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LEGAL DESCRIPTION

Outlot Q, Ramsey Town Center Addition, Anoka County, Minnesota.
 Tracts A, D and E, Registered Land Survey No. 241, Anoka County, Minnesota
 Torrens Property (Certificate of Title No. 135286)

NOTES

- This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by Chicago Title Insurance Company, Commitment No. 23987, dated October 4, 2017. The title commitment does not include all of the surveyed land, i.e. Tracts P and R, and West Town Center Drive.
- The locations of underground utilities are depicted based on information from Gopher State One Call system for a "Boundary Survey locate". The information was provided by a combination of available maps, proposed plans or city records and field locations which may not be exact. Verify all utilities critical to construction or design.
- The basis of bearings is assumed.
- All distances are in feet.
- The approximate area of surveyed property is 10.3 acres.
- Benchmark 1: MnDOT monument 0202 B located at the northeast corner of Trunk Highway 10 and County Road 56/Ramsey Boulevard, approximately 2/3 miles southeast of surveyed property, has an elevation of 865.02 feet NAVD 88.
- Benchmark 2: Top Nut of Hydrant located at the northeast corner of Sunwood Drive and Zeolite Street NW has an elevation of 875.26 feet NAVD 88.
- Utilities are depicted according to ASCE Quality Level C - Surveying visible above ground utility features and correlating this information with as-built records.
- Lidar contours were provided by the Minnesota Geospatial Information Office.

LEGEND

- IRON MONUMENT FOUND
- ⊗ WATER VALVE
- ⊠ FIBER OPTIC VAULT
- ⊞ TRANSFORMER
- ⊙ LIGHT POLE
- ⊕ SANITARY MANHOLE
- ⊖ MISC. SIGN
- ⊗ STREET SIGN
- ⊘ STORM MANHOLE
- ⊙ CATCH BASIN
- ⊙ HYDRANT
- (R) PER RECORD PLAN
- ⊙ 869.29 SPOT ELEVATION
- SANITARY SEWER
- GAS
- UNDERGROUND ELECTRIC
- WATERMAIN
- STORM SEWER
- EDGE OF BRUSH/TREES
- CONCRETE
- BITUMINOUS TRAIL
- NOT INCLUDED IN TITLE COMMITMENT
- 867 CONTOUR—ALLIANT
- 868 CONTOUR—MNGEO LIDAR

REVISION SUMMARY

DATE	DESCRIPTION
1/15/18	SITE PLAN SUBMITTAL R1

SITE SURVEY

C0.1

1/9/18 Labeled "Raw Water" per city comments
 1/18 Added Lidar contours and title commitment legal description
 12/6/17 Added Utility Quality Level note and Outlot P
 12/1/17 Revised East Town Center Drive to Center Street

ALLIANT
ENGINEERING

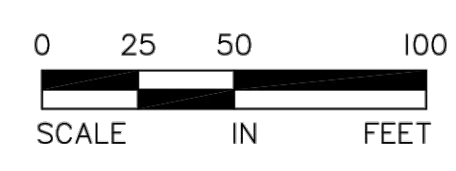
233 Park Ave S, Ste 300
 Minneapolis, MN 55415
 612.758.3080 MAIN
 612.758.3099 FAX
 www.alliant-inc.com

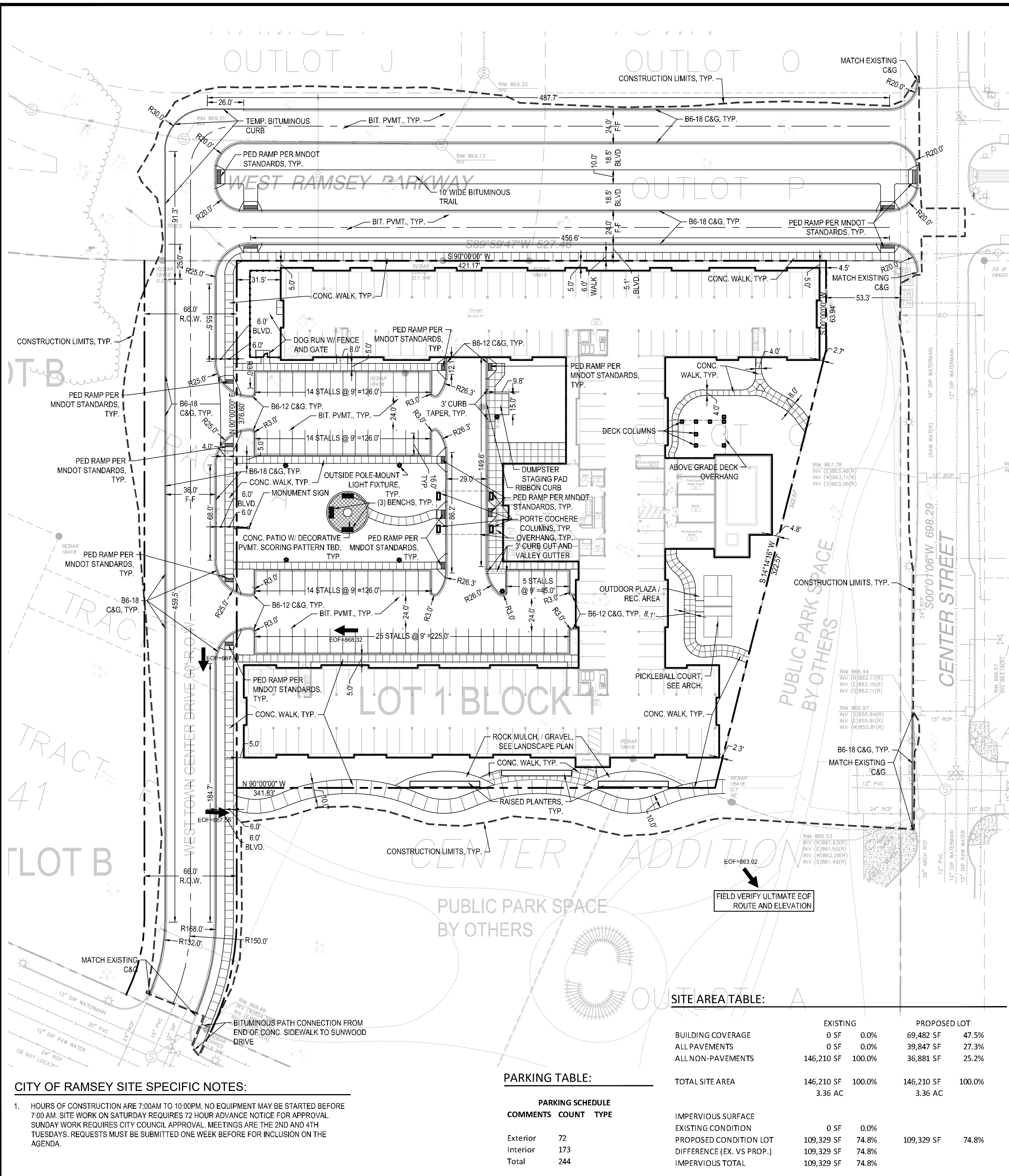
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

DENNIS B. OLMSTEAD
 Print Name
FOR REVIEW
 Signature
 Date _____ License Number _____

AFFINITY AT RAMSEY TOWN CENTER
 ADDRESS NOT ASSIGNED
 RAMSEY, MINNESOTA

DRAWN BY	DPE
CHECKED BY	DBO
DATE ISSUED	10/20/17
SCALE	1"=50'
JOB NO.	170155
FIELD CREW	EL





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 LOCATIONAL 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 STRIPPING 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.

COR 1 ZONING TABLE:

COR1 Development Standards						
	Arterial Street	Destination Street	Parkway	Connector Street	Downtown Street	Local Street
Minimum lot size	None	None	None	None	None	None
Minimum lot width	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Minimum lot depth	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet
Allowable residential density in dwelling units per acre ⁽¹⁾	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC
Minimum floor area ratio (FAR) for nonresidential uses/vertically mixed buildings/sites	.75	.75	.75	.75	.75	.75
Build to Line						
Front yard ⁽²⁾	30 feet as measured from building front to right-of-way ⁽³⁾⁽⁴⁾ (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way ⁽³⁾⁽⁴⁾ (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way ⁽³⁾⁽⁴⁾ (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way ⁽³⁾⁽⁴⁾ (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way ⁽³⁾⁽⁴⁾ (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way ⁽³⁾⁽⁴⁾ (60% of front facade w/in max.)
Side yard	no req.	no req.	no req.	no req.	no req.	no req.
Rear yard	no req.	no req.	no req.	no req.	no req.	no req.
Driveway length (minimum)	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units
Building height (min. - max.)	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.
Planter Style	N/A	Planter Bed	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing (on center)	N/A	35 feet	35 feet	35 feet	35 feet	35 feet
Boulevard Width	N/A	6 feet	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	10 feet	6 feet	10 feet	10 feet	10 feet

SITE PLAN LEGEND:

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

CITY OF RAMSEY SITE SPECIFIC NOTES:

- HOURS OF CONSTRUCTION ARE 7:00AM TO 10:00PM. NO EQUIPMENT MAY BE STARTED BEFORE 7:00 AM. SITE WORK ON SATURDAY REQUIRES 72 HOUR ADVANCE NOTICE FOR APPROVAL. SUNDAY WORK REQUIRES CITY COUNCIL APPROVAL. MEETINGS ARE THE 2ND AND 4TH TUESDAYS. REQUESTS MUST BE SUBMITTED ONE WEEK BEFORE FOR INCLUSION ON THE AGENDA.

PARKING TABLE:

COMMENTS	COUNT	TYPE
Exterior	72	
Interior	173	
Total	244	

SITE AREA TABLE:

	EXISTING	PROPOSED LOT
BUILDING COVERAGE	0 SF 0.0%	69,482 SF 47.5%
ALL PAVEMENTS	0 SF 0.0%	39,847 SF 27.3%
ALL NON-PAVEMENTS	146,210 SF 100.0%	36,881 SF 25.2%
TOTAL SITE AREA	146,210 SF 3.36 AC	146,210 SF 3.36 AC
IMPERVIOUS SURFACE	0 SF 0.0%	109,329 SF 74.8%
EXISTING CONDITION	0 SF 0.0%	109,329 SF 74.8%
PROPOSED CONDITION LOT DIFFERENCE (EX. VS PROP.)	109,329 SF 74.8%	109,329 SF 74.8%
IMPERVIOUS TOTAL	109,329 SF 74.8%	109,329 SF 74.8%

AFFINITY AT RAMSEY
RAMSEY, MN 55003
INLAND GROUP
120 W. CATALDO AVE. SUITE 100, SPOKANE, WA 99201

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.

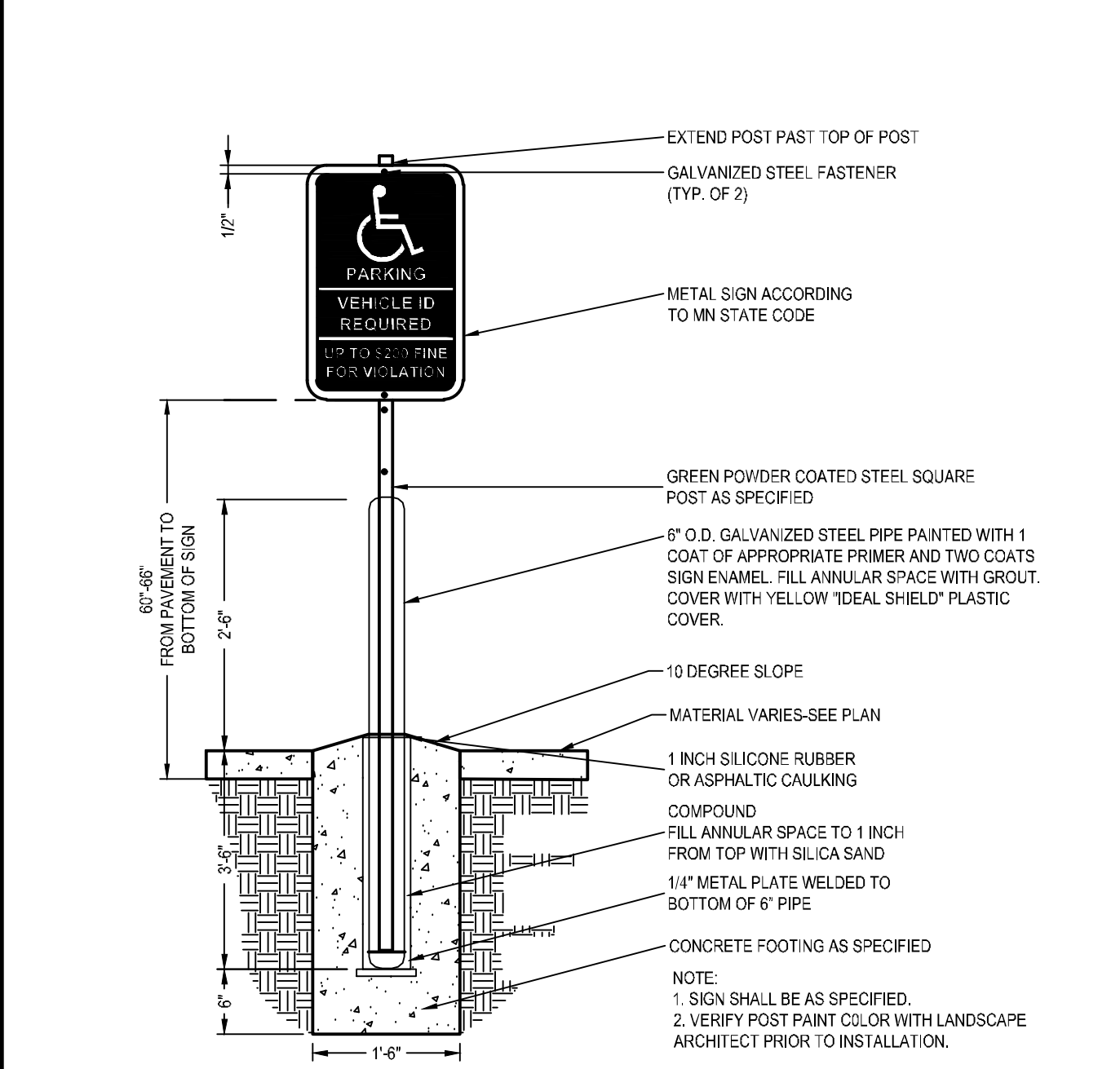
Matthew R. Pavek
Matthew R. Pavek
DATE 12/06/17 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

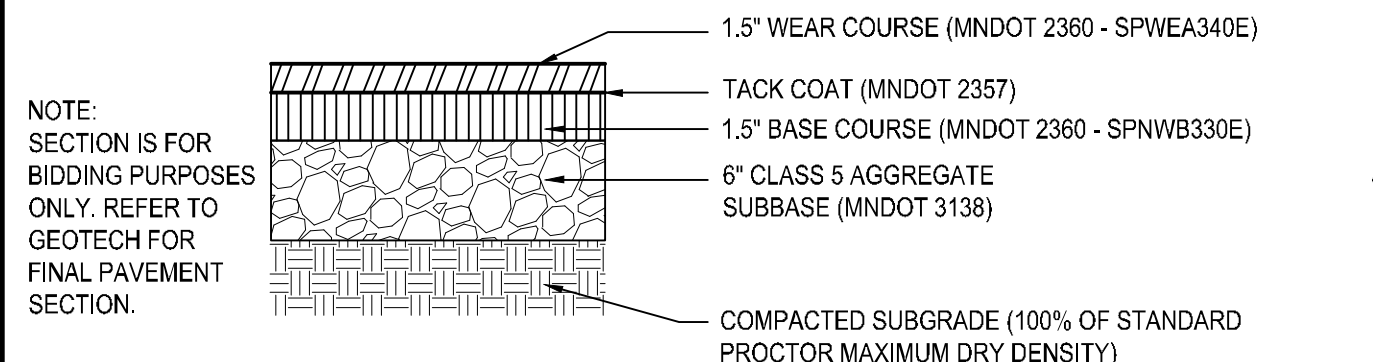
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1/15/18	SITE PLAN SUBMITTAL R1

REVISION SUMMARY

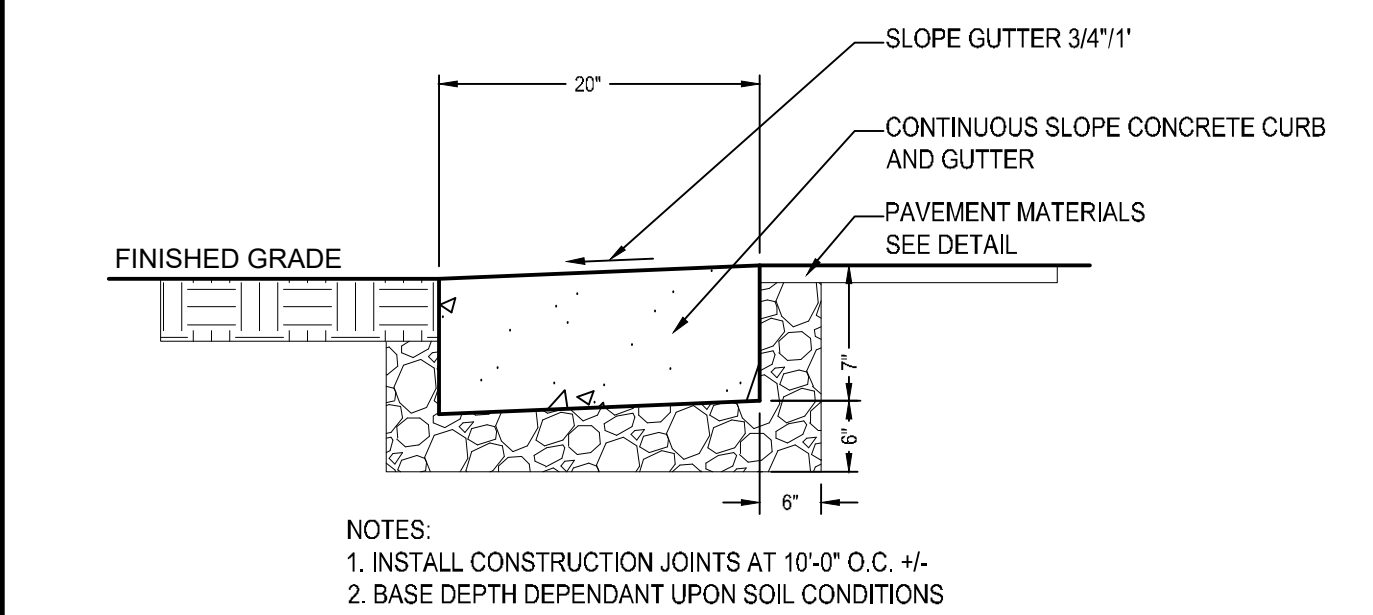
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1/15/18	SITE PLAN SUBMITTAL R1



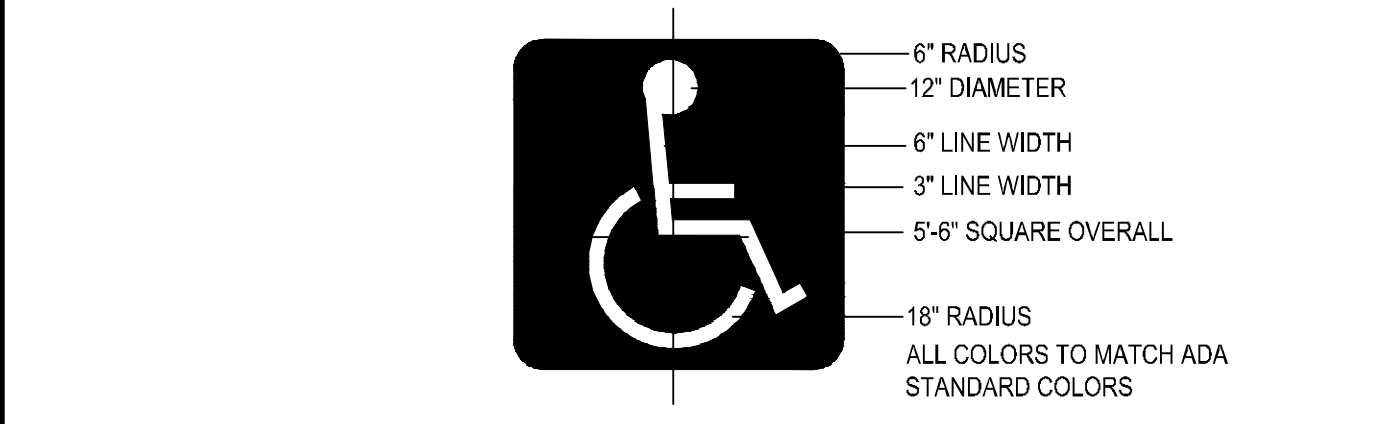
1 ACCESSIBLE SIGN AND POST
NTS



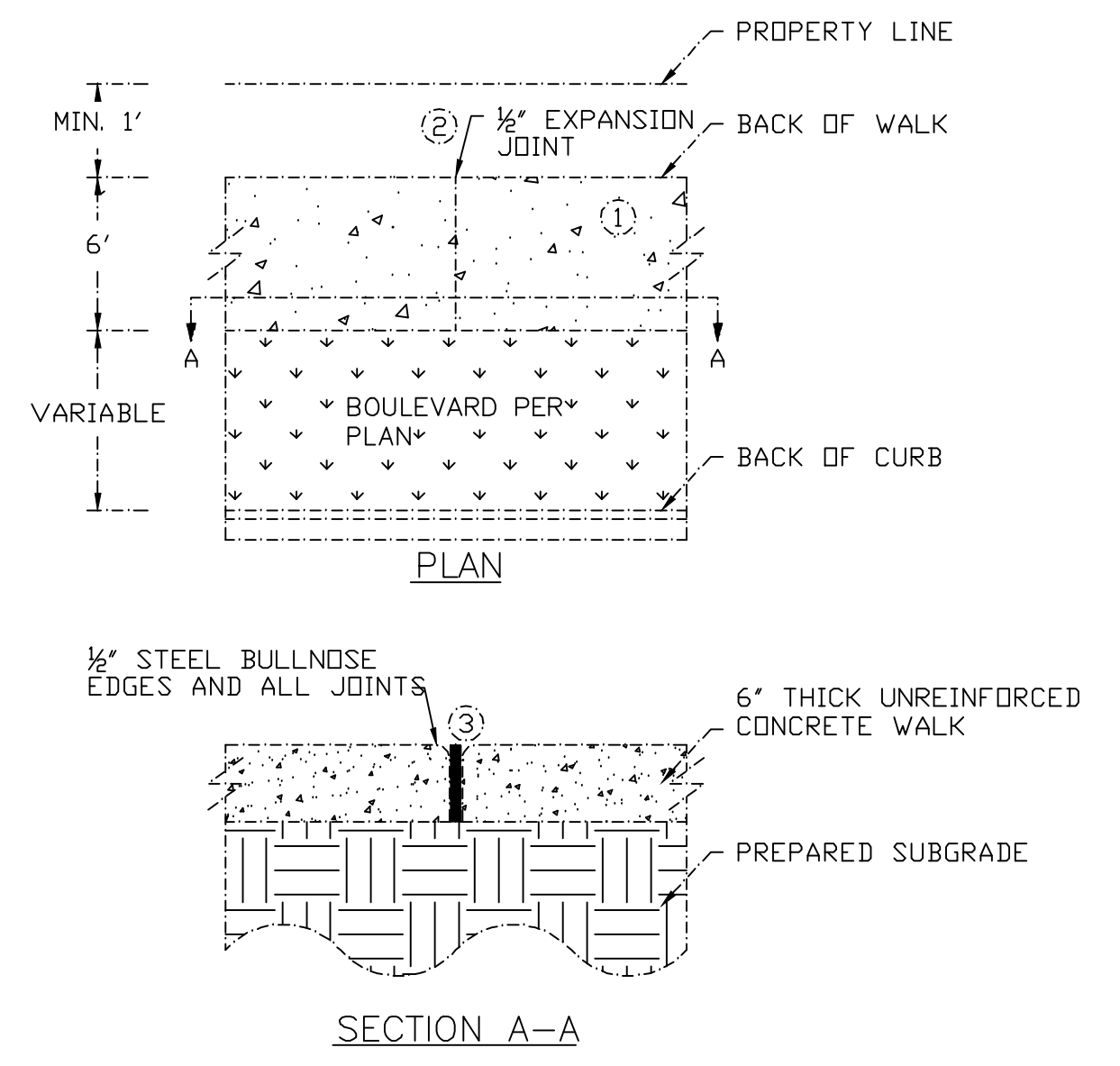
2 LIGHT DUTY BITUMINOUS PAVEMENT
NTS



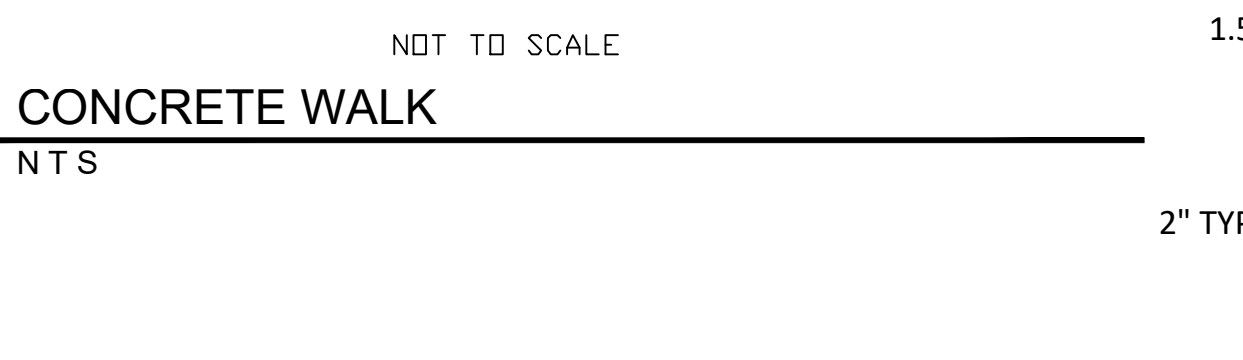
3 RIBBON CURB
NTS



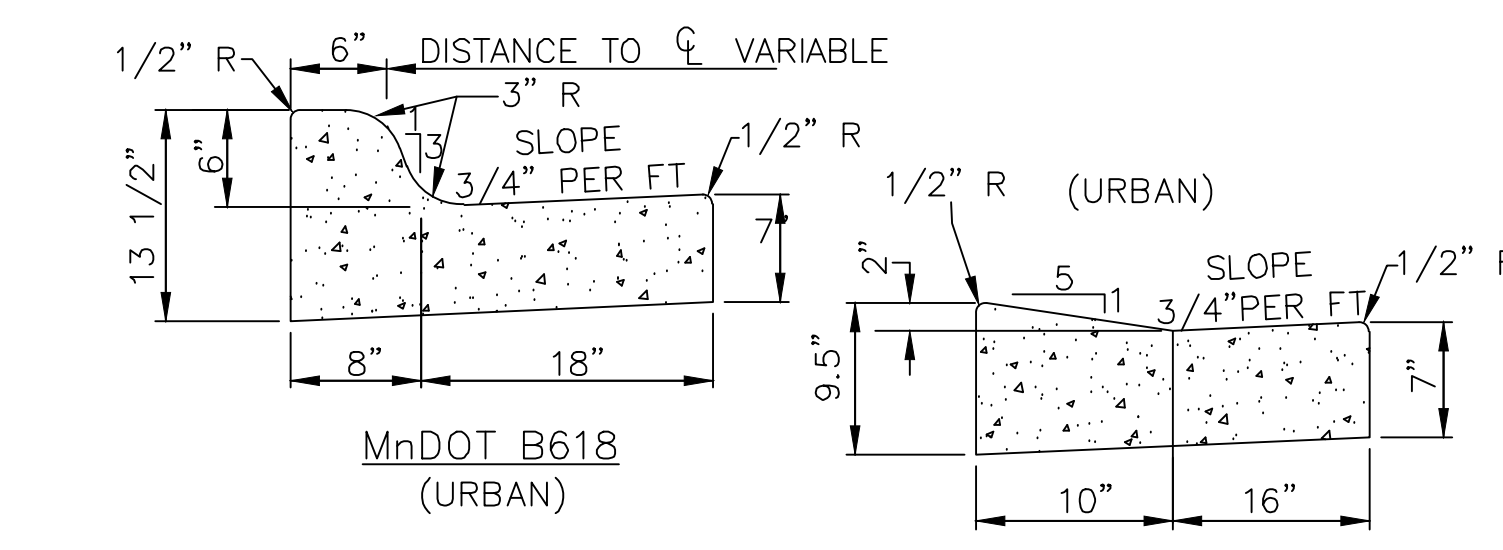
4 ACCESSIBLE PARKING PAVEMENT MARKING
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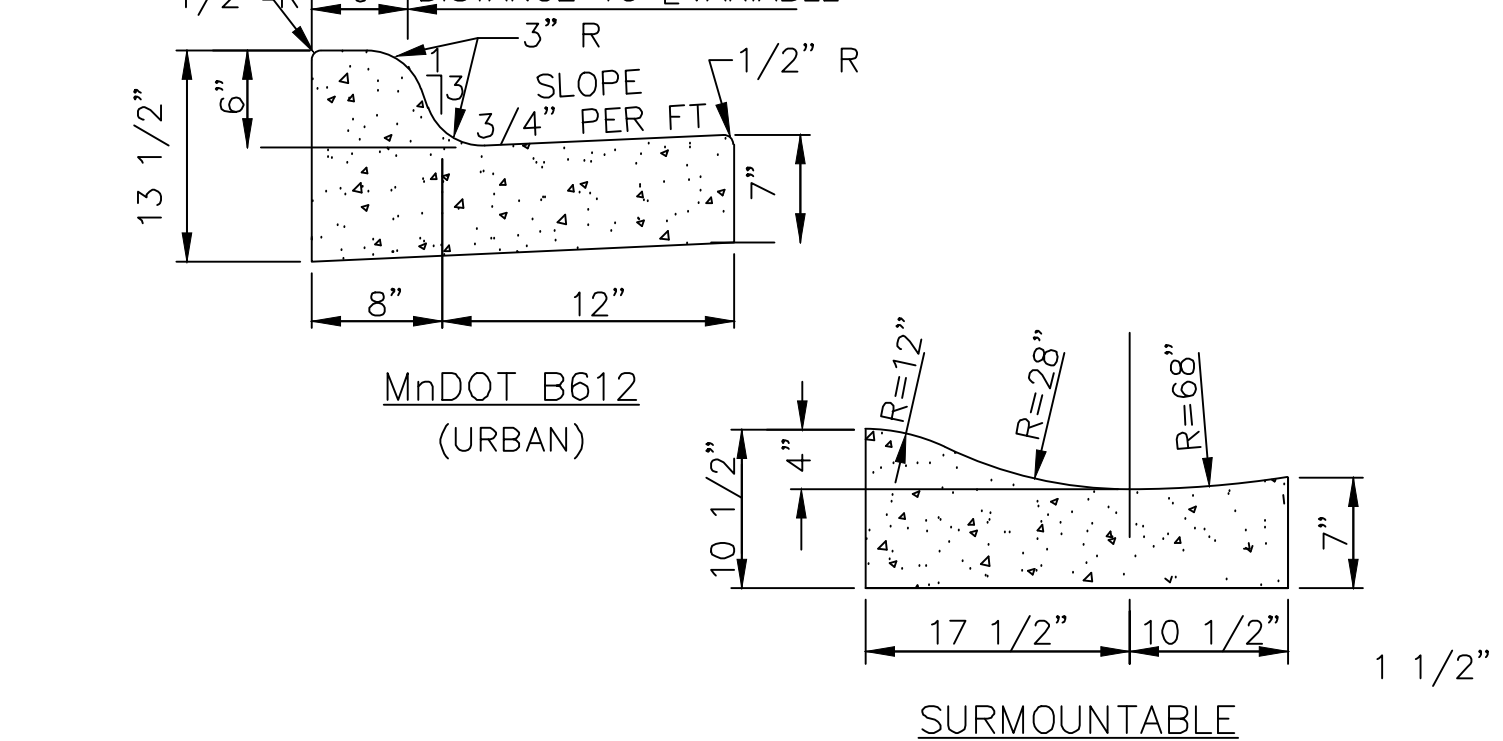
5 CONCRETE WALK
NTS



6 CURB AND GUTTER
NTS



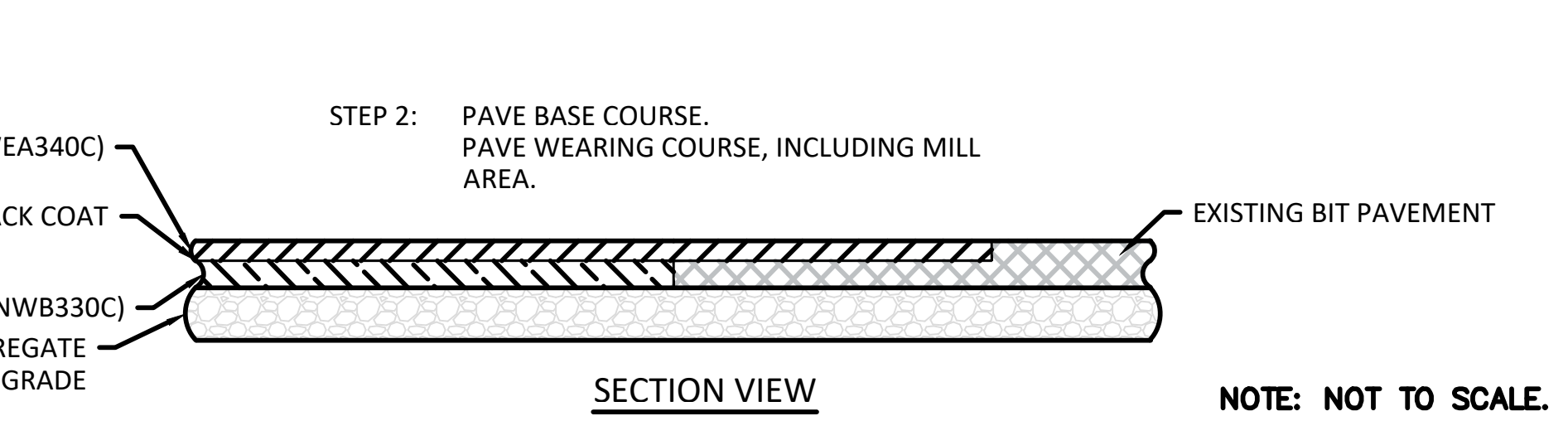
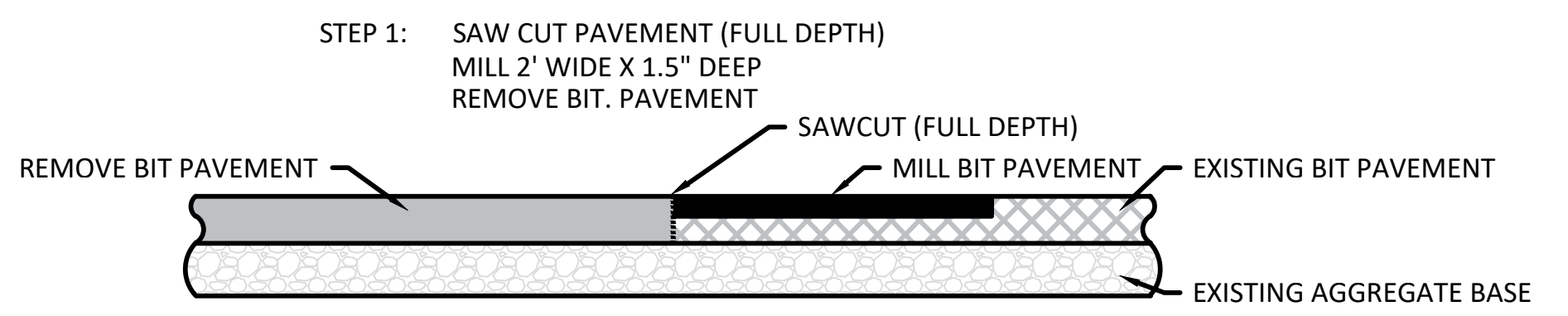
7 STREET TIE-IN
NTS



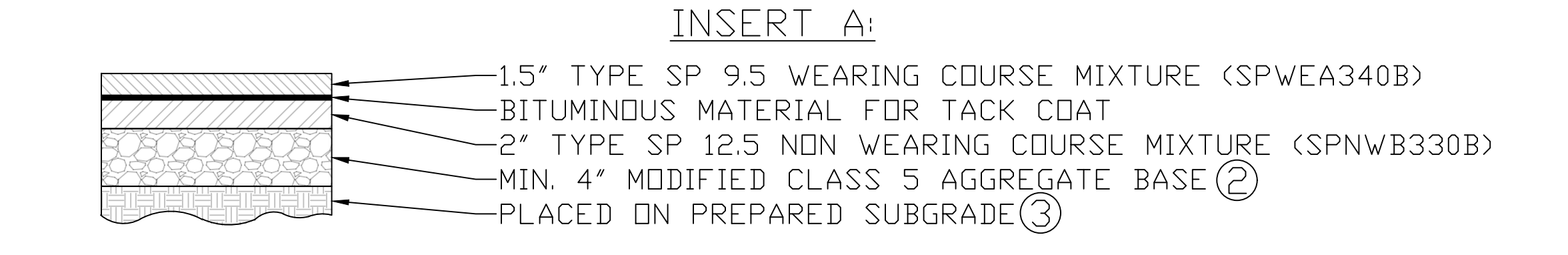
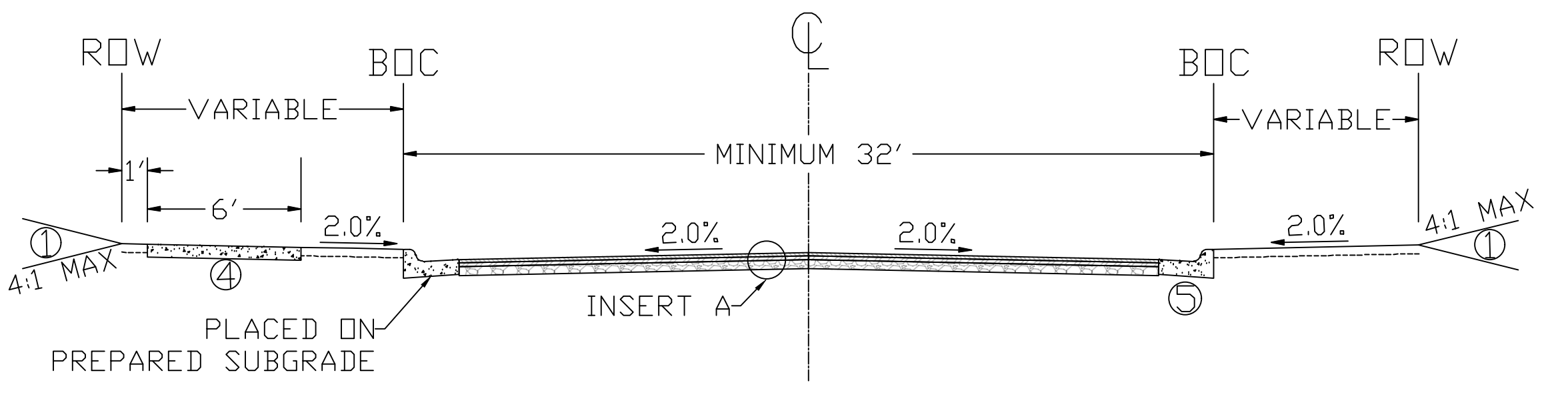
8 STREET SECTION
NTS

NOTES:

1. BITUMINOUS SHALL BE SAWCUT AND REMOVED
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHANICALLY COMPACTED.
3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.



7 STREET TIE-IN
NTS



REFERENCE NOTES:

1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4\"/>
- 2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
- 3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.
- 4. ALL SIDEWALKS SHALL BE 6\"/>
- 5. CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

NOTE: NOT TO SCALE

AFFINITY AT RAMSEY
RAMSEY, MN 55003
INLAND GROUP
120 W. CATALDO AVE. SUITE 100, SPOKANE, WA 99201

PROJECT

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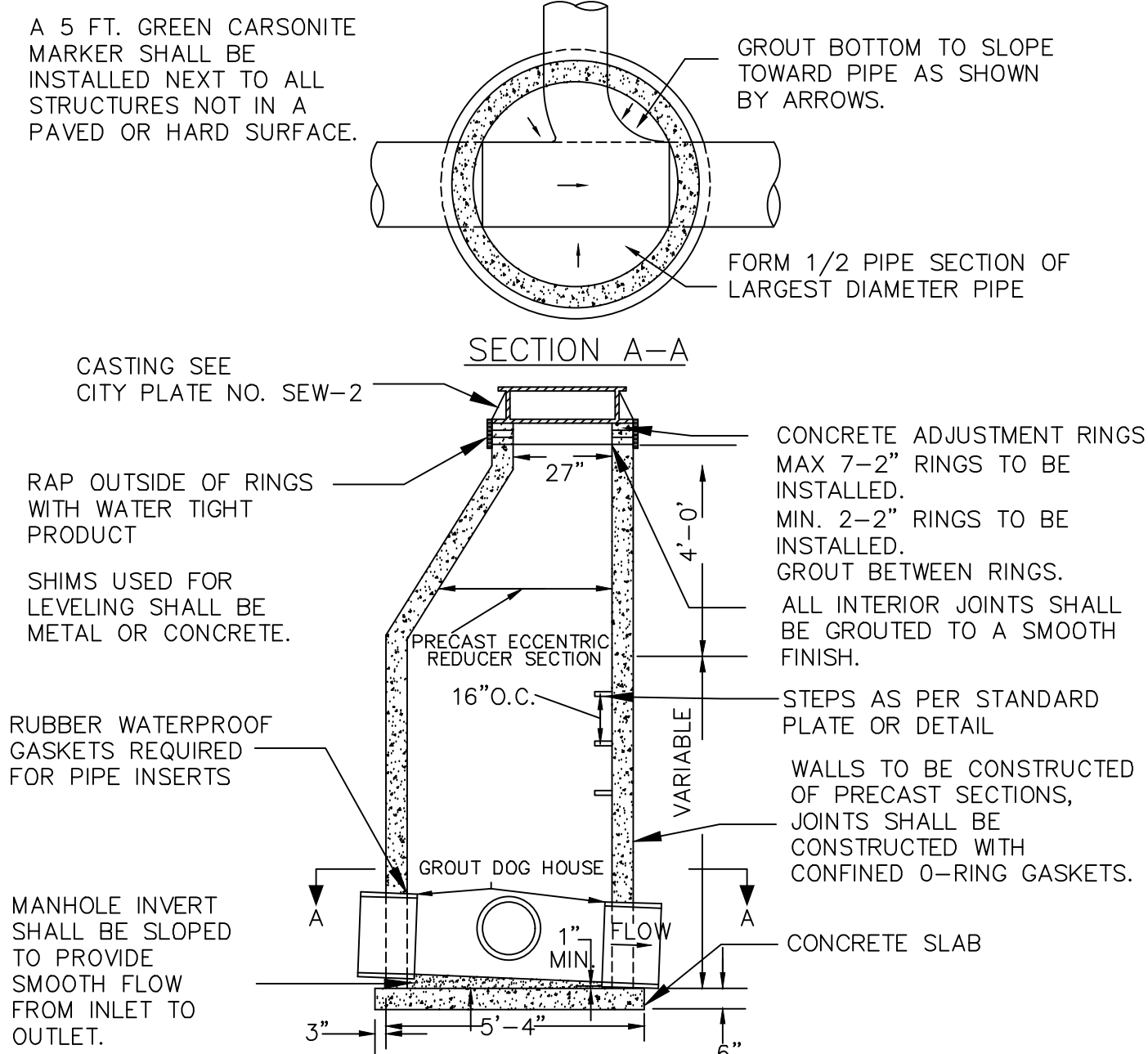
Matthew R. Pavek
Matthew R. Pavek
DATE 12/06/17 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL
REVISION SUMMARY	
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PROJECT NO.: 17226

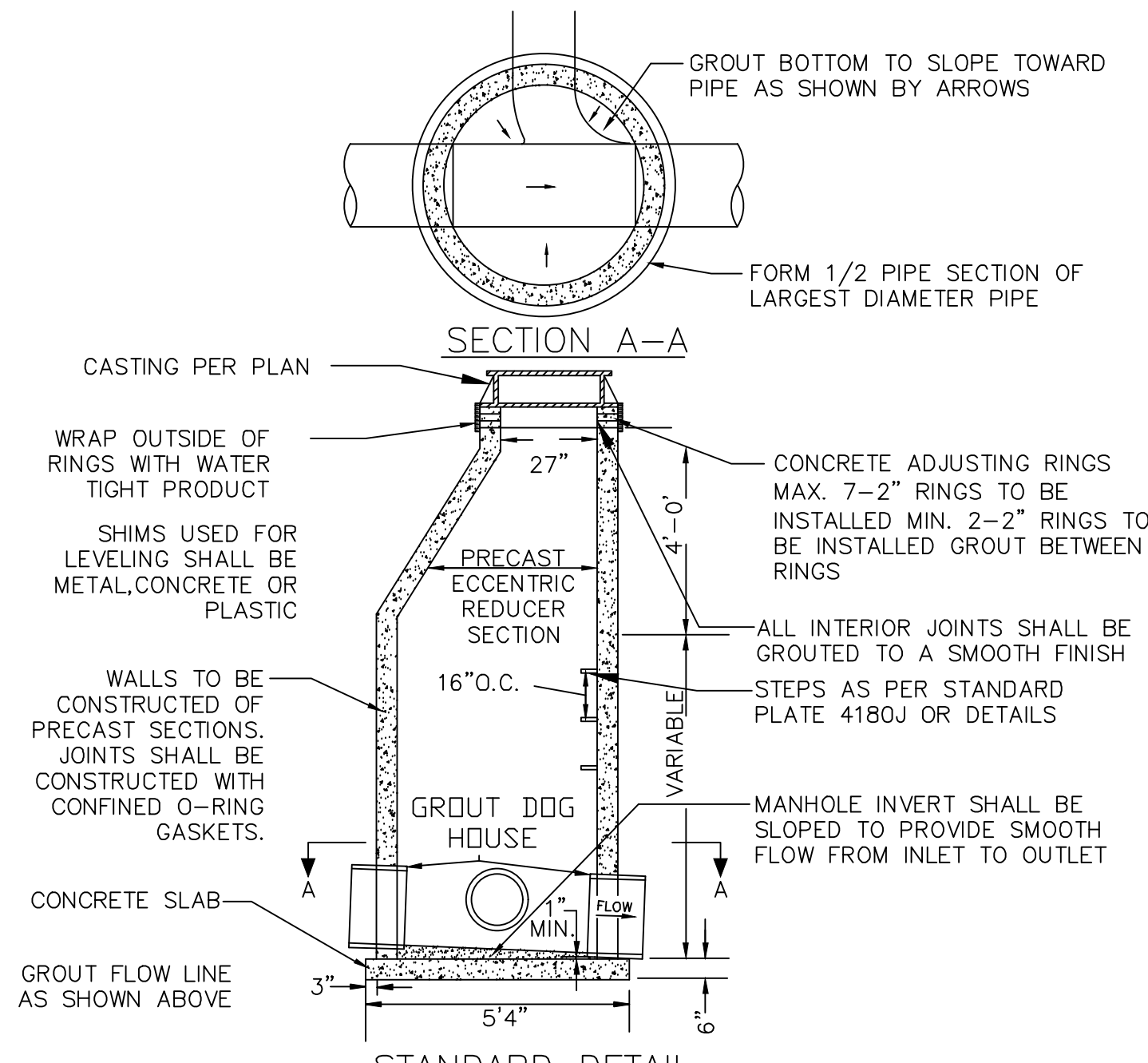
CIVIL DETAILS

C5.0



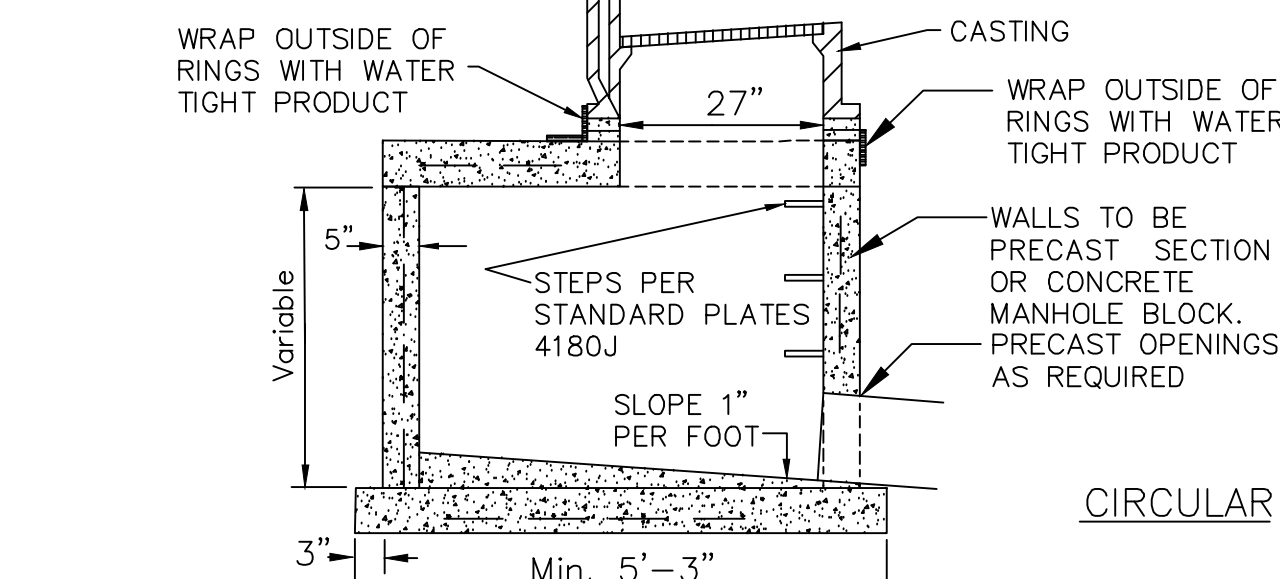
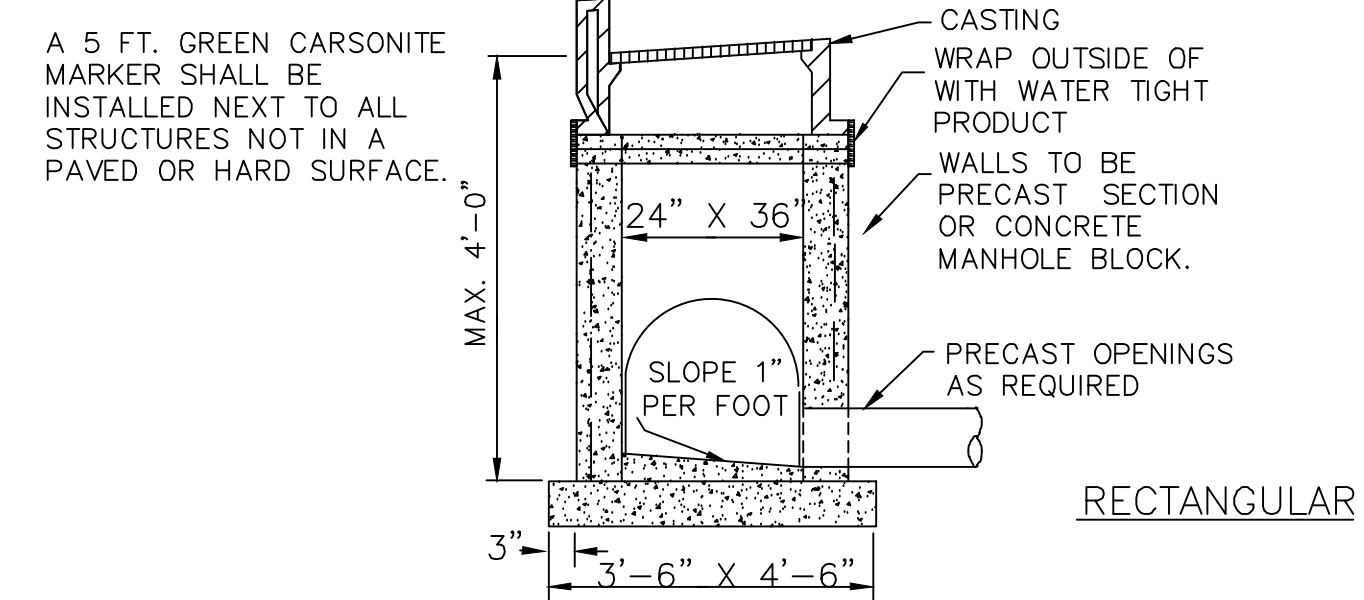
- NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
 2. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
 3. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 8 FT. OF DEPTH BEYOND 14 FT.
 4. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP.
 5. ALL INVERTS TO BE 0.10' ABOVE OUTLET.

1 SANITARY SEWER MANHOLE
NTS



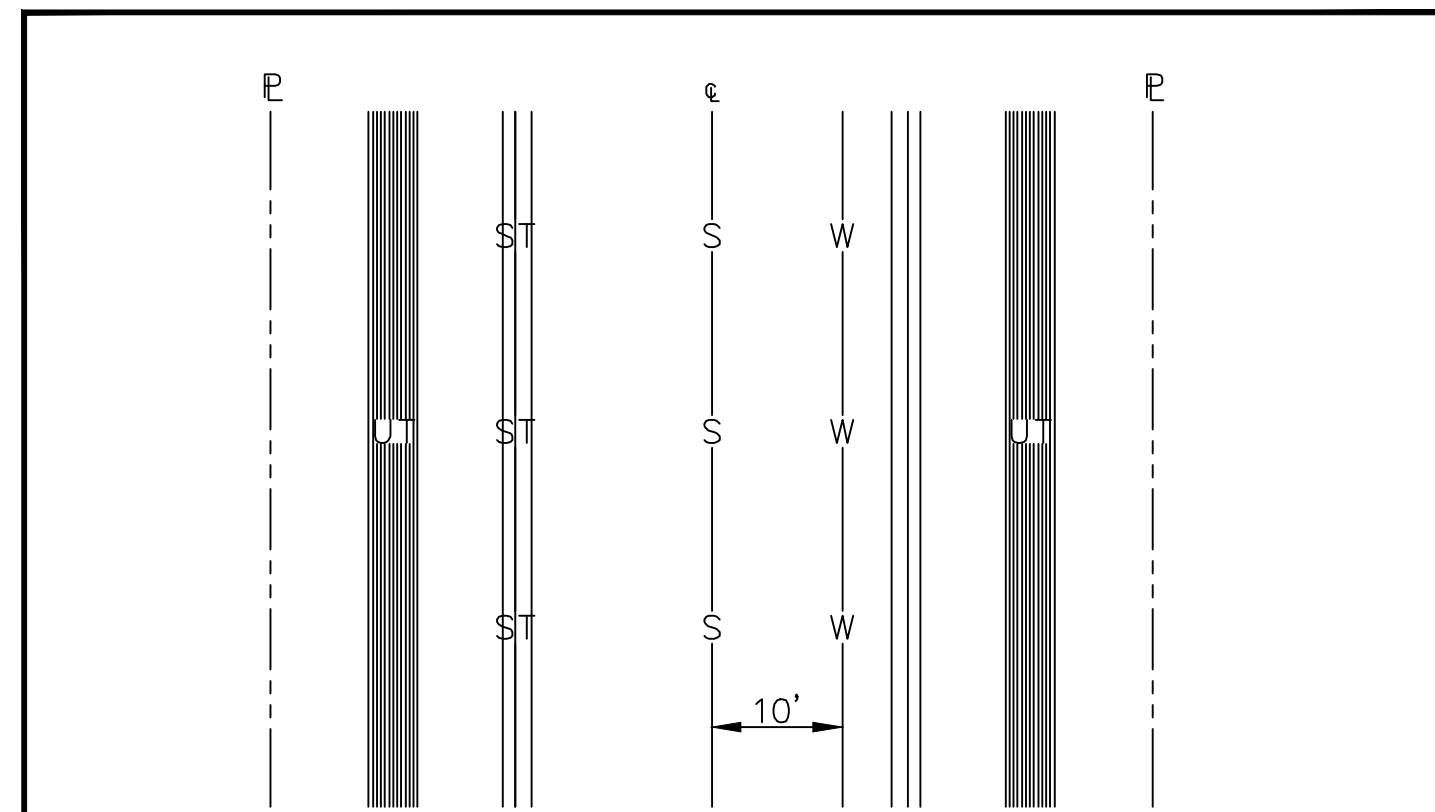
- NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
 2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
 3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
 4. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
 5. CONDUCTIVITY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

2 STORM SEWER MANHOLE
NTS



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

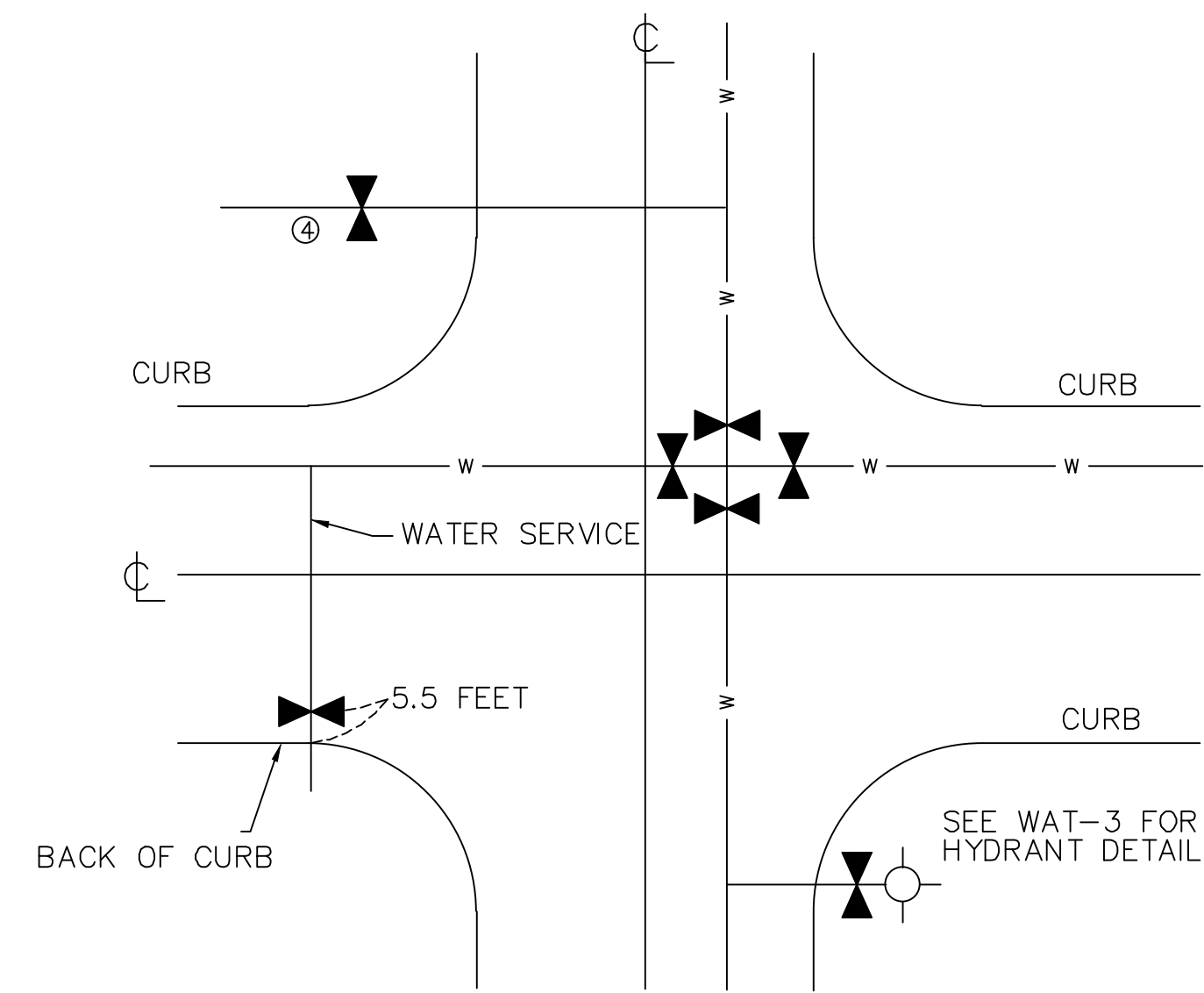
4 CATCH BASIN
NTS



- NOTES:
1. WATERMAIN SHALL BE LOCATED NORTH & EAST OF CENTERLINE
 2. UTILITY TRENCH SHALL BE A COMMON BURY FOR ELECTRIC, GAS, COMMUNICATIONS & CABLE TV.
 3. THE COMMON BURY TRENCH SHALL BE LOCATED IN THE CENTER OF THE BOULEVARD BETWEEN BACK OF CURB & PROPERTY LINE.
 4. STORM SEWER SHALL BE LOCATED BENEATH THE CURB ON THE STREET SIDE OPPOSITE TO THE WATERMAIN.
 5. SEE DETAILS FOR MINIMUM DEPTH LOCATIONS.

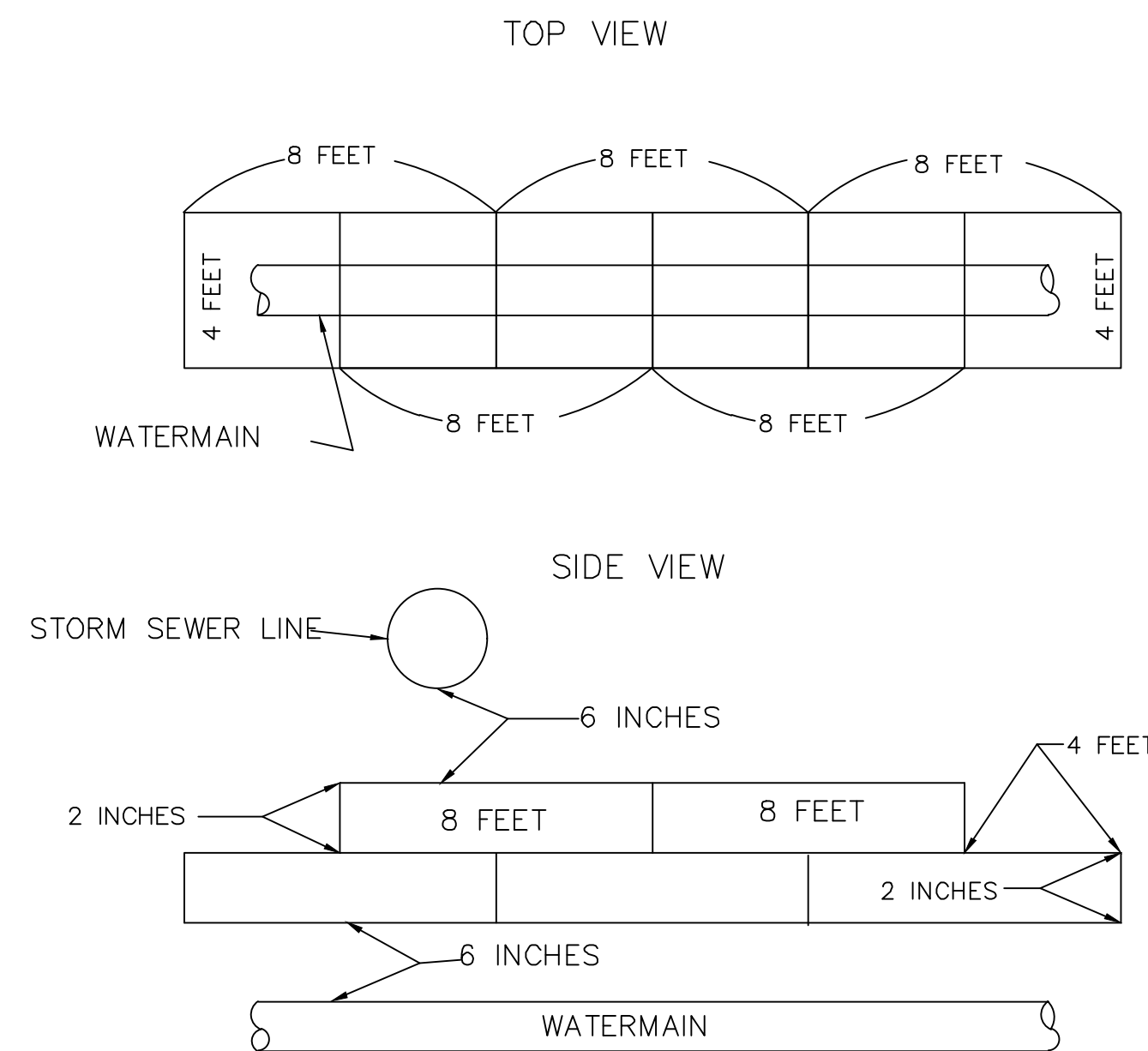
APPROVED		STANDARD DETAILS	
DATE		UTILITY LOCATIONS	
7-96		CITY PLATE No.	
		UTL-1	

5 TYPICAL UTILITY LOCATIONS
NTS



- NOTES:
1. VALVES TO BE CLUSTERED AT CROSS ON THE TEE BY PLACING IMMEDIATELY ADJACENT TO FITTINGS.
 2. WATERMAIN TO BE LOCATED ON NORTH AND EAST SIDES OF STREET 10 FEET FROM CENTERLINE.
 3. ALL SERVICE VALVES IN ROAD WAY SHALL BE 5.5 FEET FROM BACK OF CONCRETE CURB.
 4. ALL VALVES NOT IN BITUMINOUS PAVEMENT SHALL BE MARKED WITH A BLUE 5 FOOT CARSONITE MARKER.

3 WATERMAIN VALVE CONNECTION
NTS



- NOTES:
- 1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
 - 2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
 - 3) JOINTS WILL BE OVERLAPPED BY 4 FEET
 - 4) POLYSTYRENE INSULATION OR APPROVED EQUAL

6 UTILITY INSULATION
NTS

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CIVIL DETAILS

SITE NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR A COMPLETE AND FUNCTIONAL ELECTRICAL SYSTEM.
2. MATERIALS AND INSTALLATION SHALL COMPLY WITH CODES, UTILITY REQUIREMENTS, LAWS AND ORDINANCES OF FEDERAL, STATE, OSHA AND LOCAL GOVERNING BODIES HAVING JURISDICTION.
3. THE CONTRACTOR SHALL COMPLY WITH ALL CODES AND STANDARDS APPLICABLE TO THIS PROJECT THAT ARE LISTED BUT NOT LIMITED TO: NEC, NFPA, NEMA, ANSI, IES, IEEE, NFPA LIFE SAFETY 101, ASHRAE 90.1, IECC ENERGY CODE AND IBC BUILDING CODE.
4. PRIOR TO ANY DIGGING, TRENCHING, ETC. CONTACT ALL LOCAL UTILITY COMPANIES AND MUNICIPALITIES AND CONFIRM EXACT LOCATIONS OF ALL EXISTING UTILITIES.
5. MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY UL OR ANOTHER NATIONALLY RECOGNIZED TESTING LABORATORY.
6. ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC SHALL BE NEW, UNLESS SPECIFICALLY NOTED AS EXISTING TO BE REUSED.
7. ALL MATERIALS AND EQUIPMENT SHALL BE STORED, HANDLED, ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, CONDITIONED AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS AND RECOMMENDATIONS.
8. COORDINATE THE UTILITY COMPANY SERVICE FEEDS AND INSTALLATION.
9. ALL POLE FIXTURES TO BE LOCATED 4' AWAY FROM EDGE OF CURB.
10. ALL EXTERIOR LIGHT FIXTURES TO BE CONNECTED TO A COMMON EQUIPMENT GROUND. USE #8, TYPE THWN.
11. ALL CIRCUIT TO BE PLACED IN 1" CONDUITS UNLESS OTHERWISE NOTED. CIRCUIT TO USE COPPER WIRE, TYPE THWN.
12. THE CONTROLLING LIGHTING CONTRACTORS SHALL BE MOUNTED INSIDE THE BUILDING WITH TIME-CLOCK CONTROL & REMOTE PHOTOCELLS LOCATED ON THE EXTERIOR SIDE OF THE BUILDING WALL. INSTALL PHOTOCELLS AT LOCATIONS WHERE BUILDING OR OTHER OBSTRUCTIONS WILL NOT INTERFERE WITH THEIR PROPER OPERATION. FINAL BRANCH CIRCUIT SUPPLY CONNECTIONS WILL BE PROVIDED BY THE BUILDING ELECTRICAL CONTRACTORS.
13. MIN. BURIAL DEPTH FOR THE LIGHTING CIRCUIT SHALL BE 24". A SLIGHT DECREASE IN DEPTH IS ALLOWED WITHIN 10' OF THE POLES.
14. VERIFY CONSTRUCTION AREAS ON OTHER SITE PLANS FOR POTENTIAL OBSTACLES AND CONSTRUCTION LIMITS.

ELECTRIC GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL ELECTRICAL CODES.
2. ENERGY CODE WILL BE IN ACCORDANCE WITH ASHRAE 90.1 2010.
3. COORDINATE WORK WITH ALL OTHER TRADES.
4. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. ALL WIRING SHALL BE INSTALLED IN APPROVED RACEWAYS.
6. ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED AT ALL LOCATIONS.
7. ALL MEASUREMENTS TO TOP OF BOX. RECEPTACLES SHALL BE 20" A.F.F. SWITCHES SHALL BE 48" A.F.F.
8. GFI PROTECT ALL RECEPTACLES WITHIN 6' OF EVERY SINK.

LIGHTING FIXTURE SCHEDULE

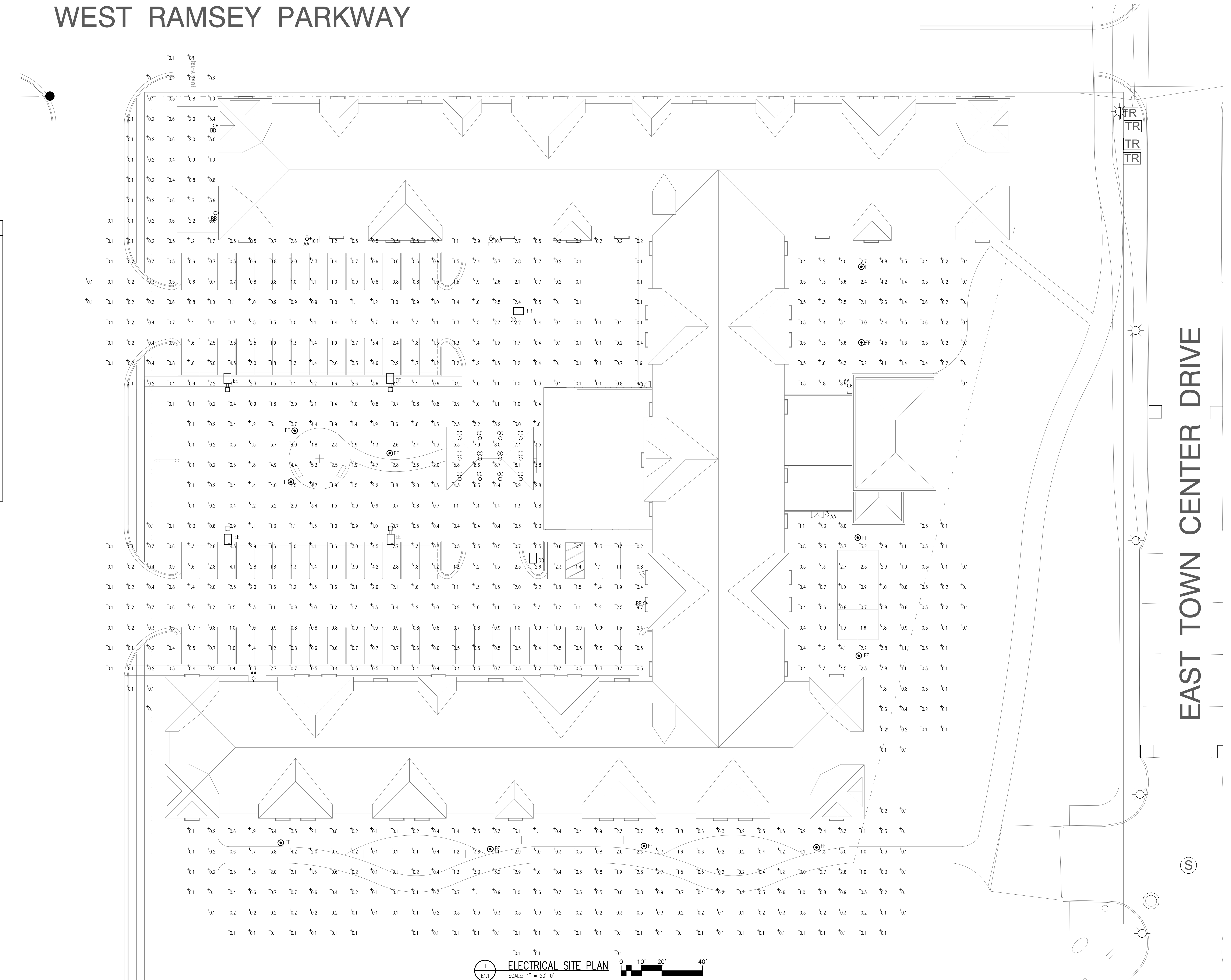
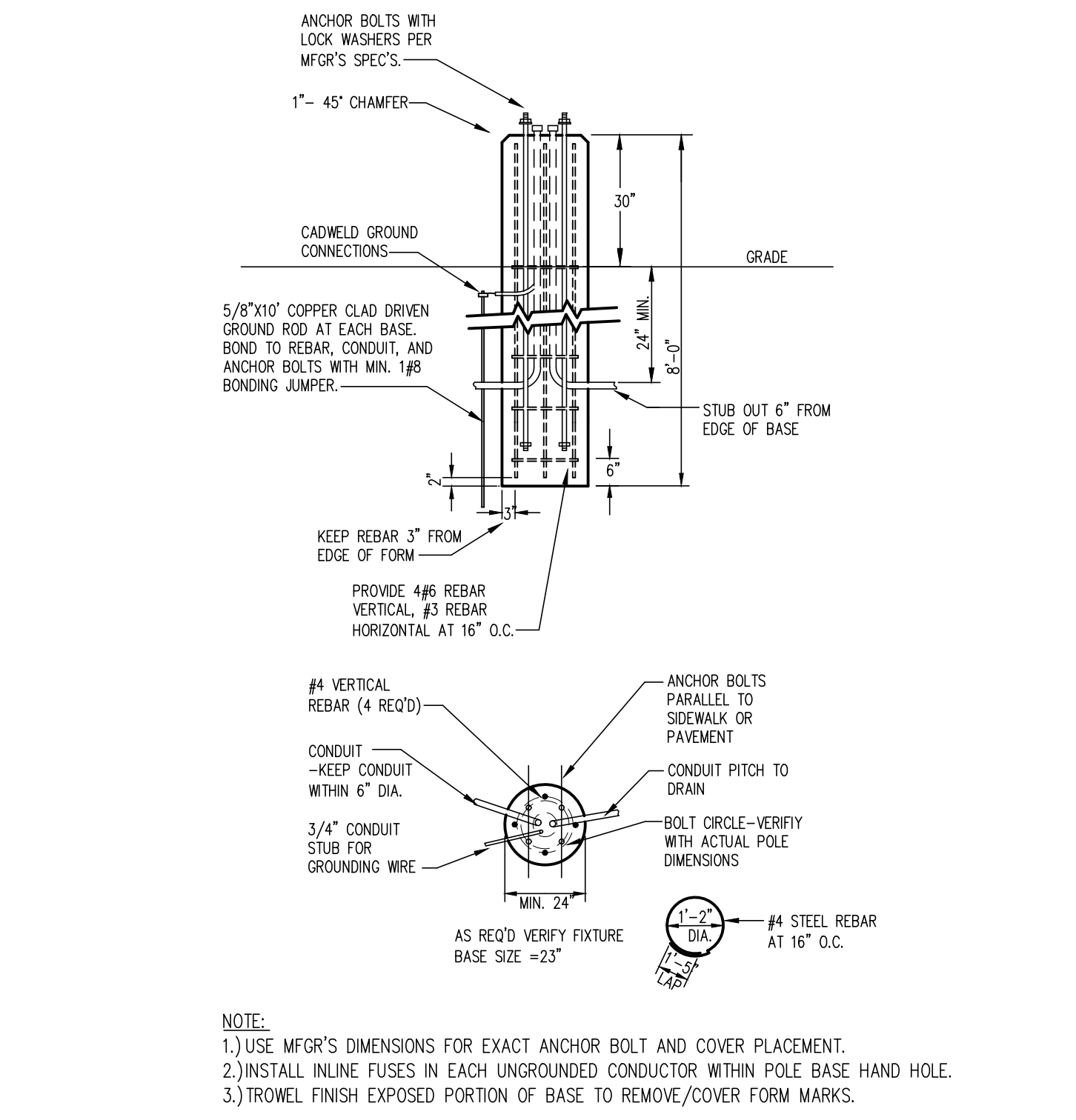
TYPE	LAMPS	WATTAGE	DESCRIPTION	NOTES
AA	LED	18	SMALL WALL PACK	-
BB	LED	26	MEDIUM WALL PACK	-
CC	LED	18	EXTERIOR RECESSED DOWNLIGHT	-
DD	LED	78	POLE MOUNT FIXTURE, TYPE III OPTICS	-
EE	LED	78	POLE MOUNT FIXTURE, TYPE IV OPTICS	-
FF	LED	70	DECORATIVE POST MOUNT FIXTURE, TYPE V OPTICS	-

NOTES:

WEST RAMSEY PARKWAY

LIGHTING LEGEND

- RECESSED 2x4 FLUORESCENT FIXTURE
- RECESSED 2x2 FLUORESCENT FIXTURE
- INDICATES NIGHTLIGHT FIXTURE
- INDICATES EMERGENCY FIXTURE
- INDICATES EMERGENCY/NIGHTLIGHT FIXTURE
- SURFACE MOUNT 1x4 FLUORESCENT FIXTURE
- HIGH BAY 2x4 FLUORESCENT FIXTURE
- SURFACE WALL MOUNTED FLUORESCENT FIXTURE
- SURFACE CEILING MOUNT FLUORESCENT FIXTURE
- RECESSED DOWNLIGHT
- SURFACE WALL MOUNTED FIXTURE
- SURFACE MOUNTED FIXTURE
- SURFACE MOUNTED PENDANT FIXTURE
- OUTSIDE POLE-MOUNT LIGHT FIXTURE
- EXTERIOR GROUND MOUNTED LIGHT FIXTURE
- EMERGENCY LIGHTING FIXTURE
- LED EXIT SIGN-SHADED AREA INDICATES ILLUMINATED FACE
- LED EXIT/EMERGENCY SIGN-SHADED AREA INDICATES ILLUMINATED FACE
- EXTERIOR EMERGENCY EGRESS LIGHT
- SINGLE POLE SWITCH
- 2-POLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- SWITCH W/PILOT LIGHT
- WALL MOUNTED SINGLE LEVEL OCCUPANCY SENSOR
- WALL MOUNTED DUAL LEVEL OCCUPANCY SENSOR
- CEILING MOUNTED OCCUPANCY SENSOR
- INDICATES FIXTURE TO REMAIN ON FOR SECURITY PURPOSES
- A,B INDICATES LIGHT FIXTURE SWITCH-LEGS
- P-X INDICATES PANEL AND CIRCUIT NUMBER
- INDICATES LIGHT FIXTURE TYPE
- EX INDICATES EXISTING FIXTURE
- RL INDICATES RELOCATED FIXTURE
- TC INDICATES FIXTURE CONTROLLED BY TIMECLOCK
- EM INDICATES EMERGENCY FIXTURE



BERDI ELECTRIC LLC
3308 S. Broadway, St. Cloud, MN 56301
Tel: 320-656-0847 Fax: 320-656-0312

A.C/a Auth Consulting/associates

PROJECT: PROPOSED PROJECT FOR: AFFINITY RAMSEY, MN
ELECTRICAL SITE PLAN
SHEET NO. E1.1

DRAWN BY: DJK
CHECKED BY: TJA
DATE: 11/20/17
DWG FILE:
REF FILE:
JOB NUMBER:
REVISION DESCRIPTION:
NAME:
DATE:



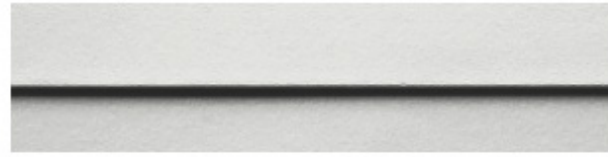
EVENING BLUE

Main Exterior



COBBLE STONE

Accent



ARCTIC WHITE

Trim

CFB SIDING COLORS



BRICK



ASPHALT SHINGLES



ASHLAR PATTERN SPEC-BRIK



SOFFITS, GUTTERS
AND DOWNSPOUTS



STONE SILL



ALUMINUM BALCONIES/CANOPIES

PRELIMINARY PLAT OF AFFINITY AT RAMSEY TOWN CENTER

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

KNOW ALL PERSONS BY THESE PRESENTS: That Inland Group, a Washington corporation, owner of the following described property:

Outlots P, Q, and R, RAMSEY TOWN CENTER ADDITION, Anoka County, Minnesota;

AND

Tracts A, D, and E, REGISTERED LAND SURVEY NO. 241, Anoka County, Minnesota;

AND

All that part of the right of way dedicated as West Town Center Drive on the recorded plat of RAMSEY TOWN CENTER ADDITION, Anoka County, Minnesota, which lies south of the westerly extension of the north line of Outlot Q, said plat, and which lies northerly of the northwesterly extension of the most southwesterly line of said Outlot Q, vacated per Document Number _____.

Has caused the same to be surveyed and platted as AFFINITY AT RAMSEY TOWN CENTER and does hereby dedicate to the public for public use the public ways as shown on this plat.

In witness whereof said Inland Group, a Washington corporation, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

Signed:

By: _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on ____ day of _____, 20____ by _____ on behalf of the corporation.

Notary Public, _____ County, _____

My Commission Expires _____

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

Dated this ____ day of _____, 20____.

Dennis B. Olmstead, Licensed Land Surveyor
Minnesota License No. 18425

STATE OF MINNESOTA

COUNTY OF HENNEPIN

This instrument was acknowledged before me this ____ day of _____, 20____ by Dennis B. Olmstead.

Notary Public, _____ County, Minnesota

My Commission Expires _____

City of Ramsey, Minnesota

This plat of AFFINITY AT RAMSEY TOWN CENTER was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this ____ day of _____, 20____. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 days period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By: _____ By: _____
Sarah Strommen, Mayor Kurt Ulrich, City Administrator

County Surveyor

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

By: _____
Larry D. Holum
Anoka County Surveyor

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 _____, 20____.

Property Tax Administrator

By: _____, Deputy

County Recorder/Registrar of Titles
County of Anoka, State of Minnesota

I hereby certify that this plat of AFFINITY AT RAMSEY TOWN CENTER was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20____, at ____ o'clock ____M. and was duly recorded in Book _____ Page _____, as Document Number _____.

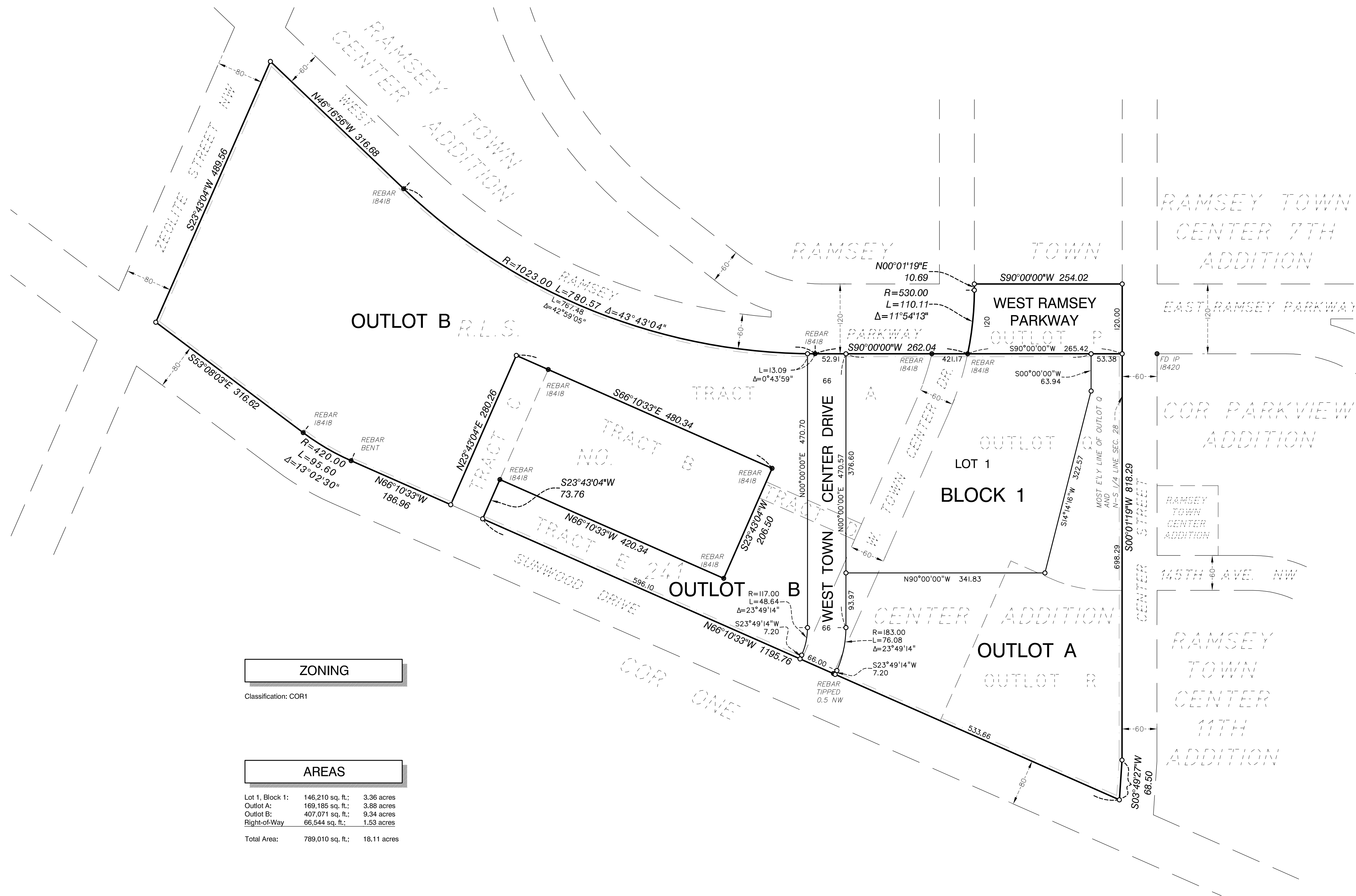
County Recorder/Registrar of Titles

By: _____, Deputy



PRELIMINARY PLAT OF AFFINITY AT RAMSEY TOWN CENTER

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



OWNER/SUBDIVIDER
Inland Group
120 W. Cataldo Avenue, Suite 100,
Spokane, WA 99201

ENGINEER
Civil Site Group
4931 W. 35th Street, Suite 200
St. Louis Park, MN 55416

SURVEYOR
Alliant Engineering, Inc.
233 Park Avenue South, Suite 300
Minneapolis, MN 55415

ARCHITECT
Kaas Wilson Architects
1301 American Boulevard East
Bloomington, MN 55425

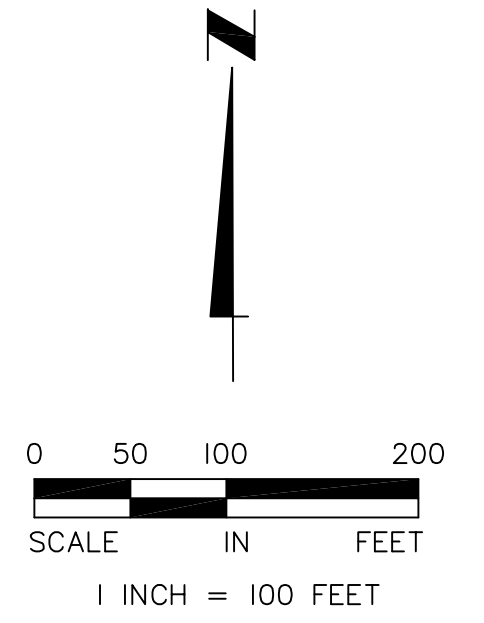
ZONING
Classification: COR1

AREAS

Lot 1, Block 1:	146,210 sq. ft.;	3.36 acres
Outlot A:	169,186 sq. ft.;	3.88 acres
Outlot B:	407,071 sq. ft.;	9.34 acres
Right-of-Way:	66,544 sq. ft.;	1.53 acres
Total Area:	789,010 sq. ft.;	18.11 acres

THE MOST EASTERLY LINE OF OUTLOT Q, RAMSEY TOWN CENTER ADDITION, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF S00°01'19\"/>

- Denotes monument found 1/2 inch iron pipe
- Denotes 1/2 inch x 18 inch iron monument set marked by license no. 18425 unless otherwise shown
- Denotes 5 foot setback from right-of-way



Affinity at Ramsey

Ramsey, MN 55303



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Project:
Affinity at Ramsey
Ramsey, MN 55303

Owner:
Affinity at Ramsey, LLC
120 W. Cataldo Ave., Suite 100
Spokane, WA 99201

Project Number 17083

Date

**NOT FOR
CONSTRUCTION**

Date

Revision

Rev. No.

Cover Sheet

Exterior Wall Finish Schedule			
Cladding Material	Area	Percent Coverage	Description
Brick	13,029 ft ²	14%	Primary
Spec-Brk	37,037 ft ²	39%	Primary
CFB Lap Siding	16,304 ft ²	17%	Secondary
CFB Panel Siding	27,757 ft ²	29%	Secondary

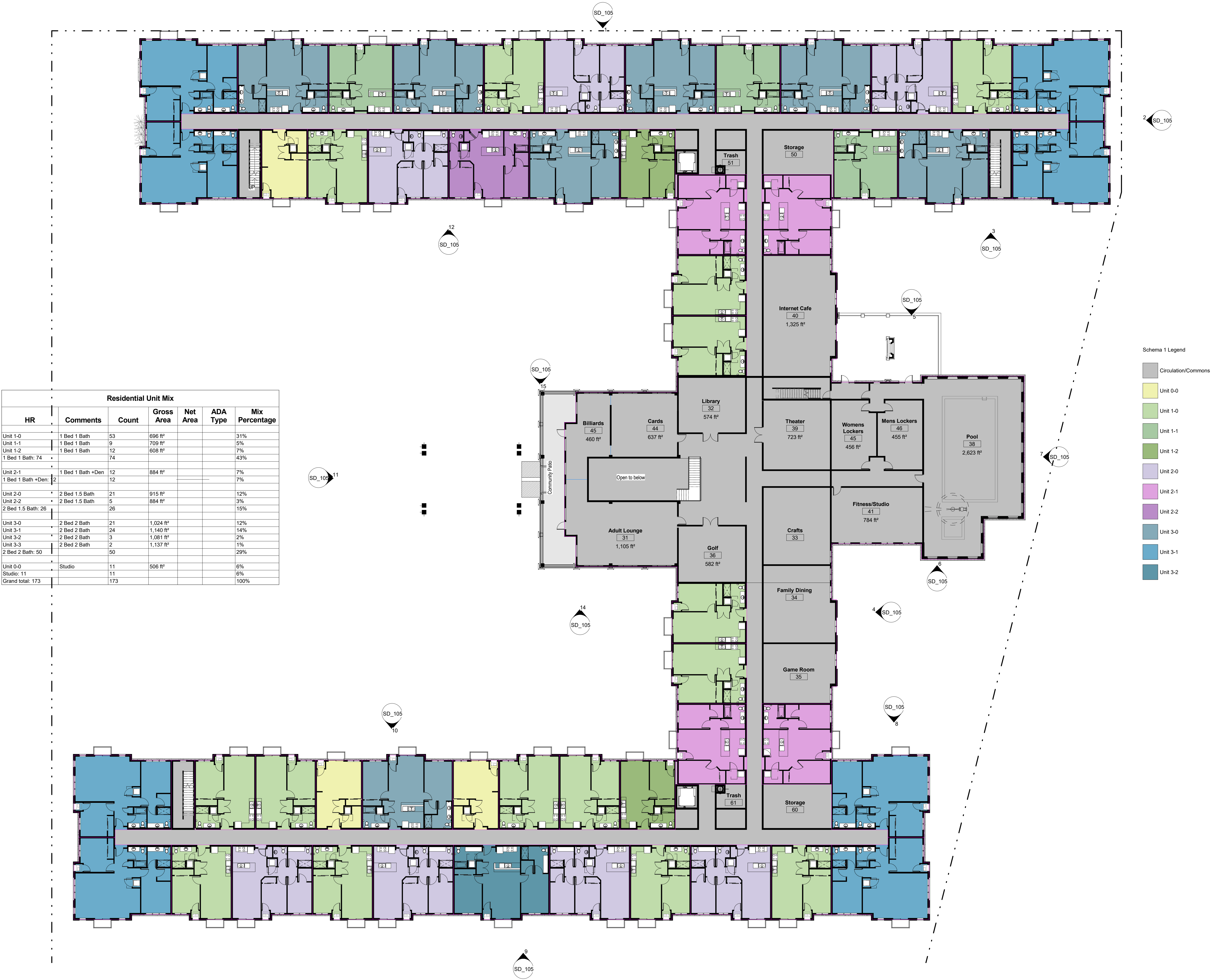
Type VA Construction
Height: 4 Floors 48'-0" to midpoint of sloped roof

Total Gross Area	
Level	Area
Level 4	59,352 ft ²
Level 3	59,352 ft ²
Level 2	67,233 ft ²
Level 1	69,482 ft ²
Grand total	255,420 ft ²

Parking Schedule		
Comments	Count	Type
Exterior	71	
Interior	173	
Grand total	244	

Residential Unit Mix						
HR	Comments	Count	Gross Area	Net Area	ADA Type	Mix Percentage
Unit 1-0	1 Bed 1 Bath	53	696 ft ²			31%
Unit 1-1	1 Bed 1 Bath	9	709 ft ²			5%
Unit 1-2	1 Bed 1 Bath	12	608 ft ²			7%
1 Bed 1 Bath: 74		74				43%
Unit 2-1	1 Bed 1 Bath +Den	12	884 ft ²			7%
1 Bed 1 Bath +Den: 12		12				7%
Unit 2-0	2 Bed 1.5 Bath	21	915 ft ²			12%
Unit 2-2	2 Bed 1.5 Bath	5	884 ft ²			3%
2 Bed 1.5 Bath: 26		26				15%
Unit 3-0	2 Bed 2 Bath	21	1,024 ft ²			12%
Unit 3-1	2 Bed 2 Bath	24	1,140 ft ²			14%
Unit 3-2	2 Bed 2 Bath	3	1,081 ft ²			2%
Unit 3-3	2 Bed 2 Bath	2	1,137 ft ²			1%
2 Bed 2 Bath: 50		50				29%
Unit 0-0	Studio	11	506 ft ²			6%
Studio: 11		11				6%
Grand total: 173		173				100%

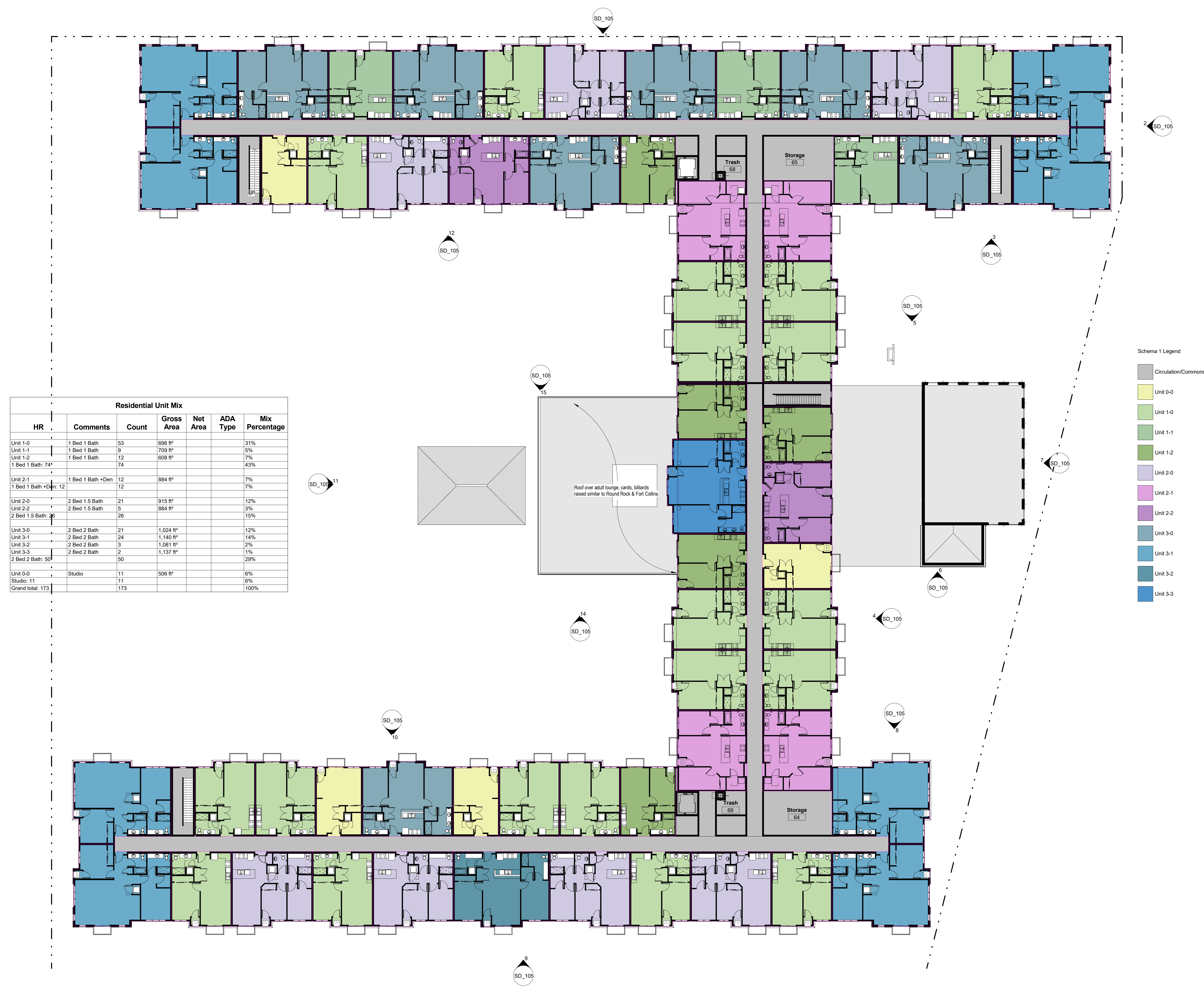
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Residential Unit Mix					
HR	Comments	Count	Gross Area	Net Area	Mix Percentage
Unit 1-0	1 Bed 1 Bath	53	696 R ²		31%
Unit 1-1	1 Bed 1 Bath	9	709 R ²		5%
Unit 1-2	1 Bed 1 Bath	12	608 R ²		7%
1 Bed 1 Bath: 74		74			43%
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1 Bed 1 Bath +Den: 12		12			7%
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Unit 3-2	2 Bed 2 Bath	3	1,081 R ²		2%
Unit 3-3	2 Bed 2 Bath	2	1,137 R ²		1%
2 Bed 2 Bath: 50		50			29%
Unit 0-0	Studio	11	506 R ²		6%
Studio: 11		11			6%
Grand total: 173		173			100%

1 Level 2
 1/16" = 1'-0"

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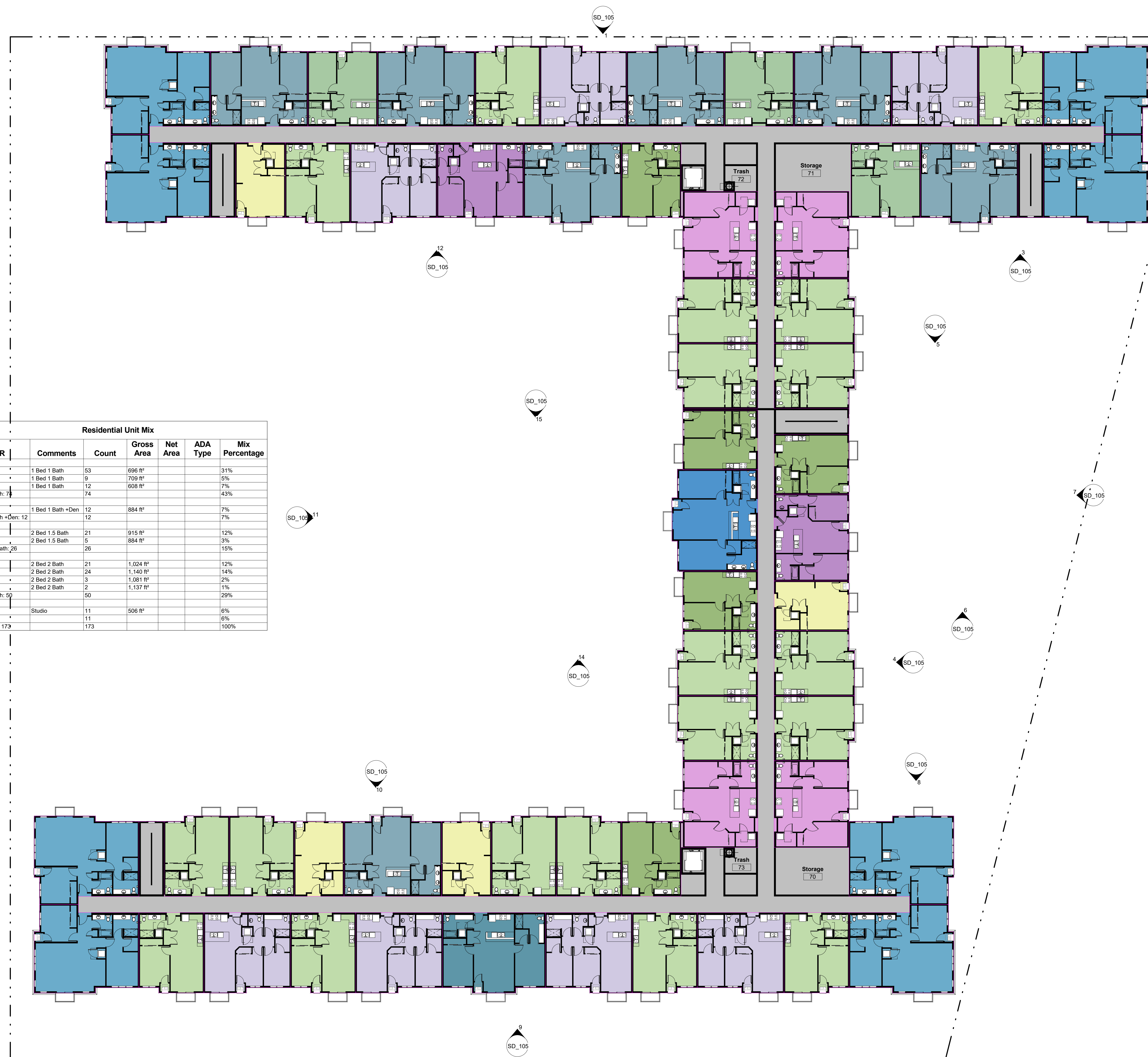


Schema 1 Legend

- Circulation/Commons
- Unit 0-0
- Unit 1-0
- Unit 1-1
- Unit 1-2
- Unit 2-0
- Unit 2-1
- Unit 2-2
- Unit 3-0
- Unit 3-1
- Unit 3-2
- Unit 3-3

Residential Unit Mix						
HR	Comments	Count	Gross Area	Net Area	ADA Type	Mix Percentage
Unit 1-0	1 Bed 1 Bath	53	696 ft ²			31%
Unit 1-1	1 Bed 1 Bath	9	709 ft ²			5%
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1 Bed 1 Bath: 74*		74				43%
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1 Bed 1 Bath +Den: 12		12				7%
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Unit 3-2	2 Bed 2 Bath	3	1,081 ft ²			2%
Unit 3-3	2 Bed 2 Bath	2	1,137 ft ²			1%
2 Bed 2 Bath: 50		50				29%
Unit 0-0	Studio	11	506 ft ²			6%
Studio: 11		11				6%
Grand total: 173		173				100%

1 Level 3
 1/16" = 1'-0"



Residential Unit Mix						
HR	Comments	Count	Gross Area	Net Area	ADA Type	Mix Percentage
Unit 1-0	1 Bed 1 Bath	53	696 ft²			31%
Unit 1-1	1 Bed 1 Bath	9	709 ft²			5%
Unit 1-2	1 Bed 1 Bath	12	608 ft²			7%
1 Bed 1 Bath: 74		74				43%
Unit 2-1	1 Bed 1 Bath +Den	12	884 ft²			7%
1 Bed 1 Bath +Den: 12		12				7%
Unit 2-0	2 Bed 1.5 Bath	21	915 ft²			12%
Unit 2-2	2 Bed 1.5 Bath	5	884 ft²			3%
2 Bed 1.5 Bath: 26		26				15%
Unit 3-0	2 Bed 2 Bath	21	1,024 ft²			12%
Unit 3-1	2 Bed 2 Bath	24	1,140 ft²			14%
Unit 3-2	2 Bed 2 Bath	3	1,081 ft²			2%
Unit 3-3	2 Bed 2 Bath	2	1,137 ft²			1%
2 Bed 2 Bath: 50		50				29%
Unit 0-0	Studio	11	506 ft²			6%
Studio: 11		11				6%
Grand total: 173		173				100%

- Schema 1 Legend
- Circulation/Commons
 - Unit 0-0
 - Unit 1-0
 - Unit 1-1
 - Unit 1-2
 - Unit 2-0
 - Unit 2-1
 - Unit 2-2
 - Unit 3-0
 - Unit 3-1
 - Unit 3-2
 - Unit 3-3

Project:
Affinity at Ramsey
 Ramsey, MN 55303

Owner:
Affinity at Ramsey, LLC
 120 W. Cataldo Ave, Suite 100
 Spokane, WA 99201

Project Number 17083

Date

Date

Revision

Rev. No.

Level 4 Plan

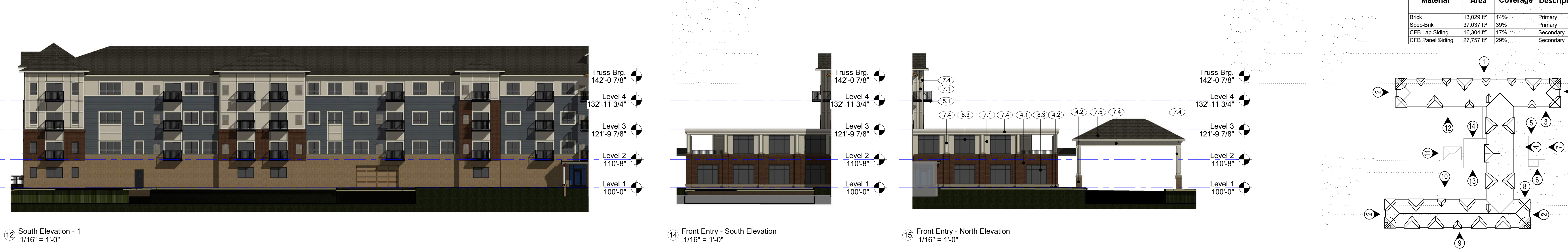
1/16" = 1'-0"

SD_104

NOT FOR CONSTRUCTION

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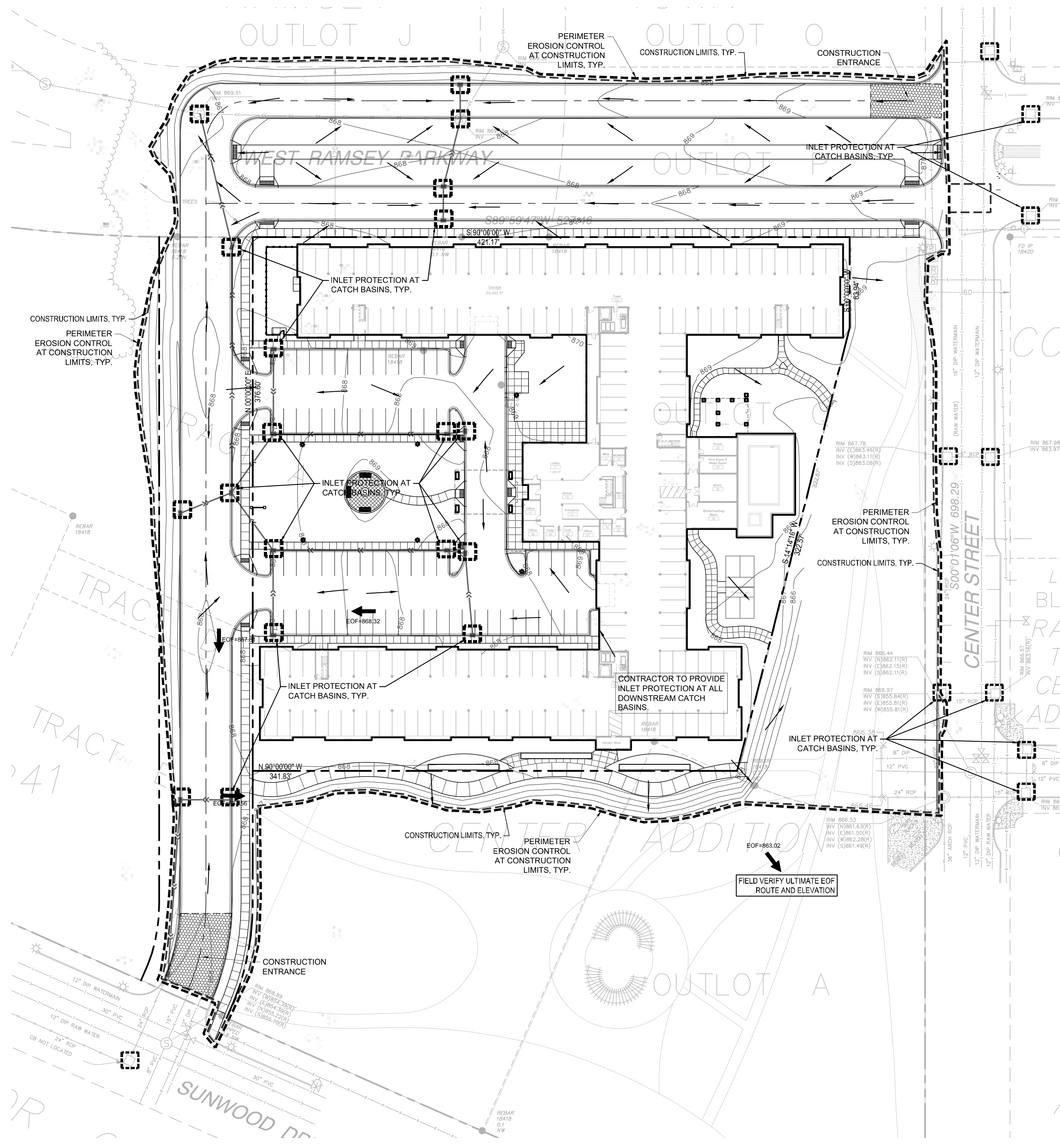
Exterior Material Tag Key

- 4.1 BRICK VENEER - TBD
- 4.2 SPEC BRICK - ASHLAR PATTERN - TBD
- 5.1 PREFINISHED ALUM BALCONY & RAIL - DARK BRONZE
- 7.1 CFB PANEL SIDING - COLOR TBD
- 7.2 CFB LAB SIDING - COLOR TBD
- 7.3 CFB SHAKE SIDING - TIMBER BARK
- 7.4 CFB TRIM - COLOR TBD
- 7.5 ASPHALT ROOF SYSTEM - TBD
- 8.1 PREFINISHED MAGIC PAK GRILL - EXTRUDED ALUMINUM - COLOR TO MATCH ADJACENT FINISH - PER SUBMITTED SAMPLES
- 8.2 VINYL WINDOWS - TBD
- 8.3 ALUMINUM STOREFRONT SYSTEM - DARK BRONZE

Exterior Wall Finish Schedule

Cladding Material	Area	Percent Coverage	Description
Brick	13,029 sq ft	14%	Primary
Spec-Brk	37,037 sq ft	39%	Primary
CFB Lap Siding	16,304 sq ft	17%	Secondary
CFB Panel Siding	27,757 sq ft	29%	Secondary

NOT FOR 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. SEDIMENT BIO ROLLS MUST BE INSTALLED AS NOTED ON THE DETAIL. THE CITY WILL ORDER REPLACEMENT WITH SILT FENCE IF THE INSTALLATION IS NOT PER THE DETAIL, I.E., SUBGRADE NOT SCOOPED OUT, INADEQUATE STAKE SPACING OR MOVEMENT BY CONSTRUCTION EQUIPMENT.
2. A COPY OF THE INSPECTION REPORT TO BE EMAILED TO THE CITY AFTER EVERY WEEKLY INSPECTION OR POST RAINFALL INSPECTION
3. SUBMIT A FULL SET OF INSPECTION REPORTS PRIOR TO RECEIVING THE CERTIFICATE OF OCCUPANCY.
4. CONTRACTOR SHALL HAVE A PICKUP TYPE SEWER ON SITE OR AVAILABLE WITHIN 3 HOURS AFTER NOTIFICATION FROM CITY THAT SWEEPING IS REQUIRED.
5. EXTERNAL WASHING OF TRUCKS AND CONSTRUCTION VEHICLES WILL NOT BE PERMITTED ON SITE. THE SITE IS IN THE DRINKING WATER PROTECTION AREA FOR THE MUNICIPAL WATER SUPPLY.
6. VEHICLE FUELING SHALL TAKE PLACE INSIDE AN IMPERMEABLE CONTAMINATION AREA.
7. THIS SITE IS IN THE DRINKING WATER SOURCE MANAGEMENT AREA AND INFILTRATION IS NOT PERMITTED. THE CITY IS DEVELOPING AN INFILTRATION MITIGATION AREA AND THE DEVELOPER WILL MAKE A FINANCIAL CONTRIBUTION TO THE INFILTRATION MITIGATION FUND.

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.

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) 252-1166 TOLL FREE
 (651) 454-0002 LOCAL

AFFINITY AT RAMSEY
 PROJECT

RAMSEY, MN 55303

INLAND GROUP
 120 W. CATALDO AVE., SUITE 100, SPOKANE, WA 99201

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 12/06/17 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION
1/15/18	SITE PLAN SUBMITTAL R1

PROJECT NO.: 17226
 SWPPP - PROPOSED CONDITIONS

SW1.1
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Attachment A: SWPPP Site Specific Document

Stormwater Pollution Prevention Plan (SWPPP) To comply with the General Stormwater Permit for Construction Activity

Construction Activity Information

Project name: Affinity Ramsey. Project location: NW corner of Center Street NW and Sunwood Drive NW, Ramsey, MN. Project size: 6.0 acres. Project type: Residential.

Table with 5 columns: Water body ID, Name of water body, Type, Special water?, Impaired Water??. Lists the Mississippi River as a receiving water body.

www.pca.state.mn.us • 651-296-6300 • 800-657-3864 • TTY 651-282-5332 or 800-657-3864 • Available in alternative formats



RIP RAP WILL BE UTILIZED AT PIPE OUTLETS.

- 6. Describe Methods to be used to promote infiltration and sediment removal on the site prior to offsite discharge... DISCONNECTED IMPERVIOUS AREA AND INFILTRATION AREAS WILL BE UTILIZED.
- 7. For drainage or diversion ditches, describe practices to stabilize the normal wetted perimeter within 200 linear feet of the property edge...
- 8. Describe additional erosion prevention measures that will be implemented at the site during construction...
- 9. If applicable, include additional requirements in Appendix A Part C.3 regarding maintaining a 100-foot buffer zone...
- 10. If applicable, describe additional erosion prevention BMPs to be implemented at the site to protect planned infiltration areas...

Sediment Control Practices (IV.C)

- 1. Describe Methods to be used for down gradient perimeter control: SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE SITE.
- 2. Describe Methods to be used to contain soil stockpiles: SEED AND MULCH AS WELL AS EROSION CONTROL BLANKETS WILL BE UTILIZED AS NECESSARY.
- 3. Describe Methods to be used for storm drain inlet protection: SEE INLET PROTECTION DETAILS.
- 4. Describe Methods to minimize vehicle tracking at construction exits and street sweeping activities: THE PROJECT WILL UTILIZE A ROCK CONSTRUCTION ENTRANCE.
- 5. Describe Methods, if applicable, additional sediment controls (e.g., diversion berms) to be installed to keep runoff away from planned infiltration areas...
- 6. Describe methods to be used to minimize soil compaction and preserve top soil (unless infeasible) at this site: LIGHT TRACKED EQUIPMENT WILL BE USED, TOPSOIL WILL BE STRIPPED AND STOCKPILED.
- 7. Describe plans to preserve a 50-foot natural buffer between the project's soil disturbance and a surface water or plans for redundant sediment controls if a buffer is infeasible: DOUBLE ROW OF SILT FENCE WILL BE INSTALLED ALONG WETLAND. PROJECT WILL NOT DISTURB WITHIN 200 FEET OF WETLAND.
- 8. Describe plans for use of sedimentation treatment chemicals (e.g., polymers, flocculants, etc.) see Part IV.C.10 of the permit: N/A

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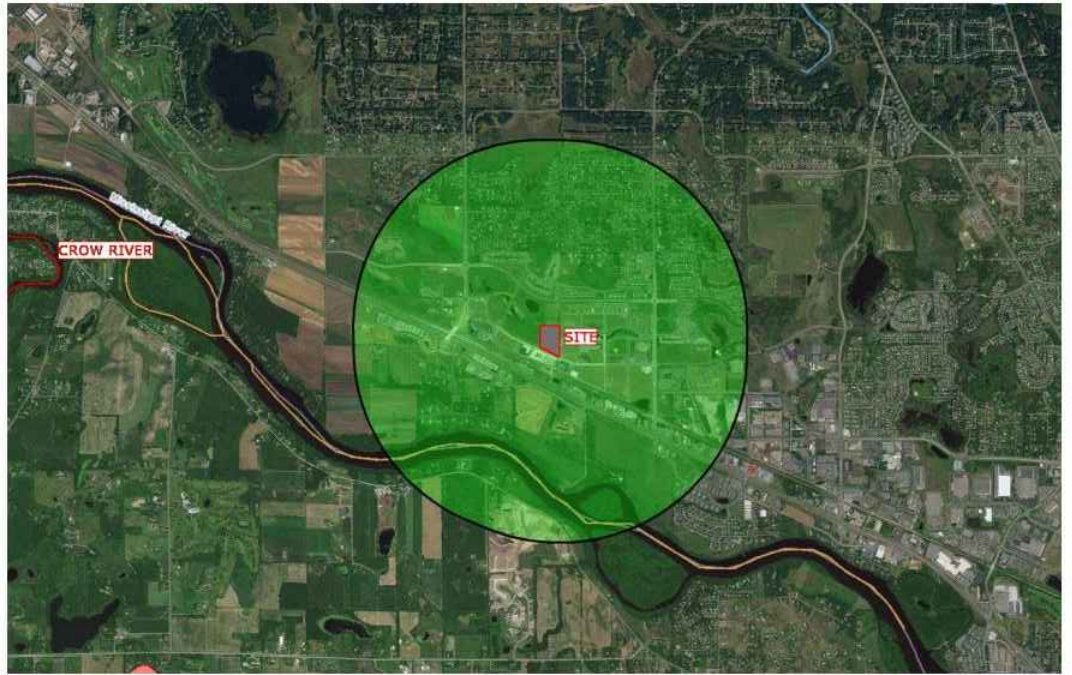
Dates of construction (Briefly describe where construction activity occurs. Include address if available.) Construction start date: 03/2018 Estimated completion date: 03/2019

General Construction Project Information

Describe the construction activity (what will be built, general timeline, etc.): THE PROJECT WILL BE THE RENOVATION OF A VACANT PARCEL TO A MULTIFAMILY APARTMENT BUILDING.

Describe soil types found at the project: THE EXISTING SOILS AT THE SITE ARE PRIMARILY SANDS

Site Location map - Attach maps (U.S. Geologic Survey 7.5 minute quadrangle, National Wetland Inventory maps or equivalent) showing the location and type of all receiving waters, including wetlands, drainage ditches, stormwater ponds or basins, etc. that will receive runoff from the project.



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- 9. Is the project required to install a temporary sediment basin due to 10 or more acres draining to a common location or 5 acres or more if the site is within 1 mile of a special or impaired water? N/A

Dewatering and Basin Draining (IV.D)

- 1. Will the project include dewatering or basin draining? Yes No
- 2. Will the project include use of filters for backwash water? Yes No

Additional BMPs for Special Waters and Discharges to Wetlands (Appendix A, Parts C and D)

- 1. Special Waters. Does your project discharge to special waters? Yes No
- 2. If proximity to bedrock or road projects where the lack of right of way precludes the installation of any of the permanent stormwater management practices, then other treatment such as grassed swales, smaller ponds, or grit chambers is required prior to discharge to surface waters. Describe what other treatment will be provided: N/A
- 3. Describe erosion and sediment controls for exposed soil areas with a continuous positive slope to a special waters, and temporary sediment basins for areas that drain five or more acres disturbed at one time: N/A
- 4. Describe the undisturbed buffer zone to be used (not less than 100 linear feet from the special water): N/A
- 5. Describe how the permanent stormwater management system will ensure that the pre and post project runoff rate and volume from the 1, and 2-year 24-hour precipitation events remains the same: N/A
- 6. Describe how the permanent stormwater management system will minimize any increase in the temperature of trout stream receiving waters resulting in the 1, and 2-year 24-hour precipitation events: N/A
- 7. Wetlands. Does your project discharge stormwater with the potential for significant adverse impacts to a wetland (e.g., conversion of a natural wetland to a stormwater pond)? Yes No

Inspections and Maintenance (IV.E)

- Describe procedures to routinely inspect the construction site: Once every seven (7) days during active construction and, Within 24 hours after a rainfall event greater than 0.5 inches in 24 hours, and within seven (7) days after that.
- Inspectors must include stabilized areas, erosion prevention and sediment control BMPs, and infiltration areas.
- INSPECTOR WILL FOLLOW REQUIREMENTS SPECIFIED ABOVE AND FILL OUT ATTACHMENT B - CONSTRUCTION

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General Site Information (III.A)

- 1. Describe the location and type of all temporary and permanent erosion prevention and sediment control Best Management Practices (BMPs). THE PROJECT WILL BE PROTECTED BY TWO (2) MAIN BMP'S, SILT FENCE AND INLET PROTECTION DEVICES. THE SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE AND MONITORED AS NECESSARY. INLET PROTECTION DEVICES WILL BE INSTALLED IN ALL CATCH BASINS ON THE SITE AND ANY OFF SITE THAT WILL RECEIVE STORMWATER RUNOFF FROM THIS SITE. AS THE PROJECT PROGRESSES ADDITIONAL BMP'S SUCH AS EROSION CONTROL BLANKET MAY BE UTILIZED.
- 2. Attach to this SWPPP a table with the anticipated quantities for the life of the project for all erosion prevention and sediment control BMPs (III.A.4.b) SEE PAGE SW1.3
- 3. Attach to this SWPPP a site map that includes the following features (III.A.3.b - f): Existing and final grades, including dividing lines and direction of flow for all pre and post-construction stormwater runoff drainage areas located within the project limits. Locations of impervious surfaces and soil types. Locations of areas not to be disturbed. Location of areas of phased construction. All surface waters and existing wetlands within one mile from the project boundaries that will receive stormwater runoff from the site (identifiable on maps such as USGS 7.5 minute quadrangle maps or equivalent). Where surface waters receiving runoff associated with construction activity will not fit on the plan sheet, they must be identified with an arrow, indicating both direction and distance to the surface water.
- 4. Were stormwater mitigation measures required as the result of an environmental, archaeological, or other required local, state, or federal review of the project? Yes No
- 5. Is the project located in a karst area such that additional measures would be necessary to protect drinking water supply management areas as described in Minn. R. chapters 7050 and 7060? Yes No
- 6. Does the site discharge to a calcareous fen listed in Minn. R. 7050.0180, subp. 6.5? Yes No
- 7. Does the site discharge to a water that is listed as impaired for the following pollutant(s) or stressor(s): phosphorus, turbidity, dissolved oxygen or biotic impairment? Yes No

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STORMWATER INSPECTION CHECKLIST*

Pollution Prevention Management Measures (IV.F)

- 1. Describe practices for storage of building products with a potential to leach pollutants to minimize exposure to stormwater: ALL BUILDING PRODUCTS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE.
- 2. Describe practices for storage of pesticides, herbicides, insecticides, fertilizers, treatment chemical, and landscape materials: ALL LANDSCAPE TREATMENT CHEMICALS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE.
- 3. Describe practices for storage and disposal of hazardous materials or toxic waste (e.g., oil, fuel, hydraulic fluids, paint solvents, petroleum-based products, wood preservative, adhesives, curing compounds, and acids) according to Minn. R. ch. 7045, including restricted access and secondary containment: ALL HAZARDOUS WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.
- 4. Describe collection, storage and disposal of solid waste in compliance with Minn. R. ch. 7035: ALL CONSTRUCTION DEBRIS AND SOLID WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.
- 5. Describe management of portable toilets to prevent tipping and disposal of sanitary wastes in accordance with Minn. R. ch. 7040: SANITARY AND SEPTIC SERVICES WILL BE PROVIDED TO WORKERS WITH PORTABLE FACILITIES MAINTAINED AS NEEDED BY THE PROVIDER.
- 6. Describe spill prevention and response for fueling and equipment or vehicle maintenance: EMPLOYEES WILL BE TRAINED IN TECHNIQUES DESIGNED TO MINIMIZE SPILLS. VEHICLES AND EQUIPMENT SHALL BE CHECKED FOR LEAKS.
- 7. Describe containment and disposal of vehicle and equipment wash water and prohibiting engine degreasing on the site: ALL CONSTRUCTION VEHICLES SHALL BE WASHED OFF SITE.
- 8. Describe storage and disposal of concrete and other washout wastes so that wastes do not contact the ground: ALL CONCRETE WASHOUT SHALL OCCUR OFF SITE.

Final Stabilization (IV.G)

- 1. Describe method of final stabilization (permanent cover) of all disturbed areas: FINAL STABILIZATION WILL BE ACCOMPLISHED WITH PAVEMENT, SOD AND LANDSCAPE MATERIALS.
- 2. Describe procedures for completing final stabilization and terminating permit coverage (see Part IV.G.1-5): UPON FINAL STABILIZATION DESCRIBED ABOVE, THE CONTRACTOR AND OWNER SHALL MUTUALLY TRANSFER THE NPDES PERMIT TO THE NEXT OWNER WITH DOCUMENTS DESCRIBING THE NATURE OF TERMINATION PROCEDURE.

Documentation of infeasibility: (If Applicable)

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N/A

- 9. Identify adjacent public waters where the Minnesota Department of Natural Resources (DNR) has declared "work in water restrictions" during fish spawning timeframes: N/A

Selection of a Permanent Stormwater Management System (III.D.)

- 1. Will the project create a new cumulative impervious surface greater than or equal to one acre? Yes No
- 2. Describe which method will be used to treat runoff from the new impervious surfaces created by the project (III.D.): Wet sedimentation basin, Infiltration/Filtration, Regional ponds, Combination of practices.
- 3. If it is not feasible to meet the treatment requirement for the water quality volume, describe why. This can include proximity to bedrock or road projects where the lack of right of way precludes the installation of any permanent stormwater management practices.
- 4. For projects that discharge to trout streams, including tributaries to trout streams, identify method of incorporating temperature controls into the permanent stormwater management system: N/A

Erosion Prevention Practices (IV.B)

- 1. Describe the types of temporary erosion prevention BMPs expected to be implemented on this site during construction: Describe construction phasing, vegetative buffer strips, horizontal slope grading, and other construction practices to minimize erosion.
- 2. Describe Methods of temporarily stabilizing soils and soil stockpiles (e.g., mulches, hydraulic tackifiers, erosion blankets, etc.): TEMPORARY EROSION PROTECTION WILL BE SEED AND MULCH AND EROSION BLANKETS WHERE REQUIRED, WITH PERMANENT COVER BEING EITHER SOD OR LANDSCAPE FEATURES.
- 3. Describe Methods of dissipating velocity along stormwater conveyance channels and at channel outlets (e.g., check dams, sediment traps, rip rap, etc.): SOD WILL BE UTILIZED ALONG CHANNELS AND RIP RAP AT CHANNEL OUTLETS.
- 4. Describe Methods to be used for stabilization of ditch and swale wetted perimeters (Note that mulch, hydraulic soil tackifiers, hydromulches, etc. are not acceptable soil stabilization methods for any part of a drainage ditch or swale): FINAL STABILIZATION OF SWALES WILL BE SOD.
- 5. Describe Methods to be used for energy dissipation at pipe outlets (e.g., rip rap, splash pads, gabions, etc.):

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PROJECT AFFINITY AT RAMSEY INLAND GROUP RAMSEY, MN 55003 120 W. CATALDO AVE., SUITE 100, SPOKANE, WA 99201

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. Pavak DATE 12/06/17 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

Table with 2 columns: DATE, DESCRIPTION. Row 1: 12/06/17, SITE PLAN SUBMITTAL.

REVISION SUMMARY

Table with 2 columns: DATE, DESCRIPTION. Row 1: 1/15/18, SITE PLAN SUBMITTAL R1.

PROJECT NO.: 17226

SWPPP - ATTACHMENTS

SW1.4

