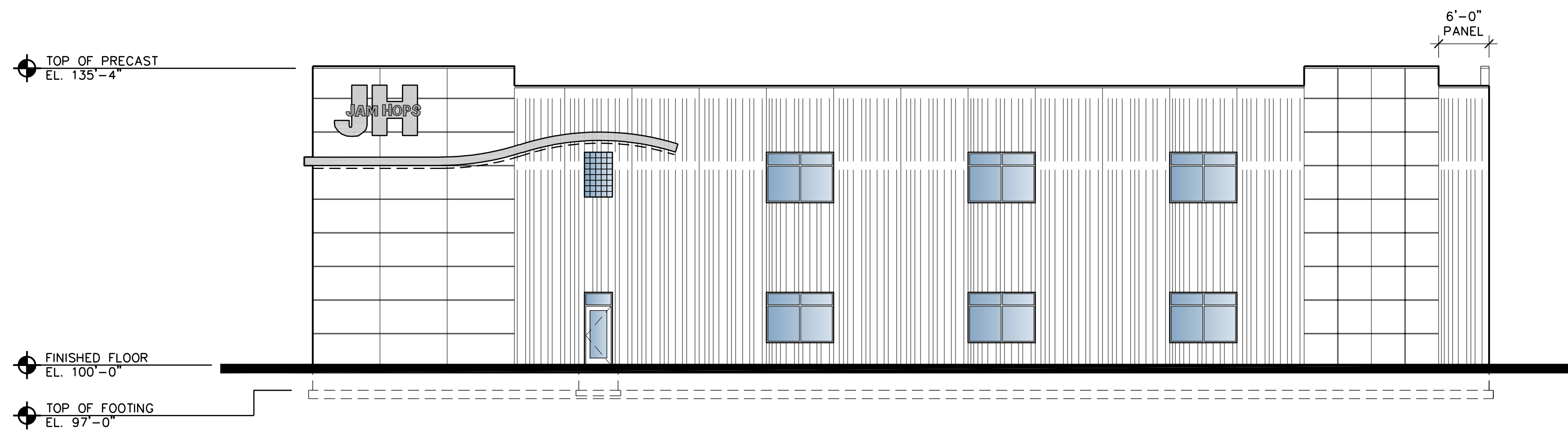
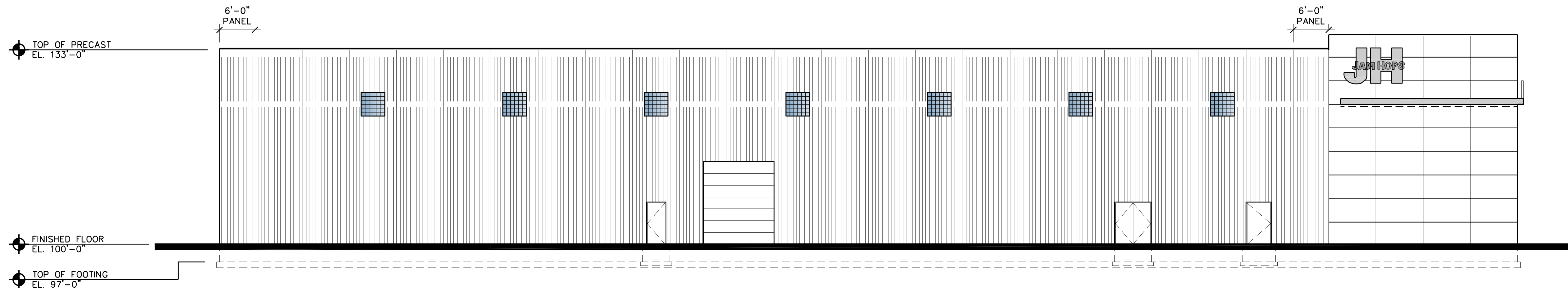


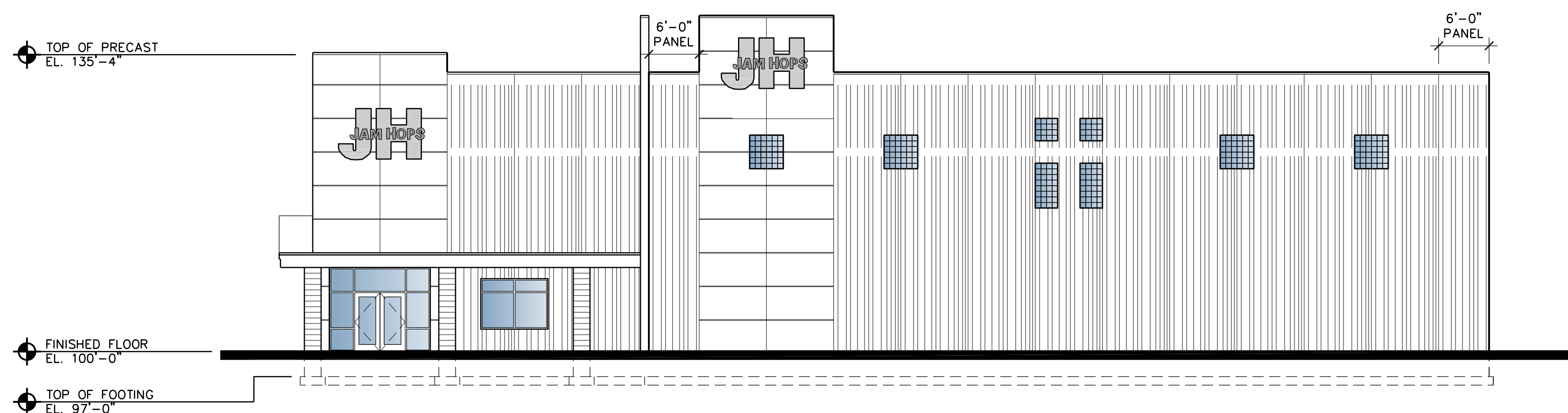
1 WEST ELEVATION  
SCALE: 3/32" = 1'-0"



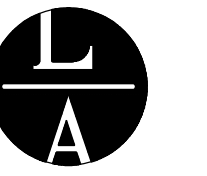
2 NORTH ELEVATION  
SCALE: 3/32" = 1'-0"



3 EAST ELEVATION  
SCALE: 3/32" = 1'-0"



4 SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"



LAMPERT  
ARCHITECTS

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

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PRELIMINARY  
NOT FOR  
CONSTRUCTION

Kinghorn  
COMPANY

GENERAL CONTRACTORS  
21830 Industrial Court  
Rogers, MN 55374  
Tel: 763-428-8088  
Fax: 763-428-8090

JAM HOPS  
Ramsey, Minnesota

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Project Designer: L. SCHMIDT

Drawn By:

Checked By: LL

Revisions

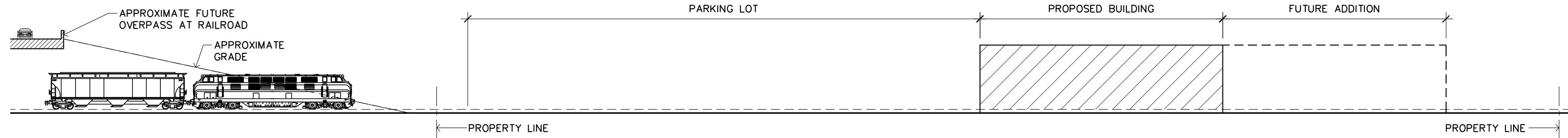
7/18/23	PRELIMINARY
8/1/23	PRELIMINARY
8/3/23	CITY COMMENTS

BUILDING  
ELEVATIONS

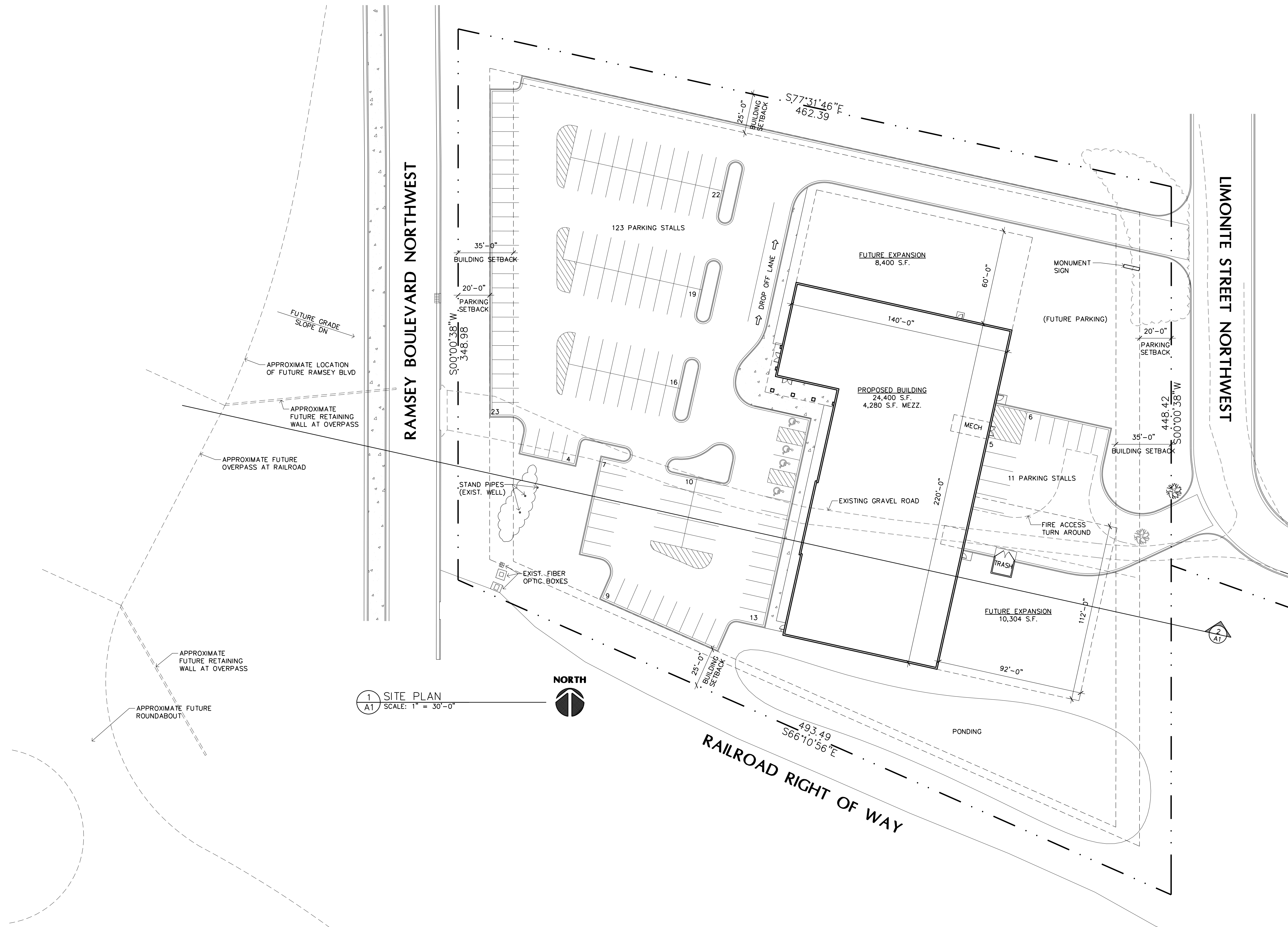
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A3

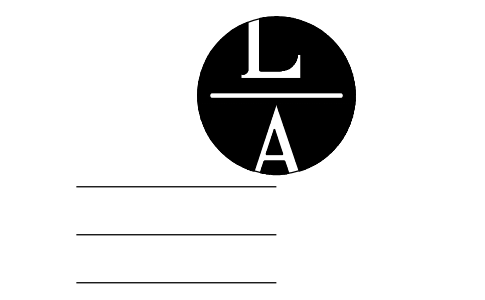
Project No. 23051-4



2 SECTION AT FUTURE RAMSEY BLVD  
 A1 SCALE: 1" = 30'-0"



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



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 420 Summit Avenue  
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**Kinghorn COMPANY**  
 GENERAL CONTRACTORS  
 21830 Industrial Court  
 Rogers, MN 55374  
 Tel: 763-428-8088  
 Fax: 763-428-8090

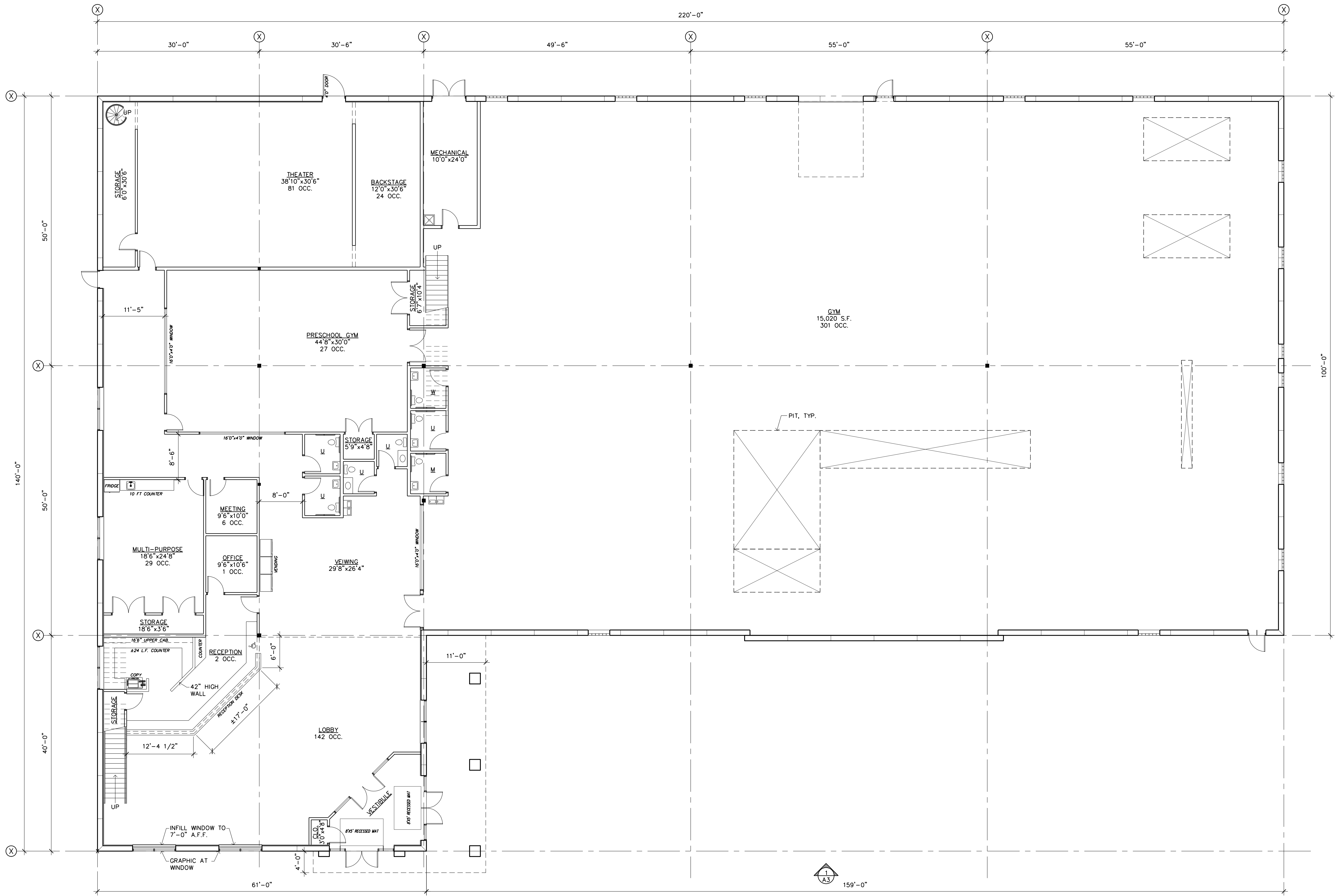
**JAM HOPS**  
 Ramsey, Minnesota

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 Leonard Lampert Architects Inc.  
 Project Designer: L. SCHMIDT  
 Drawn By:  
 Checked By: LL  
 Revisions

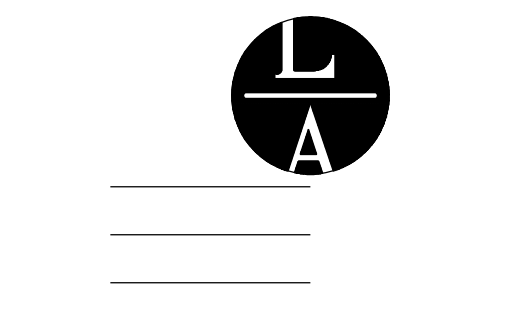
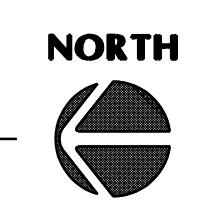
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6/26/23	PRELIMINARY
6/29/23	PRELIMINARY
7/5/23	PRELIMINARY
8/1/23	PRELIMINARY
8/3/23	CITY COMMENTS

**SITE PLAN**  
 Sheet Number  
**A1**  
 Project No.

Filename: Jam Hops - Ramsey



1 FLOOR PLAN  
 A2.1 SCALE: 1/8" = 1'-0"



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 Rogers, MN 55374  
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**JAM HOPS**  
 Ramsey, Minnesota

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Project Designer: L. SCHMIDT

Drawn By:

Checked By: LL

Revisions

6/15/23	PRELIMINARY
6/26/23	PRELIMINARY
7/6/23	PRELIMINARY
8/1/23	PRELIMINARY
8/3/23	CITY COMMENTS

**FLOOR PLAN**

Sheet Number

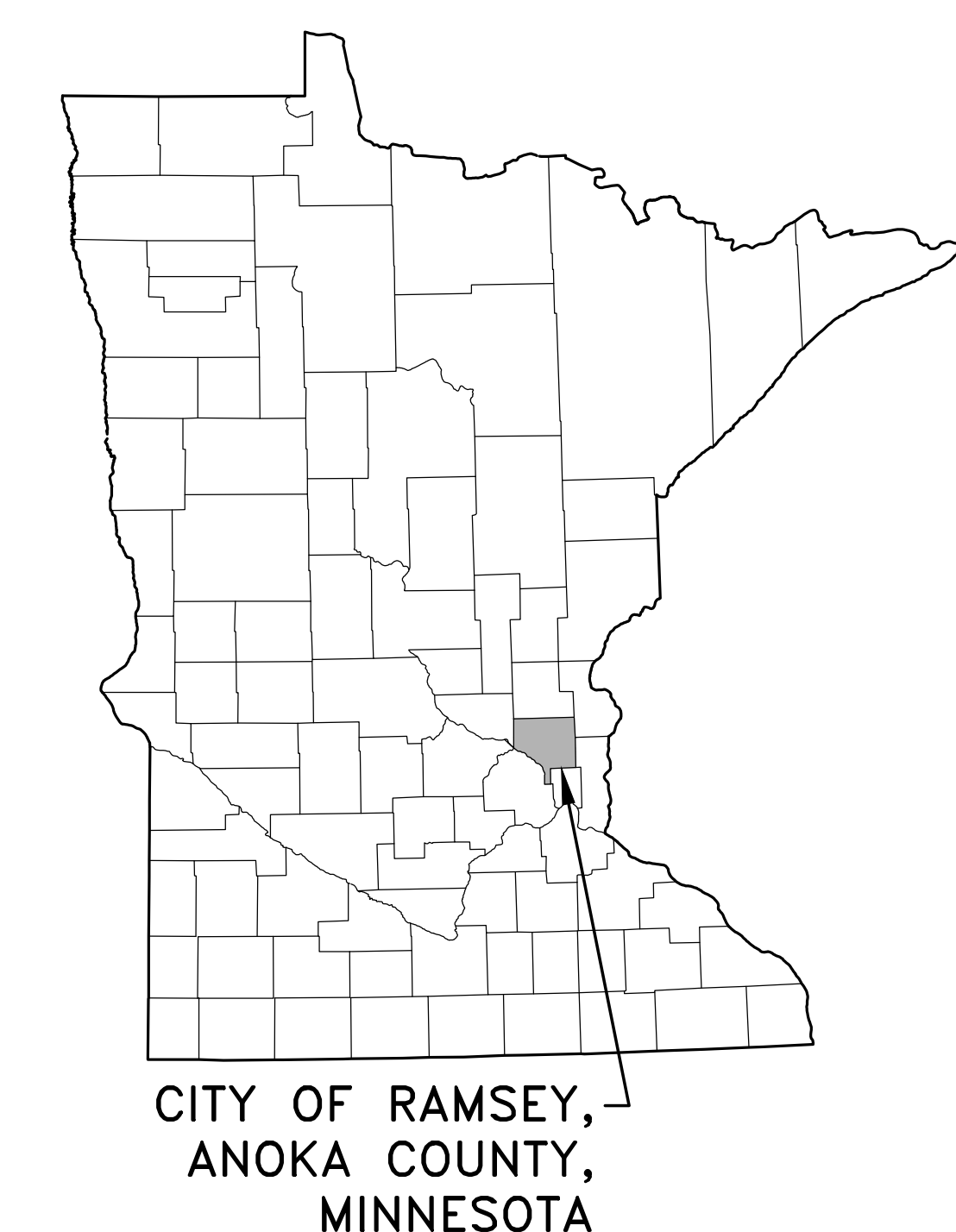
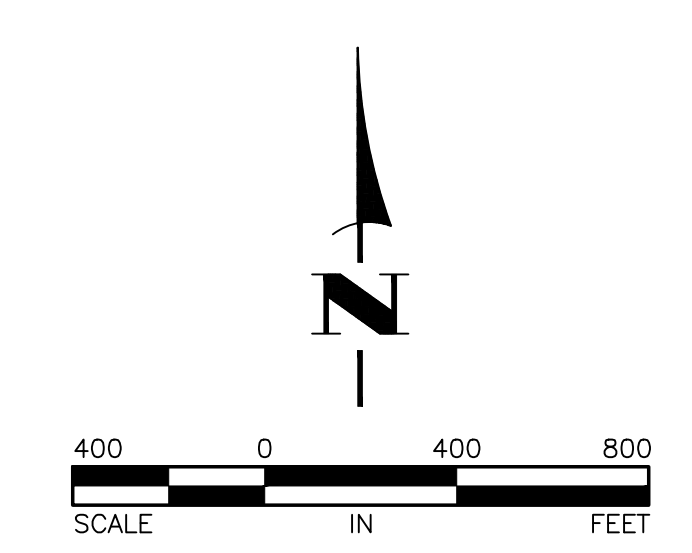
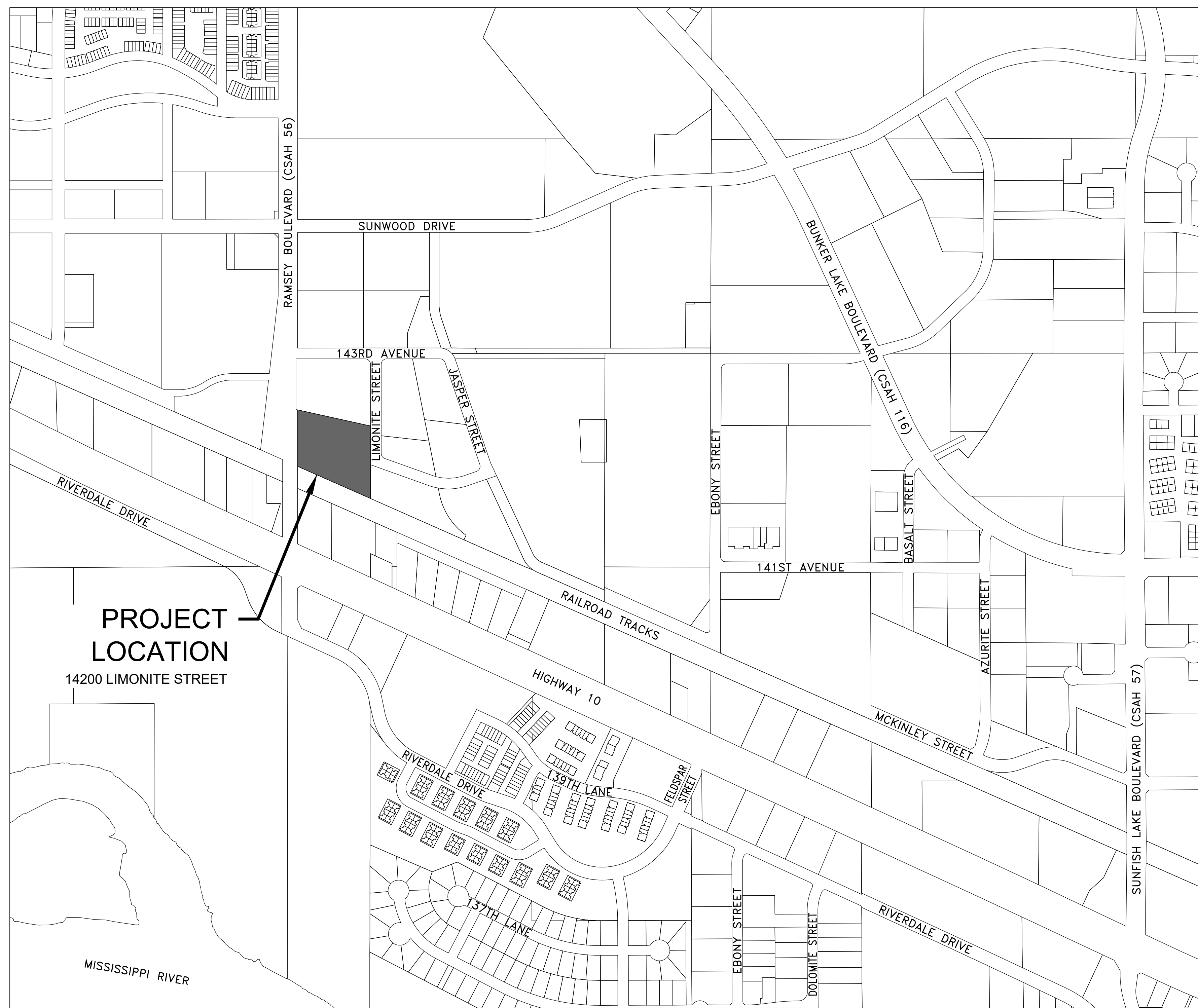
**A2.1**

Project No. 23051-4



# JAM HOPS

## SITE DEVELOPMENT PLANS FOR KINGHORN CONSTRUCTION IN THE CITY OF RAMSEY



### 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 15 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
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 BOULEVERD (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

Aug 08, 2023 - 9:54am K:\PRIVATE\3395.21\ENGINEERING\PLAN\_DWG\339521\_TITLE.dwg

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

GENERAL CONSTRUCTION AND SOILS NOTES:

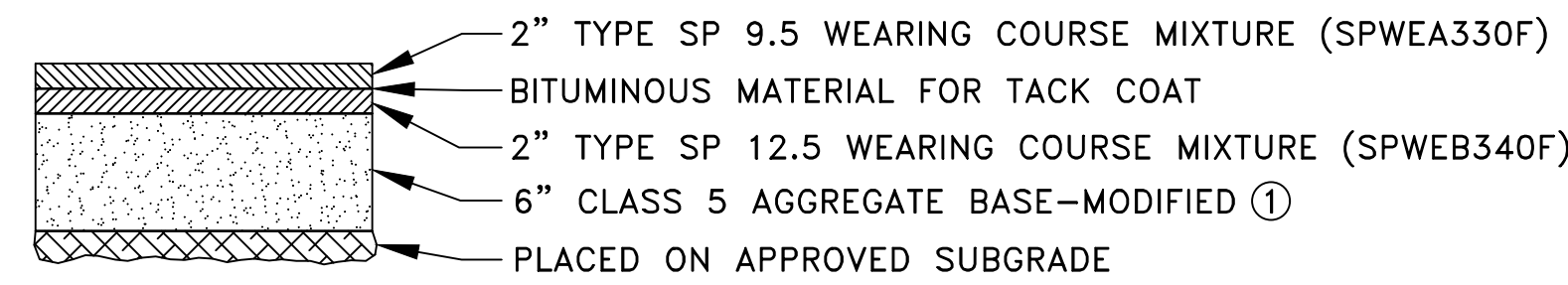
- STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT AND BUILDING CONSTRUCTION, THE EXPOSED SAND SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
- UNLESS 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.
- 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.
- CONTRACTOR SHALL REVIEW THE GEOTECHNICAL MEMORANDUM, PREPARED BY HAUGO GEOTECHNICAL SERVICES AND DATED JANUARY 15, 2016, FOR SITE SOIL INFORMATION.
- PROVIDE A SAW CUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
- 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.
- 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.
- THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.

GENERAL EROSION CONTROL NOTES:

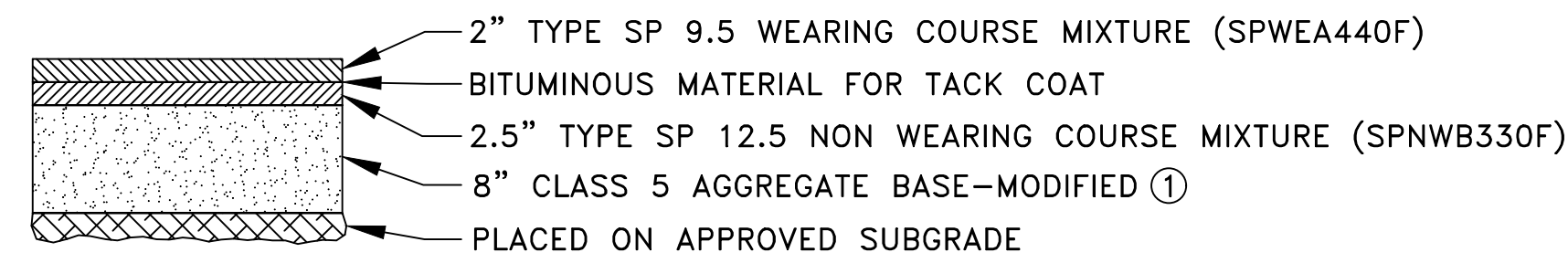
- EROSION CONTROL SHALL CONFORM TO THE MN/DOT EROSION CONTROL HANDBOOK.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE MPCA NPDES CONSTRUCTION STORMWATER GENERAL PERMIT. A COPY OF THE PERMIT SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRECONSTRUCTION MEETING.
- THE CONTRACTOR 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.
- THE CONTRACTOR SHALL SCHEDULE HIS OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
- 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.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION.
- 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:

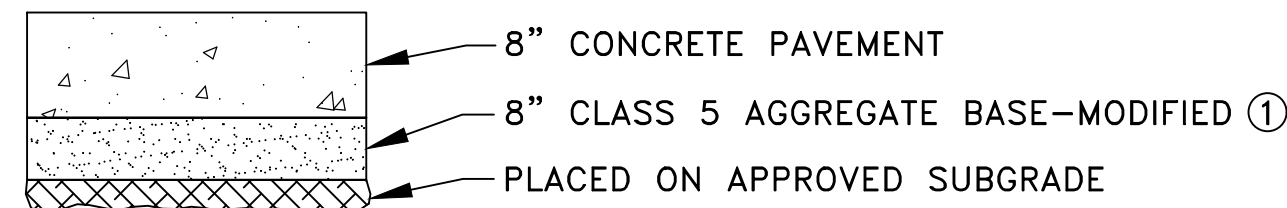
- SEE CITY PLATE NO. STR-26 FOR MODIFIED CLASS 5 AGGREGATE BASE SPECIFICATIONS.
- CONTRACTOR SHALL PROTECT THE INFILTRATION BASIN WITH 48" HIGH ORANGE SAFETY FENCE PRIOR TO THE START OF CONSTRUCTION.
- CONSTRUCTION EQUIPMENT SHALL BE MINIMIZED OVER THE FOOTPRINT OF THE BASIN. ONLY LOW PRESSURE, WIDE TRACKED EQUIPMENT SHALL BE USED FOR CONSTRUCTION.
- 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.
- 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.
- TAPER WIDTH FROM 20' TO 15.4' FROM STA 6+51.31 TO STA 7+36.61. FROM STA 7+36.61 TO STA 7+56.48, THE WIDTH WILL BE 15.4'.
- TAPER WIDTH FROM 21' TO 15.3' FROM STA 6+47.41 TO STA 7+33.55. FROM STA 7+33.55 TO STA 7+56.48, THE WIDTH WILL BE 15.3'.
- 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+56.



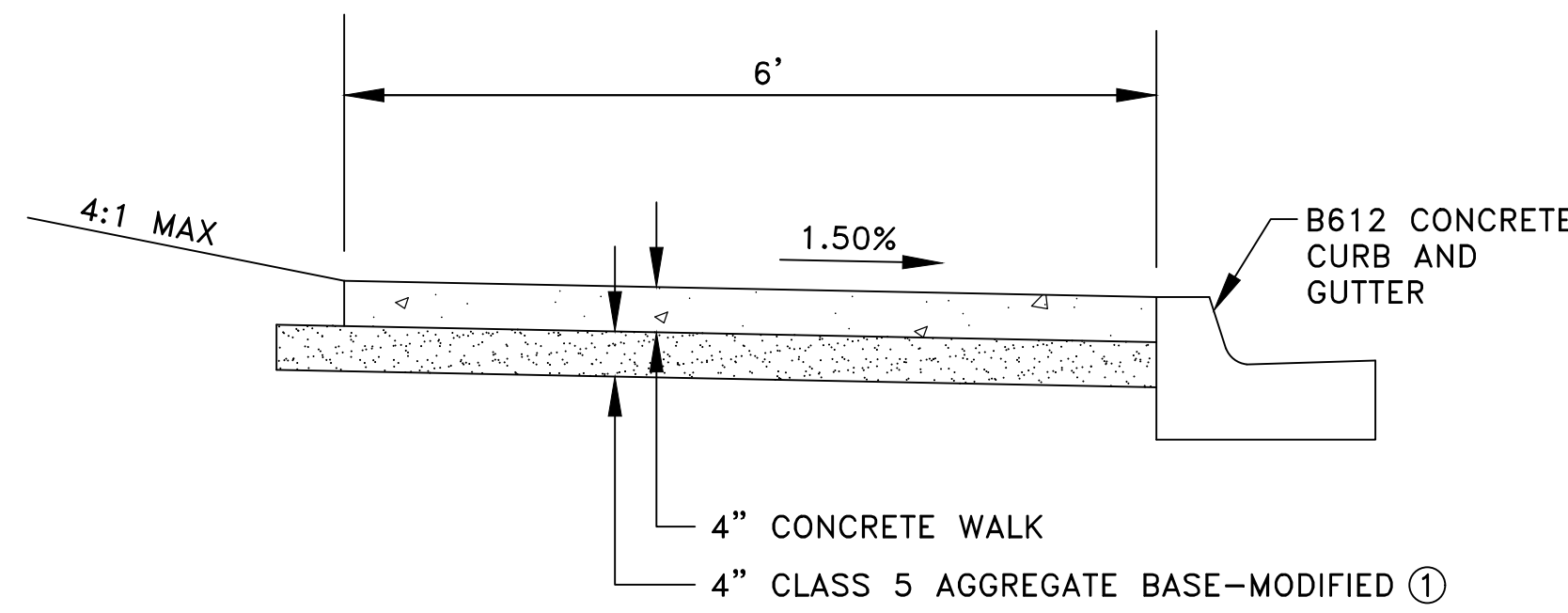
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C2  
LIGHT DUTY BITUMINOUS PAVEMENT SECTION  
NO SCALE



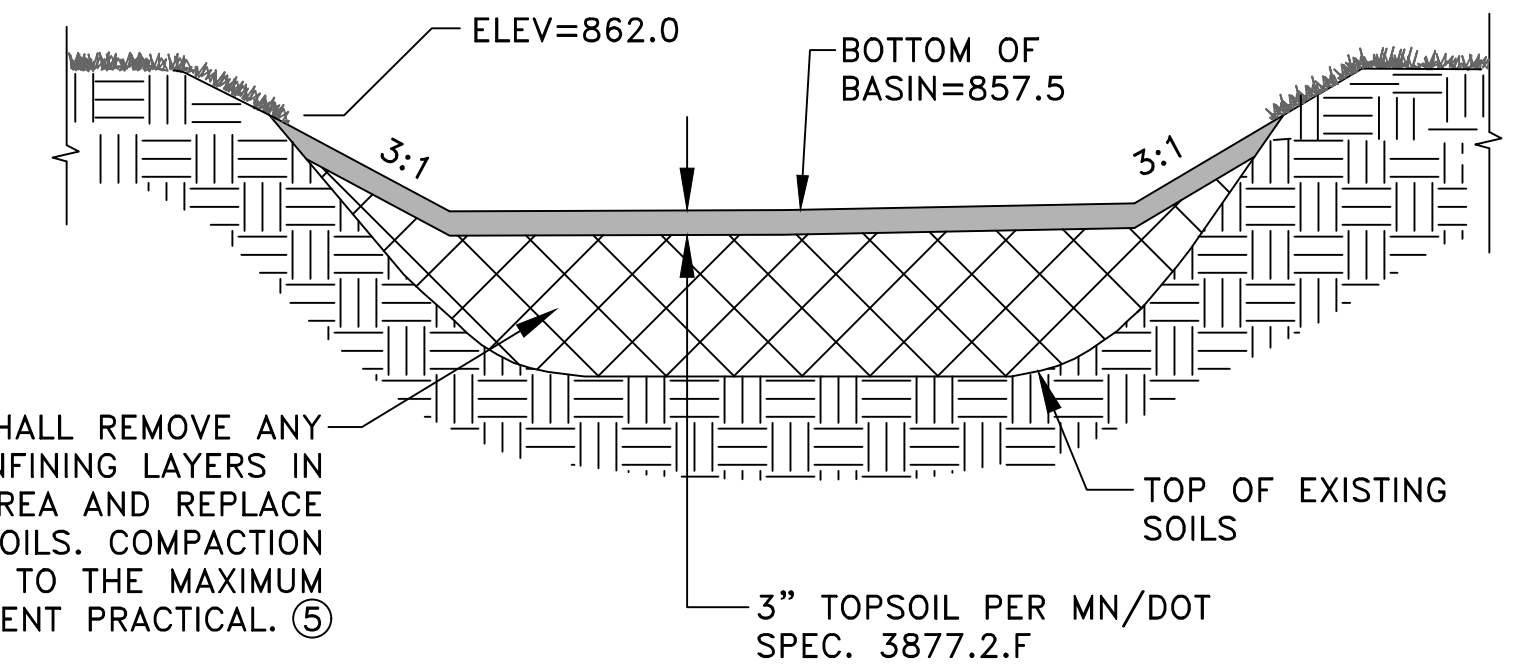
2  
C2  
HEAVY DUTY BITUMINOUS PAVEMENT SECTION  
NO SCALE



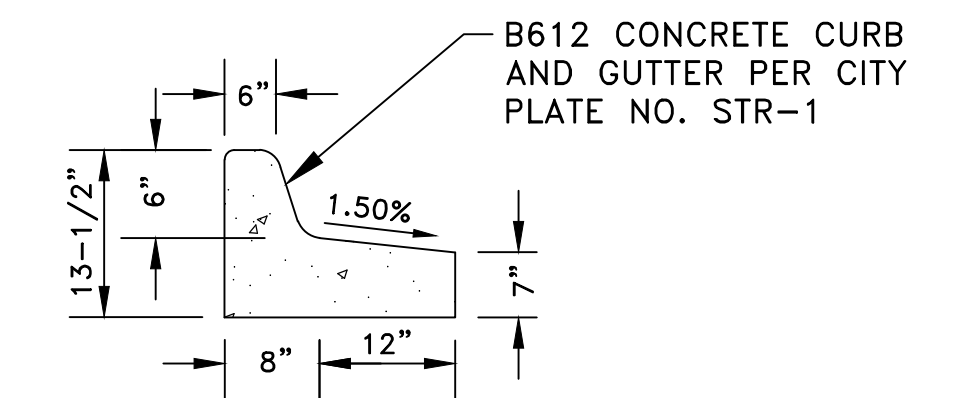
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C2  
CONCRETE PAVEMENT SECTION  
NO SCALE



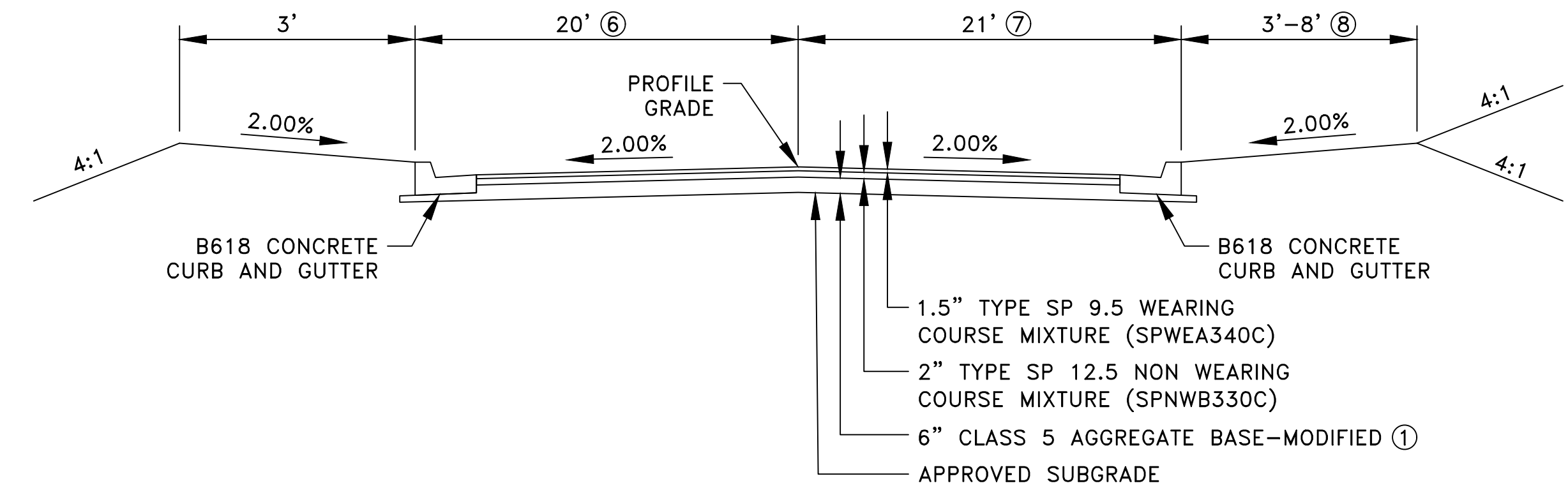
4  
C2  
CONCRETE SIDEWALK  
NO SCALE



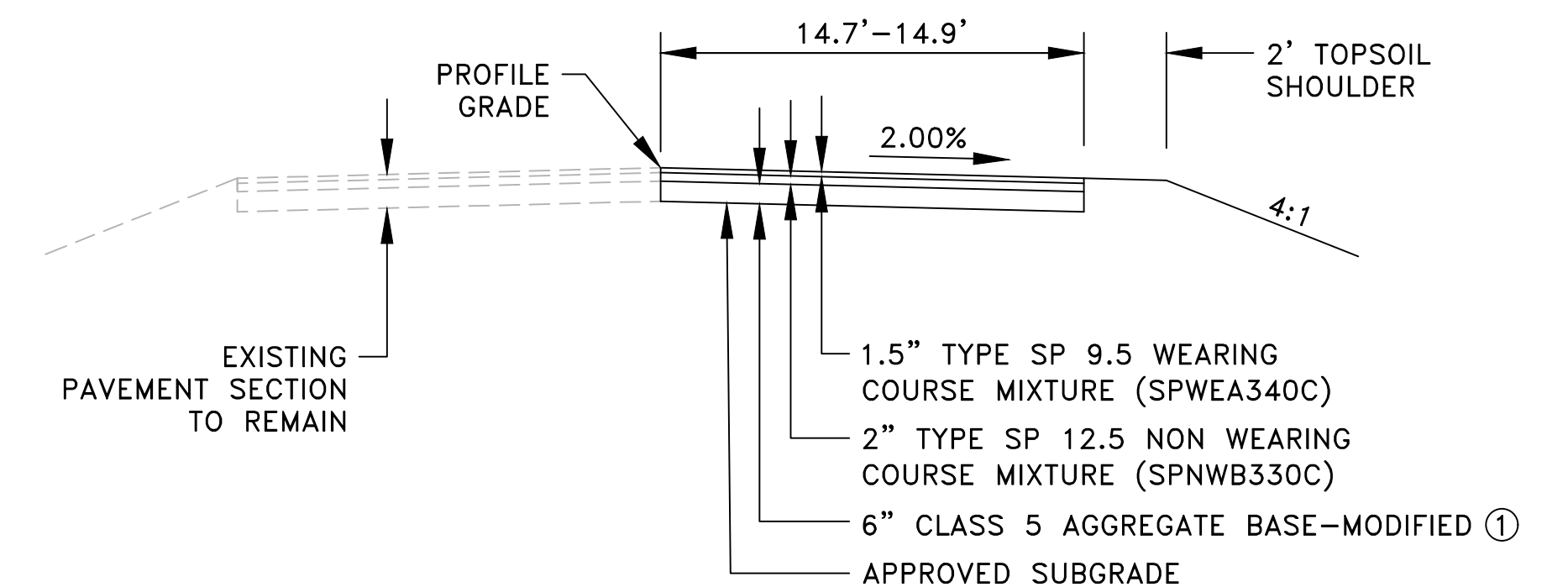
5  
C2  
INFILTRATION BASIN  
NO SCALE



6  
C2  
TIPOUT CURB DETAIL  
NO SCALE



7  
C2  
LIMONITE STREET SECTION  
NO SCALE



8  
C2  
142ND AVENUE SECTION  
NO SCALE

Aug 08, 2023 9:50am K:\PRIVATE\3395.21\ENGINEERING\PLAN DWG\339521\_DETAILS.dwg



DATE	REVISION
8/8/23	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. Eggen*  
TIMOTHY A. EGGEN, P.E.  
Date 7/17/23 Lic. No. 43362

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

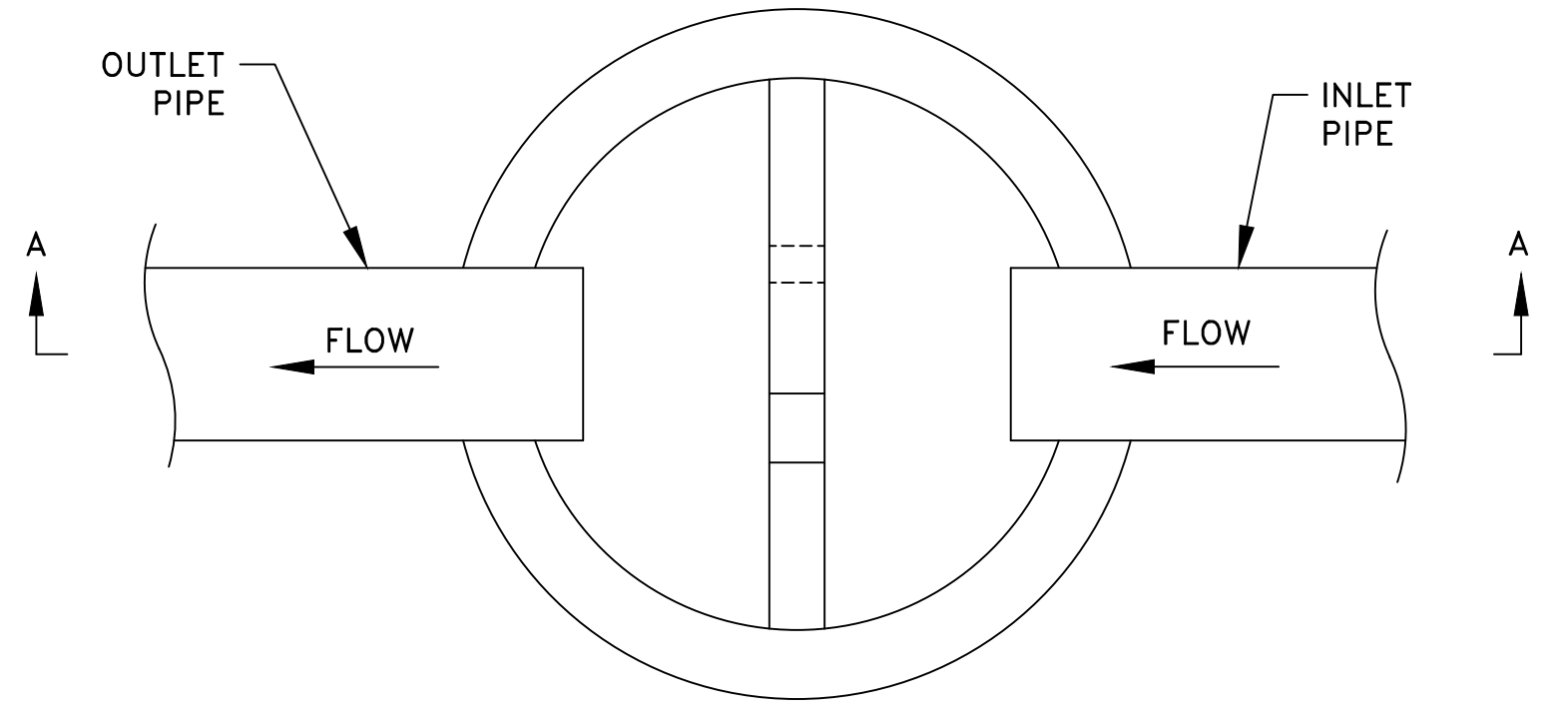


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Civil Engineers and Land Surveyors  
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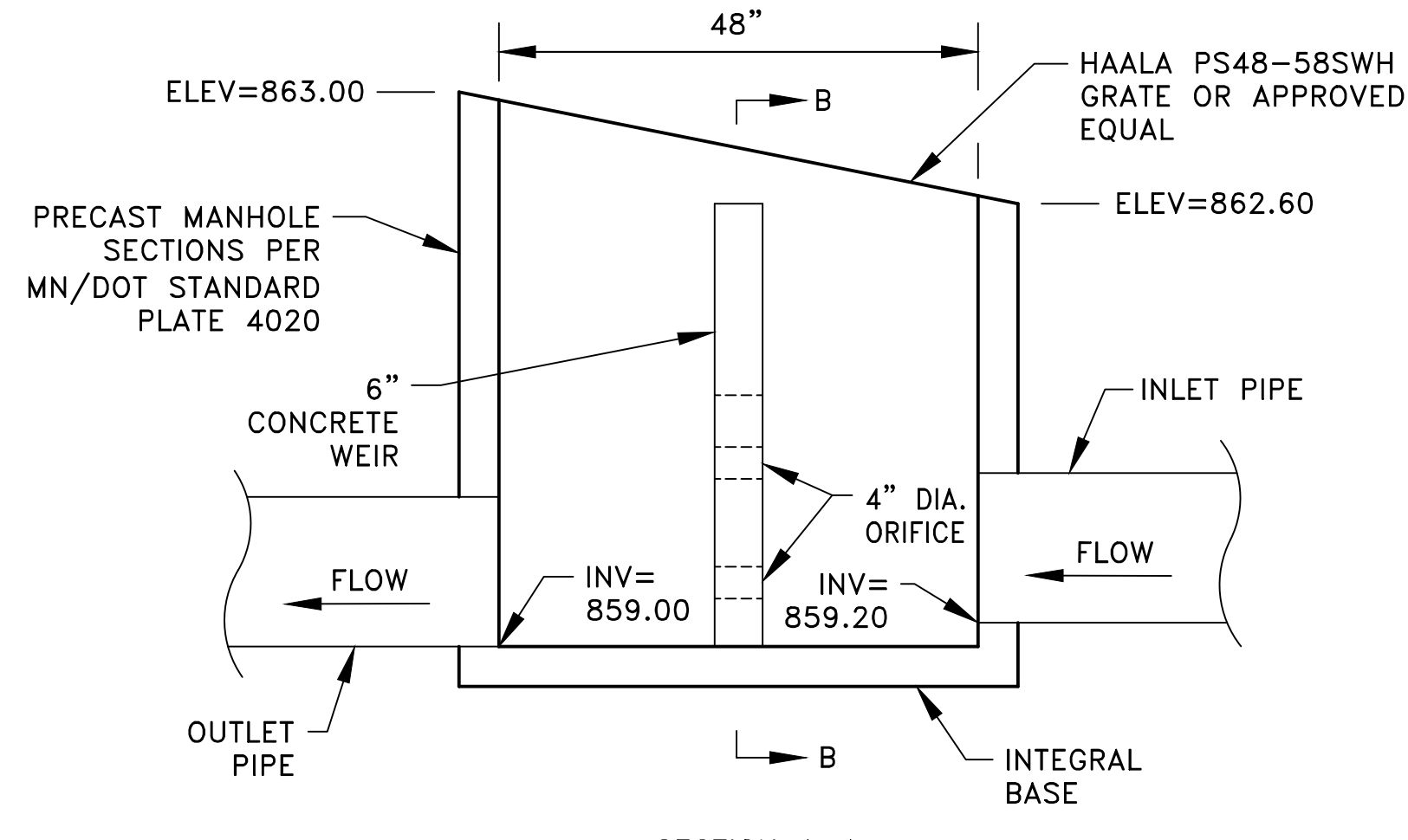
JAM HOPS

CONSTRUCTION NOTES AND DETAILS  
CITY OF RAMSEY, MINNESOTA

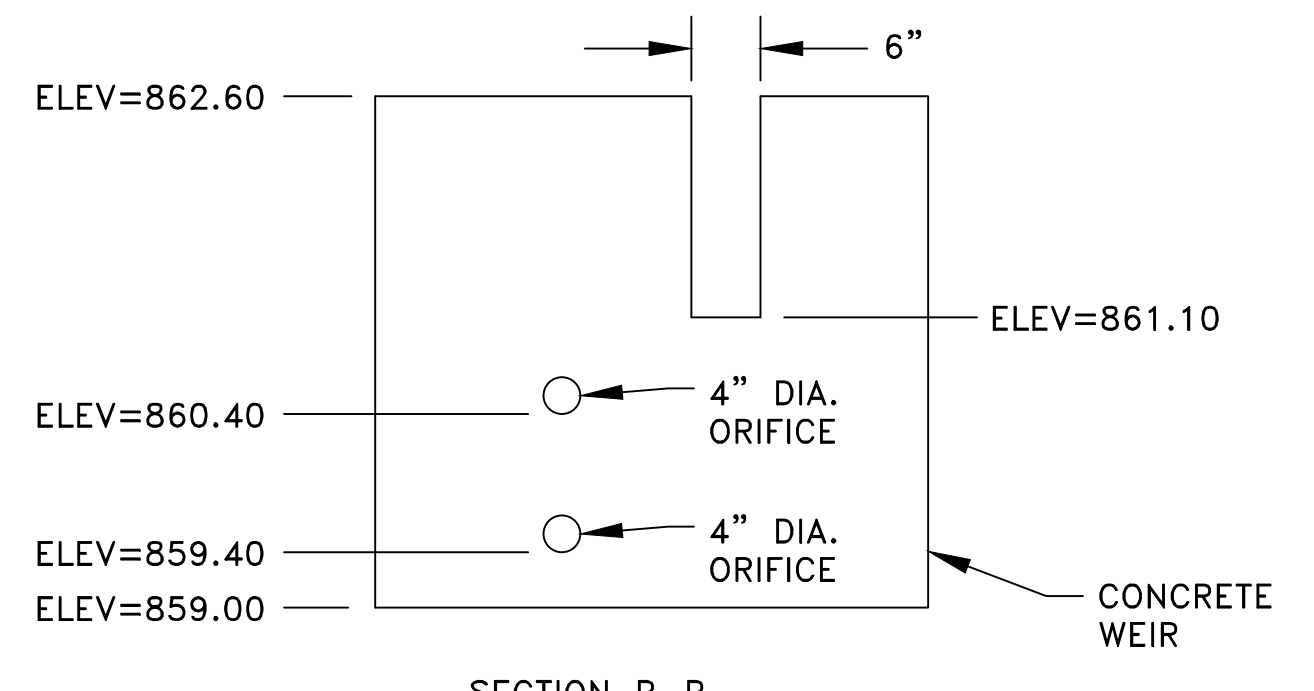
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3395.21



PLAN VIEW

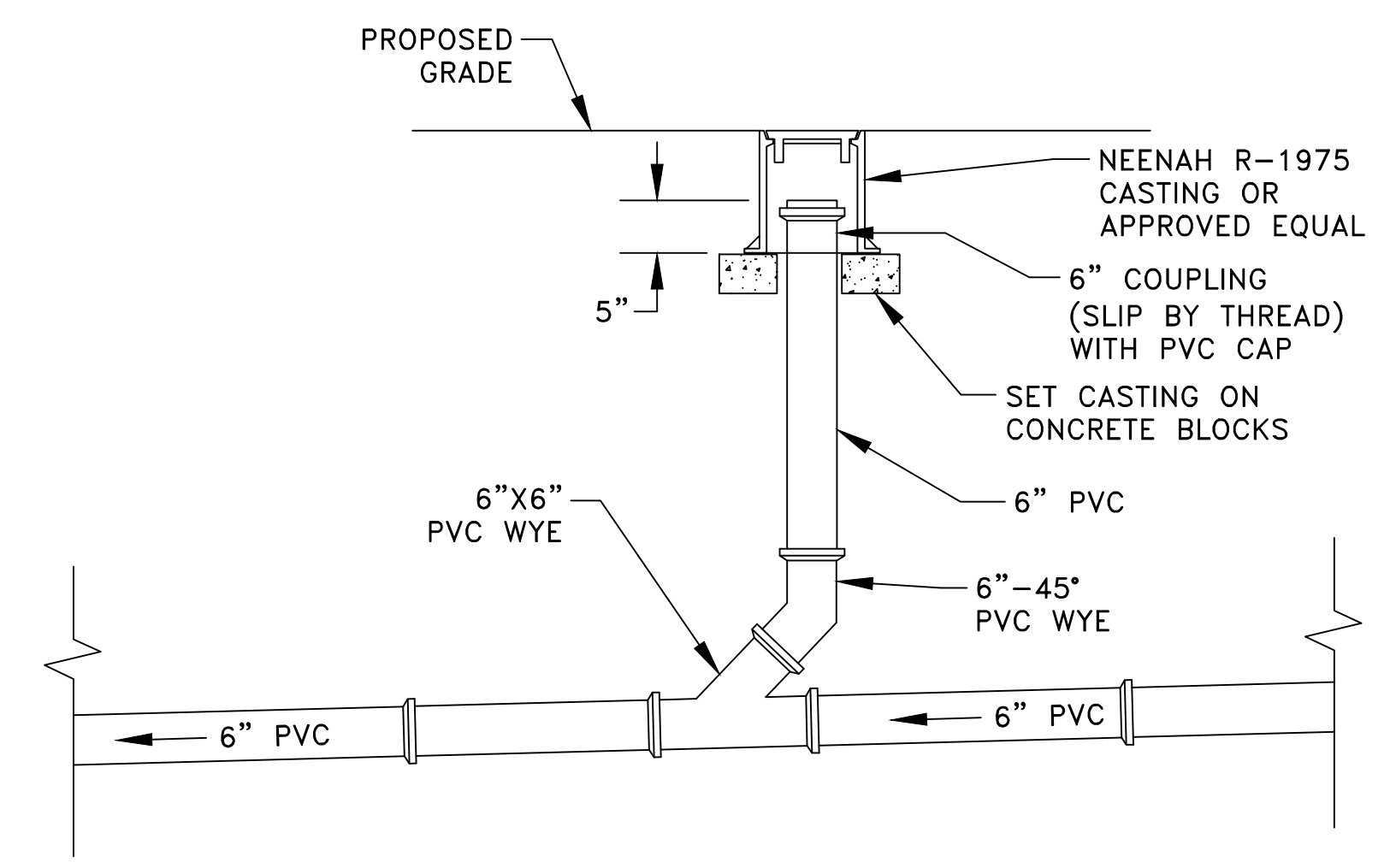


SECTION A-A



SECTION B-B

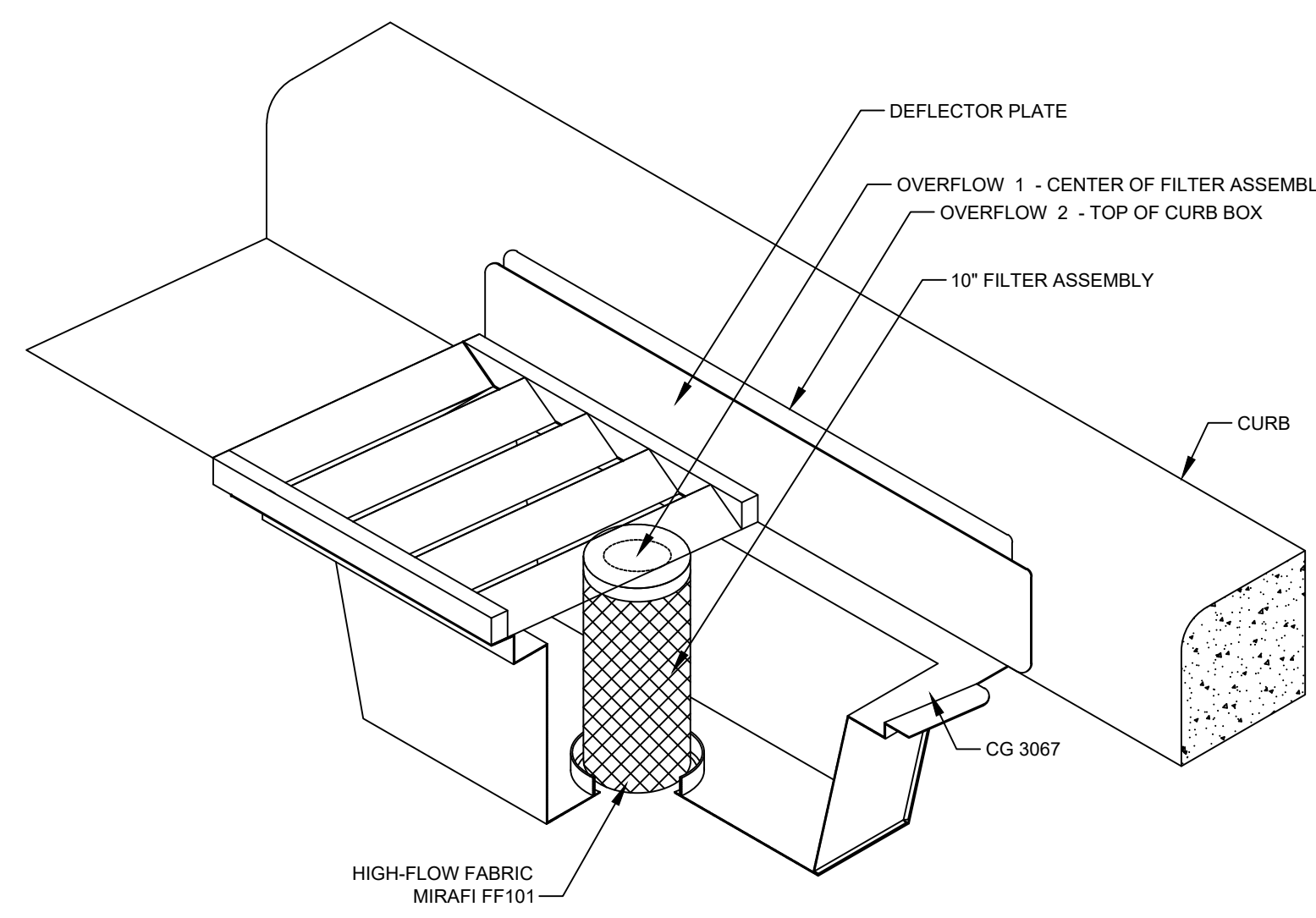
1 POND OUTLET STRUCTURE  
C3 NO SCALE



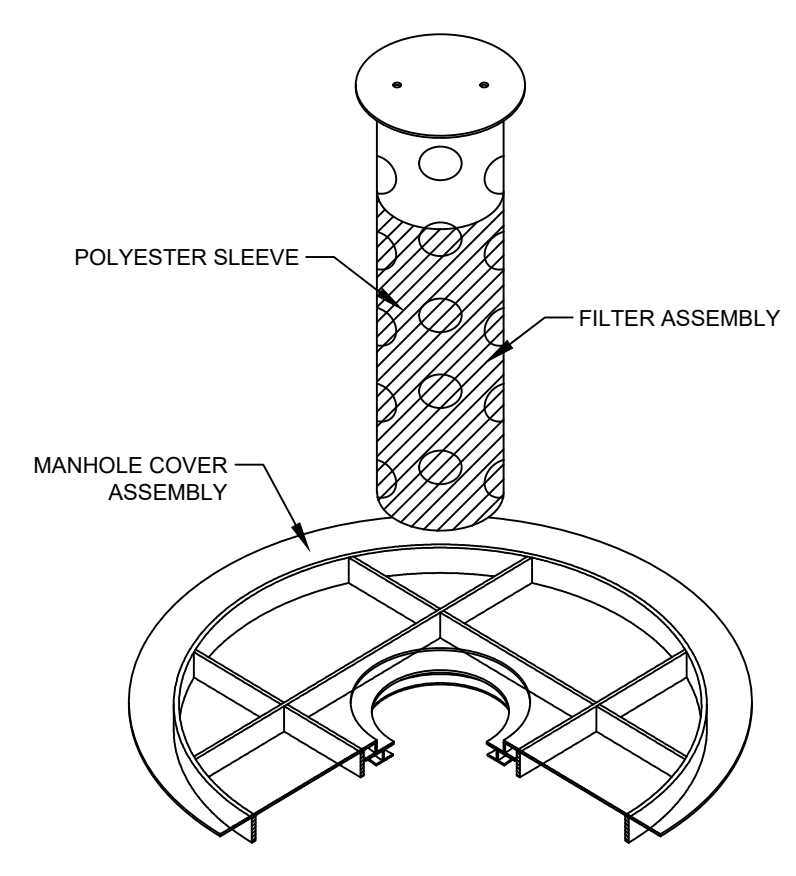
2 SANITARY SEWER CLEANOUT  
C3 NO SCALE

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

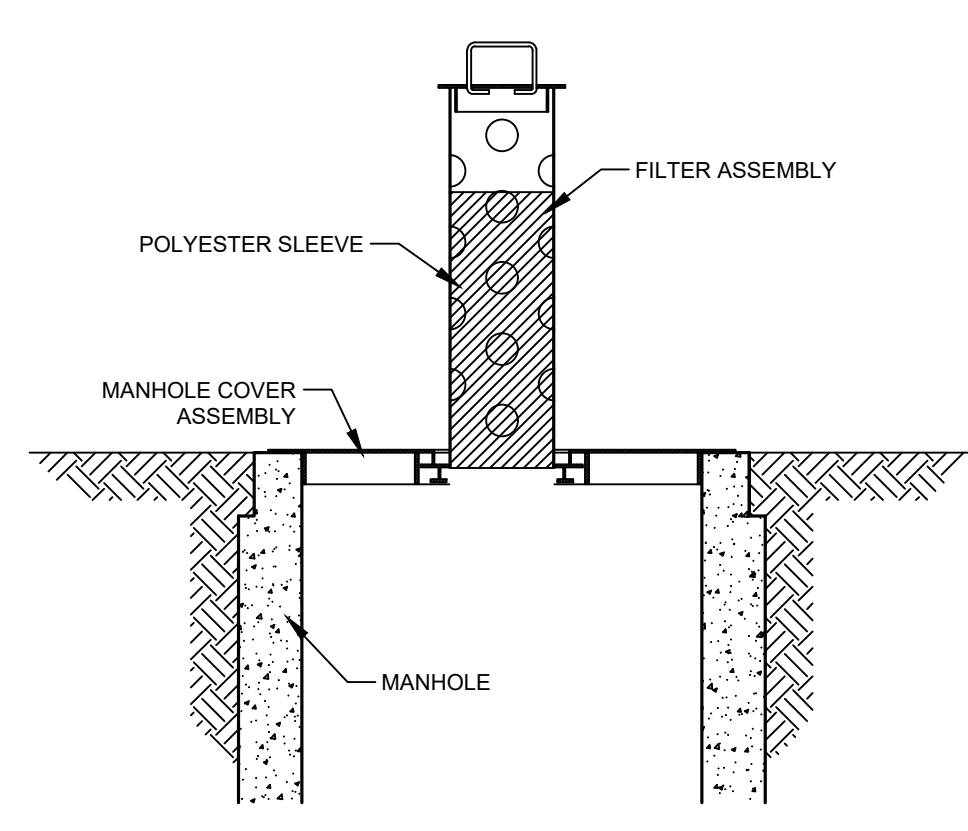
Significant Tree Inches 287  
 Significant Tree Inches Removed 287  
 Invasive Species Inches Removed 10  
 Inches Removed for Ponding 159



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 08, 2023 - 9:51am K:\PRIVATE\3395.21\ENGINEERING\PLAN\_DWG\339521\_DETAILS.dwg

DATE	REVISION
8/8/23	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

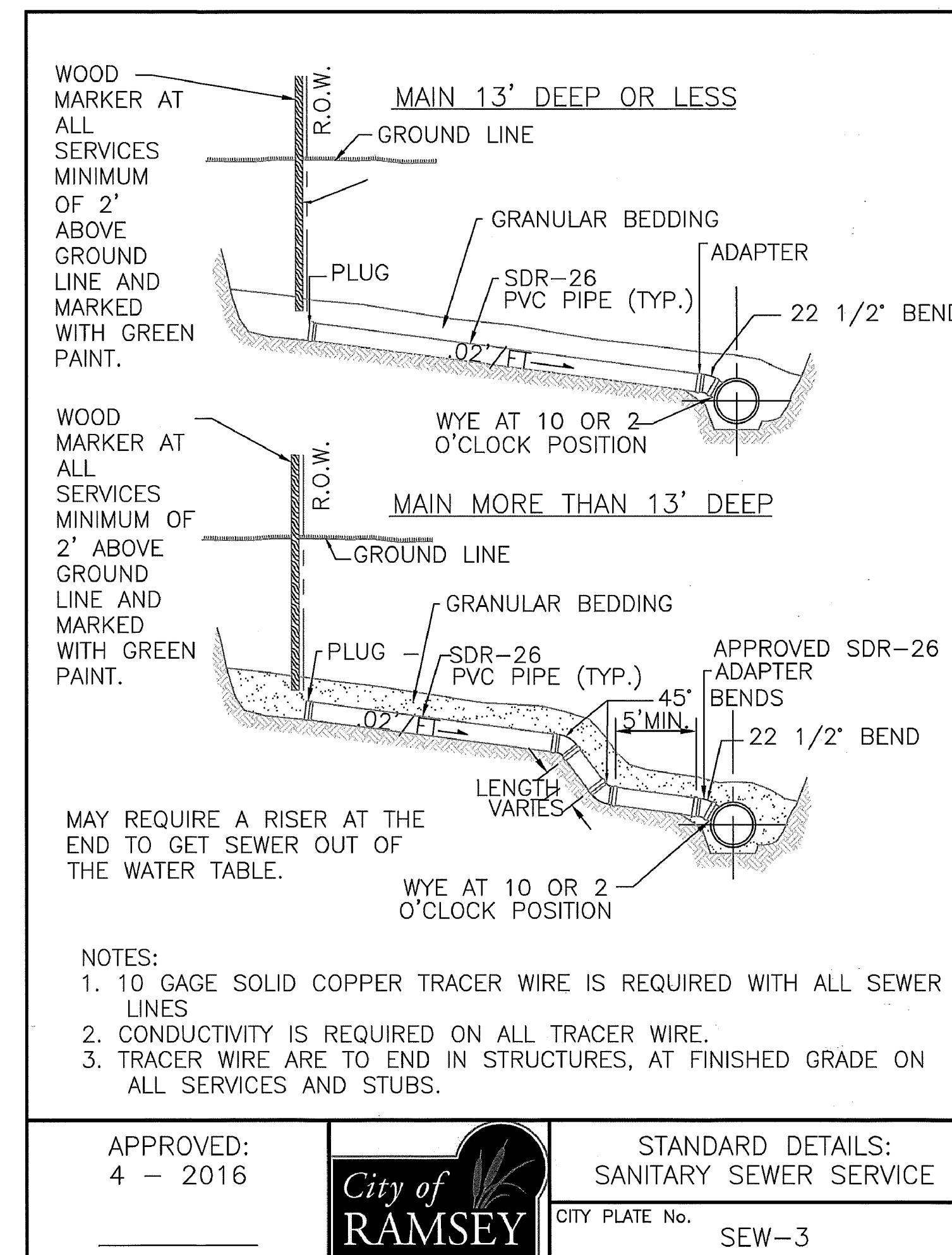
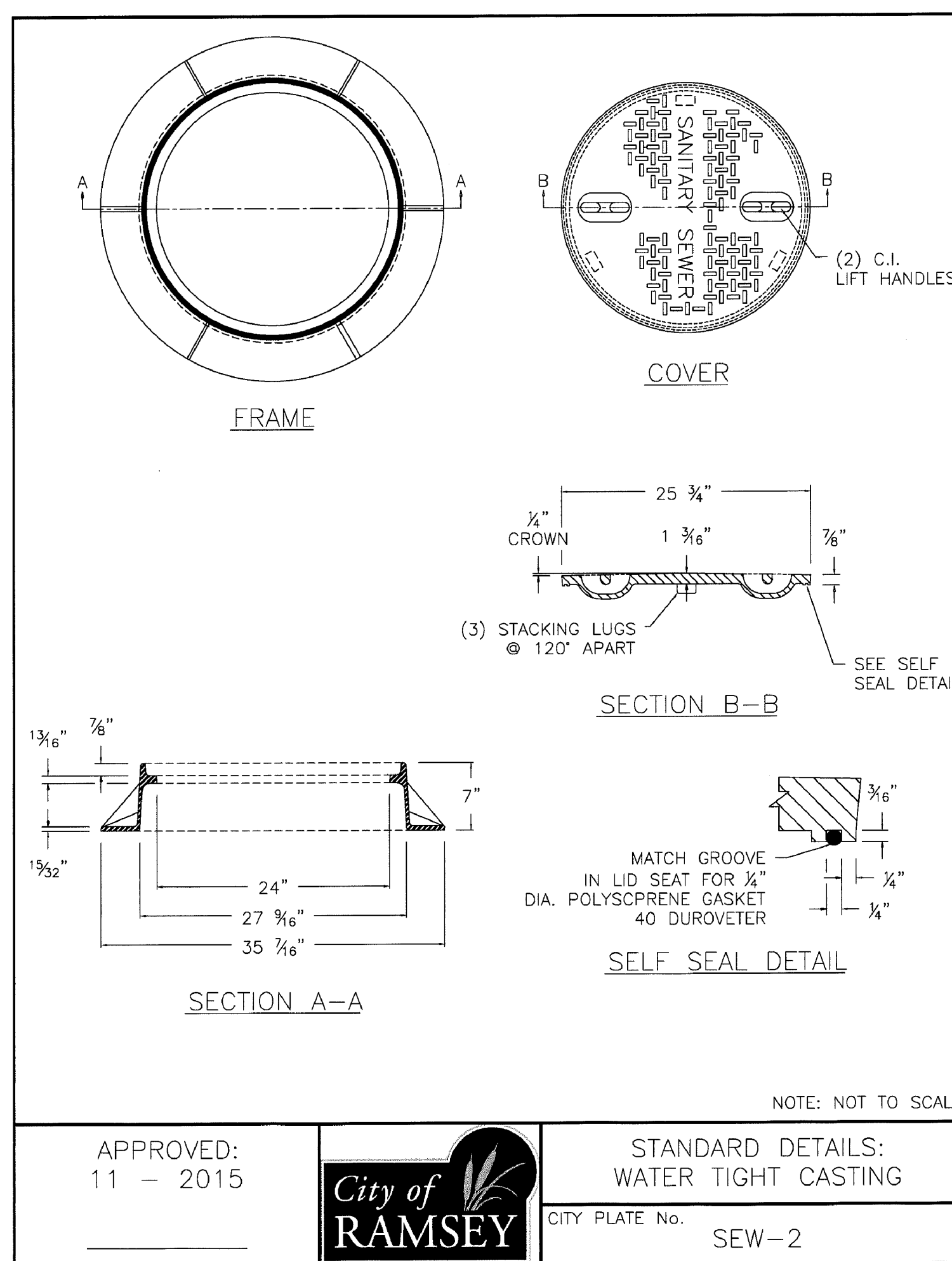
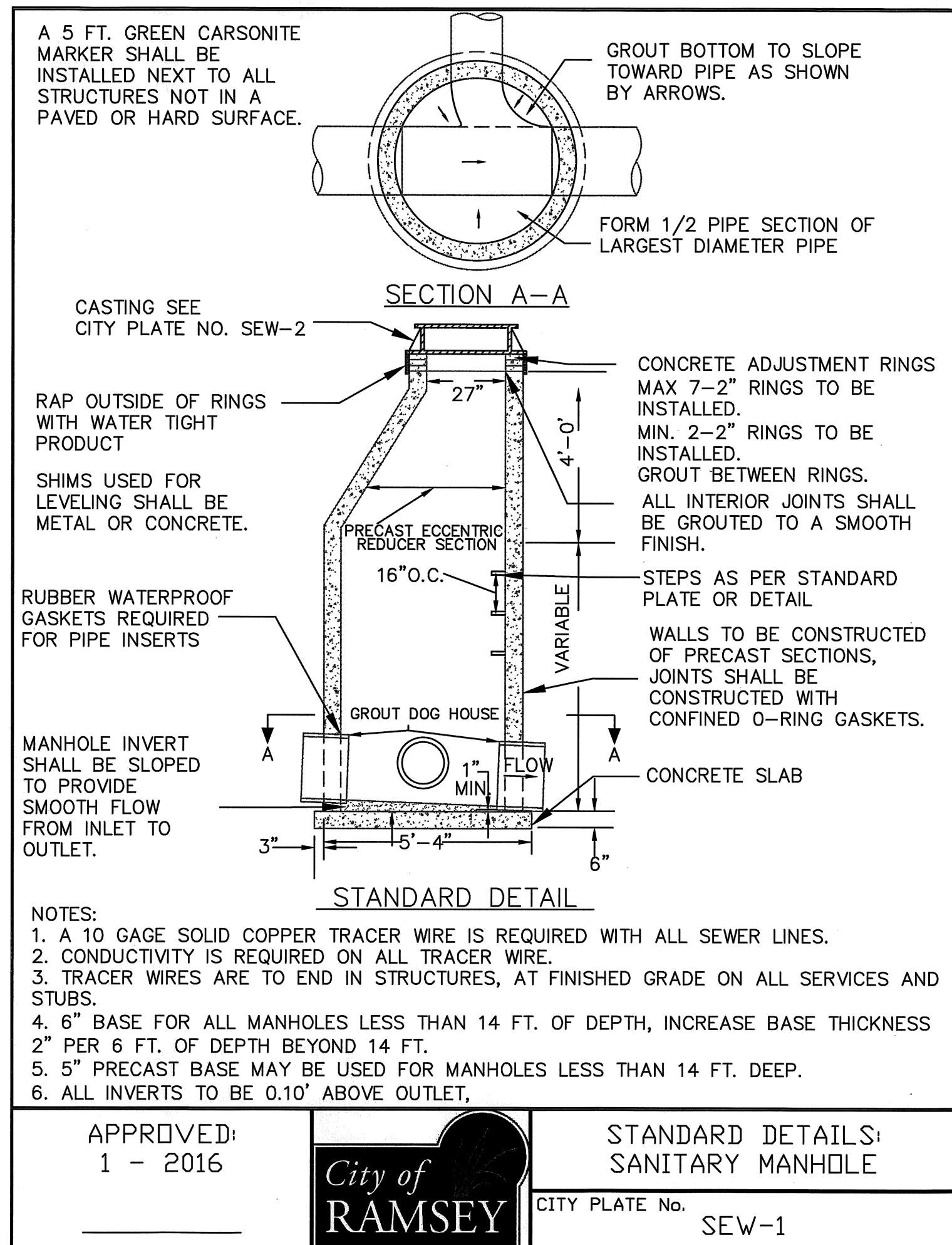
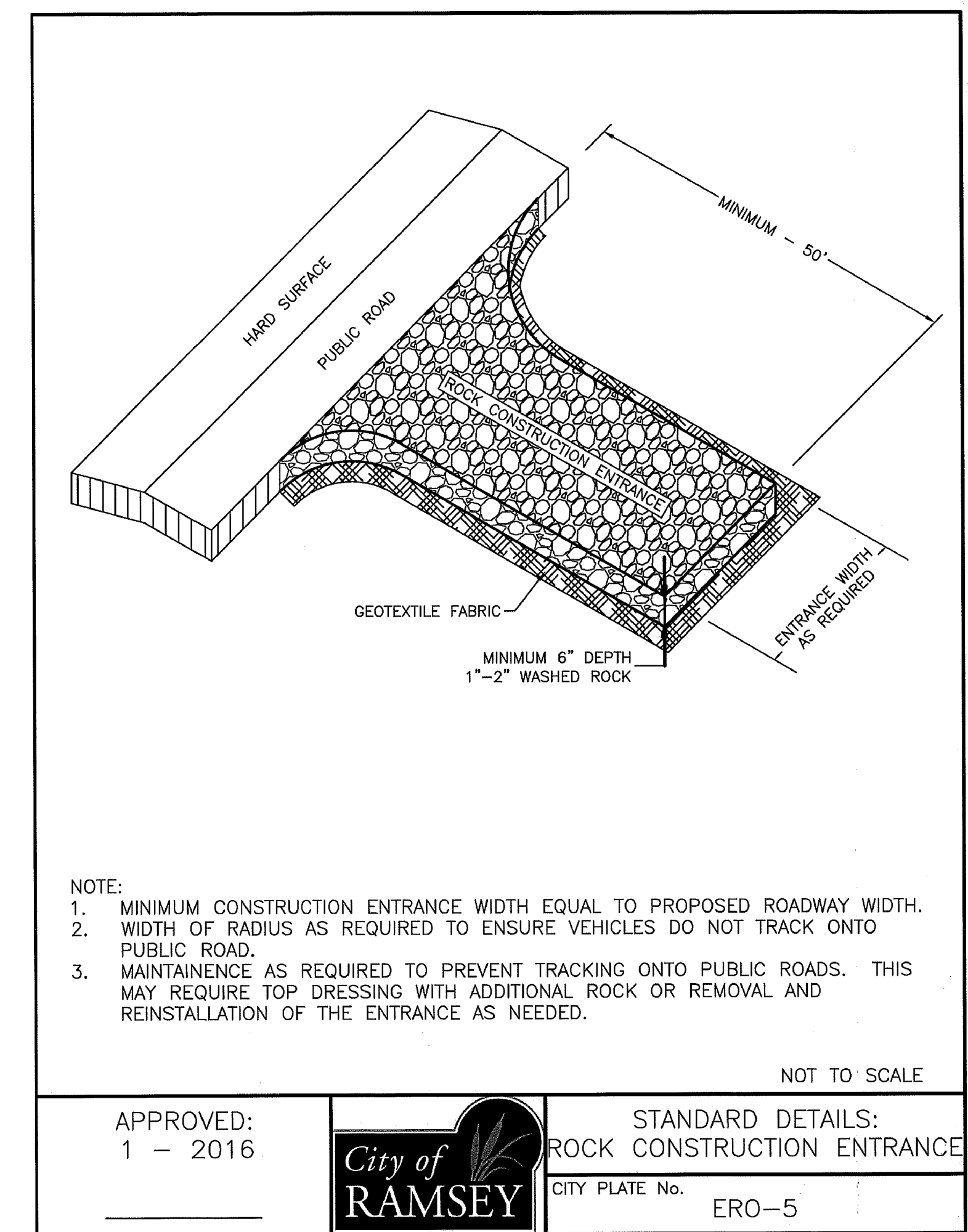
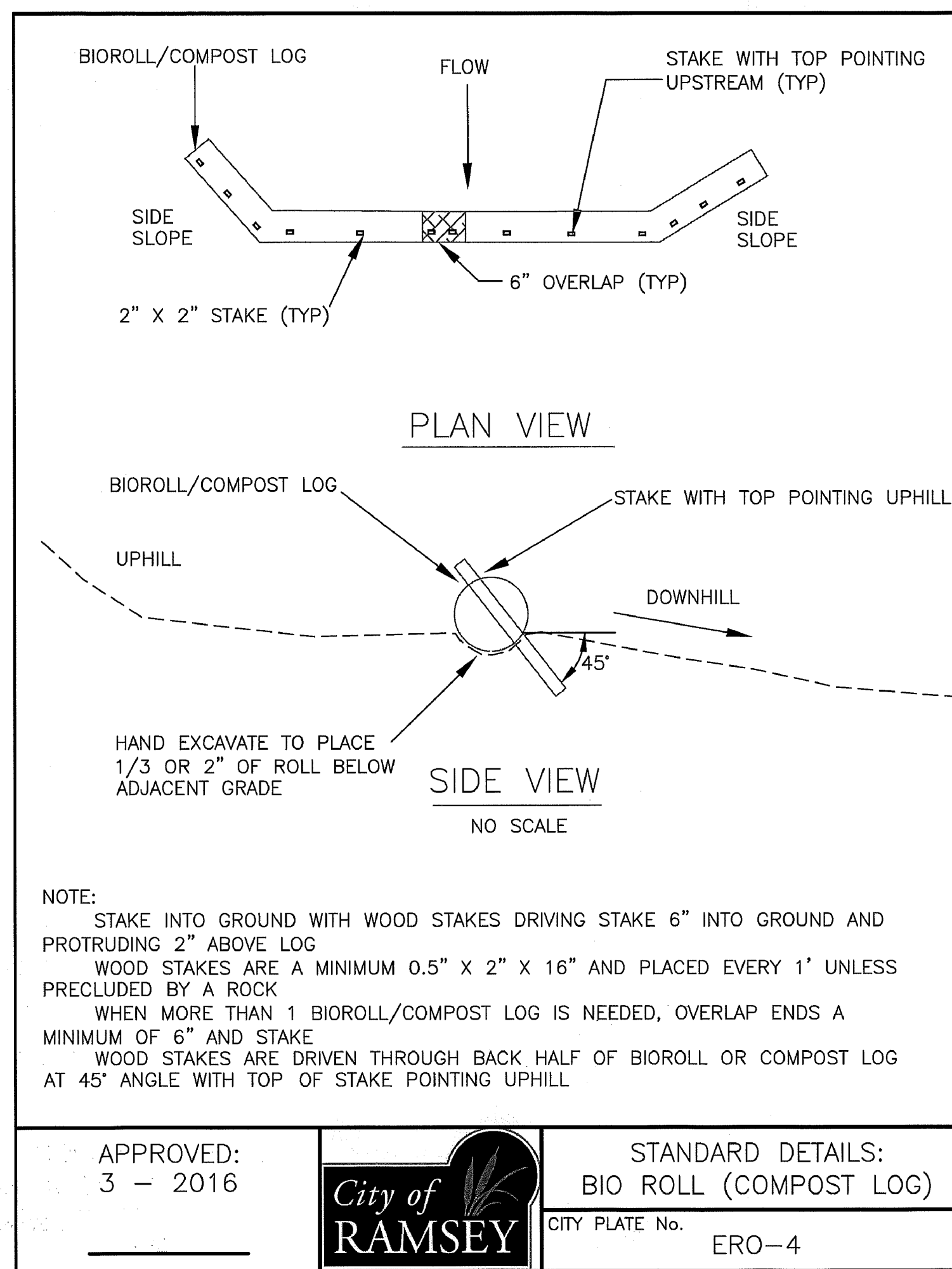
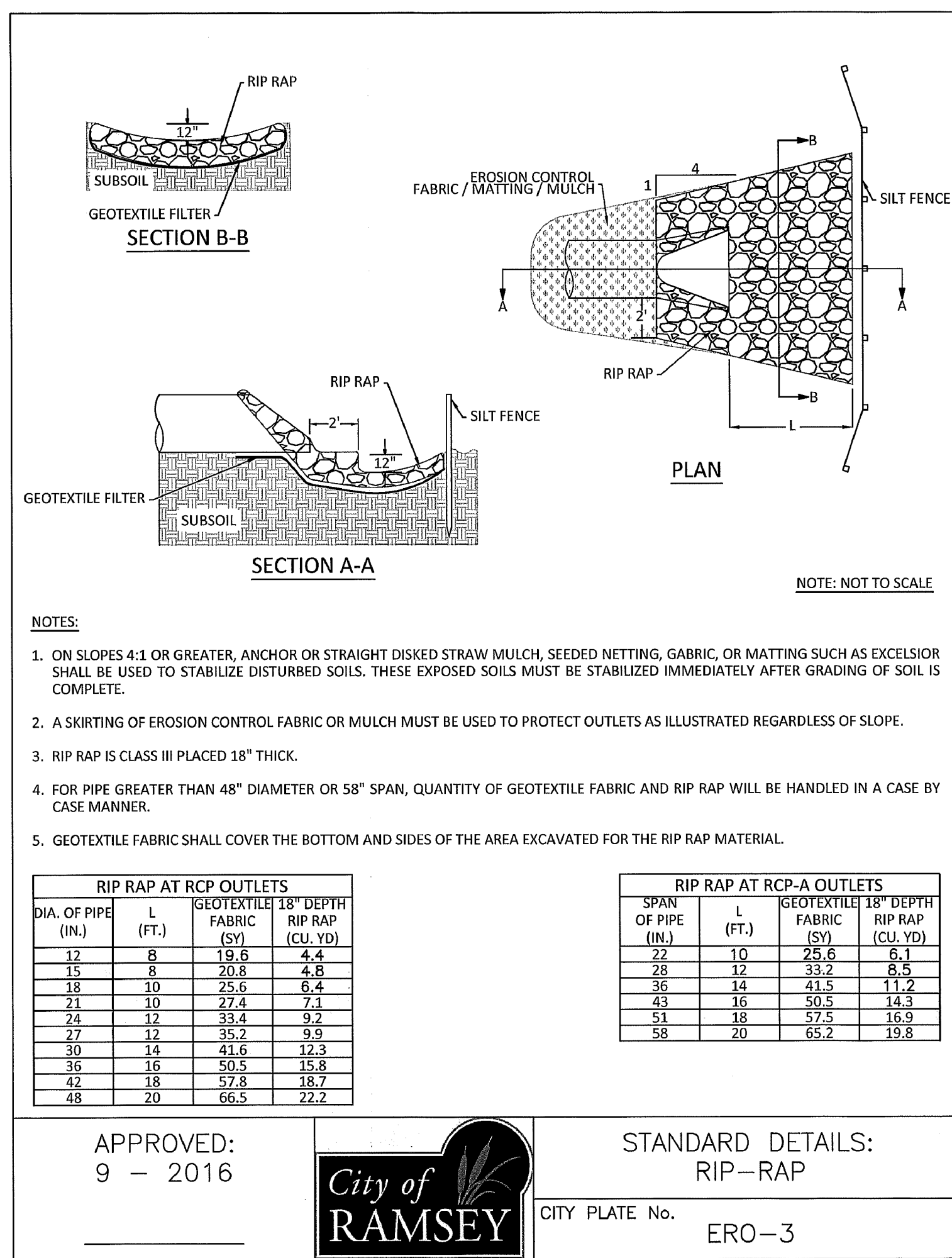
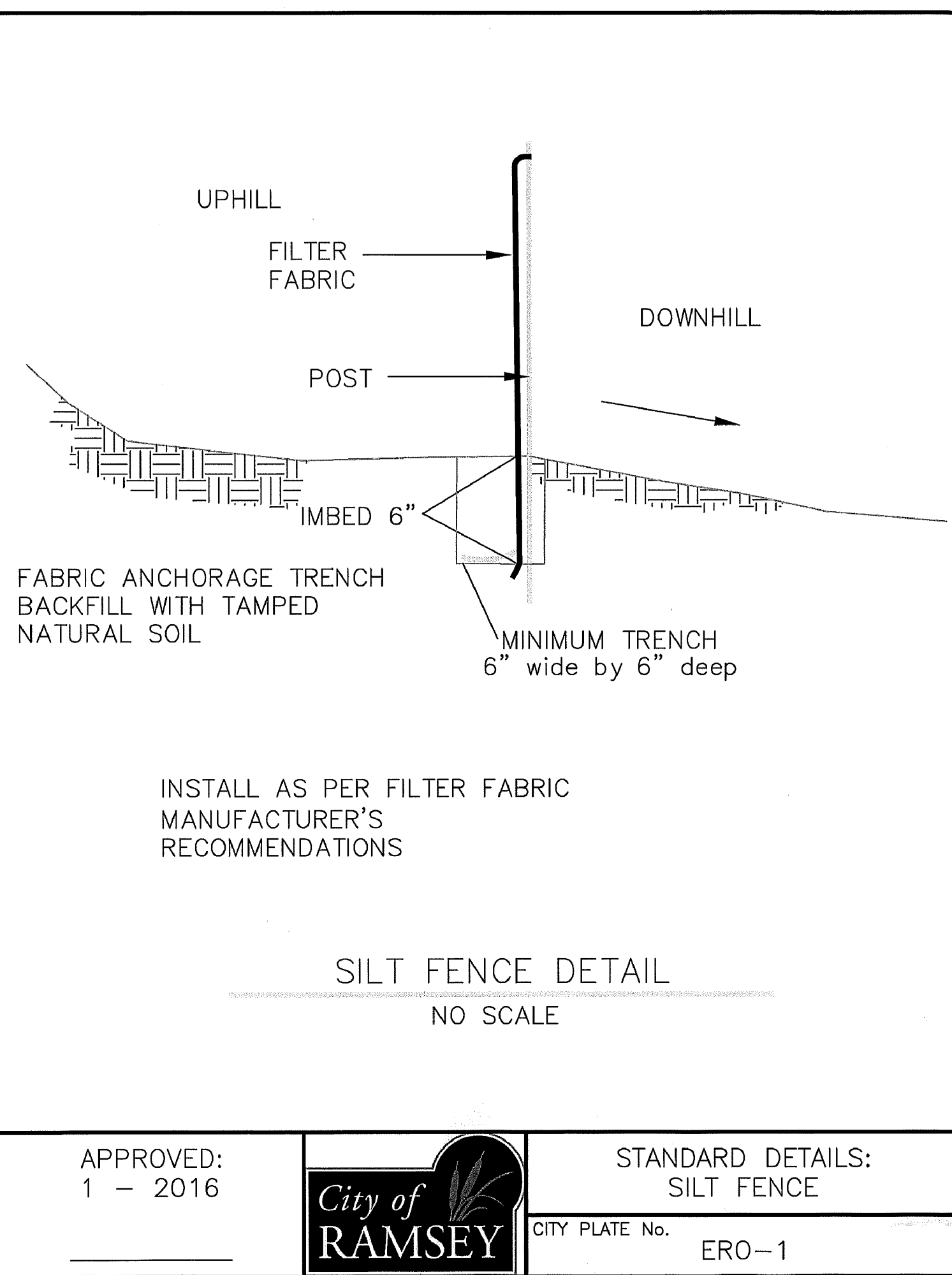


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DETAILS  
 CITY OF RAMSEY, MINNESOTA

SHEET C3 OF C12 SHEETS  
 3395.21



Aug 08, 2023 - 10:03am  
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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

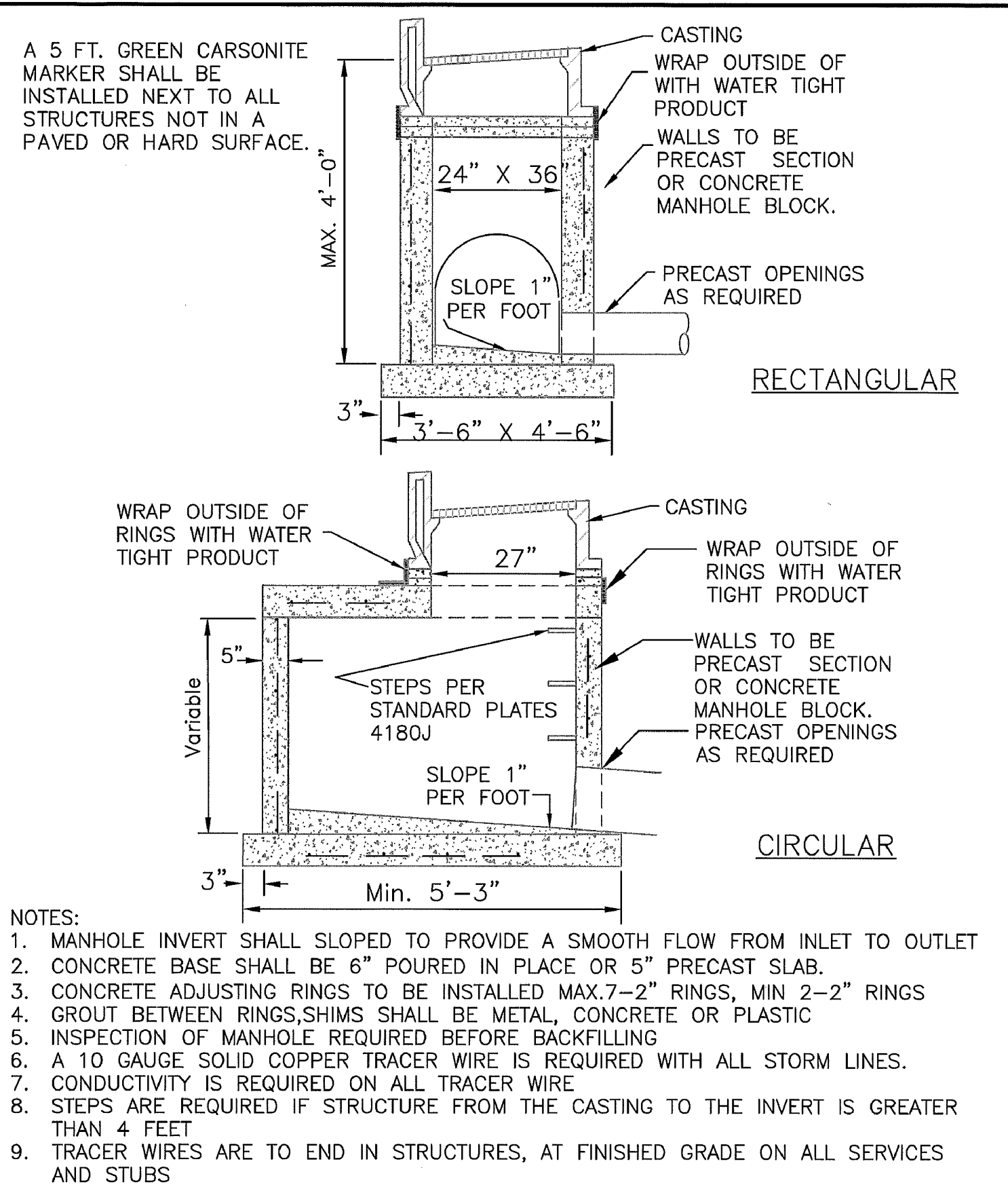


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JAM HOPS

DETAILS  
CITY OF RAMSEY, MINNESOTA

SHEET C4 OF C12 SHEETS  
3395.21

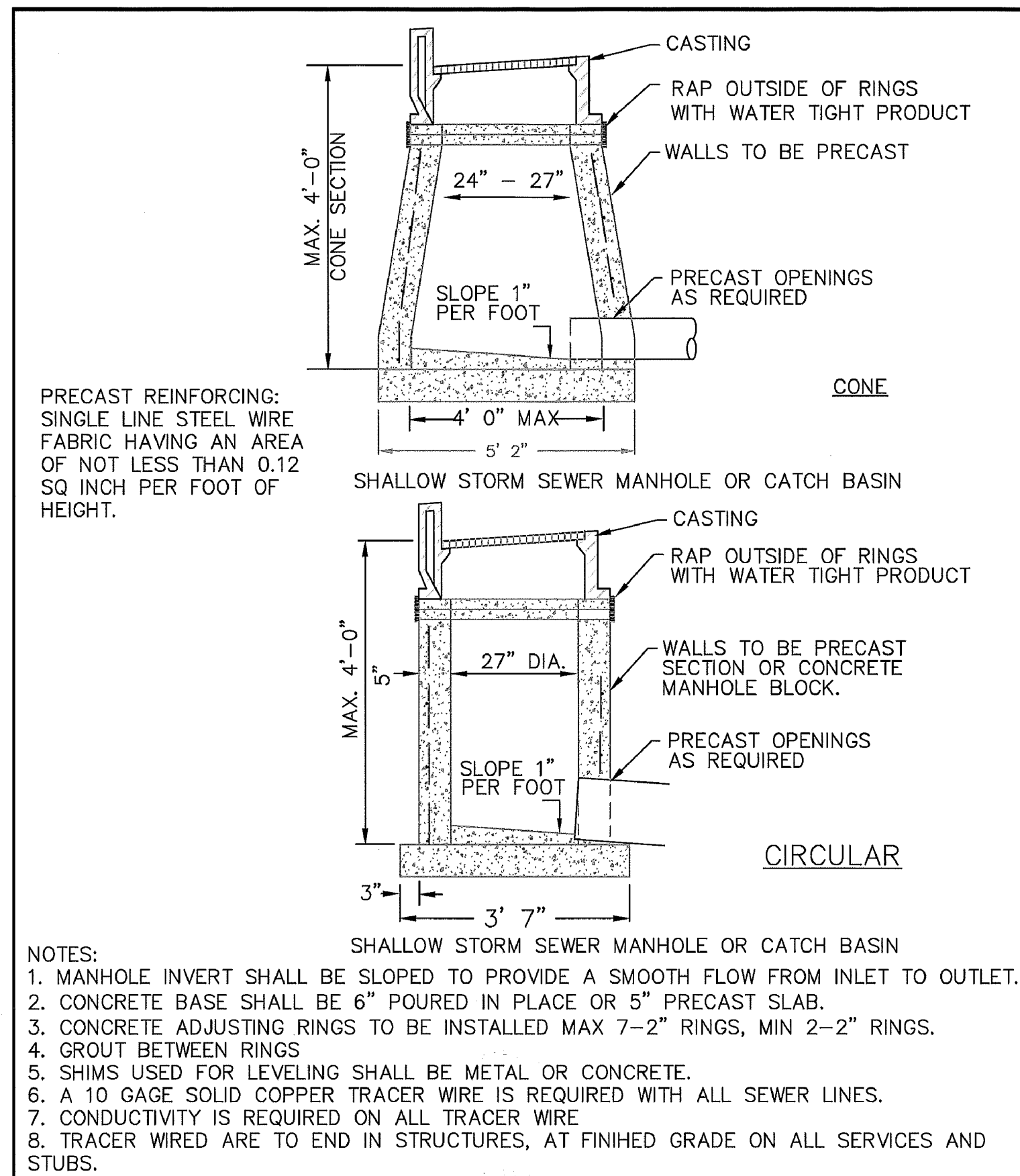


APPROVED: 4 - 2007

**City of RAMSEY**

STANDARD DETAILS: CATCH BASIN

CITY PLATE No. STO-1

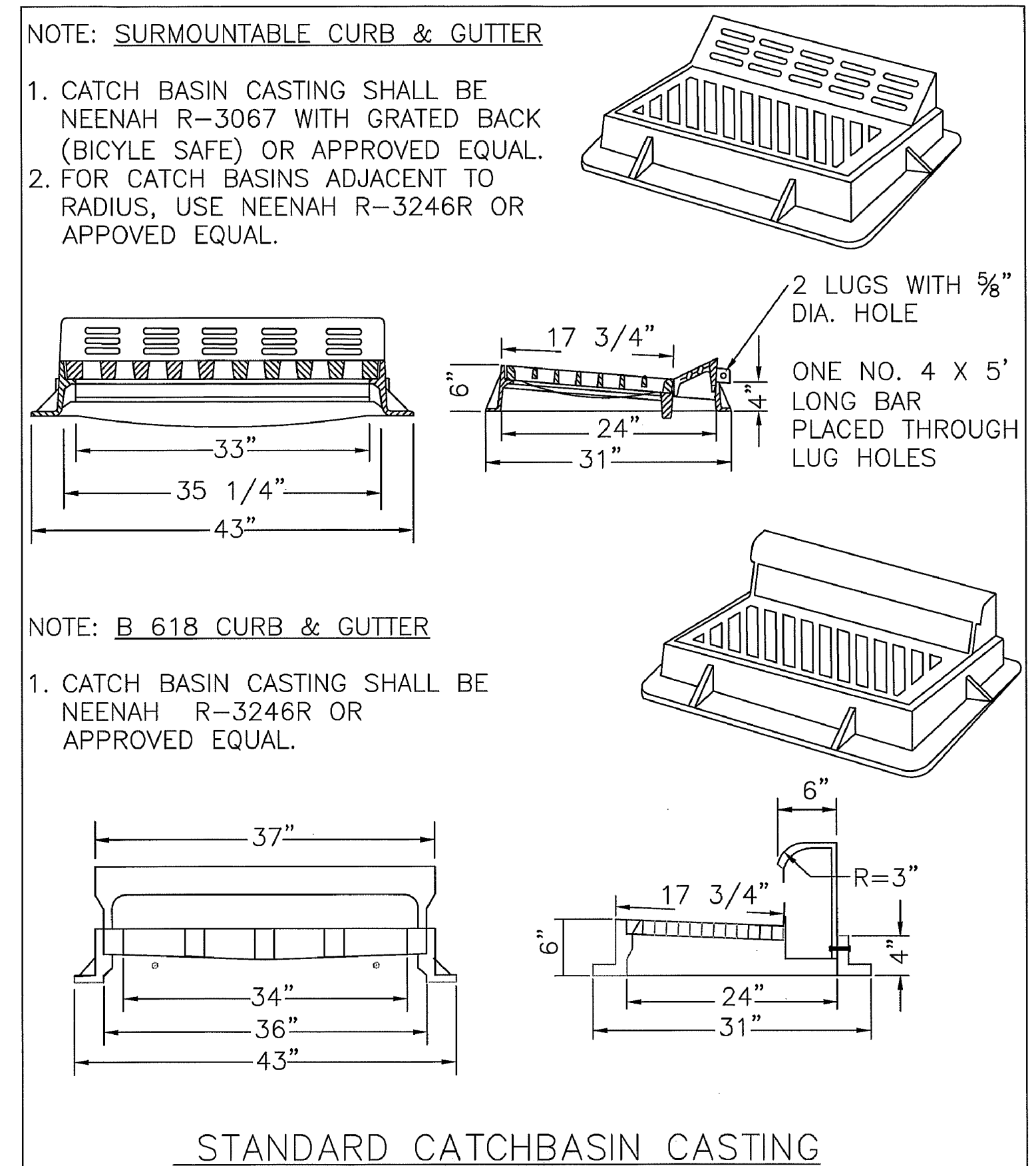


APPROVED: 6 - 2008

**City of RAMSEY**

STANDARD DETAILS: STORM AREA INLET

CITY PLATE No. STO-2

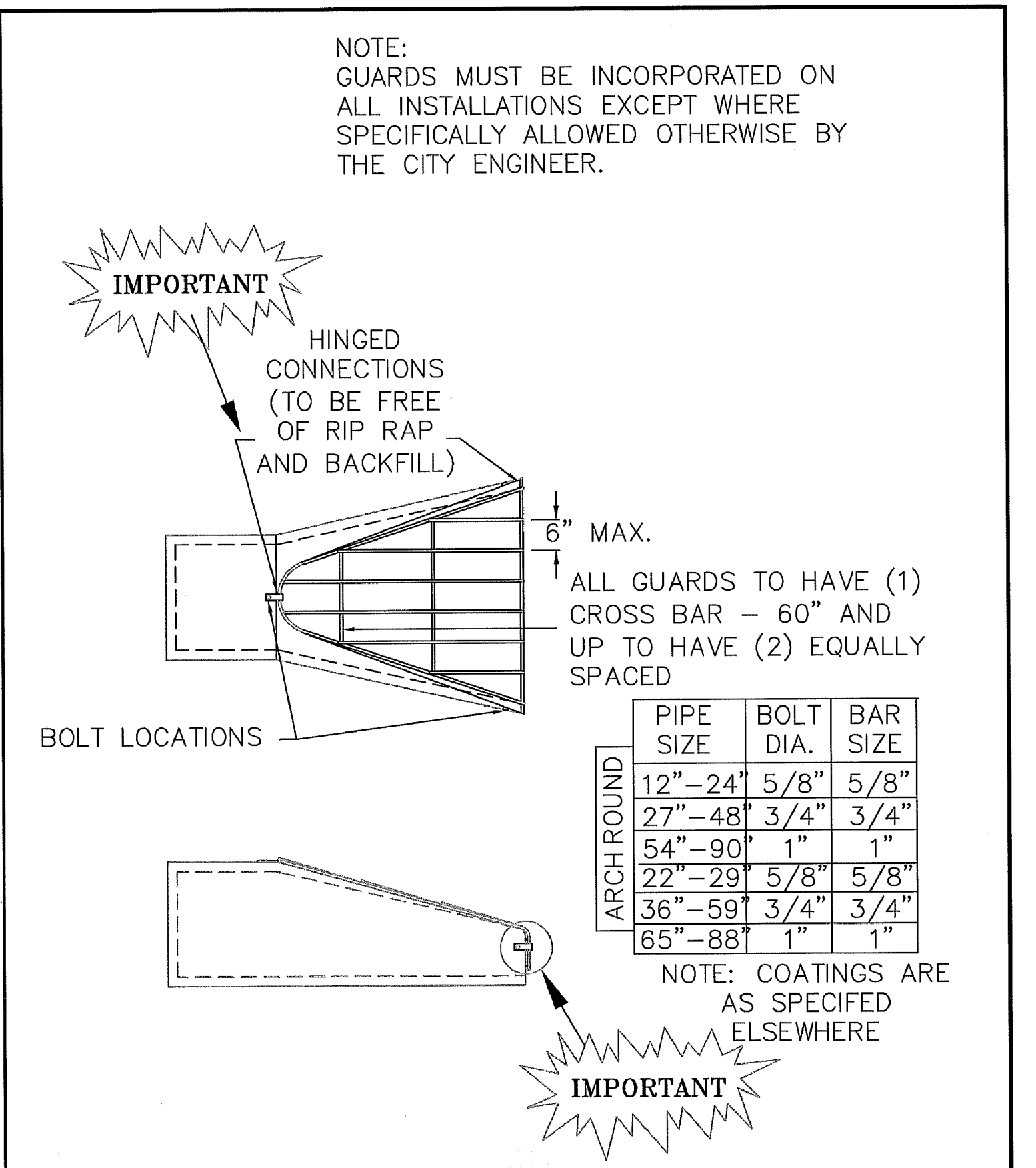


APPROVED: 7 - 2016

**City of RAMSEY**

STANDARD DETAILS: STORMWATER CASTING

CITY PLATE No. STO-4

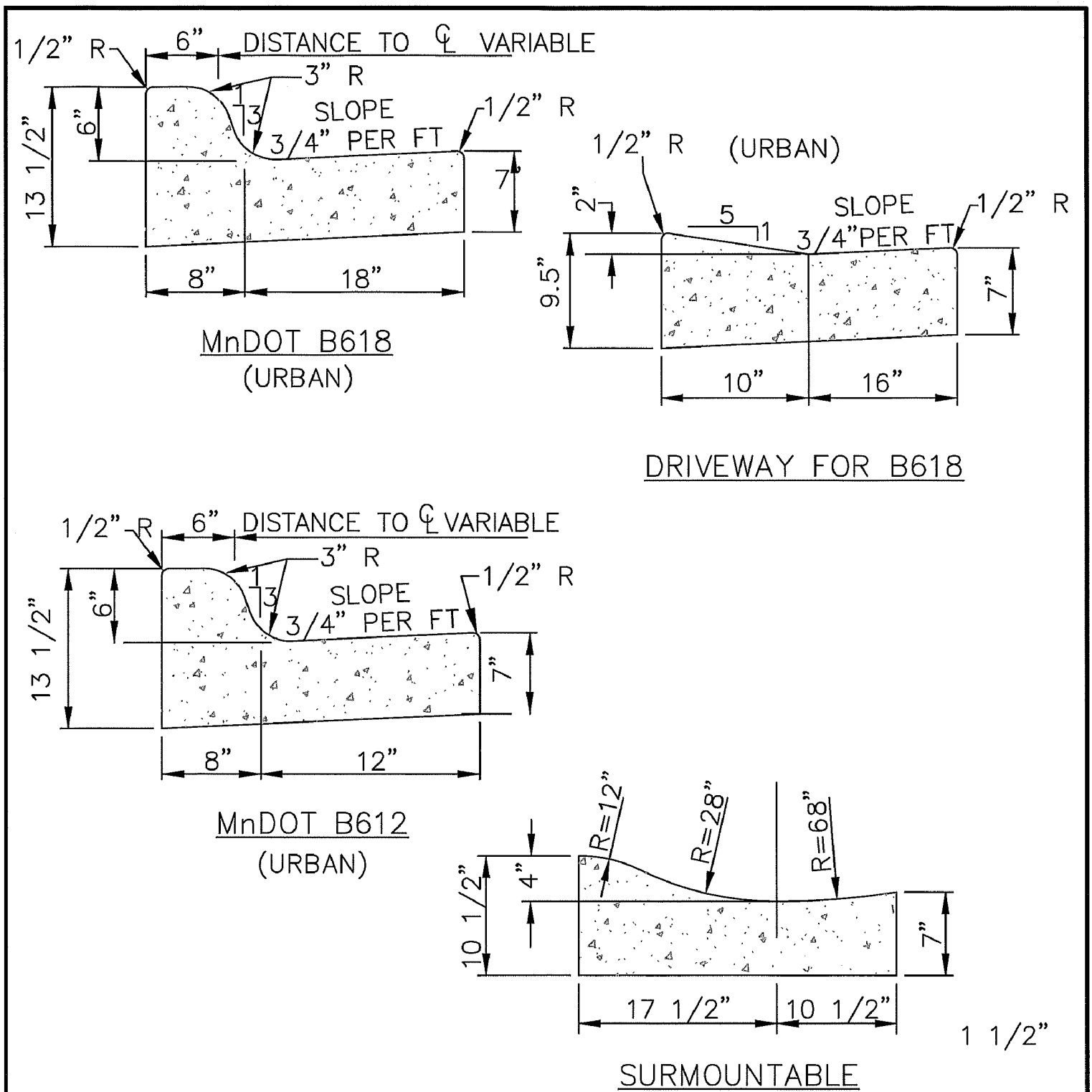


APPROVED: 2 - 2006

**City of RAMSEY**

STANDARD DETAILS: TRASH GUARD

CITY PLATE No. STO-8

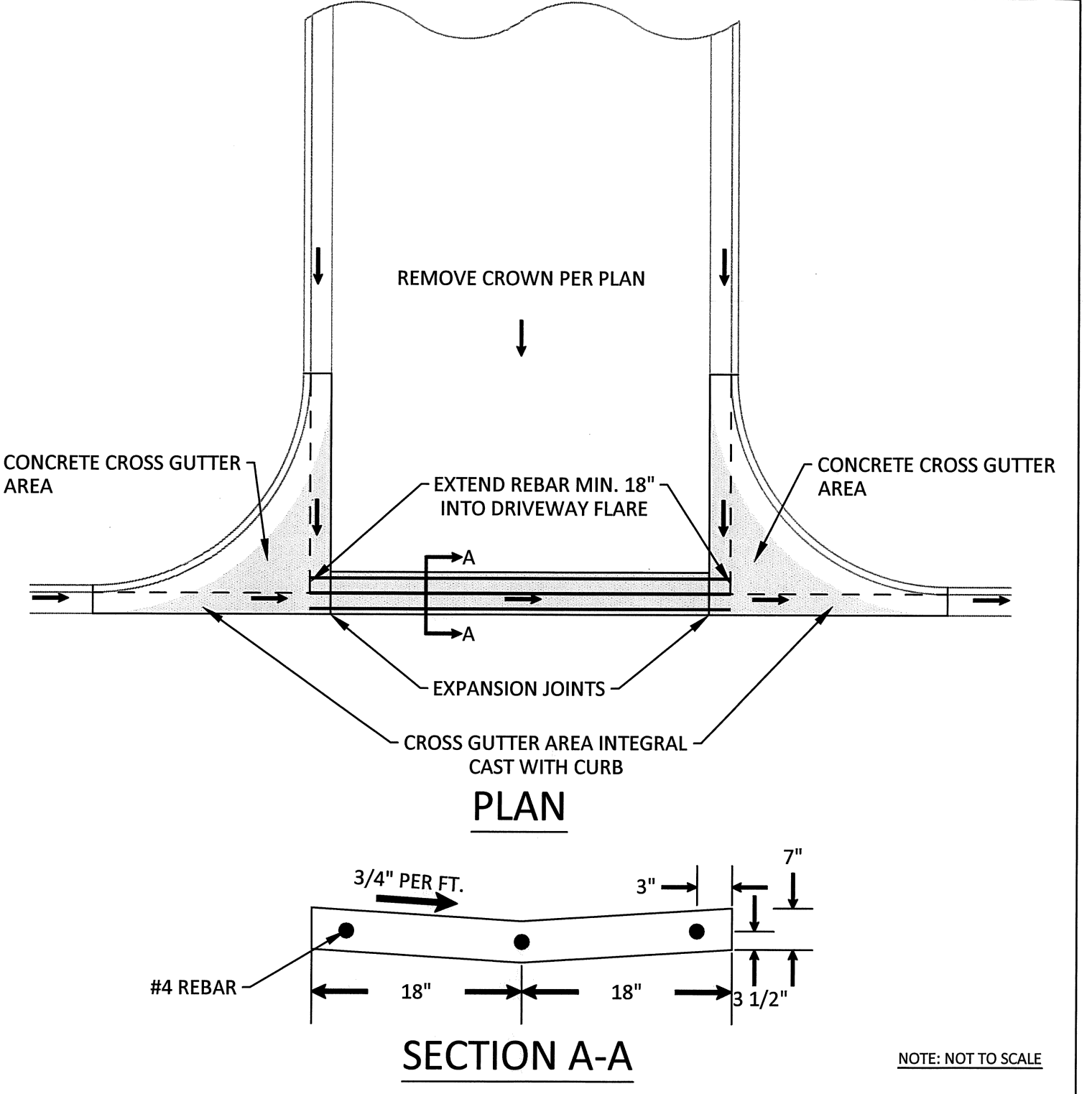


APPROVED: 1 - 2016

**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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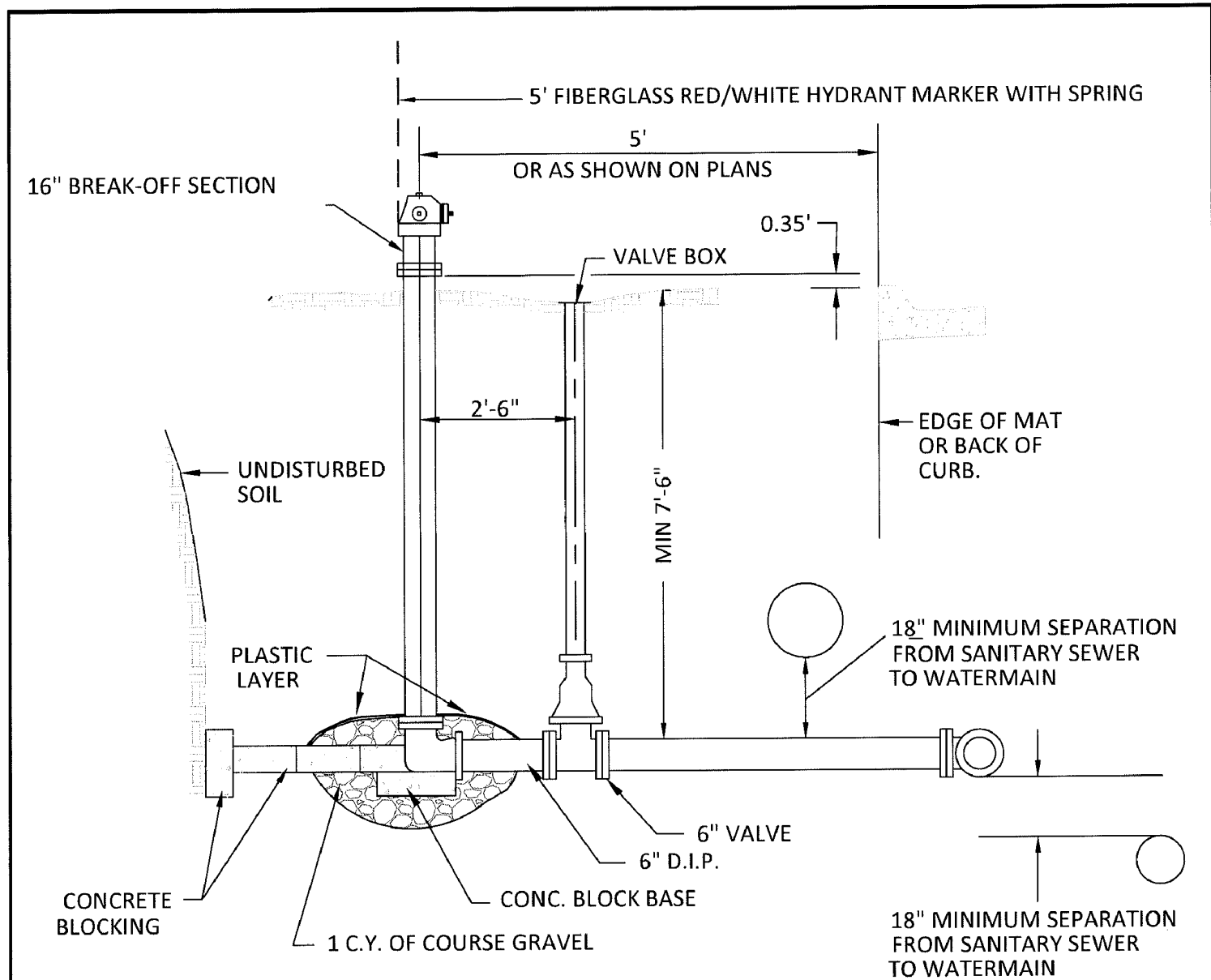


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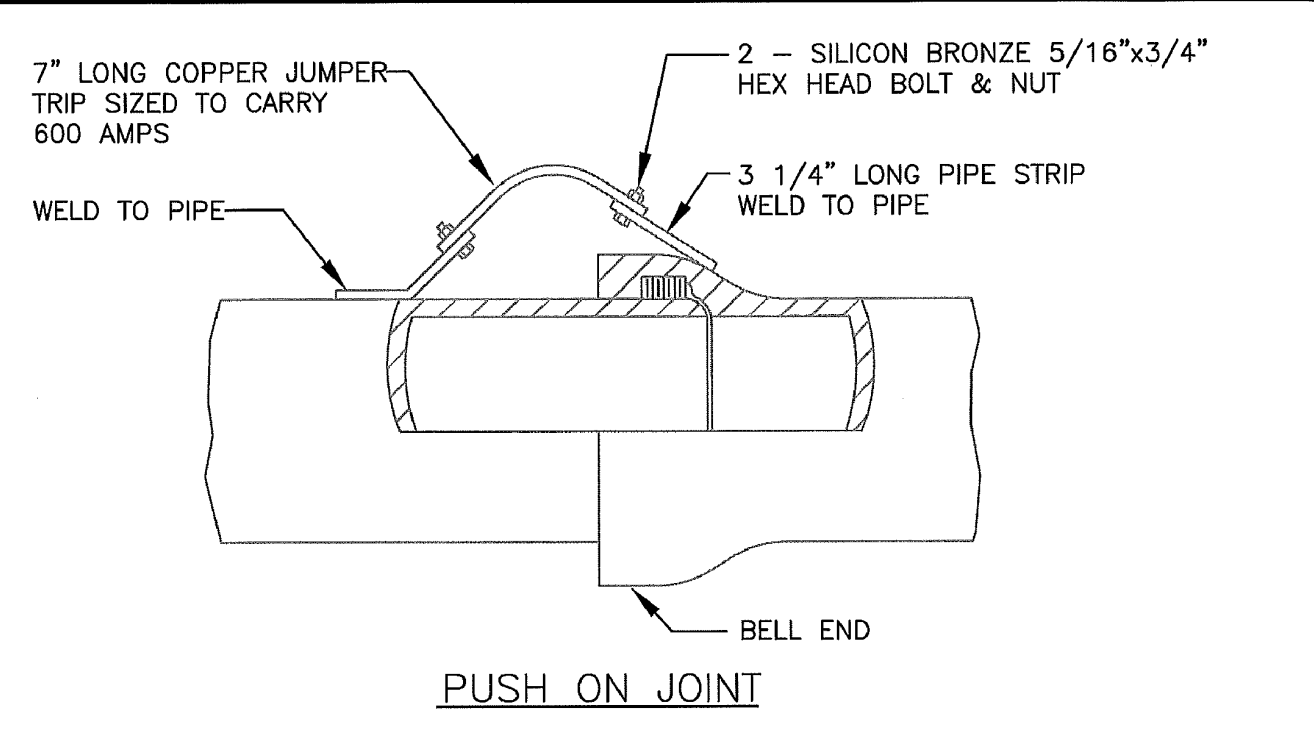
DETAILS  
CITY OF RAMSEY, MINNESOTA

SHEET C5 OF C12 SHEETS  
3395.21



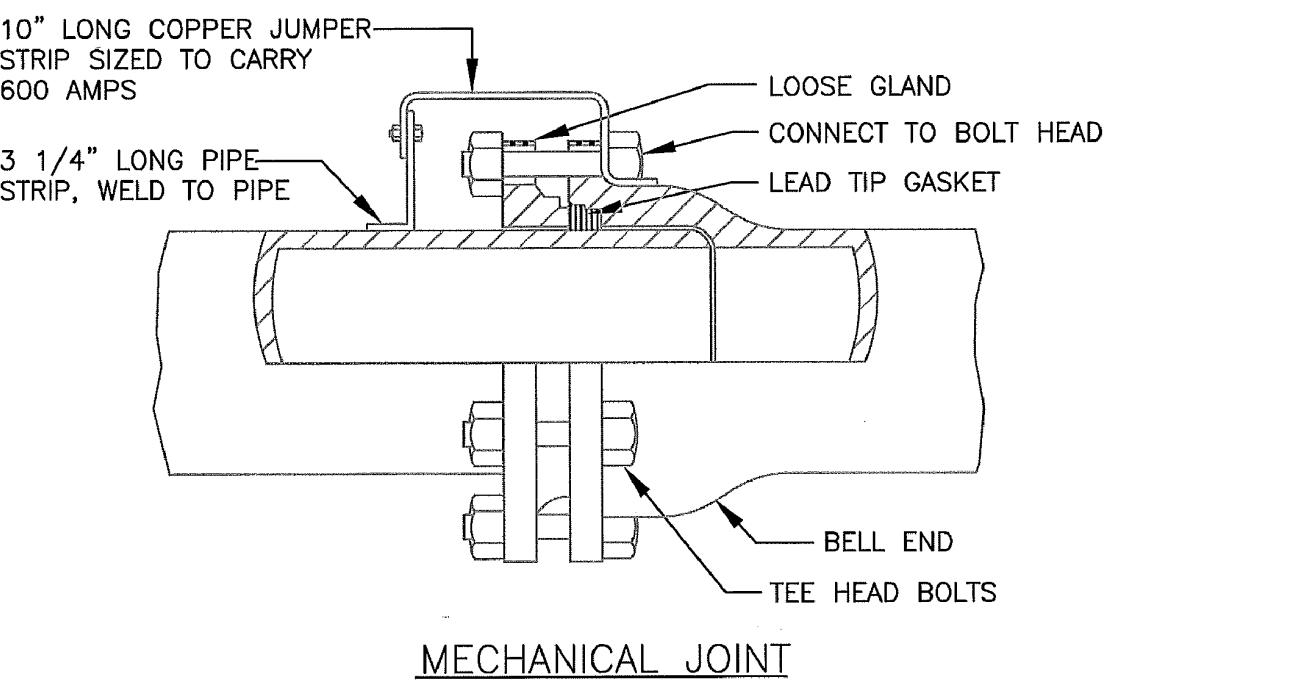
- NOTES:
1. HYDRANT SHALL BE 5-1/4" WB67 WATEROUS PACER OR APPROVED EQUAL.
  2. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
  3. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO 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

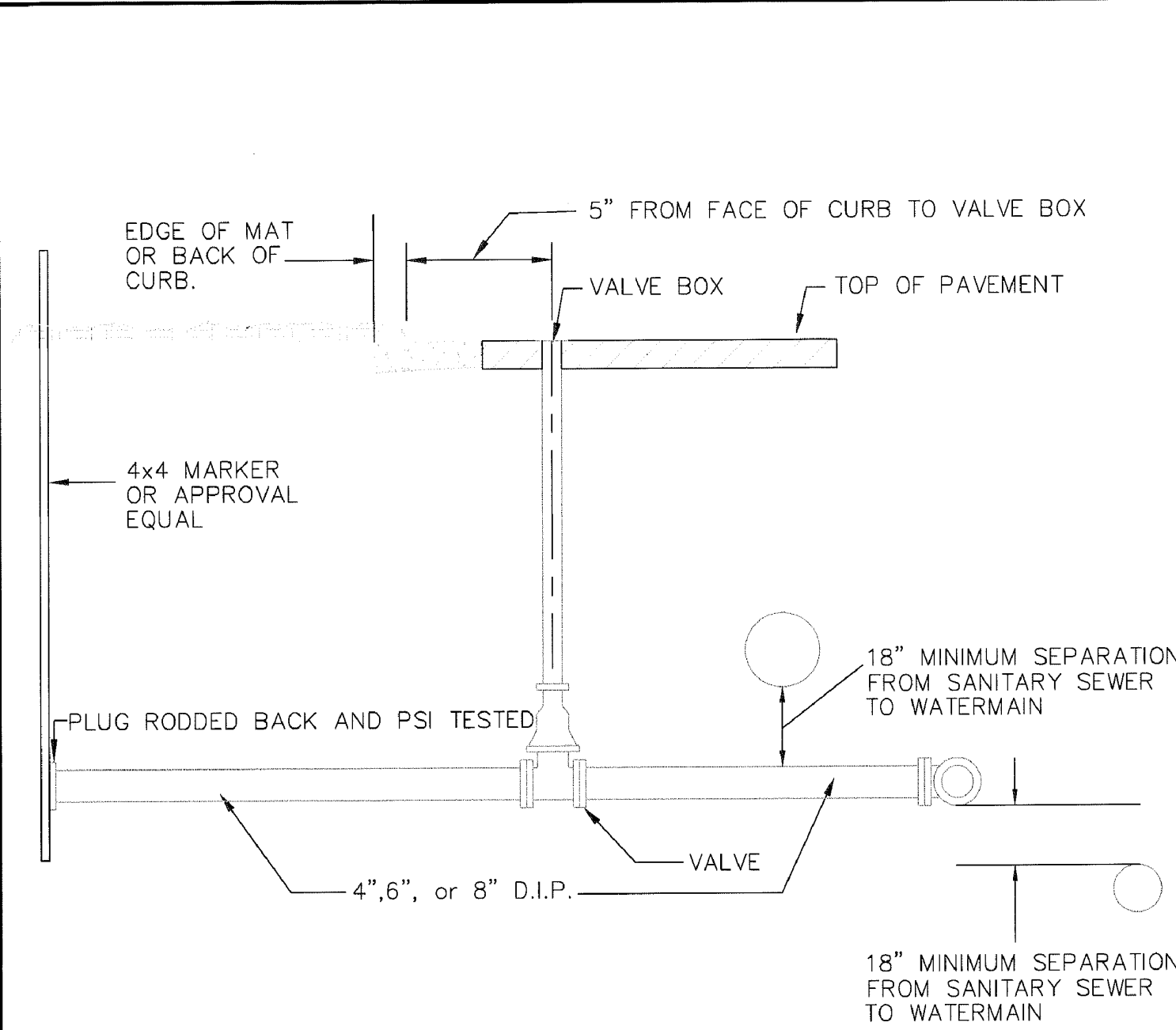


NOTE: DO NOT PASS CURRENT THROUGH PIPE UNLESS PIPE IS FULL OF WATER.

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



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

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TAE  
DRAWN BY:  
TAE  
CHECKED BY:  
CJJ



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JAM HOPS

DETAILS  
CITY OF RAMSEY, MINNESOTA

SHEET  
C6  
OF  
C12  
SHEETS

Aug 08, 2023 - 9:55am  
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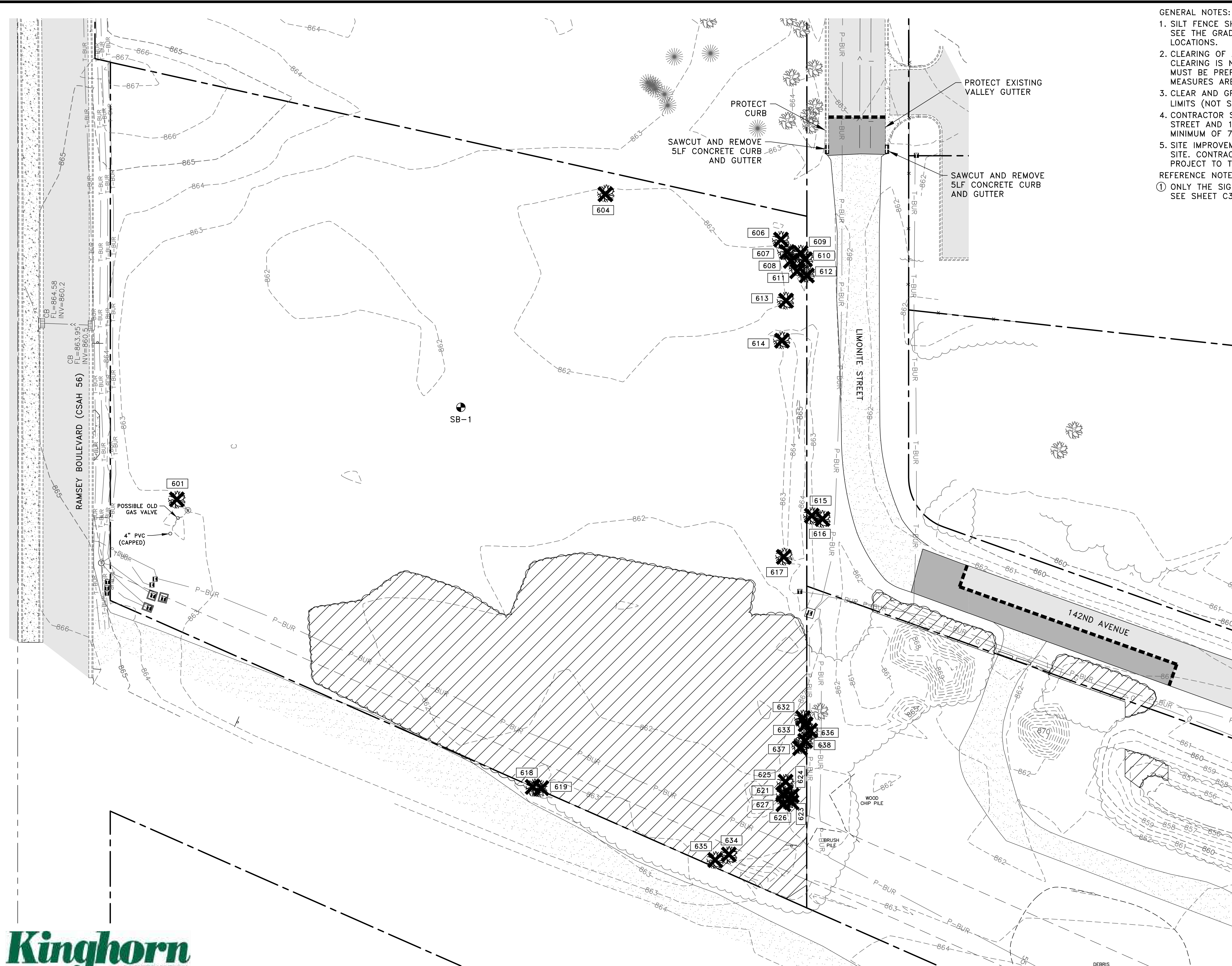
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JAM HOPS

EXISTING TOPOGRAPHY AND  
 REMOVALS PLAN  
 CITY OF RAMSEY, MINNESOTA

SHEET  
 C7  
 OF  
 C12  
 SHEETS

3395.21



GENERAL NOTES:  
 1. 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.  
 2. 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.  
 3. CLEAR AND GRUB BRUSH, SHRUBS AND SMALL TREES WITHIN THE CONSTRUCTION LIMITS (NOT SHOWN).  
 4. 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.  
 5. 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
	EXISTING CONTOUR
	EXISTING CONCRETE CURB
	GAS MAIN
	BURIED ELECTRIC LINE
	BURIED TELEPHONE LINE
	BURIED TELEVISION LINE
	BURIED FIBER OPTIC LINE
	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	FENCE
	UTILITY PEDESTALS OR TRANSFORMERS
	UTILITY MANHOLE
	EXISTING WELL
	EXISTING CATCH BASIN
	SIGN
	DECIDUOUS AND CONIFEROUS TREES
	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
	TREE NUMBER ①

GENERAL NOTES:

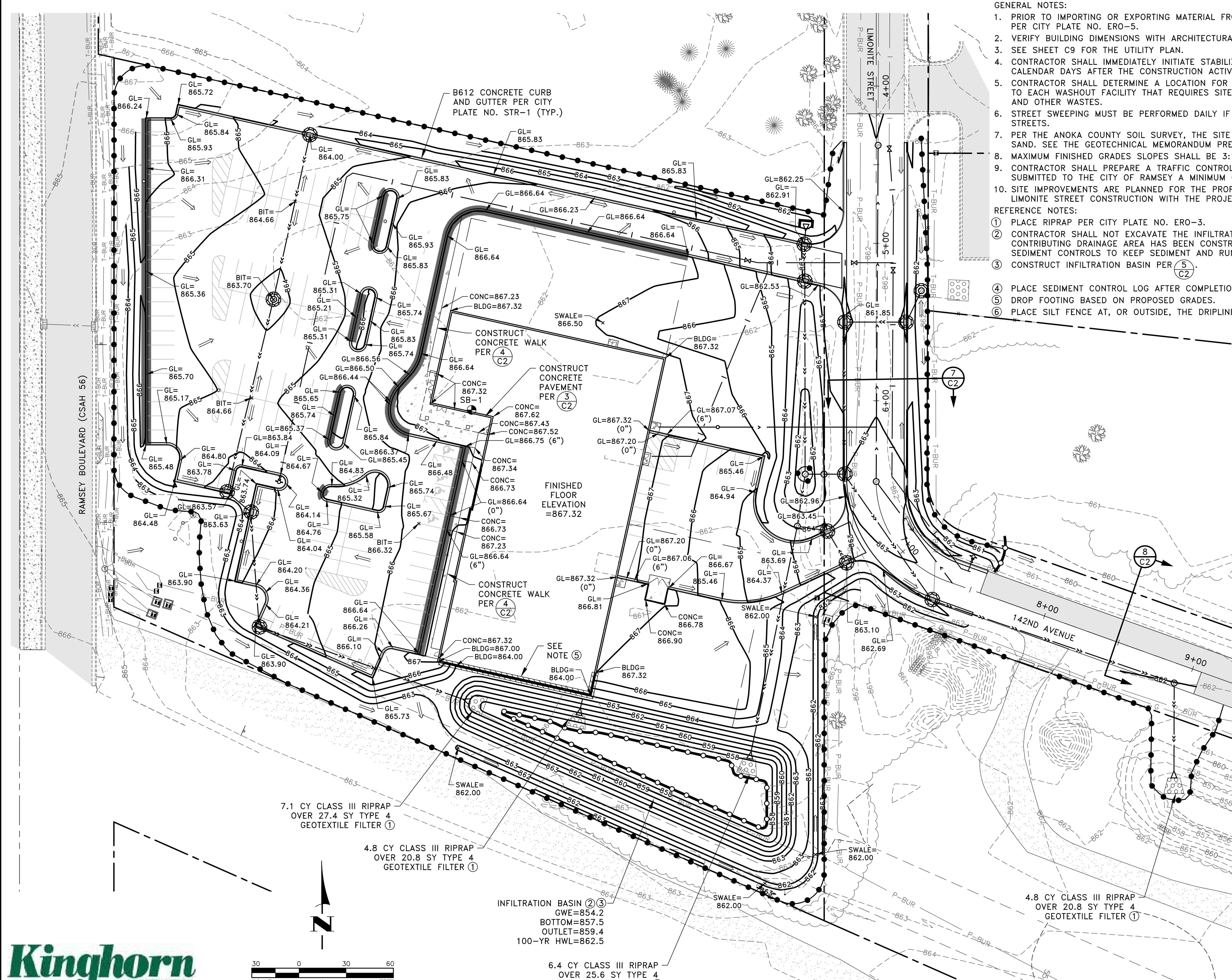
1. PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY PLATE NO. ERO-5.
2. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. SEE SHEET C9 FOR THE UTILITY PLAN.
4. CONTRACTOR SHALL IMMEDIATELY INITIATE STABILIZATION OF EXPOSED 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.

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
- ▣ EXISTING CATCH BASIN
- ⊠ UTILITY PEDESTALS OR TRANSFORMERS
- ⊙ UTILITY MANHOLE
- ⊙ EXISTING WELL
- ⊙ SIGN
- ☀ DECIDUOUS AND CONIFEROUS TREES
- ⊙ SB-X APPROXIMATE SOIL BORING LOCATION
- ▨ EXISTING BITUMINOUS PAVEMENT
- ▨ EXISTING GRAVEL SURFACE
- ▨ PROPOSED RIPRAP
- ▨ PROPOSED CONCRETE CURB AND GUTTER
- I 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
- BLDG= PROPOSED GROUND ELEVATION AT BUILDING
- BIT= PROPOSED SPOT ELEVATION (BITUMINOUS)
- SWALE= PROPOSED SWALE ELEVATION
- CONC= PROPOSED SPOT ELEVATION (CONCRETE)
- PROPOSED LIGHT POLE
- ⇒ DRAINAGE ARROW



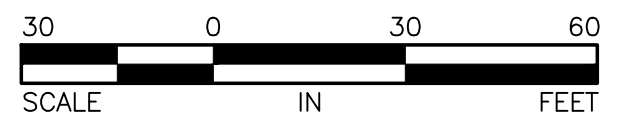
7.1 CY CLASS III RIPRAP OVER 27.4 SY TYPE 4 GEOTEXTILE FILTER ①

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

INFILTRATION BASIN ② ③  
 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

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



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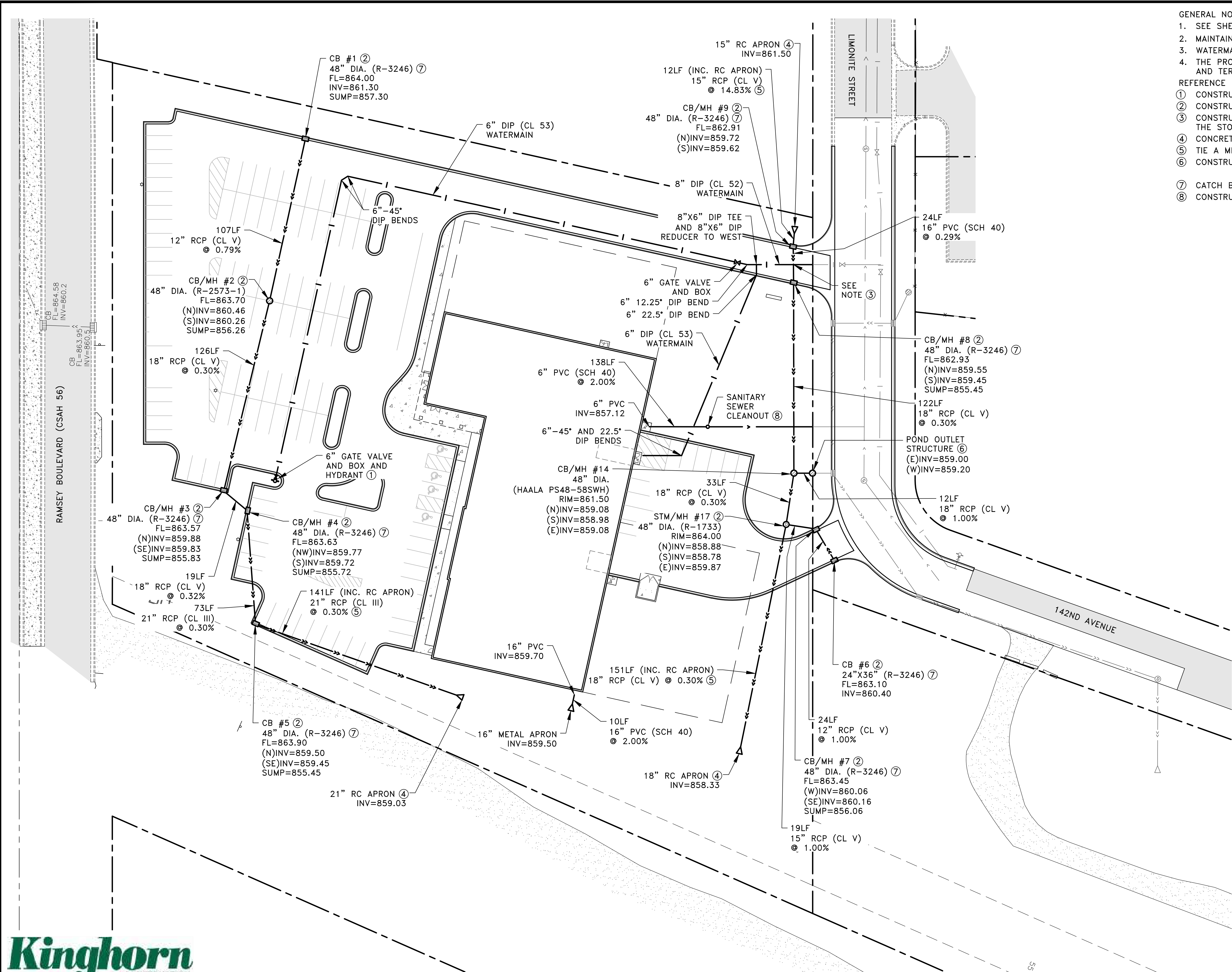
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GRADING, DRAINAGE AND  
 SEDIMENT CONTROL PLAN  
 CITY OF RAMSEY, MINNESOTA

SHEET C8 OF C12 SHEETS

Aug 08, 2023 - 10:27am K:\PRIVATE\3395.21\ENGINEERING\PLAN DWG\339521\_GRADING.dwg

- 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 (C3).
  - CATCH BASIN CASTING DETAILS ARE SHOWN ON CITY PLATE NO. STO-4.
  - CONSTRUCT SANITARY SEWER CLEANOUT PER (C3).



Aug 08, 2023 9:56am K:\PRIVATE\3395.21\ENGINEERING\PLAN DWG\339521\_UTILITY.dwg



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JAM HOPS

UTILITY PLAN	SHEET C9
CITY OF RAMSEY, MINNESOTA	OF C12 SHEETS

Aug 08, 2023 - 9:57am  
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DRAWN BY:  
TAE

CHECKED BY:  
CJJ



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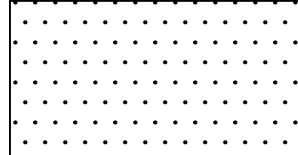

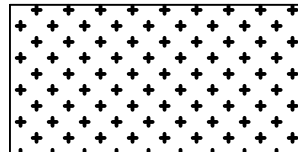
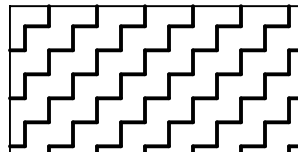
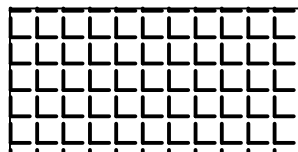
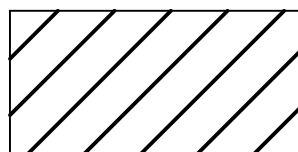
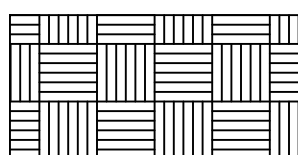
JAM HOPS

RESTORATION AND PAVING PLAN  
 CITY OF RAMSEY, MINNESOTA

SHEET  
C10  
OF  
C12  
SHEETS

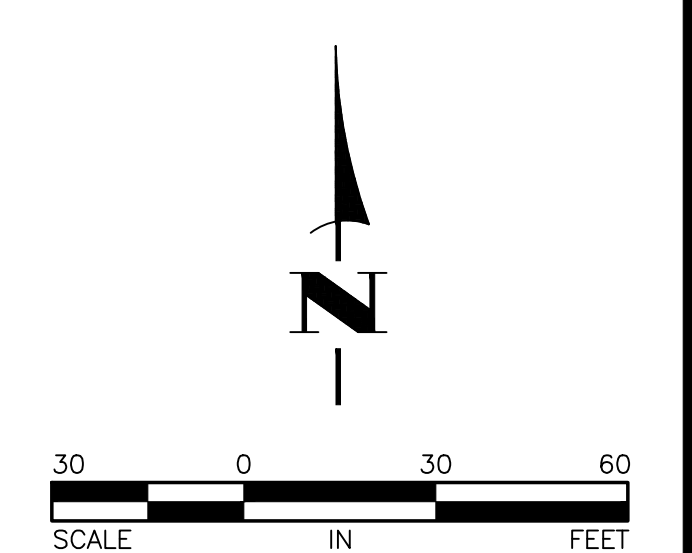
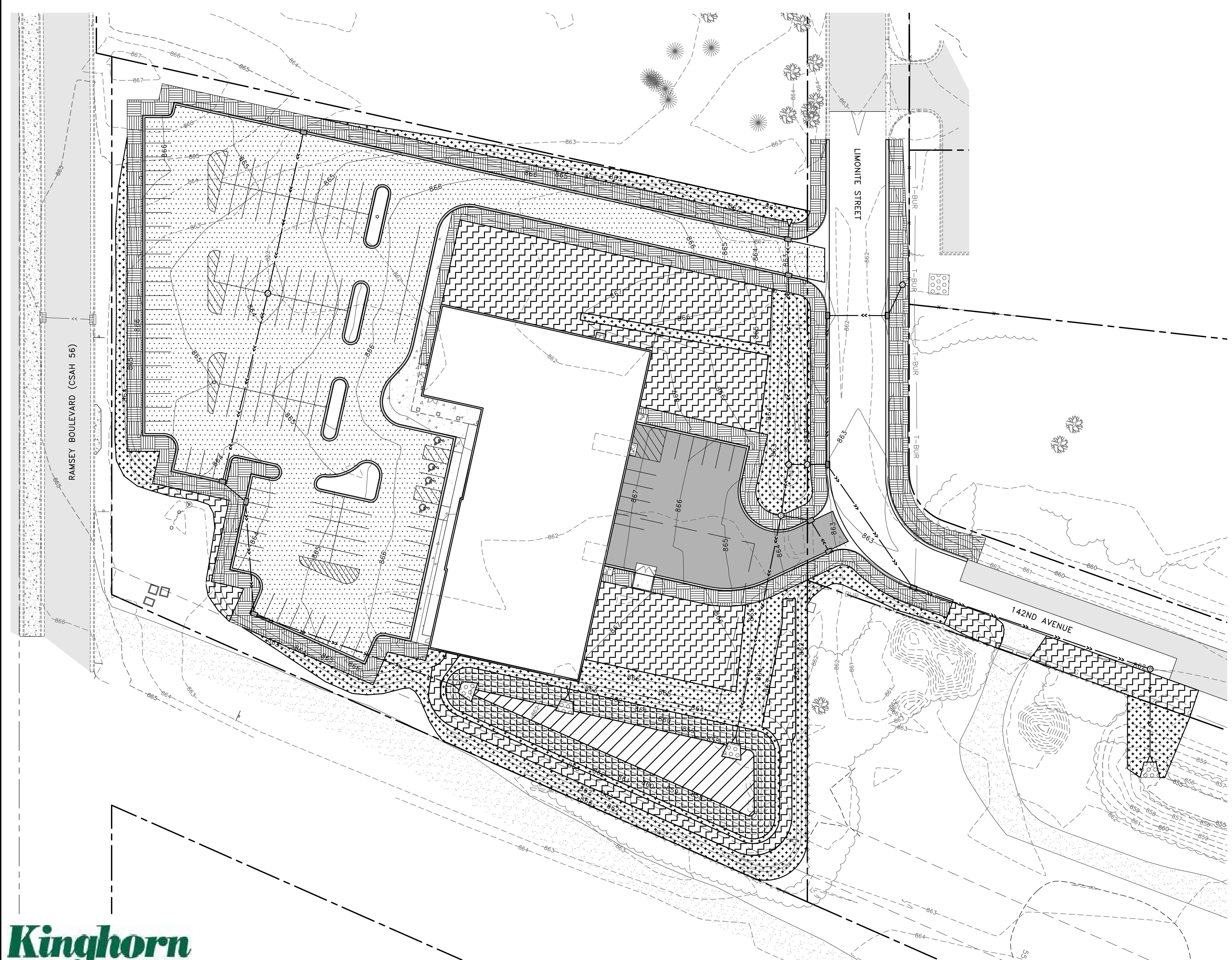
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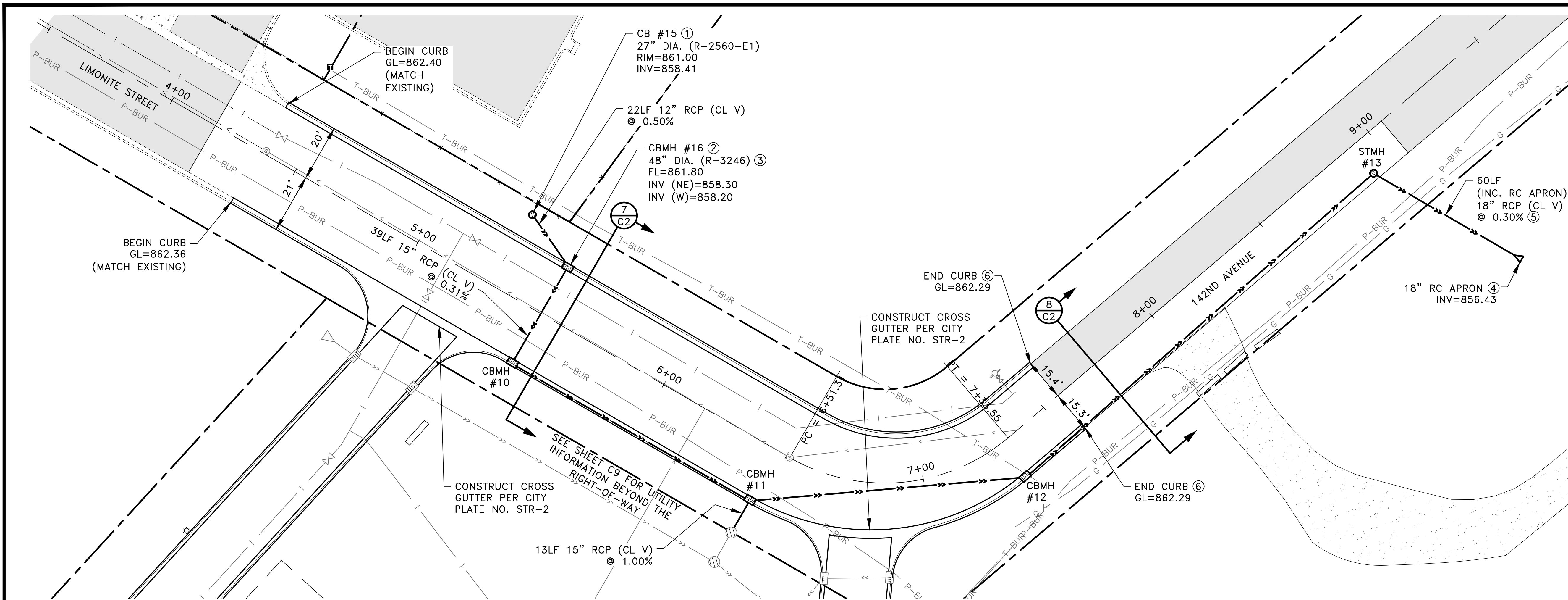
-  PROPOSED LIGHT DUTY BITUMINOUS PAVEMENT PER (1) C2
-  PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT PER (2) C2
-  SEED MIX 25-131 (220 POUNDS/ACRE) ROLLED EROSION PREVENTION CATEGORY 20 TYPE 1 FERTILIZER (300 POUNDS/ACRE)
-  SEED MIX 25-131 (220 POUNDS/ACRE) HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE) TYPE 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:

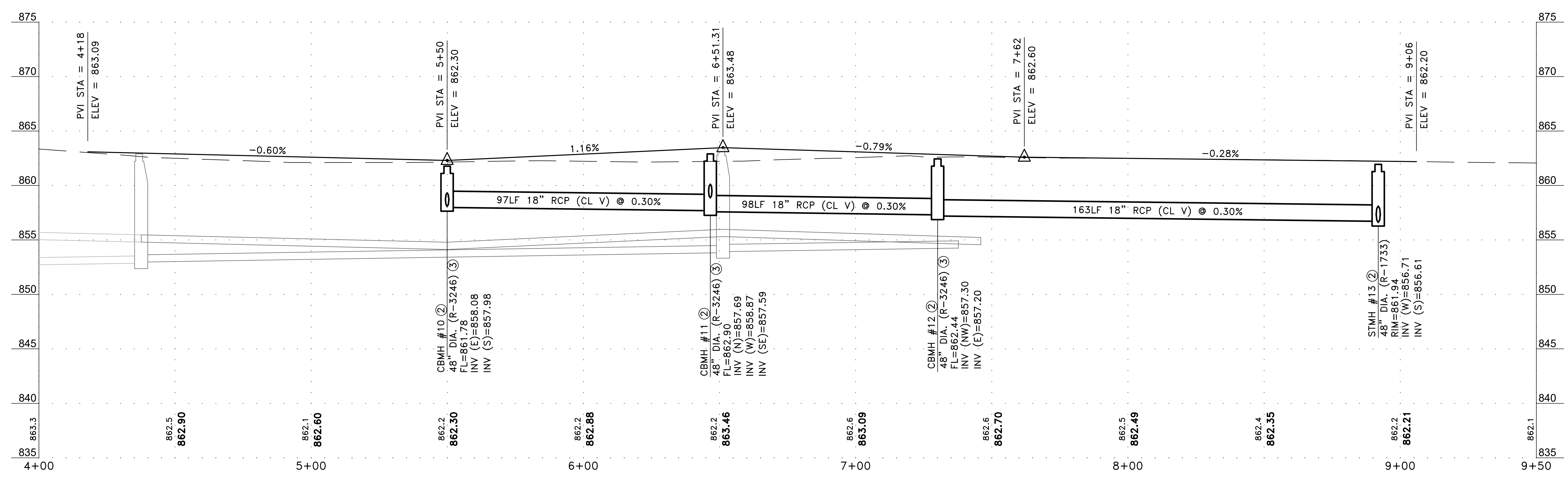
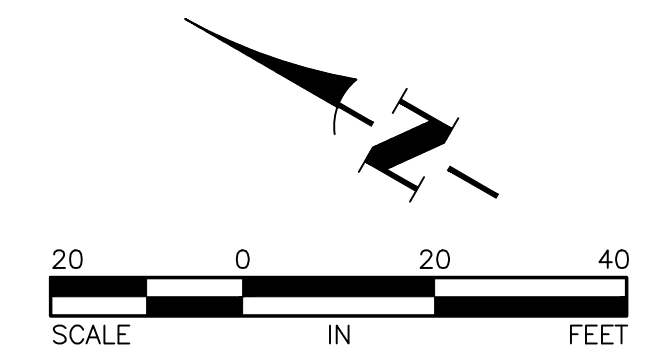
1. PLACE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS OUTSIDE THE PROPOSED PARKING LOT AND INFILTRATION AREA. TOPSOIL SHALL NOT CONTAIN MORE THAN 35% SAND CONTENT. SEE (5) C2 FOR INFILTRATION BASIN TOPSOIL REQUIREMENTS.







- 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.



Aug 08, 2023 10:00am K:\PRIVATE\339521\ENGINEERING\PLAN DWG\339521\_PP\_LIMONITE.dwg



DATE	REVISION
8/8/23	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. Eggen*  
 TIMOTHY A. EGGEN, P.E.  
 Date 7/17/23 Lic. No. 43362

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



**Hakanson Anderson**  
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JAM HOPS

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

SHEET C12 OF C12 SHEETS

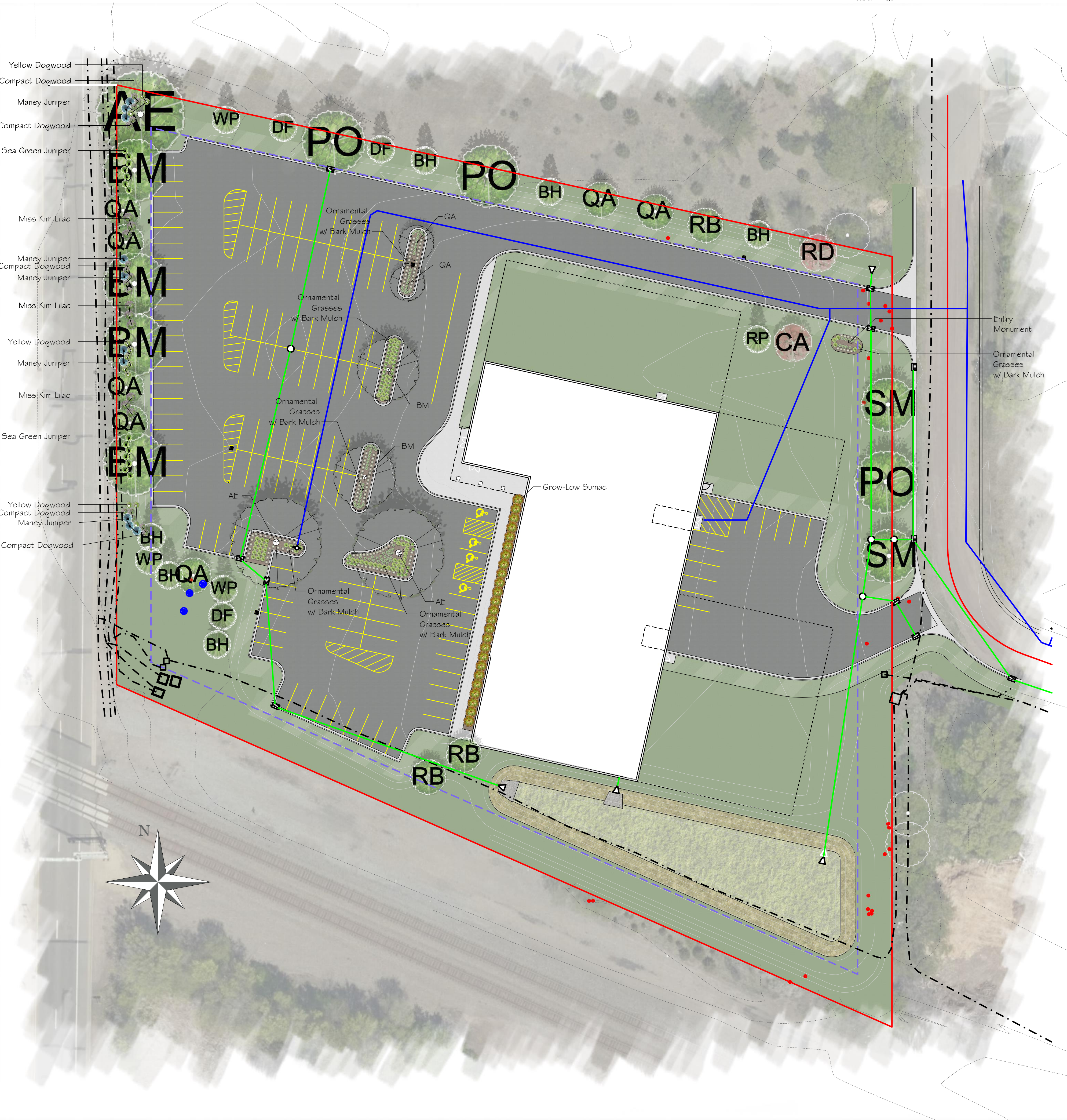
Symbol	Description	Quantity	Unit	Notes
AA	AA1	1	ft	
AA	AA2	1	ft	
AA	AA3	1	ft	
AA	AA4	1	ft	
BB	BB1	1	ft	

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



PLANTING SCHEDULE					
OVERSTORY TREES		Cont	Sqft	Quantity	Total Sqft
BM	Black Maple / <i>Acer niropum</i>	2.5' BB	1,535	6	9210
SM	Sugar Maple / <i>Acer saccharum</i>	2.5' BB	982	2	1964
RB	River Birch / <i>Betula nigra</i>	2.5' BB	415	3	1245
QA	Quaking Aspen / <i>Populus tremuloides</i>	2.5' BB	246	9	2214
PO	Northern Pin Oak / <i>Quercus ellipsoidalis</i>	2.5' BB	1,535	3	4605
AE	American Elm / <i>Ulmus americana</i>	2.5' BB	3,910	2	7820
HK	Bitternut Hickory / <i>Carya cordiformis</i>	2.5' BB	3,008		0
EVERGREEN TREES		Cont	Sqft	Quantity	Total Sqft
NS	Norway Spruce / <i>Picea abies</i>	6' BB	629	1	629
WS	White Spruce / <i>Picea glauca</i>	6' BB	450	2	900
BH	Black Hills Spruce / <i>Picea glauca densata</i>	6' BB	386	6	2316
WP	White Pine / <i>Pinus strobus</i>	6' BB	1,995	3	5985
DF	Douglas Fir / <i>Pseudotsuga menziesii</i>	6' BB	354	3	1062
RP	Red Pine / <i>Pinus resinosa</i>	6' BB	1,535	1	1535
UNDERSTORY TREES		Cont	Sqft	Quantity	Total Sqft
RD	Redbud / <i>Cercis canadensis</i>	1.5' BB	297	1	297
CA	Crabapple / <i>Malus "Praine Rose"</i>	1.5' BB	157	1	157
SHRUBS		Cont	Sqft	Quantity	Total Sqft
	Red Dogwood / <i>Cornus sericea "Bailadeline"</i>	5 Gal	32	15	480
	Yellow Dogwood / <i>Cornus alba "Bud's Yellow"</i>	5 Gal	32	12	384
	Miss Kim Lilac / <i>Syringa meyeri "Palibr"</i>	5 Gal	61	9	549
	Grow Low Sumac / <i>Rhus aromatica "Gro-Low"</i>	5 Gal	19	24	456
	Maney Juniper / <i>Juniperus chinensis "Maney"</i>	5 Gal	12	11	132
	Sea Green Juniper / <i>Juniperus chinensis "Sea Green"</i>	5 Gal	10	15	150
				Total 5F	42090
GRASSES		Cont	Quantity		
	Karl Foerster / <i>Calamagrostis x acutiflora "Karl Foerster"</i>	1 Gal	67		
	Big Bluestem / <i>Andropogon "Red October"</i>	1 Gal	80		
	Praine Dropseed / <i>S. heterolepis</i>	1 Gal	43		
	Lilly Turf / <i>Linope Spicata</i>	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 ENCRICLED THE TREE. TREES MUST BE IN GOOD HEALTH AND FREE OF DISEASE.
- ALL TREES SHALL HAVE A MINIMUM DEPTH OF 6" 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 6" 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

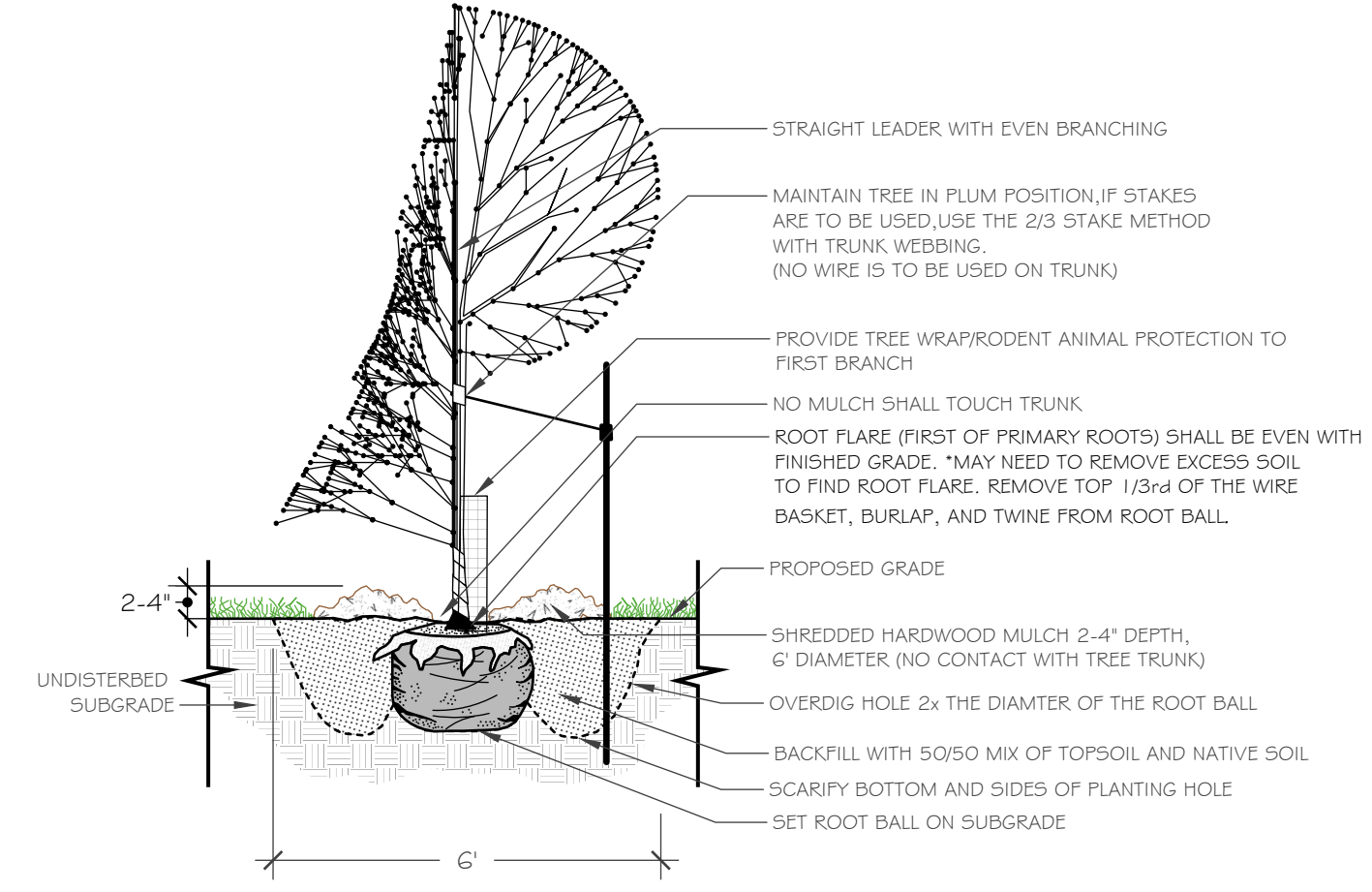
SITE TOTAL: 180,011 SF  
 IMPERVIOUS SURFACE: 112,420 SF  
 PLANTING CALCULATION:  
 112,420 / 180,011 = .62  
 180,011 x .62 = 111,607 SF TOTAL

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

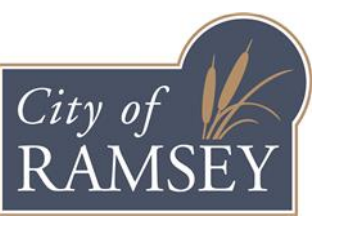
NOT TO SCALE



Client:



Project Location:



Certification:

I hereby certify that this plan, plan set or 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: 08.07.2023

Copyright:

THIS PLAN SET AND THE CONCEPTS REPRESENTED HEREIN ARE THE PROPERTY OF KLENZ LANDSCAPE & SITE DESIGN. CHANGES TO OR USE OF THIS PLAN SHALL REQUIRE WRITTEN APPROVAL BY KLENZ LANDSCAPE & SITE DESIGN.

LANDSCAPE PLAN

JAM HOPS

Drawn By: MK Checked By: KN

Original Issue Date: 07.12.2023 Reissue Date: 08.07.2023

#	By	Date	Plan	Remarks
01	MK	230714	Prelim	Revise per city comment
02	MK	230807	Prelim	Revise per city comment

Project Number: City Number:

L1 / 1

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 Email: bnolby@jamhops.com

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 Email: johnk@kinghorn.com

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**LAMPERT ARCHITECTS**  
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 Email: time@HAA-inc.com

**COMMERCIAL PLAN REVIEW FOR CODE COMPLIANCE**

**GENERAL INFORMATION**

- A. PROJECT NAME: Jam Hops
- B. PROJECT LOCATION: 14165 Ramsey Blvd NW, Ramsey, Minnesota
- C. ZONING AND LAND USE: E-2 Employment District
- D. LOT SIZE: 4.13 Acres (180,011 s.f.)
- E. LOT COVERAGE: 24,440 s.f./180,011 s.f. = 13.6% < 15%

**APPLICABLE CODES:**

- A. RAMSEY ZONING ORDINANCE - Current Edition
- B. MINNESOTA STATE BUILDING CODE (MSBC) - 2020 Edition
- C. CHAPTER 1305 - INT'L BUILDING CODE - 2018 Edition
- D. CHAPTER 1311 - INT'L EXISTING BUILDING CODE - 2018 Edition
- E. CHAPTER 1315 - NATIONAL ELECTRIC CODE - 2018 Edition
- F. CHAPTER 1322/23 - INT'L ENERGY CONSERVATION CODE - 2018 Edition
- G. CHAPTER 1341 - MN ACCESSIBILITY CODE - 2020 Edition
- H. CHAPTER 1346 - INT'L MECHANICAL CODE - 2018 Edition
- I. CHAPTER 4714 - UNIFORM PLUMBING CODE - 2020 Edition

**BUILDING CLASSIFICATION**

A. OCCUPANCY GROUPS/ TYPE OF CONST (IBC Chpt 3 & IBC Chpt 6)

- 1. Office - Group B
  - Type of Construction - II-B
  - Area - 4,280 s.f. (Mezzanine)
  - Proposed Height - 35'-9", 1-Story
- 2. Theater - Group A-1
  - Type of Construction - II-B
  - Area - 1,924 s.f.
  - Proposed Height - 35'-9", 1-Story
- 3. Gymnasium - Group A-2
  - Type of Construction - II-B
  - Area - 22,516 s.f.
  - Proposed Height - 39'-9", 1-Story
- 4. Mixed Occupancy (IBC 508)
  - Groups A-1, A-3 & B are Non-Separated Uses
- 5. Incidental Uses (IBC 509) - None

**B. FIRE-RESISTANCE-RATED CONSTRUCTION**

Element	Rating
Structural Frame	0 Hours
Exterior Bearing Walls	0 Hours
Interior Bearing Walls	0 Hours
Exterior Non-Bearing Walls	0 Hours
Interior Non-Bearing Walls	0 Hours
Floor Construction	0 Hours
Roof Construction	0 Hours

Classification	Area of Opening
Unprotected	No Limit
Protected	No Limit

- 3. Fire Walls (IBC 706) - Not Required
- 4. Fire Barriers (IBC 707) - Not Required
- 5. Fire Partitions (IBC 708) - Not Required

**C. ROOF AND INTERIOR FINISH REQUIREMENTS**

1. Minimum Wall and Ceiling Finish Requirement (IBC Table 803.13)

Building Component	Finish Class
Vertical Exits/Exit Passageways	Class B
Exit Access Corridors/Other Exit ways	Class B - Group A-1, A-2 Class C - Group B
Rooms and Enclosed Spaces	Class C

2. Minimum Roof Covering Classification (IBC Table 1505.1) = Class C  
 - (Contractor To Provide Class A Roof Assembly)

**AUTOMATIC SPRINKLER REQUIREMENTS**

- A. AN NFPA 13 AUTOMATIC SPRINKLER SYSTEM IS PROVIDED THROUGHOUT THE BUILDING (IBC 903.3.1.1)
- 1. Required Location(s) (IBC 903.2)
  - Throughout The Building When The Fire Area Containing Group A-2 Exceeds 5,000 s.f., Has An Occupant Load Of 100 Or More, Or Is Located On A Floor Other Than The Level Of Exit Discharge

**ALLOWABLE HEIGHT, ALLOWABLE AREA**

- A. ALLOWABLE HEIGHT (IBC Table 504.3/504.4)
  - 1. Groups A-1 And A-3 Are Equally More Restrictive Than Group B
  - 2. Group A-2 & A-3, Type II-B
    - Sprinklered: 75'-0", 3 Stories
  - 3. Height Check
    - 1 Story < 3 Stories
    - 39'-9" < 75'-0"
- B. ALLOWABLE AREA (IBC Table 506.2)
  - 1. Groups A-1 Is More Restrictive Than Groups A-3 And B
  - 2. Group A-1, Type II-B
    - Tabular Area = 34,000 s.f.
    - Frontage Increase (IBC 506.3)
      - $8.50 \times \left( \frac{720'-0"}{720'-0"} - .25 \right) \times \frac{30'}{30'} = 6,375 \text{ s.f.}$
      - Per Floor = 40,375 s.f.
      - Whole Building = 40,375 s.f.
  - 3. Area Check
    - Multi-Story Increase (IBC 506.4) = 40,375 x 1
    - Whole Building Area Check = 24,440/40,375 = 60.5% < 100%

**MEANS OF EGRESS**

- A. DESIGN OCCUPANT LOAD (IBC Chpt 1004)
  - 1. Main Floor: 613 Occupants
  - 2. Mezzanine: 19 Occupants
  - 3. Total Occupants: 632
- B. EXIT/EXIT ACCESS
  - 1. Number Required (IBC Table 1006.2.1, 1006.3.2) = 3
  - 2. Number of Accessible Required (IBC 1009) = 2
  - 3. Arrangement (IBC 1007)
    - Not Less Than 1/3 Overall Diagonal (Sprinklered Building)
  - 4. Travel Distance Maximums
    - Exit Access (IBC 1017) = 250'
    - Common Path of Egress (IBC 1006.2.1) = 75'
    - Dead Ends (IBC 1020.4) = 20'
  - 5. Sizing (The Greater of Two Conflicting Widths Shall Be Used)
    - Design Egress Sizing (IBC 1005.3)
      - Stairways (Occ Load x .3) = 5.7" (Mezz.)
      - Other Components (Occ Load x .2) = 126.4"
    - Stairways (IBC 1011.2) = 36" (Mezz.)
    - Corridors (IBC 1020.2) = 44"
    - Exit Passageways (IBC 1024.2) = 44"
    - Exit Doors (IBC 1010.1.1) = 32" Min Clear, 48" Max Nom
  - 6. Doors
    - Swing (IBC 1010.1.2.1)
      - Side Hinged Swinging Out At Occupant Load Of 50 Or More
    - Landings (IBC 1010.1.6)
      - Width Not Less Than Width of Door Or Stairway
      - Length in Direction of Travel Not Less Than 44"
    - Thresholds (IBC 1010.1.7)
      - Max Height = 1/2" = 1.2 Beveled Edge If 1/4"-1/2"
    - Door Arrangement (IBC 1010.1.8) 48" + Door Width Apart
    - Lock or Latch (IBC 1010.1.9)
      - Operable From Egress Side Without Use of Knowledge or Keys
      - Manually Operated Flush Bolts Permitted on Inactive Leaf
      - Panic/Fire Exit Hardware (IBC 1010.1.10) Required At Exit/Exit Access Doors

**PLUMBING FIXTURES**

A. NUMBER FIXTURES REQUIRED (IBC 2902.1)

1. Group A-1 & A-2 (Theater & Gymnasium)

- 632 Occupants
- 316 Male Occupants, 316 Female Occupants

Fixture	Required	
	Men	Women
Water Closets	316 @ 1/125=2.53=3	316 @ 1/65=4.86=5
Urinals	-	-
Lavatories	316 @ 1/200=1.58=2	316 @ 1/200=1.58=2
Bathrooms/ Showers	-	-
Drinking Fountains	632 @ 1/500=1.26=2	-
Service Sink	1	1

3. Total Number of Plumbing Fixtures Required

Fixture	Required		Provided	
	Men	Women	Men	Unisex
Water Closets	3	5	1	6
Urinals	-	-	-	-
Lavatories	2	2	1	6
Drinking Fountains	2	-	2	-
Service Sink	1	-	1	-

Note: Footnote k. - Urinals May Be Substituted For Up to 2/3 Of Required Water Closets

B. LOCATION OF FIXTURES (IBC 2902.3.3)

- Not More Than 1 Story Above Or Below Regular Working Area
- Travel Distance Less Than 500 Ft

C. SIGNAGE (IBC 2902.4)

- A Legible Sign For Each Sex Shall Be Provided Near The Entrance To The Toilet Facility

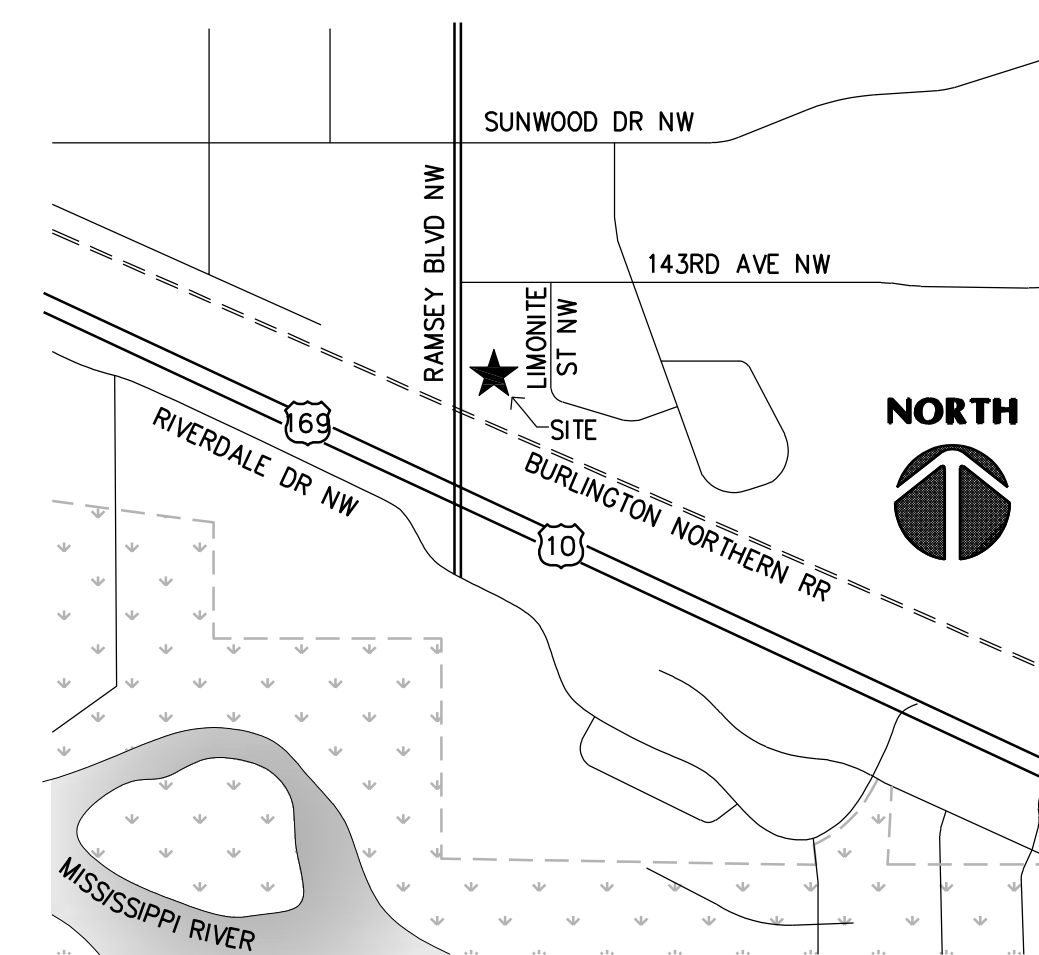
**OTHER**

- A. ACCESSIBILITY
  - 1. Building is Accessible
- B. GUARDS (IBC 1015)
  - 1. 42" High Minimum Guards Shall Be Installed Where A Change In Levels Drops 30" Or More.
  - 2. 34"-38" High Minimum Guards Shall Be Installed Along An Open Stair In R-3 Occupancies And In Dwelling Units In Group R-2.
- C. ROOF ACCESS (IBC 306.5)
  - 1. 60" Ships Ladder To 8 s.f. roof Hatch (Min Dim 1'-8") Provided - Provide 42" Guard If Opening Is Within 10' Of Roof Edge.
- D. CONCEALED SPACES
  - 1. Floors (IBC 718.3)
    - Draftstops Not Required in Sprinklered Building
  - 2. Attics (IBC 718.4)
    - Draftstops Not Required in Sprinklered Building
- E. VENTILATION
  - 1. Attics (IBC 1202.2)
    - 1 s.f./ 300 s.f. With Vapor Barrier
  - 2. Under-Floors (IBC 1202.4)
    - Not Required
- G. SAFETY GLAZING (IBC 2406)
  - 1. Safety Glazing Shall Be Installed In Hazardous Locations As Specified In IBC 2406.4
- H. RECYCLING SPACE (MSBC 1303.1500)
  - 1. .001 x 28,680 s.f. = 29 s.f. Required
- J. FIRE ALARM AND DETECTION SYSTEMS
  - 1. Fire Alarm And Detection System Not Required (IBC 907.2)
  - 2. If Required Provide Audible And Visible Alarm Notification Devices (IBC 907.5, NFPA 72)
- M. PARKING AND MANEUVERING (Ramsey Zoning Ordinance)
  - 1. Owner To Coordinate With City Of Ramsey To Determine Req'd Parking Capacity
  - 2. Stall Size 3. Aisle Size 4. Striping
    - 9'-0" x 18'-0" - 24'-0" - 4" White Stripes
  - 5. Pavement Design
    - All Drive Aisles And Truck Maneuvering Areas
    - 2" Bituminous Wear Course
    - 2" Bituminous Binder Course
    - 8" Compacted Class 5 Base
    - All Parking Areas
    - 1 1/2" Bituminous Wear Course
    - 1 1/2" Bituminous Binder Course
    - 6" Compacted Class 5 Base
    - Verify With Existing Soil Conditions And Adjust Accordingly

**SHEET SCHEDULE**

Sheet	Description
T1	Title Sheet
A1	Site Plan
A2.1	Floor Plan
A2.2	Mezzanine Plan
A3	Building Elevations

**VICINITY MAP**



**ANSI/ASHRAE STANDARD 90.1-2016**

**GENERAL**

- A. Space Conditioning Category (5.1.2)
  - 1. Nonresidential Conditioned Space
- B. Climate (5.1.4)
  - 1. Zone 6 - Southern Minnesota

**COMPLIANCE PATH**

A. Prescriptive Building Envelope Option (5.2)

**MANDATORY PROVISIONS**

- A. Components Of The Building Envelope Shall Comply With Section 5.4
  - 1. Insulation (5.4.1) Shall Comply With Section 5.8.1.1 - 5.8.1.9
  - 2. Fenestration/ Door Performance (5.4.2) Shall Comply With Section 5.8.2
  - 3. Air Leakage (5.4.3)
    - The Building Envelope Shall Contain An Air Barrier And Be Sealed At The Following Areas:
      - Joints Around Fenestration And Door Frames
      - Junctions Between Walls and Floors, Walls At Building Corners, Walls and Roofs or Ceilings
      - Penetrations Of Utility Services At Walls, Floors, and Roofs
      - Building Assemblies Used As Ducts Or Plenums
      - Joints, Seams, and Conn. Between Planes Or Changes In Air Barrier Materials
    - Fenestration and Doors - According To 5.4.3.2
    - Loading Dock Weathersels - Required According To 5.4.3.3
    - Vestibules - Required at Building Entrances According To 5.4.3.4

**PRESCRIPTIVE REQUIREMENTS**

Building Component	Maximum Assembly	Minimum Insulation	Proposed
ROOF: Entirely Above Deck	U-0.032	R-30 (ci)	R-30 (ci)
WALLS: Mass	U-0.051	R-13.3 (ci)	R-28 (ci)
S. O. G. FLOORS: Unheated	F-0.510	R-20 For 24"	R-28 (ci)
OPAQUE DOORS: Swinging	U-0.500	U-0.500	U-0.20
OPAQUE DOORS: Non-Swinging	U-0.500	U-0.500	U-0.147
FENESTRATION: 0-40% Glazing	U-0.420 (0.40 SHGC)	U-0.500	U-0.340

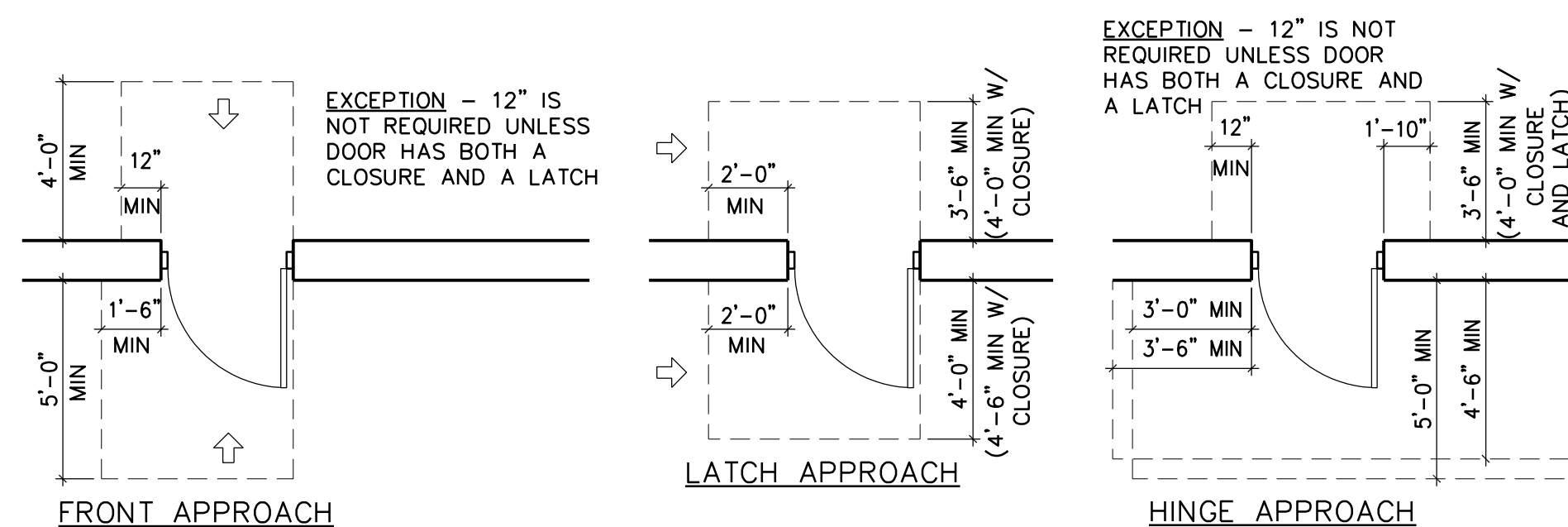
**SUBMITTALS**

- A. Contractor To Provide Product Submittals If Requested By The Building Official
- PRODUCT INFORMATION AND INSTALL. REQ.**
  - A. Building Components Must Identify R-Values Or U-Values Clearly Labeled On The Product In Accordance With Section 5.8

Note: Compliance Is For Building Envelope Only. The Design-Build HVAC and Electrical Designers Must Submit Documentation Proving Compliance With HVAC, Lighting, And Water Heating

**NOTE TO ALL DESIGN/BUILD CONTRACTORS AND THEIR SUB-CONTRACTORS:**

THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER, OR ANY OTHER DESIGN/BUILD SUB-CONTRACTOR'S DOCUMENTS AS PERTAINING TO THE WORK FOR THIS PROJECT. IT IS THE DESIGN/BUILD SUB-CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN/BUILD CONTRACTOR OF ANY CONFLICTS WITH THE ARCHITECTURAL AND STRUCTURAL DOCUMENTS DUE TO SIZES, LOCATIONS, QUANTITIES, ROUGH-IN DIMENSIONS AND CODE INTERPRETATIONS. THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT IMMEDIATELY OF ANY ARCHITECTURAL REVISIONS REQUIRED DUE TO THE COORDINATION OF EACH DESIGN/BUILD SUB-CONTRACTOR'S DOCUMENTS.



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

**GENERAL ACCESSIBILITY REQUIREMENTS**

**1. INTERNATIONAL SYMBOL OF ACCESSIBILITY**

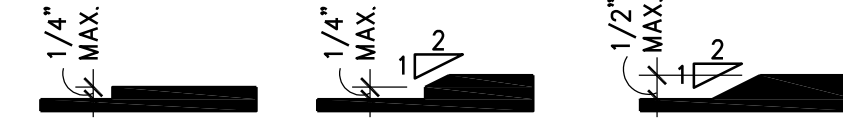


SIGNAGE WITH SYMBOLS OF ACCESSIBILITY SHALL HAVE A NON-GLARE FINISH AND CONTRASTING COLOR BETWEEN SYMBOL AND BACKGROUND

**2. FLOOR SURFACES (MSBC 303)**

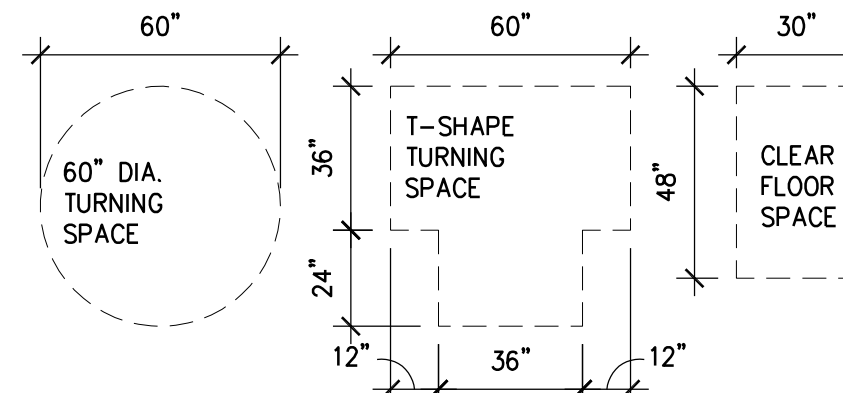
- FLOORS SHALL BE STABLE, FIRM AND SLIP RESISTANT
- CARPET SHALL BE SECURELY ATTACHED. PAD SHALL BE FIRM IF PROVIDED. PILE MAY BE LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE OR LEVEL CUT/UNCUT PILE WITH A MAXIMUM HEIGHT OF 1/2" EXPOSED EDGES ARE TO BE FASTENED TO FLOOR AND PROVIDED WITH TRIM THE ENTIRE LENGTH OF THE EXPOSED EDGE.

**3. CHANGES IN LEVEL**

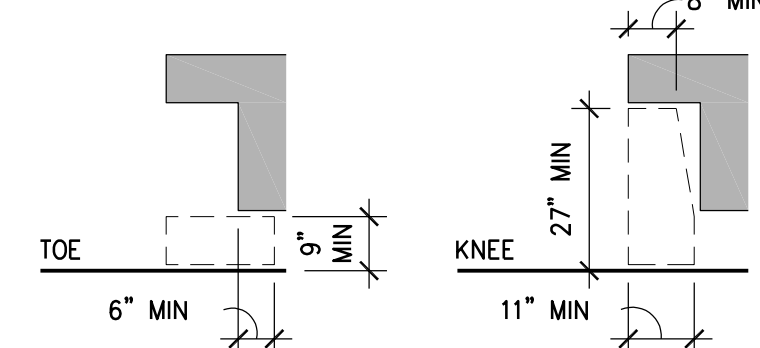


**4. TURNING AND CLEAR FLOOR SPACE**

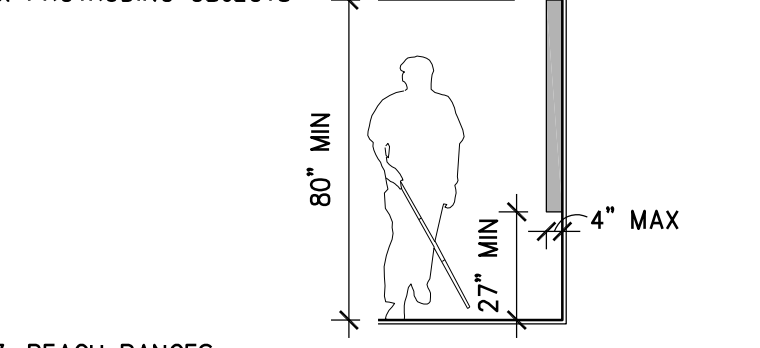
- CHANGES OF LEVEL NOT PERMITTED AT TURNING OR CLEAR FLOOR SPACES. FLOOR SLOPE NOT GREATER THAN 1:48 PERMITTED
- KNEE AND TOE CLEARANCE PERMITTED TO BE INCLUDED AT CIRCULAR TURNING SPACE, ONE ARM OR BASE OF T-SHAPED SPACE AND AT THE CLEAR FLOOR SPACE
- CLEAR FLOOR SPACE SHALL BE POSITIONED FOR A FORWARD OR PARALLEL APPROACH



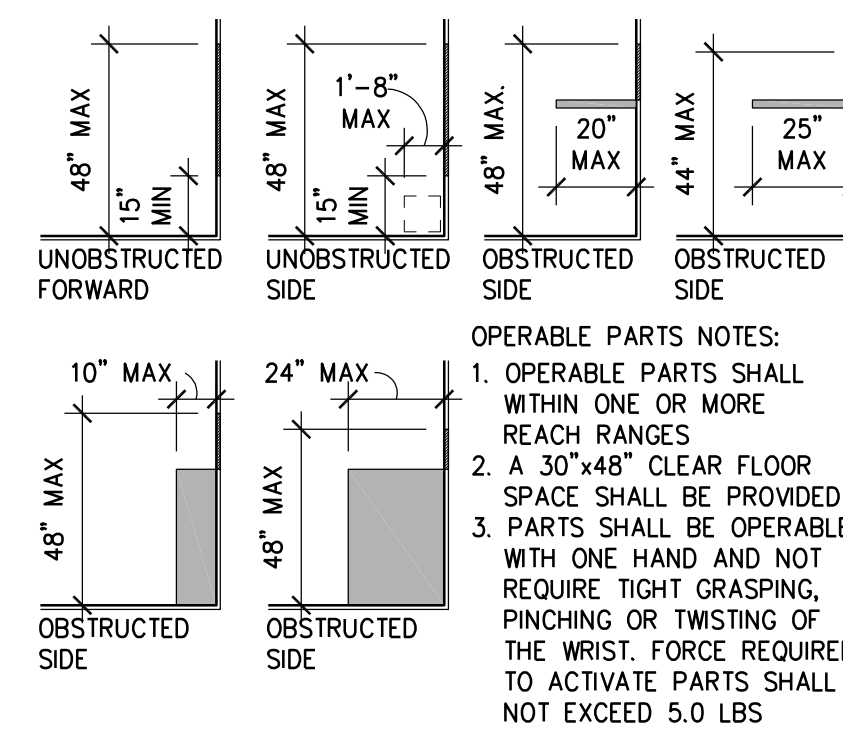
**5. KNEE AND TOE CLEARANCE**



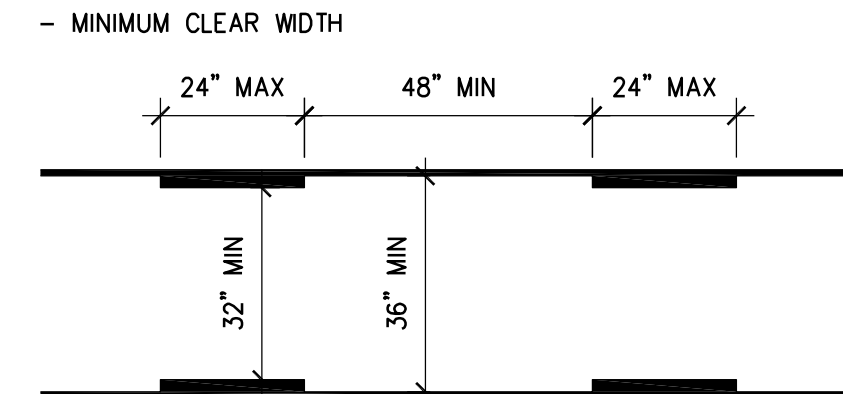
**6. PROTRUDING OBJECTS**



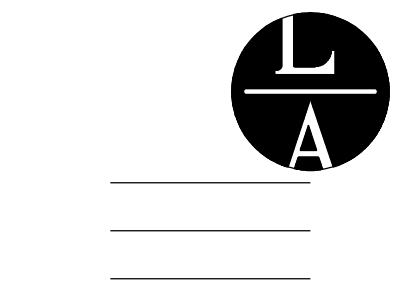
**7. REACH RANGES**



**8. ACCESSIBLE ROUTE - MINIMUM CLEAR WIDTH**



- RUNNING SLOPES OF WALKING SURFACES SHALL NOT EXCEED 1:20 AND CROSS SLOPES SHALL NOT EXCEED 1:48



**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.

LEONARD LAMPERT  
 PROJECT NO. 23051-4  
 13669  
 10/23/2023

**Kinghorn COMPANY**  
 GENERAL CONTRACTORS

21830 Industrial Court  
 Rogers, MN 55374  
 Tel: 763-428-8088  
 Fax: 763-428-8090

**JAM HOPS**  
 Ramsey, Minnesota

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 Leonard Lampert Architects Inc.

Project Designer: L. SCHMIDT

Drawn By:

Checked By: LL

Revisions

8/3/23 CITY COMMENTS

NO.	DATE	DESCRIPTION

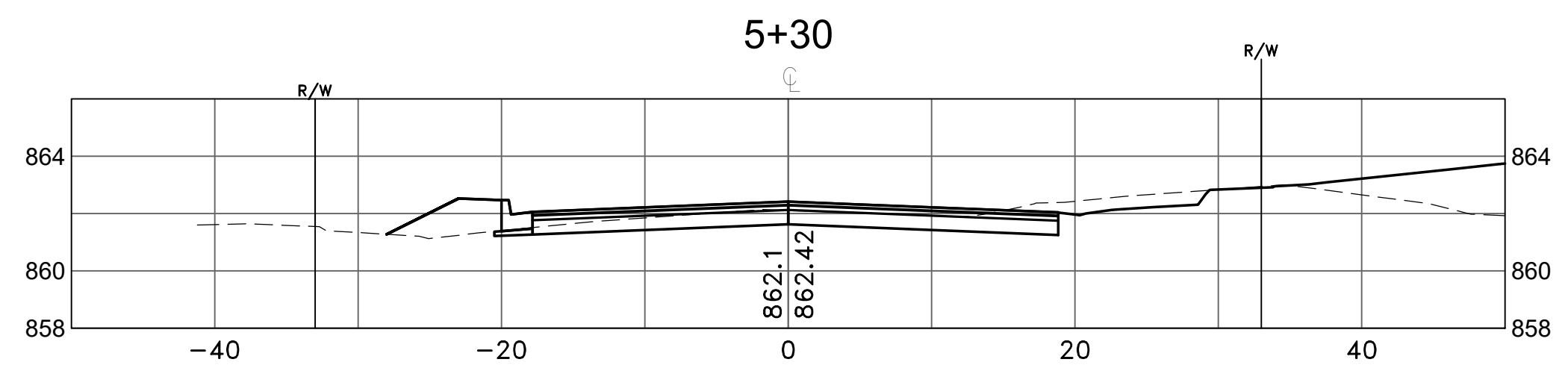
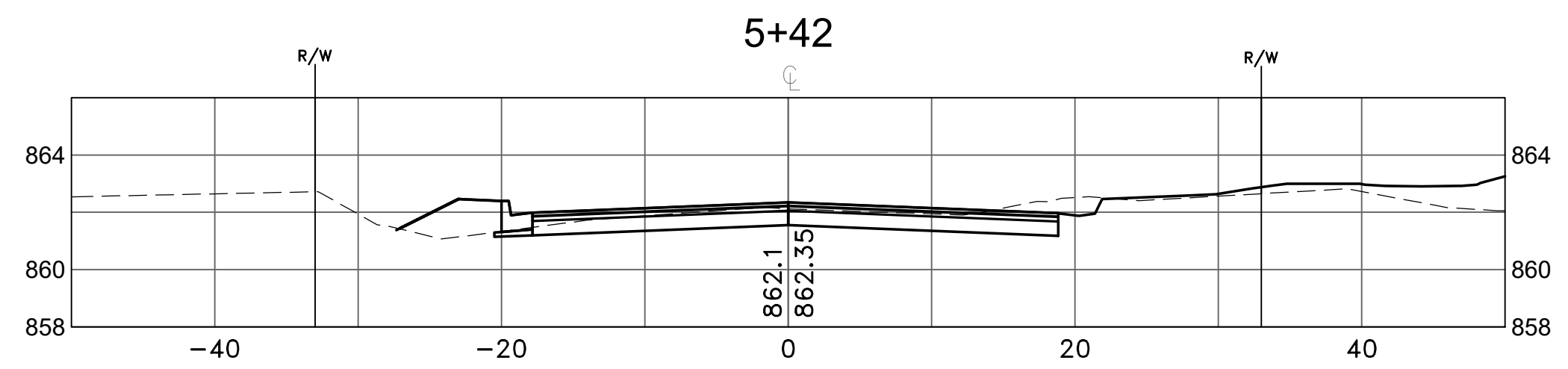
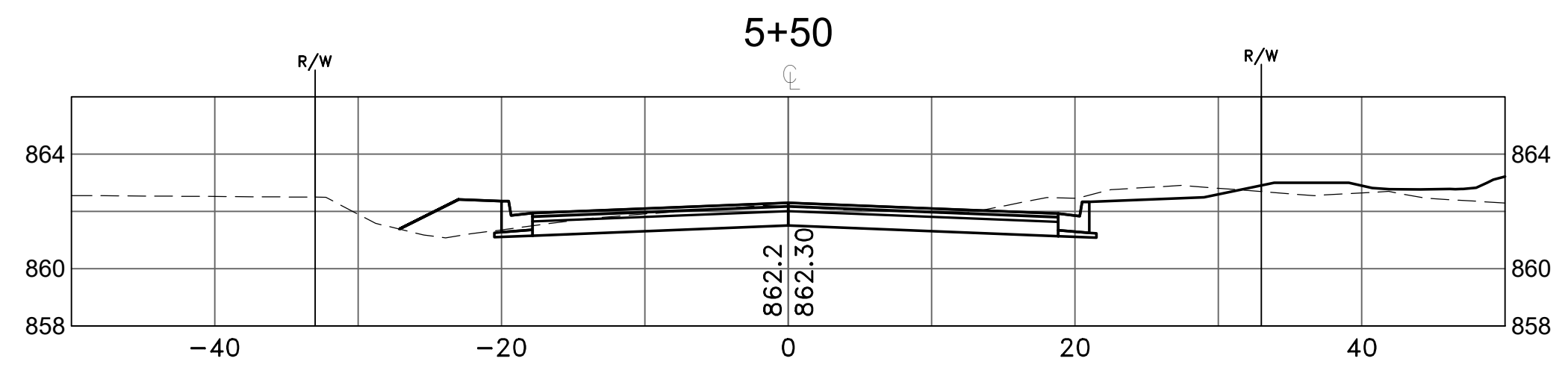
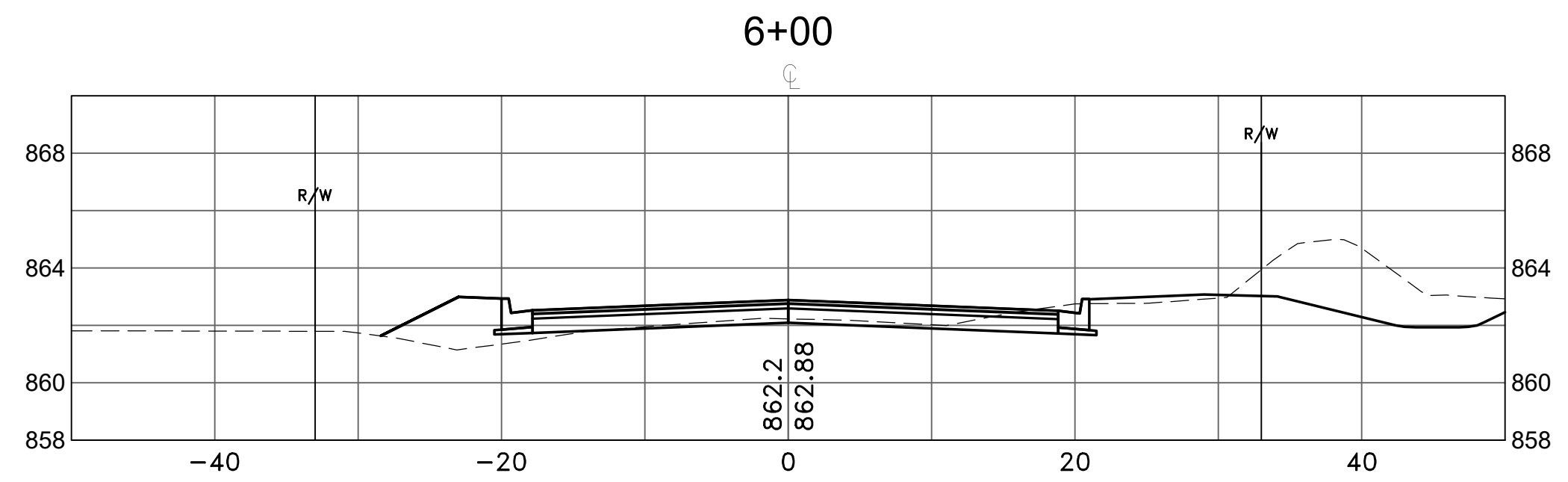
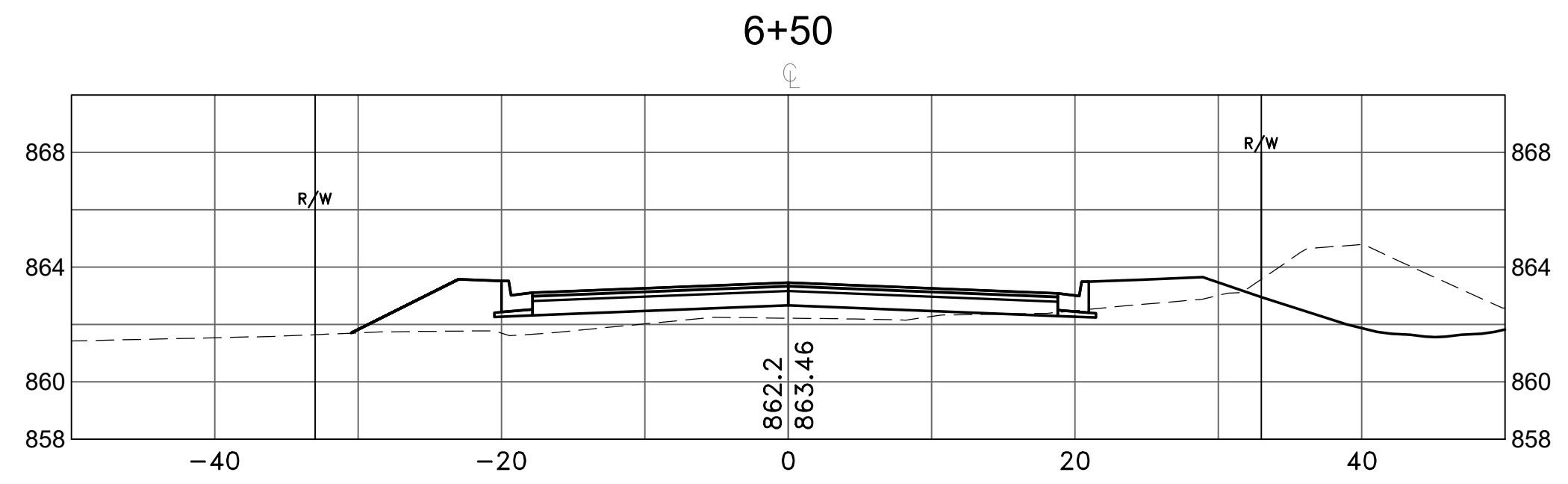
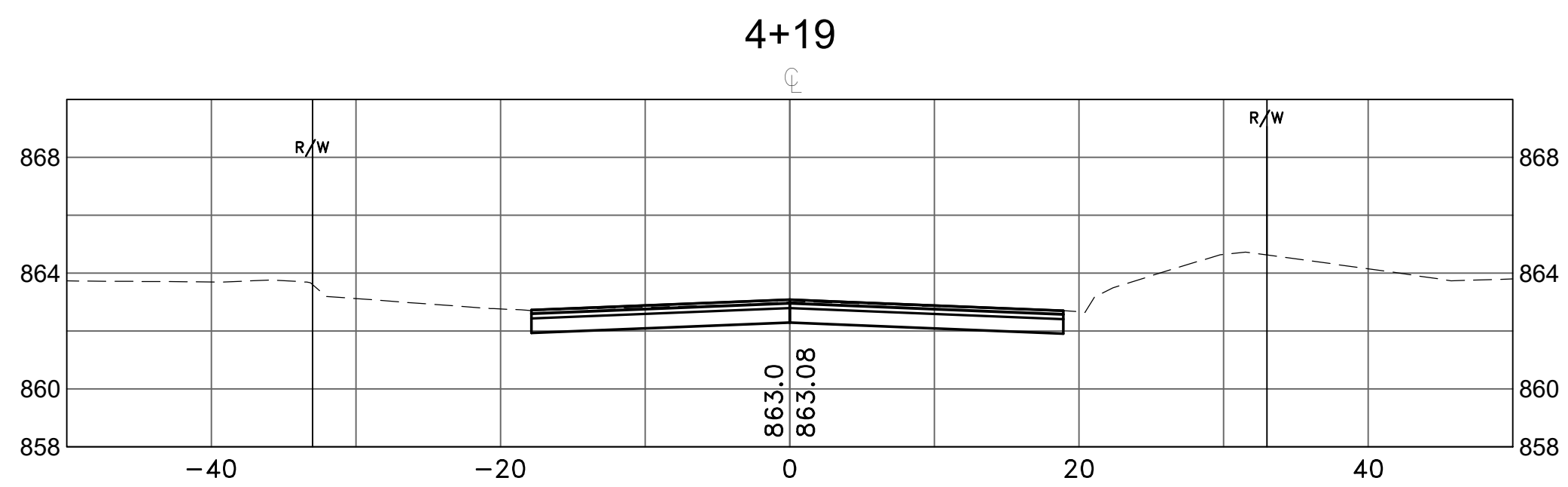
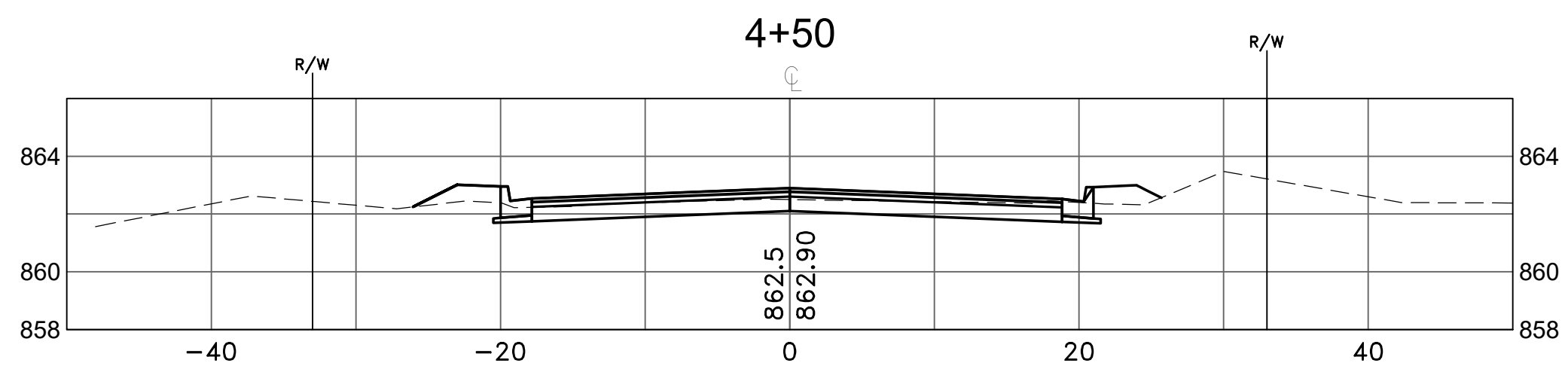
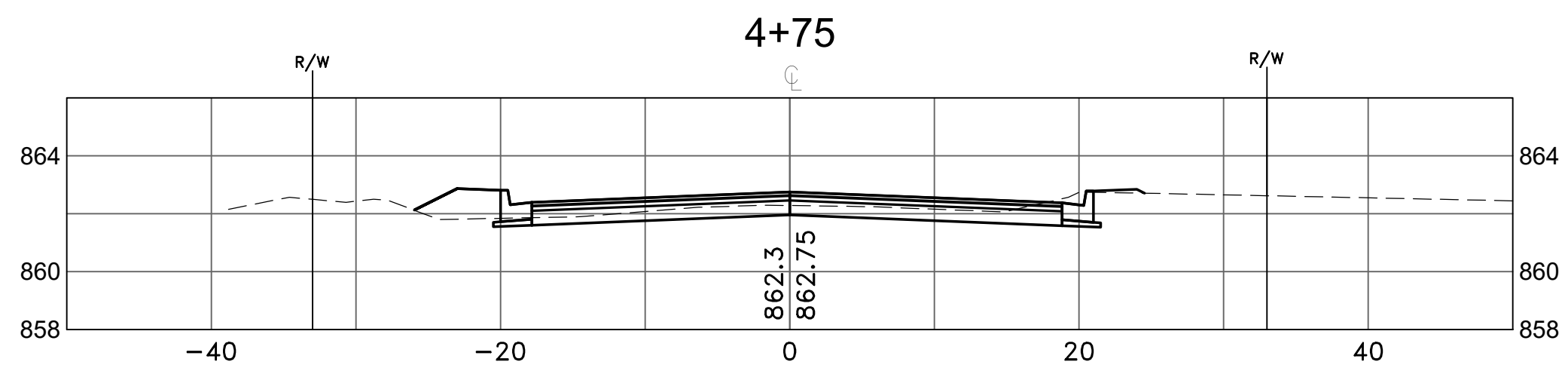
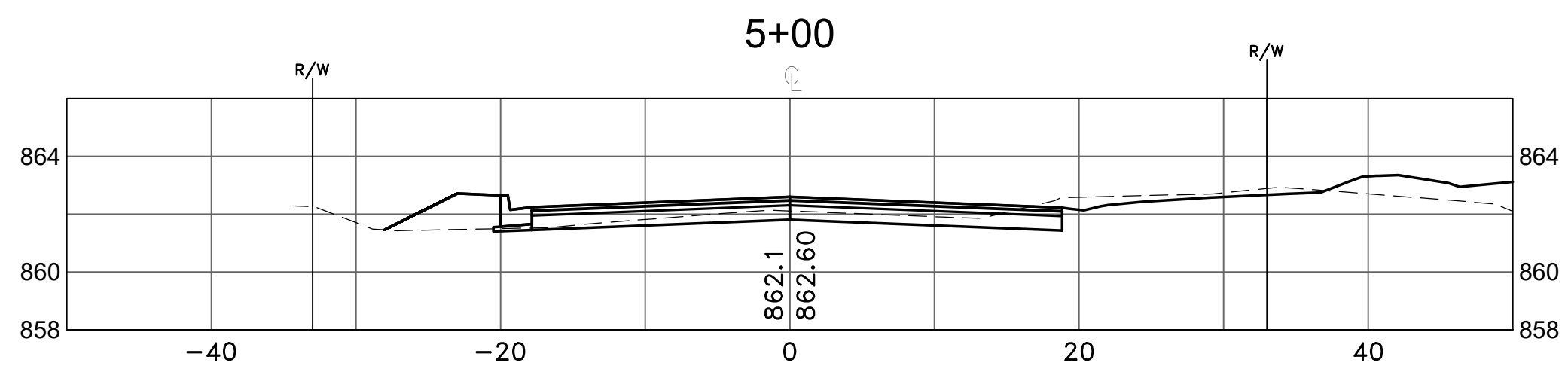
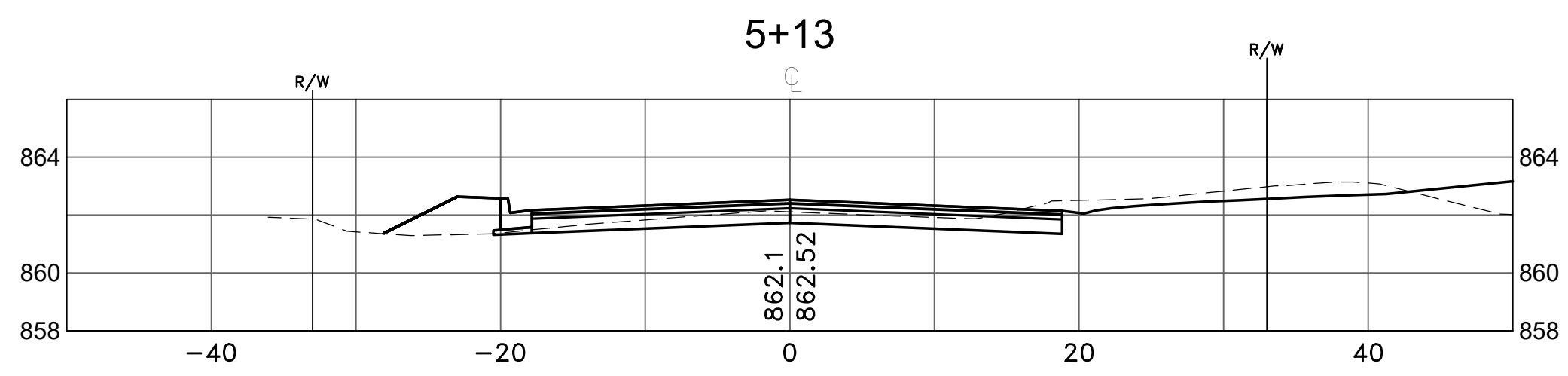
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Sheet Number

**T1**

Project No. 23051-4

Aug 08, 2023 - 10:02am  
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DATE	REVISION
8/8/23	PLAN REVISIONS PER CITY REVIEW

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



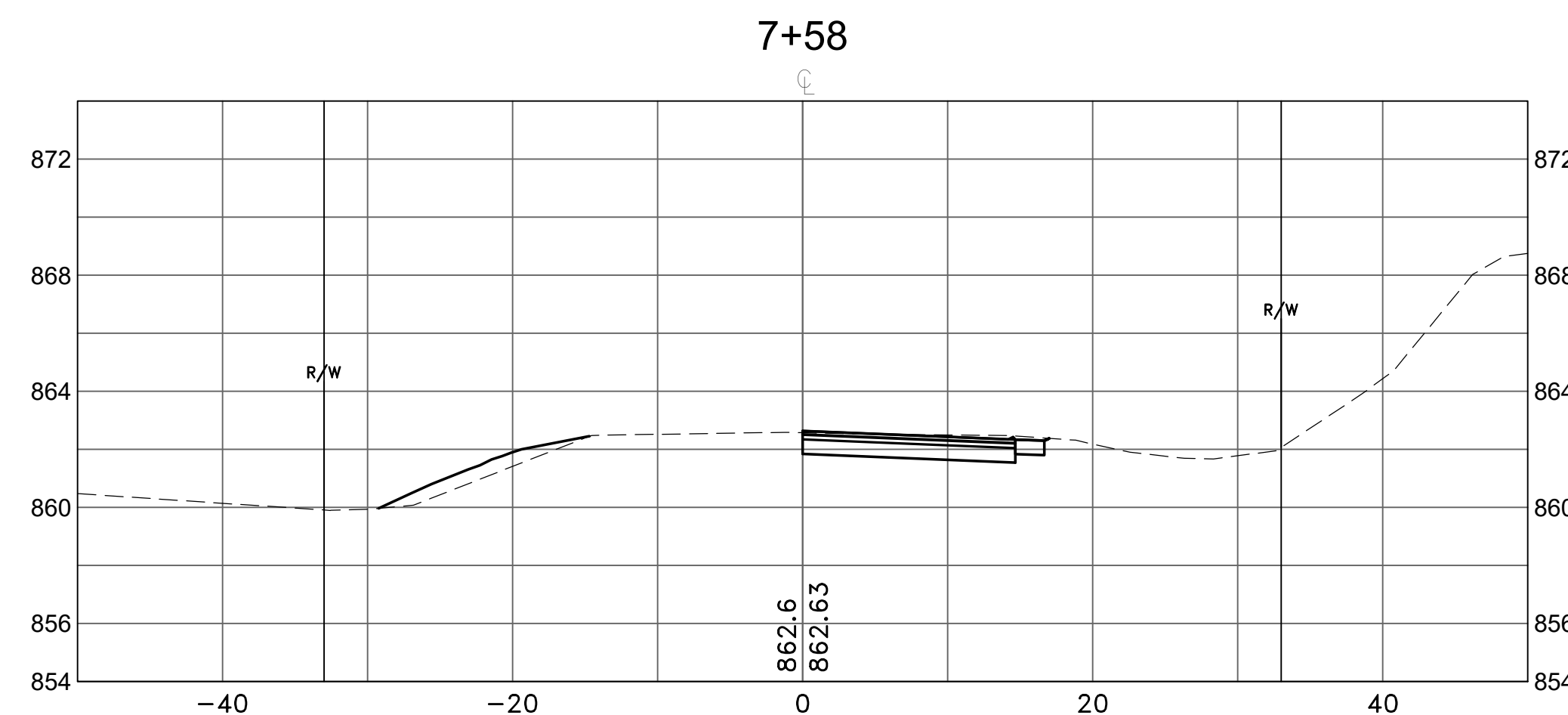
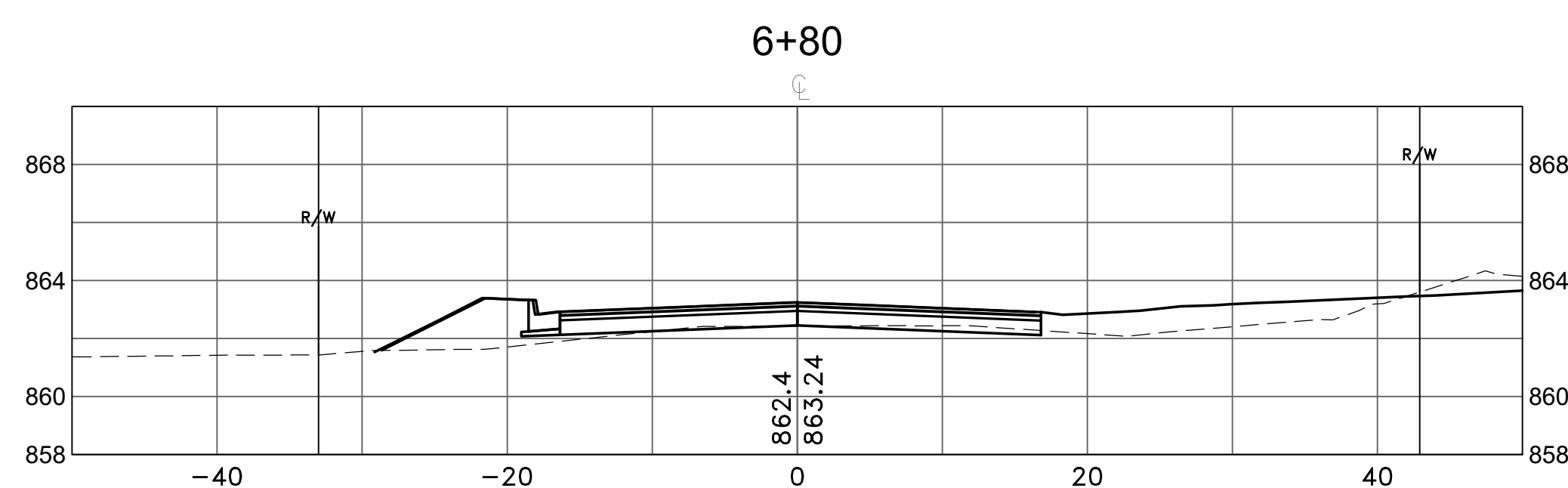
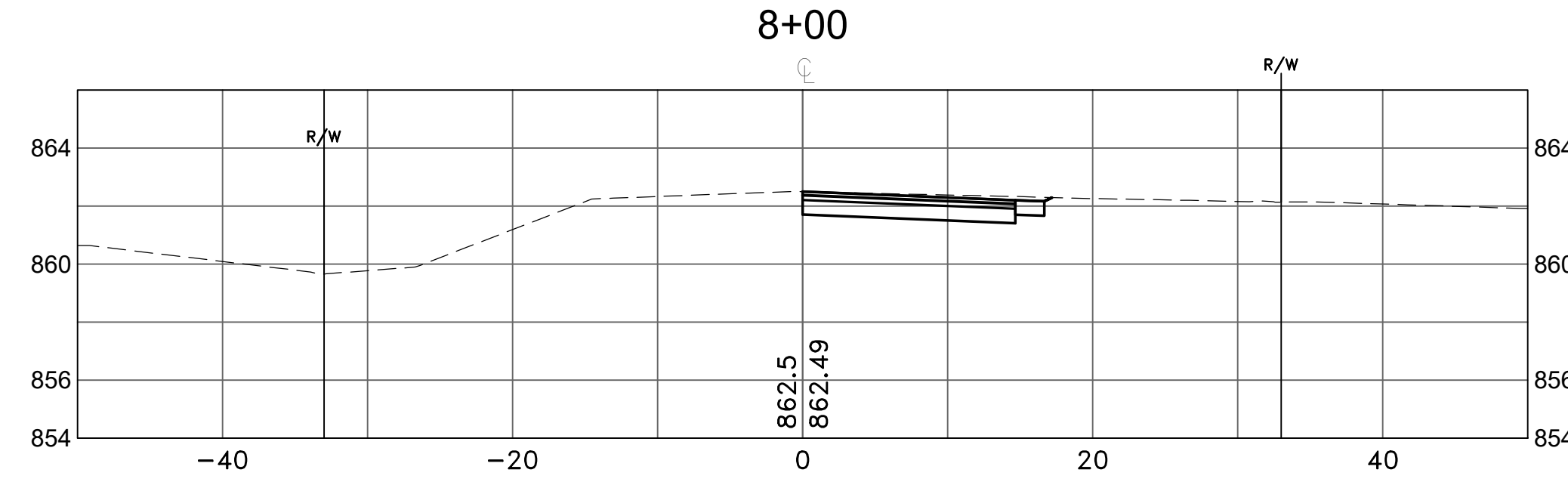
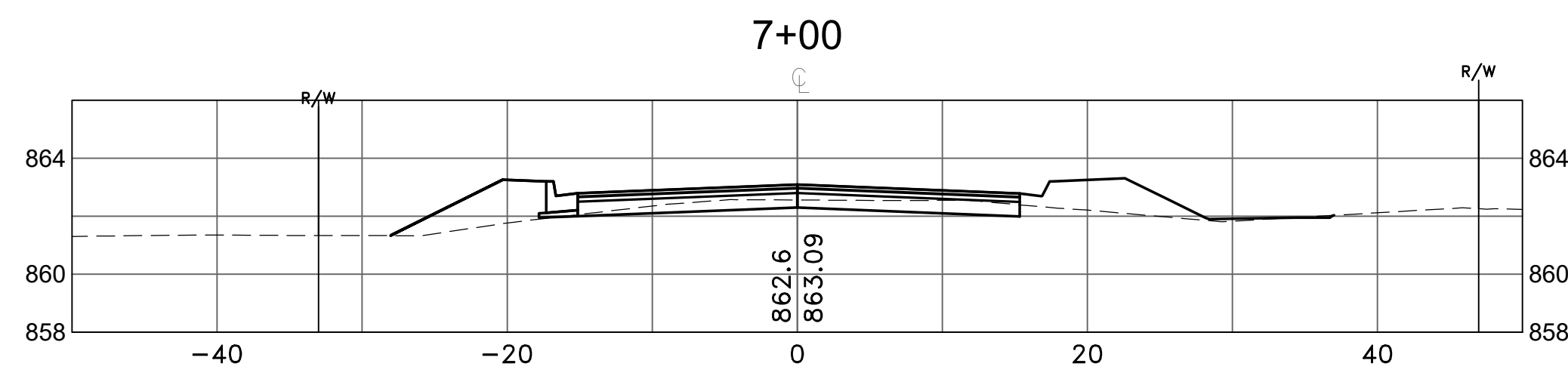
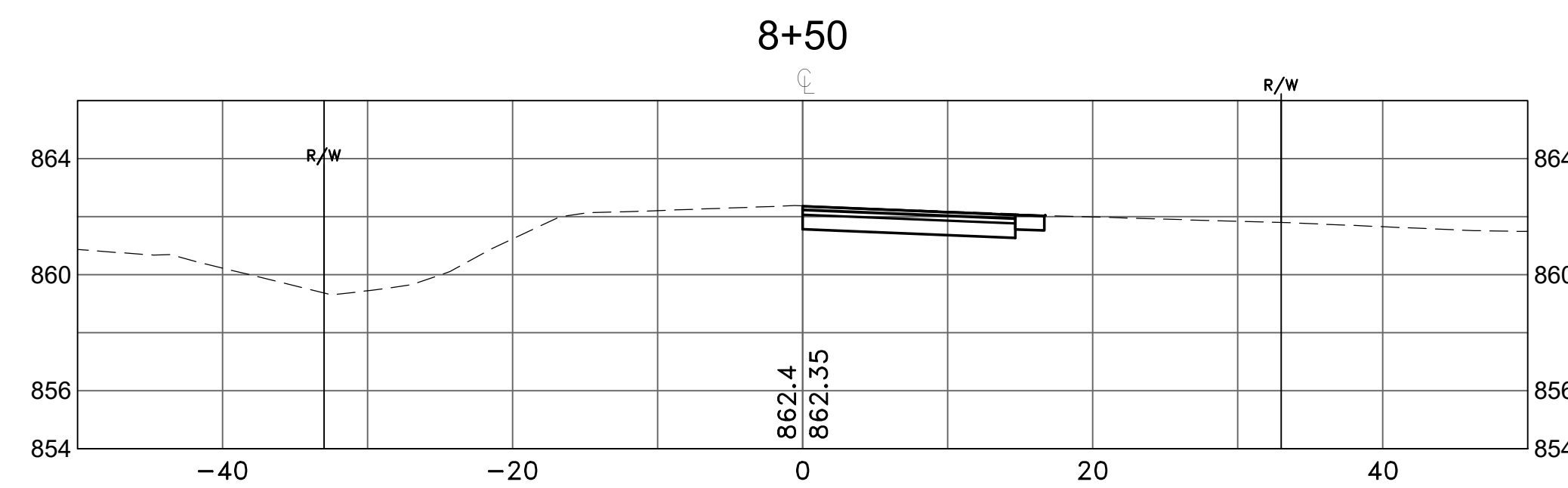
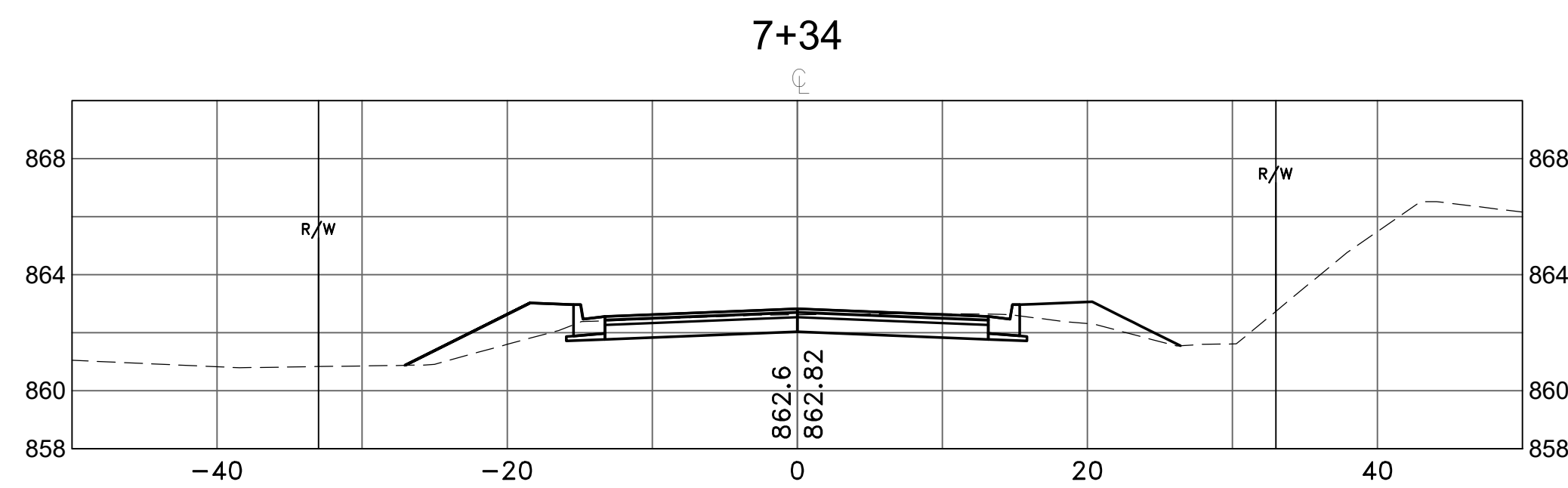
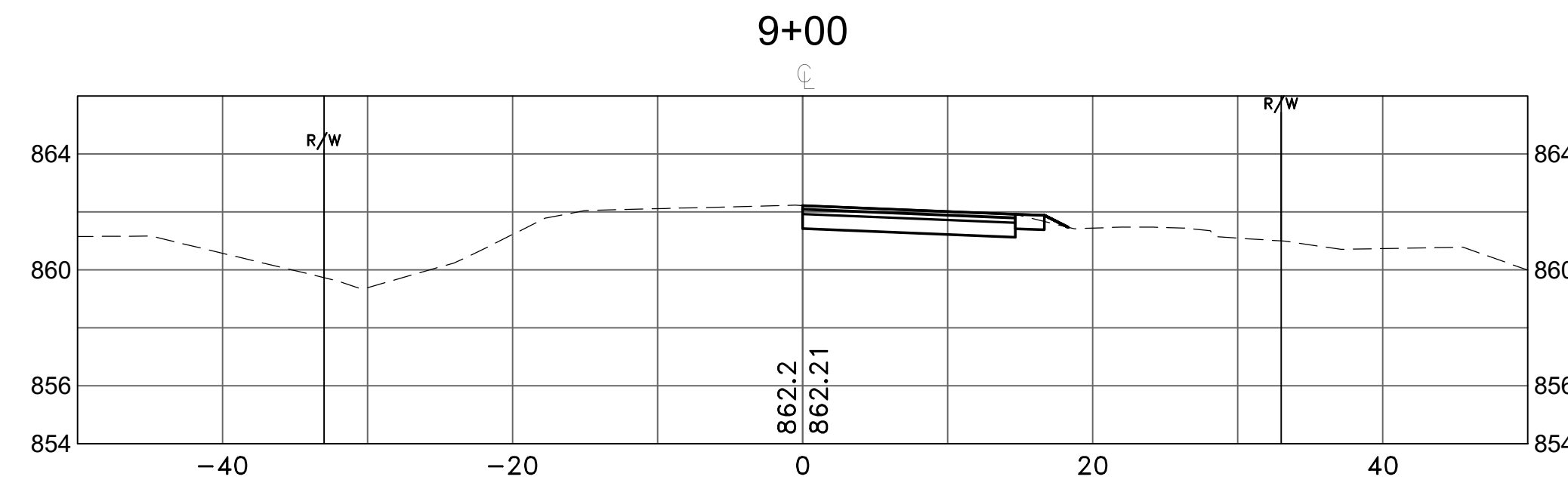
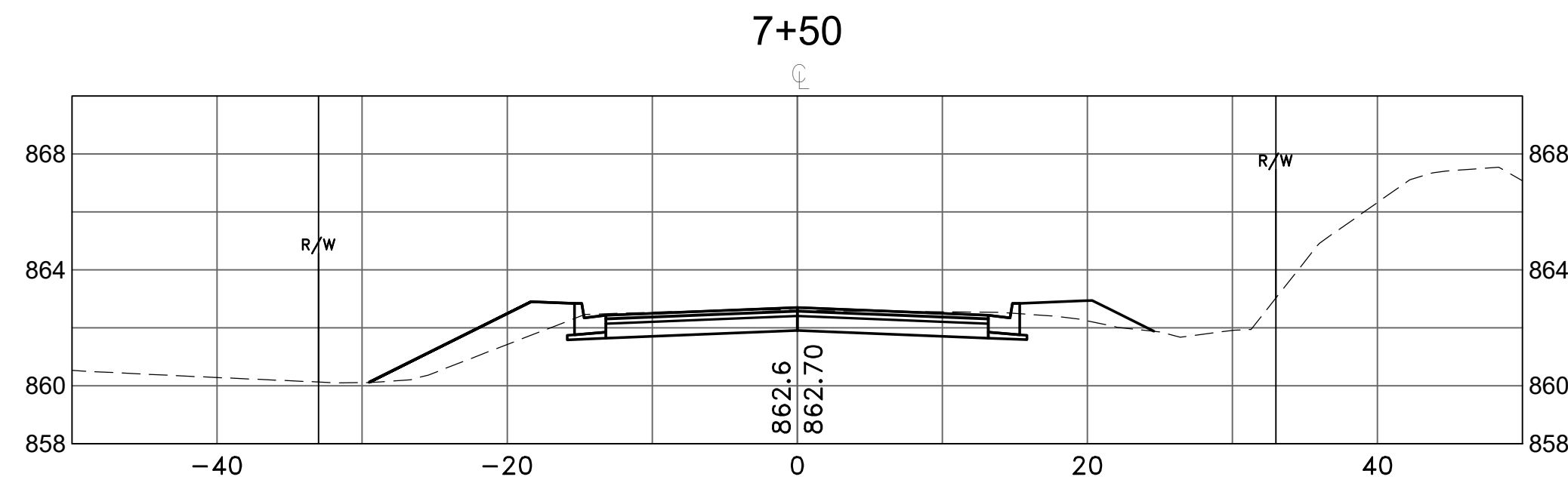
**Hakanson Anderson**  
 Civil Engineers and Land Surveyors  
 3601 Thurston Ave., Anoka, Minnesota 55303  
 763-427-5860 FAX 763-427-0520  
 www.hakanson-anderson.com

JAM HOPS

CROSS SECTIONS  
 LIMONITE STREET  
 CITY OF RAMSEY, MINNESOTA

SHEET  
X1  
 OF  
X2  
 SHEETS

Aug 08, 2023 - 10:03am  
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DATE	REVISION
8/8/23	PLAN REVISIONS PER CITY REVIEW

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



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 www.hakanson-anderson.com

JAM HOPS

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

SHEET  
X2  
 OF  
X2  
 SHEETS