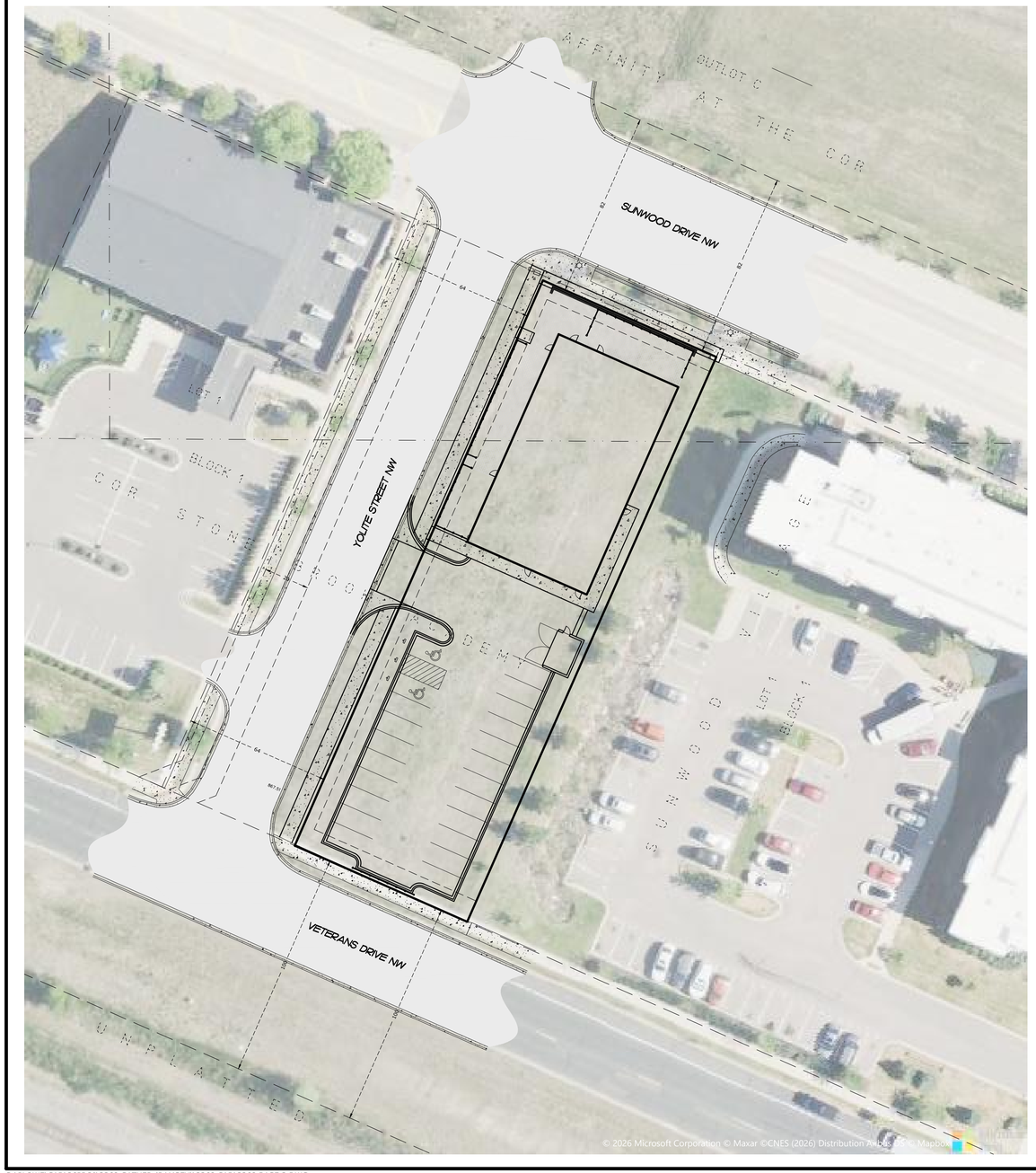
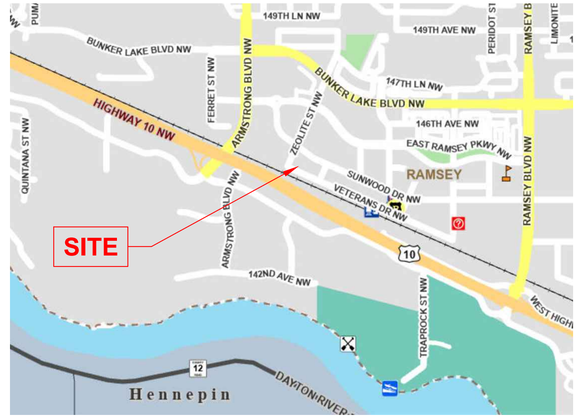
# GATHER

## TITLE SHEET

### RAMSEY, MINNESOTA




VICINITY MAP ( NOT TO SCALE )




**DEVELOPER**

ELEVATE HOPE HOUSE
2168 7TH AVE STE 845
ANOKA, MN 55303
MELINDA McDERMOTT
612-315-8824
MELINDA@ELEVATEHOPEHOUSE.ORG

**ENGINEER**

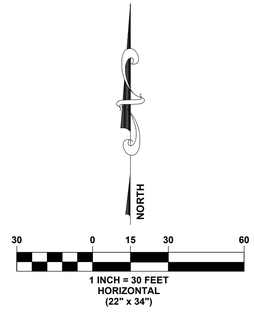
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
LINO LAKES, MN 55014
ADAM GINKEL, P.E.
651-361-8234
ADAM@PLOWE.COM

**SURVEYOR**

E.G. RUD & SONS LAND SURVEYING, INC.
6776 LAKE DRIVE
LINO LAKES, MN 55014
JASON RUD
651-361-8225
JRUD@EGRUD.COM

**AN MPCA NPDES CONSTRUCTION PERMIT IS REQUIRED PRIOR TO THE START OF CONSTRUCTION**

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## SHEET INDEX


| | |
|---|---|
| CO | TITLE SHEET |
| C1.1 | CIVIL SITE PLAN |
| C2.1 | GRADING & DRAINAGE PLAN |
| C2.2 | GRADING DETAILS |
| C3.1 | UTILITY PLAN - SANITARY & WATERMAIN |
| C3.2 | UTILITY PLAN - STORM SEWER |
| C4.1 | DETAILS |
| C4.2 | DETAILS |
| C4.3 | DETAILS |



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


DRAWN BY: AG
JOB NO: 26-2268
CHECK BY: MQA
DATE: 09/11/26

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1. | 10.08.26 | CITY REVIEW #1 |
| 2. | 10.19.26 | CITY REVIEW #2 |
| 3. | | |
| 4. | | |
| 5. | | |
| 6. | | |
| 7. | | |
| 8. | | |

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.

ADAM GINKEL
Date: 10.19.2026 License No. 43963

GATHER
RAMSEY, MN
TITLE SHEET
PREPARED FOR: ELEVATE HOPE

SHEET
C0

S:\PLOWE\CAD\26PROJ\2268 GATHER (RAMSEY)\2268 CAD\2268 BASE 3.DWG
Thursday, October 15, 2026 3:05:45 PM

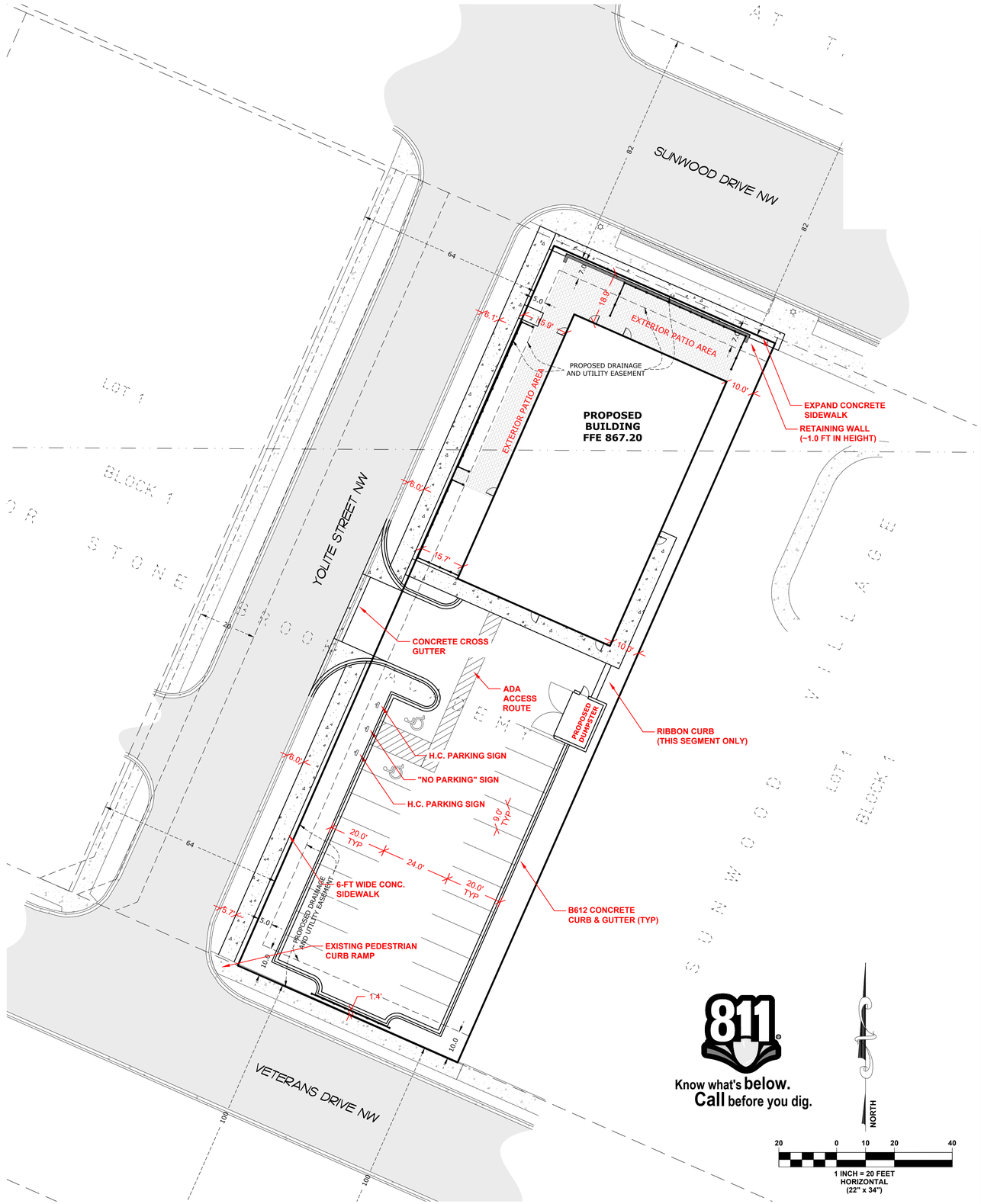
26-2268

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

NORTH

20 0 10 20 40

1 INCH = 20 FEET HORIZONTAL (22" x 34")


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


DRAWN BY: AG
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CHECK BY: MQA
DATE: 09/11/26

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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.

ADAM GINKEL License No. 43963

Date: 10.19.2026

# GATHER
RAMSEY, MN

# CIVIL SITE PLAN

PREPARED FOR: ELEVATE HOPE

SHEET
**C1.1**

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## TIMING FOR EROSION & SEDIMENT CONTROL

ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS OR IMPLEMENTED IN THE FIELD SHALL BE IN ACCORDANCE WITH THE CITY REQUIREMENTS.

PHASE I:
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. PROVIDE TEMPORARY PARKING AND STORAGE AREA.
3. INSTALL SILT FENCE AS SHOWN ON PLAN.
   - 3.1. ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
   - 3.2. THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION.
   - 3.3. SILT FENCE SHALL REMAIN IN-PLACE UNTIL SITE HAS BEEN STABILIZED.
   - 3.4. CONTRACTOR TO PROVIDE ADDITIONAL SILT FENCE, BIOROLLS, EROSION CONTROL BLANKET, OR OTHER APPROVED EQUAL FOR ANY SLOPES THAT APPEAR TO BE FAILING. (***NOTE: EROSION CONTROL BLANKET MUST HAVE NON-FIXED JOINTS AND BE FULLY BIODEGRADABLE; ANY BLANKET NETTING MUST BE LOOSE-WEAVE.)***
4. INSTALL INLET PROTECTION FOR EXISTING STORM SEWER INLETS.
5. INSTALL TREE PROTECTION FENCING AS APPLICABLE.
6. PERFORM SITE GRADING ON AN AREA-BY-AREA BASIS TO MINIMIZE UNSTABILIZED AREAS.
   - 6.1. CONTRACTOR MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
7. PAY SPECIAL ATTENTION TO ADJACENT PROPERTY LINES TO ENSURE THE EROSION CONTROL PRACTICES INPLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
8. STABILIZE SOIL STOCKPILES; STABILIZATION SHALL BE INITIATED IMMEDIATELY.
9. FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
10. CONTRACTOR SHALL BE RESPONSIBLE TO SWEEP/SCRAPE ADJACENT STREETS WHEN MATERIALS OR DEBRIS HAVE WASHED/FLOWED ONTO ADJACENT STREETS OR AS DIRECTED BY CITY.

PHASE II:
1. PROVIDE TEMPORARY SEED FOR DISTURBED AREAS.
2. INSTALL RIP-RAP AT FLARED-END SECTIONS (AS APPLICABLE).
3. INSTALL TEMPORARY INLET PROTECTION FOR ALL STORM SEWER INLET STRUCTURES IN PAVING AREAS.
4. INSTALL UTILITIES INCLUDING SANITARY SEWER, WATER MAIN, STORM SEWER.
5. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND/OR SOD.
6. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ONLY AFTER SITE HAS BEEN STABILIZED.

## REVEGETATION SPECIFICATIONS

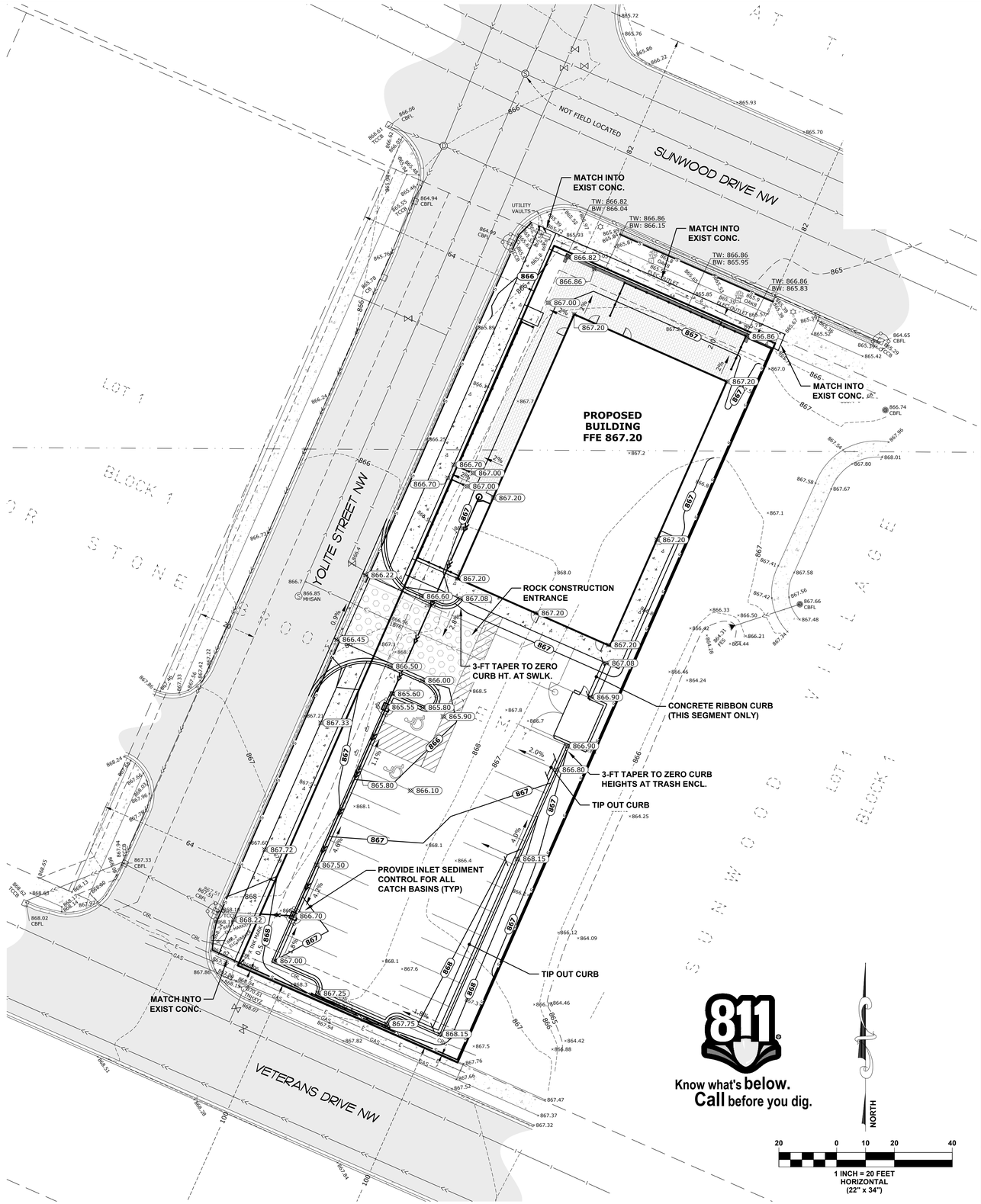
| ITEM | | MNDOT SPECIFICATION/NOTES |
|---|---|---|
| SOD | | 3878 |
| SEED ** | | 3876 |
| * FOR TURF ESTABLISHMENT | | |
| | COMMERCIAL TURF | MNDOT MIX SB - 2575.608 (160 LBS/ACRE) |
| | RESIDENTIAL TURF | MNDOT MIX RT - 2575.608 (200 LBS/ACRE) |
| TEMPORARY | FALL COVER | MNDOT MIX SI - 2575.608 (65 LBS/ACRE) |
| | SPRING/SUMMER | MNDOT MIX O - 2575.608 (100 LBS/ACRE) |
| | SOIL-BUILDING COVER | MNDOT MIX OP - 2575.608 (110 LBS/ACRE) |
| | 1-2 YEARS COVER | MNDOT MIX TCC- 2575.608 (25 LBS/ACRE) |
| | 2-5 YEARS COVER | MNDOT MIX WW - 2575.608 (10 LBS/ACRE) |
| MULCH | | 3882 (TYPE 1 - DISC ANCHORED) |
| HYDROMULCH | | 3884 |
| FERTILIZER | | 3881 |
| WOOD FIBER BLANKET | | 3885 (CATEGORY 2) |

* MOW A MINIMUM OF:
RESIDENTIAL TURF - ONCE PER 2 WEEKS
COMMERCIAL TURF - ONCE PER 4 WEEKS

** SEEDED AREAS SHALL BE EITHER MULCHED OR COVERED BY BIODEGRADABLE, NON FIXED JOINT FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION.

## LEGEND

- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND CABLE
- EXISTING FIBEROPTIC BOX
- EXISTING LIGHT POLE
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING MISC. MANHOLE
- EXISTING CATCH BASIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING FLARED-END SECTION
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING BITUMINOUS
- PROPOSED WATER PIPE
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- PROPOSED GATE VALVE
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- PROPOSED DIRECTION OF DRAINAGE
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION





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


DRAWN BY: AG
JOB NO: 26-2268
CHECK BY: MQA
DATE: 09/11/26

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| 1 | 10.06.26 | CITY REVIEW #1 |
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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.

ADAM QINKEL
Date: 10.19.2026 License No. 43963

# GATHER
RAMSEY, MN
# GRADING, DRAINAGE & ESC PLAN
PREPARED FOR: ELEVATE HOPE

SHEET
C2.1

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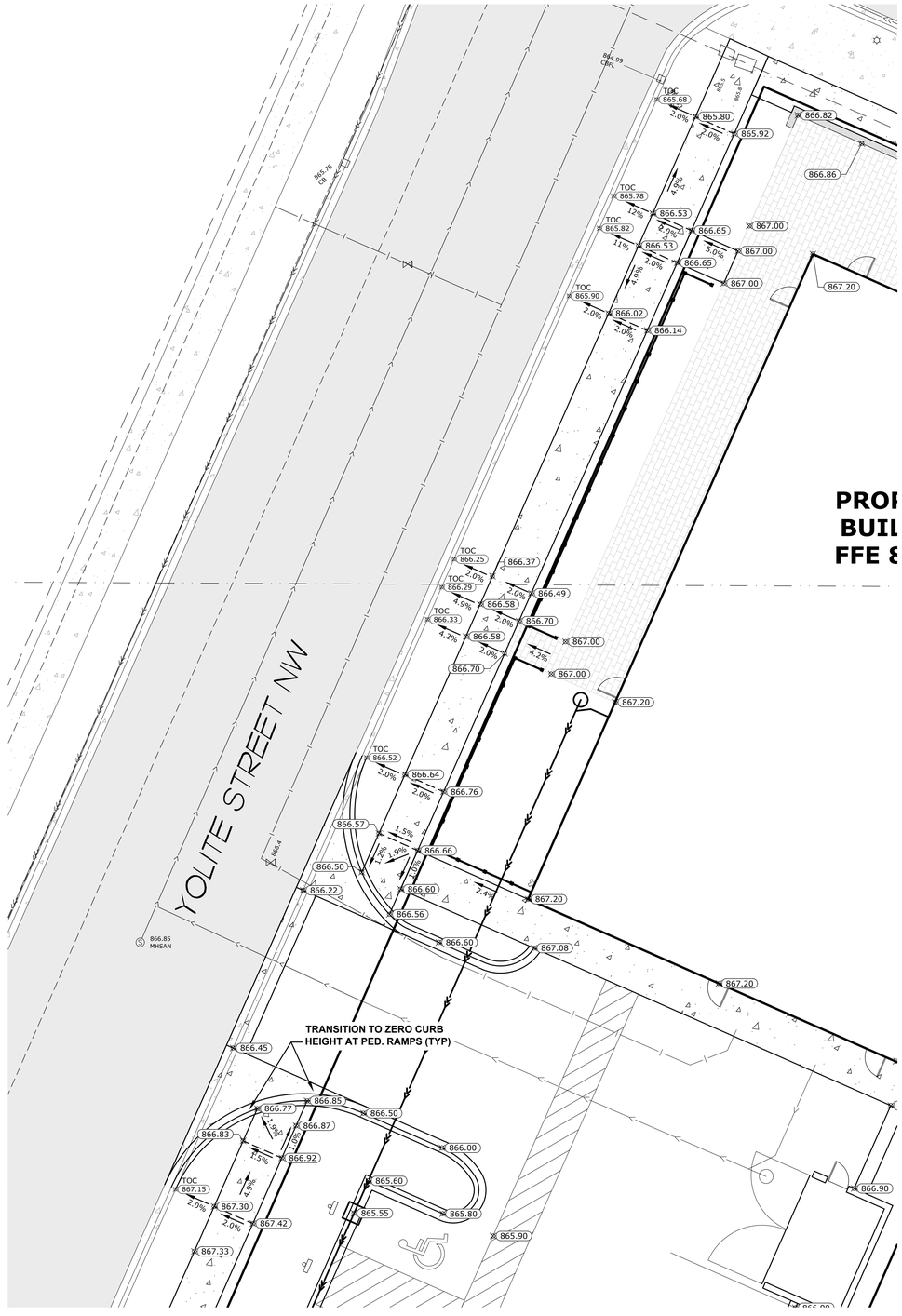
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Know what's **below.** **Call** before you dig.




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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.

ADAM FINKEL
Date: 10.19.2026 License No. 43963

# GATHER
RAMSEY, MN

# GRADING DETAILS

PREPARED FOR: ELEVATE HOPE

SHEET
**C2.2**

S:\PLOWE\CAD\26PROJ\2268 GATHER (RAMSEY)\2268 CAD\2268 BASE 3.DWG
Thursday, October 15, 2026 3:05:45 PM

26-2268

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## SANITARY SEWER NOTES

1. SANITARY SEWER MATERIALS SHALL BE:
   1.1. 8" PVC SDR 26
2. FIELD VERIFY SIZE, ELEVATION AND LOCATION OF EXISTING SANITARY SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
3. INSTALLATIONS SHALL CONFORM TO THE MOST CURRENT VERSION OF THE CEAM STANDARD SPECIFICATIONS.
4. CONTRACTOR TO CONTACT CITY ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO CONNECTION TO EXISTING PUBLIC SANITARY SEWER.

## WATERMAIN NOTES

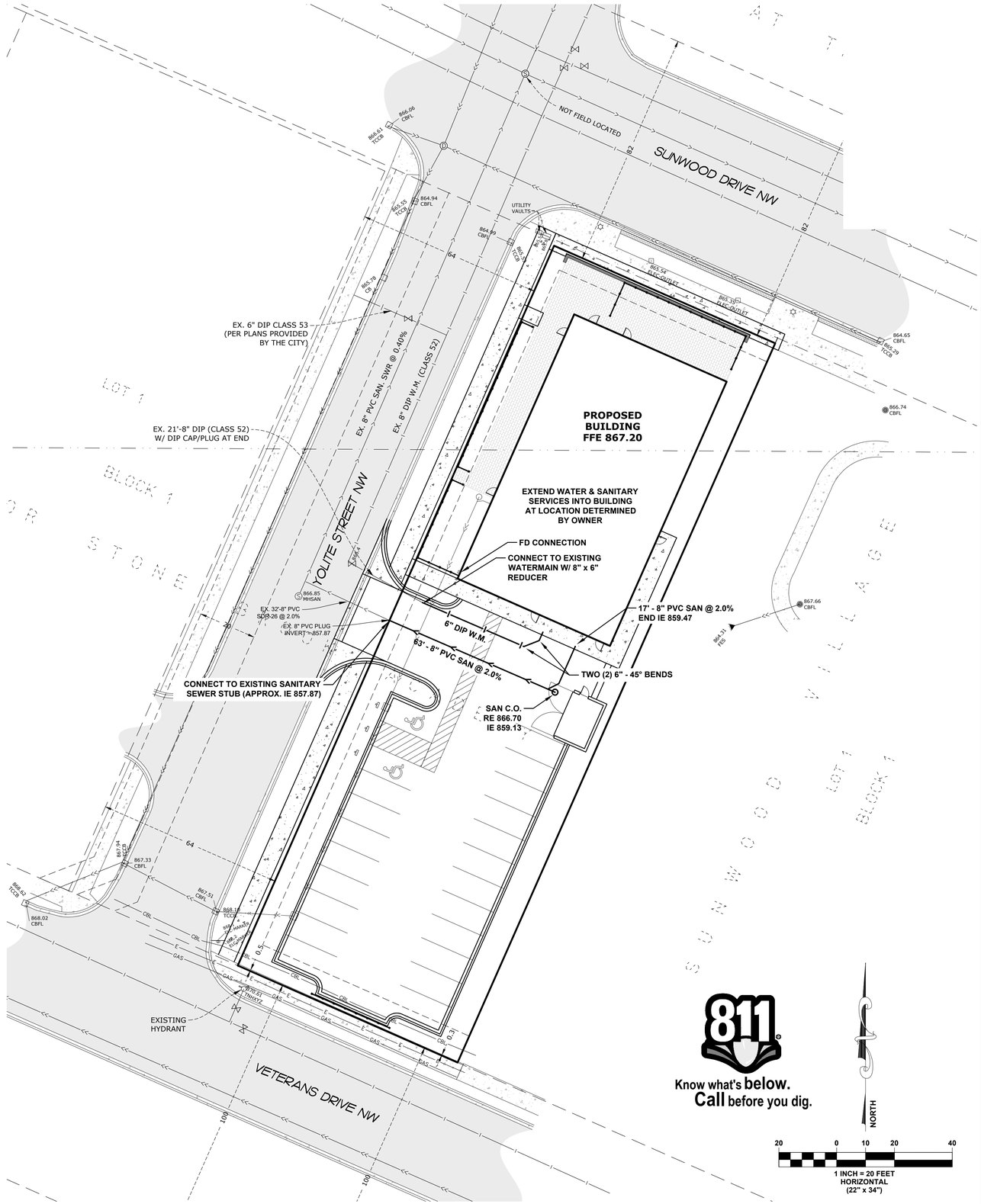
1. WATERMAIN MATERIALS SHALL BE:
   1.1. 6" DIP CLASS 53
2. FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING WATERMAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
3. INSTALLATIONS SHALL CONFORM TO THE MOST CURRENT VERSION OF THE CEAM STANDARD SPECIFICATIONS.
4. MAINTAIN A MINIMUM OF 7.5 FEET OF COVER OVER ALL WATERMAIN PIPE.
5. PROVIDE PREFORMED INSULATION, PPG FOAMGLASS, OR APPROVED EQUAL WHERE SANITARY SEWER OR STORM SEWER CROSSES WITHIN 24" OF WATERMAIN.
6. WATERMAIN SHUTOFF REQUIRES A MIN. 48 HOUR NOTICE TO CITY ENGINEERING DEPARTMENT AND ALL AFFECTED PROPERTY OWNERS.

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- EXISTING CATCH BASIN
- EXISTING FLARED-END SECTION
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CONTOUR (930)
- EXISTING SPOT ELEVATION (920.99 GE)
- EXISTING BITUMINOUS
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM SEWER PIPE
- PROPOSED DRAINTILE AND CLEAN-OUT
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED GATE VALVE
- PROPOSED CONTOUR (928 / 930)
- PROPOSED SPOT ELEVATION (920.60) (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- PROPOSED DIRECTION OF DRAINAGE (4.0%)
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION


NOT FIELD LOCATED
SUNWOOD DRIVE NW
YOUTE STREET NW
VETERANS DRIVE NW
PROPOSED BUILDING FFE 867.20
EXTEND WATER & SANITARY SERVICES INTO BUILDING AT LOCATION DETERMINED BY OWNER
FD CONNECTION
CONNECT TO EXISTING WATERMAIN W/ 8" x 6" REDUCER
17' - 8" PVC SAN @ 2.0%
END IE 859.47
6" DIP W.M
63' - 8" PVC SAN @ 2.0%
TWO (2) 6" - 45° BENDS
SAN C.O.
RE 866.70
IE 859.13
CONNECT TO EXISTING SANITARY SEWER STUB (APPROX. IE 857.87)
EX. 6" DIP CLASS 53 (PER PLANS PROVIDED BY THE CITY)
EX. 21'-8" DIP (CLASS 52) W/ DIP CAP/PLUG AT END
EX. 8" PVC SAN. SWR @ 0.40%
EX. 8" DIP W.M. (CLASS 52)
EX. 32'-8" PVC SDR-26 @ 2.0%
EX. 8" PVC PLUG INVERT=857.87
EXISTING HYDRANT
UTILITY VAULTS
LOT 1
BLOCK 1
OAKSTONE
866.06 CBFL
864.41 TCCB
865.55 TCCB
864.94 CBFL
865.78
865.54 FLG-OUTLET
865.30 FLG-OUTLET
864.65 CBFL
865.29 TCCB
866.74 CBFL
866.85 MHSAN
867.66 CBFL
867.31 TES
867.34 TCCB
867.33 CBFL
867.51 CBFL
868.02 CBFL
868.10 TCCB
868.40 TCCB
868.40 TCCB
868.40

## GENERAL NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. CALL GOPHER STATE ONE CALL AT LEAST 48 HOURS PRIOR TO ANY EXCAVATIONS FOR EXISTING UTILITIES LOCATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS.
5. PARKING, EQUIPMENT STORAGE OR MATERIAL STORAGE SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
6. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC.

## STORM SEWER NOTES

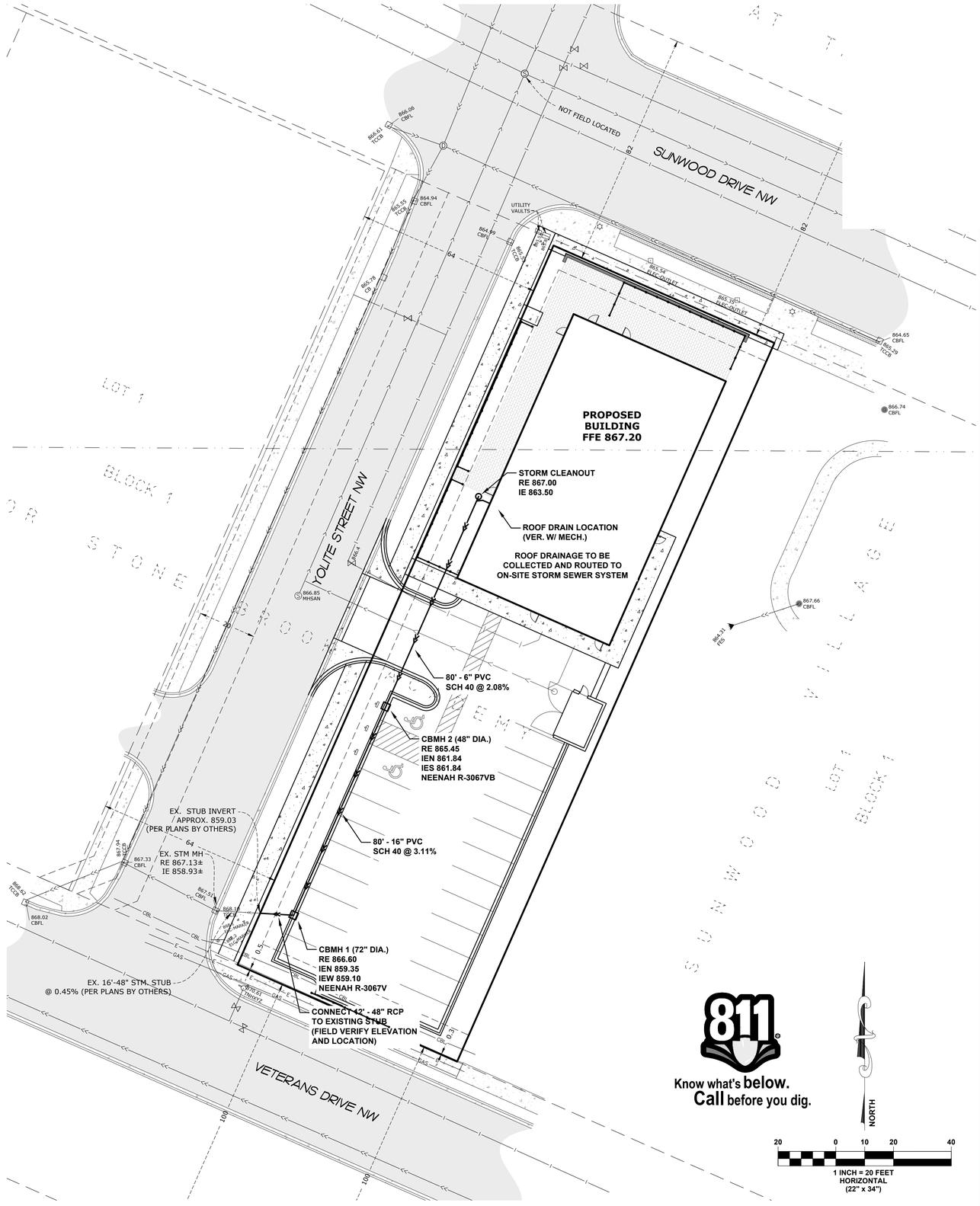
1. STORM SEWER MATERIALS SHALL BE:
   1.1. PVC SCHEDULE 40
   1.2. REINFORCED CONCRETE PIPE (RCP)
2. FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
3. STORM SEWER LENGTHS INCLUDE THE LAYING LENGTH OF THE FLARED-END SECTION. LAYING LENGTH OF APRON TO BE DEDUCTED FROM PAYMENT LENGTH OF PIPE.
4. STORM SEWER TO CONNECT TO CATCH BASINS WITH APPROVED RESILIENT RUBBER JOINTS TO MAKE THE WATERTIGHT. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

**AN MPCA NPDES CONSTRUCTION PERMIT IS REQUIRED PRIOR TO THE START OF CONSTRUCTION**

**ALL PERMITS, INCLUDING BUT NOT LIMITED TO PERMITS FROM CITY OF RAMSEY, MNDOT, AND THE MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY, SHALL BE OBTAINED PRIOR TO ORDERING OF MATERIAL AND STARTING OF CONSTRUCTION. NO INSTALLATION OF UTILITIES SHALL BE PERMITTED UNTIL ALL APPLICABLE PERMITS ARE RECEIVED BY CONTRACTOR. INSTALLATION OF UTILITIES SHALL BE CONSTRUCTED TO MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY STANDARDS AND CITY STANDARDS AS IDENTIFIED IN THE PUBLIC WORKS/ENGINEERING STANDARDS.**

## LEGEND

- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND CABLE
- EXISTING FIBEROPTIC BOX
- EXISTING LIGHT POLE
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING MISC. MANHOLE
- EXISTING CATCH BASIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING FLARED-END SECTION
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CONTOUR (930)
- EXISTING SPOT ELEVATION (920.99 GE)
- EXISTING BITUMINOUS
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM SEWER PIPE
- PROPOSED DRAINTILE AND CLEAN-OUT
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED GATE VALVE
- PROPOSED CONTOUR (928 / 930)
- PROPOSED SPOT ELEVATION (920.60) (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- PROPOSED DIRECTION OF DRAINAGE (4.0%)
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION




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


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


DRAWN BY: AG | JOB NO: 26-2268 | CHECK BY: MQA | DATE: 09/11/26

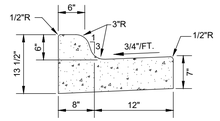
| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 10.06.26 | CITY REVIEW #1 |
| 2 | 10.19.26 | CITY REVIEW #2 |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |

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.

ADAM FINKEL
Date: 10.19.2026 License No. 43963

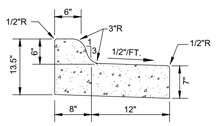
# GATHER
RAMSEY, MN
## UTILITY PLAN - STORM SEWER
PREPARED FOR: ELEVATE HOPE

SHEET
**C3.2**



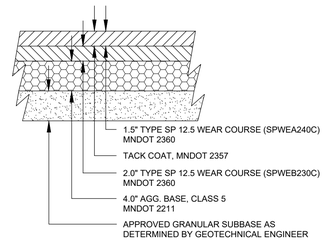

NOTES:
1. PROVIDE MIN. 4" CLASS 5 UNDER CURB (TYP)
2. FOR MECHANICALLY LAID CURB, SHOE MAY BE TILTED.

## B612 CONCRETE CURB & GUTTER
N.T.S.




NOTES:
1. PROVIDE MIN. 4" CLASS 5 UNDER CURB (TYP)
2. FOR MECHANICALLY LAID CURB, SHOE MAY BE TILTED.

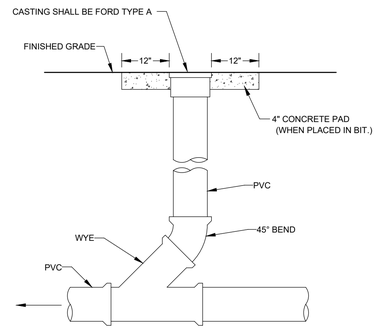
## B612 CONCRETE CURB & GUTTER (TIP-OUT)
N.T.S.




1. PAVING SHALL CONFORM TO THE LATEST EDITION OF MNDOT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION

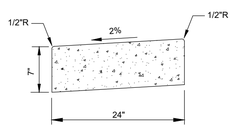
2. GEOTECHNICAL ENGINEER TO REVIEW PAVEMENT SECTION FOR MATERIALS PRIOR TO ANY INSTALLATIONS.

## BITUMINOUS PAVEMENT
N.T.S.



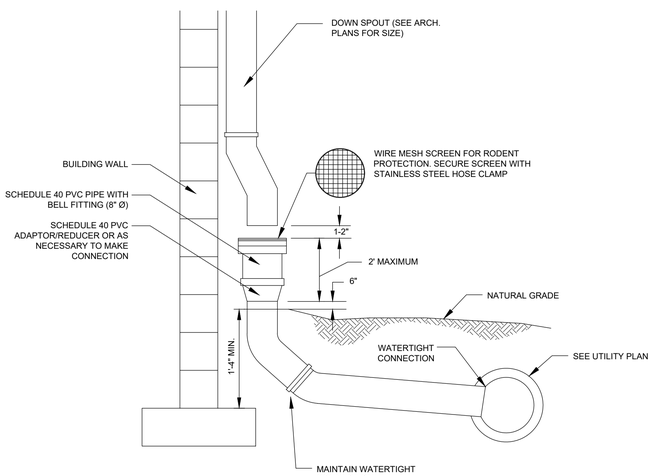

NOTES:
- ALL JOINTS SHALL BE SOLVENT WELD EXCEPT AS NOTED.
- ALL PIPE TO BE SCHEDULE 40

## SANITARY CLEAN-OUT
N.T.S.

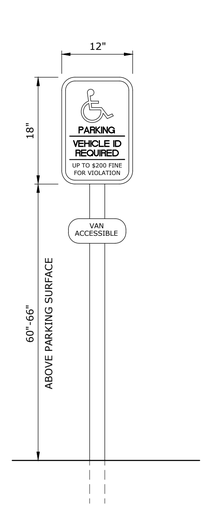



NOTES:
1. PROVIDE MIN. 4" CLASS 5 UNDER CURB (TYP)

## CONC. RIBBON CURB
N.T.S.

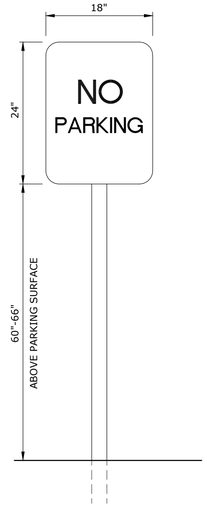



## DOWN SPOUT COLLECTOR
N.T.S.




ALL STREET SIGNS SHALL MEET REQUIREMENTS OF THE MMUTCD

## H.C. PARKING SIGNS
N.T.S.




ALL STREET SIGNS SHALL MEET REQUIREMENTS OF THE MMUTCD

## NO PARKING SIGN
N.T.S.

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

DRAWN BY: AG
JOB NO: 26-2288
CHECK BY: MQA
DATE: 09/11/26

| NO. | DATE | DESCRIPTION |
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| 1 | 10.06.26 | CITY REVIEW #1 |
| 2 | 10.19.26 | CITY REVIEW #2 |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |

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.

ADAM YINKEL License No. 43963

Date: 10.19.2026

# GATHER
RAMSEY, MN

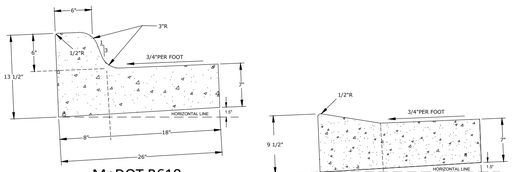
# DETAILS

PREPARED FOR: ELEVATE HOPE

SHEET
C4.1

S:\PLOWE\CAD\26PROJ\2268 GATHER (RAMSEY)\2268 CAD\2268 BASE 3.DWG
Thursday, October 15, 2026 3:05:45 PM

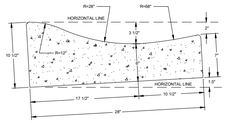
26-2268



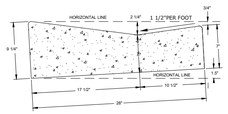

MnDOT B618




DRIVEWAY FOR B618




SURMOUNTABLE

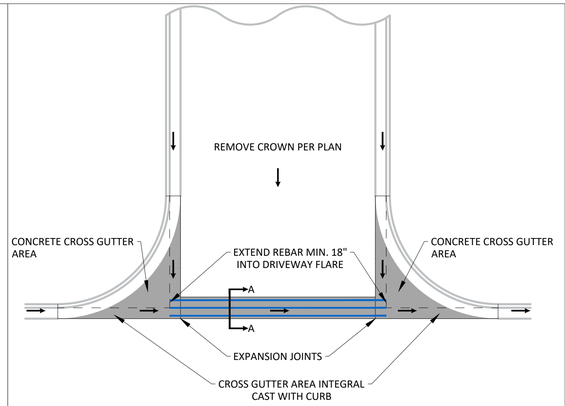



DRIVEWAY FOR SURMOUNTABLE

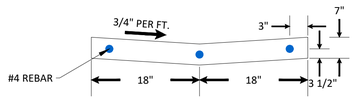
NOTES:

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

| APPROVED: 9 - 2025 | | STANDARD DETAILS: CURB AND GUTTER |
|---|---|---|
| | | CITY PLATE No. STR-1 |




PLAN

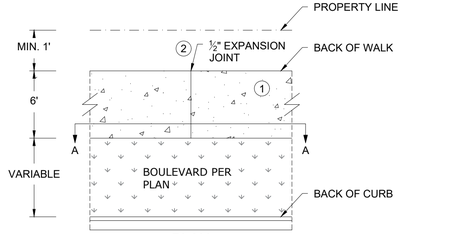



SECTION A-A

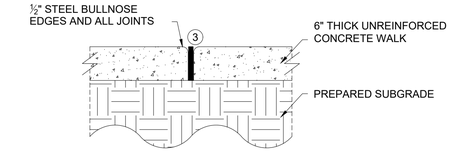
NOTE: NOT TO SCALE

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 | | STANDARD DETAILS: CROSS GUTTER |
|---|---|---|
| | | CITY PLATE No. STR-2 |




PLAN



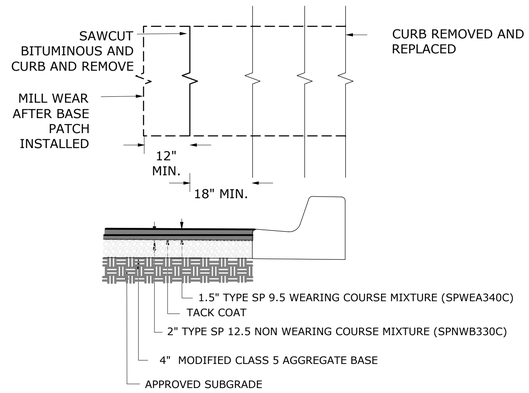

SECTION A-A

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 | | STANDARD DETAILS: CONCRETE SIDEWALK |
|---|---|---|
| | | CITY PLATE No. STR-3 |




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.

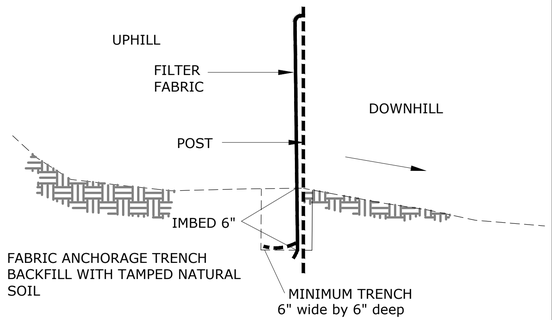
| APPROVED: 3 - 2022 | | STANDARD DETAILS: STREET PATCHING STANDARDS |
|---|---|---|
| | | CITY PLATE No. STR-25 |

# TABLE A
## MODIFIED CLASS 5 SPECIFICATIONS

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

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

| APPROVED: 2 - 2003 | | STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATION |
|---|---|---|
| | | CITY PLATE No. STR-26 |

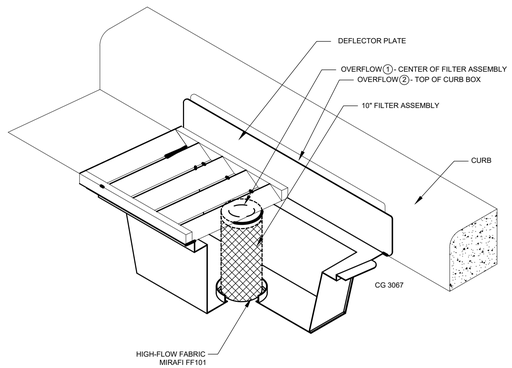



INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

| APPROVED: 1 - 2016 | | STANDARD DETAILS: SILT FENCE |
|---|---|---|
| | | CITY PLATE No. ERO-1 |

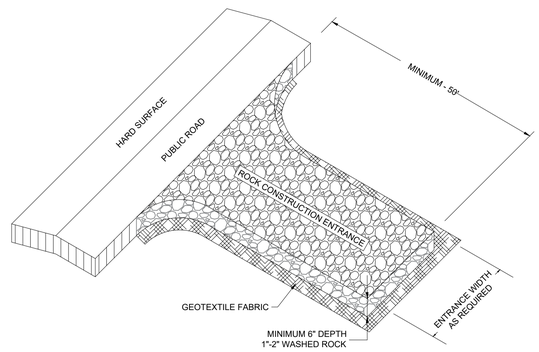



INLET PROTECTION – WIMCO OR EQUAL

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 | | STANDARD DETAILS: INLET PROTECTION |
|---|---|---|
| | | CITY PLATE No. ERO-2 |




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 | | STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE |
|---|---|---|
| | | CITY PLATE No. ERO-5 |


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


DRAWN BY: AG | JOB NO: 26-2288 | CHECK BY: MQA | DATE: 09/11/26

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 2 | 10.19.26 | CITY REVIEW #2 |
| 1 | 10.06.26 | CITY REVIEW #1 |

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.

ADAM J. FINKEL License No. 43963

Date: 10.19.2026

# GATHER
RAMSEY, MN

# DETAILS

PREPARED FOR: ELEVATE HOPE

SHEET
# C4.2

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Thursday, October 15, 2026 3:05:45 PM

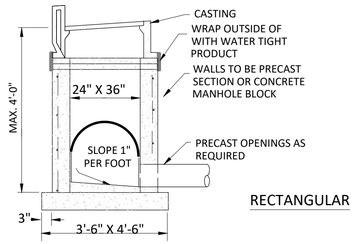
26-2268

Notes:

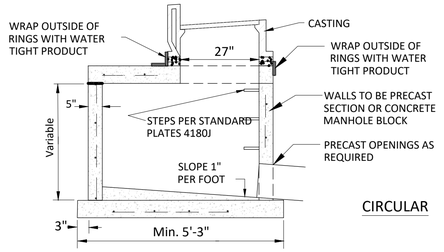
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) SAND CONTENT.

| APPROVED: 7 - 2019 | | STANDARD DETAILS: TOPSOIL REQUIREMENTS |
|---|---|---|
| | | CITY PLATE No. ERO-6 |

A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE




RECTANGULAR

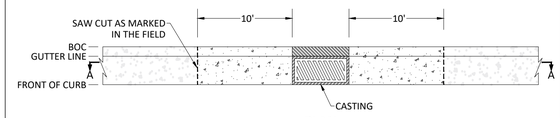



CIRCULAR

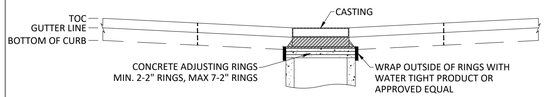
NOTES:

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 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
9. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET

| APPROVED: 1 - 2024 | | STANDARD DETAILS: CATCH BASIN |
|---|---|---|
| | | CITY PLATE No. STO-1 |




PLAN




SECTION A-A

NOTE: NOT TO SCALE

NOTE:

1. CONCRETE CURB AND GUTTER TO BE REMOVED 10 FEET TO EITHER SIDE OF CATCH BASIN CASTING. CURB AND GUTTER MUST BE SAW CUT - FULL DEPTH.
2. CASTING SHALL BE BROUGHT UP TO PROPER GRADE. DAMAGED CONCRETE ADJUSTING RINGS MUST BE REPLACED. OUTSIDE OF RINGS MUST BE WRAPPED WITH APPROVED WATER TIGHT PRODUCT. INSIDE OF RINGS MUST BE GROUTED TO A SMOOTH FINISH.
3. CONCRETE CURB AND GUTTER SHALL BE REPLACED AND MATCH INTO THE RESET CASTING AND THE EXISTING CURB AND GUTTER.
4. DAMAGED BITUMINOUS PAVEMENT SHALL BE REPAIRED AND IS INCIDENTAL. FOLLOW CITY STANDARD PLATE STR-25.
5. PROPER TRAFFIC CONTROL DEVICES SHALL BE REQUIRED TO MAINTAIN A SAFE WORK ENVIRONMENT, AND IS INCLUDED IN THE TRAFFIC CONTROL LUMP SUM BIT ITEM.
6. ALL EQUIPMENT, MATERIALS, DISPOSAL, AND LABOR REQUIRED TO RESET CATCH BASIN CASTING AS DESCRIBED BY THIS DETAIL IS INCIDENTAL.
7. BOULEVARD RESTORATION BEHIND CURB IS NOT INCLUDED WITH THE RESET CATCH BASIN CASTING PAY ITEM.

| APPROVED: 3 - 2017 | | STANDARD DETAILS: RESET CATCH BASIN CASTING |
|---|---|---|
| | | CITY PLATE No. STO-13 |


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SITE PLANNING & ENGINEERING


DRAWN BY: AG | JOB NO: 26-2268 | CHECK BY: MQA | DATE: 09/11/26

| NO. | DATE | DESCRIPTION |
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| 8 | | |
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| 4 | | |
| 3 | 10.19.26 | CITY REVIEW #2 |
| 2 | 10.06.26 | CITY REVIEW #1 |
| 1 | | |

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.

ADAM J. FINKEL
Date: 10.19.2026 License No. 43963

# GATHER
RAMSEY, MN

## DETAILS

PREPARED FOR: ELEVATE HOPE

SHEET
**C4.3**