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Signature: 
 Type or printed name: GREGORY FAULKNER
 License #: 40199
 Date Plotted: 10/29/2021

PUD SUBMITTAL
 10/29/2021

Revisions:

#	DATE	COMMENTS

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
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 Minneapolis, MN 55415 p: 612.332.7522

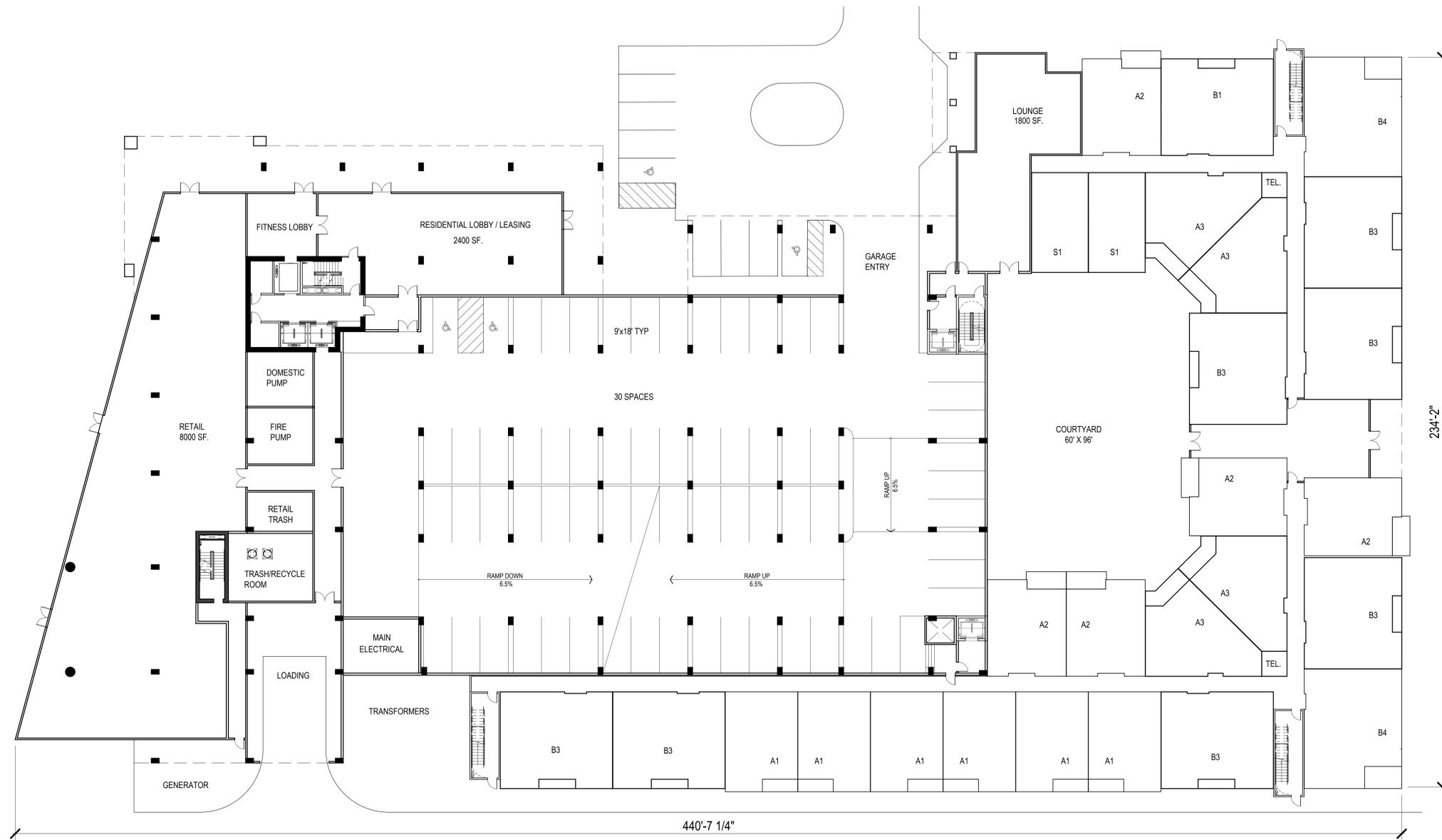
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SHEET CONTENTS:
 BUILDING C -
 BUILDING PLANS

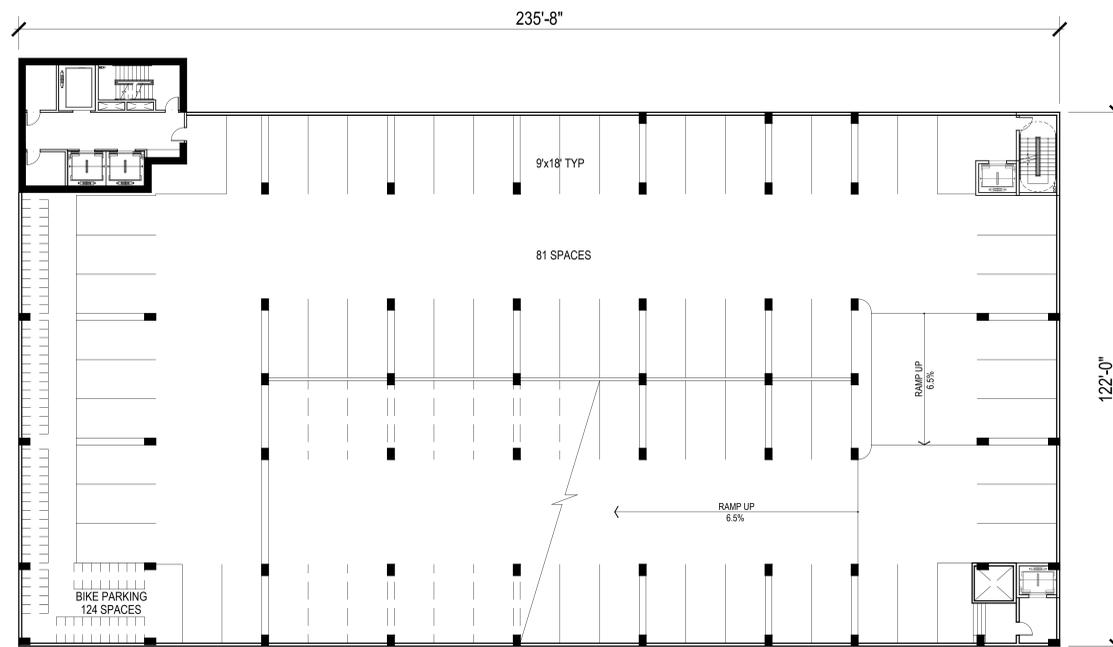
SHEET NO.

A430

21180

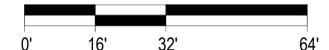


GROUND FLOOR PLAN



BASEMENT FLOOR PLAN

SCALE: 1/16" = 1'-0" (30"x42" SHEET)



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 SCALE: 3/8" DATE/TIME: Oct 29, 2021 9:49am
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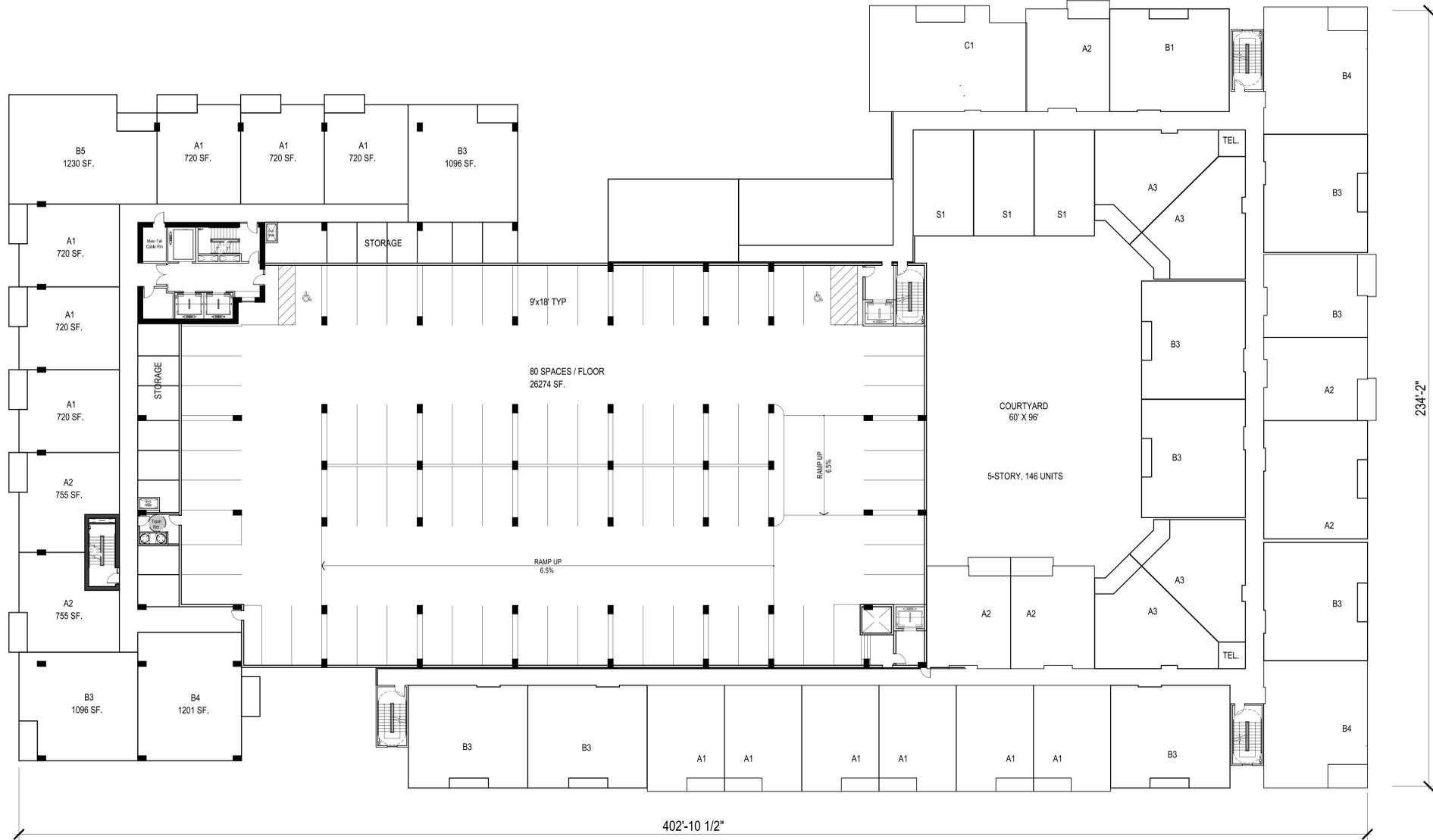
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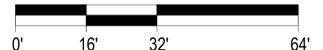
SHEET NO.

A432
 21180



3RD-5TH FLOOR PLAN

SCALE: 1/16" = 1'-0" (30"x42" SHEET)



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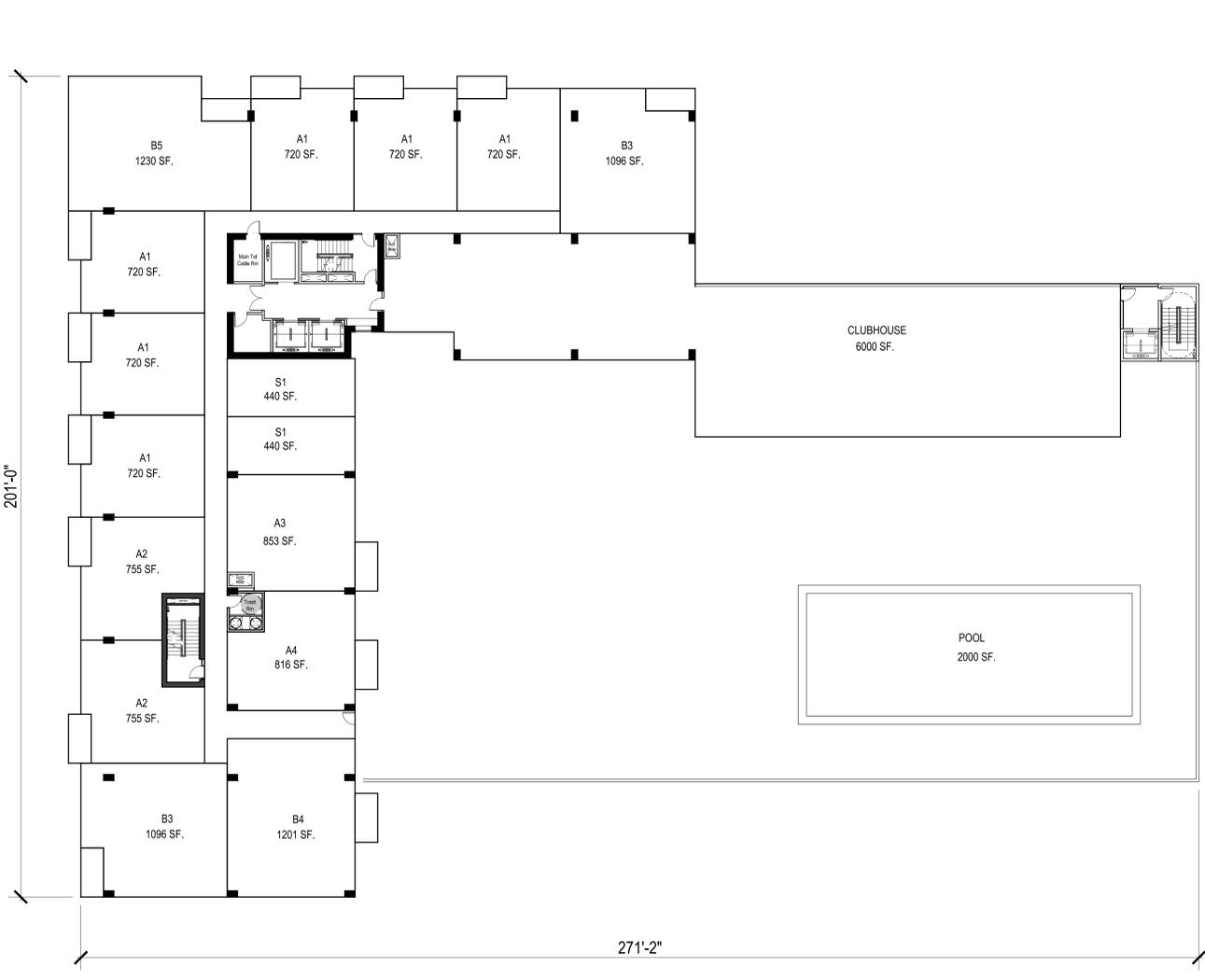
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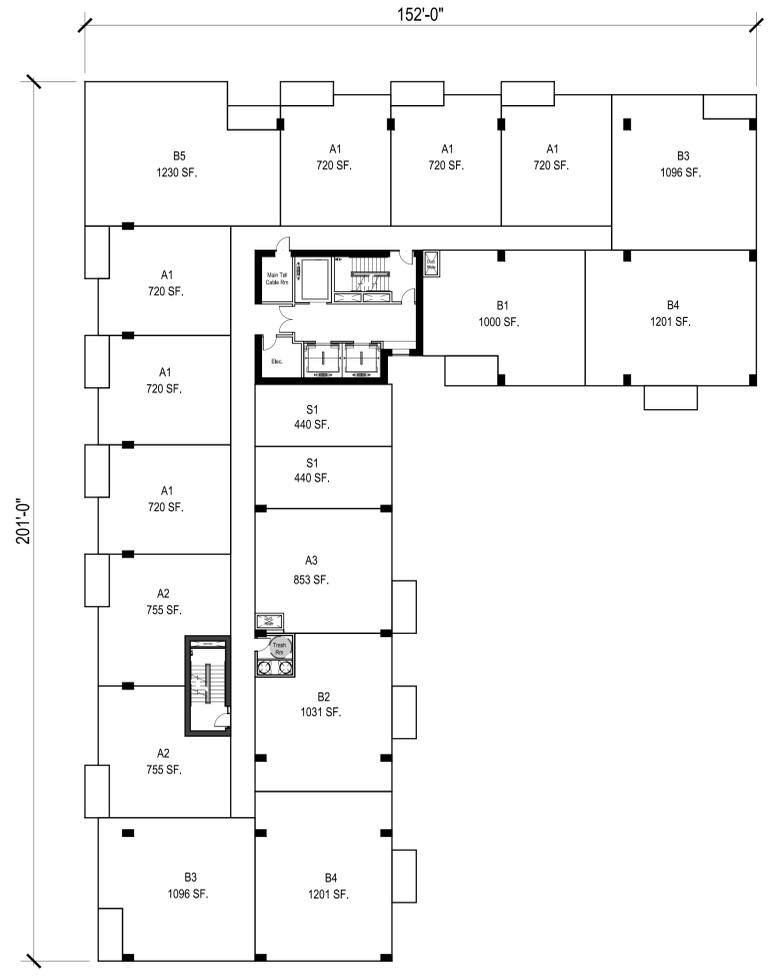
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SHEET NO.

A434
 21180

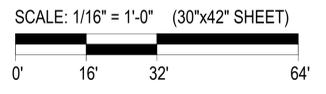


7TH FLOOR PLAN



8TH-13TH FLOOR PLAN

FLOOR PLATE: 19,116 SF.
 CIRCULATION: 2682 SF.



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 SCALE: 3/8" DATE/TIME: Oct 29, 2021 9:49am
 USER: jw ARET/31 30x42 TEL: 312.461.1000 FAX: 312.461.1001 PLOT: 10/29/2021 9:50am

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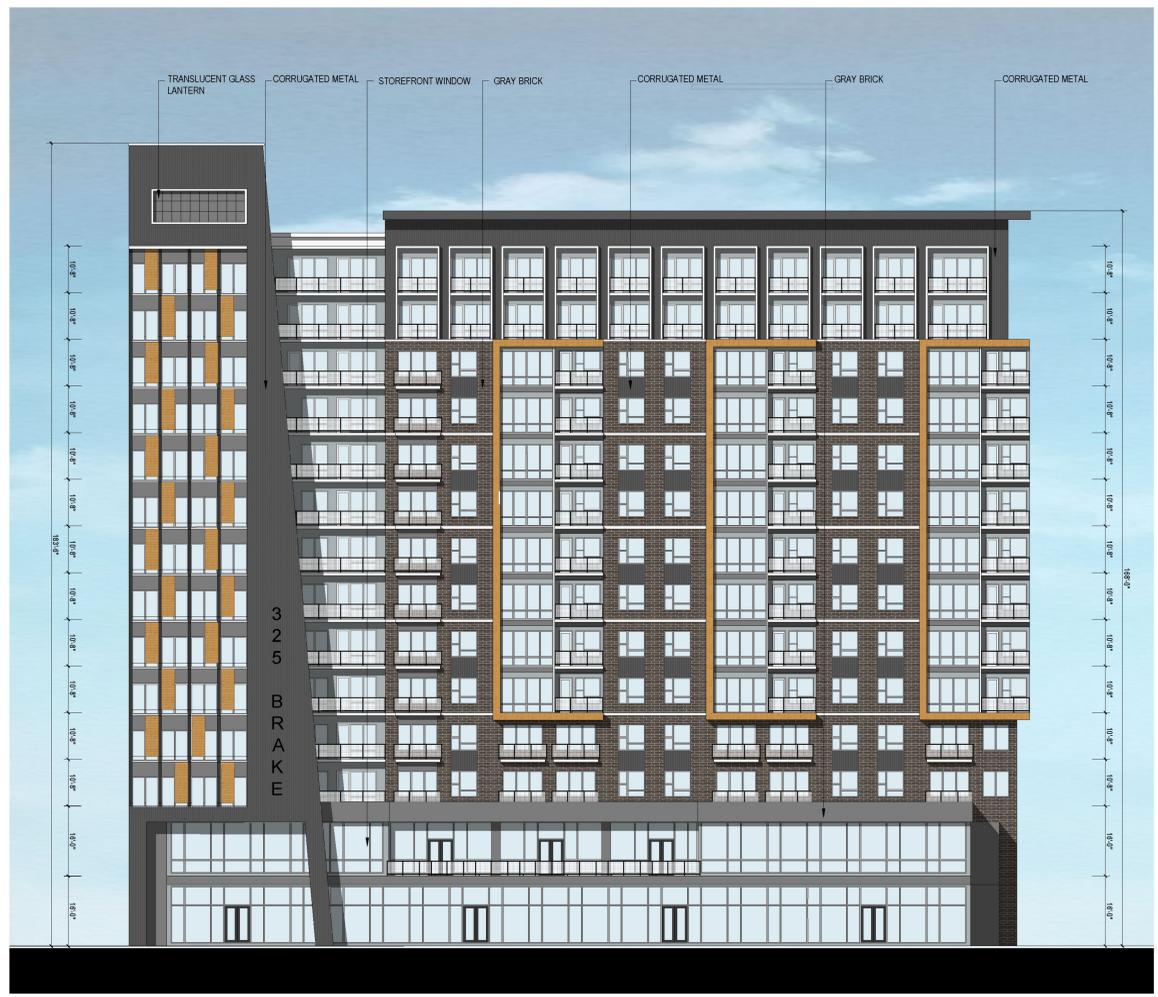
SHEET CONTENTS

BUILDING C - ELEVATIONS

SHEET NO.

A438

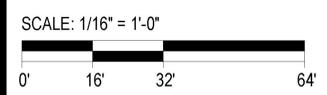
	NORTH	SOUTH	EAST	WEST
GLASS	42 %	40 %	38 %	45 %
BRICK VENEER	30 %	10 %	10 %	40 %
METAL PANEL	20 %	14 %	10 %	10 %
FIBER CEMENT PANEL-REVEAL SYSTEM	8 %	36 %	42 %	5 %
WOODTONE PANEL				



BUILDING C-BLAKE ROAD ELEVATION



BUILDING C-EAST ELEVATION



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SHEET CONTENTS:
 BUILDING C - ELEVATIONS

SHEET NO.
A439

	NORTH	SOUTH	EAST	WEST
GLASS	42 %	40 %	38 %	45 %
BRICK VENEER	30 %	10 %	10 %	40 %
METAL PANEL	20 %	14 %	10 %	10 %
FIBER CEMENT PANEL-REVEAL SYSTEM	8 %	36 %	42 %	5 %
WOODTONE PANEL				



**BUILDING C -BOULEVARD ELEVATION
 (NORTH ELEVATION)**

SCALE: 1/16" = 1'-0"
 0' 16' 32' 64'

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SHEET CONTENTS
 BUILDING C - ELEVATIONS

SHEET NO.
A440

	NORTH	SOUTH	EAST	WEST
GLASS	42 %	40 %	38 %	45 %
BRICK VENEER	30 %	10 %	10 %	40 %
METAL PANEL	20 %	14 %	10 %	10 %
FIBER CEMENT PANEL-REVEAL SYSTEM	8 %	36 %	42 %	5 %
WOODTONE PANEL				



BUILDING C -SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

LEGEND

EXISTING	PROPOSED



APPROXIMATE WESTERN LIMITS OF MCWD REGIONAL STORMWATER PROJECT

PROPOSED CEDAR LAKE TRAIL

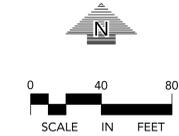
PROPOSED SMART

EXISTING FREIGHT LINE

WARNING:

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TOLL FREE: 1-800-252-1166

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10/22/21	PUD SUBMITTAL
10/29/21	CITY RESUBMITTAL

PROFESSIONAL SIGNATURE

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Michael J. St. Martin - PE	24440
Date	10-22-21

QUALITY CONTROL

Loucks Project No.	20503A
Project Lead	MJS
Drawn By	TRG
Checked By	MJK
Review Date	10-22-21

SHEET INDEX

C1-1	EXISTING CONDITIONS PLAN
C1-2	DEMOLITION PLAN
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C3-1A-D	GRADING PLAN
C3-2	SWPPP PLAN
C3-3	SWPPP NOTES
C4-1A-D	SANIT. AND WATERMAIN
C4-2A-D	STORM SEWER
C8-1, 2	DETAIL SHEET

EXISTING	PROPOSED

DEMOLITION LEGEND:

	REMOVE EXISTING BITUMINOUS PAVING
	REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ETC.
	REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, FENCE, ETC.
	REMOVE EXISTING UTILITIES
	REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PARKING METERS, SIGNS, ETC.
	REMOVE EXISTING TREES

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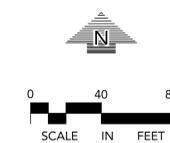
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EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
	DRAINTILE	
	SANITARY SEWER	
	FORCE MAIN	
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
	CONTOUR	
	SPOT ELEVATION	
	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	
	BUILDING SETBACK LINE	

SITE NOTES

- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
- ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
- ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
- BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
- BITUMINOUS PARKING STALLS AND DRIVE ISLES TO BE HEAVY DUTY BITUMINOUS
- SEE ELECTRICAL PLAN FOR SITE LIGHTING
- SEE ARCHITECTURE FOR SITE USE TABULATION.

PARKING CALCULATIONS

PROPOSED SURFACE PARKING PROVIDED:	39 STALLS
PROPOSED GARAGE PARKING PROVIDED:	1,134 STALLS
PROPOSED TOTAL PARKING PROVIDED:	1,173 STALLS

SITE DATA

CURRENT ZONING:	I-2 (INDUSTRIAL)
PROPOSED ZONING:	PUD

SETBACKS SHOWN BELOW ARE CITY CODE MINIMUMS, SEE PLAN FOR PROPOSED SETBACKS THAT DEVIATE FROM CODE MINIMUMS.

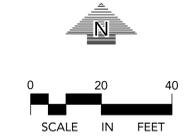
- RESIDENTIAL BUILDING: 15 FEET TO 25 FEET.
- OFFICE BUILDING: 25 FEET TO 40 FEET.
- FRONT YARD SETBACKS ALONG 2ND STREET.
- RESIDENTIAL BUILDING: FIVE FEET TO 15 FEET.
- STRUCTURED PARKING: FIVE FEET TO 15 FEET.
- OFFICE BUILDING: FIVE FEET TO 15 FEET.
- SIDE YARD: TEN FEET.
- REAR YARD: TEN FEET.

PROPERTY AREA:	16.87 AC
EXISTING IMPERVIOUS AREA:	0.00 AC (0.00%)
PROPOSED IMPERVIOUS AREA:	9.58 AC (56.7%)

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	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
	DRAIN TILE	
	SANITARY SEWER	
	FORCE MAIN	
	WATER MAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
	CONTOUR	
	SPOT ELEVATION	
	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	
	BUILDING SETBACK LINE	

GRADING, DRAINAGE & EROSION CONTROL NOTES

1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
3. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED.
4. FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL), "GW" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
5. STREETS MUST BE CLEANED AND SWEEP WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
6. DUST MUST BE ADEQUATELY CONTROLLED.
7. SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
8. SEE UTILITY PLANS FOR WATER, STORM AND SANITARY SEWER INFORMATION.
9. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
10. SEE LANDSCAPE PLAN FOR FINAL SITE STABILIZATION.

CADD QUALIFICATION

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SUBMITTAL/REVISIONS

DATE	DESCRIPTION
10/22/21	PUD SUBMITTAL
10/29/21	CITY RESUBMITTAL

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Michael J. St. Martin - PE
License No. 24440
Date 10-29-21

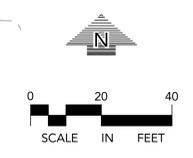
QUALITY CONTROL

Loucks Project No. 20503A
Project Lead: MUS
Drawn By: TRG
Checked By: MKK
Review Date: 10-29-21

SHEET INDEX

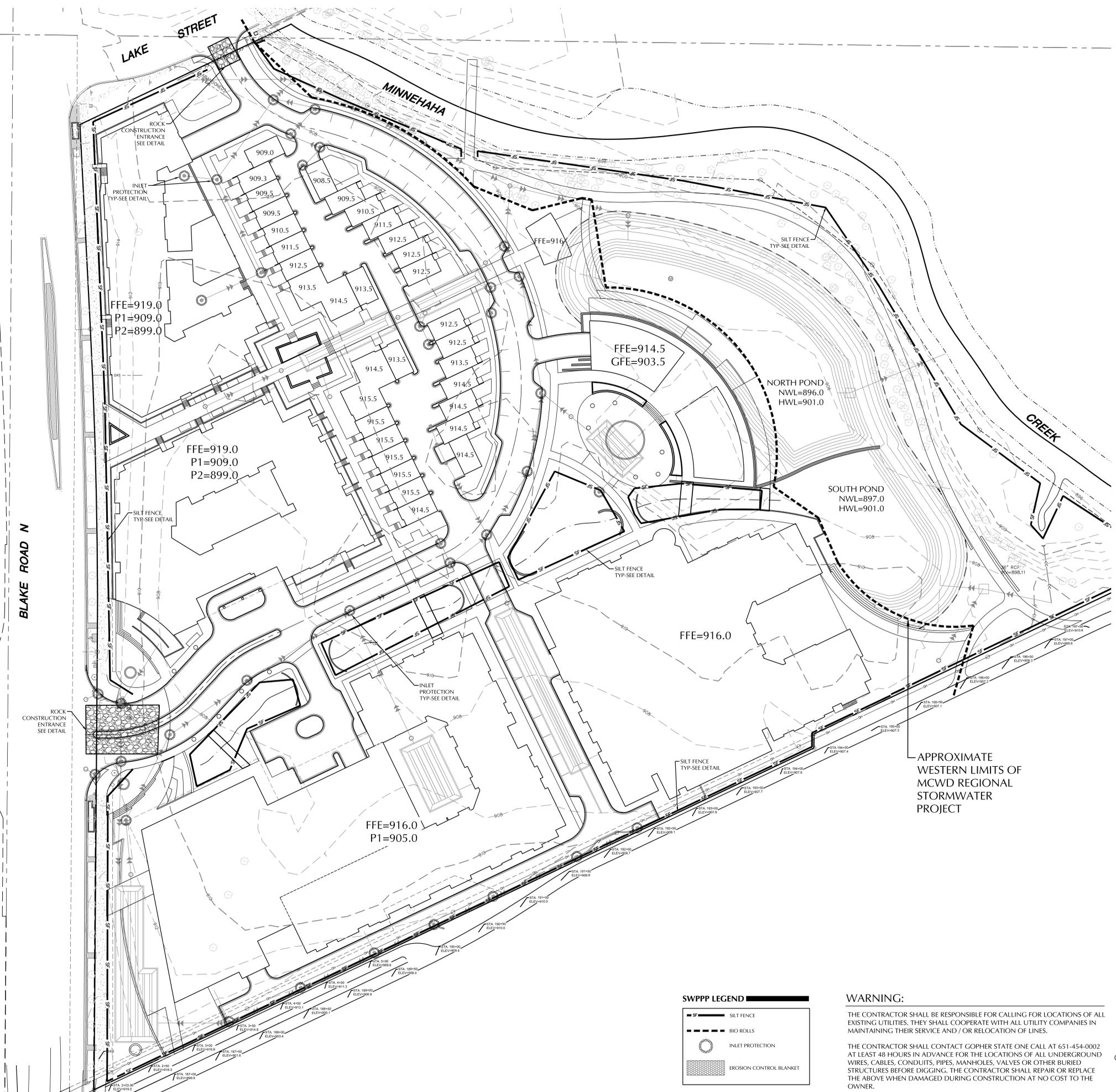
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C1-2	DEMOLITION PLAN
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C3-2	SWPPP PLAN
C3-3	SWPPP NOTES
C4-1A-D	SANITARY AND WATERMAIN
C4-2A-D	STORM SEWER
C8-1, 2	DETAIL SHEET

FFE=916.0
P1=905.0



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Gopher State One Call
TWIN CITY AREA: 651-544-0802
TOLL FREE: 1-800-252-1166

EXISTING	PROPOSED



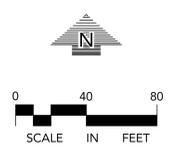
SWPPP LEGEND

	SILT FENCE
	BIO ROLLS
	INLET PROTECTION
	EROSION CONTROL BLANKET

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Loecks Project No. 20503A
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Drawn By: TRG
Checked By: MKK
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C3-3	SWPPP NOTES
C4-1A-D	SANIT. AND WATERMAIN
C4-2A-D	STORM SEWER
C8-1, 2	DETAIL SHEET

SWPPP NOTES

1. THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING FIVE RESIDENTIAL BUILDINGS, THIRTY SIX TOWNHOMES, AND A RESTAURANT, ASSOCIATED SURFACE PAVEMENTS, STORMWATER MANAGEMENT SYSTEMS AND UTILITIES.
2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:
 1. INSTALL VEHICLE TRACKING BMP
 2. INSTALL SILT FENCE AROUND SITE
 3. CLEAR AND GRUB SITE
 4. STRIP AND STOCKPILE TOPSOIL
 5. REMOVE PAVEMENTS AND UTILITIES
 6. CONSTRUCT STORMWATER MANAGEMENT FACILITY
 7. ROUGH GRADE SITE
 8. IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE
 9. INSTALL UTILITIES
 10. INSTALL BUILDING FOUNDATIONS
 11. INSTALL CURBS AND GUTTER
 12. INSTALL PAVEMENTS AND WALKS
 13. FINAL GRADE SITE
 14. REMOVE ACCUMULATED SEDIMENT FROM STORMWATER SYSTEMS
 15. SEED AND MULCH
 16. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.
3. SITE DATA:

AREA OF DISTURBANCE:	16.87 AC
PRE-CONSTRUCTION IMPERVIOUS AREA:	0.00 AC
POST-CONSTRUCTION IMPERVIOUS AREA:	9.58 AC

GENERAL SOIL TYPE: SEE GEOTECHNICAL EVALUATION REPORT
4. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.
5. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.
6. ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES. SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.
7. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.
8. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXCEPT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.
9. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.
10. SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
11. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE PROPERLY CONTAINED.
12. NO ENGINE DEGRADING IS ALLOWED ON SITE.
13. THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE FOR PARTS II.B., PART II.C., PART II.B.F., PART V, PART IV, AND APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN APPENDIX A, PART C, OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.
14. TERMINATION OF COVERAGE: PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
 - A. FINAL STABILIZATION, PER NPDES PERMIT PART IV.G., HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
 - B. TRANSFER OF OWNERSHIP AS DESCRIBED IN THE PERMIT.
15. INSPECTIONS
 - A. INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
 - B. EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.
 - C. STABILIZED AREAS: ONCE EVERY 30 DAYS
- D. FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
- E. INSPECTION AND MAINTENANCE RECORDS MUST BE RETAINED FOR 3 YEARS AFTER FILING OF THE NOTICE OF TERMINATION AND MUST INCLUDE: DATE AND TIME OF ACTION, NAME OF PERSON(S) CONDUCTING WORK, FINDING OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTION, DATE AND AMOUNT OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.
16. MINIMUM MAINTENANCE
 - A. SILT FENCE TO BE REPAIRED, REPLACED, SUPPLEMENTED WHEN NONFUNCTIONAL, OR 1/3 FULL: WITHIN 24 HOURS
 - B. SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME. REMOVAL MUST BE COMPLETE WITHIN 72 HOURS OF DISCOVERY.
 - C. SEDIMENT REMOVED FROM SURFACE WATERS WITHIN (7)SEVEN DAYS
 - D. CONSTRUCTION SITE EXITS INSPECTED, TRACKED SEDIMENT REMOVED WITH 24 HOURS.
 - E. PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS GREATER THAN 0.5" IN 24 HOURS
17. THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION ACTIVITY BY THE PERMITTEE(S) WHO HAVE OPERATIONAL CONTROL OF THE SITE.
18. OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT, THE SWPPP, ALL INSPECTIONS AND MAINTENANCE RECORDS, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS AFTER FILING NPDES NOTICE OF TERMINATION.
19. SWPPP MUST BE AMENDED WHEN:
 - A. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE
 - B. INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
 - C. THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.
19. CONCRETE WASHOUT AREA
 - A. CONTRACTOR TO PROVIDE PREFABRICATED CONCRETE WASH-OUT CONTAINER WITH RAIN PROTECTION PER PLAN.
 - B. CONCRETE WASH-OUT TO BE IDENTIFIED WITH SIGNAGE STATING "CONCRETE WASHOUT AREA DO NOT OVERFILL".
 - C. CONCRETE WASHOUT WATER NEEDS TO BE PUMPED WITHIN 24 HOURS OF STANDING WATER IN WASHOUT AREA.
20. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.
21. PIPE OULETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
22. FINAL STABILIZATION

FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY.
23. RESPONSIBILITIES
 - A. THE OWNER MUST IDENTIFY A PERSON WHO WILL OVERSEE THE SWPPP IMPLEMENTATION AND THE PERSON RESPONSIBLE FOR INSPECTION AND MAINTENANCE:

CONTACT: _____

COMPANY: _____

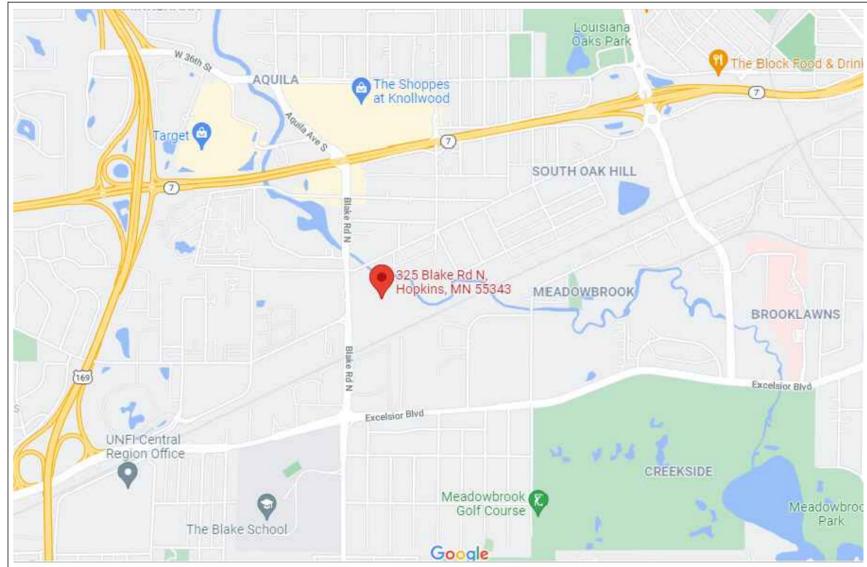
PHONE: _____
 - B. THE OWNER MUST IDENTIFY THE PERSON WHO WILL BE RESPONSIBLE FOR LONG TERM OPERATIONS AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM.

CONTACT: _____

COMPANY: _____

PHONE: _____
24. THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS OR AS-BUILT DRAWINGS VERIFYING PROPER CONSTRUCTION OF THE BMP'S.

SITE VICINITY MAP



ESTIMATED QUANTITIES

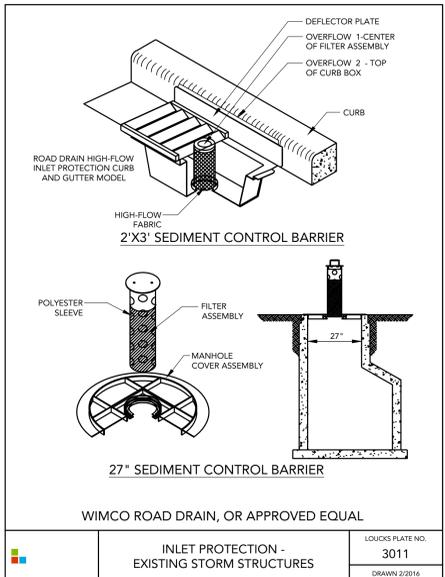
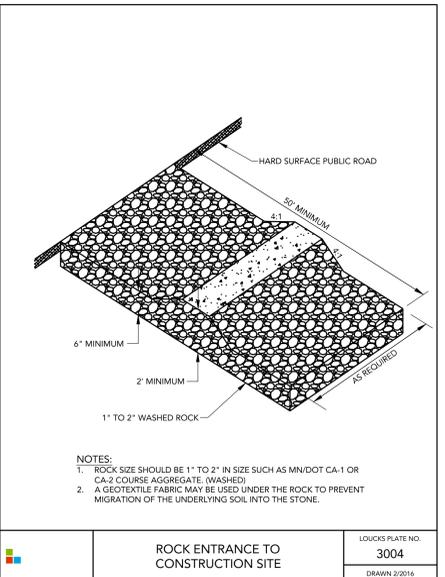
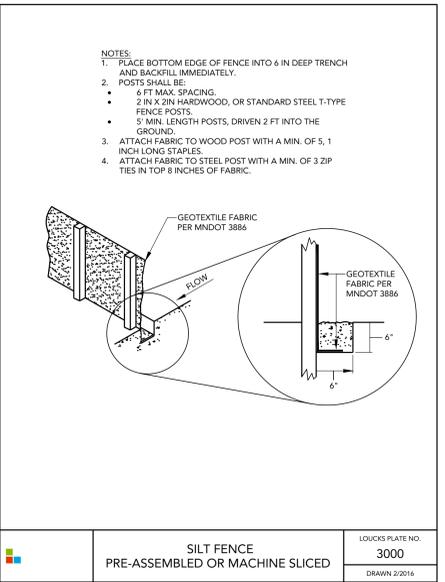
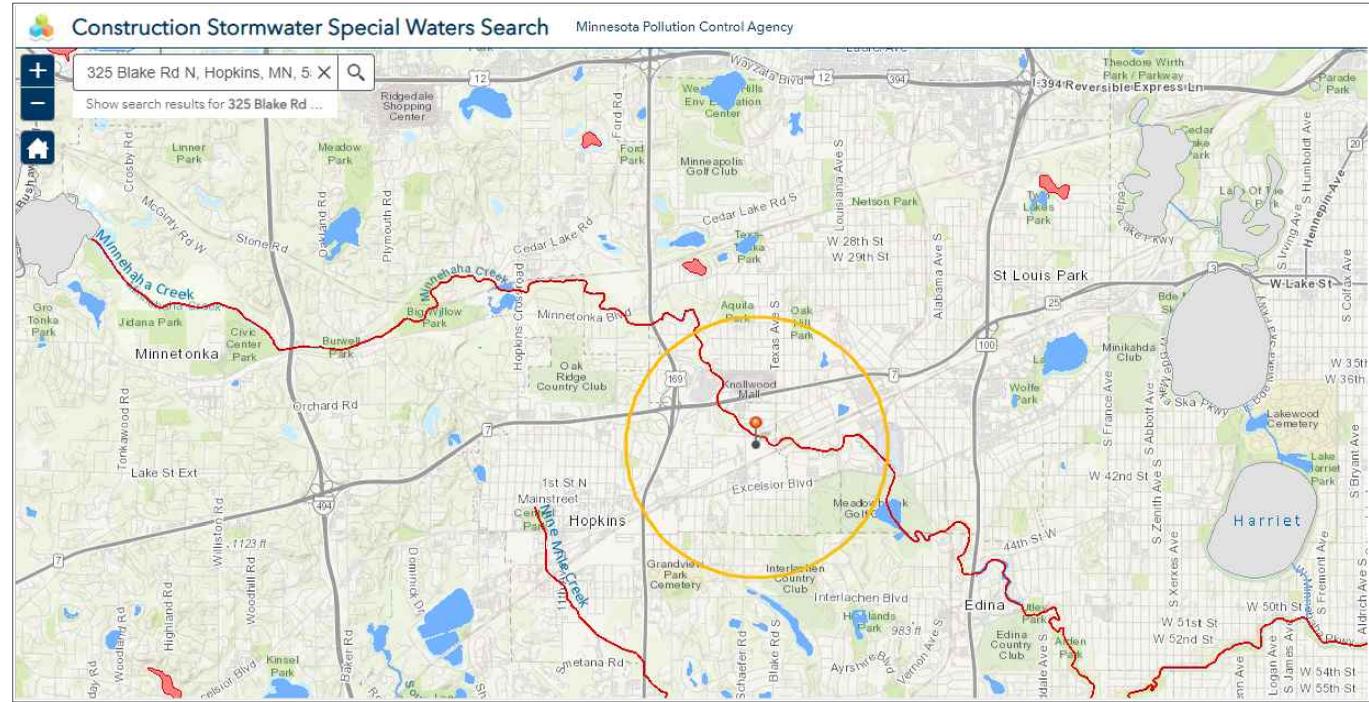
DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	2
SILT FENCE (STANDARD)	LF	3,759
INLET PROTECTION	EA	37

AS-101

UNIVERSITY OF MINNESOTA
Samuel R. Trebesch

Design of Construction SWPPP (May 31 2024)

CONSTRUCTION STORMWATER SPECIAL WATERS SEARCH MAP



325 BLAKE ROAD N
HOPKINS, MN

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MINNEAPOLIS, MN 55402

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SWPPP NOTES
C3-3

EXISTING	PROPOSED

UTILITY NOTES

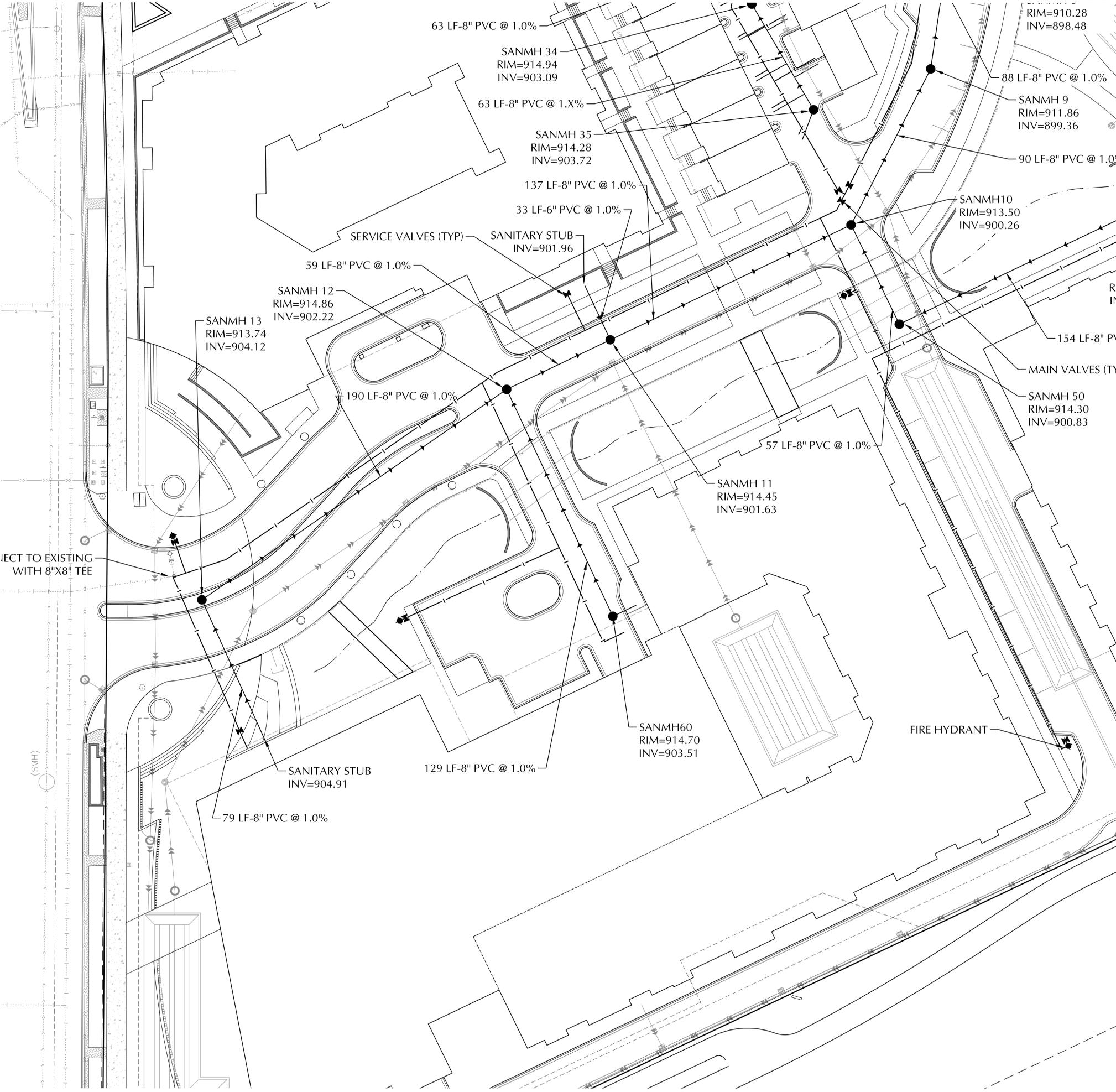
- ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 2013 EDITION.
- ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
- ALL STORM SEWER, SANITARY SEWER AND WATER SERVICES SHALL TERMINATE 5' FROM THE BUILDING FACE UNLESS OTHERWISE NOTED.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
- ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 7.5 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATER AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 7.5 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- PROPOSED PIPE MATERIALS:

CL 52 DIP	6" TO 8" DIAMETER
PVC SDR 35 & SCH 40	6" TO 8" DIAMETER
DUAL WALL HDPE	12" TO 15" DIAMETER
PVC SDR 35	8" TO 15" DIAMETER
- ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820
- ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT (SEE MINNESOTA RULES, PART 4715.0700). APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, AND OTHER STRUCTURES.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH MINNESOTA RULES, PART 4715.0540:
 - PIPES 4-INCH TO 10-INCH IN SIZE MUST COMPLY WITH ASTM M252.
 - PIPES 12-INCH TO 60-INCH IN SIZE MUST COMPLY WITH ASTM F2306.
 - ALL FITTINGS MUST COMPLY WITH ASTM D3212.
 - WATER-TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS INCLUDING STRUCTURES.
- CONTRACTOR AND MANHOLE FABRICATOR SHALL SUMP (LOWER) ALL STORM SEWER CATCH BASIN CASTINGS WITHIN PAVED AREAS 0.16 FEET OR 2-INCHES BELOW THE RIM ELEVATION DEPICTED ON THE UTILITY PLAN.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT THE EXPRESSED AUTHORITY OF OF THE CITY.
- THE CITY SHALL OPERATE ALL GATE VALVES.
- CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY CORE DRILLING THE MANHOLE AT THE PROPOSED INVERT ELEVATIONS AND INSTALLING A RUBBER BOOT. GROUT IN THE BOOT AND AN INVERT FOR THE NEW SEWER LINE.
- PIPE LENGTHS SHOWN ON THE PLAN INCLUDE THE APRON SECTION.
- WATERMAIN PIPE SHALL BE DIP CLASS 52, INSTALLED WITH 7.5 FEET OF COVER TO TOP PIPE. FITTINGS SHALL BE COMPACT TYPE. PIPE AND FITTINGS SHALL HAVE A CEMENT MORTAR LINING. CONDUCTIVITY SHALL BE PROVIDED BY WELDED STRAPS ACROSS EACH JOINT.
- TRENCH COMPACTION SHALL BE 95% STANDARD PROCTOR DENSITY IN THE AREA FROM THE PIPE ZONE TO WITHIN 3 FEET OF FINISHED GRADE AND 100% IN FINAL 3 FEET OF THE BACKFILL TO FINISH GRADE.

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C3-2	SWPPP PLAN
C3-3	SWPPP NOTES
C4-1A-D	SANL AND WATERMAIN
C4-2A-D	STORM SEWER
C8-1, 2	DETAIL SHEET

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LEGEND

EXISTING	PROPOSED

UTILITY NOTES

- ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 2013 EDITION.
- ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
- ALL STORM SEWER, SANITARY SEWER AND WATER SERVICES SHALL TERMINATE 5' FROM THE BUILDING FACE UNLESS OTHERWISE NOTED.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
- ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 7.5 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATER AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 7.5 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- PROPOSED PIPE MATERIALS:

CL 52 DIP	6" TO 8" DIAMETER
PVC SDR 35 & SCH 40	6" TO 8" DIAMETER
DUAL WALL HDPE	12" TO 15" DIAMETER
PVC SDR 35	8" TO 15" DIAMETER
- ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820
- ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT (SEE MINNESOTA RULES, PART 4715.0700). APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, AND OTHER STRUCTURES.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH MINNESOTA RULES, PART 4715.0540:
 - PIPES 4-INCH TO 10-INCH IN SIZE MUST COMPLY WITH AASHTO M252.
 - PIPES 12-INCH TO 60-INCH IN SIZE MUST COMPLY WITH ASTM F2306.
 - ALL FITTINGS MUST COMPLY WITH ASTM D3212.
 - WATER-TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS INCLUDING STRUCTURES.
- CONTRACTOR AND MANHOLE FABRICATOR SHALL SUMP (LOWER) ALL STORM SEWER CATCH BASIN CASTINGS WITHIN PAVED AREAS 0.16 FEET OR 2-INCHES BELOW THE RIM ELEVATION DEPICTED ON THE UTILITY PLAN.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES, NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT THE EXPRESSED AUTHORITY OF THE CITY.
- THE CITY SHALL OPERATE ALL GATE VALVES.
- CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY CORE DRILLING THE MANHOLE AT THE PROPOSED INVERT ELEVATIONS AND INSTALLING A RUBBER BOOT, GROUT IN THE BOOT AND AN INVERT FOR THE NEW SEWER LINE.
- PIPE LENGTHS SHOWN ON THE PLAN INCLUDE THE APRON SECTION.
- WATERMAIN PIPE SHALL BE DIP CLASS 52, INSTALLED WITH 7.5 FEET OF COVER TO TOP PIPE. FITTINGS SHALL BE COMPACT TYPE. PIPE AND FITTINGS SHALL HAVE A CEMENT MORTAR LINING. CONDUCTIVITY SHALL BE PROVIDED BY WELDED STRAPS ACROSS EACH JOINT.
- TRENCH COMPACTION SHALL BE 95% STANDARD PROCTOR DENSITY IN THE AREA FROM THE PIPE ZONE TO WITHIN 3 FEET OF FINISHED GRADE AND 100% IN FINAL 3 FEET OF THE BACKFILL TO FINISH GRADE.

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Michael J. St. Martin PE 24440
Date 10-29-21

QUALITY CONTROL

Loucks Project No. 20503A
Project Lead MJS
Drawn By TRG
Checked By MKK
Review Date 10-29-21

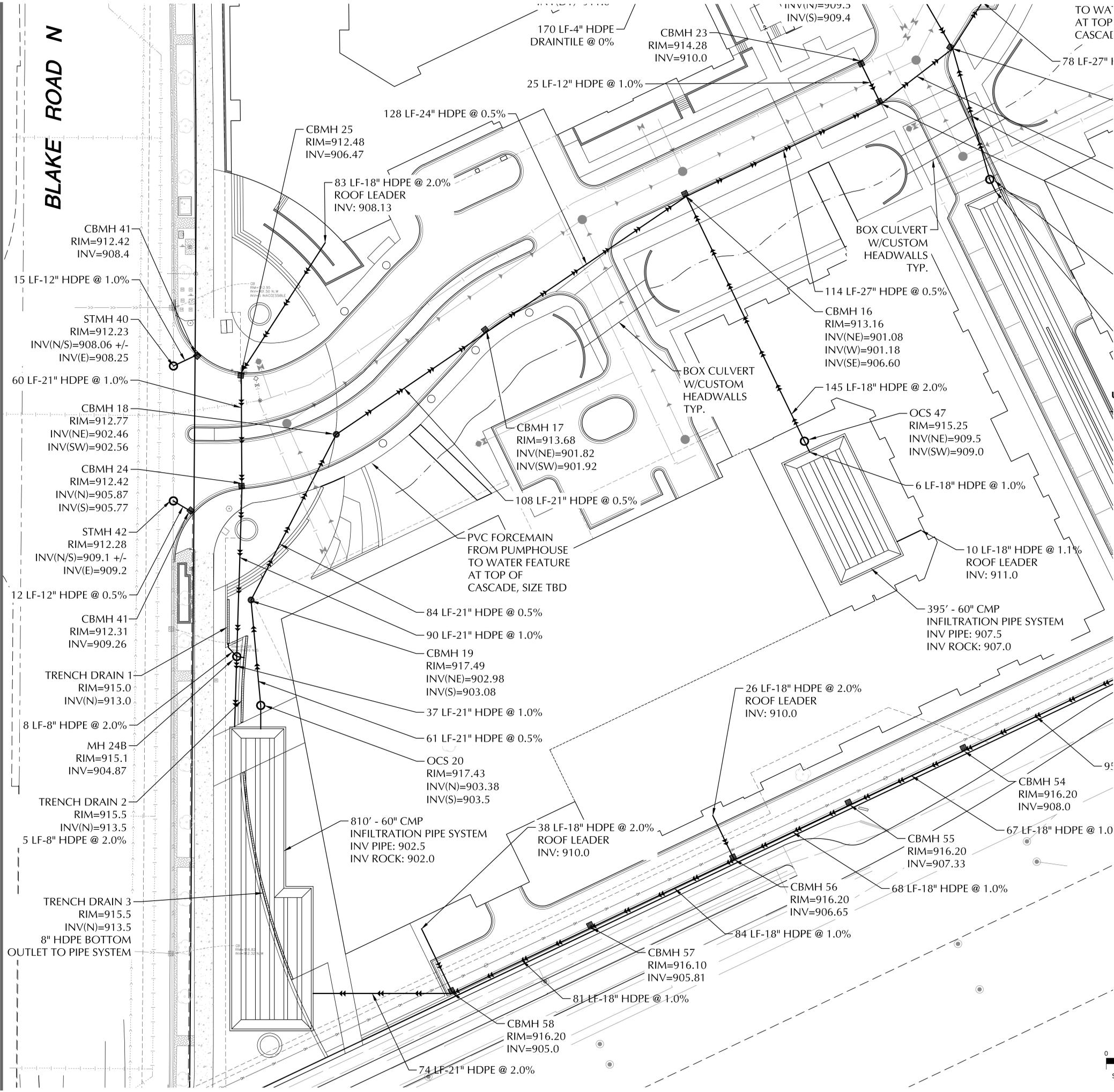
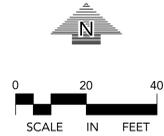
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C1-2	DEMOLITION PLAN
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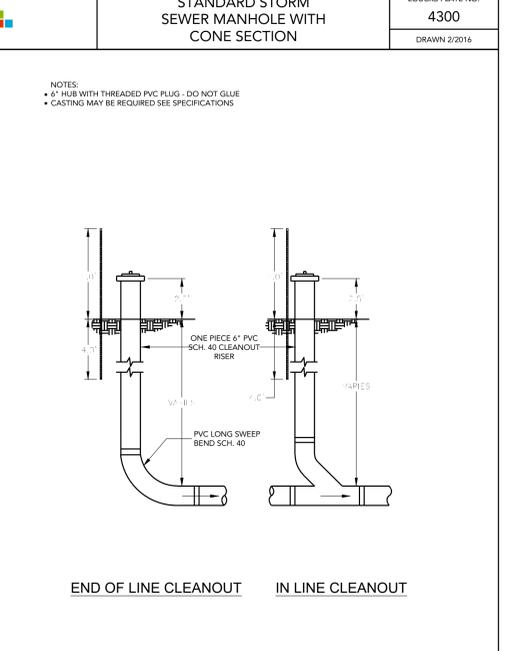
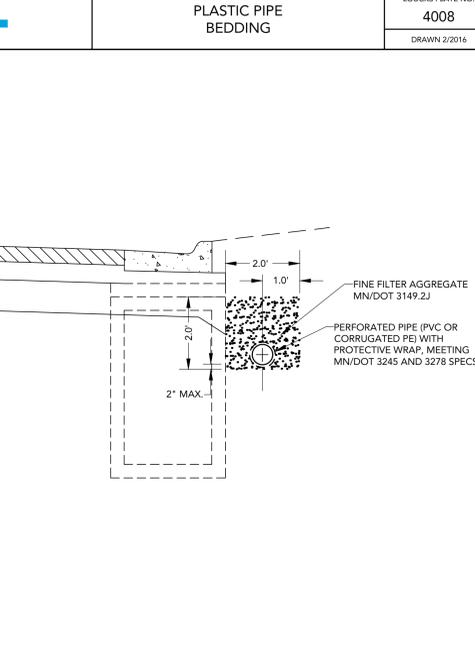
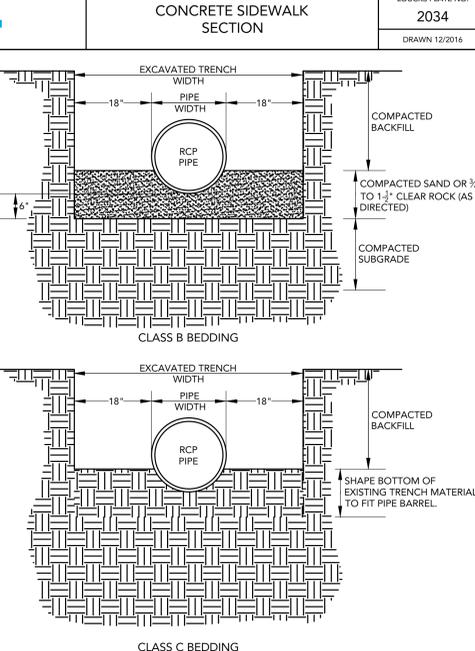
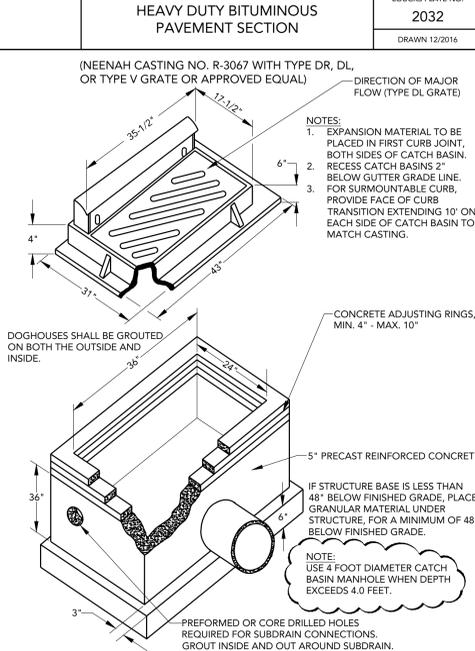
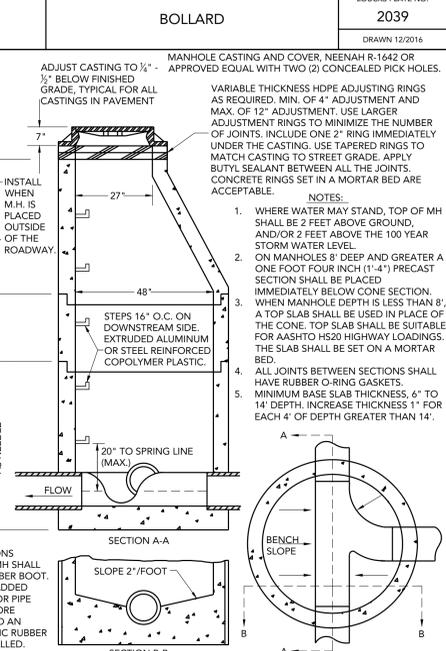
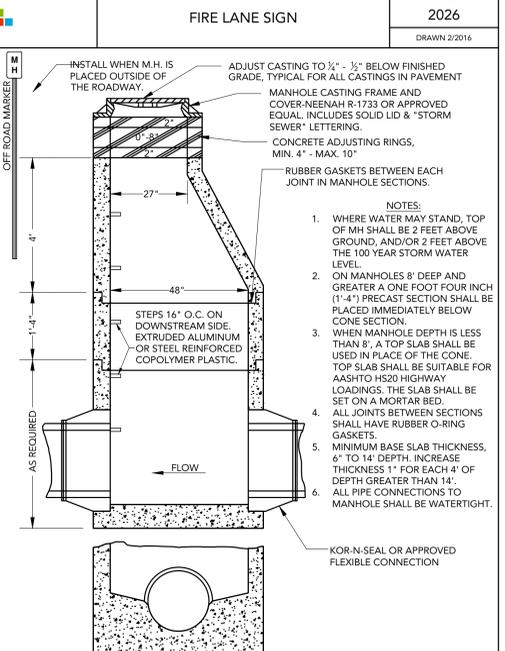
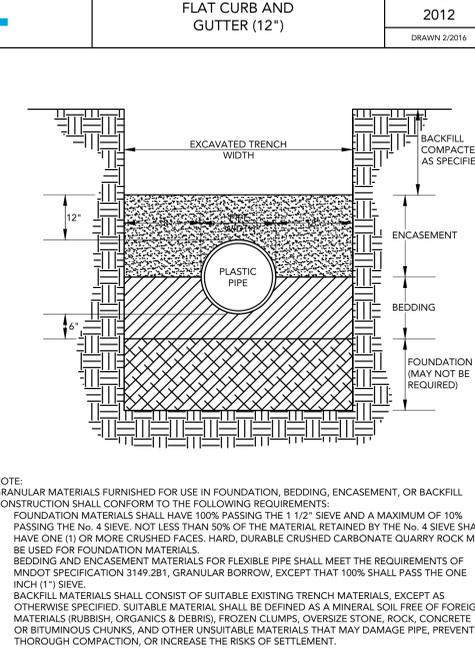
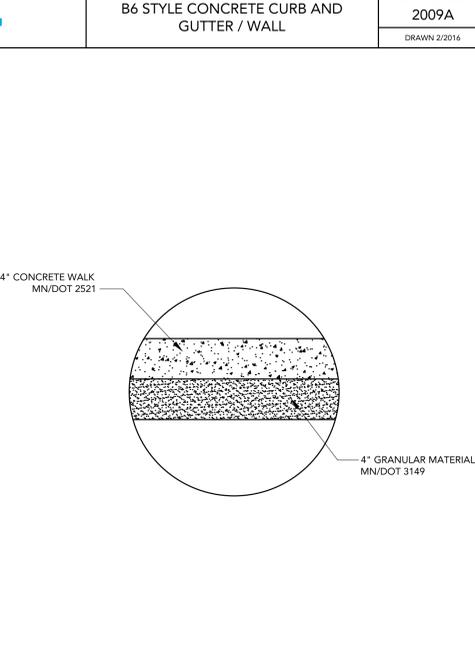
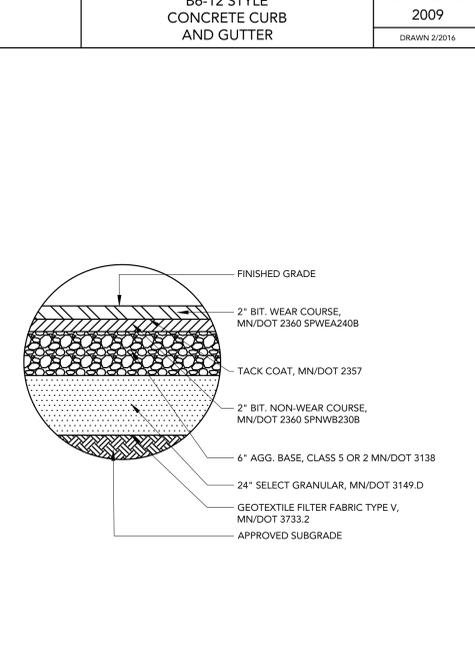
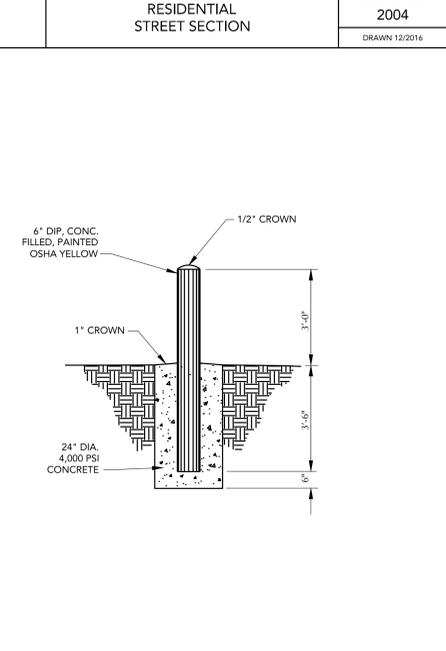
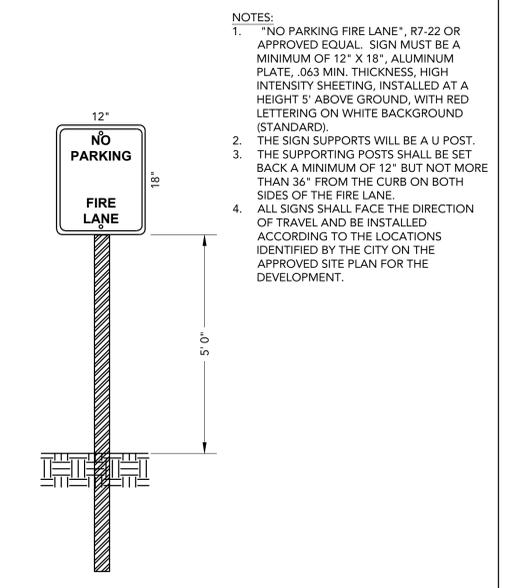
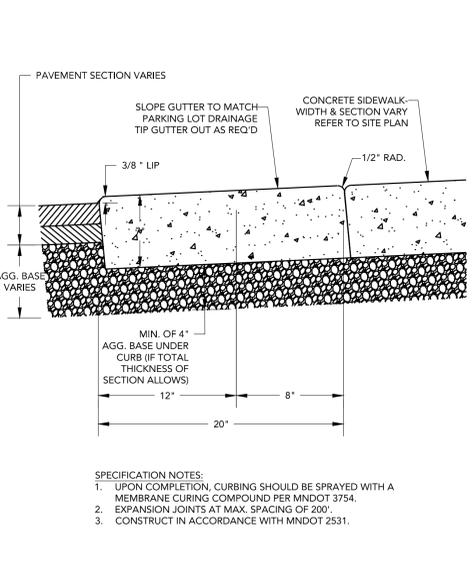
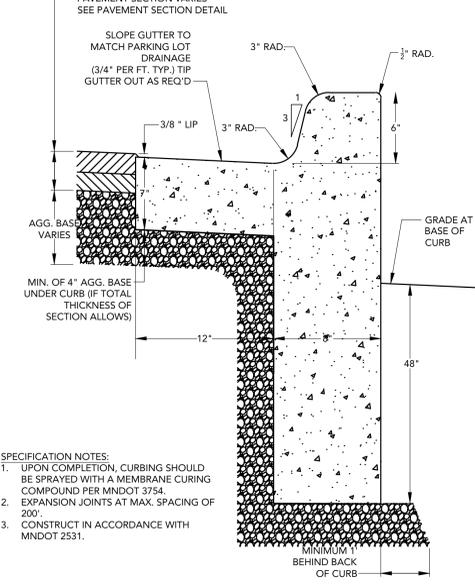
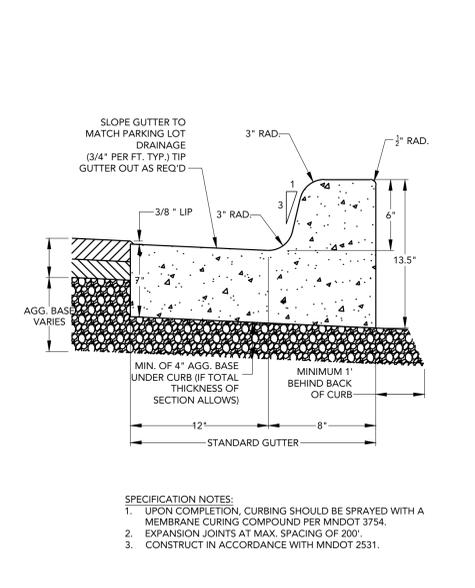
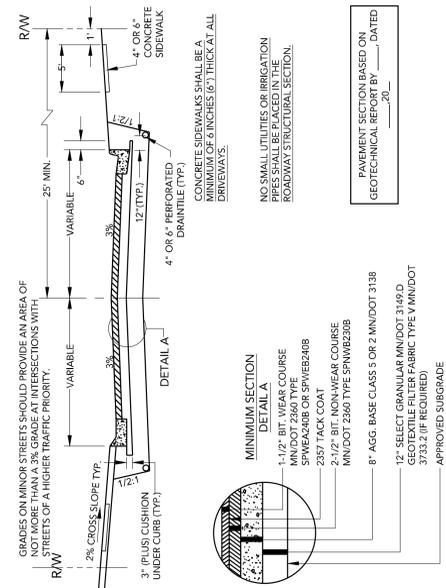
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



Plotted: 10/29/2021 10:43 AM W:\2020\20503A\CADD\DATA\CADD\Full Size\CA2 Utility (Stormwater)-Full Size

UTILITY PLAN
STORM SEWER
BUILDING III &
IV
C4-2C



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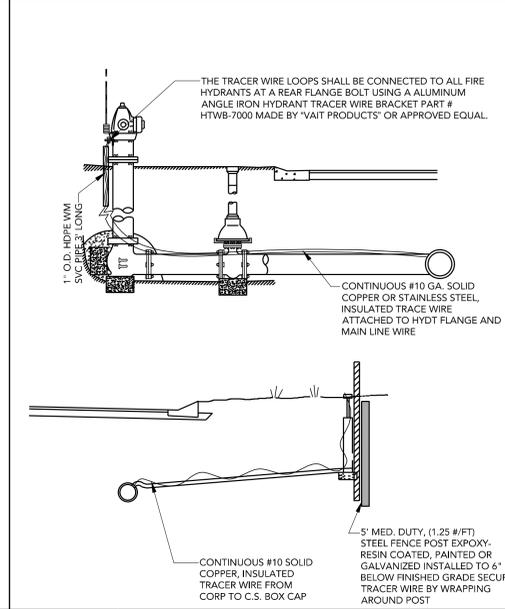
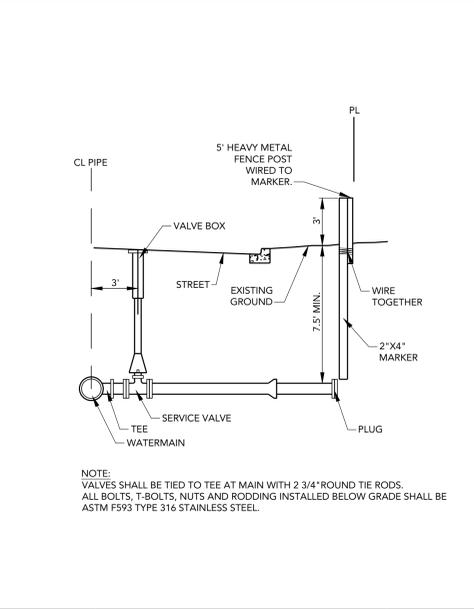
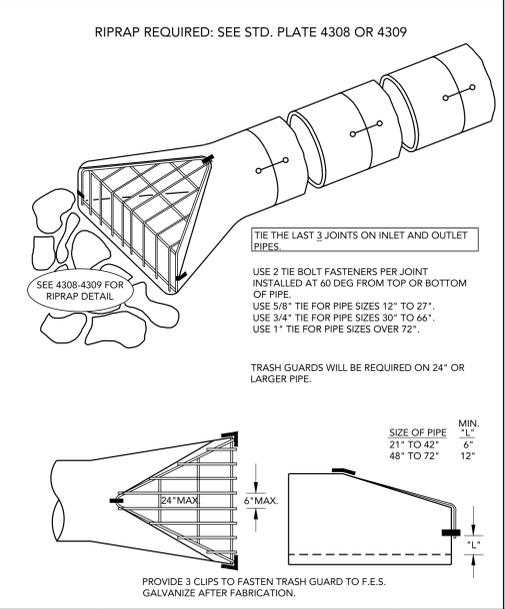
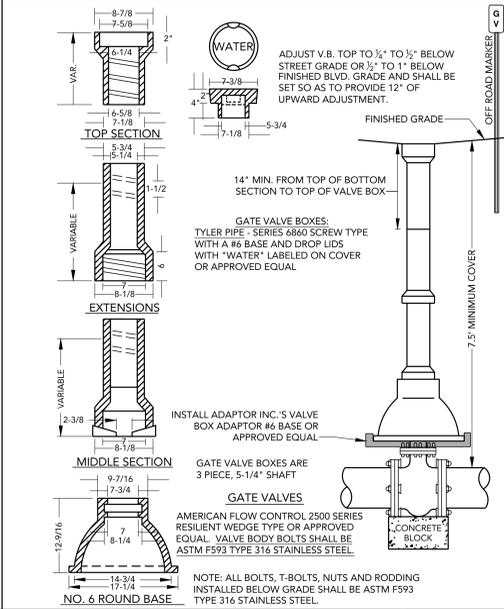
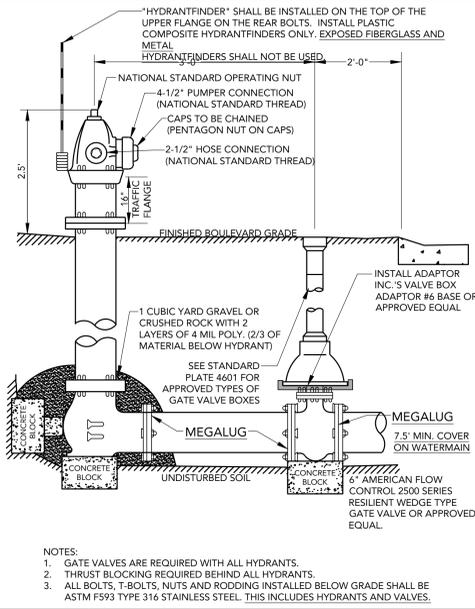
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Project Lead	MJS
Drawn By	TRG
Checked By	MKK
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DETAIL SHEET

C8-1



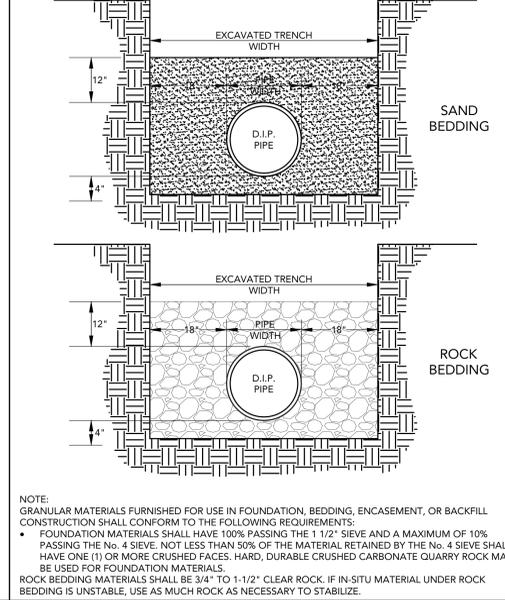
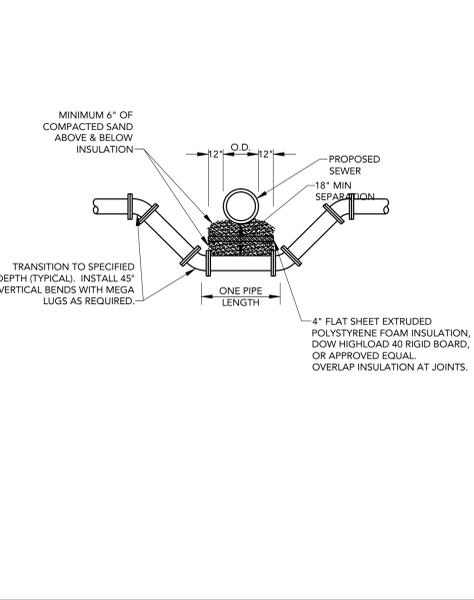
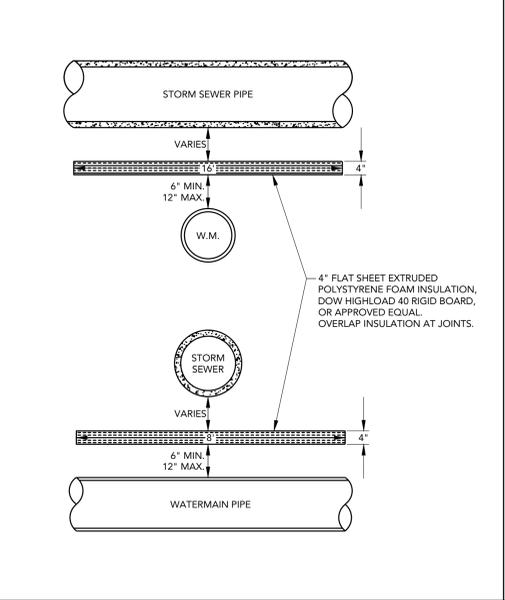
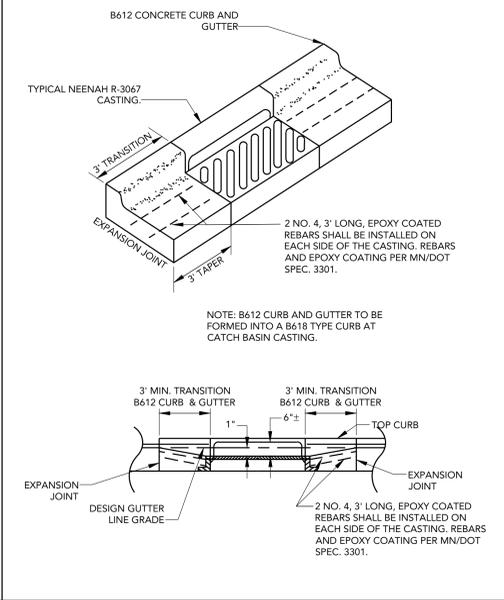
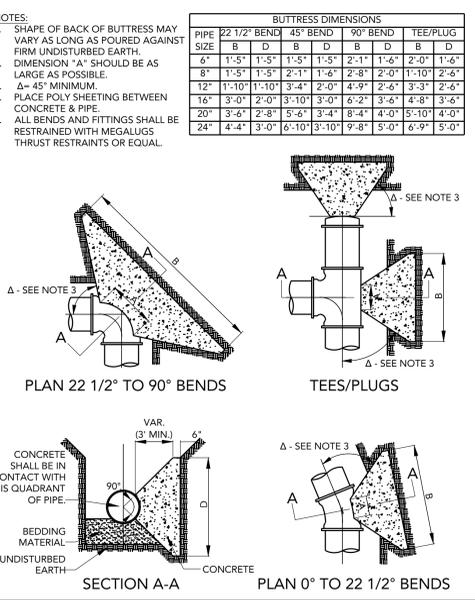
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GATE VALVE AND BOX INSTALLATION
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TRASH GUARD RCP APRON
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LARGE WATER SERVICE CONNECTION
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TRACER WIRE FOR WATER SERVICE / HYDRANT LEAD
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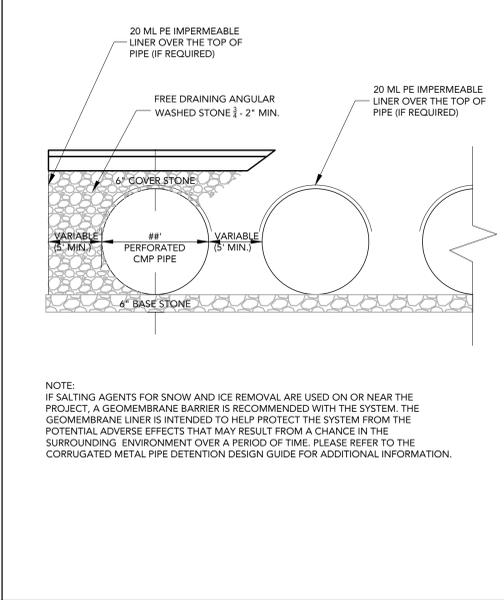
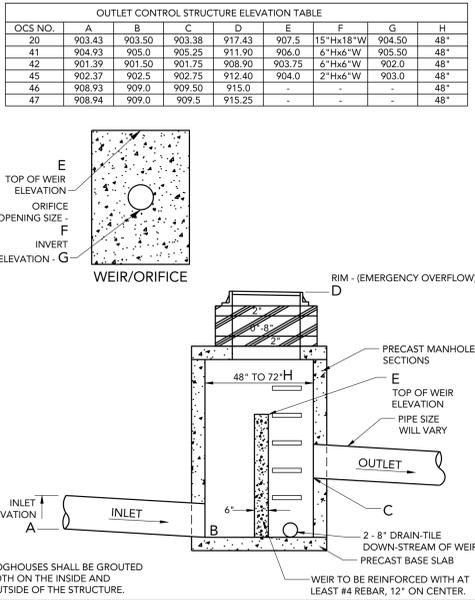
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CATCH BASIN CASTING INSTALLATION B612 TO CASTING
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TYPICAL WATERMAIN INSULATION
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WATERMAIN UNDER SEWER DEFLECTION
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DUCTILE IRON PIPE BEDDING
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OUTLET CONTROL STRUCTURE - MH
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UNDERGROUND INFILTRATION PIPE
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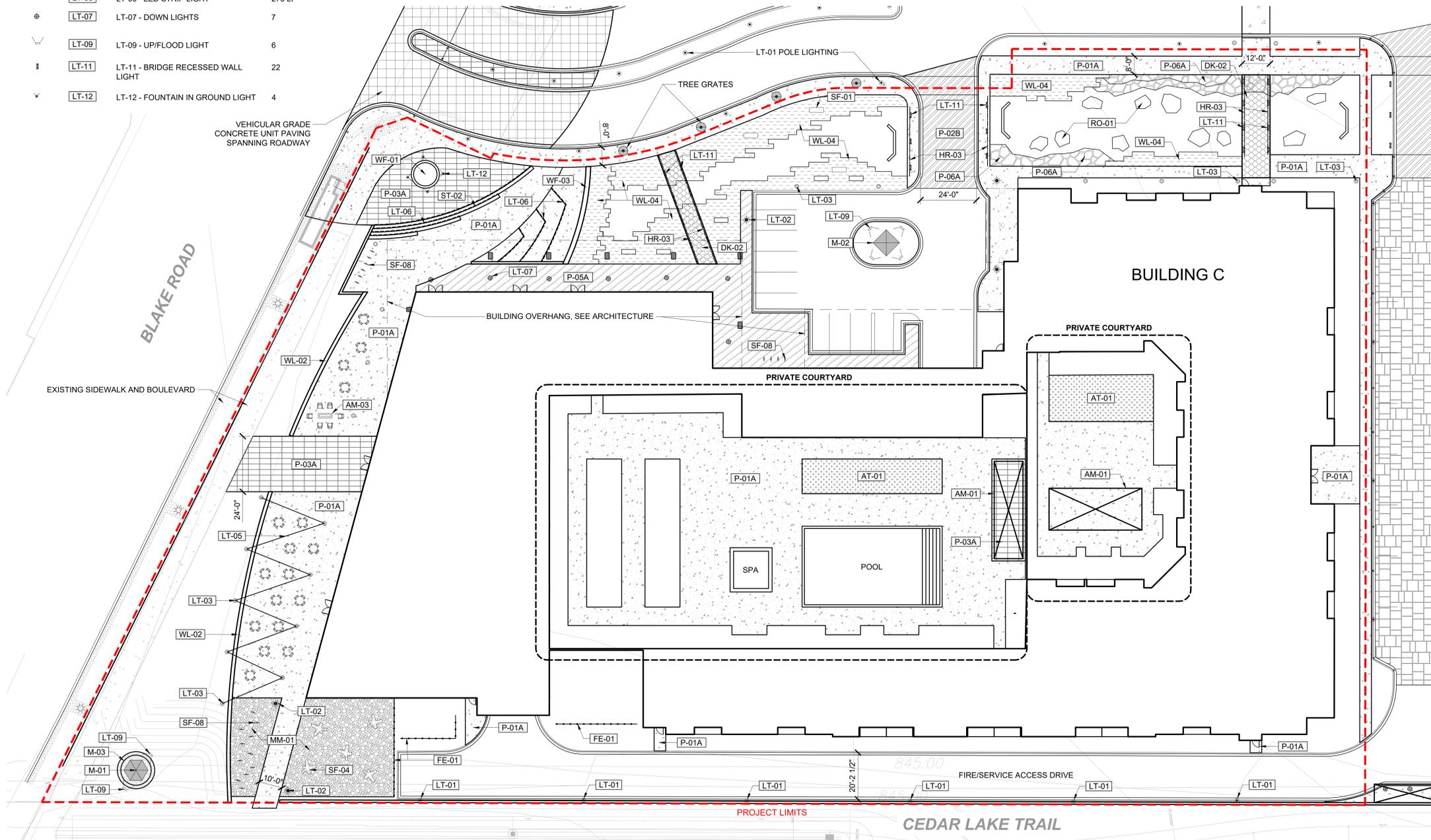
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C8-1, 2 DETAIL SHEET

MATERIALS SCHEDULE

SYMBOL	AMENITY DESCRIPTION	QTY	SYMBOL	MISCELLANEOUS DESCRIPTION	QTY	SYMBOL	ROCK DESCRIPTION	QTY
[AM-01]	PERGOLA		[M-01]	PUBLIC ART - LARGE	1	[RO-01]	CASCADE BOULDER	
[AM-02]	BRIDGE	96 LF	[M-02]	PUBLIC ART - SMALL	1	[SF-01]	BENCH TYPE 01 - MONOLITHIC LIMESTONE BENCH	3
[AM-03]	GAS FIRE FEATURE	1	[M-03]	PUBLIC ART - PEDESTAL	201 SF	[SF-04]	BENCH TYPE 04 - PRECAST BENCH	5
[AT-01]	ARTIFICIAL TURF TYPE 1	1,802 SF	[MM-01]	CRUSHED AGGREGATE	31.45 CY	[SF-07]	TREE GRATE	1
[DK-02]	BRIDGE SURFACE	944 SF	[P-01A]	PAVING TYPE 01A - CONCRETE PAVING	31,351 SF	[SF-08]	BIKE RACK	21
[FE-01]	SCREEN FENCE	109 LF	[P-02B]	PAVING TYPE 02B - ACID ETCH DECORATIVE CONCRETE PAVING - VEHICULAR	1,247 SF	[ST-02]	STAIR TYPE 02 - PRECAST CONCRETE STAIRS	
[HR-03]	BRIDGE GUARDRAIL	233 LF	[P-03A]	PAVING TYPE 03A - BEIGE COLOR CONCRETE UNIT PAVERS	3,313 SF	[WF-01]	WATER FEATURE TYPE 1 - FOUNTAIN	
[LT-01]	LT-01 ROAD SCALED POLE MOUNTED LIGHTS	7	[P-05A]	PAVING TYPE 05A - FLOR, FLAMED FINISH LIMESTONE UNIT PAVERS	3,280 SF	[WF-03]	WATER FEATURE TYPE 3 - CASCADE WATERFALL	
[LT-02]	LT-02 - PEDESTRIAN SCALE POLE LIGHT	5	[P-06A]	PAVING TYPE 06A - LIMESTONE FLAGGING	1,022 SF	[WL-02]	WALL TYPE 02 - PRECAST CONCRETE SEAT WALL	206 LF
[LT-03]	LT-03 - LIGHT COLUMN	20				[WL-04]	WALL TYPE 04 - CUT LIMESTONE TIERED BLOCKS	4,547 SF
[LT-05]	LT-05 - CATENARY LIGHT	243 LF						
[LT-06]	LT-06 - LED STRIP LIGHT	273 LF						
[LT-07]	LT-07 - DOWN LIGHTS	7						
[LT-09]	LT-09 - UP/FLOOD LIGHT	6						
[LT-11]	LT-11 - BRIDGE RECESSED WALL LIGHT	22						
[LT-12]	LT-12 - FOUNTAIN IN GROUND LIGHT	4						

SITE INFORMATION

SITE AREA:	150,873 sf
BUILDING FOOTPRINT:	78,310 sf (52%)
HARDSCAPE / IMPERVIOUS AREA:	36,688 sf (24%)
LANDSCAPE / PERVIOUS AREA:	35,875 sf (24%)
TREES:	67
SHRUBS:	1,054
GROUND COVER:	4,000 SF



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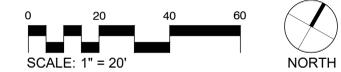
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QUALITY CONTROL

DF/ Project No. 19-199B
Project Lead JM
Drawn By AM/JH
Checked By JM/TW
Review Date

SHEET INDEX

SITE MATERIALS PLAN AND SCHEDULES
L1-1C

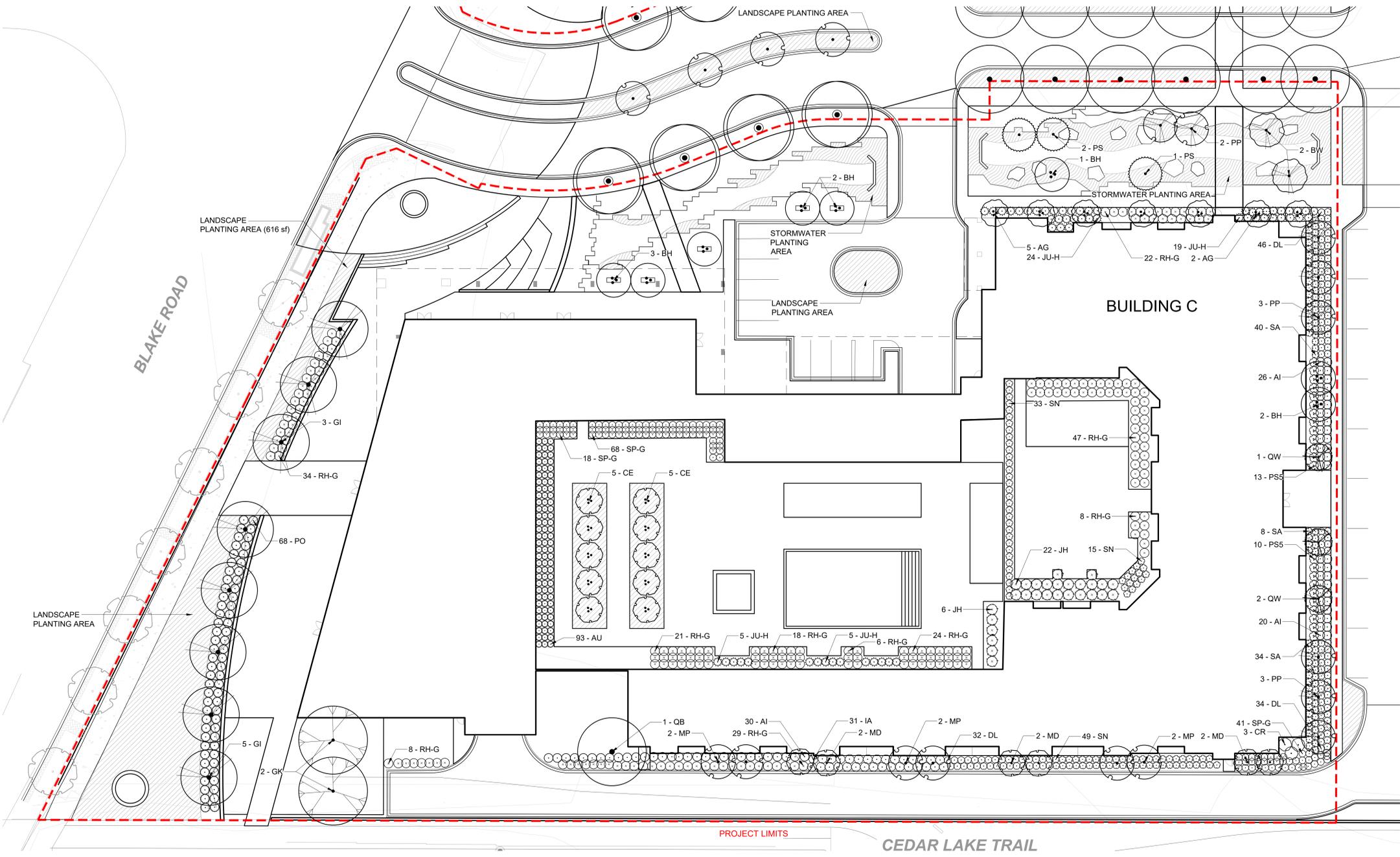


PLANTING SCHEDULE L2-1C

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.
BH	8	BETULA NIGRA 'HERITAGE' / HERITAGE RIVER BIRCH	8' HT. MULTI-STEM	B&B
BW	2	BETULA POPULIFOLIA 'WHITESPIRE' / WHITESPIRE GRAY BIRCH	2" CAL.	B&B
GI	8	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM / SKYLINE HONEY LOCUST	2.5" CAL.	B&B
GK	2	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	2.5" CAL.	B&B
PP	8	POPULUS TREMULOIDES 'NE ARB' TM / PRAIRIE GOLD QUAKING ASPEN	2" CAL.	B&B
QB	1	QUERCUS BICOLOR / SWAMP WHITE OAK	2.5" CAL.	B&B
QE	1	QUERCUS ELLIPSOIDALIS / NORTHERN PIN OAK	2.5" CAL.	B&B
QW	3	QUERCUS X WAREI 'LONG' TM / REGAL PRINCE OAK	2.5" CAL.	B&B
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.
PS	3	PINUS STROBUS / WHITE PINE	6' HT.	B&B
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.
AG	7	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" CAL.	B&B
CE	10	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK	8' HT. MULTI-STEM	B&B
MD	6	MALUS X 'DONALD WYMAN' / DONALD WYMAN CRABAPPLE	2" CAL.	B&B
MP	6	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE	2" CAL.	B&B
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.
AI	76	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' TM / BLACK CHOKEBERRY	#5	CONT.
AU	93	ARONIA MELANOCARPA 'UCONNAM165' / LOW SCAPE MOUND CHOKEBERRY	#5	CONT.
CR	3	CORNUS SERICEA / RED TWIG DOGWOOD	#5	CONT.
DL	120	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE	#5	CONT.
IA	31	ILEX VERTICILLATA 'AFTERGLOW' / AFTERGLOW WINTERBERRY	#5	CONT.
PO	68	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' / DART'S GOLD NINEBARK	#5	CONT.
PSS	23	PHYSOCARPUS OPULIFOLIUS 'SEWARD' / SEWARD NINEBARK	#5	CONT.
RH-G	217	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	#5	CONT.
SN	97	SPIRAEA NIPPONICA 'SNOWMOUND' / SNOWMOUND SPIRAEA	#5	CONT.
SA	82	SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER BUMALD SPIRAEA	#5	CONT.
SP-G	127	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIRAEA	#3	CONT.

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.
JU-H	58	JUNIPERUS HORIZONTALIS 'BLUE PRINCE' / BLUE PRINCE JUNIPER	#5	CONT.
JH	28	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	#5	CONT.

GROUNDCOVERS	
	LANDSCAPE PLANTING AREA 7,028 SF
	STORMWATER PLANTING AREA 3,270 SF



325 BLAKE ROAD N
HOPKINS, MN

ALATUS LLC
80 S 8th ST. STE. 4155
MINNEAPOLIS, MN 55402

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SUBMITTAL/REVISIONS
10/22/21 CITY SUBMITTAL
10/29/21 CITY RESUBMITTAL

PROFESSIONAL SIGNATURE
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.

QUALITY CONTROL
DF/ Project No. 19-199B
Project Lead JM
Drawn By AM/JH
Checked By JM/TW
Review Date

SHEET INDEX

SITE PLANTING PLAN AND SCHEDULES
L2-1C

Plotted: 10/29/2021 12:54:00 PM Project: 20-199B 325 Blake Road - Alatus0 CAD: 20-199B_Planting

325 BLAKE ROAD N
HOPKINS, MN

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80 S 8th ST. STE. 4155
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SUBMITTAL/REVISIONS

10/22/21 CITY SUBMITTAL
10/29/21 CITY RESUBMITTAL

PROFESSIONAL SIGNATURE

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.

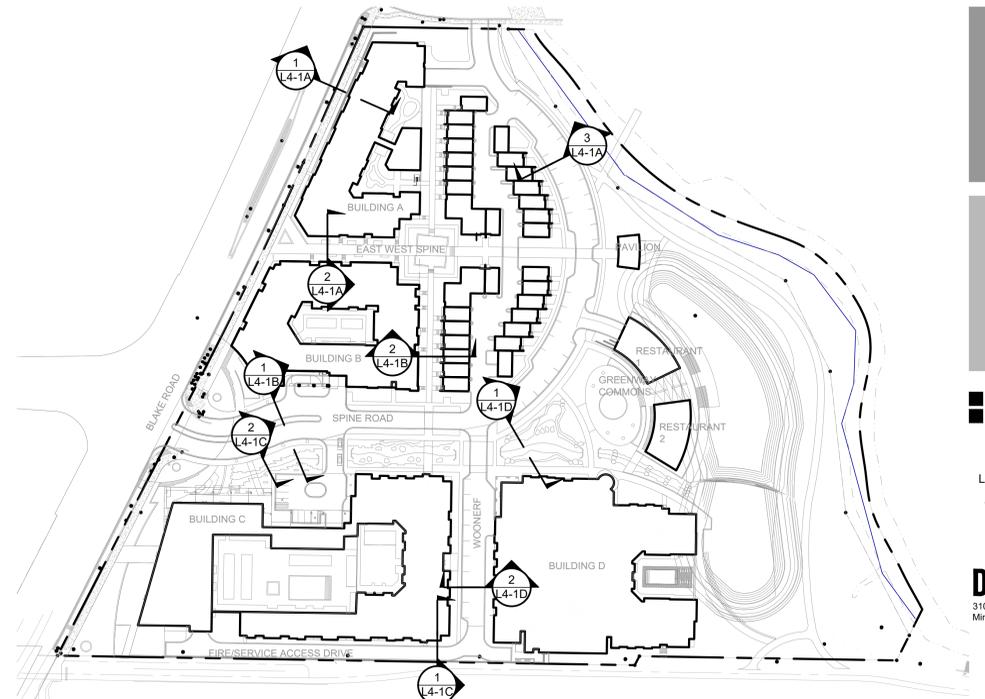
QUALITY CONTROL

DF/ Project No. 19-199B
Project Lead JM
Drawn By AM/JH
Checked By JM/TW
Review Date

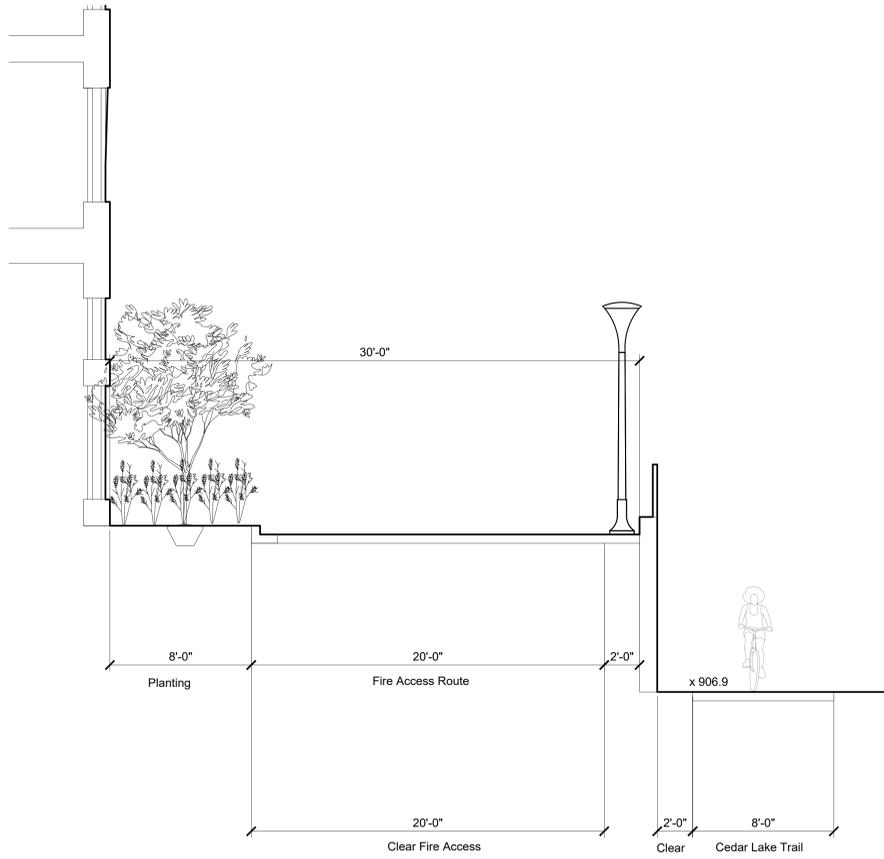
SHEET INDEX

SITE
SECTIONS -
BUILDING C

L4-1C



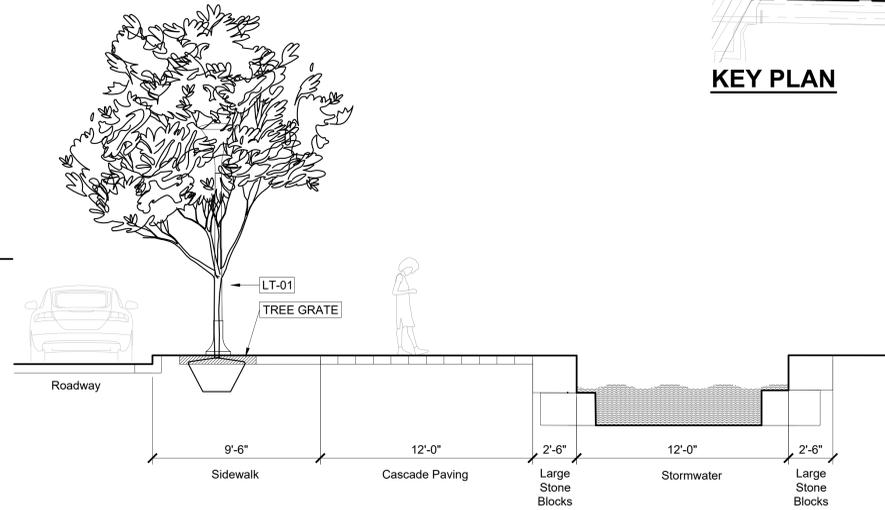
KEY PLAN



1 SECTION K - FIRE ACCESS AT BUILDING C

1/4" = 1'-0"

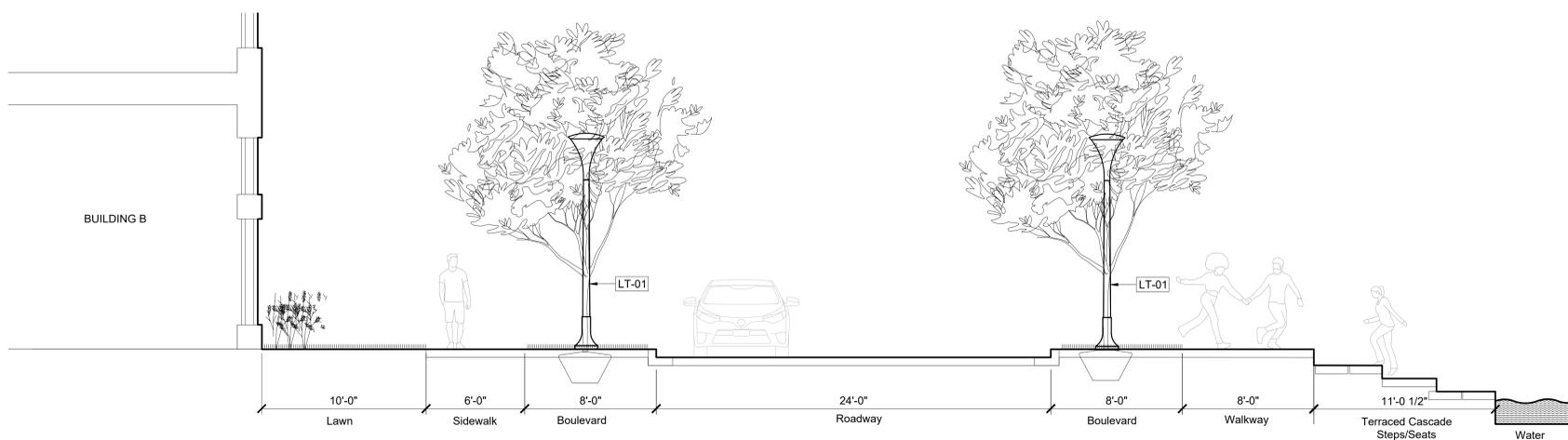
P-20 1998-11



2 SECTION E - URBAN CASCADE

1/4" = 1'-0"

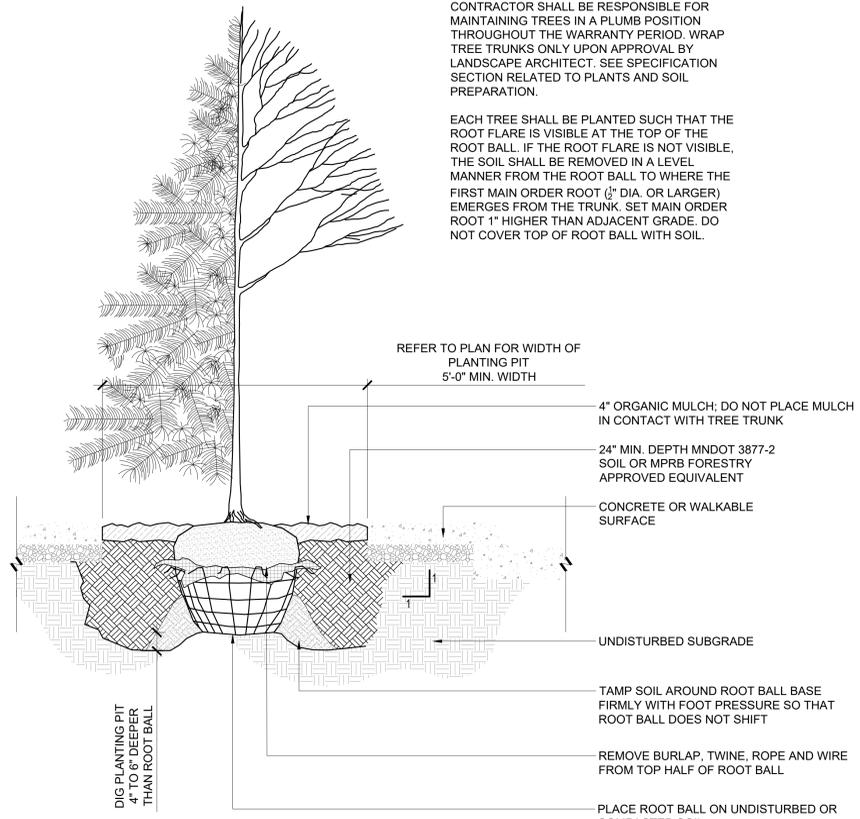
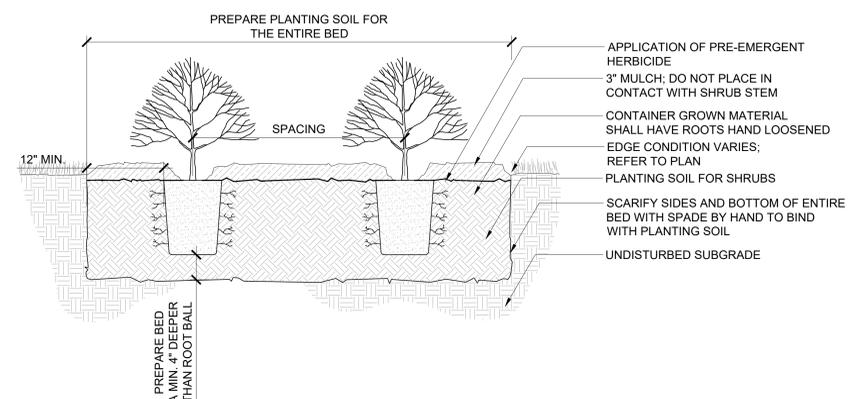
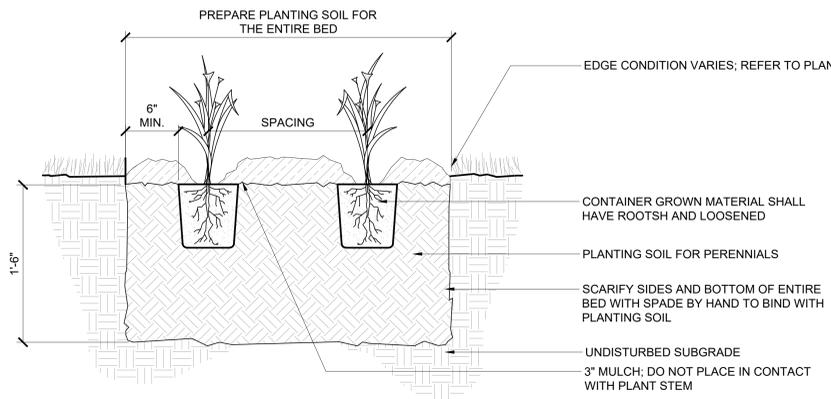
P-20 1998-05



3 SECTION D - ENTRY DRIVE AT CASCADE

1/4" = 1'-0"

P-20 1998-04

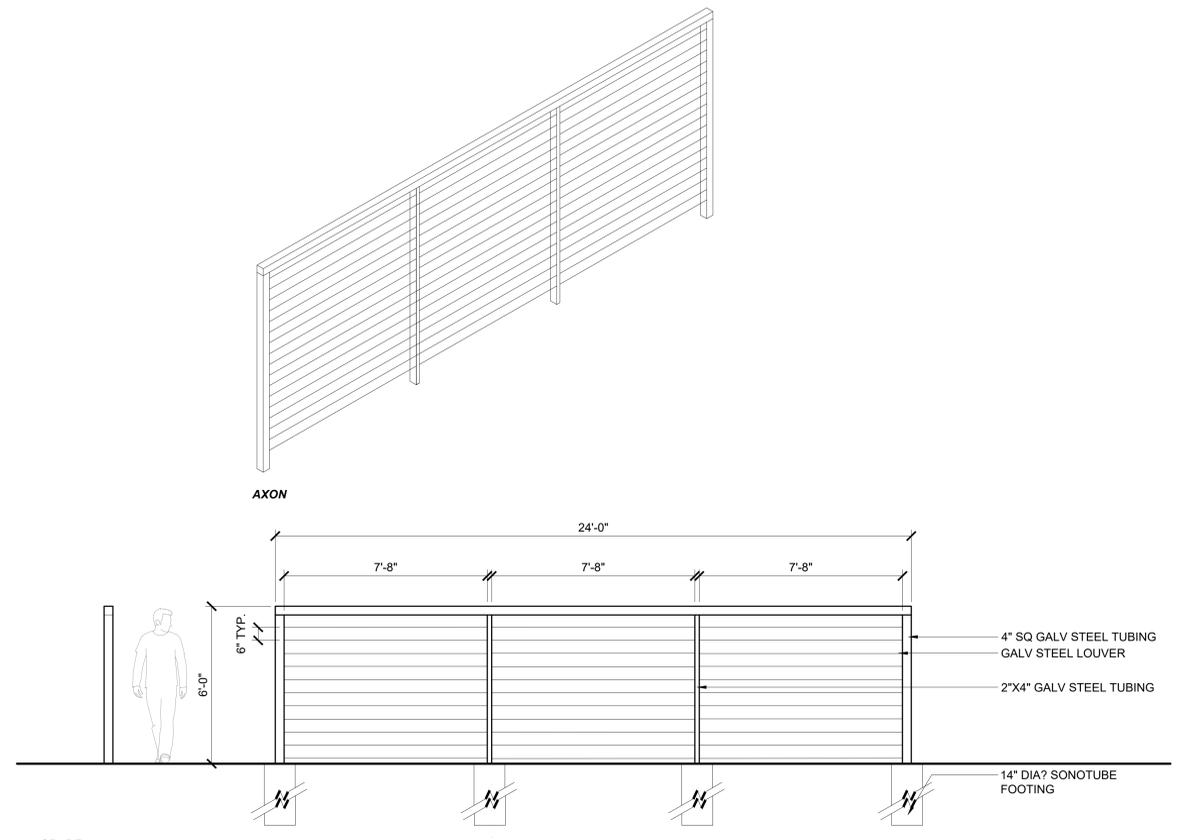


NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE WARRANTY PERIOD. WRAP TREE TRUNKS ONLY UPON APPROVAL BY LANDSCAPE ARCHITECT. SEE SPECIFICATION SECTION RELATED TO PLANTS AND SOIL PREPARATION.

EACH TREE SHALL BE PLANTED SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. IF THE ROOT FLARE IS NOT VISIBLE, THE SOIL SHALL BE REMOVED IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE FIRST MAIN ORDER ROOT (1/2" DIA. OR LARGER) EMERGES FROM THE TRUNK. SET MAIN ORDER ROOT 1" HIGHER THAN ADJACENT GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.

2 DETAIL - TREE PLANTING IN STREETSCAPE

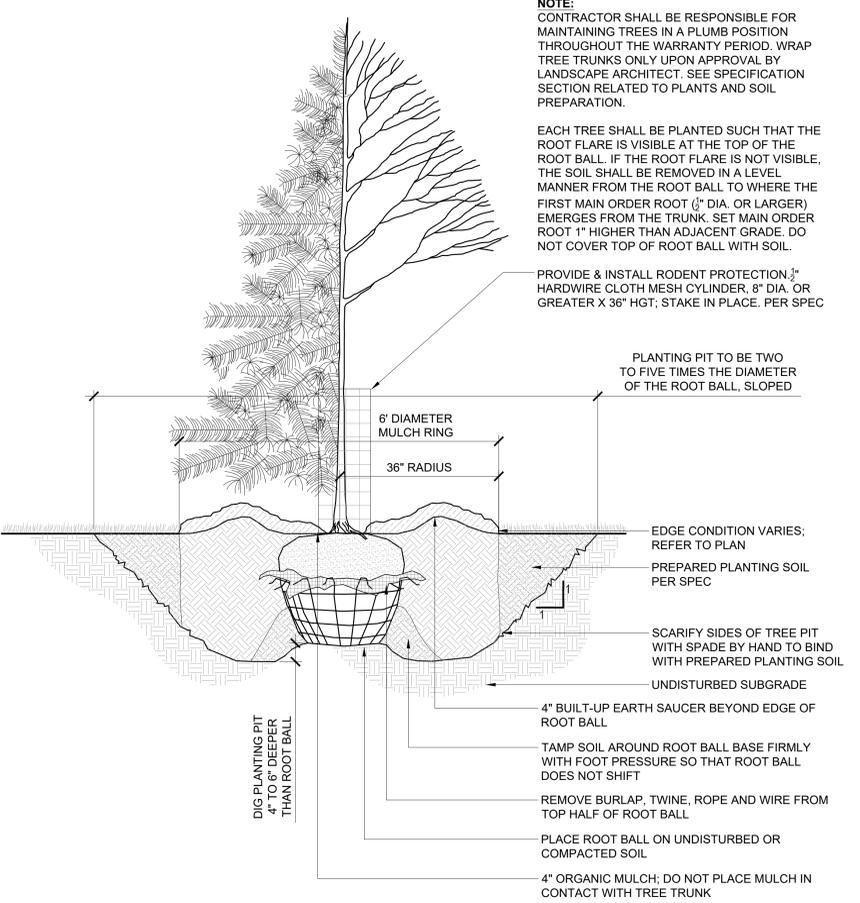
P-20 199B-30



5 DETAIL - LOUVERED SCREEN FENCE

3/8" = 1'-0"

P-20 199B-17



1 DETAIL - TREE PLANTING

3/4" = 1'-0"

P-20 199B-15