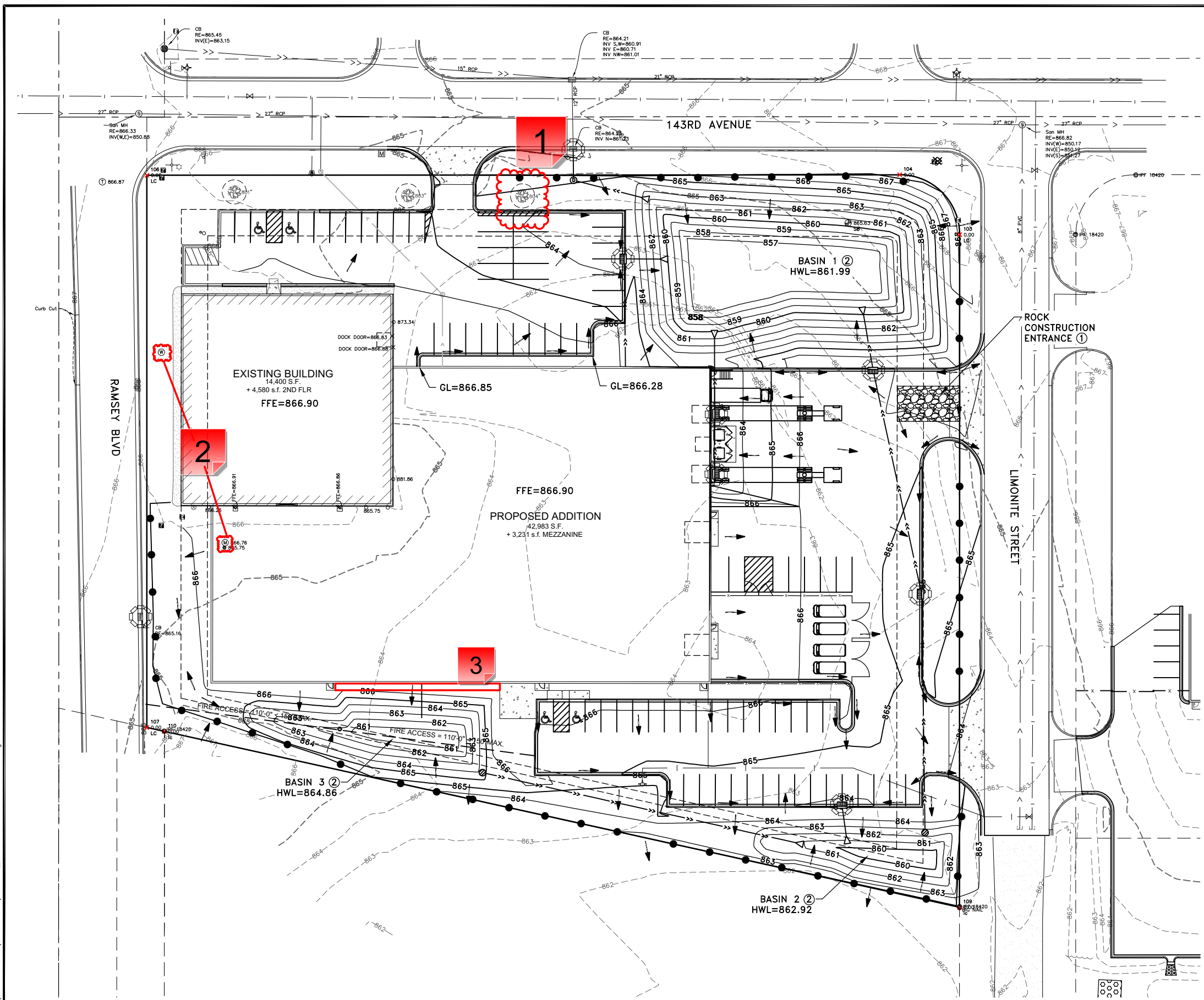


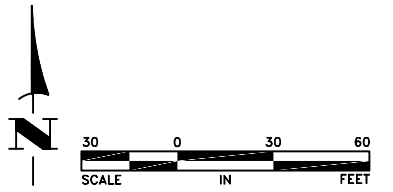
Apr 05, 2023 - 11:02am  
K:\PRIVATE\3244\_16\ENGINEERING\PLAN DWG\3244\_16\_GRADING AND ERO CONTR.DWG



**LEGEND**

	PROPERTY LINE
	SECTION LINE
	EASEMENT LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	BURIED GAS MAIN
	BURIED TELEPHONE LINE
	OVERHEAD UTILITY LINE
	BURIED ELECTRIC LINE
	EXISTING CONCRETE CURB AND GUTTER
	EXISTING SANITARY MANHOLE
	EXISTING CATCH BASIN
	EXISTING APRON
	HYDRANT
	EXISTING WATERMAIN VALVE
	CONIFEROUS TREE
	DECIDUOUS TREE
	SAFETY FENCE FOR TREE PROTECTION
	PROPOSED STORM SEWER
	PROPOSED STORM MANHOLE
	PROPOSED STORM CATCHBASIN
	PROPOSED CURB AND GUTTER
	SOIL BORING LOCATION
	EXISTING UTILITY POLE
	DETAIL NUMBER
	SHEET NUMBER
	STORM DRAIN INLET PROTECTION DEVICE PER $\frac{5}{2}$ , $\frac{6}{2}$ , AND, $\frac{1}{3}$
	TIPOUT CURB PER $\frac{4}{2}$
	SILT FENCE PER CITY PLATE NO. ERO-1
	DRAINAGE ARROW

- GENERAL NOTES:**
- PERVIOUS AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING.
  - 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.
  - MAXIMUM FINISHED GRADE SLOPES SHALL BE 4:1.
  - STREET SWEEPING MUST BE PERFORMED DAILY IF SEDIMENT IS TRACKED OUTSIDE THE CONSTRUCTION LIMITS OR ONTO ANY CITY STREETS.
- REFERENCE NOTES:**
- PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY PLATE NO. ERO-5.
  - CONSTRUCT INFILTRATION BASIN PER  $\frac{2}{3}$ . 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.



DATE	REVISION
4/5/23	CITY COMMENTS

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.

*Shane Nelson*  
SHANE M. NELSON, P.E.  
Date 3/8/23 Lic. No. 43381

DESIGNED BY: SMN  
DRAWN BY: SGJ  
CHECKED BY: TAE



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**SODERHOLM AND ASSOCIATES BUILDING**  
ADDITION SITE PLAN

**GRADING AND EROSION CONTROL PLAN**  
CITY OF RAMSEY, MINNESOTA

SHEET 9 OF 13 SHEETS

### 1 - Grading

Created by: Chris Anderson  
On: 04/06/2023 02:22 PM

No grading can occur within the tree save fencing. Tree save fencing shall be installed no closer to the trunk of the tree than the dripline.

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

### 2 - Add to Legend

Created by: Chris Anderson  
On: 04/06/2023 02:24 PM

Add these symbols to the legend of each plan sheet.

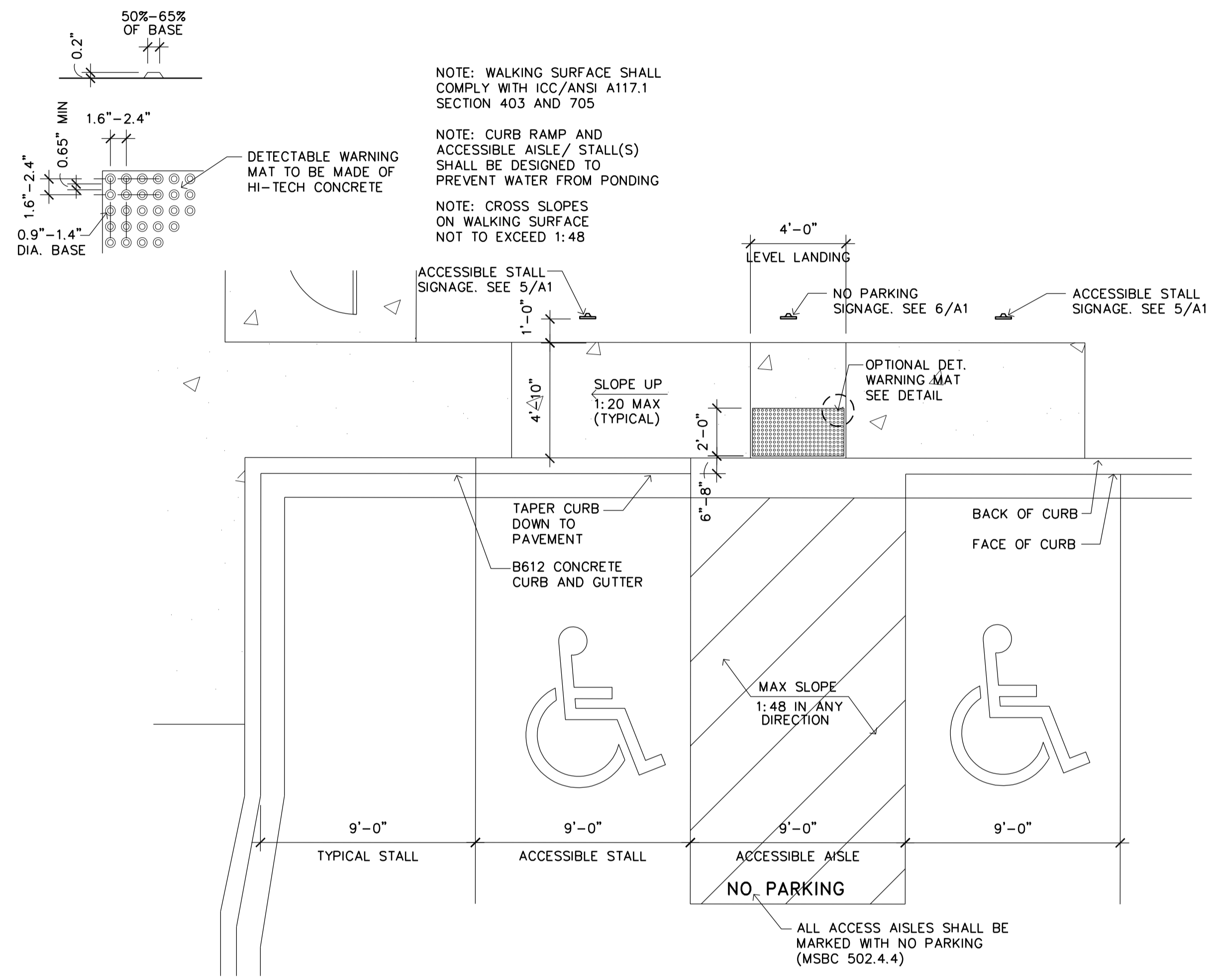
----- 0 Replies -----

### 3 - Fire Access

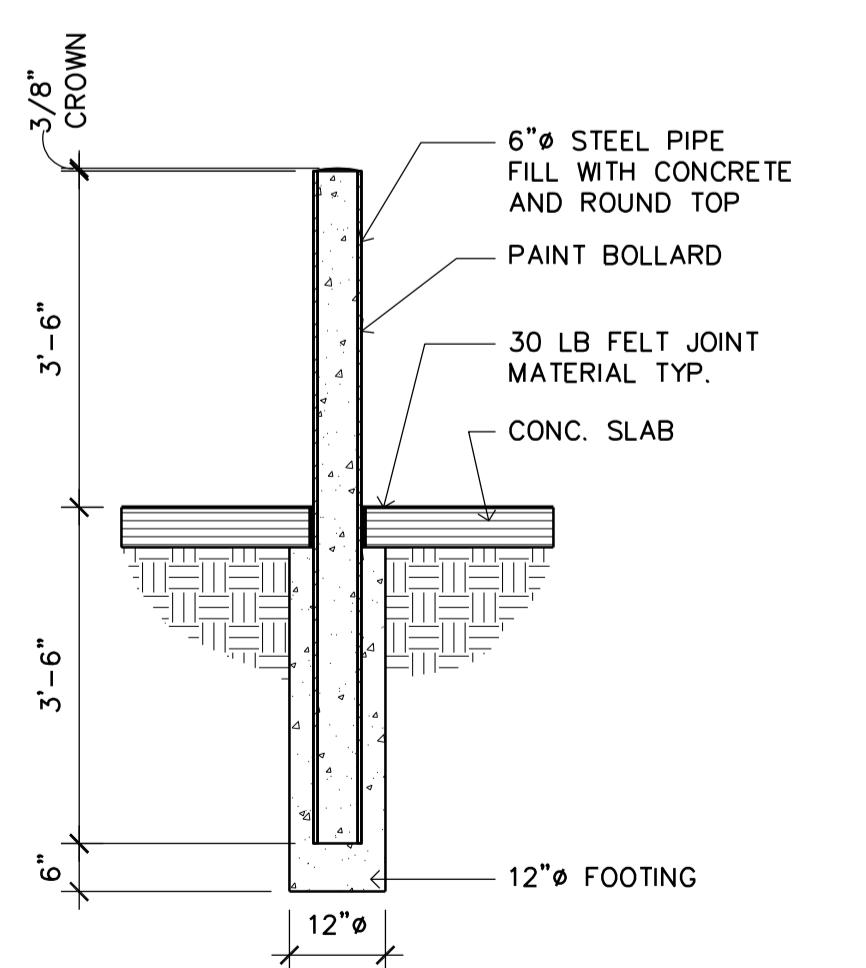
Created by: Chris Anderson  
On: 04/06/2023 02:26 PM

Show the proposed paved walkway on all plan sheets as it's shown on Sheet A1.

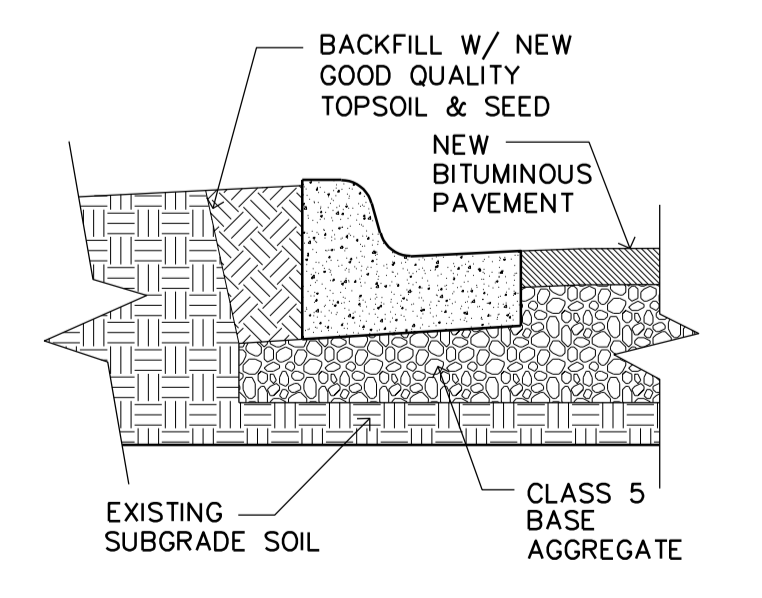
----- 0 Replies -----



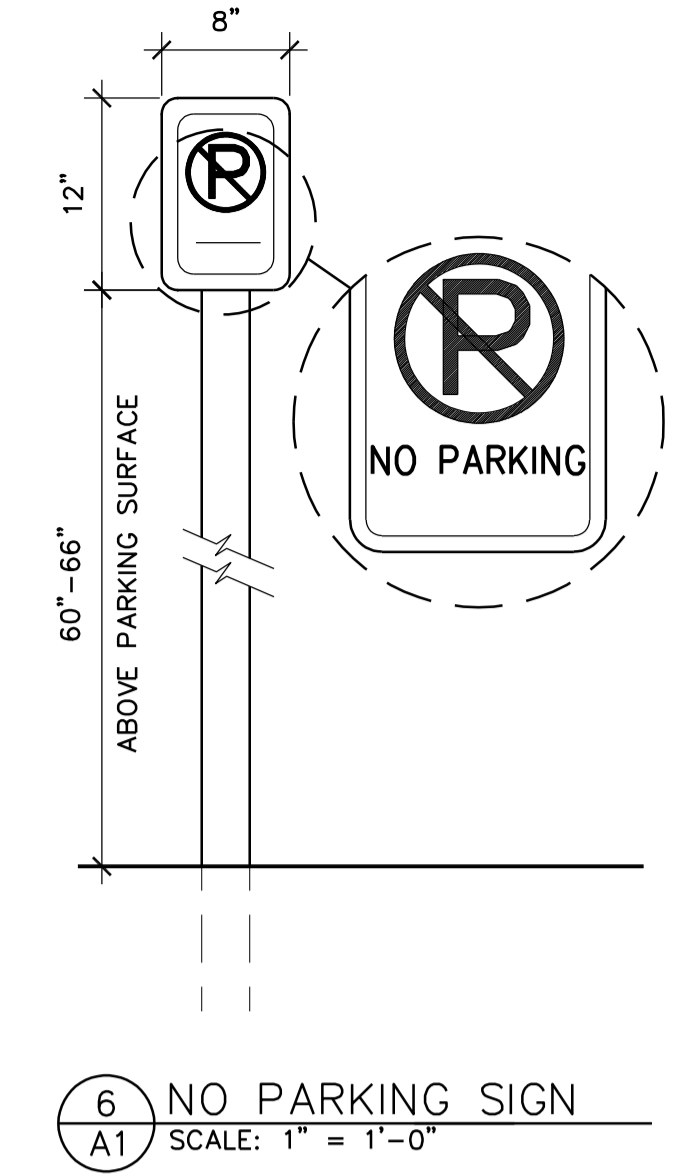
4 ACCESSIBLE CURB CUT  
A1 SCALE: 1/4" = 1'-0"



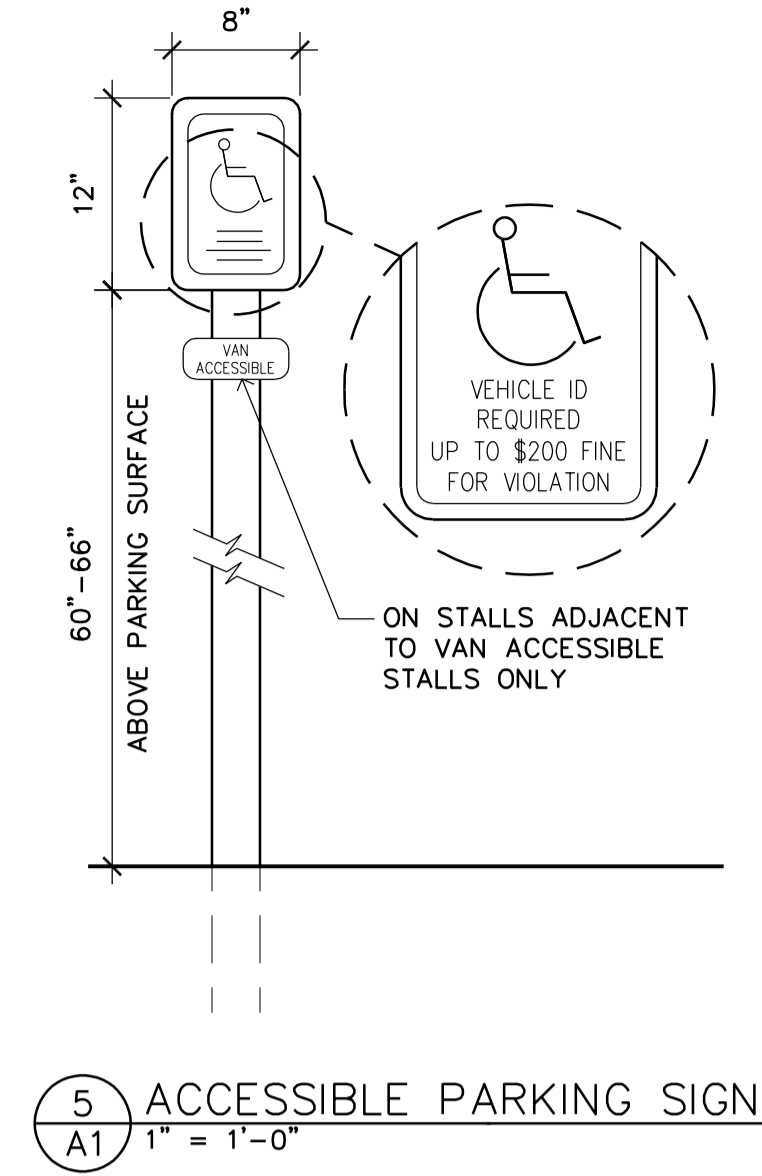
3 PROTECTIVE BOLLARD  
A1 SCALE: 1/2" = 1'-0"



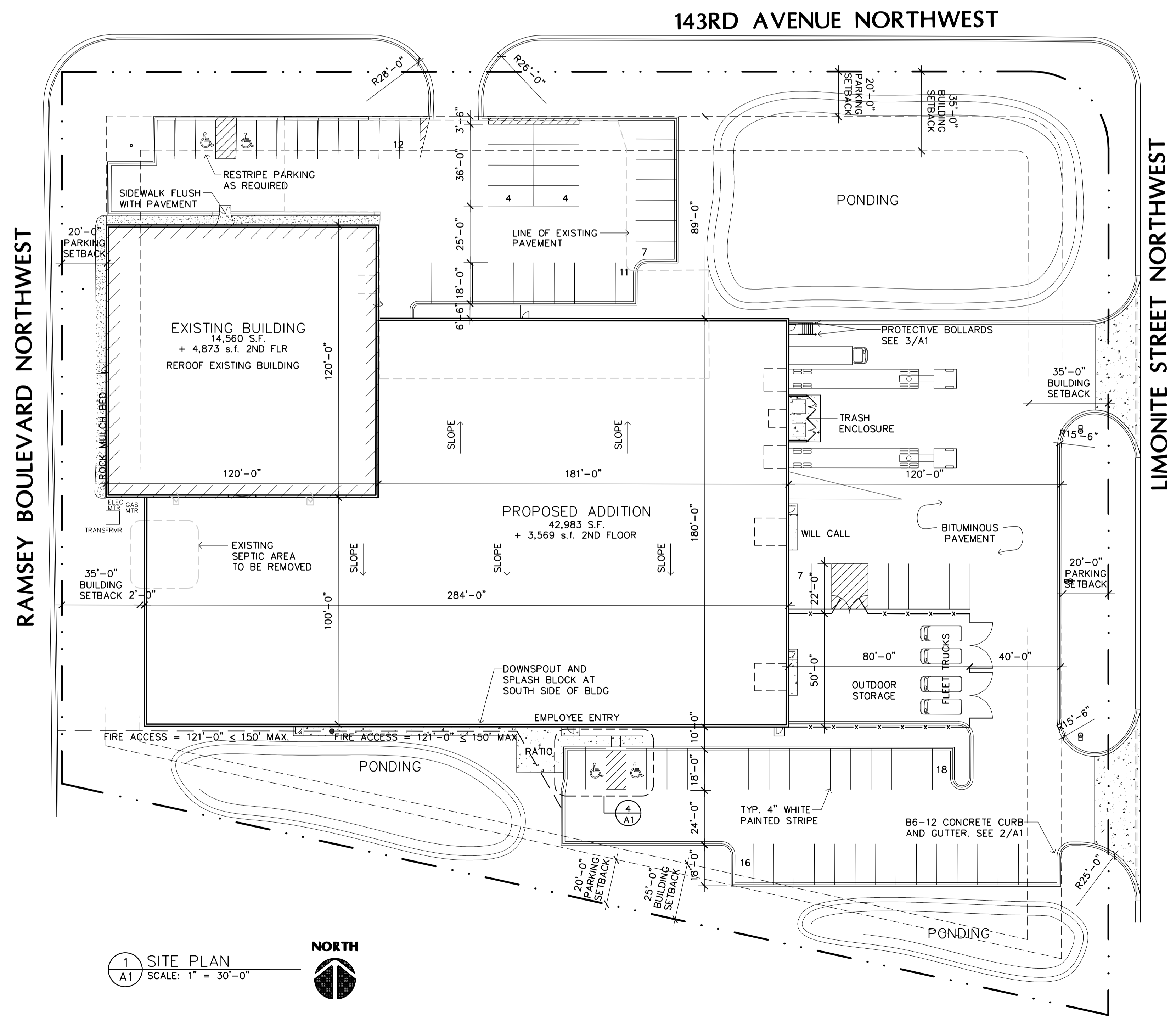
2 B6-12 CONCRETE CURB  
A1 SCALE: 1/2" = 1'-0"



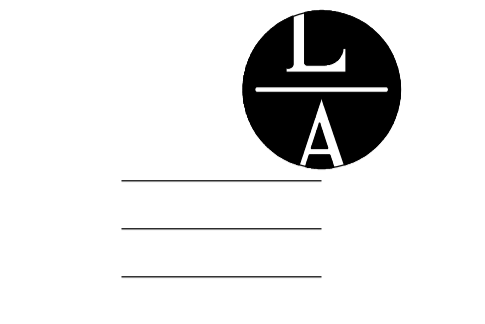
6 NO PARKING SIGN  
A1 SCALE: 1" = 1'-0"



5 ACCESSIBLE PARKING SIGN  
A1 1" = 1'-0"



1 SITE PLAN  
A1 SCALE: 1" = 30'-0"

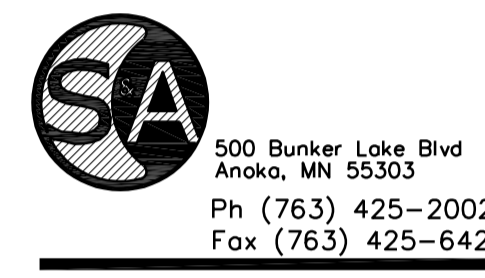


LAMPERT ARCHITECTS  
420 Summit Avenue  
St. Paul, MN 55102  
Phone: 763.755.1211 Fax: 763.757.2849  
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:  
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: *Leonard Lampert*  
LEONARD LAMPERT  
PRINT NAME: 13669  
LICENSE NO.: 3/29/23  
DATE

Sharp & Associates, LLC



SODERHOLM & ASSOCIATES  
7150 143rd Ave NW, Ramsey, Minnesota

Copyright 2022 Leonard Lampert Architects Inc.  
Project Designer: JAMES B  
Drawn By: ALE  
Checked By: LL

Revisions	
3/1/23	PRELIMINARY
3/9/23	CITY SUBMITTAL
3/29/23	ISSUE FOR PERMIT

SITE PLAN

Sheet Number

A1

Project No. 220427-3

## 1 - Site Data and Parking Data

Created by: Chris Anderson  
On: 04/06/2023 02:08 PM

Please add back the parking and site data that were included on the initial submittal. The zoning designation for this property is E-2 Employment District.

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

1

PLANTING SCHEDULE						
QTY.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	MTHD	CANOPY COVER
ACCEPTABLE	4	AB	AUTUMN BLAZE MAPLE	ACER FREEMANII	2.5" CAL.	BB 628 S.F. X 4 = 2,512 S.F.
PREFERRED	3	AE	AMERICAN ELM	ULMUS AMERICANA	2.5" CAL.	BB 3,909 S.F. X 3 = 11,727 S.F.
ACCEPTABLE	3	CT	COFFEE TREE	GYMNOCLADUS DIOICUS	2.5" CAL.	BB 628 S.F. X 3 = 1,884 S.F.
PREFERRED	3	WO	WHITE OAK	QUERCUS ALBA	2.5" CAL.	BB 3,909 S.F. X 3 = 11,727 S.F.
PREFERRED	6	BH	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6" TALL	BB 386 S.F. X 6 = 2,316 S.F.
PREFERRED	6	WP	WHITE PINE	PINUS STROBUS	6" TALL	BB 1,994 S.F. X 6 = 11,964 .F.
EXISTING	1	GA	GREEN ASH	FRAXINUS PENNSYLVANICA		710 S.F. X 1 = 710 .F.
EXISTING	2	SM	SILVER MAPLE	ACER SACCHARINUM		796 S.F. X 2 = 1,592 .F.
						44,432 .F.
ACCEPTABLE	18	GS	GOLDMOUND SPIREA	SPIREA X BUMALDA 'GOLDMOUND'	24" TALL	CONT. 18 S.F. X 6 = 108 .F.
ACCEPTABLE	8	LL	COMMON PURPLE LILAC	SYRINGA VULGARIS	24" TALL	CONT. 8 S.F. X 32 = 256 .F.
	24	AC	AMERICAN CRANBERRY BUSH	VIBURNUM TRILOBUM	24" TALL	CONT. 24 S.F. X 51 = 1,224 .F.
						1,588 .F.

LANDSCAPE NOTES:

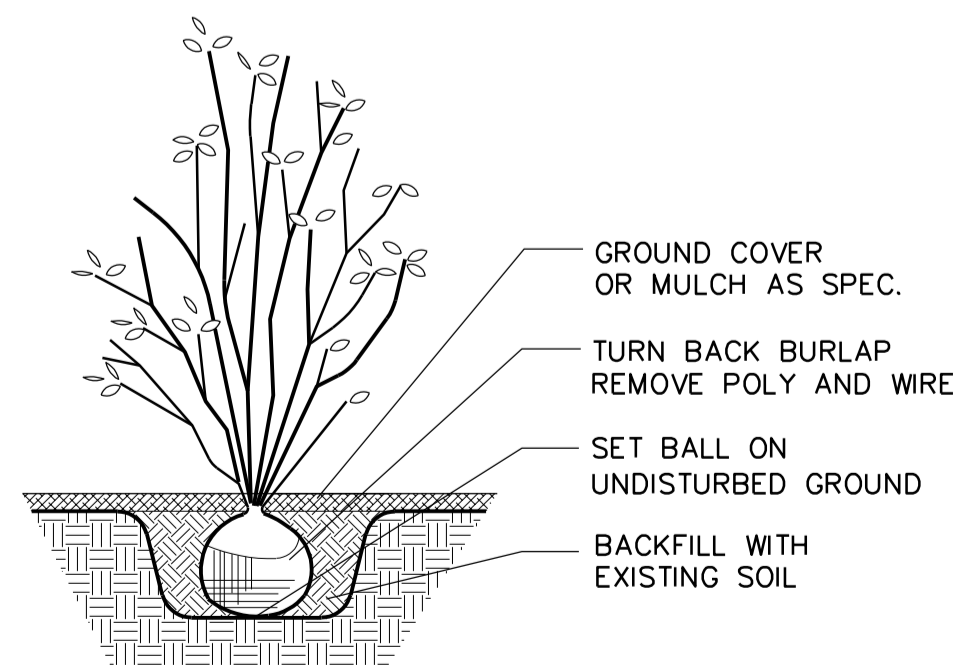
- SEED/SOD AREAS AS SHOWN ON THE PLAN.
- SEE PLAN FOR PLANTINGS LOCATED IN ROCK MULCH BED. ROCK MULCH BEDS SEPARATED FROM SOD BY BLACK VINYL EDGER. OTHER PLANTINGS TO HAVE WOOD MULCH RING TO PREVENT WEED GROWTH AND CONSERVE WATER.
- UNDERGROUND IRRIGATION SYSTEM TO BE PROVIDED FOR ALL FOUNDATION PLANTINGS AND TURF AREAS. PROVIDE MOISTURE SENSOR. PROVIDE ONE OR MORE ADDITIONAL WATER EFFICIENT TECHNOLOGIES, SUCH AS WATERSENSE LABELED WEATHER-BASED IRRIGATION CONTROLLERS, SOIL MOISTURE SENSORS, AND/OR EVAPORATION (ET) SENSORS.
- SEE PLAN FOR EXISTING TREES TO BE SAVED OR REMOVED.
- ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE APPROVAL BY THE CITY PRIOR TO INSTALLATION.

LANDSCAPE CALCULATION:

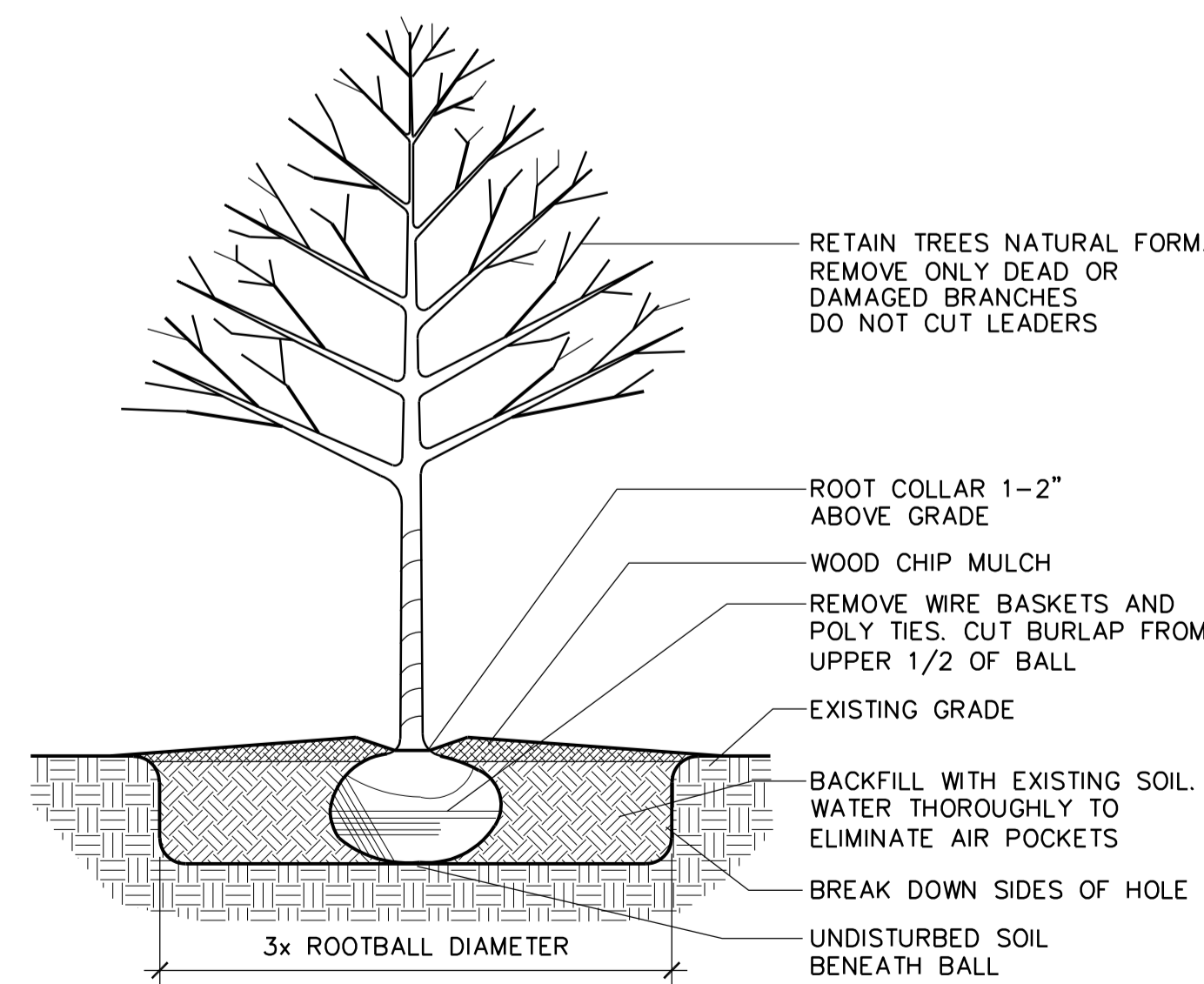
IMPERVIOUS AREA - 110,222 S.F.  
 PERVIOUS AREA - 57,861 S.F.  
 TOTAL LOT AREA - 168,083 S.F.

CANOPY COVER REQUIRED  
 $110,222 / 168,083 = 0.656 \times 57,861 \text{ S.F.} = 37,943 \text{ S.F.}$   
 (69) NEW PARKING STALLS AT 1 TREE/10 STALL (MIN. 162 S.F.) = 1,134 S.F.  
 TOTAL CANOPY COVER REQUIRED = 39,077 S.F.  
 TOTAL CANOPY COVER PROVIDED = 44,432 S.F.

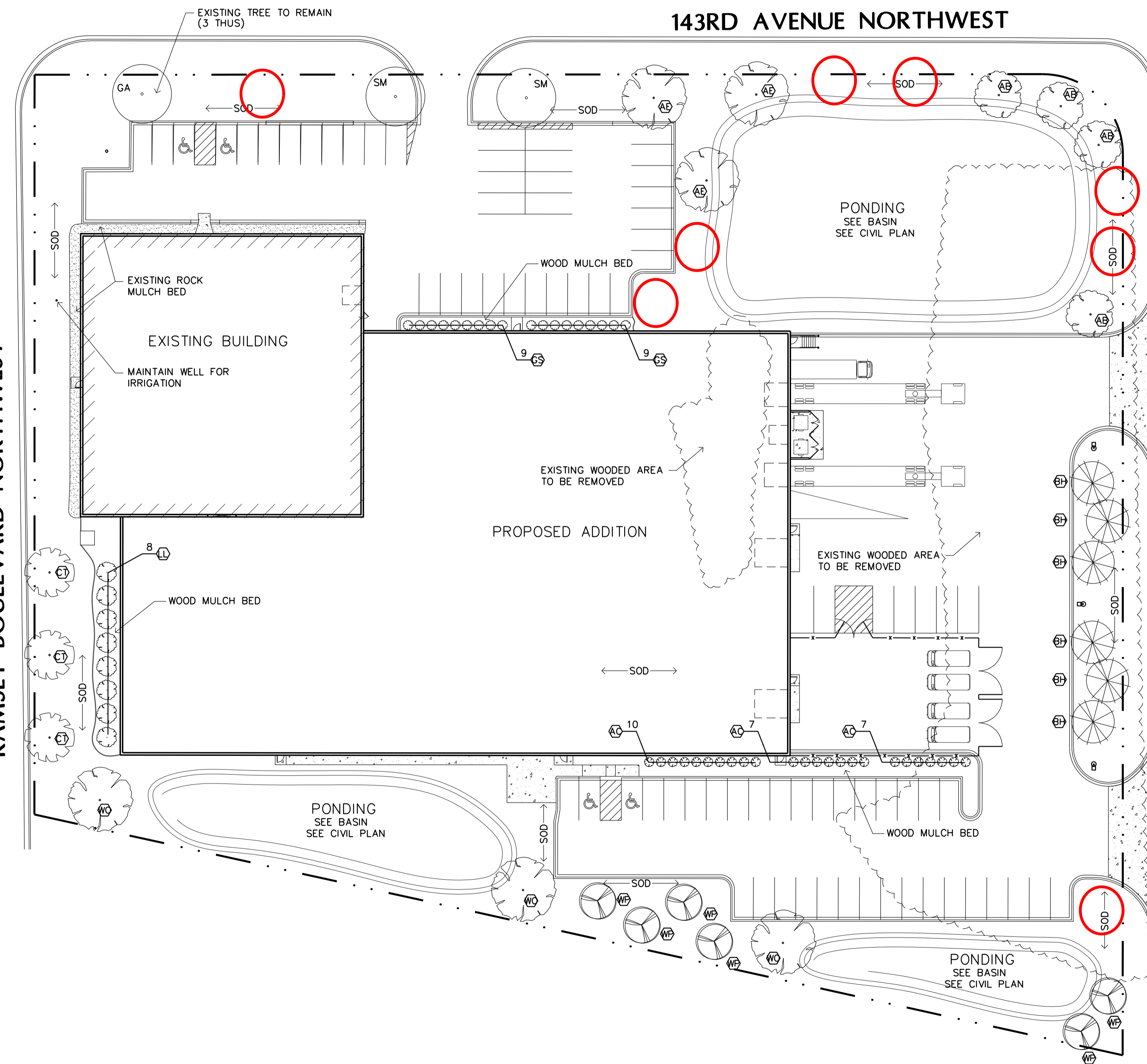
CANOPY COVER CALCULATION  
 $(\text{MIN SPREAD} + \text{MAX SPREAD} / 4)^2 \times 3.14 \times .65 \text{ (PREFERRED)}$   
 $(\text{MIN SPREAD} + \text{MAX SPREAD} / 4)^2 \times 3.14 \times .50 \text{ (ACCEPTABLE)}$



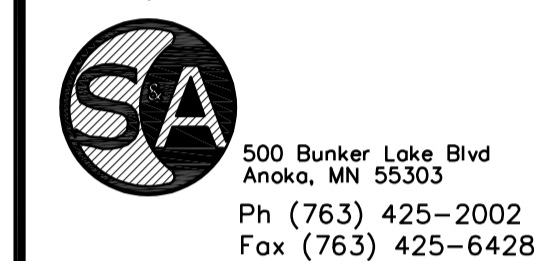
3 SHRUB PLANTING DETAIL  
 L1 SCALE: NOT TO SCALE



2 TREE PLANTING DETAIL  
 L1 SCALE: NOT TO SCALE



1 LANDSCAPE PLAN  
 L1 SCALE: 1" = 30'-0"



## 1 - Reforestation

Created by: Chris Anderson  
On: 04/06/2023 02:37 PM

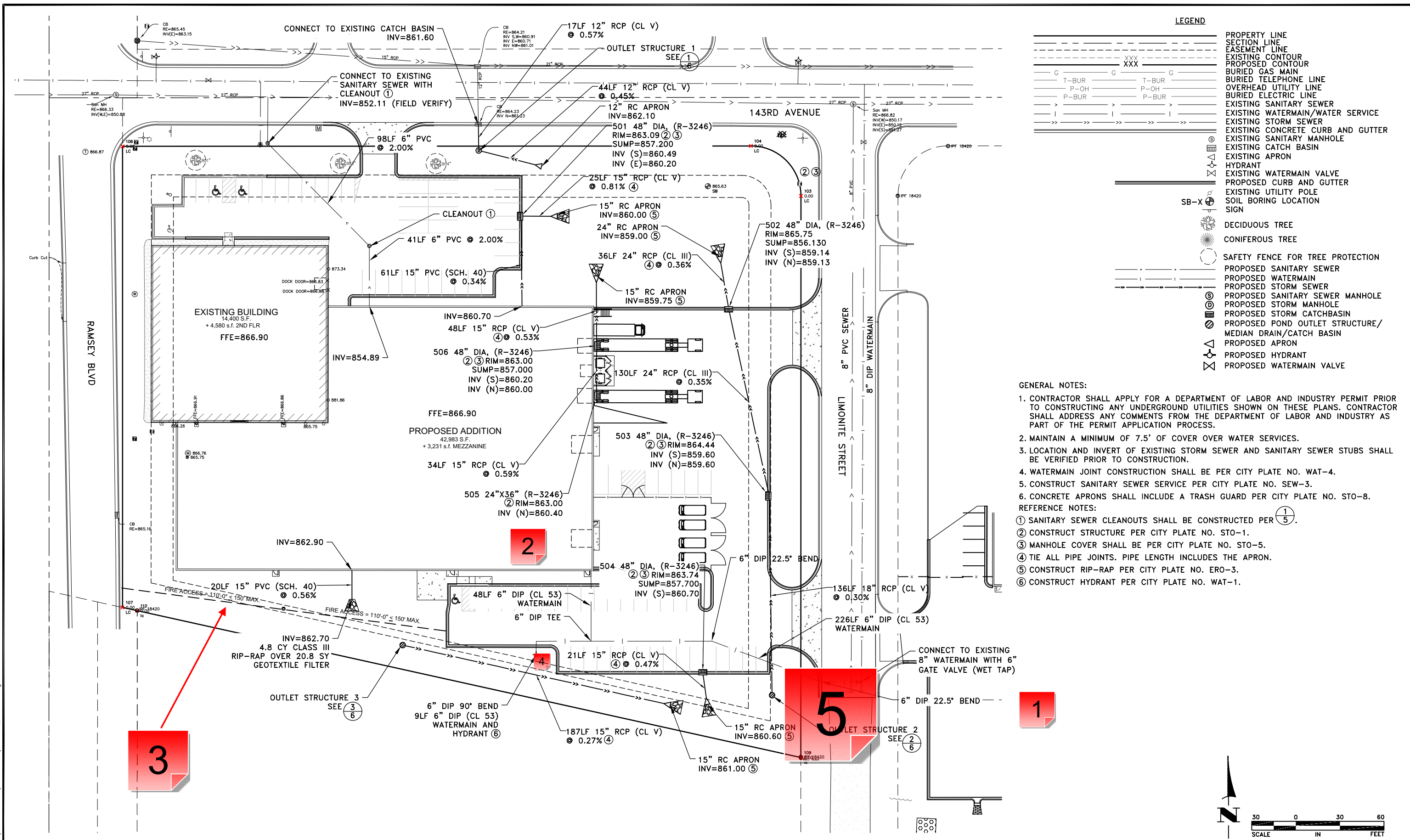
Based on the tree preservation standards of preserving or reforesting 30% of the existing significant tree DBH inches, a minimum of 112 inches must be planted (579 inches x 30%).

This plan only provides for 62.5 inches of new plantings. Additional trees should be strategically added to the plan as indicated by red circles. Assuming these additional plantings are each 2.5", that is an additional 20 inches, for a total of 82.5 inches of reforestation.

That would mean a payment into the community forestry fund of \$3,625 ( $112 - 82.5 = 29 \times \$125$ ), which will be addressed in the Development Agreement.

Additional plantings could be added to the plan (for example, spacing between proposed trees could be reduced to accommodate more plantings), which would further reduce or potentially eliminate the 'restitution' payment.

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



**LEGEND**

---	PROPERTY LINE
---	SECTION LINE
---	EASEMENT LINE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	BURIED GAS MAIN
---	BURIED TELEPHONE LINE
---	OVERHEAD UTILITY LINE
---	BURIED ELECTRIC LINE
---	EXISTING SANITARY SEWER
---	EXISTING WATERMAIN/WATER SERVICE
---	EXISTING STORM SEWER
---	EXISTING CONCRETE CURB AND GUTTER
---	EXISTING SANITARY MANHOLE
---	EXISTING CATCH BASIN
---	EXISTING APRON
---	HYDRANT
---	EXISTING WATERMAIN VALVE
---	PROPOSED CURB AND GUTTER
---	EXISTING UTILITY POLE
---	SOIL BORING LOCATION
---	SIGN
---	DECIDUOUS TREE
---	CONIFEROUS TREE
---	SAFETY FENCE FOR TREE PROTECTION
---	PROPOSED SANITARY SEWER
---	PROPOSED WATERMAIN
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SEWER MANHOLE
---	PROPOSED STORM MANHOLE
---	PROPOSED STORM CATCHBASIN
---	PROPOSED POND OUTLET STRUCTURE/ MEDIAN DRAIN/CATCH BASIN
---	PROPOSED APRON
---	PROPOSED HYDRANT
---	PROPOSED WATERMAIN VALVE

- GENERAL NOTES:**
- CONTRACTOR SHALL APPLY FOR A DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS. CONTRACTOR SHALL ADDRESS ANY COMMENTS FROM THE DEPARTMENT OF LABOR AND INDUSTRY AS PART OF THE PERMIT APPLICATION PROCESS.
  - MAINTAIN A MINIMUM OF 7.5' OF COVER OVER WATER SERVICES.
  - LOCATION AND INVERT OF EXISTING STORM SEWER AND SANITARY SEWER STUBS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
  - WATERMAIN JOINT CONSTRUCTION SHALL BE PER CITY PLATE NO. WAT-4.
  - CONSTRUCT SANITARY SEWER SERVICE PER CITY PLATE NO. SEW-3.
  - CONCRETE APRONS SHALL INCLUDE A TRASH GUARD PER CITY PLATE NO. STO-8.
- REFERENCE NOTES:**
- SANITARY SEWER CLEANOUTS SHALL BE CONSTRUCTED PER ①/⑤.
  - CONSTRUCT STRUCTURE PER CITY PLATE NO. STO-1.
  - MANHOLE COVER SHALL BE PER CITY PLATE NO. STO-5.
  - TIE ALL PIPE JOINTS. PIPE LENGTH INCLUDES THE APRON.
  - CONSTRUCT RIP-RAP PER CITY PLATE NO. ERO-3.
  - CONSTRUCT HYDRANT PER CITY PLATE NO. WAT-1.

**3**

**2**

**5**

**1**

Apr 05, 2023 - 11:02am K:\PRIVATE\3244.16\ENGINEERING\PLAN DWG\3244.16\_UTILITY.dwg

DATE	REVISION
4/5/23	CITY COMMENTS

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.

*Shane Nelson*  
SHANE M. NELSON, P.E.  
Date 3/8/23 Lic. No. 43381

DESIGNED BY: SMN  
DRAWN BY: SGJ  
CHECKED BY: TAE

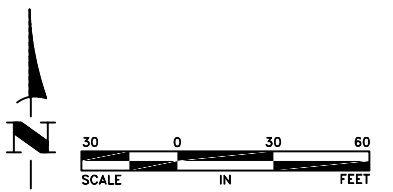


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**SODERHOLM AND ASSOCIATES BUILDING**  
ADDITION SITE PLAN

**UTILITY PLAN**  
CITY OF RAMSEY, MINNESOTA

SHEET 10 OF 13 SHEETS



UTILITY.pdf V2 - Changemark Notes ( 5 Notes )

---

**1 - connect 6' wm to ex 8" wm**

Status as of 04/06/2023 01:58 PM

Type: Action

State: For Discussion

Created by: Aaron Madsen

On: 04/06/2023 01:58 PM

Type: Action

State: For Discussion

8 X 8 X 6 tee instead of wet tap. bolt on 8" plug

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

**2 - storm pipe and storm pipe labels**

Status as of 04/06/2023 02:00 PM

Type: Action

State: For Discussion

Created by: Aaron Madsen

On: 04/06/2023 02:00 PM

Type: Action

State: For Discussion

storm is hard to see through trucks on plan, also not all storm pipes are labeled with what they are.

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

**3 - Fire Access**

Created by: Chris Anderson

On: 04/06/2023 02:17 PM

For consistency purposes, modify fire access line on plan sheets to match how it is drawn on Sheet A1.

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

**4 - D&U Easement for hydrant access**

Status as of 04/07/2023 08:01 AM

Type: Action

State: For Discussion

Created by: Joe Feriancek

On: 04/07/2023 08:01 AM

Type: Action

State: For Discussion

since the City will need to maintain/exercise this hydrant, D&U easement should be provided over the watermain leading to the hydrant and the hydrant itself.

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

## 5 - Hydrant Location

Status as of 04/11/2023 03:12 PM

Type: Action

State: For Discussion

Created by: Carey Schiferli

On: 04/11/2023 03:12 PM

Type: Action

State: For Discussion

Move Hydrant to this location

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