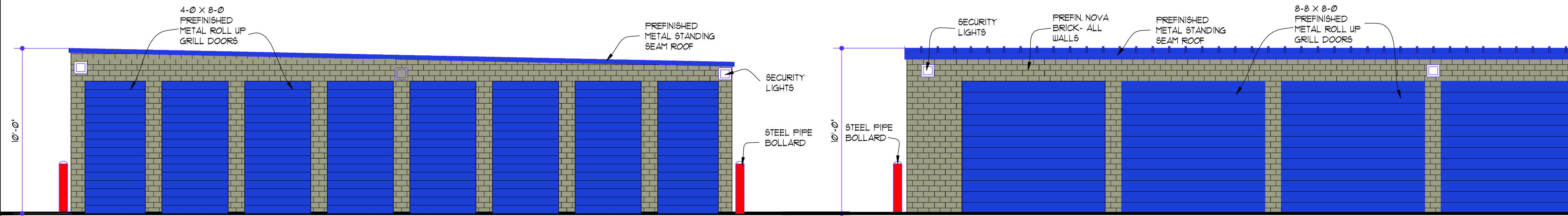
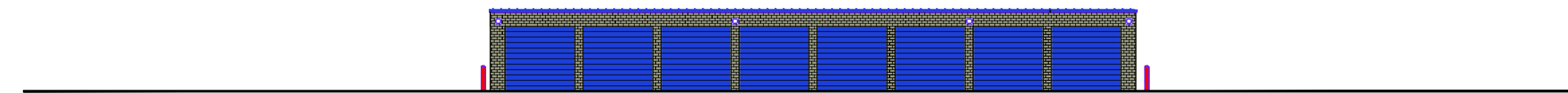


NAME BRAND SELF STORAGE
 156TH AVE
 RAMSEY, MN

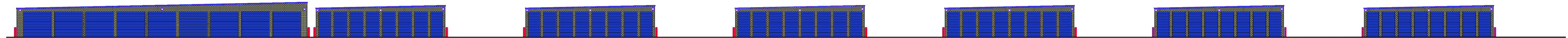


TYPICAL END ELEVATION
 1/4" = 1'-0"

TYPICAL SIDE ELEVATION
 1/4" = 1'-0"



NORTH ELEVATION
 1/8" = 1'-0"



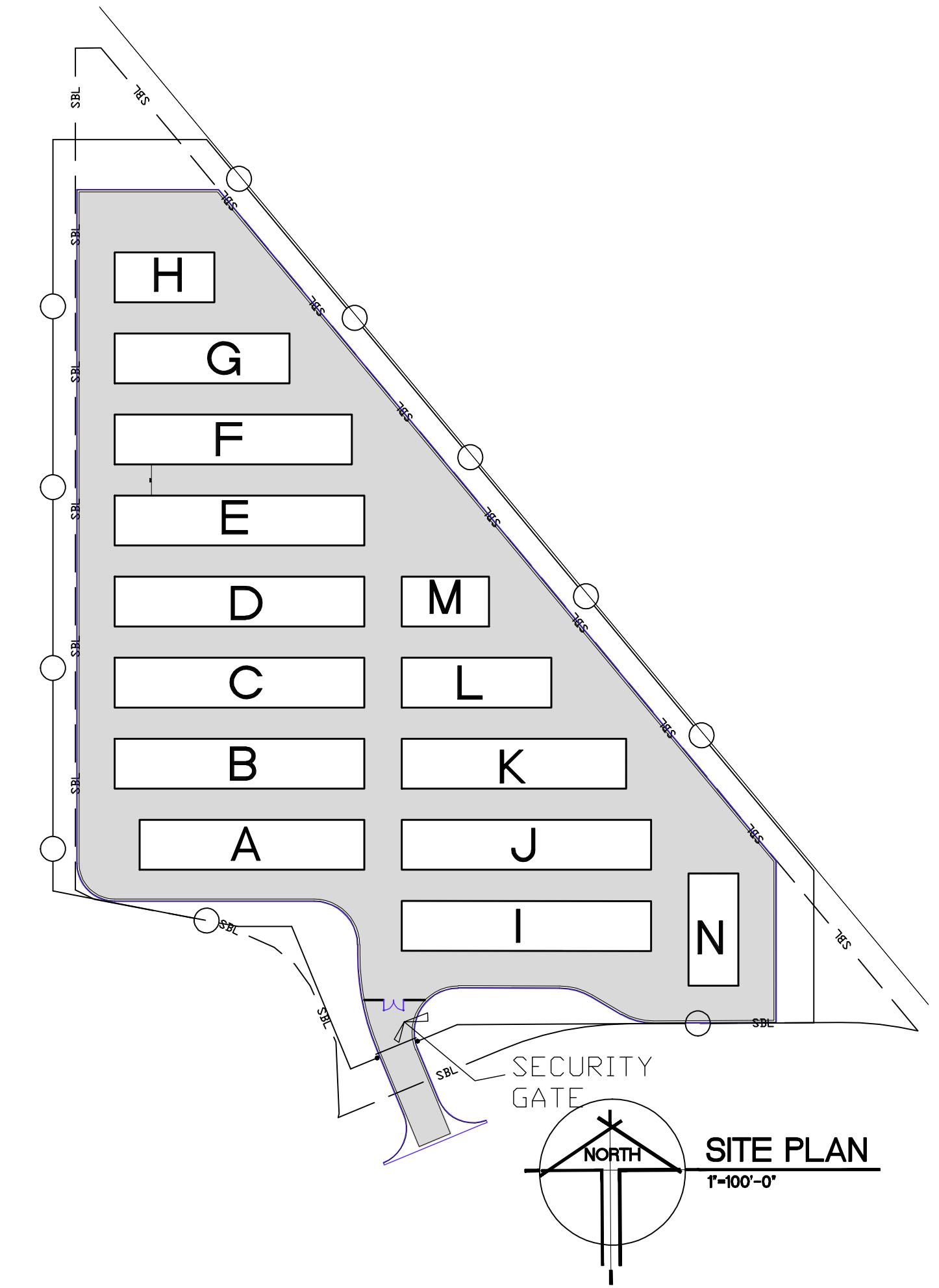
EAST ELEVATION
 1/16" = 1'-0"



WEST ELEVATION
 1/16" = 1'-0"



SOUTH ELEVATION
 1/16" = 1'-0"



Date: 6-5-19
 Comm. No. 004.19
 Drawn By: jip
 Checked By: v.l.v.

REVISIONS	
No.	Date

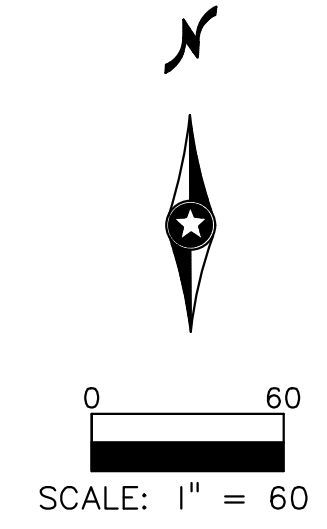
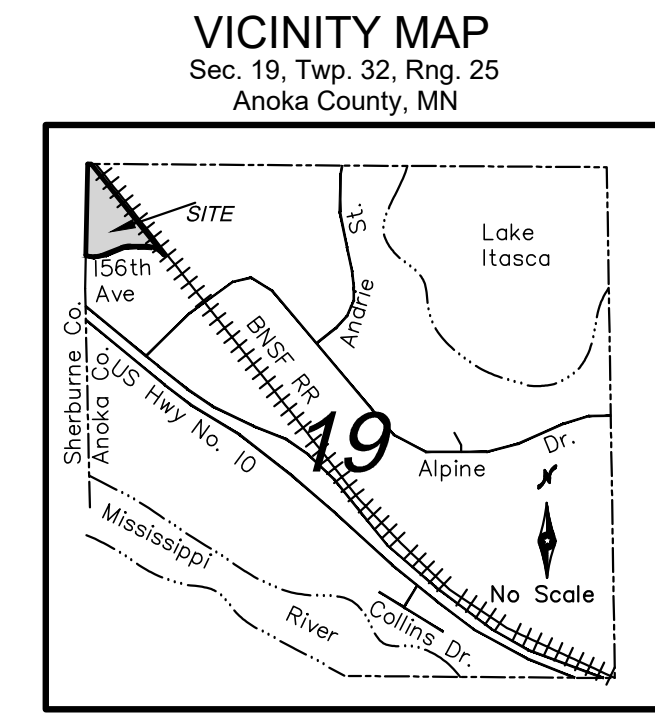
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.
 MWA/PFE
 Reg. No. 25373
 Date: 6-5-19

NAME BRAND SELF STORAGE
 156TH AVE
 RAMSEY, Minnesota

RLP
 ARCHITECTS INC.
 1289 VICTORIA STR. N. ST. PAUL 55117
 rlparchitects@aol.com
 Phone: (651) 631-3767
 CELL: (612) 599-7964

Sketch Plan of NAME BRAND FIRST ADD.

**CITY OF RAMSEY
ANOKA COUNTY, MN**



Property Description:
OUTLOT A, WEST RAMSEY INDUSTRIAL PARK, according to the recorded plat thereof, Anoka County, Minnesota.

EXISTING ZONING:
E-1 Employment District
Front yard = 35 feet
Rear yard = 35 feet
Side yard = 20 feet
(per City of Ramsey Planning Dept.)

AREA TABLE:

Lot 1, Block 1	367,643 S.F.	8.44 Ac.
Total Area	367,643 S.F.	8.44 Ac.

Surveyor's Note(s):

- This is a sketch plan for the proposed plat of NAME BRAND FIRST ADD.
- Bearings are based on the plat of West Ramsey Industrial Park.
- Easements are shown per recorded plat unless other documentation is provided to us.
- This survey was performed without the benefit of a title report. No search for recorded or unrecorded easements or restrictions was made by the surveyor.

- LEGEND:**
- Denotes found iron monument
 - Denotes set iron monument, LS #47466
 - ⊙ Denotes found cast iron monument
 - ⊗ Denotes found PK nail
 - ⊠ Denotes catch basin
 - ⊞ Denotes sanitary manhole
 - ⊟ Denotes tree, deciduous
 - ⊠ Denotes tree, coniferous
 - ⊡ Denotes telephone pedestal
 - ▨ Denotes bituminous surface
 - CED Denotes Cedar tree
 - POP Denotes Poplar tree
 - ELM Denotes Elm tree
 - IN Denotes inches
 - Denotes major contour
 - Denotes minor contour
 - LS 21729 Denotes Rick M. Blom, LS
 - LS 20281 Denotes Jack Bolke, LS
 - LS 25341 Denotes Daniel W. Obermiller, LS
 - LS 47466 Denotes Craig Wensmann, LS

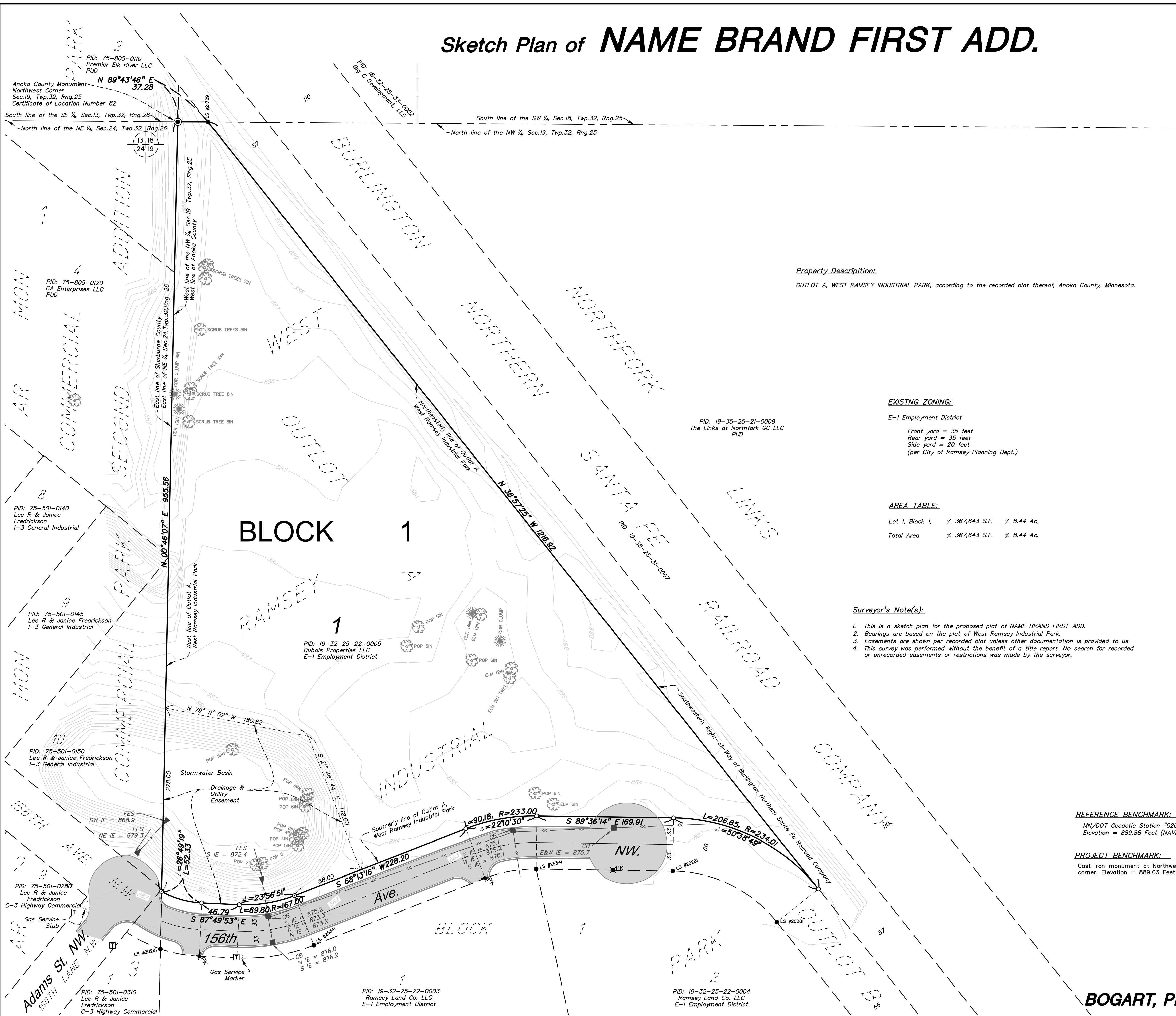
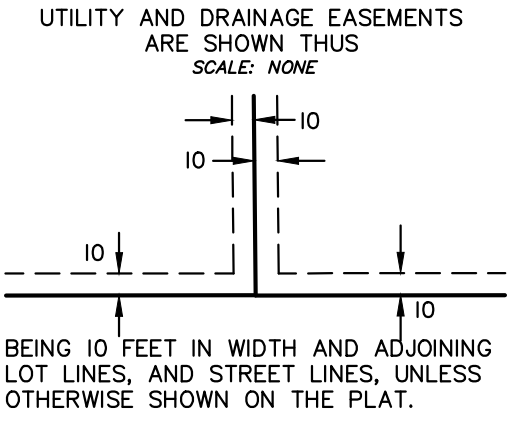
OWNER:
Dubois Properties LLC
6651 141st Ave NW
Ramsey, MN 55303

DEVELOPER:
Name Brand Self-Storage
Josh Peterson, Managing Partner
901 West Main Street, Ste. 102
Anoka, MN 55305
(612) 290-6266

SURVEYORS & ENGINEERS:
Bogart, Pederson & Associates, Inc.
13076 First Street
Becker, MN 55308-9322
763-262-8822

REFERENCE BENCHMARK:
MN/DOT Geodetic Station "0202 C"
Elevation = 889.88 Feet (NAVD 88)

PROJECT BENCHMARK:
Cast iron monument at Northwest property corner. Elevation = 889.03 Feet



REV. NO.	DATE	DESCRIPTION
1	06/06/2019	CITY SUBMITTAL FOR REVIEW

DATE:	06/06/2019
DESIGN BY:	TJO, MJM
DRAWN BY:	TJO, MJM
CHECKED BY:	RMW
DWG FILE:	SKETCH PLAN
FILE NO.:	19-0173.01

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.

Signed: *Craig Wensmann*
Date: 6/26/19 Lic. No. 47466

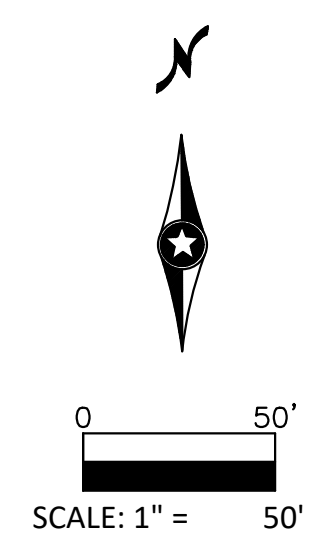
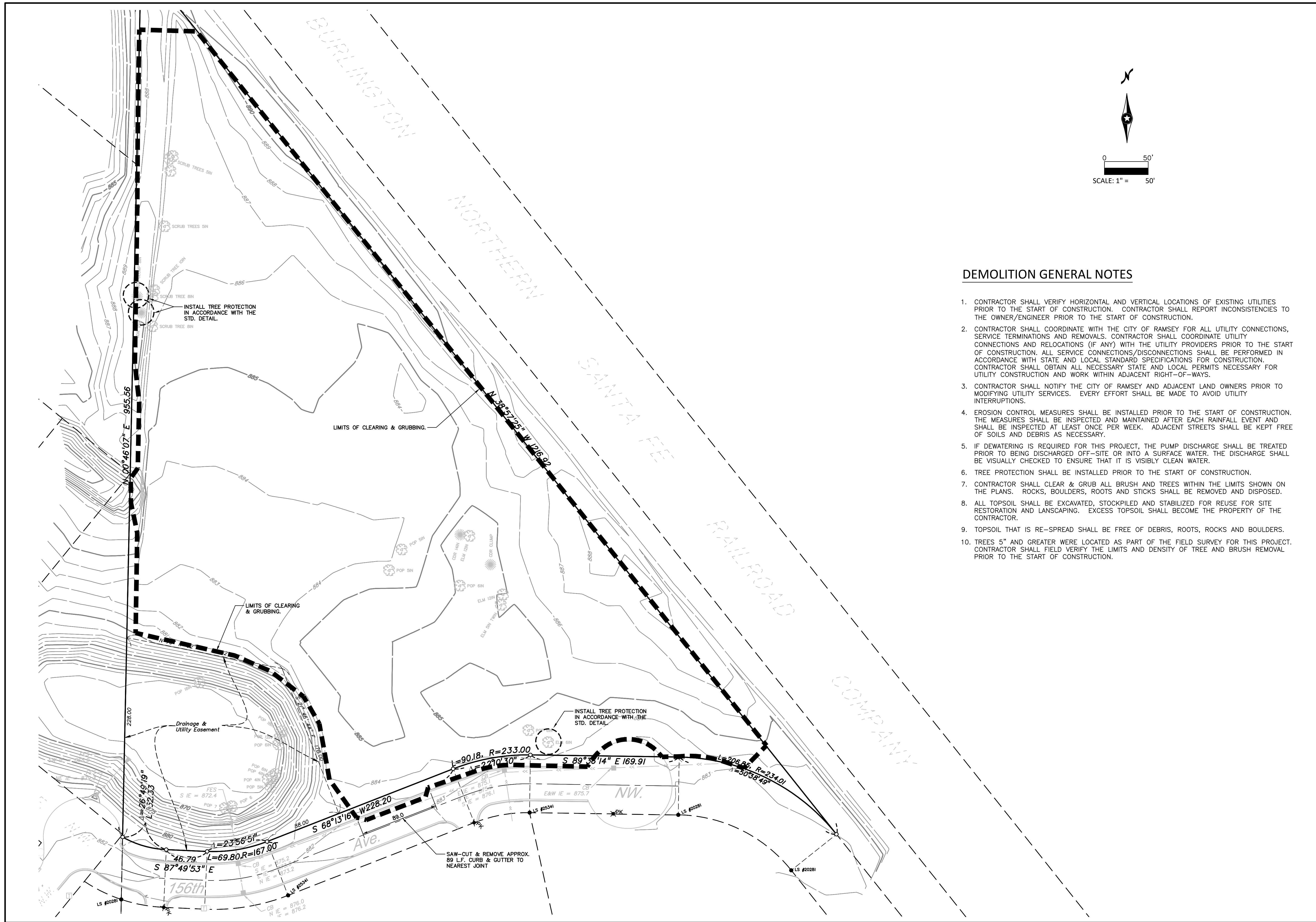
BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING & ENGINEERING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

Proposed Name Brand Self-Storage Facility
City of Ramsey, Anoka County, MN

SKETCH PLAN

SHEET NO.
C2

BOGART, PEDERSON & ASSOCIATES, INC.



DEMOLITION GENERAL NOTES

1. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL REPORT INCONSISTENCIES TO THE OWNER/ENGINEER PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL COORDINATE WITH THE CITY OF RAMSEY FOR ALL UTILITY CONNECTIONS, SERVICE TERMINATIONS AND REMOVALS. CONTRACTOR SHALL COORDINATE UTILITY CONNECTIONS AND RELOCATIONS (IF ANY) WITH THE UTILITY PROVIDERS PRIOR TO THE START OF CONSTRUCTION. ALL SERVICE CONNECTIONS/DISCONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS NECESSARY FOR UTILITY CONSTRUCTION AND WORK WITHIN ADJACENT RIGHT-OF-WAYS.
3. CONTRACTOR SHALL NOTIFY THE CITY OF RAMSEY AND ADJACENT LAND OWNERS PRIOR TO MODIFYING UTILITY SERVICES. EVERY EFFORT SHALL BE MADE TO AVOID UTILITY INTERRUPTIONS.
4. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THE MEASURES SHALL BE INSPECTED AND MAINTAINED AFTER EACH RAINFALL EVENT AND SHALL BE INSPECTED AT LEAST ONCE PER WEEK. ADJACENT STREETS SHALL BE KEPT FREE OF SOILS AND DEBRIS AS NECESSARY.
5. IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE PUMP DISCHARGE SHALL BE TREATED PRIOR TO BEING DISCHARGED OFF-SITE OR INTO A SURFACE WATER. THE DISCHARGE SHALL BE VISUALLY CHECKED TO ENSURE THAT IT IS VISIBLY CLEAN WATER.
6. TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
7. CONTRACTOR SHALL CLEAR & GRUB ALL BRUSH AND TREES WITHIN THE LIMITS SHOWN ON THE PLANS. ROCKS, BOULDERS, ROOTS AND STICKS SHALL BE REMOVED AND DISPOSED.
8. ALL TOPSOIL SHALL BE EXCAVATED, STOCKPILED AND STABILIZED FOR REUSE FOR SITE RESTORATION AND LANDSCAPING. EXCESS TOPSOIL SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
9. TOPSOIL THAT IS RE-SPREAD SHALL BE FREE OF DEBRIS, ROOTS, ROCKS AND BOULDERS.
10. TREES 5" AND GREATER WERE LOCATED AS PART OF THE FIELD SURVEY FOR THIS PROJECT. CONTRACTOR SHALL FIELD VERIFY THE LIMITS AND DENSITY OF TREE AND BRUSH REMOVAL PRIOR TO THE START OF CONSTRUCTION.

REV. NO.	DATE	DESCRIPTION
1	06/06/2019	CITY SUBMITTAL FOR REVIEW

DATE:	06/06/2019
DESIGN BY:	TJO, MJM
DRAWN BY:	TJO, MJM
CHECKED BY:	NAA
DWG FILE:	X-Plan
FILE NO.:	19-0173.01

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.

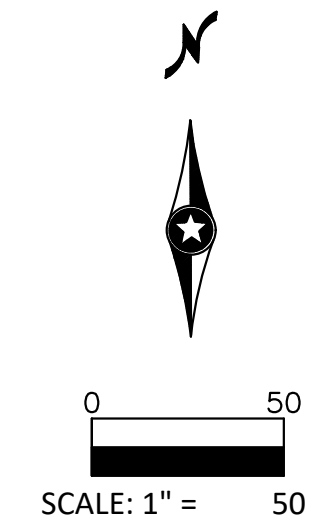
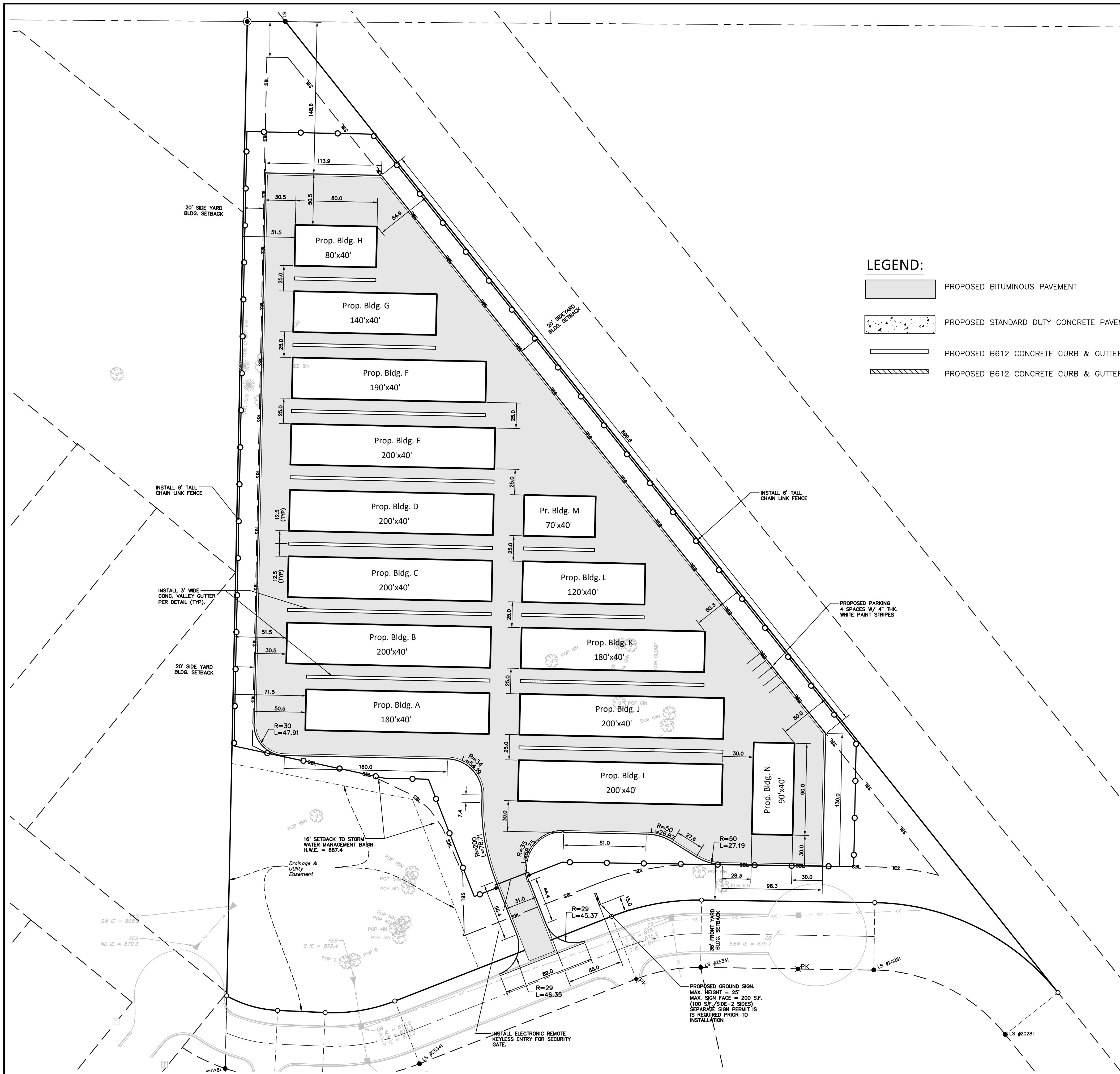
Signed: *Nicholas A. Anderson*
 Date: 06/06/19 Lic. No. 40100

BOGART, PEDERSON & ASSOCIATES, INC.
 LAND SURVEYING
 ENGINEERING
 MAPPING
 13076 FIRST STREET, BECKER, MN 55508-9322
 TEL: 763-262-8822 FAX: 763-262-8844

Proposed Name Brand
 Self-Storage Facility
 City of Ramsey, Anoka County, MN

REMOVALS PLAN

SHEET NO.
C3



- LEGEND:**
- PROPOSED BITUMINOUS PAVEMENT
 - PROPOSED STANDARD DUTY CONCRETE PAVEMENT
 - PROPOSED B612 CONCRETE CURB & GUTTER (INFLOW)
 - PROPOSED B612 CONCRETE CURB & GUTTER (OUTFLOW)

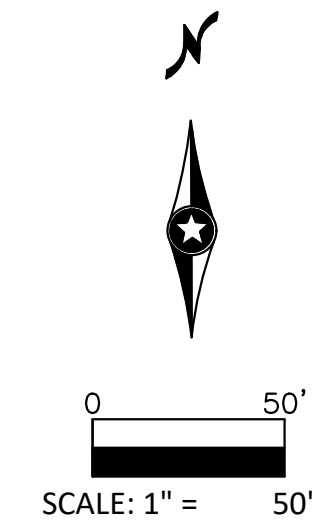
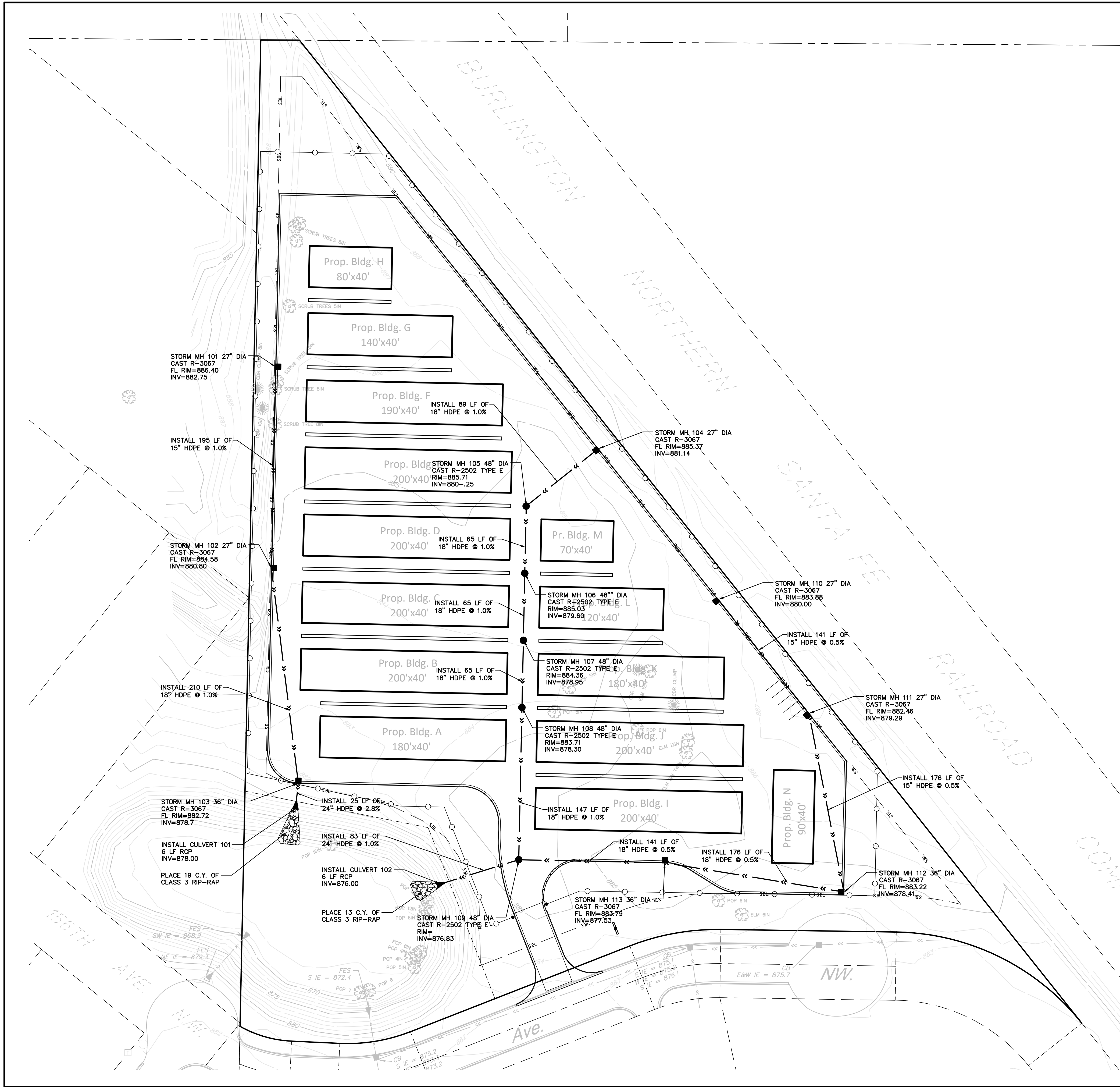
- GENERAL NOTES:**
- Min. Lot Size = 1 Acre
Actual Lot Size = 9.35 Acres +/-
 - PID#: 19-32-25-22-0005
 - Zoning Designation: E-1 Employment District
 - Proposed Land Use: Name Brand Self-Storage Facility
 - Description: Outlot A of West Ramsey Industrial Park
 - There is no Address Assigned to the Subject Property at this Time.
 - SETBACKS:
Front = 35'
Side = 20'
Rear = 35'
 - Max. Lot Coverage (Building Area): 45%
Actual Lot Coverage: 22%
(86,400 Bldg. s.f./404,286 Lot s.f. = ~ 22%)
 - Proposed Building Sizes:

Bldg. ID	Prop. Area
A	7,200 s.f.
B	8,000 s.f.
C	8,000 s.f.
D	8,000 s.f.
E	8,000 s.f.
F	7,600 s.f.
G	5,600 s.f.
H	3,200 s.f.
I	8,000 s.f.
J	8,000 s.f.
K	7,200 s.f.
L	4,800 s.f.
M	2,800 s.f.
Total	86,400 s.f.

- Min. Width = 200'
Actual Width = (Irregular Shape-Refer to Plans)
- Developer: Name Brand Storage
Josh Peterson
901 West Main Street, Ste. 102
Anoka, MN 55305
(612) 290-6266
- Proposed # of Employees On-Site: 0.

- SITE NOTES**
- DIMENSIONS ARE TO BACK OF CURB OR OUTER EDGE OF IMPROVEMENT DEPICTED, UNLESS OTHERWISE NOTED ON DRAWINGS.
 - RADI ARE 5' RADIUS UNLESS OTHERWISE NOTED ON PLANS.
 - CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
 - CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY AND STATE REGULATIONS.
 - SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS APPROVED BY THE CITY OF RAMSEY COMMISSION.
 - CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION.
 - NO FREE-STANDING LIGHTING IS PROPOSED. WALL PACKS SHALL BE INSTALLED FOR SECURITY PURPOSES. REFER TO LIGHTING PLAN FOR DETAILS.
 - BUILDING ENVELOPE IS SHOWN FOR REFERENCE ONLY AND IS APPROXIMATE. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR COORDINATION OF SITE CONSTRUCTION WORK.

REV. NO.	DATE	DESCRIPTION
1	06/06/2019	CITY SUBMITTAL FOR REVIEW
DATE: 06/06/2019 DESIGN BY: TJO, MJM DRAWN BY: TJO, MJM CHECKED BY: NAA DWG FILE: X-Plan FILE NO.: 19-0173.01		
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.		
Signed: <i>Nicholas A. Anderson</i> Nicholas A. Anderson 06/06/19 Lic. No. 40100		
BOGART, PEDERSON & ASSOCIATES, INC. LAND SURVEYING & ENGINEERING & MAPPING 13076 FIRST STREET, BECKER, MN 55308-9322 TEL: 763-262-8822 FAX: 763-262-8844		
Proposed Name Brand Self-Storage Facility City of Ramsey, Anoka County, MN SITE DIMENSION PLAN		
SHEET NO.		
C4		



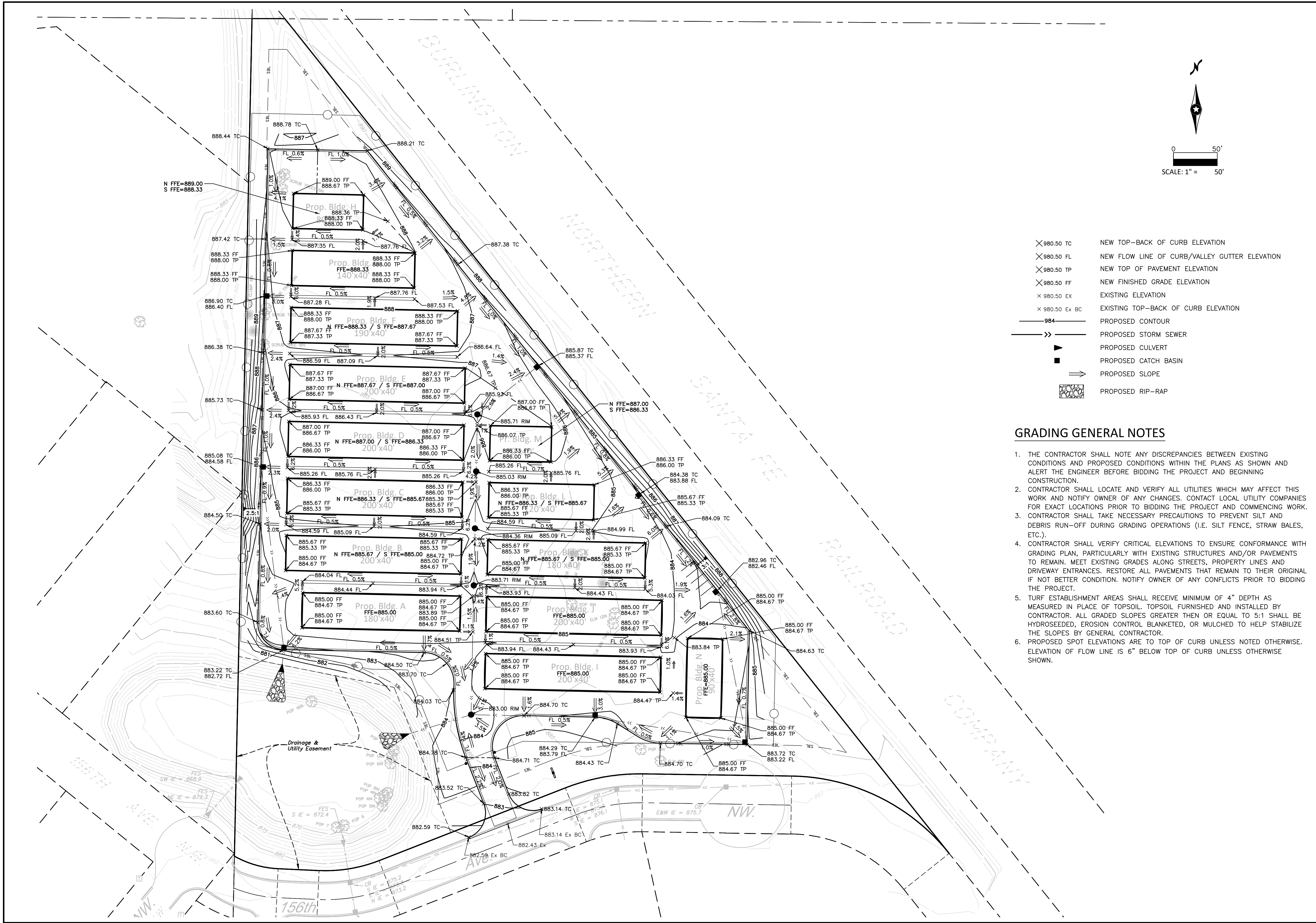
LEGEND:

- « — PROPOSED STORM SEWER
- PROPOSED CATCH BASIN MANHOLE
- PROPOSED CATCH BASIN
- ▼ PROPOSED CULVERT
- ▨ PROPOSED RIP-RAP

UTILITY GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UTILITY RELOCATIONS.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN AND EXISTING UTILITIES, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN.
4. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AS EXISTING IN THE FIELD AND AS REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
5. ALL CROSSING ELEVATIONS OF NEW UTILITIES & SIZES OF THE EXISTING UTILITIES ARE BASED ON ASSUMED ELEVATIONS AND SIZES PROVIDED BY THE SURVEY.
6. HDPE STORM PIPE SHALL BE SMOOTH LINED INTERIOR PIPE.

	DESCRIPTION	DATE	REV. NO.	REV. NO.	DATE
	CITY SUBMITTAL FOR REVIEW	06/06/2019	1		
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.					
Signed: <i>Nicholas A. Anderson</i> Date: 06/06/19 Lic. No. 40100					
BOGART, PEDERSON & ASSOCIATES, INC. LAND SURVEYING & ENGINEERING MAPPING 13076 FIRST STREET, BECKER, MN 55308-9322 TEL: 763-262-8822 FAX: 763-262-8844					
Proposed Name Brand Self-Storage Facility City of Ramsey, Anoka County, MN					
UTILITY PLAN					
SHEET NO. C5					



- × 980.50 TC NEW TOP-BACK OF CURB ELEVATION
- × 980.50 FL NEW FLOW LINE OF CURB/VALLEY GUTTER ELEVATION
- × 980.50 TP NEW TOP OF PAVEMENT ELEVATION
- × 980.50 FF NEW FINISHED GRADE ELEVATION
- × 980.50 EX EXISTING ELEVATION
- × 980.50 Ex BC EXISTING TOP-BACK OF CURB ELEVATION
- 984 — PROPOSED CONTOUR
- >> — PROPOSED STORM SEWER
- ▲ PROPOSED CULVERT
- PROPOSED CATCH BASIN
- ⇒ PROPOSED SLOPE
- ▨ PROPOSED RIP-RAP

GRADING GENERAL NOTES

1. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT SILT AND DEBRIS RUN-OFF DURING GRADING OPERATIONS (I.E. SILT FENCE, STRAW BALES, ETC.).
4. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES AND DRIVEWAY ENTRANCES. RESTORE ALL PAVEMENTS THAT REMAIN TO THEIR ORIGINAL IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS PRIOR TO BIDDING THE PROJECT.
5. TURF ESTABLISHMENT AREAS SHALL RECEIVE MINIMUM OF 4" DEPTH AS MEASURED IN PLACE OF TOPSOIL. TOPSOIL FURNISHED AND INSTALLED BY CONTRACTOR. ALL GRADED SLOPES GREATER THEN OR EQUAL TO 5:1 SHALL BE HYDROSEEDDED, EROSION CONTROL BLANKETED, OR MULCHED TO HELP STABILIZE THE SLOPES BY GENERAL CONTRACTOR.
6. PROPOSED SPOT ELEVATIONS ARE TO TOP OF CURB UNLESS NOTED OTHERWISE. ELEVATION OF FLOW LINE IS 6" BELOW TOP OF CURB UNLESS OTHERWISE SHOWN.

REV. NO.	DATE	DESCRIPTION
1	06/06/2019	CITY SUBMITTAL FOR REVIEW

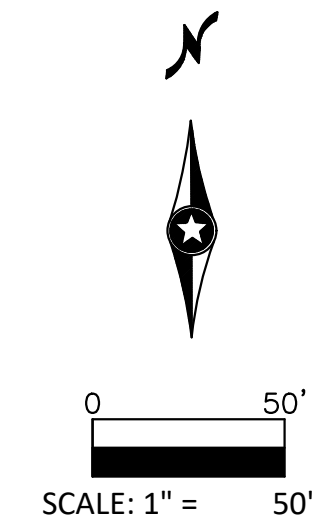
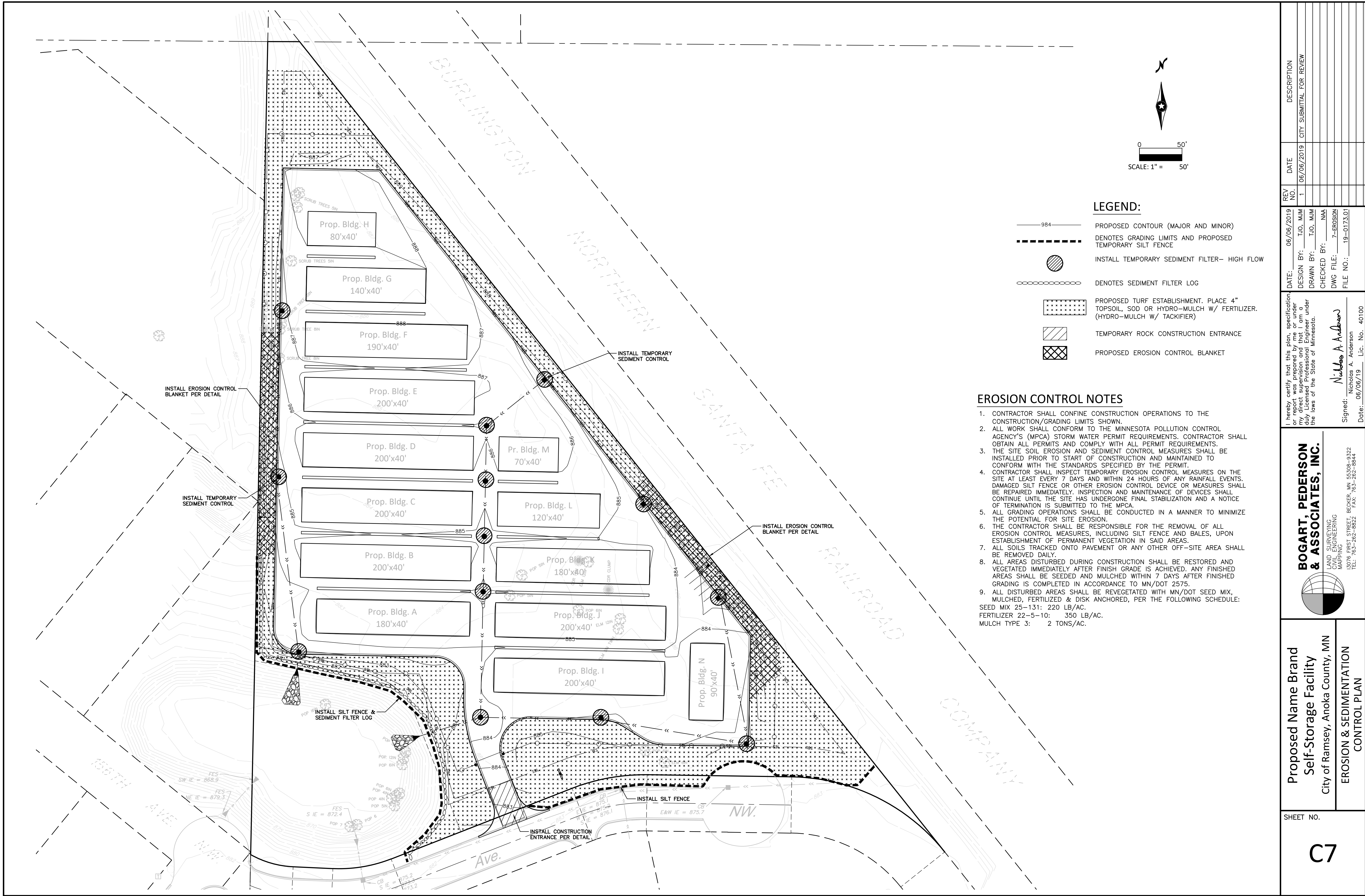
DATE:	06/06/2019
DESIGN BY:	TJO, MJM
DRAWN BY:	TJO, MJM
CHECKED BY:	NAA
DWG FILE:	6-GRADE
FILE NO.:	19-0173.01

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Signed: *Nicholas A. Anderson*
 Date: 06/06/19 Lic. No. 40100

BOGART, PEDERSON & ASSOCIATES, INC.
 LAND SURVEYING
 MAPPING
 13076 FIRST STREET, BECKER, MN 55308-9322
 TEL: 763-262-8822 FAX: 763-262-8844

Proposed Name Brand
 Self-Storage Facility
 City of Ramsey, Anoka County, MN



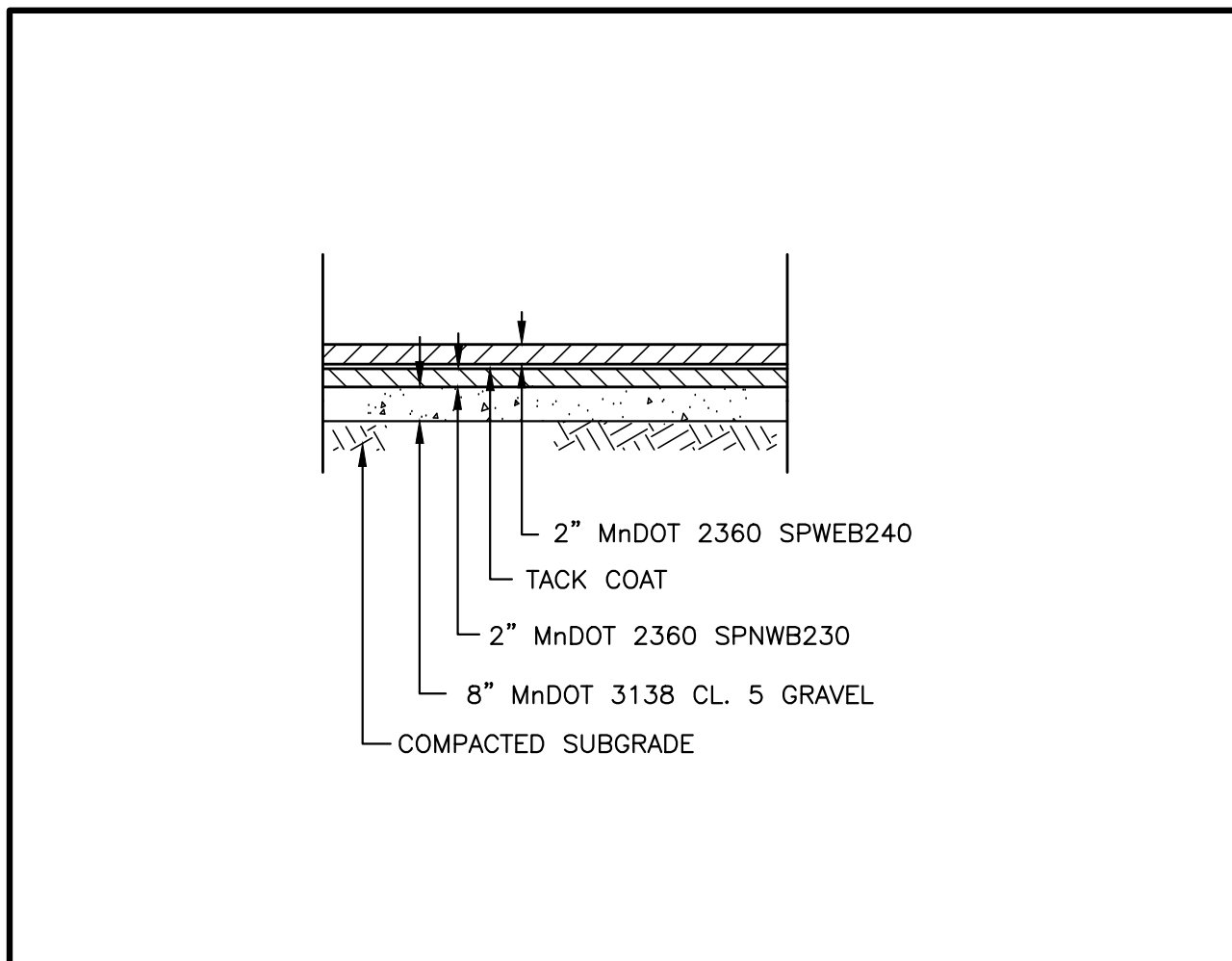
LEGEND:

- 984 — PROPOSED CONTOUR (MAJOR AND MINOR)
- DENOTES GRADING LIMITS AND PROPOSED TEMPORARY SILT FENCE
- ⊙ INSTALL TEMPORARY SEDIMENT FILTER— HIGH FLOW
- ⊙ DENOTES SEDIMENT FILTER LOG
- ▨ PROPOSED TURF ESTABLISHMENT. PLACE 4" TOPSOIL, SOD OR HYDRO-MULCH W/ FERTILIZER. (HYDRO-MULCH W/ TACKIFIER)
- ▧ TEMPORARY ROCK CONSTRUCTION ENTRANCE
- ▩ PROPOSED EROSION CONTROL BLANKET

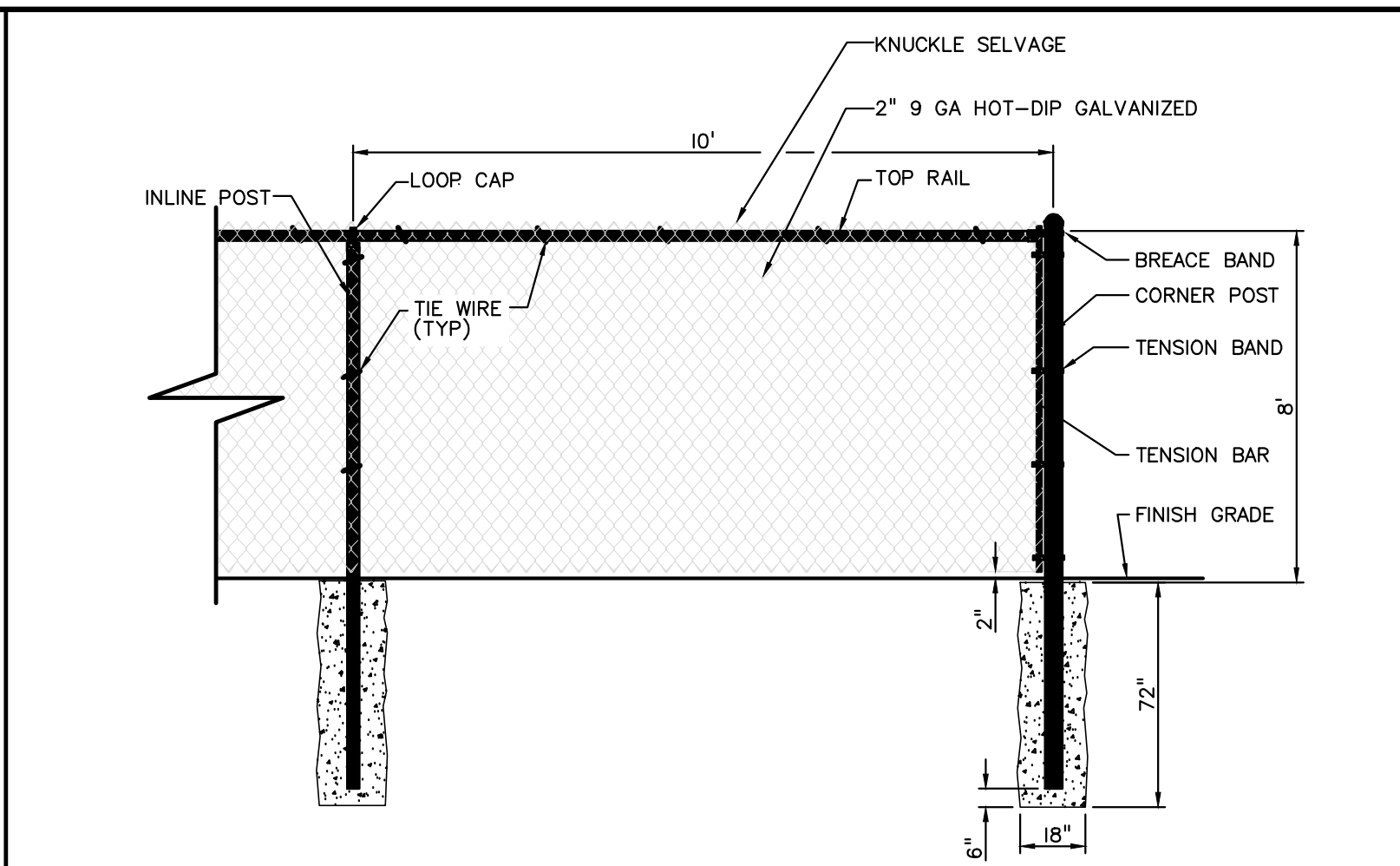
EROSION CONTROL NOTES

1. CONTRACTOR SHALL CONFINE CONSTRUCTION OPERATIONS TO THE CONSTRUCTION/GRADING LIMITS SHOWN.
2. ALL WORK SHALL CONFORM TO THE MINNESOTA POLLUTION CONTROL AGENCY'S (MPCA) STORM WATER PERMIT REQUIREMENTS. CONTRACTOR SHALL OBTAIN ALL PERMITS AND COMPLY WITH ALL PERMIT REQUIREMENTS.
3. THE SITE SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE PERMIT.
4. CONTRACTOR SHALL INSPECT TEMPORARY EROSION CONTROL MEASURES ON THE SITE AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF ANY RAINFALL EVENTS. DAMAGED SILT FENCE OR OTHER EROSION CONTROL DEVICE OR MEASURES SHALL BE REPAIRED IMMEDIATELY. INSPECTION AND MAINTENANCE OF DEVICES SHALL CONTINUE UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO THE MPCA.
5. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION CONTROL MEASURES, INCLUDING SILT FENCE AND BALES, UPON ESTABLISHMENT OF PERMANENT VEGETATION IN SAID AREAS.
7. ALL SOILS TRACKED ONTO PAVEMENT OR ANY OTHER OFF-SITE AREA SHALL BE REMOVED DAILY.
8. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AND VEGETATED IMMEDIATELY AFTER FINISH GRADE IS ACHIEVED. ANY FINISHED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINISHED GRADING IS COMPLETED IN ACCORDANCE TO MN/DOT 2575.
9. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH MN/DOT SEED MIX, MULCHED, FERTILIZED & DISK ANCHORED, PER THE FOLLOWING SCHEDULE:
 SEED MIX 25-131: 220 LB/AC.
 FERTILIZER 22-5-10: 350 LB/AC.
 MULCH TYPE 3: 2 TONS/AC.

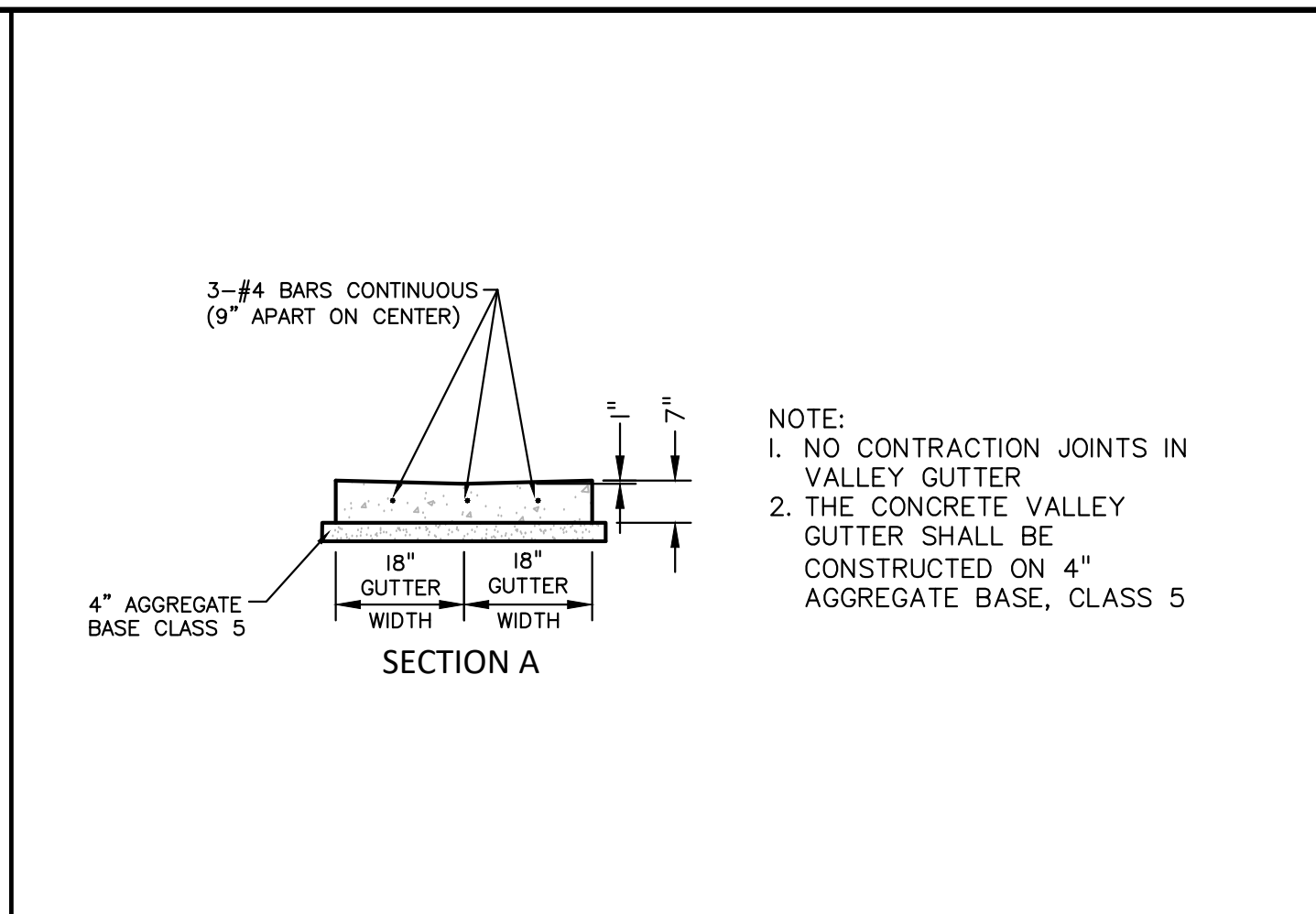
	DESCRIPTION	DATE	REV. NO.	DATE	DESCRIPTION
	CITY SUBMITTAL FOR REVIEW	06/06/2019	1		
DATE: 06/06/2019 DESIGN BY: TJO, MJM DRAWN BY: TJO, MJM CHECKED BY: NAA DWG FILE: 7-EROSION FILE NO.: 19-0173.01					
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota. Signed: <i>Nicholas A. Anderson</i> Date: 06/06/19 Lic. No. 40100					
BOGART, PEDERSON & ASSOCIATES, INC. LAND SURVEYING & ENGINEERING MAPPING 13076 FIRST STREET, BECKER, MN 55308-9322 TEL: 763-262-8822 FAX: 763-262-8844					
Proposed Name Brand Self-Storage Facility City of Ramsey, Anoka County, MN EROSION & SEDIMENTATION CONTROL PLAN					
SHEET NO.					
C7					



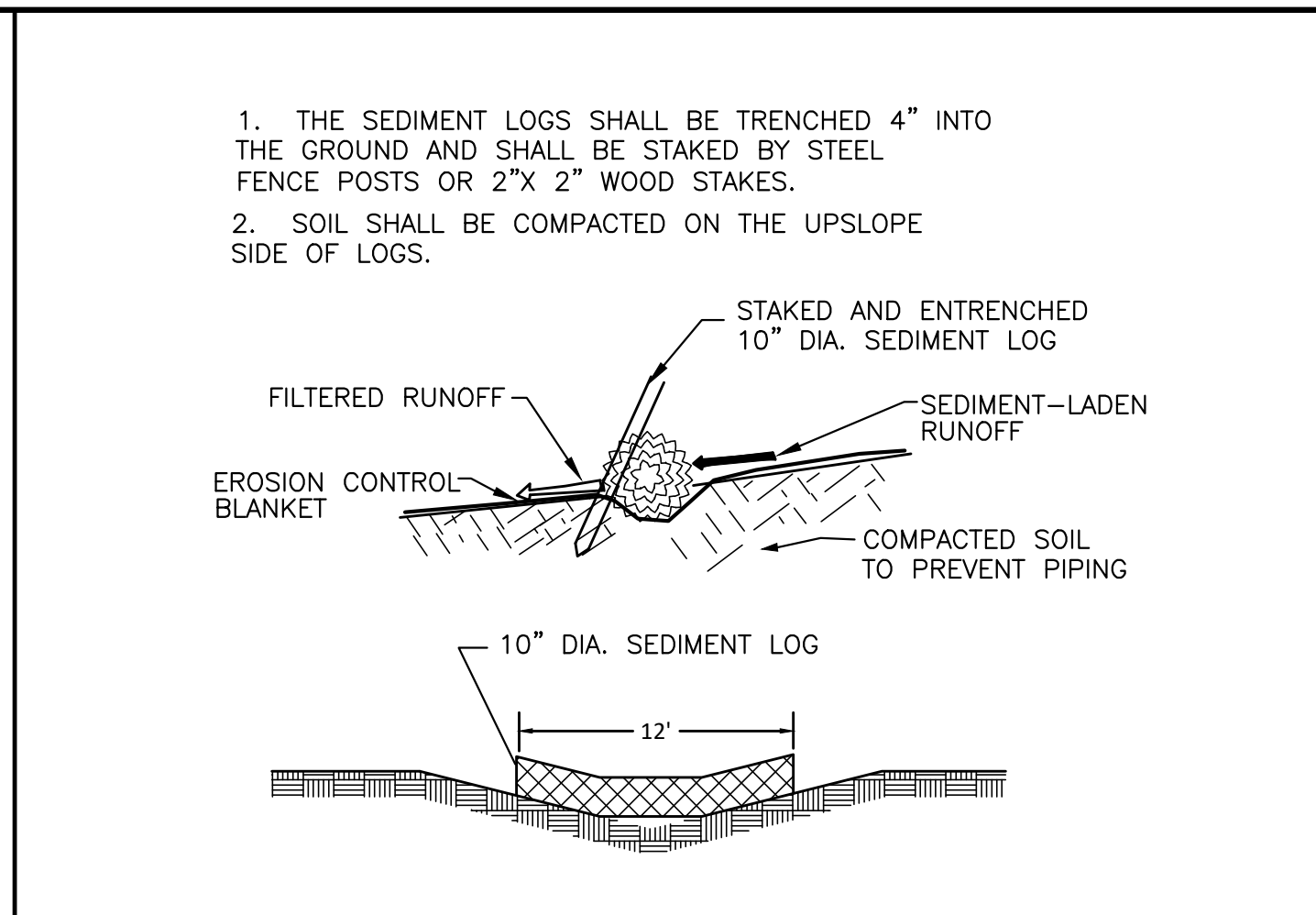
PAVEMENT SECTION
NOT TO SCALE



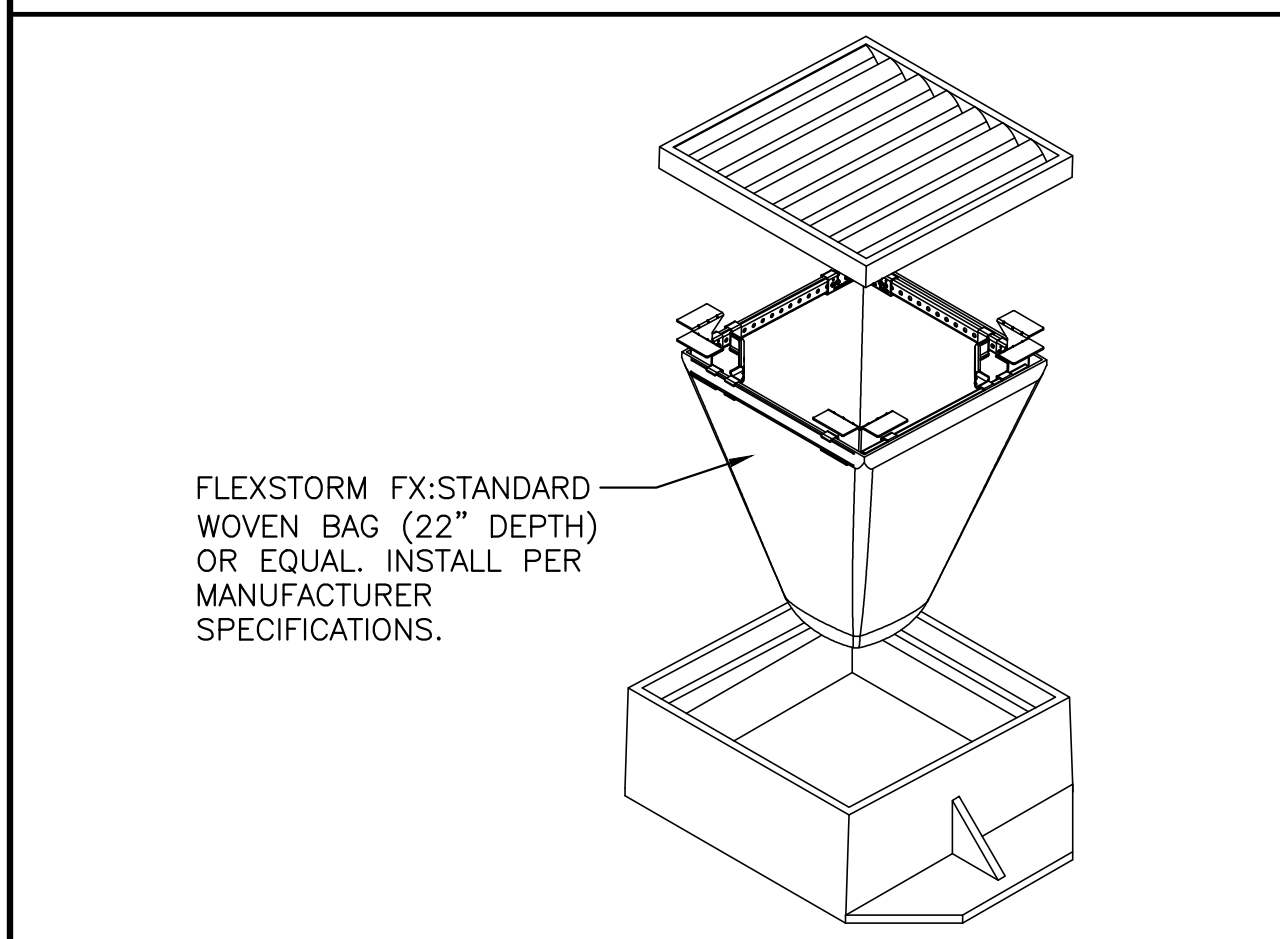
CHAIN LINK FENCE DETAIL
NOT TO SCALE



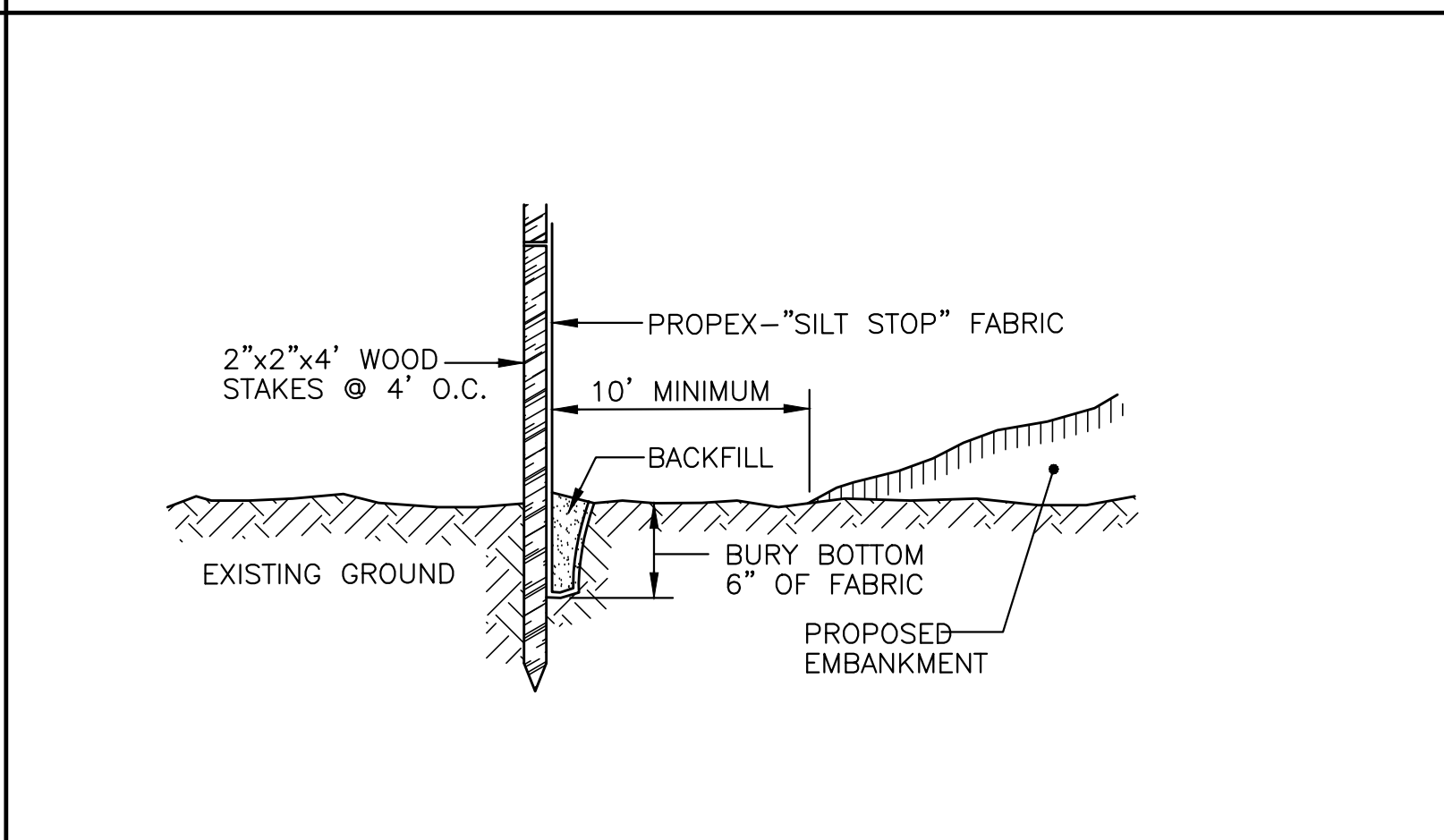
VALLEY GUTTER & CONCRETE SWALE DETAIL
NOT TO SCALE



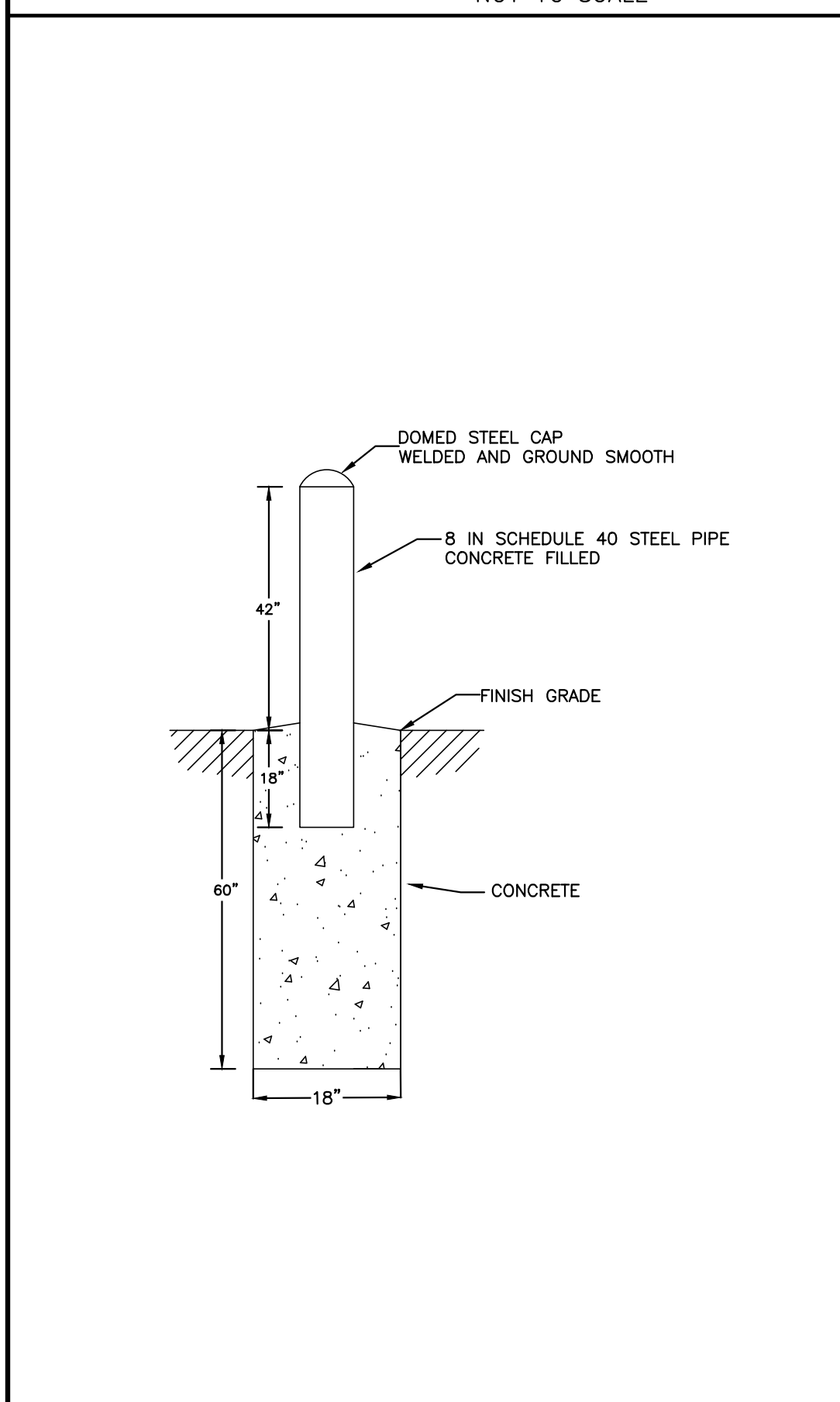
SEDIMENT FILTER LOG INSTALLATION
NOT TO SCALE



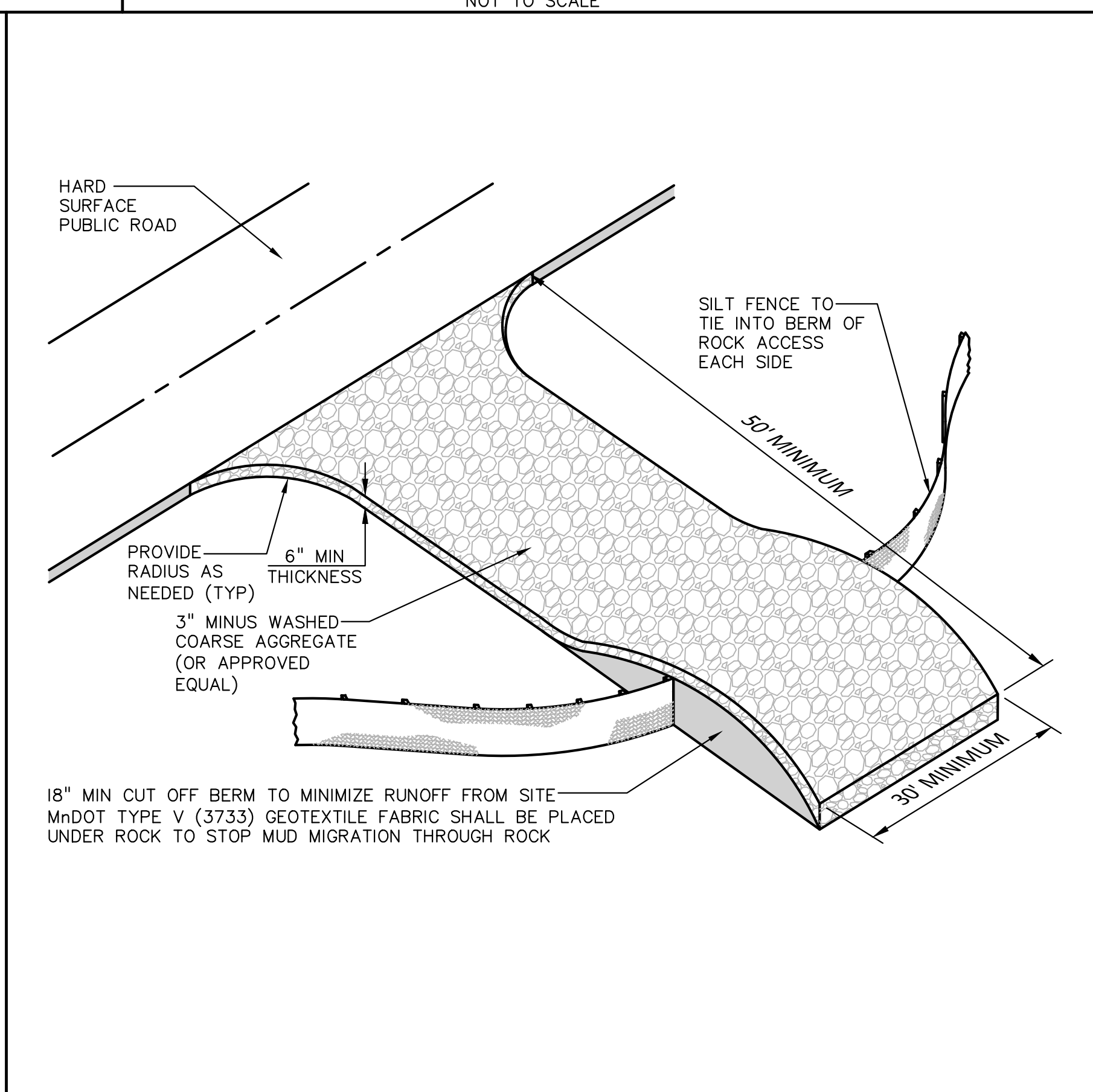
TEMPORARY SEDIMENT FILTER
NOT TO SCALE



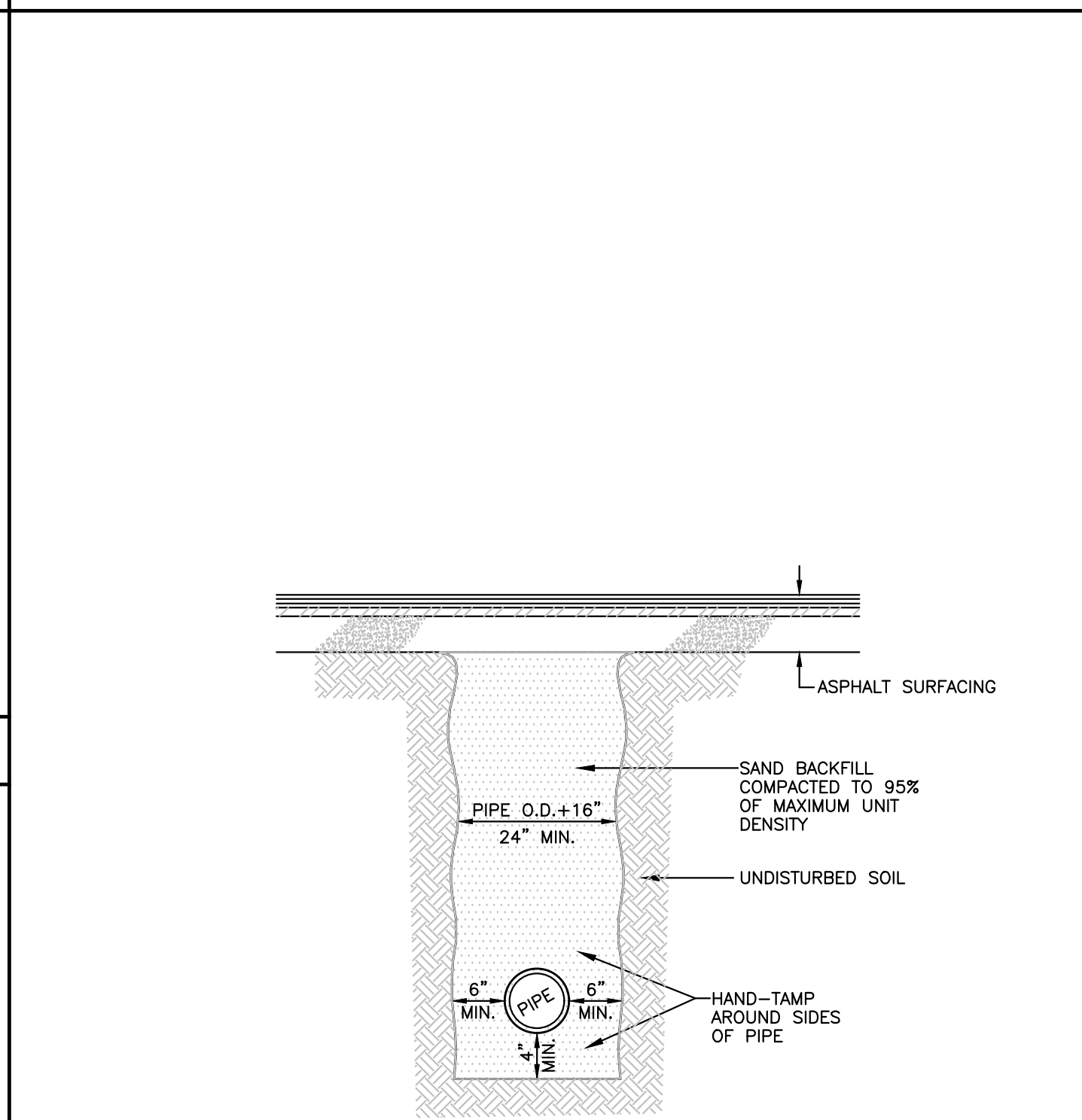
TEMPORARY SILT FENCE
NOT TO SCALE



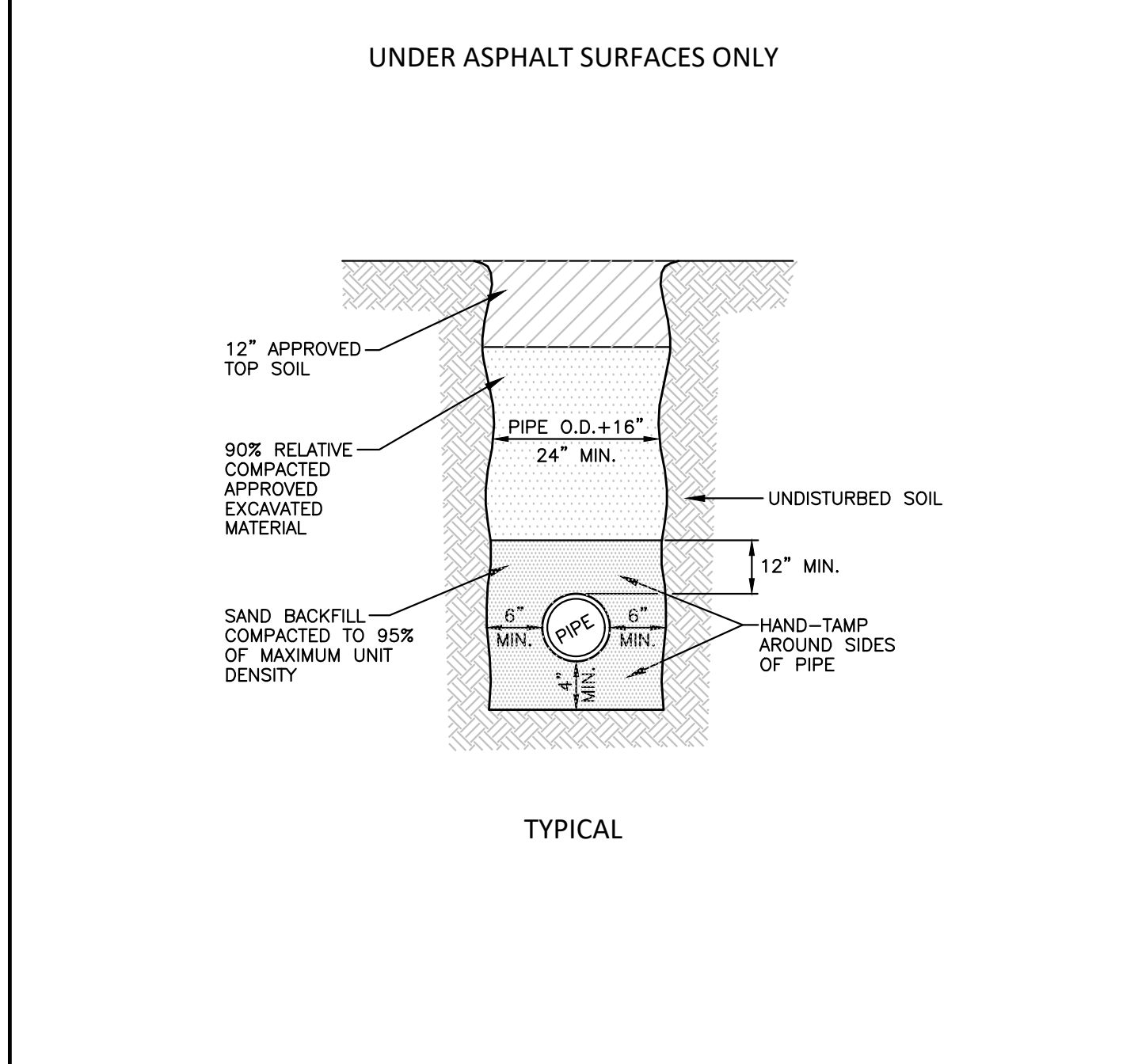
6" STEEL BOLLARD POST
NOT TO SCALE



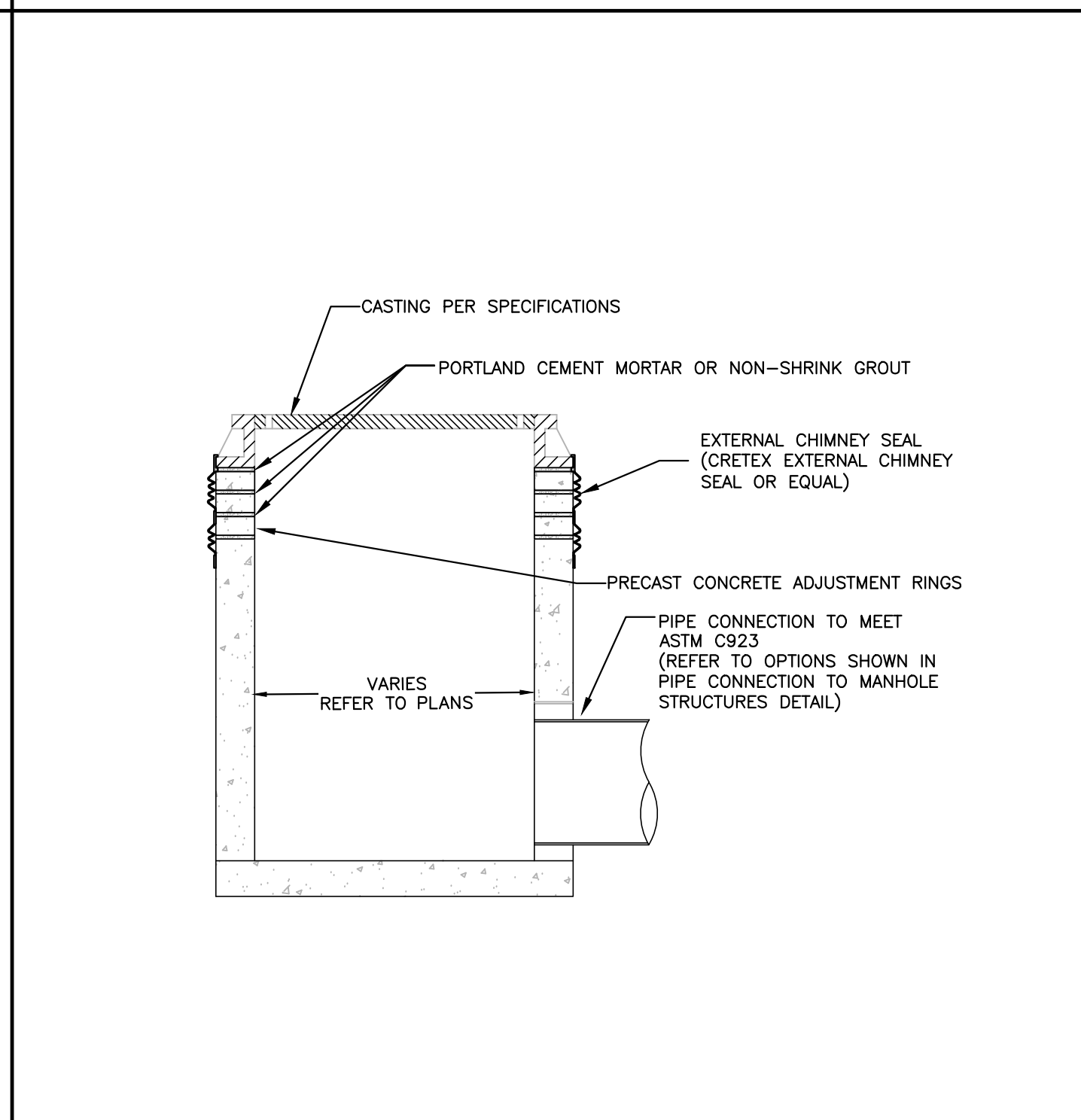
ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE



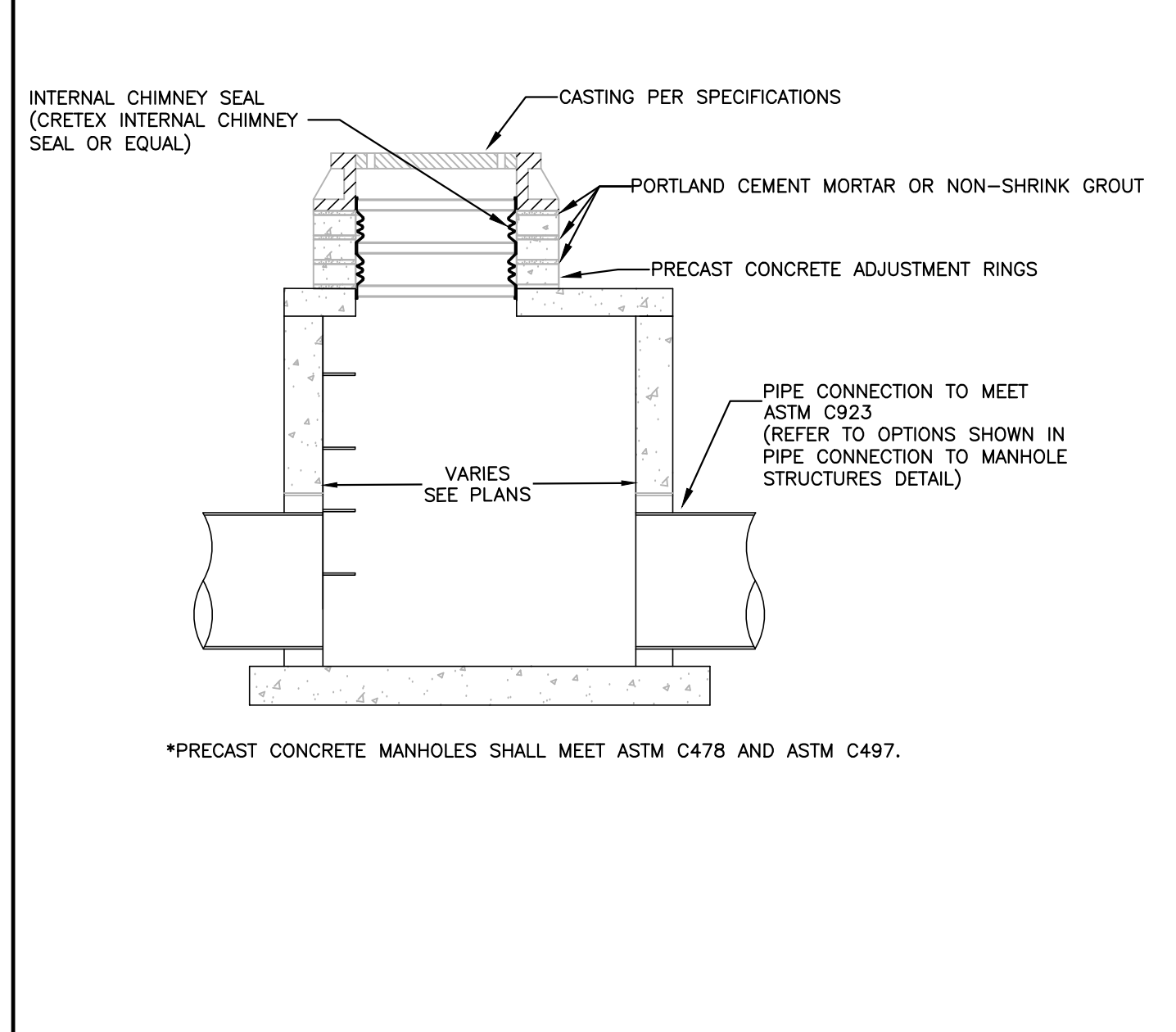
UNDER ASPHALT SURFACES ONLY



TYPICAL



INTERNAL CHIMNEY SEAL (CRETEX INTERNAL CHIMNEY SEAL OR EQUAL)



*PRECAST CONCRETE MANHOLES SHALL MEET ASTM C478 AND ASTM C497.

STORM SEWER MANHOLES / INLET
NOT TO SCALE

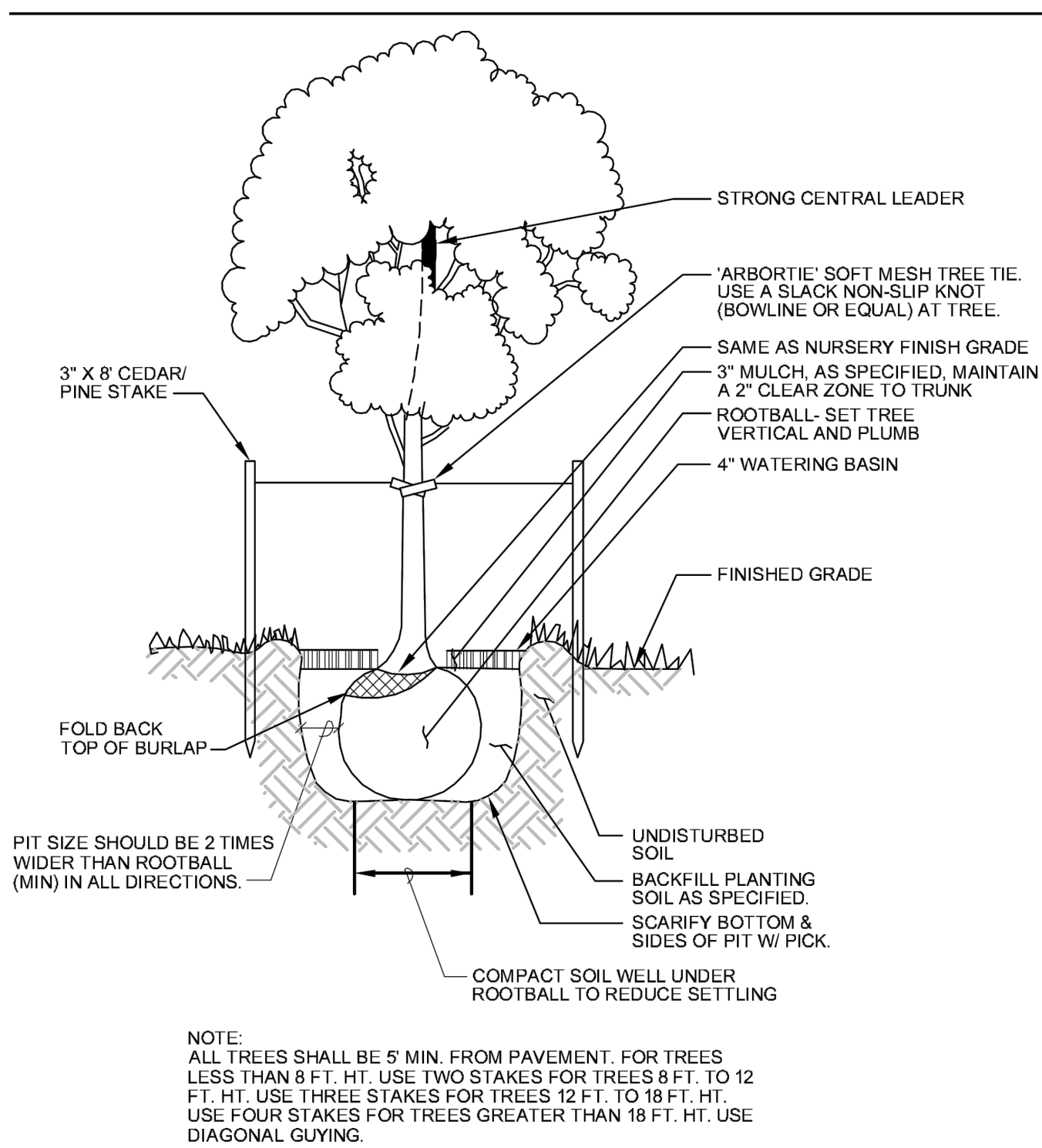
REV. NO.	DATE	DESCRIPTION
1	06/06/2019	CITY SUBMITTAL FOR REVIEW

DATE: 06/06/2019
 DESIGN BY: TJO, MUM
 DRAWN BY: TJO, MUM
 CHECKED BY: NAA
 DWG FILE: B-DETAILS
 FILE NO.: 19-0173.01

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.
 Signed: Nicholas A. Anderson
 Date: 06/06/19 Lic. No. 40100

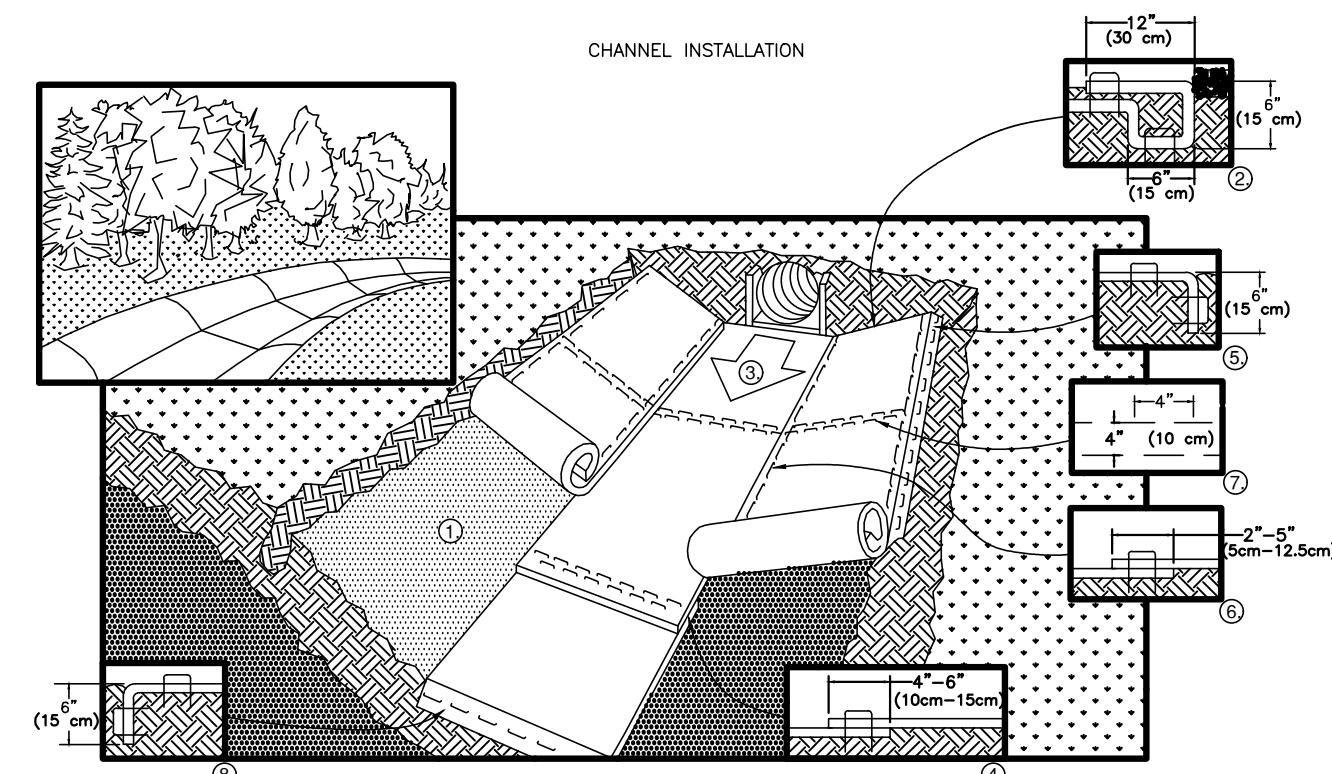
BOGART, PEDERSON & ASSOCIATES, INC.
 LAND SURVEYING
 CIVIL ENGINEERING
 MAPPING
 13076 FIRST STREET, BECKER, MN 55308-9322
 TEL: 763-262-8822 FAX: 763-262-8844

Proposed Name Brand
 Self-Storage Facility
 City of Ramsey, Anoka County, MN
 CONSTRUCTION DETAILS



1 TREE PLANTING DETAIL
NTS

TREE PLANTING DETAIL
NOT TO SCALE



WHEN USING CELL-0-SEED DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.

WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.

AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.

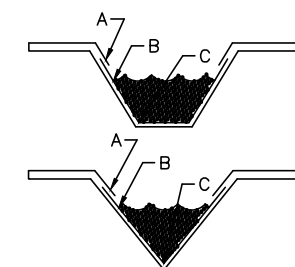
STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER TO SECURE BLANKETS.

12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) WITH THE COLORED SEAM STITCH ON THE BLANKET BEING OVERLAPPED.

A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.

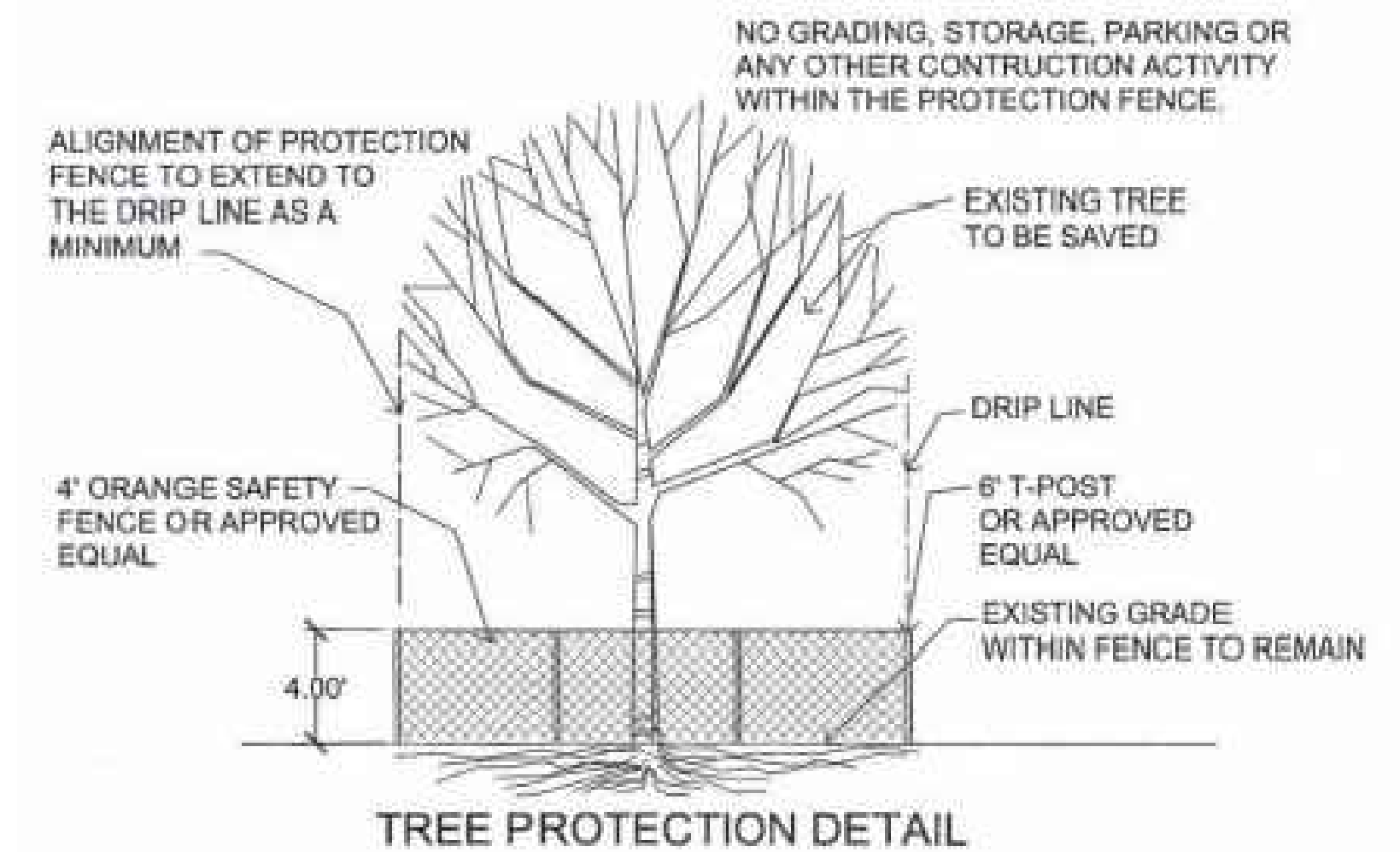
IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.



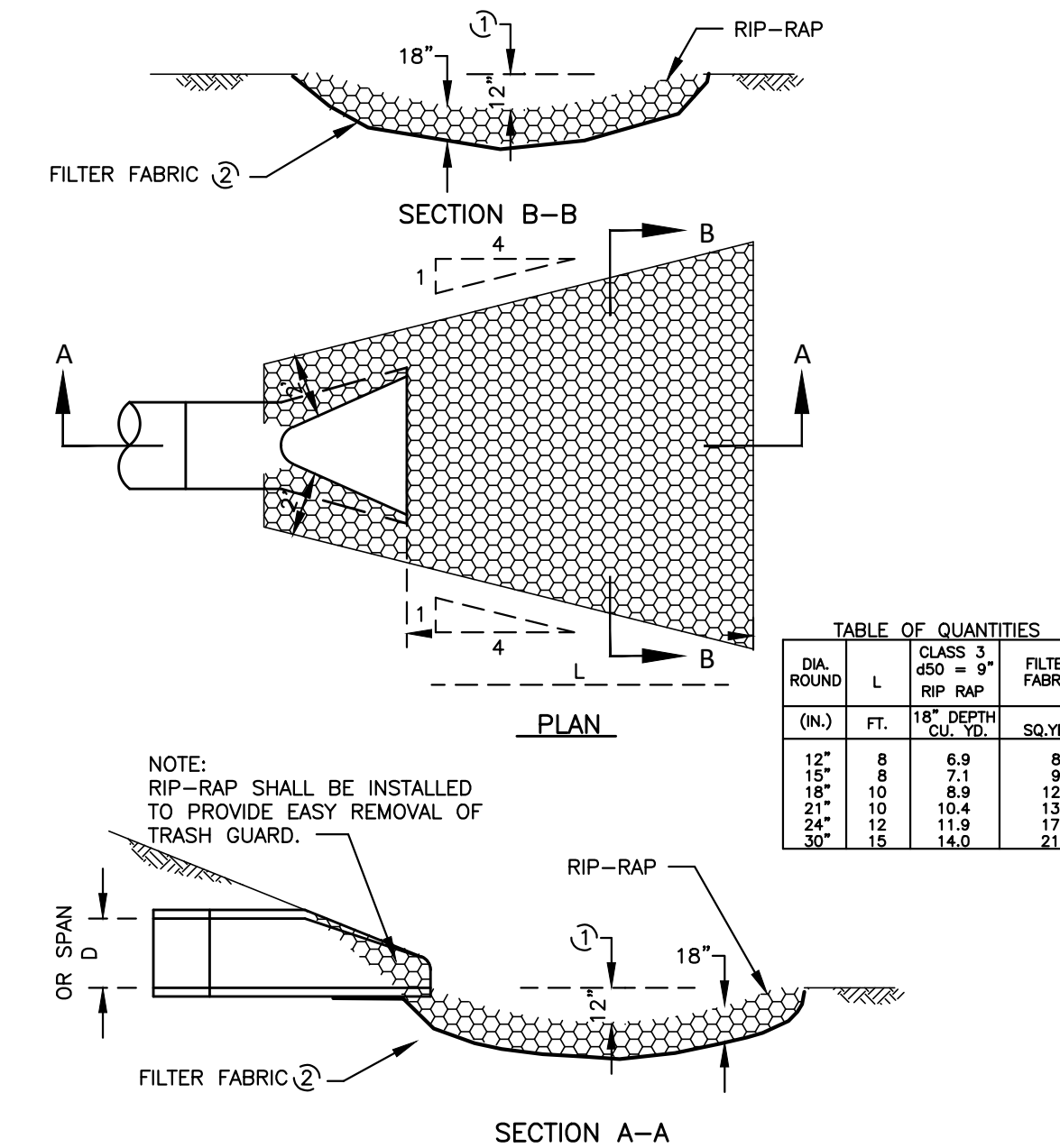
CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

EROSION CONTROL MATTING
NOT TO SCALE



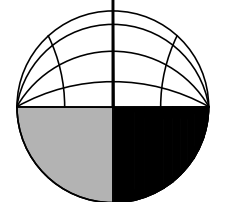
TREE PROTECTION DETAIL
NOT TO SCALE



NOTE:
PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN.
① FOR PIPES GREATER THAN OR EQUAL TO 30\"/>

RIP-RAP INSTALLATION
NOT TO SCALE

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Proposed Name Brand
Self-Storage Facility
City of Ramsey, Anoka County, MN

CONSTRUCTION DETAILS

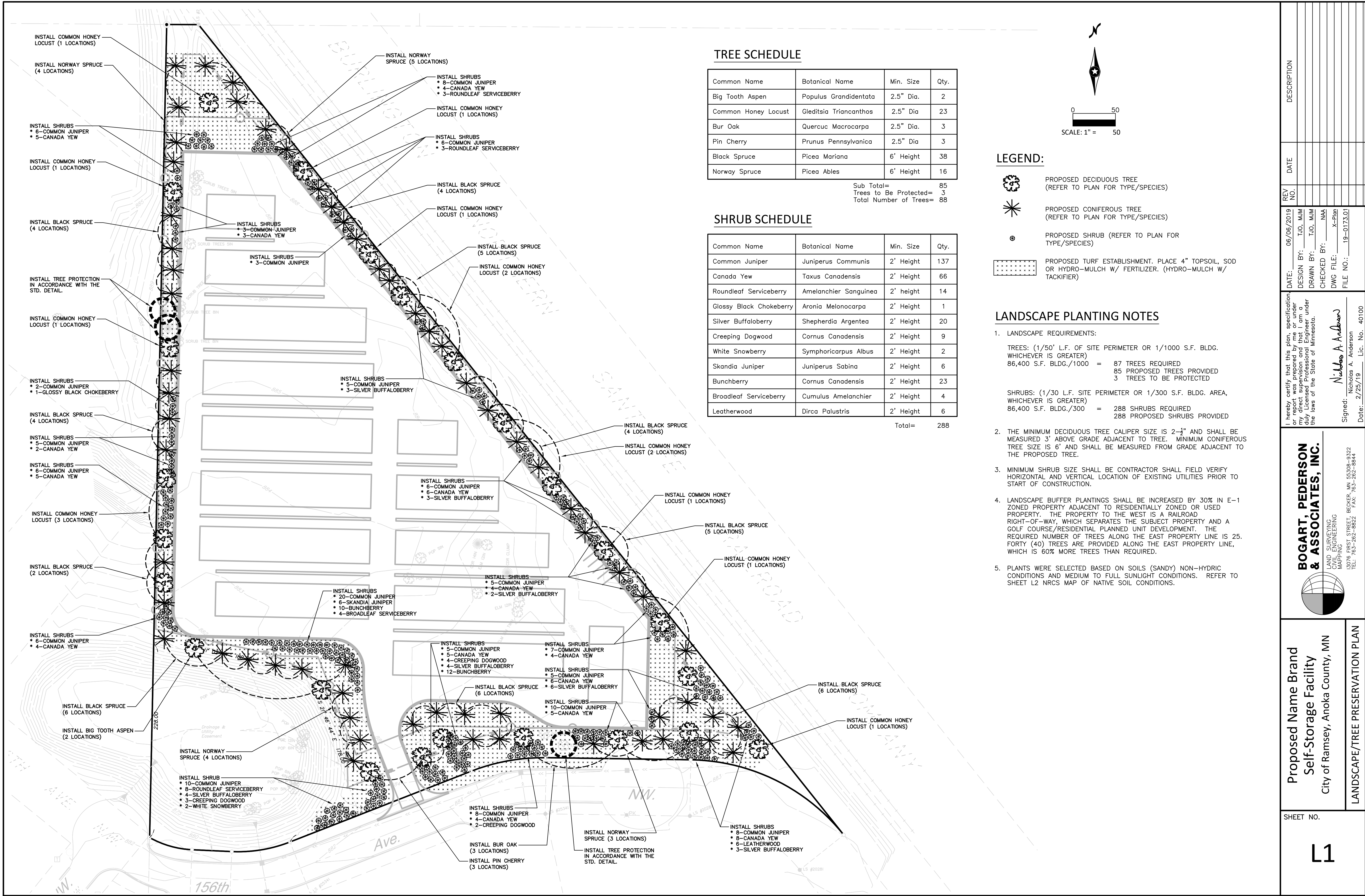
SHEET NO.

C9

REV. NO.	1	DATE	06/06/2019	DESCRIPTION	CITY SUBMITTAL FOR REVIEW
DATE:	06/06/2019	DESIGN BY:	TJO, MUM		
		DRAWN BY:	TJO, MUM		
		CHECKED BY:	NAA		
		DWG FILE:	6-DETAILS		
		FILE NO.:	19-0173.01		

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.

Signed: *Nicholas A. Anderson*
Nicholas A. Anderson
Lic. No. 40100
Date: 06/06/19



TREE SCHEDULE

Common Name	Botanical Name	Min. Size	Qty.
Big Tooth Aspen	Populus Grandidentata	2.5" Dia.	2
Common Honey Locust	Gleditsia Triacanthos	2.5" Dia	23
Bur Oak	Quercuc Macrocarpa	2.5" Dia.	3
Pin Cherry	Prunus Pennsylvanica	2.5" Dia	3
Black Spruce	Picea Mariana	6' Height	38
Norway Spruce	Picea Ables	6' Height	16

Sub Total= 85
Trees to Be Protected= 3
Total Number of Trees= 88

SHRUB SCHEDULE

Common Name	Botanical Name	Min. Size	Qty.
Common Juniper	Juniperus Communis	2' Height	137
Canada Yew	Taxus Canadensis	2' Height	66
Roundleaf Serviceberry	Amelanchier Sanguinea	2' height	14
Glossy Black Chokeberry	Aronia Melonocarpa	2' Height	1
Silver Buffaloerry	Shepherdia Argentea	2' Height	20
Creeping Dogwood	Cornus Canadensis	2' Height	9
White Snowberry	Symphoricarpus Albus	2' Height	2
Skandia Juniper	Juniperus Sabina	2' Height	6
Bunchberry	Cornus Canadensis	2' Height	23
Broadleaf Serviceberry	Cumulus Amelanchier	2' Height	4
Leatherwood	Dirca Palustris	2' Height	6

Total= 288

LEGEND:

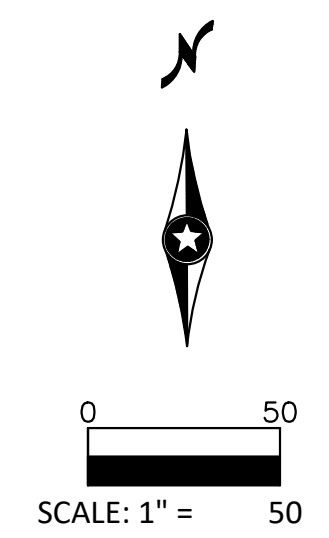
- PROPOSED DECIDUOUS TREE (REFER TO PLAN FOR TYPE/SPECIES)
- PROPOSED CONIFEROUS TREE (REFER TO PLAN FOR TYPE/SPECIES)
- PROPOSED SHRUB (REFER TO PLAN FOR TYPE/SPECIES)
- PROPOSED TURF ESTABLISHMENT. PLACE 4" TOPSOIL, SOD OR HYDRO-MULCH W/ FERTILIZER. (HYDRO-MULCH W/ TACKIFIER)

LANDSCAPE PLANTING NOTES

- LANDSCAPE REQUIREMENTS:
TREES: (1/50' L.F. OF SITE PERIMETER OR 1/1000 S.F. BLDG. WHICHEVER IS GREATER)
86,400 S.F. BLDG./1000 = 87 TREES REQUIRED
85 PROPOSED TREES PROVIDED
3 TREES TO BE PROTECTED

SHRUBS: (1/30 L.F. SITE PERIMETER OR 1/300 S.F. BLDG. AREA, WHICHEVER IS GREATER)
86,400 S.F. BLDG./300 = 288 SHRUBS REQUIRED
288 PROPOSED SHRUBS PROVIDED
- THE MINIMUM DECIDUOUS TREE CALIPER SIZE IS 2-1/2" AND SHALL BE MEASURED 3' ABOVE GRADE ADJACENT TO TREE. MINIMUM CONIFEROUS TREE SIZE IS 6' AND SHALL BE MEASURED FROM GRADE ADJACENT TO THE PROPOSED TREE.
- MINIMUM SHRUB SIZE SHALL BE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
- LANDSCAPE BUFFER PLANTINGS SHALL BE INCREASED BY 30% IN E-1 ZONED PROPERTY ADJACENT TO RESIDENTIALLY ZONED OR USED PROPERTY. THE PROPERTY TO THE WEST IS A RAILROAD RIGHT-OF-WAY, WHICH SEPARATES THE SUBJECT PROPERTY AND A GOLF COURSE/RESIDENTIAL PLANNED UNIT DEVELOPMENT. THE REQUIRED NUMBER OF TREES ALONG THE EAST PROPERTY LINE IS 25. FORTY (40) TREES ARE PROVIDED ALONG THE EAST PROPERTY LINE, WHICH IS 60% MORE TREES THAN REQUIRED.
- PLANTS WERE SELECTED BASED ON SOILS (SANDY) NON-HYDRIC CONDITIONS AND MEDIUM TO FULL SUNLIGHT CONDITIONS. REFER TO SHEET L2 NRCS MAP OF NATIVE SOIL CONDITIONS.

DATE: 06/06/2019 DESIGN BY: TJO, MJM DRAWN BY: TJO, MJM CHECKED BY: NAA DWG FILE: X-Plan FILE NO.: 19-0173.01	DESCRIPTION DATE REV. NO.	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. Signed: <i>Nicholas A. Anderson</i> Nicholas A. Anderson Lic. No. 40100 Date: 2/25/19	BOGART, PEDERSON & ASSOCIATES, INC. LAND SURVEYING & ENGINEERING MAPPING 13076 FIRST STREET, BECKER, MN 55308-9322 TEL: 763-262-8822 FAX: 763-262-8844	Proposed Name Brand Self-Storage Facility City of Ramsey, Anoka County, MN LANDSCAPE/TREE PRESERVATION PLAN	SHEET NO. <div style="font-size: 2em; font-weight: bold; text-align: center;">L1</div>
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SOILS TYPE SUMMARY:

Map Unit Symbol	Map Unit Name	Hyd. Soil Group
D62A	Hubbard-Mosford complex	A
D67A	Hubbard loamy sand	A
D67B	Hubbard loamy sand	A

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NRCS SOILS CLASSIFICATION

SHEET NO.
L2

