



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

PUD SUBMITTAL  
10/29/2021

#	DATE	COMMENTS

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

**HUMPHREYS & PARTNERS ARCHITECTS LP**  
535 FOUNDRY DRIVE, SUITE 200, ST. PAUL, MN 55106  
(612) 701-8688 (972) 701-9839 FAX  
DALLAS, CHARLOTTE, CHICAGO, DENVER, HOUSTON, NEW YORK, NEWPORT BEACH, ORLANDO, SCOTTSDALE, CHENNAI, HANOI, LONDON, MONTREAL, MEXICO CITY, TORONTO  
www.humphreys.com



Any Hopkins has been recognized by the American Planning Association as a 2019 Green Street in America.

**ALATUS** LLC

**DF/ DAMON FARBER LANDSCAPE ARCHITECTS**  
310 South 4th Avenue Suite 7050  
Minneapolis, MN 55415 p: 612.332.7522

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ENVIRONMENTAL  
7200 Hemlock Lane, Suite 300  
Maple Grove, MN 55369  
763.424.5505  
www.loucksinc.com

SHEET CONTENTS:  
ARCHITECTURAL SITEPLAN

SHEET NO.

**A201**

TOTAL UNITS PER BUILDING			
Building	units	stories	NET avg
Building A	112 units	5 story	891 s.f.
Building B	112 units	5 story	1,246 s.f.
Building C-Tower	187 units	15 story	854 s.f.
Building C-Wrap	155 units	5 story	794 s.f.
Building D	162 units	5 story	841 s.f.
Townhomes	33 units	3 story	1,790 s.f.
Rest./boat house		1 story	
<b>TOTALS</b>	<b>761 units</b>		

**townhomes**  
3 story 33 units 1,790 s.f.  
Town homes garages- 66 spaces

**BUILDING A**  
5 story 112 units 891 s.f.

PODIUM PARKING - 2 levels- 110 spaces

CLUBHOUSE & LEASING -2,300 s.f.

CLUBHOUSE - 8,000 (total area)

SENIOR COOP

**BUILDING B**  
5 story 112 units 1,246 s.f.

PODIUM PARKING - 2 levels- 184 spaces

ACCESS

**BUILDING C**  
15 story 187 units 854 s.f.

5 story 155 units 794 s.f.

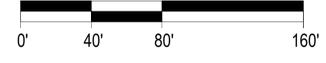
PARKING - 7 levels-520 spaces

**BUILDING D**  
5 story 162 units 841 s.f.

PARKING - 5 levels- 277 spaces



SCALE: 1" = 40' - 0" (24"x36" SHEET)



FILE: Z:\10850212\1180 - Hopkins\PROCESSING\Site-16.dwg LAYOUT: A201-30x42  
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PLOT: 10/29/2021 10:29:21 AM  
PLOTTER: HP DesignJet T1100e  
PLOT DEVICE: HP DesignJet T1100e  
PLOT SCALE: 1" = 40' - 0"

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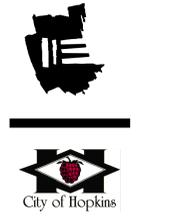
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**HUMPHREYS & PARTNERS ARCHITECTS, L.P.**  
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SHEET CONTENTS:  
 ARCHITECTURAL SITEPLAN

SHEET NO.  
**A202**

PARKING SPACES		
Building	spaces	levels
Podium -Bldg A	110 spaces	
Podium -Bldg B	184 spaces	2 levels
Parking -Bldg C	520 spaces	6 levels
Parking -Bldg D	277 spaces	5 levels
Townhomes garages	66 spaces	—
Surface parking	39 spaces	—
Podium restaurants	43 spaces	
<b>TOTALS</b>	<b>1,239 spaces</b>	

**townhomes**  
 3 story    33 units    1,790 s.f.  
**Town homes garages- 66 spaces**

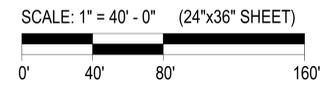
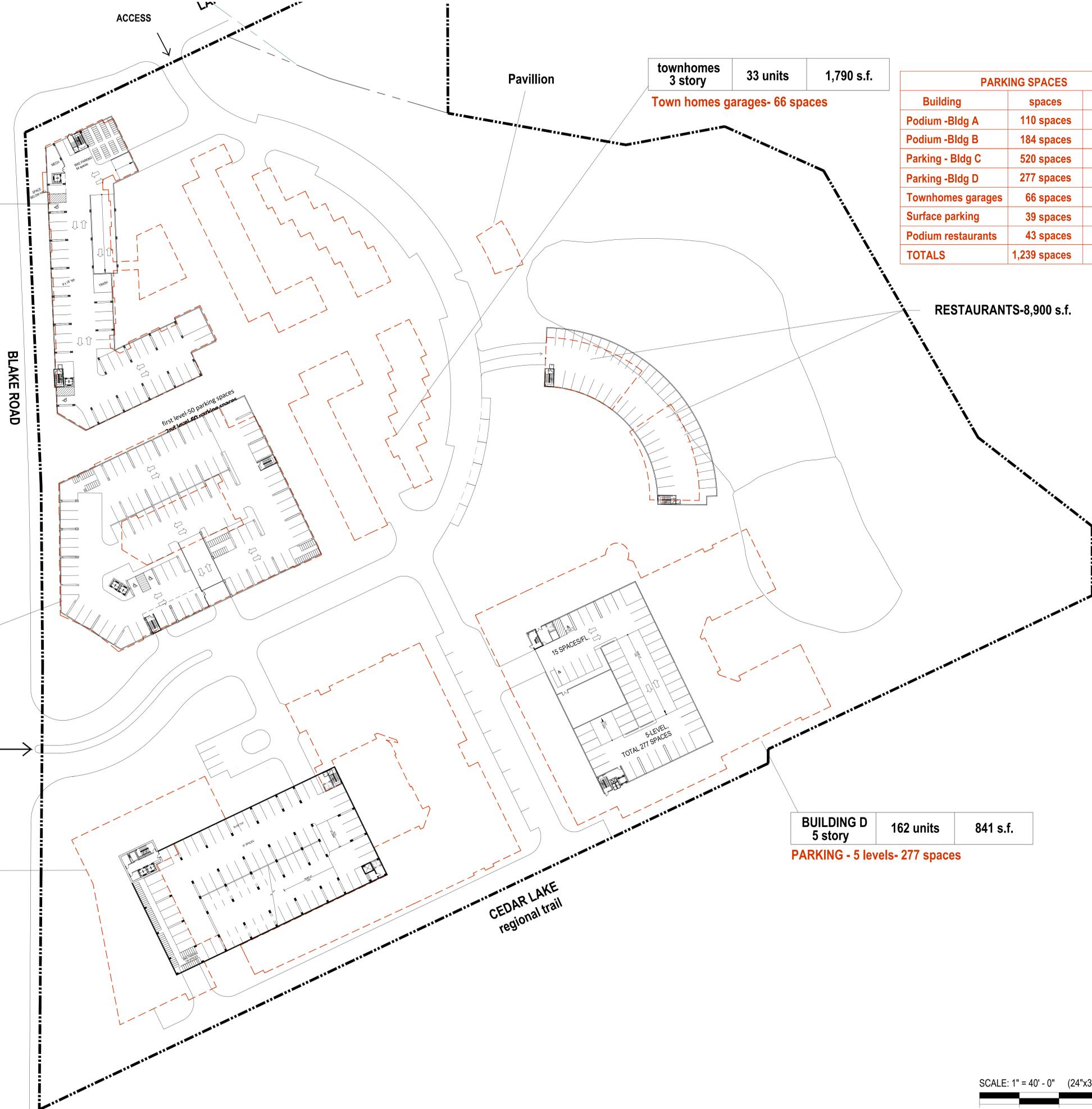
**RESTAURANTS-8,900 s.f.**

**BUILDING D**  
 5 story    162 units    841 s.f.  
**PARKING - 5 levels- 277 spaces**

**BUILDING A**  
 5 story    110 units    891 s.f.  
**PODIUM PARKING - 2 levels- 110 spaces**

**BUILDING B**  
 5 story    112 units    1,246 s.f.  
**PODIUM PARKING - 2 levels- 184 spaces**

**BUILDING C**  
 15 story    187 units    854 s.f.  
 5 story    155 units    794 s.f.  
**PARKING - 7 levels-520 spaces**



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 PLOT: 10/29/2021 10:28am





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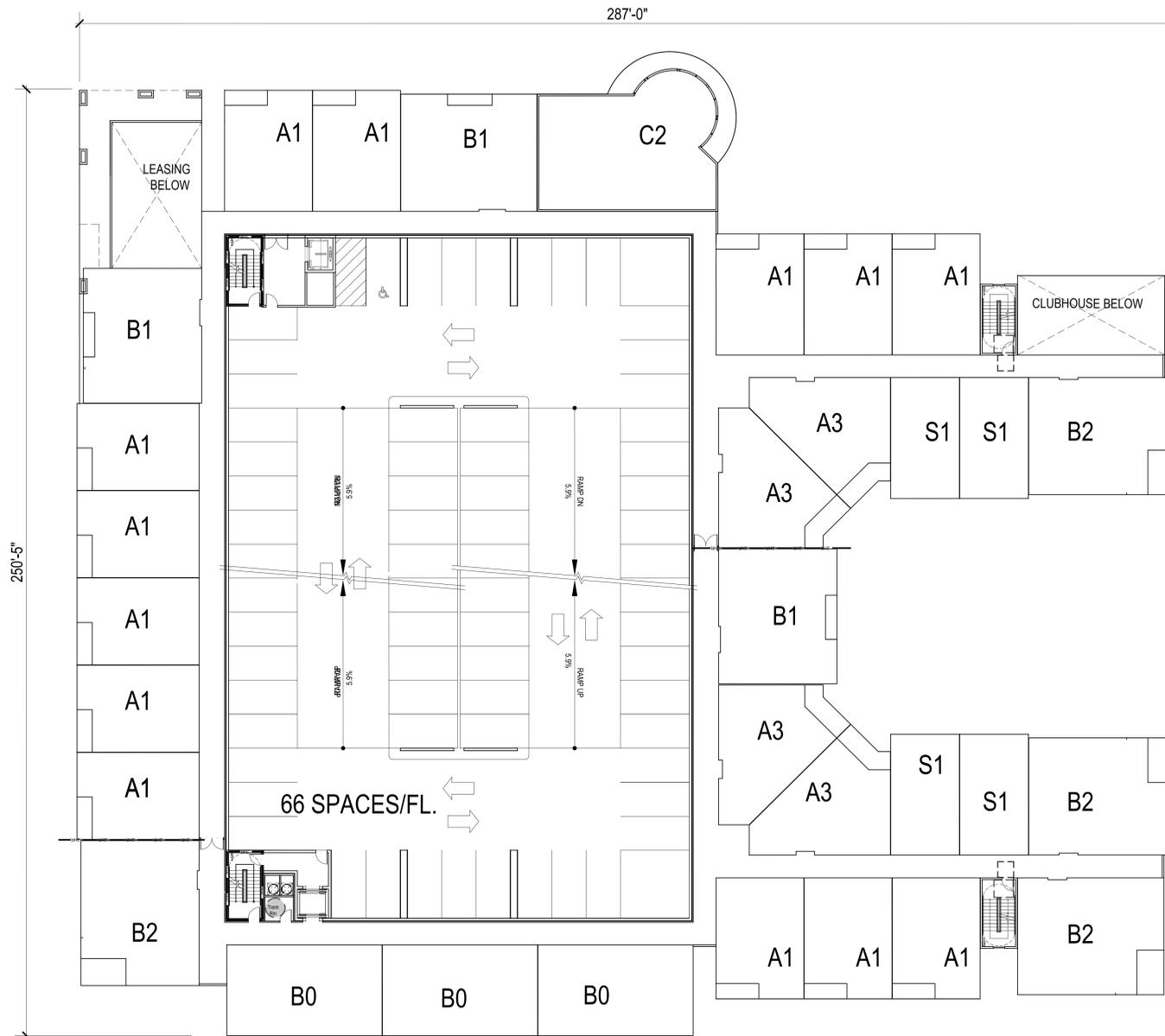
SHEET CONTENTS:  
 BUILDING D -  
 BUILDING PLANS

SHEET NO.

BUILDING V - BUILDING PLANS

A451

21180



2ND FLOOR PLAN

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



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SHEET CONTENTS:

BUILDING D-ELEVATIONS

SHEET NO.

A455

	NORTH	SOUTH	EAST	WEST
GLASS	37.8 %	31 %	33.7 %	42 %
BRICK VENEER	12.2 %	6.7 %	5 %	15 %
METAL PANEL	25 %	0 %	0 %	21 %
FIBER CEMENT PANEL-REVEAL SYSTEM	25 %	62.3 %	61.3 %	22 %
WOODTONE PANEL				

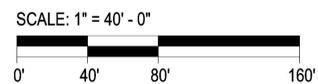


**BUILDING D -EAST ELEVATION**

	NORTH	SOUTH	EAST	WEST
GLASS	37.8 %	31 %	33.7 %	42 %
BRICK VENEER	12.2 %	6.7 %	5 %	15 %
METAL PANEL	25 %	0 %	0 %	21 %
FIBER CEMENT PANEL-REVEAL SYSTEM	25 %	62.3 %	61.3 %	22 %
WOODTONE PANEL				



**BUILDING D -SOUTH ELEVATION**





LEGEND

EXISTING	PROPOSED

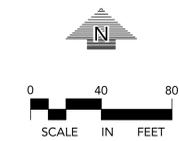


APPROXIMATE WESTERN LIMITS OF MCWD REGIONAL STORMWATER PROJECT

WARNING:

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.



CALL BEFORE YOU DIG  
**Gopher State One Call**  
TWIN CITY AREA: 651-454-0002  
TOLL FREE: 1-800-252-1166

CADD QUALIFICATION

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SUBMITTAL/REVISIONS

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

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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
C2-1A-D	SITE PLAN
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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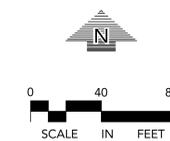
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C3-3 SWPPP NOTES  
C4-1A-D SANI. AND WATERMAIN  
C4-2A-D STORM SEWER  
C8-1, 2 DETAIL SHEET

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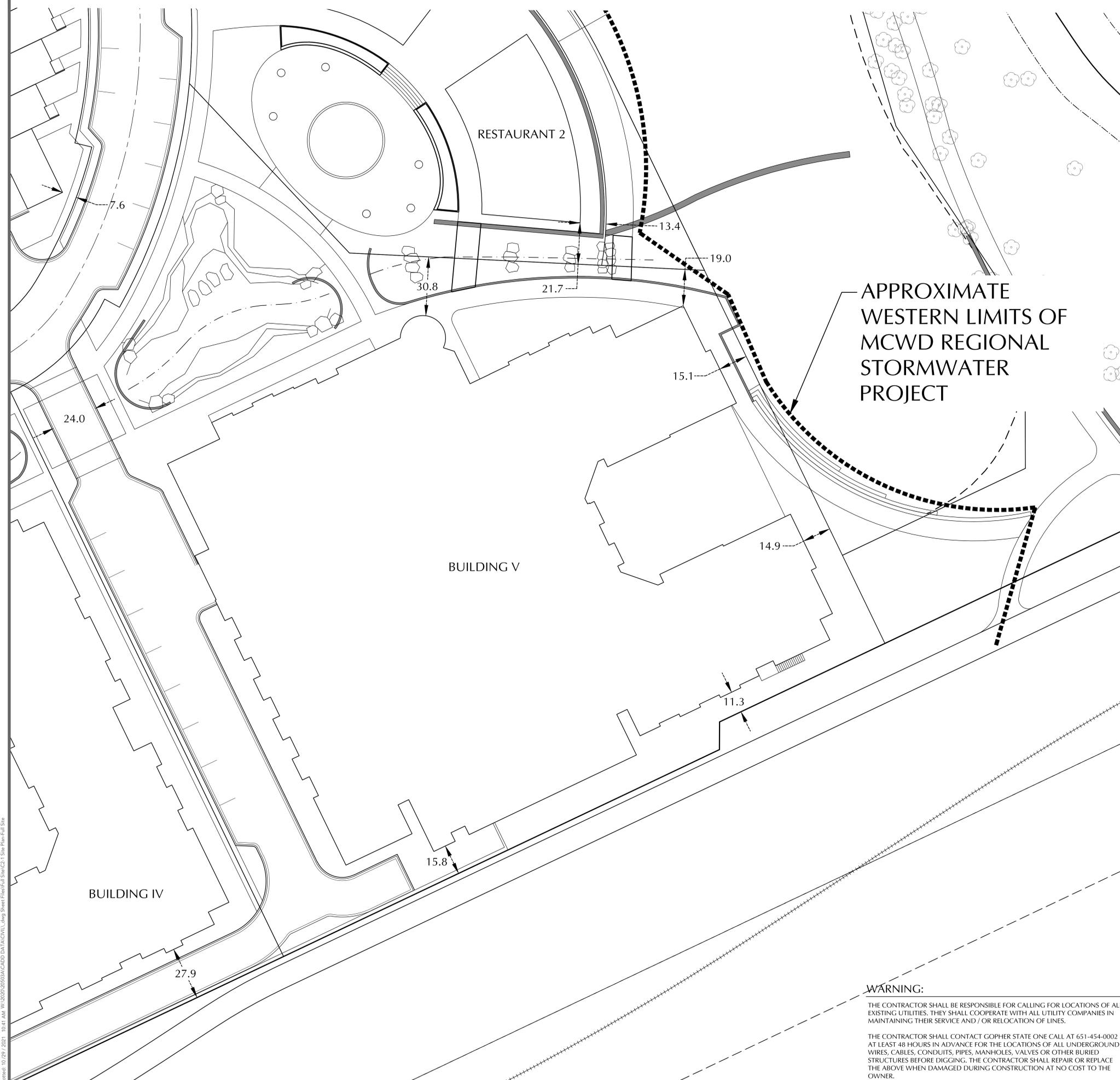
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EXISTING		PROPOSED
○	CATCH BASIN	●
○	STORM MANHOLE	●
○	FLARED END SECTION	●
○	SANITARY MANHOLE	●
○	HYDRANT	●
○	GATE VALVE	●
○	POST INDICATOR VALVE	●
○	WATER MANHOLE / WELL	●
○	LIGHT POLE	●
○	POWER POLE	●
○	ELECTRIC METER	●
○	GAS METER	●
○	TELEPHONE PEDESTAL	●
○	SIGN	●
○	BENCHMARK	●
○	SOIL BORING	●
○	PARKING STALL COUNT	●
○	ACCESSIBLE PARKING STALL	●
○	STORM SEWER	—
○	DRAINTILE	—
○	SANITARY SEWER	—
○	FORCEMAIN	—
○	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	—

APPROXIMATE WESTERN LIMITS OF MCWD REGIONAL STORMWATER PROJECT



**SITE NOTES**

1. 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.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
6. BITUMINOUS PARKING STALLS AND DRIVE ISLES TO BE HEAVY DUTY BITUMINOUS
7. SEE ELECTRICAL PLAN FOR SITE LIGHTING
8. 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.

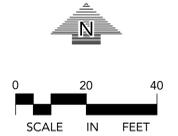
- (1) RESIDENTIAL BUILDING: 15 FEET TO 25 FEET.
- (2) OFFICE BUILDING: 25 FEET TO 40 FEET.
- (3) FRONT YARD SETBACKS ALONG 2ND STREET—
- (4) RESIDENTIAL BUILDING: FIVE FEET TO 15 FEET.
- (5) STRUCTURED PARKING: FIVE FEET TO 15 FEET.
- (6) OFFICE BUILDING: FIVE FEET TO 15 FEET.
- (7) SIDE YARD: TEN FEET.
- (8) 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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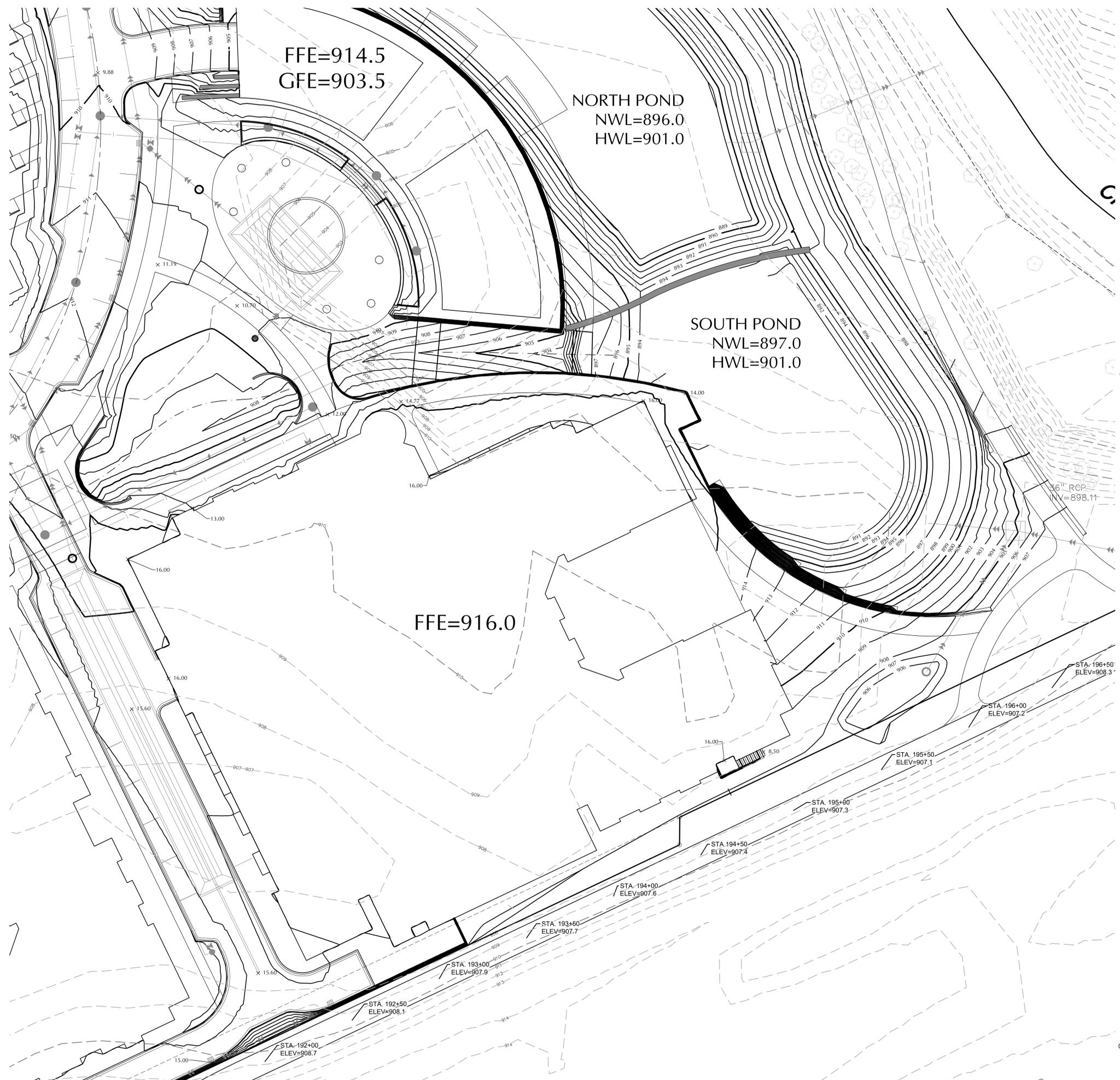
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 License No. 24440  
 Date 10-29-21

**QUALITY CONTROL**

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

**SHEET INDEX**

C1-1	EXISTING CONDITIONS PLAN
C1-2	DEMOLITION PLAN
C2-1A-D	SITE PLAN
C3-1A-D	GRADING PLAN
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C3-3	SWPPP NOTES
C4-1A-D	SANITARY AND WATERMAIN
C4-2A-D	STORM SEWER
C8-1, 2	DETAIL SHEET



EXISTING	PROPOSED

**GRADING, DRAINAGE & EROSION CONTROL NOTES**

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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).
- STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
- DUST MUST BE ADEQUATELY CONTROLLED.
- SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
- SEE UTILITY PLANS FOR WATER, STORM AND SANITARY SEWER INFORMATION.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
- 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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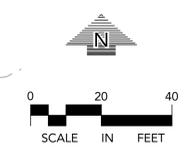
Michael J. St. Martin - PE  
License No. 24440  
Date 10-29-21

**QUALITY CONTROL**

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

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**SWPPP NOTES**

- 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.
- THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:
  - INSTALL VEHICLE TRACKING BMP
  - INSTALL SILT FENCE AROUND SITE
  - CLEAR AND GRUB SITE
  - STRIP AND STOCKPILE TOPSOIL
  - REMOVE PAVEMENTS AND UTILITIES
  - CONSTRUCT STORMWATER MANAGEMENT FACILITY
  - ROUGH GRADE SITE
  - IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE
  - INSTALL UTILITIES
  - INSTALL BUILDING FOUNDATIONS
  - INSTALL CURBS AND GUTTER
  - INSTALL PAVEMENTS AND WALKS
  - FINAL GRADE SITE
  - REMOVE ACCUMULATED SEDIMENT FROM STORMWATER SYSTEMS
  - SEED AND MULCH
  - WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.
- 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
- THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.
- 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.
- ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES. SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.
- ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.
- 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.
- SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.
- SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
- EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE PROPERLY CONTAINED.
- NO ENGINE DEGRASING IS ALLOWED ON SITE.
- 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.
- 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:
  - FINAL STABILIZATION, PER NPDES PERMIT PART IV.G., HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
  - TRANSFER OF OWNERSHIP AS DESCRIBED IN THE PERMIT.
- INSPECTIONS
  - INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
  - EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.
  - STABILIZED AREAS: ONCE EVERY 30 DAYS
- FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
- 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.
- MINIMUM MAINTENANCE
  - SILT FENCE TO BE REPAIRED, REPLACED, SUPPLEMENTED WHEN NONFUNCTIONAL, OR 1/3 FULL: WITHIN 24 HOURS
  - SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME. REMOVAL MUST BE COMPLETE WITHIN 72 HOURS OF DISCOVERY.
  - SEDIMENT REMOVED FROM SURFACE WATERS WITHIN (7)SEVEN DAYS
  - CONSTRUCTION SITE EXITS INSPECTED, TRACKED SEDIMENT REMOVED WITH 24 HOURS.
  - PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS GREATER THAN 0.5" IN 24 HOURS
- 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.
- 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.
- SWPPP MUST BE AMENDED WHEN:
  - THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE
  - INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
  - THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.
- CONCRETE WASHOUT AREA
  - CONTRACTOR TO PROVIDE PREFABRICATED CONCRETE WASH-OUT CONTAINER WITH RAIN PROTECTION PER PLAN.
  - CONCRETE WASH-OUT TO BE IDENTIFIED WITH SIGNAGE STATING "CONCRETE WASHOUT AREA DO NOT OVERFILL".
  - CONCRETE WASHOUT WATER NEEDS TO BE PUMPED WITHIN 24 HOURS OF STANDING WATER IN WASHOUT AREA.
- IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.
- PIPE OULETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
- 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.
- RESPONSIBILITIES
  - THE OWNER MUST IDENTIFY A PERSON WHO WILL OVERSEE THE SWPPP IMPLEMENTATION AND THE PERSON RESPONSIBLE FOR INSPECTION AND MAINTENANCE:
 

CONTACT: \_\_\_\_\_

COMPANY: \_\_\_\_\_

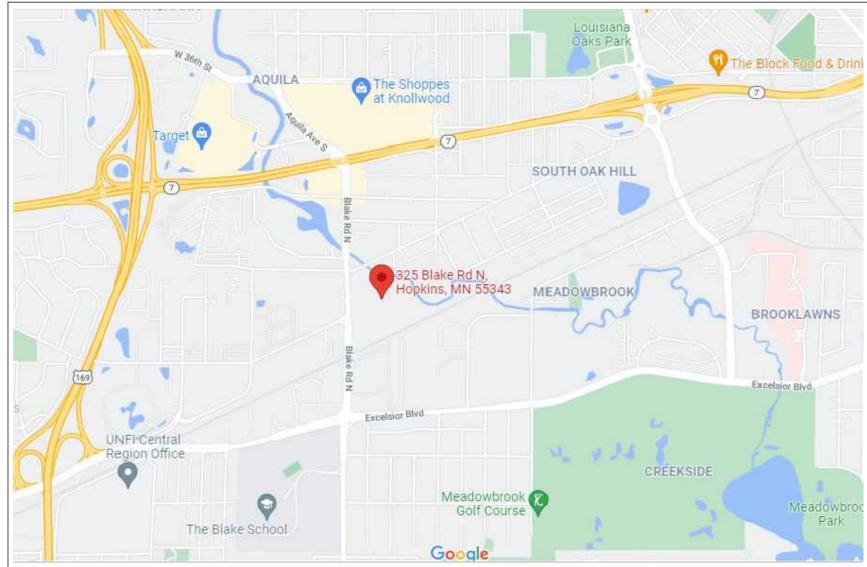
PHONE: \_\_\_\_\_
  - THE OWNER MUST IDENTIFY THE PERSON WHO WILL BE RESPONSIBLE FOR LONG TERM OPERATIONS AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM.
 

CONTACT: \_\_\_\_\_

COMPANY: \_\_\_\_\_

PHONE: \_\_\_\_\_
- 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**

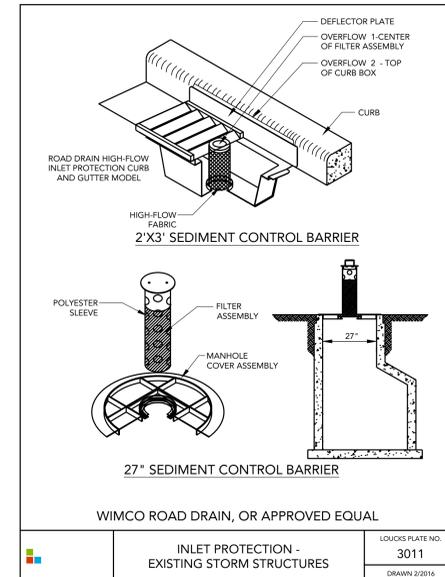
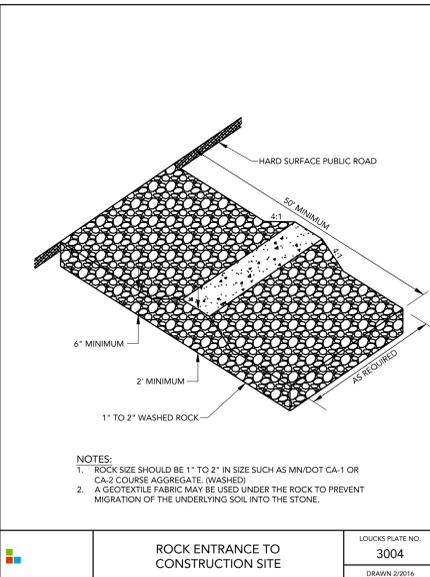
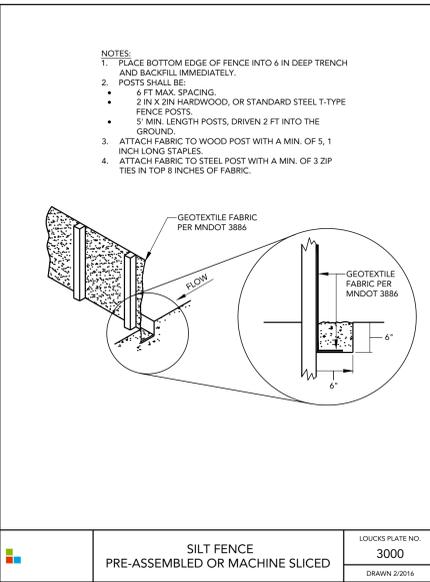
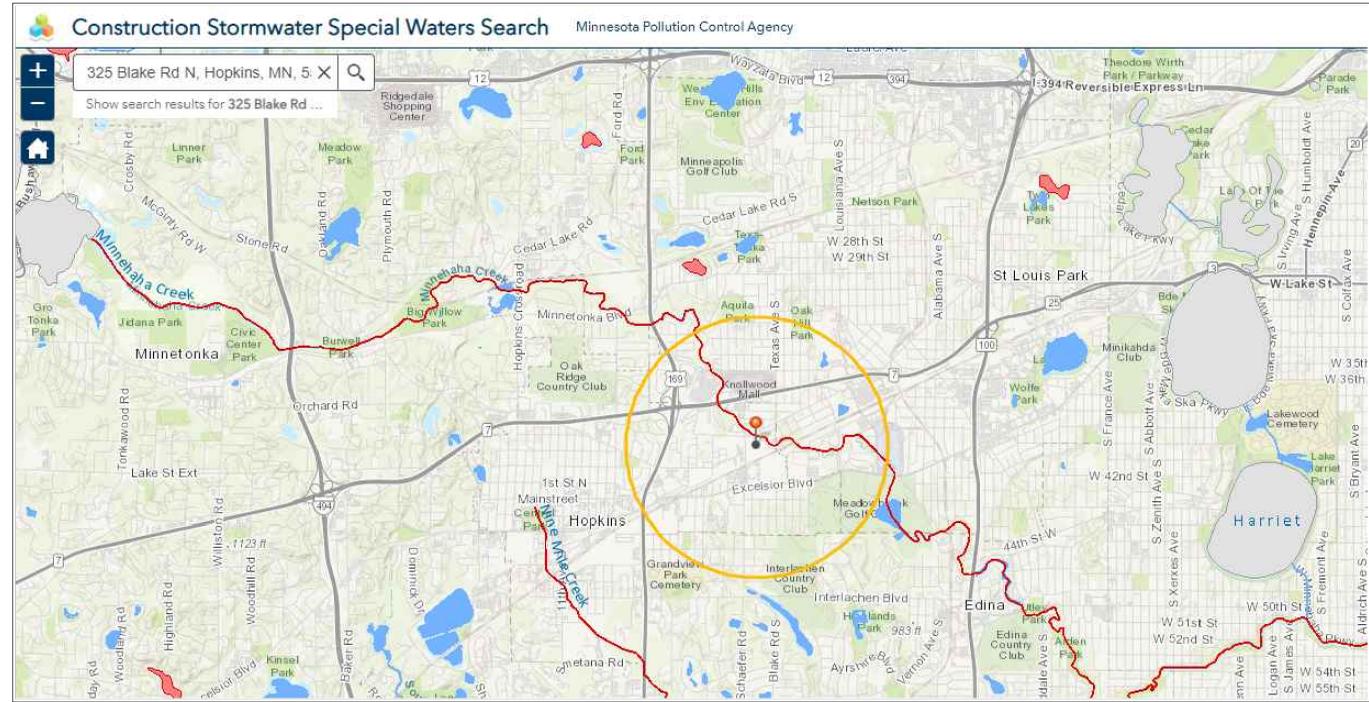
DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	2
SILT FENCE (STANDARD)	LF	3,759
INLET PROTECTION	EA	37

AS-101

UNIVERSITY OF MINNESOTA  
**Samuel R. Trebesch**

Design of Construction SWPPP (May 31 2024)

**CONSTRUCTION STORMWATER SPECIAL WATERS SEARCH MAP**



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Locks Project No. 20503A  
Project Lead: MUS  
Drawn By: TRG  
Checked By: MKK  
Review Date: 10-22-21

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**SWPPP NOTES**  
**C3-3**



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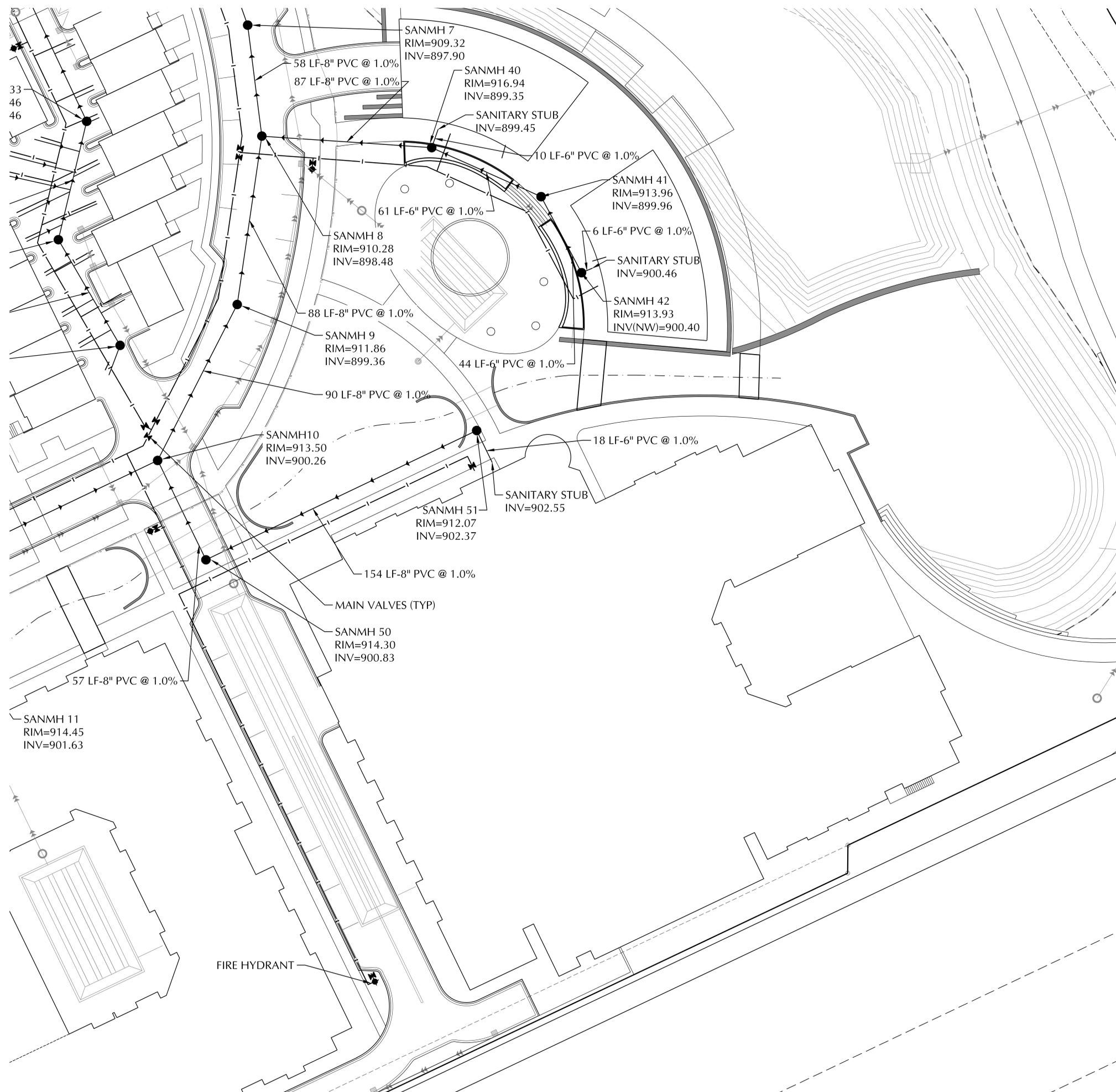
**UTILITY NOTES**

1. 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.
2. 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.
3. 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.
4. ALL STORM SEWER, SANITARY SEWER AND WATER SERVICES SHALL TERMINATE 5' FROM THE BUILDING FACE UNLESS OTHERWISE NOTED.
5. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
6. 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.
7. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
8. 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
9. 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
10. 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.
11. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH MINNESOTA RULES, PART 4715.0540:
  - a. PIPES 4-INCH TO 10-INCH IN SIZE MUST COMPLY WITH AASHTO M252.
  - b. PIPES 12-INCH TO 60-INCH IN SIZE MUST COMPLY WITH ASTM F2306.
  - c. ALL FITTINGS MUST COMPLY WITH ASTM D3212.
  - d. WATER-TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS INCLUDING STRUCTURES.
12. 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.
13. 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.
14. THE CITY SHALL OPERATE ALL GATE VALVES.
15. 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.
16. PIPE LENGTHS SHOWN ON THE PLAN INCLUDE THE APRON SECTION.
17. 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.
18. 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.

**WARNING:**

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.



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**UTILITY PLAN  
SANITARY SEWER  
AND WATERMAIN  
BUILDING V**

**C4-1D**



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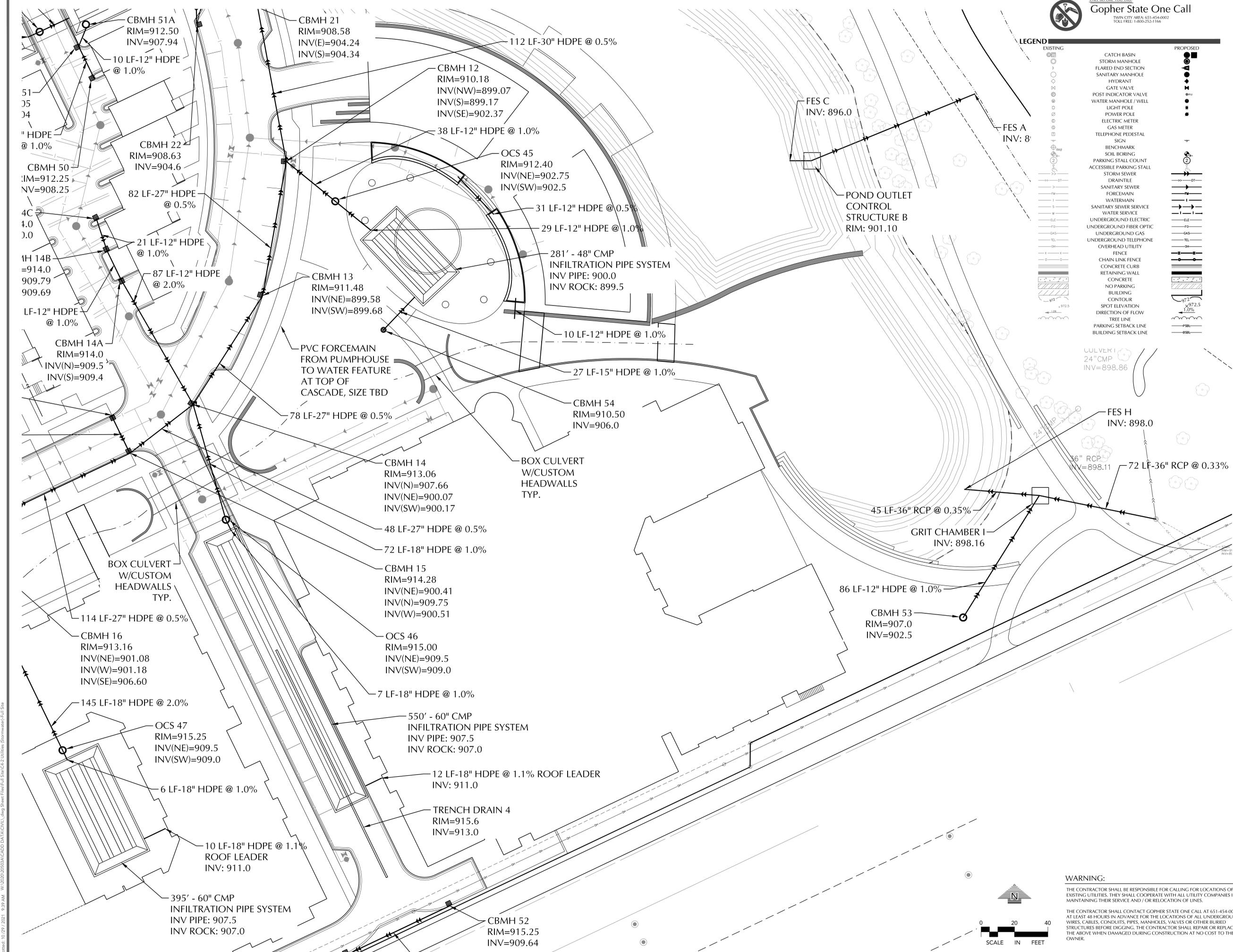
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**LEGEND**

EXISTING	PROPOSED



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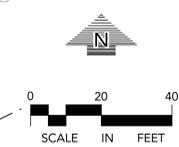
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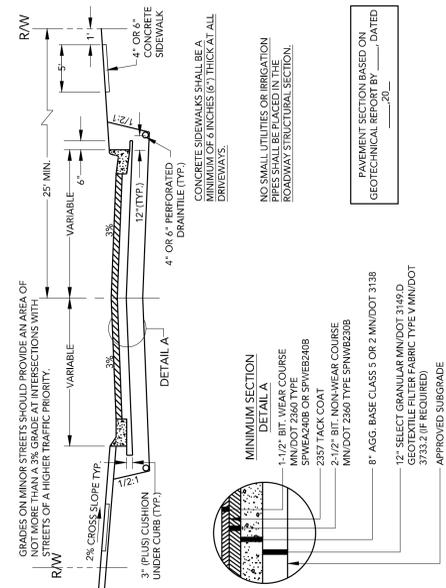
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

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.

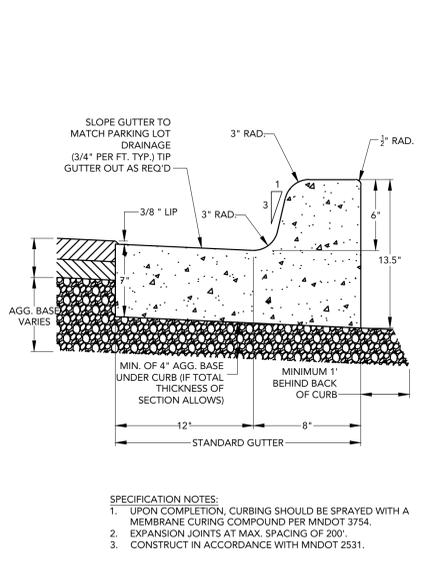


**UTILITY PLAN**  
**STORM SEWER**  
**BUILDING V**  
**C4-2D**

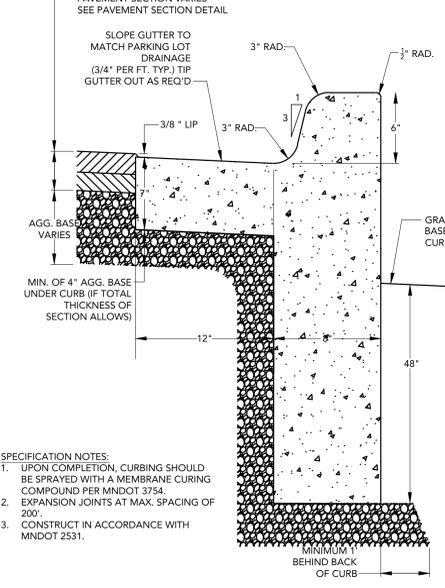
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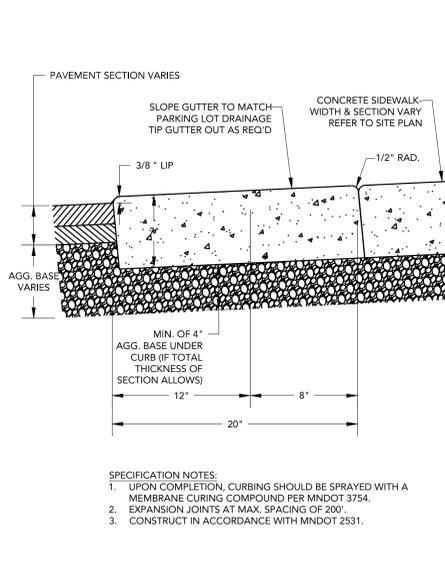
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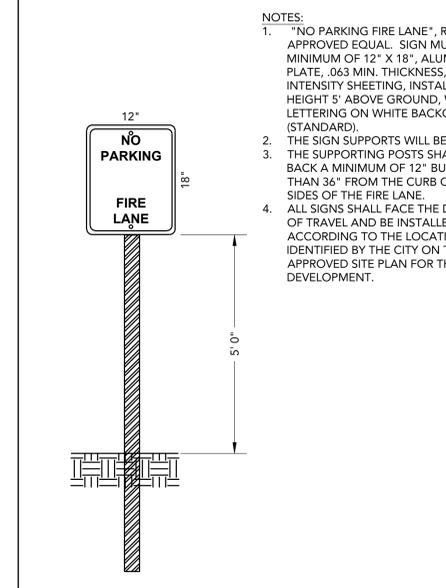
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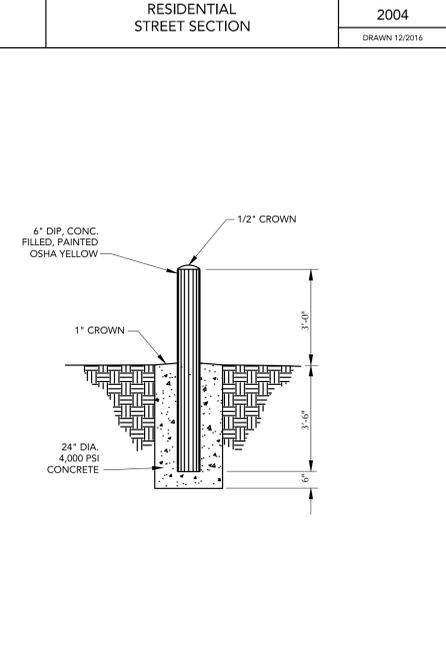
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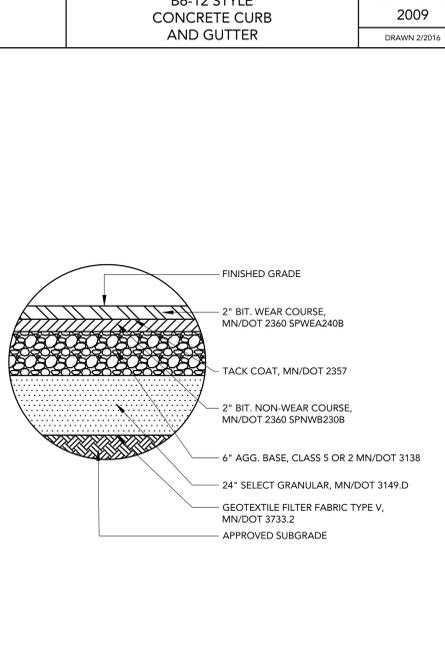
**FLAT CURB AND GUTTER (12")**  
LOUCKS PLATE NO. 2012  
DRAWN 12/2016



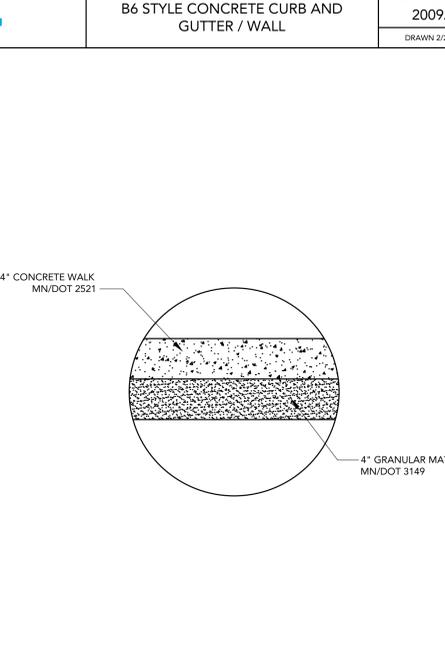
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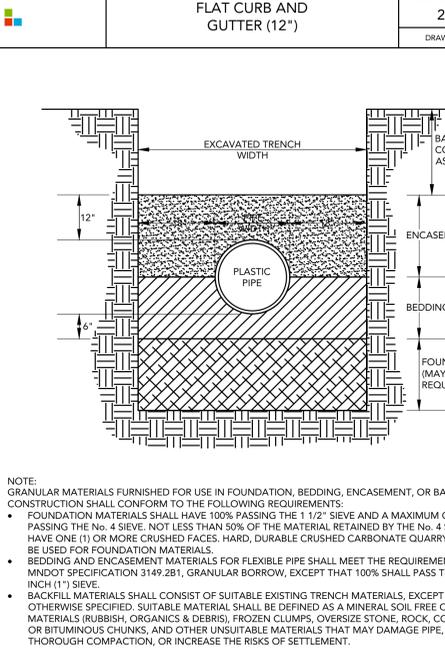
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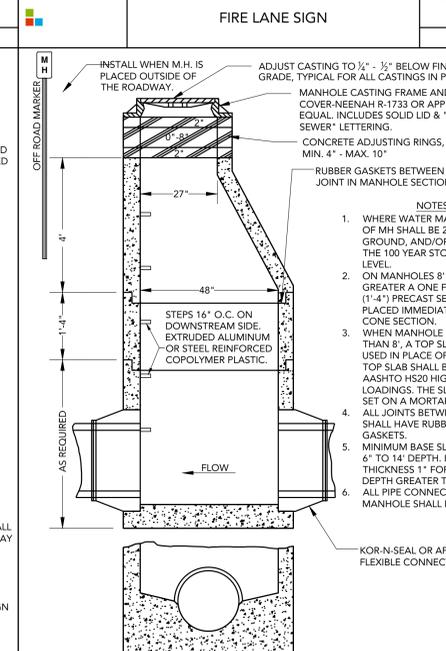
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LOUCKS PLATE NO. 2032  
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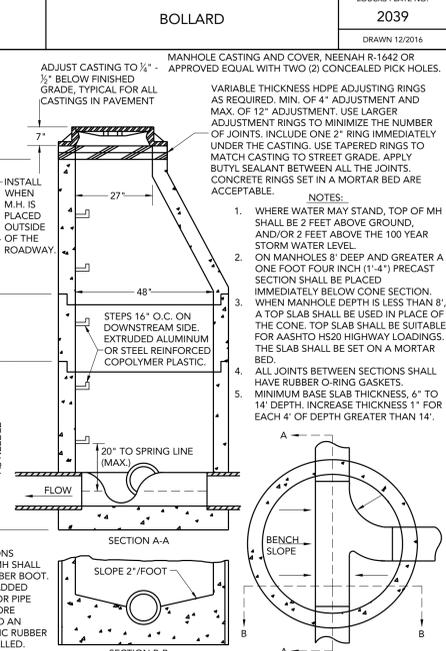
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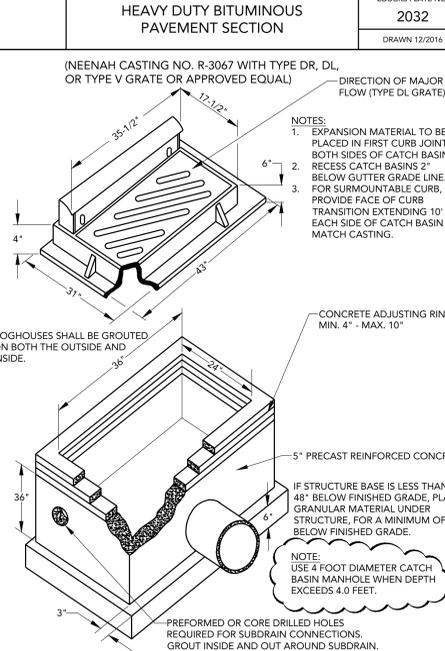
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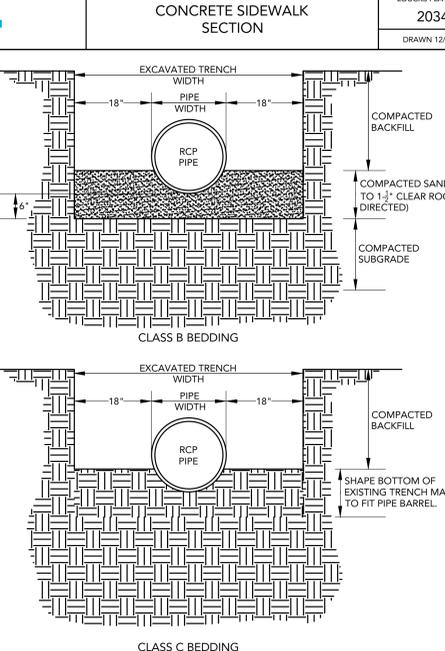
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LOUCKS PLATE NO. 4300  
DRAWN 12/2016



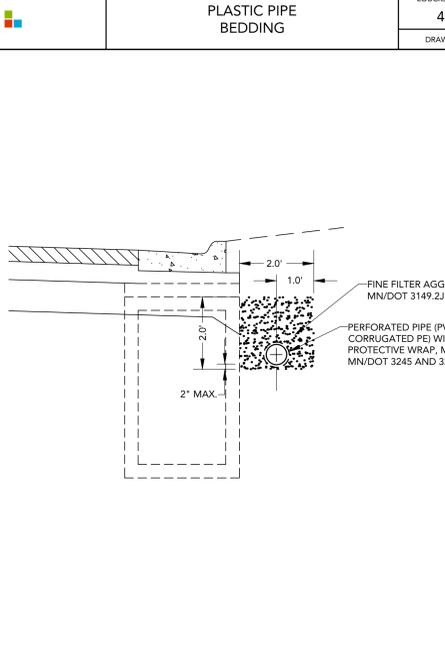
**STANDARD SANITARY SEWER MANHOLE**  
LOUCKS PLATE NO. 4000  
DRAWN 2/2016



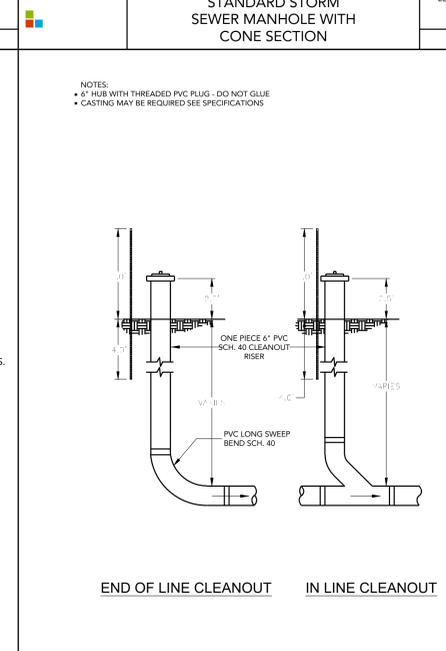
**2'x3' CATCH BASIN (MAX. DEPTH 4.0')**  
LOUCKS PLATE NO. 4302  
DRAWN 12/2016



**CONCRETE PIPE BEDDING**  
LOUCKS PLATE NO. 4310  
DRAWN 2/2016



**PERFORATED DRAIN TILE PIPE**  
LOUCKS PLATE NO. 4314  
DRAWN 2/2016



**DRAIN TILE CLEAN-OUT STRUCTURE**  
LOUCKS PLATE NO. 4315  
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License No. 24440  
Date 10-22-21

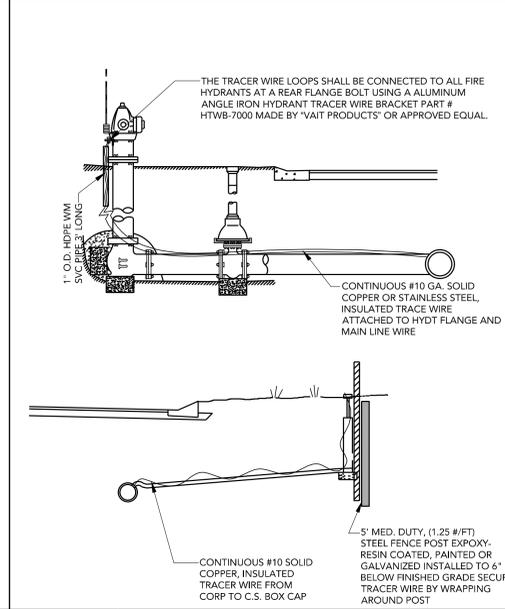
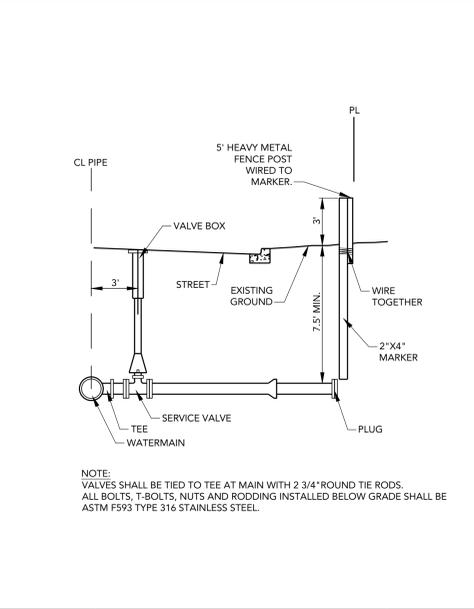
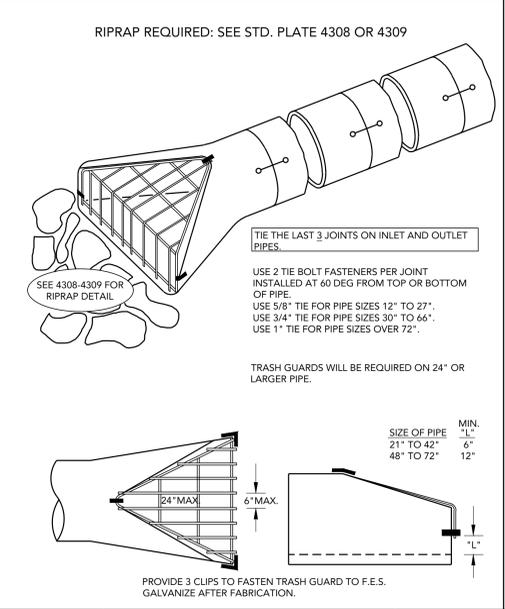
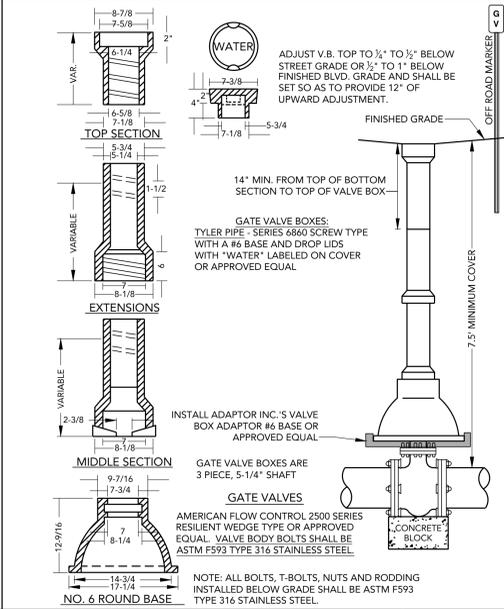
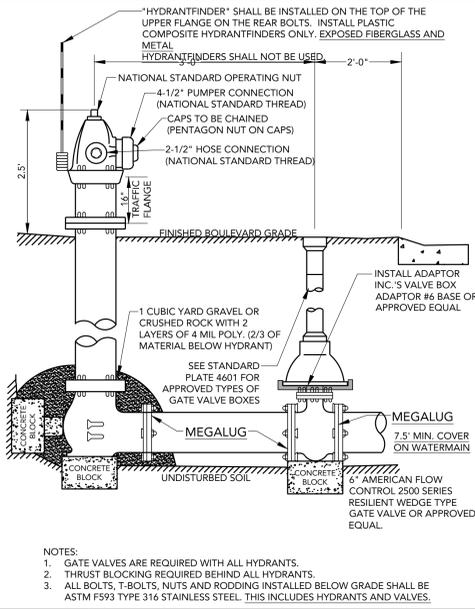
**QUALITY CONTROL**

Loecks 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
C2-1A-D	SITE PLAN
C3-1A-D	GRADING PLAN
C3-2	SWPPP PLAN
C3-3	SWPPP NOTES
C4-1A-D	SANITARY AND WATERMAIN
C4-2A-D	STORM SEWER
C8-1, 2	DETAIL SHEET

**DETAIL SHEET**  
**C8-1**



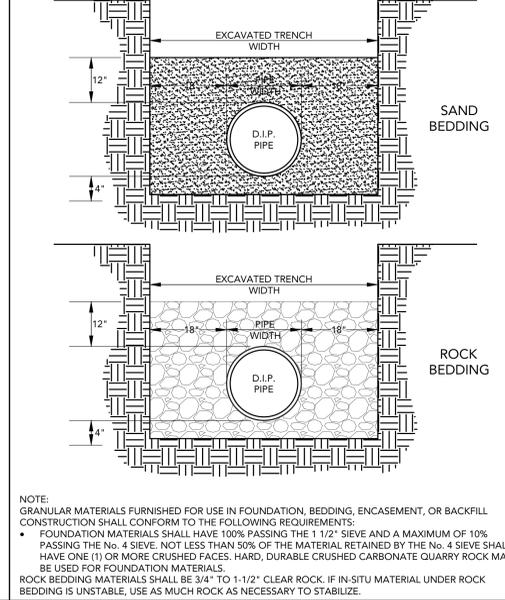
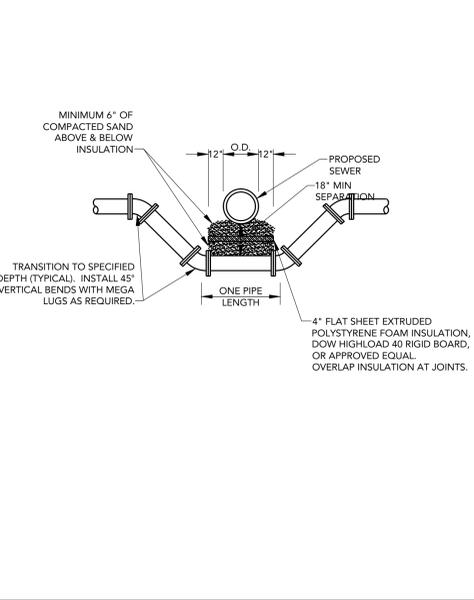
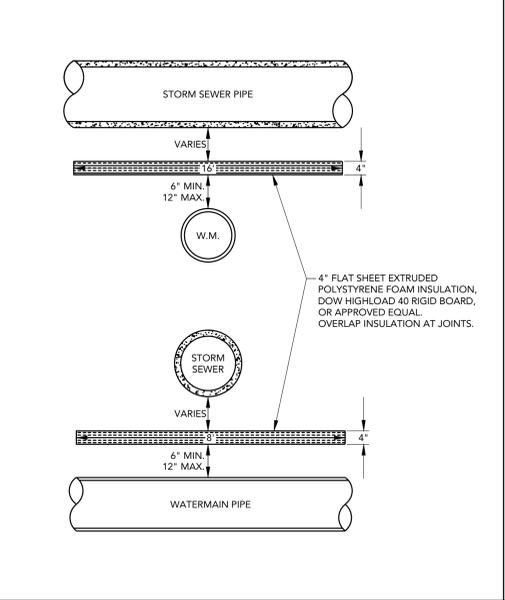
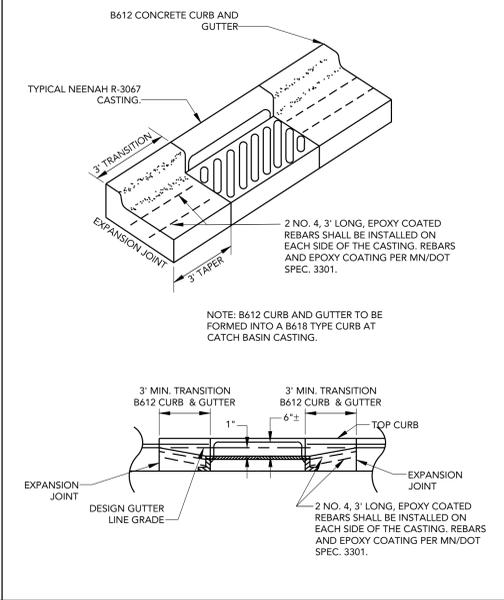
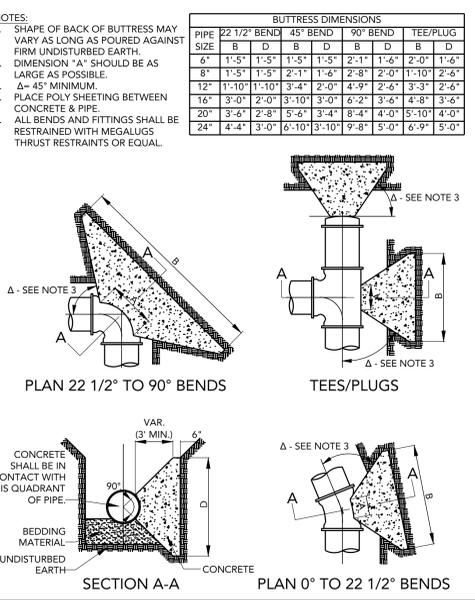
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DRAWN 12/2016

GATE VALVE AND BOX INSTALLATION  
LOUCKS PLATE NO. 4601  
DRAWN 2/2016

TRASH GUARD RCP APRON  
LOUCKS PLATE NO. 4306  
DRAWN 2/2016

LARGE WATER SERVICE CONNECTION  
LOUCKS PLATE NO. 4604  
DRAWN 2/2016

TRACER WIRE FOR WATER SERVICE / HYDRANT LEAD  
LOUCKS PLATE NO. 4605  
DRAWN 2/2016



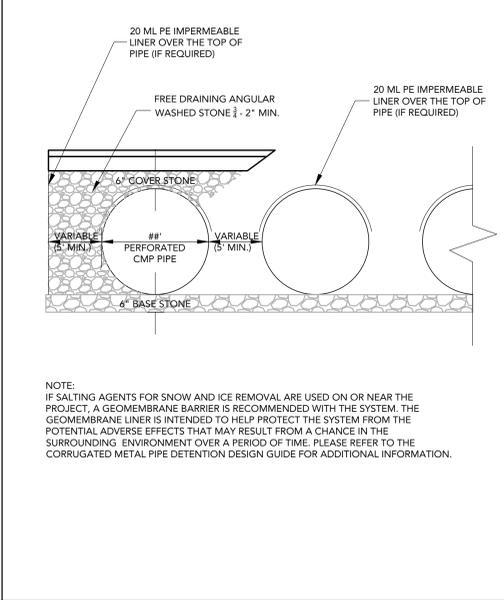
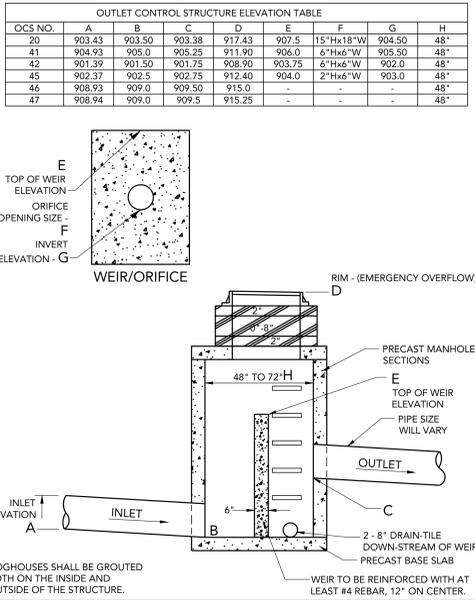
CONCRETE THRUST BLOCKING  
LOUCKS PLATE NO. 4606  
DRAWN 2/2016

CATCH BASIN CASTING INSTALLATION B612 TO CASTING  
LOUCKS PLATE NO. 4312  
DRAWN 12/2016

TYPICAL WATERMAIN INSULATION  
LOUCKS PLATE NO. 4608  
DRAWN 2/2016

WATERMAIN UNDER SEWER DEFLECTION  
LOUCKS PLATE NO. 4611  
DRAWN 2/2016

DUCTILE IRON PIPE BEDDING  
LOUCKS PLATE NO. 4615  
DRAWN 2/2016



OUTLET CONTROL STRUCTURE - MH  
LOUCKS PLATE NO. 4316  
DRAWN 2/2016

UNDERGROUND INFILTRATION PIPE  
LOUCKS PLATE NO. 2002  
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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.

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

QUALITY CONTROL

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

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C2-1A-D SITE PLAN  
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C4-1A-D SANI. AND WATERMAIN  
C4-2A-D STORM SEWER  
C8-1, 2 DETAIL SHEET



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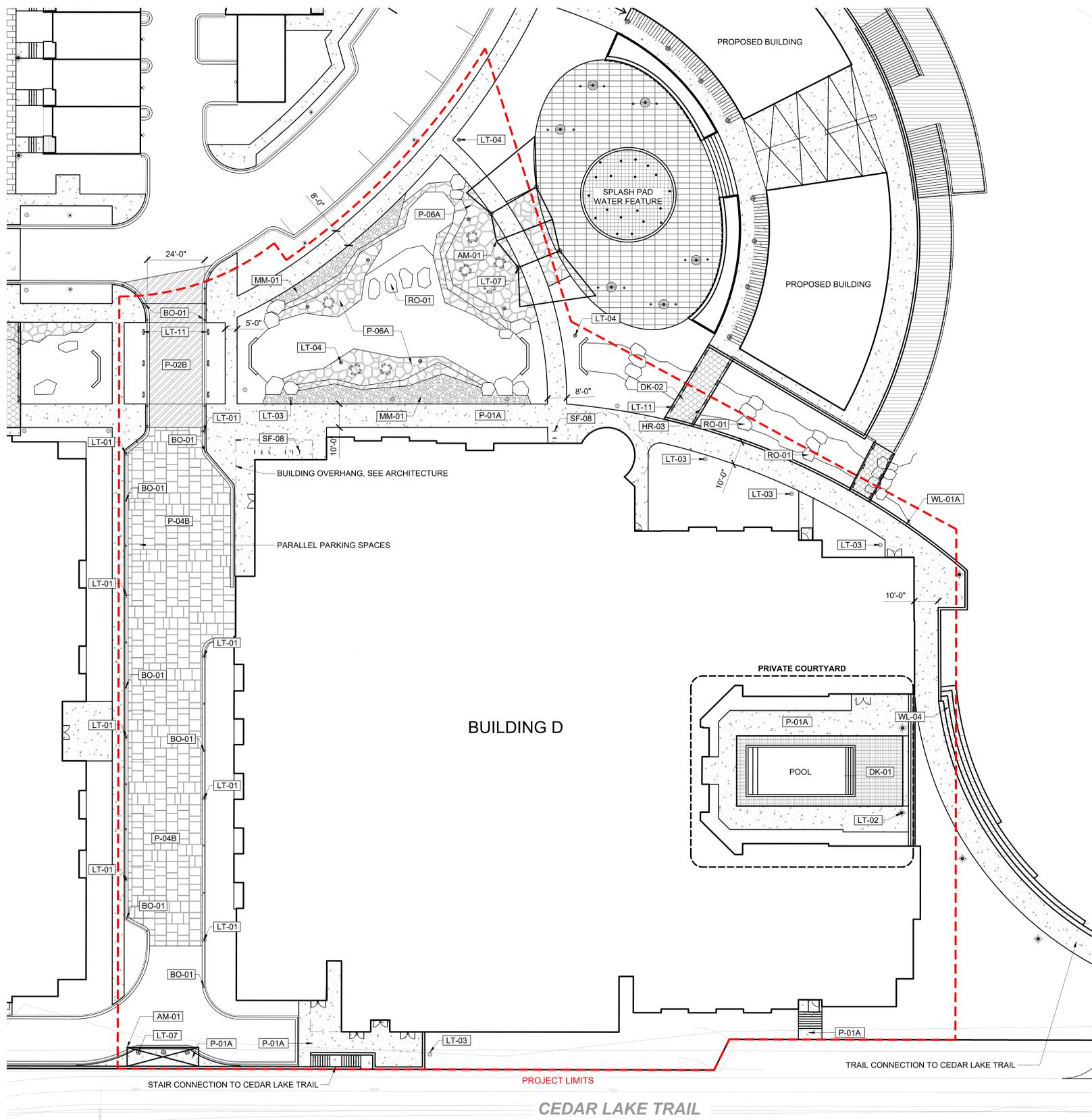
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Drawn By AM/JH  
Checked By JM/TW  
Review Date

**SHEET INDEX**

**SITE MATERIALS PLAN AND SCHEDULES**  
**L1-1D**



**MATERIALS SCHEDULE**

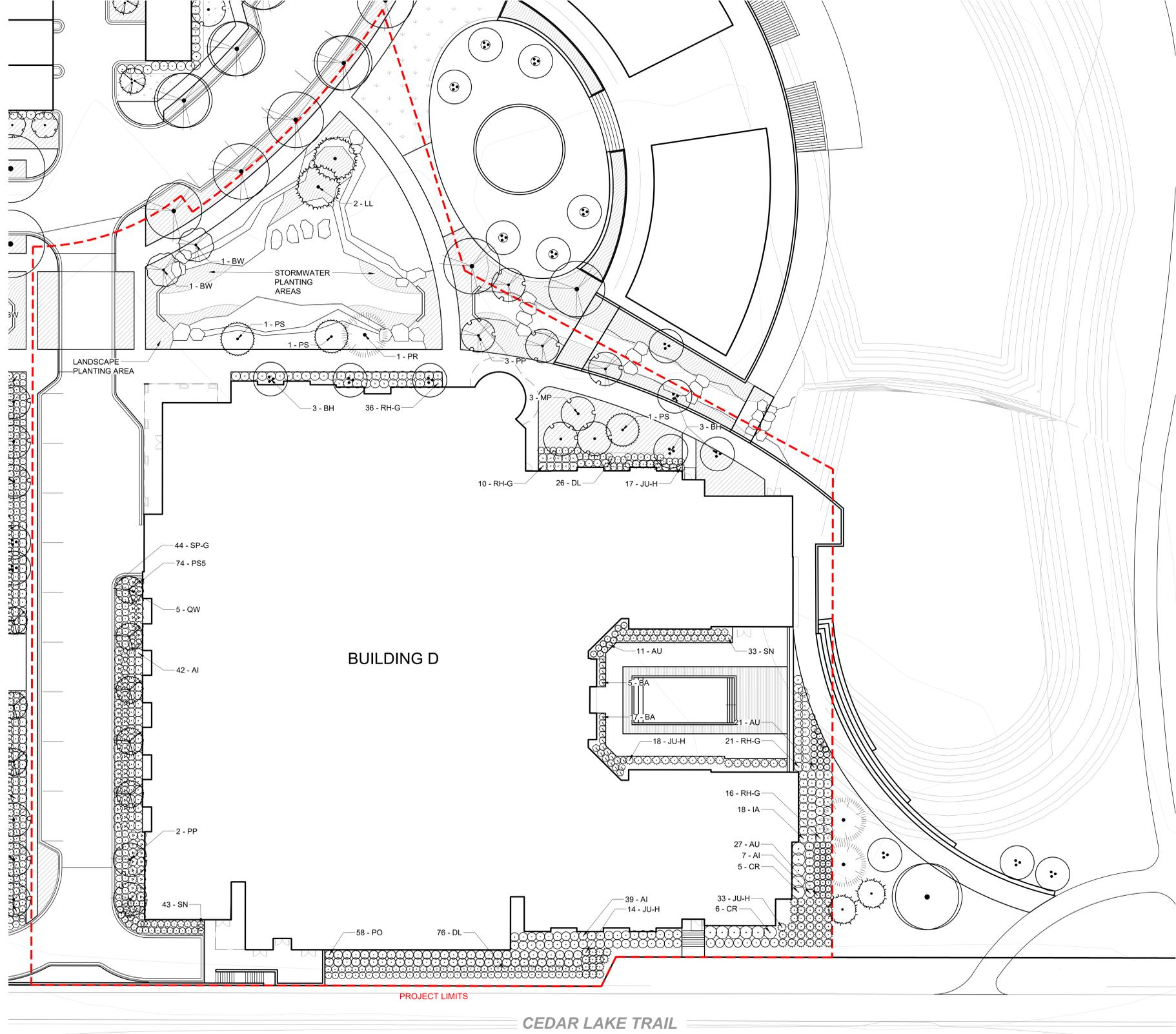
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AM-01	PERGOLA	
AM-02	BRIDGE	57 LF
SYMBOL	BOLLARD DESCRIPTION	QTY
BO-01	BOLLARD (NON-LIT)	26
SYMBOL	DECKING DESCRIPTION	QTY
DK-01	WOOD DECKING	1,080 SF
DK-02	BRIDGE SURFACE	639 SF
SYMBOL	HANDRAIL DESCRIPTION	QTY
HR-03	BRIDGE GUARDRAIL	89 LF
SYMBOL	LIGHTING DESCRIPTION	QTY
LT-01	LT-01 ROAD SCALED POLE MOUNTED LIGHTS	10
LT-03	LT-03 - LIGHT COLUMN	9
LT-04	LT-04 - PATHWAY/GARDEN LIGHT BOLLARD	8
LT-07	LT-07 - DOWN LIGHTS	5
LT-11	LT-11 - BRIDGE RECESSED WALL LIGHT	12
LT-14	LT-14 WALL PACK	4
SYMBOL	MINERAL MULCH DESCRIPTION	QTY
MM-01	CRUSHED AGGREGATE	14.05 CY
SYMBOL	PAVING DESCRIPTION	QTY
P-01A	PAVING TYPE 01A - CONCRETE PAVING	21,747 SF
P-02B	PAVING TYPE 02B - DECORATIVE CONCRETE PAVING - VEHICULAR	1,513 SF
P-04B	PAVING TYPE 04B - PERMEABLE CONCRETE UNIT PAVERS - VEHICULAR	7,562 SF
P-06A	PAVING TYPE 06A - LIMESTONE FLAGGING	2,347 SF
SYMBOL	ROCK DESCRIPTION	QTY
RO-01	CASCADE BOULDER	
SYMBOL	SITE FURNITURE DESCRIPTION	QTY
SF-08	BIKE RACK	8
SYMBOL	WALL DESCRIPTION	QTY
WL-01A	WALL TYPE 01A - CIP CONCRETE WALL	209 LF
WL-04	WALL TYPE 04 - CUT LIMESTONE TIERED BLOCKS	SF

**SITE INFORMATION**

SITE AREA:	111,532 sf
BUILDING FOOTPRINT:	57,801 sf (52%)
HARDSCAPE / IMPERVIOUS AREA:	28,012 (25%)
LANDSCAPE / PERVIOUS AREA:	25,719 sf (23%)
TREES:	31
SHRUBS:	726
GROUND COVER:	1,700 SF

**PLANTING SCHEDULE L2-1D**

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	GROUNDCOVERS
BH	8	BETULA NIGRA 'HERITAGE' / HERITAGE RIVER BIRCH	8' HT. MULTI-STEM	B&B	AI	76	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' TM / BLACK CHOKEBERRY	#5	CONT.	 LANDSCAPE PLANTING AREA 7,028 SF  STORMWATER PLANTING AREA 3,270 SF
BW	2	BETULA POPULIFOLIA 'WHITESPIRE' / WHITESPIRE GRAY BIRCH	2" CAL.	B&B	AU	93	ARONIA MELANOCARPA 'UCONNAM165' / LOW SCAPE MOUND CHOKEBERRY	#5	CONT.	
GI	8	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM / SKYLINE HONEY LOCUST	2.5" CAL.	B&B	CR	3	CORNUS SERICEA / RED TWIG DOGWOOD	#5	CONT.	
GK	2	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	2.5" CAL.	B&B	DL	120	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE	#5	CONT.	
PP	8	POPULUS TREMULOIDES 'NE ARB' TM / PRAIRIE GOLD QUAKING ASPEN	2" CAL.	B&B	IA	31	ILEX VERTICILLATA 'AFTERGLOW' / AFTERGLOW WINTERBERRY	#5	CONT.	
QB	1	QUERCUS BICOLOR / SWAMP WHITE OAK	2.5" CAL.	B&B	PO	68	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' / DART'S GOLD NINEBARK	#5	CONT.	
QE	1	QUERCUS ELLIPSOIDALIS / NORTHERN PIN OAK	2.5" CAL.	B&B	PS5	23	PHYSOCARPUS OPULIFOLIUS 'SEWARD' / SEWARD NINEBARK	#5	CONT.	
QW	3	QUERCUS X WAREI 'LONG' TM / REGAL PRINCE OAK	2.5" CAL.	B&B	RH-G	217	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	#5	CONT.	
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	
PS	3	PINUS STROBUS / WHITE PINE	6' HT.	B&B	SN	97	SPIRAEA NIPPONICA 'SNOWMOUND' / SNOWMOUND SPIREA	#5	CONT.	
SA					SP-G	82	SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER BUMALD SPIRAEA	#5	CONT.	
SP-G						127	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA	#3	CONT.	
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	
AG	7	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" CAL.	B&B	JU-H	58	JUNIPERUS HORIZONTALIS 'BLUE PRINCE' / BLUE PRINCE JUNIPER	#5	CONT.	
CE	10	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK	8' HT. MULTI-STEM	B&B	JH	28	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	#5	CONT.	
MD	6	MALUS X 'DONALD WYMAN' / DONALD WYMAN CRABAPPLE	2" CAL.	B&B						
MP	6	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE	2" CAL.	B&B						



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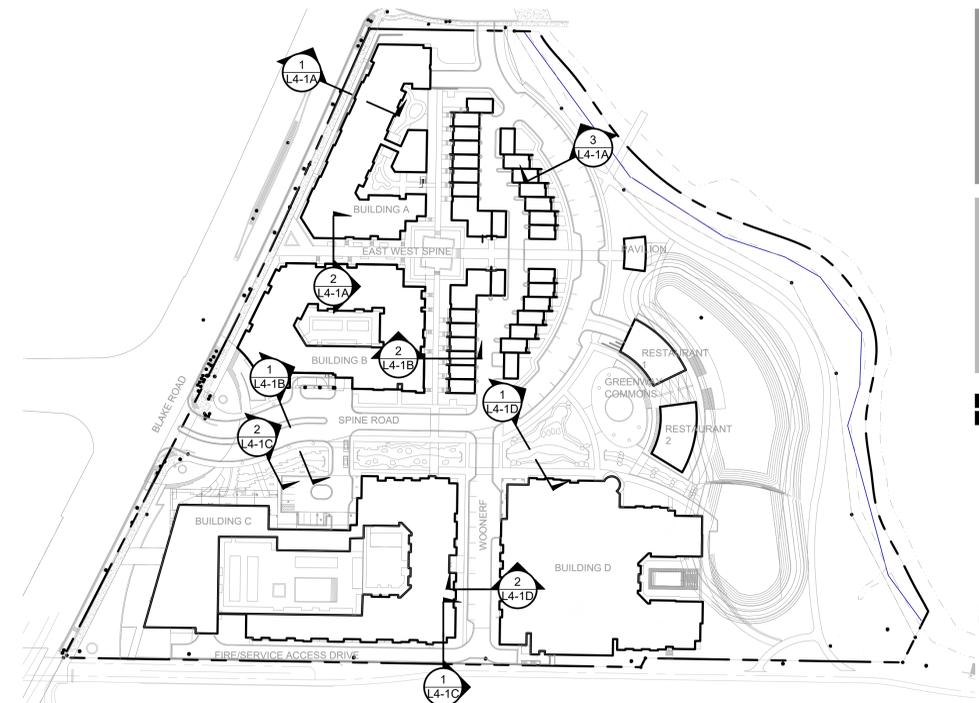
SITE  
PLANTING  
PLAN AND  
SCHEDULES  
**L2-1D**

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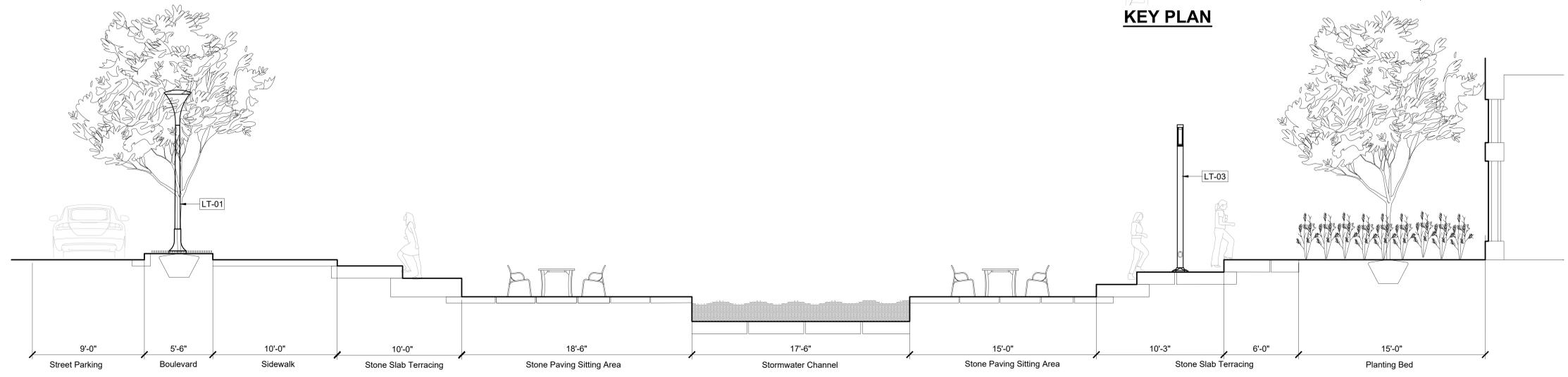
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LANDSCAPE ARCHITECTS  
310 South 4th Avenue Suite 7050  
Minneapolis, MN 55415 p: 612.332.7522



**KEY PLAN**



**1 SECTION F - CASCADE AT RESTAURANT**  
1/4" = 1'-0"

P-20 199B-01

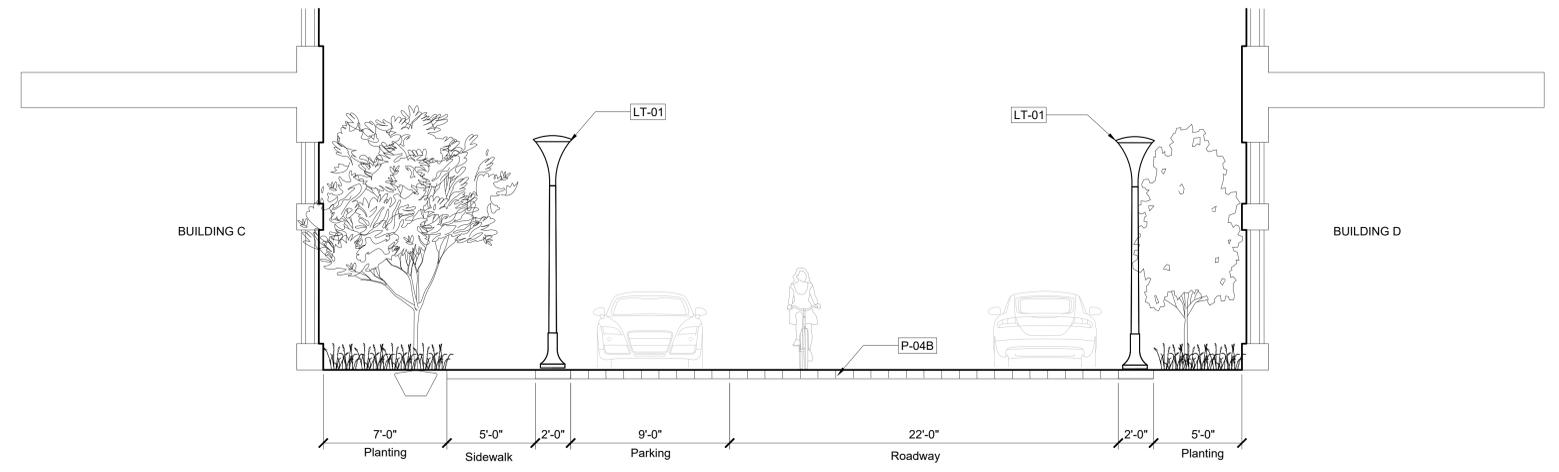
**CADD QUALIFICATION**  
CADD files created by the Consultant for this project are prepared by the Consultant's professional services and are not to be used on other projects. These CADD files shall not be used on other projects for additions to this project or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to access copies of the CADD files for the purpose of reviewing and/or making corrections to the files. Any modification, addition, or deletion to these CADD files shall be made at the user's risk and shall not constitute a representation or warranty by the Consultant. The Consultant shall not be responsible for errors, omissions, or delays.

**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**



**2 SECTION A - WOONERF**  
1/4" = 1'-0"

P-20 199B-01

**SITE SECTIONS - BUILDING D**

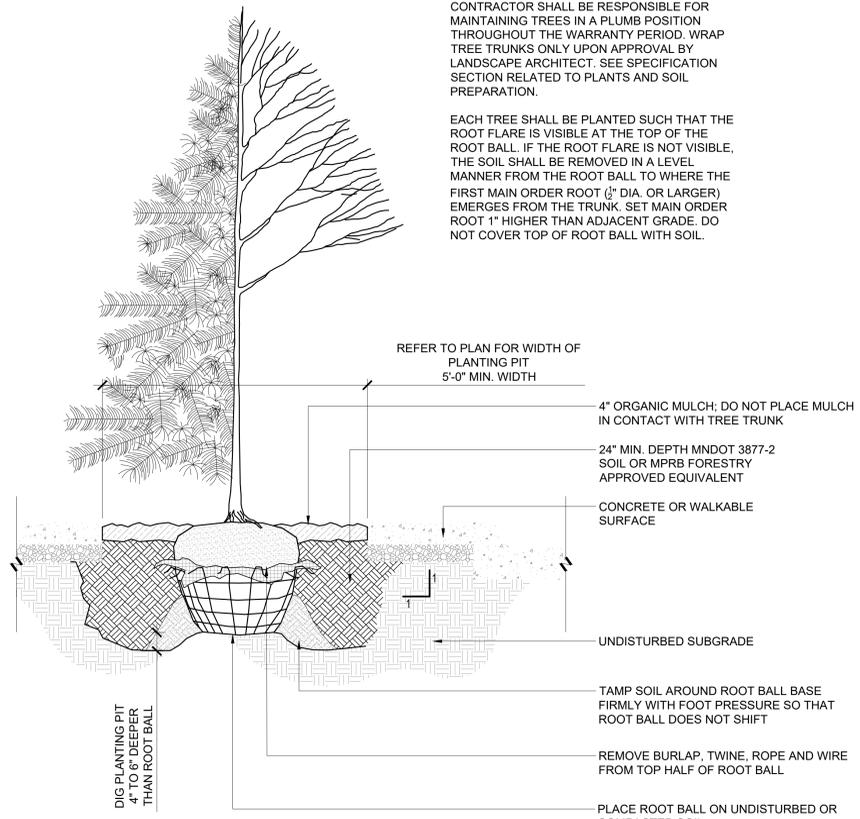
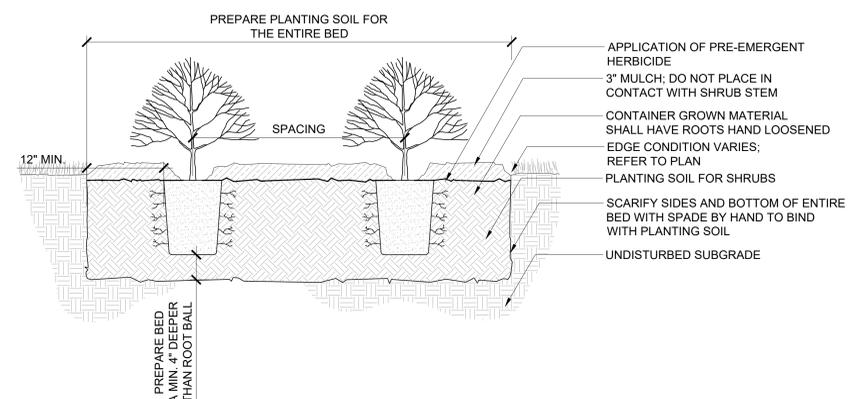
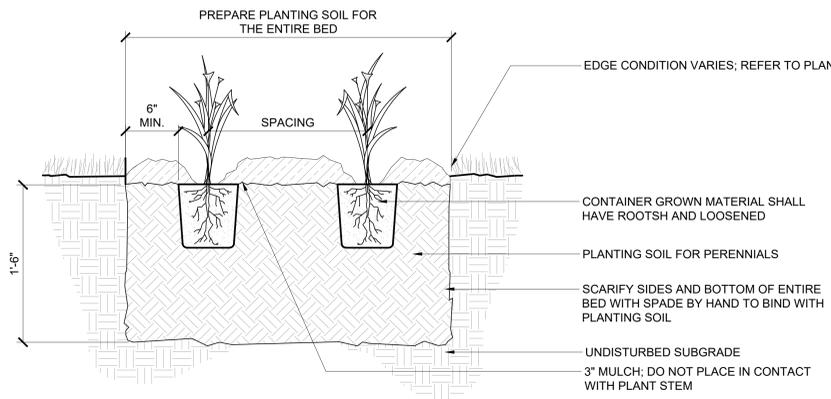
**L4-1D**

Plotted: 10/29/2021 10:56:40 AM Projects\20-199B 325 Blake Road - Alatus\0\_CADD\20-199B\_Sections

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

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.

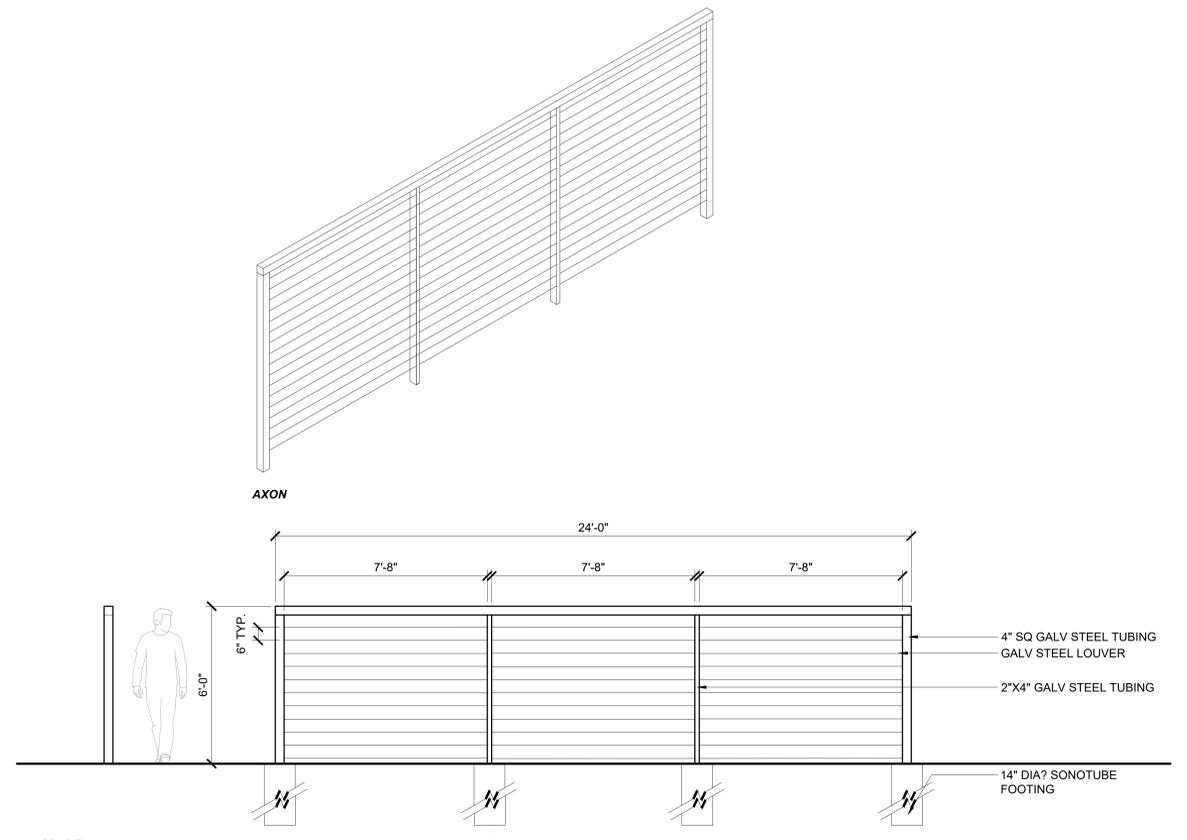
DF/ Project No.	19-199B
Project Lead	JM
Drawn By	AM/JH
Checked By	JM/TW
Review Date	



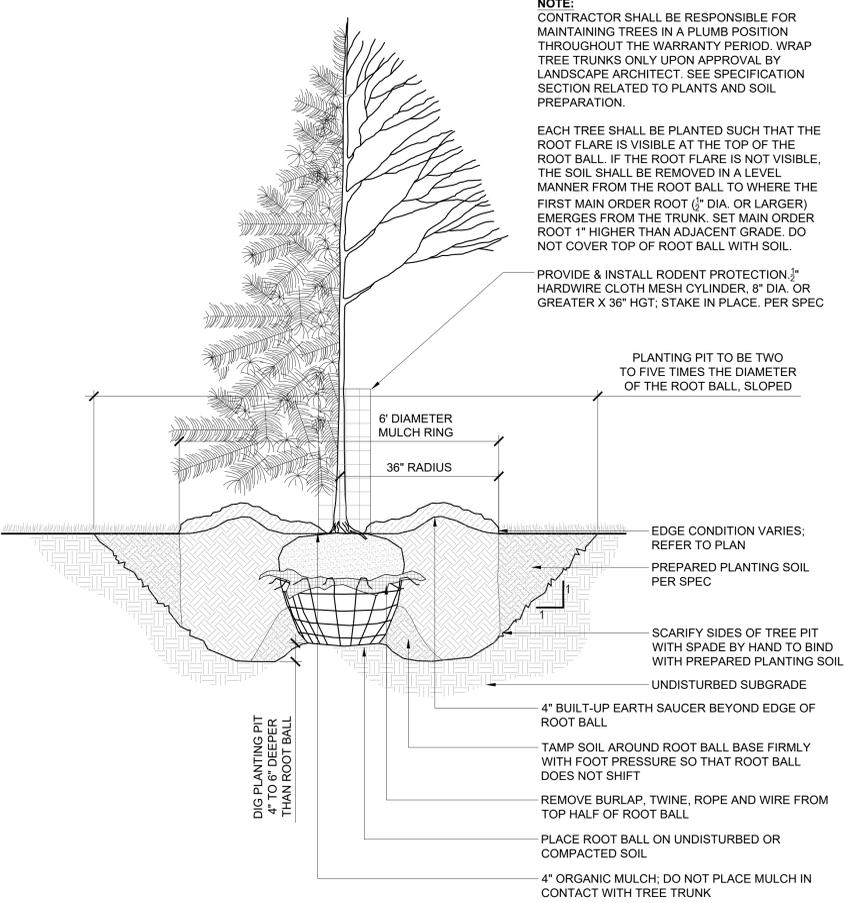
NOTE:  
CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE WARRANTY PERIOD. WRAP TREE TRUNKS ONLY UPON APPROVAL BY LANDSCAPE ARCHITECT. SEE SPECIFICATION SECTION RELATED TO PLANTS AND SOIL PREPARATION.

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  
3/4" = 1'-0"  
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