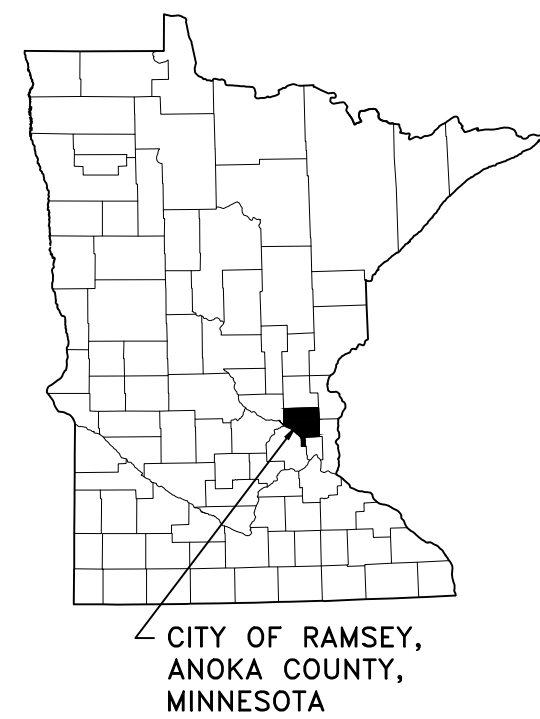
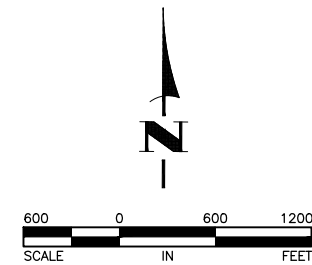


SKYLINE ON SUNWOOD

CITY OF RAMSEY, MINNESOTA



THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL APPLY.

THE 2023 EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS SHALL APPLY.

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 22 SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONSTRUCTION NOTES AND DETAILS
3-6	DETAILS
7	EXISTING CONDITIONS AND REMOVALS PLAN
8	GRADING, DRAINAGE AND EROSION CONTROL PLAN
9	STAKING PLAN
10	UTILITY PLAN
11	PAVING PLAN
12	FIRE TRUCK TURNING EXHIBIT
13-15	SWPPP
16-19	INTERSECTION AND ENTRANCE DETAILS
L1-L3	LANDSCAPE PLANS AND DETAILS

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Shane Nelson
SHANE M. NELSON, P.E.
HAKANSON ANDERSON
DESIGN ENGINEER

43381 LIC. NO. DATE 5/10/24

DATE	REVISION
6/12/24	PER CITY COMMENTS

Jun 12, 2024 - 12:50pm K:\PRIVATE\2325.17\ENGINEERING\PLAN_DWG\2325.17_TILE.dwg

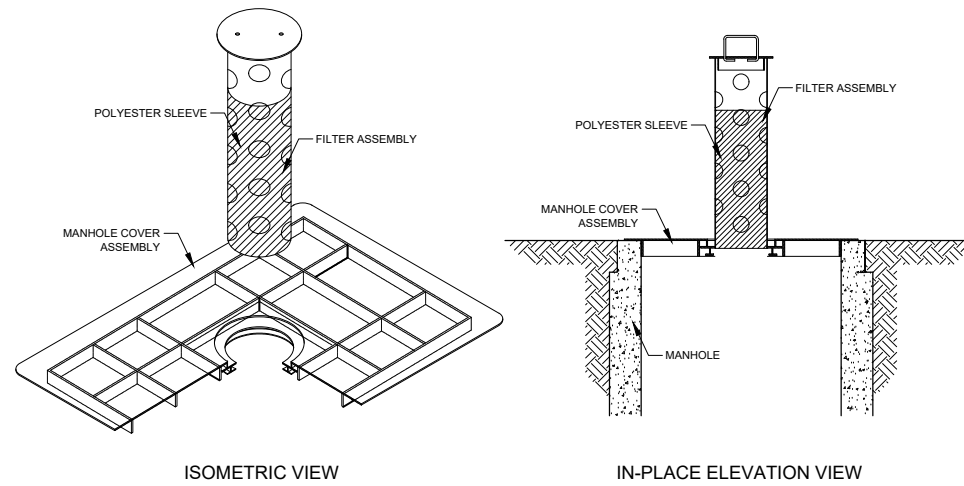


GENERAL CONSTRUCTION AND SOILS NOTES:

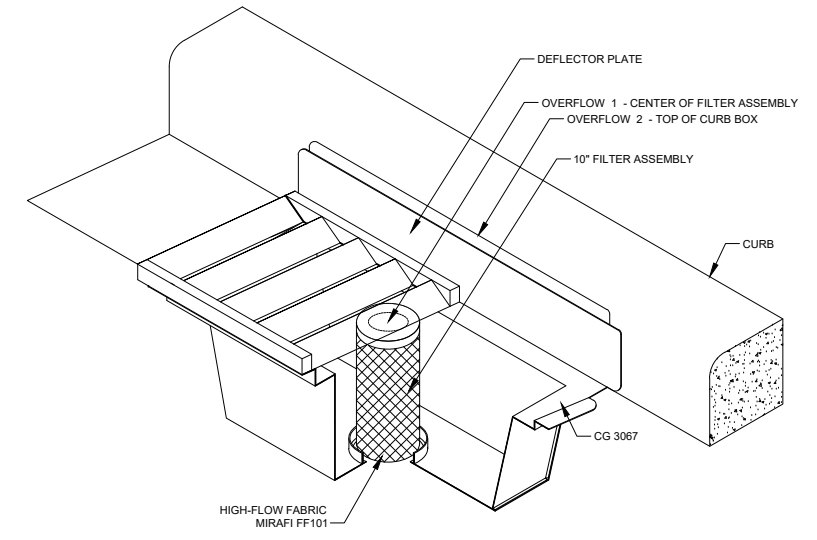
1. STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT AND BUILDING CONSTRUCTION, THE EXPOSED SAND SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
2. UNLESS 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.
3. 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.
4. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL EXPLORATION AND ENGINEERING REVIEW REPORT PREPARED BY HAUGO GEOTECHNICAL SERVICES AND DATED JUNE 7, 2024 FOR ADDITIONAL SITE PREPARATION REQUIREMENTS.
5. PROVIDE A SAW CUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
6. 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.
7. 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. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS.
8. THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.
9. CONTRACTOR SHALL APPLY FOR A DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS. CONTRACTOR SHALL ADDRESS ANY COMMENTS FROM THE DEPARTMENT OF LABOR AND INDUSTRY AS PART OF THE PERMIT APPLICATION PROCESS.

REFERENCE NOTES:

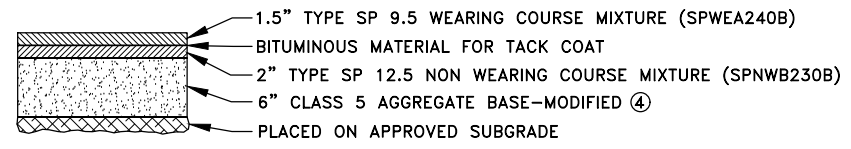
- ① TYPE 1 INLET PROTECTION SHALL BE INSTALLED AS NECESSARY TO MINIMIZE PONDING OF WATER DURING CONSTRUCTION. WIMCO MODEL RD 23 IS SHOWN.
- ② TYPE 2 INLET PROTECTION SHALL BE INSTALLED ON ALL CASTINGS RECEIVING RUNOFF FROM THE PROJECT AREA. INLET PROTECTION SHALL BE INSTALLED ON EXISTING, OFF SITE CASTINGS PRIOR TO THE START OF CONSTRUCTION. WIMCO MODEL CG 3067 IS SHOWN.
- ③ TYPE 3 INLET PROTECTION SHALL BE INSTALLED AS NECESSARY TO MINIMIZE PONDING OF WATER DURING CONSTRUCTION. WIMCO MODEL RD 27 IS SHOWN.
- ④ SEE CITY PLATE NO. STR-26 FOR MODIFIED CLASS 5 AGGREGATE BASE SPECIFICATIONS.



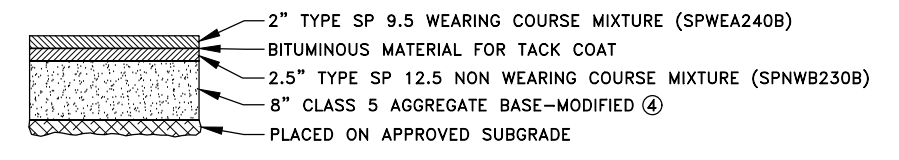
1 **STORM DRAIN INLET PROTECTION TYPE 1** ①
2 PRE-CURB



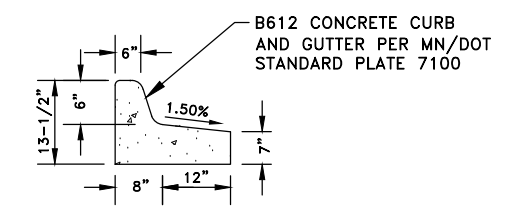
2 **STORM DRAIN INLET PROTECTION TYPE 2** ②
2 POST-CURB



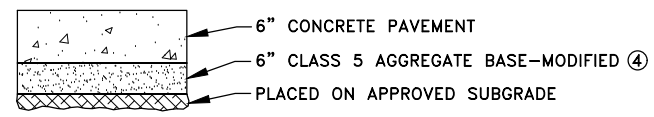
3 **LIGHT DUTY BITUMINOUS PAVEMENT SECTION**
2 NO SCALE



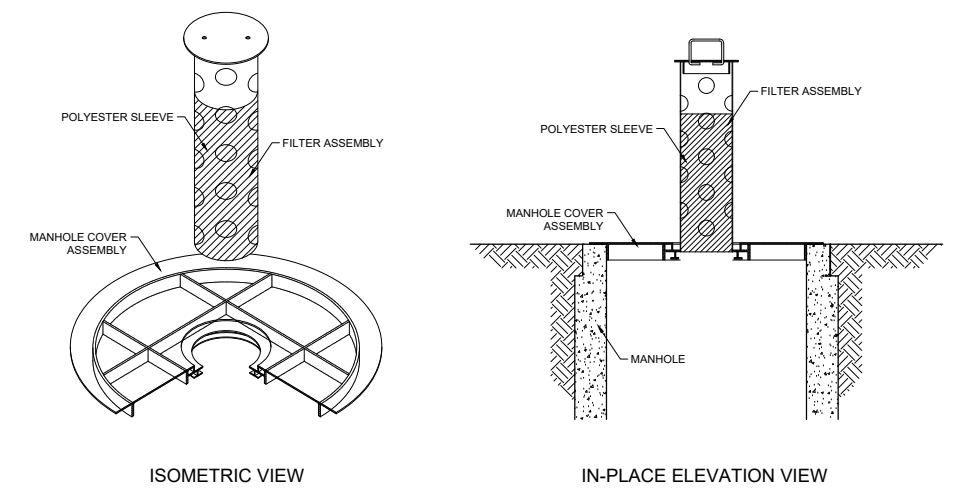
4 **HEAVY DUTY BITUMINOUS PAVEMENT SECTION**
2 NO SCALE



5 **TIPOUT CURB DETAIL**
2 NO SCALE



6 **CONCRETE PAVEMENT SECTION**
2 NO SCALE



7 **STORM DRAIN INLET PROTECTION TYPE 3** ③
2

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DATE	REVISION
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Shane M. Nelson
SHANE M. NELSON, P.E.
Date 5/10/24 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: DMS
CHECKED BY: TAE



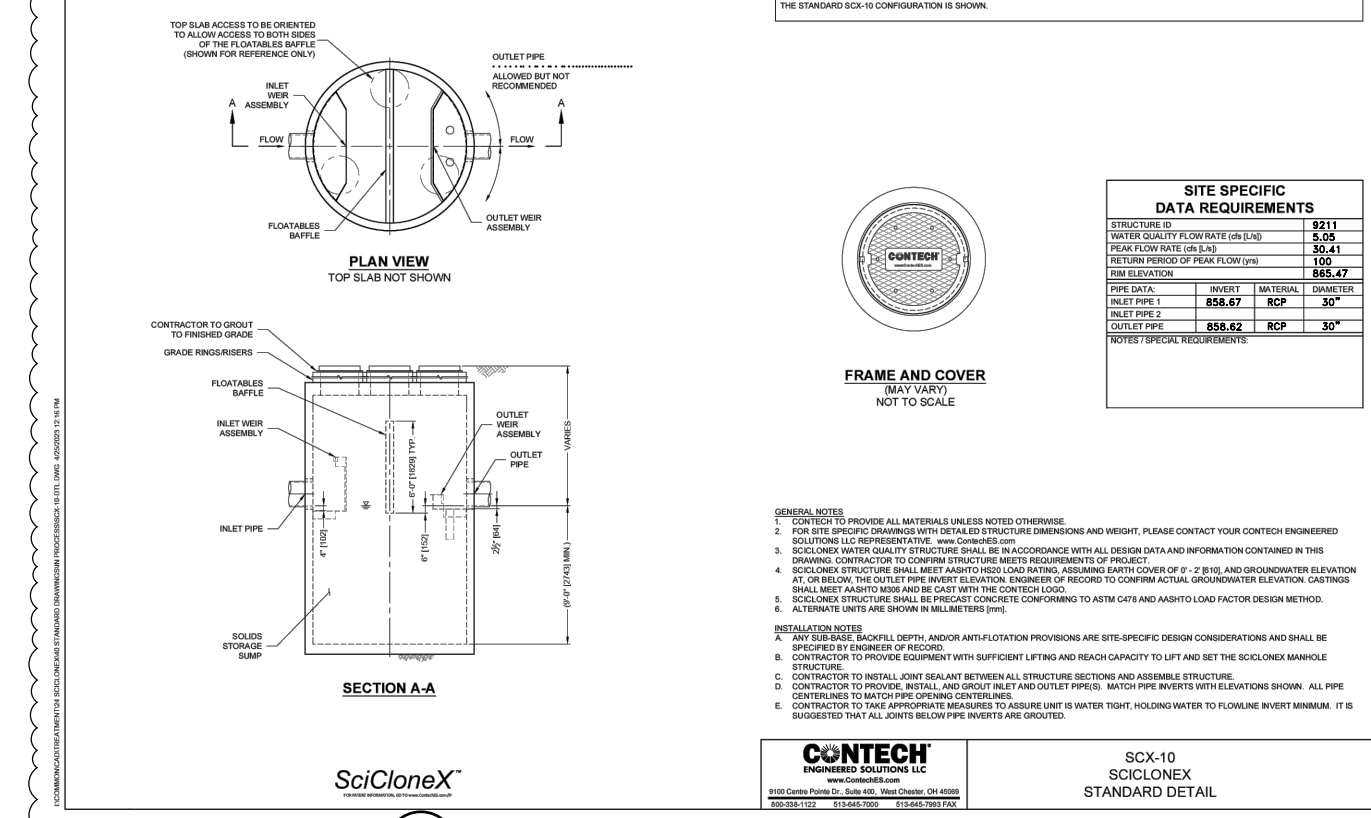
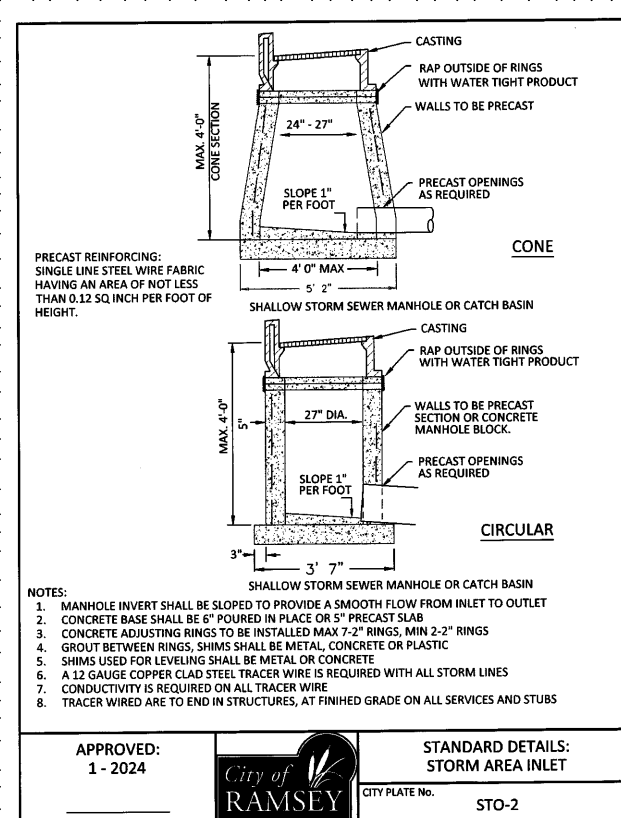
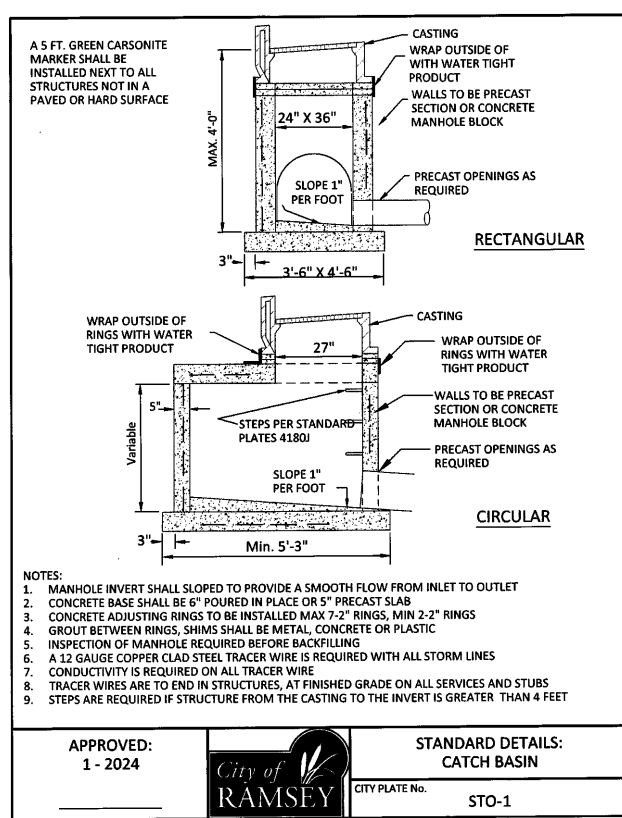
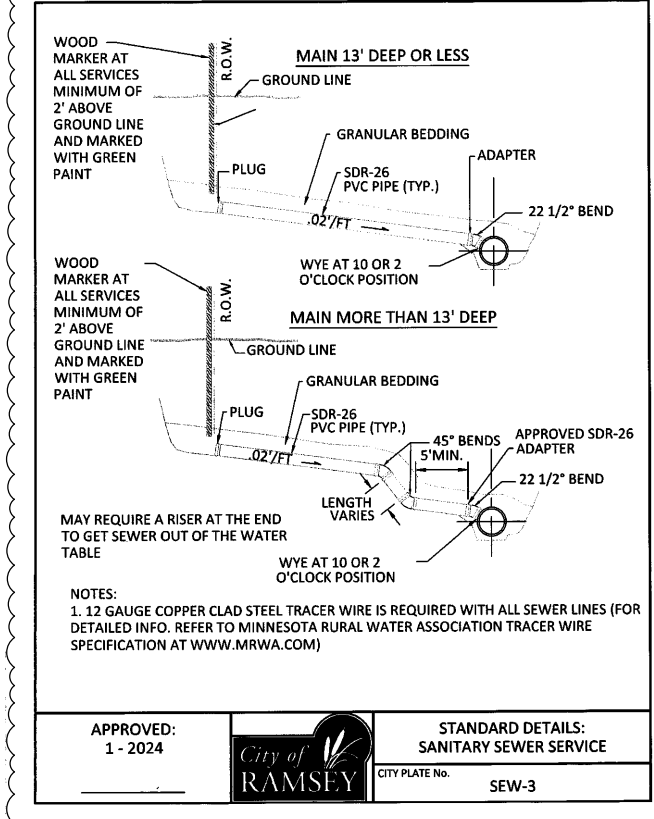
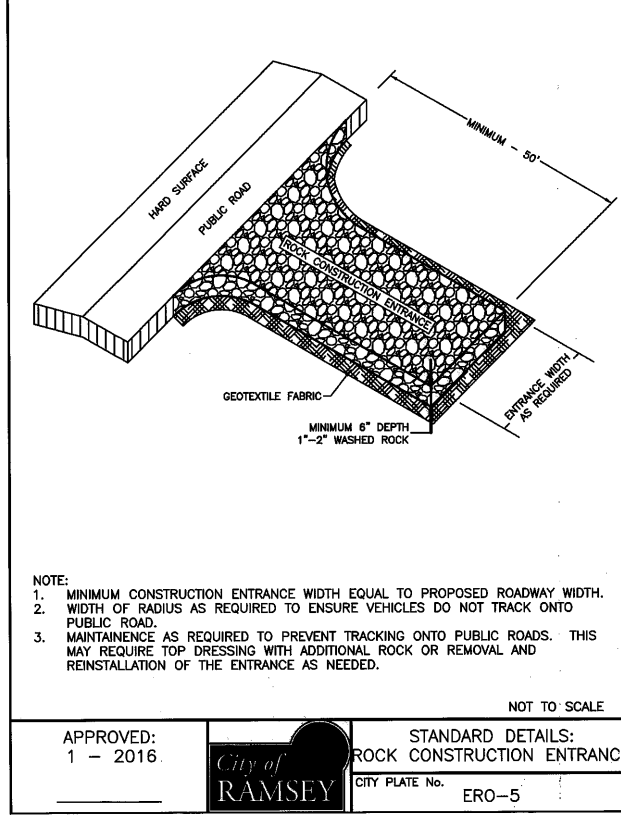
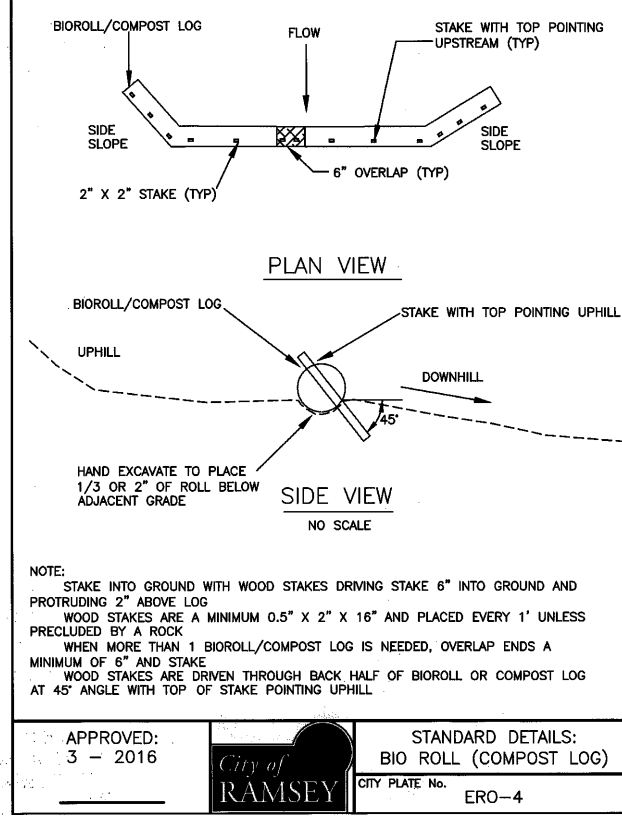
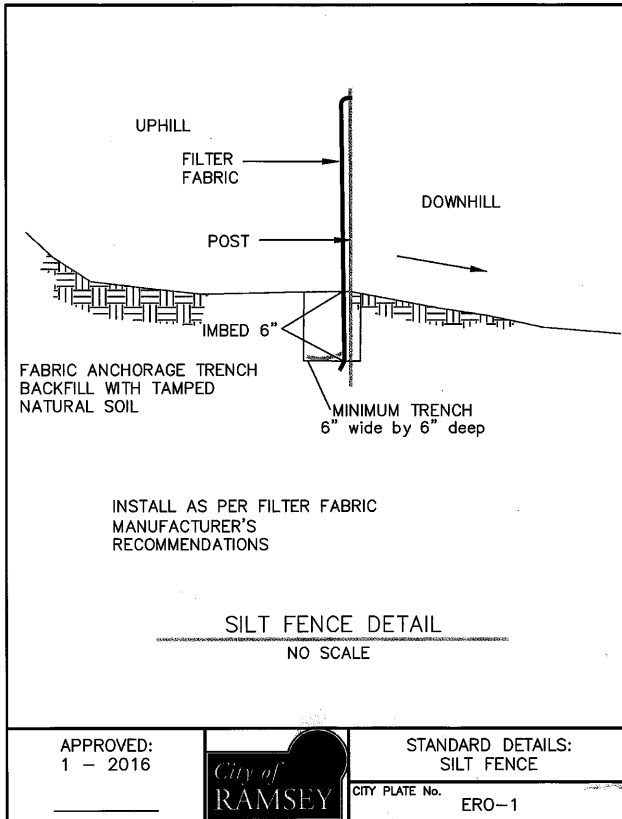
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SKYLINE ON SUNWOOD

CONSTRUCTION NOTES AND DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET 2 OF 19 SHEETS



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SKYLINE ON SUNWOOD

DETAILS
 CITY OF RAMSEY, MINNESOTA

SHEET 3 OF 19 SHEETS

NOTE: SURMOUNTABLE CURB & GUTTER

- CATCH BASIN CASTING SHALL BE NEENAH R-3501TB (BICYCLE SAFE) OR APPROVED EQUAL.
- FOR CATCH BASINS ADJACENT TO RADII, USE NEENAH R-3246AL OR APPROVED EQUAL.

NOTE: B 618 CURB & GUTTER

- CATCH BASIN CASTING SHALL BE NEENAH R-3246AL (BICYCLE SAFE) OR APPROVED EQUAL.

APPROVED: 4 - 2024

City of RAMSEY

STANDARD DETAILS: STORMWATER CASTING

CITY PLATE No. STO-4

ROADWAY STRUCTURE

DISTANCE TO FACE OF CURB

THEN SUBTRACT -0.73" TO ϕ OF 48" STRUCTURE.

* SEE CHART FOR OTHER DIA MH'S

ϕ MH	" X "
48"	0.73
54"	0.98
60"	1.23
66"	1.48
72"	1.73
78"	1.98
84"	2.23
90"	2.48
96"	2.73
102"	2.98
108"	3.23
120"	3.73
132"	4.23
144"	4.73
168"	5.73

* BASED ON NEENAH NO 3246 CSTG

* SEE STD PLATE 4020 FOR CBMH DETAILS.

** PROVIDE 27" DIA OPENING FOR STORM MH WITH R-1733 CASTINGS.

TYPE * PRECAST CONC. SLAB W/ OFFSET 2'x3' OPENING

APPROVED: 4 - 2005

City of RAMSEY

STANDARD DETAILS: SLAB TOP MANHOLE COVER

CITY PLATE No. STO-5

R-2560 Series
Beehive Grates with Frames

SUITABLE FOR DRAINAGE ON CIRCUMSTANCES WHERE CLOGGING OF A FLAT GRATING IS A PROBLEM. EXCELLENT FOR ROADSIDE OR EARTH DITCH CATCH BASINS.

Catalog No.	Dimensions in Inches							WT. LBS.
	A	B	C	D	E	F	G	
R-2560-A	12	1	15	12 1/2	19	4	4	80
R-2560-B	15 1/2	1	18	15 1/2	21	5	5	120
R-2560-C	18	1 1/4	21 1/2	18 1/2	24	6	6	160
R-2560-D	21	1 1/2	24	21	27	7	7	180
R-2560-E	24	1 1/2	27	24	30	8	8	200
R-2560-F	27	1 1/2	30	27	33	9	9	220
R-2560-G	30	1 1/2	33	30	36	10	10	240
R-2560-H	33	1 1/2	36	33	39	11	11	260
R-2560-I	36	1 1/2	39	36	42	12	12	280
R-2560-J	39	1 1/2	42	39	45	13	13	300
R-2560-K	42	1 1/2	45	42	48	14	14	320
R-2560-L	45	1 1/2	48	45	51	15	15	340
R-2560-M	48	1 1/2	51	48	54	16	16	360
R-2560-N	51	1 1/2	54	51	57	17	17	380
R-2560-O	54	1 1/2	57	54	60	18	18	400
R-2560-P	57	1 1/2	60	57	63	19	19	420
R-2560-Q	60	1 1/2	63	60	66	20	20	440
R-2560-R	63	1 1/2	66	63	69	21	21	460
R-2560-S	66	1 1/2	69	66	72	22	22	480
R-2560-T	69	1 1/2	72	69	75	23	23	500
R-2560-U	72	1 1/2	75	72	78	24	24	520
R-2560-V	75	1 1/2	78	75	81	25	25	540
R-2560-W	78	1 1/2	81	78	84	26	26	560
R-2560-X	81	1 1/2	84	81	87	27	27	580
R-2560-Y	84	1 1/2	87	84	90	28	28	600
R-2560-Z	87	1 1/2	90	87	93	29	29	620
R-2560-AA	90	1 1/2	93	90	96	30	30	640
R-2560-AB	93	1 1/2	96	93	99	31	31	660
R-2560-AC	96	1 1/2	99	96	102	32	32	680
R-2560-AD	99	1 1/2	102	99	105	33	33	700
R-2560-AE	102	1 1/2	105	102	108	34	34	720
R-2560-AF	105	1 1/2	108	105	111	35	35	740
R-2560-AG	108	1 1/2	111	108	114	36	36	760
R-2560-AH	111	1 1/2	114	111	117	37	37	780
R-2560-AI	114	1 1/2	117	114	120	38	38	800
R-2560-AJ	117	1 1/2	120	117	123	39	39	820
R-2560-AK	120	1 1/2	123	120	126	40	40	840
R-2560-AL	123	1 1/2	126	123	129	41	41	860
R-2560-AM	126	1 1/2	129	126	132	42	42	880
R-2560-AN	129	1 1/2	132	129	135	43	43	900
R-2560-AO	132	1 1/2	135	132	138	44	44	920
R-2560-AP	135	1 1/2	138	135	141	45	45	940
R-2560-AQ	138	1 1/2	141	138	144	46	46	960
R-2560-AR	141	1 1/2	144	141	147	47	47	980
R-2560-AS	144	1 1/2	147	144	150	48	48	1000

R-2570 Catch Basin Frame, Grate

Light Duty

Total Weight 170 Pounds

APPROVED: 9 - 2011

City of RAMSEY

STANDARD DETAILS: STORM CASTING - NON TRAFFIC AREAS

CITY PLATE No. STO-6

MnDOT B618 (URBAN)

MnDOT B612 (URBAN)

DRIVEWAY FOR B618

SURMOUNTABLE

APPROVED: 1 - 2016

City of RAMSEY

STANDARD DETAILS: CURB AND GUTTER

CITY PLATE No. STR-1

PROPERTY LINE

MIN. 1'

BACK OF WALK

BACK OF CURB

PLAN

SECTION A-A

6" THICK UNREINFORCED CONCRETE WALK

PREPARED SUBGRADE

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

NOT TO SCALE

APPROVED: 10 - 2015

City of RAMSEY

STANDARD DETAILS: CONCRETE SIDEWALK

CITY PLATE No. STR-3

EXISTING SIDEWALK

Crosswalk WIDTH MIN 10'

EXISTING SIDEWALK

3' TAPER FROM FULL CURB TO 0" HEIGHT AT SIDEWALK

R=(SEE PLANS)

CONCRETE CURB AND GUTTER

PLAN

SECTION ON ϕ DRIVEWAY

DETAIL OF LIP

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" MODIFIED CLASS AGGREGATE BASE SEE NOTE 4
- 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 CURB/CUT

CITY PLATE No. STR-14

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:

- THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
- 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.
- IN THE EVENT THAT RECYCLED MATERIAL IS USED 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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6/12/24	PER CITY COMMENTS

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Shane M. Nelson

SHANE M. NELSON, P.E.
Date 5/10/24 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: DMS
CHECKED BY: TAE

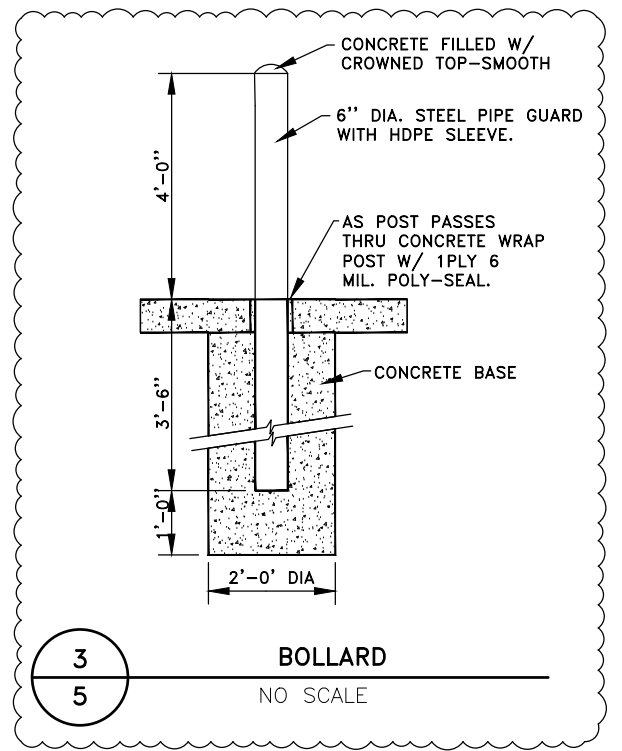
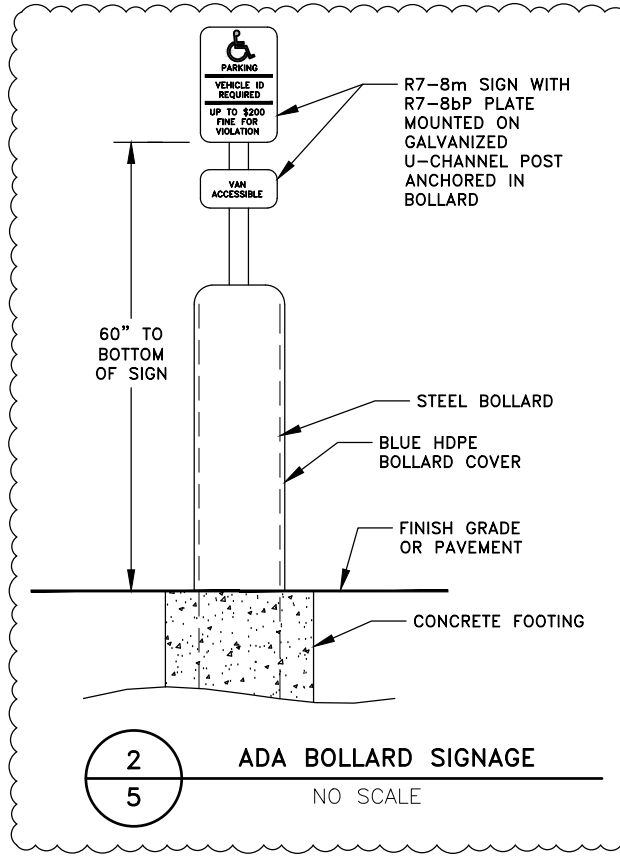
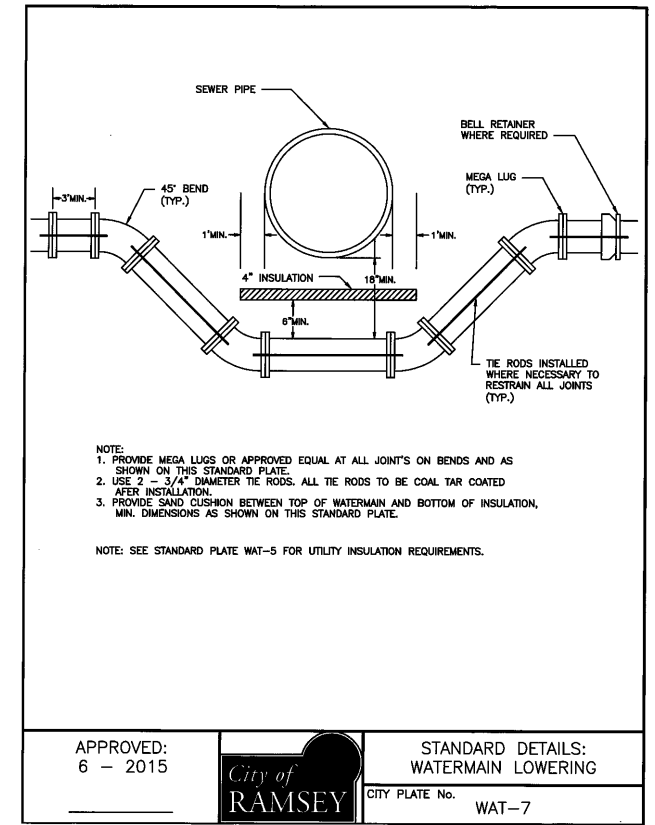
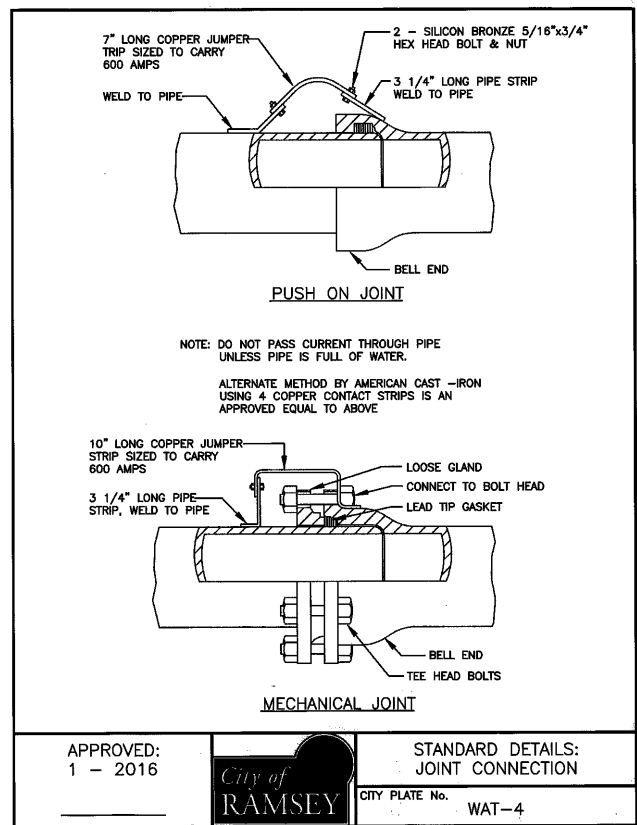
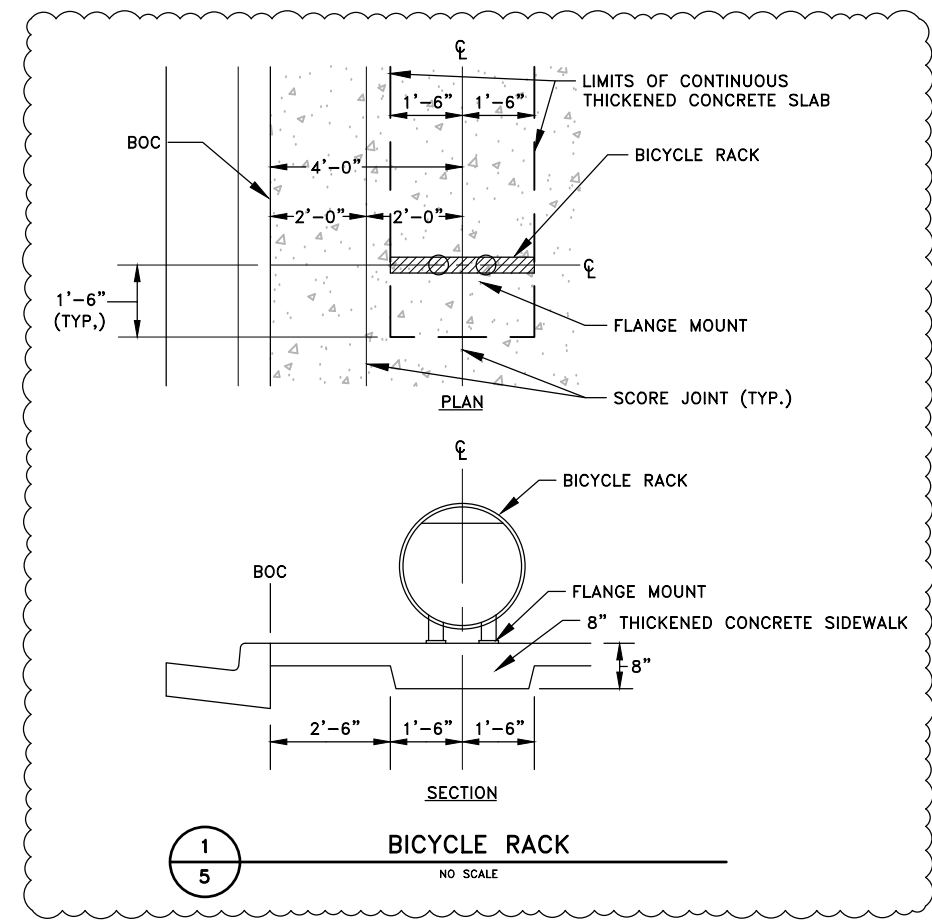
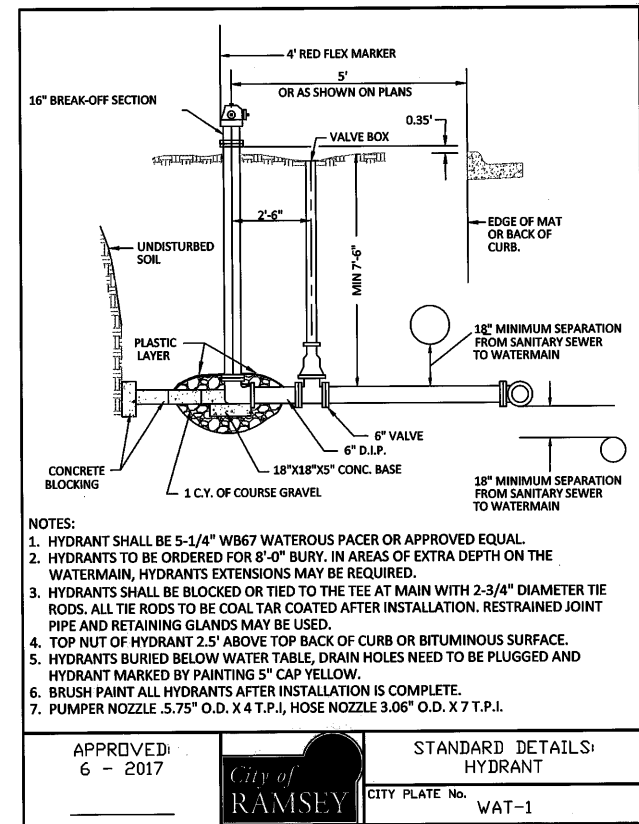
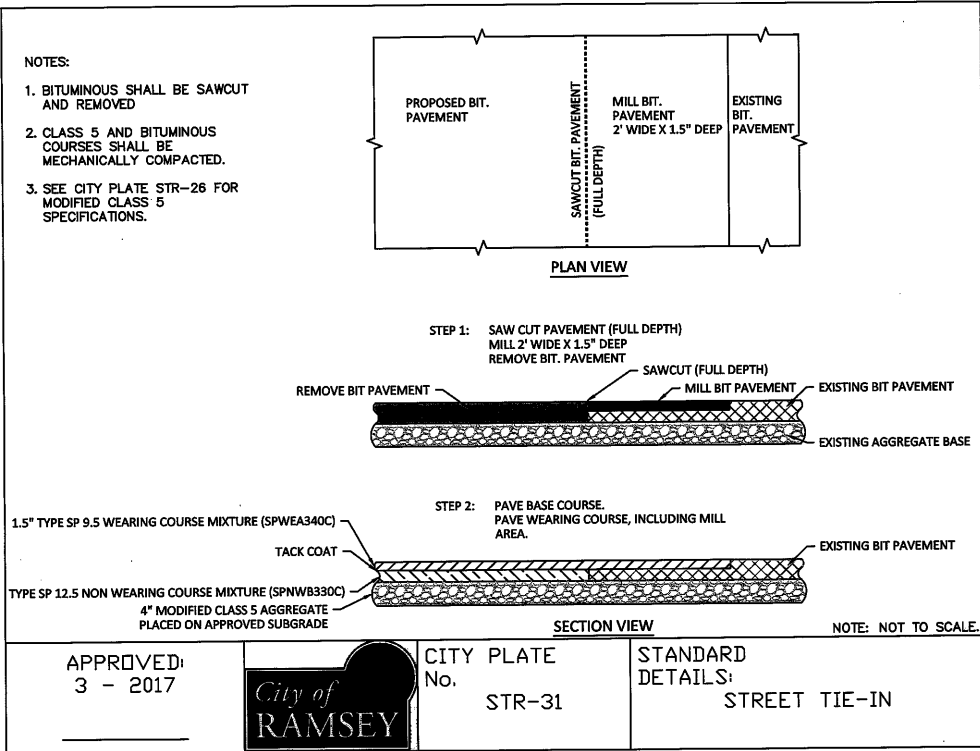
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SKYLINE ON SUNWOOD

DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET 4 OF 19 SHEETS



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DATE	REVISION
6/12/24	REVISE BIKE RACK DETAIL, ADD BOLLARD DETAILS

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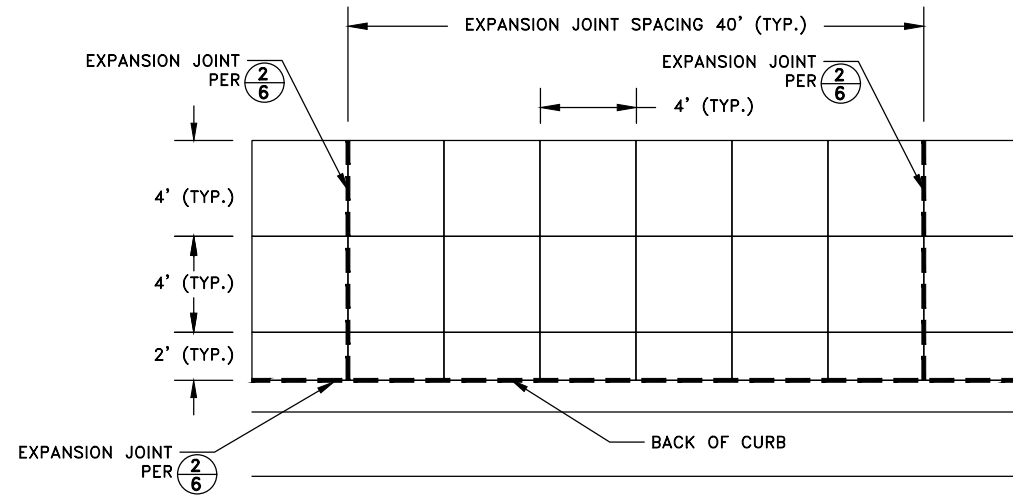
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DETAILS

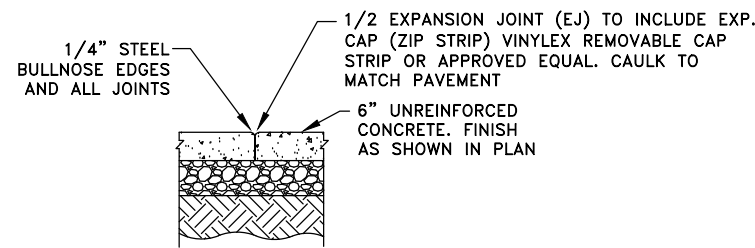
CITY OF RAMSEY, MINNESOTA

SHEET 5 OF 19 SHEETS

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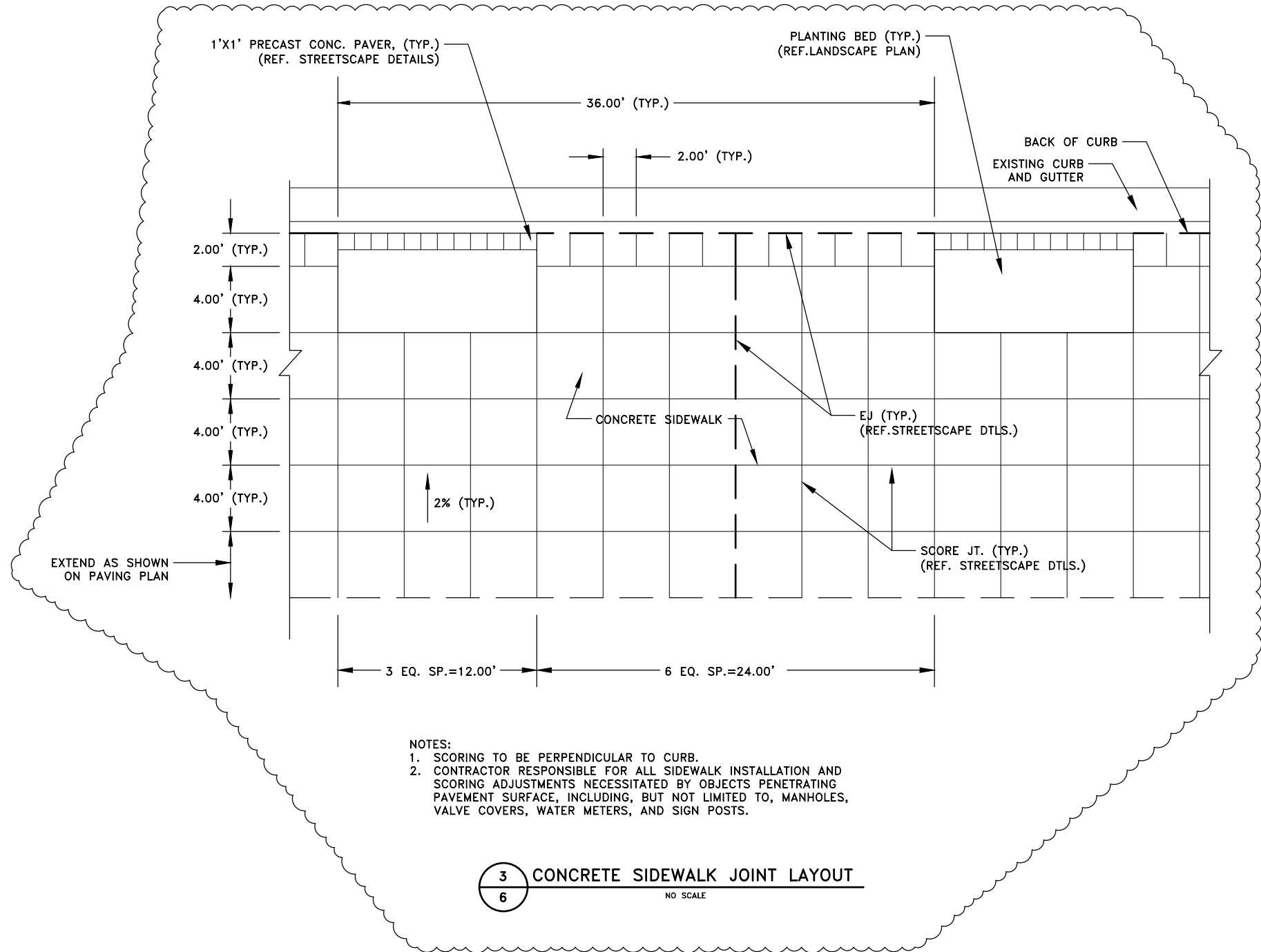


1 CONCRETE SIDEWALK JOINT LAYOUT
NO SCALE



NOTE
1. EXPANSION JOINT SHALL BE PLACED AT THE BACK OF CURB

2 CONCRETE SIDEWALK JOINT
NO SCALE



NOTES:
1. SCORING TO BE PERPENDICULAR TO CURB.
2. CONTRACTOR RESPONSIBLE FOR ALL SIDEWALK INSTALLATION AND SCORING ADJUSTMENTS NECESSITATED BY OBJECTS PENETRATING PAVEMENT SURFACE, INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVE COVERS, WATER METERS, AND SIGN POSTS.

3 CONCRETE SIDEWALK JOINT LAYOUT
NO SCALE

DATE	REVISION
6/12/24	REVISE SIDEWALK DETAIL

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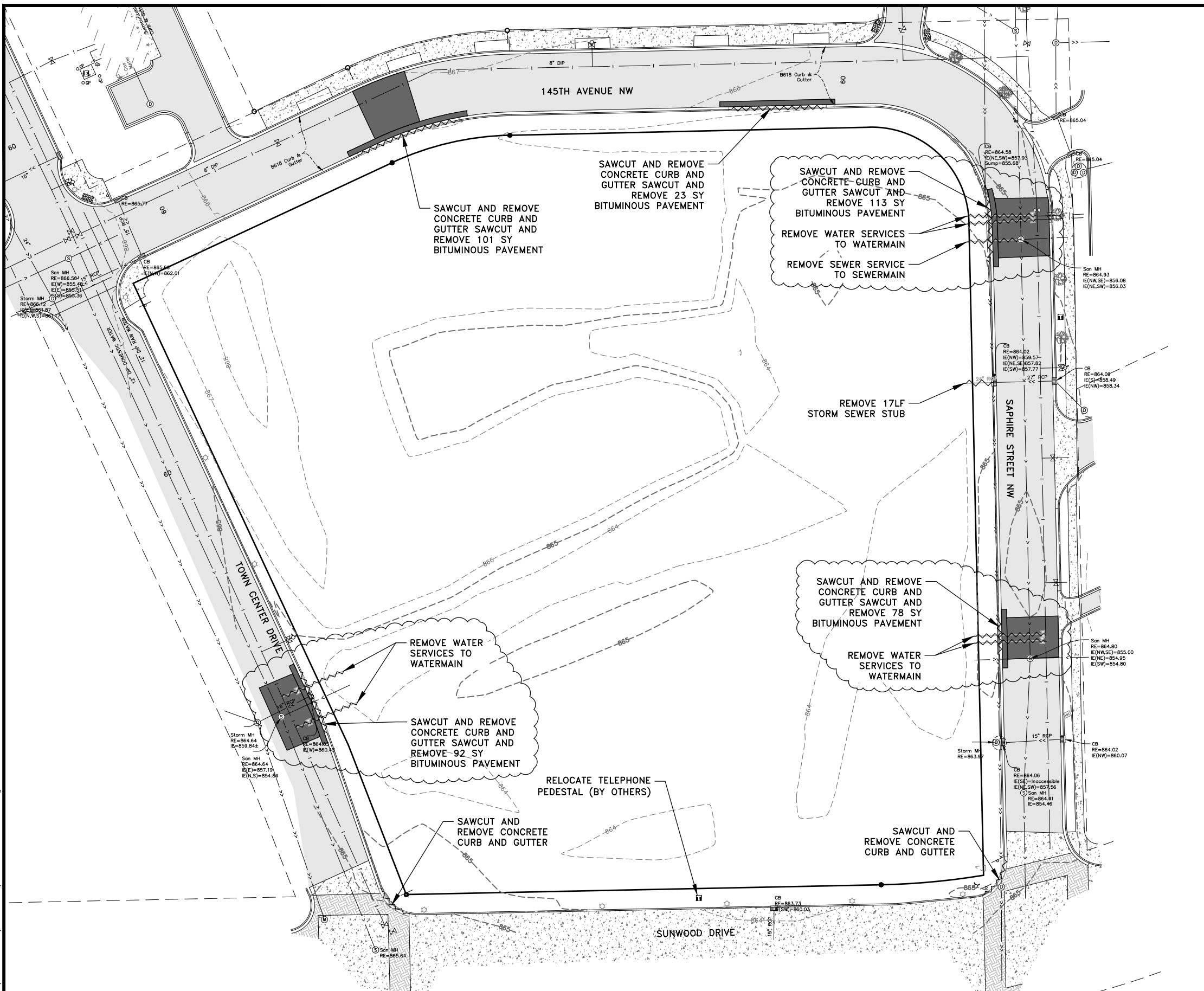
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SKYLINE ON SUNWOOD

DETAILS
CITY OF RAMSEY, MINNESOTA

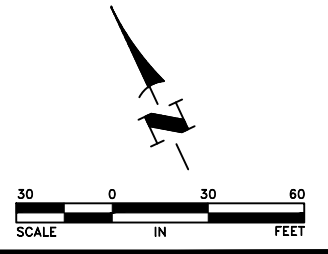
SHEET 6 OF 19 SHEETS

Jun 12, 2024 - 12:50pm
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LEGEND

- PROPERTY LINE
- - - SECTION LINE
- - - EASEMENT LINE
- - - XXX EXISTING CONTOUR
- G G BURIED GAS MAIN
- T-BUR BURIED TELEPHONE LINE
- P-OH OVERHEAD UTILITY LINE
- P-BUR BURIED ELECTRIC LINE
- - - EXISTING SANITARY SEWER
- - - EXISTING WATERMAIN/WATER SERVICE
- - - EXISTING STORM SEWER
- X — X — X EXISTING CONCRETE CURB AND GUTTER
- X — X — X EXISTING FENCE
- X — X — X REMOVE FENCE
- SAWCUT AND REMOVE CONCRETE CURB AND GUTTER
- ⊙ EXISTING SANITARY MANHOLE
- ⊞ EXISTING CATCH BASIN
- △ EXISTING APRON
- ⊙ EXISTING STORM MANHOLE
- ⊕ HYDRANT
- ⊗ EXISTING WATERMAIN VALVE
- ⊙ EXISTING LIGHTPOLE
- SIGN
- ⊕ EXISTING DECIDUOUS TREE
- ⊕ EXISTING SHRUB
- ⊕ EXISTING CONIFEROUS TREE
- SB-X ⊕ SOIL BORING LOCATION
- X X DETAIL NUMBER
- X X SHEET NUMBER



DATE	REVISION
6/12/24	PER CITY COMMENTS

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Shane M. Nelson
 SHANE M. NELSON, P.E.
 Date 5/10/24 Lic. No. 43381

DESIGNED BY: SMN
 DRAWN BY: DMS
 CHECKED BY: TAE



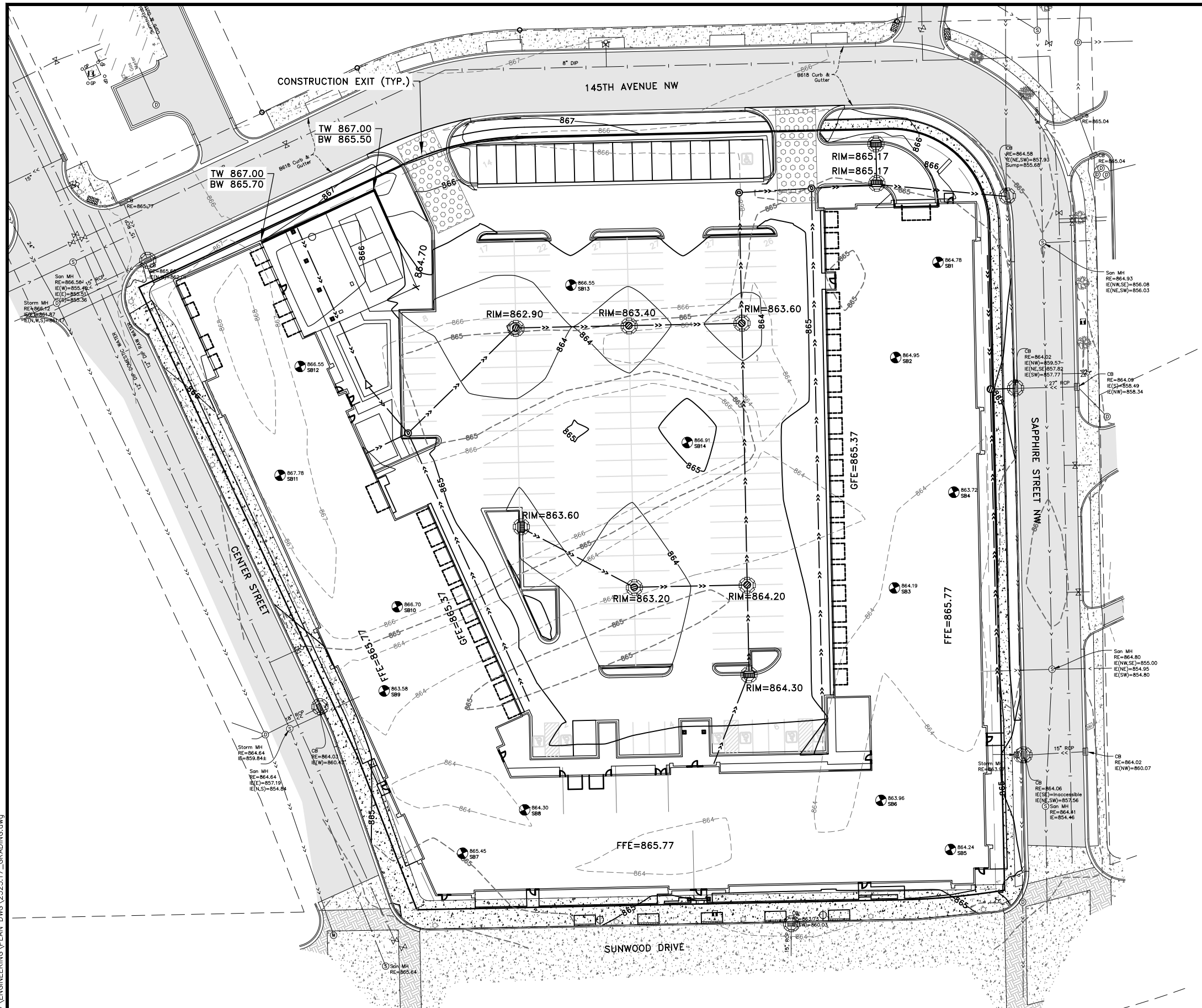
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SKYLINE ON SUNWOOD

EXISTING CONDITIONS AND REMOVALS PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 7 OF 19 SHEETS



LEGEND

	PROPERTY LINE
	SECTION LINE
	EASEMENT LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	BURIED GAS MAIN
	BURIED TELEPHONE LINE
	OVERHEAD UTILITY LINE
	BURIED ELECTRIC LINE
	EXISTING CONCRETE CURB AND GUTTER
	EXISTING SANITARY MANHOLE
	EXISTING CATCH BASIN
	EXISTING APRON
	HYDRANT
	EXISTING WATERMAIN VALVE
	CONIFEROUS TREE
	DECIDUOUS TREE
	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED STORM MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED CURB AND GUTTER
	SOIL BORING LOCATION
	EXISTING LIGHTPOLE
	DETAIL NUMBER
	SHEET NUMBER
	PROPOSED RIPRAP
	STORM DRAIN INLET PROTECTION DEVICE PER ①, ② AND ⑦
	TIPOUT CURB PER ⑤/②
	SILT FENCE PER CITY PLATE NO. ERO-1
	DRAINAGE ARROW

- GENERAL NOTES:**
- PERVIOUS AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING.
 - CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
 - MAXIMUM FINISHED GRADE SLOPES SHALL BE 4:1.
- REFERENCE NOTES:**
- PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY PLATE NO. ERO-5.

Jun 12, 2024 - 12:51pm K:\PRIVATE\2325.17\ENGINEERING\PLAN DWG\2325.17_GRADING.dwg

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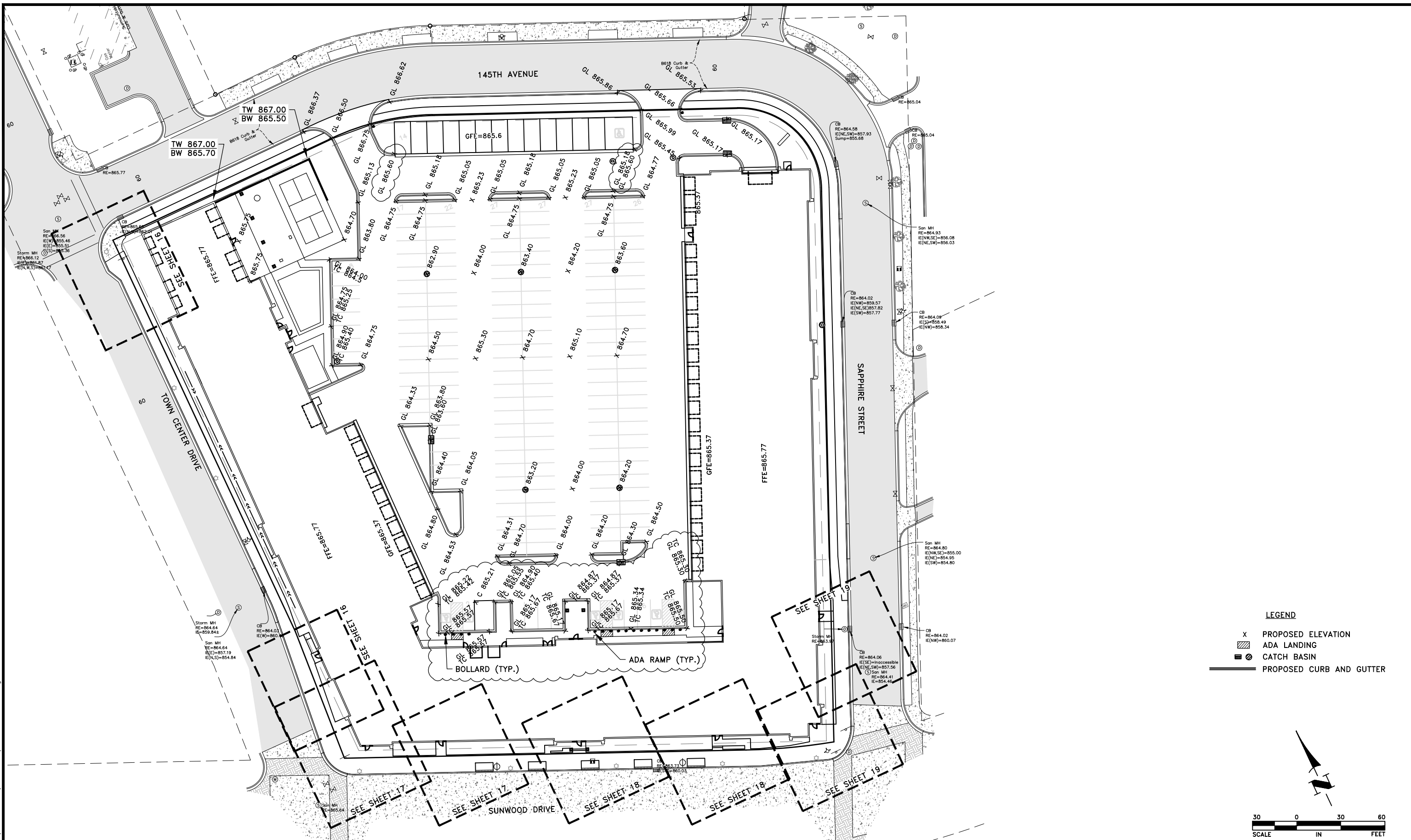
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SKYLINE ON SUNWOOD

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

SHEET
 8
 OF
 19
 SHEETS

Jun 12, 2024 - 12:51pm
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LEGEND

- X PROPOSED ELEVATION
- ▨ ADA LANDING
- CATCH BASIN
- PROPOSED CURB AND GUTTER

A north arrow pointing towards the top right of the sheet. Below it is a graphic scale bar showing 0, 30, and 60 feet. The text 'SCALE IN FEET' is written below the bar.

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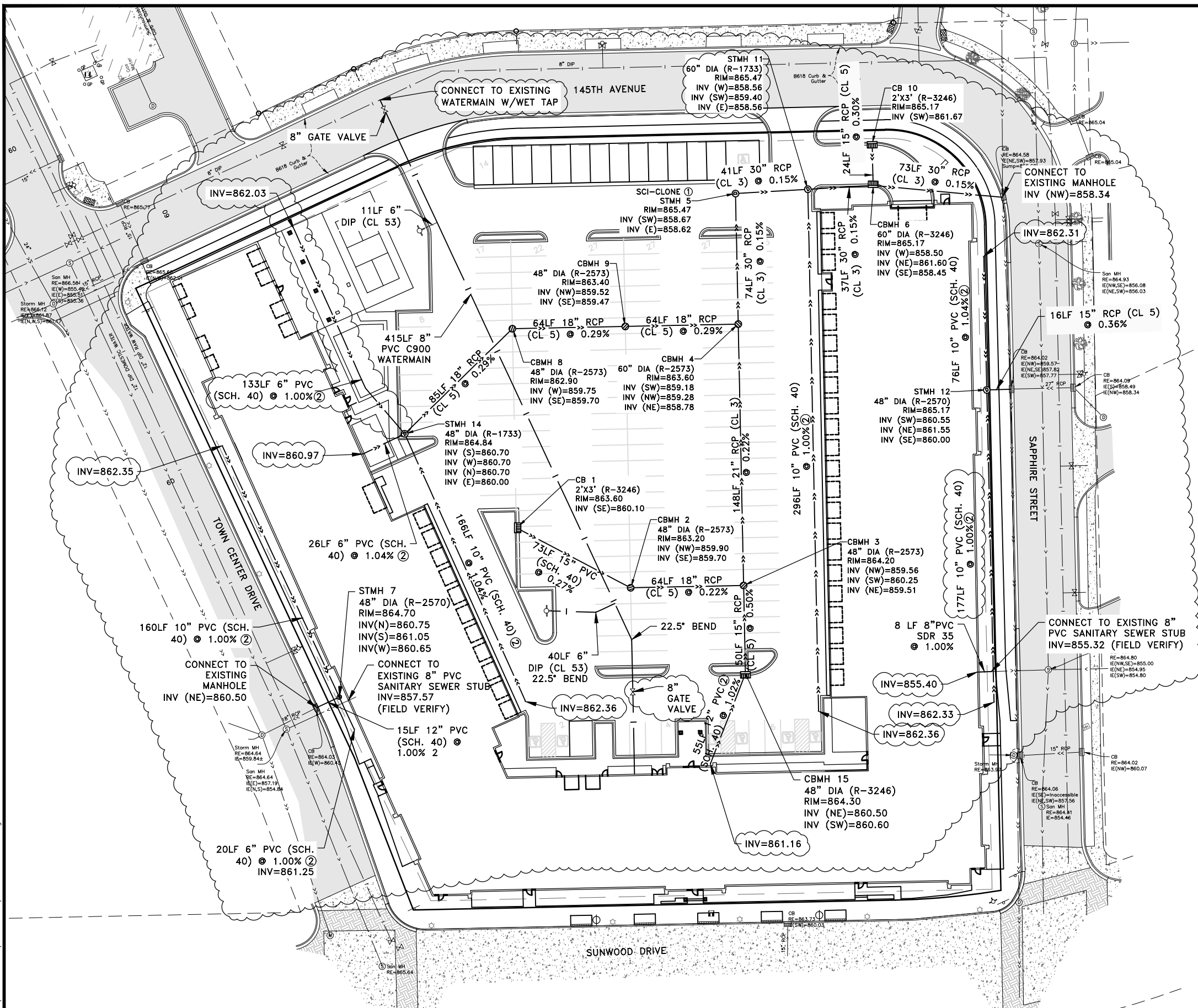
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SKYLINE ON SUNWOOD

STAKING PLAN
 CITY OF RAMSEY, MINNESOTA

SHEET 9 OF 19 SHEETS

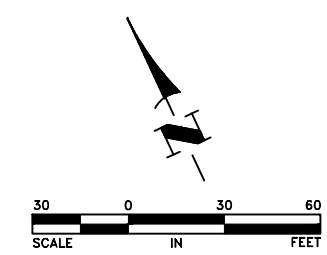
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GENERAL NOTES:
 1. CONTRACTOR SHALL APPLY FOR A DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS. CONTRACTOR SHALL ADDRESS ANY COMMENTS FROM THE DEPARTMENT OF LABOR AND INDUSTRY AS PART OF THE PERMIT APPLICATION PROCESS.
REFERENCE NOTES:
 ① SEE ①/③
 ② THESE PIPES ARE INTENDED FOR ROOF DRAIN CONNECTIONS. CONTRACTOR TO VERIFY SIZE AND LOCATIONS BASED ON FINAL ROOF DRAIN LOCATIONS PRIOR TO INSTALLATION.

LEGEND

	PROPERTY LINE
	SECTION LINE
	EASEMENT LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	BURIED GAS MAIN
	BURIED TELEPHONE LINE
	OVERHEAD UTILITY LINE
	BURIED ELECTRIC LINE
	EXISTING CONCRETE CURB AND GUTTER
	EXISTING SANITARY MANHOLE
	EXISTING CATCH BASIN
	EXISTING APRON
	HYDRANT
	EXISTING WATERMAIN VALVE
	CONIFEROUS TREE
	DECIDUOUS TREE
	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED STORM MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED CURB AND GUTTER
	SOIL BORING LOCATION
	EXISTING LIGHTPOLE
	DETAIL NUMBER
	SHEET NUMBER
	PROPOSED RIPRAP
	STORM DRAIN INLET PROTECTION DEVICE PER ①/②, ②/② AND ⑦/②
	TIPOUT CURB PER ⑤/②
	SILT FENCE PER CITY PLATE NO. ERO-1
	DRAINAGE ARROW



DATE	REVISION
6/12/24	PER CITY COMMENTS, ADD STORM & CASTING LABELS

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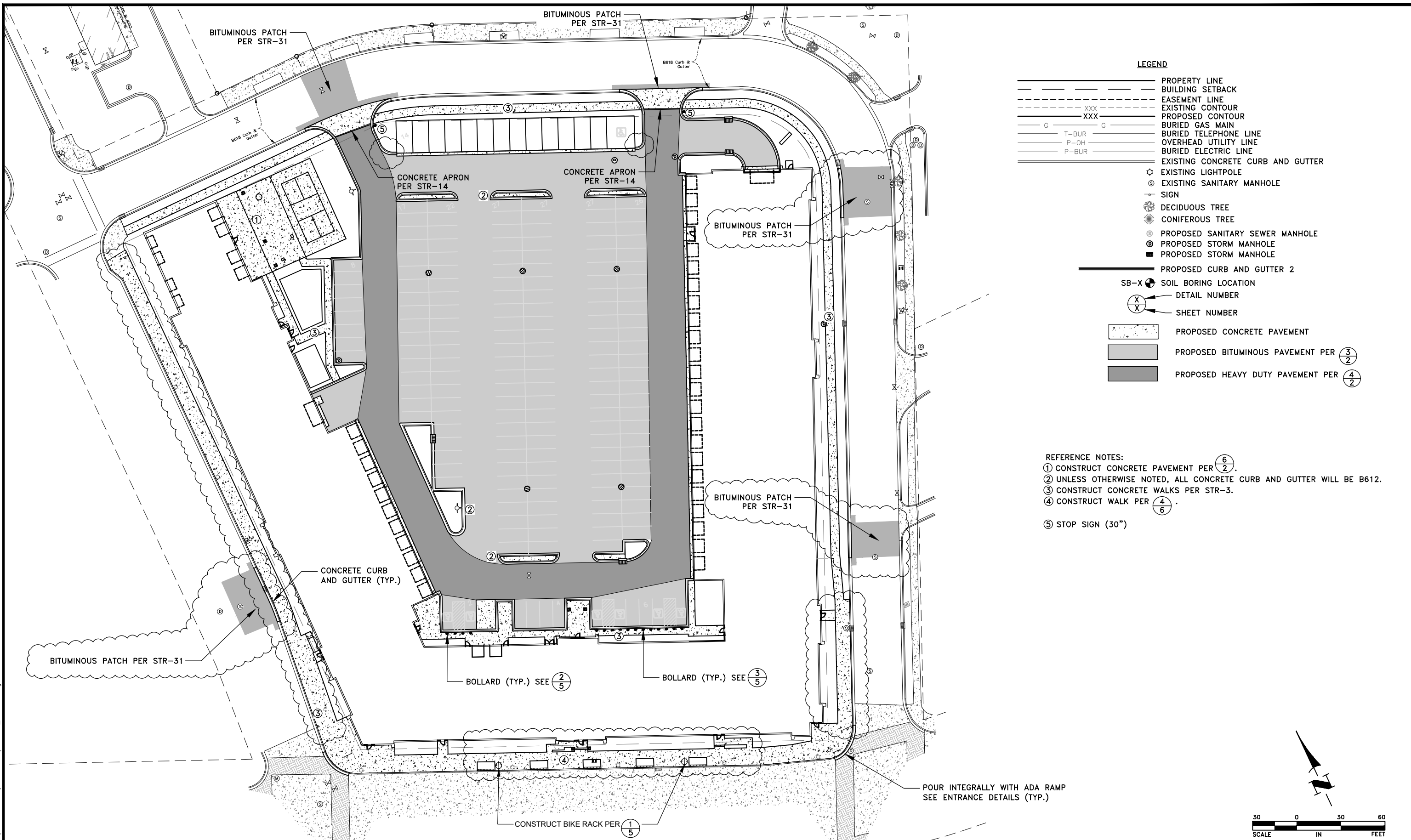


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SKYLINE ON SUNWOOD

UTILITY PLAN
 CITY OF RAMSEY, MINNESOTA

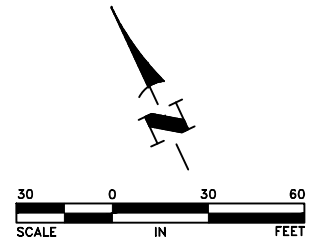
SHEET 10 OF 19 SHEETS



LEGEND

- — — — — PROPERTY LINE
- — — — — BUILDING SETBACK
- - - - - EASEMENT LINE
- XXX --- EXISTING CONTOUR
- XXX --- PROPOSED CONTOUR
- G — G BURIED GAS MAIN
- T-BUR BURIED TELEPHONE LINE
- P-OH OVERHEAD UTILITY LINE
- P-BUR BURIED ELECTRIC LINE
- — — — — EXISTING CONCRETE CURB AND GUTTER
- ⊙ EXISTING LIGHTPOLE
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ SIGN
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- ⊙ PROPOSED SANITARY SEWER MANHOLE
- ⊙ PROPOSED STORM MANHOLE
- ⊙ PROPOSED STORM MANHOLE
- — — — — PROPOSED CURB AND GUTTER 2
- SB-X ⊙ SOIL BORING LOCATION
- X ⊙ DETAIL NUMBER
- X ⊙ SHEET NUMBER
- ▨ PROPOSED CONCRETE PAVEMENT
- ▨ PROPOSED BITUMINOUS PAVEMENT PER 3/2
- ▨ PROPOSED HEAVY DUTY PAVEMENT PER 4/2

- REFERENCE NOTES:**
- ① CONSTRUCT CONCRETE PAVEMENT PER 6/2.
 - ② UNLESS OTHERWISE NOTED, ALL CONCRETE CURB AND GUTTER WILL BE B612.
 - ③ CONSTRUCT CONCRETE WALKS PER STR-3.
 - ④ CONSTRUCT WALK PER 4/6.
 - ⑤ STOP SIGN (30")



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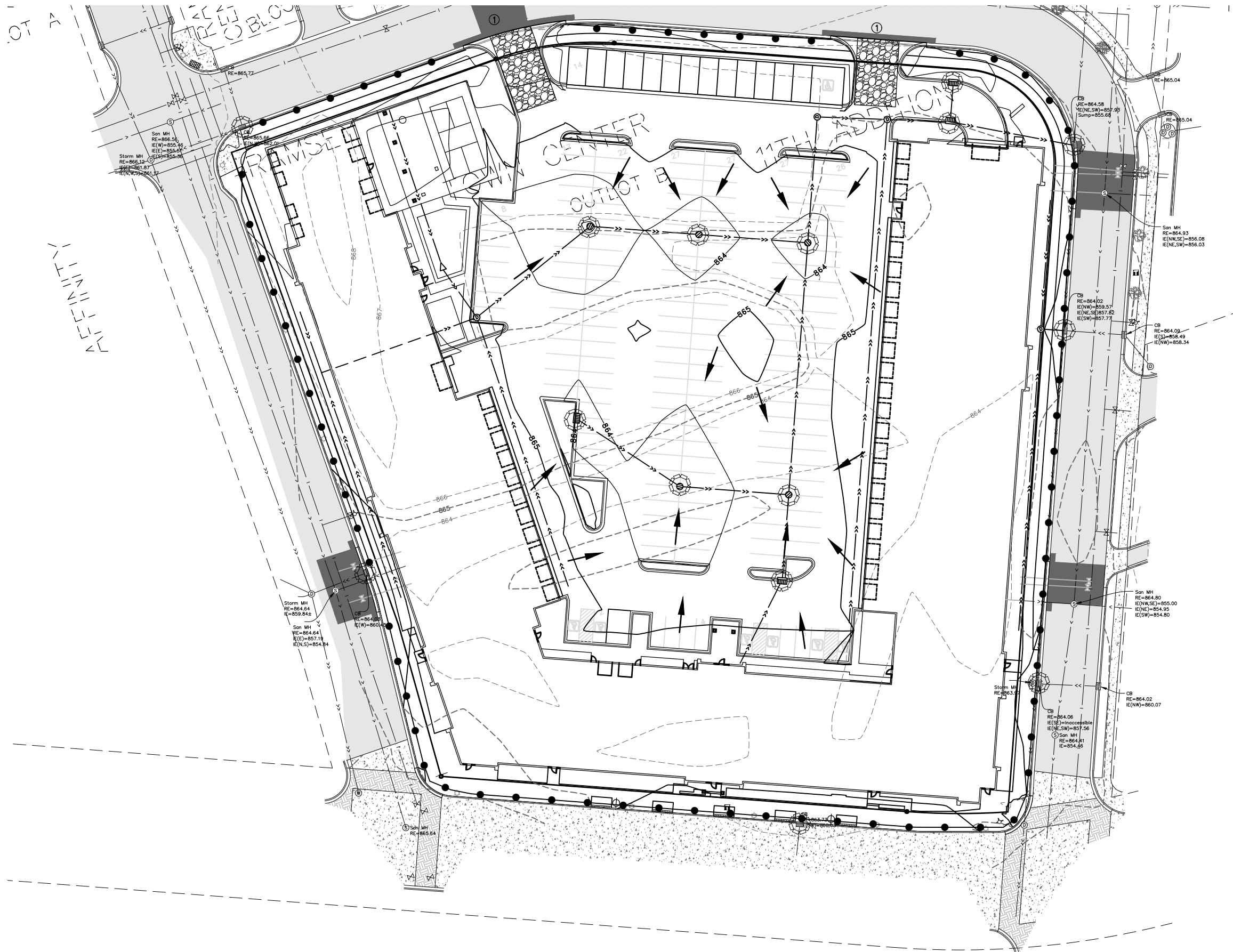


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SKYLINE ON SUNWOOD

PAVING PLAN
 CITY OF RAMSEY, MINNESOTA

SHEET 11 OF 19 SHEETS



LEGEND

- PROPERTY LINE
- SECTION LINE
- - - - EASEMENT LINE
- - - - XXX EXISTING CONTOUR
- - - - XXX PROPOSED CONTOUR
- G BURIED GAS MAIN
- BUR BURIED TELEPHONE LINE
- OH OVERHEAD UTILITY LINE
- BUR BURIED ELECTRIC LINE
- EXISTING CONCRETE CURB AND GUTTER
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING CATCH BASIN
- △ EXISTING APRON
- ⊙ HYDRANT
- ⊙ EXISTING WATERMAIN VALVE
- ☼ CONIFEROUS TREE
- ☼ DECIDUOUS TREE
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- ⊙ PROPOSED STORM MANHOLE
- ⊙ PROPOSED STORM MANHOLE
- PROPOSED CURB AND GUTTER
- SB-X SOIL BORING LOCATION
- ⊙ EXISTING LIGHTPOLE
- X X DETAIL NUMBER
- X X SHEET NUMBER
- ▨ PROPOSED RIPRAP
- ⊙ STORM DRAIN INLET PROTECTION DEVICE PER ①/2, ②/2 AND ⑦/2
- ▨ TIPOUT CURB PER ⑤/2
- SILT FENCE PER CITY PLATE NO. ERO-1
- DRAINAGE ARROW

- GENERAL NOTES:**
- PERVIOUS AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING.
 - CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
 - MAXIMUM FINISHED GRADE SLOPES SHALL BE 4:1.
- REFERENCE NOTES:**
- PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY PLATE NO. ERO-5.

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DATE	REVISION
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SHANE M. NELSON, P.E.
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 CHECKED BY: TAE



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SKYLINE ON SUNWOOD

SWPPP
 CITY OF RAMSEY, MINNESOTA

SHEET 13 OF 19 SHEETS

SWPPP NARRATIVE:

1. THE CONTRACTOR AND OWNER MUST APPLY FOR PERMIT COVERAGE UNDER THE GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY AS REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II PROGRAM ISSUED AUGUST 1, 2018. COVERAGE WILL BEGIN 7 DAYS AFTER ONLINE SUBMISSION OF THE PERMIT APPLICATION.
2. THIS SWPPP INCLUDES BOTH PERMANENT AND TEMPORARY BEST MANAGEMENT PRACTICES (BMPs). THE LOCATION AND TYPE OF BMPs ARE DEPICTED ON THE GRADING, DRAINAGE AND EROSION CONTROL PLAN. CONSTRUCT ALL BMPs IN ACCORDANCE WITH THE APPLICABLE DETAILS IN THESE PLANS.
3. DISCHARGE OF ANY MATERIAL OTHER THAN STORMWATER OR DISCHARGES ASSOCIATED WITH DEWATERING FROM THE SITE ARE PROHIBITED.
4. THIS SWPPP IS NOT DESIGNED FOR DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY. PERMITTEES MUST OBTAIN COVERAGE FOR DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES UNDER A SEPARATE NPDES PERMIT AFTER DAY TO DAY OPERATION ACTIVITIES COMMENCE EVEN IF CONSTRUCTION IS ONGOING.
5. PERMITTEES MUST SUBMIT A NOTIFICATION OF TERMINATION WITHIN 30 DAYS OF TERMINATION OF PROJECT. THE CITY OF RAMSEY MUST APPROVE THE NOTICE OF TERMINATION BEFORE IT IS SUBMITTED TO THE MPCA.

PROJECT CONTACTS:

DESCRIPTION	COMPANY	CONTACT PERSON	PHONE
OWNER	PSD, LLC	BILL ROSU	612-369-3602
CONTRACTOR	TBD	TBD	
SWPPP DESIGNER	HAKANSON ANDERSON	SHANE NELSON	763-427-5860

ANTICIPATED CONSTRUCTION SEQUENCE:

1. PERIMETER SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITIES.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
3. CLEARING AND GRUBBING.
4. CONSTRUCT GRADING, UTILITIES, BUILDING AND PARKING AREA.
5. STABILIZE ALL UPGRADIENT AREAS.

PROJECT INFORMATION:

DISTURBED AREA (ACRES)	4.4100
EXISTING IMPERVIOUS SURFACE (ACRES)	0.0000
PROPOSED IMPERVIOUS SURFACE (ACRES)	3.8000
PLANNED CONSTRUCTION START DATE	8/1/2024
ESTIMATED CONSTRUCTION COMPLETION DATE	10/1/2025
COUNTY	ANOKA
LATTITUDE	45.2325
LONGITUDE	-93.4590

TEMPORARY SEDIMENT BASINS:

1. TEMPORARY SEDIMENT BASINS ARE REQUIRED WHERE 10 OR MORE ACRES DRAIN TO A COMMON LOCATION. TEMPORARY SEDIMENT BASINS MUST HAVE A LIVE STORAGE FOR A 2 YEAR, 24 HOUR STORM EVENT OR 1800 CUBIC FEET PER ACRE DRAINED.

MORE THAN 10 ACRES OF DISTURBED AREA DRAINING TO COMMON LOCATION	NO
TEMPORARY SEDIMENT BASIN REQUIRED	NO
VOLUME REQ'D BASED ON 2-YEAR STORM OR 1800 CF / ACRE	NOT APPLICABLE

TIMING OF EROSION CONTROL:

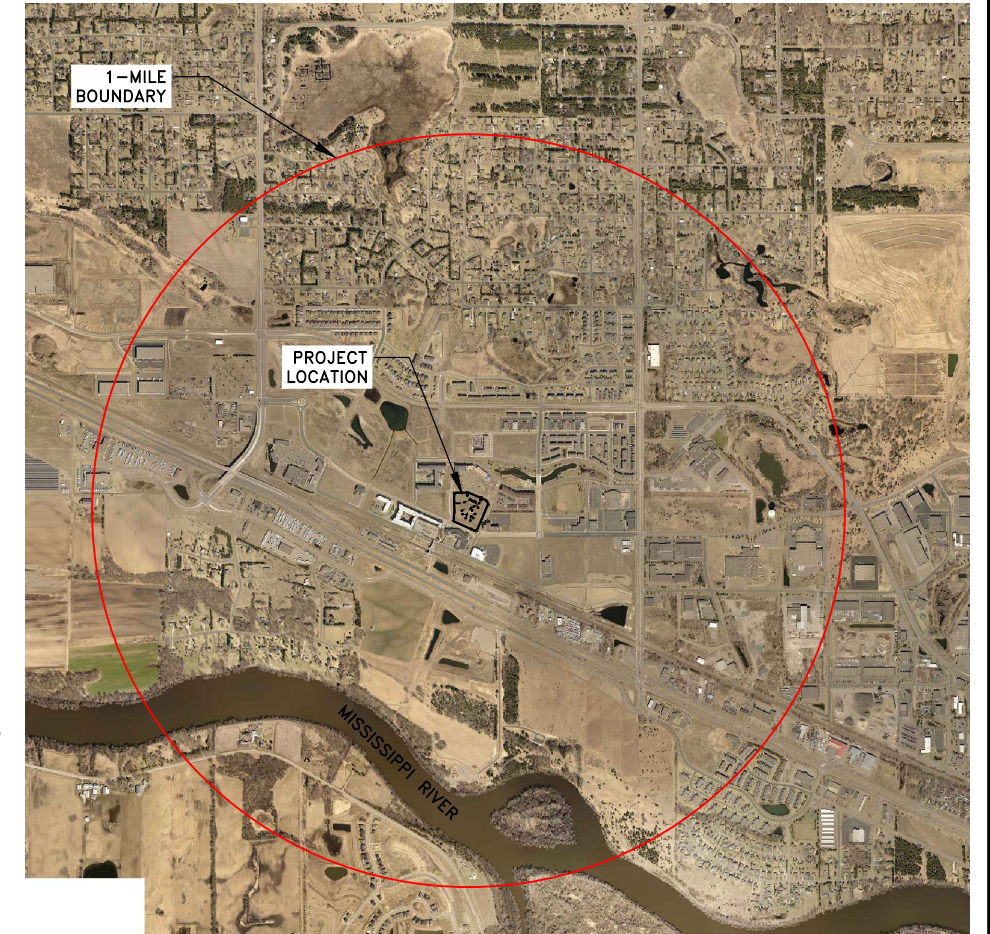
1. RIPRAP AND GEOTEXTILE FILTER SHALL BE INSTALLED WITHIN 24 HOURS OF THE OUTLET PLACEMENT
2. THE CONTRACTOR MUST STABILIZE ALL EXPOSED SOIL IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING SEVEN CALENDAR DAYS.
3. ADJACENT TO SURFACE WATERS, STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAL FEET OF PERMANENT OR TEMPORARY DRAINAGE DITCHES OR SWALES WITHIN 24 HOURS.
4. DURING FISH SPAWNING TIME FRAMES, STABILIZE ALL EXPOSED AREAS WITHIN 200 FEET OF THE WATERS EDGE WITHIN 24 HOURS IF WITHIN THE RESTRICTION PERIOD.

ESTIMATED QUANTITIES:

PERIMETER SEDIMENT CONTROL: SILT FENCE, SEDIMENT CONTROL LOGS	1377	LIN FEET
STORM DRAIN INLET PROTECTION	16	EACH
STABILIZED CONSTRUCTION EXIT	2	EACH

INSPECTIONS AND MAINTENANCE:

1. PERMITTEE MUST PROVIDE A TRAINED PERSON TO INSPECT THE SITE ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS.
2. DURING EACH INSPECTION, INSPECT CONSTRUCTION SITE EXIT LOCATIONS AND REMOVE ACCUMULATED SEDIMENT WITHIN ONE CALENDAR DAY OF DISCOVERY.
3. DURING EACH INSPECTION, INSPECT SILT FENCE AND SEDIMENT CONTROL LOGS AND PERFORM MAINTENANCE IF THEY ARE NON-FUNCTIONAL OR WHEN SEDIMENT REACHES 1/2 THE HEIGHT OF THE DEVICE.
4. DRAIN AND REMOVE SEDIMENT FROM SEDIMENT BASINS WHEN SEDIMENT COLLECTED REACHES 1/2 THE STORAGE VOLUME.
5. INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES, FOR SEDIMENT DEPOSITION. IF NECESSARY, OBTAIN APPROVALS FOR REMOVING DELTAS FROM SURFACE WATERS AND REMOVE SEDIMENT AND STABILIZE WITHIN SEVEN CALENDAR DAYS OF DISCOVERY.
6. SEND INSPECTION LOG TO CITY INSPECTOR AFTER EVERY 1/2 INCH RAIN EVENT AND WEEKLY. COMPLETE HISTORY OF ALL INSPECTION LOGS MUST BE SENT TO THE CITY AFTER PROJECT COMPLETION.



RECEIVING WATERS:

1. A SUMMARY OF RECEIVING WATERS THAT ARE IDENTIFIED ON THE USGS 7.5 MIN QUAD MAPS AND ARE WITHIN ONE MILE OF THE PROJECT BOUNDARY ARE AS FOLLOWS:

NAME OF WATERBODY	TYPE	SPECIAL WATER WITHIN 1 MILE	IMPAIRED WATER WITHIN 1 MILE	TYPE OF IMPAIRMENT
MISSISSIPPI RIVER	RIVER	YES	YES	AQC, AQL, AQR

THIS SITE IS WITHIN ONE MILE OF THE MISSISSIPPI RIVER, WHICH IS BOTH AN IMPAIRED WATER AND A SCENIC AND RECREATIONAL RIVER SEGMENT PER THE MPCA. ALL REQUIREMENTS OF ITEMS 23.9, 23.10 AND 23.11 OF THE NPDES CONSTRUCTION STORMWATER GENERAL PERMIT APPLY TO THIS SITE.

ITEM 23.9 STATES THAT "PERMITTEES MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES".

ITEM 23.10 STATES THAT "PERMITTEES MUST PROVIDE A TEMPORARY SEDIMENT BASIN AS DESCRIBED IN SECTION 14 FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME".

ITEM 23.11 STATES THAT "PERMITTEES MUST INCLUDE AN UNDISTURBED BUFFER ZONE OF NOT LESS THAN 100 LINEAL FEET FROM A SPECIAL WATER (NOT INCLUDING TRIBUTARIES) AND MUST MAINTAIN THIS BUFFER ZONE AT ALL TIMES, BOTH DURING CONSTRUCTION AND AS A PERMANENT FEATURE POST CONSTRUCTION, EXCEPT WHERE A WATER CROSSING OR OTHER ENCROACHMENT IS NECESSARY TO COMPLETE THE PROJECT. PERMITTEES MUST FULLY DOCUMENT THE CIRCUMSTANCE AND REASONS THE BUFFER ENCROACHMENT IS NECESSARY IN THE SWPPP AND INCLUDE RESTORATION ACTIVITIES. THIS PERMIT ALLOWS REPLACEMENT OF EXISTING IMPERVIOUS SURFACE WITHIN THE BUFFER. PERMITTEES MUST MINIMIZE ALL POTENTIAL WATER QUALITY, SCENIC AND OTHER ENVIRONMENTAL IMPACTS OF THESE EXCEPTIONS BY THE USE OF ADDITIONAL OR REDUNDANT BMPs AND MUST DOCUMENT THIS IN THE SWPPP FOR THE PROJECT".

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SKYLINE ON SUNWOOD

SWPPP
 CITY OF RAMSEY, MINNESOTA

SHEET 14 OF 19 SHEETS

DOCUMENT RETENTION:

1. THIS SWPPP SHALL REMAIN ON THE PROJECT SITE AT ALL TIMES.
2. MAINTAIN RECORDS OF INSPECTIONS, INCLUDING TIME AND DATE.
3. NAME OF PERSONS CONDUCTION INSPECTIONS.
4. ACCURATE FINDINGS OF INSPECTIONS.
5. CORRECTIVE ACTIONS TAKEN.
6. DATE OF ALL RAINFALLS GREATER THAN 1/2 INCH IN 24 HOURS, INCLUDING AMOUNT OF RAINFALL IN EACH EVENT.
7. DESCRIPTION OF ANY DISCHARGE DISCOVERED DURING INSPECTIONS.
8. ANY AMENDMENTS NECESSARY TO THE SWPPP.

SWPPP PREPARER INFORMATION:

SHANE NELSON
 SWPPP TRAINING: DESIGN OF CONSTRUCTION SWPPP

CONTRACTORS SWPPP MANAGER(S) INFORMATION:

NAME:
 EMERGENCY PHONE NUMBER:
 SWPPP TRAINING:
 EXPIRATION:

PERMANENT STORMWATER MANAGEMENT:

1. THE FOLLOWING PERMANENT STORMWATER MANAGEMENT BMPs WILL BE CONSTRUCTED WITH THIS PROJECT. THE STORMWATER MANAGEMENT PLAN FOR THIS PROJECT IS INCORPORATED BY REFERENCE.

INFILTRATION BASIN	
FILTRATION BASIN	
WET SEDIMENTATION BASIN	
REGIONAL BASIN	X
NOT REQUIRED	

ENVIRONMENTAL CONSIDERATIONS:

WAS ENVIRONMENTAL REVIEW REQUIRED FOR THIS PROJECT?	NO
ARE STORMWATER MITIGATION MEASURES REQUIRED FOR THIS PROJECT DUE TO ENDANGERED SPECIES REVIEW, ARCHEOLOGICAL OR OTHER REVIEW REQUIREMENT?	NO
IS COMPLIANCE WITH TEMPORARY SEDIMENT BASIN INFEASIBLE FOR THIS PROJECT?	NO
CHEMICAL AND/OR CHEMICAL TREATMENT PROCESS PROPOSED FOR ENHANCING SEDIMENTATION PROCESS?	NO

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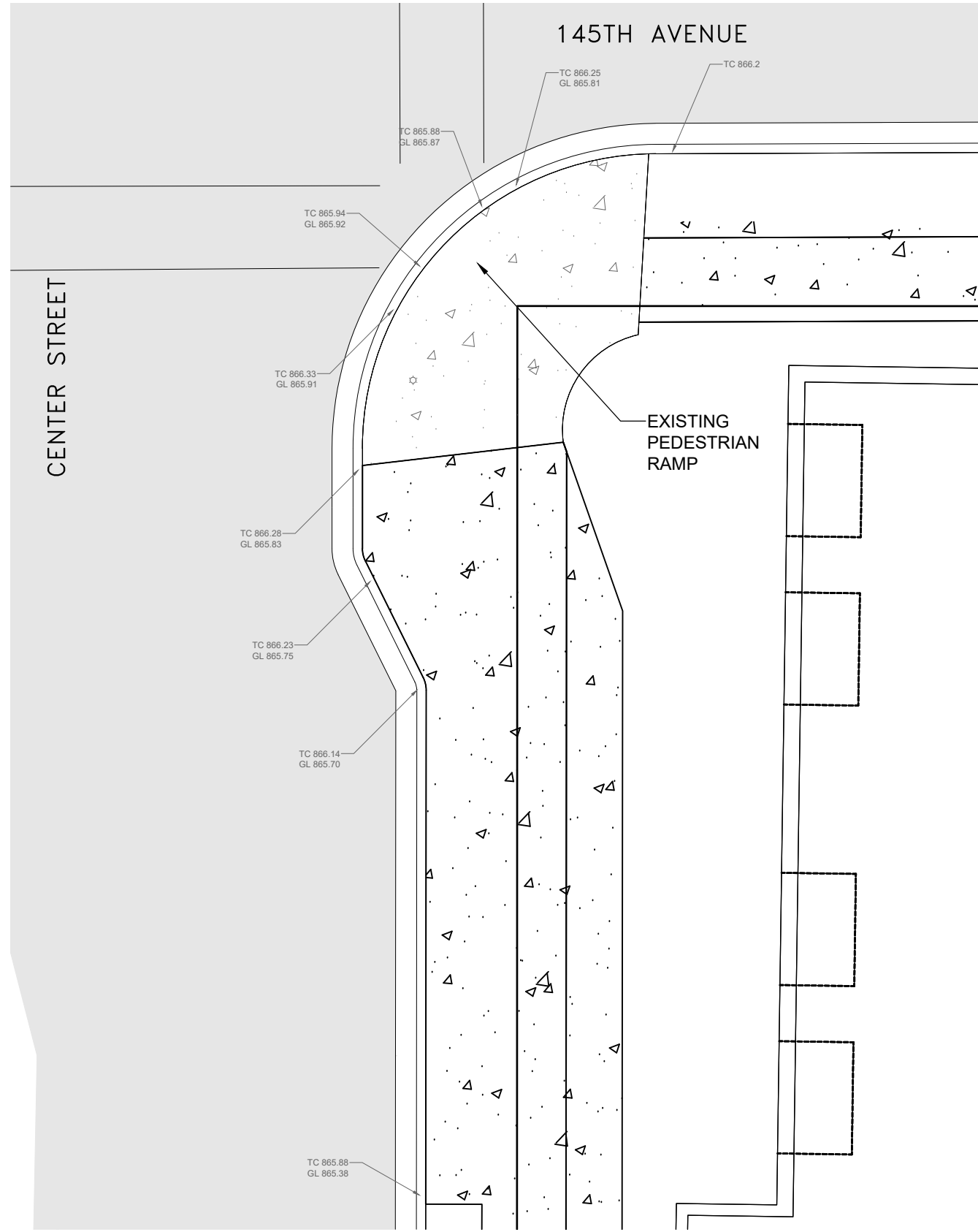
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 3601 Thurston Ave., Anoka, Minnesota 55303
 763-427-5860 FAX 763-427-0520
 www.hakanson-anderson.com

SKYLINE ON SUNWOOD

SWPPP
 CITY OF RAMSEY, MINNESOTA

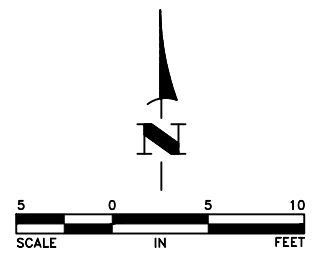
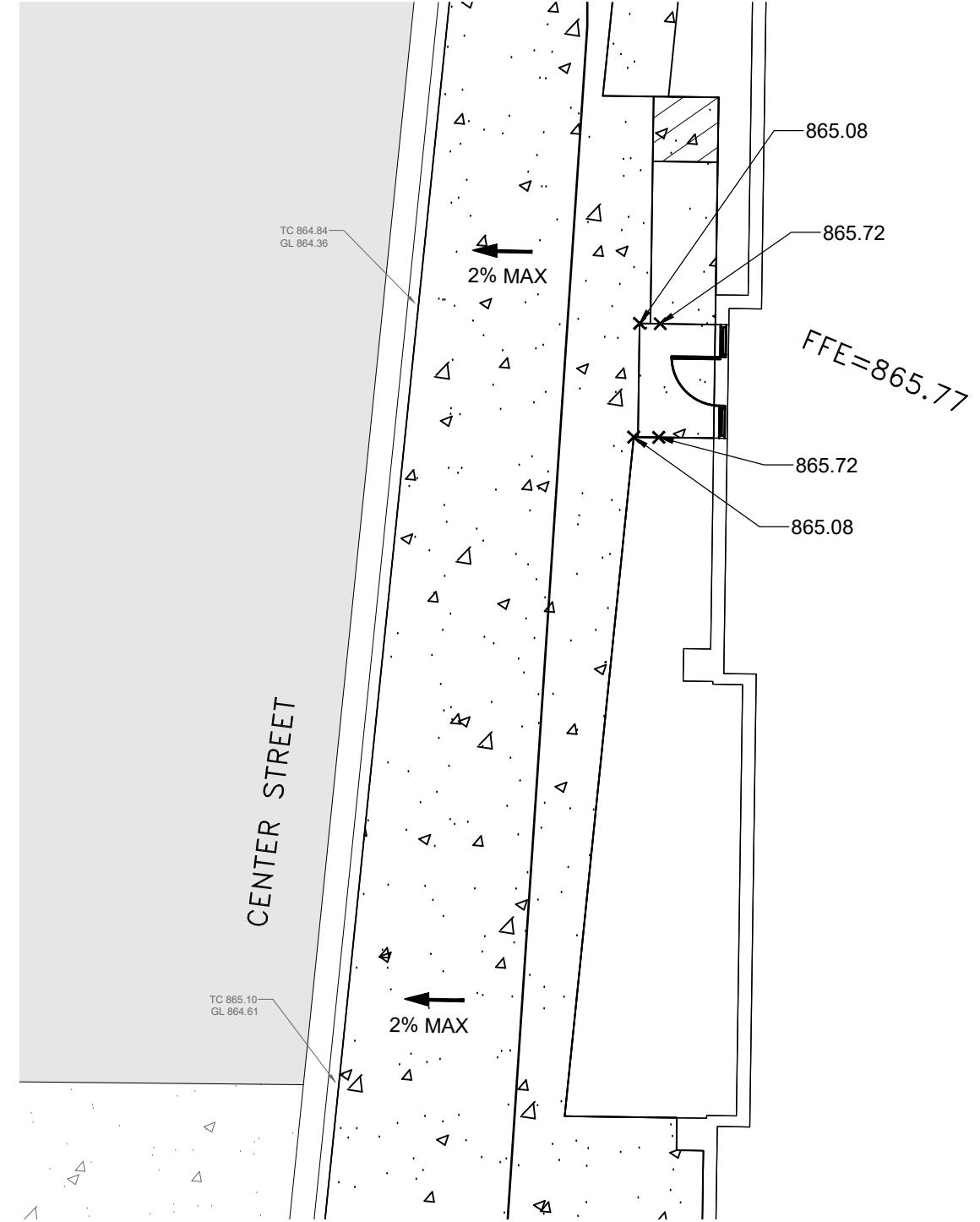
SHEET 15 OF 19 SHEETS

Jun 12, 2024 - 12:51pm
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LEGEND

 LANDING AREA
MAX 2% SLOPE IN ALL DIRECTIONS



DATE	REVISION
6/12/24	PER CITY COMMENTS

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Shane M. Nelson
SHANE M. NELSON, P.E.
 Date 5/10/24 Lic. No. 43381

DESIGNED BY: SMN
 DRAWN BY: DMS
 CHECKED BY: TAE



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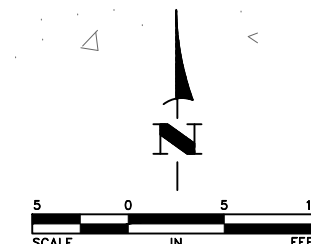
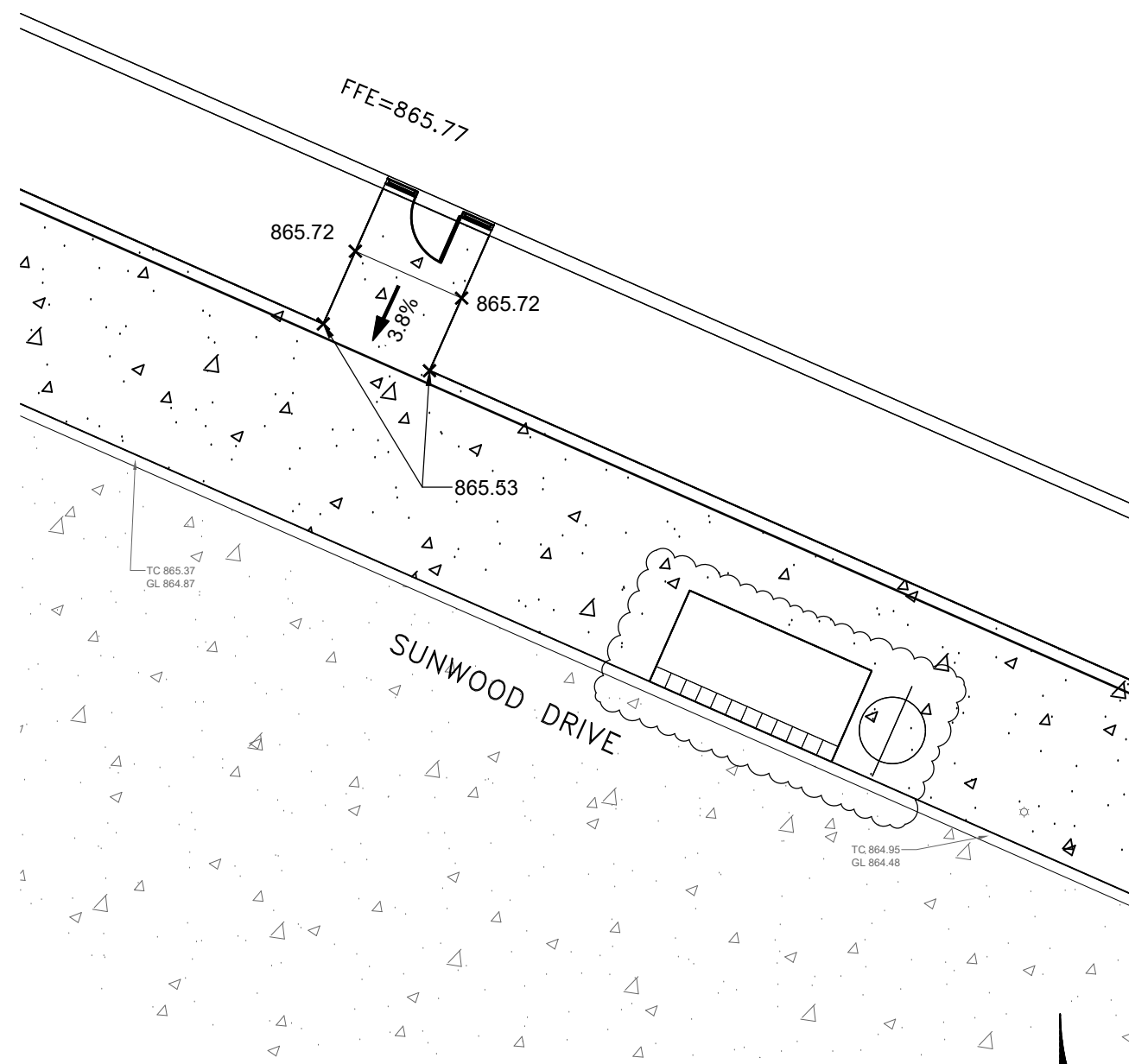
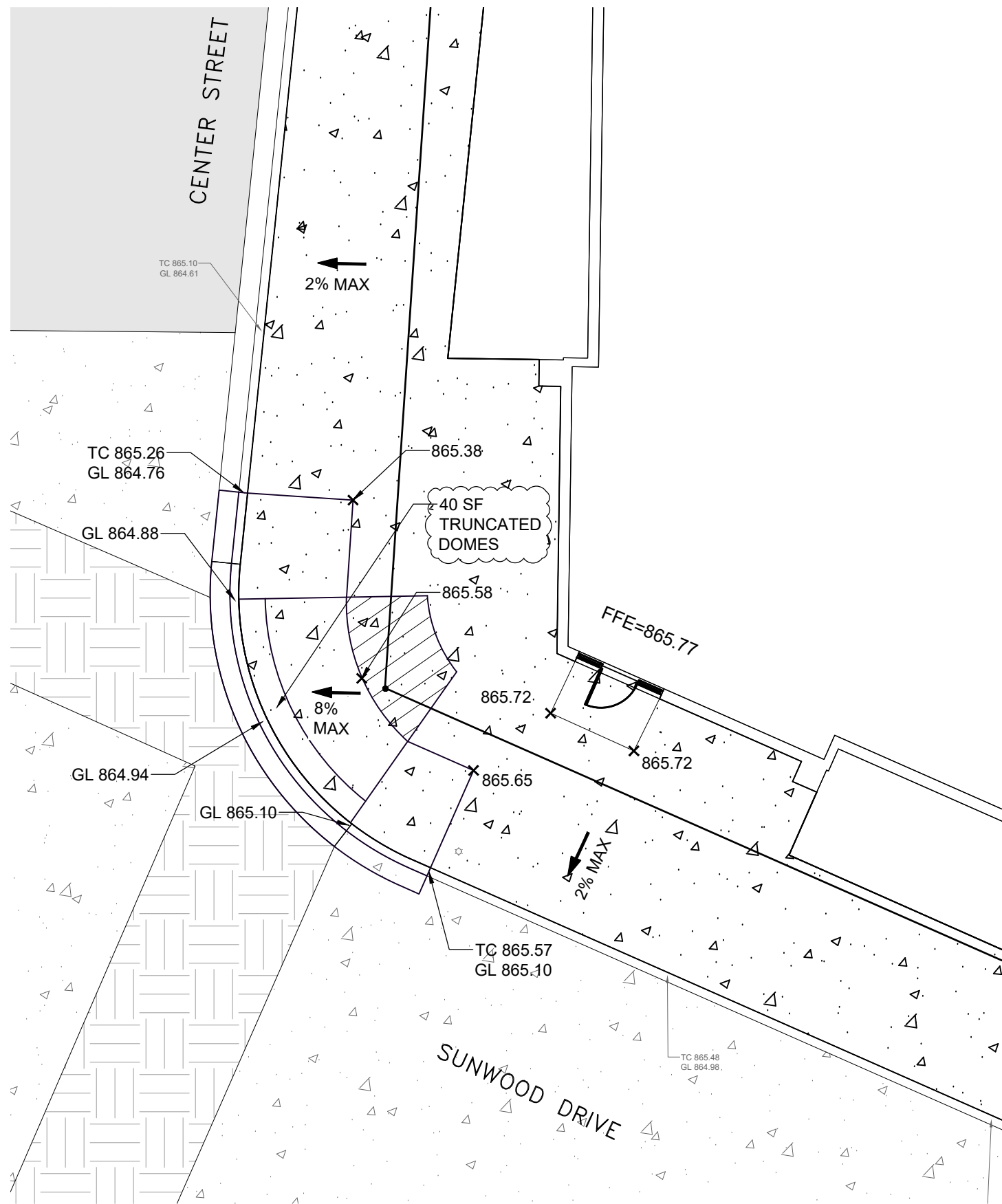
INTERSECTION DETAILS
 CITY OF RAMSEY, MINNESOTA

SHEET 16 OF 19 SHEETS

LEGEND



LANDING AREA
MAX 2% SLOPE IN
ALL DIRECTIONS



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6/12/24	PER CITY COMMENTS

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Shane Nelson
SHANE M. NELSON, P.E.
Date 5/10/24 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: DMS
CHECKED BY: TAE



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SKYLINE ON SUNWOOD

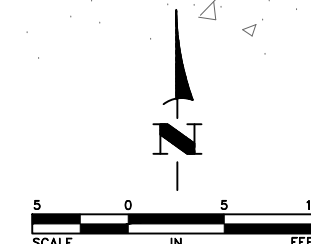
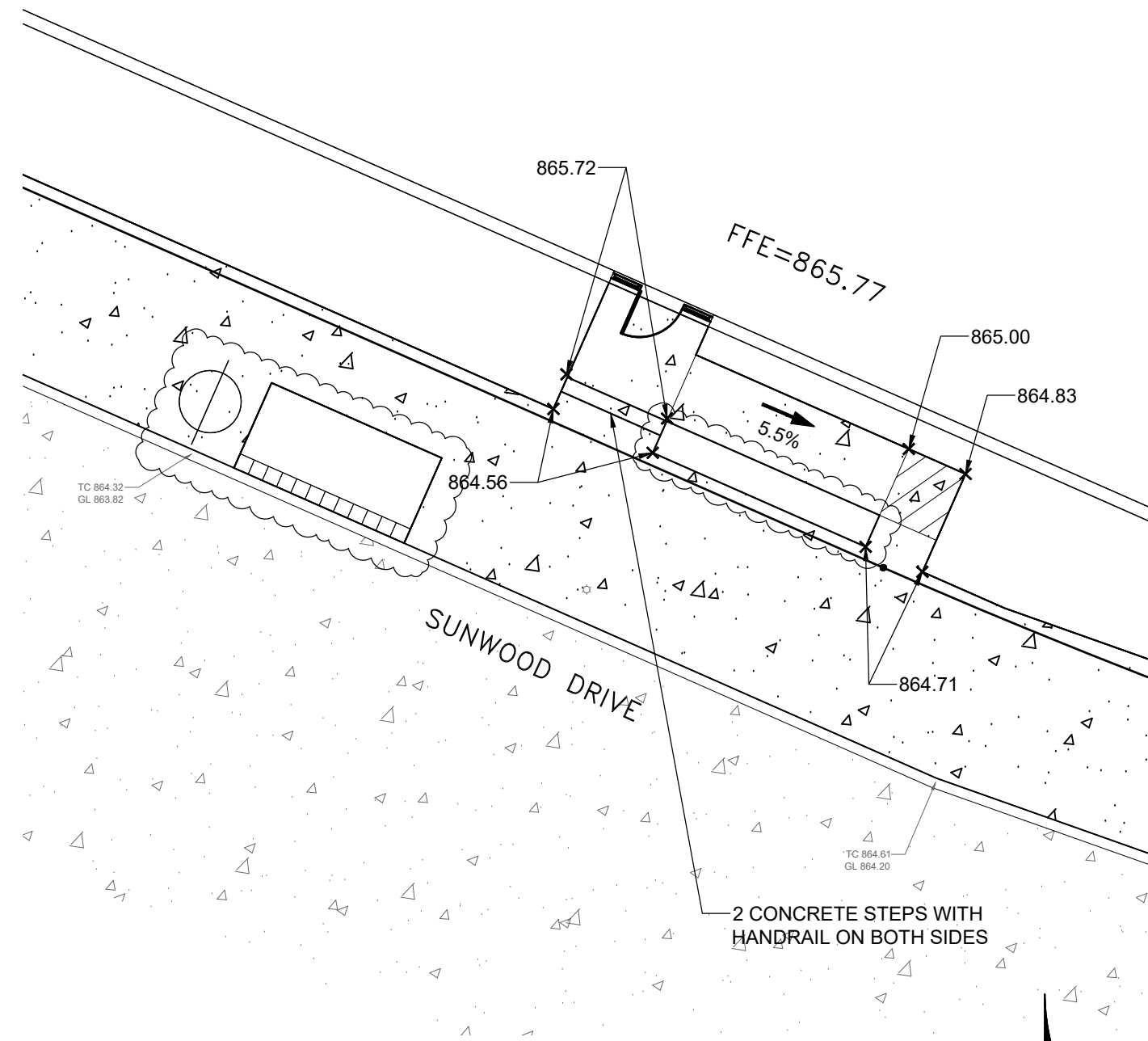
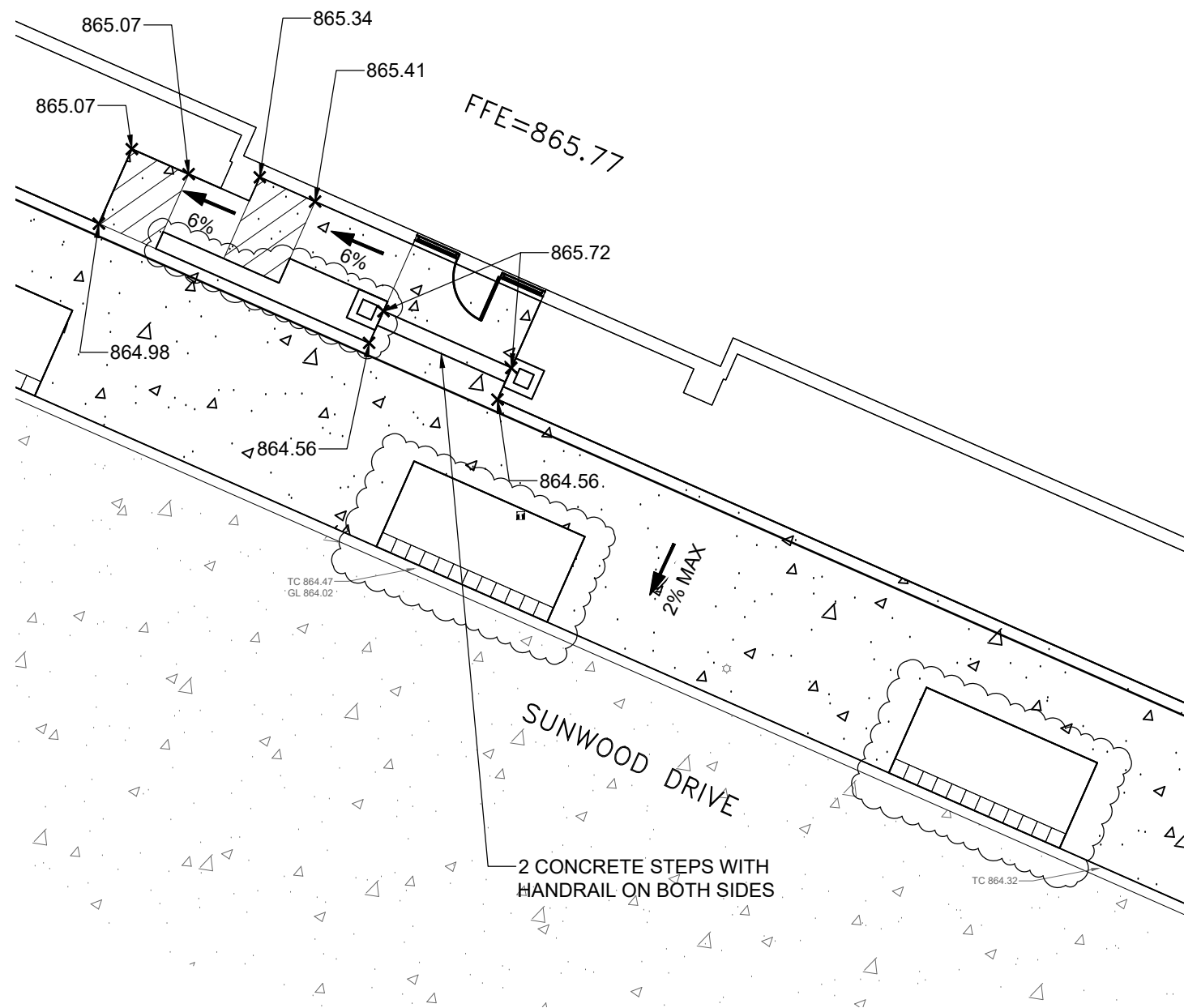
ENTRANCE DETAILS
CITY OF RAMSEY, MINNESOTA

SHEET 17 OF 19 SHEETS

LEGEND



LANDING AREA
MAX 2% SLOPE IN
ALL DIRECTIONS



Jun 12, 2024 - 12:52pm K:\PRIVATE\2325.17\ENGINEERING\PLAN DWG\2325.17-ENTRANCE DETAILS.dwg

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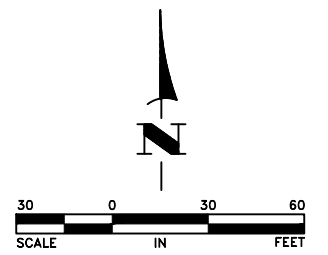
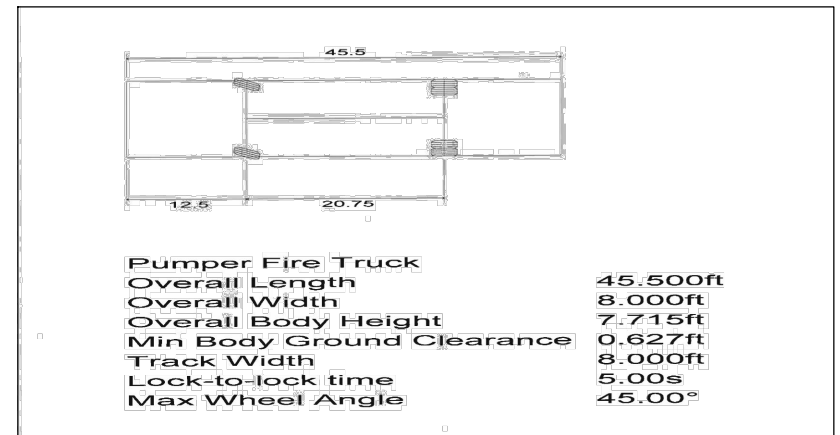
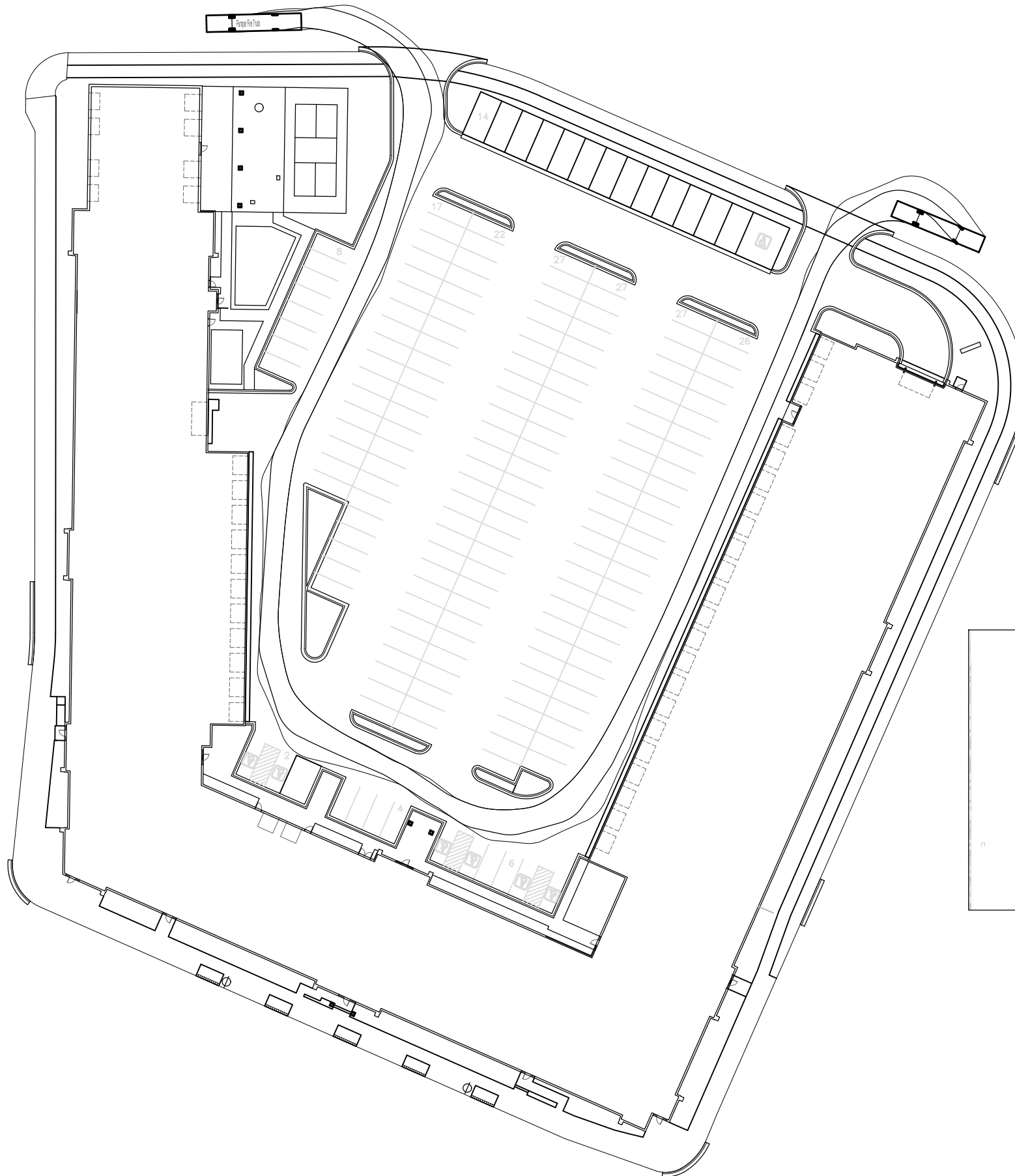
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ENTRANCE DETAILS
 CITY OF RAMSEY, MINNESOTA

SHEET 18 OF 19 SHEETS

Jun 12, 2024 - 12:51pm
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6/12/24	PER CITY COMMENTS

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FIRE TRUCK TURNING EXHIBIT
 CITY OF RAMSEY, MINNESOTA

SHEET 12 OF 19 SHEETS