City of Ramsey
Agenda
Regular Planning Commission
Thursday, June 3, 2021
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

This meeting is being held in accordance with Minnesota Statutes 13D.021. Due to the COVID-19 Pandemic, it is not practical and prudent for all members of this board to attend in person. Current Minnesota law requires certain social distancing standards that impacts the capacity of the Council Chambers. For these reasons, it is not practical and prudent to have this meeting exclusively in person. Members of the public are welcome to attend in person or remotely.

Remote Attendance available at www.cityoframsey.com/meetings. To maximize social distancing due to the COVID-19 Pandemic, those that can join remotely are encouraged to do so. Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. Call to Order

2. Pledge of Allegiance

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Approve the May 6, 2021 Planning Commission Meeting Minutes.

6. Public Hearing

1. PUBLIC HEARING: Consider Preliminary Plat and Variance for Williams Woods (Project No. 20-138); Case of Bill Boyum

2. PUBLIC HEARING: Review Site Plan and Preliminary Plat for Oppidan Industrial, 8200 Bunker Lake Blvd NW

7. Commission Business

8. Commission/Staff Input

9. Adjournment

Regular Planning Commission **5. 1.**

Meeting Date: 06/03/2021

By: JoAnn Shaw, Community Development

Information

Title:

Approve the May 6, 2021 Planning Commission Meeting Minutes.

Purpose/Background:

n/a

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

Planning Commission Meeting Minutes

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/27/2021 03:08 PM
Form Started By: JoAnn Shaw		Started On: 05/27/2021 08:06 AM
Final Approval Date: 05/27/2021		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, May 6, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Andrew Dunaway Commissioner Cheri Gengler Commissioner Eric Peters Commissioner Gary VanScoy
Members Absent:	Commissioner Brian Walker
Also Present:	Senior Planner Chloe McGuire Brigl Deputy City Administrator Tim Gladhill City Council Liaison Matt Woestehoff

1. CALL TO ORDER

Chairperson Bauer called the regular meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Bauer led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

Chairperson Bauer noted that Item 7.01 has been withdrawn and has been removed from the agenda prior to the meeting tonight.

Motion by Commissioner Gengler, seconded by Commissioner Peters, to approve the agenda as presented.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Anderson	aye

Commissioner Gengler aye
Commissioner Dunaway aye
Commissioner VanScoy aye
Chairperson Bauer aye

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the April 8, 2021 Planning Commission Meeting Minutes:

No action taken.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

None.

7. COMMISSION BUSINESS

7.01: ~~Review Concept Plan for Graw Addition (Lot Split); Case of Gail Graw~~ Case Withdrawn

7.02: Discuss Ordinance Modernizing and Streamlining Land Use Applications

Presentation

Deputy City Administrator Gladhill presented the Staff Report stating that the purpose of this item is to discuss opportunities to streamline certain land use applications. No action is being requested at this time, but the Planning Commission is asked to provide broad policy discussion to direct staff to prepare/not prepare general policy framework and/or a draft ordinance at a future date.

Commission Business

Chairperson Bauer stated that he likes the first option but noted that sometimes site plans bring about questions and concerns. He cautioned that staff be aware of any questions or concerns the Commission may have to ensure those are addressed prior to preliminary plat and avoid having to place that burden onto the applicant after they have gone through the expense of preliminary plat. He also agreed with the proposal related to variances. He asked why interim use permits would continue to go to Council as those seem to be pretty much approved. He stated that the timing of the Council and Commission meetings does not align well for items to appear on the first Council agenda for the month.

Deputy City Administrator Gladhill provided additional details on the staff deadline for the Council packet.

Chairperson Bauer asked if there would be enough time if the Commission meeting were moved to Tuesday night rather than Thursday.

Deputy City Administrator Gladhill stated that would depend upon how important it would be to have draft minutes from the meeting and provided additional details on the length of time for a meeting video to be posted in order for minutes to be provided.

Chairperson Bauer stated that perhaps the Commission meeting could be moved to the fourth Thursday of the month, which would allow for additional time to make the next Council meeting.

Deputy City Administrator Gladhill stated that staff could review a different date for the meeting but noted that he would need to review the other meeting schedules and whether it would even save time. He noted that it would all depend upon when the application is submitted due to the staff time necessary to review a request as well.

Commissioner VanScoy asked if staff were to approve a site plan, would it still come before the Commission for preliminary plat approval.

Deputy City Administrator Gladhill commented that preliminary plat and site plan review are different applications. He noted that the Commission does not always see a site plan review once a preliminary plat is approved and provided additional details on the review process. He noted that staff cannot grant a variance and therefore those requests would continue to come before the Commission. He stated that site plan is pretty cut and dry as to whether a request meets the City Code.

Commissioner Anderson stated that he could live with staff reviewing the commercial and industrial properties, noting that he reviews the buffering, building materials, road layout, public safety concerns for a site plan. He stated that if staff takes those issues into account and thinks about how the Commission thinks about those things, he could support staff reviewing those. He stated that he would still want the Commission to review residential and applications within The COR. He stated that he would also support speeding things up related to CUP process. He stated that he would be fine changing the date of the Commission meeting as well.

Deputy City Administrator Gladhill stated that public road design and infrastructure would always continue to be reviewed by the Commission unless it is a minor change. He confirmed that residential platting would continue to go through the regular review process. He stated that buffering is also included in the City Code and would have to be met. He stated that this process suggested would only apply to applications that meet all of the requirements of City Code and any deviations would need to go before the Commission.

Chairperson Bauer referenced an application that came in a few meetings prior for a site plan for a large commercial/industrial building and did not recall anything that was a major concern, noting that would have fallen under this new proposed process.

Deputy City Administrator Gladhill stated that there was some discussion related to buffering and screening of outdoor storage and staff could have come to the group for guidance. He stated that

project has not yet moved forward but perhaps if it does, it could be the first example to go through this process.

Commissioner Anderson referenced the case and believed that would be appropriate to follow this new process.

Commissioner VanScoy commented that changing the meeting date would be problematic for him as he is committed on Tuesdays and he has another commitment the first Monday of the month. He stated that any other Monday or Thursday would work.

Chairperson Bauer confirmed that the first Monday or third Thursday would not work for him.

Commissioner Gengler stated that she would support a pilot project to try out these alternative methods of approval. She stated that she would also support changing the meeting date.

Chairperson Bauer noted that staff could poll the Commission to determine which date would be a good fit. He noted that most IUP requests are pretty straightforward and asked for input from staff as to why that is not included.

Deputy City Administrator Gladhill replied that IUP's are unique in that they have an expiration date and is typically something not allowed by Code and therefore is something subjective that would continue to be reviewed by the Council and not included in the pilot project.

5. CONSENT AGENDA (Continued)

5.01: Approve the April 8, 2021 Planning Commission Meeting Minutes:

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to approve the consent agenda as presented.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Peters	aye
Commissioner VanScoy	aye
Commissioner Dunaway	aye
Commissioner Gengler	aye
Chairperson Bauer	aye

Motion Carried.

7. COMMISSION BUSINESS (Continued)

7.03: Review Request for Auto Repair at 6588 141st Avenue NW

Presentation

Senior Planner McGuire Brigl presented the Staff Report stating that the purpose of this case is to review a request from Kiryl Sachok for a zoning question related to 6588 141st Avenue NW. The site is zoned E-1 Employment District. Kiryl is looking to purchase the property for Auto Body Repair, Painting and Detailing. The vehicles are planned to be stored both inside and outside. They plan to use 51 percent of the building for repairs. They are currently not selling vehicles, but it is something they would like to consider in the future. Under the current code, auto repair and sales are allowed but only in a business incubator or multi-tenant building and no outside storage is allowed related to the use. Staff is requesting policy direction from the Commission on the proposed used.

Commission Business

Chairperson Bauer asked if one of the conditions could be a time limit on how long a single vehicle could be stored on the property. He recognized that there could be a delay in repairing a vehicle but would not want to see a vehicle stay for a long period of time.

Senior Planner McGuire Brigl confirmed that could be added.

Commissioner Gengler asked if the only zone that would allow for single tenant auto body repair would be along Highway 10.

Senior Planner McGuire Brigl confirmed that the commercial district along Highway 10 and a few locations along Highway 47.

Commissioner VanScoy asked what the applicant would want to do, whether it would be auto body repair or automotive repair in general.

Allison Kirilsachok spoke in representation of the applicant and explained that the business is labeled as an auto repair shop. She stated that they purchase vehicles through a third party to repair the damaged vehicles, detail them, paint them and then those vehicles are taken to a different site for sale. She stated that they do not sell from the shop but from another location. She stated that they also have clientele that find their business for repair and bring their own vehicle for repair. She stated that business is currently located in Blaine.

Chairperson Bauer asked the percentage of vehicles that are purchased for repair compared to the percentage of vehicles brought in for repair by owner.

Ms. Kirilaschok estimated that they have more vehicles brought in from clientele than through purchase. She estimated 40 percent of work is done through purchase and 60 percent from clientele bringing in their own vehicles.

Commissioner VanScoy stated that he drove by the proposed location and it appears it could work well. He asked what the applicant would intend to do to mitigate the visual impact of damaged vehicles.

Ms. Kirilaschok replied that they do have car covers that could be used for vehicles stored outdoors. She stated that they tend to stick with minor damaged vehicles as those take less time to repair. She stated that at the current location there are three vehicles outdoors and six or seven inside. She stated that the vehicles stored outdoors have already been repaired or are covered.

Commissioner VanScoy asked if the applicant would be open to using a fence for screening.

Ms. Kirilaschok stated that they would be open to a fence if that were to become a condition.

Commissioner Dunaway stated that his concern was with the number of vehicles that would be stored outdoors but that was answered by the applicant.

Commissioner Anderson stated that he has an issue with the E-1 district. He stated that this would be a request to change the Code and he does not prefer to change the Code to meet the request of one business. He stated that in the E-1 district this activity is only allowed in a multi-tenant building with no outdoor storage and he cannot support changing the Code in this manner. He stated that he would be more in favor of looking to add more commercial areas where this activity could occur. He stated that making these changes to the district would simply open up additional issues.

Senior Planner McGuire Brigl displayed a zoning map and identified the areas where this use is currently allowed.

Commissioner Gengler asked if this were to come forward as a case, would it be through CUP or a Code change for the entire district.

Senior Planner McGuire Brigl replied that the easiest way to do this would be a Code change to remove the multi-tenant requirement for this type of use. She noted that the outdoor storage could be addressed through a CUP.

Chairperson Bauer asked the rational that this activity occur in a multi-tenant building.

Senior Planner McGuire Brigl commented that she believed the thinking was to allow this use to begin in a smaller scale in a multi-tenant building which could grow into its own freestanding business. She displayed the related section of City Code for business incubator/multi-tenant facility. She stated that the section is very confusing and regardless of the action tonight, the language should be cleaned up.

Commissioner VanScoy stated that he does not ever recall an applicant coming forward to use anything in the E-1 district as a business incubator.

Senior Planner McGuire Brigl commented that there are a few larger buildings that rent out suites within the building and take advantage of this section of Code. She stated that the only other example would be in the business district where a business owner rents out individual units for vehicle sales. She stated that building has consistent turnover from tenants.

Commissioner VanScoy commented that the only concern he would have with this use is aesthetically and would support a revision of Code to allow this activity as long as outdoor storage is limited and screened appropriately.

Chairperson Bauer echoed the comments. He stated that if there have not been incubator businesses within the E-1 district, that section of the Code should be cleaned up. He stated that there are very industrial uses adjacent to this site but to the east the use is cleaner. He encouraged staff to work with the applicant and see if they can make it work. He agreed that screening would make this much more acceptable. He stated that access would also be easier for customers to bring their vehicles in for repair compared to the businesses located on Highway 10.

Ms. Kirilaschok replied that the business is currently renting and has never had any issues with the landlord. She stated that they would be open to conditions the Commission may place upon the request and would be happy to meet conditions for screening and car covers for outdoor storage.

Senior Planner McGuire Brigl confirmed the direction of the Commission for the E-1 district. She asked if the Commission would want staff to look into removing auto repair from the Highway 10 corridor to improve that aesthetic.

Chairperson Bauer commented that it is often difficult to enter and exit those businesses.

Commissioner Anderson commented that he would be opposed to adding new uses of those types but would be fine allowing the existing uses to continue operating as they are.

Chairperson Bauer stated that perhaps the Commission review adding that use to other zoning districts to remove it from Highway 10 as that is not an ideal location.

Commissioner VanScoy stated that he really does not see the need to eliminate that use, although he understands the issue of access. He stated that as Highway 10 is improved, that access would also improve. He noted that some of the businesses will have to move anyway as the Highway 10 improvements move forward and therefore did not see a need to remove that use from the district. He agreed that the Commission should review the possibility of expanding the districts in which the use is allowed, but with good control.

Commissioner Gengler agreed with the comments of Commissioner VanScoy that the Commission should review other areas where the use may be appropriate. She stated that she would be inclined to not have new auto repair businesses allowed on Highway 10.

Colton Brausen spoke in representation of the applicant and asked the timeline that the Commission would estimate, as his contract for the sale of the property would be contingent upon City approval.

Senior Planner McGuire Brigl commented that this would involve an ordinance change and CUP. She stated that this could be included on the June Commission meeting and if approved could go forward on the July Council meeting.

Mr. Brausen replied that the business would not be doing fluid changes and noted that the proper air exchange would be provided for the paint work.

8. COMMISSION / STAFF INPUT

Commissioner VanScoy commented that the recently completed recycling day held at ACE Solid Waste ran well and asked if staff has any comments on the event.

Senior Planner McGuire Brigl commented that City Planner Anderson commented that the event was successful and appreciated the staff members that assisted.

Commissioner VanScoy commented that the event was well organized and appreciated the ability to drop off a few items.

Senior Planner McGuire Brigl commented that the project on the north side of Bunker Lake industrial park submitted a formal application today and will come before the Commission in June, along with the case just discussed by the Commission. She provided a brief update on the status of other projects previously approved by the Commission including GiGi's Salon, O'Reilly's Auto Parts, and Storyteller Café. She also provided an update on ongoing residential development projects.

9. ADJOURNMENT

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to adjourn the meeting.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Anderson	aye
Commissioner Dunaway	aye
Commissioner Gengler	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion Carried.

The regular meeting of the Planning Commission adjourned at 8:09 p.m.

Respectfully submitted,

_____

Chloe McGuire Brigl
Senior Planner

ATTEST:

_____

JoAnn Shaw
Community Development Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission **6. 1.**

Meeting Date: 06/03/2021

By: Chris Anderson, Community Development

Information

Title:

PUBLIC HEARING: Consider Preliminary Plat and Variance for Williams Woods (Project No. 20-138); Case of Bill Boyum

Purpose/Background:

The City has received an application from Bill Boyum (the "Applicant") for a Preliminary Plat and Variance for a nine (9) lot subdivision involving six (6) total parcels all affiliated with 7363 175th Avenue NW (the "Subject Property"). The Planning Commission previously reviewed concept plans for the Subject Property in December, 2020 (this included a 9-lot configuration and a 19-lot configuration), and a formal Sketch Plan in April, 2021. Furthermore, the City Council reviewed the concept plans in January, 2021 with general support for the nine (9) lot concept.

Notification:

The City attempted to notify Property Owners, as reflected in the Anoka County Property Records, within 700 feet of the Subject Property of the request.

Observations/Alternatives:

General Background Information

The Subject Property is approximately ninety-four (94) acres in size. Aside from a roughly 160 foot stretch along 175th Ave, the Subject Property does not border any public roads. Thorn Lake and associated wetlands sit to the west, as does a public park (Caroline Acres Park) and a residential neighborhood with lot sizes ranging between about one (1) acre to two and a half (2.5) acres. North and east of the Subject Property are larger lot, residential properties (ranging from about 10 to 20 acres in size). The Preliminary Plat proposes a total of nine (9) lots, ranging in size from approximately 3.5 acres to just over 22 acres.

There have been multiple public meetings regarding proposed development of the Subject Property, as well as a public open house (dating back to 2018). Generally speaking, participants in those public meetings stated a desire for fewer lots of larger size rather than more lots. The current proposal appears to have taken those comments into consideration.

Zoning and Land Use

The Subject Property is zoned R-1 Residential (Rural Developing) as are all surrounding properties. This zoning designation requires lots to have a minimum lot size of 2.5 acres, a minimum lot width of 200 feet (100 feet if on a cul-de-sac bulb), and to be serviced with private utilities (septic system and well). The 2040 Comprehensive Plan guides the Subject Property and all surrounding parcels as Rural Developing, which a maximum density of one (1) unit per 2.5 acres. As proposed, the Preliminary Plat complies with both the bulk standards of the zoning district as well as the Comprehensive Plan.

Natural Resources Inventory and Tree Preservation

The City's Natural Resources Inventory (NRI) identifies multiple moderate quality natural areas within the Subject Property, including both Oak Forest and Dry Prairie. Due to the limited number of proposed lots, the project has the potential to minimize impacts to these natural areas. While there will be some disturbance, it appears that grading will be limited mostly to the public road and house pad locations. Due to the oaks present on the Subject Property, any clearing activities will need to occur outside of April 15 to July 15 due to concerns with potential introduction

of oak wilt to the area.

Due to the size of the Subject Property and the limited areas of site disturbance, the Applicant had proposed limiting the tree inventory to just those designated areas of potential impact. This approach seemed reasonable and was approved with the understanding that the project must still comply with the tree preservation standards in City Code (retaining at least thirty percent [30%] of the significant tree diameter at breast height [DBH] inches on site).

Based on the submitted Tree Inventory and Preservation Plan, approximately 64% of the existing significant tree Diameter at Breast Height (DBH) inches will be preserved. Again, this only includes the trees that were inventoried (only those that were in areas of proposed disturbance), there are many more trees on the Subject Property overall, meaning that an even greater percentage of tree inches are actually being preserved.

Wetlands and Floodplain
There are both wetlands and floodplain on the Subject Property. Approximately thirty (30) acres of the Subject Property contain either wetland and/or floodplain. The floodplain is designated as General Floodplain, meaning that there has not been detailed modeling done to determine Floodway and Flood Fringe boundaries. However, as long as there are no proposed buildings within the floodplain boundary, which there are not, additional modeling is not required. Staff is working with the MN DNR Floodplain staff to verify that the proposed driveways and public road are permissible (they do cross the floodplain boundary). The developer will likely need to provide documentation that neither would create a rise of more than 0.5 feet. Additionally, the developer will also need to provide documentation that no driveway, nor the public road, will be more than two (2) feet below the Regulatory Flood Protection Elevation.

A wetland delineation has been completed. The Preliminary Plat does include the required sixteen and a half foot (16.5') wetland setback; however, it appears that the drainage and utility easements need to be adjusted to encumber these areas. There will be some minimal impacts to wetlands on some lots (Lots 3-5), simply due to needing the driveways to access buildable locations on each of the lots, as well as the public road. Wetland mitigation will be necessary and will be reviewed and addressed by the Lower Rum River Watershed Management Organization (LRRWMO).

Landscaping
Each of the nine (9) lots have existing trees that will be located between the proposed house pads and the public street. Additionally, based on the amount of trees being preserved across the Subject Property, no additional plantings would be required.

Streets and Access
The project proposes a single public road off of 175th Avenue to provide access to the nine (9) lots. Originally, the proposed road width was twenty-eight (28) feet. However, based on feedback from Staff, Planning Commission, and City Council, the plans were revised to provide a thirty-two (32) foot wide paved road section. The road terminates in a cul-de-sac with a length of approximately 1,600 feet, a paved diameter of 100 feet, and a right-of-way diameter of 130 feet (the dimensions of the cul-de-sac bulb itself comply with City Code). City Code limits cul-de-sac length to no more than 600 feet. Thus, as proposed, a variance for the length is required.

City Code notes that the intent with development is to connect new roads to existing street stubs or, in the instance where land is undeveloped, to provide street stubs to facilitate future development. There are no existing stub roads that connect to the Subject Property. Abutting the northwest corner of the Subject Property is Caroline Acres Park, which is accessed from 178th Lane (a cul-de-sac). However, this is a dedicated park and while there is a process to undo that dedication, it time consuming and complex. Furthermore, during the Sketch Plan review, multiple property owners from that neighborhood opposed not only making that road connection but also eliminating the park. In addition, the northern portion of the park area is mostly wetland and the park only has forty (40) feet of frontage along the cul-de-sac. Thus, making this road connection would require at least partial acquisition of one of the two adjacent residential properties (to accommodate a right of way width of sixty-six [66] feet) and result in additional wetland impacts.

It could be possible to provide a corridor (in the form of an outlot deeded to the City, a permanent road easement, or

dedicated right of way) to the east, between Lots 8 & 9 and/or over the southern portion of the Lot 7. While this may provide a potential opportunity for future development to the east, due to existing wetlands, it still seems unlikely that a connection to another public road could occur. This is not included in the currently proposal.

There is a forty (40) acre parcel west of the Subject Property that is presently landlocked. That property owner has requested a sixty (60) foot wide corridor be reserved and extended to this parcel to eliminate the landlocked status. The southwestern portion of the Subject Property has a lot of wetland area, making any sort of future road connection to the west very challenging. It appears that the forty (40) acre parcel is entirely wetland and would not be considered as buildable land. The Preliminary Plat does not include the requested corridor.

Public Safety staff (Police, Fire, and Public Works) have reviewed the request. With the road width increased to thirty-two (32) feet, Public Works has indicated support for the proposed layout. Fire Staff has stated that their preference would be for a connection to an existing public street or a reduced cul-de-sac length; however, they have noted that with the increased road width (to 32 feet), this would be functional and workable. Police Staff do not support the project as proposed due to a single point of access and the length of the cul-de-sac.

Variance Request
As noted, the project proposes a cul-de-sac length of approximately 1,600 feet, which requires a variance. A three (3) factor test to determine practical difficulties must be considered when contemplating a variance:

1. **Reasonableness** - The project does appear reasonable as it is proposing nine (9) total lots over ninety-four (94) acres of land. There is only limited access to an existing public road (about 160 feet), which eliminates the opportunity to create a second access point without impacting wetland, putting a road through a dedicated park, and at least a partial acquisition of one of the adjacent, existing residential parcels.
2. **Uniqueness** - There are unique conditions applicable to the Subject Property. There is limited existing road frontage to access the Subject Property. The project is attempting to minimize impacts to existing natural site conditions (wetlands, flood plain, tree cover). Adding additional roadway to create a 'loop' would increase impacts to wetlands and tree cover while still not creating a second access point. Connecting to 178th Lane is not feasible as outlined above in #1.
3. **Essential Character** - The proposed subdivision would not alter the essential character of the neighborhood. In fact, the project includes far fewer lots than would be allowed by City Code. The current configuration has the least impact to existing site conditions and includes lot sizes more compatible with surrounding properties.

Alternatives

Variance
Alternative 1: Motion to adopt Resolution #21-155 granting a variance to cul-de-sac length. While the length of the proposed cul-de-sac more than doubles what City Code allows, the project is only proposing nine (9) lots when, based on the acreage, more than thirty (30) would be possible. This layout minimizes impacts to wetlands and tree cover, avoids impacting an existing park, and eliminates the need to potentially acquire a portion of another existing, residential lot to make a connection to 178th Lane NW.

Alternative 2: Motion to deny the variance. It appears that this project does meet the 'practical difficulties' statutory standards. Based on existing conditions on the Subject Property and surrounding areas, it does appear that the proposal is reasonable, that there are unique conditions, and that it would not alter the essential character of the locality. If the Planning Commission does not support the variance, Findings of Fact should be developed to document the denial. Furthermore, this would require modifications to the preliminary plat, which would then need to be reconsidered by the Planning Commission.

Preliminary Plat

Alternative 1 (*Assuming the variance is approved*): Motion to recommend City Council adopt Resolution #21-156 granting approval of the Preliminary Plat for Williams Woods. Approval of Preliminary Plat grants entitlement to the project as long as the Final Plat substantially matches the Preliminary Plat. The with the exception of the cul-de-sac length, the proposed project complies with all bulk standards for the R-1 Residential (Rural Developing) District.

Alternative 2 (*Assuming the variance is approved*): Motion to recommend City Council adopt Resolution #21-156 granting approval of the Preliminary Plat for Williams Woods with the following modifications: Provide a 66 foot wide corridor to the 40-acre parcel to the west to ensure potential future access and/or provide a 66 foot wide corridor to the abutting property to the east, both with the requisite area for a cul-de-sac bulb. While Staff does not necessarily oppose this action, due to wetlands and existing residential homes, neither would likely result in a second access point to this neighborhood.

Alternative 3 (*Assuming the variance is denied*): Motion to recommend City Council deny the Preliminary Plat. If the variance is not approved, the Preliminary Plat, as proposed, could not be approved either. This would require modifying the Preliminary Plat with a compliant cul-de-sac, which would then required another Public Hearing and review by the Planning Commission. The proposed subdivision appears to address comments that the public have made (dating back to 2018 and as recently as April, 2021) regarding number of lots and minimizing impacts to natural resources.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

Recommendation:

Based on discussion/Planning Commission Action on Variance. Previous Council Direction recommends approval of both the Variance and the Preliminary Plat.

Please note that Staff's Recommendation includes revising the proposed Street Name to match the Public Safety Grid for Anoka County.

Action:

Motion to adopt Resolution #21-155 granting a Variance to cul-de-sac length.

-and-

Motion to recommend City Council adopt Resolution #21-156 approving the Preliminary Plat for Williams Woods.

Attachments

Site Location Map
Civil Engineering Plan Set
Landscape Plan Set
Department Review Status as of May 28, 2021
Changemarks as of May 28, 2021
Planning Commission Meeting Minutes Dated December 3, 2020
City Council Meeting Minutes Dated January 12, 2021
Adopted Resolution #21-018 Supporting 9-Lot Subdivision
Planning Commission Meeting Minutes Dated April 8, 2021
Comment from Adjacent Property Owner Requesting 60 Reservation of 60 Foot Corridor
Comments from Police Chief Dated April 8, 2021
Resolution #21-155: Variance
Resolution #21-156: Preliminary Plat

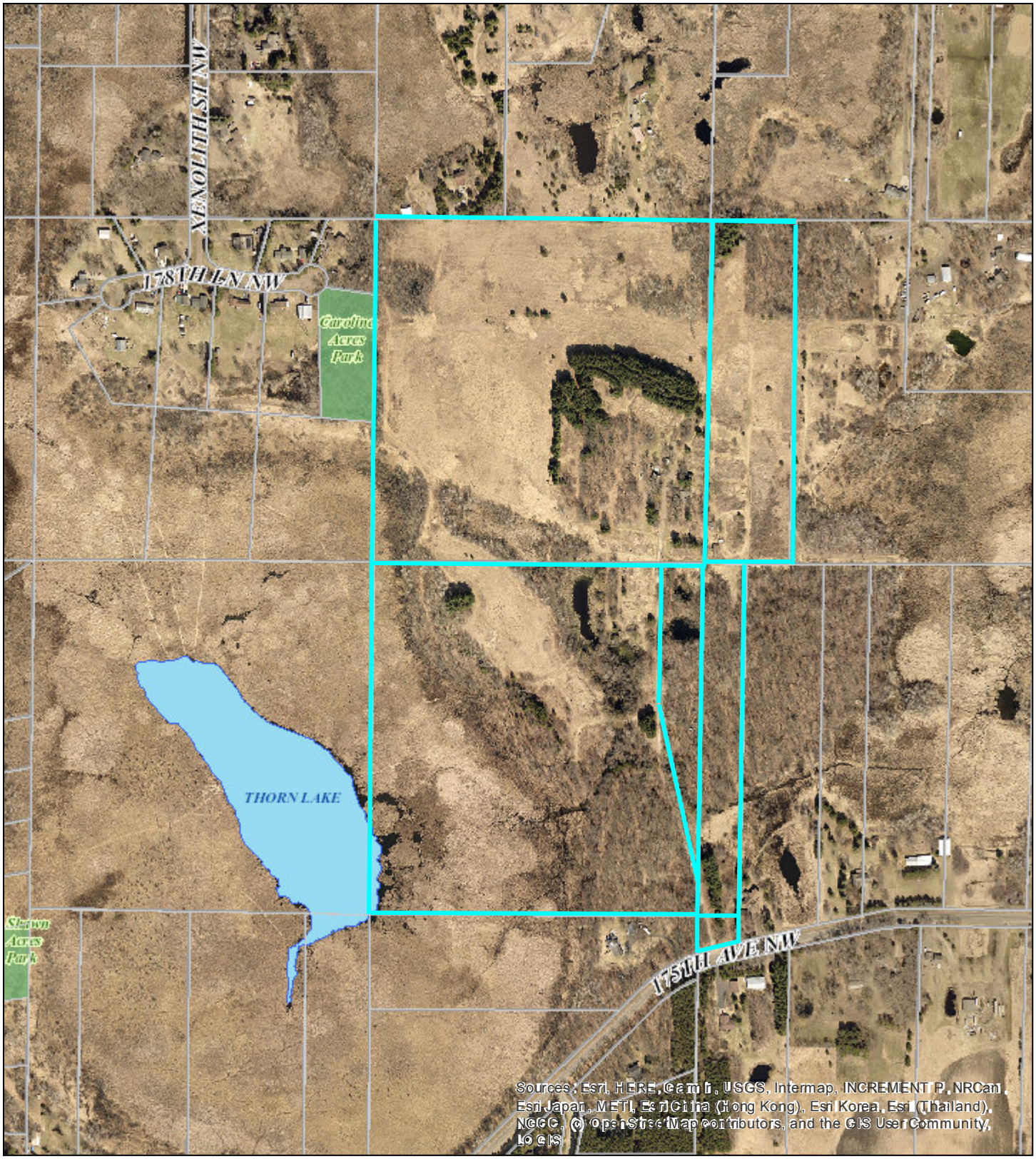
Form Review

Inbox	Reviewed By	Date

Tim Gladhill	Tim Gladhill	05/28/2021 08:42 AM
Chris Anderson (Originator)	Chris Anderson	05/28/2021 09:05 AM
Tim Gladhill	Tim Gladhill	05/28/2021 09:08 AM

Form Started By: Chris Anderson Started On: 05/21/2021 10:33 AM

Final Approval Date: 05/28/2021



City of RAMSEY

Williams Woods Preliminary Plat

Legend

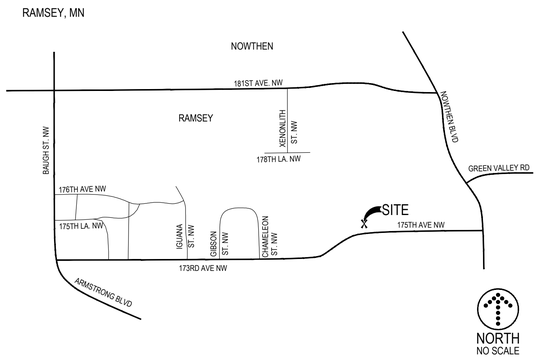
- Site
- Parcels

N

November 20th, 2020

0 0.175 0.35 mi

AREA LOCATION MAP



WILLIAMS WOODS

RAMSEY, MINNESOTA

DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY

City of RAMSEY

PROJECT

WILLIAMS WOODS
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

ABBREVIATIONS

D	Angle	LB.	Pound
&	And	LGU	Local Government Unit
@	At	LB.	Pound
100 YR.	100 Year Flood Elevation	LB.	Longitudinal
A.B.	Anchor Bolt	LT.	Light / Lighting
A.D.	Area Drain	MAINT.	Maintenance
A/C	Air Conditioning Unit	MAS.	Masonry
ADD.	Addendum	MATL.	Material
ADDL.	Additional	MAX.	Maximum
ADJ.	Adjacent / Adjust	MECH	Mechanical
AHU	Air Handling Unit	MED.	Medium
ALT.	Alternate	MFR.	Manufacturer
ALUM.	Aluminum	MH	Manhole
ANOD.	Anodized	MIN.	Minimum / Minute
APPROX.	Approximate	MISC.	Miscellaneous
ARCH	Architect / Architectural	MNDOT	Minnesota Department Of Transportation
AUTO.	Automatic	MOD.	Module / Modular
AVG.	Average	MUL.	Mullion
B.C.	Back of Curb	N.	North
B/W	Bottom of Wall	N.I.C.	Not In Contract
BFE	Basement Floor Elevation	NO. OR #	Number
BIT	Bituminous (Asphaltic)	NOM	Nominal
BLDG	Building	NTS	Not to Scale
BM	Benchmark	NWE	Normal Water Elevation
BSMT.	Basement	NWL	Normal Water Level
C.F.	Cubic Feet	O.F.	On Center
C.F.S.	Cubic Feet Per Second	O.G.	Outside Dimension
C.G.	Corner Guard	O.H.	Overhead Electric
C.J.	Control Joint	OH.	Overhead
C.L.	Centerline	OHWL	Ordinary High Water Level
C.M.U.	Concrete Masonry Unit	OPNG.	Opening
C.O.	Cleanout	ORIG.	Original
C.O.E.	U.S. Army Corps Of Engineers	P.C.	Point of Curvature
C.Y.	Cubic Yards	P.I.	Point of Intersection
CB	Catch Basin	PIV	Post Indicator Valve
CBMH	Catch Basin Manhole	P.L. OR P/L	Property Line
CEM.	Cement	P.O.B.	Point of Beginning
CIP	Cast Iron Pipe	P.S.F.	Pounds Per Square Foot
CMP	Corrugated Metal Pipe	P.S.I.	Pounds Per Square Inch
CONC.	Concrete (Portland)	P.T.	Point of Tangency
CONN.	Connection	P.V.C.	Point of Vertical Curvature
CONST.	Construction	P.V.I.	Point of Vertical Intersection
CONT.	Continuous	P.V.T.	Point of Vertical Tangency
CONTR.	Contractor	PE	Polyethylene
COP	Copper	PED.	Pedestal / Pedestrian
CU.	Cubic	PERF.	Perforated
D.S.	Down Spout	PREP.	Preparation
DEG.	Degree	PROJ.	Project
DEMO.	Demolition / Demolish	PROP.	Proposed
DEPT.	Department	PVC	Poly-Vinyl-Chloride (Piping)
DET.	Detail	PVMT.	Pavement
DIA.	Diameter	QTR.	Quarter
DIAG.	Diagonal	QTY.	Quantity
DIM.	Dimension	R	Radius
DIP	Ductile Iron Pipe	RAD.	Radius
DN	Down	RE	Rim Elevation (Casting)
DWG.	Drawing	R.D.	Roof Drain
E.	East	R.E.	Remove Existing
E.J.	Expansion Joint	R.O.	Rough Opening
E.O.	Emergency Overflow	R.P.	Radius Point
E.O.S.	Emergency Overflow Swale	RC	Reinforced Concrete Pipe
E.W.	Each Way	R.S.	Rough Slab
EA	Each EL. Elevation	RSD	Roof Storm Drain
ELEC.	Electrical	RE.	Regarding
ELEV.	Elevation	REINF.	Reinforced
EMER.	Emergency	REQ'D	Required
ENGR.	Engineer	REV	Revision / Revised
ENTR.	Entrance	RGU	Regulatory Government Unit
EQ.	Equal	ROW OR R/W	Right of Way
EQUIP.	Equipment	S.	South
EQUIV.	Equivalent	S.F.	Square Feet
EXIST.	Existing	SAN.	Sanitary Sewer
EXP.	Expansion	SECT.	Section
F & I	Furnish and Install	SE	Split Entry /Side Exit
F.B.O.	Furnished by Others	SEWO	Split Entry Walk Out /Side Exit Walk Out
F.C.	Face of Curb	SHT.	Sheet
F.D.	Floor Drain	SIM.	Similar
F.D.C.	Fire Department Connection	SLNT.	Sealant
F.V.	Field Verify	SPEC.	Specification
FB	Full Basement	SQ.	Square
FBWO	Full Basement Walk Out	SSD	Subsurface drain
FBLO	Full Basement Look Out	STMH	Storm Sewer Manhole
FDN.	Foundation	STD.	Standard
FES	Flared End Section	STRUCT.	Structural
FFE	Finished Floor Elevation	SYM.	Symmetrical
FLR.	Floor	T	Thickness
FT. OR (')	Foot	T/R	Top of Rim
FUT.	Future	T/W	Top of Wall
G.B.	Grade Break	TEMP.	Temporary
G.C.	General Contractor	THK.	Thick / Thickness
GAL.	Gallon	T.J.	Tooled Joint
GALV.	Galvanized	TNH	Top Nut Hydrant
GFE	Garage Floor Elevation	TYP.	Typical
GL.	Glass	U.N.O.	Unless Noted Otherwise
GR.	Grade	V.B.	Vapor Barrier
H.	Height	V.C.	Vertical Curve
H.P.	High Point	V.I.F.	Verify In Field
HDPEP	High Density Polyethylene Pipe	VER.	Verify
HGT.	Height	VER.	Vertical
HORIZ.	Horizontal	VEST.	Vestibule
HVAC	Heating, Ventilation, Air Conditioning	W	Width
HYD	Hydrant	W.P.T.	Working Point
I.D.	Inside Dimension OR Identification	W.W.F.	Welded Wire Fabric
I.E. or IE	Invert Elevation	W/	With
IN. OR (")	Inches	W/O	Without
INFO.	Information	WO	Walk Out
INL.	Inlet Elevation	VER.	Wetland
INSUL.	Insulation	WP	Waterproof
INV.	Invert Elevation	WETL.	Weight
JT.	Joint	YD.	Yard
L.F.	Linear Feet	YR.	Year
L.P.	Low Point / Liquid Petroleum		

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
120	MAJOR CONTOUR	120	MAJOR CONTOUR
123	MINOR CONTOUR	123	MINOR CONTOUR
234.5	SPOT ELEVATION	123.45	SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVERHANG		CANOPY/OVERHANG
	CONCRETE		UNDERGROUND STRUCTURE
	BITUMINOUS		CONCRETE
	LANDSCAPING		CONCRETE CURB
	GRAVEL	BIT. EDGE HEIGHT, TYPE	EDGE OF PAVEMENT
	PAVING BLOCK		FENCING
	PAVING BLOCK		GUARD RAIL
			CONCRETE RETAINING WALL
12"STS >>	STORM SEWER LINE		MODULAR RETAINING WALL
8"SAN >	SANITARY SEWER LINE		FIELDSTONE RETAINING WALL
6"WTR	WATER MAIN		EXIT LOCATION
OE	OVERHEAD ELECTRIC		LIGHT STANDARD
UT	UNDERGROUND TELEPHONE	Ø	POWER POLE
FO	UNDERGROUND FIBER OPTIC	1.00%	SLOPE DIRECTION
UE	UNDERGROUND ELECTRIC		CATCH BASIN
G	GAS LINE		MANHOLE
	CONCRETE CURB		BOLLARD
X HEIGHT, TYPE X	FENCING	STS >> FES CMP RIPRAP	STORM SEWER
	RETAINING WALL	SAN >	SANITARY SEWER-WASTE
	SET 1/2" X 14" IRON PIPE	FM >	FORCE MAIN
	IRON MONUMENT FOUND	RD >>	ROOF DRAIN SYSTEM
	SURVEY DISK (BENCHMARK)	GATE VALVE WTR HYD	WATERMAIN
	POWERPOLE	FIRE	FIRE LINE (IF SEPARATE)
	GUY WIRE	BLDG.	FIRE DEPT. CONNECTION
	GUARD POST	C.O. X"SSD	SOIL SUBDRAIN
GM	GAS METER	GAS	GAS LINE-UNDERGROUND
	TRANSFORMER	ELEC	ELECTRIC-UNDERGROUND
	WATER SHUT-OFF VALVE	TELE	TELEPHONE-UNDERGROUND
	TRAFFIC SIGN	CATV	UNDERGROUND CABLE/TV
	FLAG POLE	LSS	LAWN SPRINKLER SLEEVE
LT	LIGHT POLE		
	TREES		
	TREE LINE		
	MANHOLE		
	CATCH BASIN		
	FIRE HYDRANT		
	WATER VALVE		
	FLARED END SECTION		
MB	MAILBOX		
1	NOTE NUMBER		
(M)	MEASURED DISTANCE		
(P)	DISTANCE PER RECORDED PLAT		
B-X	SOIL BORING		

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SILT FENCE
	COMPOST/BIO LOG
	INLET PROTECTION
	EROSION CONTROL BLANKET

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
3	NOTE REFERENCE
12	PARKING STALL COUNT
C7.3 / 1	LARGE SHEET DETAIL
C21	COORDINATE POINT
1	REVISION - ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

LEGAL DESCRIPTION

LEGAL DESCRIPTION

THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25, ANOKA COUNTY, MINNESOTA, EXCEPTING THEREFROM THE EAST 15 ACRES OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER.

AND

THAT PART OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25, ANOKA COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, THENCE WEST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER 162.5 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER 536 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, WHICH SAID POINT IS 120 FEET NORTH OF THE SOUTHEAST CORNER AS MEASURED ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER; THENCE NORTH ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER TO THE POINT OF BEGINNING.

AND

THE NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25 EXCEPTING THEREFROM THE FOLLOWING LEGALLY DESCRIBED PROPERTY: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER, THENCE WEST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER 162.5 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER 536 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE EAST LINE OF NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER, WHICH SAID POINT IS 120 FEET NORTH OF THE SOUTHEAST CORNER AS MEASURED ALONG THE EAST LINE OF NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER; THENCE NORTH ALONG EAST LINE OF NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER TO THE POINT OF BEGINNING, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF AND SITUATE IN ANOKA COUNTY, MINNESOTA.

AND

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF AND SITUATE IN ANOKA COUNTY, MINNESOTA.

AND

THE WEST 330 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25, AS MEASURED ALONG THE NORTH LINE THEREOF, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF AND SITUATE IN ANOKA COUNTY, MINNESOTA.

AND

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING WEST OF THE EAST 15 ACRES OF THE WEST HALF THEREOF, AND THAT LIES NORTH OF THE COUNTY ROAD NOW LAID OUT AND TRAVELLED IN AN EASTERLY AND WESTERLY DIRECTION ACROSS SAID LAND, ALL IN SECTION 4, TOWNSHIP 32, RANGE 25, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF AND SITUATE IN ANOKA COUNTY, MINNESOTA.

ABSTRACT PROPERTY

BENCHMARK

SPIKE IN POWER POLE,
WEST OF INTERSECTION OF 175TH AVE. NW AND BOYUM ROAD (ENTRANCE OF SUBJECT PROPERTY).
POWER POLE IS 25 FT. ± NORTH OF THE SUBJECT PROPERTY CORNER.
ELEVATION = 907.863

OWNER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075
CONTACT: BILL BOYUM

PROJECT CONTACTS

CIVIL ENGINEER
LANDFORM
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
CONTACT: JOE BAILEY

SURVEYOR
LANDFORM
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
CONTACT: LARRY HUHN

LANDSCAPE ARCHITECT
LANDFORM
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
CONTACT: JOSH POPEHN

CIVIL / LANDSCAPE SHEET INDEX & REVISION MATRIX

SHEETS ISSUED BY DATE		05.06.2021
SHEET NO.	DESCRIPTION	
C0.1	CIVIL & LANDSCAPE TITLE SHEET	X
C0.2	PRELIMINARY PLAT	X
C1.1	EXISTING CONDITIONS	X
C1.2	DEMOLITION	X
C2.1	SITE PLAN	X
C3.0	GRADING, DRAINAGE & EROSION CONTROL	X
C3.1	GRADING, DRAINAGE & EROSION CONTROL & UTILITIES	X
C3.2	GRADING, DRAINAGE & EROSION CONTROL	X
C3.3	GRADING, DRAINAGE & EROSION CONTROL	X
C3.4	GRADING, DRAINAGE & EROSION CONTROL	X
C3.5	SWPPP NOTES	X
C7.1	CIVIL CONSTRUCTION DETAILS	X
L1.1	TREE PRESERVATION PLAN - OVERALL	X
L1.2	TREE PRESERVATION PLAN - ENLARGED	X
L1.3	TREE PRESERVATION PLAN - ENLARGED	X
L1.4	TREE PRESERVATION PLAN - ENLARGED	X
L1.5	TREE PRESERVATION PLAN - ENLARGED	X
L1.6	TREE PRESERVATION PLAN - ENLARGED	X
L1.7	TREE PRESERVATION PLAN - ENLARGED	X
L1.8	TREE PRESERVATION PLAN - ENLARGED	X
L1.9	TREE PRESERVATION TABLES	X
L1.10	TREE PRESERVATION TABLES	X

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT SUBMITTAL
05.06.2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

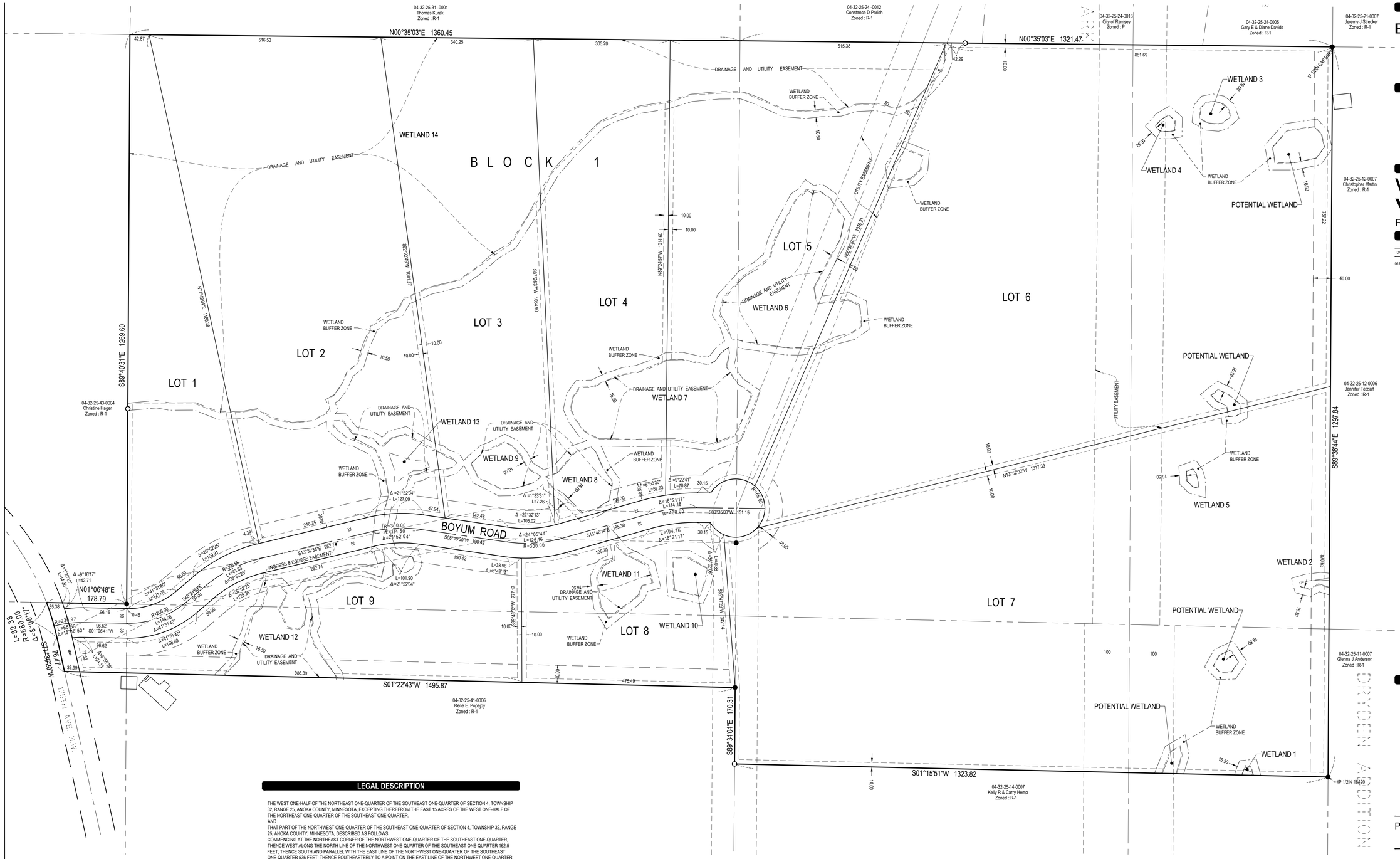
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

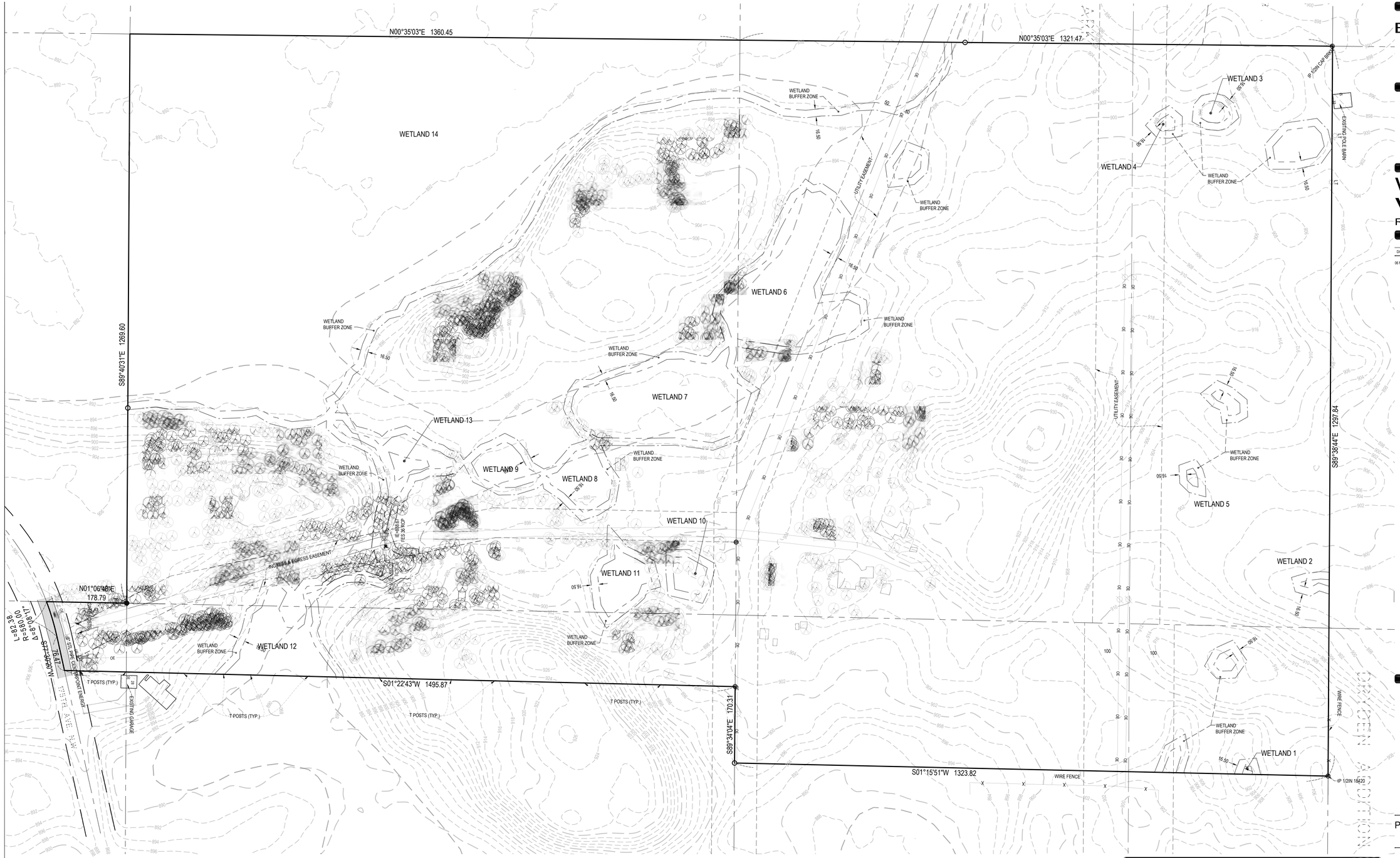
FILE NAME	C001ZZZ543.dwg
PROJECT NO.	ZZZ20543

CIVIL & LANDSCAPE TITLE SHEET
C0.1

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.

© LANDFORM 2021


04-32-25-31 -0001
Thomas Kurak
Zoned : R-1
04-32-25-24 -0012
Constance D Parish
Zoned : R-1
04-32-25-24-0013
City of Ramsey
Zoned : P
04-32-25-24-0005
Gary E & Diane Davids
Zoned : R-1
04-32-25-21-0007
Jeremy J Strecker
Zoned : R-1
N00°35'03"E 1360.45
N00°35'03"E 1321.47
516.53
340.25
305.20
615.38
42.87
42.29
861.69
DRAINAGE AND UTILITY EASEMENT
WETLAND BUFFER ZONE
WETLAND 14
WETLAND 3
WETLAND 4
POTENTIAL WETLAND
B L O C K 1
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
WETLAND 6
WETLAND 7
WETLAND 8
WETLAND 9
WETLAND 10
WETLAND 11
WETLAND 12
WETLAND 13
WETLAND 5
WETLAND 2
WETLAND 1
UTILITY EASEMENT
S89°40'31"E 1269.60
N17°40'04"E 160.38
S27°36'47"W 76.47
S89°38'44"E 1297.84
S89°34'04"E 170.31
S01°22'43"W 1495.87
S01°15'51"W 1323.82
N13°52'02"W 1317.39
BOYUM ROAD
INGRESS & EGRESS EASEMENT
S13°32'34"E 252.74
S08°19'30"W 190.42
S15°46'14"E 195.30
S00°39'03"W 151.15
N01°06'48"E 178.79
S89°38'08"W 282.36
S89°46'52"W 277.17
S89°45'22"W 1051.57
S89°35'21"W 1064.90
N89°45'22"E 1051.57
N89°35'21"E 1064.90
S89°46'52"E 1052.21
S89°57'17"W 1321.14
04-32-25-43-0004
Christine Hager
Zoned : R-1
04-32-25-41-0006
Rene E. Popejoy
Zoned : R-1
04-32-25-12-0007
Christopher Martin
Zoned : R-1
04-32-25-12-0006
Jennifer Telzlaff
Zoned : R-1
04-32-25-11-0007
Glenna J Anderson
Zoned : R-1
04-32-25-14-0007
Kelly R & Carry Hemp
Zoned : R-1
IP 1/2IN CAP
IP 1/2IN 18420
752.22
986.39
475.49
42.87
33.99
35.38
96.16
96.62
248.35
142.48
190.42
47.94
4.39
0.46
R=300.00
L=174.50
Δ=21°52'04"
R=400.00
L=114.18
Δ=16°21'17"
R=350.00
L=156.16
Δ=25°33'25"
R=306.66
L=143.83
Δ=26°52'25"
R=275.00
L=128.96
Δ=24°05'44"
R=300.00
L=126.14
Δ=24°05'44"
R=300.00
L=101.90
Δ=21°52'04"
L=38.96
Δ=6°42'13"
L=104.76
Δ=16°21'17"
R=400.00
L=70.87
Δ=9°22'41"
R=430.00
L=52.73
Δ=6°58'36"
R=430.00
L=7.26
Δ=1°33'31"
R=265.00
L=105.02
Δ=22°32'13"
R=265.00
L=42.71
Δ=9°16'17"
R=265.00
L=121.08
Δ=26°10'40"
R=265.00
L=169.88
Δ=36°43'39"
R=265.00
L=109.31
Δ=23°37'05"
R=265.00
L=71.62
Δ=15°28'39"
R=265.00
L=41.11
Δ=8°53'41"
R=265.00
L=23.97
Δ=5°10'53"
R=265.00
L=16.63
Δ=3°35'53"
R=265.00
L=74.96
Δ=16°12'53"
R=265.00
L=21.21
Δ=4°35'29"
R=265.00
L=21.21
Δ=4°35'29"
R=265.00
L=21.21
Δ=4°35'29



LEGAL DESCRIPTION

LEGAL DESCRIPTION

THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25, ANOKA COUNTY, MINNESOTA, EXCEPTING THEREFROM THE EAST 15 ACRES OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER.

AND

THAT PART OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25, ANOKA COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, THENCE WEST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER 162.5 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER 536 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, WHICH SAID POINT IS 120 FEET NORTH OF THE SOUTHEAST CORNER AS MEASURED ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER; THENCE NORTH ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER TO THE POINT OF BEGINNING.

AND

THE NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25 EXCEPTING THEREFROM THE FOLLOWING LEGALLY DESCRIBED PROPERTY: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER, THENCE WEST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER 162.5 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER 536 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE EAST LINE OF NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER, WHICH SAID POINT IS 120 FEET NORTH OF THE SOUTHEAST CORNER AS MEASURED ALONG THE EAST LINE OF NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER; THENCE NORTH ALONG EAST LINE OF NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER TO THE POINT OF BEGINNING, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF AND SITUATE IN ANOKA COUNTY, MINNESOTA.

AND

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF AND SITUATE IN ANOKA COUNTY, MINNESOTA.

AND

THE WEST 330 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25, AS MEASURED ALONG THE NORTH LINE THEREOF, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF AND SITUATE IN ANOKA COUNTY, MINNESOTA.

AND

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING WEST OF THE EAST 15 ACRES OF THE WEST HALF THEREOF, AND THAT LIES NORTH OF THE COUNTY ROAD NOW LAID OUT AND TRAVELLED IN AN EASTERLY AND WESTERLY DIRECTION ACROSS SAID LAND, ALL IN SECTION 4, TOWNSHIP 32, RANGE 25, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF AND SITUATE IN ANOKA COUNTY, MINNESOTA.

ABSTRACT PROPERTY

AREA SUMMARY

Property Area - 4,113,235 Sq. Ft. = 94.42 Ac.

EXISTING CONDITIONS

1. Background information shown is from survey by Landform, Minneapolis, MN, on February, 21, 2021, expressly for this project; City of Ramsey, MN record drawings; and utility service providers. Landform offers no warranty, expressed or written, for information provided by others. Existing project conditions shall be verified prior to beginning construction. Errors, inconsistencies, or omissions discovered shall be reported to the Engineer / Owner IMMEDIATELY.
2. Geotechnical borings are scheduled and will be provided to the City once obtained.

Know what's Below. Call before you dig.

NORTH

0 100 200

DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY

City of RAMSEY

PROJECT

WILLIAMS WOODS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT SUBMITTAL
05.06.2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C101ZZZ543.dwg

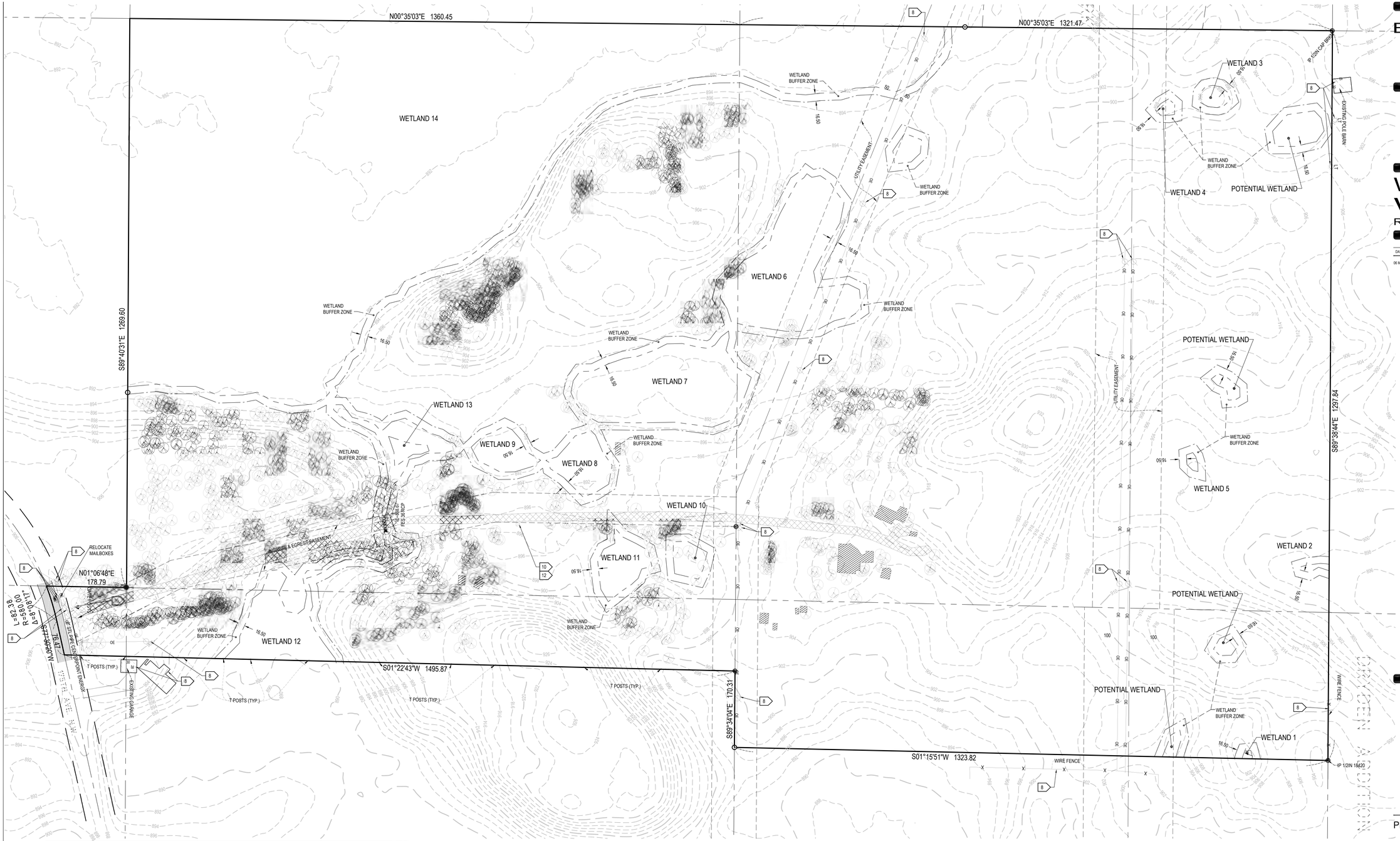
PROJECT NO. ZZZ20543

EXISTING CONDITIONS

C1.1

© LANDFORM 2021

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC



GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

DEMOLITION AND CLEARING NOTES

2. Obtain permits for demolition, clearing, and disposal prior to beginning.
3. Contact utility service providers for field location of services 72 hours prior to beginning demolition and clearing.
4. See Sheet C3.1 - C3.4 for erosion prevention and sediment control measures that must be in place prior to disturbances to site.
5. Dimensions shown for removal are approximate. Coordinate with new construction to ensure appropriate removal of existing facilities.
6. Complete demolition with minimal disruption of traffic. Coordinate lane closures with the regulatory authority and provide advance notification to affected emergency response providers.
7. Provide barricades, lights, signs, traffic control, and other measures necessary for protection and safety of the public and maintain throughout construction.
8. Protect structures, utilities, trees, plant material, sod, and adjacent property from damage during construction unless noted for removal. Damage shall be repaired to equal or better condition at no additional cost.
9. Refer to sheets L1.1 - L1.3 for tree demolition and preservation.
10. Remove existing site features including, but not limited to, underground utilities, paving, curbing, walkways, fencing, retaining walls, screen walls, aprons, lighting, related foundations, signage, bollards, landscaping, and stairways within the construction limits unless noted otherwise.
11. Haul demolition debris off-site to a facility approved by regulatory authorities for the handling of demolition debris, unless noted otherwise.
12. Coordinate removal, relocation, termination, and re-use of existing private utility services and appurtenances with the utility companies. Restore electric handholes, pullboxes, powerpoles, guylines, and structures disturbed by construction in accordance with utility owner requirements.

SITE SYMBOLS/LEGEND

EXISTING	DESCRIPTION	EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
	BUILDING	UE	UNDERGROUND ELECTRIC	GM	GAS METER
	BITUMINOUS SURFACE	OE	OVERHEAD ELECTRIC	GV	GAS VALVE
	WETLAND	FO	UNDERGROUND FIBER OPTIC		GUARD POST
X	FENCING	UTV	UNDERGROUND CABLE TV	MB	MAILBOX
	STORM SEWER		MANHOLE		TRAFFIC SIGN
	SANITARY SEWER		CATCH BASIN		1/2" x 14" IRON PIPE MONUMENT WITH PLASTIC CAP #48176 SET
	WATER MAIN		FLARED END SECTION		
G	UNDERGROUND GAS MAIN		GUY WIRE		CAST IRON MONUMENT FOUND
UT	UNDERGROUND TELEPHONE		POWERPOLE		IRON MONUMENT FOUND
OT	OVERHEAD TELEPHONE	T	TRANSFORMER		TREES
		UB	UTILITY BOX (TV, TEL, ELEC)	B-X	SOIL BORING
		EM	ELECTRIC METER		

LEGEND

:Structure and / or Pavement Removal

XXXXXXXXXXXXXXXXXX :Utility Line Removal

:Gravel Driveway Removal

Know what's **Below.** **Call** before you dig.

NORTH

0 100 200

DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY

City of RAMSEY

PROJECT

WILLIAMS WOODS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT SUBMITTAL
05.06.2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C102ZZZ543.dwg

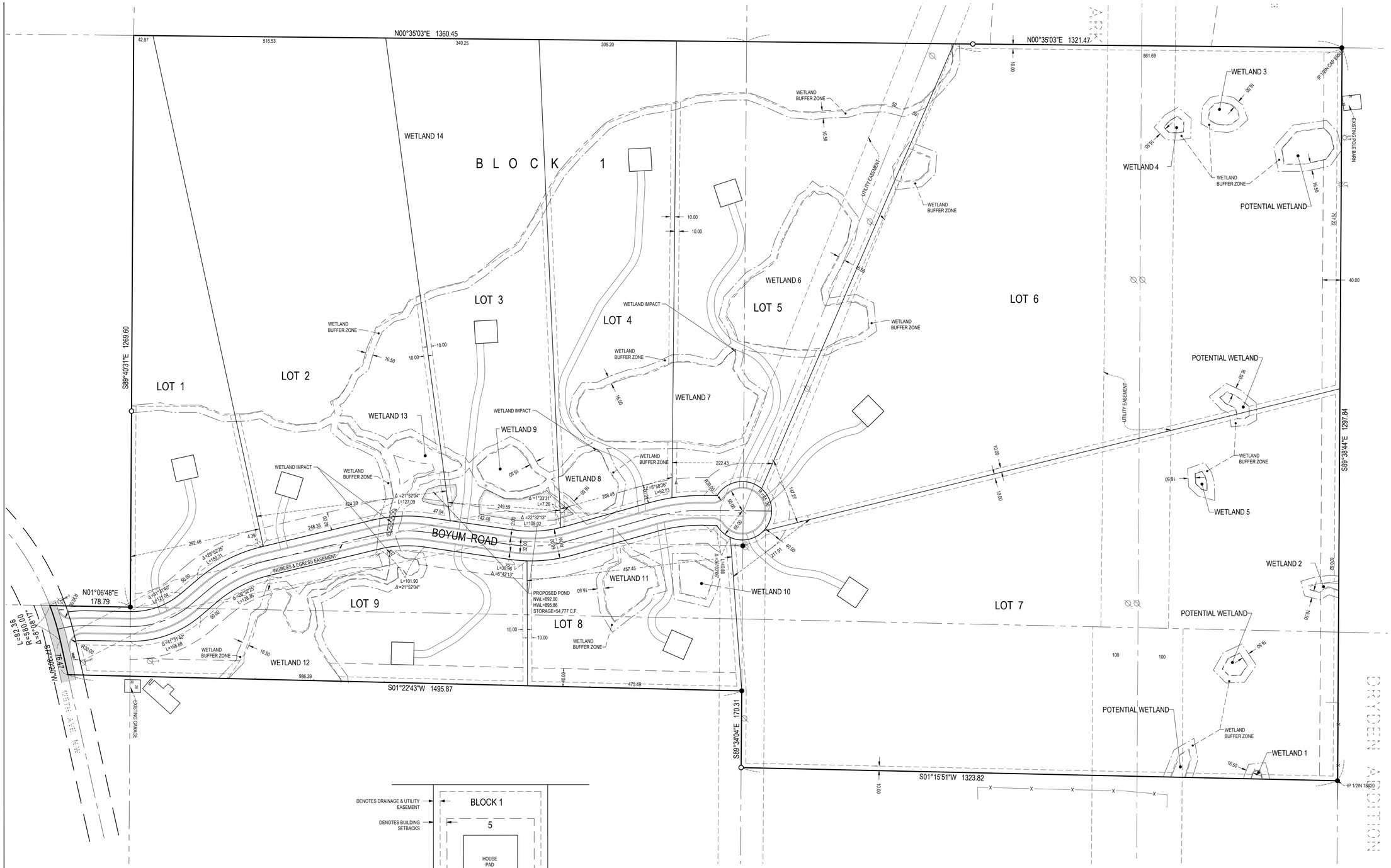
PROJECT NO. ZZZ20543

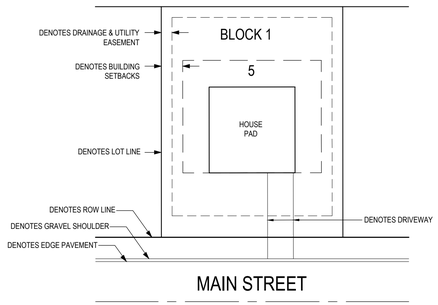
DEMOLITION

C1.2

© LANDFORM 2021

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.





1 **TYPICAL LOT DETAIL**

NO SCALE

GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

SITE PLAN NOTES

2. Obtain all necessary permits for construction within, or use of, public right-of-way.
3. The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.
4. Demensions shown are to edge of bituminous and exterior face of building unless noted otherwise.

ZONING AND SETBACK SUMMARY

Existing Zoning - Rural Developing (Outside MUSA)

Building Setback Information is as follows:
Front - 40 ft.
Rear - 40 ft.
Side (Interior) - 10 ft.
Side (Street) - 40 ft.
Minimum Lot Area - 2.5 Acres
Minimum Lot Width - 200 ft., or 100 ft. on cul-de-sac
Minimum Lot Depth - Residential lots shall have a lot depth of not less than 100 ft. for a continuous width of 60 ft., exclusive of any wetland, wetland setback area, floodway or steep space.

AREA SUMMARY

Total Site Area: 4,113,235 SF. = 94.42 AC.
Wetland Area: 1,102,105 S.F. = 25.31 AC.
Upland Area: 3,011,130 SF. = 69.13 Ac.
Total Single Family Lots = 9
Net Density = 0.13 Units/Acre

WETLAND IMPACT

Wetland Impact: 794 s.f.
Denotes Area of Wetland Impact

Know what's Below. Call before you dig.

NORTH

0 100 200

DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY

City of RAMSEY

PROJECT

WILLIAMS WOODS
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT SUBMITTAL
05.06.2021

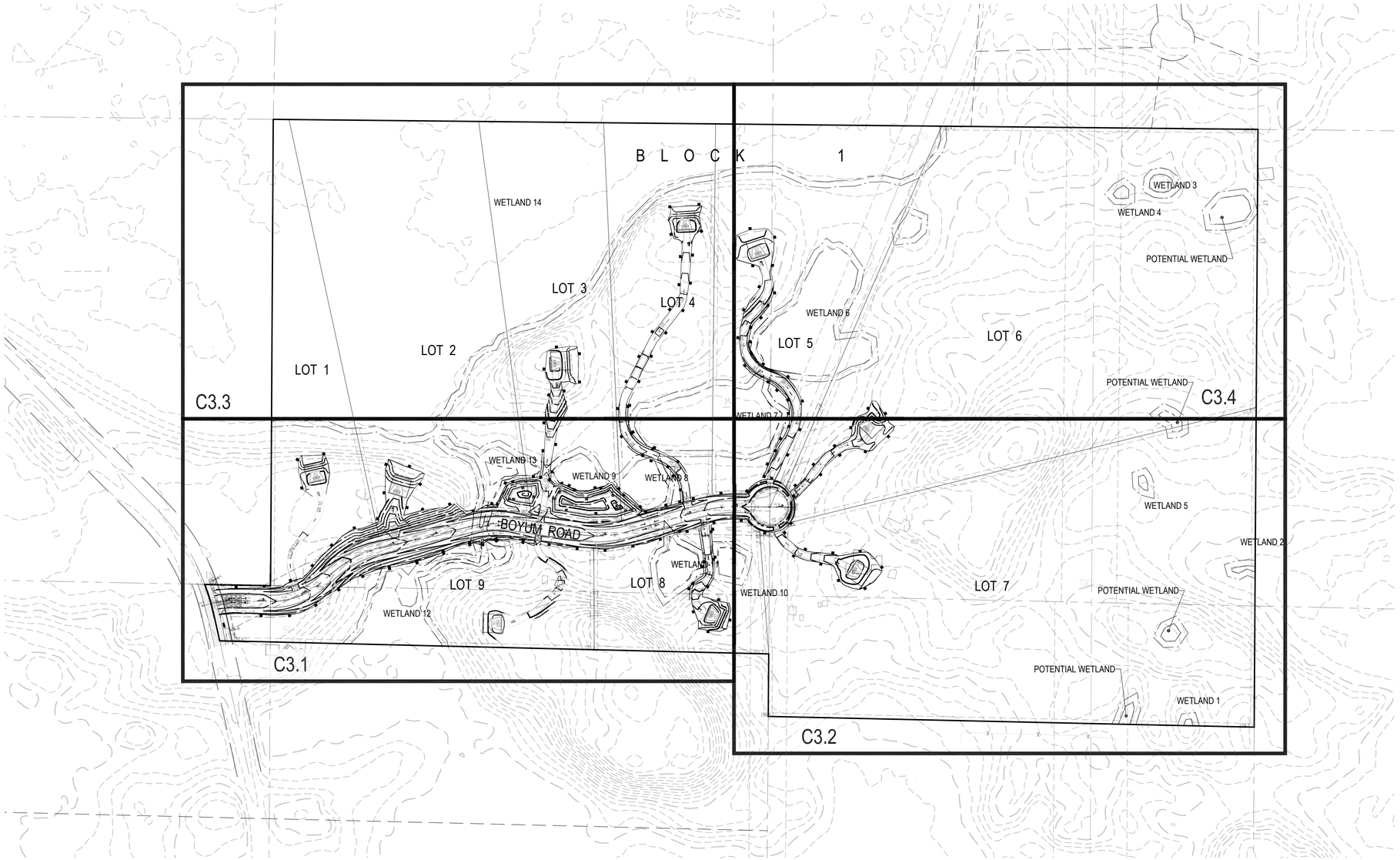
LANDFORM
From Site to Finish
105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C201ZZZ543.dwg
PROJECT NO. ZZZ20543

SITE PLAN

C2.1

© LANDFORM 2021
Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.



GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

GRADING NOTES

2. Contact utility service providers for field location of services 72 hours prior to beginning grading.
3. Refer to the Geotechnical Report prepared by ., Dated , for additional information on backfill material and groundwater conditions.
4. Remove topsoil from grading areas and stockpile sufficient quantity for reuse. Materials may be mined from landscape areas for use on site and replaced with excess organic material with prior Owner approval.
5. Remove surface and ground water from excavations. Provide initial lifts of stable foundation material if exposed soils are wet and unstable.
6. An Independent Testing Firm shall verify the removal of organic and unsuitable soils, soil correction, and compaction and provide periodic reports to the Owner.
7. Place and compact fill using lift thickness matched to soil type and compaction equipment to obtain specified compaction throughout the lift.
8. Compact cohesive soils in paved areas to 95% of maximum dry density, Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100%. Compact to 98% density where fill depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).
9. Builders are responsible for two tree per lot per city requirements.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

10. Install perimeter sediment controls prior to beginning work and maintain for duration of construction. Remove controls after areas contributing runoff are permanently stabilized and dispose of off site.
11. Limit soil disturbance to the grading limits shown. Schedule operations to minimize length of exposure of disturbed areas.
12. Management practices shown are the minimum requirement. Install and maintain additional controls as work proceeds to prevent erosion and control sediment carried by wind or water.
13. Refer to SWPPP Notes on Sheet C3.X for additional requirements.
14. All exposed soil areas must be stabilized within 14 days of completion of work in each area.
15. Seed, Sod, Mulch and Fertilizer shall meet the following Specifications, as modified.

Item	Specification Number
Sod	MNDOT 3878
Seed	MNDOT 3876
MN Type 21-111 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, May 1 - Jul 31	
MN Type 21-112 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, Aug 1 - Oct 31	
MN Type 25-151 @ 120 lb./ac. - Permanent Turf	
Mulch	MNDOT 3882
MNDOT Type 1 @ 2 ton/ac., Disc Anchored	
Fertilizer	MNDOT 3881
General Placement	MNDOT 2575

16. See Landscape Sheets for permanent turf and landscape establishment.
17. Scrape adjacent streets clean daily and sweep clean weekly.
18. Silt fence for driveways and homes to be installed at the time of related construction

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:Silt Fence	14,560 ft.
	:Vehicle Tracking Pad	1 ea.

Know what's Below. Call before you dig.

NORTH

0 150 300

© LANDFORM 2021

DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY

City of RAMSEY

PROJECT

WILLIAMS WOODS
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT SUBMITTAL
05.06.2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

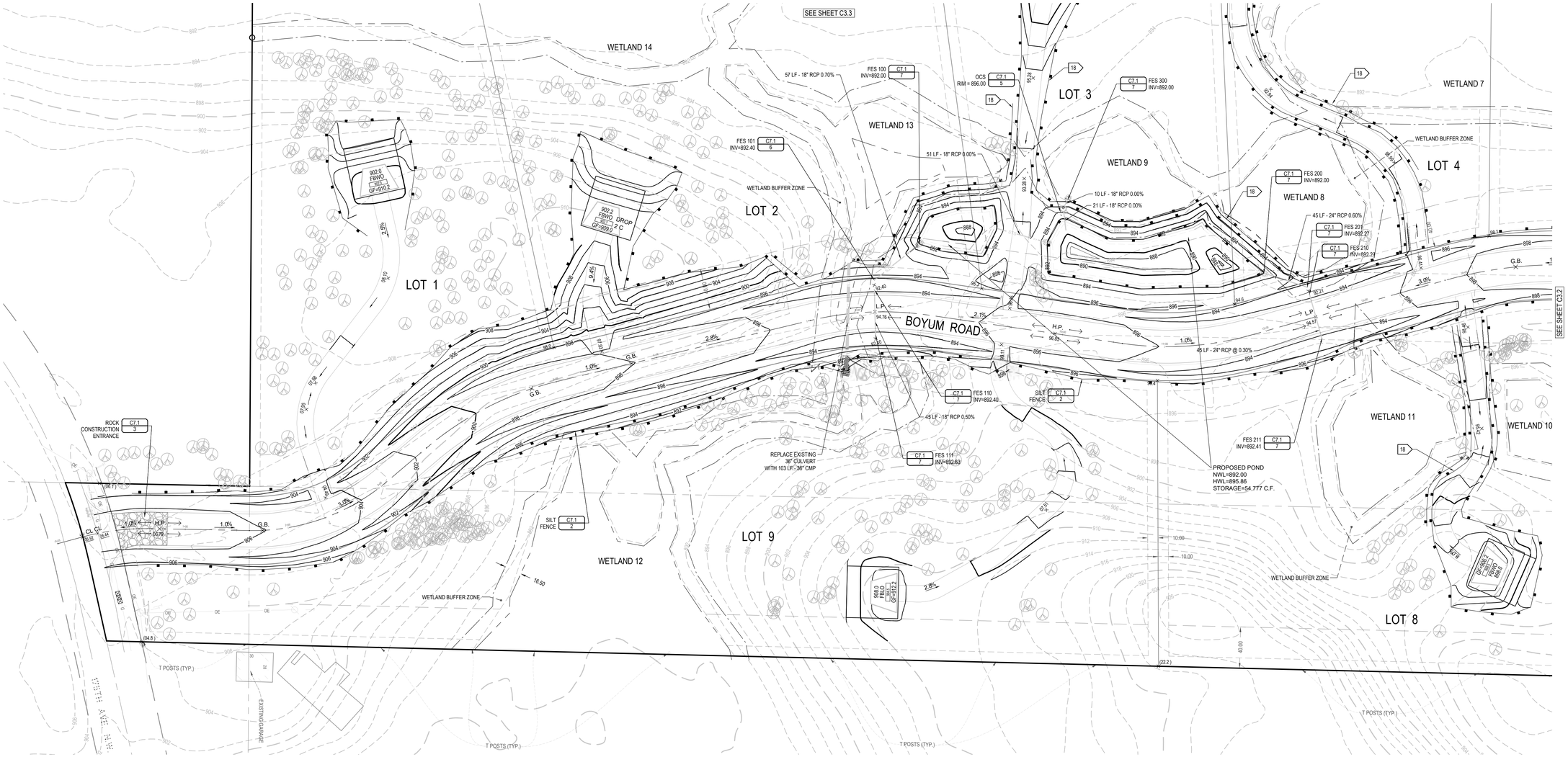
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C300ZZZ543.dwg
PROJECT NO. ZZZ20543

GRADING, DRAINAGE & EROSION CONTROL

C3.0

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.



GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

GRADING NOTES

2. Contact utility service providers for field location of services 72 hours prior to beginning grading.
3. Refer to the Geotechnical Report prepared by ., Dated , for additional information on backfill material and groundwater conditions.
4. Remove topsoil from grading areas and stockpile sufficient quantity for reuse. Materials may be mined from landscape areas for use on site and replaced with excess organic material with prior Owner approval.
5. Remove surface and ground water from excavations. Provide initial lifts of stable foundation material if exposed soils are wet and unstable.
6. An Independent Testing Firm shall verify the removal of organic and unsuitable soils, soil correction, and compaction and provide periodic reports to the Owner.
7. Place and compact fill using lift thickness matched to soil type and compaction equipment to obtain specified compaction throughout the lift.
8. Compact cohesive soils in paved areas to 95% of maximum dry density, Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100%. Compact to 98% density where fill depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).
9. Builders are responsible for two tree per lot per city requirements.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

10. Install perimeter sediment controls prior to beginning work and maintain for duration of construction. Remove controls after areas contributing runoff are permanently stabilized and dispose of off site.
11. Limit soil disturbance to the grading limits shown. Schedule operations to minimize length of exposure of disturbed areas.
12 Management practices shown are the minimum requirement. Install and maintain additional controls as work proceeds to prevent erosion and control sediment carried by wind or water.
13. Refer to SWPPP Notes on Sheet C3.X for additional requirements.
14. All exposed soil areas must be stabilized within 14 days of completion of work in each area.
15. Seed, Sod, Mulch and Fertilizer shall meet the following Specifications, as modified.

Item	Specification Number
Sod	MNDOT 3878
Seed	MNDOT 3876
MN Type 21-111 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, May 1 - Jul 31 MN Type 21-112 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, Aug 1 - Oct 31 MN Type 25-151 @ 120 lb./ac. - Permanent Turf	
Mulch	MNDOT 3882
MNDOT Type 1 @ 2 ton/ac., Disc Anchored	
Fertilizer	MNDOT 3881
General Placement	MNDOT 2575

16. See Landscape Sheets for permanent turf and landscape establishment.
17. Scrape adjacent streets clean daily and sweep clean weekly.
18. Silt fence for driveways and homes to be installed at the time of related construction

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:Silt Fence	14,560 ft.
	:Vehicle Tracking Pad	1 ea.

Know what's **Below.** **Call** before you dig.

NORTH

0 50 100

© LANDFORM 2021

DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY

City of RAMSEY

PROJECT

WILLIAMS WOODS
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT SUBMITTAL
05.06.2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

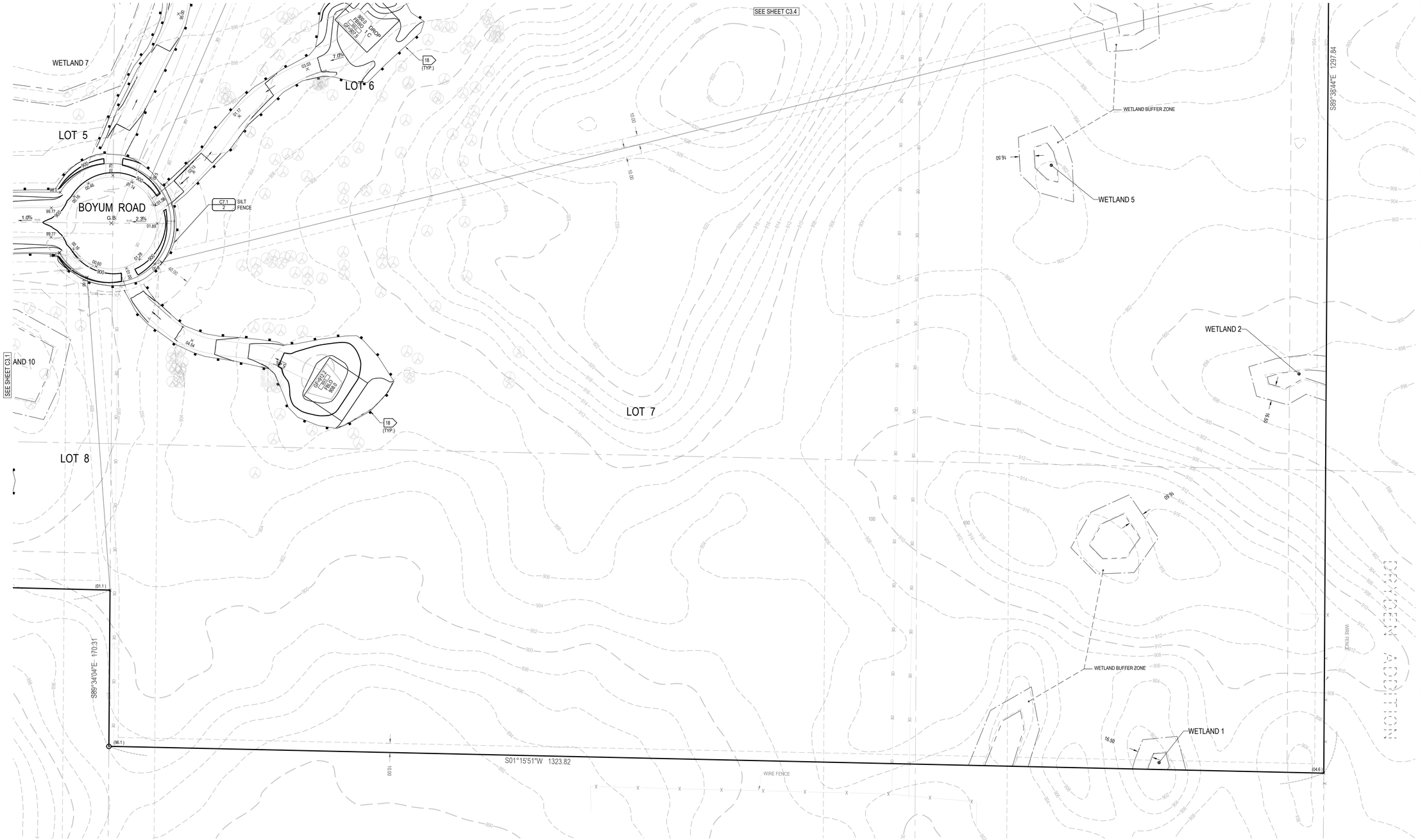
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C301ZZZ543.dwg
PROJECT NO. ZZZ20543

GRADING, DRAINAGE & EROSION CONTROL

C3.1

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.



GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

GRADING NOTES

2. Contact utility service providers for field location of services 72 hours prior to beginning grading.
3. Refer to the Geotechnical Report prepared by ., Dated , for additional information on backfill material and groundwater conditions.
4. Remove topsoil from grading areas and stockpile sufficient quantity for reuse. Materials may be mined from landscape areas for use on site and replaced with excess organic material with prior Owner approval.
5. Remove surface and ground water from excavations. Provide initial lifts of stable foundation material if exposed soils are wet and unstable.
6. An Independent Testing Firm shall verify the removal of organic and unsuitable soils, soil correction, and compaction and provide periodic reports to the Owner.
7. Place and compact fill using lift thickness matched to soil type and compaction equipment to obtain specified compaction throughout the lift.
8. Compact cohesive soils in paved areas to 95% of maximum dry density, Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100%. Compact to 98% density where fill depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).
9. Builders are responsible for two tree per lot per city requirements.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

10. Install perimeter sediment controls prior to beginning work and maintain for duration of construction. Remove controls after areas contributing runoff are permanently stabilized and dispose of off site.
11. Limit soil disturbance to the grading limits shown. Schedule operations to minimize length of exposure of disturbed areas.
12. Management practices shown are the minimum requirement. Install and maintain additional controls as work proceeds to prevent erosion and control sediment carried by wind or water.
13. Refer to SWPPP Notes on Sheet C3.X for additional requirements.
14. All exposed soil areas must be stabilized within 14 days of completion of work in each area.
15. Seed, Sod, Mulch and Fertilizer shall meet the following Specifications, as modified.

Item	Specification Number
Sod	MNDOT 3878
Seed	MNDOT 3876
MN Type 21-111 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, May 1 - Jul 31	
MN Type 21-112 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, Aug 1 - Oct 31	
MN Type 25-151 @ 120 lb./ac. - Permanent Turf	
Mulch	MNDOT 3882
MNDOT Type 1 @ 2 ton/ac., Disc Anchored	
Fertilizer	MNDOT 3881
General Placement	MNDOT 2575

16. See Landscape Sheets for permanent turf and landscape establishment.
17. Scrape adjacent streets clean daily and sweep clean weekly.
18. Silt fence for driveways and homes to be installed at the time of related construction

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:Silt Fence	14,560 ft.
	:Vehicle Tracking Pad	1 ea.

Know what's **Below.** **Call** before you dig.

NORTH

0 50 100

© LANDFORM 2021

DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY

City of RAMSEY

PROJECT

WILLIAMS WOODS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT SUBMITTAL
05.06.2021

LANDFORM
From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

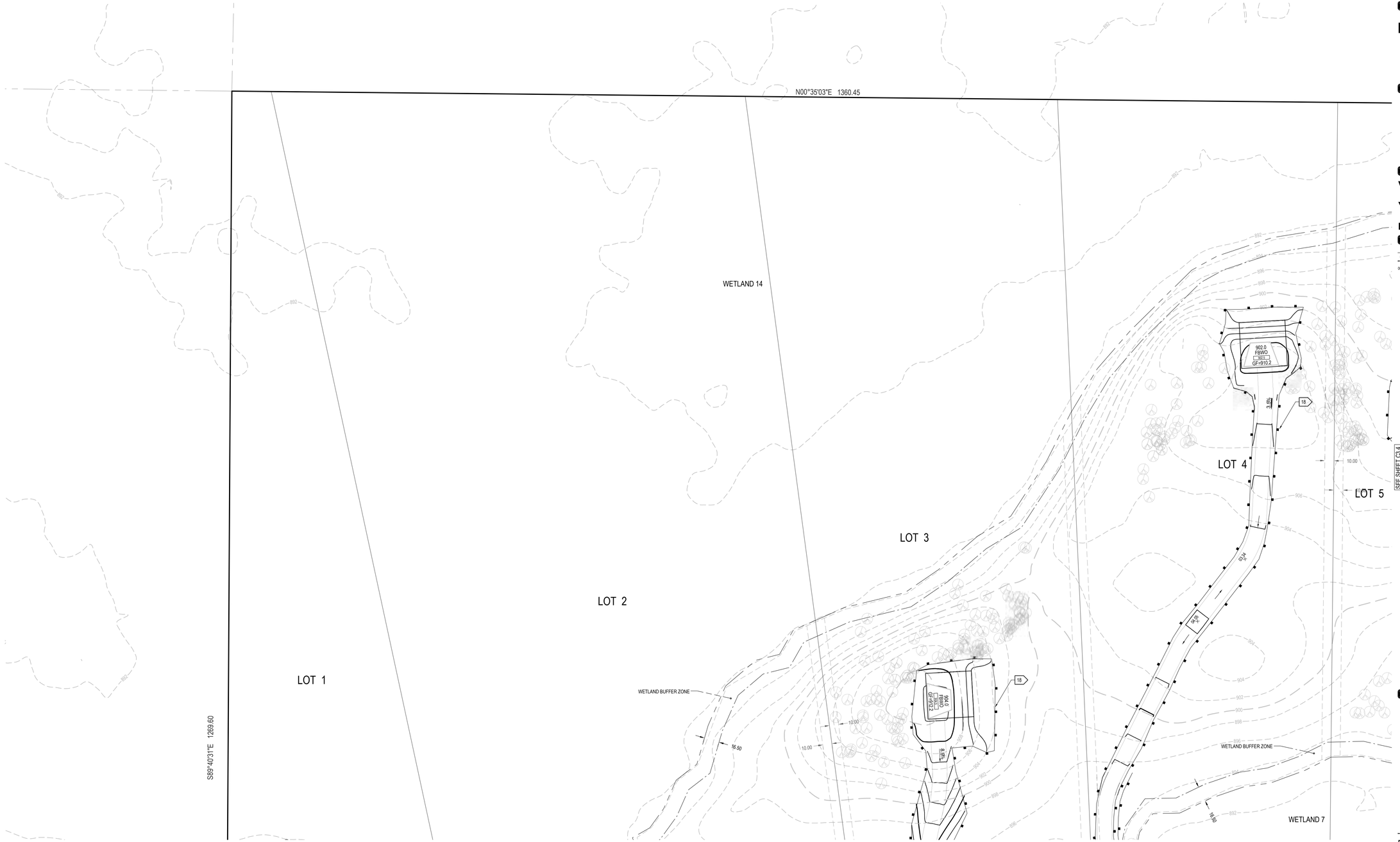
FILE NAME C302ZZZ543.dwg

PROJECT NO. ZZZ20543

GRADING, DRAINAGE & EROSION CONTROL

C3.2

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC



GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

GRADING NOTES

2. Contact utility service providers for field location of services 72 hours prior to beginning grading.
3. Refer to the Geotechnical Report prepared by ., Dated , for additional information on backfill material and groundwater conditions.
4. Remove topsoil from grading areas and stockpile sufficient quantity for reuse. Materials may be mined from landscape areas for use on site and replaced with excess organic material with prior Owner approval.
5. Remove surface and ground water from excavations. Provide initial lifts of stable foundation material if exposed soils are wet and unstable.
6. An Independent Testing Firm shall verify the removal of organic and unsuitable soils, soil correction, and compaction and provide periodic reports to the Owner.
7. Place and compact fill using lift thickness matched to soil type and compaction equipment to obtain specified compaction throughout the lift.
8. Compact cohesive soils in paved areas to 95% of maximum dry density, Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100%. Compact to 98% density where fill depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).
9. Builders are responsible for two tree per lot per city requirements.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

10. Install perimeter sediment controls prior to beginning work and maintain for duration of construction. Remove controls after areas contributing runoff are permanently stabilized and dispose of off site.
11. Limit soil disturbance to the grading limits shown. Schedule operations to minimize length of exposure of disturbed areas.
12. Management practices shown are the minimum requirement. Install and maintain additional controls as work proceeds to prevent erosion and control sediment carried by wind or water.
13. Refer to SWPPP Notes on Sheet C3.X for additional requirements.
14. All exposed soil areas must be stabilized within 14 days of completion of work in each area.
15. Seed, Sod, Mulch and Fertilizer shall meet the following Specifications, as modified.

Item	Specification Number
Sod	MNDOT 3878
Seed	MNDOT 3876
MN Type 21-111 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, May 1 - Jul 31	
MN Type 21-112 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, Aug 1 - Oct 31	
MN Type 25-151 @ 120 lb./ac. - Permanent Turf	
Mulch	MNDOT 3882
MNDOT Type 1 @ 2 ton/ac., Disc Anchored	
Fertilizer	MNDOT 3881
General Placement	MNDOT 2575

16. See Landscape Sheets for permanent turf and landscape establishment.
17. Scrape adjacent streets clean daily and sweep clean weekly.
18. Silt fence for driveways and homes to be installed at the time of related construction

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:Silt Fence	14,560 ft.
	:Vehicle Tracking Pad	1 ea.

Know what's **Below.** **Call** before you dig.

NORTH

0 50 100

© LANDFORM 2021

DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY

City of RAMSEY

PROJECT

WILLIAMS WOODS
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT SUBMITTAL
05.06.2021

LANDFORM
From Site to Finish

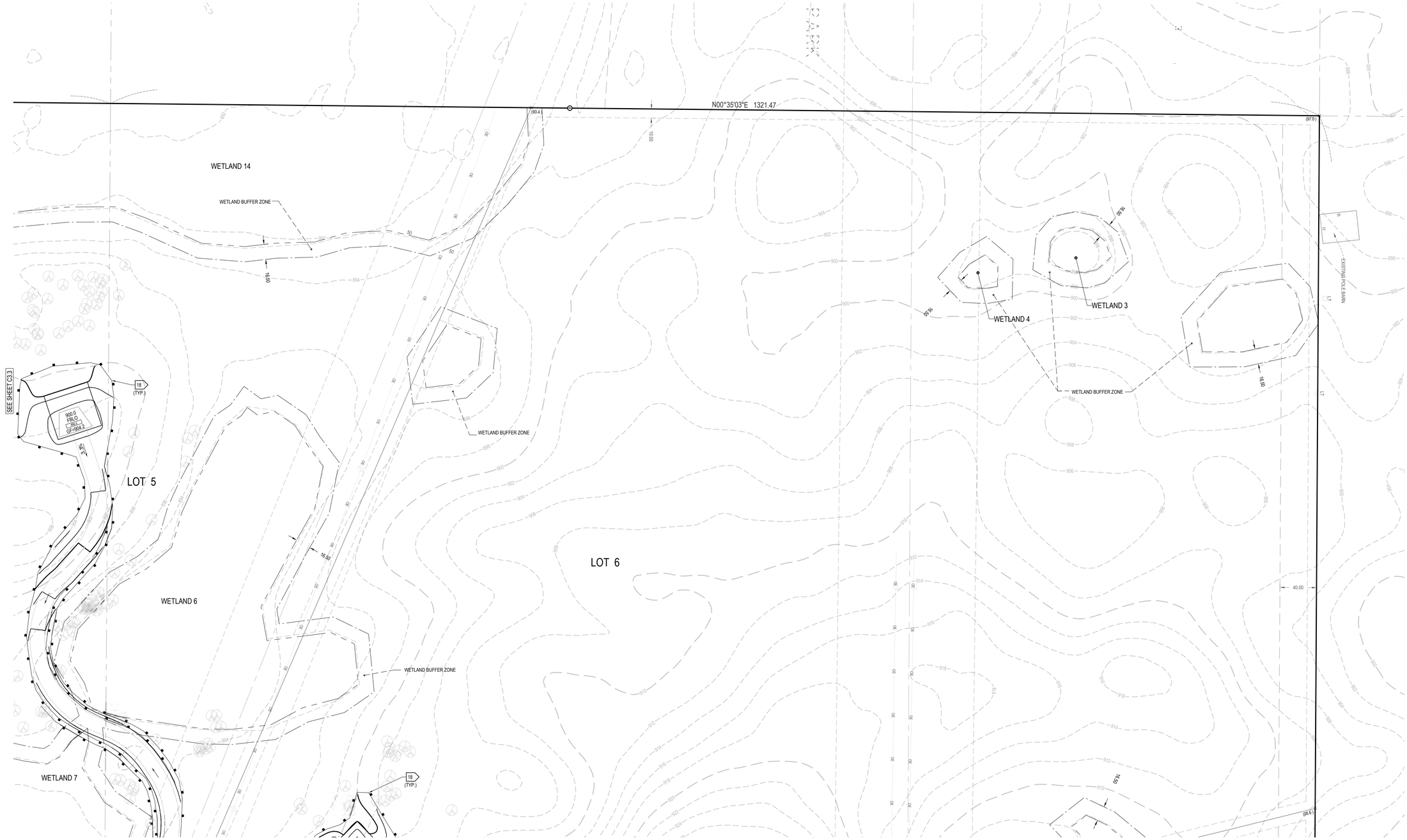
105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C303ZZZ2543.dwg
PROJECT NO. ZZZ20543

GRADING, DRAINAGE & EROSION CONTROL
C3.3

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.



GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

GRADING NOTES

2. Contact utility service providers for field location of services 72 hours prior to beginning grading.
3. Refer to the Geotechnical Report prepared by ., Dated , for additional information on backfill material and groundwater conditions.
4. Remove topsoil from grading areas and stockpile sufficient quantity for reuse. Materials may be mined from landscape areas for use on site and replaced with excess organic material with prior Owner approval.
5. Remove surface and ground water from excavations. Provide initial lifts of stable foundation material if exposed soils are wet and unstable.
6. An Independent Testing Firm shall verify the removal of organic and unsuitable soils, soil correction, and compaction and provide periodic reports to the Owner.
7. Place and compact fill using lift thickness matched to soil type and compaction equipment to obtain specified compaction throughout the lift.
8. Compact cohesive soils in paved areas to 95% of maximum dry density, Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100%. Compact to 98% density where fill depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).
9. Builders are responsible for two tree per lot per city requirements.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

10. Install perimeter sediment controls prior to beginning work and maintain for duration of construction. Remove controls after areas contributing runoff are permanently stabilized and dispose of off site.
11. Limit soil disturbance to the grading limits shown. Schedule operations to minimize length of exposure of disturbed areas.
12. Management practices shown are the minimum requirement. Install and maintain additional controls as work proceeds to prevent erosion and control sediment carried by wind or water.
13. Refer to SWPPP Notes on Sheet C3.X for additional requirements.
14. All exposed soil areas must be stabilized within 14 days of completion of work in each area.
15. Seed, Sod, Mulch and Fertilizer shall meet the following Specifications, as modified.

Item	Specification Number
Sod	MNDOT 3878
Seed	MNDOT 3876
MN Type 21-111 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, May 1 - Jul 31	
MN Type 21-112 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, Aug 1 - Oct 31	
MN Type 25-151 @ 120 lb./ac. - Permanent Turf	
Mulch	MNDOT 3882
MNDOT Type 1 @ 2 ton/ac., Disc Anchored	
Fertilizer	MNDOT 3881
General Placement	MNDOT 2575

16. See Landscape Sheets for permanent turf and landscape establishment.
17. Scrape adjacent streets clean daily and sweep clean weekly.
18. Silt fence for driveways and homes to be installed at the time of related construction

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:Silt Fence	14,560 ft.
	:Vehicle Tracking Pad	1 ea.

Know what's **Below.** **Call** before you dig.

NORTH

0 50 100

© LANDFORM 2021

DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY

City of RAMSEY

PROJECT

WILLIAMS WOODS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT SUBMITTAL
05.06.2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME	C304ZZZ543.dwg
PROJECT NO.	ZZZ20543

GRADING, DRAINAGE & EROSION CONTROL

C3.4

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.

NPDES PERMIT AND SWPPP COMPONENTS

1. *The current Minnesota Construction Stormwater General Permit (Permit) dated August 1, 2018 is referenced in this document as the Permit.*

   The SWPPP includes the following components:
   - Construction Documents prepared by Landform
   - Stormwater Management Narrativeprepared by Landform
   - Maintenance Plan for permanent stormwater BMPs

   All components must be kept onsite by the Operator. The Operator shall contact Civil Engineer if they do not have all of the above documents.

SITE INFORMATION

Site location: Latitude: 45°17'27"N, Longitude: 93°27'19"W
Disturbed area = 7.29 ac.
Pre-construction impervious area within disturbed area = 1.08 ac.
Post-construction impervious area within disturbed area = 4.28 ac.
Net change in impervious area within disturbed area = 3.2 ac.

Type of stormwater management:
- Wet sedimentation

Erosion prevention and sediment control quantities are on sheets C3.1 - C3.4.

SITE EVALUATION / ASSESSMENT / PLANNING

1. The Operator shall have primary responsibility and significant authority for the development, implementation, maintenance, inspection and amendments to the approved SWPPP. Duties include but are not limited to:
   - Ensuring full compliance with the SWPPP and the Permit
   - Implementing all elements of the SWPPP, including but not limited to:
     - Implementing prompt and effective erosion and sediment control measures
     - Implementing all non-storm water management, and good housekeeping BMPs ensuring that no materials other than Storm water are discharged in quantities, which will have an adverse effect on receiving waters or storm drain systems, etc.
   - Conducting routine inspections and maintenance
   - Ensuring elimination of all unauthorized discharges
   - Coordinating to ensure all of the necessary corrections / repairs are made immediately, and that the project complies with the SWPPP, the Permit, and approved plans at all times.

STORMWATER POLLUTION PREVENTION MANAGEMENT MEASURES

1. *Operator must develop pollution prevention management measures, implement good housekeeping BMPs, must follow all applicable federal, state, and local building codes, Occupational Safety and Health Act (OSHA), and the general conditions and general requirements of the construction contract.*
2. The Operator shall minimize the exposure to stormwater of any of the products, material, or wastes stored on site that may wash downstream or contaminate stormwater.
3. Building products that have the potential to leach pollutants must be under cover.
4. Chemicals and landscape materials shall be under cover to prevent the discharge of pollutants.
5. Operator to track progress of the following items on site maps: portable toilets, material storage areas, vehicle and equipment fueling and maintenance areas, concrete washouts, paint and stucco washouts, dumpsters or other trash and debris containers, spill kits, stockpiles, any other non-structural non-storm water management BMPs, any temporarily removed structural BMPs, any changes to the structural BMPs.
6. Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
7. Hazardous waste: oil, gasoline, paint and any hazardous substances must be properly stored in sealed containers to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste or materials must be in compliance with Minn. R. Ch. 7045 including secondary containment as applicable.
8. Portable toilets must be positioned so that they are secure and will not be tipped or knocked over.
9. Concrete and other washout waste: operator must provide effective containment for all liquid and solid wastes generated by washout operations. The liquid and solid wastes must not contact the ground, and the containment must be designed so that it does not result in runoff from the washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA rules. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.
10. External vehicle washing: external washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed on site.
11. Operator shall take reasonable steps to prevent the discharge of spilled or leaked chemicals, including fuel, from any area where they will be loaded or unloaded as detailed in the Permit.

SWPPP CONTACT AND TRAINING INFORMATION

1. Owner:
   attn: Bill Boyum
   1755 Round Lake Boulevard
   Andover, MN 55304
   612-221-3075
   wildbill10mm@gmail.com
2. Operator:
   To Be Determined. Contact Owner until Contractor Is Selected.
3. Long Term Maintenance And Operation:
   To Be Determined. Contact Owner until Contractor Is Selected.
4. SWPPP Designer:
   Chris Call, P.E.
   Landform Professional Services
   105 South Fifth Avenue, Suite 513
   Minneapolis, Mn 55401
   612-252-9070
   ccall@landform.net
   Certification: U Of MN, Design Of Construction SWPPP, Exp. May 31, 2022
5. SWPPP Inspector / Manager:
   To Be Determined. Contact Owner until Contractor And SWPPP Inspector / Manager is selected.
   Certification: , Exp.
6. BMP Installation And Repair:
   To Be Determined. Contact Owner until BMP Installer And Maintainer is selected.
   Certification: , Exp.

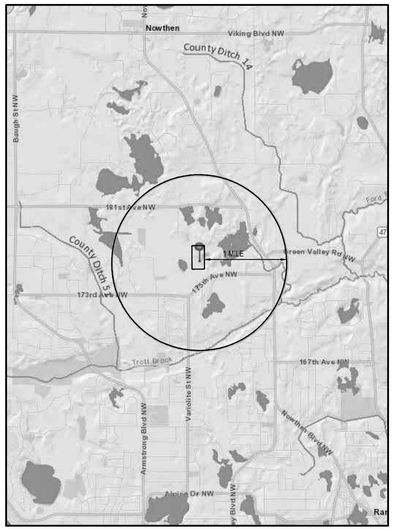
DESCRIPTION OF CONSTRUCTION ACTIVITY

1. Construction activity includes erosion and sediment control BMPs installation, clearing and grubbing, site grading, utility installation, paving, and landscaping.

SCHEDULE OF BMP INSTALLATION AND CONSTRUCTION ACTIVITY

1. Install perimeter sediment control BMPs prior to start of other site work. Refer to Grading, Drainage, Paving and Erosion Control sheets for initial locations of BMPs.
2. Construct permanent sedimentation basins prior to upland disturbance. Install perimeter sediment control BMPs around normal water levels within 48-hours of completion of basin grading.
3. Stabilize outlets from permanent sedimentation basins within 24-hours of outlet construction.
4. Perform work in phases to minimize disturbed area at any one time. Operator to develop phasing plan prior to start of work.
5. Strip topsoil from areas to be disturbed and stockpile with perimeter sediment control BMPs. Provide stabilization if stockpile is left longer than 14 days.
6. Rough grade site.
7. Install utilities.
8. Install small utilities (gas, electric, communications).
9. Final grade pavement areas and compact subgrade.
10. Lay down pavement aggregate and compact.
11. Provide final stabilization.
12. Remove temporary BMPs and dispose of properly.

WATERS WITHIN ONE MILE OF SITE



MN SPECIAL (PROHIBITED, RESTRICTED, OTHER) & IMPAIRED WATERS

1. Trott Brook is impaired based on the current USEPA 303(d) clean water act list for Benthic macroinvertebrate bioassessments, disolved oxygen, fishes bioassessments; is within 1 mile of this site; and stormwater does discharge to it.
   A. TMDLs have been established for this impaired water for construction related parameters and require the additional best management practices (BMPs) found it items 23.9 and 23.10.

EROSION PREVENTION AND SEDIMENT CONTROL

1. See Grading, Drainage, Paving and Erosion Control sheets for the location and type of temporary erosion prevention and sediment control BMPs. See Grading and Drainage & Utility sheets for the location and type of permanent erosion prevention and sediment control BMPs.
2. Minimize Disturbed Areas and Protect Natural Features and Soil

   Appropriate construction practices (e.g. construction phasing, vegetative buffer strips, horizontal slope grading) shall be used to minimize erosion.

   Areas not to be disturbed (buffers, infiltration basins, etc.) shall be protected with construction or silt fence before work begins.

   Operator shall develop methods to minimize soil compaction outside of building pads, pavement areas and utility trenches and shall use tracked equipment wherever practicable.

   Topsoil shall be salvaged and reused to the extent practicable.
3. Phase Construction Activity

   Operator must not disturb more land than can be effectively inspected and maintained.

   Sediment control practices shall be established on all down gradient perimeters before any upgradient land disturbing activities begin. These practices shall remain in place until final stabilization has been established in accordance with the Permit.

   The timing of the installation of sediment control practices may be adjusted to accommodate short-term activities such as clearing or grubbing, or passage of vehicles. Any short-term activity must be completed as quickly as possible and the sediment control practices shall be installed immediately after the activity is completed. However, sediment control practices shall be installed before the next precipitation event even if the activity is not complete.
4. Control Stormwater Flowing onto and Through the Project

   The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, shall be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water.

   Stabilization of the last 200 lineal feet shall be completed within 24 hours after connecting to a surface water.

   Stabilization of the remaining portions of any temporary or permanent ditches or swales shall be complete within 14 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.

   Temporary or permanent ditches or swales that are being used as a sediment containment system (with properly designed rock ditch checks, bio rolls, silt dikes etc.) do not need to be stabilized. These areas shall be stabilized within 24 hours after no longer being used as a sediment containment system.
5. Stabilize Soils

   All exposed soil areas, including stockpiles, must be stabilized.

   Stabilization must be started immediately to limit soil erosion when the construction activity in that portion of the site has temporarily or permanently ceased and will not resume for 14 calendar days. Stabilization must be complete within 7 days of cessation of construction activity.

   Temporary soil stockpiles shall have silt fence or other effective sediment controls, and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the storm water.

   Temporary stockpiles without significant silt, clay or organic components (e.g. clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces, are exempt from this requirement.
6. Protect Slopes

   Operator shall avoid work on slopes with a grade of 3:1 or greater when practicable. Grading on slopes with a grade of 3:1 or steeper will require techniques such as phasing and stabilization practices designed for steep slopes(e.g. slope draining and terracing).
7. Protect Storm Drain Inlets

   All storm drain inlets shall be protected by appropriate BMPs during construction until all sources with potential for discharging to the inlet have been stabilized. Inlet protection may be temporarily removed if a specific safety concern has been identified.
8. Provide Energy Dissipation at all Pipe Outlets within 24 Hours

   After connection to a surface water or permanent stormwater treatment system.
9. Establish Perimeter Controls and Sediment Barriers

   Prior to disturbing soils on a project site, establish sediment control BMPs on all down-gradient perimeters and where site discharges to public waters.
10. Retain Sediment On-site and Control Dewatering Practices

    Discharge shall not cause nuisance conditions, erosion in receiving channels, adversely affect receiving water or impact wetlands, or downstream properties. Discharge points shall be adequately protected from erosion and scour by accepted energy dissipation measures.

    Discharge water containing oil or grease shall be treated to remove oil or grease prior to discharge to surface waters.

    Refer to Permit requirements for temporary or permanent sediment basins.
11. Establish Stabilized Construction Exits

    Vehicle tracking pads shall be established as shown on the Grading, Drainage, Paving and Erosion Control sheets to minimize tracking of sediment from the construction site onto adjacent streets.
12. Infiltration Basin Protection

    Operator must not excavate infiltration systems to final grade or within three (3) feet of final grade until the contributing drainage area has been constructed and fully stabilized unless rigorous erosion prevention and sediment controls have been installed.

    When excavating an infiltration system to within three (3) feet of final grade, operator shall mark off and protect the area from heavy construction equipment to prevent compaction of soils.
13. Dewatering and Basin Draining

    Permittees must discharge turbid or sediment-laden waters related to dewatering or basin draining to a temporary or permanent sediment basin. Discharges must not cause erosion or scour near the discharge points.
14. Remove Sediment from Surface Waters

    All sediment deposits and deltas must be removed from surface waters, including drainage ways, catch basins, and other drainage systems, and the removal areas restabilized within seven (7) days.

SURFACE WATER BUFFERS

1. 100 foot buffers from Special Waters have been maintained.

TEMPORARY SEDIMENTATION BASIN(S)

1. This project does -OR- does not have more than ten -OR- five (10 -OR- 5) disturbed acres draining to a common location and The site drains to an impaired or special water, therefore a temporary sediment basin is -OR- is not required. Refer to sheet(s) C3.X for further information.
2. Temporary sediment basins shall provide treatment to runoff before it leaves the construction site or enters surface waters. The contractor shall comply with the following requirements:
   A. Sedimentation basins must provide live storage of runoff resulting from the 2-year 24-hour rainfall event from each acre drained to the basin, with a minimum of 1,800 c.f./acre live storage volume. (Where no calculation has been performed, each basin shall provide at least 3,600 c.f./acre live storage.) Sedimentation basins must include a stabilized emergency overflow to prevent basin integrity failure.
   B. Discharge from temporary sedimentation basins will be withdrawn from the surface in order to minimize the discharge of pollutants.
3. Discharge from basin draining shall not adversely affect the receiving water or downstream properties. Contractor will visually check to ensure adequate treatment has been obtained and that nuisance conditions will not result from the discharge.
4. Any discharge observed to be occurring during the inspection shall be recorded, described, and photographed.
5. If any proposed temporary BMPs are not working as intended refer to the "Stormwater Compliance Assistance Toolkit for Small Construction Operators", MPCA, 2017 for additional information. Operator shall contact the SWPPP Designer for additional requirements and information.

POST CONSTRUCTION / PERMANENT BMPS

1. See Grading and Drainage, Utility, and Landscape sheets for post construction and permanent stormwater BMPs.

INSPECTIONS AND MAINTENANCE

1. Permittees must ensure that a trained person will inspect the entire construction site at least once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5-inches in 24 hours.
   Inspections shall include stabilized areas, erosion prevention and sediment control BMPs.
2. Surface waters on or adjacent to the site must be inspected for evidence of erosion or sediment deposition.
3. Permittees must record all inspection and maintenance activities within 24 hours of being conducted as detailed in the Permit.
4. Inspection Records content shall include:
5. A. Date and time of inspections;
   B. Name of persons conduction inspections;
   C. Findings of inspections, including specific locations where corrective actions are needed;
   D. Corrective actions taken including dates, times, and the party taking the corrective action;
   E. Dates of all rainfall events greater than 1/2 inch in 24 hours (refer to Permit for measurement requirements);
   F. Any discovered discharge must be recorded, including photographs, descriptions of discharge (color, odor, settled or suspended solids, oil sheen, or other obvious indicators of pollution), and specific location of discharge location;
   G. Any amendments to the Permit as a result of inspections must be documented within seven calendar days as described in the Permit.

   BMP Maintenance:
6. A. Nonfunctional BMPs must be repaired or replaced by the end of the next business day after discovery unless a different time frame is indicated.
   B. Follow the designer's or manufacturer's recommended maintenance procedures for all BMPs.
   C. Remove sediment from BMPs when the depth of sediment has reached 1/2 the height of the BMP and properly dispose of sediment into controlled areas to prevent soil from returning to the BMP during subsequent rain events.
   D. Remove sediment from paved roadways within one calendar day of discovery.
   E. Remove sediment from around BMPs protecting storm drain inlets.
   F. Surface waters with evidence of sediment deposition must be stabilized and sediment removed within seven calendar days of discovery, or as stated by the Permit.
   G. Ensure that construction support activities, including borrow areas, waste areas, contractor work areas, and material storage areas and dedicated concrete and asphalt batch plants are cleaned and maintained.
   H. Replace damaged BMPs that no longer operate effectively.

   Add BMPs as needed during construction to minimize erosion and prevent sediment from leaving the site.
7.

RECORD KEEPING / RECORD RETENTION

1. The SWPPP (original or copies), including all changes to it, and inspections and maintenance records, shall be kept at the site during construction by the Owner / Operator who has operational control of that portion of the site. The SWPPP can be kept in either the field office or in an on site vehicle during normal working hours.
2. All Owners(s) must keep the SWPPP, along with the following additional records, on file for three (3) years after submittal of the Notice of Termination (NOT). This does not include any records after submittal of the NOT.
3. The following is a list of records that shall be kept at the project site available for inspectors to review:
   - Copy of the SWPPP, with any modifications;
   - Inspection and maintenance records;
   - Permanent operation and maintenance agreements;
   - Calculations for the design of temporary and permanent stormwater management systems;
   - Any other permits required for the project;
   - Records of all inspection and maintenance conducted during construction; and
   - All permanent operation and maintenance agreements that have been implemented, including all right-of-way, contracts, covenants and other binding requirements regarding perpetual maintenance

LOG OF CHANGES TO THE SWPPP / AMENDMENTS

1. *The Owner / Operator(s) must amend the SWPPP as necessary to include additional requirements, such as additional or modified BMPs, designed to correct problems identified or address situations as detailed in the Permit.*

FINAL STABILIZATION

1. *The Owner / Operator(s) must ensure final stabilization of the site. Final stabilization includes:*
   A. Ensuring all areas have permanent cover.
   B. Vegetative areas must have perennial cover with a density of 70% of expected final growth.

TERMINATION OF COVERAGE

1. *Owner / Operator(s) wishing to terminate coverage under the Permit must submit a Notice of Termination (NOT) to the MPCA. Compliance with the Permit is required until a NOT is submitted. Refer to the Permit for details. Conditions for submitting a NOT include:*
   A. Site must have achieved final stabilization (refer to section above).
   B. The permanent stormwater treatment and conveyance systems must be clean and all accumulated sediment removed.
   C. All temporary synthetic erosion prevention and sediment control BMPs must be removed from the site and disposed of properly.
   D. Single Family Residential only - Permit termination on individual lots occurs once building construction is complete, temporary erosion prevention and downgradient perimeter control is complete, the residence sells to the homeowner, and the permittee distributes the MPCA's "Homeowner Fact Sheet" to the homeowner.

© LANDFORM 2021

DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY

City of RAMSEY

PROJECT

WILLIAMS WOODS
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT SUBMITTAL
05.06.2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

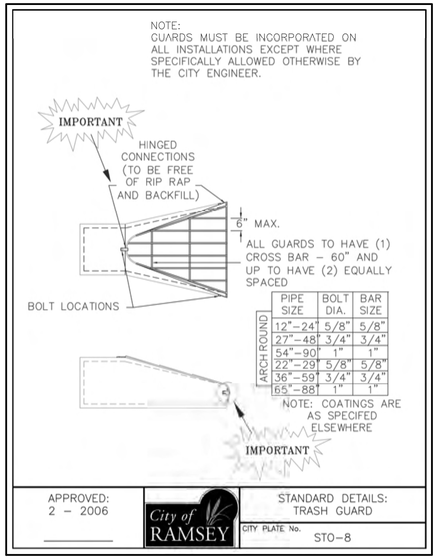
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C305ZZZ543.DWG
PROJECT NO. ZZZ20543

MN SWPPP NOTES

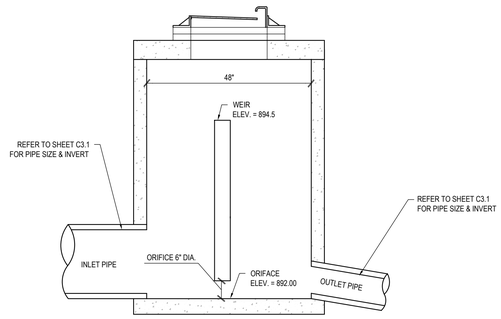
C3.5

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.



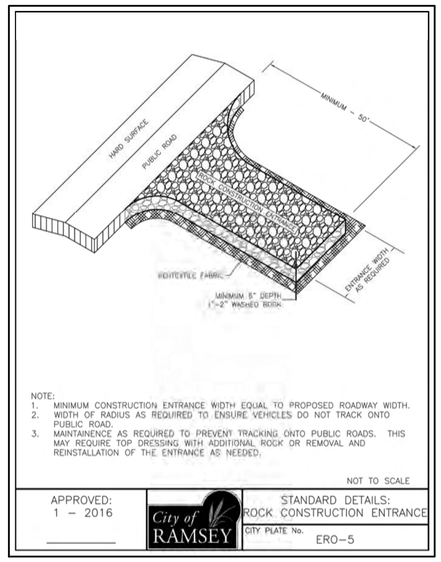
7 **TRASH GUARD**

NO SCALE



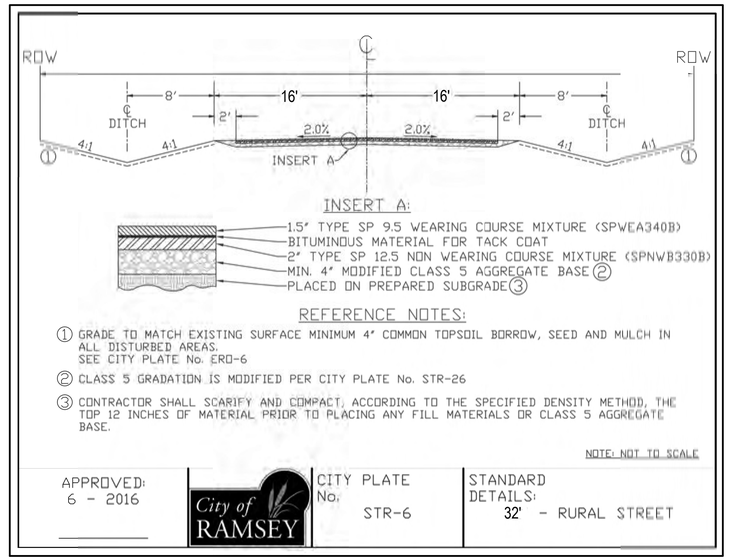
5 **OUTLET CONTROL STRUCTURE**

NO SCALE



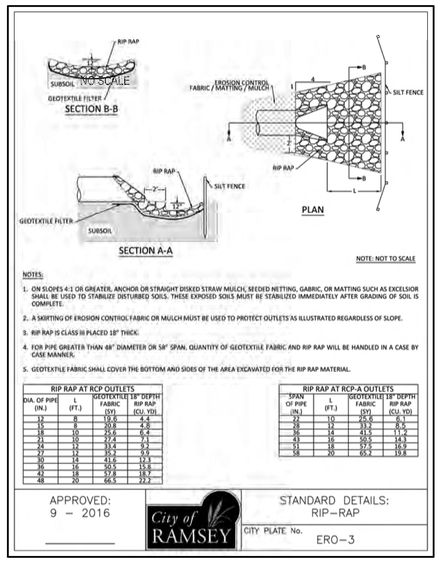
3 **ROCK CONSTRUCTION ENTRANCE**

NO SCALE



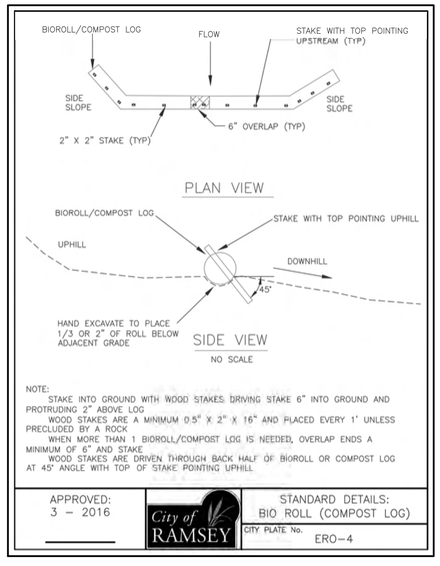
1 **RURAL STREET**

NO SCALE



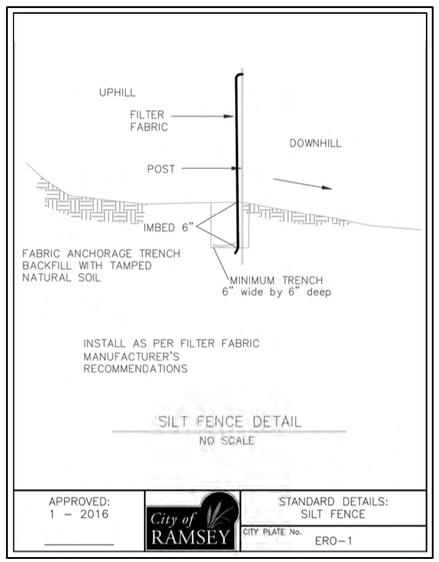
6 **RIP RAP AT OUTLET**

NO SCALE



4 **BIO-ROLL (COMPOST LOG)**

NO SCALE



2 **SILT FENCE**

NO SCALE

© LANDFORM 2021

DEVELOPER
BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY
City of RAMSEY

PROJECT
WILLIAMS WOODS
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY
CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

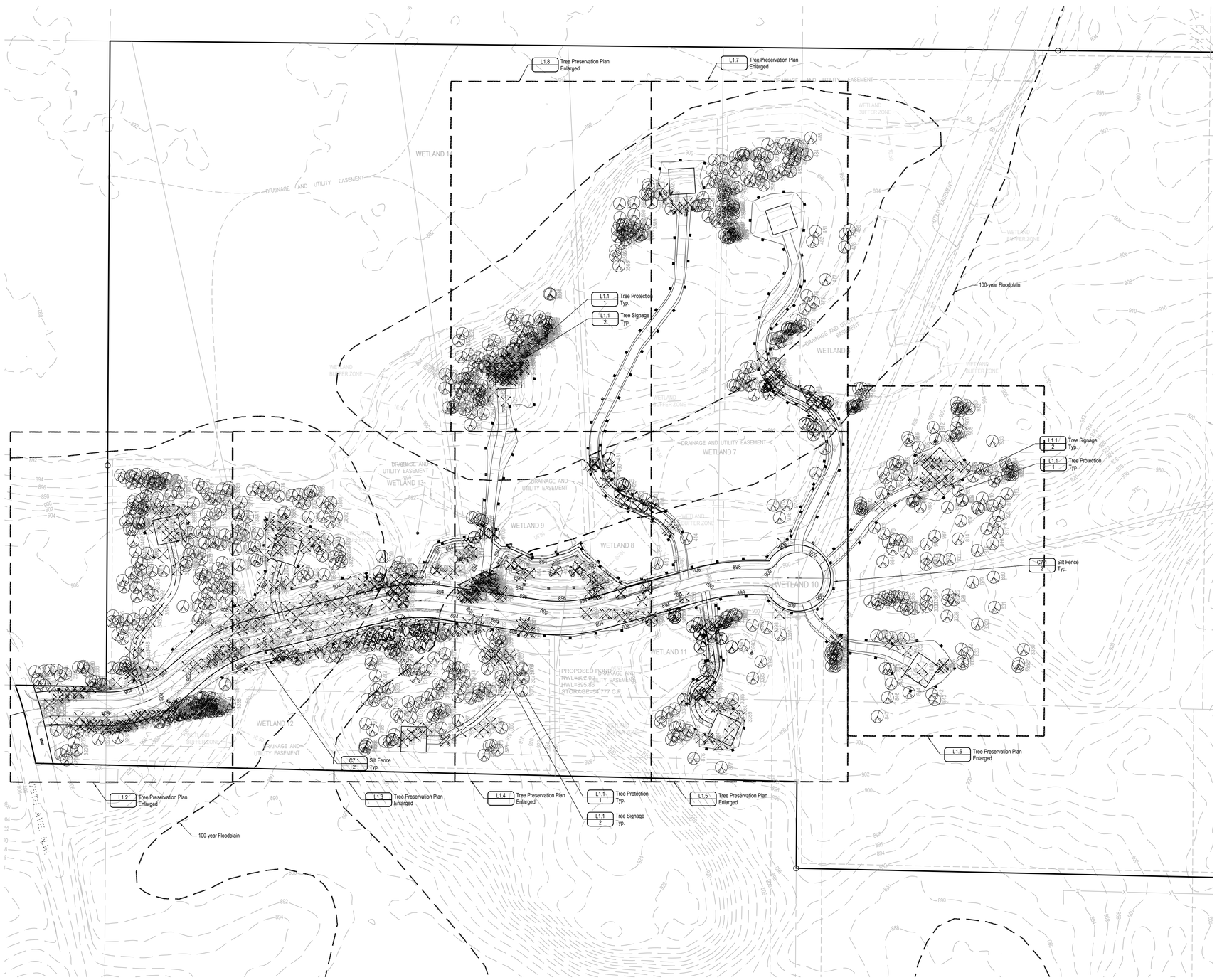
PRELIMINARY PLAT SUBMITTAL
05.06.2021

LANDFORM
From Site to Finish
105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C701ZZZ543.dwg
PROJECT NO. ZZZ20543

CIVIL DETAILS
C7.1

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.



TREE PRESERVATION CALCULATIONS

Because the site is so large, only trees in areas affected by construction were surveyed. There are many more trees on site than are represented on this plan. Any trees that weren't surveyed will be preserved.

A total of 1,429 significant trees were surveyed. The total inches (DBH) of those surveyed trees is 13,453.
To meet the 40% threshold 5,381 inches must be preserved.
This plan preserves 8,653 inches, so no replacement trees are required. Data is summarized below:

Total Significant Trees surveyed: 1,429
Total # of Inches of Significant Trees (DBH): 13,453
Removal Threshold: 40% of the inches of signifiant tree DBH should be preserved
40% of Significant Tree inches: 5,381

Total Trees Lost: 510
Total Inches Lost: 4,800
Total Inches Preserved: 8,653
Percent of Inches Preserved: 64%

PRESERVATION NOTES

1. A Critical Root Zone of preserved trees has been identified and represented for trees closest to the limits of grading. A standard calculation was used to find the Critical Root Zone:
   CRZ = DBH x 1.5

   A Tree is preserved if less than 30% of the Critical Root Zone is disturbed.
2. Suitable protective barriers are required around all trees that are to be preserved. The barriers shall remain in place until they're authorized to be removed by the city or a final certificate of occupancy has been issued.
3. There shall be no movement, clearing, or storage of equipment within a designated tree protection zone.
4. All clearing of oak stands shall be performed prior to April 15 or after July 15 of each season.
5. If encroachment into a tree preservation area occurs that causes irreparable damage to a tree(s), the tree preservation plan shall be revised to compensate for the loss.
6. All tree protection areas are recommended to be designated with "Tree Save Area" signs to be posted in addition to the required protective fencing.
7. Signs requesting sub-contractor cooperation and compliance with tree protection standards are recommended for site entrances.

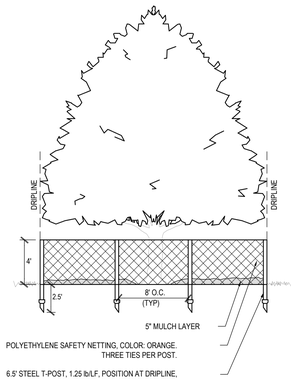
LEGEND

XXX Existing Tree with Tree Tag #

Lost Tree

Silt Fence

TREE PROTECTION DETAILS



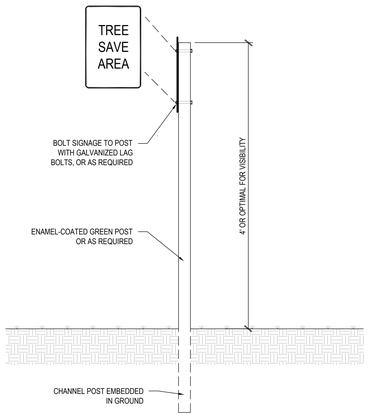
POLYETHYLENE SAFETY NETTING, COLOR: ORANGE.
THREE TIES PER POST.

6.5' STEEL T-POST, 1.25 lb/LF, POSITION AT DRIPLINE,
SPACED EIGHT (8) FEET ON CENTER.

INSTALL TREE PROTECTION DEVICES PRIOR TO START OF LAND DISTURBANCE.
MAINTAIN UNTIL CONSTRUCTION IS COMPLETE.

1 **TREE PROTECTION**

NO SCALE



2 **'TREE SAVE AREA' SIGNAGE**

NO SCALE

Know what's Below. Call before you dig.

NORTH

0 100 200

DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY

City of RAMSEY

PROJECT

WILLIAMS WOODS
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT SUBMITTAL
05.06.2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME L101ZZZ543.dwg

PROJECT NO. ZZZ20543

TREE PRESERVATION PLAN - OVERALL

L1.1

© LANDFORM 2021

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.

BOYUM ROAD

Know what's **Below.**
Call before you dig.

NORTH

0 20 40

LEGEND

- XXX — Existing Tree with Tree Tag #
- Lost Tree
- Critical Root Zone of Preserved Trees = DBH x 1.5
- Silt Fence

© LANDFORM 2021

DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY

City of RAMSEY

PROJECT

WILLIAMS WOODS
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT SUBMITTAL
05.06.2021

L A N D F O R M
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME L102ZZZ543.dwg
PROJECT NO. ZZZ20543

TREE PRESERVATION ENLARGED PLAN

L1.2

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.



DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY

City of RAMSEY

PROJECT

WILLIAMS WOODS
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT SUBMITTAL
05.06.2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME	L103ZZZ543.dwg
PROJECT NO.	ZZZ20543

TREE PRESERVATION ENLARGED PLAN

L1.3

Know what's **Below.** **Call** before you dig.

NORTH

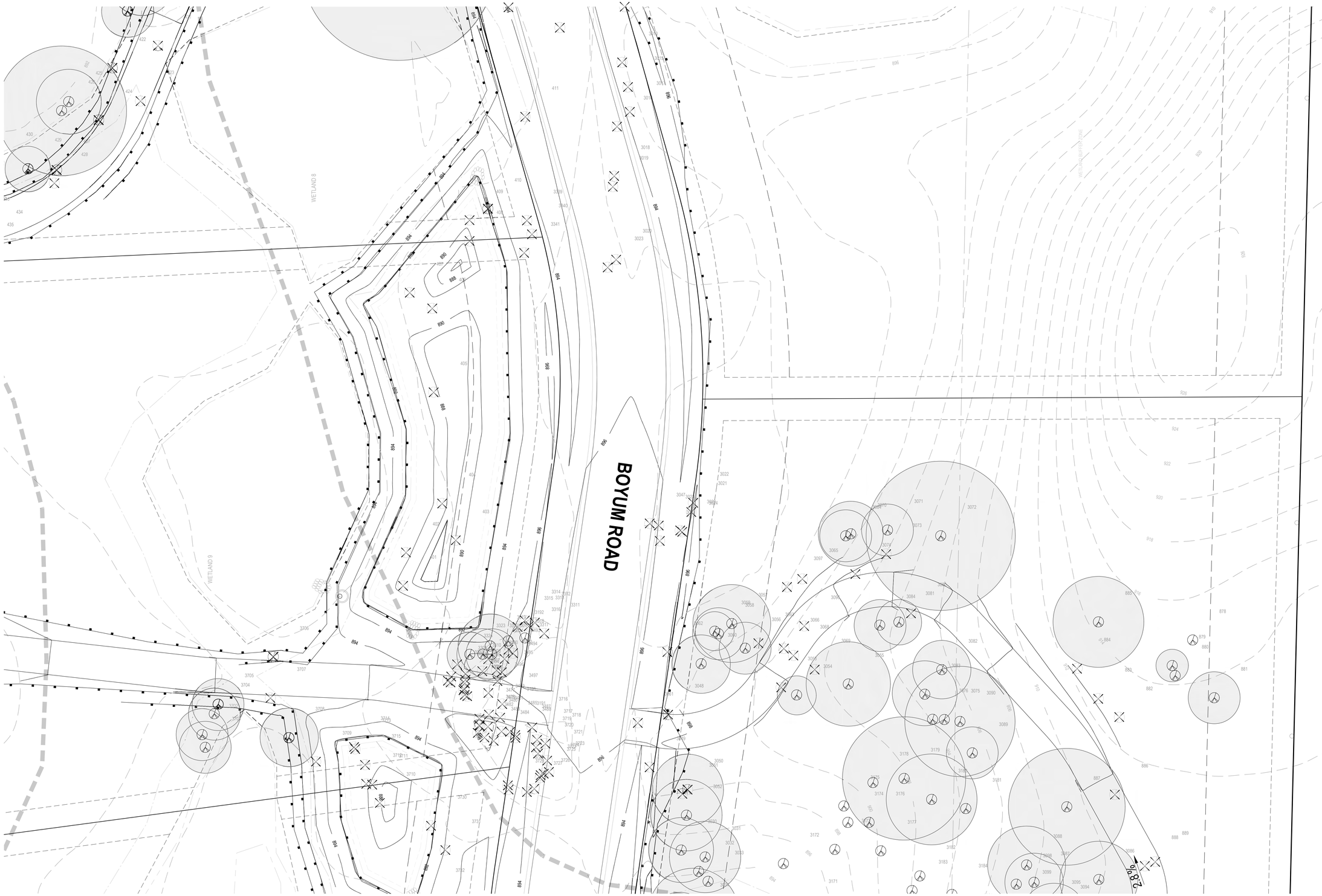
0 20 40

LEGEND

- XXX — Existing Tree with Tree Tag #
- Lost Tree
- Critical Root Zone of Preserved Trees = DBH x 1.5
- Silt Fence

© LANDFORM 2021

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.



811 Know what's Below. Call before you dig.

NORTH

0 20 40

LEGEND

- XXX — Existing Tree with Tree Tag #
- Lost Tree
- Critical Root Zone of Preserved Trees = DBH x 1.5
- Silt Fence

DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY

City of RAMSEY

PROJECT

WILLIAMS WOODS
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT SUBMITTAL
05.06.2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME	L104ZZZ543.dwg
PROJECT NO.	ZZZ20543

TREE PRESERVATION ENLARGED PLAN

L1.4

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.

© LANDFORM 2021

BOYUM ROAD

WETLAND BUFFER ZONE

WETLAND 11

%08

DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY

City of RAMSEY

PROJECT

WILLIAMS WOODS
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT SUBMITTAL
05.06.2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME	L105ZZZ543.dwg
PROJECT NO.	ZZZ20543

TREE PRESERVATION ENLARGED PLAN

L1.5

811 Know what's **Below.** **Call** before you dig.

NORTH

0 20 40

LEGEND

- XXX — Existing Tree with Tree Tag #
- Lost Tree
- Critical Root Zone of Preserved Trees = DBH x 1.5
- Silt Fence

© LANDFORM 2021

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.



© LANDFORM 2021

DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY

City of RAMSEY

PROJECT

WILLIAMS WOODS
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

811 Know what's **Below.** **Call** before you dig.

NORTH

0 20 40

LEGEND

- XXX — Existing Tree with Tree Tag #
- Lost Tree
- Critical Root Zone of Preserved Trees = DBH x 1.5
- Silt Fence

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT SUBMITTAL
05.06.2021

L A N D F O R M
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME L106ZZZ543.dwg

PROJECT NO. ZZZ20543

TREE PRESERVATION ENLARGED PLAN

L1.6

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.

LOT 5

LOT 4

WETLAND 7

WETLAND BUFFER ZONE

3.5%

Know what's **Below.**
Call before you dig.

NORTH

0 20 40

LEGEND

- XXX — Existing Tree with Tree Tag #
- Lost Tree
- Critical Root Zone of Preserved Trees = DBH x 1.5
- Silt Fence

DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY

City of RAMSEY

PROJECT

WILLIAMS WOODS
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT SUBMITTAL
05.06.2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME L107ZZZ543.dwg

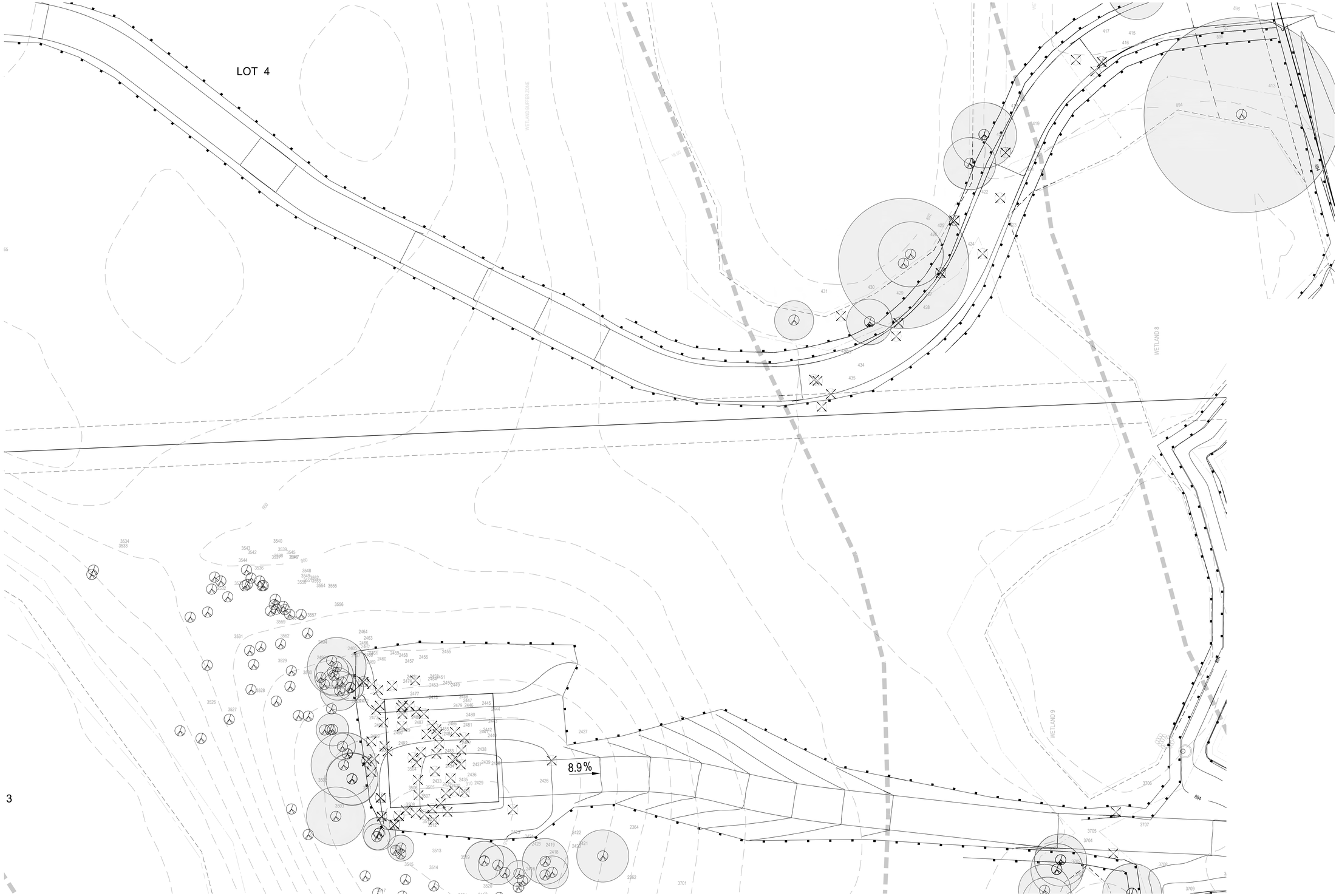
PROJECT NO. ZZZ20543

TREE PRESERVATION ENLARGED PLAN

L1.7

© LANDFORM 2021

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.



3

© LANDFORM 2021

Know what's Below. Call before you dig.

NORTH

0 20 40

LEGEND

- XXX Existing Tree with Tree Tag #
- Lost Tree
- Critical Root Zone of Preserved Trees = DBH x 1.5
- Silt Fence

DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY

City of RAMSEY

PROJECT

WILLIAMS WOODS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT SUBMITTAL
05.06.2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME	L108ZZZ543.dwg
PROJECT NO.	ZZZ20543

TREE PRESERVATION ENLARGED PLAN

L1.8

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC

TREE PRESERVATION TABLES

Tree #	DBH	Condition	Species	Lost
241	5	5	Red oak	
350	10	5	White pine	
401	6	5	Red oak	X
402	9	5	Siberian elm	X
403	5	4	Black cherry	X
404	12	5	Red oak	X
405	8	5	Green ash	X
406	14	5	Red oak	X
407	9	2	Quaking aspen	X
408	13	5	Red oak	X
409	9	4	Green ash	X
410	10	4	Sugar maple	X
411	8	4	Green ash	X
412	7	5	Red oak	X
413	30	4	Weeping willow	
414	9	5	Green ash	
415	8	4	Green ash	X
416	4	4	Red cedar	X
417	6	5	Douglas fir	X
418	10	4	Green ash	
419	9	5	Red oak	X
420	8	4	Black willow	
421	15	4	Green ash	X
422	8	3	Green ash	X
423	14	4	Green ash	X
424	9	5	Silver maple	X
425	10	4	Green ash	
426	20	4	Weeping willow	
427	10	4	Green ash	X
428	12	5	Green ash	X
429	7	5	Red oak	
430	26	4	Weeping willow	X
431	6	5	Bur oak	
432	4	5	Red oak	X
433	12	5	Red oak	X
434	8	5	Red oak	X
435	11	5	Red oak	X
436	7	5	Red oak	
437	8	4	Quaking aspen	
438	8	5	Quaking aspen	
439	8	5	Red oak	
440	11	4	Quaking aspen	
440	7	4	Red oak	
441	8	4	Quaking aspen	
442	4	5	Red oak	
443	10	5	Red oak	
444	9	5	Red oak	
445	9	5	Red oak	
446	4	5	Red oak	
447	10	3	Quaking aspen	X
448	6	5	Red oak	X
449	8	6	Red oak	X
451	7	4	Red oak	X
452	4	5	Red oak	
453	7	5	Red oak	
454	12	2	Quaking aspen	X
455	8	5	Quaking aspen	
456	8	5	Quaking aspen	
457	13	6	Red oak	X
458	9	5	Red oak	
459	9	5	Quaking aspen	
460	11	5	Quaking aspen	
461	8	6	Red oak	
462	10	4	Quaking aspen	
463	11	4	Green ash	
464	10	5	Quaking aspen	
465	11	5	Quaking aspen	
466	9	3	Quaking aspen	
467	8	4	Quaking aspen	
468	9	4	Quaking aspen	
469	11	5	Quaking aspen	
470	4	5	Red oak	
471	6	5	Red oak	
472	10	4	Green ash	
473	9	5	Red oak	
474	11	3	Black cherry	
475	8	4	Green ash	
476	8	6	Quaking aspen	
477	11	3	Quaking aspen	
478	9	5	Quaking aspen	
479	8	5	Quaking aspen	
480	9	5	Red oak	
481	4	5	Jack pine	
482	4	5	Red pine	
483	8	4	Quaking aspen	
484	8	5	Quaking aspen	
485	12	4	White oak	
486	8	5	Red oak	
487	7	4	Red oak	X
488	5	4	Red oak	
489	8	5	Paper birch	X
490	4	5	Red oak	X
491	8	4	Box elder	X
492	8	4	Green ash	
493	9	5	Red oak	
494	8	3	Green ash	
495	10	4	Green ash	
496	6	5	Red oak	
497	9	4	Red maple	
498	10	4	American elm	
499	11	5	Green ash	X
500	9	5	Red oak	X
792	10	5	White oak	
793	9	5	American elm	
794	10	8	Green ash	
795	7	4	White oak	
796	10	5	Red oak	
797	15	4	Red oak	
798	19	5	Red oak	

Tree #	DBH	Condition	Species	Lost
799	7	5	Red oak	
800	7	5	Red oak	
801	15	5	White oak	X
802	13	5	White oak	X
803	15	5	White oak	
804	15	5	White oak	
805	16	5	White oak	
806	10	5	Red oak	
807	10	6	Red oak	
808	19	5	White oak	
809	14	4	White oak	
810	10	4	Green ash	
811	14	5	Red oak	
812	15	5	White oak	
813	5	5	Red pine	
814	13	4	Silver maple	
815	15	5	White oak	
816	12	5	American elm	
817	4	5	Red oak	
818	5	5	White oak	
819	6	5	Red oak	
820	14	5	Red oak	
821	24	5	Red oak	
822	12	5	Red oak	
823	4	5	Red oak	
824	12	4	Green ash	
825	12	5	Green ash	
826	13	5	Green ash	
827	10	3	Catalpa	
828	14	4	Green ash	
829	12	5	Green ash	
830	8	5	American elm	
831	12	4	Box elder	
832	10	5	White pine	
833	12	5	Red maple	
834	12	5	White pine	
835	14	5	White pine	
836	10	5	Green ash	X
837	7	3	White spruce	X
838	10	5	Hackberry	X
839	5	4	White spruce	X
840	9	3	Apple	X
841	8	4	Apple	X
842	9	4	Apple	
843	4	5	Bur oak	
844	15	5	Red oak	
845	17	4	White oak	X
846	17	5	Red oak	
847	12	5	Hackberry	
848	11	4	Silver maple	
849	9	5	White pine	
850	9	4	White spruce	
851	10	5	Black walnut	X
852	13	4	Black walnut	X
853	10	4	Honey locust	
854	16	5	White oak	X
855	20	5	White oak	X
856	10	4	Black walnut	
857	9	5	Black walnut	
858	4	5	White oak	
859	6	5	White spruce	X
860	4	5	White spruce	X
861	12	5	White pine	X
862	7	5	White pine	X
863	4	5	White spruce	
864	5	5	White spruce	
865	5	4	White spruce	
866	4	4	White spruce	
867	5	3	White spruce	
868	9	5	Black walnut	
869	11	5	Green ash	
870	4	4	White spruce	
871	4	3	White spruce	
872	4	3	White spruce	
873	5	4	White spruce	
874	4	3	White spruce	
875	4	4	White spruce	
876	8	4	Silver maple	
877	8	5	Silver maple	
878	8	5	White oak	
879	5	5	Red oak	
880	10	4	Big Tooth aspen	
881	8	5	Red oak	
882	13	5	Red oak	X
883	15	5	Red oak	X
884	16	5	Red oak	X
885	14	5	White oak	
886	18	5	Red oak	X
887	18	5	Red oak	
888	14	5	Red oak	X
889	9	5	Red oak	X
890	10	5	Black walnut	X
891	5	4	White oak	X
892	8	5	Red oak	X
893	8	4	Black cherry	X
894	6	5	Red oak	
895	6	4	Red oak	
896	5	4	Red oak	
897	8	5	Red oak	
898	4	5	Red oak	
899	12	5	Red oak	
900	4	4	Red oak	
901	5	5	Red oak	X
902	7	5	Red oak	
903	8	4	Quaking aspen	
904	8	4	Green ash	
905	6	5	Red oak	
906	8	5	Red pine	
907	8	5	White spruce	
908	8	5	Quaking aspen	
909	8	5	Quaking aspen	

Tree #	DBH	Condition	Species	Lost
910	8	4	Black willow	
911	8	5	Quaking aspen	
912	8	5	Black walnut	
913	4	5	Red pine	
914	8	5	Quaking aspen	
915	8	3	Quaking aspen	
916	7	5	Green ash	
917	8	4	Box elder	
918	8	4	Quaking aspen	
919	8	5	Quaking aspen	
920	8	5	American elm	
921	10	5	Quaking aspen	
921	7	5	White spruce	
923	5	4	White spruce	
924	4	4	White spruce	
925	5	5	White spruce	
926	7	5	White spruce	
927	13	5	Red oak	
928	6	5	Red oak	
929	10	5	Red oak	
930	8	5	White spruce	
931	8	5	White spruce	
932	6	5	White spruce	
933	6	5	Red oak	
934	9	5	White spruce	
935	8	5	Red oak	
936	13	5	White pine	
937	4	5	White spruce	
938	6	5	Red oak	
939	4	4	Red oak	
940	4	5	White spruce	
941	8	5	White pine	
942	14	5	White pine	
943	15	4	White oak	
944	15	4	Red oak	
945	15	5	White oak	
946	16	5	White oak	
947	17	4	White oak	
949	16	5	White oak	X
948	4	5	Red oak	
950	12	5	Red oak	X
951	8	5	Red oak	X
952	7	5	Red oak	X
953	4	5	Red oak	X
954	4	5	Red oak	X
955	6	5	Red oak	X
956	5	5	Red oak	X
957	6	5	Red oak	X
958	6	5	Red oak	
959	5	5	White oak	
960	6	2	Red oak	
961	17	5	White oak	
962	9	5	Red oak	
963	6	3	White pine	
964	8	5	White pine	
966	8	5	Quaking aspen	
967	12	5	Red oak	X
968	16	5	White pine	
969	8	4	Red pine	
970	7	4	White pine	
971	10	4	White pine	
972	7	4	White spruce	
973	11	3	Green ash	
974	25	4	Weeping willow	
975	10	5	Weeping willow	
976	20	4	Red oak	
977	8	3	Paper birch	X
978	15	5	White oak	
979	5	5	Red oak	
980	17	6	White oak	
981	15	5	White oak	
982	15	5	White oak	
983	16	4	White oak	
984	12	5	Honey locust	
985	14	5	White oak	
986	20	5	Silver maple	
987	10	5	Black walnut	
988	7	5	Red oak	
989	8	3	Big tooth aspen	
990	8	5	Big tooth aspen	
991	8	5	Big tooth aspen	
992	11	5	Red oak	
993	11	3	White oak	X
994	21	5	White oak	X
995	10	4	White oak	X
996	13	4	White oak	X
997	10	4	White oak	X
998	14	8	White oak	X
999	9	5	White oak	X
1000	28	4	Red oak	X
1272	10	4	Red oak	
1313	11	6	White oak	
1314	10	4	Red oak	
1316	14	3	Red oak	
1317	12	5	White oak	
1397	10	5	White oak	
1399	12	5	Red oak	
2360	6	5	Red oak	
2361	9	5	White oak	
2362	15	6	Red oak	
2363	9	5	White oak	
2364	8	6	Red oak	
2365	7	5	Red oak	
2366	13	5	White oak	
2367	11	5	White oak	
2368	21	3	Red oak	
2369	9	5	Bur oak	
2370	4	5	White oak	
2371	8	4	Red oak	
2372	10	5	Red oak	
2373	13	5	White oak	

Tree #	DBH	Condition	Species	Lost
2374	12	5	White oak	
2375	13	5	Red oak	
2376	21	4	Red oak	
2377	16	4	Red oak	
2378	15	5	Red oak	
2379	4	5	Swamp white oak	
2380	16	5	Red oak	
2381	13	4	Green ash	X
2382	11	3	Black cherry	X
2383	8	5	Bur oak	
2384	14	5	Red oak	
2385	7	5	White oak	
2386	8	3	Black cherry	
2387	8	4	Black cherry	
2388	12	5	Red oak	
2389	6	4	Red oak	
2390	12	5	Red oak	
2391	12	5	Red oak	
2392	8	5	Red oak	
2393	8	5	Red oak	
2394	6	5	Red cedar	
2395	5	4	Red oak	
2396	6	5	Bur oak	
2397	12	5	Red oak	
2398	5	5	Red oak	
2399	11	5	Red oak	
2400	10	5	Red oak	
2401	5	5	Red oak	
2402	5	6	Red pine	
2403	7	5	Red pine	
2404	8	5	Red pine	
2405	6	5	Red pine	
2406	8	5	Red pine	
2407	9	5	White oak	
2408	9	5	White oak	
2409	5	5	White oak	
2410	11	5	White oak	
2411	4	5	Red oak	
2412	6	5	Red oak	
2413	7	4	White oak	
2414	10	5	White oak	
2415	8	4	White oak	
2416	4	5	Red pine	
2418	4	5	Red oak	
2419	4	5	Bur oak	
2420	10	6	Red oak	
2421	5	5	Red oak	
2422	7	5	White oak	
2423	10	6	White pine	
2424	6	5	White oak	
2425	6	5	White oak	
2426	5	5	Red oak	X
2427	6	5	Red cedar	X
2428	5	5	Red oak	X
2429	8	5	Red pine	X
2430	6	4	Red pine	X
2431	5	5	Red oak	X
2432	4	5	Red pine	X
2433	8	4	Red pine	X
2434	5	3	Red pine	X
2435	4	3	Red pine	X
2436	6	4	Red pine	X
2437	6	4	Red pine	X
2438	4	5	White pine	X
2439	10	5	Red pine	X
2440	6	5	Red pine	X
2441	6	4	Red pine	X
2442	7	5	Red pine	X
2443	6	5	Red cedar	X
2444	10	5	Paper birch	X
2445	9	5	Red pine	X
2446	6	5	Red pine	X
2447	8	5	Red pine	X
2448	5	5	Red pine	X
2449	7	5	Red pine	X
2450	7	5	Red pine	X
2451	9	5	Red pine	X
2452	4	5	Red pine	X
2453	4	4	Red pine	X
2454	7	5	Red pine	X
2455	4	5	Red oak	X
2456	6	5	Red pine	X
2457	5	4	Red pine	X
2458	6	5	Red pine	X
2459	7	5	Red pine	X
2460	4	4	Red pine	
2461	5	5	Red pine	
2462	6	5	Red pine	
2463	9	5	Red pine	
2464	7	5	Red pine	
2465	6	5	Red pine	
2466	5	5	Red pine	
2467	5	5	Red pine	
2468	5	5	Red pine	
2469	6	4	jack pine	
2470	6	5	Red pine	
2471	4	5	jack pine	
2472	5	5	jack pine	
2473	4	5	jack pine	
2474	5	5	Red pine	X
2476	4	5	Red pine	X
2477	4	5	Red pine	X
2478	4	4	Red pine	X
2479	5	5	Red pine	X
2480	6	5	Red pine	X
2481	5	5	jack pine	X
2482	5	4	jack pine	X
2483	5	5	Red pine	X
2484	6	5	jack pine	X
2485	5	4	White pine	X
2486	4	4	White pine	X

Tree #	DBH	Condition	Species	Lost
2487	6	5	jack pine	X
2488	5	5	Red pine	X
2489	5	5	jack pine	X
2490	4	5	Red pine	X
2491	4	3	jack pine	X
2492	6	5	Red pine	X
2493	7	5	Red oak	
2494	7	4	Red oak	
2495	6	5	Red pine	
2496	15	5	White pine	
2497	5	5	Red pine	
2498	5	5	Red oak	
2499	10	5	Red oak	
2500	8	3	Green ash	
2532	18	4	Red oak	
3001	10	5	Red oak	
3002	14	5	Red oak	X
3003	10	5	Red oak	X
3004	9	4	Green ash	
3005	8	5	Red maple	
3006	9	5	Red oak	
3007	7	4	Red oak	
3008	12	5	Red oak	
3009	9	5	Red oak	X
3010	12	5	Red oak	X
3011	4	5	Red oak	X
3012	12	5	Red oak	
3013	10	5	Big Tooth aspen	X
3014	12	4	Red oak	X
3015	11	5	Red oak	X
3016	10	5	Red oak	X
3017	11	5	Red oak	X
3018	8	5	Red maple	X
3019	8	5	Red maple	X
3020	10	4	Red maple	X
3021	8	5	Red oak	X
3022	11	5	Red oak	X
3023	6	5	Red oak	X
3024	8	5	Red maple	X
3025	9	5	Red oak	X
3026	4	5	Red oak	
3027	6	5	Bur oak	X
3028	7	5	Red oak	X
3029	8	5	Red maple	X
3030	10	4	Red oak	
3031	11	5	Red oak	
3032	9	5	Big Tooth aspen	
3033	5	5	Red oak	
3034	14	4	Black walnut	
3035	11	5	Big Tooth aspen	
3036	9	5	Red maple	
3037	9	5	Red pine	
3038	13	5	Red oak	
3039	13	3	Green ash	X
3040	8	5	Red maple	
3041	11	6	Red oak	
3042	5	4	Red pine	
3043	8	5	Red maple	
3044	5	4	Red oak	
3045	5	4	Red oak	
3046	8	4	Green ash	
3047	5	5	Red oak	X
3048	6	5	Red oak	X
3049	12	5	Red oak	X
3050	11	4	Red oak	X
3051	10	4	Red oak	X
3052	11	4	Red oak	
3053	8	5	Red oak	X
3054	6	5	Red oak	
3055	13	5	Red oak	
3056	8	5	Red maple	
3057	12	5	Big Tooth aspen	
3058	8	5	Red maple	
3059	6	4	Red oak	
3060	9	5	Red oak	
3061	6	4	Red oak	X
3062	9	5	Big Tooth aspen	X
3063	7	5	Red oak	X
3064	8	4	Red oak	
3065	11	4	Big Tooth aspen	X
3066	7	4	Red oak	
3067	9	3	Red oak	
3068	7	4	Red oak	X
3069	13	5	Red oak	X
3070	10	4	Red oak	
3071	8	5	White oak	
3072	23	4	Red oak	
3073	10	5	Red oak	X
3074	9	5	Red maple	X
3075	9	3	White oak	
3076	11	5	White oak	
3077	12	5	Red oak	
3078	8	3	Green ash	
3079	8	4	Red oak	
3080	8	5	Red oak	X
3081	7	4	Red oak	
3082	9	4	White oak	
3083	10	5	Red maple	
3084	8	3	Red oak	
3085	8	4	Red maple	
3086	12	5	White oak	
3087	9	5	White oak	
3088	12	4	Red oak	
3089	8	5	White oak	
3090	17	4	Red oak	
3091	13	5	Red oak	X
3092	22	4	Red oak	X
3092	12	4	White oak	X
3093	12	5	Red oak	X
3094	10	4	Red oak	
3096	15	3	Red oak	X

Tree #	DBH	Condition	Species	Lost
3097	11	5	Big Tooth aspen	X
3098	6	5	White oak	
3099	16	5	Red oak	
3100	6	5	White oak	
3101	10	5	Red pine	X
3102	10	4	Red pine	
3103	9	4	Red pine	
3104	8	4	Red pine	
3105	9	5	Red pine	
3106	8	5	Red pine	
3107	10	5	Red pine	
3108	7	3	Red pine	
3109	5	4	White pine	
3110	8	4	Red pine	
3111	9	4	Red pine	
3112	6	4	White pine	
3113	7	4	White pine	
3114	9	4	Red pine	
3115	4	4	White pine	
3116	8	5	White pine	
3117	8	4	White pine	
3118	5	4	White pine	
3119	9	3	White pine	
3120	5	2	White pine	
3121	5	3	White pine	
3122	15	6	White pine	
3123	13	4	White pine	
3124	8	3	Box elder	
3125	19	2	Black cherry	X
3126	8	4	Bur oak	X
3127	8	4	Bur oak	X
3128	13	4	Bur oak	X
3129	10	4	Bur oak	X
3130	16	4	Green ash	X
3131	8	4	Big Tooth aspen	
3133	9	5	Big Tooth aspen	X
3132	9	4	Big Tooth aspen	
3134	18	5	Green ash	X
3135	7	2	Big Tooth aspen	X
3136	13	5	Sugar maple	X
3137	13	3	Green ash	
3138	8	5	Red oak	
3139	6	5	Swamp white oak	
3140	6	5	Swamp white oak	X
3141	6	5	Swamp white oak	X
3142	11	4	Big Tooth aspen	
3143	8	5	Red oak	
3144	9	4	Red oak	
3145	9	5	Red oak	
3146	10	3	Big Tooth aspen	X
3147	10	4	Red oak	
3148	8	5	Red oak	
3149	9	5	Red oak	
3150	5	5	White oak	
3151	7	5	White pine	
3152	9	5	Paper birch	X
3153	16	6	Red oak	X
3154	10	4	Big Tooth aspen	
3155	5	5	Red oak	
3156	8	4	Big Tooth aspen	
3157	14	4	Green ash	
3158	7	5	Red oak	
3158	9	4	White pine	
3159	9	5	White pine	
3160	7	4	Red oak	
3161	6	5	Red oak	
3162	5	5	Red oak	
3163	6	3	White oak	
3164	13	3	Green ash	
3165	8	5	Red oak	
3166	7	5	Red oak	
3167	7	5	Red oak	
3168	15	2	Red oak	
3169	18	4	Red oak	
3170	5	5	White oak	
3171	19	1	Red oak	
3172	4	5	White oak	
3173	9	5	White oak	
3174	18	4	White oak	
3175	8	5	Red maple	
3176	15	4	Red oak	
3177	19	5	Red oak	
3178	9	5	Red maple	
3179	19	4	White oak	
3180	14	4	Red oak	
3181	9	5	White oak	
3182	15	5	Red oak	
3183	16	5	Red oak	
3184	20	4	Red oak	
3185	15	5	Red oak	
3186	9	5	White oak	
3187	15	5	Red oak	
3188	22	5	Red oak	
3189	9	5	White oak	
3190	6	5	Red oak	
3191	7	4	Red pine	X
3192	8	4	White spruce	
3193	10	5	Red maple	X
3194	12	4	Red maple	X
3195	8	5	Red oak	
3196	8	5	Red oak	
3197	12	5	Red oak	
3198	7	5	Red oak	
3199	12	5	Red oak	
3200	5	5	Red oak	
3201	11	5	Red oak	X
3202	13	4	Red oak	
3203	25	4	Red oak	
3204	6	4	Red oak	
3205	7	5	Red oak	
3206	6	5	Red oak	

Tree #	DBH	Condition	Species	Lost
3207	7	4	Red cedar	
3208	20	5	Red oak	
3209	5	5	Red oak	
3210	11	5	Red oak	
3211	8	5	Red oak	X
3212	7	5	Red oak	X
3213	9	4	Red oak	X
3214	13	5	Red oak	X
3215	11	5	Red pine	X
3216	13	5	Red pine	X
3217	6	5	White spruce	X
3218	12	5	Red pine	X
3219	4	5	White spruce	X
3220	4	5	Bur oak	X
3221	12	5	Red pine	X
3222	5	4	White spruce	X
3223	8	5	Bur oak	X
3224	8	5	Bur oak	
3225	9	5	White spruce	X
3226	6	4	White spruce	X
3227	11	4	White spruce	X
3228	11	5	White spruce	X
3229	5	4	White spruce	X
3230	5	5	White spruce	X
3231	7	4	White spruce	X
3232	7	4	White spruce	X
3233	5	5	White spruce	X
3234	5	5	White spruce	X
3235	5	4	White spruce	X
3236	7	6	White spruce	X
3237	7	5	Bur oak	
3238	12	5	Red pine	X
3239	8	4	White spruce	X
3240	5	4	White spruce	X
3241	10	3	Black cherry	X
3242	12	5	Red pine	X
3243	11	4	Red pine	X
3244	10	5	Red pine	X
3245	4	5	White spruce	X
3245	14	5	White pine	X
3246	10	5	Red pine	X
3247	9	5	Red pine	X
3248	11	4	Red pine	X
3249	12	5	Red pine	X
3250	9	4	Red pine	X
3251	10	4	Red pine	X
3252	8	5	Red pine	X
3253	9	5	Red pine	X
3255	15	5	White pine	
3256	9	5	White pine	
3257	12	5	White pine	
3258	8	4	White pine	
3259	12	5	White pine	
3260	16	5	White pine	X
3261	9	5	Red pine	X
3262	6	3	White pine	
3263	10	5	White pine	
3264	8	5	White pine	
3265	6	5	White pine	
3266	9	4	White pine	
3267	7	4	White pine	
3268	8	4	White pine	
3269	13	5	White pine	
3270	9	3	White pine	
3271	9	4	White pine	
3272	10	5	White pine	
3273	4	5	White pine	
3274	9	5	White pine	
3275	12	5	White pine	
3276	7	4	White pine	
3277	4	4	White pine	
3278	9	4	White pine	
3279	9	4	White pine	
3280	12	5	Black cherry	
3281	12	5	White pine	
3282	7	4	White pine	
3283	7	4	White pine	
3284	14	6	White pine	
3285	6	5	White pine	
3286	5	5	White pine	
3287	9	4	White pine	
3288	10	4	Box elder	
3289	12	5	White pine	

TREE PRESERVATION TABLES

Tree #	DBH	Condition	Species	Lost
3320	8	4	Red pine	
3321	6	4	Red pine	x
3322	8	4	Red pine	
3323	7	4	White spruce	
3324	10	5	Red pine	x
3325	8	4	Green ash	
3326	13	4	Green ash	
3326	13	4	Green ash	
3327	25	4	Weeping willow	
3328	16	4	Catalpa	
3329	13	4	Catalpa	
3330	18	3	Black willow	
3331	10	5	White spruce	
3332	6	5	White spruce	
3333	26	5	Red oak	
3334	13	5	Red oak	
3335	23	5	White oak	
3336	9	5	Red cedar	x
3337	25	5	Red oak	x
3339	12	5	Red oak	x
3340	9	5	Red oak	x
3341	8	5	Red oak	x
3342	8	5	Red maple	x
3343	10	5	Red maple	x
3344	13	5	Red oak	x
3345	13	4	Red oak	
3346	13	3	White spruce	
3347	15	5	Honey locust	
3348	13	5	White pine	
3349	14	5	White pine	
3351	10	4	White pine	
3352	10	5	White pine	
3353	16	5	White pine	
3354	7	5	Bur oak	
3355	15	5	White pine	
3356	8	4	Sugar maple	
3357	12	4	Green ash	
3358	25	4	Red oak	
3359	10	5	Red maple	x
3360	8	3	Red maple	x
3361	10	5	Red maple	x
3362	10	5	Silver maple	x
3363	16	5	Silver maple	x
3364	9	4	Red maple	x
3365	15	5	Silver maple	x
3366	12	4	Red oak	x
3367	31	3	Red oak	x
3368	14	4	Red oak	
3369	17	5	Red oak	
3370	20	5	Red oak	
3371	14	4	Red oak	
3372	20	4	Red oak	
3373	20	5	Red oak	
3374	16	4	Red oak	
3375	6	4	White oak	
3376	8	5	White oak	
3377	14	4	White oak	
3378	15	2	Red oak	
3379	9	4	Red oak	
3380	7	5	Red oak	x
3381	10	5	Red maple	
3382	6	4	Red oak	
3383	9	4	Red oak	
3384	9	5	Red maple	x
3385	12	5	Red maple	
3386	8	3	Big Tooth aspen	
3387	12	5	Red maple	x
3388	8	5	White oak	x
3389	8	5	Red maple	x
3390	10	5	Red maple	x
3391	8	4	Red maple	x
3392	8	5	Red maple	x
3393	8	5	Green ash	
3394	19	4	Green ash	
3395	17	3	Green ash	
3396	31	2	Weeping willow	
3397	12	5	Red oak	
3398	23	6	White oak	
3399	8	3	Black walnut	
3400	12	5	Red oak	
3401	10	5	Bur oak	
3402	12	5	Bur oak	
3403	13	5	Red oak	
3404	7	4	Red oak	
3405	11	5	Bur oak	
3406	6	5	Red oak	
3407	8	3	Green ash	
3408	7	5	Red oak	
3409	12	5	Red oak	
3410	6	5	Red oak	
3411	9	4	Red oak	
3412	8	4	Red oak	
3413	12	4	Red oak	
3414	11	5	Red oak	
3415	12	5	Red oak	
3416	8	4	Red oak	
3417	8	5	Red oak	
3418	16	5	Red oak	
3419	6	5	Red oak	
3420	10	5	Red oak	
3421	10	5	Red oak	
3422	8	5	Red oak	
3423	10	5	Red oak	
3424	10	5	Red oak	
3425	6	4	Red oak	
3426	5	5	Red oak	
3427	17	5	Red oak	
3428	11	4	White oak	
3429	20	4	Red oak	
3430	11	4	Bur oak	
3431	20	4	Red oak	
3432	8	2	Black cherry	

Tree #	DBH	Condition	Species	Lost
3433	8	5	Hackberry	X
3434	18	5	Red oak	X
3435	9	3	Black cherry	
3436	10	5	Bur oak	
3437	12	5	White oak	
3438	8	5	Black cherry	
3439	8	5	Green ash	
3440	14	5	White oak	X
3441	8	4	Black cherry	
3442	9	5	Bur oak	
3443	18	5	Red oak	
3444	24	4	Red oak	X
3445	17	5	White oak	X
3446	4	5	White pine	
3447	10	5	White oak	X
3448	20	3	Red oak	X
3449	10	4	Red oak	X
3450	10	4	White pine	X
3451	12	5	Red oak	X
3452	8	5	Red oak	X
3453	10	4	Red oak	X
3454	11	4	Red oak	X
3455	13	5	Red oak	X
3456	10	5	Red oak	X
3457	8	4	Red oak	
3458	10	3	Red oak	
3459	9	4	Red oak	
3460	10	5	Red oak	
3461	11	5	Red oak	
3462	30	4	Red oak	X
3463	19	3	Red oak	
3464	5	5	Red oak	
3465	6	4	White pine	
3466	5	4	Red oak	
3467	10	4	Red oak	
3468	8	4	Red oak	X
3469	9	5	Red oak	X
3470	6	5	White pine	X
3471	7	5	Red oak	X
3472	13	5	Red oak	X
3473	7	5	Red oak	X
3474	11	5	Red oak	X
3475	7	3	Red oak	X
3476	10	4	Red oak	X
3477	9	5	Red pine	X
3478	7	5	Red pine	X
3479	10	5	Red pine	X
3480	5	5	Red pine	X
3481	5	4	Red pine	X
3482	9	5	Red pine	X
3483	7	5	Red pine	X
3484	8	5	Red pine	X
3485	7	5	Red pine	X
3487	10	4	Red pine	X
3488	4	3	Red pine	X
3489	12	5	Red oak	X
3490	24	4	Red oak	X
3491	6	5	Red oak	X
3492	10	5	Red pine	X
3493	6	5	White spruce	X
3494	7	5	Red pine	X
3495	8	5	Red pine	X
3496	6	5	Red pine	X
3497	9	5	Red pine	X
3498	7	5	Red pine	X
3499	6	5	Red pine	X
3500	8	4	Red pine	X
3501	9	5	Red oak	
3502	4	5	White spruce	
3503	4	5	Red oak	
3504	9	5	Red oak	X
3505	7	5	Red pine	X
3506	5	5	Red pine	X
3507	4	5	Red pine	X
3508	5	5	Red pine	
3509	4	5	Red pine	
3510	4	5	Red oak	
3511	4	5	Red pine	
3512	5	5	Red oak	
3513	4	5	Bur oak	
3514	4	5	Red oak	
3515	12	5	Red oak	
3516	10	5	Red oak	
3517	5	5	Red oak	
3518	4	5	Red oak	
3519	5	5	Red oak	
3520	12	5	White oak	
3521	10	5	White oak	
3522	9	5	White oak	
3523	6	5	Red oak	
3524	7	5	Red oak	
3524	9	5	Red oak	
3526	19	2	Red oak	
3527	4	5	Balsam fir	
3528	4	5	White spruce	
3529	8	4	Paper birch	
3530	4	5	White spruce	
3531	5	5	White spruce	
3533	11	5	White oak	
3534	11	5	White oak	
3535	5	5	Red oak	
3536	5	5	Red oak	
3537	4	5	Red oak	
3538	8	5	Big Tooth aspen	
3539	5	5	White pine	
3540	5	5	White pine	
3542	6	5	Red oak	
3543	9	5	Paper birch	
3544	5	4	Red oak	
3545	5	5	Red pine	
3546	4	4	Red pine	

Tree #	DBH	Condition	Species	Lost
3547	8	4	Big Tooth aspen	
3548	8	5	Big Tooth aspen	
3549	4	4	Red pine	
3550	5	5	Red pine	
3551	4	5	Red pine	
3552	5	5	Red pine	
3553	5	5	Red pine	
3554	5	4	Red pine	
3555	6	4	Red oak	
3556	7	4	Red pine	
3557	5	5	Red oak	
3558	4	5	Red oak	
3559	10	5	Red oak	
3562	9	5	Red oak	
3565	8	5	Big Tooth aspen	
3566	10	5	Red oak	
3567	6	4	Red oak	
3568	9	3	Big Tooth aspen	
3569	9	2	Big Tooth aspen	
3570	4	5	White pine	
3571	5	5	White pine	
3572	4	5	White pine	
3573	10	5	Big Tooth aspen	
3574	4	5	White pine	
3575	8	5	Big Tooth aspen	
3576	8	3	Big Tooth aspen	
3577	8	5	Big Tooth aspen	
3578	9	5	Big Tooth aspen	
3579	9	5	Big Tooth aspen	
3580	8	5	Big Tooth aspen	
3581	4	5	White pine	
3582	9	5	Big Tooth aspen	
3583	9	5	Big Tooth aspen	
3584	4	3	Bur oak	
3585	11	5	Big Tooth aspen	
3586	5	5	Red oak	
3587	12	5	Big Tooth aspen	
3588	4	5	Red oak	
3589	8	5	Big Tooth aspen	
3590	9	5	Big Tooth aspen	
3591	11	5	Big Tooth aspen	
3592	21	4	White oak	
3593	9	5	Red oak	
3594	6	5	Red oak	
3595	8	5	Black walnut	
3596	8	4	Big Tooth aspen	
3597	8	5	Red oak	
3598	5	5	Bur oak	
3601	6	5	Bur oak	
3602	8	3	Black cherry	
3603	8	3	Green ash	
3604	8	4	Bur oak	
3605	8	4	Green ash	
3606	8	4	Green ash	
3607	15	5	Red oak	
3608	9	3	Green ash	
3609	10	5	Hackberry	X
3610	13	4	White oak	X
3611	8	4	Green ash	
3612	20	5	Red oak	
3613	9	5	Bur oak	
3614	8	3	Black cherry	
3617	14	5	Big Tooth aspen	
3618	15	4	Green ash	
3619	12	3	Green ash	
3620	13	5	White oak	
3621	13	4	Red oak	
3622	10	5	White oak	
3623	9	5	Bur oak	
3624	10	4	Black cherry	
3625	9	4	Black cherry	
3626	21	5	Bur oak	
3627	15	4	Bur oak	
3628	8	5	Apple	
3629	13	5	Bur oak	
3630	12	4	Bur oak	
3631	8	5	Hackberry	
3632	9	3	Black cherry	
3633	15	5	Bur oak	X
3634	14	4	Bur oak	X
3635	8	5	Hackberry	X
3636	15	4	Red oak	X
3637	15	5	White oak	X
3638	9	4	Bur oak	X
3639	9	5	Black cherry	X
3640	15	4	Bur oak	X
3641	25	4	Red oak	X
3642	11	3	Black cherry	X
3643	10	4	Black cherry	X
3644	9	5	Black cherry	
3645	8	2	Black cherry	
3646	10	4	Green ash	
3647	11	5	Black cherry	
3648	20	3	Red oak	X
3649	8	3	Black cherry	X
3650	11	4	Bur oak	X
3651	5	5	Red pine	X
3652	5	5	Red pine	X
3653	10	4	Bur oak	X
3654	9	4	Bur oak	X
3655	4	5	Bur oak	X
3656	4	4	White oak	X
3657	12	1	Red oak	X
3658	16	4	Red oak	X
3659	14	5	Red oak	X
3661	13	4	Bur oak	X
3662	19	5	Red oak	X
3663	7	5	White pine	X
3664	8	4	Green ash	X
3665	12	5	Red oak	X
3666	12	4	Bur oak	X

Tree #	DBH	Condition	Species	Lost
3667	5	4	Bur oak	X
3668	18	4	Red oak	X
3669	10	2	Bur oak	X
3670	9	2	Bur oak	X
3671	8	3	Green ash	X
3672	14	4	White oak	X
3673	8	4	White oak	X
3674	8	2	Black cherry	X
3675	10	4	Black cherry	X
3676	10	5	Bur oak	X
3677	13	4	Bur oak	X
3678	7	4	Bur oak	X
3679	15	5	Bur oak	X
3680	5	3	Bur oak	X
3681	13	4	White oak	X
3682	8	4	Black cherry	X
3683	8	4	Black cherry	X
3684	9	5	White oak	X
3685	8	2	Hackberry	X
3686	11	3	Red oak	X
3687	10	2	White oak	X
3688	10	5	Black cherry	X
3689	8	2	Red oak	X
3690	8	1	Black cherry	X
3691	9	4	Black cherry	X
3692	9	4	White oak	
3701	10	5	Green ash	
3702	8	3	Big Tooth aspen	
3703	8	4	Big Tooth aspen	
3704	8	5	Green ash	
3705	8	5	Red oak	
3706	27	5	Black willow	X
3707	27	3	Black willow	X
3708	9	5	American elm	
3709	8	4	Big Tooth aspen	X
3710	9	5	Big Tooth aspen	X
3711	4	5	Red oak	X
3712	7	5	Red oak	X
3713	8	4	Big Tooth aspen	X
3714	8	4	Big Tooth aspen	X
3715	8	4	Paper brirch	X
3716	7	5	Red pine	X
3717	7	5	Red pine	X
3718	9	5	Red pine	X
3719	4	4	Red pine	X
3720	7	5	Red pine	X
3721	6	5	Red pine	X
3722	5	4	Red pine	X
3723	6	5	Red pine	X
3724	6	5	Red pine	X
3725	9	5	Red pine	X
3726	5	5	Red pine	X
3727	7	4	Red pine	X
3728	8	4	Red pine	X
3729	8	5	Red pine	X
3730	8	3	Black cherry	X
3731	9	5	Green ash	X
3732	11	5	Red maple	X
3733	12	4	Green ash	X
3734	13	3	Green ash	
3735	10	5	Red maple	
3736	8	3	Green ash	
3737	19	4	Green ash	X
3738	6	5	White cedar	X
3739	21	4	Green ash	X
3740	13	5	Black willow	X
3741	12	5	Black willow	X
3742	7	5	Bur oak	X
3743	10	5	White cedar	X
3744	10	4	Bur oak	X
3745	8	5	Bur oak	X
3746	6	5	Red oak	
3747	5	5	Red oak	
3748	5	6	White cedar	
3749	20	5	Bur oak	
3750	20	5	Red oak	
3751	21	4	Red oak	
3752	9	3	Black cherry	X
3753	8	2	Green ash	X
3754	8	4	Green ash	
3755	17	5	Red oak	X
3756	17	5	Bur oak	X
3757	18	5	Bur oak	X
3758	19	4	Red oak	X
3759	10	4	Bur oak	X
3760	16	5	Bur oak	X
3761	9	4	Black cherry	X
3762	7	4	Bur oak	X
3764	4	5	Bur oak	X
3765	16	4	White oak	X
3766	9	5	Bur oak	X
3768	16	5	Red oak	
3769	14	4	Red oak	
3770	18	3	Red oak	
3771	10	4	Bur oak	
3772	14	3	White oak	X
3773	5	4	White oak	X
3774	5	5	White oak	X
3775	6	5	White oak	X
3776	6	5	Red oak	X
3777	8	5	Red oak	X
3778	7	5	Red oak	X
3779	6	3	Red oak	X
3780	7	5	Red oak	X
3781	7	5	Red oak	X
3782	8	2	Black cherry	X
3783	15	5	Red oak	X
3784	15	5	White oak	
3785	12	5	Red oak	
3786	12	3	Bur oak	
3787	12	3	Green ash	

Tree #	DBH	Condition	Species	Lost
3788	9	5	Red oak	
3789	8	5	Red oak	
3790	10	5	Red oak	
3791	16	4	Bur oak	
3792	9	5	Bur oak	
3793	12	4	Green ash	
3794	5	5	Red oak	
3795	12	5	Red oak	
3796	6	5	Red oak	
3797	6	4	Red oak	
3798	12	5	Red oak	
3799	7	5	Red oak	
3800	16	4	Black cherry	
3801	4	5	White oak	
3802	12	5	Paper birch	
3803	13	4	Paper birch	
3804	12	5	Red oak	
3805	13	3	White oak	
3806	14	5	Bur oak	
3807	4	5	Red oak	
3808	5	5	Red oak	X
3809	7	5	Red oak	X
3810	6	5	Red oak	X
3811	12	5	Black cherry	X
3812	6	5	White oak	X
3813	5	5	White oak	X
3814	6	5	Red oak	X
3815	11	5	White oak	X
3816	9	5	Red oak	X
3817	18	5	White oak	X
3818	8	5	Paper birch	X
3819	24	4	Red oak	
3820	8	5	Bur oak	
3821	17	4	Bur oak	
3822	7	5	Red oak	
3823	5	5	Red oak	
3824	8	5	Red oak	
3825	7	5	Red oak	
3827	11	5	White oak	
3828	10	5	Bur oak	
3830	4	4	Red oak	X
3831	12	3	Bur oak	X
3832	25	4	Red oak	X
3833	5	3	Red oak	X
3834	7	5	Red oak	X
3835	5	5	Red oak	X
3836	6	5	Red oak	X
3837	8	3	Red oak	X
3838	5	4	Red oak	X
3840	12	4	White oak	X
3841	6	5	Bur oak	X
3842	15	4	Red oak	
3843	10	4	Red oak	
3844	12	4	Red oak	
3845	27	3	Red oak	
3846	20	4	Bur oak	
3847	8	5	Hackberry	
3848	8	5	Green ash	
3849	8	5	Green ash	
3850	25	4	Red oak	
3851	8	5	Green ash	
3852	12	5	White oak	
3853	11	4	Bur oak	
3854	15	4	Red oak	
3855	10	5	Bur oak	
3856	14	5	Bur oak	
3857	15	4	Red oak	
3858	13	5	Bur oak	
3859	13	5	Bur oak	
3860	12	2	Bur oak	X
3861	10	4	Bur oak	X
3862	8	5	Green ash	X
3863	14	4	Bur oak	
3864	11	4	Bur oak	X
3865	10	5	Green ash	
3866	9	4	Black cherry	X
3867	8	2	Black cherry	X
3868	10	3	Green ash	
3869	9	3	Green ash	X
3870	7	5	Red oak	
3871	5	5	Red oak	
3872	9	2	Black cherry	
3873	7	5	Red oak	
3874	5	5	Red oak	
3875	9	5	Red oak	
3876	8	5	Red oak	
3877	12	5	Red oak	
3878	10	5	Red oak	
3879	10	6	Red oak	X
3880	9	3	Black cherry	
3881	19	5	Bur oak	
3882	8	5	Green ash	
3883	12	5	Bur oak	X
3884	17	5	Red oak	X
3885	10	5	White oak	X
3886	12	3	Green ash	X
3887	10	3	Bur oak	X
3888	12	4	Bur oak	X
3889	9	2	Green ash	
3890	11	3	Green ash	
3891	9	3	Green ash	
3892	13	3	Black cherry	
3893	9	3	Big Tooth aspen	
3894	10	5	Big Tooth aspen	
3895	6	4	Red oak	
3896	13	4	Green ash	
3897	8	3	Green ash	
3898	14	3	White oak	
3899	8	2	Black cherry	
3900	8	3	Black cherry	
3901	5	5	Red oak	

Tree #	DBH	Condition	Species	Lost
3902	9	5	Big Tooth aspen	X
3903	8	5	Big Tooth aspen	X
3904	4	5	Red oak	X
3905	5	5	Red oak	
3906	5	5	Bur oak	X
3907	9	5	Bur oak	X
3908	4	4	Red oak	X
3909	8	5	Big Tooth aspen	X
3910	8	5	Red oak	X
3911	9	4	Big Tooth aspen	
3912	9	5	Big Tooth aspen	
3913	5	5	Red pine	
3914	6	3	Red pine	
3915	4	4	Red cedar	
3916	7	5	Red pine	
3917	8	5	Red pine	
3918	7	4	White pine	
3919	7	5	Red pine	
3920	8	5	Red pine	
3921	6	5	Red pine	
3921	7	5	Red pine	
3923	6	5	Red pine	
3924	5	5	Red pine	
3925	10	5	White pine	
3926	6	5	White pine	
3927	10	5	Red cedar	
3928	9	5	White pine	
3929	7	5	White pine	
3930	8	5	White pine	
3931	5	5	White pine	
3932	8	2	Red cedar	
3933	7	5	Red pine	
3934	7	5	Red pine	
3935	6	5	Red pine	
3936	6	5	Red pine	
3937	4	2	Bur oak	
3938	4	2	White spruce	
3939	5	4	White spruce	
3940	4	4	White spruce	
3941	5	5	Red pine	
3942	6	5	Red pine	
3943	15	5	White pine	
3944	8	5	White pine	
3945	7	5	White pine	
3946	8	5	White pine	
3946	8	6	White pine	
3947	8	6	White pine	
3948	6	5	White pine	
3950	5	4	Red pine	
3951	9	5	White pine	
3952	8	5	White pine	
3953	5	6	White pine	
3954	4	5	White pine	
3955	7	5	Bur oak	
3956	8	4	Big Tooth aspen	
3957	8	5	Big Tooth aspen	
3958	8	5	Big Tooth aspen	
3959	4	5	Red oak	
3960	10	5	Big Tooth aspen	
3961	8	5	Big Tooth aspen	
3962	10	5	Big Tooth aspen	
3964	12	5	Big Tooth aspen	
3965	4	5	Bur oak	
3966	10	5	Big Tooth aspen	
3967	4	5	Red oak	
3968	10	5	Big Tooth aspen	
3969	12	5	Big Tooth aspen	
3970	11	5	Big Tooth aspen	
3971	10	5	Big Tooth aspen	
3972	10	5	Big Tooth aspen	
3973	4	5	Bur oak	
3974	7	6	Red oak	
3975	7	5	Red oak	
3976	10	5	Red oak	
3977	11	5	Big Tooth aspen	
3978	10	5	Big Tooth aspen	
3979	10	5	Big Tooth aspen	
3980	11	5	Big Tooth aspen	
3981	10	5	Big Tooth aspen	
3983	12	5	Big Tooth aspen	
3984	12	4	Big Tooth aspen	
3985	11	5	Big Tooth aspen	
3986	8	5	Big Tooth aspen	
3987	8	4	Big Tooth aspen	
3988	5	4	Red oak	
3989	9	4	Big Tooth aspen	
3990	8	5	Big Tooth aspen	
3992	10	5	Big Tooth aspen	
3992	11	5	Big Tooth aspen	
3993	10	5	Big Tooth aspen	
3994	4	5	Bur oak	
3995	4	4	Red oak	
3996	8	5	Big Tooth aspen	
3997	8	4	Big Tooth aspen	
3998	6	5	Red oak	
3999	5	3	Bur oak	
4000	6	5	Red oak	

© LANDFORM 2021

DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY

City of RAMSEY

PROJECT

WILLIAMS WOODS
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT SUBMITTAL
05.06.2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME L110ZZZ543.dwg

PROJECT NO. ZZZ20543

TREE PRESERVATION TABLES (PAGE 2 of 2)

L1.10

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC

ProjectDox

Department Review Status Report

Project Name: 20-138 Williams Woods, Bacon Property Subdivision

Workflow Started: 11/03/2020 10:55 AM

Report Generated: 05/28/2021 08:50 AM

Cycle	Department	Reviewer	Email	Status	Reviewer Comments	Applicant Comments
1						
2						
3	Civil Engineer IV	Len Linton	llinton@cityoframsey.com	Corrections Required	Corrections are required as noted. The Volume reduction goal of at least 90% must be achieved before this reviewer will recommend this project received preliminary plat approval.	
	Engineering Tech	Logan Czech	lczech@cityoframsey.com	Corrections Required		
	Fire	Carey Schiferli	cschiferli@cityoframsey.com	Approved		
	Police	Brad Bluml	bbluml@cityoframsey.com	Denied	Police would prefer one main thoroughfare. Police second option would be a short cul-de-sac.	
	Public Works - Street					
	Environmental Review	Chris Anderson	canderson@cityoframsey.com	Corrections Required		
	City Planner	Chris Anderson	canderson@cityoframsey.com	Corrections Required		
	Community Development Director	Tim Gladhill	tgladhill@cityoframsey.com	No Review Required		
	Civil Engineer II	Joe Feriancek	jferiancek@cityoframsey.com	Corrections Required		
	Lead Engineering Tech					

ProjectDox

Changemarks Report

Project Name: 20-138 Williams Woods, Bacon Property Subdivision

Workflow Started: 11/03/2020 10:55 AM

Report Generated: 05/28/2021 09:01 AM

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1												
	2												
	3	45	False	Unresolved	Civil Engineer IV		C3.5.pdf	LL	Temporary Sediment Basins	Temporary sediment basins must be designed by the engineer and shown on the plan. Locating the temporary sediment basins cannot be left up to the contractor.	05/25/2021 3:43 PM	Len Linton	
		43	False	Unresolved	Civil Engineer IV		C3.4.pdf	LL	Wetland buffer encroachment	This driveway must be moved to avoid 16.5 ft wetland buffers.	05/25/2021 3:40 PM	Len Linton	
		44	False	Unresolved	Civil Engineer IV		C3.4.pdf	LL	Stormwater ponding	Stormwater ponding must be provided to treat runoff from impervious surfaces before it enters the wetlands.	05/25/2021 3:40 PM	Len Linton	
		42	False	Unresolved	Civil Engineer IV		C3.2.pdf	LL	Adjust grading	THe driveway entrance must be higher than the cul-de-sac to contain runoiff in the ROW and not direct it down the private driveway whcih does not have ponding sized for the public street.	05/25/2021 3:33 PM	Len Linton	

ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	3	41	False	Unresolved	Civil Engineer IV		C3.0.pdf	LL	Wetlands	Two reports are required for wetlands. 1. The wetland delineation report must be submitteed to and approved by the Lower Rum River Watershed Management Organization (LRRWMO). 2. A wetland mitigation plan and report must be submitted showing the replacement areas for impacted wetlands. This must also be approved by the LRRWMO.	05/25/2021 3:29 PM	Len Linton	
		51	False	Unresolved	Civil Engineer IV		C3.1.pdf	LL	Address	Round Lake Boulevard is in Andover.	05/26/2021 9:48 AM	Len Linton	
		52	False	Unresolved	Civil Engineer IV		C3.1.pdf	LL	Cover over storm sewer pipes	The PRELIMINARY plat plans must indicate cover over the proposed storm sewer pipe. This may be through use of profiles or notes.	05/26/2021 9:48 AM	Len Linton	
		40	False	Unresolved	Environmental Review		C2.1.pdf	CA	Wetland Setback	As shown, there is only about 14 feet between the two areas of wetland setback (between wetlands 10 & 11). The setback areas are required to be encumbered with drainage and utlity easements. Driveways are not allowed within this area. An alternate route for this driveway will be needed.	05/25/2021 3:15 PM	Chris Anderson	

ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	3	46	False	Unresolved	Civil Engineer IV		2021-05-06 Williams Woods - Stormwater Narrative.pdf	LL	Infiltration must be provided	The LRRWMO rules outline the mitigation process when infiltration cannot be acheived on site.	05/26/2021 9:41 AM	Len Linton	
		47	False	Unresolved	Civil Engineer IV		2021-05-06 Williams Woods - Stormwater Narrative.pdf	LL	Exfiltration	Exfiltration should not be used as an outflow device for for wetlands, especially over the horizontal area below the water level.	05/26/2021 9:41 AM	Len Linton	
		48	False	Unresolved	Civil Engineer IV		2021-05-06 Williams Woods - Stormwater Narrative.pdf	LL	Coordination of plans	A wetland delineation report is required for this project. The HydroCAD ponds must reference the basin numbers from the wetland delineation report.	05/26/2021 9:41 AM	Len Linton	
		49	False	Unresolved	Civil Engineer IV		2021-05-06 Williams Woods - Stormwater Narrative.pdf	LL	Node Dividing Lines	The proposed contours must be lighter and the Node dividing lines must be darker to standout over the contour lines, especially where the road is.	05/26/2021 9:41 AM	Len Linton	
		50	False	Unresolved	Civil Engineer IV		2021-05-06 Williams Woods - Stormwater Narrative.pdf	LL	MIDS Calculator	Please submit screen shots of the Watershed tab and the BMP Parameters tab for each BMP. We need to see the proposed slopes on the swales.	05/26/2021 9:41 AM	Len Linton	
		24	False	Unresolved	Civil Engineer II		C3.5.pdf	JF	Temp Sed Basin	Note 1 is confusing, is a temporary sedimentation basin being provided?	05/25/2021 10:26 AM	Joe Feriancek	

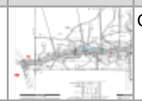
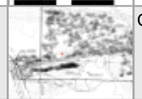
ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	3	25	False	Unresolved	Civil Engineer II		C3.5.pdf	JF	Inspections	Add note to send weekly and storm event inspection report to the City Inspector. At project close the SWPPP history must be sent to the City.	05/25/2021 10:26 AM	Joe Feriancek	
		26	False	Unresolved	Civil Engineer II		C3.5.pdf	JF	N.O.T.	Send the N.O.T. to the City for review before sending in.	05/25/2021 10:26 AM	Joe Feriancek	
		20	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Erosion Control Items	Make prominent items bold, to stand out better.	05/25/2021 10:16 AM	Joe Feriancek	
		21	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Wetland Elevation	What is the groundwater elevation, we need to know this to confirm lowest floor elevations.	05/25/2021 10:16 AM	Joe Feriancek	
		22	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Proflies and Cross Sections	Final Plat submittal will require profiles and cross sections.	05/25/2021 10:16 AM	Joe Feriancek	
		23	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Drainfield Area	Show the primary and secondary septic areas, need to be protected by silt fence during construction.	05/25/2021 10:16 AM	Joe Feriancek	
		17	False	Unresolved	Civil Engineer II		C2.1.pdf	JF	Subgrade Corrections	I haven't seen a geotech report for this site, but with the amount of wetlands, are soil corrections going to be needed under the road section?	05/25/2021 9:24 AM	Joe Feriancek	
		18	False	Unresolved	Civil Engineer II		C2.1.pdf	JF	Culverts?	Show proposed culvert locations.	05/25/2021 9:24 AM	Joe Feriancek	

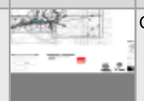
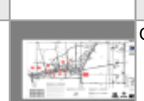
ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	3	19	False	Unresolved	Civil Engineer II		C2.1.pdf	JF	Alignment Stationing	Show alignment stationing.	05/25/2021 9:24 AM	Joe Feriancek	
		15	False	Unresolved	Civil Engineer II		C7.1.pdf	JF	Bit Mix Design	Use a type "C" oil.	05/25/2021 9:20 AM	Joe Feriancek	
		16	False	Unresolved	Civil Engineer II		C7.1.pdf	JF	Typical Section	Not consistant with the plans, which show 32 feet of pavement plus 2-foot gravel shoulders.	05/25/2021 9:20 AM	Joe Feriancek	
		14	False	Unresolved	Civil Engineer II		C1.2.pdf	JF	Tree Removal	Show tree removals on this sheet.	05/25/2021 9:13 AM	Joe Feriancek	
		13	False	Unresolved	Civil Engineer II		C1.1.pdf	JF	Identy line type	Identify large dashed line, it's not obvious what this is.	05/25/2021 9:11 AM	Joe Feriancek	
		29	False	Unresolved	Environmental Review		L1.1.pdf	CA	Topsoil	Add note stating that 4 inches of topsoil, with not more than 35% sand content, shall be installed in all disturbed areas not otherwise improved with impervious surfaces.	05/21/2021 9:45 AM	Chris Anderson	
		28	False	Unresolved	Environmental Review		C3.1.pdf	CA	Culvert	Please have surveyor shoot the elevation of the bottom of the existing culvert at both ends. Also, replacement culvert shall be a flat bottomed (arch) style culvert.	05/21/2021 9:35 AM	Chris Anderson	

ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	3	27	False	Unresolved	Environmental Review		C3.0.pdf	CA	Silt Fence	Silt Fence shall be no closer than 16.5 feet from the delineated boundary of wetlands or from the designed normal water level of storm water ponds (the areas intended to be encurmbered with drainage and utilty easement).	05/21/2021 9:33 AM	Chris Anderson	
		30	False	Unresolved	Environmental Review		C0.2.pdf	CA	Ingress & Egress Easement	Is this easement existing? If so, is it needed any longer once there's a public road? If not, it should be vacated.	05/28/2021 8:50 AM	Chris Anderson	
		31	False	Unresolved	Environmental Review		C0.2.pdf	CA	Drainage and Utility Easements	Drainage and utility easements must extend at least 16.5 feet beyond the delineated boundary of wetlands and 16.5 feet beyond storm water ponds as well. The easement boundaries around all wetlands need to be expanded and easement needs to be added for the storm water ponds on this sheet and all subsequent sheets as well.	05/28/2021 8:50 AM	Chris Anderson	
		32	False	Unresolved	Environmental Review		C0.2.pdf	CA	Wetland Impacts	Need to identify a way to clearly inform future home owners of the wetland boundaries on the lots (maybe some sort of small signage). This would assist in minimizing impacts (e.g. filling or excavating) to wetland areas by future home owners.	05/28/2021 8:50 AM	Chris Anderson	

ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	3	33	False	Unresolved	Environmental Review		C0.2.pdf	CA	Floodplain Boundary	The floodplain boundary needs to be added to this and subsequent sheets.	05/28/2021 8:50 AM	Chris Anderson	
		34	False	Unresolved	Environmental Review		C0.2.pdf	CA	Floodplain Info	For all driveways that are in or crossing through the floodplain, documentation must be provided by the PE verifying that the driveways are not causing more than 0.5 foot rise in flood elevation.	05/28/2021 8:50 AM	Chris Anderson	
		35	False	Unresolved	Environmental Review		C0.2.pdf	CA	Floodplain Info	The public road and driveways can be no more than two (2) feet below the Regulatory Flood Protection Elevation. This info needs to be documented on the plan set.	05/28/2021 8:50 AM	Chris Anderson	
		36	False	Unresolved	Environmental Review		C0.2.pdf	CA	Cul-De-Sac Length	Cul-de-sac exceeds maximum length allowed by city code (600 feet). Planning Commission will be considering the requested variance at their June meeting.	05/28/2021 8:50 AM	Chris Anderson	
		37	False	Unresolved	Environmental Review		C0.2.pdf	CA	Soil Borings	Soil borings for each lot must be conducted to verify that there are suitable Class I soils for septic system and an alternate site.	05/28/2021 8:50 AM	Chris Anderson	

ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	3	38	False	Unresolved	Environmental Review		C0.2.pdf	CA	Easement Width	Ten (10) foot wide drainage and utiity easement required adjacent to public road right-of-way and unplatted lands. All other drainage and utility easements along common lot lines shall be ten (10) feet in width, with five (5) feet on each side of the common lot line.	05/28/2021 8:50 AM	Chris Anderson	

7.02: Review Sketch Plan for Bacon Property; Case of Bill Boyum

Presentation

Senior Planner McGuire Brigl presented the Staff Report asked the Commission to provide feedback on which concept plan to move forward with and develop a formal sketch plan application.

Commission Business

Chairperson Bauer stated that the applicant's narrative includes two cul-de-sacs, noting that one lies within Nowthen. He recognized that the comments from public safety shows that they prefer the loop but asked if a larger cul-de-sac would accomplish the same things.

Senior Planner McGuire Brigl stated that she could bring that idea forward to public safety for review.

Chairperson Bauer stated that Commissioner Johnson stated that he preferred the 19-lot layout.

Commissioner VanScoy referenced the option which would connect to 178th and asked for additional details.

Senior Planner McGuire Brigl commented that connection would be challenging as the road would go through the park area that is mostly wetlands.

Commissioner VanScoy commented that several of the lots appear to be encumbered with floodplain and asked how the developer would intend to handle that.

Senior Planner McGuire Brigl stated that the floodplain circles the properties and there is upland area. She commented that some fill is allowed in the floodplain with proper measures and mitigation. She stated that the lots could accommodate the area needed for a house pad and well/septic and most likely only the driveways would be within floodplain.

Councilmember Musgrove referenced the nine-lot layout and easements and asked for additional input on whether those would be for roads.

Senior Planner McGuire Brigl noted that these are easements that already exist for utilities and would not be used for roads.

Commissioner Anderson referenced lots two through five, which would appear to be hard to build on because of the floodplain in that area. He commented that he does not like the 1,500-foot cul-de-sac and asked if a road could be run from the cul-de-sac bulb to 178th to provide a second access to the development. He stated that he does not prefer to have only one way in or out of a development.

Senior Planner McGuire Brigl displayed a map which identifies the wetlands on site, explaining that the road connection would run entirely through wetland. She stated that the comments of the neighbors have been that they do not want the road connection or disruption to the wetlands.

Commissioner VanScoy commented that it would appear the road connection would go through tilled fields rather than wetlands and that there would be minimal wetland disruption.

Commissioner Anderson stated that he could support a connection that would move to the west to connect to 178th.

Kendra Lindahl, Landform, commented that the only request tonight is for the nine-lot subdivision and they are requesting for input on the cul-de-sac. She stated that they do not intend to include a connection to 178th as it was clear that the neighbors do not want that. She stated that they received the input from the neighbors and reduced the number of lots from the 37 which would be allowed to nine lots. She stated that the road connection to 178th would need to go through a public park and require wetland fill and would instead preserve the natural features of the site with two estate lots that backup to that area and fits the existing character of the area. She stated that they are looking for feedback on this alignment and the longer cul-de-sac before they decide whether to invest additional funds into this proposal.

Commissioner Woestehoff asked if there is an economic consideration between the different alignments and whether a cul-de-sac would support nine lots and 19 lots would be needed to support a road connection. He commented that there just seems to be a large jump between the two proposals.

Ms. Lindahl replied that the neighbors would not support the 19-lot subdivision and they do not want to present something that the neighbors would not support. She stated that the road connection would require additional road costs and process, as the road would go through public park land and impact wetlands. She commented that they believe the nine-lot proposal would be a better subdivision.

Senior Planner McGuire Brigl commented that while it may appear easy to make the road connection on paper, the requirements of the City would require acquisition of the entire public park and a portion of a neighbor's property. She commented that it would be a difficult process and would not be preferred by staff as it would be very challenging.

Commissioner VanScoy commented that it would appear that the connection to 178th would occur at the cul-de-sac bulb and did not see how a neighboring property would be impacted.

Senior Planner McGuire Brigl stated that the City only has about 40 feet of frontage on the cul-de-sac, whereas 66 feet of right-of-way is needed for a roadway.

Commissioner Gengler asked for input from the developer on perhaps making the cul-de-sac wider for more turnaround room.

Ms. Lindahl stated that the cul-de-sac proposed would meet the City standards but confirmed that if that is the desire, they could work with City staff to satisfy those concerns.

Commissioner Anderson asked whether the road would be public or private.

Ms. Lindahl stated that as drawn this would be a public street and would meet the 66-foot street right-of-way with a 28 paved rural section street.

Commissioner Anderson commented that on the drawing it is shown as 24 feet and he would have concern with the 28-foot width as well.

Ms. Lindahl confirmed that the 24-foot shown as an error and that would be 28 feet as required by City standard. She stated that if a wider road is desired, they could work with City staff.

Commissioner VanScoy stated that he would prefer not to have another cul-de-sac that is 1,500 feet in length and would prefer to see another option.

Commissioner Anderson agreed.

Chairperson Bauer asked if there would be another option for a secondary access that would not go through the park.

Senior Planner McGuire Brigl stated that the proposal from the applicant would be the only logical option as there is no development on the north or east to connect to and the other areas are surrounded by wetland.

Commissioner Gengler commented that she likes that the applicant listened to the input from the neighbors but also acknowledged the concerns of public safety. She stated that she would tend to support this layout because of the difficulties and uniqueness of the lot.

Chairperson Bauer noted that some issues and concerns have been raised and the developer should continue to work with staff in attempt to develop something more acceptable before going forward with full plan development.

7.03: Adopt Resolution #21-018 Providing Feedback for Bacon Property Sketch Plan; Case of Bill Boyum

Deputy City Administrator Gladhill reviewed the staff report and recommendation to adopt the resolution and provide the applicant feedback on which concept plan to move forward with and develop a formal sketch plan application.

Councilmember Musgrove asked for the potential to have a wider road to help with concerns that could arise from the length of the cul-de-sac. She asked if there is an easement on the northern portion of the property that could provide a connection to a future road.

Deputy City Administrator Gladhill replied that this concept does not include an easement for a future road, as it would be unlikely that a connection would be made because of the wetlands. He stated that staff has made the comment that the road be widened to 32 feet wide, recognizing that there are some wetland constraints.

Councilmember Musgrove commented that she agrees with a width of 32 feet. She stated that in the Commission there was a narrative for a proposal with 19 lots and asked if there is potential for that to move forward. She clarified that she does prefer the nine-lot configuration.

Deputy City Administrator Gladhill stated that the developer is only seeking input on the nine-lot configuration and is not submitting the 19-lot proposal.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to Adopt Resolution #21-018 Providing Feedback on Proposed Subdivision on Bacon Property.

Further discussion: Councilmember Riley commented that he likes the nine-lot configuration and agreed that staff should work with the developer on the road width in order to provide the best product that everyone can support. Councilmember Musgrove asked for information on easements, recognizing that those can cause challenges. Deputy City Administrator Gladhill commented that there would not be a conservation easement or density transitioning in this case. He clarified that the process for conservation easements and density transitioning has changed to provide ownership and enforcement ability for the City.

Councilmember Musgrove introduced the following resolution and moved for its adoption:

RESOLUTION #21-018

RESOLUTION PROVIDING FEEDBACK ON PROPOSED SUBDIVISION ON BACON PROPERTY

1. Bill Boyum, hereafter referred to as "Applicant", requested feedback from the Planning Commission and City Council on a proposed subdivision for the property generally known as 7363 175th Ave NW and legally known as:

   The Southwest Quarter of the Northeast Quarter of Section 4, Township 32, Range 25; and
   The Northwest Quarter of the Southeast Quarter of Section 4, Township 32, Range 25; and
   The western 330 feet of the Southeastern Quarter of the Northeastern Quarter;
   of Section 4, Township 32, Range 25, Subject to Easement of Record, Anoka County, Minnesota.
   (the 'Subject Property');

2. The Planning Commission reviewed the request on December 3, 2020.

3. The Development Review Committee reviewed the two sketch plan and public safety preferred the 19 lot subdivision but agreed there was a path to approval for either option.

4. That at previous City Open Houses, residents preferred more environmental protections, fewer lots adjacent to their properties, and did not support a rezoning or smaller than 2.5 acre lots.

5. The Applicant proposes 2.5 acre lots on private well and septic.

6. The Planning Commission recommended that the Applicant work with City Staff to revise the application and come back with a formal sketch plan application.

7. The Applicant's preferred vision requires a variance from the Planning Commission for cul-de-sac length, but that the preferred 9 lot layout preserves significant environmental areas and has a low density aligning with resident's vision for the area.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) That the Applicant shall work with Ramsey City Staff to further develop their 9 lot concept plan.

2) That the City Council supports environmental protections on the Subject Property, including larger lots, saving significant trees, and extra wetland protections.

3) That the City Council supports 2.5 acre lots, or larger, on the Subject Property, on private well and septic. The City Council does not support shared septic systems.

4) That the Applicant shall formally apply for a sketch plan application aligning with the 9 lot subdivision and shall apply for a variance, to run in parallel with the sketch plan, for cul-de-sac length.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember Woestehoff, and upon vote being taken thereon, the following voted in favor thereof:

Mayor Kuzma
Councilmember Musgrove
Councilmember Wosetehoff
Councilmember Howell
Councilmember Riley
Councilmember Specht

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Existing Vacancy

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 12th day of January, 2021.

Mark E Kuzma
Mayor

ATTEST:

Colleen Lasher
City Clerk

8.01: Review Sketch Plan for Williams Woods; Case of Bill Boyum (Project 20-138)

Presentation

Senior Planner McGuire Brigl presented the Staff Report stating that staff recommends the Commission direct the applicant to move forward into developing formal Preliminary Plat application.

Commission Business

Chairperson Bauer stated that a comment was received related to a 60-foot corridor around the lake and asked if that is included in the plan.

Senior Planner McGuire Brigl commented that the plan has not incorporated that at this time. She stated that the 40-acre piece that the lake is on is completely wetland and not buildable.

Chairperson Bauer commented that he would like those comments to be a part of the record along with the comments from Police Chief Katers related to the cul-de-sac and second access.

Senior Planner McGuire Brigl commented that without the City getting involved and taking property from other property owners through a court process, a second access would not be available.

Commissioner VanScoy referenced the December 3rd project documents and noted that there was a comment from the Fire Department which states they prefer the second layout but believe a second connection to the other neighborhood would need to be made. The comment stated that without a second access there would be too many homes in the area with only one access.

Senior Planner McGuire Brigl clarified that the December proposals included both 19 lots and nine lots.

Commissioner Gengler commented that there have been comments related to future divisions and potentials for lot splits. She asked if this were to move forward as nine lots, would there be potential for additional lot splits in the future.

Senior Planner McGuire Brigl commented that staff also discussed that potential. She stated that if there were a future request to split property following the creation of nine lots, it would have to meet the subdivision requirements. She commented that while future development cannot be restricted, it would be difficult to add more lots with the layout as proposed. She stated that the applicant is proposing to market the two northern lots as executive lots and there is planned tree preservation, but the applicant could speak to that more.

Commissioner VanScoy commented that there would be two 20 acre lots and if someone wanted to subdivide in the future and eliminate the cul-de-sac, extending that to the north, he would not believe there to be an issue with lot width.

Senior Planner McGuire Brigl commented that it would sound that the cul-de-sac would need to be extended in order to support that. She stated that properties would also require road frontage and could not be landlocked. She commented that situation would require a variance. She confirmed that type of request would need to go through a similar process to this.

Joe Bailey, representing the applicant, commented that they have discussed the possibility of connecting through to the neighboring development but that would require going through City park and connection to the east there is a wetland. He stated that they are working to minimize the impacts to the wetlands in this area. He stated that the larger two properties to the north could be further divided in the future but as noted by staff that would require additional variance.

Chairperson Bauer commented that there is concern from public safety related to the length of the cul-de-sac and asked if there are any other options to address that.

Mr. Bailey commented that they are limited on access to the site without disrupting adjacent properties. He stated that the Fire Department was concerned with the width and therefore they have agreed to increase the width of the roadway. He stated that the access from 175th is currently very narrow and therefore there are not options to add a secondary access.

Todd Olin, representing the applicant, commented that they have looked at a number of variations for the site and this proposal balances the road width, number of lots, wetland impacts and preservation of natural features. He stated that they received input from the neighbor to the west requesting that the corridor to the west be protected. He stated that it would be very difficult to get across wetlands to provide another access to the west or east. He stated that they have attempted to plan a development that would be sensitive to the environment and they reduced the number of lots to decrease the density and number of vehicles on the road. He stated that they also widened the road to accommodate the comments of the Fire Chief. He stated that the length of the cul-de-sac is related to the shape of the property, preservation of trees and attempt to avoid wetlands. He stated that any increase in the number of lots or road length would require a variance, noting that would cover the concern that the lots would be further subdivided. He stated that they are doing their best to limit the number of lots on the property and minimize impacts on the wetlands and natural features.

Chairperson Bauer asked for information on what lies to the northeast. He asked if there is undeveloped land in that area that could be acquired to extend the road.

Senior Planner McGuire Brigl commented that land is already privately owned and functioning as residential property.

Chip Davids, 7730 178th Lane, stated that he has lived in his neighborhood since 1973 and it is a quiet secluded place in Ramsey. He stated that the neighbors like the privacy and adding an access through the park into that neighborhood would increase traffic by 200 percent, as it would create a shortcut from CR 64 to CR 5 that people would use as a cut through. He would highly recommend avoiding an access through the park as it is a beautiful area that is home to wildlife and would be a detriment to the existing neighborhood.

Doug Hiltz, 7711 178th Lane NW, commented that the neighbors enjoy the privacy of the secluded neighborhood which is quiet and peaceful and home to wildlife. He stated that losing the park would be a detriment to the neighborhood and the wildlife that use that area. He did not want to see a connection through the park.

Chairperson Bauer referenced the larger lots proposed on the northern end and possible future subdivision of those lots. He commented that if there is not a second connection the only way to do that would be to request a variance for a longer cul-de-sac, therefore it would seem further subdivision could be limited by not issuing an additional variance.

Senior Planner McGuire Brigl noted that additional language could be added to the Preliminary and/or Final Plat stating that additional subdivision requests would need to come before the City Council.

Chairperson Bauer noted that formal action from the Commission is not required tonight but any concerns and comments should be raised before the applicant invests additional funds into this process.

Commissioner Walker commended the developer for limiting the number of lots and keeping the rural feel of Ramsey in this area. He stated that he would prefer to leave the park and not provide the second connection. He stated that he likes that the developer chose larger lots at a lesser number in order to fit with this area of Ramsey.

Commissioner Anderson commented that once again this would create the dilemma of issuing a variance for things outside of the City Code. He stated that this is the same issue as Bowers Drive. He noted that longer cul-de-sacs create a safety concern as noted by Public Works and Public Safety. He asked the liability the City would have if there were an emergency and access cannot be gained. He stated that perhaps it would be time to review the maximum cul-de-sac length and determine if an adjustment should be made to City Code. He stated that he would love to see this development go through but could not support something that would put the City or the residents at risk. He stated that he would like input from Public Safety and Public Works on the appropriate length of a cul-de-sac.

Commissioner Gengler commented that she supports the proposal. She realizes that it may not be ideal but given the unique circumstances of the property and adjustments that have been made to the road width, she can support the application.

Commissioner VanScoy commented that he appreciates the comments from the residents on 178th and likes that the developer is proposing fewer lots. He stated that he does have concern with the lack of a second access, as that is critical for long term development, noting that this would landlock 40 acres. He commented that making the property nice for a few individuals is not the best for the City. He stated that this is the first time that he has seen a sketch plan where the Council has developed a resolution to influence the mission.

Commissioner Dunaway commented that in reviewing the site plan and sketch plan he was unable to see another potential access for the site. He stated that he was unsure the Commission could

require an applicant to purchase another property. He echoed the comments of Commissioner Walker that there are a lesser number of smaller lots, as that mitigates the impact on Public Safety.

Commissioner Walker asked if it would make a difference if the developer widens the road even a bit further. He commented that there are several fire hydrants on Variolite that could be utilized by a pumper truck. He asked if a 40-foot-wide road would satisfy the concerns with the cul-de-sac length. He stated that he supports the application as presented but is trying to find a compromise for those that struggle.

Commissioner Anderson commented that he likes that idea. He stated that he would even support wider than that road, or perhaps a divided roadway.

Commissioner Peters commented that he would support a larger cul-de-sac at the end which would allow for trucks to turnaround. He commented that a divided road would require residents to only travel in one direction from their driveway in order to get around the development.

Senior Planner McGuire Brigl stated that the Fire Department recommended a 32-foot roadway. She was unsure of the plowing concerns that would come with a 40-foot road.

Chairperson Bauer commented that this is a unique situation in which the property is landlocked by existing development. He recognized that there have been compromises already reducing this proposal to nine lots. He encouraged the applicant to continue to work with City staff and Public Safety to address as many concerns as possible with a single access. He stated that perhaps additional sketches come back before the applicant expends the funds on Preliminary Plat.

Deputy City Administrator Gladhill recognized that there are constraints on the site and therefore this would be a candidate for a variance. He referenced the comment related to the Council resolution and noted that is not an uncommon situation. He stated that the Commission has reviewed a sketch plan for this parcel previously and there was a split decision, therefore further direction was requested and provided by the City Council. He noted that similar direction from the Council has been provided for other developments, using the recent example of Riverstone South.

Mr. Olin stated that this proposal would have a similar number of lots to a 600-foot cul-de-sac. He noted again that they have reduced the number of lots in their proposal in order to address Public Safety concerns, minimize wetland impacts and preserve trees.

Chairperson Bauer commented that he does not particularly like variances for long cul-de-sacs but feels that the applicant has done the best they can to meet the concerns and there does not seem to be a realistic alternative. He encouraged the applicant to continue to work with Public Safety to address those concerns as this moves forward.

Tim Gladhill

From: Tom Kurak (twcorp@comcast.net) <twcorp@comcast.net>
Sent: Wednesday, April 7, 2021 11:51 AM
To: Tim Gladhill
Cc: Chloe McGuire Brigl
Subject: Re: Respond to this Email - Comment on Williams Woods

Thank You for the opportunity to provide imput to the planning process . I think it serves the City's interest best to provide a reserved 60 ft. corridor to the 40 acres that has Thorn Lake as it's prominent feature . It is also the right thing to do during the planning process ,that is to eliminate land locked property. When designing the access , making it curve is an option . I think the Planner should be given maximum latitude in the design .I thank all who consider these comments , the Owner's the Planners, Board members, city residents ,and City Council members . Tom Kurak and Patti Kurak

On 04/07/2021 11:05 AM Tim Gladhill <tgladhill@ci.ramsey.mn.us> wrote:

Tom:

Thank you for your time. Here is what I believe you are asking the Planning Commission (and subsequent to that the City Council) in regards to the Williams Woods plat. Please respond to this email if you agree and we will include in public comments. A reminder that the Planning Commission is meeting tomorrow night at 7:00 p.m.

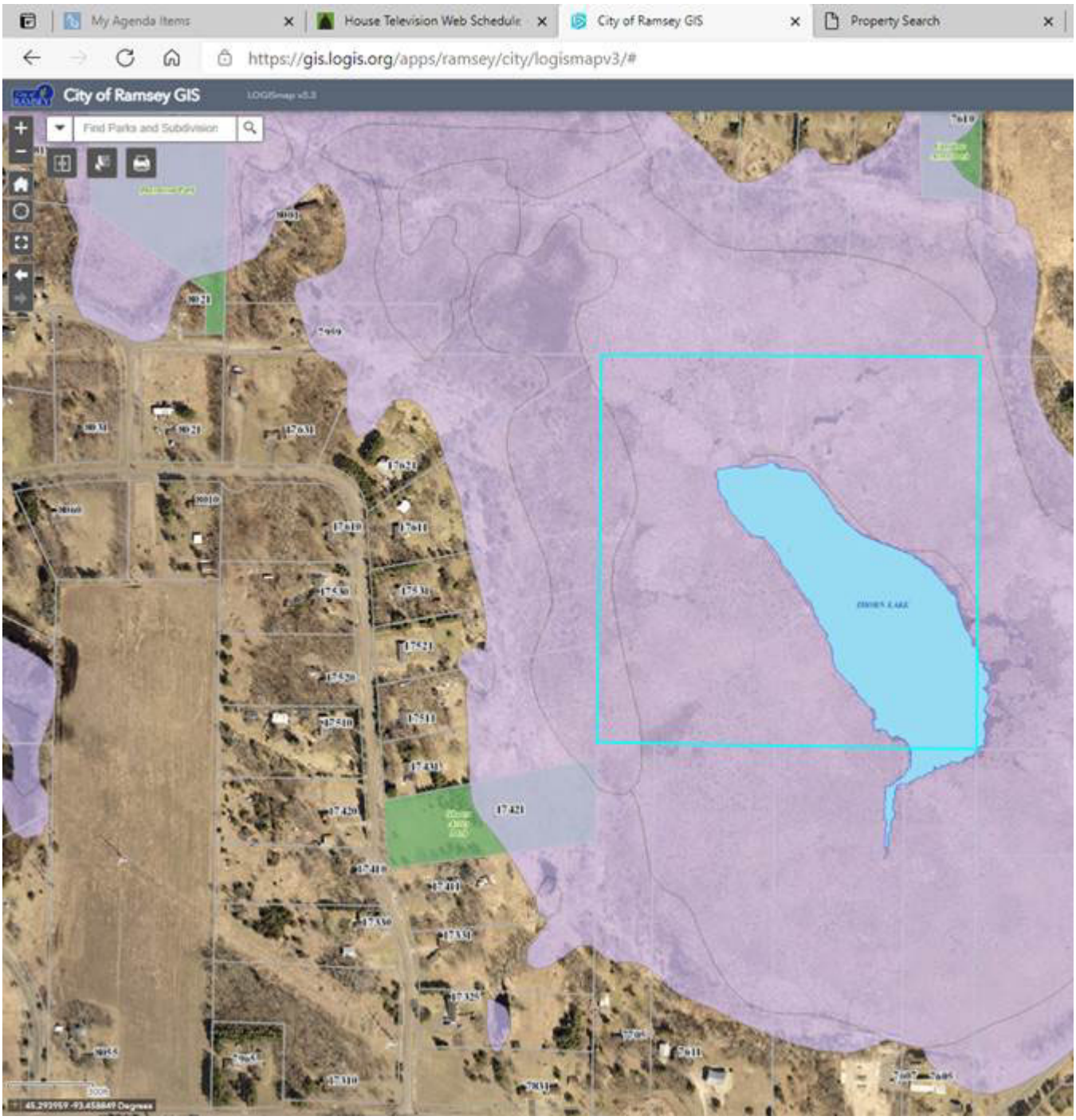
Request

- Reserve a 60 foot corridor (could be easement or outlot to the City) through the Williams Woods Plat to reserve future access to your parcel (image below).

Background

This parcel is part of the original Public Land Survey System that created a system to convey parcels in 40 acre sizes. As the area around this parcel has developed, this parcel has remained land locked. At minimum, the City is obligated to provide a cartway as defined by Minnesota Statutes. It is your belief that reserving a 60 foot corridor provides the maximum flexibility for the City in the future. You are not asking the City to construct any improvements today, just simply reserve the corridor. You understand that a wetland delineation will be required in the future. Further, you understand that there is no

guarantee that the City will accept this parcel in the future to satisfy park dedication requirements for other developable parcels within the City. Your long term vision for this parcel is more than likely some degree of open space protection, but feel other future uses may exist.





Tim Gladhill, AICP | tgladhill@cityoframsey.com

Deputy City Administrator | City of Ramsey

P: 763-433-9826 | F: 763-433-9848

7550 Sunwood Drive NW | Ramsey, MN 55303

www.cityoframsey.com

Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.

#ResilientRamsey

COVID-19 Response Action Plan

www.cityoframsey.com/covid19

Tim Gladhill

From: Jeff Katers
Sent: Thursday, April 8, 2021 2:40 PM
To: Tim Gladhill
Subject: Response to Williams Woods Proposal

Tim,

The Police Department has concerns about this proposed development, specifically the extraordinary length of the cul de sac and the single point of entry/exit to this development. The proposed cul de sac length is more than double allowed by city code. The police department and other first responders (Fire, EMS, Gas/Electric utilities) have a need to have more than 1 accesses to areas.

If the roadway is completely unpassable nearest 175th ave, how do you propose we get first responders to the other residents 1/5 of a mile north? Police can achieve this by foot, but that is a long length to bring a stretcher or remove a patient for EMS. We have responded to many calls for service in areas where roadways have become completely impassible in Ramsey. Some examples are: fires, floods, downed power lines, downed trees, natural gas explosions, vehicle crashes, trains blocking, etc. Thankfully, a majority of these calls have had another route of access.

If we can be assured the 9 homes are the only homes that will ever be built on this roadway the length of the cul de sac might be more feasible. The concern is with potential future development with the larger two parcels on the north end and their future use. It is not safe for a subdivision with multiple homes to have 1 vehicular point of entry exit.

My concerns are the same public safety concerns as with Bowers Dr. What is the Public benefit for not connecting this road to another existing roadway? I believe connecting roadways is also a requirement of city code (117-614):

Sec. 117-614. Subdivision design standards.

(a) *General requirements.* The planning commission in its review of a preliminary plat shall determine whether the proposed subdivision is in conformity with this Code and shall take into consideration the requirements of the community and the best use of the land. Particular attention shall be given to the arrangement, location and widths of streets, drainage and lot sizes and arrangements.

(b) *Street plan.*

(1) The arrangement, character, extent, width, grade and location of all streets shall conform to the approved standard street specifications and all applicable sections of this Code. All streets shall be paved with concrete or bituminous surfacing.

(2) The arrangement of streets in new subdivisions shall connect to adjacent street stubs and provide future street stubs to adjoining areas. In instances where a stub street abuts an undeveloped parcel, it is the stated intention of the city to connect streets with the adjoining parcel for development. In the interim, the stub streets shall have a sign stating that the stub street is a future through street.

Jeff Katers
Police Chief | City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
763-427-6812 (Police Dept.)
763-427-2361 (Fax)
jkaters@cityoframsey.com

Police Mission: To protect and serve with courage, integrity and honor.

Commissioner _____ introduced the following resolution and moved for its adoption:

RESOLUTION #21-155

A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO CUL-DE-SAC LENGTH FOR WILLIAMS WOODS AND DECLARING TERMS OF PERMIT

RECITALS

1. The City of Ramsey received an application from Bill Boyum (the "Permittee") requesting a Variance to Section 117-614 (Subdivision Design Standards) of the Ramsey City Code with regard to cul-de-sac length to facilitate a subdivision six (6) parcels, all associated with the property generally known as 7363 175th Avenue NW and legally described as follows:

   THE SW1/4 OF NE1/4 OF SEC 4 TWP 32 RGE 25, SUBJ TO EASE OF REC, Anoka County, Minnesota;

   and

   THE W 330 FT OF SE1/4 OF NE1/4 OF SEC 04-32-25 (AS MEAS ALG N LINE THEREOF) EX RD, SUBJ TO EASE OF REC, Anoka County, Minnesota;

   and

   NW1/4 OF SE1/4 OF SEC 04 TWP 32 RGE 25, EX THAT PRT DESC AS FOL: BEG AT NE COR OF SD 1/4,1/4, TH W ALG N LINE THEREOF 162.5 FT, TH S PRLL/W E LINE OF SD 1/4,1/4, 536 FT, TH SELY TO A PT ON SD E LINE 1 20 FT N OF SE COR THEREOF, TH N ALG SD E LINE TO POB; EX RD; SUBJ TO EASE OF REC, Anoka County, Minnesota;

   and

   THAT PRT OF NW1/4 OF SE1/4 OF SEC 4-32-25 DESC AS FOL: BEG AT NE COR OF SD 1/4.1/4 TH W ALG N LINE THEREOF 162.5 FT, TH S PRLL/W E LINE OF SD 1/4,1/4, 536 FT, TH SELY TO PT ON SD E LINE 120 FT N OF SE COR AS MEAS ALG SD E LINE, TH N ALG SD E LINE TO POB; EX RD; SUBJ TO EASE OF REC, Anoka County Minnesota;

   and

   THE W1/2 OF NE1/4 OF SE1/4 OF SEC 4 TWP 32 RGE 25, EX E 15 ACRES THEREOF, SUBJ TO EASE OF REC, Anoka County, Minnesota;

   and

THAT PRT OF SE1/4 OF SE1/4 OF SEC 4 TWP 32 RGE 25 LYG NLY OF CSAH NO 63 & LYG W OF E 15 ACRES OF W1/2 THEREOF, EX RD, SUBJ TO EASE OF REC, Anoka County, Minnesota

-or upon recording-

Lots 1-9, Block 1 WILLIAMS WOODS

(the "Subject Property")

2. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Section 117-53 (Variances) of the Ramsey City Code on June 3, 2021, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

3. That the Subject Property is approximately 94 acres in size and is zoned R-1 Residential (Rural Developing).

4. That the surrounding residential parcels are all also zoned R-1 Residential (Rural Developing) and range in size from about 1 acre to 20 acres.

5. That the Subject Property is guided as Rural Developing on the City's Future Land Use Map along with all of the surrounding parcels as well.

6. That the Permittee has applied for Preliminary Plat for a proposed nine (9) lot subdivision accessed by a single cul-de-sac approximately 1,600 feet in length, off of 175th Avenue.

7. That City Code Section 117-614 (Subdivision Design Standards) limits cul-de-sac length to 600 feet.

8. That based on acreage, the Subject Property could potentially be subdivided into thirty-seven (37) lots.

9. That the Permittee has opted to proposed fewer lots with larger sizes in an attempt to incorporate public comments received and to minimize impacts to natural resources.

10. That the Subject Property presently only has approximately 160 feet of actual road frontage along 175th Avenue NW.

11. That other than 175th Avenue NW, there are no other public roads that abut the Subject Property for road connections.

12. That the Permittee is attempting to minimize disruption of natural resources on the Subject Property, including wetlands (approximately one-third of the Subject Property), floodplain, and tree cover.

13. That beyond the Subject Property, there are large wetland complexes and existing residential homes further restricting opportunities to establish a road connection.

14. That the northwest corner of the Subject Property does abut property owned by the City of Ramsey (the "City"); however, that is dedicated parkland (Caroline Acres Park), much of which is wetland, and only has approximately forty (40) feet of frontage on the right-of-way of 178th Lane NW.

15. That Public Works Staff have stated that they are supportive of the layout as proposed, based on the paved road width of thirty-two (32) feet.

16. That Fire Staff have stated that their preference would be to see a road connection to create a second point of access or a shorter cul-de-sac; however, they also acknowledged that with a thirty-two (32) foot wide road, this layout would be workable and functional.

17. That Police Staff do not support the cul-de-sac length without at least reserving a corridor for future connection, with a preference to make said connection as part of this development.

18. That the City Council reviewed the Concept Plan for the nine (9) lot layout in January, 2021 and directed the Permittee to proceed with design as currently laid out due to existing physical constraints on the Subject Property.

FINDINGS OF FACT

1. That the additional cul-de-sac length will not impair an adequate supply of light and air to adjacent property.

2. That the additional cul-de-sac length will not unreasonably increase the congestion on the public street.

3. That the additional cul-de-sac length will not have the effect of allowing any use prohibited in the R-1 Residential (Rural Developing) District.

4. That the additional cul-de-sac length will not permit a lesser degree of public health, safety, and general welfare protection than established by Chapter 117 of the Ramsey City Code, or permit standards which are lower than those required by state law.

5. That the additional cul-de-sac length will not increase the danger of fire or endanger the public safety.

6. That the additional cul-de-sac length will not unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of Chapter 117 of the Ramsey City Code.

7. That the additional cul-de-sac length will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will not change the essential character of the area.

8. That the additional cul-de-sac length will not violate the intent and purpose of the Comprehensive Plan.

9. That the additional cul-de-sac length will be in accordance with the objectives of the intent of Section 117-53 (Variances) of the Ramsey City Code.

10. That the additional cul-de-sac length is the minimum necessary to accomplish the Permittee's intended purpose.

NOW THEREFORE, BE IT RESOLVED BY THIS PLANNING COMMISSION OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey Planning Commission hereby grants approval of a variance (the "Variance") to maximum allowable cul-de-sac length on the **Subject Property**, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That this **Variance** shall allow the cul-de-sac on the **Subject Property** to be approximately 1,600 feet in length.

2. That this **Variance** shall be perpetual in duration as long as the terms are herein complied with.

3. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.

4. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request.

5. That adequate water supply and on-site sewage disposal facilities shall be the responsibility of the **Permittee**.

6. That this **Variance** shall automatically expire if the use is not initiated by June 3, 2022, and initiation shall be considered recording of the Final Plat of WILLIAMS WOODS with Anoka County.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 3rd day of June, 2021.

Chairperson

ATTEST:

City Clerk

CITY OF RAMSEY:

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, _____, before me a Notary Public personally appeared Randy Bauer and Colleen Lasher, to me personally known, who, being each by me duly sworn, did say that they are respectively the Planning Commission Chairperson and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said Randy Bauer and Colleen Lasher acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

The document drafted by:
The City of Ramsey
7550 Sunwood Dr NW
Ramsey, Minnesota 55303

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #21-156

RESOLUTION APPROVING PRELIMINARY PLAT FOR WILLIAMS WOODS

WHEREAS, Bill Boyum, hereafter referred to as "Developer," properly applied for Preliminary Plat approval of the following described property located in the City of Ramsey:

THE SW1/4 OF NE1/4 OF SEC 4 TWP 32 RGE 25, SUBJ TO EASE OF REC, Anoka County, Minnesota;

and

THE W 330 FT OF SE1/4 OF NE1/4 OF SEC 04-32-25 (AS MEAS ALG N LINE THEREOF) EX RD, SUBJ TO EASE OF REC, Anoka County, Minnesota;

and

NW1/4 OF SE1/4 OF SEC 04 TWP 32 RGE 25, EX THAT PRT DESC AS FOL: BEG AT NE COR OF SD 1/4,1/4, TH W ALG N LINE THEREOF 162.5 FT, TH S PRLL/W E LINE OF SD 1/4,1/4, 536 FT, TH SELY TO A PT ON SD E LINE 1 20 FT N OF SE COR THEREOF, TH N ALG SD E LINE TO POB; EX RD; SUBJ TO EASE OF REC, Anoka County, Minnesota;

and

THAT PRT OF NW1/4 OF SE1/4 OF SEC 4-32-25 DESC AS FOL: BEG AT NE COR OF SD 1/4.1/4 TH W ALG N LINE THEREOF 162.5 FT, TH S PRLL/W E LINE OF SD 1/4,1/4, 536 FT, TH SELY TO PT ON SD E LINE 120 FT N OF SE COR AS MEAS ALG SD E LINE, TH N ALG SD E LINE TO POB; EX RD; SUBJ TO EASE OF REC, Anoka County Minnesota;

and

THE W1/2 OF NE1/4 OF SE1/4 OF SEC 4 TWP 32 RGE 25, EX E 15 ACRES THEREOF, SUBJ TO EASE OF REC, Anoka County, Minnesota;

and

THAT PRT OF SE1/4 OF SE1/4 OF SEC 4 TWP 32 RGE 25 LYG NLY OF CSAH NO 63 & LYG W OF E 15 ACRES OF W1/2 THEREOF, EX RD, SUBJ TO EASE OF REC, Anoka County, Minnesota

(the 'Subject Property');

WHEREAS, the Planning Commission reviewed two (2) Concept Plans, including a nine (9) lot layout and a nineteen (19) lot layout, in December of 2020; and

WHEREAS, the City Council reviewed the two (2) Concept Plans in January of 2021 and directed the Permittee to proceed with plan design for the nine (9) lot layout due to existing physical constraints of the Subject Property, including significant wetlands both on and adjacent to the Subject Property and dedicated parkland adjacent to the Subject Property; and

WHEREAS, the Planning Commission reviewed the Sketch Plan on April 8, 2021; and

WHEREAS, the City received an Application for Preliminary Plat Approval and a Variance to cul-de-sac length on May 5, 2021; and

WHEREAS, the Planning Commission held a Public Hearing and considered both applications on June 3, 2021.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. That the Ramsey City Council hereby grants preliminary plat approval for Williams Woods in accordance with relevant City Codes, subject to the following conditions:
    a. Compliance with the Staff Review Letters.
    b. Compliance with all Staff Review Comments in ProjectDox.
    c. Amending street name in accordance with street grid.
    d. Final approval by City Engineer and City Attorney.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 22nd day of June, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

Regular Planning Commission **6. 2.**

Meeting Date: 06/03/2021

By: Chloe McGuire Brigl, Community Development

Information

Title:

PUBLIC HEARING: Review Site Plan and Preliminary Plat for Oppidan Industrial, 8200 Bunker Lake Blvd NW

Purpose/Background:

The purpose of this case is to review a request from Oppidan Holdings, LLC (the "Applicant") for a preliminary plat and site plan for a new 3 building spec industrial project. The Planning Commission has previously seen this request as a sketch plan/preliminary review of two different concepts. The Applicant has chosen to move forward with a 3 building industrial concept.

Notification:

The City attempted to notify property owners, as noted in the Anoka County Property Records, within 700 feet of the proposed development and tonight's public hearing.

Observations/Alternatives:

The Site Appears to meet all of the requirements for the E-3 Industrial District.

Bulk Standards:

Standard	**Requirement**	**Proposed**
Minimum lot size	1 acre	8.63, 8.76, 9.67 acres
Minimum lot width	200 feet	All 200+ feet
Building setbacks		
Front	35 feet	Building 1: 146 ft Building 2: 175 ft Building 3: 61 ft
Rear	25 feet	Building 1: 80 ft Building 2: 80 ft Building 3: 90 ft
Side	25 feet	Building 1: 60, 140 ft Building 2: 60, 100 ft Building 3: 60, 130 ft
Major and minor arterials	60 feet from centerline of road right-of-way plus the local applicable setback	Closest point = 120 ft
From service road	30 feet	n/a
Buildings	60 feet	Appears to comply

Off-street parking, storage areas, and driveways	40 feet	60 feet at closest point
Parking and pavement setback from street right-of-way	20 feet	60 feet at closest point
Maximum building height	65 feet	Appears to comply
Maximum lot coverage	45 percent	43% (without outlot)

Parking:

Required parking for Building 1

- Industrial (94,605 sq ft) = 95 stalls
- Office (16,965 sq ft) = 56 stalls
- Required = 151
- Proposed = 211

Required parking for Buildings 2 and 3

- Industrial (124,950 sq ft) = 125 parking stalls
- Office (22,050 sq ft) = 74 parking stalls
- Required = 199 stalls
- Proposed = 216

Wetlands: Wetlands are along the north end of the site. There needs to be a 16.5 foot easement from the edge of any wetland.
Streets and Access: There are two proposed new accesses onto Bunker Lake Blvd, there is one shared access proposed with the property to the west.

Code Section: Section 117-124: E-3 Employment District

Funding Source:

Recommendation:
Staff recommends approval of the project.

Action:
Motion to recommend that the City Council adopt Resolution #21-158 approving the site plan and preliminary plat for Oppidan.

Attachments

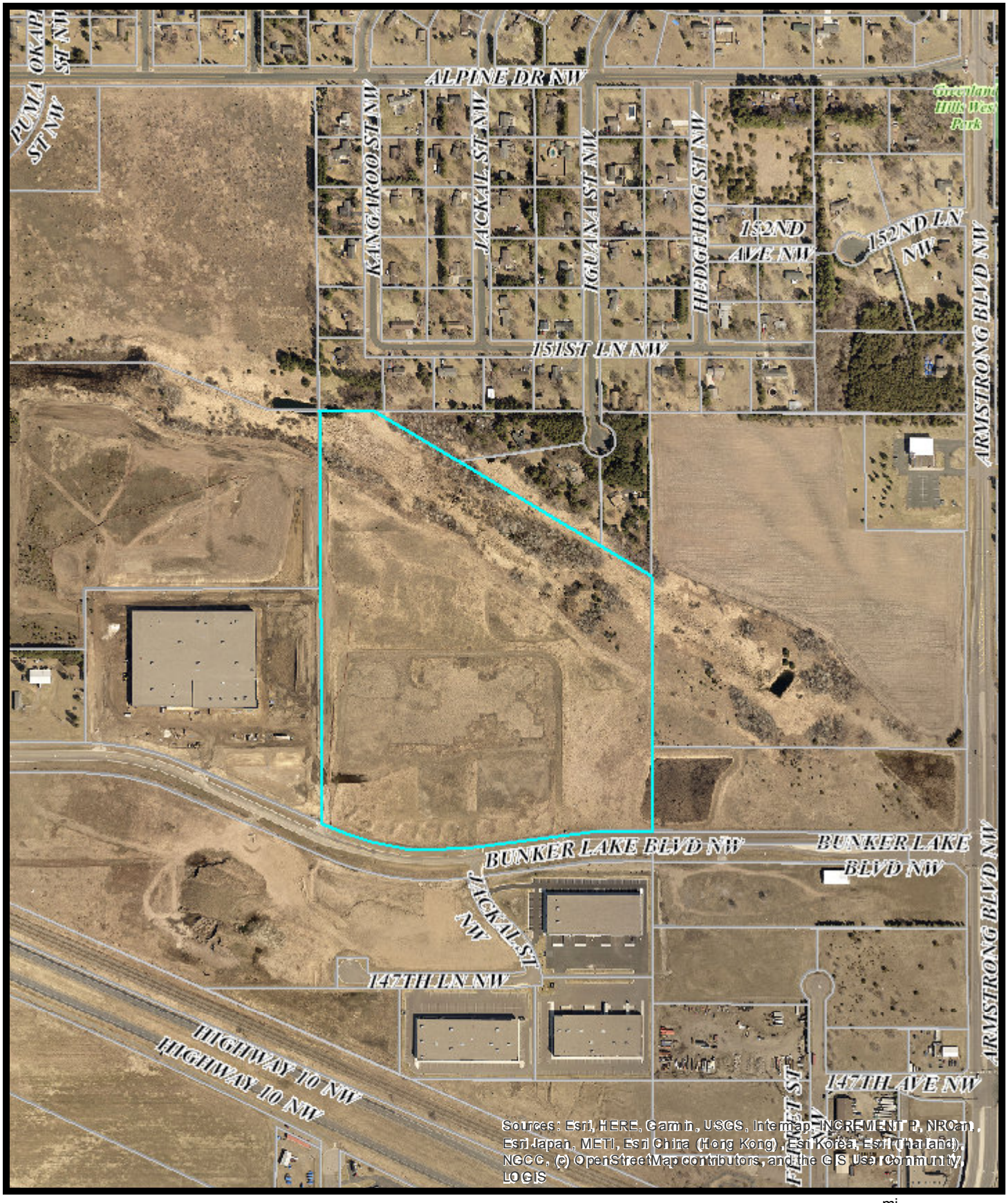
Site Location Map
Architectural Plan Set
Civil Engineering Plan Set
Landscape Plan Set
Plat Materials
Staff Review
Planning Memo
Resolution #21-158

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/27/2021 09:24 AM

Tim Gladhill	Tim Gladhill	05/27/2021 03:08 PM
Form Started By: Chloe McGuire Brigl		Started On: 05/26/2021 10:43 AM
Final Approval Date: 05/27/2021		

Subject Property



Print Date: January 27, 2021

PROJECT

RAMSEY SPEC INDUSTRIAL - BUILDING 1, BUILDING 2 AND BUILDING 3 NEW CONSTRUCTION

CLIENT

OPPIDAN
400 WATER STREET, SUITE 200,
EXCELSIOR, MN 55331

PROJECT ADDRESS

8XXX BUNKER LAKE BLVD,
RAMSEY, MN 55303

PROJ. NO. **20280**

DATE **05-06-2021**

PROJECT PHASE

CITY SUBMITTAL

AREA MAP



PROJECT CONTACTS

DEVELOPER
OPPIDAN
400 WATER STREET, SUITE 200,
EXCELSIOR, MN 55331

JAY MOORE
952-294-1246
JAY@OPPIDAN.COM

CIVIL
KIMLEY HORN
767 EUSTIS STREET, SUITE 100,
ST. PAUL, MN 55114

MIKE BRANDT
651-643-0428
MIKE.BRANDT@KIMLEY-HORN.COM

ARCHITECTURE/ INTERIOR DESIGN
MOHAGEN HANSEN ARCHITECTURE | INTERIORS
1000 TWELVE OAKS CENTER DRIVE, SUITE 200
WAYZATA, MN 55391

TODD MOHAGEN - PRINCIPAL
952-426-7401
TMOHAGEN@MOHAGENHANSEN.COM

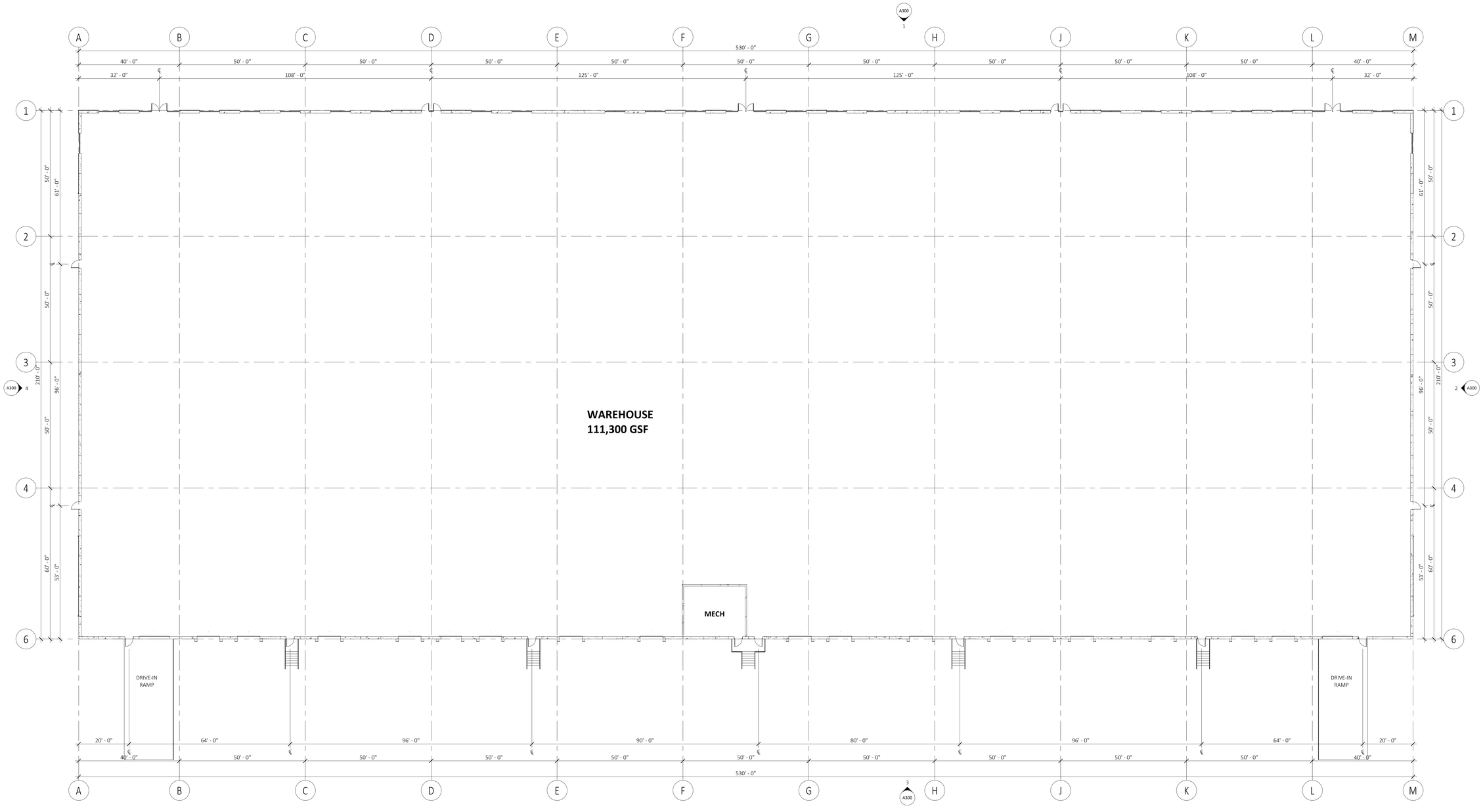
JENNIFER KAPLAN
952-426-7421
JKAPLAN@MOHAGENHANSEN.COM



MOHAGEN HANSEN
Architecture | Interiors

1000 Twelve Oaks Center Drive
Suite 200, Wayzata, MN 55391
T: 952-426-7400
F: 952-426-7440

MohagenHansen.com



1 A200 **1ST LEVEL - FLOOR PLAN**
1/16" = 1'-0"

K:\Jobs\Ramsey_Specindustrial_20280\04_Dwg\0_MasterDwg\20280_Ramsey\Specindustrial_Building1_Master.rvt

PROJECT NAME

RAMSEY SPEC INDUSTRIAL - BUILDING 1, BUILDING 2 AND BUILDING 3
NEW CONSTRUCTION

8XXX BUNKER LAKE BLVD, RAMSEY, MN 55303

ARCHITECT

MOHAGEN HANSEN Architecture | Interiors
1000 Twelve Oaks Center Dr.
Suite 200
Wayzata MN 55391
Tel 952-426-7400
Fax 952-426-7440

REGISTRATION

NOT FOR CONSTRUCTION

THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

ISSUE RECORD

NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	05-06-2021

DRAWING INFORMATION

PROJECT NUMBER:	20280
DRAWN BY:	J.JOHNSON
CHECKED BY:	T.MOHAGEN/ J.KAPLAN
DATE:	05-06-2021
COMPUTER DIRECTORY:	Ramsey_Specindustrial_20280

SHEET DESCRIPTION

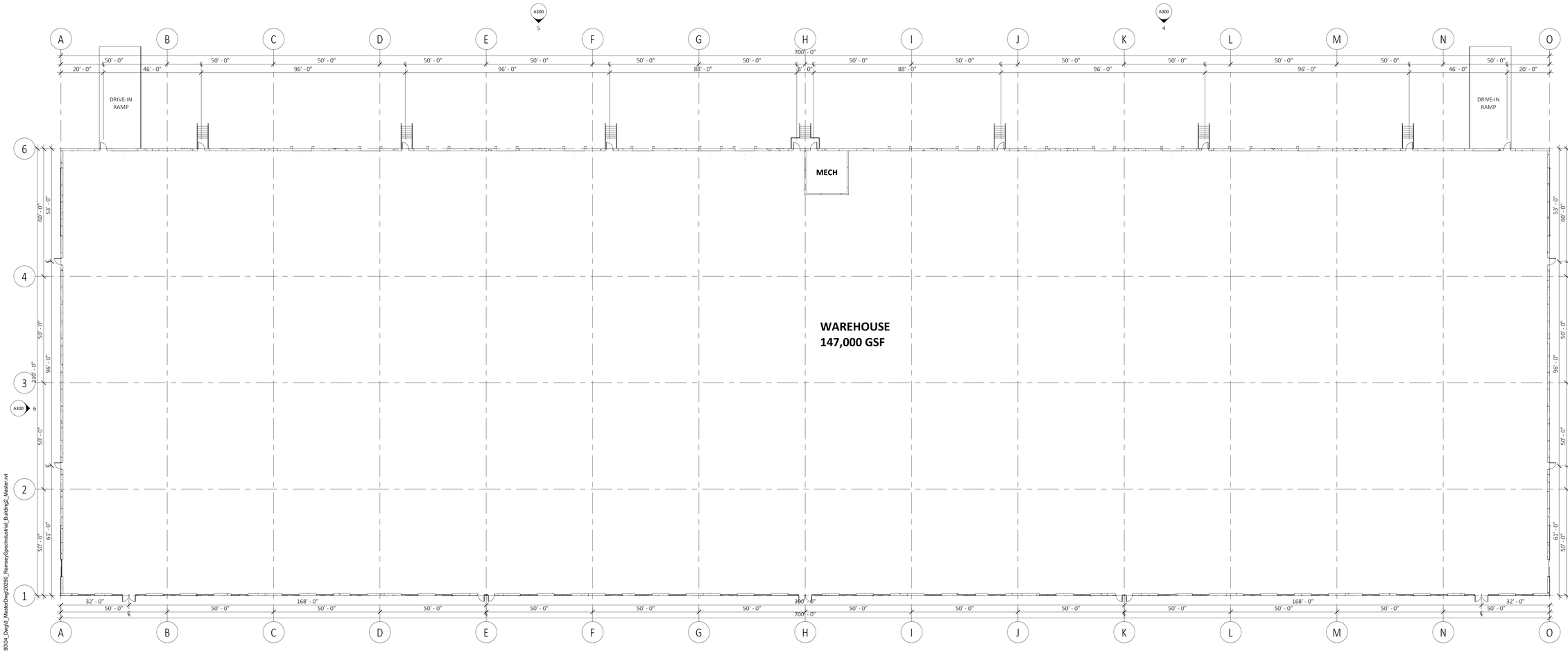
BUILDING 1 - FLOOR PLAN

PHASE

CITY SUBMITTAL

TRUE NORTH

A200



1 A200 **1ST LEVEL - FLOOR PLAN**
1" = 20'-0"

K:\Jobs\Ramsey_SpecIndustrial_20280\04_Dwg\0_MasterDwg\20280_RamseySpecIndustrial_Building0_Master.rvt

PROJECT NAME

RAMSEY SPEC INDUSTRIAL - BUILDING 1, BUILDING 2 AND BUILDING 3 NEW CONSTRUCTION

8XXX BUNKER LAKE BLVD, RAMSEY, MN 55303

ARCHITECT

MOHAGEN HANSEN Architecture | Interiors
1000 Twelve Oaks Center Dr.
Suite 200
Wayzata MN 55391
Tel 952-426-7400
Fax 952-426-7440

REGISTRATION

NOT FOR CONSTRUCTION

THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

ISSUE RECORD

NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	05-06-2021

DRAWING INFORMATION

PROJECT NUMBER:	20280
DRAWN BY:	J.JOHNSON
CHECKED BY:	T.MOHAGEN/ J.KAPLAN
DATE:	05-06-2021
COMPUTER DIRECTORY:	Ramsey_SpecIndustrial_20280

SHEET DESCRIPTION

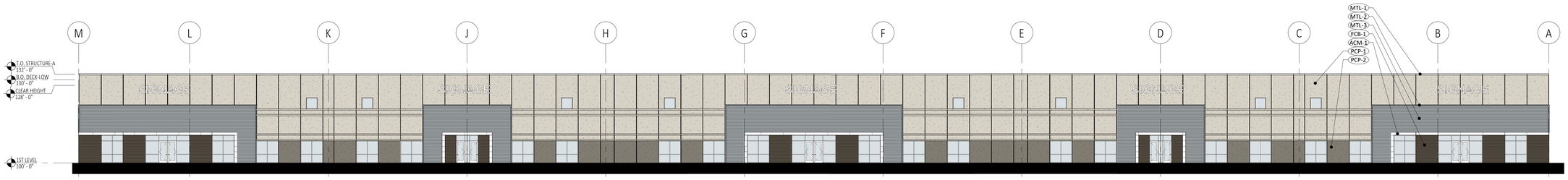
BUILDING 2 AND BUILDING 3 - FLOOR PLAN

PHASE

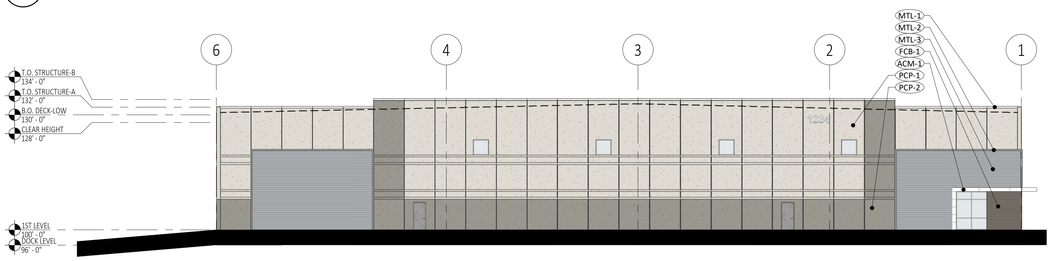
CITY SUBMITTAL

TRUE NORTH

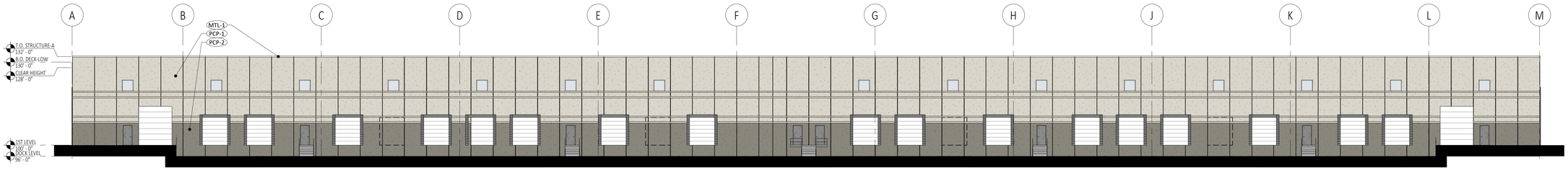
A200



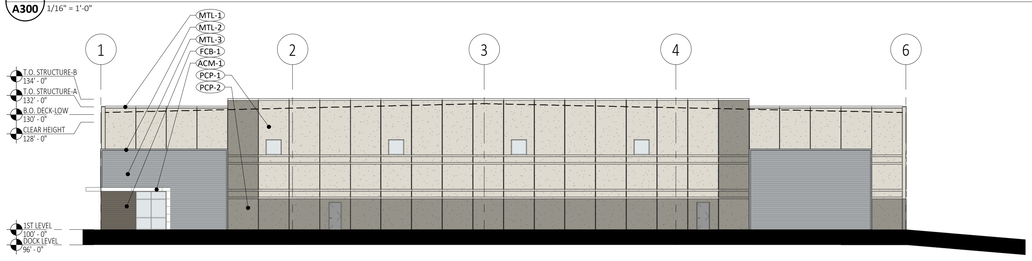
1 A300 EAST
1/16" = 1'-0"



2 A300 SOUTH
1/16" = 1'-0"



3 A300 WEST
1/16" = 1'-0"

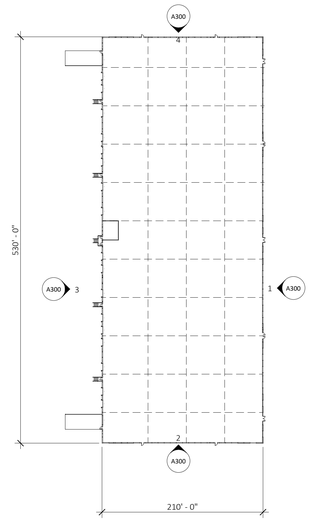


4 A300 NORTH
1/16" = 1'-0"

EXTERIOR MATERIALS LEGEND

MTL-1	PRE-FINISHED METAL COPING AND TRIM COLOR: BONE WHITE
MTL-2	PRE-FINISHED METAL COPING AND TRIM COLOR: CHARCOAL GRAY
MTL-3	RIBBED METAL PANEL - FIRESTONE DELTA 16-C COLOR: MEDIUM BRONZE
FCB-1	FIBER CEMENT BOARD - NICHIHA VINTAGE WOOD COLOR: BARK
ACM-1	ALUMINUM COMPOSITE METAL PANEL - ALUCOBOND PLUS COLOR: BONE WHITE
PCP-1	INSULATED PRECAST PANEL - SMOOTH FACE FINISH - PAINTED COLOR: LIGHT BUFF
PCP-2	INSULATED PRECAST PANEL - SMOOTH FACE FINISH - PAINTED COLOR: GREY BROWN

1. ALUMINUM STOREFRONT MULLION/ FRAME: NATURAL ANODIZED ALUMINUM
2. OVERHEAD DOCK DOOR: PRE-FINISHED WHITE
3. H.M. MAN DOOR: COLOR TO MATCH MTL-2
4. OVERHEAD DOCK BUMPERS: PRE-FINISHED GREY



5 A300 KEYPLAN
1" = 80'-0"

K:\Jobs\Ramsey_SpecIndustrial_20280\04_Dwg\0_MasterDwg\20280_Ramsey\SpecIndustrial_Building1_Master.rvt

PROJECT NAME

OPPIDAN

RAMSEY SPEC INDUSTRIAL - BUILDING 1, BUILDING 2 AND BUILDING 3
NEW CONSTRUCTION

8XXX BUNKER LAKE BLVD, RAMSEY, MN 55303

ARCHITECT

MOHAGEN HANSEN Architecture | Interiors
1000 Twelve Oaks Center Dr.
Suite 200
Wayzata MN 55391
Tel 952-426-7400
Fax 952-426-7440

REGISTRATION

NOT FOR CONSTRUCTION

THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

ISSUE RECORD

NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	05-06-2021

DRAWING INFORMATION

PROJECT NUMBER:	20280
DRAWN BY:	J.JOHNSON
CHECKED BY:	T.MOHAGEN/ J.KAPLAN
DATE:	05-06-2021
COMPUTER DIRECTORY:	Ramsey_SpecIndustrial_20280

SHEET DESCRIPTION

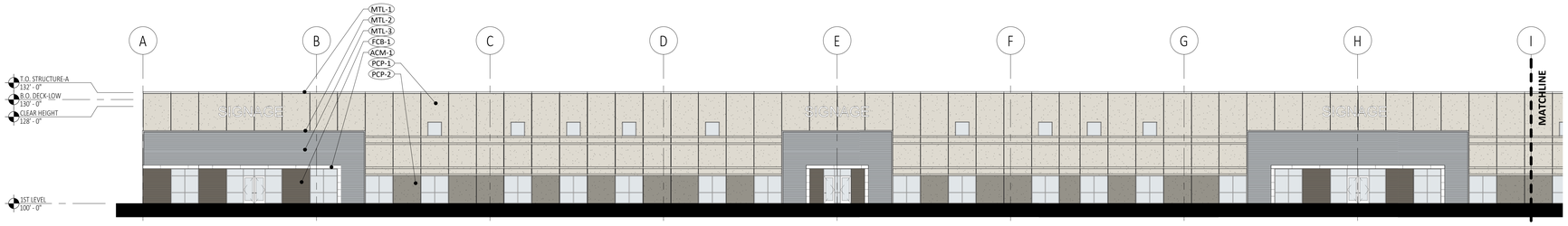
BUILDING 1 - EXTERIOR ELEVATIONS

PHASE

CITY SUBMITTAL

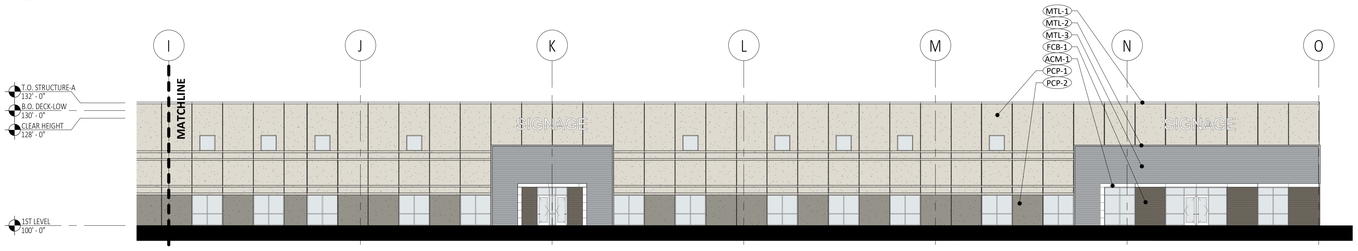
N

A300



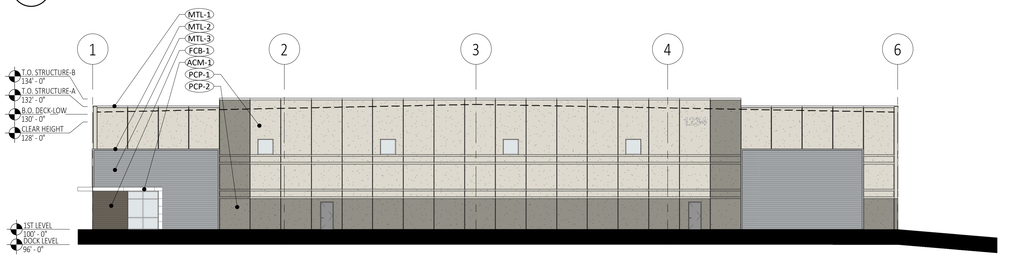
1 A300 WEST - PART 1

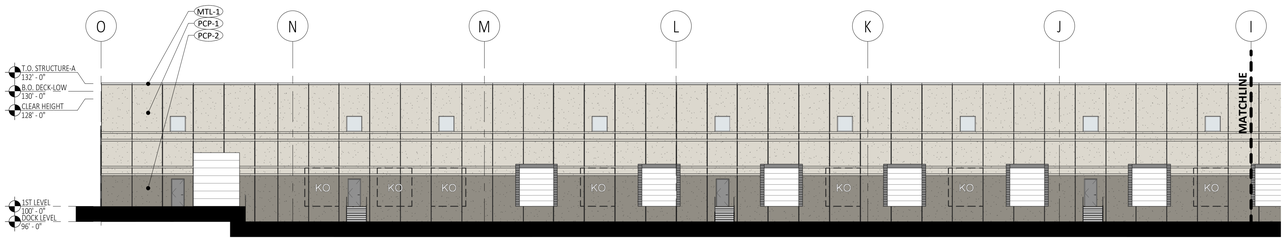
1/16" = 1'-0"



2 A300 WEST - PART 2

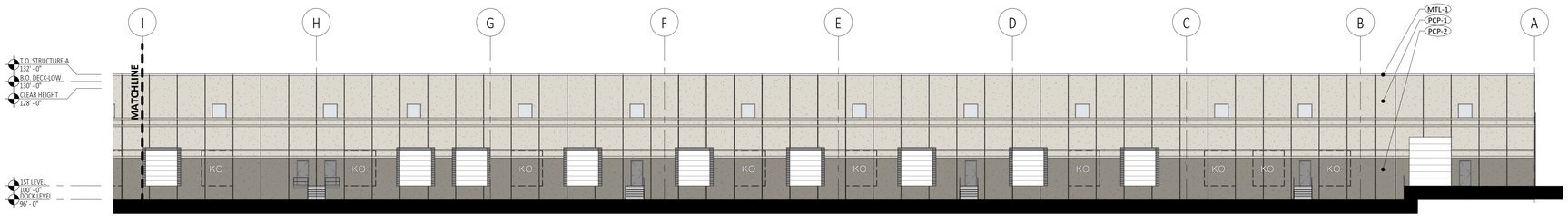
1/16" = 1'-0"





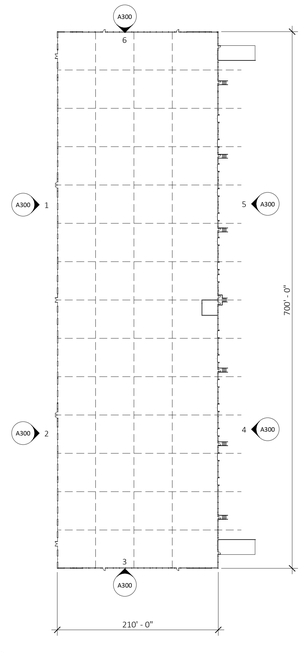
3 A300 SOUTH

1/16" = 1'-0"



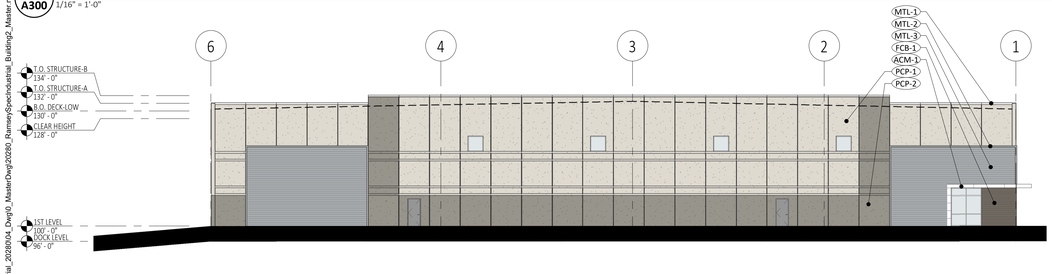
4 A300 EAST - PART 1

1/16" = 1'-0"



5 A300 EAST - PART 2

1/16" = 1'-0"



6 A300 NORTH

1/16" = 1'-0"

7 A300 KEYPLAN

1" = 80'-0"

EXTERIOR MATERIALS LEGEND

MTL-1	PRE-FINISHED METAL COPING AND TRIM COLOR: BONE WHITE
MTL-2	PRE-FINISHED METAL COPING AND TRIM COLOR: CHARCOAL GRAY
MTL-3	RIBBED METAL PANEL - FIRESTONE DELTA 16-C COLOR: MEDIUM BRONZE
FCB-1	FIBER CEMENT BOARD - NICHIHA VINTAGE WOOD COLOR: BARK
ACM-1	ALUMINUM COMPOSITE METAL PANEL - ALUCOBOND PLUS COLOR: BONE WHITE
PCP-1	INSULATED PRECAST PANEL - SMOOTH FACE FINISH - PAINTED COLOR: LIGHT BUFF
PCP-2	INSULATED PRECAST PANEL - SMOOTH FACE FINISH - PAINTED COLOR: GREY BROWN

1. ALUMINUM STOREFRONT MULLION/ FRAME: NATURAL ANODIZED ALUMINUM
2. OVERHEAD DOCK DOOR: PRE-FINISHED WHITE
3. H.M. MAN DOOR: COLOR TO MATCH MTL-2
4. OVERHEAD DOCK BUMPERS: PRE-FINISHED GREY

PROJECT NAME

OPPIDAN

RAMSEY SPEC INDUSTRIAL - BUILDING 1, BUILDING 2 AND BUILDING 3
NEW CONSTRUCTION

8XXX BUNKER LAKE BLVD, RAMSEY, MN 55303

ARCHITECT

MOHAGEN HANSEN Architecture | Interiors
1000 Twelve Oaks Center Dr.
Suite 200
Wayzata MN 55391
Tel 952-426-7400
Fax 952-426-7440

REGISTRATION

NOT FOR CONSTRUCTION

THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

ISSUE RECORD

NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	05-06-2021

DRAWING INFORMATION

PROJECT NUMBER:	20280
DRAWN BY:	J.JOHNSON
CHECKED BY:	T.MOHAGEN/ J.KAPLAN
DATE:	05-06-2021
COMPUTER DIRECTORY:	Ramsey_SpecIndustrial_20280

SHEET DESCRIPTION

BUILDING 2 AND BUILDING 3 - EXTERIOR ELEVATIONS

PHASE

CITY SUBMITTAL

A300

K:\Jobs\Ramsey_SpecIndustrial_20280\04_Dwg\0_MasterDwg\20280_RamseySpecIndustrial_Building2_Master.rvt



1 A300A **RENDERING - CORNER ENTRY**
12" = 1'-0"



2 A300A **RENDERING - DOCK**
12" = 1'-0"

K:\Jobs\Ramsey_Specindustrial_20280\04_Dwg\0_MasterDwg\20280_Ramsey\Specindustrial_Building1_Master.rvt

PROJECT NAME

OPPIDAN

RAMSEY SPEC INDUSTRIAL - BUILDING 1, BUILDING 2 AND BUILDING 3
NEW CONSTRUCTION

8XXX BUNKER LAKE BLVD, RAMSEY, MN 55303

ARCHITECT

MOHAGEN HANSEN Architecture | Interiors
1000 Twelve Oaks Center Dr.
Suite 200
Wayzata MN 55391
Tel 952-426-7400
Fax 952-426-7440

REGISTRATION

NOT FOR CONSTRUCTION

THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

ISSUE RECORD

NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	05-06-2021

DRAWING INFORMATION

PROJECT NUMBER: 20280
DRAWN BY: J.JOHNSON
CHECKED BY: T.MOHAGEN/ J.KAPLAN
DATE: 05-06-2021
COMPUTER DIRECTORY: Ramsey_Specindustrial_20280

SHEET DESCRIPTION

RENDERINGS

PHASE

CITY SUBMITTAL

A300A

SITE DEVELOPMENT PLANS
FOR

RAMSEY SPEC INDUSTRIAL

S20&S29, T32N, R25W
RAMSEY, ANOKA COUNTY, MN

PROJECT TEAM:

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED BY: MICHAEL C. BRANDT
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114
TELEPHONE (651) 645-4197

OWNER / DEVELOPER
OPPIDAN HOLDINGS LLC
400 WATER ST #200
EXCELSIOR, MN 55331
TELEPHONE: (952) 294-0353

GEOTECHNICAL ENGINEER
AMERICAN ENGINEERING TESTING, INC.
550 CLEVLAND AVE N
ST PAUL, MN 55114
TELEPHONE: (651) 659-9001
CONTACT: ROBIN L. FLICKENGER

SURVEYOR
EGAN, FIELD, & NOWAK, INC
1229 TYLER ST NE, STE 100
MINNEAPOLIS, MN 55413
TELEPHONE: (612) 466-3300
FAX: (612) 466-3383
CONTACT: ERIC ROESER

ARCHITECT
MOHAGEN HANSEN
1000 TWELVE OAKS CENTER DR
STE 200
MINNETONKA, MN 55391
TELEPHONE: (952) 426-7400



VICINITY
N.T.S.

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 22x34 SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

DRAWING INDEX

Sheet Number	Sheet Title
C000	COVER SHEET
C100	GENERAL NOTES
C200	DEMO PLAN
C300	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
C301	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2
C302	EROSION AND SEDIMENT CONTROL DETAILS
C400	SITE PLAN - OVERALL
C401	SITE PLAN
C402	SITE PLAN
C403	SITE PLAN
C404	SITE PLAN
C405	SITE PLAN
C406	SITE PLAN
C407	SITE PLAN
C408	SITE PLAN
C409	SITE DETAILS
C500	GRADING & STORMWATER PLAN - OVERALL
C501	GRADING & STORMWATER PLAN
C502	GRADING & STORMWATER PLAN
C503	GRADING & STORMWATER PLAN
C504	GRADING & STORMWATER PLAN
C505	GRADING & STORMWATER PLAN
C506	GRADING & STORMWATER PLAN
C507	GRADING & STORMWATER PLAN
C508	GRADING & STORMWATER PLAN
C509	GRADING & STORMWATER DETAILS
C510	GRADING & STORMWATER DETAILS
C600	UTILITY PLAN - OVERALL
C601	UTILITY PLAN
C602	UTILITY PLAN
C603	UTILITY PLAN
C604	UTILITY PLAN
C605	UTILITY PLAN
C606	UTILITY PLAN
C607	UTILITY PLAN
C608	UTILITY PLAN
C609	UTILITY DETAILS
C610	UTILITY DETAILS
L100	LANDSCAPE PLAN - OVERALL
L101	LANDSCAPE PLAN
L102	LANDSCAPE PLAN
L103	LANDSCAPE PLAN
L104	LANDSCAPE PLAN
L105	LANDSCAPE PLAN
L106	LANDSCAPE PLAN
L107	LANDSCAPE PLAN
L108	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS

No.	REVISIONS	DATE	BY

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

MICHAEL C. BRANDT
DATE: 05/06/2021 LIC. NO. 42661 MN

KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CJJ
DRAWN BY	KAM
CHECKED BY	MCB

PRELIMINARY - NOT FOR CONSTRUCTION

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

COVER SHEET

SHEET NUMBER
C000

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C0-COVER SHEET.dwg May 06, 2021 - 11:41am

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TWC_LDE\VOPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C1-GENERAL NOTES.dwg May 06, 2021 - 11:41am

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE MN DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF MN PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
10. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
11. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
13. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.

EROSION CONTROL MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

1. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO THE STANDARD SPECIFICATIONS.
2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
3. THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
5. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

TYPICAL OWNER/ENGINEER OBSERVATIONS

CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

- PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION
ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION,
INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK
INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF MN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO PUBLIC AREAS SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS IS PRACTICABLE.
13. ALL STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THESE AREAS WITH SOME PROTECTIVE MEASURE WILL BE NECESSARY.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH THEY DISTURB. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION, SEDIMENTATION, OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUEL AND LUBRICANT OIL, PESTICIDES, AND ANY SOLID WASTE MATERIALS.
15. EROSION CONTROL DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT.
16. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY OF RAMSEY ENGINEERING DIVISION.
17. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL HAVE TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE. ANY REVISIONS TO THE EROSION CONTROL PLAN MADE BY THE CONTRACTOR MUST BE APPROVED BY THE ENGINEER.

PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR MN/DOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.
3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.
4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.
5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.
8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.
9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO MN/DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND MN/DOT SPECIFICATION.
17. ALL CONCRETE/ASPHALT SHALL BE INSTALLED PER GEOTECH REPORT, CITY OF RAMSEY AND MN/DOT SPECIFICATIONS.
18. SPOT ELEVATIONS ARE TO FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.
22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.
24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
26. CONTRACTOR SHALL ENSURE MINIMUM GRADES ARE MET WITHIN PAVED AREAS, 1.2% FOR ASPHALT PAVING AND 0.6% FOR CONCRETE PAVING.

3RD PARTY TEST REPORTS REQ'D

TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:

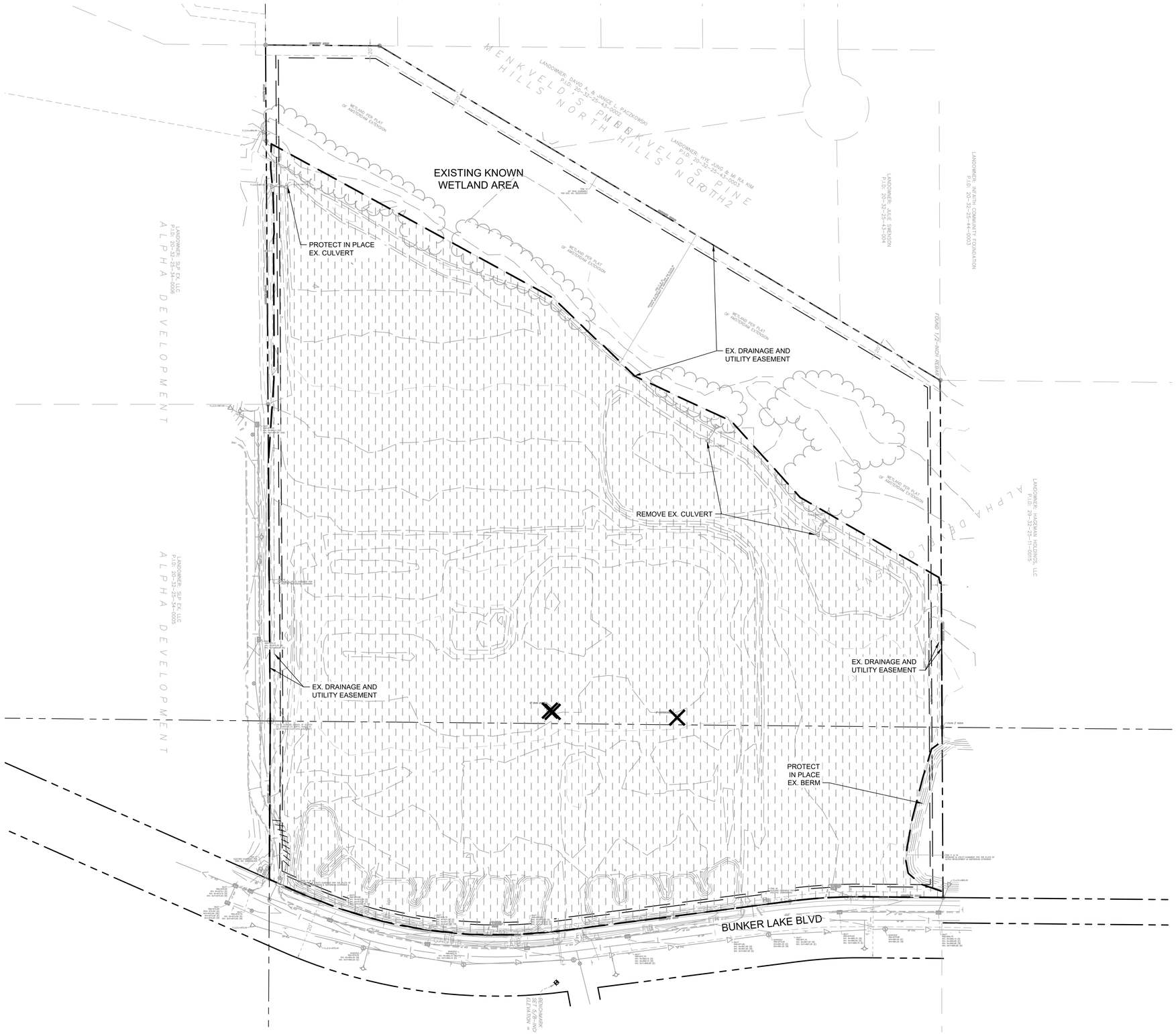
- DENSITY TEST REPORTS
- BACTERIOLOGICAL TESTS OF WATER SYSTEM
- PRESSURE TEST OF WATER/SEWER
- LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
- ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF MN PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10' AND A VERTICAL CLEARANCE OF 18" BETWEEN WATER AND SANITARY SEWER MANHOLES AND LINES.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.
13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.
14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.
17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 1% SLOPE, UNLESS NOTED OTHERWISE, AND T

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C2-DEMO PLAN.dwg May 06, 2021 - 11:41am



DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES WITHIN ALL AREAS OF PROPOSED WORK.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS ANY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PRECEDING WITH THE WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH RAMSEY, <COUNTY> COUNTY AND MN/DOT.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ALL PROPERTIES IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY WATER DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF RAMSEY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. REFER TO SURVEY FOR ALL EXISTING INVERT AND RIM ELEVATIONS.
14. ALL UTILITIES SHOWN ARE EXISTING UTILITIES.
15. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH ALL STATE OF MN REQUIREMENTS.
16. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
17. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINTILE IS ENCOUNTERED ON SITE. NO ACTIVE DRAINTILE SHALL BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.

LEGEND

- PROPERTY LINE
- CLEARING & GRUBBING
- FULL DEPTH SAWCUT
- REMOVE TREE
- LIMITS OF CONSTRUCTION
- O—ELC — EXISTING OVERHEAD POWER LINE
- x x x — EXISTING CHAINLINK FENCE
- EXISTING J-BARRIER
- EXISTING RETAINING WALL
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- GAS — EXISTING GAS MAIN
- TEL — EXISTING UNDERGROUND TELEPHONE
- CTV — EXISTING UNDERGROUND CABLE
- 928 — EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING FLARED END SECTION
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING GAS METER
- EXISTING WELL
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING ELECTRICAL METER
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING TREE
- EXISTING TREE LINE

Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

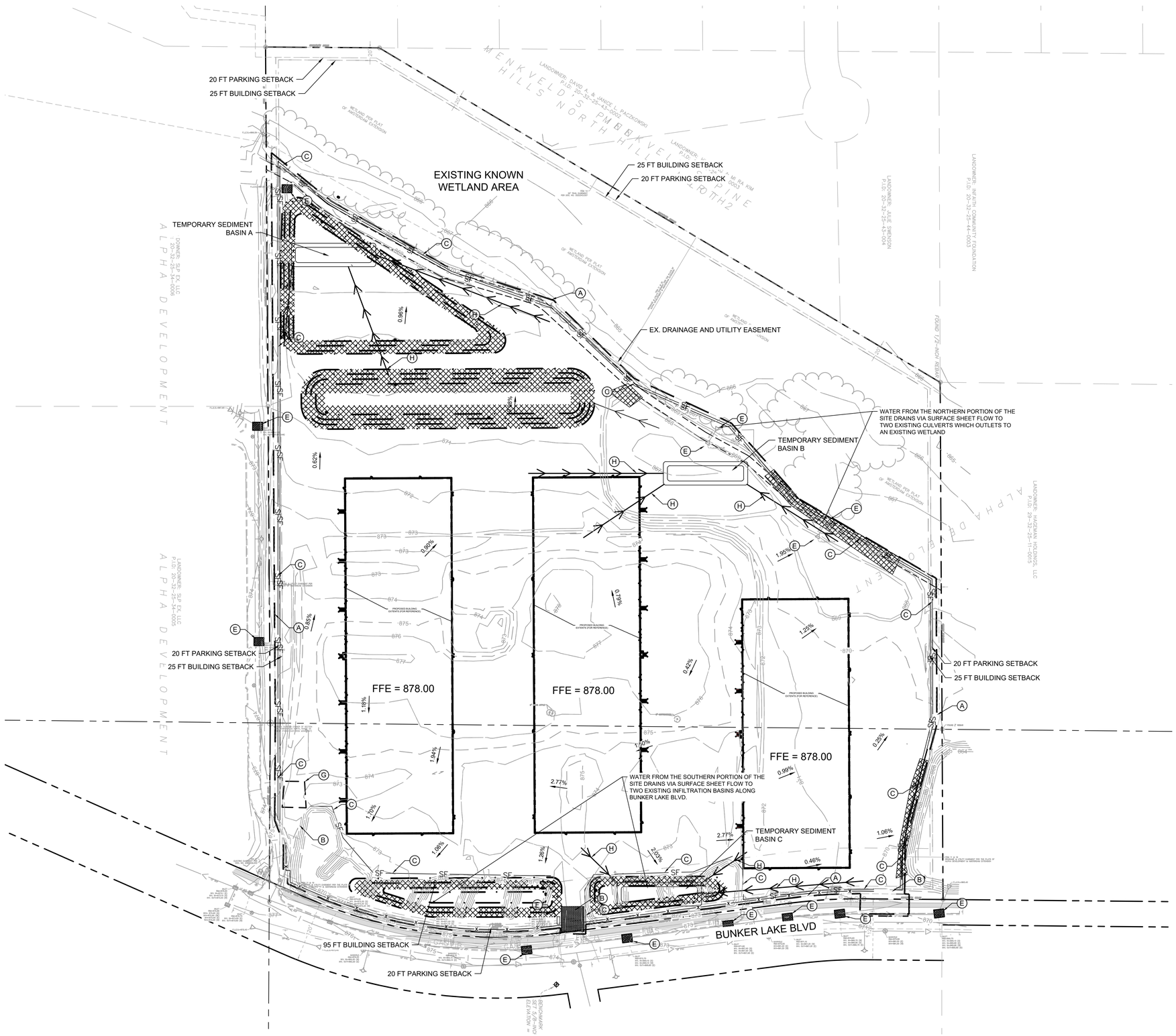
KHA PROJECT 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY XXX
DRAWN BY XXX
CHECKED BY XXX

DEMO PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C200

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C3-EROS PH1 PLAN.dwg May 06, 2021 - 11:42am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SF — SILT FENCE
- LIMITS OF DISTURBANCE
- SAFETY FENCE
- BIOROLL

EROSION CONTROL PLAN NOTES

1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. THE SUBCONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
3. THE SUBCONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
4. WITHIN ONE WEEK (7 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
6. THE SUBCONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
7. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
8. REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
9. THE SUBCONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
10. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.
11. 89TH AVENUE NORTH SHALL BE SWEPT A MINIMUM OF 1 TIMES PER WEEK OR AS DIRECTED BY ENGINEER.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. INSTALL INLET PROTECTION AT EXISTING STORMWATER CULVERTS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1), CONCRETE WASHOUT PIT (1) AND INSTALL SILT FENCE.
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT TRAPS.
5. PERFORM CLEARING AND GRUBBING OF THE SITE. PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
6. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
7. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY NPDES AND/OR CITY OF RAMSEY GRADING PERMIT.

SWPPP UPDATES AND AMENDMENTS

THE SUBCONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE BINDER AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

IMPORTANT:
THE PRIMARY SUBCONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE CEC AND OBTAIN WRITTEN CEC APPROVAL BEFORE DOING ANY OF THE FOLLOWING:

1. MODIFYING EROSION OR SEDIMENT CONTROL BMPS (SUBSTITUTIONS ARE TYPICALLY ONLY APPROVED IF SPECIFIED MATERIALS ARE NOT AVAILABLE OR THERE IS A VALID REASON THE SPECIFIED BMP WILL NOT WORK)
2. ADDING/DELETING EROSION OR SEDIMENT CONTROL BMPS;
3. MODIFYING THE SWPPP IMPLEMENTATION SEQUENCE; OR
4. PERFORMING ANY ACTIONS OR IN ANY MANNER THAT IS CONTRARY TO THE SWPPP.

THE SUBCONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPS, WITHOUT CEC APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY; HOWEVER, GC MUST NOTIFY THE CEC AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED DRAWINGS THAT HAVE THE CEC NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED RFI AND ITS RESPONSE FROM CEC. ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE CEC OF RECORD FOR THE PROJECT.

KEYNOTE LEGEND

- (A) LIMITS OF DISTURBANCE
- (B) ROCK CONSTRUCTION ENTRANCE
- (C) SILT FENCE
- (D) BIO ROLL
- (E) INLET PROTECTION
- (F) SWPPP SIGN
- (G) CONCRETE WASH-OUT AREA
- (H) DIVERSION DITCH

Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

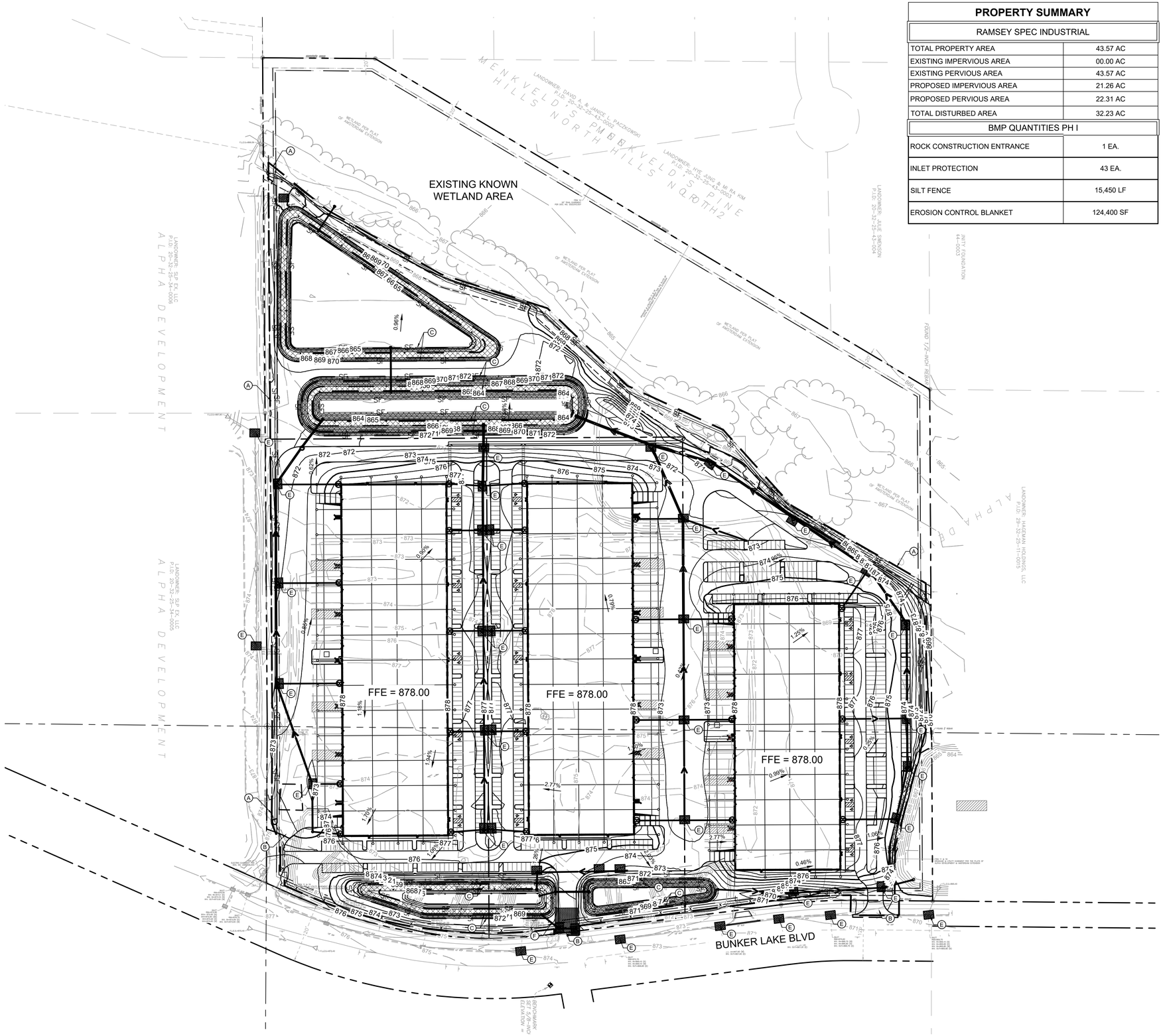
KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	XXX
DRAWN BY	XXX
CHECKED BY	XXX

PRELIMINARY - NOT FOR CONSTRUCTION

EROSION AND SEDIMENT CONTROL PLAN - PHASE 1

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C300



PROPERTY SUMMARY

RAMSEY SPEC INDUSTRIAL	
TOTAL PROPERTY AREA	43.57 AC
EXISTING IMPERVIOUS AREA	00.00 AC
EXISTING PERVIOUS AREA	43.57 AC
PROPOSED IMPERVIOUS AREA	21.26 AC
PROPOSED PERVIOUS AREA	22.31 AC
TOTAL DISTURBED AREA	32.23 AC

BMP QUANTITIES PH I	
ROCK CONSTRUCTION ENTRANCE	1 EA.
INLET PROTECTION	43 EA.
SILT FENCE	15,450 LF
EROSION CONTROL BLANKET	124,400 SF

LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SF — SILT FENCE
- LIMITS OF DISTURBANCE

EROSION CONTROL PLAN NOTES

1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. THE SUBCONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
3. THE SUBCONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
4. WITHIN ONE WEEK (7 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
6. THE SUBCONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
7. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
8. REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
9. THE SUBCONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
10. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.
11. 89TH AVENUE NORTH SHALL BE SWEPT A MINIMUM OF 1 TIMES PER WEEK OR AS DIRECTED BY ENGINEER.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. INSTALL INLET PROTECTION AT EXISTING STORMWATER CULVERTS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1), CONCRETE WASHOUT PIT (1) AND INSTALL SILT FENCE.
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT TRAPS.
5. PERFORM CLEARING AND GRUBBING OF THE SITE. PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
6. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
7. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY NPDES AND/OR CITY OF RAMSEY GRADING PERMIT.

SWPPP UPDATES AND AMENDMENTS

THE SUBCONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE BINDER AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

IMPORTANT:
THE PRIMARY SUBCONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE CEC AND OBTAIN WRITTEN CEC APPROVAL BEFORE DOING ANY OF THE FOLLOWING:

1. MODIFYING EROSION OR SEDIMENT CONTROL BMPS (SUBSTITUTIONS ARE TYPICALLY ONLY APPROVED IF SPECIFIED MATERIALS ARE NOT AVAILABLE OR THERE IS A VALID REASON THE SPECIFIED BMP WILL NOT WORK)
2. ADDING/DELETING EROSION OR SEDIMENT CONTROL BMPS;
3. MODIFYING THE SWPPP IMPLEMENTATION SEQUENCE; OR
4. PERFORMING ANY ACTIONS OR IN ANY MANNER THAT IS CONTRARY TO THE SWPPP.

THE SUBCONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPS, WITHOUT CEC APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY; HOWEVER, GC MUST NOTIFY THE CEC AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED DRAWINGS THAT HAVE THE CEC NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED RFI AND ITS RESPONSE FROM CEC. ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE CEC OF RECORD FOR THE PROJECT.

PROPERTY SUMMARY

RAMSEY SPEC INDUSTRIAL	
TOTAL PROPERTY AREA	43.57 AC
EXISTING IMPERVIOUS AREA	00.00 AC
EXISTING PERVIOUS AREA	43.57 AC
PROPOSED IMPERVIOUS AREA	21.26 AC
PROPOSED PERVIOUS AREA	22.31 AC
TOTAL DISTURBED AREA	32.23 AC

KEYNOTE LEGEND

- (A) LIMITS OF DISTURBANCE
- (B) ROCK CONSTRUCTION ENTRANCE
- (C) SILT FENCE
- (D) BIO ROLL
- (E) INLET PROTECTION
- (F) SWPPP SIGN

Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MICHAEL C. BRANDT
DATE: 05/06/2021 | MN LIC. NO. 42661

KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CJJ
DRAWN BY	KAM
CHECKED BY	MCB

PRELIMINARY - NOT FOR CONSTRUCTION

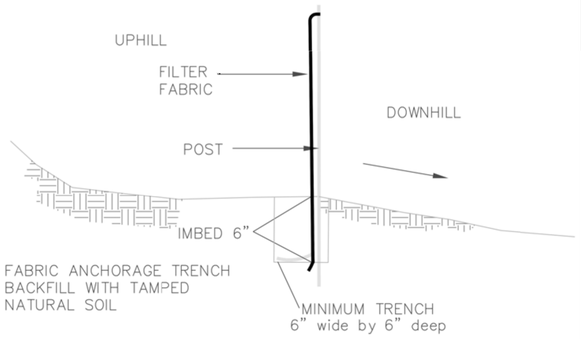
EROSION AND SEDIMENT CONTROL PLAN - PHASE 1

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C300

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C3-EROS PH2 PLAN.dwg May 06, 2021 - 11:43am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

FOR REFERENCE ONLY



INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

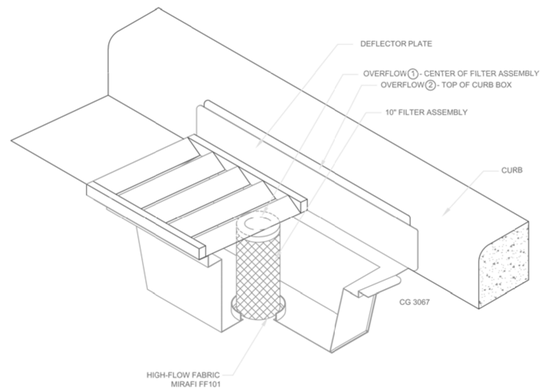
APPROVED: 1 – 2016

City of RAMSEY

STANDARD DETAILS: SILT FENCE

CITY PLATE No. ERO–1

FOR REFERENCE ONLY



INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

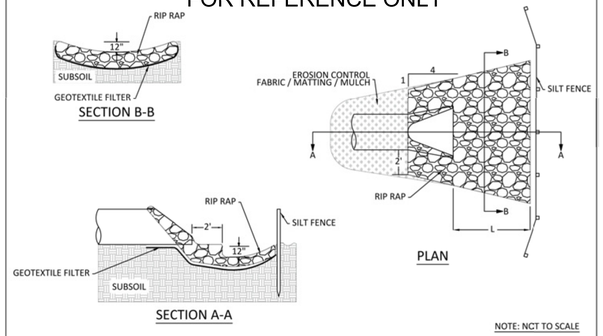
APPROVED: 1 – 2016

City of RAMSEY

STANDARD DETAILS: INLET PROTECTION

CITY PLATE No. ERO–2

FOR REFERENCE ONLY



NOTE: NCT TO SCALE

NOTES:

1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED 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.

RIP RAP AT RCP OUTLETS			
DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

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

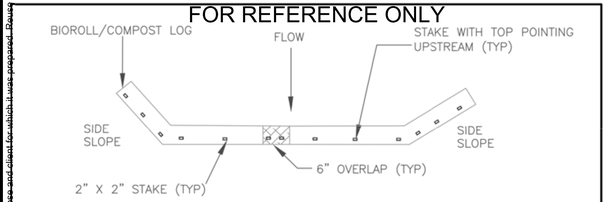
APPROVED: 9 – 2016

City of RAMSEY

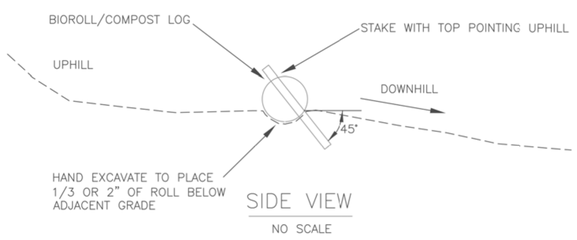
STANDARD DETAILS: RIP–RAP

CITY PLATE No. ERO–3

FOR REFERENCE ONLY



PLAN VIEW



SIDE VIEW

NO SCALE

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

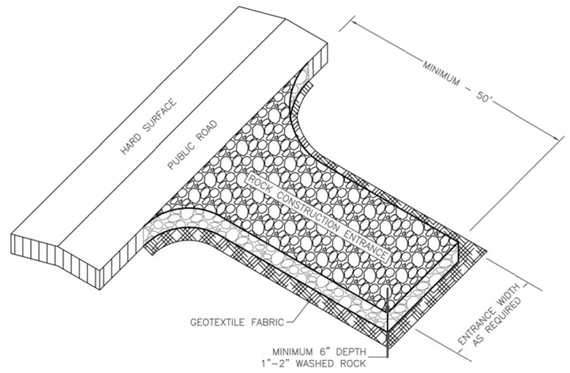
APPROVED: 3 – 2016

City of RAMSEY

STANDARD DETAILS: BIO ROLL (COMPOST LOG)

CITY PLATE No. ERO–4

FOR REFERENCE ONLY



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

NOT TO SCALE

APPROVED: 1 – 2016

City of RAMSEY

STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE

CITY PLATE No. ERO–5

FOR REFERENCE ONLY

Notes:
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) SAND CONTENT.

APPROVED: 7 – 2019

City of RAMSEY

STANDARD DETAILS: TOPSOIL REQUIREMENTS

CITY PLATE No. ERO–6

No.	REVISIONS	DATE	BY

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CJJ
DRAWN BY	KAM
CHECKED BY	MCB

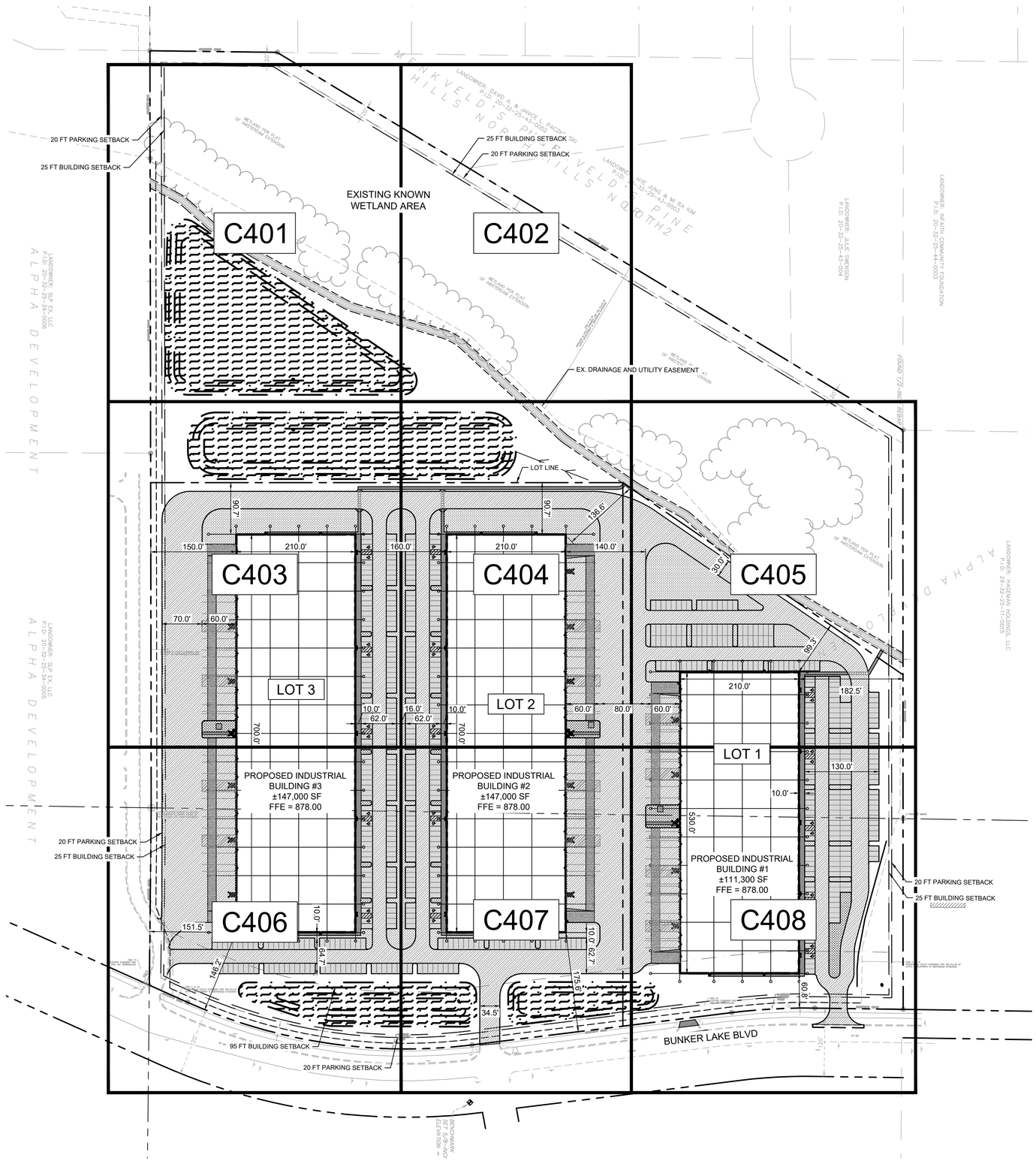
PRELIMINARY - NOT FOR CONSTRUCTION

EROSION AND SEDIMENT CONTROL DETAILS

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C302

K:\TWC_LDE\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C3-EROS DETAILS.dwg May 06, 2021 - 11:43am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROPERTY SUMMARY

RAMSEY SPEC INDUSTRIAL	
TOTAL PROPERTY AREA	43.57 AC
EXISTING IMPERVIOUS AREA	00.00 AC
EXISTING PERVIOUS AREA	43.57 AC
PROPOSED IMPERVIOUS AREA	21.26 AC
PROPOSED PERVIOUS AREA	22.31 AC
TOTAL DISTURBED AREA	32.23 AC

ZONING SUMMARY	
EXISTING ZONING	PUBLIC/QUASI-PUBLIC DISTRICT
PROPOSED ZONING	E-3 EMPLOYMENT DISTRICT
PARKING SETBACKS	SIDE/REAR = 20' ROAD = 20'
REQUIRED BUILDING SETBACKS	FRONT = 60' SIDE = 25' REAR = 25'
PROVIDED BUILDING #1 SETBACKS	FRONT = 60.8' SIDE = 182.5' REAR = 99.3'
PROVIDED BUILDING #2 SETBACKS	FRONT = 175.6' SIDE = 136.6' REAR = 90.7'
PROVIDED BUILDING #3 SETBACKS	FRONT = 146.2' SIDE = 150.0' REAR = 90.7'

BUILDING DATA SUMMARY

AREAS	
PROPOSED LOT 1 PROPERTY	8.63 AC
BUILDING AREA	2.56 AC (29.66% OF TOTAL PROPERTY AREA)
PROPOSED LOT 2 PROPERTY	8.76 AC
BUILDING AREA	3.37 AC (38.5% OF TOTAL PROPERTY AREA)
PROPOSED LOT 3 PROPERTY	9.67 AC
BUILDING AREA	3.37 AC (34.9% OF TOTAL PROPERTY AREA)
PROPOSED OUTLOT AREA	16.50 AC

BUILDING #1	
INDUSTRIAL REQUIRED PARKING (85% GFA = 94,605 SF)	95 SPACES @ 1/1000 SF
OFFICE REQUIRED PARKING (15% GFA = 16,965 SF)	56 SPACES @ 1/300 SF
TOTAL REQUIRED PARKING	151 SPACES
PROPOSED PARKING	211 SPACES
ADA STALLS REQ'D / PROVIDED	7 STALLS / 10 STALLS

BUILDING #2	
INDUSTRIAL REQUIRED PARKING (85% GFA = 124,950 SF)	125 SPACES @ 1/1000 SF
OFFICE REQUIRED PARKING (15% GFA = 22,050 SF)	74 SPACES @ 1/300 SF
TOTAL REQUIRED PARKING	199 SPACES
PROPOSED PARKING	191 SPACES
ADA STALLS REQ'D / PROVIDED	6 STALLS / 10 STALLS

BUILDING #3	
INDUSTRIAL REQUIRED PARKING (85% GFA = 124,950 SF)	125 SPACES @ 1/1000 SF
OFFICE REQUIRED PARKING (15% GFA = 22,050 SF)	74 SPACES @ 1/300 SF
TOTAL REQUIRED PARKING	199 SPACES
PROPOSED PARKING	216 SPACES
ADA STALLS REQ'D / PROVIDED	7 STALLS / 10 STALLS

LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- SETBACK LINE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE SIDEWALK

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FIELD & NOWAK, INC. , DATED 03/12/2021.

   KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
8. TOTAL LAND AREA IS 43.57 ACRES.
9. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
10. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
11. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
12. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
13. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
14. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
15. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
16. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
17. THERE ARE 0.00 ACRES OF WETLAND IMPACTS.

Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

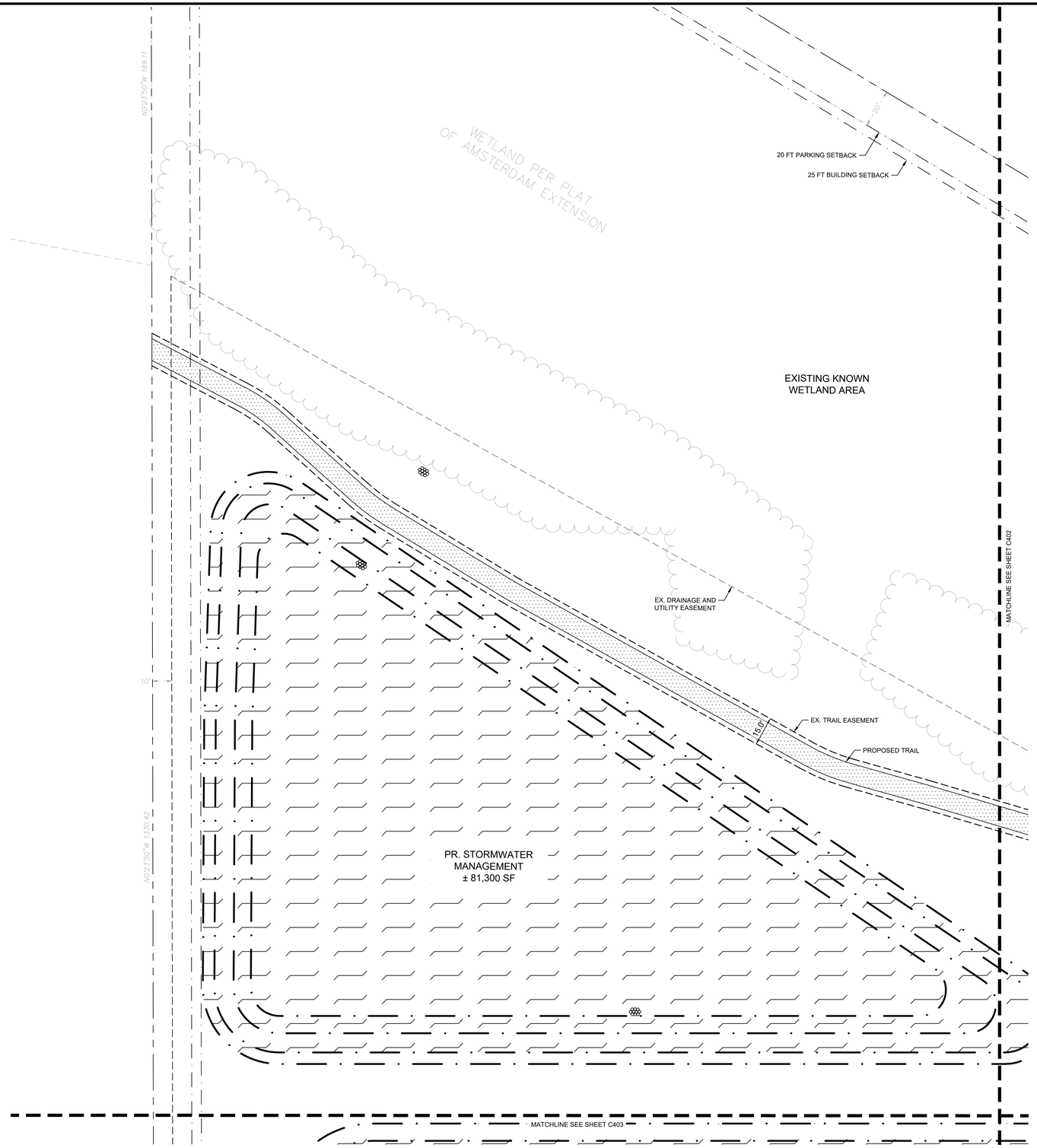
KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CJJ
DRAWN BY	KAM
CHECKED BY	MCB

SITE PLAN - OVERALL

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C400

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C4-SITE PLAN-OVERALL.dwg May 06, 2021 - 11:43am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- SETBACK LINE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE SIDEWALK

KEYNOTE LEGEND

- (A) CONCRETE SIDEWALK
- (B) 6" CONCRETE FILLED PIPE BOLLARD
- (C) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- (D) ACCESSIBLE CURB RAMP
- (E) ACCESSIBLE PARKING SIGN
- (F) ACCESSIBLE PARKING
- (G) AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
- (H) STANDARD DUTY ASPHALT PAVEMENT
- (I) LANDSCAPE AREA - SEE LANDSCAPE PLANS
- (J) MILL AND OVERLAY RESTRIPPED AREAS
- (K) HEAVY DUTY CONCRETE PAVEMENT
- (L) B612 CURB & GUTTER (TYP.)
- (M) TRANSITION CURB
- (N) FLAT CURB
- (O) COMMERCIAL DRIVEWAY APRON

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FIELD & NOWAK, INC. , DATED 03/12/2021.

   KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
8. TOTAL LAND AREA IS 43.57 ACRES.
9. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
10. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
11. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
12. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
13. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
14. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
15. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
16. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
17. THERE ARE 0.00 ACRES OF WETLAND IMPACTS.

811 Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

FIRST M. LAST
MN
DATE: XXXXXXXXX LIC. NO. XXXXX

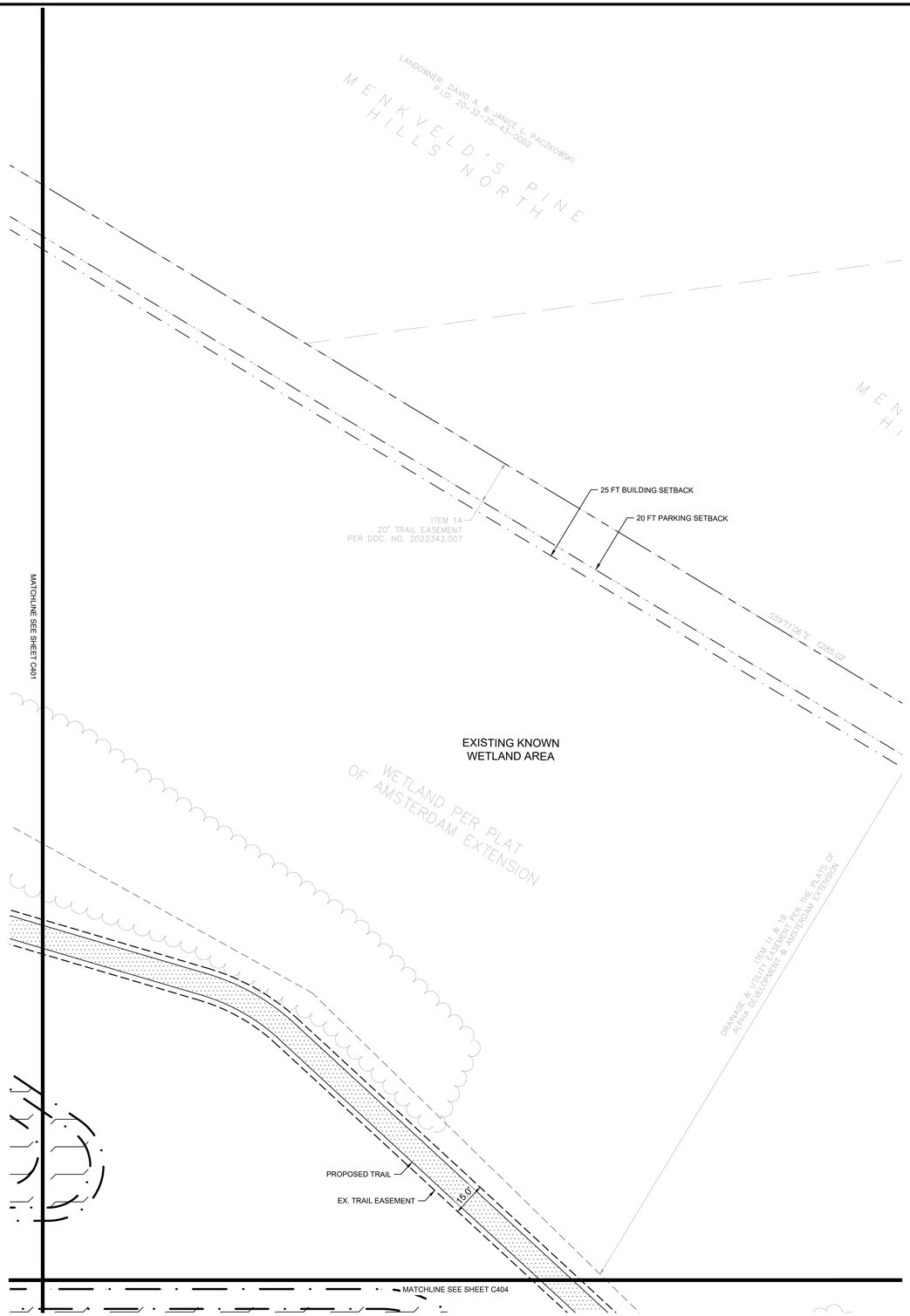
KHA PROJECT	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
160774051	AS SHOWN	XXX	XXX	XXX
DATE 05/06/2021				

SITE PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C401

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C4-SITE PLAN.dwg May 06, 2021 - 11:43am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- SETBACK LINE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE SIDEWALK

KEYNOTE LEGEND

A	CONCRETE SIDEWALK
B	6" CONCRETE FILLED PIPE BOLLARD
C	MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
D	ACCESSIBLE CURB RAMP
E	ACCESSIBLE PARKING SIGN
F	ACCESSIBLE PARKING
G	AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
H	STANDARD DUTY ASPHALT PAVEMENT
I	LANDSCAPE AREA - SEE LANDSCAPE PLANS
J	MILL AND OVERLAY RESTRIPPED AREAS
K	HEAVY DUTY CONCRETE PAVEMENT
L	B612 CURB & GUTTER (TYP.)
M	TRANSITION CURB
N	FLAT CURB
O	COMMERCIAL DRIVEWAY APRON

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FIELD & NOWAK, INC. , DATED 03/12/2021.

   KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
8. TOTAL LAND AREA IS 43.57 ACRES.
9. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
10. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
11. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
12. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
13. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
14. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
15. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
16. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
17. THERE ARE 0.00 ACRES OF WETLAND IMPACTS.

811 Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

FIRST M. LAST
MN
LIC. NO. XXXXX
DATE: XX/XX/XXXX

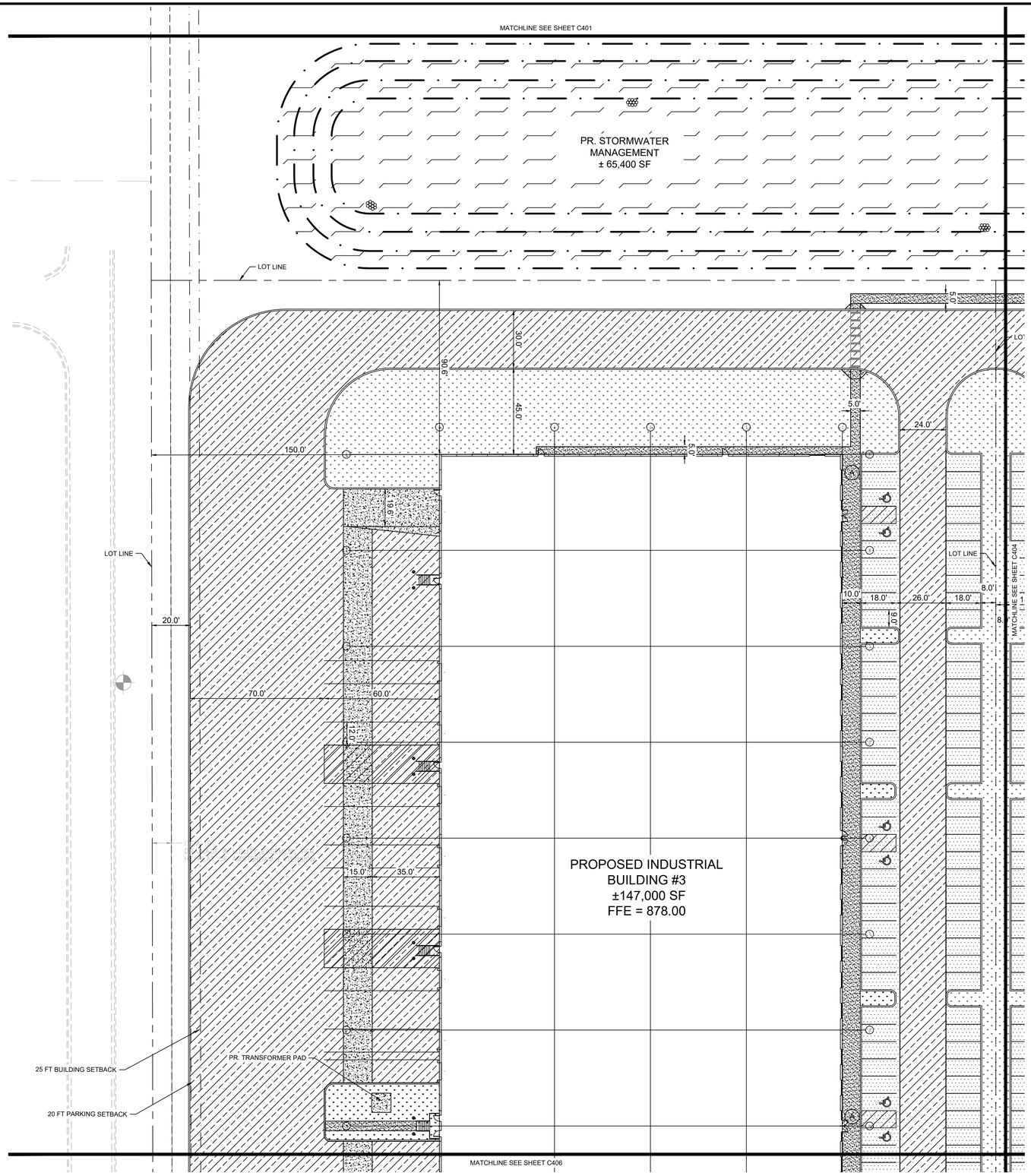
KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	XXX
DRAWN BY	XXX
CHECKED BY	XXX

SITE PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
MN
RAMSEY

SHEET NUMBER
C402

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C4-SITE PLAN.dwg May 06, 2021 - 11:43am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- SETBACK LINE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE SIDEWALK

KEYNOTE LEGEND

A	CONCRETE SIDEWALK
B	6" CONCRETE FILLED PIPE BOLLARD
C	MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
D	ACCESSIBLE CURB RAMP
E	ACCESSIBLE PARKING SIGN
F	ACCESSIBLE PARKING
G	AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
H	STANDARD DUTY ASPHALT PAVEMENT
I	LANDSCAPE AREA - SEE LANDSCAPE PLANS
J	MILL AND OVERLAY RESTRIPPED AREAS
K	HEAVY DUTY CONCRETE PAVEMENT
L	B612 CURB & GUTTER (TYP.)
M	TRANSITION CURB
N	FLAT CURB
O	COMMERCIAL DRIVEWAY APRON

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FIELD & NOWAK, INC. , DATED 03/12/2021.

   KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
8. TOTAL LAND AREA IS 43.57 ACRES.
9. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
10. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
11. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
12. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
13. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
14. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
15. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
16. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
17. THERE ARE 0.00 ACRES OF WETLAND IMPACTS.

811 Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

FIRST M. LAST
MN
LIC. NO. XXXXX
DATE XX/XX/XXXX

KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	XXX
DRAWN BY	XXX
CHECKED BY	XXX

RAMSEY SPEC INDUSTRIAL

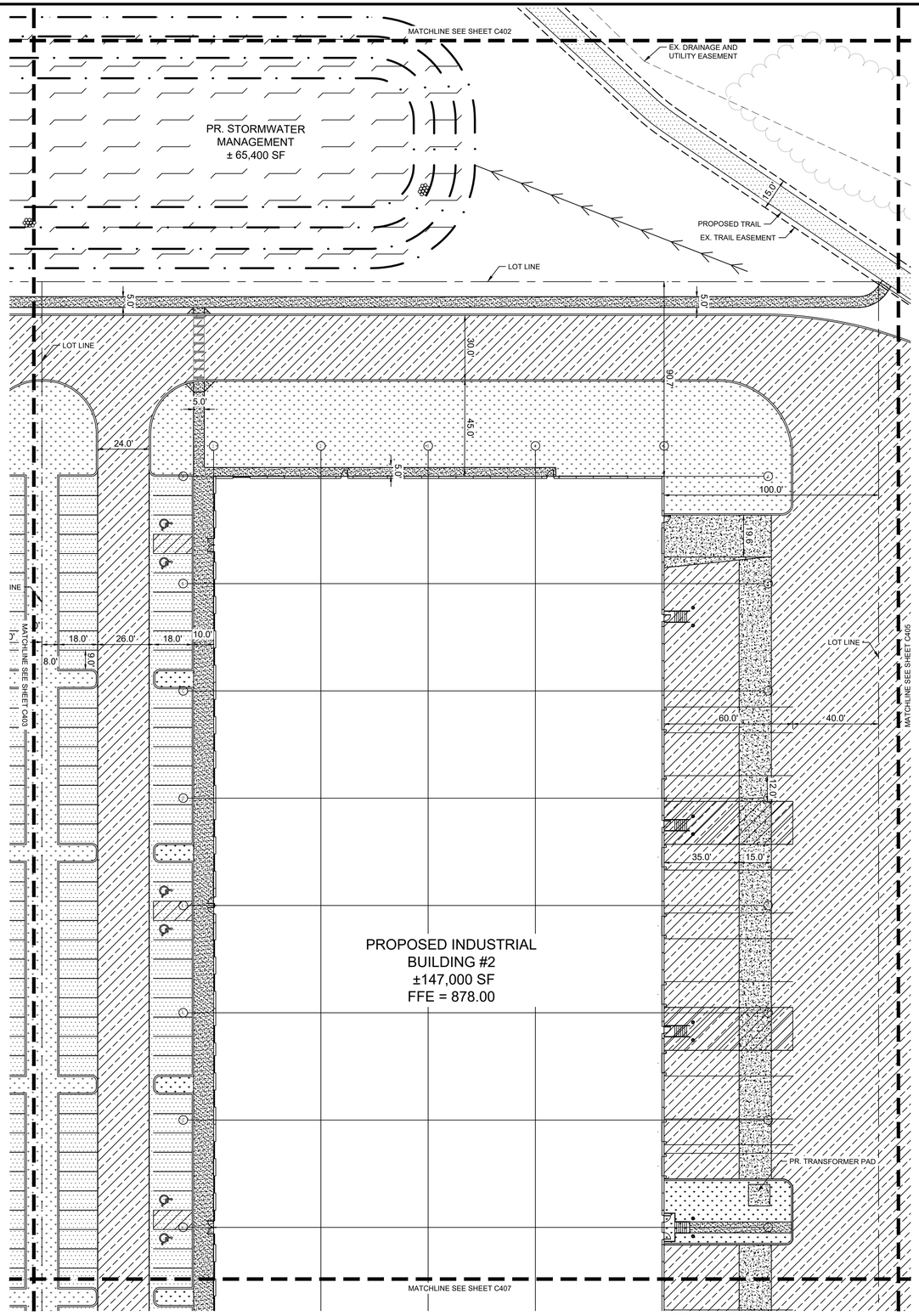
PREPARED FOR
OPPIDAN HOLDINGS LLC

RAMSEY MN

SITE PLAN

SHEET NUMBER
C403

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C4-SITE PLAN.dwg May 06, 2021 - 11:43am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- SETBACK LINE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE SIDEWALK

KEYNOTE LEGEND

A	CONCRETE SIDEWALK
B	6" CONCRETE FILLED PIPE BOLLARD
C	MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
D	ACCESSIBLE CURB RAMP
E	ACCESSIBLE PARKING SIGN
F	ACCESSIBLE PARKING
G	AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
H	STANDARD DUTY ASPHALT PAVEMENT
I	LANDSCAPE AREA - SEE LANDSCAPE PLANS
J	MILL AND OVERLAY RESTRIPPED AREAS
K	HEAVY DUTY CONCRETE PAVEMENT
L	B612 CURB & GUTTER (TYP.)
M	TRANSITION CURB
N	FLAT CURB
O	COMMERCIAL DRIVEWAY APRON

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FIELD & NOWAK, INC. , DATED 03/12/2021.

   KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
8. TOTAL LAND AREA IS 43.57 ACRES.
9. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
10. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
11. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
12. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
13. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
14. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
15. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
16. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
17. THERE ARE 0.00 ACRES OF WETLAND IMPACTS.

811 Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

FIRST M. LAST
MN LIC. NO. XXXXX
DATE XX/XX/XXXX

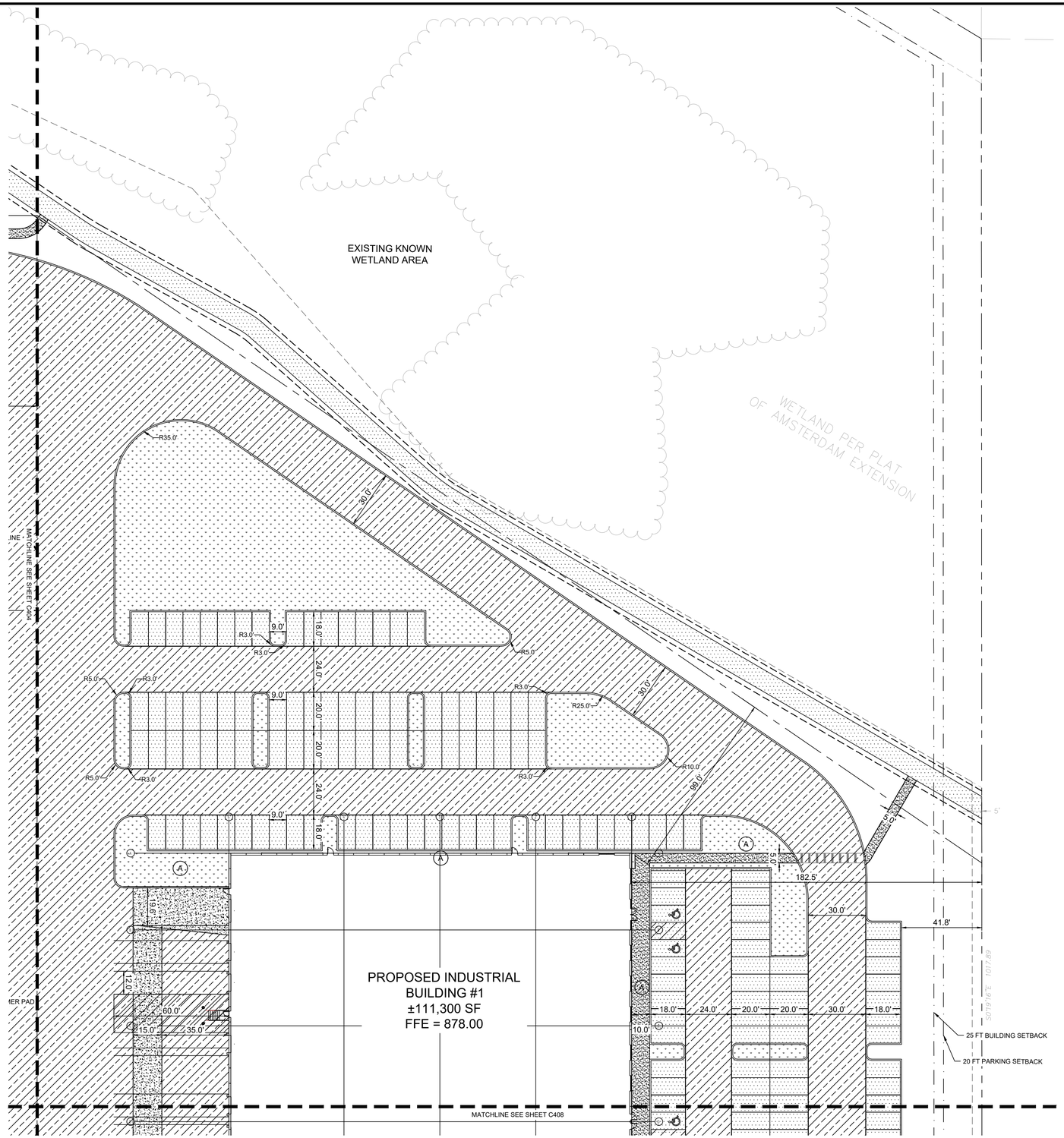
KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	XXX
DRAWN BY	XXX
CHECKED BY	XXX

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
MN
RAMSEY

SITE PLAN

SHEET NUMBER
C404

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C4-SITE PLAN.dwg May 06, 2021 - 11:43am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- SETBACK LINE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE SIDEWALK

KEYNOTE LEGEND

- (A) CONCRETE SIDEWALK
- (B) 6" CONCRETE FILLED PIPE BOLLARD
- (C) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- (D) ACCESSIBLE CURB RAMP
- (E) ACCESSIBLE PARKING SIGN
- (F) ACCESSIBLE PARKING
- (G) AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
- (H) STANDARD DUTY ASPHALT PAVEMENT
- (I) LANDSCAPE AREA - SEE LANDSCAPE PLANS
- (J) MILL AND OVERLAY RESTRIPPED AREAS
- (K) HEAVY DUTY CONCRETE PAVEMENT
- (L) B612 CURB & GUTTER (TYP.)
- (M) TRANSITION CURB
- (N) FLAT CURB
- (O) COMMERCIAL DRIVEWAY APRON

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FIELD & NOWAK, INC. , DATED 03/12/2021.

   KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
8. TOTAL LAND AREA IS 43.57 ACRES.
9. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
10. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
11. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
12. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
13. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
14. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
15. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
16. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
17. THERE ARE 0.00 ACRES OF WETLAND IMPACTS.

811 Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

FIRST M. LAST
MN
LIC. NO. XXXXX
DATE: XX/XX/XXXX

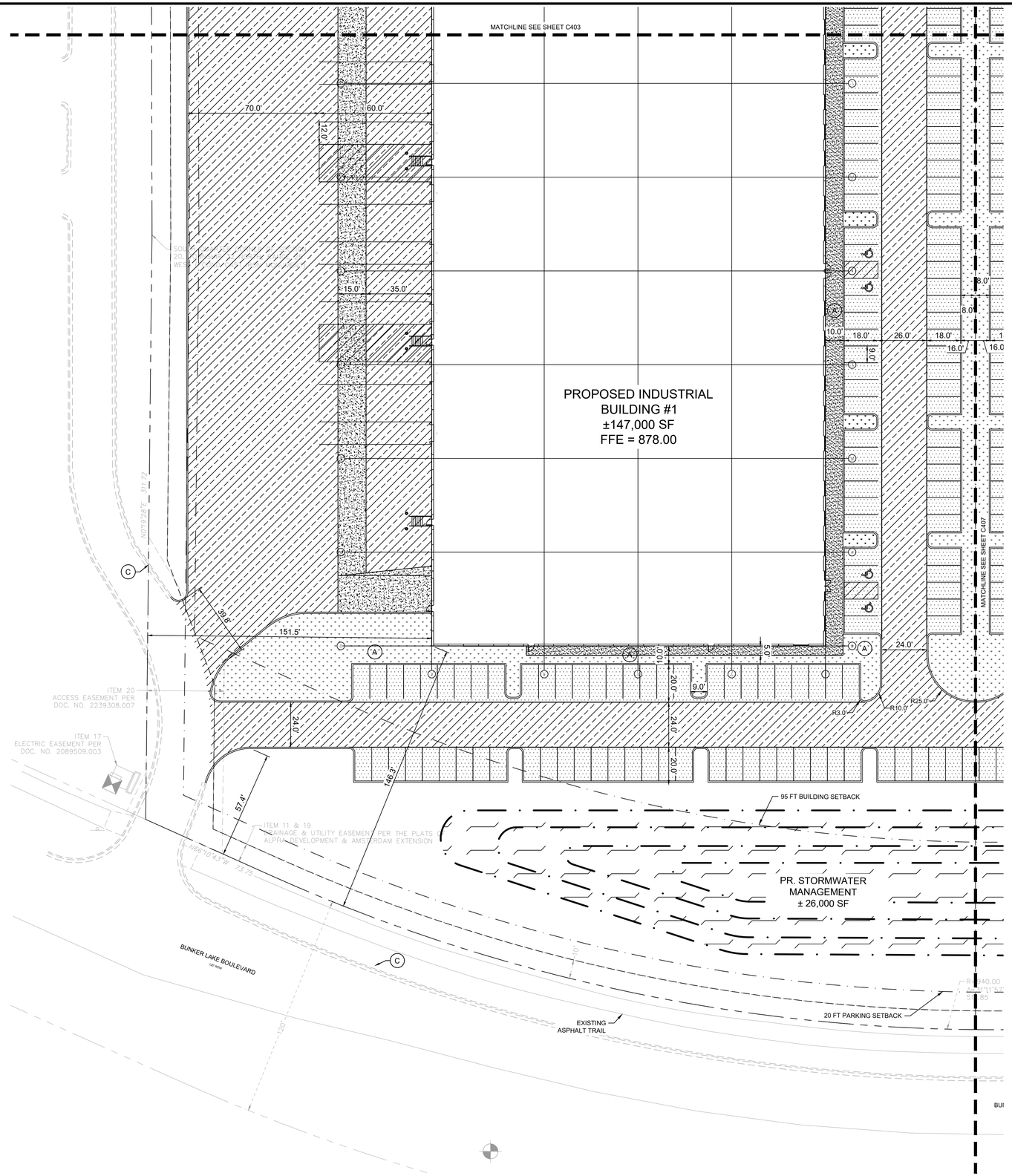
KHA PROJECT 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY XXX
DRAWN BY XXX
CHECKED BY XXX

SITE PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C405

K:\TWC_LDE\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C4-SITE PLAN.dwg May 06, 2021 - 11:43am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- SETBACK LINE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE SIDEWALK

KEYNOTE LEGEND

- (A) CONCRETE SIDEWALK
- (B) 6" CONCRETE FILLED PIPE BOLLARD
- (C) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- (D) ACCESSIBLE CURB RAMP
- (E) ACCESSIBLE PARKING SIGN
- (F) ACCESSIBLE PARKING
- (G) AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
- (H) STANDARD DUTY ASPHALT PAVEMENT
- (I) LANDSCAPE AREA - SEE LANDSCAPE PLANS
- (J) MILL AND OVERLAY RESTRIPPED AREAS
- (K) HEAVY DUTY CONCRETE PAVEMENT
- (L) B612 CURB & GUTTER (TYP.)
- (M) TRANSITION CURB
- (N) FLAT CURB
- (O) COMMERCIAL DRIVEWAY APRON

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FIELD & NOWAK, INC. , DATED 03/12/2021.

   KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
8. TOTAL LAND AREA IS 43.57 ACRES.
9. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
10. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
11. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
12. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
13. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
14. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
15. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
16. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
17. THERE ARE 0.00 ACRES OF WETLAND IMPACTS.

811 Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

FIRST M. LAST
MN LIC. NO. XXXXX
DATE: XX/XX/XXXX

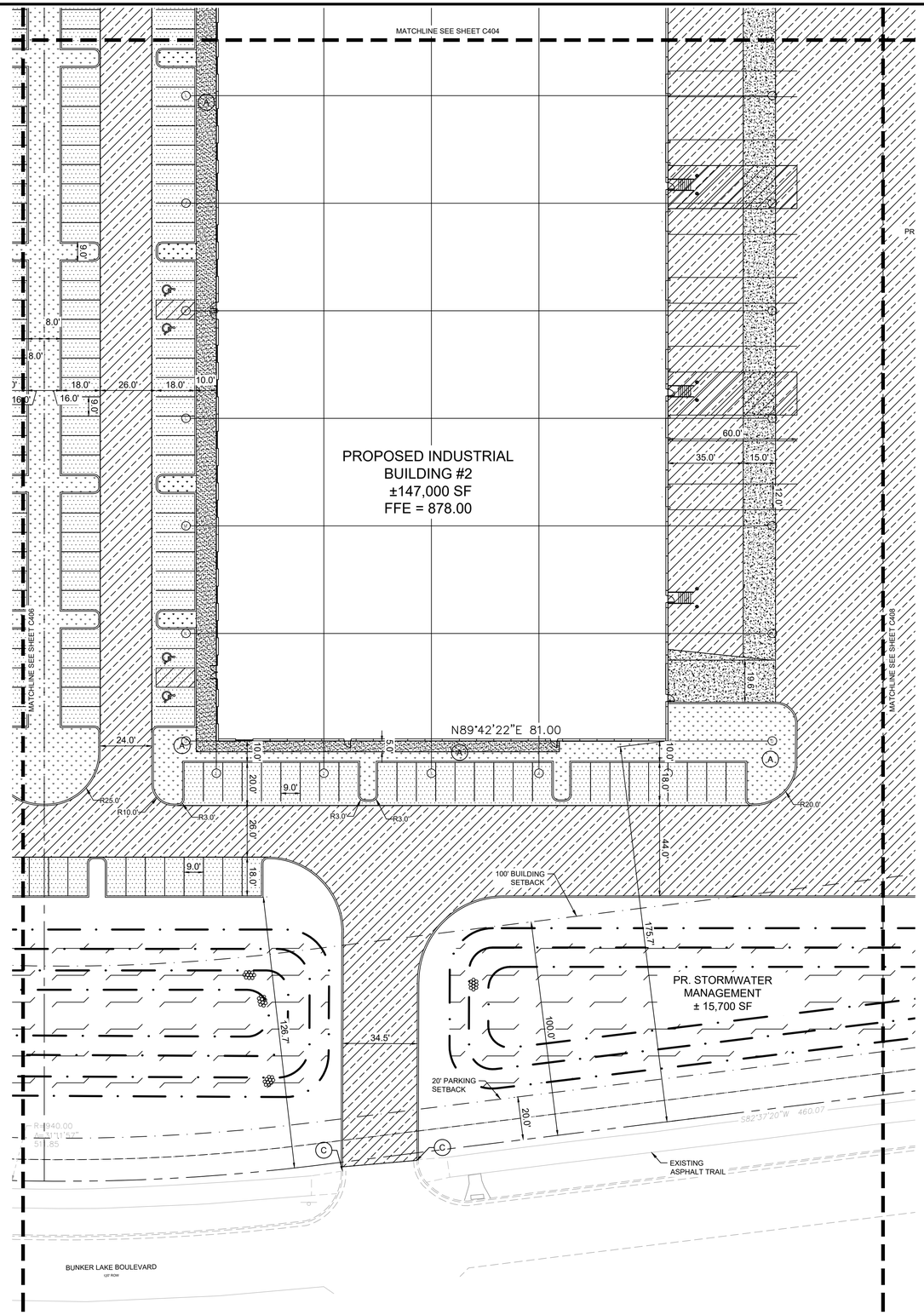
KHA PROJECT	
160774051	
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	XXX
DRAWN BY	XXX
CHECKED BY	XXX

SITE PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C406

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C4-SITE PLAN.dwg May 06, 2021 - 11:44am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- SETBACK LINE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE SIDEWALK

KEYNOTE LEGEND

- (A) CONCRETE SIDEWALK
- (B) 6" CONCRETE FILLED PIPE BOLLARD
- (C) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- (D) ACCESSIBLE CURB RAMP
- (E) ACCESSIBLE PARKING SIGN
- (F) ACCESSIBLE PARKING
- (G) AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
- (H) STANDARD DUTY ASPHALT PAVEMENT
- (I) LANDSCAPE AREA - SEE LANDSCAPE PLANS
- (J) MILL AND OVERLAY RESTRIPPED AREAS
- (K) HEAVY DUTY CONCRETE PAVEMENT
- (L) B612 CURB & GUTTER (TYP.)
- (M) TRANSITION CURB
- (N) FLAT CURB
- (O) COMMERCIAL DRIVEWAY APRON

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FIELD & NOWAK, INC. , DATED 03/12/2021.

   KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
8. TOTAL LAND AREA IS 43.57 ACRES.
9. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
10. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
11. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
12. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
13. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
14. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
15. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
16. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
17. THERE ARE 0.00 ACRES OF WETLAND IMPACTS.

811 Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

FIRST M. LAST
DATE: XX/XX/XXXX
MN LIC. NO. XXXXX

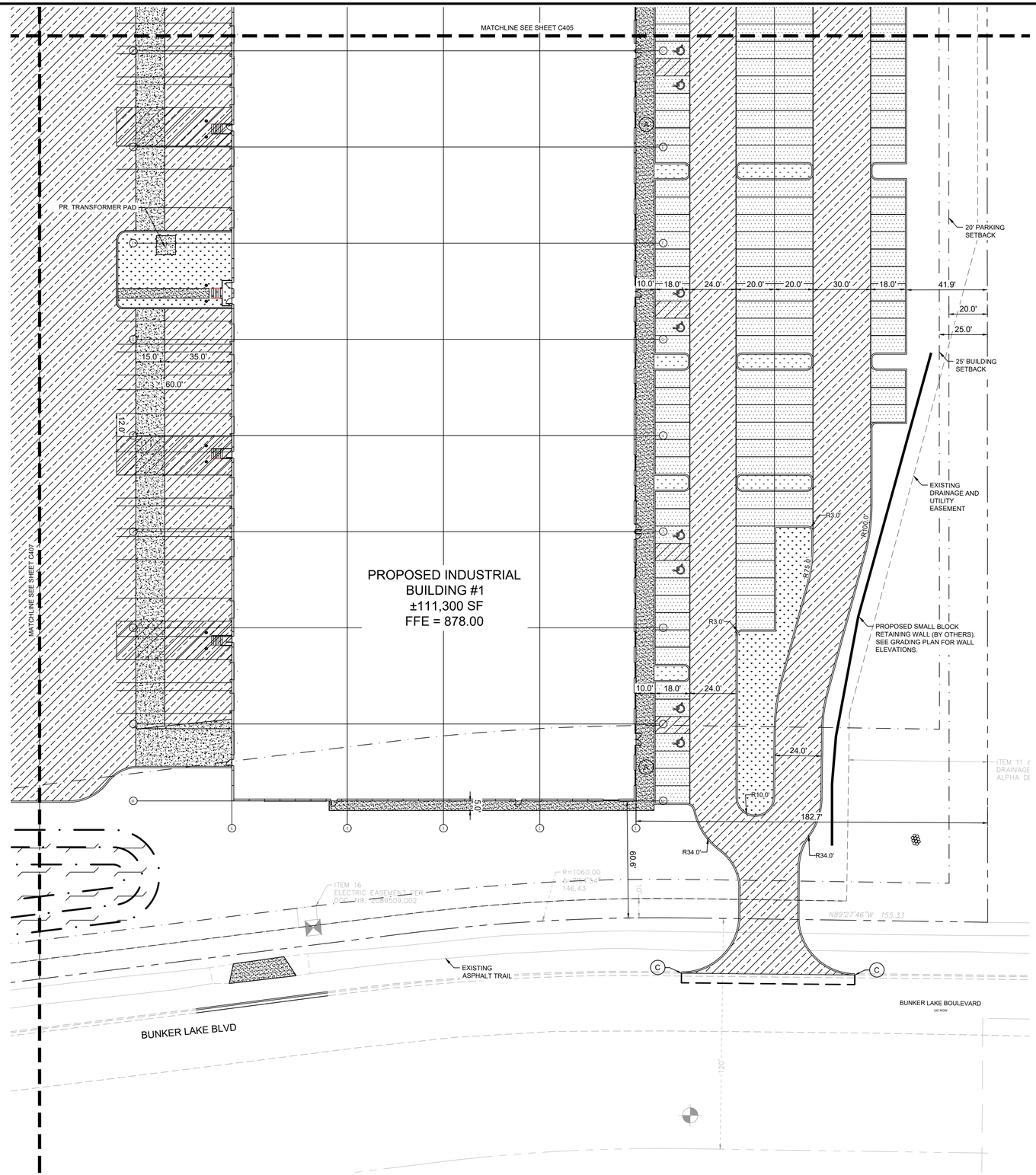
KHA PROJECT	162774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	XXX
DRAWN BY	XXX
CHECKED BY	XXX

SITE PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C407

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C4-SITE PLAN.dwg May 06, 2021 - 11:44am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- SETBACK LINE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE SIDEWALK

KEYNOTE LEGEND

A	CONCRETE SIDEWALK
B	6" CONCRETE FILLED PIPE BOLLARD
C	MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
D	ACCESSIBLE CURB RAMP
E	ACCESSIBLE PARKING SIGN
F	ACCESSIBLE PARKING
G	AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
H	STANDARD DUTY ASPHALT PAVEMENT
I	LANDSCAPE AREA - SEE LANDSCAPE PLANS
J	MILL AND OVERLAY RESTRIPPED AREAS
K	HEAVY DUTY CONCRETE PAVEMENT
L	B612 CURB & GUTTER (TYP.)
M	TRANSITION CURB
N	FLAT CURB
O	COMMERCIAL DRIVEWAY APRON

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FIELD & NOWAK, INC. , DATED 03/12/2021.

   KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
8. TOTAL LAND AREA IS 43.57 ACRES.
9. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
10. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
11. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
12. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
13. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
14. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
15. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
16. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
17. THERE ARE 0.00 ACRES OF WETLAND IMPACTS.

811 Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

FIRST M. LAST
MN LIC. NO. XXXXX
DATE: XX/XX/XXXX

KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	XXX
DRAWN BY	XXX
CHECKED BY	XXX

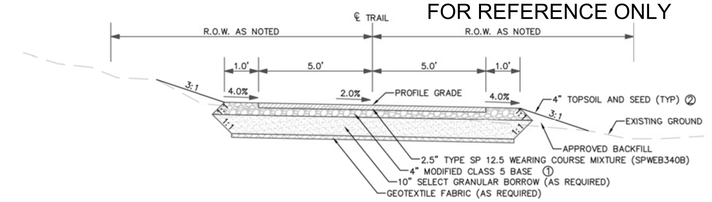
SITE PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
MN
RAMSEY

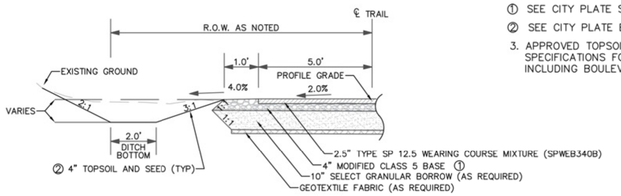
SHEET NUMBER
C408

K:\TWC_LDE\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C4-SITE PLAN.dwg May 06, 2021 - 11:44am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

FOR REFERENCE ONLY



TYPICAL SECTION



DITCH SECTION

NOTES:

① SEE CITY PLATE STR-26

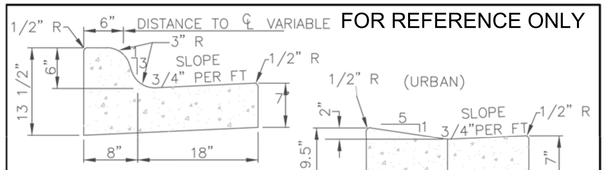
② SEE CITY PLATE ERO-6

3. APPROVED TOPSOIL MUST MEET ORGANIC CONTENT SPECIFICATIONS FOR ENTIRE BOULEVARD IN AREAS INCLUDING BOULEVARD TREES.

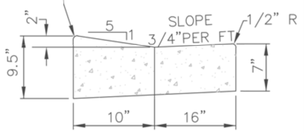
NOTE: NOT TO SCALE

APPROVED: 1 - 2016	City of RAMSEY	CITY PLATE No. PARK-1	STANDARD DETAILS: BITUMINOUS TRAIL

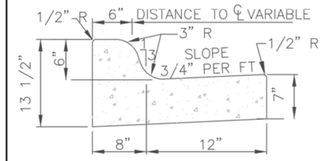
FOR REFERENCE ONLY



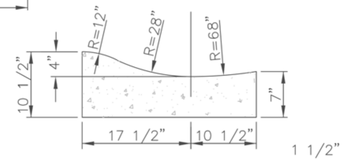
MnDOT B618
(URBAN)



DRIVEWAY FOR B618



MnDOT B612
(URBAN)



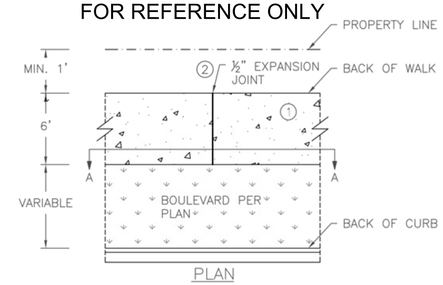
SURMOUNTABLE

NOTES:

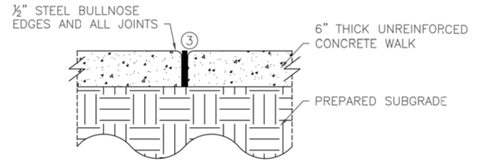
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED: 1 - 2016	City of RAMSEY	STANDARD DETAILS: CURB AND GUTTER CITY PLATE No. STR-1

FOR REFERENCE ONLY



PLAN



SECTION A-A

NOTE:

① BROOM FINISH CONCRETE WALK SURFACE

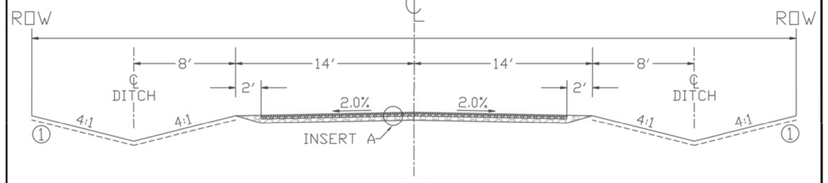
② MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS

③ 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

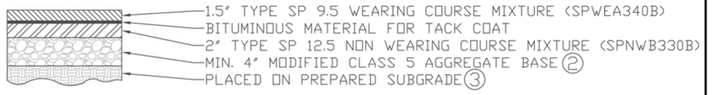
NOT TO SCALE

APPROVED: 10 - 2015	City of RAMSEY	STANDARD DETAILS: CONCRETE SIDEWALK CITY PLATE No. STR-3

FOR REFERENCE ONLY



INSERT A:



REFERENCE NOTES:

① GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW, SEED AND MULCH IN ALL DISTURBED AREAS. SEE CITY PLATE No. ERO-6

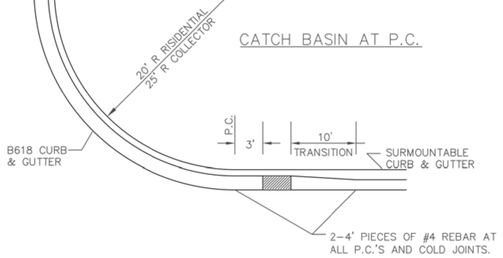
② CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26

③ CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.

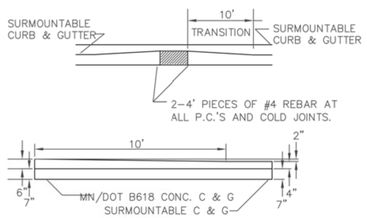
NOTE: NOT TO SCALE

APPROVED: 6 - 2016	City of RAMSEY	CITY PLATE No. STR-6	STANDARD DETAILS: 28' - RURAL STREET

FOR REFERENCE ONLY



CATCH BASIN AT P.C.



INLINE CATCH BASIN

10' TRANSITION

APPROVED: 4 - 2016	City of RAMSEY	STANDARD DETAILS: CATCHBASIN PLACEMENT - SURMOUNTABLE CURB CITY PLATE No. STR-27

No.	REVISIONS	DATE	BY

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CJJ
DRAWN BY	KAM
CHECKED BY	MCB

PRELIMINARY - NOT FOR CONSTRUCTION

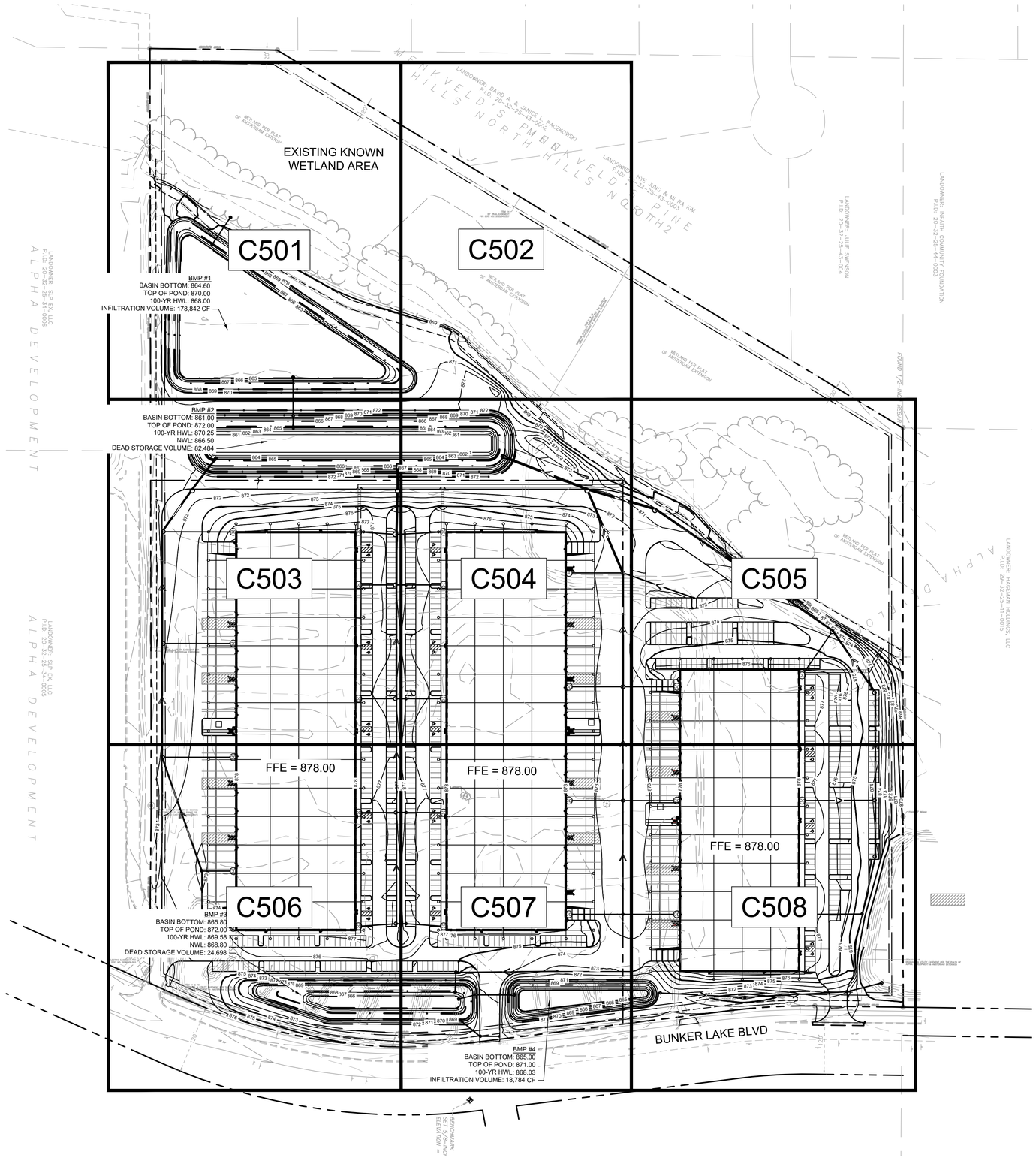
RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SITE DETAILS

SHEET NUMBER
C409

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C4-SITE DETAILS.dwg May 06, 2021 - 11:44am

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERFLOW
- PROPOSED DRAINAGE DIRECTION

GRADING PLAN NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF RAMSEY, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL GOPHER STATE CALL ONE @ <1-800-252-1166> AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76
   HDPE: 0" - 10" PER AASHTO M-252
   HDPE: 12" OR GREATER PER ASTM F-2306
   PVC SCH. 40 PER ASTM D-1785
   STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE PER ASTM 3212
   PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
8. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
12. INSTALL A MINIMUM OF 4" CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
13. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4" OF TOPSOIL.
14. ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
15. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
16. MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
17. CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
18. ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION 870.00 OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
19. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
20. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
21. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
22. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

Know what's **below.** **Call** before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

KHA PROJECT 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY CJJ
DRAWN BY KAM
CHECKED BY MCB

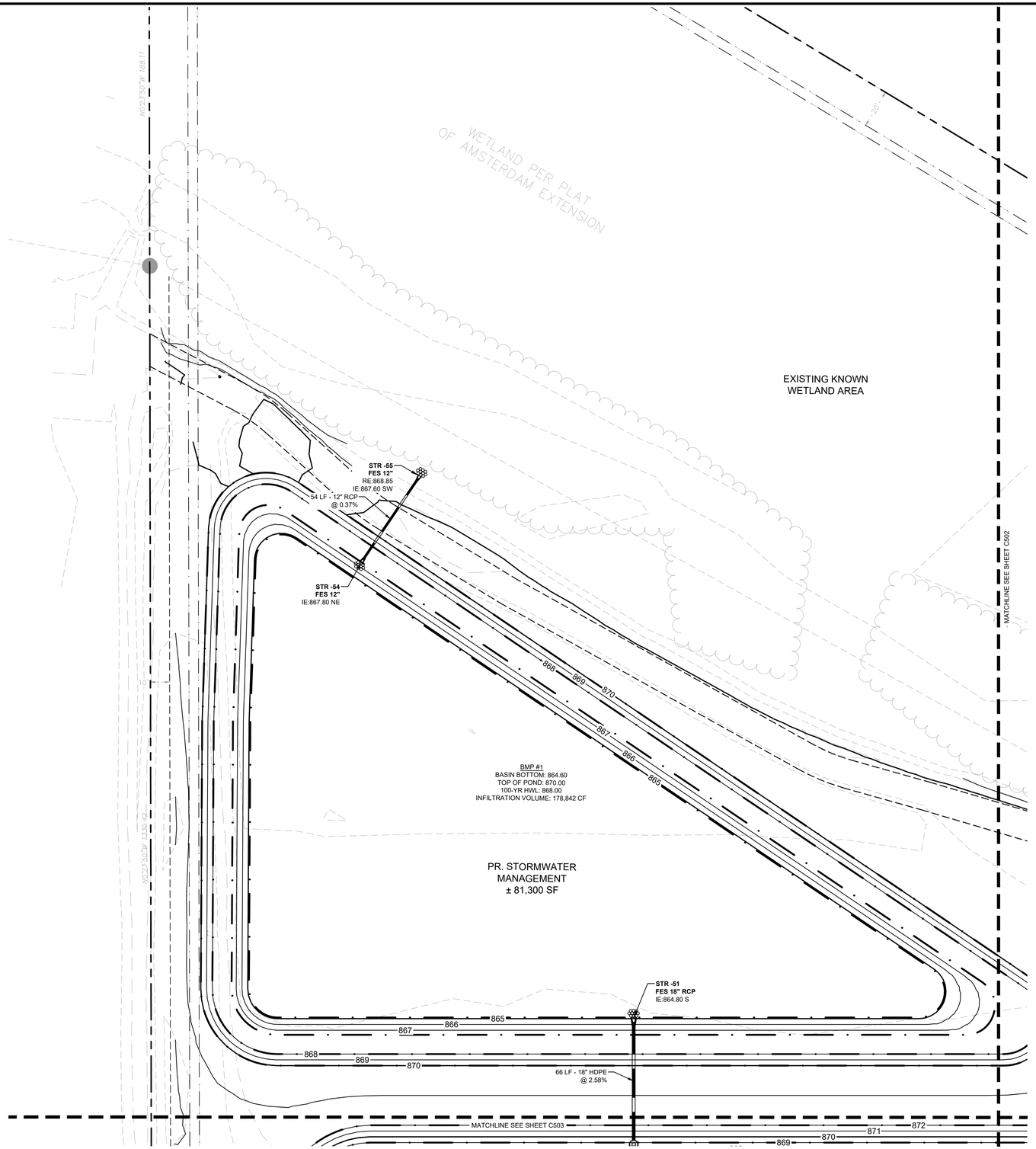
GRADING & STORMWATER PLAN - OVERALL

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C500

K:\TWC_LDE\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C5-GRADING PLAN-OVERALL.dwg May 06, 2021 - 11:44am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TWC_LDE\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C5-GRADING & STORMWATER PLAN.dwg May 06, 2021 - 11:45am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



KEYNOTE LEGEND

- (A) CORE DRILL AND CONNECT TO EXISTING STRUCTURE
- (B) CONNECT TO EXISTING STORM SERVICE
- (C) CONSTRUCT MANHOLE OVER EXISTING STORM SEWER
- (D) ADJUST EXISTING CASTING TO NEW RIM ELEVATION
- (E) ROOF DRAIN CONNECTION
- (F) REPLACE INLET WITH SOLID CASTING
- (G) -- NOT USED --

LEGEND

- PROPERTY LINE
- 928 EXISTING CONTOUR
- 925 PROPOSED CONTOUR
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- 100.00 PROPOSED SPOT ELEVATION
- HP:0.0 PROPOSED HIGH POINT ELEVATION
- LP:0.0 PROPOSED LOW POINT ELEVATION
- G:0.00 PROPOSED GUTTER ELEVATION
- T:0.00 PROPOSED TOP OF CURB ELEVATION
- T/G:0.0 PROPOSED FLUSH PAVEMENT ELEVATION
- ME:0.0 MATCH EXISTING ELEVATION
- EOF:0.0 PROPOSED EMERGENCY OVERFLOW
- 0.0% PROPOSED DRAINAGE DIRECTION

GRADING PLAN NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF RAMSEY, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL GOPHER STATE CALL ONE @ <1-800-252-1166> AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76
   HDPE: 0" - 10" PER AASHTO M-252
   HDPE: 12" OR GREATER PER ASTM F-2306
   PVC SCH. 40 PER ASTM D-1785
   STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE PER ASTM 3212
   PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
8. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
12. INSTALL A MINIMUM OF <4" CLASS 5> AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
13. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF <4" OF TOPSOIL>.
14. ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
15. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
16. MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
17. CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
18. ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION <XXX.XX> OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
19. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
20. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
21. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
22. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

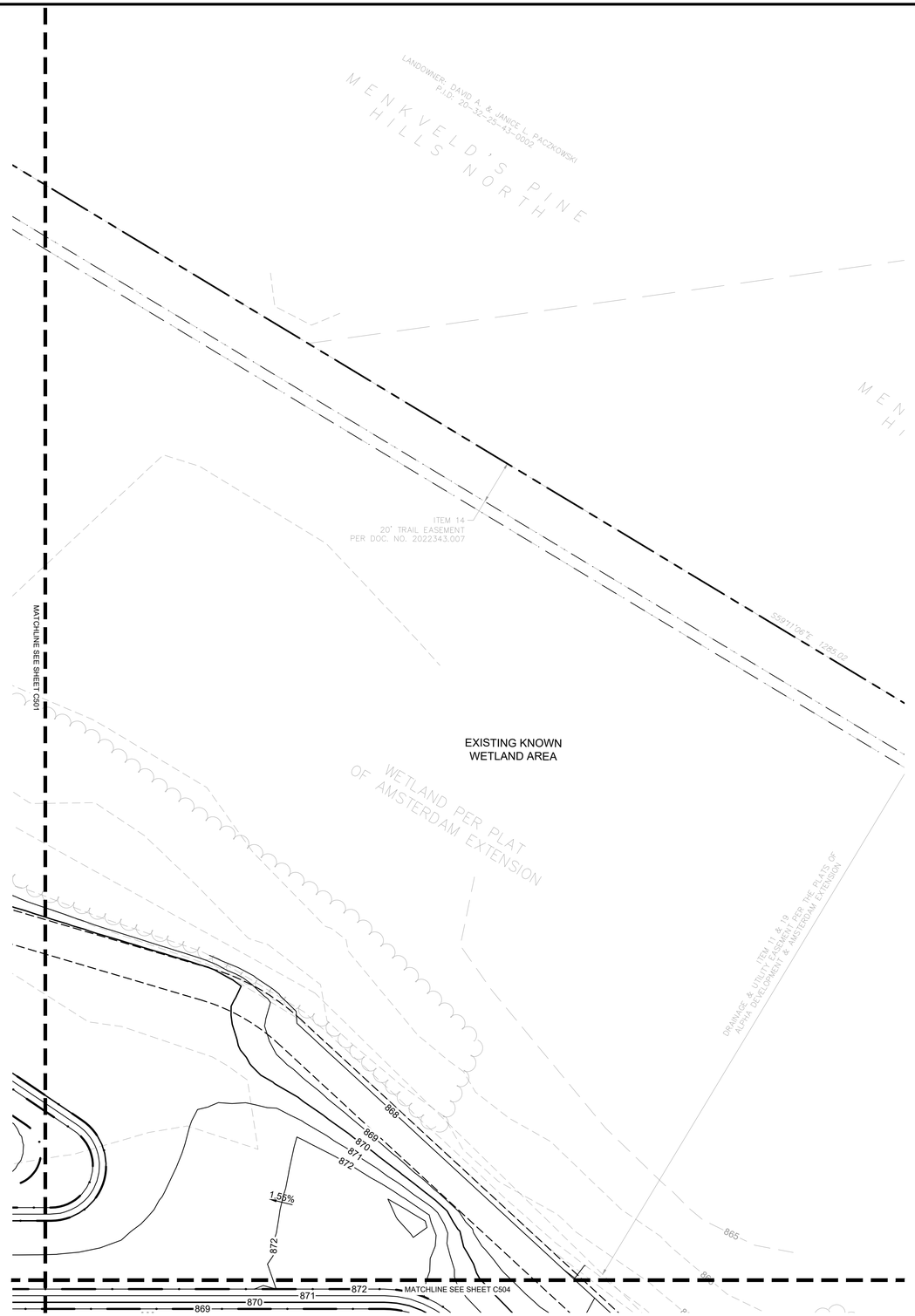
MICHAEL C. BRANDT
DATE: 05/06/2021 MN LIC. NO. 42661

KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CJJ
DRAWN BY	KAM
CHECKED BY	MCB

GRADING & STORMWATER PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
MN
RAMSEY

SHEET NUMBER
C501



KEYNOTE LEGEND

- (A) CORE DRILL AND CONNECT TO EXISTING STRUCTURE
- (B) CONNECT TO EXISTING STORM SERVICE
- (C) CONSTRUCT MANHOLE OVER EXISTING STORM SEWER
- (D) ADJUST EXISTING CASTING TO NEW RIM ELEVATION
- (E) ROOF DRAIN CONNECTION
- (F) REPLACE INLET WITH SOLID CASTING
- (G) -- NOT USED --

LEGEND

- PROPERTY LINE
- 928 EXISTING CONTOUR
- 925 PROPOSED CONTOUR
- (D) PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- (C) PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- 100.00 PROPOSED SPOT ELEVATION
- HP:0.0 PROPOSED HIGH POINT ELEVATION
- LP:0.0 PROPOSED LOW POINT ELEVATION
- G:0.00 PROPOSED GUTTER ELEVATION
- T:0.00 PROPOSED TOP OF CURB ELEVATION
- T/G:0.0 PROPOSED FLUSH PAVEMENT ELEVATION
- ME:0.0 MATCH EXISTING ELEVATION
- EOF:0.0 PROPOSED EMERGENCY OVERFLOW
- 0.0% PROPOSED DRAINAGE DIRECTION

GRADING PLAN NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF RAMSEY, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL GOPHER STATE CALL ONE @ <1-800-252-1166> AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76
   HDPE: 0" - 10" PER AASHTO M-252
   HDPE: 12" OR GREATER PER ASTM F-2306
   PVC SCH. 40 PER ASTM D-1785
   STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE PER ASTM 3212
   PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
8. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
12. INSTALL A MINIMUM OF <4" CLASS 5> AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
13. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF <4" OF TOPSOIL>.
14. ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
15. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
16. MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
17. CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
18. ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION <XXX.XX> OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
19. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
20. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
21. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
22. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MICHAEL C. BRANDT
DATE: 05/06/2021 LIC. NO. 42661 MN

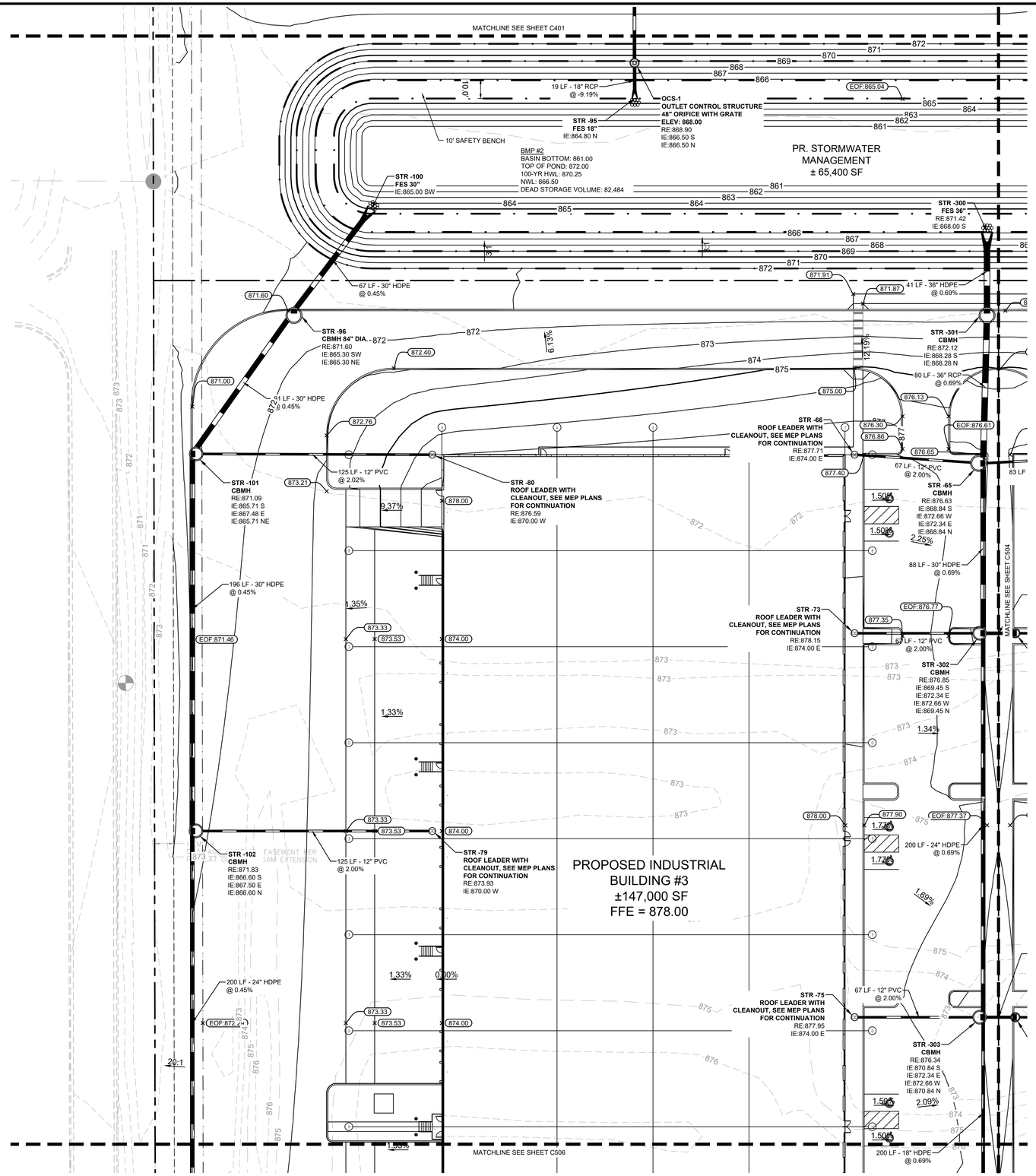
KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CJJ
DRAWN BY	KAM
CHECKED BY	MCB

GRADING & STORMWATER PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C502

K:\TWC_LDE\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C5-GRADING & STORMWATER PLAN.dwg May 06, 2021 - 11:45am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



KEYNOTE LEGEND

A	CORE DRILL AND CONNECT TO EXISTING STRUCTURE
B	CONNECT TO EXISTING STORM SERVICE
C	CONSTRUCT MANHOLE OVER EXISTING STORM SEWER
D	ADJUST EXISTING CASTING TO NEW RIM ELEVATION
E	ROOF DRAIN CONNECTION
F	REPLACE INLET WITH SOLID CASTING
G	-- NOT USED --

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- 925 PROPOSED CONTOUR
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- 100.00 PROPOSED SPOT ELEVATION
- HP:0.0 PROPOSED HIGH POINT ELEVATION
- LP:0.0 PROPOSED LOW POINT ELEVATION
- G:0.00 PROPOSED GUTTER ELEVATION
- T:0.00 PROPOSED TOP OF CURB ELEVATION
- T/G:0.0 PROPOSED FLUSH PAVEMENT ELEVATION
- ME:0.0 MATCH EXISTING ELEVATION
- EOF:0.0 PROPOSED EMERGENCY OVERFLOW
- 0.0% PROPOSED DRAINAGE DIRECTION

GRADING PLAN NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF RAMSEY, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL GOPHER STATE CALL ONE @ <1-800-252-1166> AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76
   HDPE: 0" - 10" PER AASHTO M-252
   HDPE: 12" OR GREATER PER ASTM F-2306
   PVC SCH. 40 PER ASTM D-1785
   STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE PER ASTM 3212
   PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
8. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
12. INSTALL A MINIMUM OF <4" CLASS 5> AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
13. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF <4" OF TOPSOIL>.
14. ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
15. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
16. MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
17. CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
18. ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION <XXX.XX> OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
19. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
20. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
21. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
22. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.
MICHAEL C. BRANDT
DATE: 05/06/2021
MN LIC. NO. 42661

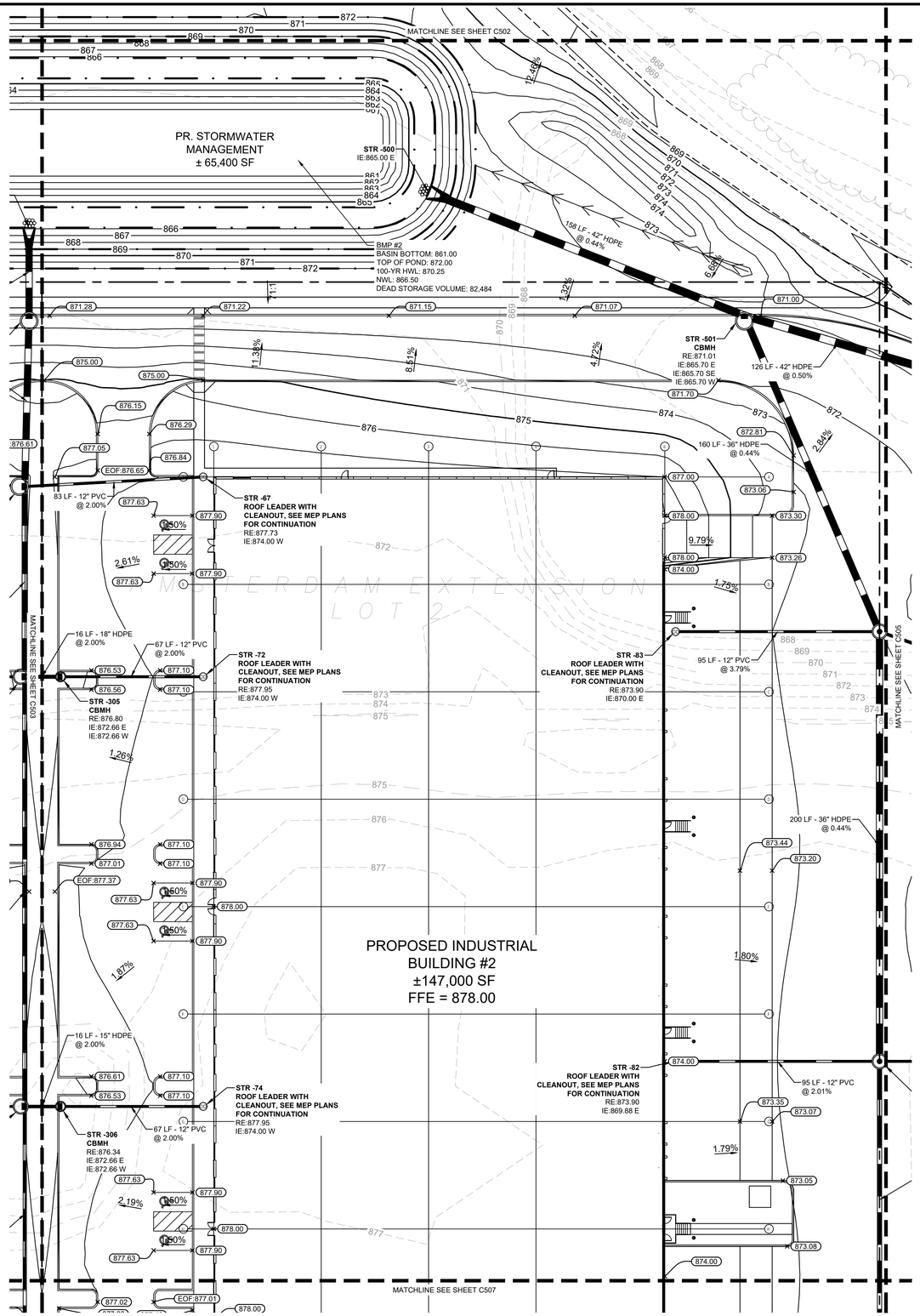
KHA PROJECT 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY CJJ
DRAWN BY KAM
CHECKED BY MCB

GRADING & STORMWATER PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
MN
RAMSEY

SHEET NUMBER
C503

K:\TWC_LDE\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C5-GRADING & STORMWATER PLAN.dwg May 06, 2021 - 11:45am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



KEYNOTE LEGEND

A	CORE DRILL AND CONNECT TO EXISTING STRUCTURE
B	CONNECT TO EXISTING STORM SERVICE
C	CONSTRUCT MANHOLE OVER EXISTING STORM SEWER
D	ADJUST EXISTING CASTING TO NEW RIM ELEVATION
E	ROOF DRAIN CONNECTION
F	REPLACE INLET WITH SOLID CASTING
G	-- NOT USED --

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- 925 PROPOSED CONTOUR
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- 100.00 PROPOSED SPOT ELEVATION
- HP:0.0 PROPOSED HIGH POINT ELEVATION
- LP:0.0 PROPOSED LOW POINT ELEVATION
- G:0.00 PROPOSED GUTTER ELEVATION
- T:0.00 PROPOSED TOP OF CURB ELEVATION
- T/G:0.0 PROPOSED FLUSH PAVEMENT ELEVATION
- ME:0.0 MATCH EXISTING ELEVATION
- EOF:0.0 PROPOSED EMERGENCY OVERFLOW
- 0.0% PROPOSED DRAINAGE DIRECTION

GRADING PLAN NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF RAMSEY, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL GOPHER STATE CALL ONE @ <1-800-252-1166> AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76
   HDPE: 0" - 10" PER AASHTO M-252
   HDPE: 12" OR GREATER PER ASTM F-2306
   PVC SCH. 40 PER ASTM D-1785
   STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE PER ASTM 3212
   PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
8. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
12. INSTALL A MINIMUM OF <4" CLASS 5> AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
13. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF <4" OF TOPSOIL>.
14. ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
15. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
16. MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
17. CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
18. ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION <XXX.XX> OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
19. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
20. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
21. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
22. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MICHAEL C. BRANDT
DATE: 05/06/2021 LIC. NO. 42661 MN

KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CJJ
DRAWN BY	KAM
CHECKED BY	MCB

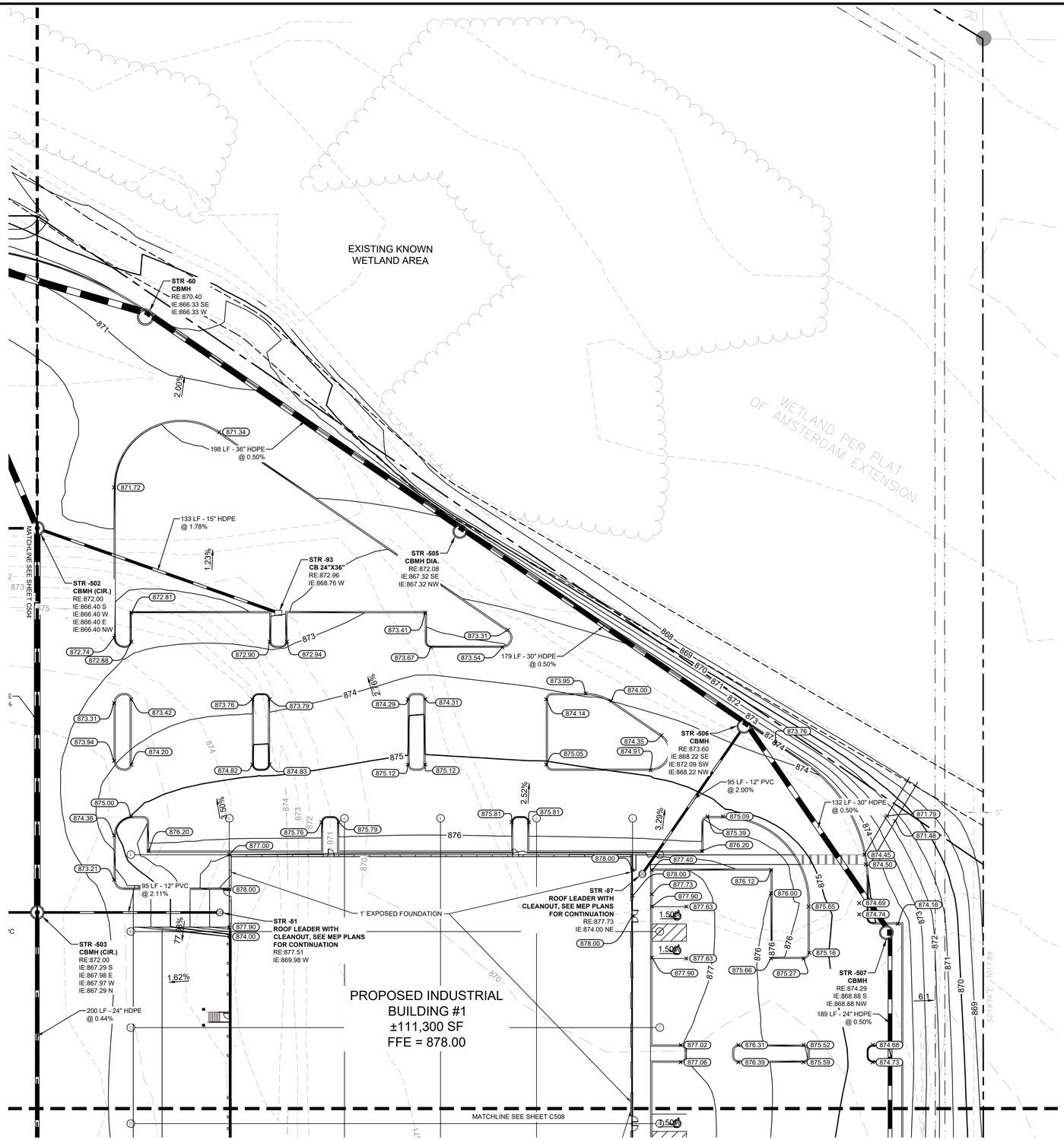
GRADING & STORMWATER PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C504

K:\TWC_LDE\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C5-GRADING & STORMWATER PLAN.dwg May 06, 2021 - 11:45am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C5-GRADING & STORMWATER PLAN.dwg May 06, 2021 - 11:45am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



KEYNOTE LEGEND

A	CORE DRILL AND CONNECT TO EXISTING STRUCTURE
B	CONNECT TO EXISTING STORM SERVICE
C	CONSTRUCT MANHOLE OVER EXISTING STORM SEWER
D	ADJUST EXISTING CASTING TO NEW RIM ELEVATION
E	ROOF DRAIN CONNECTION
F	REPLACE INLET WITH SOLID CASTING
G	-- NOT USED --

LEGEND

	PROPERTY LINE
928	EXISTING CONTOUR
925	PROPOSED CONTOUR
D	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
	PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
C	PROPOSED STORM SEWER CLENOUT
	PROPOSED FLARED END SECTION
	PROPOSED RIPRAP
	PROPOSED STORM SEWER
	PROPOSED STORM SEWER
100.00	PROPOSED SPOT ELEVATION
HP:0.0	PROPOSED HIGH POINT ELEVATION
LP:0.0	PROPOSED LOW POINT ELEVATION
G:0.00	PROPOSED GUTTER ELEVATION
T:0.00	PROPOSED TOP OF CURB ELEVATION
T/G:0.0	PROPOSED FLUSH PAVEMENT ELEVATION
ME:0.0	MATCH EXISTING ELEVATION
EOF:0.0	PROPOSED EMERGENCY OVERFLOW
0.0%	PROPOSED DRAINAGE DIRECTION
0.00%	PROPOSED ADA SLOPE

GRADING PLAN NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF RAMSEY, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL GOPHER STATE CALL ONE @ <1-800-252-1166> AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76
   HDPE: 0" - 10" PER AASHTO M-252
   HDPE: 12" OR GREATER PER ASTM F-2306
   PVC SCH. 40 PER ASTM D-1785
   STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE PER ASTM 3212
   PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
8. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
12. INSTALL A MINIMUM OF <4" CLASS 5> AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
13. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF <4" OF TOPSOIL>.
14. ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
15. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
16. MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
17. CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
18. ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION <XXX.XX> OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
19. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
20. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
21. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
22. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MICHAEL C. BRANDT
MN
LIC. NO. 42661
DATE: 05/06/2021

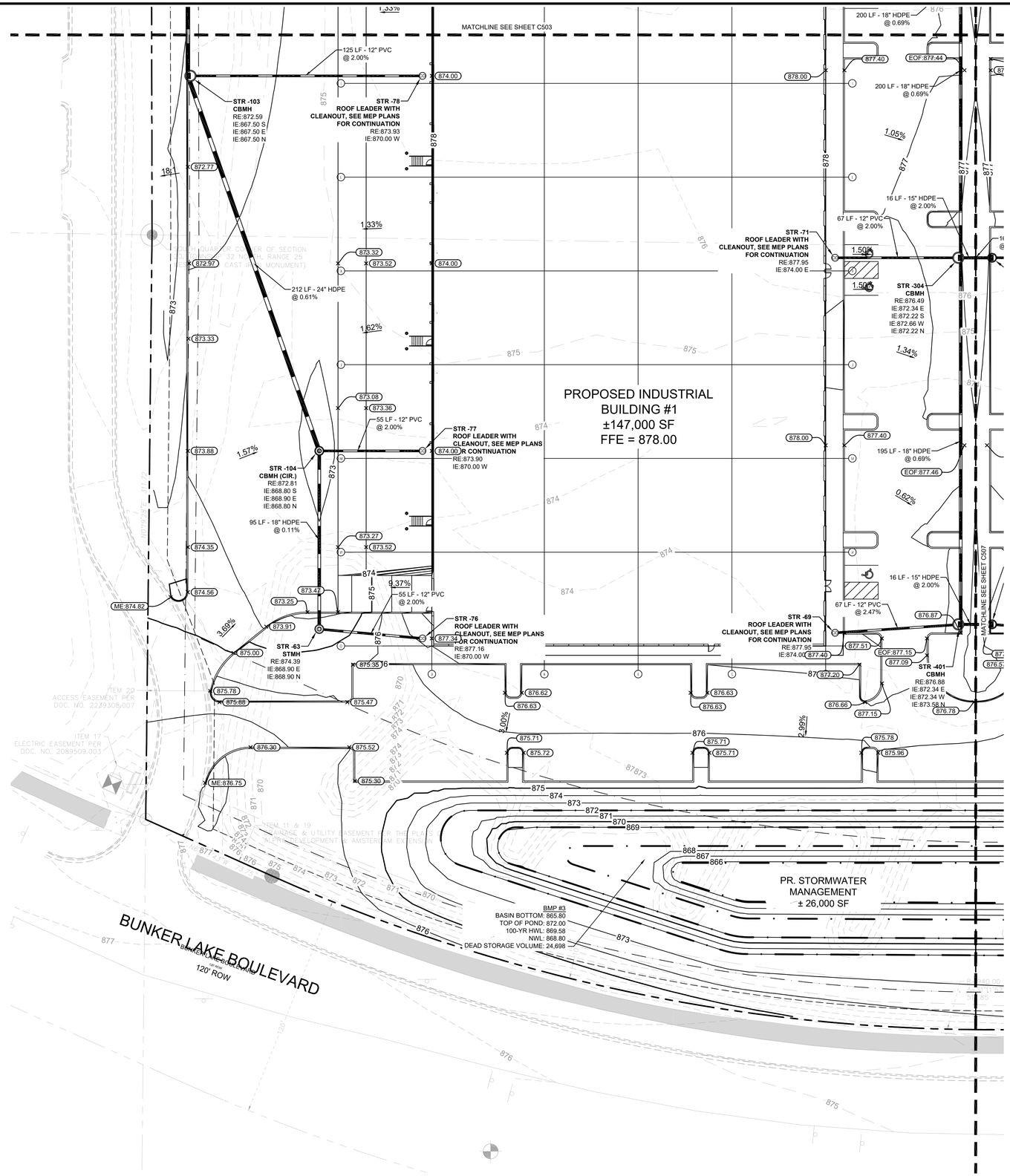
KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CJJ
DRAWN BY	KAM
CHECKED BY	MCB

GRADING & STORMWATER PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C505

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C5-GRADING & STORMWATER PLAN.dwg May 06, 2021 - 11:45am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



KEYNOTE LEGEND

- (A) CORE DRILL AND CONNECT TO EXISTING STRUCTURE
- (B) CONNECT TO EXISTING STORM SERVICE
- (C) CONSTRUCT MANHOLE OVER EXISTING STORM SEWER
- (D) ADJUST EXISTING CASTING TO NEW RIM ELEVATION
- (E) ROOF DRAIN CONNECTION
- (F) REPLACE INLET WITH SOLID CASTING
- (G) -- NOT USED --

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- 925 PROPOSED CONTOUR
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER
- 100.00 PROPOSED SPOT ELEVATION
- HP:0.0 PROPOSED HIGH POINT ELEVATION
- LP:0.0 PROPOSED LOW POINT ELEVATION
- G:0.00 PROPOSED GUTTER ELEVATION
- T:0.00 PROPOSED TOP OF CURB ELEVATION
- T/G:0.0 PROPOSED FLUSH PAVEMENT ELEVATION
- ME:0.0 MATCH EXISTING ELEVATION
- EOF:0.0 PROPOSED EMERGENCY OVERFLOW
- 0.0% PROPOSED DRAINAGE DIRECTION
- 0.00% PROPOSED ADA SLOPE

GRADING PLAN NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF RAMSEY, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL GOPHER STATE CALL ONE @ <1-800-252-1166> AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76
   HDPE: 0" - 10" PER AASHTO M-252
   HDPE: 12" OR GREATER PER ASTM F-2306
   PVC SCH. 40 PER ASTM D-1785
   STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE PER ASTM 3212
   PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
8. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
12. INSTALL A MINIMUM OF <4" CLASS 5> AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
13. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF <4" OF TOPSOIL>.
14. ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
15. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
16. MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
17. CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
18. ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION <XXX.XX> OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
19. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
20. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
21. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
22. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

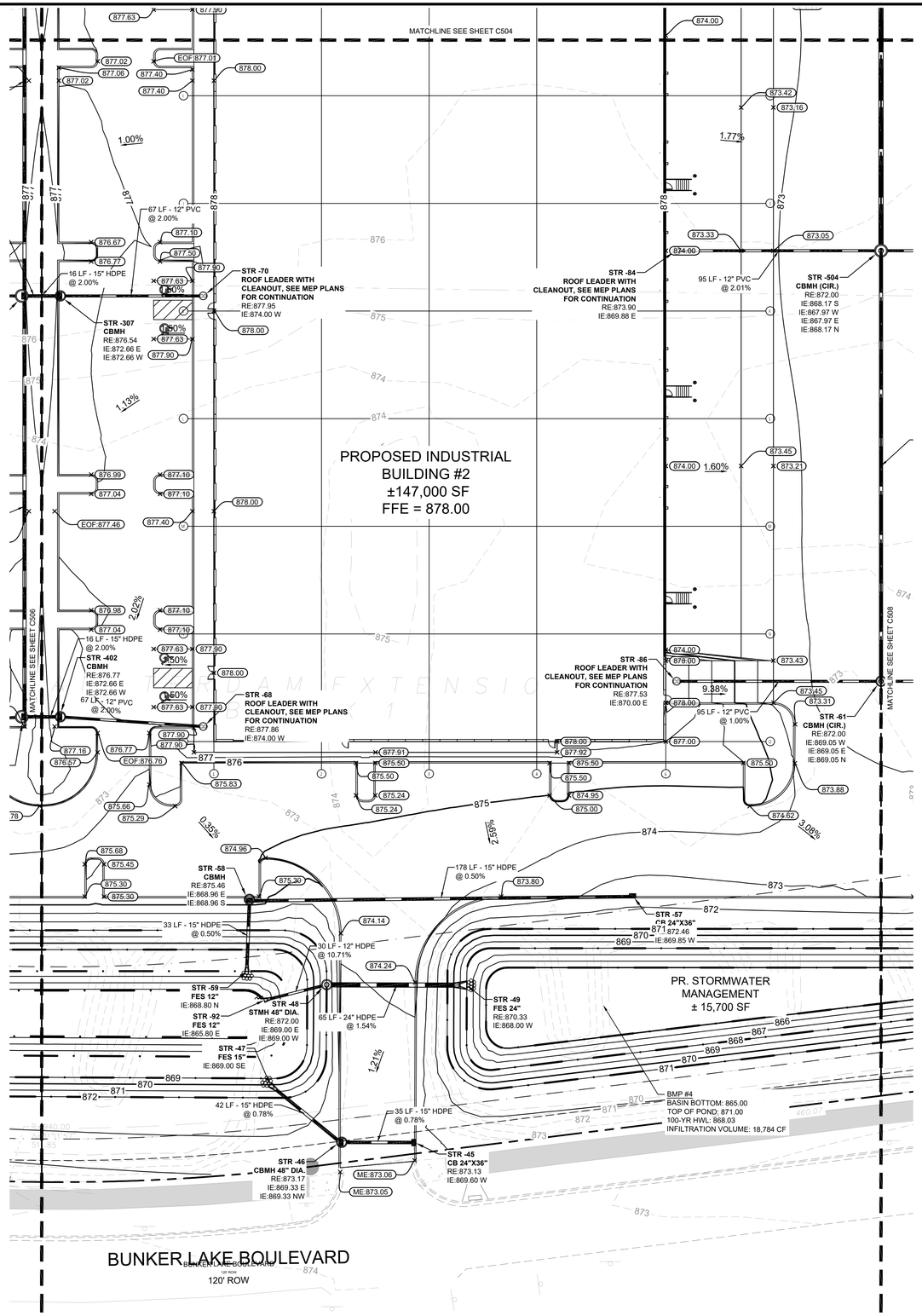
MICHAEL C. BRANDT
MN LIC. NO. 42661
DATE: 05/06/2021

KHA PROJECT 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY CJJ
DRAWN BY KAM
CHECKED BY MCB

GRADING & STORMWATER PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
MN
RAMSEY

SHEET NUMBER
C506



KEYNOTE LEGEND

- (A) CORE DRILL AND CONNECT TO EXISTING STRUCTURE
- (B) CONNECT TO EXISTING STORM SERVICE
- (C) CONSTRUCT MANHOLE OVER EXISTING STORM SEWER
- (D) ADJUST EXISTING CASTING TO NEW RIM ELEVATION
- (E) ROOF DRAIN CONNECTION
- (F) REPLACE INLET WITH SOLID CASTING
- (G) -- NOT USED --

LEGEND

- PROPERTY LINE
- 928 EXISTING CONTOUR
- 925 PROPOSED CONTOUR
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER
- 100.00 PROPOSED SPOT ELEVATION
- HP:0.0 PROPOSED HIGH POINT ELEVATION
- LP:0.0 PROPOSED LOW POINT ELEVATION
- G:0.00 PROPOSED GUTTER ELEVATION
- T:0.00 PROPOSED TOP OF CURB ELEVATION
- T/G:0.0 PROPOSED FLUSH PAVEMENT ELEVATION
- ME:0.0 MATCH EXISTING ELEVATION
- EOF:0.0 PROPOSED EMERGENCY OVERFLOW
- 0.0% PROPOSED DRAINAGE DIRECTION
- 0.00% PROPOSED ADA SLOPE

GRADING PLAN NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF RAMSEY, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL GOPHER STATE CALL ONE @ <1-800-252-1166> AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76
   HDPE: 0" - 10" PER AASHTO M-252
   HDPE: 12" OR GREATER PER ASTM F-2306
   PVC SCH. 40 PER ASTM D-1785
   STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE PER ASTM 3212
   PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
8. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
12. INSTALL A MINIMUM OF <4" CLASS 5> AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
13. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF <4" OF TOPSOIL>.
14. ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
15. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
16. MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
17. CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
18. ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION <XXX.XX> OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
19. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
20. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
21. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
22. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MICHAEL C. BRANDT
MN LIC. NO. 42661
DATE: 05/06/2021

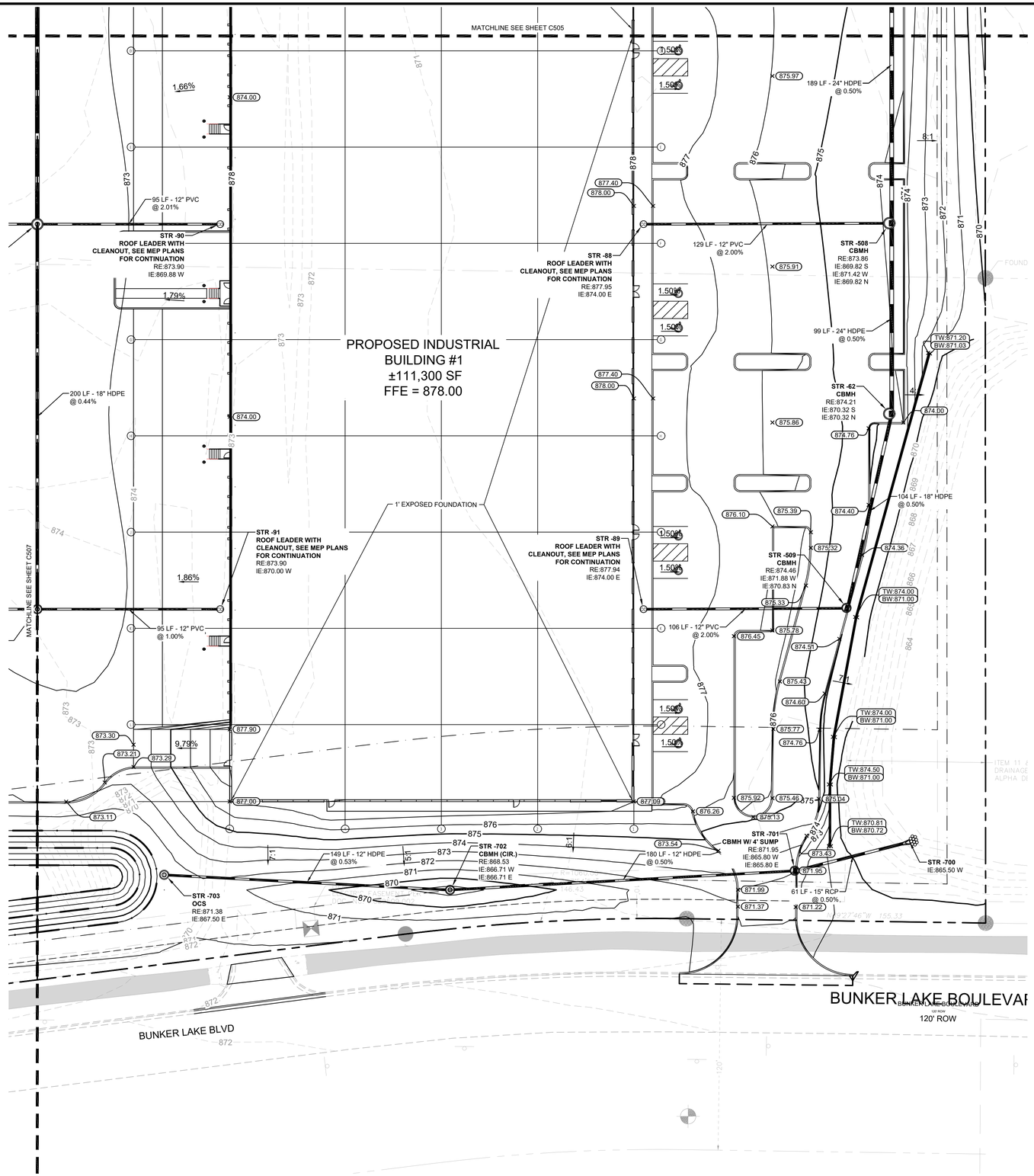
KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CJJ
DRAWN BY	KAM
CHECKED BY	MCB

GRADING & STORMWATER PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C507

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C5-GRADING & STORMWATER PLAN.dwg May 06, 2021 - 11:45am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



KEYNOTE LEGEND

- (A) CORE DRILL AND CONNECT TO EXISTING STRUCTURE
- (B) CONNECT TO EXISTING STORM SERVICE
- (C) CONSTRUCT MANHOLE OVER EXISTING STORM SEWER
- (D) ADJUST EXISTING CASTING TO NEW RIM ELEVATION
- (E) ROOF DRAIN CONNECTION
- (F) REPLACE INLET WITH SOLID CASTING
- (G) -- NOT USED --

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- 925 PROPOSED CONTOUR
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER
- 100.00 PROPOSED SPOT ELEVATION
- HP:0.0 PROPOSED HIGH POINT ELEVATION
- LP:0.0 PROPOSED LOW POINT ELEVATION
- G:0.00 PROPOSED GUTTER ELEVATION
- T:0.00 PROPOSED TOP OF CURB ELEVATION
- T/G:0.0 PROPOSED FLUSH PAVEMENT ELEVATION
- ME:0.0 MATCH EXISTING ELEVATION
- EOF:0.0 PROPOSED EMERGENCY OVERFLOW
- 0.0% PROPOSED DRAINAGE DIRECTION
- 0.00% PROPOSED ADA SLOPE

GRADING PLAN NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF RAMSEY, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL GOPHER STATE CALL ONE @ <1-800-252-1166> AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76
   HDPE: 0" - 10" PER AASHTO M-252
   HDPE: 12" OR GREATER PER ASTM F-2306
   PVC SCH. 40 PER ASTM D-1785
   STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE PER ASTM 3212
   PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
8. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
12. INSTALL A MINIMUM OF <4" CLASS 5> AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
13. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF <4" OF TOPSOIL>.
14. ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
15. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
16. MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
17. CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
18. ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION <XXX.XX> OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
19. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
20. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
21. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
22. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MICHAEL C. BRANDT
DATE: 05/06/2021 LIC. NO. 42661 MN

KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CJJ
DRAWN BY	KAM
CHECKED BY	MCB

GRADING & STORMWATER PLAN

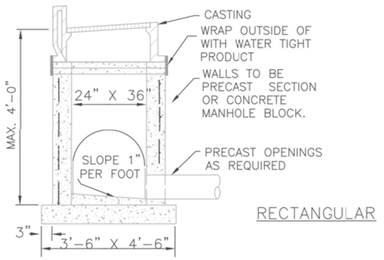
RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C508

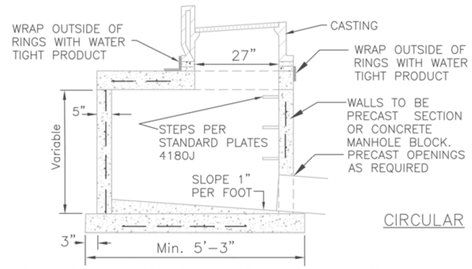
K:\TWC_LDE\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C5-GRADING & STORMWATER PLAN.dwg May 06, 2021 - 11:45am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

FOR REFERENCE ONLY

A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE.



RECTANGULAR

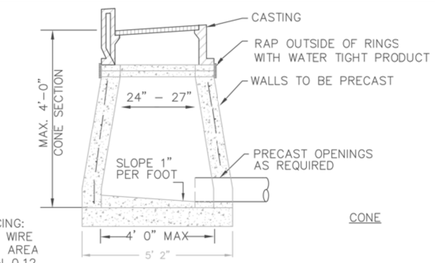


CIRCULAR

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

APPROVED:		STANDARD DETAILS:
4 – 2007	City of RAMSEY	CATCH BASIN
		CITY PLATE No. STO–1

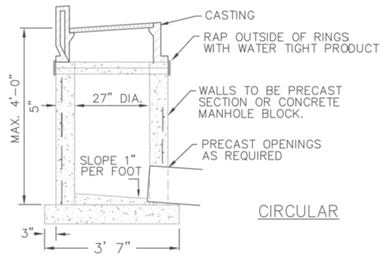
FOR REFERENCE ONLY



CONE

PRECAST REINFORCING: SINGLE LINE STEEL WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ INCH PER FOOT OF HEIGHT.

SHALLOW STORM SEWER MANHOLE OR CATCH BASIN



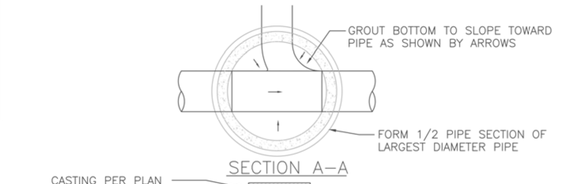
CIRCULAR

SHALLOW STORM SEWER MANHOLE OR CATCH BASIN

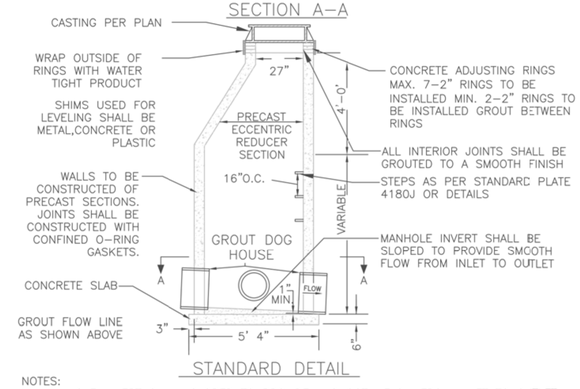
NOTES:
1. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET.
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7–2" RINGS, MIN 2–2" RINGS.
4. GROUT BETWEEN RINGS
5. SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE.
6. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRED ARE TO END IN STRUCTURES, AT FINIHED GRADE ON ALL SERVICES AND STUBS.

APPROVED:		STANDARD DETAILS:
6 – 2008	City of RAMSEY	STORM AREA INLET
		CITY PLATE No. STO–2

FOR REFERENCE ONLY



SECTION A–A



STANDARD DETAIL

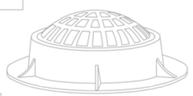
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
5. CONDUCTIVITY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

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	STORM MANHOLE
		CITY PLATE No. STO–3

FOR REFERENCE ONLY

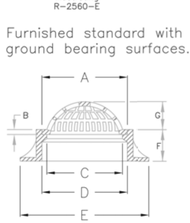
R–2560 Series
Beehive Grates with Frames

SUITABLE FOR DRAINAGE ON CIRCUMSTANCES WHERE CLOGGING OF A FLAT GRATING IS A PROBLEM. EXCELLENT FOR ROADSIDE OR EARTH DITCH CATCH BASINS.



Illustrating R–2560–E

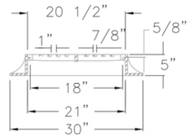
Catalog No.	Dimensions in inches							Wt. LBS
	A	B	C	D	E	F	G	
R–2560–A	12	1	11	12 1/2	19	4	4	80
R–2560–B	15 1/2	1 1/4	15	15	21	5	3	120
R–2560–C	18	1 1/4	16 1/2	20 1/2	30	8	4	190
R–2560–C1	22	1 1/2	20	23	28	4	4 1/2	195
R–2560–C2	22	1 1/2	20 1/2	24	28 1/4	6	4 1/2	270
R–2560–D	22	1 1/2	20	24 1/2	35	9	4 1/2	315
R–2560–D1	22	1 1/2	20	23	28 1/4	4	7	210
R–2560–D2	22	1 1/2	20 1/2	24	35	6	7	285
R–2560–D3	22	1 1/2	20	24 1/2	36	9	7	345
R–2560–E	23	1 1/2	21	25 1/2	35 1/2	9	7	340
R–2560–EA	25 3/4	7/8	24 1/8	26 1/2	35 1/2	4	6	235
R–2560–EB	25 3/4	7/8	24 1/8	26 1/2	35 1/2	4	9	255
R–2560–E1	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	6	285
R–2560–E2	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	9	300
R–2560–E5	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	6	345
R–2560–E6	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	9	365
R–2560–E7	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	6	350
R–2560–E8	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	9	365
R–2560–E9	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	6	360
R–2560–E10	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	9	385
R–2560–G	32	1 1/2	30	36	46	7	4	535



Furnished standard with ground bearing surfaces.

R–2570 Catch Basin Frame, Grate

Light Duty
Total Weight 170 Pounds



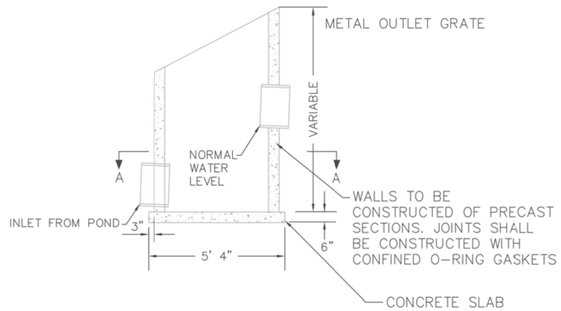
Furnished standard with ground bearing surfaces.



STORM CASTINGS FOR NON–TRAFFIC AREAS
NTS

APPROVED:		STANDARD DETAILS:
9 – 2011	City of RAMSEY	STORM CASTING – NON TRAFFIC AREAS
		CITY PLATE No. STO–6

FOR REFERENCE ONLY



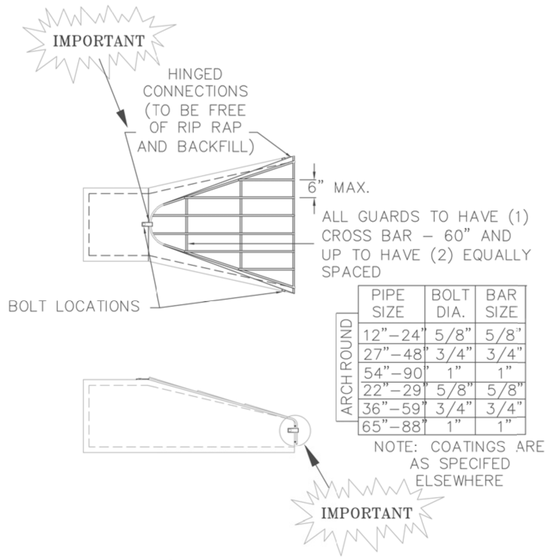
SUBMERGED OUTLET

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

APPROVED:		STANDARD DETAILS:
1 – 2006	City of RAMSEY	POND OUTLET
		CITY PLATE No. STO–7

FOR REFERENCE ONLY

NOTE: GUARDS MUST BE INCORPORATED ON ALL INSTALLATIONS EXCEPT WHERE SPECIFICALLY ALLOWED OTHERWISE BY THE CITY ENGINEER.



ARCH ROUND	PIPE SIZE	BOLT DIA.	BAR SIZE
	12"–24"	5/8"	5/8"
	27"–48"	3/4"	3/4"
	54"–90"	1"	1"
	22"–29"	5/8"	5/8"
	36"–59"	3/4"	3/4"
	65"–88"	1"	1"

NOTE: COATINGS ARE AS SPECIFED ELSEWHERE

APPROVED:		STANDARD DETAILS:
2 – 2006	City of RAMSEY	TRASH GUARD
		CITY PLATE No. STO–8

No.	REVISIONS	DATE	BY

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

PRELIMINARY - NOT FOR CONSTRUCTION

KHA PROJECT 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY CJJ
DRAWN BY KAM
CHECKED BY MCB

GRADING & STORMWATER DETAILS

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C509

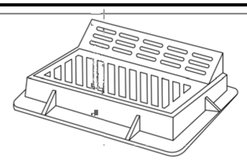
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

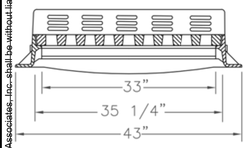
K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C5-GRADING DETAILS.dwg May 06, 2021 - 11:46am

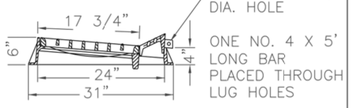
FOR REFERENCE ONLY

NOTE: SURMOUNTABLE CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3067 WITH GRATED BACK (BICYLE SAFE) OR APPROVED EQUAL.
2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R-3246R OR APPOVED EQUAL.

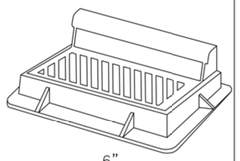


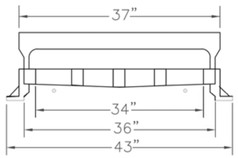


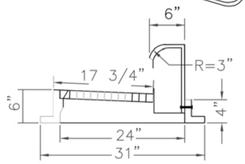


NOTE: B 618 CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3246R OR APPROVED EQUAL.







STANDARD CATCHBASIN CASTING

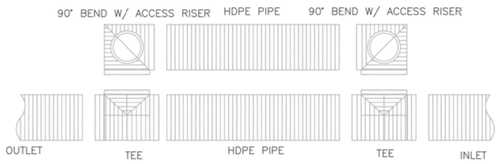
APPROVED: 7 - 2016

City of RAMSEY

STANDARD DETAILS: STORMWATER CASTING

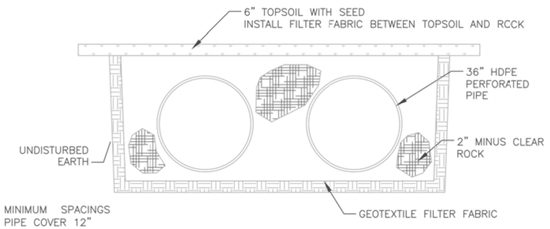
CITY PLATE No. STO-4

FOR REFERENCE ONLY



PLAN VIEW

NOT TO SCALE



MINIMUM SPACINGS
PIPE COVER 12"
PIPE TO TRENCH SIDEWALL 18"
PIPE CENTER TO PIPE CENTER 63"
PIPE WALL TO PIPE WALL 22"

INSTALL GEOTEXTILE FILTER FABRIC BETWEEN ROCK AND ADJACENT SOIL ON BOTTOM, SIDES AND TOP OF TRENCH.

SECTION VIEW

NOT TO SCALE

APPROVED: 9 - 2011

City of RAMSEY

STANDARD DETAILS: HDPE DRAINAGE STRUCTURE

CITY PLATE No. STO-12

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

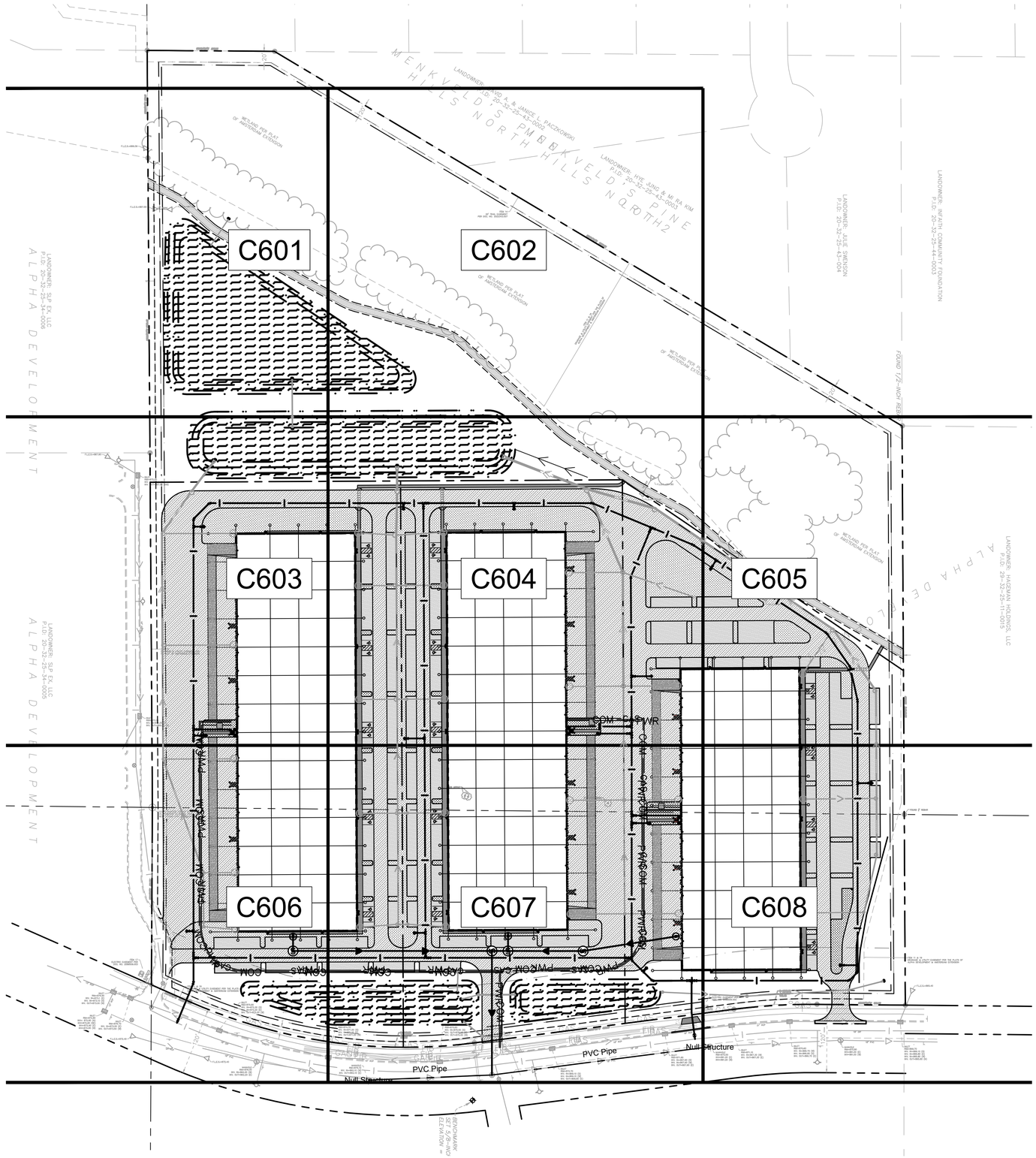
KHA PROJECT 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY CJJ
DRAWN BY KAM
CHECKED BY MCB

GRADING & STORMWATER DETAILS

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C510

K:\TWC_LDE\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C5-GRADING DETAILS.dwg May 06, 2021 - 11:46am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN
		DRAINAGE AND UTILITY EASEMENT

UTILITY PLAN NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP
   8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40 PER ASTM D-1785
   DUCTILE IRON PIPE PER AWWA C150
3. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
   4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF RAMSEY AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
19. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
20. ALL ONSITE WATERMAINS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

KHA PROJECT 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY CJJ
DRAWN BY KAM
CHECKED BY MCB

UTILITY PLAN - OVERALL

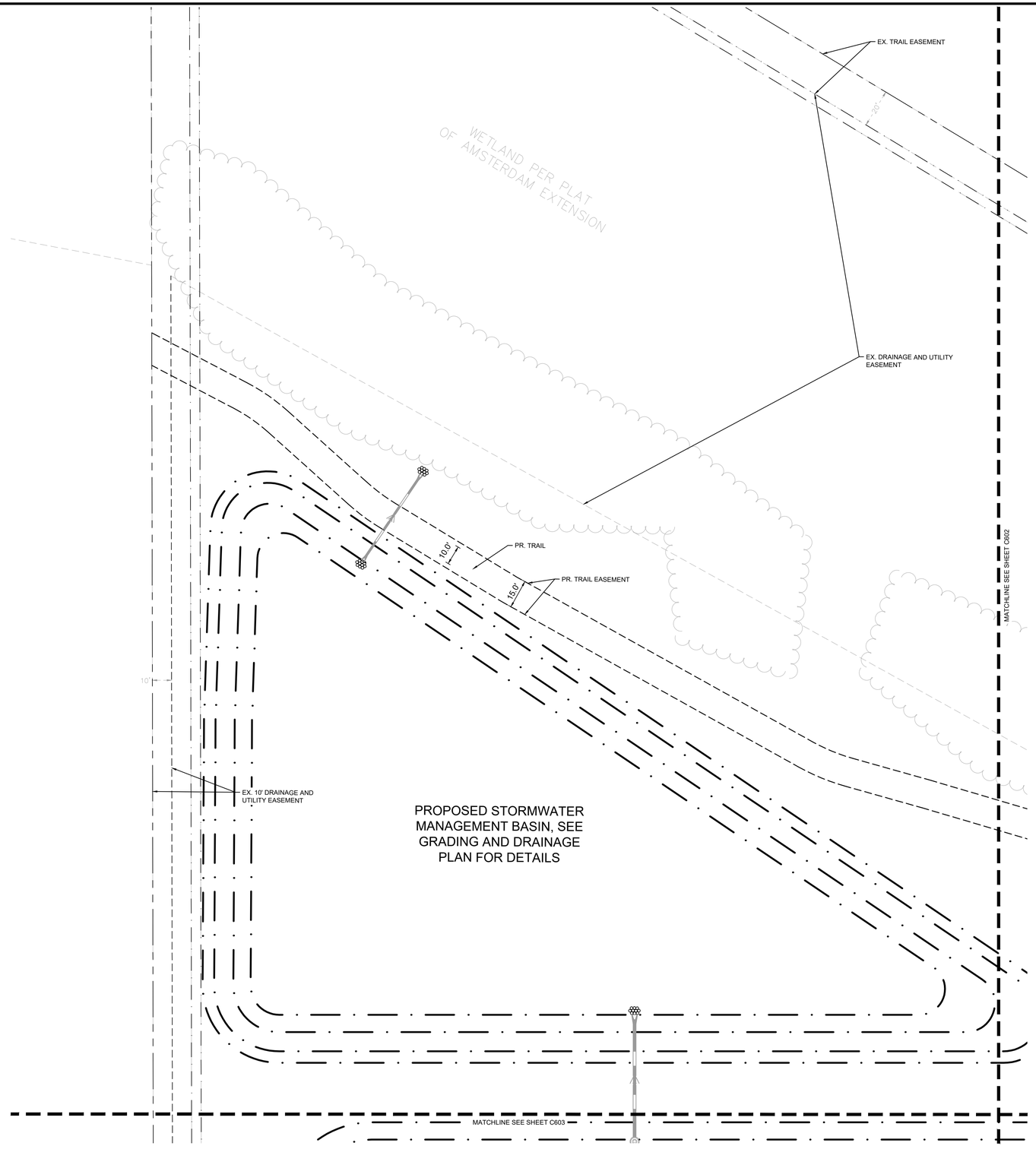
RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C600

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C6-UTILITY PLAN-OVERALL.dwg May 06, 2021 - 11:46am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C6-UTILITY PLAN.dwg May 06, 2021 - 11:47am

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



KEYNOTE LEGEND

- (A) CONNECT TO EXISTING WATERMAIN STUB WITH GATE VALVE
- (B) WETTAP EXISTING WATERMAIN WITH GATE VALVE
- (C) 8" COMBINED DOMESTIC FIRE AND WATER SERVICE
- (D) CORE DRILL AND CONNECT TO EXISTING STRUCTURE
- (E) CONNECT TO EXISTING SANITARY SERVICE
- (F) CONSTRUCT MANHOLE OVER EXISTING SANITARY SEWER
- (G) SANITARY SEWER SERVICE
- (H) ADJUST EXISTING CASTING TO NEW RIM ELEVATION

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

UTILITY PLAN NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP
   8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40 PER ASTM D-1785
   DUCTILE IRON PIPE PER AWWA C150
3. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
   4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER
   ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF RAMSEY AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
19. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
20. ALL ONSITE WATERMAINS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MICHAEL C. BRANDT
DATE: 05/06/2021 LIC. NO. 42661 MN

KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CJJ
DRAWN BY	KAM
CHECKED BY	MCB

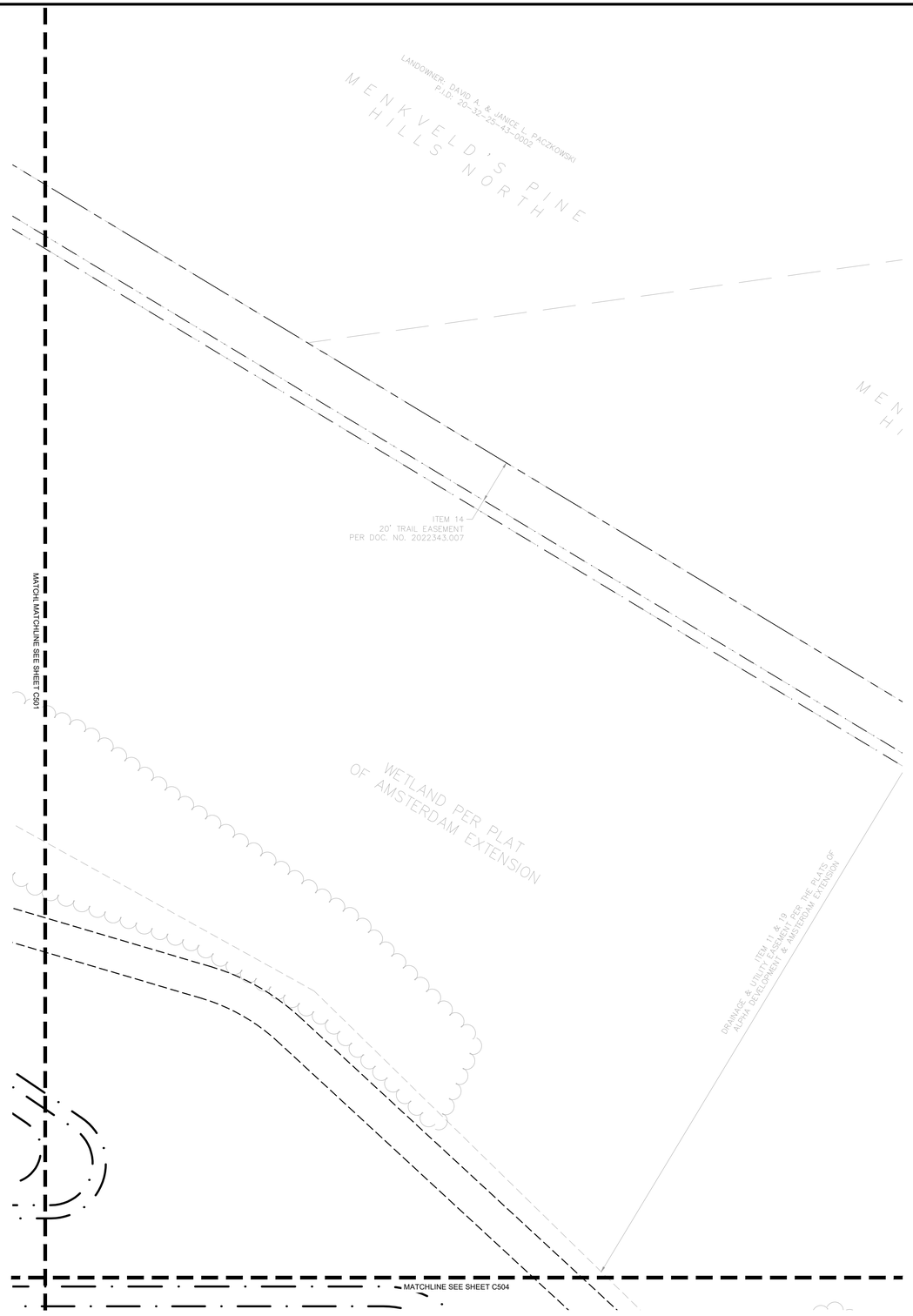
UTILITY PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C601

K:\TWC_LDE\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C6-UTILITY PLAN.dwg May 06, 2021 - 11:47am

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



KEYNOTE LEGEND

- (A) CONNECT TO EXISTING WATERMAIN STUB WITH GATE VALVE
- (B) WETTAP EXISTING WATERMAIN WITH GATE VALVE
- (C) X" DOMESTIC WATER SERVICE
- (D) X" FIRE SERVICE
- (E) CORE DRILL AND CONNECT TO EXISTING STRUCTURE
- (F) CONNECT TO EXISTING SANITARY SERVICE
- (G) CONSTRUCT MANHOLE OVER EXISTING SANITARY SEWER
- (H) SANITARY SEWER SERVICE
- (I) ADJUST EXISTING CASTING TO NEW RIM ELEVATION

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

UTILITY PLAN NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP
   8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40 PER ASTM D-1785
   DUCTILE IRON PIPE PER AWWA C150
3. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
   4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER
   ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF RAMSEY AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
19. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
20. ALL ONSITE WATERMAINS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

811 Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MICHAEL C. BRANDT
DATE: 05/06/2021 LIC. NO. 42661 MN

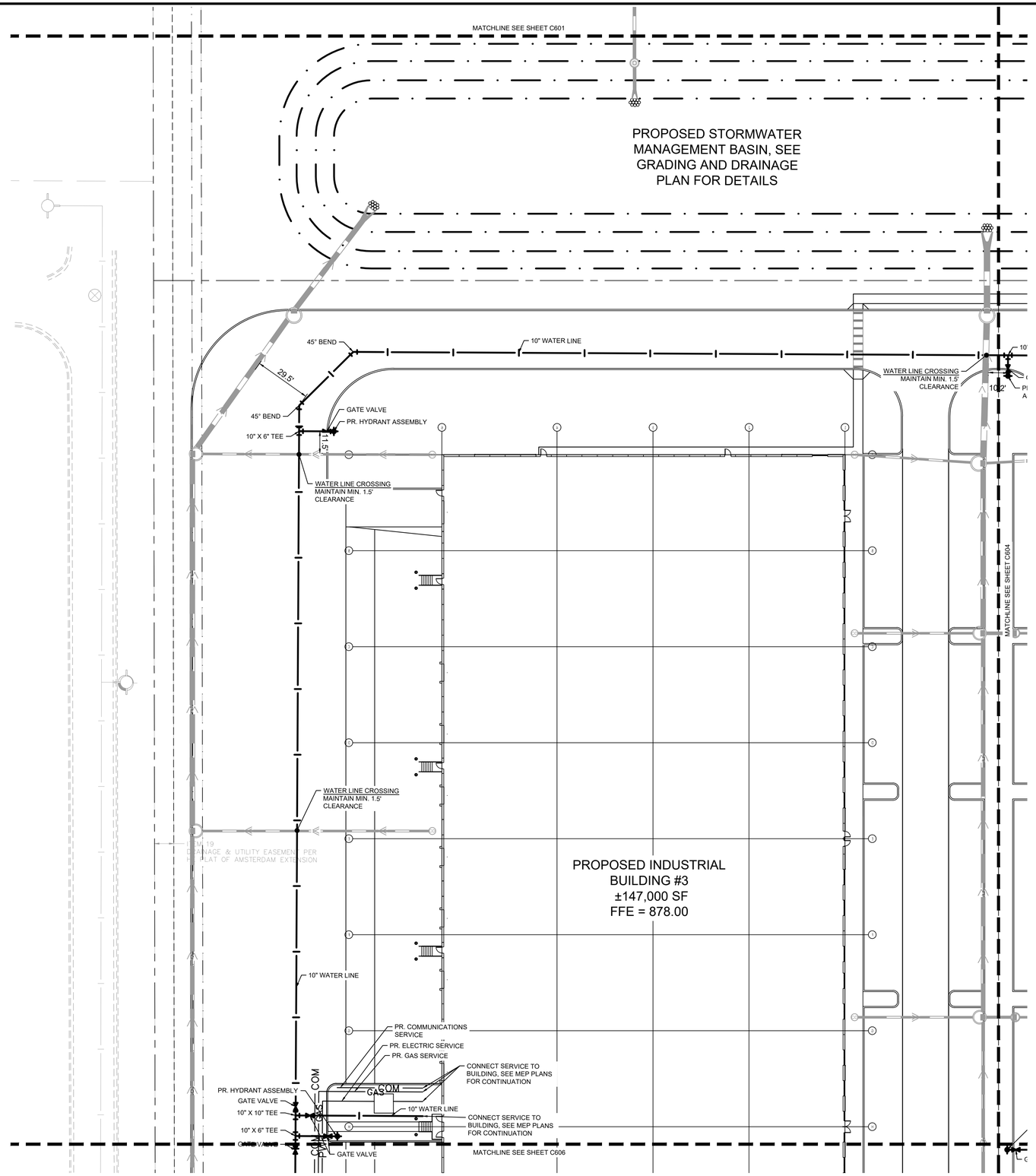
KHA PROJECT 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY CJJ
DRAWN BY KAM
CHECKED BY MCB

UTILITY PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C602

K:\TWC_LDE\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C6-UTILITY PLAN.dwg May 06, 2021 - 11:47am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



KEYNOTE LEGEND

- (A) CONNECT TO EXISTING WATERMAIN STUB WITH GATE VALVE
- (B) WETTAP EXISTING WATERMAIN WITH GATE VALVE
- (C) X" DOMESTIC WATER SERVICE
- (D) X" FIRE SERVICE
- (E) CORE DRILL AND CONNECT TO EXISTING STRUCTURE
- (F) CONNECT TO EXISTING SANITARY SERVICE
- (G) CONSTRUCT MANHOLE OVER EXISTING SANITARY SEWER
- (H) SANITARY SEWER SERVICE
- (I) ADJUST EXISTING CASTING TO NEW RIM ELEVATION

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

UTILITY PLAN NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP
   8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40 PER ASTM D-1785
   DUCTILE IRON PIPE PER AWWA C150
3. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
   4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF RAMSEY AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
19. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
20. ALL ONSITE WATERMAINS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MICHAEL C. BRANDT
DATE: 05/06/2021 LIC. NO. 42661 MN

KHA PROJECT 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY CJJ
DRAWN BY KAM
CHECKED BY MCB

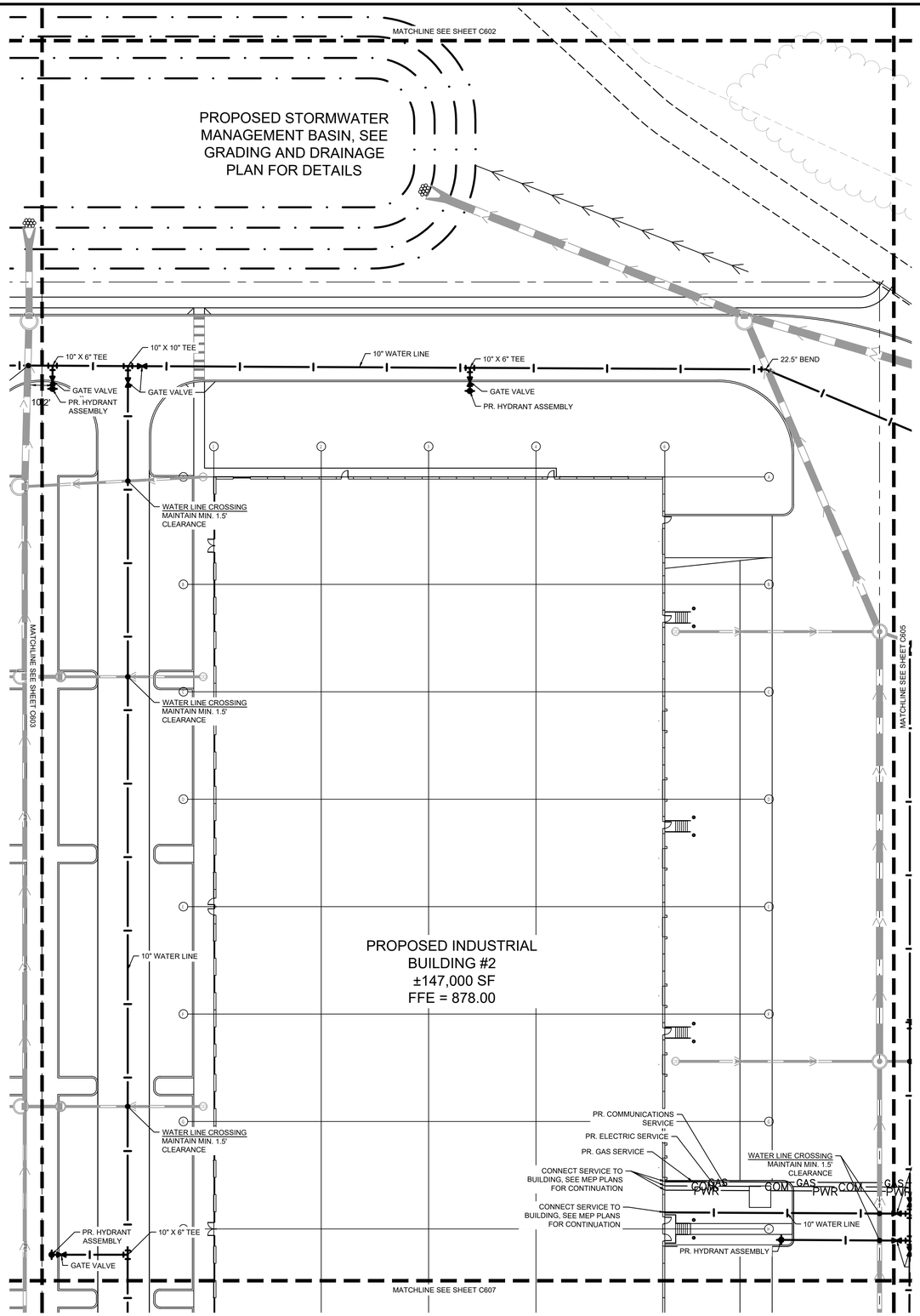
UTILITY PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C603

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C6-UTILITY PLAN.dwg May 06, 2021 - 11:47am



KEYNOTE LEGEND

- (A) CONNECT TO EXISTING WATERMAIN STUB WITH GATE VALVE
- (B) WETTAP EXISTING WATERMAIN WITH GATE VALVE
- (C) X" DOMESTIC WATER SERVICE
- (D) X" FIRE SERVICE
- (E) CORE DRILL AND CONNECT TO EXISTING STRUCTURE
- (F) CONNECT TO EXISTING SANITARY SERVICE
- (G) CONSTRUCT MANHOLE OVER EXISTING SANITARY SEWER
- (H) SANITARY SEWER SERVICE
- (I) ADJUST EXISTING CASTING TO NEW RIM ELEVATION

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
W	W	WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

UTILITY PLAN NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP
   8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40 PER ASTM D-1785
   DUCTILE IRON PIPE PER AWWA C150
3. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
   4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF RAMSEY AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
19. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
20. ALL ONSITE WATERMAINS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

811 Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

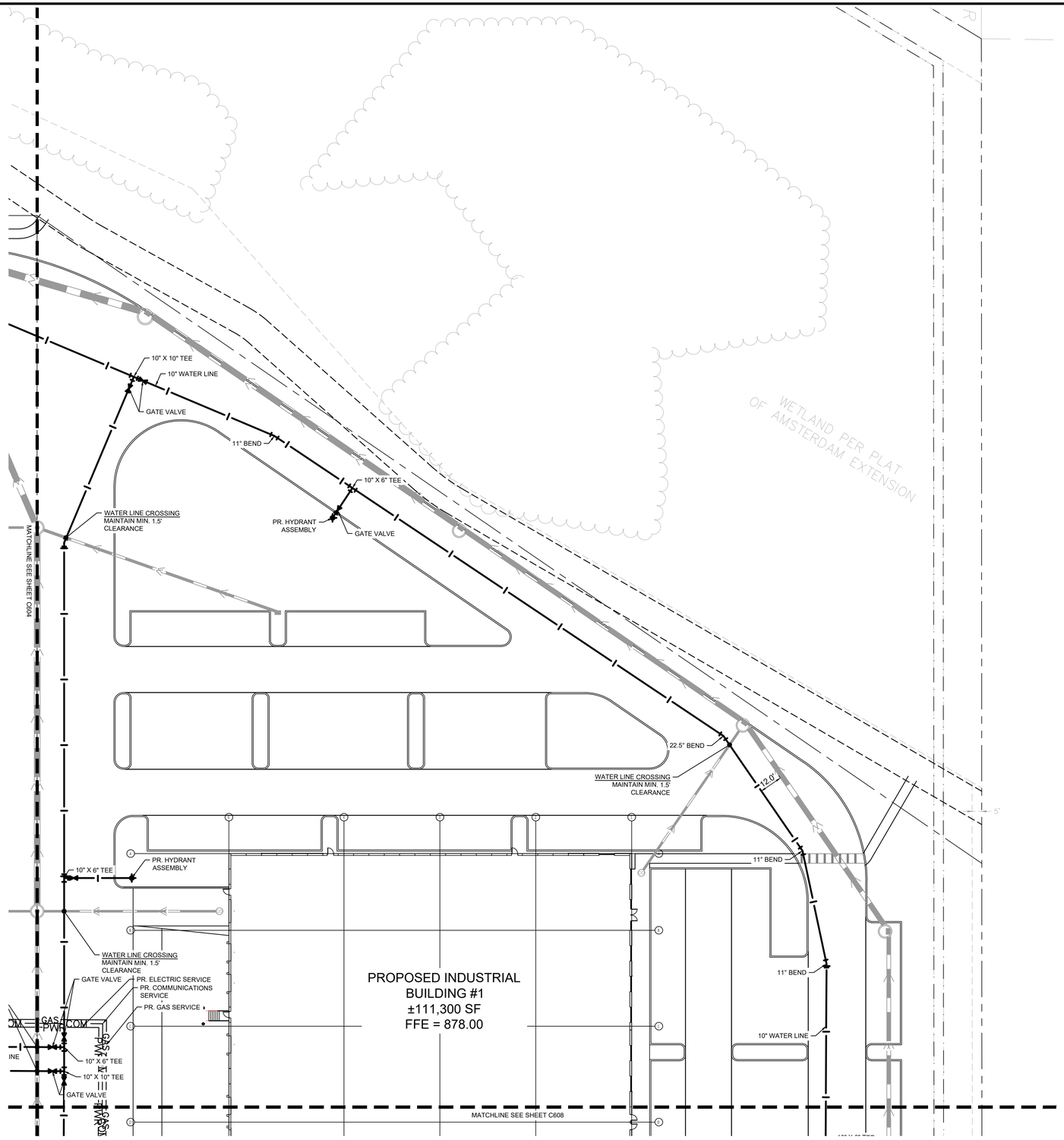
MICHAEL C. BRANDT
DATE: 05/06/2021 MN LIC. NO. 42661

KHA PROJECT 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY CJJ
DRAWN BY KAM
CHECKED BY MCB

UTILITY PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C604



KEYNOTE LEGEND

- (A) CONNECT TO EXISTING WATERMAIN STUB WITH GATE VALVE
- (B) WETTAP EXISTING WATERMAIN WITH GATE VALVE
- (C) X" DOMESTIC WATER SERVICE
- (D) X" FIRE SERVICE
- (E) CORE DRILL AND CONNECT TO EXISTING STRUCTURE
- (F) CONNECT TO EXISTING SANITARY SERVICE
- (G) CONSTRUCT MANHOLE OVER EXISTING SANITARY SEWER
- (H) SANITARY SEWER SERVICE
- (I) ADJUST EXISTING CASTING TO NEW RIM ELEVATION

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

UTILITY PLAN NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP
   8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40 PER ASTM D-1785
   DUCTILE IRON PIPE PER AWWA C150
3. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
   4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER
   ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF RAMSEY AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
19. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
20. ALL ONSITE WATERMAINS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MICHAEL C. BRANDT
DATE: 05/06/2021 MN LIC. NO. 42681

KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CJJ
DRAWN BY	KAM
CHECKED BY	MCB

UTILITY PLAN

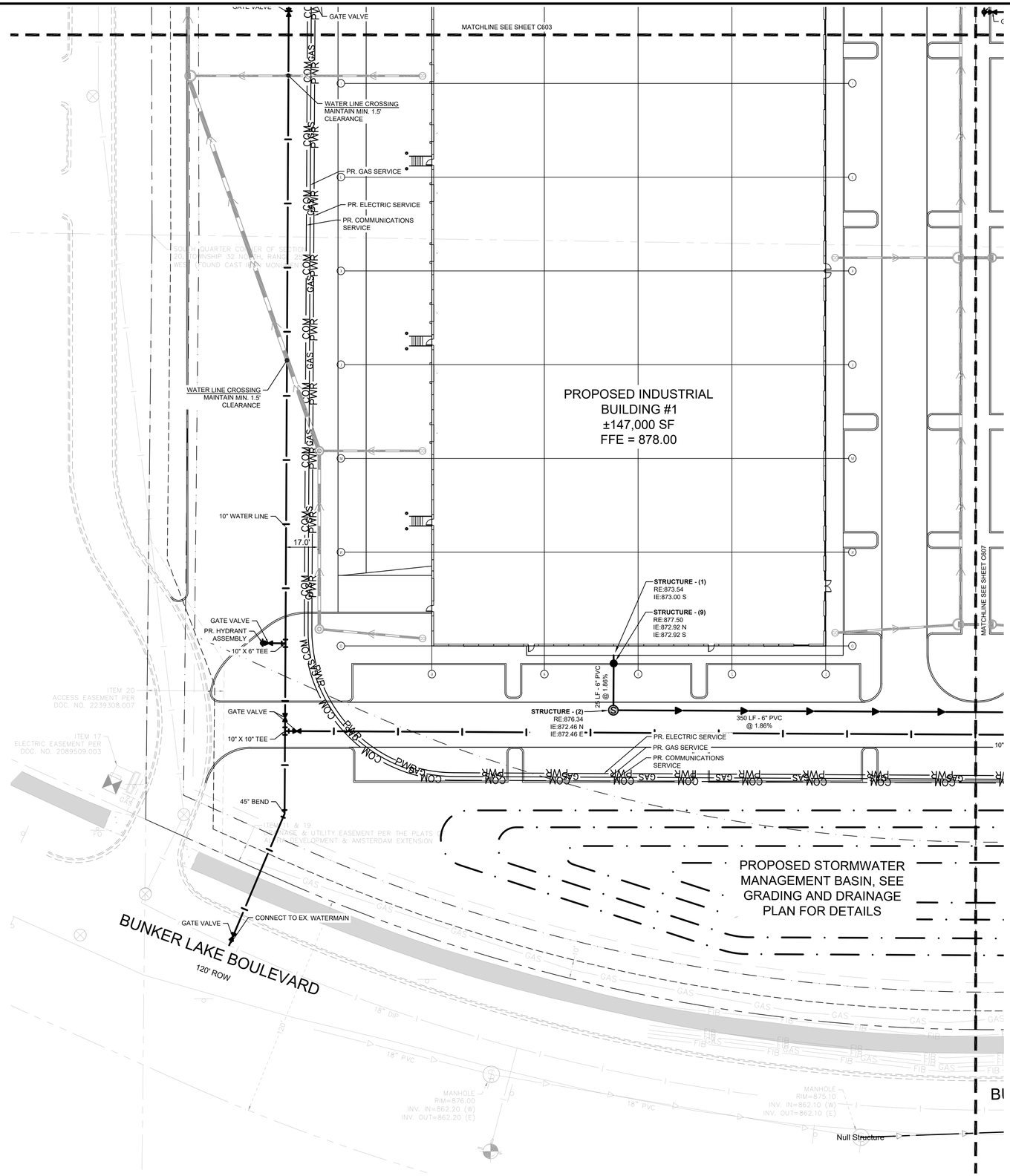
RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C605

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C6-UTILITY PLAN.dwg May 06, 2021 - 11:47am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TWC_LDE\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C6-UTILITY PLAN.dwg May 06, 2021 - 11:47am

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



KEYNOTE LEGEND

- (A) CONNECT TO EXISTING WATERMAIN STUB WITH GATE VALVE
- (B) WETTAP EXISTING WATERMAIN WITH GATE VALVE
- (C) X" DOMESTIC WATER SERVICE
- (D) X" FIRE SERVICE
- (E) CORE DRILL AND CONNECT TO EXISTING STRUCTURE
- (F) CONNECT TO EXISTING SANITARY SERVICE
- (G) CONSTRUCT MANHOLE OVER EXISTING SANITARY SEWER
- (H) SANITARY SEWER SERVICE
- (I) ADJUST EXISTING CASTING TO NEW RIM ELEVATION

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

UTILITY PLAN NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP
   8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40 PER ASTM D-1785
   DUCTILE IRON PIPE PER AWWA C150
3. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
   4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF RAMSEY AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
19. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
20. ALL ONSITE WATERMAINS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MICHAEL C. BRANDT
MN LIC. NO. 42661
DATE: 05/06/2021

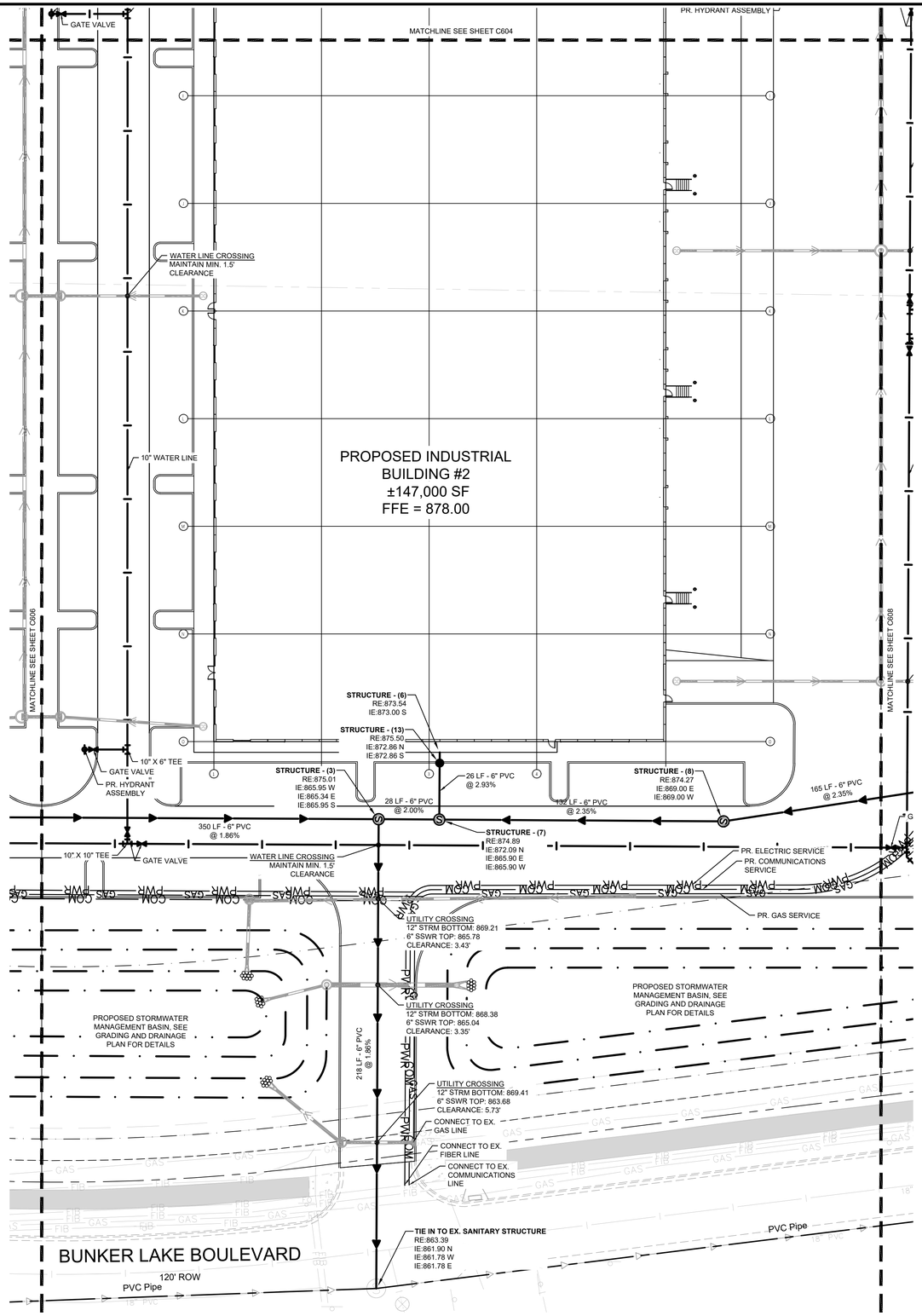
KHA PROJECT: 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY CJJ
DRAWN BY KAM
CHECKED BY MCB

UTILITY PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C606

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C6-UTILITY PLAN.dwg May 06, 2021 - 11:47am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



KEYNOTE LEGEND

- (A) CONNECT TO EXISTING WATERMAIN STUB WITH GATE VALVE
- (B) WETTAP EXISTING WATERMAIN WITH GATE VALVE
- (C) X" DOMESTIC WATER SERVICE
- (D) X" FIRE SERVICE
- (E) CORE DRILL AND CONNECT TO EXISTING STRUCTURE
- (F) CONNECT TO EXISTING SANITARY SERVICE
- (G) CONSTRUCT MANHOLE OVER EXISTING SANITARY SEWER
- (H) SANITARY SEWER SERVICE
- (I) ADJUST EXISTING CASTING TO NEW RIM ELEVATION

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

UTILITY PLAN NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP
   8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40 PER ASTM D-1785
   DUCTILE IRON PIPE PER AWWA C150
3. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
   4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF RAMSEY AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
19. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
20. ALL ONSITE WATERMAINS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

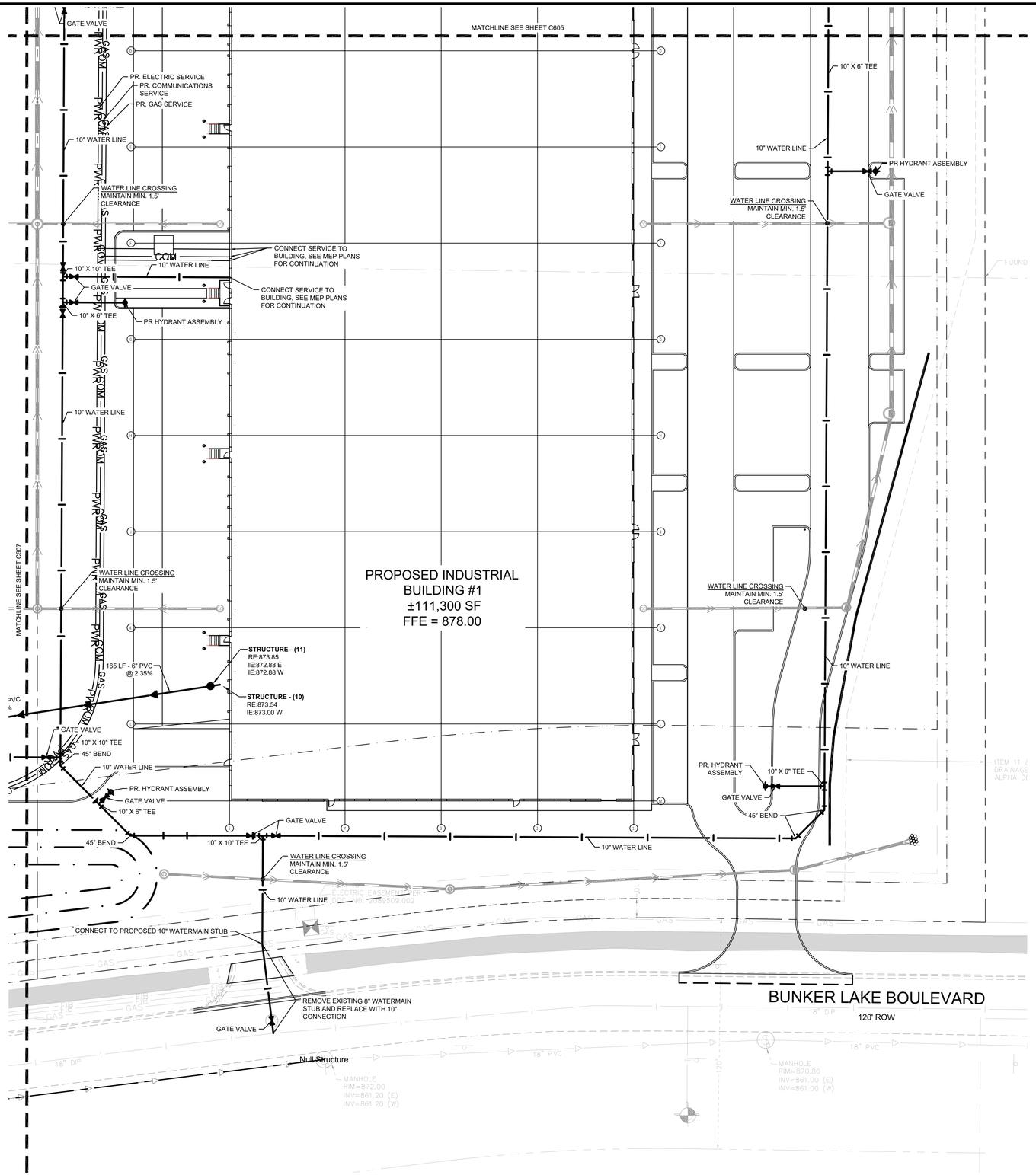
MICHAEL C. BRANDT
DATE: 05/06/2021 LIC. NO. 42661 MN

KHA PROJECT 160774051		DESIGNED BY	CJJ
DATE	05/06/2021	DRAWN BY	KAM
SCALE	AS SHOWN	CHECKED BY	MCB

UTILITY PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C607



KEYNOTE LEGEND

A	CONNECT TO EXISTING WATERMAIN STUB WITH GATE VALVE
B	WETTAP EXISTING WATERMAIN WITH GATE VALVE
C	X" DOMESTIC WATER SERVICE
D	X" FIRE SERVICE
E	CORE DRILL AND CONNECT TO EXISTING STRUCTURE
F	CONNECT TO EXISTING SANITARY SERVICE
G	CONSTRUCT MANHOLE OVER EXISTING SANITARY SEWER
H	SANITARY SEWER SERVICE
I	ADJUST EXISTING CASTING TO NEW RIM ELEVATION

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

UTILITY PLAN NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP
   8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40 PER ASTM D-1785
   DUCTILE IRON PIPE PER AWWA C150
3. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
   4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF RAMSEY AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
19. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
20. ALL ONSITE WATERMAINS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MICHAEL C. BRANDT
DATE: 05/06/2021 LIC. NO. 42661 MN

KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CJJ
DRAWN BY	KAM
CHECKED BY	MCB

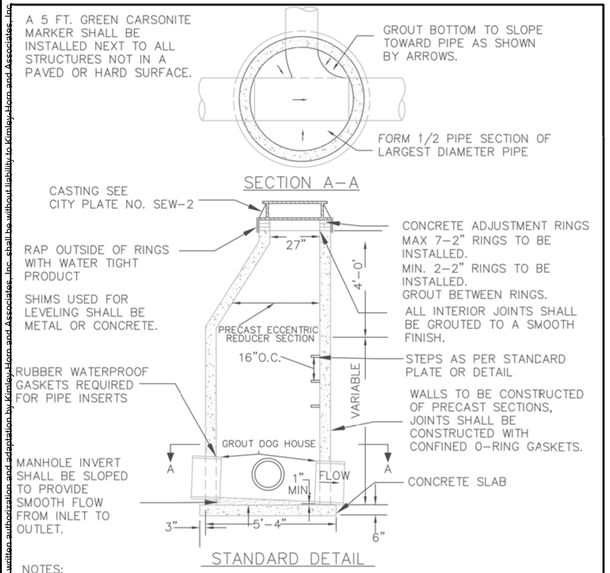
UTILITY PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C608

K:\TWC_LDE\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C6-UTILITY PLAN.dwg May 06, 2021 - 11:48am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

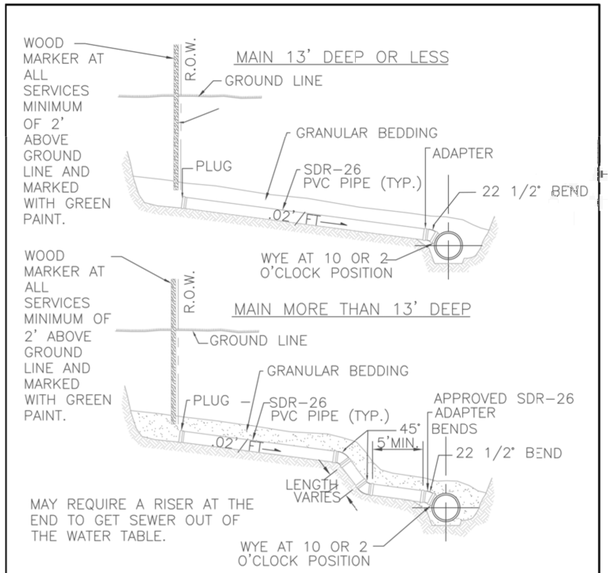
FOR REFERENCE ONLY



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 WIRES 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,

APPROVED: 1 - 2016	City of RAMSEY	STANDARD DETAILS: SANITARY MANHOLE
		CITY PLATE No. SEW-1

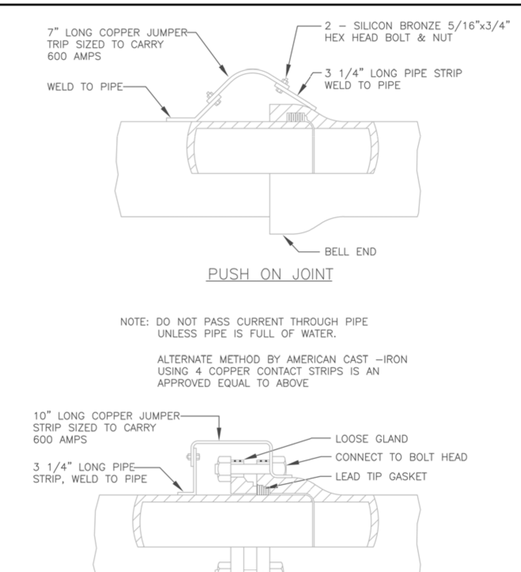
FOR REFERENCE ONLY



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.

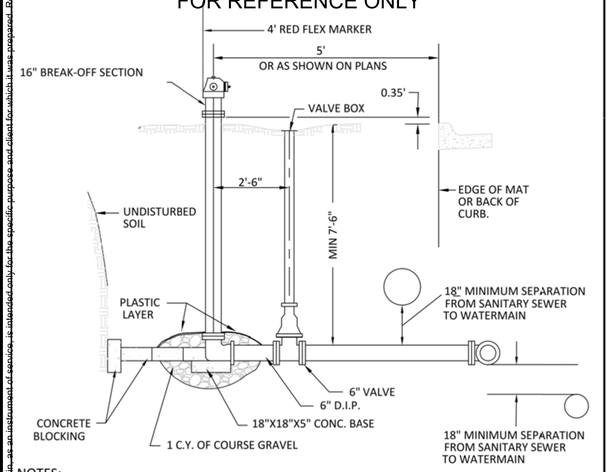
APPROVED: 4 - 2016	City of RAMSEY	STANDARD DETAILS: SANITARY SEWER SERVICE
		CITY PLATE No. SEW-3

FOR REFERENCE ONLY



APPROVED: 1 - 2016	City of RAMSEY	STANDARD DETAILS: JOINT CONNECTION
		CITY PLATE No. WAT-4

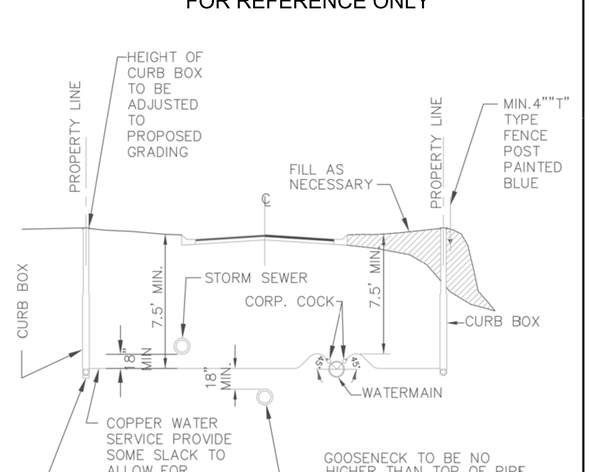
FOR REFERENCE ONLY



NOTES:
1. HYDRANT SHALL BE 5-1/4" WB67 WATEROUS PACER OR APPROVED EQUAL.
2. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
3. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
4. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
5. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
6. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.
7. PUMPER NOZZLE .5.75" O.D. X 4 T.P.I, HOSE NOZZLE 3.06" O.D. X 7 T.P.I.

APPROVED: 6 - 2017	City of RAMSEY	STANDARD DETAILS: HYDRANT
		CITY PLATE No. WAT-1

FOR REFERENCE ONLY

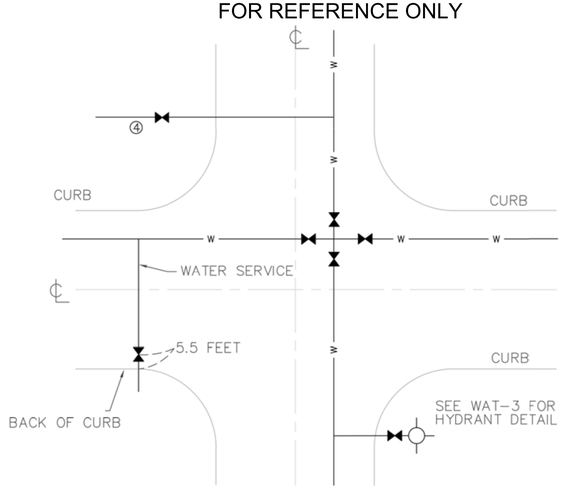


WATER SERVICE

NTS

APPROVED: 4 - 2016	City of RAMSEY	STANDARD DETAILS: WATER SERVICE
		CITY PLATE No. WAT-2

FOR REFERENCE ONLY



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

APPROVED: 4 - 2016	City of RAMSEY	STANDARD DETAILS: WATERMAIN VALVE LOCATION
		CITY PLATE No. WAT-3

No.	REVISIONS	DATE	BY

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

KHA PROJECT 160774051	
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CJJ
DRAWN BY	KAM
CHECKED BY	MCB

PRELIMINARY - NOT FOR CONSTRUCTION

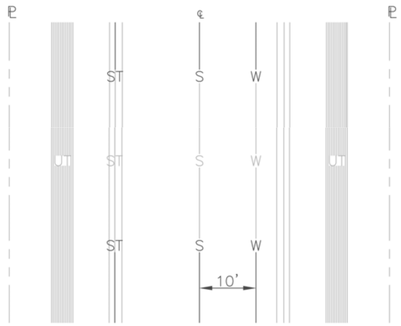
UTILITY DETAILS

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C609

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C6-UTILITY DETAILS.dwg May 06, 2021 - 11:48am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

FOR REFERENCE ONLY



LEGEND
- S — SANITARY SEWER
- ST — STORM SEWER
- W — WATERMAIN
- UTL — UTILITY TRENCH
- ℄ — PROPERTY LINE
- ℄ — CENTERLINE OF STREET

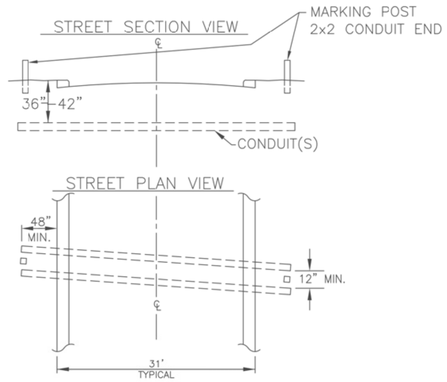
NOTES:
1. WATERMAIN SHALL BE LOCATED NORTH & EAST OF CENTERLINE
2. UTILITY TRENCH SHALL BE A COMMON BURY FOR ELECTRIC, GAS, COMMUNICATIONS & CABLE TV.
3. THE COMMON BURY TRENCH SHALL BE LOCATED IN THE CENTER OF THE BOULEVARD BETWEEN BACK OF CURB & PROPERTY LINE.
4. STORM SEWER SHALL BE LOCATED BENEATH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

UTILITY LOCATIONS
N.T.S.

APPROVED: 7 – 1996	City of RAMSEY	STANDARD DETAILS: UTILITY LOCATIONS
		CITY PLATE No. UTL–1

CONDUIT INSTALLATION GUIDE

REQUIREMENTS
1. CONDUIT(S) SHALL BE 4" PVC SCHEDULE 40 UNLESS OTHERWISE NOTED.
2. DEPTH OF CONDUIT(S) SHALL BE 36" TO 42"
3. EXTEND CONDUIT(S) A MINIMUM OF 48" BEYOND CURB AND MARK ENDS WITH A 2X2 MARKING POST.
4. IF MULTIPLE CONDUIT(S) ARE NEEDED, THEY SHALL BE SEPARATED BY A MINIMUM OF 12".
5. AT STREET INTERSECTIONS, INSTALL THE CONDUIT(S) IN LINE WITH UTILITY TRENCH LINE WHICH IS 7' FROM LOT LINE.



CONDUIT INSTALLATION
N.T.S.

APPROVED: 4 – 2016	City of RAMSEY	STANDARD DETAILS: CONDUIT INSTALLATION
		CITY PLATE No. UTL–3

FOR REFERENCE ONLY

No.	REVISIONS	DATE	BY

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

PRELIMINARY - NOT FOR CONSTRUCTION

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

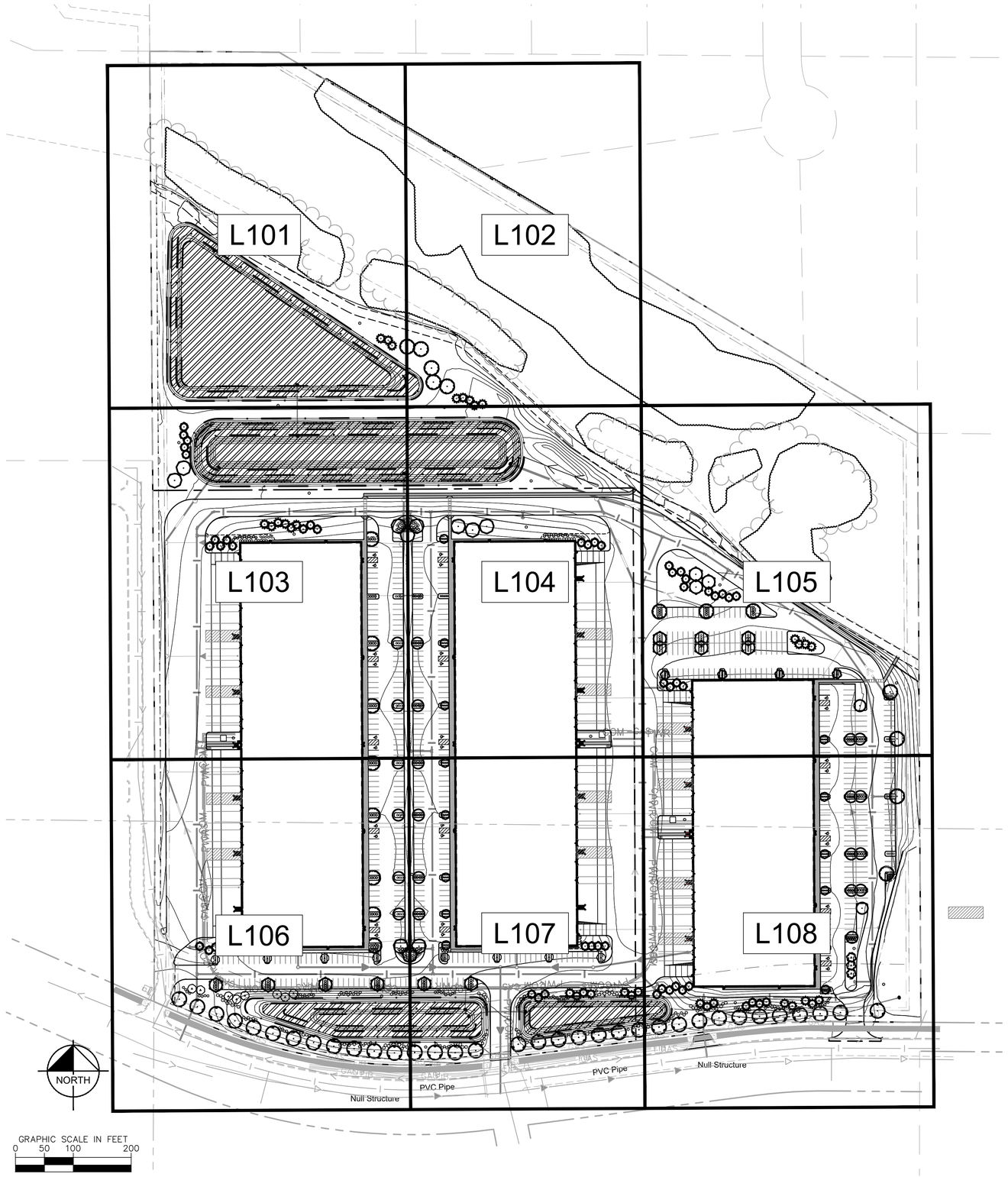
UTILITY DETAILS

KHA PROJECT 160774051	
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CJJ
DRAWN BY	KAM
CHECKED BY	MCB

SHEET NUMBER
C610

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C6-UTILITY DETAILS.dwg May 06, 2021 - 11:48am

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LANDSCAPE LEGEND

- EDGER (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- 33-261 SEED MIX WITH EROSION CONTROL BLANKETS STAKED IN PLACE
- EXISTING TREES/WOODED AREA

LANDSCAPE KEYNOTES (A)

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)
- (E) MAINTENANCE STRIP (TYP.)

SEEDING KEYNOTES (22-112)

(33-261) SEED WITH MNDOT 33-261: STORMWATER SOUTH & WEST SEED MIX (TYP.)

LANDSCAPE SUMMARY

REQUIRED TREES 406 TREES = (405,108 GROSS FLOOR AREA/1,000) = 406
OR(WHICHEVER IS GREATER)
111 TREES = 5,516.09 L.F. SITE PERIMETER/50 L.F.

PROVIDED TREES: 631 TREES = ~435 EXISTING SIGNIFICANT TREES + 233 PROPOSED TREES
*MINIMUM 25% DECIDUOUS & 25% CONIFEROUS, MAXIMUM 25% ORNAMENTAL.

REQUIRED PARKING LOT TREES: 68 TREES = 676 TOTAL SPACES/10

PROPOSED PARKING LOT TREES: 68 TREES

REQUIRED SHRUBS: 1,351 SHRUBS = (405,108 GROSS FLOOR AREA/300) = 1,351
OR (WHICHEVER IS GREATER)
184 SHRUBS = 5,516.09 L.F. SITE PERIMETER/30 L.F.

PROVIDED SHRUBS: 898 SHRUBS

REQUIRED SCREENING: ADJACENT RESIDENTIAL PROPERTY TO THE NORTH TO HAVE A 60 L.F. WIDE BUFFERYARD WITH 30% INCREASE IN PLANTINGS

PROVIDED SCREENING: PRESERVE EXISTING TREES/VEGETATION ALONG NORTH SIDE, WHICH IS WIDER THAN 60 FT

REQUIRED OVERSTORY TREES FRONTING BUNKER LAKE BLVD.: 36 TREES = 1,258 LF / 35

PROVIDED OVERSTORY TREES FRONTING BUNKER LAKE BLVD: 36 TREES = 1,258 LF / 35

PLANT KEY

CONIFEROUS TREE	CODE	BOTANICAL / COMMON NAME
	BHS	PICEA GLAUCA `DENSATA` / BLACK HILLS SPRUCE
	WHP	PINUS STROBUS / WHITE PINE

ORNAMENTAL TREE	CODE	BOTANICAL / COMMON NAME
	ALS	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLANCE` / AUTUMN BRILLANCE SERVICEBERRY CLUMP
	QUC	POPULUS TREMULOIDES / QUAKING ASPEN CLUMP
	RVB	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK

OVERSTORY TREE	CODE	BOTANICAL / COMMON NAME
	ABM	ACER X FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE
	GSL	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LITTLELEAF LINDEN
	HCK	CELTIS OCCIDENTALIS / COMMON HACKBERRY
	IHL	GLEDITSIA TRIACANTHOS VAR. INERMIS `IMPERIAL` / IMPERIAL HONEYLOCUST
	SWO	QUERCUS BICOLOR / SWAMP WHITE OAK

CONIFEROUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	GOJ	JUNIPERUS VIRGINIANA `GREY OWL` / GREY OWL JUNIPER

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	AJN	PHYSOCARPUS OPULIFOLIUS `JEFAM` / AMBER JUBILEE NINEBARK
	CM	CORNUS RACEMOSA `MUSZAM` / MUSKINGUM DOGWOOD
	DBH	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE
	GDG	CORNUS RACEMOSA / GRAY DOGWOOD
	GLS	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
	GMS	SPIRAEA X `GOLDMOUND` / GOLDMOUND SPIREA
	MOV	VIBURNUM LANTANA `MOHICAN` / MOHICAN VIBURNUM

811 Know what's **below.** **Call** before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MITCHELL G. COOKAS
MN
LIC. NO. 56522
DATE: 05/06/2021

KHA PROJECT 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY CFK
DRAWN BY CFK
CHECKED BY MGC

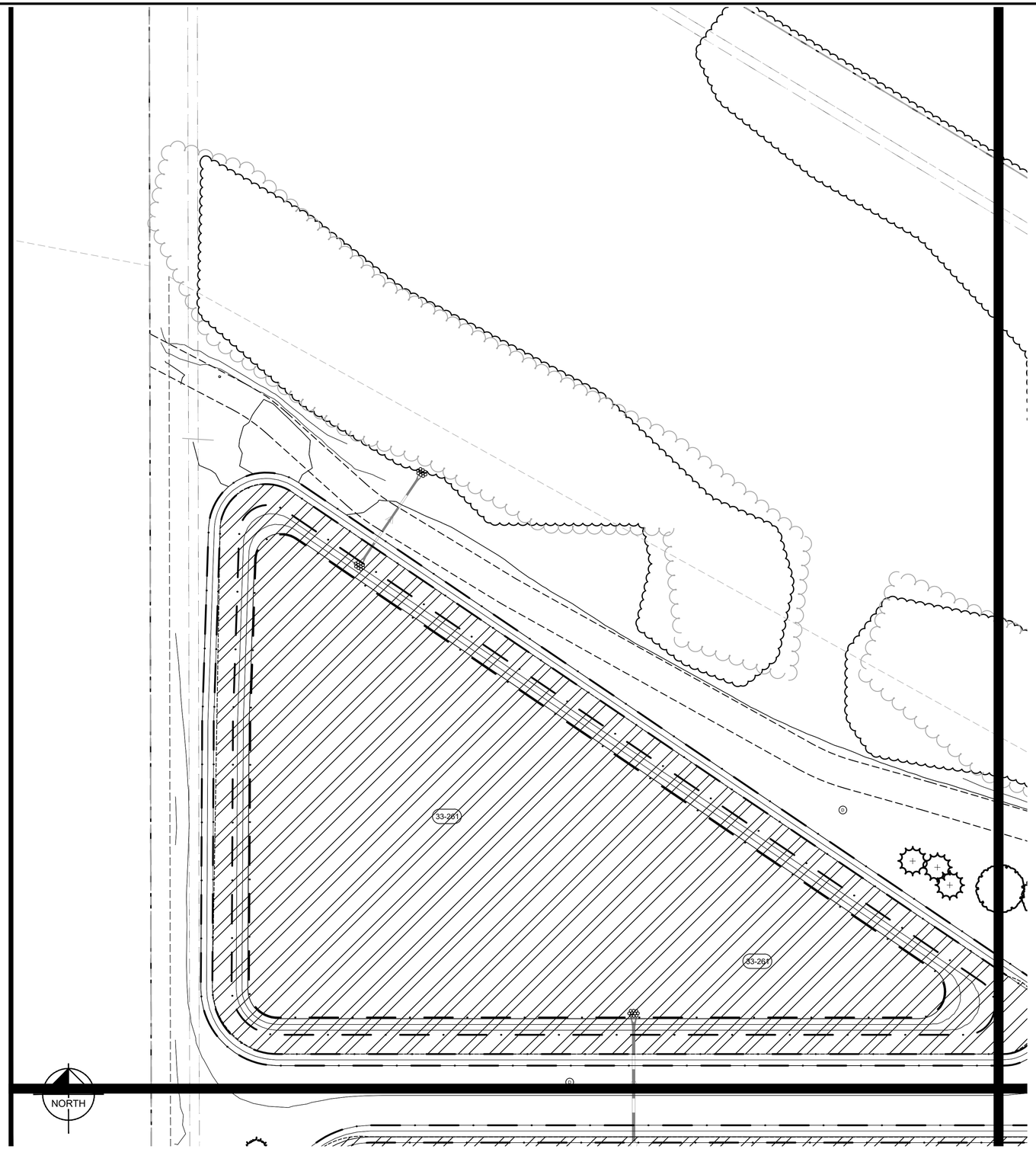
LANDSCAPE PLAN - OVERALL

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
L100

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\L1-LANDSCAPE PLAN.dwg May 06, 2021 - 1:05pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\L1-LANDSCAPE PLAN.dwg May 06, 2021 - 1:05pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRAPHIC SCALE IN FEET
0 15 30 60

LANDSCAPE LEGEND

- EDGER (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- 33-261 SEED MIX WITH EROSION CONTROL BLANKETS STAKED IN PLACE
- EXISTING TREES/WOODED AREA

LANDSCAPE KEYNOTES (A)

(A) EDGER (TYP.)
(B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
(C) ROCK MULCH (TYP.)
(D) SOD (TYP.)
(E) MAINTENANCE STRIP (TYP.)

SEEDING KEYNOTES (22-112)

(33-261) SEED WITH MNDOT 33-261: STORMWATER SOUTH & WEST SEED MIX (TYP.)

PLANT KEY

CONIFEROUS TREE	CODE	BOTANICAL / COMMON NAME
	BHS	PICEA GLAUCA `DENSATA` / BLACK HILLS SPRUCE
	WHP	PINUS STROBUS / WHITE PINE

ORNAMENTAL TREE	CODE	BOTANICAL / COMMON NAME
	ALS	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLANCE` / AUTUMN BRILLANCE SERVICEBERRY CLUMP
	QUC	POPULUS TREMULOIDES / QUAKING ASPEN CLUMP
	RVB	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK

OVERSTORY TREE	CODE	BOTANICAL / COMMON NAME
	ABM	ACER X FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE
	GSL	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LITTLELEAF LINDEN
	HCK	CELTIS OCCIDENTALIS / COMMON HACKBERRY
	IHL	GLEDITSIA TRIACANTHOS VAR. INERMIS `IMPERIAL` / IMPERIAL HONEYLOCUST
	SWO	QUERCUS BICOLOR / SWAMP WHITE OAK

CONIFEROUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	GOJ	JUNIPERUS VIRGINIANA `GREY OWL` / GREY OWL JUNIPER

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	AJN	PHYSOCARPUS OPULIFOLIUS `JEFAM` / AMBER JUBILEE NINEBARK
	CM	CORNUS RACEMOSA `MUSZAM` / MUSKINGUM DOGWOOD
	DBH	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE
	GDG	CORNUS RACEMOSA / GRAY DOGWOOD
	GLS	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
	GMS	SPIRAEA X `GOLDMOUND` / GOLDMOUND SPIREA
	MOV	VIBURNUM LANTANA `MOHICAN` / MOHICAN VIBURNUM

811 Know what's **below.** **Call** before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MITCHELL G. COOKAS
MN
DATE: 05/06/2021 LIC. NO. 56522

KHA PROJECT	162774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CF
DRAWN BY	CFK
CHECKED BY	MGC

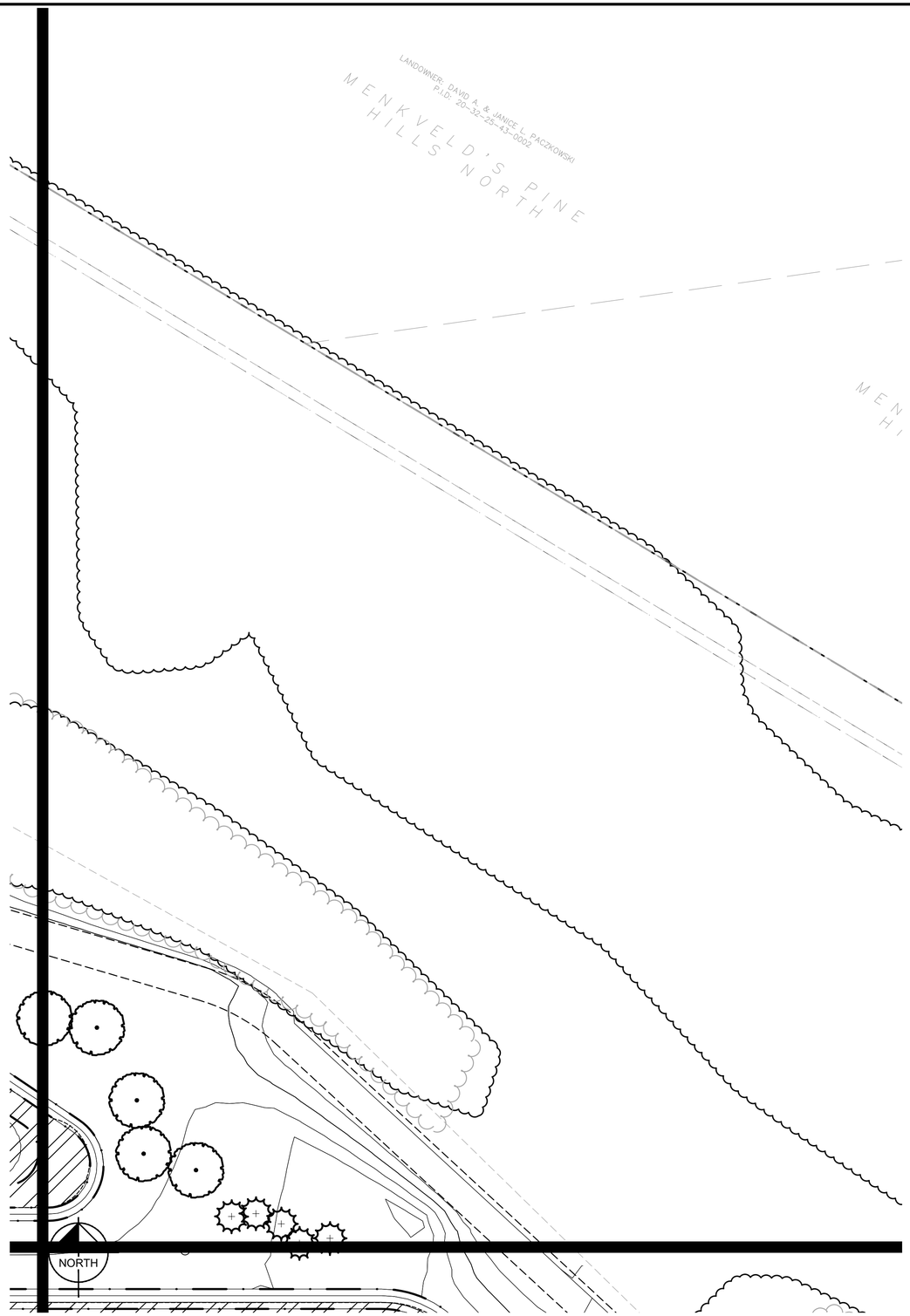
PRELIMINARY - NOT FOR CONSTRUCTION

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

LANDSCAPE PLAN

SHEET NUMBER
L101

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\L1-LANDSCAPE PLAN.dwg May 06, 2021 - 1:05pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LANDSCAPE LEGEND

- EDGER (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- 33-261 SEED MIX WITH EROSION CONTROL BLANKETS STAKED IN PLACE
- EXISTING TREES/WOODED AREA

LANDSCAPE KEYNOTES (A)

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)
- (E) MAINTENANCE STRIP (TYP.)

SEEDING KEYNOTES (22-112)

(33-261) SEED WITH MNDOT 33-261: STORMWATER SOUTH & WEST SEED MIX (TYP.)

PLANT KEY

CONIFEROUS TREE	CODE	BOTANICAL / COMMON NAME
	BHS	PICEA GLAUCA `DENSATA` / BLACK HILLS SPRUCE
	WHP	PINUS STROBUS / WHITE PINE
ORNAMENTAL TREE	**CODE**	**BOTANICAL / COMMON NAME**
	ALS	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLANCE` / AUTUMN BRILLANCE SERVICEBERRY CLUMP
	QUC	POPULUS TREMULOIDES / QUAKING ASPEN CLUMP
	RVB	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK
OVERSTORY TREE	**CODE**	**BOTANICAL / COMMON NAME**
	ABM	ACER X FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE
	GSL	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LITTLELEAF LINDEN
	HCK	CELTIS OCCIDENTALIS / COMMON HACKBERRY
	IHL	GLEDITSIA TRIACANTHOS VAR. INERMIS `IMPERIAL` / IMPERIAL HONEYLOCUST
	SWO	QUERCUS BICOLOR / SWAMP WHITE OAK
CONIFEROUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	GOJ	JUNIPERUS VIRGINIANA `GREY OWL` / GREY OWL JUNIPER
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	AJN	PHYSOCARPUS OPULIFOLIUS `JEFAM` / AMBER JUBILEE NINEBARK
	CM	CORNUS RACEMOSA `MUSZAM` / MUSKINGUM DOGWOOD
	DBH	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE
	GDG	CORNUS RACEMOSA / GRAY DOGWOOD
	GLS	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
	GMS	SPIRAEA X `GOLDMOUND` / GOLDMOUND SPIREA
	MOV	VIBURNUM LANTANA `MOHICAN` / MOHICAN VIBURNUM

811 Know what's **below.** **Call** before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MITCHELL G. COOKAS
DATE: 05/06/2021 LIC. NO. 55522 MN

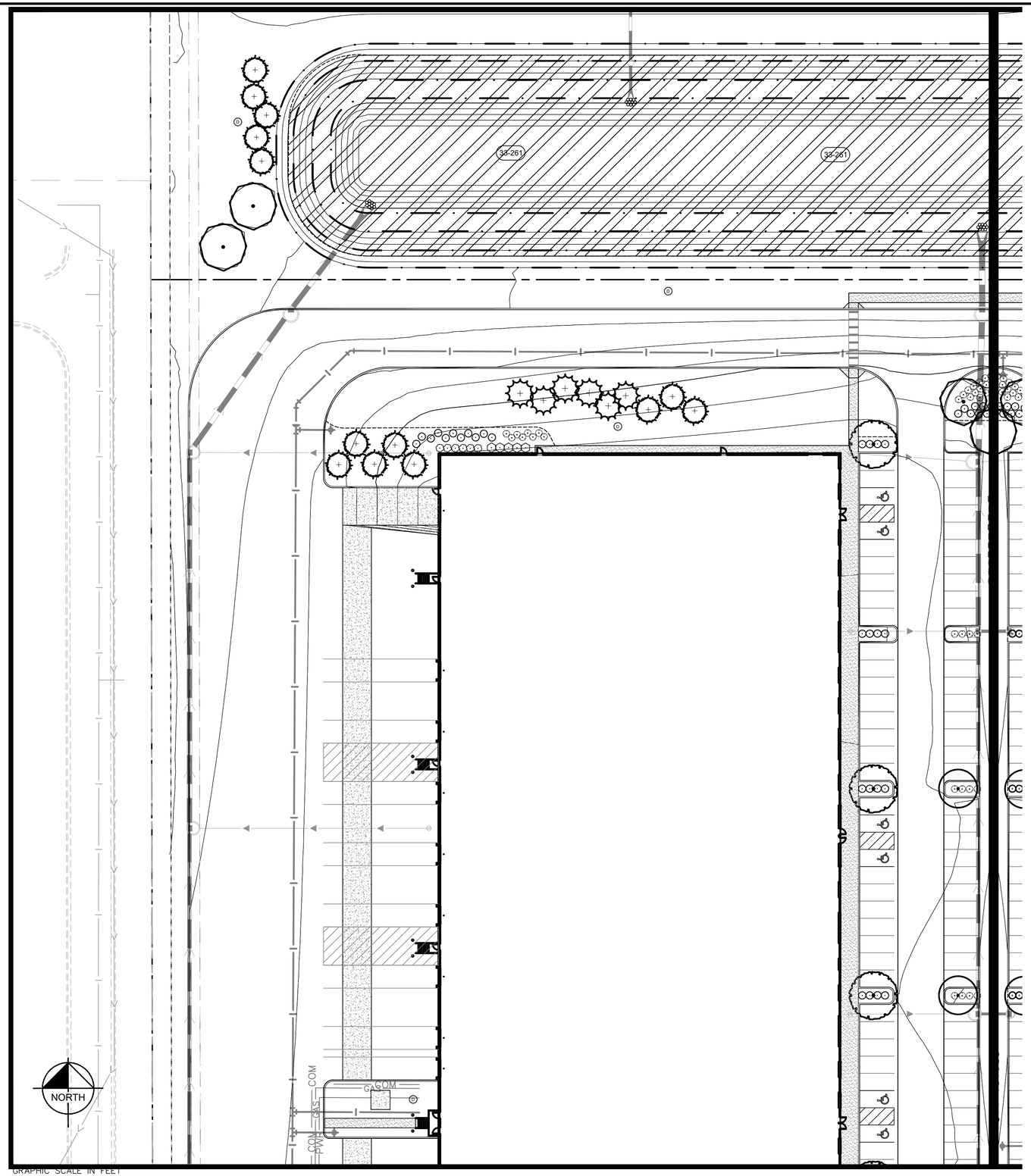
KHA PROJECT 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY CFK
DRAWN BY CFK
CHECKED BY MGC

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
L102



LANDSCAPE LEGEND

- EDGER (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- 33-261 SEED MIX WITH EROSION CONTROL BLANKETS STAKED IN PLACE
- EXISTING TREES/WOODED AREA

LANDSCAPE KEYNOTES (A)

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)
- (E) MAINTENANCE STRIP (TYP.)

SEEDING KEYNOTES (22-112)

(33-261) SEED WITH MNDOT 33-261: STORMWATER SOUTH & WEST SEED MIX (TYP.)

PLANT KEY

CONIFEROUS TREE	CODE	BOTANICAL / COMMON NAME
	BHS	PICEA GLAUCA `DENSATA` / BLACK HILLS SPRUCE
	WHP	PINUS STROBUS / WHITE PINE
ORNAMENTAL TREE	**CODE**	**BOTANICAL / COMMON NAME**
	ALS	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLANCE` / AUTUMN BRILLANCE SERVICEBERRY CLUMP
	QUC	POPULUS TREMULOIDES / QUAKING ASPEN CLUMP
	RVB	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK
OVERSTORY TREE	**CODE**	**BOTANICAL / COMMON NAME**
	ABM	ACER X FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE
	GSL	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LITTLELEAF LINDEN
	HCK	CELTIS OCCIDENTALIS / COMMON HACKBERRY
	IHL	GLEDITSIA TRIACANTHOS VAR. INERMIS `IMPERIAL` / IMPERIAL HONEYLOCUST
	SWO	QUERCUS BICOLOR / SWAMP WHITE OAK
CONIFEROUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	GOJ	JUNIPERUS VIRGINIANA `GREY OWL` / GREY OWL JUNIPER
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	AJN	PHYSOCARPUS OPULIFOLIUS `JEFAM` / AMBER JUBILEE NINEBARK
	CM	CORNUS RACEMOSA `MUSZAM` / MUSKINGUM DOGWOOD
	DBH	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE
	GDG	CORNUS RACEMOSA / GRAY DOGWOOD
	GLS	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
	GMS	SPIRAEA X `GOLDMOUND` / GOLDMOUND SPIREA
	MOV	VIBURNUM LANTANA `MOHICAN` / MOHICAN VIBURNUM

811 Know what's **below.** **Call** before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MICHELL G. COOKAS
DATE: 05/06/2021 | MN LIC. NO. 55522

KHA PROJECT 160774051			
DATE	05/06/2021		
SCALE	AS SHOWN	DESIGNED BY	CF
		DRAWN BY	CFK
		CHECKED BY	MGC

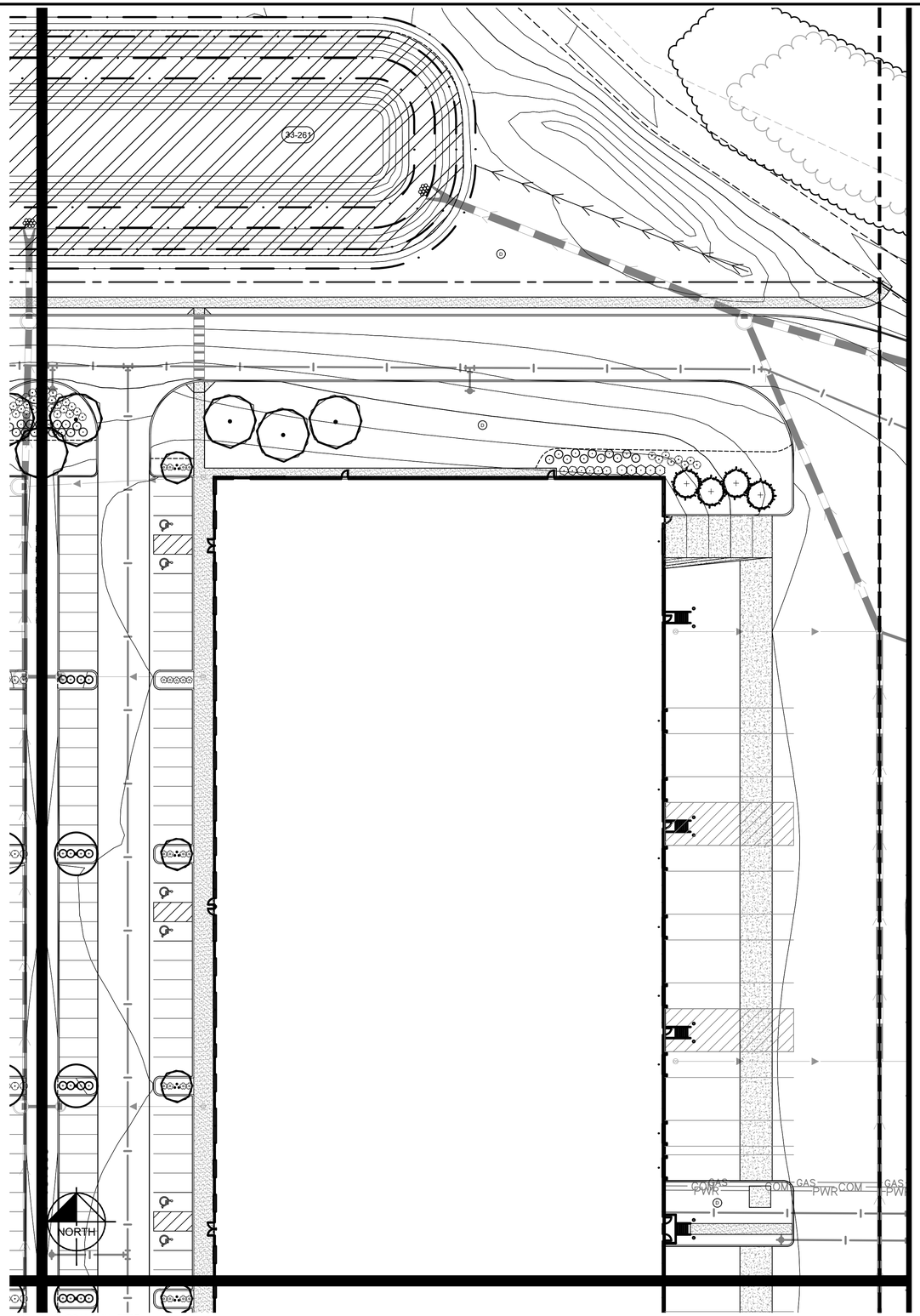
PRELIMINARY - NOT FOR CONSTRUCTION

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

LANDSCAPE PLAN

SHEET NUMBER
L103

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\L1-LANDSCAPE PLAN.dwg May 06, 2021 - 1:06pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LANDSCAPE LEGEND

- EDGER (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- 33-261 SEED MIX WITH EROSION CONTROL BLANKETS STAKED IN PLACE
- EXISTING TREES/WOODED AREA

LANDSCAPE KEYNOTES (A)

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)
- (E) MAINTENANCE STRIP (TYP.)

SEEDING KEYNOTES (22-112)

(33-261) SEED WITH MNDOT 33-261: STORMWATER SOUTH & WEST SEED MIX (TYP.)

PLANT KEY

CONIFEROUS TREE	CODE	BOTANICAL / COMMON NAME
	BHS	PICEA GLAUCA `DENSATA` / BLACK HILLS SPRUCE
	WHP	PINUS STROBUS / WHITE PINE

ORNAMENTAL TREE	CODE	BOTANICAL / COMMON NAME
	ALS	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLANCE` / AUTUMN BRILLANCE SERVICEBERRY CLUMP
	QUC	POPULUS TREMULOIDES / QUAKING ASPEN CLUMP
	RVB	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK

OVERSTORY TREE	CODE	BOTANICAL / COMMON NAME
	ABM	ACER X FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE
	GSL	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LITTLELEAF LINDEN
	HCK	CELTIS OCCIDENTALIS / COMMON HACKBERRY
	IHL	GLEDITSIA TRIACANTHOS VAR. INERMIS `IMPERIAL` / IMPERIAL HONEYLOCUST
	SWO	QUERCUS BICOLOR / SWAMP WHITE OAK

CONIFEROUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	GOJ	JUNIPERUS VIRGINIANA `GREY OWL` / GREY OWL JUNIPER

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	AJN	PHYSOCARPUS OPULIFOLIUS `JEFAM` / AMBER JUBILEE NINEBARK
	CM	CORNUS RACEMOSA `MUSZAM` / MUSKINGUM DOGWOOD
	DBH	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE
	GDG	CORNUS RACEMOSA / GRAY DOGWOOD
	GLS	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
	GMS	SPIRAEA X `GOLDMOUND` / GOLDMOUND SPIREA
	MOV	VIBURNUM LANTANA `MOHICAN` / MOHICAN VIBURNUM

811 Know what's **below.** **Call** before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MITCHELL G. COOKAS
MN
DATE: 05/06/2021 LIC. NO. 56522

KHA PROJECT	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
160774051	AS SHOWN	CFK	CFK	MGC
DATE 05/06/2021				

RAMSEY SPEC INDUSTRIAL

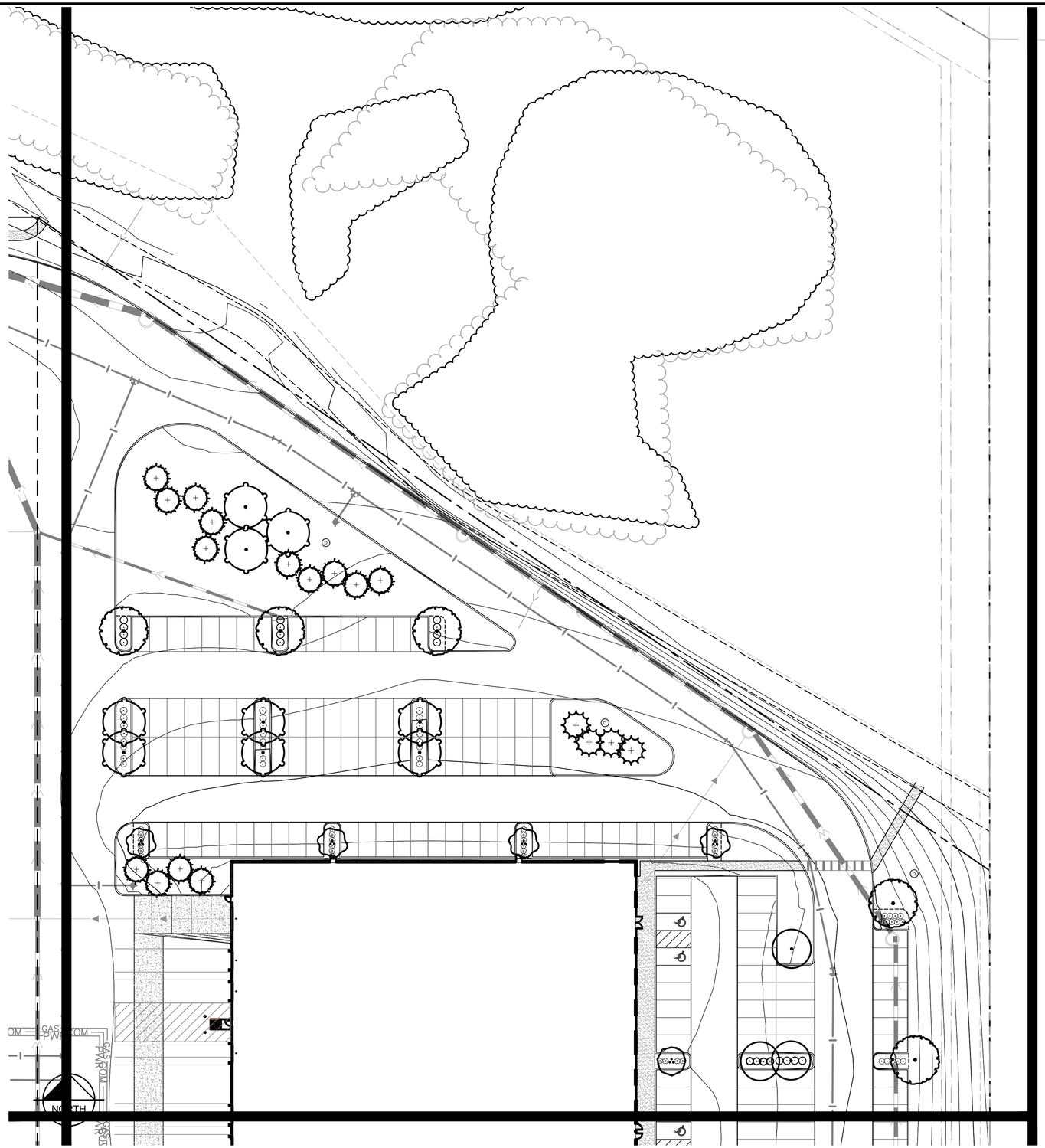
PREPARED FOR
OPPIDAN HOLDINGS LLC

RAMSEY MN

LANDSCAPE PLAN

SHEET NUMBER
L104

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\L1-LANDSCAPE PLAN.dwg May 06, 2021 - 1:06pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LANDSCAPE LEGEND

- EDGER (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- 33-261 SEED MIX WITH EROSION CONTROL BLANKETS STAKED IN PLACE
- EXISTING TREES/WOODED AREA

LANDSCAPE KEYNOTES (A)

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)
- (E) MAINTENANCE STRIP (TYP.)

SEEDING KEYNOTES (22-112)

(33-261) SEED WITH MNDOT 33-261: STORMWATER SOUTH & WEST SEED MIX (TYP.)

PLANT KEY

CONIFEROUS TREE	CODE	BOTANICAL / COMMON NAME
	BHS	PICEA GLAUCA `DENSATA` / BLACK HILLS SPRUCE
	WHP	PINUS STROBUS / WHITE PINE
ORNAMENTAL TREE	**CODE**	**BOTANICAL / COMMON NAME**
	ALS	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLANCE` / AUTUMN BRILLANCE SERVICEBERRY CLUMP
	QUC	POPULUS TREMULOIDES / QUAKING ASPEN CLUMP
	RVB	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK
OVERSTORY TREE	**CODE**	**BOTANICAL / COMMON NAME**
	ABM	ACER X FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE
	GSL	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LITTLELEAF LINDEN
	HCK	CELTIS OCCIDENTALIS / COMMON HACKBERRY
	IHL	GLEDITSIA TRIACANTHOS VAR. INERMIS `IMPERIAL` / IMPERIAL HONEYLOCUST
	SWO	QUERCUS BICOLOR / SWAMP WHITE OAK
CONIFEROUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	GOJ	JUNIPERUS VIRGINIANA `GREY OWL` / GREY OWL JUNIPER
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	AJN	PHYSOCARPUS OPULIFOLIUS `JEFAM` / AMBER JUBILEE NINEBARK
	CM	CORNUS RACEMOSA `MUSZAM` / MUSKINGUM DOGWOOD
	DBH	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE
	GDG	CORNUS RACEMOSA / GRAY DOGWOOD
	GLS	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
	GMS	SPIRAEA X `GOLDMOUND` / GOLDMOUND SPIREA
	MOV	VIBURNUM LANTANA `MOHICAN` / MOHICAN VIBURNUM

Know what's **below.** **Call** before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MITCHELL G. COOKAS
DATE: 05/06/2021 | MN LIC. NO. 55522

KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CFK
DRAWN BY	CFK
CHECKED BY	MGC

PRELIMINARY - NOT FOR CONSTRUCTION

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

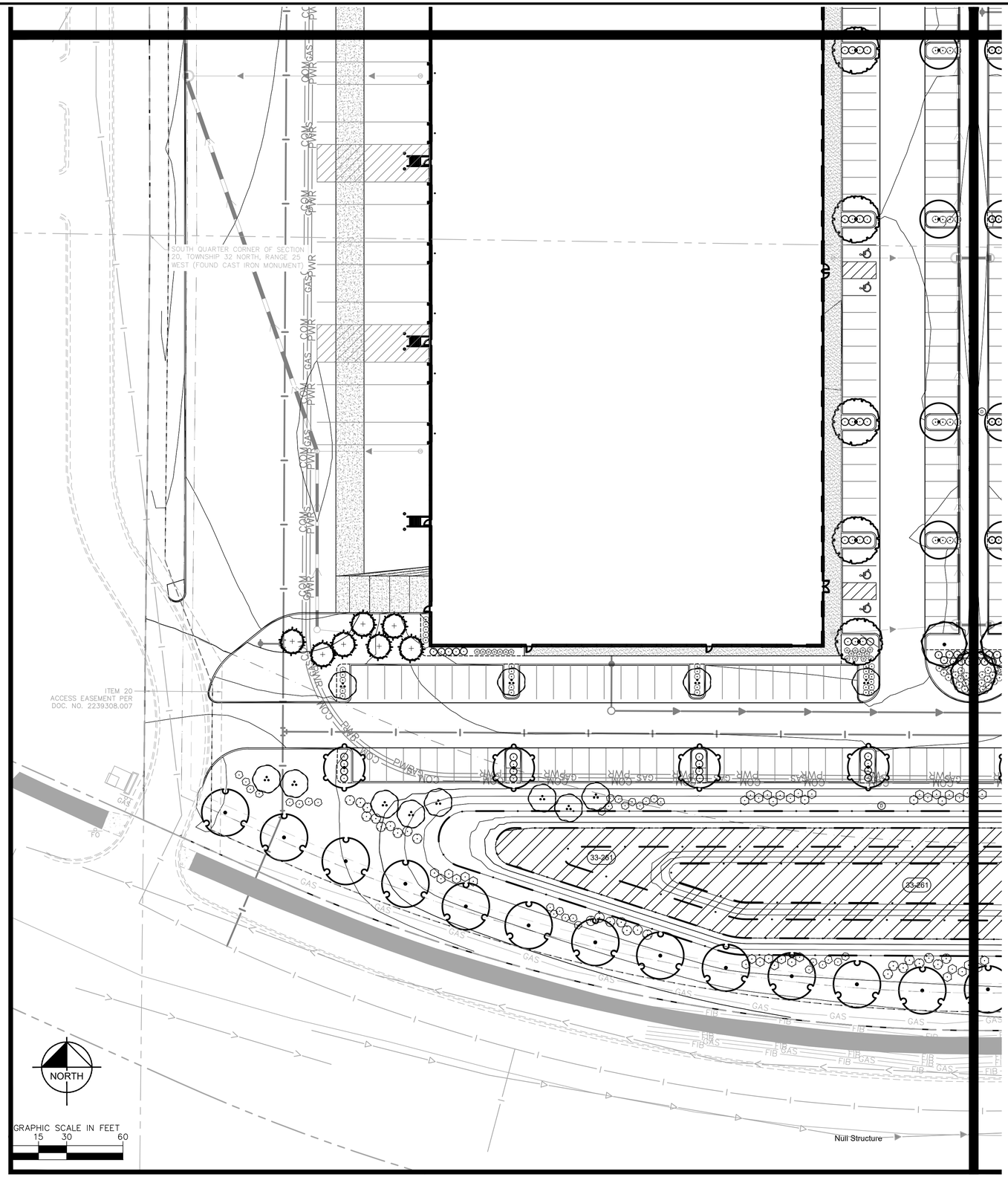
LANDSCAPE PLAN

SHEET NUMBER
L105

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\L1-LANDSCAPE PLAN.dwg May 06, 2021 - 1:06pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\L1-LANDSCAPE PLAN.dwg May 06, 2021 - 1:06pm

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LANDSCAPE LEGEND

- EDGER (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- 33-261 SEED MIX WITH EROSION CONTROL BLANKETS STAKED IN PLACE
- EXISTING TREES/WOODED AREA

LANDSCAPE KEYNOTES (A)

(A) EDGER (TYP.)
(B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
(C) ROCK MULCH (TYP.)
(D) SOD (TYP.)
(E) MAINTENANCE STRIP (TYP.)

SEEDING KEYNOTES (22-112)

(33-261) SEED WITH MNDOT 33-261: STORMWATER SOUTH & WEST SEED MIX (TYP.)

PLANT KEY

CONIFEROUS TREE	CODE	BOTANICAL / COMMON NAME
	BHS	PICEA GLAUCA `DENSATA` / BLACK HILLS SPRUCE
	WHP	PINUS STROBUS / WHITE PINE

ORNAMENTAL TREE	CODE	BOTANICAL / COMMON NAME
	ALS	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLANCE` / AUTUMN BRILLANCE SERVICEBERRY CLUMP
	QUC	POPULUS TREMULOIDES / QUAKING ASPEN CLUMP
	RVB	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK

OVERSTORY TREE	CODE	BOTANICAL / COMMON NAME
	ABM	ACER X FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE
	GSL	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LITTLELEAF LINDEN
	HCK	CELTIS OCCIDENTALIS / COMMON HACKBERRY
	IHL	GLEDITSIA TRIACANTHOS VAR. INERMIS `IMPERIAL` / IMPERIAL HONEYLOCUST
	SWO	QUERCUS BICOLOR / SWAMP WHITE OAK

CONIFEROUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	GOJ	JUNIPERUS VIRGINIANA `GREY OWL` / GREY OWL JUNIPER

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	AJN	PHYSOCARPUS OPULIFOLIUS `JEFAM` / AMBER JUBILEE NINEBARK
	CM	CORNUS RACEMOSA `MUSZAM` / MUSKINGUM DOGWOOD
	DBH	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE
	GDG	CORNUS RACEMOSA / GRAY DOGWOOD
	GLS	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
	GMS	SPIRAEA X `GOLDMOUND` / GOLDMOUND SPIREA
	MOV	VIBURNUM LANTANA `MOHICAN` / MOHICAN VIBURNUM

Know what's **below.**
Call before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MITCHELL G. COOKAS
MN
DATE: 05/06/2021 LIC. NO. 56522

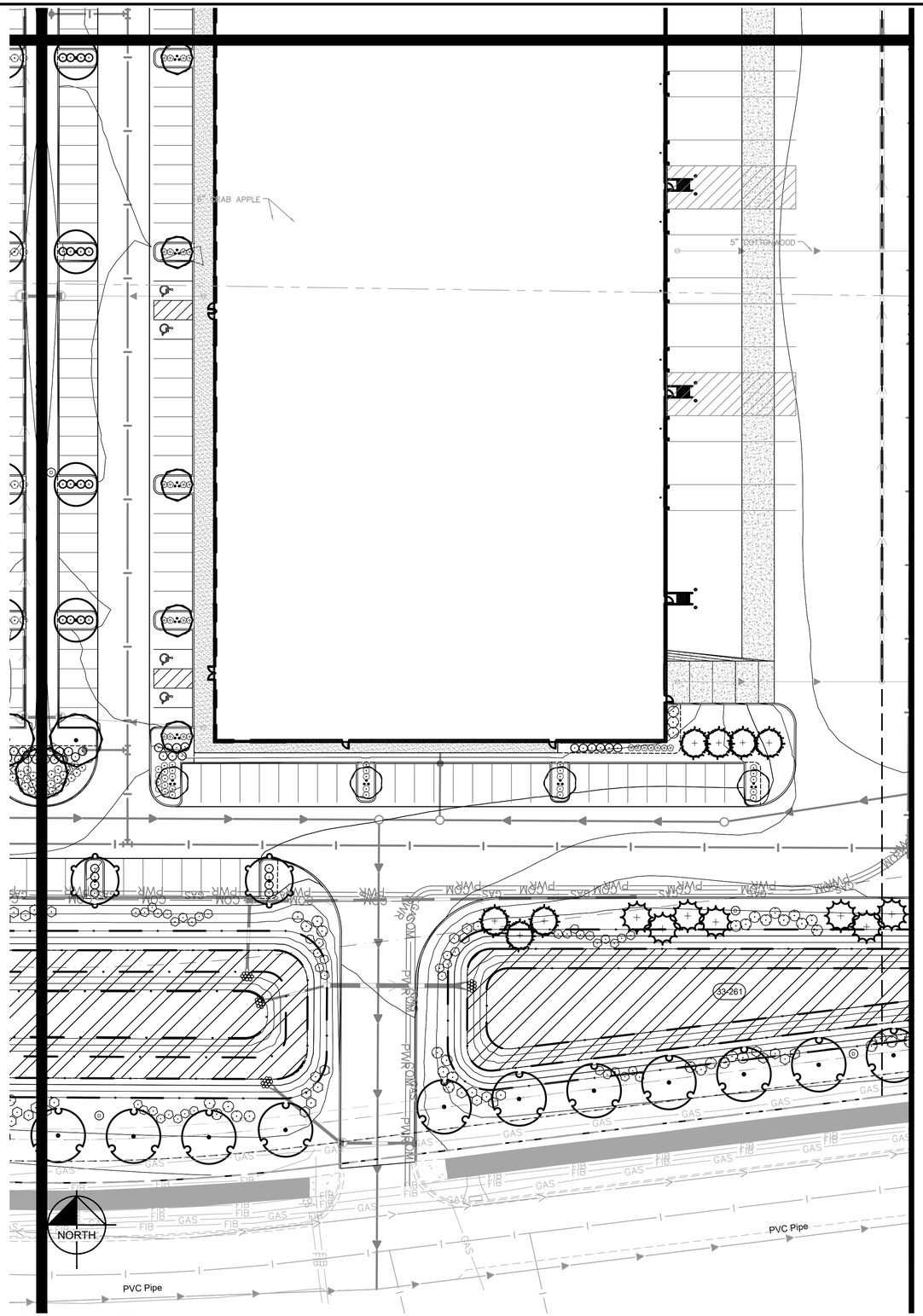
KHA PROJECT 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY CFK
DRAWN BY CFK
CHECKED BY MGC

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
L106



LANDSCAPE LEGEND

- EDGER (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- 33-261 SEED MIX WITH EROSION CONTROL BLANKETS STAKED IN PLACE
- EXISTING TREES/WOODED AREA

LANDSCAPE KEYNOTES (A)

(A) EDGER (TYP.)
(B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
(C) ROCK MULCH (TYP.)
(D) SOD (TYP.)
(E) MAINTENANCE STRIP (TYP.)

SEEDING KEYNOTES (22-112)

(33-261) SEED WITH MNDOT 33-261: STORMWATER SOUTH & WEST SEED MIX (TYP.)

PLANT KEY

CONIFEROUS TREE	CODE	BOTANICAL / COMMON NAME
	BHS	PICEA GLAUCA `DENSATA` / BLACK HILLS SPRUCE
	WHP	PINUS STROBUS / WHITE PINE

ORNAMENTAL TREE	CODE	BOTANICAL / COMMON NAME
	ALS	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLANCE` / AUTUMN BRILLANCE SERVICEBERRY CLUMP
	QUC	POPULUS TREMULOIDES / QUAKING ASPEN CLUMP
	RVB	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK

OVERSTORY TREE	CODE	BOTANICAL / COMMON NAME
	ABM	ACER X FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE
	GSL	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LITTLELEAF LINDEN
	HCK	CELTIS OCCIDENTALIS / COMMON HACKBERRY
	IHL	GLEDITSIA TRIACANTHOS VAR. INERMIS `IMPERIAL` / IMPERIAL HONEYLOCUST
	SWO	QUERCUS BICOLOR / SWAMP WHITE OAK

CONIFEROUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	GOJ	JUNIPERUS VIRGINIANA `GREY OWL` / GREY OWL JUNIPER

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	AJN	PHYSOCARPUS OPULIFOLIUS `JEFAM` / AMBER JUBILEE NINEBARK
	CM	CORNUS RACEMOSA `MUSZAM` / MUSKINGUM DOGWOOD
	DBH	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE
	GDG	CORNUS RACEMOSA / GRAY DOGWOOD
	GLS	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
	GMS	SPIRAEA X `GOLDMOUND` / GOLDMOUND SPIREA
	MOV	VIBURNUM LANTANA `MOHICAN` / MOHICAN VIBURNUM

811 Know what's **below.** **Call** before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MITCHELL G. COOKAS
MN
LIC. NO. 56522
DATE: 05/06/2021

KHA PROJECT	
160774051	
DATE	
05/06/2021	
SCALE	AS SHOWN
DESIGNED BY	CFK
DRAWN BY	CFK
CHECKED BY	MGC

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE PLAN

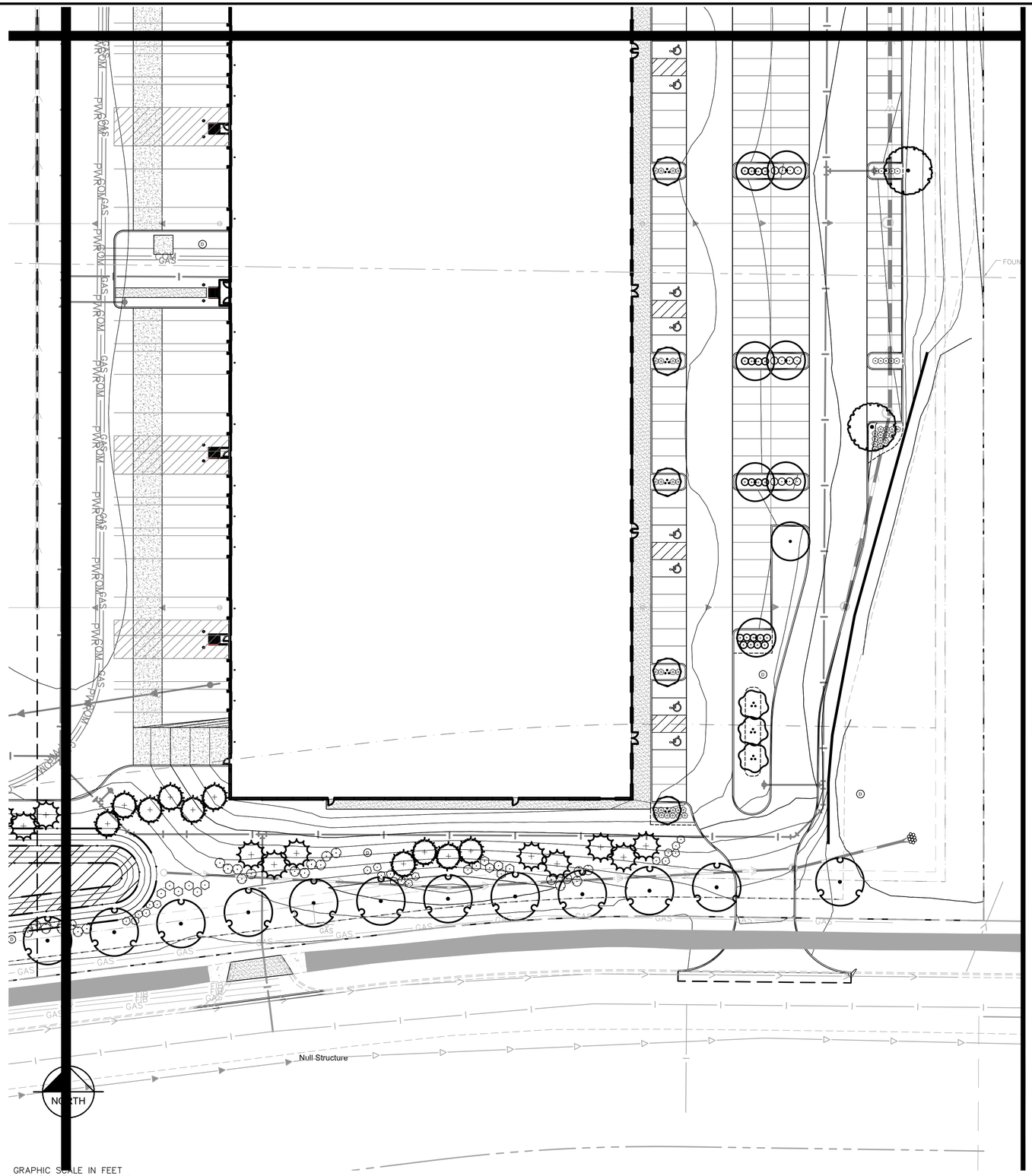
RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
L107

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\L1-LANDSCAPE PLAN.dwg May 06, 2021 - 1:06pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\L1-LANDSCAPE PLAN.dwg May 06, 2021 - 1:06pm

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LANDSCAPE LEGEND

- EDGER (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- 33-261 SEED MIX WITH EROSION CONTROL BLANKETS STAKED IN PLACE
- EXISTING TREES/WOODED AREA

LANDSCAPE KEYNOTES (A)

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)
- (E) MAINTENANCE STRIP (TYP.)

SEEDING KEYNOTES (22-112)

(33-261) SEED WITH MNDOT 33-261: STORMWATER SOUTH & WEST SEED MIX (TYP.)

PLANT KEY

CONIFEROUS TREE	CODE	BOTANICAL / COMMON NAME
	BHS	PICEA GLAUCA `DENSATA` / BLACK HILLS SPRUCE
	WHP	PINUS STROBUS / WHITE PINE

ORNAMENTAL TREE	CODE	BOTANICAL / COMMON NAME
	ALS	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLANCE` / AUTUMN BRILLANCE SERVICEBERRY CLUMP
	QUC	POPULUS TREMULOIDES / QUAKING ASPEN CLUMP
	RVB	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK

OVERSTORY TREE	CODE	BOTANICAL / COMMON NAME
	ABM	ACER X FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE
	GSL	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LITTLELEAF LINDEN
	HCK	CELTIS OCCIDENTALIS / COMMON HACKBERRY
	IHL	GLEDITSIA TRIACANTHOS VAR. INERMIS `IMPERIAL` / IMPERIAL HONEYLOCUST
	SWO	QUERCUS BICOLOR / SWAMP WHITE OAK

CONIFEROUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	GOJ	JUNIPERUS VIRGINIANA `GREY OWL` / GREY OWL JUNIPER

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	AJN	PHYSOCARPUS OPULIFOLIUS `JEFAM` / AMBER JUBILEE NINEBARK
	CM	CORNUS RACEMOSA `MUSZAM` / MUSKINGUM DOGWOOD
	DBH	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE
	GDG	CORNUS RACEMOSA / GRAY DOGWOOD
	GLS	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
	GMS	SPIRAEA X `GOLDMOUND` / GOLDMOUND SPIREA
	MOV	VIBURNUM LANTANA `MOHICAN` / MOHICAN VIBURNUM

811 Know what's **below.** **Call** before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MITCHELL G. COOKAS
MN
LIC. NO. 56522
DATE: 05/06/2021

KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CFK
DRAWN BY	CFK
CHECKED BY	MGC

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
L108

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\L1-LANDSCAPE PLAN.dwg May 06, 2021 - 1:06pm

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLANT SCHEDULE

CONIFEROUS TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	BHS	55	PICEA GLAUCA `DENSATA`	BLACK HILLS SPRUCE	B & B		6` HT.
	WHP	33	PINUS STROBUS	WHITE PINE	B & B		6` HT.
ORNAMENTAL TREE	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**
	ALS	16	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLANCE`	AUTUMN BRILLANCE SERVICEBERRY CLUMP	B & B		6` HT.
	QUC	14	POPULUS TREMULOIDES	QUAKING ASPEN CLUMP	B & B		6` HT.
	RVB	7	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	B & B		6` HT.
OVERSTORY TREE	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**
	ABM	24	ACER X FREEMANII `AUTUMN BLAZE`	AUTUMN BLAZE MAPLE	B & B	2.5" CAL.	
	GSL	15	TILIA CORDATA `GREENSPIRE`	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL.	
	HCK	34	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL.	
	IHL	24	GLEDITSIA TRIACANTHOS VAR. INERMIS `IMPERIAL`	IMPERIAL HONEYLOCUST	B & B	2.5" CAL.	
	SWO	11	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL.	
CONIFEROUS SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	GOJ	53	JUNIPERUS VIRGINIANA `GREY OWL`	GREY OWL JUNIPER	#5 CONT.	4` O.C.	
DECIDUOUS SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	AJN	107	PHYSOCARPUS OPULIFOLIUS `JEFAM`	AMBER JUBILEE NINEBARK	#5 CONT.	5` O.C.	
	CM	112	CORNUS RACEMOSA `MUSZAM`	MUSKINGUM DOGWOOD	#5 CONT.		
	DBH	131	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#5 CONT.	3` O.C.	
	GDG	104	CORNUS RACEMOSA	GRAY DOGWOOD	#5 CONT.	5` O.C.	
	GLS	192	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	#5 CONT.	4` O.C.	
	GMS	116	SPIRAEA X `GOLDMOUND`	GOLDMOUND SPIREA	#5 CONT.	3` O.C.	
	MOV	83	VIBURNUM LANTANA `MOHICAN`	MOHICAN VIBURNUM	#5 CONT.	5` O.C.	

Know what's **below.**
Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

COOKIAS MITCHELL
DATE: 05/06/2021 | MN LIC. NO. 55522

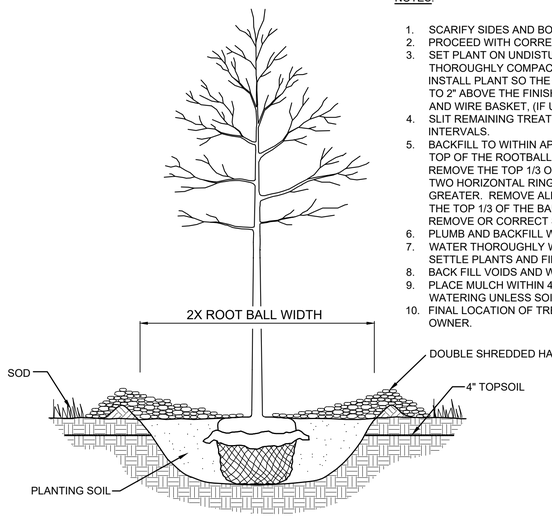
KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CJJ
DRAWN BY	CFK
CHECKED BY	MGC

LANDSCAPE SCHEDULE

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
L109

K:\TWC_LDE\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\L1-LANDSCAPE DETAILS.dwg May 06, 2021 - 1:07pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

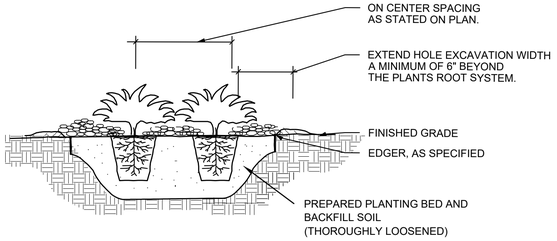


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING DETAIL

SCALE: N.T.S. L110



NOTES:

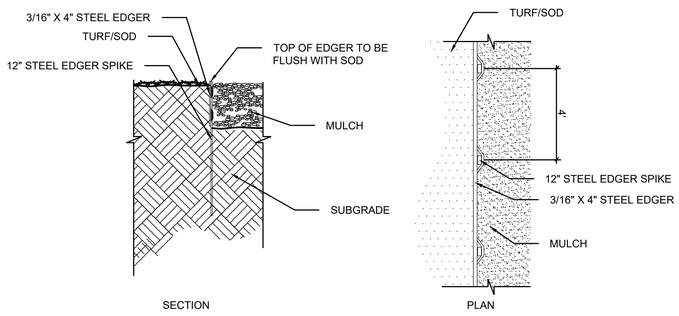
1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

2 SHRUB / PERENNIAL PLANTING DETAIL

SCALE: N.T.S. L110

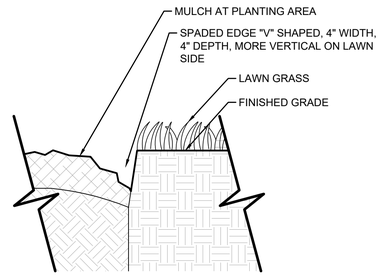
3 POLY EDGER DETAIL

SCALE: N.T.S. L110



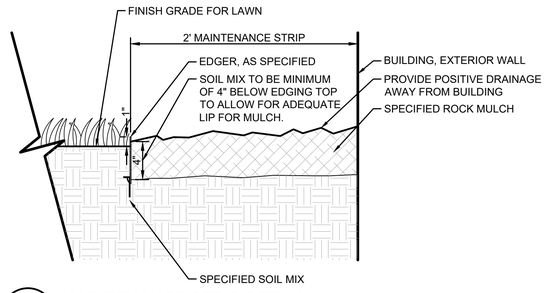
4 STEEL EDGER DETAIL

SCALE: N.T.S. L110



5 SPADED EDGE DETAIL

SCALE: 1-1/2"=1' L110



6 MAINTENANCE STRIP DETAIL

SCALE: 1-1/2"=1' L110

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
19. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING; 3/16" THICK, COLOR BLACK, OR SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH TOP OF EDGER AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
20. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
21. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
22. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
23. REPAIR, REPLACE, OR RESTORE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
24. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
25. RAIN GARDEN NOTE: PROVIDE AND INSTALL EROSION CONTROL BLANKET AT RAIN GARDEN AREA SIDE SLOPES AFTER PLANTING HAVE BEEN INSTALLED. BLANKET TO BE ONE SEASON GEOJUTE/NORTH AMERICAN GREEN, CATEGORY 2 (STRAW 1S, WOOD FIBER 1S), OR APPROVED EQUAL. BLANKET TO BE OVERLAPPED BY 4" AND ANCHORED BY SOD STAPLES. PLACE BLANKET PERPENDICULAR TO THE SLOPE. TRENCH IN EDGES OF BLANKET AREA TO PREVENT UNDER MINING. PROVIDE STAPLE PATTERN AS PER MANUFACTURER'S RECOMMENDATIONS. MULCH TO MATCH OTHER PROJECT PLANTING MULCH. PLACE 4" DEPTH OF MULCH AT ALL PLANTING AND EROSION CONTROL BLANKET AREA (NO FILTER FABRIC). SEE RAIN GARDEN DETAIL FOR

811 Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

FIRST M. LAST
MN
LIC. NO. XXXXX
DATE: XX/XX/XXXX

KHA PROJECT: 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY XXX
DRAWN BY XXX
CHECKED BY XXX

LANDSCAPE DETAILS

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
MN
RAMSEY

SHEET NUMBER
L110

AMSTERDAM EXTENSION 2ND ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC'S 20 & 29, T. 32N R. 25W

KNOW ALL PERSONS BY THESE PRESENTS: That Hageman Holdings, LLC, a Minnesota limited liability company, owner of the following described property:

Lot 2, Block 1, AMSTERDAM EXTENSION, Anoka County, Minnesota

Has caused the same to be surveyed and platted as AMSTERDAM EXTENSION 2ND ADDITION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said Hageman Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

Signed: Hageman Holdings, LLC

_____
Michael D. Hageman, Chief Manager

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____ , 20___ by Michael D. Hageman, Chief Manager of Whitewater Properties I, LLC, a Minnesota limited liability company, on behalf of the company.

_____ (Signature)

_____ (Print Name)

Notary Public _____ County, _____

My commission expires _____

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

Dated this _____ day of _____, 20__.

_____
Eric A. Roeser, Licensed Land Surveyor
Minnesota License No. 47476

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____ , 20___ by Eric A. Roeser.

_____ (Signature)

_____ (Print Name)

Notary Public _____ County, _____

My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of AMSTERDAM EXTENSION 2ND ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20__, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By: _____, Mayor

By: _____, Clerk

COUNTY SURVEYOR

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

_____, 20_____.

By: _____
Charles F. Gitzen
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20_____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20_____.

_____
Property Tax Administrator

By _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of AMSTERDAM EXTENSION 2ND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20_____, at _____ o'clock ____.M. and was duly recorded as Document Number _____.

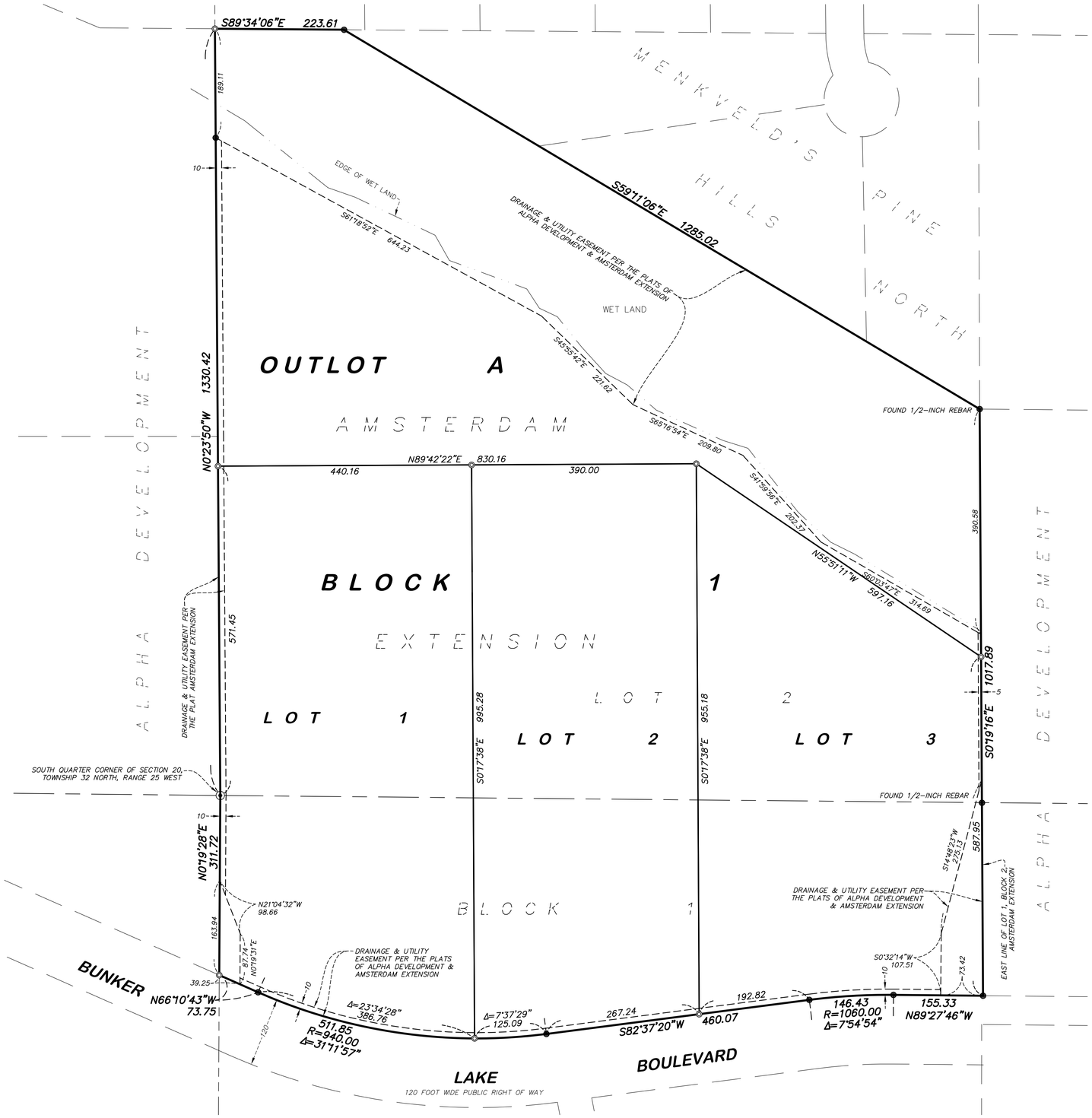
_____
County Recorder/Registrar of Titles

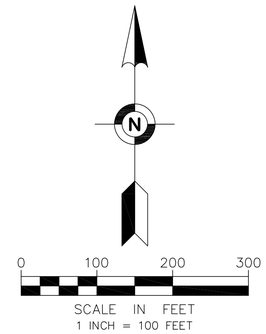
By _____, Deputy

Egan, Field & Nowak, Inc.
land surveyors since 1872

AMSTERDAM EXTENSION 2ND ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC'S 20 & 29, T. 32N R. 25W

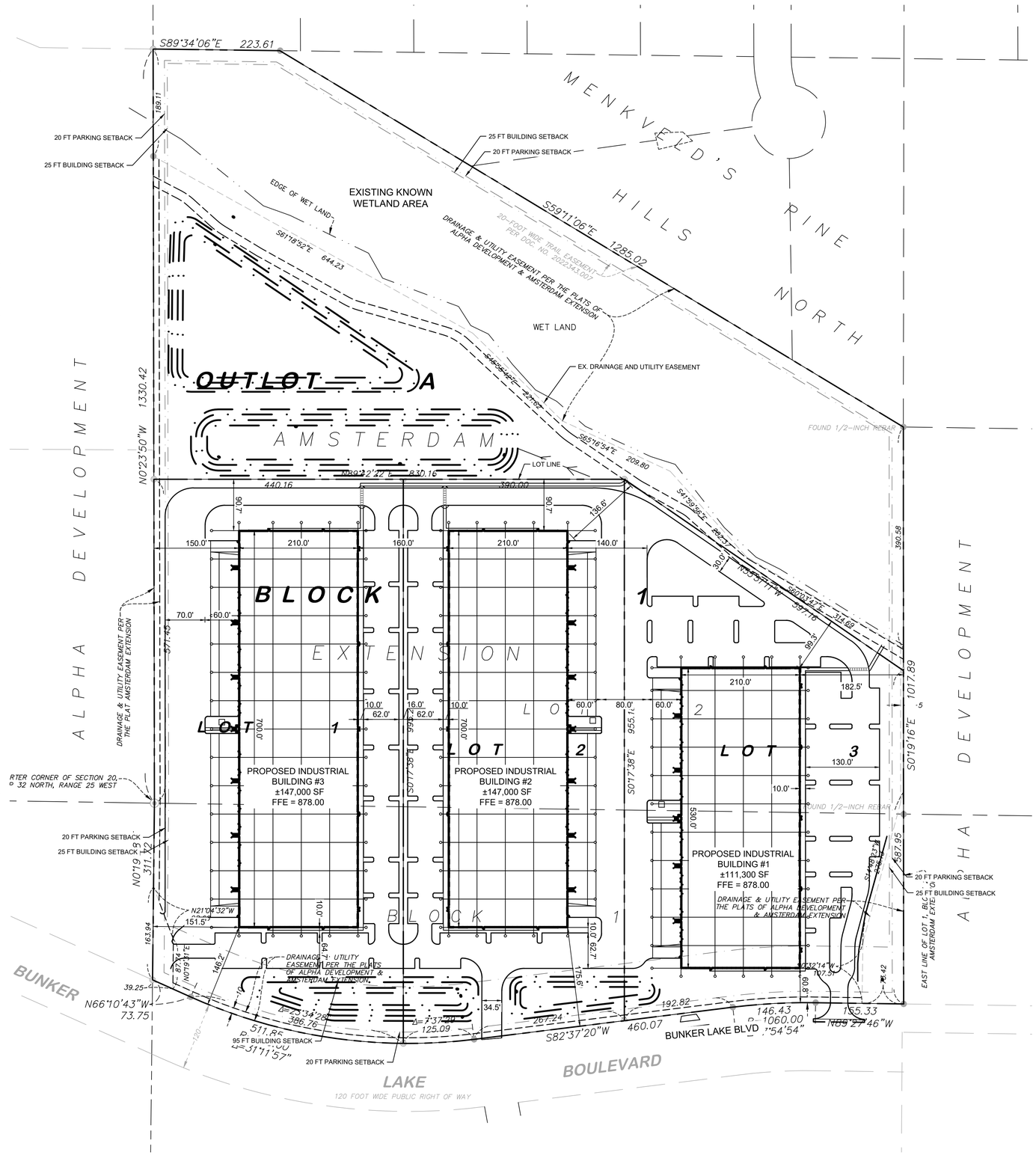




THE EAST LINE OF LOT 1, BLOCK 2, AMSTERDAM EXTENSION IS ASSUMED TO BEAR SOUTH 00 DEGREES 19 MINUTES 16 SECONDS EAST.

- ● FOUND 1/2 INCH IRON PIPE UNLESS OTHERWISE NOTED
- ◉ FOUND CAST IRON MONUMENT
- ◎ SET 1/2 INCH BY 14 INCH IRON PIPE WITH LICENSE NUMBER 47476

Egan, Field & Nowak, Inc.
land surveyors since 1872



LEGEND

EXISTING		PROPOSED	
	PROPERTY LINE		PROPERTY LINE
928	EXISTING CONTOUR	925	PROPOSED CONTOUR
	EASEMENT LINE		
	SETBACK LINE		
S	SANITARY MANHOLE		GATE VALVE
ST	STORM MANHOLE		HYDRANT
OR	CATCH BASIN		REDUCER
	CULVERT		TEE
	GATE VALVE	S	SANITARY SEWER MANHOLE
	HYDRANT		SANITARY CLEANOUT
	GAS METER		
	ELECTRIC BOX		
	UTILITY POLE		WATERMAIN
	SIGN		SANITARY SEWER
A	LIMITED ACCESS		STORM SEWER
S	SANITARY SEWER	ELC	UNDERGROUND ELECTRIC
SS	STORM SEWER	COM	TELEPHONE
W	WATERMAIN	GAS	GAS MAIN
OHW	OVERHEAD WIRE		
TC	UNDERGROUND TELECOMMUNICATION		
E	UNDERGROUND ELECTRIC		
G	UNDERGROUND GAS		

BUILDING DATA SUMMARY

AREAS	
PROPOSED LOT 1 PROPERTY	9.67 AC
BUILDING AREA	3.37 AC (34.9% OF TOTAL PROPERTY AREA)
PROPOSED LOT 2 PROPERTY	8.76 AC
BUILDING AREA	3.37 AC (38.5% OF TOTAL PROPERTY AREA)
PROPOSED LOT 3 PROPERTY	8.63 AC
BUILDING AREA	2.56 AC (29.66% OF TOTAL PROPERTY AREA)
PROPOSED OUTLOT AREA	16.50 AC

BUILDING #1	
INDUSTRIAL REQUIRED PARKING (85% GFA = 94,605 SF)	95 SPACES @ 1/1000 SF
OFFICE REQUIRED PARKING (15% GFA = 16,965 SF)	56 SPACES @ 1/300 SF
TOTAL REQUIRED PARKING	151 SPACES
PROPOSED PARKING	211 SPACES
ADA STALLS REQ'D / PROVIDED	7 STALLS / 10 STALLS

BUILDING #2	
INDUSTRIAL REQUIRED PARKING (85% GFA = 124,950 SF)	125 SPACES @ 1/1000 SF
OFFICE REQUIRED PARKING (15% GFA = 22,050 SF)	74 SPACES @ 1/300 SF
TOTAL REQUIRED PARKING	199 SPACES
PROPOSED PARKING	191 SPACES
ADA STALLS REQ'D / PROVIDED	6 STALLS / 10 STALLS

BUILDING #3	
INDUSTRIAL REQUIRED PARKING (85% GFA = 124,950 SF)	125 SPACES @ 1/1000 SF
OFFICE REQUIRED PARKING (15% GFA = 22,050 SF)	74 SPACES @ 1/300 SF
TOTAL REQUIRED PARKING	199 SPACES
PROPOSED PARKING	216 SPACES
ADA STALLS REQ'D / PROVIDED	7 STALLS / 10 STALLS

Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

KHA PROJECT 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY CJJ
DRAWN BY KAM
CHECKED BY MCB

PRELIMINARY PLAT

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
EX - 1

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\Exhibits\Preliminary Plat.dwg May 06, 2021 - 11:55am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ProjectDox

Current Project - Project Markups Listing

RA047834

File Name	Markup Name	Markup Text	Markup Date	Created by
Amsterdam Extension 2nd Addition - Final Plat_.pdf	Chloe	Need to put trail easement over wetland easement, 16.5 feet from edge of wetland	05/26/2021	Chloe McGuire Brigl
2021-0506_Ramsey Spec Industrial_Stormwater Report.pdf	LL	Please provide screen shots of BMP Watershed and BMP Parameter screens for each BMP.	05/26/2021	Len Linton
C501 - Grading & Stormwater Plan.pdf	LL	Overflow depth of infiltration basin must be set at top of maximum depth based on infiltration rate times 48 hrs. Refer to Minnesota Stormwater Manual.	05/26/2021	Len Linton
C501 - Grading & Stormwater Plan.pdf	LL		05/26/2021	Len Linton
C501 - Grading & Stormwater Plan.pdf	LL		05/26/2021	Len Linton
C503 - Grading & Stormwater Plan.pdf	LL	Deteintion ponds in Ramsey are dry unless 1 of the following conditions are met: 1. The pond is constructed with the normal water level at groundwater elevation. 2. The pond is lined with a clay or geosynthetic liner.	05/26/2021	Len Linton
C503 - Grading & Stormwater Plan.pdf	LL	Show soil boring locations on grading plans.	05/26/2021	Len Linton
C503 - Grading & Stormwater Plan.pdf	LL	EOF shown at 865.04. There grades to the north rise to 872. Review and revise grading plan.	05/26/2021	Len Linton
C503 - Grading & Stormwater Plan.pdf	LL		05/26/2021	Len Linton
C300 - Erosion and Sediment Control Plan - Phase 1.pdf	LL	Define CEC and all other abbreviations used on plan sheets.	05/26/2021	Len Linton
C300 - Erosion and Sediment Control Plan - Phase 1.pdf	LL	Keynote legend should be next to Lines and symbol legend.	05/26/2021	Len Linton
C300 - Erosion and Sediment Control Plan - Phase 1.pdf	LL		05/26/2021	Len Linton
C300 - Erosion and Sediment Control Plan - Phase 1.pdf	LL		05/26/2021	Len Linton

ProjectDox

Current Project - Project Markups Listing

File Name	Markup Name	Markup Text	Markup Date	Created by
C300 - Erosion and Sediment Control Plan - Phase 1.pdf	LL	It is difficult to follow line types diue to the number of lines in this area. These sheets should be reviewed to deemphasise items of lower priority though the use of lighter lineweights.	05/26/2021	Len Linton
Preliminary Plat.pdf	JF	Clean up the plat, too many unnessary lines. Needs to be clear where lot lines are and where easements exist.	05/20/2021	Joe Feriancek
Preliminary Plat.pdf	JF	Easements are needed over the watermain loops, and around the hydrants. Easement are required over water and sanitary sewer across Lot 2, since those are serving Lots 1 & 3.	05/20/2021	Joe Feriancek
Preliminary Plat.pdf	JF	Has a wetland delineation been completed? The drainage & utility easement must include the wetland buffer.	05/20/2021	Joe Feriancek
Preliminary Plat.pdf	JF	The existing easement is not sufficient, needs to be modified to meet wetland buffer requirements.	05/20/2021	Joe Feriancek
C200 - Demo Plan.pdf	jf	Make items to be removed bold, add to the legend.	05/19/2021	Joe Feriancek
C200 - Demo Plan.pdf	jf	Showing trees on north end, need tree save fence.	05/19/2021	Joe Feriancek
C200 - Demo Plan.pdf	jf		05/19/2021	Joe Feriancek
C200 - Demo Plan.pdf	jf	Don't know what these lines represent.	05/19/2021	Joe Feriancek
[1] L100 LANDSCAPE PLAN - OVERALL.pdf	CA	The Tree Inventory needs to be provided. It must include all significant trees on site as well as species name, DBH, and save or remove at a minimum. Significant tree defined as any oak or evergreen 4" or greater in DBH and all other deciduous trees 8" or greater.	05/19/2021	Chris Anderson
[1] L100 LANDSCAPE PLAN - OVERALL.pdf	CA	Each overstory tree within a parking lot shall be provided at least 162 square feet of planting area (equivalent of one parking stall). All parking lot plantings shall have wood chip mulch. Update plans accordingly.	05/19/2021	Chris Anderson
C401 - Site Plan.pdf	JF	There are some line types and hatches being used specific to this sheet, not shown in the legend.	05/19/2021	Joe Feriancek

ProjectDox

Current Project - Project Markups Listing

File Name	Markup Name	Markup Text	Markup Date	Created by
C408 - Site Plan.pdf	JF	Drives will require ped ramps for bit trail along Bunker Lake Blvd.	05/19/2021	Joe Feriancek
C500 - Grading & Stormwater Plan - Overall.pdf	JF	It would be more convienent to get an entire pipe run on the same sheet, rather than split halfway. Recommend realignment of the sheet breaks.	05/19/2021	Joe Feriancek
C500 - Grading & Stormwater Plan - Overall.pdf	JF1	Limit the amount of linework to what is necessary for the proposed work being shown. Storm and Grading should stand out, other lines should be in background, and we only need outside building lines and curb lines. Carry same readability process throughout the plan set.	05/19/2021	Joe Feriancek
C000 - Cover Sheet.pdf	JF	Verify index sheet numbers, L101 listed twice.	05/18/2021	Joe Feriancek
[1] L109 LANDSCAPE SCHEDULE.pdf	CA	Update Landscape Schedule to specify minimum shrub size at installation to be 24" in height or width (depending on species characteristics).	05/12/2021	Chris Anderson
C300 - Erosion and Sediment Control Plan - Phase 1.pdf	CA	Silt fence needs to be at least 16.5 feet from the delineated boundary of the wetland.	05/12/2021	Chris Anderson
Preliminary Plat.pdf	CA	Wetlands and Stormwater Ponds are required to be encumbered with drainage and utility easements that extend out at least 16.50 feet from the boundary.	05/12/2021	Chris Anderson
[1] L110 LANDSCAPE DETAILS.pdf	CA	Modify #21 to specify that the irrigation system must include a rain sensor and some additional form of water efficient technology, such as a smart controller and/or soil moisture sensors.	05/12/2021	Chris Anderson
[1] L110 LANDSCAPE DETAILS.pdf	CA	Add Landscape Note stating that all disturbed areas not otherwised improved with impervious surfacing or storm water ponds must receive four (4) inches of topsoil with not more than 35% sand content.	05/12/2021	Chris Anderson

Overview
The purpose of this memo is to provide a high-level review of the Zoning Code compliance for a 3 building spec industrial building project on the North Side of Bunker Lake Blvd.

General
The project property is 43.55 acres and is currently unaddressed. The proposed project is located north of Bunker Lake Blvd NW between Puma St NW and Armstrong Blvd NW. The property PID is 20-32-25-43-0005 and is generally known as 8200 Bunker Lake Blvd NW.

Comprehensive Plan
The Ramsey 2040 Comprehensive Plan guides the subject property as Business Park which allows for industrial uses.

Zoning
The conceptual plans are being reviewed under the E-3 Employment District standards.

Bulk Standards: Section 117-124 E-3 Employment District

Standard	Requirement	Proposed
Minimum lot size	1 acre	8.63, 8.76, 9.67 acres
Minimum lot width	200 feet	All 200+ feet
Building setbacks		
Front	35 feet	Building 1: 146 ft Building 2: 175 ft Building 3: 61 ft
Rear	25 feet	Building 1: 80 ft Building 2: 80 ft Building 3: 90 ft
Side	25 feet	Building 1: 60, 140 ft Building 2: 60, 100 ft Building 3: 60, 130 ft
Major and minor arterials	60 feet from centerline of road right-of-way plus the local applicable setback	Closest point = 120 ft
From service road	30 feet	n/a
Buildings	60 feet	Appears to comply
Off-street parking, storage areas, and driveways	40 feet	60 feet at closest point
Parking and pavement setback from street right-of-way	20 feet	60 feet at closest point
Maximum building height	65 feet	Appears to comply
Maximum lot coverage	45 percent	43% (without outlot)

Parking:
Required parking for building 1

- Industrial (94,605 sq ft) = 95 stalls
- Office (16,965 sq ft) = 56 stalls
- Required = 151
- Proposed = 211

Required parking for building 2 and 3

- Industrial (124,950 sq ft) = 125 parking stalls
- Office (22,050 sq ft) = 74 parking stalls
- Required = 199 stalls
- Proposed = 216

Wetlands: Wetlands are along the north end of the site. There needs to be a 16.5 foot easement from the edge of any wetland.

Streets and Access: There are two proposed new accesses onto Bunker Lake Blvd, there is one shared access proposed with the property to the west.

Landscape Plan: See landscape review and EPB case.

Lighting: A lighting plan was included and appears to meet requirements.

Development Fees: The Applicant will be responsible for paying for any development fees associated with the project approval.

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #21-158

RESOLUTION APPROVING FINAL PLAT AND SITE PLAN FOR OPPIDAN

WHEREAS, Oppidan Holdings, LLC hereafter referred to as "Developer," properly applied for Site Plan and Preliminary Plat approval of the following described property located in the City of Ramsey:

> Lot 2, Block 1 Amsterdam Extension, Anoka County, Minnesota (the 'Subject Property');

WHEREAS, the City has received an Application for Preliminary Plat Approval for three (3) industrial lots and one outlot; and

WHEREAS, the Subject Property is located in the E-3 Industrial District; and

WHEREAS, the Planning Commission met and held a public hearing for the Preliminary Plat on June 3, 2021 and recommended approval of the Site Plan and Preliminary Plat; and

WHEREAS, the City Council approved the Site Plan and Preliminary Plat on June 22, 2021.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. That the Ramsey City Council hereby grants final plat and development agreement approval for Amsterdam Extension 2nd Addition in accordance with relevant City Codes, subject to the following conditions:
    a. Compliance with the Staff Review Letters.
    b. Compliance with all Staff Review Comments in ProjectDox.
    c. Final approval by City Engineer and City Attorney.
    d. The Developer entering into a Development Agreement with the City.
    e. Approved wetland delineation and 16.5 foot setback encumbered by easement.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

DRAFT

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 22 day of June, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

DRAFT