

THE SAPPHIRE APARTMENTS

CONSTRUCTION PLANS FOR SITE GRADING, SANITARY SEWER, WATERMAIN, STORM SEWER,
CONCRETE CURB AND GUTTER, BITUMINOUS PAVING AND MISCELLANEOUS CONSTRUCTION
FOR PSD, LLC
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 11 SHEETS

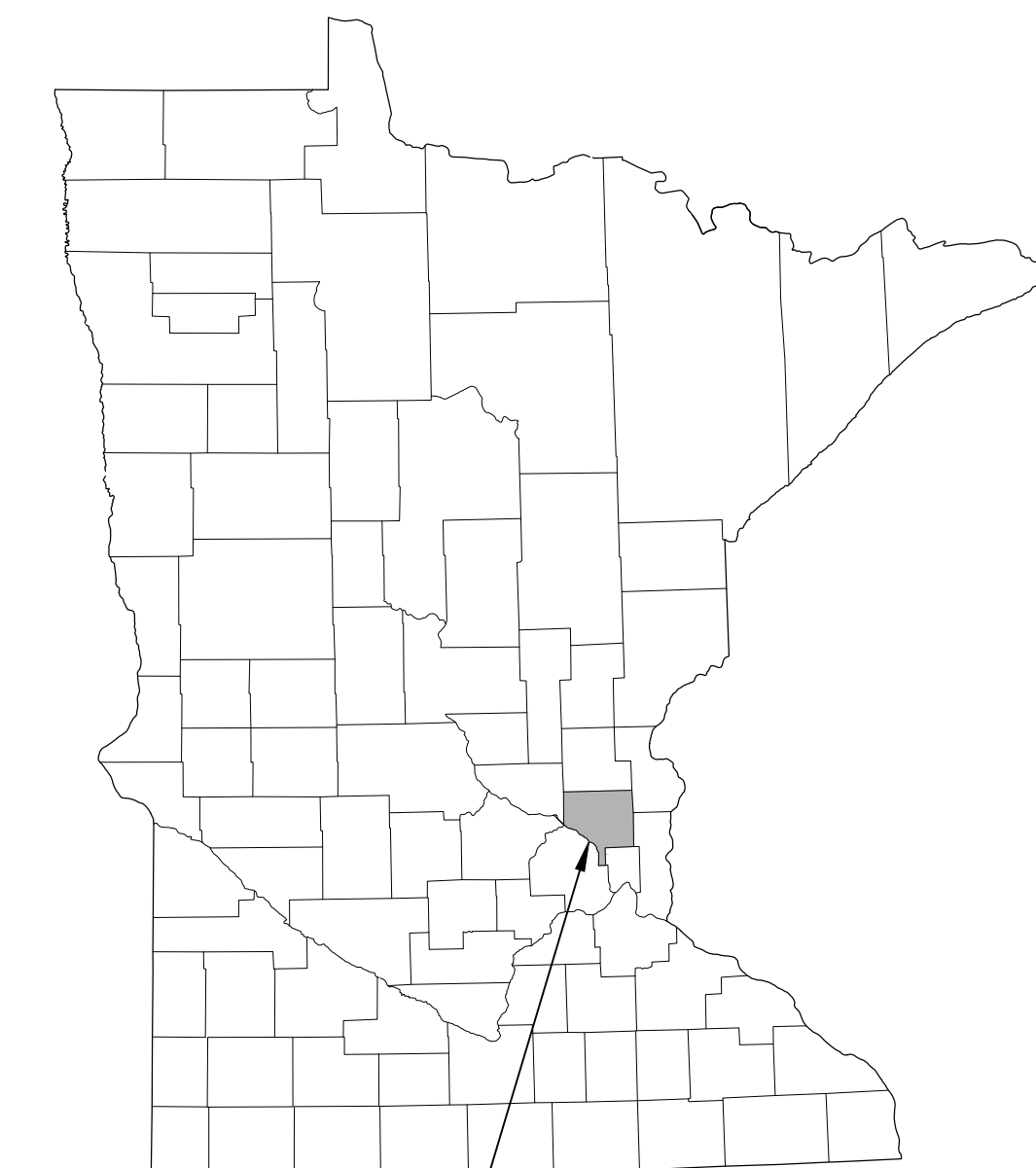
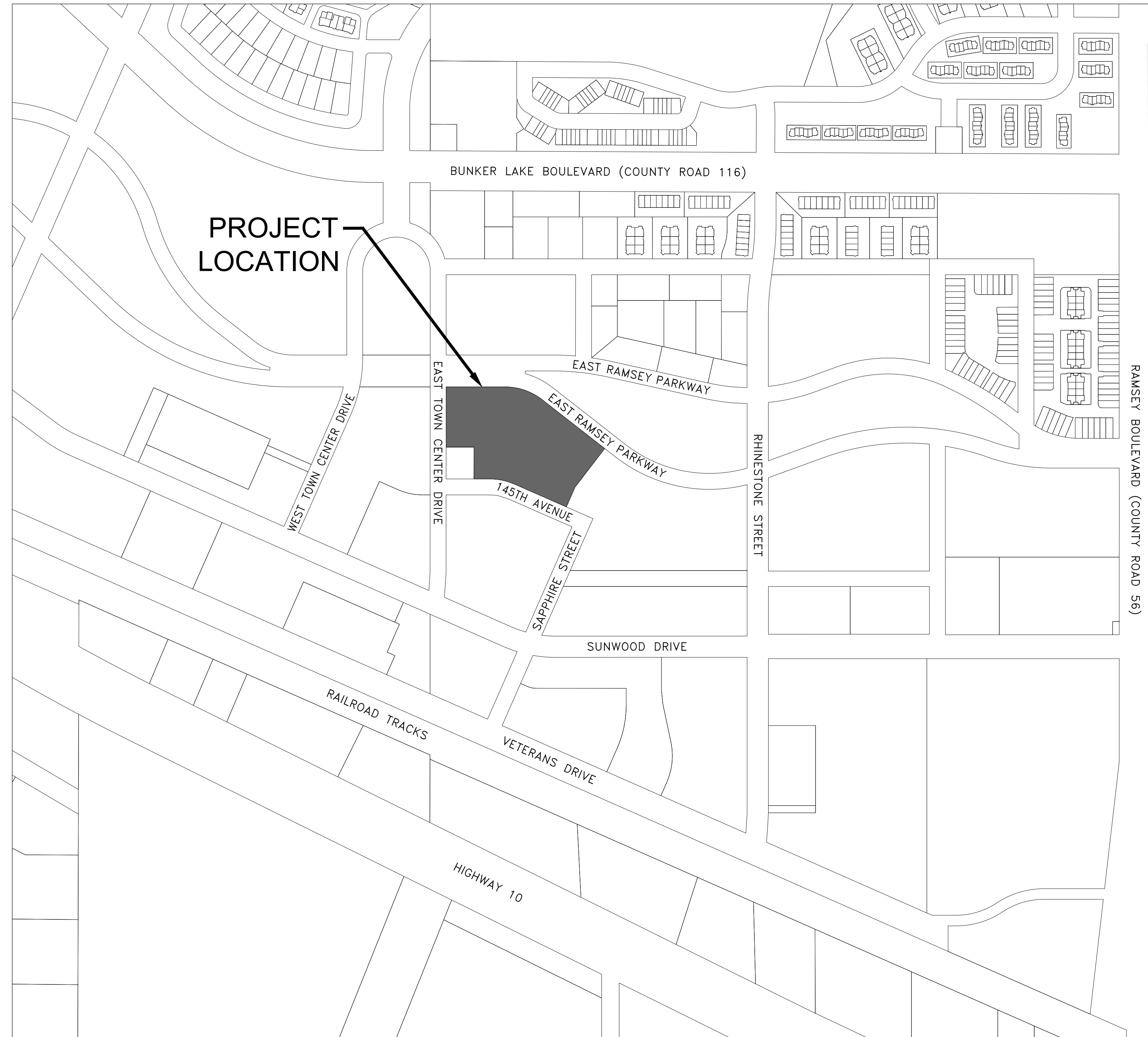
SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	CONSTRUCTION NOTES AND DETAILS
C3	CITY STANDARD DETAILS
C4	DETAILS
C5	EXISTING TOPOGRAPHY AND REMOVALS PLAN
C6	GRADING, DRAINAGE AND EROSION CONTROL PLAN
C7	UTILITY PLAN
C8	PAVING PLAN
C9	SWPPP
L1	LANDSCAPING PLAN
L2	LANDSCAPING NOTES

DEVELOPER/OWNER

PSD, LLC
7533 SUNWOOD DRIVE, SUITE 315
RAMSEY, MN 55330
MATT KUKER
matt.kuker@psdlanddevelopment.com
763-427-5955
763-427-4151 (FAX)

ENGINEER/SURVEYOR

HAKANSON ANDERSON
3601 THURSTON AVENUE
ANOKA, MN 55303
SHANE M. NELSON, P.E.
shanen@haa-inc.com
BRIAN PERSON, P.L.S.
brianp@haa-inc.com
763-427-5860
763-427-0520 (FAX)

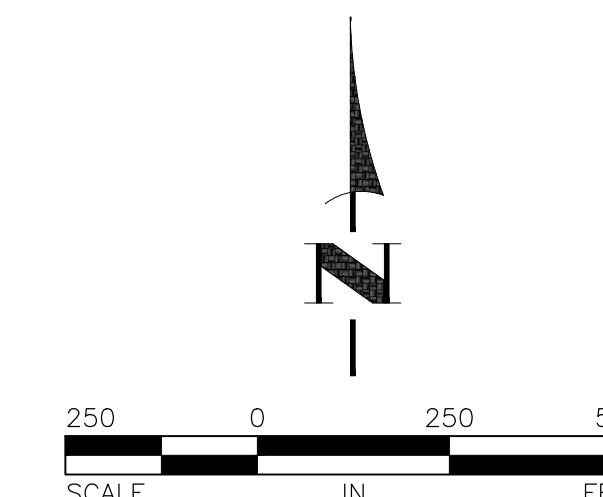


CITY OF RAMSEY,
ANOKA COUNTY,
MINNESOTA

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."

BENCHMARKS:

1. DISK PUMP 2 LOCATED APPROXIMATELY 39' EAST OF THE CENTERLINE OF EAST TOWN CENTER DRIVE AND APPROXIMATELY 135' NORTH OF THE CENTERLINE OF 145TH AVENUE.
ELEV=867.79 (NGVD 29)



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.

Shane M. Nelson 43381 DATE 2/28/19
SHANE M. NELSON, P.E. LIC. NO.
HAKANSON ANDERSON
DESIGN ENGINEER

DATE	REVISION

SHEET C1 OF C9 SHEETS



Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520

GENERAL CONSTRUCTION AND SOILS NOTES:

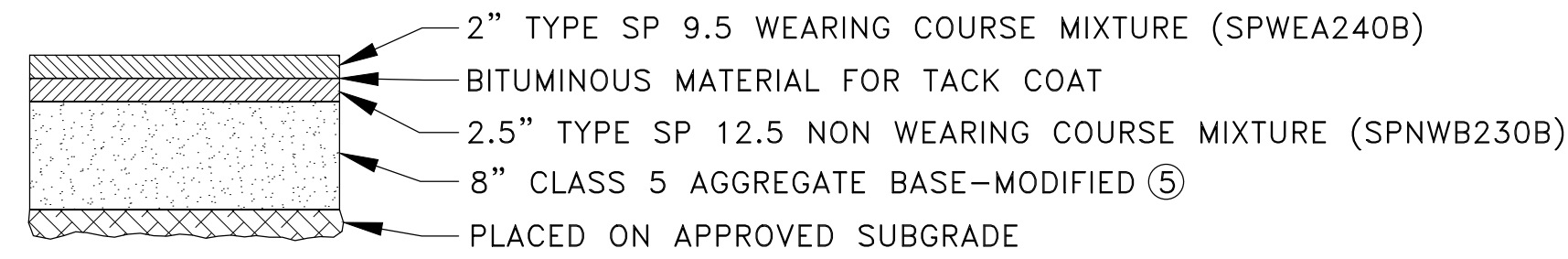
1. STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT AND BUILDING CONSTRUCTION, THE EXPOSED SAND SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
2. UNLESS 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.
3. 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.
4. IF AVAILABLE, CONTRACTOR SHALL REVIEW THE GEOTECHNICAL EXPLORATION REPORT FOR ADDITIONAL SITE PREPARATION REQUIREMENTS.
5. PROVIDE A SAWCUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
6. 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.
7. 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.
8. PERFORMANCE GRADED (PG) ASPHALT BINDER PG 58S-28, MN/DOT SPEC. 3151, SHALL BE USED FOR ALL BITUMINOUS MIXES ON THIS PROJECT.
9. THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.

GENERAL EROSION CONTROL NOTES:

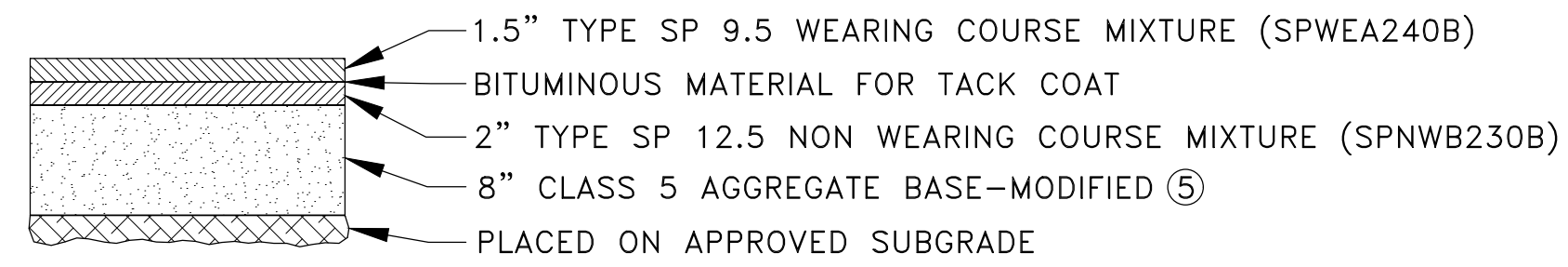
1. EROSION CONTROL SHALL CONFORM TO THE MN/DOT EROSION CONTROL HANDBOOK.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE MPCA NPDES STORMWATER PERMIT.
3. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) PRIOR TO GRADING AND REMOVAL ACTIVITIES. BMP'S SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND POTENTIAL FOR EROSION HAS PASSED.
4. THE CONTRACTOR SHALL SCHEDULE HIS OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
5. BMP'S SHALL BE INSPECTED DAILY BY THE CONTRACTOR. OBSERVATIONS SHALL BE RECORDED IN THE INSPECTION LOG.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION.
7. THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITH THE MPCA AFTER FINAL STABILIZATION HAS BEEN APPROVED.

REFERENCE NOTES:

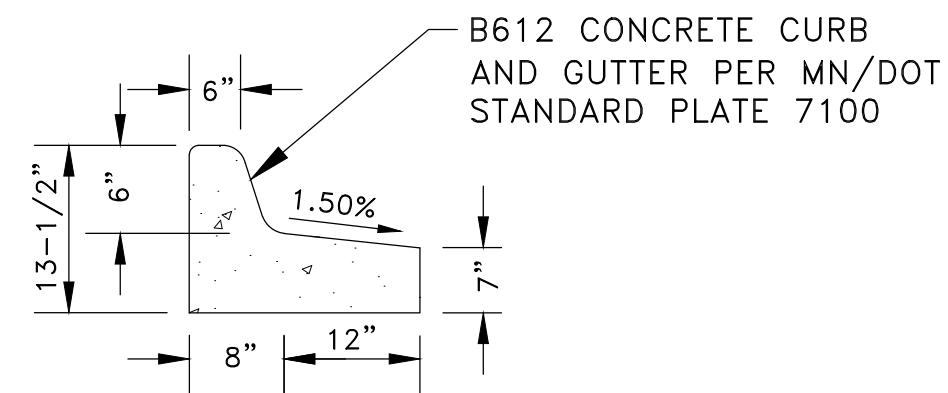
- ① PAVEMENT SECTION SHALL BE VERIFIED BY GEOTECHNICAL ENGINEER.
- ② TYPE 1 INLET PROTECTION SHALL BE INSTALLED AS NECESSARY TO MINIMIZE PONDING OF WATER DURING CONSTRUCTION. WIMCO MODEL RD 23 IS SHOWN.
- ③ TYPE 2 INLET PROTECTION SHALL BE INSTALLED ON ALL CASTINGS RECEIVING RUNOFF FROM THE PROJECT AREA. WIMCO MODEL CG 3067 IS SHOWN.
- ④ TYPE 3 INLET PROTECTION SHALL BE INSTALLED AS NECESSARY TO MINIMIZE PONDING OF WATER DURING CONSTRUCTION. WIMCO MODEL RD 27 IS SHOWN.
- ⑤ MODIFIED CLASS 5 SPECIFICATION IS SHOWN ON CITY PLATE NO. STR-26.



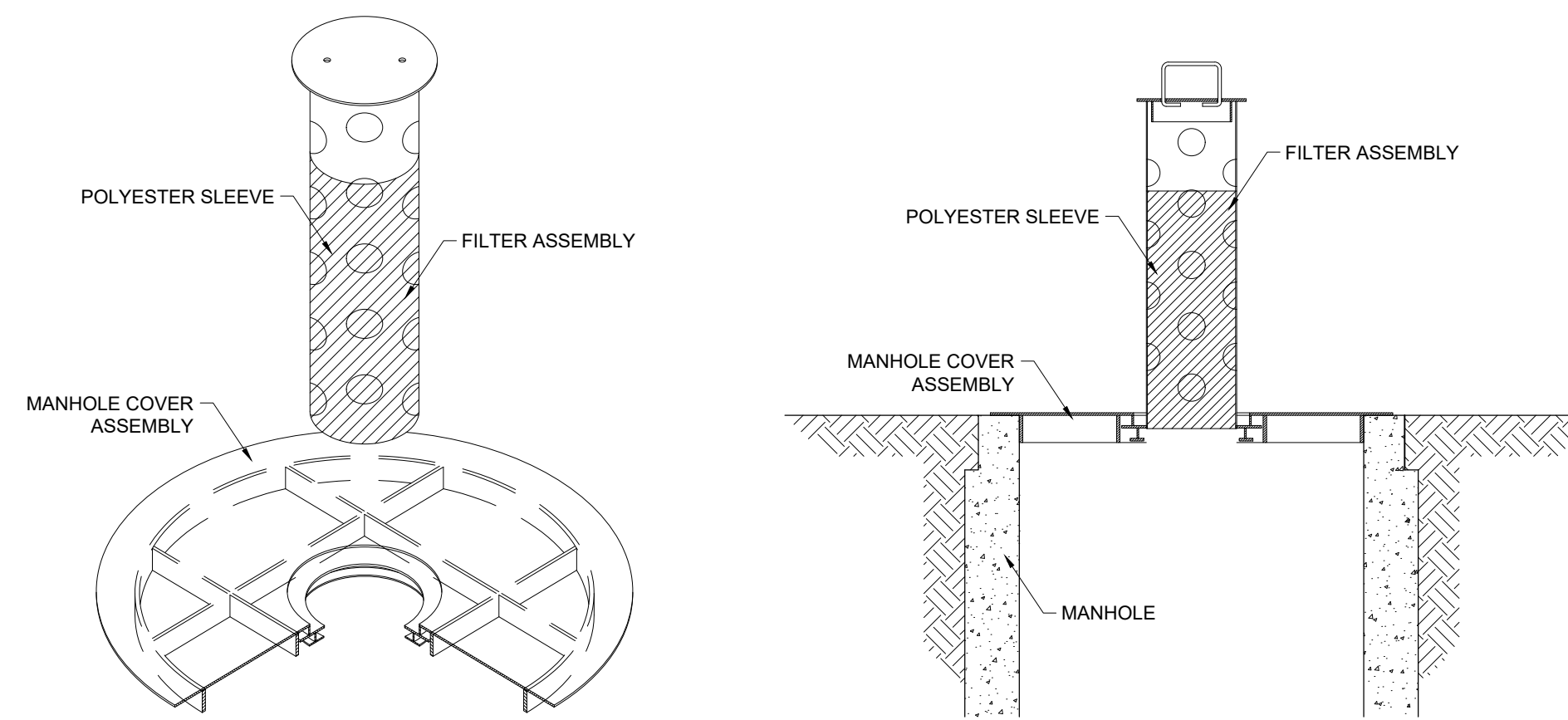
1
C2
HEAVY DUTY BITUMINOUS PAVEMENT SECTION ①
NO SCALE



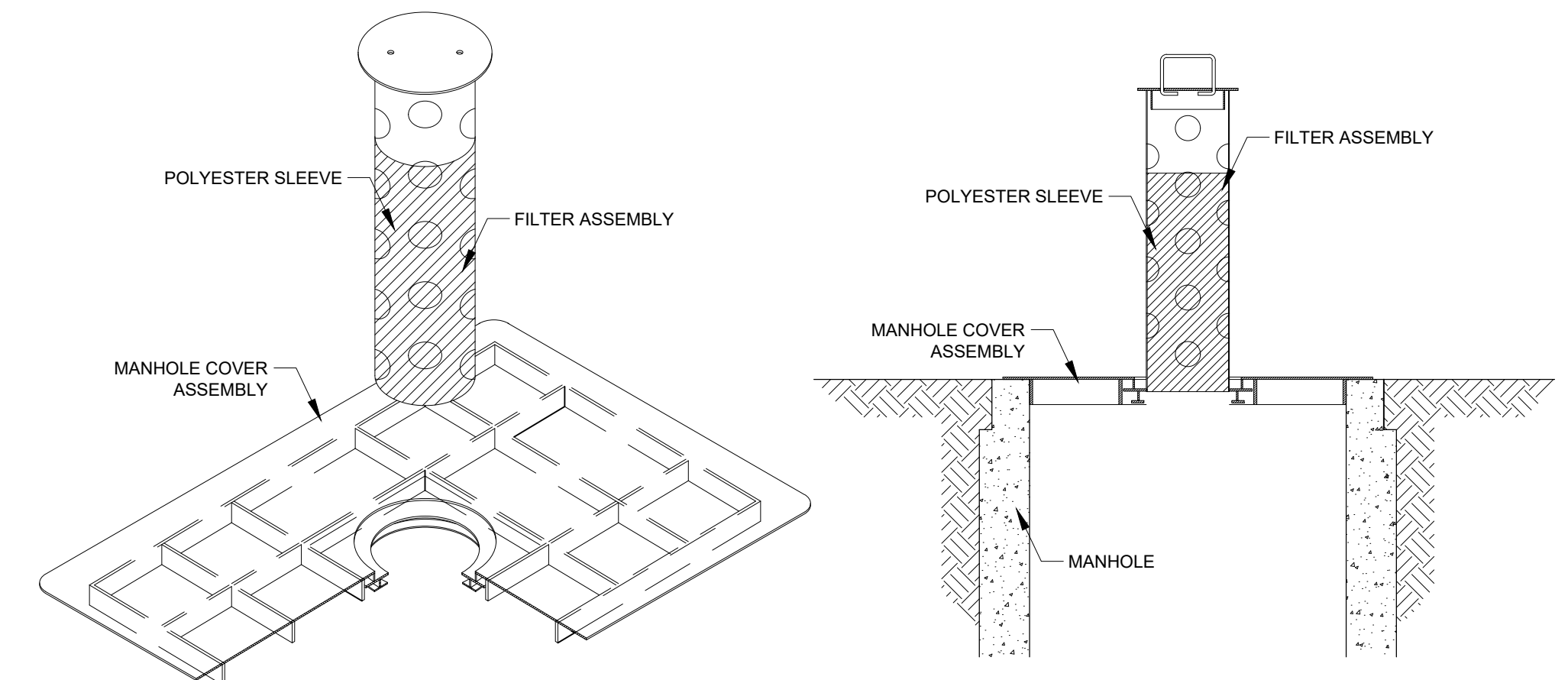
2
C2
LIGHT DUTY BITUMINOUS PAVEMENT SECTION ①
NO SCALE



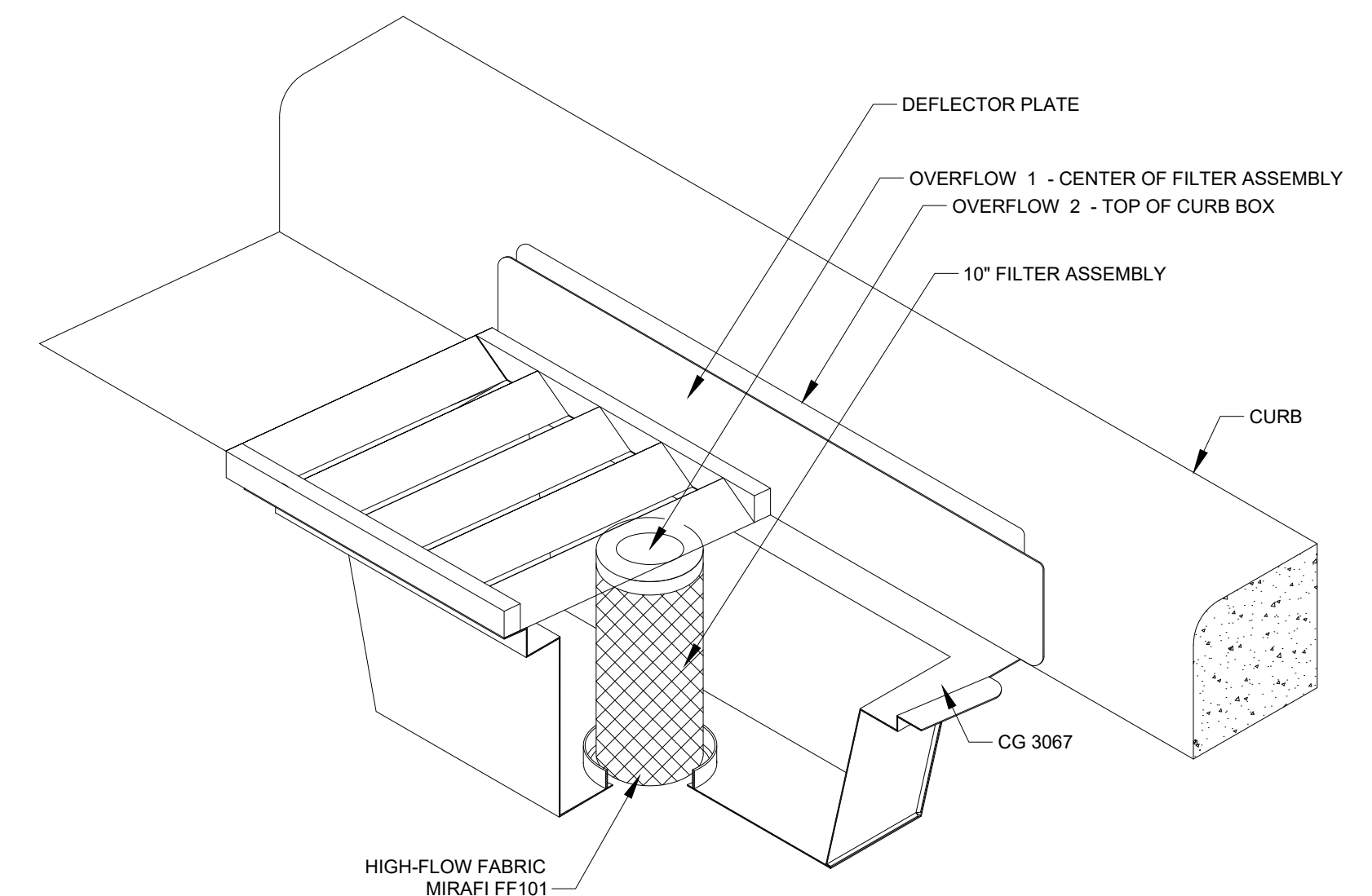
3
C2
TIPOUT CURB DETAIL
NO SCALE



4
C2
STORM DRAIN INLET PROTECTION TYPE 3 ④
MEDIAN DRAINS



5
C2
STORM DRAIN INLET PROTECTION TYPE 1 ②
PRE-CURB



6
C2
STORM DRAIN INLET PROTECTION TYPE 2 ③
POST-CURB

Feb 28, 2019 - 4:01pm K:\PRIVATE\2325.07\ENGINEERING\232507_DETAILS.dwg

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.

SHANE M. NELSON, P.E.
Date 2/28/19 Lic. No. 43381

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN



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

THE SAPPHIRE APARTMENTS

CONSTRUCTION NOTES AND DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET C2 OF C9 SHEETS

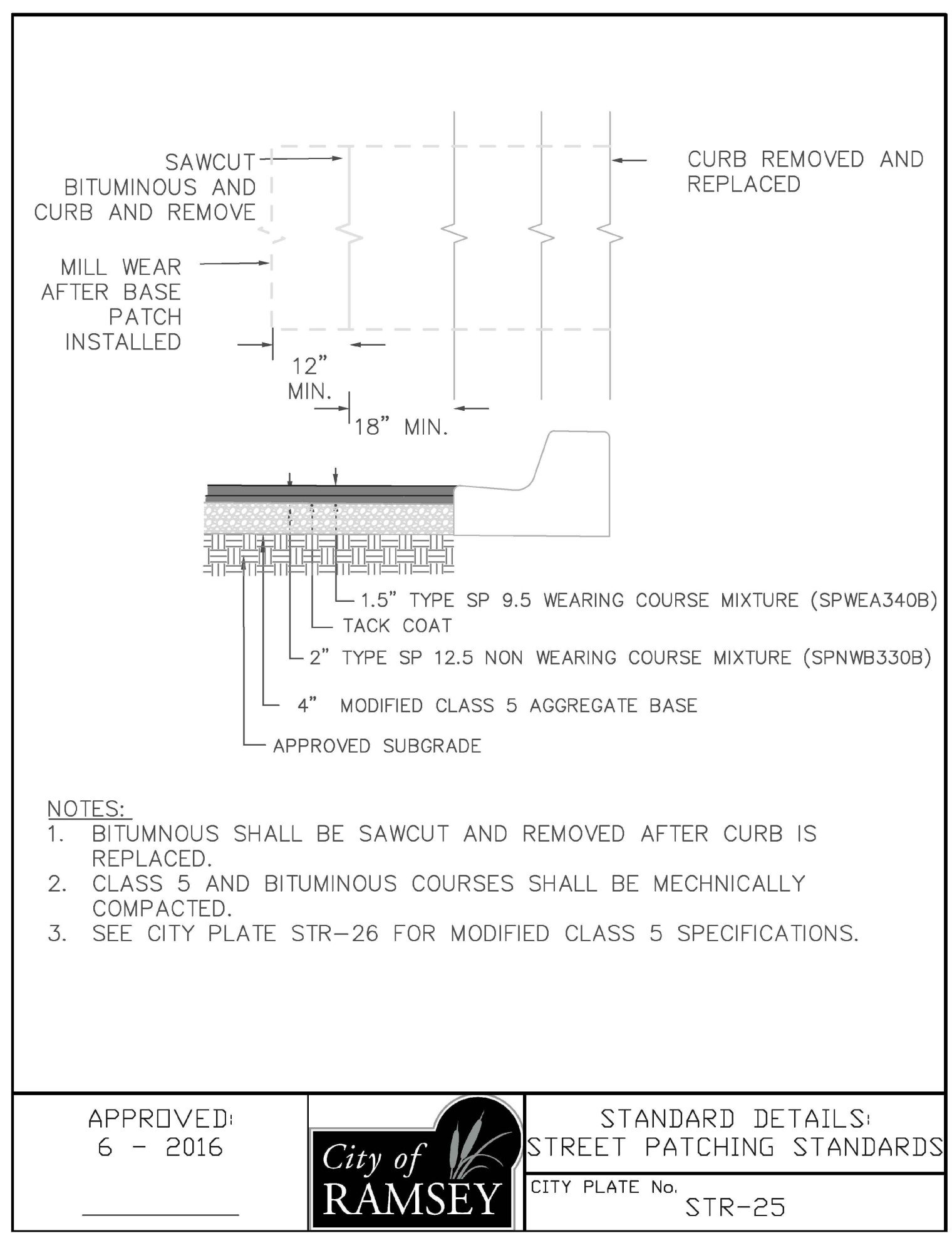
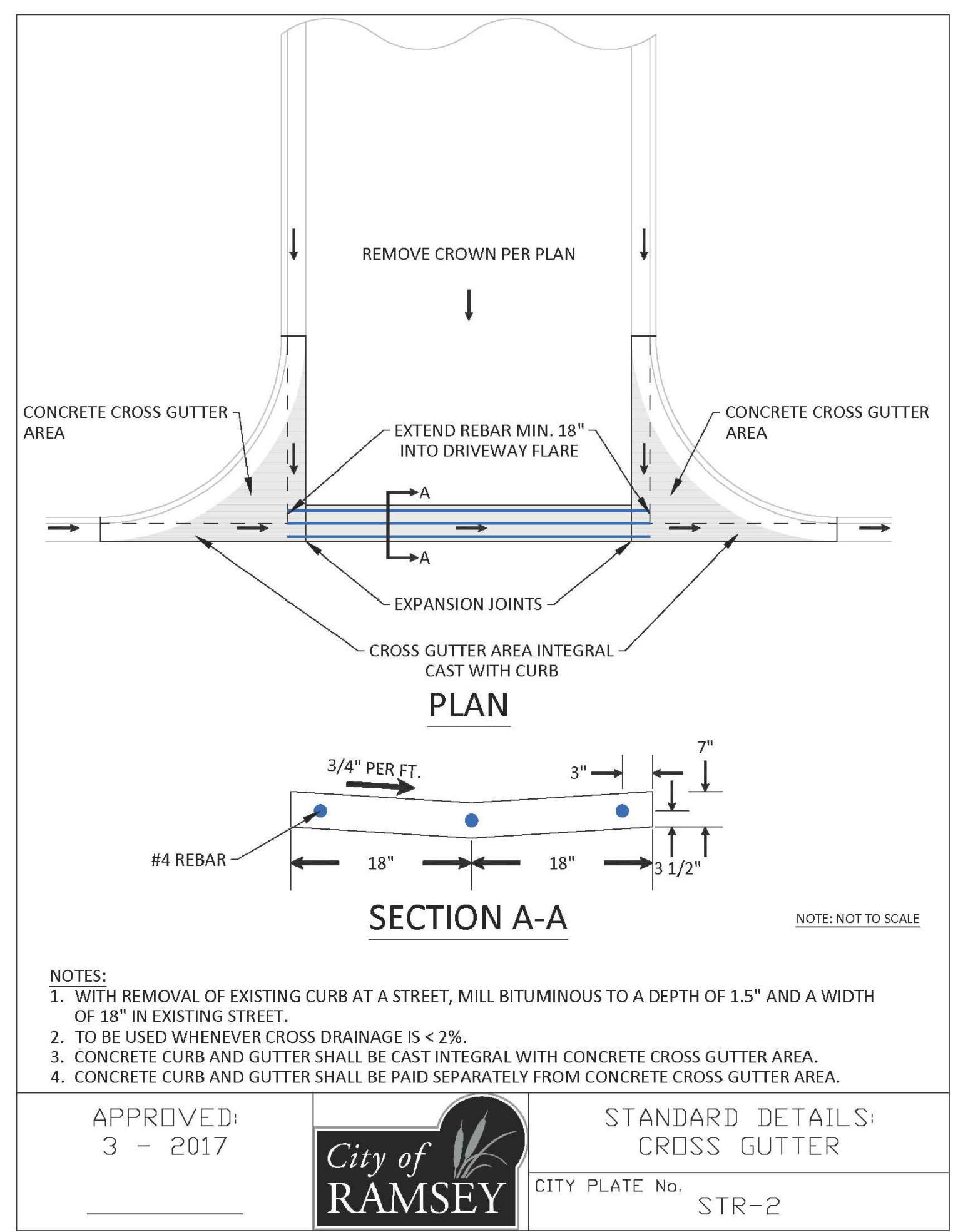
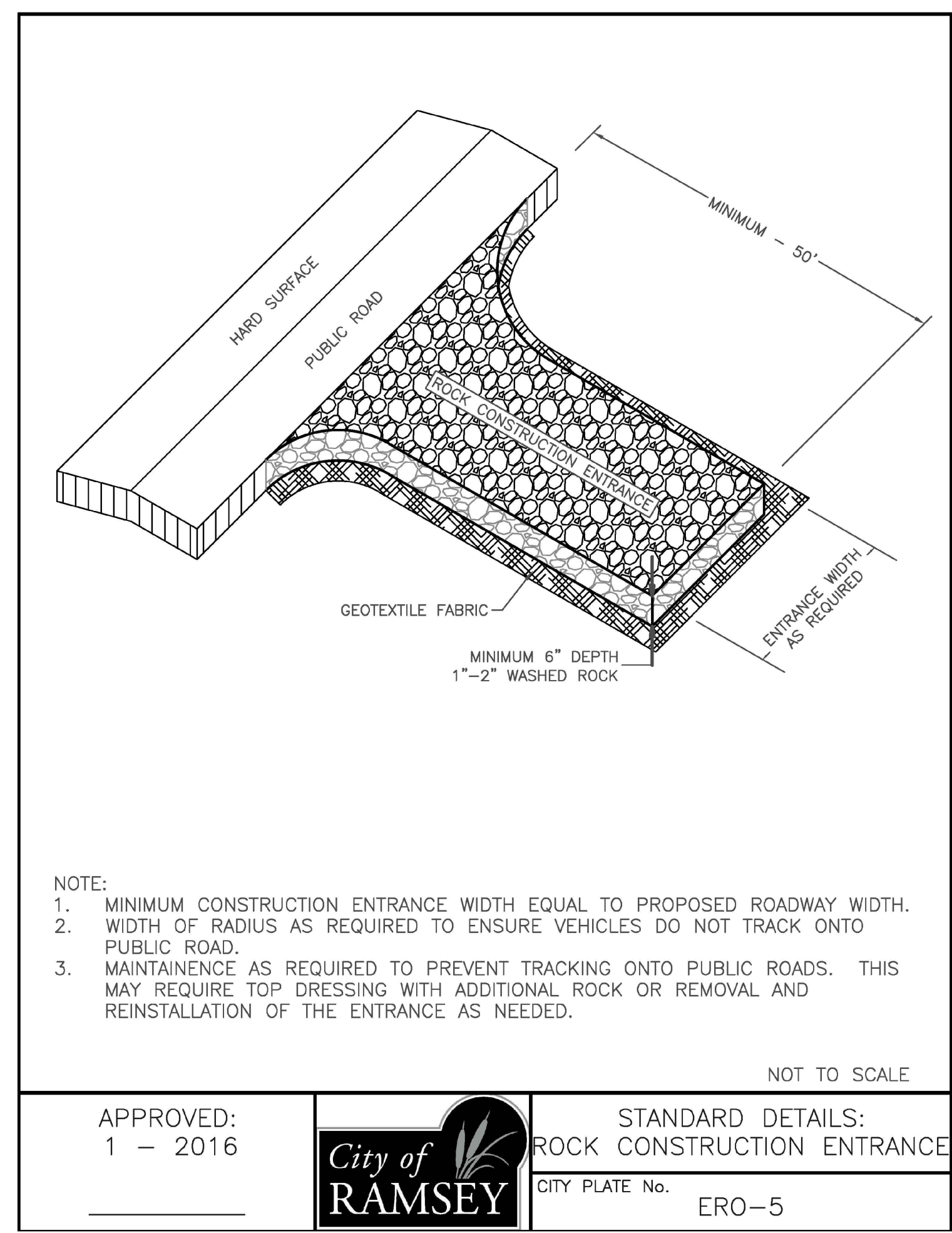
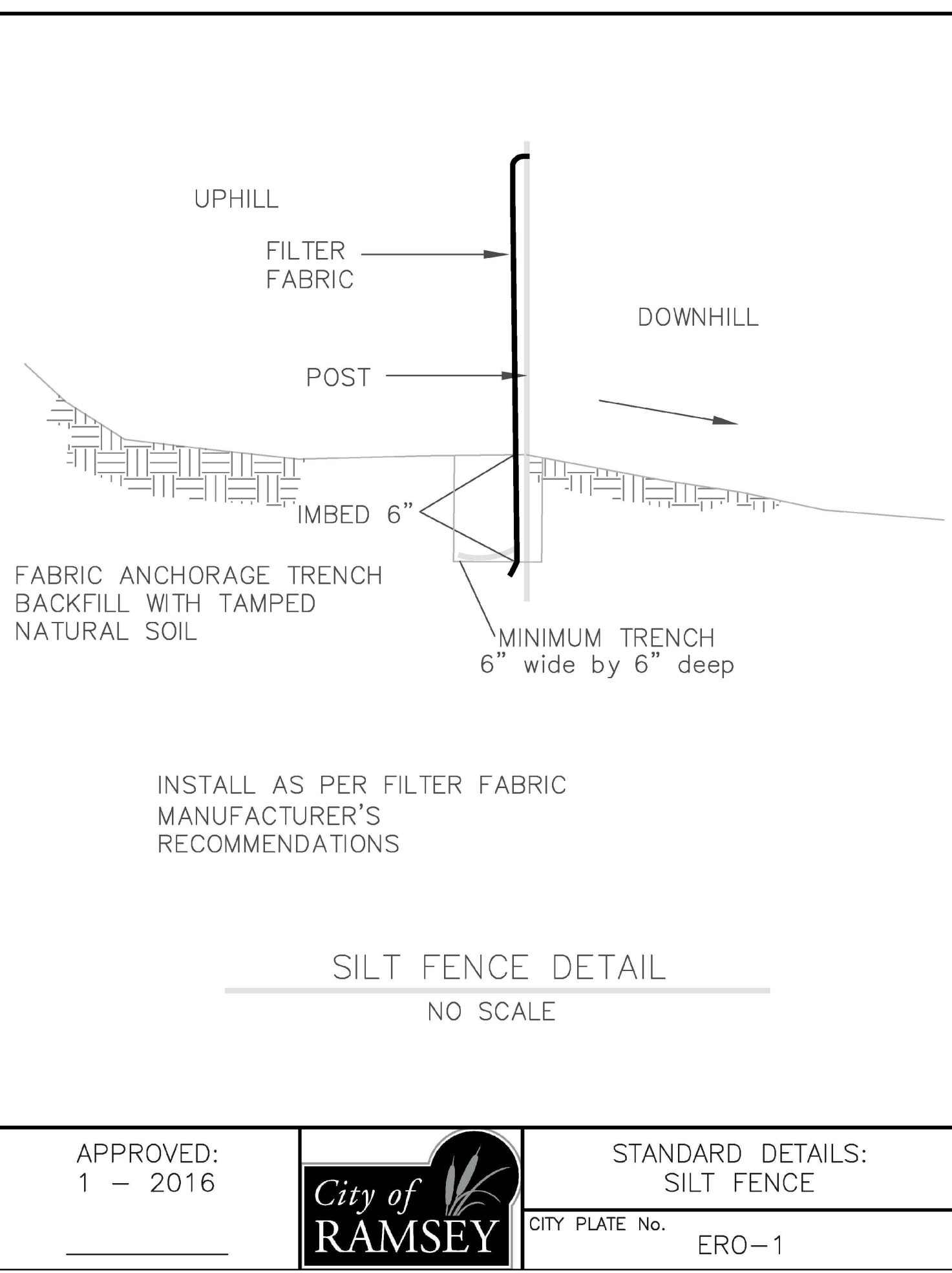


TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

% PASSING

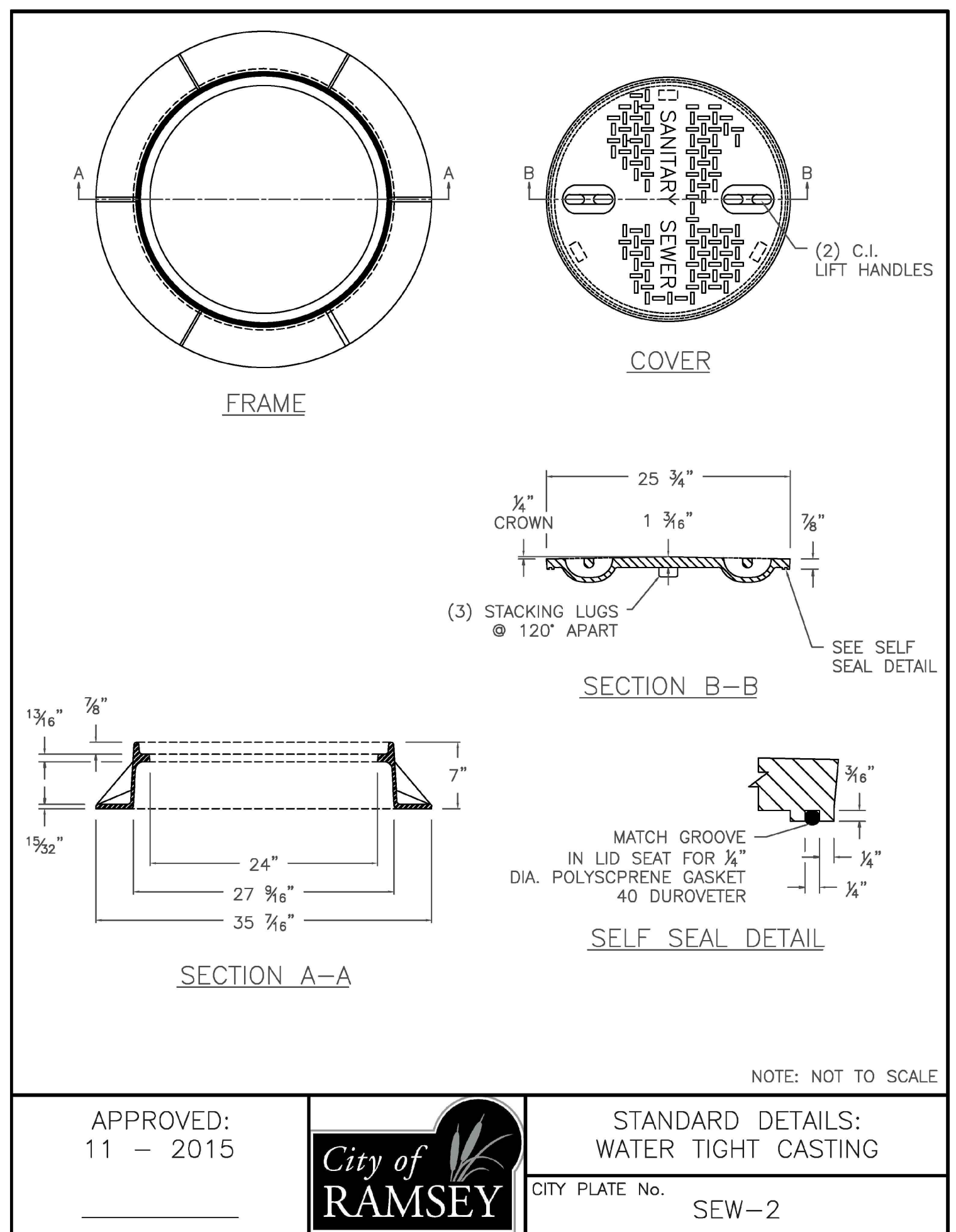
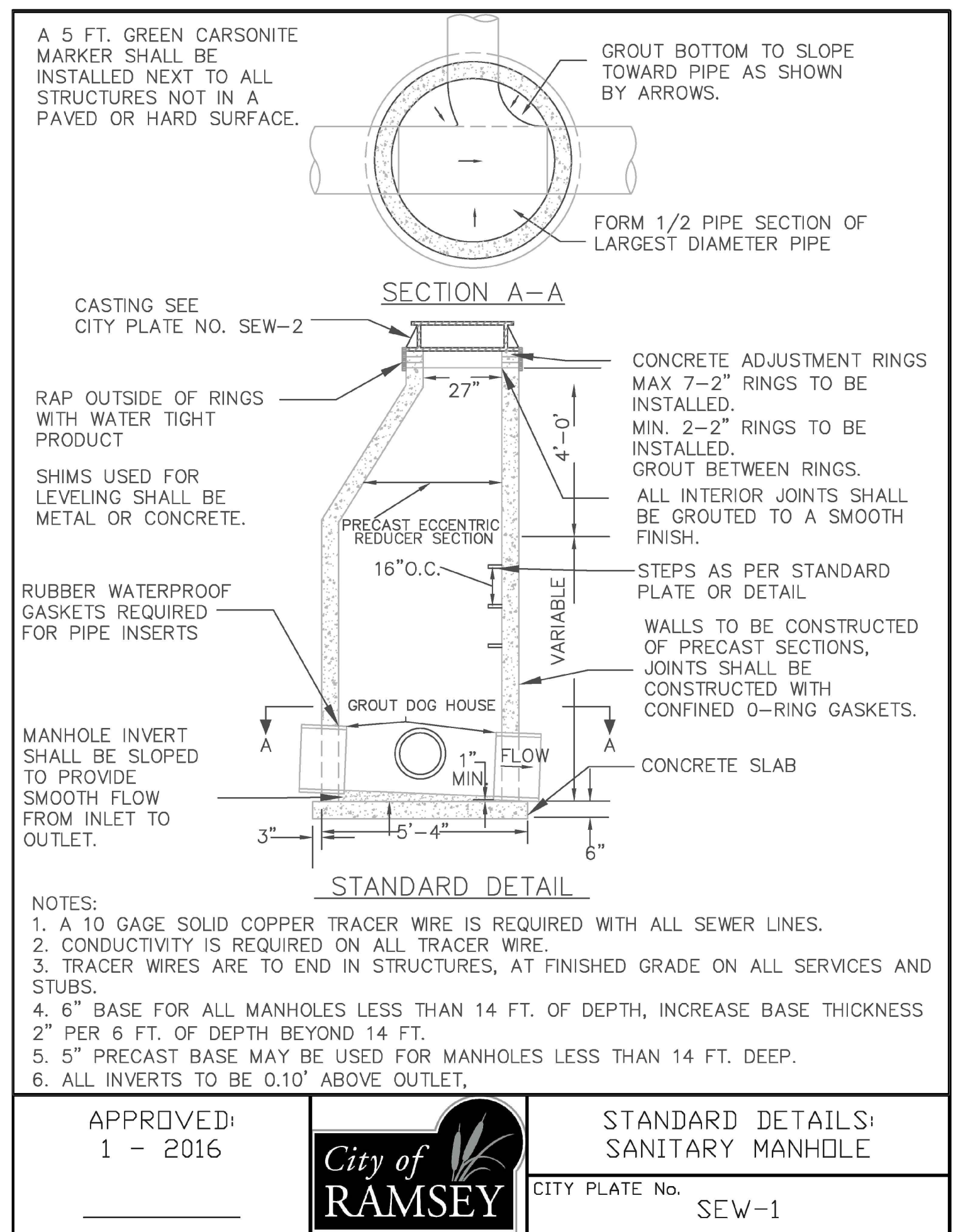
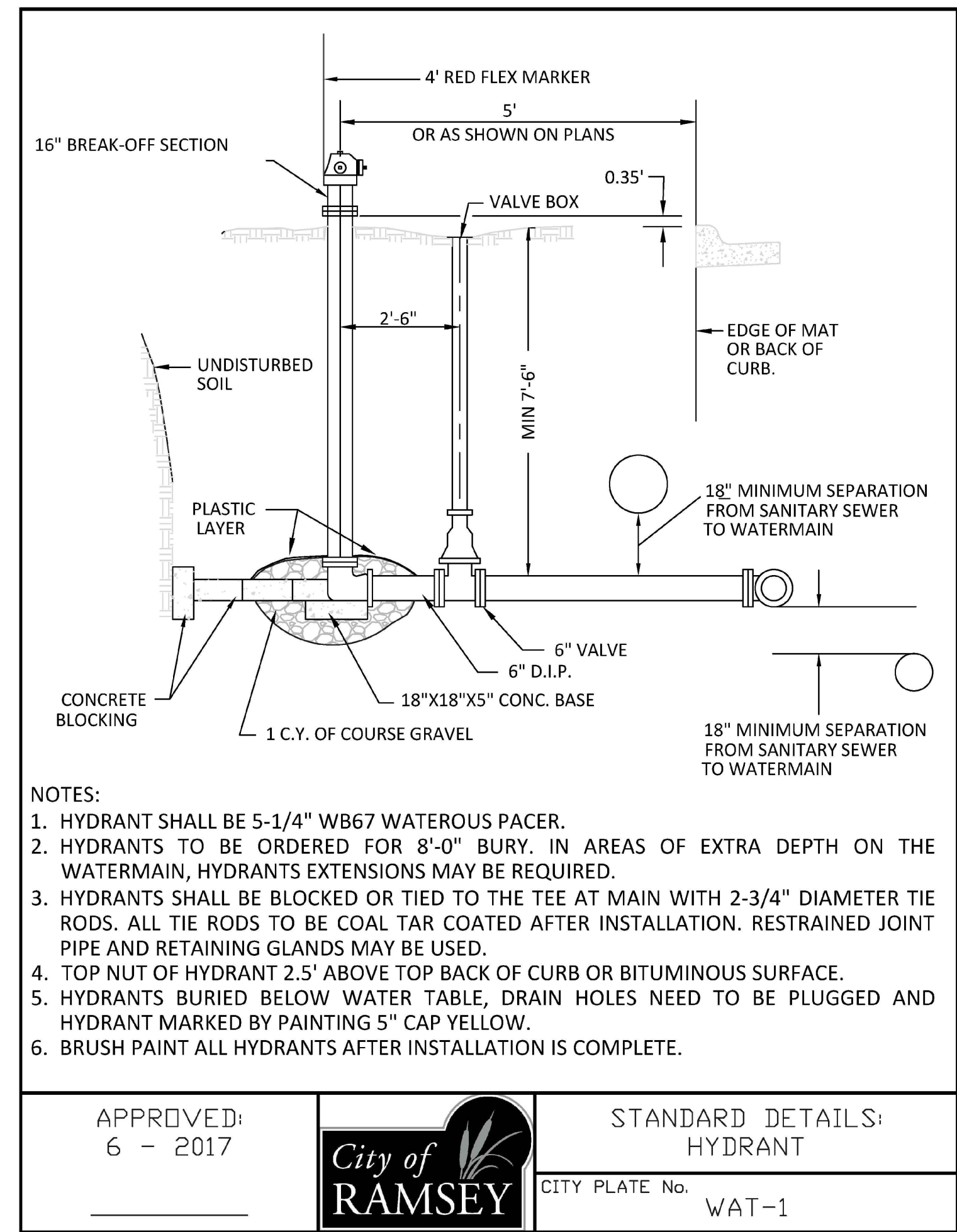
1"	100
3/4"	90 - 100
3/8"	50 - 80
No.4	35 - 70
No.10	20 - 60
No.40	10 - 35
No.200	5 - 10

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

APPROVED: 2 - 2003

City of RAMSEY
CITY PLATE No. STR-26

STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS



Feb 28, 2019 - 4:01pm K:\PRIVATE\2325.07\ENGINEERING\232507_DETAILS.dwg

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.

SHANE M. NELSON, P.E.
Lic. No. 43381
Date 2/28/19

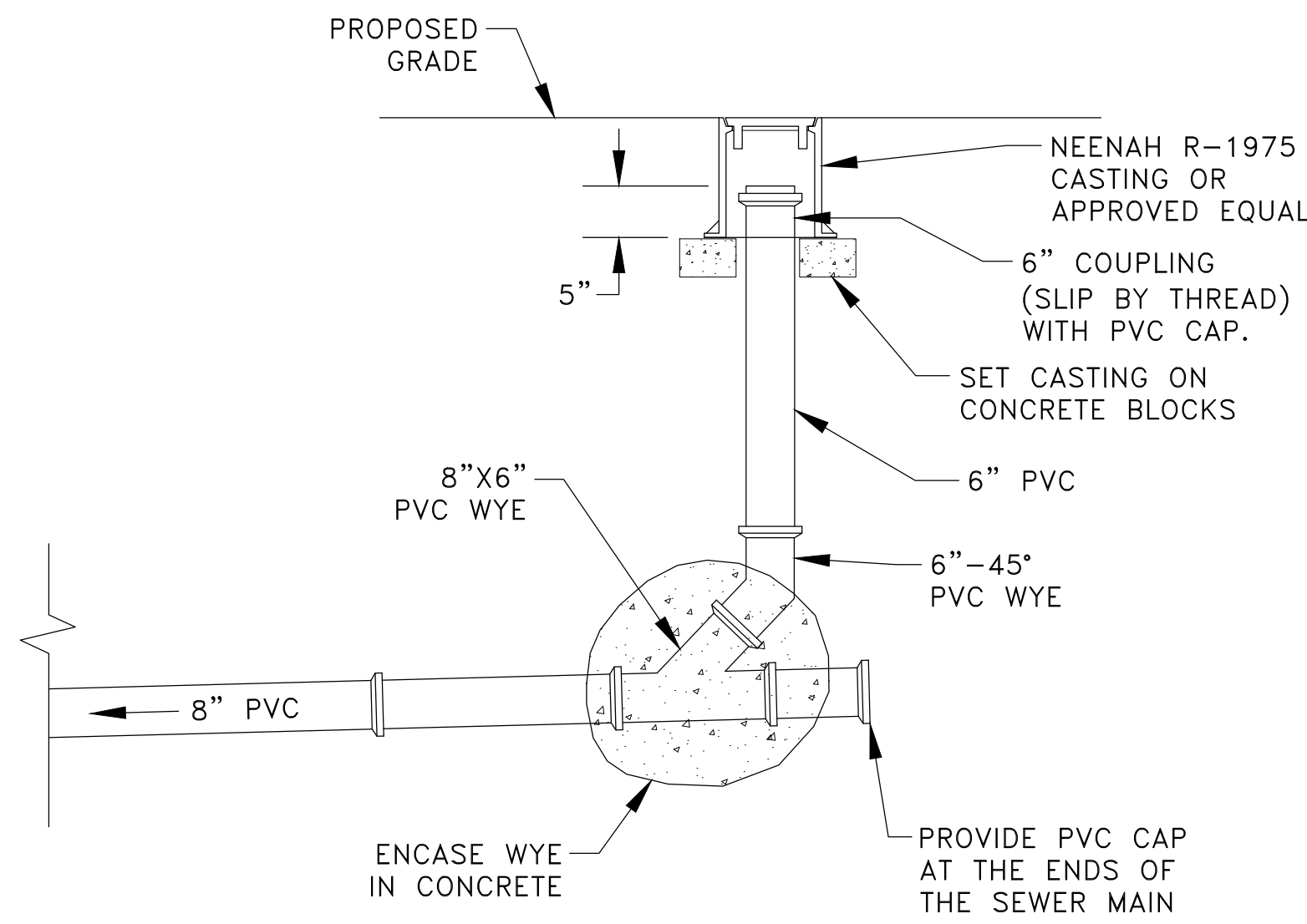
DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN

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

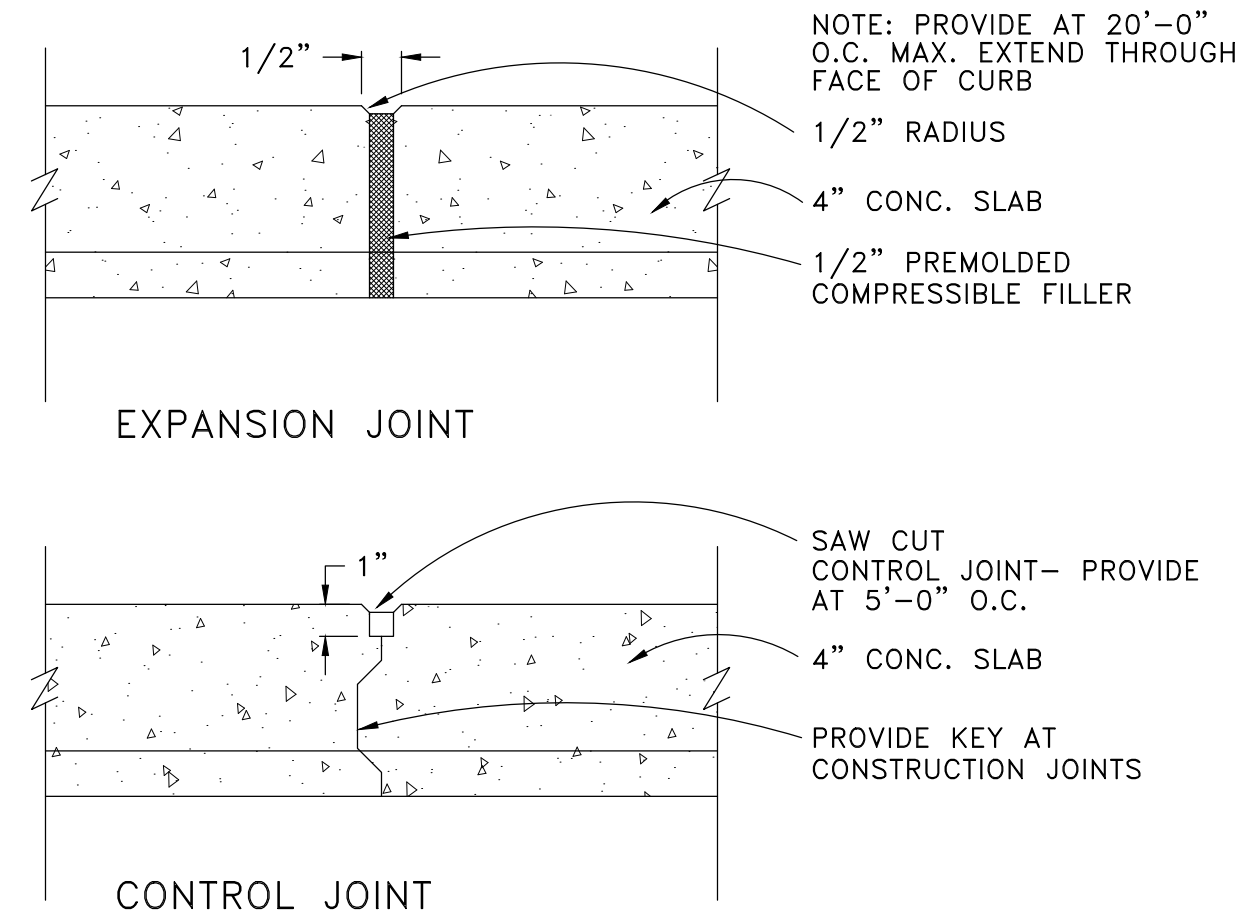
THE SAPPHIRE APARTMENTS

CITY STANDARD DETAILS
CITY OF RAMSEY, MINNESOTA

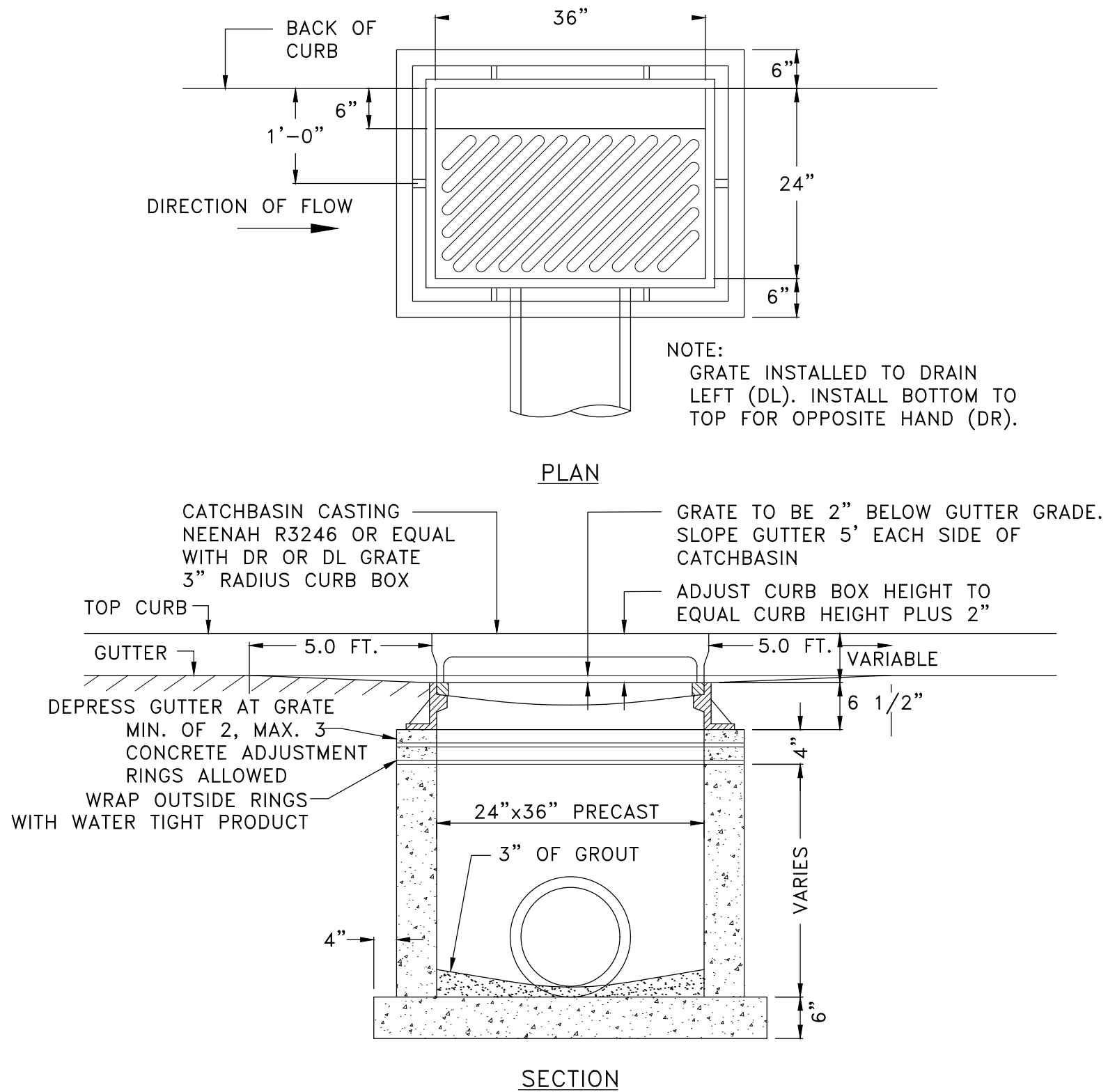
SHEET C3 OF C9 SHEETS
2325.07



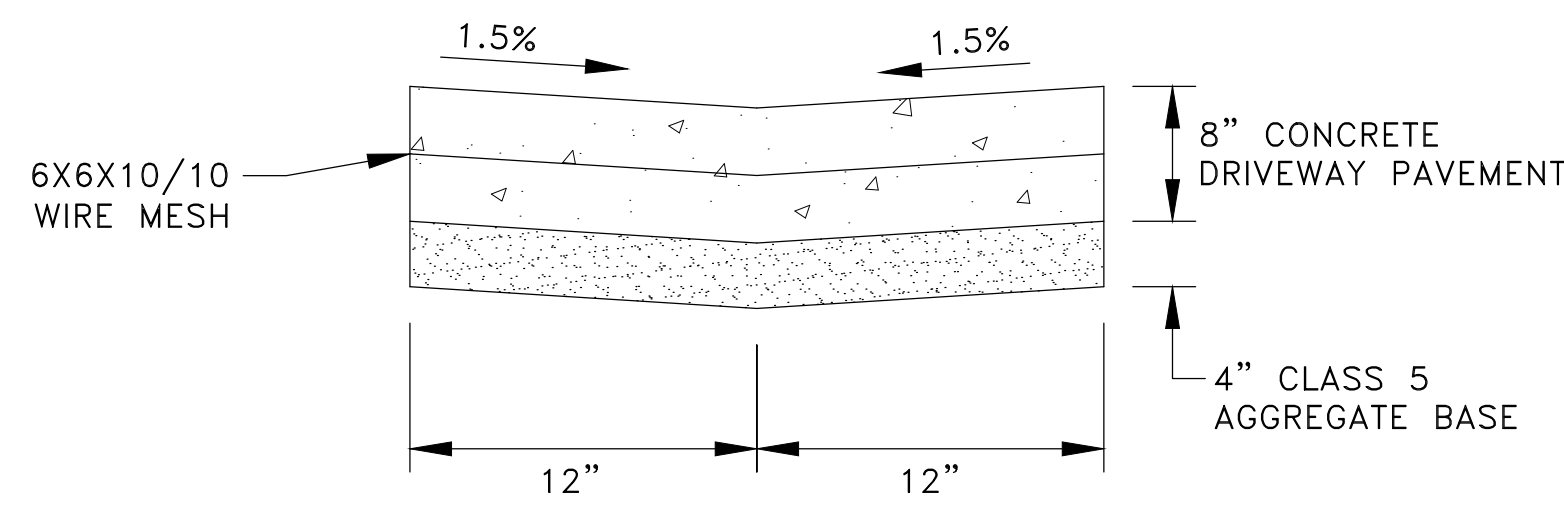
1 SANITARY SEWER CLEANOUT
C4 NO SCALE



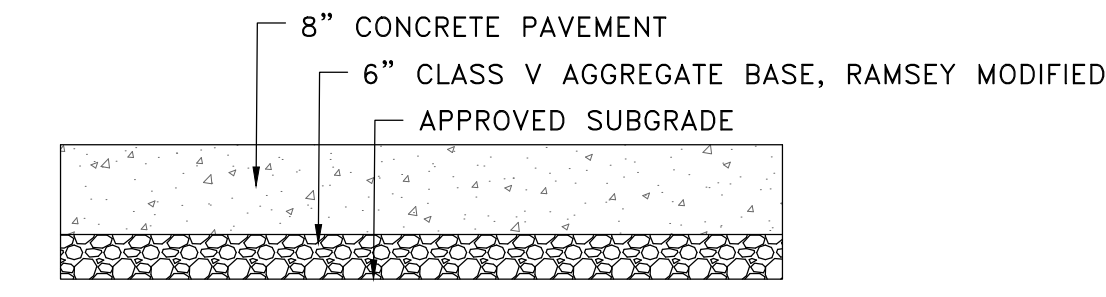
1 SIDEWALK JOINT DETAIL
C4 NO SCALE



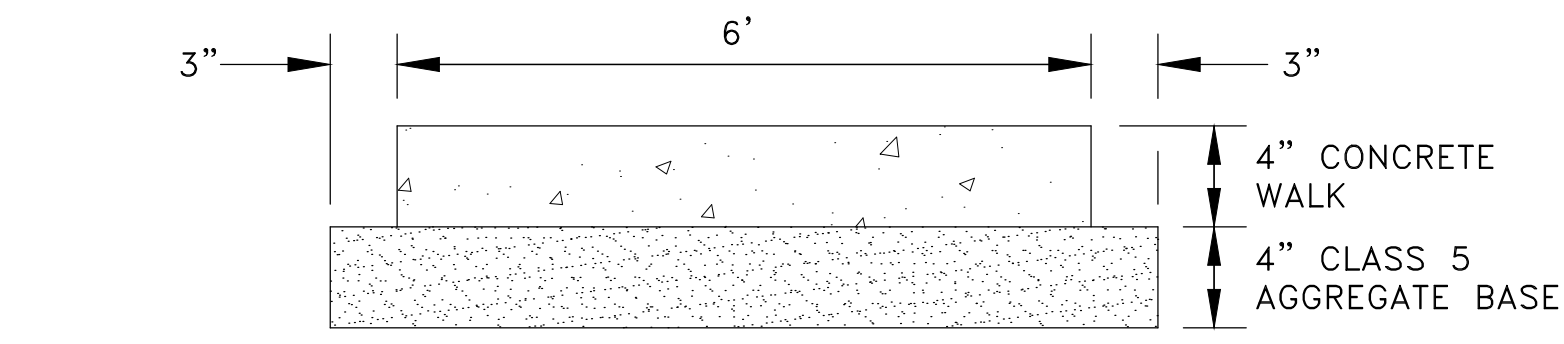
1 STANDARD CURB INLET
C4 NO SCALE



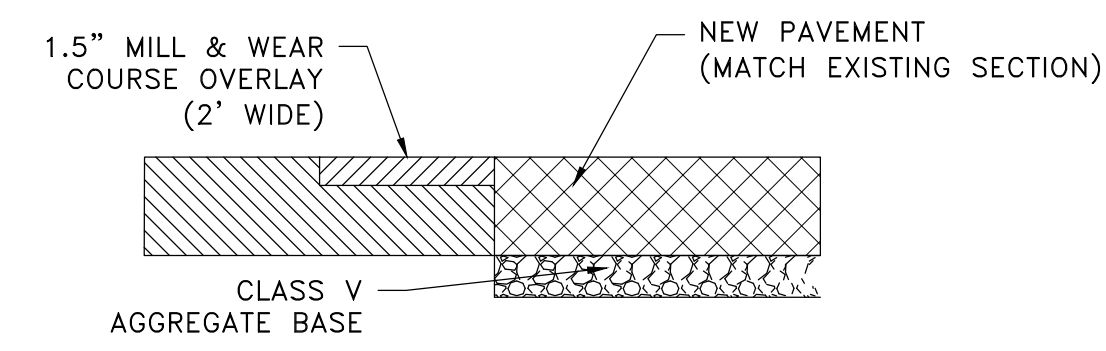
2 CONCRETE VALLEY GUTTER
C4 NO SCALE



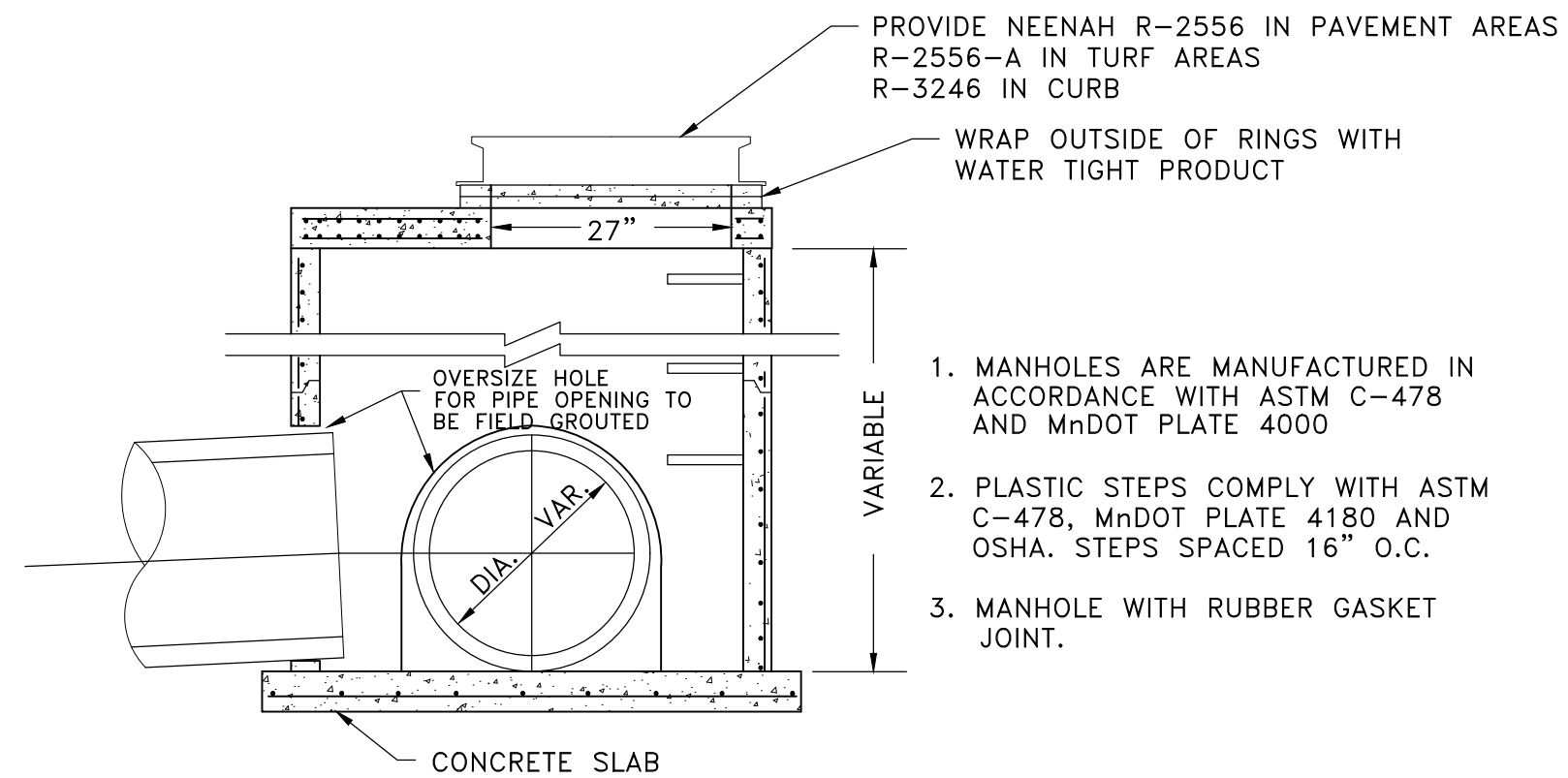
1 CONCRETE SECTION (TRASH ENCLOSURE)
C4 NO SCALE



3 CONCRETE SIDEWALK
C4 NO SCALE

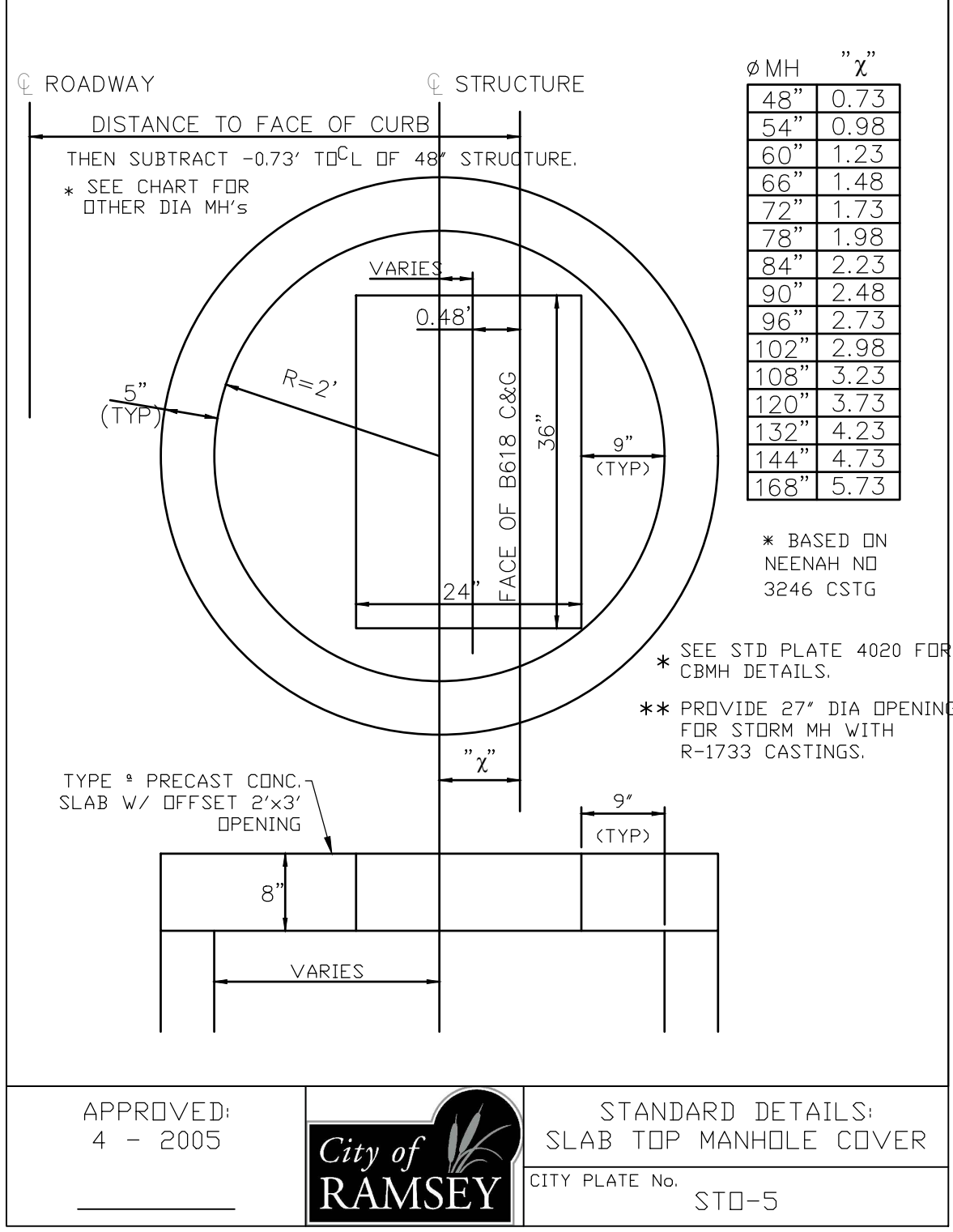
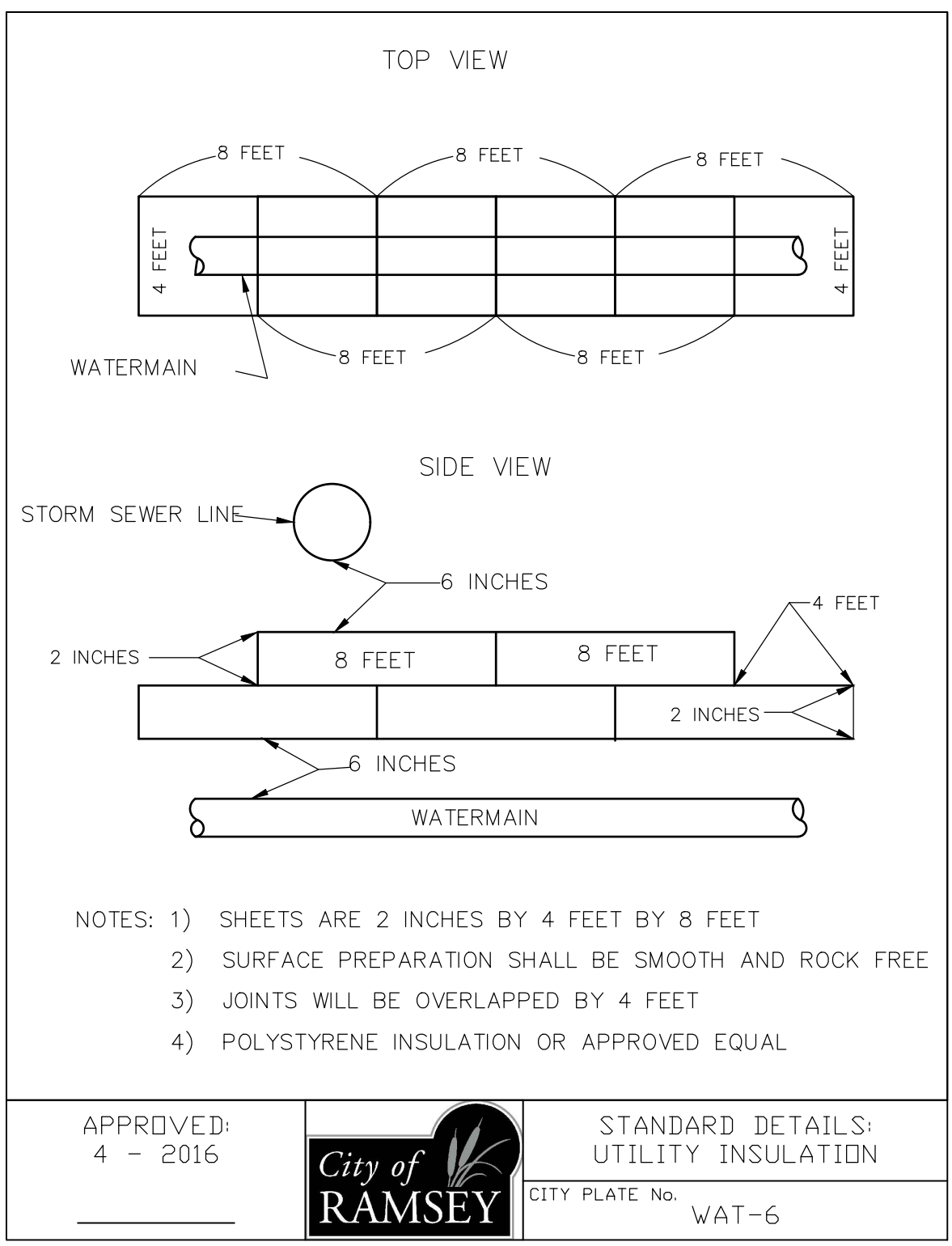


1 BITUMINOUS PATCH REPAIR SECTION
C4 NO SCALE



1 STANDARD CATCHBASIN MANHOLE
C4 NO SCALE

STANDARD STORM MANHOLE
48" THRU 72" DIAMETER



Feb 28, 2019 - 4:01pm
K:\PRIVATE\2325.07\ENGINEERING\232507_DETAILS.dwg

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.

SHANE M. NELSON, P.E.
Date 2/28/19 Lic. No. 43381

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN



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

THE SAPPHIRE APARTMENTS

DETAILS
CITY OF RAMSEY, MINNESOTA

SHEET C4 OF C9 SHEETS

Feb 28, 2019 - 4:02pm
 K:\PRIVATE\2325.07\ENGINEERING\232507_EXISTING.dwg



LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING CONCRETE CURB
- T-BUR BURIED TELEPHONE LINE
- G BURIED GAS LINE
- P-OH OVERHEAD UTILITY LINE
- > EXISTING SANITARY SEWER
- >> EXISTING STORM SEWER
- | EXISTING WATERMAIN
- ☐ EXISTING CATCH BASIN
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING HYDRANT
- ⊙ EXISTING TREE
- EXISTING FENCE
- ⊙ EXISTING SIGN
- ⊙ LIGHT POLE
- ⊙ UTILITY PEDESTALS
- ⊙ DETAIL NUMBER
- ⊙ SHEET NUMBER
- █ EXISTING BITUMINOUS PAVEMENT
- █ EXISTING CONCRETE PAVEMENT
- █ EXISTING TRUNCATED DOMES
- CONCRETE CURB REMOVAL
- SAWCUT CONCRETE OR BITUMINOUS PAVEMENT
- █ BITUMINOUS PAVEMENT REMOVAL AREA

- REFERENCE NOTES:**
- ① CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING SEWER AND WATER STUBS AT THE START OF CONSTRUCTION.
 - ② BULKHEAD OPENING IN EXISTING MANHOLE WITH CONCRETE BLOCK AND NON-SHRINK GROUT.

SAWCUT, MILL AND REMOVE BITUMINOUS PAVEMENT AND CURB PER CITY PLATE NO. STR-25

SAWCUT, MILL AND REMOVE BITUMINOUS PAVEMENT AND CURB

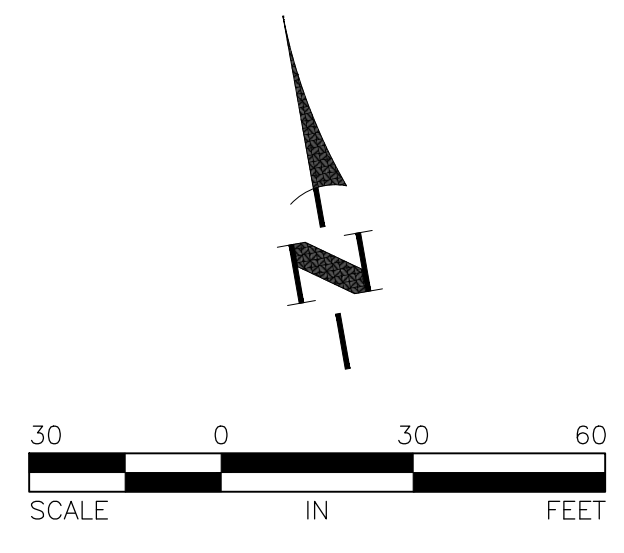
REMOVE WATERMAIN
 SEE NOTE ①

REMOVE TREE
 REMOVE STORM SEWER PIPE ②

SAWCUT AND REMOVE CONCRETE WALK

SAWCUT AND REMOVE CONCRETE WALK

SAWCUT, MILL AND REMOVE BITUMINOUS PAVEMENT AND CURB



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.

SHANE M. NELSON, P.E.
 Date 2/28/19 Lic. No. 43381

DESIGNED BY: TAE
 DRAWN BY: TAE
 CHECKED BY: SMN



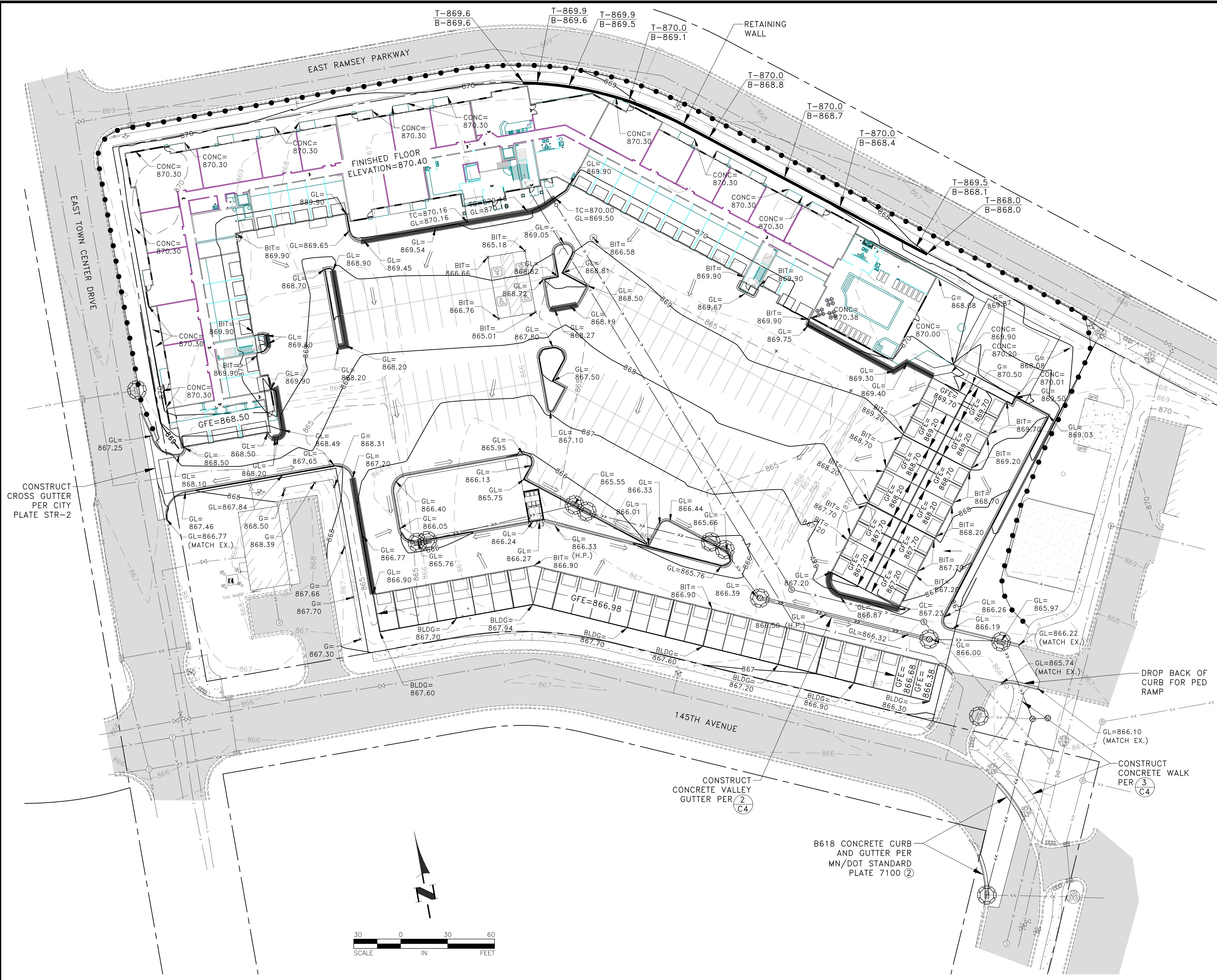
Hakanson Anderson
 Civil Engineers and Land Surveyors
 3601 Thurston Ave., Anoka, Minnesota 55303
 763-427-5860 FAX 763-427-0520
 www.hakanson-anderson.com

THE SAPPHIRE APARTMENTS

EXISTING TOPOGRAPHY AND REMOVALS PLAN
 CITY OF RAMSEY, MINNESOTA

SHEET C5 OF C9 SHEETS

Feb 28, 2019 - 4:02pm
K:\PRIVATE\2325.07\ENGINEERING\232507_GRADING.dwg



LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- 867 --- EXISTING CONTOUR
- EXISTING CONCRETE CURB
- T-BUR BURIED TELEPHONE LINE
- G BURIED GAS LINE
- P-OH OVERHEAD UTILITY LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING HYDRANT
- ⊙ EXISTING TREE
- EXISTING FENCE
- ⊙ EXISTING SIGN
- ⊙ LIGHT POLE
- UTILITY PEDESTALS
- ⊙ DETAIL NUMBER
- ⊙ SHEET NUMBER
- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING TRUNCATED DOMES
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED CONCRETE CURB
- PROPOSED CATCH BASIN
- ⊙ PROPOSED CATCH BASIN
- ⊙ PROPOSED STORM MANHOLE
- ⊙ PROPOSED HYDRANT
- PROPOSED TIPOUT CURB PER (3) (C2)
- SILT FENCE PER CITY PLATE NO. ERO-1
- ⇒ DRAINAGE ARROW
- ⊙ INLET PROTECTION DEVICE (1)
- GL= XXX.XX PROPOSED GUTTER LINE ELEVATION
- BLDG= XXX.XX PROPOSED GROUND ELEVATION AT BUILDING
- CONC= XXX.XX PROPOSED CONCRETE ELEVATION
- BIT= XXX.XX PROPOSED BITUMINOUS ELEVATION
- TC= XXX.XX PROPOSED TOP OF CURB ELEVATION
- G= XXX.XX PROPOSED GROUND ELEVATION
- T-XXX.X PROPOSED TOP OF RETAINING WALL ELEVATION
- B-XXX.X GROUND ELEVATION AT BOTTOM OF RETAINING WALL

- 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 C7 FOR THE UTILITY PLAN.
 - SEE SHEET C8 FOR THE PAVING 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.
 - PROPOSED CONCRETE CURB AND GUTTER SHALL BE PER MN/DOT STANDARD PLATE 7100 UNLESS NOTED.
- REFERENCE NOTES:**
- INSTALL INLET PROTECTION DEVICES PER (4) (C2), (5) (C2) AND (6) (C2) AT ALL CATCH BASINS THAT MAY RECEIVE STORMWATER RUNOFF FROM THE SITE.
 - MATCH EXISTING GUTTER LINE ELEVATION ON EACH END OF CURB.

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.

SHANE M. NELSON, P.E.
Date 2/28/19 Lic. No. 43381

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN



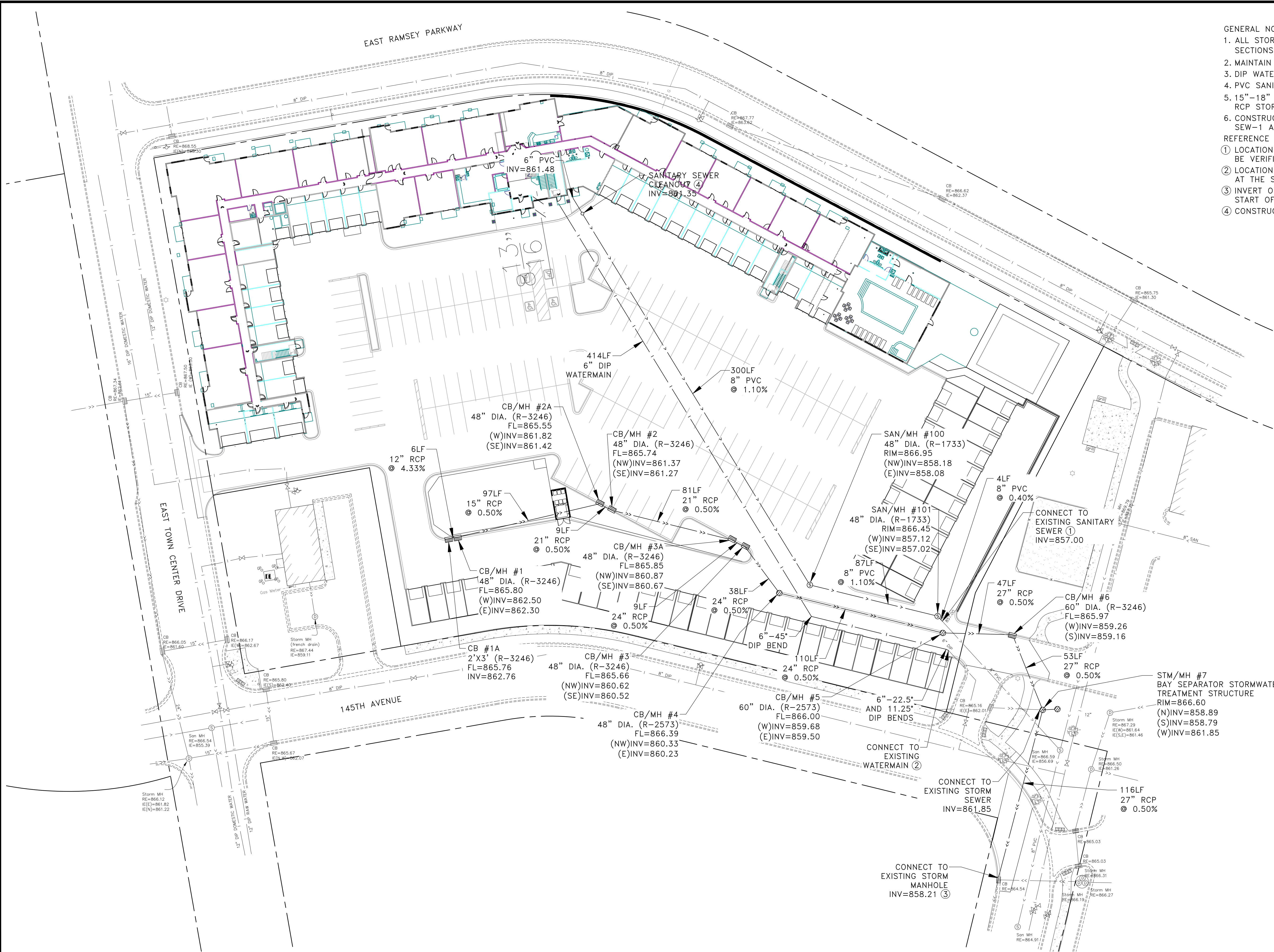
Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

THE SAPPHIRE APARTMENTS

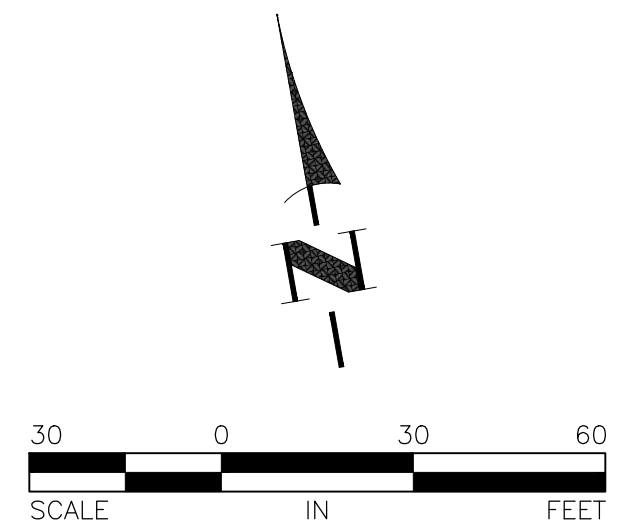
GRADING, DRAINAGE AND
EROSION CONTROL PLAN
CITY OF RAMSEY, MINNESOTA

SHEET C6 OF C9 SHEETS

Feb 28, 2019 - 4:02pm
 K:\PRIVATE\2325.07\ENGINEERING\232507_UTILITY.dwg



- GENERAL NOTES:
1. ALL STORM SEWER STRUCTURES SHALL BE PRECAST CONCRETE SECTIONS PER MN/DOT STANDARD PLATES 4020 AND 4022.
 2. MAINTAIN A MINIMUM OF 7.5' OF COVER OVER THE WATERMAIN.
 3. DIP WATERMAIN SHALL BE CLASS 52.
 4. PVC SANITARY SEWER SHALL BE SDR 35.
 5. 15"-18" RCP STORM SEWER SHALL BE CLASS V AND 21"-27" RCP STORM SEWER SHALL BE CLASS III.
 6. CONSTRUCT SANITARY SEWER MANHOLES PER CITY PLATE NO. SEW-1 AND SEWER CASTINGS PER CITY PLATE NO. SEW-2.
- REFERENCE NOTES:
- ① LOCATION AND INVERT OF SANITARY SEWER SERVICE STUB SHALL BE VERIFIED AT THE START OF CONSTRUCTION.
 - ② LOCATION AND INVERT OF WATERMAIN STUB SHALL BE VERIFIED AT THE START OF CONSTRUCTION.
 - ③ INVERT OF EXISTING STORM MANHOLE SHALL BE VERIFIED AT THE START OF CONSTRUCTION.
 - ④ CONSTRUCT SANITARY SEWER CLEANOUT PER ① C4.



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.

SHANE M. NELSON, P.E.
 Lic. No. 43381

Date 2/28/19

DESIGNED BY: TAE
 DRAWN BY: TAE
 CHECKED BY: SMN



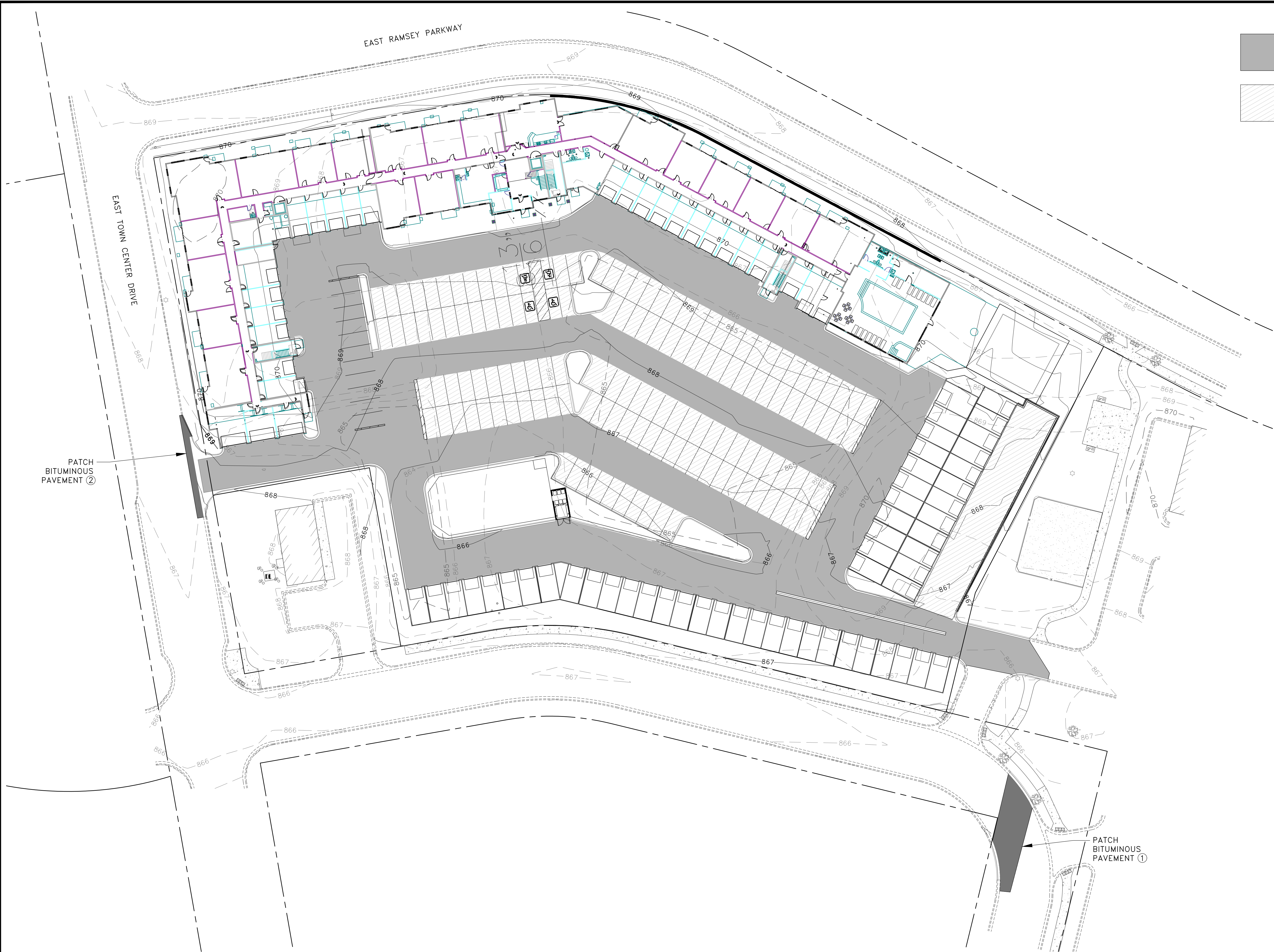
Hakanson Anderson
 Civil Engineers and Land Surveyors
 3601 Thurston Ave., Anoka, Minnesota 55303
 763-427-5860 FAX 763-427-0520
 www.hakanson-anderson.com

THE SAPPHIRE APARTMENTS

UTILITY PLAN
 CITY OF RAMSEY, MINNESOTA

SHEET C7 OF C9 SHEETS
 2325.07

Feb 28, 2019 - 4:02pm
K:\PRIVATE\2325.07\ENGINEERING\232507_PAVING.dwg



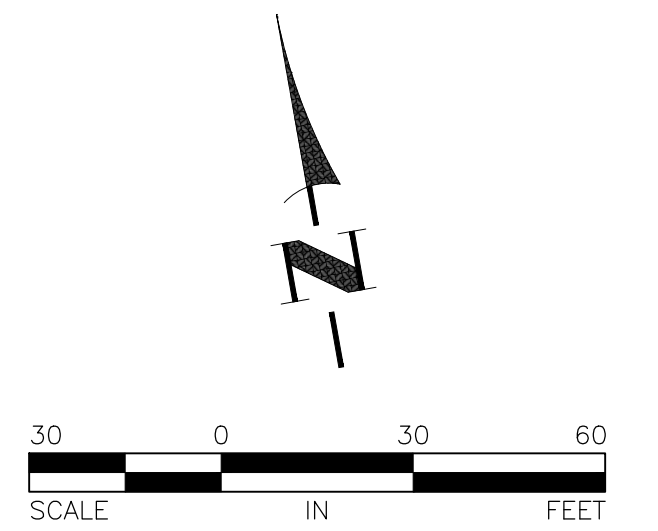
LEGEND

- PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT PER $\frac{1}{C2}$
- PROPOSED LIGHT DUTY BITUMINOUS PAVEMENT PER $\frac{2}{C2}$

- REFERENCE NOTES:
- ① BITUMINOUS PATCHING SECTION SHALL MATCH THE EXISTING SECTION ON SAPPHIRE STREET. CONSTRUCT PATCH SECTION WITH A MINIMUM CROWN OF 2%.
 - ② PATCH BITUMINOUS PER CITY PLATE NO. STR-25.

PATCH BITUMINOUS PAVEMENT ②

PATCH BITUMINOUS PAVEMENT ①



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.

SHANE M. NELSON, P.E.
 Lic. No. 43381
 Date 2/28/19

DESIGNED BY:
TAE
DRAWN BY:
TAE
CHECKED BY:
SMN



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

THE SAPPHIRE APARTMENTS

PAVING PLAN
CITY OF RAMSEY, MINNESOTA

SHEET
C8
OF
C9
SHEETS

SWPPP NARRATIVE:

THE CONTRACTOR AND OWNER MUST APPLY FOR PERMIT COVERAGE UNDER THE GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY AS REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II PROGRAM. COVERAGE WILL BEGIN 7 DAYS AFTER ONLINE SUBMISSION OF THE PERMIT APPLICATION.

THIS SWPPP INCLUDES BOTH PERMANENT AND TEMPORARY BEST MANAGEMENT PRACTICES (BMPs). THE LOCATION AND TYPE OF BMPs ARE DEPICTED ON THE GRADING, DRAINAGE AND EROSION CONTROL PLAN. CONSTRUCT ALL BMPs IN ACCORDANCE WITH THE APPLICABLE DETAILS IN THESE PLANS.

DISCHARGE OF ANY MATERIAL OTHER THAN STORMWATER OR DISCHARGES ASSOCIATED WITH DEWATERING FROM THE SITE ARE PROHIBITED.

THIS SWPPP IS NOT DESIGNED FOR DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY. PERMITTEES MUST OBTAIN COVERAGE FOR DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES UNDER A SEPARATE NPDES PERMIT AFTER DAY TO DAY OPERATION ACTIVITIES COMMENCE EVEN IF CONSTRUCTION IS ONGOING.

PERMITTEES MUST SUBMIT A NOTIFICATION OF TERMINATION (NOT) WITHIN 30 DAYS OF TERMINATION OF PROJECT.

PROJECT CONTACTS:

DESCRIPTION	COMPANY	CONTACT PERSON	PHONE
OWNER	PSD, LLC	MATT KUKER	763-427-5955
CONTRACTOR	TBD	TBD	TBD
SWPPP DESIGNER	HAKANSON ANDERSON	SHANE NELSON	763-427-5860

ANTICIPATED CONSTRUCTION SEQUENCE:

1. PERIMETER SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITIES
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE
3. CLEAR AND GRUB
4. CONSTRUCT GRADING, UTILITIES, BUILDING AND PARKING AREA
5. STABILIZE ALL UPGRADIENT AREAS
6. CONSTRUCT INFILTRATION BASIN
7. STABILIZE INFILTRATION BASIN

PROJECT INFORMATION:

DISTURBED AREA (ACRES)	3.9000
EXISTING IMPERVIOUS SURFACE (ACRES)	0.0000
PROPOSED IMPERVIOUS SURFACE (ACRES)	3.5100
PLANNED CONSTRUCTION START DATE	6/1/2019
ESTIMATED CONSTRUCTION COMPLETION DATE	11/1/2020
COUNTY	ANOKA
LATTITUDE	45.2343
LONGITUDE	-93.4587

TEMPORARY SEDIMENT BASINS:

TEMPORARY SEDIMENT BASINS ARE REQUIRED WHERE 10 OR MORE ACRES DRAIN TO A COMMON LOCATION. TEMPORARY SEDIMENT BASINS MUST HAVE A LIVE STORAGE FOR A 2 YEAR, 24 HOUR STORM EVENT OR 1800 CUBIC FEET PER ACRE DRAINED.

MORE THAN 10 ACRES OF DISTURBED AREA DRAINING TO COMMON LOCATION	NO
TEMPORARY SEDIMENT BASIN REQUIRED	NO
VOLUME REQ'D BASED ON 2-YEAR STORM OR 1800 CF / ACRE	NOT APPLICABLE

TIMING OF EROSION CONTROL:

1. RIP RAP AND FILTER BLANKET TO BE INSTALLED WITHIN 24 HOURS OF THE OUTLET PLACEMENT
2. THE CONTRACTOR MUST STABILIZE ALL EXPOSED SOIL IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
3. ADJACENT TO SURFACE WATERS, STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAL FEET OF PERMANENT OR TEMPORARY DRAINAGE DITCHES OR SWALES WITHIN 24 HOURS.
4. DURING FISH SPAWNING TIME FRAMES, STABILIZE ALL EXPOSED AREAS WITHIN 200 FEET OF THE WATERS EDGE WITHIN 24 HOURS IF WITHIN THE RESTRICTION PERIOD.

PERMANENT STORMWATER MANAGEMENT:
THE FOLLOWING PERMANENT STORMWATER MANAGEMENT BMPs WILL BE CONSTRUCTED WITH THIS PROJECT. THE STORMWATER MANAGEMENT PLAN FOR THIS PROJECT IS INCORPORATED BY REFERENCE.

INFILTRATION BASIN	
FILTRATION BASIN	
WET SEDIMENTATION BASIN	
REGIONAL BASIN	X
HYDRODYNAMIC DEVICE	X

ESTIMATED QUANTITIES:

PERIMETER SEDIMENT CONTROL: SILT FENCE, BIO LOGS	1810	LIN FEET
STOM DRAIN INLET PROTECTION	10	EACH
STABILIZED CONSTRUCTION EXIT	2	EACH
WOOD FIBER BLANKET	0	SQUARE YARDS

INSPECTIONS AND MAINTENANCE:

1. PERMITTEE MUST PROVIDE A TRAINED PERSON TO INSPECT THE SITE ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAT 1/2 INCH IN 24 HOURS.
2. DURING EACH INSPECTION, INSPECT CONSTRUCTION SITE EXIT LOCATIONS AND REMOVE ACCUMULATED SEDIMENT WITHIN 1 CALENDAR DAY OF DISCOVERY.
3. DURING EACH INSPECTION, INSPECT SILT FENCE AND BIO LOGS AND PERFORM MAINTENANCE IF THEY ARE NON-FUNCTIONAL OR WHEN SEDIMENT REACHES 1/2 THE HEIGHT OF THE DEVICE.
4. DRAIN AND REMOVE SEDIMENT FROM SEDIMENT BASINS WHEN SEDIMENT COLLECTED REACHES 1/2 THE STORAGE VOLUME.
5. INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES, FOR SEDIMENT DEPOSITION. IF NECESSARY, OBTAIN APPROVALS FOR REMOVING DELTAS FROM SURFACE WATERS AND REMOVE SEDIMENT AND STABILIZE WITHIN 7 CALENDAR DAYS OF DISCOVERY.

DOCUMENT RETENTION:

1. THIS SWPPP SHALL REMAIN ON THE PROJECT SITE AT ALL TIMES.
2. MAINTAIN RECORDS OF INSPECTIONS, INCLUDING TIME AND DATE.
3. NAME OF PERSONS CONDUCTING INSPECTIONS.
4. ACCURATE FINDING OF INSPECTIONS.
5. CORRECTIVE ACTIONS TAKEN.
6. DATE OF ALL RAINFALLS GREATER THAN 1/2 INCH IN 24 HOURS, INCLUDING AMOUNT OF RAINFALL IN EACH EVENT.
7. DESCRIPTION OF ANY DISCHARGE DISCOVERED DURING INSPECTIONS.
8. ANY AMENDMENTS NECESSARY TO THE SWPPP.

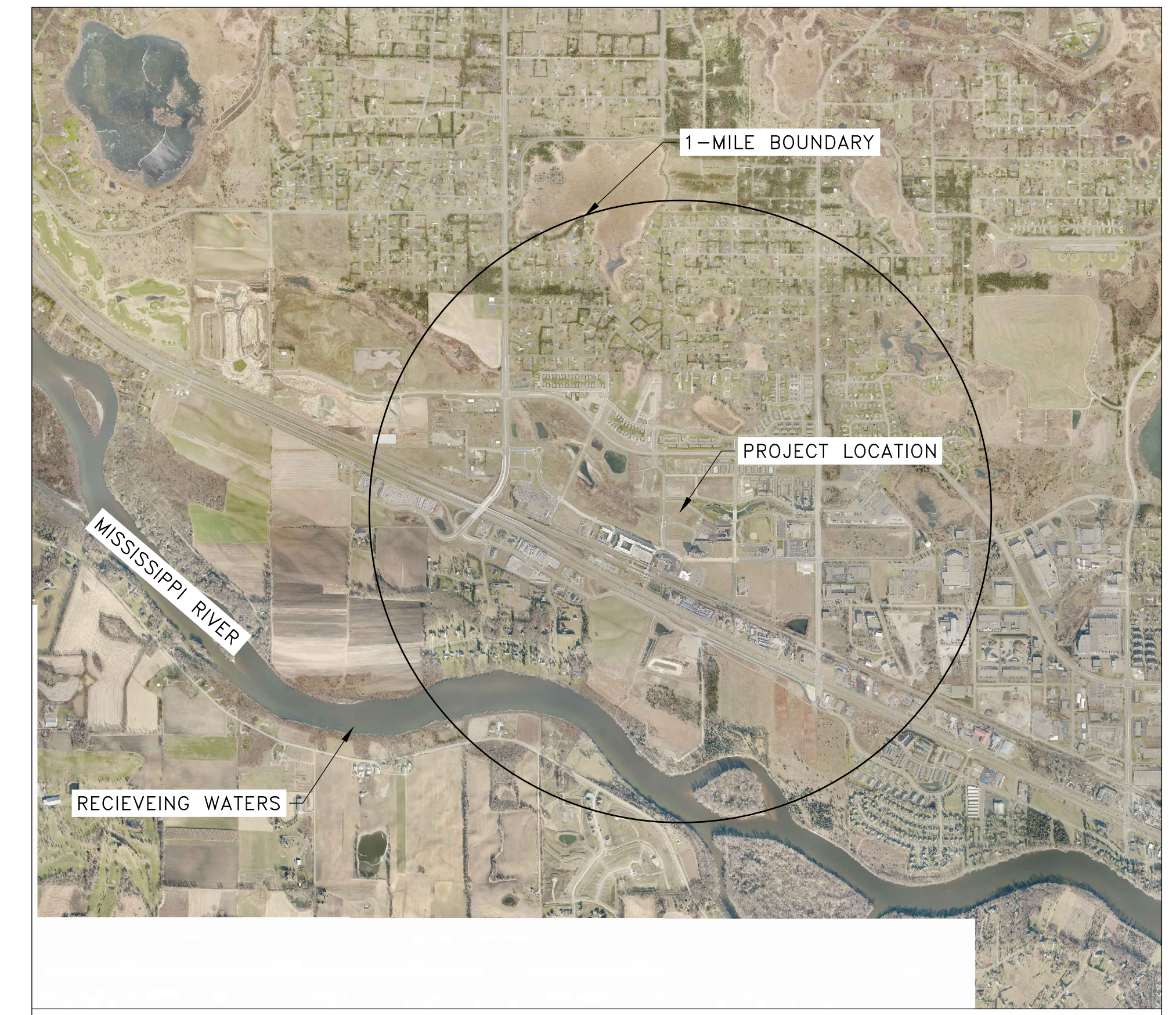
SWPPP PREPARER INFORMATION:

SHANE NELSON
UNIVERSITY OF MINNESOTA
DESIGN OF CONSTRUCTION SWPPP

RECEIVING WATERS:

A SUMMARY OF RECEIVING WATERS THAT ARE IDENTIFIED ON THE USGS 7.5 MIN QUAD MAPS AND ARE WITHIN 1 MILE OF THE PROJECT BOUNDARY ARE AS FOLLOWS:

NAME OF WATERBODY	TYPE	SPECIAL WATER	IMPAIRED WATER WITHIN 1 MILE	TYPE OF IMPAIRMENT
MISSISSIPPI RIVER	RIVER	YES	YES	MERCURY



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.

SHANE M. NELSON, P.E.
Date 2/28/19 Lic. No. 43381

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN



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

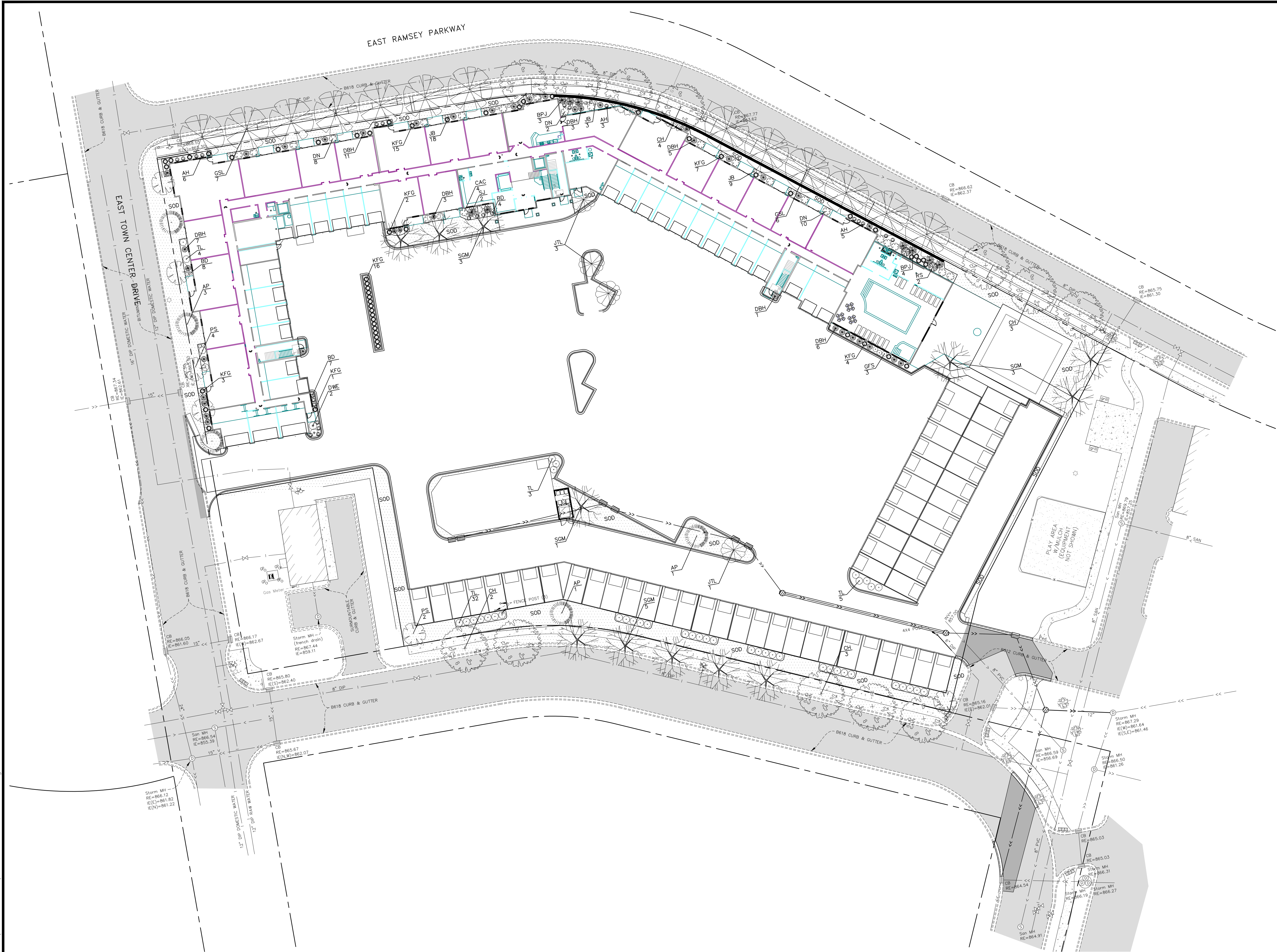
THE SAPPHIRE APARTMENTS

SWPPP
CITY OF RAMSEY, MINNESOTA

SHEET C9 OF C9 SHEETS

K:\PRIVATE\2325.07\ENGINEERING\232507_LANDSCAPING.dwg

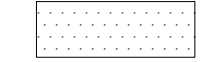
Feb 28, 2019 - 4:03pm

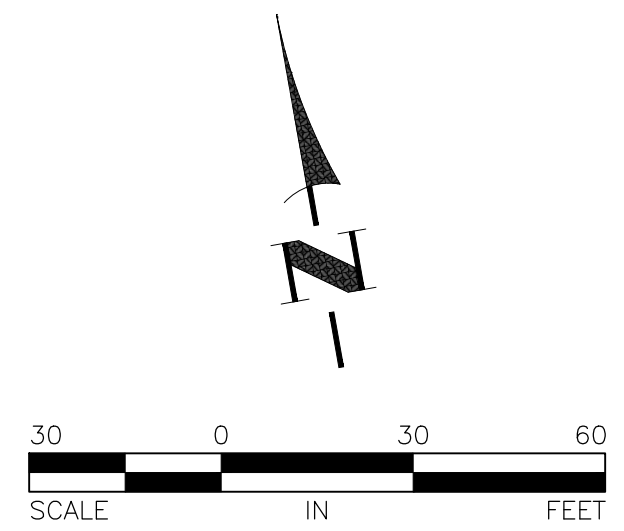


SEE SHEET L2 FOR PLANTING SCHEDULE AND DETAILS

NOTE: ALL DISTURBED AREAS TO BE RESTORED WITH 4\"/>

CONTRACTOR SHALL PROVIDE LOAD TICKETS TO THE CITY FOR ALL TOPSOIL IMPORTED TO THE SITE PRIOR TO ANY LANDSCAPING OCCURRING

 SOD



DATE	REVISION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Debra Blasko

REG. NO. 23849 DATE 02-26-19

BRODSHO CONSULTING
 Landscape Architecture • Site Planning

698 NORTHERIDGE COURT
 EAGAN, MN 55123
 PHONE: 651-688-8023
 FAX: 651-456-5748



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

THE SAPPHIRE APARTMENTS

LANDSCAPING PLAN

CITY OF RAMSEY, MINNESOTA

SHEET
 L1
 OF
 L2
 SHEETS

PLANT LIST: Site Plantings

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT
TREES				
12	SGM	Acer x freemanii 'Sienna Glen'	Sienna Glen Maple	2-1/2" B&B
12	CH	Celtis occidentalis	Common Hackberry	2-1/2" B&B
13	GSL	Tilia cordata 'Greenspire'	Greenspire Linden	2-1/2" B&B
5	AP	Pinus nigra	Austrian Pine	6'-0" B&B
6	PS	Malus 'Pink Spire'	Pink Spire Crabapple	1-1/2" B&B
4	JTL	Syringa reticulata 'Japanese Tree'	Japanese Tree Lilac, single stem	1-1/2" B&B
SHRUBS				
2	DWE	Euonymus alatus 'Compacta'	Dwarf Winged Euonymus	5 Gal. Pot
36	DBH	Diervilla lonicera	Dwarf Bush Honeysuckle	2 Gal. Pot
20	DN	Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	5 Gal. Pot
3	GFS	Spiraea x bumalda 'Gold Flame'	Gold Flame Spirea	2 Gal. Pot
2	RS	Spiraea x vanhouttei 'Renaissance'	Renaissance Spirea	5 Gal. Pot
44	TL	Syringa 'Baibelle'	Tinkerbelle Lilac	5 Gal. Pot
4	CAC	Viburnum trilobum 'Bailey Compact'	Compact American Cranberry	5 Gal. Pot
7	BPJ	Juniperus horizontalis 'Blue Prince'	Blue Prince Juniper	5 Gal. Pot
2	SJ	Juniperus sabina 'Scandia'	Scandia Juniper	5 Gal. Pot
PERENNIALS & GRASSES				
19	BD	Hemerocallis 'Baja'	Baja Daylily	1 Gal. Pot
30	JB	Hemerocallis 'Janice Brown'	Janice Brown Daylily	1 Gal. Pot
14	AH	Hosta, sp.	Albo-Marginata Hosta	1 Gal. Pot
48	KFG	Calamagrostis acutiflora 'Karl Forester'	Karl Forester Feather Reed Grass	1 Gal. Pot

SOD & SEED

Sod, placed 6' behind all curbed areas and in areas noted on the plan. Sod shall be seed grown and drought tolerant. Prior to installation, the Contractor shall verify to the Owner for approval of the sod location and who the vendor will be.

Seed areas noted on the plan. The suggested seed mixture shall be approved by the Owner and the City prior to installation. The Contractor shall also supply all tags from the installed seed bags, with a written letter stating the rate of application, any soil preparations, any soil amendments, and any annual cover seed to be used to help prevent erosion.

Seed Mixture: To be approved by Owner and City, Suggested mixture as follows or equivalent.
 54% Little bluestem, 35% Side oats grama, 10% Blue grama, .5% Sand dropseed, .5% Prairie dropseed.

PLANTING NOTES:

Contractor shall call and verify locations with all utilities prior to any digging or installation of plants.

Contractor shall provide a two year guarantee of all plant materials. The guarantee begins on the date of the Owner's written acceptance of the initial planting. Replacement plant materials shall have a one year guarantee commencing upon planting. Owner is responsible for maintenance after all is accepted by the Owner.

All plants to be northern-grown and hardy.

Plants to be installed as per standard AAN planting practices.

Use minimum 12" loam planting soil on trees and 6" on shrubs.

All landscaping and sod areas shall be irrigated with an in ground system.

Staking of trees optional; reposition if not plumb after one year.

Wrap all smooth-barked trees-fasten top and bottom. Remove by April 1.

Remove burlap, twine, rope, and wire from top of BB materials; remove pot on potted plants; split and break apart peat pots.

Prune only dead and damages branches on plants as necessary. All pruning shall be made just outside of branch collar area.

Plants shall be immediately planted upon arrival at site. Properly heel-in materials if necessary.

All disturbed areas to be sodded unless otherwise noted. Sod shall be drought tolerant.

Planting beds for shrubs shall have (4 oz. min.) weed barrier fabric, 4" - 5" of washed River Rock mulch to match existing mulch on the adjacent apartment building and 4" vertical (commercial grade) black poly edging (where mulch is not contained by the building and sidewalk or curb. It is to be placed and staked in straight lines as shown on the plan.

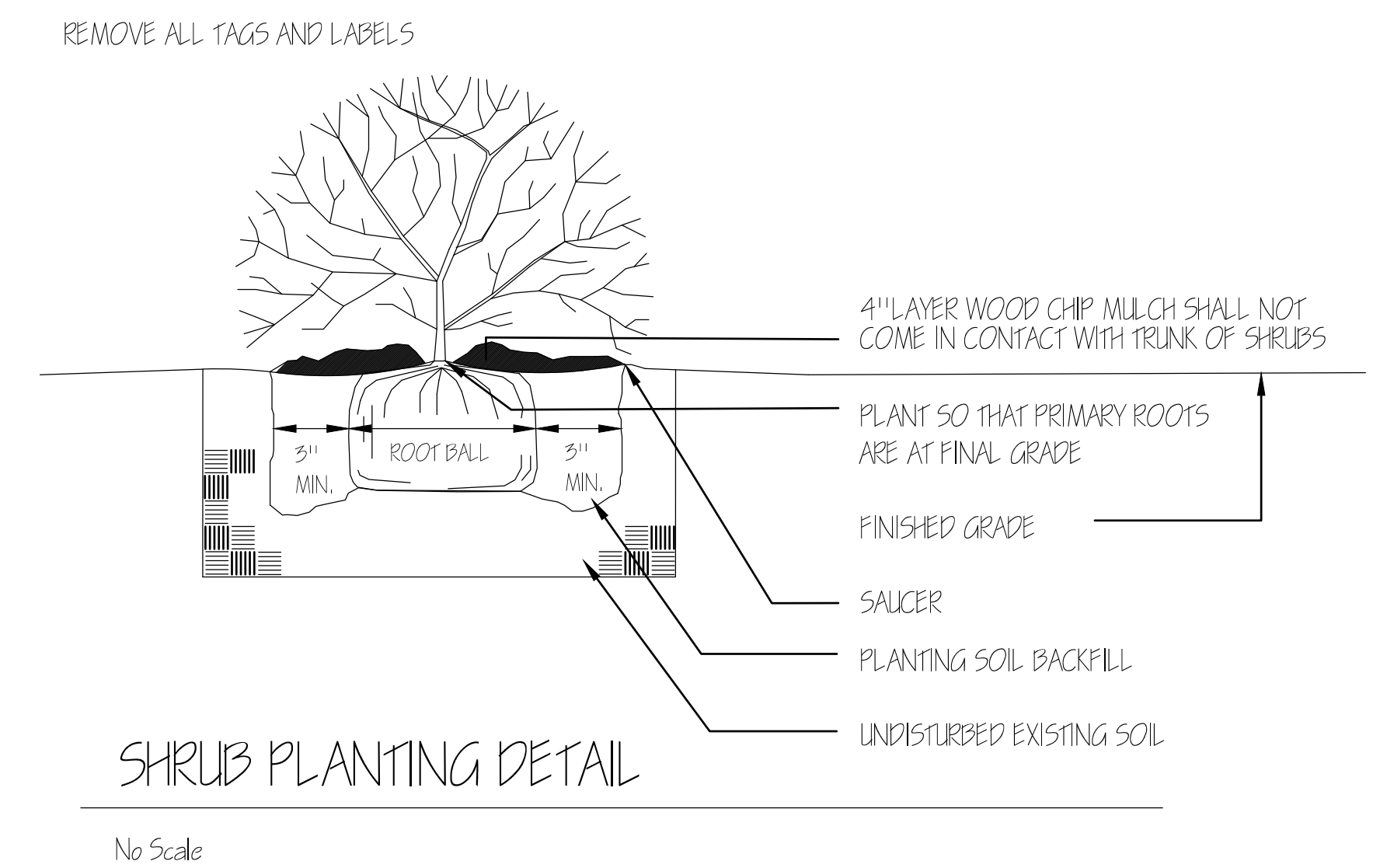
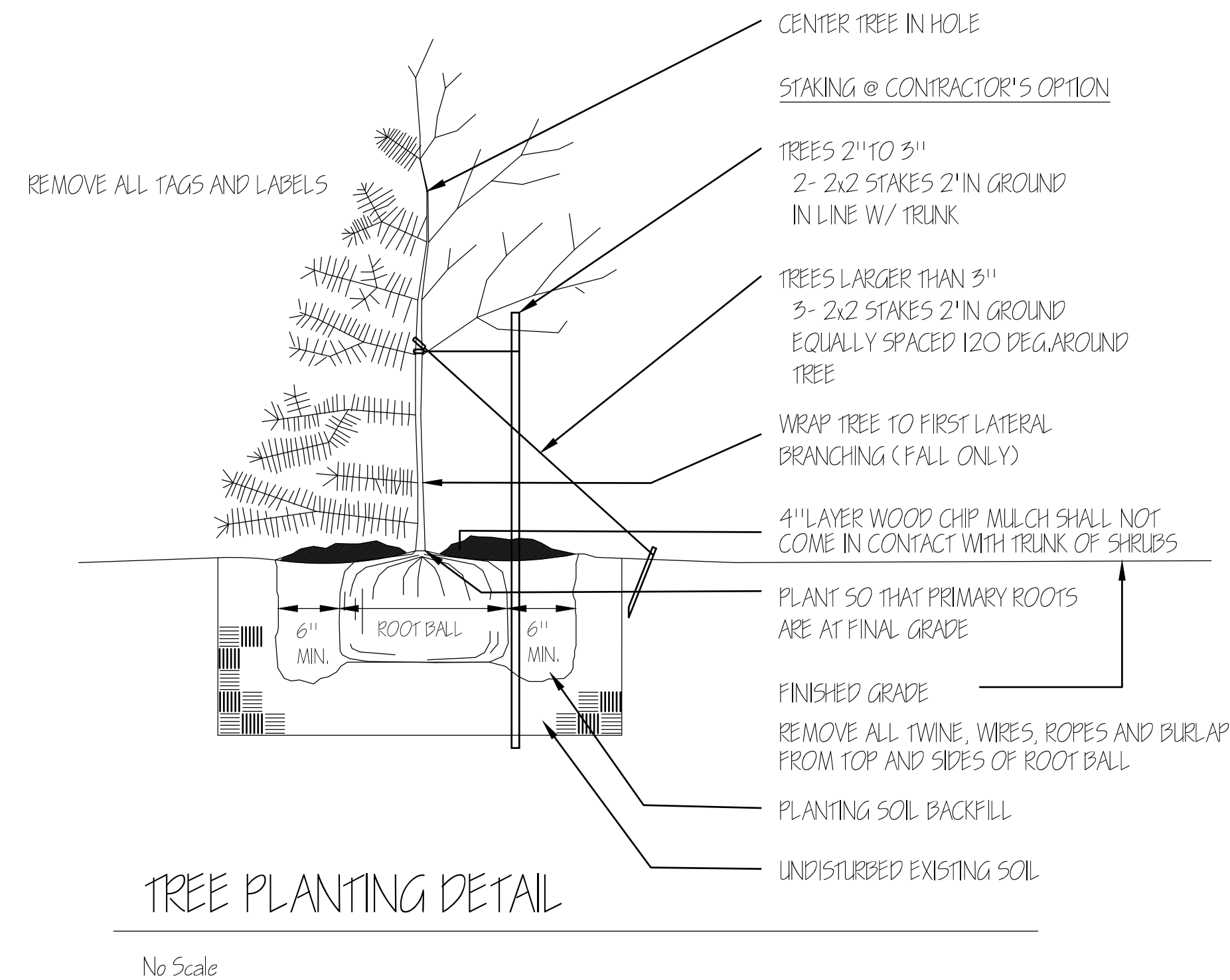
Topsoil shall be a minimum of 6 inches deep. Existing soils may be used if amended to meet City requirements of 6 inch deep MnDOT premium topsoil or better.

Double shredded dark brown hardwood mulch 4" deep shall be provided around all installed trees.

Retaining walls are not the responsibility of the Landscape Architect. Contact the Project Engineer for details, locations, materials, and specifications for all retaining walls.

Shrub sizes shall be a minimum of 24 inches in height or width at time of planting.

THE PLANTING BED ADJACENT TO THE BUILDING SHALL BE ADJUSTED IF NECESSARY TO FIT WITH THE BUILDING'S ARCHITECTURE SUCH AS WINDOW PATTERNS AND EXTERIOR WALL MATERIALS. IF THERE ARE ANY QUESTIONS OR CONCERNS, CONTACT THE OWNER PRIOR TO ANY PLANT INSTALLATION.



Feb 28, 2019 - 4:03pm K:\PRIVATE\2325.07\ENGINEERING\232507_LANDSCAPING.dwg

DATE	REVISION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Debra Blasko

REG. NO. 23849 DATE 02-26-19

BRODSHO CONSULTING
 LANDSCAPE ARCHITECTURE & PLANNING
 698 NORTHERIDGE COURT
 EGAN, MN 55123
 PHONE: 651-688-8023
 FAX: 651-456-5748



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

THE SAPPHIRE APARTMENTS

LANDSCAPING PLAN

CITY OF RAMSEY, MINNESOTA

SHEET
L2
OF
L2
SHEETS

These documents are not valid for building permit unless signed in ink and stamped. Copies are not valid. 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. Date: 2/22/19 Name: NORMAN E. COLE Signature:

NOTE: (4) DIFFERENT COLORS USED PER REPETITIVE SIDING PATTERN

COLOR 'A'
COLOR 'B'
COLOR 'C'
COLOR 'D'
COLOR 'E'
COLOR 'F'
COLOR 'G'
COLOR 'H'
COLOR 'I'
COLOR 'J'

SCATTER THE SEAMS THROUGHOUT VERIFY SIDING COLORS W/ OWNER



FRONT ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



RAMSEY PKWY ELEVATION (NORTH-EAST)
SCALE: 1/8" = 1'-0"

TRUSS BRNG. ELEV. 134'-2 3/4"

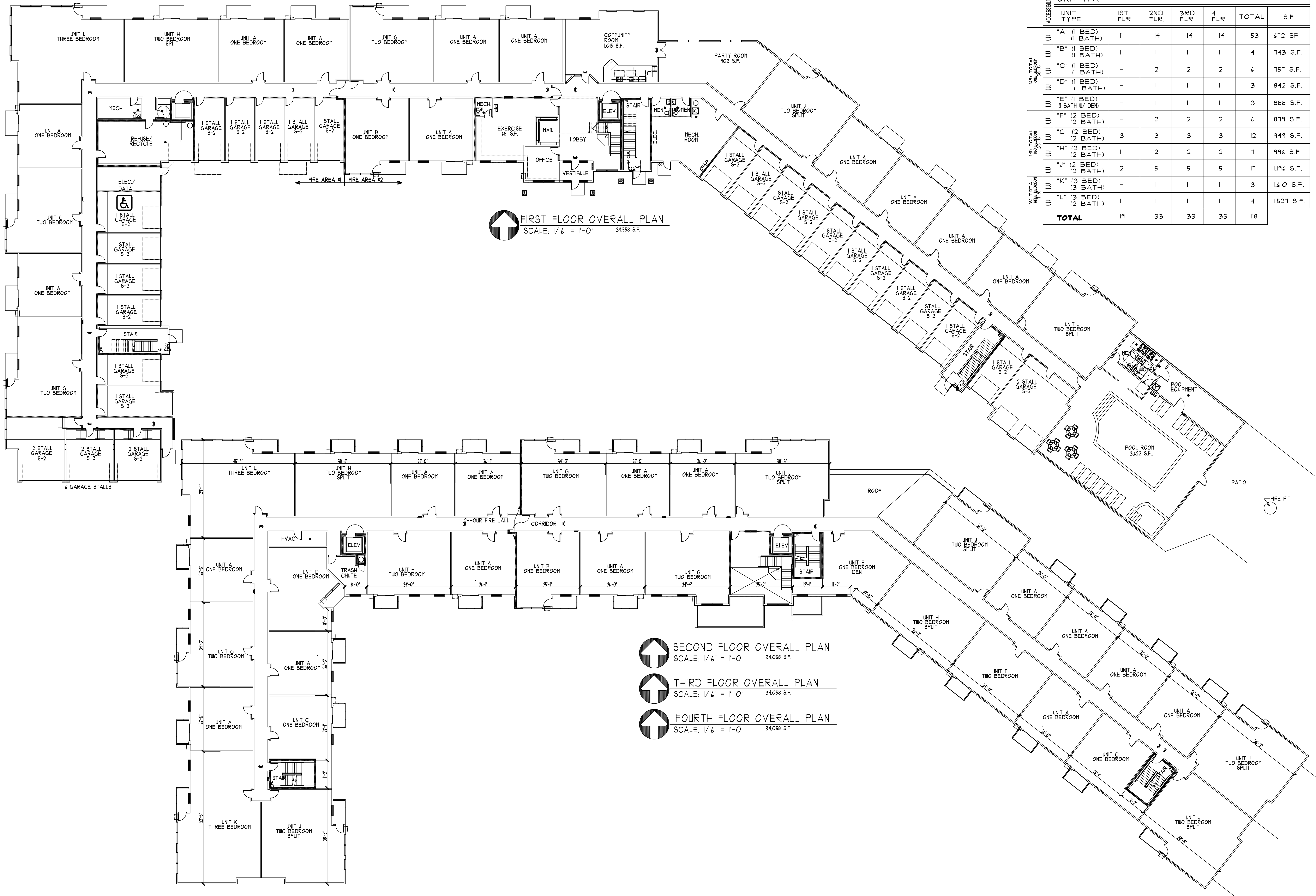
T.O. SHTG. ELEV. 121'-3 5/8"
TRUSS BRNG. ELEV. 124'-4 1/8"

T.O. SHTG. ELEV. 121'-3 3/4"
TRUSS BRNG. ELEV. 114'-3"

POOL RM TRUSS BRNG. ELEV. 15'-0"

T.O. SHTG. ELEV. 11'-1 1/8"
TRUSS BRNG. ELEV. 104'-1 1/8"

FIRST FIN. FLOOR ELEV. 100'-0"



ACCESSIBILITY	UNIT MIX						
	UNIT TYPE	1ST FLR.	2ND FLR.	3RD FLR.	4 FLR.	TOTAL	S.F.
(4) TOTAL ONE BEDROOM	"A" (1 BED) (1 BATH)	11	14	14	14	53	672 S.F.
	"B" (1 BED) (1 BATH)	1	1	1	1	4	743 S.F.
	"C" (1 BED) (1 BATH)	-	2	2	2	4	757 S.F.
	"D" (1 BED) (1 BATH)	-	1	1	1	3	842 S.F.
(4) TOTAL TWO BEDROOM	"E" (1 BED) (1 BATH w/ DEN)	-	1	1	1	3	888 S.F.
	"F" (2 BED) (2 BATH)	-	2	2	2	4	879 S.F.
	"G" (2 BED) (2 BATH)	3	3	3	3	12	949 S.F.
	"H" (2 BED) (2 BATH)	1	2	2	2	7	996 S.F.
(8) TOTAL THREE BEDROOM	"I" (2 BED) (2 BATH)	2	5	5	5	17	1,196 S.F.
	"K" (3 BED) (3 BATH)	-	1	1	1	3	1,410 S.F.
	"L" (3 BED) (2 BATH)	1	1	1	1	4	1,521 S.F.
	TOTAL		19	33	33	33	118

FIRST FLOOR OVERALL PLAN
SCALE: 1/16" = 1'-0" 39,558 S.F.

SECOND FLOOR OVERALL PLAN
SCALE: 1/16" = 1'-0" 34,058 S.F.

THIRD FLOOR OVERALL PLAN
SCALE: 1/16" = 1'-0" 34,058 S.F.

FOURTH FLOOR OVERALL PLAN
SCALE: 1/16" = 1'-0" 34,058 S.F.

PROPOSED: **THE SAPPHIRE APARTMENTS**
 PROJECT NO: 17090
 ISSUE DATE: 11/11/19
 REVISION: 01
 FILE: 14082P COM: 4 - PRELIMINARY
 PLOTTED: 2-8-19
 PSD, LLC
 MATT KUKER
 7588 SUNWOOD DR
 SUITE 100
 RAMSEY, MN 55303
 PHONE: (763) 427-5955
 Name: NORTON E. COLE Signature
 Date: 11/11/19
 under the laws of the state of MINNESOTA
 and that I am a duly licensed Architect
 I hereby certify that this plan, specification or report
 was prepared by me or under my direct supervision
 unless signed in ink and overlaid. Copies are not valid
 unless signed in ink and overlaid. Copies are not valid
 These documents are not valid for building permit

