

# STERLING TROPHY

CONSTRUCTION PLANS FOR SITE GRADING, SANITARY SEWER, WATERMAIN, STORM SEWER,  
CONCRETE CURB AND GUTTER, BITUMINOUS PAVING AND MISCELLANEOUS CONSTRUCTION  
FOR STONE CONSTRUCTION, INC  
IN THE CITY OF RAMSEY

## GOVERNING SPECIFICATIONS

THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

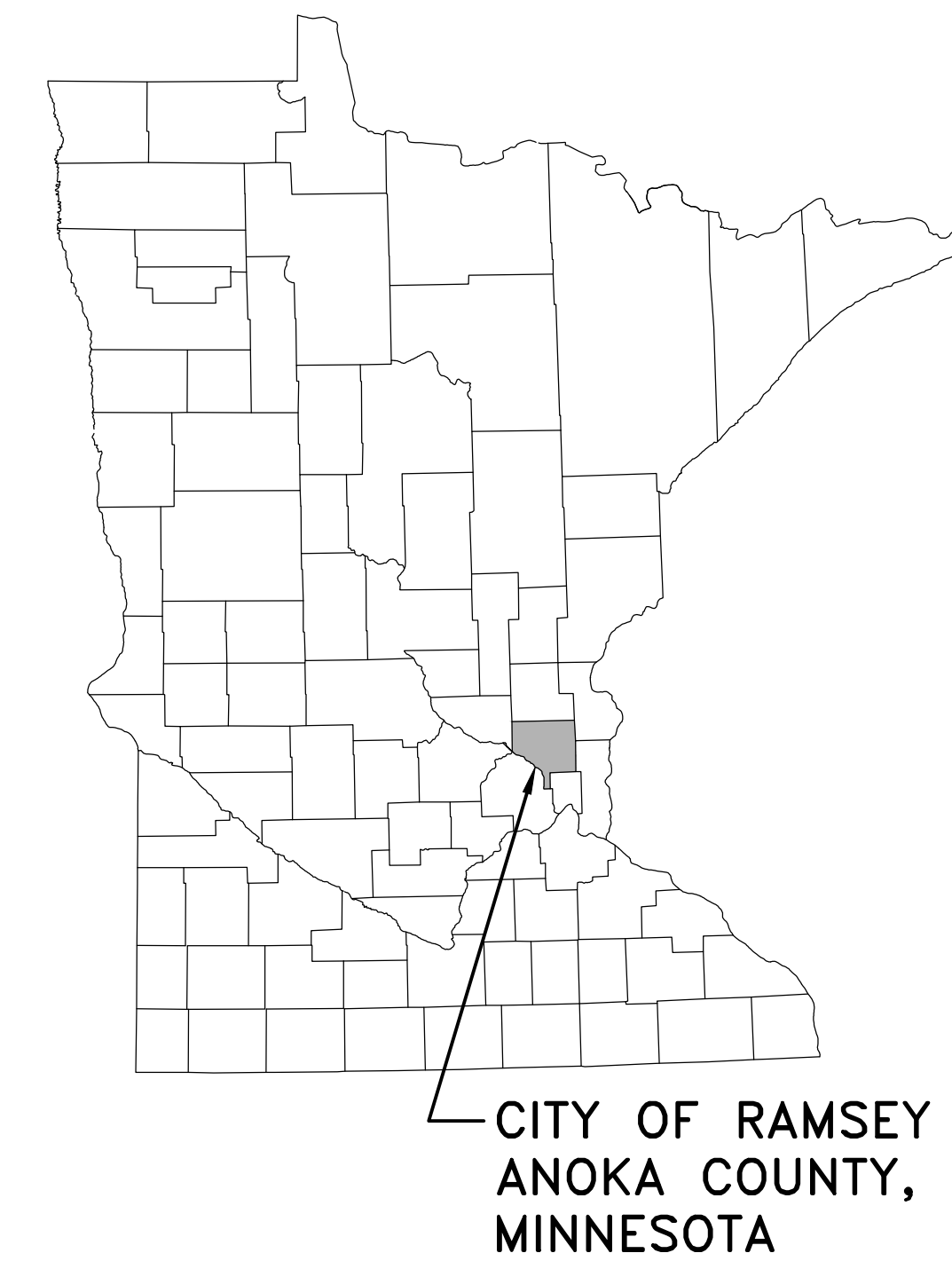
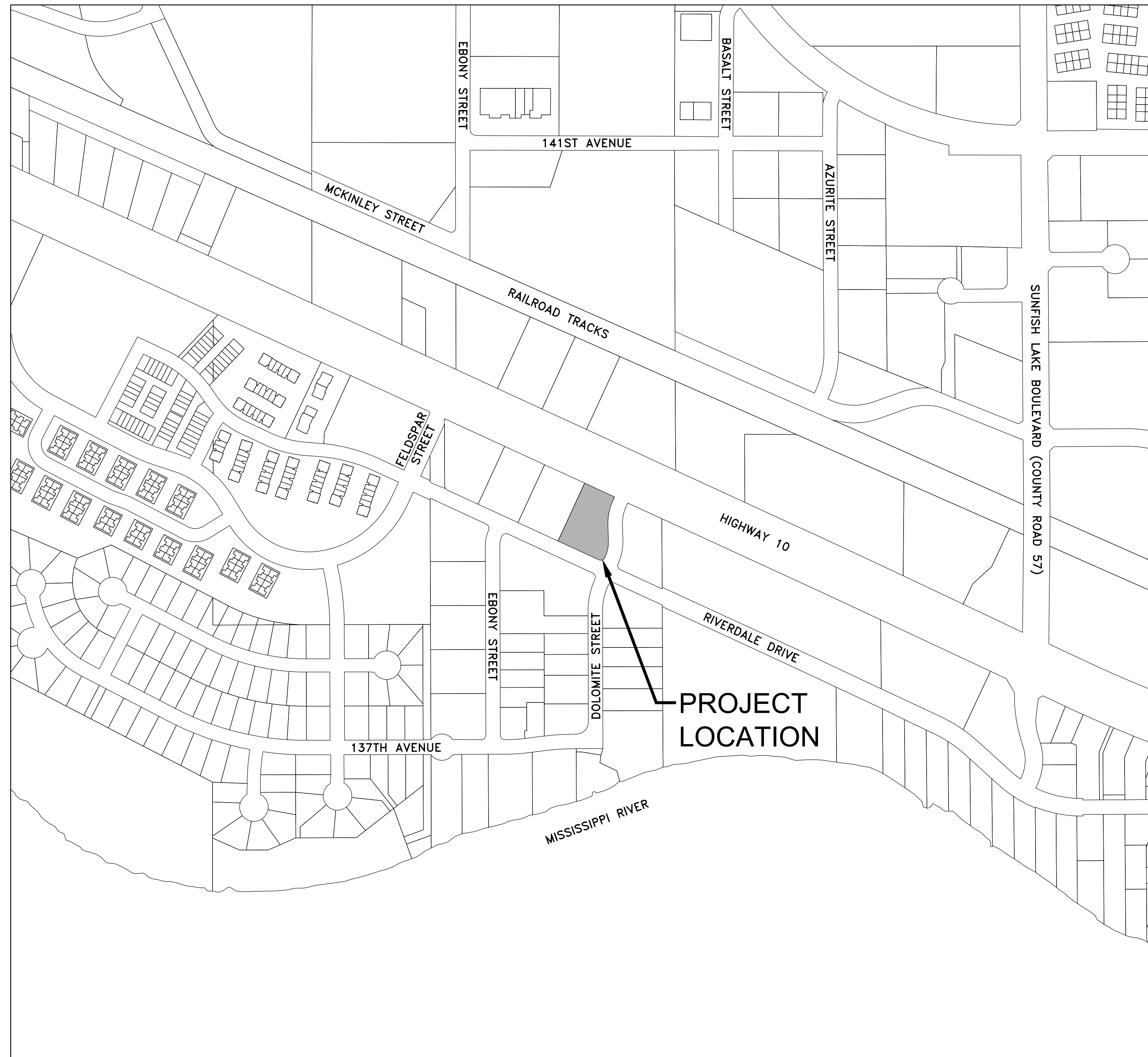
THE 2013 EDITION OF THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA "STANDARD SPECIFICATIONS" SHALL GOVERN FOR SANITARY SEWER AND WATERMAIN WORK.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

### SHEET INDEX THIS PLAN CONTAINS 7 SHEETS

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	CONSTRUCTION NOTES AND DETAILS
C3	CITY STANDARD DETAILS
C4	EXISTING TOPOGRAPHY AND REMOVALS PLAN
C5	GRADING, DRAINAGE AND EROSION CONTROL PLAN
C6	UTILITY PLAN
C7	PAVING AND RESTORATION PLAN



### CONTRACTOR

STONE CONSTRUCTION, INC  
2181 107TH LANE NE  
BLAINE, MN 55449  
PAUL STONE  
paul.s@stoneconstructioninc.com  
763-784-1950

### ENGINEER/SURVEYOR

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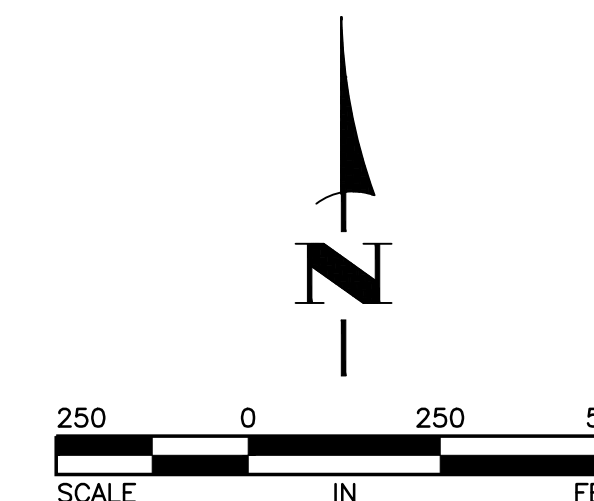
PROJECT  
LOCATION

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.

*Tim Eggerichs*  
TIMOTHY A. EGGERICHS, P.E.  
HAKANSON ANDERSON  
DESIGN ENGINEER

43362 DATE 7/5/18  
LIC. NO.

DATE	REVISION



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

BENCHMARK:  
TOP NUT HYDRANT IN THE NORTHWEST CORNER OF THE INTERSECTION OF RIVERDALE DRIVE AND DOLOMITE STREET.  
ELEV=863.88 (NAVD 88)



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**GENERAL CONSTRUCTION AND SOILS NOTES:**

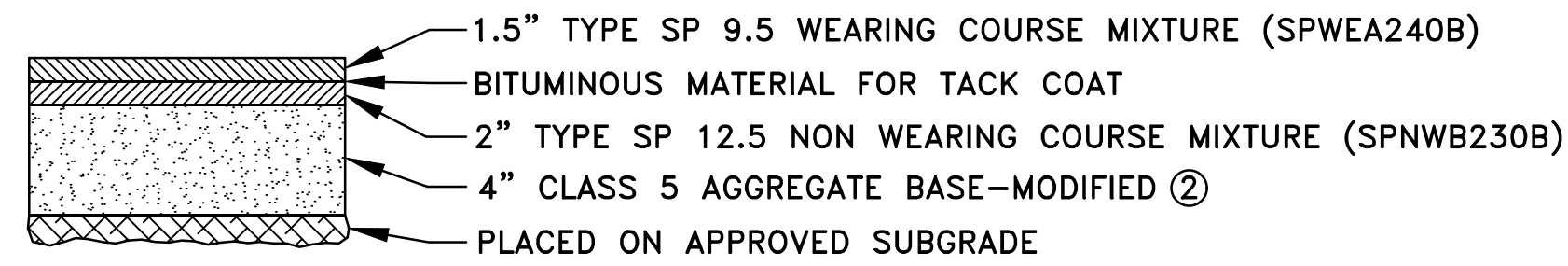
- STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT AND BUILDING CONSTRUCTION, THE EXPOSED SAND SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
- UNLESS OTHERWISE RECOMMENDED IN THESE PLANS, THE GRADING SUBGRADE SHALL BE CONSTRUCTED OF SUITABLE GRADING MATERIAL. THE FILL SHALL BE PLACED IN 8" TO 10" LOOSE LIFTS, AND COMPACTED TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
- SUITABLE GRADING MATERIAL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, SILT, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL.
- IF AVAILABLE, CONTRACTOR SHALL REVIEW GEOTECHNICAL EXPLORATION REPORTS FOR ADDITIONAL SITE PREPARATION REQUIREMENTS.
- PROVIDE A SAW CUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
- BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH MN/DOT SPEC. 2104.
- USE TACK COAT BETWEEN ALL BITUMINOUS MIXTURES. THE BITUMINOUS TACK COAT MATERIAL SHALL BE APPLIED AT A UNIFORM RATE OF 0.04 GAL/SY TO 0.06 GAL/SY BETWEEN BITUMINOUS LAYERS. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS (AS SUPPLIED FROM THE REFINERY) OR MC AND RC LIQUID ASPHALTS.
- PERFORMANCE GRADED (PG) ASPHALT BINDER PG 58S-28, SPEC. 3151, SHALL BE USED FOR ALL BITUMINOUS MIXES ON THIS PROJECT.
- THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.

**GENERAL EROSION CONTROL NOTES:**

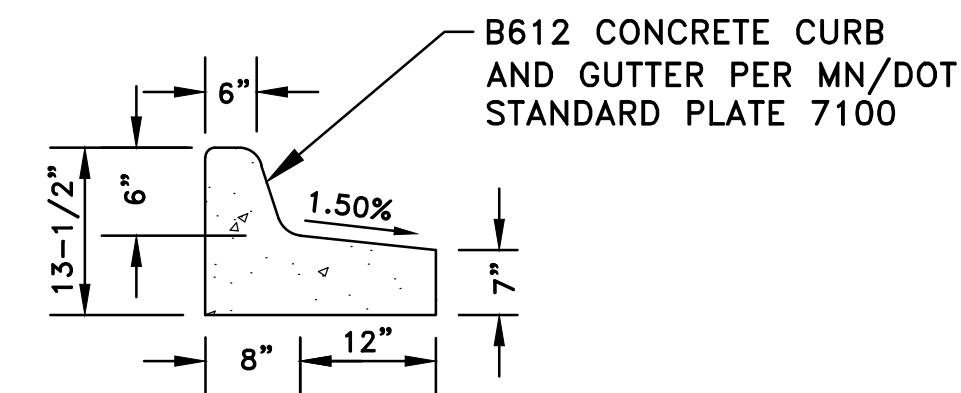
- EROSION CONTROL SHALL CONFORM TO THE MN/DOT EROSION CONTROL HANDBOOK.
- THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) PRIOR TO GRADING AND REMOVAL ACTIVITIES. BMP'S SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND POTENTIAL FOR EROSION HAS PASSED.
-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

**REFERENCE NOTES:**

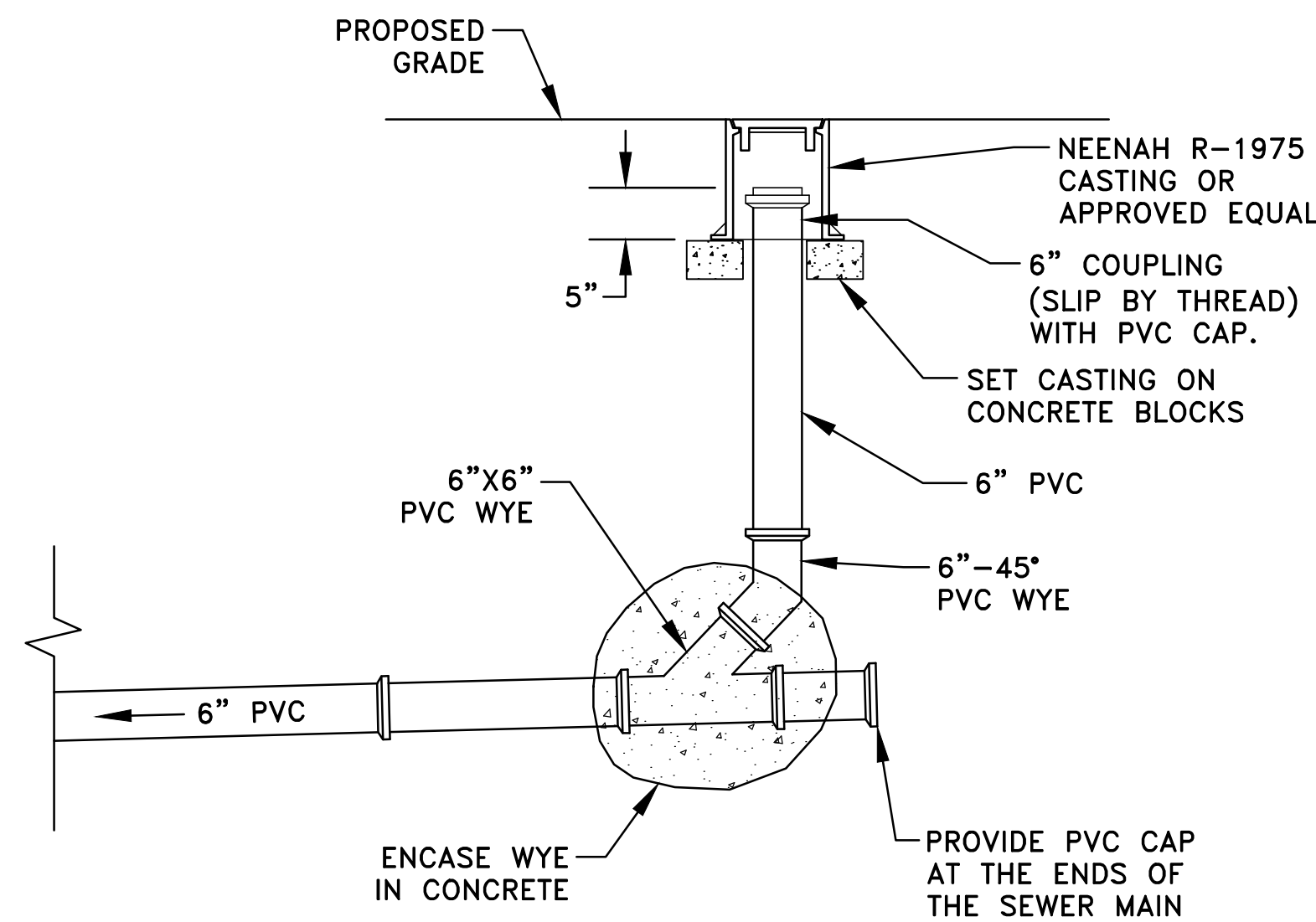
- PAVEMENT SECTION SHALL BE VERIFIED BY GEOTECHNICAL ENGINEER.
- MODIFIED CLASS 5 SPECIFICATION IS SHOWN ON CITY PLATE NO. STR-26.
- RAIN GUARDIAN-BUNKER DESIGN AS MANUFACTURED BY THE ANOKA CONSERVATION DISTRICT. SEE THE ANOKA CONSERVATION DISTRICT WEBSITE FOR ADDITIONAL CONSTRUCTION REQUIREMENTS.
- CONTRACTOR SHALL PROTECT THE INFILTRATION BASIN WITH 48" HIGH ORANGE SAFETY FENCE PRIOR TO THE START OF CONSTRUCTION.
- CONSTRUCTION EQUIPMENT SHALL BE MINIMIZED OVER THE FOOTPRINT OF THE BASIN. ONLY LOW PRESSURE, WIDE TRACKED EQUIPMENT SHALL BE USED FOR CONSTRUCTION.
- SEE SHEET C7 FOR INFILTRATION BASIN RESTORATION REQUIREMENTS.



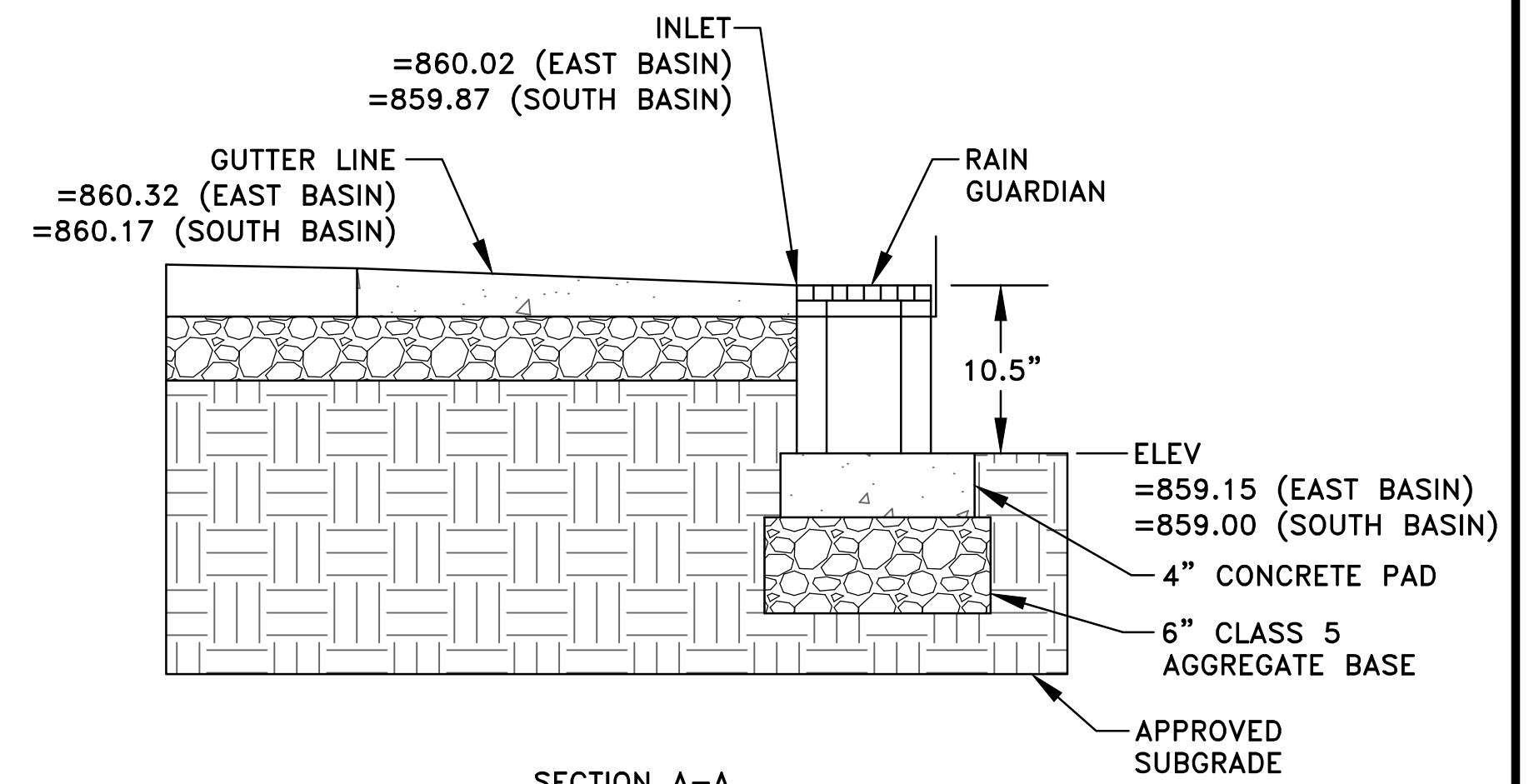
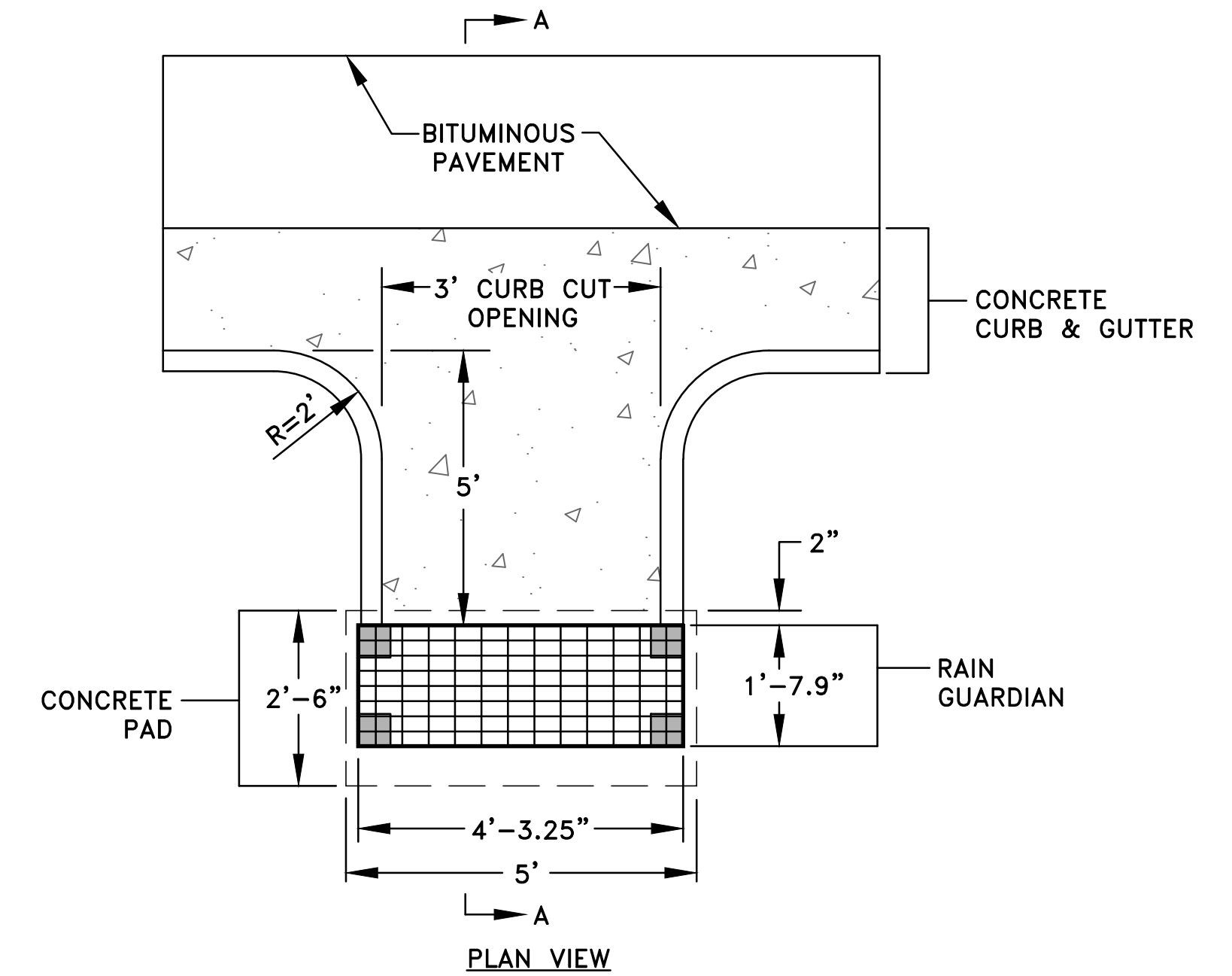
**1 BITUMINOUS PAVEMENT SECTION ①**  
NO SCALE



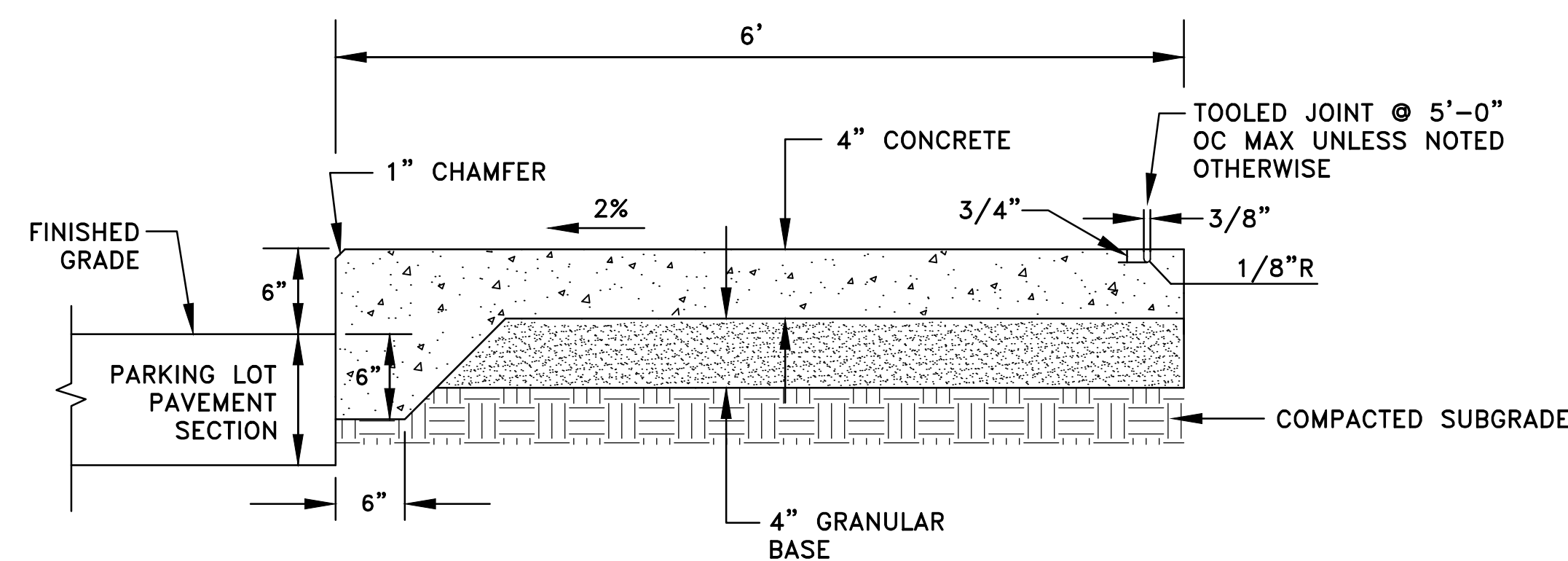
**2 TIPOUT CURB DETAIL**  
NO SCALE



**3 SANITARY SEWER CLEANOUT**  
NO SCALE

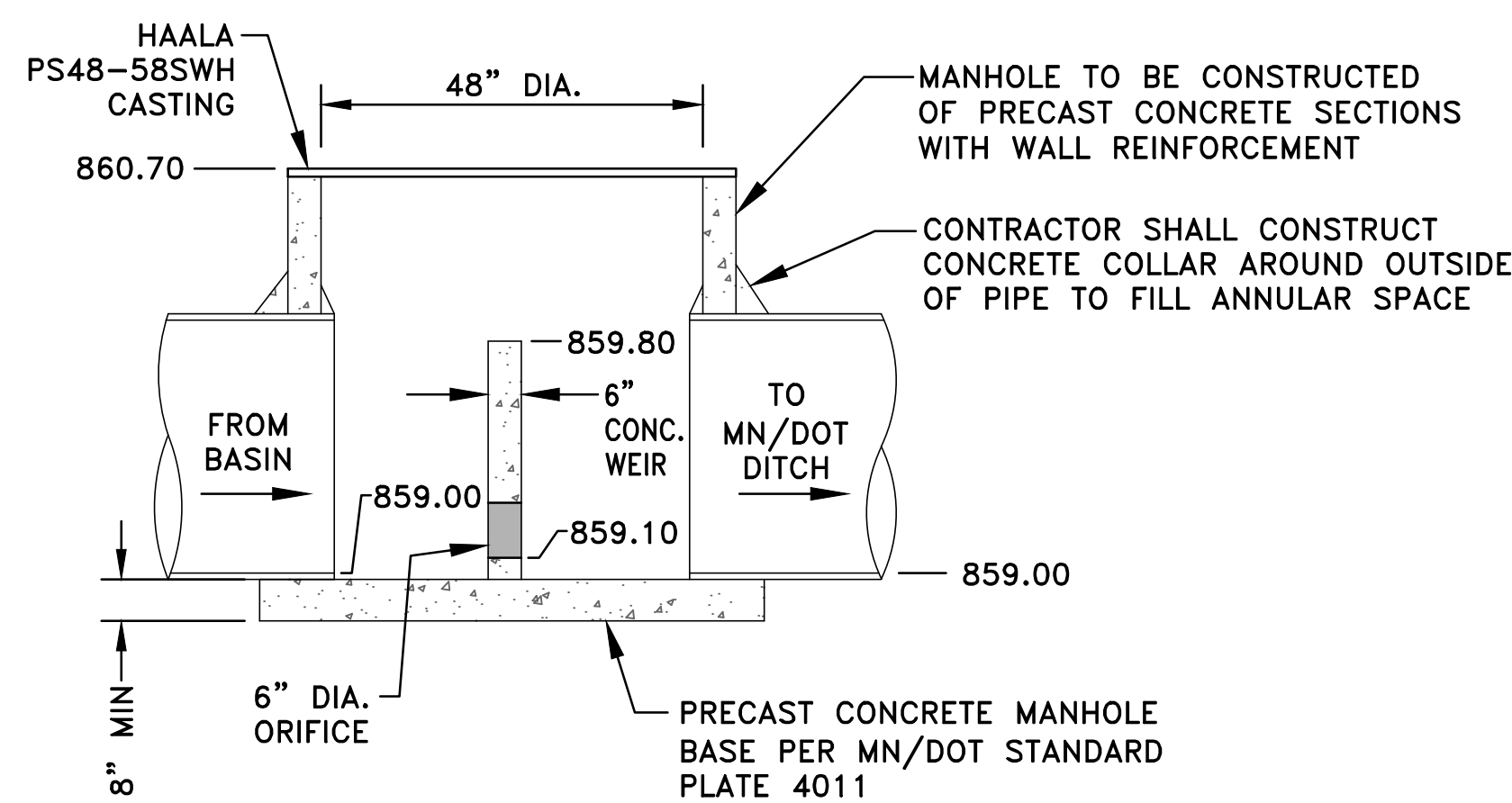


**4 RAIN GUARDIAN-BUNKER DETAILS ③**  
NO SCALE

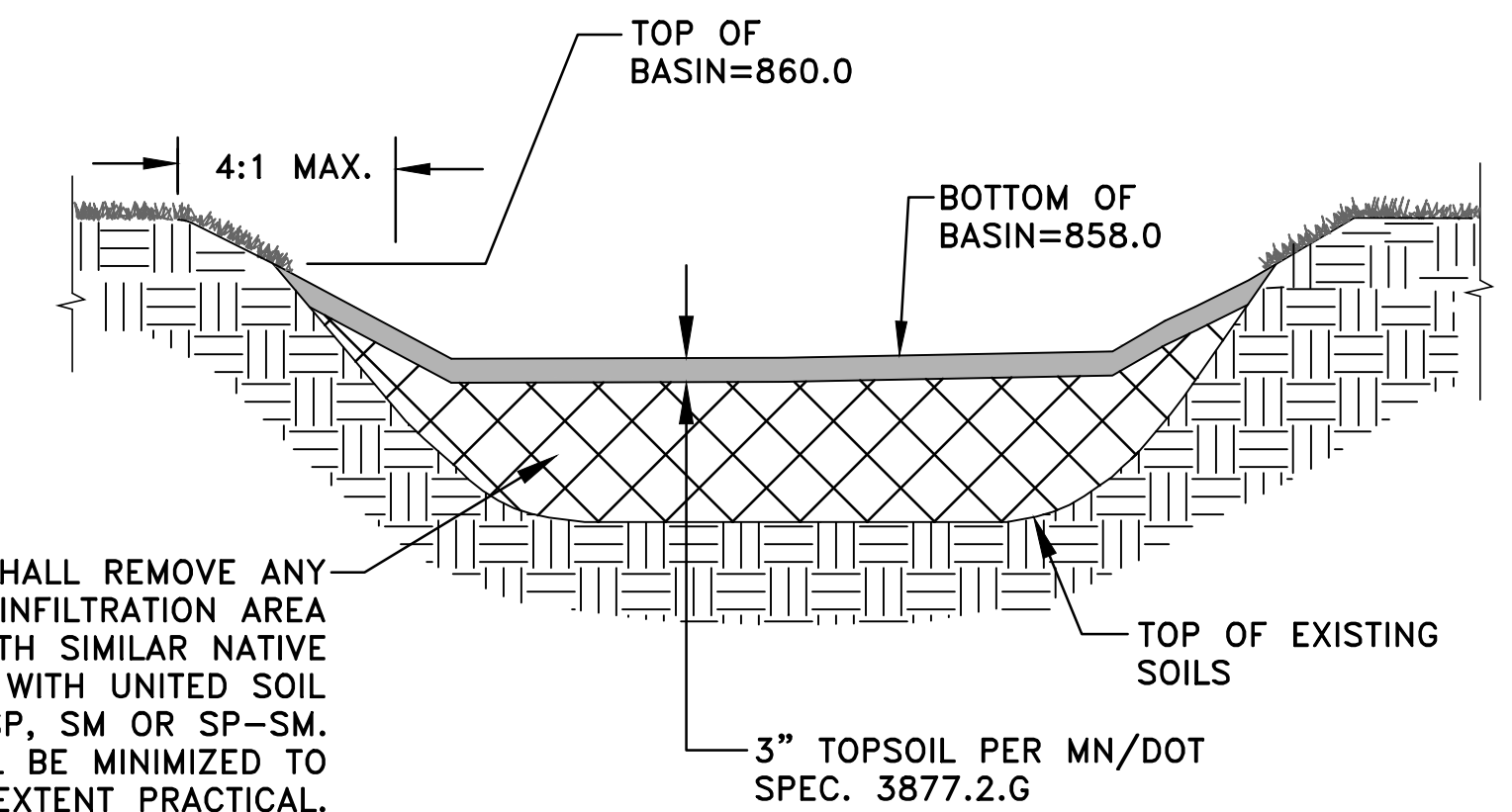


**SIDEWALK NOTES:**  
1. PROVIDE EXPANSION JOINT A MAXIMUM OF EVERY 30' OC.

**5 THICKENED EDGE CONCRETE SIDEWALK SECTION**  
NO SCALE



**6 POND OUTLET STRUCTURE**  
NO SCALE



CONTRACTOR SHALL REMOVE ANY ORGANIC SOIL IN INFILTRATION AREA AND REPLACE WITH SIMILAR NATIVE SANDS WITH UNITED SOIL CLASSIFICATION OF SP, SM OR SP-SM. COMPACTION SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICAL.

**7 INFILTRATION BASIN ④⑤⑥**  
NO SCALE

DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
*Timothy A. Edgerichs, P.E.*  
TIMOTHY A. EDGERICHS, P.E.  
Date 7/5/18 Lic. No. 43362

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



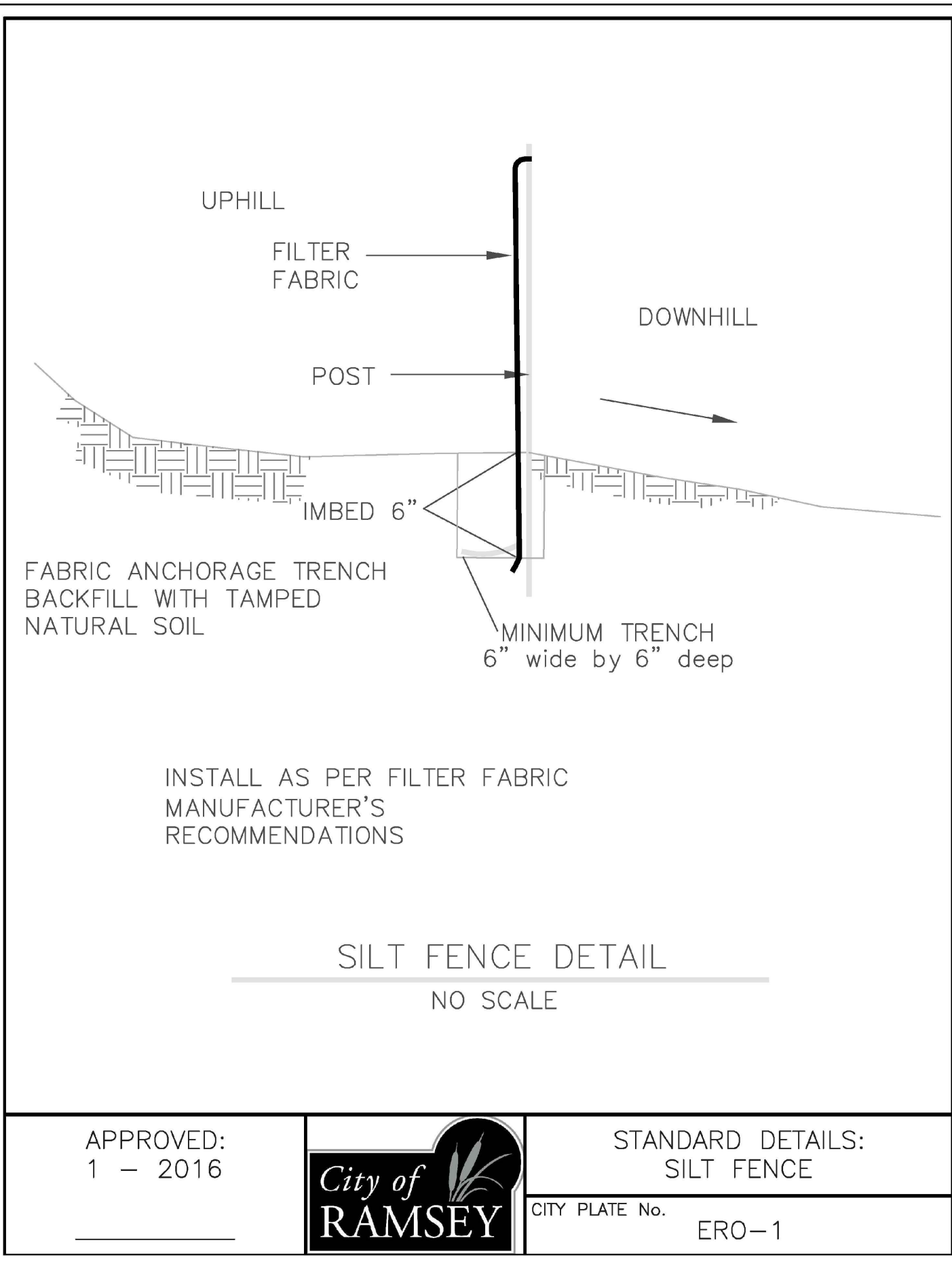
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CONSTRUCTION NOTES AND DETAILS

CITY OF RAMSEY, MINNESOTA

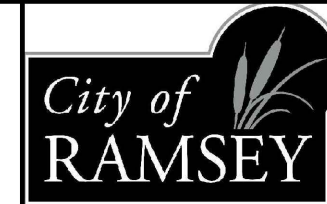
SHEET C2 OF C7 SHEETS



INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

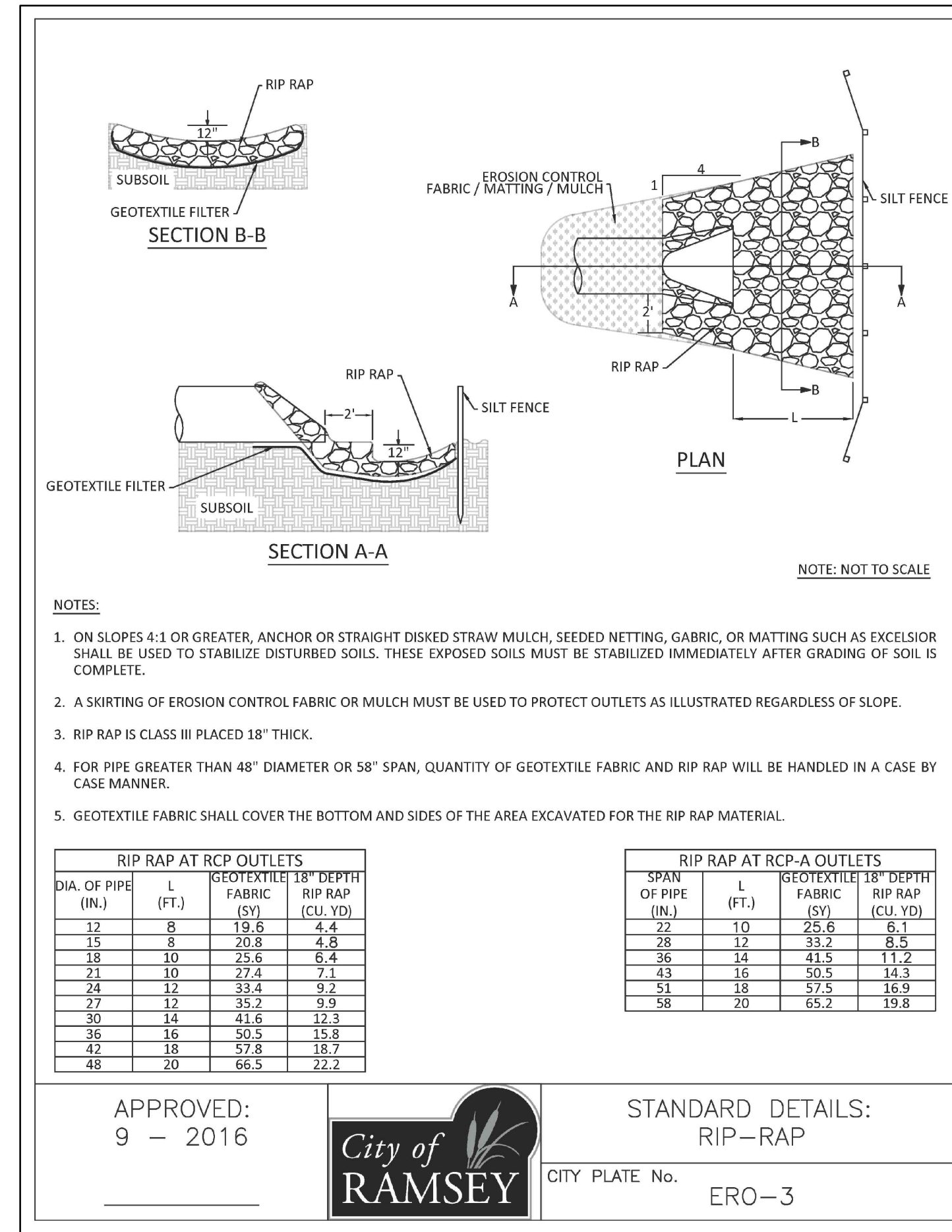
SILT FENCE DETAIL  
NO SCALE

APPROVED:  
1 - 2016



STANDARD DETAILS:  
SILT FENCE

CITY PLATE No. ERO-1

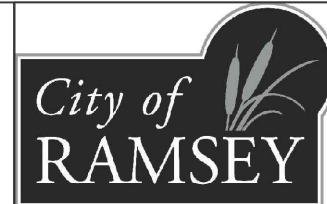


- NOTES:
- ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDING, NETTING, FABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
  - A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
  - RIP RAP IS CLASS III PLACED 18" THICK.
  - FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
  - GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

RIP RAP AT RCP OUTLETS			
DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SQ. YD)	RIP RAP (CU. YD)
12	8	19.8	4.4
15	8	20.8	4.6
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

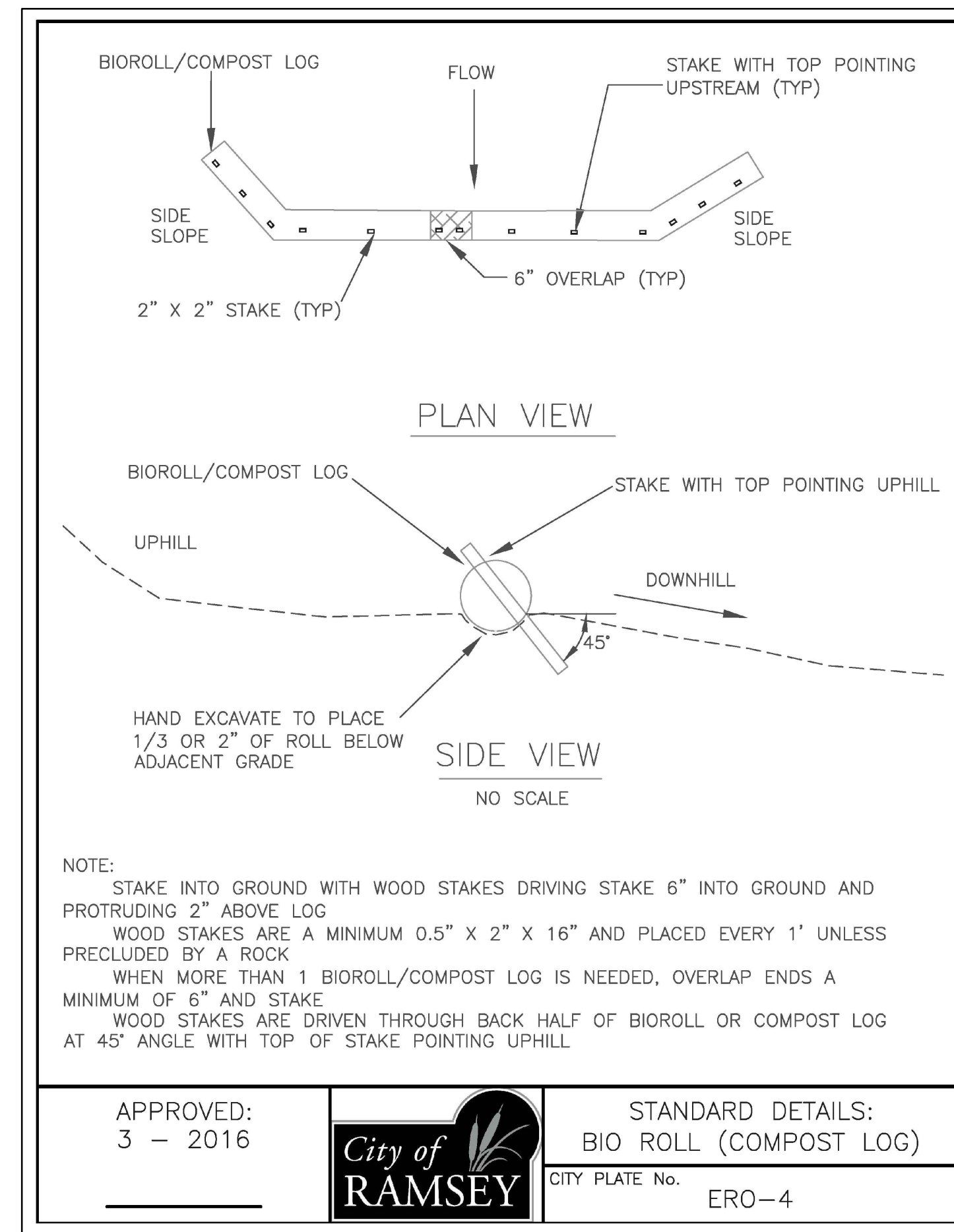
RIP RAP AT RCP-A OUTLETS			
SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SQ. YD)	RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

APPROVED:  
9 - 2016



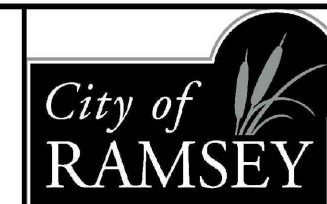
STANDARD DETAILS:  
RIP-RAP

CITY PLATE No. ERO-3



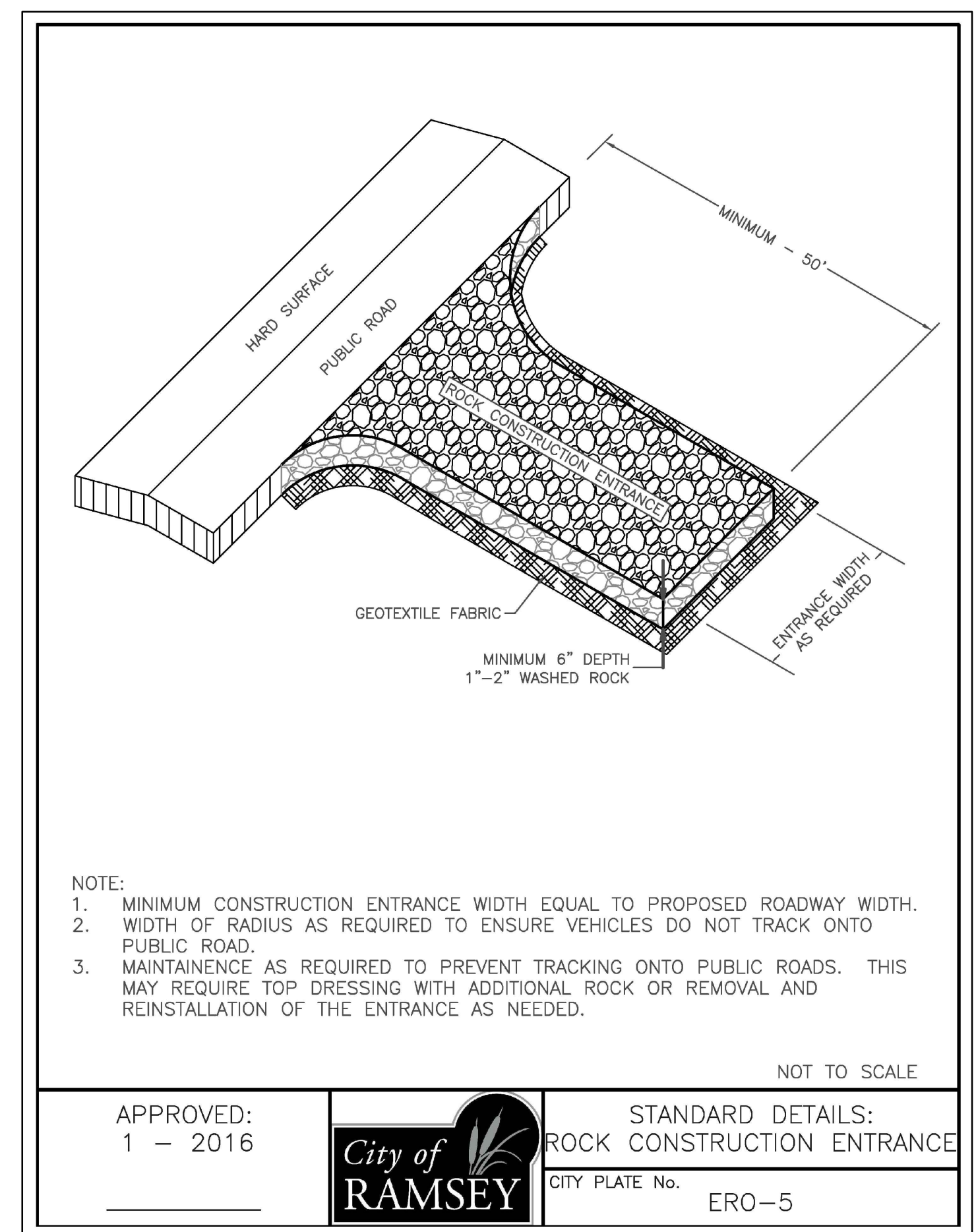
- NOTE:
- STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
  - WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
  - WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
  - WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED:  
3 - 2016



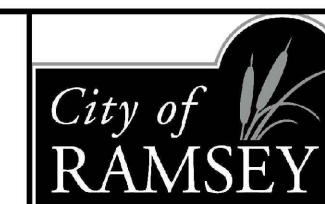
STANDARD DETAILS:  
BIO ROLL (COMPOST LOG)

CITY PLATE No. ERO-4



- NOTE:
- MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
  - WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
  - MAINTENANCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

APPROVED:  
1 - 2016



STANDARD DETAILS:  
ROCK CONSTRUCTION ENTRANCE

CITY PLATE No. ERO-5

TABLE A  
MODIFIED CLASS 5  
SPECIFICATIONS

% PASSING

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

NOTES:

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

APPROVED:  
2 - 2003

STANDARD DETAILS:  
MODIFIED CLASS 5  
SPECIFICATIONS

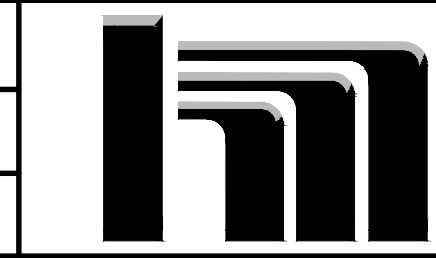
CITY PLATE No. STR-26

DATE	REVISION

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*Timothy A. Edgerichs*  
TIMOTHY A. EDGERICHS, P.E.  
Date 7/5/18 Lic. No. 43362

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



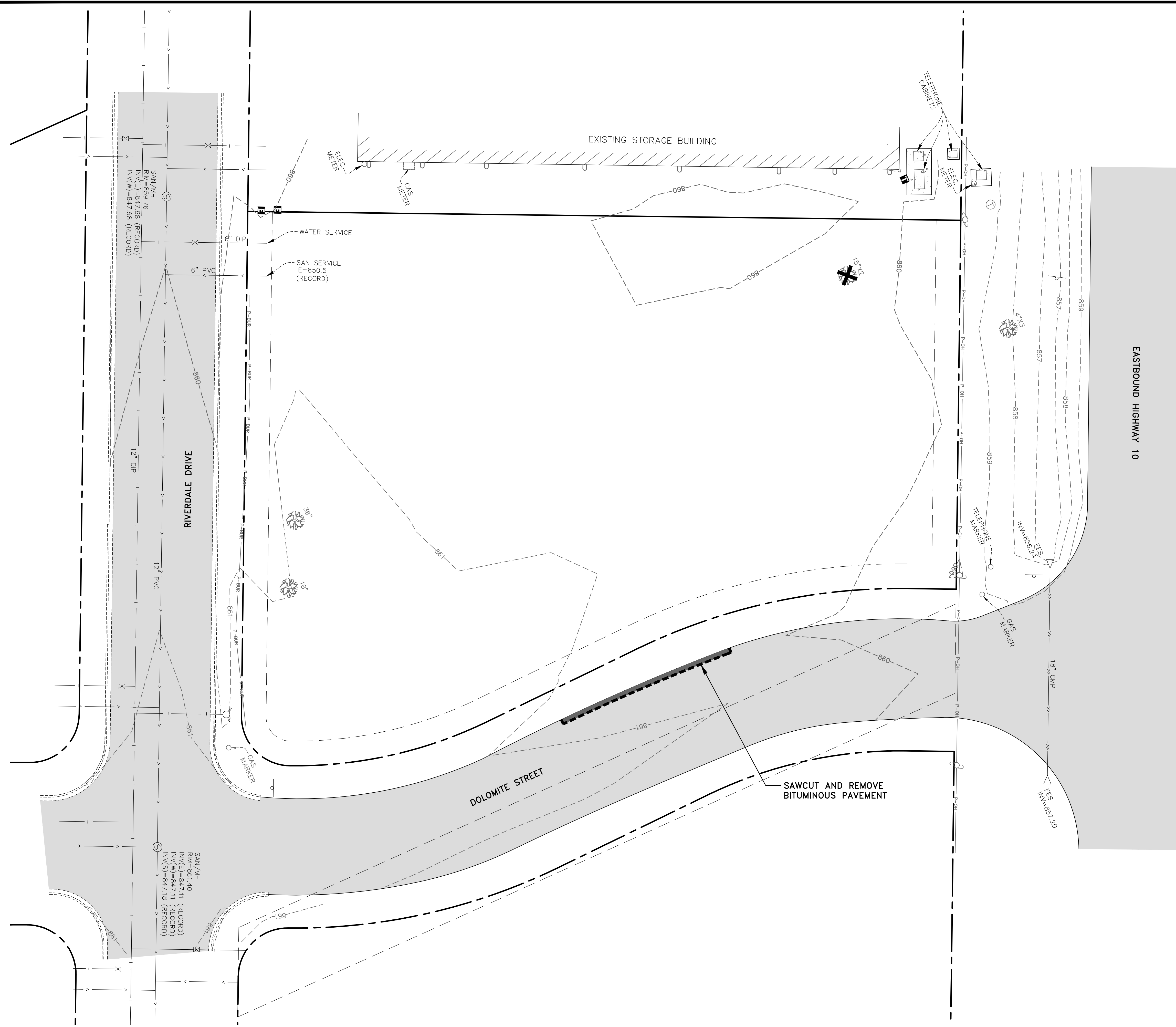
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CITY STANDARD DETAILS  
CITY OF RAMSEY, MINNESOTA

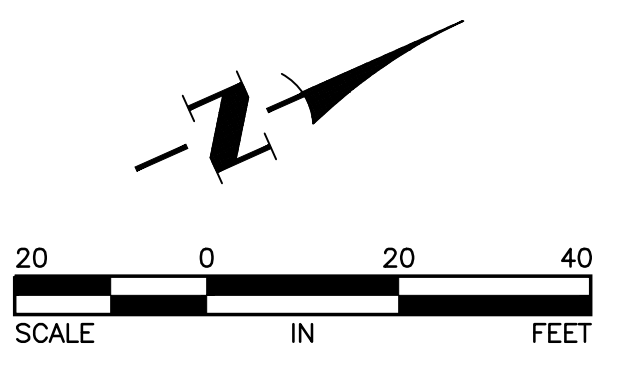
SHEET  
C3  
OF  
C7  
SHEETS

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**LEGEND**

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT LINE
- 861- --- EXISTING CONTOUR
- >>> EXISTING STORM SEWER
- > EXISTING SANITARY SEWER
- | EXISTING WATERMAIN
- P-BUR P-BUR P-BUR BURIED POWER LINE
- P-OH P-OH P-OH OVERHEAD POWER LINE
- ==== EXISTING CONCRETE CURB AND GUTTER
- ⊙ EXISTING SANITARY SEWER
- ⊙ EXISTING HYDRANT
- ⊗ EXISTING WATERMAIN VALVE
- △ EXISTING STORM SEWER APRON
- ⊕ UTILITY POLE
- ⊞ UTILITY PEDESTALS
- ⊥ SIGN
- ⊕ TREE
- [Pattern] EXISTING CONCRETE PAVEMENT
- [Pattern] EXISTING BITUMINOUS PAVEMENT
- SAWCUT BITUMINOUS PAVEMENT
- ⊗ CLEAR AND GRUB TREE
- [Pattern] BITUMINOUS PAVEMENT REMOVAL AREA



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*Timothy A. Eberichs*  
 TIMOTHY A. EBERICHS, P.E.  
 Date 7/5/18 Lic. No. 43362

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



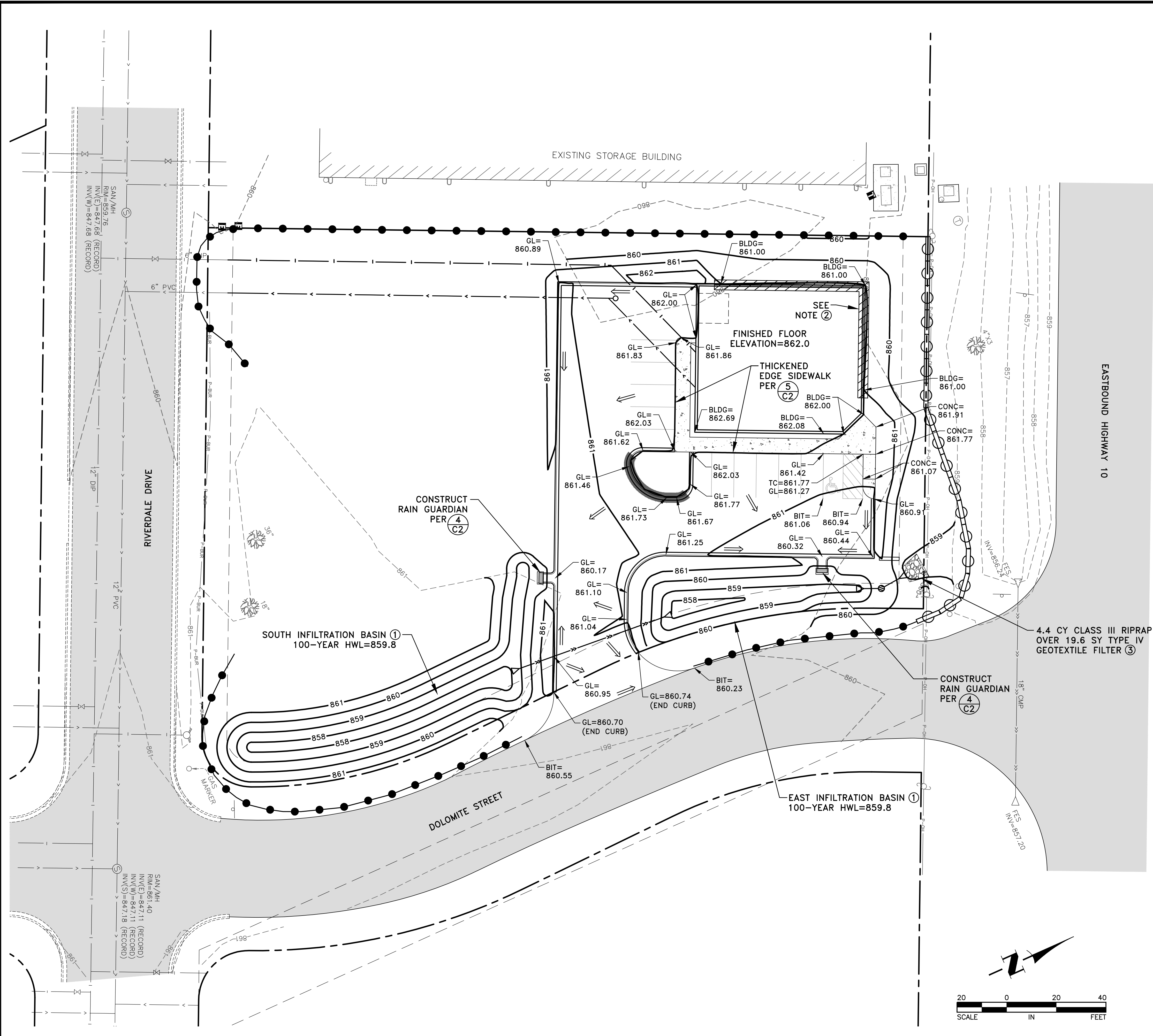
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STERLING TROPHY

EXISTING TOPOGRAPHY AND REMOVALS PLAN  
 CITY OF RAMSEY, MINNESOTA

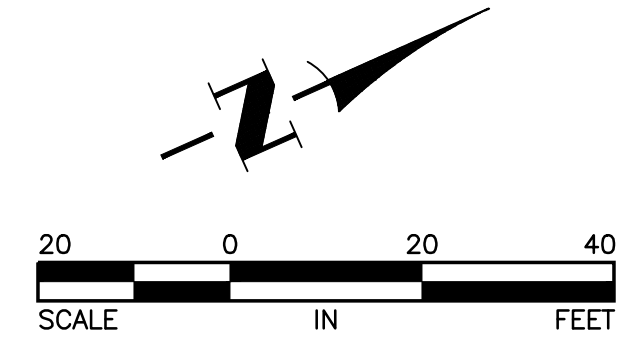
SHEET C4 OF C7 SHEETS

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- LEGEND**
- RIGHT-OF-WAY LINE
  - PROPERTY LINE
  - EASEMENT LINE
  - - - - - 861 EXISTING CONTOUR
  - - - - - 861 PROPOSED CONTOUR
  - >---> EXISTING STORM SEWER
  - >---> EXISTING SANITARY SEWER
  - >---> EXISTING WATERMAIN
  - P-BUR P-BUR P-BUR BURIED POWER LINE
  - P-OH P-OH P-OH OVERHEAD POWER LINE
  - EXISTING CONCRETE CURB AND GUTTER
  - ⊙ EXISTING SANITARY SEWER
  - ⊕ EXISTING HYDRANT
  - ⊗ EXISTING WATERMAIN VALVE
  - △ EXISTING STORM SEWER APRON
  - ⊕ UTILITY POLE
  - ⊕ UTILITY PEDESTALS
  - ⊕ SIGN
  - ⊕ TREE
  - EXISTING CONCRETE PAVEMENT
  - EXISTING BITUMINOUS PAVEMENT
  - >---> PROPOSED STORM SEWER
  - >---> PROPOSED SANITARY SEWER
  - >---> PROPOSED WATERMAIN
  - >---> PROPOSED CONCRETE CURB AND GUTTER
  - PROPOSED CONCRETE PAVEMENT
  - PROPOSED TIPOUT CURB PER (2) C2
  - SILT FENCE PER CITY PLATE NO. ERO-1
  - ⊕ SEDIMENT CONTROL LOG PER CITY PLATE NO. ERO-4
  - ⇒ DRAINAGE ARROW
  - GL= XXX.XX GUTTER LINE ELEVATION
  - TC= XXX.XX TOP OF CURB ELEVATION
  - BLDG= XXX.XX GROUND ELEVATION AT BUILDING
  - CONC= XXX.XX CONCRETE ELEVATION
  - BIT= XXX.XX BITUMINOUS ELEVATION
  - ⊕ X XX DETAIL NUMBER
  - ⊕ XX SHEET NUMBER

- GENERAL NOTES:**
- PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY PLATE NO. ERO-5.
  - VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
  - PERVIOUS AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING.
  - SEDIMENT SHALL BE REMOVED FROM ALL PAVED SURFACES WITHIN 24 HOURS OF DISCOVERY.
  - SEE SHEET C6 FOR THE UTILITY PLAN.
  - SEE SHEET C7 FOR THE PAVING AND RESTORATION PLAN.
  - CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
- REFERENCE NOTES:**
- CONSTRUCT INFILTRATION BASIN PER (7) C2.
  - DROP FOOTING BASED ON PROPOSED GRADES.
  - PLACE RIPRAP PER CITY PLATE NO. ERO-3.



DATE	REVISION

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*Timothy A. Eberharts, P.E.*  
 TIMOTHY A. EBERHARTS, P.E.  
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 CHECKED BY: CJJ

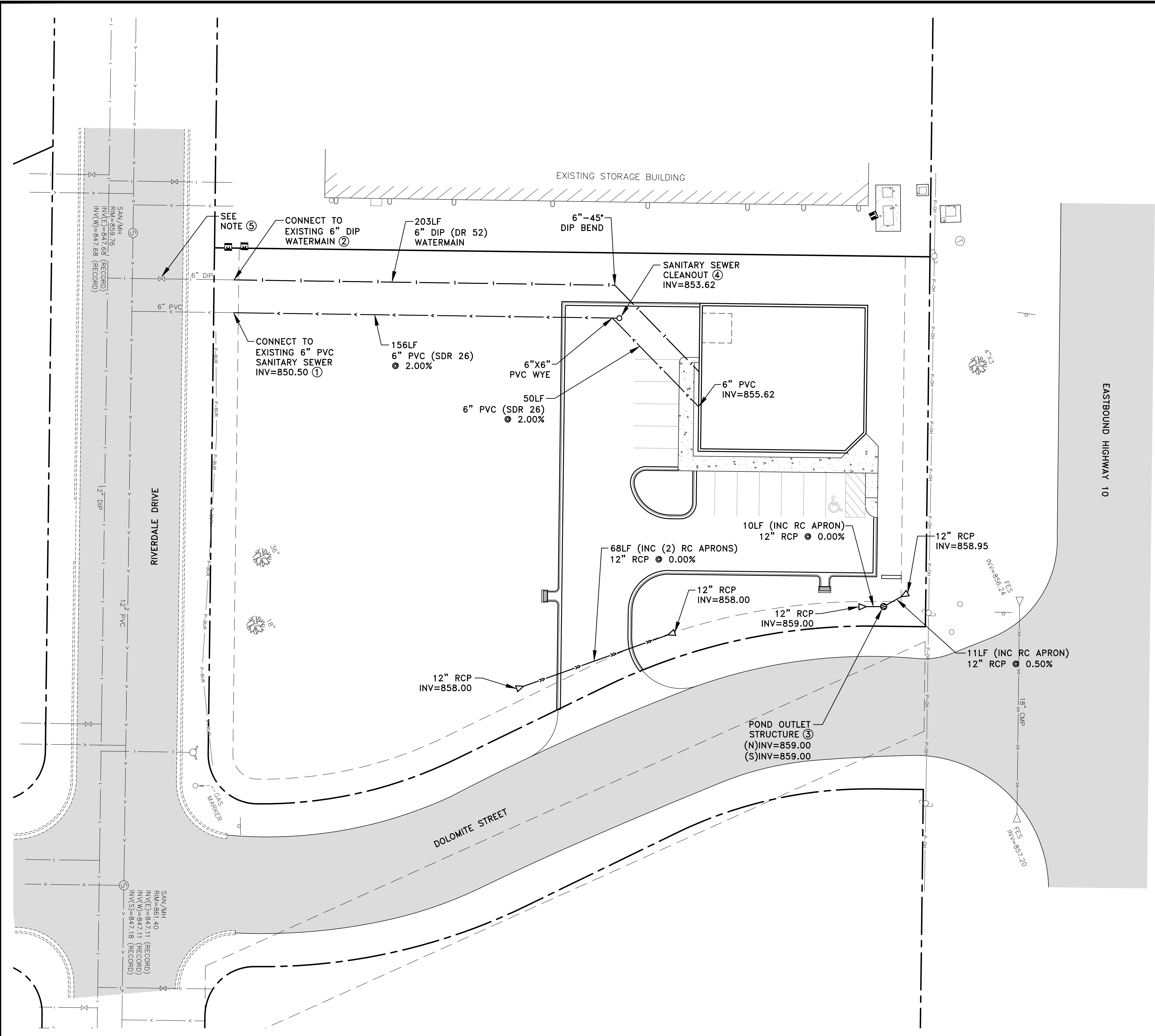
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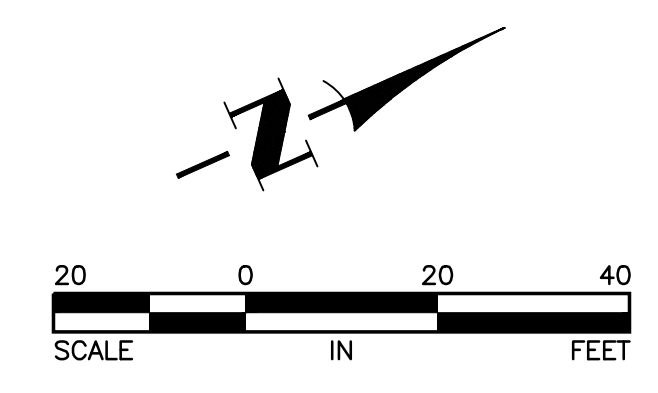
GRADING, DRAINAGE AND EROSION CONTROL PLAN  
 CITY OF RAMSEY, MINNESOTA

SHEET C5 OF C7 SHEETS  
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- GENERAL NOTES:**
- ALL STORM SEWER STRUCTURES SHALL BE PRECAST CONCRETE SECTIONS PER MN/DOT STANDARD PLATE 4020.
  - MAINTAIN A MINIMUM OF 7.5' OF COVER OVER THE WATER SERVICE.
- REFERENCE NOTES:**
- LOCATION AND INVERT OF SANITARY SEWER SERVICE STUB SHALL BE VERIFIED PRIOR TO THE START OF CONSTRUCTION.
  - LOCATION AND INVERT OF WATER SERVICE STUB SHALL BE VERIFIED PRIOR TO THE START OF CONSTRUCTION.
  - CONSTRUCT POND OUTLET STRUCTURE PER (6) (C2).
  - CONSTRUCT SANITARY SEWER CLEANOUT PER (3) (C2).
  - RECORD PLANS INDICATED THAT THERE IS A VALVE FOR THE WATER SERVICE. THE VALVE COULD NOT BE LOCATED AS PART OF THE SURVEY.



DATE	REVISION

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

*Timothy A. Eberichs, P.E.*  
 TIMOTHY A. EBERICHS, P.E.  
 Date 7/5/18 Lic. No. 43362

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

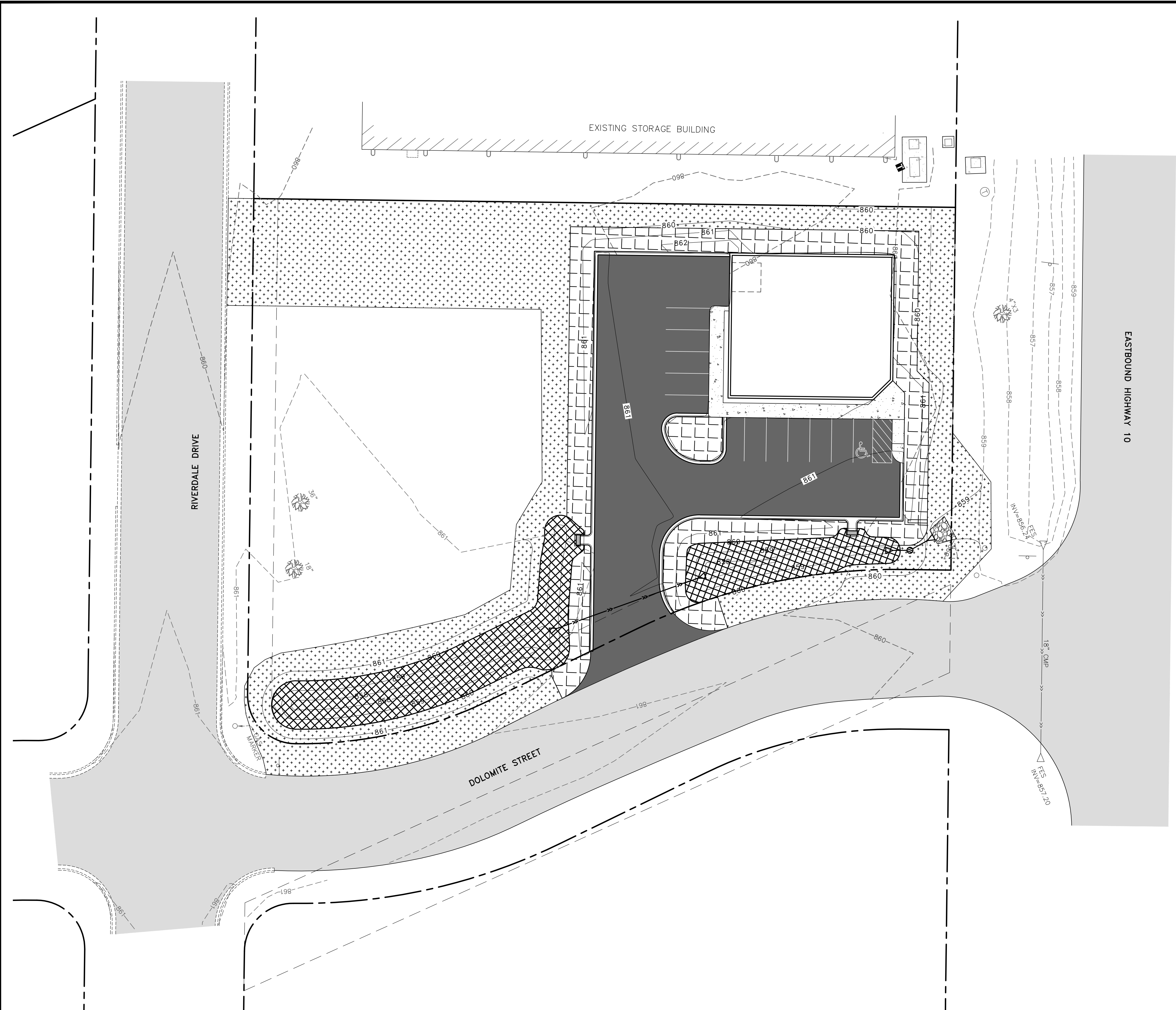
**Hakanson Anderson**  
 Civil Engineers and Land Surveyors  
 3601 Thurston Ave., Anoka, Minnesota 55303  
 763-427-5860 FAX 763-427-0520  
 www.hakanson-anderson.com

STERLING TROPHY


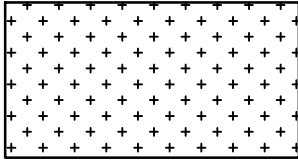
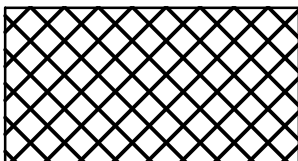
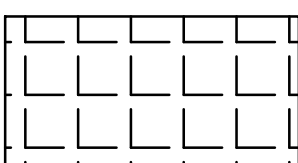
UTILITY PLAN  
 CITY OF RAMSEY, MINNESOTA

SHEET C6 OF C7 SHEETS  
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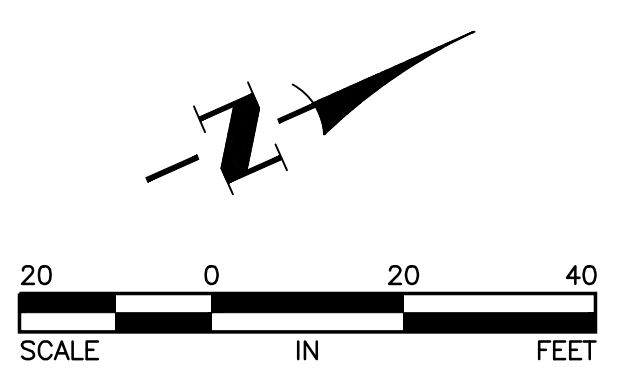


**LEGEND**

-  PROPOSED BITUMINOUS PAVEMENT PER  $\frac{1}{C2}$
-  SEED MIX 25-131 (220 POUNDS/ACRE)  
HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE)  
TYPE 1 FERTILIZER (300 POUNDS/ACRE)
-  SEED MIX 33-261 (35 POUNDS/ACRE)  
HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE)  
TYPE 1 FERTILIZER (300 POUNDS/ACRE)
-  SOD  
TYPE 1 FERTILIZER (300 POUNDS/ACRE)

**GENERAL NOTES:**

1. PLACE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS OUTSIDE OF THE PROPOSED BUILDING, PARKING LOT AND INFILTRATION BASINS. SEE  $\frac{7}{C2}$  FOR INFILTRATION BASIN TOPSOIL REQUIREMENTS.

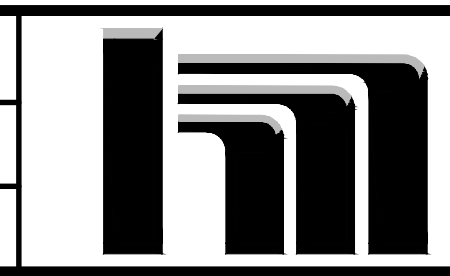


DATE	REVISION

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

*Timothy A. Eberichs*  
 TIMOTHY A. EBERICHS, P.E.  
 Date 7/5/18 Lic. No. 43362

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



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**STERLING TROPHY**

**PAVING AND RESTORATION PLAN**  
 CITY OF RAMSEY, MINNESOTA

SHEET  
**C7**  
 OF  
**C7**  
 SHEETS

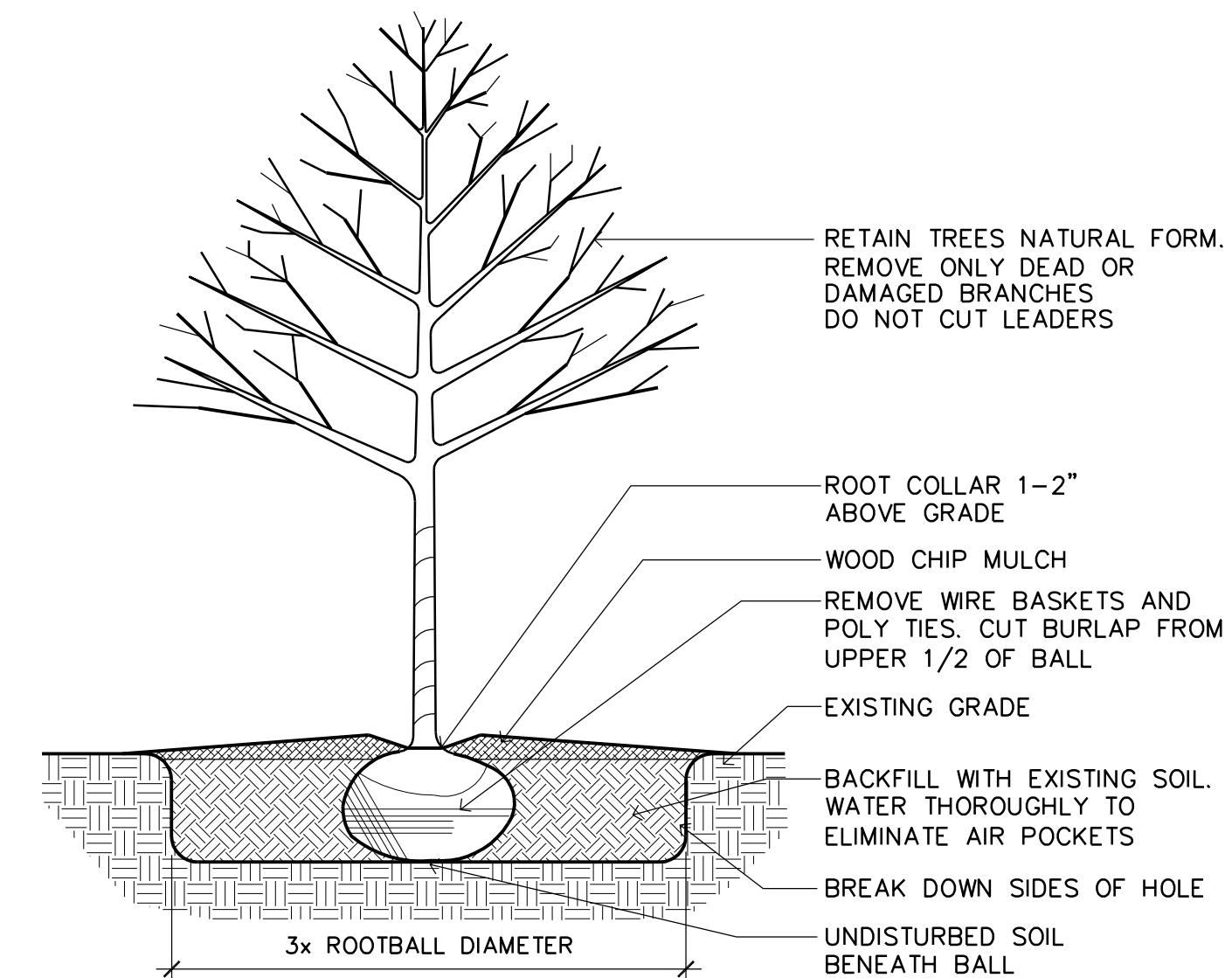
PLANTING SCHEDULE						
QTY.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	MTHD	REMARKS
2	AB	AUTUMN BLAZE MAPLE	ACER FREEMANII	2.5" CAL.	BB	
2	IH	IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS	2.5" CAL.	BB	
1	RS	RED SPLENDOR CRAB	MALUSxHYBRIDS 'RED SPLENDOR'	1.5" CAL.	BB	
9	SR	SHRUB ROSE	ROSA 'KNOCKOUT'	12" TALL	CONT.	
8	BB	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	18"-24" TALL	CONT.	
5	PL	PURPLE LILAC	SYRINGA VULGARIS PURPUREA	36" TALL	CONT.	

**LANDSCAPE NOTES:**

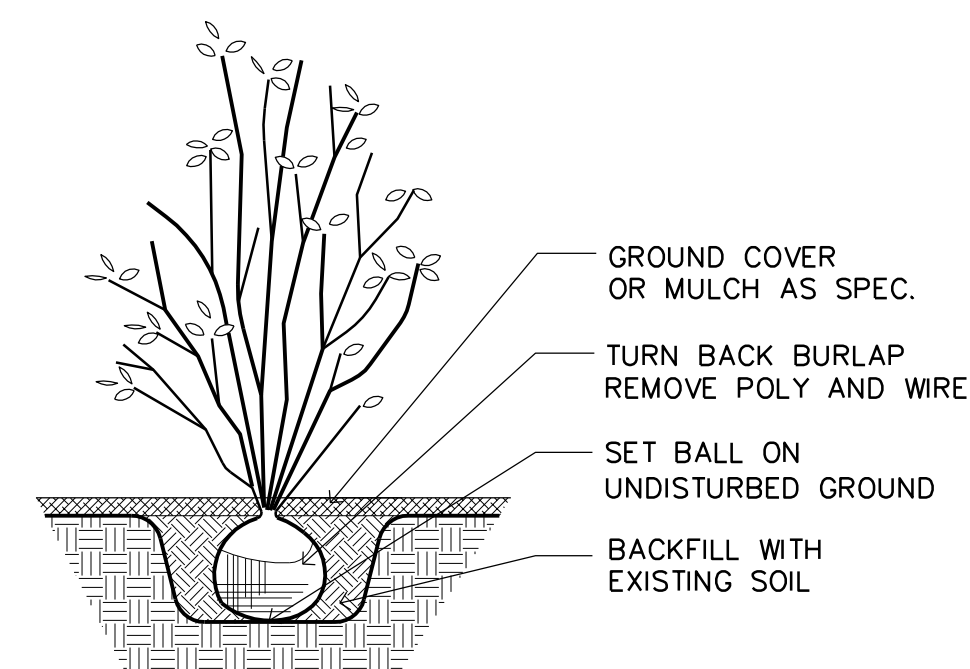
- SEED/SOD AREAS AS SHOWN ON THE PLAN.
- SEE PLAN FOR PLANTINGS LOCATED IN ROCK MULCH BED. ROCK MULCH BEDS SEPARATED FROM SOD BY BLACK VINYL EDGER. OTHER PLANTINGS TO HAVE WOOD MULCH RING TO PREVENT WEED GROWTH AND CONSERVE WATER.
- UNDERGROUND IRRIGATION SYSTEM TO BE PROVIDED FOR ALL FOUNDATION PLANTINGS AND TURF AREAS. PROVIDE MOISTURE SENSOR. IRRIGATION DESIGN BY CONTRACTOR.
- SEE PLAN FOR EXISTING TREES TO BE SAVED OR REMOVED
- TREE CALCULATION:  
1 TREE PER 1,000 S.F. OF BUILDING S.F.  
4,048 S.F. @ 1/1000 = 4 DECIDUOUS TREES  
5 TREES PROVIDED
- SHRUB CALCULATION:  
1 SHRUB PER 300 S.F. OF BUILDING S.F.  
4,048 S.F. @ 1/300 = 14 SHRUBS  
22 SHRUBS PROVIDED

**SITE LIGHTING NOTES:**

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

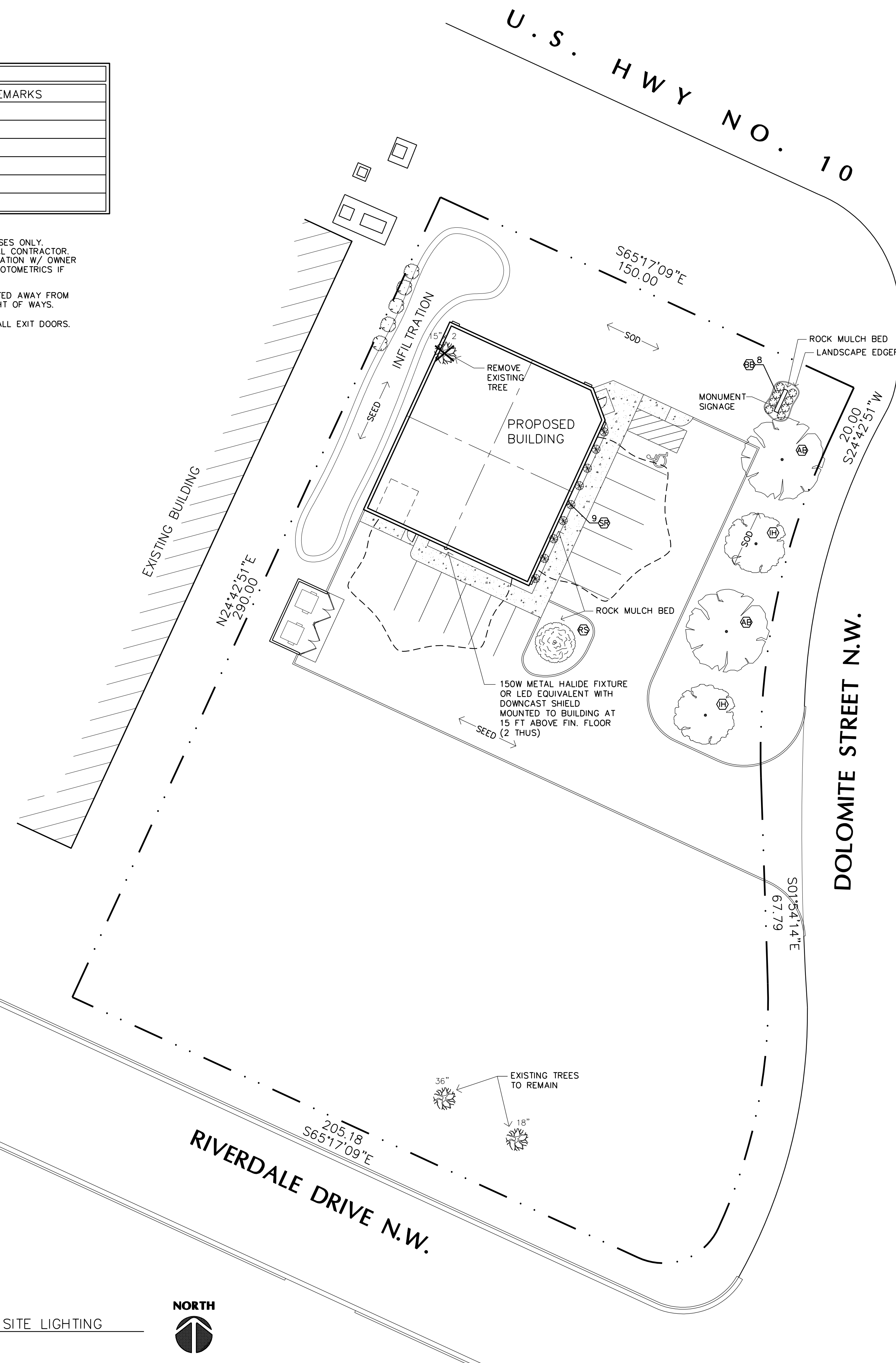


2 TREE PLANTING DETAIL  
SCALE: NOT TO SCALE



3 SHRUB PLANTING DETAIL  
SCALE: NOT TO SCALE

1 LANDSCAPE AND SITE LIGHTING  
SCALE: 1" = 20'-0"



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

STONE CONSTRUCTION, INC.  
2181 - 107th LANE N.E.  
BLAINE, MINNESOTA 55434  
(763) 784-1950  
FAX 784-9707

**STERLING TROPHY**  
Ramsey, Minnesota

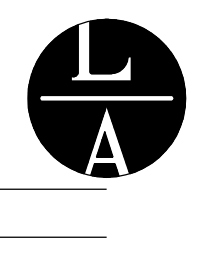
Drawn By: JRB
Checked By: LL
Revisions
6/28/18 PRELIMINARY

LANDSCAPE AND  
SITE LIGHTING PLAN  
Sheet Number

**L1**

Project No. 180228-4





LAMPERT ARCHITECTS

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

ARCHITECT CERTIFICATION:  
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY NOT FOR CONSTRUCTION

(763) 784-1950  
FAX 784-9707

STONE CONSTRUCTION, INC.  
2181 - 107th LANE N.E.  
BLAINE, MINNESOTA 55434

STERLING TROPHY  
Ramsey, Minnesota

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Leonard Lampert Architects Inc.

Project Designer: JAMES B

Drawn By: JRB

Checked By: LL

Revisions

6/28/18 PRELIMINARY

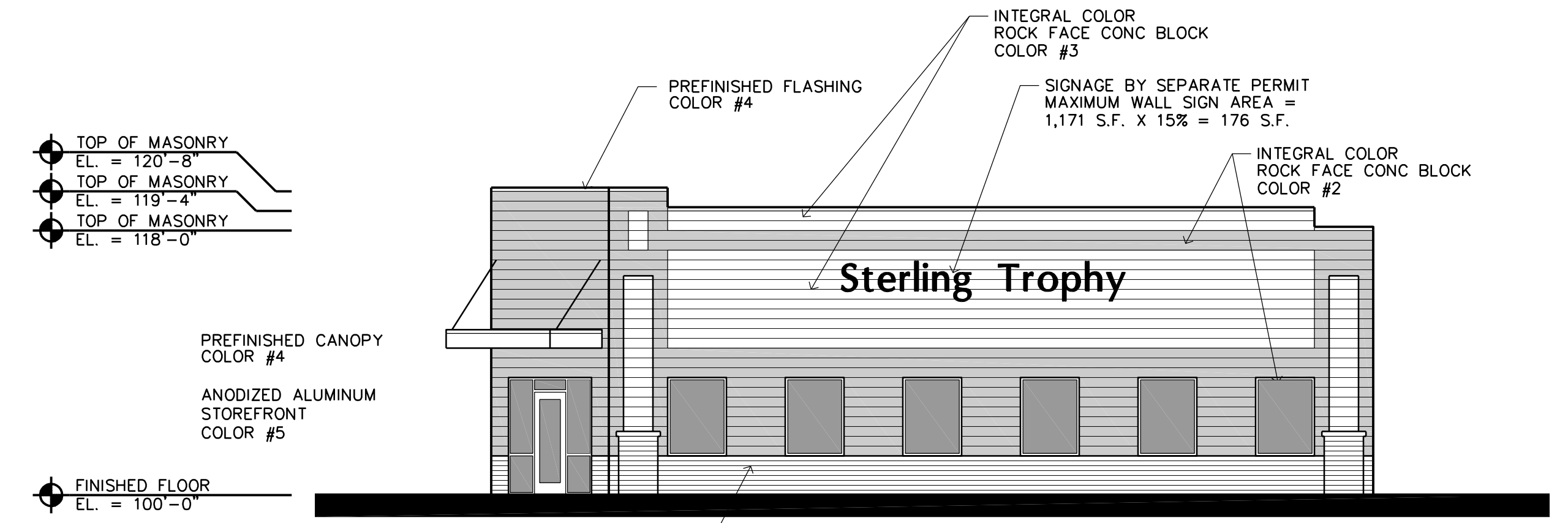
FLOOR PLAN  
BUILDING ELEVATIONS

Sheet Number

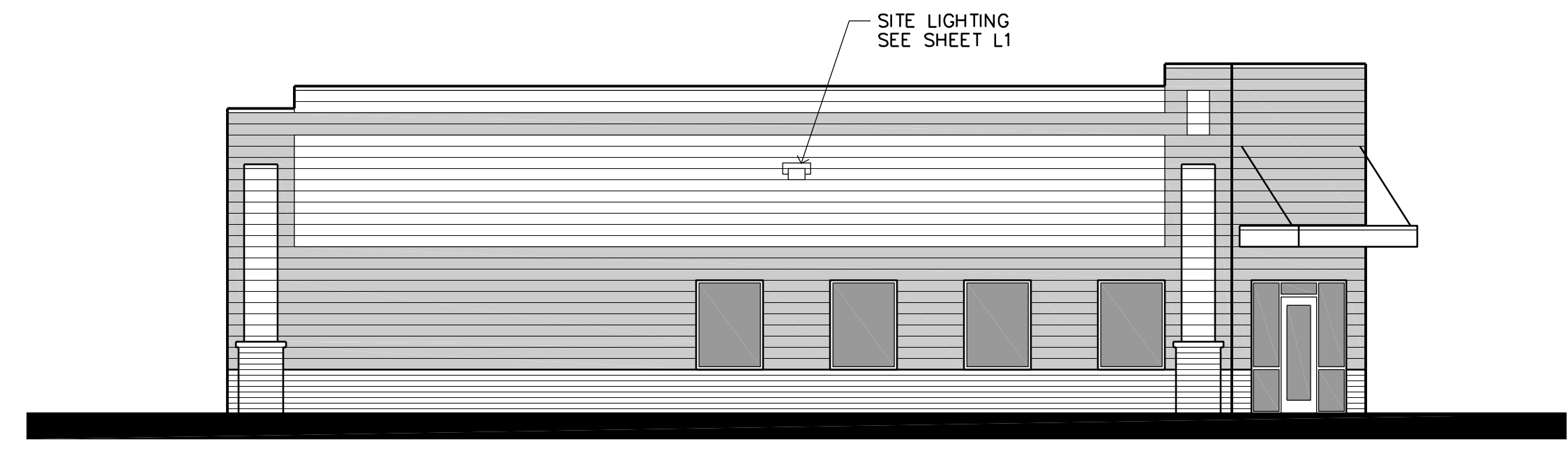
A2

Project No. 180228-4

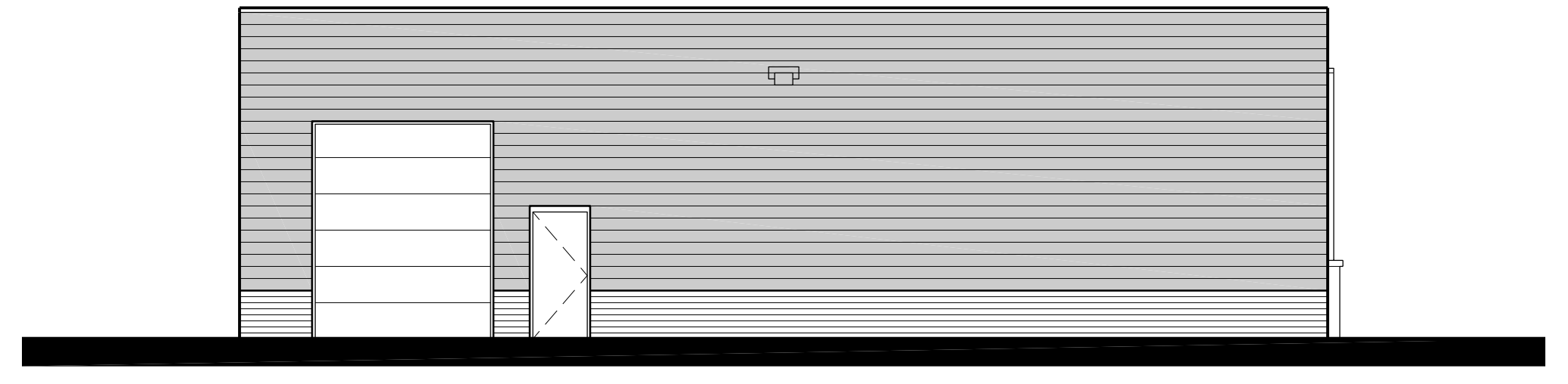
Filename: STERLING TROPHY\STERLING TROPHY-A2



2 NORTH ELEVATION  
A2 SCALE: 1/8" = 1'-0"



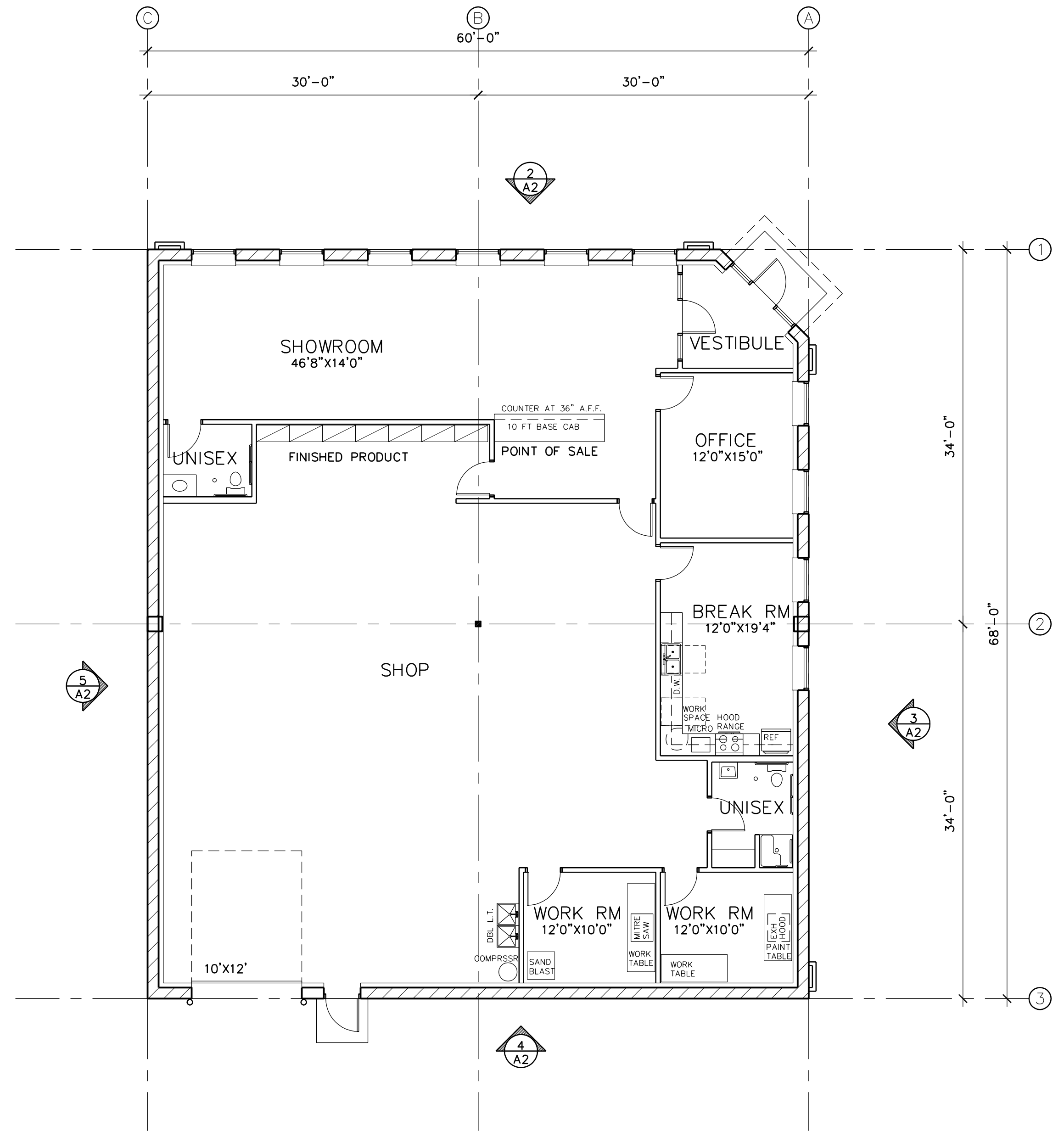
3 EAST ELEVATION  
A2 SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION  
A2 SCALE: 1/8" = 1'-0"



5 WEST ELEVATION  
A2 SCALE: 1/8" = 1'-0"



1 FLOOR PLAN  
A2 SCALE: 1/8" = 1'-0"



# ALTA/ACSM Land Title Survey

for

## City of Ramsey HRA

### DESCRIPTION OF PROPERTY

From Commitment for Title of Old Republic National Title Insurance Company, Commitment No. 1403101 effective dated October 29, 2014. ("The Commitment")

Lot 4, Block 1, RIVERSIDE WEST, according to the plat on file and of record in the Office of the Registrar of Titles, Anoka County, Minnesota.

### SCHEDULE B NOTES:

- Item 5 - Subject to the right of the State of Minnesota to construct temporary snow fences, and to regulate and control the cutting and planting of grasses, shrubs and trees, as shown in document dated April 14, 1939 and recorded May 3, 1939 in Book 174, Page 73 in the office of the Anoka County Register of Deeds. (Lies within right of way of U.S. Highway No. 10 as depicted on survey)
- Item 6 - Subject to utility easements in favor of Anoka Electric cooperative as shown in document dated November 20, 1974 and recorded November 22, 1974 in Book 1127, Page 31, in the office of the Anoka County Register of Deeds. (Depicted on Survey)
- Item 7 - Subject to easement in favor of Bullick, Inc. as contained in Warranty Deed document no. 86446 dated 7/10/1975 and filed 7/8/1975. (Depicted on Survey)
- Item 8 - Easements for utility and drainage as shown on the recorded plat, if any.. (Depicted on Survey)

### SURVEY NOTES:

1. The underground utilities shown have been located from field survey information per Gopher State One Call Ticket No. 143090547, construction plans, and previous site plans (by others). The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Prior to any excavation, contact Gopher State One Call for an on-site location (612-454-0002). The subsurface utility information on this survey is utility quality level D. This quality level was determined according to the guidelines of CI/ASCE 38-2, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data.
2. The property lies in flood zone C (area of minimal flooding) as designated on Flood Insurance Rate Map (County of Anoka Community No. 270681 0020B) published by the Federal Emergency Management Agency effective date November 1, 1979.
2. Property is Torrens. Certificate of Title No. 124825 (From Title Commitment)
3. Fee simple interest is owned by Housing and Redevelopment Authority in and for the City of Ramsey, Minnesota, a public body under the laws of Minnesota. (From Title Commitment)
4. Area of surveyed property is 53,845 sq. ft. or 1.236 acres.
5. Property is zoned B-2 Business District. (per City of Ramsey Zoning Map)
6. The property has direct access to Riverdale Drive NW and Dolomite Street NW. (No restricted access to U.S. Highway No. 10 per plat of RIVERSIDE WEST or the commitment. Access subject to permit by MnDOT approval).
7. Bearings are based on Anoka County Coordinate System.
8. Address is 6710 Highway 10 NW, Ramsey, MN 55303 (per Anoka County Tax Mapping)
9. Sewer and Water Service locations per plans provided by the City of Ramsey.
10. Surveyor is aware that Dolomite Street NW access to U.S. Highway No. 10 may be closed.

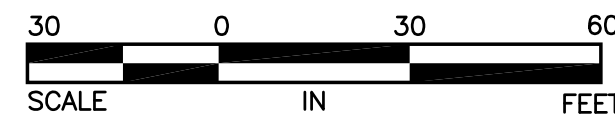
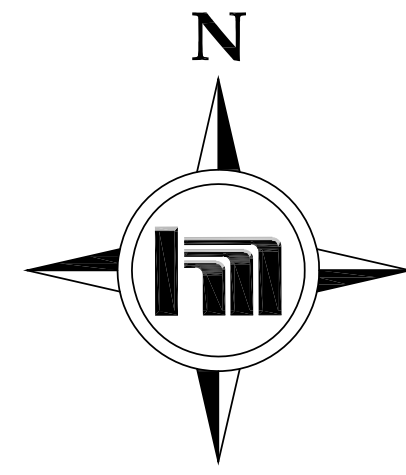
To City of Ramsey, Housing and Redevelopment Authority in and for the City of Ramsey, Minnesota, MDBNK, LLC, Title One, Inc., and Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 8, and 11(a) of Table A thereof. The field work was completed on November 12, 2014.

Dated: November 14, 2014

*Charles R. Christopherson*

Charles R. Christopherson  
MN License No. 18420  
Hakanson Anderson Associates, Inc.  
3601 Thurston Avenue North  
Anoka, MN 55303  
phone (763) 427-5860



### LEGEND

- 835-- = DENOTES SURFACE CONTOUR (1 FT. INTERVAL)
- x 835.15 = DENOTES SPOT ELEVATIONS
- = IRON MONUMENT SET AND MARKED WITH LICENSE NO. 18420.
- = DENOTES IRON MONUMENT FOUND
- = DENOTES STREET SIGN
- ⊗ = DENOTES GATE VALVE
- ⊕ = DENOTES HYDRANT
- ⊙ = DENOTES SANITARY SEWER MANHOLE
- ⊚ = DENOTES TELEPHONE MANHOLE
- ⊛ = DENOTES TELEPHONE PEDESTAL
- ⊜ = DENOTES ELECTRIC TRANSFORMER
- ⊝ = DENOTES ROOF DRAIN
- ⊞ = DENOTES POWER POLE
- ⊟ = DENOTES WATER LINE
- ⊠ = DENOTES SANITARY SEWER LINE
- ⊡ = DENOTES STORM SEWER LINE
- T—BUR— = DENOTES UNDERGROUND TELEPHONE
- G—BUR— = DENOTES UNDERGROUND GAS LINE
- P—BUR— = DENOTES UNDERGROUND ELECTRIC
- P—OH— = DENOTES OVERHEAD ELECTRIC
- ⊕ = DENOTES DECIDUOUS TREE
- ⊞ = DENOTES CONCRETE SURFACE
- ⊟ = DENOTES BITUMINOUS

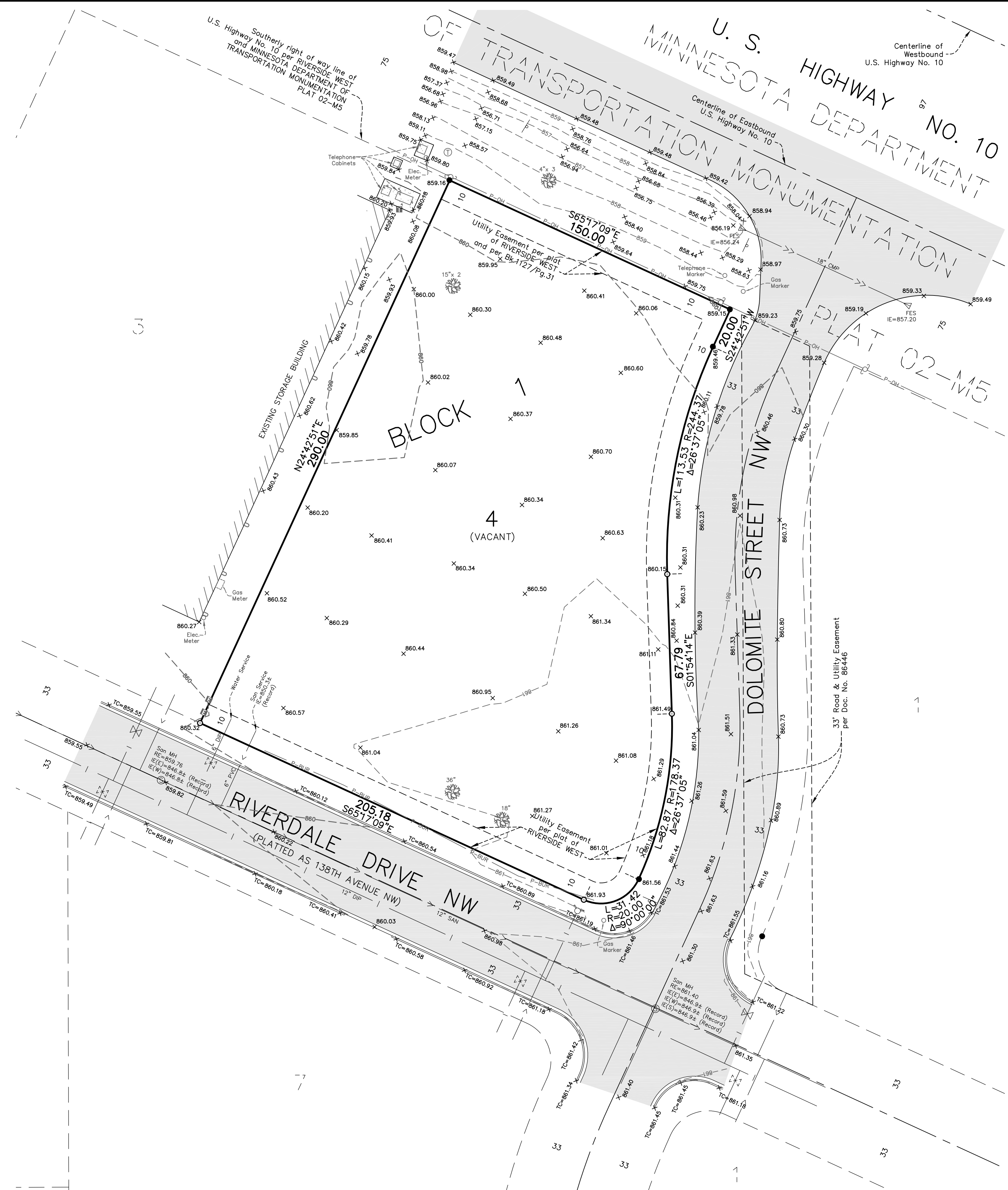
### BENCHMARKS

PROJECT BENCHMARK: MnDOT MONUMENT NO. E 257 NEAR THE INTERSECTION OF SUNFISH LAKE BOULEVARD NW AND THE BURLINGTON NORTHERN RAILROAD. ELEVATION = 863.67 FEET (NAVD 1988)

SITE BENCHMARK: TOP NUT HYDRANT IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF RIVERDALE DRIVE NW AND DOLOMITE STREET NW. ELEVATION = 863.88 FEET (NAVD 1988)

### UTILITY COMPANY CONTACT INFORMATION

UTILITY COMPANY	PHONE NUMBER
CENTER POINT ENERGY	800.778.9140
CENTURYLINK	800.283.4237
CITY OF RAMSEY	763.427.8254
COMCAST	612.522.8141
CONNEXUS ENERGY	763.323.4216
MINNESOTA DEPARTMENT OF TRANSPORTATION	651.366.5750



DATE	REVISION	DESIGNED BY:	BOOK/PAGE:		<b>Hakanson Anderson Assoc., Inc.</b> Civil Engineers and Land Surveyors 3601 Thurston Ave., Anoka, Minnesota 55303 763-427-5860 FAX 763-427-0520 www.haa-inc.com	Lot 4, Block 1, RIVERSIDE WEST, Anoka County, Minnesota	ALTA/ACSM Land Title Survey for City of Ramsey HRA	SHEET 1 OF 1 SHEETS
		CRC						
		DRAWN BY:	DATE:					
		SMM	11/14/14					
		CHECKED BY:	FILE NO.					
		CRC	RA1104					