









ANDERSON

13605 1st Avenue N. #100  
Plymouth, MN 55441 | ae-mn.com  
P 763.412.4000 | F 763.412.4090  
Anderson Engineering of Minnesota, LLC

DELTA MODTECH

NEW BUILDING  
RAMSEY, MINNESOTA

KINGHORN

REVISION LOG

NO. DATE DESCRIPTION OF REVISIONS

Table with 3 columns: NO., DATE, DESCRIPTION OF REVISIONS. The table is currently empty.

DRAWN: JML CHECKED BY: NH

DRAWING TITLE

EXISTING  
CONDITIONS  
SURVEY

DRAWING NO.

C4

PLOTTED: 5-1-2019 COMM. NO. 15358

SURVEY FOR: SLP EX, LLC AND AMP. EX, LLC

PROPERTY ADDRESS: 8200 Bunker Lake Boulevard, Ramsey, Minnesota.

LEGAL DESCRIPTION:

Lot 1, Block 1, ALPHA DEVELOPMENT, Anoka County, Minnesota.

CERTIFICATION:

I hereby certify that this map 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.

Dated: May 1, 2019

Anderson Engineering of Minnesota, LLC

by: *Jack Bolke*

Jack Bolke  
Minnesota License No. 20281

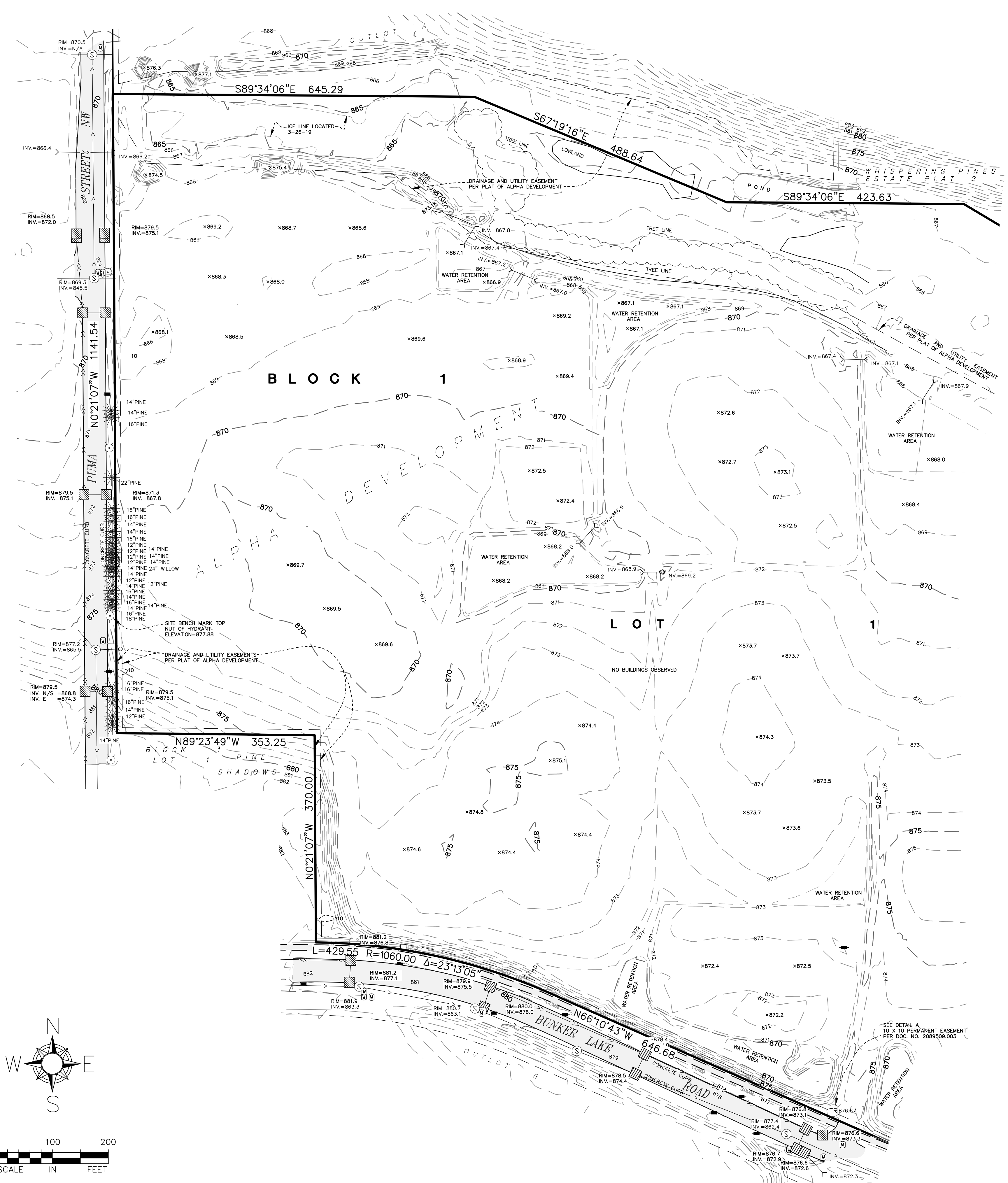
NOTES:

- 1. The horizontal datum and bearings are based the Anoka County Coordinate System NAD83 (2011).
- 2. The vertical datum is NAVD 88. The site bench mark is the top nut of the hydrant located on the west property line 209 feet north of the south property corner (depicted hereon). Elevation = 877.88 feet.
- 3. The area of the property described hereon is 3,765,174 square feet or 86.4365 acres.
- 4. The location and extent of underground utilities, if shown, are based upon existing drawings provided by the utility companies, above ground evidence and Gopher State One Call markings per ticket number 190860805. There is no guarantee as to the accuracy or the completeness of this information. The size and location should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with Minnesota Statute, the location of utilities shall be confirmed prior to any demolition or construction.
- 5. According to the City of Ramsey, the subject property is zoned P (Public/Quasi-Public District) and has the building setback requirements listed below. It is recommended that the property owner obtain a zoning letter from the City to verify all conditions that affect the property through the city zoning ordinance. This survey does not purport to describe all conditions contained in said ordinance.

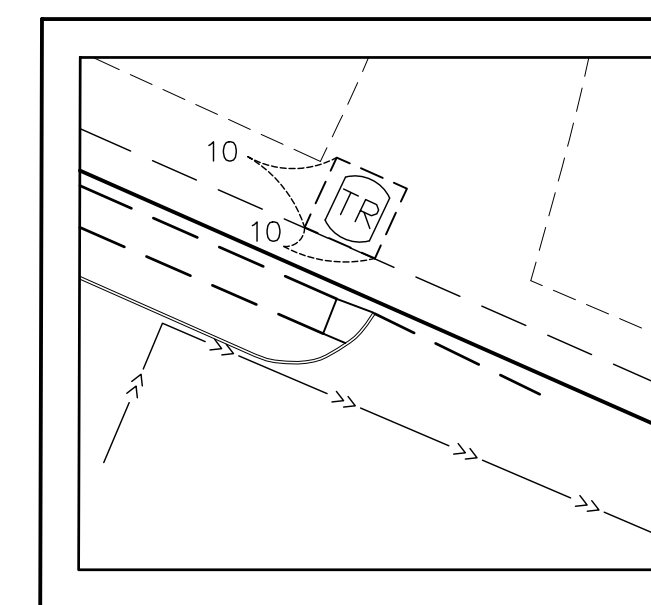
BUILDING SETBACKS

Front = 35 ft.  
Side = 10 ft. (corner = 20 ft.)  
Rear = 35 ft.

- 6. Drainage and Utility Easements per PINE SHADOWS have been partially vacated by city Ordinance 10-18 dated, December 14, 2010.



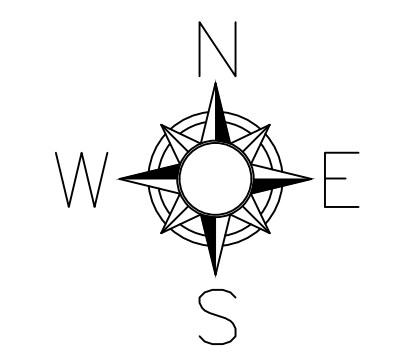
DETAIL A



NOT TO SCALE

LEGEND

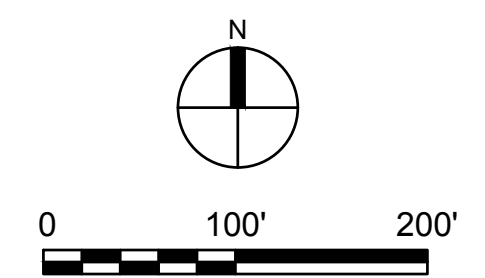
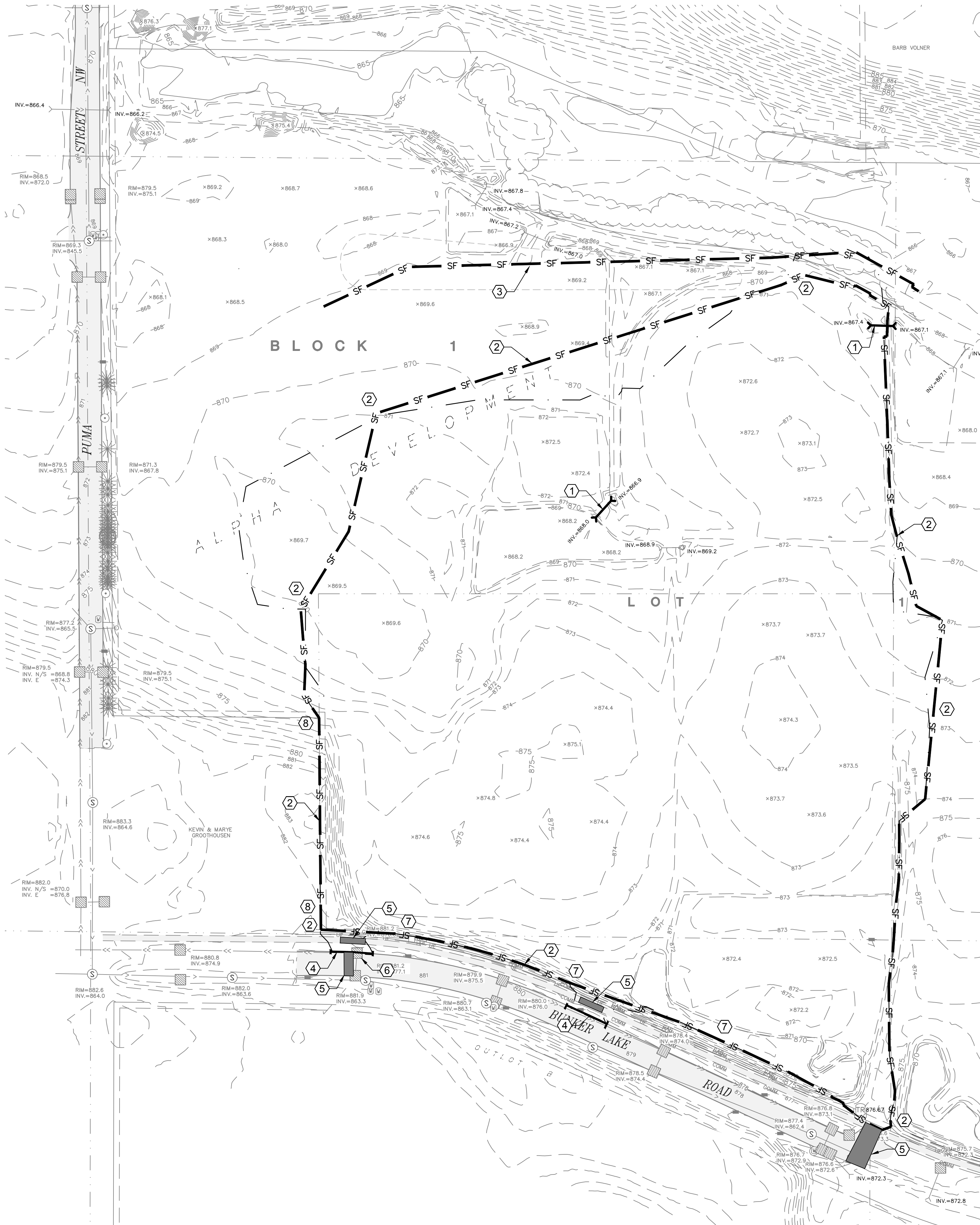
- CATCH BASIN
- COMMUNICATION JUNCTION BOX
- CULVERT
- ELECTRIC BOX
- GUARD POST
- HANDHOLE COMMUNICATIONS
- HYDRANT
- SANITARY MANHOLE
- SIGN
- WATER VALVE
- FOUND IRON MONUMENT
- SET IRON PIPE WITH P.L.S. NO. 20281
- CONIFEROUS TREE
- CULVERT
- COMMUNICATION
- GAS MAIN
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- BITUMINOUS SURFACE



SCALE IN FEET  
0 100 200

LEGEND

- 1. EXISTING TOPOGRAPHIC INFORMATION SHOWN BASED ON A SURVEY PERFORMED BY ANDERSON ENGINEERING OF MINNESOTA, LLC DATED MAY 1, 2019. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE 2018 EDITION OF MNDOT STANDARD CONSTRUCTION SPECIFICATIONS (INCLUDING ANY SUPPLEMENTS), AS APPLICABLE. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF RAMSEY, LOWER RUM RIVER WATERSHED DISTRICT, MN DEPARTMENT OF HEALTH, AND ANOKA COUNTY PERMIT REQUIREMENTS.
3. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION, PRIOR TO ALL CONSTRUCTION ACTIVITY.
4. ALL WORK SHALL COMPLY WITH THE RECOMMENDATION OF THE SOIL ENGINEER UNLESS DIRECTED OTHERWISE.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL HORIZONTAL AND VERTICAL CONTROLS.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL THE WORK. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEE, PROVIDE PROOF OF INSURANCE, AND PROVIDE ANY NECESSARY TRAFFIC CONTROL FOR THE WORK.
8. CONTRACTOR CURB AND GUTTER TO BE REMOVED SHALL BE SAW CUT IN FULL SECTIONS.
9. ALL WORK TO BE CONSTRUCTED IN A LEGAL MANNER IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
10. VERIFY EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO STARTING WORK.
11. PHASE DEMOLITION AS NEEDED TO MAINTAIN DRAINAGE AND UTILITIES FOR MINIMAL DISRUPTION.
12. CONTRACTOR SHALL REMOVE AND DISPOSE OFF-SITE ALL DEMOLITION ITEMS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS.
13. PATCH IN-KIND ALL DISTURBED PAVEMENTS & CURBS.
14. STREET SWEEP TO PREVENT DIRT AND DEBRIS ENTERING INTO TO THE PUBLIC RIGHT OF WAY AND EXISTING PARKING LOT, INCLUDING ADJACENT WALKS AND ROADWAYS, MINIMUM DAILY. MAINTAIN CONFORMANCE WITH APPLICABLE STORM WATER POLLUTION PREVENTION PRACTICES.
15. PROTECT EXISTING ELEMENTS TO REMAIN. CONTRACTOR TO REPAIR DAMAGES AT NO COST TO OWNER.



LEGEND

- PROPERTY LIMITS
CONSTRUCTION LIMITS
SF SILT FENCE PERIMETER
EXISTING WATERMAIN
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING FENCE
EXISTING GAS MAIN
EXISTING OVERHEAD WIRES
EXISTING TELEPHONE
EXISTING UNDERGROUND ELECTRIC
EXISTING HYDRANT AND GV
EXISTING SANITARY MANHOLE
EXISTING STORM SEWER INLET
REMOVE EXISTING ASPHALT PAVEMENT
REMOVE EXISTING CONCRETE C&G
REMOVE TREE

KEY NOTES

- 1 REMOVE EXISTING CULVERT
2 INSTALL PERIMETER SILT FENCE PRIOR TO CONSTRUCTION ACTIVITIES
3 MAINTAIN DOUBLE PERIMETER PROTECTION ADJACENT TO WETLAND WITH 50' BUFFER WHERE POSSIBLE
4 REMOVE CONCRETE CURB & GUTTER AS SHOWN TO NEAREST JOINT AND SAWCUT AT REMOVAL LIMITS.
5 FULL DEPTH REMOVAL OF BITUMINOUS PAVEMENT WITHIN STREET. SAWCUT PERPENDICULAR TO TRAFFIC. REPLACE EXISTING PAVEMENT IN KIND AFTER UTILITY INSTALLATION.
6 REMOVE EXISTING INLET CASTING AND REPLACE WILL DRIVE OVER EQUIVALENT (NEENAH ). CONTRACTOR TO VERIFY EXISTING CASTING DIMENSIONS.
7 PROTECT EXISTING UTILITIES TO REMAIN.
8 INSTALL PERIMETER SILT FENCE ALONG NEIGHBORING PROPERTY LINE. SILT FENCE SHALL NOT BE INSTALLED ON NEIGHBORING PROPERTY.

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RAMSEY, MINNESOTA

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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.
PRINT NAME: JAN WEBER, PE

SIGNATURE: NOT FOR CONSTRUCTION
DATE: 05/02/2019 LICENSE NO. 55502

REVISION LOG table with columns: NO., DATE, DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED: IJW, DRAWN: MAE, CHECKED BY: IJW

DRAWING TITLE
DEMOLLITION PLAN

DRAWING NO.
C5

PLOTTED: ---, COMM. NO. 15358

May 02, 2019 - 11:26am
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MAY 2, 2019

DESIGNED: IJW DRAWN: MAE CHECKED BY: IJW

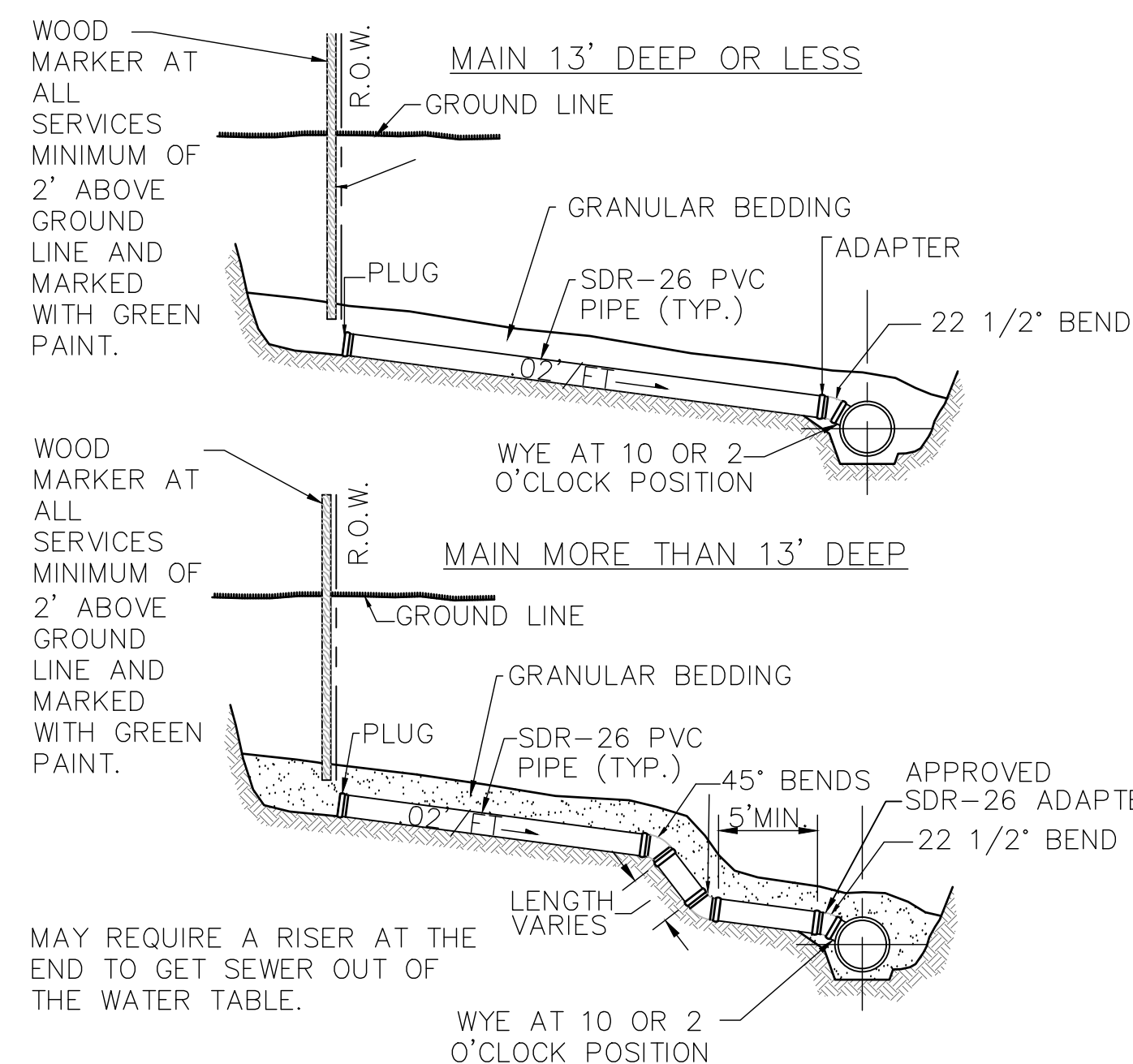
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CIVIL DETAILS 1

DRAWING NO.

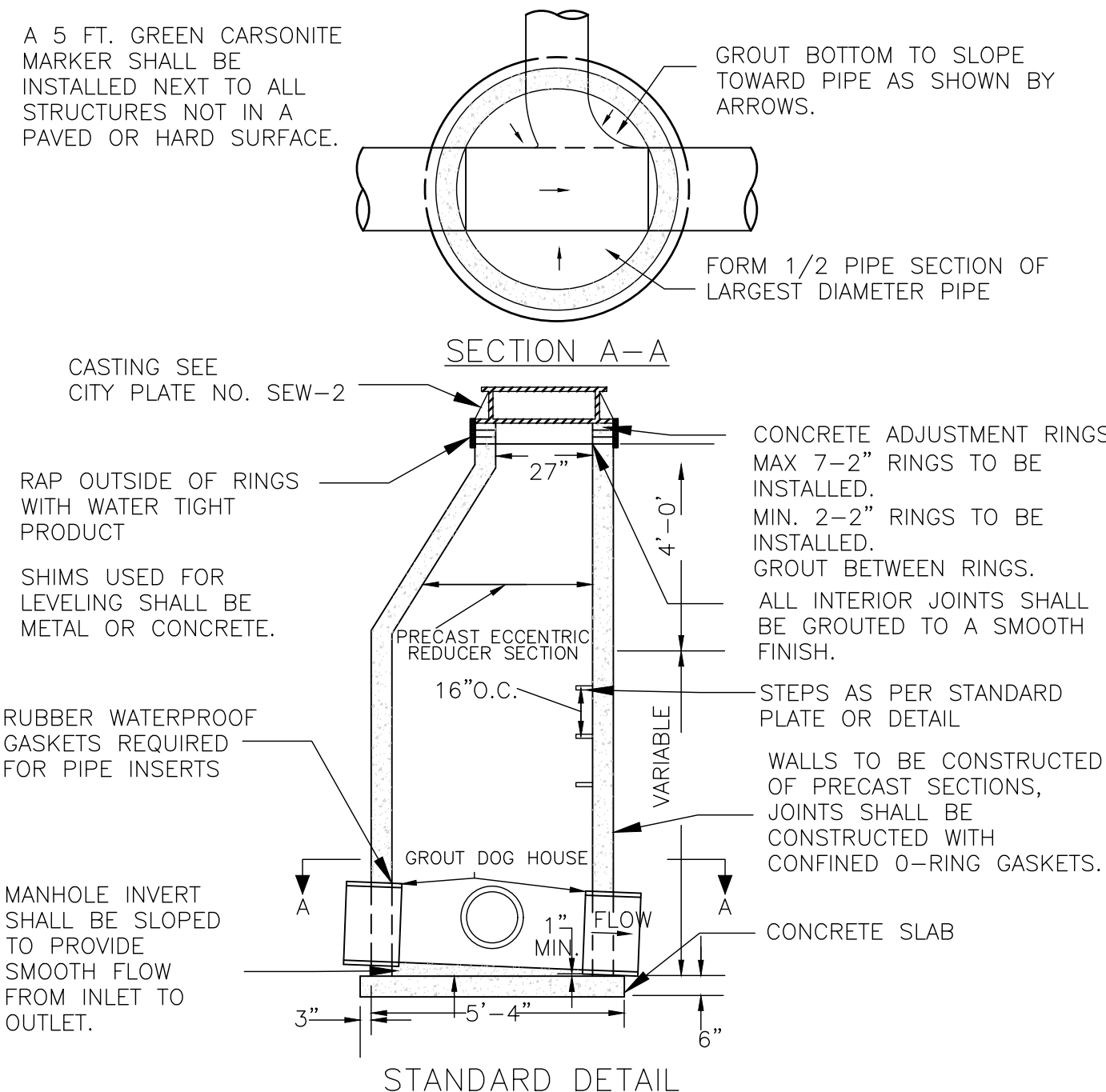
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PLOTTED: --- COMM. NO. 15358



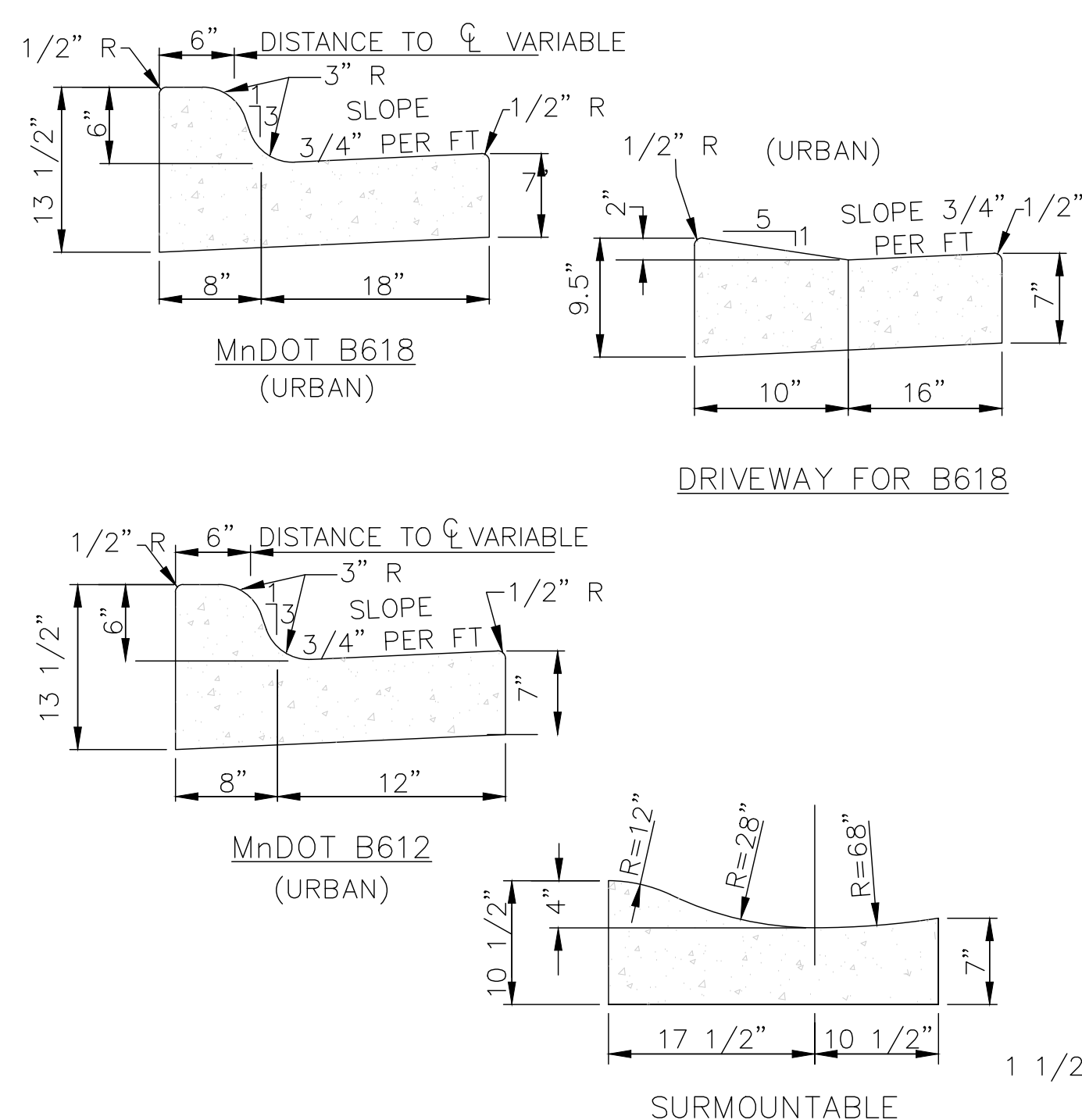
- NOTES:
1. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRE ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

1 SANITARY SEWER SERVICE



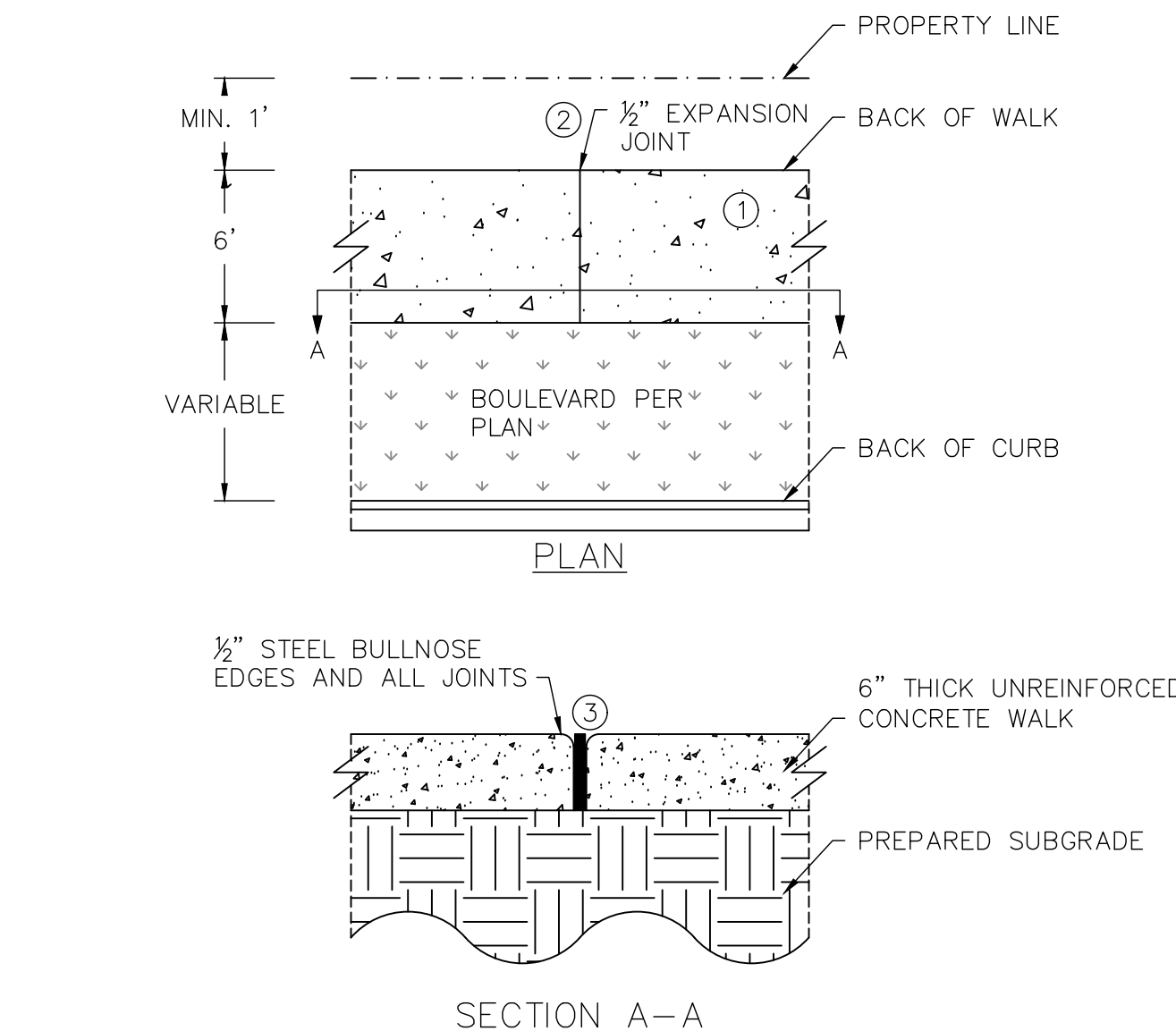
- NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRE ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER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

2 SANITARY MANHOLE



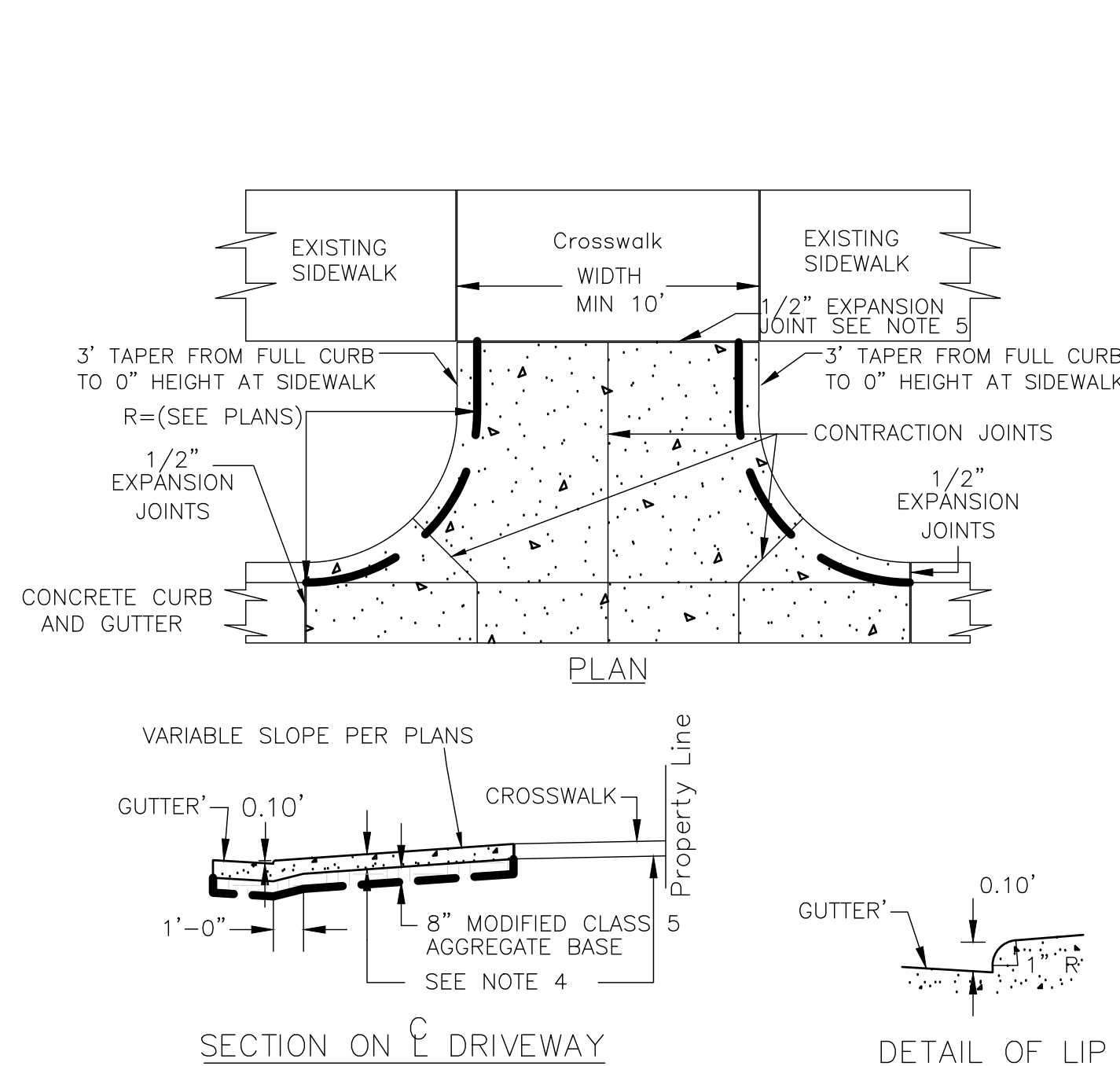
- NOTES:
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

3 CURB AND GUTTER



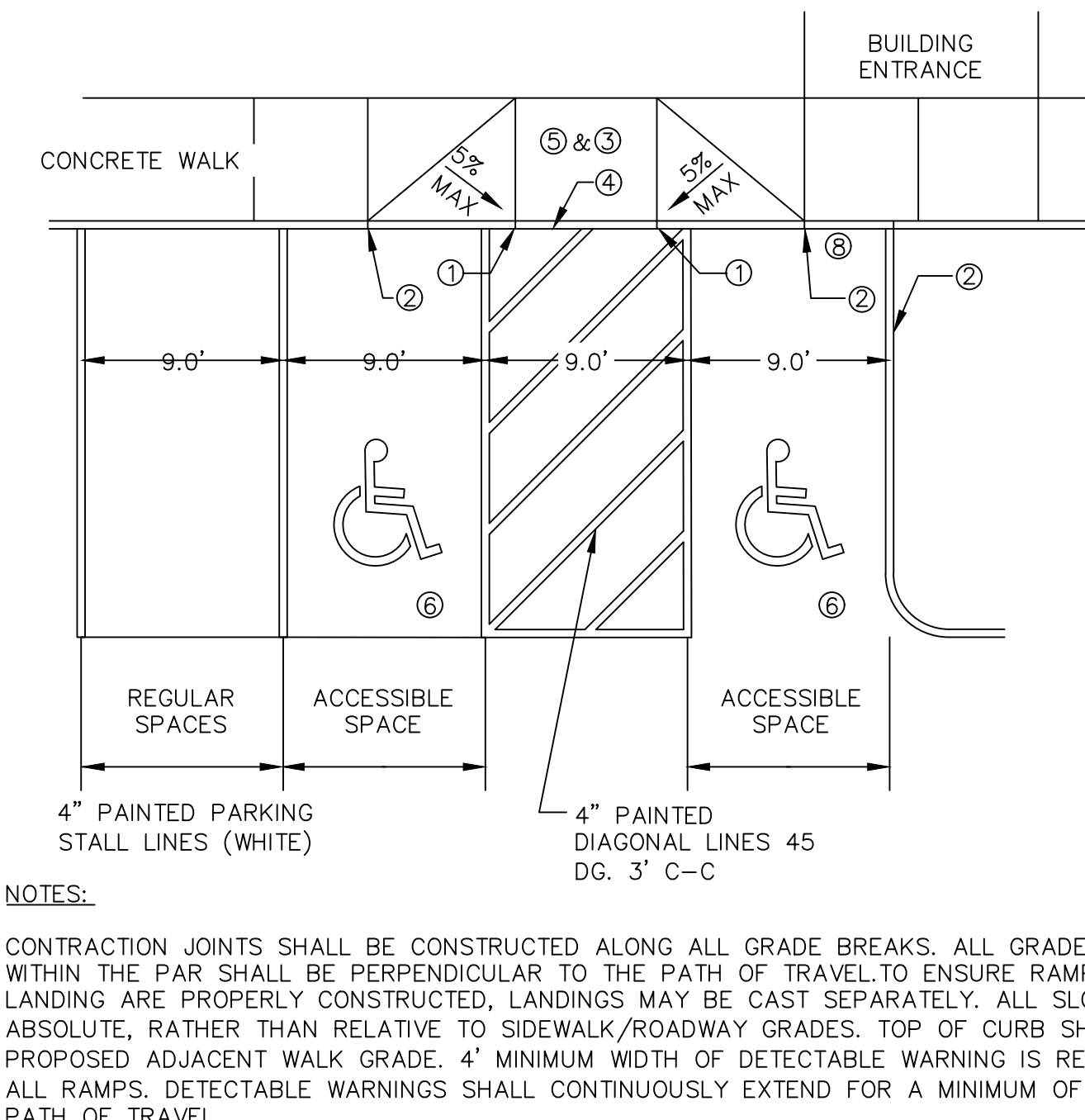
- NOTE:
1. BROOM FINISH CONCRETE WALK SURFACE
2. MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
3. 1/2" EXPANSION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

4 CONCRETE SIDEWALK



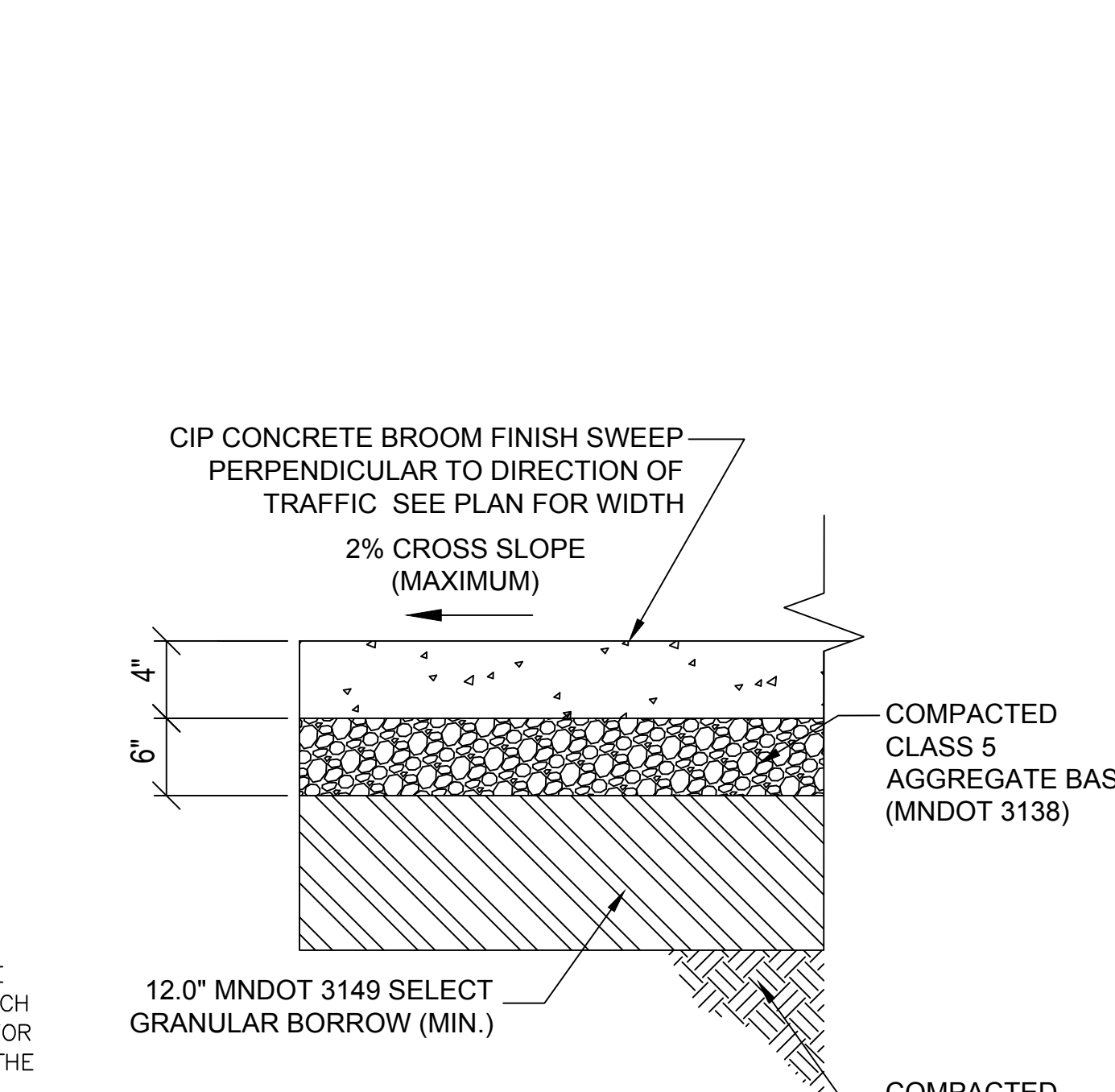
- NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 8" THICK FOR COMMERCIAL DRIVEWAYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

5 COMMERCIAL DRIVEWAY CURBCUT

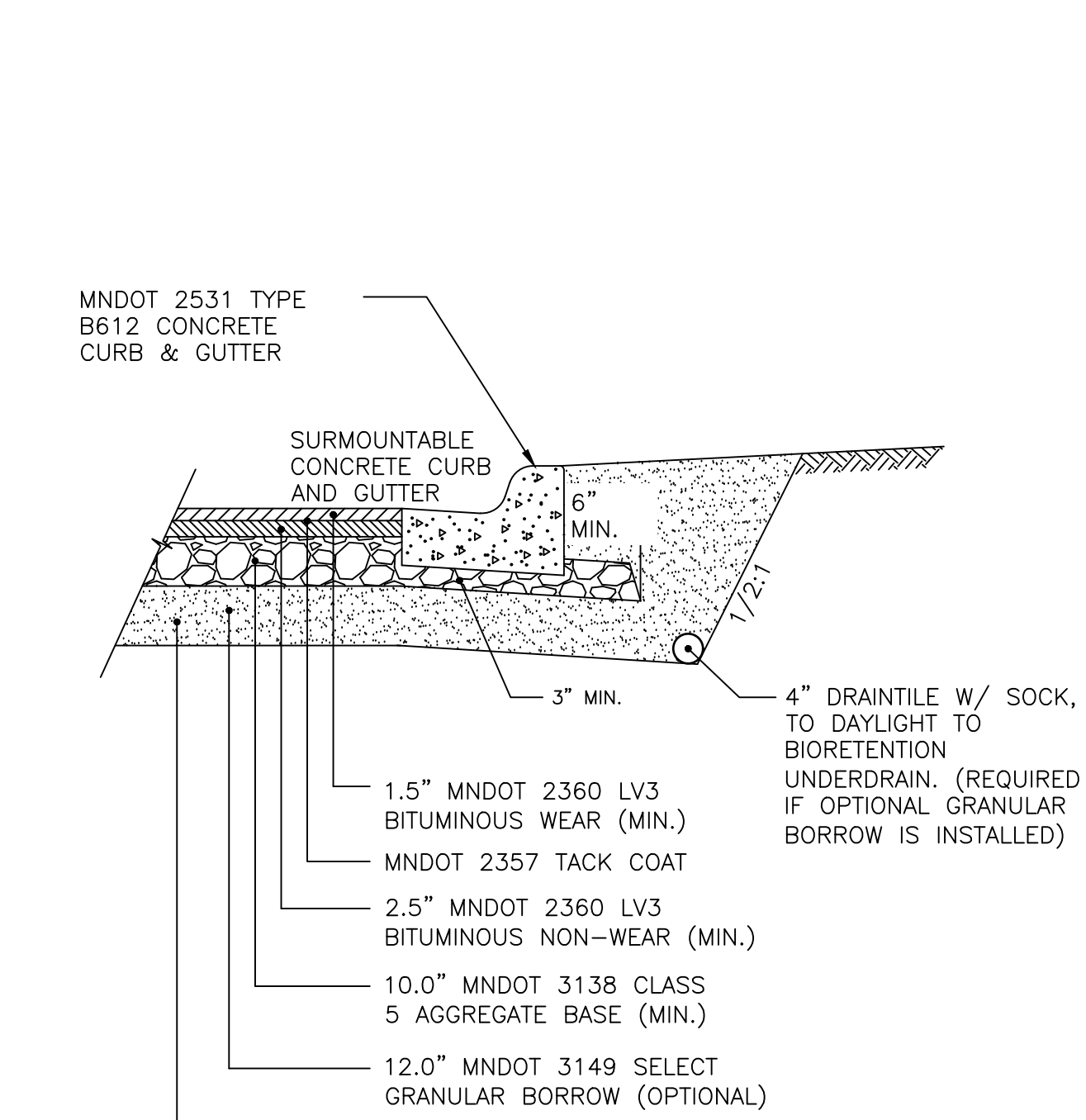


- NOTES:
1. 0" CURB HEIGHT FOR FULL LENGTH OF CONCRETE WALK.
2. FULL CURB HEIGHT
3. DETECTABLE WARNING MAY BE PART OF 4'x4' LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
4. 1/2" PREFORMED JOINT FILLER MATERIAL AASHTO M 213 JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK. RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB.
5. 4' BY 4' MIN. LANDING WITH MAX. 2.0% SLOPE IN ALL DIRECTIONS
6. IF LONGITUDINAL SLOPE IS GREATER THAN 5.0%, 4' X 4' MIN. LANDING WITH MAX 2.0% SLOPE IN ALL DIRECTIONS REQUIRED.
7. ACCESSIBILITY SYMBOL 28" HIGH BY 24" WIDE IN A 48 SQUARE BLUE BACKGROUND WITH WHITE BORDER PER USDOT MUTCD FIG 3B-22.
8. MONOLITHIC CONCRETE CURB (SEE DETAIL 2/C4).

6 PAVEMENT MARKING DETAIL



7 CONCRETE SIDEWALK SECTION DETAIL



- NOTES:
1. VERIFY PAVEMENT SECTION DESIGN AND SUBGRADE REQUIREMENTS WITH GEOTECHNICAL REPORT AND RECOMMENDATIONS PRIOR TO CONSTRUCTION.
2. PROVIDE OPTIONAL PRICING FOR 12" SELECT GRANULAR BORROW UNDER PAVEMENT AREAS.

8 PAVEMENT SECTION DETAIL

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May 02, 2019 - 11:27am Xref Filename: 15358\_22x34\_Title\_Block



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DESIGNED: JMW DRAWN: MAE CHECKED BY: JMW

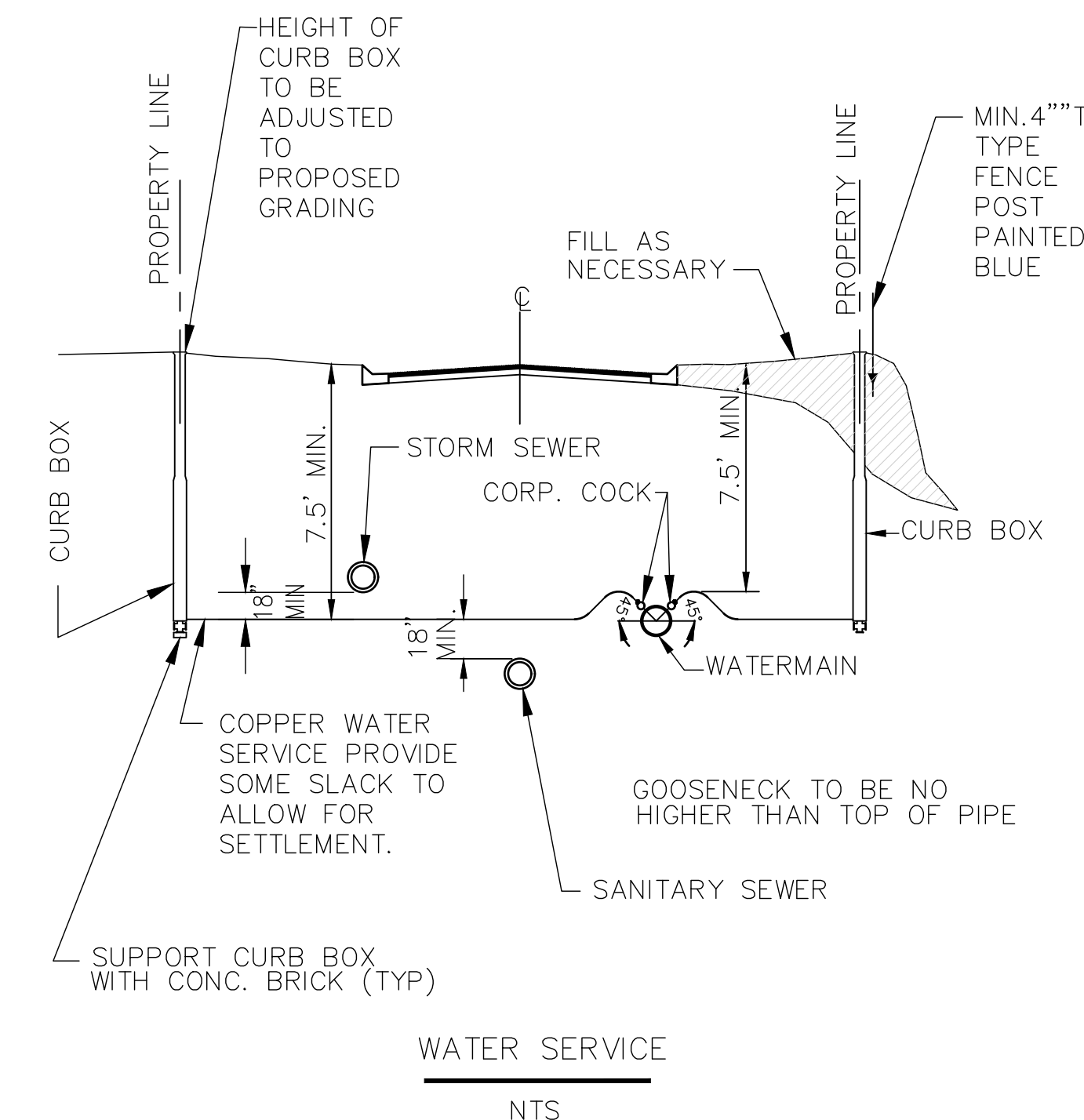
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CIVIL DETAILS 2

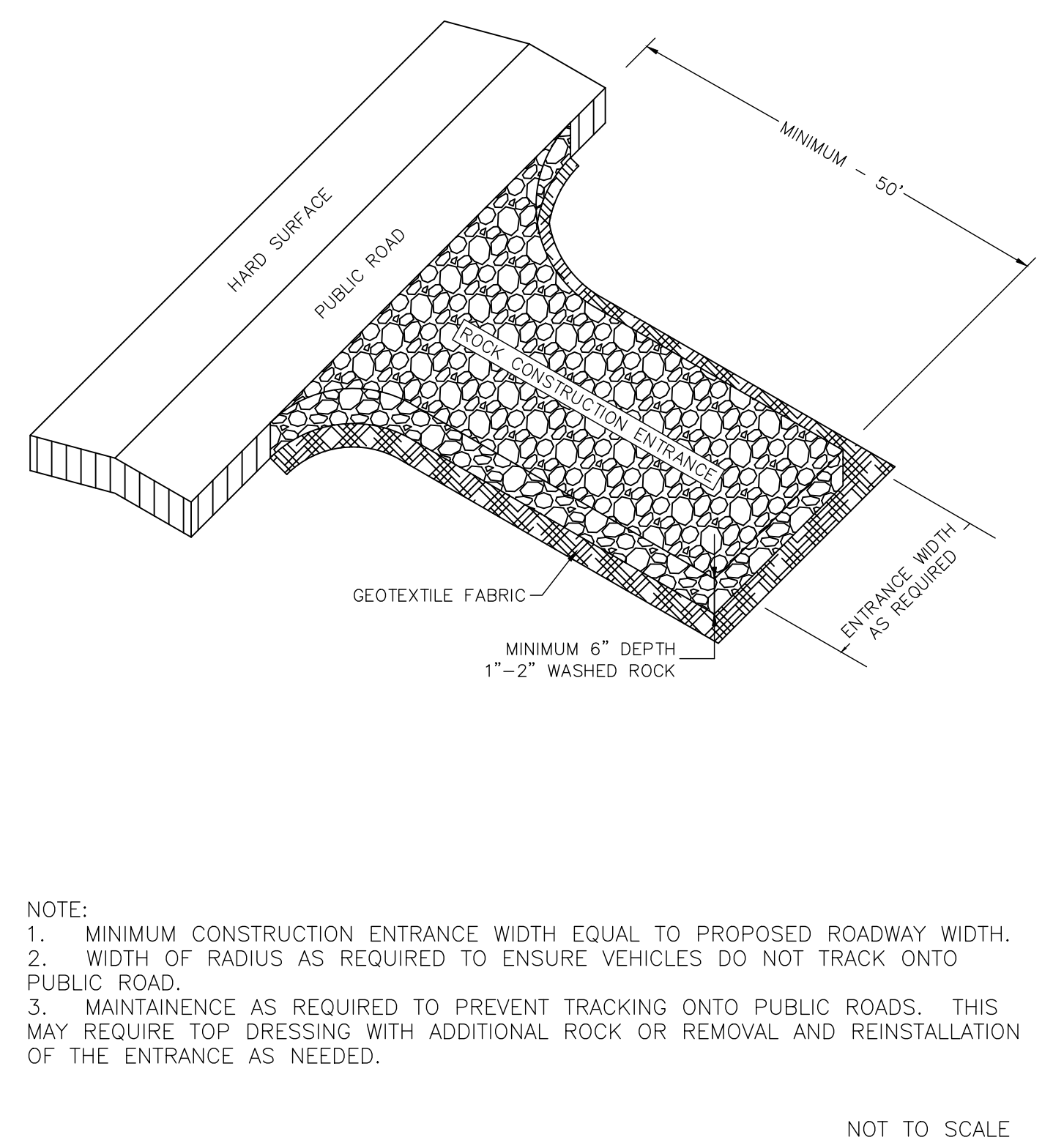
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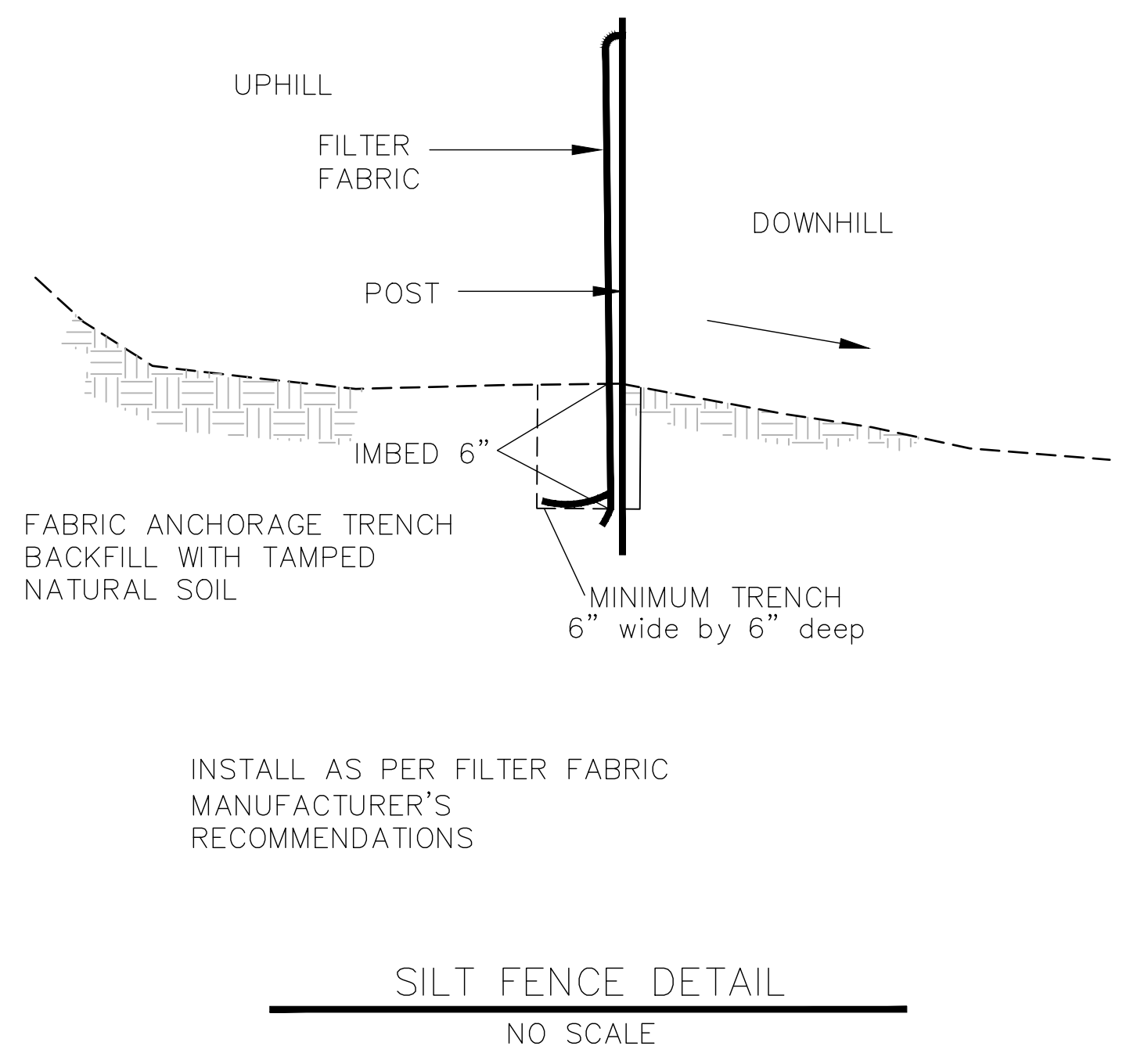
PLOTTED: COMM. NO. 15358



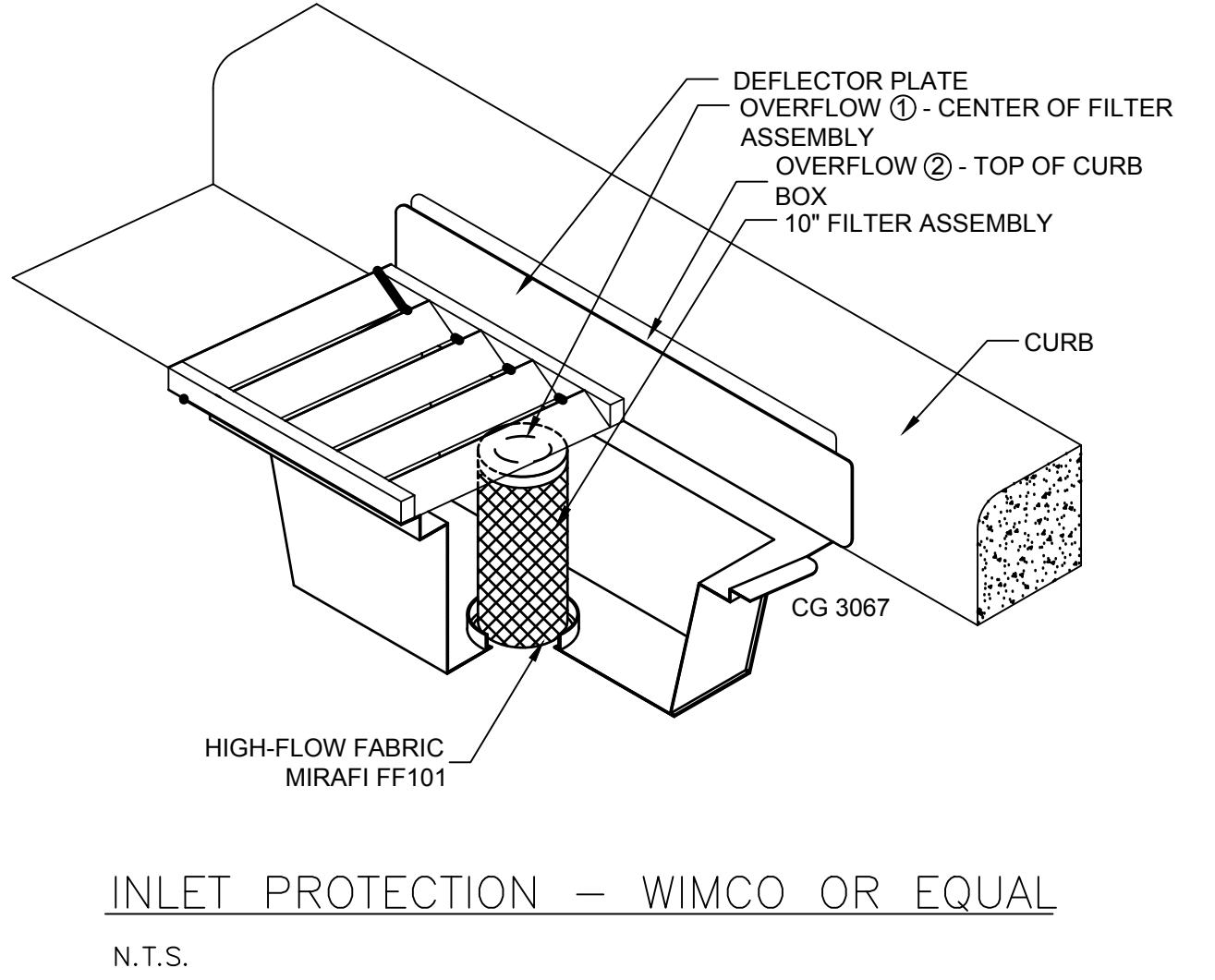
1 WATER SERVICE DETAIL



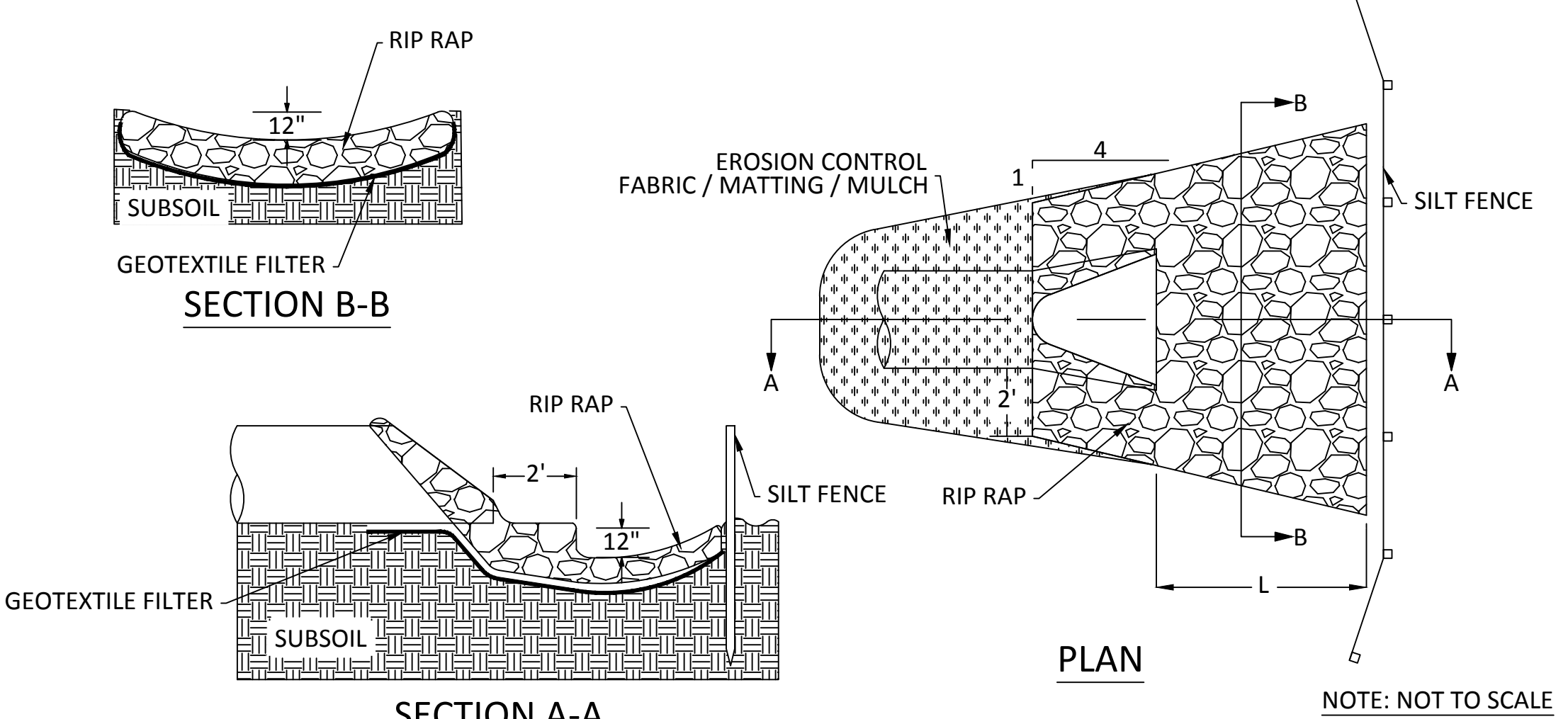
2 ROCK CONSTRUCTION ENTRANCE



3 SILT FENCE DETAIL



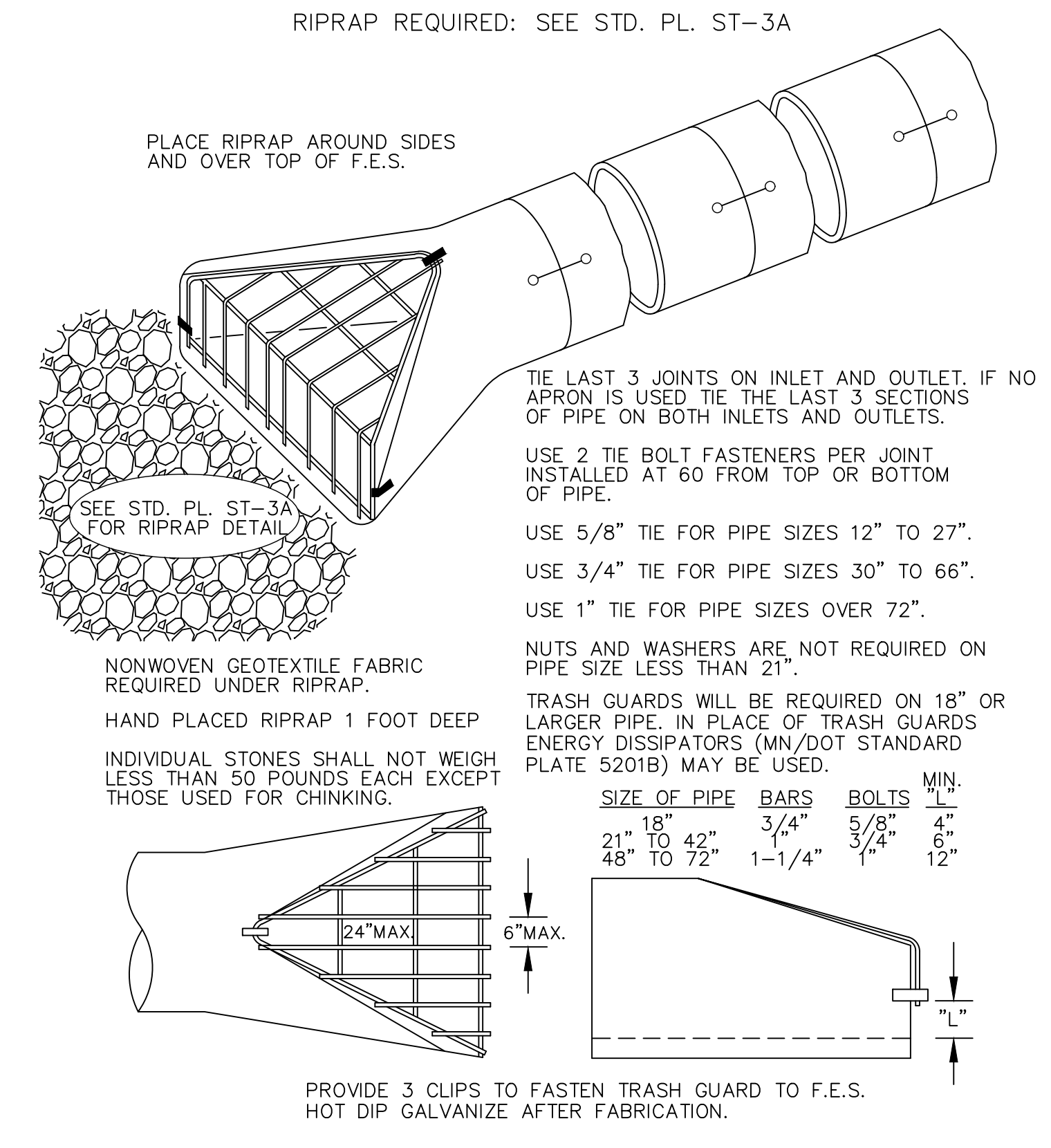
4 INLET PROTECTION DETAIL



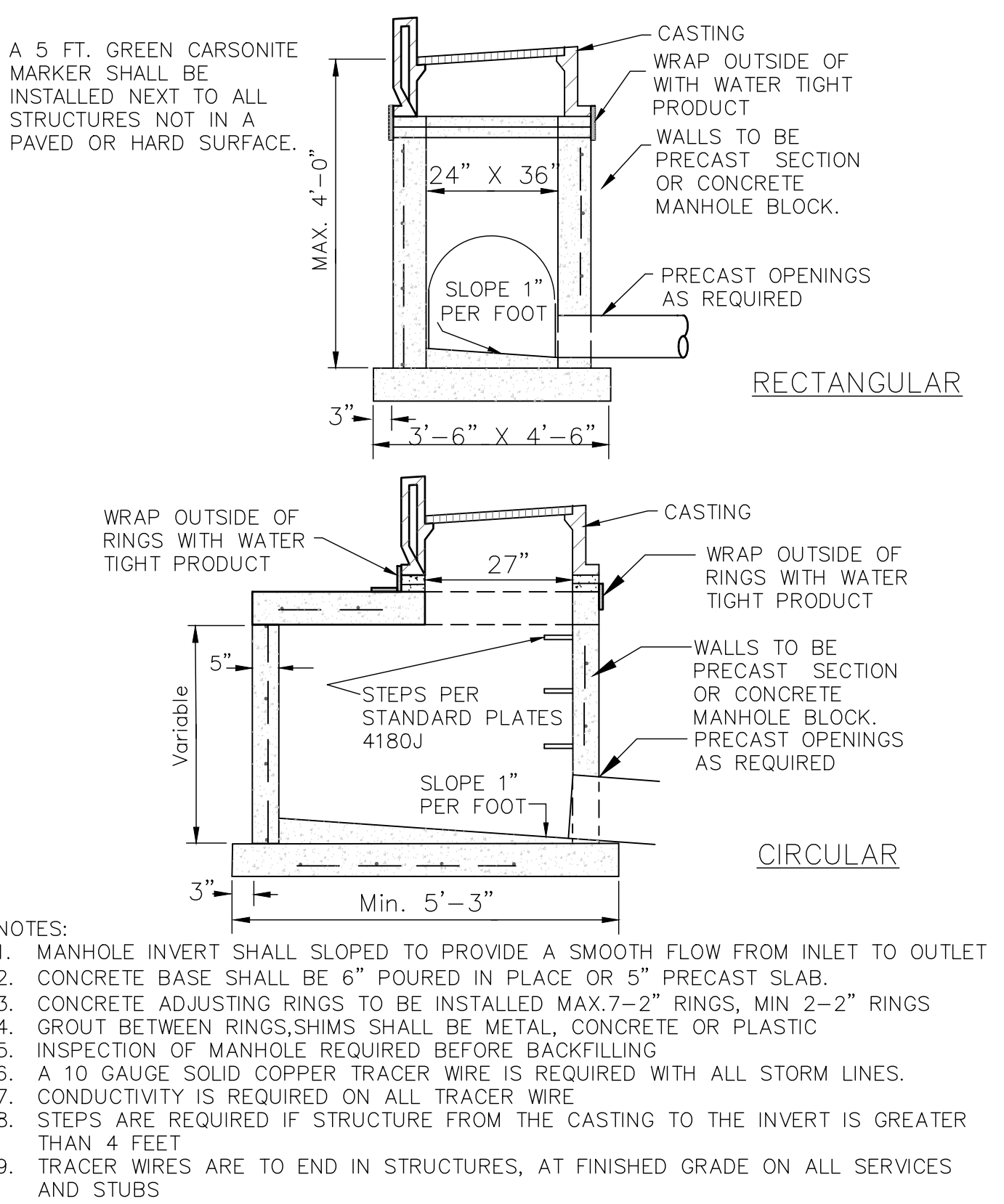
- NOTES:
1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDING NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC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

Table with 4 columns: DIA. OF PIPE (IN.), L (FT.), GEOTEXTILE FABRIC (SY), RIP RAP (CU. YD). Rows for pipe diameters 12, 15, 18, 21, 24, 27, 30, 36, 42, 48.

Table with 4 columns: SPAN OF PIPE (IN.), L (FT.), GEOTEXTILE FABRIC (SY), RIP RAP (CU. YD). Rows for spans 22, 28, 36, 43, 51, 58.



6 FLARED END SECTIONAL DETAIL



7 CATCH BASIN DETAIL

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**GENERAL LANDSCAPE NOTES**

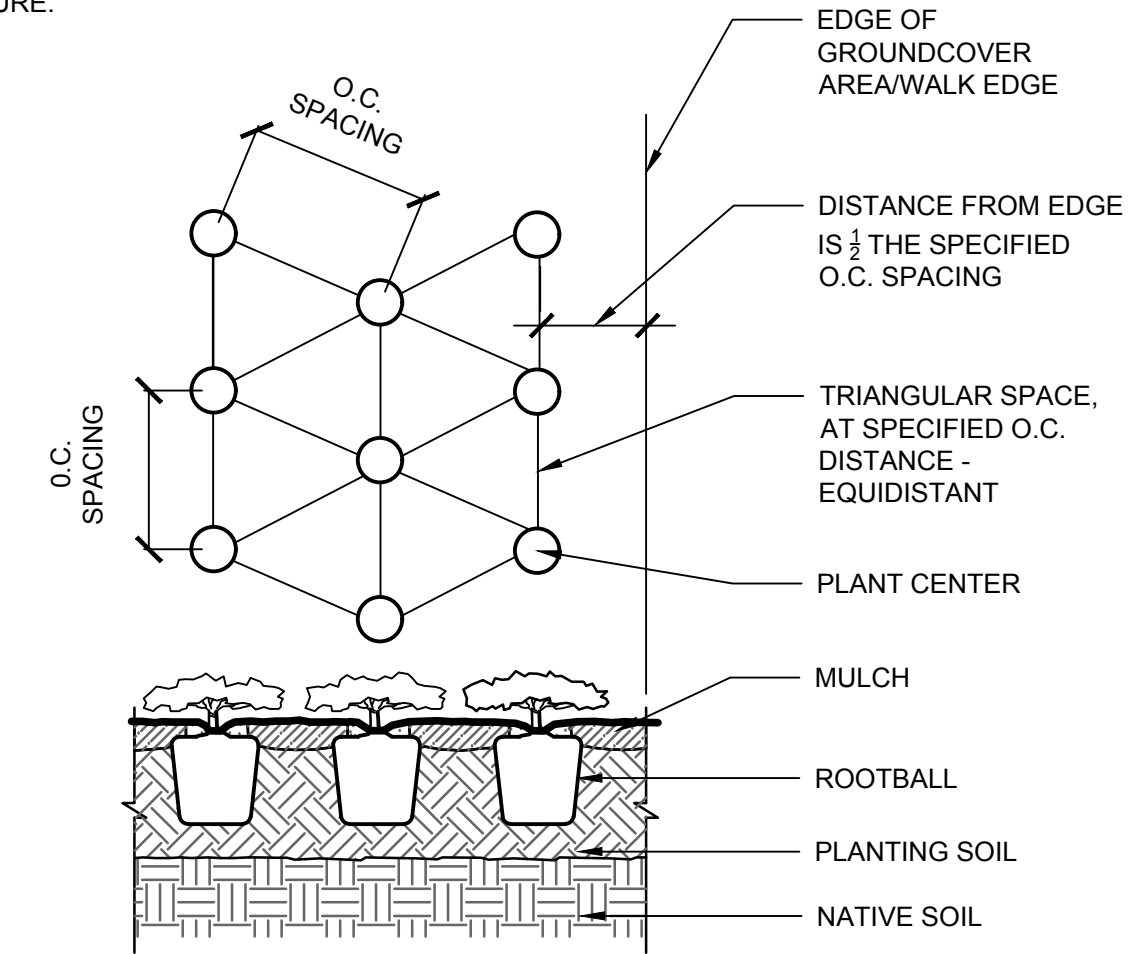
- LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN IMMEDIATE AREA.
- IT IS THE RESPONSIBILITY OF THE OWNER & CONTRACTOR TO IDENTIFY ALL UNDERGROUND CABLES, CONDUITS, WIRES, ETC., ON THE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF THE PLANT MATERIAL (WATERING, SPRAYING, FERTILIZING, MOWING, ETC.) UNTIL THE WORK HAS BEEN ACCEPTED, BY THE OWNER.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT SCHEDULE, THE NUMBER OF PLANTS SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER A MINIMUM OF 6 MONTHS.
- ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR. DECIDUOUS TREES WILL BE GUARANTEED FOR TWO CALENDAR YEARS FROM TIME OF PROVISIONAL ACCEPTANCE.
- ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS AND SHALL BE APPROVED BY OWNERS REPRESENTATIVE BEFORE THEY ARE INSTALLED.
- CONTRACTOR CAN SUBSTITUTE MACHINE MOVED MATERIAL USING APPROPRIATE SIZE TREE SPADE FOR B & B WITH OWNERS REPRESENTATIVE APPROVAL.
- LANDSCAPE CONTRACTOR SHALL ENSURE THAT NEW TREES MOVED ONTO THE SITE ARE DUG FROM SIMILAR SITES WITH SIMILAR SOILS TO THE SOILS OF THIS PROJECT (HEAVY TO HEAVY, LIGHT TO LIGHT, HEAVY TO LIGHT SOILS).
- LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE OWNER WITH MAINTENANCE INFORMATION DURING GUARANTEE PERIOD RELATING TO WATERING, FEEDING, PRUNING, PEST CONTROL, AND RELATED ITEMS. THIS WILL BE PREPARED AND DELIVERED TO OWNER AFTER PROVISIONAL INSPECTION APPROVAL HAS BEEN GIVEN BY OWNERS REPRESENTATIVE.
- BREATHABLE SYNTHETIC FABRIC TREE WRAP: WHITE IN COLOR, IN 3 INCH WIDE ROLLS. MATERIAL SHALL BE SPECIFICALLY MANUFACTURED FOR TREE WRAPPING. TREE WRAP SHALL BE SECURED TO THE TRUNK USING BIO-DEGRADABLE TAPE SUITABLE FOR NURSERY USE AND WHICH IS EXPECTED TO DEGRADE IN SUNLIGHT IN LESS THAN 2 YEARS AFTER INSTALLATION. WRAP ALL TREES, EXCEPT HACKBERRY TREE SHALL BE PROTECTED PRIOR TO 12/1.
- POLY EDGER UNLESS SPECIFIED OTHERWISE, SHALL BE BLACK VINYL STYLE EDGER.
- LANDSCAPE FABRIC (FILTER MAT) TO HAVE A COMBINED WEIGHT OF 4.5-5.5 OZ. PER S.Y. FABRIC SHOULD BE U.V. STABILIZED AND HAVE A FIVE YEAR MINIMUM WEATHERABILITY FACTOR IN FULL SUNLIGHT. FABRIC TO BE PHILLIPS DUON R OR EQUIVALENT. SAMPLE REQUIRED FOR APPROVAL.
- ALL PLANTING AREAS SPECIFIED AS ROCK MULCH SHALL BE 1-1/2" RIVER ROCK MULCH ON SITE AND SHALL BE INSTALLED OVER LANDSCAPED FABRIC AS INDICATED ON THE PANS & DETAILS.
- ALL TREES PLANTED INDEPENDENTLY OF SPECIFIED BEDS SHALL RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITHOUT FABRIC.
- ALL PLANTINGS SHALL RECEIVE FERTILIZER AND APPLIED AT THE RATE INDICATED BY THE MANUFACTURER. FERTILIZER SHALL BE GENERAL PURPOSE 10-10-10.
- DECIDUOUS SHRUBS SHALL HAVE MINIMUM OF FIVE (5) CANES AT SPECIFIED HEIGHT NOTED IN PLANT SCHEDULE.
- IF THE CONTRACTOR FEELS AN ERROR HAS BEEN MADE REGARDING SPACING OR HARDINESS OF A SPECIES OF PLANT MATERIAL INDICATED ON THE PLAN, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
- ALL NEWLY INSTALLED PLANT MATERIAL SHALL BE PLANTED IN WELL-DRAINED AREAS. CONTRACTOR SHALL AVOID INSTALLING ANY PLANT MATERIAL IN DRAINAGE SWALES OR WET & POORLY DRAINED AREAS.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL TREE STAKES, GUYS, STRAPS AND TRUNK PROTECTION MEASURES FOLLOWING THE COMPLETION OF THE WARRANTEE PERIOD OR AS DIRECTED BY THE OWNER.
- THE PRACTICE OF STAKING SHOULD NOT ALLOW NAILS, SCREWS, WIRES, ETC. TO PENETRATE THE OUTER SURFACE OF THE TREES.
- THE CONTRACTOR SHALL MEET WITH THE OWNER ON SITE WHEN THEY FEEL THE PROJECT IS COMPLETE ACCORDING TO THE CONTRACT DOCUMENTS. IF ALL WORK IS SATISFACTORY AND COMPLETE ACCORDING TO THE CONDITIONS OF THE CONTRACT DOCUMENTS, THEN THE OWNER MUST DECLARE THE PROJECT COMPLETE. THIS DECLARATION WILL CONSTITUTE AS THE BEGINNING OF THE WARRANTEE PERIOD FOR ALL PLANT MATERIAL. THE OWNER SHALL PROVIDE A LETTER WITH SIGNATURE STATING THE DATE OF ACCEPTANCE.

**IRRIGATION NOTES**

- PRIOR TO CONSTRUCTION, VERIFY WITH THE GENERAL CONTRACTOR AND ALL LOCAL UTILITY COMPANIES TO LOCATE EXACT LOCATIONS OF UNDERGROUND UTILITIES.
- THE IRRIGATION SHALL BE DESIGN/BUILD SYSTEM BY THE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE OWNER PRIOR TO ORDER AND/OR INSTALLATION.
- VALVE AND CIRCUITS SHALL BE SEPARATED BASED ON WATER USE, SO THAT TURF AREAS ARE WATERED SEPARATELY FROM SHRUB AND GROUND COVER AREAS. IRRIGATION HEADS IN TURF AREAS SHALL BE VALVED SEPARATELY FROM SHRUB AND GROUND COVER AREAS. IT IS RECOMMENDED THAT FULL SUN AND SHADY AREAS TO BE VALVED SEPARATELY AS WELL AS HIGH RUN-OFF AND LOW RUN-OFF AREAS TO BE VALVED SEPARATELY.
- CONFIRM LIMITS OF IRRIGATION, EXISTING AND FUTURE HARDSCAPE AND BUILDING LOCATIONS PRIOR TO THE DESIGN OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL VERIFY WATER SOURCE LOCATION AND PRESSURE AND SUPPLY A SYSTEM THAT PROVIDES FULL AND COMPLETE COVERAGE TO ALL AREAS TO BE IRRIGATED.
- SYSTEM SHOULD BE DESIGNED TO COMPLETE WATER SCHEDULES WITHIN 12-HOURS MAXIMUM.
- RAIN SENSORS AND OTHER WATER SAVING TECHNOLOGIES SHALL BE INCLUDED WITHIN THE IRRIGATION DESIGN.
- PROVIDE THE OWNER WITH AN OPERATING SCHEDULE THAT WORKS WITH THE APPROVED LAYOUT PLAN AND IDENTIFY ANY FIELD ADJUSTMENTS PRIOR TO PROJECT COMPLETION.
- AVOID OVER-SPRAY ONTO ROADS, SIDEWALKS, SIGNS AND PARKING AREAS. SPRINKLER ARCS SHALL BE DETERMINED ON SITE BY THE IRRIGATION INSTALLER TO PROVIDE THE MAXIMUM COVERAGE POSSIBLE. CAREFULLY ADJUST THE ARCS AND RADIUS OF EACH SPRINKLER TO PROVIDE HEAD-TO-HEAD COVERAGE.
- WITHIN EXTREME SLOPED AREAS:
  - INSTALL STATIONS SEPARATELY FOR TOP AND BOTTOM OF SLOPED AREAS
  - INSTALL LATERAL PIPES PARALLEL TO SLOPE
  - IF SLOPE IS TOO EXTREME FOR MACHINERY, INSTALL LATERAL PIPES SAFELY AND TEE-FEED INDIVIDUAL SPRINKLERS VIA DOWNHILL PIPING PERPENDICULAR TO FEED LINE
- LOCATE VALVE BOXES AWAY FROM ROAD/CURB SO THEY ARE LESS VISUAL WHERE APPLICABLE.
- DO NOT TRENCH THROUGH THE ROOT BALLS OF NEW PLANTINGS.
- MAINLINE PIPING BENEATH TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM EARTH COVER OF 30-INCHES FROM BOTTOM OF ROAD SUB-GRADE AND CONTAIN SLEEVES NOT LESS THAN TWO NOMINAL DIMENSIONS GREATER THAN THE PIPE PASSING THROUGH.
- IRRIGATION INSTALLER SHALL FURNISH AND INSTALL SLEEVE MATERIAL UNDER ALL ROADWAYS, WALKS AND DRIVEWAYS WHERE NECESSARY.
- TOP OF MAINLINES SHALL BE AT LEAST 30-INCHES BELOW GRADE IN TURF AREAS.
- TOP OF LATERAL LINES SHALL BE AT LEAST 18-INCHES BELOW GRADE.
- MAINLINE PRESSURE PIPE FITTINGS 3-INCHES AND LARGER SHALL BE PUSH ON GASKET JOINED AND SHALL HAVE MECHANICAL JOINT RESTRAINTS. MAINLINE PRESSURE PIPE FITTINGS 2.5-INCHES AND SMALLER SHALL BE GLUED AND SHALL HAVE CONCRETE THRUST BLOCKS AT FITTINGS THAT COMPRISE CHANGE IN DIRECTION.
- OTHERS SHALL FURNISH, INSTALL AND BRING 24-INCHES ABOVE GRADE A MUNICIPAL POTABLE STUB FOR IRRIGATION, COORDINATE WITH GENERAL CONTRACTOR.
- INSTALLER IS RESPONSIBLE FOR FURNISHING AND INSTALLING THE BACKFLOW PREVENTOR, WATER METER AND BOOSTER PUMP, IF APPLICABLE.
- IRRIGATION CONTROL WIRE SHALL BE DIGITAL TWO-WIRE, UL LISTED FOR DIRECT BURIAL.
- CONNECT ALL ELECTRICAL WIRING IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL ELECTRICAL UTILITY CODES INCLUDING:
  - ALL LOW VOLTAGE IRRIGATION CONTROL WIRE SHALL BE INSTALLED WITH THE MAINLINE PIPE WHERE POSSIBLE
  - DO NOT LOOP THE LOW VOLTAGE IRRIGATION CONTROL WIRE PATH.
  - SNAKE WIRE AT BOTTOM OF TRENCH BENEATH MAINLINE.
  - PROVIDE 18-INCH OF SLACK CONTROL WIRE AT ALL CHANGES IN DIRECTION.
  - PROVIDE 24-INCH OF SLACK CONTROL WIRE AT EACH REMOTE CONTROL VALVE COILED INSIDE VALVE BOX.
  - ALL WIRE SPLICES SHALL BE WATERTIGHT CONNECTORS AND CONTAINED IN VALVE BOX.
  - ALL WIRING BENEATH HARDSCAPES SHALL BE CONTAINED IN SLEEVING, SEPARATE FROM PIPING. ELECTRICAL SLEEVES ARE TO BE SIZED APPROPRIATELY FOR EASE OF WIRE INSTALLATION AND REPAIR.
  - ALL WIRING SHALL BE IDENTIFIED AT EACH END TO PROVIDE INDICATION AS TO WHICH LOCATION THE WIRE IS CONNECTED.
  - GROUNDING PER MANUFACTURER'S RECOMMENDATION OR LOCAL ELECTRICAL CODE.
- SCHEDULE AND PROGRAM CONTROLLER AND VALVES FOR APPROPRIATE LANDSCAPE WATER REQUIREMENTS.

**GENERAL SODDING, SEEDING & TOPSOIL NOTES**

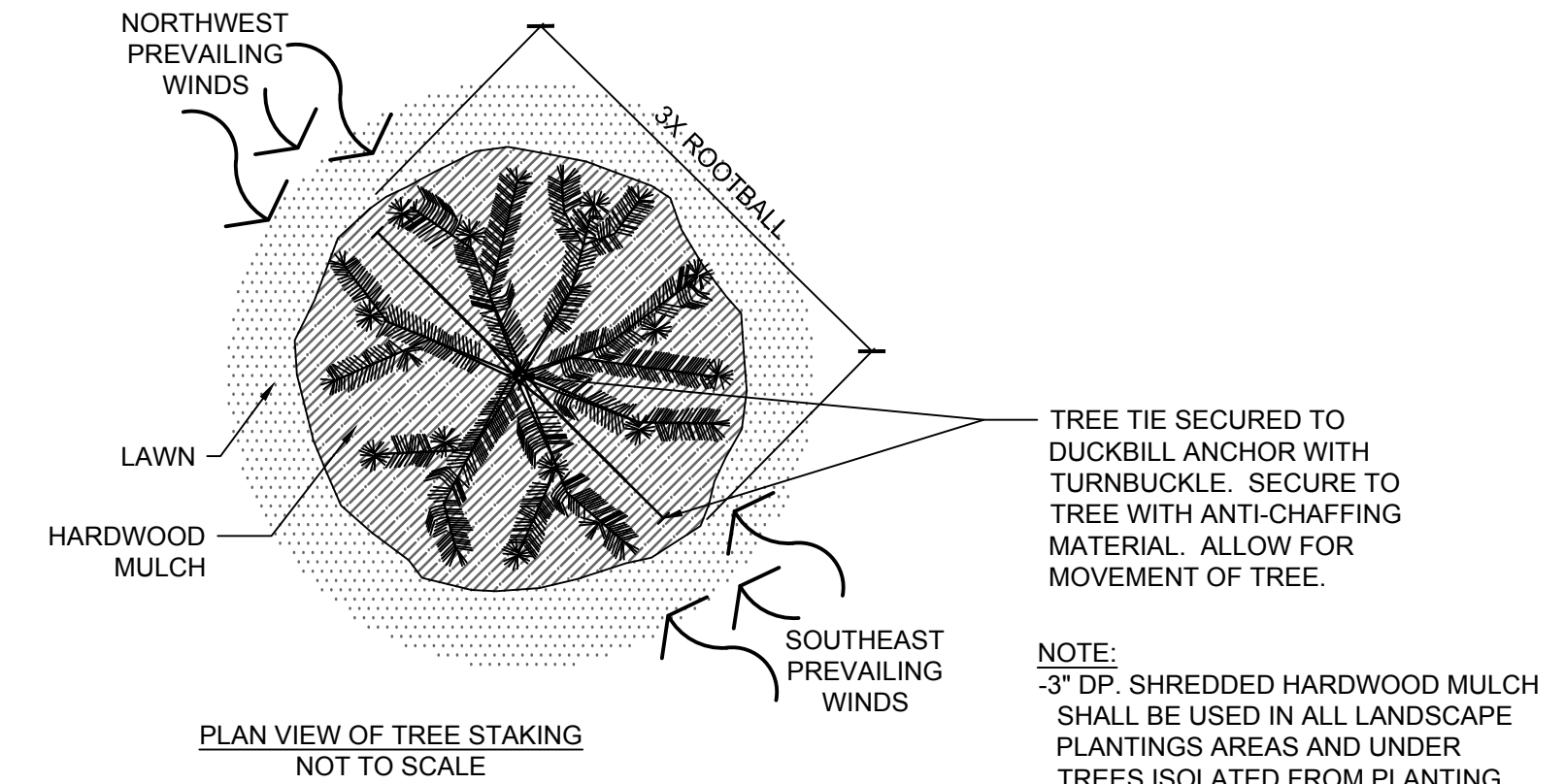
- SOD SHALL BE HIGHLAND SOD, 30" X 100' ROLLS PREFERRED WHERE APPLICABLE. TO BE LAID PARALLEL TO THE CONTOURS AND HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR DRAINAGE SWALES, THE SOD SHALL BE STAKED INTO THE GROUND. SCARIFY THE EXISTING GRADES WITH FIELD CULTIVATOR TO A MIN. DEPTH OF 12" PRIOR TO PLACING OF TOPSOIL AND FINISH GRADING FOR SOD. IMMEDIATELY PRIOR TO PLACING SOD, CONTRACTOR SHALL APPLY 10-6-4 FERTILIZER AT THE RATE OF 10 POUNDS PER 1000 SQ. FT.
- PLANTING SOIL REQUIRED: MIXTURE TO INCLUDE 45% TOPSOIL, 45% PEAT OR MANURE AND 10% SAND. ALL TREE, SHRUB AND PERENNIAL PLANTINGS SHALL RECEIVE 8" DEPTH OF PLANTING SOIL MIXTURE. ALL SODDED AREAS TO RECEIVE 4" DEPTH OF PLANTING SOIL MIXTURE. ALL SEEDED AREAS TO RECEIVE 2" DEPTH OF PLANTING SOIL MIXTURE.
- ALL AREAS SPECIFIED AS "MNDOT 25-131" TO BE SEEDDED PER MNDOT RECOMMENDED APPLICATION RATES AND METHODS. "MNDOT 25-131" OR APPROVED EQUAL IS A BASIS OF DESIGN. CONTRACTOR IS RESPONSIBLE FOR ALL EROSION CONTROL NEEDS TO ESTABLISH VIGOROUS GROWTH PER MNDOT 2014 SEEDING MANUAL STANDARDS.



NOTE:  
 - KEEP MULCH APPX. 2" OFF PLANT TRUNK OR STEM  
 - SEE PLANT SCHEDULE FOR EACH PLANT'S APPROPRIATE O.C. SPACING

**1 SHRUB BED SPACING (TYP.)**

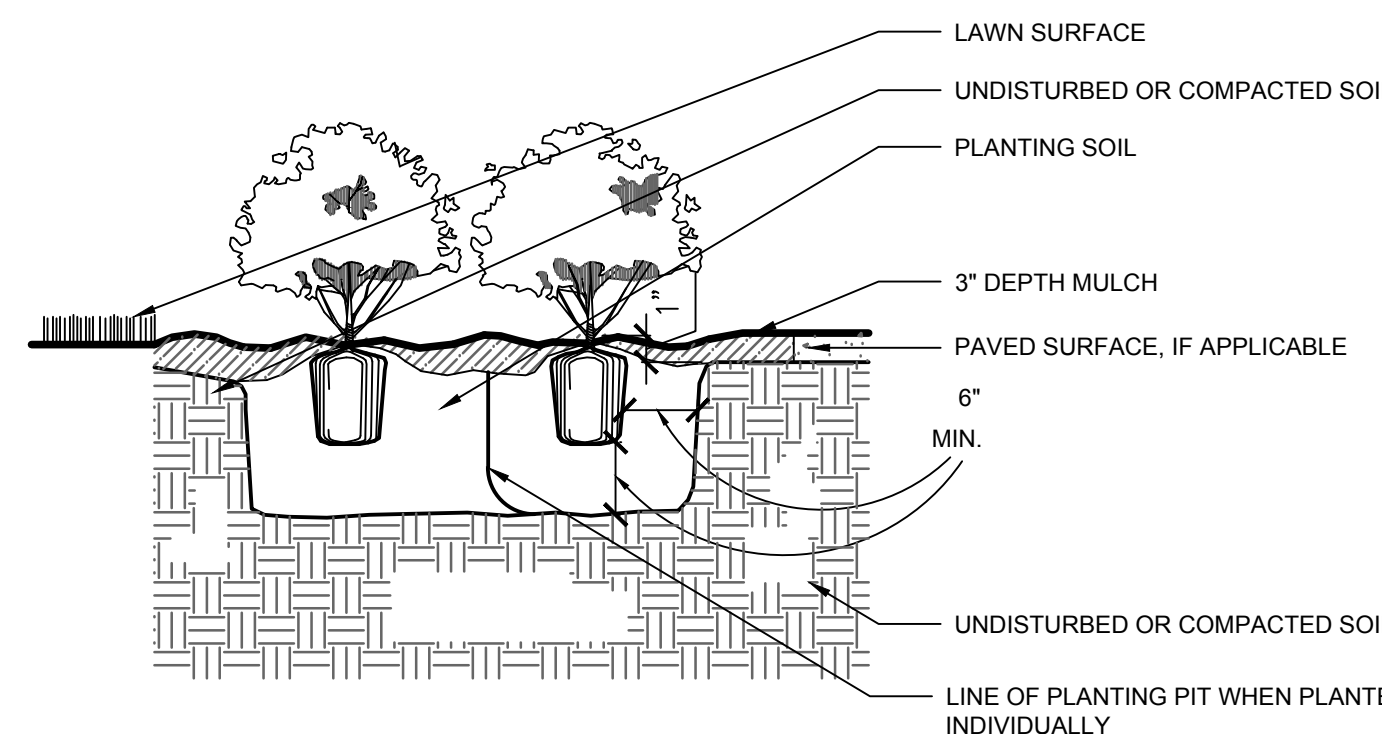
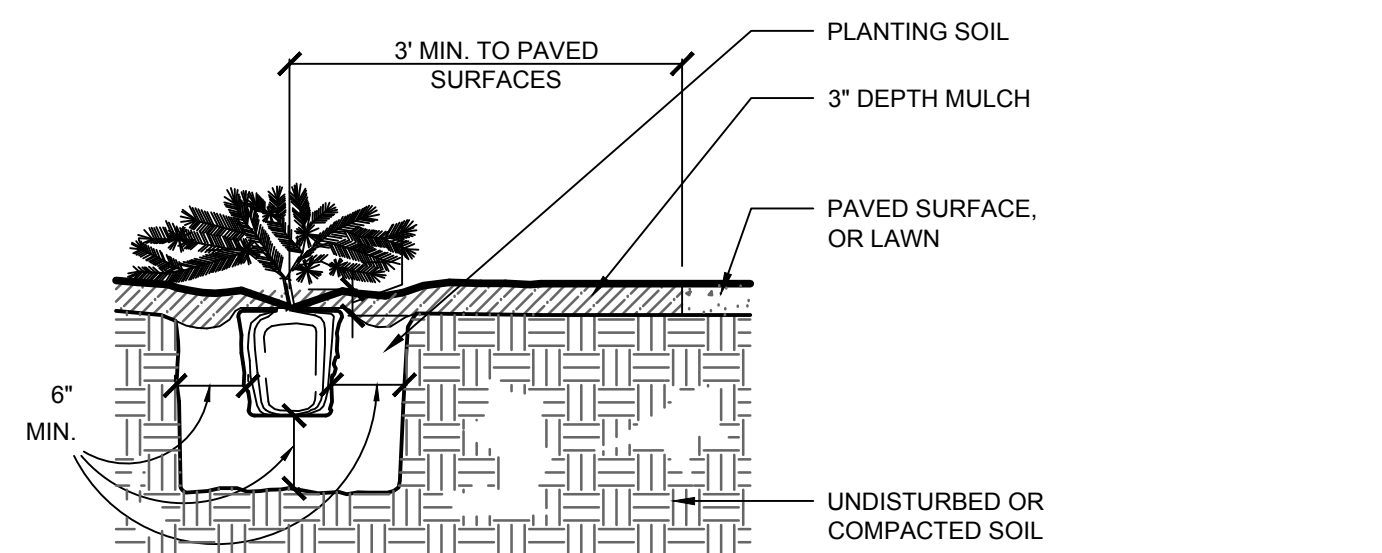
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NOTE: SHREDDED HARDWOOD MULCH SHALL BE USED IN ALL LANDSCAPE PLANTING AREAS AND UNDER TREES ISOLATED FROM PLANTING AREAS UNLESS IDENTIFIED OTHERWISE.

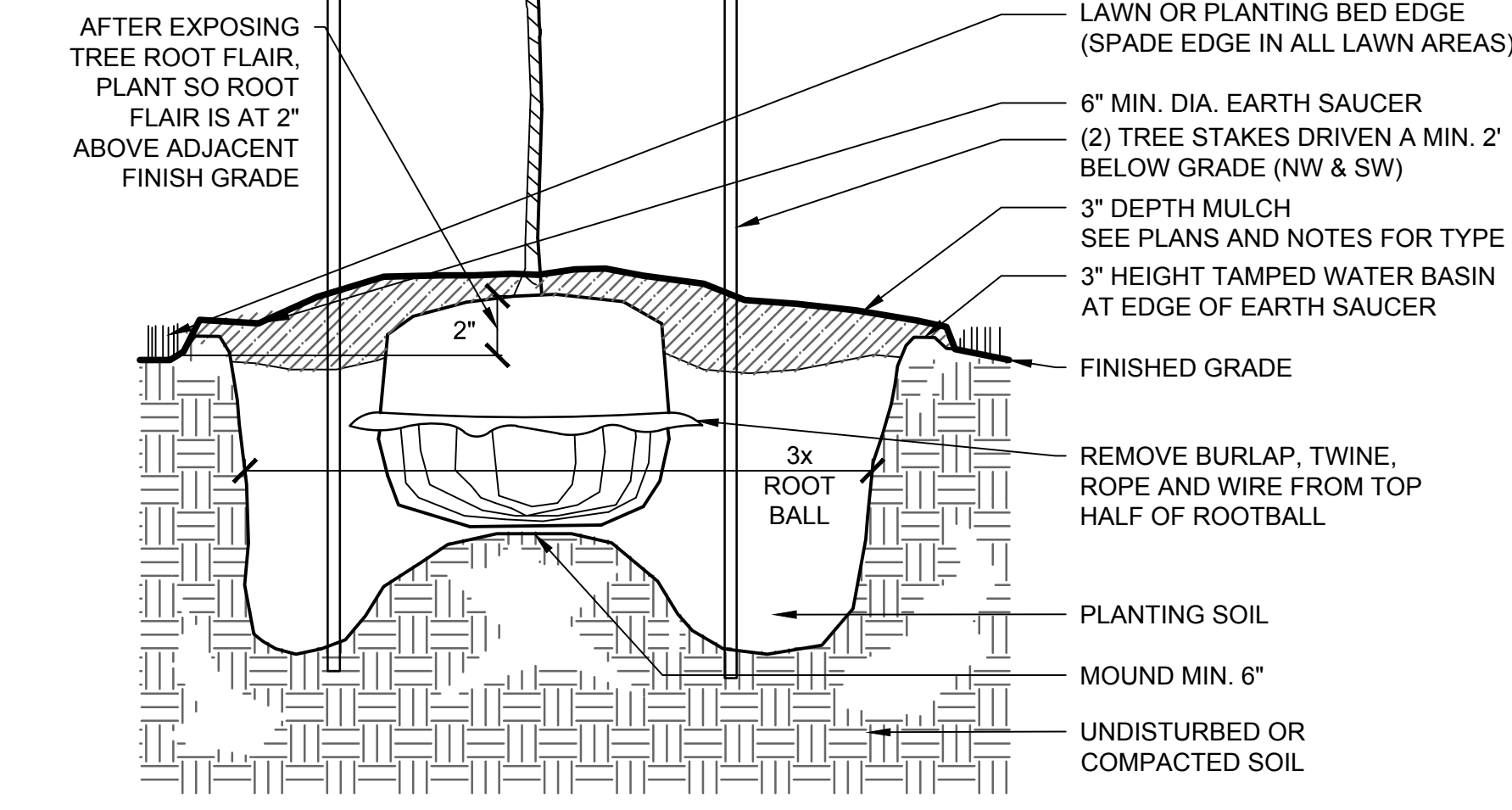
**2 EVERGREEN SHRUB PLANTING (TYP.)**

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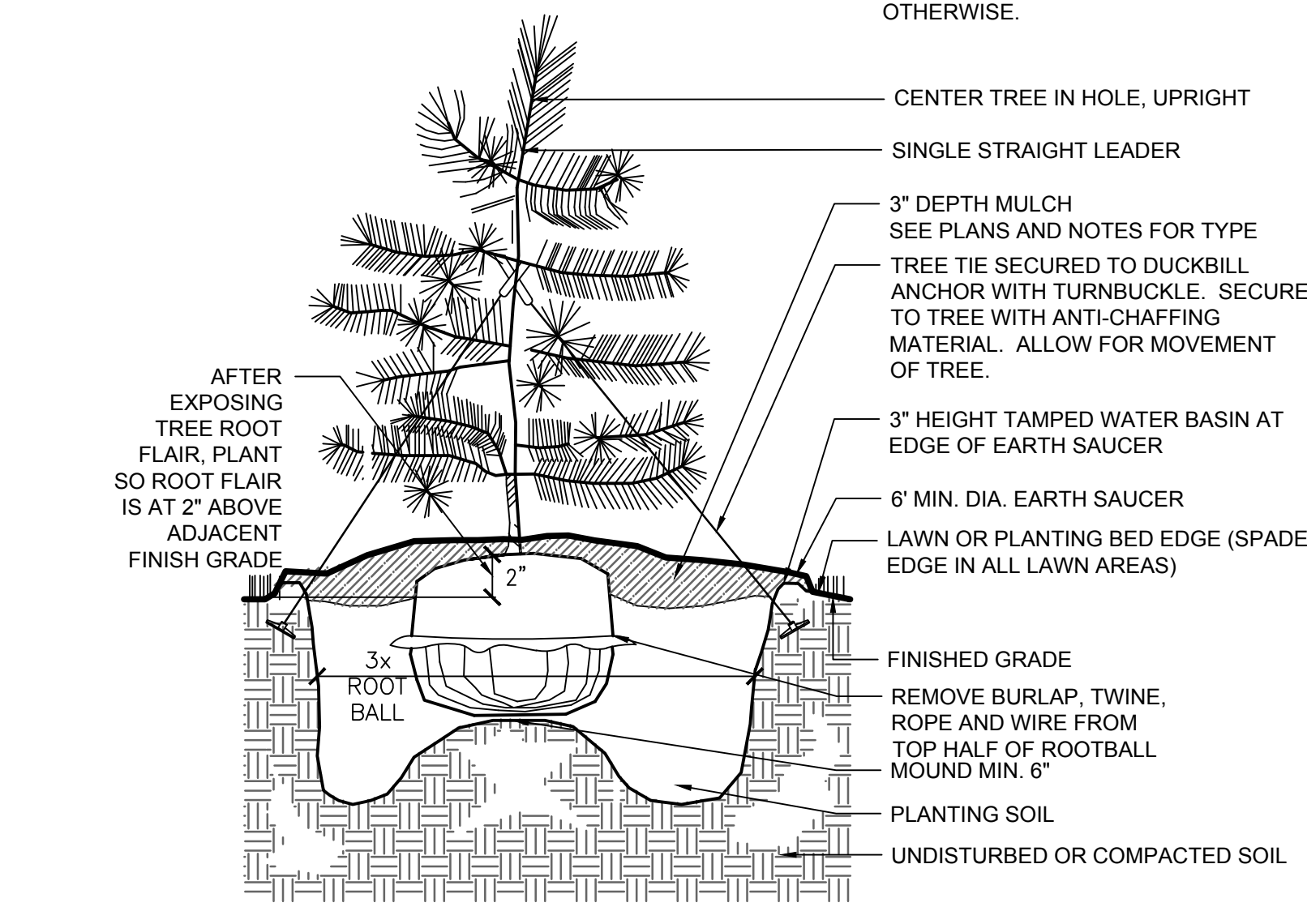
**3 DECIDUOUS SHRUB PLANTING (TYP.)**

SCALE: N.T.S.



**4 DECIDUOUS TREE PLANTING (TYP.)**

SCALE: N.T.S.



**5 EVERGREEN TREE PLANTING (TYP.)**

SCALE: N.T.S.

**ANDERSON**  
 13605 1st Avenue N. #100  
 Plymouth, MN 55441 | ae-mn.com  
 P 763.412.4000 | F 763.412.4090  
 Anderson Engineering of Minnesota, LLC

**DELTA MODTECH**

NEW BUILDING  
 RAMSEY, MINNESOTA

KINGHORN

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: DEREK J. SEIFERT, PLA

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 05/02/2019 LICENSE NO. 56013

**REVISION LOG**

NO.	DATE	DESCRIPTION OF REVISIONS

**PRELIMINARY PLAT**

MAY 2, 2019

DESIGNED: DS	DRAWN: JF	CHECKED BY: DS
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**DRAWING TITLE**

**PLANTING NOTES & DETAILS**

DRAWING NO.

**L3**

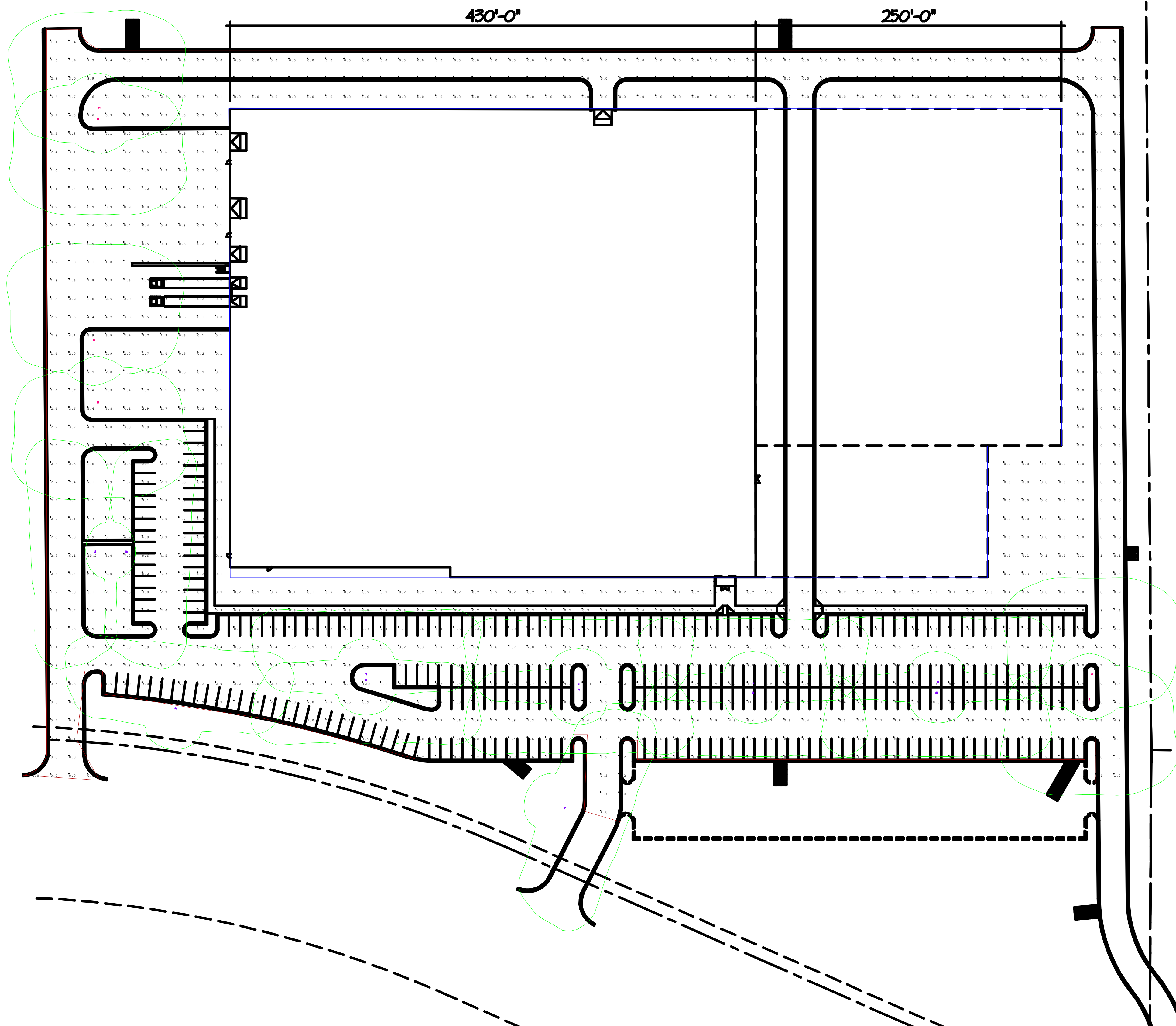
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 dseliffert  
 May 02, 2019 - 11:53am  
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Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
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DELTA MODTECH.AGI 4/30/2019 28' MH

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
AA	12	AA	SINGLE	N.A.	0.950	NV-2-T3-80L-1-40K
BB	6	BB	SINGLE	N.A.	0.950	NV-2-T4-80L-1-40K



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#	Date	Comments

Revisions

Drawn By:  
Checked By:  
Date: 4/30/2019

Scale:

DELTA MODTECH

PROJECT

**DELTA MODTECH  
 NEW BUILDING  
 RAMSEY, MINNESOTA**

ISSUED SET	CITY SUBMITTAL	05-02-2019
REVISIONS		
DATE	NO.	

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REG. NO. DATE

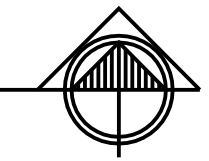
MAIN LEVEL FLOOR PLAN

DRAWN BY: AAT CHECKED BY: TRM

**A2.1**



**MAIN LEVEL FLOOR PLAN - 163,250 SF**  
 1"=20'-0"



ML-191125.dwg May 01, 2019 - 1:39pm

PROJECT

**DELTA MODTECH  
 NEW BUILDING  
 RAMSEY, MINNESOTA**

**Kinghorn**  
 COMPANY  
 GENERAL CONTRACTORS

ISSUED SET	CITY SUBMITTAL	05-02-2019
REVISIONS		
DATE	NO.	

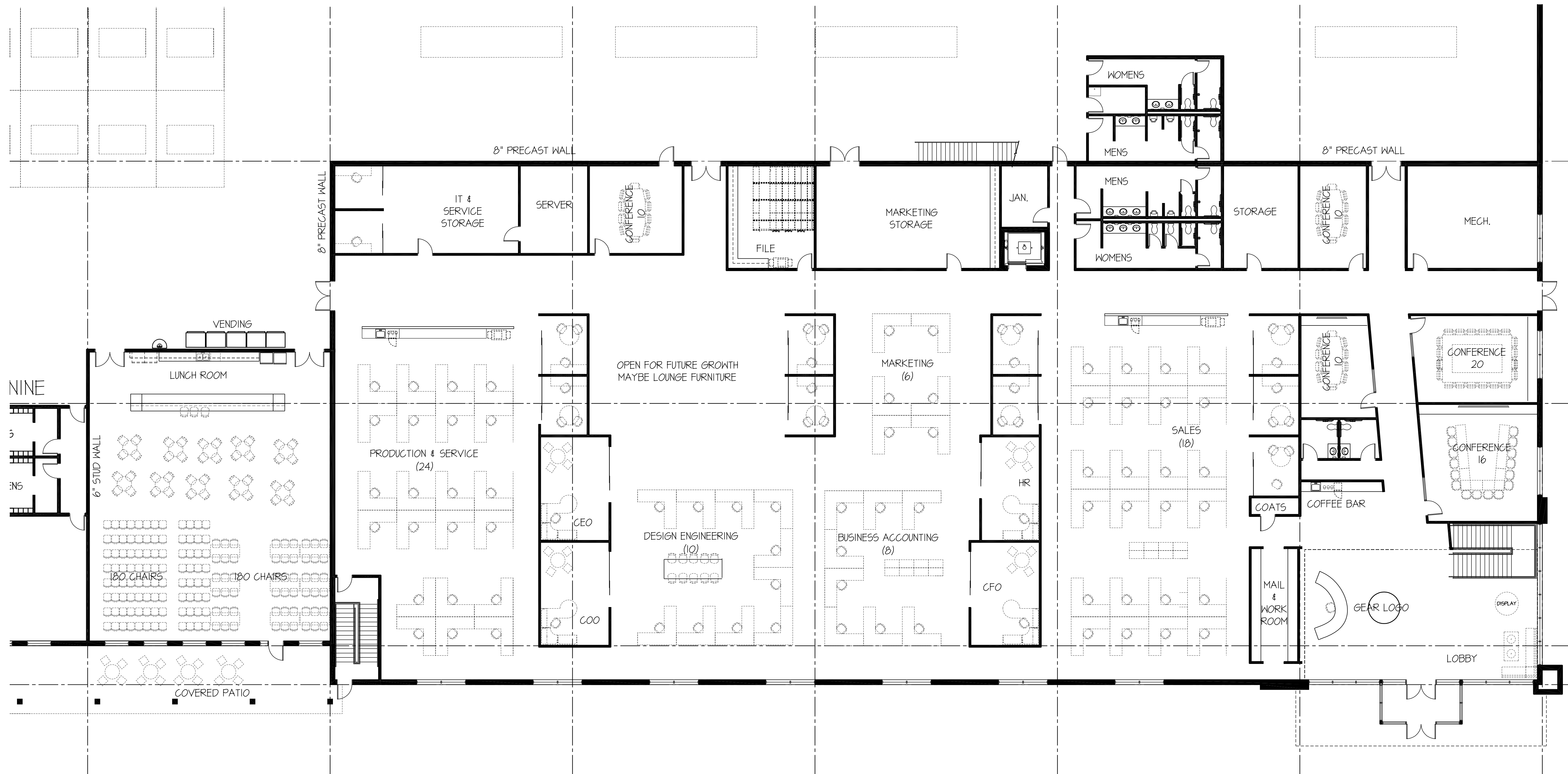
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REG. NO. DATE

MAIN LEVEL OFFICE AREA

DRAWN BY: AAT CHECKED BY: TRM

**A2.2**



**1** MAIN LEVEL FLOOR PLAN - OFFICE AREA  
 3/32" = 1'-0"

ML-191125.dwg May 01, 2019 1:30pm

