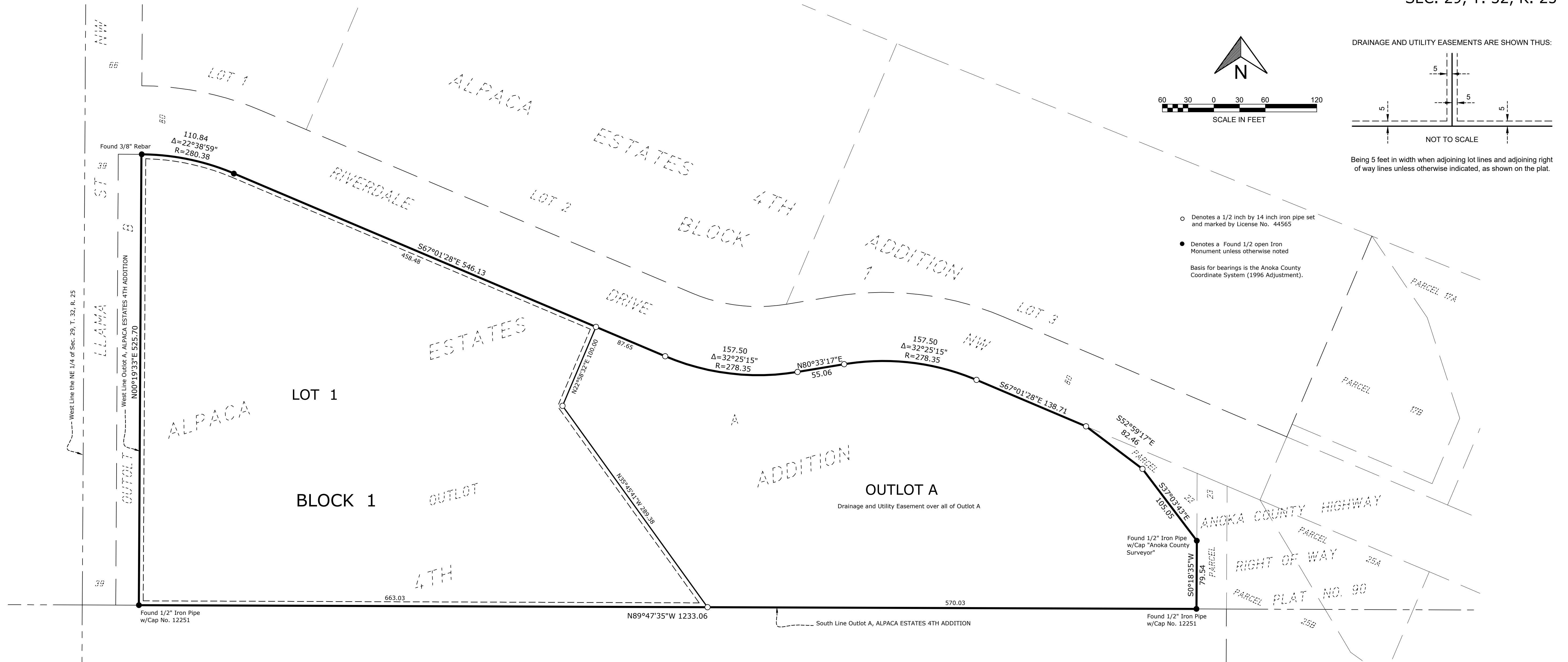


LAZYDAYS

CITY OF RAMSEY
 COUNTY OF ANOKA
 SEC. 29, T. 32, R. 25



KNOW ALL PERSONS BY THESE PRESENTS: XXX, a XXXX corporation, owner of the following described property:

Outlot A, ALPACA ESTATES 4TH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota

EXCEPT

Parcel 22, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 90.

Has caused the same to be surveyed and platted as LAZYDAYS and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat. In witness whereof said XXX, a XXXX corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 2018.

Signed: XXXXX

STATE OF MINNESOTA
 COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 2018

by _____, of XXXXXX, a XXXXX corporation.

Notary Public, _____ County, Minnesota
 My commission expires _____

SURVEYORS CERTIFICATE

I Rory L. Synsteliem 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 the plat; that all monuments depicted on the 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 _____, 2018.

Rory L. Synsteliem, Licensed Land Surveyor
 Minnesota License No. 44565

STATE OF MINNESOTA
 COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 2018 by Rory L. Synsteliem.

Notary Public, _____ County, Minnesota

My commission expires _____

CITY COUNCIL

City Council, City of Ramsey, Minnesota

This plat of LAZYDAYS was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 2018, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By: _____
 Mayor

By: _____
 Clerk

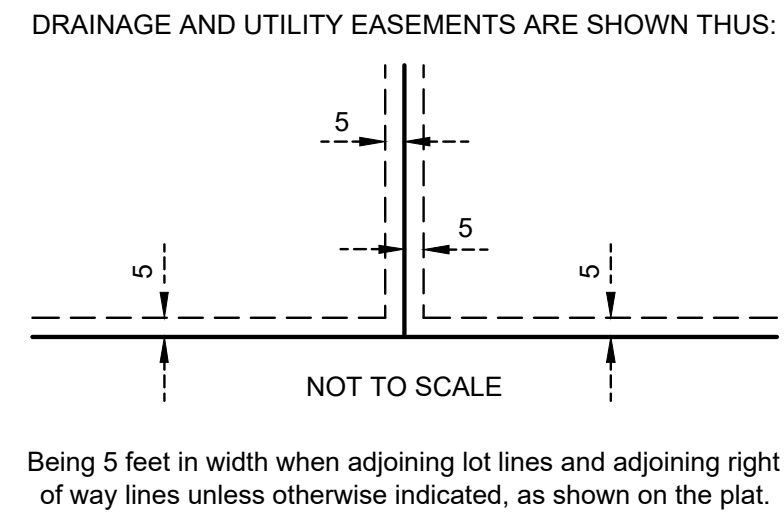
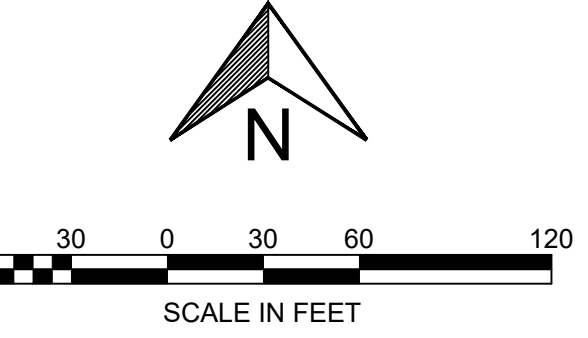
COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this

plat has been reviewed and approved this _____ day of _____, 2018.

By: _____
 Charles F. Gitzen
 Anoka County Surveyor

- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 44565
 - Denotes a Found 1/2 Iron Monument unless otherwise noted
- Basis for bearings is the Anoka County Coordinate System (1996 Adjustment).



COUNTY AUDITOR/TREASURER
 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 _____, 2018.

 Property Tax Administrator
 By _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
 County of Anoka, State of Minnesota
 I hereby certify that this plat of LAZYDAYS was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 2018, at _____ o'clock ____M. and was duly recorded as Document Number _____.

 County Recorder/Registrar of Titles
 By _____, Deputy

LAZYDAYS OF MINNEAPOLIS

RAMSEY, MINNESOTA

ISSUED FOR: CITY SUBMITTAL



LAZYDAYS OF MINNEAPOLIS
RIVERDALE DRIVE NW., RAMSEY, MN
LAZYDAYS OF MINNEAPOLIS
8390 HIGHWAY 10 NW, ANOKA, MN 55303

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.

Matthew R. Pavek
Matthew R. Pavek
DATE: 07/09/18 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/09/18	CITY SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION
------	-------------

PROJECT NUMBER: 18213

TITLE SHEET

C0.0

©COPYRIGHT 2017 CIVIL SITE GROUP INC.

ARCHITECT
LAMPERT ARCHITECTS
420 SUMMIT AVENUE
ST. PAUL, MN 55102
763-755-1211

DEVELOPER / PROPERTY OWNER:
LAZYDAYS OF MINNEAPOLIS
8390 HIGHWAY 10 NW
ANOKA, MN 55303

ENGINEER / LANDSCAPE ARCHITECT:
CIVIL SITE GROUP
4931 W 35TH STREET
SUITE 200
ST LOUIS PARK, MN 55416
612-615-0060

SURVEYOR:
CIVIL SITE GROUP
4931 W 35TH STREET
SUITE 200
ST LOUIS PARK, MN 55416
612-615-0060

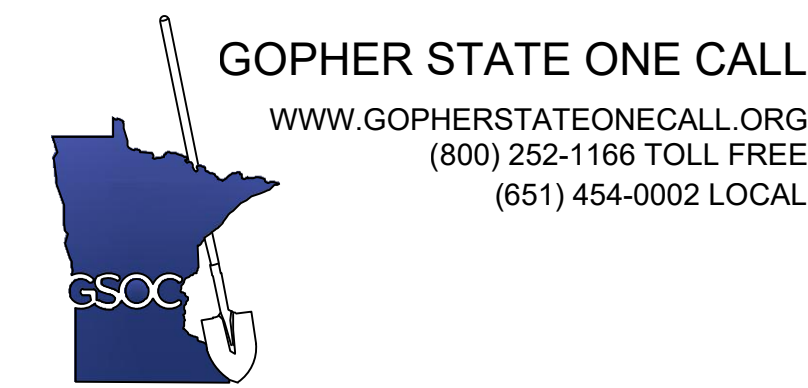
GEOTECHNICAL ENGINEER:
PARTNER ENGINEERING AND SCIENCE
2154 TORRANCE BOULEVARD
SUITE 200
TORRANCE, CA 90501

MASTER LEGEND:

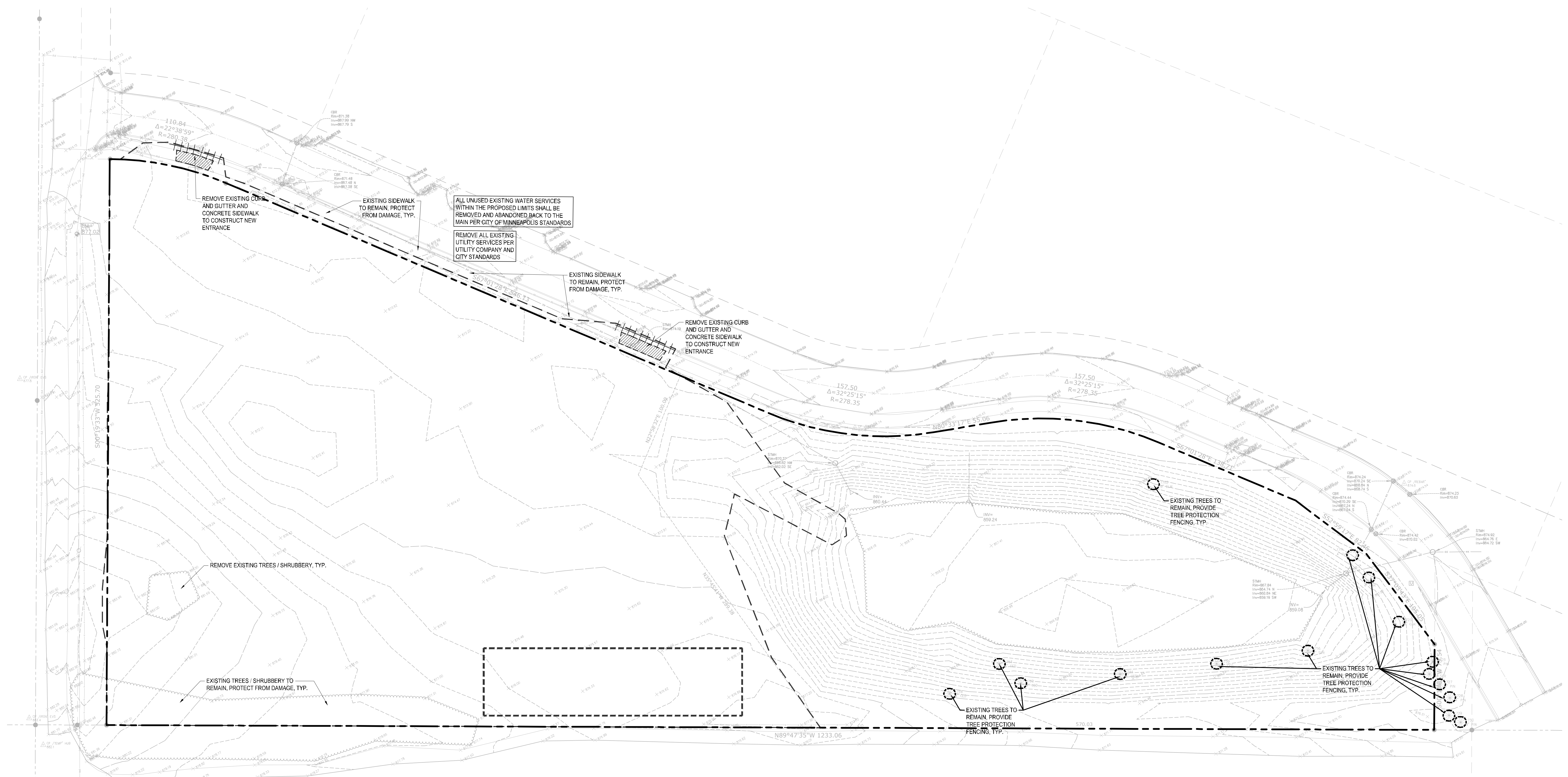
1125	EX. 1' CONTOUR ELEVATION INTERVAL	○	EXISTING MANHOLE
1137.12	EXISTING SPOT GRADE ELEVATION	⊕	EXISTING STOPBOX
1137	1.0' CONTOUR ELEVATION INTERVAL	⊕	EXISTING GATE VALVE
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)	⊕	EXISTING ELECTRIC BOX
891.00 G	SPOT GRADE ELEVATION TOP OF CURB (GUTTER TOP)	⊕	EXISTING LIGHT
891.00 TC	SPOT GRADE ELEVATION TOP OF WALL	⊕	EXISTING GAS METER
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF WALL	⊕	EXISTING GAS VALVE
→	DRAINAGE ARROW	⊕	
EOFF=1135.52	EMERGENCY OVERFLOW	⊕	
---	SILT FENCE / BIOROLL - GRADING LIMIT	⊕	
□	INLET PROTECTION	⊕	
▨	STABILIZED CONSTRUCTION ENTRANCE	⊕	
⊕	SOIL BORING LOCATION	⊕	
---	CURB AND GUTTER (T.O = TIP OUT)	⊕	
●	PROPOSED MANHOLE STORM	⊕	
■	PROPOSED CATCH BASIN OR CATCH BASIN MANHOLE STORM	⊕	
⊕	PROPOSED GATE VALVE	⊕	
⊕	PROPOSED FIRE HYDRANT	⊕	
⊕	PROPOSED MANHOLE SANITARY	⊕	
⊕	PROPOSED SIGN	⊕	
⊕	PROPOSED LIGHT	⊕	
→	PROPOSED SANITARY SEWER	⊕	
→	PROPOSED STORM SEWER	⊕	
→	PROPOSED WATER MAIN	⊕	
→	EXISTING SANITARY SEWER	⊕	
→	EXISTING STORM SEWER	⊕	
→	EXISTING WATER MAIN	⊕	
→	EXISTING GAS MAIN	⊕	
→	EXISTING UNDERGROUND ELECTRIC	⊕	
→	EXISTING UNDERGROUND CABLE	⊕	

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
V1.0	SITE SURVEY
V2.0	PRELIMINARY PLAT
C1.0	REMOVALS PLAN
C1.1	TREE PRESERVATION PLAN
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN
LT1.0	PRELIMINARY LIGHTING PLAN
LT1.1	PRELIMINARY LIGHTING PLAN DETAILS
C5.0	DETAILS
C5.1	DETAILS
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE
SW1.4	SWPPP - ATTACHMENTS
SW1.5	SWPPP - ATTACHMENTS



LAZYDAYS OF MINNEAPOLIS
 RIVERDALE DRIVE NW., RAMSEY, MN
LAZYDAYS OF MINNEAPOLIS
 8390 HIGHWAY 10 NW, ANOKA, MN 55303



TREE SURVEY:

ON-SITE TREE INVENTORY

TREE ID	SPECIES	TRUNK SIZES			TYPE	REMOVED	SIGNIF?
		1	2	3			
1702	ELM	6			D		X
1711	OAK	4			D		X
1720	OAK	4			D		X
1723	OAK	4			D		X
1725	PINE	4			C		X
1726	SPRUCE	4			C		X
① 1727	PINE	4			C		X
① 1728	PINE	4			C		X
① 1729	PINE	4			C		X
① 1730	PINE	4			C		X
1716	SPRUCE	4			C		X
1739	CEDAR	4			C		X
1744	CEDAR	4			C		X
1752	CEDAR	4			C		X
1753	CEDAR	4			C		X
1758	CEDAR	4			C		X

OFF-SITE TREES INVENTORIED

TREE ID	SPECIES	TRUNK SIZE
① 1727	PINE	4
① 1728	PINE	4
① 1729	PINE	4
① 1730	PINE	4

	NUMBER	CAL. INCHES
SIGNIFICANT TREES ON-SITE	11	44
TOTAL ON-SITE	12	50

REMOVALS LEGEND:

- 1125 EX. 1' CONTOUR ELEVATION INTERVAL
- [Hatched Box] REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PAVTS.
- [Cross-hatched Box] REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- [Vertical Lines] REMOVE CURB AND GUTTER, IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- [Circle with X] TREE PROTECTION
- [Circle with X] TREE REMOVAL - INCLUDING ROOTS AND STUMPS

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.

Matthew R. Pavek
 Matthew R. Pavek
 DATE: 07/09/18 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/09/18	CITY SUBMITTAL

REVISION SUMMARY

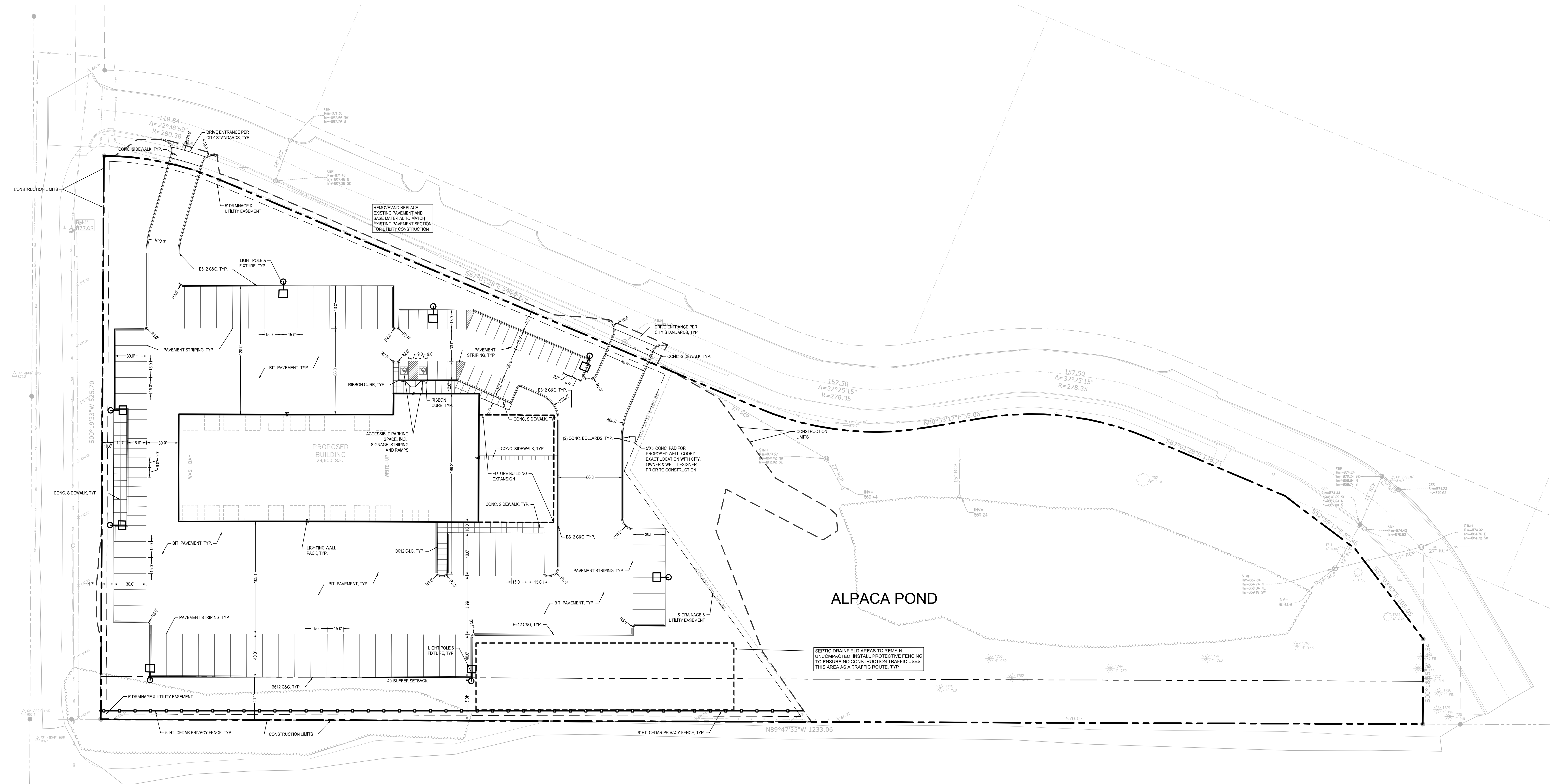
DATE	DESCRIPTION
------	-------------

PROJECT NUMBER: 18213

TREE PRESERVATION PLAN

GOPHER STATE ONE CALL
 WWW.GOPHERSTATEONECALL.ORG
 (800) 252-1166 TOLL FREE
 (651) 454-0002 LOCAL

1" = 40'-0"
 20'-0" 0 40'-0"



CITY OF RAMSEY SITE SPECIFIC NOTES:

- RESERVED FOR CITY SPECIFIC NOTES.

SITE AREA TABLE:

SITE AREA CALCULATIONS				
	EXISTING CONDITION		PROPOSED CONDITION	
BUILDING COVERAGE	0 SF	0.0%	29,600 SF	7.2%
ALL PAVEMENTS	0 SF	0.0%	126,648 SF	31.0%
ALL NON-PAVEMENTS	408,916 SF	100.0%	252,668 SF	61.8%
TOTAL SITE AREA	408,916 SF	100.0%	408,916 SF	100.0%

IMPERVIOUS SURFACE				
	EXISTING CONDITION		PROPOSED CONDITION	
EXISTING CONDITION	0 SF	0.0%	156,248 SF	38.2%
PROPOSED CONDITION	156,248 SF	38.2%	156,248 SF	38.2%
DIFFERENCE (EX. VS PROP.)	156,248 SF	38.2%		

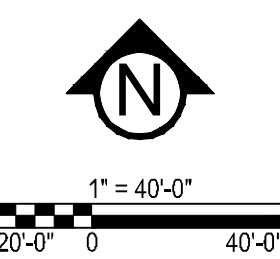
SITE LAYOUT NOTES:

- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
- ALL FENCES TO BE LIMITED TO A MAXIMUM OF 6'.

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS. SEE DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
HC = ACCESSIBLE SIGN
NP = NO PARKING FIRE LANE
ST = STOP
CP = COMPACT CAR PARKING ONLY

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL



LAZYDAYS OF MINNEAPOLIS

RIVERDALE DRIVE NW., RAMSEY, MN
LAZYDAYS OF MINNEAPOLIS
8390 HIGHWAY 10 NW, ANOKA, MN 55303

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.

Matthew R. Pavek
Matthew R. Pavek
DATE: 07/09/18 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/09/18	CITY SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION
------	-------------

PROJECT NUMBER: 18213

OVERALL SITE PLAN

C2.0

LAZYDAYS OF MINNEAPOLIS

RIVERDALE DRIVE NW., RAMSEY, MN
LAZYDAYS OF MINNEAPOLIS
8390 HIGHWAY 10 NW, ANOKA, MN 55303

PROJECT

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.

Matthew R. Pavek
Matthew R. Pavek
DATE: 07/09/18 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE DESCRIPTION

07/09/18 CITY SUBMITTAL

REVISION SUMMARY

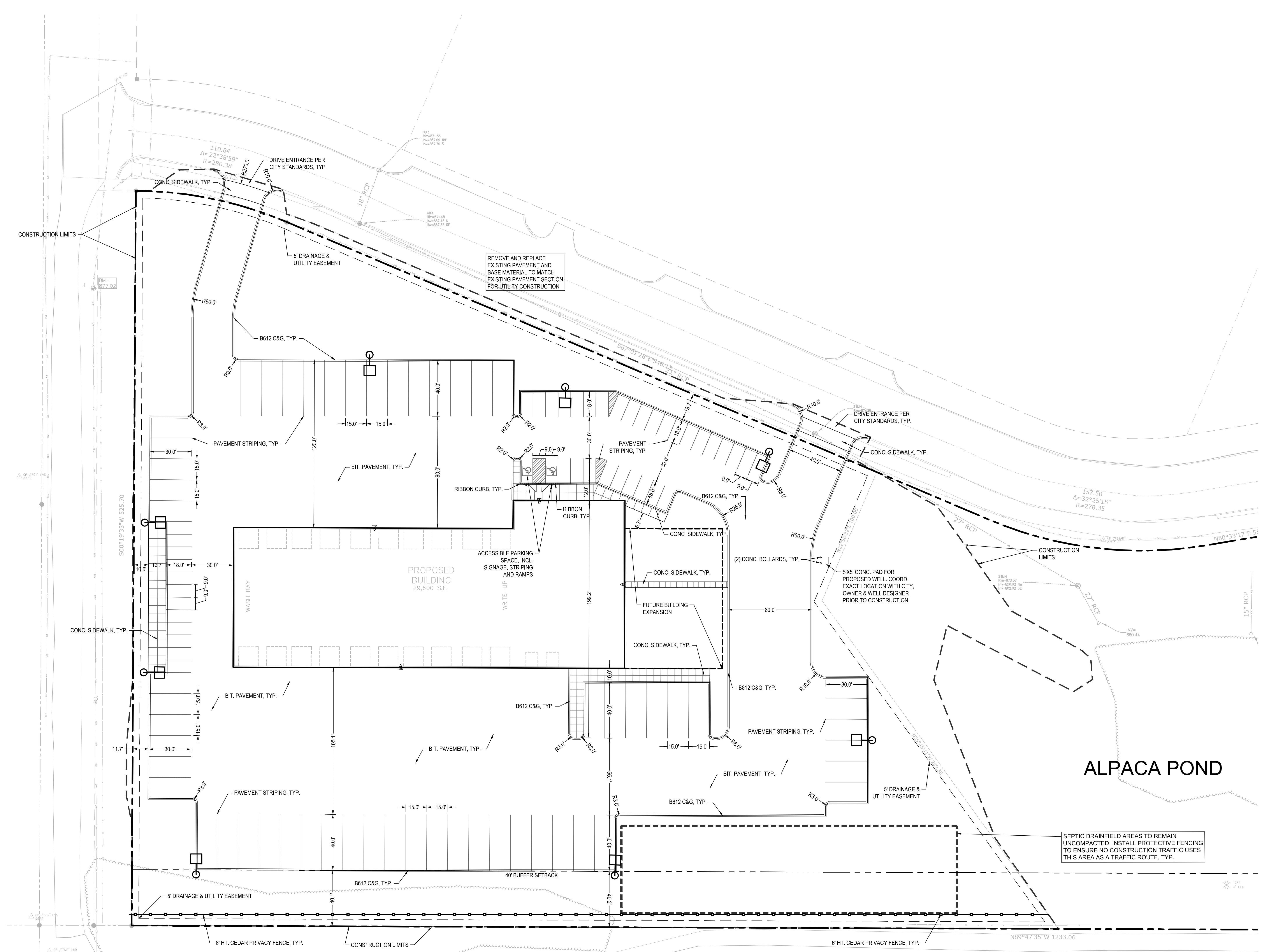
DATE DESCRIPTION

PROJECT NUMBER: 18213

SITE PLAN

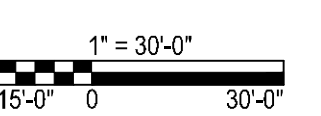
C2.1

©COPYRIGHT 2017 CIVIL SITE GROUP, INC.



- SITE PLAN LEGEND:**
- LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
 - HEAVY DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
 - CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS. SEE DETAIL.
 - PROPERTY LINE
 - CONSTRUCTION LIMITS
 - CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
 - TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
 - SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
 - HC = ACCESSIBLE SIGN
 - NP = NO PARKING FIRE LANE
 - ST = STOP
 - CP = COMPACT CAR PARKING ONLY

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL



NON STORM WATER DISCHARGES:

THERE ARE NO KNOWN NON-STORM WATER DISCHARGES ON THE EXISTING SITE AND NONE ARE PROPOSED AS PART OF THIS DEVELOPMENT.

GROUNDWATER STATEMENT:

THIS PROJECT DOES NOT PROPOSE ANY PERMANENT GROUNDWATER DISCHARGE TO THE STORM WATER SYSTEM.

OWNER, DEVELOPER, CONTRACTOR SIGNED STATEMENT

ALL CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THE PLAN, SIGNED BY PARTIES BELOW:

OWNER: _____
DEVELOPER: _____
CONTRACTOR: _____

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.5

GROUNDWATER INFORMATION:

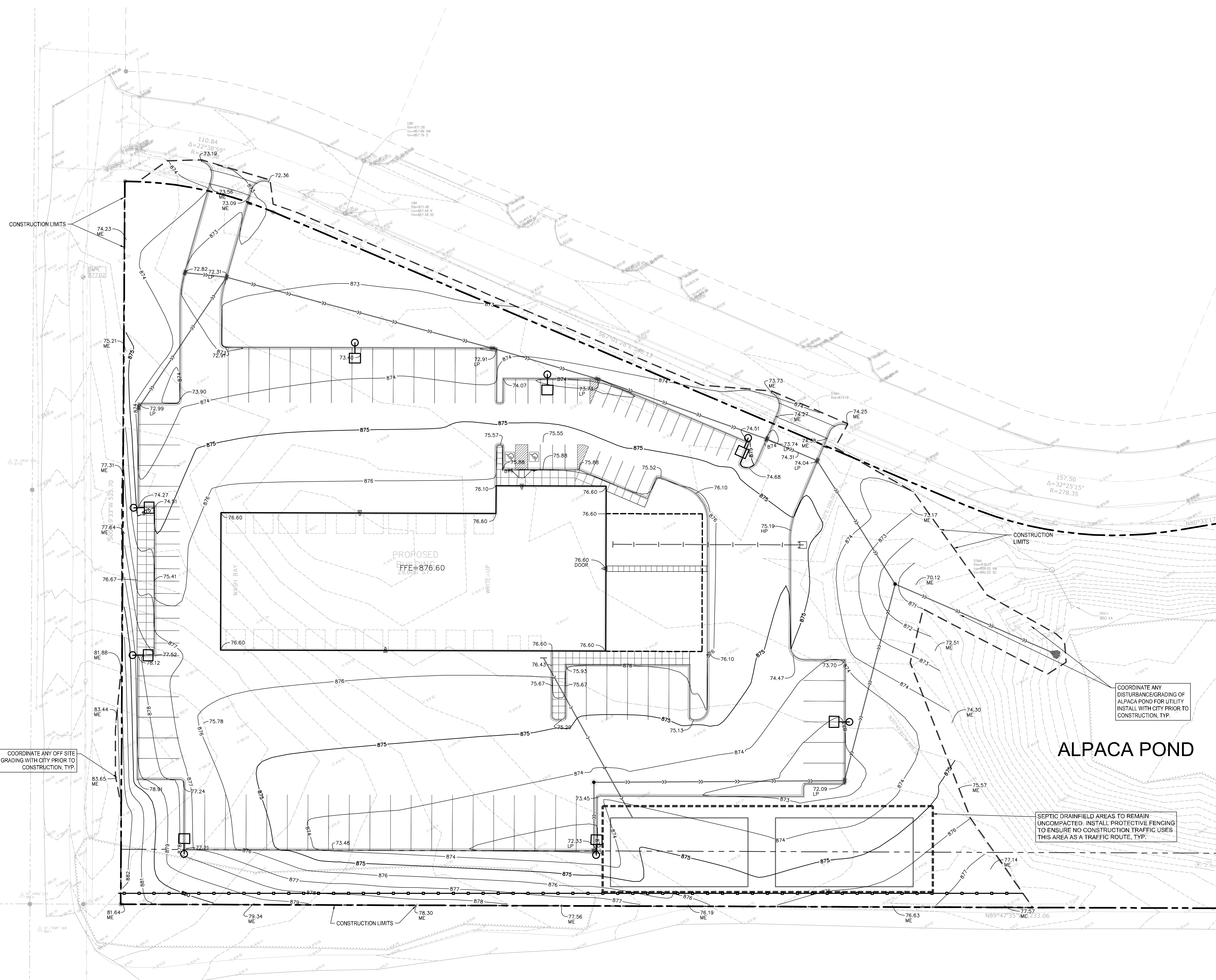
PER GEOTECHNICAL REPORT BY XXXX, DATED XX-XX-18 GROUNDWATER WAS NOT OBSERVED IN BORINGS.

CITY OF RAMSEY GRADING NOTES:

- RESERVED FOR CITY SPECIFIC GRADING NOTES.

GENERAL GRADING NOTES:

- SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
- PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
- IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
- TOLERANCES
 - THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- MAINTENANCE
 - THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
 - CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD. ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
 - WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.



COORDINATE ANY OFF SITE GRADING WITH CITY PRIOR TO CONSTRUCTION, TYP.

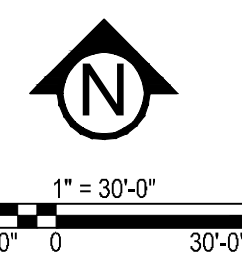
COORDINATE ANY DISTURBANCE/GRADING OF ALPACA POND FOR UTILITY INSTALL WITH CITY PRIOR TO CONSTRUCTION, TYP.

SEPTIC DRAINFIELD AREAS TO REMAIN UNCOMPACTED. INSTALL PROTECTIVE FENCING TO ENSURE NO CONSTRUCTION TRAFFIC USES THIS AREA AS A TRAFFIC ROUTE, TYP.

GRADING PLAN LEGEND:

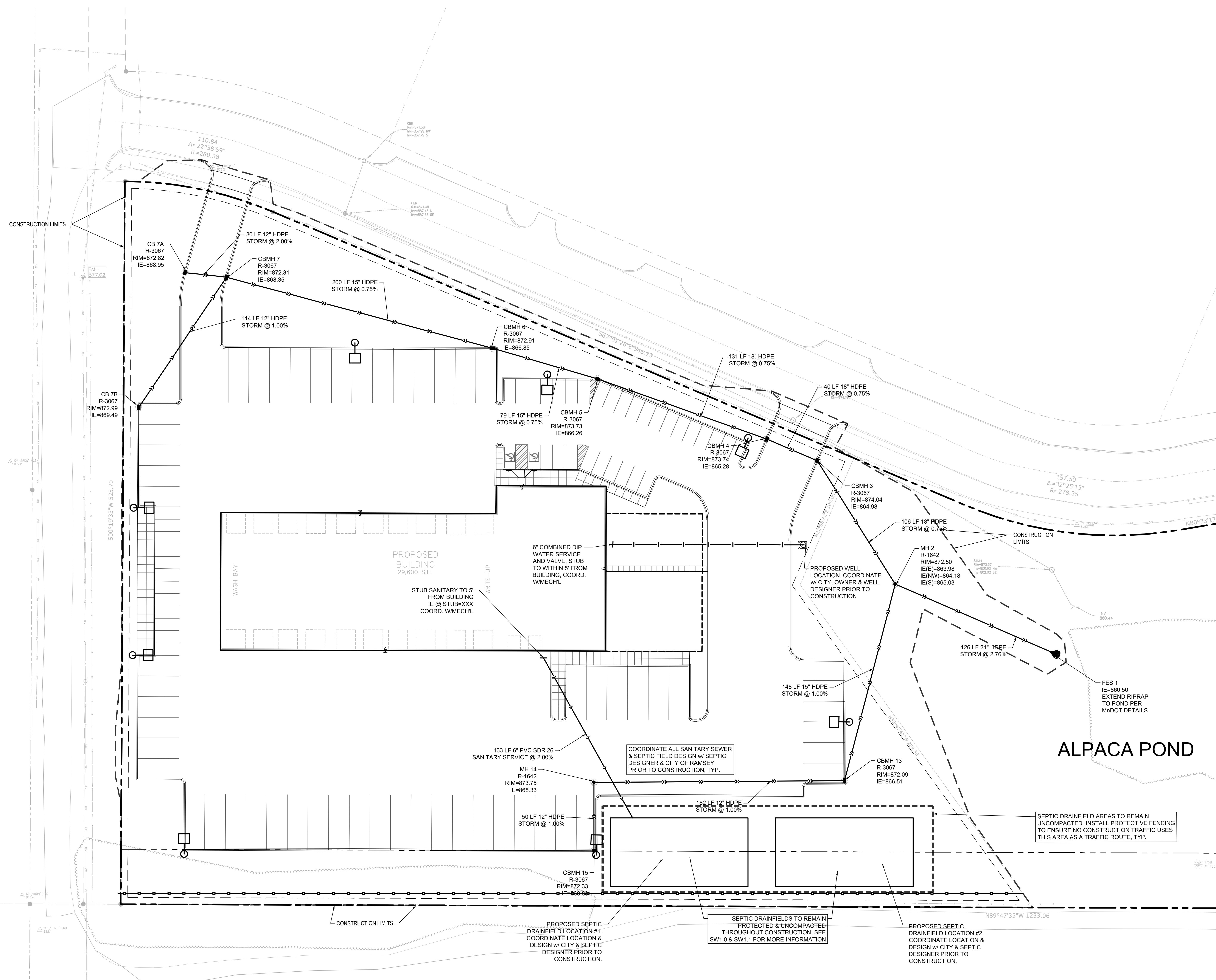
- 1125 --- EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 --- 1.0' CONTOUR ELEVATION INTERVAL
- 41.26 --- SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
- 891.00 G SPOT GRADE ELEVATION GUTTER
- 891.00 TC SPOT GRADE ELEVATION TOP OF CURB
- 891.00 BS/TS SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
- ==== CURB AND GUTTER (T.O. = TIP OUT)
- EMERGENCY OVERFLOW

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1168 TOLL FREE
(612) 454-0962 LOCAL

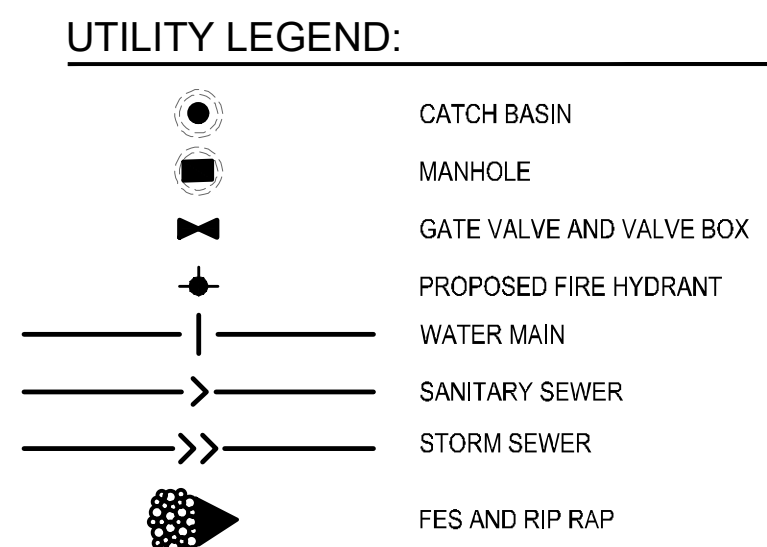


GENERAL UTILITY NOTES:

- SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
- CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F679, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1866 UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
- PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
- A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
- ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
- ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.



ALPACA POND



LAZYDAYS OF MINNEAPOLIS

RIVERDALE DRIVE NW., RAMSEY, MN
LAZYDAYS OF MINNEAPOLIS
 8390 HIGHWAY 10 NW, ANOKA, MN 55303

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.

Matthew R. Pavek
 Matthew R. Pavek
 DATE: 07/09/18 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/09/18	CITY SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION
------	-------------

PROJECT NUMBER: 18213

PLANT SCHEDULE - ENTIRE SITE

SYM	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
DECIDUOUS TREES						
NRM	11	NORTHWOOD RED MAPLE	<i>Acer rubrum</i> 'Northwood'	2.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
SHL	7	SWAMP WHITE OAK	<i>Quercus bicolor</i>	2.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
PE	14	PRINCETON ELM	<i>Ulmus americana</i> 'Princeton'	2.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
PGM	14	PRINCETON GOLD MAPLE	<i>Acer platanoides</i> 'Princeton Gold'	2.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
EVERGREEN TREES						
BHS	14	BLACK HILLS SPRUCE	<i>Picea glauca</i> 'Demaris'	6' HT.	B&B	STRAIGHT LEADER, FULL FORM
SHRUBS - CONIFEROUS & EVERGREEN						
AFD	81	ARCTIC FIRE DOGWOOD	<i>Cornus sericea</i> 'Farrow'	24" HT.	CONT.	
SWN	37	SUMMERYWINE NINEBARK	<i>Physocarpus opulifolius</i> 'Seward'	24" HT.	CONT.	
PS	67	PROCLUMBENS SPRUCE	<i>Picea pungens</i> 'Proclumbens'	24" HT.	CONT.	
NCB	347	NORTHERN CHARM BOXWOOD	<i>Buxus</i> 'Wilson'	24" HT.	CONT.	
GLS	21	GRO-LOW SUMAC	<i>Rhus aromatica</i> 'Gro-Low'	24" HT.	CONT.	
PERENNIALS & GRASSES						
RS	59	RUSSIAN SAGE	<i>Perovskia atriplicifolia</i>	#1	CONT.	
BES	67	GOLDSTURM RUBECKIA	<i>Rudbeckia fulgida</i> 'Goldsturm'	#1	CONT.	

IRRIGATION NOTES:

- ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
- CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
- SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
- CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
- IRRIGATION WATER LINE CONNECTION SIZE IS 1-1/2" AT BUILDING. VERIFY WITH MECHANICAL PLANS/COVERAGE.
- ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
- ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.
- ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
- CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
- CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELDED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
- FABRICATE ALL PIPE TO MANUFACTURER'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
- BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
- ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
- GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
- IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
- CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
- AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
- ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
- USE SCREENS ON ALL HEADS.
- A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
- ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
- ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTEND 3" BEYOND PERIMETER OF VALVE BOX.
- THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

LANDSCAPE NOTES:

- WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CYPRESS MULCH.
- ALL TREES SHALL BE MULCHED WITH SHREDDED CYPRESS MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2' FROM TREE TRUNK.
- IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLEMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
- PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
- UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER LOAM AND SOIL AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
- PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER PRIOR TO INSTALLATION.
- CONTACT DON ZART AT (612)673-2726 FOR COORDINATION REGARDING PARK DEDICATION FEES

LANDSCAPE CALCULATIONS:

PROPOSED LANDSCAPE:
 1 TREE / 50 LF OF SITE PERIMETER
 2,147.0 SF / 500 = 4 TREES REQUIRED
 SEE PLANT SCHEDULE

1 TREE / 1000 SF OF BUILDING FOOTPRINT AREA
 29,600.0 SF / 1000 = 30 TREES REQUIRED
 SEE PLANT SCHEDULE

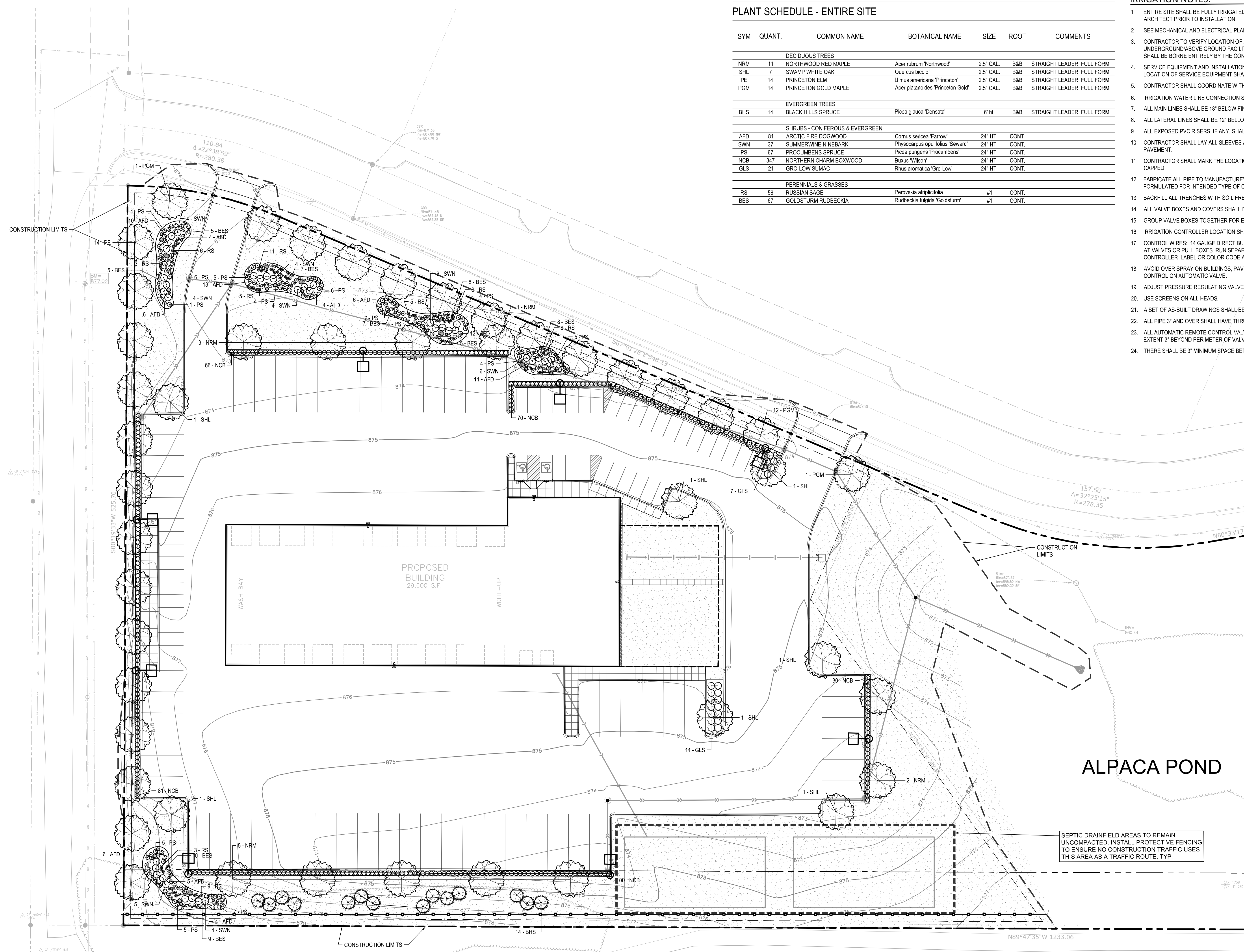
1 SHRUB / 1 LINEAL FOOT OF SITE PERIMETER
 2,147.0 SF / 1 = 2,147 SHRUBS REQUIRED
 SEE PLANT SCHEDULE

1 SHRUB / 300 SF OF BUILDING FOOTPRINT AREA
 29,600.0 SF / 300 = 99 SHRUBS REQUIRED
 SEE PLANT SCHEDULE

*WHICHEVER IS GREATER SHALL BE APPLIED

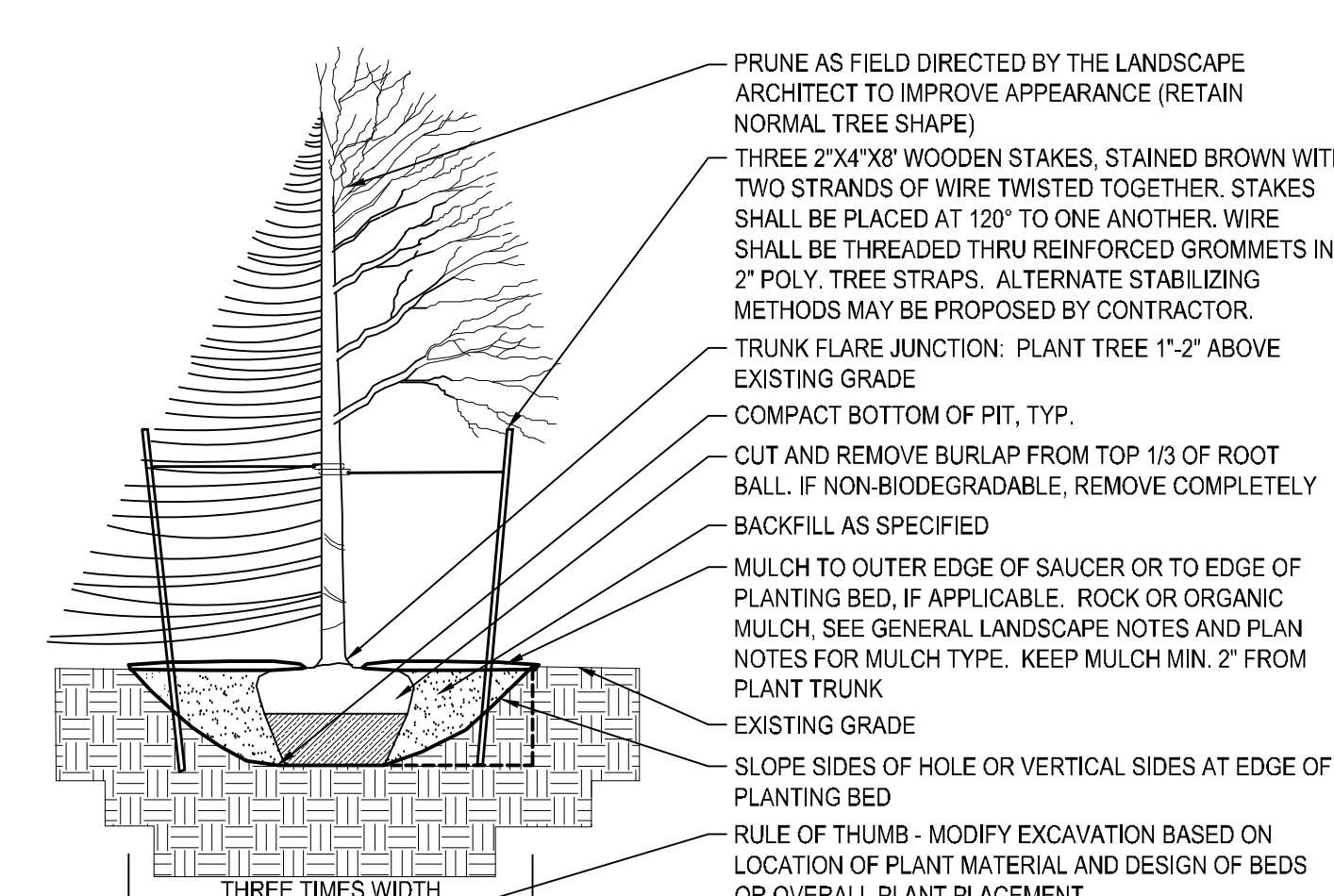
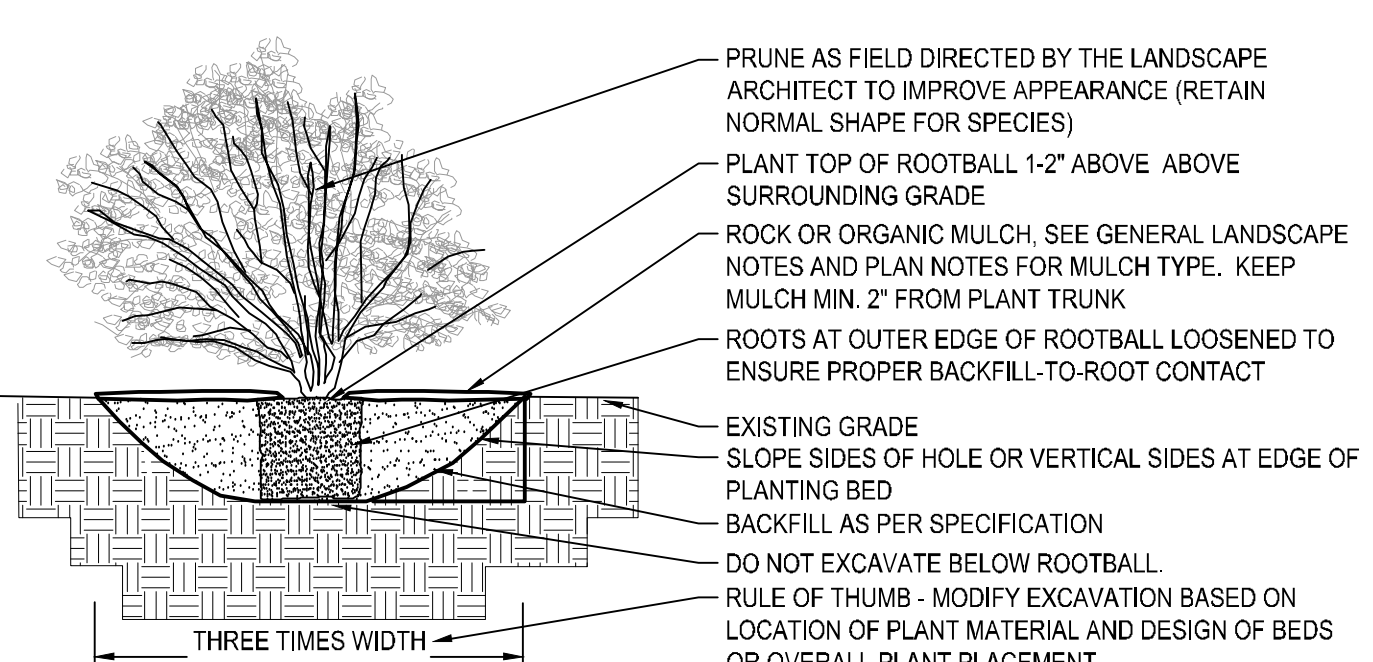
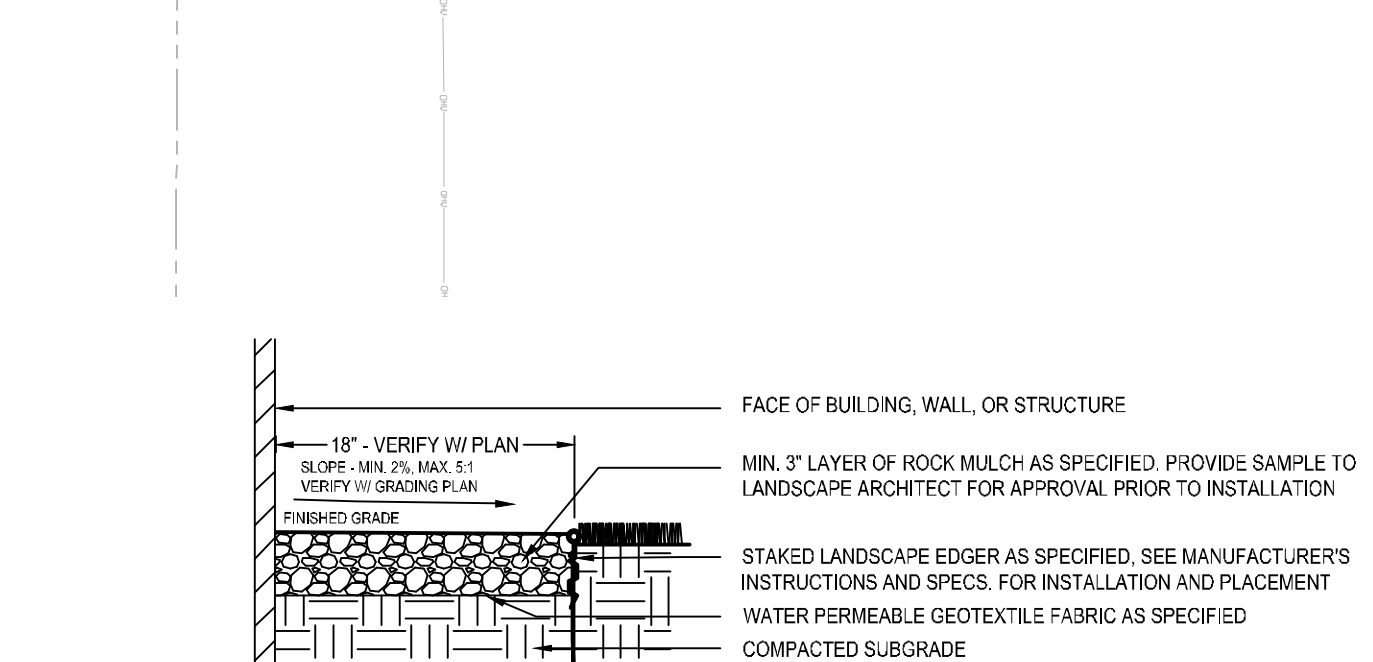
LEGEND

- SEED MIX 1 - MNDOT 34-262 WET PRAIRIE, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)
- SEED MIX 2 - MNDOT 35-221 DRY PRAIRIE GENERAL, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)
- 1" DIA. DECORATIVE ROCK MAINTENANCE STRIP OVER FILTER FABRIC, SAMPLES REQUIRED. PROVIDE EDGING AS SHOWN ON PLAN
- 2"-4" DIA. ANGULAR RIP-RAP, MIN. 6" DEPTH - SAMPLES REQUIRED.
- ALL PLANTING/SHRUB BEDS - SHREDDED CYPRESS MULCH, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN
- SOD
- PROPOSED CANOPY & EVERGREEN TREE SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- DECORATIVE BOULDERS, 18"-30" DIA.



ALPACA POND

SEPTIC DRAINFIELD AREAS TO REMAIN UNCOMPACTED. INSTALL PROTECTIVE FENCING TO ENSURE NO CONSTRUCTION TRAFFIC USES THIS AREA AS A TRAFFIC ROUTE, TYP.



LAZYSAYS OF MINNEAPOLIS
RIVERDALE DRIVE NW., RAMSEY, MN
LAZYSAYS OF MINNEAPOLIS
8390 HIGHWAY 10 NW, ANOKA, MN 55303

PROJECT

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Patrick J. Sarver
Patrick J. Sarver
DATE: 07/09/18 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/09/18	CITY SUBMITTAL

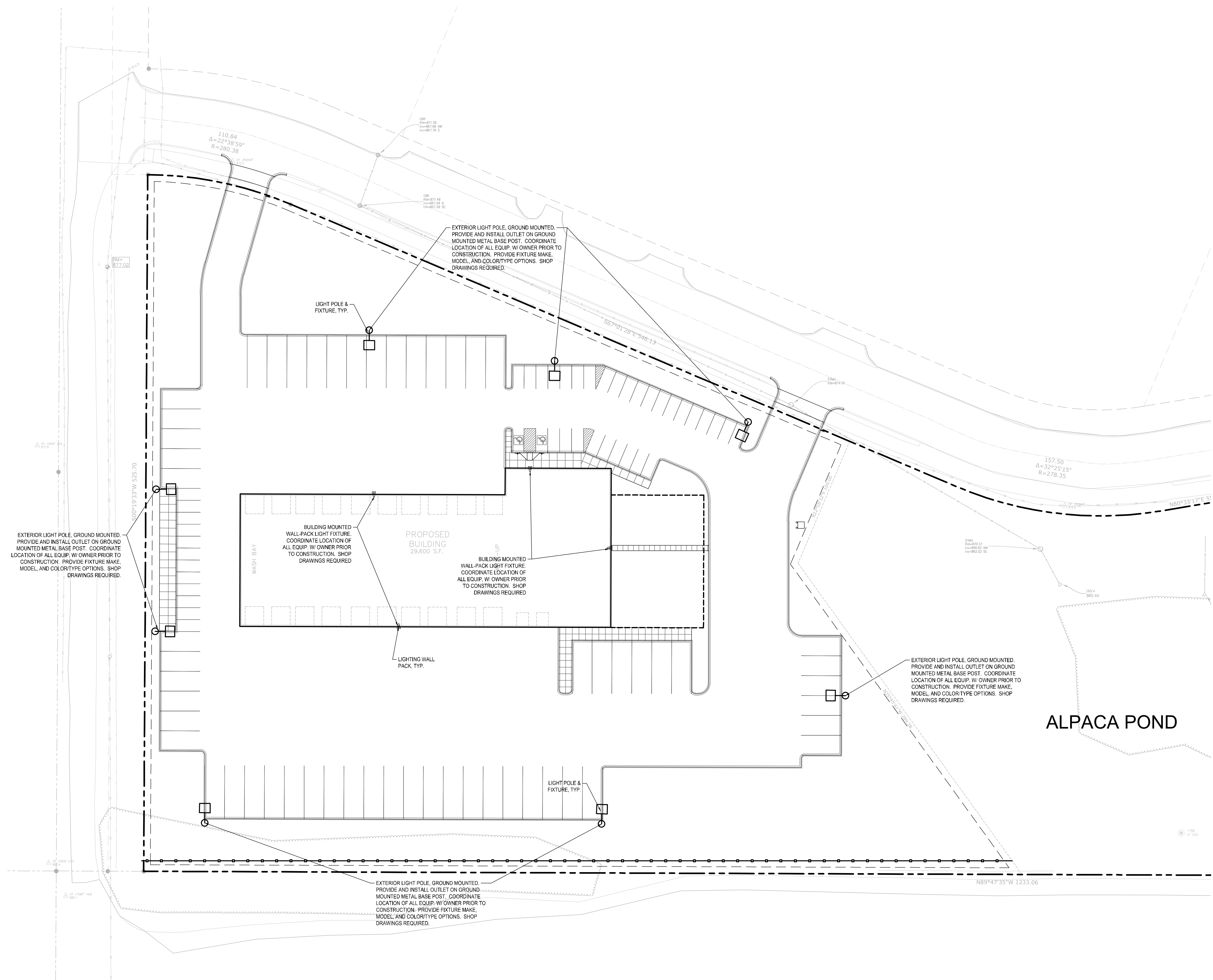
REVISION SUMMARY

DATE	DESCRIPTION
------	-------------

PROJECT NUMBER: 18213

PRELIMINARY LIGHTING PLAN

LT1.0



- LIGHTING NOTES:**
- ALL LIGHTING USED TO ILLUMINATE OFF-STREET PARKING AREAS SHALL BE ARRANGED TO DEFLECT LIGHT AWAY FROM ANY ADJOINING RESIDENTIAL DISTRICT OR PUBLIC STREET.
 - IF ANY BULBS ARE IN EXCESS OF 3,000 LUMENS (150 WATTS) IT SHALL BE DIRECTED THAT THE BULB IS NOT VISIBLE FROM OFF OF THE PROPERTY WHERE SUCH LIGHT SOURCE IS LOCATED.
 - POLE LOCATIONS AND SPACING SHALL COMPLY WITH CMU STANDARDS.
 - OFF-STREET PARKING LIGHT POLES SHALL NOT EXCEED CITY HEIGHT REQUIREMENTS.
 - PROVIDE RAISED BASE FOR ALL POLES IN PAVED PARKING AREAS AND AREAS WITHIN 24" OF CURB FROM EDGE OF POLE BASE.

- LEGEND**
- GROUND-MOUNTED OFF-STREET PARKING LIGHT FIXTURE. MAKE, MODEL, AND COLOR TO BE COORDINATED W/ OWNER PRIOR TO CONSTRUCTION. SHOP DRAWINGS REQUIRED.
 - EXTERIOR BUILDINGS MOUNTED L.E.D. LIGHT FIXTURE. COLOR ADJUSTABILITY REQUIRED. SHOP DRAWINGS REQUIRED.

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1199 TOLL FREE
(651) 454-0002 LOCAL

1" = 30'-0"
15'-0" 0 30'-0"

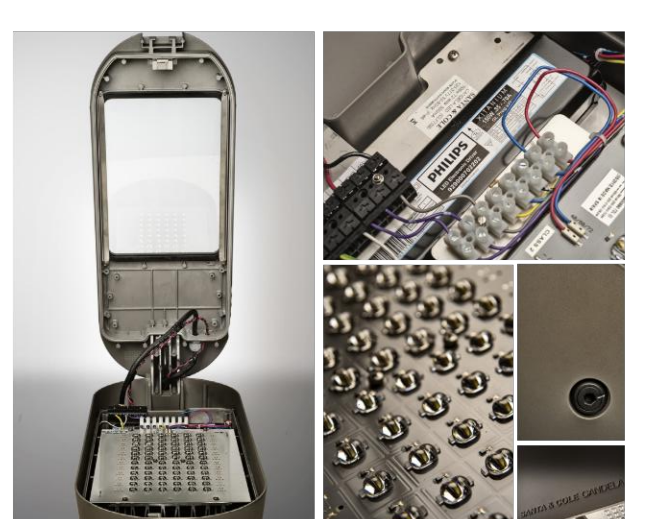
CANDELA AREA LIGHT
 Product Data Sheet



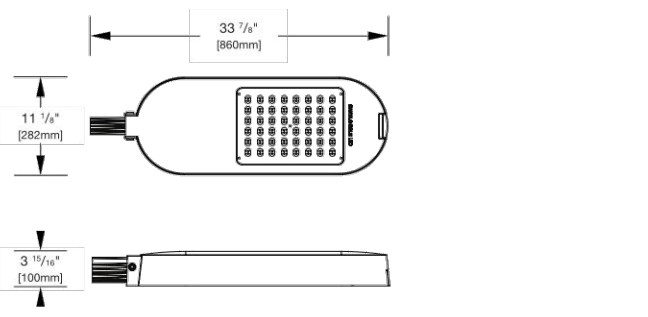
Candela, designed by Gensola M&A in 2011, brings high design to LED lighting for the urban environment. Minimal in form, the multi-adjustable luminaire is slim and sleek, ideal for architectural settings. Multi-functional, Candela offers high output at reach with a range of up to 90 energy efficient LEDs, while emitting a height from 26 to 32 feet tall and arm in two lengths. Available in single, dual and staggered configurations using the same to enhance light levels tailored to the site. Candela is distinguished contemporary design from Landscape Forms award-winning designers, Spain partner Gensola & Co.

LED Technology
 Candela utilizes LED solid state technology and is the perfect choice for owners wanting to reduce maintenance cost associated with lamp replacement. To take advantage of the benefits LED luminaires must be designed and engineered to manage thermal expansion of LEDs. Candela's dual aluminum housing dissipates heat while its mechanical stress and strain ensure quality you can see.

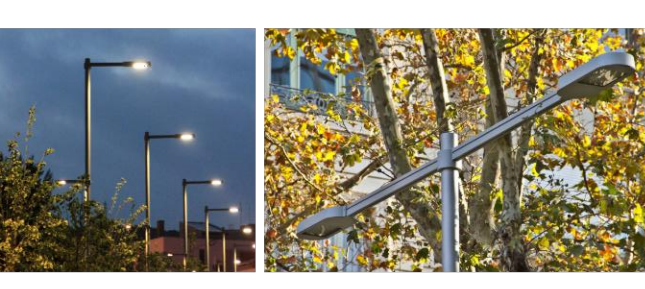
Candela
 Type 2 Distribution
 Housing: Aluminum Injection
 Lamp: 48 / 72 / 96 Candela XP102 LEDs
 Drive Current: 350mA / 500mA
 Optic: Polycarbonate optical lenses
 Lens: Clear tempered glass
 Power Supply: 120V/277V
 LED Driver: Philips DS28C04
 Chromatic: 1-10V or DALI
 BULB Rating: 50,000 Hr
 IP Rating: IP65



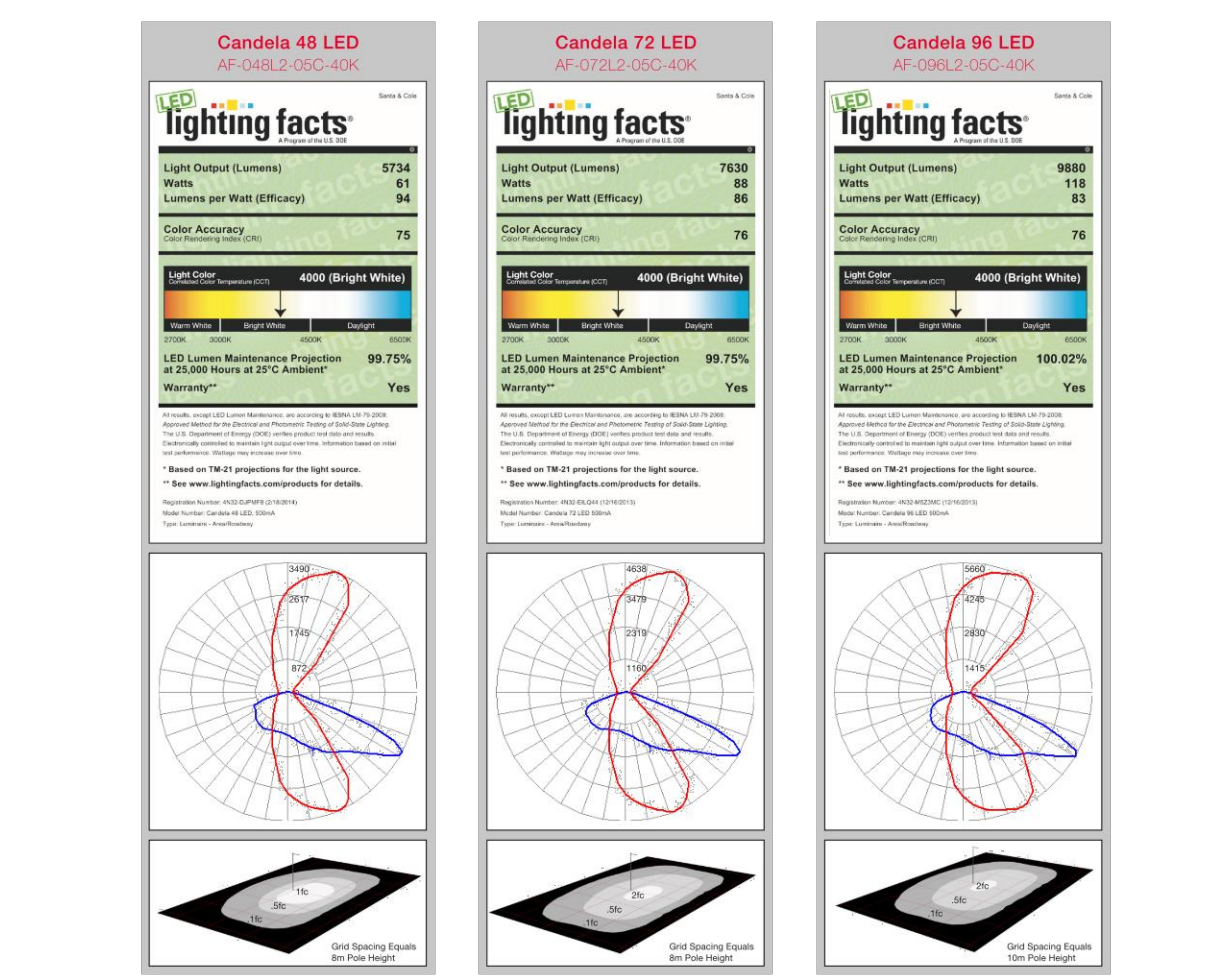
Candela is available with Constant Light Output (CLO) technology. This proprietary technology compensates for lumen depreciation by adjusting the drive current, allowing light output to remain constant throughout the luminaire's lifetime cycle.



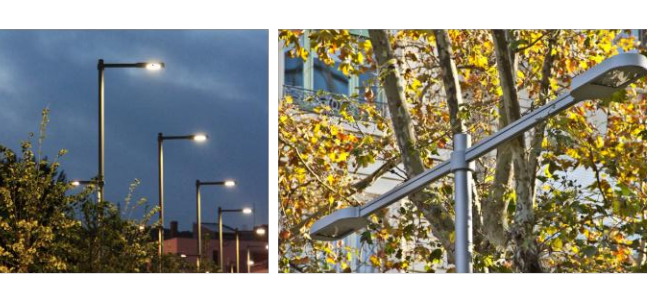
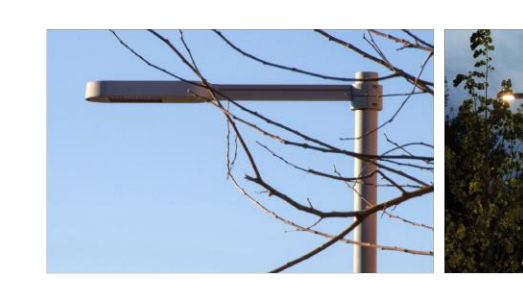
CANDELA AREA LIGHT
 Product Data Sheet



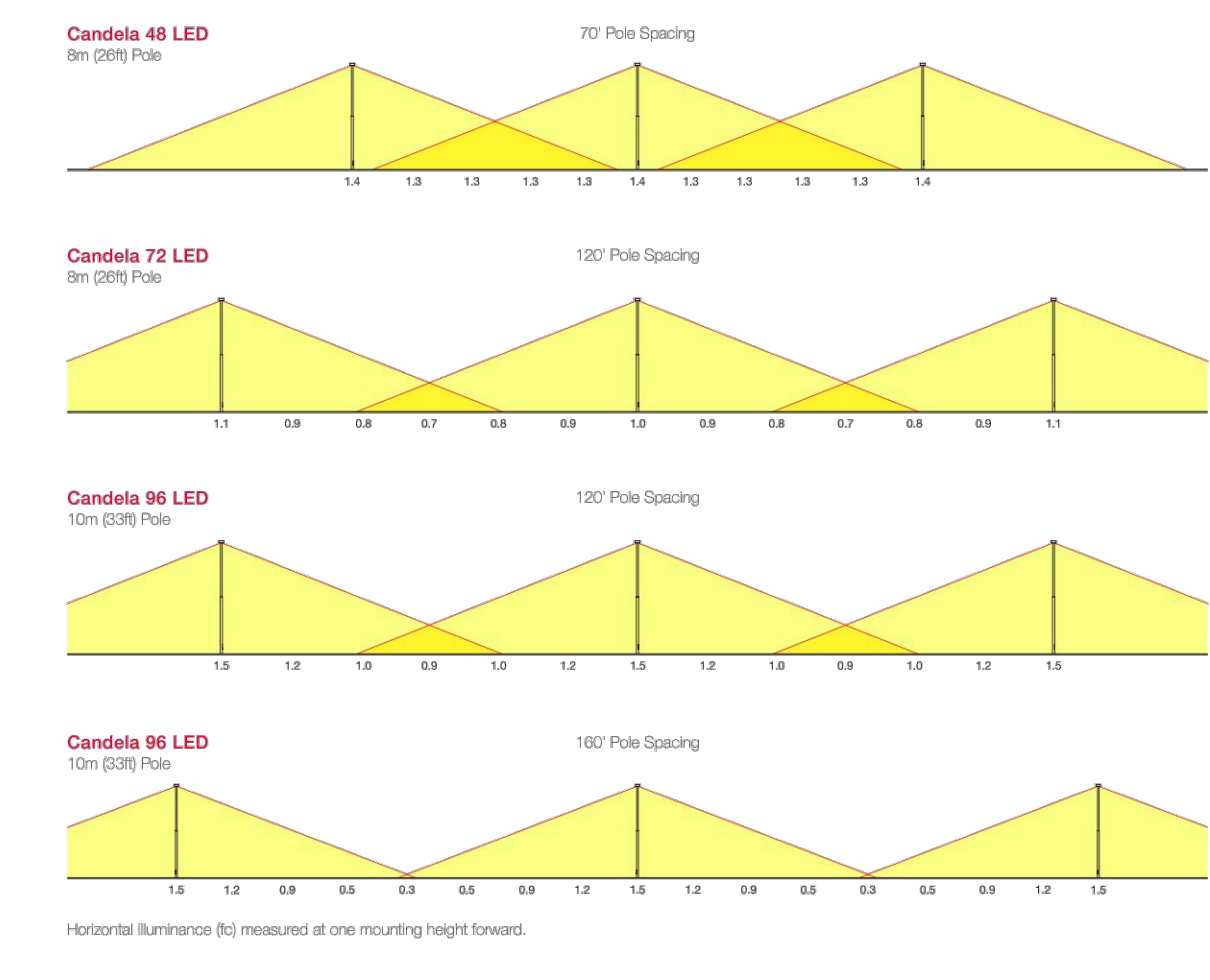
Lighting Facts*
 Landscape Forms is committed to the development of energy efficient lighting. We participate in the Department of Energy Lighting Facts* label program. This activity is voluntary but helps consumers evaluate the multitude of products on the market today. The Lighting Facts* label provides a quick but comprehensive summary of luminaire performance as measured by the IESNA LM-79 procedure, not designed for site specific lighting.



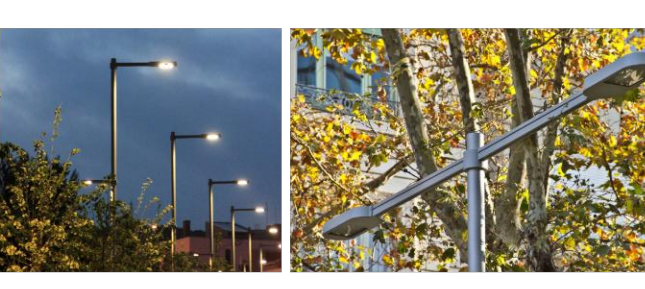
CANDELA AREA LIGHT
 Product Data Sheet



Distribution and Spacing
 Candela 48 luminaire is Type 2 distribution and is capable of meeting IESNA standard RP-2 Roadway Lighting, RP-32 Outdoor Environment and C0-0 Warehouse & Showroom. When spaced properly, Candela LED can also meet the "Special Conditions" criteria for RP-33 and C0-5 Postmount Mail and News lighting for applications where increased vertical illumination is needed for facial recognition and safety concerns.

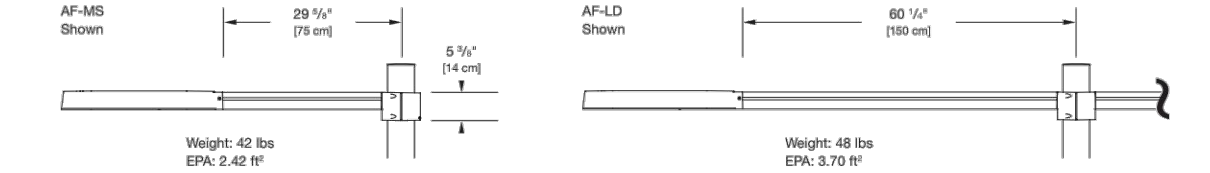


CANDELA AREA LIGHT
 Product Data Sheet



To Order Candela Luminaire
 Specify in order Product, Lamp, Drive Current, Color Temperature, Lamp Voltage, Mounting Arm and Finish.

Product	Lamp	Drive Current	Color Temp.	Input Voltage	Mounting	Finish	Ob-View
AF Candela	48 LED Type 2 (18 LED Type 2) 96 LED (36 LED Type 2)	350mA (1000mA CLO) 500mA (1000mA CLO)	4000K (5000K CLO)	120V (120/277VAC)	MS (MS Single Mount) MS (MS Double Arm) LS (Long Double Arm) LD (Long Double Arm)	DS (Dark Grey) LS (Light Grey)	LS-Light Grey LD-Light Grey DS-Dark Grey



To Order Aluminum Pole
 Specify in order Product, Lamp, Drive Current, Color Temperature, Lamp Voltage, Mounting Option and Finish.

Height	Pole	Description	Diameter	Weight	Tensile Load	Black-Back
8 meters	AF0004-D1 AF0004-D2	(1) or (2) Candela luminaires at top, no twist lock, with nut covers (1) or (2) Candela luminaires at top, with twist lock	6" / 7" 100 lbs	188 lbs 188 lbs	NO YES	NO NO
10 meters	AF0004-D1 AF0004-D2 AF0004-D3 AF0004-D4	(1) or (2) Candela luminaires at top, no twist lock (1) or (2) Candela luminaires at top, with twist lock (2) Candela luminaires at different heights, no twist lock (2) Candela luminaires at different heights, with twist lock	6" / 7" 6" / 7" 6" / 7" 6" / 7"	175 lbs 175 lbs 200 lbs 200 lbs	NO YES NO YES	NO NO NO NO

CANDELA AREA LIGHT
 Product Data Sheet



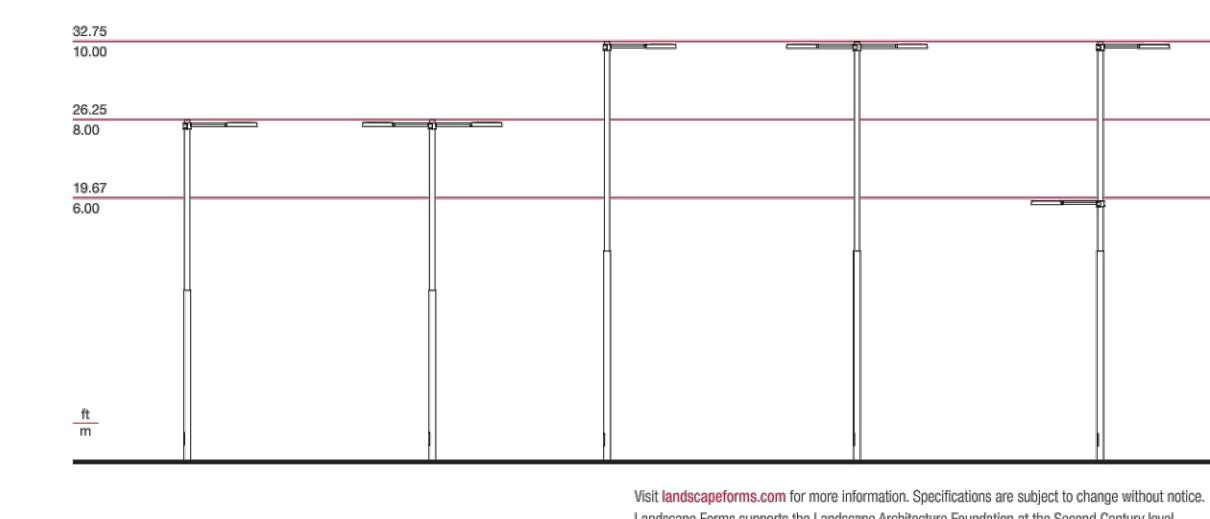
Finish
 LED luminaire body is aluminum injection with grey painted finish. The Pangea IP powdercoat finish on poles is offered exclusively by Landscape Forms.

Product Modifications
 Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture a solution needed for the space you are creating. We offer the option to modify our standard product to meet custom design specifications or needs. Contact your local landscape form representative to learn more about these changes.

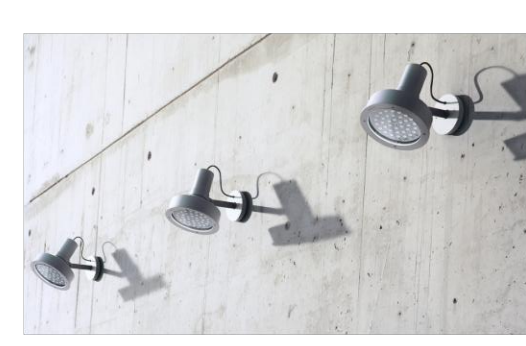
Warranty
 Gensola & Co. guarantees the competitive and performance features of all material that shape the product for a period of three years. Electrical components including LED drivers and electronic drivers are guaranteed for a period of five years.

Other
 U.S. Patent, CE, RoHS
 U.S. Patent No. D058,274

Designed by Gensola M&A
 Candela design is protected by U.S. Patent No. D058,274



ARNE
 Product Data Sheet

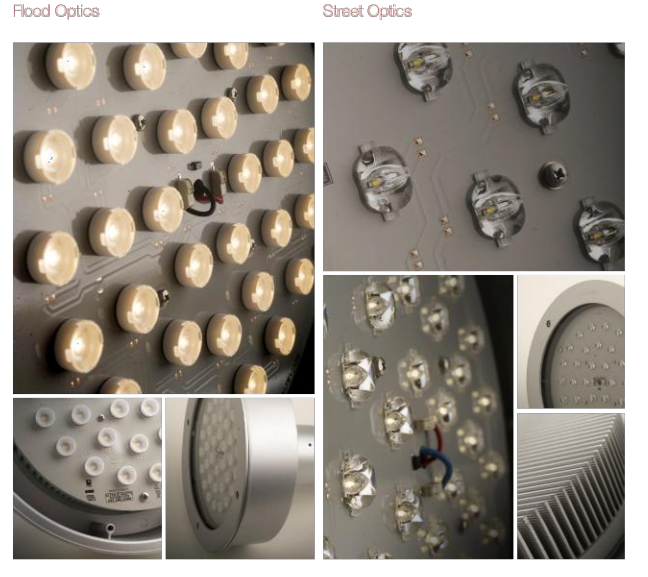


The Arne LED light is elegant, simple and sustainable. Inspired by Danish modernist architect and designer Arne Jacobsen, it has multiple functions and applications. Arne is available with street or flood optics, in versions of 18 or 36 LEDs. This versatile luminaire can be used as a pendant light, a wall-mounted lamp, a table lamp or desk lamp in a variety of settings. Arne provides 360° rotation and 90° capabilities to efficiently light all aspects of the environment, from walkways and architectural structures, to restaurants and landscapes.

LED Technology
 Arne employs solid state LED technology that provides exceptional energy efficiency and long life, reducing maintenance cost. Designed to maximize the benefits of LED technology, Arne is available with street or flood optics, in versions of 18 or 36 LEDs. The dual aluminum housing dissipates heat while its mechanical stress and strain ensure quality you can see.

Flood Optics and Street Optics
 Arne is available with Street or Flood optics which provide different light distribution. The Street optics create an EBM, Type 2 distribution, while the Flood optics create a circular flood distribution. Arne is available with Street or Flood optics with the same 360° rotation and 90° capabilities to efficiently light all aspects of the environment, from walkways and architectural structures, to restaurants and landscapes.

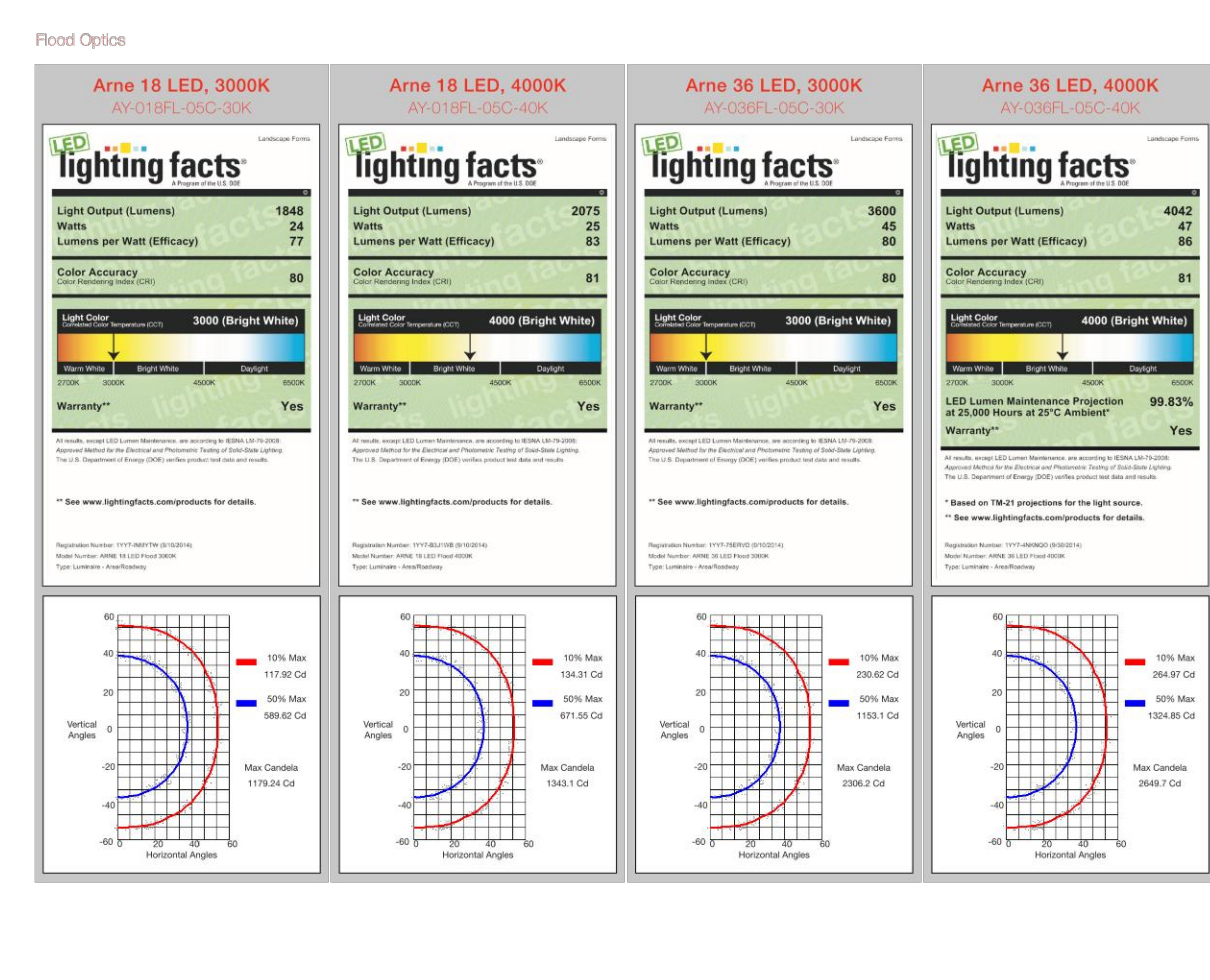
ARNE
 Type 2 Distribution or Flood
 Housing: Aluminum Injection
 Lamp: 18/36 Candela XP102 LEDs
 Color Temperature: 4000K, 4000K
 Drive Current: 350mA
 Optic: Street or Flood
 Lens: Clear or Polycarbonate optical lens
 Power Supply: 120V/277V
 LED Driver: Philips DS28C04
 Diameter: 1-10V or DALI
 IP Rating: IP65
 Weight: 18 lbs (Luminaire Only)
 BULB Rating: 50,000 Hr
 IP Rating: IP65



ARNE
 Product Data Sheet



Lighting Facts*
 Landscape Forms is committed to the development of energy efficient lighting. We participate in the Department of Energy Lighting Facts* label program. This activity is voluntary but helps consumers evaluate the multitude of products on the market today. The Lighting Facts* label provides a quick but comprehensive summary of luminaire performance as measured by the IESNA LM-79 procedure, not designed for site specific lighting.



ARNE
 Product Data Sheet



Street Optics

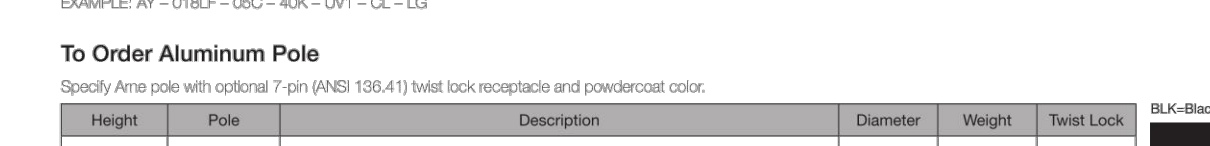


ARNE
 Product Data Sheet



To Order Arne Luminaire
 Specify in order Product, Lamp, Drive Current, Color Temperature, Lamp Voltage, Mounting Option and Finish.

Product	Lamp	Drive Current	Color Temp.	Input Voltage	Mounting	Finish	Ob-View
AF Arne	18 LED Type 2 (18 LED Type 2) 36 LED (18 LED Type 2) 36 LED (18 LED Type 2) 36 LED (18 LED Type 2)	350mA (1000mA CLO) 500mA (1000mA CLO)	4000K (5000K CLO)	120V (120/277VAC)	CL (Column Mount) CS (Column Mount) PC (Pendant Mount) WS (Wall Mount)	DS (Dark Grey) LS (Light Grey)	LS-Light Grey LD-Light Grey DS-Dark Grey



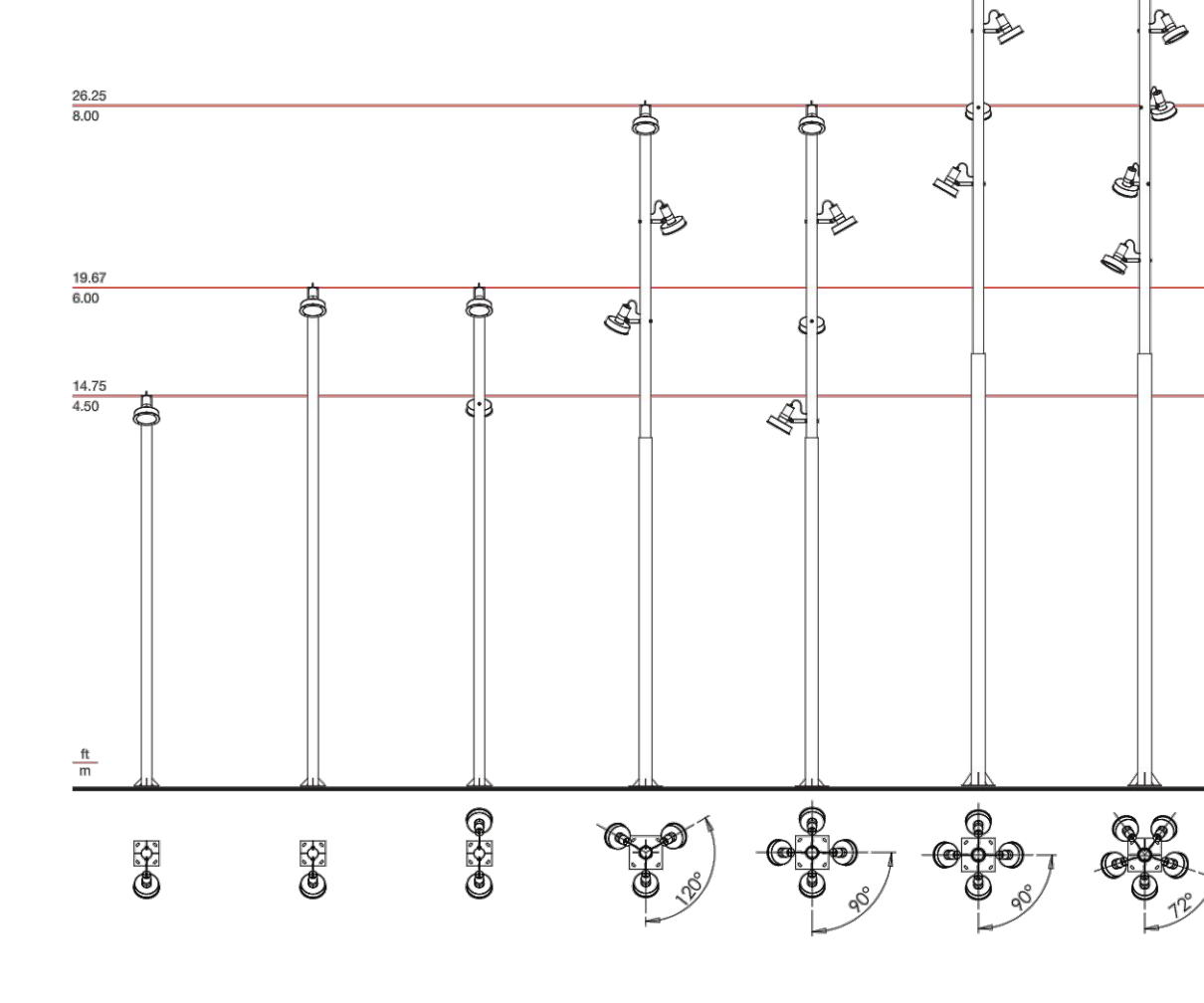
To Order Aluminum Pole
 Specify in order Product, Lamp, Drive Current, Color Temperature, Lamp Voltage, Mounting Option and Finish.

Height	Pole	Description	Diameter	Weight	Tensile Load	Black-Back
4.5 meters	AF0004-D1 AF0004-D2	Single luminaire at top, no twist lock, with nut covers Single luminaire at top, with twist lock, with nut covers	6"	45 lbs	NO YES	NO NO
6 meters	AF0004-D1 AF0004-D2 AF0004-D3	Single luminaire at top, with twist lock, with nut covers (2) luminaires at different heights, no twist lock, with nut covers (2) luminaires at different heights, with twist lock, with nut covers	6"	55 lbs 55 lbs 55 lbs	NO NO YES	NO NO NO
8 meters	AF0004-D1 AF0004-D2 AF0004-D3 AF0004-D4	(2) luminaires at different heights, no twist lock, with nut covers (2) luminaires at different heights, with twist lock, with nut covers (2) luminaires at different heights, no twist lock, with nut covers (2) luminaires at different heights, with twist lock, with nut covers	6" / 7" 6" / 7" 6" / 7" 6" / 7"	150 lbs 150 lbs 150 lbs 150 lbs	YES YES NO YES	NO NO NO NO
10 meters	AF0004-D1 AF0004-D2 AF0004-D3 AF0004-D4	(2) luminaires in spiral configuration, no twist lock, with nut covers (2) luminaires in spiral configuration, with twist lock, with nut covers (2) luminaires in spiral configuration, no twist lock, with nut covers (2) luminaires in spiral configuration, with twist lock, with nut covers	6" / 8" 6" / 8" 6" / 8" 6" / 8"	175 lbs 175 lbs 175 lbs 175 lbs	NO YES NO YES	NO NO NO NO

ARNE
 Product Data Sheet



Street Optics



LAZYDAYS OF MINNEAPOLIS
 RIVERDALE DRIVE NW., RAMSEY, MN
 LAZYDAYS OF MINNEAPOLIS
 8390 HIGHWAY 10 NW, ANOKA, MN 55303

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

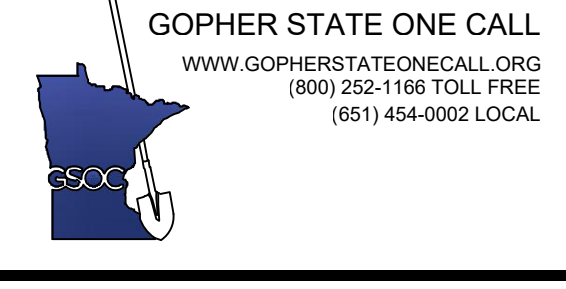
Patrick J. Sarver
 DATE: 07/09/18 LICENSE NO.: 24904

ISSUE/SUBMITTAL SUMMARY
 DATE DESCRIPTION
 07/09/18 CITY SUBMITTAL

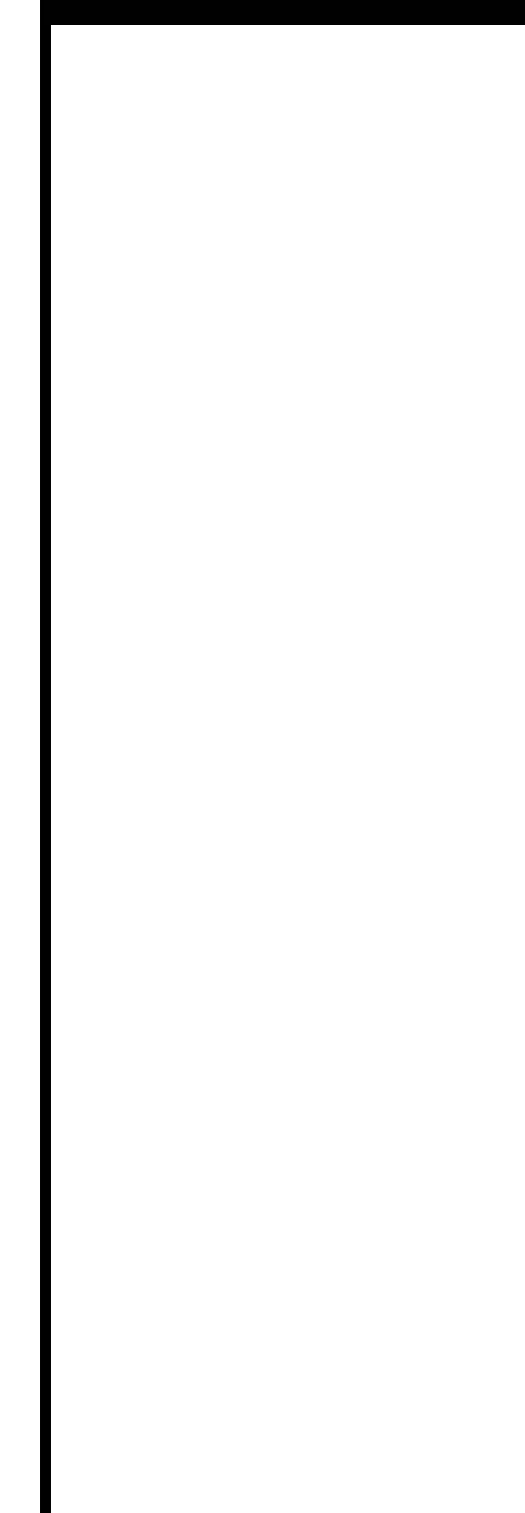
REVISION SUMMARY
 DATE DESCRIPTION

PROJECT NUMBER: 18213

PRELIMINARY LIGHTING PLAN DETAILS
LT1.1
 © COPYRIGHT 2017 CIVIL SITE GROUP, INC.



GOPHER STATE ONE CALL
 WWW.GOPHERSTATEONECALL.ORG
 (800) 252-1196 TOLL FREE
 (651) 454-0002 LOCAL



LAZYDAYS OF MINNEAPOLIS
 RIVERDALE DRIVE NW., RAMSEY, MN
LAZYDAYS OF MINNEAPOLIS
 8330 HIGHWAY 10 NW, ANOKA, MN 55303

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.

Matthew R. Pavek
 Matthew R. Pavek
 DATE: 07/09/18 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
07/09/18	CITY SUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

PROJECT NUMBER: 18213

SWPPP - EXISTING CONDITIONS

SW1.0
 ©COPYRIGHT 2017 CIVIL SITE GROUP, INC.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

SWPPP NOTES:

1. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
2. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
3. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
4. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

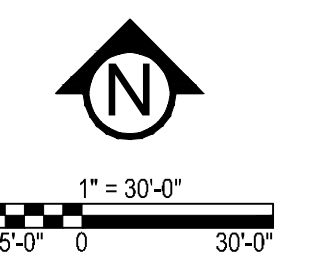
CITY OF RAMSEY EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

LEGEND:

- 1125 --- EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 --- 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- ▨ STABILIZED CONSTRUCTION ENTRANCE
- ▨ EROSION CONTROL BLANKET

GOPHER STATE ONE CALL
 WWW.GOPHERSTATEONECALL.ORG
 (800) 282-1166 TOLL FREE
 (651) 454-8922 LOCAL



SEPTIC DRAINFIELD AREAS TO REMAIN UNCOMPACTED. INSTALL PROTECTIVE FENCING TO ENSURE NO CONSTRUCTION TRAFFIC USES THIS AREA AS A ROUTE, TYP.

CONTRACTOR TO PROVIDE INLET PROTECTION AT ALL DOWNSTREAM CATCH BASINS.

110.84
 $\Delta=22^{\circ}38'59''$
 $R=280.38$

INLET PROTECTION AT CATCH BASINS, TYP.

PERIMETER EROSION CONTROL AT CONSTRUCTION LIMITS, TYP.

CONSTRUCTION ENTRANCE

PERIMETER EROSION CONTROL AT CONSTRUCTION LIMITS, TYP.

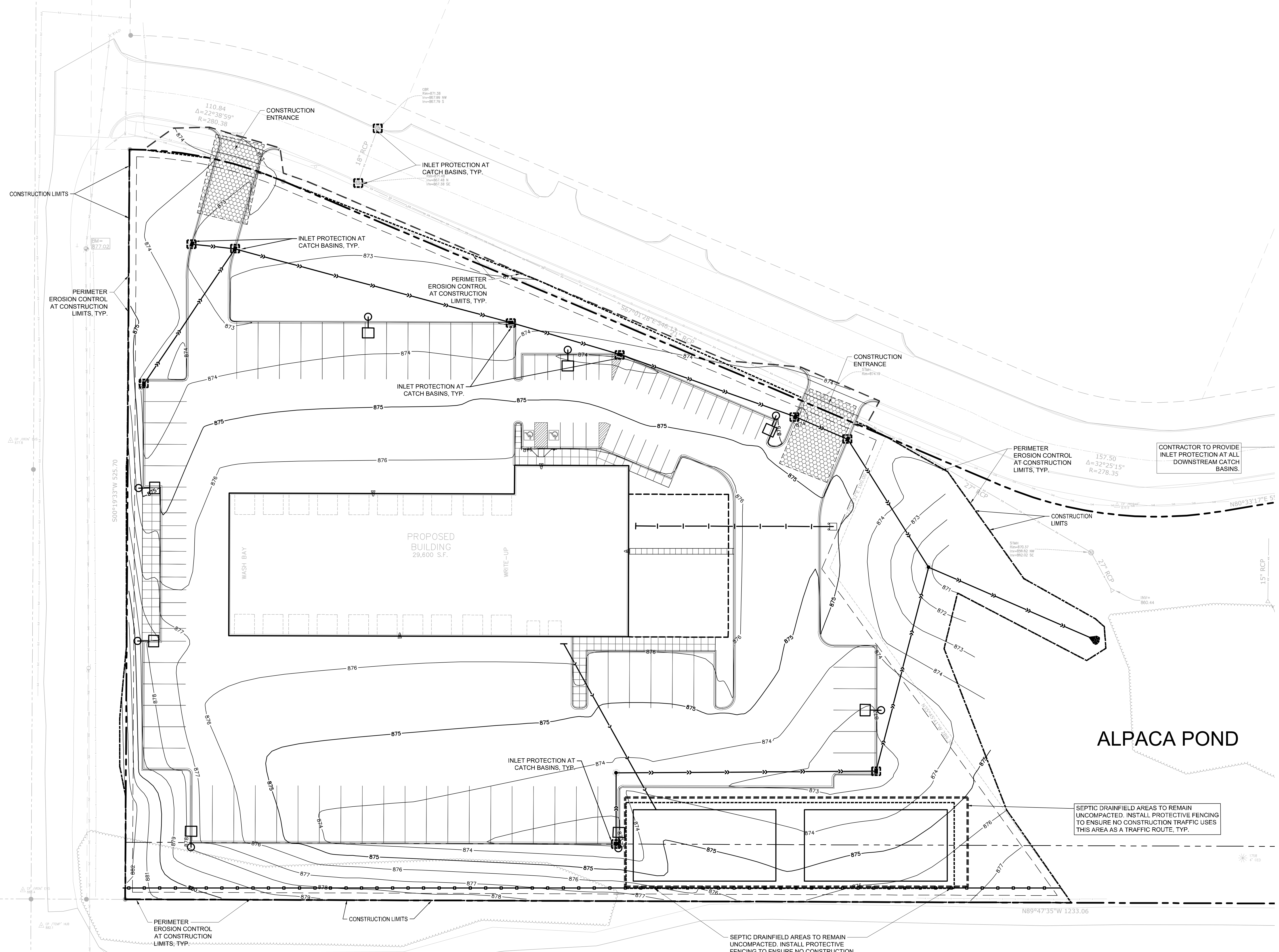
157.50
 $\Delta=32^{\circ}25'15''$
 $R=278.35$

PERIMETER EROSION CONTROL AT CONSTRUCTION LIMITS, TYP.

PERIMETER EROSION CONTROL AT CONSTRUCTION LIMITS, TYP.

500°19'33"W 325.70

N89°47'35"W 1233.06



ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

- SWPPP NOTES:**
1. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
 2. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
 3. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
 4. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

CITY OF RAMSEY EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

LEGEND:

	EX. 1' CONTOUR ELEVATION INTERVAL
	1.0' CONTOUR ELEVATION INTERVAL
	DRAINAGE ARROW
	SILT FENCE / BIOROLL - GRADING LIMIT
	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	EROSION CONTROL BLANKET

GOPHER STATE ONE CALL
 WWW.GOPHERSTATEONECALL.ORG
 (800) 252-1166 TOLL FREE
 (651) 454-0922 LOCAL

1" = 30'-0"
 15'-0" 0 30'-0"

LAZYDAYS OF MINNEAPOLIS

RIVERDALE DRIVE NW., RAMSEY, MN
LAZYDAYS OF MINNEAPOLIS
 8330 HIGHWAY 10 NW, ANOKA, MN 55303

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.

Matthew R. Pavek
 Matthew R. Pavek
 DATE: 07/09/18 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/09/18	CITY SUBMITTAL

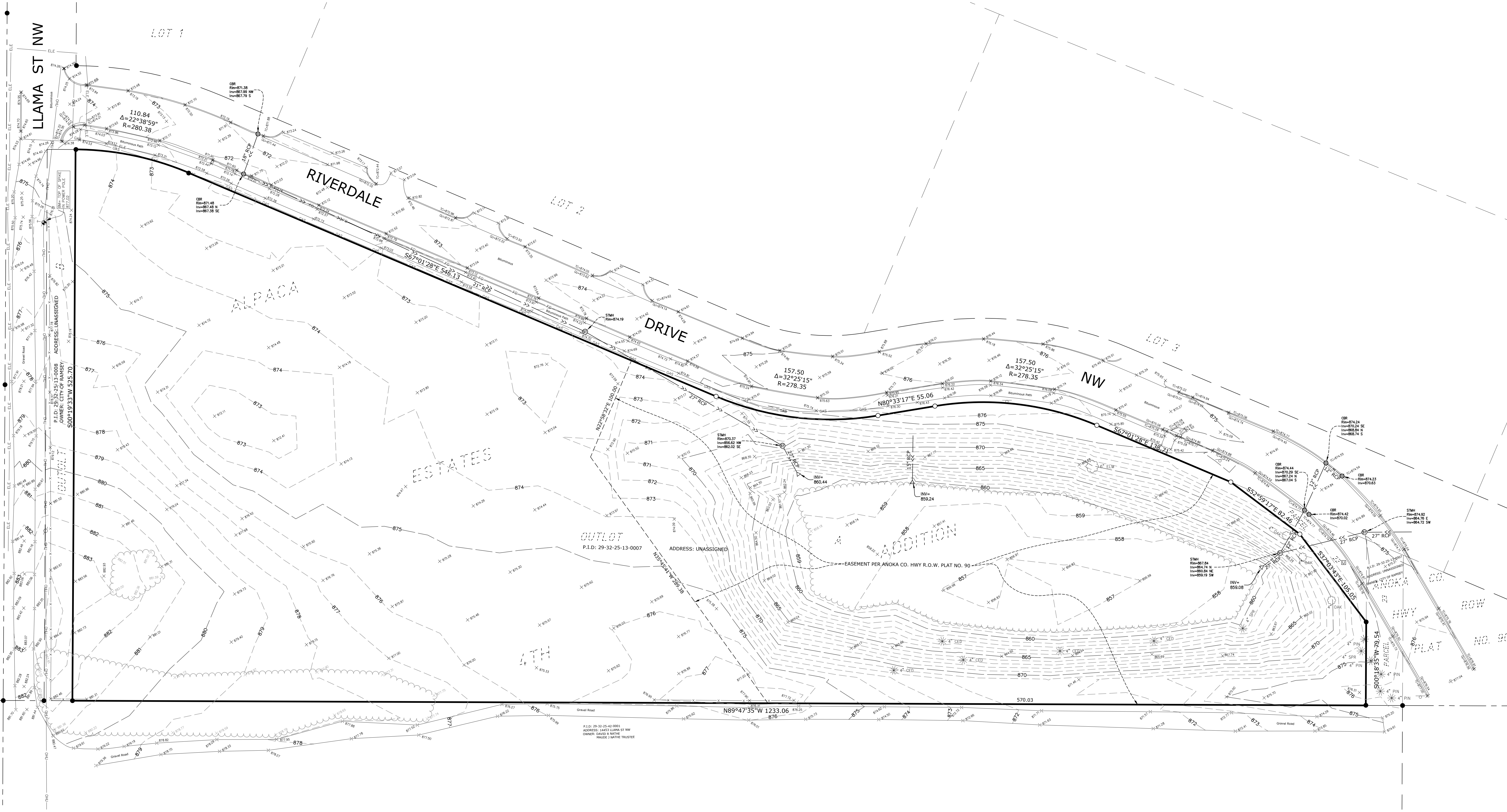
REVISION SUMMARY

DATE	DESCRIPTION
------	-------------

PROJECT NUMBER: 18213

SWPPP - PROPOSED CONDITIONS

SW1.1



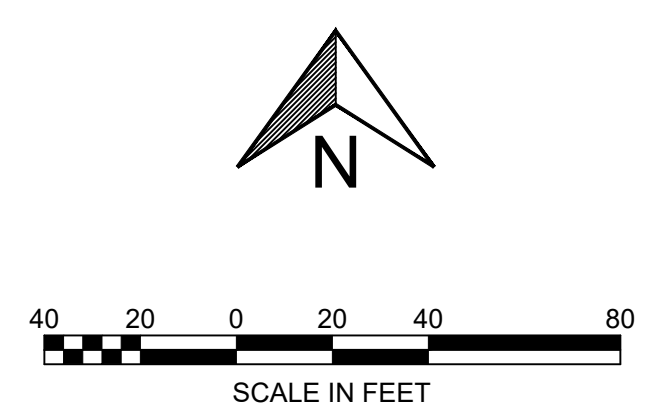
DESCRIPTION OF PROPERTY SURVEYED

Outlot A, ALPACA ESTATES 4TH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota
EXCEPT

Parcel 22, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 90.

General Survey Notes

- Bearings are based on the Anoka County Coordinate System (1996 Adjustment).
- Site Address: Unassigned.
- This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27003C0280E, effective date of December 16, 2015.
- The Gross land area is 408,916 +/- square feet or 9.387 +/- acres.
- We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Anoka County Online Property Map.



Linetype & Symbol Legend

FO	FIBER OPTIC	—	SIGN	□	AIR CONDITIONER
—	GAS	⊙	UTILITY MANHOLE	⊙	BOLLARD
—	WATERMAIN	⊙	SANITARY MANHOLE	⊙	ELECTRIC MANHOLE
—	SANITARY SEWER	⊙	STORM MANHOLE	⊙	FLAG POLE
—	STORM SEWER	⊙	CATCH BASIN	⊙	FLARED END SECTION
—	OVERHEAD UTILITIES	⊙	TELEPHONE BOX	⊙	GAS VALVE
—	TELEPHONE LINE	⊙	TELEPHONE MANHOLE	⊙	HANDICAP SYMBOL
—	ELECTRIC LINE	⊙	ELECTRIC TRANSFORMER	⊙	HYDRANT
—	CABLE LINE	⊙	TRAFFIC SIGNAL	⊙	WATER MANHOLE
—	CHAINLINK FENCING	⊙	CABLE TV BOX	⊙	WATER VALVE
—	CONCRETE SURFACE	⊙	ELECTRICAL METER	⊙	POWER POLE
—	PAVER SURFACE	⊙	GAS METER	⊙	GUY WIRE
—	BITUMINOUS SURFACE	⊙	FOUND IRON MONUMENT	⊙	CONFEROUS TREE
—	GRAVEL SURFACE	⊙	SET IRON MONUMENT	⊙	DECIDUOUS TREE
		⊙	CAST IRON MONUMENT		

Lazydays of Minneapolis

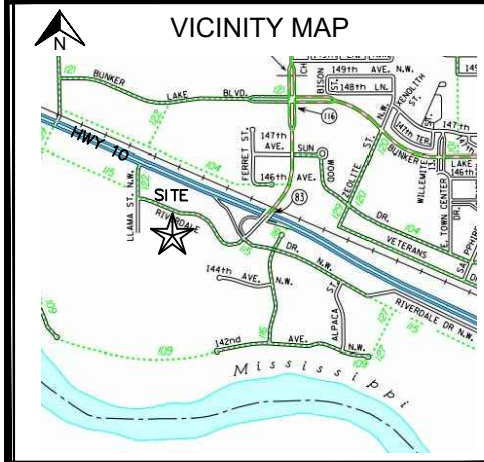
Ramsay, Anoka County, Minnesota

RJ Ryan Construction

1100 Mendota Heights Road - Mendota Heights, MN

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. STYNSTELLEN
DATE: 07/09/2018 LICENSE NO. 44566



REVISION SUMMARY

DATE	DESCRIPTION

BOUNDARY/
TOPOGRAPHIC
SURVEY
V1.0