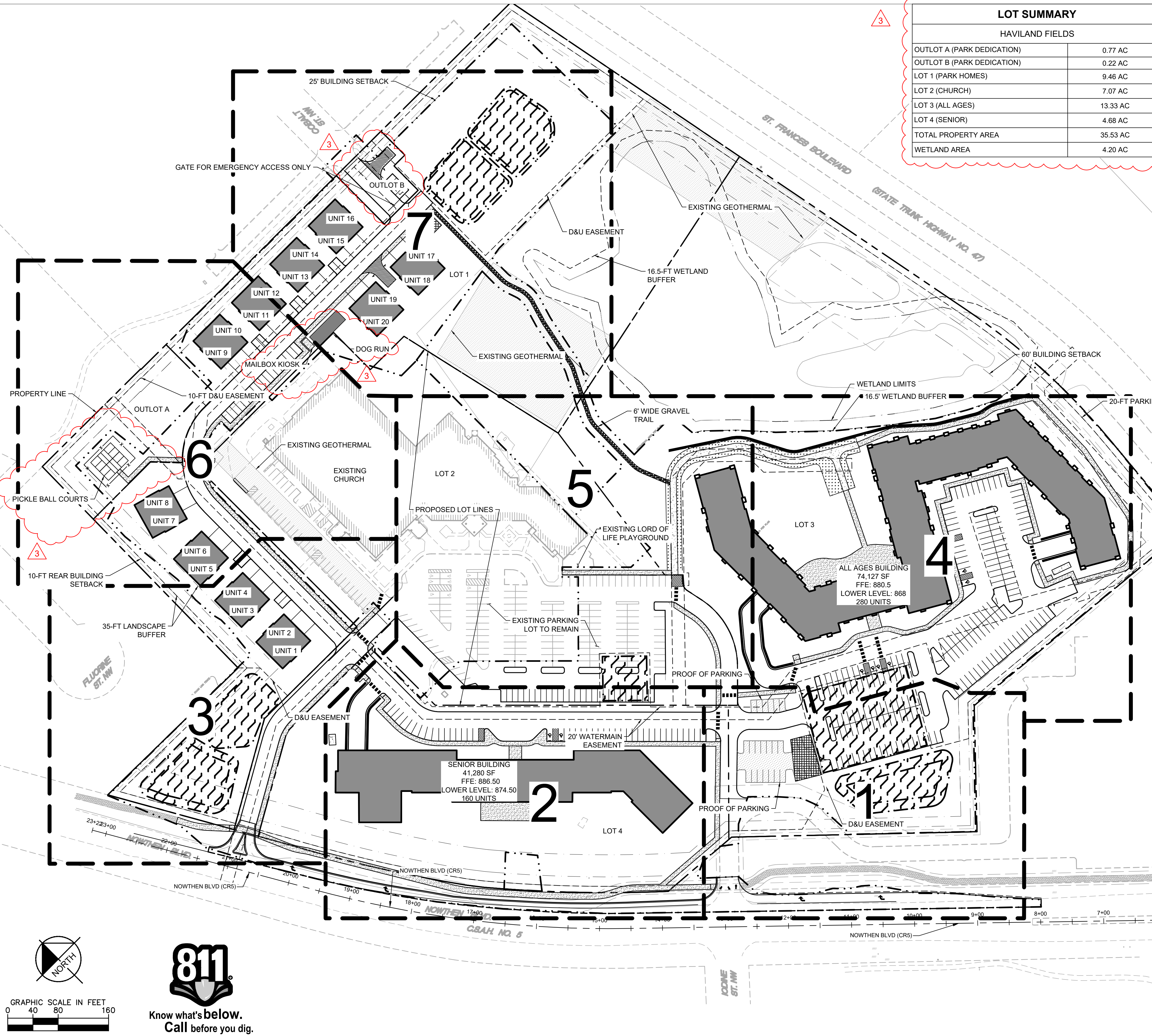


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LOT SUMMARY	
HAVILAND FIELDS	
OUTLOT A (PARK DEDICATION)	0.77 AC
OUTLOT B (PARK DEDICATION)	0.22 AC
LOT 1 (PARK HOMES)	9.46 AC
LOT 2 (CHURCH)	7.07 AC
LOT 3 (ALL AGES)	13.33 AC
LOT 4 (SENIOR)	4.68 AC
TOTAL PROPERTY AREA	35.53 AC
WETLAND AREA	4.20 AC

- ### SITE PLAN NOTES
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
 - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SUNDE LAND SURVEYING, DATED 09/02/2022.
 - KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
 - PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
 - CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
 - NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
 - REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
 - REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
 - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
 - ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
 - ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
 - THERE ARE 0.00 ACRES OF WETLAND IMPACTS.
 - FOR OFFSITE IMPROVEMENTS, SEE THE <OFFSITE PLANS> IMPROVEMENTS PLANS.

BUILDING DATA SUMMARY

AREAS	
PROPERTY AREA	35.53 AC
SENIOR LIVING UNITS	160
ALL AGES UNITS	280
PARK HOMES	20
NET DENSITY (UNITS / RESIDENTIAL LAND)	19.34 UNITS / ACRE

PARKING

PROPOSED SURFACE PARKING STALLS (INCLUDES 8 ADA STALLS)	264 STALLS
PROOF OF PARKING STALLS	27 STALLS
EXISTING CHURCH SURFACE PARKING STALLS	224 STALLS
REQUIRED CHURCH PARKING STALLS (491 SEATS/3)	164 STALLS
STRUCTURED PARKING (BUILDING ONE AND BUILDING TWO)	291 STALLS
PARK HOMES PARKING STALLS (GARAGE AND DRIVEWAY)	40 STALLS
TOTAL PROVIDED STALLS	622 STALLS
CODE REQUIRED PARKING (1.5 STALLS PER UNIT, 1 STALL PER SENIOR LIVING UNIT)	620 STALLS

PROPERTY SUMMARY

HAVILAND FIELDS	
TOTAL PROPERTY AREA	1,547,702 SF (35.5 AC)
PROPOSED IMPERVIOUS AREA	273,557 SF (6.28 AC)
TOTAL SITE IMPERVIOUS AREA	581,526 SF (13.35 AC)
PROPOSED PERVIOUS AREA	964,854 SF (22.15 AC)
TOTAL DISTURBED AREA	1,003,986 (23.05 AC)

ZONING SUMMARY

EXISTING ZONING	R1-R3
PROPOSED ZONING	PUD
PARKING SETBACKS	SIDE/REAR = 5' RIGHT OF WAY = 20'
BUILDING SETBACKS	FRONT = 25' SIDE = 25' REAR = 10' ARTERIAL ROADWAYS = 60'

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PROJECT TITLE
HAVILAND FIELDS

CERTIFICATION

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SHEET TITLE
SITE PLAN

SHEET NUMBER
C400

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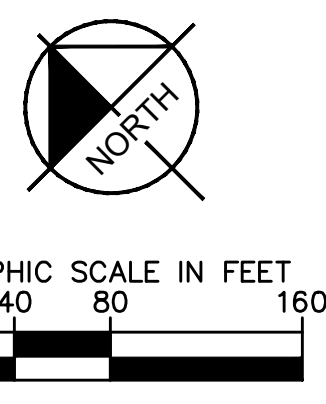
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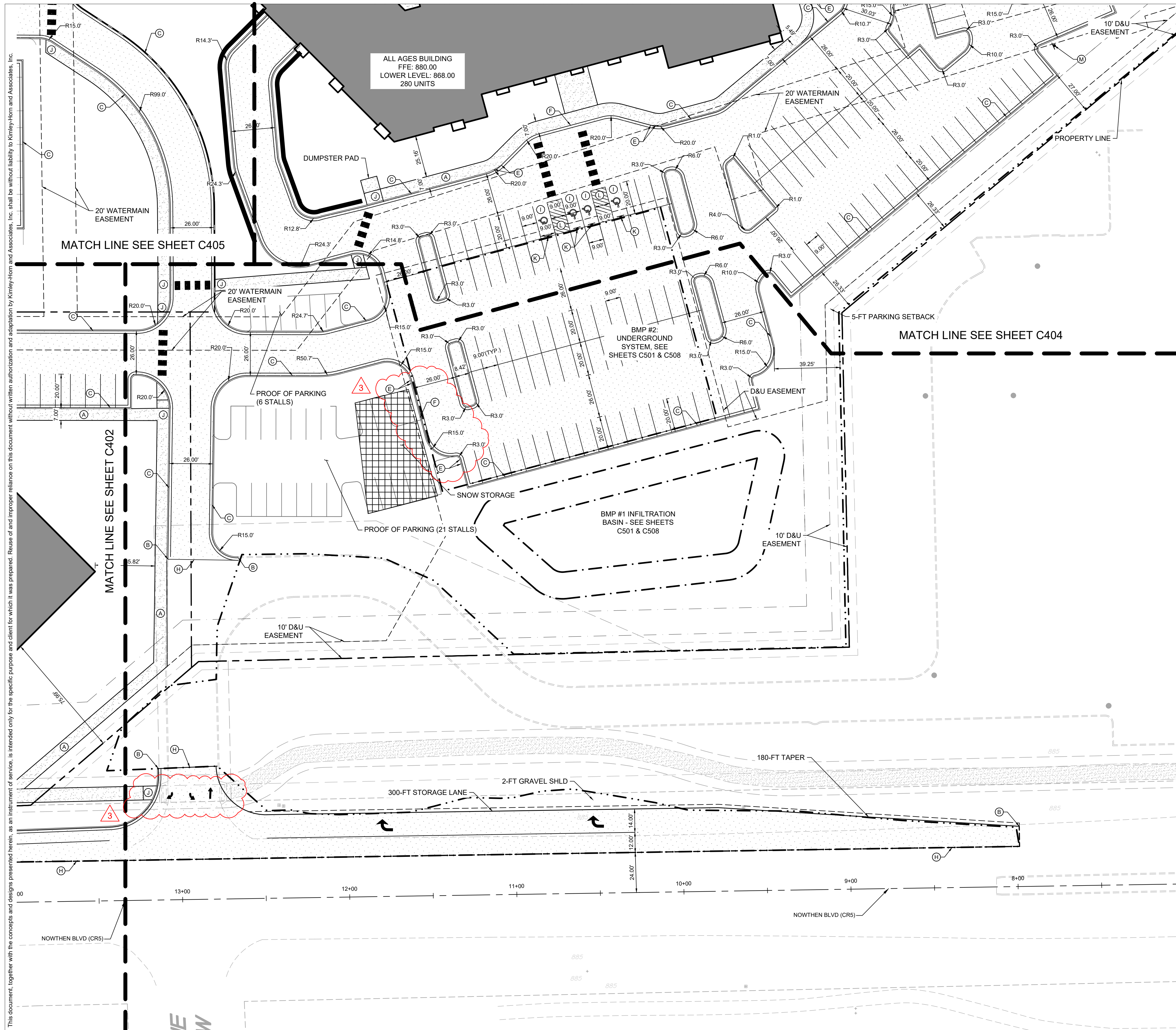
PROJECT TITLE

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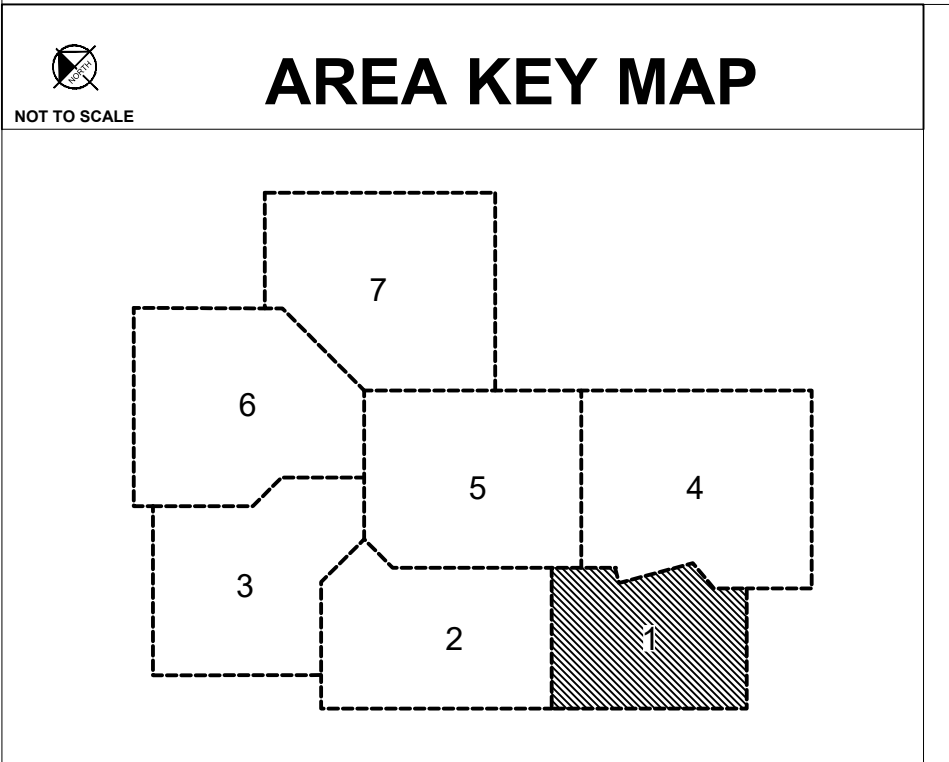


LEGEND

- PROPERTY LINE
- SETBACK LINE
- LIMITS OF DISTURBANCE
- DRAINAGE AND UTILITY EASEMENT
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED REINFORCED TURF
- PROPOSED GRAVEL TRAIL

KEYNOTE LEGEND

- (A) SIDEWALK, SEE INSET A
- (B) MATCH EXISTING CURB & GUTTER
- (C) B612 CONCRETE CURB AND GUTTER, SEE DETAIL ON SHEET
- (D) SURMOUNTABLE CURB & GUTTER
- (E) TRANSITION CURB & GUTTER FROM FULL HEIGHT TO FLAT CURB
- (F) FLAT CURB
- (G) LANDSCAPE AREA, SEE LANDSCAPE PLANS
- (H) MATCH EXISTING EDGE OF PAVEMENT
- (I) ACCESSIBLE PARKING
- (J) ACCESSIBLE PEDESTRIAN CURB RAMP
- (K) ACCESSIBLE PARKING SIGN
- (L) AREA STRIPED WITH 4" SYSL @ 45° 2" O.C.
- (M) NO PARKING FIRE LANE SIGN



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CERTIFICATION

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SHEET TITLE

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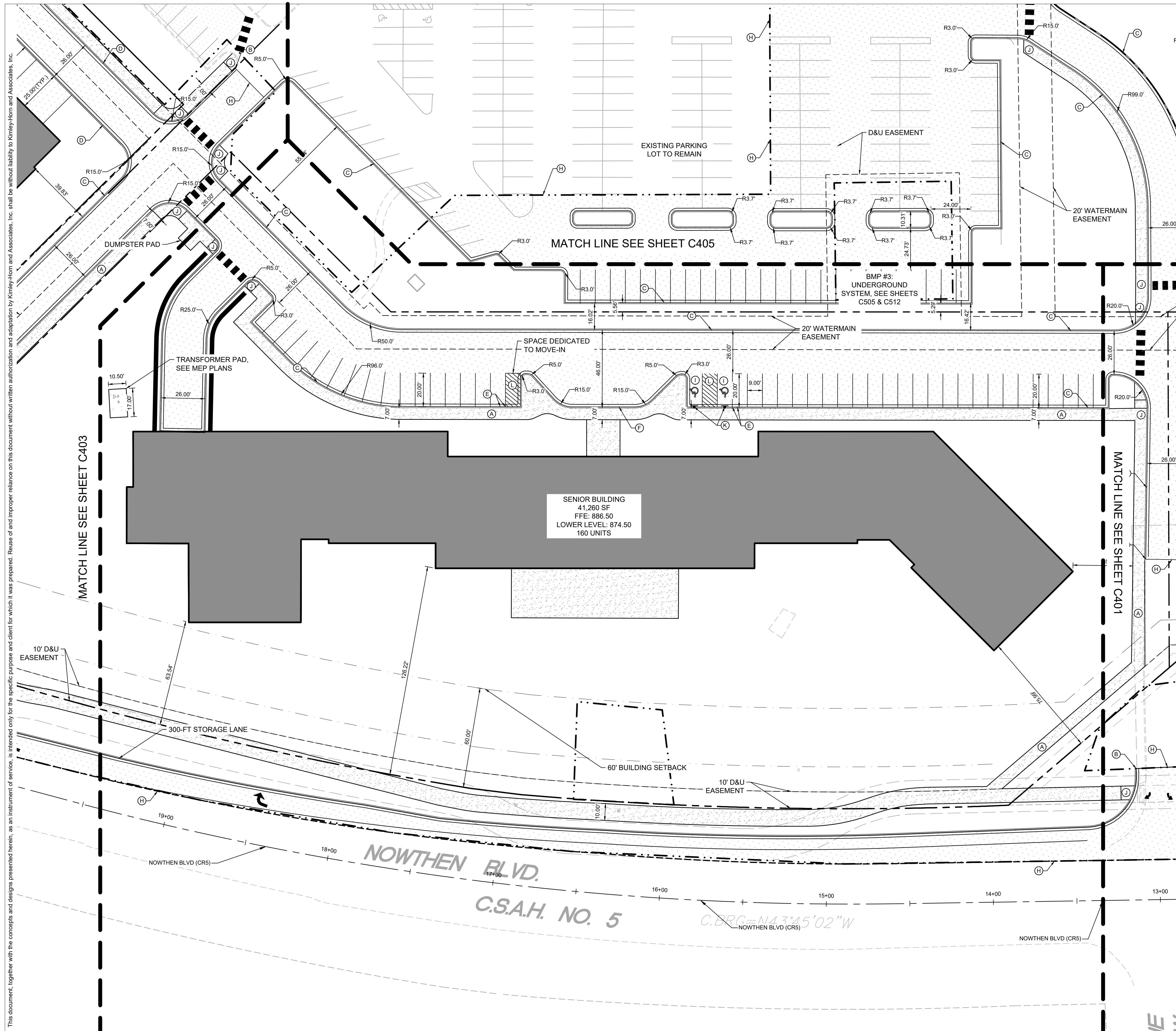
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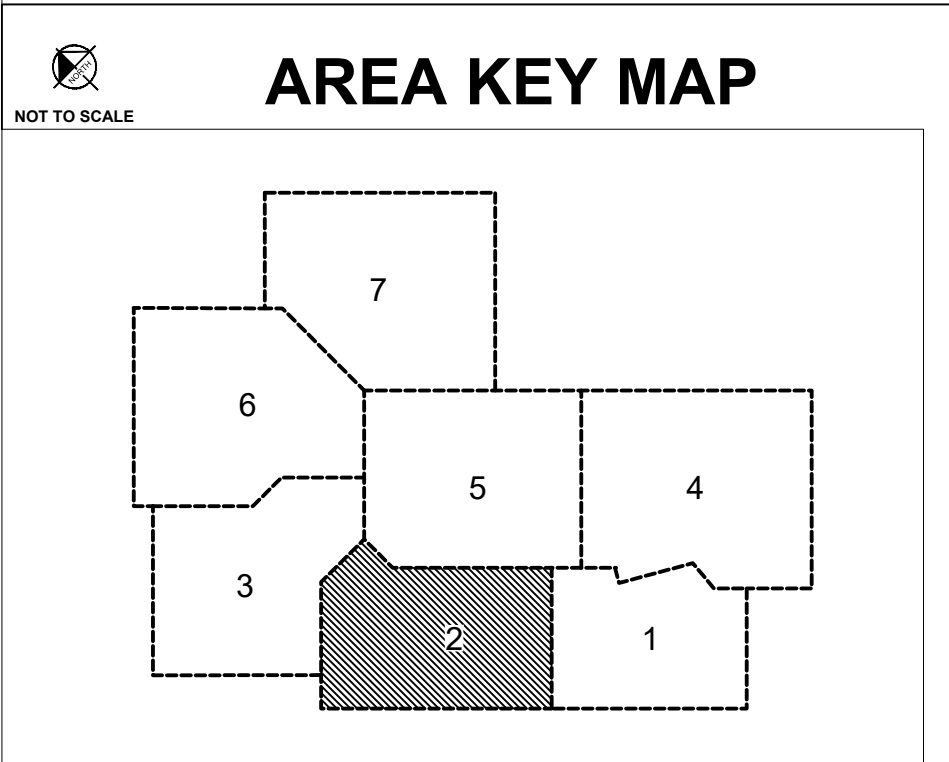


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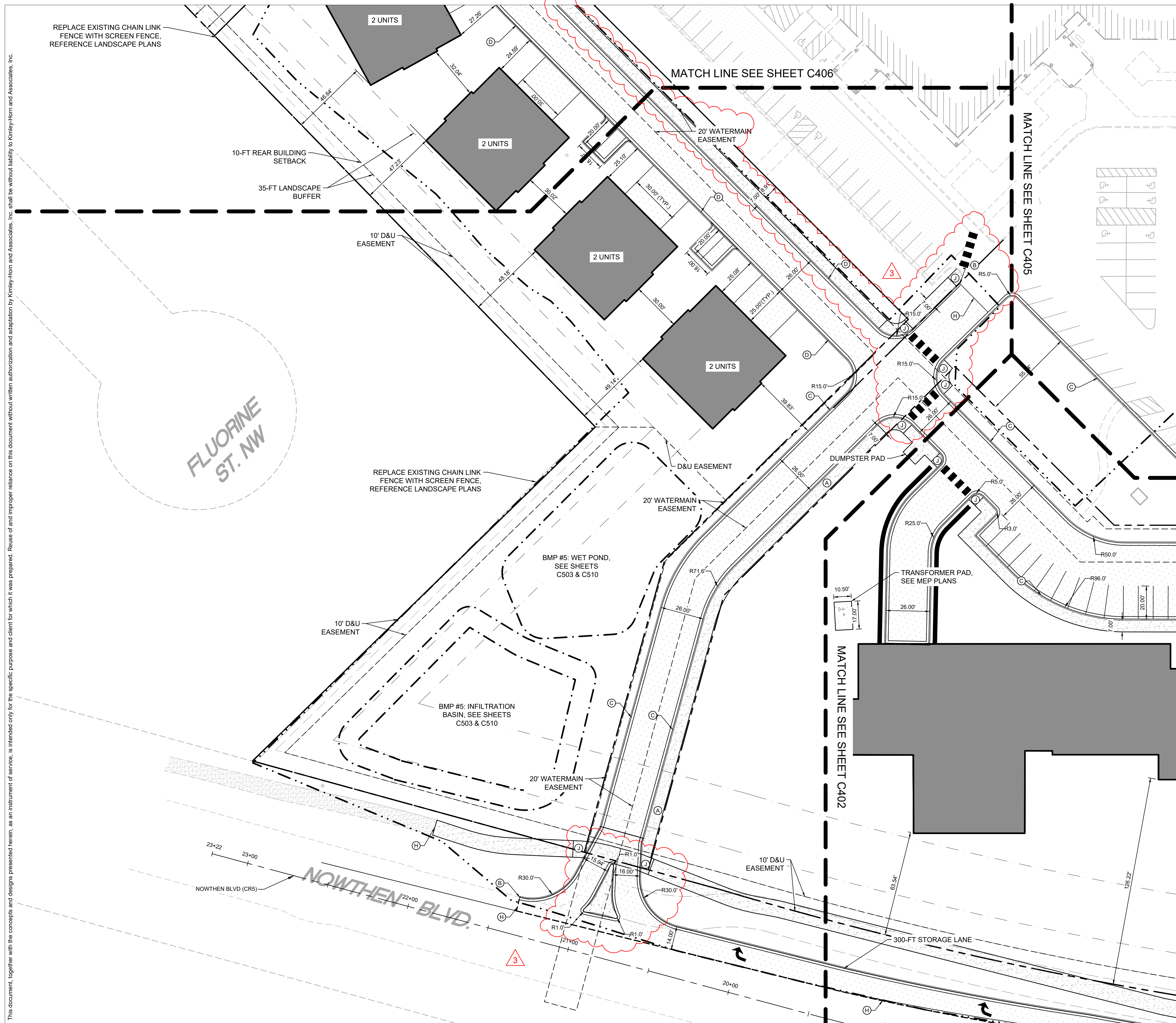
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SHEET TITLE
SITE PLAN ENLARGEMENTS

SHEET NUMBER
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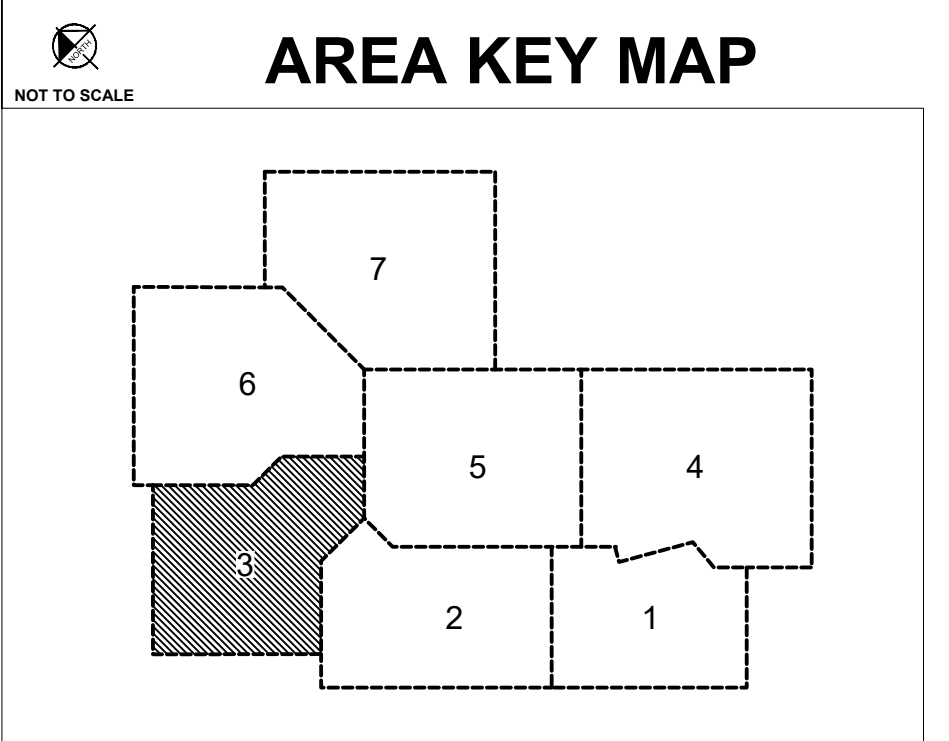


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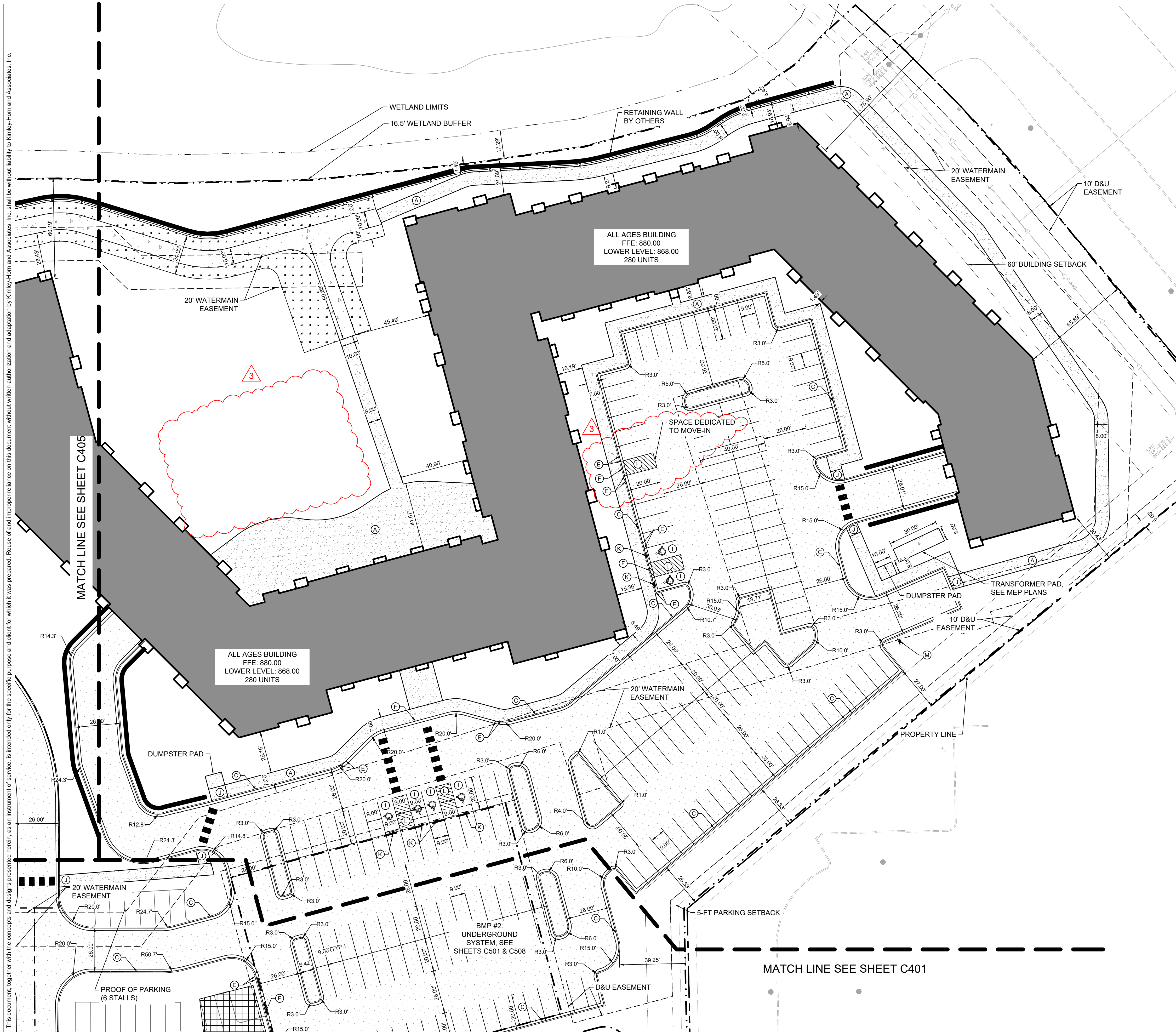
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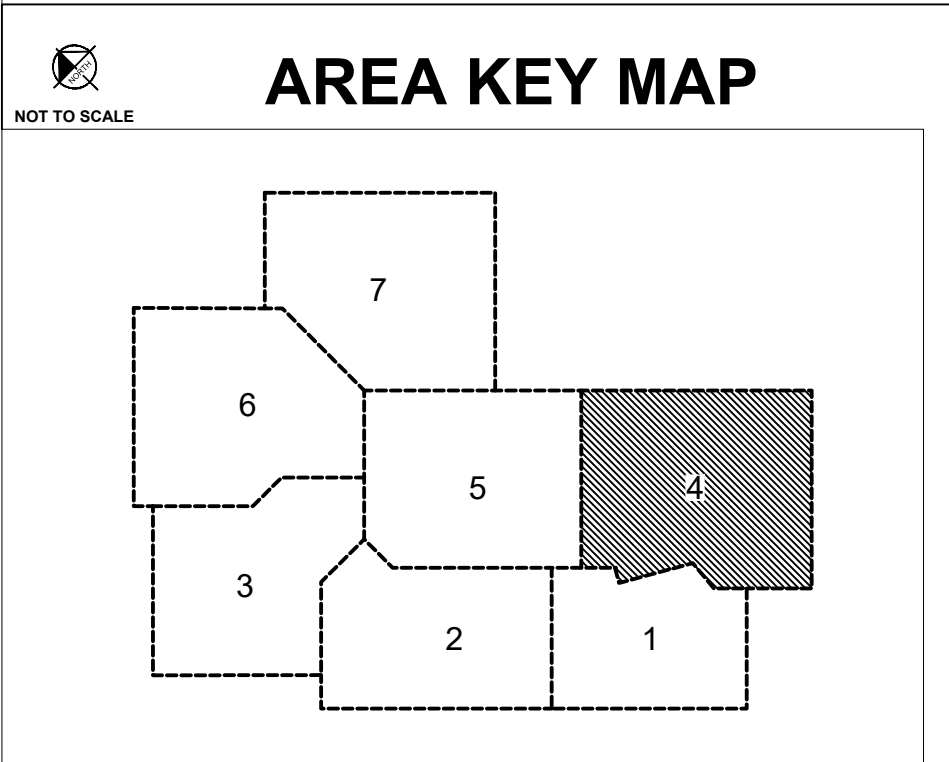


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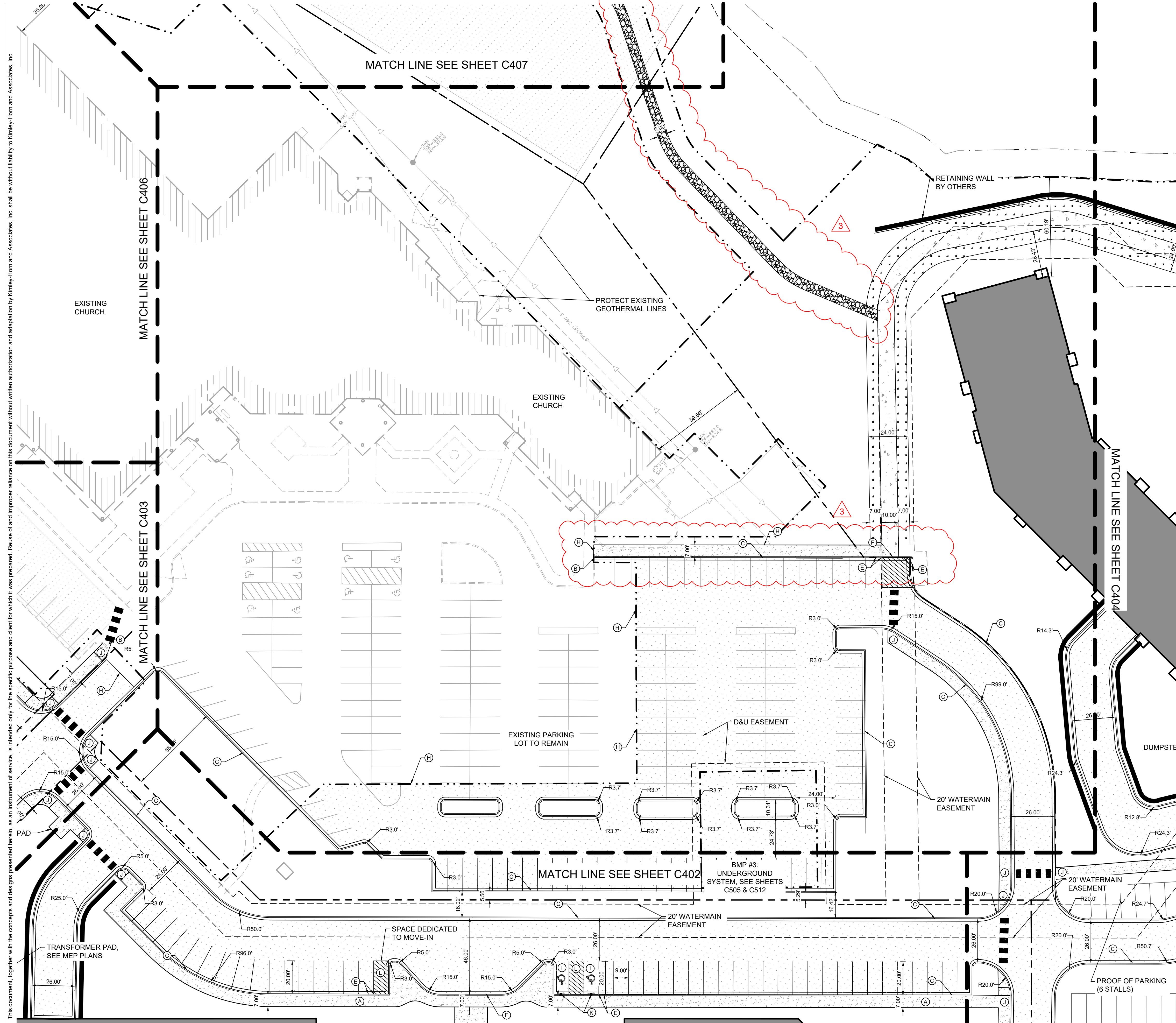
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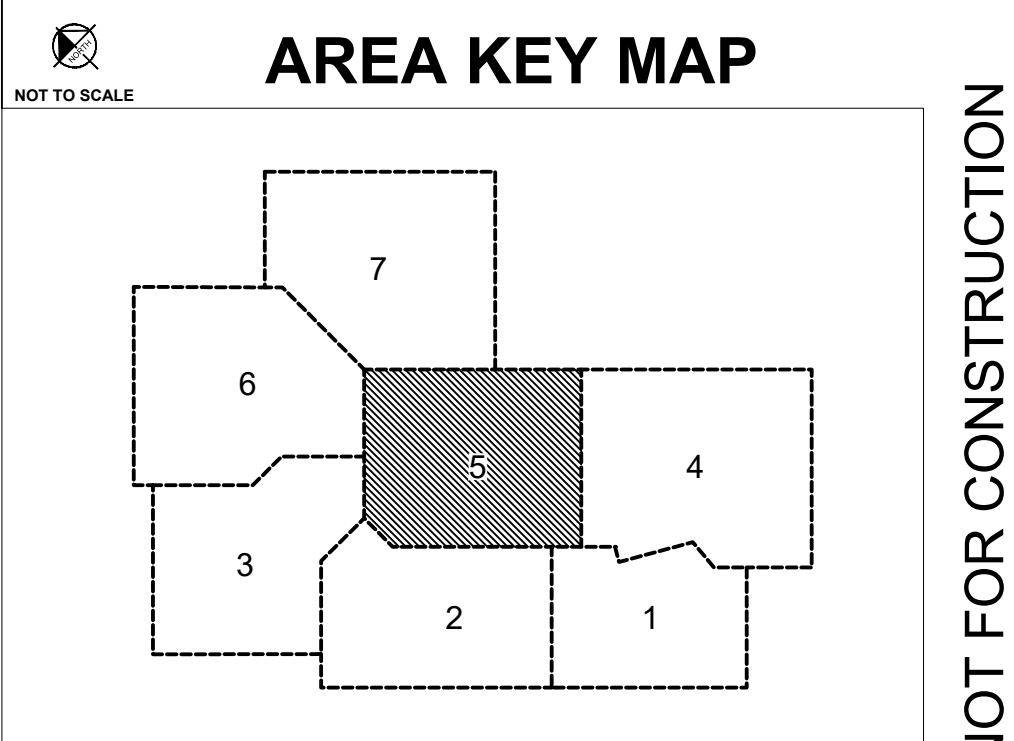


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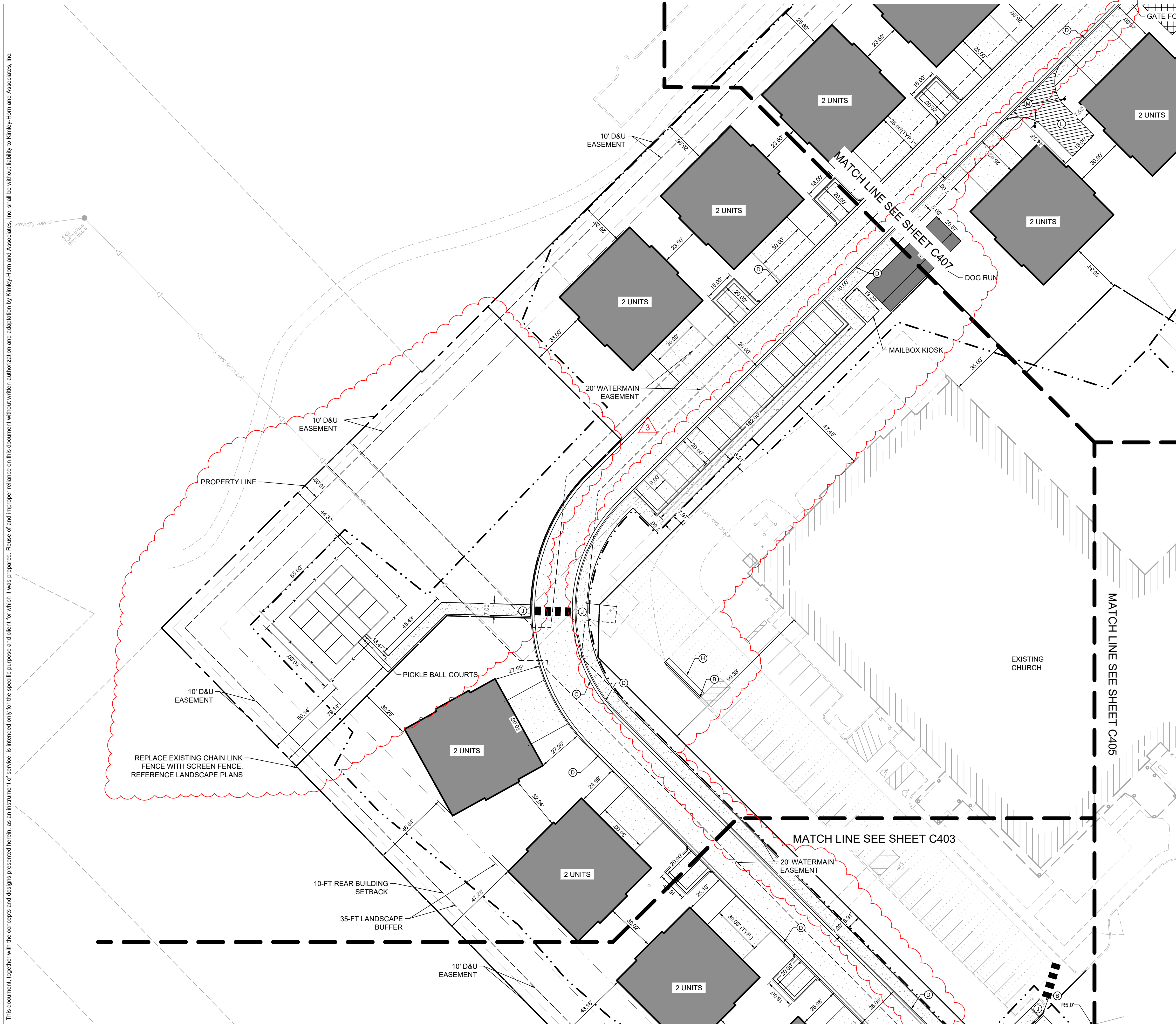
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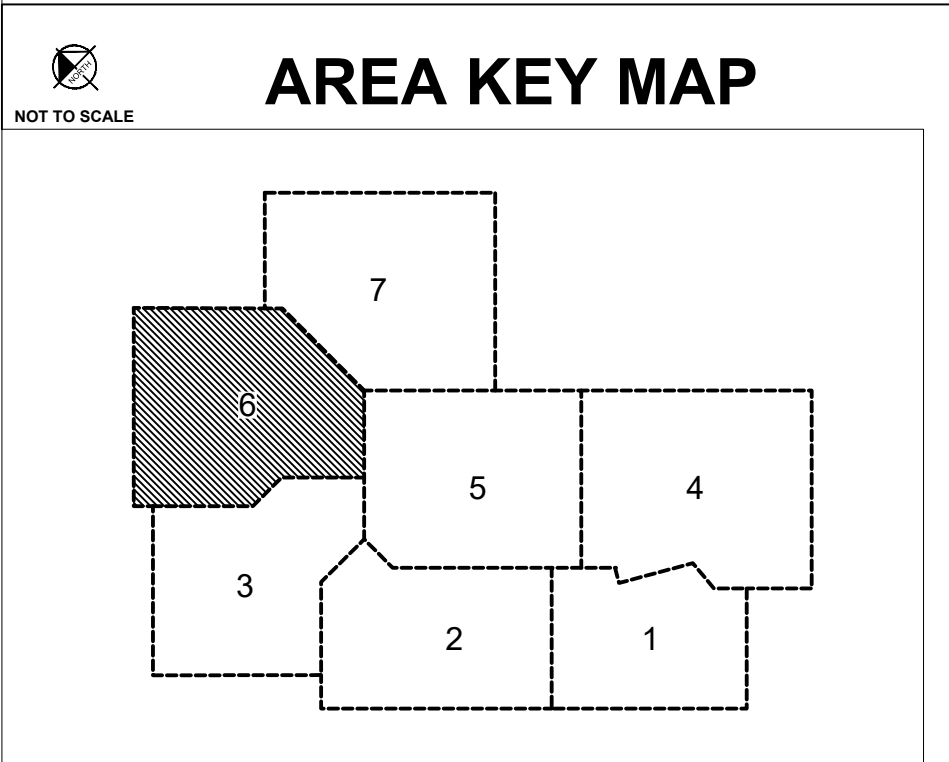


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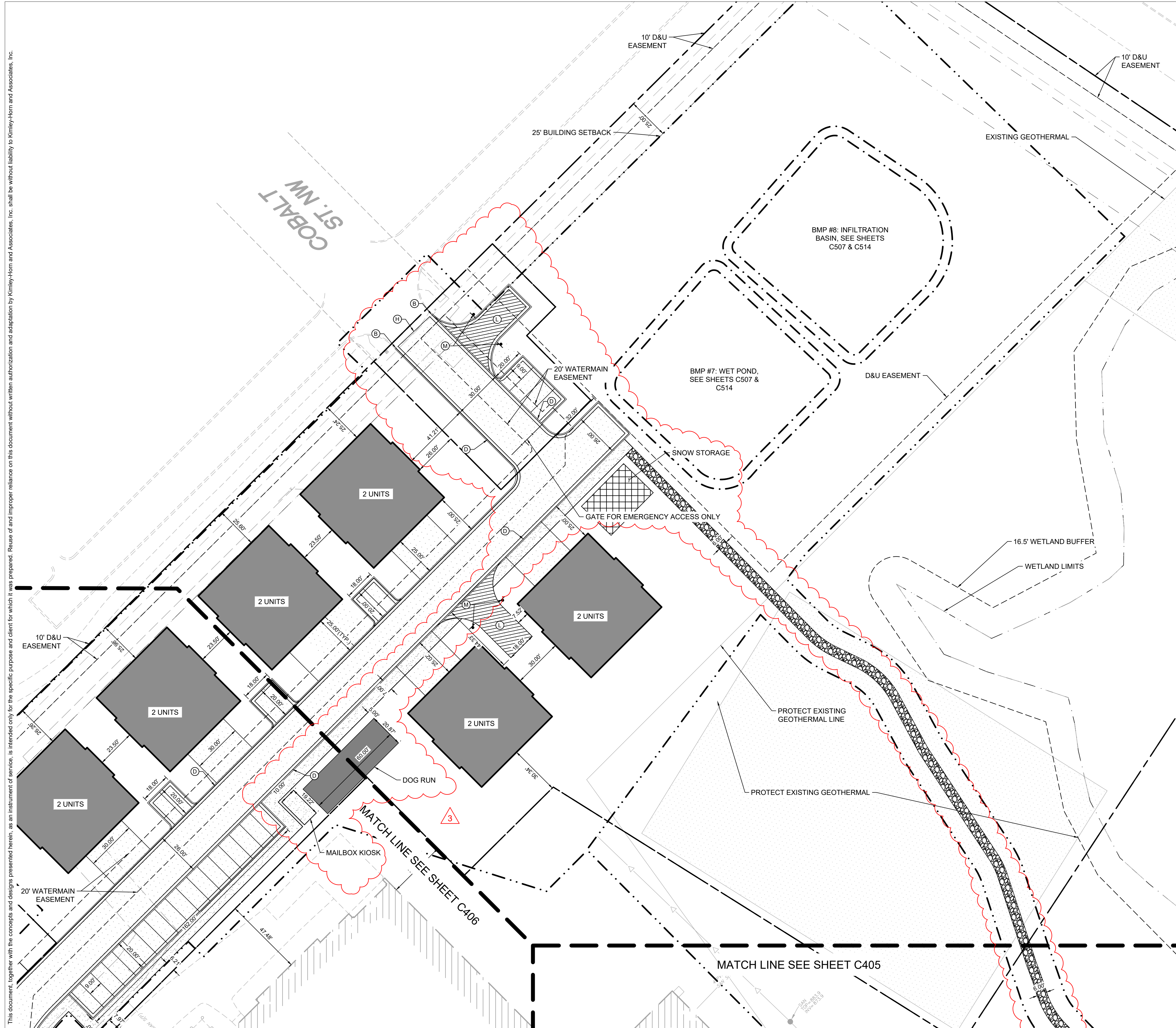
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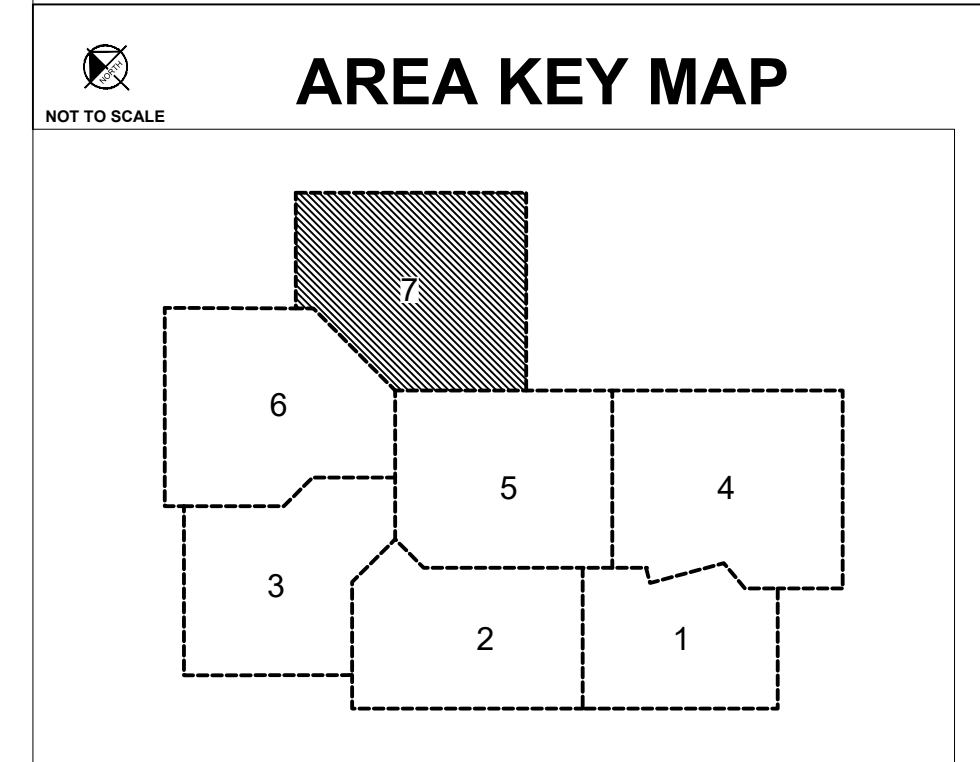


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(E)	TRANSITION CURB & GUTTER FROM FULL HEIGHT TO FLAT CURB
(F)	FLAT CURB
(G)	LANDSCAPE AREA, SEE LANDSCAPE PLANS
(H)	MATCH EXISTING EDGE OF PAVEMENT
(I)	ACCESSIBLE PARKING
(J)	ACCESSIBLE PEDESTRIAN CURB RAMP
(K)	ACCESSIBLE PARKING SIGN
(L)	AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
(M)	NO PARKING FIRE LANE SIGN



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PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1
3	2024-05-07	SITE PLAN REVIEW R2

CERTIFICATION

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SHEET TITLE

SITE PLAN
ENLARGEMENTS

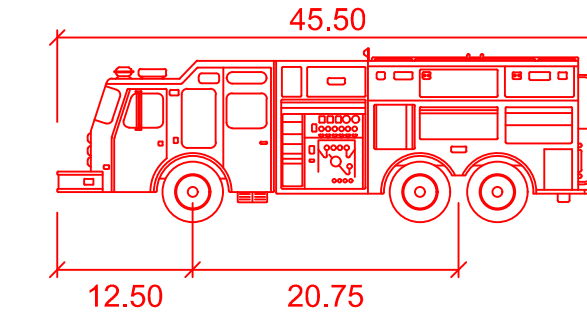
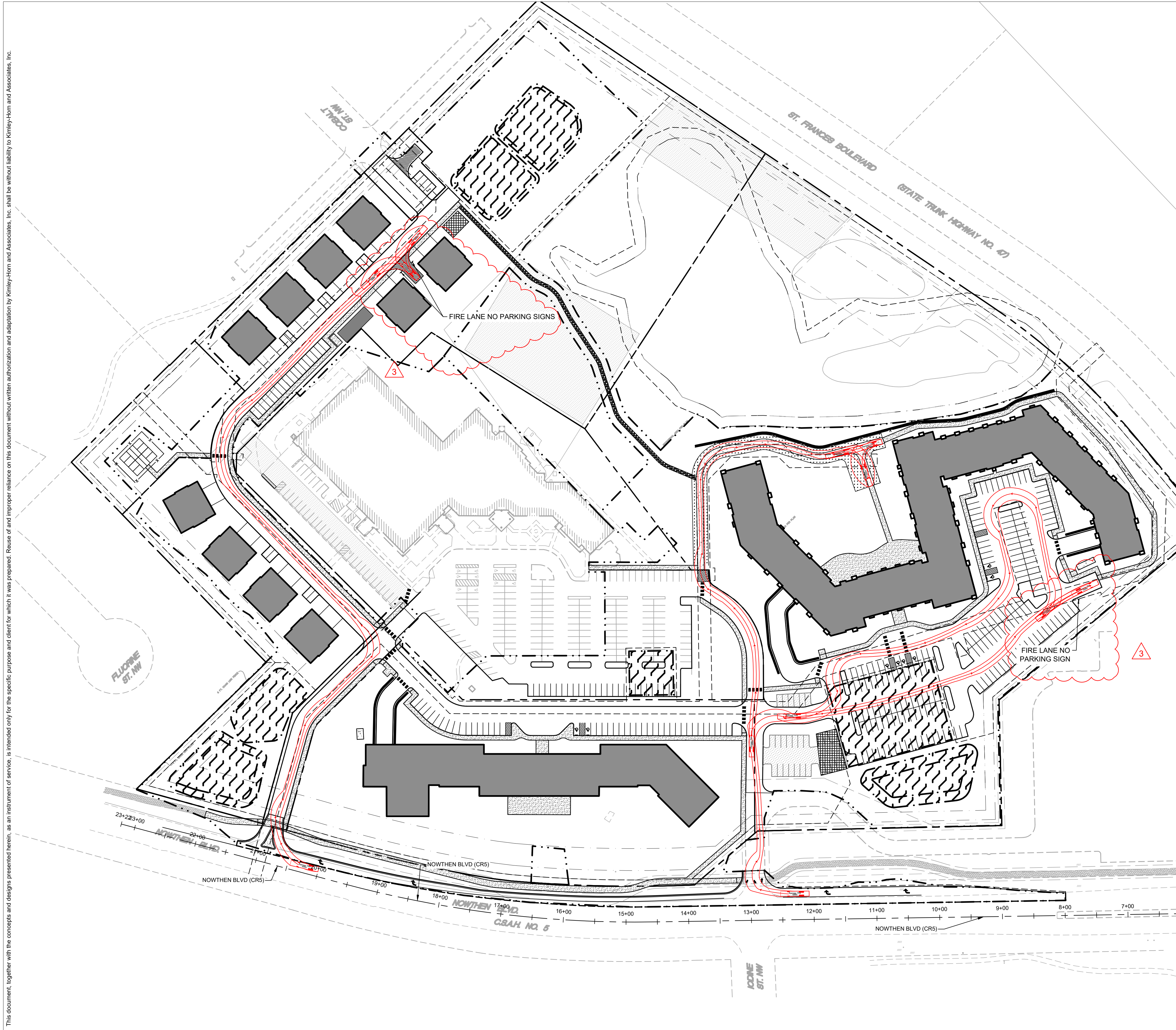
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Ramsey Fire

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 37.8



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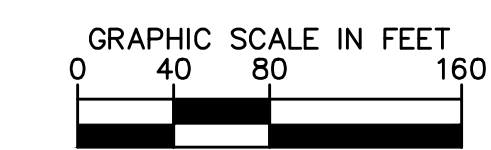
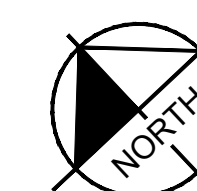
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SHEET TITLE

VEHICLE
MOVEMENTS

SHEET NUMBER

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NOTES:

- ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
- ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED: 1 - 2016

City of RAMSEY

STANDARD DETAILS: CURB AND GUTTER

CITY PLATE No. STR-1

NOTES:

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

APPROVED: 3 - 2017

City of RAMSEY

STANDARD DETAILS: CROSS GUTTER

CITY PLATE No. STR-2

NOTE:

- BROOM FINISH CONCRETE WALK SURFACE
- MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
- 1/2" EXPANSION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

APPROVED: 10 - 2015

City of RAMSEY

STANDARD DETAILS: CONCRETE SIDEWALK

CITY PLATE No. STR-3

NOTES:

MAILBOX LOCATIONS SHOULD BE STAKED BEFORE INSTALLATION FOR PROPER HEIGHT AND DISTANCE FROM THE ROADWAY. ONCE STAKED, THE INSTALLER MUST NOTIFY THE CITY ENGINEER AND THE POST OFFICE. THE ENGINEER AND POSTMASTER/ MAILCARRIER WILL BE ALLOWED 48 HOURS TO REVIEW AND MODIFY THE STAKED LOCATIONS PRIOR TO FINAL INSTALLATION.

OTHER MAILBOX SUPPORT DESIGNS MAY BE USED UPON APPROVAL BY THE CITY ENGINEER.

ALL MAILBOX SUPPORTS MUST BE CRASHWORTHY AND MEET MINNESOTA RULES, 8818, U.S. POST OFFICE AND FEDERAL HIGHWAY ADMINISTRATION (FHWA) STANDARDS AND RECOMMENDATIONS.

APPROVED: 9 - 2011

City of RAMSEY

STANDARD DETAILS: NESTED MAILBOX CLUSTER

CITY PLATE No. STR-10

NOTES:

- PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
- DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
- GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
- 8" THICK FOR COMMERCIAL DRIVEWAYS.
- 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED: 4 - 2016

City of RAMSEY

STANDARD DETAILS: COMMERCIAL DRIVEWAY CURBCUT

CITY PLATE No. STR-14

NOTES:

- PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
- DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
- GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
- 6" THICK FOR RESIDENTIAL, 8" THICK FOR COMMERCIAL DRIVEWAYS AND ALLEYS.
- 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED: 2 - 2004

City of RAMSEY

STANDARD DETAILS: RESIDENTIAL DRIVEWAY

CITY PLATE No. STR-19

ISSUE	DATE	DESCRIPTION
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PLAN ① ELEVATION TO BE PROVIDED BY ENGINEER.

SECTION A-A

CONCRETE VALLEY GUTTER

NOTE: TO BE USED WHENEVER CROSS DRAINAGE IS < 2% SLOPE

APPROVED: 9 - 2011

City of RAMSEY

STANDARD DETAILS: 10' CROSS GUTTER - OVERLAYS
CITY PLATE No. STR-20

SAWCUT BITUMINOUS AND CURB AND REMOVE

MILL WEAR AFTER BASE PATCH INSTALLED

12" MIN.

18" MIN.

CURB REMOVED AND REPLACED

1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C)

TACK COAT

2" TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330C)

4" MODIFIED CLASS 5 AGGREGATE BASE

APPROVED SUBGRADE

NOTES:

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

APPROVED: 3 - 2022

City of RAMSEY

STANDARD DETAILS: STREET PATCHING STANDARDS
CITY PLATE No. STR-25

TABLE A

MODIFIED CLASS 5 SPECIFICATIONS

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

NOTES:

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

APPROVED: 2 - 2003

City of RAMSEY

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

CATCH BASIN AT P.C.

20' R. RESIDENTIAL COLLECTOR

B618 CURB & GUTTER

P.C.

3'

10'

TRANSITION

SURMOUNTABLE CURB & GUTTER

2-4" PIECES OF #4 REBAR AT ALL P.C.'S AND COLD JOINTS.

INLINE CATCH BASIN

SURMOUNTABLE CURB & GUTTER

10'

TRANSITION

SURMOUNTABLE CURB & GUTTER

2-4" PIECES OF #4 REBAR AT ALL P.C.'S AND COLD JOINTS.

10' TRANSITION

MIN./DOT B618 CONC. C & G SURMOUNTABLE C & G

APPROVED: 4 - 2016

City of RAMSEY

STANDARD DETAILS: CATCHBASIN PLACEMENT - SURMOUNTABLE CURB
CITY PLATE No. STR-27

EDGE OF PAVEMENT

PLACE DOMES 3" FROM EDGE OF CONCRETE

TRUNCATED DOME PANELS

6" THICK CONCRETE WALK TO EDGE OF PAVEMENT

PLACE DOMES 3" FROM EDGE OF CONCRETE

SAWCUT BIT. FULL DEPTH

10' BIT. TRAIL

3"

10'

3"

TRUNCATED DOMES 2'X2' PANEL

6" THICK CONCRETE WALK

NOTE:

1. SAWCUT BIT. FULL DEPTH / REMOVE BIT.
2. PLACE 6" THICK CONCRETE FOR TRUNCATED DOMES UP TO EDGE OF PAVEMENT.
3. MEDIUM BROOM FINISH ON CONCRETE
4. MAINTAIN 3" FROM EDGE OF TRUNCATED DOMES AND CONCRETE EDGE.
5. IT MAY BE NECESSARY TO TRIM TRUNCATED DOME PANELS.

NOTE: NOT TO SCALE

APPROVED: 7 - 2015

City of RAMSEY

STANDARD DETAILS: TRUNCATED DOME PLACEMENT - BITUMINOUS TRAIL NO CURB
CITY PLATE No. STR-28

MATCH EXISTING DRIVEWAY

SLOPE AS REQUIRED

RIGHT OF WAY

8' VARIABLE

3'-0"

MAXIMUM DRIVEWAY WIDTH 20'-0"

3'-0"

SECTION A-A

6" CONCRETE VARIABLE

CONCRETE PAVEMENT

SEE CITY PLATE STR-1 FOR CURB AND GUTTER

4" CLASS 5 MODIFIED BASE SEE CITY PLATE STR-26

CONCRETE DRIVEWAY ENTRANCE

MINIMUM 2" THICK (MATCH EXISTING)

BITUMINOUS PAVEMENT

SEE CITY PLATE STR-1 FOR CURB AND GUTTER

4" CLASS 5 MODIFIED BASE SEE CITY PLATE STR-26

BITUMINOUS DRIVEWAY ENTRANCE

NOTES:

1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. CONCRETE DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. CONCRETE DRIVEWAYS TO BE 6" THICK.
4. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)
5. BITUMINOUS DRIVEWAYS MINIMUM 2" THICK, MATCH EXISTING BITUMINOUS PAVEMENT THICKNESS.

APPROVED: 1 - 2016

City of RAMSEY

STANDARD DETAILS: RESIDENTIAL DRIVEWAY - NO SIDEWALK
CITY PLATE No. STR-30

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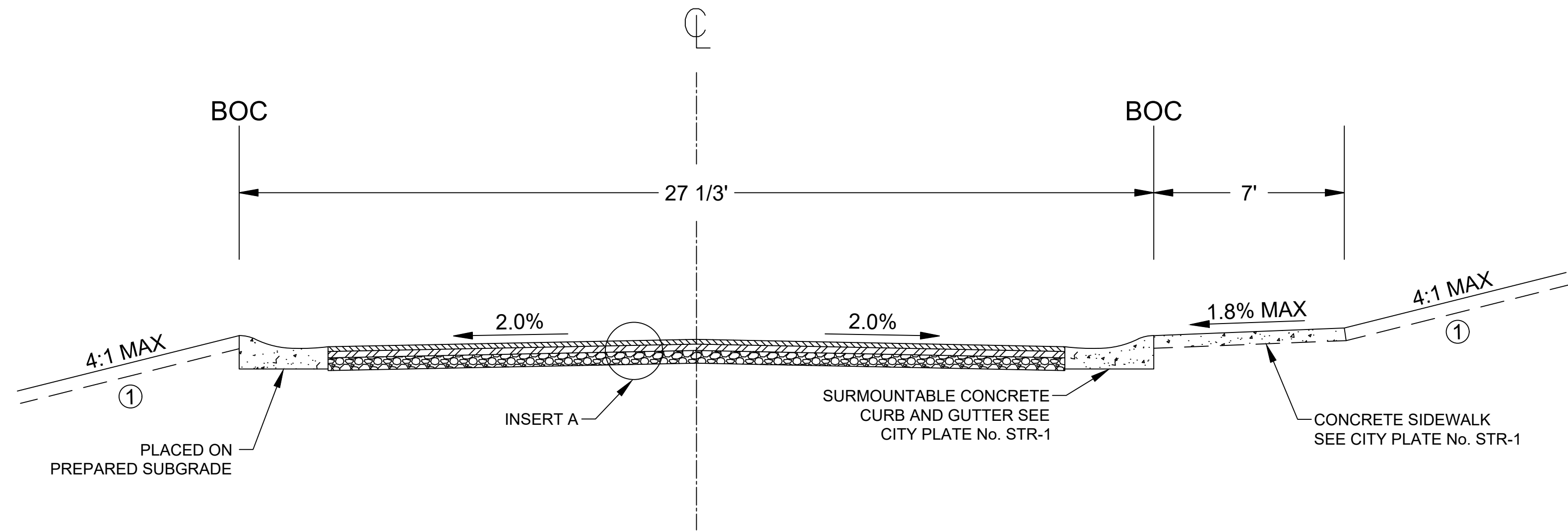
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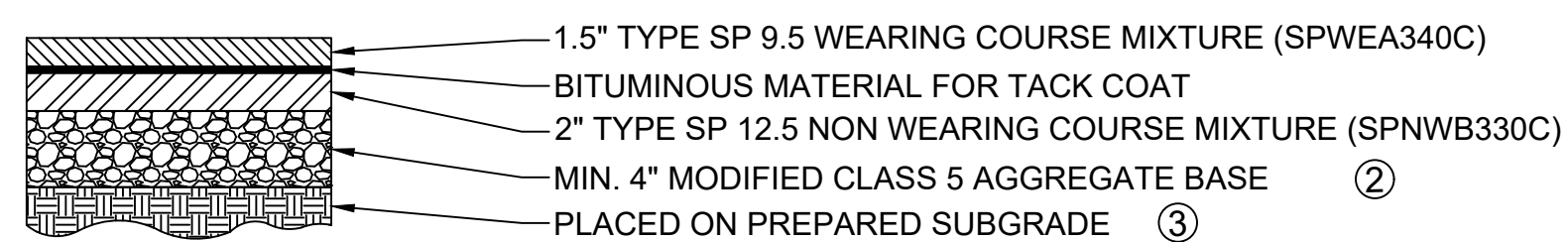
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PRIVATE STREET TYPICAL SECTION



INSERT A: TYPICAL SECTION



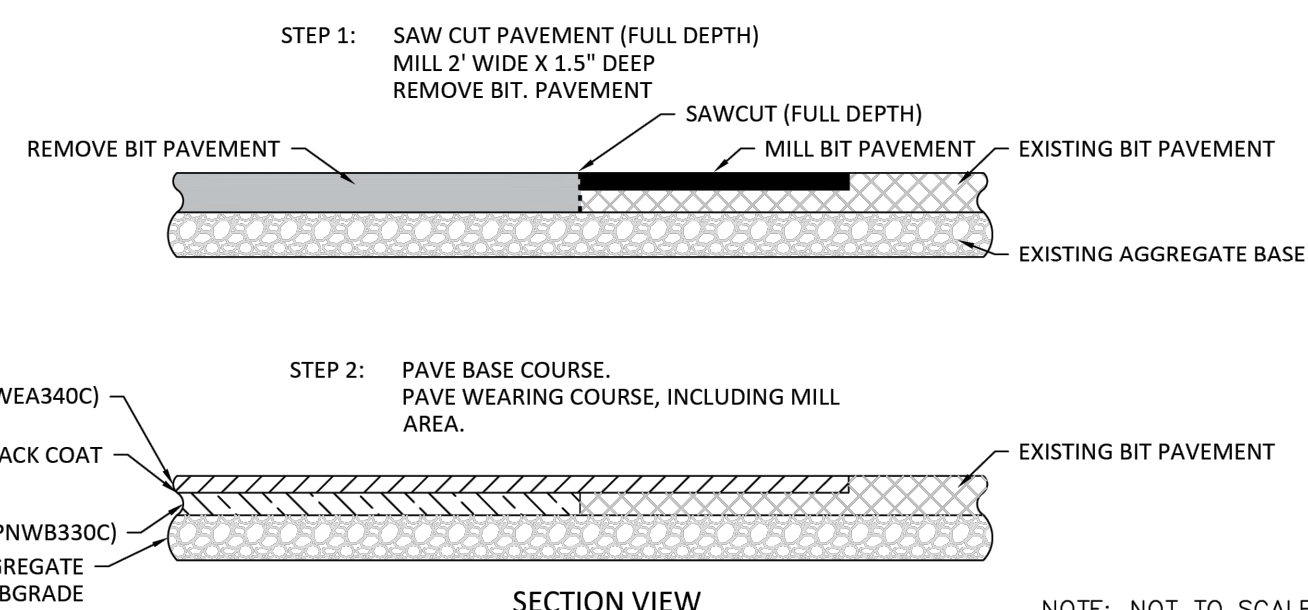
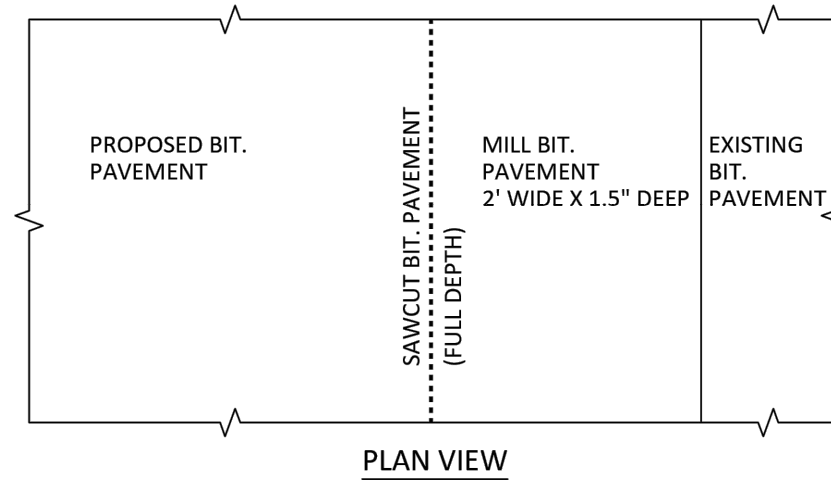
REFERENCE NOTES:

- ① GRADE TO MATCH EXISTING SURFACE
MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS.
SEE CITY PLATE No. ERO-6
- ② CLASS 5 GRADATION IS MODIFIED PER
CITY PLATE No. STR-26
- ③ CONTRACTOR SHALL SCARIFY AND COMPACT,
ACCORDING TO THE SPECIFIED DENSITY
METHOD, THE TOP 12 INCHES OF MATERIAL
PRIOR TO PLACING ANY FILL MATERIALS OR
CLASS 5 AGGREGATE BASE.

NOTE: NOT TO SCALE

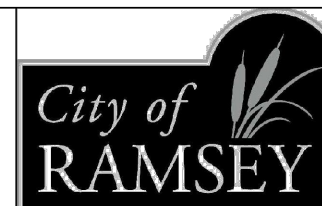
NOTES:

1. BITUMINOUS SHALL BE SAWCUT AND REMOVED
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHANICALLY COMPACTED.
3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.



NOTE: NOT TO SCALE.

APPROVED:
3 - 2017



CITY PLATE
No. STR-31

STANDARD
DETAILS:
STREET TIE-IN



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3	2024-05-07	SITE PLAN REVIEW R2

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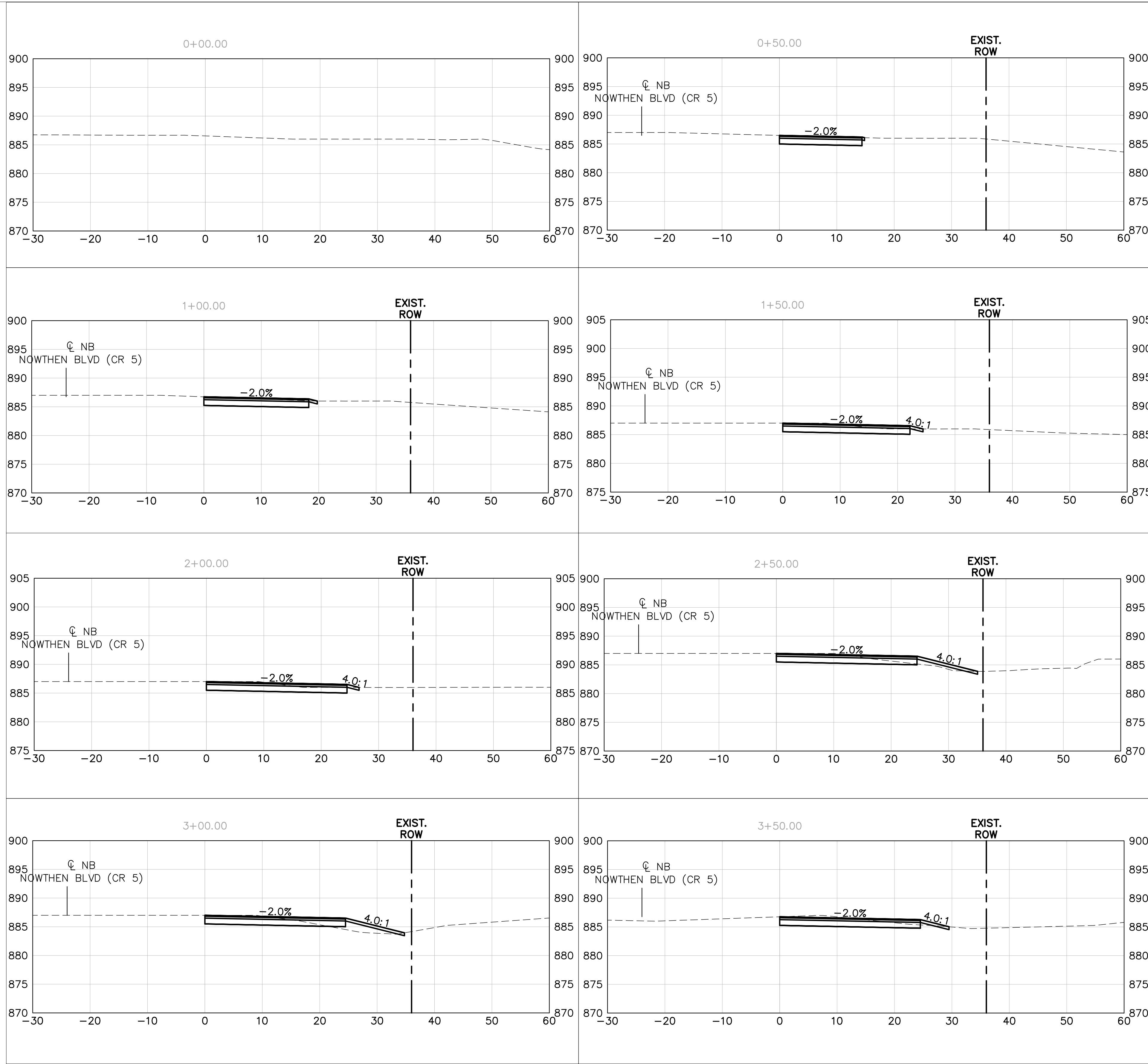
SITE DETAILS

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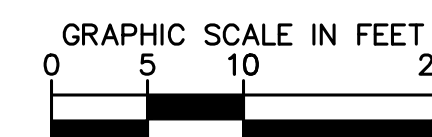
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SECTIONS

SHEET NUMBER

C412



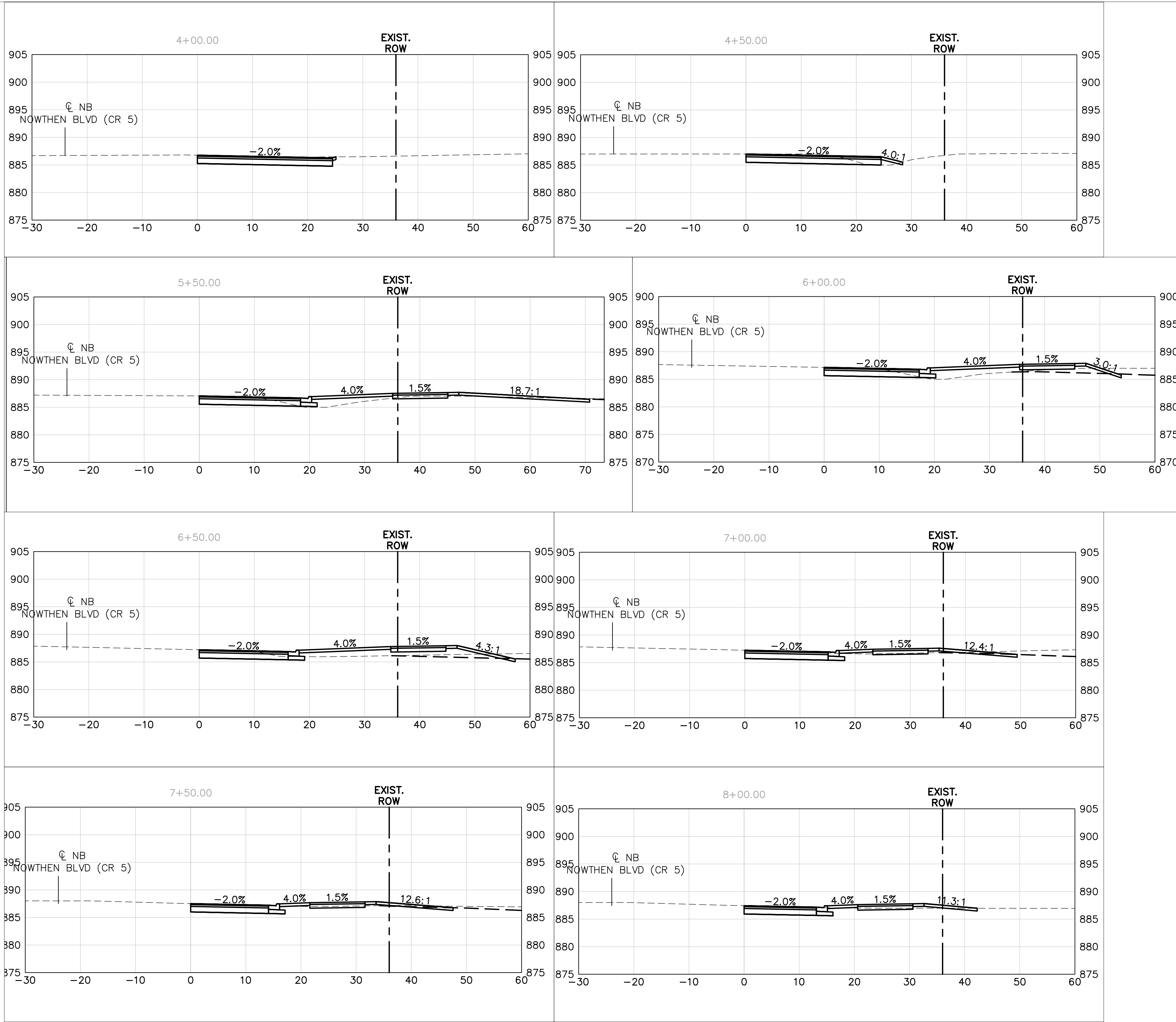
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SECTIONS

SHEET NUMBER

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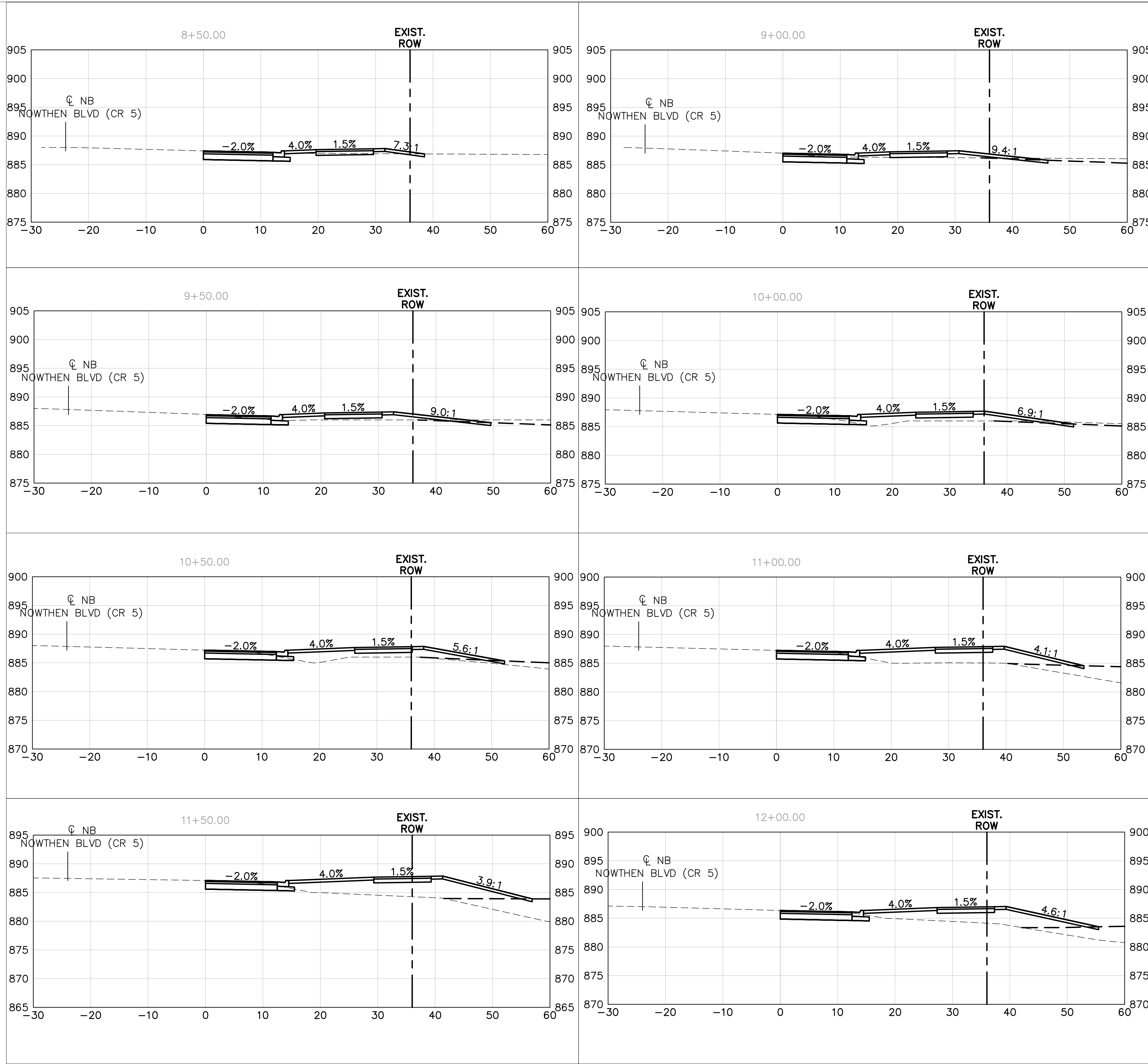
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