PRELIMINARY COPY
UNRECORDED AS OF 11-03-23

STORYTELLER CAFE ADDITION

City of Ramsey
County of Anoka
Section 28, T32, R25

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Ramsey, a Minnesota municipal corporation, owner of the following described property situated in the City of Ramsey, County of Anoka, State of Minnesota:

Outlot B, COR STONE BROOK ACADEMY, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as STORYTELLER CAFE ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as shown by this plat.

In witness whereof said City of Ramsey, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this ___ day of _____, 20__.

By _____ _____

_____ Mayor _____ Clerk

STATE OF MINNESOTA
COUNTY OF_____

This instrument was acknowledged before me this ___ day of _____, 20__ by _____, as Mayor and _____, as City Clerk, of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation.

_____ (Signature)

_____ (Print Name)
Notary Public, _____ County, Minnesota
My Commission Expires _____

I Jason E. Rud 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__.

_____
Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF_____

This instrument was acknowledged before me this ____ day of _____, 20___ by Jason E. Rud.

_____ (Signature)

_____ (Print Name)
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of STORYTELLER CAFE 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.

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__.

_____
David M. Zieglmeier
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

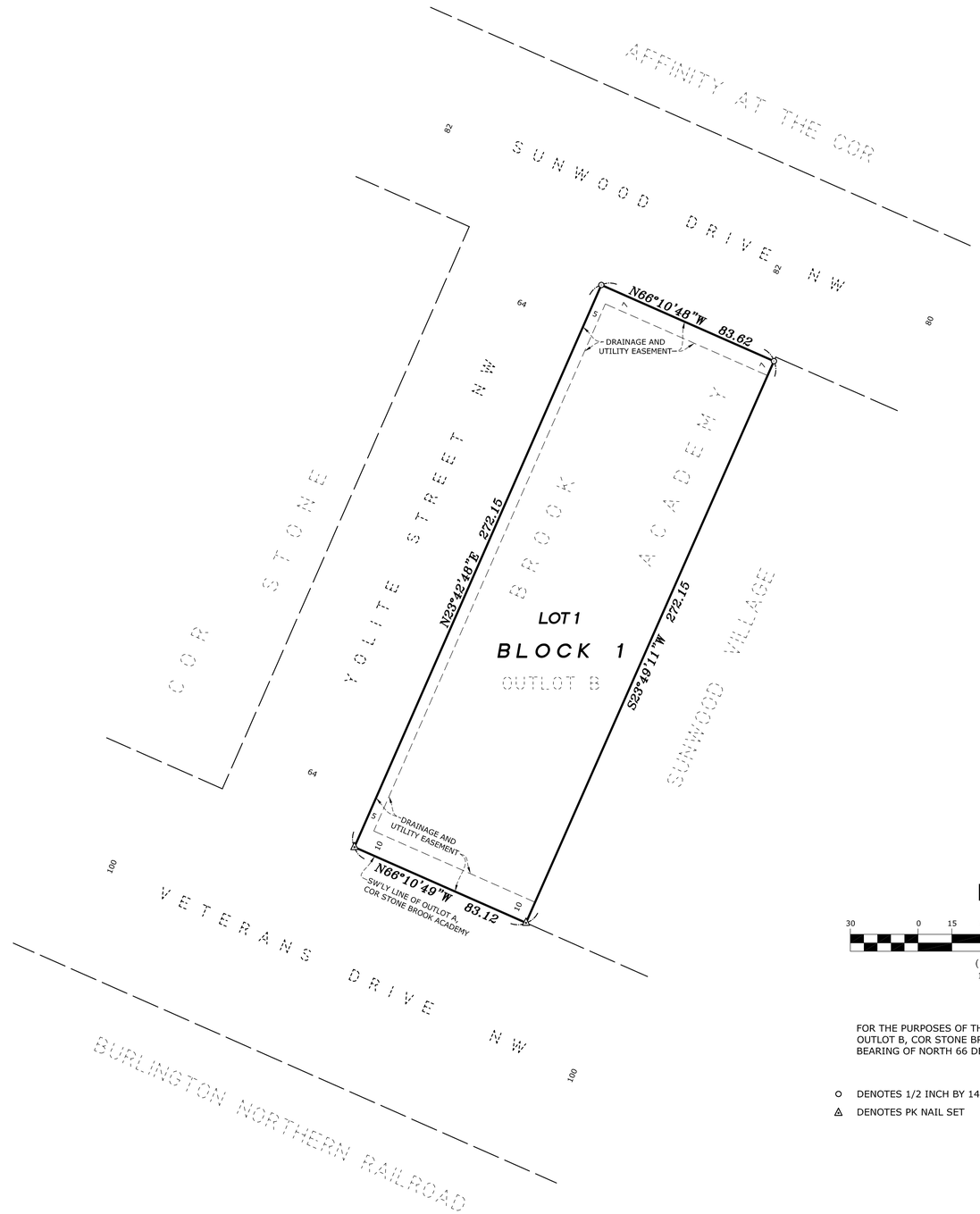
By _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of STORYTELLER CAFE ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20__, ___o'clock __.M. and was duly recorded in Book _____ Page _____, as Document Number _____.

_____
County Recorder/Registrar of Titles

By _____, Deputy



NORTH

30 0 15 30 60 120
(SCALE IN FEET)
1 inch = 30 feet

FOR THE PURPOSES OF THIS PLAT THE SOUTHWESTERLY LINE OF OUTLOT B, COR STONE BROOK ACADEMY IS ASSUMED TO HAVE A BEARING OF NORTH 66 DEGREES 10 MINUTES 49 SECONDS WEST.

○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET, MARKED RLS# 41578

△ DENOTES PK NAIL SET

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors

FInal Plat .pdf V1 - Changemark Notes (1 Note)

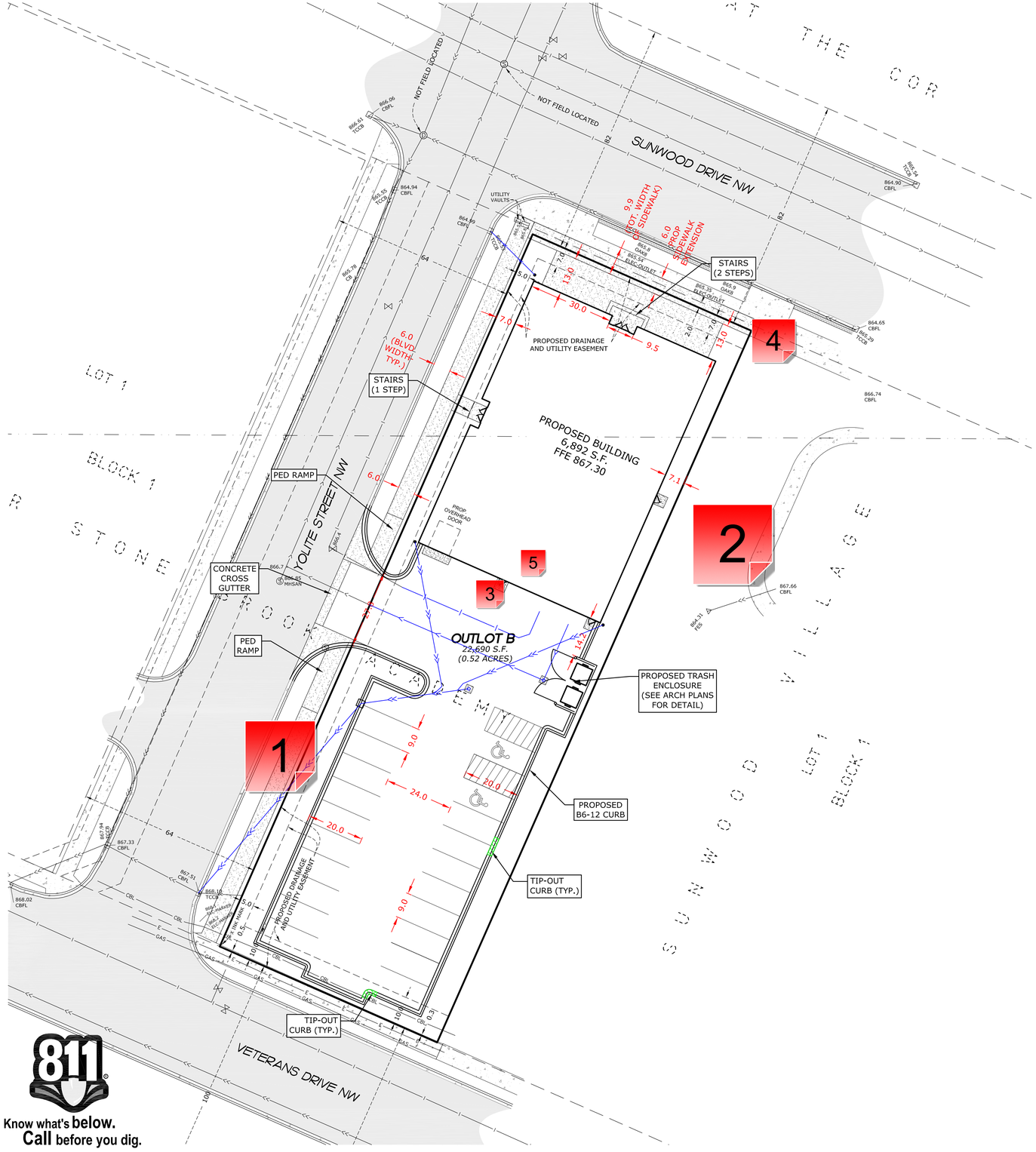
1 - Changemark note #01 TL

Status as of 11/09/2023 09:30 AM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 11/09/2023 09:30 AM
Type: Action
State: For Discussion

The City doesn't own this lot.

--------- 0 Replies ---------



CURB & BITUMINOUS NOTES

REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL.

SAW-CUT EXISTING BITUMINOUS AND CONCRETE CURB TO PROVIDE BUTT-JOINT.

RESTORE DISTURBED STREET TO EXISTING OR BETTER SECTION.

BACKFILLING OF CURB IS INCIDENTAL TO CURB INSTALLATION.

FOUR INCHES OF CLASS 5 UNDER CURB IS INCIDENTAL TO CURB INSTALLATION.

CURB ENDS SHALL TERMINATE IN A THREE-FOOT BEAVER TAIL.

LEGEND *

- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING FLARED-END SECTION
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- 928 / 930 EXISTING CONTOUR
- EXISTING BITUMINOUS
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM SEWER PIPE
- PROPOSED CATCH BASIN
- 928 / 930 PROPOSED CONTOUR
- EXISTING CONCRETE SURFACE
- PROPOSED CONCRETE SURFACE

Know what's below. Call before you dig.

CIVIL SITE PLAN
STORYTELLER CAFÉ

DRAWN BY:	DESIGN BY:
M.Q.A.	C.W.P.
CHCKD BY:	PROJ. NO.
M.Q.A.	21-1959

ORIGINAL DATE: FEBRUARY 9, 2021

DATE	REVISION DESCRIPTION
7/20/21	BUILDING MOVED TO MEET MAX. SETBACK
11/01/23	BLDG SHIFTED WESTWARD AND SITE PLAN UPDATED

I hereby certify that this plan 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.

PRELIMINARY

CHARLES W. PLOWE

DATE: 11.01.2023 LIC. NO. 18227

STORYTELLER CAFÉ

RAMSEY, MINNESOTA

CIVIL SITE PLAN

PREPARED FOR:
DOLEZAL CREATIVE DESIGN & BUILD

SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

NORTH

0 10 20
1 INCH = 20 FEET

C1

S:\sitework\cad\21proj\21-1959 STORYTELLER CAFE\21-1959 CAD\21-1959 BASE 8D.dwg 11/3/2023

C1 .pdf V1 - Changemark Notes (5 Notes)

1 - Street Lights

Created by: Chris Anderson
On: 11/14/2023 08:18 AM

Need to add two (2) 'Cobra' street lights in the boulevard along Yolite Street per the Master Street Light Plan (one north of the access and one near intersection of Yolite and Veterans Drive). Developer will work directly with Connexus Energy for instatllation.

--------- 0 Replies ---------

2 - Walkway

Created by: Chris Anderson
On: 11/14/2023 08:23 AM

A walkway should be added to connect this exit to either the parking lot or to the sidewalk along Sunwood.

--------- 0 Replies ---------

3 - Walkway

Created by: Chris Anderson
On: 11/14/2023 08:25 AM

A walkway with B6-12 curb should be provided connecting this 'main' entry point to the sidewalk. This will create some separation between pedestrians and vehicular traffic.

--------- 0 Replies ---------

4 - Encroachment Agreement

Created by: Chris Anderson
On: 11/14/2023 08:32 AM

A Sidewalk Encroachment Agreement will need to be executed for the portion of public sidewalk that encroaches onto private property.

--------- 0 Replies ---------

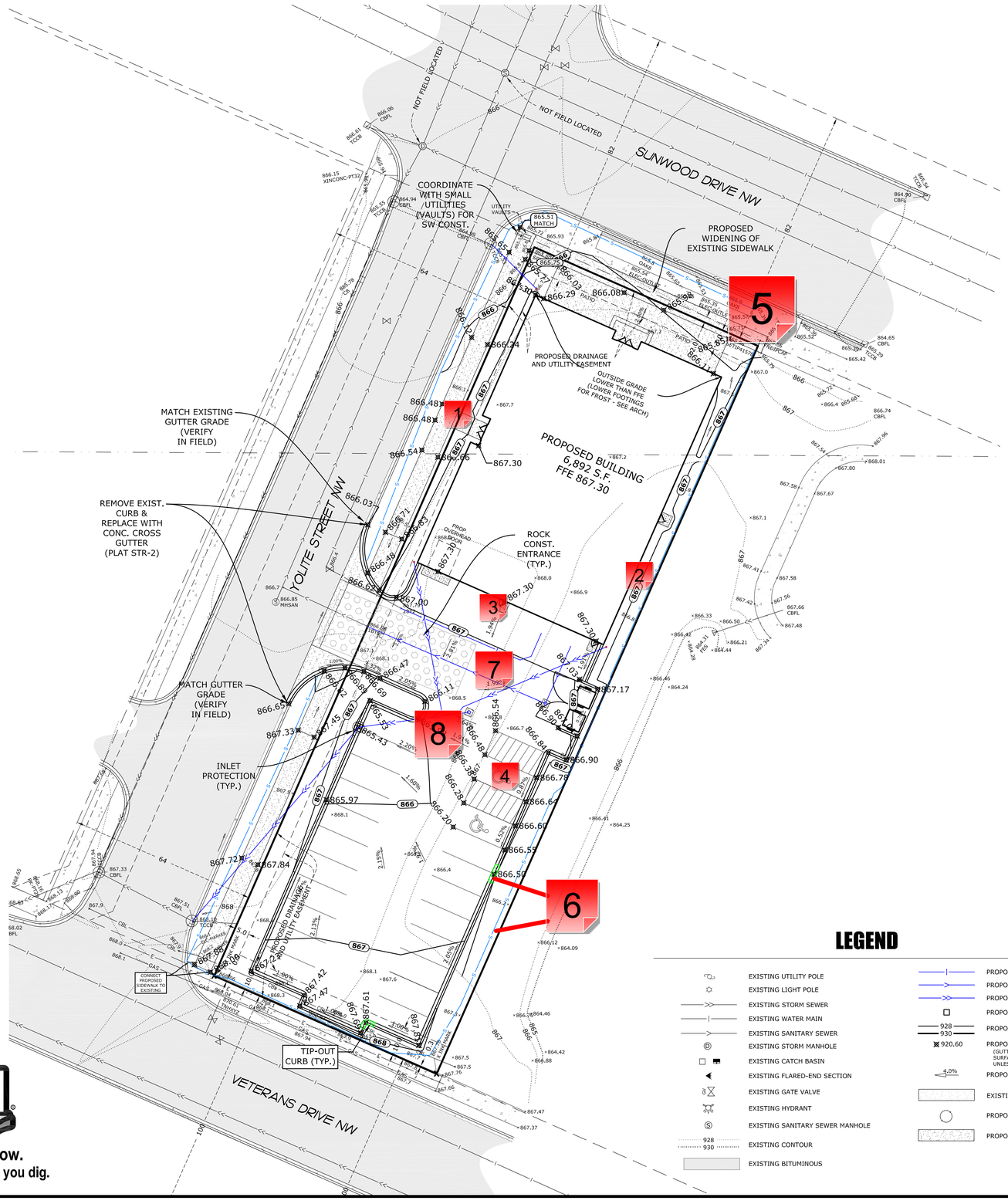
5 - Pedestrian Access

Status as of 11/16/2023 12:44 PM
Type: Action
State: For Discussion

Created by: Len Linton
On: 11/16/2023 12:44 PM
Type: Action
State: For Discussion

A curb has been suggested to provide separation between the parking lot and building. A pedestrian ramp must be proided to allow access to the buiilding.

--------- 0 Replies ---------



SITE SEQUENCING

- PRIOR TO ANY GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ROCK CONSTRUCTION ENTRANCE (LOCATIONS TO BE DETERMINED - COORDINATE WITH OWNER) AND PERIMETER SILT FENCE AS SHOWN ON PLAN. (CONTACT CITY TO INSPECT EROSION CONTROL MEASURES PRIOR TO GRADING OPERATIONS, IF NECESSARY.) ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
- THE CONTRACTOR SHALL PROVIDE ALL SOD, SEED, MULCH AND FERTILIZER WHICH SHALL CONFORM WITH THE FOLLOWING MNDOT SPECIFICATIONS AS MODIFIED BELOW.

ITEM	MNDOT SPECIFICATION/NOTES
SOD	3878
SEED **	3876
* FOR TURF ESTABLISHMENT	
COMMERCIAL TURF	MNDOT MIX 25-131 (220 LBS/ACRE)
RESIDENTIAL TURF	MNDOT MIX 25-131 (120 LBS/ACRE)
TEMPORARY FALL COVER	MNDOT MIX 21-112 (100 LBS/ACRE)
SPRING/SUMMER	MNDOT MIX 21-111 (100 LBS/ACRE)
SOIL-BUILDING COVER	MNDOT MIX 21-113 (110 LBS/ACRE)
1-2 YEARS COVER	MNDOT MIX 22-111 (30.5 LBS/ACRE)
2-5 YEARS COVER	MNDOT MIX 22-112 (40 LBS/ACRE)
MULCH	3882 (TYPE 1 - DISC ANCHORED)
FERTILIZER	3881
WOOD FIBER BLANKET	3885 (CATEGORY 2)

* MOW A MINIMUM OF ONCE PER 2 WEEKS
** SEEDED AREAS SHALL BE EITHER MULCHED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION.

- ALL EXPOSED SOILS MUST HAVE TEMPORARY EROSION CONTROL PROTECTION OR PERMANENT COVER WITHIN FOURTEEN (14) DAYS.
- THE CONTRACTOR SHALL PAY SPECIAL ATTENTION TO ALL ADJACENT PROPERTY LINES AND MAKE SURE THE EROSION CONTROL PRACTICES INPLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
- THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION. SILT FENCE TO BE REMOVED ONLY AFTER COMPLETION OF BUILDING CONSTRUCTION AND UPON ESTABLISHMENT OF VEGETATION.
- THE CONTRACTOR SHALL PROVIDE WOOD FIBER BLANKET FOR ALL AREAS OF CONCENTRATED FLOW AND FOR ALL SLOPES 3:1 OR GREATER.
- PROTECT ALL STORM WATER MANAGEMENT FACILITIES FROM CONSTRUCTION RUN-OFF. CONTRACTOR TO INSTALL AND CONSTRUCT SAID FACILITIES ONCE SITE HAS BEEN STABILIZED.
- IF ANY SLOPES APPEAR TO BE FAILING, THE CONTRACTOR SHALL PROVIDE ADDITIONAL SILT FENCE, BIOROLLS AND EROSION CONTROL BLANKET AS NEEDED.
- THE CONTRACTOR SHALL FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
- THE CONTRACTOR SHALL SOD ALL DISTURBED DRAINAGE AREAS, INCLUDING SWALES & OVERFLOWS.
- UPON GRADING COMPLETION THE CONTRACTOR SHALL PROVIDE NATIVE TOPSOIL WITH SOD OR SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN 48 HOURS OF FINAL GRADING.
- EXCESS SOIL SHOULD BE TREATED LIKE OTHER EXPOSED SOIL AND STABILIZED WITHIN 72 HOURS. ANY SOIL STOCKPILES ARE TO HAVE SILT FENCE PLACED ON DOWNSTREAM SIDES.
- IF A STREET, ALLEY, SIDEWALK OR OTHER PUBLIC PLACE SHOULD BECOME SOILED OR LITTERED, THE CONTRACTOR SHALL CAUSE SUCH SOILING OR LITTERING TO BE CLEANED UP BY SWEEPING NOT LATER THAN THE END OF THE WORKING DAY IN WHICH SUCH SOILING OR LITTERING SHALL HAVE OCCURRED OR BEEN OBSERVED.

OTHER POLLUTION CONTROL MEASURES

CONSTRUCTION WASTE MATERIALS - ALL WASTE MATERIALS GENERATED AS A RESULT OF SITE CONSTRUCTION SHALL BE COLLECTED AND REMOVED ACCORDING TO ALL LOCAL AND/OR STATE WASTE MANAGEMENT REGULATIONS BY A LICENSED SOLID WASTE MANAGEMENT COMPANY. THE CONTRACTOR WILL ENSURE THAT ALL SITE PERSONNEL ARE INSTRUCTED IN THESE PRACTICES.

HAZARDOUS WASTES - ALL HAZARDOUS WASTE MATERIALS SHALL BE STORED PROPERLY TO PREVENT SPILLS AND VANDALISM. WHEN NECESSARY, HAZARDOUS WASTES WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL AND/OR STATE REGULATION OR BY THE MANUFACTURER.

SANITARY WASTE - ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS BY A LOCAL, LICENSED WATER MANAGEMENT COMPANY, AS REQUIRED BY LOCAL REGULATION.

OFFSITE VEHICLE TRACKING - A ROCK CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. IF A STREET, ALLEY, SIDEWALK OR OTHER PUBLIC PLACE SHOULD BECOME SOILED OR LITTERED, THE CONTRACTOR SHALL CAUSE SUCH SOILING OR LITTERING TO BE CLEANED UP BY SWEEPING NOT LATER THAN THE END OF THE WORKING DAY IN WHICH SUCH SOILING OR LITTERING SHALL HAVE OCCURRED OR BEEN OBSERVED. DUMP TRUCKS HAULING LOOSE MATERIALS (SAND, TOPSOIL, ETC.) TO AND/OR FROM THE SITE SHALL BE COVERED WITH A TARPAULIN.

VEHICLE CLEANING - NO ENGINE DEGREASING IS ALLOWED ON-SITE. EXTERNAL WASHING OF VEHICLES TO BE CONFINED TO A DEFINED AREA ("BONE YARD") ON-SITE. CONTRACTOR TO PROVIDE DESIGNATED TRUCK WASHOUT AREA WITH APPROPRIATE SIGNAGE. WASHOUT AREA IS TO BE A MINIMUM OF 50' FROM DITCHES, PONDS, OR OTHER STORMWATER FEATURES. ALL LIQUID AND SOLID WASTE GENERATED BY WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER (E.G. COMPACTED CLAY LINER, IMPERMEABLE GEO-MEMBRANE) AND DISPOSED OF PROPERLY.

SPILL PREVENTION AND CONTROL - ALL VEHICLES WILL BE CHECKED FOR LEAKING OIL AND FLUIDS. VEHICLES LEAKING FLUIDS WILL NOT BE ALLOWED ON-SITE. SPILL KITS WILL BE STORED ON-SITE AND ALL SPILLS WILL BE CLEANED UP IMMEDIATELY DISCOVERY. SPENT ABSORBENT MATERIALS AND RAGS WILL BE HAULED OFF-SITE IMMEDIATELY AFTER THE SPILL IS CLEANED UP AND PROPERTY DISPOSED OF. SPILL PREVENTION AND CONTROL MEASURES SHALL BE IMPLEMENTED ONCE CONSTRUCTION BEGINS.

SOIL STOCKPILES - INSTALL SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AROUND ALL TEMPORARY SOIL STOCKPILES. LOCATE SOIL OR DIRT STOCKPILES SUCH THAT DOWNSLOPE DRAINAGE LENGTH IS NO LESS THAN 8 M (25 FEET) FROM THE TOE OF THE PILE TO A SURFACE WATER, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER. IF REMAINING FOR MORE THAN 7 DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. DURING STREET REPAIR, COVER CONSTRUCTION SOIL OR DIRT STOCKPILES LOCATED CLOSER THAN 8 M (25 FEET) TO A ROADWAY OR DRAINAGE CHANNEL WITH TARPS, AND PROTECT STORM SEWER INLETS WITH SILT SOCKS OR STAKED SILT FENCE.

PROVIDE WIMCO (OR APPROVED EQUAL) FOR INLET PROTECTION AT ALL EXISTING STORM SEWER INLETS THAT WILL RECEIVE RUN-OFF DURING CONSTRUCTION. INLET PROTECTION TO REMAIN IN-PLACE UNTIL AT LEAST 70% OF SITE VEGETATION HAS BEEN ESTABLISHED.

CONTRACTOR TO PROVIDE DESIGNATED CONCRETE TRUCK WASHOUT AREA WITH APPROPRIATE SIGNAGE. KEEP WASHOUT AREAS AS FAR AS PRACTICAL FROM STORM DRAINS, DITCHES AND PONDS. DO NOT ALLOW RUN-OFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE. AFTER WASTE CONCRETE IS SET, BREAK-UP AND DISPOSE OF PROPERLY.

THE CONTRACTOR MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. THE CONTRACTOR MAY DISCHARGE FROM THE TEMPORARY OR PERMANENT SEDIMENTATION BASINS TO SURFACE WATERS IF THE BASIN WATER HAS BEEN VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED IN THE BASIN AND THAT NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMPS, SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM PROPERTIES.

LEGEND

- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING FLARED-END SECTION
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- 928 / 930 EXISTING CONTOUR
- EXISTING BITUMINOUS
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM SEWER PIPE
- PROPOSED CATCH BASIN
- 928 / 930 PROPOSED CONTOUR
- 920.60 PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- 4.0% PROPOSED DIRECTION OF DRAINAGE
- EXISTING CONCRETE SURFACE
- PROPOSED INLET PROTECTION
- PROPOSED CONCRETE SIDEWALK

Know what's below. Call before you dig.

GRADING, DRAINAGE, AND EROSION CONTROL PLAN
STORYTELLER CAFÉ

DRAWN BY: M.Q.A.	DESIGN BY: C.W.P.
CHCKD BY: M.Q.A.	PROJ. NO. 21-1959

ORIGINAL DATE: FEBRUARY 9, 2021

DATE	REVISION DESCRIPTION
7/20/21	READJUSTED GRADES DUE TO NEW BUILDING LOCATION
11/01/23	UPDATED GRADING PLAN

I hereby certify that this plan 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.

PRELIMINARY

CHARLES W. PLOWE

DATE: 11.01.2023 LIC. NO. 18227

STORYTELLER CAFÉ
RAMSEY, MINNESOTA
GRADING, DRAINAGE, AND EROSION CONTROL PLAN

PREPARED FOR:
DOLEZAL CREATIVE DESIGN & BUILD

SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

NORTH

0 10 20
1 INCH = 20 FEET

C2.1

S:\plowe\cad\21proj\21-1959 STORYTELLER CAFE\21-1959 CAD\21-1959 BASE 01.dwg 11/2/2023

C2.1 .pdf V1 - Changemark Notes (8 Notes)

1 - Changemark note #01 TL

Status as of 11/09/2023 09:11 AM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 11/09/2023 09:11 AM
Type: Action
State: For Discussion

Can we figure out how to make one of these doors handicapped accessible? Perhaps adjust the sidewalk a bit to eliminate the step.

--------- 0 Replies ---------

2 - Changemark note #02 TL

Status as of 11/09/2023 09:12 AM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 11/09/2023 09:12 AM
Type: Action
State: For Discussion

Pave the path from the side door to the public way (parking lot) for emergency egress and for service usage.

--------- 0 Replies ---------

3 - Changemark note #03 TL

Status as of 11/09/2023 09:14 AM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 11/09/2023 09:14 AM
Type: Action
State: For Discussion

As the door from the parking lot, it isn't very welcoming. Perhaps consider a concrete apron around the building foundation and some planter boxes.

--------- 0 Replies ---------

4 - Changemark note #04 TL

Status as of 11/09/2023 09:14 AM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 11/09/2023 09:14 AM

Type: Action
State: For Discussion

Why two access aisles? You can share one for the two spaces. Make sure it is signed properly.

--------- 0 Replies ---------

5 - Existing Streetscape

Created by: Chris Anderson
On: 11/14/2023 08:35 AM

Provide a physical barrier to protect existing streetscape throughout construction.

--------- 0 Replies ---------

6 - Symbols

Created by: Chris Anderson
On: 11/14/2023 09:01 AM

Add these symbols/line types to the legend.

--------- 0 Replies ---------

7 - Sewer & Water

Status as of 11/15/2023 02:15 PM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 11/15/2023 02:15 PM
Type: Action
State: For Discussion

Grey out line types that aren't relevant to this sheet such as the watermain and sanitary sewer.

--------- 0 Replies ---------

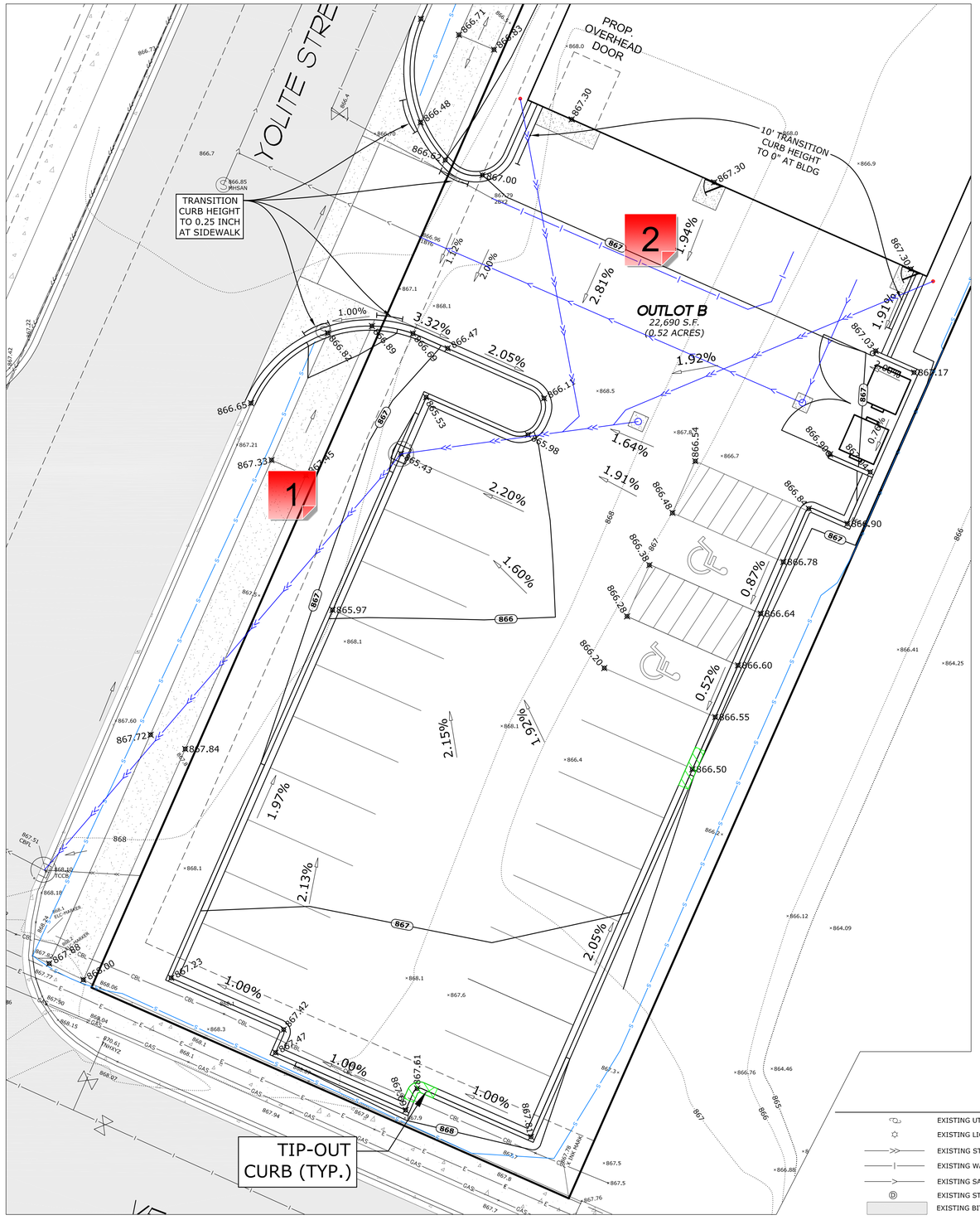
8 - Storm Sewer Junctions

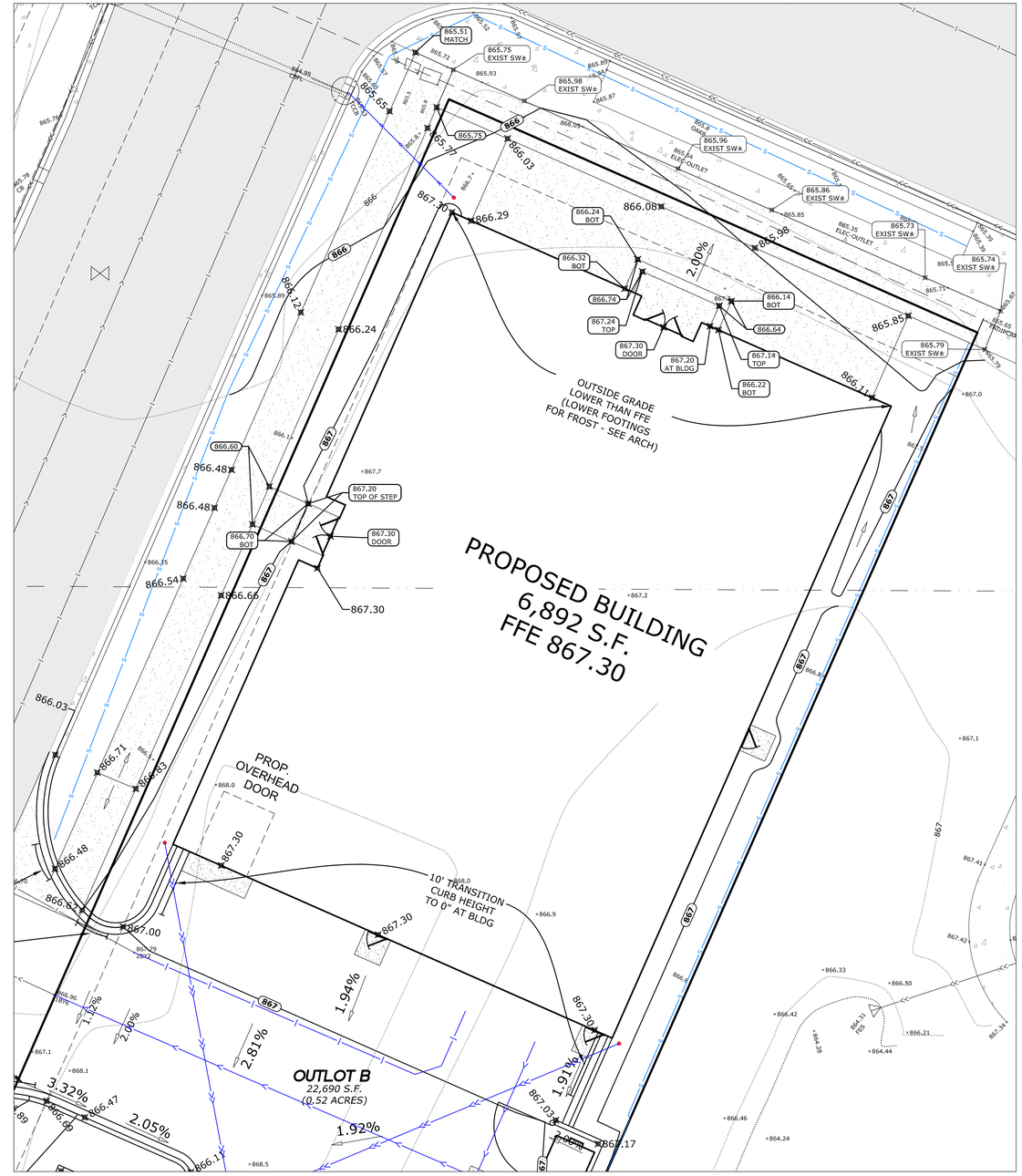
Status as of 11/16/2023 12:48 PM
Type: Action
State: For Discussion

Created by: Len Linton
On: 11/16/2023 12:48 PM
Type: Action
State: For Discussion

Storm Sewer lines must join in structures,not Wyes buried under pavement.

--------- 0 Replies ---------





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DRAWN BY: M.Q.A.	DESIGN BY: C.W.P.
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CHARLES W. PLOWE LIC. NO. 18227

DATE: 11.01.2023

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RAMSEY, MINNESOTA
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NORTH

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1 INCH = 10 FEET

C2.2

S:\plowe\cad\21proj\21-1959 STORYTELLER CAFE\21-1959 CKD\21-1959 BASE 10.dwg 11/2/2023

C2.2 .pdf V1 - Changemark Notes (2 Notes)

1 - Changemark note #01

Status as of 11/13/2023 07:06 AM
Type: Action
State: For Discussion

Created by: Aaron Madsen
On: 11/13/2023 07:06 AM
Type: Action
State: For Discussion

There are no pipe sizes or types on any sheets

--------- 0 Replies ---------

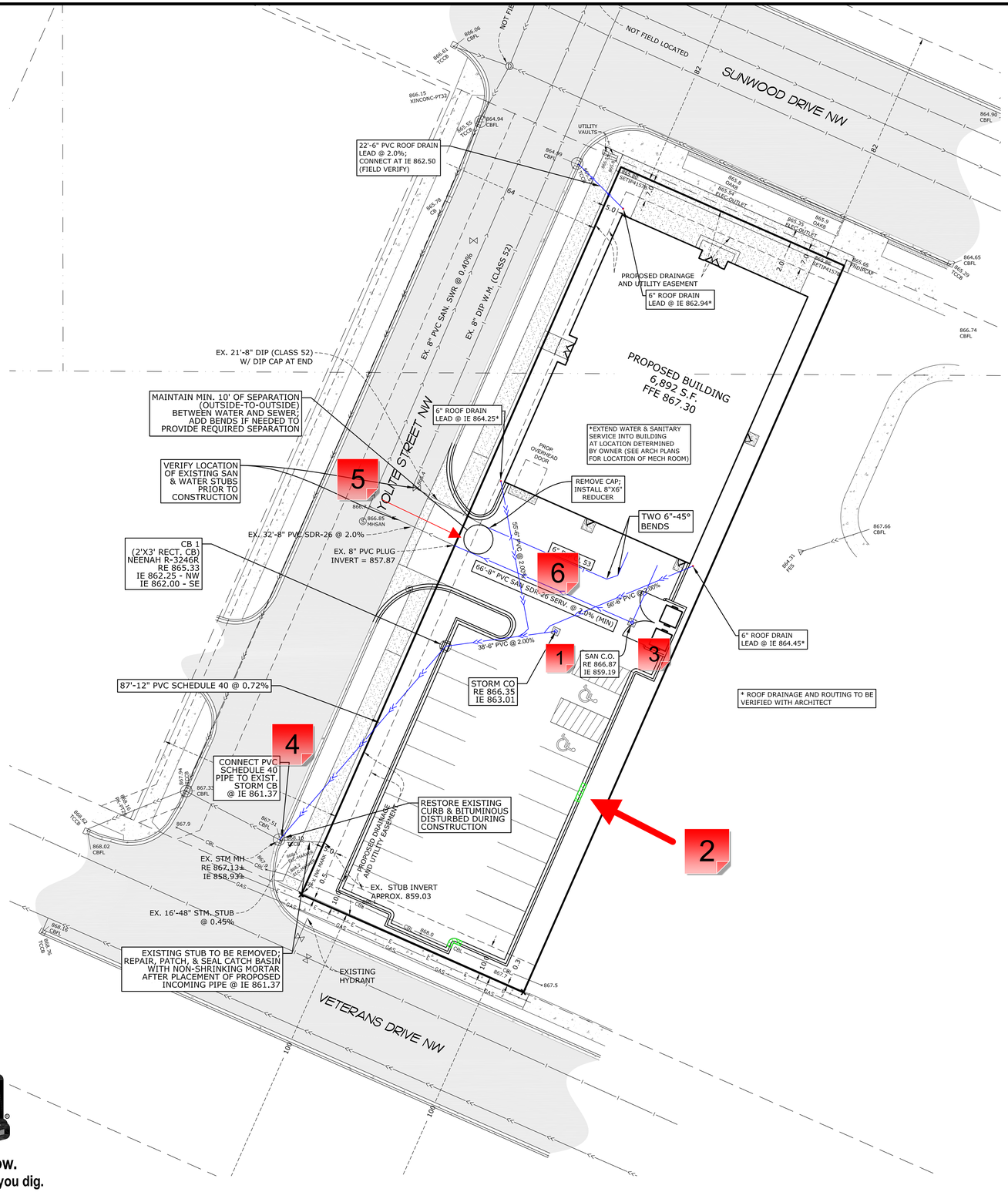
2 - Sewer & Water

Status as of 11/15/2023 02:19 PM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 11/15/2023 02:19 PM
Type: Action
State: For Discussion

Grey out line types that aren't relevant to this sheet such as the watermain and sanitary sewer.

--------- 0 Replies ---------



WATER MAIN NOTES

EXISTING WATER MAIN LOCATION AND SIZE SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

PROVIDE PIPE INSULATION WHERE SEWER (SANITARY OR STORM) CROSSES WITHIN 18" OF WATER MAIN.

PROPOSED WATER MAIN SHALL BE 8" DIP CL 53.

MECHANICAL JOINTS SHALL BE USED FOR WATER MAIN PIPES 4" IN DIAMETER AND LARGER. RUBBER GASKETS SHALL CONFORM TO AWWA C111 (ANSI A21.11).

MAINTAIN MINIMUM 7.5-FT COVER TO TOP OF ALL WATER MAIN PIPE.

ALL COMPONENTS OF THE WATER SYSTEM, UP TO THE WATER METER OR FIRE SERVICE EQUIPMENT, SHALL UTILIZE PROTECTIVE INTERNAL COATINGS MEETING CURRENT ANSI/AWWA STANDARDS FOR CEMENT MORTAR LINING OR SPECIAL COATINGS.

COMBINATION FIRE AND DOMESTIC SERVICES MUST TERMINATE WITH A THREAD-ON FLANGE OR AN MJ-TO-FLANGE ADAPTER.

SANITARY SEWER NOTES

EXISTING SANITARY SEWER LOCATION, SIZE, AND ELEVATION SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

PROPOSED SANITARY SEWER SHALL BE PVC SDR-26.

SEE CITY STANDARDS FOR TRACER WIRE INSTALLATION.

STORM SEWER NOTES

FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

PROPOSED STORM PIPES INCLUDING THE ROOF DRAIN LEADS SHALL BE PVC SCHEDULE 40.

ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820.

STORM SEWER PIPES TO BE JOINED TO THE CATCH BASIN MANHOLES W/ APPROVED RESILIENT RUBBER JOINTS TO MAKE THEM GASTIGHT OR WATERTIGHT. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

SEE CITY STANDARDS FOR TRACER WIRE INSTALLATION.

LEGEND

- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING FLARED-END SECTION
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- 928 / 930 EXISTING CONTOUR
- EXISTING BITUMINOUS
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM SEWER PIPE
- PROPOSED CATCH BASIN
- 928 / 930 PROPOSED CONTOUR
- 920.60 PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- 4.0% PROPOSED DIRECTION OF DRAINAGE
- EXISTING CONCRETE SURFACE
- PROPOSED INLET PROTECTION
- PROPOSED CONCRETE SIDEWALK

ALL PERMITS, INCLUDING BUT NOT LIMITED TO PERMITS FROM CITY OF RAMSEY AND THE MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY, SHALL BE OBTAINED PRIOR TO ORDERING OF MATERIAL AND STARTING OF CONSTRUCTION. NO INSTALLATION OF UTILITIES SHALL BE PERMITTED UNTIL ALL APPLICABLE PERMITS ARE RECEIVED BY THE CONTRACTOR.

INSTALLATION OF UTILITIES SHALL BE CONSTRUCTED TO MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY STANDARDS AND CITY STANDARDS AS IDENTIFIED IN THE PUBLIC WORKS/ENGINEERING STANDARDS.

Know what's below. Call before you dig.

UTILITY PLAN
STORYTELLER CAFÉ

DRAWN BY: M.Q.A.	DESIGN BY: C.W.P.
CHCKD BY: M.Q.A.	PROJ. NO. 21-1959

ORIGINAL DATE: FEBRUARY 9, 2021

DATE	REVISION DESCRIPTION
7/20/21	EXTENDED SERVICES INTO NEW BUILDING
11/01/23	UPDATED UTILITY PLAN

I hereby certify that this plan 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.

PRELIMINARY

CHARLES W. PLOWE LIC. NO. 18227

DATE: 11.01.2023

STORYTELLER CAFÉ
RAMSEY, MINNESOTA
UTILITY PLAN

PREPARED FOR:
DOLEZAL CREATIVE DESIGN & BUILD

SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

NORTH

0 10 20
1 INCH = 20 FEET

C3

S:\plowe\cad\21proj\21-1959 STORYTELLER CAFE\21-1959 CAD\21-1959 BASE 3D.dwg 11/3/2023

C3 .pdf V1 - Changemark Notes (6 Notes)

1 - Storm Sewer

Status as of 11/15/2023 02:24 PM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 11/15/2023 02:24 PM
Type: Action
State: For Discussion

Is there a reason not to run the roof drains directly into a structure instead of connecting to pipe with wyes in the middle of the parking lot? This way cleanouts could be located near the building instead.

--------- 0 Replies ---------

2 - Green Curb

Status as of 11/15/2023 02:26 PM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 11/15/2023 02:26 PM
Type: Action
State: For Discussion

Add all line types shown to legend or remove from sheet if they aren't relevant

--------- 0 Replies ---------

3 - Sanitary cleanout

Status as of 11/15/2023 02:29 PM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 11/15/2023 02:29 PM
Type: Action
State: For Discussion

Cleanout is shown at 90 degree bend. Show in detail how this is to be accomplished or else add in 45 deg bends.

--------- 0 Replies ---------

4 - Storm Sewer Layout

Status as of 11/16/2023 12:55 PM
Type: Action
State: For Discussion

Created by: Len Linton
On: 11/16/2023 12:55 PM

Type: Action
State: For Discussion

Revise storm sewer routing to utilize existing stub. There is not wall space to add connection as proposed into existing catchbasin.

--------- 0 Replies ---------

5 - Identify circle

Status as of 11/16/2023 12:56 PM
Type: Action
State: For Discussion

Created by: Len Linton
On: 11/16/2023 12:56 PM
Type: Action
State: For Discussion

This appears to be a drafting aid. Remove circle from plan.

--------- 0 Replies ---------

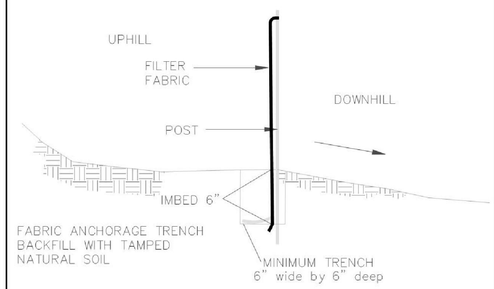
6 - Cleanouts

Status as of 11/16/2023 12:58 PM
Type: Action
State: For Discussion

Created by: Len Linton
On: 11/16/2023 12:58 PM
Type: Action
State: For Discussion

A cleanout is required upstream of every bend in PVC pipes. Simplify storm sewer layout to remove bends.

--------- 0 Replies ---------

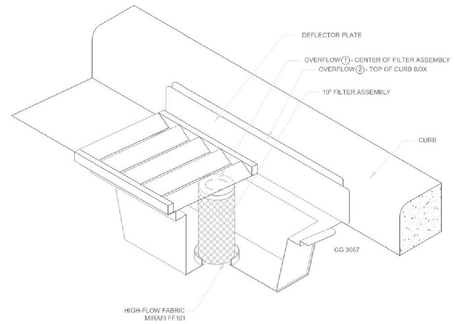


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

APPROVED: 1 – 2016 | City of RAMSEY | STANDARD DETAILS: SILT FENCE | CITY PLATE No. ERO–1

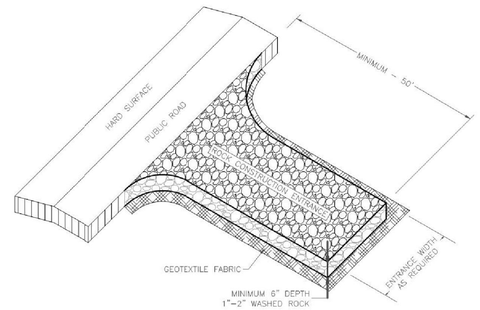


INLET PROTECTION – WIMCO OR EQUAL

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

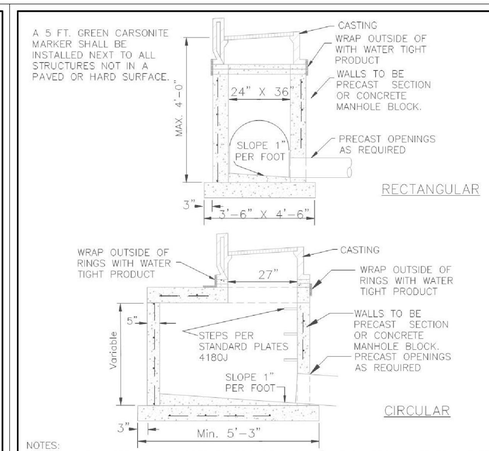


NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION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

NOT TO SCALE

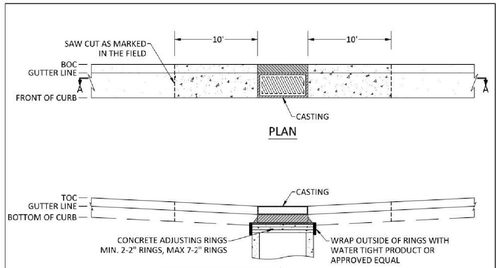
APPROVED: 1 – 2016 | City of RAMSEY | STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE | CITY PLATE No. ERO–5

A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE.



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: 4 – 2007 | City of RAMSEY | STANDARD DETAILS: CATCH BASIN | CITY PLATE No. STO–1

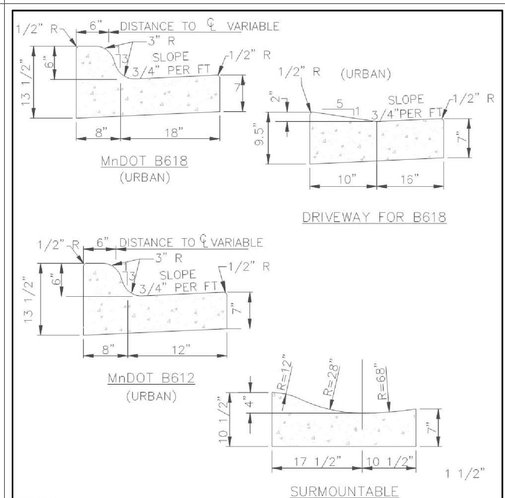


1

NOTE: NOT TO SCALE

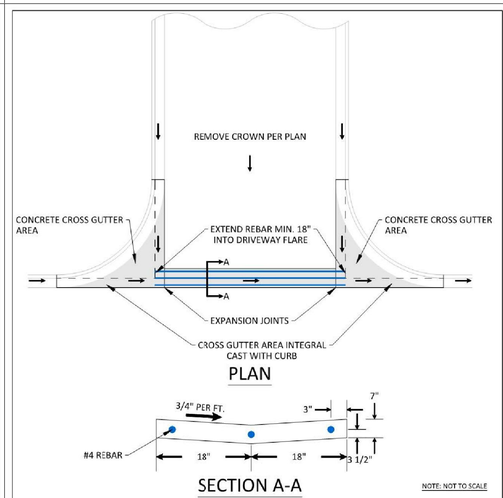
NOTE:
1. CONCRETE CURB AND GUTTER TO BE REMOVED 10 FEET TO EITHER SIDE OF CATCH BASIN CASTING. CURB AND GUTTER MUST BE SAW CUT - FULL DEPTH.
2. CASTING SHALL BE BROUGHT UP TO PROPER GRADE. DAMAGED CONCRETE ADJUSTING RINGS MUST BE REPLACED. OUTSIDE OF RINGS MUST BE WRAPPED WITH APPROVED WATER TIGHT PRODUCT. INSIDE OF RINGS MUST BE GROUTED TO A SMOOTH FINISH.
3. CONCRETE CURB AND GUTTER SHALL BE REPLACED AND MATCH INTO THE RESET CASTING AND THE EXISTING CURB AND GUTTER.
4. DAMAGED BITUMINOUS PAVEMENT SHALL BE REPAIRED AND IS INCIDENTAL. FOLLOW CITY STANDARD PLATE STR-25.
5. PROPER TRAFFIC CONTROL DEVICES SHALL BE REQUIRED TO MAINTAIN A SAFE WORK ENVIRONMENT, AND IS INCLUDED IN THE TRAFFIC CONTROL LUMP SUM BIT ITEM.
6. ALL EQUIPMENT, MATERIALS, DISPOSAL, AND LABOR REQUIRED TO RESET CATCH BASIN CASTING AS DESCRIBED BY THIS DETAIL IS INCIDENTAL.
7. BOULEVARD RESTORATION BEHIND CURB IS NOT INCLUDED WITH THE RESET CATCH BASIN CASTING PAY ITEM.

APPROVED: 3 – 2017 | City of RAMSEY | STANDARD DETAILS: RESET CATCH BASIN CASTING | CITY PLATE No. STO–13



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.

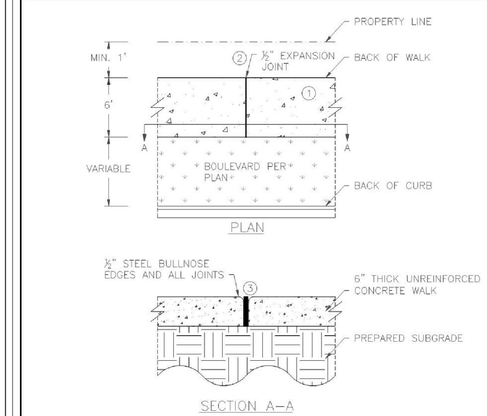
APPROVED: 1 – 2016 | City of RAMSEY | STANDARD DETAILS: CURB AND GUTTER | CITY PLATE No. STR–1



NOTE: NOT TO SCALE

NOTES:
1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" AND A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%.
3. CONCRETE CURB AND GUTTER SHALL BE CAST INTEGRAL WITH CONCRETE CROSS GUTTER AREA.
4. CONCRETE CURB AND GUTTER SHALL BE PAID SEPARATELY FROM CONCRETE CROSS GUTTER AREA.

APPROVED: 3 – 2017 | City of RAMSEY | STANDARD DETAILS: CROSS GUTTER | CITY PLATE No. STR–2



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

DRAWN BY: M.Q.A.	DESIGN BY: C.W.P.
CHCKD BY: M.Q.A.	PROJ. NO. 21-1959

ORIGINAL DATE: FEBRUARY 9, 2021

DATE	REVISION DESCRIPTION

I hereby certify that this plan 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.

PRELIMINARY

CHARLES W. PLOWE

DATE: 11.01.2023 LIC. NO. 18227

STORYTELLER CAFÉ

RAMSEY, MINNESOTA

DETAILS & NOTES

PREPARED FOR:
DOLEZAL CREATIVE DESIGN & BUILD

SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

DETAILS & NOTES
STORYTELLER CAFÉ

C4.1

S:\plowe\cad\21proj\21-1959 STORYTELLER CAFE\21-1959 CAD\21-1959 BASE 10.dwg 11/2/2023

C4.1 .pdf V1 - Changemark Notes (1 Note)

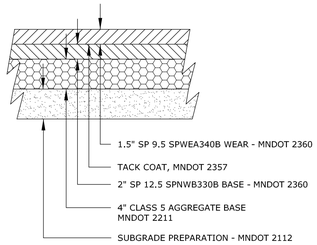
1 - STO-13

Status as of 11/15/2023 02:33 PM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 11/15/2023 02:33 PM
Type: Action
State: For Discussion

It doesn't appear there are any catch basins that are being reset on this project.

--------- 0 Replies ---------

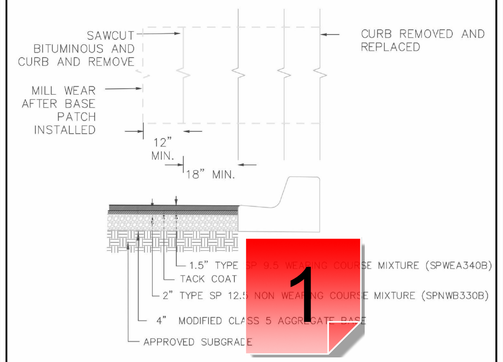


PAVING SHALL CONFORM TO THE LATEST EDITION OF MNDOT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE CITY'S STANDARDS FOR STREET AND UTILITY CONSTRUCTION.

PAVING SECTION SHALL BE REVIEWED AND APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO INSTALLATIONS.

BITUMINOUS - LIGHT DUTY

NOT TO SCALE



NOTES:
1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

APPROVED:		STANDARD DETAILS:
6 - 2016	City of RAMSEY	STREET PATCHING STANDARDS
		CITY PLATE No. STR-25

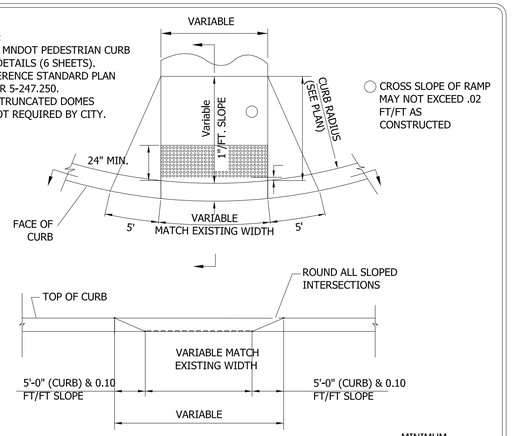
TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

	% 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:		STANDARD DETAILS:
2 - 2003	City of RAMSEY	MODIFIED CLASS 5 SPECIFICATIONS
		CITY PLATE No. STR-26

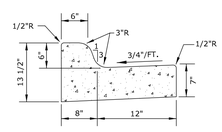
NOTES:
1. USE MNDOT PEDESTRIAN CURB RAMP DETAILS (6 SHEETS).
2. REFERENCE STANDARD PLAN NUMBER 5-247.250.
NOTE: TRUNCATED DOMES ARE NOT REQUIRED BY CITY.



CROSS SLOPE OF RAMP MAY NOT EXCEED .02 FT/FT AS CONSTRUCTED

PEDESTRIAN CURB RAMP FOR PATHWAY/SIDEWALK ACROSS ENTRANCE

PROVIDE 4" CLASS 5 UNDER CURB (TYP)

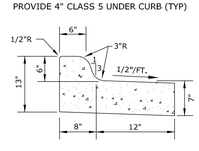


NOTE: FOR MECHANICALLY LAID CURB, SHOE MAY BE TILTED.

B612 CONCRETE CURB & GUTTER

NOT TO SCALE

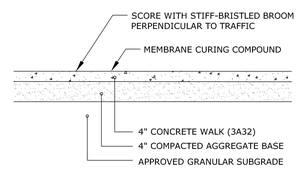
PROVIDE 4" CLASS 5 UNDER CURB (TYP)



NOTE: FOR MECHANICALLY LAID CURB, SHOE MAY BE TILTED.

B612 CONCRETE CURB & GUTTER (TIP-OUT)

NOT TO SCALE



NOTES:

1) USE EXPANSION JOINT WHERE NEW CONCRETE MEETS EXISTING CONCRETE OR STRUCTURE.

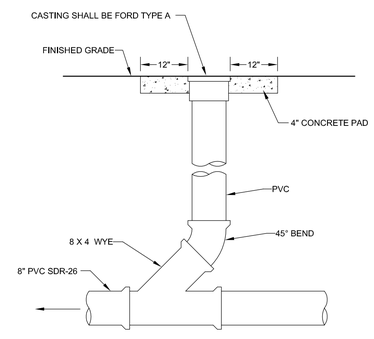
2) CONTROL JOINTS SHALL BE CUT WITH A JOINTER HAVING A RADIUS OF 1/4" AND SPACED @ 6'-0" O.C. MAX. U.N.O.

3) EXPANSION JOINTS SHALL BE SPACED AT 20'-0" O.C. MAX. AND SHALL CONSIST OF A 1/2" PRE-FORMED JOINT FILLER.

4) ANTI-SPALLING COMPOUND SHALL BE APPLIED TO CONCRETE SURFACES.

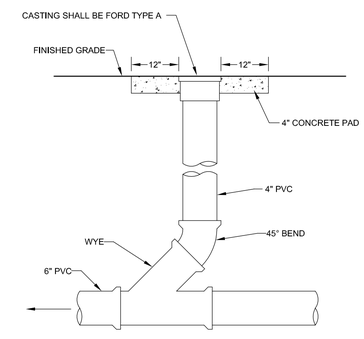
TYPICAL CONCRETE SIDEWALK

NOT TO SCALE



NOTES:
- ALL JOINTS SHALL BE SOLVENT WELD EXCEPT AS NOTED.
- ALL PIPE TO BE PVC (APPROVAL BY CITY AND DLI NEEDED PRIOR TO INSTALLATION)

X / CY — SANITARY CLEAN-OUT
N.T.S.



NOTES:
- ALL JOINTS SHALL BE SOLVENT WELD EXCEPT AS NOTED.
- ALL PIPE TO BE SCHEDULE 40

X / CY — STORM CLEAN-OUT
N.T.S.

DETAILS & NOTES
STORYTELLER CAFÉ

DRAWN BY: M.Q.A.	DESIGN BY: C.W.P.
CHCKD BY: M.Q.A.	PROJ. NO. 21-1959

ORIGINAL DATE: FEBRUARY 9, 2021

DATE	REVISION DESCRIPTION
7/20/21	ADDED PLATES 2TR-25 AND STR-26
11/01/23	MODIFIED & ADDED DETAILS

I hereby certify that this plan 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.

PRELIMINARY

CHARLES W. PLOWE LIC. NO. 18227

DATE: 11.01.2023

STORYTELLER CAFÉ
RAMSEY, MINNESOTA
DETAILS & NOTES

PREPARED FOR:
DOLEZAL CREATIVE DESIGN & BUILD

SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

C4.2

S:\plowe\cad\2proj\2021-1959 STORYTELLER CAFE\21-1959 CAD\21-1959 BASE 10.dwg 11/3/2023

C4.2 .pdf V1 - Changemark Notes (1 Note)

1 - STR-25

Status as of 11/15/2023 02:31 PM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 11/15/2023 02:31 PM
Type: Action
State: For Discussion

This detail was updated in 2022, available on city website

--------- 0 Replies ---------

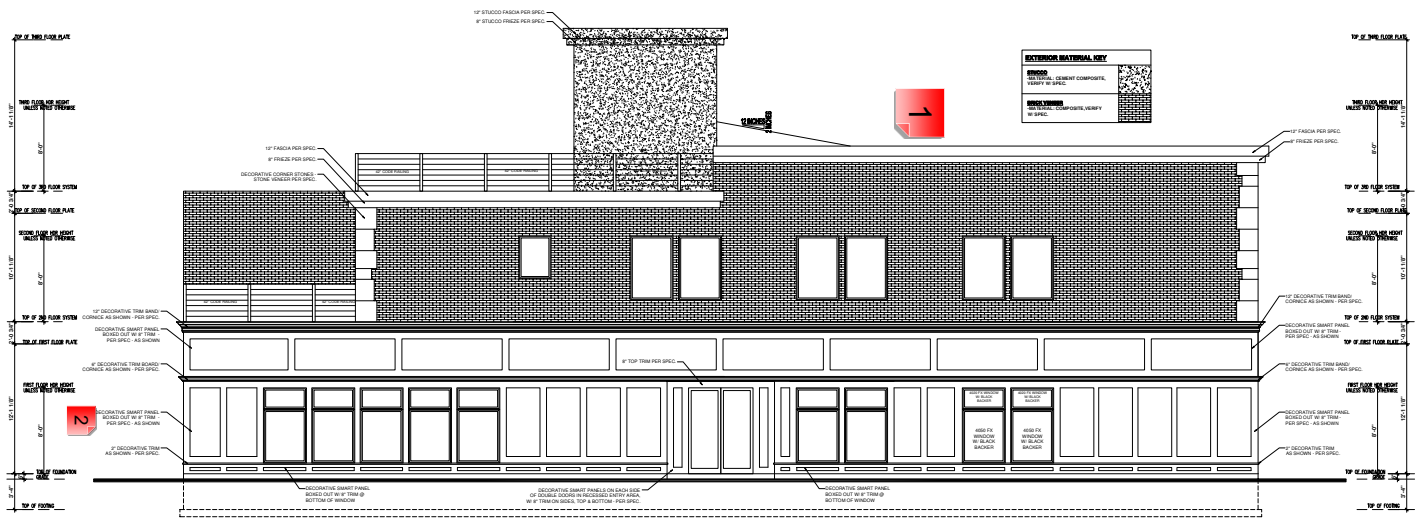
GENERAL EXTERIOR NOTES:

1. ALL EXT. TRIM TO BE FLASHED PER CODE.
2. SUPPLY DRIPCAPS ON ALL WINDOWS AND DOORS.
3. SUPPLY SEPARATION BETWEEN WOOD, COMPOSITE WOOD AND ANY OTHER WOOD MATERIAL PER SPECIFICATIONS.
4. SUPPLY AT LEAST 6" OF SPACE BETWEEN BOTTOMS OF WINDOWS AND ROOFS.
5. GRADE CONDITIONS MAY VARY ON SITE.
6. PROVIDE ROOF AND SOFFIT VENTS PER IRC CODE REGULATIONS.
7. ALL FURNACE FLUES, PLUMBING VENTS, FIREPLACE VENTS AND OTHER PENETRATIONS THROUGH ROOF OR WALLS TO EXTEND THROUGH REAR OF HOME WHENEVER POSSIBLE.
8. ALL PENETRATIONS THROUGH EXTERIOR WALLS OR ROOFING MUST BE SEALED AND FLASHED PER MANUF. SPECIFICATIONS AND IRC CODE REGULATIONS.
9. DOTTED AREA ON ROOF PLAN INDICATES LOCATION OF ICE/WATER BARRIER.
10. HOLD STONE OFF GRADE MINIMUM OF 3".
11. REFER TO MANUF. SPECIFICATIONS FOR STONE.
12. GARAGE BUCK BOARD MATERIAL IS TO BE COMPOSITE WOOD AND SIZED TO COVER THE EDGE OF STONE.
14.ALL BEAMS HOLDING UP PORCH ROOFS ARE TO BE DROPPED UNLESS OTHERWISE NOTED.

1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

3



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

REVISION:	REV. DATE:
EXTERIOR ELEVATION MATERIALS REVISED	5-15-21
LEFT HALLWAY DOOR CHANGED TO WINDOW	8-16-23

DRAWING TITLE:
STORYTELLER CAFE
LOCATION:
RAMSEY, MN

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CURRENT DATE: 8-16-23

PAGE A1

PAGE DESCRIPTION: FRONT & RIGHT

SCALED PRINT @ 48x36

Construction Docs A1.pdf V1 - Changemark Notes (4 Notes)

1 - Changemark note #01 TL

Status as of 11/09/2023 09:48 AM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 11/09/2023 09:48 AM
Type: Action
State: For Discussion

As a restaurant, there will be a lot of RTUs. Please show and screen accordingly.

--------- 0 Replies ---------

2 - Smart Panel Information

Created by: Chris Anderson
On: 11/14/2023 09:12 AM

Please provide additional information on the 'smart panels'. What type of material is it?

--------- 0 Replies ---------

3 - Garbage Enclosure

Created by: Chris Anderson
On: 11/14/2023 09:56 AM

Site Plan says to see Architectural drawings for material information on trash enclosure. Please add that to one of the two elevations sheets.

--------- 0 Replies ---------

4 - Signage

Created by: Chris Anderson
On: 11/17/2023 08:57 AM

All proposed signage will be reviewed when a Sign Permit application is submitted.

--------- 0 Replies ---------

GENERAL EXTERIOR NOTES:

1. ALL EXT. TRIM TO BE FLASHED PER CODE.
2. SUPPLY DRIPCAPS ON ALL WINDOWS AND DOORS.
3. SUPPLY SEPARATION BETWEEN WOOD, COMPOSITE WOOD AND ANY OTHER WOOD MATERIAL PER SPECIFICATIONS.
4. SUPPLY AT LEAST 6" OF SPACE BETWEEN BOTTOMS OF WINDOWS AND ROOFS.
5. GRADE CONDITIONS MAY VARY ON SITE.
6. PROVIDE ROOF AND SOFFIT VENTS PER IRC CODE REGULATIONS.
7. ALL FURNACE FLUES, PLUMBING VENTS, FIREPLACE VENTS AND OTHER PENETRATIONS THROUGH ROOF OR WALLS TO EXTEND THROUGH REAR OF HOME WHENEVER POSSIBLE.
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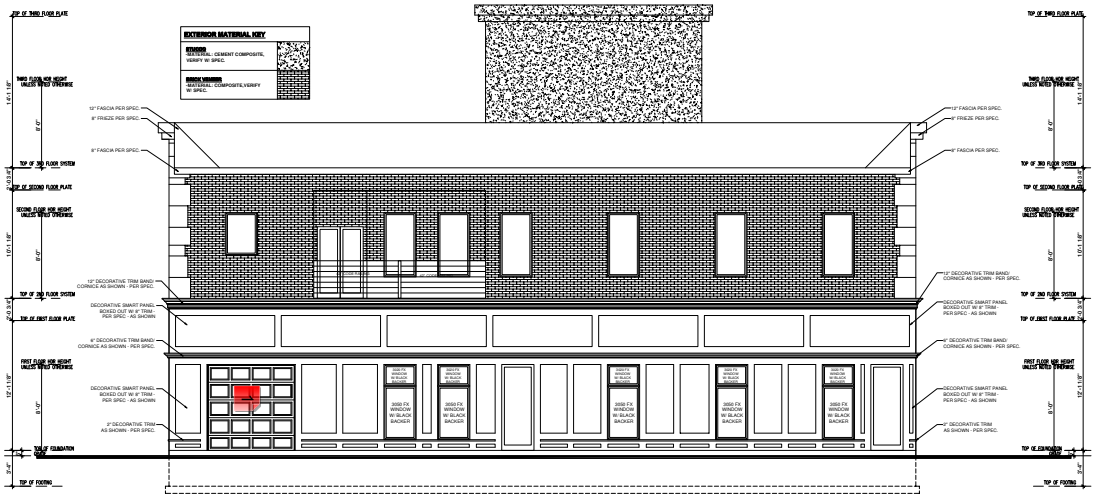
14. ALL BEAMS HOLDING UP PORCH ROOFS ARE TO BE DROPPED UNLESS OTHERWISE NOTED.



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

REVISION:	REV. DATE:
EXTERIOR ELEVATION MATERIALS REVISED	5-15-21
LEFT HALLWAY DOOR CHANGED TO WINDOW	8-16-23

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PAGE A2

PAGE DESCRIPTION: REAR & LEFT

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Construction Docs A2.pdf V1 - Changemark Notes (2 Notes)

1 - Material

Created by: Chris Anderson
On: 11/16/2023 09:00 AM

What is this material? Please add label.

--------- 0 Replies ---------

2 - Material?

Created by: Chris Anderson
On: 11/17/2023 09:00 AM

What is this material?

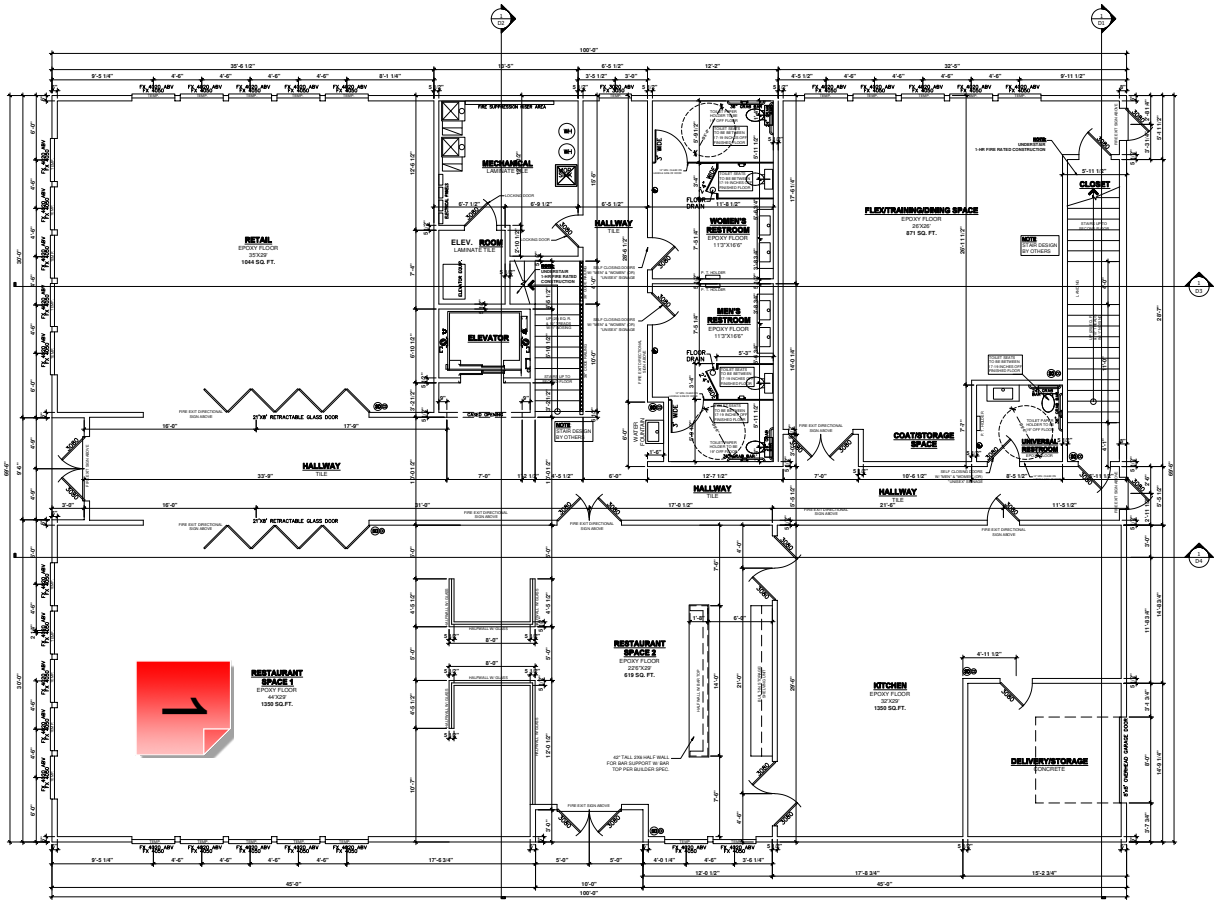
--------- 0 Replies ---------

GENERAL FRAMING NOTES:

1. ALL NON-BEARING FRAMING IS TO BE 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL WALLS TO HAVE A DOUBLE TOP PLATE UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS ARE TO BE 2X6 OR 2X8 WOOD STUDS WITH 7/16" OSB SHEATHING, UNLESS NOTED OTHERWISE.
4. ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS UNLESS NOTED OTHERWISE.
5. ALL COLUMN SIZES ARE TO BE CONTINUED THROUGH FLOOR TRUSS SPACES WHEN SPANNING MORE THAN 1 FLOOR.
6. ALL WOOD MATERIALS ARE TO BE PROTECTED PER CODE & MANUF. SPECIFICATIONS WHILE BEING STORED ON SITE.

-WINDOW & DOOR SIZE NOTES (EXAMPLES):

-SH3050 =SINGLE HUNG 3'0" BY 5'0"
-FX2646 = FIXED 2'6" BY 4'6"
-CASE3050 = CASEMENT 3'0" BY 5'0"
-2868 @ DOOR =2'8" WIDE BY 6'8" TALL
-2880 @ DOOR =2'8" WIDE BY 8'0" TALL



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

6892 CONDITIONED SQUARE FEET (RESTAURANT SPACE: 2840, KITCHEN AREA: 1350, RETAIL: 1044, REMAINING HALLWAYS/STAIRS/RESTROOMS/COMMON AREAS: 1658)

SCALE: 1/4" = 1'-0"

NOTE: INSTALL DRAFT STOPPING WITHIN FLOOR SYSTEM PER IRC CODE SECTION 302.12. MIN. 2" GYPSUM BOARD (OR) 3/4" STRUCTURAL BOARD ADEQUATELY SUPPORTED ON EDGE OR BLOCKED. DRAFT STOPPING IN WOOD FRAMING, SEPARATING AREAS WITH MAXIMUM SPACE OF 1000 SQ.FT.-SEPARATE INTO EQUAL SPACES.

NOTE: PROVIDE CONTINUOUS HANDRAIL PER CODE AT ALL STAIR LOCATIONS. CODE HANDRAIL IS TO CONTINUE TO LANDINGS TOP & BOTTOM OF STAIRS. CONTRACTOR & INSTALLER TO VERIFY IF ADDITIONAL HANDRAILS ARE REQUIRED BEYOND THE 8' DECORATIVE HANDRAIL TO CONTINUE.

NOTE: ALL PATHWAYS (INTERIOR AND EXTERIOR) ARE TO BE ILLUMINATED AT EACH LANDING PER CODE.

- 110V. INTERCONNECTED SMOKE DETECTOR
- 110V. INTERCONNECTED SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR COMBO
- EXHAUST FAN

WALL NOTES:

1. ALL EXTERIOR WALLS TO BE BUILT WITH 5/8" GYPSUM BOARD ON INTERIOR SIDE OF WALL.
2. ALL INTERIOR BEARING WALLS TO BE BUILT PER GA FILE NO. WP8014.
3. ALL ATTIC CEILINGS TO BUILT PER GA FILE NO. RC 2802.
4. ALL FLOOR/CEILINGS TO BE BUILT PER GA FILE NO. FC 5012.

REVISION:	REV. DATE:
EXTERIOR ELEVATION MATERIALS REVISED	5-13-21
LEFT HALLWAY DOOR CHANGED TO WINDOW	8-16-23

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PAGE A5

PAGE DESCRIPTION: 1ST FLOOR PLAN
SCALED PRINT @ 48x36

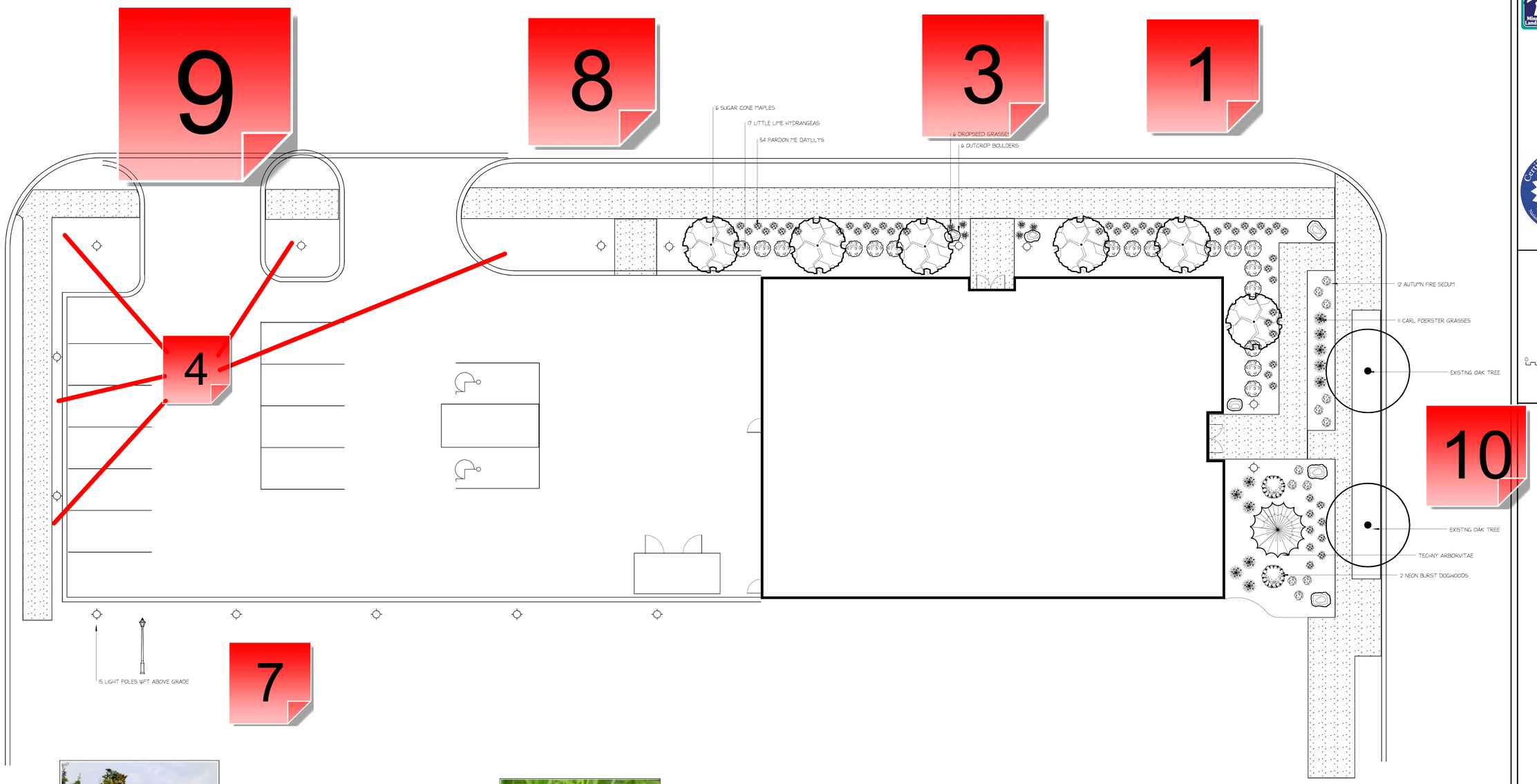
Construction Docs A5.pdf V1 - Changemark Notes (1 Note)

1 - Number of Seats?

Created by: Chris Anderson
On: 11/14/2023 09:39 AM

Please provide a count of how many seats will be available in the 2 restaurant spaces. This is needed to verify proposed parking complies with the COR Design Framework (2-4 stalls permitted per 1,000 sq. ft. of retail space; 1 stall permitted per 1-2 seats; 1-2 stalls permitted per residential unit; and 2-3 stalls permitted for every 1,000 sq. ft. of office space).

--------- 0 Replies ---------



SUGAR CONE MAPLE

LITTLE LIME HYDRANGEA

PARDON ME DAYLILY

PRAIRIE DROPSEED

NEON BURST DOGWOOD

TECHNY ARBORVITAE

KARLFOERSTER

5

6

STORYTELLER CAFE'
RAMSEY, MN
SCALE 1"=8'
DATE 9/14/2023
DRAWING #

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Landscape Light Design.pdf V1 - Changemark Notes (10 Notes)

1 - Boulevard Width

Created by: Chris Anderson
On: 11/08/2023 03:43 PM

Update to reflect blvd width of 6 feet.

--------- 0 Replies ---------

2 - Does Not Match Site Plan

Created by: Chris Anderson
On: 11/08/2023 03:44 PM

The Landscape Plan layout must be updated to match that of the Site Plan.

--------- 0 Replies ---------

3 - Streetscape

Created by: Chris Anderson
On: 11/08/2023 03:45 PM

Need to provide street trees at a spacing of 30-35 feet on center. Species shall be Accolade Elm to match plantings on west side of Yolite Street. Keep trees out of the vision clearance triangle as defined here:
https://library.municode.com/mn/ramsey/codes/code_of_ordinances?nodeId=PTIICOOR_CH117ZOSU_ARTIIZO_DIV6PEST_SDIINGE_S117-348NEERBULOGREL

--------- 0 Replies ---------

4 - Screening

Created by: Chris Anderson
On: 11/08/2023 03:50 PM

Per the Design Framework, screening is required to screen the parking area from Veterans Drive. Screening shall consist of a decorative wall, railing, hedge, or a combination thereof, and shall be between 3 feet and 4.5 feet.
https://www.ci.ramsey.mn.us/DocumentCenter/View/669/The-COR-Design-Framework-PDF?bidId=#page=[134]

--------- 0 Replies ---------

5 - Species Pallet

Created by: Chris Anderson
On: 11/08/2023 03:54 PM

Please provide a species pallet or planting schedule that identifies species, quantities, sizes, and root stock.

--------- 0 Replies ---------

6 - Planting Detail

Created by: Chris Anderson
On: 11/08/2023 03:54 PM

Please provide a Planting Detail for both trees and shrubs.

--------- 0 Replies ---------

7 - Spec Sheet

Created by: Chris Anderson
On: 11/13/2023 12:26 PM

Please provide a spec sheet or cut sheet on the proposed lights.

--------- 0 Replies ---------

8 - Boulevard Ground Cover

Created by: Chris Anderson
On: 11/14/2023 09:58 AM

Boulevards along Yolite Street and Veterans Drive shall be finished with sod. Please add label to Landscape Plan.

--------- 0 Replies ---------

9 - Topsoil

Created by: Chris Anderson
On: 11/14/2023 10:00 AM

4 inches of topsoil, with no more than 35% sand content, is required over all disturbed areas nor otherwise finished with impervious surfacing. Add note to Landscape Plan.

--------- 0 Replies ---------

10 - Protect Existing Streetscape

Created by: Chris Anderson
On: 11/14/2023 10:01 AM

Physical barriers shall be in place to protect existing streetscape.

--------- 0 Replies ---------