



THE WATERFRONT

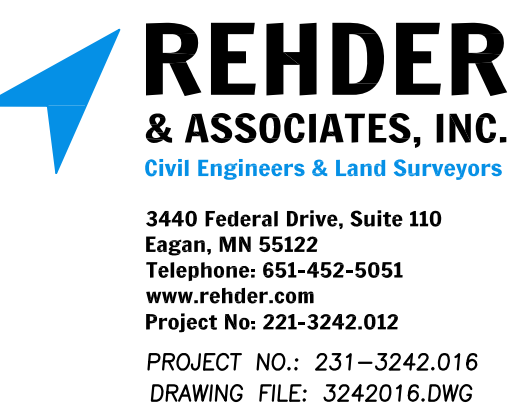
CITY OF RAMSEY

RAMSEY, MN 55303

100% CONCRETE PAVING & INSTALLATION OF SITE FURNISHINGS CONSTRUCTION DRAWINGS



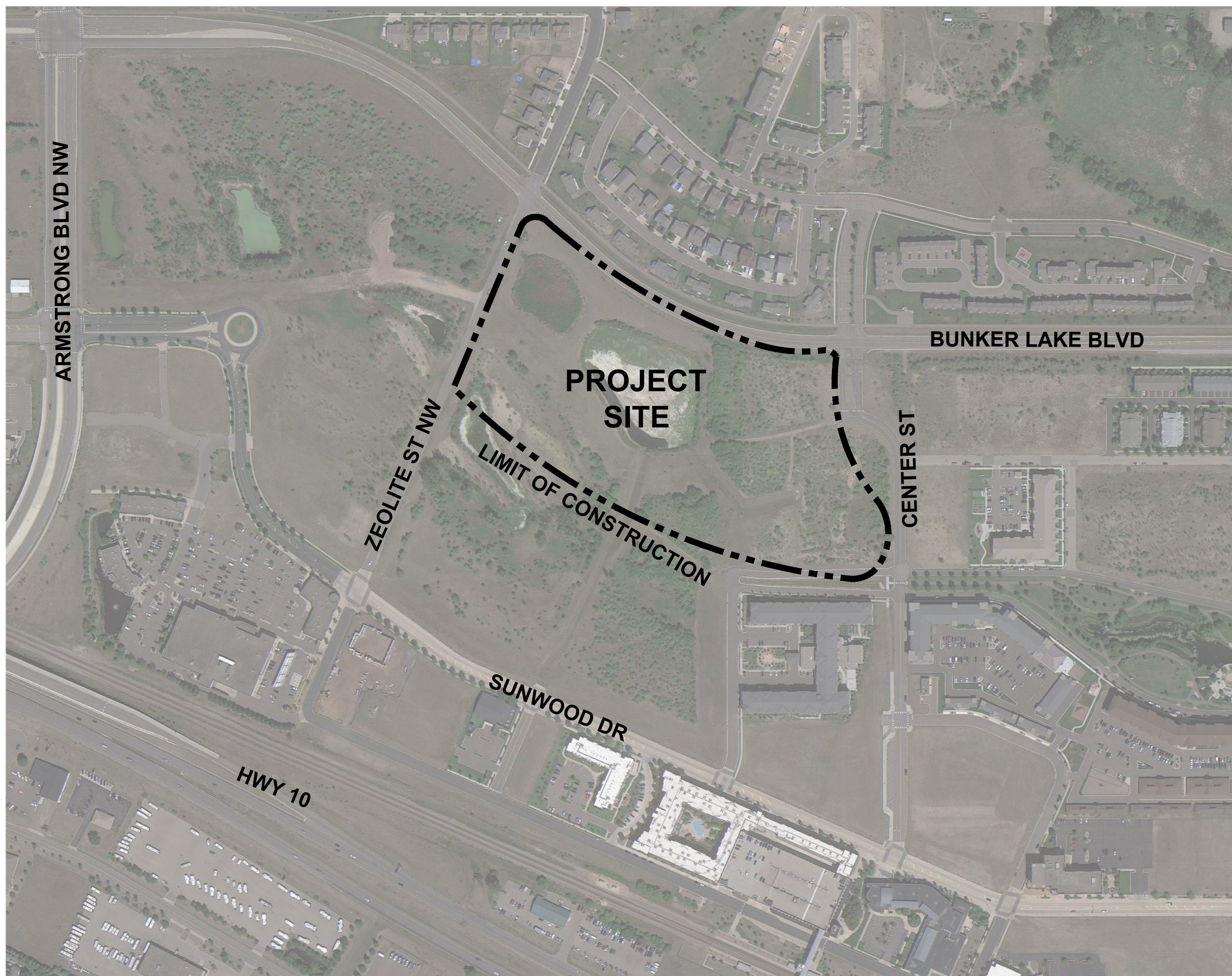
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DRAWING FILE: 3242012.DWG

PROJECT # 23-176

CONTEXT MAP



PROJECT DIRECTORY

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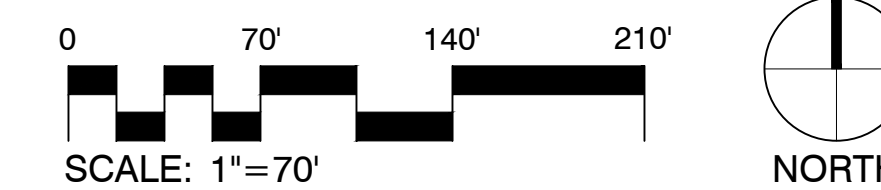
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01 SITE ORIENTATION PLAN
1" = 50'-0"



100% CONSTRUCTION SET FOR CONTRACTOR QUOTES

CONCRETE PAVING & INSTALLATION OF SITE FURNISHINGS

THE WATERFRONT

RAMSEY, MINNESOTA

I hereby certify that this document 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.

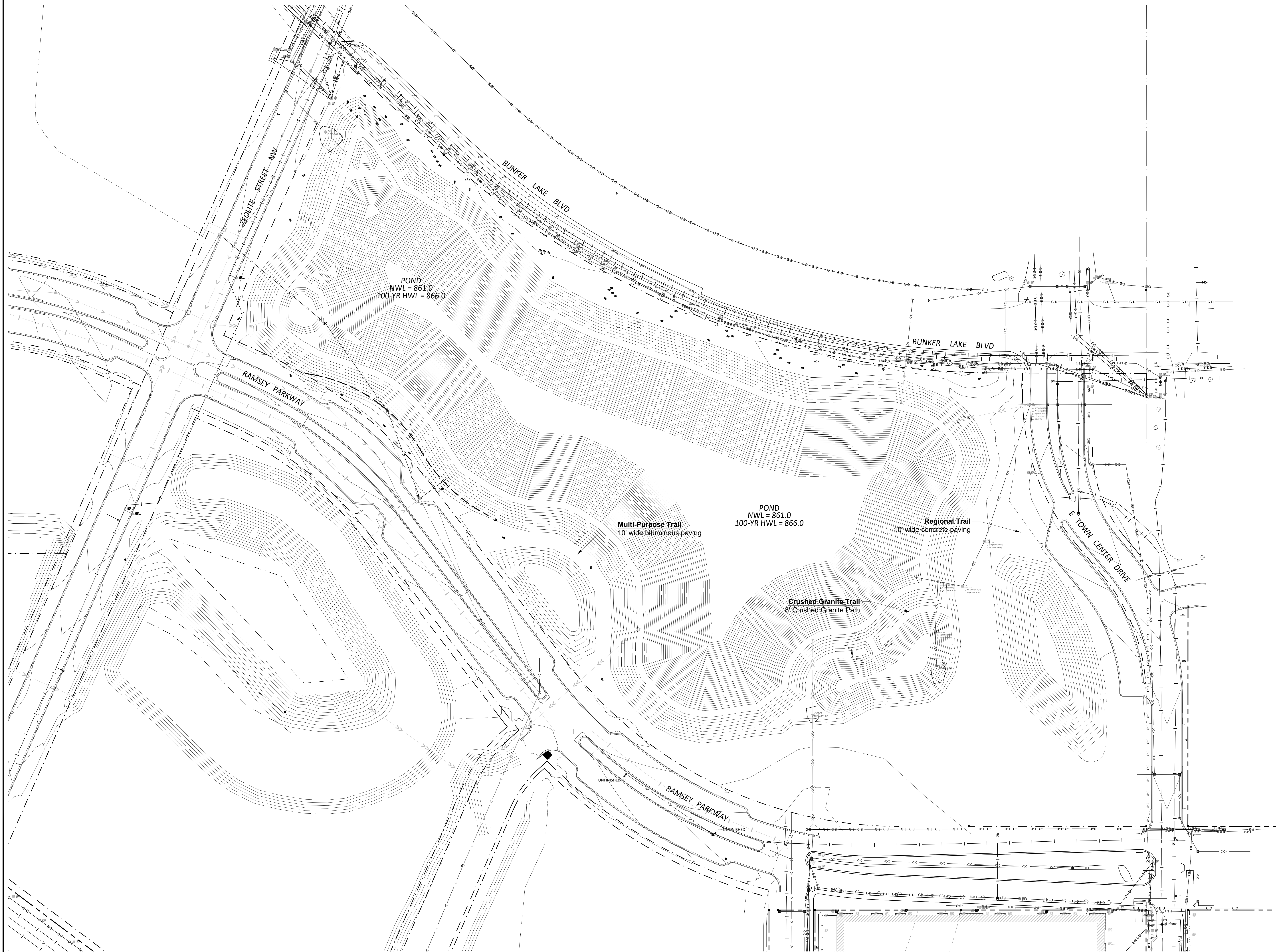
Name Charles Evens
Registration# 50575
Signature *Charles Evens* 03/08/2024
Date

Date 03/08/2024
DF/ Project # 23-176
Scale AS SHOWN
Drawn/Checked AG/CE

REVISION

COVER SHEET

G000



100% CONSTRUCTION
SET FOR CONTRACTOR
QUOTES

CONCRETE PAVING &
INSTALLATION OF SITE
FURNISHINGS

THE WATERFRONT

RAMSEY, MINNESOTA

I hereby certify that this document 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.

Name Charles Evens
Registration# 50575
Charles Evens
Signature Date 03/08/2024

Date 03/08/2024
DF/ Project # 23-176
Scale AS SHOWN
Drawn/Checked AG/CE

REVISION	

EXISTING
CONDITIONS

G001

GENERAL PROJECT NOTES

CONTRACT DOCUMENTS

1. THE WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. READ THE DRAWINGS IN CONJUNCTION WITH THE SPECIFICATIONS AND EXECUTE THE WORK.
3. THE WORK IS DEPENDENT ON SEVERAL DISCIPLINES. READ THE DRAWINGS BY CROSS-REFERENCING BETWEEN DISCIPLINES.
4. REPORT DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DIRECTION BEFORE PROCEEDING WITH THE WORK.

SITE ACCESS & PROTECTION

1. STAGING AREA IS WITHIN THE CONTRACT LIMIT (OR "PROJECT LIMITS") LINE. STAGING AREA DOES NOT INCLUDE ACCESS ROUTES TO THE SITE. THE CONSTRUCTION (AND REMOVAL) OF TEMPORARY STAGING AREAS AND/OR ACCESS ROUTES SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
2. CONSTRUCTION RELATED VEHICLES REQUIRED FOR THE WORK EXITING AND/OR ENTERING THE SITE SHALL NOT DEPOSIT DIRT, MUD, OR OTHER DELETERIOUS MATERIALS THAT WOULD PRESENT A NUISANCE OR HAZARD TO THE PUBLIC TRAVELING ON RIGHT OF WAYS. PREVENTION AND CLEANING SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
3. NO WORK, EQUIPMENT OR STAGING IS PERMITTED OUTSIDE THE LIMIT LINES UNLESS THE CONTRACTOR HAS APPROVAL FROM AUTHORITIES. COORDINATION PERMITS AND TRAFFIC CONTROL REQUIRED SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
4. THE DOCUMENTS DO NOT SPECIFY SAFETY MATERIALS, EQUIPMENT, METHODS OR SEQUENCING TO PROTECT PERSONS AND PROPERTY. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE TO DIRECT AND IMPLEMENT SAFETY OPERATIONS TO PROTECT PERSONS AND PROPERTY.

QUALITY ASSURANCE

1. EXECUTE THE WORK AND SCHEDULE INSPECTIONS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL STANDARDS, LAWS AND REGULATIONS.
2. ENSURE SUBCONTRACTORS, MANUFACTURERS AND SUPPLIERS HAVE THE LATEST CONTRACT DOCUMENTS PRIOR TO THE SUBMITTAL OF THEIR SHOP DRAWINGS AND/OR DELEGATED DESIGN DRAWINGS.
3. REFER TO THE SPECIFICATIONS FOR REQUIRED SUBMITTALS, INSPECTIONS AND NOTICE TO PROCEED.

EXISTING CONDITIONS SURVEY

1. THE DOCUMENTS ARE BASED ON THE FOLLOWING TOPOGRAPHIC AND UTILITY SURVEY:
 - TOPOGRAPHIC SURVEY BY [INSERT SURVEYOR NAME AND ATE PERFORMED]
2. SURVEYED UNDERGROUND UTILITIES ARE PROVIDED FOR INFORMATION ONLY AS THEY ARE INFERRED BY SURFACE MARKINGS AND FEATURES AND AS SUCH MAY NOT BE ACCURATE OR COMPLETE.

GEOTECHNICAL REPORT

1. THE GEOTECHNICAL REPORTS ARE MADE AVAILABLE FOR INFORMATION ONLY AS SOME RECOMMENDATIONS IN THE REPORT MAY NOT BE RELEVANT OR USED IN THE DOCUMENTS.

UTILITIES

1. THE LOCATIONS AND SIZES OF EXISTING UTILITIES (IF SHOWN) ARE APPROXIMATE ONLY. IDENTIFY, LOCATE AND PROTECT UNDERGROUND AND OVERHEAD UTILITIES TO REMAIN.
2. COORDINATE WITH THE LOCAL UTILITY COMPANIES AND/OR AGENCIES. CALL LOCAL '811' OR REQUEST LOCATES ONLINE NO LESS THAN 48 HOURS PRIOR TO DIGGING TO LOCATE UNDERGROUND UTILITIES OR AS REQUIRED BY LOCAL REGULATIONS.
3. BE FULLY RESPONSIBLE FOR THE COST OF DAMAGES WHICH OCCUR AS A RESULT OF A FAILURE TO ACCURATELY LOCATE AND/OR RETAIN UTILITIES TO REMAIN.

LAYOUT

1. THE VERTICAL CONTROL FOR THE PROJECT IS: NORTH AMERICAN VERTICAL DATUM (NAV88) OR NATIONAL GEODETIC DATUM (NGDV29) UNLESS OTHERWISE NOTED.
2. VERIFY THE LOCATION OF EXISTING FEATURES TO REMAIN THAT CONNECT TO NEW WORK, DIMENSIONAL CLEARANCES, SETBACKS AND OFFSETS AND VERTICAL DATUM. REPORT DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
3. VERIFY PREVIOUS UNDERLYING TRADEWORK CONFORMS TO THE DOCUMENTS PRIOR TO PROCEEDING WITH OVERLYING TRADEWORK. REPORT DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
4. GENERAL CONTRACTOR SHALL RETAIN SURVEY CONTROL FOR LAYOUT OF THE WORKS AND AS-BUILT SURVEYS.
5. COORDINATE AND COLLATE SUBCONTRACTOR'S SURVEYS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING SITE CONDITIONS AND EVOLVING SITE CONDITIONS PRIOR TO THE START OF SITE WORK. DISCREPANCY AND/OR UNFORESEEN CONDITIONS FOUND SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO STARTING THE SITE WORK. DO NOT BEGIN WORK IN SUCH AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
6. ERECT AND INSTALL ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT AND IN PROPER ALIGNMENT.
7. DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS SHOWN AND/OR SUPPLIED CAD DRAWING FILE AND SURVEY INTERPOLATION.
8. DIMENSIONS NOTED "CLR" OR "CLEAR" MUST BE STRICTLY MAINTAINED ALLOWING FOR THICKNESS OF FINISHES. FIELD VERIFY PRIOR TO CONSTRUCTION.
9. ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
10. CURVES FOR PAVING, BANDS, PATHS, EDGING AND HEADER BOARDS SHALL BE SMOOTH AND CONTINUOUS WITHOUT ABRUPT CHANGES, OBVIOUS TANGENTS OR BENDS.
11. PITCH EVENLY BETWEEN SPOT GRADES AND CONTOUR LINES UNLESS GRADE BREAKS, RIDGELINES, SWALES ARE INDICATED OR OTHERWISE NOTED. PAVED AREAS SHALL PITCH AT A MINIMUM OF 1% UNLESS OTHERWISE NOTED ON DRAWINGS. DISCREPANCIES OR CONDITIONS NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE FOR RESOLUTIONS PRIOR TO CONTINUING WORK.
12. PEDESTRIAN SIDEWALKS AND PAVING SHALL HAVE A CROSS PITCH LESS THAN 2% UNLESS OTHERWISE NOTED TO MEET ADA REQUIREMENTS.

13. REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF THE LAYOUT OF ELEMENTS AS SHOWN. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF LAYOUT BEFORE INSTALLING THE FOLLOWING:
 - FIRST TYPICAL SITE LIGHTING FIXTURES, JUNCTION BOXES, TRANSFORMERS.
 - FIRST TYPICAL SITE UTILITY FIXTURES, INCLUDING BUT NOT LIMITED TO BOXES, VAULTS, PULL BOXES, MAN HOLES, AIR RELEASE VALVES, VENTS, BFP, AND OTHER CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, TELECOM, HEATING/COOLING, AND IRRIGATION STRUCTURES.
 - FIRST TYPICAL FORMWORK OF WALLS.
 - TREE LOCATIONS. STAKE ALL TREE LOCATIONS. OBTAIN APPROVAL OF LANDSCAPE ARCHITECT BEFORE PLANTING TREES.
 - FIRST TYPICAL CURVED EDGING AND CUTTING.
 - FIRST TYPICAL EXPANSION JOINTS IN CONCRETE PAVING.

WORK BY OTHERS

1. COOPERATE AND COORDINATE WITH OTHER CONTRACTORS WORKING CONCURRENTLY SO AS TO NOT VIOLATE EACH OTHER'S PERMITS AND TO AVOID DAMAGE TO EACH OTHER'S WORK.
2. EACH CONTRACTOR SHALL PROTECT AND MAINTAIN THEIR OWN WORK FOR THE DURATION OF THEIR CONTRACTS.

CODE COMPLIANCE

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES AND REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE WORK AND APPLICABLE CODES. DO NOT WORK IN AN AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.
4. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AND PAY FOR CONSTRUCTION RELATED PERMITS.

CODES IN EFFECT

1. THE FOLLOWING CODES ARE APPLICABLE AND IN EFFECT:
 - [INSERT BUILDING CODE INFORMATION]
2. REVISIONS TO THE APPROVED AND PERMITTED DRAWINGS OR DOCUMENTS SHALL BE SUBMITTED TO THE CODE AUTHORITIES FOR REVIEW. NOTIFY THE OWNER'S REPRESENTATIVE OF THE PROCESSING TIME FOR EACH REVISION SUBMITTED FOR PLAN CHECK.

COPYRIGHT AND REPRODUCTION

1. THE USE OF REPRODUCTIONS OF THE CONTRACT DOCUMENTS OR ELECTRONIC FILES AS SHOP DRAWING DOCUMENTS BY THE CONTRACTOR IS AT THEIR OWN RISK. THE DESIGN CONSULTANTS ASSUME NO LIABILITY AS A RESULT OF THE USE OF REPRODUCTIONS OF THE CONTRACT DOCUMENTS FOR SHOP DRAWINGS AND/OR DELEGATED DESIGN DRAWINGS.
2. THE ENTIRE CONTRACT DOCUMENT PACKAGE HEREIN IS THE ORIGINAL AND UNPUBLISHED PROPERTY OF THE OWNER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE PRIOR EXPLICIT WRITTEN CONSENT.
3. THE USE OF DIGITAL DESIGN FILES SHALL REQUIRE THE CONTRACTOR TO AGREE TO PRIME CONSULTANT'S LICENSE CONDITIONS BEFORE USE.

CONSTRUCTION LOADS, DAMAGES & REPAIRS

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SLOPE STABILITY AND DE-WATERING DURING THE WORKS UNLESS UNKNOWN CONDITIONS ARE ENCOUNTERED.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING THE WORKS FROM CONSTRUCTION LOADS AND DAMAGES TO EXISTING STRUCTURES TO REMAIN, NEW STRUCTURES AND NEW PAVEMENTS DURING THE WORKS.
3. BE FULLY RESPONSIBLE FOR THE COST OF DAMAGES WHICH OCCUR AS A RESULT OF A FAILURE TO MITIGATE CONSTRUCTION LOADS AND/OR PROTECT THE WORKS FROM CONSTRUCTION RELATED IMPACTS. REPAIRS SHALL BE TO A NEW OR BETTER CONDITION COMPARED TO THE EXISTING CONDITION BEFORE DAMAGE, AND AS APPROVED BY THE OWNER'S REPRESENTATIVE.
4. CONFIRM ON-STRUCTURE UNIFORM AND POINT LOAD LIMITS WITH ENGINEER PRIOR TO IMPORTING AND HANDLING LANDSCAPE MATERIALS OVER VAULTS, AND/OR TUNNELS, INCLUDING UTILITY STRUCTURES, AND FLOOD CONTROL STRUCTURES.

CONSTRUCTION WASTE MANAGEMENT

1. REMOVE FROM THE SITE EXCESS MATERIAL AND/OR DEBRIS. DISPOSAL OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. EXCESS MATERIAL AND/OR DEBRIS TO ABLE TO BE RECYCLED OR REUSED SHALL BE DISPOSED OF OFF THE PROJECT SITE IN A PERMITTED LANDFILL.

EXISTING CONDITIONS & SITE REMOVAL NOTES

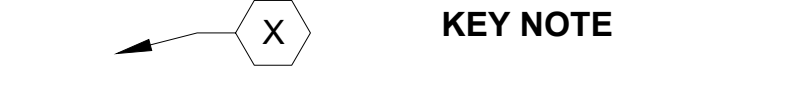
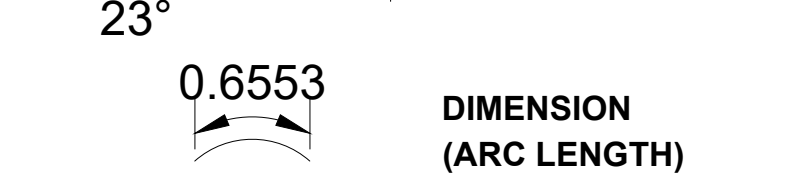
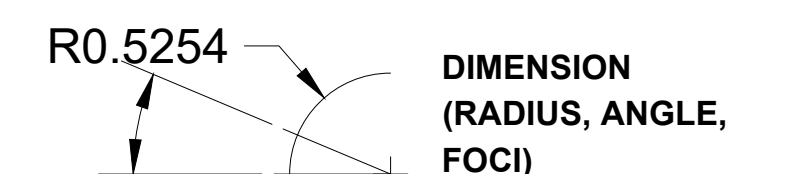
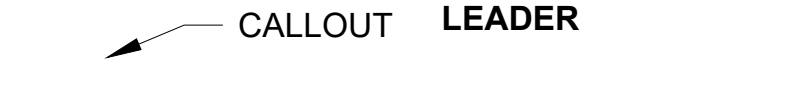
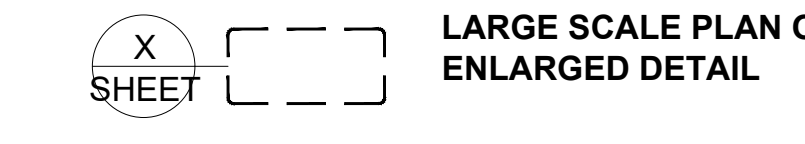
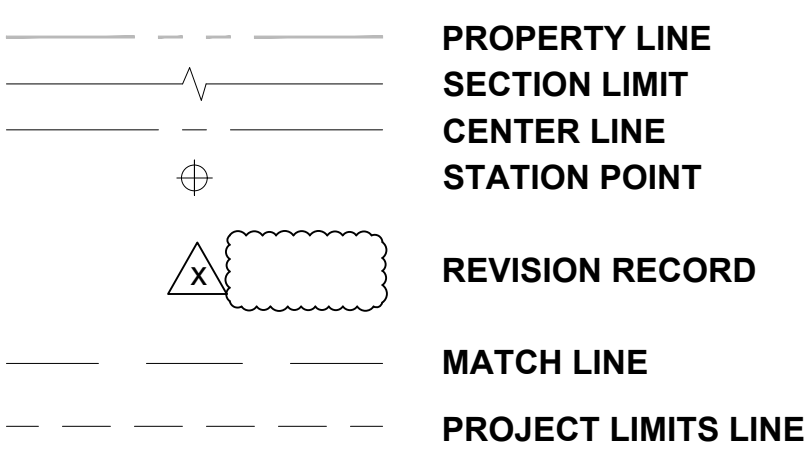
SITE REMOVAL NOTES

1. EXISTING SITE INFORMATION WAS PROVIDED BY OTHERS. ACTUAL FIELD CONDITIONS MAY VARY. FIELD VERIFY UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
2. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE.
3. CONTRACTOR TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION BY CALLING GOPHER STATE ONE-CALL AT 651-454-0002 (METRO) OR 1-800-252-1166 (OUT-STATE).
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY UTILITY COMPANY'S FORCES AND FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FEES AND CHARGES.
5. ALWAYS VERIFY BENCHMARK ELEVATIONS BETWEEN TWO BENCHMARKS.
6. REMOVAL ITEMS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFIED OTHERWISE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS

IN A LAWFUL MANNER PER LOCAL GOVERNING AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.

7. PRIOR TO DEMOLITION, EROSION CONTROL DEVICES ARE TO BE INSTALLED WHERE NECESSARY AND OBTAIN AN NPDES STORM WATER PERMIT. REFER TO CIVIL FOR EROSION CONTROL.
8. DAMAGE TO REMAINING EXISTING CONDITIONS WILL BE REPLACED AT CONTRACTOR'S EXPENSE AND SHALL BE EQUAL TO OR EXCEED THE QUALITY OF CONSTRUCTION PRIOR TO DAMAGE.
9. CONCRETE PAVEMENT, SIDEWALKS, CURB AND GUTTER, AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT.
10. CONTRACTOR SHALL LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS. IF DAMAGE IS INCURRED ON THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO THE OWNER. BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE WITH A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
11. CONTRACTOR SHALL PRESERVE VEGETATION NOT TO BE REMOVED BY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-SEEDING OR SODDING AREAS DISTURBED BY CONSTRUCTION.
12. LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET (OR AVOIDED) SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT DISCREPANCIES BETWEEN THEIR MEASUREMENTS AND THESE PLANS. CONTRACTOR SHALL ALSO MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
13. EXISTING UTILITIES TO REMAIN IN PLACE UNLESS SPECIFICALLY MARKED ON THIS SHEET.

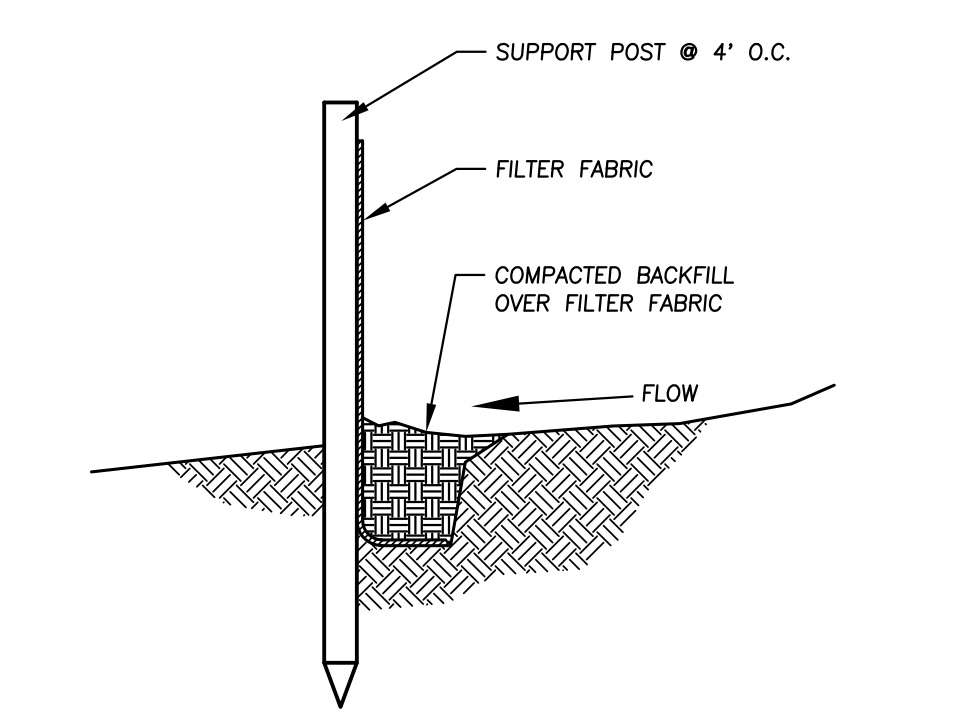
SYMBOLS



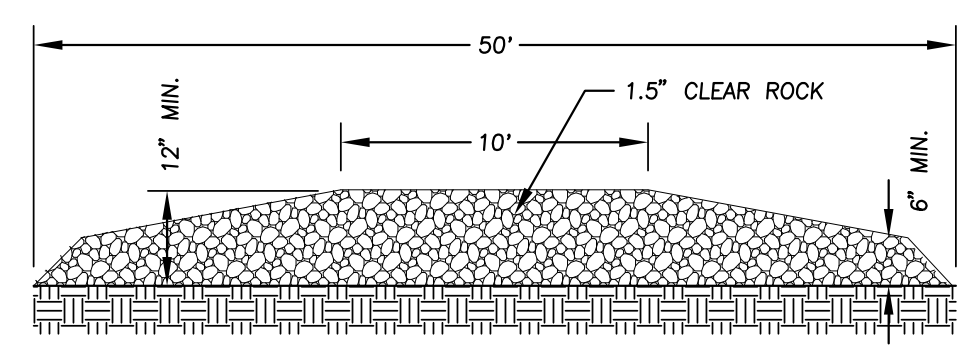
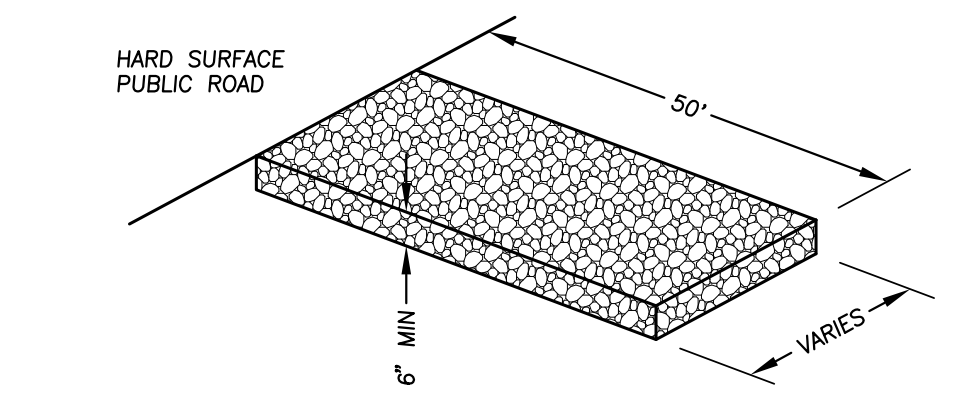
ABBREVIATIONS

APPROX AVG	APPROXIMATE AVERAGE	PC PCC PERF PERP pH PH PI PKG PL PLBG PRCST PREFAB PROV PVC PWR	POINT OF CURVE PRECAST CONCRETE PERFORATED PERPENDICULAR ACID/ALKALINE SCALE PHASE POINT OF INTERSECTION PACKAGE PROPERTY LINE PLUMBING PRECAST PREFABRICATE PROVISIONAL POLYVINYL CHLORIDE POWER
BLDG BM BOS BOT	BUILDING BENCHMARK BOTTOM OF STAIR BOTTOM	QTR QTY	QUARTER QUANTITY
C CB CIP CJ CL CLR CLL CMU CONC CTR	CHILLER CATCH BASIN CAST-IN-PLACE CONTROL JOINT CENTER LINE CLEAR CONTRACT LIMIT LINE CONCRETE MASONRY UNIT CONCRETE CENTER	R RCP RECIRC RECPT REINF REQD REVISION RLG ROW	RADIUS REINFORCED CONCRETE PIPE RECIRCULATE RECEPTACLE REINFORCE REQUIRED REVISION RAILING RIGHT OF WAY
DAT DEG DIA DIM DIST DIV DWG	DATUM DEGREE DIAMETER DIMENSION DISTANCE DIVISION DRAWING	S SALV SEG SHT SIM SPEC SQ SSD SST STA STD SUCT	SOUTH SALVAGE SEGMENT SHEET SIMILAR SPECIFICATION SQUARE SUBSOIL DRAIN STAINLESS STEEL STATION STANDARD SUCTION
E EA EJ EL EP EQ EQSP EQUIV EX	EAST EACH EXPANSION JOINT ELEVATION EDGE OF PAVEMENT EQUAL EQUAL SPACING EQUIVALENT EXISTING	T TAN TBD TB-XX TD TEMP THK THRU TO TOC TOL TOS TOW TR TS TYP	TRANSFORMER TANGENT TO BE DETERMINED TEST BORING TRENCH DRAIN TEMPORARY THICKNESS THROUGH TOP OF TOP OF CURB TOLERANCE TOP OF SLOPE TOP OF WALL TRASH TOP OF STAIR TYPICAL
F FC FFE FF&E FG FOC FOW FV	FAHRENHEIT FOOTCANDLE FINISH FLOOR ELEVATION FURNITURE, FIXTURE, AND EQUIPMENT FINISHED GRADE FACE OF CURB FACE OF WALL FIELD VERIFY	UGND UNIF UP UV	UNDERGROUND UNIFORM UTILITY POLE ULTRAVIOLET
GALV GDR	GALVANIZED GUARDRAIL	VAR VERT VRFY	VARIES VERTICAL VERIFY
H HB HDPE HH HDR HORIZ HT HV	HIGH HOSE BIBB HIGH DENSITY POLYETHYLENE HAND HOLE HANDRAIL HORIZONTAL HEIGHT HIGH VOLTAGE	W W/ W/O WL WLD WT.EL	WEST WITH WITHOUT WATERLINE WELDED WATER ELEVATION
ID INV.EL	INSIDE DIMENSION INVERT ELEVATION	XFMR	TRANSFORMER
KW	KILOWATT	YR	YEAR
LDPE LED LF LPT LTD LV LW	LOW DENSITY POLYETHYLENE LIGHT EMITTING DIODE LINEAR FEET LOW POINT LIMITED LOW VOLTAGE LOW WATER		
MAX MFR.REC MH MID MIN	MAXIMUM MANUFACTURER'S RECOMMENDATIONS MANHOLE MIDDLE MINIMUM		
N NA NIC NO NOM NTS	NORTH NOT APPLICABLE NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE	@ & - / + IJ HW NP GB	AT AND DIMENSION TOLERANCE ISOLATION JOINT HIGH WATER NORMAL POOL GRADE BREAK
OC OD OH	ON CENTER OUTSIDE DIAMETER OVERHANG		
PB	PULL BOX		

PC PCC PERF PERP pH PH PI PKG PL PLBG PRCST PREFAB PROV PVC PWR	POINT OF CURVE PRECAST CONCRETE PERFORATED PERPENDICULAR ACID/ALKALINE SCALE PHASE POINT OF INTERSECTION PACKAGE PROPERTY LINE PLUMBING PRECAST PREFABRICATE PROVISIONAL POLYVINYL CHLORIDE POWER
QTR QTY	QUARTER QUANTITY
R RCP RECIRC RECPT REINF REQD REVISION RLG ROW	RADIUS REINFORCED CONCRETE PIPE RECIRCULATE RECEPTACLE REINFORCE REQUIRED REVISION RAILING RIGHT OF WAY
S SALV SEG SHT SIM SPEC SQ SSD SST STA STD SUCT	SOUTH SALVAGE SEGMENT SHEET SIMILAR SPECIFICATION SQUARE SUBSOIL DRAIN STAINLESS STEEL STATION STANDARD SUCTION
T TAN TBD TB-XX TD TEMP THK THRU TO TOC TOL TOS TOW TR TS TYP	TRANSFORMER TANGENT TO BE DETERMINED TEST BORING TRENCH DRAIN TEMPORARY THICKNESS THROUGH TOP OF TOP OF CURB TOLERANCE TOP OF SLOPE TOP OF WALL TRASH TOP OF STAIR TYPICAL
UGND UNIF UP UV	UNDERGROUND UNIFORM UTILITY POLE ULTRAVIOLET
VAR VERT VRFY	VARIES VERTICAL VERIFY
W W/ W/O WL WLD WT.EL	WEST WITH WITHOUT WATERLINE WELDED WATER ELEVATION
XFMR	TRANSFORMER
YR	YEAR
@ & - / + IJ HW NP GB	AT AND DIMENSION TOLERANCE ISOLATION JOINT HIGH WATER NORMAL POOL GRADE BREAK

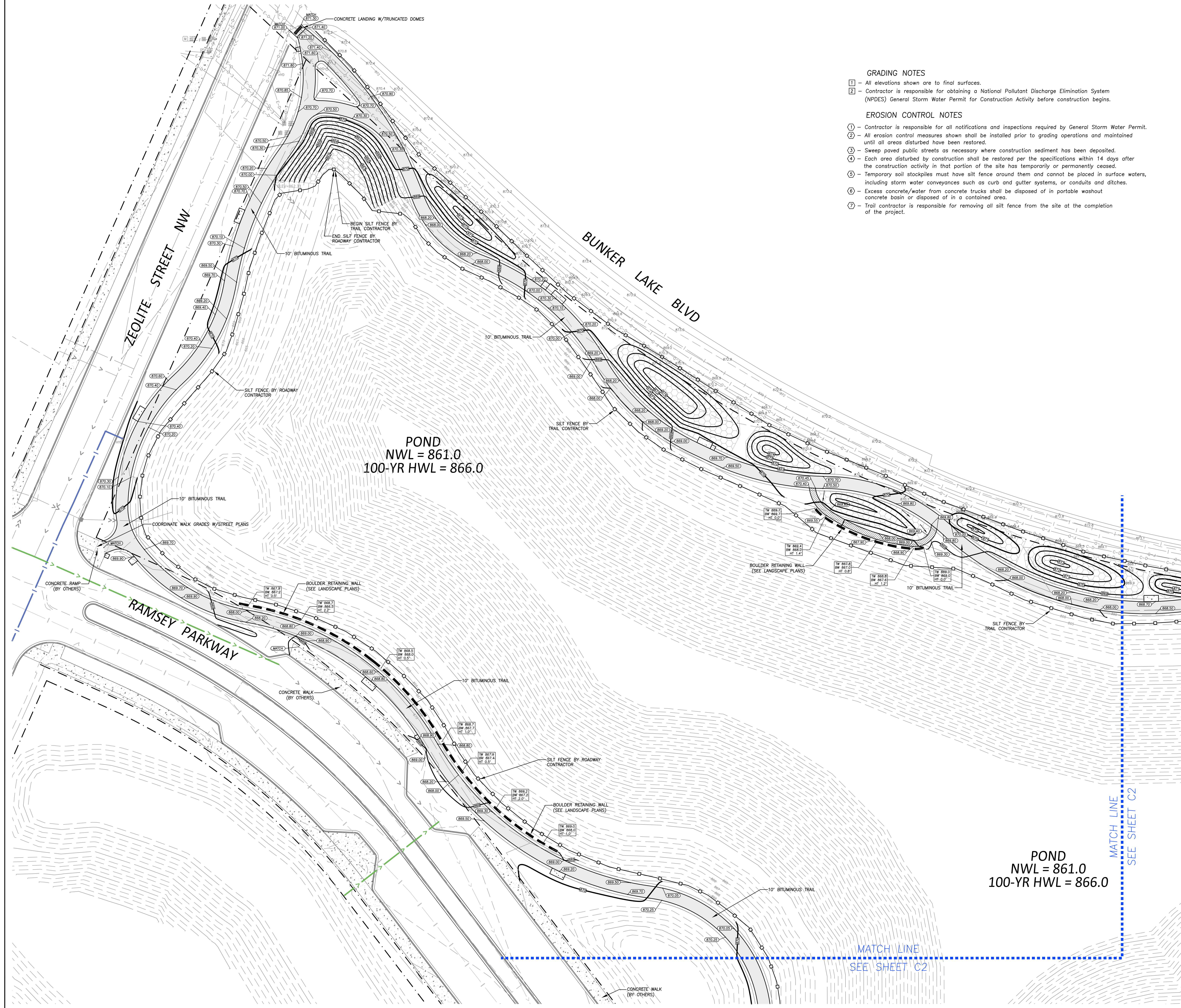


1
C1
SILT FENCE
NO SCALE



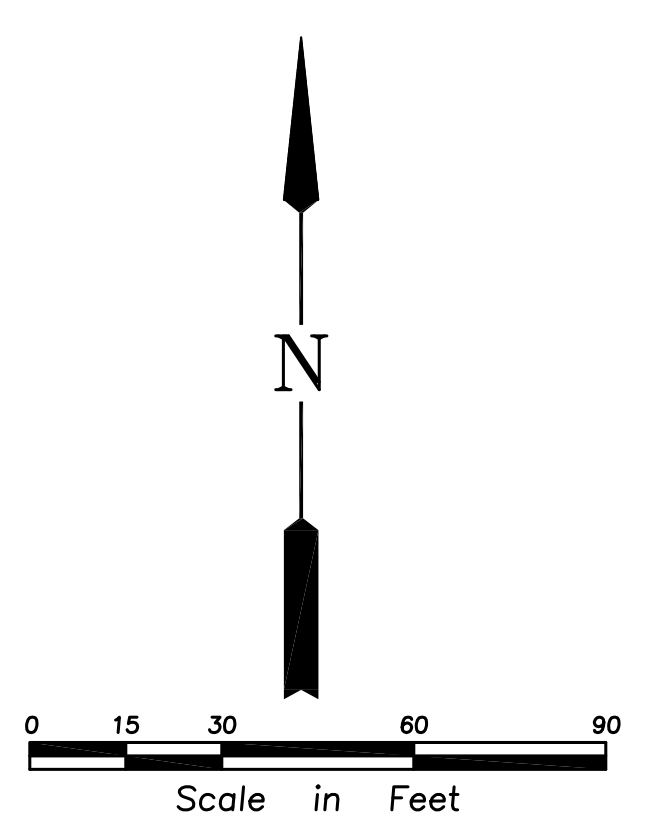
2
C1
ROCK CONSTRUCTION ENTRANCE
NO SCALE

- GRADING NOTES**
- All elevations shown are to final surfaces.
 - Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.
- EROSION CONTROL NOTES**
- Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
 - All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
 - Sweep paved public streets as necessary where construction sediment has been deposited.
 - Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
 - Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
 - Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.
 - Trail contractor is responsible for removing all silt fence from the site at the completion of the project.



LEGEND

- PROPOSED CONCRETE
- PROPOSED BITUMINOUS
- PROPOSED CRUSHED GRANITE
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- SILT FENCE
- PROPOSED EC BLANKET CATEGORY 20 (MNDOT 3885)
- BOUNDARY/ROW/BLOCK LINE
- BUILDING/PARKING SETBACK LINE
- DRAINAGE ARROW
- EXISTING CONTOUR
- EXISTING ELEVATION



100% CONSTRUCTION SET FOR CONTRACTOR QUOTES

CONCRETE PAVING & INSTALLATION OF SITE FURNISHINGS

THE WATERFRONT

RAMSEY, MN

I hereby certify that this document 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.

Name: Nicholas P. Adam
Registration#: 43856
Signature: *Nicholas P. Adam* 03/08/2024
Date

Date: 03/08/2024
DF/ Project #: 23-176
Scale: 1 INCH = 30 FEET
Drawn/Checked: BJO/NPA

REVISION	

GRADING & EROSION CONTROL PLAN

C101

**100% CONSTRUCTION
SET FOR CONTRACTOR
QUOTES**

CONCRETE PAVING &
INSTALLATION OF SITE
FURNISHINGS

**THE
WATERFRONT**

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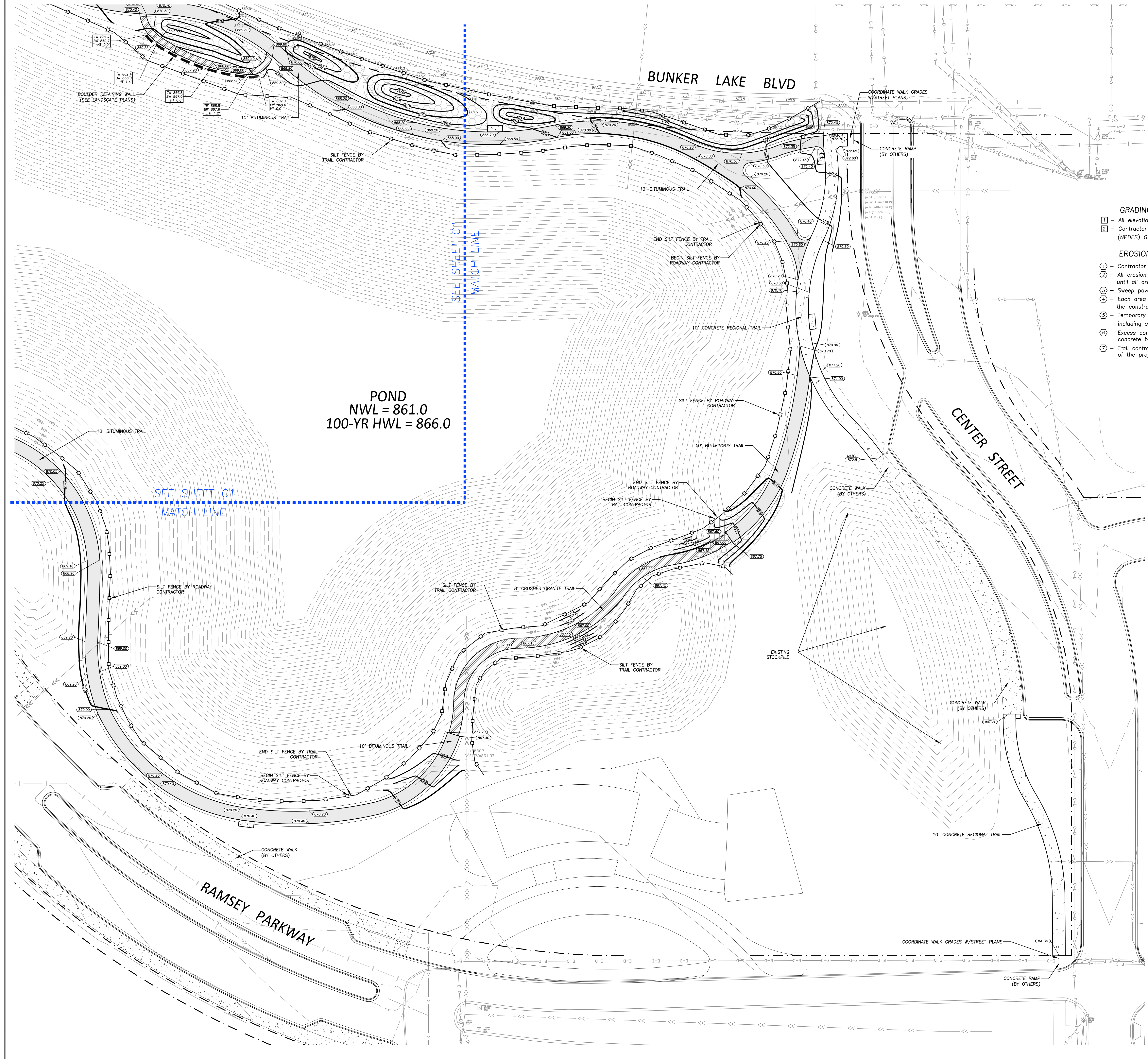
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REVISION	

**GRADING &
EROSION
CONTROL
PLAN**

C102



GRADING NOTES

- 1 - All elevations shown are to final surfaces.
- 2 - Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.

EROSION CONTROL NOTES

- 1 - Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
- 2 - All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
- 3 - Sweep paved public streets as necessary where construction sediment has been deposited.
- 4 - Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
- 5 - Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
- 6 - Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.
- 7 - Trail contractor is responsible for removing all silt fence from the site at the completion of the project.

SPECIFICATIONS

GENERAL

- I. GENERAL
 - A. Before construction begins, the Contractor shall contact all utility companies, both public and private and have them locate all utilities within the construction limits.
 - B. The Contractor shall be responsible for arranging all required inspections with the governing authority that has jurisdiction over the work that is to be performed.
 - C. The Contractor shall stay within the construction limits unless approved otherwise by the Owner and/or Engineer. Construction limits are defined by the property boundary unless shown different on the plan.
 - D. The Contractor shall be responsible for protecting all existing structures, utilities, trees, etc. from damage during construction.
 - E. The Contractor shall be responsible for correcting any damage (at Contractor's expense).
 - F. Any discrepancies found on the site that affect the proposed work shall be reported to the Owner and/or Engineer before the completion of any additional work.
 - G. No soils report provided. Subgrade soils assumed adequate for the proposed construction.
 - H. Existing Topography and Boundary Survey provided by Bolton & Menz.

SITE CLEARING

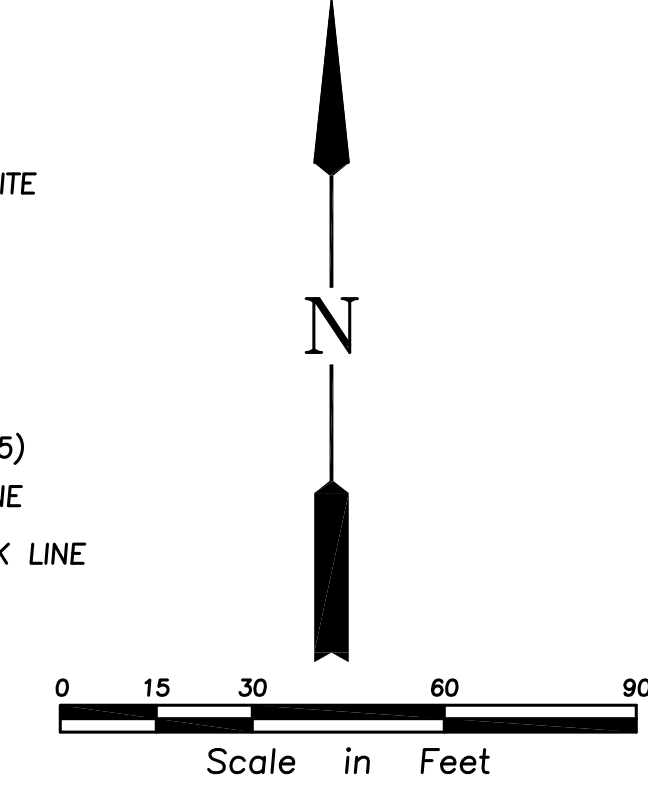
- I. GENERAL
 - A. Remove trees, shrubs, grass, and other vegetation or obstructions, as required, to permit installation of improvements shown on the Plans.
- II. EXECUTION
 - A. Trees and stumps shall be hauled from the site. Burial on-site or burning of trees and stumps will not be allowed.
 - B. Where existing trees are indicated to remain, leave existing topsoil in place within drip lines to prevent damage to root system.
 - C. Topsoil shall be stripped from disturbed areas and stockpiled in piles not exceeding 5-feet in depth.
 - D. Remove all back dirt and unsuitable material from under drives and roadways within 3-feet of final pavement subgrade.
 - E. Remove all waste materials and unsuitable or excess topsoil from Owner's property.

GRADING, EROSION CONTROL, AND TURF ESTABLISHMENT

- I. GENERAL
 - A. All grading, erosion control and turf establishment shall be according to the materials, workmanship, and other applicable requirements of the Minnesota Department of Transportation "Standard Specifications for Construction", latest edition, unless otherwise specified.
 - B. All erosion control measures shown on the plans must be installed prior to commencement of grading operations and maintained until all areas altered on the site have been restored.
 - C. All areas disturbed by construction shall be restored with seed and disked mulch, sod, wood fiber blanket, or be hard surfaced within two weeks of substantial completion of construction.
 - D. Provide approved borrow soil materials from off-site when sufficient approved soil materials are not available from excavations. Remove all excess and unsatisfactory material from the site.
 - E. Protect structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, heaving, and other hazards created by earthwork operations.
 - F. Compaction shall not be less than the following percentages of maximum dry density according to ASTM D 698:
 - i. Under structures, building slabs, steps, and pavements, compact the top 12 inches below subgrade and each layer of backfill or fill material at 100 percent maximum dry density.
 - ii. Under walkways, compact the top 6 inches below subgrade and each layer of backfill or fill material at 100 percent maximum dry density.
 - iii. Under lawn or ungrazed areas, compact the top 6 inches below subgrade and each layer of backfill or fill material at 95 percent maximum dry density.
 - G. Grades as shown on the plan are to finished grade.
 - H. Backfill trenches involving utilities under building slabs to be designed by Others (per their requirements).
- II. PRODUCTS
 - A. Satisfactory soils include ASTM D 2487 soil classification groups GW, GP, GM, SW, SP, and SM; free of rock or gravel larger than 2-inches in any dimension, debris waste, frozen material, vegetation and other deleterious matter.
 - B. Unsatisfactory soils include ASTM D 2487 soil classification groups GC, SC, ML, MH, CL, CH, OL, OH, and PT.
 - C. All backfill and fill materials must be satisfactory soil materials.
 - D. Topsoil shall be per ASTM D 5268, free of stones 1" or larger.
 - E. Subbase and base material must be a naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or meeting MNDOT Specifications for Class 6 gravel.
 - F. Spring/Summer temporary turf establishment: seed shall be MNDOT Mixture 110 @ 100 lbs/acre and mulch shall be MNDOT Type 1.
 - G. Winter temporary turf establishment: seed shall be MNDOT Mixture 100 @ 100 lbs/acre and mulch shall be MNDOT Type 1.
- III. EXECUTION
 - A. Place 4-inches of topsoil over all areas to be re-established with turf or as specified in the landscape plans.
 - B. Provide erosion control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
 - C. Place inlet protection devices in catch basins and maintain until all areas disturbed have been restored.
 - D. Whenever construction vehicle access routes intersect paved public roads, provisions must be made to minimize the transport of sediment (mud) by runoff or vehicles tracking onto the paved road surface. Where sediment is transported onto a public road surface, the roads shall be cleaned thoroughly at the end of each day. Sediment shall be removed by hosing or sweeping and be transported to a sediment controlled disposal area. Street washing shall be allowed only after sediment is removed in this manner.

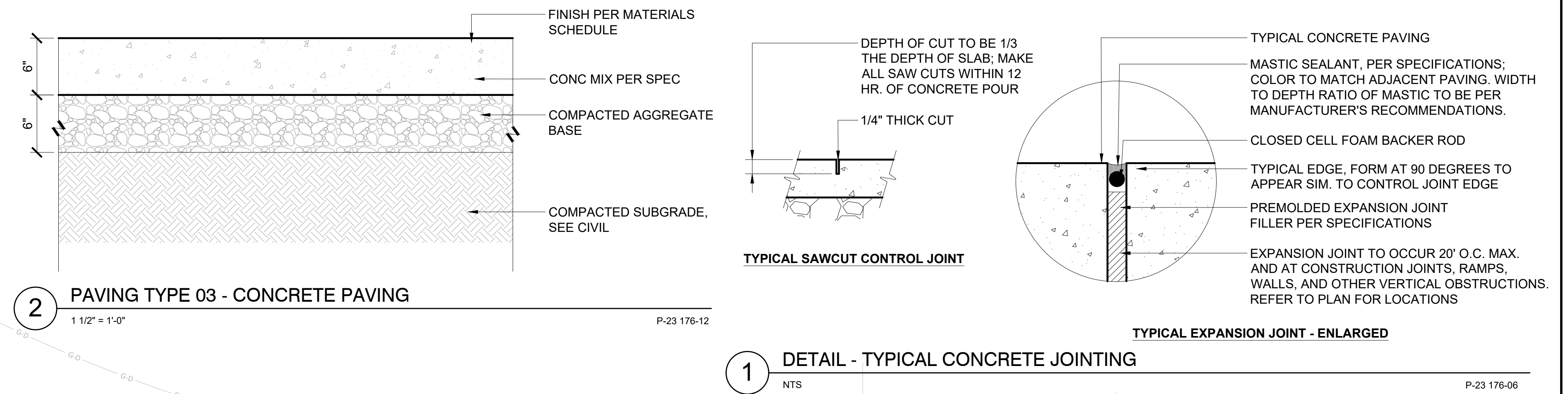
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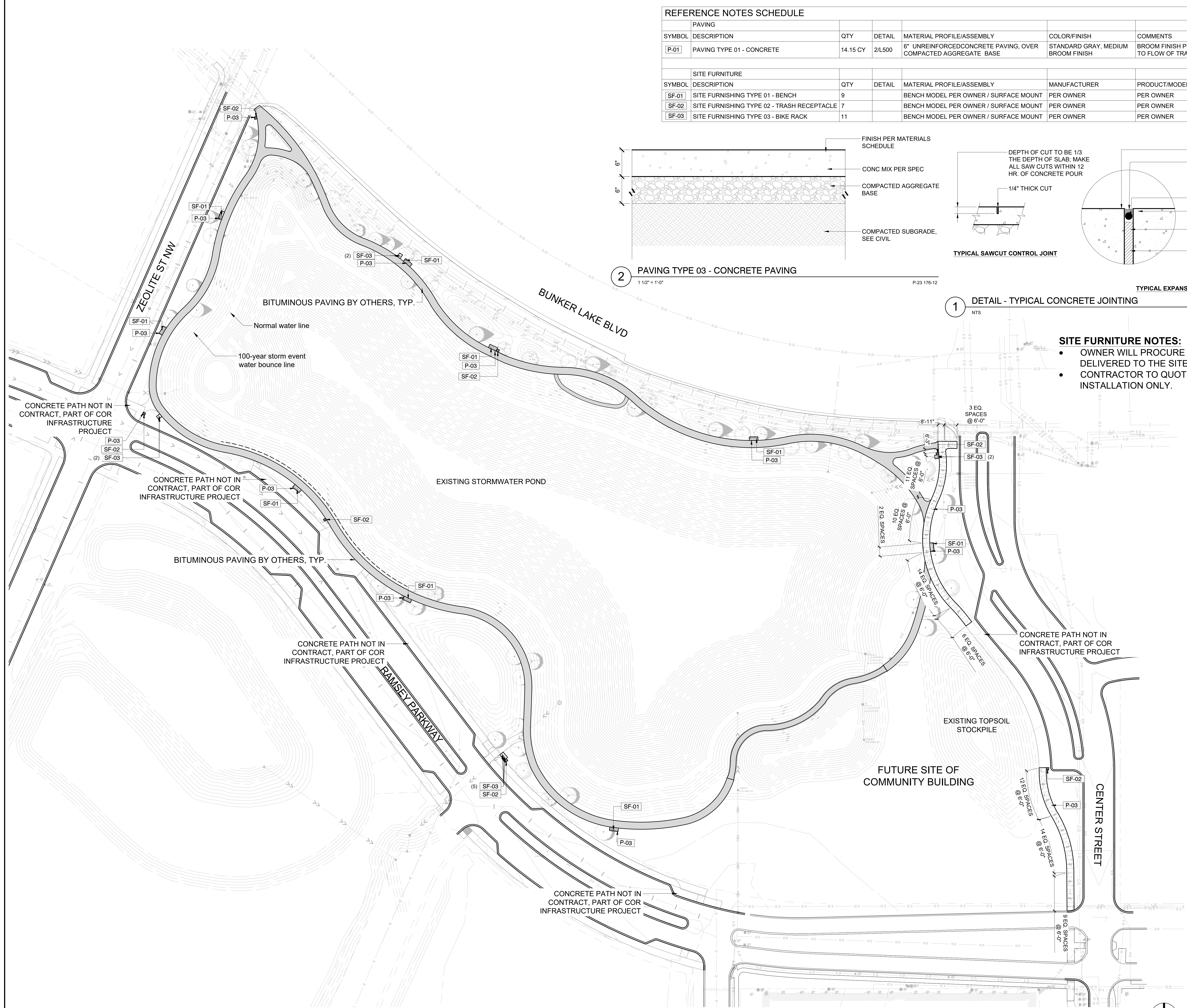


REFERENCE SCHEDULE

PAVING							
SYMBOL	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE/ASSEMBLY	COLOR/FINISH	COMMENTS	
P-01	PAVING TYPE 01 - CONCRETE	14.15 CY	2/L500	6" UNREINFORCED CONCRETE PAVING, OVER COMPACTED AGGREGATE BASE	STANDARD GRAY, MEDIUM BROOM FINISH	BROOM FINISH PERPENDICULAR TO FLOW OF TRAFFIC	
SITE FURNITURE							
SYMBOL	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH
SF-01	SITE FURNISHING TYPE 01 - BENCH	9		BENCH MODEL PER OWNER / SURFACE MOUNT	PER OWNER	PER OWNER	PER OWNER
SF-02	SITE FURNISHING TYPE 02 - TRASH RECEPTACLE	7		BENCH MODEL PER OWNER / SURFACE MOUNT	PER OWNER	PER OWNER	PER OWNER
SF-03	SITE FURNISHING TYPE 03 - BIKE RACK	11		BENCH MODEL PER OWNER / SURFACE MOUNT	PER OWNER	PER OWNER	PER OWNER



- SITE FURNITURE NOTES:**
- OWNER WILL PROCURE ALL SITE FURNITURE AND HAVE DELIVERED TO THE SITE
 - CONTRACTOR TO QUOTE ON-SITE HANDLING AND INSTALLATION ONLY.



01 SITE MATERIALS PLAN
1" = 50'-0"

100% CONSTRUCTION SET FOR CONTRACTOR QUOTES

CONCRETE PAVING & INSTALLATION OF SITE FURNISHINGS

THE WATERFRONT

RAMSEY, MINNESOTA

I hereby certify that this document 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.

Name: Charles Evens
Registration#: 50575
Signature: *Charles Evens*
Date: 03/08/2024

Date: 03/08/2024
DF/ Project #: 23-176
Scale: AS SHOWN
Drawn/Checked: AG/CE

REVISION: --

SITE MATERIALS PLAN

L110