

# FERRELLGAS - SITE REDEVELOPMENT PLANS

7255 HIGHWAY 10 NW - RAMSEY, MINNESOTA

PIERCE PINI &  
ASSOCIATES, INC.  
Consulting Civil Engineers

9298 CENTRAL AVENUE NE  
SUITE 312  
BLAINE, MN 55434  
TEL 763-537-1311

## CONTACT INFORMATION

**CIVIL ENGINEER**  
PIERCE PINI & ASSOCIATES, INC.  
9298 CENTRAL AVENUE NE, SUITE 312  
BLAINE, MN 55434  
CONTACT: Kevin Gardner  
TEL: 763-537-1311

**SEPTIC DESIGNER**  
KLOEPPNER SERVICES & DESIGN  
3450 LEXINGTON AVENUE N, SUITE 203  
SHOREVIEW, MN 55126  
CONTACT: Jesse Kloepfner  
TEL: 763-843-4114

**ARCHITECT**  
BUSCH ARCHITECTS  
310 FOURTH AVENUE S, SUITE 1000  
MINNEAPOLIS, MN 55415  
CONTACT: Kevin Busch  
TEL: 612-333-2279

## PROPERTY INFORMATION

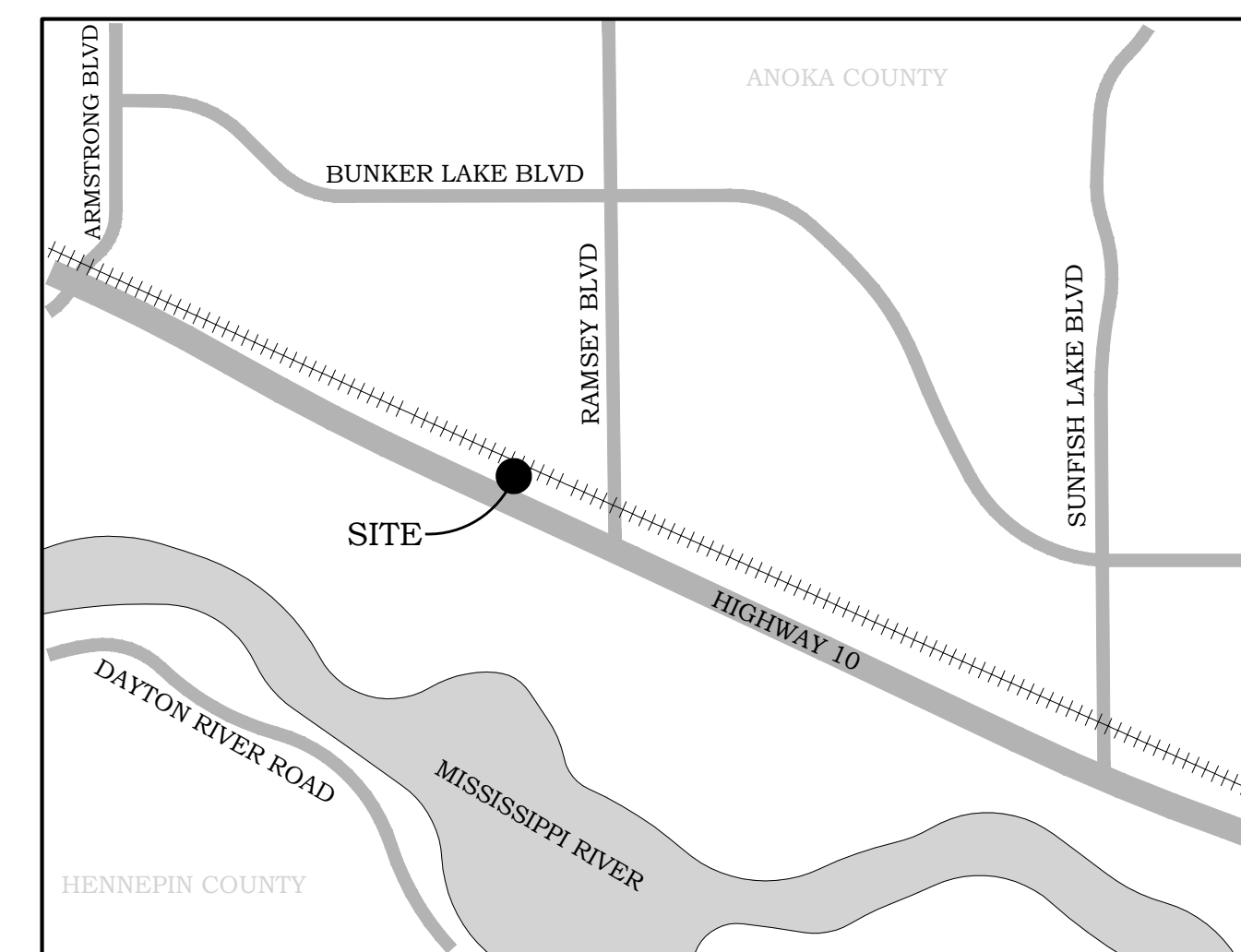
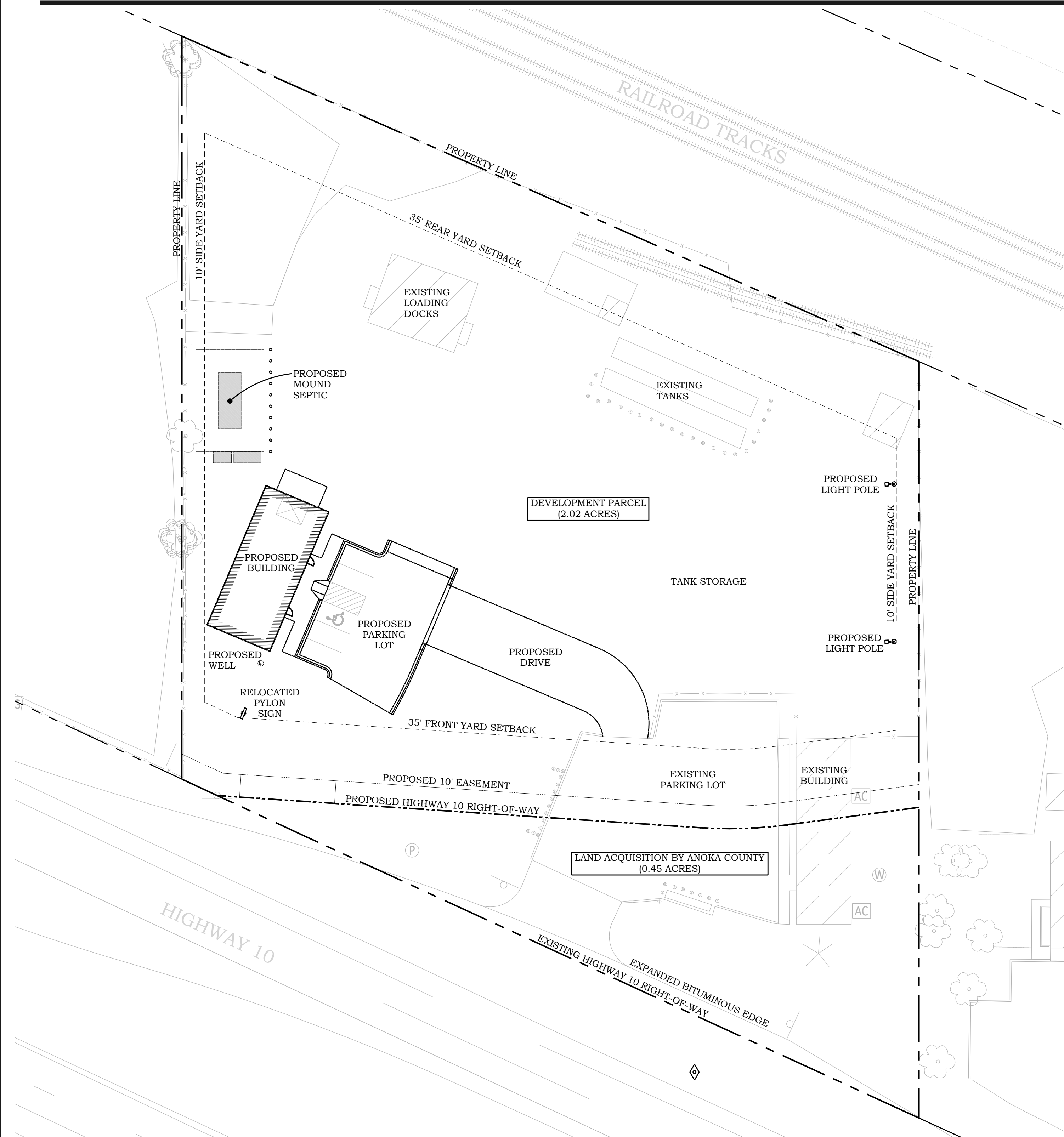
ADDRESS: 7255 HIGHWAY 10 NW, RAMSEY, MN  
PARCEL ID: 28-32-25-44-0011  
LOT AREA: 2.47 ACRES  
WATERSHED: LOWER RUM RIVER WMO

## DRAWING INDEX

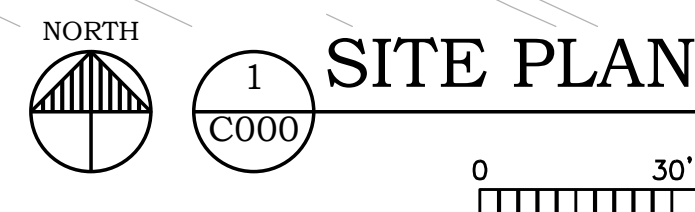
- C000 - COVER SHEET
- C100 - SITE REMOVALS PLAN
- C101 - PHASE 2 SITE REMOVALS PLAN (BY COUNTY)
- C200 - STORMWATER POLLUTION PREVENTION NOTES
- C201 - STORMWATER POLLUTION PREVENTION NOTES
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## CONSTRUCTION NOTES

1. ALL EXISTING INFORMATION TAKEN FROM DESIGN DOCUMENTS PROVIDED BY ANOKA COUNTY AND BOLTON & MENK RELATED TO THE RAMSEY BOULEVARD OVERPASS AND RAMP PROJECT.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING UTILITIES, AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
3. CONTRACTOR TO PREVENT DIRT AND/OR DEBRIS FROM BEING TRANSPORTED OFF-SITE IN AN UNCONTROLLED MANNER. SEDIMENT DISCOVERED SHALL BE REMOVED BY CONTRACTOR WITHIN 7 DAYS OF DISCOVERY.
4. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH CITY OF RAMSEY, ANOKA COUNTY AND STATE OF MINNESOTA REGULATIONS AND STANDARDS.
5. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WHICH MAY INCLUDE BUT IS NOT LIMITED TO: ELECTRIC, TELEPHONE, GAS, CABLE TV, COMPUTER CABLE, FIBER OPTIC CABLE, SANITARY SEWER, STORM SEWER AND WATER MAIN. CONTRACTOR TO CONTACT THE GOPHER STATE ONE CALL BEFORE EXCAVATING.
6. CONTRACTOR TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS, LANDSCAPING, STRUCTURES AND UTILITIES THAT ARE TO REMAIN. CONTRACTOR TO STORE AND PROTECT EXISTING SITE FEATURES WHICH NEED TO BE REMOVED AND REPLACED. CONTRACTOR TO PREVENT DAMAGE OR THEFT OF THESE ITEMS AND TO REPAIR AND REPLACE AT OWN EXPENSE.
7. ALL EXCAVATIONS MUST COMPLY WITH THE REQUIREMENTS OF OSHA 29 CFR, PART 1926, SUBPART P "EXCAVATIONS AND TRENCHES". THIS DOCUMENT STATES THAT EXCAVATION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. CONTRACTOR SHALL COORDINATE WITH ARCHITECT'S DRAWINGS TO VERIFY LOCATION, SIZE AND QUANTITY OF ALL ROOF DRAINS AND UTILITY CONNECTIONS.
9. PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH MUTCD, INCLUDING "FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS", CURRENT EDITION.
10. DRAWINGS DO NOT INDICATE AREAS OF TEMPORARY SUPPORT SYSTEMS. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS AND WILL HAVE TOTAL CONTROL OVER THE TYPES AND DESIGN OF ALL SHORING, SHEETING, BRACING, ANCHORAGES, EXCAVATION SUPPORT WALLS, DIRECTIONAL BORING, AUGER JACKING, SOIL STABILIZATION AND OTHER METHODS OF PROTECTING EXISTING IMPROVEMENTS. SEE SPECIFICATIONS FOR SUBMITTAL REQUIREMENTS.
11. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO STARTING CONSTRUCTION.
12. ALL MATERIALS FOR PROPOSED CONSTRUCTION OR REPAIR OF EXISTING FACILITIES SHALL BE NEW PRODUCTS DIRECT FROM THE FACTORY AND FREE FROM DEFECTS.
13. WHEN WORKING AROUND EXISTING UTILITIES, LIGHT POLES, TRAFFIC SIGNALS, TELEPHONE OR POWER POLES, THE CONTRACTOR SHALL PROVIDE SUFFICIENT SUPPORT OR BRACING TO PREVENT EXCESSIVE STRESS ON THE PIPING. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.
14. CARE MUST BE TAKEN DURING CONSTRUCTION AND EXCAVATION TO PROTECT ANY SURVEY MONUMENTS AND/OR PROPERTY IRONS. MONUMENTS DAMAGED OR DISPLACED DUE TO CONTRACTOR NEGLIGENCE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
15. CONTRACTOR SHALL NOT BLOCK DRAINAGE FROM OR DIRECT EXCESS DRAINAGE ONTO ADJACENT PROPERTY.
16. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY.
17. CONTRACTOR MUST ADHERE TO AXLE LOAD LIMITS WHEN DELIVERING MATERIALS AND EQUIPMENT TO THE SITE. ANY DAMAGE TO THE ROADWAY AND THE CITY RIGHT-OF-WAY SHALL BE REPAIRED TO THE CITY'S SATISFACTION AT THE COST OF THE CONTRACTOR.
18. CONTRACTOR SHALL TAKE PHOTOGRAPHS AND DOCUMENT THE CONDITION OF THE EXISTING ROADWAY PRIOR TO CONSTRUCTION.



LOCATION MAP



1" = 30' (22" x 24" SHEET)  
1" = 60' (11" X 17" SHEET)

**FERRELLGAS**  
**SITE REDEVELOPMENT**  
 7255 HIGHWAY 10 NW  
 RAMSEY, MN 55303

I hereby certify that this plan or drawing 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.

Company: PIERCE PINI & ASSOCIATES

Signed: *Kevin Gardner*

Name: Kevin Gardner

Date: 05/01/2023 Reg. No: 45815

Issued for \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

Comm. No. 22-049

Drawn TS

Checked KG

Date 05/01/2023

City Approval

Drawing Title

COVER SHEET

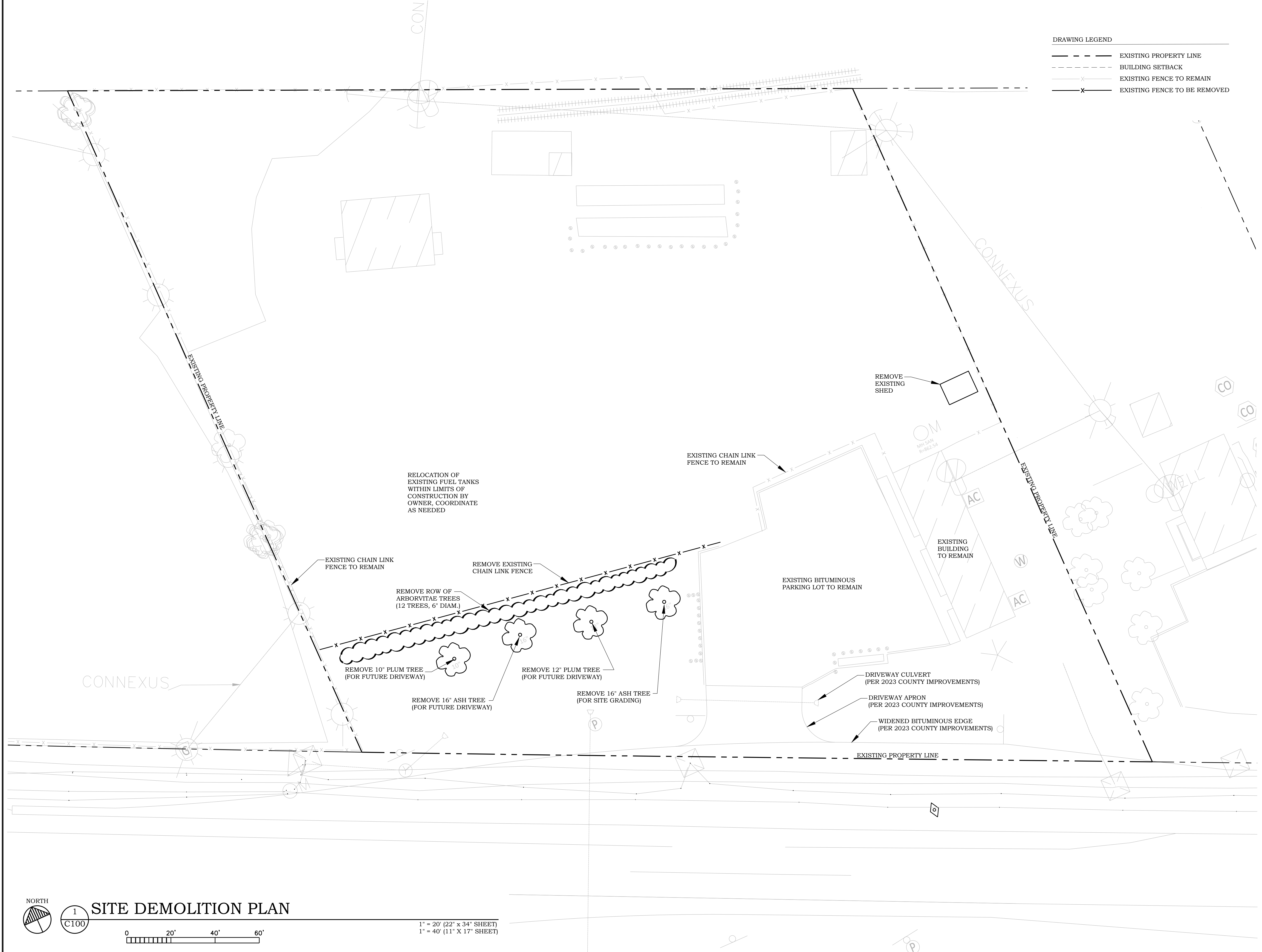
C000

**FERRELLGAS  
 SITE REDEVELOPMENT**

7255 HIGHWAY 10 NW  
 RAMSEY, MN 55303

**DRAWING LEGEND**

---	EXISTING PROPERTY LINE
- - -	BUILDING SETBACK
- x -	EXISTING FENCE TO REMAIN
- x - x -	EXISTING FENCE TO BE REMOVED



RELOCATION OF EXISTING FUEL TANKS WITHIN LIMITS OF CONSTRUCTION BY OWNER, COORDINATE AS NEEDED

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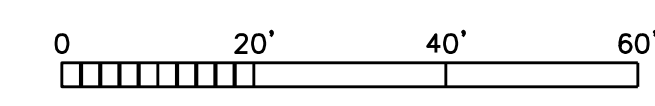
Checked KG

Date 05/01/2023

**City Approval**

Drawing Title

SITE DEMOLITION PLAN



1" = 20' (22" x 34" SHEET)  
 1" = 40' (11" x 17" SHEET)

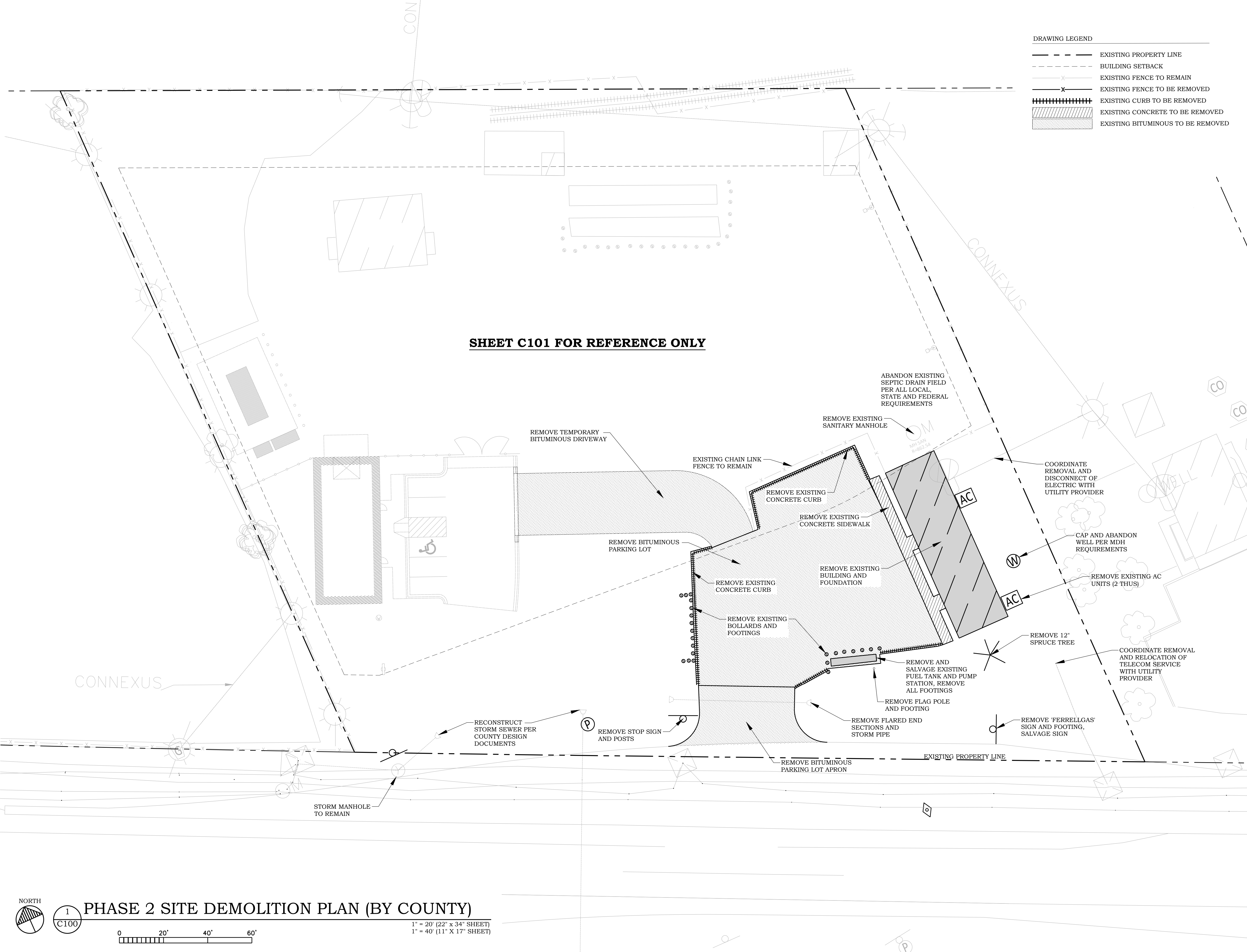
**FERRELLGAS  
 SITE REDEVELOPMENT**

7255 HIGHWAY 10 NW  
 RAMSEY, MN 55303

**DRAWING LEGEND**

	EXISTING PROPERTY LINE
	BUILDING SETBACK
	EXISTING FENCE TO REMAIN
	EXISTING FENCE TO BE REMOVED
	EXISTING CURB TO BE REMOVED
	EXISTING CONCRETE TO BE REMOVED
	EXISTING BITUMINOUS TO BE REMOVED

**SHEET C101 FOR REFERENCE ONLY**



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**City Approval**

Drawing Title  
**PHASE 2 SITE  
 DEMOLITION PLAN  
 (BY COUNTY)**

**C101**





NPDES IMPAIRED WATERS MAP

**FERRELLGAS  
SITE REDEVELOPMENT**

7255 HIGHWAY 10 NW  
RAMSEY, MN 55303

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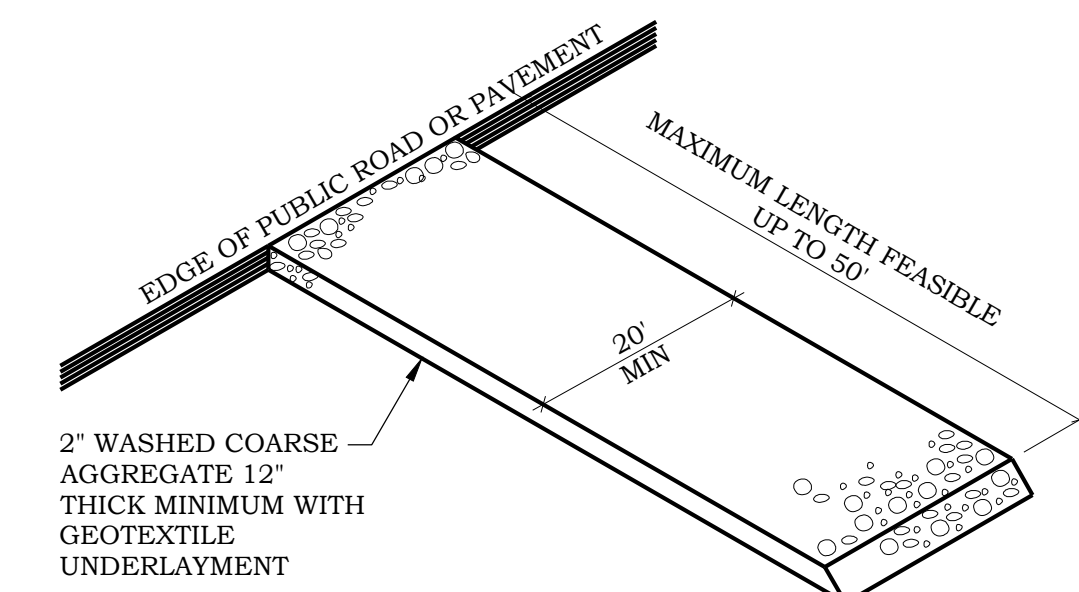
Date 05/01/2023

**City Approval**

Drawing Title

STORMWATER  
POLLUTION  
PREVENTION NOTES

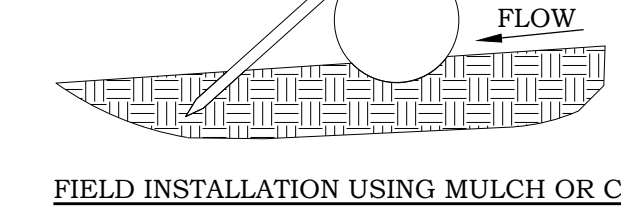
**C201**



3 GRAVEL CONSTRUCTION ENTRANCE  
C300 NO SCALE

1"x2"x24" WOOD STAKES AT 3' MAX SPACING. STAKES SHALL BE DRIVEN OVER LOG AT A 45° ANGLE WITH TOP OF STAKE POINTING UPSTREAM. PROVIDE 8"-10" OF STAKE EMBEDMENT.

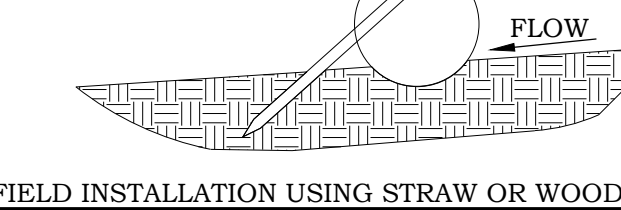
8"-12" DIA LOG WITH ENDS LAPPED 6". FOR INSTALLATION ON BARE SOIL PLACE LOG IN A SMOOTH, ROUNDED TRENCH WITH A DEPTH EQUAL TO 1/4 THE LOG DIA.



FIELD INSTALLATION USING MULCH OR COMPOST

1"x2"x24" WOOD STAKES AT 3' MAX SPACING. STAKES SHALL BE DRIVEN THROUGH BACK HALF OF LOG AT A 45° ANGLE WITH TOP OF STAKE POINTING UPSTREAM. PROVIDE 8"-10" OF STAKE EMBEDMENT.

8"-12" DIA LOG WITH ENDS LAPPED 6". FOR INSTALLATION ON BARE SOIL PLACE LOG IN A SMOOTH, ROUNDED TRENCH WITH A DEPTH EQUAL TO 1/4 THE LOG DIA.



FIELD INSTALLATION USING STRAW OR WOOD FIBER

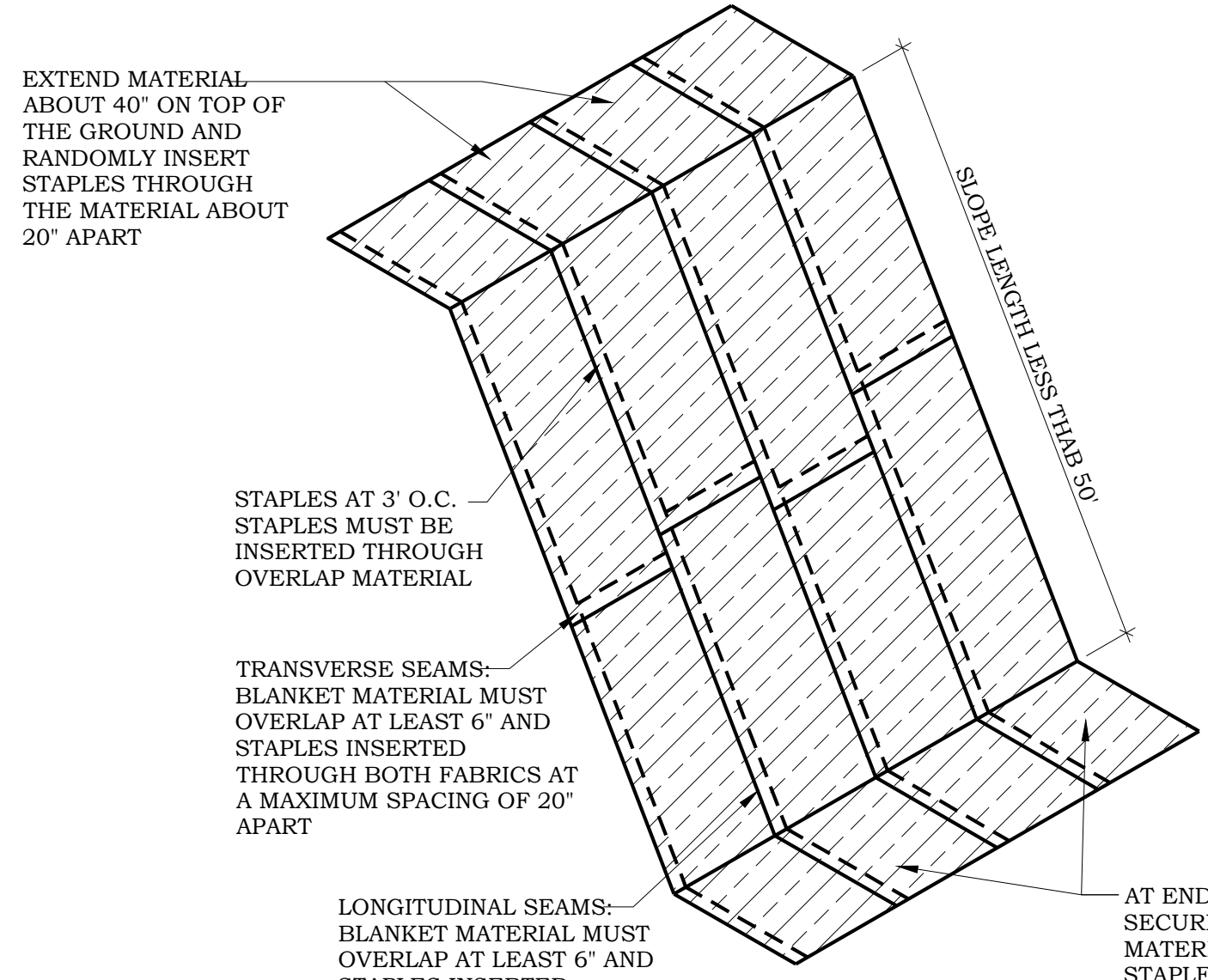
4 EROSION LOG  
C300 NO SCALE



- NOTES:
1. GEOTEXTILE FABRIC SHALL BE PER MNDOT SPEC 3886.
  2. SILT FENCES SHOULD BE INSTALLED ON THE CONTOUR (AS OPPOSED TO UP AND DOWN A HILL) AND CONSTRUCTED SO THAT FLOW CANNOT BYPASS THE ENDS.
  3. ENSURE DRAINAGE AREA IS NO GREATER THAN 1/4 ACRE PER 100 FT OF FENCE.
  4. FIELD VERIFY THE MAXIMUM SLOPE LENGTH IN THE TABLE. THIS LENGTH EQUATES TO A 2 FOOT STORAGE HEIGHT FOR THE 100-YEAR EVENT.
  5. SILT FENCE INSTALLATION TO CONFORM TO MNDOT SPEC 2573.3

		BY ACCEPTED DESIGN PRACTICES
SLOPE H:V	PERCENT	MAXIMUM SLOPE LENGTH
100:1	1%	100 FT
50:1	2%	75 FT
25:1	4%	75 FT
20:1	5%	75-50 FT
17:1	6%	50 FT
12.5:1	8%	50 FT
10:1	10%	50-25 FT
5:1	20%	25-15 FT
4:1	25%	15 FT
3:1	33%	15 FT
2:1	50%	15 FT

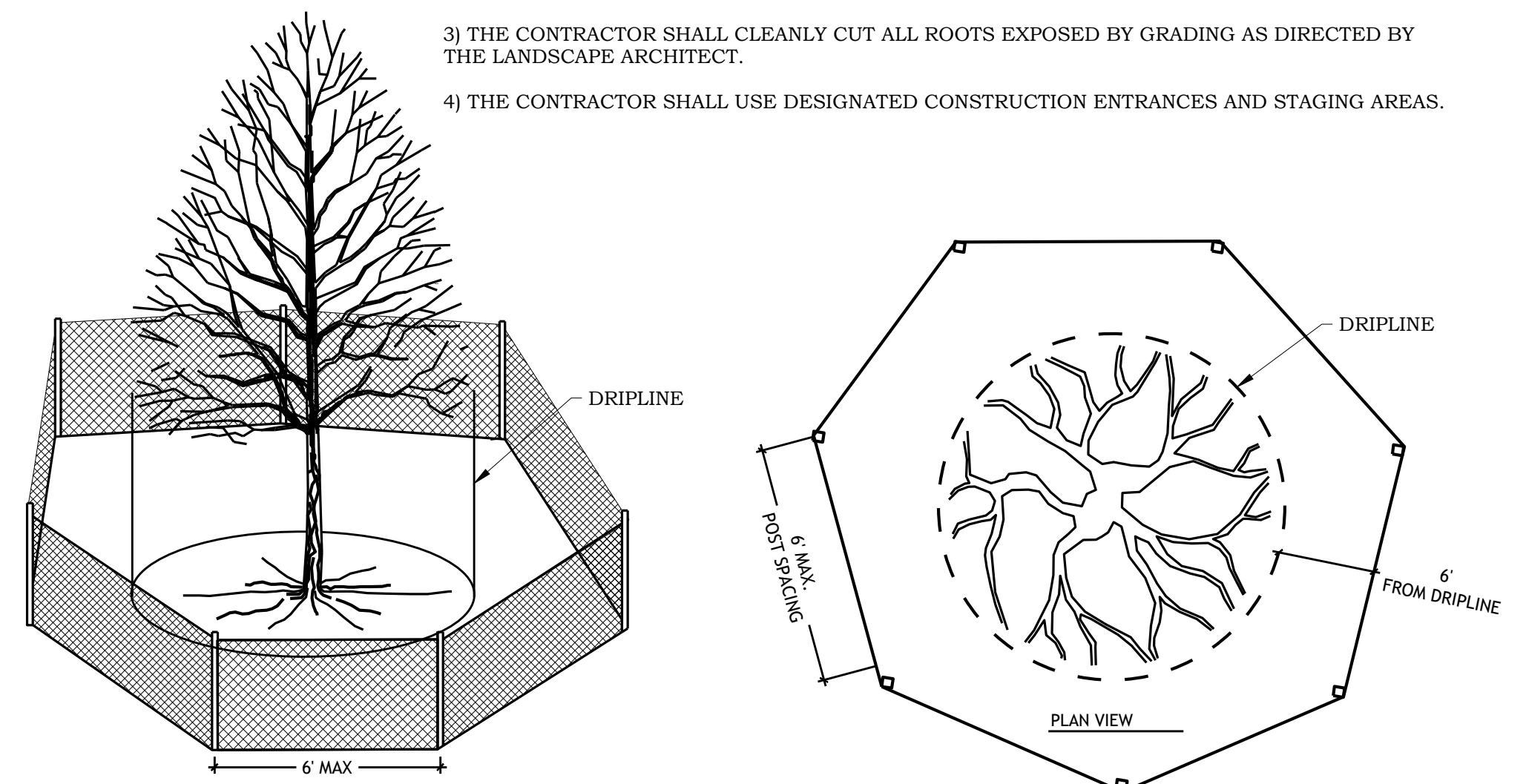
1 HEAVY DUTY SILT FENCE  
C300 NO SCALE



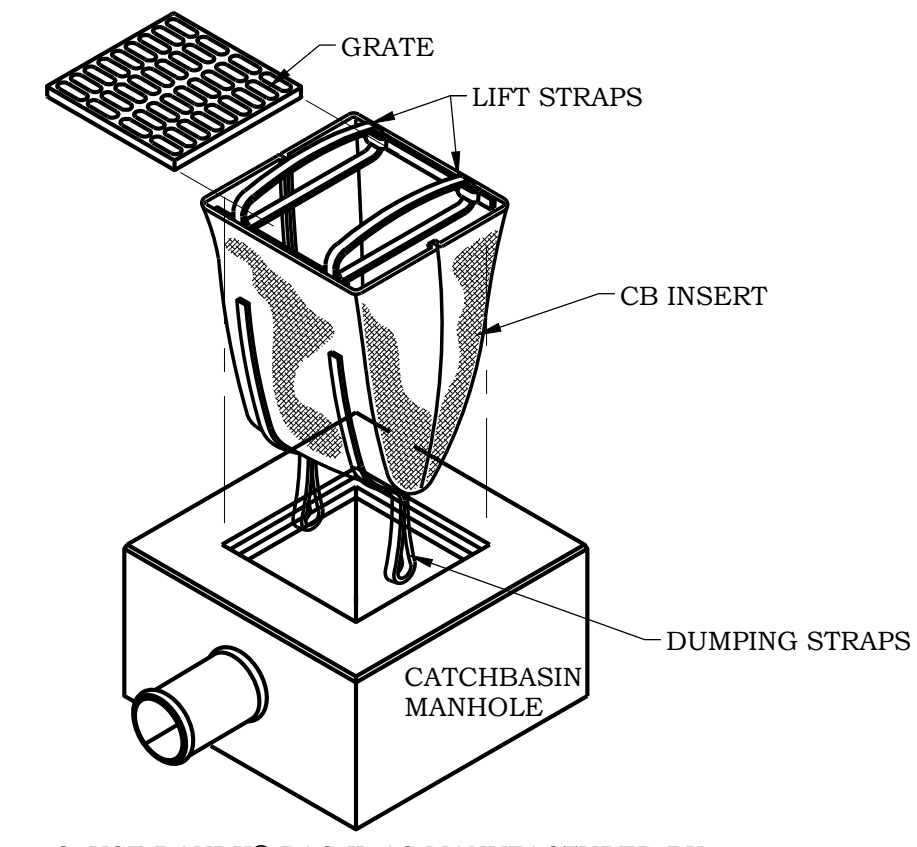
- NOTES:
1. EROSION CONTROL BLANKET TO BE CATEGORY 4-COCONUT 2S FOR SLOPES GREATER THAN 5:1 AND SIDES AND BOTTOM OF ALL DRAINAGE SWALES AND PONDING AREAS AND CATEGORY 2-STRAW 2S FOR ALL SLOPES LESS THAN 5:1 PER MNDOT SPEC. SECTION 3885.
  2. INSTALL PER MNDOT SPEC. SECTION 2575

2 EROSION CONTROL BLANKET  
C300 NO SCALE

- NOTES:
- 1) ALL TREE PROTECTION FENCING AND EROSION CONTROL FENCING SHALL BE INSTALLED ACCORDING TO THE PLANS PRIOR TO ANY DEMOLITION. AFTER DEMOLITION OR AS NECESSARY, TREE PROTECTION FENCING MAY BE RELOCATED WITH APPROVAL FROM THE LANDSCAPE ARCHITECT. ALL TREE PROTECTION FENCING AND EROSION CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD.
  - 2) CONTRACTOR SHALL NOT STORE ANY MATERIALS OR PARK ANY VEHICLES IN TREE PROTECTION ZONES. THE FENCE SHALL PREVENT TRAFFIC MOVEMENT AND THE PLACEMENT OF TEMPORARY FACILITIES, EQUIPMENT, STOCKPILES AND SUPPLIES FROM HARMING VEGETATION WITHIN THE LIMITS OF PROTECTION.
  - 3) THE CONTRACTOR SHALL CLEANLY CUT ALL ROOTS EXPOSED BY GRADING AS DIRECTED BY THE LANDSCAPE ARCHITECT.
  - 4) THE CONTRACTOR SHALL USE DESIGNATED CONSTRUCTION ENTRANCES AND STAGING AREAS.



5 TREE PROTECTION FENCING  
C300 NO SCALE



2. USE DANDY® BAG II AS MANUFACTURED BY DANDY® PRODUCTS, INC.
3. AN EQUIVALENT CATCHBASIN EROSION CONTROL INSERT METHOD OR PRODUCT MAY BE USED WITH PRIOR APPROVAL FROM ENGINEER.

6 CATCH BASIN INSERT  
C300 NO SCALE

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Company: PIERCE PINI & ASSOCIATES

Signed: *Kevin Gardner*

Name: Kevin Gardner

Date: 05/01/2023 Reg. No: 45815

Issued for	Date

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Comm. No. 22-049

Drawn TS

Checked KG

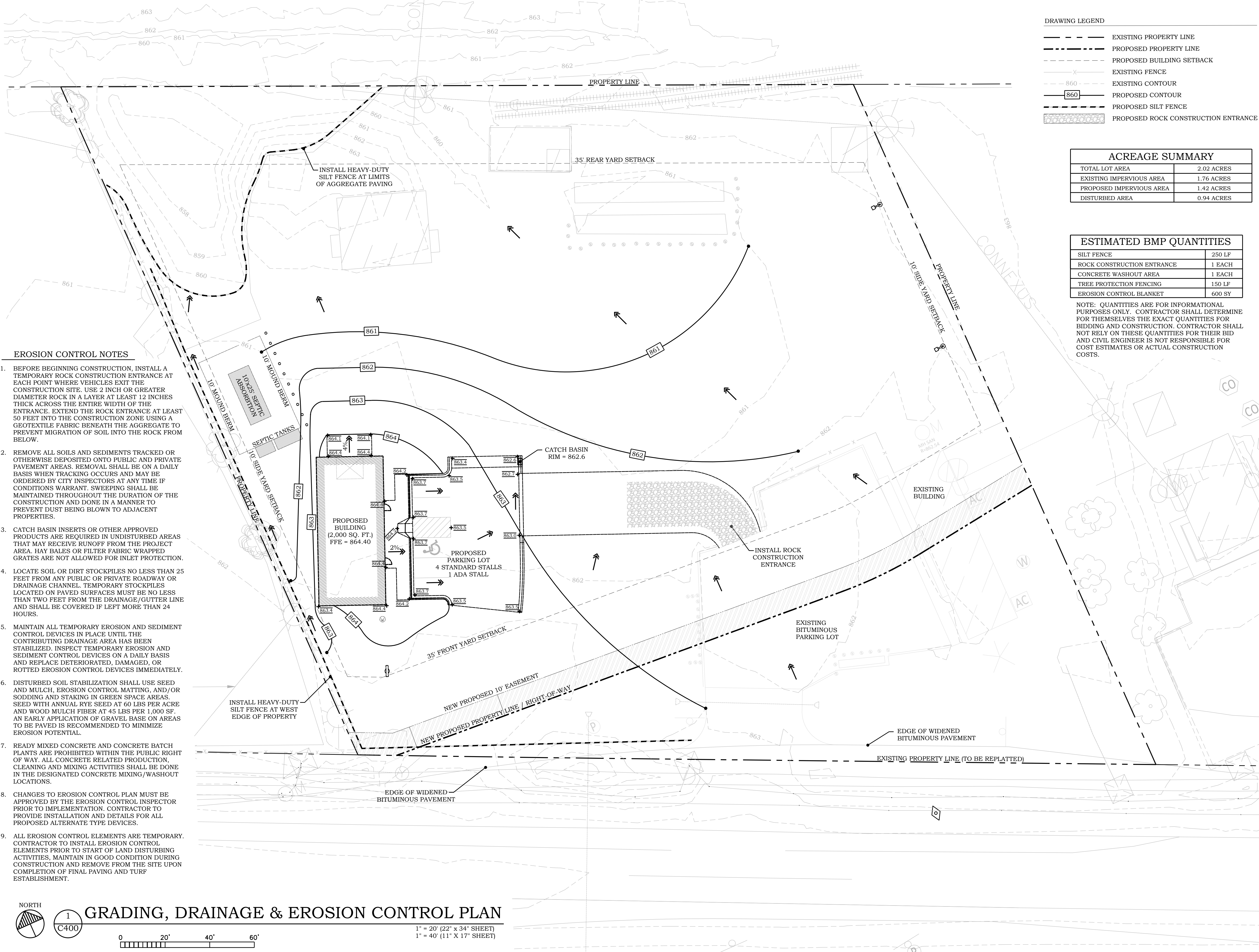
Date 05/01/2023

City Approval

Drawing Title

STORMWATER  
POLLUTION  
PREVENTION DETAILS

C300



**DRAWING LEGEND**

- EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - PROPOSED BUILDING SETBACK
- - - EXISTING FENCE
- - - EXISTING CONTOUR
- 860 PROPOSED CONTOUR
- - - PROPOSED SILT FENCE
- XXXXXX PROPOSED ROCK CONSTRUCTION ENTRANCE

**ACREAGE SUMMARY**

TOTAL LOT AREA	2.02 ACRES
EXISTING IMPERVIOUS AREA	1.76 ACRES
PROPOSED IMPERVIOUS AREA	1.42 ACRES
DISTURBED AREA	0.94 ACRES

**ESTIMATED BMP QUANTITIES**

SILT FENCE	250 LF
ROCK CONSTRUCTION ENTRANCE	1 EACH
CONCRETE WASHOUT AREA	1 EACH
TREE PROTECTION FENCING	150 LF
EROSION CONTROL BLANKET	600 SY

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL NOT RELY ON THESE QUANTITIES FOR THEIR BID AND CIVIL ENGINEER IS NOT RESPONSIBLE FOR COST ESTIMATES OR ACTUAL CONSTRUCTION COSTS.

**EROSION CONTROL NOTES**

- BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WHERE VEHICLES EXIT THE CONSTRUCTION SITE. USE 2 INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST 12 INCHES THICK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 50 FEET INTO THE CONSTRUCTION ZONE USING A GEOTEXTILE FABRIC BENEATH THE AGGREGATE TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW.
- REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS AND MAY BE ORDERED BY CITY INSPECTORS AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
- CATCH BASIN INSERTS OR OTHER APPROVED PRODUCTS ARE REQUIRED IN UNDISTURBED AREAS THAT MAY RECEIVE RUNOFF FROM THE PROJECT AREA. HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.
- LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS.
- MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
- DISTURBED SOIL STABILIZATION SHALL USE SEED AND MULCH, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. SEED WITH ANNUAL RYE SEED AT 60 LBS PER ACRE AND WOOD MULCH FIBER AT 45 LBS PER 1,000 SF. AN EARLY APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED IS RECOMMENDED TO MINIMIZE EROSION POTENTIAL.
- READY MIXED CONCRETE AND CONCRETE BATCH PLANTS ARE PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. ALL CONCRETE RELATED PRODUCTION, CLEANING AND MIXING ACTIVITIES SHALL BE DONE IN THE DESIGNATED CONCRETE MIXING/WASHOUT LOCATIONS.
- CHANGES TO EROSION CONTROL PLAN MUST BE APPROVED BY THE EROSION CONTROL INSPECTOR PRIOR TO IMPLEMENTATION. CONTRACTOR TO PROVIDE INSTALLATION AND DETAILS FOR ALL PROPOSED ALTERNATE TYPE DEVICES.
- ALL EROSION CONTROL ELEMENTS ARE TEMPORARY. CONTRACTOR TO INSTALL EROSION CONTROL ELEMENTS PRIOR TO START OF LAND DISTURBING ACTIVITIES. MAINTAIN IN GOOD CONDITION DURING CONSTRUCTION AND REMOVE FROM THE SITE UPON COMPLETION OF FINAL PAVING AND TURF ESTABLISHMENT.

**PIERCE PINI & ASSOCIATES, INC.**  
Consulting Civil Engineers

9298 CENTRAL AVENUE NE  
SUITE 312  
BLAINE, MN 55434  
TEL 763-537-1311

**FERRELLGAS**  
SITE REDEVELOPMENT

7255 HIGHWAY 10 NW  
RAMSEY, MN 55303

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Name: Kevin Gardner

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Drawn TS

Checked KG

Date 05/01/2023

**City Approval**

Drawing Title

GRADING, DRAINAGE & EROSION CONTROL PLAN

**C400**

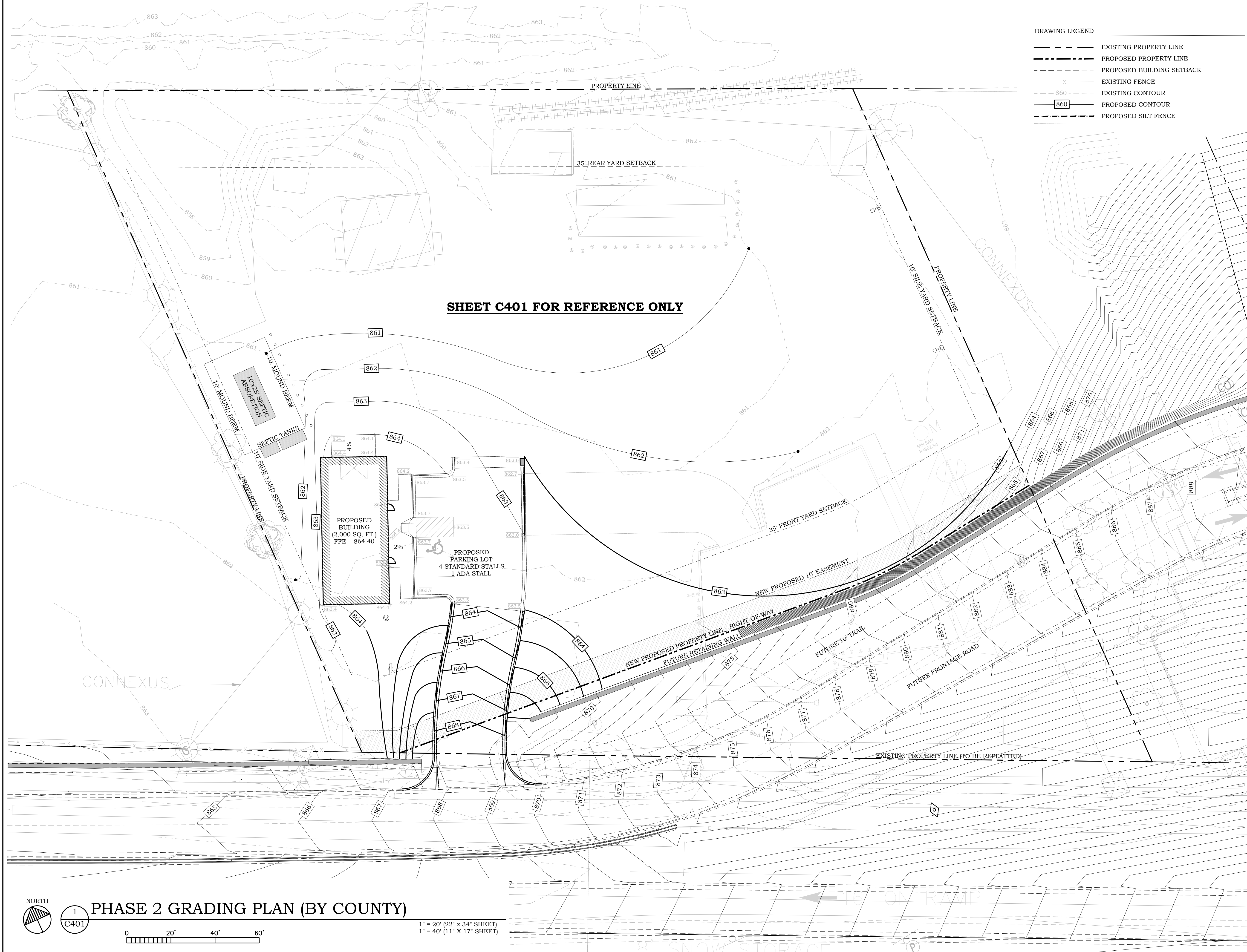
NORTH

1  
C400

**GRADING, DRAINAGE & EROSION CONTROL PLAN**

1" = 20' (22" x 34" SHEET)  
1" = 40' (11" x 17" SHEET)

0 20' 40' 60'



**SHEET C401 FOR REFERENCE ONLY**

**DRAWING LEGEND**

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED BUILDING SETBACK
	EXISTING FENCE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SILT FENCE

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**City Approval**

Drawing Title  
**PHASE 2 GRADING PLAN (BY COUNTY)**

**C401**

**PHASE 2 GRADING PLAN (BY COUNTY)**

1  
 C401

0 20' 40' 60'

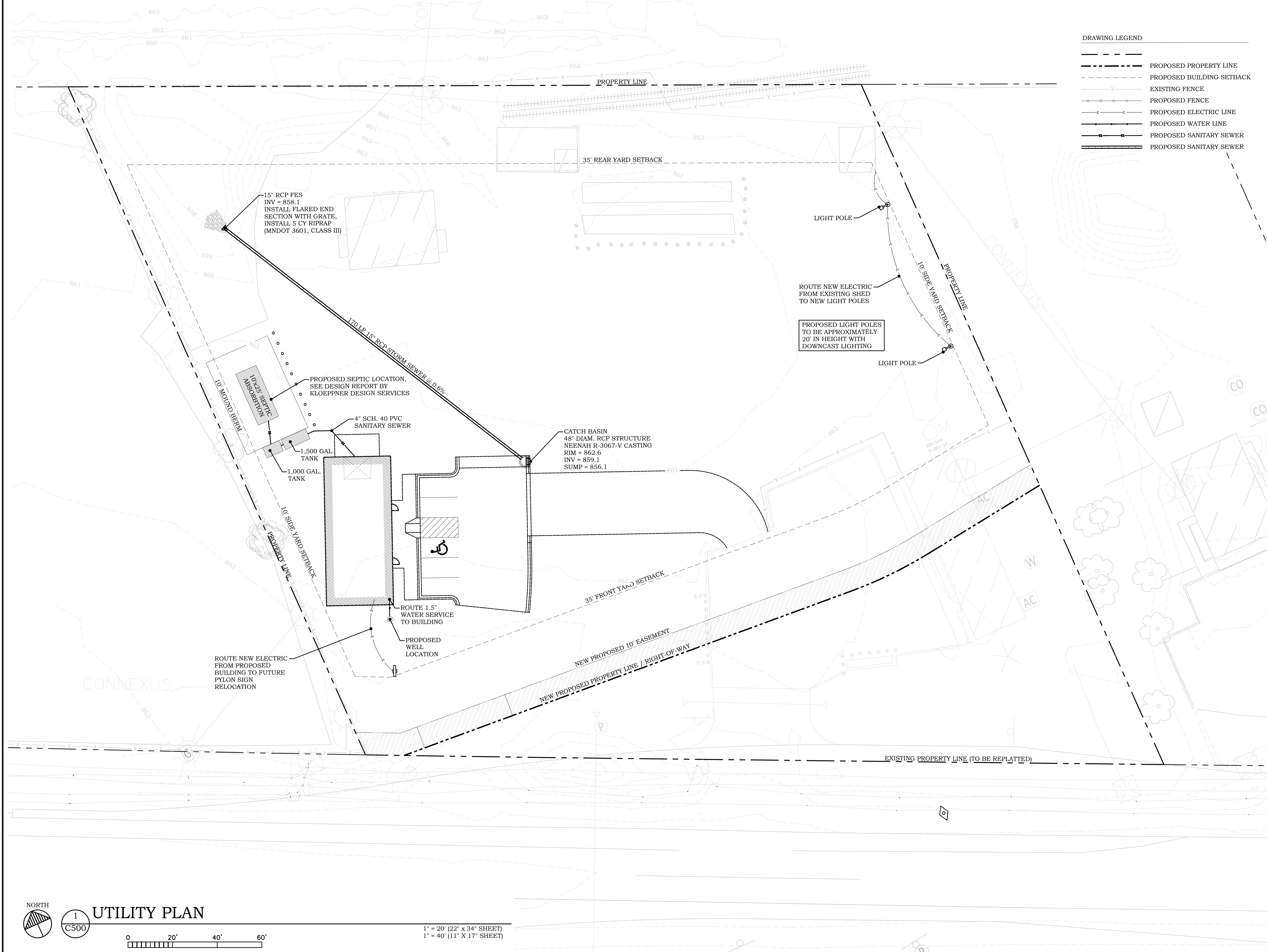
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**FERRELLGAS**  
**SITE REDEVELOPMENT**

7255 HIGHWAY 10 NW  
 RAMSEY, MN 55303

**DRAWING LEGEND**

	PROPOSED PROPERTY LINE
	PROPOSED BUILDING SETBACK
	EXISTING FENCE
	PROPOSED FENCE
	PROPOSED ELECTRIC LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SEWER



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Drawing Title

UTILITY PLAN

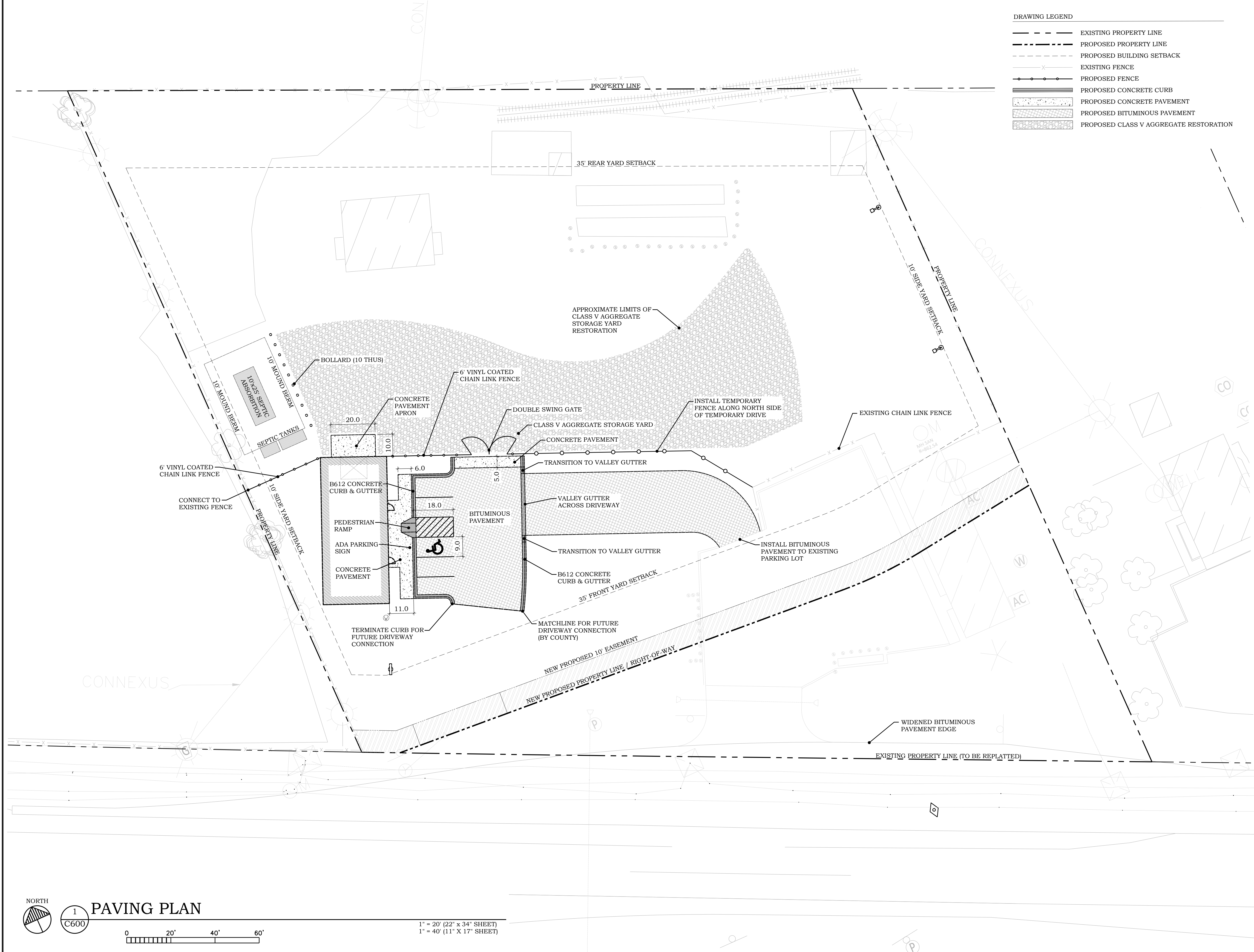
**C500**

**FERRELLGAS  
SITE REDEVELOPMENT**

7255 HIGHWAY 10 NW  
RAMSEY, MN 55303

**DRAWING LEGEND**

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED BUILDING SETBACK
	EXISTING FENCE
	PROPOSED FENCE
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE PAVEMENT
	PROPOSED BITUMINOUS PAVEMENT
	PROPOSED CLASS V AGGREGATE RESTORATION



I hereby certify that this plan or drawing 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.

Company: PIERCE PINI & ASSOCIATES

Signed: *Kevin Gardner*

Name: Kevin Gardner

Date: 05/01/2023 Reg. No: 45815

Issued for	Date

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Comm. No. 22-049

Drawn TS

Checked KG

Date 05/01/2023

**City Approval**

Drawing Title

PAVING PLAN

**C600**

**PAVING PLAN**

1  
C600

0 20' 40' 60'

1" = 20' (22" x 34" SHEET)  
1" = 40' (11" x 17" SHEET)

DRAWING LEGEND

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED BUILDING SETBACK
	EXISTING FENCE
	PHASE 1 FENCE (INSTALLED)
	PHASE 2 FENCE
	PROPOSED CONCRETE CURB
	PROPOSED BITUMINOUS PAVEMENT

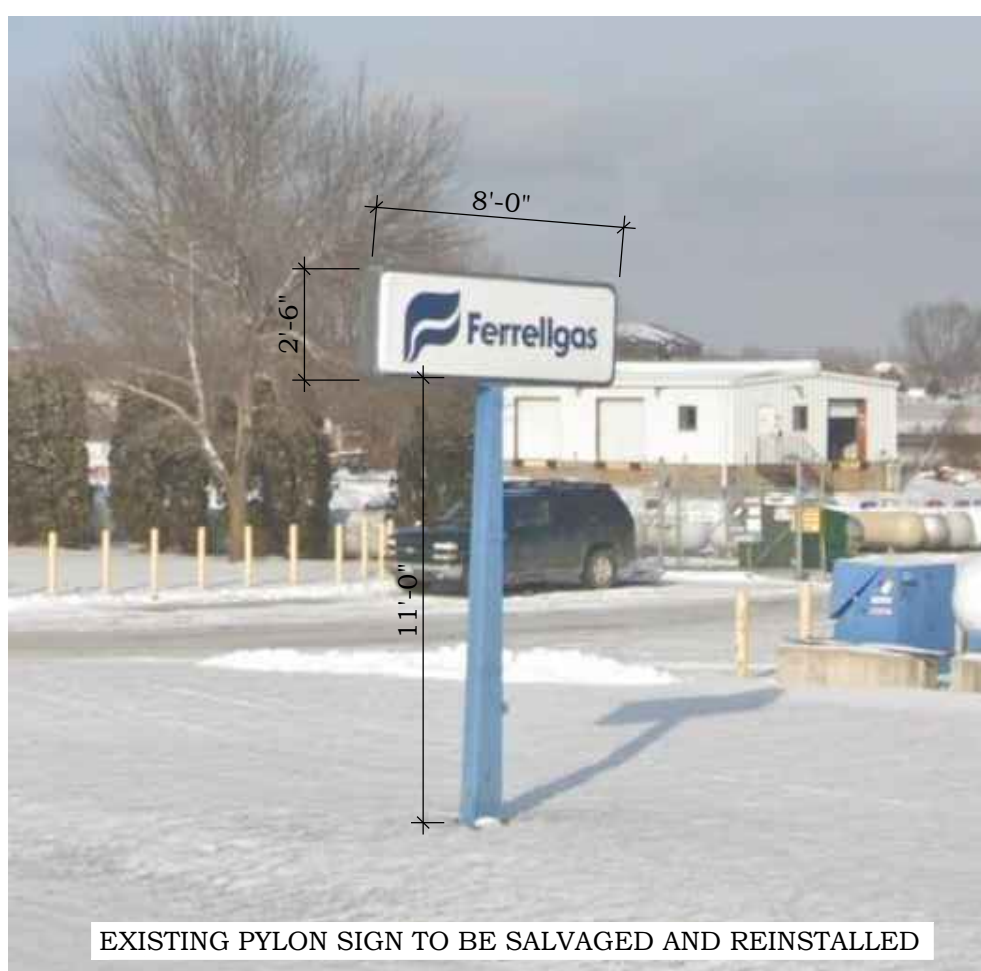
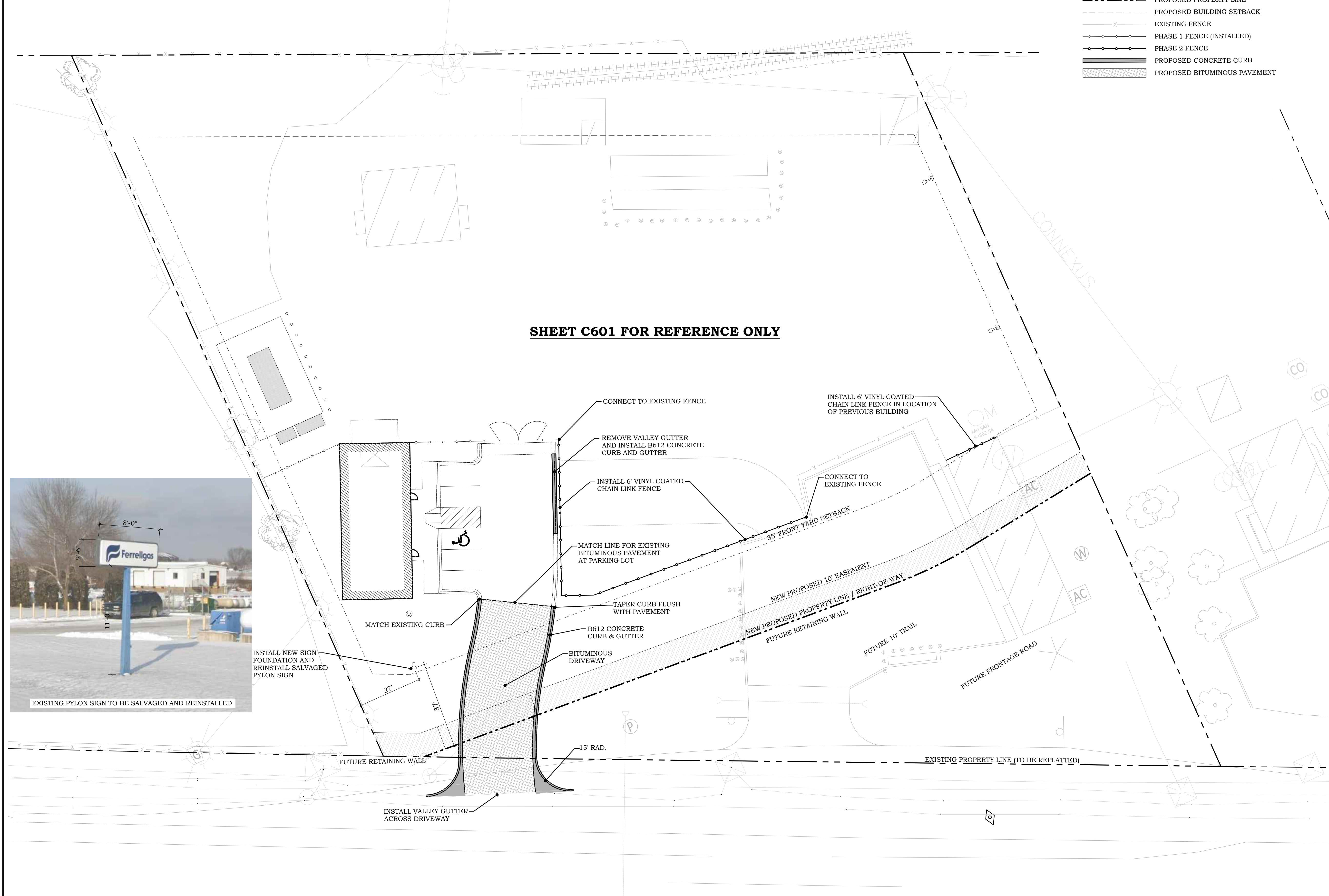
**PIERCE PINI & ASSOCIATES, INC.**  
**Consulting Civil Engineers**

9298 CENTRAL AVENUE NE  
 SUITE 312  
 BLAINE, MN 55434  
 TEL 763-537-1311

**FERRELLGAS**  
**SITE REDEVELOPMENT**

7255 HIGHWAY 10 NW  
 RAMSEY, MN 55303

**SHEET C601 FOR REFERENCE ONLY**



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Drawing Title

**PHASE 2 PAVING PLAN (BY COUNTY)**

**C601**

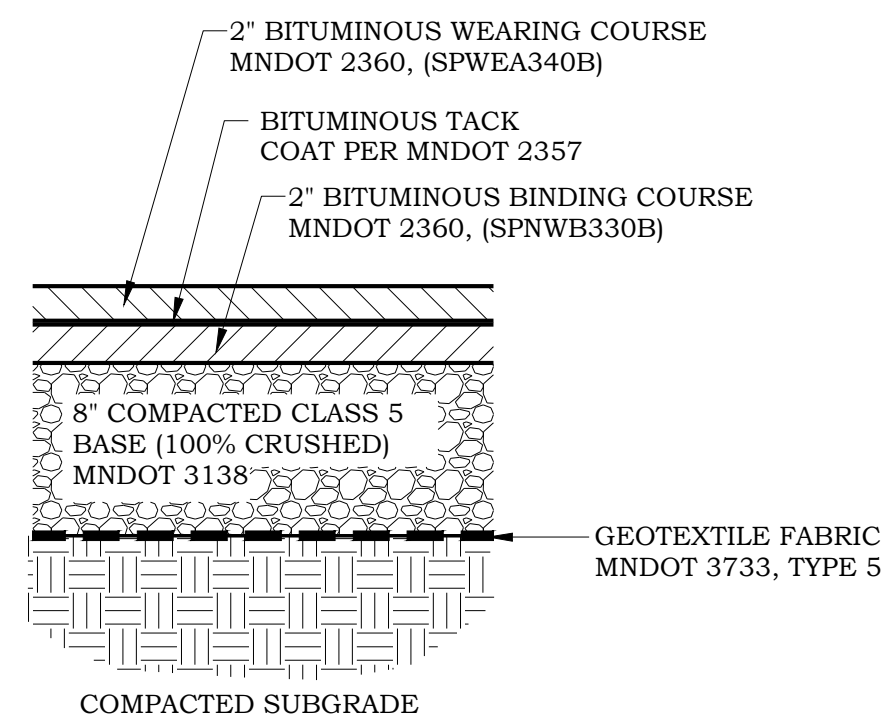
NORTH

1 C601

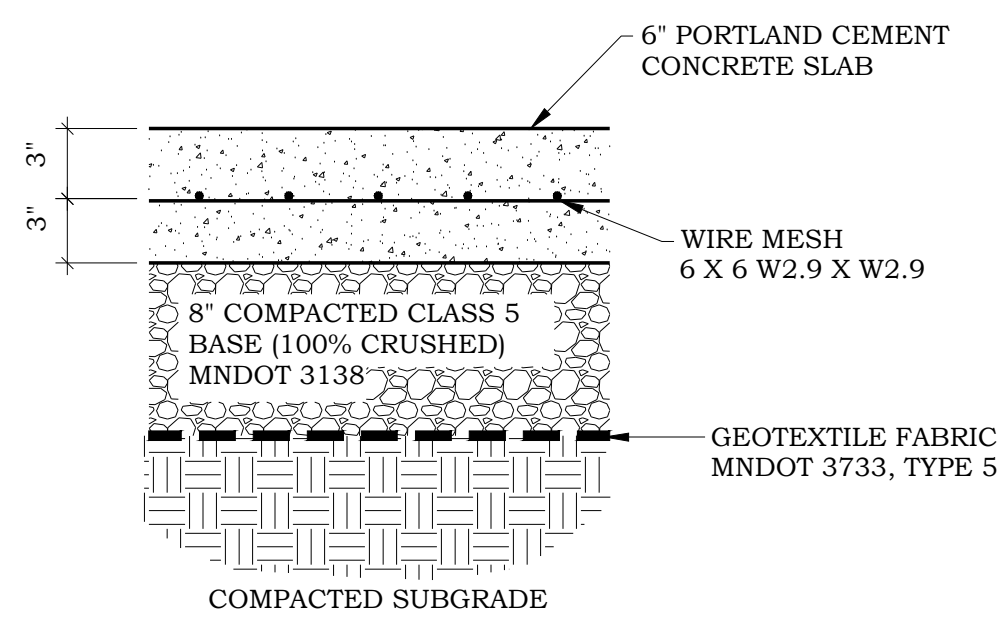
**PHASE 2 PAVING PLAN (BY COUNTY)**

0 20' 40' 60'

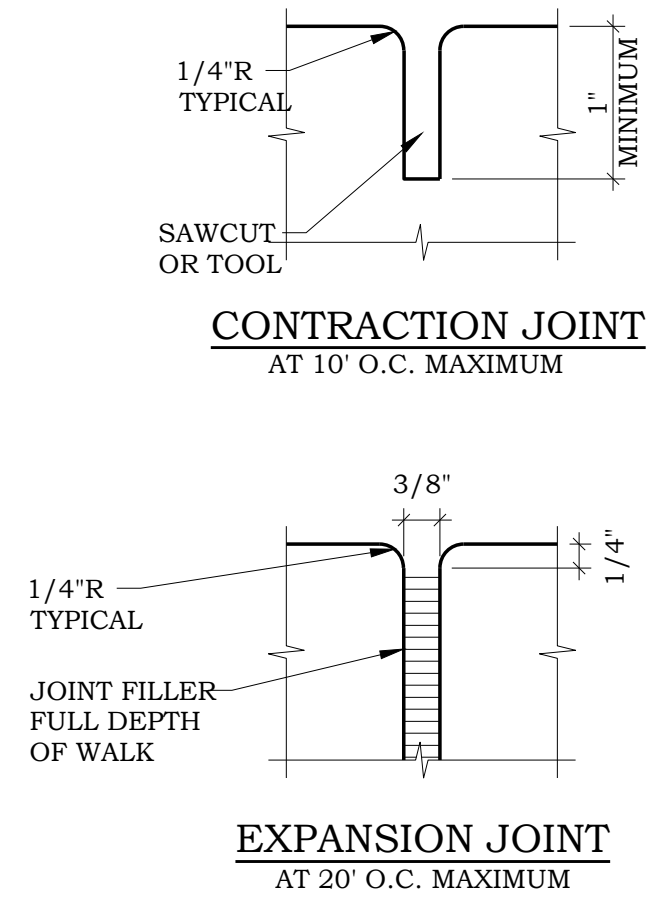
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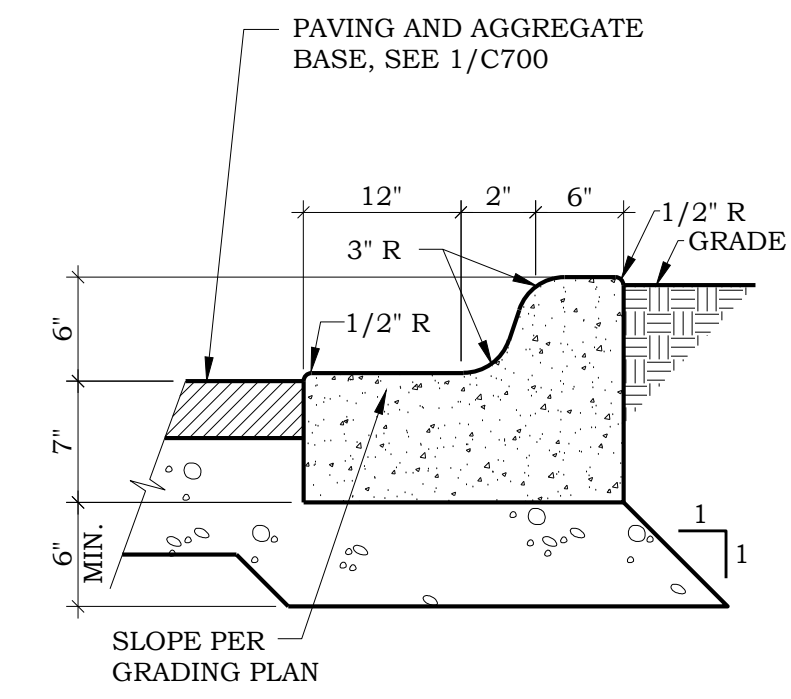
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C700 NO SCALE



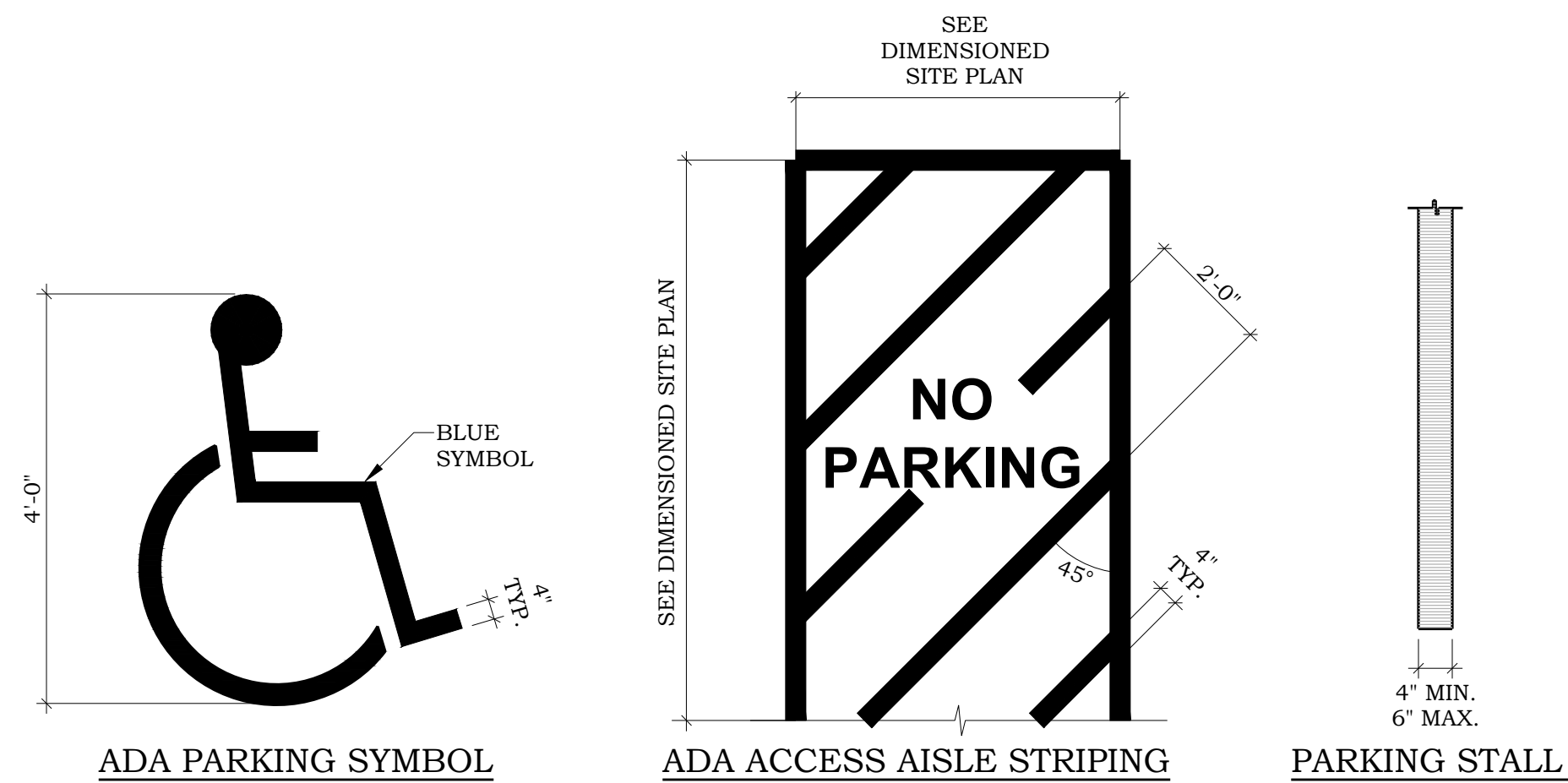
2 CONCRETE PAVEMENT  
C700 NO SCALE



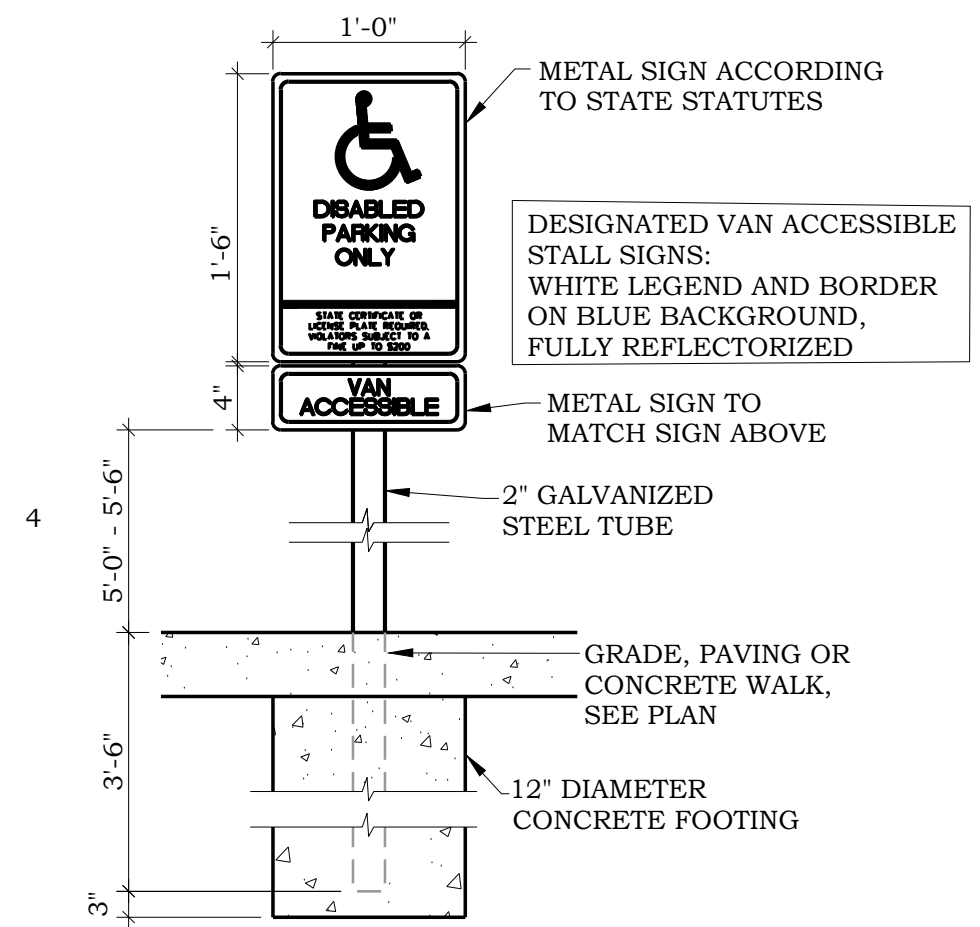
CONTRACTION JOINT AT 10' O.C. MAXIMUM  
EXPANSION JOINT AT 20' O.C. MAXIMUM  
NO SCALE



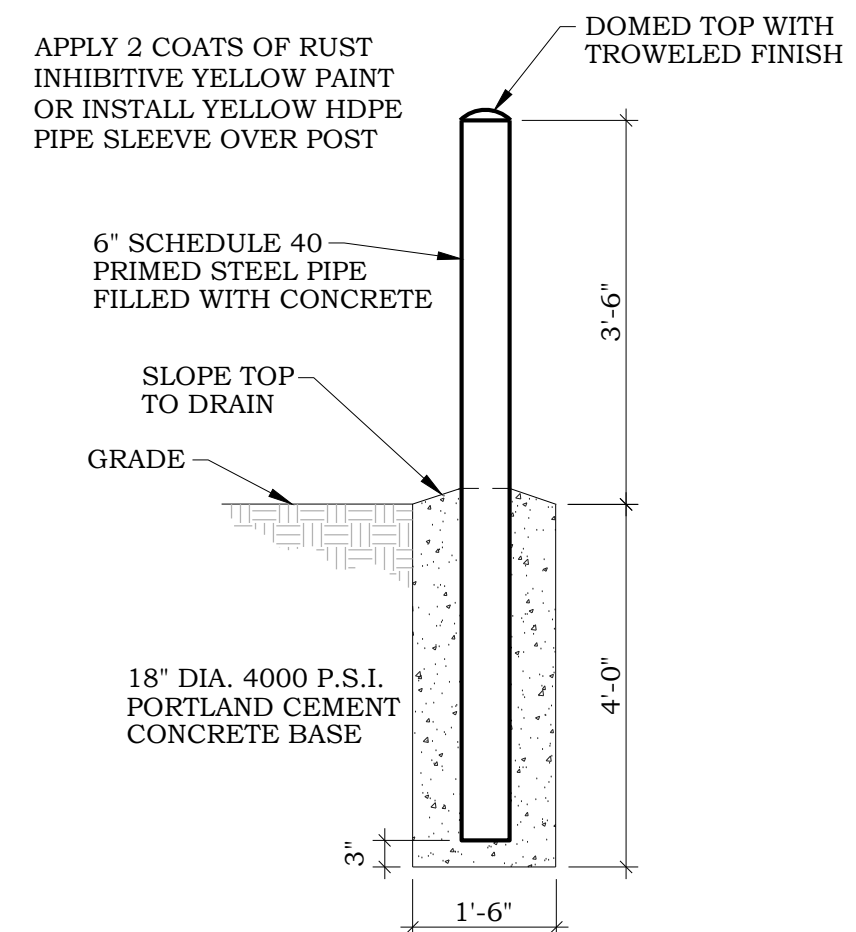
3 B612 CONCRETE CURB & GUTTER  
C700 NO SCALE



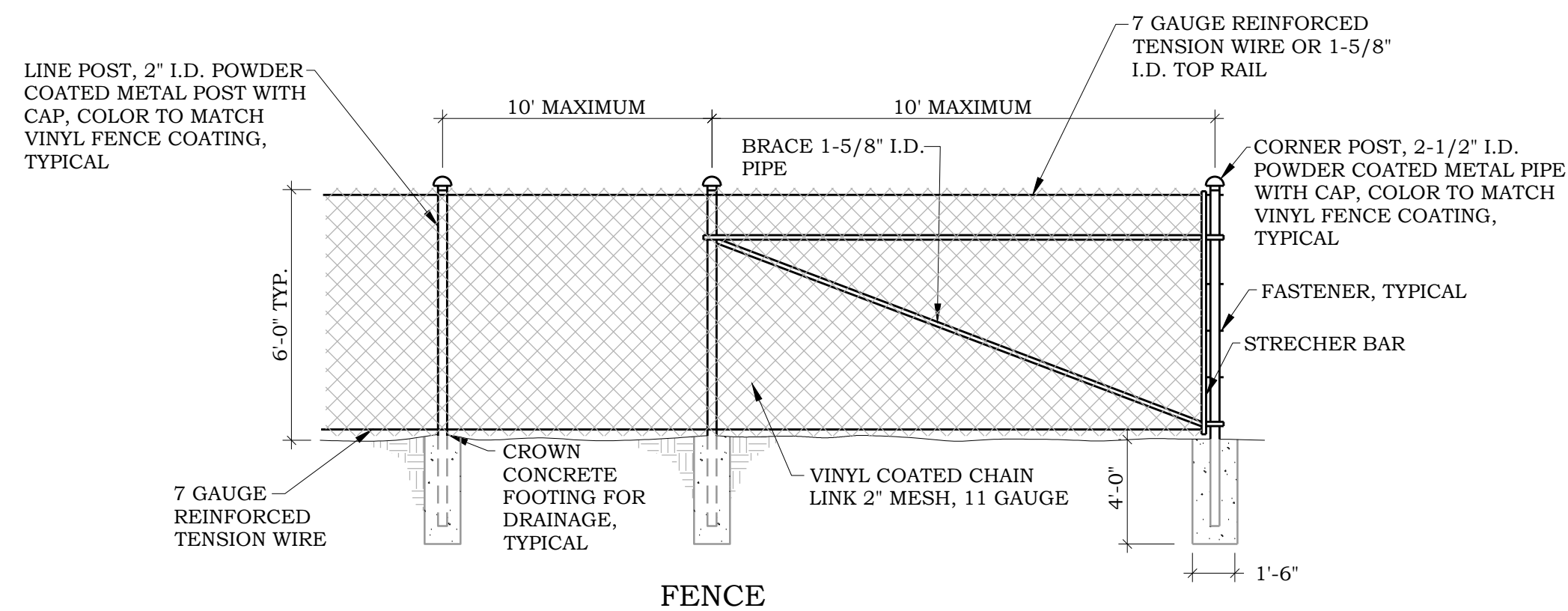
4 PAVEMENT MARKINGS  
C700 NO SCALE



5 ADA PARKING STALL SIGN  
C700 NO SCALE



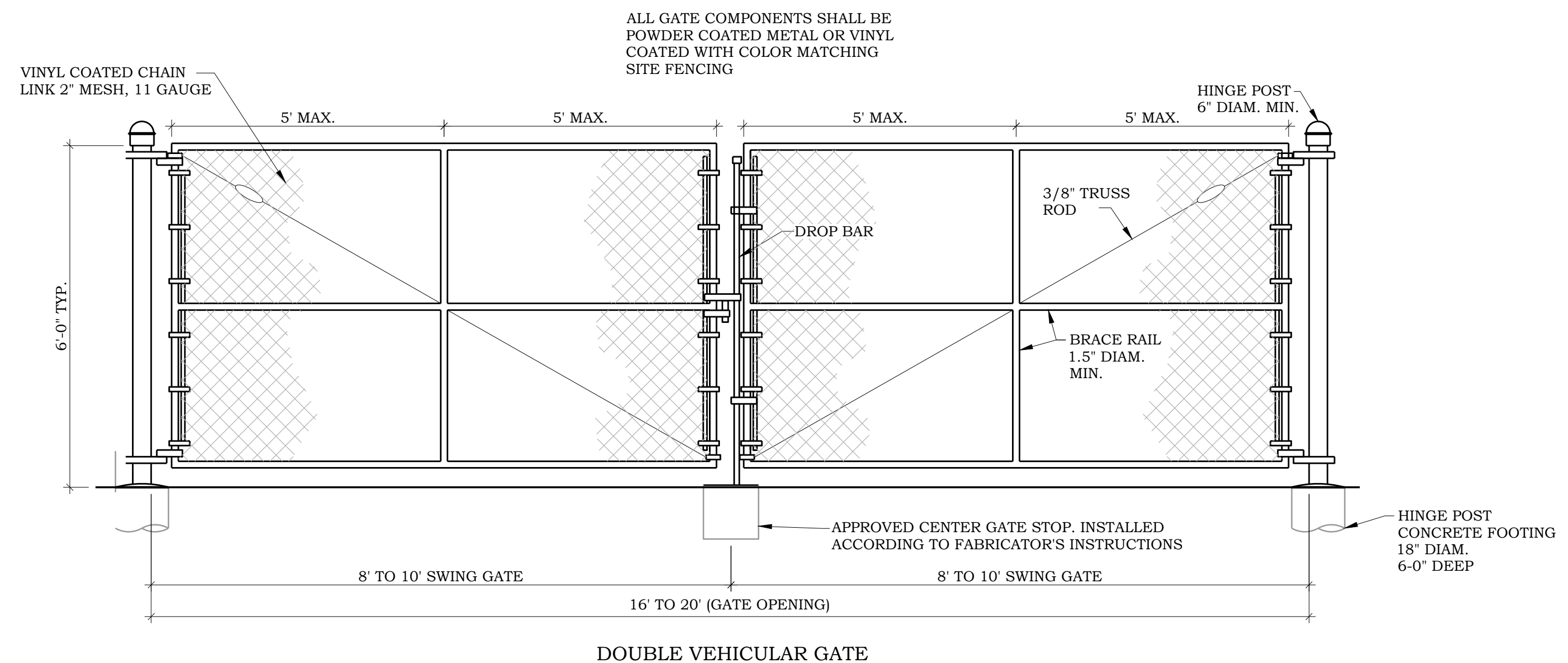
6 BOLLARD  
C700 NO SCALE



NOTES

1. DEPTH OF FOOTINGS ARE INTO NATURAL UNDISTURBED SOIL OR TESTED & APPROVED COMPACTED FILL.
2. CONCRETE FOOTINGS SHALL BE A MINIMUM OF 4,000 PSI MIX.
3. 12 GAUGE WIRE FASTENERS SHALL BE USED.
4. ADDITIONAL BRACING MAY BE REQUIRED WITH RUNS OVER 200'.

7 CHAIN LINK FENCE  
C700 NO SCALE



DOUBLE VEHICULAR GATE

8 CHAIN LINK SWING GATE  
C700 NO SCALE

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Company: PIERCE PINI & ASSOCIATES

Signed: *Kevin Gardner*  
Name: Kevin Gardner

Date: 05/01/2023 Reg. No: 45815

Issued for \_\_\_\_\_ Date \_\_\_\_\_

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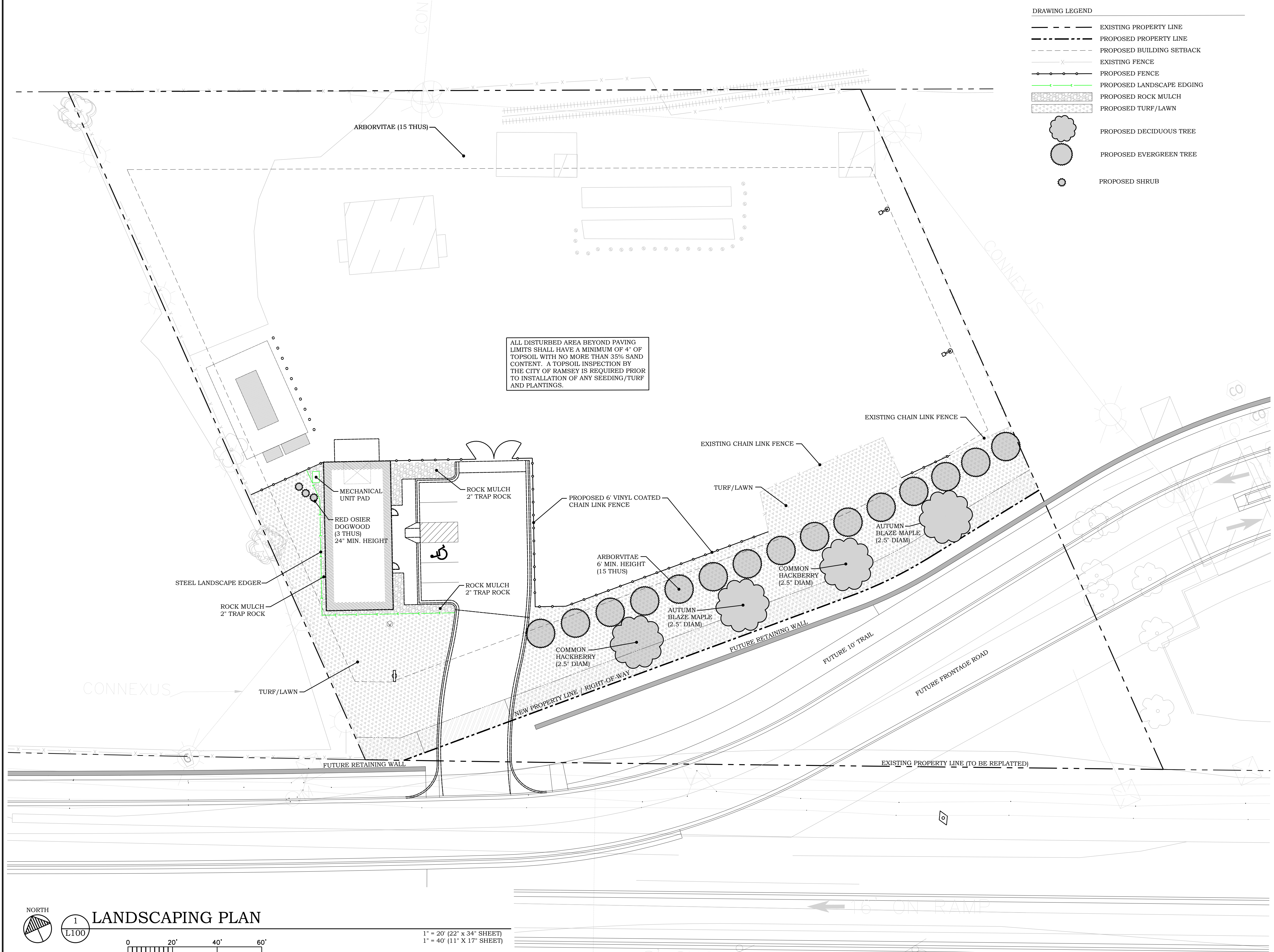
CIVIL DETAILS

**FERRELLGAS  
 SITE REDEVELOPMENT**

7255 HIGHWAY 10 NW  
 RAMSEY, MN 55303

- DRAWING LEGEND**
- EXISTING PROPERTY LINE
  - - - PROPOSED PROPERTY LINE
  - - - PROPOSED BUILDING SETBACK
  - - - X - - - EXISTING FENCE
  - - - O - - - PROPOSED FENCE
  - - - O - - - PROPOSED LANDSCAPE EDGING
  - [Pattern] PROPOSED ROCK MULCH
  - [Pattern] PROPOSED TURF/LAWN
  - [Symbol] PROPOSED DECIDUOUS TREE
  - [Symbol] PROPOSED EVERGREEN TREE
  - [Symbol] PROPOSED SHRUB

ALL DISTURBED AREA BEYOND PAVING LIMITS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL WITH NO MORE THAN 35% SAND CONTENT. A TOPSOIL INSPECTION BY THE CITY OF RAMSEY IS REQUIRED PRIOR TO INSTALLATION OF ANY SEEDING/TURF AND PLANTINGS.



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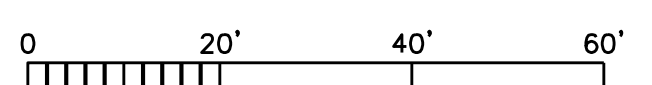
Date 05/01/2023

**City Approval**

Drawing Title

LANDSCAPING PLAN

**L100**



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Company: PIERCE PINI & ASSOCIATES

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Name: Kevin Gardner

Date: 05/01/2023 Reg. No: 45815

Issued for \_\_\_\_\_ Date \_\_\_\_\_

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Date 05/01/2023

City Approval

Drawing Title

LANDSCAPING  
NOTES & DETAILS

L101

LANDSCAPING NOTES

SITE PREPARATION NOTES

- CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
- CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
- CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS (MINIMUM 10' CLEARANCE).
- CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF EXISTING TREES TO REMAIN.
- EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
- HORIZONTAL AND VERTICAL ALIGNMENT OF PROPOSED WALKS, TRAILS OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.
- CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF SUBSTANTIAL COMPLETION. REPAIR OF ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO SUBSTANTIAL COMPLETION SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- EXISTING TREES OR SIGNIFICANT SHRUB MASSINGS FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
- EXISTING TREES TO REMAIN, UPON DIRECTION OF LANDSCAPE ARCHITECT, SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD, DAMAGED AND RUBBING BRANCHES.
- CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE SUBSTANTIAL COMPLETION INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.
- CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO SUBSTANTIAL COMPLETION.

SOIL TESTING

- CONTRACTOR SHALL OBTAIN A SOIL SAMPLE(S) FROM PROJECT SITE AND/OR SALVAGED TOPSOIL STOCKPILE AND SUBMIT TO INDEPENDENT TESTING AGENCY. ANALYSIS AND RECOMMENDATIONS FOR (INCLUDING BUT NOT LIMITED TO) MACRONUTRIENTS, MICRONUTRIENTS, COMPOSITION AND SOLUBLE SALTS SHALL BE PROVIDED.
- CONTRACTOR SHALL PROVIDE TWO SERIES OF TESTS: FIRST, PRIOR TO CONSTRUCTION AND SECOND, AFTER SOILS ARE AMENDED, PRIOR TO PLANTING.
- CONTRACTOR SHALL PROVIDE ANALYSIS RESULTS AND RECOMMENDATIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SOIL AMENDMENT AND PRIOR TO PLANTING.

GRADING

- ROUGH GRADING AND FINISHED GRADING TO BE DONE BY OTHERS EXCEPT WHERE NOTED.
- GRADING LIMITS ARE DEFINED AS THE JUNCTURE OF PROPOSED GRADE WITH EXISTING GRADE UNLESS OTHERWISE NOTED.
- GRADING LIMITS AND LIMITS OF WORK SHOWN ON PLAN ARE ONLY APPROXIMATE AND MAY BE ADJUSTED IN FIELD BY LANDSCAPE ARCHITECT. WORK OUTSIDE OF THESE LIMITS WILL BE DONE AT LANDSCAPE CONTRACTORS EXPENSE UNLESS DIRECTED BY LANDSCAPE ARCHITECT OR OWNER IN WRITING.
- FILL/CUT AS NECESSARY TO PROVIDE A 2% MINIMUM GRADE AWAY FROM BUILDINGS WITHIN LIMITS OF CONSTRUCTION.
- SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE OR AS INDICATED ON PLANS AND STOCKPILE FOR REUSE.
- MAINTAIN A UNIFORM GRADE BETWEEN CONTOURS IN AREAS TO BE GRADED UNLESS NOTED OTHERWISE.
- ELEVATIONS, IF SHOWN ARE FINISHED ELEVATIONS. SPOT ELEVATIONS TAKE PRECEDENCE OVER CONTOURS.
- ADD EROSION CONTROL MEASURES IF GRADES GREATER THAN 5:1 OR IF CONDITIONS WARRANT. REFER TO MNDOT SPECIFICATIONS FOR EROSION CONTROL.
- CONTRACTOR SHALL CONTACT PUBLIC UTILITIES FOR LOCATION OF UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROVIDE PROPER EROSION CONTROL MEASURES AS REQUIRED TO ENSURE THAT EROSION IS KEPT TO AN ABSOLUTE MINIMUM.
- PROVIDE TEMPORARY COVERING FOR CATCH BASINS AND MAN HOLES UNTIL FINISHED GRADING IS COMPLETE.
- CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS AS NEEDED.
- PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. REFER TO STATE SPECIFICATIONS FOR AGGREGATE BASE AND SILT FENCE.
- CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES PER LOCAL POLLUTION CONTROL AGENCY AND SPECIFICATIONS.
- WITHIN TWO WEEKS OF FINISHED SITE GRADING, DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, MULCH OR ROCK BASE.
- CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF ACCUMULATED SILT IN FRONT OF SILT FENCES AND EXCESS SEDIMENT IN PROPOSED CATCH BASINS, FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR SHALL REMOVE EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED AND DISPOSE OF OFF SITE.
- CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN PLANTING AREAS.

PLANTING

- SPRING PLANT MATERIAL INSTALLATION IS FROM APRIL 15 TO JUNE 15.
- FALL CONIFEROUS PLANTING IS ACCEPTABLE FROM AUGUST 21 TO SEPTEMBER 30.
- FALL DECIDUOUS PLANTING IS ACCEPTABLE FROM AUGUST 15 UNTIL NOVEMBER 15.
- ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- STAKE PROPOSED PLANTING LOCATIONS PER PLAN FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALL.
- PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3 FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACE.
- INSTALL PLANT MATERIAL AFTER FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- INSTALL PLANT MATERIALS PER PLANTING DETAILS.
- SUBSTITUTION REQUESTS FOR PLANT MATERIAL TYPE & SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHITECT AND ARE SUBJECT TO CONTRACT ADJUSTMENTS.
- ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
- FERTILIZE PLANT MATERIALS IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS. [FERTILIZE PLANT MATERIAL UPON INSTALLATION WITH DRIED BONE MEAL AND OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL (PER THE MANUFACTURER'S INSTRUCTIONS) OR TREAT FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-0-5 OF 12 OZ. PER 2.5" CALIPER TREE AND 6 OZ. PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-0-10 THE FOLLOWING SPRING IN THE TREE SAUCER.]
- INSTALL MINIMUM 4" DEPTH OF PLANTING SOIL IN AREAS RECEIVING GROUND COVER, PERENNIALS, AND ANNUALS. PLANTING SOIL SHALL CONSIST OF MnDOT 3877-B MODIFIED TO CONTAIN A MAXIMUM OF 35% SAND, A PH OF 7.1 MAX, OR AS OTHERWISE SPECIFIED.
- TREE WRAPPING MATERIAL SHALL BE PAPER APPLIED FROM TRUNK FLARE TO FIRST BRANCH. WRAP SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1.
- APPLY PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) IN ANNUAL, PERENNIAL AND SHRUB BEDS FOLLOWED BY SHREDDED HARDWOOD MULCH. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING USE OF HERBICIDES.

MULCHING

- INSTALL 4" DEEP FINELY SHREDDED HARDWOOD MULCH RINGS AT CONIFEROUS & DECIDUOUS TREES WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
- INSTALL 3" DEEP FINELY SHREDDED HARDWOOD MULCH AT SHRUB PLANTING AREAS WITH NO MULCH IN DIRECT CONTACT WITH SHRUB STEMS.
- INSTALL 2" DEEP FINELY SHREDDED MULCH IN PERENNIAL PLANTING REMOVE ALL MULCH FROM STEMS OF PERENNIALS; PLANT STEMS SHALL NOT BE IN DIRECT CONTACT WITH MULCH.

WATERING

- PLANTED MATERIALS SHALL BE WATERED BY TEMPORARY MEANS UNTIL PLANTS ARE ESTABLISHED.
- TEMPORARY WATERING MEANS, METHODS, AND SCHEDULING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. REMOVE TEMPORARY WATERING EQUIPMENT UPON PLANT ESTABLISHMENT.

WARRANTY

- WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

THE PLANTING DEPTH OF EACH TREE WILL BE INSPECTED. ANY TREE PLANTED TOO DEEPLY OR WITH 1ST PRIMARY ROOTS BURIED WILL BE REJECTED.

1. ALL TREES TO BE PREMIUM QUALITY, NO "PARK GRADE" TREES ARE PERMITTED.

2. AFTER INSTALLATION, TRIM OUT DEADWOOD AND/OR DEFORMED TWIGS. DO NOT CUT LEADER.

3. AMENDED SOIL SHALL CONTAIN 5% ORGANIC MATTER BY VOLUME.

4. DIAMETER OF HOLE SHALL BE 1-2" LARGER THAN THE DIAMETER OF THE ROOTBALL OR ROOT MASS.

5. ORGANIC MATTER SHALL NOT BE BANKED AGAINST THE STEM OR TRUNK OF THE TREE.

6. TREE SHALL NOT BE STAKED UNLESS IT IS ABSOLUTELY NECESSARY TO DO SO.

7. ALL TAGS, BANDS, AND WIRES SHALL BE REMOVED FROM THE TREE IMMEDIATELY AFTER PLANTING.

8. THE TREE SHALL BE WATERED AS NECESSARY TO PREVENT WILTING AND PROMOTE GROWTH.

9. A PHOTO DEGRADABLE TREE TUBE OR EQUIVALENT SHALL BE INSTALLED AROUND ALL NEWLY PLANTED TREES.

10. PULL BURLAP AWAY FROM TREE STEM.

11. STAKES AND GUY WIRES MANDATORY ONLY FOR B&B TREES WITH 4" CALIPER OR GREATER, ALL WIND PRONE SITES AND ALL BARE ROOT TREES.

12. COORDINATE STAKING TO INSURE UNIFORM ORIENTATION OF GUY WIRES AND STAKES, IF NECESSARY.

13. REMOVE SOIL FROM TOP OF ROOT BALL TO EXPOSE TOP OF 1ST SET OF PRIMARY ROOTS. 1ST SET OF PRIMARY ROOTS ARE AT FINISHED GRADE.

14. AFTER SETTING ROOT BALL IN PIT, BACKFILL TO WITHIN 12" OF TOP OF ROOT BALL, AND WATER IN. CUT AND REMOVE TO BACKFILL LINE ALL TWINE AND/OR BURLAP. BACK FILL UNTILL PIT IS FULL, WATER AGAIN. PULL EXCESSIVE SOIL OFF THE TOP OF BRANCH ROOT SYSTEM. IF SOIL IN ROOT BALL IS THE CONSISTENCY OF OATMEAL DUE TO EXCESSIVE HANDLING, CONTRACTOR SHALL STAKE THE TREE.

15. SHREDDDED HARDWOOD MULCH - 1-4" DEPTH, 5" DIAMETER. PULL AWAY FROM TRUNK OF TREE.

16. BACKFILL WITH 1/2 NATIVE SOILS AND 1/2 PLANTING SOIL. MIX THOROUGHLY. SEE SPEC.

17. GUY ASSEMBLY: 16" POLYPROPYLENE OR POLYETHYLENE(40 MIL) 1 1/2 WIDE STRIP- (TYP) DOUBLE STRAND 14 GA WIRE & 3 STEEL STAKES OR SIGN POSTS@ 120 DEGREE O.C..

18. GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.

SEE NOTES: 6,11,12,14,17,18

UNDISTURBED SOIL OR COMPAKED SUBGRADE

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING

APPROVED		<u>STANDARD DETAILS</u>
	<u>CITY OF RAMSEY</u>	TREE PLANTING DETAIL
DATE		CITY PLATE No.
5-97		PARK-2