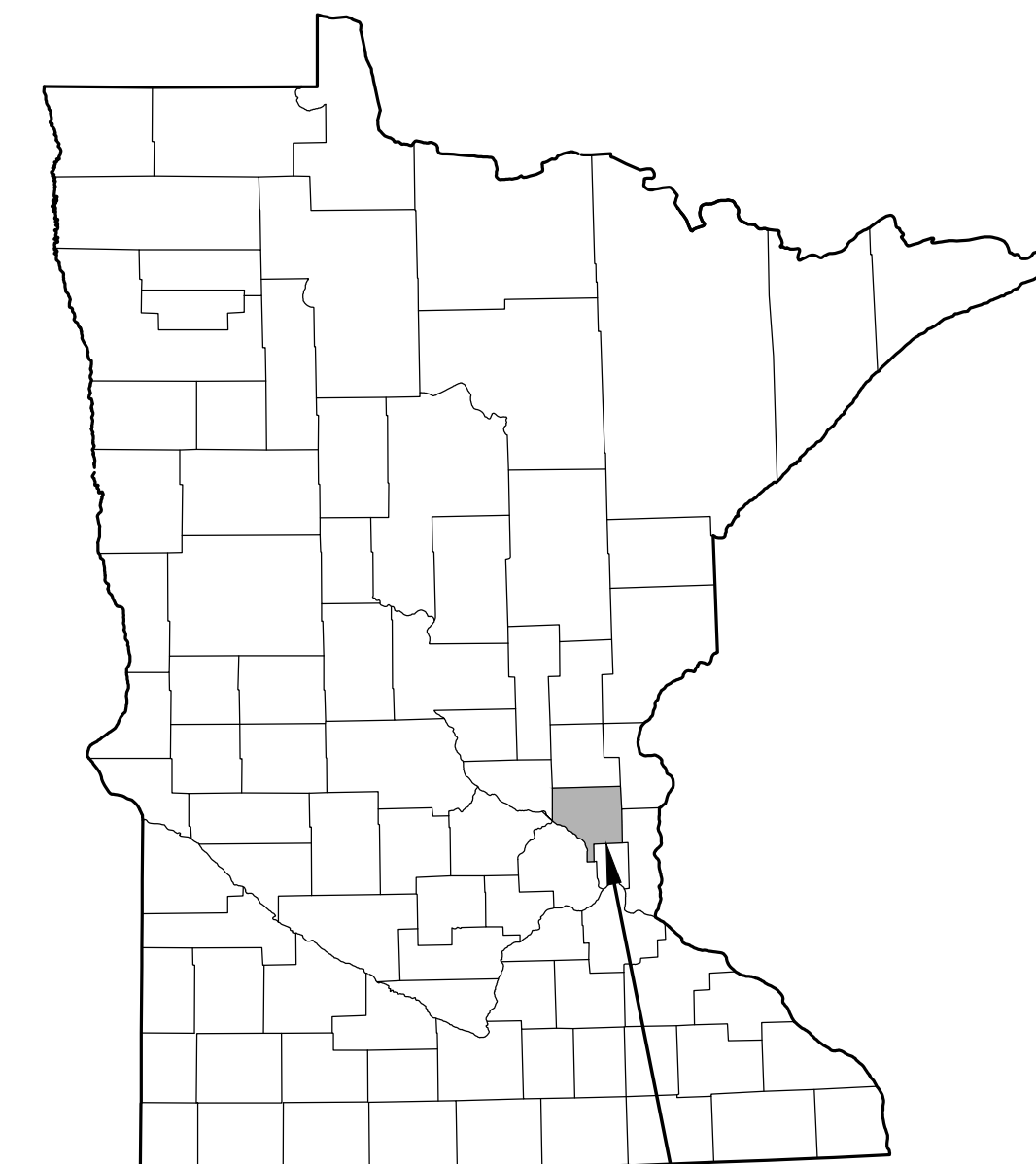
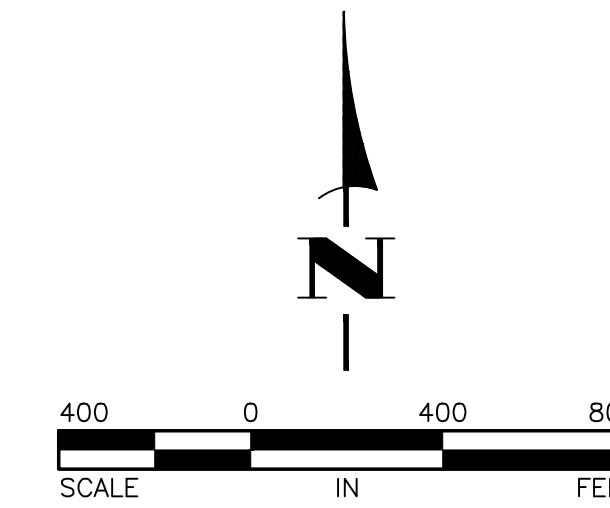
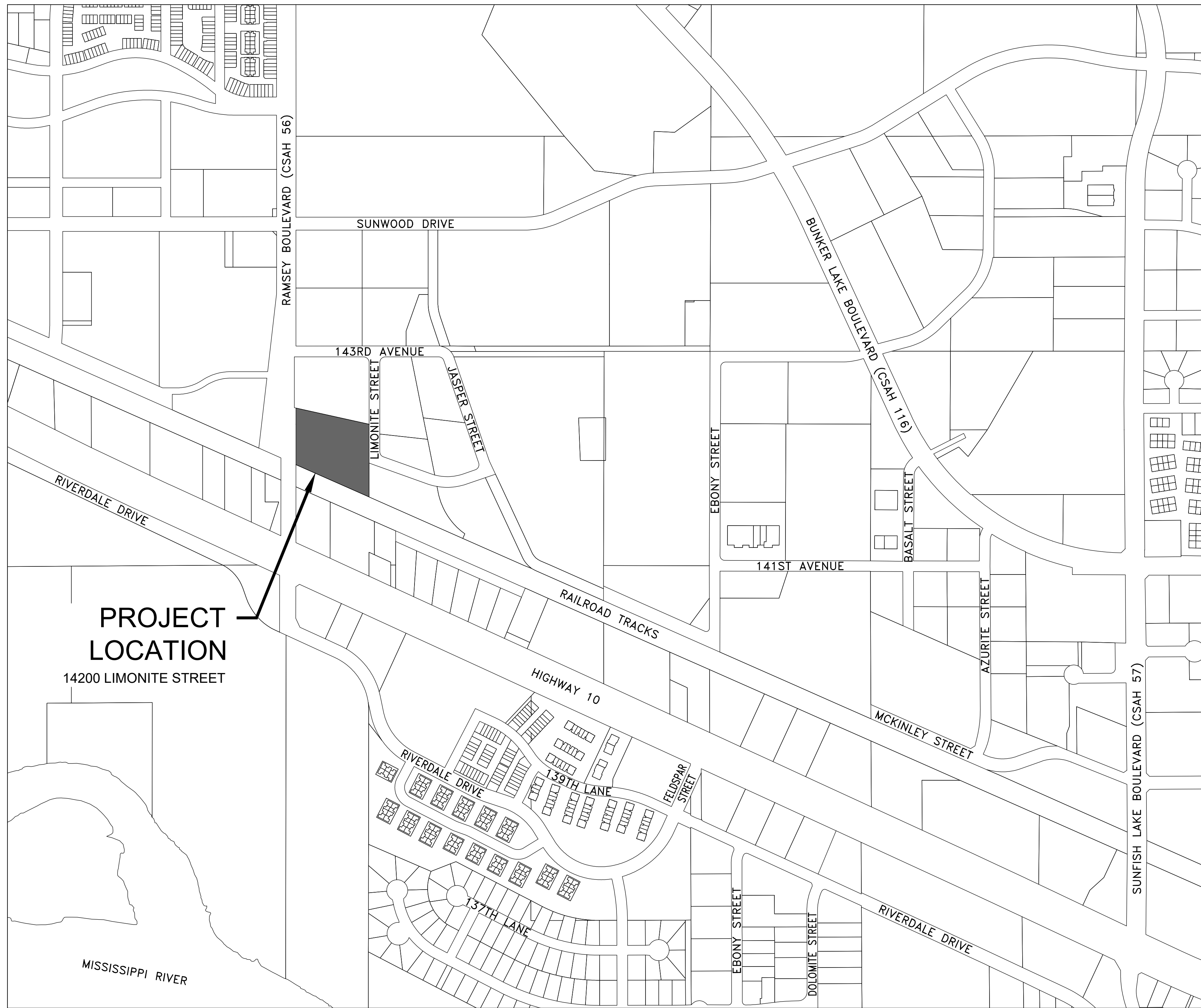


JAM HOPS

SITE DEVELOPMENT PLANS FOR KINGHORN CONSTRUCTION IN THE CITY OF RAMSEY



CITY OF RAMSEY,
ANOKA COUNTY,
MINNESOTA

GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE "SUPPLEMENTAL SPECIFICATIONS" DATED SEPTEMBER 2022 SHALL GOVERN FOR STORM SEWER AND PARKING LOT WORK.

THE 2023 EDITION OF THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA "STANDARD SPECIFICATIONS" SHALL GOVERN FOR SANITARY SEWER AND WATERMAIN WORK.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 16 SHEETS

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	CONSTRUCTION NOTES AND DETAILS
C3-C6	DETAILS
C7	EXISTING TOPOGRAPHY AND REMOVALS PLAN
C8	GRADING, DRAINAGE AND SEDIMENT CONTROL PLAN
C9	UTILITY PLAN
C10	RESTORATION AND PAVING PLAN
C11	SANITARY SEWER AND WATERMAIN CONSTRUCTION PLAN-LIMONITE STREET
C12	STREET AND STORM SEWER CONSTRUCTION PLAN-LIMONITE STREET AND 142ND AVENUE
C13	FUTURE LAYOUT AND GRADING OF RAMSEY BOULEVARD
L1	LANDSCAPE PLAN
X1	CROSS SECTIONS-LIMONITE STREET
X2	CROSS SECTIONS-LIMONITE STREET AND 142ND AVENUE

**PROJECT
LOCATION**

14200 LIMONITE STREET

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

BENCHMARK:

1. NORTH SIDE OF HIGHWAY 10, 80 FEET EAST OF RAMSEY BOULEVARD (CSAH 56), ONE FOOT SOUTH OF A WITNESS POST.
ELEVATION=865.02

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.

Tim Eggerichs
TIMOTHY A. EGGERICHS, P.E.
HAKANSON ANDERSON
DESIGN ENGINEER

43362 DATE 7/17/23
LIC. NO.

DATE	REVISION
8/8/23	PLAN REVISIONS PER CITY REVIEW
8/30/23	PLAN REVISIONS PER CITY REVIEW



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

GENERAL CONSTRUCTION AND SOILS NOTES:

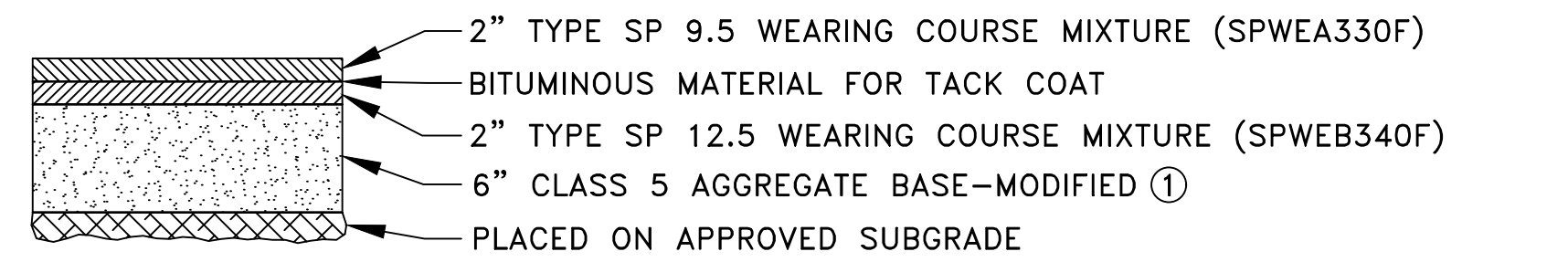
1. STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT AND BUILDING CONSTRUCTION, THE EXPOSED SAND SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
2. UNLESS OTHERWISE RECOMMENDED IN THESE PLANS, THE GRADING SUBGRADE SHALL BE CONSTRUCTED OF SUITABLE GRADING MATERIAL. THE FILL SHALL BE PLACED IN 8" TO 10" LOOSE LIFTS, AND COMPACTED TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
3. SUITABLE GRADING MATERIAL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, SILT, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL.
4. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL MEMORANDUM, PREPARED BY HAUGO GEOTECHNICAL SERVICES AND DATED JANUARY 15, 2016, FOR SITE SOIL INFORMATION.
5. PROVIDE A SAW CUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
6. BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH MN/DOT SPEC. 2104.
7. USE TACK COAT BETWEEN ALL BITUMINOUS MIXTURES. THE BITUMINOUS TACK COAT MATERIAL SHALL BE APPLIED AT A UNIFORM RATE OF 0.04 GAL/SY TO 0.06 GAL/SY BETWEEN BITUMINOUS LAYERS. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS.
8. THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.

GENERAL EROSION CONTROL NOTES:

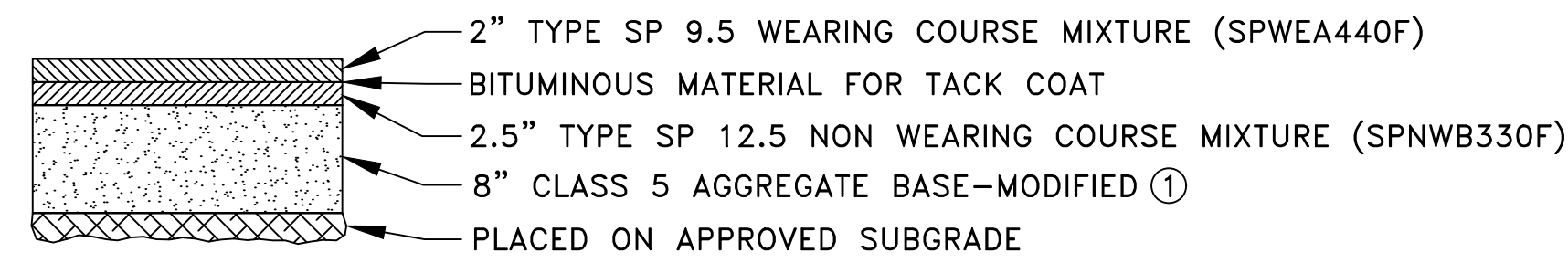
1. EROSION CONTROL SHALL CONFORM TO THE MN/DOT EROSION CONTROL HANDBOOK.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE MPCA NPDES CONSTRUCTION STORMWATER GENERAL PERMIT. A COPY OF THE PERMIT SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRECONSTRUCTION MEETING.
3. THE CONTRACTOR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

REFERENCE NOTES:

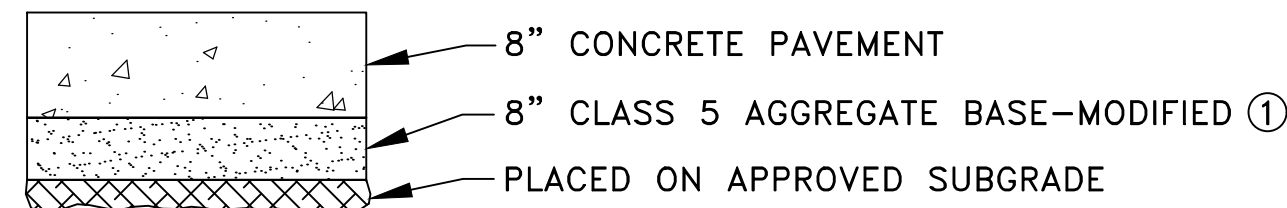
- ① SEE CITY PLATE NO. STR-26 FOR MODIFIED CLASS 5 AGGREGATE BASE SPECIFICATIONS.
- ② CONTRACTOR SHALL PROTECT THE INFILTRATION BASIN WITH 48" HIGH ORANGE SAFETY FENCE PRIOR TO THE START OF CONSTRUCTION.
- ③ CONSTRUCTION EQUIPMENT SHALL BE MINIMIZED OVER THE FOOTPRINT OF THE BASIN. ONLY LOW PRESSURE, WIDE TRACKED EQUIPMENT SHALL BE USED FOR CONSTRUCTION.
- ④ INFILTRATION BASINS SHALL NOT BE GRADED TO WITHIN THREE FEET OF THE FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED OR RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION AREAS HAVE BEEN PROVIDED.
- ⑤ THE INFILTRATION RATE FOR THE SOILS IN THE BOTTOM OF THE INFILTRATION BASIN SHALL BE BETWEEN 0.5 AND 8.3 INCHES PER HOUR. THE CONTRACTOR MAY HAVE TO AMEND THE SOILS TO MEET THIS REQUIREMENT.
- ⑥ 3' WIDE FROM STA 4+36 TO STA 5+10, 8' WIDE FROM STA 5+10 TO STA 6+80 AND 5' WIDE FROM STA 6+80 TO STA 7+34.



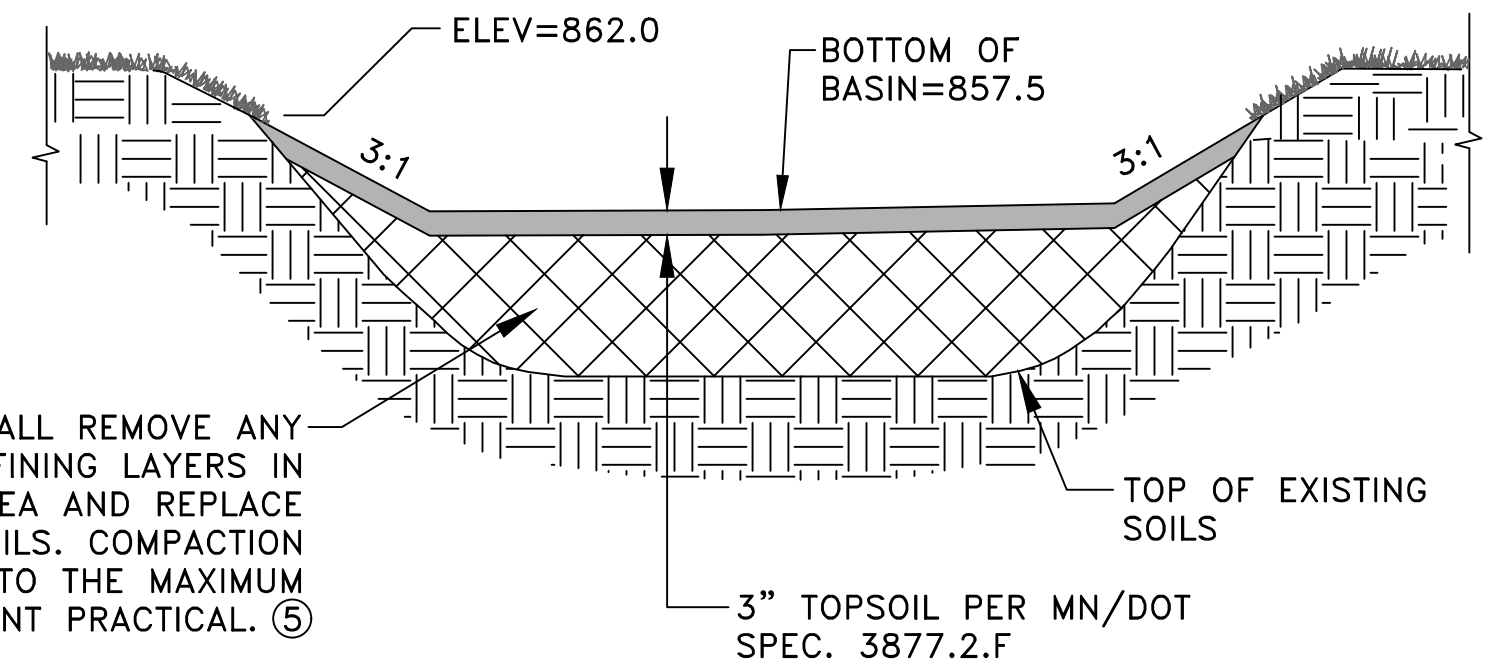
1 LIGHT DUTY BITUMINOUS PAVEMENT SECTION
NO SCALE



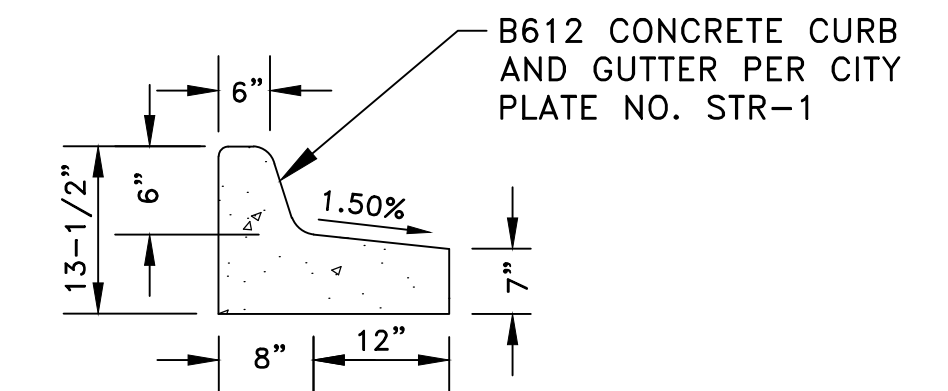
2 HEAVY DUTY BITUMINOUS PAVEMENT SECTION
NO SCALE



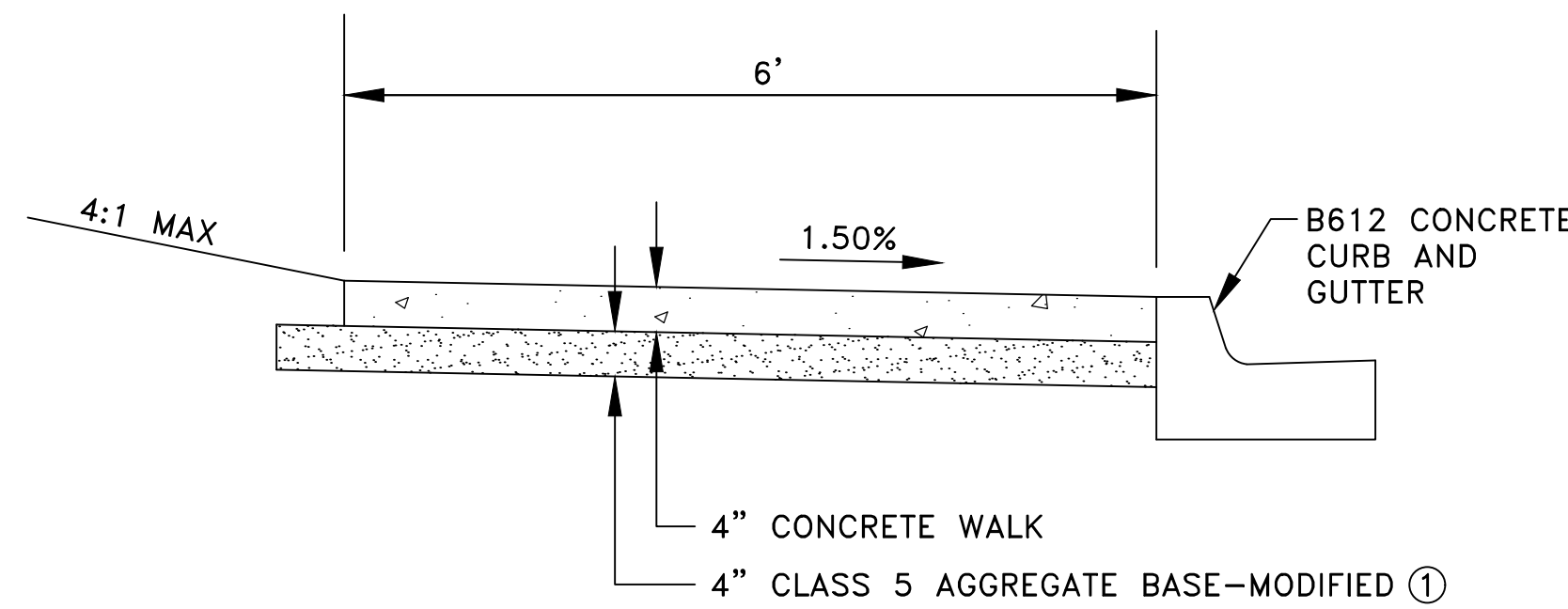
3 CONCRETE PAVEMENT SECTION
NO SCALE



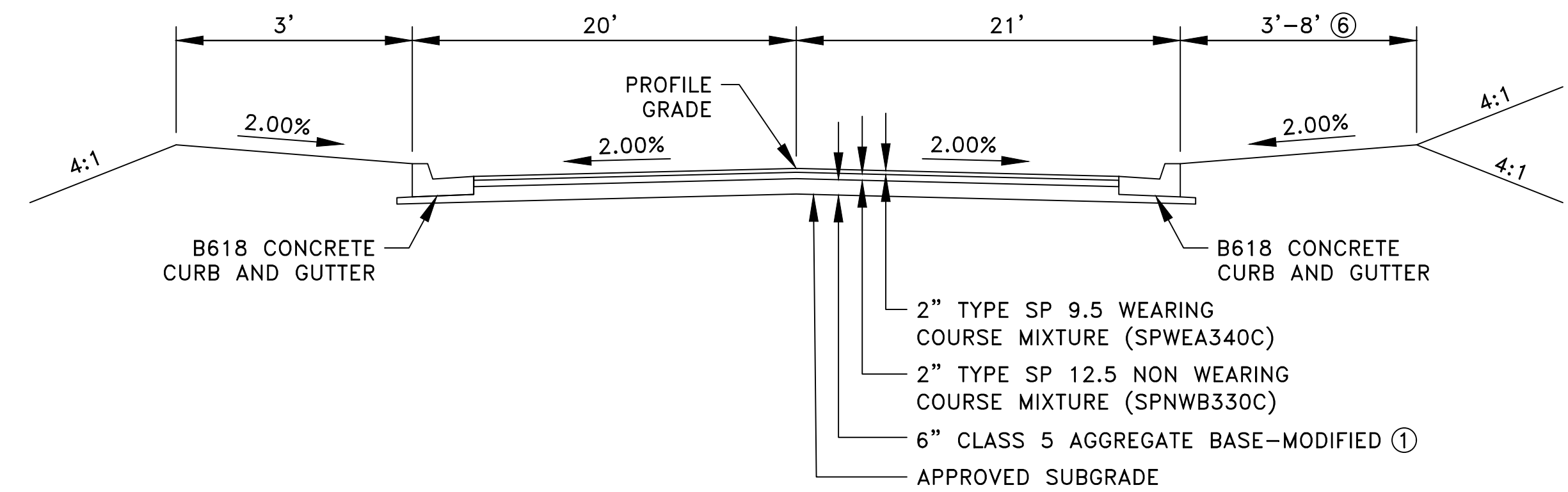
5 INFILTRATION BASIN ②③④
NO SCALE



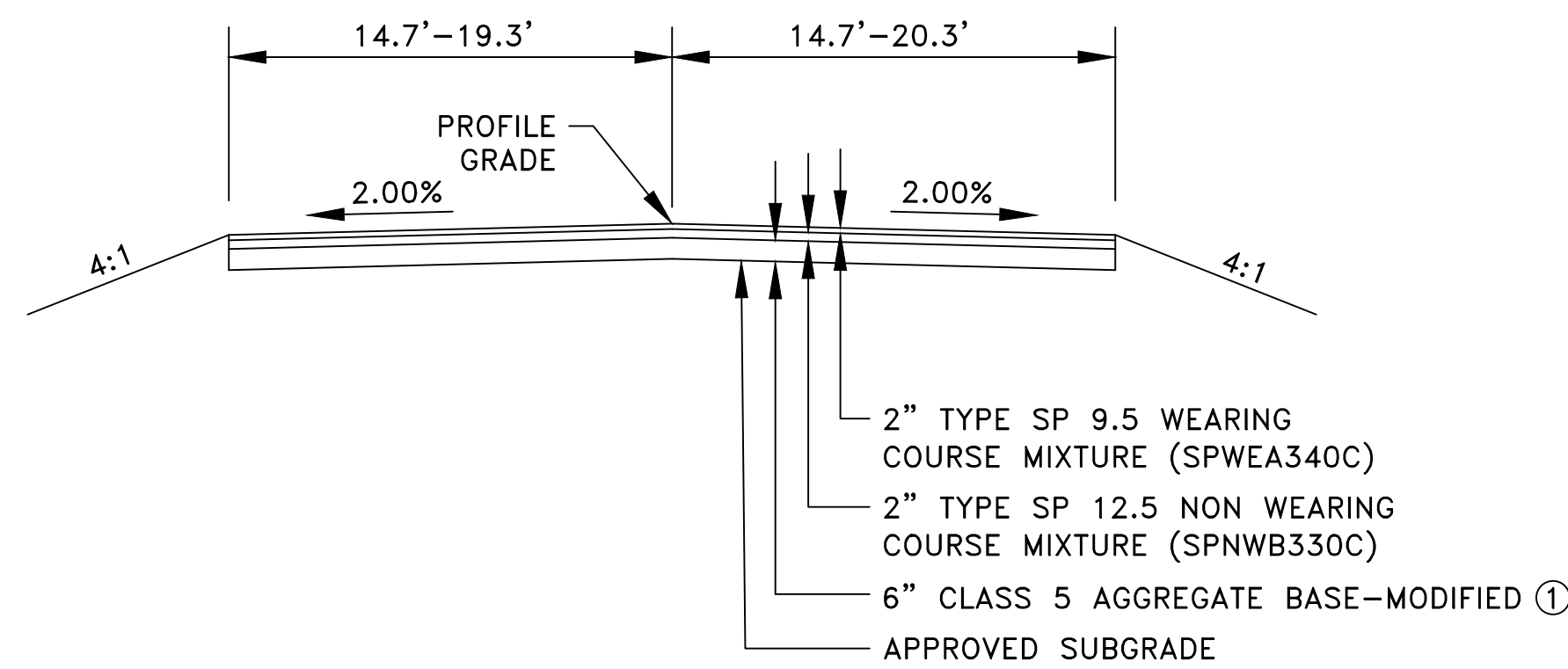
6 TIPOUT CURB DETAIL
NO SCALE



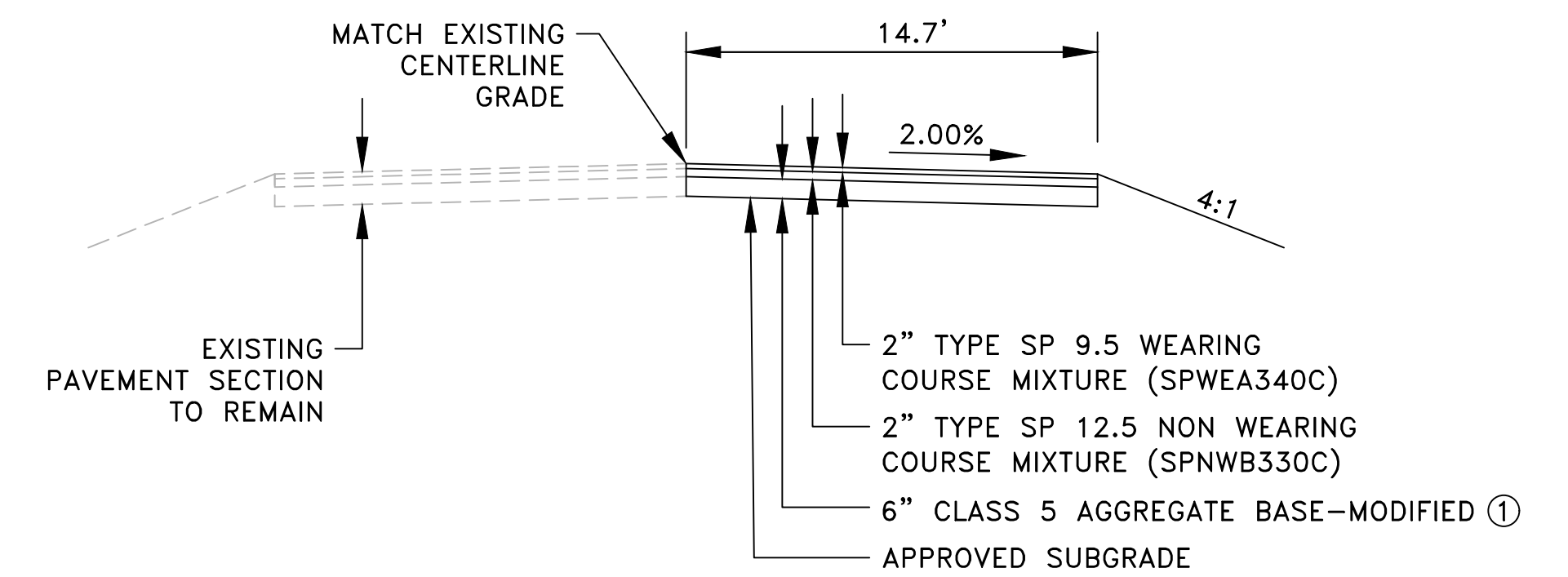
4 CONCRETE SIDEWALK
NO SCALE



7 LIMONITE STREET SECTION
NO SCALE



8 142ND AVENUE SECTION STA 7+34 TO STA 8+14
NO SCALE



9 142ND AVENUE SECTION STA 8+14 TO STA 9+06
NO SCALE

Aug 29, 2023 - 2:27pm K:\PRIVATE\3395.21\ENGINEERING\PLAN DWG\339521_DETAILS.dwg



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Timothy A. Eggen
TIMOTHY A. EGGEN, P.E.
Date 7/17/23 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ



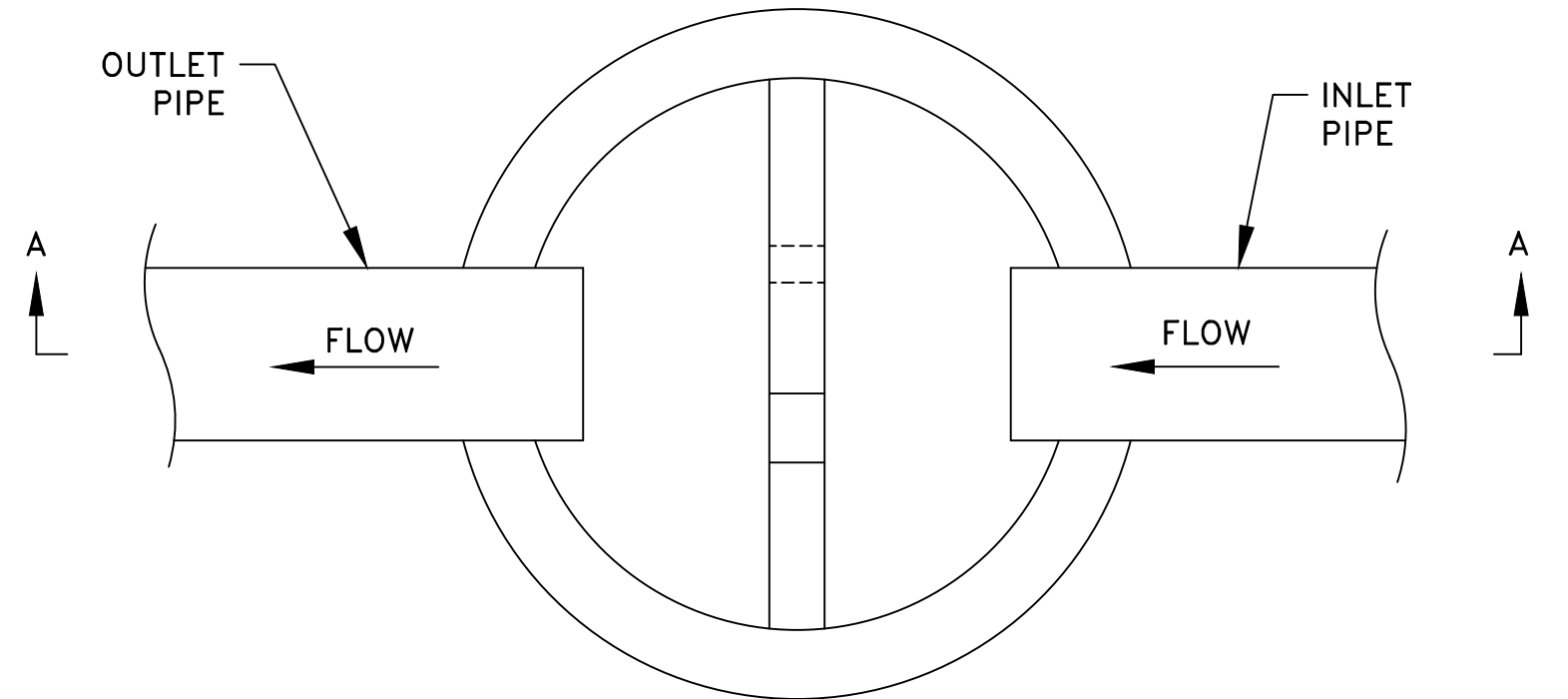
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JAM HOPS

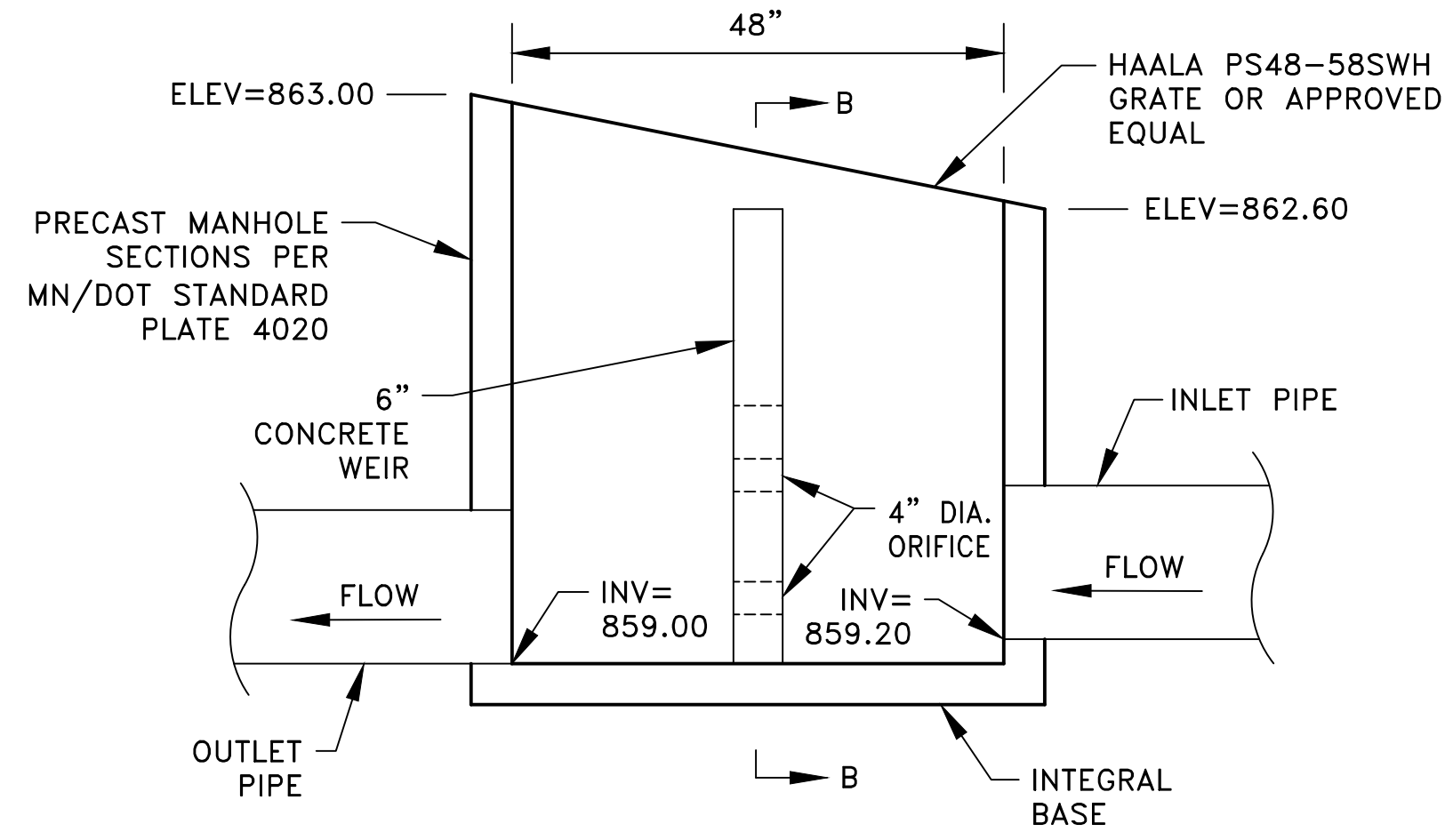
CONSTRUCTION NOTES AND DETAILS

CITY OF RAMSEY, MINNESOTA

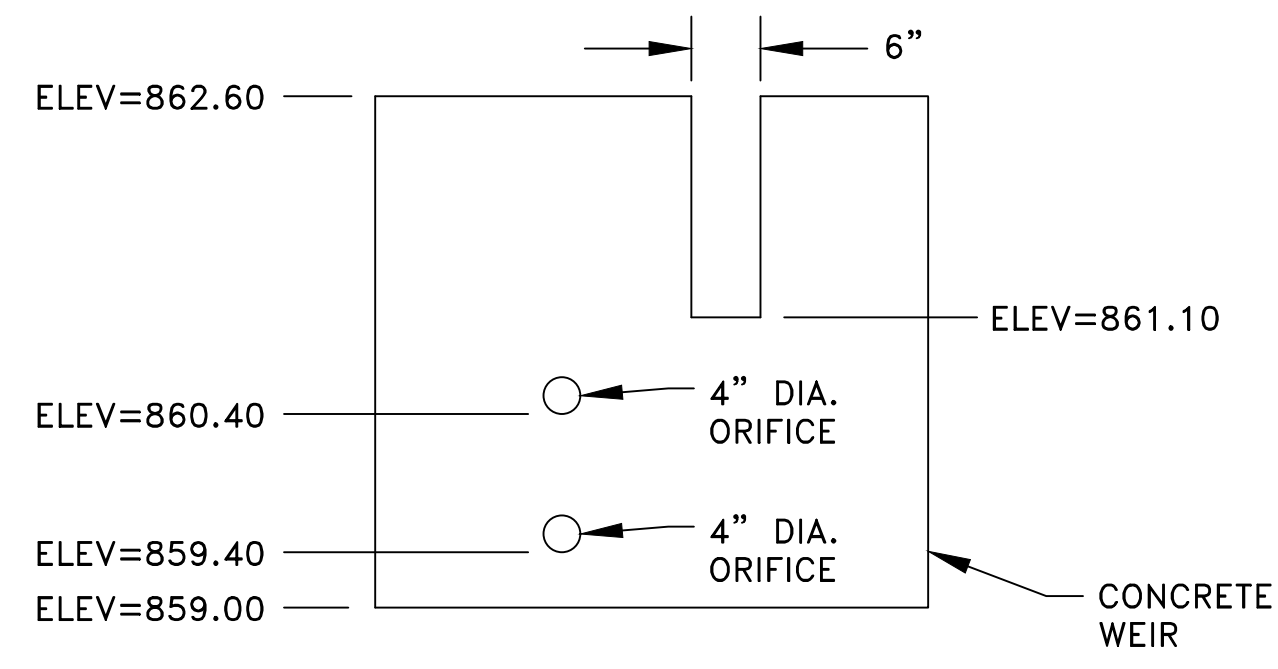
SHEET C2 OF C13 SHEETS



PLAN VIEW

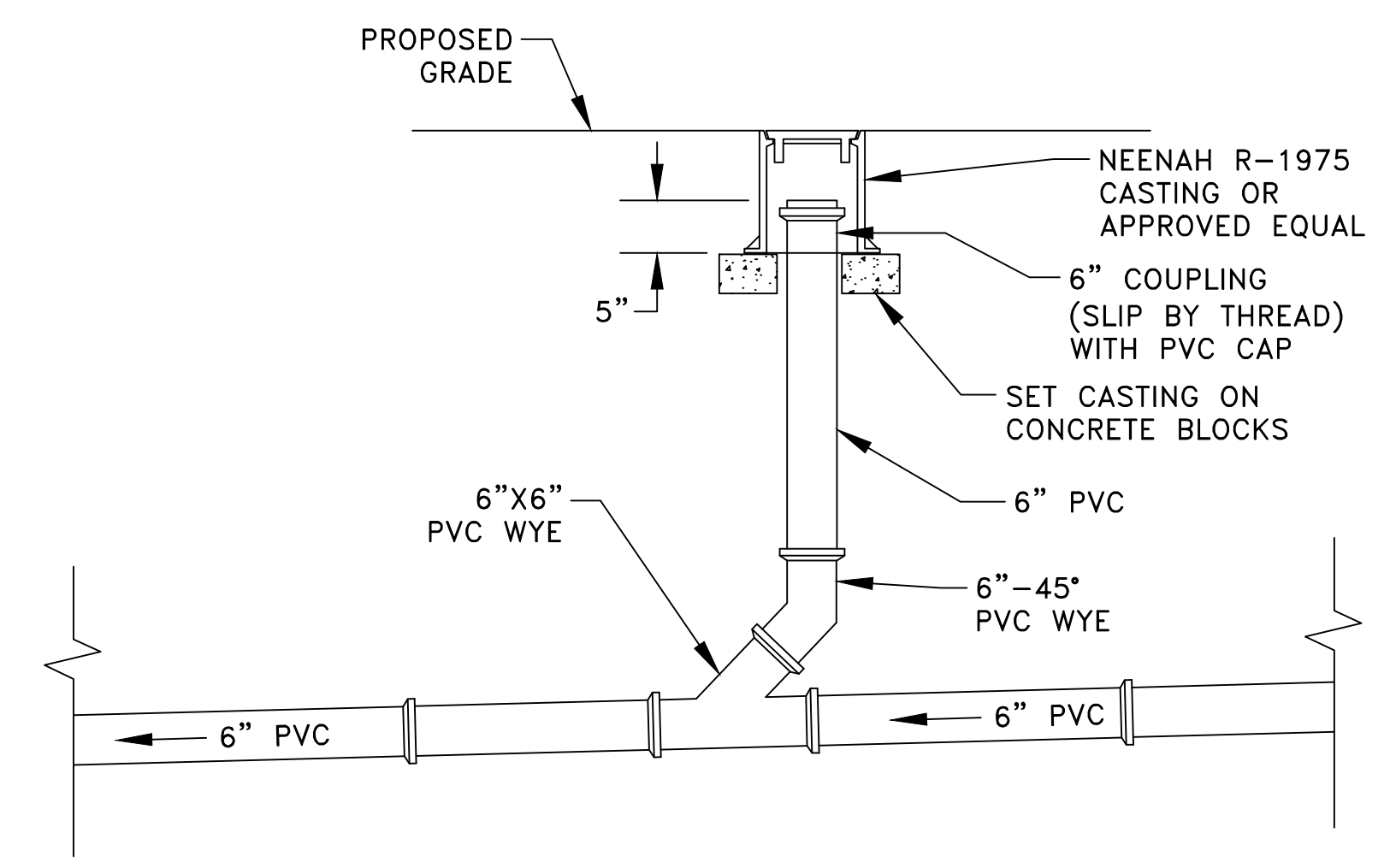


SECTION A-A



SECTION B-B

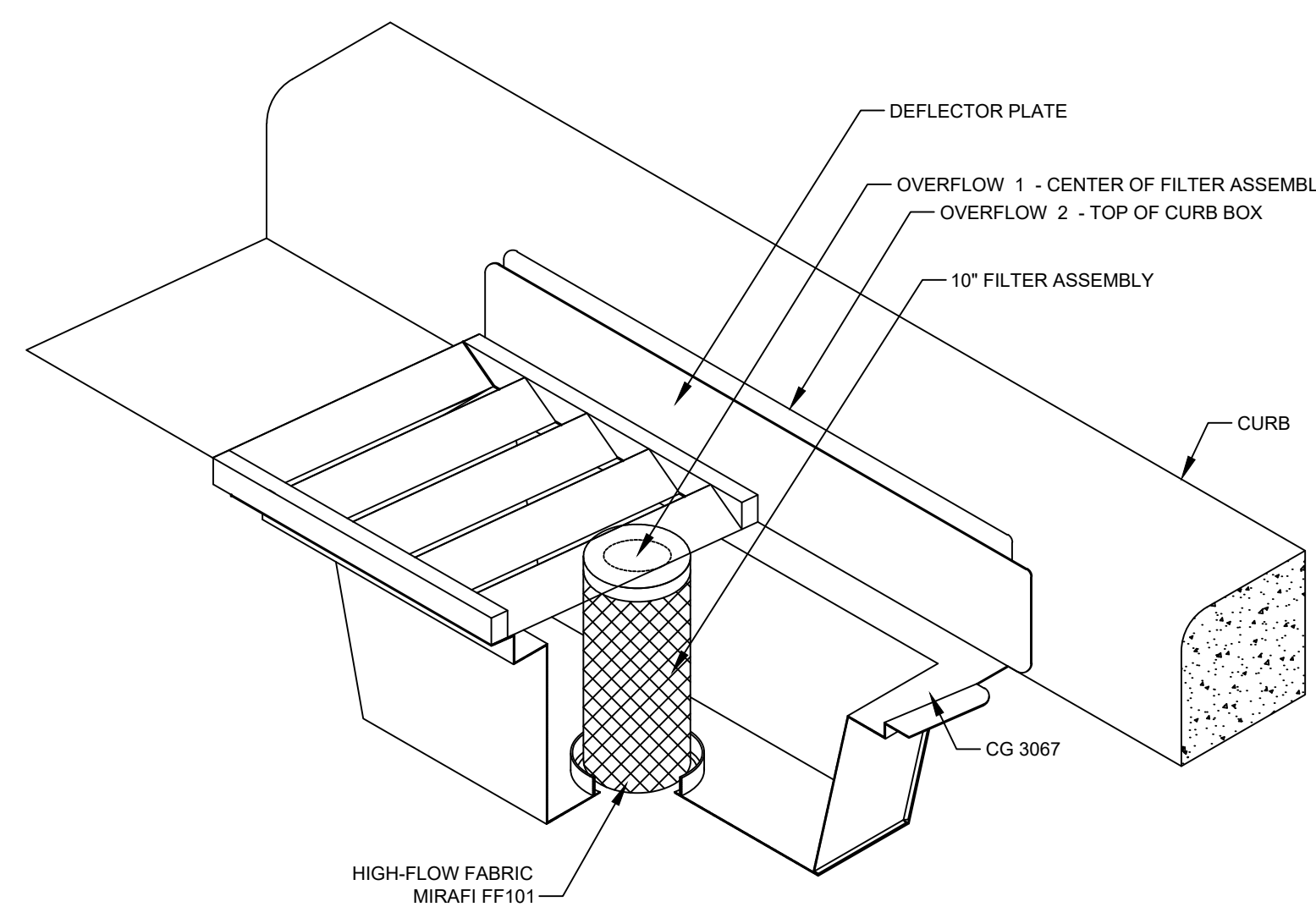
1 POND OUTLET STRUCTURE
C3 NO SCALE



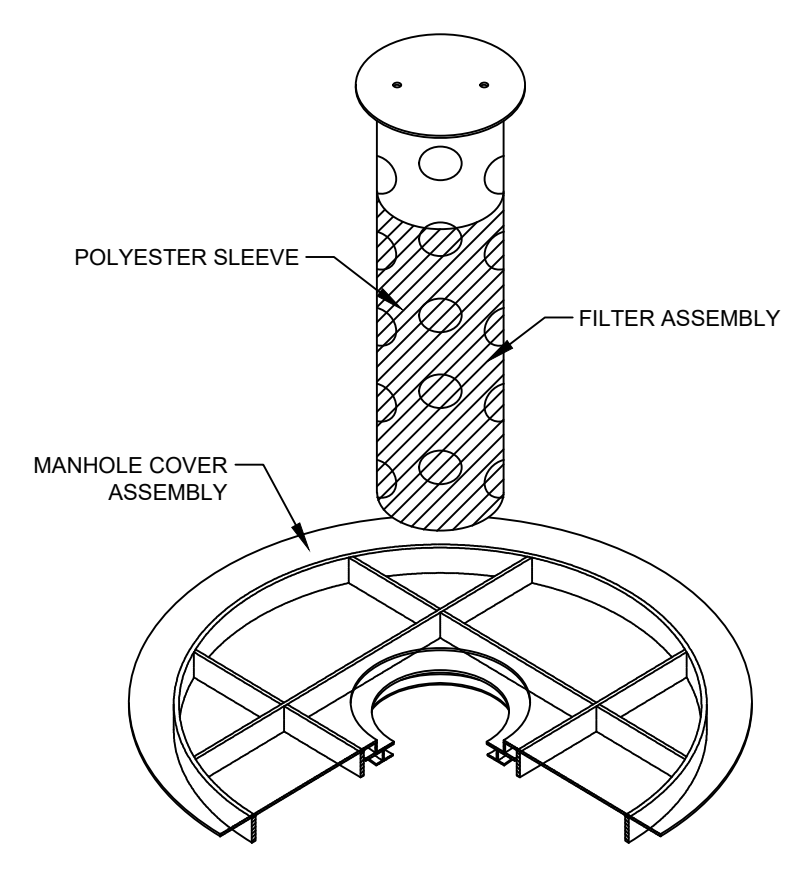
2 SANITARY SEWER CLEANOUT
C3 NO SCALE

SIGNIFICANT TREE INVENTORY TABULATION			
Tree Number	Common Name	Diameter (inches)	Action
601	Siberian Elm	10	Clear & Grub - Invasive
604	American Elm	10	Clear & Grub - Parking Lot
606	American Elm	8	Clear & Grub - Parking Lot
607	American Elm	10	Clear & Grub - Parking Lot
608	American Elm	9	Clear & Grub - Parking Lot
609	American Elm	9	Clear & Grub - Parking Lot
610	American Elm	15	Clear & Grub - Parking Lot
611	Boxelder	8	Clear & Grub - Parking Lot
612	Boxelder	11	Clear & Grub - Parking Lot
613	American Elm	8	Clear & Grub - Pond
614	Boxelder	9	Clear & Grub - Pond
615	Cottonwood	18	Clear & Grub - In City Right-of-Way
616	Cottonwood	8	Clear & Grub - In City Right-of-Way
617	American Elm	12	Clear & Grub - Parking Lot
618	American Elm	10	Clear & Grub - Pond
619	American Elm	12	Clear & Grub - Pond
621	American Elm	9	Clear & Grub - Pond
623	American Elm	9	Clear & Grub - Pond
624	American Elm	9	Clear & Grub - Pond
625	American Elm	14	Clear & Grub - Pond
626	American Elm	8	Clear & Grub - Pond
627	American Elm	9	Clear & Grub - Pond
632	Boxelder	10	Clear & Grub - Pond
633	Boxelder	9	Clear & Grub - Pond
634	American Elm	8	Clear & Grub - Pond
635	American Elm	11	Clear & Grub - Pond
636	Boxelder	8	Clear & Grub - Pond
637	Boxelder	8	Clear & Grub - Pond
638	Boxelder	8	Clear & Grub - Pond

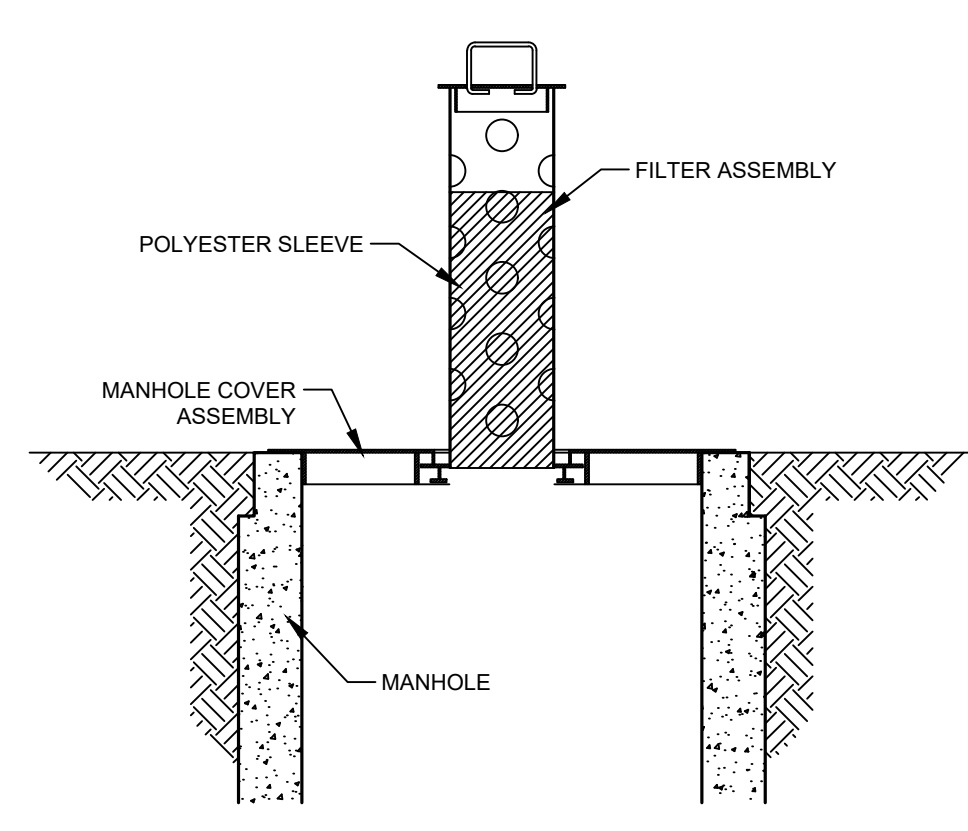
Significant Tree Inches 287
 Significant Tree Inches Removed 287
 Invasive Species Inches Removed 10
 Inches Removed for Ponding 159



3 STORM DRAIN INLET PROTECTION ①
C3



ISOMETRIC VIEW



IN-PLACE ELEVATION VIEW

4 STORM DRAIN INLET PROTECTION ①
C3

REFERENCE NOTES:
 ① INLET PROTECTION SHALL BE INSTALLED ON ALL CASTINGS RECEIVING RUNOFF FROM THE PROJECT AREA. INLET PROTECTION SHALL BE INSTALLED ON EXISTING, OFF SITE CASTINGS PRIOR TO THE START OF CONSTRUCTION. WIMCO MODELS CG 3067 AND RD 27 ARE SHOWN.

Aug 29, 2023 - 2:28pm K:\PRIVATE\3395.21\ENGINEERING\PLAN_DWG\339521_DETAILS.dwg



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 Date 7/17/23 Lic. No. 43362

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 DRAWN BY: TAE
 CHECKED BY: CJJ

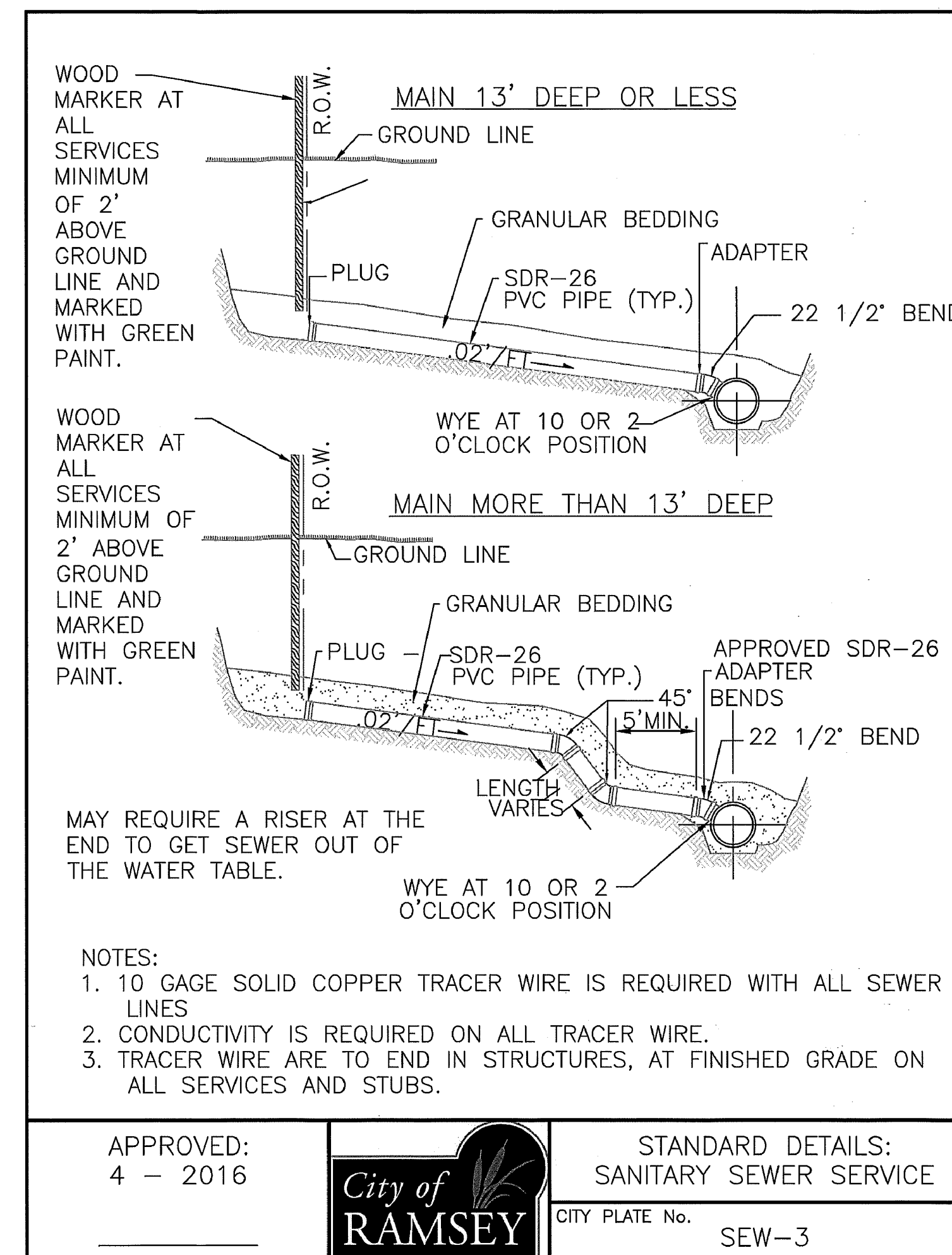
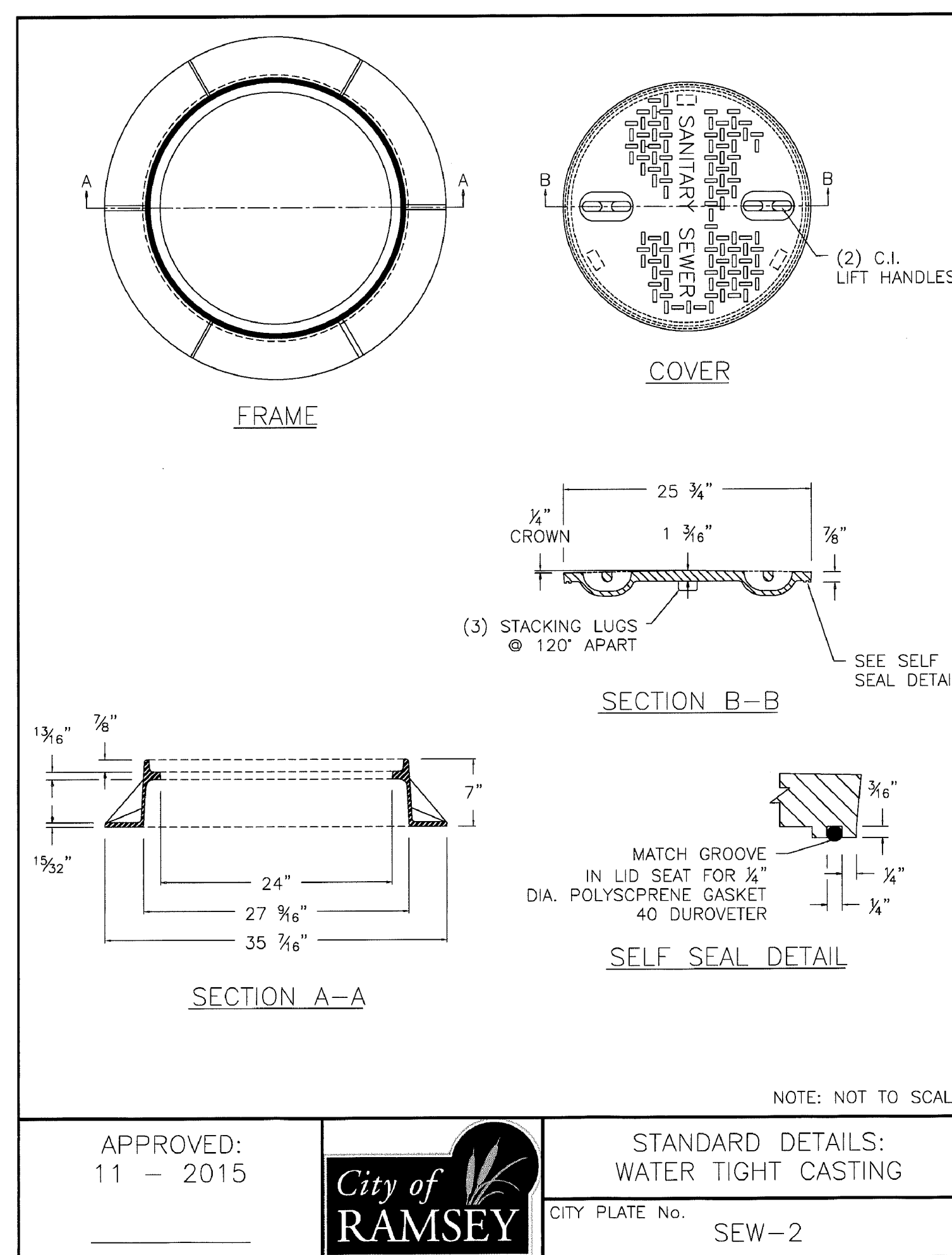
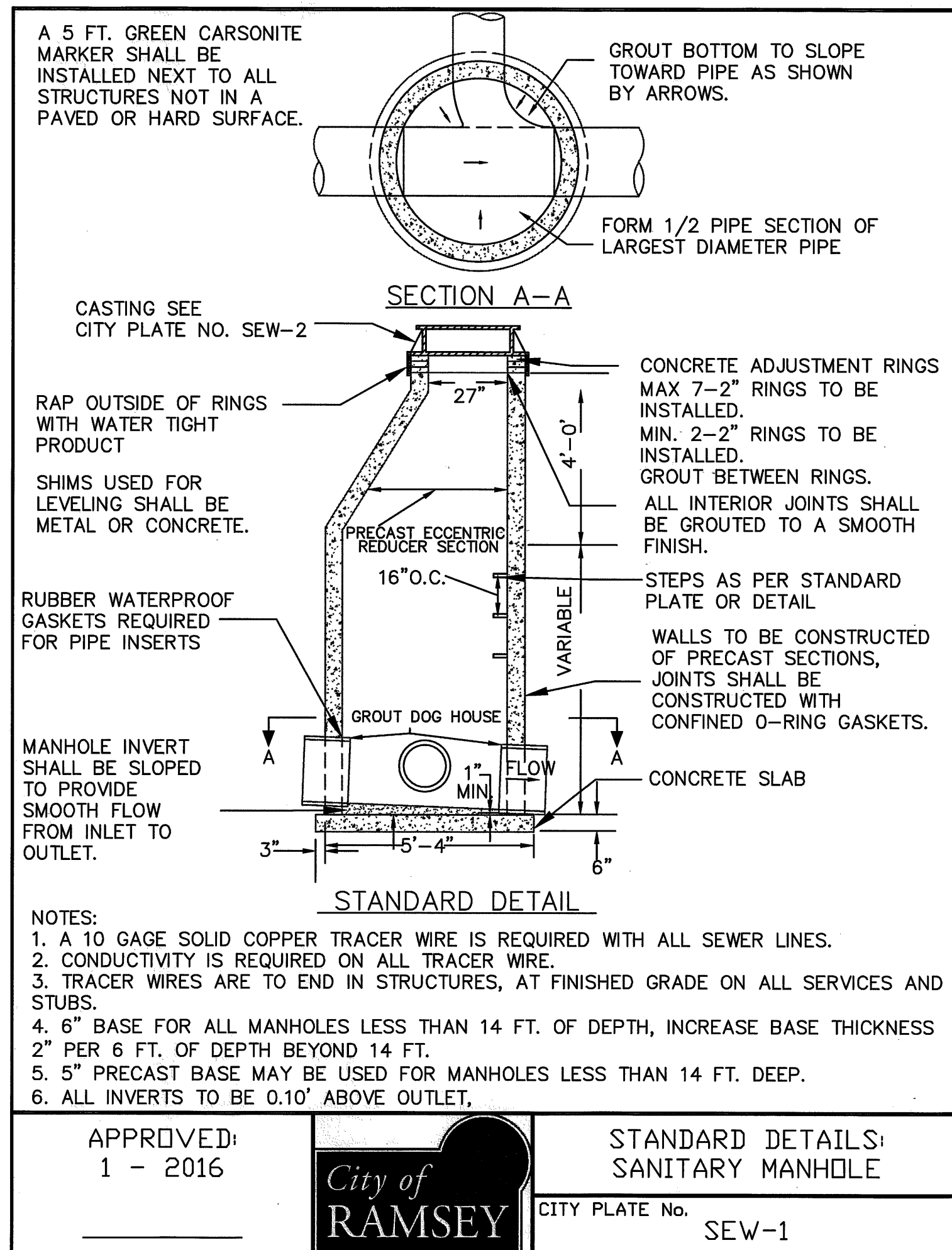
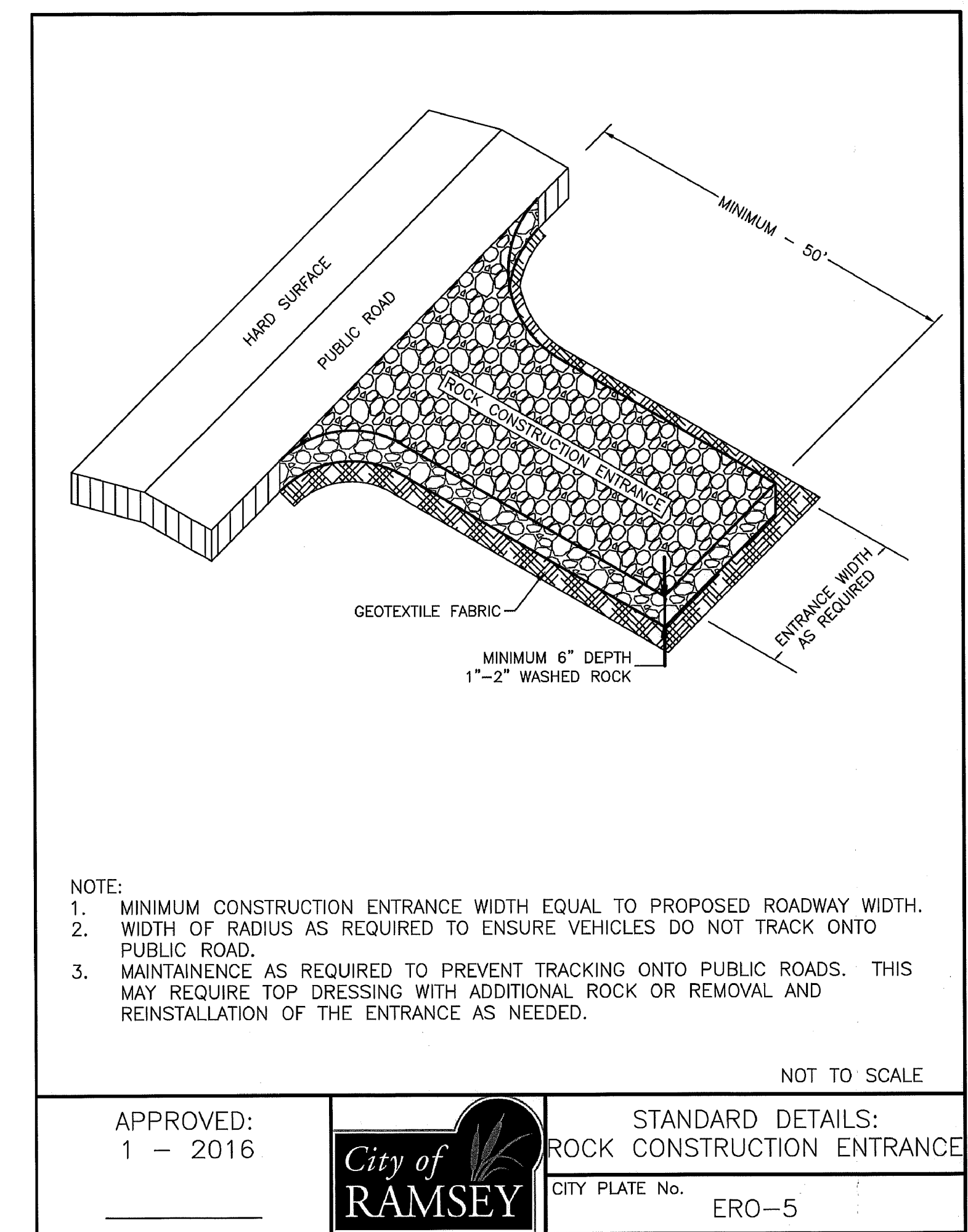
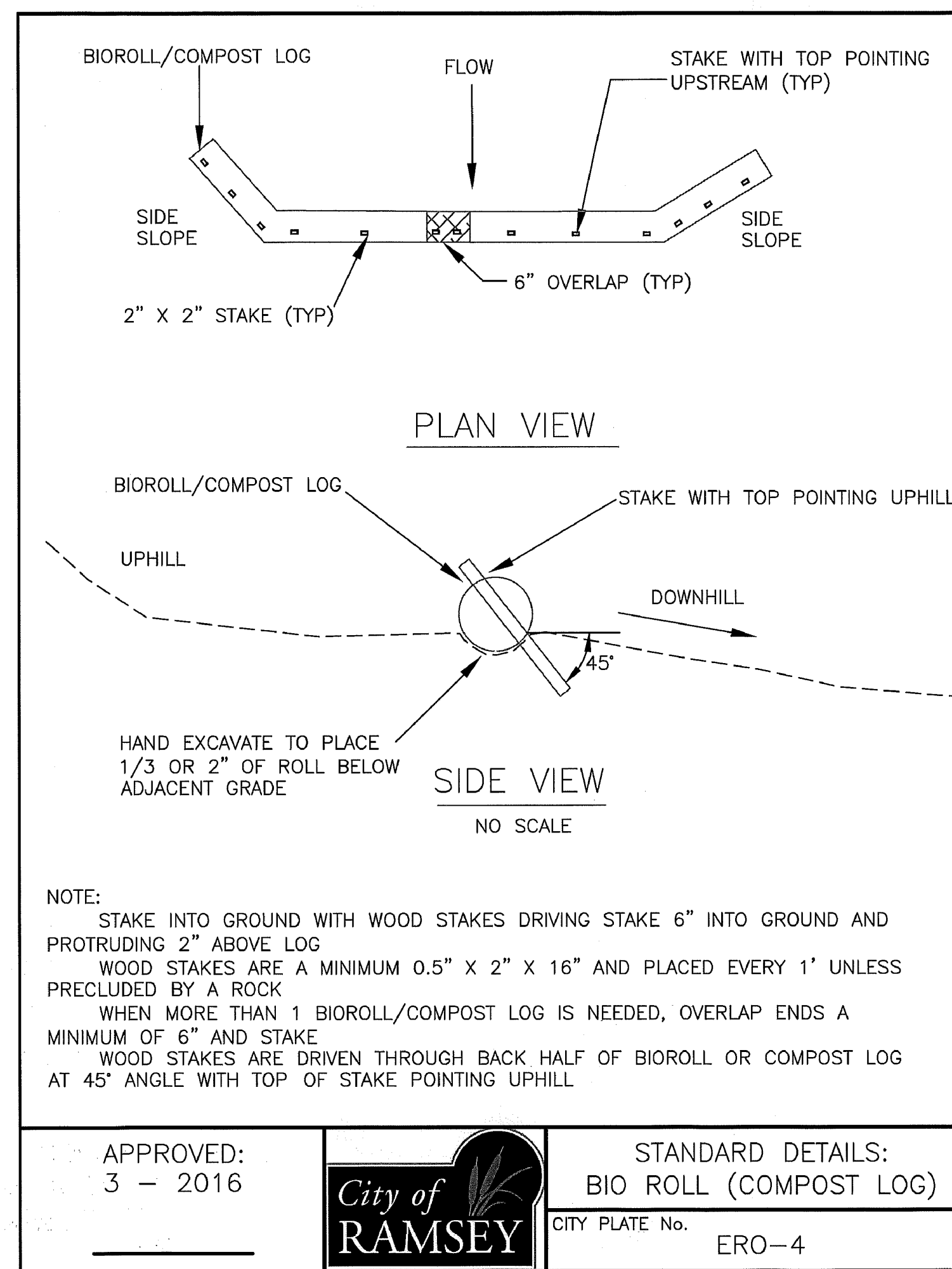
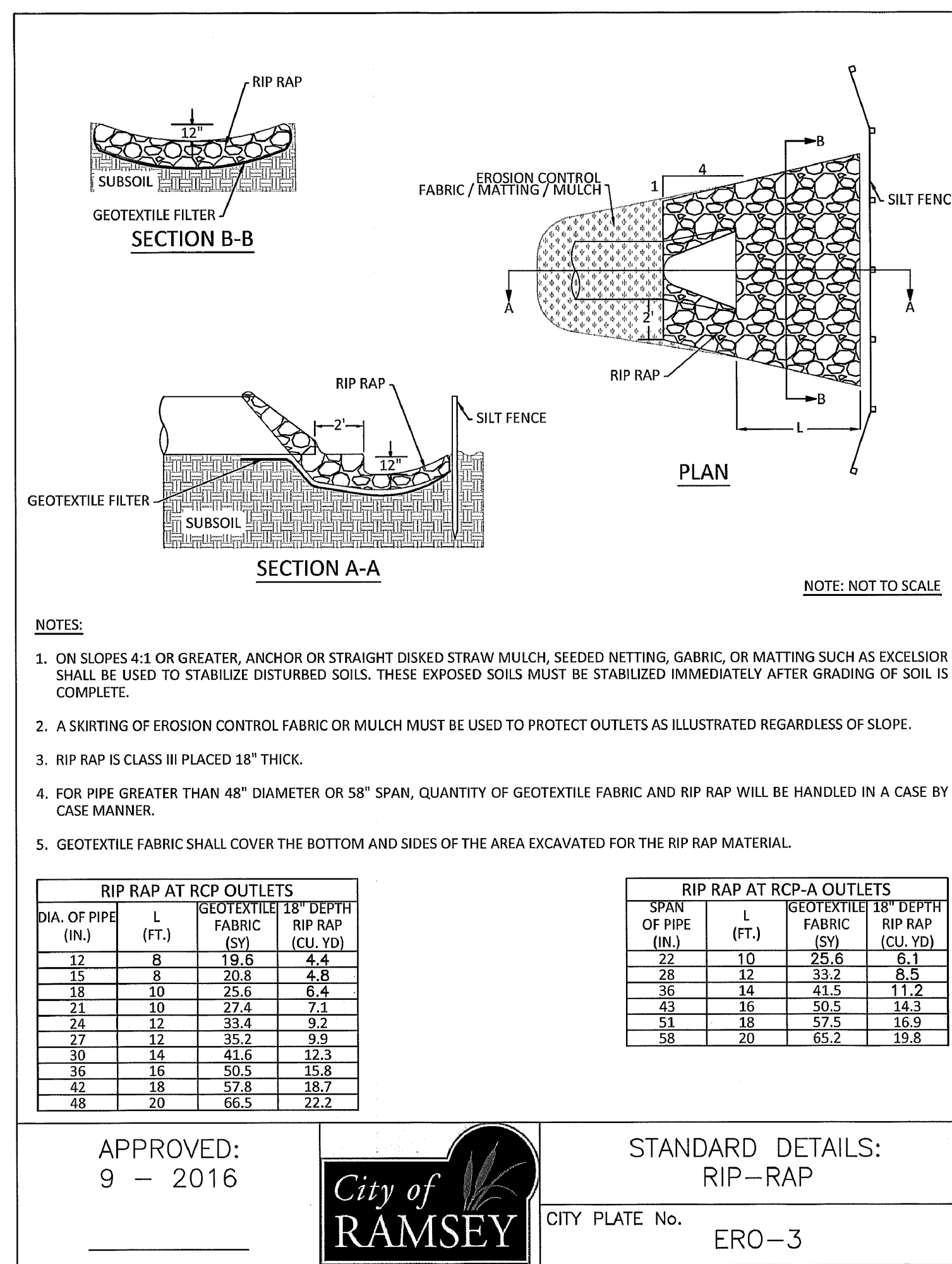
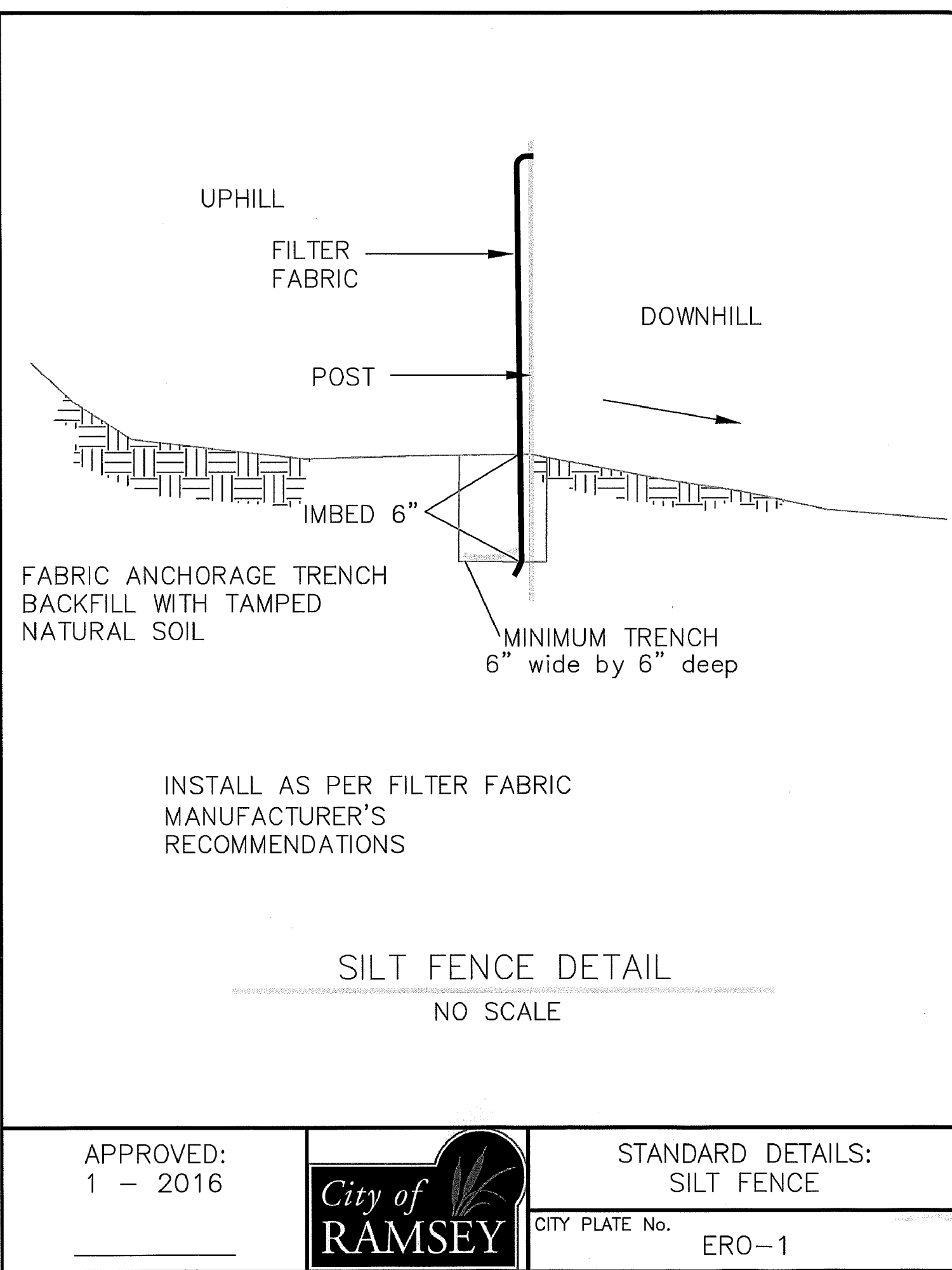


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DETAILS
 CITY OF RAMSEY, MINNESOTA

SHEET C3 OF C13 SHEETS
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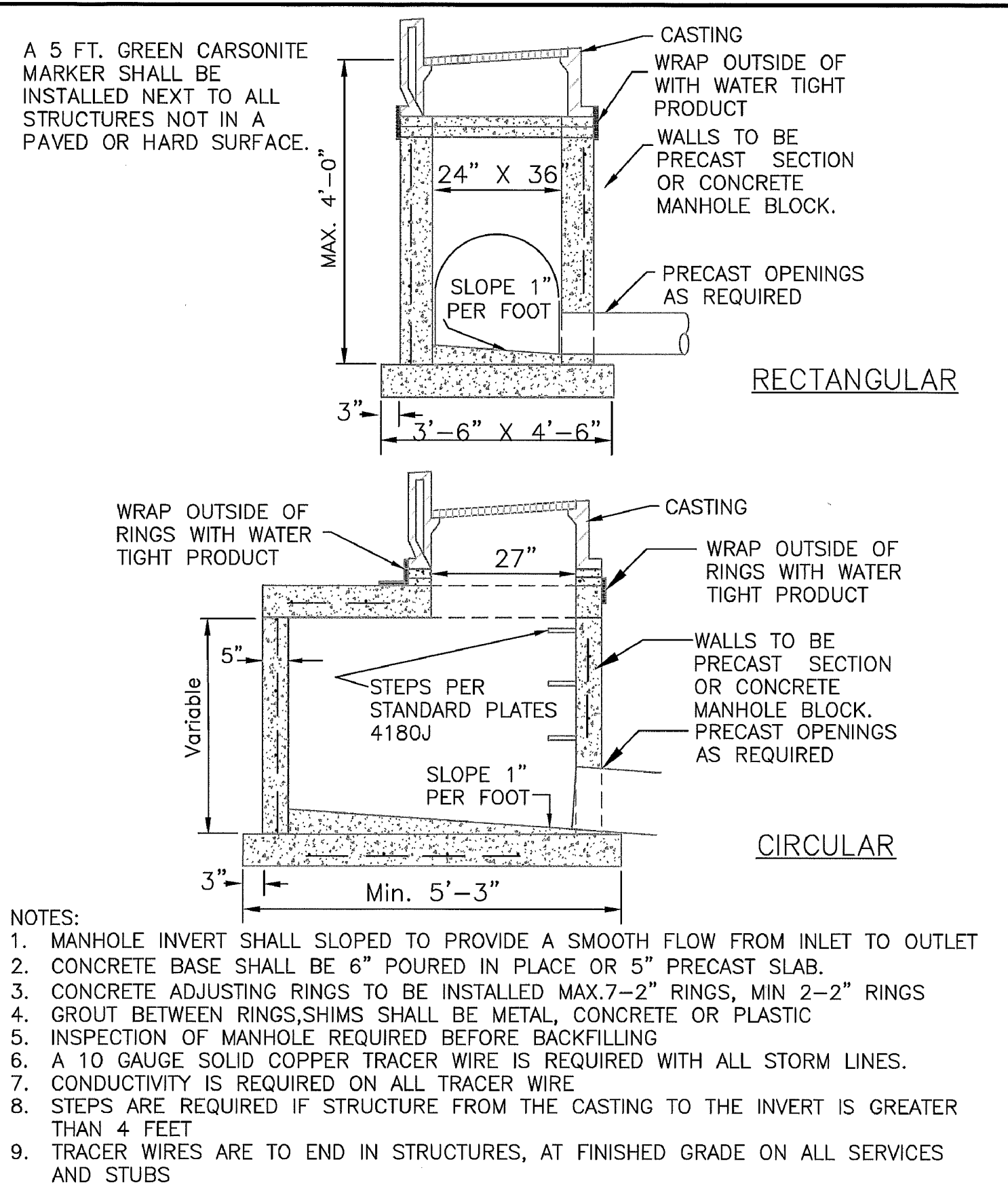


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DETAILS
CITY OF RAMSEY, MINNESOTA

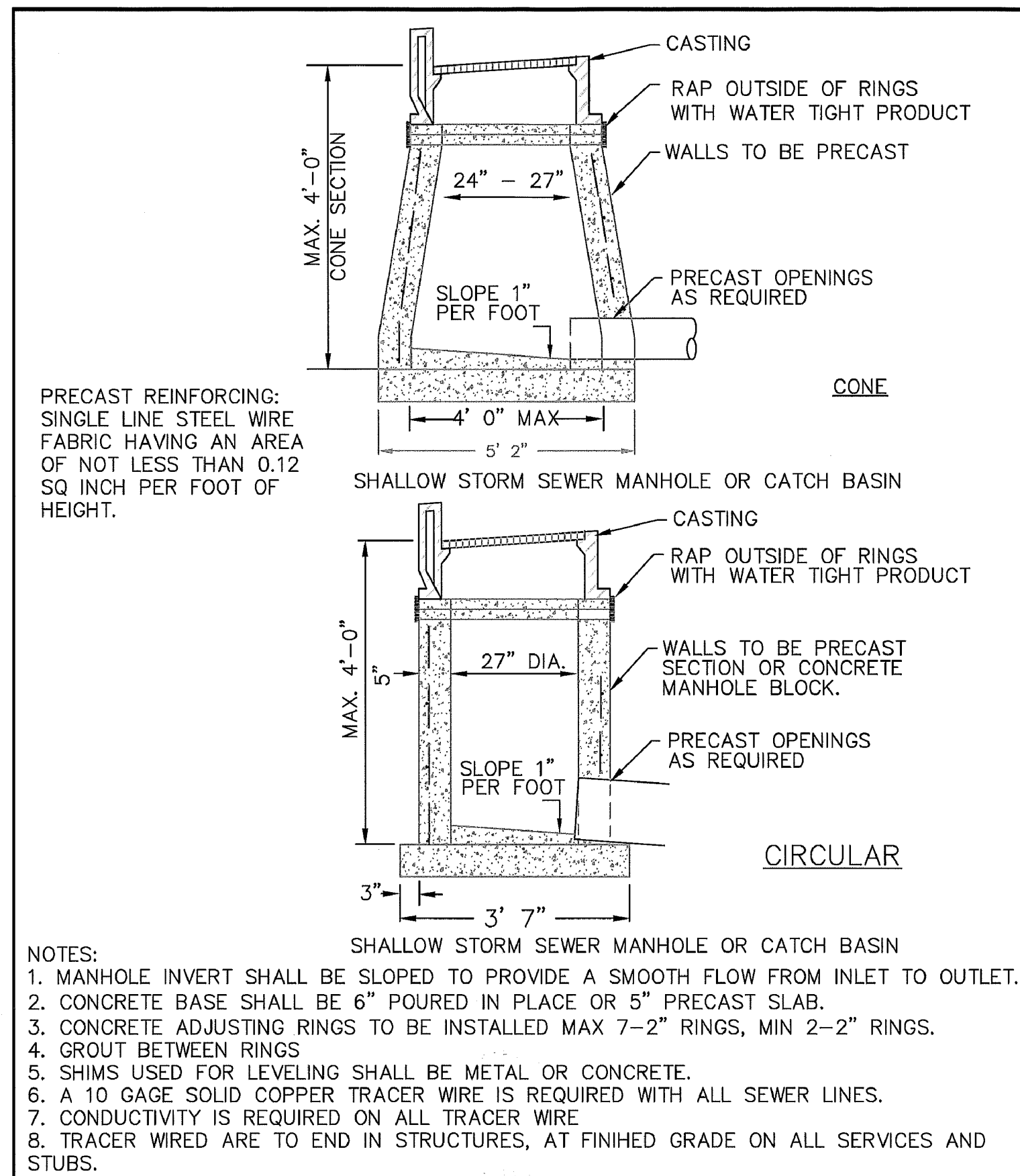
SHEET C4 OF C13 SHEETS
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APPROVED: 4 - 2007

City of RAMSEY

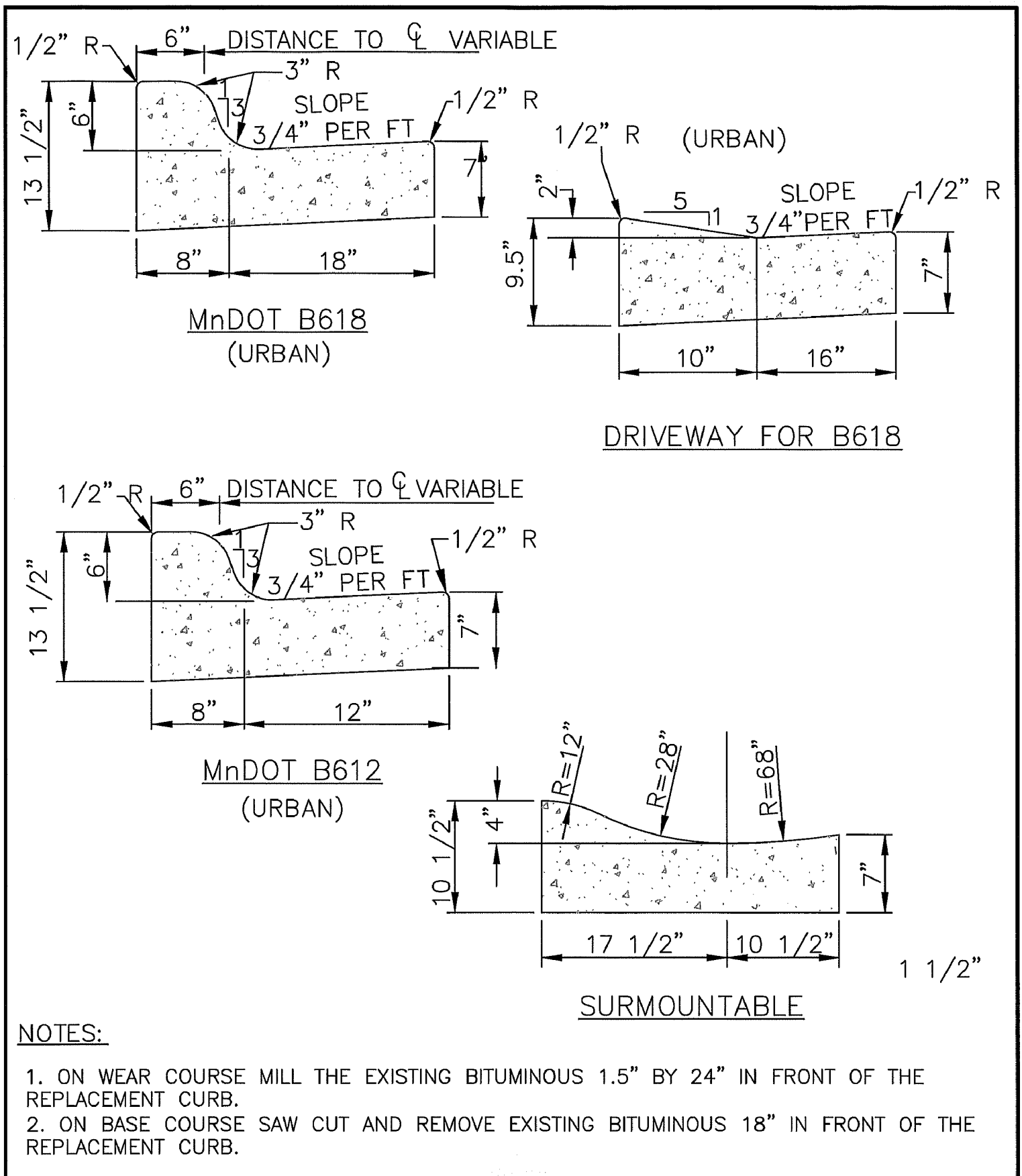
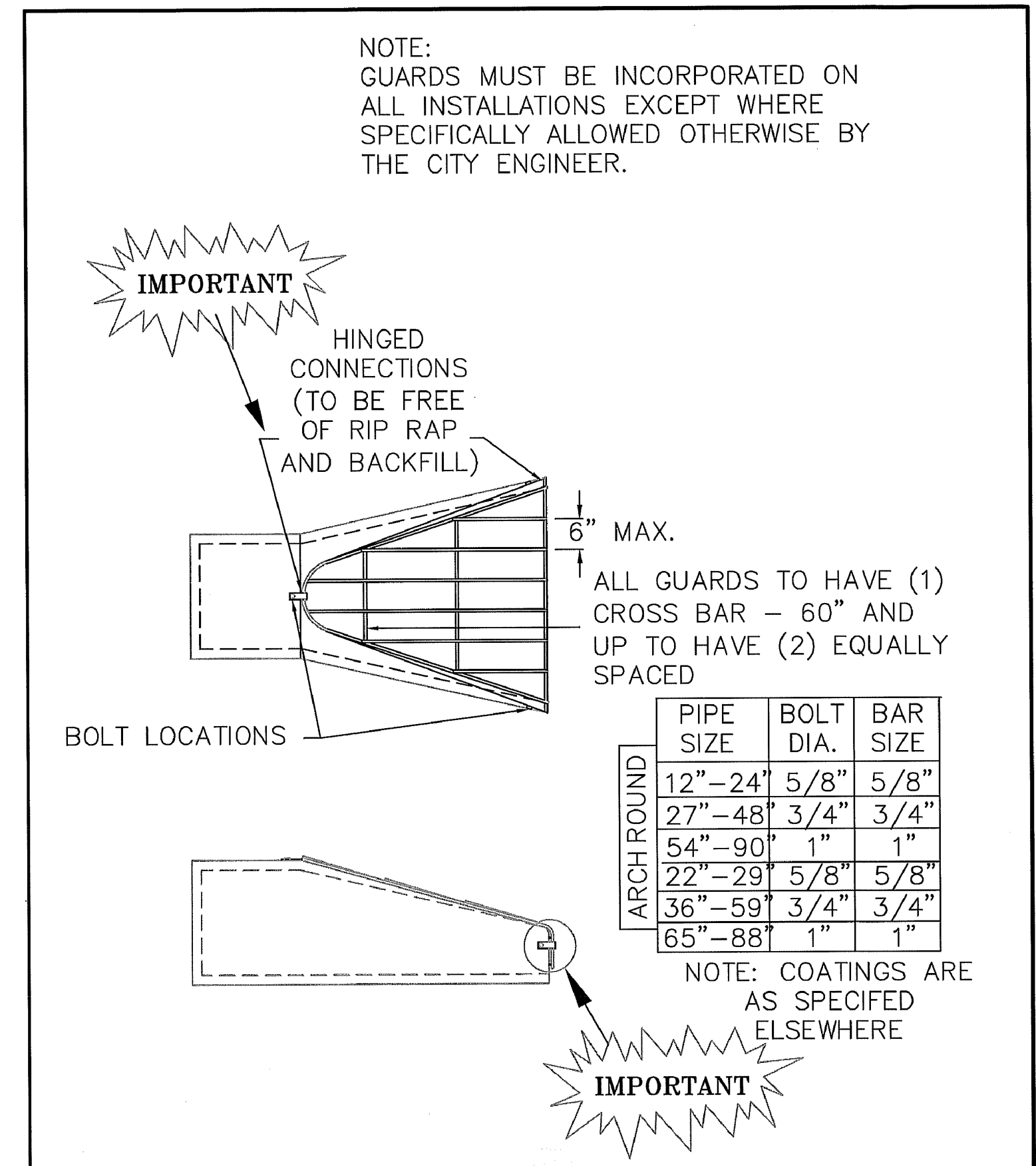
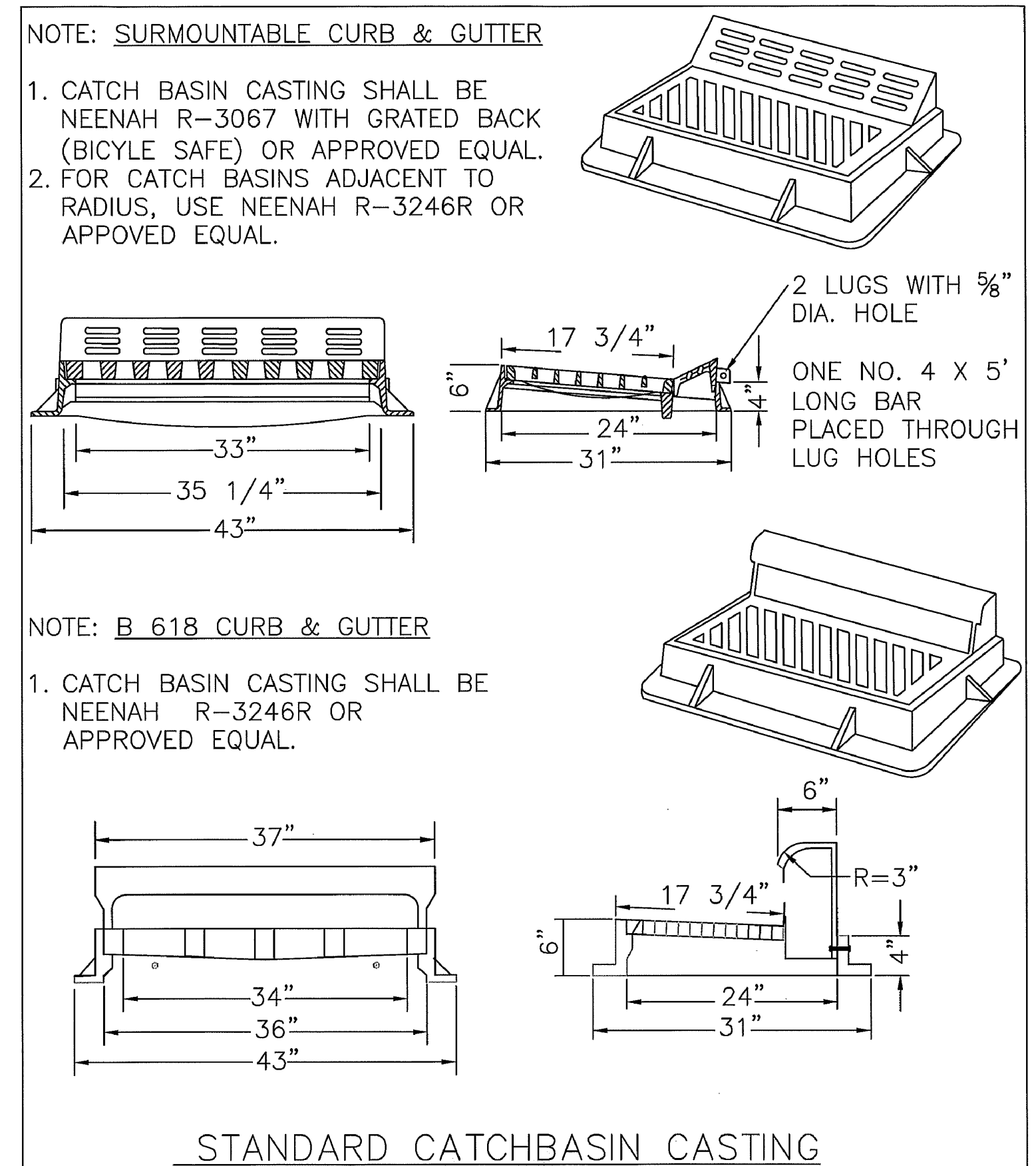
STANDARD DETAILS: CATCH BASIN
CITY PLATE No. STO-1



APPROVED: 6 - 2008

City of RAMSEY

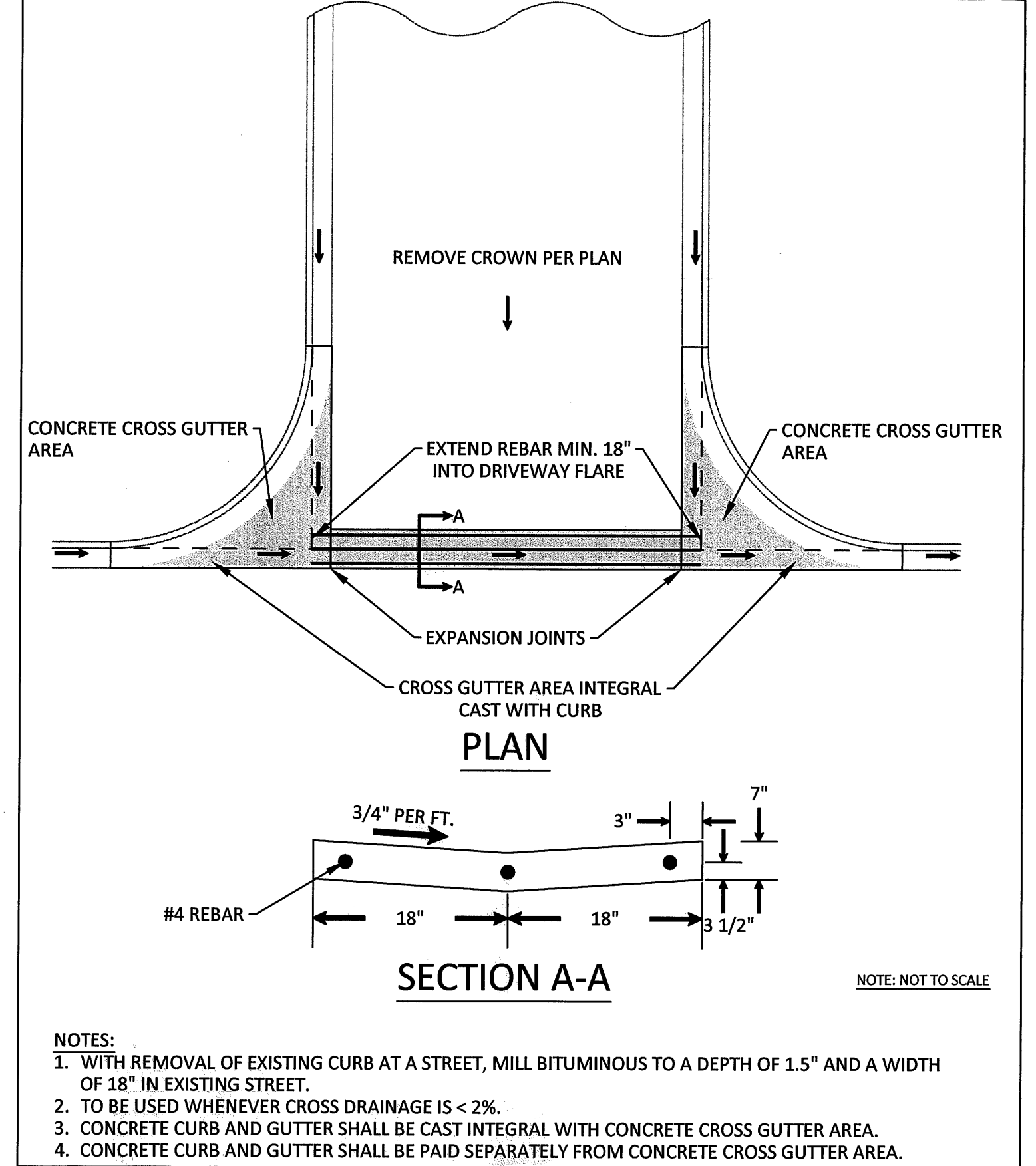
STANDARD DETAILS: STORM AREA INLET
CITY PLATE No. STO-2



APPROVED: 1 - 2016

City of RAMSEY

STANDARD DETAILS: CURB AND GUTTER
CITY PLATE No. STR-1



APPROVED: 3 - 2017

City of RAMSEY

STANDARD DETAILS: CROSS GUTTER
CITY PLATE No. STR-2

TABLE A
MODIFIED CLASS 5
SPECIFICATIONS

% PASSING

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

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

APPROVED: 2 - 2003

City of RAMSEY

STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS
CITY PLATE No. STR-26

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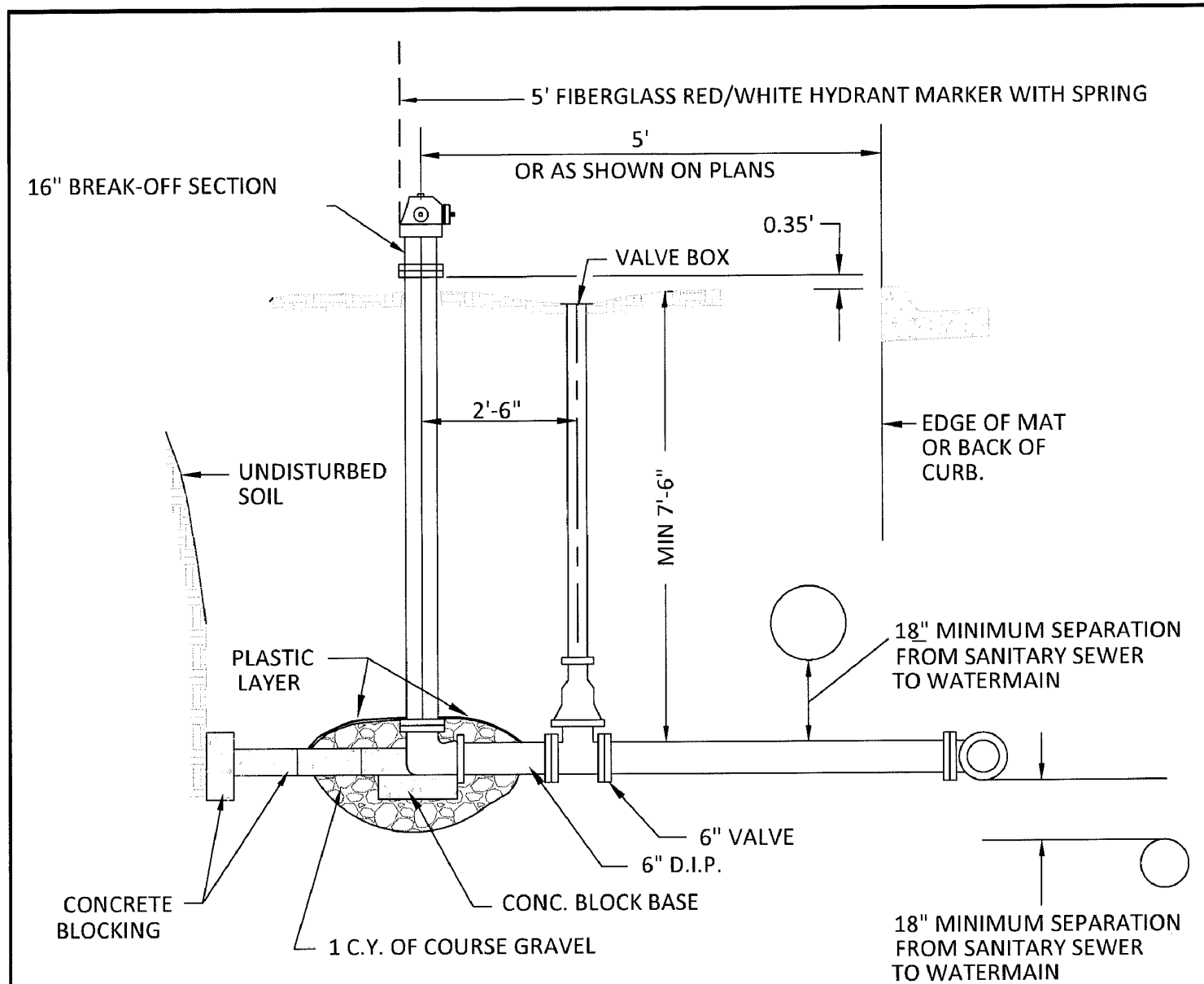
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DETAILS

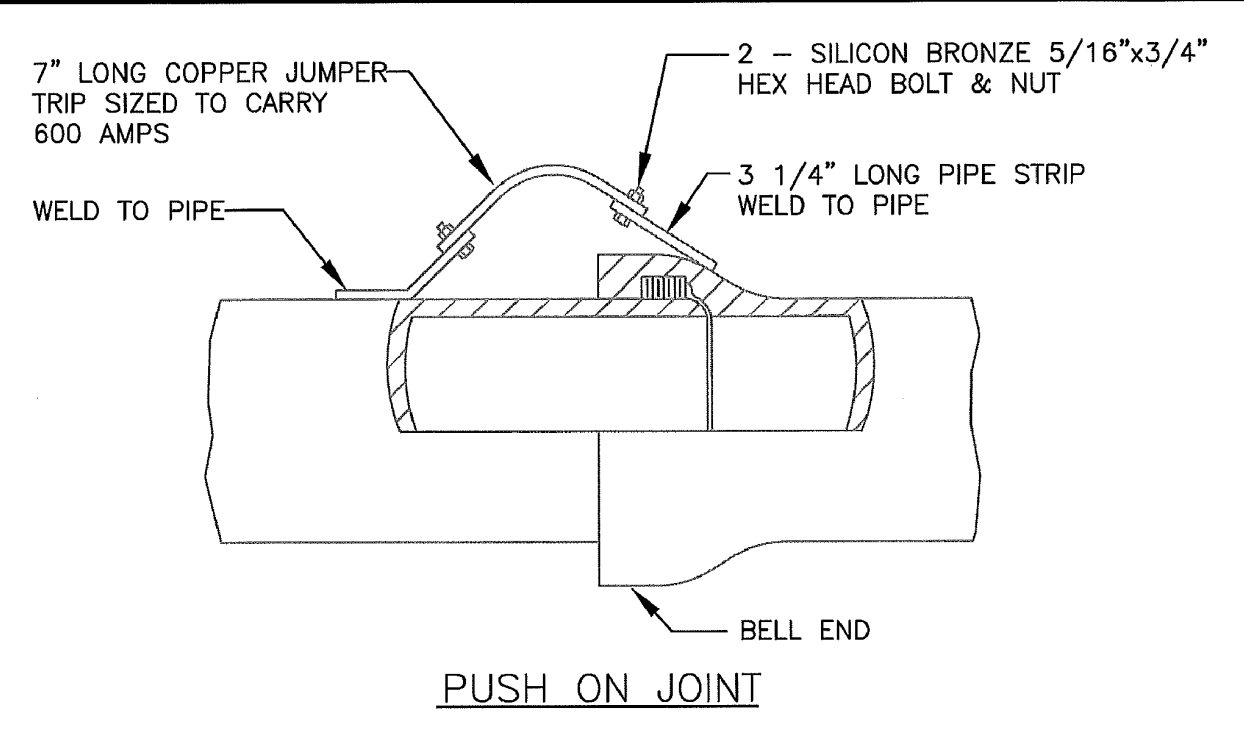
CITY OF RAMSEY, MINNESOTA

SHEET C5 OF C13 SHEETS



- 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.

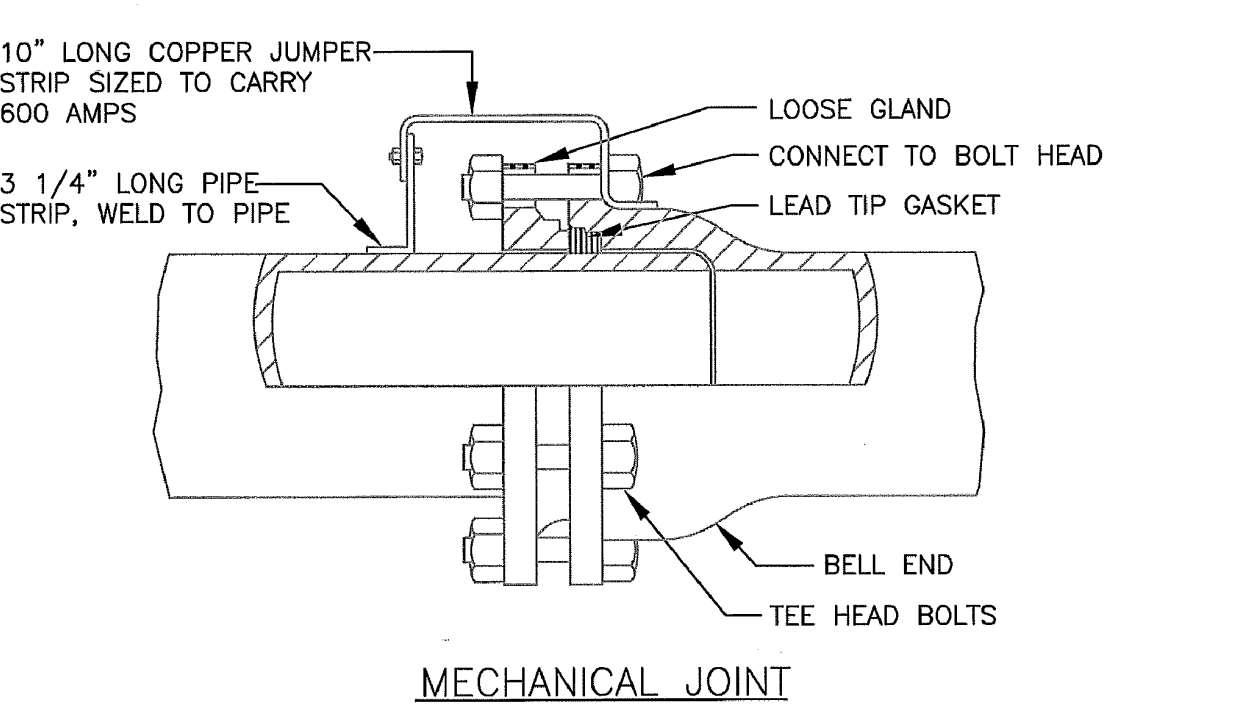
APPROVED: 3 - 2022		STANDARD DETAILS: HYDRANT
	CITY PLATE No.	WAT-1



PUSH ON JOINT

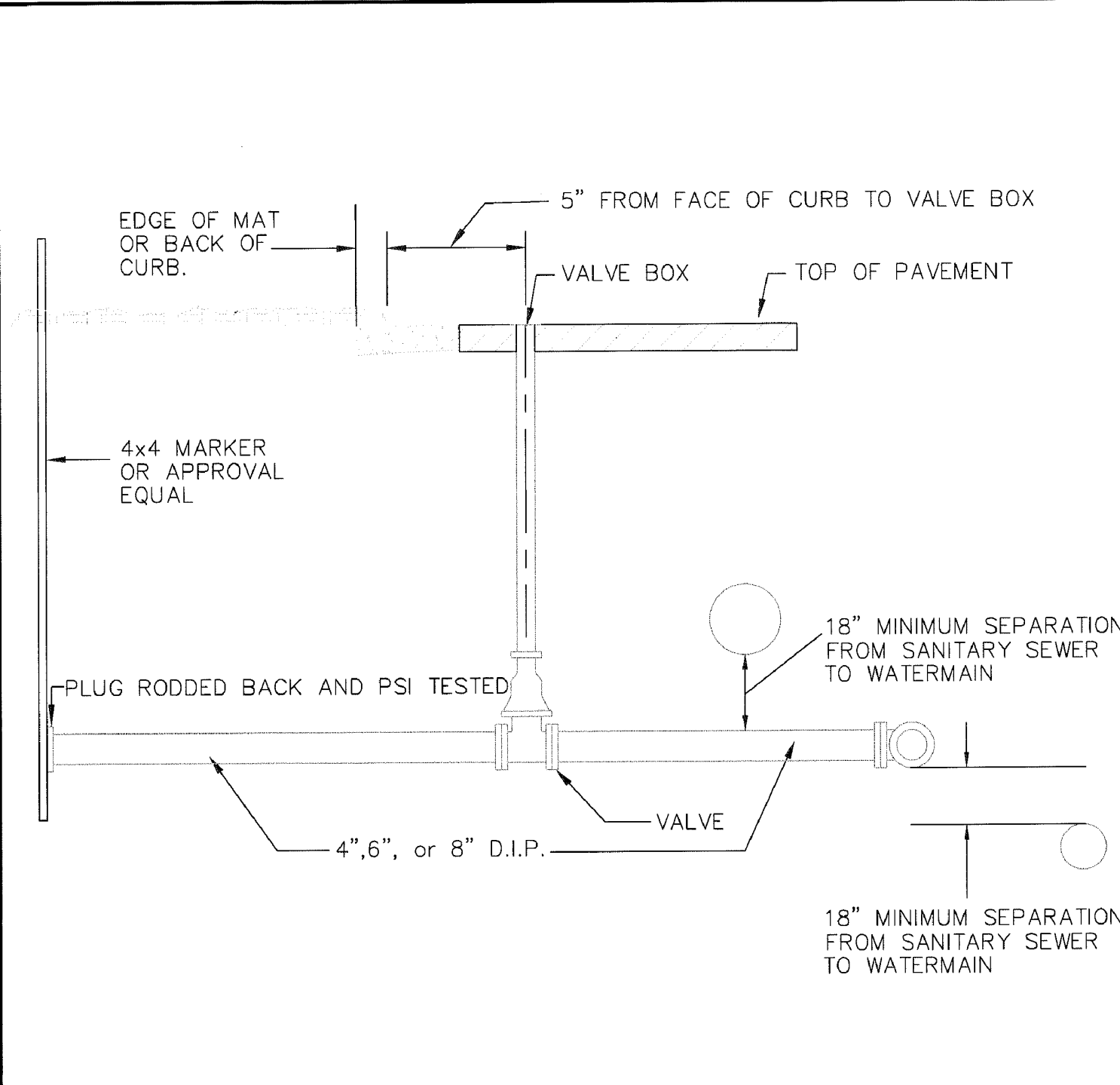
NOTE: DO NOT PASS CURRENT THROUGH PIPE UNLESS PIPE IS FULL OF WATER.

ALTERNATE METHOD BY AMERICAN CAST-IRON USING 4 COPPER CONTACT STRIPS IS AN APPROVED EQUAL TO ABOVE.



MECHANICAL JOINT

APPROVED: 1 - 2016		STANDARD DETAILS: JOINT CONNECTION
	CITY PLATE No.	WAT-4



- NOTES:
1. SHALL BE BLOCKED OR TIED TO THE 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.

APPROVED: 1 - 2016		STANDARD DETAILS: COMMERCIAL SERVICE
	CITY PLATE No.	WAT-5

Aug. 29, 2023 - 2:29pm K:\PRIVATE\3395.21\ENGINEERING\PLAN DWG\339521_DETAILS.dwg



DATE	REVISION
8/8/23	PLAN REVISIONS PER CITY REVIEW
8/30/23	PLAN REVISIONS PER CITY REVIEW

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TIMOTHY A. EGGEN, P.E.
Date 7/17/23 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ



Hakanson Anderson
Civil Engineers and Land Surveyors
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JAM HOPS

DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET
C6
OF
C13
SHEETS

Aug 29, 2023 - 2:29pm
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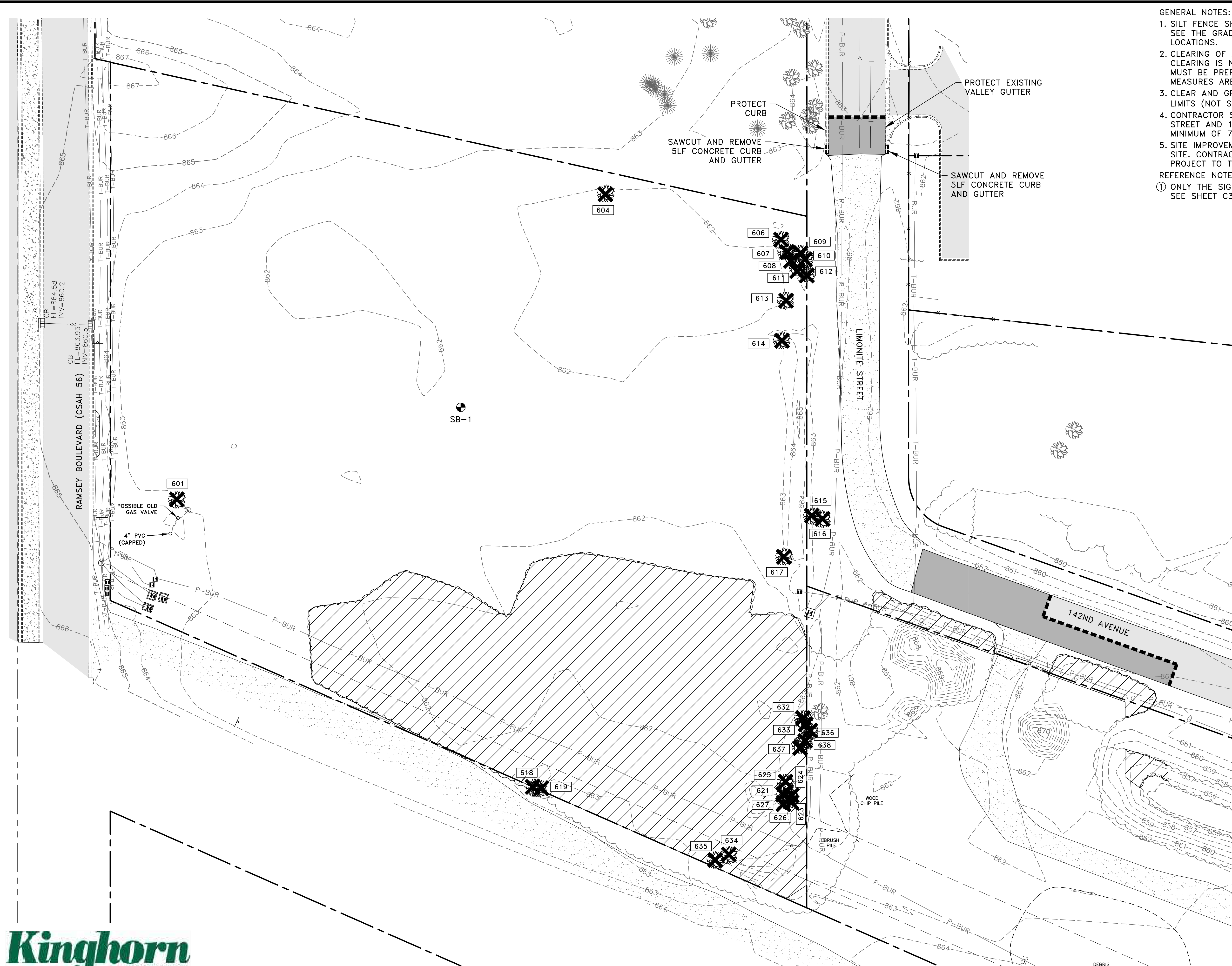
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JAM HOPS

EXISTING TOPOGRAPHY AND
 REMOVALS PLAN
 CITY OF RAMSEY, MINNESOTA

SHEET
 C7
 OF
 C13
 SHEETS

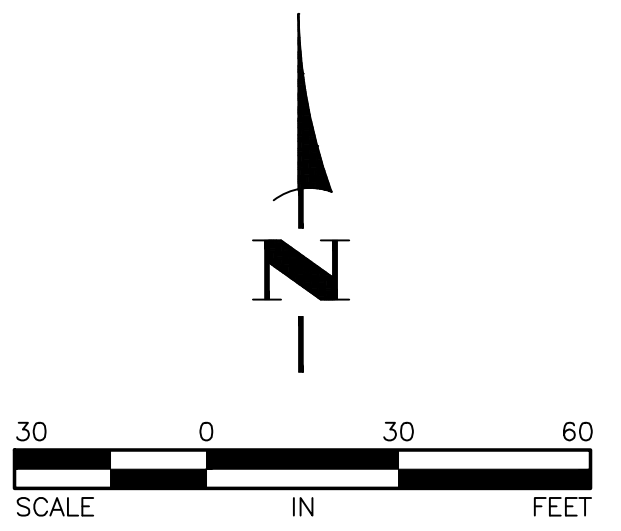
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- GENERAL NOTES:
- SILT FENCE SHALL BE IN PLACE PRIOR TO THE START OF ANY REMOVAL ACTIVITIES. SEE THE GRADING, DRAINAGE AND SEDIMENT CONTROL PLAN FOR SILT FENCE LOCATIONS.
 - CLEARING OF ANY OAK TREES SHALL NOT OCCUR PRIOR TO JULY 15TH. IF OAK TREE CLEARING IS NECESSARY PRIOR TO JULY 15TH, AN OAK WILT MANAGEMENT PLAN MUST BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW TO ENSURE ADEQUATE MEASURES ARE IMPLEMENTED TO PROTECT FROM THE INTRODUCTION OF OAK WILT.
 - CLEAR AND GRUB BRUSH, SHRUBS AND SMALL TREES WITHIN THE CONSTRUCTION LIMITS (NOT SHOWN).
 - CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR THE WORK IN LIMONITE STREET AND 142ND AVENUE. PLAN SHALL BE SUBMITTED TO THE CITY OF RAMSEY A MINIMUM OF 7 DAYS PRIOR TO CONSTRUCTION.
 - SITE IMPROVEMENTS ARE PLANNED FOR THE PROPERTY NORTH OF THE JAM HOPS SITE. CONTRACTOR SHALL COORDINATE THE LIMONITE STREET REMOVALS WITH THE PROJECT TO THE NORTH.
- REFERENCE NOTES:
 ① ONLY THE SIGNIFICANT TREES, AS DEFINED BY THE CITY OF RAMSEY, ARE NUMBERED. SEE SHEET C3 FOR THE SIGNIFICANT TREE INVENTORY TABULATION.

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- - - SECTION LINE
- XXX --- EXISTING CONTOUR
- EXISTING CONCRETE CURB
- G --- GAS MAIN
- P-BUR --- BURIED ELECTRIC LINE
- T-BUR --- BURIED TELEPHONE LINE
- TV-BUR --- BURIED TELEVISION LINE
- FO-BUR --- BURIED FIBER OPTIC LINE
- I --- EXISTING WATERMAIN
- > --- EXISTING SANITARY SEWER
- >> --- EXISTING STORM SEWER
- x --- FENCE
- ⊠ --- UTILITY PEDESTALS OR TRANSFORMERS
- ⊙ --- UTILITY MANHOLE
- ⊗ --- EXISTING WELL
- ⊞ --- EXISTING CATCH BASIN
- ⊙ --- SIGN
- 🌳 --- DECIDUOUS AND CONIFEROUS TREES
- SB-X --- APPROXIMATE SOIL BORING LOCATION
- ▨ --- EXISTING BITUMINOUS PAVEMENT
- ▨ --- EXISTING GRAVEL SURFACE
- ▨ --- REMOVE BITUMINOUS PAVEMENT
- ▨ --- CLEAR AND GRUB TREES AND BRUSH
- 🌳 --- CLEAR AND GRUB TREES
- SAWCUT BITUMINOUS PAVEMENT
- XXX --- TREE NUMBER ①



Aug 29, 2023 - 2:29pm
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7.1 CY CLASS III RIPRAP
OVER 27.4 SY TYPE 4
GEOTEXTILE FILTER ①

4.8 CY CLASS III RIPRAP
OVER 20.8 SY TYPE 4
GEOTEXTILE FILTER ①

INFILTRATION BASIN ②③
GWE=854.2
BOTTOM=857.5
OUTLET=859.4
100-YR HWL=862.5

6.4 CY CLASS III RIPRAP
OVER 25.6 SY TYPE 4
GEOTEXTILE FILTER ①

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JAM HOPS

**GRADING, DRAINAGE AND
SEDIMENT CONTROL PLAN**
CITY OF RAMSEY, MINNESOTA

SHEET
C8
OF
C13
SHEETS

GENERAL NOTES:

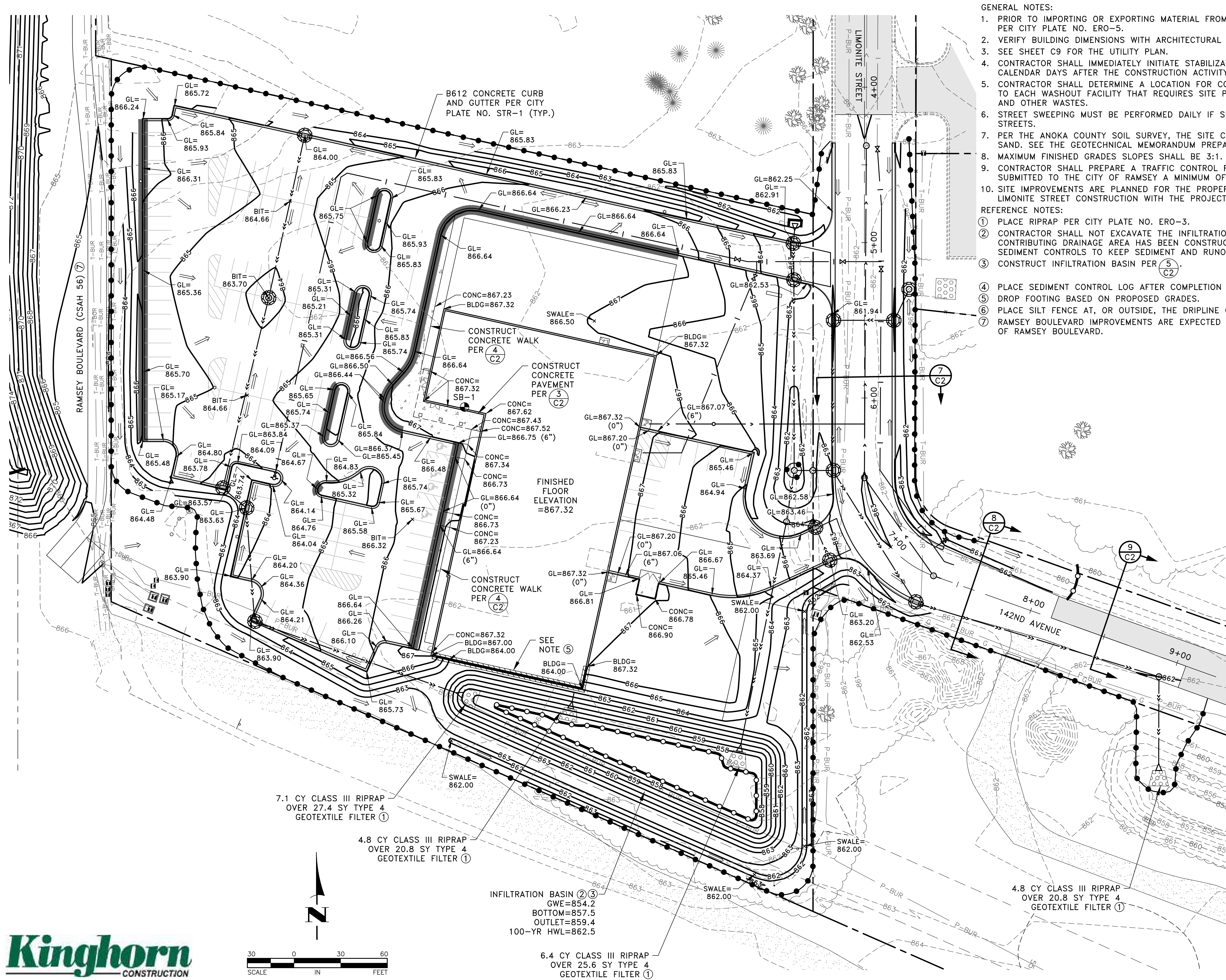
1. PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY PLATE NO. ERO-5.
2. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. SEE SHEET C9 FOR THE UTILITY PLAN.
4. CONTRACTOR SHALL IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS AND COMPLETE STABILIZATION WITHIN SEVEN CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
5. CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
6. STREET SWEEPING MUST BE PERFORMED DAILY IF SEDIMENT IS TRACKED OUTSIDE THE CONSTRUCTION LIMITS OR ONTO ANY CITY STREETS.
7. PER THE ANOKA COUNTY SOIL SURVEY, THE SITE CONSISTS OF HUBBARD LOAMY SAND, DICKMAN SANDY LOAM AND DUELM LOAMY SAND. SEE THE GEOTECHNICAL MEMORANDUM PREPARED BY HAUGO GEOTECHNICAL SERVICES FOR ADDITIONAL INFORMATION.
8. MAXIMUM FINISHED GRADES SLOPES SHALL BE 3:1.
9. CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR THE WORK IN LIMONITE STREET AND 142ND AVENUE. PLAN SHALL BE SUBMITTED TO THE CITY OF RAMSEY A MINIMUM OF 7 DAYS PRIOR TO CONSTRUCTION.
10. SITE IMPROVEMENTS ARE PLANNED FOR THE PROPERTY NORTH OF THE JAM HOPS SITE. CONTRACTOR SHALL COORDINATE THE LIMONITE STREET CONSTRUCTION WITH THE PROJECT TO THE NORTH.

REFERENCE NOTES:

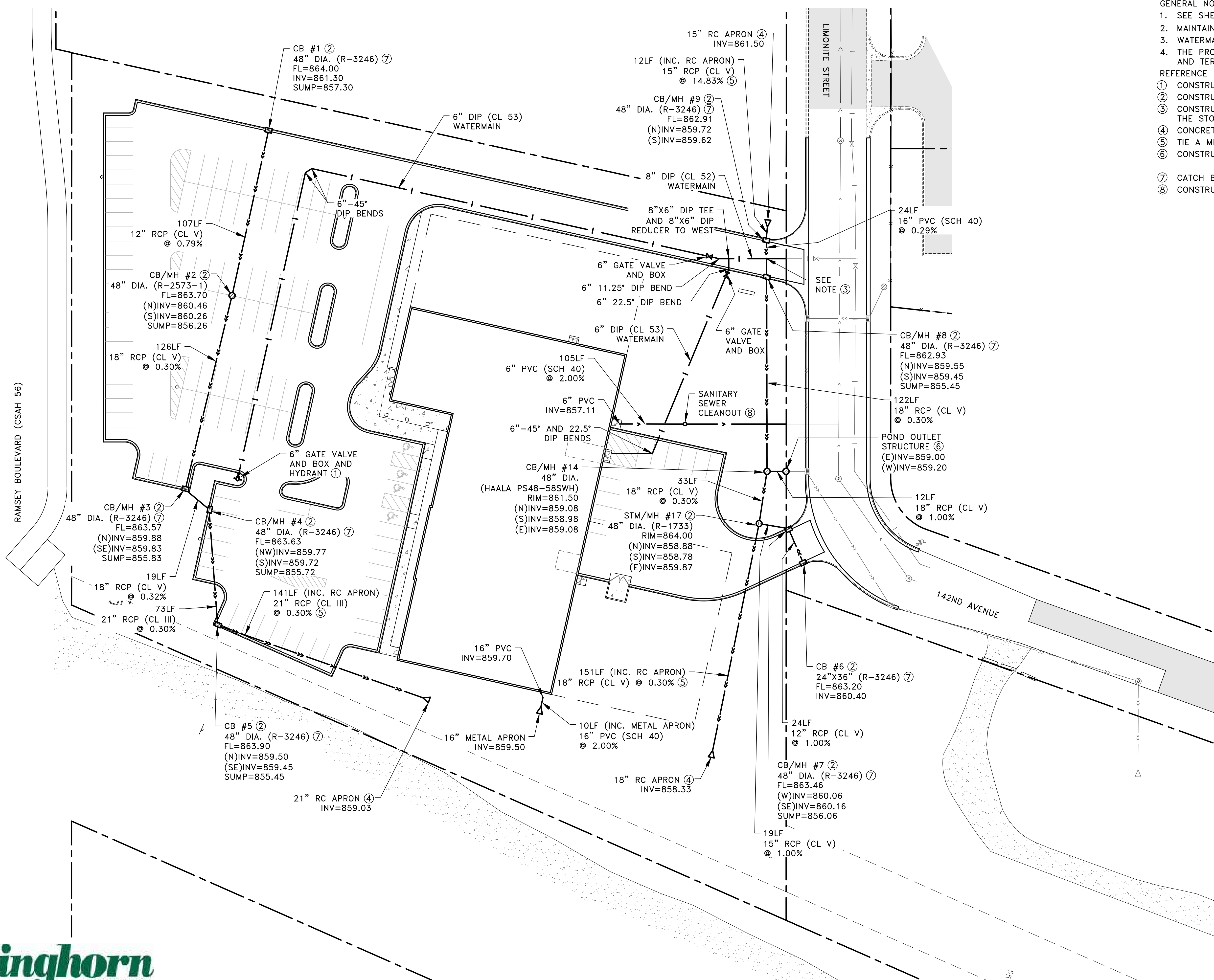
- ① PLACE RIPRAP PER CITY PLATE NO. ERO-3.
- ② CONTRACTOR SHALL NOT EXCAVATE THE INFILTRATION BASIN TO FINAL GRADE, OR WITHIN THREE FEET OF FINAL GRADE, UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION BASIN ARE PROVIDED.
- ③ CONSTRUCT INFILTRATION BASIN PER ⑤ C2.
- ④ PLACE SEDIMENT CONTROL LOG AFTER COMPLETION OF GRADING.
- ⑤ DROP FOOTING BASED ON PROPOSED GRADES.
- ⑥ PLACE SILT FENCE AT, OR OUTSIDE, THE DRIPLINE OF TREES.
- ⑦ RAMSEY BOULEVARD IMPROVEMENTS ARE EXPECTED TO BEGIN IN 2025. SEE SHEET C13 FOR THE FUTURE LAYOUT AND GRADING OF RAMSEY BOULEVARD.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- XXX --- EXISTING CONTOUR
- XXX --- PROPOSED CONTOUR
- ===== EXISTING CONCRETE CURB
- G --- GAS MAIN
- P-BUR --- BURIED ELECTRIC LINE
- T-BUR --- BURIED TELEPHONE LINE
- TV-BUR --- BURIED TELEVISION LINE
- FO-BUR --- BURIED FIBER OPTIC LINE
- I --- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- x --- FENCE
- SIGN
- DECIDUOUS AND CONIFEROUS TREES
- SB-X --- APPROXIMATE SOIL BORING LOCATION
- EXISTING BITUMINOUS PAVEMENT
- EXISTING GRAVEL SURFACE
- PROPOSED RIPRAP
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCH BASIN/POND OUTLET STRUCTURE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER APRON
- PROPOSED HYDRANT
- PROPOSED WATERMAIN VALVE
- STORM DRAIN INLET PROTECTION DEVICE PER ③ C3 AND ④ C3
- PROPOSED TIPOUT CURB PER ⑥ C2
- SILT FENCE PER CITY PLATE NO. ERO-1 ⑥
- SEDIMENT CONTROL LOG PER CITY PLATE NO. ERO-4 ④
- DETAIL NUMBER
- SHEET NUMBER
- GL= PROPOSED GUTTER LINE ELEVATION
- BIT= PROPOSED SPOT ELEVATION (BITUMINOUS)
- CONC= PROPOSED SPOT ELEVATION (CONCRETE)
- EXISTING CATCH BASIN
- UTILITY PEDESTALS OR TRANSFC
- UTILITY MANHOLE
- EXISTING WELL
- BLDG= PROPOSED GROUND ELEVATION AT BUILDING
- SWALE= PROPOSED SWALE ELEVATION
- PROPOSED LIGHT POLE
- DRAINAGE ARROW



- GENERAL NOTES:
- SEE SHEETS C10 AND C11 FOR LIMONITE STREET AND UTILITY CONSTRUCTION PLANS.
 - MAINTAIN A MINIMUM OF 7.5' OF COVER OVER WATERMAIN.
 - WATERMAIN JOINT CONSTRUCTION SHALL BE PER CITY PLATE NO. WAT-4.
 - THE PROPOSED SANITARY SEWER SERVICE SHALL INCLUDE TRACER WIRE. GROUNDING AND TERMINATION OF TRACER WIRE SHALL MEET CITY REQUIREMENTS.
- REFERENCE NOTES:
- CONSTRUCT HYDRANT AND VALVE PER CITY PLATE NO. WAT-1.
 - CONSTRUCT STRUCTURE PER CITY PLATE NO. STO-1.
 - CONSTRUCT WATERMAIN SUCH THAT THERE ARE NO PIPE JOINTS WITHIN 10 FEET OF THE STORM SEWER CROSSING.
 - CONCRETE APRON SHALL INCLUDE A TRASH GUARD PER CITY PLATE NO. STO-8.
 - TIE A MINIMUM OF THREE PIPE JOINTS UPSTREAM OF THE CONCRETE APRON.
 - CONSTRUCT STRUCTURE PER $\frac{1}{C3}$.
 - CATCH BASIN CASTING DETAILS ARE SHOWN ON CITY PLATE NO. STO-4.
 - CONSTRUCT SANITARY SEWER CLEANOUT PER $\frac{2}{C3}$.



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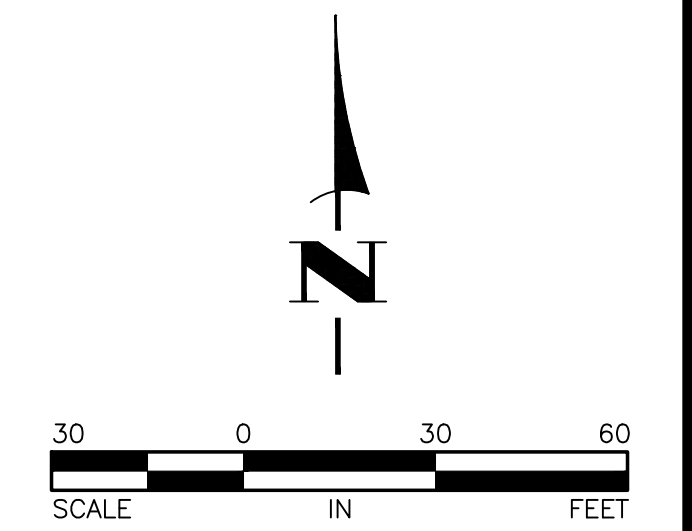
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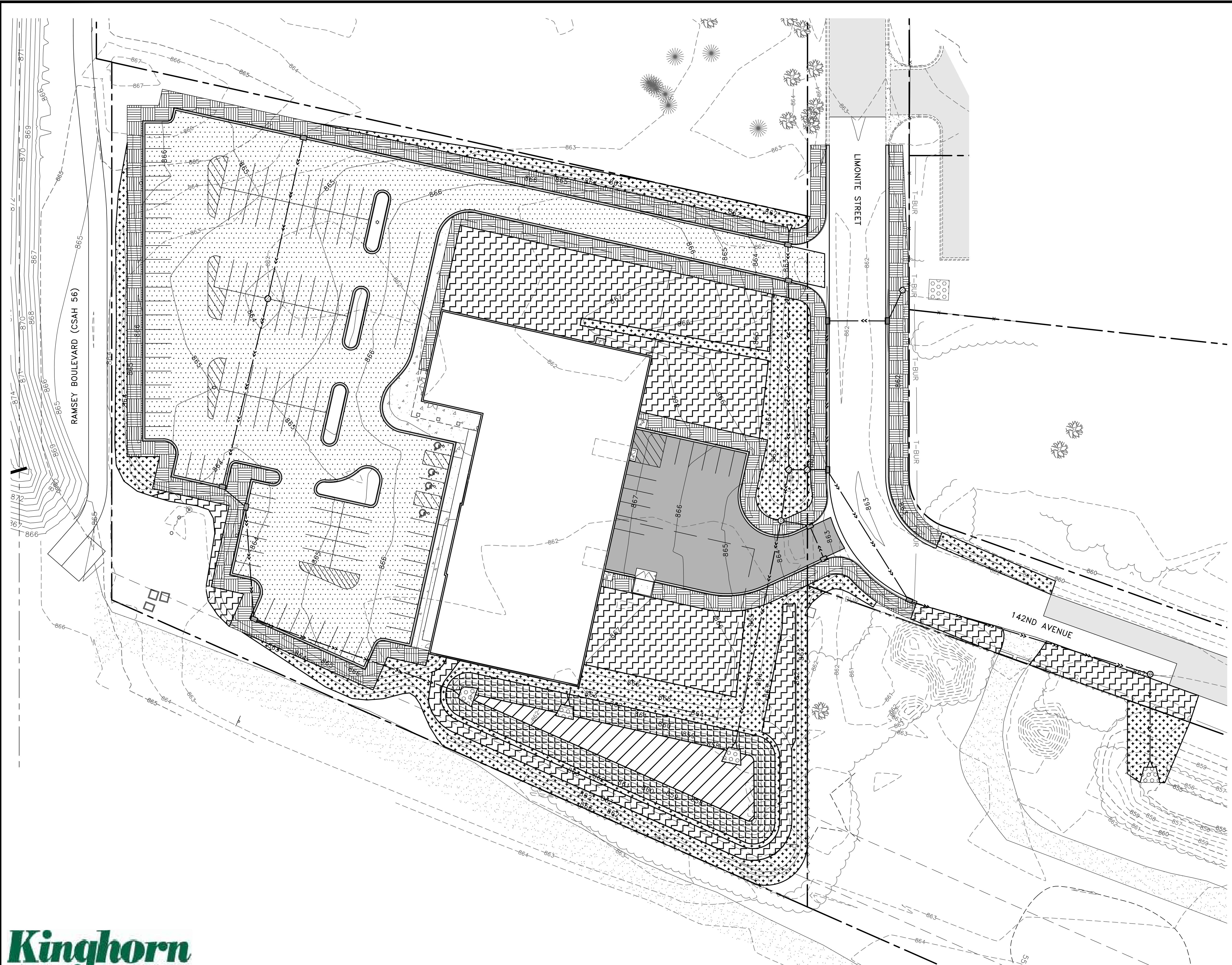


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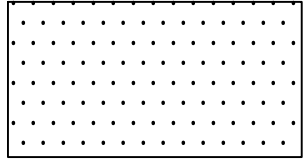

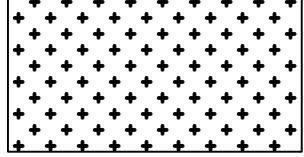
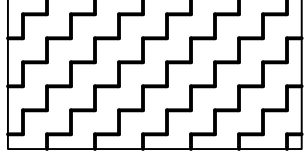
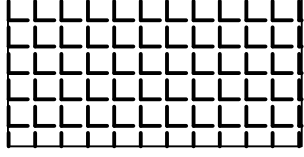
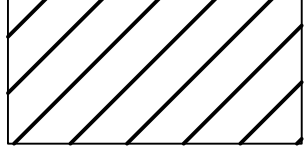
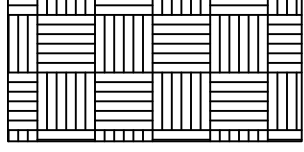
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UTILITY PLAN		SHEET C9 OF C13 SHEETS
CITY OF RAMSEY, MINNESOTA		





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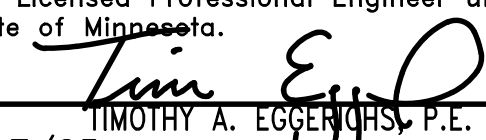
-  PROPOSED LIGHT DUTY BITUMINOUS PAVEMENT PER $\frac{1}{C2}$
-  PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT PER $\frac{2}{C2}$
-  SEED MIX 25-131 (220 POUNDS/ACRE)
ROLLED EROSION PREVENTION CATEGORY 20
TYPE 1 FERTILIZER (300 POUNDS/ACRE)
-  SEED MIX 25-131 (220 POUNDS/ACRE)
HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE)
TYPE 1 FERTILIZER (300 POUNDS/ACRE)
-  SEED MIX 33-261 (35 POUNDS/ACRE)
ROLLED EROSION PREVENTION CATEGORY 20
TYPE 1 FERTILIZER (300 POUNDS/ACRE)
-  SEED MIX 33-261 (35 POUNDS/ACRE)
HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE)
TYPE 1 FERTILIZER (300 POUNDS/ACRE)
-  SOD
TYPE 1 FERTILIZER (300 POUNDS/ACRE)

GENERAL NOTES:
 1. PLACE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS OUTSIDE THE PROPOSED PARKING LOT AND INFILTRATION AREA. TOPSOIL SHALL NOT CONTAIN MORE THAN 35% SAND CONTENT. SEE $\frac{5}{C2}$ FOR INFILTRATION BASIN TOPSOIL REQUIREMENTS.

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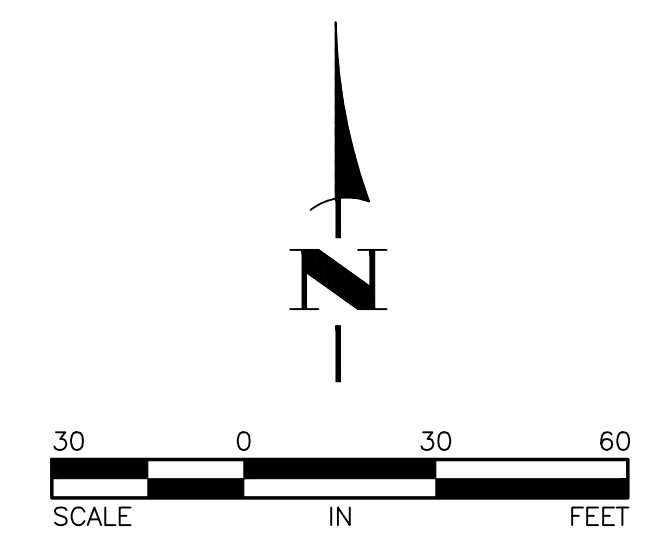


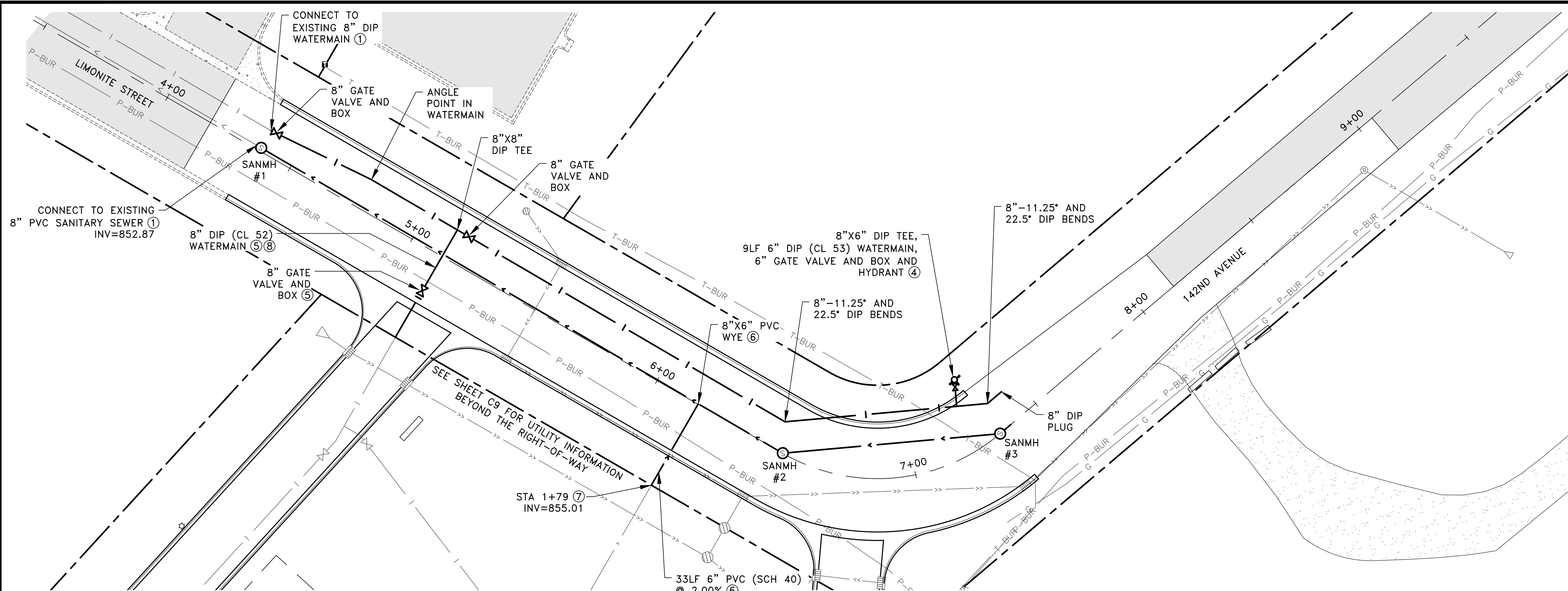
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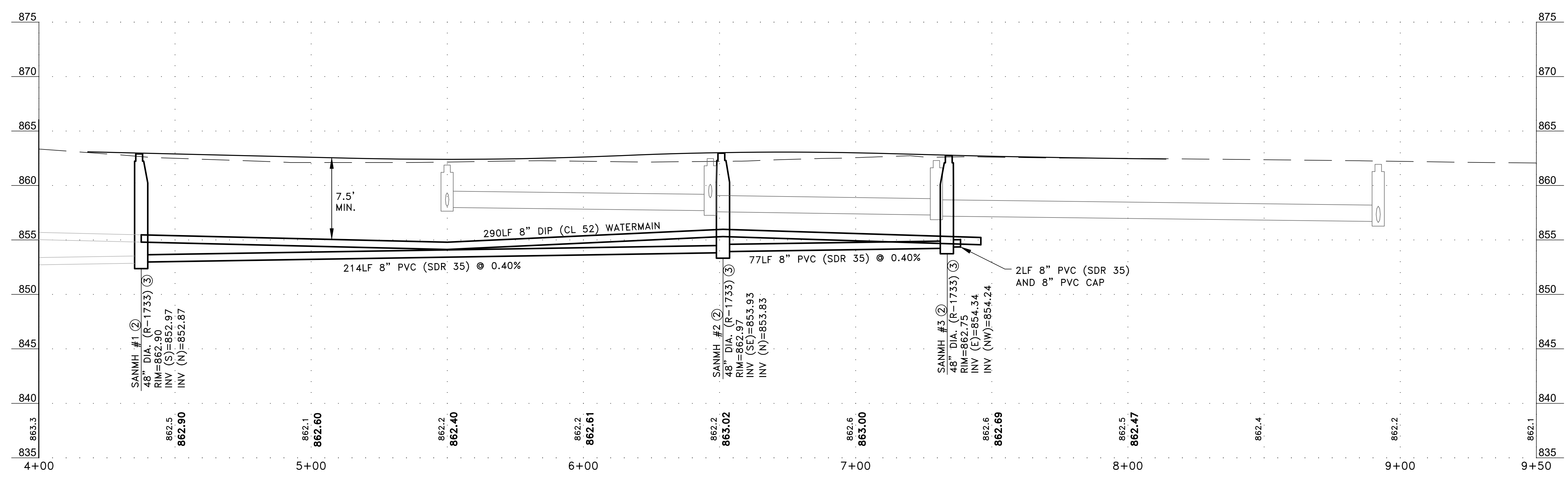
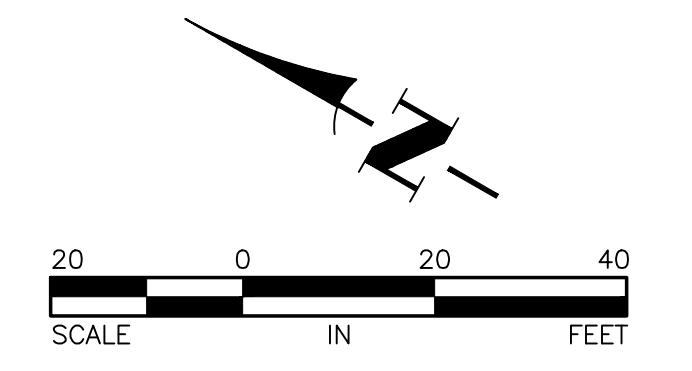
RESTORATION AND PAVING PLAN
 CITY OF RAMSEY, MINNESOTA

SHEET C10 OF C13 SHEETS





- GENERAL NOTES:
1. WATERMAIN JOINT CONSTRUCTION SHALL BE PER CITY PLATE NO. WAT-4.
 2. CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR THE WORK IN LIMONITE STREET AND 142ND AVENUE. PLAN SHALL BE SUBMITTED TO THE CITY OF RAMSEY A MINIMUM OF 7 DAYS PRIOR TO CONSTRUCTION.
 3. THE PROPOSED SANITARY SEWER MAIN AND SERVICE SHALL INCLUDE TRACER WIRE. GROUNDING AND TERMINATION OF TRACER WIRE SHALL MEET CITY REQUIREMENTS.
 4. SITE IMPROVEMENTS ARE PLANNED FOR THE PROPERTY NORTH OF THE JAM HOPS SITE. CONTRACTOR SHALL COORDINATE THE LIMONITE STREET UTILITY CONSTRUCTION WITH THE PROJECT TO THE NORTH.
- REFERENCE NOTES:
- ① LOCATION AND INVERT OF EXISTING SANITARY SEWER AND WATERMAIN STUBS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
 - ② CONSTRUCT STRUCTURE PER CITY PLATE NO. SEW-1.
 - ③ CASTING FRAME AND COVER SHALL BE PER CITY PLATE NO. SEW-2.
 - ④ CONSTRUCT HYDRANT AND VALVE PER CITY PLATE NO. WAT-1.
 - ⑤ CONSTRUCT WATER SERVICE AND VALVE PER CITY PLATE NO. WAT-5.
 - ⑥ CONSTRUCT SEWER SERVICE PER CITY PLATE NO. SEW-3.
 - ⑦ STATIONING SHOWN IS MEASURED FROM THE DOWNSTREAM MANHOLE.
 - ⑧ LOWER WATER SERVICE USING 45° DIP BENDS TO PROVIDE A MINIMUM OF 18" OF SEPARATION BETWEEN THE SANITARY SEWER AND WATER SERVICE. PLACE 4" OF POLYSTYRENE INSULATION BETWEEN THE WATER SERVICE AND SANITARY SEWER.



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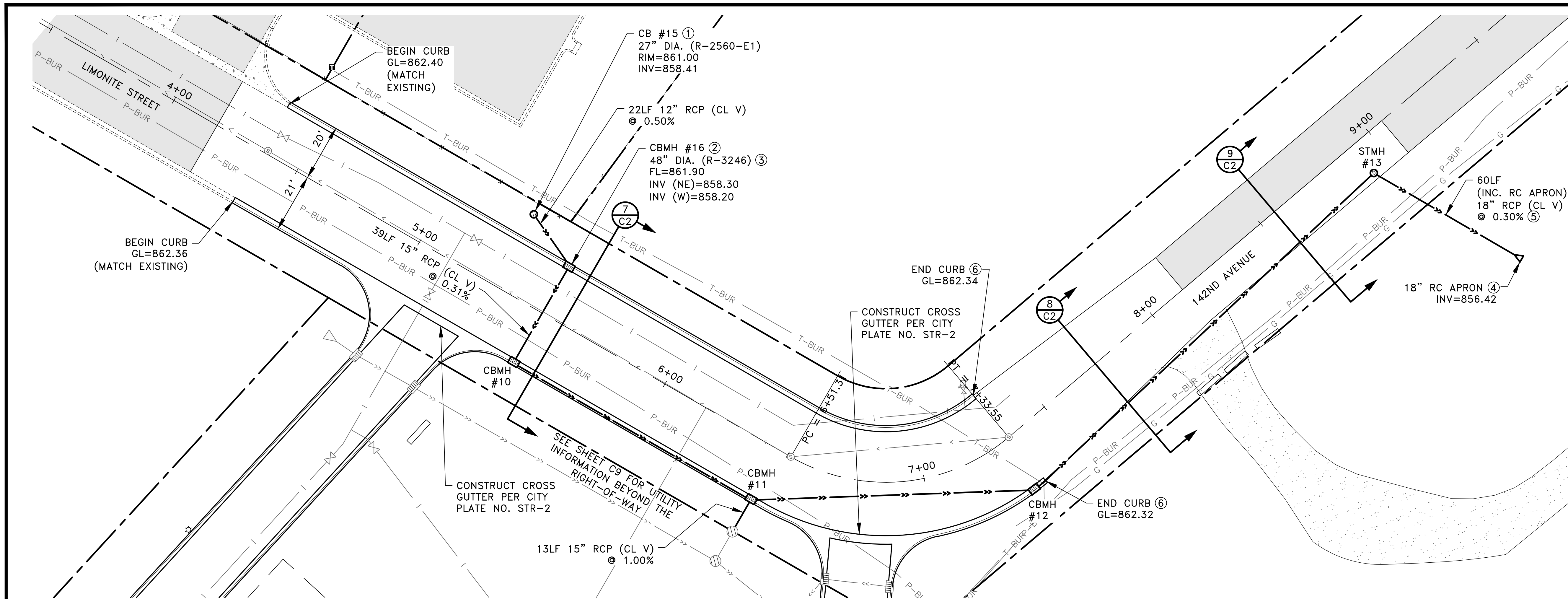


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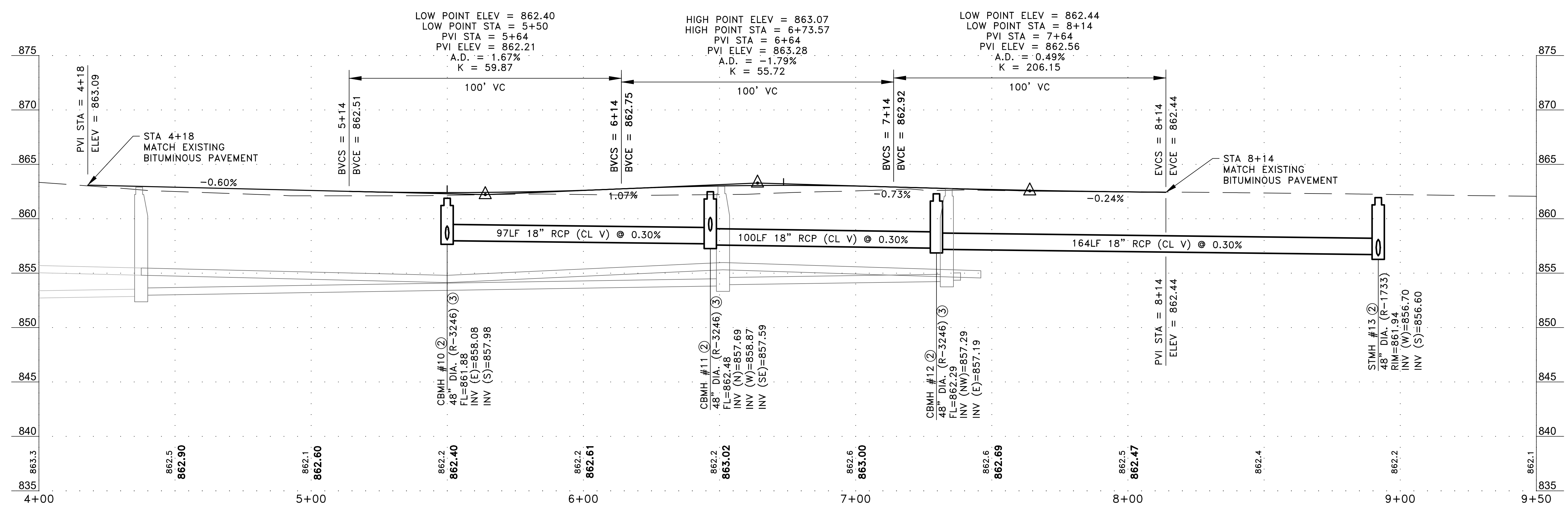
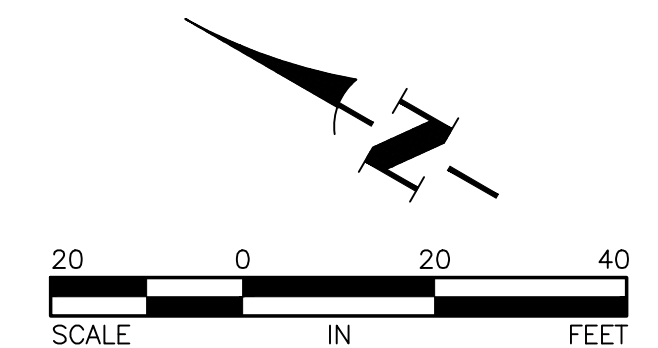
JAM HOPS

SANITARY SEWER AND WATERMAIN
CONSTRUCTION PLAN
LIMONITE STREET
CITY OF RAMSEY, MINNESOTA

SHEET
C11
OF
C13
SHEETS



- GENERAL NOTES:
- CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR THE WORK IN LIMONITE STREET AND 142ND AVENUE. PLAN SHALL BE SUBMITTED TO THE CITY OF RAMSEY A MINIMUM OF 7 DAYS PRIOR TO CONSTRUCTION.
 - SITE IMPROVEMENTS ARE PLANNED FOR THE PROPERTY NORTH OF THE JAM HOPS SITE. CONTRACTOR SHALL COORDINATE THE LIMONITE STREET UTILITY CONSTRUCTION WITH THE PROJECT TO THE NORTH.
- REFERENCE NOTES:
- CONSTRUCT STRUCTURE PER CITY PLATE NO. STO-2.
 - CONSTRUCT STRUCTURE PER CITY PLATE NO. STO-1.
 - CATCH BASIN CASTING DETAILS ARE SHOWN ON CITY PLATE NO. STO-4.
 - CONCRETE APRON SHALL INCLUDE A TRASH GUARD PER CITY PLATE NO. STO-8.
 - TIE A MINIMUM OF THREE PIPE JOINTS UPSTREAM OF THE CONCRETE APRON.
 - TAPER BACK OF CURB FROM 6" HEIGHT TO 0" HEIGHT. BEGIN TAPER 3' FROM THE END OF THE CURB.



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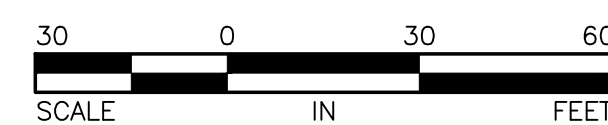
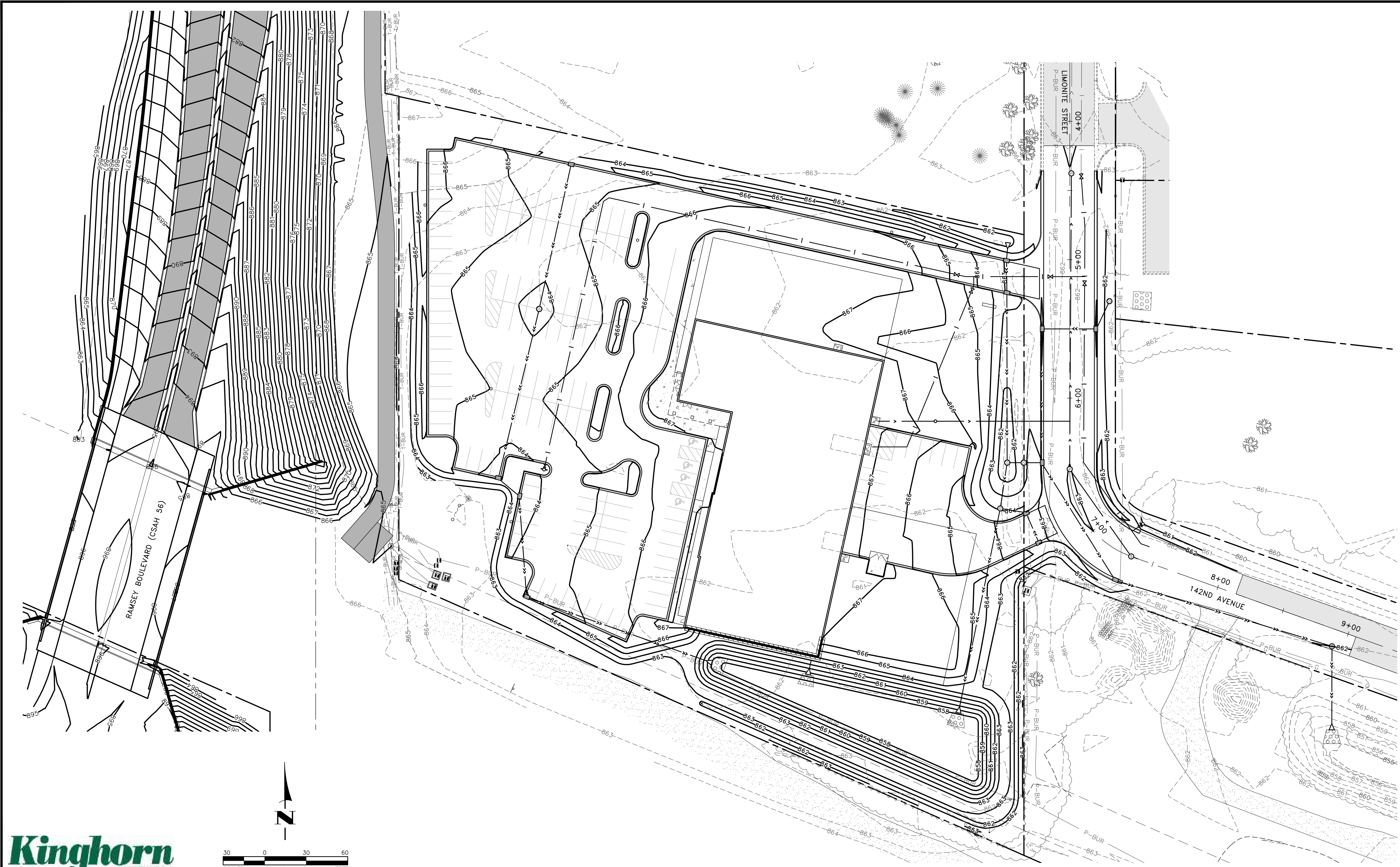
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STREET AND STORM SEWER
CONSTRUCTION PLAN
LIMONITE STREET AND 142ND AVENUE
CITY OF RAMSEY, MINNESOTA

SHEET C12 OF C13 SHEETS

Aug_30_2023 7:50am K:\PRIVATE\3395.21\ENGINEERING\PLAN DWG\3395.21_GRADING-FUTURE.dwg



DATE	REVISION
8/30/23	PLAN REVISIONS PER CITY REVIEW

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.

Timothy A. Egger
 TIMOTHY A. EGGER, P.E.
 Date 7/17/23 Lic. No. 43362

DESIGNED BY: TAE
 DRAWN BY: TAE
 CHECKED BY: CJJ



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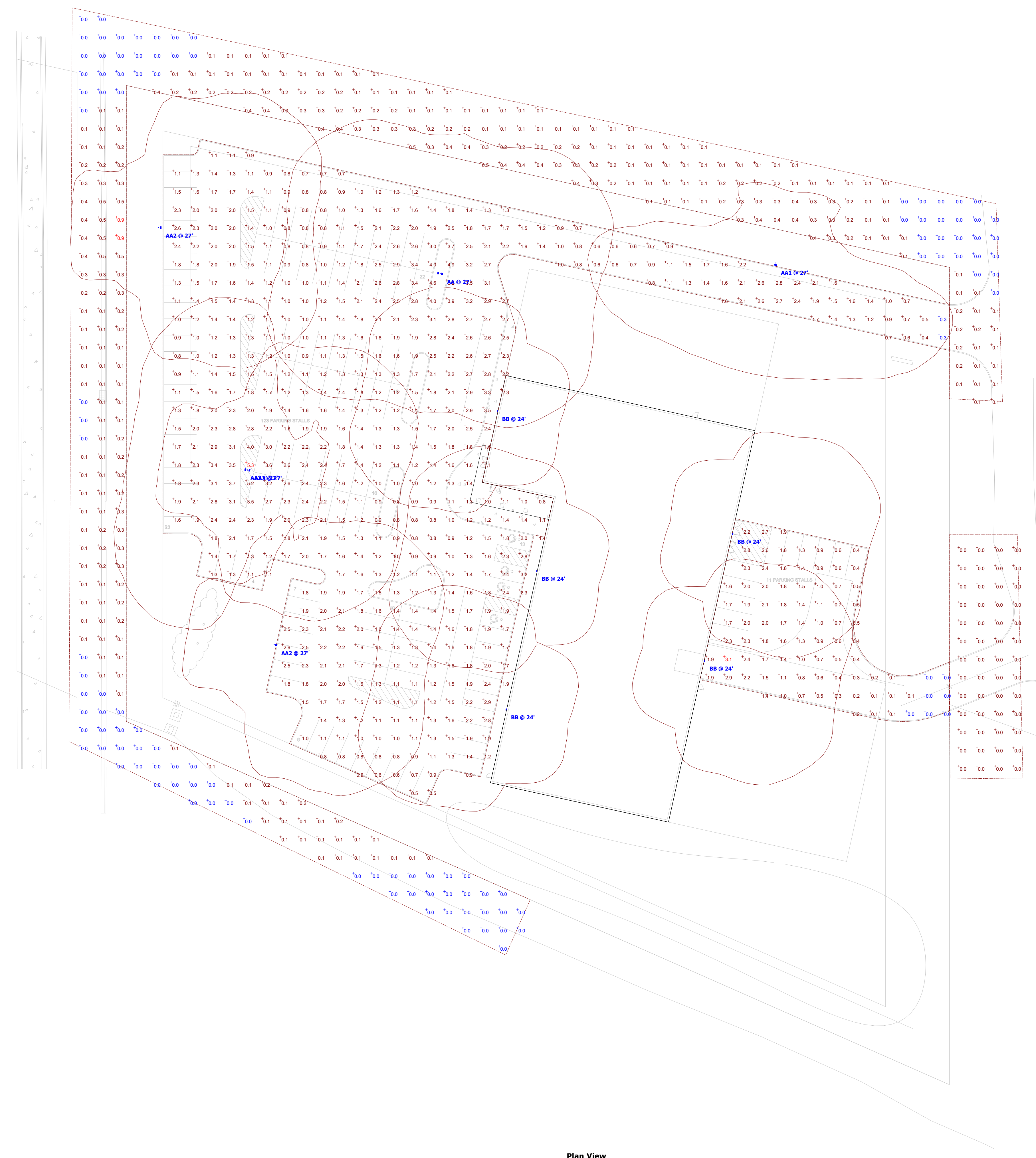
JAM HOPS

FUTURE LAYOUT AND GRADING
 OF RAMSEY BOULEVARD
 CITY OF RAMSEY, MINNESOTA

SHEET C13 OF C13 SHEETS

Symbol	Description	Quantity	Unit	Notes
AA	AA	1		
AA1	AA1	1		
AA2	AA2	1		
AA3	AA3	1		
AA4	AA4	1		
BB	BB	1		

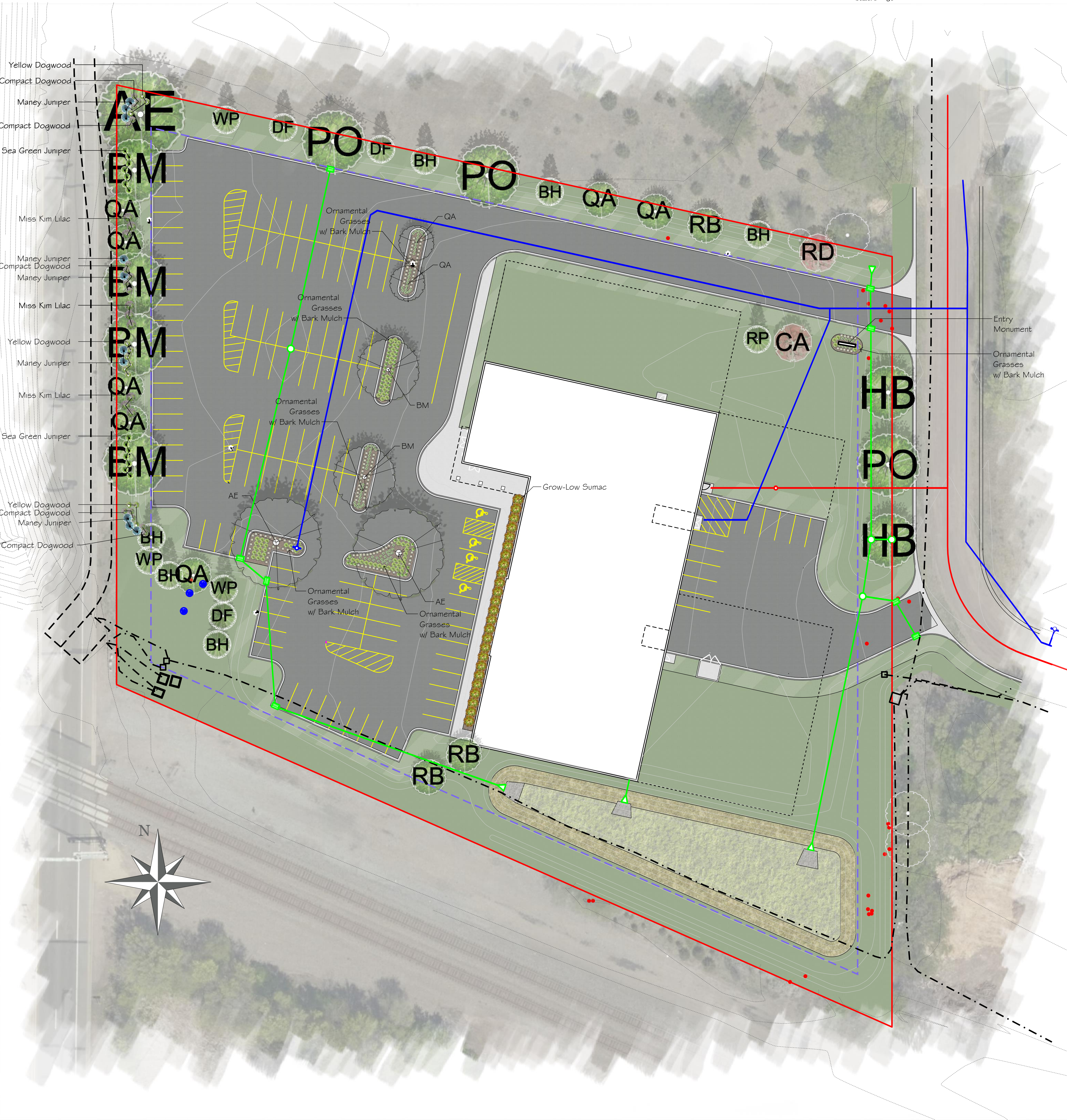
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	1.2 fc	3.1 fc	0.0 fc	N/A	N/A
Light Trespass	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Light Trespass	+	0.1 fc	0.9 fc	0.0 fc	N/A	N/A
Parking Lot	+	1.7 fc	5.3 fc	0.3 fc	17.7:1	5.7:1



Plan View
Scale - 1" = 30ft

Jam Hops
Ramsey, MN

Scale: 1" = 30'



PLANTING SCHEDULE				
OVERSTORY TREES				
Common/ Botanical	Cont	Spft	Quantity	Total Spft
BM Black Maple / Acer marium	2.5' BB	1,535	6	9210
RB River Birch / Betula nigra	2.5' BB	415	3	1245
QA Quaking Aspen / Populus tremuloides	2.5' BB	246	9	2214
PO Northern Pin Oak / Quercus ellipsoidalis	2.5' BB	1,535	3	4605
AE American Elm / Ulmus americana	2.5' BB	3,910	2	7820
HB Common Hackberry/ Celtis occidentalis	2.5' BB	922	2	1844
EVERGREEN TREES				
Common/ Botanical	Cont	Spft	Quantity	Total Spft
NS Norway Spruce / Picea abies	6' BB	629	1	629
WS White Spruce / Picea glauca	6' BB	450	2	900
BH Black Hills Spruce / Picea glauca densata	6' BB	386	6	2316
WP White Pine / Pinus strobus	6' BB	1,995	3	5985
DF Douglas Fir / Pseudotsuga menziesii	6' BB	354	3	1062
RP Red Pine/ Pinusresinosa	6' BB	1,535	1	1535
UNDERSTORY TREES				
Common/ Botanical	Cont	Spft	Quantity	Total Spft
RD Redbud / Cercis canadensis	1.5' BB	297	1	297
CA Crabapple / Malus "Praine Rose"	1.5' BB	157	1	157
SHRUBS				
Common/ Botanical	Cont	Spft	Quantity	Total Spft
Red Dogwood/ Cornus senceia "Balladine"	5 Gal	32	15	480
Yellow Dogwood/ Cornus alba "Bud's a Yellow"	5 Gal	32	12	384
Miss Kim Lilac/ Syringa meyeri "Palmer"	5 Gal	61	9	549
Grow Low Sumac/ Rhus aromatic "Gro-Low"	5 Gal	19	24	456
Maney Juniper/ Juniperus chinensis "Maney"	5 Gal	12	11	132
Sea Green Juniper/ Juniperus chinensis "Sea Green"	5 Gal	10	15	150
			Total 5F	41970
GRASSES				
Common/ Botanical	Cont	Quantity		
Karl Foerster /Calamagrostis x acutiflora "Karl Foerster"	1 Gal	67		
Big Bluestem/ Andropogon "Red October"	1 Gal	80		
Praine Dropseed/ S. heterolepis	1 Gal	43		
Lily Turf/ Linope Spicata	1 Gal	117		

PLANTING NOTES:

- TREES AND SHRUBS SHALL BE FRESHLY DUG AT TIME OF DELIVERY UNLESS CONTAINER GROWN. IF CONTAINER GROWN, PLANTS SHALL BE WATERED EVERYDAY AND KEPT IN A PARTIALLY SHADED AREA UNTIL PLANTED.
- TREES TO BE PLANTED EXCEPT MULTI-STEM TREES SHALL HAVE A SINGLE STRAIGHT LEADER AND TAPERED TRUNK. ALL TREES SHALL BE FREE OF GIRDING ROOTS THAT HAVE ENCIRCLED THE TREE. TREES MUST BE IN GOOD HEALTH AND FREE OF DISEASE.
- ALL TREES SHALL HAVE A MINIMUM DEPTH OF 2'-4" HARDWOOD BARK MULCH 6" DIAMETER RING AROUND THE BASE OF THE TREE. KEEP MULCH OFF TREE TRUNK.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED TO BE UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- PLANTING HOLES SHALL BE FREE OF WEEDS, ROCKS, SOD, CLAY CLUMPS, CLASS V AND OTHER CONSTRUCTION MATERIALS.
- TOPSOIL FOR BACKFILLING PLANTING HOLES SHALL BE A MIXTURE OF NATIVE AND TOPSOIL AT A RATIO OF 1:1.
- NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

GENERAL LANDSCAPE NOTES:

- THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
- THE 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- THE 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 BEGINNING OF WORK.
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
- THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4" HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS @ O.C. MAXIMUM SPACING
- LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.
- ALL AREAS DISTURBED THROUGH THE CONSTRUCTION PROCESS NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACING SHALL RECEIVE 4 INCHES OF TOPSOIL MEETING THE CITIES SPECIFICATIONS (NO MORE THAN 35% SAND CONTENT)
- IRRIGATION SYSTEM(S) MUST BE EQUIPPED WITH A RAIN SENSOR AND SOME FORM OF WATER EFFICIENT TECHNOLOGY, SUCH AS A WEATHER COMPENSATING SMART CONTROLLER.
- SPECIES SUBSTITUTIONS REQUIRE APPROVAL OF CITY PRIOR TO INSTALLATION. CHANGING OF SPECIES MAY REQUIRE THAT MORE TREES NEED BE PLANTED DUE CHOSEN SPECIES NOT MATCH PROPOSED SQUARE FOOTAGE OF PROPOSED TREE.

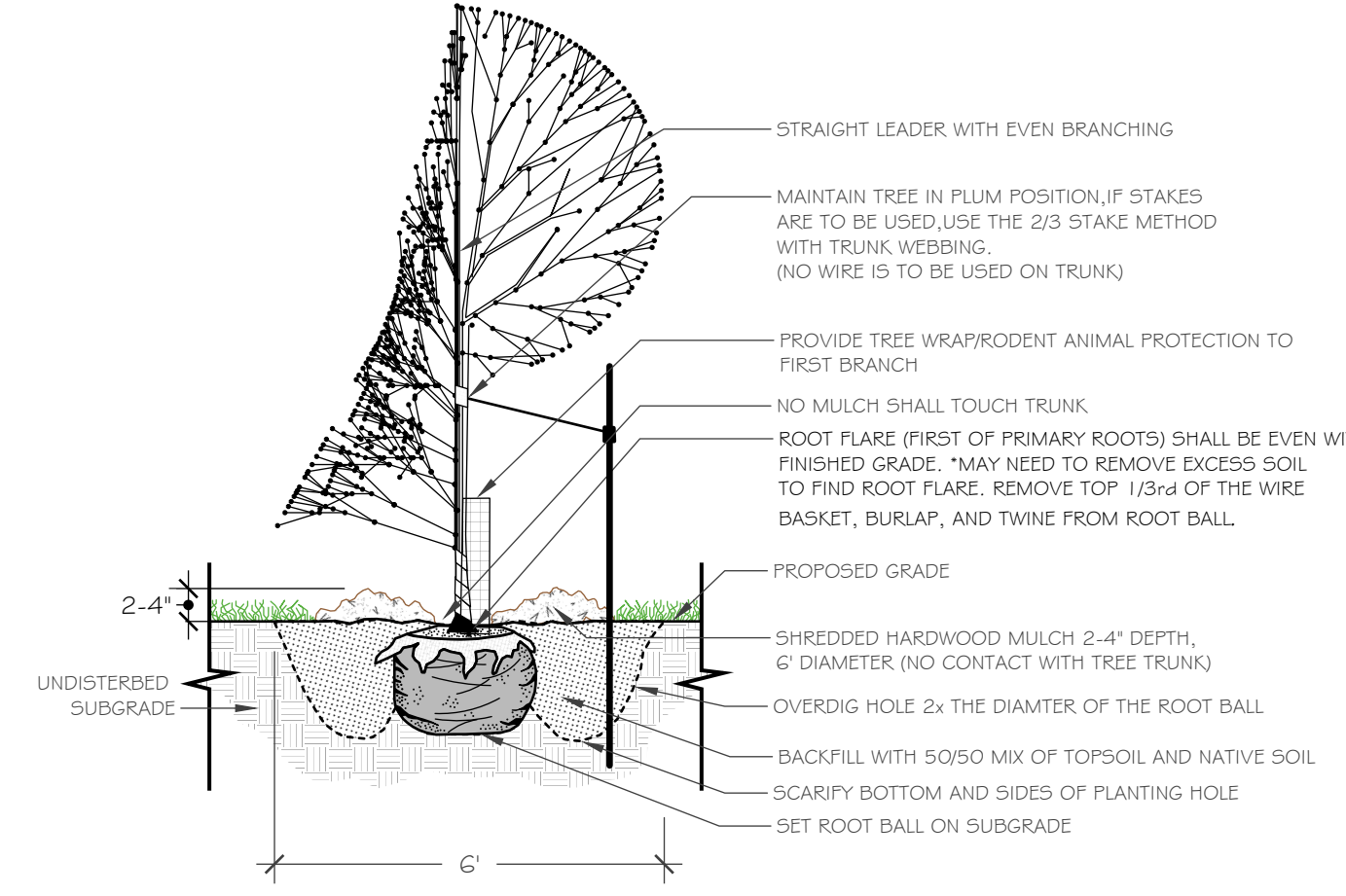
LANDSCAPE REQUIREMENTS

SITE TOTAL: 180,011 SF
 IMPERVIOUS SURFACE: 112,420 SF
 PLANTING CALCULATION:
 112,420 / 180,011 = .62
 180,011 x .62 = 111,607 SF TOTAL
 67,591 x .62 = 41,907 SF TOTAL

LEGEND

- Proposed Existing Removed Trees
- Proposed Existing Saved Trees
- Proposed Tree Plantings
- Seeded Lawn MNDot 25-131 (See Restoration Plan for Spec.)
- Sodded Lawn (See Restoration Plan for Spec.)
- Seeded MNDot 33-261 (See Restoration Plan for Spec.)
- Seeded MNDot 33-261 (See Restoration Plan for Spec.)
- Double Shredded Bark Mulch

TYPICAL TREE PLANTING DETAIL
 NOT TO SCALE



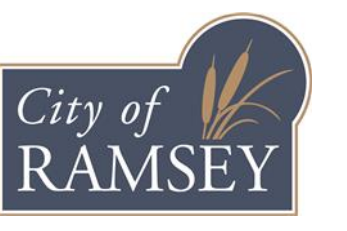
Landscape Architect:



Client:



Project Location:



Certification:

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

Kevin Hops Registration #: 20144
 Date: 08/29/2023

Copyright:

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LANDSCAPE PLAN
 JAM HOPS

Drawn By: MK Checked By: KN

Original Issue Date: 07.12.2023 Reissue Date: 08.29.2023

#	By	Date	Plan	Remarks
01	MK	230714	Final	Revise per comments/
02	MK	230807	Final	Revise per city comment/
03	MK	230829	Final	Revise per city comment/

Project Number: City Number:

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DATE	REVISION
8/8/23	PLAN REVISIONS PER CITY REVIEW
8/30/23	PLAN REVISIONS PER CITY REVIEW

DESIGNED BY:
TAE
DRAWN BY:
TAE
CHECKED BY:
CJJ



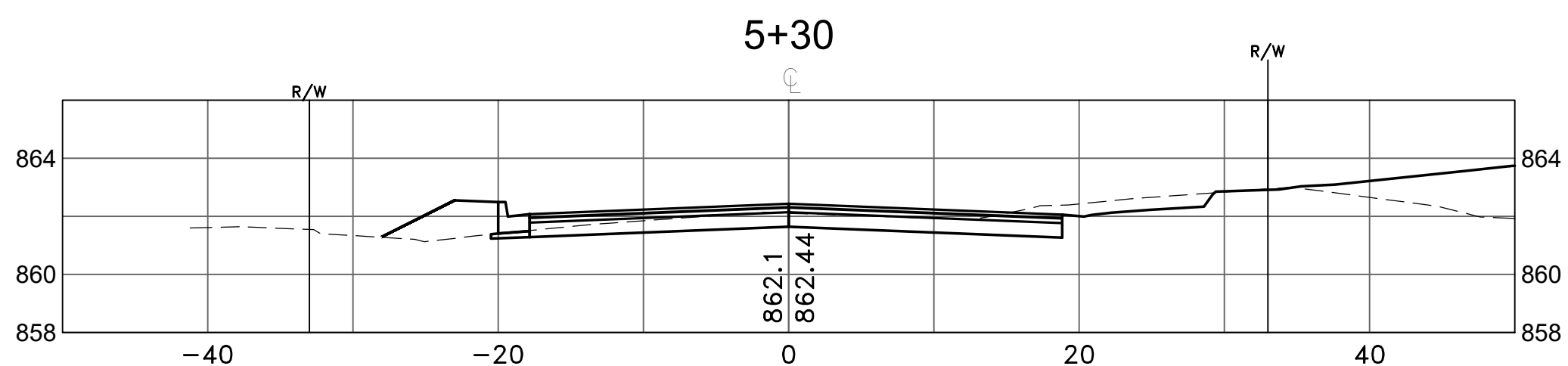
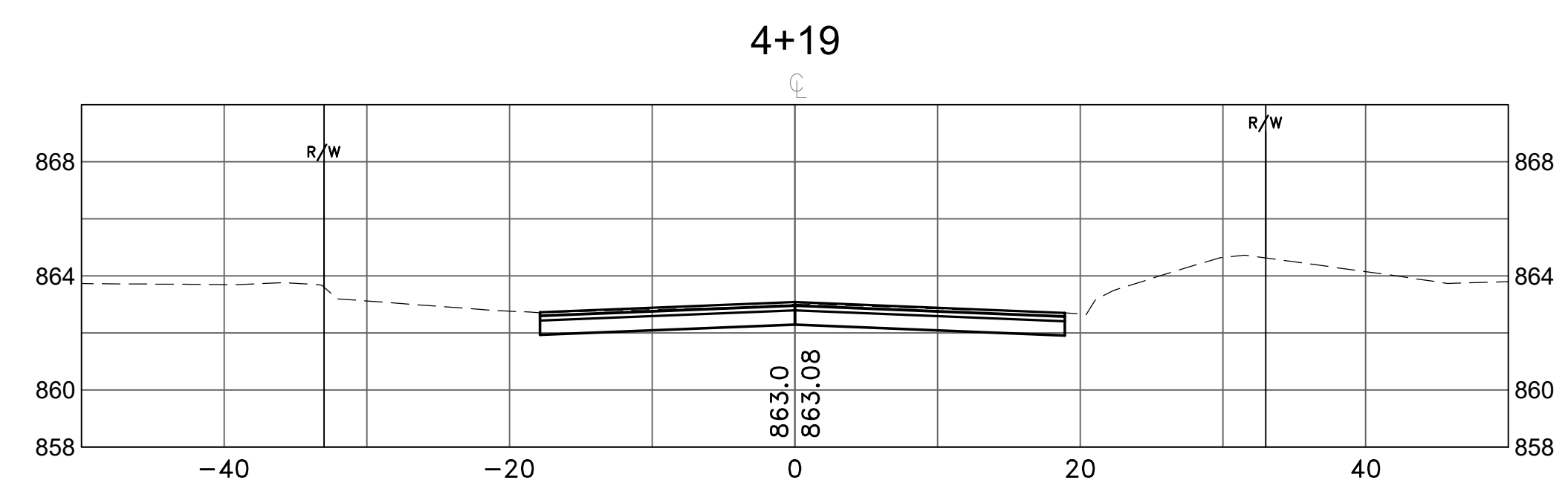
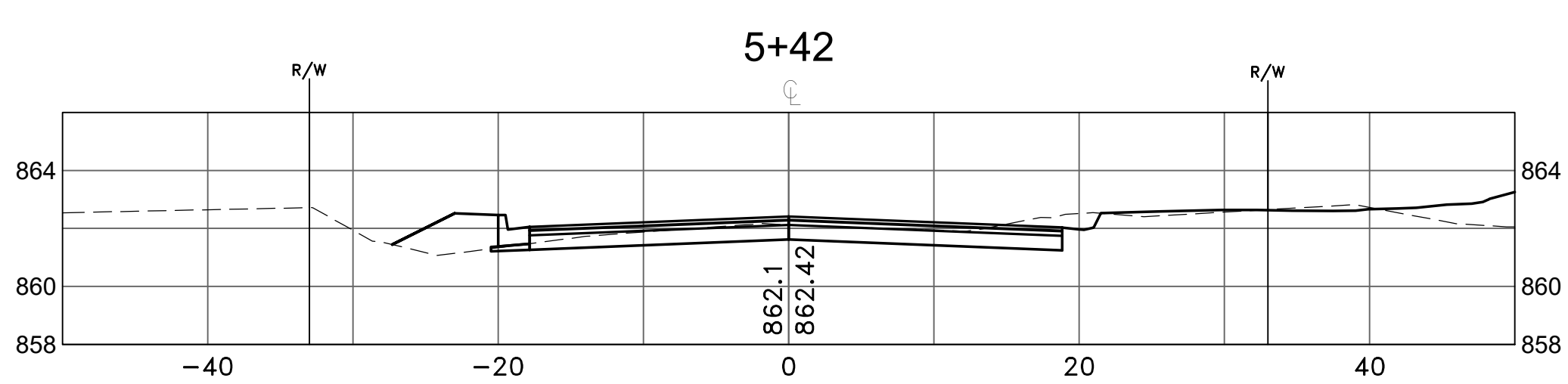
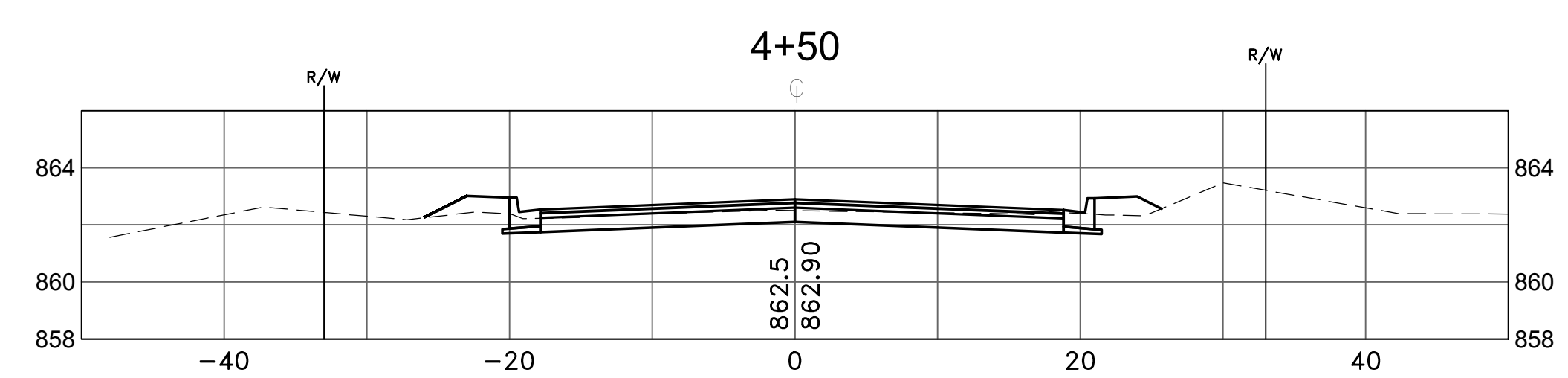
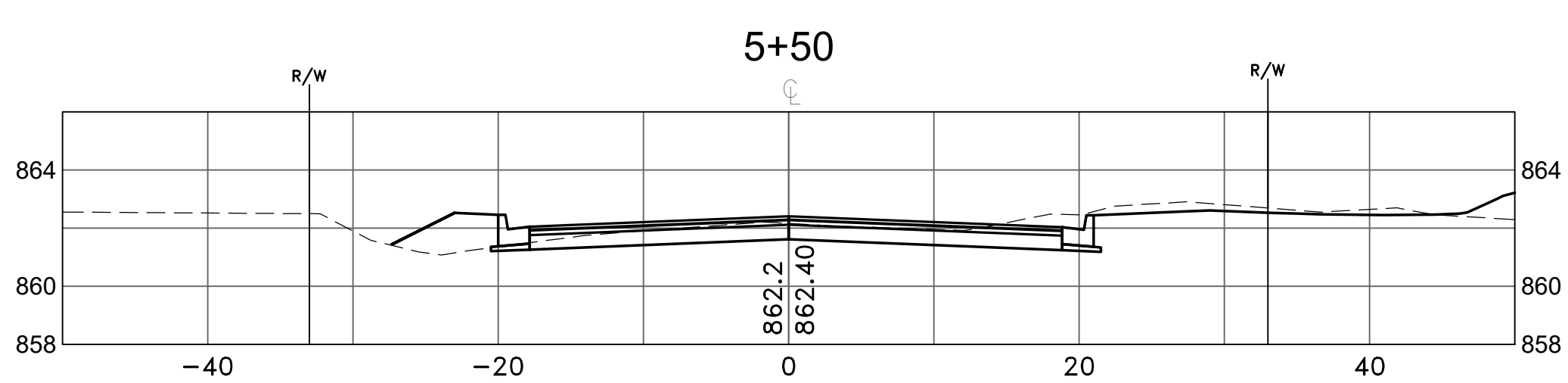
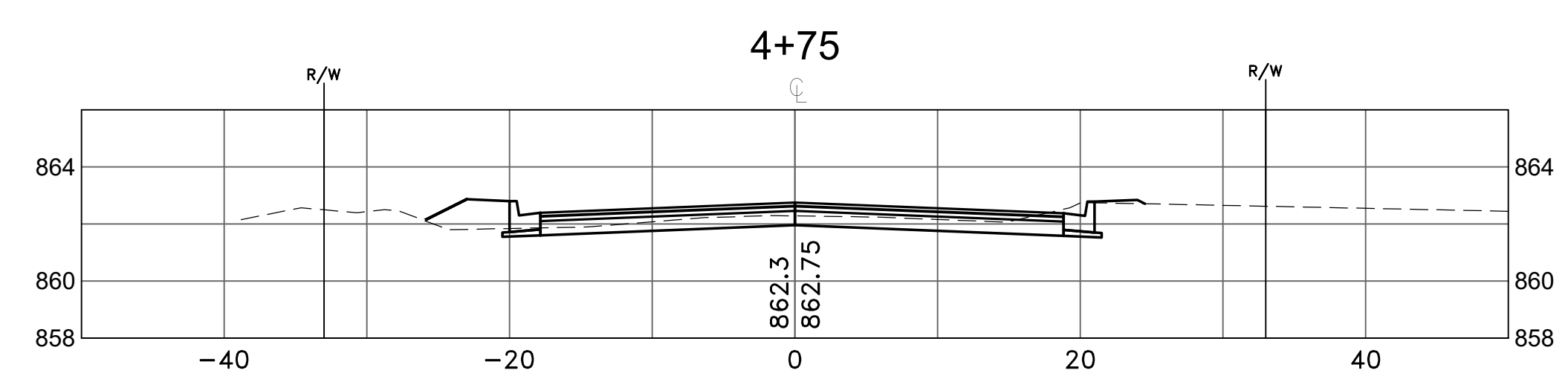
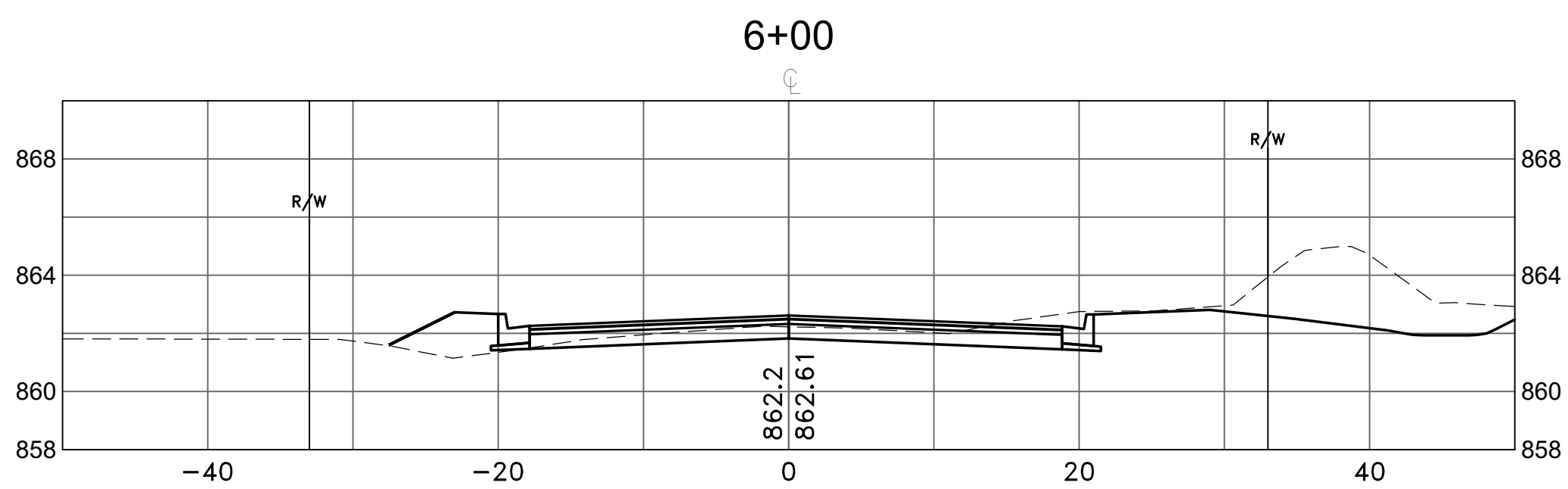
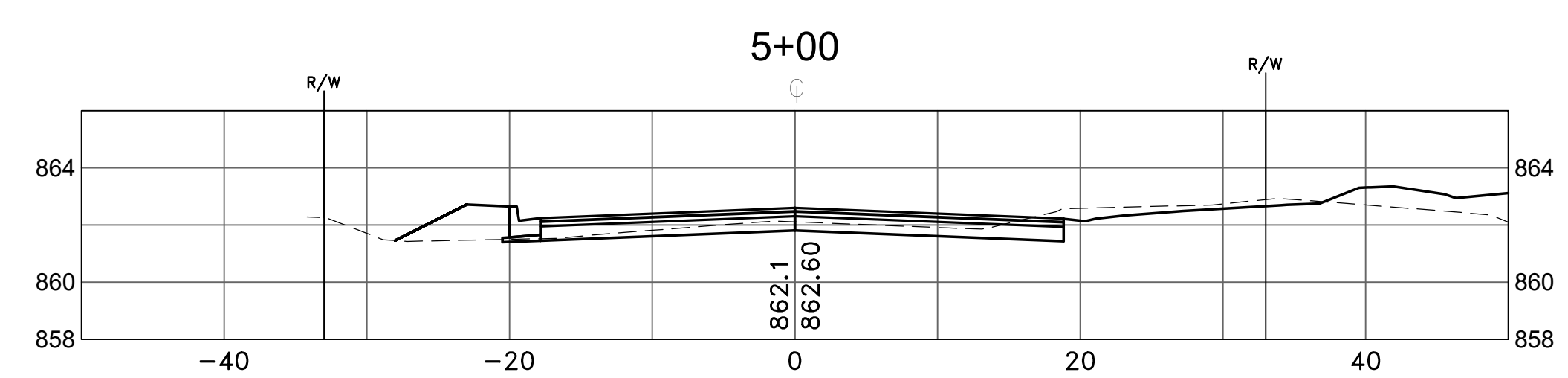
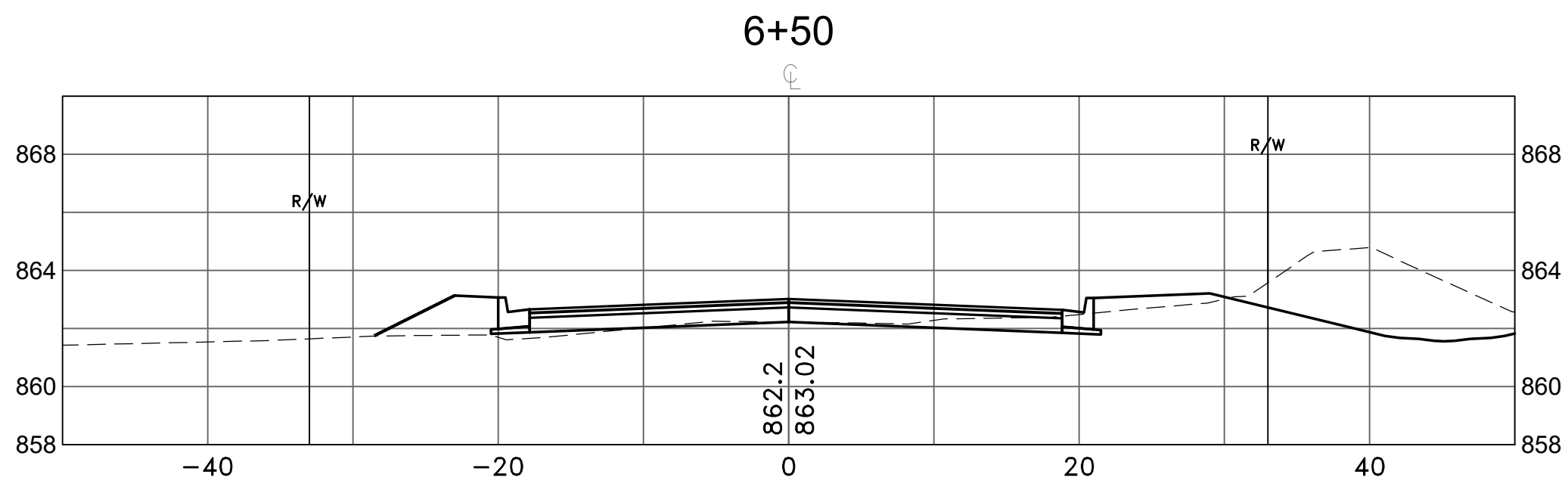
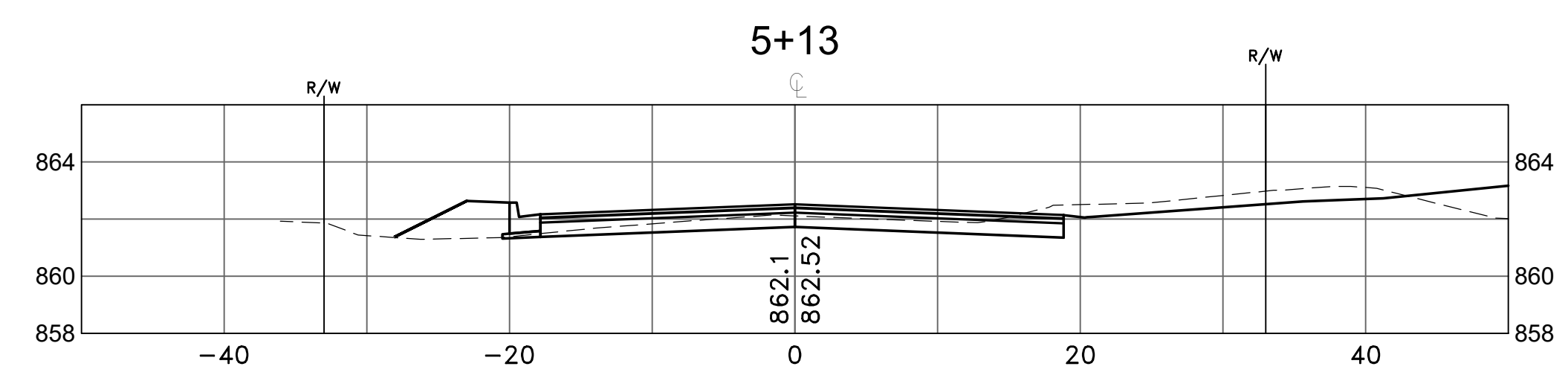
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JAM HOPS

CROSS SECTIONS
LIMONITE STREET
CITY OF RAMSEY, MINNESOTA

SHEET
X1
OF
X2
SHEETS

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JAM HOPS

CROSS SECTIONS
 LIMONITE STREET AND 142ND AVENUE
 CITY OF RAMSEY, MINNESOTA

SHEET
X2
 OF
X2
 SHEETS

3395.21

