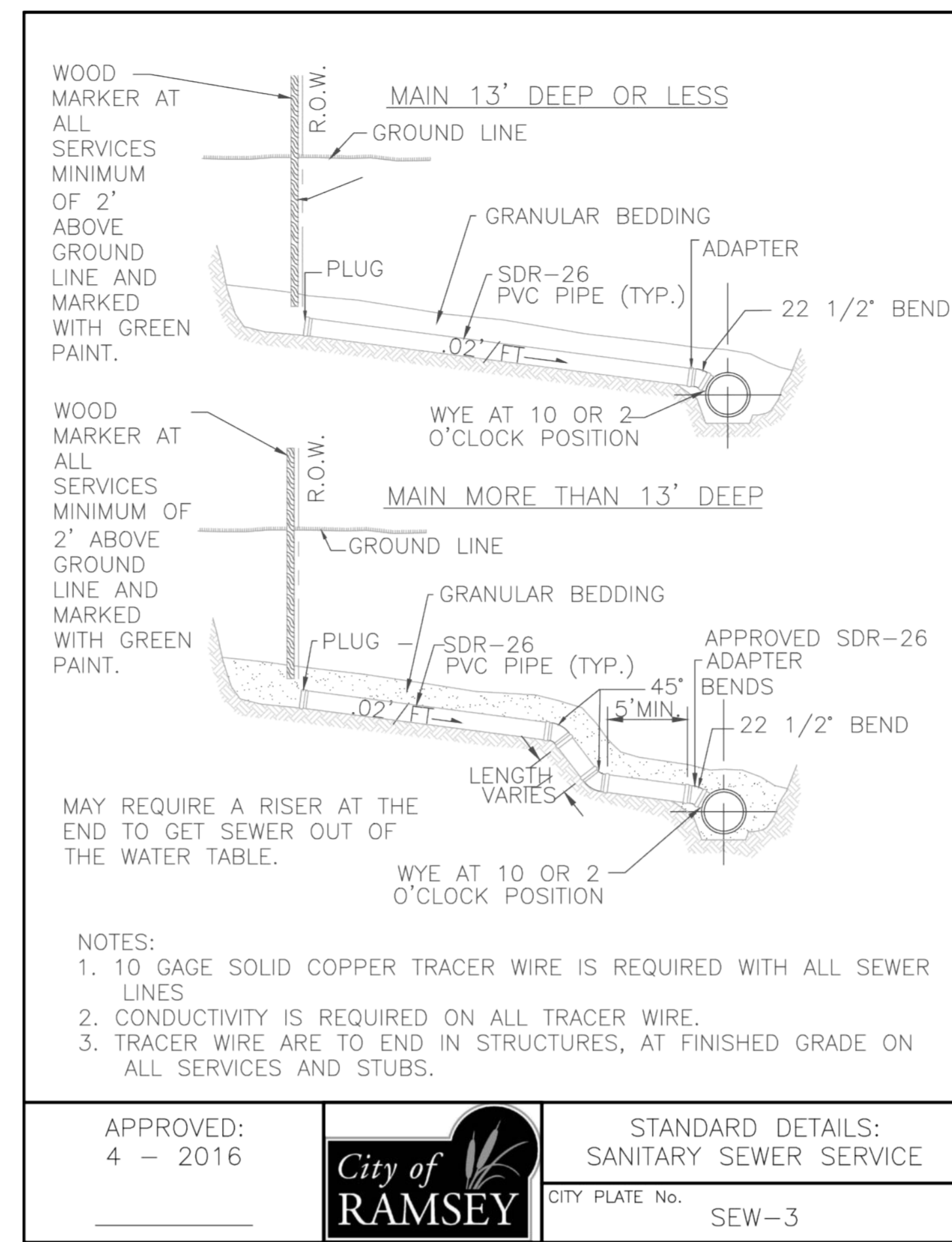
CIVIL CONSTRUCTION DETAILS  
**C7.1**



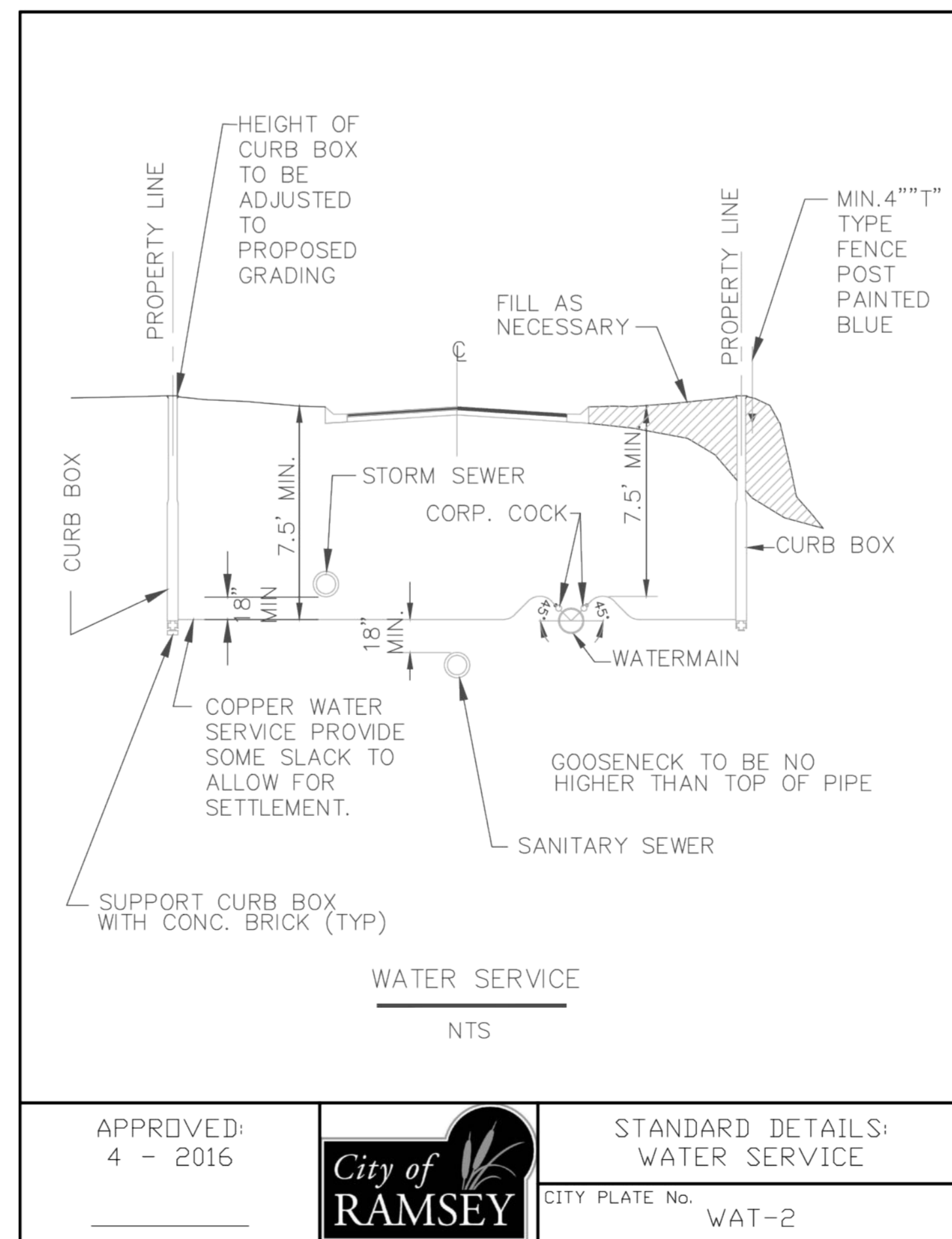
**5 URBAN STREET** NO SCALE



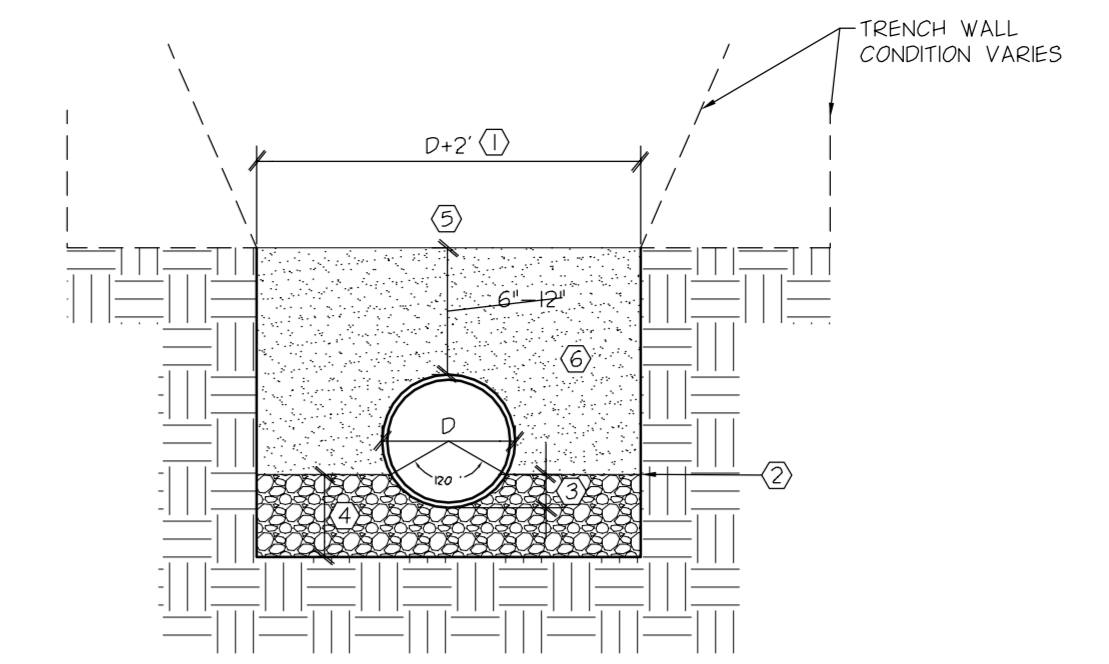
**6 STORM SEWER MANHOLE** NO SCALE



**3 SANITARY SEWER SERVICE** NO SCALE

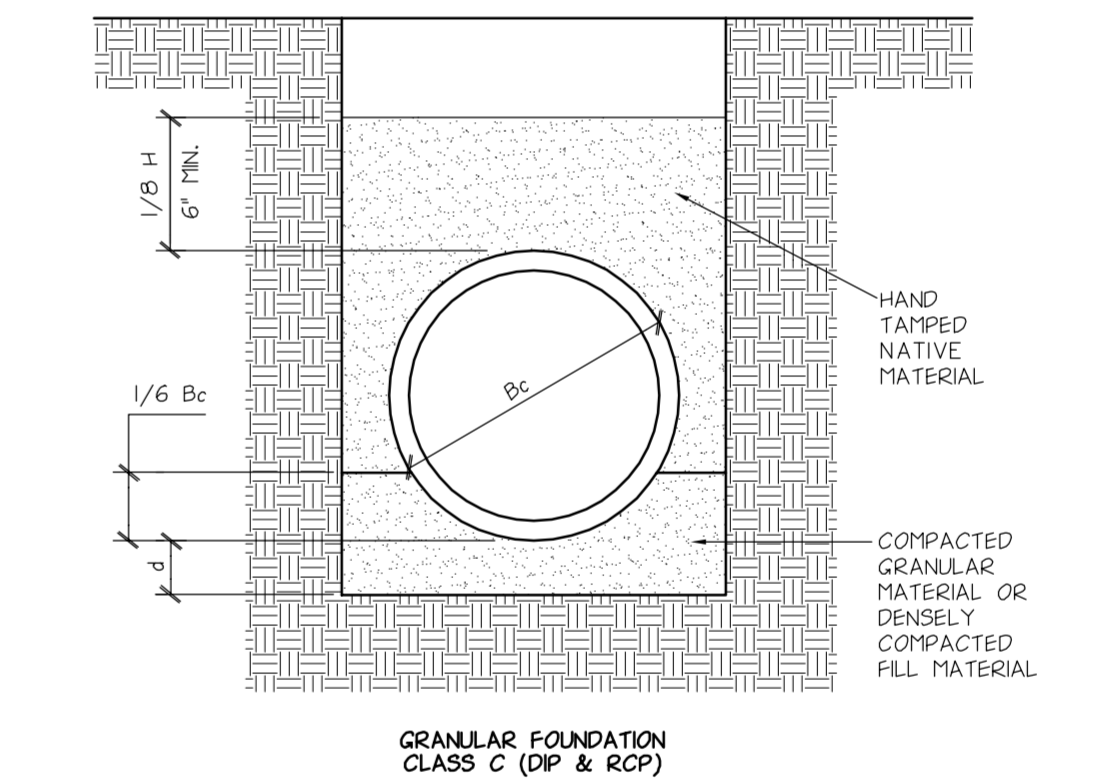


**4 WATER SERVICE** NO SCALE



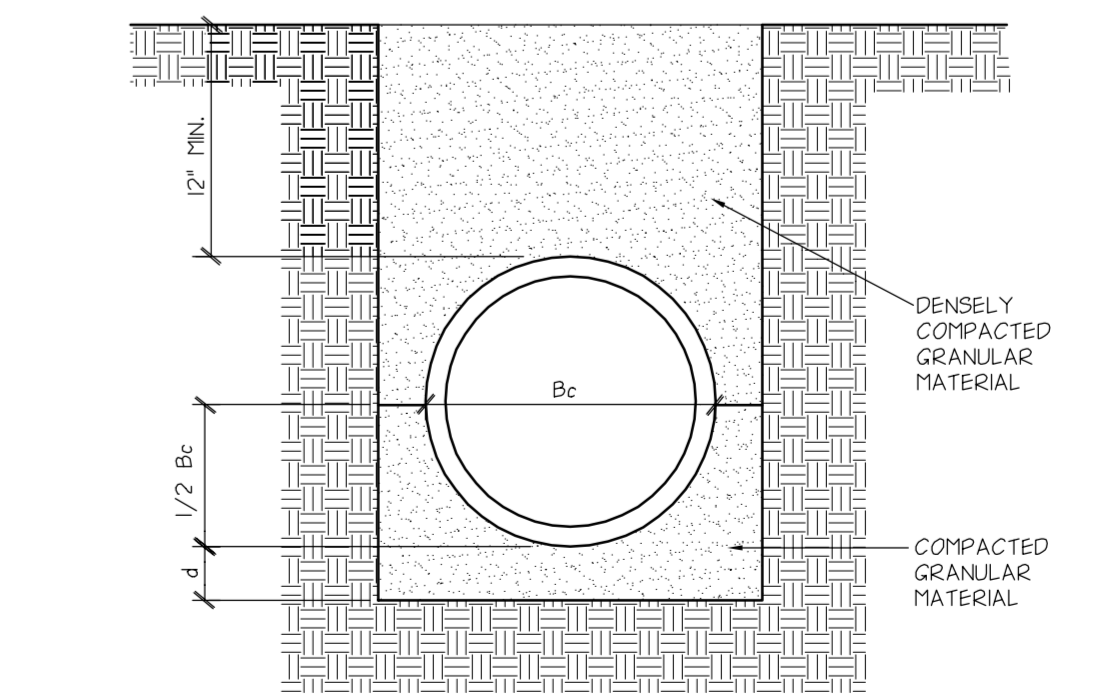
- 2' FOR PIPE 4" OR LESS.
- MACHINE EXCAVATION LIMIT FOR RIGID PIPE.
- HAND SHAPE BOTTOM FOR SUPPORT OF RIGID PIPE.
- MACHINE EXCAVATION LIMIT FOR FLEXIBLE PIPE, GRANULAR FOUNDATION (IF REQUIRED), OR BEDDING REQUIRED FOR LOCAL CONDITIONS. DEPTH VARIES.
- PROVIDE LOCATING/MARKING TAPE MEETING LOCAL REQUIREMENTS
- SEE SPECIFICATIONS FOR BEDDING AND ENCASMENT

**1 SITE UTILITY TRENCHING** NO SCALE



**CLASS C BEDDING** THE PIPE IS BEDDED IN COMPACTED GRANULAR MATERIAL OR DENSELY COMPACTED FILL MATERIAL UP TO A HEIGHT EQUAL TO ONE-SIXTH THE OUTSIDE DIAMETER OF THE PIPE. THE DEPTH OF THE BEDDING MATERIAL BELOW THE PIPE IS A MINIMUM OF 3' FOR 27" AND SMALLER PIPE, 6' FOR 66" DIAMETER AND LARGER PIPE, AND 4' FOR INTERMEDIATE SIZES. THE REMAINING SIDEFILL AND BACKFILL MATERIAL IS COMPACTED NATIVE SOILS.

Bc = OUTSIDE DIAMETER  
H = BACKFILL COVER ABOVE PIPE  
d = DEPTH OF BEDDING MATERIAL UNDER PIPE



**CLASS B BEDDING** THE PIPE IS BEDDED IN COMPACTED GRANULAR MATERIAL PLACED UP TO A HEIGHT EQUAL TO ONE-HALF THE OUTSIDE DIAMETER OF THE PIPE. THE DEPTH OF THE GRANULAR BEDDING BELOW THE PIPE IS A MINIMUM OF 3' FOR 27" DIAMETER AND SMALLER PIPE, 6' FOR 66" DIAMETER AND LARGER PIPE, AND 4' FOR INTERMEDIATE SIZES. THE INITIAL FILL MATERIAL SHALL BE DENSELY COMPACTED GRANULAR UP TO A HEIGHT OF 12" OVER THE TOP OF THE PIPE.

**2 PIPE BEDDING** NO SCALE

**SHEET INDEX**

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C41	UTILITIES
C71	CIVIL CONSTRUCTION DETAILS
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C73	CIVIL CONSTRUCTION DETAILS
C74	CIVIL CONSTRUCTION DETAILS
C75	CIVIL CONSTRUCTION DETAILS
C76	CIVIL CONSTRUCTION DETAILS
C77	CIVIL CONSTRUCTION DETAILS
C78	CIVIL CONSTRUCTION DETAILS
L21	LANDSCAPE PLAN

**REVISION HISTORY**

DATE	REVISION	REVIEW
07 JUN 2016	FINAL PLAN SUBMITTAL	CNC
15 JUN 2016	ADDENDUM #1	CNC
04 AUG 2016	WATERSHED SUBMITTAL	

**PROJECT MANAGER REVIEW**

BY/TS	DATE
	06/02/2016

**CERTIFICATION**  
I hereby certify that this plan was prepared by me, or under my supervision, and that I am a duly licensed Professional Engineer under the laws of the state of MINNESOTA.

**LANDFORM CONSTRUCTION**  
Christopher N. Call  
Registration No. 20224  
DATE: 08/04/2016

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

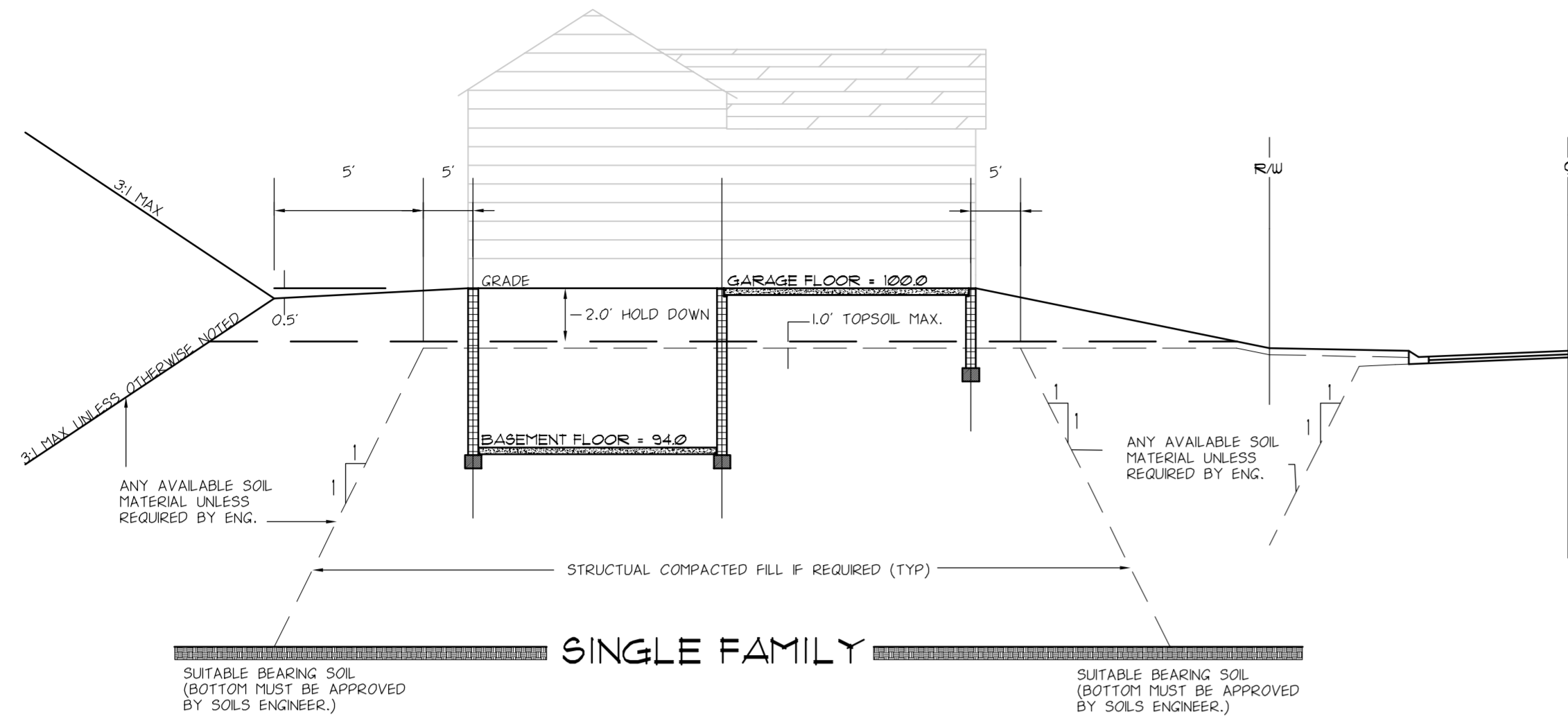
**WATERSHED SUBMITTAL**  
04 AUG 2016

**LANDFORM**  
From Site to Finish

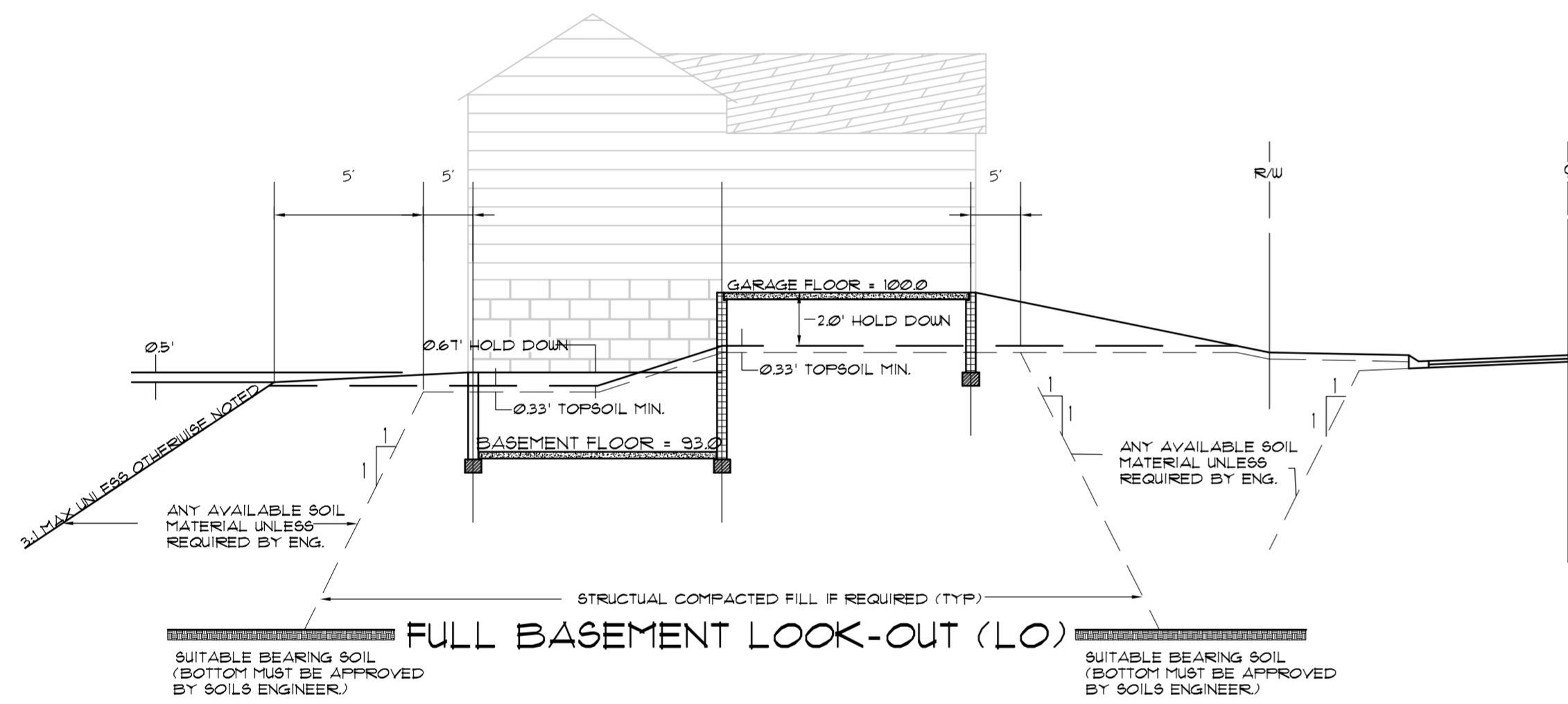
105 South Fifth Avenue Suite 513  
Minneapolis, MN 55401  
Tel: 612-252-9070  
Fax: 612-252-9077  
Web: landform.net

FILE NAME: C702RAM021.DWG  
PROJECT NO.: RAM12021.PUR

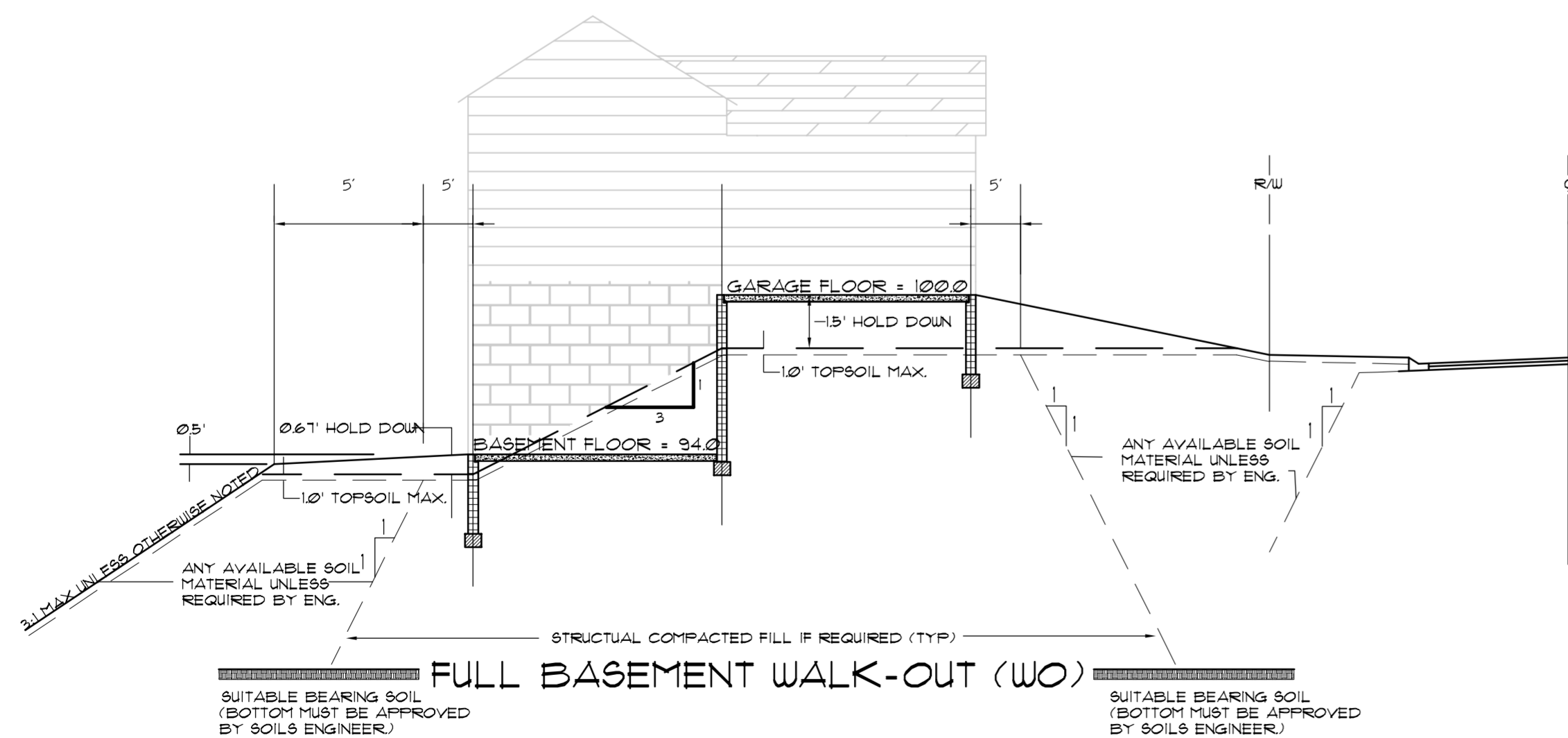
**CIVIL CONSTRUCTION DETAILS**  
**C7.2**



**SINGLE FAMILY**

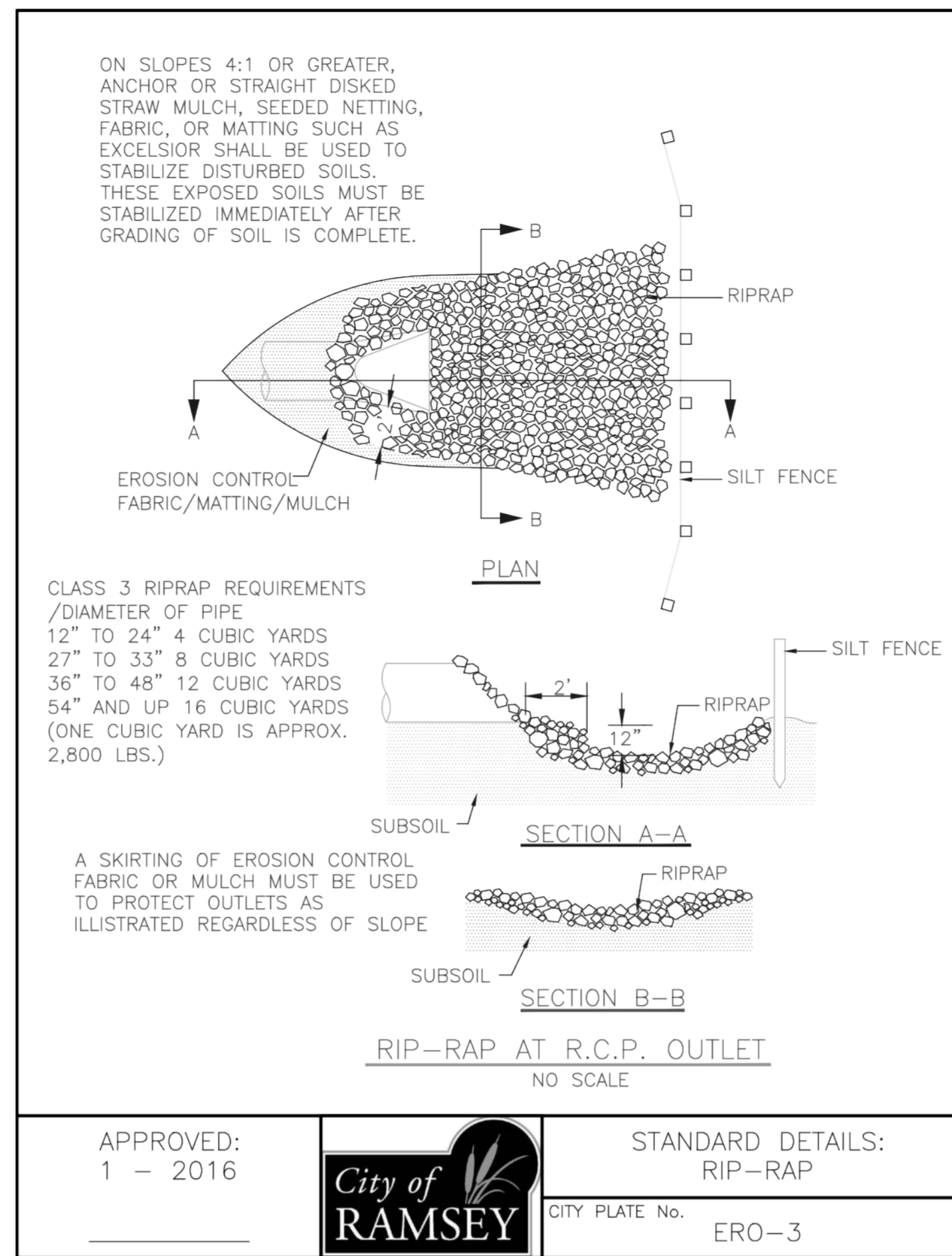


**FULL BASEMENT LOOK-OUT (LO)**



**FULL BASEMENT WALK-OUT (WO)**

5 HOUSE PADS NO SCALE

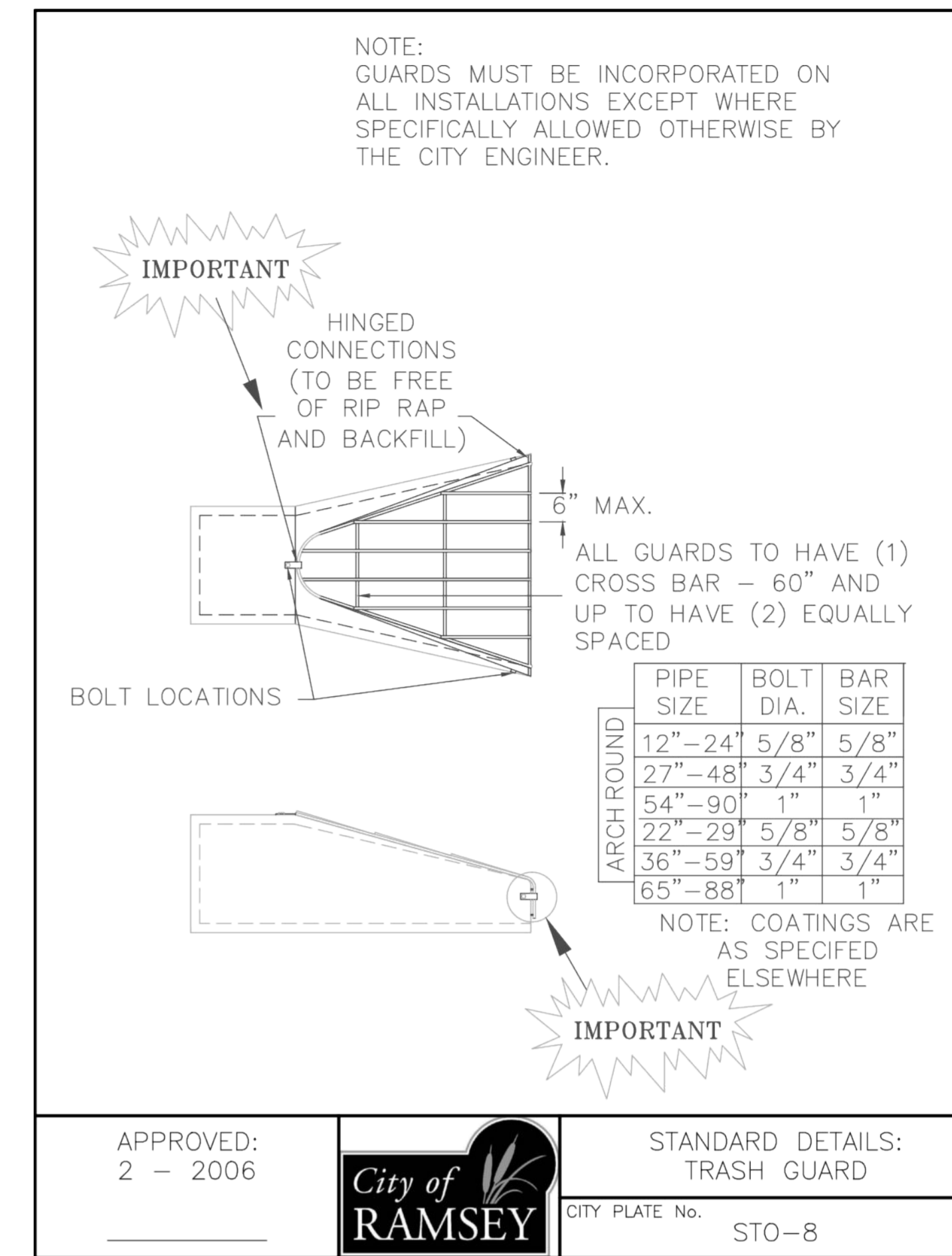


APPROVED: 1 - 2016

CITY PLATE No. ERO-3

STANDARD DETAILS: RIP-RAP

3 RIP-RAP NO SCALE

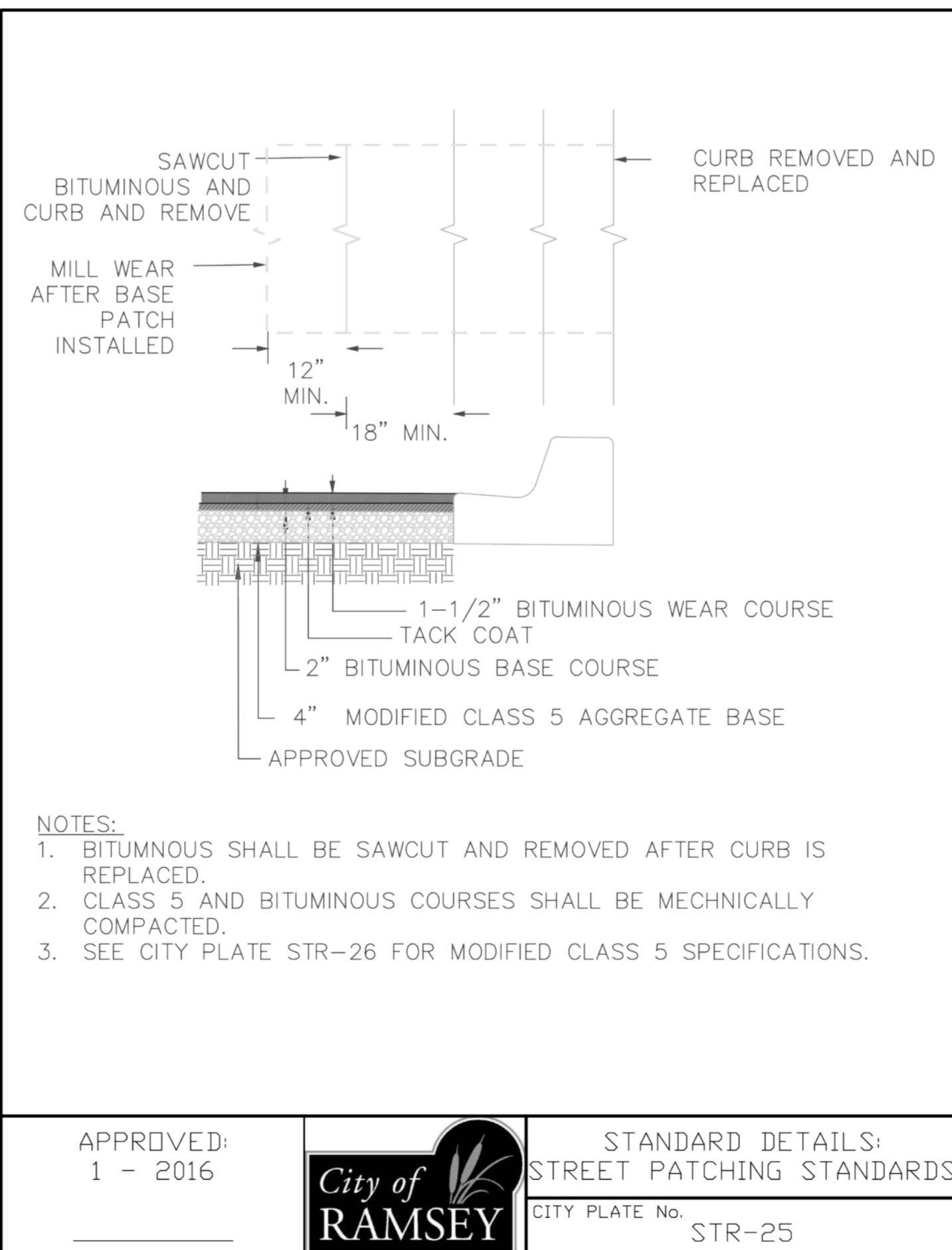


APPROVED: 2 - 2006

CITY PLATE No. STO-8

STANDARD DETAILS: TRASH GUARD

1 TRASH GUARD NO SCALE



APPROVED: 1 - 2016

CITY PLATE No. STR-25

STANDARD DETAILS: STREET PATCHING STANDARDS

4 STREET PATCHING STANDARDS NO SCALE

TABLE A  
MODIFIED CLASS 5 SPECIFICATIONS

% PASSING

1"	100
3/4"	90 - 100
3/8"	50 - 80
No.4	35 - 70
No.10	20 - 60
No.40	10 - 35
No.200	5 - 10

NOTES:  
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.  
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.  
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED: 2 - 2003

CITY PLATE No. STR-26

STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS

2 MODIFIED CLASS 5 SPCIFICATIONS NO SCALE

SHEET INDEX

SHEET	TITLE
C01	CIVIL TITLE SHEET
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C03	DEVELOPMENT
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C05	GRADING, DRAINAGE & EROSION CONTROL
C06	PAVING PLAN & NOTES
C07	SWPPP NOTES
C08	UTILITIES
C09	CIVIL CONSTRUCTION DETAILS
C10	CIVIL CONSTRUCTION DETAILS
C11	CIVIL CONSTRUCTION DETAILS
C12	CIVIL CONSTRUCTION DETAILS
C13	CIVIL CONSTRUCTION DETAILS
C14	CIVIL CONSTRUCTION DETAILS
C15	CIVIL CONSTRUCTION DETAILS
C16	CIVIL CONSTRUCTION DETAILS
C17	CIVIL CONSTRUCTION DETAILS
C18	CIVIL CONSTRUCTION DETAILS
C19	CIVIL CONSTRUCTION DETAILS
C20	LANDSCAPE PLAN

REVISION HISTORY

DATE	REVISION	REVIEW
07 JAN 2016	FINAL PLAT SUBMITTAL	CNC
15 JUN 2016	ADDENDUM #1	CNC
04 AUG 2016	WATERSHED SUBMITTAL	

PROJECT MANAGER REVIEW

BY/RS	DATE
	06/02/2016

CERTIFICATION

I hereby certify that this plan was prepared by me, or under my supervision, and that I am a duly licensed Professional Engineer under the laws of the state of MINNESOTA.

Christopher N. Call  
Registration No. 02224 DATE: 05/04/2016

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

WATERSHED SUBMITTAL  
04 AUG 2016

Landform  
From Site to Finish

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

FILE NAME C703RAM021.DWG  
PROJECT NO. RAM12021.PUR

CIVIL CONSTRUCTION DETAILS  
**C7.3**

SHEET INDEX

SHEET	TITLE
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C21	SITE PLAN
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C32	PAVING PLAN & NOTES
C33	SWPPP NOTES
C41	LIMITS
C71	CIVIL CONSTRUCTION DETAILS
C72	CIVIL CONSTRUCTION DETAILS
C73	CIVIL CONSTRUCTION DETAILS
C74	CIVIL CONSTRUCTION DETAILS
C75	CIVIL CONSTRUCTION DETAILS
C76	CIVIL CONSTRUCTION DETAILS
C77	CIVIL CONSTRUCTION DETAILS
C78	CIVIL CONSTRUCTION DETAILS
L21	LANDSCAPE PLAN

REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	REVISION	REVIEW
07 JAN 2016	FINAL PLANT SUBMITTAL	CNC
15 JUN 2016	ADDENDUM #1	CNC
04 AUG 2016	WATERSHED SUBMITTAL	

PROJECT MANAGER REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION

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

WATERSHED SUBMITTAL  
 04 AUG 2016

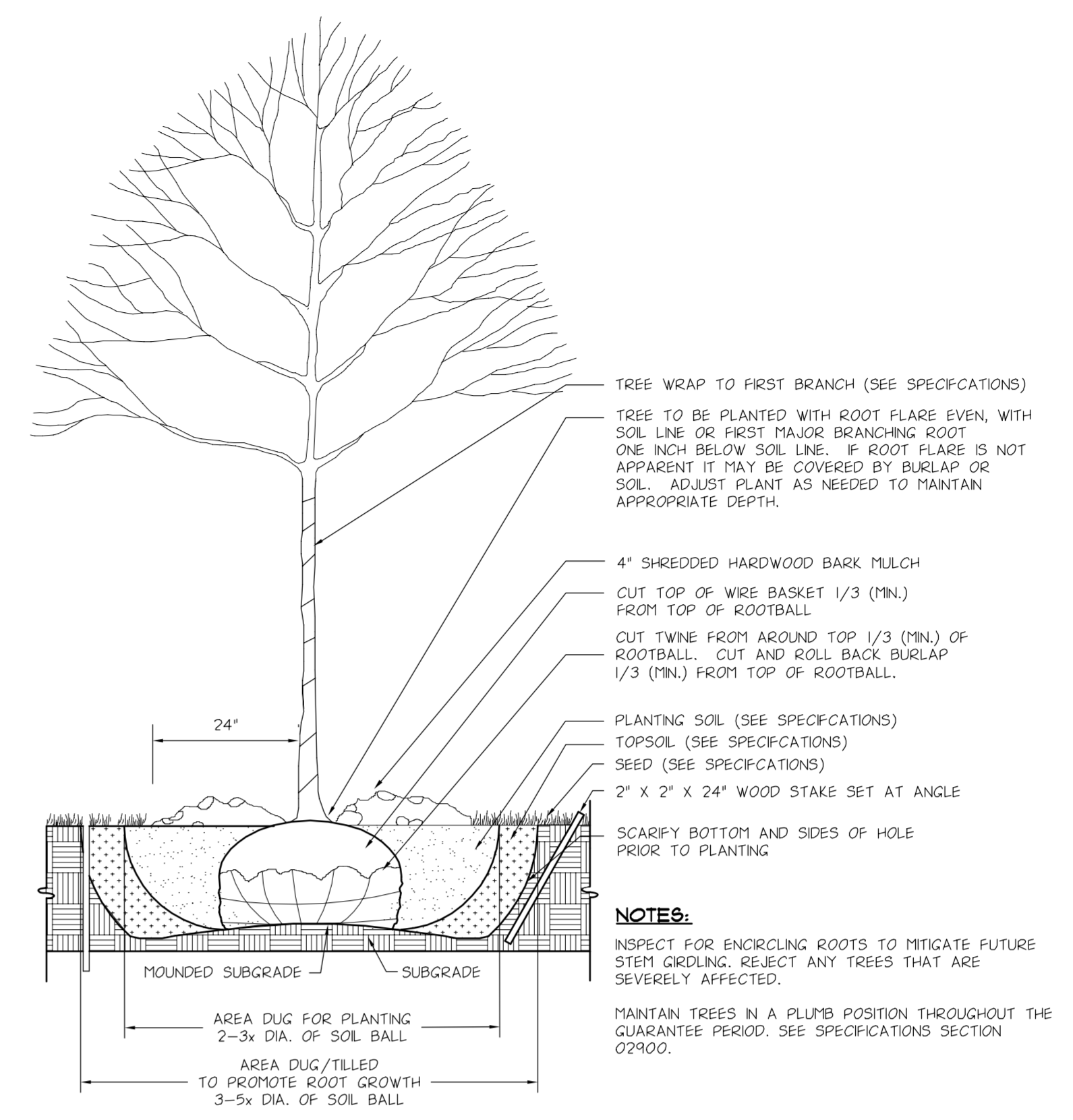
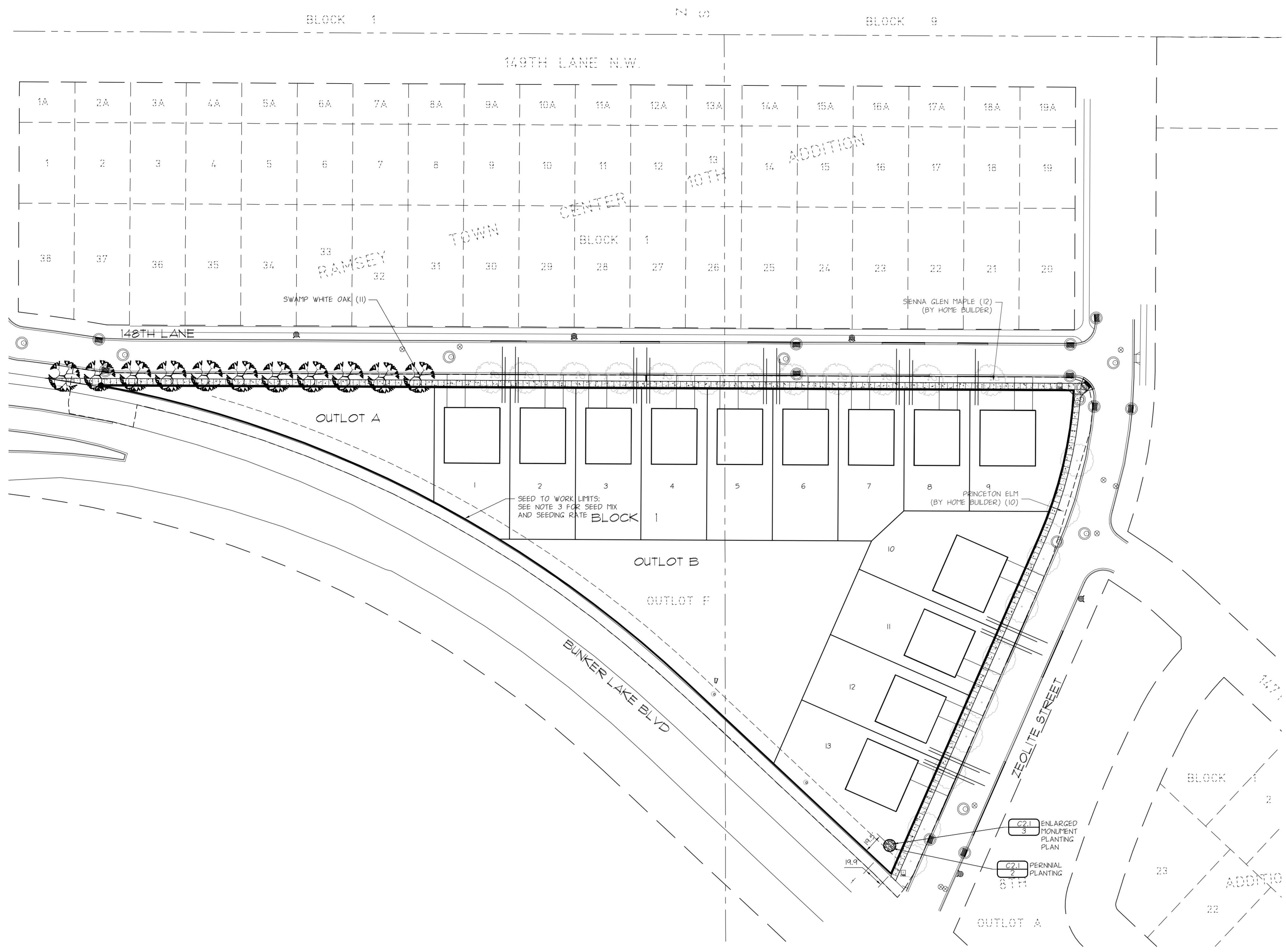
LANDFORM  
 From Site to Finish

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

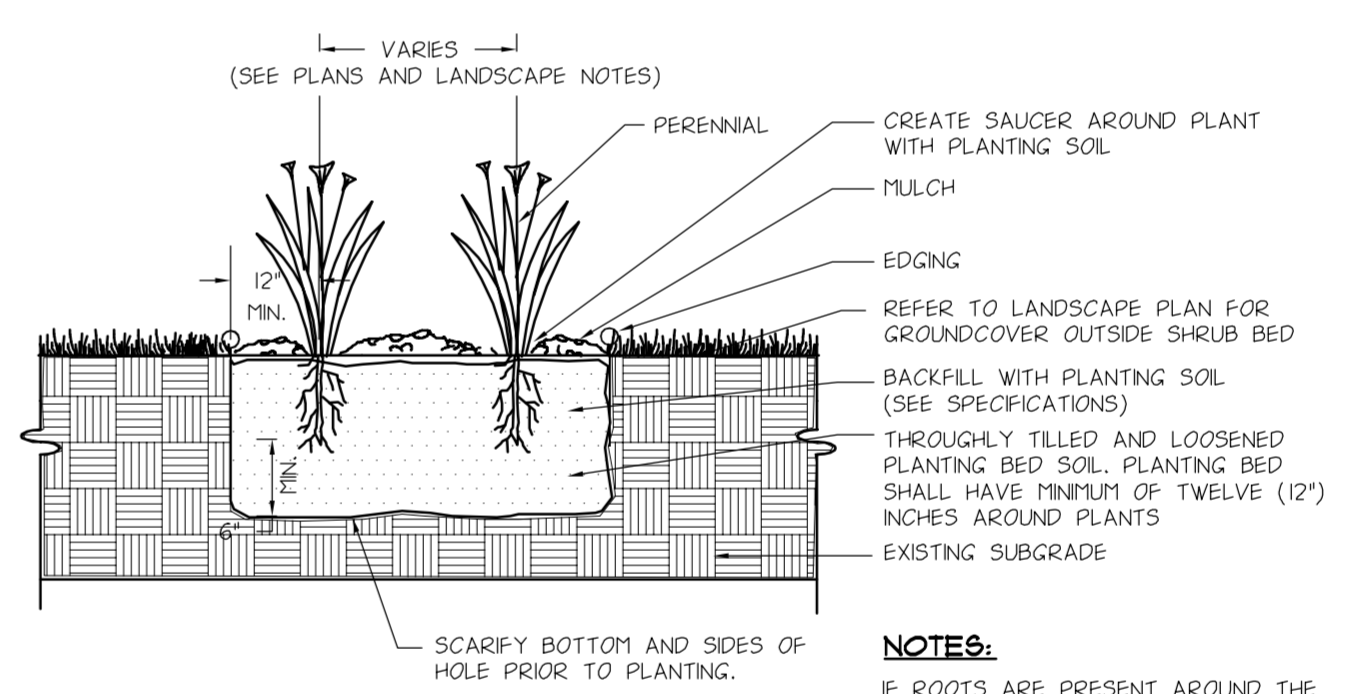
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 PROJECT NO. RAM12021.PUR

LANDSCAPE PLAN

L2.1



1 DECIDUOUS TREE PLANTING NO SCALE



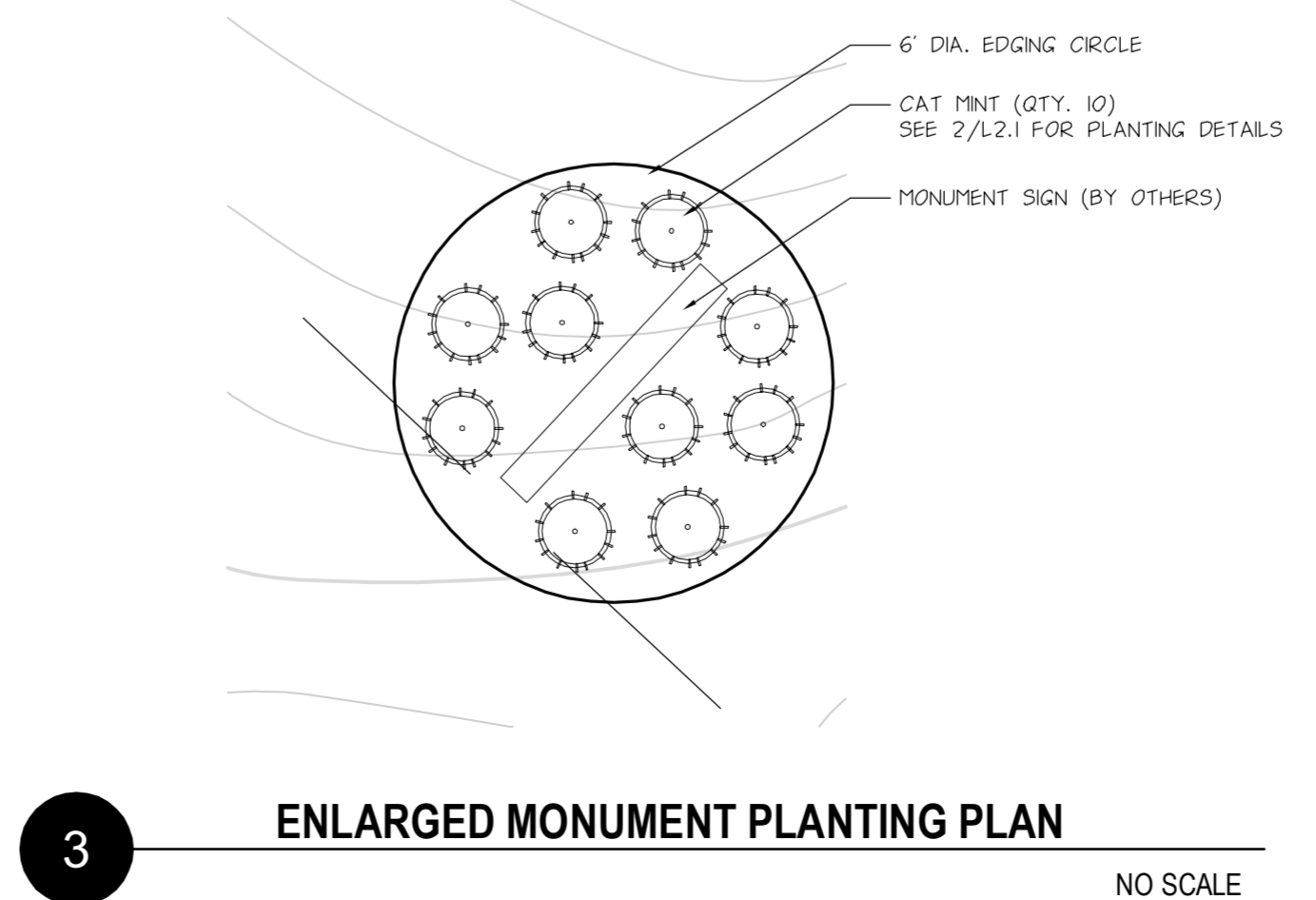
2 PERENNIAL PLANTING NO SCALE

LANDSCAPE NOTES

- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
- COORDINATE INSTALLATION WITH CONTRACTORS PERFORMING RELATED WORK.
- SEED MIXTURE MNDOT #190 AS DEFINED IN CURRENT MNDOT SEEDING MANUAL. SEED SHALL BE OF MINNESOTA ORIGIN AND CERTIFIED BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MICA). PROVIDE VERIFYING DOCUMENTATION TO THE OWNER 30 DAYS MINIMUM PRIOR TO INSTALLATION.
- PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE OF HARDY STOCK, FREE FROM DISEASE, INFESTATION, DAMAGE, AND DISFIGURATION. FOR DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE SCHEDULE AND THE NUMBER SHOWN ON THE DRAWING, THE DRAWING SHALL GOVERN.
- PLANTING SOL SHALL CONSIST OF 4 PARTS TOPSOIL TO 1 PART PEAT HUMUS, WITH 3 POUNDS OF COMMERCIAL FERTILIZER ADDED PER CUBIC YARD.
- SPREAD A MINIMUM OF 4 INCHES OF TOPSOIL AND SEED ALL TURF AREAS DISTURBED BY CONSTRUCTION.
- FOLLOW MNDOT SEEDING MANUAL FOR PLANTING INSTRUCTIONS FOR ESTABLISHMENT OF SEED AND PROVIDE COORDINATION FOR REQUIRED EROSION PREVENTION AND SEDIMENT CONTROL.
- PLACE PLANTS ACCORDING TO LAYOUT WITH PROPER NOMINAL SPACING.
- SEE DETAILS FOR DEPTH OF PLANTING SOL.
- INSTALL A 4-FOOT DIAMETER SHREDDED HARDWOOD BARK MULCH DISH AROUND TREES NOT PLACED WITHIN A SHRUB OR PERENNIAL PLANTING BED.

PLANT SCHEDULE

QTY.	SYMBOL	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	ROOT COND.	SPACING
<b>DECIDUOUS TREES</b>						
11		SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL.	B&B	35' O.C.
-		NORTHERN CATALPA	CATALPA SPECIOSA	2.5" CAL.	B&B	35' O.C.
-		PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	2.5" CAL.	B&B	35' O.C.
-		SENNA GLEN MAPLE	ACER X FREEMANI 'SENNA'	2.5" CAL.	B&B	35' O.C.
<b>PERENNIALS</b>						
10		CAT MINT	NEPETA 'LITTLE TITCH'	#3 CONT.		2' O.C.



3 ENLARGED MONUMENT PLANTING PLAN NO SCALE

