City of Ramsey
Agenda
Regular Planning Commission
Thursday, March 28, 2024
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

Remote Attendance available at www.cityoframsey.com/meetings.
Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. Call to Order

2. Pledge of Allegiance

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Approve the Planning Commission Meeting Minutes for February 22, 2024.

2. Pearson Place 2nd Addition Sketch Plan and Variances (Project No. 24-100)

6. Public Hearing

1. PUBLIC HEARING: Consider a Site Plan, Variance, and Conditional Use Permit for a Proposed Automotive Repair Shop at 5195 142nd Avenue

2. PUBLIC HEARING - Haviland Fields (Presbyterian Homes) - Comprehensive Plan Amendment, Rezoning, Preliminary Plat, and Site Plan Review for a Multi-Family Residential Development at 14501 Nowthen Blvd. NW.

3. PUBLIC HEARING: Consider a Site Plan and Final Plat from St. Katharine Drexel at 7633 161st Avenue NW

7. Commission Business

8. Commission/Staff Input

9. Adjournment

Regular Planning Commission

Meeting Date: 03/28/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title:

Approve the Planning Commission Meeting Minutes for February 22, 2024.

Purpose/Background:

Thr purpose of this case is to approve the Planning Commission Meeting Minutes for February 22, 2024.

Recommendation:

Approval

Outcome/Action:

Approved

Attachments

February PC Minutes

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	03/21/2024 10:39 AM
Form Started By: Dana Verbeek		Started On: 03/19/2024 08:28 AM
Final Approval Date: 03/21/2024		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, February 22, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Cheri Gengler Commissioner Bruce Anderson (virtual) Commissioner Randy Bauer (arrived at 7:17 p.m.) Commissioner Tom Hunt Commissioner Eric Peters Commissioner Gary Van Scoy
Members Absent:	Commissioner Ryan Heineman
Also Present:	Planning Manager Todd Larson City Planner Adam Martin City Council Liaison Matt Woestehoff

1. CALL TO ORDER

Chairperson Gengler called the regular meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Gengler led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

Motion by Commissioner Peters, seconded by Commissioner Van Scoy, to approve the agenda as presented.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Van Scoy	aye
Commissioner Peters	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the January 25, 2024 Planning Commission Meeting Minutes

Motion by Commissioner Hunt, seconded by Commissioner Peters, to approve the consent agenda as presented.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Peters	aye
Commissioner Van Scoy	aye
Commissioner Hunt	aye
Chairperson Gengler	aye

Motion Carried.

6. PUBLIC HEARINGS

6.01: Harmony Farms (US Home LLC/Lennar) Preliminary Plat for 57 Single-Family Lots Northeast of 167th Avenue NW and Nowthen Boulevard NW

Public Hearing

Chairperson Gengler called the public hearing to order at 7:02 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the preliminary plat with the conditions listed in the draft resolution.

Commissioner Van Scoy asked if there would be two connections to water.

Planning Manager Larson noted that both sewer and water would connect at the northwest corner of the site and how those lines would run through the site.

Commissioner Van Scoy commented that there are two existing homes on 167th and the driveway would appear to be changed.

Planning Manager Larson confirmed that the developer is working with those property owners to square up those connections. He explained that the strip of land was intended to be a street at some time.

Commissioner Anderson asked and received confirmation that these would be city streets and asked for the reason there would be a dead end without a cul-de-sac.

Planning Manager Larson replied that would be a temporary cul-de-sac as the property to the south could develop and that road could be extended to a full cul-de-sac on the neighboring property.

Commissioner Anderson asked if the fire department had concerns with the small cul-de-sac.

Planning Manager Larson confirmed that the proposed cul-de-sac would meet City standards.

Citizen Input

Josh Metzer, Lennar, commented that they have been working with staff to develop the slightly revised plat request noting that they would meet the zoning requirements. He referenced the temporary cul-de-sac and commented that they are working with the engineer to determine what will work best in terms of home placement. He noted that sometimes one of the lots is delayed in development for many years to provide that additional space. He hoped to break ground and start grading this spring if all approvals are received. He stated that they have been in discussion with the two property owners on 167th to configure driveway locations and they will continue to work out those details.

Councilmember Woestehoff asked if construction access would be from 168th.

Mr. Metzer replied that they would get access from Nowthen Boulevard.

Commissioner Hunt asked if the developer agrees with the staff recommendations.

Mr. Metzer replied that they do agree with the staff recommendations. He provided details on the privacy screening.

Commissioner Bauer arrived.

Chairperson Gengler asked if the developer is comfortable with the name changes for the streets.

Mr. Metzer confirmed that they would follow the naming grid.

Maria Lindahl commented that she owns one of the homes on 167th where the road will go through. She stated that they have not been in favor of the development and when she did speak with Lennar, she expressed concerns. She stated that she has lived in her home for 26 years. She stated that she has pets, and the neighboring property has young children, therefore she asked about fencing as the road will become a lot busier. She was also concerned with disruption from construction. She stated that Lennar did offer something to them, but she is not happy about that. She commented that she will continue to meet with Lennar but does not guarantee that she will agree to anything. She clarified that her home is on the east side, with the smaller lot.

Lynn Melhop, 6500 169th Lane, asked about outlets B and C and asked for clarification on where those will be.

Planning Manager Larson commented that the current legal description of the property is Outlot B and outlot C, noting that those would be combined to create the entirety of the parcel for development. He explained that the legal description is used for a property when a street address has not yet been assigned.

Chris Hagel, 16650 Dolomite, referenced the property shown as LDR on the southwest corner and asked the potential plans for that property. He asked if another access would be added at Dolomite if that property were developed.

Planning Manager Larson commented that there would not be any new access points entertained that close to 167th. He noted that the County will most likely pursue a roundabout in the near future and therefore any proposed access, if that property were developed, would come through this proposed development.

Mr. Hagel referenced Coquina and asked if that would be constructed to City standards for a residential road and whether water and sewer would be installed at the cost of the City or the cost of the residents.

Planning Manager Larson replied that road is not being changed at this time, noting that change in the road status would most likely come if an adjacent property were to develop and at that time the road would be constructed to residential standards. He stated that at this time the water main will be looped under the road, but water and sewer would not be run. He stated that there are no plans at this time to run sewer down 167th as that would have to come through Elmcrest Park and would have a cost of $1,000,000 to $2,000,000. He stated that the subject property would be getting water and sewer from the northwest.

Mr. Hagel asked if there are any plans in the coming years to run sewer and water to the sections shown as RR.

Planning Manager Larson replied that the RR section is rural residential, which is outside of the MUSA. He explained that sewer and water connections are not planned for those areas.

Motion by Commissioner Van Scoy, seconded by Commissioner Hunt, to close the public hearing.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Van Scoy	aye
Commissioner Bauer	aye
Commissioner Peters	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

Chairperson Gengler closed the public hearing at 7:28 p.m.

Commission Business

Commissioner Hunt commented that he does not love the right-in/right-out.

Commissioner Peters commented that as someone that lives in Brookside, you can hear accidents when the windows are open and therefore the roundabout will be a welcome addition. He stated that the right-in/right-out will be necessary because of the proximity to that intersection.

Motion by Commissioner Van Scoy, seconded by Commissioner Anderson, to recommend that City Council adopt Resolution #24-060 for the Preliminary Plat of Harmony Farms.

Further discussion

Commissioner Peters commented that he hopes that the developer continues discussions with the two residents on 167th. He recognized that it is an uncomfortable situation that no one will really be happy with, but hopefully they can find a solution that works recognizing that the residents were most likely aware that was City land between.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Peters	aye
Commissioner Bauer	aye
Commissioner Van Scoy	aye
Commissioner Hunt	aye
Chairperson Gengler	aye

Motion Carried.

7. COMMISSION BUSINESS

7.01: Discuss a Zoning Amendment to Allow Higher Density Residential Development in the COR (proposed Norhart development)

Presentation

City Planner Martin presented the staff report stating that staff is asking the Planning Commission to provide feedback and guidance to determine which method should be used to address zoning and density regulations for the Norhart development.

Commission Business

Commissioner Bauer referenced the recent updates to the zoning code and the reason for the zoning designation on this parcel.

City Planner Martin commented that those designations were carried over from the previous iteration. He stated that this property is part of the property being platted for Waterfront Village. He noted that the density would have been assigned long before the time of current planning staff.

Commissioner Van Scoy noted that the intent of the original zoning was to provide density transitioning throughout the COR. He referenced the text amendment option and asked where the other COR-4b properties are located.

Commissioner Hunt commented that most of the 4b properties have already been developed. He asked if the text amendment would then allow other 4b properties to develop with an apartment complex.

Commissioner Van Scoy commented that he has requested several times for the COR Framework to be revisited and updated. He noted that the intent was to place townhomes along Bunker, with higher density apartments to be internal. He stated that he would not be opposed to changing the map for this parcel but would not want to change the density within 4b.

City Planner Martin highlighted the other properties in the COR zoned 4b, 4a and 4c. He stated that if the map amendment were the chosen path, Norhart and Greenway Terrace would be in the same zoning district.

Commissioner Van Scoy confirmed that he would prefer to change the zoning of the property rather than changing the allowed density for 4b.

Commissioner Bauer asked the requested number of units.

City Planner Martin noted that the applicant could provide additional details but stated that staff noticed 223 units on the initial submittal. He noted that would be consistent with a neighboring apartment building.

Commissioner Bauer asked the number of units for the hotel to the south.

Planning Manager Larson believed that the hotel will have 96 or 98 units.

Marie Dickover, representing the applicant, confirmed that they are proposing 223 units.

Councilmember Woestehoff believed that the project was proposed at 150 units when the concept was discussed in March of 2023 and asked the reasoning the unit count increased substantially.

Ms. Dickover commented that she believed that the unit count was always intended to be around 200, but stated that based on Council comments it was determined that over 200 units would be desired which is why the plan was updated.

Councilmember Woestehoff commented that in his opinion the Council is more interested in the retail components of the proposal.

Commissioner Anderson asked the amount of space on the bottom floor that would be designated for retail and whether that space is included in the units per acre calculation.

City Planner Martin replied that the applicant proposes 5,000 square feet of retail space, noting that retail space is not factored into residential density.

Commissioner Anderson referenced a lot shown in purple on the map and asked the size of that lot.

Commissioner Peters noted that there would be studios along with one-, two- and three-bedroom units and asked the approximate rent values for those units.

Ms. Dickover replied that she could provide those at the March meeting. She stated that typically studios would be about $1,100 while three-bedroom units would have a rent over $2,000.

City Planner Martin replied that the lot to the east of Center Street is 1.36 acres in size.

Commissioner Anderson commented that he believes that the building would be too tall as the intention was to transition throughout the COR. He did not believe that this would fit the character of the neighborhood.

Chairperson Gengler noted that those details would be discussed at the March meeting when the submittal is reviewed.

Commissioner Anderson stated that he would prefer to provide the developer with this input now. He noted that this is a large building with a very small retail area next to townhomes.

Chairperson Gengler commented that it would make sense to change the zoning to 4c. She asked if there would be a benefit to the text amendment path versus the zoning change.

Planning Manager Larson replied that there would not be any additional benefit to the text amendment path.

Commissioner Peters asked the type of air conditioning units that would be used for the building.

Mr. Dickover replied that they use Magic Packs.

Chairperson Gengler confirmed the consensus of the Commission to pursue the zoning change rather than the text amendment as that would only impact this parcel rather than having a more widespread change.

8. COMMISSION / STAFF INPUT

Planning Manager Larson commented that the March meeting will be long as there are five public hearings to hold and provided a summary of those requests that will appear on the agenda.

Commissioners Van Scoy and Bauer commented that they would be late arrivals to the March meeting.

Planning Manager Larson provided other planning and development updates.

9. ADJOURNMENT

Motion by Commissioner Bauer, seconded by Commissioner Van Scoy, to adjourn the meeting.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Van Scoy	aye
Commissioner Bauer	aye
Commissioner Peters	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

The regular meeting of the Planning Commission adjourned at 8:03 p.m.

Respectfully submitted,

_____
Todd Larson
Planning Manager

ATTEST:

_____
Dana Verbeek
Planning Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission

Meeting Date: 03/28/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

Pearson Place 2nd Addition Sketch Plan and Variances (Project No. 24-100)

Purpose/Background:

The City received an application from John Dobbs (the "Applicant") for Sketch Plan review of a proposed three (3) lot, single family residential development on the property generally known as 8846 148th Avenue and legally described as Outlot A, Riverstone South (the "Subject Property"). The Applicant is waiting for the completion of a sound study, as the Subject Property abuts Highway 10. Since the results of the sound study could result in additional plan revisions, the Applicant has requested that this item be pushed to the April 25, 2024, Planning Commission agenda. The purpose of this case is simply to continue the Public Hearing until the April 25, 2024, Planning Commission meeting.

Notification:

Staff attempted to notify property owners within 700 feet of the Subject Property, as reflected in the Anoka County Property Records, via standard U.S. mail, of the Public Hearing. Additionally, a Land Use Application sign was also placed on the Subject Property. Staff sent an additional notice, utilizing the same mailing list as the public hearing notification, informing property owners of the request to delay the Public Hearing until the April 25, Planning Commission meeting.

Funding Source:

All costs associated with this request are the responsibility of the Applicant.

Recommendation:

Staff recommends continuing the Public Hearing to the April 25, 2024, Planning Commission meeting.

Outcome/Action:

Motion to continue the Public Hearing for Pearson Place 2nd Addition to the April 25, 2024, Planning Commission meeting.

Attachments

Site Location Map

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	03/21/2024 04:23 PM
Form Started By: Chris Anderson		Started On: 03/21/2024 01:35 PM
Final Approval Date: 03/21/2024		

Site Location Map: Pearson Place 2nd Addition



Print Date: January 17, 2024

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mi

Regular Planning Commission

Meeting Date: 03/28/2024

Primary Strategic Plan Initiative:

Information

Title:

PUBLIC HEARING: Consider a Site Plan, Variance, and Conditional Use Permit for a Proposed Automotive Repair Shop at 5195 142nd Avenue

Purpose/Background:

The City has received an application from Complete Auto Service Ramsey Inc. (the "Applicant") for a Site Plan and Conditional Use Permit for a proposed automotive repair shop located at 5195 142nd Avenue NW (the "Subject Property"). After initial review of the plans, Staff determined that a variance would also be necessary, as the proposed impervious surface coverage exceeds the thirty percent (30%) site coverage allowed under the Scenic River Protection Overlay District.

Notification:

City Staff attempted to notify all property owners within 350 feet of the Subject Property, according to Anoka County's property records, via standard U.S. mail, of the Public Hearing on March 28, 2024. A notice of the Public Hearing was also published in the City's official newspaper, the Anoka Union Herald. Finally, a "Proposed Development Action" sign was also placed on the Subject Property.

Time Frame/Observations/Alternatives:

General Background

The Subject Property, which used to have a gas station on it, is approximately one (1) acre in size, is zoned B-2 Community Business District, and is guided as Commercial in the 2040 Comprehensive Plan. Motor vehicle repair is a Conditional Use in this zoning district. A Conditional Use is a permitted use that the City can attach reasonable conditions to in the form of a Conditional Use Permit. The Subject Property is not only within a Drinking Water Supply Management Area (DWSMA), but also within a ten (10) year capture zone, which means that stormwater infiltration is not permitted. Due to the Subject Property abutting Highway 47, as a courtesy, Staff sent the Site Plan to MNDOT for any potential comments. Furthermore, Staff also sent the Site Plan to the MN DNR for comments related to the variance aspect of the project.

Site Plan

The Site Plan proposes a new building that is a little less than 10,000 square feet in size. Building height would be approximately twenty-five (25) feet. There would be thirteen (13) bays within the building for vehicle service (services such as oil changes, tires, brake repairs, etc. but it does not include body work) and four (4) overhead doors. The exterior finish of the building will consist of Nichiha block, integral color rock face block, integral color smooth block, and will also include refinished metal canopies over the entrance.

There are forty-seven parking stalls identified on the Site Plan, with nineteen (19) of them within a fenced-in area. This is where the vehicles awaiting service would be parked. City Code requires one (1) stall for every three (3) enclosed bays, plus one (1) stall for each full-time employee. The proposed building meets or exceeds the required setbacks from all property boundaries. The Site Plan also includes a proposed privacy fence that would provide some screening of the parking lot from the residential properties on the east side of Xkimo Street. Staff has recommended that the Applicant shift the privacy fence closer to the parking lot and to install the

plantings outside the fence. This will still maintain screening of the use from the residential properties across the street, but will soften the aesthetics more so with the landscaping outside the fence.

There are two (2) existing accesses to the Subject Property currently, both on 142nd Avenue. The Applicant is proposing to retain both accesses, but would be shifting the western one slightly closer to Highway 47 and the eastern one slightly closer to Xkimo Street. There is an existing concrete sidewalk adjacent to the Subject Property along Xkimo Street. The Site Plan does show a future trail parallel to Highway 47 (there is an existing trail easement across the western portion of the Subject Property), which the city is looking at constructing to connect with the trail segment north of the Subject Property (up near the intersection of Xkimo Street and Highway 47).

The Subject Property is within the Metropolitan Urban Service Area (MUSA) and therefore, will need to connect to sanitary sewer and municipal water, which is shown on the plans.

Conditional Use Permit

As noted previously, Motor Vehicle Repair is a Conditional Use in the B-2 Community Business District. City Code Section 106-525 (Performance Standards) (11) outlines specific standards that are applicable to any new motor vehicle repair business. These have been incorporated as conditions into the Conditional Use Permit. Additionally, Staff also included conditions prohibiting cannibalizing vehicles on site for parts to be used to repair other vehicles and prohibiting the storage of parts outside on the Subject Property. The Planning Commission can, if it so desires, add additional conditions to the permit that are directly related to the proposed use.

Variance

Although the Subject Property is about 700 feet away from a back channel of the Rum River, and about 1,000 feet away from the main channel of the Rum River, the Subject Property is within the Scenic River Protection Overlay District. This Overlay District does restrict impervious surface coverage to no more than thirty percent (30%). The revised plans do provide a breakdown of pervious and impervious surfacing. The project would result in approximately seventy percent (70%) impervious surfacing, which would require a variance. Staff sent information related to this request to the MN Department of Natural Resources for any comments on the variance. As of the writing of this case, Staff has not received any comments from the MN DNR. The Environmental Policy Board (EPB) did review this aspect of the project at their March 18, 2024, meeting and supported issuing a variance.

Three Factor Test for Variances

Per State Statute, a variance can be issued if zoning provisions result in practical difficulties for a property owner. This includes reasonableness, uniqueness, and essential character.

- Reasonableness: The construction and operation of a motor vehicle repair shop is a Conditional Use in the B-2 Community Business District. This would be considered a reasonable use of the property.
- Uniqueness: The Subject Property is not a riparian lot and is approximately 700 feet from a back channel of the Rum River and approximately 1,000 feet from the main channel of the Rum River. Furthermore, the proposed impervious surfacing is necessary to meet the parking requirements and standards in City Code.
- Essential Character: Multiple businesses in this commercial corridor have received a variance to the impervious surface coverage standard. Some lots in this commercial corridor appear to have close to 100% impervious surfacing coverage and/or have received a variance for a similar percentage of impervious surfacing coverage while being much closer to the back channel of the Rum River. Therefore, the increased impervious surfacing coverage would not alter the essential character of the neighborhood.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

Recommendation:

The EPB recommends approval of the landscape plan, contingent upon compliance with Staff's review comments and recommends approval of the variance to the impervious surfacing coverage. Staff recommends approval of the Site Plan and Conditional Use Permit, contingent upon compliance with Staff's review comments.

Outcome/Action:

Motion to approve Resolution #24-088 granting a variance to the maximum impervious surfacing standard in the Scenic River Protection Overlay District.

-and-

Motion to recommend approval of Resolution #24-089 to approve the Site Plan and Conditional Use Permit.

Attachments

Site Location Map

Site Plan

Floor Plan

Color Building Elevations

Landscape Plan

Resolution #24-088: Variance

Resolution #24-089: Site Plan and Conditional Use Permit

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	03/21/2024 03:58 PM
Form Started By: Chris Anderson		Started On: 03/19/2024 10:19 AM
Final Approval Date: 03/21/2024		

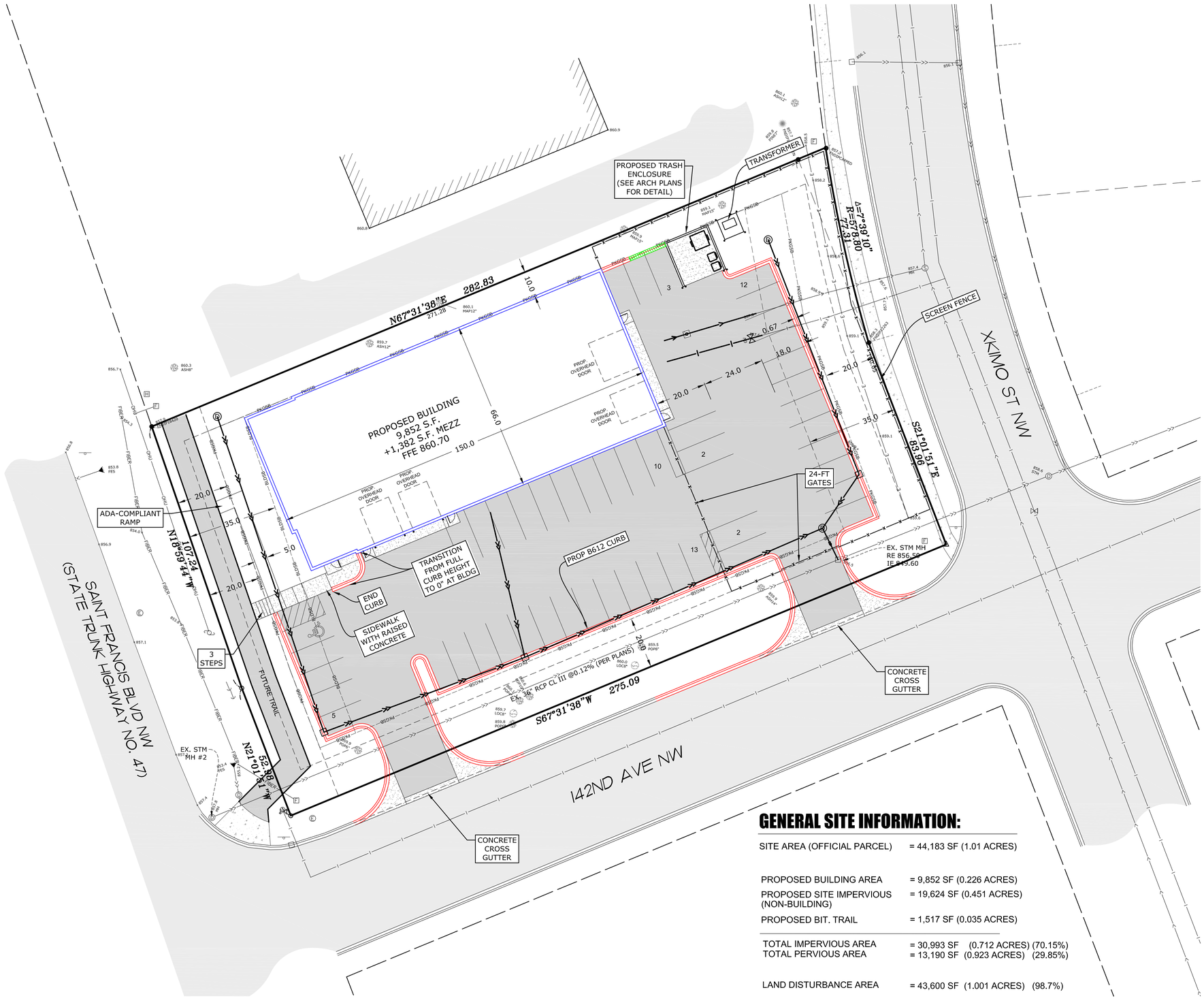
25-32-25-43-0043
25-32-25-43-0061
5195 142nd Ave NW

Complete Auto Service



Print Date: February 14, 2024

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CURB & BITUMINOUS NOTES

REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL.

SAW-CUT EXISTING BITUMINOUS AND CONCRETE CURB TO PROVIDE BUTT-JOINT.

RESTORE DISTURBED STREET TO EXISTING OR BETTER SECTION.

BACKFILLING OF CURB IS INCIDENTAL TO CURB INSTALLATION.

FOUR INCHES OF CLASS 5 UNDER CURB IS INCIDENTAL TO CURB INSTALLATION.

LEGEND

- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRICAL PEDESTAL
- EXISTING CABLE PEDESTAL
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING FORCEMAIN
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING FLARED-END SECTION
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WELL
- EXISTING SANITARY SEWER MANHOLE
- EXISTING BITUMINOUS
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM SEWER PIPE
- EXISTING CONCRETE SURFACE
- PROPOSED CONCRETE SURFACE
- PROPOSED TIP-OUT CURB
- PROPOSED LIGHT POLE
- PROPOSED BUILDING WALL
- PROPOSED CURB LINES

GENERAL SITE INFORMATION:

SITE AREA (OFFICIAL PARCEL)	= 44,183 SF (1.01 ACRES)
PROPOSED BUILDING AREA	= 9,852 SF (0.226 ACRES)
PROPOSED SITE IMPERVIOUS (NON-BUILDING)	= 19,624 SF (0.451 ACRES)
PROPOSED BIT. TRAIL	= 1,517 SF (0.035 ACRES)
TOTAL IMPERVIOUS AREA	= 30,993 SF (0.712 ACRES) (70.15%)
TOTAL PERVIOUS AREA	= 13,190 SF (0.923 ACRES) (29.85%)
LAND DISTURBANCE AREA	= 43,600 SF (1.001 ACRES) (98.7%)

Know what's **below.**
Call before you dig.

CIVIL SITE PLAN
COMPLETE AUTO SERVICE

DRAWN BY:	DESIGN BY:
M.Q.A.	Q.M.A.
CHCKD BY:	PROJ. NO.
M.Q.A.	24-2134

ORIGINAL DATE: JANUARY 25, 2024

DATE	REVISION DESCRIPTION
3/15/24	UPDATED SITE PLAN

I hereby certify that this plan 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.

QASEM M. ABUGHAZLEH LIC. NO. 56299

DATE: 03.15.2024

COMPLETE AUTO SERVICE
RAMSEY, MINNESOTA
CIVIL SITE PLAN

PREPARED FOR:
CLASSIC CONSTRUCTION

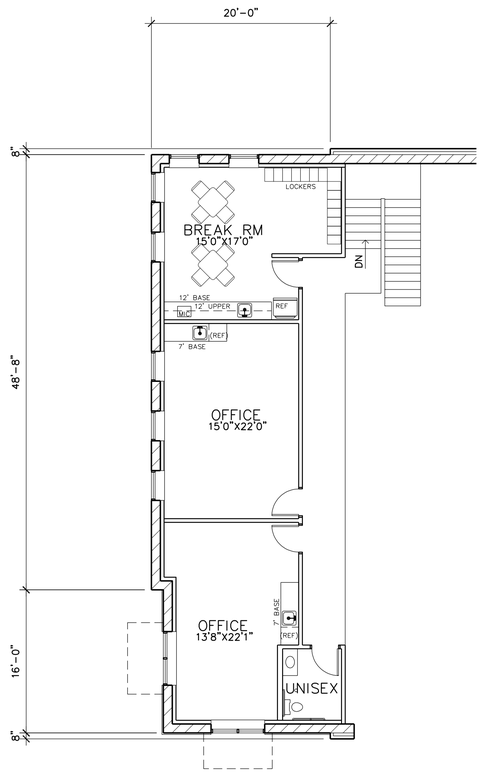
SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

NORTH

0 10 20
1 INCH = 20 FEET

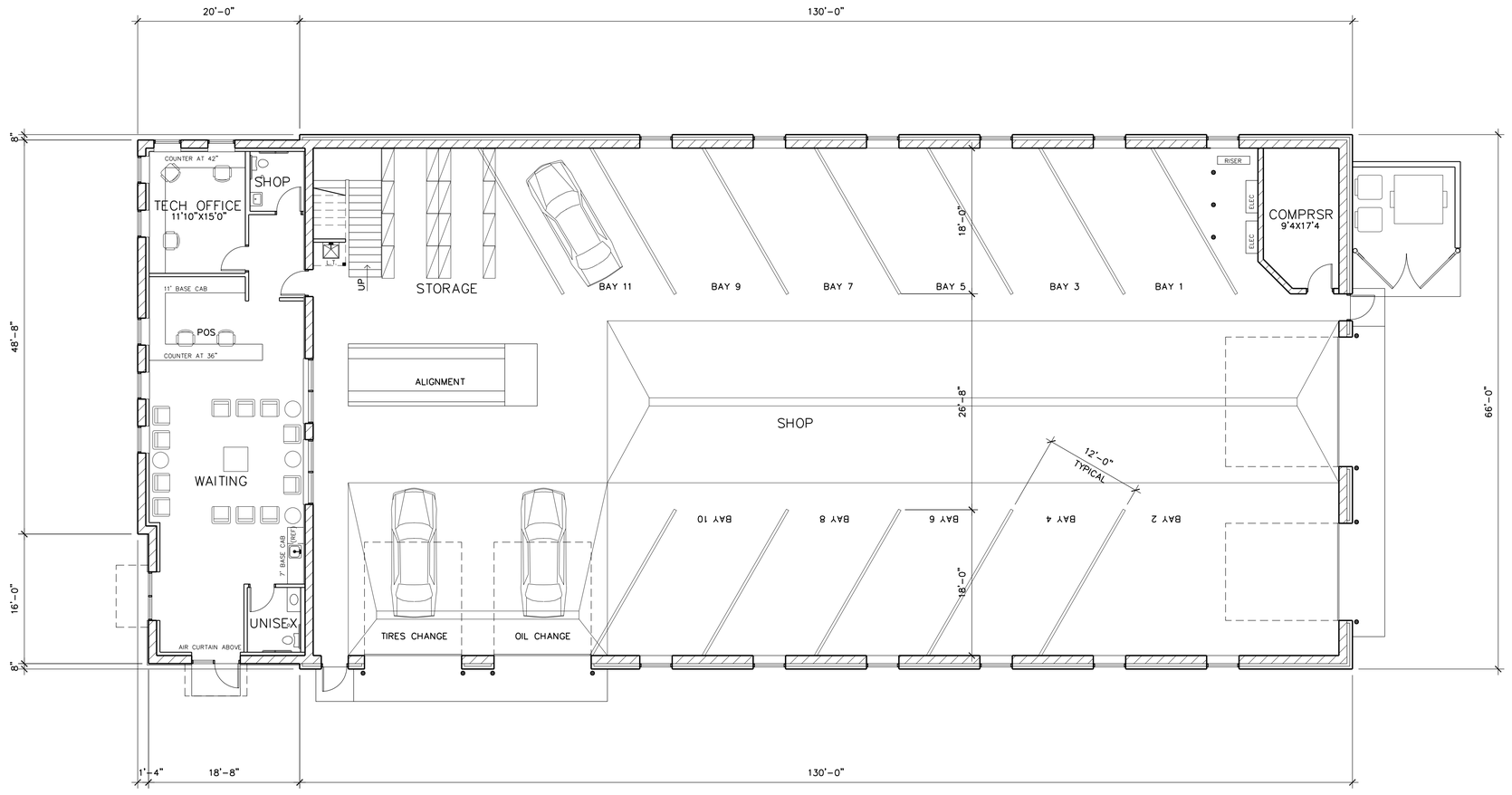
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S:\plowe\cad\24proj\2134 Complete Auto Bldg Addition (Ramsey)\2134 CVD\2134 BASE 9.dwg 3/15/2024



2 A2 MEZZANINE PLAN
SCALE: 1/8" = 1'-0"

NORTH



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

NORTH

Filename: COMPLETE AUTO SERVICE RAMSEY\COMPLETE AUTO SERVICE RAMSEY-A2

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

ARCHITECT CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE #
DATE

PRELIMINARY
NOT FOR CONSTRUCTION

CLASSIC CONSTRUCTION
CONCRETE & MASONRY WORK - RESIDENTIAL & COMMERCIAL
18542 ULYSSES ST. NE
EAST BETHEL, MN 55011
PHONE: (763) 434-8870
FAX: (763) 434-7120

COMPLETE AUTO SERVICE
Ramsey, Minnesota

Copyright 2023
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

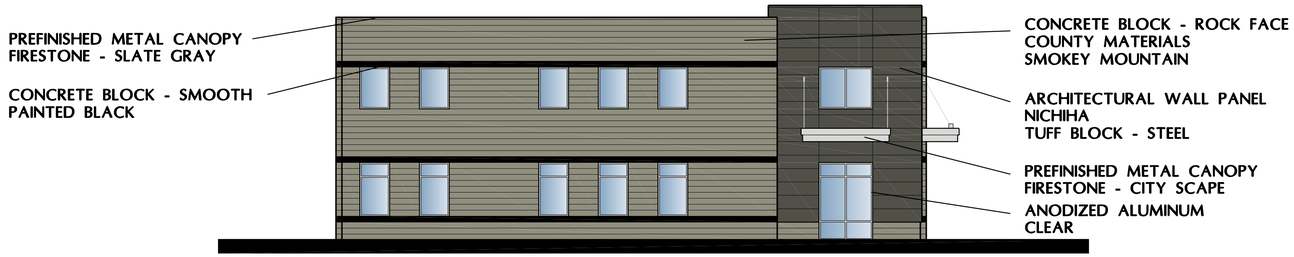
12/1/23	PRELIMINARY
12/8/23	EDA SUBMITTAL
1/23/24	CITY SUBMITTAL

FLOOR PLAN

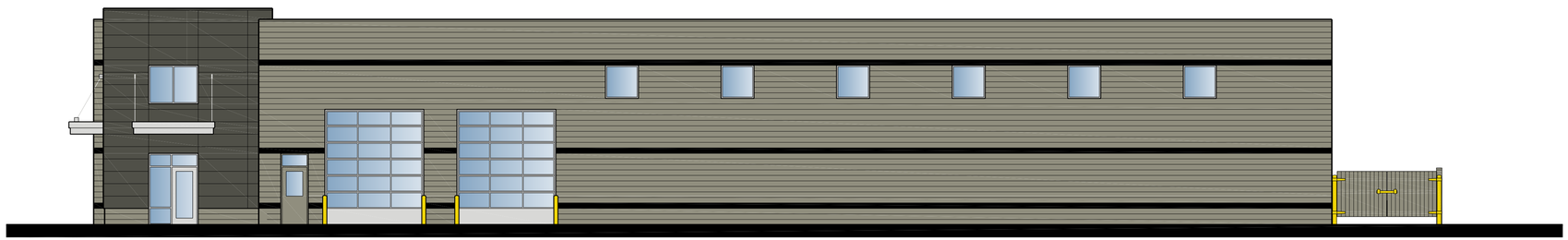
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A2

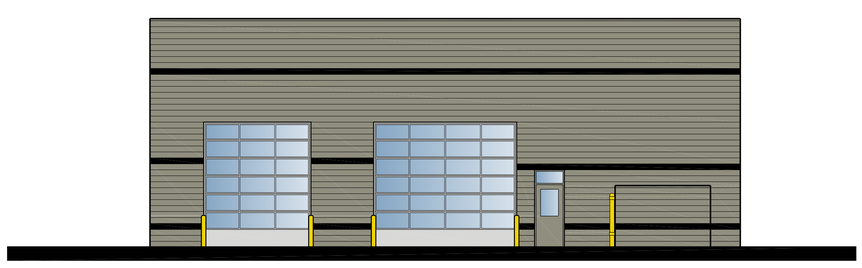
Project No. 230608-3



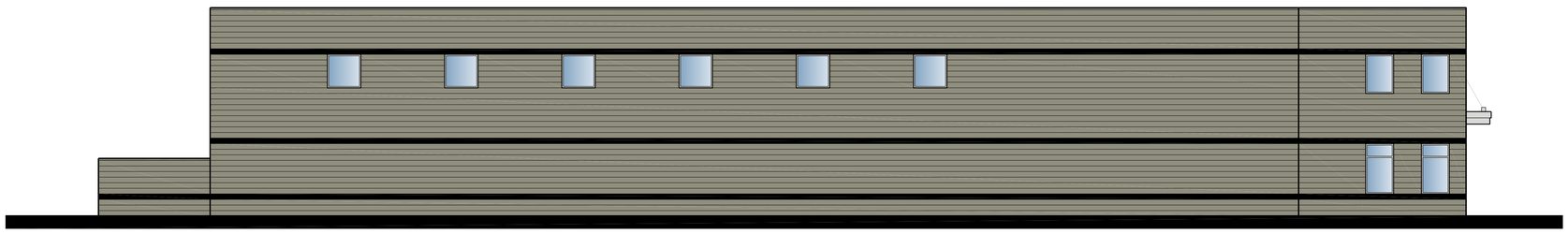
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

COMPLETE AUTO SERVICE

Ramsey, Minnesota

NOTE: THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL COLORS NEED TO BE FIELD VERIFIED.

LA ARCHITECTURAL SAMPLE

PLANTING SCHEDULE						
QTY.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	MTHD	GENUS PERCENTAGE
3	BT	BIG TOOTH ASPEN	POPULUS GRANDIDENTATA	2.5" CAL.	BB	3/17 = 17.6% < 20% MAX.
2	SO	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL.	BB	2/17 = 11.7% < 20% MAX.
						5/17 = 29.7% > 25% MIN.
2	AG	ALLEGHENY SERVICEBERRY	AMELANCHIER LAEVIS	1.5" CAL.	BB	2/17 = 11.8% < 20% MAX.
2	NB	NANNYBERRY VIBURNUM	VIBURNUM LENTAGO	1.5" CAL.	BB	2/17 = 11.8% < 20% MAX.
						4/17 = 23.5% < 25% MAX.
3	BF	BALSAM FIR	ABIES BALSAMEA	6' TALL	BB	3/17 = 17.6% < 20% MAX.
2	BH	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6' TALL	BB	2/17 = 11.7% < 20% MAX.
3	WS	WHITE SPRUCE	PICEA GLAUCA	6' TALL	BB	3/17 = 17.6% < 20% MAX.
						8/17 = 47.1% > 25% MIN.
8	BC	BUSH CINQUEFOIL	POTENTILLA FRUITICOSA	24" TALL/WIDE	CONT.	–
7	FI	FALSE INDIGO	AMORPHA FRUITICOSA	24" TALL/WIDE	CONT.	–
12	GM	GOLDEN MOCK ORANGE	PHILADELPHUS CORONARIUS (AUREUS)	24" TALL/WIDE	CONT.	–
6	RS	ROUNDLEAF SERVICEBERRY	AMELANCHIER SANGUINEA	24" TALL/WIDE	CONT.	–

LANDSCAPE NOTES:

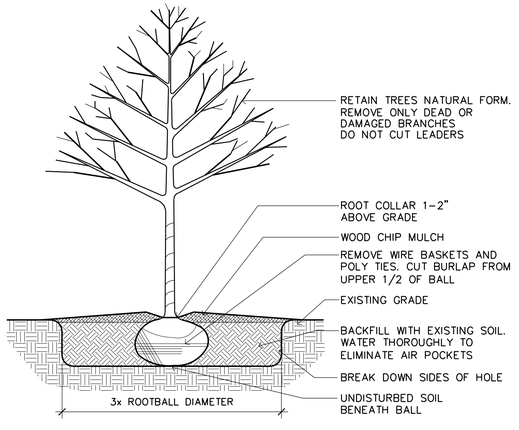
1. SEED/SOD AREAS AS SHOWN ON THE PLAN. ALL DISTURBED PERVIOUS AREAS TO CONTAIN TOPSOIL WITH NO MORE THAN 35% SAND CONTENT
2. SEE PLAN FOR PLANTINGS LOCATED IN ROCK MULCH BED. ROCK MULCH BEDS SEPARATED FROM SOD BY BLACK VINYL EDGER. OTHER PLANTINGS TO HAVE WOOD MULCH RING TO PREVENT WEED GROWTH AND CONSERVE WATER.
3. UNDERGROUND IRRIGATION SYSTEM TO BE PROVIDED FOR ALL FOUNDATION PLANTINGS AND TURF AREAS. PROVIDE RAIN SENSOR. IRRIGATION DESIGN BY CONTRACTOR.
4. PLANTING CALCULATION
   REQUIRED PLANTINGS BASED ON SITE PERIMETER OR BUILDING SQUARE FOOTAGE (WHICHEVER YIELDS GREATER NUMBER OF PLANTINGS)

   TREES – 867' SITE PERIMETER AT 1 TREE/50 FT = 17 TREES
   SHRUBS – 9,759 S.F. BUILDING AT 1 SHRUB/300 S.F. = 33 SHRUBS

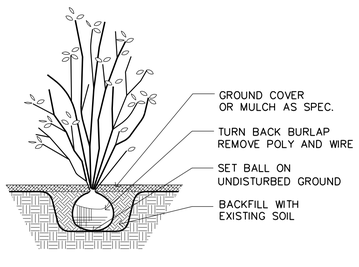
   NUMBER OF TREES REQUIRED – 17 TREES
   NUMBER OF TREES PROVIDED – 17 TREES

   NUMBER OF SHRUBS REQUIRED – 33 SHRUBS
   NUMBER OF SHRUBS PROVIDED – 33 SHRUBS

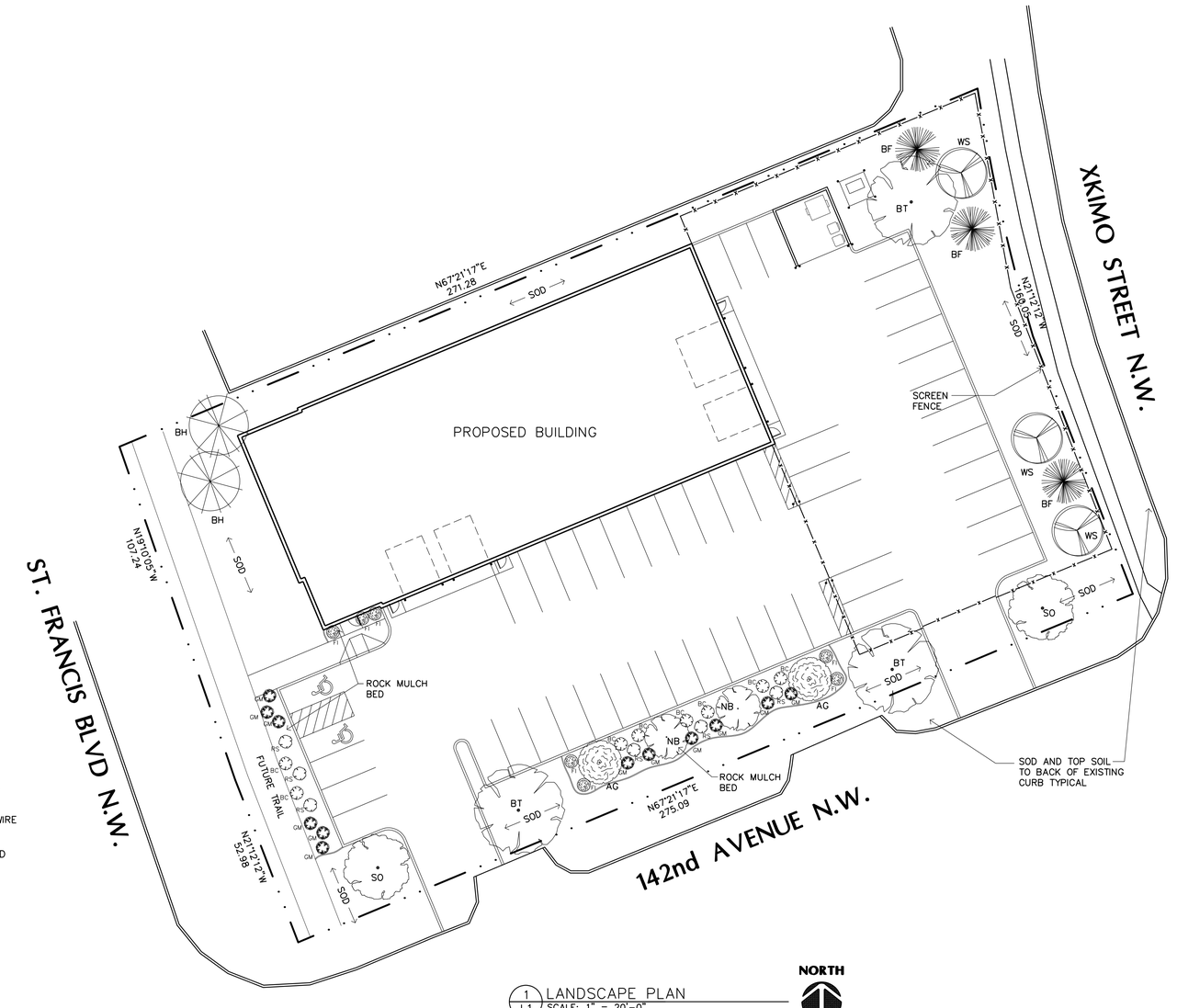
   NO MORE THAN 20% OF REQUIRED TREES SHOULD BE OF THE SAME GENUS
   DECIDUOUS TREES SHALL MAKE UP 25% MINIMUM OF THE REQUIRED TREE PLANTINGS.
   CONIFEROUS TREES SHALL MAKE UP 25% MINIMUM OF THE REQUIRED TREE PLANTINGS.
   ORNAMENTAL TREES SHALL MAKE UP NO MORE THAN 25% OF THE REQUIRED TREE PLANTINGS.



3 L1 TREE PLANTING DETAIL
SCALE: NO SCALE



2 L1 SHRUB PLANTING DETAIL
SCALE: NO SCALE



1 L1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

NORTH

Filename: COMPLETE AUTO SERVICE RAMSEY\COMPLETE AUTO SERVICE RAMSEY-A1

PRELIMINARY NOT FOR CONSTRUCTION

CLASSIC CONSTRUCTION
CONCRETE & MASONRY WORK - RESIDENTIAL & COMMERCIAL
18542 ULYSSES ST. NE PHONE: (763) 434-8870
EAST BETHEL, MN 55011 FAX: (763) 434-7120

COMPLETE AUTO SERVICE
Ramsey, Minnesota

Drawn By: JRB
Checked By: LL
Revisions

12/1/23	PRELIMINARY
12/8/23	EDA SUBMITTAL
1/23/24	CITY SUBMITTAL
3/1/24	PRELIMINARY
3/15/24	FINAL REVIEW

LANDSCAPE PLAN

Sheet Number

L1

Project No. 230608-3

Commissioner _____ introduced the following resolution and moved for its adoption:

RESOLUTION #24-088

A RESOLUTION APPROVING A VARIANCE TO IMPERVIOUS SURFACING REGULATIONS IN THE SCENIC RIVER PROTECTION OVERLAY DISTRICT FOR COMPLETE AUTO SERVICE RAMSEY INC.

RECITALS

1. The City of Ramsey received a Land Use Application from Classic Construction, Inc. (the "**Applicant**") for a Site Plan and Conditional Use Permit related to a proposed new automotive repair shop on the property generally known as 5195 142nd Avenue NW and legally described as follows:

   Lot 1, Block 1, Rivers Bend Plaza 2nd Addition and Outlot G, River's Bend 3rd Addition, Anoka County, Minnesota

   (together, the "**Subject Property**")

2. Through the initial review of the plan set by City Staff, it was determined that a variance to the maximum allowed impervious surface coverage of the Subject Property would be necessary, since the Subject Property is within the Scenic River Protection Overlay District.

3. That the **Applicant** appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on March 28, 2024, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

4. That the **Subject Property** is approximately 1.0 acres in size, which is relatively similar to other commercial properties to the north and south.

5. That the **Subject Property** is zoned B-2 Community Business District.

6. That the parcels to the north, south, and west (across Highway 47) of the **Subject Property** are also zoned B-2 Community Business District, while the parcels to the east (across Xkimo Street) are zoned R-1A and to the southeast (south of 142nd Avenue and east of Xkimo Street) are zoned R-3 (High Density Residential).

7. That the **Subject Property** is guided as Commercial in the 2040 Comprehensive Plan.

8. That Motor Vehicle Repair is listed as a Conditional Use per City Code Section 106-521 (Principal Uses).

9. That the **Subject Property** is located within the Scenic River Protection Overlay District.

10. That the Subject Property is approximately 700 feet away from a back channel of the Rum River and approximately 1,000 feet away from the main channel of the Rum River.

11. That City Staff did send the Site Plan and supporting information to the Minnesota Department of Natural Resources (MN DNR) for review and comment on the variance aspect of this request.

12. That City Code Section 106-950 (Scenic River Protection Overlay District) specifies that the maximum total area of all impervious surfaces on a lot shall not exceed thirty percent (30%).

13. That variances to the impervious surface coverage standard have been granted for other commercial parcels in this area, with the most recent variance having been approved in January of this year.

14. That impervious surface includes all structures, surfaced roads, parking lots, and other impervious areas.

15. That the **Applicant** is proposing approximately seventy percent (70%) impervious surface coverage, which does account for a future bituminous trail that would cross the western portion of the Subject Property.

16. That the **Subject Property** is also located within a Drinking Water Supply Management Area (DWSMA) and more specifically, within a ten (10) year capture zone and thus, stormwater infiltration is not permitted.

FINDINGS OF FACT

1. That the additional impervious surfacing will not impair an adequate supply of light and air to adjacent property.

2. That the additional impervious surfacing will not unreasonably increase the congestion on the public street.

3. That the additional impervious surfacing will not have the effect of allowing any use prohibited in the B-2 Community Business District.

4. That the additional impervious surfacing will not permit a lesser degree of public health, safety, and general welfare protection than established by Chapter 106 of the Ramsey City Code, or permit standards which are lower than those required by state law.

5. That the additional impervious surfacing will not increase the danger of fire or endanger the public safety.

6. That the additional impervious surfacing will not unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of Chapter 117of the Ramsey City Code.

7. That the additional impervious surfacing will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will not change the essential character of the area.

8. That the additional impervious surfacing will not violate the intent and purpose of the Comprehensive Plan.

9. That the Variance will be in accordance with the objectives and intent of Section 106-220 (Variances) of the Ramsey City Code, specifically: That adjacent and nearby properties have been granted Variances to the maximum impervious surfacing requirement in the Rum River Wild and Scenic Overlay District in the City's history, of similar or greater extents to the **Applicant's** proposal.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey Planning Commission hereby grants approval of a variance (the "**Variance**") to deviate from the required maximum impervious surfacing regulation set forth in Section 106-954 to allow up to seventy percent (70%) impervious surfacing on the **Subject Property** subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That this **Variance** is based off of a Site Plan drafted by Plowe Engineering, Inc. and dated March 15, 2024, and which is depicted in **Exhibit 1**.

2. That the **Applicant** shall comply with all Staff comments as noted in ProjectDox for said Site Plan.

3. That the **Permittee** shall not expand the impervious surfacing on the **Subject Property** in any way unless in full compliance with City Code.

4. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.

5. That this resolution shall be recorded against the property with the Anoka County Recorder's Office prior to receiving a building permit.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 28th day of March, 2024.

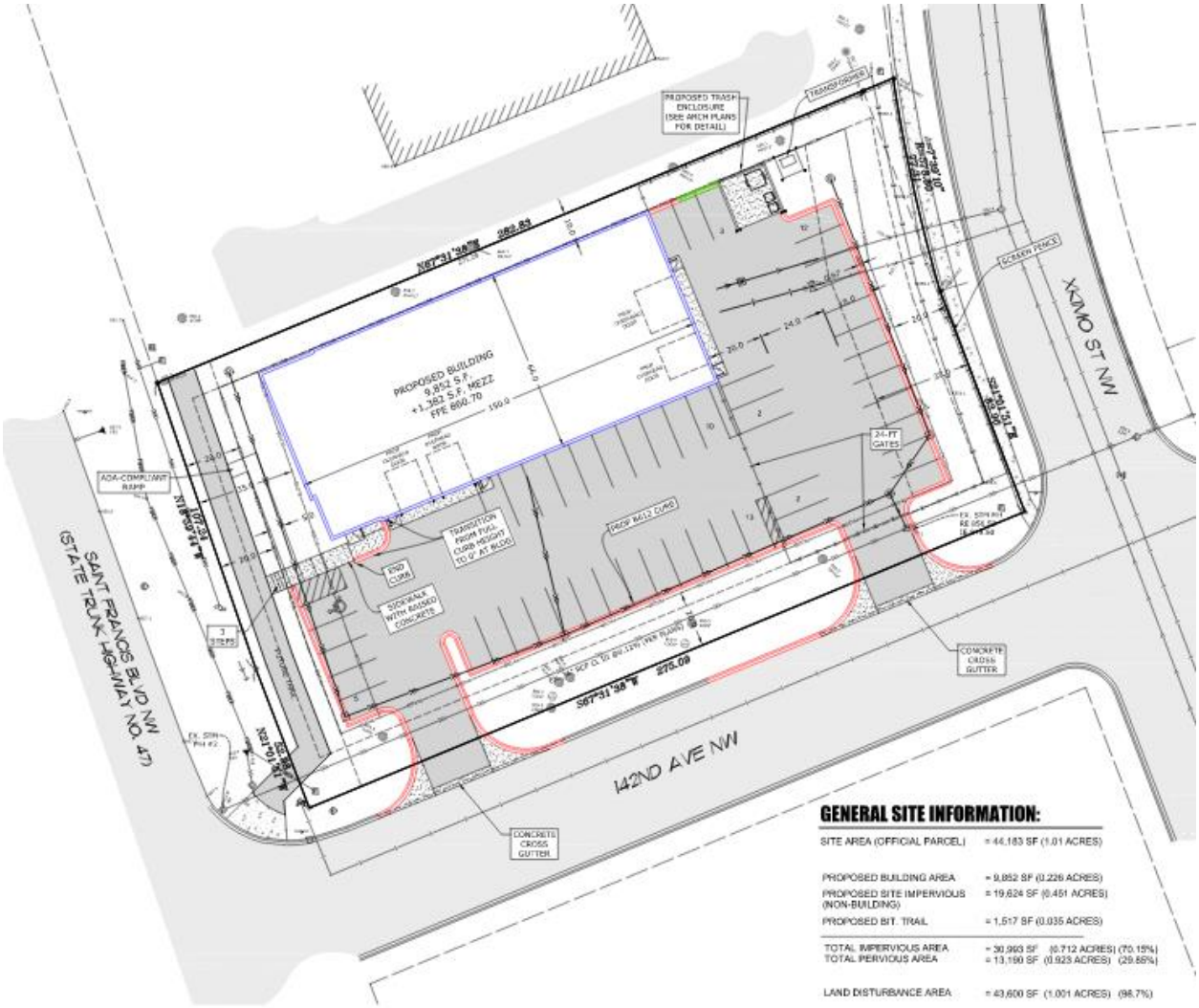
_____
Planning Commission Chairperson

ATTEST:

_____
City Clerk

The document drafted by:
The City of Ramsey
7550 Sunwood Dr NW
Ramsey, Minnesota 55303

Exhibit 1
Site Plan



Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #24-089

A RESOLUTION APPROVING A SITE PLAN AND CONDITIONAL USE PERMIT FOR COMPLETE AUTO SERVICE RAMSEY, INC. AT 5195 142ND AVENUE

RECITALS

1. Complete Auto Service Ramsey, Inc., hereafter referred to as the "**Permittee**", has properly applied for a Site Plan and Conditional Use Permit to construct and operate an automotive repair shop on the property generally known as 5195 142nd Avenue NW and legally described as:

   Lot 1, Block 1, Rivers Bend Plaza 2nd Addition and Outlot G, River's Bend 3rd Addition, Anoka County, Minnesota

   (combined, the '**Subject Property**');

2. That the **Subject Property** is zoned B-2 Community Business District and is approximately 1.0 acres in size.

3. That the parcels to the north, south, and west (across Highway 47) of the **Subject Property** are also zoned B-2 Community Business District, while the parcels to the east (across Xkimo Street) are zoned R-1A and to the southeast (south of 142nd Avenue and east of Xkimo Street) are zoned R-3 (High Density Residential).

4. That the **Subject Property** is guided as Commercial in the 2040 Comprehensive Plan.

5. That Motor Vehicle Repair is listed as a Conditional Use per City Code Section 106-521 (Principal Uses).

6. That the **Subject Property** is located within the Scenic River Protection Overlay District and a variance to impervious surface coverage limitations was approved/denied by the Ramsey Planning Commission.

7. That the **Subject Property** is also located within a Drinking Water Supply Management Area (DWSMA) and more specifically, within a ten (10) year capture zone and thus, on-site stormwater infiltration is not permitted.

8. That the **Permittee** has submitted a Site Plan, designed by Plowe Engineering, Inc. and dated March 15, 2024, depicting the location of the approximately 10,000 square foot building and forty-seven parking stalls.

FINDINGS OF FACT

1. That the motor vehicle repair shop will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare.

2. That the motor vehicle repair shop will be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

3. That the motor vehicle repair shop will not be hazardous to existing or future neighboring uses.

4. That the motor vehicle repair shop will not negatively impact essential public facilities and services, such as highways, streets, police and fire protection.

5. That the motor vehicle repair shop will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

6. That the motor vehicle repair shop will not involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey City Council hereby grants approval of both the Site Plan and a Conditional Use Permit (the "**Permit**") for the construction and operation of a motor vehicle repair shop on the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That the civil plans be revised in accordance with City Staff's review comments.

2. That the site improvements be constructed in accordance with the approved plans.

3. That the **Permittee** shall enter into a Development Agreement with the City of Ramsey.

4. That **Permittee** agrees to conduct all repair operations inside the building on the **Subject Property**.

5. That all vehicles on the Subject Property awaiting repair shall be properly licensed.

6. That the parking of any vehicle(s) related to the business (customer or employee) is prohibited on an adjacent public roadway.

7. That all visibly damaged vehicles shall be parked in the building overnight or, if it must be parked outside, shall be screened from view from all public roadways.

8. That the **Permittee** agrees that motor vehicles shall not be cannibalized on the **Subject Property** for parts used to repair other vehicles.

9. That the **Permittee** agrees that there shall not be any parts stored outside on the **Subject Property**.

10. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.

11. That the **Permittee** shall apply for and obtain a building permit and all other necessary permits, from the City of Ramsey and any other applicable agencies, for the site improvements.

12. That the **Permittee** shall be responsible for operating in full compliance with all applicable local, county, state and federal regulations and agrees to provide a copy of any other required permits.

13. That this **Permit** shall automatically expire if the use is not initiated within one (1) year of approval and issuance of a Building Permit shall constitute initiation.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of April, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Regular Planning Commission

Meeting Date: 03/28/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

PUBLIC HEARING - Haviland Fields (Presbyterian Homes) - Comprehensive Plan Amendment, Rezoning, Preliminary Plat, and Site Plan Review for a Multi-Family Residential Development at 14501 Nowthen Blvd. NW.

Purpose/Background:

Presbyterian Homes (the "applicant") has submitted a land use application for development of a large portion of the Lord of Life Church property at 14501 Nowthen Boulevard NW. The project will remove the two houses on the site and some of the underused parking lots. The Church's building and some of the parking lot will remain. Two new multi-family buildings are proposed: a 160-unit senior apartment building and a 280-unit non-age-restricted apartment building. Additionally, 20 units of senior rental townhomes in the form of 10 one-level twinhome buildings are proposed. In all, 460 units are proposed. The site is currently zoned with three different designations - R-1A, R-2, and R-3 and guided in the Comprehensive Plan for Public and High Density Residential land uses. In order to accommodate all of these uses, a Comprehensive Plan amendment is proposed and a rezoning to a Planned Unit Development. The application also includes a plat to subdivide the property and a site plan review for each of the buildings and associated site improvements.

An Environmental Assessment Worksheet (EAW) was completed last fall for this project. The EAW contains background information required of larger development types such as this one. The EAW contains information such as natural resources and traffic. The EAW can be found on the City's website at https://www.cityoframsey.com/989/Haviland-Fields.

Notification:

Mailed notification was made to properties within 700 feet of the site. "Proposed Development" signs were placed on the property - one facing Nowthen Boulevard and one facing St. Francis Boulevard. A hearing notice was also published in the March 15 Anoka Union Herald Newspaper.

In the fall of 2021, the applicant hosted two neighborhood meetings to gather feedback on the concept development plans. Many of the comments have been incorporated into the plans.

Time Frame/Observations/Alternatives:

Comprehensive Plan Amendment

The Comprehensive Plan Amendment currently identifies approximately one-third of the property for High Density Residential (HDR - up to 15 units per acre) and two-thirds as Public/Institutional uses. The amount of HDR land does not allow for the proposed number of units nor the density that is proposed (20.27 units per acre). The Comprehensive Plan does have a category that would allow for the residential uses and the Lord of Life Church - Mixed Use High (15-75 units per acre). This designation is proposed based on consultation with Ramsey's local planning assistance representative at the Metropolitan Council. It should be noted that the property retained for the religious use, the wetlands, and the park dedication areas are not factored into the density calculation. A copy of the 2040 Comprehensive Plan's Land Use section is attached to this report for reference.

The amendment resolution is adopted by the City Council and then the project is forwarded to the Metropolitan Council for formal review. Once the Metropolitan Council signs off on the change, the amendment can formally go into effect. This process will add approximately two to four months to the approval calendar. Adjacent and affected jurisdictions are notified and have additional time to provide comments on the proposal outside of the typical Planning Commission-heald public hearing.

Rezoning

The site is currently zoned in three "stripes" - R-1A along the western one-third of the property, R-2 in the middle one-third, and R-3 along the eastern one-third. The existing zoning would allow for some of the proposed development to occur, but not all the requested units. To accommodate the proposed development and the remaining Lord of Life Church, a Planned Unit Development (PUD) is proposed. A PUD is a distinct district that is tailored for a specific development that cannot otherwise be accomplished though a traditional zoning district. The northwestern corner of the property is proposed to be zoned P (Parks and Open Space) to accommodate the park dedication area. The R-3 district allows the religious use, but only up to 15 residential units per acre.

The rezoning ordinance lays out the standards for the PUD. The proposed PUD will reference the R-3 standards while allowing the density increase. It will also discuss shared amenities such as parking and access drives.

Site Plan Review

The Zoning Code requires a Site Plan Review for all townhome and multifamily developments in the community. The intent of this review is to ensure adherence to City Code and to provide public input into larger developments like this.

Building Use and Design

Two multifamily residential buildings are proposed. A 160-unit senior apartment building would stand four stories tall along Nowthen Boulevard. The units would come in 1- and 2-bedroom floorplans and some of each would have dens. The 280-unit all-ages building would also be four stories in height, though tucked back from Nowthen Boulevard closer to St. Francis Boulevard. The all-ages building would have units ranging in size from 1- to 3-bedrooms. Along the northern part of the site are ten twinhome buildings for twenty units of senior one-level townhome rentals. The townhomes (noted as "Park Homes" on the plans) will all have two bedrooms with a den. The twinhome buildings will have a slightly larger footprint and shorter height than the adjacent single-family homes.

All of the buildings (apartments and townhomes) will have a mix of some of the same building materials (brick and fiber cement pannel), however, they are not being designed to look alike, rather coordinated. Additionally, the all-ages building will have some block and lap siding. The townhomes will have the same fiber cement lap siding and panels that are found on the other buildings. The materials meet the requirements of City Code.

It should be noted that the City's new rental licensing and inspections program has been implemented. This program ensures the quality of the living conditions of Ramsey residents living in rental housing. It also has a crime-free component that will work with the Police Department on matters that could occur on the property.

Access

Both Nowthen Boulevard accesses to the site will remain in the same locations that access that Lord of Life Church and Stoney River currently both have, though with some modifications. The modifications were a result of the EAW process identifying better, safer traffic flow. The current northern access is an exit-only driveway. That access will be converted into a two-way right-in/right-out access with a center median island installed to prevent left turns in or out. Modifications to Nowthen Boulevard will be made at both access points to create dedicated right turn lanes. An existing driveway for one of the existing houses to St. Francis Boulevard will be removed. Both Anoka County and MNDOT have reviewed the plans and approve of the proposed designs.

Internally, various private shared roadways connect the different uses together and with Nowthen Boulevard. As private roadways, cross-access and maintenance agreements are required.

Along the north side of the site, Cobalt Street, a public street, stops at the property line. Branching off Cobalt Street are private shared driveways for the Birch Hill Lodges townhomes. The City's snow plow drivers have no dedicated turn-around and have been using the private drives. An extension to Cobalt Street is proposed that serves multiple functions: First, it includes a hammerhead to allow the City's crews to stay off the private drives. Second, it provides an emergency access connection point to the development. It was not seen as desirable to have more traffic use Cobalt Street due to a tricky curve further north at Sunwood Drive. The emergency access will be gated per Fire Department specifications so no through traffic will use Cobalt Street. Third, a parking area for four spaces is being created for visitors to Soltice Park which has no dedicated parking area. There have been reports of trespassing vehicles parking on Birch Hill Lodges' shared driveways for people visiting the park. An existing public trail will connect the park with the proposed parking area. A more traditional cul-de-sac is not possible due to the topography.

Parking
Lord of Life has significantly more parking than they use. The parking area along the western portion of the site will be removed for development. Other parking areas will be oriented for residential parking. The Church will retain a "right-sized" 224 spaces. Shared parking agreements will be in place to accommodate potential spillover for holidays or special events.

Both of the multi-family buildings will have one level of underground parking as well as surface parking. Multi-family residential uses are required to parked at a ratio of 1.5 spaces per unit. The twinhomes each have a one-car enclosed attached garage and driveway parking. The proposed development has 622 spaces, two more than the 620 required. Half of the spaces will be enclosed.

Pedestrian Connections
The site has an extensive network of internal walkways connecting the different uses together. There is an existing multi-use trail along the Nowthen Boulevard frontage of the site.

Lighting
The applicant submitted a lighting plan with photometrics. The plan has not been updated since the initial staff review, however. The plan needs to be adjusted to increase light levels on some dimly-lighted areas of the parking lot and to decrease mounting height in some areas.

Landscaping and Screening
The Environmental Policy Boad (EBP) noted in its review at its meeting on March 18 that the application submittal included a Tree Inventory and Preservation Plan. The Subject Property is dominated by Scotch Pine, Eastern Red Cedar, Quaking Aspen, and Red Oak. Over sixty percent (60%) of the existing significant tree DBH inches will be preserved, which actually exceeds the minimum threshold. Furthermore, a number of the trees slated to be removed include Siberian Elm, which is an invasive species. Thus, since invasive species do not count towards the removal calculation, the actual percentage of significant tree DBH inches being removed is even lower.

The proposed landscaping exceeds the minimum canopy cover requirements outlined in City Code. Plantings consist of a combination of deciduous overstory and ornamental trees, as well as evergreen trees. All species and sizes are acceptable. There will be some bufferyard plantings along the western and northern boundaries of the Subject Property, where it abuts existing, detached single family residential properties. Ground cover will consist of a mixture of standard turfgrass and a native pollinator seed mix. Both are acceptable. However, staff has requested a management plan for the native pollinator mix so that the property management company will have an understanding of what maintenance is needed and when.

At the fall 2021 neighborhood meetings, some neighbors on Fourine Street requested a privacy fence be constructed. The applicant is proposing to construct a typical residential privacy fence along the western property line.

Utilities

The site is served by existing sanitary sewer and water mains. New utility lines will be extended into the site to serve the new buildings. An existing sanitary sewer and water main at the north end of the site will be relocated (a public hearing will be scheduled for that at the time of final plat approval).

Plat

The site is currently one large platted parcel. A new plat will subdivide the property into lots for each of the apartment buildings, the existing Church, and the townhomes. Parcel will be created for the park dedication.

Park Dedication

Park dedication will be satisfied through a combination of land and cash with credit given for certain improvements. Soltice Park is located adjacent to the northwestern portion of the site. This is a neighborhood park with three pedestrian connections to Cobalt, Erkium, and Fluorine Streets. There is no dedicated parking lot, just on-street parking. As noted earlier, a four-space parking area will be constructed at the end of Cobalt Street. A portion of land with a double pickleball court is proposed in the existing clearing at the northwest corner of the site. The site plan shows a walkway between the courts and the internal private roadway. Another connection will need to be made between the courts and the existing trail just north of the property line. The applicant will receive credit for the construction of the parking area, courts, and the park walkways. Those costs will be determined by the Development Agreement as a future step in the process.

The parcel shown for the Cobalt Street extension, Outlot B, included excess land extending to St. Francis Boulevard. The land outside of the parking and turn-around areas is not needed. The plat should be revised to show the boundary no more than ten feet from the back of curb to accommodate snow storage.

Funding Source:

All costs associated with the project are the responsibility of the applicant. The City will also collect development fees and park dedication, with credit given for land and improvements. Those fees and charges will be determined at the time of Development Agreement.

The applicant previously requested tax increment financing (TIF) for the project. That request was not supported by the Council.

The property is currently tax exempt. The residential portions of the property will be placed back on the tax rolls.

Recommendation:

Staff recommends approval of the Haviland Fields development proposal.

Outcome/Action:

Motion to recommend approval of the Comprehensive Plan Amendment, Rezoning, Plat, and Site Plan Review for Haviland Fields.

Attachments

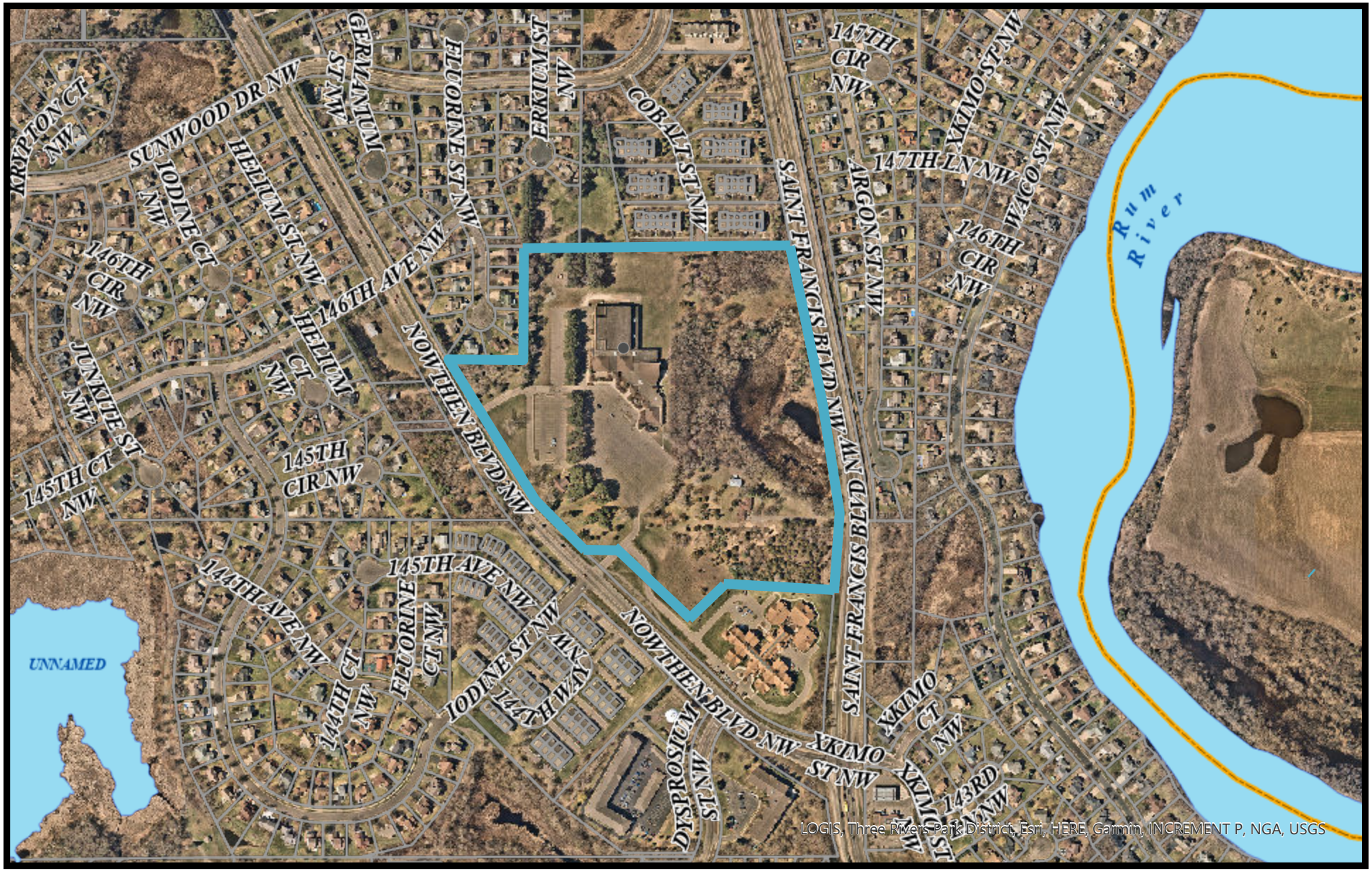
Site Location Map
Applicant's Narrative
Graphics and Renderings
Comprehensive Plan Amendment Map
Zoning Amendment Map
Site Plans
Civil Plans

Utility Plans
Grading Plans
Landscape Plans
Lighting Plans
Preliminary Plat
Senior Living Building
All Ages Building
Park Homes (Twinhomes)
PUD Rezoning Ordinance #24-06
Resolution #24-095 Comprehensive Plan Amendment
Comprehensive Plan Land Use Excerpt
Resolution #24-096 Preliminary Plat and Site Plan Review

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	03/21/2024 10:37 AM
Form Started By: Todd Larson		Started On: 03/11/2024 08:36 AM
Final Approval Date: 03/21/2024		

Site Location: Haviland Fields



Print Date: March 12, 2024

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mi

Entitlement Application Narrative

DATE:	02/09/2024
TO:	City of Ramsey Staff
FROM:	Senior Housing Partners
SUBJECT:	14501 Nowthen Blvd NW | Haviland Fields Comprehensive Plan Amendment, Zoning Amendment, Site Plan, and Preliminary Plat Application

Presbyterian Homes & Services (PHS) and its community partner Lord of Life Church respectfully apply for a Comprehensive Plan Amendment, Zoning Amendment, Site Plan, and Preliminary Plat Application for the site known as Haviland Fields located at 14501 Nowthen Blvd NW, Ramsey, Minnesota (Parcel ID: 25-32-25-24-0059 and Legal Description: Lot 1, Block 1, Stoney River Addition, Anoka County, Minnesota.).

Presbyterian Homes & Services and the Lord of Life Church are project partners with Senior Housing Partners, the development arm of Presbyterian Homes & Services, BKV Group for architecture and Kimley-Horn for civil engineering.



Entitlement Application Narrative

Overview:

Presbyterian Homes & Services is applying for a zoning amendment, comprehensive plan amendment, site plan, and preliminary plat for the site known as "Haviland Fields". The Haviland Fields proposal is intended to create a bespoke park-like campus in harmony with the existing environment complete with community trails. The proposal would leave the picturesque low areas as it embraces its natural setting. Haviland Fields, centered around Lord of Life Lutheran Church, includes housing, easy access to green space, and a commitment to life enrichment and growth that feeds body, soul and spirit. The name Haviland Fields is a nod to the history of the site and is named after Delora Haviland one of the original owners of the land in the 1800s.

HAVILAND FIELDS

LIVE & GROW

Presbyterian Homes & Services' goal is to provide very needed seniors housing for the City of Ramsey. The Haviland Fields proposal contains 20 attached townhomes for seniors on the west and north side of the site and 160 senior housing units on the southwest side of the campus for a combined 180 seniors units. This diversity of seniors' home types provides choices for folks as they age. More choice provides options for the greatest number of residents. Through retaining residents, the City of Ramsey is primed to retain more wisdom and community engagement of current residents who wish to stay in Ramsey. Additionally, there are 280 all age apartment homes proposed. The Lord of Life Congregation will be staying in their current location to create one cohesive campus.

Entitlement Application Narrative

Site and Landscape

The Haviland Fields proposal draws inspiration from the natural beauty and heritage of Ramsey especially the Rum River, the logging history of Ramsey, the Lord of Life Church, and surrounding structures to create buildings that reflect and belong to Ramsey.

The proposal aims to cultivate a cohesive campus atmosphere, with the Lord of Life Church serving as a central focal point. The proposal strategically positions multifamily and park homes to accentuate the church's prominence, foreseeing residents benefiting from its community amenities such as worship, daycare, gymnasium, and communal spaces.

Preserving the existing wetland area and stands of Scotch Pine trees was paramount in the site design. The plan is to maintain the wetland's untouched beauty and preserve as many pine trees as possible, respecting and integrating these natural elements into the landscape.

Building Design

The objective for the Haviland Fields site was to create structures that stand independently yet complement each other. The development team selected materials that harmonize well and keep the material palettes refined to ensure a balanced aesthetic. Wood look accents, reflective of the site's natural elements, are prominent throughout the campus, with gabled roofs echoing the neighboring buildings' character.

These buildings were designed to be of a similar scale as its environment. Buildings were designed to be of a similar scale as the approximately 40 and 45 foot tall building to the south of the site with the buildings being less than the 60 foot R-3 zoning standards for height. The goal was to design buildings that fit into the larger framework of the City of Ramsey.



Entitlement Application Narrative

Senior Housing Building

The design of the Seniors Housing building draws inspiration from pine forests. The building's form evokes light filtering through a tree canopy, with primary materials such as white shake siding representing light. Darker board and batten paneling represent trees in silhouette. Accent areas of wood at the building corners and entrance emphasize the building's connection to nature.

This building is a four-story residential building with 160 apartments and one level of parking below grade. Level 1 features a lobby and club room. This building will have below grade and surface parking for residents and guests. It will also have an outdoor courtyard for residents and connections to the campus trail system.

The exterior of the building will consist of brick, cement shake siding, cement board and batten siding, cement panel siding, “wood look” siding, and asphalt shingles.



Entitlement Application Narrative

All Age Building

Inspired by the nearby Rum River, located just 800 feet from the site, the All Ages building takes cues from the river's curves and meandering path. The building's layout mirrors the river's fluidity, with rooflines incorporating stepping and undulation to enhance this connection to nature.

This building is a four-story residential building with one level of parking below grade. Level 1 features a lobby and club room. It will have below grade and surface parking for residents and guests. It will also have an outdoor courtyard with a pickleball court, and connections to the campus trail system. The exterior of the building will consist of brick, cement board siding, cement board and batten siding, cement panel siding, “wood look” siding, and asphalt shingles.



Entitlement Application Narrative

Park Homes

There are proposed to be 10 park homes each with two units for a total of 20 Park Home units. These buildings were designed to blend the local architectural context with the newly proposed buildings on the Haviland Fields site.

These are (1) story residential park homes with (2) units in each building. Each unit has a (2) car garage for residents and surface parking for guests. These units have access to the campus trail system.





Entitlement Application Narrative

Density

	Acres	Units/ Acre
Conventional Total Land Area	35.53	12.95
Delineated Wetland and Buffer	4.20	
Land Area Sans Wetland	31.33	14.68
Church Lot	7.02	
Proposed Land Dedication	1.62	
Residential Only Land	22.69	20.27

The proposal concentrates density at the south side of the campus with both the seniors and all age buildings. The overall proposal has a total of 460 residential units on 35.53 acres of land, which translates to a conventional 12.95 units per acre.

The Metropolitan Council's Net Residential Handbook directs land within the Metropolitan Urban Service Area, which includes Haviland Fields, to utilize net density backing out wetlands, wetland buffers, water bodies, public parks, trails for its Comprehensive Plan calculations. Conventionally, one would think to include these segments as in practice they are part of the fabric of the site and one cohesive campus. That said, following the letter of the Met Council's Planning Handbook the following areas are netted out:

- Delineated Wetland and 16.5 foot wetland buffer: 4.20 Acres
- Lot 2 [The Lord of Life Church Parcel]: 7.02 Acres
- Proposed Park Dedication: 1.62 Acres

This results in a remaining 22.69 acres of residential only land. Using this modified density directed by the Metropolitan Council, the would result in a density of 20.27 units per acre.

The Metropolitan Council seeks net density of 5 units per acre for the Emerging Suburban Edge Designation, which the Met Council has deemed the City of Ramsey. Based on the Met Council's formula, this proposal's 20.27 units/ net acre, this project assists the City of Ramsey in meeting its Met Council density targets while balancing out density, and thus enabling lower density single family home developments elsewhere in Ramsey.

Through concentrating density on the south side of the site, the proposal is able to incorporate robust density transitioning to create a density that is at or below the surroundings to the west and the north as well as incorporate park like elements for the community. The proposal takes screening very seriously and uses the existing trees as a buffer on the north and west where they exist. This will create a natural screening that is consistent with Section 475 in the Ramsey City Code. The proposal features a park-like campus that is both set apart from neighboring buildings and is intentional. HVAC units will be screened as well to maximize curb appeal, create a cohesive campus, and hide back of house areas.

Parks

Presbyterian Homes & Services proposes to expand solstice park including two pickleball courts on the northwest side of the site. This should bolster and expand Solstice Park. Additionally, it is proposed to add parking for Solstice Park improving a neighborhood park for the long term.

Traffic

Presbyterian Homes & Services proactively commissioned a traffic study conducted by Kimley-Horn. There is additional discussion anticipated with the City of Ramsey and Anoka County with regard to site access.

The proposal seeks to minimize traffic. It may go without saying, but residents of seniors housing take fewer trips than the residents of a single-family home (3.2 trips per day vs. 9.5 trips per day according to the Institute of Transportation Engineers 11th Edition). Seniors in single family homes take an estimated 4.5 trips per day. The 180 combined units of seniors generate materially fewer trips than a similar all age development. For that reason, the proposal with its 180 senior units actually generates an anticipated 7.1% fewer trips than what could be built in the current zoning. These fewer trips should correspond to less traffic than what could be built by right on the site.

			Current Zoning		Proposed Zoning		
Land Use Description	**ITE #***	**Daily Trips/Unit**	**Units**	**Daily Trips**	**Units**	**Daily Trips**	**Daily Trip Var.**
Single Family Detatched Housing	210	9.5	20	189	0	0	
Multi-Family Housing (Low-Rise)	220	6.7	84	566	0	0	
Multi-Family Housing (Mid-Rise)	221	4.5	278	1,262	280	1,271	
Senior Adult Housing - Single Family	251	4.3	0	0	20	86	
Senior Adult Housing - Multi-Family	252	3.2	0	0	160	518	
Total			**382**	**2,017**	**460**	**1,875**	**-7.1%**
Note							
*Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition.							

Parking

The Haviland Fields proposal creates sufficient parking for residents that exceeds city guidelines and industry best practices. There are 311 structured parking spaces proposed plus 311 additional surface parking spaces. Further, we propose to keep parking spaces for the Lord of Life Church (224 surface stalls). This combination of parking allows for flexibility and manages demand for parking even at peak periods. The proposed onsite parking of 622 stalls is greater than the required parking of 620 spaces required by the Ramsey City Code Chapter 106, Section 460(B). Therefore, the parking proposed for the site in excess of the City of Ramsey's parking guidelines.

	Units	Structured Spots	Surface Spots	Total Spaces	Required Spaces
Total Residential Spaces	460	311	311	622	620

Process

Presbyterian Homes & Services has engaged the community in the process holding community meetings on September 28th and October 27th, 2022, and invited every resident within 1000 feet of the Lord of Life campus via mail. That feedback informed the proposal with comments advocating for a (4) story front building with a smaller footprint versus a (3) story building with a materially larger footprint. Further community feedback guided incorporating fencing and screening on the west side of the site as well as moving a proposed pickleball court public amenity away from the homes on the northwest side of the lot. The community feedback stressed the importance of density transitioning spurring a concentration of density on the south side of the site with lower density to the north and west.

Since the community meeting, Senior Housing Partners worked with City Staff to present the concept to in a November 7, 2022 City Council Work Session. Then, the idea was presented by City Staff to the Plan Commission on December 1st, 2022. Subsequently, Presbyterian Homes & Services completed an Environmental Assessment Worksheet (EAW) process with the Minnesota Environmental Quality Board (EQB) looking at over a dozen function areas including land use, water resources, wildlife, sensitive plant communities, visual, air, greenhouse gas footprint, noise, and transportation items. The EAW was published in the Minnesota EQB Monitor. The public had 30 days to comment. Then based on those comments, the Environmental Assessment Worksheet found *no* need for a further Environmental Impact Statement (called a negative declaration). This negative declaration was unanimously approved by the Ramsey City Council on October 24, 2023.

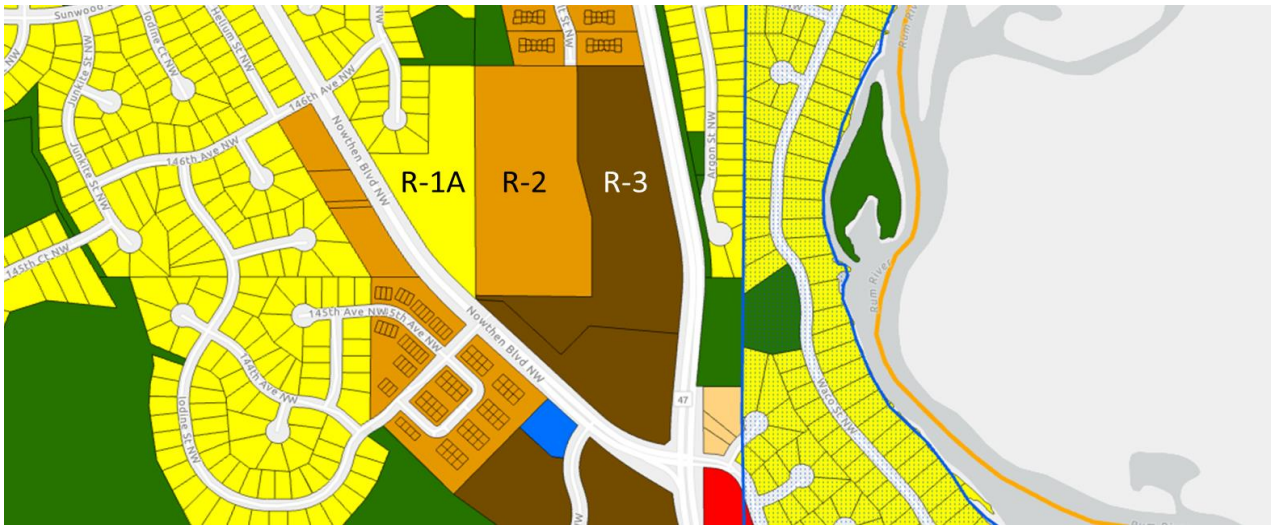
Entitlement Application Narrative

Zoning Amendment

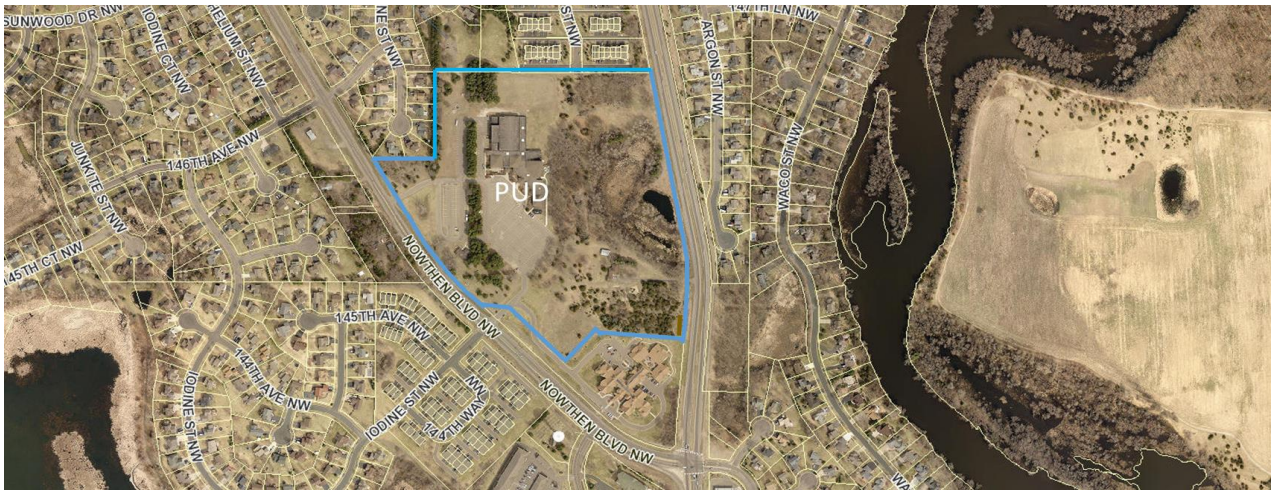
Presbyterian Homes and Services applies for a Zoning Amendment to shift the existing density currently as configured below going from an R-3, R-2, R-1 district to a Planned Unit Development (PUD) under the auspices of R-3 (depicted below).

The zoning amendment to a PUD intends to provide flexibility in land development under the auspices of an existing zoning classification (in this case R-3). The reasons for this request of flexibility are : create a diversity of housing types (seniors attached, seniors detached, and all age), an efficient use of public infrastructure through concentrating density on the south side of the site, conservation of energy through a reduction in trip generation from what could be built with existing zoning, and a cohesive campus, preservation of the unique natural wetland on the east side of the site, as well as preserving as many trees as feasible thus preserving natural areas. All these items foster an efficient use of land.

Current Zoning



Proposed Zoning



Entitlement Application Narrative

Comprehensive Plan Amendment

Presbyterian Homes and Services applies for a Comprehensive Plan Amendment for 460 units in order to reflect both the goal of the park-like Haviland Fields Development as well as the goal of preserving the natural area on the east side of the site and avoiding clear cutting the area. PHS applies for a Comprehensive Plan Amendment to shift density consolidating on the south side of the parcel away from the valley, the north and west sides of the site as well as getting to 460 proposed units.

Site Plan and Preliminary Plat

Presbyterian Homes and Services applies for a Site Plan Review pursuant to Section 225 in the Ramsey City Code as an application for both a multiple family dwelling and a townhome dwelling. This application proposes to have a residential use as the principal use in the PUD with the religious use as an additional conforming use. The proposed site plan is separately attached. Presbyterian Homes & Services proposes the attached layout as a pre final plat which is the instrument that proposes future land divisions to enable the site plan.

Haviland Fields

Ramsey, MN| Site Plan Review

2/9/2024

presbyterian homes & services

SENIOR HOUSING PARTNERS

BKV GROUP

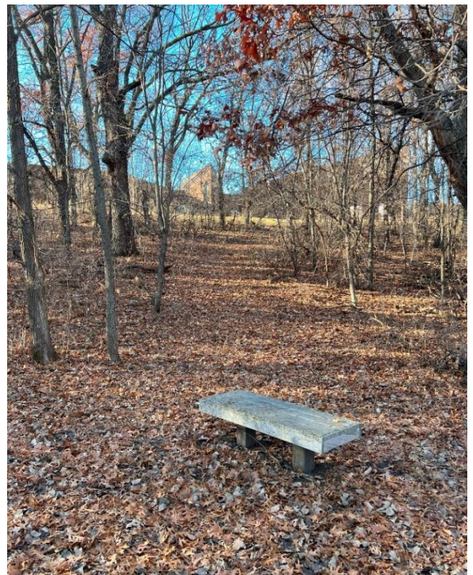
EXISTING SITE – BIRDSEYE SW

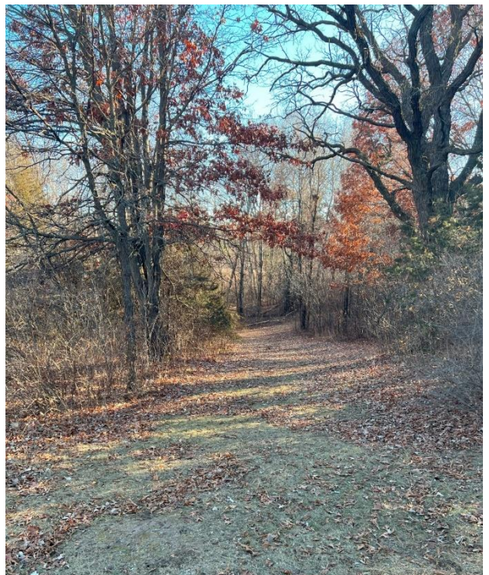


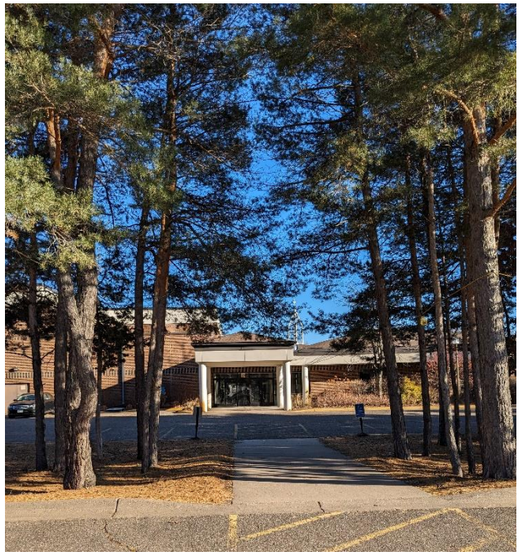
EXISTING SITE CONDITIONS













ARCHITECTURAL CONTEXT















CONCEPT – Site plan



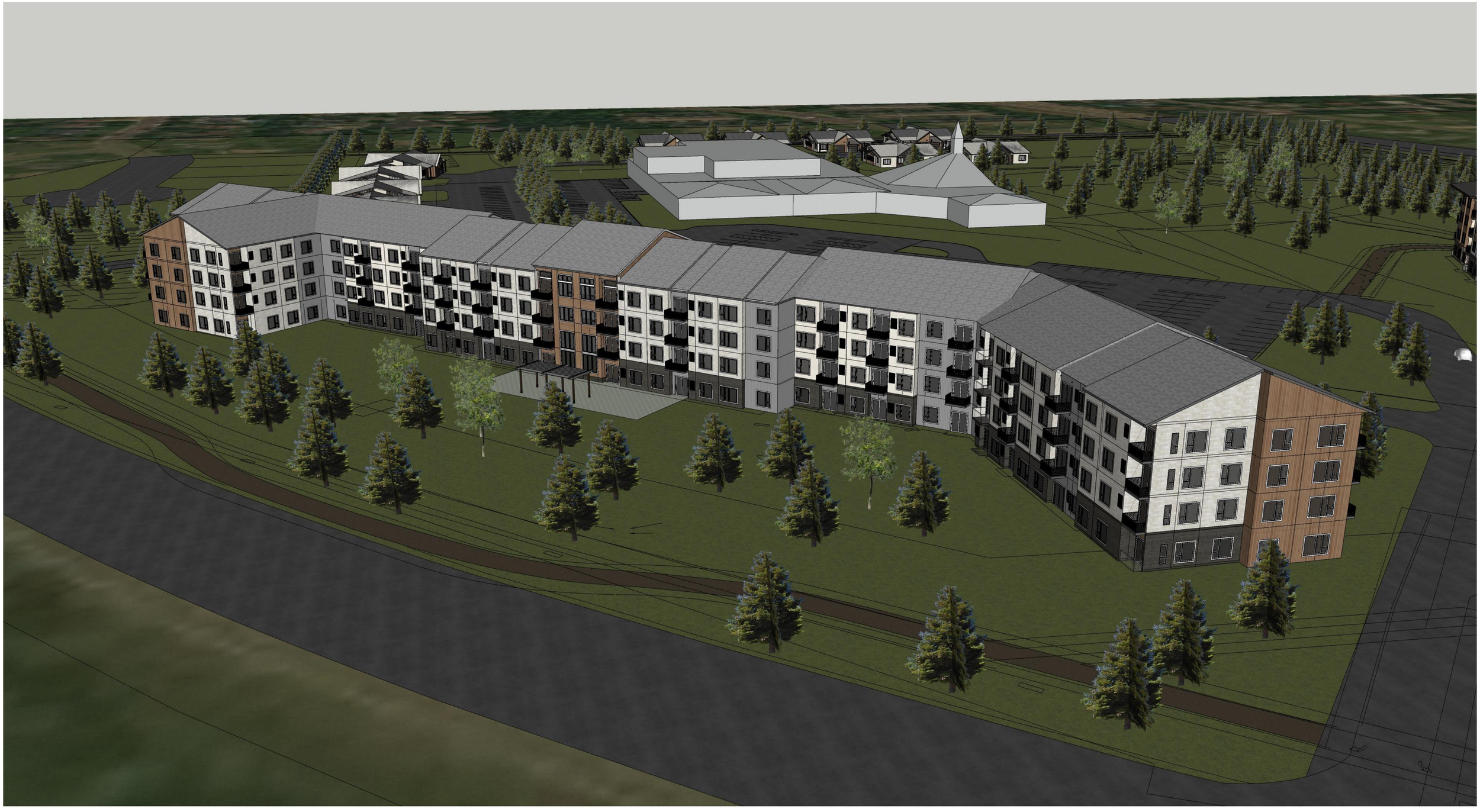
CONCEPT – BIRDSEYE NW



CONCEPT – BIRDSEYE NORTH



BIRDSEYE VIEW SOUTHWEST



PERSPECTIVE VIEW – MAIN ENTRY



PERSPECTIVE VIEW – SOUTH CORNER



BIRDSEYE VIEW - SW



PERSPECTIVE VIEW – MAIN ENTRY



BIRDSEYE VIEW – REAR COURTYARD



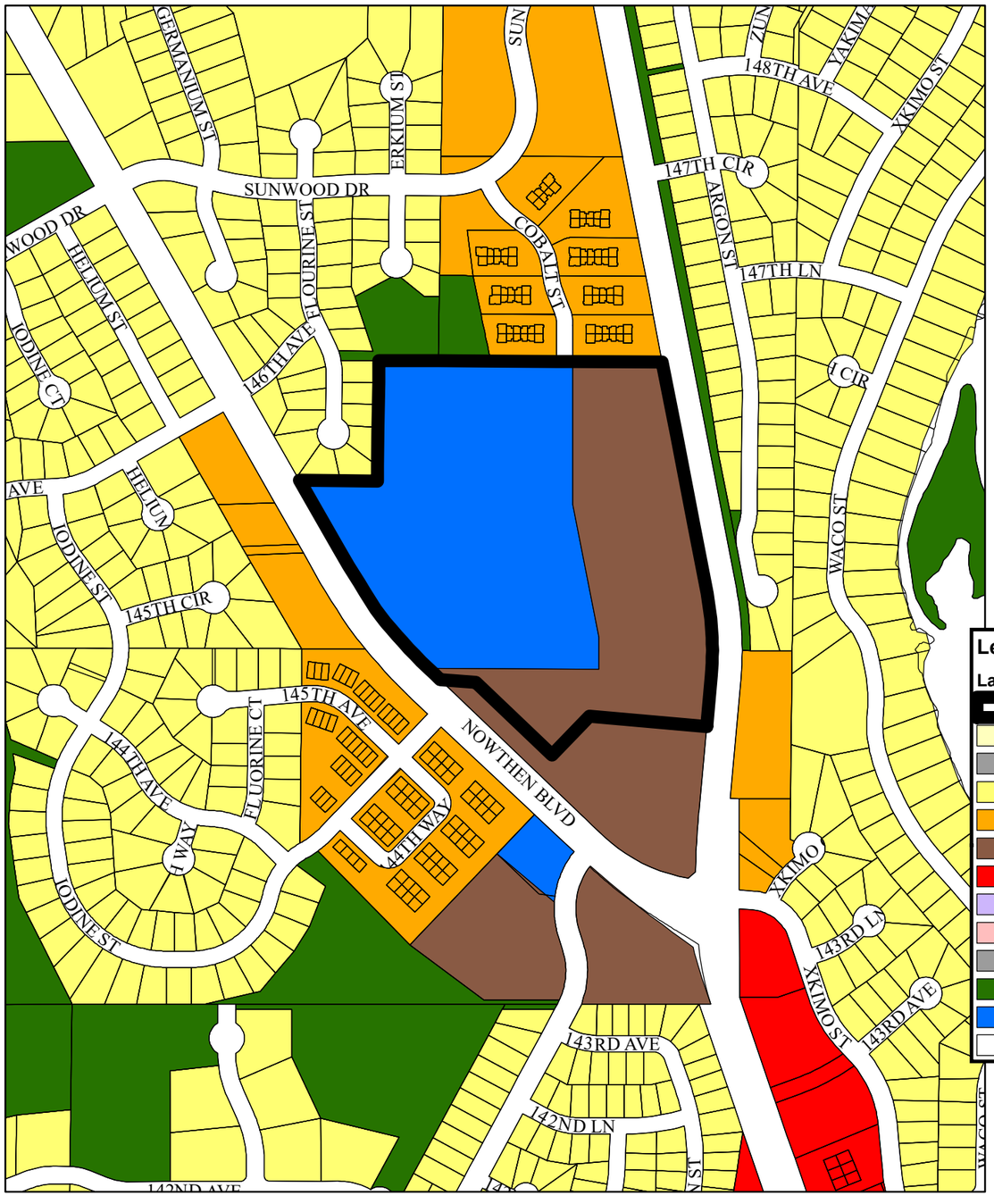
BIRDSEYE VIEW – SOUTH PARK HOMES



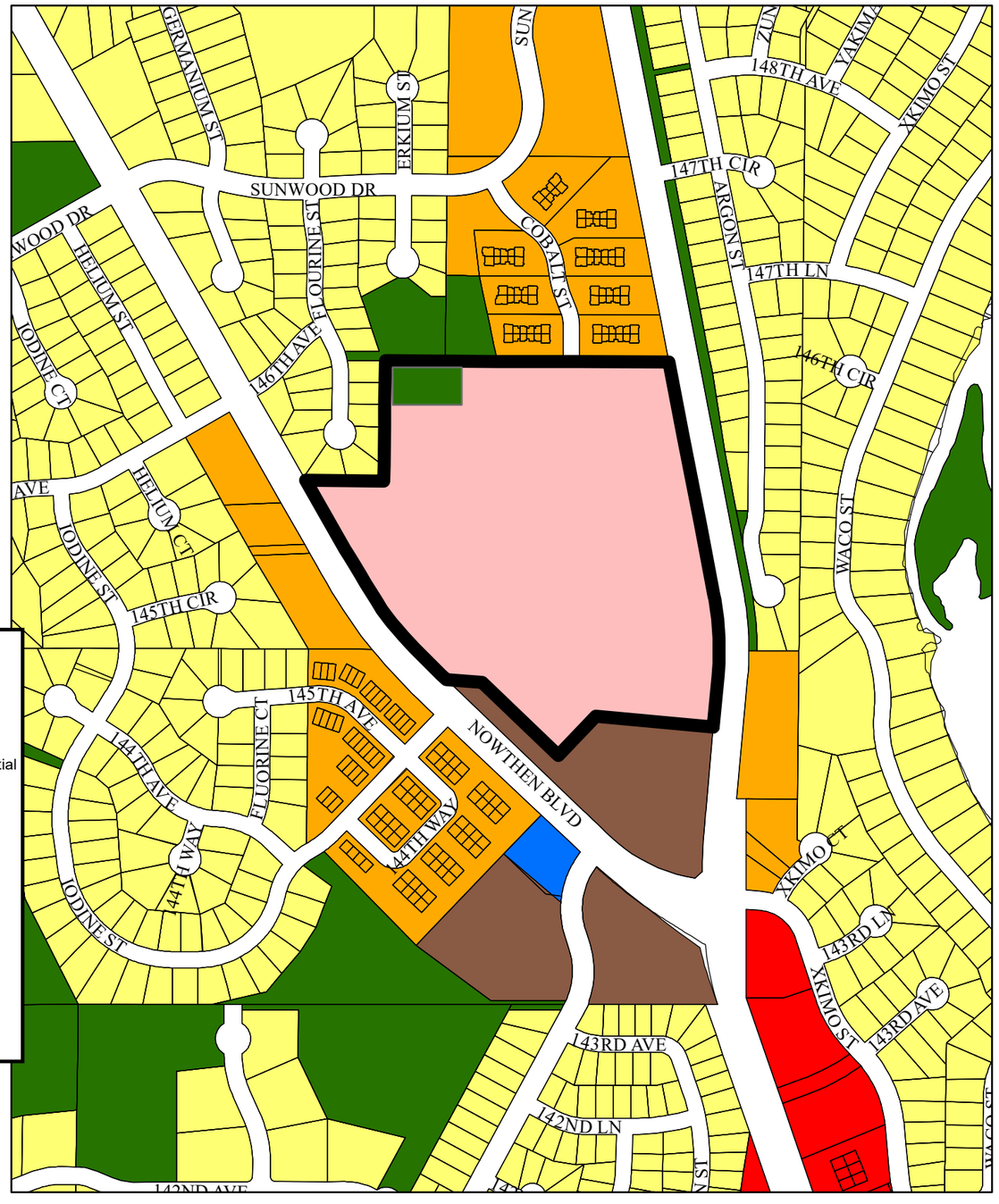
PERSPECTIVE VIEW – PARK HOME MAIN ENTRY



Haviland Fields - Proposed Comprehensive Plan Amendment

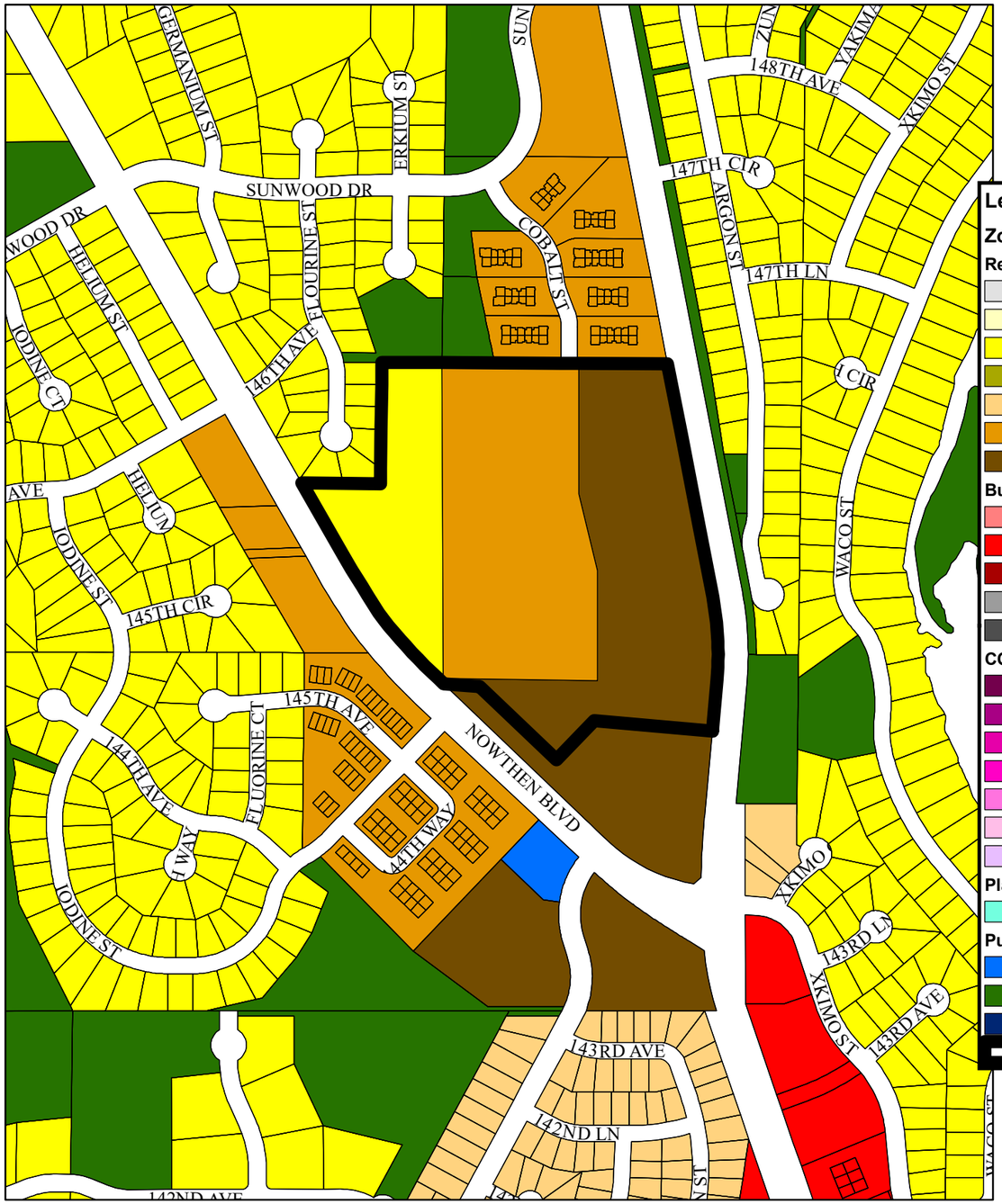


Existing Land Use Plan



Proposed Land Use Plan

Haviland Fields - Zoning Map Amendment



Legend

Zoning

Residential Districts
- MUSA Reserve
- RR Rural Residential
- R-1A Single-Family 80'
- R-1B Single-Family 65'
- R-1C Single-Family 50'
- R-2 Medium Density Residential
- R-3 High Density Residential

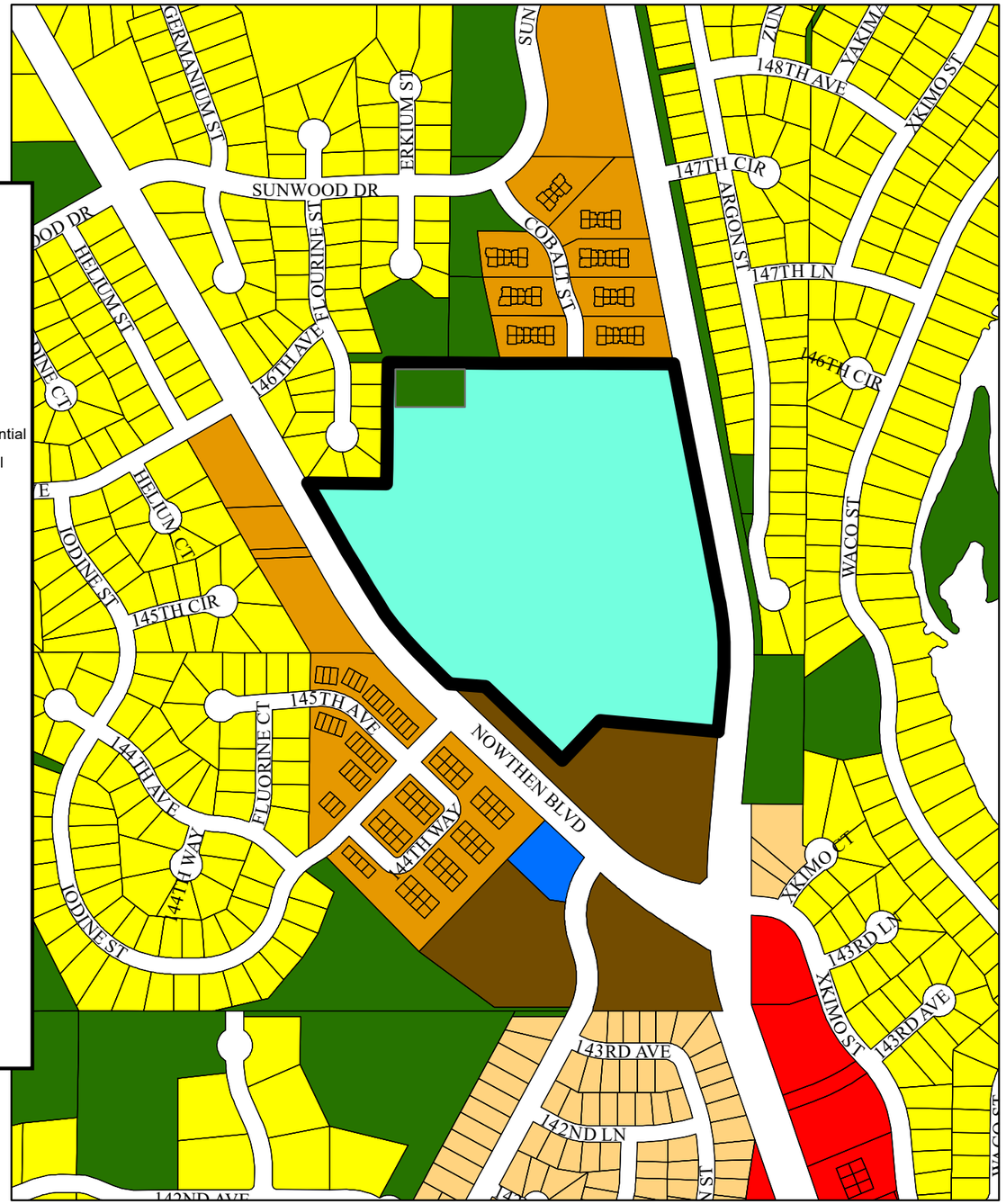
Business Districts
- B-1 Neighborhood Business
- B-2 Community Business
- B-3 Regional Business
- I-1 Light Industrial
- I-2 General Industrial

COR
- COR-1
- COR-2
- COR-2b
- COR-3
- COR-4a
- COR-4b
- COR-4c

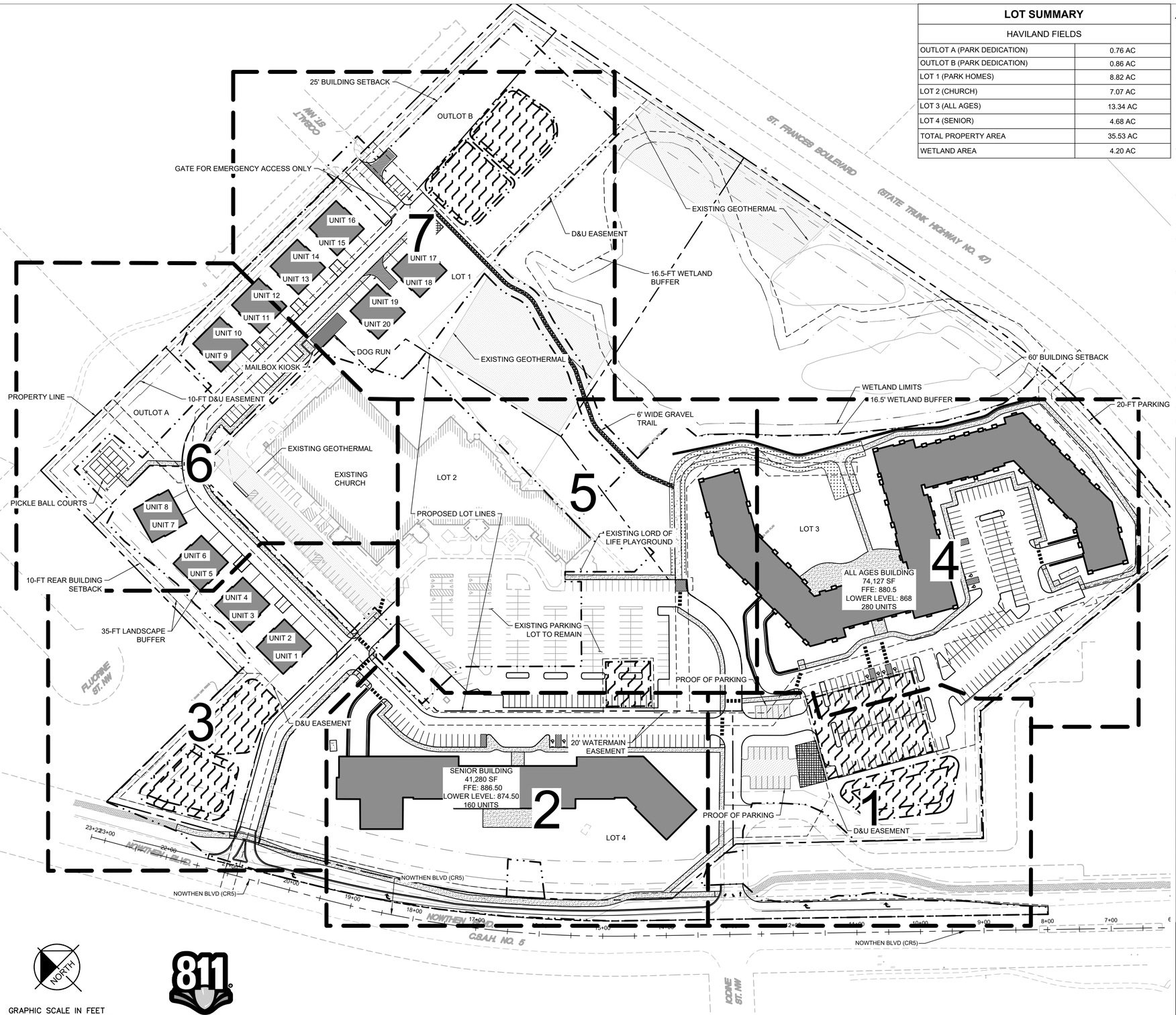
Planned Unit Developments
- PUD

Public/Quasi-Public Districts
- PI Public/Institutional
- P Parks and Open Space
- CL Closed Landfill
- Site Location

Existing Zoning



Proposed Zoning



GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

Know what's **below.** **Call** before you dig.

LOT SUMMARY

HAVILAND FIELDS	
OUTLOT A (PARK DEDICATION)	0.76 AC
OUTLOT B (PARK DEDICATION)	0.86 AC
LOT 1 (PARK HOMES)	8.82 AC
LOT 2 (CHURCH)	7.07 AC
LOT 3 (ALL AGES)	13.34 AC
LOT 4 (SENIOR)	4.68 AC
TOTAL PROPERTY AREA	35.53 AC
WETLAND AREA	4.20 AC

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. 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.
3. 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'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. 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.
7. 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.
8. 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.
9. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
10. 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.
11. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
12. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
13. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
14. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
15. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
16. THERE ARE 0.00 ACRES OF WETLAND IMPACTS.
17. 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'

PRELIMINARY - NOT FOR CONSTRUCTION

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

222 North Second Street
Long & Kees Bldg
Suite 101
Minneapolis, MN
55401
612.339.3752

www.bkvgroup.com

CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	GAR
CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

SITE PLAN

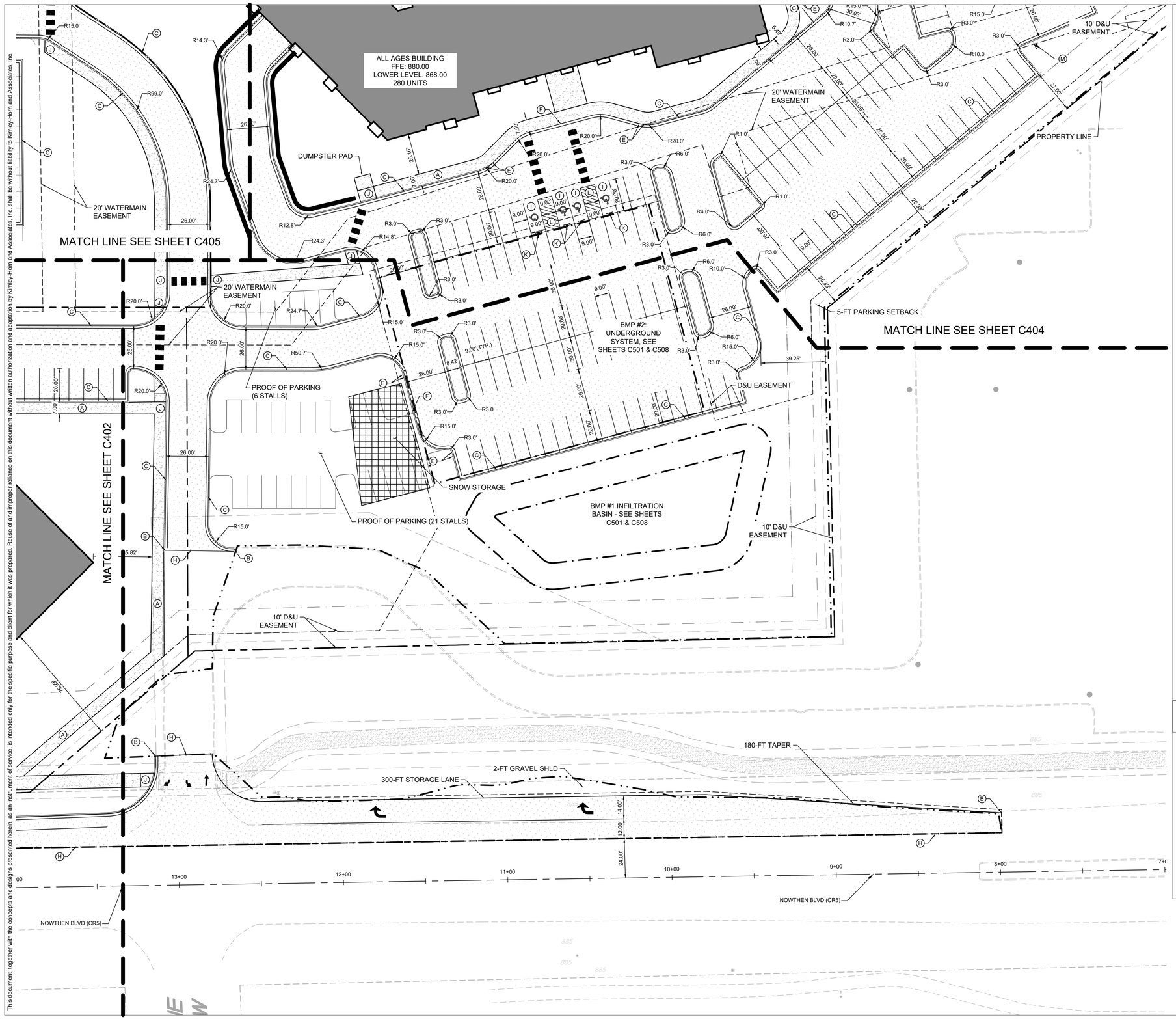
SHEET NUMBER

C400

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K:\TWC_LDEV\BKV Group\Lord of Life Church campus - Ramsey\3 Design\CAD\PlanSheets\C4-SITE PLAN.dwg March 12, 2024 - 4:48pm

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

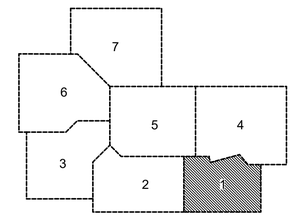
- PROPERTY LINE
- SETBACK LINE
- LIMITS OF DISTRUBANCE
- DRAINAGE AND UTILITY EASEMENT
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED REINFORCED TURF
- PROPOSED GRAVEL TRAIL

KEYNOTE LEGEND

- (A) SIDEWALK, SEE INSET A
- (B) MATCH EXISTING CURB & GUTTER
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- (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

AREA KEY MAP

NOT TO SCALE



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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612.339.3752

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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1

CERTIFICATION

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DRAWN BY	GAR
CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

SITE PLAN ENLARGEMENTS

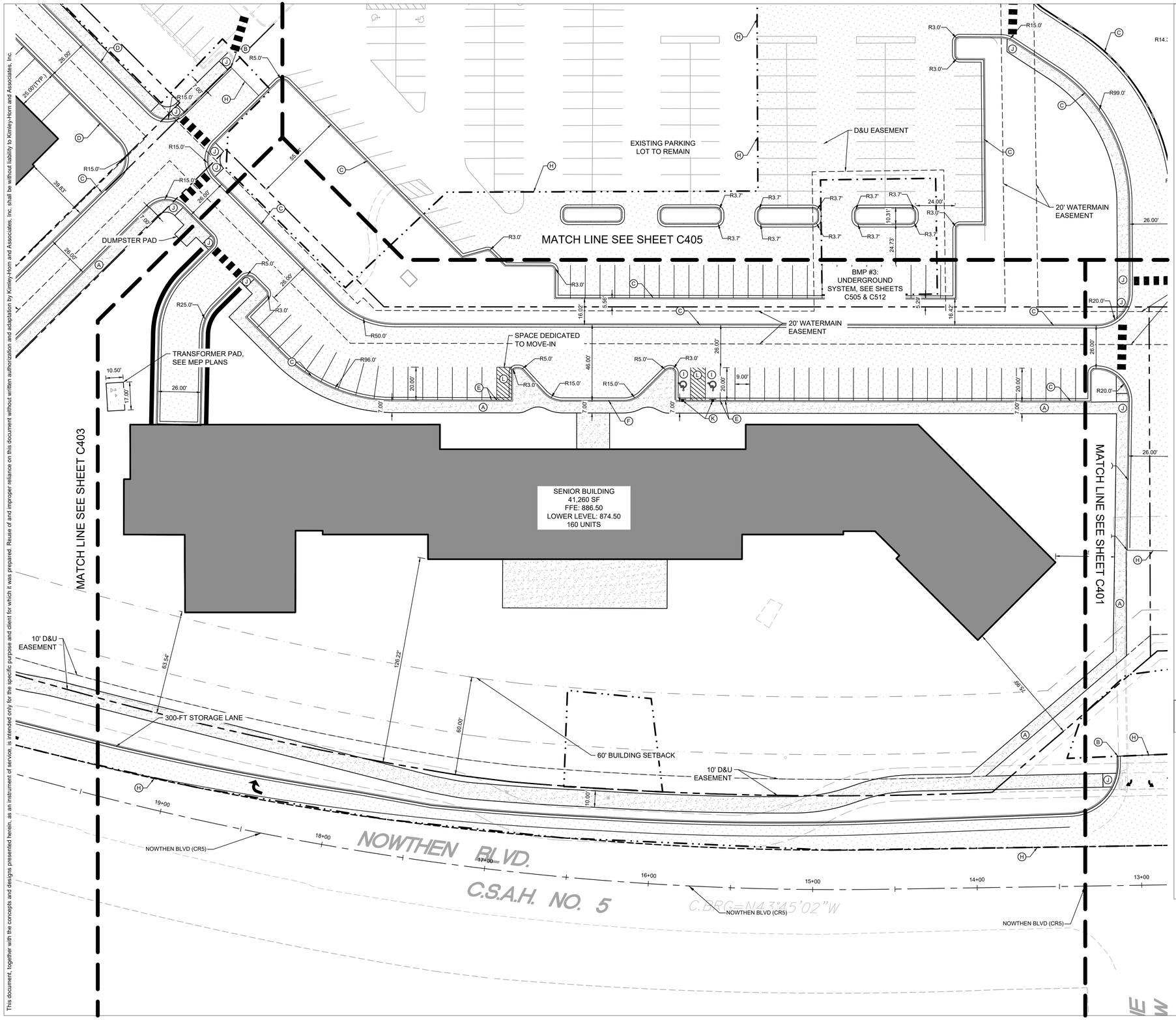
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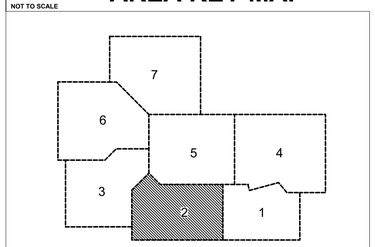
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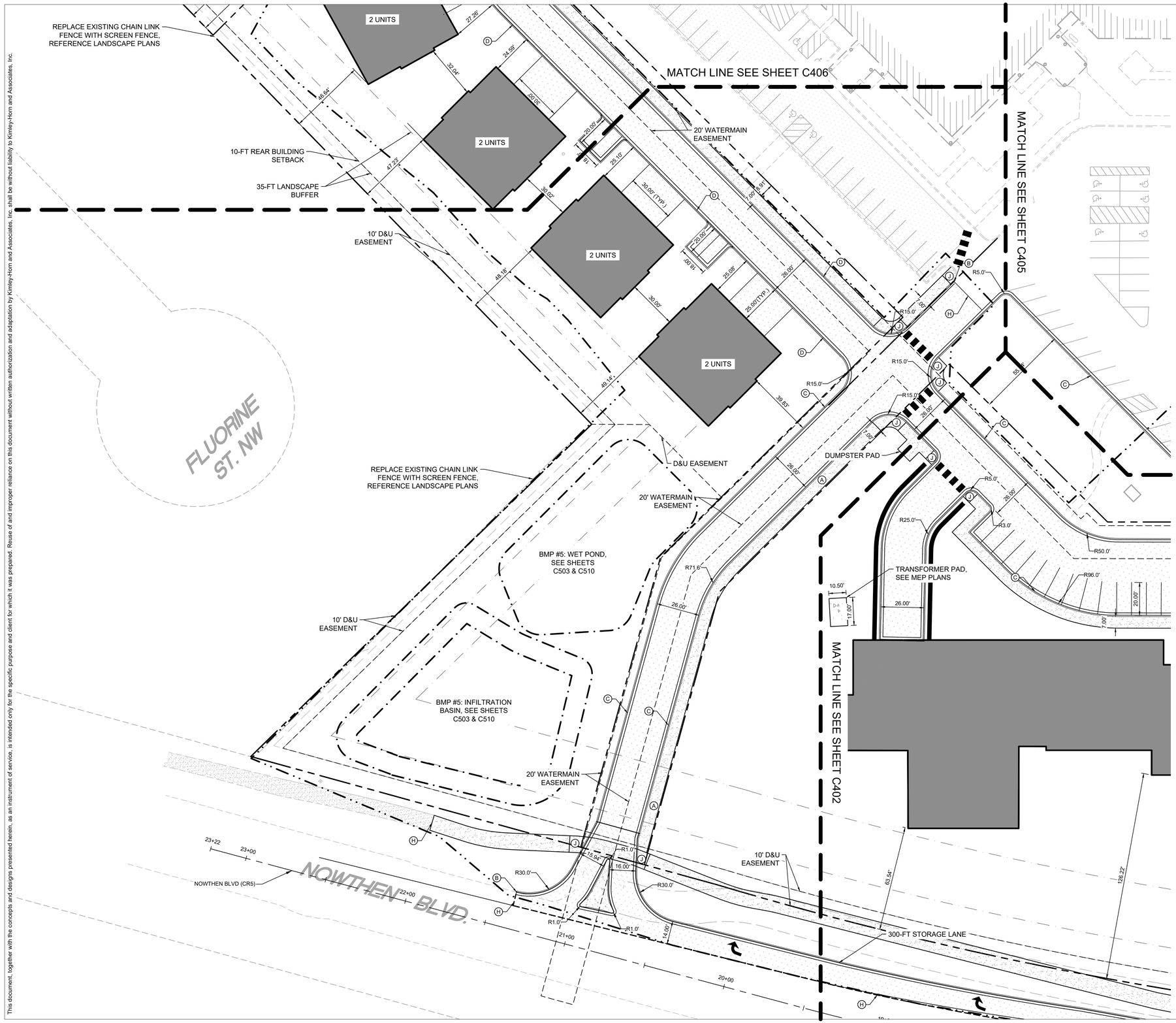
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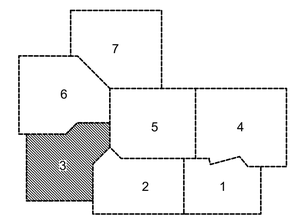
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WETLAND LIMITS
16.5' WETLAND BUFFER
RETAINING WALL BY OTHERS
20' WATERMAIN EASEMENT
10' D&U EASEMENT
60' BUILDING SETBACK
ALL AGES BUILDING
FFE: 880.00
LOWER LEVEL: 868.00
280 UNITS
SPACE DEDICATED TO MOVE-IN
DUMPSTER PAD
TRANSFORMER PAD, SEE MEP PLANS
PROPERTY LINE
5-FT PARKING SETBACK
BMP #2: UNDERGROUND SYSTEM, SEE SHEETS C501 & C508
D&U EASEMENT
PROOF OF PARKING (6 STALLS)
MATCH LINE SEE SHEET C405
MATCH LINE SEE SHEET C401

LEGEND

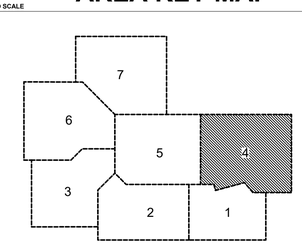
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MATCH LINE SEE SHEET C407

MATCH LINE SEE SHEET C406

MATCH LINE SEE SHEET C403

MATCH LINE SEE SHEET C404

MATCH LINE SEE SHEET C402

EXISTING CHURCH

EXISTING CHURCH

PROTECT EXISTING GEOTHERMAL LINES

RETAINING WALL BY OTHERS

EXISTING PARKING LOT TO REMAIN

D&U EASEMENT

20' WATERMAIN EASEMENT

20' WATERMAIN EASEMENT

20' WATERMAIN EASEMENT

BMP #3: UNDERGROUND SYSTEM, SEE SHEETS C505 & C512

SPACE DEDICATED TO MOVE-IN

TRANSFORMER PAD, SEE MEP PLANS

PAD

PROOF OF PARKING (6 STALLS)

DUMPSTE

LEGEND

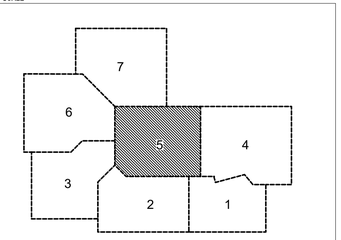
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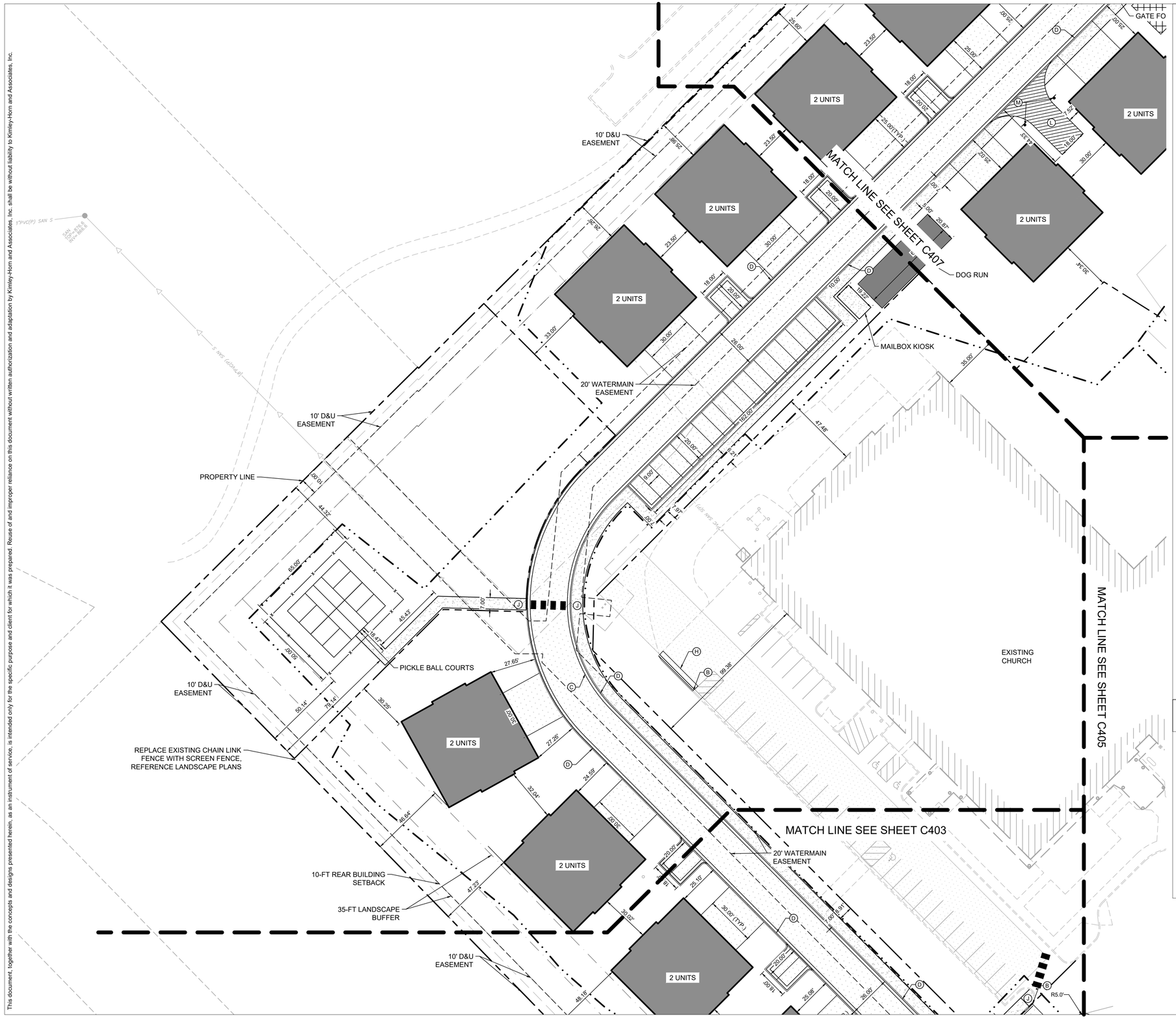
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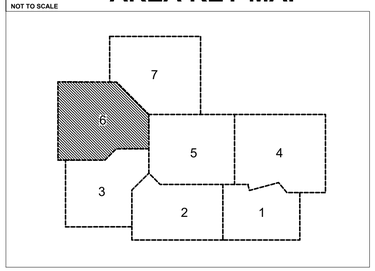
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AREA KEY MAP

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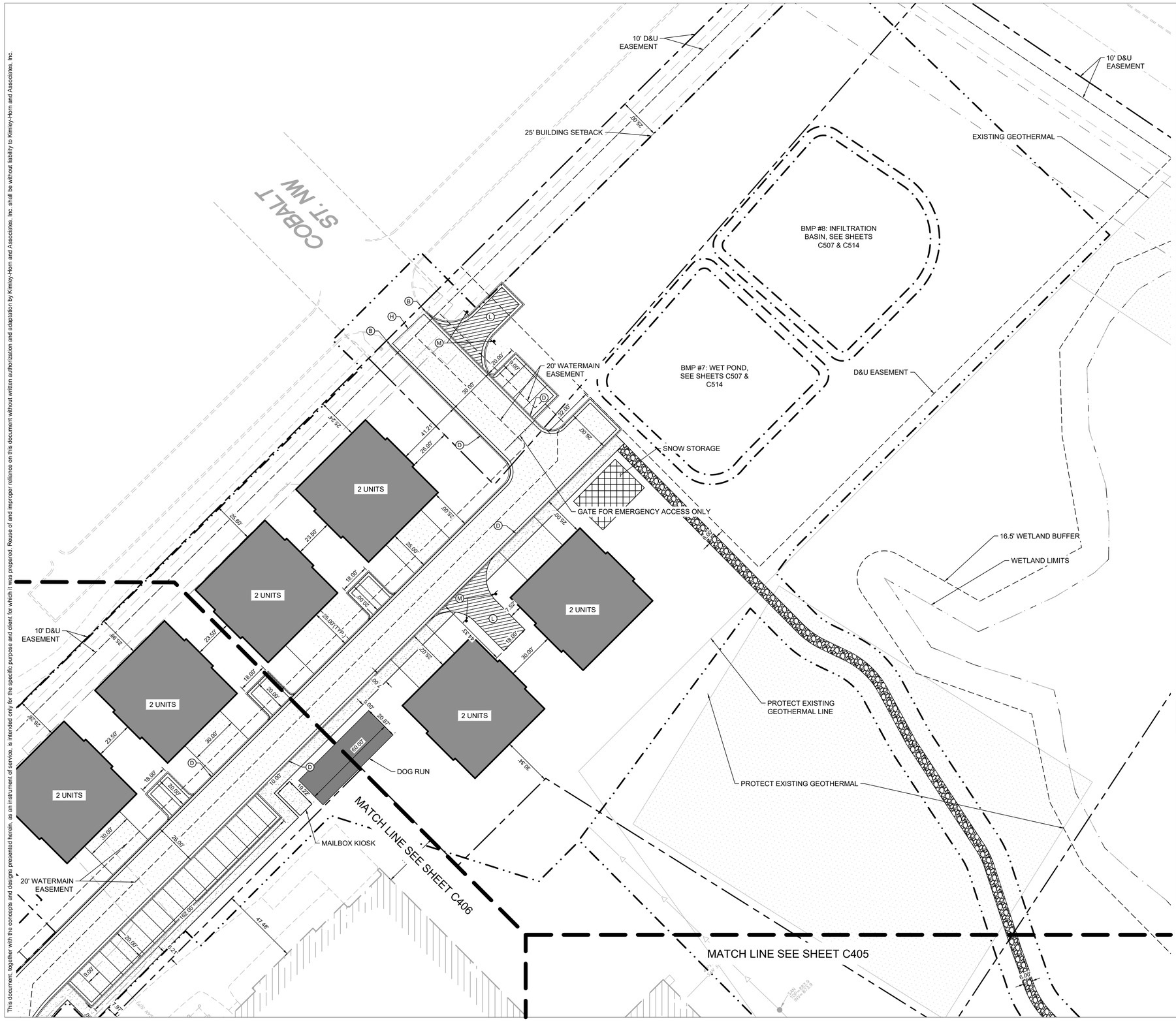
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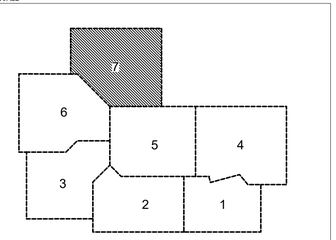
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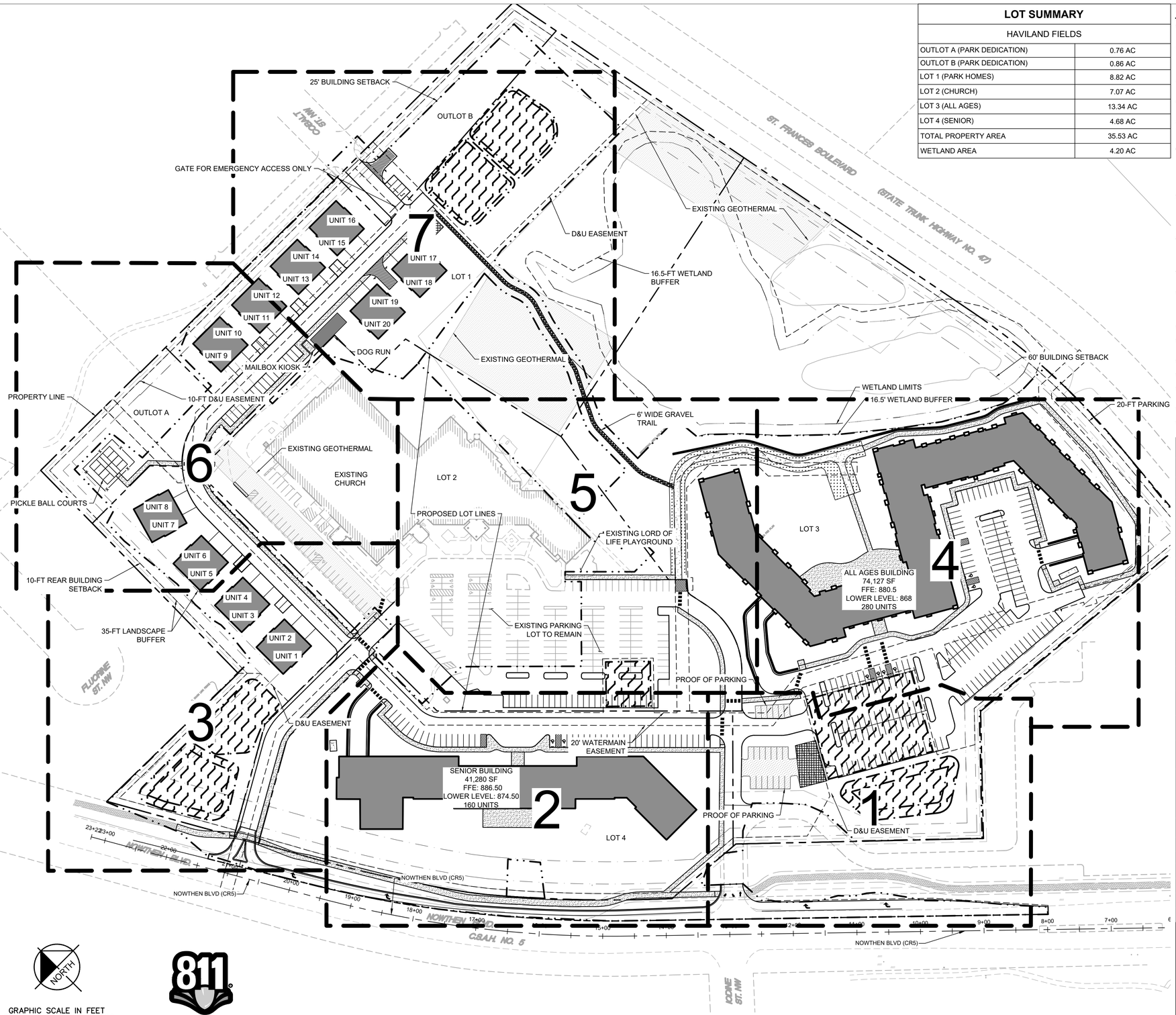
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LOT SUMMARY

HAVILAND FIELDS	
OUTLOT A (PARK DEDICATION)	0.76 AC
OUTLOT B (PARK DEDICATION)	0.86 AC
LOT 1 (PARK HOMES)	8.82 AC
LOT 2 (CHURCH)	7.07 AC
LOT 3 (ALL AGES)	13.34 AC
LOT 4 (SENIOR)	4.68 AC
TOTAL PROPERTY AREA	35.53 AC
WETLAND AREA	4.20 AC

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. 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.
3. 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'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. 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.
7. 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.
8. 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.
9. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
10. 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.
11. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
12. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
13. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
14. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
15. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
16. THERE ARE 0.00 ACRES OF WETLAND IMPACTS.
17. 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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CERTIFICATION

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CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

SITE PLAN

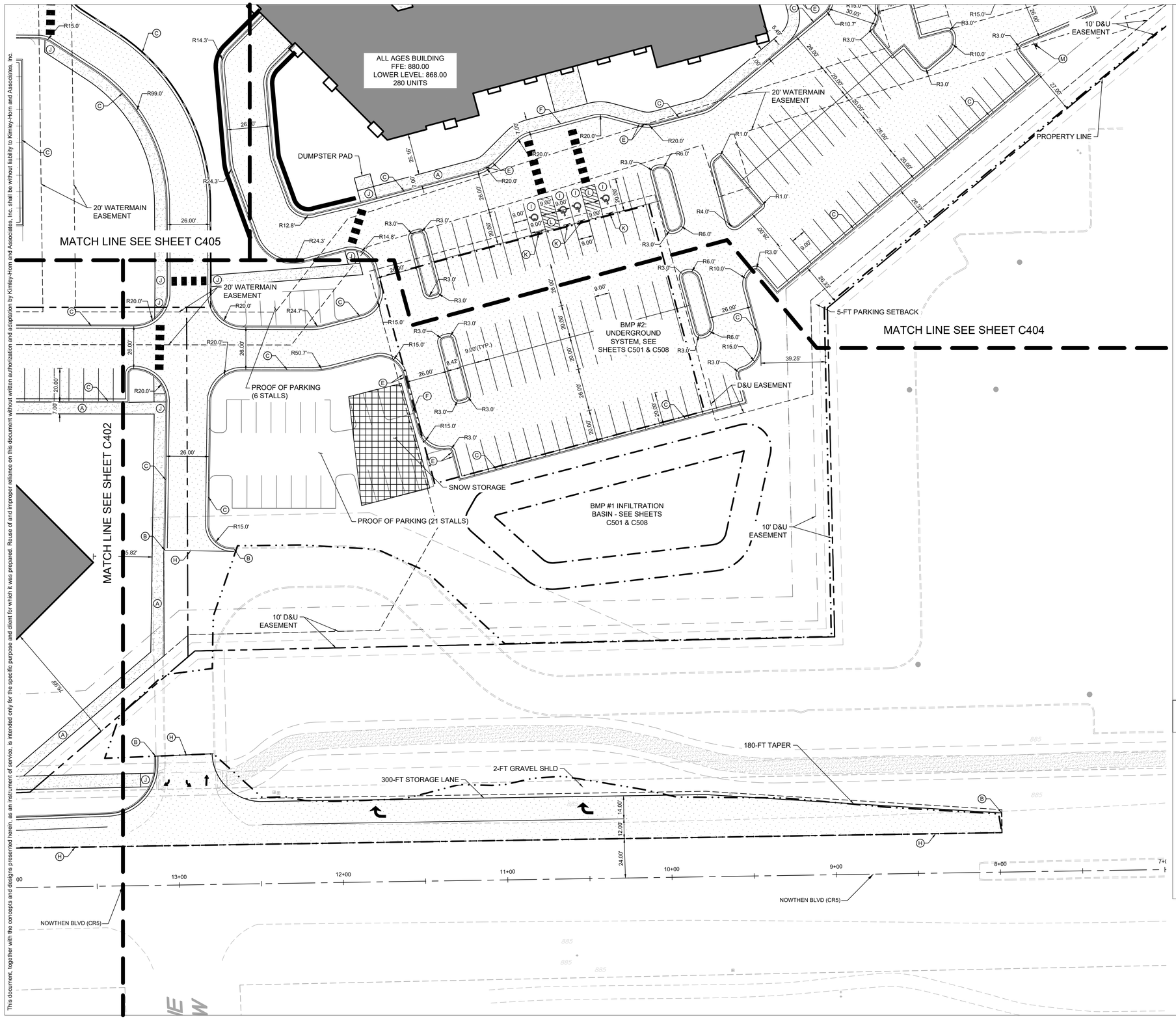
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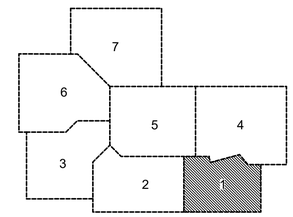
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- RETAINING WALL
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AREA KEY MAP

NOT TO SCALE



NORTH

GRAPHIC SCALE IN FEET
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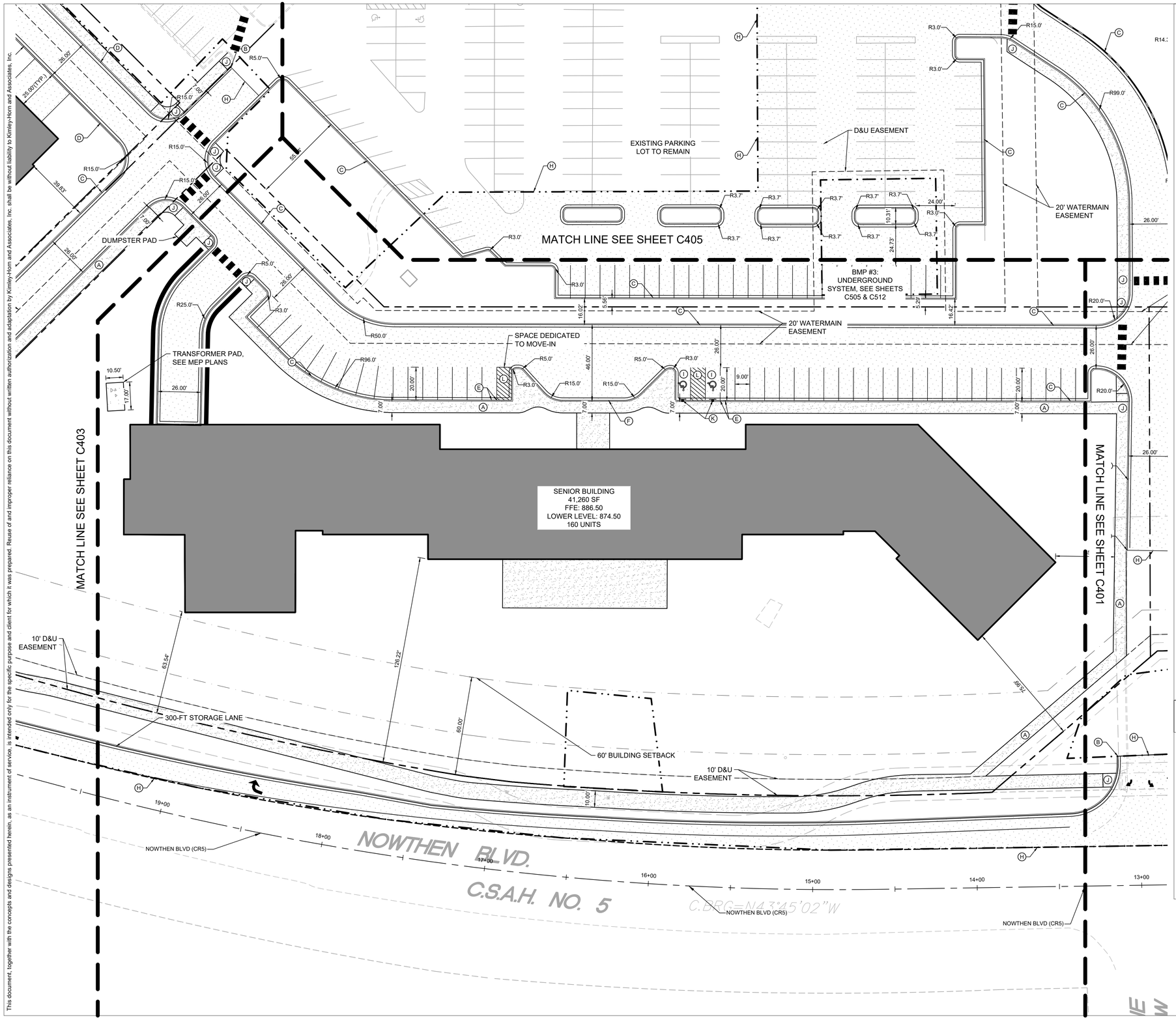
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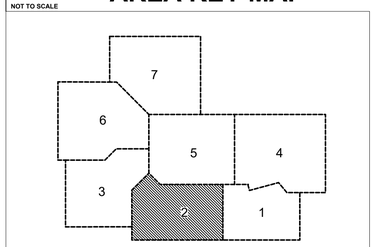
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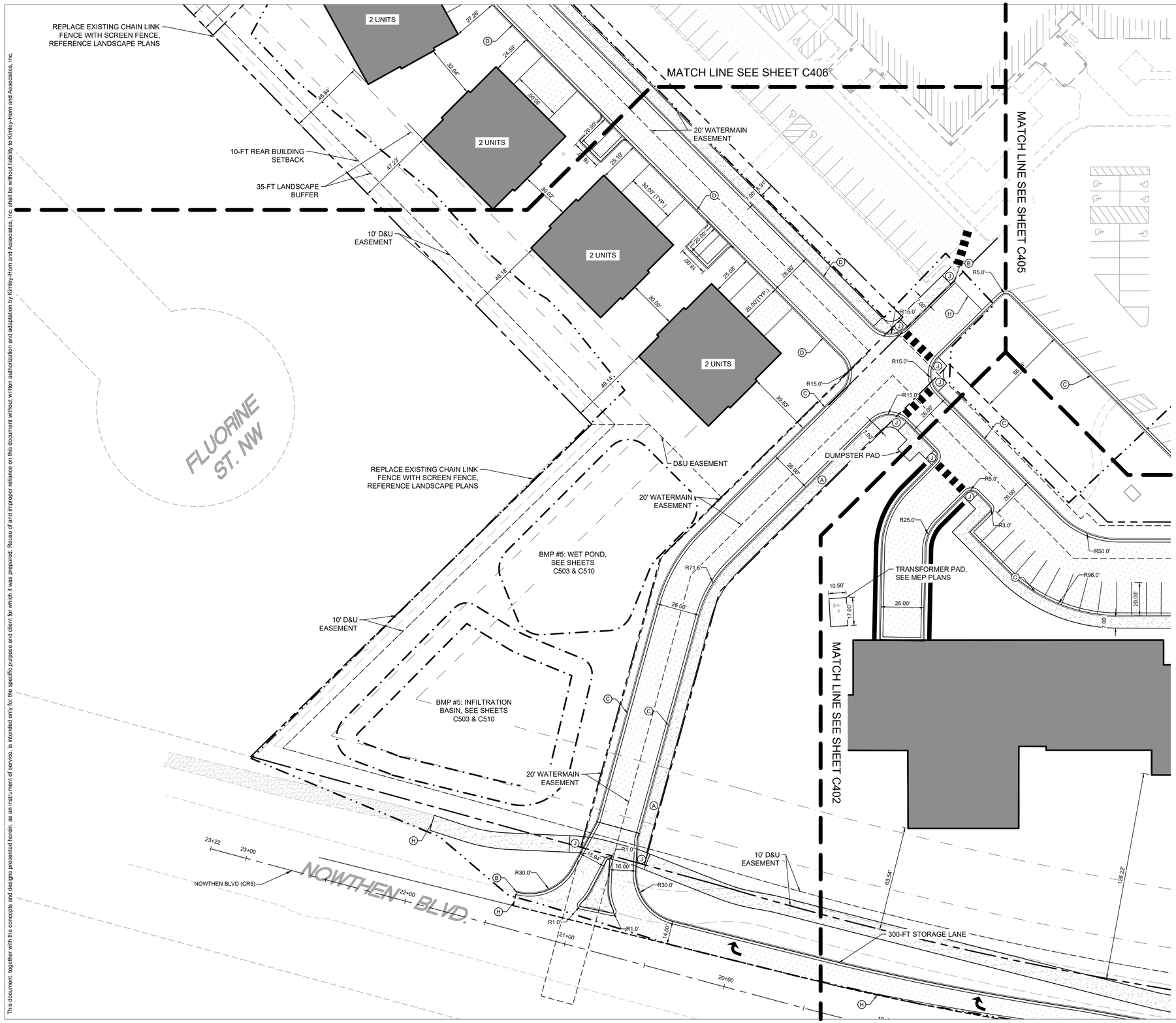
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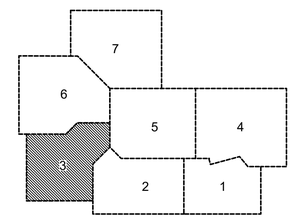
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WETLAND LIMITS
16.5' WETLAND BUFFER
RETAINING WALL BY OTHERS
20' WATERMAIN EASEMENT
10' D&U EASEMENT
60' BUILDING SETBACK
ALL AGES BUILDING
FFE: 880.00
LOWER LEVEL: 868.00
280 UNITS
SPACE DEDICATED TO MOVE-IN
DUMPSTER PAD
TRANSFORMER PAD, SEE MEP PLANS
PROPERTY LINE
5-FT PARKING SETBACK
BMP #2: UNDERGROUND SYSTEM, SEE SHEETS C501 & C508
D&U EASEMENT
PROOF OF PARKING (6 STALLS)
MATCH LINE SEE SHEET C405
MATCH LINE SEE SHEET C401

LEGEND

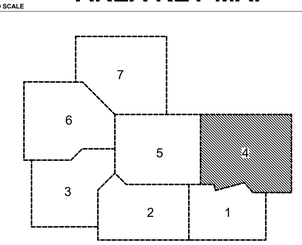
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MATCH LINE SEE SHEET C407

MATCH LINE SEE SHEET C406

MATCH LINE SEE SHEET C403

MATCH LINE SEE SHEET C404

MATCH LINE SEE SHEET C402

EXISTING CHURCH

EXISTING CHURCH

PROTECT EXISTING GEOTHERMAL LINES

RETAINING WALL BY OTHERS

EXISTING PARKING LOT TO REMAIN

D&U EASEMENT

20' WATERMAIN EASEMENT

20' WATERMAIN EASEMENT

20' WATERMAIN EASEMENT

BMP #3: UNDERGROUND SYSTEM, SEE SHEETS C505 & C512

SPACE DEDICATED TO MOVE-IN

TRANSFORMER PAD, SEE MEP PLANS

PAD

PROOF OF PARKING (6 STALLS)

DUMPSTE

LEGEND

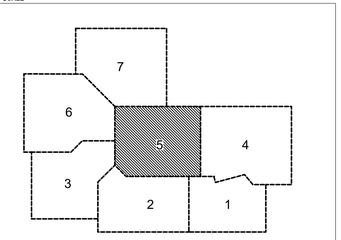
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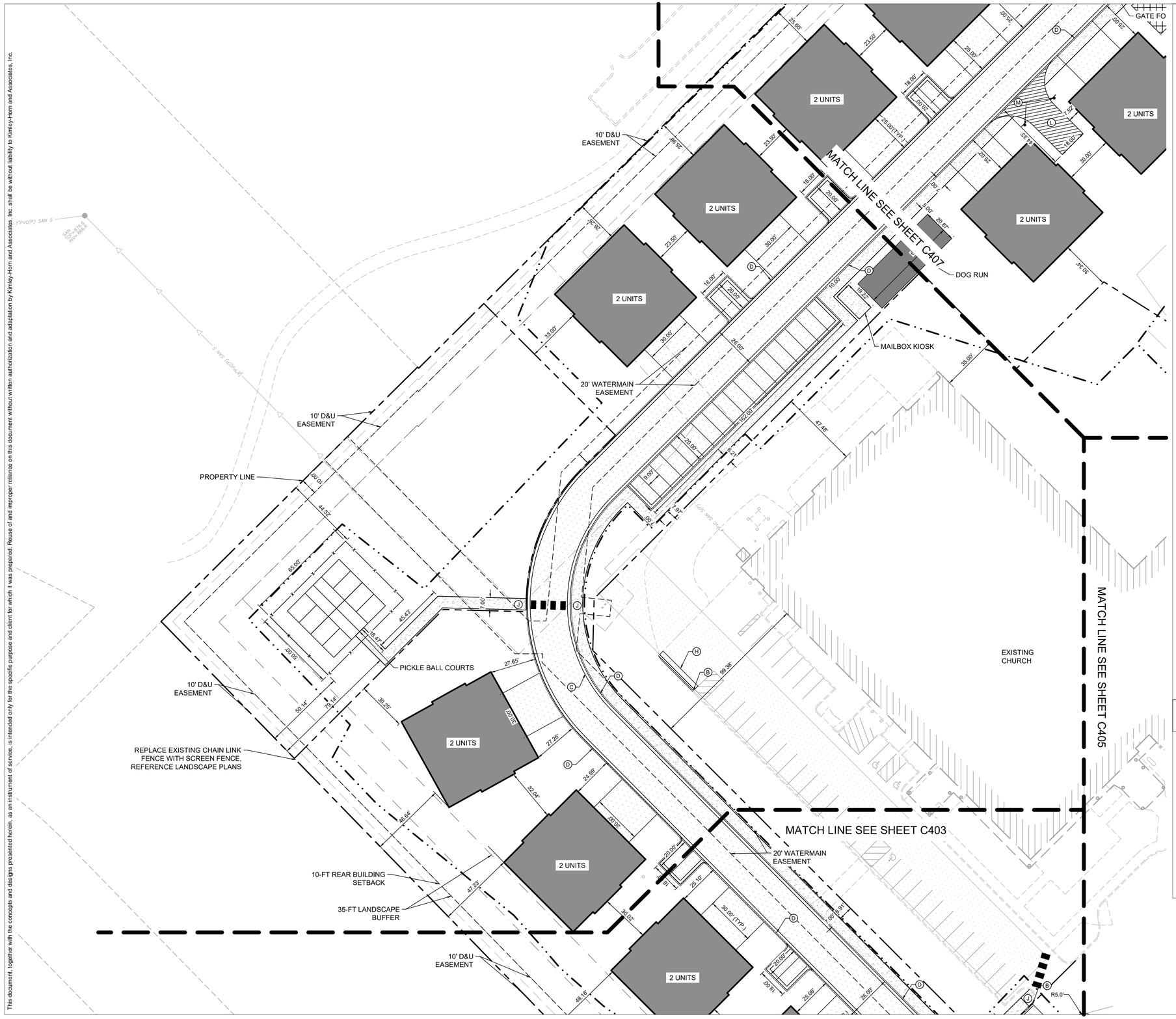
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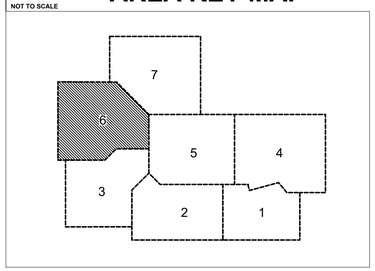
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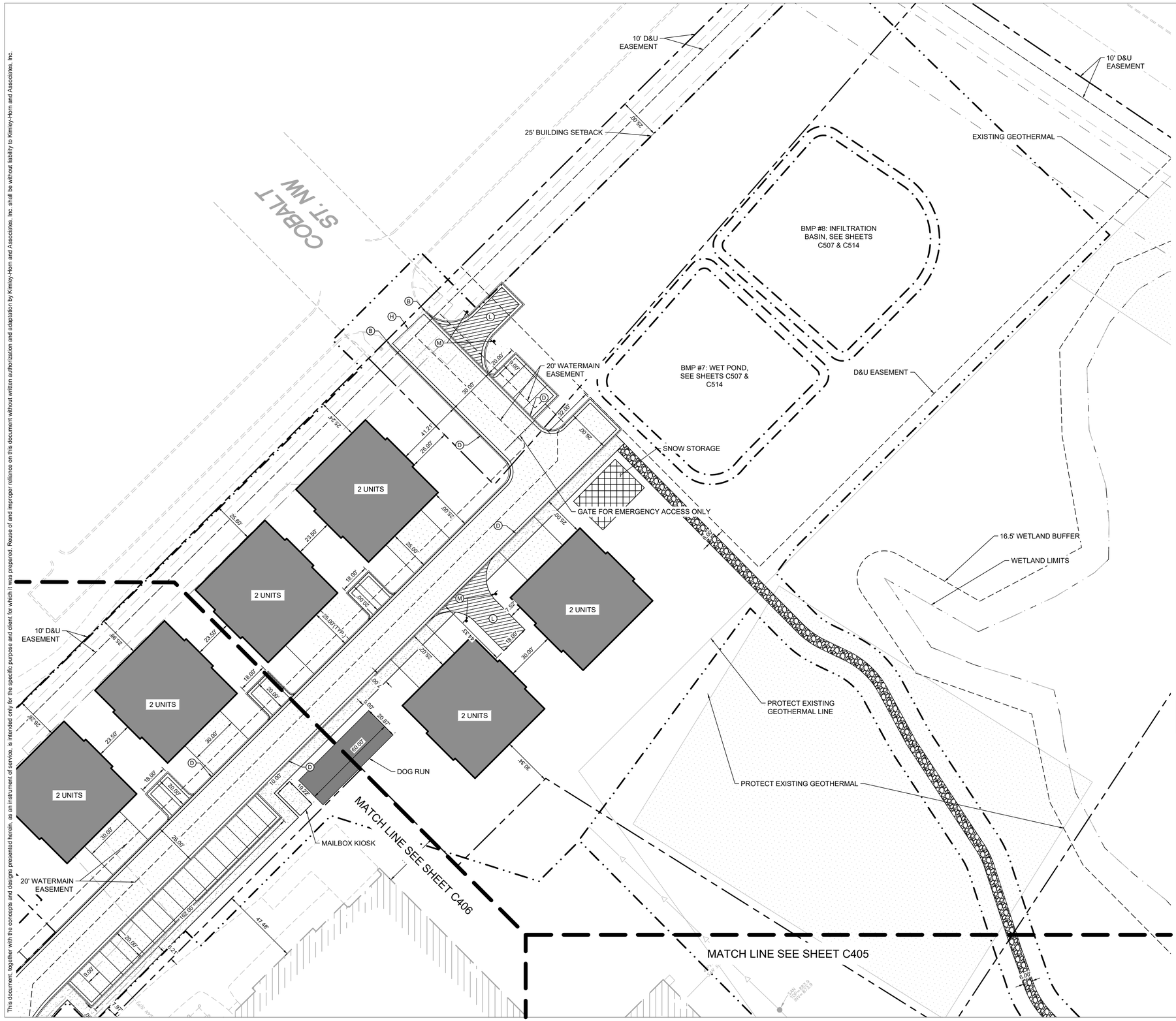
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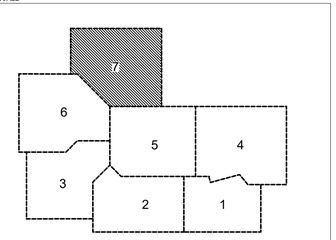
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Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	GAR
CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

SITE PLAN ENLARGEMENTS

SHEET NUMBER

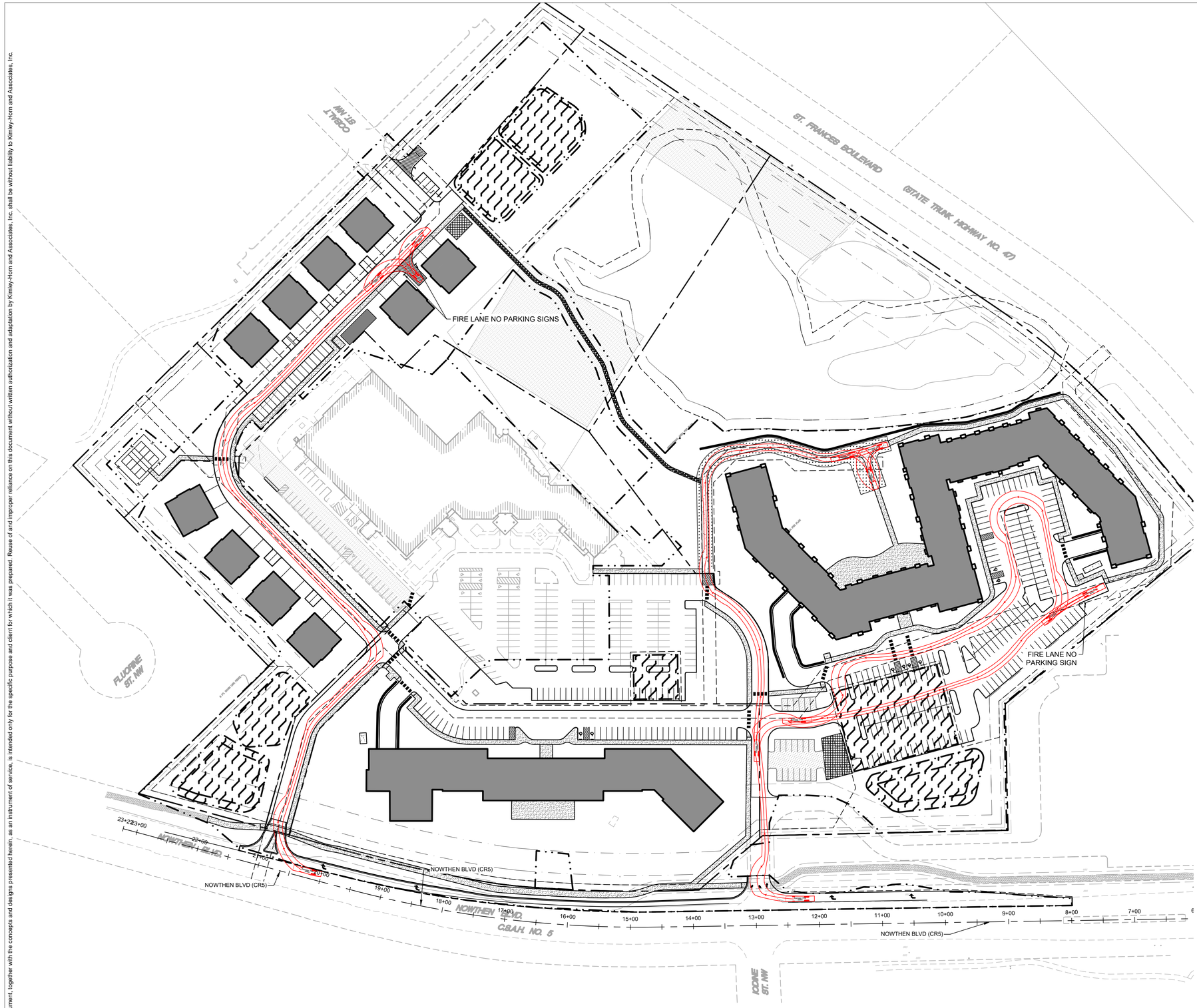
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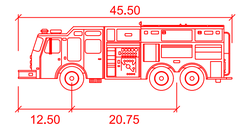
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K:\TWC_LDEV\BKV Group\Lord of Life Church campus - Ramsey\3 Design\CAD\PlanSheets\C4-SITE PLAN Enlargements.dwg March 12, 2024 - 4:48pm
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Ramsey Fire

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

GRAPHIC SCALE IN FEET
0 40 80 160

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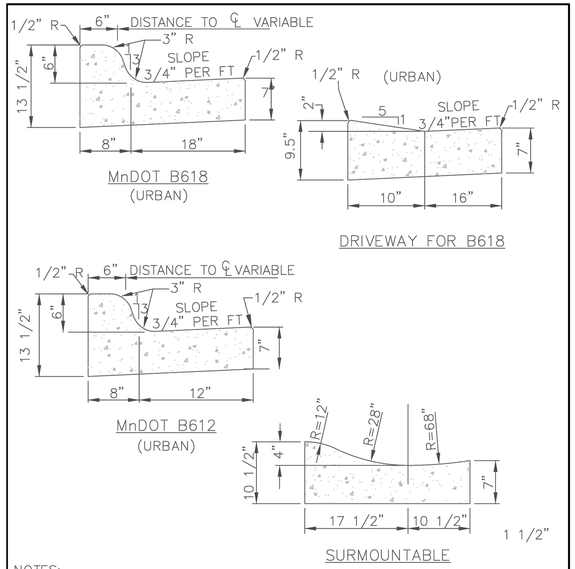
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VEHICLE MOVEMENTS

SHEET NUMBER

C408

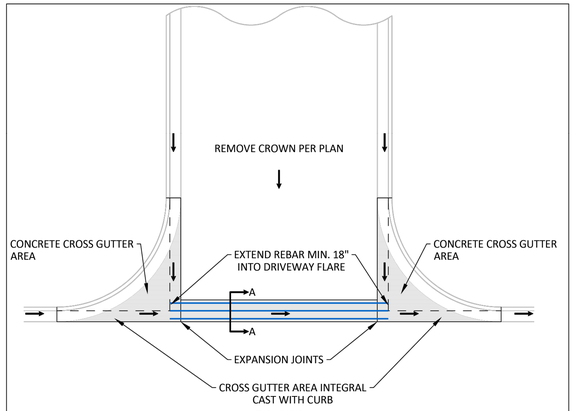
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NOTES:

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

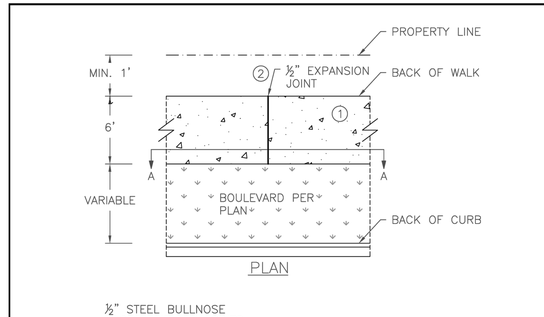
APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: CURB AND GUTTER
		CITY PLATE No. STR-1



NOTES:

1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" AND A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%.
3. CONCRETE CURB AND GUTTER SHALL BE CAST INTEGRAL WITH CONCRETE CROSS GUTTER AREA.
4. 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

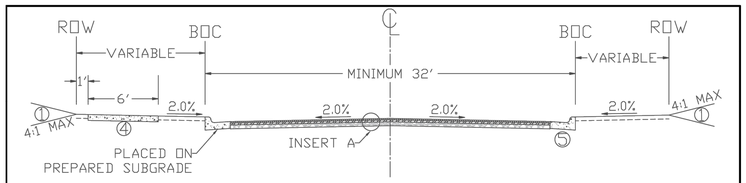


NOTE:

1. BROOM FINISH CONCRETE WALK SURFACE
2. MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
3. 1/2" EXPANION 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

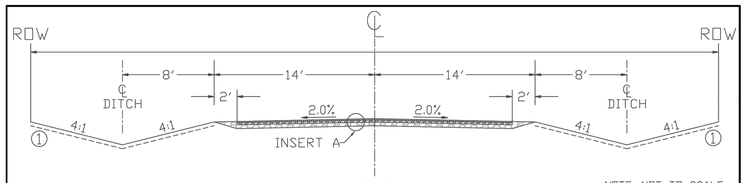


REFERENCE NOTES:

1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERD-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.
4. ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.
5. CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

NOTE: NOT TO SCALE

APPROVED: 3 – 2022	City of RAMSEY	CITY PLATE No. STR-5	STANDARD DETAILS: 32' – URBAN STREET

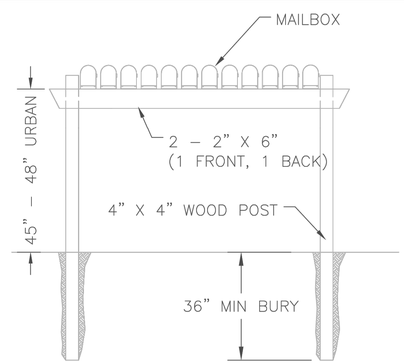


NOTE: NOT TO SCALE

REFERENCE NOTES:

1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW, SEED AND MULCH IN ALL DISTURBED AREAS.
   SEE CITY PLATE No. ERD-6
   MAXIMUM DITCH DEPTH FOR 8FT OFFSET IS 2.4FT BELOW CENTER LINE ELEVATION.
   INCREASE OFFSET FOR DEEPER DITCHES. PROVIDE DRAINAGE AND UTILITY EASEMENT OVER DITCH OUTSIDE OF ROW.
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.

APPROVED: 3 – 2022	City of RAMSEY	CITY PLATE No. STR-6	STANDARD DETAILS: 28' – RURAL STREET



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

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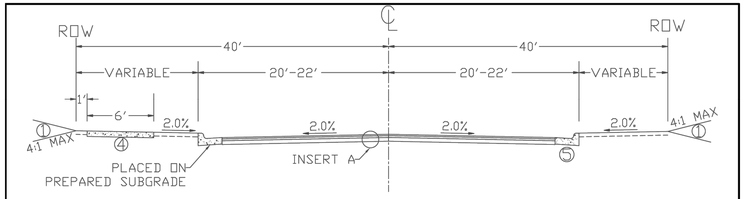
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SITE DETAILS

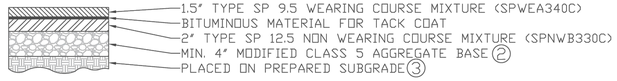
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C409

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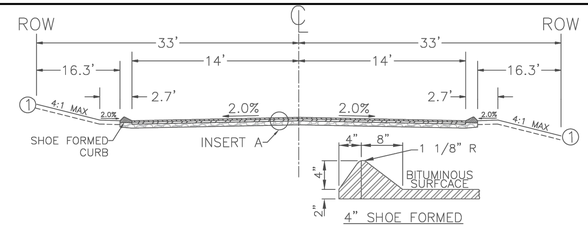


REFERENCE NOTES:

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
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4. ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.
5. CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

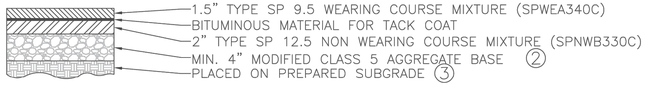
NOTE: NOT TO SCALE

APPROVED: 3 - 2022	City of RAMSEY	CITY PLATE No. STR-7	STANDARD DETAILS: MSA STREET



4" SHOE FORMED (SUBURBAN)

INSERT A:

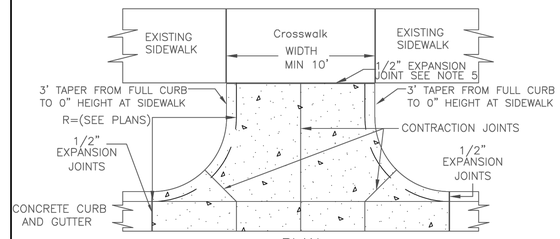


REFERENCE NOTES:

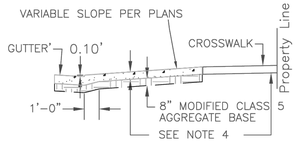
1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW, SEED AND MULCH IN ALL DISTURBED AREAS. SEE CITY PLATE No. ERO-6
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL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

NOTE: NOT TO SCALE

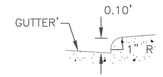
APPROVED: 3 - 2022	City of RAMSEY	CITY PLATE No. STR-11	STANDARD DETAILS: RESIDENTIAL STREET - BITUMINOUS CURB



PLAN



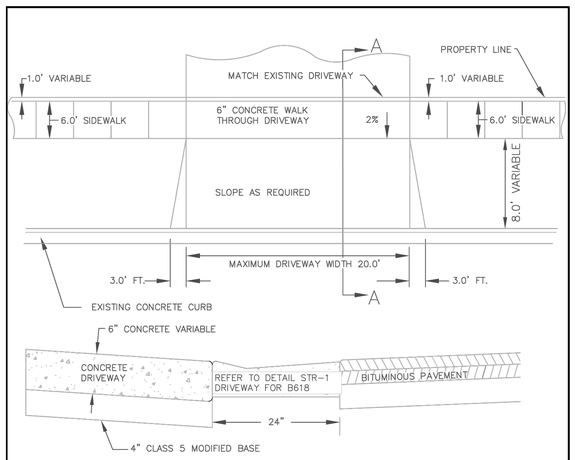
SECTION ON ℄ DRIVEWAY



DETAIL OF LIP

NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 8" THICK FOR COMMERCIAL DRIVEWAYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

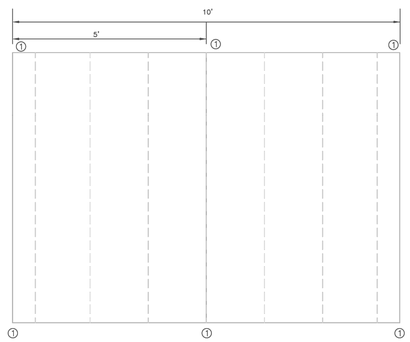
APPROVED: 4 - 2016	City of RAMSEY	STANDARD DETAILS: COMMERCIAL DRIVEWAY CURBCUT CITY PLATE No. STR-14



SECTION A-A
CONCRETE DRIVEWAY ENTRANCE

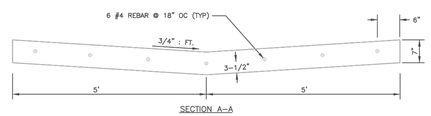
NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 6" THICK FOR RESIDENTIAL. 8" THICK FOR COMMERCIAL DRIVEWAYS AND ALLEYS.
5. 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



PLAN

① ELEVATION TO BE PROVIDED BY ENGINERER.

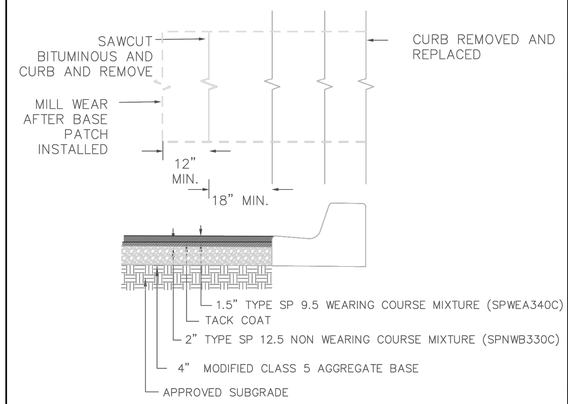


SECTION A-A

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



NOTES:
1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY 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

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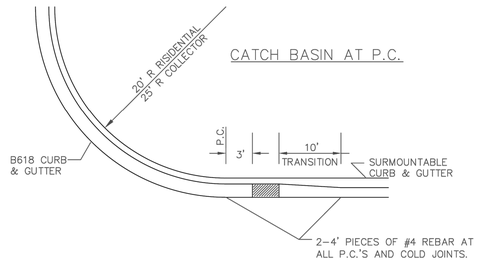
TABLE A
MODIFIED CLASS 5 SPECIFICATIONS
% PASSING

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

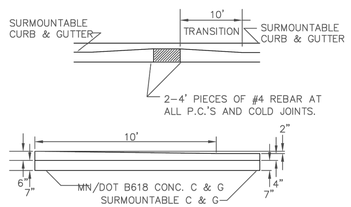
NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. 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.

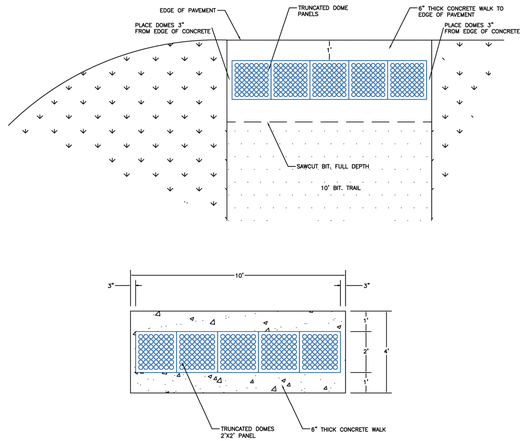


INLINE CATCH BASIN



10' TRANSITION

APPROVED: 4 – 2016 | City of RAMSEY | STANDARD DETAILS: CATCHBASIN PLACEMENT – SURMOUNTABLE CURB | CITY PLATE No. STR-27

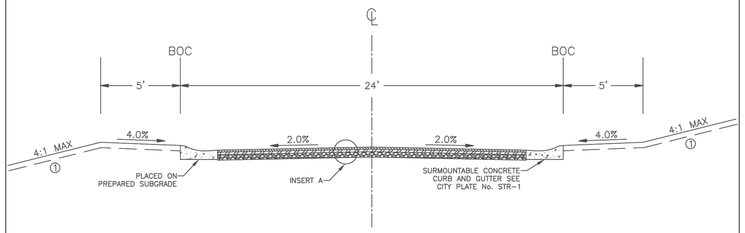


NOTE:
1. SAWCUT BIT. FULL DEPTH / REMOVE BIT.
2. PLACE 6" THICK CONCRETE FOR TRUNCATED DOMES UP TO EDGE OF PAVEMENT.
3. MEDIUM BROOM FINISH ON CONCRETE
4. MAINTAIN 3" FROM EDGE OF TRUNCATED DOMES AND CONCRETE EDGE.
5. IT MAY BE NECESSARY TO TRIM TRUNCATED DOME PANELS.

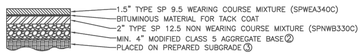
NOTE: NOT TO SCALE

APPROVED: 7 – 2015 | City of RAMSEY | STANDARD DETAILS: TRUNCATED DOME PLACEMENT – BITUMINOUS TRAIL NO CURB | CITY PLATE No. STR-28

PRIVATE STREET SECTION



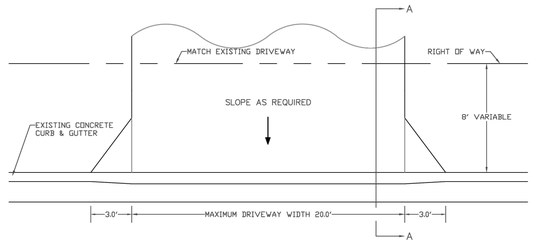
INSERT A: TYPICAL SECTION



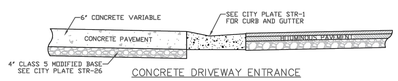
REFERENCE NOTES:
① GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
② CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
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NOTE: NOT TO SCALE

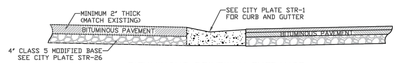
APPROVED: 3 – 2022 | City of RAMSEY | CITY PLATE No. STR-29 | STANDARD DETAILS: PRIVATE STREET SECTION



SECTION A–A



CONCRETE DRIVEWAY ENTRANCE

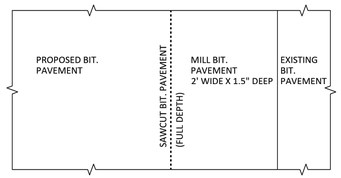


BITUMINOUS DRIVEWAY ENTRANCE

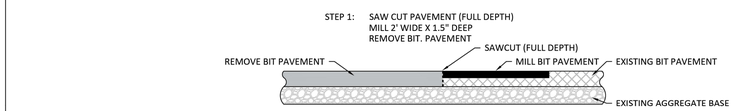
NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. CONCRETE DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. CONCRETE DRIVEWAYS TO BE 6" THICK.
4. ½" EXPANSION JOINT, ½" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPERATELY.)
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

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.



PLAN VIEW



SECTION VIEW

NOTE: NOT TO SCALE.

APPROVED: 3 – 2017 | City of RAMSEY | CITY PLATE No. STR-31 | STANDARD DETAILS: STREET TIE-IN

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Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

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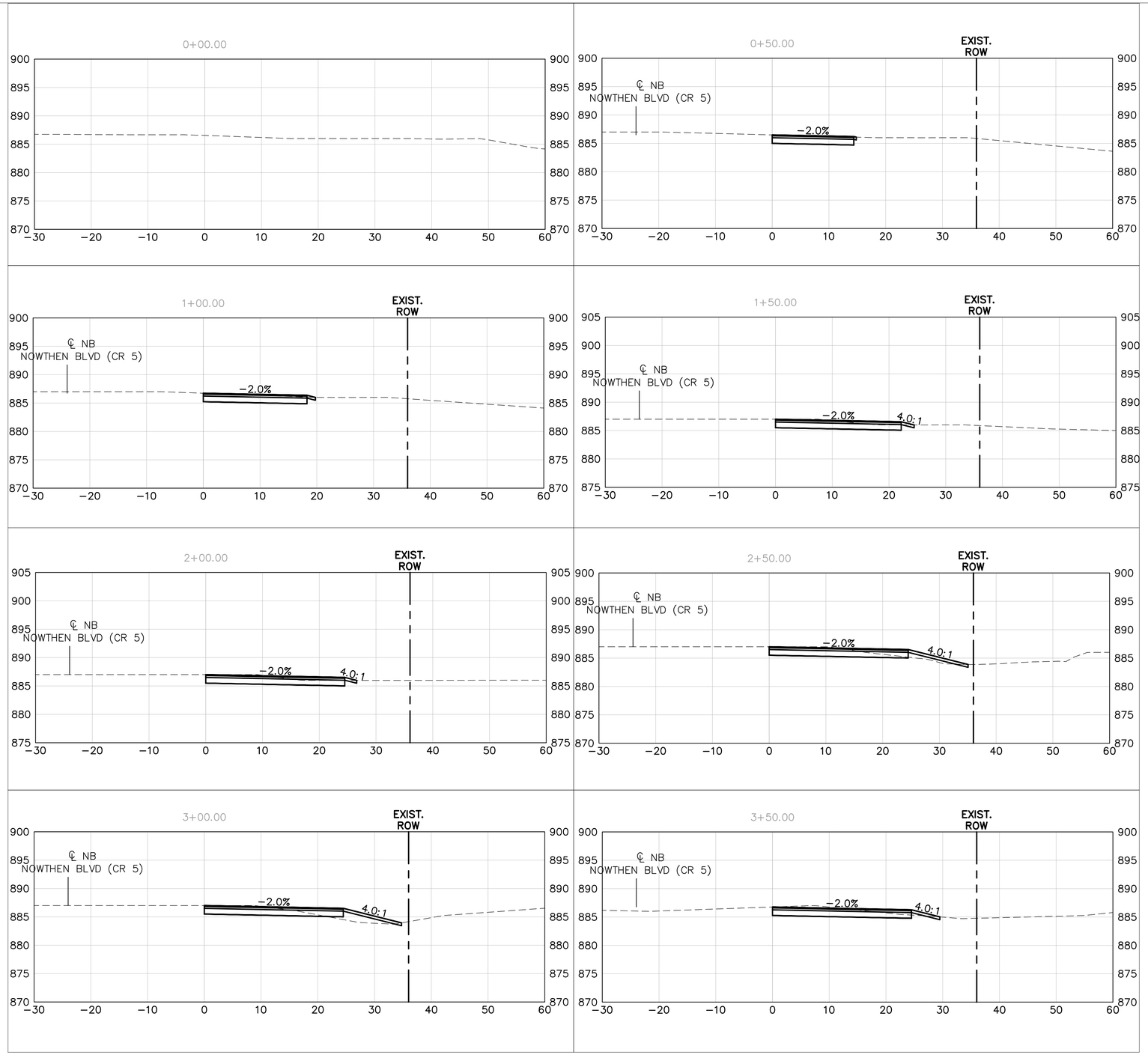
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SITE DETAILS

SHEET NUMBER

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SHEET TITLE

ROADWAY SECTIONS

SHEET NUMBER

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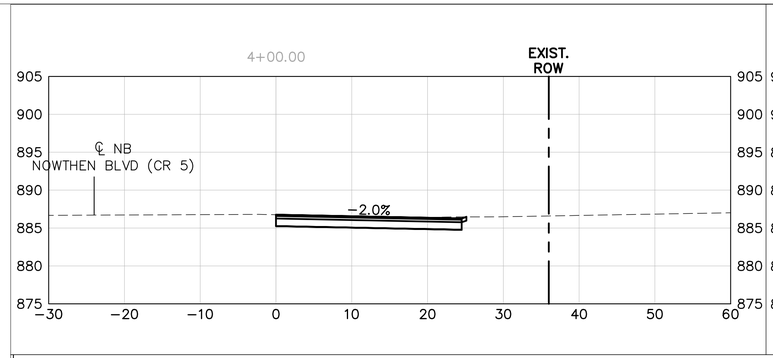
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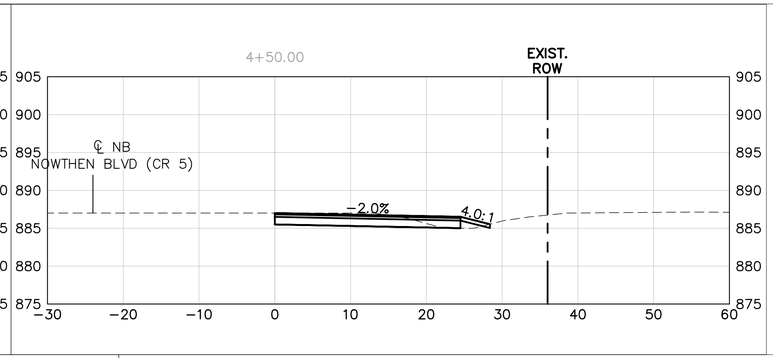
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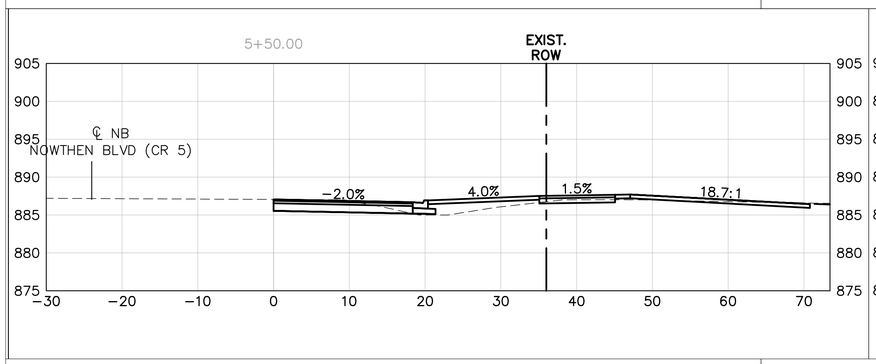
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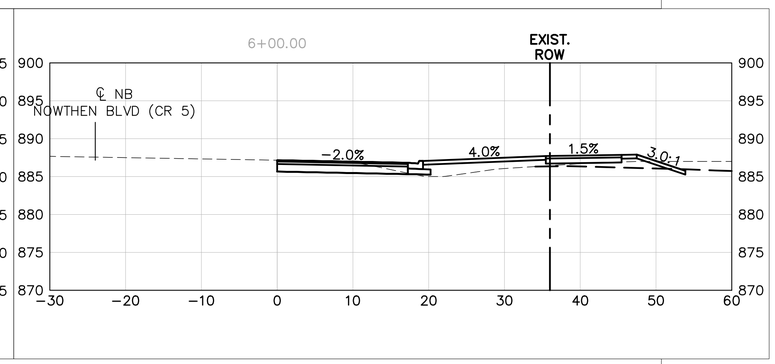
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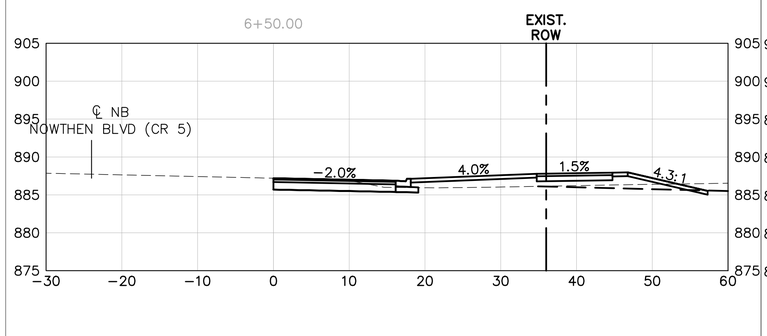
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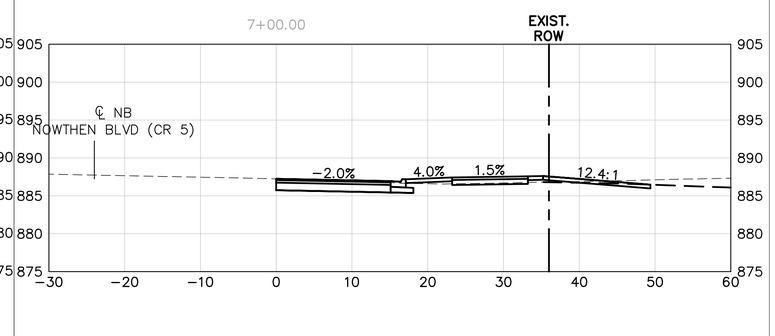


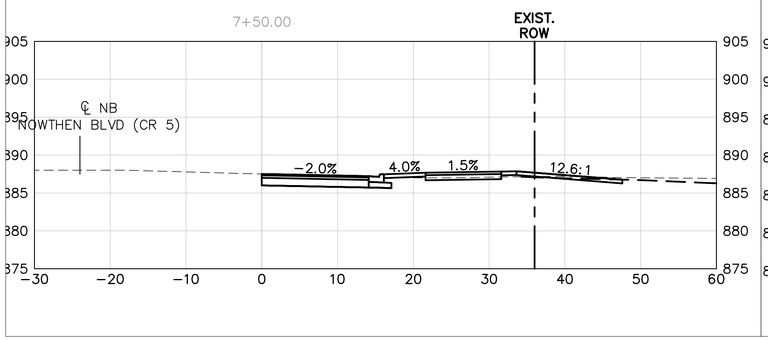


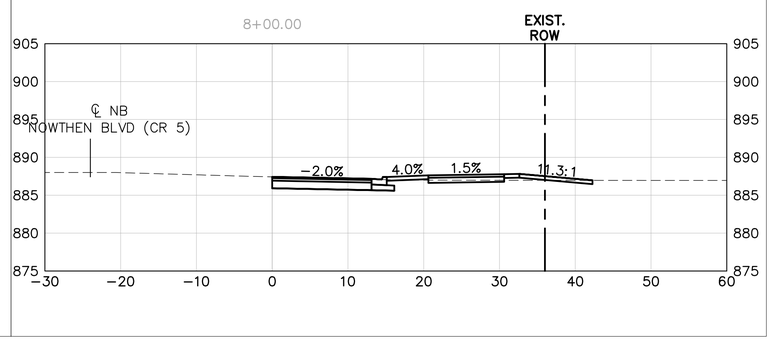












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SHEET TITLE

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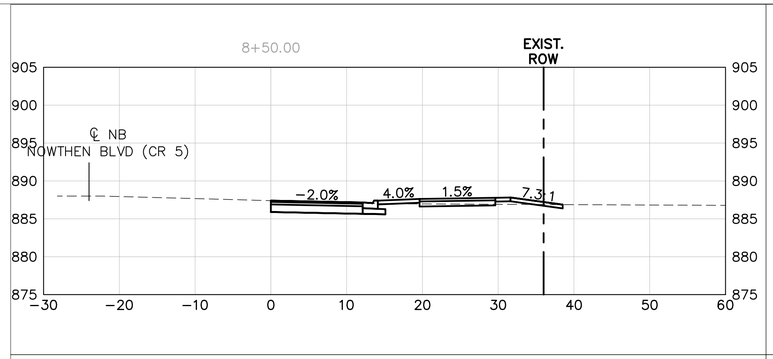
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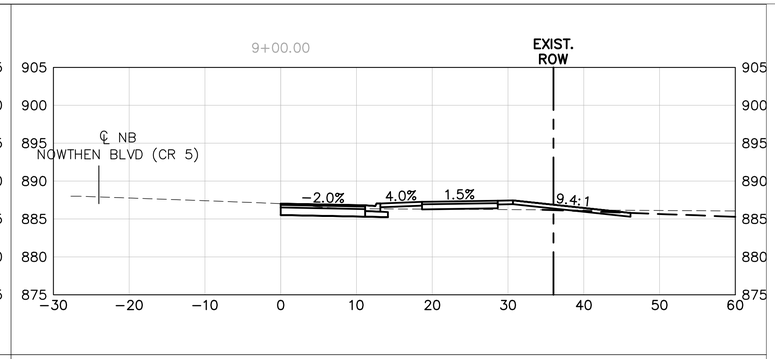
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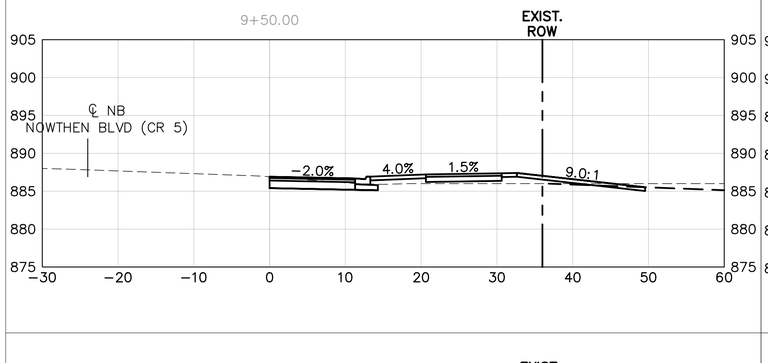
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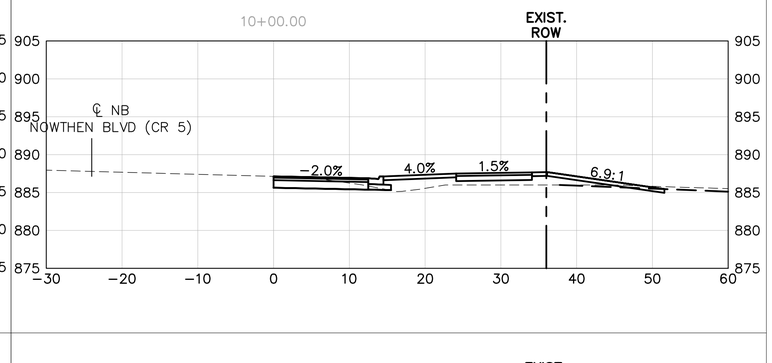
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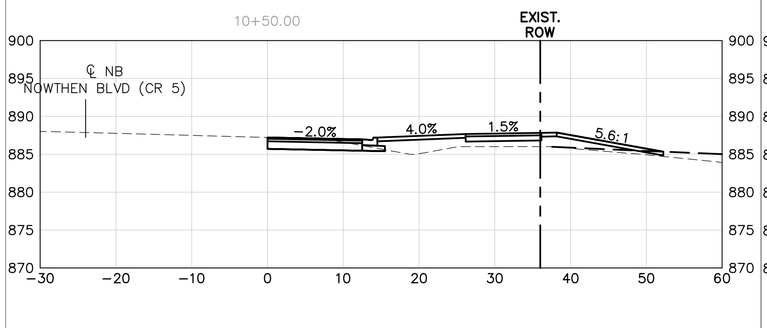
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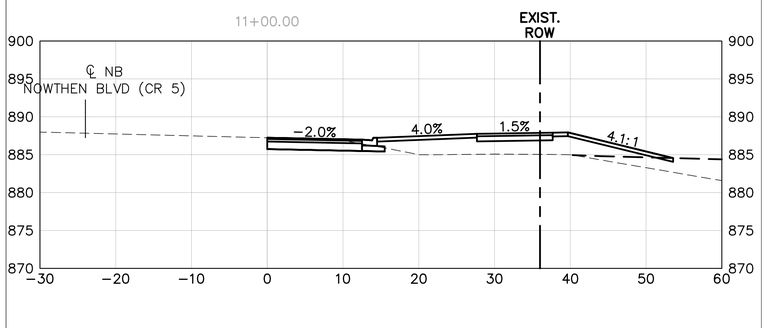


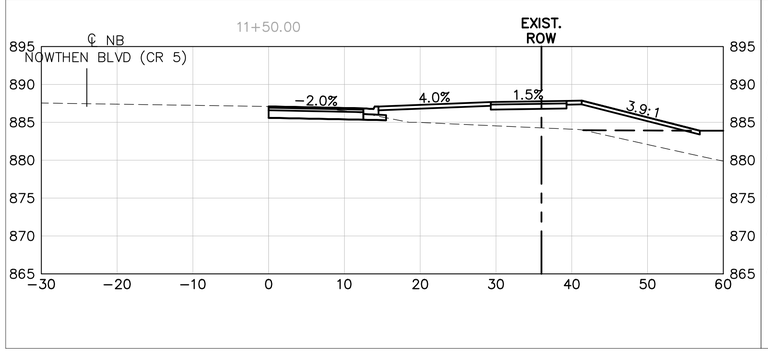


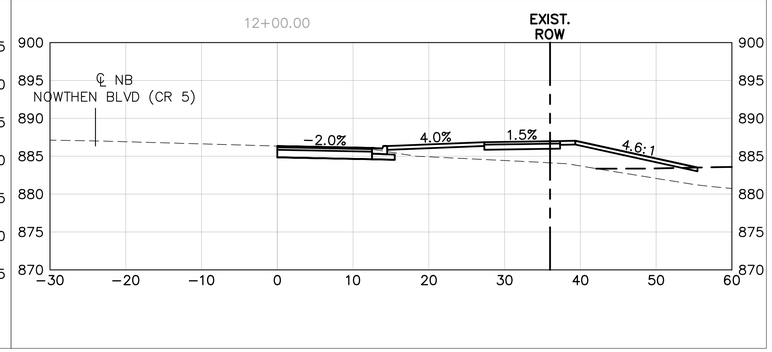












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SHEET NUMBER

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SITE DEVELOPMENT PLANS
FOR

HAVILAND FIELDS

SECTION 25, TOWNSHIP 32 , RANGE 25
RAMSEY, ANOKA COUNTY, MN

PROJECT TEAM:

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KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED BY: MICHAEL C. BRANDT, PE
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ST. PAUL, MN 55114
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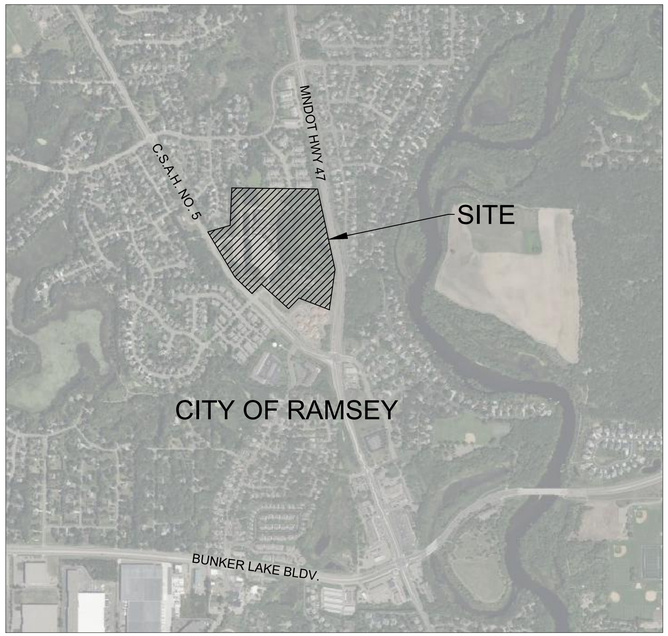
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SENIOR HOUSING PARTNERS

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MINNEAPOLIS, MN 55401
TELEPHONE: 612-339-3752
CONTACT: CHRIS PALKOWITSCH



VICINITY
N.T.S.

NORTH

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 22x34 SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

BENCHMARKS

SITE BENCHMARKS:
(NAVD 88)
SBM #1 TOP OF NUT OF FIRE HYDRANT ± 88 FEET NORTHWEST OF THE NORTHWEST CORNER OF THE CHURCH
ELEVATION=886.61

SBM #2 TOP OF LIGHT POLE BASE ± 87 FEET SOUTH OF DOOR "B" IN PARKING LOT
ELEVATION=885.61

SBM #3 TOP OF TILE INSIDE DOOR "A" ON THE SOUTHWEST SIDE OF THE CHURCH
ELEVATION=885.80

SBM #4 TOP OF BASE OF MOST SOUTHERLY LIGHT POLE IN PARKING LOT
ELEVATION=884.68

SBM #5 TOP OF 2ND LIGHT POLE BASE SOUTH OF ENTRANCE ROAD ON EAST SIDE
ELEVATION=885.87

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C300	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
C301	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2
C302	EROSION AND SEDIMENT CONTROL DETAILS
C400	SITE PLAN
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C505	GRADING PLAN ENLARGEMENTS
C506	GRADING PLAN ENLARGEMENTS
C507	GRADING PLAN ENLARGEMENTS
C508	STORM SEWER PLAN
C509	STORM SEWER PLAN
C510	STORM SEWER PLAN
C511	STORM SEWER PLAN
C512	STORM SEWER PLAN
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C517	GRADING DETAILS
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COVER SHEET

SHEET NUMBER

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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE MN DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF MN PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
10. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
11. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
13. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.

EROSION CONTROL MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

1. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO THE STANDARD SPECIFICATIONS.
2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
3. THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
5. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

TYPICAL OWNER/ENGINEER OBSERVATIONS

CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

- PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION
ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION,
INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK
INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF MN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO PUBLIC AREAS SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS IS PRACTICABLE.
13. ALL STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THESE AREAS WITH SOME PROTECTIVE MEASURE WILL BE NECESSARY.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH THEY DISTURB. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION, SEDIMENTATION, OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUEL AND LUBRICANT OIL, PESTICIDES, AND ANY SOLID WASTE MATERIALS.
15. EROSION CONTROL DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT.
16. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY OF RAMSEY ENGINEERING DIVISION.
17. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL HAVE TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE. ANY REVISIONS TO THE EROSION CONTROL PLAN MADE BY THE CONTRACTOR MUST BE APPROVED BY THE ENGINEER.

PAVING AND STRIPING NOTES

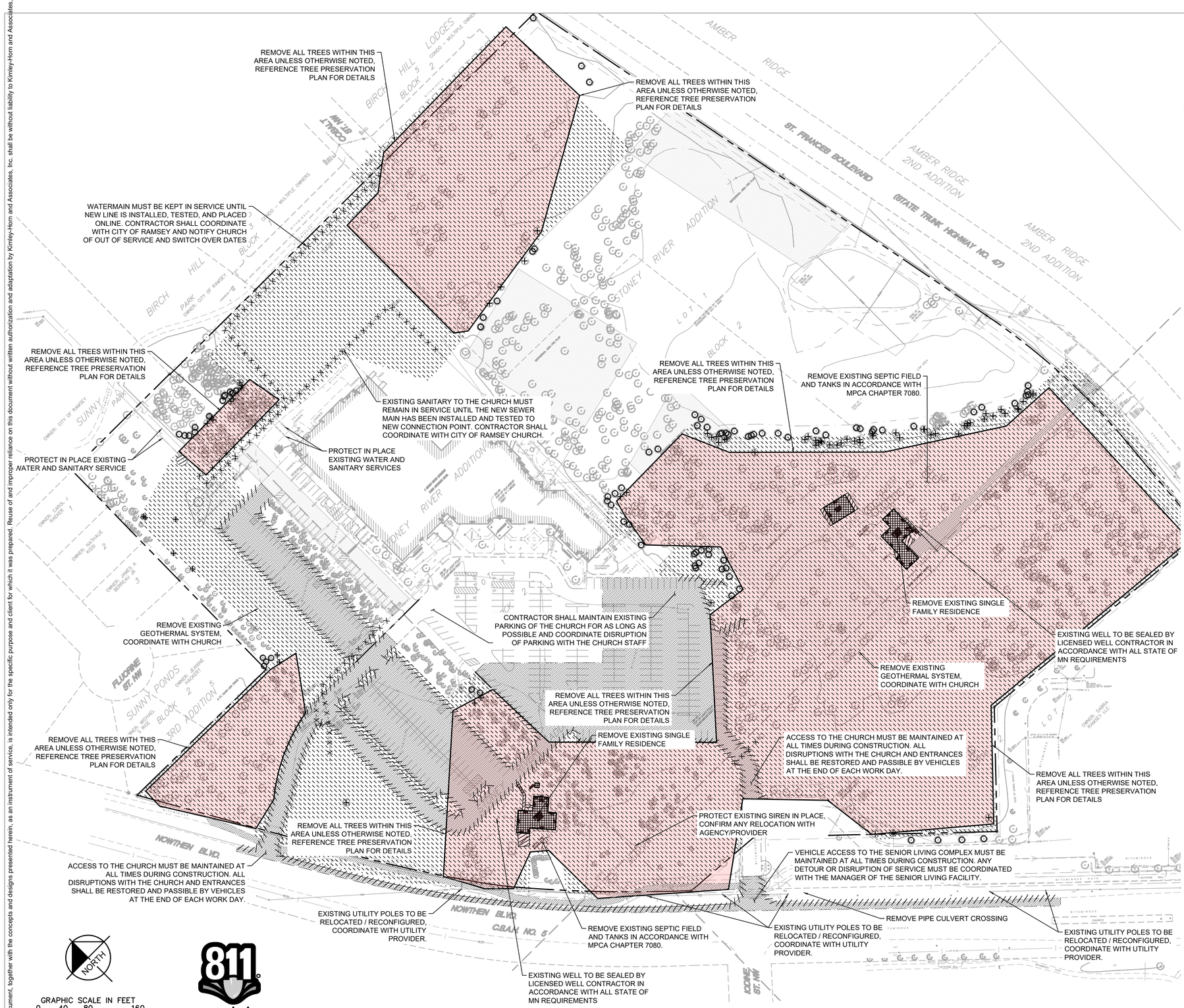
1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR MN/DOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.
3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.
4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.
5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.
8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.
9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO MN/DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND MN/DOT SPECIFICATION.
17. ALL CONCRETE/ASPHALT SHALL BE INSTALLED PER GEOTECH REPORT, CITY OF RAMSEY AND MN/DOT SPECIFICATIONS.
18. SPOT ELEVATIONS ARE TO FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.
22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.
24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
26. CONTRACTOR SHALL ENSURE MINIMUM GRADES ARE MET WITHIN PAVED AREAS, 1.2% FOR ASPHALT PAVING AND 0.6% FOR CONCRETE PAVING.

WATER, STORM SEWER, & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF MN PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10' AND A VERTICAL CLEARANCE OF 18" BETWEEN WATER AND SANITARY SEWER MANHOLES AND LINES.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.
13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.
14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.
17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 1% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.
18. ALL ROOF AND SANITARY SEWER DRAINS SHALL BE INSULATED IF 7' OF COVER CANNOT BE PROVIDED.
19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
20. THE LOCATION OF EXISTING UTILITIES, STORM DRAIN



LEGEND

- PROPERTY LINE
- REMOVE BITUMINOUS SURFACE
- REMOVE CONCRETE SURFACE
- REMOVE BUILDING
- CLEARING & GRUBBING
- TREE REMOVAL AREA-REMOVE ALL TREES WITHIN THIS AREA UNLESS OTHERWISE NOTED, REFERENCE TREE PRESERVATION PLAN FOR DETAILS
- FULL DEPTH SAWCUT
- REMOVE TREE
- TREE PROTECTION FENCE
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINES
- LIMITS OF CONSTRUCTION
- EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING GAS MAIN
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING FLARED END SECTION
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING WELL
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TREE

DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
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 THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES WITHIN ALL AREAS OF PROPOSED WORK.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS ANY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PRECEDING WITH THE WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH RAMSEY, ANOKA COUNTY AND MNDOT.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ALL PROPERTIES IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY WATER DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF RAMSEY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. REFER TO SURVEY FOR ALL EXISTING INVERT AND RIM ELEVATIONS.
14. ALL UTILITIES SHOWN ARE EXISTING UTILITIES.
15. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH ALL STATE OF MN REQUIREMENTS.
16. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
17. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINTILE IS ENCOUNTERED ON SITE. NO ACTIVE DRAINTILE SHALL BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.

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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	GAR
CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

DEMO PLAN

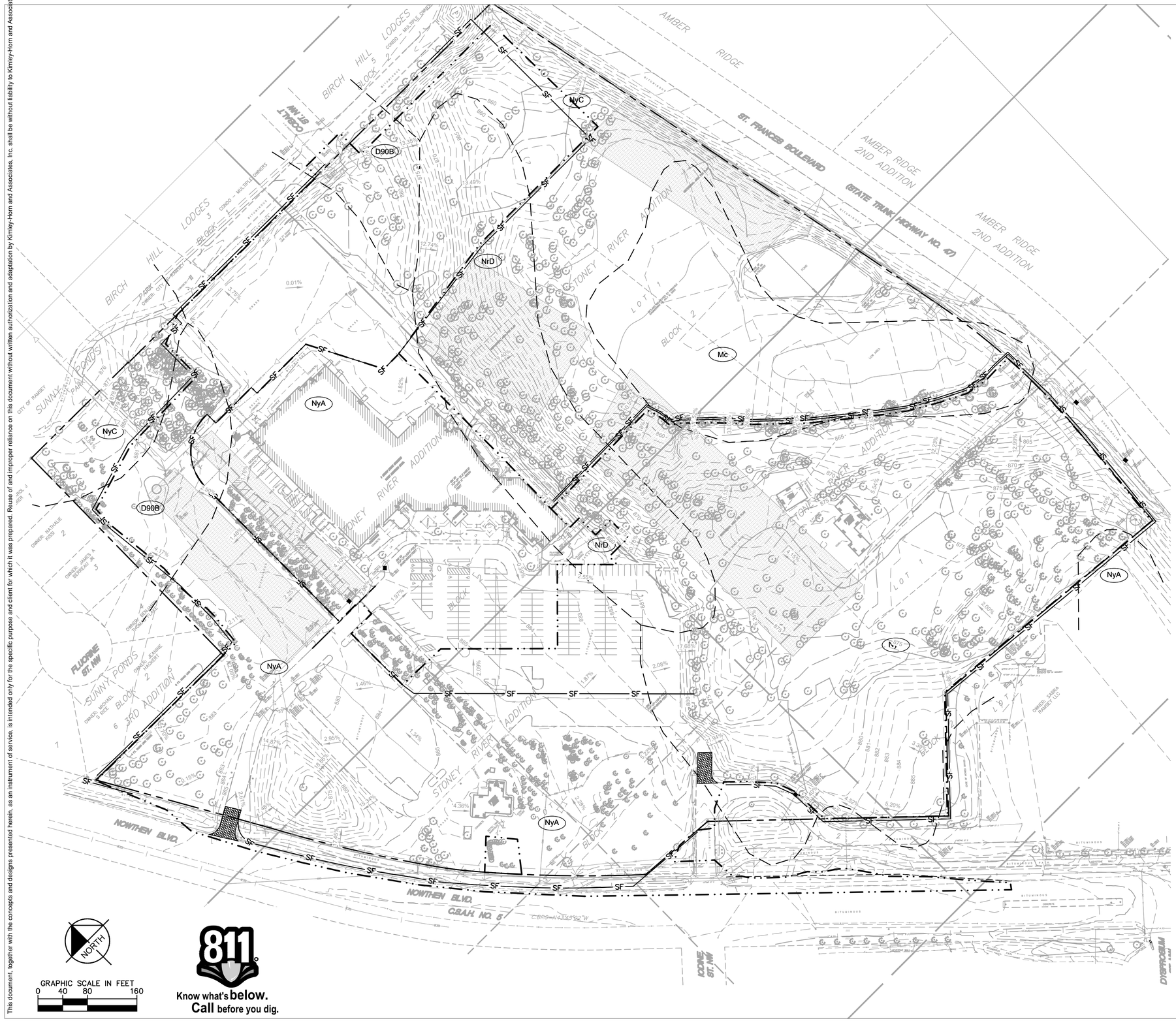
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LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SF — SILT FENCE, OFFSET 5' FOR CLARITY
- LIMITS OF DISTURBANCE
- SOIL TYPE BOUNDARY
- BIOROLL
- D90B — NYMORE LOAMY SAND, 1 TO 6 PERCENT SLOPES
- Mc — MARSH
- NrD — NYMORE LOAMY COARSE SAND, 12 TO 25 PERCENT SLOPES
- NrA — NYMORE LOAMY SAND, 0 TO 12 PERCENT SLOPES
- NrC — NYMORE LOAMY SAND, 6 TO 12 PERCENT SLOPES

EROSION CONTROL PLAN NOTES

1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
3. THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
4. WITHIN ONE WEEK (7 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
6. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
7. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
8. REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
9. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
10. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. INSTALL INLET PROTECTION AT EXISTING STORMWATER CULVERTS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1), CONCRETE WASHOUT PIT (1) AND INSTALL SILT FENCE.
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT TRAPS.
5. PERFORM CLEARING AND GRUBBING OF THE SITE. PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
6. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
7. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY NPDES AND/OR CITY OF RAMSEY GRADING PERMIT.

SITE DISCHARGE

ULTIMATE DISCHARGE OF SITE IS THE RUM RIVER APPROXIMATELY 0.24 MILES EAST-SOUTH EAST OF THE SITE. THE RUM RIVER IS CONSIDERED A SCENIC OR RECREATIONAL RIVER SEGMENT AND RESTRICTED WATER AS DESCRIBED IN THE NPDES/SDS PERMIT FOR CONSTRUCTION.

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	35.53 AC / 1,547,702 SF
EXISTING IMPERVIOUS AREA	7.07 AC / 307,970 SF / 19.9%
EXISTING PERVIOUS AREA	28.43 AC / 1,239,732 SF / 17.9%
PROPOSED IMPERVIOUS AREA	13.35 AC / 581,526 SF / 37.6%
PROPOSED PERVIOUS AREA	22.15 AC / 964,854 SF / 62.3%
PHASE I BMP QUANTITIES	
SILT FENCE	±7,640 LF
INLET PROTECTION	6 EA
ROCK CONSTRUCTION ENTRANCE	2 EA

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

811 Know what's below. Call before you dig.

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SHEET TITLE

EROSION AND SEDIMENT CONTROL PLAN - PHASE 1

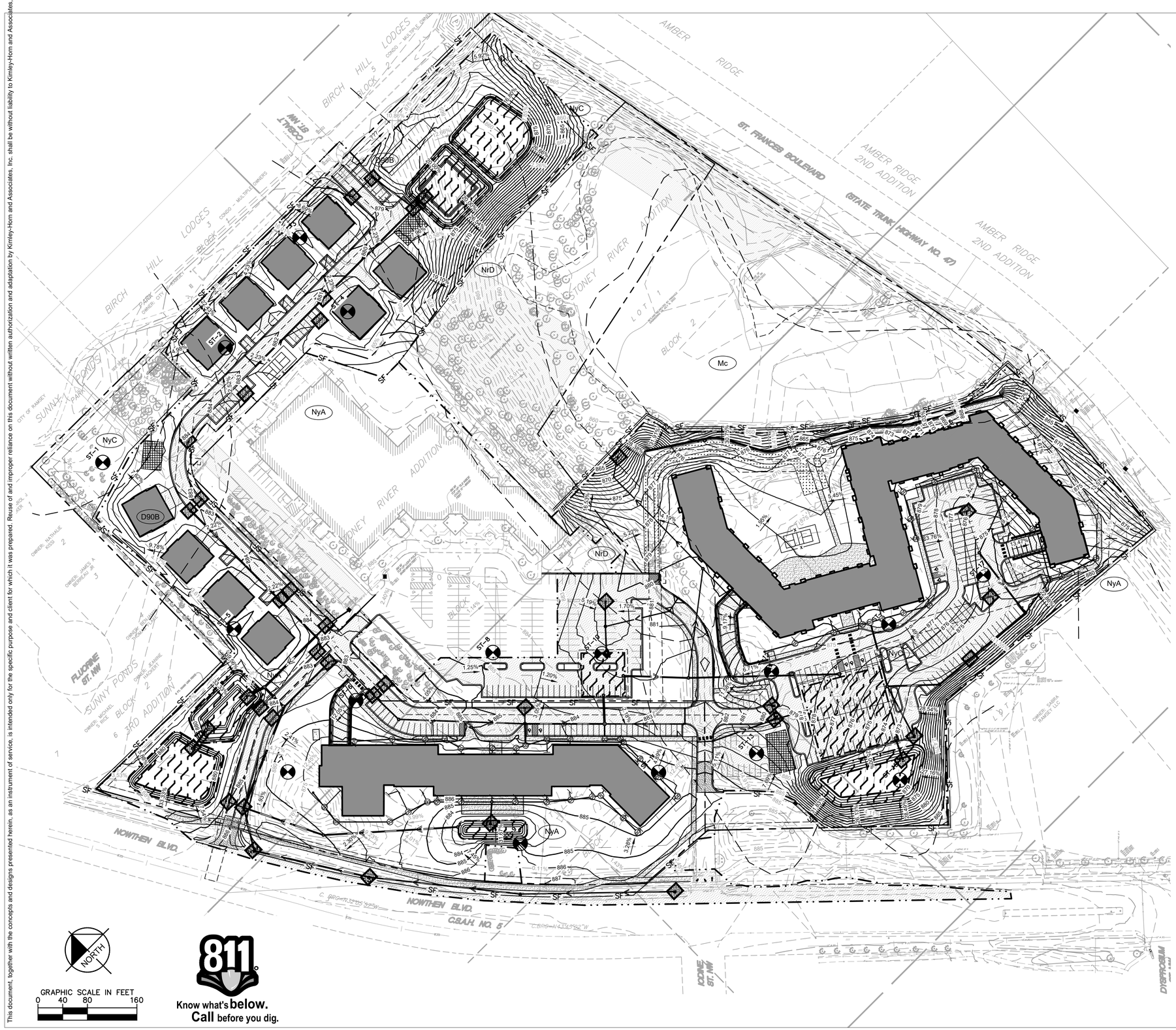
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- EROSION CONTROL BLANKET
- INLET PROTECTION
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EROSION CONTROL PLAN NOTES

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BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, UNDERGROUND SYSTEM, CURBS AND GUTTERS.
3. INSTALL APPROPRIATE INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
4. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE AND INSTALL STRIPING.
7. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
9. OBTAIN CONCURRENCE WITH THE CIVIL ENGINEERING CONSULTANT THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
   1. REMOVE ALL REMAINING TEMPORARY EROSION ADN SEDIMENT CONTROL DEVICES
   2. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPS.

SITE DISCHARGE

ULTIMATE DISCHARGE OF SITE IS THE RUM RIVER APPROXIMATELY 0.24 MILES EAST-SOUTH EAST OF THE SITE. THE RUM RIVER IS CONSIDERED A SCENIC OR RECREATIONAL RIVER SEGMENT AND RESTRICTED WATER AS DESCRIBED IN THE NPDES/SDS PERMIT FOR CONSTRUCTION.

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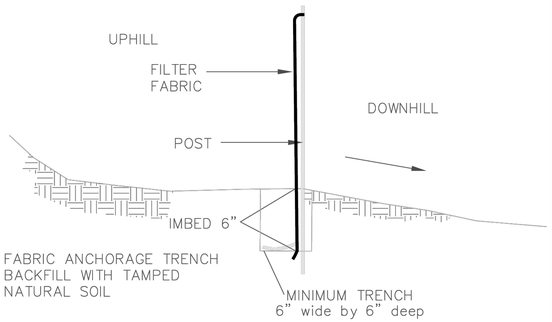
EROSION AND SEDIMENT CONTROL PLAN - PHASE 2

SHEET NUMBER

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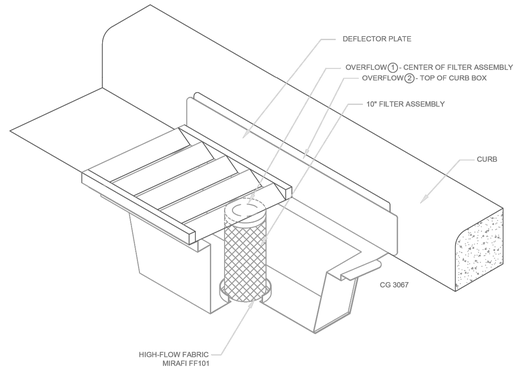


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: SILT FENCE
		CITY PLATE No. ERO–1

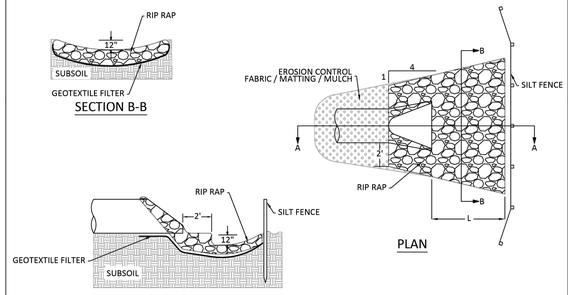


INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: INLET PROTECTION
		CITY PLATE No. ERO–2



NOTE: NOT TO SCALE

NOTES:

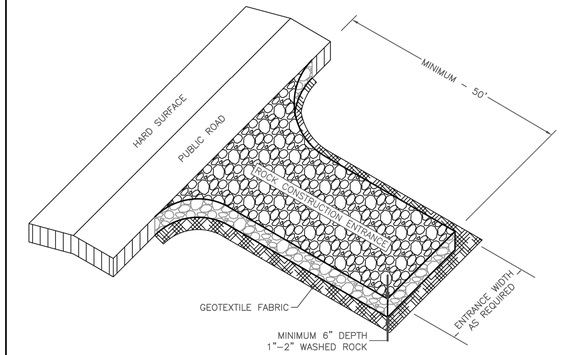
1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

RIP RAP AT RCP OUTLETS			
DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

RIP RAP AT RCP-A OUTLETS			
SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

COR INFILTRATION
FES 8 88 30 88 58
FES 8A 115 38 125 88

APPROVED: 9 – 2016 MODIFIED: 5 – 2019	City of RAMSEY	STANDARD DETAILS: RIP–RAP
		CITY PLATE No. ERO–3



NOTE: NOT TO SCALE

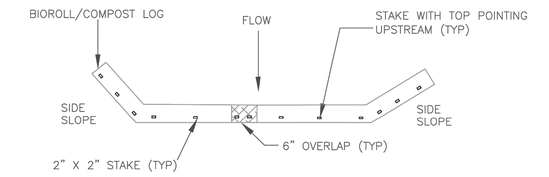
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1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

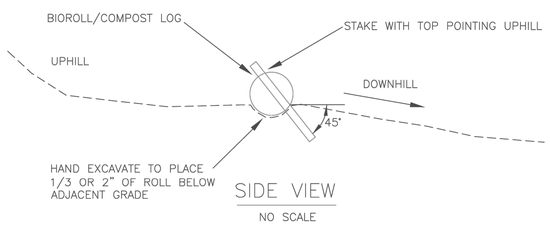
RIP RAP AT RCP OUTLETS			
DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

RIP RAP AT RCP-A OUTLETS			
SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

APPROVED: 9 – 2016	City of RAMSEY	STANDARD DETAILS: RIP–RAP
		CITY PLATE No. ERO–3



PLAN VIEW



SIDE VIEW

NO SCALE

NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED: 3 – 2016	City of RAMSEY	STANDARD DETAILS: BIO ROLL (COMPOST LOG)
		CITY PLATE No. ERO–4

NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE
		CITY PLATE No. ERO–5

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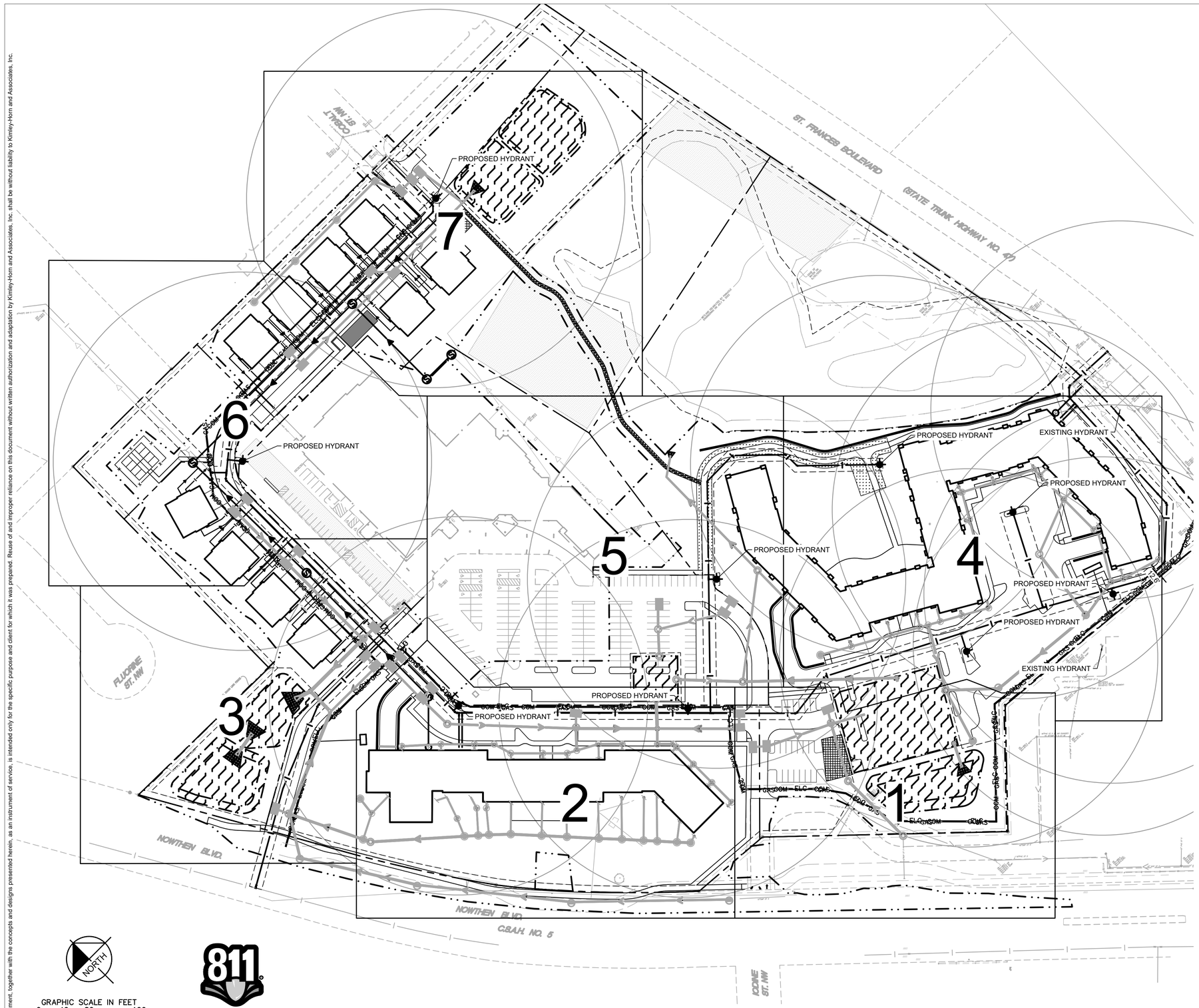
SHEET TITLE

EROSION AND SEDIMENT CONTROL DETAILS

SHEET NUMBER

C302

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LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		STORM MANHOLE (SOLID CASTING)
		STORM MANHOLE (ROUND INLET CASTING)
		STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
		STORM SEWER CLENOUT
		FLARED END SECTION
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

UTILITY PLAN NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 13' DEEP
   8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 13' DEEP
   4" PVC SDR26 PER ASTM D-3034
3. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, C-900 PVC PER AWWA
   SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER
4. MINIMUM TRENCH WIDTH SHALL BE 3 FEET.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF RAMSEY AND STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
19. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
20. ALL ONSITE SANITARY SEWER SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1

CERTIFICATION

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SHEET TITLE

UTILITY PLAN

SHEET NUMBER

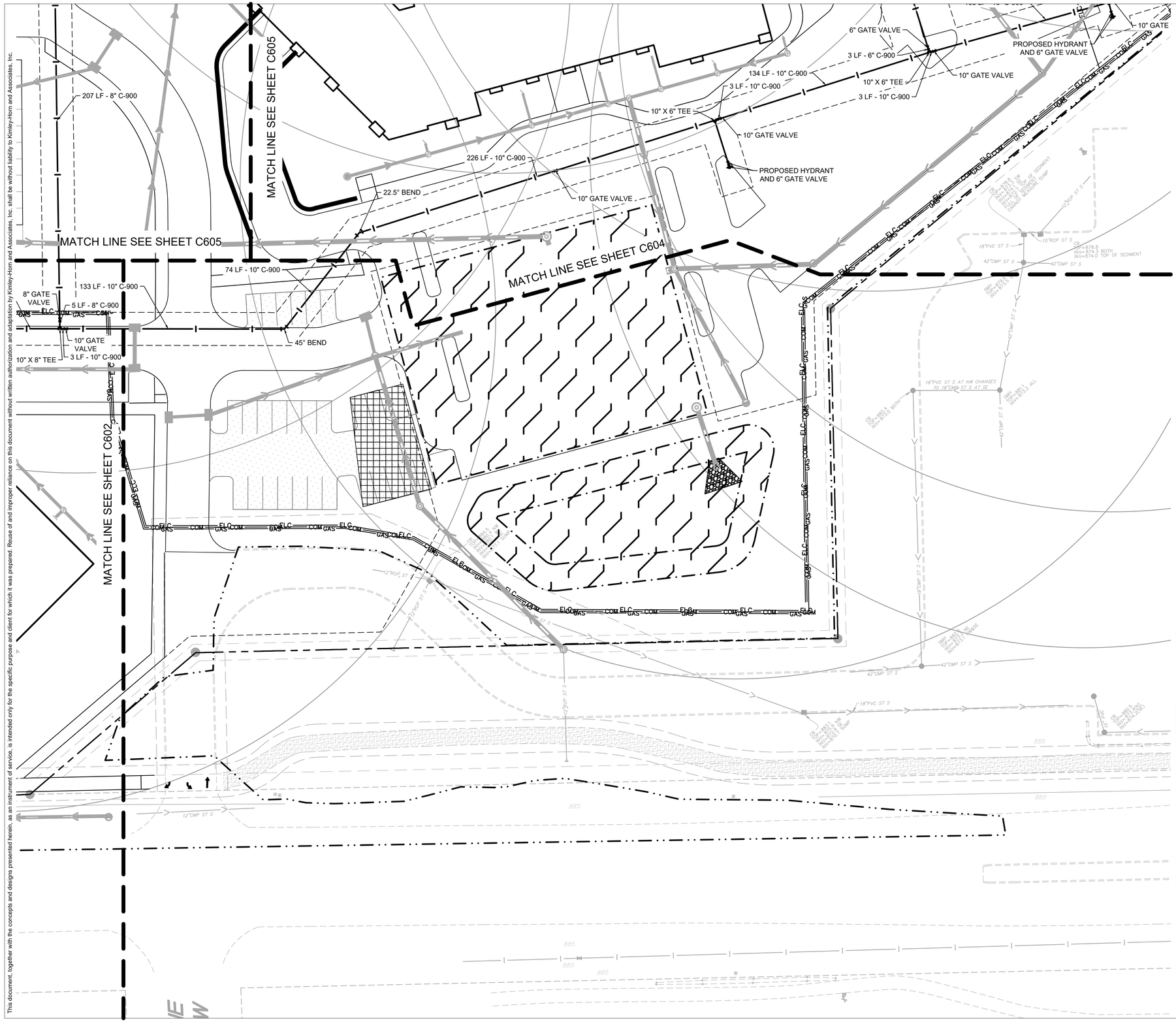
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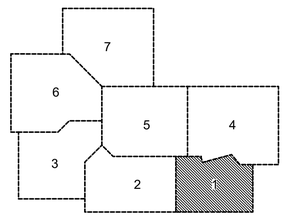


LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		STORM MANHOLE (SOLID CASTING)
		STORM MANHOLE (ROUND INLET CASTING)
		STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
		STORM SEWER CLENOUT
		FLARED END SECTION
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

AREA KEY MAP

NOT TO SCALE



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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SHEET TITLE

UTILITY PLAN ENLARGEMENTS

SHEET NUMBER

C601

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8" X 4" WYE
IE: 869.96

1" CORP. WITH 1" COPPER TYPE K WATER LINE

8" GATE VALVE
3 LF - 8" C-900
10" X 8" REDUCER
3 LF - 10" C-900
10"x10" TEE
3 LF - 10" C-900
10" GATE VALVE

275 LF - 8" PVC @ 0.50%

8" X 4" WYE
IE: 870.39

174 LF - 10" C-900

MATCH LINE SEE SHEET C603

154 LF - 10" C-900

MATCH LINE SEE SHEET C605

207 LF - 8" C-900

SSWR-106
RE:883.21
IE:871.24 SW
IE:871.14 N

PROPOSED HYDRANT AND 6" GATE VALVE
5 LF - 10" C-900
10" X 10" TEE
5 LF - 10" C-900
10" X 4" TEE
5 LF - 10" C-900
10" GATE VALVE
4" GATE VALVE

8 LF - 6" C-900
10" X 6" TEE

81 LF - 8" PVC @ 0.50%

3 LF - 10" C-900

45° BEND

10" GATE VALVE

213 LF - 10" C-900

141 LF - 10" C-900

36 LF - 10" C-900

PROPOSED HYDRANT AND 6" GATE VALVE
5 LF - 6" C-900

8" GATE VALVE

133 LF - 10" C-900

5 LF - 8" C-900

10" GATE VALVE

10" GATE VALVE

10" X 6" TEE

10" X 8" TEE

3 LF - 10" C-900

SSWR-107
COORDINATE WITH MEP
RE:886.02
IE:871.64 NE

LC

ELC

TRANSFORMER

10" C-900 FIRE SERVICE LINE TO WITHIN 5' OF BUILDING, COORDINATE WITH MEP

6" C-900 WATER SERVICE LINE TO WITHIN 5' OF BUILDING, COORDINATE WITH MEP

MATCH LINE SEE SHEET C603

MATCH LINE SEE SHEET C601

12"CMP S

NOWTHEN BLVD.

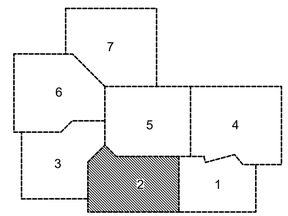
C.S.A.H. NO. 5

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		STORM MANHOLE (SOLID CASTING)
		STORM MANHOLE (ROUND INLET CASTING)
		STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
		STORM SEWER CLENOUT
		FLARED END SECTION
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

AREA KEY MAP

NOT TO SCALE



NORTH

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2	2024-03-12	SITE PLAN REVIEW R1

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SHEET TITLE

UTILITY PLAN ENLARGEMENTS

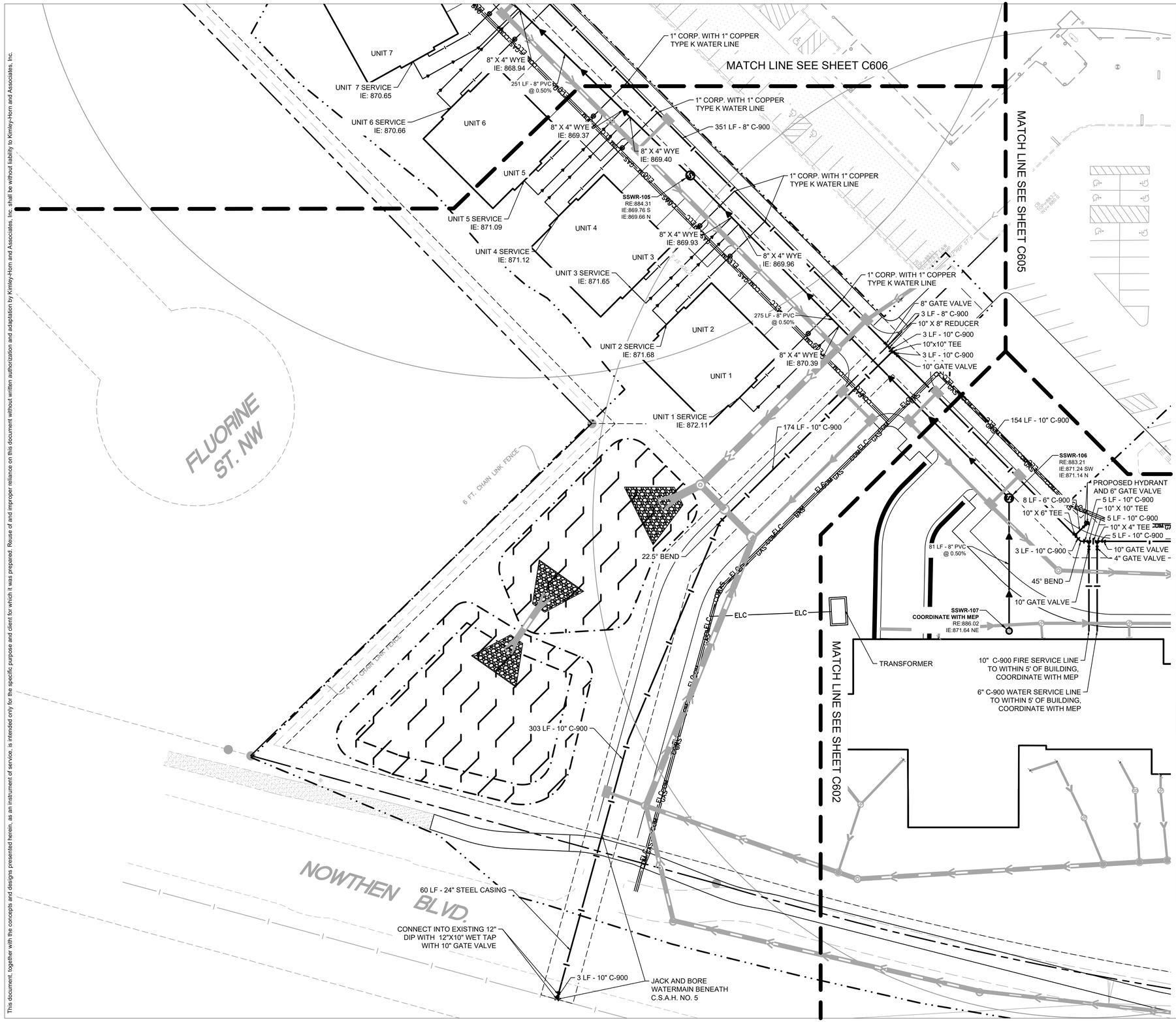
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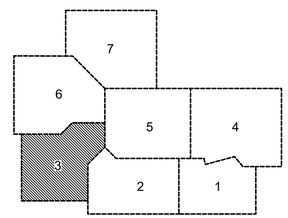


LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		STORM MANHOLE (SOLID CASTING)
		STORM MANHOLE (ROUND INLET CASTING)
		STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
		STORM SEWER CLENOUT
		FLARED END SECTION
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

AREA KEY MAP

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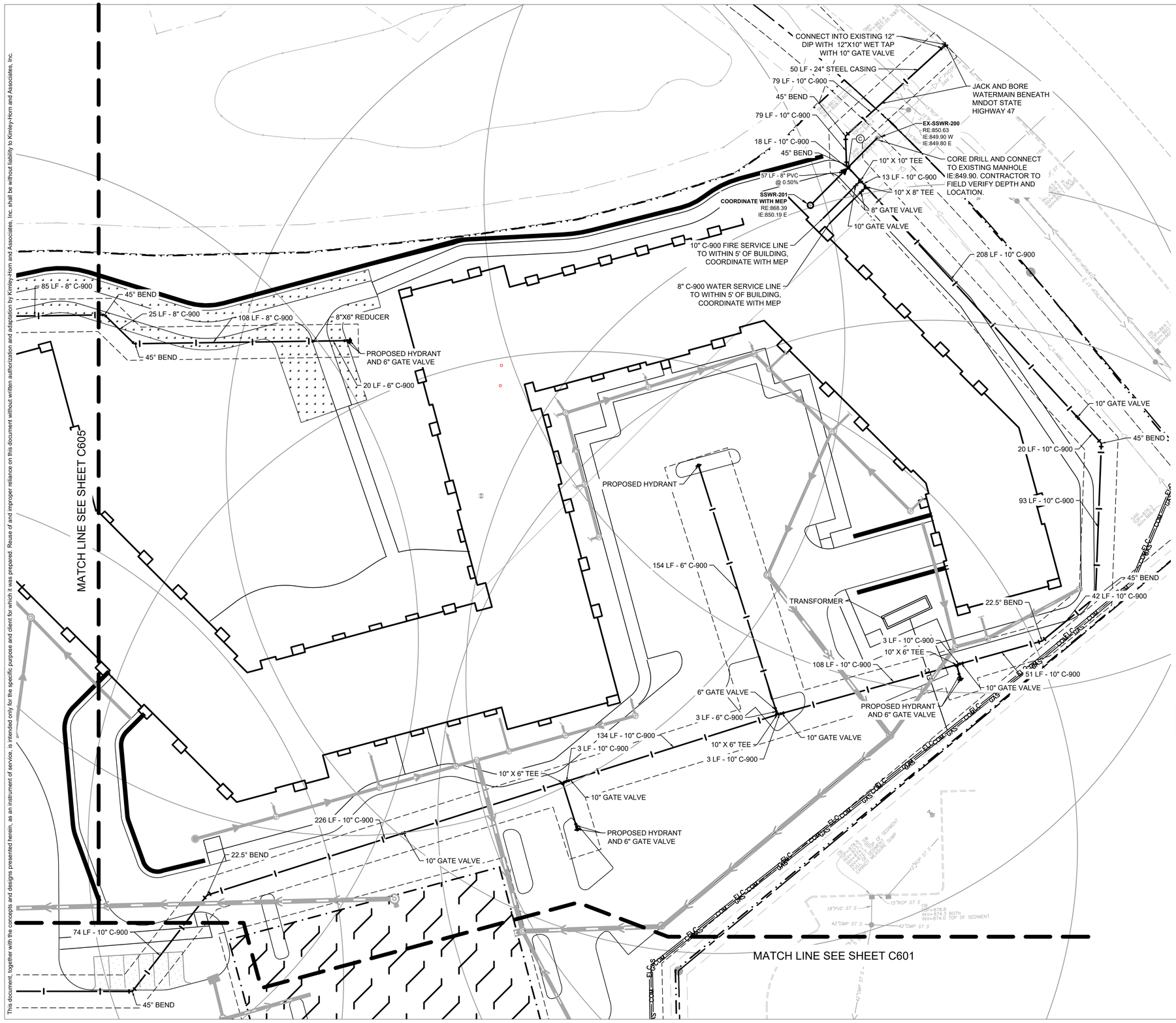
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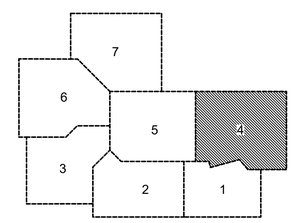


LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		STORM MANHOLE (SOLID CASTING)
		STORM MANHOLE (ROUND INLET CASTING)
		STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
		STORM SEWER CLENOUT
		FLARED END SECTION
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

AREA KEY MAP

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SHEET NUMBER

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MATCH LINE SEE SHEET C607

MATCH LINE SEE SHEET C606

MATCH LINE SEE SHEET C603

MATCH LINE SEE SHEET C604

MATCH LINE SEE SHEET C602

1" CORP. WITH 1" COPPER TYPE K WATER LINE

8" GATE VALVE

3 LF - 8" C-900

10" X 8" REDUCER

3 LF - 10" C-900

10"x10" TEE

3 LF - 10" C-900

10" GATE VALVE

154 LF - 10" C-900

SSWR-106
RE:883.21
IE:871.24 SW
IE:871.14 N

PROPOSED HYDRANT AND 6" GATE VALVE

8 LF - 6" C-900

10" X 6" TEE

5 LF - 10" C-900

10" X 10" TEE

5 LF - 10" C-900

10" X 4" TEE

5 LF - 10" C-900

10" GATE VALVE

4" GATE VALVE

3 LF - 10" C-900

45° BEND

81 LF - 8" PVC @ 0.50%

10" GATE VALVE

SSWR-107
COORDINATE WITH MEP
RE:886.02
IE:871.64 NE

213 LF - 10" C-900

141 LF - 10" C-900

36 LF - 10" C-900

PROPOSED HYDRANT AND 6" GATE VALVE

5 LF - 6" C-900

8" GATE VALVE

133 LF - 10" C-900

5 LF - 8" C-900

74 LF - 10" C-900

10" GATE VALVE

10" X 6" TEE

10" X 8" TEE

10" GATE VALVE

3 LF - 10" C-900

45° BEND

85 LF - 8" C-900

45° BEND

57 LF - 8" C-900

45° BEND

25 LF - 8"

45° BEND

45° BEND

152 LF - 8" C-900

8" GATE VALVE

10 LF - 6" C-900

PROPOSED HYDRANT AND 6" GATE VALVE

3 LF - 8" C-900

8" X 6" TEE

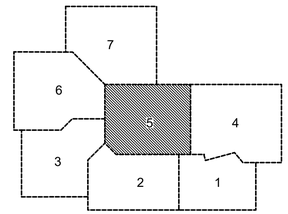
207 LF - 8" C-900

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		STORM MANHOLE (SOLID CASTING)
		STORM MANHOLE (ROUND INLET CASTING)
		STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
		STORM SEWER CLENOUT
		FLARED END SECTION
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

AREA KEY MAP

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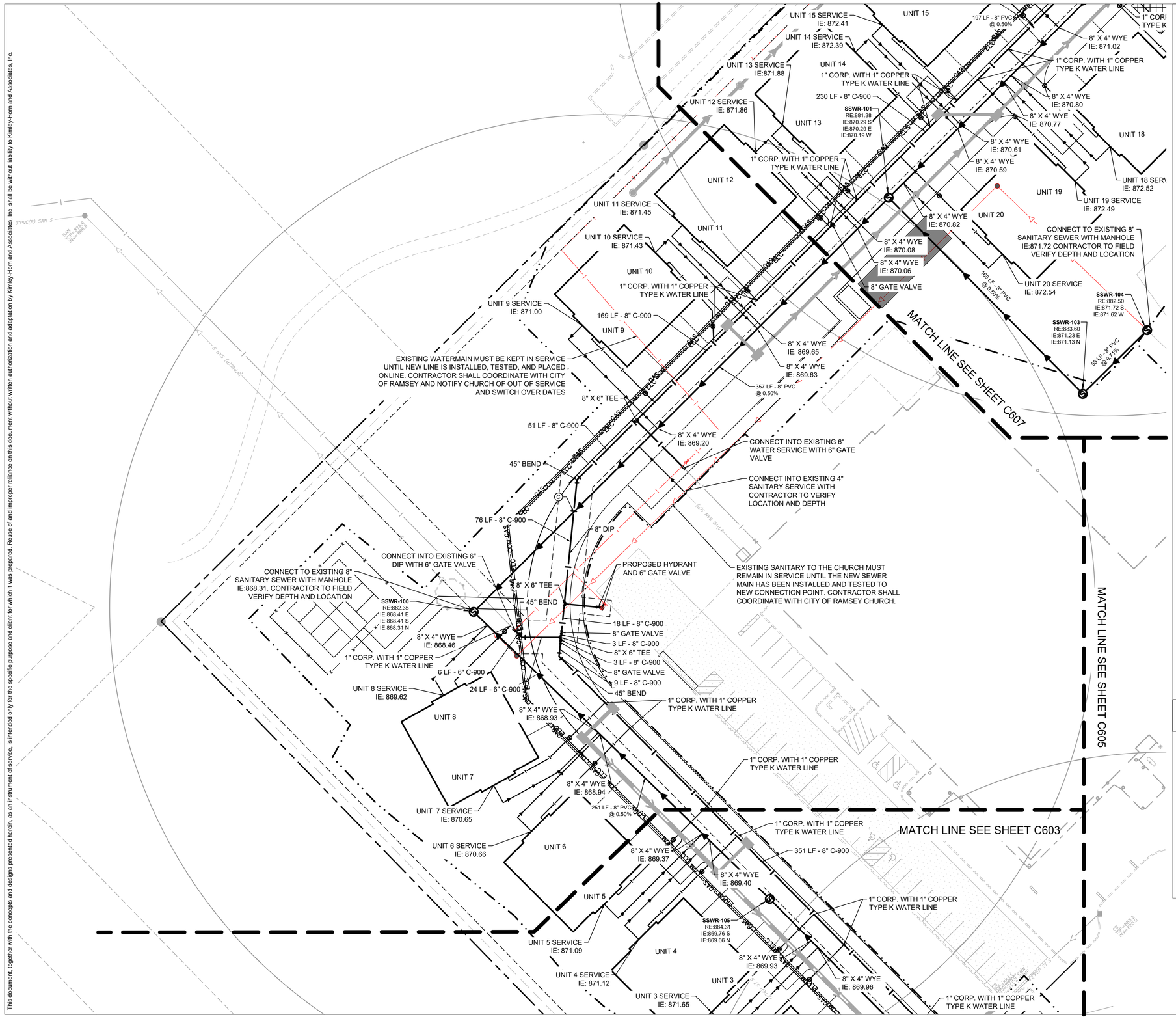
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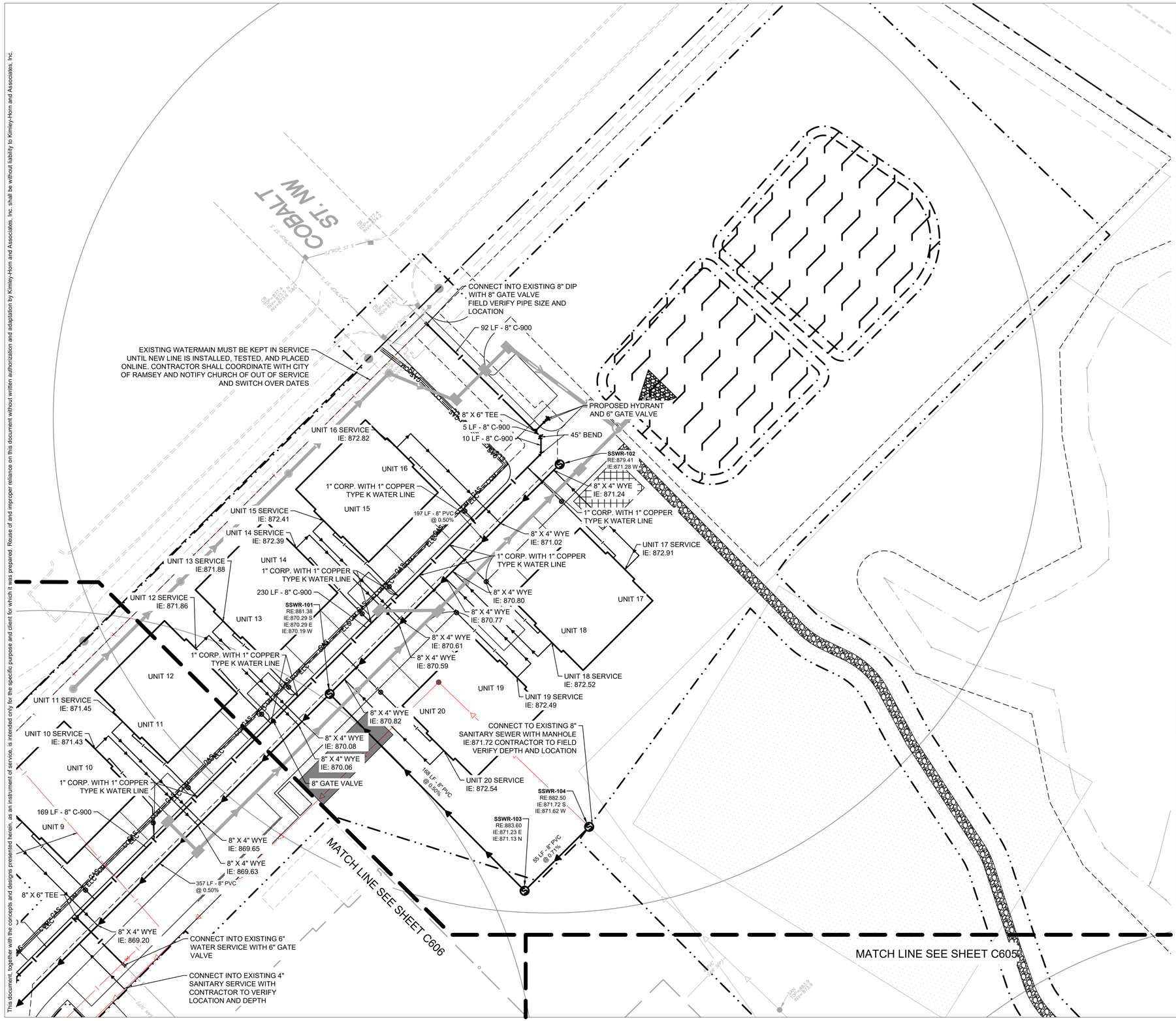
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UNIT 15 SERVICE IE: 872.41
UNIT 14 SERVICE IE: 872.39
UNIT 13 SERVICE IE:871.88
UNIT 12 SERVICE IE: 871.86
UNIT 11 SERVICE IE: 871.45
UNIT 10 SERVICE IE: 871.43
UNIT 9 SERVICE IE: 871.00
UNIT 8 SERVICE IE: 869.62
UNIT 7 SERVICE IE: 870.65
UNIT 6 SERVICE IE: 870.66
UNIT 5 SERVICE IE: 871.09
UNIT 4 SERVICE IE: 871.12
UNIT 3 SERVICE IE: 871.65
UNIT 19 SERVICE IE: 872.49
UNIT 20 SERVICE IE: 872.54
UNIT 18 SERV IE: 872.52
UNIT 15
UNIT 14
UNIT 13
UNIT 12
UNIT 11
UNIT 10
UNIT 9
UNIT 8
UNIT 7
UNIT 6
UNIT 5
UNIT 4
UNIT 3
UNIT 19
UNIT 20
UNIT 18
1" CORP. WITH 1" COPPER TYPE K WATER LINE
1" CORI TYPE K
197 LF - 8" PVC @ 0.50%
8" X 4" WYE IE: 871.02
8" X 4" WYE IE: 870.80
8" X 4" WYE IE: 870.77
8" X 4" WYE IE: 870.61
8" X 4" WYE IE: 870.59
230 LF - 8" C-900
SSWR-101 RE:881.38 IE:870.29 S IE:870.29 E IE:870.19 W
8" X 4" WYE IE: 870.82
8" X 4" WYE IE: 870.08
8" X 4" WYE IE: 870.06
8" GATE VALVE
CONNECT TO EXISTING 8" SANITARY SEWER WITH MANHOLE IE:871.72 CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION
168 LF - 8" PVC @ 0.50%
SSWR-104 RE:882.50 IE:871.72 S IE:871.62 W
SSWR-103 RE:883.60 IE:871.23 E IE:871.13 N
55 LF - 8" PVC @ 2.71%
169 LF - 8" C-900
8" X 4" WYE IE: 869.65
8" X 4" WYE IE: 869.63
357 LF - 8" PVC @ 0.50%
EXISTING WATERMAIN MUST BE KEPT IN SERVICE UNTIL NEW LINE IS INSTALLED, TESTED, AND PLACED ONLINE. CONTRACTOR SHALL COORDINATE WITH CITY OF RAMSEY AND NOTIFY CHURCH OF OUT OF SERVICE AND SWITCH OVER DATES
8" X 6" TEE
51 LF - 8" C-900
8" X 4" WYE IE: 869.20
45° BEND
CONNECT INTO EXISTING 6" WATER SERVICE WITH 6" GATE VALVE
CONNECT INTO EXISTING 4" SANITARY SERVICE WITH CONTRACTOR TO VERIFY LOCATION AND DEPTH
76 LF - 8" C-900
8" DIP
CONNECT TO EXISTING 8" DIP WITH 6" GATE VALVE
CONNECT TO EXISTING 8" SANITARY SEWER WITH MANHOLE IE:868.31. CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION
SSWR-100 RE:882.35 IE:868.41 E IE:868.41 S IE:868.31 N
8" X 6" TEE
45° BEND
18 LF - 8" C-900
8" GATE VALVE
3 LF - 8" C-900
8" X 6" TEE
3 LF - 8" C-900
8" GATE VALVE
9 LF - 8" C-900
45° BEND
PROPOSED HYDRANT AND 6" GATE VALVE
EXISTING SANITARY TO THE CHURCH MUST REMAIN IN SERVICE UNTIL THE NEW SEWER MAIN HAS BEEN INSTALLED AND TESTED TO NEW CONNECTION POINT. CONTRACTOR SHALL COORDINATE WITH CITY OF RAMSEY CHURCH.
8" X 4" WYE IE: 868.46
1" CORP. WITH 1" COPPER TYPE K WATER LINE
6 LF - 6" C-900
24 LF - 6" C-900
8" X 4" WYE IE: 868.93
1" CORP. WITH 1" COPPER TYPE K WATER LINE
8" X 4" WYE IE: 868.94
251 LF - 8" PVC @ 0.50%
1" CORP. WITH 1" COPPER TYPE K WATER LINE
8" X 4" WYE IE: 869.37
351 LF - 8" C-900
8" X 4" WYE IE: 869.40
1" CORP. WITH 1" COPPER TYPE K WATER LINE
SSWR-105 RE:884.31 IE:869.76 S IE:869.66 N
8" X 4" WYE IE: 869.93
8" X 4" WYE IE: 869.96
1" CORP. WITH 1" COPPER TYPE K WATER LINE
MATCH LINE SEE SHEET C607
MATCH LINE SEE SHEET C605
MATCH LINE SEE SHEET C603
3"PVC(P) SAN S
SAN INV=878.6 INV=868.6
5 WM (DIP)
WM 3"
WM 6"
WM 8"
GAS
ELC
COM
GAS
ELC
COM
GAS
ELC
COM

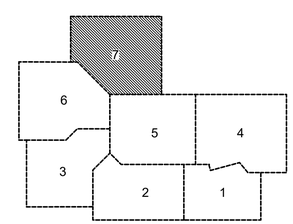


LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		STORM MANHOLE (SOLID CASTING)
		STORM MANHOLE (ROUND INLET CASTING)
		STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
		STORM SEWER CLENOUT
		FLARED END SECTION
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

AREA KEY MAP

NOT TO SCALE



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

811 Know what's below. Call before you dig.

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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1

CERTIFICATION

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DRAWN BY	MAK
CHECKED BY	
COMMISSION NUMBER	

SHEET TITLE

UTILITY PLAN ENLARGEMENTS

SHEET NUMBER

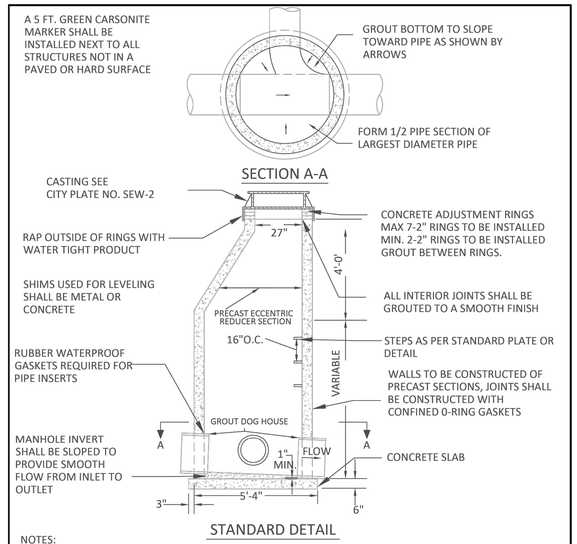
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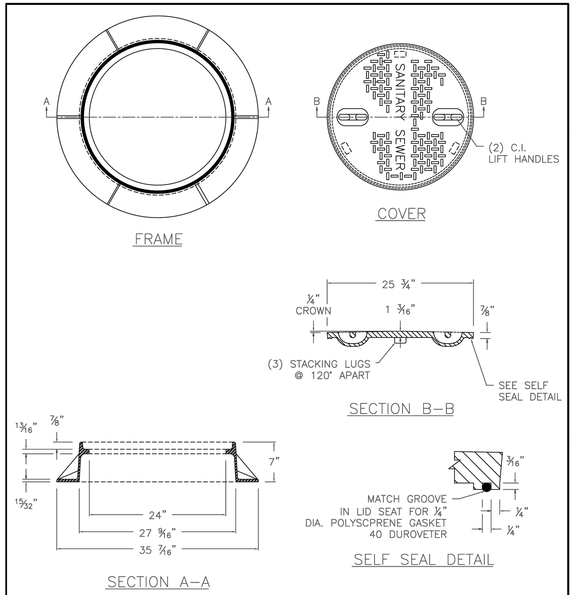
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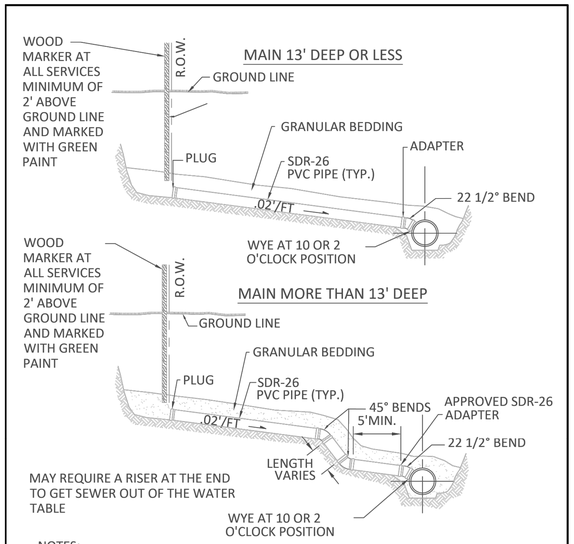
NOTES:
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)
2. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT
3. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP
4. ALL INVERTS TO BE 0.10' ABOVE OUTLET

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: SANITARY MANHOLE
		CITY PLATE No. SEW-1



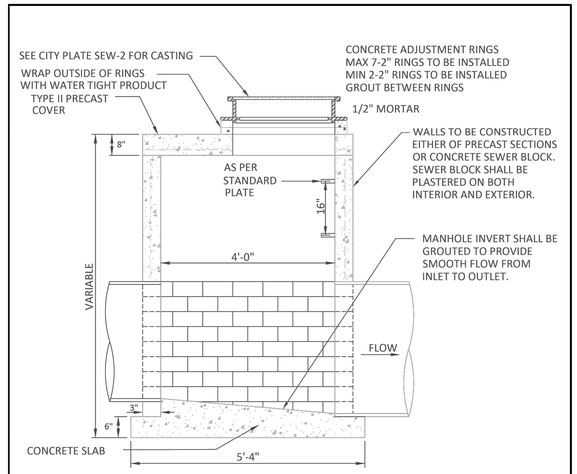
NOTE: NOT TO SCALE

APPROVED: 11 – 2015	City of RAMSEY	STANDARD DETAILS: WATER TIGHT CASTING
		CITY PLATE No. SEW–2



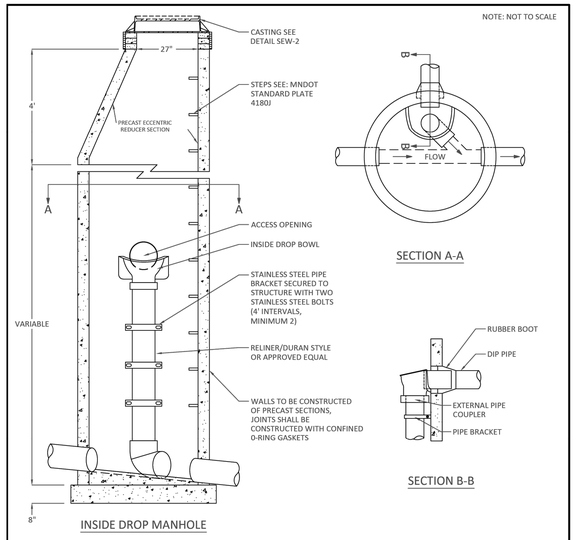
NOTES:
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APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: SANITARY SEWER SERVICE
		CITY PLATE No. SEW-3



NOTE:
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: SLAB-TOP MANHOLE
		CITY PLATE No. SEW-4



NOTES:
1. CONCRETE ADJUSTMENT RINGS, MIN 2 MAX 7 - 2" RINGS TO BE INSTALLED. ALL INTERIOR JOINTS SHALL BE GROUTED TO A SMOOTH FINISH. WRAP OUTSIDE OF RINGS WITH WATER TIGHT PRODUCT
2. 8" BASE FOR AL MANHOLES LESS THAN 14 FT. DEEP. INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT. & REINFORCEMENT WITH 6"X6" & 10"X10" MESH
3. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE SMOOTH FLOW INLET TO OUTLET. RUBBER WATERPROOF GASKETS REQUIRED FOR PIPE INSERTS
4. DUCTILE IRON PIPE TO BE USED FROM TEE TO UNDISTURBED SOIL
5. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: INSIDE DROP MANHOLE
		CITY PLATE No. SEW-5

RELINER® INSIDE DROP SYSTEM SPECIFICATIONS

1. PRODUCT NAME

RELINER® INSIDE DROP SYSTEM
U.S. Patent 6074130 Canadian Patent # 2269565
All RELINER Products are proudly made in the U.S.A.

2. MANUFACTURER

RELINER®/Duran Inc.
53 Mount Archer Rd.
Lyme CT 06371
Phone: (800) 508-6001, (860) 434-0277
Fax: (877) 434-3197
E Mail: info@reliner.com
Web site: http://www.reliner.com

3. PRODUCT DESCRIPTION

Basic Application: RELINER® INSIDE DROP SYSTEM is a plastic composite collection device that facilitates the controlled drop of effluent into the main stream flow of a sanitary manhole. The Drop Bowl permits easy inspection and cleaning without the need to enter the structure. The custom made adjustable stainless steel straps fully support the drop pipe.

Advantages of the INSIDE DROP SYSTEM by RELINER®

- Reduce maintenance
- Eliminate confined space entry
- Speed Inspection
- Simplify cleaning
- Reduce turbulence and odor
- Solids and liquids remain together
- Erosion of structure eliminated
- High corrosion resistance
- Allow workers to enter structure without risk of effluent contact
- Increase pump life in Wet Wells

Composition and Materials: RELINER® DROP BOWL is hand fabricated in the USA from marine grade fiberglass. The clamping pipe supports are of 304 stainless steel with 18-8 stainless nuts and bolts.

These materials have extremely high resistance to sewer acids while providing very smooth, low maintenance assemblies.

The open design allows for grade level inspection and cleaning while containing the incoming material and conducting it smoothly into the main flow of the system.
The RELINER Drop system is compatible with virtually all types of manhole construction and rehabilitation technologies and materials.

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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

PRELIMINARY - NOT FOR CONSTRUCTION

CERTIFICATION

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CHECKED BY	
COMMISSION NUMBER	

SHEET TITLE

UTILITY DETAILS

SHEET NUMBER

C608

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RELINER® INSIDE DROP SYSTEM SPECIFICATIONS

4. TECHNICAL DATA

RELINER® INSIDE DROP components consist of
1) Standard size composite Drop Bowls
2) Stainless steel adjustable clamping brackets

RELINER composite components are hand and chopper gun laminations of these properties:

Physical Properties of Unsaturated Polyester Resin Reinforced Laminates
(33 / 66 Glass / Resin 1.5 oz mat Laminates .125 in.)

Flexural Strength	(psi)	ASTM D-790	27,100
Flexural Modulus	(psi)	ASTM D-790	1,157,000
Tensile Strength	(psi)	ASTM D-638	16,700
Tensile Modulus	(psi)	ASTM D-638	1,457,000
Tensile Elongation (%)		ASTM D-638	1.54
Hardness, Barcol 934.1		ASTM D-2583	55 - 60

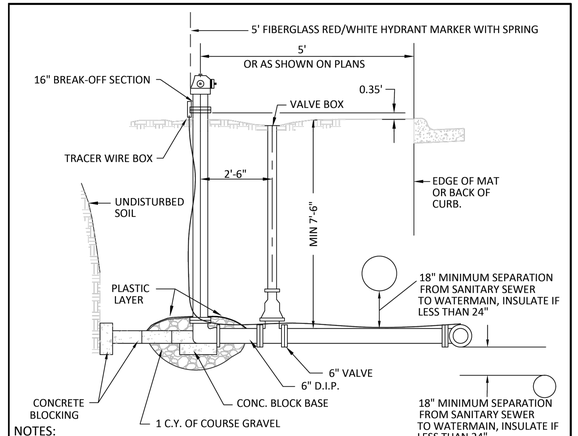
Physical Properties of ISO Gel Coat

	Room Temperature Cured for 45 hours	Post Cured at 50 for 24 hours
Tensile Strength	6,218	6,581
Elongation, %	2.70	1.90
Flexural Strength, psi	11,363	11,329
Heat Distortion, °F	0.544×10^6	0.713×10^6
Mandrel Flex, Mandrel Diameter in Inches	--	1.0

Stainless steel clamping bracket materials:
304 series non-magnetic stainless steel - 11GA
18-8 series non-magnetic stainless steel 3/8 x 18

Sample Specification for RELINER® INSIDE DROP SYSTEM:

All new and/or existing manhole structures employing inside drop connections for services and collector sewers shall use the RELINER® Inside Drop Bowl components as produced by RELINER® / Duran Inc. 53 Mt. Archer Rd. Lyme CT 06371 (800) 508-6001, fax (877) 434-3197 or equal. Bowl size shall be determined by incoming pipe sizes and flow rates. The bowl shall be installed as per manufacturer's instructions using stainless steel fasteners. The drop pipe of SDR 35, Schedule 40 or other shall be securely attached to the manhole wall using stainless steel RELINER® Adjustable Clamping Brackets and stainless steel fasteners. Bracket interval shall be 4 feet maximum (minimum of 2 brackets). The connection of Drop Bowl to drop pipe shall be by flexible external pipe coupler. The turn-out at the base end of the drop pipe shall be accomplished with an appropriately angled PVC pipe elbow (45 degree recommended).



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.
8. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL WATER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: HYDRANT
		CITY PLATE No. WAT-1

RELINER® INSIDE DROP SYSTEM SPECIFICATIONS

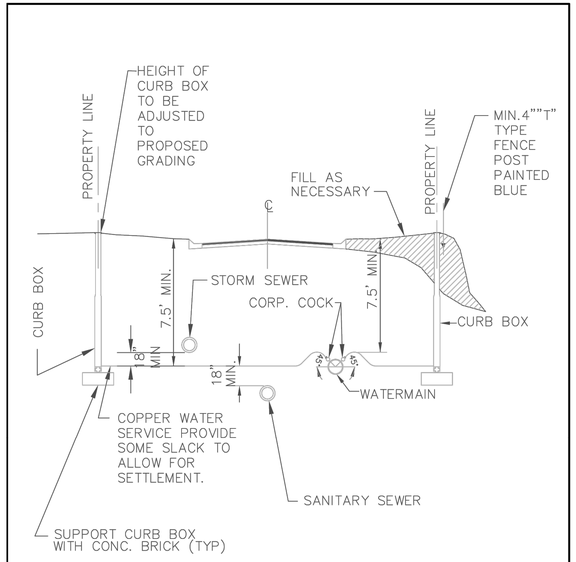
5. INSTALLATION

1. Select **Drop Bowl** of size appropriate to flow rate and pipe diameter.
(Examples: The "A" Bowl with 4" outlet will service up through full 6" inlets. The "A" Bowl with 6" outlet will service up through full 8" inlets. Can be used for 10" & 12" inlet moderate flows.
The "B" Bowl with 8" outlet will service up through full 10" inlets. The "B" Bowl with 10" outlet will service up through full 12" inlets. Can be used for 15" and 16" moderate flows. Larger sizes and flat configurations are also available) A pipe downsize is possible in most applications.
2a. Trim incoming pipe so that only 2" maximum protrudes into manhole.
2b. For improved flow control, cut a "V" shaped notch at bottom edge of incoming pipe.
3. Center Drop Bowl directly under incoming pipe, allow approximately 1" clearance between pipe and bowl.
4. Attach Drop Bowl to manhole wall with 3/8" diameter stainless steel anchors (See following instructions).
NOTE: A & B Bowls are best installed with (4) 3/8" expansion anchors
NOTE: 24 & 30 Bowls are best installed with (6) 3/8" expansion anchors
NOTE: 36 & 48 Bowls require (8) & (10) respectively 3" Wedge Anchors – see install instructions on the other side
NOTE: Fiberglass Manhole Installation Requires Special bolts!!!!!!— see install instructions on the other side
(1) Drill a 3/4"hole into the base material to the required depth (approximately 1- 1/4" deep.)
(2) Blow the hole clean of dust and other material.
(3) Insert the anchor into the hole (Lead shield out).
(4) Position a setting tool or a 9/16 socket against the anchor outer cone. (The outer rim of the tool or socket should seat onto the lead shield rim.)
(5) Using the tool or socket, set the anchor by driving the lead sleeve over the cone using several sharp hammer blows. (Be sure the anchor is at the required embedment depth.)
(6) Position the fixture, insert screw or bolt and tighten.
5. Cut and mount SDR 35 PVC drop pipe of diameter appropriate to Drop Bowl size and flow using RELINER adjustable stainless steel clamping brackets. Use a minimum of 2 brackets with a maximum spacing of 4 feet (RELINER clamping brackets will adjust to allow drop pipe to maintain correct stand off from wall).
6. Connection from Drop Bowl to drop pipe shall be by flexible external pipe connector ("Fernco" recommended.)
7. Install appropriate pipe elbow to provide smooth transition into channel flow. (We recommend a 45 degree elbow.)

Our Drop Bowl warranty is void if the drop pipe is not installed with the correct RELINER pipe support brackets as these brackets fully support the drop pipe and hold it off the wall the correct distance. (see #5 above)

OPTIONAL DROP BOWL INSTALLATION ANCHORS -- These parts are shipped assembled.

3/8 X 1" X 16 18-8 stainless hex cap screw full thread, 3/8 18-8 stainless washers, 3/8 16 x 1-1/4 lead tamp-in expansion anchors

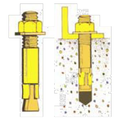


WATER SERVICE
NTS

APPROVED: 3 - 2022	City of RAMSEY	STANDARD DETAILS: WATER SERVICE
		CITY PLATE No. WAT-2

RELINER® INSIDE DROP SYSTEM SPECIFICATIONS

Concrete Wedge Anchor Installation



How to install



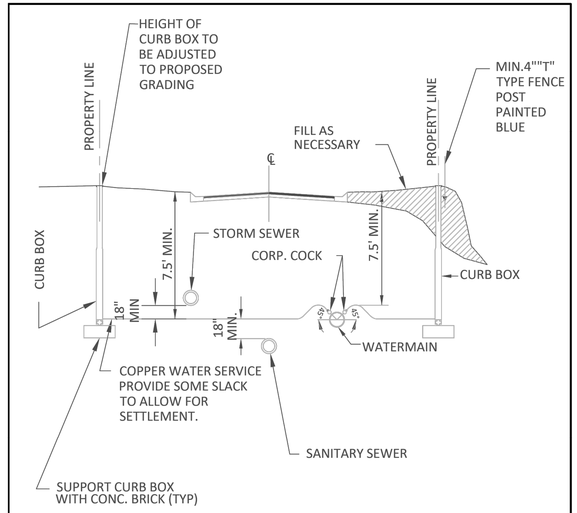
1. Drill hole in concrete (hole dia. same as thread dia.)= (3/8") maximum depth of hole could be any depth beyond minimum recommended depth. Clean out hole of all debris.

2. Place nut on the end of the wedge anchor (to protect the threads of the wedge anchor during installation) Drive wedge anchor into drilled hole through fixture so that nut is flush with fixture.

3. Tighten nut until wrench resistance is felt (approximately 3 to 4 turns of the nut after snugged up) anchorage is now complete.

Stainless Drive Screw for Fiberglass Manholes Installation

(1) Drill a 1/4" pilot hole into the base material
(2) Insert the self-tapping 3/8" stainless hex head screw and turn clockwise.
(3) Run the screw in until the head flange is in contact with the structure.
(4) Remove the screw and install the part. Do not over-tighten, around 10 to 15 # of torque is all that is required. (if ground water is high, set screws with 3M 5200 sealant



WATER SERVICE
NTS

NOTES:
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL WATER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: WATER SERVICE
		CITY PLATE No. WAT-2

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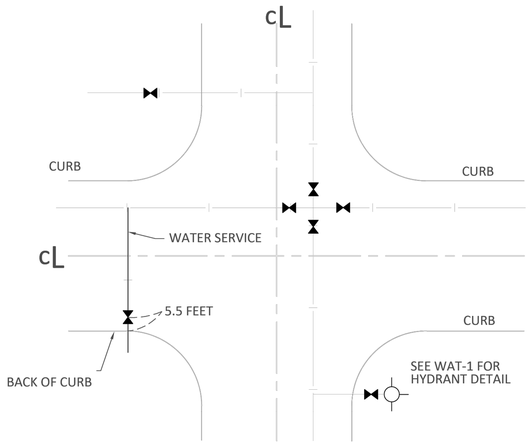
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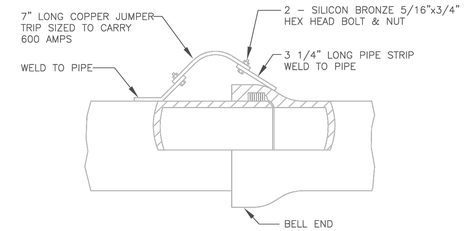
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NOTES:
1. VALVES TO BE CLUSTERED AT CROSS ON THE TEE BY PLACING IMMEDIATELY ADJACENT TO FITTINGS.
2. WATERMAIN TO BE LOCATED ON NORTH AND EAST SIDES OF STREET 10 FEET FROM CENTERLINE.
3. ALL SERVICE VALVES IN ROAD WAY SHALL BE 5.5 FEET FROM BACK OF CONCRETE CURB.
4. ALL VALVES NOT IN BITUMINOUS PAVEMENT SHALL BE MARKED WITH A BLUE 5 FOOT CARSONITE MARKER.

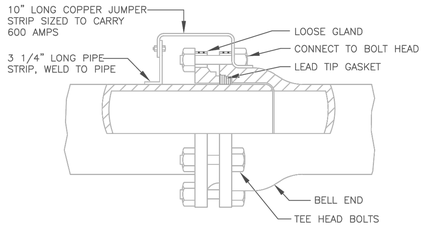
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: WATERMAIN VALVE LOCATION
		CITY PLATE No. WAT-3



PUSH ON JOINT

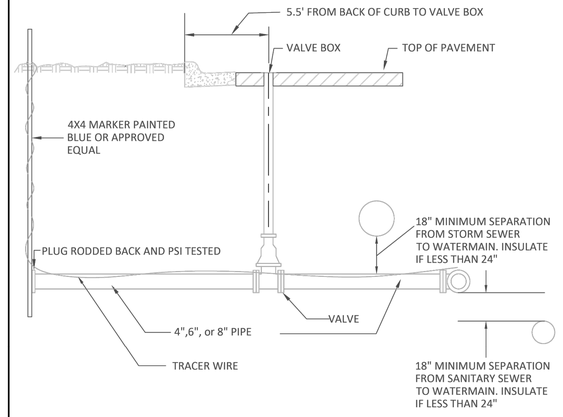
NOTE: DO NOT PASS CURRENT THROUGH PIPE UNLESS PIPE IS FULL OF WATER.

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



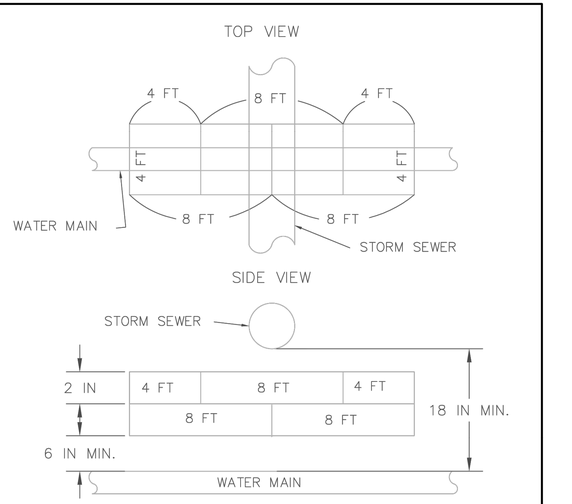
MECHANICAL JOINT

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: JOINT CONNECTION
		CITY PLATE No. WAT–4



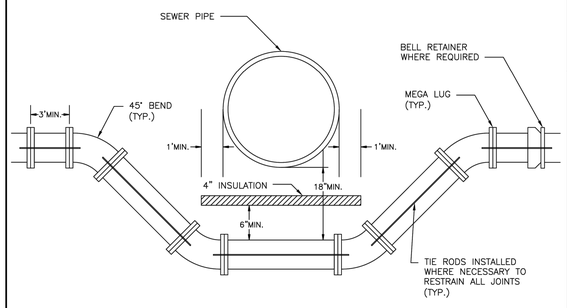
NOTES:
1. SHALL BE BLOCKED OR TIED TO THE MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
2. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL WATER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: COMMERCIAL SERVICE
		CITY PLATE No. WAT-5



NOTES: 1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL
5) INSULATION REQUIRED WHERE PIPE SEPARATION IS < 2 FEET

APPROVED: 3 - 2022	City of RAMSEY	STANDARD DETAILS: WATER MAIN INSULATION
		CITY PLATE No. WAT-6



NOTE:

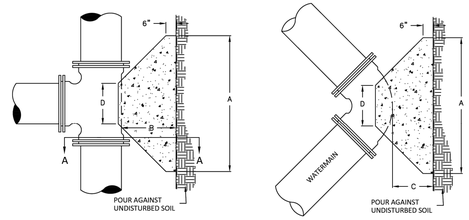
1. PROVIDE MEGA LUGS OR APPROVED EQUAL AT ALL JOINTS ON BENDS AND AS SHOWN ON THIS STANDARD PLATE.

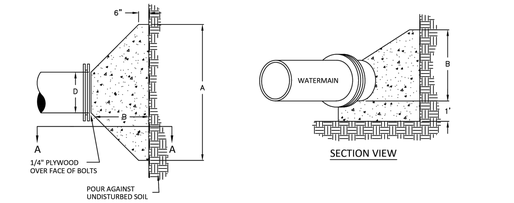
2. USE 2 – ¾" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION.

3. PROVIDE SAND CUSHION BETWEEN TOP OF WATERMAIN AND BOTTOM OF INSULATION, MIN. DIMENSIONS AS SHOWN ON THIS STANDARD PLATE.

NOTE: SEE STANDARD PLATE WAT–6 FOR UTILITY INSULATION REQUIREMENTS.

APPROVED: 6 – 2015	City of RAMSEY	STANDARD DETAILS: WATERMAIN LOWERING
		CITY PLATE No. WAT–7





PIPE SIZE	22 ½% BEND			45% BEND			90% BEND		
	A	B	C	A	B	C	A	B	C
12"	1'-10"	1'-10"	2'-0"	3'-4"	2'-0"	2'-0"	4'-9"	2'-6"	2'-0"
16"	3'-0"	2'-0"	2'-0"	3'-10"	3'-0"	2'-0"	6'-2"	3'-6"	2'-6"
20"	3'-6"	2'-8"	3'-0"	5'-6"	3'-4"	3'-0"	8'-4"	4'-0"	
24"	4'-4"	3'-0"	3'-0"	6'-10"	3'-10"	3'-0"	9'-8"	5'-0"	
30"	--	--	3'-6"	9'-3"	6'-0"	3'-6"	17'-0"	6'-0"	3'-6"

DIMENSION D SHALL BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.
NOTES:
1. BLOCKING TO BE POURED CONCRETE, MNDOT MIX DESIGN 3A32.
2. FITTINGS MUST BE COVERED W/POLY (8 MIL) PRIOR TO POURING CONCRETE
3. KEEP CONCRETE CLEAR OF BOLTS, JOINT AND ACCESSORIES.

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: THRUST BLOCKS
		CITY PLATE No. WAT-8

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COMMISSION NUMBER	

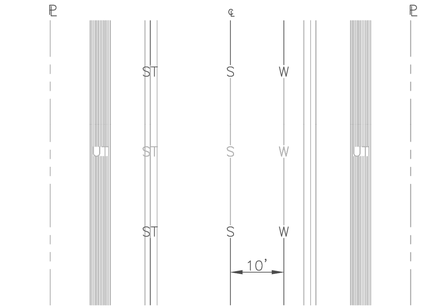
SHEET TITLE

UTILITY DETAILS

SHEET NUMBER

C610

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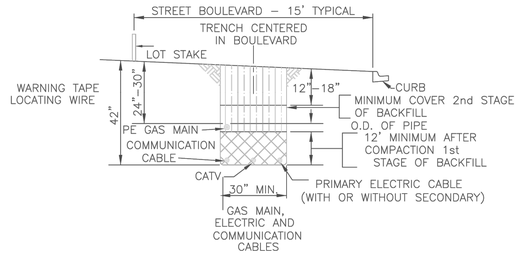
LEGEND
- S — SANITARY SEWER
- ST — STORM SEWER
- W — WATERMAIN
- UTILITY TRENCH
- ℄ PROPERTY LINE
- ℄ CENTERLINE OF STREET

NOTES:
1. WATERMAIN SHALL BE LOCATED NORTH & EAST OF CENTERLINE
2. UTILITY TRENCH SHALL BE A COMMON BURY FOR ELECTRIC, GAS, COMMUNICATIONS & CABLE TV.
3. THE COMMON BURY TRENCH SHALL BE LOCATED IN THE CENTER OF THE BOULEVARD BETWEEN BACK OF CURB & PROPERTY LINE.
4. STORM SEWER SHALL BE LOCATED BENEATH THE CURB ON THE STREET SIDE OPPOSITE TO THE WATERMAIN.
5. SEE DETAILS FOR MINUMUM DEPTH LOCATIONS.

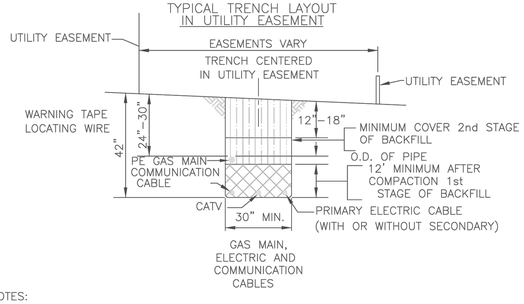
UTILITY LOCATIONS
N.T.S.

APPROVED: 7 – 1996	City of RAMSEY	STANDARD DETAILS: UTILITY LOCATIONS
		CITY PLATE No. UTL–1

TYPICAL TRENCH LAYOUT
IN STREET BOULEVARD



TYPICAL TRENCH LAYOUT
IN UTILITY EASEMENT

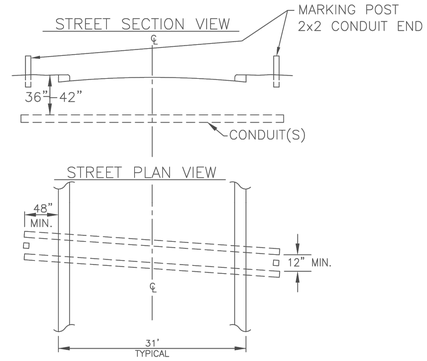


NOTES:
1. TRENCH AND UTILITY LOCATIONS SHALL CORRESPOND WITH STREET SERIES LAYOUT AND CONNEXUS PLANS.
2. WARNING TAPE AND LOCATING WIRE PLACED ABOVE GAS AND ELECTRIC

APPROVED: 7 – 1996	City of RAMSEY	STANDARD DETAILS: TYPICAL TRENCH LOCATION
		CITY PLATE No. UTL–2

CONDUIT INSTALLATION GUIDE

REQUIREMENTS
1. CONDUIT(S) SHALL BE 4" PVC SCHEDULE 40 UNLESS OTHERWISE NOTED.
2. DEPTH OF CONDUIT(S) SHALL BE 36" TO 42"
3. EXTEND CONDUIT(S) A MINIMUM OF 48" BEYOND CURB AND MARK ENDS WITH A 2X2 MARKING POST.
4. IF MULTIPLE CONDUIT(S) ARE NEEDED, THEY SHALL BE SEPARATED BY A MINIMUM OF 12".
5. AT STREET INTERSECTIONS, INSTALL THE CONDUIT(S) IN LINE WITH UTILITY TRENCH LINE WHICH IS 7' FROM LOT LINE.



CONDUIT INSTALLATION
N.T.S.

APPROVED: 4 – 2016	City of RAMSEY	STANDARD DETAILS: CONDUIT INSTALLATION
		CITY PLATE No. UTL–3

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SHEET TITLE

UTILITY DETAILS

SHEET NUMBER

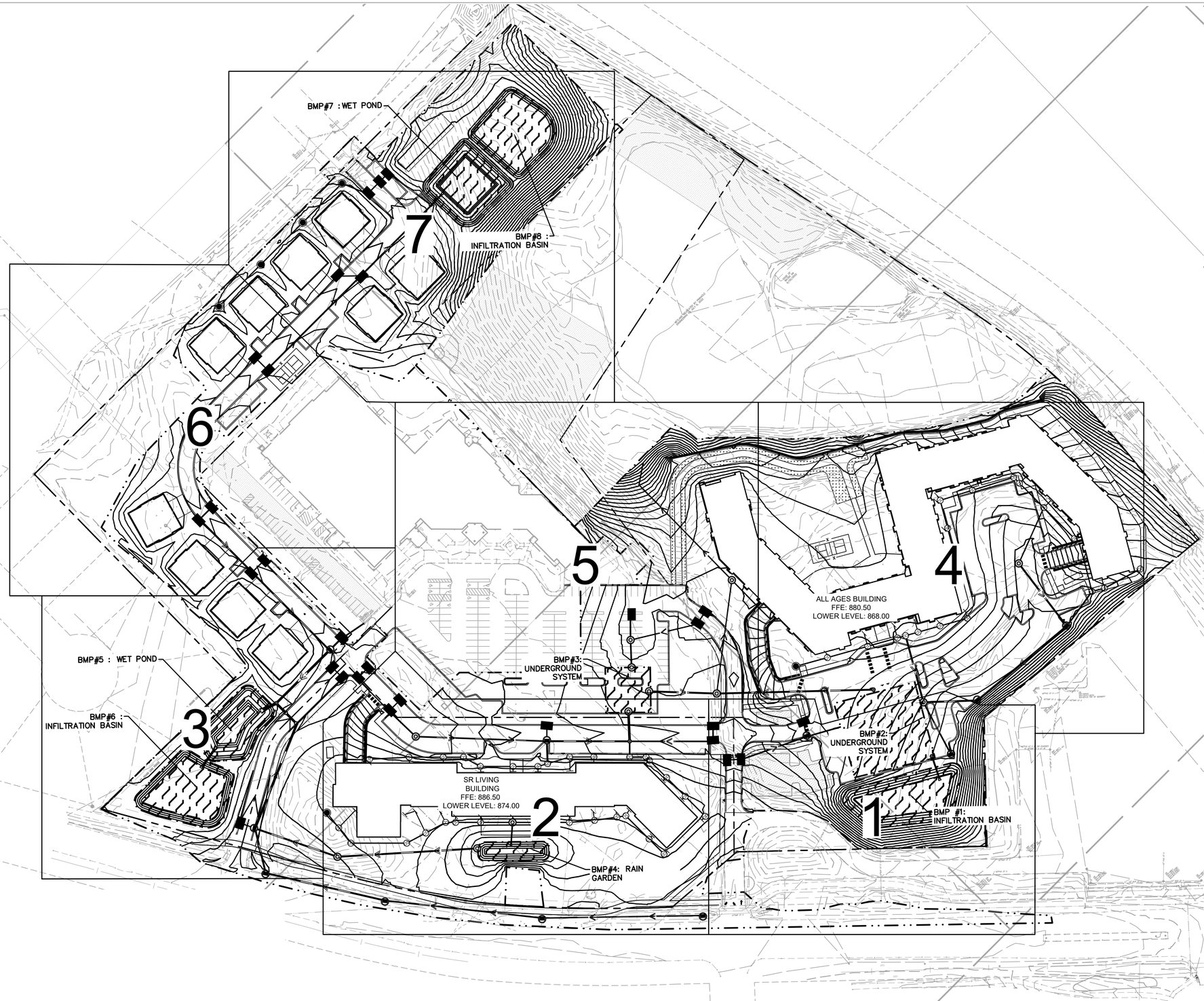
C611

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LEGEND

- PROPERTY LINE
- 928 EXISTING CONTOUR
- 925 PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- 100.00 PROPOSED SPOT ELEVATION
- HP 0.0 PROPOSED HIGH POINT ELEVATION
- LP 0.0 PROPOSED LOW POINT ELEVATION
- G 0.00 PROPOSED GUTTER ELEVATION
- T 0.00 PROPOSED TOP OF CURB ELEVATION
- TF 0.0 PROPOSED FLUSH PAVEMENT ELEVATION
- ME 0.0 MATCH EXISTING ELEVATION
- EOF 0.0 PROPOSED EMERGENCY OVERFLOW ELEVATION
- TW 0.0 / BW 0.0 PROPOSED TOP/BOTTOM OF WALL ELEVATION
- 0.0% PROPOSED DRAINAGE DIRECTION
- 0.00% PROPOSED ADA SLOPE

GRADING PLAN NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF RAMSEY, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL GOPHER STATE CALL ONE @ 1-800-252-1166 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76
   HDPE: 0" - 10" PER AASHTO M-252
   HDPE: 12" OR GREATER PER ASTM F-2306
   PVC SCH. 40 PER ASTM D-1785
   STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE PER ASTM 3212
   PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
8. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
12. INSTALL A MINIMUM OF 4" CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
13. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4" OF TOPSOIL.
14. ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
15. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
16. MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
17. CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
18. ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION <XXX.XX> OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
19. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
20. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
21. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
22. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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SHEET TITLE

GRADING PLAN

SHEET NUMBER

C500

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LOWER LEVEL: 868.00

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REGRADE DITCH TO EXISTING DOWNSTREAM FLARED END

NOWTHEN BLVD (CR5)

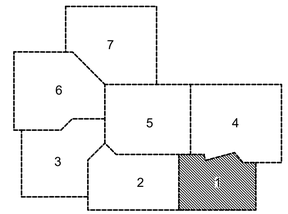
NOWTHEN BLVD

LEGEND

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- PROPOSED EMERGENCY OVERFLOW ELEVATION
- PROPOSED TOP/BOTTOM OF WALL ELEVATION
- PROPOSED DRAINAGE DIRECTION
- PROPOSED ADA SLOPE

AREA KEY MAP

NOT TO SCALE



NORTH

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0 15 30 60

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GRADING PLAN ENLARGEMENTS

SHEET NUMBER

C501

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LOWER LEVEL: 874.50

NOWTHEN BLVD.
C.S.A.H. NO. 5

NOWTHEN BLVD (CR5)

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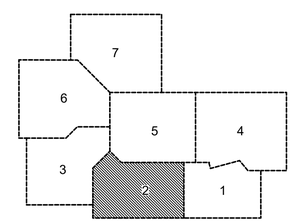
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LEGEND

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- PROPOSED CONTOUR
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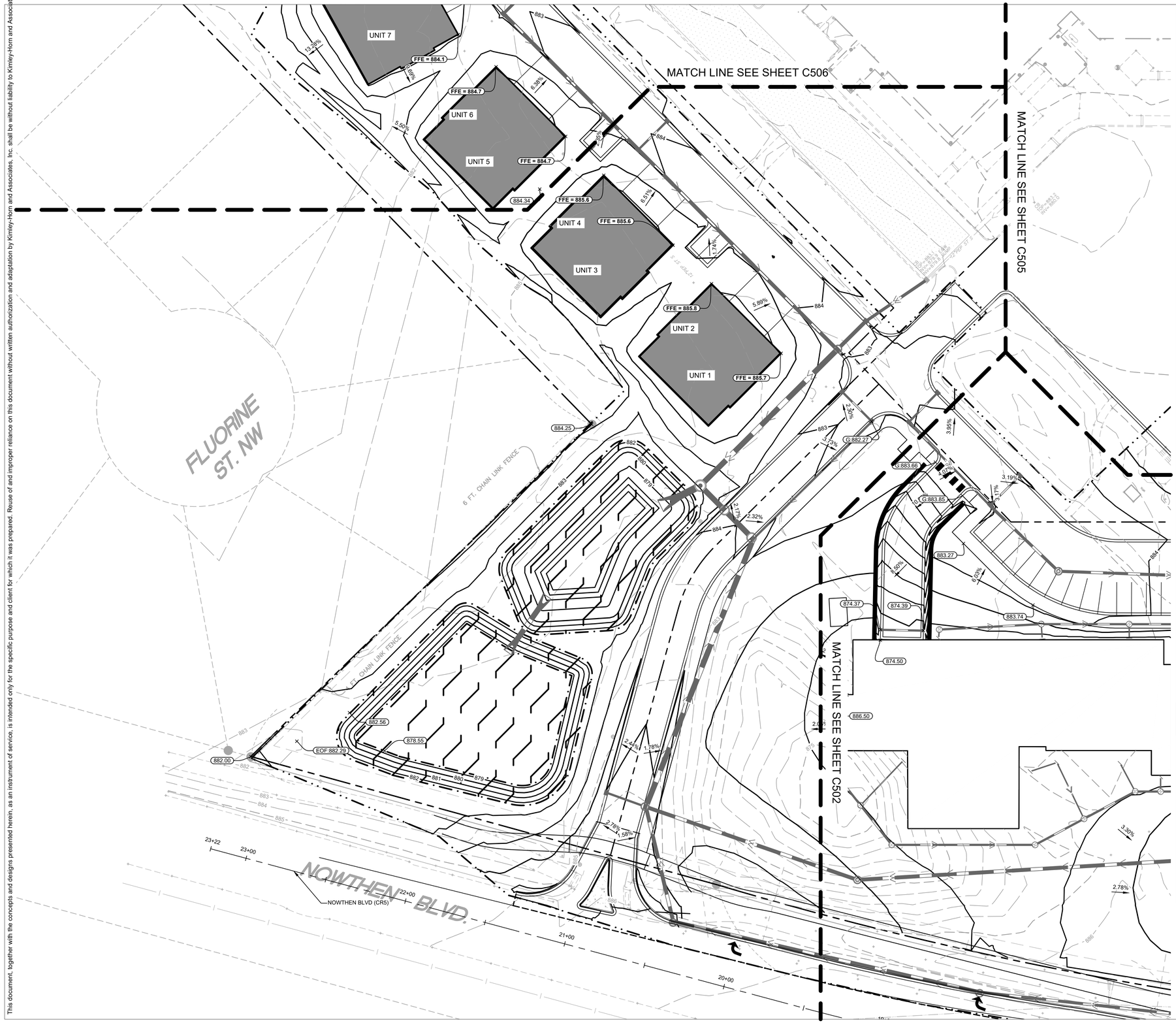
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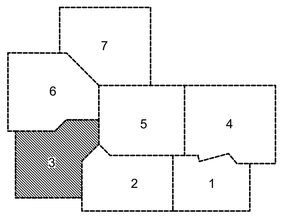


LEGEND

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- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- PROPOSED STORM MANHOLE (SOLID CASTING)
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- PROPOSED DRAINAGE DIRECTION
- PROPOSED ADA SLOPE

AREA KEY MAP

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0 15 30 60

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SHEET NUMBER

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LOWER LEVEL: 868.00
FFE = 880.5
TW:876.58
BW:866.35
TW:874.61
BW:863.24
TW:873.32
BW:860.99
TW:867.61
BW:860.25
TW:880.23
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TW:881.00
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TW:876.55
BW:870.67
G:870.14
T:870.63
TW:878.17
BW:870.70
G:870.14
T:870.64
EOF:874.01
G:867.86
T:868.36
G:879.00
G:878.86
G:878.55
T/G:878.92
T/G:879.17
G:878.71
G:878.90
G:878.39
G:878.19
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873.90
874.47
872.03
869.21
868.05
867.47
867.59
877.18
877.45
876.05
874.45
876.55
18"PVC ST S
42"CMP ST S
15"RCP ST S
CB TOP=878.8 INV=874.3 BOTH INV=874.0 TOP OF SEDIMENT
CB TOP=878.8 INV=874.3 BOTH INV=874.0 TOP OF SEDIMENT
18"PVC ST S AT NW CHANGES TO 18"CMP ST S AT SE
CB INV=873.1 ALL INV=873.1 ALL
SUMP INV=873.0
SUMP INV=873.0
SUMP INV=873.0

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MATCH LINE SEE SHEET C507

MATCH LINE SEE SHEET C506

MATCH LINE SEE SHEET C503

MATCH LINE SEE SHEET C504

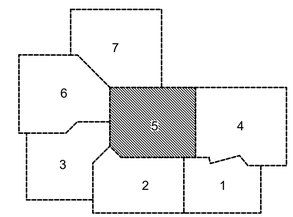
MATCH LINE SEE SHEET C502

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERFLOW ELEVATION
- PROPOSED TOP/BOTTOM OF WALL ELEVATION
- PROPOSED DRAINAGE DIRECTION
- PROPOSED ADA SLOPE

NOT TO SCALE

AREA KEY MAP



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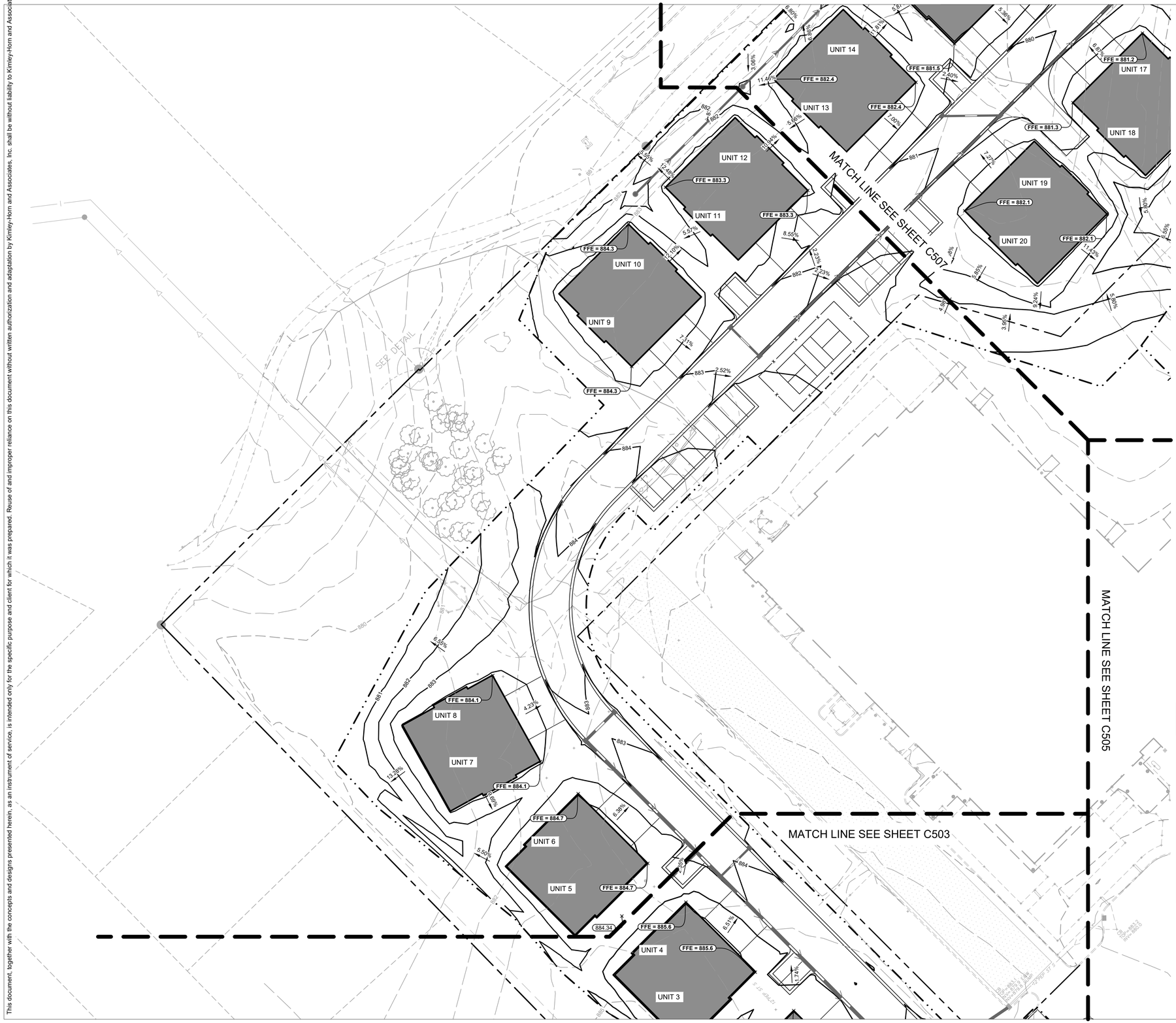
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SHEET NUMBER

C505

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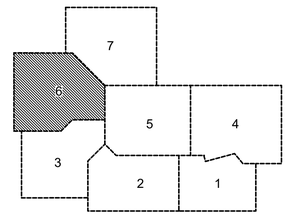


LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
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- PROPOSED ADA SLOPE

AREA KEY MAP

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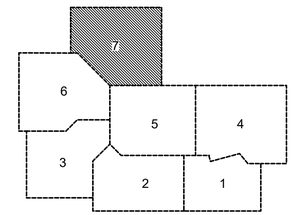


LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
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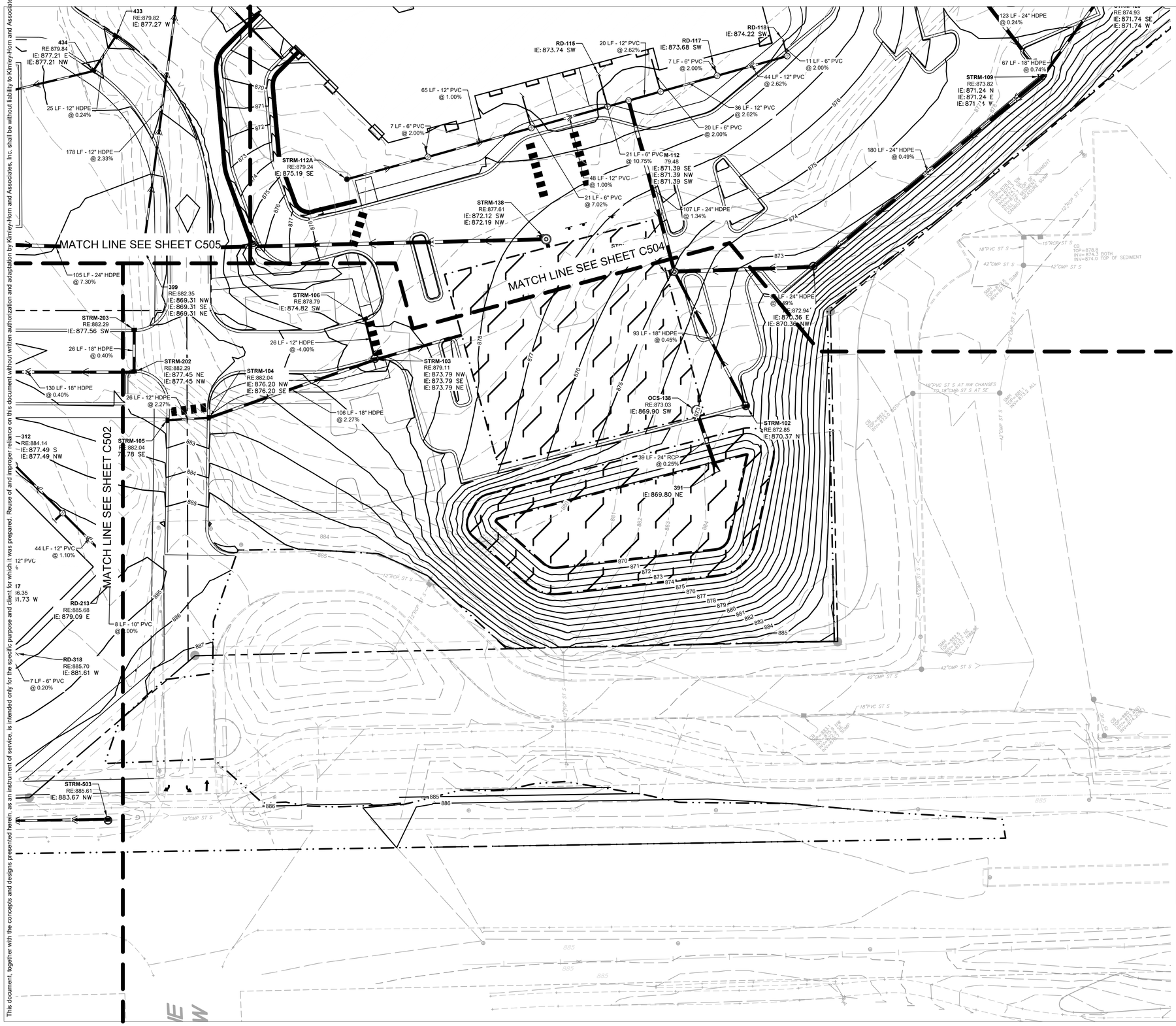
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C507

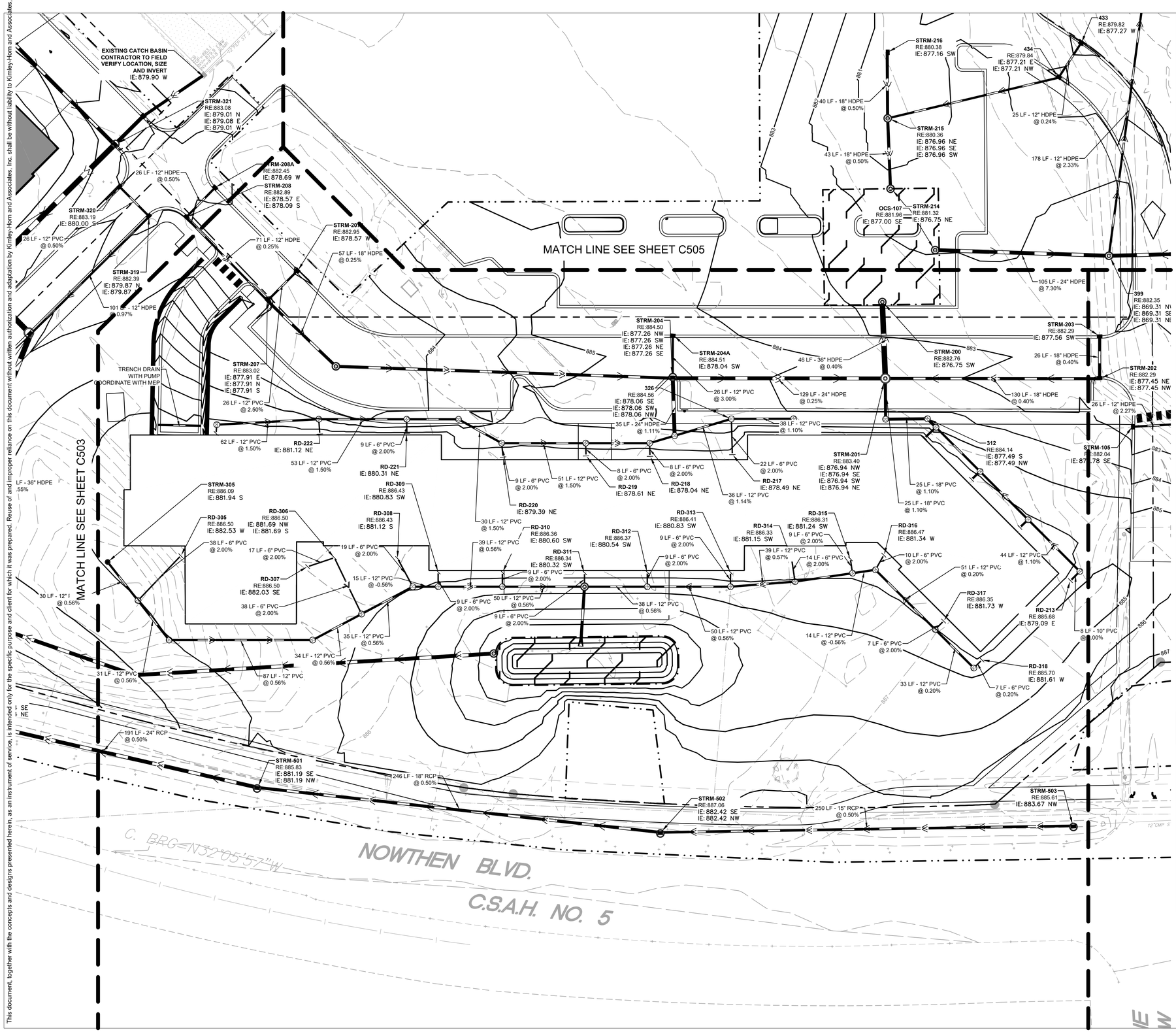
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MATCH LINE SEE SHEET C505
MATCH LINE SEE SHEET C504
MATCH LINE SEE SHEET C502
433
RE:879.82
IE: 877.27 W
434
RE:879.84
IE: 877.21 E
IE: 877.21 NW
25 LF - 12" HDPE
@ 0.24%
178 LF - 12" HDPE
@ 2.33%
STRM-112A
RE:879.24
IE: 875.19 SE
65 LF - 12" PVC
@ 1.00%
7 LF - 6" PVC
@ 2.00%
RD-115
IE: 873.74 SW
20 LF - 12" PVC
@ 2.62%
RD-117
IE: 873.68 SW
7 LF - 6" PVC
@ 2.00%
RD-118
IE: 874.22 SW
11 LF - 6" PVC
@ 2.00%
44 LF - 12" PVC
@ 2.62%
36 LF - 12" PVC
@ 2.62%
20 LF - 6" PVC
@ 2.00%
21 LF - 6" PVC
@ 10.75%
M-112
79.48
IE: 871.39 SE
IE: 871.39 NW
IE: 871.39 SW
48 LF - 12" PVC
@ 1.00%
21 LF - 6" PVC
@ 7.02%
STRM-138
RE:877.61
IE: 872.12 SW
IE: 872.19 NW
107 LF - 24" HDPE
@ 1.34%
123 LF - 24" HDPE
@ 0.24%
67 LF - 18" HDPE
@ 0.74%
STRM-109
RE:873.82
IE: 871.24 N
IE: 871.24 E
IE: 871.14 W
180 LF - 24" HDPE
@ 0.49%
105 LF - 24" HDPE
@ 7.30%
399
RE:882.35
IE: 869.31 NW
IE: 869.31 SE
IE: 869.31 NE
STRM-106
RE:878.79
IE: 874.82 SW
STRM-203
RE:882.29
IE: 877.56 SW
26 LF - 18" HDPE
@ 0.40%
STRM-202
RE:882.29
IE: 877.45 NE
IE: 877.45 NW
130 LF - 18" HDPE
@ 0.40%
26 LF - 12" HDPE
@ 2.27%
STRM-104
RE:882.04
IE: 876.20 NW
IE: 876.20 SE
26 LF - 12" HDPE
@ -4.00%
106 LF - 18" HDPE
@ 2.27%
STRM-103
RE:879.11
IE: 873.79 NW
IE: 873.79 SE
IE: 873.79 NE
93 LF - 18" HDPE
@ 0.45%
OCS-138
RE:873.03
IE: 869.90 SW
STRM-102
RE:872.85
IE: 870.37 N
39 LF - 24" RCP
@ 0.25%
391
IE: 869.80 NE
312
RE:884.14
IE: 877.49 S
IE: 877.49 NW
STRM-105
RE:882.04
IE: 877.78 SE
44 LF - 12" PVC
@ 1.10%
RD-213
RE:885.68
IE: 879.09 E
8 LF - 10" PVC
@ 1.00%
RD-318
RE:885.70
IE: 881.61 W
7 LF - 6" PVC
@ 0.20%
STRM-503
RE:885.61
IE: 883.67 NW
12"CMP, ST S
18"PVC, ST S
42"CMP, ST S
15"RCP, ST S
18"PVC, ST S AT NW CHANGES TO 18"CMP, ST S AT SE
CB
TOP=878.8
INV=874.3 BOTH
INV=874.0 TOP OF SEDIMENT
CB
TOP=880.8
INV=876.3 NW
INV=876.3 SE
INV=876.3 NE
SUMP
CB
TOP=880.1
INV=875.6 NW
INV=875.6 SE
INV=875.6 NE
SUMP
CB
TOP=880.1
INV=875.6 ALL
SUMP
CB
TOP=882.0
INV=877.5 ALL
SUMP
CB
TOP=882.0
INV=877.5 ALL
SUMP
CB
TOP=882.0
INV=877.5

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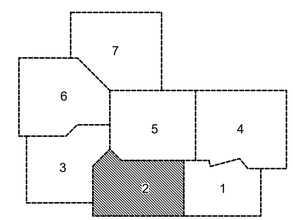


LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
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- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERFLOW ELEVATION
- PROPOSED TOP/BOTTOM OF WALL ELEVATION
- PROPOSED DRAINAGE DIRECTION
- PROPOSED ADA SLOPE

AREA KEY MAP

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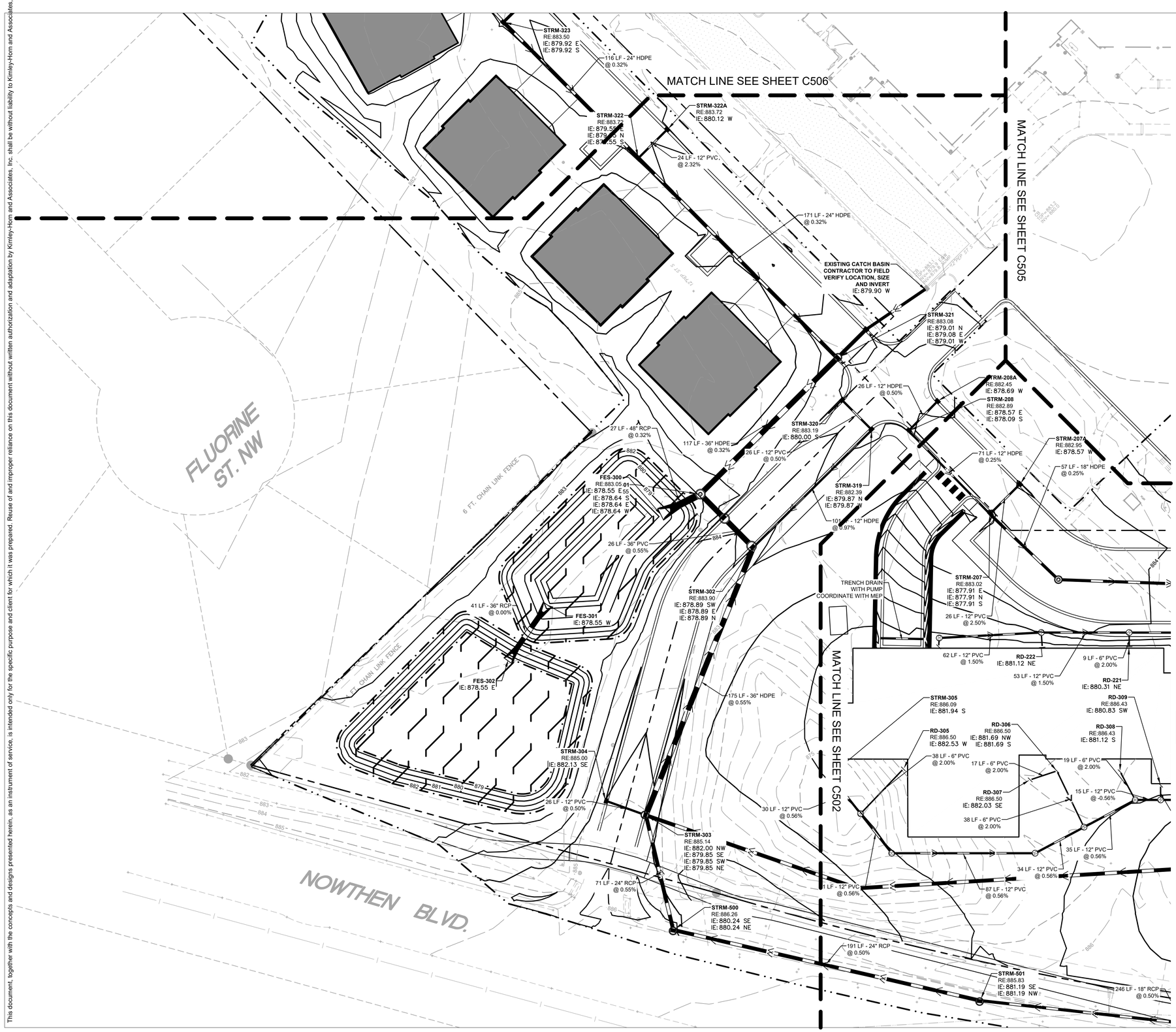
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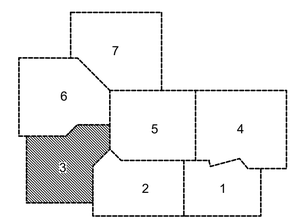


LEGEND

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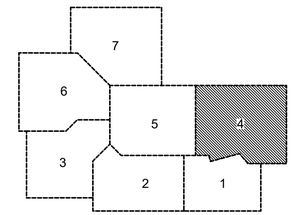


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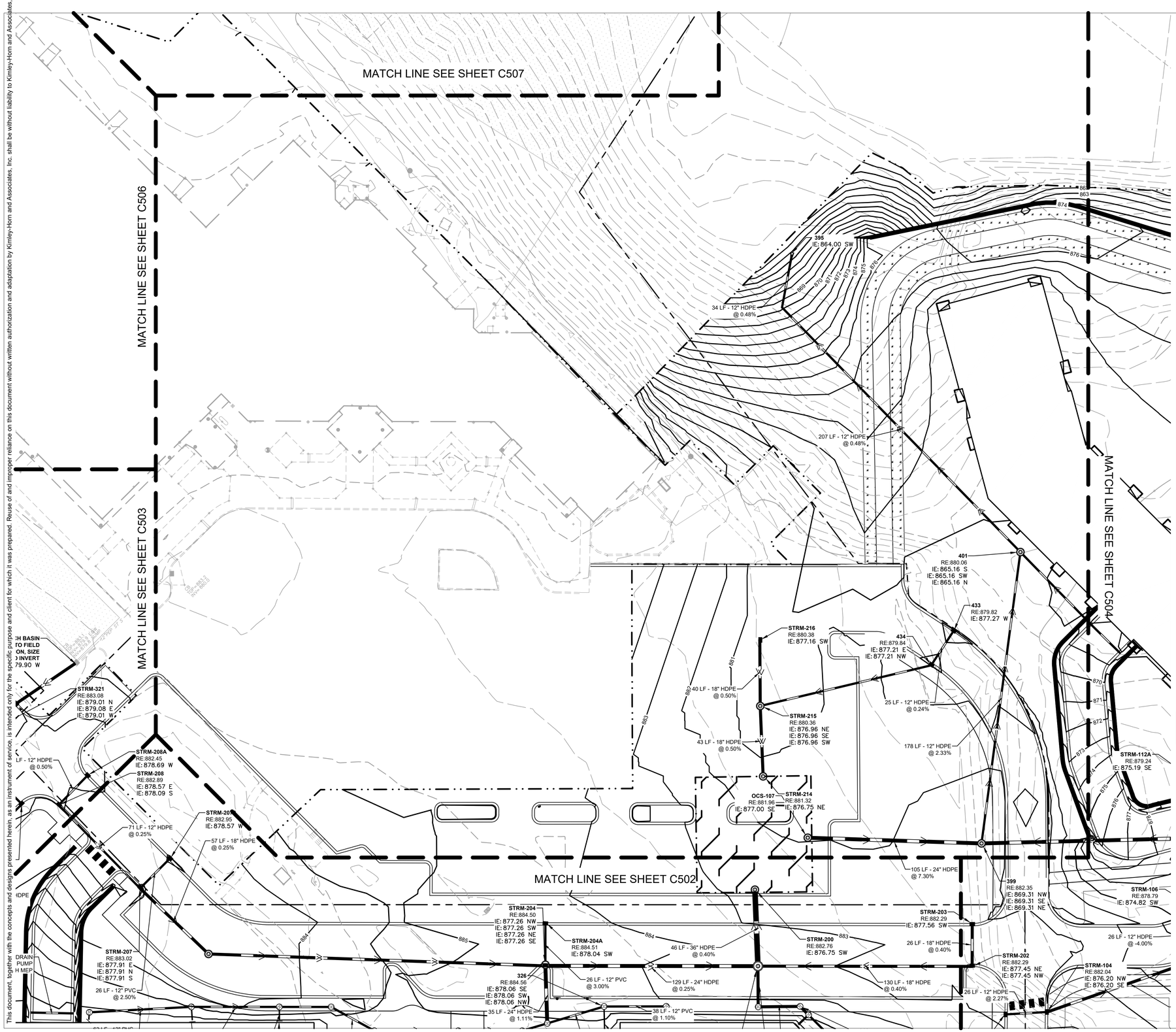
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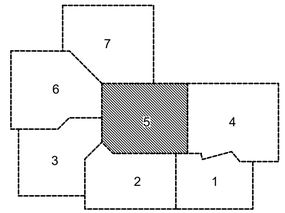


LEGEND

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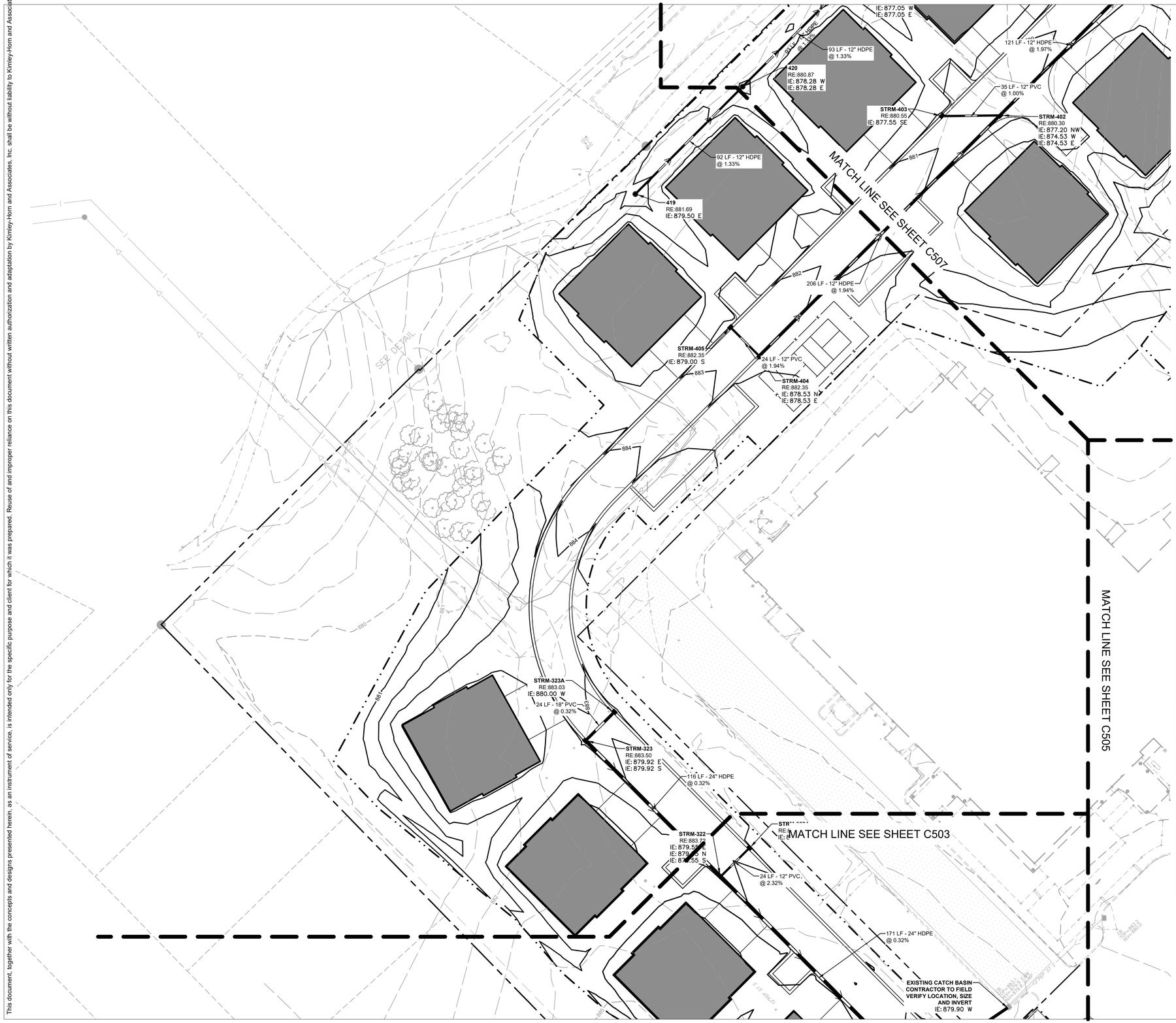
STORM SEWER PLAN

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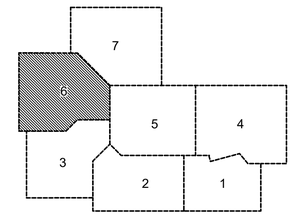


LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERFLOW ELEVATION
- PROPOSED TOP/BOTTOM OF WALL ELEVATION
- PROPOSED DRAINAGE DIRECTION
- PROPOSED ADA SLOPE

AREA KEY MAP

NOT TO SCALE



GRAPHIC SCALE IN FEET
0 15 30 60

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612.339.3752

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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	GAR
CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

STORM SEWER PLAN

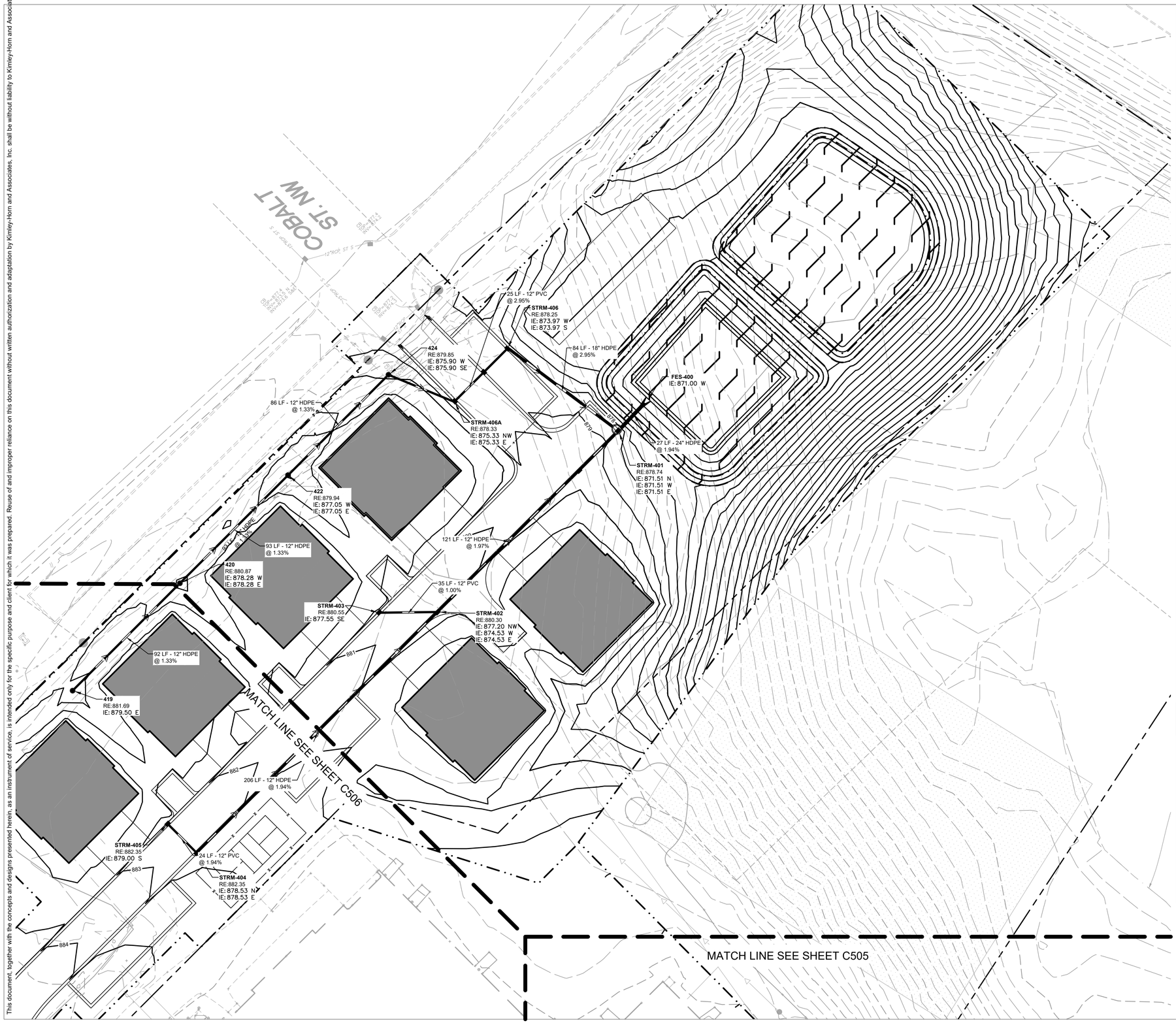
SHEET NUMBER

C513

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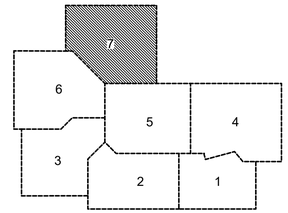


LEGEND

- PROPERTY LINE
- EXISTING CONTOUR (928)
- PROPOSED CONTOUR (925)
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION (100.00)
- PROPOSED HIGH POINT ELEVATION (HP:0.0)
- PROPOSED LOW POINT ELEVATION (LP:0.0)
- PROPOSED GUTTER ELEVATION (G:0.00)
- PROPOSED TOP OF CURB ELEVATION (T:0.00)
- PROPOSED FLUSH PAVEMENT ELEVATION (T/G:0.0)
- MATCH EXISTING ELEVATION (ME:0.0)
- PROPOSED EMERGENCY OVERFLOW ELEVATION (EOF:0.0)
- PROPOSED TOP/BOTTOM OF WALL ELEVATION (TW:0.0 BW:0.0)
- PROPOSED DRAINAGE DIRECTION (0.0%)
- PROPOSED ADA SLOPE (0.00%)

AREA KEY MAP

NOT TO SCALE



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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COMMISSION NUMBER	

SHEET TITLE

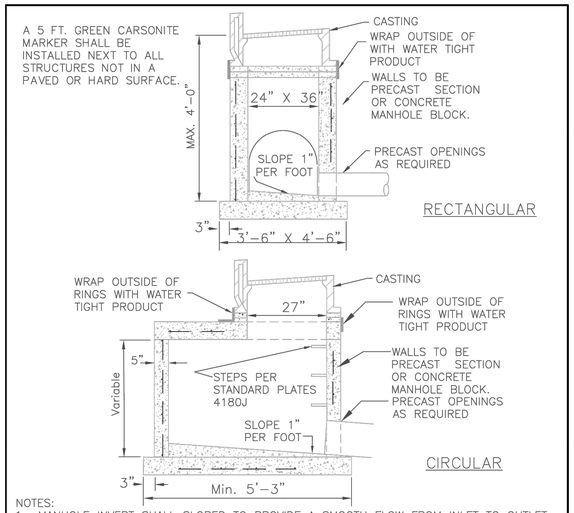
STORM SEWER PLAN

SHEET NUMBER

C514

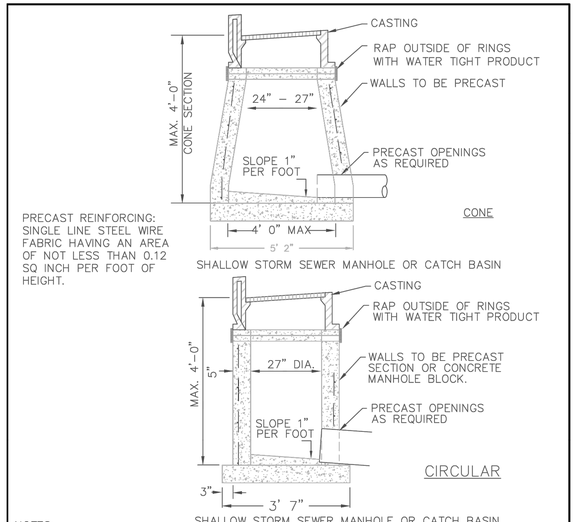
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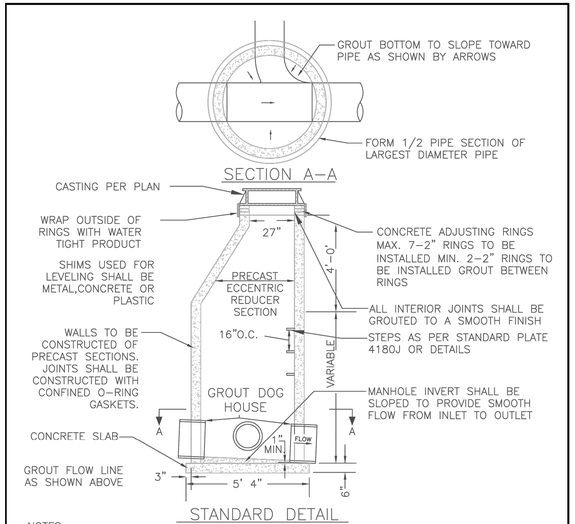
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7–2" RINGS, MIN 2–2" RINGS
4. GROUT BETWEEN RINGS,SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED:		STANDARD DETAILS:
4 – 2007	City of RAMSEY	CATCH BASIN
		CITY PLATE No. STO–1



NOTES:
1. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET.
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7–2" RINGS, MIN 2–2" RINGS.
4. GROUT BETWEEN RINGS
5. SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE.
6. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRED ARE TO END IN STRUCTURES, AT FINIHED GRADE ON ALL SERVICES AND STUBS.

APPROVED:		STANDARD DETAILS:
6 – 2008	City of RAMSEY	STORM AREA INLET
		CITY PLATE No. STO–2

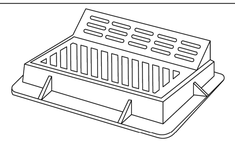


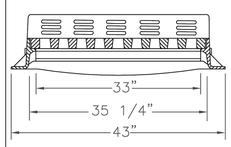
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
5. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
6. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
7. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

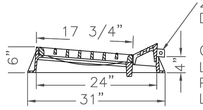
APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	STORM MANHOLE
		CITY PLATE No. STO–3

NOTE: SURMOUNTABLE CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R–3067 WITH GRATED BACK (BICYLE SAFE) OR APPROVED EQUAL.
2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R–3246R OR APPOVED EQUAL.





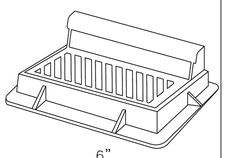


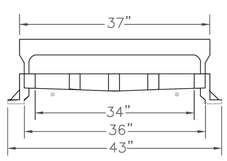
2 LUGS WITH 5/8" DIA. HOLE

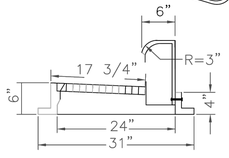
ONE NO. 4 X 5' LONG BAR PLACED THROUGH LUG HOLES

NOTE: B 618 CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R–3246R OR APPROVED EQUAL.

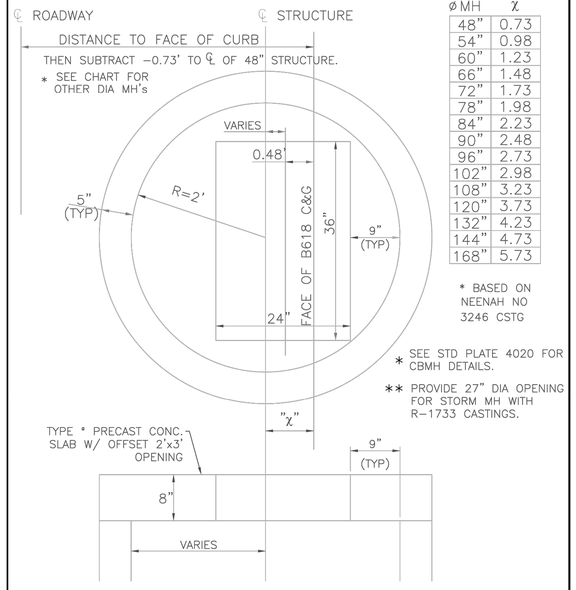






STANDARD CATCHBASIN CASTING

APPROVED:		STANDARD DETAILS:
7 – 2016	City of RAMSEY	STORMWATER CASTING
		CITY PLATE No. STO–4



ØMH	"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.

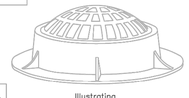
** PROVIDE 27" DIA OPENING FOR STORM MH WITH R–1733 CASTINGS.

APPROVED:		STANDARD DETAILS:
4 – 2005	City of RAMSEY	SLAB TOP MANHOLE COVER
		CITY PLATE No. STO–5

R–2560 Series or Approved Equal.
Beehive Grates with Frames

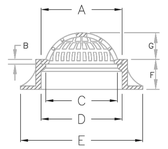
SUITABLE FOR DRAINAGE ON CIRCUMSTANCES WHERE CLOGGING OF A FLAT GRATING IS A PROBLEM. EXCELLENT FOR ROADSIDE OR EARTH DITCH CATCH BASINS.

Catalog No.	Dimensions in inches A	B	C	D	E	F	G	Wt. LBS
R–2560–A	12	1	11	12 1/2	19	4	4	80
R–2560–B	15 1/2	1 1/4	15	15	21	5	3	120
R–2560–C	18	1 1/4	16 1/2	20 1/2	30	8	4	190
R–2560–C1	22	1 1/2	20	23	28	4	4 1/2	195
R–2560–C2	22	1 1/2	20 1/2	24	28 1/4	6	4 1/2	270
R–2560–D	22	1 1/2	20	24 1/2	35	9	4 1/2	315
R–2560–D1	22	1 1/2	20	23	28 1/4	4	7	210
R–2560–D2	22	1 1/2	20 1/2	24	35	6	7	285
R–2560–D3	22	1 1/2	20	24 1/2	36	9	7	345
R–2560–E	23	1 1/2	21	25 1/2	35 1/2	9	7	340
R–2560–EA	25 3/4	7/8	24 1/8	26 1/2	35 1/2	4	6	235
R–2560–EB	25 3/4	7/8	24 1/8	26 1/2	35 1/2	4	9	255
R–2560–E1	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	6	285
R–2560–E2	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	9	300
R–2560–E5	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	6	345
R–2560–E6	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	9	365
R–2560–E7	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	6	350
R–2560–E8	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	9	365
R–2560–E9	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	6	360
R–2560–E10	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	9	385
R–2560–G	32	1 1/2	30	36	46	7	4	535



Illustrating R–2560–E

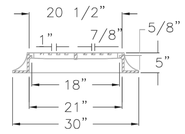
Furnished standard with ground bearing surfaces.



R–2570 Catch Basin Frame, Grate

Light Duty

Total Weight 170 Pounds



Furnished standard with ground bearing surfaces.



STORM CASTINGS FOR NON–TRAFFIC AREAS
NTS

APPROVED:		STANDARD DETAILS:
9 – 2011	City of RAMSEY	STORM CASTING – NON TRAFFIC AREAS
		CITY PLATE No. STO–6

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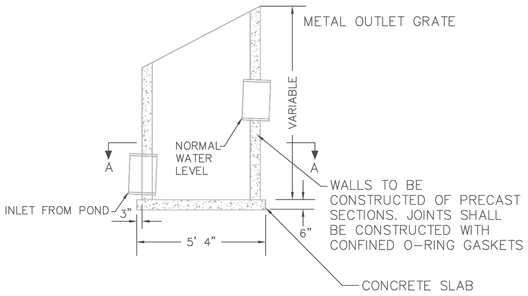
SHEET TITLE

GRADING DETAILS

SHEET NUMBER

C515

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SUBMERGED OUTLET

NOTES:
1. A 10 GAGE SOLID COPPER TRACTER WIRE REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14FT. DEEP, INCREASE BASE 2" PER 6 FT OF DEPTH BEYOND 14 FT. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP.

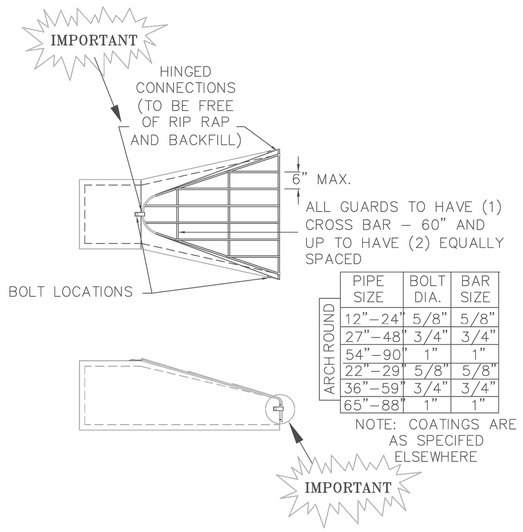
APPROVED: 1 – 2006

City of RAMSEY

STANDARD DETAILS: POND OUTLET

CITY PLATE No. STO–7

NOTE:
GUARDS MUST BE INCORPORATED ON ALL INSTALLATIONS EXCEPT WHERE SPECIFICALLY ALLOWED OTHERWISE BY THE CITY ENGINEER.



ARCH ROUND	PIPE SIZE	BOLT DIA.	BAR SIZE
	12"–24"	5/8"	5/8"
	27"–48"	3/4"	3/4"
	54"–90"	1"	1"
	22"–29"	5/8"	5/8"
	36"–59"	3/4"	3/4"
	65"–88"	1"	1"

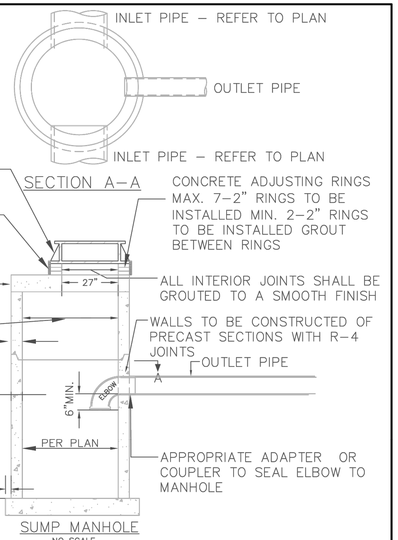
NOTE: COATINGS ARE AS SPECIFED ELSEWHERE

APPROVED: 2 – 2006

City of RAMSEY

STANDARD DETAILS: TRASH GUARD

CITY PLATE No. STO–8



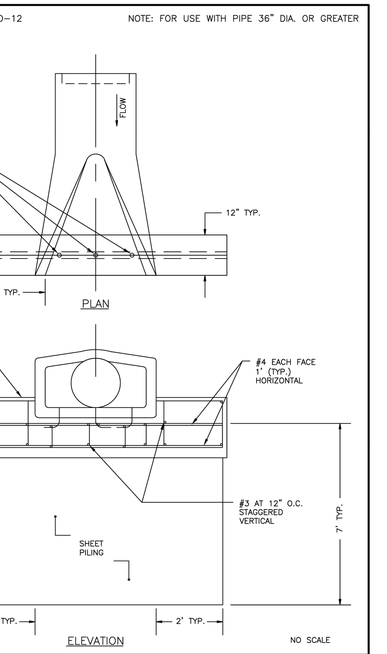
NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
4. STEPS WILL BE REQUIRED AT A MAXIMUM OF 3' FROM THE RIM AND 16" ON CENTER THERE AFTER.
5. 8" BASE FOR ALL MANHOLES LESS THEN 14' DEEP, INCREASE BASE THICKNESS BY 2" PER 6' OF DEPTH BEYOND 14' & REINFORCE WITH 6"X 6" & 10" X 10" MESH.

APPROVED: 1 - 2016

City of RAMSEY

STANDARD DETAILS: SUMP MANHOLE

CITY PLATE No. STO–9

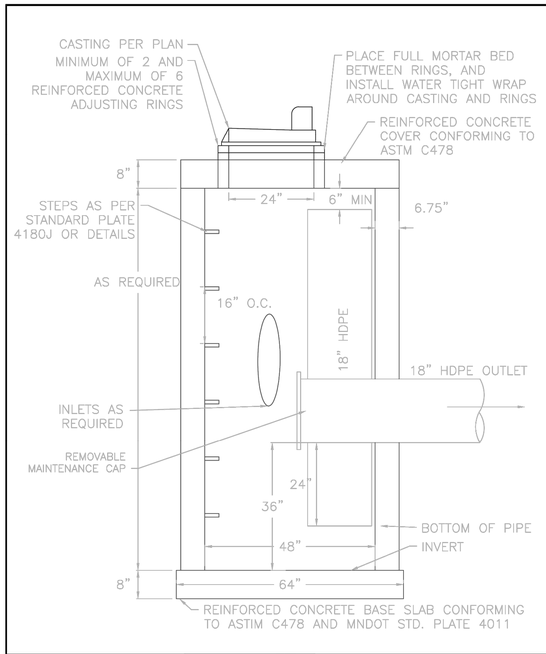


APPROVED: 9 – 2016

City of RAMSEY

STANDARD DETAILS: STORM SEWER PILING & CONCRETE END SECTION

CITY PLATE No. STO–10

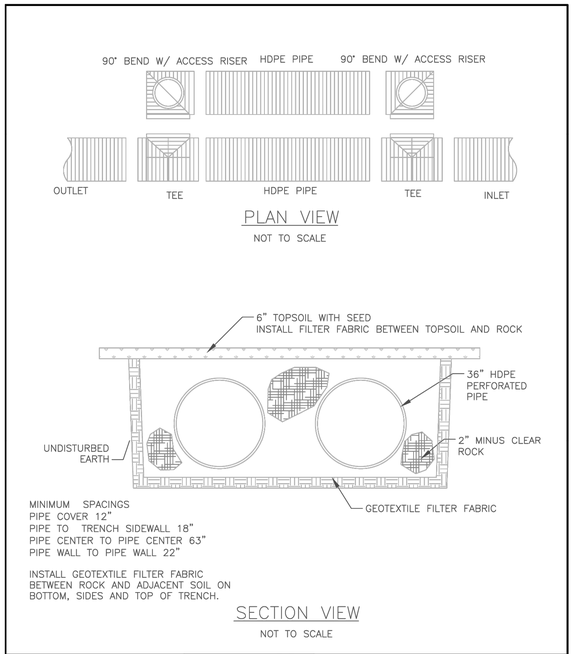


APPROVED: 4 – 2016

City of RAMSEY

STANDARD DETAILS: OIL SKIMMER CATCH BASIN

CITY PLATE No. STO–11



APPROVED: 9 – 2011

City of RAMSEY

STANDARD DETAILS: HDPE DRAINAGE STRUCTURE

CITY PLATE No. STO–12

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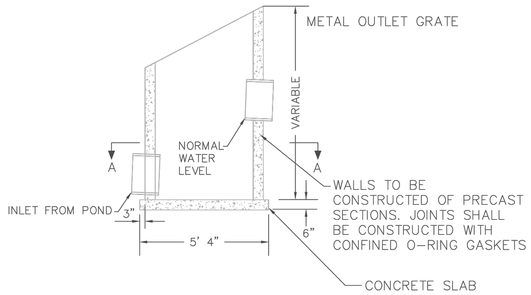
GRADING DETAILS

SHEET NUMBER

C516

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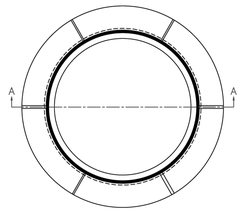
K:\TWC_LDE\BKV Group\Lord of Life Church campus - Ramsey\3 Design\CAD\PlanSheets\C5-GRADING DETAILS.dwg February 09, 2024 - 2:57pm
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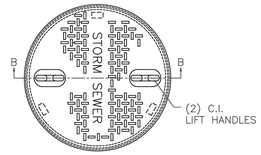
SUBMERGED OUTLET

NOTES:
1. A 10 GAGE SOLID COPPER TRACTER WIRE REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14FT. DEEP, INCREASE BASE 2" PER 6 FT OF DEPTH BEYOND 14 FT. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP.

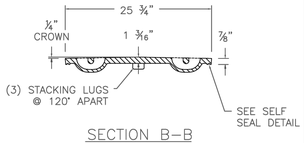
APPROVED: 1 – 2006	City of RAMSEY	STANDARD DETAILS: POND OUTLET
		CITY PLATE No. STO–7



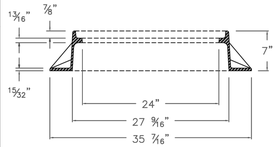
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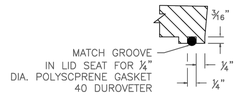
COVER



SECTION B–B



SECTION A–A



SELF SEAL DETAIL

NOTE: NOT TO SCALE

APPROVED: 2 – 2019	City of RAMSEY	STANDARD DETAILS: WATER TIGHT CASTING
		CITY PLATE No. STO–14

K:\TWC_LDEV\BKV Group\Lord of Life Church campus - Ramsey\3 Design\CAD\PlanSheets\C5-GRADING DETAILS.dwg February 09, 2024 - 2:57pm

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PRELIMINARY - NOT FOR CONSTRUCTION

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

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www.bkvgroup.com

CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	
CHECKED BY	
COMMISSION NUMBER	

SHEET TITLE

GRADING DETAILS

SHEET NUMBER

C517

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CONSULTANTS

PROJECT TITLE

HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

SHEET NUMBER	SHEET NAME	ISSUE 01	ISSUE 02	ISSUE 03	ISSUE 04	ISSUE 05	ISSUE 06	ISSUE 07
A - GENERAL								
L001	LANDSCAPE COVER SHEET	X	X					
L002	LANDSCAPE NOTES / GRAPHIC LEGEND	X	X					
L003	OVERALL SITE REFERENCE PLAN	X	X					
B - REMOVAL								
LD001	TREE PRESERVATION PLAN	X	X					
LD002	TREE PRESERVATION/REMOVALS INVENTORY	X	X					
D - LANDSCAPE								
LS1100	TOWNHOMES ZONE A - LANDSCAPE PLAN	X	X					
LS1101	TOWNHOMES ZONE B - LANDSCAPE PLAN	X	X					
LS1102	TOWNHOMES ZONE C - LANDSCAPE PLAN	X	X					
LS1103	TOWNHOMES ZONE D - LANDSCAPE PLAN	X	X					
LS1104	TOWNHOMES ZONE E - LANDSCAPE PLAN	X	X					
LS1105	TOWNHOMES ZONE F - LANDSCAPE PLAN	X	X					
LS2106	SENIOR BUILDING ZONE A - LANDSCAPE PLAN	X	X					
LS2201	SENIOR BUILDING ZONE B - LANDSCAPE PLAN	X	X					
LS3108	ALL AGES BUILDING ZONE A - LANDSCAPE PLAN	X	X					
LS3109	ALL AGES BUILDING ZONE B - LANDSCAPE PLAN	X	X					
LS3110	ALL AGES BUILDING ZONE C - LANDSCAPE PLAN	X	X					
LS3111	ALL AGES BUILDING ZONE D - LANDSCAPE PLAN	X	X					
LS3112	ALL AGES BUILDING ZONE E - LANDSCAPE PLAN	X	X					

TRUE NORTH PLAN NORTH

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE

LANDSCAPE COVER SHEET

SHEET NUMBER

L001

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REFERENCE SYMBOLS

GENERAL

DETAIL CALLOUT:



INDICATES DETAIL CALLOUT NUMBER

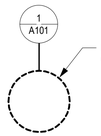
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REVISION:



REVISION NUMBER - SEE REVISION HISTORY ON TITLE BLOCK OF EACH SHEET

DETAIL:



INDICATES AREA OF DETAIL CUT PARALLEL TO VIEW

REVISION CLOUD:



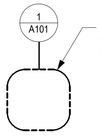
REVISION NUMBER - SEE REVISION HISTORY ON TITLE BLOCK OF EACH SHEET

KEYNOTE:



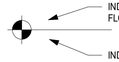
SEE CORRESPONDING NUMBERED KEY NOTE ON SHEET WHERE REFERENCE OCCURS

DETAIL PLAN OR ELEVATION:



INDICATES AREA OF ENLARGED PLAN OR ENLARGED ELEVATION

ELEVATION LEVEL:



INDICATES FLOOR LEVEL

INDICATES FLOOR LEVEL ELEVATION

DETAIL CALLOUT:



INDICATES DETAIL NUMBER

INDICATES SHEET WHERE DETAIL IS DRAWN

INDICATES AREA OF DETAIL CUT PERPENDICULAR TO VIEW

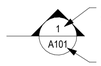
EXTERIOR ELEVATION:



INDICATES EXTERIOR ELEVATION NUMBER

INDICATES SHEET WHERE EXTERIOR ELEVATION IS DRAWN

BUILDING SECTION:



INDICATES BUILDING SECTION NUMBER

INDICATES SHEET WHERE BUILDING SECTION IS DRAWN



INDICATES ACCESSIBLE EXTERIOR DOOR LOCATION

GENERAL

C	CENTER LINE
	LIMIT OF WORK
	MATCH LINE
EJ	EXPANSION JOINT
	CONTROL JOINT
	STEEL EDGING
GB	GRADE BREAK

ABBREVIATIONS

AD = AREA DRAIN (HARDSCAPE)
BS = BOTTOM STEP
CL = CENTER LINE
EJ = EXPANSION JOINT
GB = GRADE BREAK
HP = HIGH POINT
LP = LOW POINT
PD = AREA DRAIN (PLANTING)
POB = POINT OF BEGINNING
TC = TOP OF CURB
TR = TOP OF RAMP
TS = TOP STEP
TW = TOP OF WALL

GRADING LEGEND

42.05	PROPOSED SPOT ELEVATION
42.05 ME	MATCH EXISTING ELEVATION
42.05 TS	TOP OF STEP
42.05 BS	BOTTOM OF STEP
42.05 TR	TOP OF RAMP
42.05 BR	BOTTOM OF RAMP
2% MAX.	SLOPE INDICATOR
42.05 TC	TOP OF CURB
42.05 BC	BOTTOM OF CURB
FFE = 42.05	FINISH FLOOR ELEVATION
	GRADE BREAKLINE

FINISH GRADE (LANDSCAPE)	FG
FINISH SURFACE (HARDSCAPE)	FS
POOL COPING	PC
TOP OF DRAIN	TD
RIM ELEVATION/INVERT ELEVATION	RIM/INV
WATER LEVEL	WL

GENERAL NOTES:

1. LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
3. LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
4. LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
5. LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10'-0" CLEARANCE).
6. UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
7. EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
8. ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
10. LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.
11. NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
12. SOD AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED, UNLESS NOTED OTHERWISE.
13. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
14. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
15. PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.
16. LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
18. LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
19. PLANTING AREAS (NOT OVER STRUCTURE) RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.
20. ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.
21. SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.
22. STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.
23. REFER TO CIVIL FOR SITE DEMOLITION INFORMATION.
24. REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION
25. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.
26. CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DESIGN+BUILD IRRIGATION PLAN AND SPECIFICATIONS SUBMITTAL/SHOP DRAWINGS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY, ROTORS OR ROTATOR HEADS AS REQUIRED.
3. LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY A STATE LICENSED IRRIGATOR (OR EQUIVALENT LICENSED PROFESSIONAL).
4. LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS FOR INSTALLED SYSTEM.
5. LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
6. LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
7. COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
8. RAIN & FREEZE SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
9. IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB EXCEPT WHERE PROHIBITED BY LOCAL CODE OR ORDINANCE.
10. LANDSCAPE IRRIGATION SYSTEM SHALL COMPLY WITH ALL LOCAL, STATE & FEDERAL CODES & ORDINANCES.
11. HAND TRENCHING REQUIRED WITHIN ROOT ZONE OF ANY EXISTING TREE.
12. CONTRACTOR SHALL CONFIRM MIN. STATIC WATER PRESSURE OF 60psi.

SURVEY NOTES:

1. ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER-FURNISHED SURVEY. BKV GROUP OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.
3. ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.

SITE PLAN NOTES:

- NO BUILDING SIGNAGE PROPOSED AT THIS TIME.
- TRASH/RECYCLING WILL BE COLLECTED WITHIN THE BUILDING AT GROUND LEVEL. COLLECTION WILL OCCUR ON-SITE WITHIN ENCLOSED LOADING AREAS BY PRIVATE VENDORS.
- SNOW WILL BE REMOVED FROM SIDEWALKS. A LIMITED AMOUNT OF SNOW STORAGE IS AVAILABLE ALONG THE STREET BOULEVARDS.

PROJECT SUMMARY:

- PUD SITE AREA: XXXXX SF / XXX ACRES
- LOT 1 SIZE (EXISTING): XXXXX SF / XXX ACRES
- LOT 2 SIZE (NEW): XXXXX SF / XXX ACRES
- DWELLING UNITS: XXX
- BUILDING FOOTPRINT (INCLUDES PKG AREA): XXXXX SF
- (TOTAL LOT AREA) - (TOTAL BLDG. FOOTPRINT) = XXXXX SF
- % LANDSCAPE REQ.: XXXXX SF
- PERVIOUS AREA ON-SITE (AT-GRADE): XXXXX SF
- PERVIOUS AREA ON-SITE (GREEN ROOF): XXXXX SF
- TOTAL PERVIOUS: XXXXX SF
- BIKE PARKING SPACES (ON SITE): X (X spaces per unit)
- BIKE PARKING SPACES (IN GARAGE): XXX



TRUE NORTH PLAN NORTH

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CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE

LANDSCAPE NOTES / GRAPHIC LEGEND

SHEET NUMBER

L002

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REFERENCE SYMBOLS

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DETAIL CALLOUT:



INDICATES DETAIL CALLOUT NUMBER

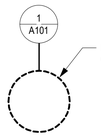
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REVISION:



REVISION NUMBER - SEE REVISION HISTORY ON TITLE BLOCK OF EACH SHEET

DETAIL:



INDICATES AREA OF DETAIL CUT PARALLEL TO VIEW

REVISION CLOUD:



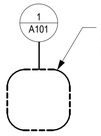
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KEYNOTE:



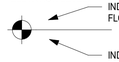
SEE CORRESPONDING NUMBERED KEY NOTE ON SHEET WHERE REFERENCE OCCURS

DETAIL PLAN OR ELEVATION:



INDICATES AREA OF ENLARGED PLAN OR ENLARGED ELEVATION

ELEVATION LEVEL:



INDICATES FLOOR LEVEL

INDICATES FLOOR LEVEL ELEVATION

DETAIL CALLOUT:



INDICATES DETAIL NUMBER

INDICATES SHEET WHERE DETAIL IS DRAWN

INDICATES AREA OF DETAIL CUT PERPENDICULAR TO VIEW

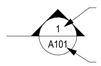
EXTERIOR ELEVATION:



INDICATES EXTERIOR ELEVATION NUMBER

INDICATES SHEET WHERE EXTERIOR ELEVATION IS DRAWN

BUILDING SECTION:



INDICATES BUILDING SECTION NUMBER

INDICATES SHEET WHERE BUILDING SECTION IS DRAWN



INDICATES ACCESSIBLE EXTERIOR DOOR LOCATION

GENERAL

C	CENTER LINE
	LIMIT OF WORK
	MATCH LINE
EJ	EXPANSION JOINT
	CONTROL JOINT
	STEEL EDGING
GB	GRADE BREAK

ABBREVIATIONS

AD = AREA DRAIN (HARDSCAPE)
BS = BOTTOM STEP
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TC = TOP OF CURB
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GRADING LEGEND

42.05	PROPOSED SPOT ELEVATION
42.05 ME	MATCH EXISTING ELEVATION
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42.05 BS	BOTTOM OF STEP
42.05 TR	TOP OF RAMP
42.05 BR	BOTTOM OF RAMP
2% MAX.	SLOPE INDICATOR
42.05 TC	TOP OF CURB
42.05 BC	BOTTOM OF CURB
FFE = 42.05	FINISH FLOOR ELEVATION
	GRADE BREAKLINE

FINISH GRADE (LANDSCAPE)	FG
FINISH SURFACE (HARDSCAPE)	FS
POOL COPING	PC
TOP OF DRAIN	TD
RIM ELEVATION/INVERT ELEVATION	RIM/INV
WATER LEVEL	WL

GENERAL NOTES:

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2. LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
3. LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
4. LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
5. LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10'-0" CLEARANCE).
6. UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
7. EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
8. ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
10. LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.
11. NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
12. SOD AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED, UNLESS NOTED OTHERWISE.
13. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
14. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
15. PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.
16. LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
18. LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
19. PLANTING AREAS (NOT OVER STRUCTURE) RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.
20. ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.
21. SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.
22. STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.
23. REFER TO CIVIL FOR SITE DEMOLITION INFORMATION.
24. REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION
25. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.
26. CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
27. ANY TREE CLEARING THAT INVOLVES OAK TREES SHALL BE COMPLETED PRIOR TO APRIL 15 OR AFTER JULY 15 TO HELP LIMIT THE INTRODUCTION OF OAK WILT INTO THE AREA.
28. PER THE CITY'S DEVELOPMENT AGREEMENT, ANY LANDSCAPE WORK COMPLETED ON SITE WILL INCLUDE A 2-YEAR MAINTENANCE GUARANTEE FROM THE DATE OF APPROVAL OF LANDSCAPE INSTALLATION BY THE CITY.
29. ALL AREAS INCLUDED IN THE LIMITS OF DISTURBANCE THAT ARE NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACING SHALL RECEIVE 4 INCHES OF TOPSOIL WITH NO MORE THAN 35% SAND CONTENT.

IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DESIGN+BUILD IRRIGATION PLAN AND SPECIFICATIONS SUBMITTAL/SHOP DRAWINGS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY, ROTORS OR ROTATOR HEADS AS REQUIRED.
3. LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY A STATE LICENSED IRRIGATOR (OR EQUIVALENT LICENSED PROFESSIONAL).
4. LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS FOR INSTALLED SYSTEM.
5. LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
6. LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
7. COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
8. RAIN & FREEZE SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
9. IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB EXCEPT WHERE PROHIBITED BY LOCAL CODE OR ORDINANCE.
10. LANDSCAPE IRRIGATION SYSTEM SHALL COMPLY WITH ALL LOCAL, STATE & FEDERAL CODES & ORDINANCES.
11. HAND TRENCHING REQUIRED WITHIN ROOT ZONE OF ANY EXISTING TREE.
12. CONTRACTOR SHALL CONFIRM MIN. STATIC WATER PRESSURE OF 60psi.
13. IRRIGATION SYSTEM TO INCLUDE RAIN SENSOR AND SOIL MOISTURE SENSOR AS PART OF THE INSTALLATION. THESE REQUIREMENTS TO BE CONFIRMED DURING PROJECT SUBMITTAL PROCESS.

SURVEY NOTES:

1. ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER-FURNISHED SURVEY. BKV GROUP OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.
3. ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.

SITE PLAN NOTES:

- NO BUILDING SIGNAGE PROPOSED AT THIS TIME.
- TRASH/RECYCLING WILL BE COLLECTED WITHIN THE BUILDING AT GROUND LEVEL. COLLECTION WILL OCCUR ON-SITE WITHIN ENCLOSED LOADING AREAS BY PRIVATE VENDORS.
- SNOW WILL BE REMOVED FROM SIDEWALKS. A LIMITED AMOUNT OF SNOW STORAGE IS AVAILABLE ALONG THE STREET BOULEVARDS.

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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

CERTIFICATION

NOT FOR CONSTRUCTION

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SHEET TITLE

LANDSCAPE NOTES / GRAPHIC LEGEND

SHEET NUMBER

L002

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GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYDROSEED, IRRIGATED, TYP.

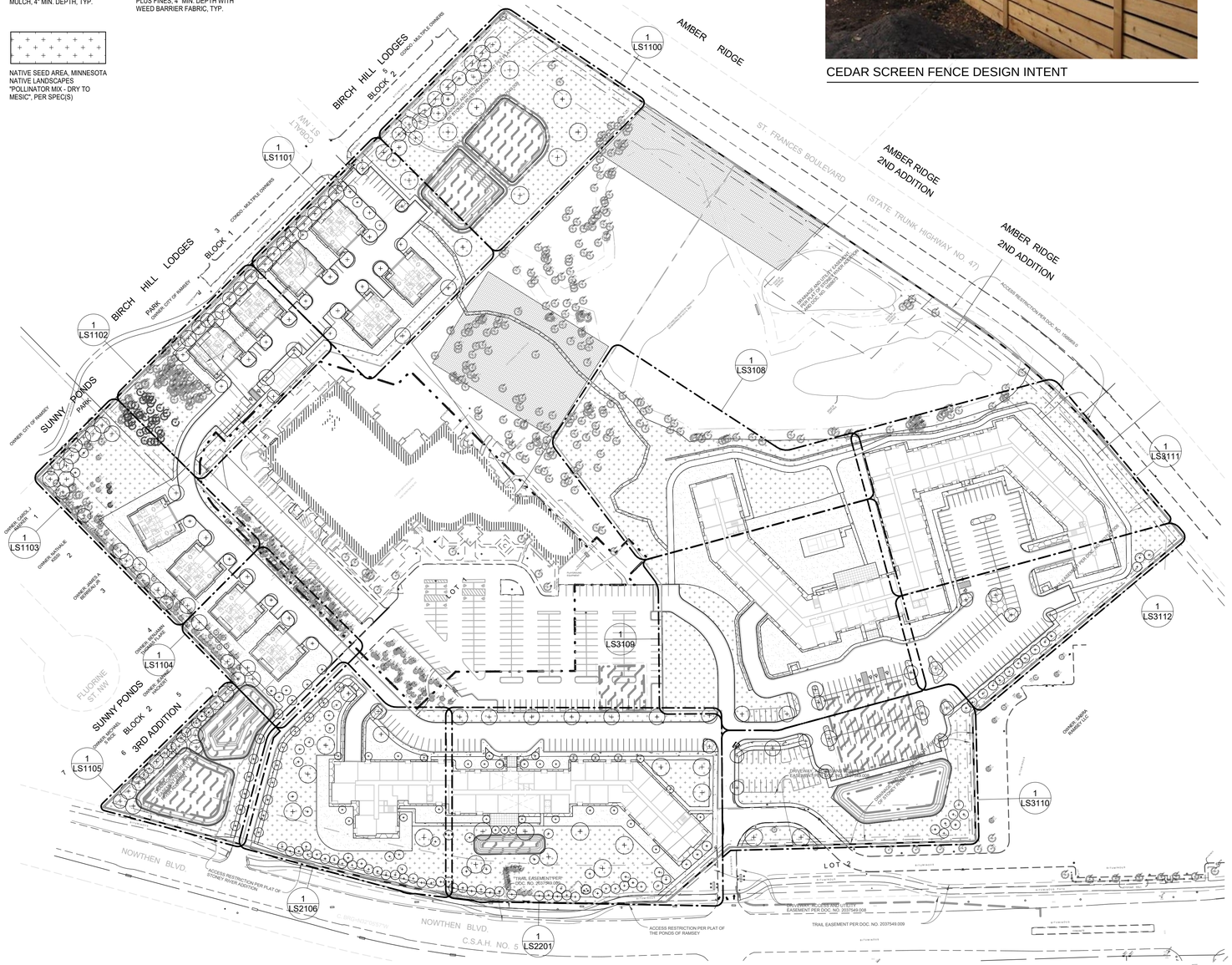
ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)



1 L003 OVERALL SITE - LANDSCAPE REFERENCE PLAN
1" = 100'-0"



CEDAR SCREEN FENCE DESIGN INTENT

Presbyterian Homes Lord of Life
Ramsey, MN

Landscape Summary
Required Landscape Canopy

Site Area (sf)	Impervious Area (sf)	Pervious Area	Impervious - toTotal Ratio
1547687	577170	970517	37.29%

Required canopy coverage for site equals Impervious to Total Ratio x Pervious Area (.374 x 971388) 361929 SF

Buffer Yard Trees

Key	Planting Size	Qantity	Canopy Size	Total Canopy Size	Common Name	Scientific Name
CO-B	2" B&B	35	922	32270	Common Hackberry	Celtis occidentalis
QB-B	2" B&B	35	718	25130	Swamp White Oak	Quercus bicolor
Buffer Yard Total Canopy				**57400**		
Deciduous Trees						
CO	1" CONT.	15	922	13830	Common Hackberry	Celtis occidentalis
QB	1" CONT.	15	718	10770	Swamp White Oak	Quercus bicolor
QM	1" CONT.	25	3910	97750	Burr Oak	Quercus macrocarpa
UA	1" CONT.	15	3910	58650	New Harmony American Elm	Ulmus americana 'New Harmony'
PT	1" CONT.	15	245	3675	Prairie Gold Aspen	Populus tremuloides 'NEArb'
GD	1" CONT.	15	629	9435	Kentucky Espresso Coffeetree	Gymnocladus dioicus 'Espresso-JFS
AS	1" CONT.	20	982	19640	Green Mountain Sugar Maple	Acer saccharum 'Green Mountain'
MP	1" CONT.	15	157	2355	Prairiefire Crab	Malus 'Prairiefire'
	1" CONT.	15	297	4455	Eastern Redbud	Cercis canadensis
Deciduous Trees Total Canopy				**220560**		
Evergreen Trees						
PS	5' H	60	1995	119700	Eastern White Pine	Pinus strobus
PA	5' H	34	626	21284	Norway Spruce	Picea abies
Evergreen Trees Total Canopy				**140984**		
Total Tree Canopy Inches				**418944**		

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

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HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

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SHEET TITLE
OVERALL SITE REFERENCE PLAN

SHEET NUMBER
L003

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TREE REMOVALS/PRESERVATION SUMMARY

XP - SIGNIFICANT TREE REMOVED FOR STORMWATER TREATMENT (1,201 TOTAL INCHES)

XG - SIGNIFICANT TREE REMOVED FOR SITE IMPROVEMENTS (NON-STORMWATER) (6,110 TOTAL INCHES)

ALL TREES WITHIN CLOUDED AREAS TO BE REMOVED

NOTE: TREES WITH NO LETTER DESIGNATION SHALL BE PROTECTED AND PRESERVED.

TREE PRESERVATION/TREE REMOVALS SUMMARY

15,714 = TOTAL INCHES OF SIGNIFICANT TREES EXISTING ON SITE
6,110 = TOTAL INCHES OF SIGNIFICANT TREES TO BE REMOVED FOR SITE WORK NOT RELATED TO STORMWATER

6,110/15,714 = 38.9% OF EXISTING TREES PROPOSED FOR REMOVAL NOT RELATED TO STORMWATER TREATMENT



1 LD001 OVERALL SITE - TREE PRESERVATION PLAN
1" = 80'-0"

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SHEET TITLE
TREE PRESERVATION PLAN

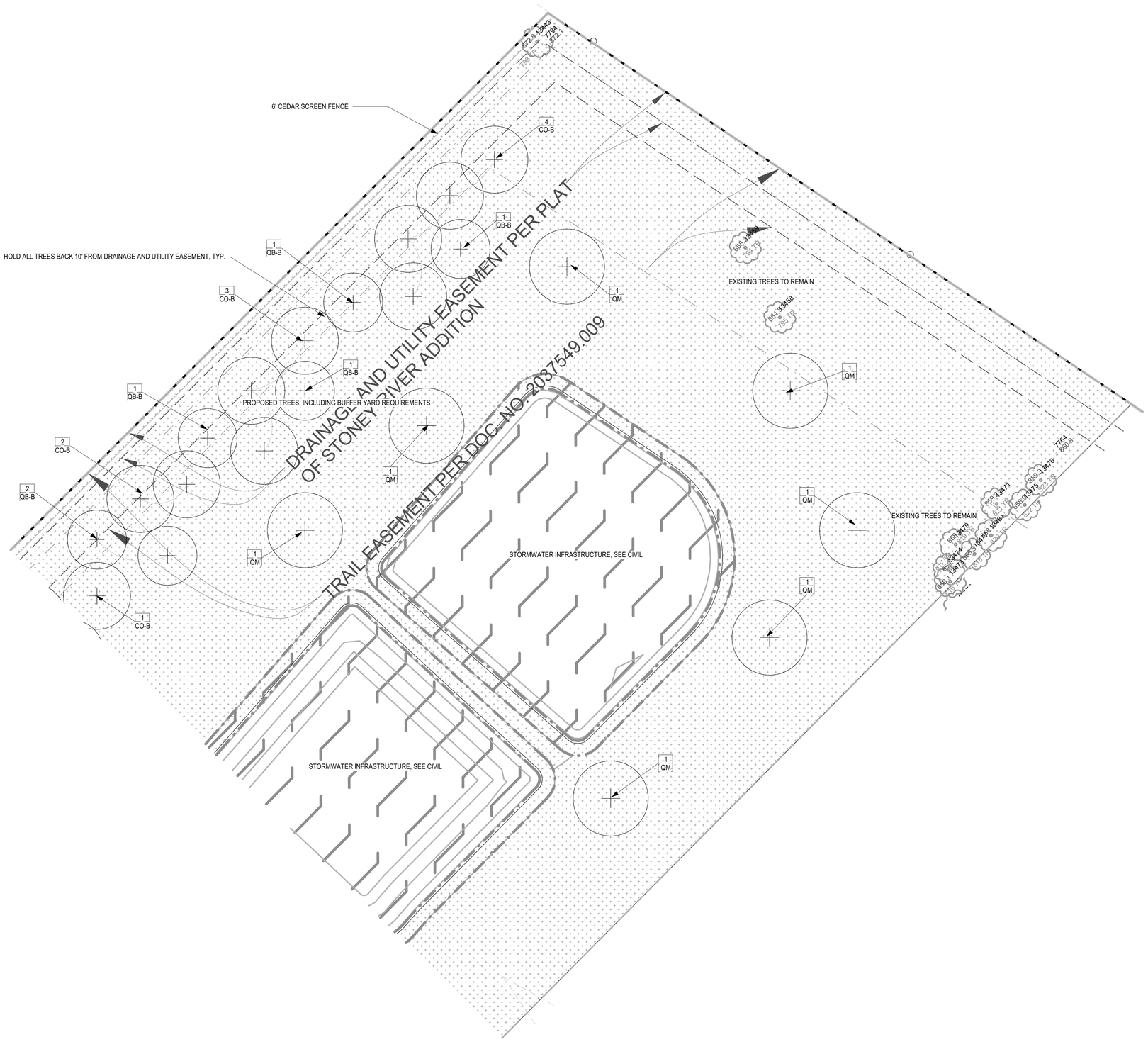
SHEET NUMBER
LD001

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Tag Number	Scientific Name	Common Name	DBH	Condition	Notes
XP	1 Populus deltoides	Cottonwood	43	Good	
XG	2 Juniperus virginiana	Red Cedar	13	Good	
XP	3 Pinus sylvestris	Scotch Pine	11	Good	
XP	4 Ulmus pumila	Siberian Elm	11	Good	
XP	5 Ulmus pumila	Siberian Elm	12	Fair	Multi-stem
XG	6 Juniperus virginiana	Red Cedar	6	Good	
XP	7 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XG	8 Pinus sylvestris	Scotch Pine	7	Good	
XP	9 Ulmus pumila	Siberian Elm	11	Good	
XG	10 Pinus sylvestris	Scotch Pine	7	Good	
XG	11 Ulmus pumila	Siberian Elm	10	Good	
XG	12 Ulmus pumila	Siberian Elm	9	Good	
XG	13 Ulmus pumila	Siberian Elm	17	Fair	
XG	14 Ulmus pumila	Siberian Elm	8	Good	
XP	15 Ulmus pumila	Siberian Elm	9	Fair	
XP	16 Ulmus pumila	Siberian Elm	11	Fair	Multi-stem
XP	17 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	18 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	19 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	20 Pinus sylvestris	Scotch Pine	5	Fair	
XP	21 Pinus sylvestris	Scotch Pine	12	Good	
XP	22 Ulmus pumila	Siberian Elm	8	Good	
XP	23 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	24 Juniperus virginiana	Red Cedar	9	Good	
XP	25 Juniperus virginiana	Red Cedar	5	Good	
XP	26 Ulmus pumila	Siberian Elm	12	Fair	
XP	27 Juniperus virginiana	Red Cedar	10	Good	
XP	28 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	29 Pinus sylvestris	Scotch Pine	9	Good	
XP	30 Juniperus virginiana	Red Cedar	6	Good	
XP	31 Juniperus virginiana	Red Cedar	4	Good	
XP	32 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	33 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	34 Ulmus pumila	Siberian Elm	11	Fair	
XP	35 Pinus sylvestris	Scotch Pine	6	Good	
XG	36 Ulmus pumila	Siberian Elm	12	Fair	
XP	37 Picea glauca	White Spruce	6	Good	
XP	38 Juniperus virginiana	Red Cedar	8	Good	
XP	39 Juniperus virginiana	Red Cedar	8	Good	
XP	40 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	41 Ulmus pumila	Siberian Elm	8	Good	
XP	42 Picea glauca	White Spruce	4	Good	
XG	43 Ulmus pumila	Siberian Elm	12	Fair	
XP	44 Pinus sylvestris	Scotch Pine	11	Fair	
XP	45 Juniperus virginiana	Red Cedar	6	Good	
XP	46 Pinus resinosa	Red Pine	12	Good	
XP	47 Pinus resinosa	Red Pine	14	Good	
XP	48 Ulmus pumila	Siberian Elm	9	Good	
XP	49 Ulmus pumila	Siberian Elm	13	Good	
XP	50 Juniperus virginiana	Red Cedar	4	Good	
XP	51 Pinus resinosa	Red Pine	15	Good	
XP	52 Pinus resinosa	Red Pine	14	Fair	
XP	53 Pinus sylvestris	Scotch Pine	8	Good	
XP	54 Juniperus virginiana	Red Cedar	5	Good	
XP	55 Juniperus virginiana	Red Cedar	6	Good	
XP	56 Juniperus virginiana	Red Cedar	8	Fair	
XP	57 Pinus resinosa	Red Pine	13	Fair	
XP	58 Ulmus pumila	Siberian Elm	13	Good	
XP	59 Pinus resinosa	Red Pine	12	Fair	
XP	60 Ulmus pumila	Siberian Elm	11	Fair	
XP	61 Pinus resinosa	Red Pine	14	Fair	
XG	62 Quercus rubra	Red Oak	7	Good	
XP	63 Pinus resinosa	Red Pine	7	Good	
XP	64 Pinus sylvestris	Scotch Pine	5	Good	
XP	65 Pinus resinosa	Red Pine	14	Fair	
XP	66 Ulmus pumila	Siberian Elm	21	Good	
XP	67 Pinus resinosa	Red Pine	13	Fair	
XP	68 Pinus sylvestris	Scotch Pine	12	Good	
XP	69 Pinus resinosa	Red Pine	4	Good	
XP	70 Ulmus pumila	Siberian Elm	12	Good	
XP	71 Pinus sylvestris	Scotch Pine	11	Good	
XP	72 Ulmus pumila	Siberian Elm	8	Fair	
XP	73 Pinus sylvestris	Scotch Pine	9	Fair	
XP	74 Pinus sylvestris	Scotch Pine	5	Fair	
XP	75 Pinus resinosa	Red Pine	8	Good	
XP	76 Pinus resinosa	Red Pine	13	Fair	
XP	77 Pinus resinosa	Red Pine	14	Fair	
XP	78 Pinus resinosa	Red Pine	14	Fair	
XP	79 Pinus resinosa	Red Pine	12	Fair	
XP	80 Pinus resinosa	Red Pine	11	Fair	
XP	81 Pinus resinosa	Red Pine	11	Fair	
XP	82 Pinus resinosa	Red Pine	7	Fair	
XP	83 Pinus resinosa	Red Pine	10	Fair	
XP	84 Pinus sylvestris	Scotch Pine	10	Good	
XP	85 Juniperus virginiana	Red Cedar	6	Good	
XP	86 Pinus resinosa	Red Pine	12	Good	
XP	87 Pinus resinosa	Red Pine	11	Good	
XP	88 Juniperus virginiana	Red Cedar	8	Good	
XP	89 Pinus resinosa	Red Pine	16	Good	
XP	90 Pinus sylvestris	Scotch Pine	5	Fair	
XP	91 Pinus resinosa	Red Pine	10	Fair	
XP	92 Pinus resinosa	Red Pine	12	Good	
XP	93 Juniperus virginiana	Red Cedar	7	Good	
XP	94 Juniperus virginiana	Red Cedar	4	Good	
XP	95 Ulmus pumila	Siberian Elm	19	Good	
XP	96 Pinus resinosa	Red Pine	12	Good	
XP	97 Pinus resinosa	Red Pine	12	Good	
XP	98 Juniperus virginiana	Red Cedar	7	Good	
XP	99 Juniperus virginiana	Red Cedar	8	Good	
100	Juniperus virginiana	Red Cedar	6	Good	
101	Ulmus pumila	Siberian Elm	13	Fair	Multi-stem
102	Pinus resinosa	Red Pine	8	Fair	Multi-stem
103	Pinus sylvestris	Scotch Pine	15	Fair	
104	Pinus resinosa	Red Pine	13	Fair	
105	Pinus resinosa	Red Pine	10	Fair	
106	Ulmus pumila	Siberian Elm	15	Fair	
107	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
108	Ulmus pumila	Siberian Elm	16	Fair	
109	Juniperus virginiana	Red Cedar	5	Good	
110	Pinus resinosa	Red Pine	14	Fair	
111	Pinus resinosa	Red Pine	11	Fair	
112	Pinus resinosa	Red Pine	9	Fair	Multi-stem
113	Pinus resinosa	Red Pine	12	Fair	
114	Pinus resinosa	Red Pine	12	Fair	
115	Juniperus virginiana	Red Cedar	4	Good	
116	Juniperus virginiana	Red Cedar	4	Good	
XG	117 Pinus resinosa	Red Pine	15	Good	
XG	118 Pinus sylvestris	Scotch Pine	10	Good	
XG	119 Pinus sylvestris	Scotch Pine	8	Good	
120	Pinus resinosa	Red Pine	14	Fair	
121	Ulmus pumila	Siberian Elm	10	Good	
122	Pinus sylvestris	Scotch Pine	4	Good	
123	Ulmus pumila	Siberian Elm	15	Good	
124	Juniperus virginiana	Red Cedar	8	Fair	
125	Pinus resinosa	Red Pine	14	Fair	
126	Pinus resinosa	Red Pine	10	Fair	Multi-stem
127	Pinus sylvestris	Scotch Pine	6	Good	
128	Pinus sylvestris	Scotch Pine	6	Good	
129	Ulmus pumila	Siberian Elm	19	Good	
130	Ulmus pumila	Siberian Elm	8	Good	
131	Pinus resinosa	Red Pine	9	Dead	
132	Juniperus virginiana	Red Cedar	6	Good	
133	Pinus resinosa	Red Pine	12	Fair	
134	Pinus resinosa	Red Pine	10	Fair	
135	Pinus resinosa	Red Pine	10	Fair	Multi-stem
136	Pinus resinosa	Red Pine	9	Fair	Multi-stem
137	Pinus sylvestris	Scotch Pine	4	Good	
138	Pinus resinosa	Red Pine	4	Good	
139	Ulmus pumila	Siberian Elm	11	Good	
140	Pinus sylvestris	Scotch Pine	4	Good	
141	Pinus resinosa	Red Pine	13	Fair	
142	Pinus resinosa	Red Pine	4	Good	
143	Ulmus pumila	Siberian Elm	12	Fair	Multi-stem
144	Juniperus virginiana	Red Cedar	10	Good	
145	Juniperus virginiana	Red Cedar	10	Good	
146	Pinus sylvestris	Scotch Pine	12	Good	
147	Juniperus virginiana	Red Cedar	14	Good	
148	Pinus resinosa	Red Pine	8	Good	
149	Pinus sylvestris	Scotch Pine	11	Good	
150	Pinus sylvestris	Scotch Pine	12	Good	
151	Juniperus virginiana	Red Cedar	12	Good	
152	Juniperus virginiana	Red Cedar	10	Good	
153	Pinus sylvestris	Scotch Pine	10	Good	
154	Pinus sylvestris	Scotch Pine	16	Good	
155	Pinus sylvestris	Scotch Pine	4	Fair	
156	Pinus sylvestris	Scotch Pine	15	Good	
157	Pinus sylvestris	Scotch Pine	6	Fair	
158	Pinus sylvestris	Scotch Pine	4	Fair	
159	Pinus sylvestris	Scotch Pine	8	Fair	
160	Pinus sylvestris	Scotch Pine	14	Fair	
161	Pinus sylvestris	Scotch Pine	6	Fair	
162	Pinus sylvestris	Scotch Pine	4	Fair	
163	Pinus sylvestris	Scotch Pine	4	Fair	
164	Pinus sylvestris	Scotch Pine	13	Fair	
165	Pinus sylvestris	Scotch Pine	8	Fair	
166	Pinus sylvestris	Scotch Pine	5	Fair	
167	Pinus sylvestris	Scotch Pine	7	Fair	
168	Pinus sylvestris	Scotch Pine	10	Fair	
169	Pinus resinosa	Red Pine	16	Fair	
170	Juniperus virginiana	Red Cedar	9	Fair	
171	Pinus sylvestris	Scotch Pine	11	Fair	
172	Pinus sylvestris	Scotch Pine	5	Fair	
173	Pinus resinosa	Red Pine	14	Fair	
174	Juniperus virginiana	Red Cedar	9	Fair	
175	Pinus resinosa	Red Pine	11	Fair	
176	Juniperus virginiana	Red Cedar	10	Fair	
177	Pinus resinosa	Red Pine	12	Fair	Multi-stem
178	Pinus sylvestris	Scotch Pine	10	Fair	
179	Pinus sylvestris	Scotch Pine	4	Fair	
180	Pinus sylvestris	Scotch Pine	6	Fair	
181	Pinus sylvestris	Scotch Pine	6	Fair	
182	Pinus sylvestris	Scotch Pine	14	Fair	
183	Pinus sylvestris	Scotch Pine	14	Fair	
184	Pinus sylvestris	Scotch Pine	5	Fair	
185	Pinus sylvestris	Scotch Pine	12	Fair	
186	Pinus sylvestris	Scotch Pine	5	Fair	
187	Pinus sylvestris	Scotch Pine	12	Fair	
188	Pinus sylvestris	Scotch Pine	14	Fair	
189	Pinus sylvestris	Scotch Pine	7	Fair	
190	Pinus sylvestris	Scotch Pine	4	Good	
191	Pinus sylvestris	Scotch Pine	12	Fair	
192	Juniperus virginiana	Red Cedar	5	Fair	
193	Pinus sylvestris	Scotch Pine	8	Fair	
194	Ulmus pumila	Siberian Elm	9	Fair	
195	Juniperus virginiana	Red Cedar	14	Fair	
196	Juniperus virginiana	Red Cedar	8	Fair	
197	Pinus resinosa	Red Pine	16	Fair	
198	Juniperus virginiana	Red Cedar	11	Fair	
XG	199 Juniperus virginiana	Red Cedar	8	Fair	
XG	200 Juniperus virginiana	Red Cedar	15	Fair	
XG	201 Pinus sylvestris	Scotch Pine	18	Fair	
	202 Pinus sylvestris	Scotch Pine	9	Poor	Decay
	203 Pinus sylvestris	Scotch Pine	10	Poor	Decay
	204 Pinus sylvestris	Scotch Pine	11	Fair	
	205 Pinus sylvestris	Scotch Pine	11	Fair	
	206 Pinus sylvestris	Scotch Pine	9	Fair	
	207 Pinus sylvestris	Scotch Pine	10	Fair	
	208 Pinus sylvestris	Scotch Pine	7	Fair	
	209 Juniperus virginiana	Red Cedar	8	Fair	Multi-stem
	210 Juniperus virginiana	Red Cedar	10	Fair	
	211 Juniperus virginiana	Red Cedar	11	Good	
	212 Pinus sylvestris	Scotch Pine	5	Fair	
	213 Pinus sylvestris	Scotch Pine	13	Fair	
	214 Pinus sylvestris	Scotch Pine	7	Fair	
	215 Juniperus virginiana	Red Cedar	6	Fair	
	216 Ulmus pumila	Siberian Elm	10	Fair	Multi-stem
	217 Pinus sylvestris	Scotch Pine	6	Good	
	218 Pinus sylvestris	Scotch Pine	5	Fair	
	219 Pinus sylvestris	Scotch Pine	4	Fair	
	220 Pinus sylvestris	Scotch Pine	10	Fair	
	221 Pinus sylvestris	Scotch Pine	11	Fair	
	222 Pinus sylvestris	Scotch Pine	16	Good	
	223 Ulmus pumila	Siberian Elm	16	Fair	
	224 Pinus sylvestris	Scotch Pine	15	Fair	
	225 Pinus sylvestris	Scotch Pine	10	Fair	
	226 Pinus sylvestris	Scotch Pine	9	Fair	
	227 Pinus sylvestris	Scotch Pine	5	Fair	
	228 Pinus sylvestris	Scotch Pine	10	Fair	
	229 Pinus sylvestris	Scotch Pine	9	Good	
	230 Pinus sylvestris	Scotch Pine	11	Good	
	231 Juniperus virginiana	Red Cedar	5	Fair	
	232 Pinus sylvestris	Scotch Pine	9	Fair	
	233 Ulmus pumila	Siberian Elm	12	Fair	
	234 Pinus sylvestris	Scotch Pine	13	Fair	
	235 Pinus sylvestris	Scotch Pine	11	Fair	Multi-stem
	236 Juniperus virginiana	Red Cedar	12	Fair	Multi-stem
	237 Pinus sylvestris	Scotch Pine	16	Fair	
	238 Pinus sylvestris	Scotch Pine	14	Good	
	239 Pinus sylvestris	Scotch Pine	5	Fair	
	240 Pinus sylvestris	Scotch Pine	5	Fair	
	241 Pinus sylvestris	Scotch Pine	5	Fair	
	242 Quercus rubra	Red Oak	7	Good	
	243 Juniperus virginiana	Red Cedar	8	Fair	
	244 Ulmus pumila	Siberian Elm	12	Fair	
	245 Pinus sylvestris	Scotch Pine	12	Fair	
	246 Pinus sylvestris	Scotch Pine	6	Fair	
	247 Pinus sylvestris	Scotch Pine	7	Fair	
	248 Pinus sylvestris	Scotch Pine	8	Fair	
	249 Pinus sylvestris	Scotch Pine	6	Fair	
	250 Pinus sylvestris	Scotch Pine	7	Fair	
	251 Juniperus virginiana	Red Cedar	5	Fair	
	252 Pinus sylvestris	Scotch Pine	7	Fair	
	253 Juniperus virginiana	Red Cedar	5	Fair	
	254 Pinus sylvestris	Scotch Pine	8	Fair	
	255 Pinus sylvestris	Scotch Pine	8	Fair	
	256 Pinus sylvestris	Scotch Pine	10	Fair	
	257 Pinus sylvestris	Scotch Pine	6	Fair	
	258 Pinus sylvestris	Scotch Pine	9	Fair	
	259 Pinus sylvestris	Scotch Pine	10	Fair	
	260 Pinus sylvestris	Scotch Pine	12	Fair	
	261 Pinus sylvestris	Scotch Pine	9	Fair	
	262 Pinus sylvestris	Scotch Pine	7	Fair	
	263 Ulmus pumila	Siberian Elm	14	Dead	
	264 Pinus sylvestris	Scotch Pine	5	Fair	
	265 Pinus sylvestris	Scotch Pine	6	Fair	
	266 Pinus sylvestris	Scotch Pine	5	Fair	
	267 Pinus sylvestris	Scotch Pine	4	Fair	
	268 Pinus sylvestris	Scotch Pine	8	Fair	Multi-stem
	269 Pinus sylvestris	Scotch Pine	5	Fair	
	270 Ulmus pumila	Siberian Elm	4	Good	
	271 Pinus sylvestris	Scotch Pine	5	Fair	
	272 Pinus sylvestris	Scotch Pine	10	Fair	
	273 Pinus sylvestris	Scotch Pine	10	Fair	
	274 Pinus sylvestris	Scotch Pine	4	Fair	
	275 Pinus sylvestris	Scotch Pine	8	Fair	
	276 Pinus sylvestris	Scotch Pine	8	Fair	
	277 Pinus sylvestris	Scotch Pine	6	Fair	
	278 Pinus sylvestris	Scotch Pine	7	Fair	
	279 Pinus sylvestris	Scotch Pine	7	Fair	
	280 Pinus sylvestris	Scotch Pine	6	Fair	
	281 Pinus sylvestris	Scotch Pine	5	Fair	
	282 Pinus sylvestris	Scotch Pine	5	Fair	
	283 Pinus sylvestris	Scotch Pine	9	Fair	
	284 Pinus sylvestris	Scotch Pine	8	Fair	
	285 Pinus sylvestris	Scotch Pine	9	Fair	
	286 Pinus sylvestris	Scotch Pine	12	Good	
	287 Pinus sylvestris	Scotch Pine	14	Good	
	288 Pinus sylvestris	Scotch Pine	10	Fair	
	289 Pinus sylvestris	Scotch Pine	7	Fair	
	290 Pinus sylvestris	Scotch Pine	6	Fair	
	291 Pinus sylvestris	Scotch Pine	6	Fair	
	292 Juniperus virginiana	Red Cedar	4	Fair	
	293 Pinus sylvestris	Scotch Pine	10	Fair	
	294 Pinus sylvestris	Scotch Pine	12	Good	
	295 Pinus sylvestris	Scotch Pine	9	Fair	
	296 Pinus sylvestris	Scotch Pine	5	Fair	
	297 Pinus sylvestris	Scotch Pine	10	Fair	
	298 Pinus sylvestris	Scotch Pine	5	Poor	Decay
	299 Pinus sylvestris	Scotch Pine	8	Fair	
	300 Pinus sylvestris	Scotch Pine	16	Fair	
	301 Pinus sylvestris	Scotch Pine	10	Fair	
	302 Pinus sylvestris	Scotch Pine	8	Fair	
	303 Pinus sylvestris	Scotch Pine	4	Fair	
	304 Pinus sylvestris	Scotch Pine	4	Fair	
	305 Pinus sylvestris	Scotch Pine	8	Fair	
	306 Pinus sylvestris	Scotch Pine	9	Fair	
	307 Pinus sylvestris	Scotch Pine	8	Fair	Multi-stem
	308 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
	309 Pinus sylvestris	Scotch Pine	8	Fair	
	310 Pinus sylvestris	Scotch Pine	12	Fair	Basal Decay
	311 Pinus sylvestris	Scotch Pine	17	Good	
	312 Pinus sylvestris	Scotch Pine	12	Fair	Multi-stem
	313 Juniperus virginiana	Red Cedar	9	Fair	
	314 Juniperus virginiana	Red Cedar	11	Fair	
	315 Pinus sylvestris	Scotch Pine	10	Good	
	316 Pinus sylvestris	Scotch Pine	8	Good	
	317 Pinus sylvestris	Scotch Pine	10	Good	
	318 Pinus sylvestris	Scotch Pine	11	Good	
	319 Pinus sylvestris	Scotch Pine	8	Fair	
	320 Pinus sylvestris	Scotch Pine	9	Fair	
	321 Pinus sylvestris	Scotch Pine	7	Fair	
	322 Pinus sylvestris	Scotch Pine	8	Fair	
	323 Pinus sylvestris	Scotch Pine	6	Fair	
	324 Pinus sylvestris	Scotch Pine	5	Fair	
	325 Pinus sylvestris	Scotch Pine	11	Fair	
	326 Ulmus pumila	Siberian Elm	7	Good	
	327 Juniperus virginiana	Red Cedar	5	Fair	Multi-stem
	328 Pinus sylvestris	Scotch Pine	9	Fair	
	329 Pinus sylvestris	Scotch Pine	13	Good	
	330 Pinus sylvestris	Scotch Pine	9	Fair	
	331 Pinus sylvestris	Scotch Pine	4	Fair	
	332 Juniperus virginiana	Red Cedar	5	Good	
	333 Quercus rubra	Red Oak	8	Good	
	334 Pinus sylvestris	Scotch Pine	14	Fair	
	335 Juniperus virginiana	Red Cedar	6	Fair	
	336 Pinus sylvestris	Scotch Pine	7	Good	
	337 Juniperus virginiana	Red Cedar	9	Good	
	338 Pinus sylvestris	Scotch Pine	5	Fair	
	339 Pinus sylvestris	Scotch Pine	4	Fair	
	340 Pinus sylvestris	Scotch Pine	5	Fair	
	341 Pinus sylvestris	Scotch Pine	8	Fair	
	342 Pinus sylvestris	Scotch Pine	4	Fair	
	343 Pinus sylvestris	Scotch Pine	5	Fair	
	344 Pinus sylvestris	Scotch Pine	11	Good	
	345 Pinus sylvestris	Scotch Pine	8	Fair	
	346 Pinus sylvestris	Scotch Pine	4	Fair	
	347 Pinus sylvestris	Scotch Pine	12	Good	
	348 Pinus sylvestris	Scotch Pine	5	Good	
	349 Pinus sylvestris	Scotch Pine	6	Fair	
	350 Pinus sylvestris	Scotch Pine	7	Fair	
	351 Pinus sylvestris	Scotch Pine	8	Fair	
	352 Pinus sylvestris	Scotch Pine	12	Fair	
	353 Juniperus virginiana	Red Cedar	5	Fair	
	354 Pinus sylvestris	Scotch Pine	11	Fair	
	355 Pinus sylvestris	Scotch Pine	5	Fair	
	356 Pinus sylvestris	Scotch Pine	15	Good	Multi-stem
	357 Pinus sylvestris	Scotch Pine	11	Good	
	358 Pinus sylvestris	Scotch Pine	6	Good	
	359 Pinus sylvestris	Scotch Pine	14	Good	
	360 Pinus sylvestris	Scotch Pine	6	Good	
	361 Pinus sylvestris	Scotch Pine	10	Good	
	362 Pinus sylvestris	Scotch Pine	7	Good	
	363 Pinus sylvestris	Scotch Pine	8	Good	
	364 Pinus sylvestris	Scotch Pine	13	Good	
	365 Pinus sylvestris	Scotch Pine	12	Good	
	366 Pinus sylvestris	Scotch Pine	8	Good	
	367 Pinus sylvestris	Scotch Pine	8	Fair	
	368 Pinus sylvestris	Scotch Pine	4	Good	
	369 Pinus sylvestris	Scotch Pine	12	Good	
	370 Pinus sylvestris	Scotch Pine	13	Good	
	371 Pinus sylvestris	Scotch Pine	9	Poor	Cankers
	372 Ulmus pumila	Siberian Elm	10	Good	
	373 Pinus sylvestris	Scotch Pine	6	Good	
	374 Pinus sylvestris	Scotch Pine	10	Good	
	375 Pinus sylvestris	Scotch Pine	12	Good	
	376 Ulmus pumila	Siberian Elm	12	Good	
	377 Pinus sylvestris	Scotch Pine	9	Good	Multi-stem
	378 Pinus sylvestris	Scotch Pine	9	Good	
	379 Pinus sylvestris	Scotch Pine	11	Good	
	380 Pinus sylvestris	Scotch Pine	4	Good	
	381 Pinus sylvestris	Scotch Pine	10	Good	
	382 Pinus sylvestris	Scotch Pine	12	Good	
	383 Pinus sylvestris	Scotch Pine	9	Good	
	384 Pinus sylvestris	Scotch Pine	8	Good	
	385 Pinus sylvestris	Scotch Pine	8	Good	
	386 Pinus sylvestris	Scotch Pine	8	Good	
	387 Pinus sylvestris	Scotch Pine	14	Good	
	388 Pinus sylvestris	Scotch Pine	10	Good	
	389 Pinus sylvestris	Scotch Pine	12	Good	
	390 Pinus sylvestris	Scotch Pine	4	Good	
	391 Pinus sylvestris	Scotch Pine	4	Fair	
	392 Pinus sylvestris	Scotch Pine	10	Good	
	393 Pinus sylvestris	Scotch Pine	15	Good	
	394 Pinus sylvestris	Scotch Pine	9	Good	
	395 Juniperus virginiana	Red Cedar	9	Good	
	396 Pinus sylvestris	Scotch Pine	12	Good	
	397 Pinus sylvestris	Scotch Pine	14	Good	
	398 Pinus sylvestris	Scotch Pine	12	Good	
	399 Pinus sylvestris	Scotch Pine	10	Good	
	400 Pinus sylvestris	Scotch Pine	8	Good	
	401 Pinus sylvestris	Scotch Pine	9	Fair	
	402 Pinus sylvestris	Scotch Pine	7	Good	
	403 Pinus sylvestris	Scotch Pine	10	Fair	
	404 Pinus sylvestris	Scotch Pine	10	Good	
	405 Pinus sylvestris	Scotch Pine	14	Good	
	406 Pinus sylvestris	Scotch Pine	8	Good	
	407 Pinus sylvestris	Scotch Pine	10	Fair	
	408 Pinus sylvestris	Scotch Pine	12	Fair	Multi-stem
	409 Pinus sylvestris	Scotch Pine	8	Fair	
	410 Pinus sylvestris	Scotch Pine	8	Good	
	411 Pinus sylvestris	Scotch Pine	5	Fair	
	412 Pinus sylvestris	Scotch Pine	7	Good	
	413 Pinus sylvestris	Scotch Pine	13	Fair	
	414 Juniperus virginiana	Red Cedar	5	Good	
	415 Pinus sylvestris	Scotch Pine	11	Good	
	416 Pinus sylvestris	Scotch Pine	10	Fair	
	417 Pinus sylvestris	Scotch Pine	6	Good	
	418 Pinus sylvestris	Scotch Pine	5	Fair	
	419 Pinus sylvestris	Scotch Pine	4	Fair	
	420 Pinus sylvestris	Scotch Pine	10	Fair	
	421 Pinus sylvestris	Scotch Pine	5	Good	
	422 Pinus sylvestris	Scotch Pine	4	Fair	
	423 Pinus sylvestris	Scotch Pine	5	Good	
	424 Pinus sylvestris	Scotch Pine	4	Good	
	425 Pinus sylvestris	Scotch Pine	5	Good	
	426 Pinus sylvestris	Scotch Pine	9	Fair	
	427 Pinus sylvestris	Scotch Pine	14	Good	
	428 Quercus rubra	Red Oak	8	Fair	
	429 Juniperus virginiana	Red Cedar	4	Good	Multi-stem
	430 Pinus sylvestris	Scotch Pine	11	Good	
	431 Pinus sylvestris	Scotch Pine	11	Good	
	432 Pinus sylvestris	Scotch Pine	9	Fair	
	433 Quercus rubra	Red Oak	8	Fair	
	434 Pinus sylvestris	Scotch Pine	9	Good	
	435 Juniperus virginiana	Red Cedar	6	Fair	
	436 Pinus sylvestris	Scotch Pine	7	Good	
	437 Juniperus virginiana	Red Cedar	9	Good	
	438 Pinus sylvestris	Scotch Pine	13	Good	
	439 Pinus sylvestris	Scotch Pine	4	Fair	
	440 Pinus sylvestris	Scotch Pine	14	Good	
	441 Pinus sylvestris	Scotch Pine	5	Fair	
	442 Pinus sylvestris	Scotch Pine	8	Good	
	443 Pinus sylvestris	Scotch Pine	4	Fair	
	444 Pinus sylvestris	Scotch Pine	5	Fair	
	445 Pinus sylvestris	Scotch Pine	5	Good	
	446 Pinus sylvestris	Scotch Pine	12	Good	
	447 Pinus sylvestris	Scotch Pine	7	Fair	
	448 Pinus sylvestris	Scotch Pine	8	Fair	
	449 Pinus sylvestris	Scotch Pine	5	Fair	
	450 Pinus sylvestris	Scotch Pine	6	Good	
	451 Pinus sylvestris	Scotch Pine	12	Good	
	452 Pinus sylvestris	Scotch Pine	8	Good	
	453 Juniperus virginiana	Red Cedar	5	Fair	
	454 Pinus sylvestris	Scotch Pine	12	Good	
	455 Pinus sylvestris	Scotch Pine	5	Fair	
	456 Pinus sylvestris	Scotch Pine	5	Good	
	457 Pinus sylvestris	Scotch Pine	14	Good	
	458 Pinus sylvestris	Scotch Pine	10	Good	
	459 Pinus sylvestris	Scotch Pine	12	Good	
	460 Pinus sylvestris	Scotch Pine	12	Good	
	461 Pinus sylvestris	Scotch Pine	12	Good	
	462 Pinus sylvestris	Scotch Pine	6	Good	
	463 Pinus sylvestris	Scotch Pine	5	Good	
	464 Pinus sylvestris	Scotch Pine	5	Good	
	465 Pinus sylvestris	Scotch Pine	13	Good	
	466 Pinus sylvestris	Scotch Pine	10	Good	
	467 Pinus sylvestris	Scotch Pine	4	Good	
	468 Pinus sylvestris	Scotch Pine	6	Good	
	469 Pinus sylvestris	Scotch Pine	6	Good	
	470 Pinus sylvestris	Scotch Pine	15	Fair	
	471 Pinus sylvestris	Scotch Pine	14	Good	
	472 Pinus sylvestris	Scotch Pine	11	Good	
	473 Pinus sylvestris	Scotch Pine	13	Good	
	474 Pinus sylvestris	Scotch Pine	4	Good	
	475 Pinus sylvestris	Scotch Pine	9	Good	
	476 Pinus sylvestris	Scotch Pine	8	Fair	
	477 Ulmus pumila	Siberian Elm	14	Fair	
	478 Ulmus pumila	Siberian Elm	10	Fair	
	479 Quercus rubra	Red Oak	6	Fair	
	480 Pinus sylvestris	Scotch Pine	8	Good	
	481 Pinus sylvestris	Scotch Pine	11	Good	
	482 Salix nigra	Black Willow	7	Good	
	483 Pinus sylvestris	Scotch Pine	9	Good	
	484 Pinus sylvestris	Scotch Pine	6	Fair	
	485 Pinus sylvestris	Scotch Pine	12	Good	
	486 Pinus sylvestris	Scotch Pine	12	Good	
	487 Pinus sylvestris	Scotch P

Tag Number	Scientific Name	Common Name	DBH	Condition	Notes
XP	1 Populus deltoides	Cottonwood	43	Good	
XG	2 Juniperus virginiana	Red Cedar	13	Good	
XP	3 Pinus sylvestris	Scotch Pine	13	Good	
XP	4 Ulmus pumila	Siberian Elm	11	Good	
XP	5 Ulmus pumila	Siberian Elm	12	Fair	Multi-stem
XP	6 Juniperus virginiana	Red Cedar	6	Good	
XP	7 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XG	8 Pinus sylvestris	Scotch Pine	7	Good	
XP	9 Ulmus pumila	Siberian Elm	11	Good	
XG	10 Pinus sylvestris	Scotch Pine	7	Good	
XG	11 Ulmus pumila	Siberian Elm	10	Good	
XG	12 Ulmus pumila	Siberian Elm	9	Good	
XG	13 Ulmus pumila	Siberian Elm	17	Fair	
XG	14 Ulmus pumila	Siberian Elm	8	Good	
XP	15 Ulmus pumila	Siberian Elm	9	Fair	
XP	16 Ulmus pumila	Siberian Elm	11	Fair	
XP	17 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	18 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	19 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	20 Pinus sylvestris	Scotch Pine	10	Fair	
XP	21 Pinus sylvestris	Scotch Pine	12	Good	
XP	22 Ulmus pumila	Siberian Elm	8	Good	
XP	23 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	24 Juniperus virginiana	Red Cedar	15	Fair	
XP	25 Juniperus virginiana	Red Cedar	5	Good	
XP	26 Ulmus pumila	Siberian Elm	17	Fair	
XP	27 Juniperus virginiana	Red Cedar	10	Good	
XP	28 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	29 Pinus sylvestris	Scotch Pine	9	Good	
XP	30 Juniperus virginiana	Red Cedar	8	Good	
XP	31 Juniperus virginiana	Red Cedar	4	Good	
XP	32 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XG	33 Ulmus pumila	Siberian Elm	18	Fair	Multi-stem
XP	34 Ulmus pumila	Siberian Elm	13	Fair	
XP	35 Pinus sylvestris	Scotch Pine	6	Good	
XG	36 Ulmus pumila	Siberian Elm	12	Fair	
XP	37 Picea glauca	White Spruce	6	Good	
XP	38 Juniperus virginiana	Red Cedar	6	Good	
XP	39 Juniperus virginiana	Red Cedar	8	Good	
XP	40 Ulmus pumila	Siberian Elm	8	Fair	
XP	41 Ulmus pumila	Siberian Elm	8	Good	
XP	42 Picea glauca	White Spruce	4	Good	
XG	43 Ulmus pumila	Siberian Elm	8	Fair	
XP	44 Pinus sylvestris	Scotch Pine	12	Fair	
XP	45 Juniperus virginiana	Red Cedar	6	Good	
XP	46 Picea glauca	White Spruce	12	Good	
XP	47 Pinus resinosa	Red Pine	14	Good	
XP	48 Ulmus pumila	Siberian Elm	9	Good	
XP	49 Ulmus pumila	Siberian Elm	19	Good	
XP	50 Juniperus virginiana	Red Cedar	4	Good	
XP	51 Pinus resinosa	Red Pine	15	Good	
XP	52 Ulmus pumila	Siberian Elm	14	Fair	
XP	53 Pinus sylvestris	Scotch Pine	8	Good	
XP	54 Juniperus virginiana	Red Cedar	6	Good	
XP	55 Juniperus virginiana	Red Cedar	6	Good	
XP	56 Juniperus virginiana	Red Cedar	6	Good	
XP	57 Pinus resinosa	Red Pine	13	Fair	
XP	58 Ulmus pumila	Siberian Elm	12	Good	
XP	59 Pinus resinosa	Red Pine	12	Fair	
XP	60 Ulmus pumila	Siberian Elm	11	Fair	
XG	61 Pinus resinosa	Red Pine	14	Fair	
XG	62 Quercus rubra	Red Oak	9	Good	
XG	63 Pinus resinosa	Red Pine	7	Good	
XP	64 Pinus sylvestris	Scotch Pine	12	Good	
XP	65 Pinus resinosa	Red Pine	14	Fair	
XP	66 Ulmus pumila	Siberian Elm	8	Good	
XP	67 Pinus resinosa	Red Pine	13	Fair	
XP	68 Pinus sylvestris	Scotch Pine	12	Good	
XP	69 Pinus resinosa	Red Pine	9	Fair	
XP	70 Ulmus pumila	Siberian Elm	12	Good	
XP	71 Ulmus pumila	Siberian Elm	8	Good	
XP	72 Ulmus pumila	Siberian Elm	8	Fair	
XP	73 Pinus sylvestris	Scotch Pine	9	Fair	
XP	74 Pinus sylvestris	Scotch Pine	5	Fair	
XP	75 Quercus rubra	Red Oak	8	Good	
XP	76 Pinus resinosa	Red Pine	13	Fair	
XP	77 Pinus resinosa	Red Pine	14	Fair	
XP	78 Pinus resinosa	Red Pine	14	Fair	
XP	79 Pinus resinosa	Red Pine	12	Fair	
XP	80 Pinus resinosa	Red Pine	11	Fair	
XP	81 Pinus resinosa	Red Pine	11	Fair	
XP	82 Pinus resinosa	Red Pine	7	Fair	
XP	83 Pinus resinosa	Red Pine	10	Fair	
XP	84 Pinus sylvestris	Scotch Pine	10	Fair	
XP	85 Juniperus virginiana	Red Cedar	6	Good	
XP	86 Pinus resinosa	Red Pine	12	Good	
XP	87 Pinus resinosa	Red Pine	12	Good	
XP	88 Pinus resinosa	Red Pine	6	Good	
XP	89 Pinus resinosa	Red Pine	16	Good	
XP	90 Pinus sylvestris	Scotch Pine	5	Fair	
XP	91 Pinus resinosa	Red Pine	10	Good	
XP	92 Pinus resinosa	Red Pine	10	Good	
XP	93 Juniperus virginiana	Red Cedar	4	Good	
XP	94 Juniperus virginiana	Red Cedar	4	Good	
XP	95 Ulmus pumila	Siberian Elm	10	Good	
XP	96 Pinus resinosa	Red Pine	12	Good	
XP	97 Pinus resinosa	Red Pine	15	Good	
XP	98 Juniperus virginiana	Red Cedar	7	Good	
XP	99 Juniperus virginiana	Red Cedar	8	Good	
XP	100 Pinus resinosa	Red Pine	14	Good	
XP	101 Ulmus pumila	Siberian Elm	13	Fair	Multi-stem
XP	102 Pinus resinosa	Red Pine	8	Fair	Multi-stem
XP	103 Pinus sylvestris	Scotch Pine	15	Fair	
XP	104 Pinus resinosa	Red Pine	13	Fair	
XP	105 Pinus resinosa	Red Pine	10	Fair	
XP	106 Ulmus pumila	Siberian Elm	15	Fair	
XP	107 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	108 Ulmus pumila	Siberian Elm	13	Fair	
XP	109 Juniperus virginiana	Red Cedar	5	Good	
XP	110 Pinus resinosa	Red Pine	14	Fair	
XP	111 Pinus resinosa	Red Pine	11	Fair	
XP	112 Pinus resinosa	Red Pine	9	Fair	Multi-stem
XP	113 Pinus resinosa	Red Pine	12	Fair	
XP	114 Pinus resinosa	Red Pine	12	Fair	
XP	115 Juniperus virginiana	Red Cedar	4	Good	
XP	116 Juniperus virginiana	Red Cedar	4	Good	
XP	117 Pinus resinosa	Red Pine	15	Good	
XP	118 Pinus sylvestris	Scotch Pine	10	Good	
XP	119 Pinus sylvestris	Scotch Pine	8	Good	
XP	120 Pinus resinosa	Red Pine	14	Fair	
XP	121 Ulmus pumila	Siberian Elm	10	Good	
XP	122 Pinus sylvestris	Scotch Pine	4	Good	
XP	123 Ulmus pumila	Siberian Elm	15	Good	
XP	124 Juniperus virginiana	Red Cedar	8	Fair	
XP	125 Pinus resinosa	Red Pine	14	Fair	
XP	126 Pinus resinosa	Red Pine	10	Fair	Multi-stem
XP	127 Pinus sylvestris	Scotch Pine	6	Good	
XP	128 Pinus sylvestris	Scotch Pine	6	Good	
XP	129 Ulmus pumila	Siberian Elm	19	Good	
XP	130 Ulmus pumila	Siberian Elm	8	Good	
XP	131 Pinus resinosa	Red Pine	9	Dead	
XP	132 Juniperus virginiana	Red Cedar	10	Good	
XP	133 Pinus resinosa	Red Pine	12	Fair	
XP	134 Pinus resinosa	Red Pine	10	Fair	
XP	135 Pinus resinosa	Red Pine	10	Fair	Multi-stem
XP	136 Pinus resinosa	Red Pine	9	Fair	Multi-stem
XP	137 Pinus sylvestris	Scotch Pine	6	Good	
XP	138 Pinus resinosa	Red Pine	4	Good	
XP	139 Ulmus pumila	Siberian Elm	15	Good	
XP	140 Pinus sylvestris	Scotch Pine	4	Good	
XP	141 Pinus resinosa	Red Pine	13	Fair	
XP	142 Pinus resinosa	Red Pine	14	Fair	
XP	143 Ulmus pumila	Siberian Elm	12	Fair	Multi-stem
XP	144 Juniperus virginiana	Red Cedar	10	Good	
XP	145 Juniperus virginiana	Red Cedar	10	Good	
XP	146 Pinus sylvestris	Scotch Pine	12	Good	
XP	147 Juniperus virginiana	Red Cedar	14	Good	
XP	148 Pinus resinosa	Red Pine	8	Good	
XP	149 Pinus sylvestris	Scotch Pine	13	Good	
XP	150 Pinus sylvestris	Scotch Pine	12	Good	
XP	151 Juniperus virginiana	Red Cedar	12	Good	
XP	152 Juniperus virginiana	Red Cedar	10	Good	
XP	153 Pinus sylvestris	Scotch Pine	10	Good	
XP	154 Pinus sylvestris	Scotch Pine	16	Good	
XP	155 Pinus sylvestris	Scotch Pine	6	Fair	
XP	156 Pinus sylvestris	Scotch Pine	15	Fair	
XP	157 Pinus sylvestris	Scotch Pine	6	Good	
XP	158 Pinus sylvestris	Scotch Pine	4	Fair	
XP	159 Pinus sylvestris	Scotch Pine	8	Fair	
XP	160 Pinus sylvestris	Scotch Pine	14	Fair	
XP	161 Pinus sylvestris	Scotch Pine	6	Fair	
XP	162 Pinus sylvestris	Scotch Pine	14	Fair	
XP	163 Pinus sylvestris	Scotch Pine	4	Fair	
XP	164 Pinus sylvestris	Scotch Pine	13	Fair	
XP	165 Pinus sylvestris	Scotch Pine	8	Fair	
XP	166 Pinus sylvestris	Scotch Pine	5	Fair	
XP	167 Pinus sylvestris	Scotch Pine	7	Fair	
XP	168 Pinus sylvestris	Scotch Pine	10	Fair	
XP	169 Pinus resinosa	Red Pine	16	Fair	
XP	170 Juniperus virginiana	Red Cedar	9	Fair	
XP	171 Pinus sylvestris	Scotch Pine	11	Fair	
XP	172 Pinus sylvestris	Scotch Pine	7	Fair	
XP	173 Pinus resinosa	Red Pine	14	Fair	
XP	174 Juniperus virginiana	Red Cedar	9	Fair	
XP	175 Pinus resinosa	Red Pine	11	Fair	
XP	176 Juniperus virginiana	Red Cedar	10	Fair	
XP	177 Pinus resinosa	Red Pine	12	Fair	Multi-stem
XP	178 Pinus sylvestris	Scotch Pine	10	Fair	
XP	179 Pinus sylvestris	Scotch Pine	4	Fair	
XP	180 Pinus sylvestris	Scotch Pine	6	Fair	
XP	181 Pinus sylvestris	Scotch Pine	6	Fair	
XP	182 Pinus sylvestris	Scotch Pine	14	Fair	
XP	183 Pinus sylvestris	Scotch Pine	14	Fair	
XP	184 Pinus sylvestris	Scotch Pine	5	Fair	
XP	185 Pinus sylvestris	Scotch Pine	12	Fair	
XP	186 Pinus sylvestris	Scotch Pine	5	Fair	
XP	187 Pinus sylvestris	Scotch Pine	12	Fair	
XP	188 Pinus sylvestris	Scotch Pine	14	Fair	
XP	189 Pinus sylvestris	Scotch Pine	7	Fair	
XP	190 Pinus sylvestris	Scotch Pine	6	Fair	
XP	191 Pinus sylvestris	Scotch Pine	12	Fair	
XP	192 Juniperus virginiana	Red Cedar	5	Fair	
XP	193 Pinus sylvestris	Scotch Pine	8	Fair	
XP	194 Ulmus pumila	Siberian Elm	9	Fair	
XP	195 Juniperus virginiana	Red Cedar	14	Fair	
XP	196 Juniperus virginiana	Red Cedar	8	Fair	
XP	197 Pinus resinosa	Red Pine	16	Fair	
XP	198 Juniperus virginiana	Red Cedar	11	Fair	
XP	199 Juniperus virginiana	Red Cedar	8	Fair	
XP	200 Juniperus virginiana	Red Cedar	15	Fair	
XP	201 Pinus sylvestris	Scotch Pine	18	Fair	
XP	202 Pinus sylvestris	Scotch Pine	9	Poor	Decay
XP	203 Pinus sylvestris	Scotch Pine	10	Poor	Decay
XP	204 Pinus sylvestris	Scotch Pine	11	Fair	
XP	205 Pinus sylvestris	Scotch Pine	11	Fair	
XP	206 Pinus sylvestris	Scotch Pine	9	Fair	
XP	207 Pinus sylvestris	Scotch Pine	10	Fair	
XP	208 Pinus sylvestris	Scotch Pine	7	Fair	
XG	209 Juniperus virginiana	Red Cedar	8	Fair	Multi-stem
XG	210 Juniperus virginiana	Red Cedar	10	Fair	
XG	211 Juniperus virginiana	Red Cedar	5	Fair	
XG	212 Pinus sylvestris	Scotch Pine	5	Fair	
XG	213 Pinus sylvestris	Scotch Pine	13	Fair	
XG	214 Pinus sylvestris	Scotch Pine	7	Fair	
	215 Juniperus virginiana	Red Cedar	6	Fair	
XG	216 Ulmus pumila	Siberian Elm	10	Fair	Multi-stem
XP	217 Pinus sylvestris	Scotch Pine	6	Fair	
XP	218 Pinus sylvestris	Scotch Pine	5	Fair	
XP	219 Pinus sylvestris	Scotch Pine	4	Fair	
XP	220 Pinus sylvestris	Scotch Pine	10	Fair	
XP	221 Pinus sylvestris	Scotch Pine	12	Good	
XG	222 Pinus sylvestris	Scotch Pine	4	Fair	
XG	223 Ulmus pumila	Siberian Elm	16	Fair	
XG	224 Pinus sylvestris	Scotch Pine	15	Fair	
XG	225 Pinus sylvestris	Scotch Pine	10	Fair	
XG	226 Pinus sylvestris	Scotch Pine	9	Fair	
XG	227 Pinus sylvestris	Scotch Pine	5	Fair	
XG	228 Pinus sylvestris	Scotch Pine	10	Fair	
XG	229 Pinus sylvestris	Scotch Pine	10	Fair	
XG	230 Pinus sylvestris	Scotch Pine	5	Fair	
XG	231 Juniperus virginiana	Red Cedar	5	Fair	
XG	232 Pinus sylvestris	Scotch Pine	4	Fair	
XG	233 Ulmus pumila	Siberian Elm	12	Fair	
XG	234 Pinus sylvestris	Scotch Pine	11	Fair	
XG	235 Pinus sylvestris	Scotch Pine	11	Fair	Multi-stem
XG	236 Juniperus virginiana	Red Cedar	6	Fair	Multi-stem
XG	237 Pinus sylvestris	Scotch Pine	6	Fair	
XG	238 Pinus sylvestris	Scotch Pine	12	Fair	
XG	239 Pinus sylvestris	Scotch Pine	5	Fair	
XG	240 Pinus sylvestris	Scotch Pine	5	Fair	
XG	241 Pinus sylvestris	Scotch Pine	5	Fair	
XG	242 Quercus rubra	Red Oak	7	Good	
XG	243 Juniperus virginiana	Red Cedar	8	Fair	
XG	244 Ulmus pumila	Siberian Elm	12	Fair	
XG	245 Pinus sylvestris	Scotch Pine	6	Fair	
XG	246 Pinus sylvestris	Scotch Pine	6	Fair	
XG	247 Pinus sylvestris	Scotch Pine	7	Fair	
XG	248 Pinus sylvestris	Scotch Pine	8	Fair	
XG	249 Pinus sylvestris	Scotch Pine	6	Fair	
XG	250 Pinus sylvestris	Scotch Pine	7	Fair	
XG	251 Juniperus virginiana	Red Cedar	5	Fair	
XG	252 Pinus sylvestris	Scotch Pine	7	Fair	
XG	253 Pinus sylvestris	Scotch Pine	5	Fair	
XG	254 Pinus sylvestris	Scotch Pine	8	Fair	
XG	255 Pinus sylvestris	Scotch Pine	6	Fair	
XG	256 Pinus sylvestris	Scotch Pine	10	Fair	
XG	257 Pinus sylvestris	Scotch Pine	6	Fair	
XG	258 Pinus sylvestris	Scotch Pine	9	Fair	
XG	259 Pinus sylvestris	Scotch Pine	10	Fair	
XG	260 Pinus sylvestris	Scotch Pine	12	Fair	
XG	261 Pinus sylvestris	Scotch Pine	9	Fair	
XG	262 Pinus sylvestris	Scotch Pine	9	Fair	
XG	263 Ulmus pumila	Siberian Elm	9	Fair	
XG	264 Pinus sylvestris	Scotch Pine	5	Fair	
XG	265 Pinus sylvestris	Scotch Pine	7	Fair	
XG	266 Pinus sylvestris	Scotch Pine	5	Fair	
XG	267 Pinus sylvestris	Scotch Pine	4	Fair	
XG	268 Pinus sylvestris	Scotch Pine	8	Fair	Multi-stem
XG	269 Pinus sylvestris	Scotch Pine	6	Fair	
XG	270 Ulmus pumila	Siberian Elm	15	Fair	
XG	271 Pinus sylvestris	Scotch Pine	5	Fair	
XG	272 Pinus sylvestris	Scotch Pine	10	Fair	
XG	273 Pinus sylvestris	Scotch Pine	10	Fair	
XG	274 Pinus sylvestris	Scotch Pine	4	Fair	
XG	275 Pinus sylvestris	Scotch Pine	8	Fair	
XG	276 Pinus sylvestris	Scotch Pine	8	Fair	
XG	277 Pinus sylvestris	Scotch Pine	7	Fair	
XG	278 Pinus sylvestris	Scotch Pine	7	Fair	
XG	279 Pinus sylvestris	Scotch Pine	8	Fair	
XG	280 Pinus sylvestris	Scotch Pine	6	Fair	
XG	281 Pinus sylvestris	Scotch Pine	5	Fair	
XG	282 Pinus sylvestris	Scotch Pine	5	Fair	
XG	283 Pinus sylvestris	Scotch Pine	7	Fair	
XG	284 Pinus sylvestris	Scotch Pine	6	Fair	
XG	285 Pinus sylvestris	Scotch Pine	6	Fair	
XG	286 Pinus sylvestris	Scotch Pine	6	Fair	
XG	287 Juniperus virginiana	Red Cedar	5	Fair	Multi-stem
XG	288 Pinus sylvestris	Scotch Pine	10	Fair	
XG	289 Pinus sylvestris	Scotch Pine	7	Fair	
XG	290 Pinus sylvestris	Scotch Pine	6	Fair	
XG	291 Pinus sylvestris	Scotch Pine	6	Fair	
XG	292 Juniperus virginiana	Red Cedar	4	Fair	
XG	293 Pinus sylvestris	Scotch Pine	10	Fair	
XG	294 Pinus sylvestris	Scotch Pine	10	Fair	
XG	295 Pinus sylvestris	Scotch Pine	7	Fair	
XG	296 Pinus sylvestris	Scotch Pine	6	Fair	
XG	297 Ulmus pumila	Siberian Elm	10	Fair	Multi-stem
XG	298 Pinus sylvestris	Scotch Pine	5	Poor	Decay
XG	299 Pinus sylvestris	Scotch Pine	8	Fair	
XG	300 Pinus sylvestris	Scotch Pine	16	Fair	
XG	301 Pinus sylvestris	Scotch Pine	10	Fair	
XG	302 Pinus sylvestris	Scotch Pine	8	Fair	
XG	303 Pinus sylvestris	Scotch Pine	4	Fair	
XG	304 Pinus sylvestris	Scotch Pine	8	Fair	
XG	305 Pinus sylvestris	Scotch Pine	4	Fair	
XG	306 Pinus sylvestris	Scotch Pine	9	Fair	
XG	307 Pinus sylvestris	Scotch Pine	8	Fair	
XG	308 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XG	309 Pinus sylvestris	Scotch Pine	8	Fair	
XG	310 Pinus sylvestris	Scotch Pine	10	Fair	
XG	311 Pinus sylvestris	Scotch Pine	7	Fair	
XG	312 Pinus sylvestris	Scotch Pine	4	Fair	
XG	313 Pinus sylvestris	Scotch Pine	10	Fair	
XG	314 Juniperus virginiana	Red Cedar	9	Fair	
XG	315 Pinus sylvestris	Scotch Pine	9	Fair	
XG	316 Pinus sylvestris	Scotch Pine	10	Fair	
XG	317 Pinus sylvestris	Scotch Pine	5	Fair	
XG	318 Pinus sylvestris	Scotch Pine	8	Fair	
XG	319 Pinus sylvestris	Scotch Pine	12	Fair	
XG	320 Juniperus virginiana	Red Cedar	8	Good	
XG	321 Pinus sylvestris	Scotch Pine	12	Fair	
XG	322 Pinus sylvestris	Scotch Pine	16	Good	
XG	323 Pinus sylvestris	Scotch Pine	5	Good	
XG	324 Pinus sylvestris	Scotch Pine	4	Good	
XG	325 Pinus sylvestris	Scotch Pine	10	Fair	
XG	326 Pinus sylvestris	Scotch Pine	9	Fair	
XG	327 Pinus sylvestris	Scotch Pine	14	Good	
XG	328 Pinus sylvestris	Scotch Pine	8	Fair	
XG	329 Juniperus virginiana	Red Cedar	9	Good	
XG	330 Pinus sylvestris	Scotch Pine	11	Good	
XG	331 Juniperus virginiana	Red Cedar	11	Good	
XG	332 Juniperus virginiana	Red Cedar	5	Good	
XG	333 Quercus rubra	Red Oak	8	Good	
XG	334 Juniperus virginiana	Red Cedar	6	Good	
XG	335 Pinus sylvestris	Scotch Pine	12	Good	
XG	336 Pinus sylvestris	Scotch Pine	6	Good	
XG	337 Pinus sylvestris	Scotch Pine	6	Fair	
XG	338 Juniperus virginiana	Red Cedar	10	Fair	
XG	339 Pinus resinosa	Red Pine	16	Good	
XG	340 Pinus sylvestris	Scotch Pine	10	Good	
XG	341 Juniperus virginiana	Red Cedar	10	Fair	
XG	342 Juniperus virginiana	Red Cedar	6	Fair	
XG	343 Pinus resinosa	Red Pine	12	Fair	
XG	344 Pinus sylvestris	Scotch Pine	11	Good	
XG	345 Pinus sylvestris	Scotch Pine	8	Fair	
XG	346 Pinus sylvestris	Scotch Pine	8	Good	
XG	347 Pinus sylvestris	Scotch Pine	10	Fair	
XG	348 Pinus sylvestris	Scotch Pine	9	Fair	
XG	349 Pinus sylvestris	Scotch Pine	6	Fair	
XG	350 Pinus sylvestris	Scotch Pine	11	Good	
XG	351 Pinus sylvestris	Scotch Pine	8	Fair	
XG	352 Pinus sylvestris	Scotch Pine	12	Fair	
XG	353 Juniperus virginiana	Red Cedar	5	Fair	
XG	354 Pinus sylvestris	Scotch Pine	11	Fair	
XG	355 Pinus sylvestris	Scotch Pine	5	Fair	
XG	356 Pinus sylvestris	Scotch Pine	15	Good	Multi-stem
XG	357 Pinus sylvestris	Scotch Pine	11	Good	
XG	358 Pinus sylvestris	Scotch Pine	6	Good	
XG	359 Pinus resinosa	Red Pine	12	Good	
XG	360 Pinus sylvestris	Scotch Pine	6	Good	
XG	361 Juniperus virginiana	Red Cedar	10	Good	
XG	362 Pinus sylvestris	Scotch Pine	7	Good	
	363 Ulmus pumila	Siberian Elm	8	Good	
	364 Pinus sylvestris	Scotch Pine	6	Good	
	365 Ulmus pumila	Siberian Elm	12	Fair	
	366 Ulmus pumila	Siberian Elm	8	Good	
	367 Ulmus pumila	Siberian Elm	11	Good	
	368 Ulmus pumila	Siberian Elm	10	Good	
	369 Ulmus pumila	Siberian Elm	9	Good	
	370 Ulmus pumila	Siberian Elm	6	Fair	
	371 Juniperus virginiana	Red Cedar	8	Good	
	372 Ulmus pumila	Siberian Elm	14	Good	
	373 Ulmus pumila	Siberian Elm	17	Fair	
	374 Ulmus pumila	Siberian Elm	10	Good	
	375 Juniperus virginiana	Red Cedar	5	Good	
	376 Ulmus pumila	Siberian Elm	9	Good	
	377 Ulmus pumila	Siberian Elm	16	Good	
	378 Ulmus pumila	Siberian Elm	13	Good	Multi-stem
	379 Ulmus pumila	Siberian Elm	11	Fair	
	380 Ulmus pumila	Siberian Elm	13	Fair	
	381 Ulmus pumila	Siberian Elm	12	Fair	Multi-stem
	382 Ulmus pumila	Siberian Elm	9	Fair	Multi-stem
	383 Ulmus pumila	Siberian Elm	10	Fair	
	384 Ulmus pumila	Siberian Elm	10	Fair	
	385 Ulmus pumila	Siberian Elm	12	Fair	
	386 Ulmus pumila	Siberian Elm	12	Good	
	387 Ulmus pumila	Siberian Elm	10	Fair	
	388 Ulmus pumila	Siberian Elm	10	Good	
	389 Ulmus pumila	Siberian Elm	10	Good	
	390 Ulmus pumila	Siberian Elm	11	Fair	
	391 Ulmus pumila	Siberian Elm	10	Fair	
	392 Ulmus pumila	Siberian Elm	15	Good	
	393 Ulmus pumila	Siberian Elm	9	Good	
	394 Ulmus pumila	Siberian Elm	8	Good	
	395 Juniperus virginiana	Red Cedar	11	Good	
	396 Juniperus virginiana	Red Cedar	12	Good	
	397 Pinus sylvestris	Scotch Pine	14	Good	
	398 Pinus sylvestris	Scotch Pine	12	Good	
	399 Pinus sylvestris	Scotch Pine	10	Good	
	400 Pinus sylvestris	Scotch Pine	8	Good	
XG	600 Juniperus virginiana	Red Cedar	7	Good	
	601 Juniperus virginiana	Red Cedar	10	Good	
XG	602 Juniperus virginiana	Red Cedar	6	Good	
XG	603 Juniperus virginiana	Red Cedar	8	Good	
XG	604 Juniperus virginiana	Red Cedar	9	Good	
XG	605 Juniperus virginiana	Red Cedar	13	Good	
XG	606 Pinus sylvestris	Scotch Pine	8	Good	
XG	607 Pinus sylvestris	Scotch Pine	9	Good	
	608 Pinus sylvestris	Scotch Pine	12	Fair	Multi-stem
XG	609 Pinus sylvestris	Scotch Pine	8	Good	
XG	610 Pinus sylvestris	Scotch Pine	8	Good	
XG	611 Pinus sylvestris	Scotch Pine	8	Good	
XG	612 Pinus sylvestris	Scotch Pine	11	Good	
XG	613 Pinus sylvestris	Scotch Pine	11	Good	
XG	614 Juniperus virginiana	Red Cedar	9	Fair	
XG	615 Pinus sylvestris	Scotch Pine	11	Good	
XG	616 Pinus sylvestris	Scotch Pine	10	Good	
XG	617 Pinus sylvestris	Scotch Pine	8	Good	
XG	618 Pinus sylvestris	Scotch Pine	7	Good	
XG	619 Pinus sylvestris	Scotch Pine	7	Good	
XG	620 Juniperus virginiana	Red Cedar	8	Good	Multi-stem
XG	621 Pinus sylvestris	Scotch Pine	12	Good	
XG	622 Pinus sylvestris	Scotch Pine	15	Good	
XG	623 Pinus sylvestris	Scotch Pine	12	Good	
XG	624 Pinus sylvestris	Scotch Pine	7	Good	
XG	625 Pinus sylvestris	Scotch Pine	8	Fair	
XG	626 Pinus sylvestris	Scotch Pine	8	Good	
XG	627 Pinus sylvestris	Scotch Pine	8	Good	
XG	628 Pinus sylvestris	Scotch Pine	4	Fair	
XG	629 Juniperus virginiana	Red Cedar	4	Good	Multi-stem
XG	630 Pinus sylvestris	Scotch Pine	8	Good	Multi-stem
XG	631 Juniperus virginiana	Red Cedar	8	Good	
XG	632 Quercus macrocarpa	Bur Oak	5	Good	
XG	633 Juniperus virginiana	Red Cedar	10	Fair	
XG	634 Ulmus pumila	Siberian Elm	17	Good	Multi-stem
XG	635 Ulmus pumila	Siberian Elm	8	Good	Multi-stem
XG	636 Ulmus pumila	Siberian Elm	10	Fair	
XG	637 Juniperus virginiana	Red Cedar	9	Good	
XG	638 Pinus sylvestris	Scotch Pine	13	Good	
XG	639 Pinus sylvestris	Scotch Pine	10	Good	Multi-stem
XG	640 Pinus sylvestris	Scotch Pine	14	Good	
XG	641 Pinus sylvestris	Scotch Pine	15	Fair	
XG	642 Pinus sylvestris	Scotch Pine	12	Fair	
XG	643 Pinus sylvestris	Scotch Pine	11	Good	
XG	644 Pinus sylvestris	Scotch Pine	12	Good	
XG	645 Pinus sylvestris	Scotch Pine	13	Good	
XG	646 Pinus sylvestris	Scotch Pine	12	Good	
XG	647 Pinus sylvestris	Scotch Pine	11	Good	
XG	648 Pinus sylvestris	Scotch Pine	10	Fair	
XG	649 Pinus sylvestris	Scotch Pine	12	Good	
XG	650 Pinus sylvestris	Scotch Pine	12	Good	
XG	651 Pinus sylvestris	Scotch Pine	12	Good	
XG	652 Pinus sylvestris	Scotch Pine	12	Good	
XG	653 Pinus sylvestris	Scotch Pine	8	Fair	
XG	654 Pinus sylvestris	Scotch Pine	9	Fair	
XG	655 Pinus sylvestris	Scotch Pine	9	Good	
XG	656 Pinus sylvestris	Scotch Pine	6	Fair	
XG	657 Pinus sylvestris	Scotch Pine	10	Good	
XG	658 Pinus sylvestris	Scotch Pine	8	Good	
XG	659 Pinus sylvestris	Scotch Pine	12	Good	Multi-stem
XG	660 Pinus sylvestris	Scotch Pine	11	Good	
XG	661 Pinus sylvestris	Scotch Pine	9	Fair	
XG	662 Pinus sylvestris	Scotch Pine	9	Fair	
XG	663 Pinus sylvestris	Scotch Pine	9	Good	
XG	664 Pinus sylvestris	Scotch Pine	14	Good	
XG	665 Pinus sylvestris	Scotch Pine	10	Good	
XG	666 Pinus sylvestris	Scotch Pine	8	Good	
XG	667



1 LS1100 TOWNHOMES ZONE A - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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PROJECT TITLE
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ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

CERTIFICATION

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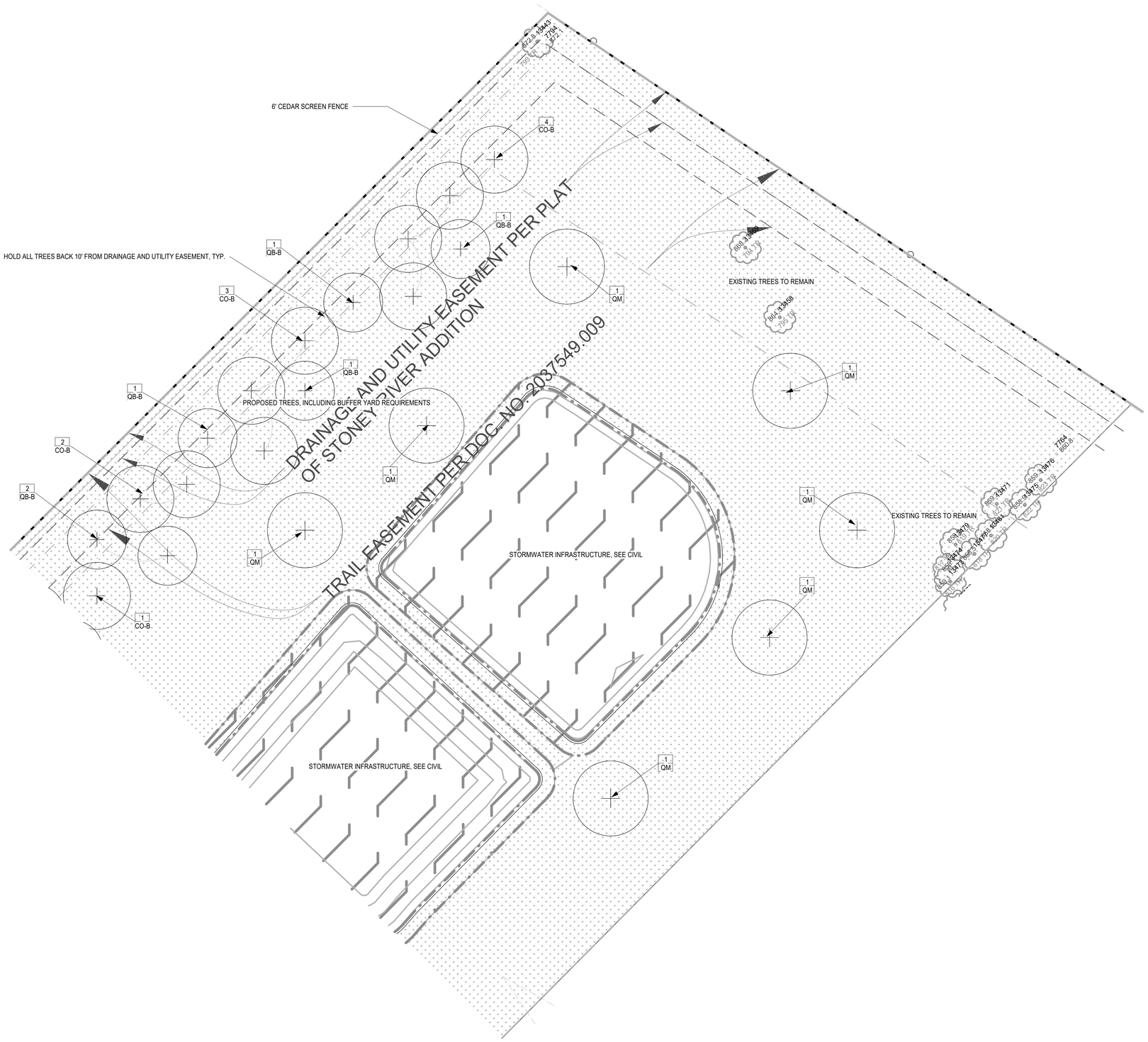
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COMMISSION NUMBER	2236-10

SHEET TITLE
TOWNHOMES ZONE A - LANDSCAPE PLAN

SHEET NUMBER
LS1100

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1 LS1100 TOWNHOMES ZONE A - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYDROSEED, IRRIGATED, TYP.

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CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

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CERTIFICATION

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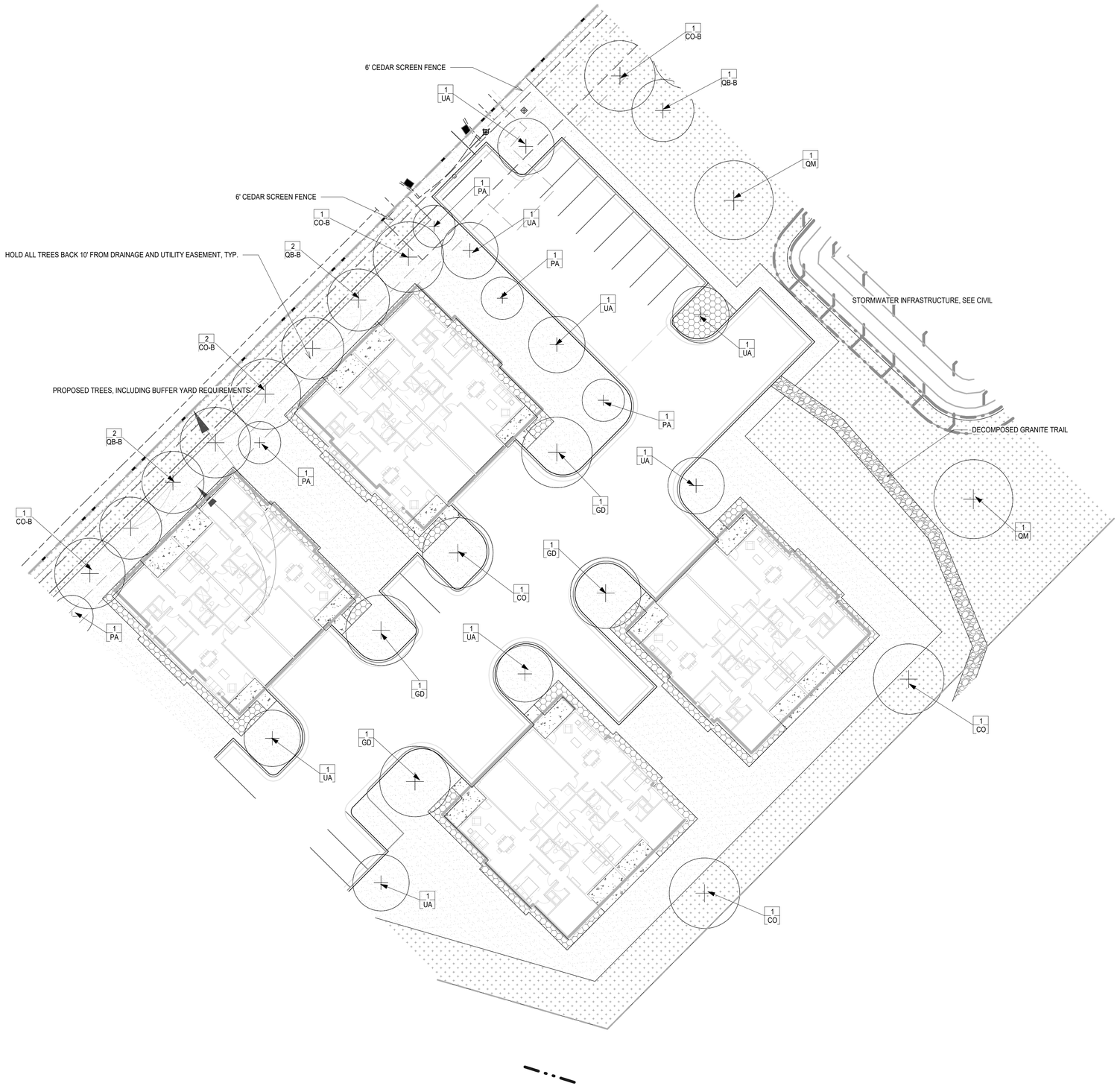
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COMMISSION NUMBER	2236-10

SHEET TITLE
TOWNHOMES ZONE A - LANDSCAPE PLAN

SHEET NUMBER
LS1100

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1 LS1101 TOWNHOMES ZONE B - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
/*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED				
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

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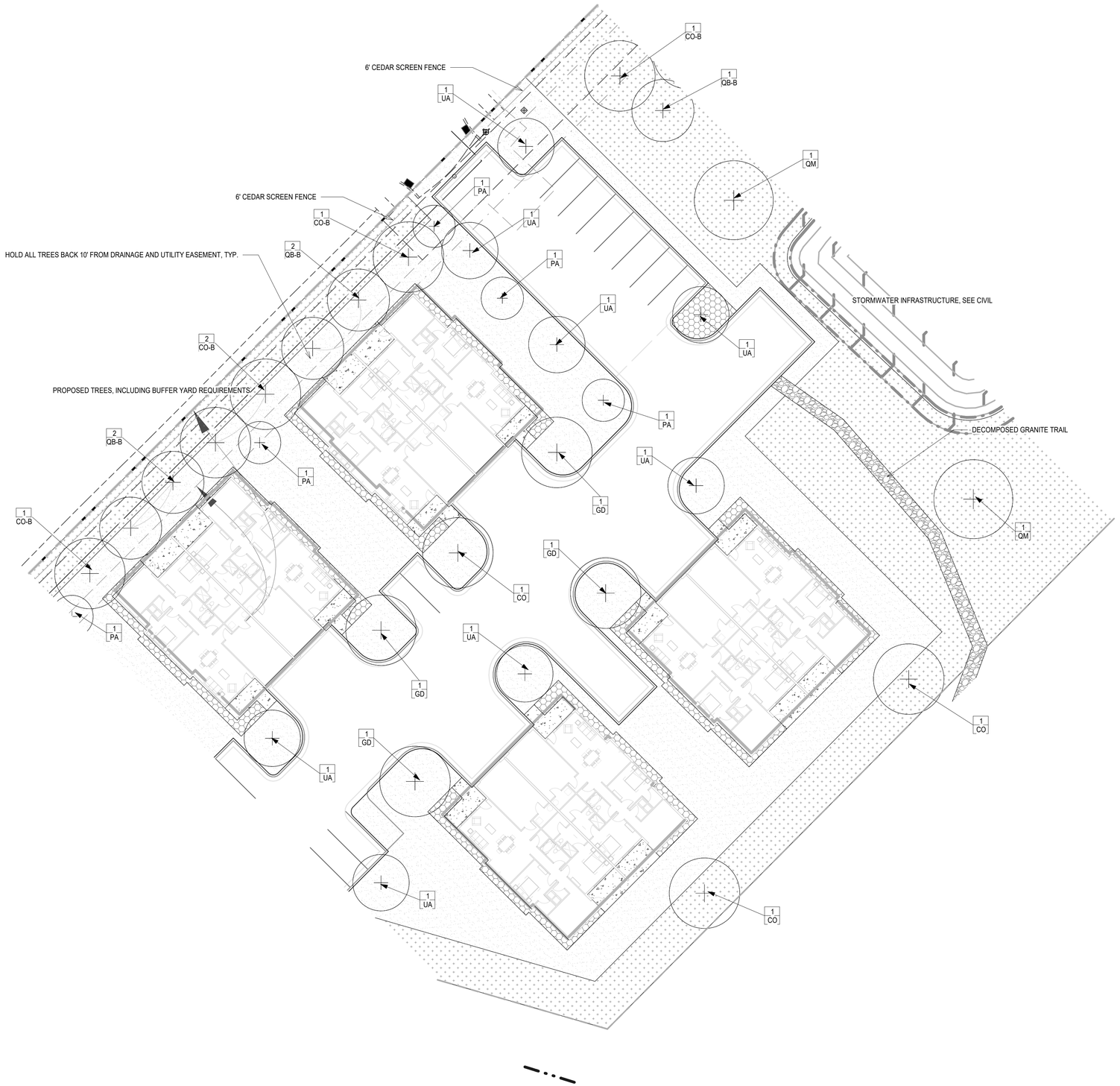
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SHEET NUMBER
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1 LS1101 TOWNHOMES ZONE B - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
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1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
/*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED				
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

GRAPHIC LEGEND:

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CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

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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

CERTIFICATION

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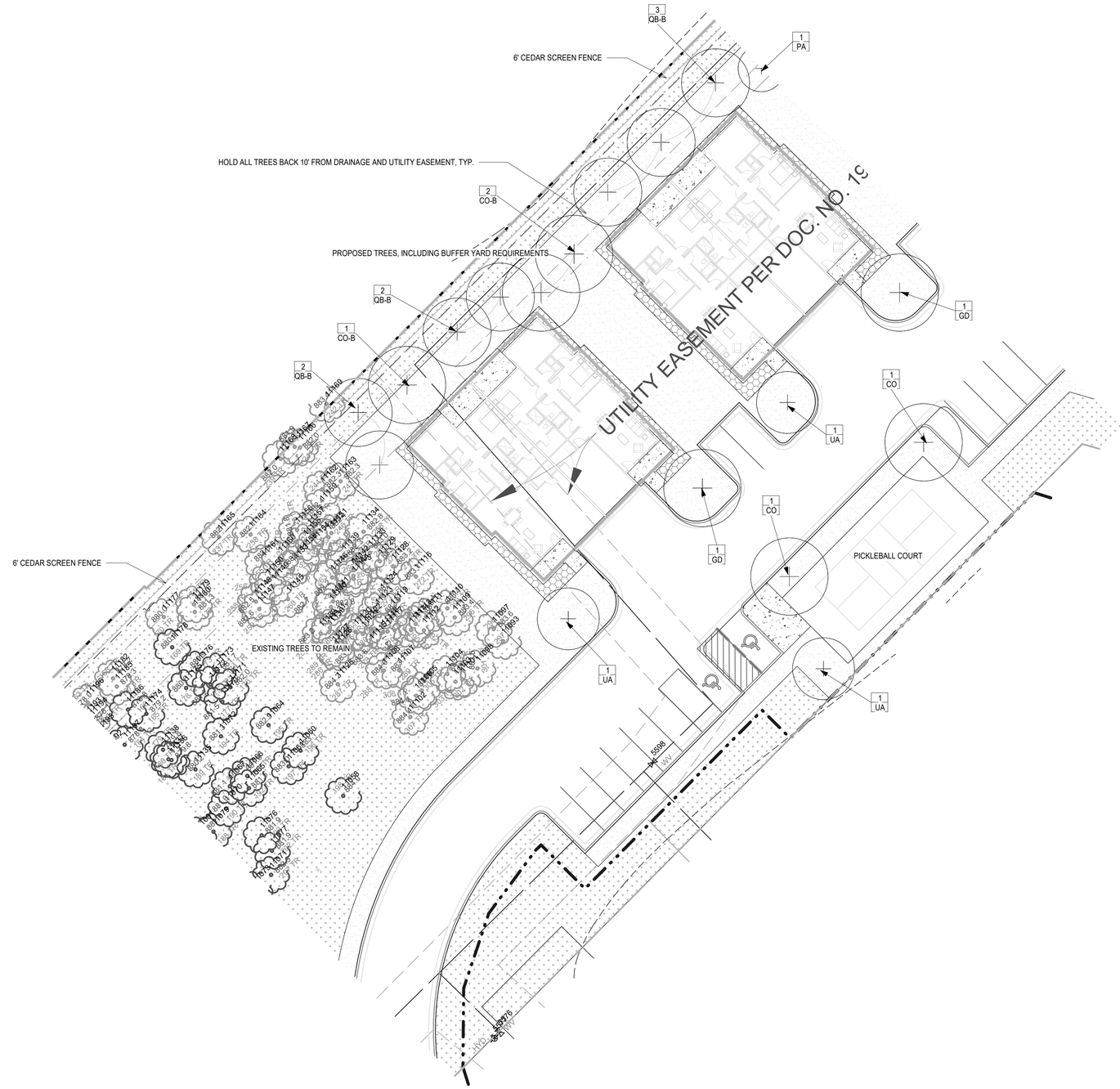
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COMMISSION NUMBER	2236-10

SHEET TITLE
TOWNHOMES ZONE B - LANDSCAPE PLAN

SHEET NUMBER
LS1101

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1 LS1102 TOWNHOMES ZONE C - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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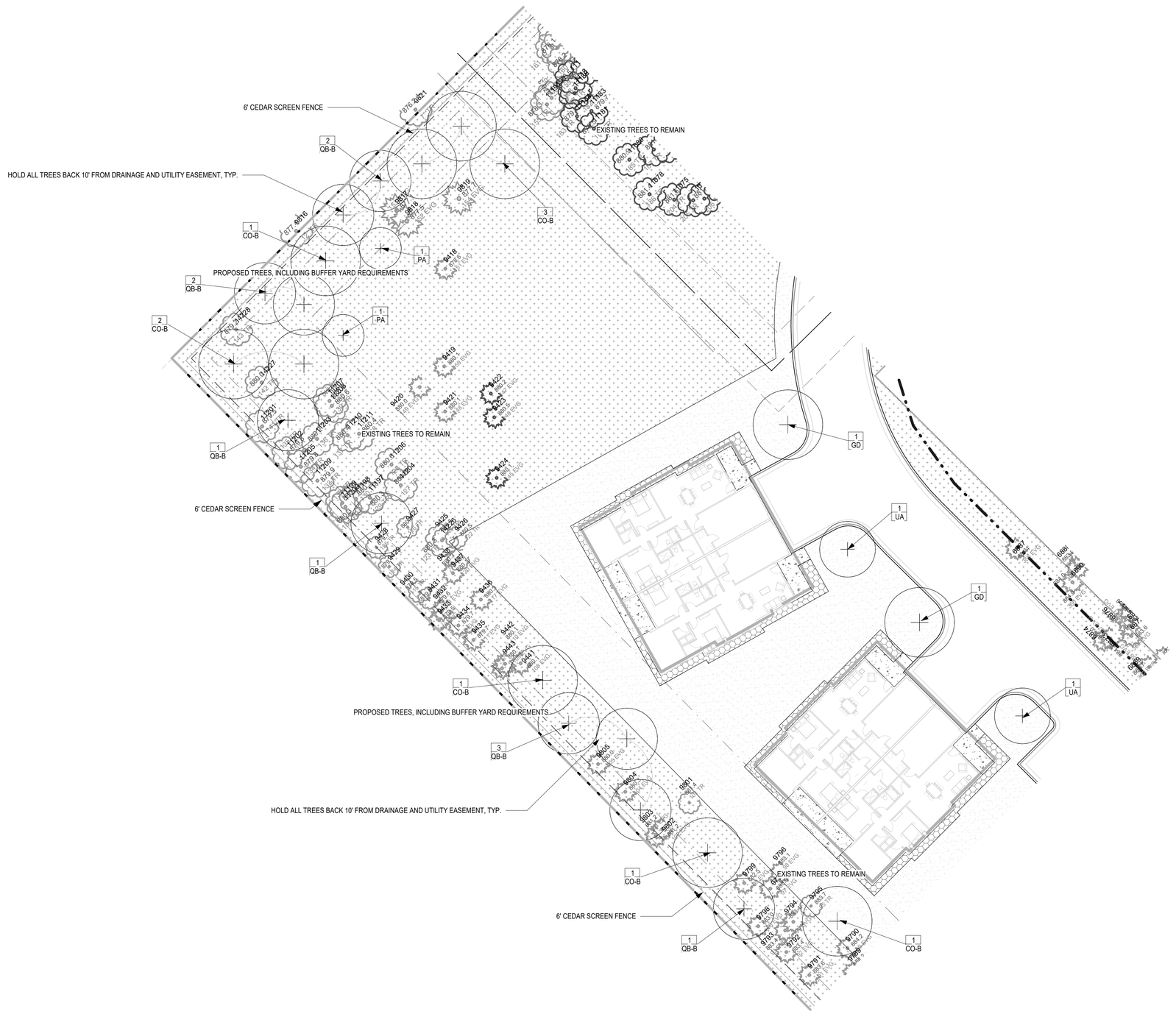
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SHEET TITLE
TOWNHOMES ZONE C - LANDSCAPE PLAN

SHEET NUMBER
LS1102

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1 LS1103 TOWNHOMES ZONE D - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

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CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES *POLLINATOR MIX - DRY TO MESIC*, PER SPEC(S)

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COMMISSION NUMBER	2236-10

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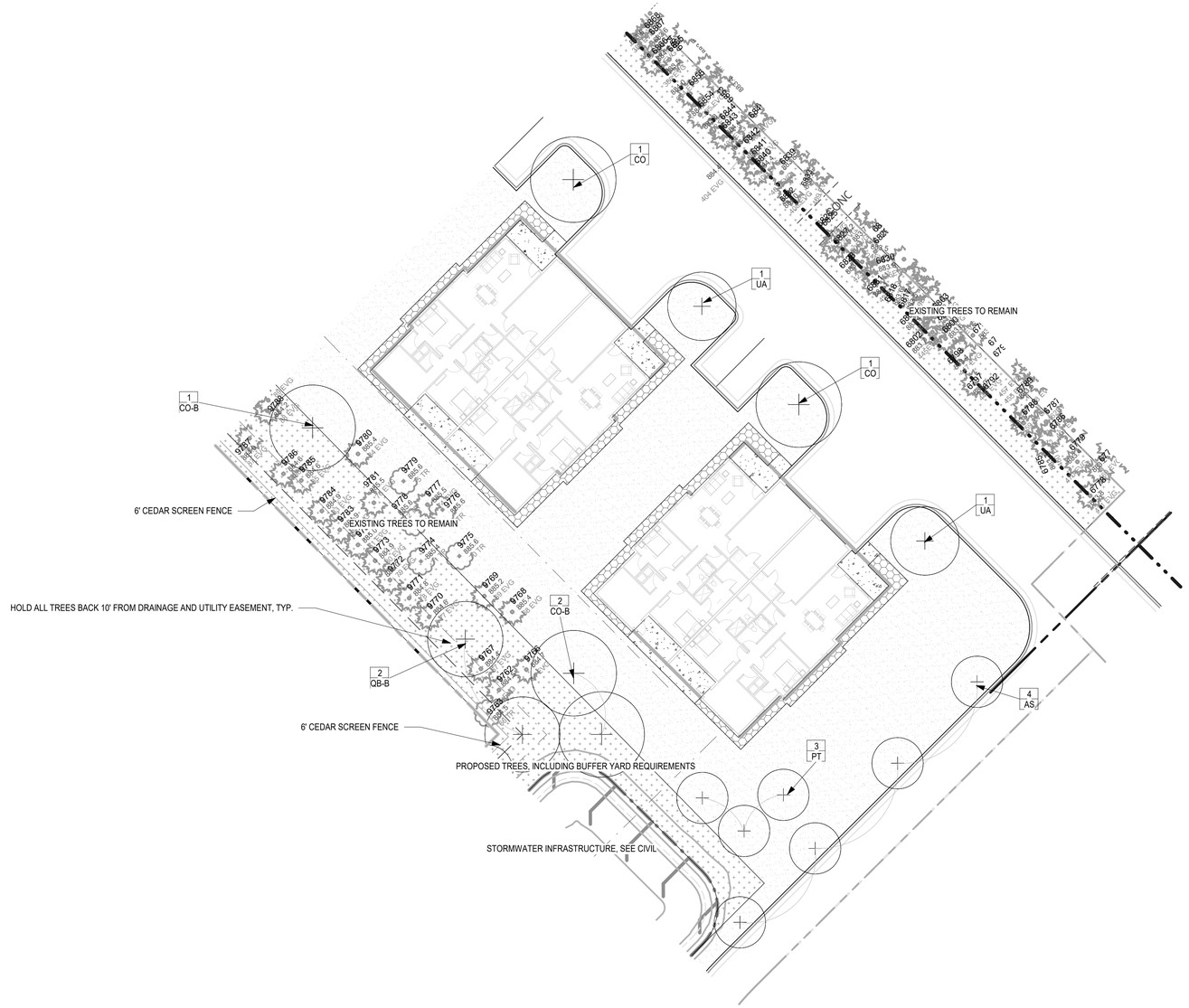
TOWNHOMES ZONE D - LANDSCAPE PLAN

SHEET NUMBER

LS1103

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1 LS1104 TOWNHOMES ZONE E - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

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CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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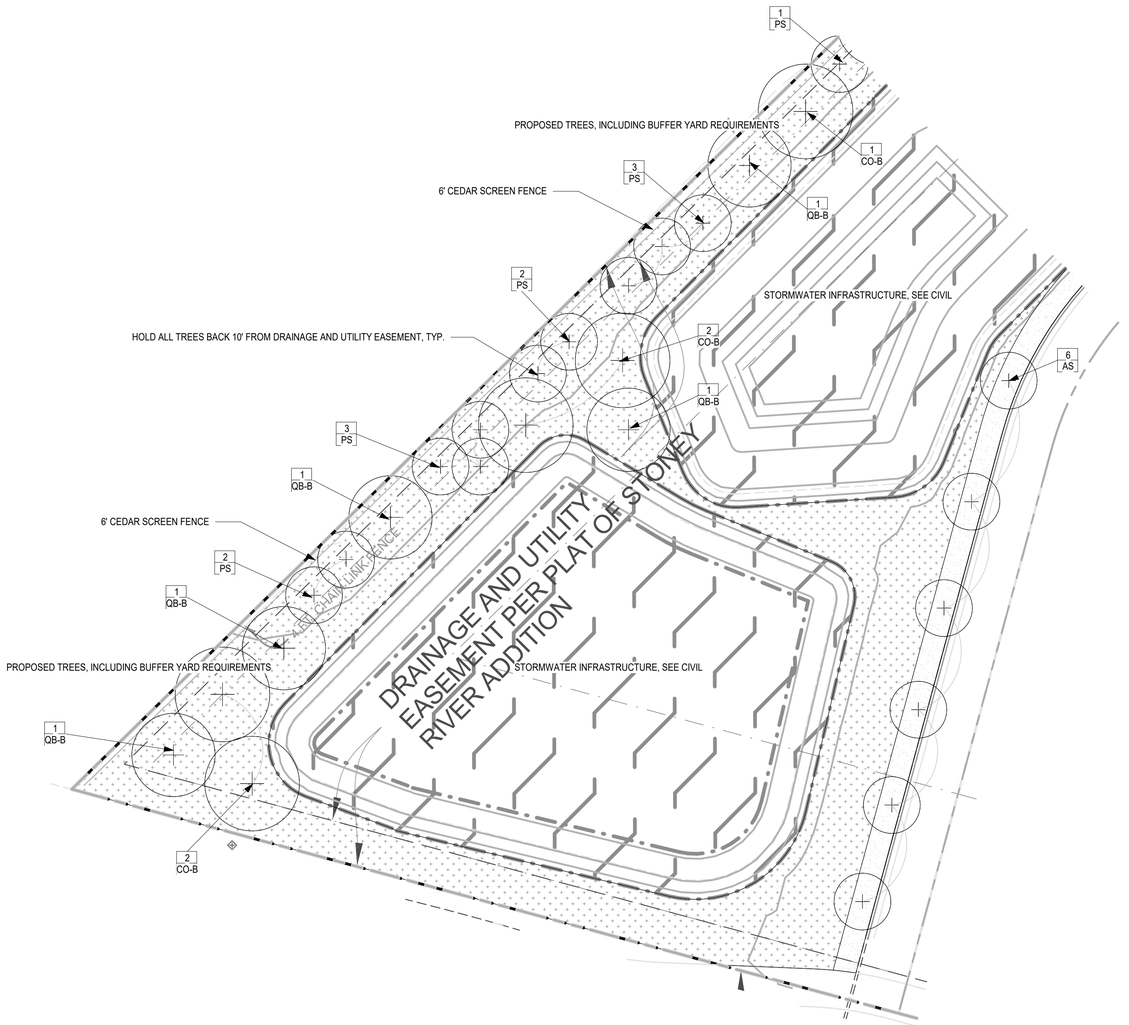
TOWNHOMES ZONE E - LANDSCAPE PLAN

SHEET NUMBER

LS1104

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1 LS1105 TOWNHOMES ZONE F - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

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GRAPHIC LEGEND:

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SHEET TITLE
TOWNHOMES ZONE F - LANDSCAPE PLAN

SHEET NUMBER
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1 LS1105 TOWNHOMES ZONE F - LANDSCAPE PLAN
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GRAPHIC LEGEND:

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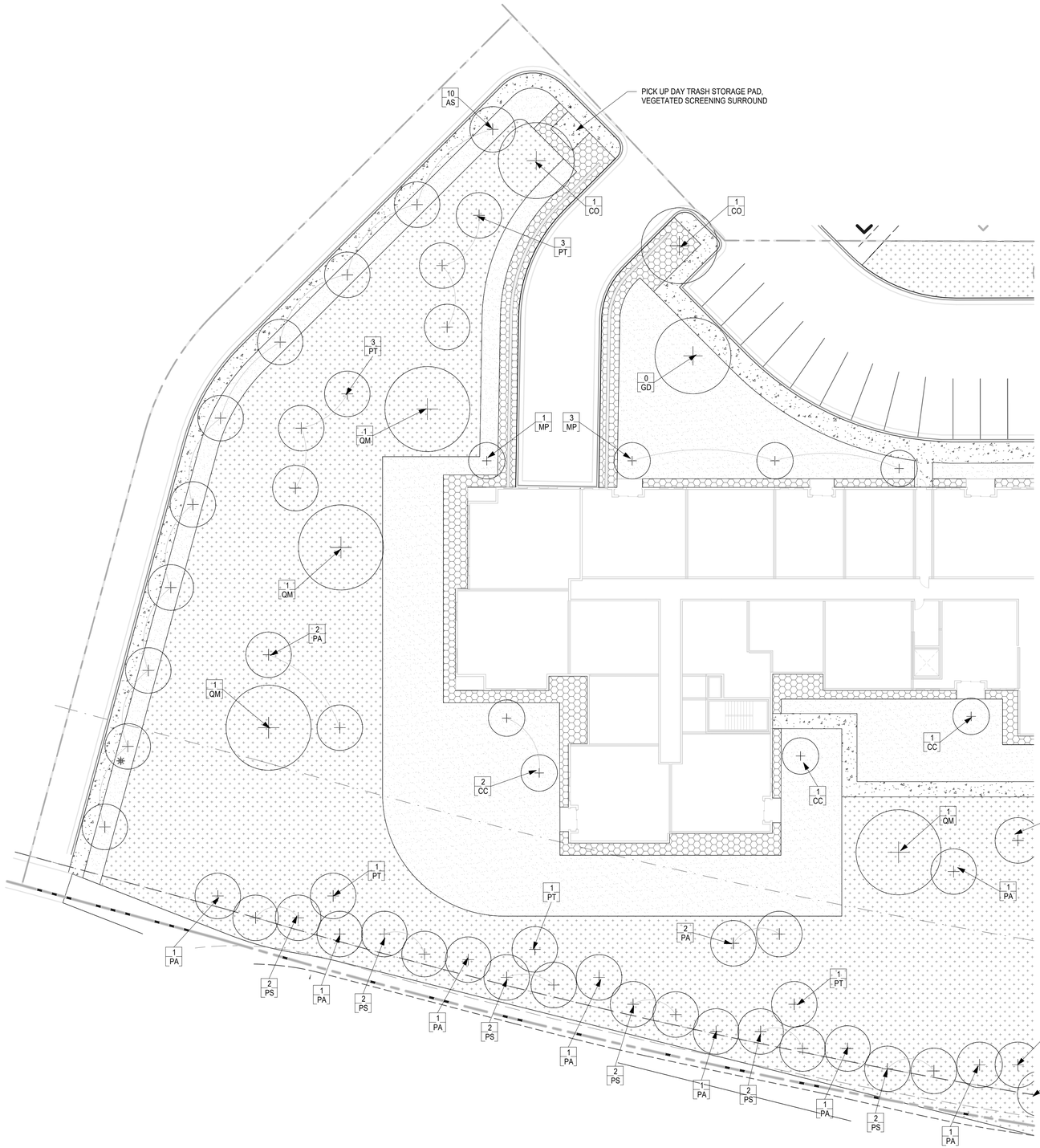
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COMMISSION NUMBER	2236-10

SHEET TITLE
TOWNHOMES ZONE F - LANDSCAPE PLAN

SHEET NUMBER
LS1105

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1 LS2106 SENIOR BUILDING ZONE A - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

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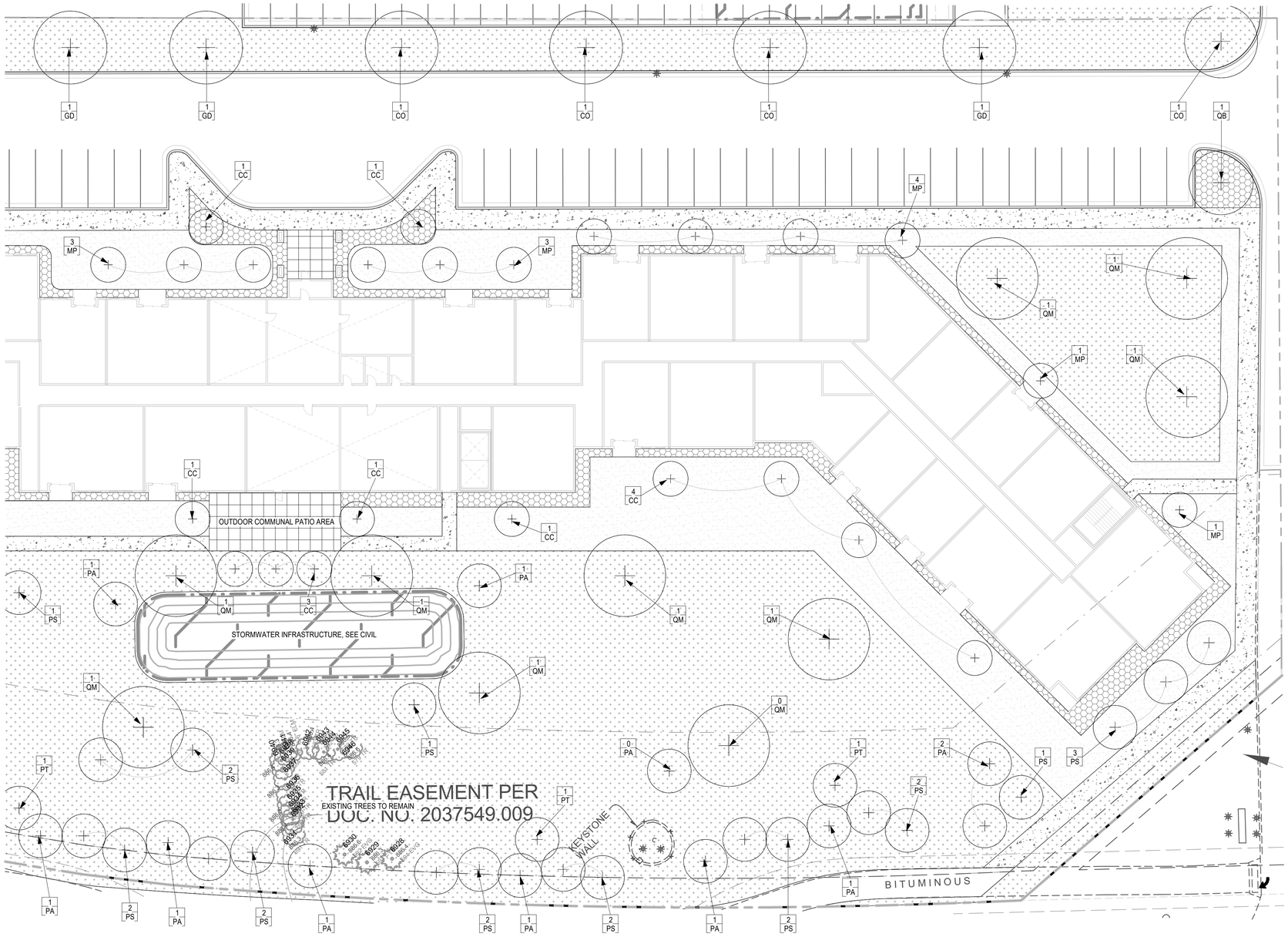
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COMMISSION NUMBER	2236-10

SHEET TITLE
SENIOR BUILDING ZONE A - LANDSCAPE PLAN

SHEET NUMBER
LS2106

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1 LS2201 SENIOR BUILDING ZONE B - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

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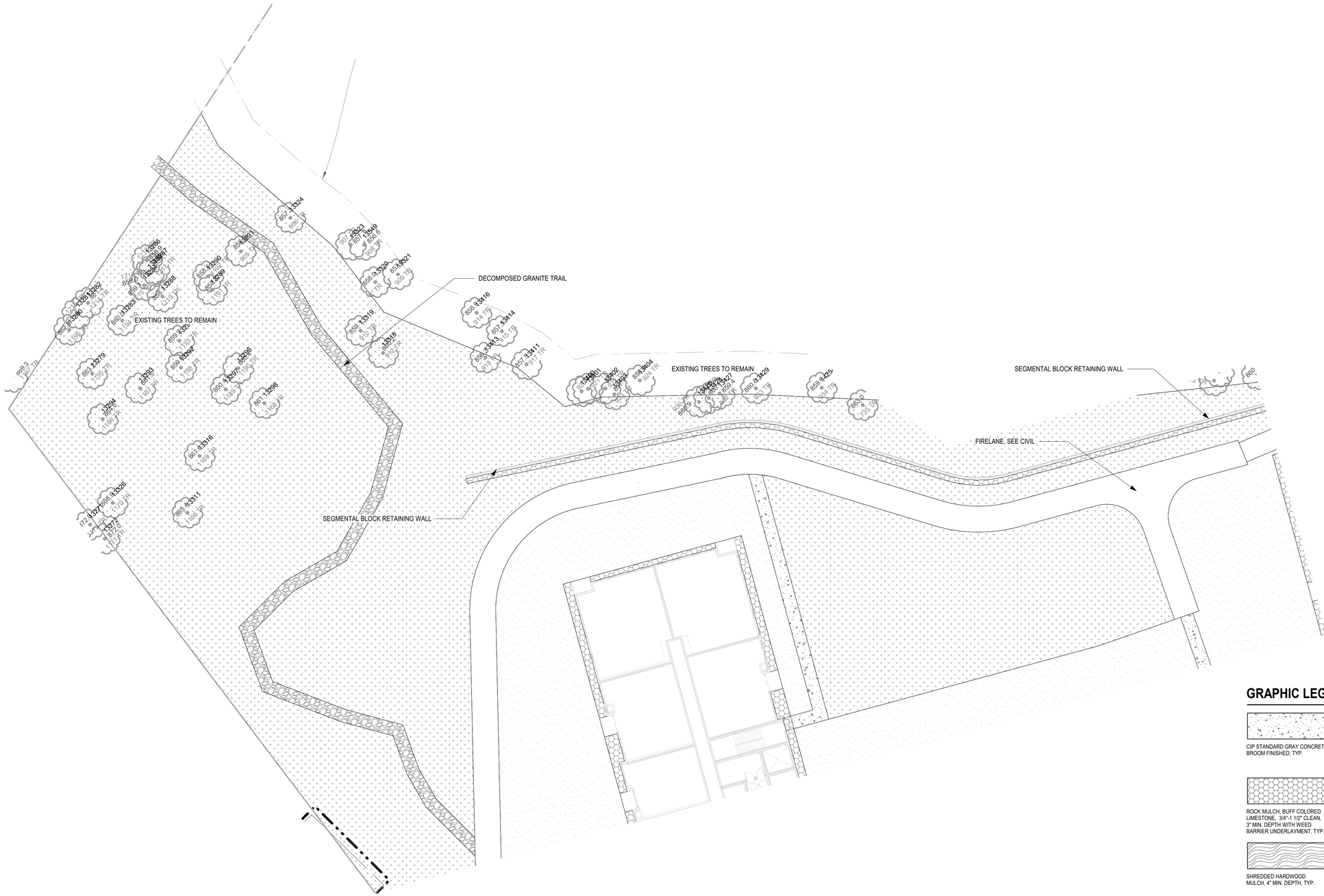
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COMMISSION NUMBER	2236-10

SHEET TITLE
SENIOR BUILDING ZONE B - LANDSCAPE PLAN

SHEET NUMBER
LS2201

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1 LS3108 ALL AGES BUILDING ZONE A - LANDSCAPE PLAN
1" = 20'-0"

GRAPHIC LEGEND:

- CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.
- TURFGRASS, HYRDROSEED, IRRIGATED, TYP.
- ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.
- CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.
- SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.
- DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.
- NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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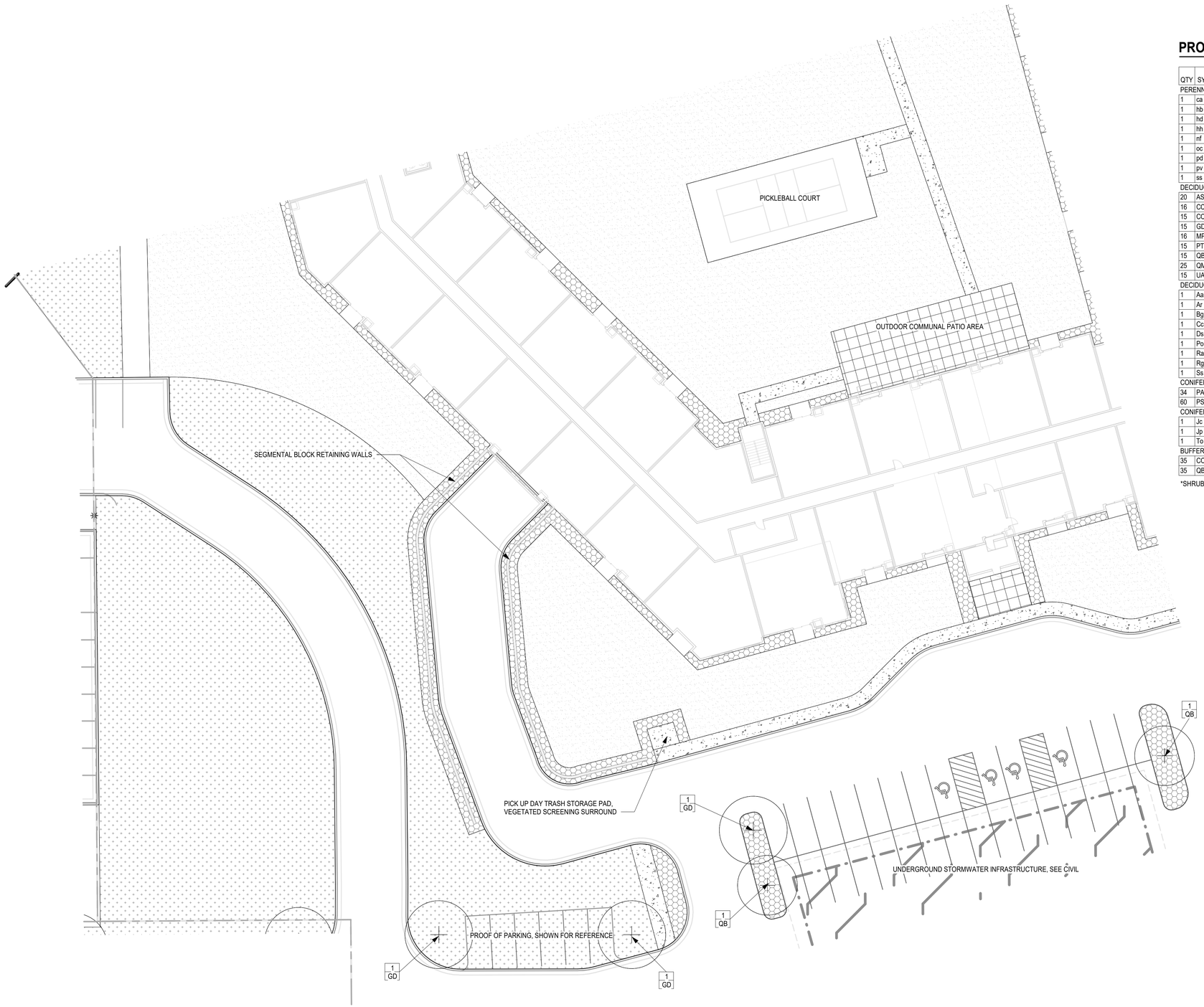
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SHEET TITLE
ALL AGES BUILDING ZONE A - LANDSCAPE PLAN

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1 LS3109 ALL AGES BUILDING ZONE B - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

- CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.
- TURFGRASS, HYDROSEED, IRRIGATED, TYP.
- ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.
- CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.
- SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.
- DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.
- NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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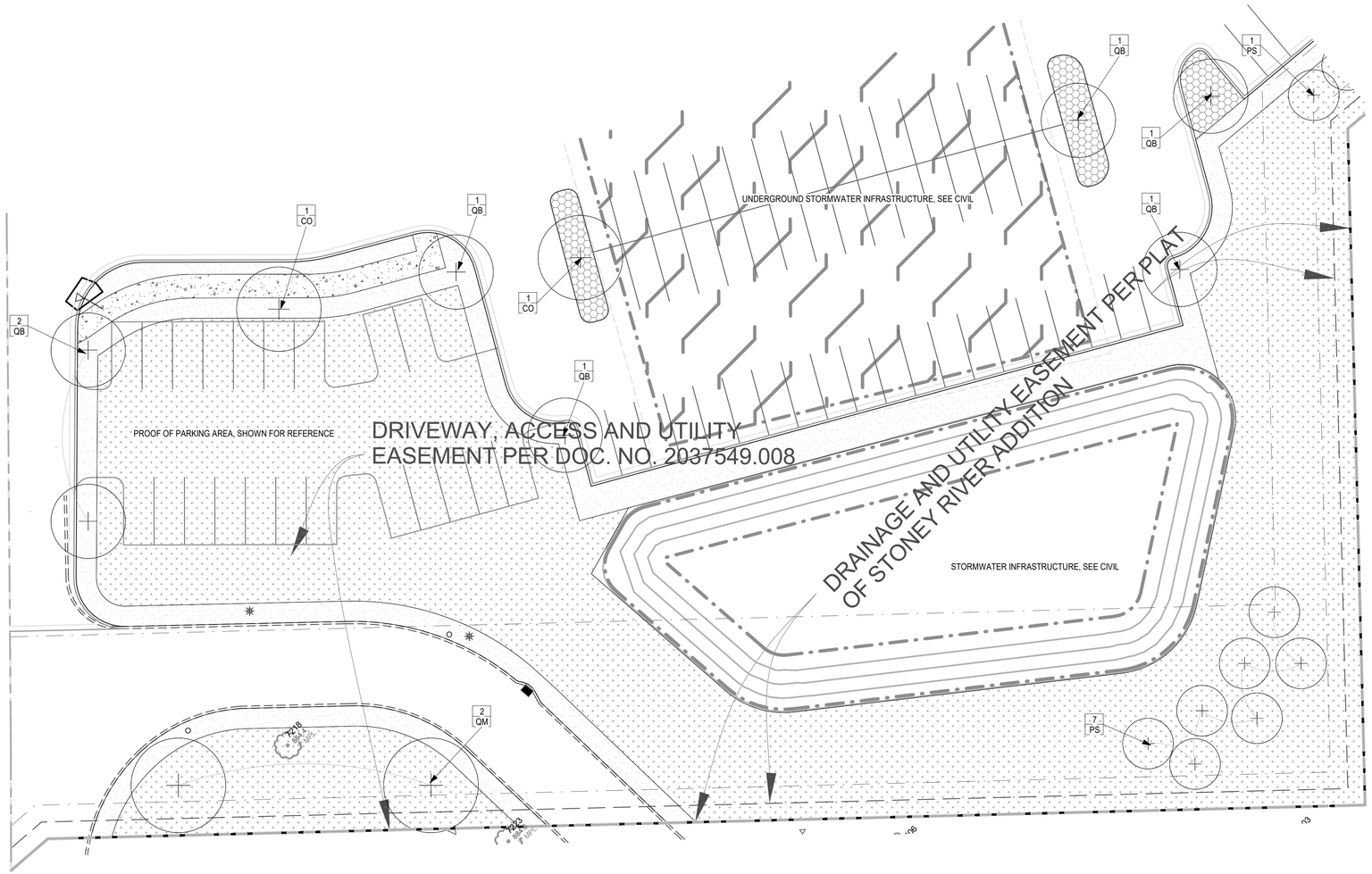
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SHEET TITLE
ALL AGES BUILDING ZONE B - LANDSCAPE PLAN

SHEET NUMBER
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1 LS3110 ALL AGES BUILDING ZONE C - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Baiijohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYDROSEED, IRRIGATED, TYP.

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CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

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CERTIFICATION

NOT FOR CONSTRUCTION

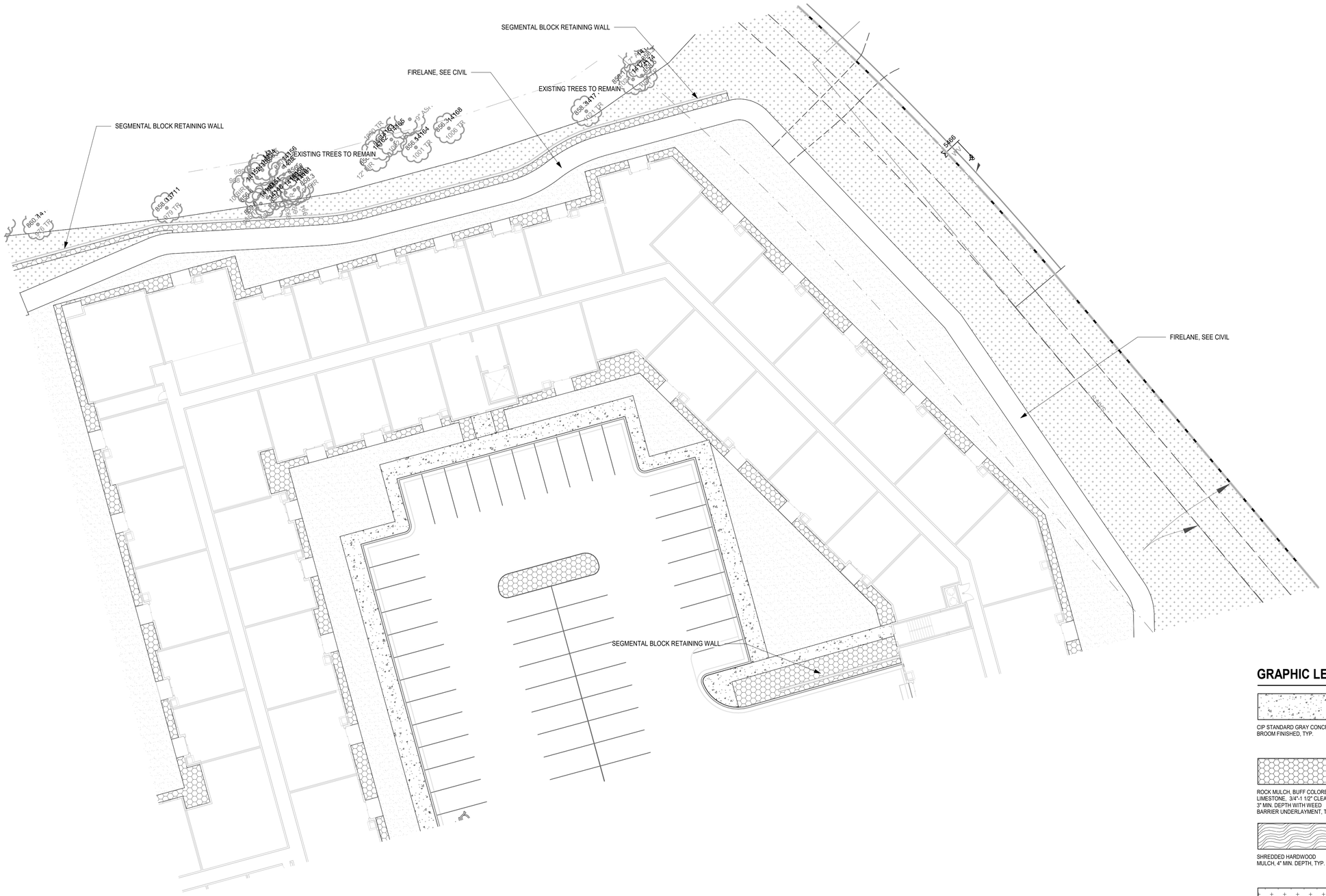
DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE
ALL AGES BUILDING ZONE C - LANDSCAPE PLAN

SHEET NUMBER
LS3110

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1 LS3111 ALL AGES BUILDING ZONE D - LANDSCAPE PLAN
1" = 20'-0"

GRAPHIC LEGEND:

- CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.
- TURFGRASS, HYRDROSEED, IRRIGATED, TYP.
- ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.
- CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.
- SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.
- DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.
- NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

CERTIFICATION

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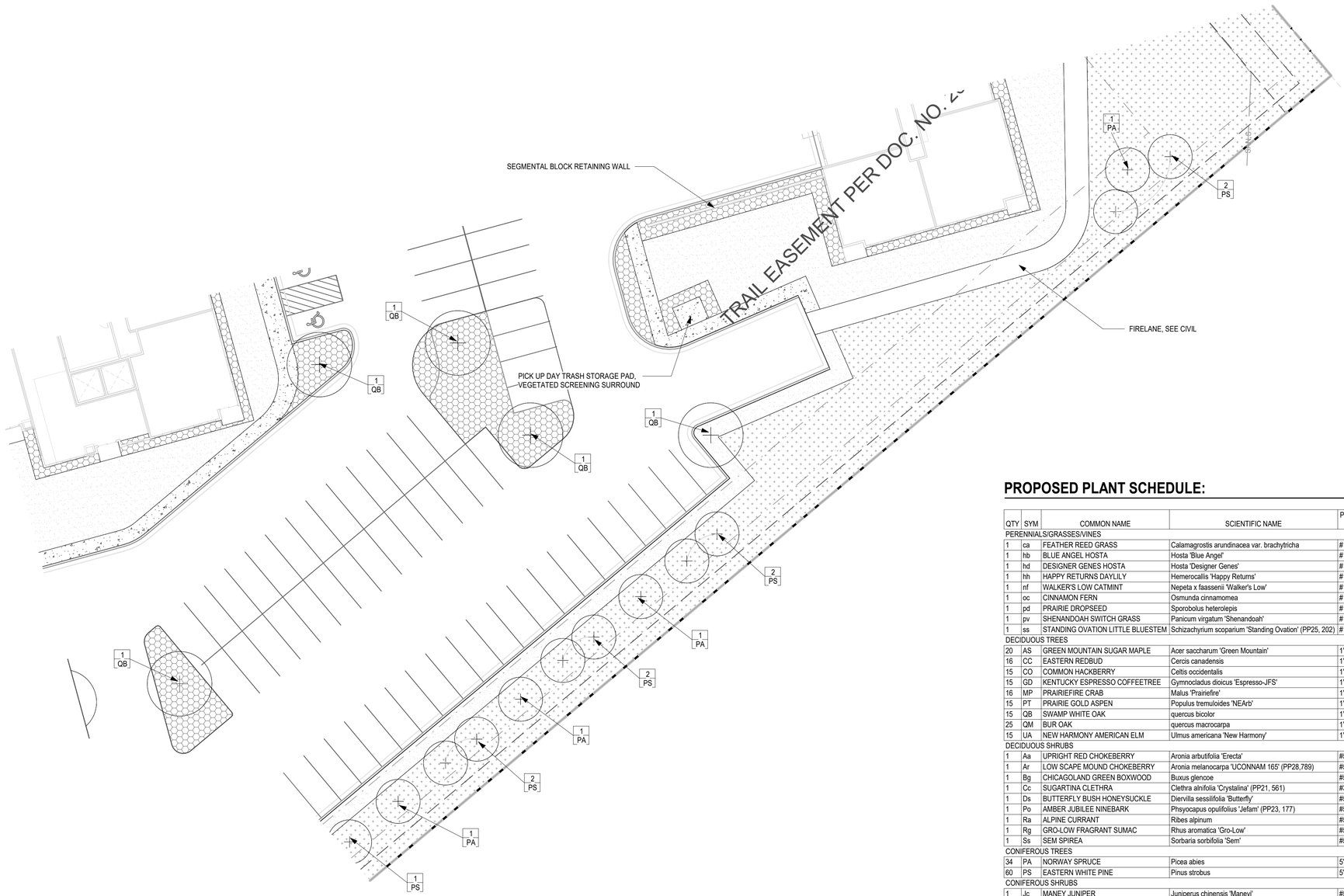
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SHEET TITLE
ALL AGES BUILDING ZONE D - LANDSCAPE PLAN

SHEET NUMBER
LS3111

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1 LS3112 ALL AGES BUILDING ZONE E - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE
ALL AGES BUILDING ZONE E - LANDSCAPE PLAN

SHEET NUMBER
LS3112

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Luminaire Schedule							
Tag	Symbol	Qty	Description	Manufacturer's #	Luminaire Lumens	Luminaire Watts	LLF
UX		20	MINI WALL SCONCE MOUNTED AT 7 FT AFG	MAXIM LIGHTING CAT# 86199	143	6	0.900
UX1		40	ATLANTIS WALL SCONCE MOUNTED AT 10 FT AFG	HINKLEY CAT# 1646SK-LL	1100	12	0.900
XB		42	SQUARE BOLLARD	TRACE LITE CAT# AXB-VS-4K	3051	26	0.900
XD		32	4 IN. RECESSED DOWNLIGHT	NORA LIGHTING CAT# NOXTW-5631BB 4000K	1134	15.5	0.900
XP1-H3		22	25 FT POLE ON 6 IN. BASE WITH HOUSE-SIDE SHIELD, SINGLE HEAD, TYPE III DISTRIBUTION	LUMECON CAT# LDS-SAL-125-DB-T3-1-4	9128	125	0.900
XP1-H4		26	25 FT POLE ON 6 IN. BASE WITH HOUSE-SIDE SHIELD, SINGLE HEAD, TYPE IV DISTRIBUTION	LUMECON CAT# LDS-SAL-125-DB-T4-1-40-MAS-BL	8571	125	0.900
XP2		14	25 FT POLE ON 6 IN. BASE, DOUBLE HEAD, TYPE III DISTRIBUTION	LUMECON CAT# LDS-SAL-125-DB-T3-1-40-	17935	125	0.900
XW		5	WALL PACK MOUNTED AT 10 FT AFG	LUMECON CAT# LWS-SFC-30-DB-1-40	3089	30	0.900
XW1		16	DOWN SCONCE MOUNTED ON WALL AT 8 FT AFG	SATCO NUVO CAT# 62-1148	725	10	0.900
XW2		17	UP & DOWN SCONCE MOUNTED ON WALL AT 10 FT AFG	SATCO NUVO CAT# 62-1144R1	1472	20	0.900

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE_Top	Illuminance	Fc	0.75	60.7	0.0	N.A.	N.A.
PARKING LOTS & DRIVE AISLES	Illuminance	Fc	2.43	11.3	0.4	6.08	28.25
WALKING PATH - FAMILY NORTH	Illuminance	Fc	0.81	29.6	0.0	N.A.	N.A.
WALKING PATH - FAMILY SOUTH	Illuminance	Fc	1.43	6.6	0.4	3.58	16.50
WALKING PATH - SENIOR NORTH	Illuminance	Fc	1.44	18.2	0.1	14.40	182.00



TYPE UX

https://www.maximilighting.com/prodspec/86199BK



TYPE UX1

https://www.hinkley.com/product_spec_print/download/advancedpdf/product_id/53294/



TYPE XB

https://barronltg.com/pdf/axb.pdf



TYPE XD

https://noralighting.com/wp-content/uploads/2019/12/NOXTW-56_spec.pdf



TYPE XP1 & XP2

https://lumecon.com/wp-content/uploads/2024/02/Lumecon-LDS-SAL_02022024.pdf



TYPE XW

https://lumecon.com/wp-content/uploads/2023/10/Lumecon-LWS-SFC_10312023.pdf



TYPE XW1

https://media.satco.com/specsheetsp/pdf/62-1148



TYPE XW2

https://media.satco.com/specsheetsp/pdf/62-1144R1



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HAVILAND FIELDS

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1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	ALR
CHECKED BY	CSK
COMMISSION NUMBER	2236.10

SHEET TITLE

ELECTRICAL SITE PHOTOMETRICS

SHEET NUMBER

E015

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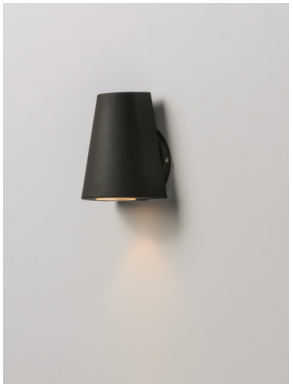
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Mini | 86199BK

Job Name:_____ Job Type:_____ Quantity:_____ Comments:_____

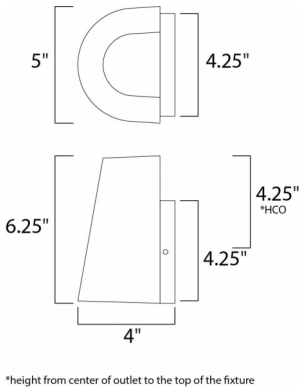






PRODUCT DESCRIPTION

Small scale outdoor lighting perfect for indoor and outdoor applications. The indirect exterior lighting not only provides illumination where you want but also highlights the building structure for a beautiful architectural effect. Available in four finishes: Black, Silver, Architectural Bronze, and White.



*height from center of outlet to the top of the fixture

MEASUREMENTS

DIMENSION	: 5" W x 6.25" H x 4" Ext
BACK PLATE	: 4.33" W x 4.33" H x 4.25" HCO
HANGING WEIGHT	: 1.83 lb

LAMPING

INPUT VOLTAGE	: 120V
LUMENS	: 450 Rated (220 Del.)
BULB	: 1 x 6W LED AC Integrated , 6W Total
BULB INCLUDED	: (Integrated)
DIMMABLE	: Yes
CRI	: 90+ CRI
COLOR_TEMP	: 3000K
LIGHTING_DIRECTION	: Up/Down

FINISHES OPTION

- Architectural Bronze (ABZ)
- Black (BK)
- Silver (SV)
- White (WT)

MATERIAL

Die Cast Aluminum

RATINGS

cETLus
Wet Location
ADA
DARKSKY

ADDITIONAL

INSTALL UP/DOWN: Up/Down
RATED LIFE 35000 Hours
OPERATING TEMPERATURE:
-20°C (-4°F), 40°C (104°F)

PHOTOMETIC: Report Found Online

Always consult a qualified electrician before installing any lighting product.

MAXIM® LIGHTING

WESTERN DISTRIBUTION CENTER (HEADQUARTER)
253 NORTH VINELAND AVE I CITY OF INDUSTRY, CA 91746

EASTERN DISTRIBUTION CENTER
101 GARDNER PARK | PEACHTREE CITY, GA 30269

P. 626.956.4200 I F. 626.956.4225 I maximlighting.com



ATLANTIS

1646SK-LL

EXTRA SMALL DOWN LIGHT WALL MOUNT LANTERN

Atlantis features a minimalist design for the ultimate in urban sophistication. Constructed of solid aluminum and Dark Sky compliant, Atlantis provides a chic solution to eco-conscious homeowners, equipped with a universal driver in both the integrated LED and LED bulb base making this suitable for 120V and 277V applications.

DETAILS	
FINISH:	Satin Black
MATERIAL:	Aluminum
GLASS:	Etched Lens
DIMMABLE:	YES - CL TYPE DIMMER (SSL7A)

DIMENSIONS	
WIDTH:	9"
HEIGHT:	6"
WEIGHT:	3lb
BACK PLATE:	4.5" Sq.
EXTENSION:	4.3”
TOP TO OUTLET:	3"

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
LED NAME:	EA12A19LED30
VOLTAGE:	120v
COLOR TEMP:	3000
LUMENS:	1100
CRI:	90
INCANDESCENT EQUIVALENCY:	1 x 75w
DIMMABLE:	YES - CL TYPE DIMMER (SSL7A)

SHIPPING	
CARTON LENGTH:	12
CARTON WIDTH:	6.5
CARTON HEIGHT:	9.5
CARTON WEIGHT:	5

PRODUCT DETAILS:

- Suitable for use in wet (outdoor direct rain) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky
- This fixture will cast light down
- Meets California Energy Commission Title regulations/JA8 when using the included LED bulb
- 2-year finish warranty
- LED Bulbs carry a 3-year limited warranty
- Bold lines and a clean, minimalist style complement contemporary architecture

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

TRACE LITE
commercial & industrial lighting

AXB Series
Round LED Bollard

Model: _____ Date: _____

Accessories: _____

Job Name: _____ Type: _____



DESCRIPTION
The sleek and compact, energy-efficient AXB Series LED round bollard provides over 70% energy savings compared to HID technology. The AXB's applications include lighting pedestrian walkways, retail entryways, as well as lighting sidewalks around schools, medical complexes, retail entrances, park/ recreational paths, office buildings, and multi-family properties. The AXB delivers up to 3,000 lumens with a polycarbonate diffused lens.

SPECIFICATIONS
Construction:
- Die-cast aluminum head and base in a powder coat finish
- Extruded round aluminum body in a powder coat finish
- 42" Height with clean simple aesthetics that fit almost any environment

Optics/LEDs:
- UV stabilized polycarbonate diffused lens providing uniform soft light
- LEDs are pointing down to provide maximum lighting to the ground and minimize glare
- Vacuum metalized polycarbonate reflector to help diffuse light
- 360° Symmetrical distribution
- 26W Unit providing 3000 lumens
- Efficacies of 115 LPW maximize energy savings and utility rebates
- Available in 3000K and 4000K CCT
- L70 >100,000 hours
- Reported L90 of 43,000 hours
- CRI ≥80

Electrical:
- Class 2 power supply, 120 to 277VAC, 50/60Hz
- 1-10V Dimming driver

Installation:
- Housing slips over the bollard base and is secured with four set screws
- Bollard base easily slips over anchor bolts and can be leveled using leveling screws supplied by others
- Four (4) 5/16" x 12.4" anchor bolts, nuts, and washers (included), 2.84" bolt circle

Testing & Compliance:
- cULus Listed for Wet Locations
- Operating temperatures: -40°C to 40°C (-40°F to 104°F)
- DesignLights Consortium® (DLC) Qualified (verify QPL for specific models)

Warranty:
- Five Year Warranty (Terms and Conditions Apply)

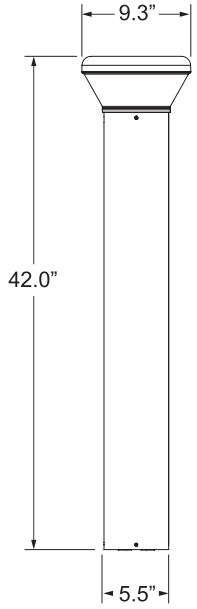
Specs at a Glance	** Nominal Wattage (Tested at 4000K CCT)*
Configuration	AXB
Wattage (W)*	26W
Lumens (lm)	3000
Efficacy (LPW)	115 LPW
CCT (K)	3000K, 4000K
CRI	≥80
Input Voltage	120-277VAC, 50/60Hz, 1-10V Dimmable
Operating Temp	-40°C to 40°C (-40°F to 104°F)
Certifications	cULus Listed for Wet Location, DLC
Warranty	5 Years
Weight	12 lbs

Note: Environment and application will affect performance. Typical values and 25°C used for testing. Specifications subject to change without notice.

Ordering Information (Example: AXB-VS-4K-BL)

Model	Input Voltage	CCT	Finish
AXB	VS = 120-277VAC	3K[1] = 3000K	BL = Black
		4K = 4000K	BR = Bronze
Notes:			SV = Silver
[1] Not a DLC Qualified model			

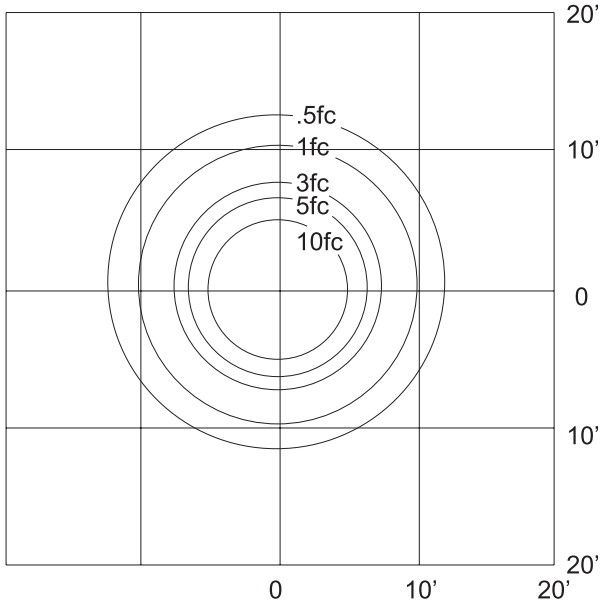
Dimensions



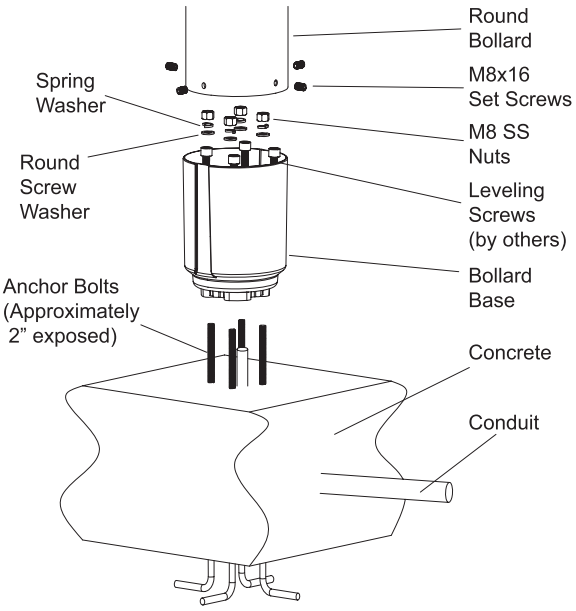
Sample Photometry

AXB-VS-4K

IES Type VS Short



Base Details



NOXTW-56 Series

5"/6" Onyx Tunable White LED Retrofit
Source: 15.5W
Up to 1100lm

Type
Project
Catalog No.
Notes

PRODUCT DESCRIPTION

5"/6" Onyx Tunable White Retrofit Series include an integral tunable CCT switch. Spun aluminum construction provides clean sharp edges and is suitable for use with most 5" and 6" recessed housings. Deep regressed optics and round aperture deliver even and glare-free illumination.

FEATURES

- Up to 1100lm / 15.5W LED light engine
- Selectable CCT (2700K, 3000K, 3500K, 4000K or 5000K @ 90+ CRI)
- Integral dimmable driver
- Includes medium base socket adaptor for easy retrofitting in 5" or 6" recessed housings
- 5-year limited warranty
- ENERGY STAR certified
- cULus classified for wet locations

SPECIFICATION

Reflector: One piece, spun aluminum construction dissipates heat and extends life. Unitized Thermal Management, UTM, provides exceptional cool operation.

Housings: Compatible with most 5" and 6" IC and non-IC housings by Nora and others.

Mounting: Two steel, torsion mounting springs allow for easy and secure mounting in most 5" and 6" housings.

Retrofit: Luminaires include a medium base screw-socket adapter (NRA-211SM) for retrofitting into medium base downlight housings. Intended to be used as a LED lamp replacement. GU24 socket adapter (NRA-212SM) is available.

ELECTRICAL

Input Voltage: 120V 60Hz
Lumens / Wattage: Up to 1100lm / 15.5W
Color Temperature: Selectable CCT (2700K / 3000K / 3500K / 4000K / 5000K)
Color Rendering Index: 90+CRI
Dimming: Triac or ELV
Click Here or check complete dimmer list at www.NoraLighting.com in the "Compatibility" page under "Resources" tab

COMPATIBLE HOUSINGS

Onyx retrofits are compatible with most 5" & 6" IC and Non-IC housings by Nora and others.

Fire Box

NFBIC-5INCATA	5" ICAT Fire Box
NFBIC-5LMRATA*	5" ICAT Dedicated LED Fire Box
NFBIC-6INCATA	6" ICAT Fire Box
NFBIC-6LMRATA*	6" ICAT Dedicated LED Fire Box

New Construction

NHIC-5LMRAT*	5" ICAT Dedicated LED
NHIC-5LMRAT/277*[1]	5" ICAT Dedicated LED, 277V
NHIC-527LMRAT*	5" ICAT Shallow Dedicated LED
NHIC-5010AT	5" ICAT Line Voltage
NHIC-5270AT	5" ICAT Shallow Line Voltage
NHIC-6LMRAT*	6" ICAT Dedicated LED
NHIC-6LMRAT/277*[1]	6" ICAT Dedicated LED, 277V
NHICCP-6LMRAT*	6" Chicago Plenum Dedicated LED
NHIC-27LMRAT*	6" ICAT Shallow Dedicated LED
NHIC-170AT	6" ICAT Line Voltage
NHIC-170NBAT	6" ICAT Line Voltage (No Bracket)
NHIC-270AT	6" ICAT Shallow Line Voltage
NH-260	6" Line Voltage
NHIC-6G24ATFL	6" ICAT GU24

Remodel

NHRIC-5LMRAT*	5" ICAT Dedicated LED
NHRIC-527LMRAT*	5" ICAT Shallow Dedicated LED
NHRIC-5040AT	5" ICAT Line Voltage
NHRIC-5270AT	5" ICAT Shallow Line Voltage
NHRIC-6LMRAT*	6" ICAT Dedicated LED
NHRIC-27LMRAT*	6" ICAT Shallow Dedicated LED
NHRIC-170AT	6" ICAT Line Voltage
NHRIC-170NBAT	6" ICAT Line Voltage (No Bracket)
NHRIC-270AT	6" ICAT Shallow Line Voltage
NHR-260	6" Line Voltage

* Nora LED Dedicated housings are cULus listed for use only with Nora LED Retrofits.
[1] Housings include a step down transformer

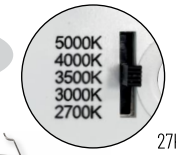
LABELS AND LISTINGS

- cETLus classified for Wet Locations
- ENERGY STAR certified (WW only)
- 5-Year Limited Warranty
- Meets ASTM-E283 Air-Tight requirements
- FCC compliant
- Certified to the high efficacy requirements of California Title 24 JA8-2022

Performance Data		
Part Number	Lumens	CCT
NOXTW-5631WW	947lm	2700K
NOXTW-5631WW	1057lm	3000K
NOXTW-5631WW	1087lm	3500K
NOXTW-5631WW	1134lm	4000K
NOXTW-5631WW	1118lm	5000K
Delivered lumens will vary depending on trim type and finish		

PRODUCT IMAGES AND DIMENSIONS





Selectable CCT
Five position switch
27K / 30K / 35K / 40K / 50K



NOXTW-5631BB
Black Reflector



NOXTW-5631WW
White Reflector



NOXTW-5631 / NOX-56REFLB
Black Reflector Insert



NOXTW-5632WW
Round Baffle



NOXTW-5631 / NOX-56REFLHZ
Haze Reflector Insert



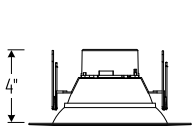
NOXTW-5631 / NOX-56REFLD
Diffused Clear Reflector Insert

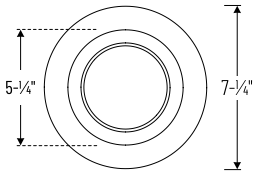


NOXTW-5631 / NOX-56BAFB
Black Baffle Insert



NOXTW-5631 / NOX-56BAFW
White Baffle Insert





5"/6" Onyx Tunable White LED Retrofit

Trim Type	Color Temperature	Finish
NOXTW-5631 = Round Reflector	Selectable CCT	**BB** = Black / Black Flange (NOXTW-5631 only)
NOXTW-5632 = Round Baffle	(2700K / 3000K / 3500K / 4000K / 5000K)	**WW** = White / White Flange

Optional Accessories

Description

- **NOX-56REFLB** = 5"/6" Black Reflector Insert for NOXTW-5631
- **NOX-56REFLD** = 5"/6" Clear Diffused Reflector Insert for NOXTW-5631
- **NOX-56REFLHZ** = 5"/6" Haze Reflector Insert for NOXTW-5631
- **NOX-56BAFB** = 5"/6" Black Baffle Insert for NOXTW-5631
- **NOX-56BAFW** = 5"/6" White Baffle Insert for NOXTW-5631
- **NOX-56EYELIDW** = 5"/6" Round White Eyelid
- **NOX-560R-W** = 5"/6" Round White Oversize Ring
- **NRA-211SM** = Medium base screw-in socket (included w/ each)
- **NRA-212SM** = Socket adapter for use with GU24 housings

Example: **NOXTW-5631WW** = 5"/6" Onyx Tunable White Round Reflector LED Retrofit, White Reflector / White Flange

NORA LIGHTING
6505 Gayhart Street, Commerce, CA 90040
Tel 800.686.6672 | www.noralighting.com | e-mail: nora@noralighting.com

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NOXTW-56 Series

5"/6" Onyx Tunable White Retrofit Reflector Accessories

Type	
Project	
Catalog No.	
Notes	



Onyx Reflector Insert

NOX-56REFLB Black
NOX-56REFLD Clear Diffused
NOX-56REFLHZ Haze
Round reflector insert is field changeable used to convert the reflector finish for NOXTW-5631.



Onyx Baffle Insert

NOX-56BAFB Black
NOX-56BAFW White
Round baffle insert is field changeable used to convert reflector (NOXTW-5631) to baffle.



Onyx Eyelid

NOX-56EYELIDW White
Round eyelid clips on reflector or baffle to convert into half moon wall wash



Onyx Oversize Ring

NOX-56OR-W White
Round oversize ring covers large ceiling cut-outs up to 8-¼"



Medium Base Screw-In Socket

NRA-211SM
Medium base screw-in socket adapter for retrofitting into existing medium base housings. One is included with each luminaire.



Socket Adapter for GU24 Housings

NRA-212SM
GU24 socket adapter for retrofitting into existing GU24 housings.

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PHOTOMETRICS

5"/6" Onyx Tunable White Retrofit Reflectors

Type

Project

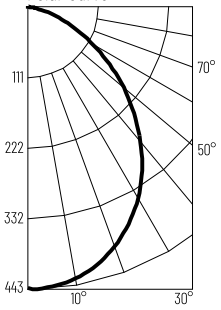
Catalog No.

Notes

Test Information

Test Number: NTR1173
Part Number: NOXTW-5631WW
Beam Spread: 93° Wide Flood
Lumens: 947lm
Wattage: 15.65W
Efficacy: 60lpw
CCT / CRI: 2700K / 90 CRI
Spacing Criteria (0º-180): 1.18
Spacing Criteria (90º-270): 1.18

Polar Curve



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
4'	27.7fc	8'-5"
6'	12.3fc	12'-6"
8'	6.9fc	16'-8"
10'	4.4fc	20'-11"
12'	3.1fc	25'-1"

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	159	16.8
0-40	525	55.4
0-60	835	88.2
0-90	938	99.1
90-180	8	0.9
0-180	947	100

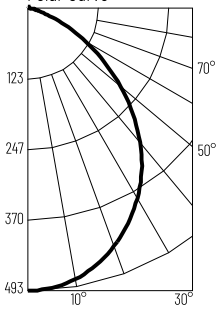
Candela Table

Vertical Angles	Candela
0	443
5	440
15	417
25	372
35	311
45	232

Test Information

Test Number: NTR1174
Part Number: NOXTW-5631WW
Beam Spread: 93° Wide Flood
Lumens: 1057lm
Wattage: 15.45W
Efficacy: 68lpw
CCT / CRI: 3000K / 90 CRI
Spacing Criteria (0º-180): 1.18
Spacing Criteria (90º-270): 1.18

Polar Curve



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
4'	30.8fc	8'-5"
6'	13.7fc	12'-7"
8'	7.7fc	16'-10"
10'	4.9fc	21'
12'	3.4fc	25'-4"

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	368	34.8
0-40	585	55.4
0-60	933	88.2
0-90	1049	99.2
90-180	9	0.8
0-180	1057	100

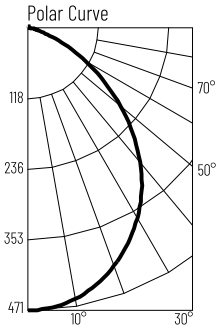
Candela Table

Vertical Angles	Candela
0	493
5	490
15	464
25	415
35	348
45	261

Test Information

Test Number: NTR1175
Part Number: NOXTW-5631WW
Beam Spread: 98° Wide Flood
Lumens: 1087lm
Wattage: 15.43W
Efficacy: 70lpw
CCT / CRI: 3500K / 90 CRI
Spacing Criteria (0º-180): 1.2
Spacing Criteria (90º-270): 1.2

Polar Curve



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
4'	29.5fc	9'-2"
6'	13.1fc	13'-10"
8'	7.4fc	18'-5"
10'	4.7fc	23'
12'	3.3fc	27'-7"

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	357	32.8
0-40	573	52.8
0-60	943	86.8
0-90	1078	99.2
90-180	9	0.8
0-180	1087	100

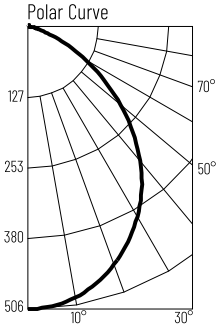
Candela Table

Vertical Angles	Candela
0	471
5	468
15	447
25	405
35	348
45	271

Test Information

Test Number: NTR1176
Part Number: NOXTW-5631WW
Beam Spread: 95° Wide Flood
Lumens: 1134lm
Wattage: 15.36W
Efficacy: 74lpw
CCT / CRI: 4000K / 90 CRI
Spacing Criteria (0º-180): 1.18
Spacing Criteria (90º-270): 1.14

Polar Curve



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
4'	31.6fc	8'-10"
6'	14.1fc	13'-2"
8'	7.9fc	17'-7"
10'	5.1fc	21'-11"
12'	3.5fc	26'-4"

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	379	33.4
0-40	606	53.4
0-60	982	86.6
0-90	1121	98.9
90-180	13	1.1
0-180	1134	100

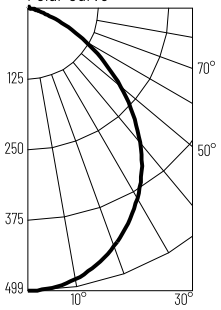
Candela Table

Vertical Angles	Candela
0	506
5	503
15	475
25	424
35	357
45	272

Test Information

Test Number: NTR1177
Part Number: NOXTW-5631WW
Beam Spread: 95° Wide Flood
Lumens: 1118lm
Wattage: 15.36W
Efficacy: 73lpw
CCT / CRI: 5000K / 90 CRI
Spacing Criteria (0º-180): 1.18
Spacing Criteria (90º-270): 1.14

Polar Curve



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
4'	31.2fc	8'-10"
6'	13.9fc	13'-2"
8'	7.8fc	17'-7"
10'	5fc	21'-11"
12'	3.5fc	26'-4"

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	374	33.4
0-40	597	53.4
0-60	969	86.6
0-90	1106	98.9
90-180	12	1.1
0-180	1118	100

Candela Table

Vertical Angles	Candela
0	499
5	496
15	469
25	418
35	352
45	268

NORA LIGHTING
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LDS - SAL
LED Small Area Light



Catalog Number:	
Project:	
Comments:	
Prepared By:	Date:

Description

The sleek fixture design of the LDS-SAL is a blend of modern sophistication and unmatched energy efficiency. The LDS-SAL small area light includes the benefits of superior thermal efficiency, an industry-leading ten-year all-parts warranty, and custom optics ensuring best-in-class photometric results. Optimize photometric designs with greater pole spacing, uniformity, and lower energy usage. The LDS-SAL includes lumen packages up to 30,000 lumens allowing one-for-one replacements of existing HID fixtures up to 1000 Watt and is a perfect spec-grade solution for parking lots, pathways, tennis courts, and many other outdoor applications. Proudly Made in the USA.

Technical Specifications

Input Voltage: 120-277V or 347-480V.

Housing: Die-cast aluminum housing with 60% gloss polyester powder coat finishes for maximum durability. The base aluminum material is prepared using an environmentally-friendly non-chrome 2-step surface cleaning and passivation process. The process results in a more durable conversion layer than traditional chromate conversion coatings and allows maximum adhesion of the powder coating to the aluminum substrate. Housing features an integrated heat sink and driver compartment built into the fixture design.

Mounting: Mounting arm designed for a square / round pole (standard). Additional mounting options include a pole mounting arm adaptor.

Split Circuit: Optional

Effective Projected Area (EPA): 0.83 ft²

Color Temperature: 2200K, 2700K, 3000K, 4000K (standard), 5000K.

LED Lifetime: All LEDs are rated for a minimum of 100,000 hours of continuous operation at ambient outdoor temperatures from -40°F/-40°C to 115°F/46°C.

Color Rendering Index (CRI): Minimum of 80 or higher. CRI 90+ available upon request. CRI 90+ not available in 2200K.

Dimming: 0-10V standard dimming capability.

Custom Optics: Lumecon meticulously engineered premium acrylic optical lenses to maximize the distribution and uniformity of light while minimizing cost. Our arrays distribute light at least 21% further and with 29% more uniformity than leading competitors. Lumecon custom lenses create a uniform, well-lit environment that mitigates illuminance “hot spots” and use less wattage than typical LED area lights.

Vandal Resistant: Our lens is also resistant to vandalism with a low compact design making the lens material dense and impact resistant. We build to withstand high abuse lighting environments.

Surge Protection: Thermally protected 20kA/ 40kV varistor type surge suppressor is included and meets ANSI C136.2-2015: Extreme Level. Also meets IEC61643-11 Class II / EN61643-11 Type 2, and US Dept of Energy MSSLC Model Spec for surge protection. The device is wired in series with the luminaire input power in order to interrupt power to the luminaire when consumed, protecting the LED power supply and circuit boards from additional electrical surges.

Lumecon ETD™ System: The enhanced thermal dissipation system engines are thermally bonded to provide maximum thermal dissipation to the exterior of the fixture to ensure long life. To protect the light engine panel from moisture and corrosion, the LED light engine panel is uniformly coated with a UV stabilized acrylic polymer resin that meets MIL and ASTM dielectric standards, UL, and IPC standards for flammability, moisture resistance and thermal shock.

Certification Data: ETL Listed to UL 1598, UL 8750 Wet Locations. *Full compliance and test documentation is available for TM-21, LM-79, LM-80, ETL Listing to UL1598 and UL 8750.Salt Fog tested for 3,000 hours per ASTM B117-16 / ASTM D610-08. Ingress Protection: IP66 per ANSI/IEC 60529-2004. Passed 3G vibration @ 100K cycles, per ANSI C136.31-2018.

DesignLights Consortium® (DLC) Qualified Product: Unless noted, not all versions of this product may be DLC® qualified. For a complete list of Lumecon DLC® Qualified Products visit: www.designlights.org.

Dimulator Photo-Control: Maximize the cost-saving benefits of your outdoor LED light fixtures with the stand-alone Dimming solution. All Dimulators (except for CD and DIM 3 versions) have three selectable dimming levels (30%,50%, 70%) with three different start times (10:00 pm, Midnight, or 2:00 am), which are selectable through the ten position selector switch located on the bottom of the base. All dimming schedules will return to full brightness at 5:00 am. The stand-alone unit is made to work with the ANSI C136.41 receptacle and will provide dimming of LED fixtures.

Manufacturing Origin: US Manufactured and Assembled.

BABA Compliant: Meets Build America, Buy America Act Included in the Infrastructure Investment and Jobs Act, Public Law Number 117-58, Title IX, Subtitle A, Part I – Buy America Sourcing Requirements, Sections 70911-70917 stating Manufactured in the U.S. The cost of components mined, produced, or manufactured in the U.S. is greater than 55 percent of the total cost of all manufactured product components.

Warranty: 10 Year L70 performance based warranty. For full warranty terms, please visit our website: www.lumecon.com

Email: sales@lumecon.com Website: www.lumecon.com Phone: 248-477-5009
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Note: Specifications and photometric data are subject to change at any time without notice.
Please see www.lumecon.com for current specifications and documentation.

LDS - SAL
LED Small Area Light

Ordering Information

LDS-SAL – Options / Ordering Example: LDS-SAL-110-DB-T5-1-50-MAS

Wattage	Color	Distribution	Voltage	Color Temperature	Mounting Methods
30 - 30 Watts	DB - Dark Bronze	T2 - Type II	1 - 120v-277v	22 - 2200K [8]	MAS - Mounting Arm (Square Pole) [8]
45 - 45 Watts	GR - Gray	T3 - Type III	2 - 347v-480v	27 - 2700K [8]	*For a Round pole, add UARP option*
60 - 60 Watts	BK - Black	T4 - Type IV		30 - 3000K [8]	SF - Slip Fitter
75 - 75 Watts	WH - White	T5 - Type V		40 - 4000K	TM - Tenon Mount [8]
80 - 80 Watts	CC - Custom Color			50 - 5000K	
85 - 85 Watts	AF - Automotive Finish				
95 - 95 Watts					
110 - 110 Watts					
125 - 125 Watts					
160 - 160 Watts					
200 - 200 Watts					
220 - 220 Watts					

Options & Accessories

UARP - Universal Adaptor Round Pole

R - Receptacle Only

RS - Receptacle Only with Shorting Cap

7P - Seven-pin Twist Lock Photocell Receptacle Only [1]

PC1 - 120v-277v Button Eye Photocell [2]

PC2 - 347v-480v Button Eye Photocell [2]

PC3 - 120v-277v Twist Lock Photocell (10 year warranty)

PC4 - 347v-480v Twist Lock Photocell (10 year warranty)

OC1 - On/Off [3]

OC2 - Dim/High [3,4]

OC3 - On/Off w/Photocell [3]

OC4 - Dim/High w/Photocell [3,4]

SC - Split Circuit [5,6,7]

BB - Battery Back-Up (only available on the 30W - 80W models and on 120/277V models)

BBCR - Battery Back-Up Cold Rated (only available on the 30W - 80W models and on 120/277v models)

DIM4 - 105-305 VAC, 50/60 Hz with 10 position field adjustable selector switch

DIM4-HV - High Voltage 312-530 VAC, 50/60 Hz with 10 position field adjustable selector switch

DIM4-CD - Constant all-night Dimming

DIM4-CD-HV - Constant all-night Dimming, 315-530 VAC 50/60Hz

DIM4-CUL - 120 VAC. 50/60 Hz, cUL certified version with gray cover

DIM4-ALC - Adaptive Lighting Control with 2% per year incremental increase to compensate for aging fixture

DIM3-XX - Factory set dimming schedule (10 position selector switch not available)

BS5 - Bird Spikes (Field Installed)

BL - Backlight Louver(s) snap over LED Array(s) for Backlight Control at the source.[9]

Accessories ordered as a separate line item:
33-00112 - External Glare Shield
33-00120 - Full Glare Snoot

Notes:
1. For units with 7P the mounting must be restricted to +/-45º from horizontal aim per ANSI C1136.10-2010. If more than a 45º Tilt, use PC1 or PC2
2. Cannot be combined with Occupancy Sensor. Use OC3 or OC4 when Occupancy Sensor and Photocell are needed and aiming greater than 45º from horizontal.
3. Must note on PO Mounting Height for proper lens application
4. See Occupancy Sensor Default Settings Table
5. Split circuit is only available for 30W, 45W, 60W, and 80W models.
6. Split circuit is not compatible with Occupancy sensing our photo-eye control.
7. Split Circuit and Battery Back-up cannot both fit in the same housing. Battery Back-Up will require external. Battery Backup will only control one of the circuits.
8. 3000K or warmer, and fixed mounts must be ordered for IDA certification compliance.
9. Works with Type 2, Type 3 and Type 4 arrays.

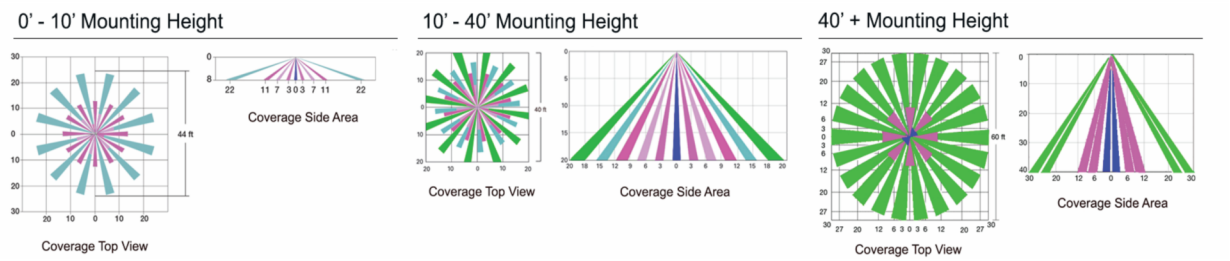
LDS - SAL
LED Small Area Light

If OCC Sensor Option is selected, mounting height specifications need to be clarified:

If Mounting height and parameter settings not specified when ordered. Default mounting height is 10-40' lens and preset factory settings.

- ☐ Mounting height between 0' - 10'
- ☐ Mounting height between 10' - 20'
- ☐ Mounting height over 20'+

OCC Sensor Patterns

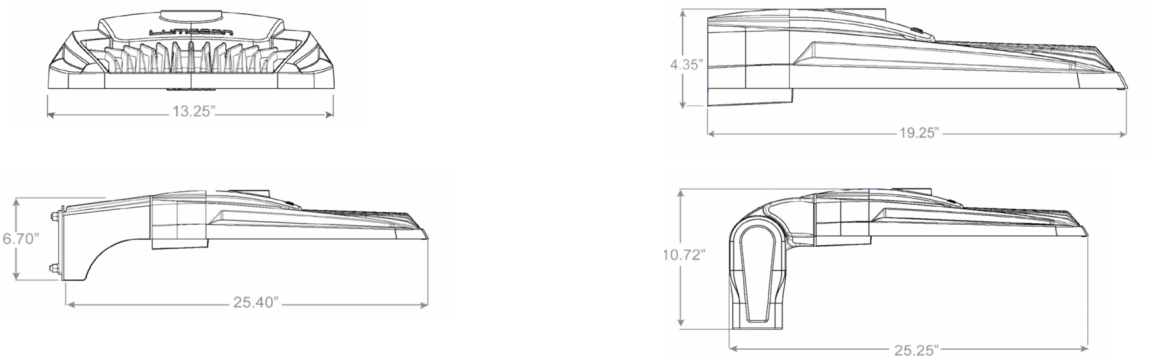


Occupancy Sensor Default Settings - Option OC2						
Option	Dimmed State (Unoccupied)	High Level (When occupied)	Photocell Operation (OC4 Option Only*)	Dwell Time (Occupancy time delay)	Ramp-up Time (From unoccupied to occupied)	Ramp-up Time (From occupied to unoccupied)
OC2 and OC4	Approx. 20% Output	100% Output	Enabled @ 1.5 FC*	5 Minutes	Disabled	Disabled

*Note: OC2 and OC4 settings including photocell set point, high/low dim rates, and occupancy sensor time delay are all configurable by using the Wattstopper® App. If any other settings are desired to be set at the factory, please note these changes on Purchase Order.

Dimensions & Weights

Model	Width	Length	Height	Weight
LDS-SAL	13.25"	19.25"	4.35" 6.70" (MAS) 10.72" (SF)	15 lbs

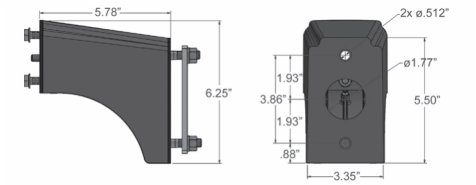


Color Option Samples

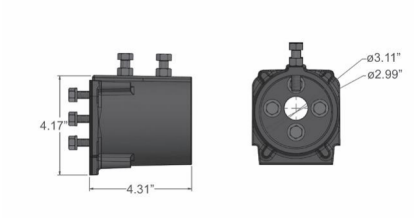
Due to variations in monitor settings and color printing settings, colors will not be exact.



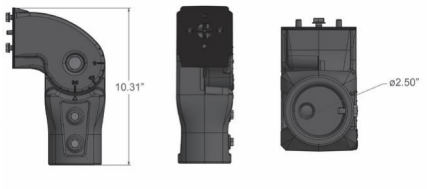
Mounting Method Dimensions



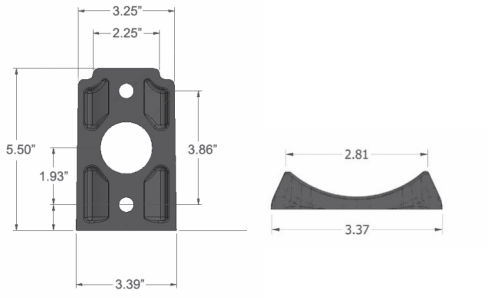
MAS - Square Pole Arm Dimensions



TM - Tenon Arm Dimensions

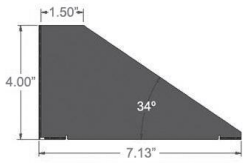


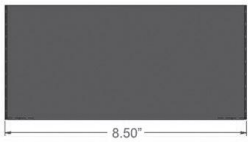
SF - Slip Fitter Arm Dimensions



UARP - Universal Adaptor Round Pole

External Glare Shield and Full Glare Snoot Dimensions







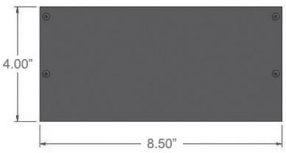
33-00112 – External Glare Shield



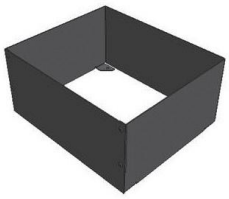
Field Installed for Forward Glare Reduction



Field Installed for Rear Glare Reduction









33-00120 – Full Glare Snoot

Backlight Louver(s)



BL - Backlight Louver(s) snap over LED Array(s) for Backlight Control at the source.
Works with Type 2, Type 3 and Type 4 arrays.

Lumecon | DETROIT SERIES

LDS - SAL
LED Small Area Light

Performance Data

Model			2200K					2700K					3000K					4000K					5000K				
	Distribution Type	Watts	Lumens	B	U	G	Efficacy	Lumens	B	U	G	Efficacy	Lumens	B	U	G	Efficacy	Lumens	B	U	G	Efficacy	Lumens	B	U	G	Efficacy
LDS-SAL/LFC-30	Type 2	30	2,904	1	0	1	98	3,739	1	0	1	131	3791	1	0	1	132	4378	1	0	1	147	4393	1	0	1	148
	Type 3	30	2,927	1	0	1	99	3,769	1	0	1	132	3821	1	0	1	133	4412	1	0	1	149	4428	1	0	1	149
	Type 4	30	2,878	1	0	1	97	3,706	1	0	1	129	3757	1	0	1	131	4357	1	0	1	146	4352	1	0	1	147
	Type 5	30	2,975	2	0	2	100	3,749	2	0	2	131	3801	2	0	2	133	4474	2	0	2	151	4491	2	0	2	151
LDS-SAL/LFC-45	Type 2	45	4899	1	0	1	103	6591	1	0	1	147	6683	1	0	1	149	6930	1	0	1	154	6975	1	0	1	155
	Type 3	45	4635	1	0	1	97	6356	1	0	1	141	6445	1	0	1	143	6570	1	0	1	146	6570	1	0	1	146
	Type 4	45	4591	1	0	1	96	6172	1	0	1	137	6259	1	0	1	139	6525	1	0	1	145	6525	1	0	1	145
	Type 5	45	4738	3	0	2	99	6370	3	0	2	142	6459	3	0	2	144	6705	3	0	2	149	6750	3	0	2	150
LDS-SAL/LFC-60	Type 2	60	5400	1	0	2	90	7620	1	0	2	127	7800	1	0	2	130	8100	1	0	2	135	8100	1	0	2	135
	Type 3	60	5400	2	0	2	90	7560	2	0	2	126	7680	2	0	2	128	8160	2	0	2	136	8220	2	0	2	137
	Type 4	60	5340	2	0	2	89	7440	2	0	2	124	7560	2	0	2	126	8040	2	0	2	134	8040	2	0	2	134
	Type 5	60	5520	3	0	3	92	7680	3	0	3	128	7800	3	0	3	130	8280	3	0	3	138	8340	3	0	3	139
LDS-SAL/LFC-75	Type 2	75	5700	2	0	2	76	8400	2	0	2	112	8550	2	0	2	114	8550	2	0	2	114	8775	2	0	2	117
	Type 3	75	5625	2	0	2	75	8325	2	0	2	111	8475	2	0	2	113	8475	2	0	2	113	8850	2	0	2	118
	Type 4	75	5925	2	0	2	79	8175	2	0	2	109	8325	2	0	2	111	8325	2	0	2	111	8700	2	0	2	116
	Type 5	75	6450	3	0	3	86	8400	3	0	3	112	8550	3	0	3	114	8925	3	0	3	119	8775	3	0	3	117
LDS-SAL/LFC-80	Type 2	80	7669	2	0	2	90	9128	2	0	2	111	9256	2	0	2	113	9293	2	0	2	114	9559	2	0	2	116
	Type 3	80	7575	3	0	3	89	9019	3	0	3	110	9146	3	0	3	112	9182	3	0	3	112	9630	3	0	3	117
	Type 4	80	7446	3	0	3	87	8865	3	0	3	108	8989	3	0	3	110	9024	3	0	3	111	9465	3	0	3	115
	Type 5	80	7685	4	0	2	90	9149	4	0	2	112	9277	4	0	2	114	10557	4	0	2	129	9550	4	0	2	116
LDS-SAL/LFC-85	Type 2	85	8949	2	0	2	105	10654	2	0	2	128	10796	2	0	2	129	11257	2	0	2	135	11719	2	0	2	141
	Type 3	85	9019	3	0	3	106	10737	3	0	3	129	10878	3	0	3	130	11344	3	0	3	136	11810	3	0	3	142
	Type 4	85	8696	3	0	3	102	10353	3	0	3	124	10495	3	0	3	126	10968	3	0	3	131	11440	3	0	3	138
	Type 5	85	9175	4	0	2	107	10923	4	0	2	131	11065	4	0	2	133	11540	4	0	2	138	12015	4	0	2	145
LDS-SAL/LFC-95	Type 2	95	10644	2	0	2	125	12672	2	0	2	135	12813	2	0	2	137	13275	2	0	2	142	13737	2	0	2	147
	Type 3	95	10713	3	0	3	126	12754	3	0	3	136	12896	3	0	3	138	13362	3	0	3	142	13828	3	0	3	148
	Type 4	95	10391	3	0	3	122	12371	3	0	3	132	12513	3	0	3	133	12986	3	0	3	138	13458	3	0	3	144
	Type 5	95	10870	4	0	2	127	12941	4	0	2	138	13083	4	0	2	140	13558	4	0	2	145	14033	4	0	2	150
LDS-SAL/LFC-110	Type 2	110	12502	2	0	2	114	14955	2	0	2	135	14487	2	0	2	131	14520	2	0	2	132	14520	2	0	2	132
	Type 3	110	12599	3	0	3	115	15072	3	0	3	137	14599	3	0	3	132	14637	3	0	3	133	14637	3	0	3	133
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	Type 5	110	12819	4	0	2	117	14698	4	0	2	133	14517	4	0	2	131	14549	4	0	2	132	14549	4	0	2	132
LDS-SAL/LFC-125	Type 2	125	13970	2	0	2	111	16712	2	0	2	133	16463	2	0	2	131	16225	2	0	2	129	16225	2	0	2	129
	Type 3	125	14079	3	0	3	112	16841	3	0	3	134	16590	3	0	3	132	16353	3	0	3	130	16353	3	0	3	130
	Type 4	125	13572	3	0	3	108	16236	3	0	3	129	16307	3	0	3	130	16072	3	0	3	128	16072	3	0	3	128
	Type 5	125	14000	4	0	2	112	16424	4	0	2	131	16496	4	0	2	131	16258	4	0	2	130	16258	4	0	2	130
LDS-SAL/LFC-160	Type 2	160	16962	2	0	2	108	20290	2	0	2	129	20575	2	0	2	131	21395	2	0	2	137	21395	2	0	2	137
	Type 3	160	17095	3	0	3	109	20449	3	0	3	130	20735	3	0	3	132	21554	3	0	3	138	21554	3	0	3	138
	Type 4	160	16802	3	0	3	107	20100	3	0	3	128	20381	3	0	3	129	21183	3	0	3	136	21183	3	0	3	136
	Type 5	160	17136	5	0	3	109	20659	5	0	3	131	20659	5	0	3	131	21429	5	0	3	137	21429	5	0	3	137
LDS-SAL/LFC-200	Type 2	200	19200	2	0	2	96	24600	2	0	2	123	24800	2	0	2	124	24400	2	0	2	122	25000	2	0	2	125
	Type 3	200	19400	3	0	3	97	24800	3	0	3	124	25000	3	0	3	125	24600	3	0	3	123	25600	3	0	3	128
	Type 4	200	19000	3	0	3	95	23400	3	0	3	117	24600	3	0	3	123	24200	3	0	3	121	24800	3	0	3	124
	Type 5	200	19200	4	0	2	96	24200	4	0	2	121	25000	4	0	2	125	24600	4	0	2	123	25000	4	0	2	125
LDS-SAL/LFC-220	Type 2	220	21120	2	0	2	96	27060	2	0	2	123	27280	2	0	2	124	27280	2	0	2	124	27280	2	0	2	124
	Type 3	220	21340	3	0	3	97	27280	3	0	3	124	27500	3	0	3	125	27500	3	0	3	125	27500	3	0	3	125
	Type 4	220	20900	3	0	3	95	25740	3	0	3	117	27060	3	0	3	123	27060	3	0	3	123	27060	3	0	3	123
	Type 5	220	21120	4	0	2	96	26620	4	0	2	121	27500	4	0	2	125	27060	4	0	2	125	27500	4	0	2	125

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Note: Specifications and photometric data are subject to change at any time without notice.
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Performance Data

Electrical Load Data

			AC Current Load (A)				
Fixture Model	Drive Current (mA)	System Watts (W)	120V	208V	240V	277V	480V
LDS-SAL-30	550	30	0.28	0.16	0.14	0.12	0.07
LDS-SAL-45	875	45	0.42	0.24	0.21	0.18	0.10
LDS-SAL-60	1100	60	0.56	0.32	0.28	0.24	0.14
LDS-SAL-75	1475	75	0.70	0.40	0.36	0.31	0.18
LDS-SAL-80	1480	80	0.74	0.43	0.37	0.32	0.19
LDS-SAL-85	695	85	0.79	0.45	0.40	0.35	0.20
LDS-SAL-95	840	95	0.89	0.51	0.44	0.39	0.23
LDS-SAL-110	975	110	1.02	0.59	0.51	0.44	0.25
LDS-SAL-125	1150	125	1.16	0.67	0.58	0.50	0.29
LDS-SAL-160	1450	160	1.48	0.85	0.74	0.64	0.37
LDS-SAL-200	1642	200	1.86	1.06	0.92	0.82	0.48
LDS-SAL-220	1925	220	2.05	1.17	1.00	0.90	0.53

Lumen Maintenance

Data in the table below references projected performance in a 25°C ambient and is based on 10,000 hours of LED testing. Performance data has been tested per IESNA LM-80-08 and projected per IESNA TM-21-11.

Use the lumen maintenance factor that corresponds to the desired number of operating hours below to calculate LLF.

		Lumen Maintenance Factors @ 25°C, by hours:			
Fixture Model	0	25,000	50,000	70,000	100,000
LDS-SAL-30	1.0	0.99	0.96	0.92	0.85
LDS-SAL-45	1.0	0.99	0.96	0.92	0.85
LDS-SAL-60	1.0	0.99	0.96	0.92	0.85
LDS-SAL-75	1.0	0.99	0.96	0.92	0.85
LDS-SAL-80	1.0	0.99	0.96	0.92	0.85
LDS-SAL-85	1.0	0.99	0.96	0.92	0.85
LDS-SAL-95	1.0	0.99	0.96	0.92	0.85
LDS-SAL-110	1.0	0.99	0.96	0.92	0.85
LDS-SAL-125	1.0	0.99	0.96	0.92	0.85
LDS-SAL-160	1.0	0.99	0.96	0.92	0.85
LDS-SAL-200	1.0	0.99	0.96	0.92	0.85
LDS-SAL-220	1.0	0.99	0.96	0.92	0.85

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Lumecon
WORKMEN SERIES

LWS - SFC
LED Wall Pack



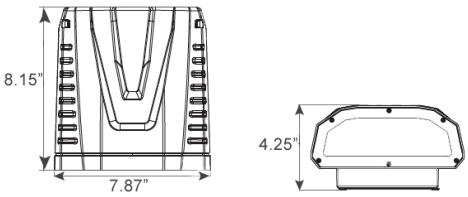
Catalog Number:	
Project:	
Comments:	
Prepared By:	Date:

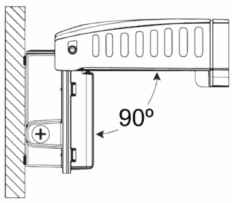
Description

The LWS-SFC Small full cut-off wall pack delivers the illumination performance to replace up to a 175W HID fixture one-for-one. The compact size of the LWS-SFC makes this an energy saving solution for outdoor building facades, general security, storage areas, and entry door applications.

Dimensions & Weights

Model	Width	Height	Depth	Weight
LWS-SFC	7.87”	8.15”	4.25”	5.5 lbs





Field adjustable up to 90º

Technical Specifications

Input Voltage: 120-277V

Housing: Die cast aluminum housing with full cutoff and textured architectural bronze powder coat finish over a chromate conversion coating. 1/2” coin plugs with O-rings for conduit & photocell installation.

Lens: Tempered Clear Glass Lens with an impact-resistant Polycarbonate option for vandal resistance in high abuse lighting environment.

Mounting: Cast-in template for mounting directly over a 4” recessed outlet box, or use 1/2” surface conduit.

Effective Projected Area (EPA): 0.26 ft²

Color Temperature: 2200K, 2700K, 3000K, 4000K, and 5000K.

LED Lifetime: All LEDs are rated for a minimum of 100,000 hours of continuous operation at ambient outdoor temperatures from -40°F/-40°C to 115°F/46°C.

Color Rendering Index (CRI): Minimum of 80 or higher. CRI 90+ available upon request. CRI 90+ not available in 2200K.

Dimming: 0-10V standard dimming capability.

Surge Suppression: 6kV

Battery Back-Up and Battery Back-Up Cold Rated (Optional): The BBU operates the LEDs for a code-compliant 90 minutes when triggered into emergency mode. When AC power is restored, the driver automatically returns to charging mode. The BB and BBCR are UL-recognized component and meets all applicable safety standards. BBCR is cold rated to -20°C.

Lumecon ETD™ System: The enhanced thermal dissipation system engines are thermally bonded to provide maximum thermal dissipation to the exterior of the fixture to ensure long life. To protect the light engine panel from moisture and corrosion, the LED light engine panel is uniformly coated with a UV stabilized acrylic polymer resin that meets MIL and ASTM dielectric standards, UL, and IPC standards for flammability, moisture resistance and thermal shock.

Certification Data: ETL Listed to UL 1598, UL 8750 and CSA 22.2 No. 250. *Full compliance and test documentation is available for TM-21, LM-79, LM-80, ETL Listing to UL1598 and UL 8750.

DesignLights Consortium® (DLC) Qualified Product: Unless noted, not all versions of this product may be DLC® qualified. For a complete list of Lumecon DLC® Qualified Products visit: www.designlights.org.

Manufacturing Origin: US Manufactured and Assembled.

Buy American: Meets Buy American requirements within the ARRA and Build America, Buy America (BABA) Acts.

Warranty: 10 Year L70 performance based warranty. For full warranty terms, please visit our website: www.lumecon.com

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Lumecon
WORKMEN SERIES

LWS - SFC
LED Wall Pack

Ordering Information

LWS-SFC – Options / Ordering Example: LWS-SFC-30-DB-1-40

Wattage	Color	Voltage	Color Temperature
10 - 10 Watts	DB - Dark Bronze	1 - 120-277V	22 - 2200K
20 - 20 Watts	CC - Custom Color		27 - 2700K
30 - 30 Watts			30 - 3000K
			40 - 4000K
			50 - 5000K

Options & Accessories

BB - Battery Back-Up 120-277V*
Requires external box

BBCR - Battery Back-Up Cold Rated 120-277V*
Requires external box

PC1 - 120-277V Button Eye Photocell

OC1 - On/Off

OC2 - Dim/High

SP - 40kV Surge Suppression MOV

PL - Polycarbonate Lens

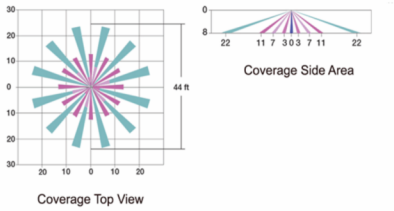
If OCC Sensor Option is selected, mounting height specifications need to be clarified:

☐ Mounting height between 0' - 10'
☐ Mounting height between 10' - 20'
☐ Mounting height over 20'+

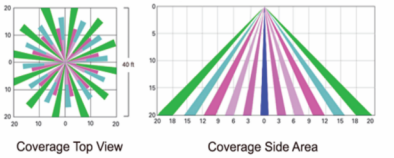
If Mounting height and parameter settings not specified when ordered. Default mounting height is 10-40' lens and preset factory settings.

OCC Sensor Patterns

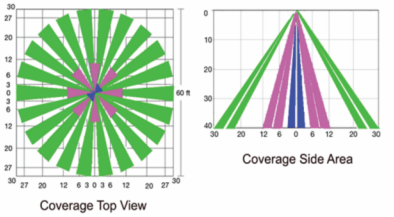
0' - 10' Mounting Height



10' - 40' Mounting Height



40' + Mounting Height



Occupancy Sensor Default Settings - Option OC2						
Option	Dimmed State (Unoccupied)	High Level (When occupied)	Photocell Operation (OC4 Option Only*)	Dwell Time (Occupancy time delay)	Ramp-up Time (From unoccupied to occupied)	Ramp-up Time (From occupied to unoccupied)
OC2 and OC4	Approx. 20% Output	100% Output	Enabled @ 1.5 FC*	5 Minutes	Disabled	Disabled

*Note: OC2 and OC4 settings including photocell set point, high/low dim rates, and occupancy sensor time delay are all configurable by using the Wattstopper® App. If any other settings are desired to be set at the factory, please note these changes on Purchase Order.

Performance Data

		2200K		2700K		3000K		4000K		5000K	
Model	Watts	Lumens	Efficacy	Lumens	Efficacy	Lumens	Efficacy	Lumens	Efficacy	Lumens	Efficacy
LWS-SFC-10	10W	1,093	112	1,233	127	1,254	128	1,362	140	1,378	142
LWS-SFC-20	20W	2,010	99	2,268	112	2,295	113	2,506	124	2,532	125
LWS-SFC-30	30W	2,855	95	3,311	110	3,476	116	3,658	122	3,772	126

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Project Name

Location | Prepared By



NUVO 62-1148

1 LT LED LG UP OR DOWN SCONCE

Notes

[www] 01-15-2024 02:40:06

General

Status	Active
Finish	Black
Wattage	10W
Style	Utility
CCT (Kelvin)	3000K
Color Temperature	Warm White
Width (in.)	4.53
Height (in.)	8.25
Extension (in.)	4.21
Indoor or Outdoor Fixture	Outdoor

Specifications

Technology	LED
CRI	90
Lumen Output	900L
Rated Hours	50000
Voltage	120V/277V
Dimmable	Non-Dimmable
Photocell or Sensor	No Photocell
Weight (lb.)	2.05
Up/Down Installation	Up; Down
Fixture Material	Die-cast Aluminum
Fixture Type	Sconce
Operating Temperature	-30C (-22F) to +50C (+122F)

Dimensions

Back Plate or Canopy Width (in.)	4.53
Back Plate or Canopy Height (in.)	4.53

Compliance

Safety Listing	cULus - Listed
Location Rating	Wet
UL Application	Outdoor
Energy Star	Yes
ES Unique ID	ESID-2336401
DLC Approved	No
ADA Compliant	No
B.U.G. Rating	B1-U1-G0
CA T20 / T24 Rationale	T20 Exempt - Fixtures Not Regulated
California Status	Lawful for sale in California
Title 20 / 24 Status	Lawful for sale
California Prop 65	Lead
RoHS Compliant	Yes
FCC Compliant	Yes
SDS Sheet	LED_Fixture

Additional Information

Installation Notes	Mounts Up and Down
Warranty	5 Year Limited - Fixtures

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For More Information Visit:

Project Name

Location | Prepared By



NUVO 62-1144R1

2 LT LED LG UP & DOWN SCONCE

Notes

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General

Status	Active
Finish	Black
Wattage	20W
Style	Utility
CCT (Kelvin)	3000K
Color Temperature	Warm White
Width (in.)	4.53
Height (in.)	11.69
Extension (in.)	4.21
Indoor or Outdoor Fixture	Outdoor

Specifications

Technology	LED
CRI	90
Lumen Output	1800L
Rated Hours	50000
Voltage	120V/277V
Dimmable	Non-Dimmable
Photocell or Sensor	No Photocell
Weight (lb.)	2.51
Up/Down Installation	Up; Down
Fixture Material	Die-cast Aluminum
Fixture Type	Sconce
Operating Temperature	-30C (-22F) to +50C (+122F)

Dimensions

Back Plate or Canopy Width (in.)	4.53
Back Plate or Canopy Height (in.)	4.53

Compliance

Safety Listing	cULus - Listed
Location Rating	Wet
UL Application	Outdoor
Energy Star	Yes
ES Unique ID	ESID-2336402
DLC Approved	No
ADA Compliant	No
CA T20 / T24 Rationale	T20 Exempt - Fixtures Not Regulated
California Status	Lawful for sale in California
Title 20 / 24 Status	Lawful for sale
California Prop 65	Lead
RoHS Compliant	Yes
FCC Compliant	Yes
SDS Sheet	LED_Fixture

Additional Information

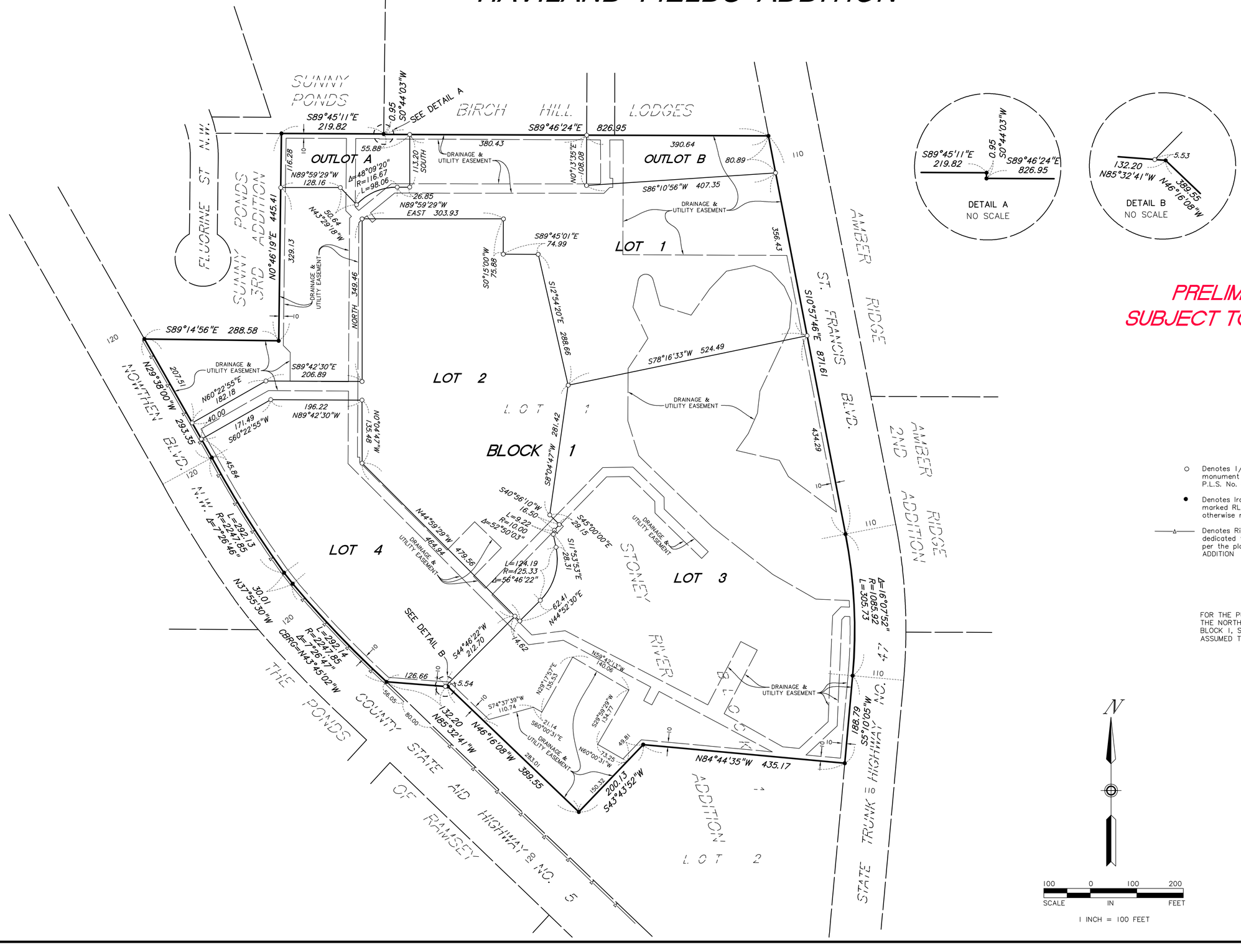
Installation Notes	Mounts Up and Down
Warranty	5 Year Limited - Fixtures

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HAVILAND FIELDS ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 25, T. 32, R. 25



PRELIMINARY
SUBJECT TO REVISION

- ○ Denotes 1/2 inch iron pipe monument set marked with P.L.S. No. 44900
- ● Denotes Iron Monument marked RLS 23667 unless otherwise noted
- —△— Denotes Right of Access dedicated to Anoka County per the plat of STONEY RIVER ADDITION

FOR THE PURPOSES OF THIS PLAT THE NORTHEASTERLY LINE OF LOT 1, BLOCK 1, STONEY RIVER ADDITION IS ASSUMED TO BEAR S10°57'46"E

N

100 0 100 200
SCALE IN FEET

1 INCH = 100 FEET

SUNDE LAND SURVEYING

HAVILAND FIELDS ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 25, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That Lord of Life Church, a Minnesota non-profit corporation, State of Minnesota, owner of the following described property:

Lot 1, Block 1, STONEY RIVER ADDITION, Anoka County, Minnesota

Has caused the same to be surveyed and platted as HAVILAND FIELDS ADDITION.

In witness whereof said Lord of Life Church, a Minnesota non-profit corporation, State of Minnesota, has caused these presents to be signed by its proper officer this _____ day of _____, 20__.

SIGNED: Lord of Life Church, a Minnesota non-profit corporation

_____, as _____

_____
Print Name

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 20__ by _____, _____, of Lord of Life Church, a Minnesota non-profit corporation, State of Minnesota, on behalf of the corporation.

_____

_____

_____
(Print Name)

Notary Public, _____ County, Minnesota

My Commission Expires _____

I Arlee J. Carlson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

_____
Arlee J. Carlson, Licensed Land Surveyor
Minnesota License No. 44900

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Arlee J. Carlson.

_____

_____

(Print Name)

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of HAVILAND FIELDS ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By: _____, Mayor By: _____, Clerk

ANOKA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

_____
David M. Zieglmeier
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20_____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20_____.

_____
Property Tax Administrator

By _____, Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

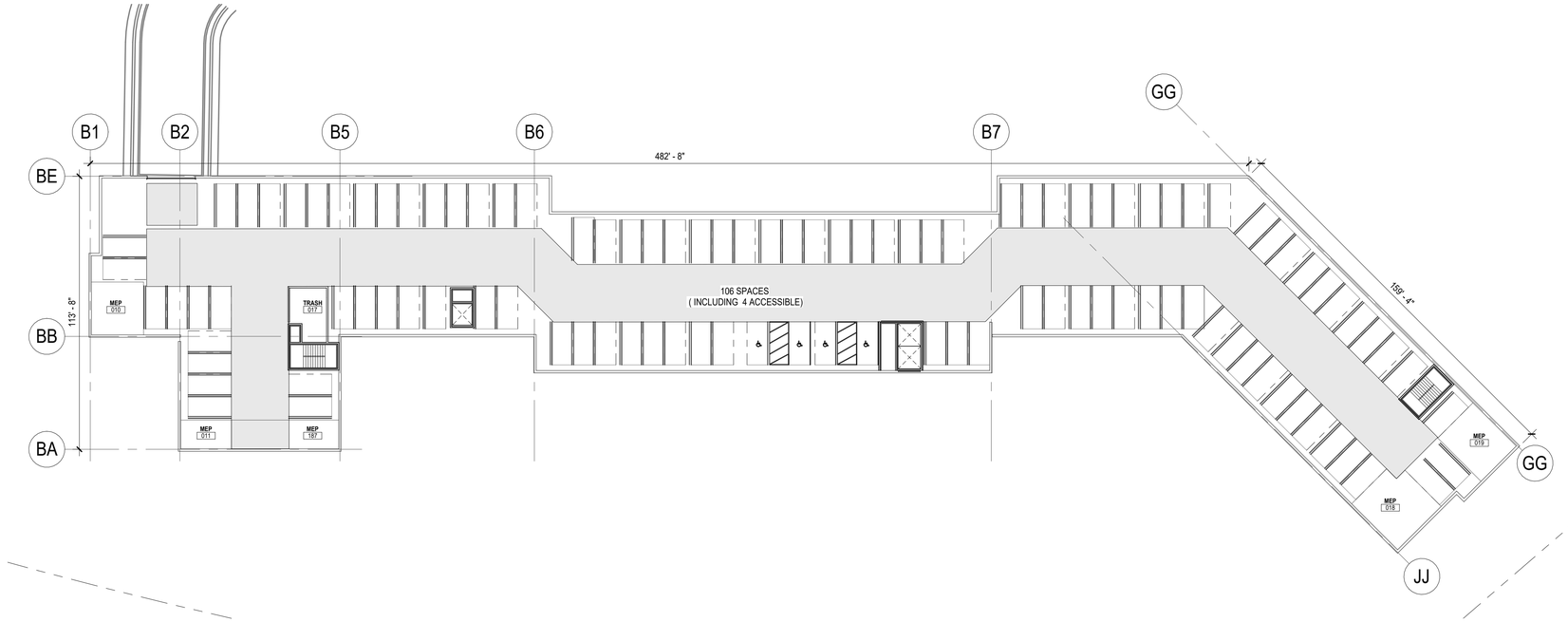
I hereby certify that this plat of HAVILAND FIELD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____day of _____, 20_____, at _____ o'clock ____.M. and was duly recorded as Document Number _____.

_____
County Recorder/Registrar of Titles

By _____, Deputy

PRELIMINARY
SUBJECT TO REVISION

SUNDE LAND SURVEYING

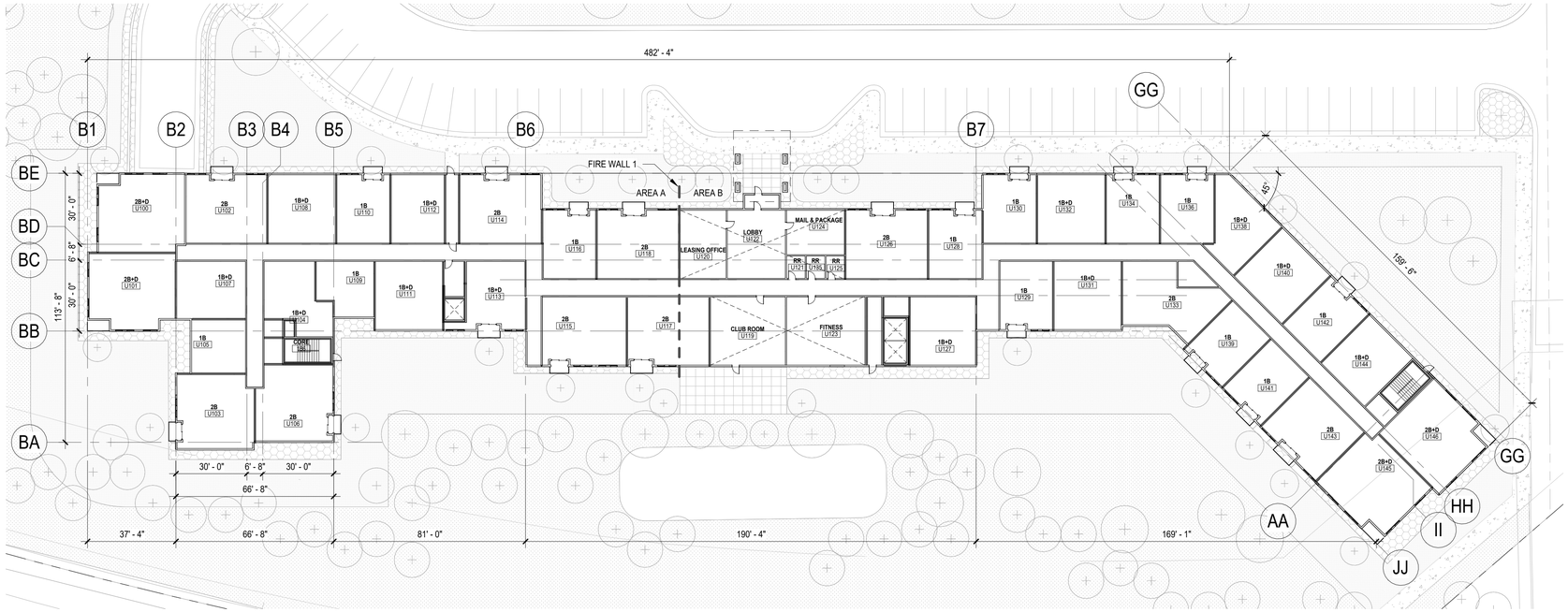


1 A2101 SENIOR LIVING LEVEL P1
1" = 30'-0"

CODE ANALYSIS :
BUILDINGS WILL BE DESIGNED AND CONSTRUCTED PER THE 2020 MINNESOTA BUILDING CODE
SENIOR BUILDING (160 TOTAL UNITS, 4 TYPE A UNITS)
PRIMARY OCCUPANCY: R-2 OCCUPANCY (LEVELS 1-4) , S-2 (LEVEL P1)
4 STORIES OF TYPE V-A CONSTRUCTION OVER 1 STORY BELOW GRADE OF TYPE I-A PODIUM. BOTH BUILDINGS WILL BE FULLY SPRINKLERED WITH NFPA 13 SYSTEM.
THE TYPE V-A BUILDING WILL BE SEPARATED FROM THE TYPE I-A BUILDING BY A 3 HR HORIZONTAL ASSEMBLY (SPECIAL PROVISIONS 510.2)
THE TYPE V-A BUILDING WILL BE SEPARATED WITH A 2-HR FIREWALL IN TO SEPARATE FIRE AREAS A & B
AREA: 19,330+ 24,385= 43,715
4 STORIES: AVERAGE HEIGHT OF 53' (TO MID POINT OF ROOF)

PARKING AT LEVEL P1 = 106 INCLUDING 4 ACCESSIBLE
SEE CIVIL PLANS FOR SITE PARKING

	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL
1B	12	12	12	12	48
1B+D	12	12	12	12	48
2B	10	10	14	14	48
2B+D	4	4	4	4	16
TOTAL	38	38	42	42	160



2 A2101 SENIOR LIVING LEVEL 1
1" = 30'-0"

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PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION

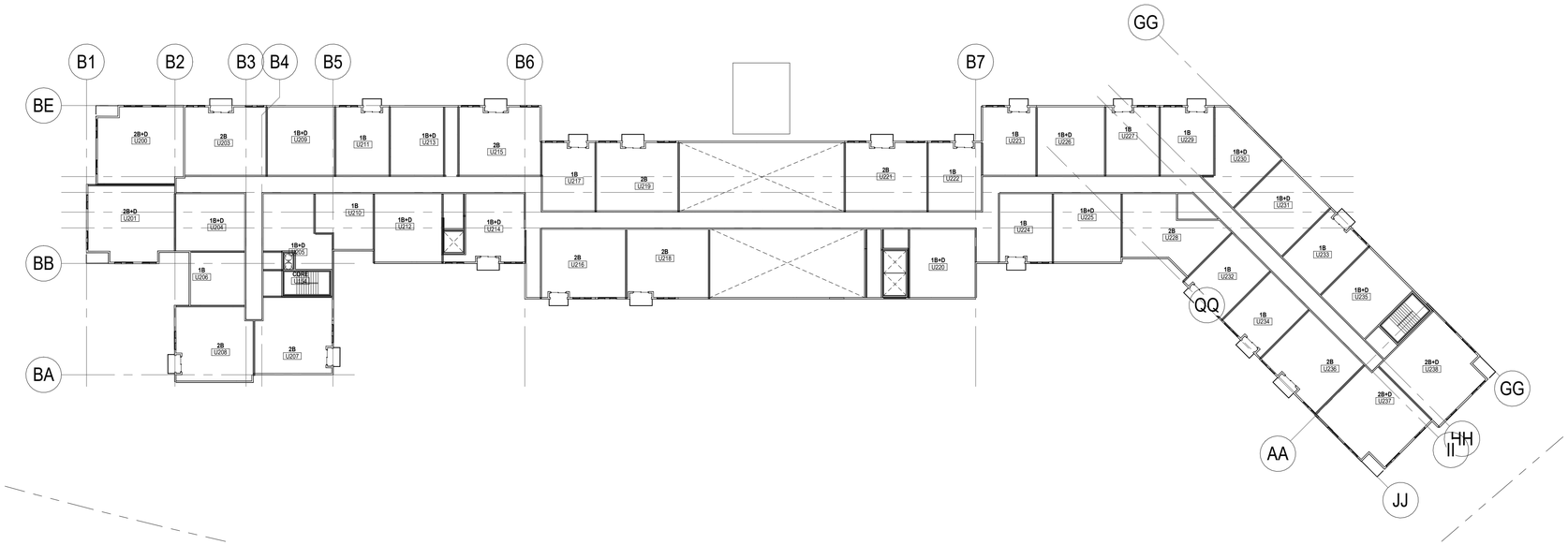
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2236.10

SHEET TITLE
SENIOR LIVING LEVEL P1 & 1 FLOOR PLAN

SHEET NUMBER
A2101

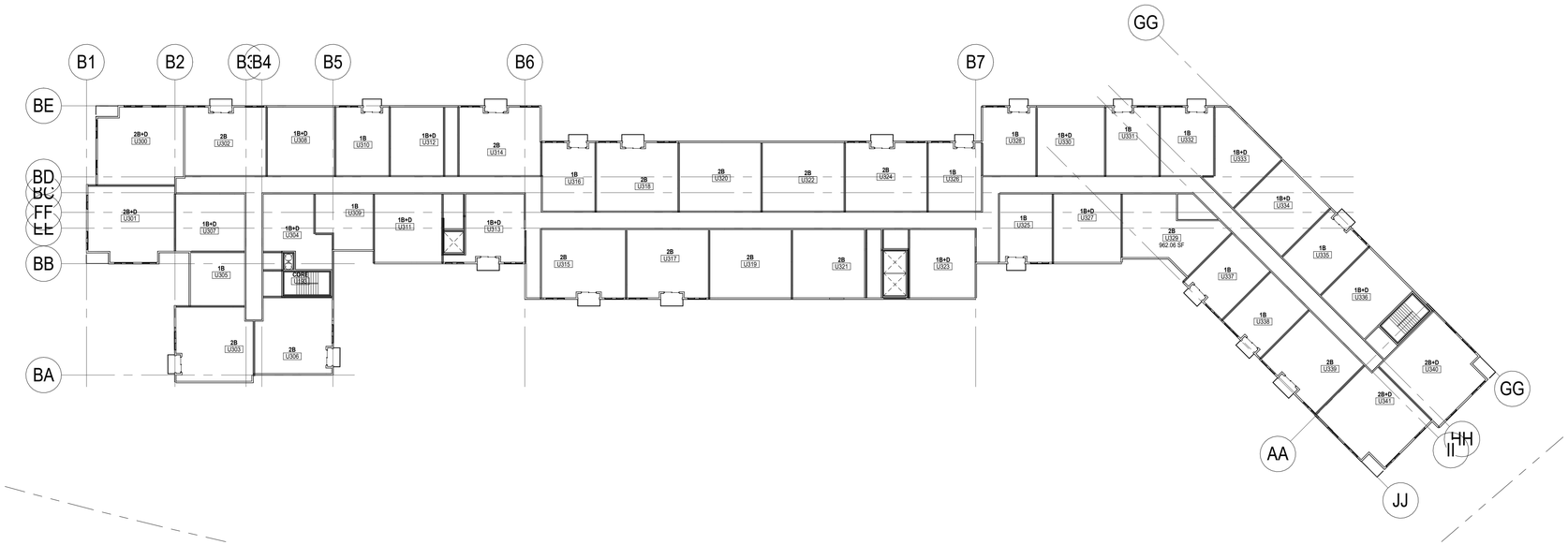
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2 A2102 SENIOR LIVING LEVEL 2

1" = 30'-0"



1 A2102 SENIOR LIVING LEVEL 3 & 4

1" = 30'-0"

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COMMISSION NUMBER	2236.10

SHEET TITLE

SENIOR LIVING LEVEL 2-4 FLOOR PLAN

SHEET NUMBER

A2102

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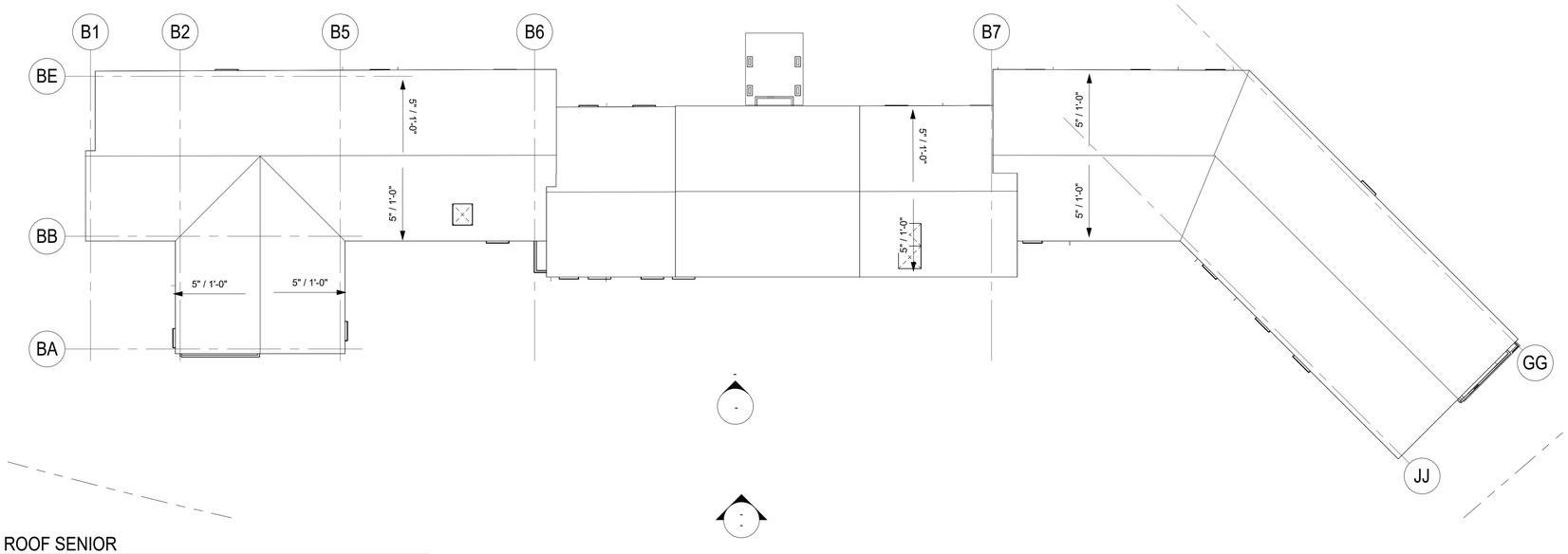
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HAVILAND FIELDS

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1 / A2140 ROOF SENIOR
1" = 30'-0"

PLAN NORTH

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COMMISSION NUMBER	2236.10

SHEET TITLE

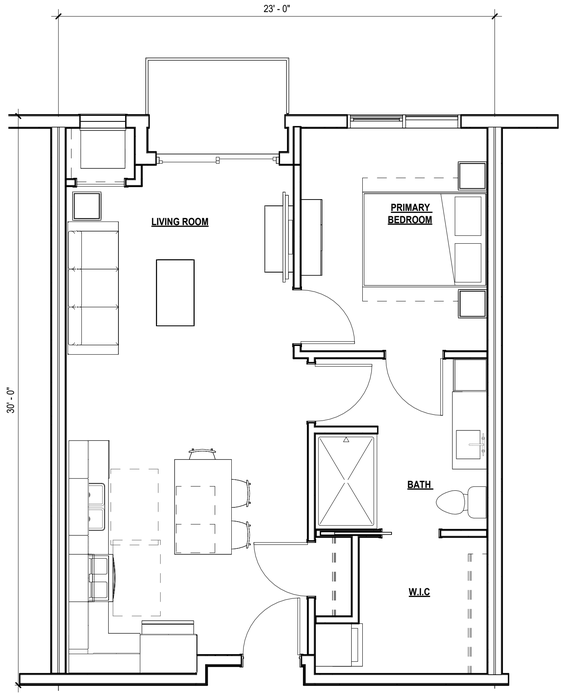
SENIOR BUILDING ROOF PLAN

SHEET NUMBER

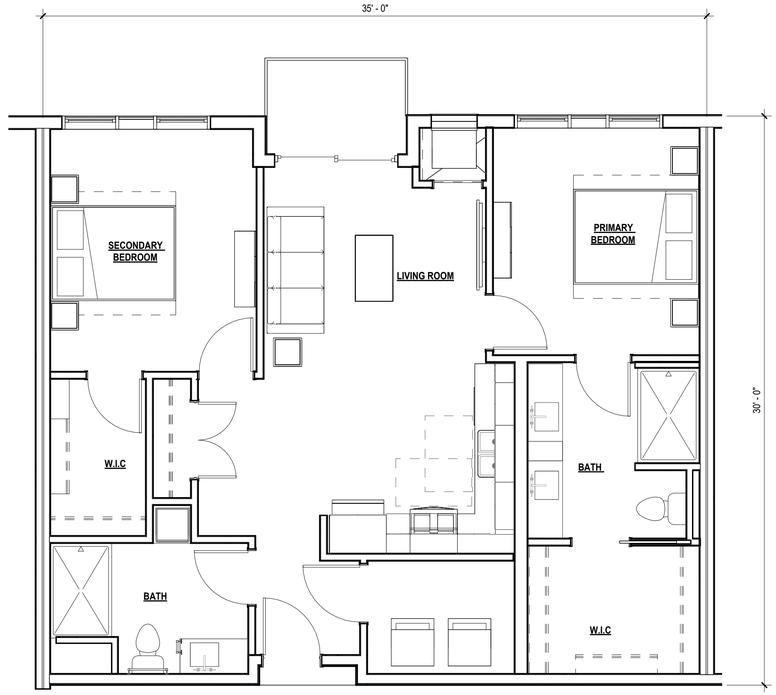
A2140

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1 A2201 SENIOR LIVING _TYP 1B
1/4" = 1'-0"



2 A2201 SENIOR LIVING _TYP 2B
1/4" = 1'-0"

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1	2024-02-09	SITE PLAN REVIEW

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COMMISSION NUMBER	2236.10

SHEET TITLE

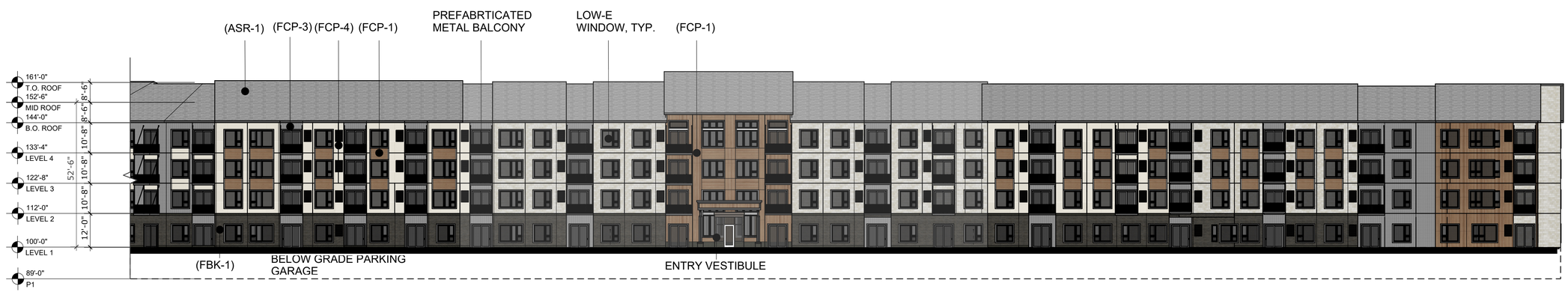
SENIOR LIVING TYP UNITS

SHEET NUMBER

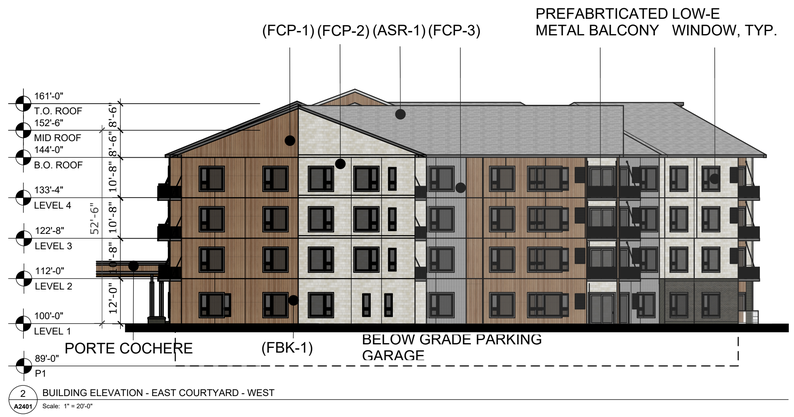
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1 A2401 BUILDING ELEVATION - SOUTH
Scale: 1" = 20'-0"



2 A2401 BUILDING ELEVATION - EAST COURTYARD - WEST
Scale: 1" = 20'-0"



3 A2401 BUILDING ELEVATION - SOUTH
Scale: 1" = 20'-0"



DARK BRICK (FBK-1)
COLOR: OBSIDIAN
SIZE: UTILITY BRICK 4"x12" NOMINAL



FIBER CEMENT PANEL (FCP-1)
COLOR: VINTAGEWOOD SPRUCE
SIZE: 3030 VERTICAL AND HORIZONTAL



FIBER CEMENT PANEL (FCP-2)
COLOR: WHITE BUNGALOW
STYLE: SHINGLE PANEL STRAIGHT EDGE



FIBER CEMENT PANEL (FCP-3)
COLOR: ARTIST GRAY
STYLE: BOARD AND BATTEN SMOOTH PANEL VERTICAL SIDING



FIBER CEMENT PANEL (FCP-4)
COLOR: FARMHOUSE WHITE
STYLE: ARCHITECTURAL PANEL FINE SAND TEXTURE



ASPHALT SHINGLE (ASR-1)
COLOR: FOX HOLLOW GRAY
STYLE: HDZ SHINGLE

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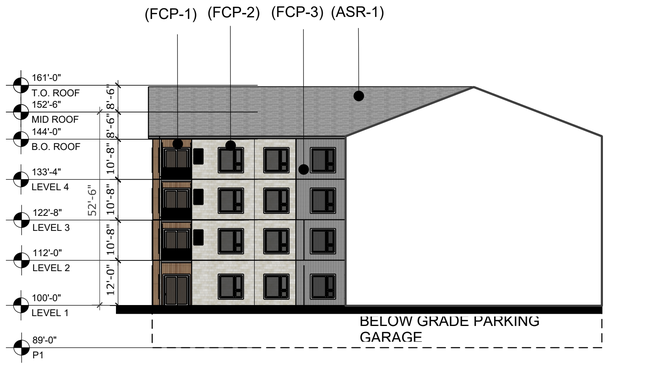
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EXTERIOR ELEVATIONS - SENIOR LIVING

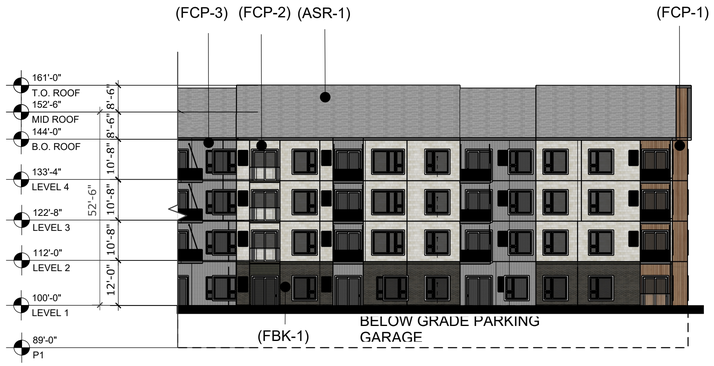
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A2401

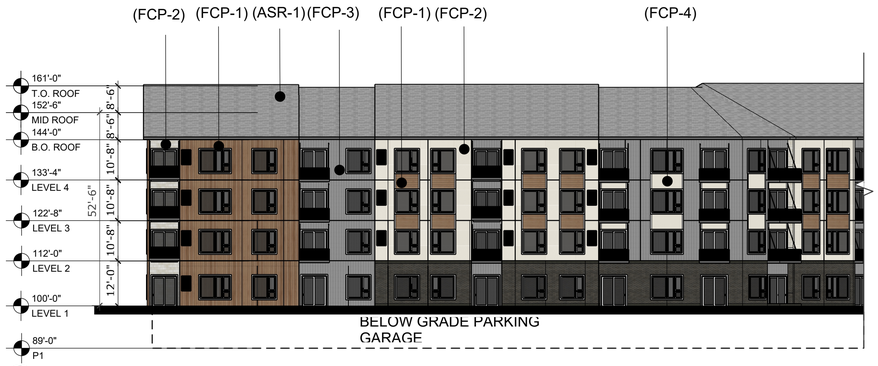
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1 A2402 BUILDING ELEVATION - WEST COURTYARD
Scale: 1" = 20'-0"



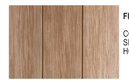
1 A411 BUILDING ELEVATION - EAST COURTYARD
Scale: 1" = 20'-0"



2 A2402 BUILDING ELEVATION - EAST
Scale: 1" = 20'-0"



DARK BRICK (FBK-1)
COLOR: OBSIDIAN
SIZE: UTILITY BRICK 4"x12" NOMINAL



FIBER CEMENT PANEL (FCP-1)
COLOR: VINTAGEWOOD SPRUCE
SIZE: 3030 VERTICAL AND HORIZONTAL



FIBER CEMENT PANEL (FCP-2)
COLOR: WHITE BUNGALOW
STYLE: SHINGLE PANEL
STRAIGHT EDGE



FIBER CEMENT PANEL (FCP-3)
COLOR: ARTIST GRAY
STYLE: BOARD AND BATTEN SMOOTH PANEL VERTICAL SIDING



FIBER CEMENT PANEL (FCP-4)
COLOR: FARMHOUSE WHITE
STYLE: ARCHITECTURAL PANEL FINE SAND TEXTURE



ASPHALT SHINGLE (ASR-1)
COLOR: FOX HOLLOW GRAY
STYLE: HDZ SHINGLE

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ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

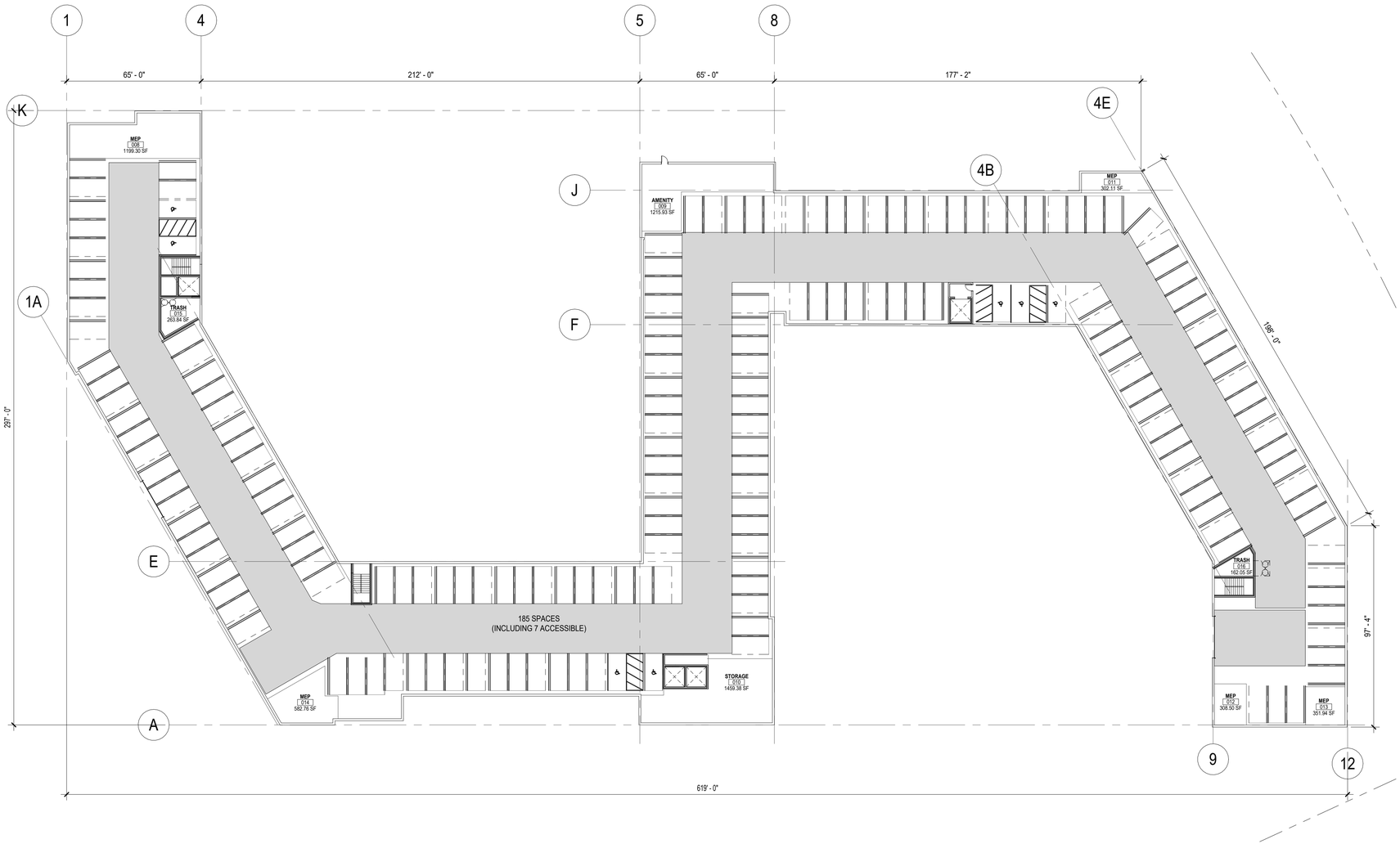
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SHEET TITLE
EXTERIOR ELEVATIONS - SENIOR LIVING

SHEET NUMBER
A2402

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1 / A3099 ALL AGES BUILDING LEVEL P1
1" = 30'-0"

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SHEET TITLE

ALL AGES LEVEL P1
FLOOR PLAN

SHEET NUMBER

A3099

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CODE ANALYSIS :
BUILDINGS WILL BE DESIGNED AND CONSTRUCTED PER THE 2020 MINNESOTA BUILDING CODE
ALL AGES BUILDING (276 TOTAL UNITS, 6 TYPE A UNITS)
PRIMARY OCCUPANCY: R-2 OCCUPANCY (LEVELS 1-4) , S-2 (LEVEL P1)
4 STORIES OF TYPE V-A CONSTRUCTION OVER 1 STORY BELOW GRADE OF TYPE I-A PODIUM. BOTH BUILDINGS WILL BE FULLY SPRINKLERED WITH NFPA 13 SYSTEM.
THE TYPE V-A BUILDING WILL BE SEPARATED FROM THE TYPE I-A BUILDING BY A 3 HR HORIZONTAL ASSEMBLY (SPECIAL PROVISIONS 510.2)
THE TYPE V-A BUILDING WILL BE SEPARATED WITH A 2-HR FIREWALL IN TO SEPARATE FIRE AREAS A & B & C
A(22,900 SF) + B (26,805 SF)+ C (23,971 SF) , 73,676 PER FLOOR X4= GSF : 294,704 GSF
4 STORIES: AVERAGE HEIGHT OF 58' (TO MID POINT OF ROOF)

PARKING AT LEVEL P1: 184 SPACES INCLUDING 7 ACCESSIBLE
SEE CIVIL PLANS FOR SITE PARKING

	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL
1B	20	25	25	25	94
2B	38	40	40	40	159
3B	7	7	7	6	27
TOTAL	65	72	72	71	280



1 / A3101 LEVEL 1 - ENLARGED - AREA C
1" = 30'-0"

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ISSUE #	DATE	DESCRIPTION
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CERTIFICATION

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CHECKED BY	Checker
COMMISSION NUMBER	2236.10

SHEET TITLE

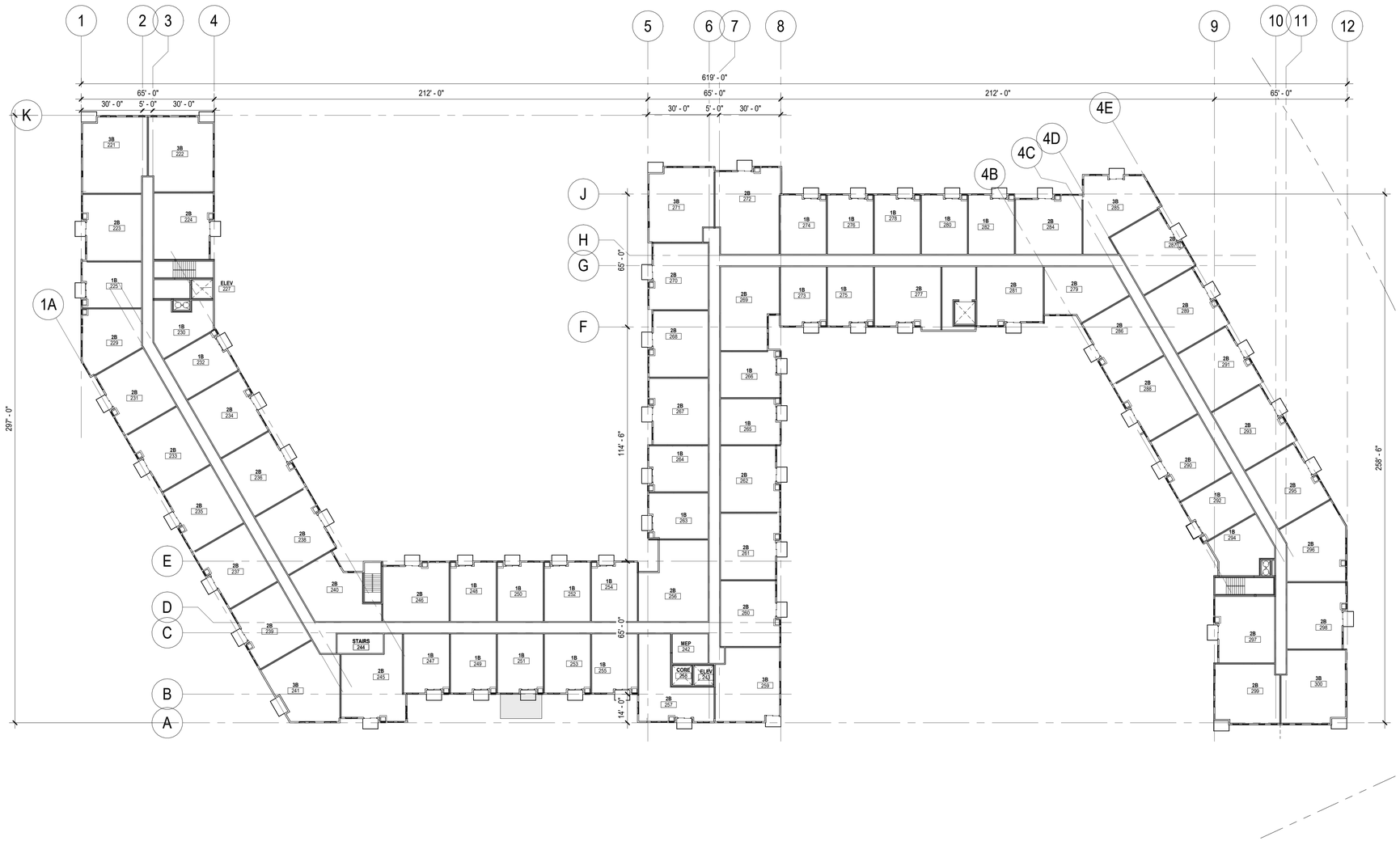
ALL AGES LEVEL 1 FLOOR PLAN

SHEET NUMBER

A3101

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1 / A3102 LEVEL 2 - ENLARGED - AREA C

1" = 30'-0"

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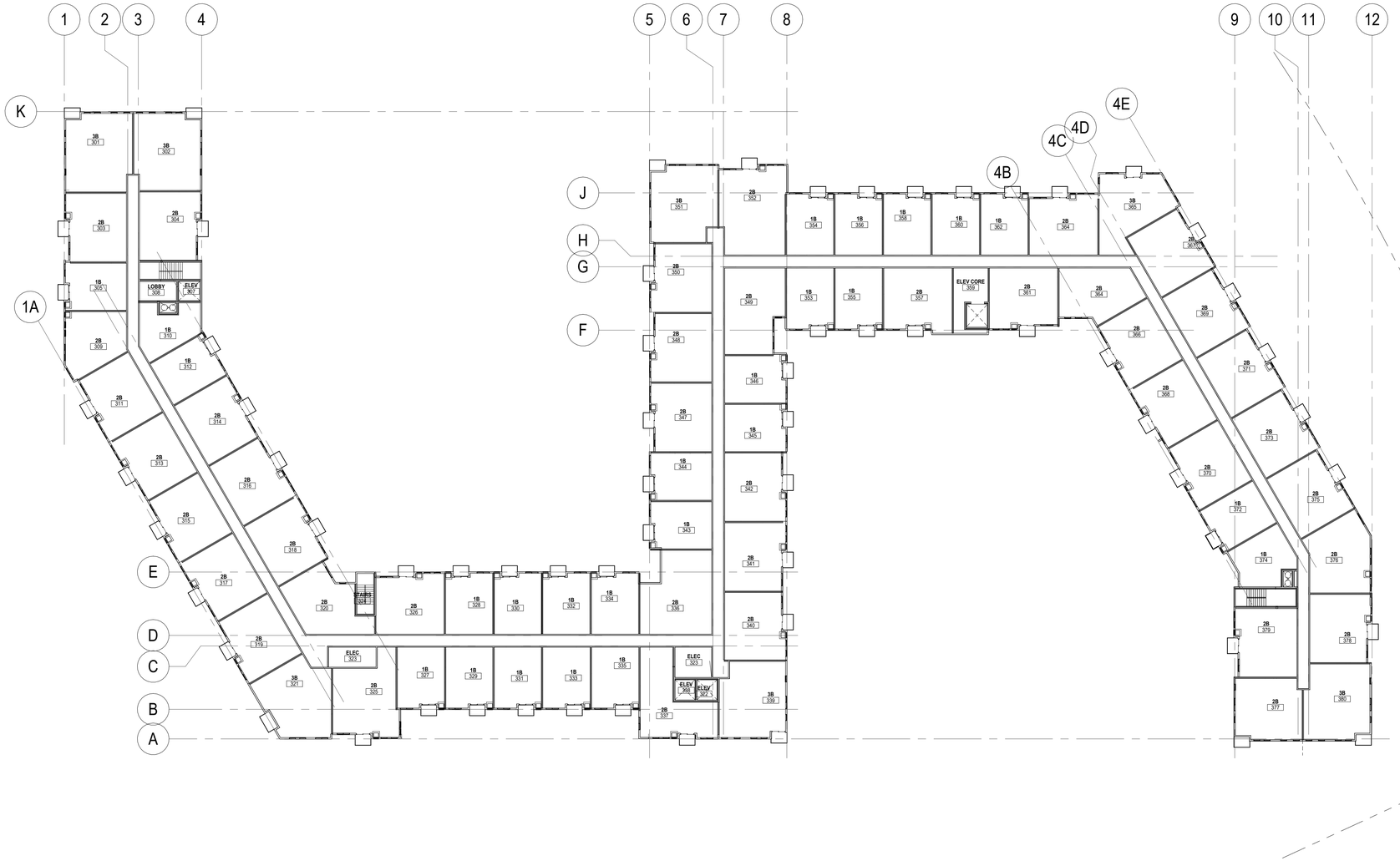
ALL AGES LEVEL 2 FLOOR PLAN

SHEET NUMBER

A3102

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1 / A3103 LEVEL 3 - ENLARGED - AREA C
1" = 30'-0"

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SHEET TITLE
ALL AGES LEVEL 3 FLOOR PLAN

SHEET NUMBER
A3103

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ARCHITECTURAL KEYNOTES



1 / A3104 LEVEL 4 - ENLARGED - AREA C
1" = 30'-0"

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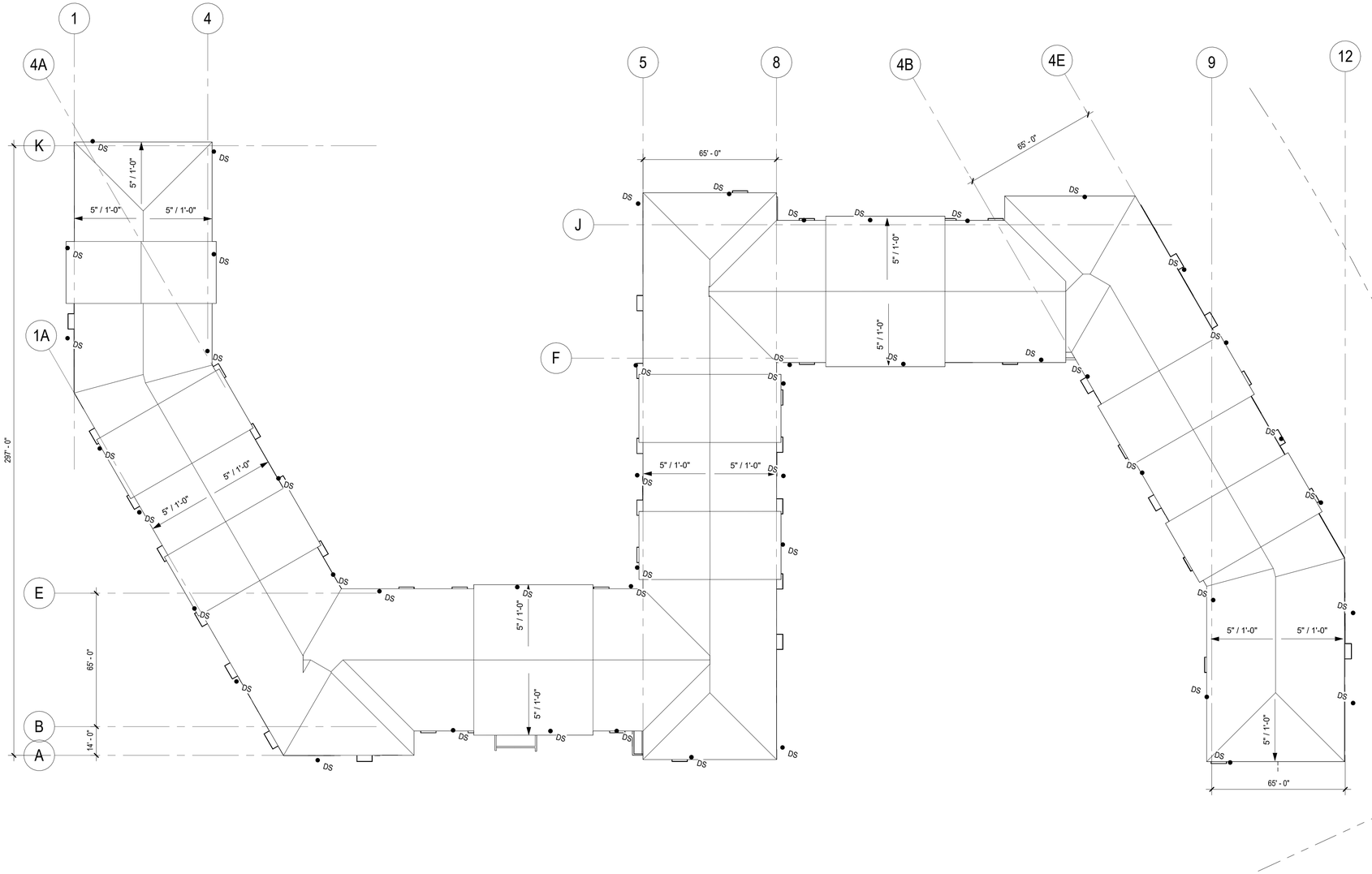
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COMMISSION NUMBER	2236.10

SHEET TITLE
ALL AGES LEVEL 4 FLOOR PLAN

SHEET NUMBER
A3104

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1 A3140 ROOF ALL AGES
1" = 30'-0"

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CERTIFICATION

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CHECKED BY	Checker
COMMISSION NUMBER	2236.10

SHEET TITLE

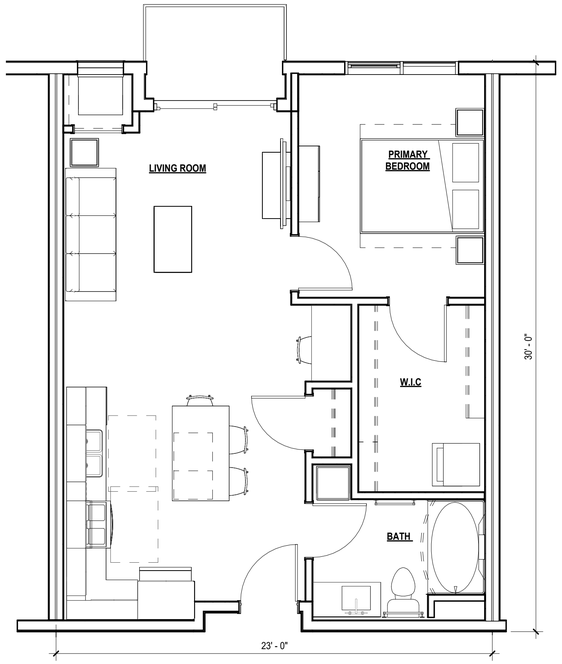
ALL AGES ROOF PLAN

SHEET NUMBER

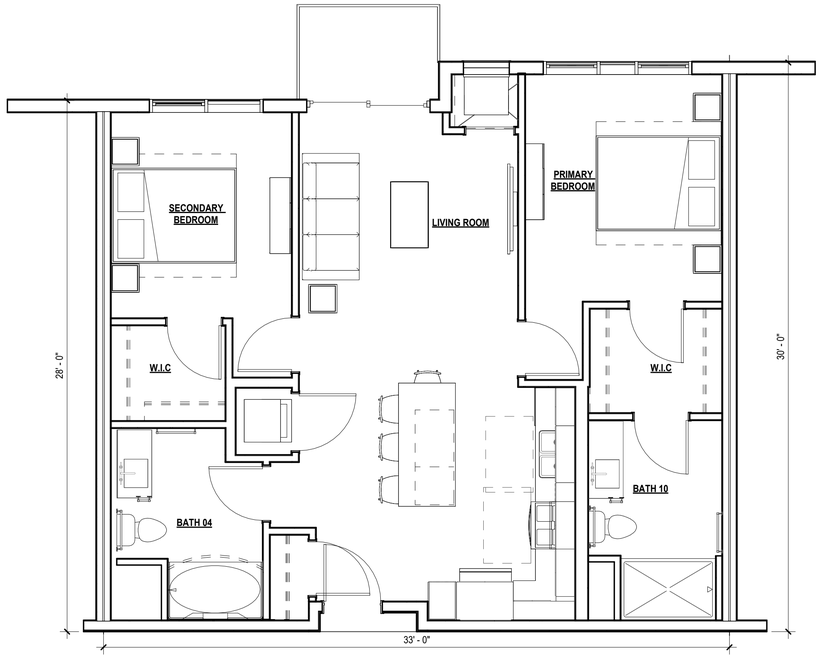
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2 A3201 ALL AGES_TYP 1B
1/4" = 1'-0"



1 A3201 ALL AGES_TYP 2B
1/4" = 1'-0"

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CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2236.10

SHEET TITLE

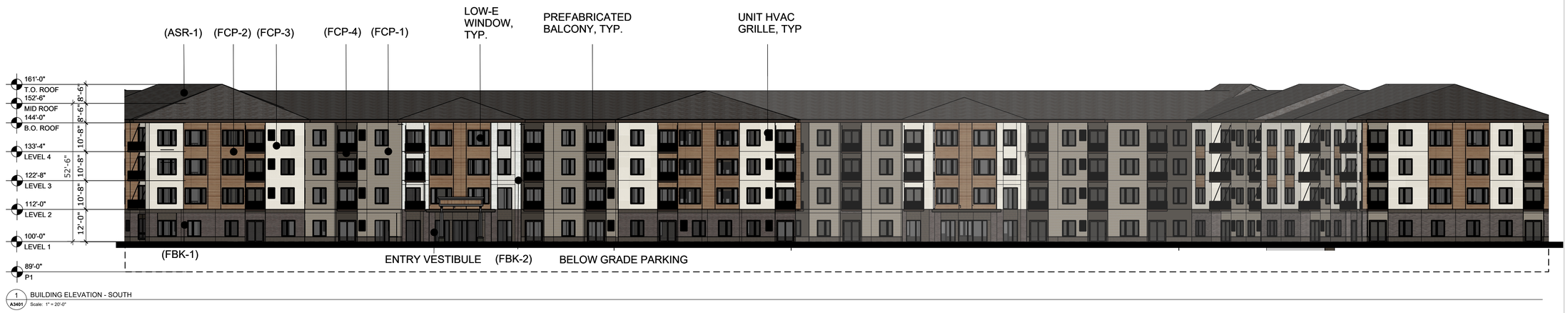
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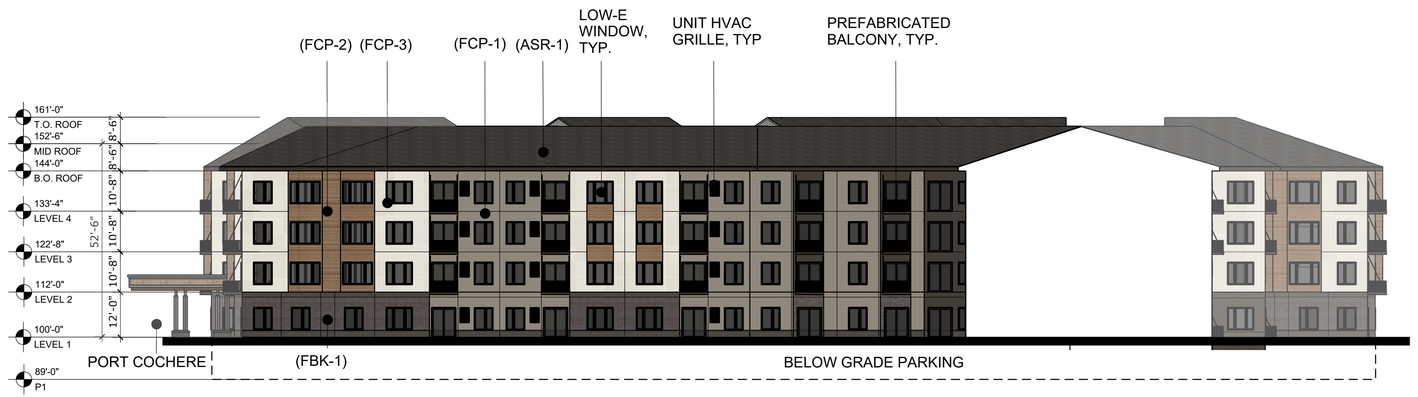
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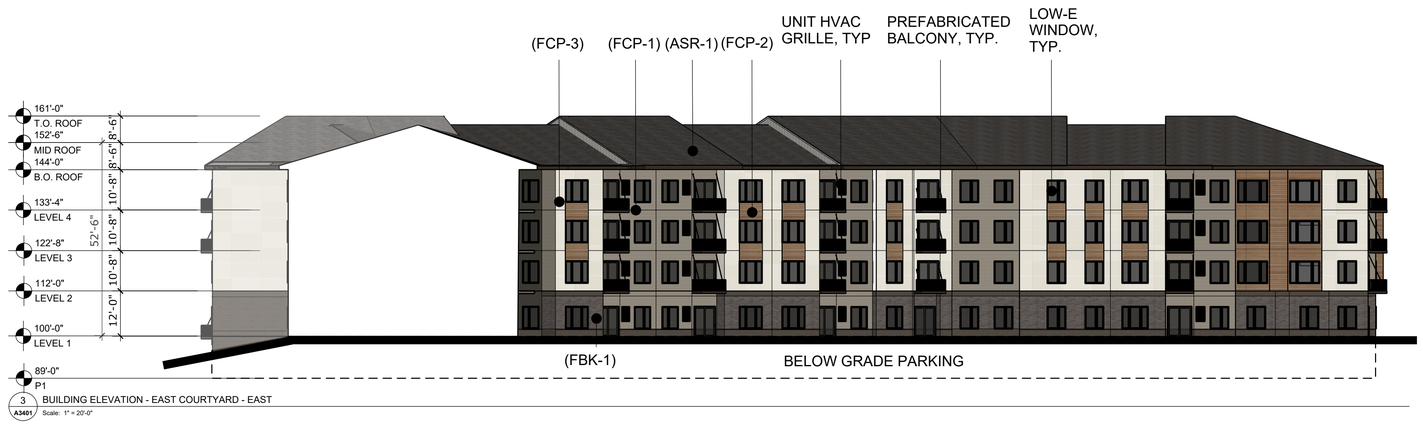
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2/9/2024 11:42:56 AM



1 A3401 BUILDING ELEVATION - SOUTH
Scale: 1" = 20'-0"



2 A3401 BUILDING ELEVATION - EAST COURTYARD - WEST
Scale: 1" = 20'-0"



3 A3401 BUILDING ELEVATION - EAST COURTYARD - EAST
Scale: 1" = 20'-0"



BRONZE BRICK (FBK-1)

COLOR: WALNUT
SIZE: UTILITY BRICK 4"x12" NOMINAL



WHITE / BUFF BRICK (FBK-2)

COLOR: BUFF WHITE
SIZE: UTILITY BRICK 4"x12" NOMINAL



BRONZE BURNISHED BLOCK (DCMU-1)

COLOR: CARAMEL
SIZE: UTILITY BRICK 8"x16" NOMINAL



FIBER CEMENT HORIZONTAL LAP SIDING (FCP-1)

COLOR: SAGE BUSH
STYLE: 6" HORIZONTAL LAP SIDING



FIBER CEMENT PANEL (FCP-2)

COLOR: VINTAGEWOOD SPRUCE
SIZE: 3030 VERTICAL AND HORIZONTAL - SEE ELEVATIONS



FIBER CEMENT PANEL (FCP-3)

COLOR: FARMHOUSE WHITE
STYLE: ARCHITECTURAL PANEL
FINE SAND TEXTURE



FIBER CEMENT PANEL (FCP-4)

COLOR: SKYSCRAPER GRAY
STYLE: ARCHITECTURAL PANEL
FINE SAND TEXTURE



ASPHALT SHINGLE (ASR-1)

COLOR: PEWTER GRAY
STYLE: HDZ SHINGLE

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Architecture
Interior Design
Landscape Architecture
Engineering

222 North Second Street
Long & Kees Bldg
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Minneapolis, MN
55401
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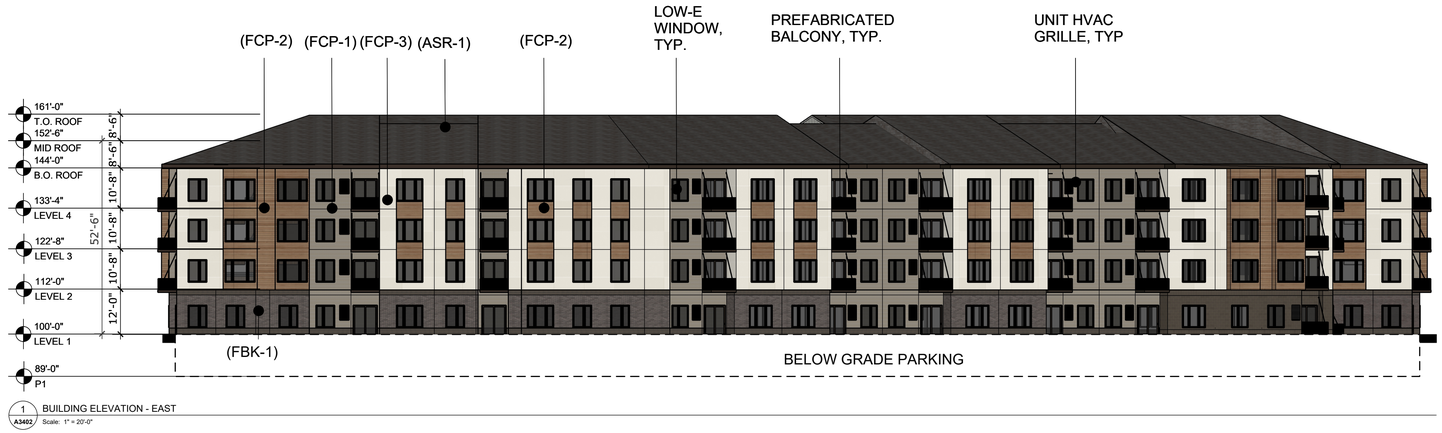
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EXTERIOR ELEVATIONS - ALL AGES

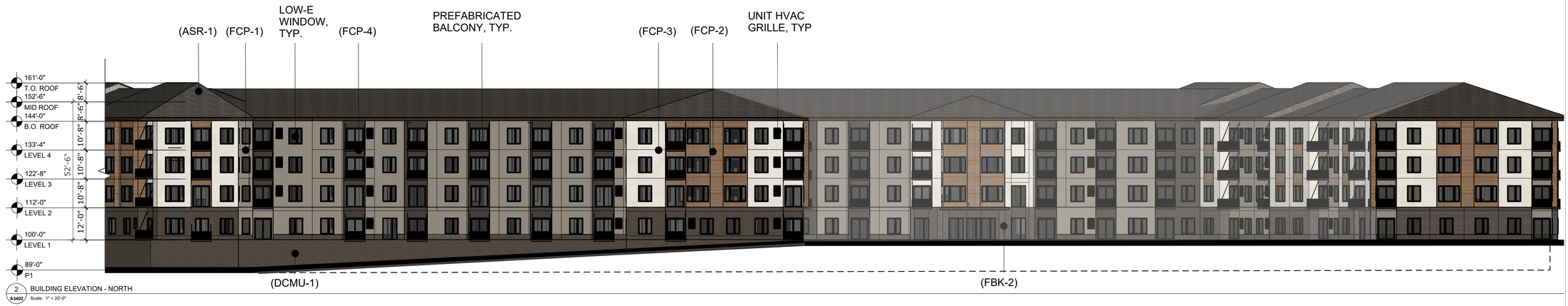
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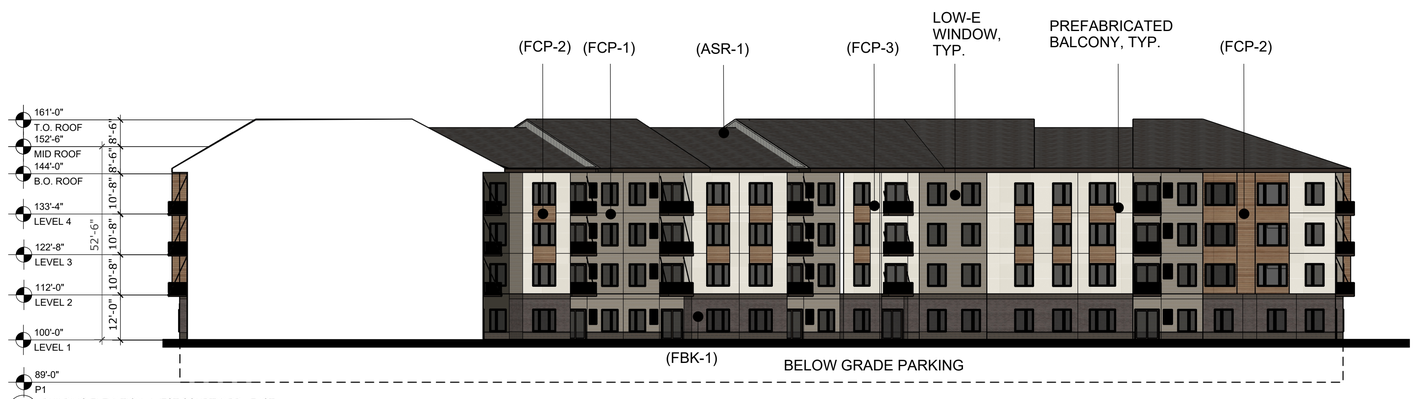
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1 A3402 BUILDING ELEVATION - EAST
Scale: 1" = 20'-0"



2 A3402 BUILDING ELEVATION - NORTH
Scale: 1" = 20'-0"



3 A3402 BUILDING ELEVATION - WEST COURTYARD - EAST
Scale: 1" = 20'-0"



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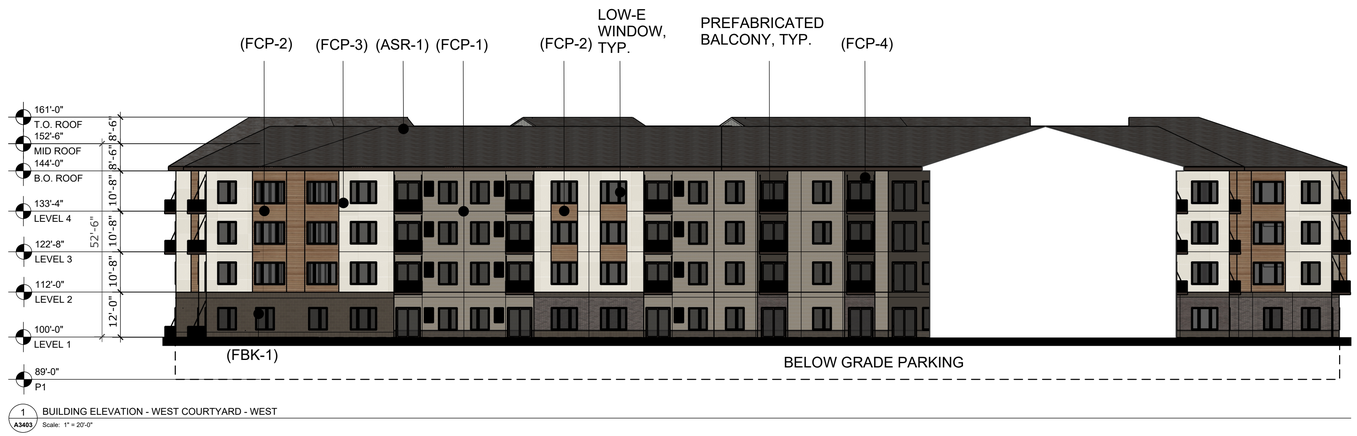
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EXTERIOR ELEVATIONS - ALL AGES

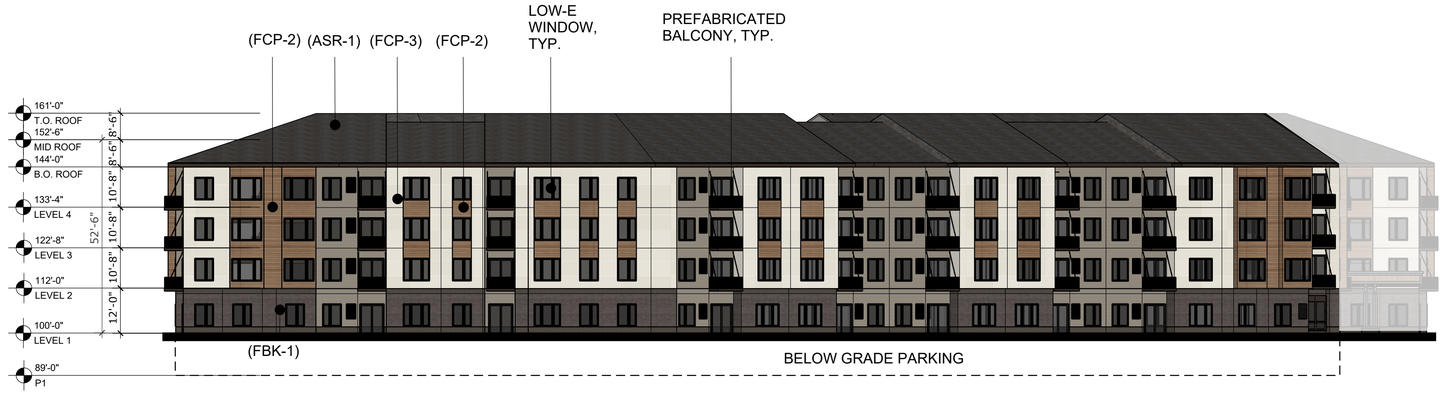
SHEET NUMBER

A3402

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1 A3403 BUILDING ELEVATION - WEST COURTYARD - WEST
Scale: 1" = 20'-0"



2 A3403 BUILDING ELEVATION - WEST
Scale: 1" = 20'-0"



BRONZE BRICK (FBK-1)

COLOR: WALNUT
SIZE: UTILITY BRICK 4"x12" NOMINAL



WHITE / BUFF BRICK (FBK-2)

COLOR: BUFF WHITE
SIZE: UTILITY BRICK 4"x12" NOMINAL



BRONZE BURNISHED BLOCK (DCMU-1)

COLOR: CARAMEL
SIZE: UTILITY BRICK 8"x16" NOMINAL



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COLOR: SAGE BUSH
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FIBER CEMENT PANEL (FCP-2)

COLOR: VINTAGEWOOD SPRUCE
SIZE: 3030 VERTICAL AND HORIZONTAL - SEE ELEVATIONS



FIBER CEMENT PANEL (FCP-3)

COLOR: FARMHOUSE WHITE
STYLE: ARCHITECTURAL PANEL FINE SAND TEXTURE



FIBER CEMENT PANEL (FCP-4)

COLOR: SKYSCRAPER GRAY
STYLE: ARCHITECTURAL PANEL FINE SAND TEXTURE



ASPHALT SHINGLE (ASR-1)

COLOR: PEWTER GRAY
STYLE: HDZ SHINGLE

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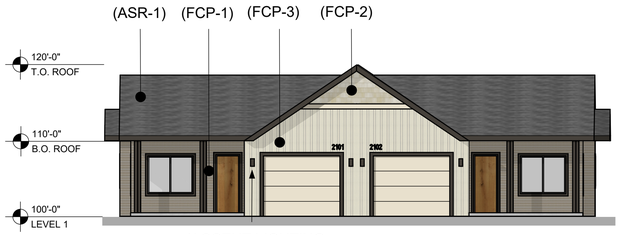
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EXTERIOR ELEVATIONS - ALL AGES

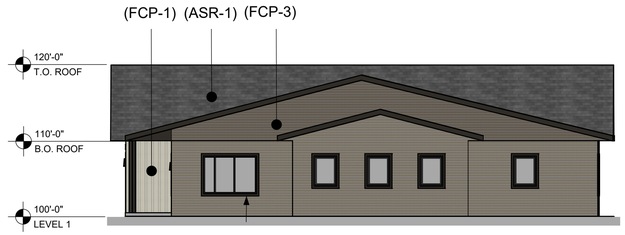
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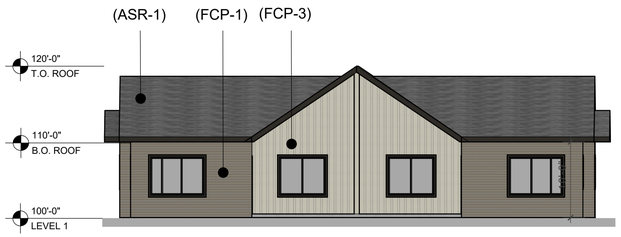
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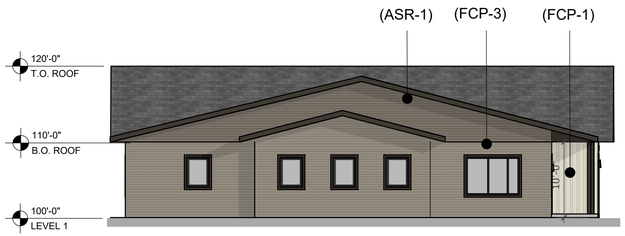
1 A1401 BUILDING ELEVATION - SOUTH
Scale: 1" = 10'-0"



2 A1401 BUILDING ELEVATION - SOUTH
Scale: 1" = 10'-0"



3 A1401 BUILDING ELEVATION - SOUTH
Scale: 1" = 10'-0"



4 A1401 BUILDING ELEVATION - SOUTH
Scale: 1" = 10'-0"



FIBER CEMENT HORIZONTAL SIDING (FCP-1)

COLOR: SAGE BUSH
STYLE: 6" HORIZONTAL LAP SIDING



FIBER CEMENT SHINGLE PANEL (FCP-2)

COLOR: NAUTICAL WHITE
STYLE: SHINGLE PANEL STRAIGHT EDGE



FIBER CEMENT BOARD AND BATTEN PANEL (FCP-3)

COLOR: NAUTICAL WHITE
STYLE: BOARD AND BATTEN SMOOTH PANEL VERTICAL SIDING



ASPHALT SHINGLE (ASR-1)

COLOR: PEWTER GRAY
STYLE: HDZ SHINGLE

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SHEET TITLE

EXTERIOR ELEVATIONS - PARK HOMES

SHEET NUMBER

A1401

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ORDINANCE #24-06

CITY OF RAMSEY
ANOKA COUNTY
STATE OF INNESOTA

AN ORDINANCE AMENDING SECTION 106-120 "OFFICIAL ZONING MAP" OF CHAPTER 106 OF THE CITY CODE OF RAMSEY, MINNESOTA.

SECTION 1. AMENDMENTS

1. The following legally described properties are hereby rezoned from R-1A – Single-Family Residential, R-2 – Medium Density Residential, and R-3 – High Density Residential to PUD – Planned Unit Development:

   Lots 1, 2, 3, and 4, Haviland Fields Addition, Anoka County, Minnesota

2. The following legally described properties are hereby rezoned from R-1A – Single-Family Residential, R-2 – Medium Density Residential, and R-3 – High Density Residential to P – Parks and Open Space:

   Outlots A and B, Haviland Fields Addition, Anoka County Minnesota

SECTION 2. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Official Zoning Map."

SECTION 3. DEVELOPMENT STANDARDS

Pursuant to Section 106-720 and 106-730 of City Code, the properties in this Planned Unit Development shall follow all of the uses and standards set forth elsewhere in City Code pertaining to all of the R-3 – High Density Residential District with the following development modifications:

1. Maximum net combined allowed residential density on Lots 1, 3, and 4 must fall within that allowed by the Comprehensive Plan: Mixed-Use (High) 15-75 units per acre.
2. Uses on Lot 2 must be used for a religious institution, public/quasi-public use, assembly, or a similar type of use. Accessory uses typically found with any of these primary uses are permitted.
3. A shared parking, access, and maintenance agreement must be established and recorded with the Anoka County Recorder's Office for all of the driveways, parking lots, and walkways.
4. The Planned Unit Development shall use the site plan titled "Haviland Fields" dated March 12, 2024, and prepared by Kimley Horn as its basis.

SECTION 4. AMENDMENT

Pursuant to Section 106-739 of City Code, The following shall be memorialized by adding to the list of approved Planned Unit Developments:

Haviland Fields Addition	#24-06

SECTION 5. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #24-095

A RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT FOR HAVILAND FIELDS ADDITION

RECITALS

1. Presbyterian Homes and Services, hereinafter referred to as the "Applicant" has properly applied for a Land Use Application to construct a mixed multi-family residential development around an existing religious institution on property legally described as follows:

   Lot 1, Block 1, Stoney River Addition, Anoka County, Minnesota

   ("**Subject Property**")

2. That the **Subject Property** is guided as Public/Institutional and High Density Residential in the 2040 Comprehensive Plan.

3. That the Applicant's proposed development of 460 units of residential housing (approximately 20 units per acre) does not align with the current guidance.

4. That the Applicant's development request can be accommodated by the Mixed Use (High) and Park land use designations.

5. That the Applicant appeared before the Planning Commission for a public hearing on March 28, 2024, to request a change in that guidance and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

6. That the Planning Commission reviewed and recommended _____ of the request.

7. That the City Council reviewed the Planning Commission's recommendation on April 9, 2024.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey City Council hereby grants approval of re-guiding the Subject Property to Mixed Use (High) and Park, subject to Metropolitan Council review.

Future Land Use Descriptions

Rural Developing (RD)

Areas guided Rural Developing are those areas that may be developed utilizing private utilities. These areas are expected to develop at a minimum of 1 unit per 10 acres and a maximum of 1 unit per 2.5 acres.

Low Density Residential (LDR)

Areas guided Low Density Residential must have urban services before development can take place. These areas are expected to develop at a minimum of 3 units per acre and a maximum of 4 units per acre for an average of 3.5 units per acre and contain single family, detached dwellings.

Where Low Density Residential is directly adjacent to areas guided Rural Developing that contain 2.5 acre lots, strategies for density transitioning will be employed. This means that while an area of Low Density Residential may average three (3) units per acre, those lots directly adjacent to 2.5 acre lots will be required to provide an effective transition that maintains the existing character of the neighborhood. Screening methods, such as landscaping must also be employed to transition between very low-density areas and urban lots.

Medium Density Residential (MDR)

These areas are within the MUSA and intended to receive medium density housing including lower density multi-family housing and higher density single-family housing. These areas are expected to develop at a minimum of four (4) units per acre and a maximum of eight (8) units per acre. Average density will be six (6) units per acre. Medium density detached single-family is becoming an increasingly popular development pattern for Ramsey.

High Density Residential (HDR)

These areas are within the MUSA and intended to accommodate multi-family housing such as townhomes and apartment buildings. These areas are expected to develop at a minimum of eight (8) units per acre and a maximum of fifteen (15) units per acre. The average density will be 12.5 units per acre.

Mixed Use (MU)

Mixed Use areas may include a combination of residential, commercial, light industrial, open space, and a transit hub and are broken into the following three categories:

Mixed Use (Low). Areas guided as Mixed Use (Low) are expected to develop at a minimum of five (5) units per acre and a maximum of fifteen (15) units per acre. It is expected that 50% of the land area will be developed as residential.

Mixed Use (Medium). Areas guided as Mixed Use (Medium) are expected to develop at a minimum of eight (8) units per acre and a maximum of twenty-five (25) units per acre. It is expected that 50% of the land area will be developed as residential.

Mixed Use (High). Areas guided as Mixed Use (High) are expected to develop at a minimum of fifteen (15) units per acre and a maximum of seventy-five (75) units per acre. It is expected that 50% of the land area will be developed as residential.

Commercial (C)
Areas guided Commercial may include a range of neighborhood and community commercial/retail development.

Business Park (BP)
Areas guided Business Park are reserved for office and industrial development.

Public/Institutional (P/I)
This category generally includes city offices, public works facilities, churches, schools, other non-profit or government facilities, and bridges/major rights-of-way.

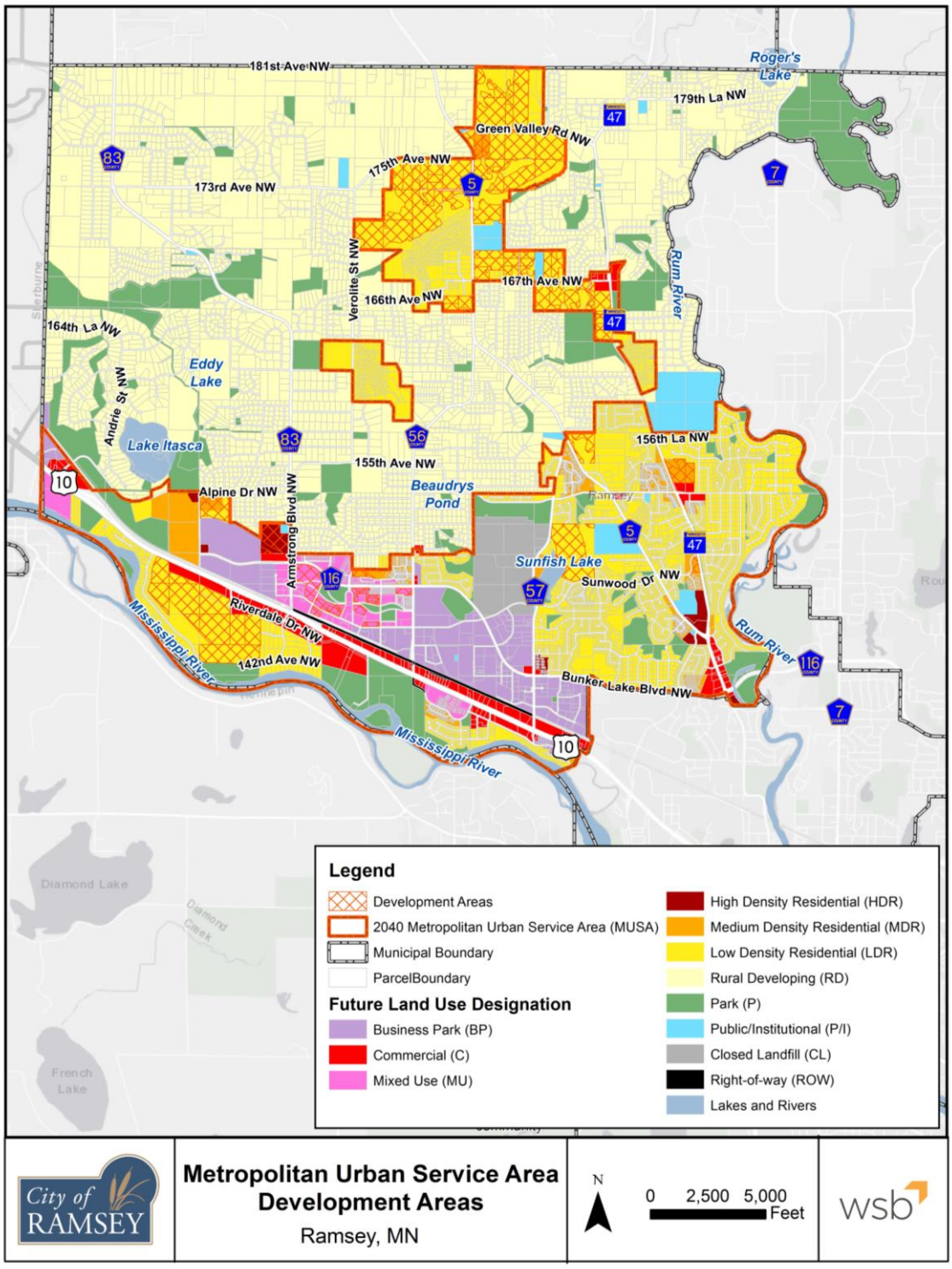
Park (P)
Parks, trails and open space include the City Park and trail system, golf courses, regional parks, wetlands, and the greenway. Lands in this category are intended to preserve the natural resource base and provide an adequate supply of active and passive recreational lands in Ramsey.

Closed Landfill (CL)
The risk to public health and safety associated with the closed landfill in Ramsey is mitigated by implementing land-use controls that minimize public exposure to landfill hazards and protect the state's response action equipment. In other words, future use of land at and around closed landfills needs to be planned carefully and responsibly. The purpose, then, for preparing a Closed Landfill Use Plan (CLUP) for each landfill is to protect the integrity of the landfill's remediation and monitoring systems, protect human health and public safety at each landfill, and accommodate local government needs and desires for land use at the qualified facility with consideration for health and safety requirements.

Right of Way (ROW)
Right of way identifies area designated for public roadways.

Continued on Next Page.

Figure 7: Development Potential to meet Metropolitan Council Forecast



Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #24-096

A RESOLUTION APPROVING PRELIMINARY PLAT AND SITE PLAN REVIEW FOR HAVILAND FIELDS ADDITION

RECITALS

1. Presbyterian Homes and Services, hereinafter referred to as the "Applicant" has properly applied for a Land Use Application to construct a mixed multi-family residential development around an existing religious institution on property legally described as follows:

   Lot 1, Block 1, Stoney River Addition, Anoka County, Minnesota

   ("**Subject Property**")

2. That the **Subject Property** is guided as Mixed Use (High) and Park as approved by an amendment dated April 8, 2024, and reviewed by the Metropolitan Council on _____.

3. That the Applicant appeared before the Planning Commission for a public hearing on March 28, 2024, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

4. That the Planning Commission reviewed and recommended _____ of the request.

5. That the City Council reviewed the Planning Commission's recommendation on April 9, 2024, subject to Metropolitan Council review.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey City Council hereby grants Preliminary Plat and Site Plan Review for the following, subject to the respective conditions:

a. Outlots A and B, shall in part, satisfy park dedication requirements, provided the boundaries of Outlot B extend no more than 10 feet behind the curb.

b. Cross-access, parking, and maintenance agreements must be drafted and reviewed by the City Attorney.

c. A development agreement must be reviewed and approved by the City Council.

d. Lighting plans must be revised to meet City Code.

e. Other unresolved changemarks must be addressed or corrected in ProjectDox.

f. Subject to Lower Rum River WMO review and approval.

g. This resolution is only valid upon the Comprehensive Plan Amendment to Mixed Use (High) and Park review and approval by the Metropolitan Council.

Regular Planning Commission

Meeting Date: 03/28/2024

Primary Strategic Plan Initiative: Create a positive image for residential neighborhoods, business districts and key corridors.

Information

Title:

PUBLIC HEARING: Consider a Site Plan and Final Plat from St. Katharine Drexel at 7633 161st Avenue NW

Purpose/Background:

The City has received an application from Station 19 Architects (the "Applicant"), on behalf of The Church of St. Katharine Drexel, for a Site Plan and Final Plat on the property currently described as Outlot B, PACT Addition (the "Subject Property"). The Subject Property is generally located at the northwest corner of 161st Avenue NW and Variolite Street NW, east of PACT Charter High School.

Notification:

Staff attempted to notify property owners within 700 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request and the Public Hearing to be held by the Planning Commission. A notice of the Public Hearing was published in the Anoka County UnionHerald, the City's official newspaper. A proposed development sign was placed on the property.

Time Frame/Observations/Alternatives:

Subject Property

The Subject Property is located at the northwest corner of 161st Avenue NW and Variolite Street NW, east of PACT Charter High School. The Subject Property is zoned PI, Public/Institutional District, and is guided for low-density residential use in the City's 2040 Comprehensive Plan. It is approximately 6.38 acres in size. Access to the lot currently comes from an existing driveway on Variolite Street; however, the proposed site plan would vacate the existing driveway and establish a new driveway onto 161st Avenue NW. Surrounding properties to the east (across Variolite Street NW), north, and west are all guided for low-density residential use and properties to the south (across 161st Avenue NW) are guided as "Rural Developing".

Site Plan

The proposed building is 15,912 square feet, and designed to have the main entrance facing south. The building is proposed to be more than 100 feet from all property lines. The Applicant is also proposing a trash enclosure southeast of the proposed building, with the gates facing westward. The Applicant intends to have the trash enclosure match the proposed building in appearance and color. In addition to the proposed building, there is an existing 1,200 square-foot garage located at the northeast corner of the site that was constructed by the Applicant in 2022. The garage will remain on the Subject Property for the Applicant's use. Additionally, the existing sign at the corner of 161st Avenue NW and Variolite Street NW will remain in its current position.

Access to the building and parking lot will come from a new driveway onto 161st Avenue NW, which lines up directly with the main entrance of the building. The driveway stub was built as part of the reconstruction of 161st Avenue NW last summer. Minimum parking requirements for assembly uses, including religious institutions, are one space for each three seats of design capacity. The building's main assembly space is designed for 390 occupants, which results in a minimum parking requirement of 130 stalls. 98 stalls are proposed for the first phase. However, it should be noted that 289 additional parking stalls are shown as part of a future phase. The Applicant has verbally indicated their preference to only pave 98 stalls, based on current membership, noting that the shared parking agreement with PACT can accommodate any overflow to meet the 130-stall requirement.

Pedestrian access to the site will come from a newly-constructed shared-use trail along 161st Avenue NW. A new sidewalk will be built to connect the building's main entrance to this shared-use trail. Another sidewalk will run west to east, parallel to the building's south facade, to connect to PACT Charter School's parking lot to the west. Additional sidewalks will serve all secondary entrances to the building, as required by Minnesota State Building Code.

Landscape Plan

As noted in the Environmental Policy Board's (EPB) recommendation from March 18, a Tree Inventory and Preservation Plan was included with the submittal. Slightly over seventy percent (70%) of the existing DBH inches of significant trees will be preserved, exceeding the tree preservation standards (in fact, the plan includes removing some Siberian Elm, an invasive species, so the percentage of significant tree DBH inches preserved on site is likely slightly greater since the removal calculations include the DBH inches of Siberian Elm). As the church expands parking areas in the future, there will be additional tree losses, but additional plantings would be installed, at a minimum rate of one (1) tree for every ten (10) new parking stalls. The majority of tree removal will be done to account for stormwater ponding (exempt from removal calculations) and the building pad.

A Landscape Plan was included with the submittal. Over 300 existing deciduous and evergreen trees are being preserved, and the Applicant is utilizing these to partially meet the landscape requirements. They are proposing to install seventeen (17) new trees, including a combination of overstory, ornamental, and evergreen trees. The plan also includes ninety-two (92) shrubs, including both evergreen and deciduous species. Staff has recommended relocating some of the proposed shrubs between the trees being installed along 161st Avenue, just to provide a bit more screening for the home(s) on the south side of this road. Ground cover will be a mixture of sod against the building and entrance, and various seed mixes (low maintenance turf and a stormwater mix).

Utilities

The building will be connected to municipal water and sanitary sewer.

Storm Water Management

Storm water will be managed northwest of the site in a shared basin with PACT Charter School. The stormwater plan will be reviewed by the Lower Rum River WMO.

Final Plat

The Subject Property was platted in 2022 as Outlot B, PACT Addition, as part of a land sale to PACT Charter School for their new school, located immediately to the west. The PACT Addition plat established Drainage and Utility Easements along all four sides of the Subject Property; these easements are 10 feet wide along the south (161st Avenue NW) and east (Variolite Street NW) sides of the property, and are 5 feet wide along the north and west sides of the property. Also in 2022, a Reciprocal Easement Agreement was recorded on the property, allowing cross-access, shared parking, and shared drainage between the PACT Charter School and the Subject Property. Another agreement was recorded in August 2023 to further establish a Stormwater Treatment and Ponding Maintenance Agreement between PACT, the Church of Saint Katharine Drexel, and the City. With the Final Plat, the Applicant proposed to plat one existing outlot into one buildable lot to accommodate a religious institutional use.

Alternatives

Alternative 1: Recommend approval of the Site Plan and Final Plat as recommended by Staff.
Alternative 2: Recommend approval of the Site Plan and Final Plat with modifications based on discussion.
Alternative 3: Recommend denial of the Site Plan and Final Plat based on supporting findings of fact.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

Recommendation:

Staff recommends approval of the Site Plan and Final Plat.

Outcome/Action:

Motion to recommend City Council adopt Resolution #24-093, Approving a Final Plat and Site Plan Review for St. Katharine Drexel Church Addition.

Attachments

Resolution #24-093 Site Plan and Final Plat

Plan Set

Final Plat

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	03/21/2024 10:41 AM
Form Started By: Adam Martin		Started On: 03/19/2024 04:33 PM
Final Approval Date: 03/21/2024		

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #24-093

A RESOLUTION APPROVING A SITE PLAN AND FINAL PLAT FOR "ST. KATHARINE DREXEL CHURCH"

WHEREAS, The City of Ramsey received an application from Station 19 Architects (the "**Applicant**") on behalf of The Church of Saint Katharine Drexel (the "**Developer**"), requesting Site Plan and Final Plat approval on the property legally described as follows:

Outlot B, PACT Addition, Anoka County, Minnesota

(the "**Subject Property**").

WHEREAS, the **Subject Property** is zoned PI, Public/Institutional, which is a mixed-use zoning designation, and guided for low-density residential uses in the 2040 Comprehensive Plan; and

WHEREAS, the **Applicant** is replatting one outlot to become one buildable lot, measuring 6.38 acres in size, necessitating the subdivision; and

WHEREAS, all principal uses within the PI zoning district, and all religious instutitions, require a formal Site Plan Review from Planning Commission and City Council; and

WHEREAS, the **Applicant** appeared before the Planning Commission for a public hearing on March 28, 2024, that said public hearing was properly advertised; and

WHEREAS, the Planning Commission reviewed the Site Plan and Final Plat at their regular meeting on March 28, 2024 and recommended approval of both; and

WHEREAS, the City Council reviewed and approved/denied the request at their meeting on April 9, 2024.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey City Council hereby grants approval of the Site Plan and Final Plat for St. Katharine Drexel Church Addition on the **Subject Property** in accordance with relevant City Codes, subject to the following conditions:

1) Final legal form approved by the City Attorney.

2) That the **Developer** enters into a Development Agreement with the City.

3) That the **Applicant** shall comply with all Staff comments as noted in ProjectDox.

4) That a separate building permit and sign permit(s) are required.

5) Securing all other necessary permits from other agencies and providing a copy of said permits to the City.

6) That the **Developer** shall work with City Staff to pave additional parking stalls, in accordance with the approved site plan, as needed to satisfy parking demand.

ST. KATHARINE DREXEL

RAMSEY, MN

CITY SUBMISISON

PROJECT TEAM

ARCHITECT
Station 19 Architects, Inc.
4181 West Broadway Ave.
Minneapolis MN 55422
612.623.1800

STRUCTURAL ENGINEER
Innovative Structural Solutions
5279 Kyler Avenue NE
Albertville, MN 55301
763.425.9960

CIVIL ENGINEER
Hakanson Anderson
3601 Thurston Ave
Anoka, MN 55303
763.427.5860

MEP ENGINEER
Design Build by General Contractor

CONTRACTOR
Langer Construction Company
54 East Moreland Avenue
St. Paul, MN 55118
651.457.5993

LOCATION MAP



MATERIAL SYMBOLS

- CONCRETE
- CONCRETE MASONRY UNIT
- EARTH
- GYPSUM BOARD/PLASTER
- INSULATION - BATT
- INSULATION - RIGID
- MASONRY
- METAL
- PLYWOOD
- WOOD, FINISH
- WOOD, OSB

N

SHEET INDEX

T00 TITLE SHEET

CIVIL
C1 TITLE SHEET
C2 CONSTRUCTION NOTES AND DETAILS
C3 DETAILS
C4-C6 CITY STANDARD PLATES
C7 TREE INVENTORY AND SUMMARY
C8 EXISTING TOPOGRAPHY AND REMOVALS PLAN
C9 SITE PLAN
C10 GRADING, DRAINAGE, AND SEDIMENT CONTROL PLAN
C11 STAKING PLAN
C12 UTILITY PLAN
C12 RESTORATION AND PAVING PLAN

LANDSCAPE
L1 LANDSCAPE PLAN
L2 PLANTING DETAILS & LANDSCAPE SPECS.

ARCHITECTURE
A11 MAIN LEVEL CODE PLAN
A31 MAIN LEVEL FLOOR PLAN
A50 ROOF PLAN
A60 EXTERIOR ELEVATIONS
A61 BUILDING SECTIONS

STATION 19 ARCHITECTS, INC.
STATION19.COM | 612.623.1800

PRELIMINARY/
NOT FOR
CONSTRUCTION

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 MN.

SIGNATURE: NICOLE THOMPSON

REGISTRATION #:

DATE: 2/9/2024

ST. KATHARINE DREXEL

7101 143RD AVE NW RAMSEY MN 55303

PROJECT NO: 4532

DRAWN BY: GT

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NO	DATE	DESCRIPTION

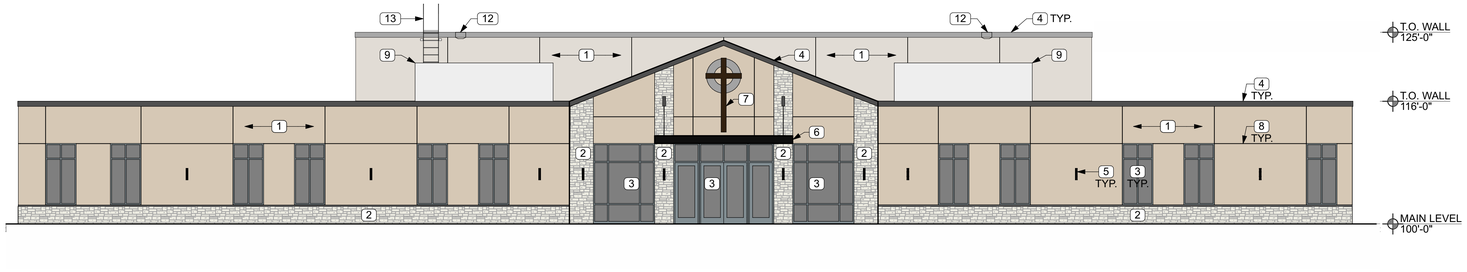
CITY SUBMISSION

TITLE SHEET

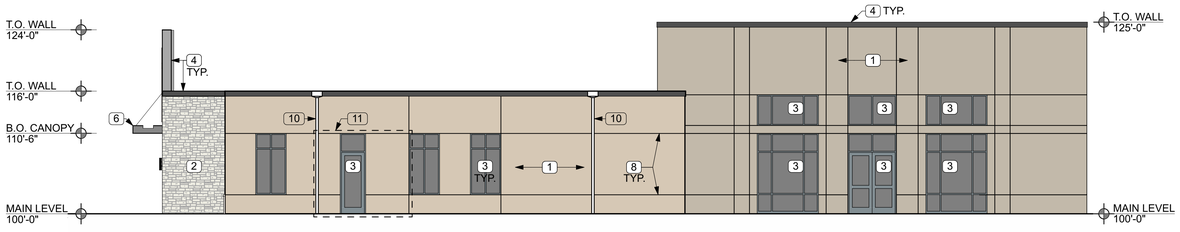
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ELEVATION NOTES

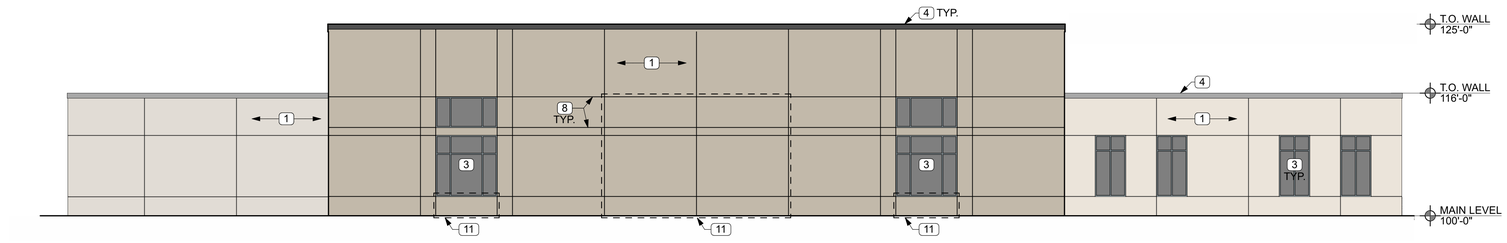
1. PRECAST CONCRETE PANEL W/ ALT ETCHED FINISH
2. MFG STONE - ALT. #6
3. ALUMINUM STOREFRONT WINDOWS AND DOORS
4. PREFIN. MTL PARAPET CAP
5. EXTERIOR SCONCE LED LIGHTING
6. PREFIN. MTL CANOPY
7. RELOCATED EXISTING CROSS
8. PRECAST REVEAL JOINT
9. RTU SCREENING - PRELIMINARY LOCATION
10. PREFIN MTL. THRU-WALL SCUPPER W/ OVERFLOW, DOWNSPOUT, & CONCRETE SPLASH BLOCK
11. KNOCK-OUT PANEL FOR FUTURE ADDITIONS
12. THRU-WALL OVERFLOW SCUPPER
13. GALVANIZED STEEL PERMANENT ACCESS LADDER - PAINTED



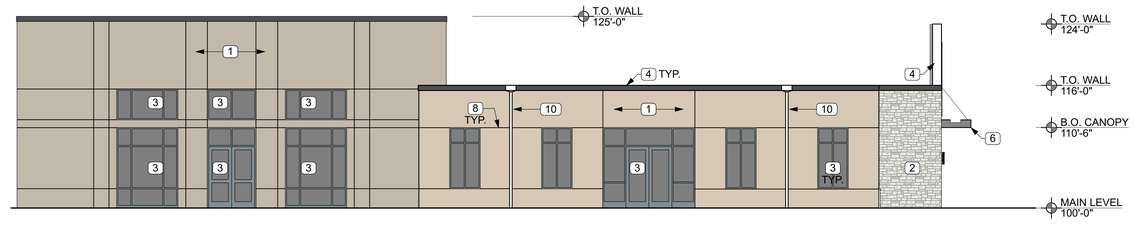
1 SOUTH ELEVATION (color)
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION (color)
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION (color)
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION (color)
SCALE: 1/8" = 1'-0"

STATION 19 ARCHITECTS, INC.

STATION19.COM | 612.623.1800

PRELIMINARY/ NOT FOR CONSTRUCTION

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 MN.

SIGNATURE: NICOLE THOMPSON

REGISTRATION #:

DATE: 3/13/2024

ST. KATHARINE DREXEL

7101 143RD AVE NW RAMSEY MN 55303

PROJECT NO: 4532

DRAWN BY: GT

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NO	DATE	DESCRIPTION

CONSTRUCTION DOCUMENTS

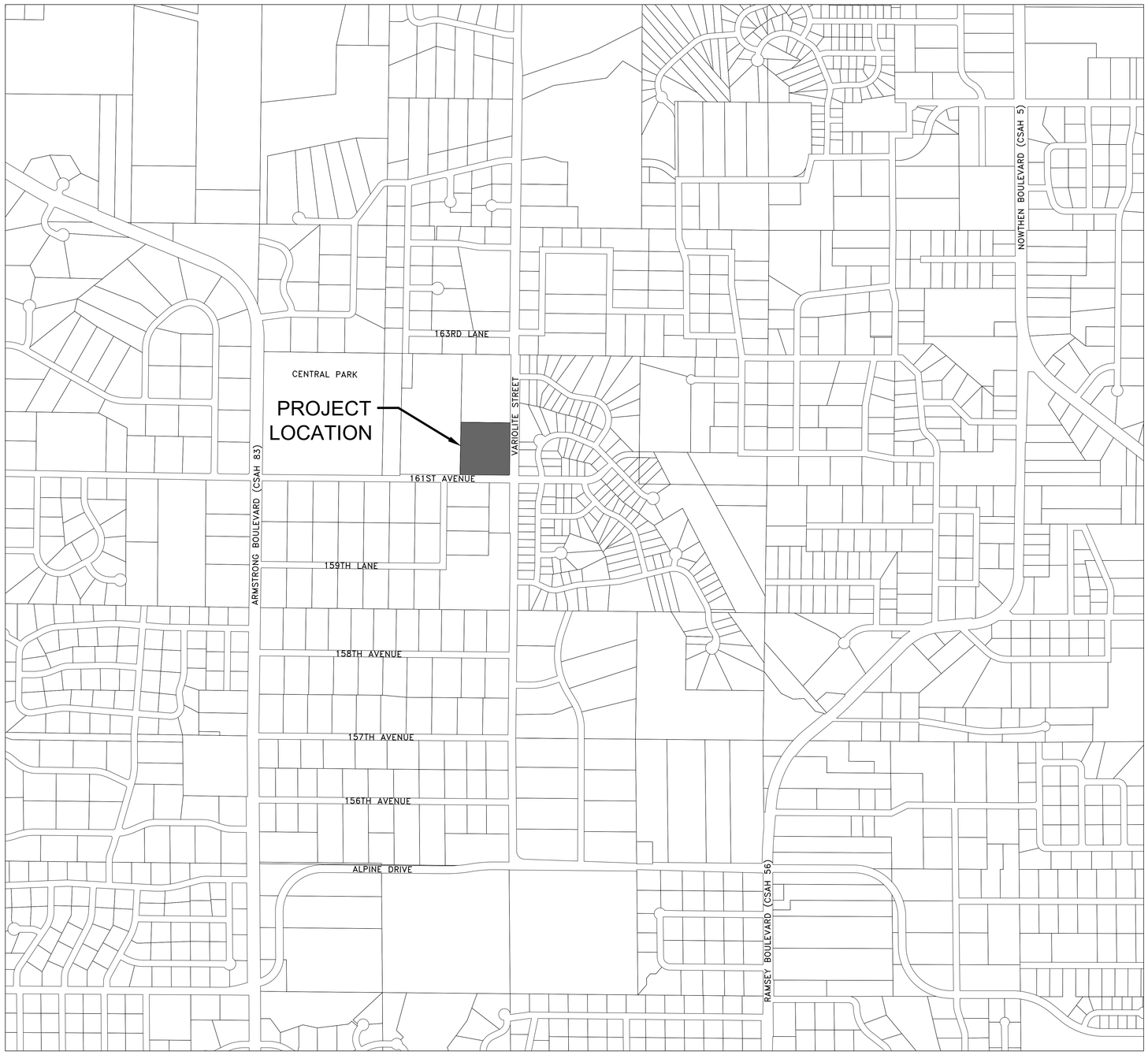
EXTERIOR ELEVATIONS - COLOR

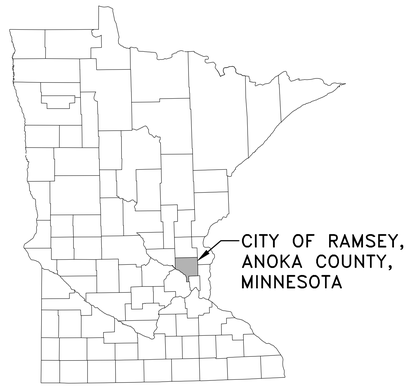
ST. KATHARINE DREXEL

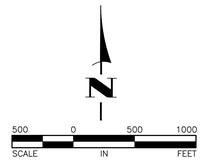
CONSTRUCTION PLANS FOR SITE GRADING AND STORM SEWER, SANITARY SEWER, WATERMAIN, PARKING LOT AND MISCELLANEOUS CONSTRUCTION

FOR CHURCH OF ST. KATHARINE DREXEL

IN THE CITY OF RAMSEY







GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" 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	DETAILS
C4–C6	CITY STANDARD PLATES
C7	TREE INVENTORY AND SUMMARY
C8	EXISTING TOPOGRAPHY AND REMOVALS PLAN
C9	SITE PLAN
C10	GRADING, DRAINAGE AND SEDIMENT CONTROL PLAN
C11	STAKING PLAN
C12	UTILITY PLAN
C13	RESTORATION AND PAVING PLAN
L1	LANDSCAPE PLAN
L2	PLANTING DETAILS & LANDSCAPE SPECS.

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. EGGERICHS, P.E.
HAKANSON ANDERSON
DESIGN ENGINEER

43362 LIC. NO.

DATE 2/12/24

DATE	REVISION

SHEET C1 OF C13 SHEETS

4719.02

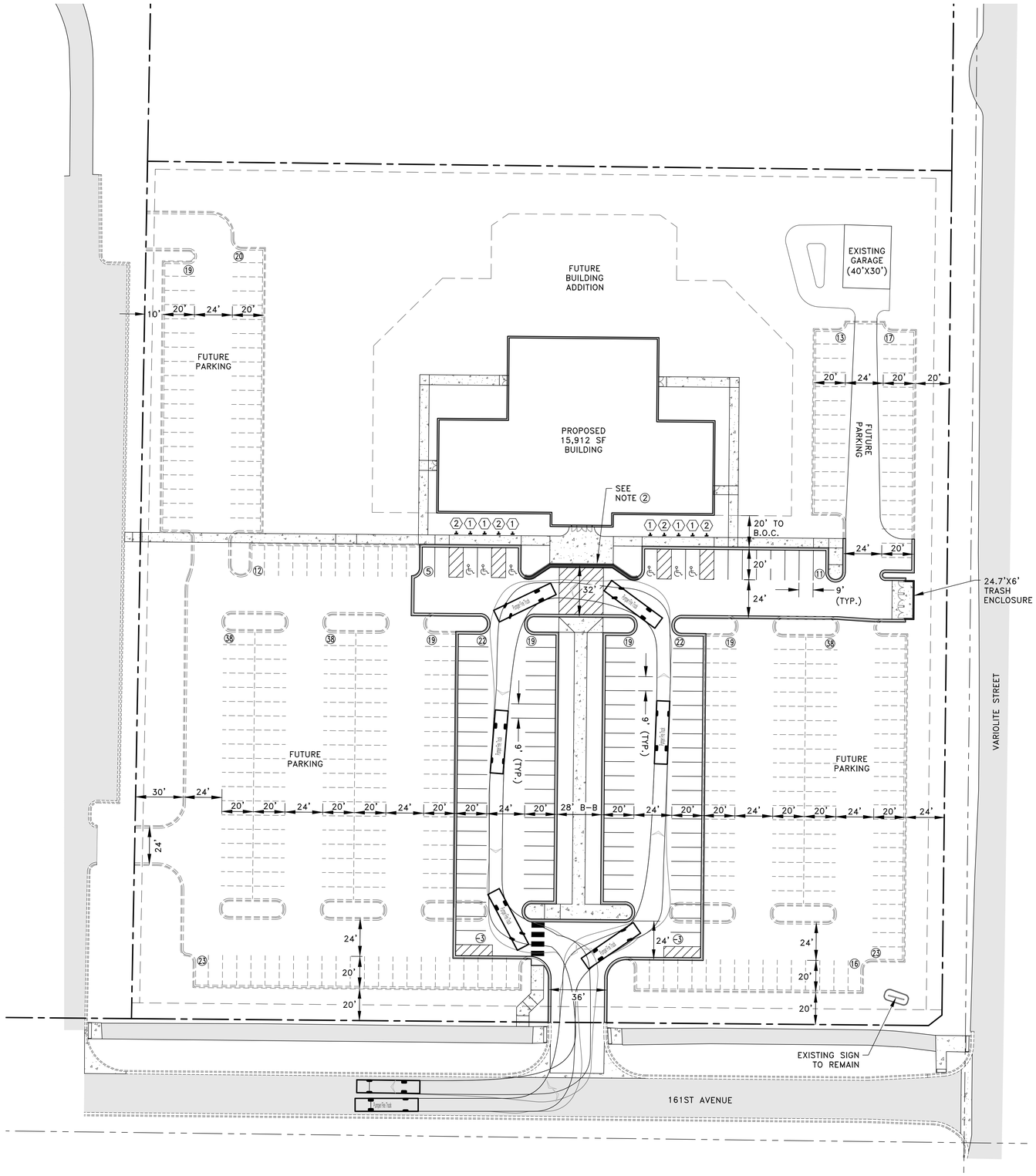
Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520

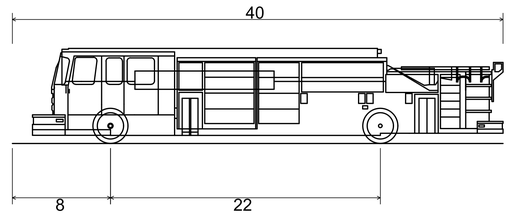
THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

BENCHMARKS:

1. TOP NUT OF THE HYDRANT LOCATED IN THE NORTHWEST CORNER OF 161ST AVENUE AND VARIOLITE STREET.
   ELEVATION=902.92
2. TOP NUT OF THE HYDRANT LOCATED ON THE WEST SIDE OF VARIOLITE STREET, APPROXIMATELY 1100 FEET NORTH OF 161ST AVENUE.
   ELEVATION=875.68

Feb 11, 2024 — 11:13am
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Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING CONCRETE CURB
- PROPOSED CONCRETE CURB
- (XX) PARKING STALL COUNT

SIGN LEGEND

① PARKING VEHICLE 'E' ID REQUIRED UP TO $200 FINE FOR VIOLATION — R7-8m 12"X18"

② ACCESS AISLE NO PARKING — 12"X18"

LEGAL DESCRIPTION
LOT 1, BLOCK 1-ST. KATHARINE DREXEL CHURCH ADDITION

ZONING: PI: PUBLIC/INSTITUTIONAL

LOT SUMMARY

TOTAL LOT AREA=	277,969 SF	
PHASE 1 DISTURBED AREA=	193,858 SF	①
PRE-CONSTRUCTION IMPERVIOUS AREA=	6,360 SF	
POST CONSTRUCTION IMPERVIOUS AREA (PHASE 1)=	72,025 SF	(26%)
POST CONSTRUCTION IMPERVIOUS AREA (PHASES 1 & 2)	197,255 SF	(71%)
BUILDING COVERAGE AREA (PHASE 1)	17,112 SF	(6%)③
BUILDING COVERAGE AREA (PHASES 1 & 2)	43,991 SF	(16%)③
GREEN SPACE AREA (PHASE 1)	205,944 SF	(74%)
GREEN SPACE AREA (PHASES 1 & 2)	80,714 SF	(29%)

PARKING SUMMARY

PROPOSED PARKING STALLS (PHASE 1)	98
PROPOSED PARKING STALLS (PHASES 1 & 2)	387

REFERENCE NOTES:
① INCLUDES AREA OUTSIDE THE PROPERTY BOUNDARY.
② NO PARKING-FIRE LANE. CURB SHALL BE PAINTED YELLOW.
③ AREA INCLUDES EXISTING 1,200 SQUARE FOOT GARAGE.

N

30 0 30 60
SCALE IN FEET

DATE	REVISION	DATE	REVISION
3/13/24	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.
Date 2/12/24 TIMOTHY A. EGGERICHS, P.E. Lic. No. 43362

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

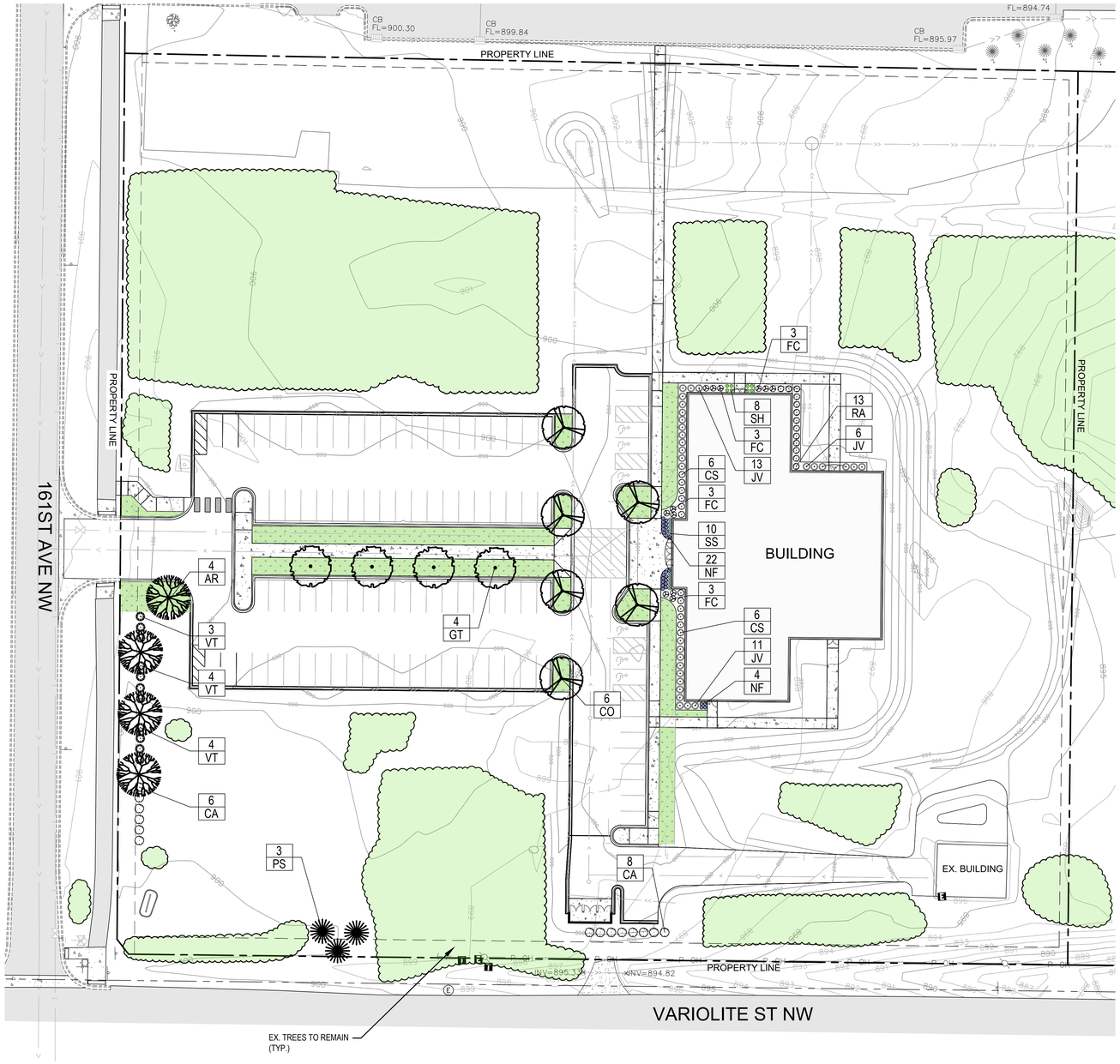
ST. KATHARINE DREXEL

SITE PLAN
CITY OF RAMSEY, MINNESOTA

SHEET C9 OF C13 SHEETS

4719.02

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LANDSCAPE REQUIREMENTS

DETERMINING NUMBER OF PLANTS		
LOT PERIMETER: 2,106 LF		
BUILDING FOOTPRINT: 15,912 SF		
PI PUBLIC/INSTITUTIONAL DISTRICT		
TREES BASED ON LOT PERIMETER	**REQUIRED**	**ON THIS PLAN**
DECIDUOUS/CONIFEROUS TREES PER 50 LF = 42 TREES, ADDITIONAL 30% FOR BUFFERYARD = 13 TREES	55	
PROPOSED TREES		17
EXISTING DECIDUOUS TREES TO REMAIN		58
EXISTING CONIFEROUS TREES TO REMAIN		246
SHRUBS BASED ON LOT PERIMETER	**REQUIRED**	**ON THIS PLAN**
SHRUBS PER 30 LF = 70 SHRUBS, ADDITIONAL 30% FOR BUFFERYARD = 21 SHRUBS	91	92
TREE DISTRIBUTION	**REQUIRED**	**ON THIS PLAN**
DECIDUOUS OVERSTORY TREES ≥ 25%	≥ 11	72
CONIFEROUS TREES ≥ 25%	≥ 11	249
DECIDUOUS UNDERSTORY TREES ≤ 25%	≤ 11	0
PARKING LOT LANDSCAPING - 98 STALLS	**REQUIRED**	**ON THIS PLAN**
1 TREE PER 10 STALLS	9	11
BUFFERYARDS		
SCREEN RESIDENTIAL TO THE EAST, ACCOMPLISHED WITH PRESERVATION OF EX. TREES & ADDITIONAL CONIFERS AND SHRUBS WHERE EXISTING BUFFER IS THIN.		

PLANT SCHEDULE

SYMBOL	QTY	CODE	SCIENTIFIC NAME/COMMON NAME	SIZE	ROOT	REMARKS
			OVERSTORY TREES (ALL TREES TO HAVE STRAIGHT TRUNK & SINGLE LEADER)			
	4	AR	ACER RUBRUM 'RED SUNSET'	2"	BB	SPACE 35' 0.C.
			REDSUNSET MAPLE			
	6	CO	CELTIS OCCIDENTALIS	2"	BB	SEE PLAN FOR SPACING
			HACKBERRY			
	4	GT	GLEDITSIA TRIACANTHOS 'HARVE'	2"	BB	SPACE 35' O.C.
			NORTHERN ACCLAIM HONEYLOCUST			
			CONIFEROUS TREES (ALL TREES TO HAVE STRAIGHT TRUNK & SINGLE LEADER)			
	3	PS	PINUS STROBUS	6'	BB	SPACE 15' O.C.
			WHITE PINE			
			ORNAMENTAL TREES (ALL TREES TO HAVE STRAIGHT TRUNK & SINGLE LEADER)			
	0	MS	MALUS 'SHOTIZAM'	1.5"	BB	SEE PLAN FOR SPACING
			SHOW TIME CRABAPLE			
			SHRUBS (24" MIN. SHRUB SIZE AT TIME OF INSTALLATION)			
	12	CS	CORNUS SERICEA 'BAILADELINE'	#5	CONT.	SPACE 4.5' O.C.
			FIREDANCE REDTWIG DOGWOOD			
	14	CA	CORYLUS AMERICANA	#5	CONT.	SPACE 6' O.C.
			AMERICAN HAZELNUT			
	30	JV	JUNIPERUS VIRGINIANA 'GREY OWL'	#5	CONT.	SPACE 4.5' O.C.
			GREY OWL JUNIPER			
	12	FC	FORSYTHIA 'COURTASOL'	#2	CONT.	SPACE 4' O.C.
			GOLD TIDE FORSYTHIA			
	13	RA	RHUS AROMATIC 'GRO-LOW'	#5	CONT.	SPACE 4.5' O.C.
			GRO-LOW SUMAC			
	11	VT	VIBURNUM TRILOBUM	#5	CONT.	SPACE 6' O.C.
			AMERICAN CRANBERRYBUSH			
			PERENNIALS			
	26	NF	NEPETA FAASSENII 'NOVANEPJUN'	#1	CONT.	SPACE 2' O.C.
			JUNIOR WALKER CATMINT			
	10	SS	SCHIZACHYRIUM SCOPARIUM	#1	CONT.	SPACE 2' O.C.
			LITTLE BLUESTEM			
	8	SH	SPOROBOLUS HETEROLEPIS	#1	CONT.	SPACE 2' O.C.
			PRAIRIE DROPSEED			

NOTES:
1. SEE SHEET L2 FOR PLANTING DETAILS & LANDSCAPE SPECIFICATIONS.
2. ALL DISTURBED AREAS NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACING, REQUIRES 4" OF TOPSOIL WITH NOT MORE THAN 35% SAND CONTENT.
3. ALL SOD, TREES, AND PLANTING BEDS TO BE IRRIGATED.
4. ALL DISTURBED AREAS NOT CALLED OUT FOR SOD OR PLANTING BEDS TO BE SEEDED WITH LOW MAINTENANCE TURF SEED (SEE CIVIL RESTORATION PLAN AND SPECIFICATIONS).

LEGEND

SOD

30 0 30 60
SCALE IN FEET

DATE	REVISION
03.13.2024	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 Landscape Architect under the laws of the State of Minnesota. Name: Carmen Simonet

Signature: Carmen Simonet

License # 24236 Date: 02.08.24

LANDSCAPE ARCHITECT:
Carmen Simonet Design LLC
354 Stonebridge Blvd., St. Paul, MN 55105
(651) 695-0273 carmen@simonetdesign.com
www.simonetdesign.com

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
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ST. KATHARINE DREXEL

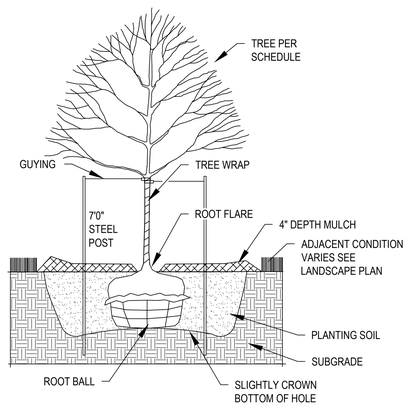
LANDSCAPE PLAN

CITY OF RAMSEY, MINNESOTA

SHEET L1 OF L2 SHEETS

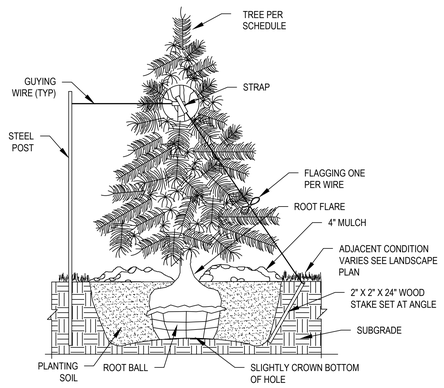
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PLANTING DETAILS



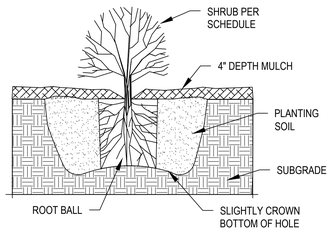
NOTES:
1. REMOVE DEAD OR DAMAGED BRANCHES. RETAIN THE NATURAL FORM OF THE TREE. DO NOT CUT THE LEADER.
2. WIDTH OF PLANTING HOLES: 18" MIN. LARGER THAN ROOT BALL, ON ALL SIDES.
3. DEPTH OF HOLE: ROOT FLARE TO SIT AT, OR UP TO 2" ABOVE THE TOP OF THE FINISHED SOIL ELEVATION. LEAVE SOIL UNDISTURBED BENEATH THE ROOT BALL.
4. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
5. SET PLANT ON UNDISTURBED SOIL OR THOROUGHLY COMPACTED PLANTING SOIL.
6. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL TWINE.
7. REMOVE OR CORRECT STEM GIRDLING ROOTS.
8. SLIT REMAINING BURLAP AT 6" INTERVALS.
9. PLUMB & BACKFILL WITH PLANTING SOIL AMENDED WITH COMPOST. THOROUGHLY WATER IN TREE WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
10. BACKFILL VOIDS AND WATER A SECOND TIME.
11. PLACE 4" SHREDDED HARDWOOD MULCH WITHIN 48 HOURS OF THE SECOND WATERING. NO MULCH TO BE IN CONTACT W/ TRUNK.
12. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD. IF NEEDED, STAKE TREES USING 16" LONG, 1.5" WIDE STRAPS, AND ATTACH TO POST WITH WIRE. INSTALL POST 3' INTO GROUND. REMOVE WITHIN ONE YEAR.
13. WRAP TRUNK IN FALL REMOVE IN SPRING.
14. REFER TO SPECS. FOR ADDITIONAL INFORMATION.

1 L2 TREE PLANTING DETAIL



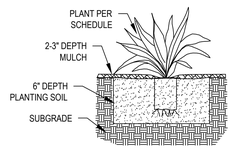
NOTES:
1. WIDTH OF PLANTING HOLE: 18" MIN. LARGER THAN ROOT BALL, ON ALL SIDES.
2. DEPTH OF HOLE: ROOT FLARE TO SIT AT OR UP TO 2" ABOVE THE TOP OF THE FINISHED SOIL ELEVATION. LEAVE SOIL UNDISTURBED BENEATH THE ROOT BALL.
3. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
4. SET PLANT ON UNDISTURBED SOIL OR THOROUGHLY COMPACTED PLANTING SOIL.
5. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL TWINE.
6. REMOVE OR CORRECT STEM GIRDLING ROOTS OR REJECT PLANT.
7. SLIT REMAINING BURLAP AT 6" INTERVALS.
8. PLUMB & BACKFILL WITH PLANTING SOIL AMENDED WITH COMPOST. THOROUGHLY WATER IN TREE WITHIN 2 HOURS TO SETTLE PLANT AND FILL VOIDS.
9. BACKFILL VOIDS AND WATER A SECOND TIME.
10. PLACE SHREDDED HARDWOOD MULCH WITHIN 48 HOURS OF THE SECOND WATERING. NO MULCH TO BE IN CONTACT W/ TRUNK OR BRANCHES.
11. TWO ALTERNATE METHODS OF STAKING TREES ARE ILLUSTRATED IN DETAIL.
12. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD. IF NEEDED, STAKE TREES USING 16" X 1.5" POLYPROPYLENE OR POLYETHYLENE STRAPS, ATTACH TO POST, OR STAKE WITH 10 GAUGE WIRE. REMOVE WITHIN ONE YEAR.
13. REFER TO PLAN AND SPECS. FOR ADDITIONAL INFORMATION.

2 L2 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



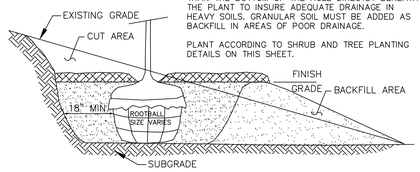
NOTES:
1. DIG SHRUB HOLE 12" MIN. LARGER THAN CONTAINER SIZE, ALL SIDES.
2. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
3. REMOVE DEAD OR DAMAGED BRANCHES. RETAIN THE NATURAL FORM OF THE SHRUB.
4. HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL. SCORE OUTSIDE OF SOIL MASS TO REDIRECT CIRCLING FIBROUS ROOTS.
5. SET SHRUB ON UNDISTURBED SOIL OR ON THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE TOP OF ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
6. PLUMB AND BACKFILL WITH PLANTING SOIL AMENDED WITH COMPOST. THOROUGHLY WATER IN SHRUB PRIOR TO PLACING MULCH.
7. ALL SHRUB PLANTINGS RECEIVE 4" DEPTH MULCH.
8. REFER TO SPECS. FOR ADDITIONAL INFORMATION.

3 L2 SHRUB PLANTING DETAIL
NOT TO SCALE



NOTES:
1. PLANT INTO PREPARED PLANTING BED. REMOVE WEEDS, LOOSEN COMPACTED SOILS TO A DEPTH OF 6", AND AMEND PLANTING SOIL WITH COMPOST.
2. PLANT AT SAME DEPTH AS IN CONTAINER.
3. PLACE SHREDDED HARDWOOD MULCH OVER PERENNIAL BED. DO NOT PLACE ANY MULCH ON VEGETATION.
4. THOROUGHLY WATER IN PLANTS.
5. REFER TO PLAN AND SPECS. FOR ADDITIONAL INFORMATION.

4 L2 PERENNIAL PLANTING DETAIL
NOT TO SCALE



NOTES:

EXTEND EXCAVATION AND BACKFILL SOIL TO A POINT DOWNSLOPE EQUAL TO OR LOWER IN ELEVATION THAN THE BOTTOM OF THE HOLE DIRECTLY BENEATH THE PLANT TO INSURE ADEQUATE DRAINAGE IN HEAVY SOILS. GRANULAR SOIL MUST BE ADDED AS BACKFILL IN AREAS OF POOR DRAINAGE.

PLANT ACCORDING TO SHRUB AND TREE PLANTING DETAILS ON THIS SHEET.

5 L2 PLANTING ON A SLOPE DETAIL
NOT TO SCALE

LANDSCAPE SPECIFICATIONS

TREES, SHRUBS, AND PERENNIALS

1. REFERENCES
   - A. MnDOT - Minnesota Department of Transportation, Standard Specifications for Construction, 2020 Edition.
   - B. American Standard for Nursery Stock, ANSI Z60.1-2014.
   - C. ASTM, American Society for Testing and Materials.
2. QUALITY ASSURANCE
   - A. Work shall be performed by a landscape contractor with extensive horticulture knowledge, and a min. of 3 years of experience.
   - B. Handle plants in such a way as to protect from damage either physical or by exposure to sun and wind. Mishandled plants are subject to rejection by Landscape Architect.
   - C. Plants used on this project shall meet the grading standards recommended by the ANSI Z60.1-2014.
3. PRODUCTS
   - A. Plants: Provide as specified on Plant Schedule. ANY SPECIES SUBSTITUTIONS REQUIRE PRIOR APPROVAL BY THE CITY OF RAMSEY.
   - B. Edging: Steel edging: 3/16" x 4" w/ 15" stakes, black color, Sure-loc or equal.
   - C. Mulch: Shredded hardwood mulch.
   - D. Water: Contractor to provide.
   - E. Planting Soil: rich friable, loam topsoil, free of debris and seeds, conforming to MnDOT 3877.2, Loam Topsoil Borrow with not more than 35% sand content.
   - F. Compost: Conforming to MnDOT 3890.2, Grade 2.
   - G. Tree Wrap: Two-ply weather resistant paper product.
4. PLANTING DATES: Spring Planting: Apr. 1 - June 15. These dates may be extended if daytime temps. remain below 80 degrees. Fall: Sept. 30 - Oct. 30th. Daytime temps. need to drop below 80 degrees before planting begins, and may continue until freeze up. Coniferous trees Aug. 15 - Oct. 1st. Plant under favorable weather conditions, do not plant during days of extreme heat.
5. EXECUTION
   - A. Prior to digging, Contractor to have utilities located.
   - B. Contractor to notify Owner and Landscape Architect 3 days in advance of when planting work will occur.
   - C. Plant into prepared planting beds.
   - D. Install trees, shrubs, and perennials per planting details, adjust location if in conflict with utilities. Verify new location with Landscape Architect prior to planting.
   - E. Separate all shrub and perennial beds from sod areas with edger.
   - F. Clean-up entire site following planting operations.
6. ACCEPTANCE OF PLANTING WORK
   - A. Contractor to notify Owner when planting work is complete for review and punch list.
   - B. Contractor to water and maintain the trees, shrubs, and perennials until Owner Acceptance.
   - C. Owner will give Acceptance of Work following satisfactory correction of punch list items.
   - D. Watering and regular landscape maintenance of trees, shrubs, and perennials will be Owners responsibility following acceptance of work.
7. GUARANTEE PERIOD
   - A. Contractor to warranty trees, shrubs and perennials for **2-years** following acceptance of Work by Owner.
   - B. Contractor to maintain the trees in a plumb position throughout the guarantee period.
   - C. Contractor to remove all staking/wiring/ straps and plant tags from trees at the end of the guarantee period.
   - D. Replacements: At the end of the guarantee period, all plants which are unhealthy, dead, not having a normal density, size, shape or color shall be shall be replaced. Replacements shall match caliper and/or height of the other plants at time of replacement. Selection of replacement material and installation practices shall follow the requirements of the Drawings and Specifications.

SODDING

1. AREAS TO SOD
   - A. Sod areas as shown on plan.
2. REFERENCES
   - A. MnDOT - Minnesota Department of Transportation, Standard Specifications for Construction, 2020 Edition.
3. PRODUCTS
   - A. Sod: Provide drought tolerant, strongly rooted sod, machine cut to pad thickness of 1", excluding top growth and thatch. Sod to be at least 2 years old, free of weeds, disease, or other material which might be detrimental to the development of the sod. Sod to be moist when cut and maintained in moist condition during transportation and storage at the site. Do not use sod that shows signs of visible heating on this project.
   - B. Fertilizer: Slow release 5-10-5 starter fertilizer.
   - C. Water: Contractor to provide.
   - D. Topsoil: provide rich friable loam, free of debris and seeds, and conforming to MnDOT 3877.2 Common Topsoil Borrow with not more than 35% sand content.
4. SOIL PREPARATION
   - A. ALL DISTURBED AREAS NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACING, REQUIRES 4" OF TOPSOIL WITH NOT MORE THAN 35% SAND CONTENT.
   - B. Immediately prior to sodding, loosen topsoil to minimum depth of 3".
   - C. On slopes operate cultivating equipment at right angles to the direction of surface drainage.
   - D. Contractor to work all areas to receive sod until the soil is smooth and an even grade is established. Fill all holes, depressions and rivulets to ensure an even grade and that proper elevation is established. Fill material shall be compacted sufficiently to provide uniform density and to resist erosion. Remove all rubble, sticks, branches, stones and other extraneous material over 1/2" in diameter on the surface prior to sodding.
   - E. For all areas to be sodded work in dry, free flowing slow release starter fertilizer into the top 1 inch of soil.
5. EXECUTION
   - A. Install sod during favorable weather, do not sod if ground is frozen or sod is dormant.
   - B. Lay sod with tightly fitting joints, no overlapping joints, and stagger rows to offset joints. Anchor sod on slopes to prevent slippage.
   - C. Thoroughly water sod immediately after installing. Continue watering at frequency necessary to initiate rooting, and until the work is accepted by Owner.
   - D. Clean up and remove all debris resulting from sodding activity and dispose of properly. Restore all areas disturbed by sodding operation to their original condition.
6. ACCEPTANCE OF SOD WORK
   - A. Contractor to notify Owner when sod work is complete for review and punch list.
   - B. Owner to accept work following satisfactory correction of punch list items.
   - C. Contractor will maintain all turf areas in a healthy, growing condition by watering, mowing, and any other maintenance necessary to establish the lawn, for a minimum of 30 days from time of acceptance.
   - D. Any sod that does not show definite growth and establishment during the 30 days from time of acceptance, shall be replaced and established at the proper season by the Contractor at Contractor's expense.

IRRIGATION

1. DESCRIPTION
   - A. Work includes: design, furnish, and install complete, fully automatic and programmable underground irrigation system, capable of alternate date watering for all landscape areas identified on sheet L1. The system shall provide full coverage with uniform levels of total precipitation throughout all irrigated areas.
   - B. The system is to include water efficient technologies including: a WaterSense labeled controller, a flow meter, soil moisture and/or evapotranspiration (ET) sensors, a rain sensor, and be calibrated to meet all applicable City Codes.
   - C. Dripline to be used in perennial and shrub beds not covered by lawn sprinklers.
   - D. The system is to meet state department of health standards and have a backflow preventer.
   - E. Materials, equipment, and methods of design and installation shall comply with, but not be limited to, the following codes and standards:
     - All local and state laws and ordinances, and with all the established codes applicable thereto.
     - National Electrical Code.
     - American Society for Testing and Materials (ASTM).
     - National Sanitation Foundation (NSF).
     - The best management practices developed by the Irrigation Association.
   - F. The designer shall provide balanced pressure and flow and optimum operating efficiency.
   - G. The contractor is responsible for obtaining all permits and licenses required for installation of irrigation system.
2. QUALITY ASSURANCE
   - A. The irrigation system shall be designed and installed by a contractor specializing in irrigation work, and will have a minimum of 5 years of experience designing and installing systems of similar scope and size.
   - B. The contractor shall maintain a skilled foreman on site during the installation of all work and the foreman will have a Minnesota Power Limited Technician License.
3. SUBMITTALS
   - A. Shop Drawings: submit irrigation plan, product schedule, and specifications for review and acceptance.
   - B. Operation and Maintenance Manual: following completion of work, provide the Owner with an operation and maintenance manual of the complete system in a digital pdf file format and one hard copy.
   - C. As-Built Plan: following completion of work, contractor to furnish Owner a scaled as-built irrigation map, with dimensions as needed, on durable paper or laminated to be mounted on wall with the main control panel and a digital file in pdf format. The map shall indicate the zones, location of all controls, piping and depths, heads (including type), drip-lines, valves, connection to water service, and other related components.
4. PRODUCTS
   - A. Select products suitable to the landscape areas.
   - B. All products and materials used in the system shall be new and professional grade.
   - C. Provide sprinkler heads, driplines, electric valves, and automatic controller from one manufacturer: Toro, Rainbird, Hunter Industries, or equal.
5. EXECUTION
   - A. Prior to digging, contractor to have utilities located.
   - B. Water Coverage: Provide uniform water coverage over sod areas, planting beds, and trees outside of sod areas.
   - C. Sod: Sod areas to be irrigated with spray heads. Locate heads to avoid overspray onto sidewalks, parking areas, signs and buildings.
   - D. Planting Beds: All continuous shrubs, trees, perennial beds to be irrigated with a drip system and spray heads where drip lines are impractical.
   - E. Trees: Trees outside of sod and planting beds to be irrigated.
   - F. Winterization: System to accommodate winterization by blowing system dry with compressed air.
   - G. Install the irrigation system per contractor's plan and specifications.
   - H. Instructions: Contractor to instruct the Owner in proper operation and maintenance of the system.
   - I. Cleanup: Replace landscaping disturbed by operations. Cleanup all debris and restore site to original condition.
6. REVIEW AND ACCEPTANCE
   - A. Contractor to test system to a hydrostatic pressure of not less than 100 psi. Remove and replace any components that do not pass test.
   - B. Contractor to contact Owner and perform operational test after system is fully in place and demonstrate to the Owner that the irrigation system meets coverage requirements and that automatic controls function properly. Any corrective work identified shall be completed within two weeks of receipt of comments.
   - C. Owner to accept work following: satisfactory completion of any corrective work, receiving hands-on instructions for operation, and receiving as-built plan and operation and maintenance manual submittals.
7. MAINTENANCE
   - A. Contractor to drain and winterize irrigation system in the fall, following first year of operation, and shall put the system back in service the following spring as part of the work of this contract at no additional cost to the Owner.
8. GUARANTEE
   - A. Warranty irrigation system materials and labor for one year following acceptance of work by Owner. Contractor to promptly furnish and install, at no cost to Owner, any parts that prove defective in material or workmanship.

DATE	REVISION
03.13.2024	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 Landscape Architect under the laws of the State of Minnesota. Name: Carmen Simonet
Signature: Carmen Simonet
License # 24236 Date 02.08.24

LANDSCAPE ARCHITECT:
Carmen Simonet Design LLC
354 Stonebridge Blvd., St. Paul, MN 55105
(651) 695-0273 carmen@simonetdesign.com
www.simonetdesign.com

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

ST. KATHARINE DREXEL

PLANTING DETAILS & LANDSCAPE SPECS.

CITY OF RAMSEY, MINNESOTA

SHEET L2 OF L2 SHEETS

4719.02

ST. KATHARINE DREXEL CHURCH ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 16, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That The Church of Saint Katharine Drexel, Ramsey, Minnesota, a Minnesota religious corporation, owner of the following described property:

Outlot B, PACT ADDITION, according to the recorded plat thereof, Anoka County, Minnesota

Has caused the same to be surveyed and platted as ST. KATHARINE DREXEL CHURCH ADDITION and does hereby dedicate to the public for public use the drainage and utility easement as created by this plat.

In witness whereof said The Church of Saint Katharine Drexel, Ramsey, Minnesota, a Minnesota religious corporation, has caused these presents to be signed by its proper officer this ____ day of _____ , 20____ .

SIGNED: The Church of Saint Katharine Drexel, Ramsey, Minnesota, a Minnesota religious corporation.

By _____ , Vice President and Pastor
Paul Jaroszeski

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____ , 20_____ by Paul Jaroszeski, Vice President and Pastor of The Church of Saint Katharine Drexel, Ramsey, Minnesota, a Minnesota religious corporation, on behalf of the corporation.

_____ _____

Notary Public, _____ Notary Printed Name

My commission expires _____

SIGNED: The Church of Saint Katharine Drexel, Ramsey, Minnesota, a Minnesota religious corporation.

By _____ , Secretary
Kathy Reed

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____ , 20_____ by Kathy Reed, Secretary of The Church of Saint Katharine Drexel, Ramsey, Minnesota, a Minnesota religious corporation, on behalf of the corporation.

_____ _____

Notary Public, _____ Notary Printed Name

My commission expires _____

SURVEYOR'S CERTIFICATE

I Brian Person do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____ , 20___ .

_____
Brian Person, Licensed Land Surveyor
Minnesota License No. 49138

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this _____ day of _____ , 20___ by Brian Person.

_____ _____
Notary Public, Minnesota. Notary Printed Name

My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of ST. KATHARINE DREXEL CHURCH ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____ , 20____ , and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By : _____ , Mayor By : _____ , Clerk

ANOKA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____ , 20____ .

_____
David M. Zieglmeier
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20___ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20___ .

_____
Property Tax Administrator

By_____ , Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of ST. KATHARINE DREXEL CHURCH ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____ , 20___ , at_____o'clock___ .M. and was duly recorded as Document Number _____ .

_____
County Recorder/Registrar of Titles

By _____ , Deputy

N

40 0 40 80
SCALE IN FEET

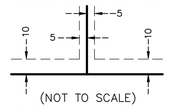
1 INCH = 40 FEET

○ Denotes a 1/2 inch by 14 inch iron monument with a plastic cap marked R.L.S. No. 49138 set

● Denotes an iron monument found

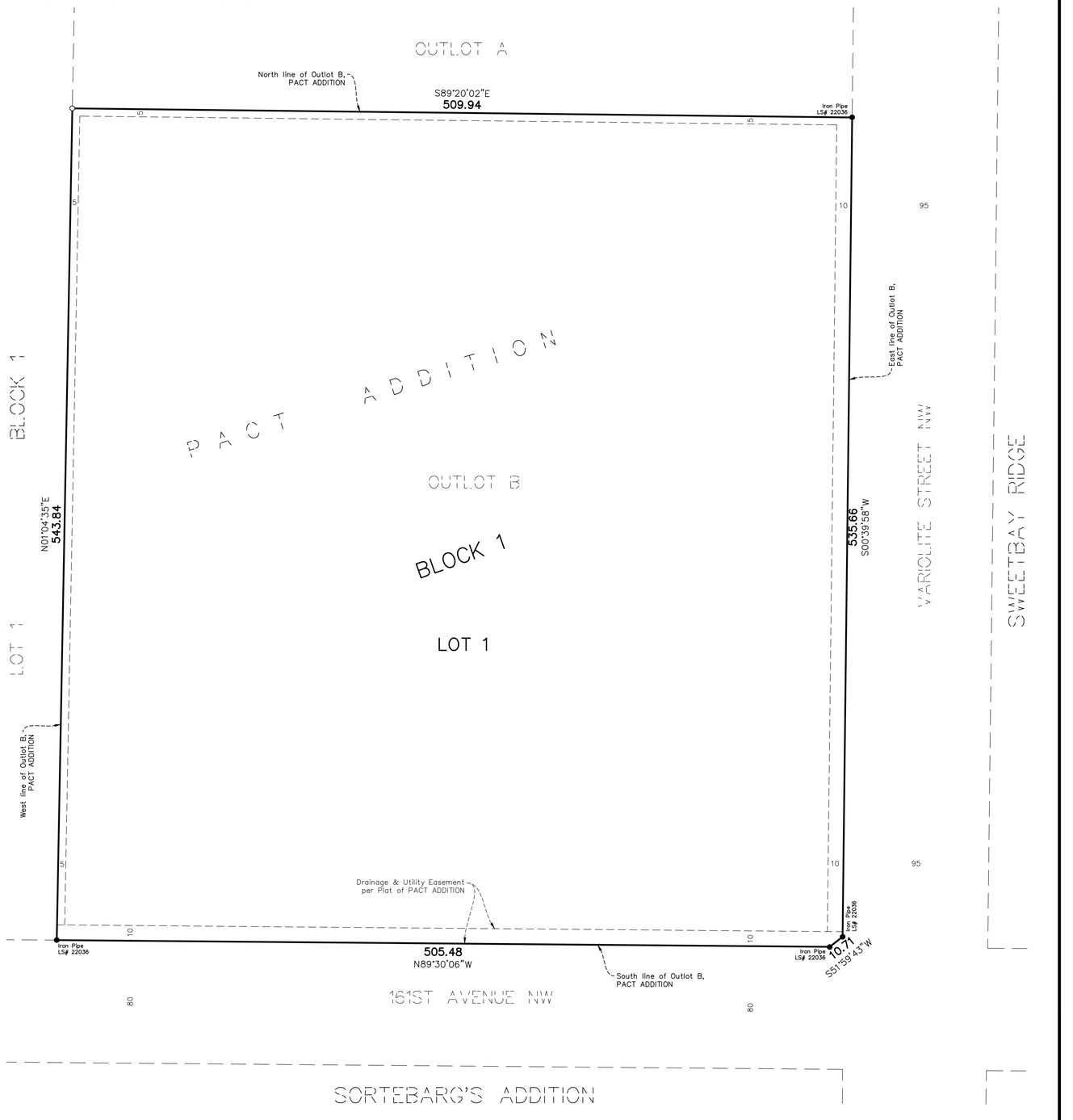
For the purposes of this plat the East line of Outlot B, PACT ADDITION is assumed to bear S00°39'58"W.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



(NOT TO SCALE)

Being 10.00 feet in width and adjoining all right of way lines unless otherwise shown on this plat and being 5.00 feet in width and adjoining all side and rear lot lines unless otherwise shown on this plat.



Hakanson Anderson