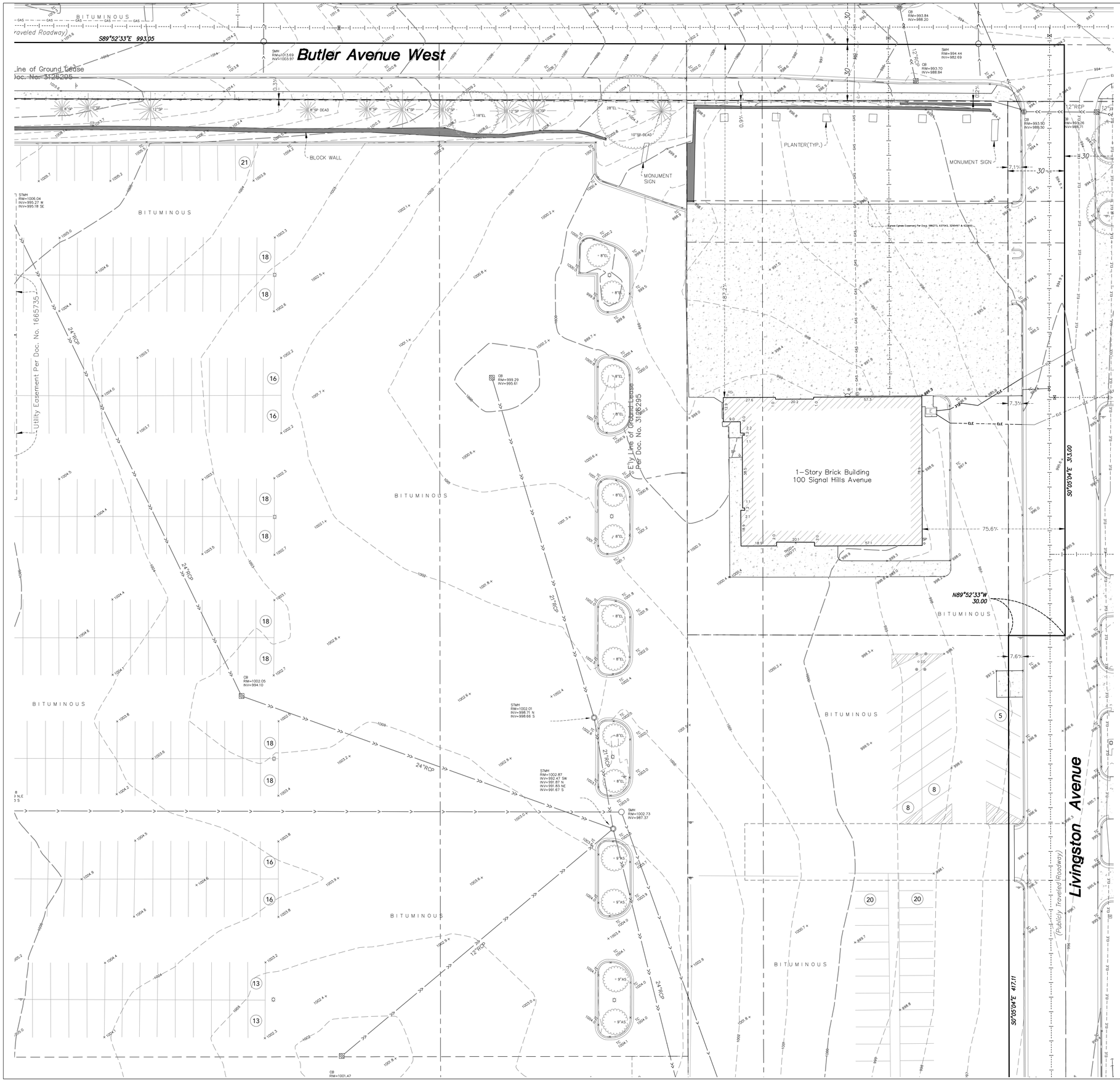

0 20 40
SCALE IN FEET

SURVEY LEGEND

AS	ASH		CATCH BASIN		STORM SEWER
AP	APPLE		STORM MANHOLE		SANITARY SEWER
BA	BASSWOOD		SANITARY MANHOLE		WATERMAIN
BI	BIRCH		WATER MANHOLE		SANITARY SEWER SERVICE
BO	BOXELDER		HYDRANT		WATER SERVICE
BU	BUCKEYE		GATE VALVE		CULVERT
BS	BUSH		POWER POLE	CTV	UNDERGROUND CABLE TV
CA	CATULPA		LIGHT POLE	ELE	UNDERGROUND ELECTRIC
CE	CEDAR		YARD LIGHT	FO	UNDERGROUND FIBER OPTIC
CO	COTTONWOOD		GUY WIRE	GAS	UNDERGROUND GAS
DE	DEAD TREE		SIGN	TEL	UNDERGROUND TELEPHONE
EL	ELM	972.5	SPOT ELEVATION	UTIL	UNDERGROUND UTILITY
FR	MISC FRUIT		A/C UNIT	OH	OVERHEAD UTILITY
FI	FIR		CABLE TV PEDESTAL	TRFC	UNDERGROUND TRAFFIC
HA	HACKBERRY		ELECTRIC TRANSFORMER	DT	DRAIN TILE
HI	HICKORY		TELEPHONE PEDESTAL	FM	FORCE MAIN
IR	IRONWOOD		UTILITY PEDESTAL	X	CHAIN LINK FENCE
LI	LINDEN		ELECTRIC MANHOLE		POST FENCE
LO	LOCUST		GAS VALVE		WOOD FENCE
MA	MAPLE		TELEPHONE MANHOLE		GUARDRAIL
OA	OAK		UTILITY MANHOLE		RETAINING WALL
PA	PALM		ELECTRIC METER		TRAFFIC SIGNAL
PI	PINE		GAS METER		CONCRETE CURB
PO	POPLAR		HAND HOLE		CONCRETE
SP	SPRUCE	RD	ROOF DRAIN		BITUMINOUS
TR	TREE (GEN)	EO	ELECTRIC OUTLET		PAVERS
WA	WALNUT	FC	FIRE CONNECTION	872	CONTOUR
WI	WILLOW		MAILBOX		RAILROAD TRACKS
TC	TOP OF CURB		FLAG POLE		CONIFEROUS TREE
TW	TOP OF WALL		GUARDPOST		DECIDUOUS TREE
THSD	ELEV @ THRESHOLD		MONITORING WELL		
			POST INDICATOR VALVE		
			SOIL BORING		

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LOUCKS PROJECT NO. 05749.0B

PROJECT TITLE

WEST ST. PAUL SENIOR

OWNER/DEVELOPER

DOMINIUM

ISSUE #	DATE	DESCRIPTION
	03/13/2020	PERMIT SET
	04/14/2020	BID SET
A	05/12/2020	ADDENDUM #1
	06/26/2020	SITE PLAN APPLICATION

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Michael J. St. Martin, PE

24440 — License Number
03/13/2020 — Date

DATE	06/26/2020
DRAWN BY	JBT
CHECKED BY	SRT
COMMISSION NUMBER	05749.0B

SHEET TITLE

EX COND.

SHEET NUMBER

C1-1

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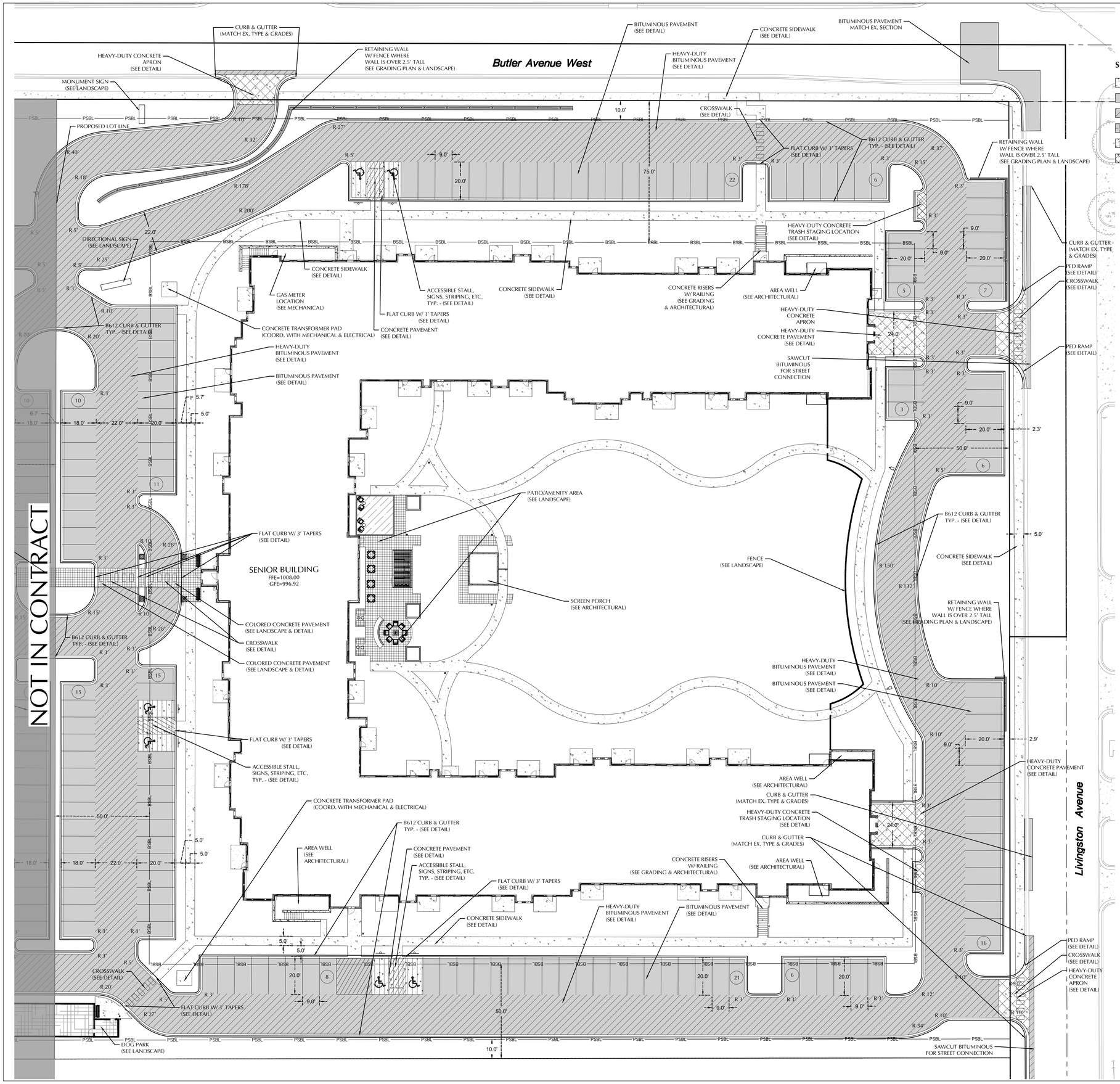

SITE PLAN LEGEND

- CONCRETE SIDEWALK
- BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- BITUMINOUS TRAIL
- CONCRETE PAVEMENT
- HEAVY-DUTY CONCRETE PAVEMENT

SCALE IN FEET: 0 20 40

CIVIL LEGEND

EXISTING / PROPOSED

SANITARY MANHOLE
STORM MANHOLE
CATCH BASIN
CULVERT
HYDRANT
GATEVALVE
POST INDICATOR VALVE
LIGHT POLE
POWER POLE
SIGN
BENCHMARK
SOIL BORINGS
WATER MANHOLE
TELEPHONE MANHOLE
UTILITY MANHOLE
ELECTRIC MANHOLE
WATER SERVICE
SANITARY SERVICE
HANDICAP PARKING
DIRECTION OF FLOW
SPOT ELEVATION
CONTOURS
SANITARY SEWER
STORM SEWER
WATERMAIN
FORCEMAIN
DRAINTILE
SILT FENCE
CURB & GUTTER
RETAINING WALL
TREELINE
EASEMENT LINE
SETBACK LINE
FENCE LINE
UNDERGROUND TELE
UNDERGROUND GAS
OVERHEAD UTILITY
UNDERGROUND FIBER OPTIC
UNDERGROUND ELECTRIC
UNDERGROUND CABLE TV
PROPERTY LINE
CONIFEROUS TREE
DECIDUOUS TREE
PARKING COUNTS

SITE DATA

CURRENT ZONING:	B-4
PROPOSED ZONING:	PRD
PARKING SETBACKS	
FRONT YARD:	10'
REAR YARD:	10'
SIDE YARD:	0'
	*10' WHEN ABUTTING RESIDENTIAL
INTERNAL SIDE YARD:	10'
BUILDING SETBACKS	
FRONT YARD:	75'
REAR YARD:	50'
SIDE YARD:	50'
EAST PROPERTY AREA:	5.87 AC.
EAST IMPERVIOUS AREA:	3.61 AC.

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. TYPICAL FULL SIZED PARKING STALL IS 9' X 18' WITH A 22' WIDE TWO WAY DRIVE UNLESS OTHERWISE NOTED.
6. ALL CURB RADII SHALL BE 3.0' UNLESS OTHERWISE NOTED.
7. BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
8. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.

EAST OFF-STREET PARKING CALCULATIONS

PROPOSED SURFACE PARKING PROVIDED:	151 STALLS
SURFACE ACCESSIBLE PARKING:	6 STALLS
REQUIRED SURFACE ACCESSIBLE PARKING:	6 STALLS*

REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 151-200 STALLS

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TOLL FREE: 1-800-252-1166

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CHECKED BY	SRT
COMMISSION NUMBER	05749.0B

SHEET TITLE

SITE PLAN

SHEET NUMBER

C2-1

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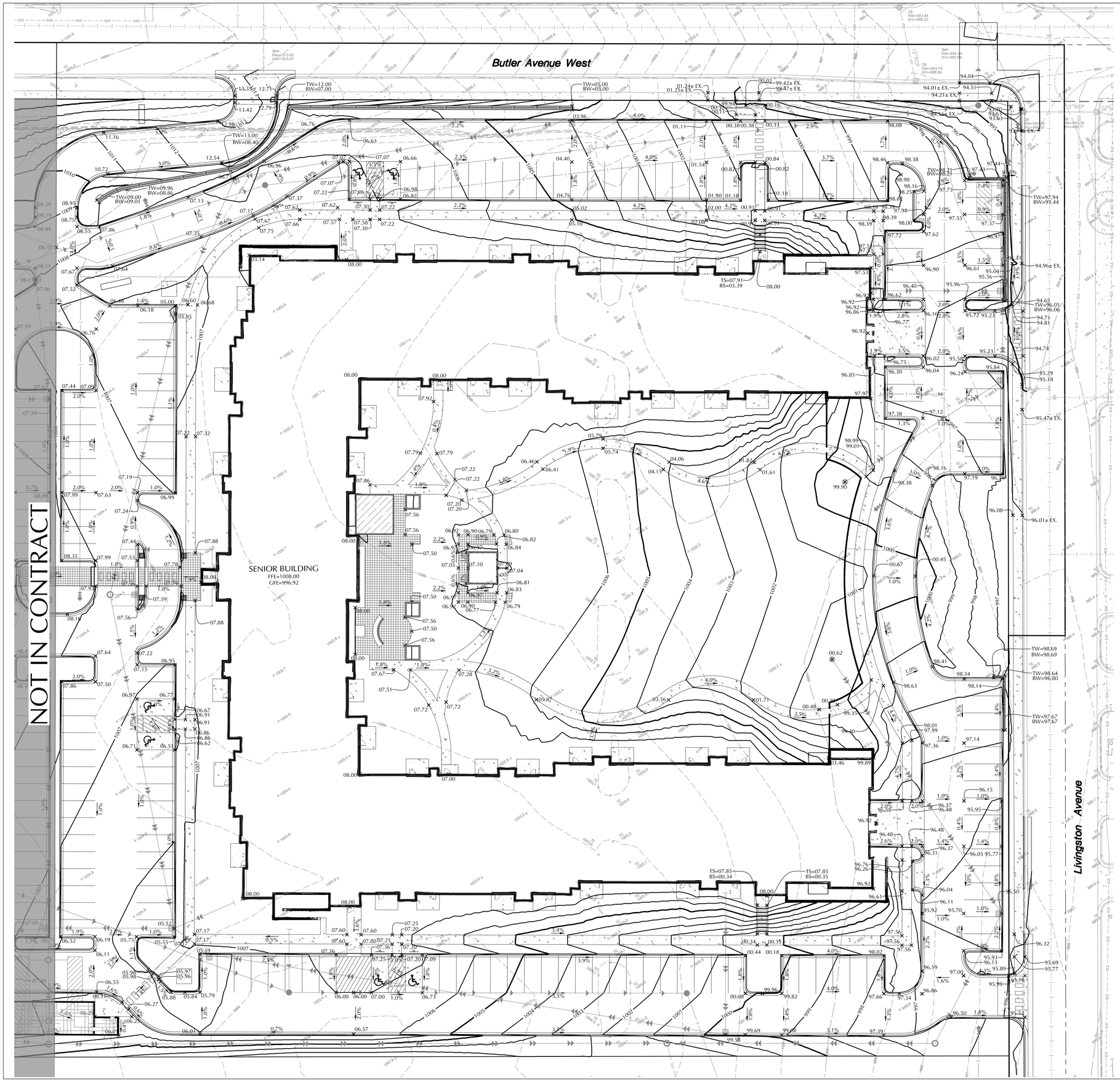

0 20 40
SCALE IN FEET

CONSTRUCTION LIMITS

EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATEVALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FORCEMAIN	
	DRAINTILE	
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREELINE	
	EASEMENT LINE	
	SETBACK LINE	
	FENCE LINE	
	UNDERGROUND TELE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND ELECTRIC	
	UNDERGROUND CABLE TV	
	PROPERTY LINE	
	CONIFEROUS TREE	
	DECIDUOUS TREE	
	PARKING COUNTS	

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 SWEPT 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.
11. SEE LANDSCAPE FOR RETAINING WALL FINISHES AND PRODUCT INFO.

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SHEET TITLE

GRADING PLAN

SHEET NUMBER

C3-1

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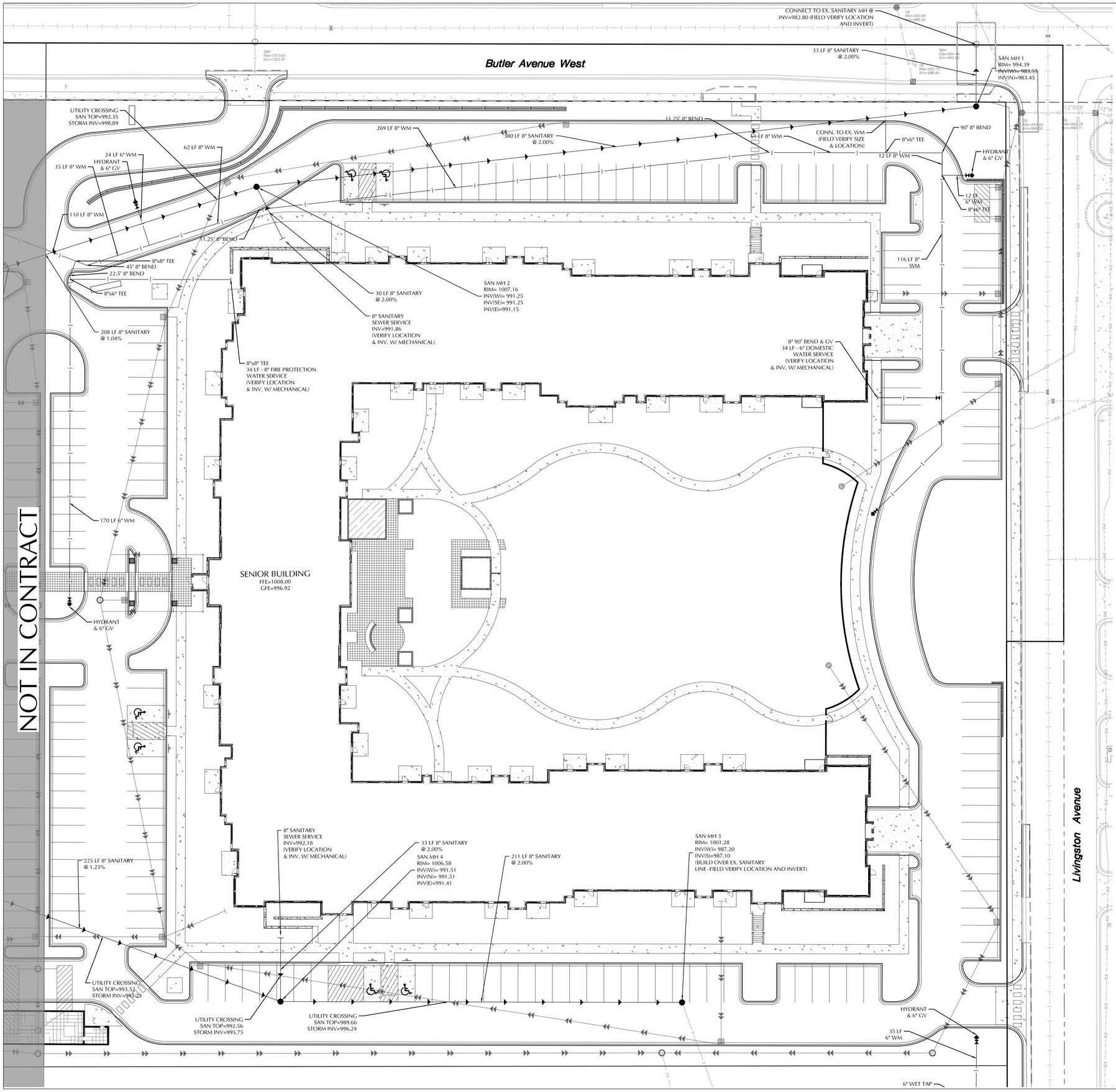

CIVIL LEGEND

EXISTING		PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATEVALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	

WATERMAIN	
FORCEMAIN	
DRAINTILE	
SILT FENCE	
CURB & GUTTER	
RETAINING WALL	
TREELINE	
EASEMENT LINE	
SETBACK LINE	
FENCE LINE	
UNDERGROUND TELE	
UNDERGROUND GAS	
OVERHEAD UTILITY	
UNDERGROUND FIBER OPTIC	
UNDERGROUND ELECTRIC	
UNDERGROUND CABLE TV	
PROPERTY LINE	
CONFEROUS TREE	
DECIDUOUS TREE	
PARKING COUNTS	

STRUCTURE TABLE

NAME	TYPE	SIZE	RIM	BUILD	CASTING	NOTES
1	MH	48"	994.39	10.94'	R-1642	
2	MH	48"	1007.16	16.01'	R-1642	
3	MH	48"	1001.28	14.18'	R-1642	
4	MH	48"	1006.58	15.17'	R-1642	

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); LATEST 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.
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 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 BETWEEN WATERMAIN AND ALL OTHER UTILITIES UNLESS OTHERWISE NOTED.
6. ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 8.0 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 8.0 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. ALL SANITARY SEWER WYES, TEES AND SERVICES SHALL BE SCH. 40 PVC.
9. HYDRANT USE: CONTRACTOR IS RESPONSIBLE TO NOTIFY PUBLIC UTILITIES DEPARTMENT WHEN THEY NEED TO USE A HYDRANT; ONLY PRE-AUTHORIZED HYDRANTS WILL BE USED. HYDRANTS TO BE OPERATED ONLY WITH PROPER EQUIPMENT SUCH AS A HYDRANT NUT WRENCH, NOT A PIPE WRENCH, HYDRANT METER IS AVAILABLE FROM PUBLIC UTILITIES DEPARTMENT. ANY TRUCK, ETC. FILLED FROM A HYDRANT MUST BE METERED; MUST HAVE PHYSICAL BREAK OR BACK-FLOW PREVENTER APPROVED BY PUBLIC UTILITIES DEPARTMENT. ALSO APPLIES TO SUBCONTRACTORS.
10. OPERATING VALVES FOR TURNING WATER MAIN ON/OFF; PUBLIC UTILITIES DEPARTMENT WILL OPERATE ALL VALVES AND FILL ALL WATER MAINS (PUBLIC AND PRIVATE). CONTRACTOR SHALL GIVE AT LEAST 24 HOURS NOTICE TO HAVE WATER SHUT OFF AND SHALL NOTIFY IN WRITING, ALL AFFECTED CUSTOMERS AT LEAST 24 HOURS IN ADVANCE BEFORE SHUT OFF; ATTACH TO DOOR, ETC., NOT IN MAILBOXES.
11. TEMPORARY SERVICE: THE CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE IF SERVICE CANNOT BE RESTORED SAME DAY. IF USING HYDRANT FOR TEMPORARY SERVICE, NOTIFY PUBLIC UTILITIES DEPARTMENT AND USE ONLY PRE-APPROVED HYDRANT AND SUPPLIED HYDRO METER WITH BACK FLOW. THE CONTRACTOR'S TEMPORARY MAIN SHALL BE DISINFECTED, FLUSHED AND BACTERIOLOGICAL ANALYSIS SHOWN NEGATIVE PRIOR TO PUTTING THE TEMPORARY SYSTEM IN SERVICE. THE TEMPORARY WATER SYSTEM SHALL BE IN PLACE PRIOR TO THE PUBLIC UTILITIES DEPARTMENT SHUTTING OFF ANY WATER MAINS.
12. ALL PROPOSED STRUCTURES SHALL HAVE FLEX SEAL INSTALLED ON THE ADJUSTING RINGS.
13. SANITARY SEWER MATERIAL: PVC SDR 26
14. WATERMAIN MATERIAL: PVC C900

0 20 40
SCALE IN FEET

CONSTRUCTION LIMITS

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SHEET TITLE

SANITARY SEWER & WATERMAIN PLAN

SHEET NUMBER

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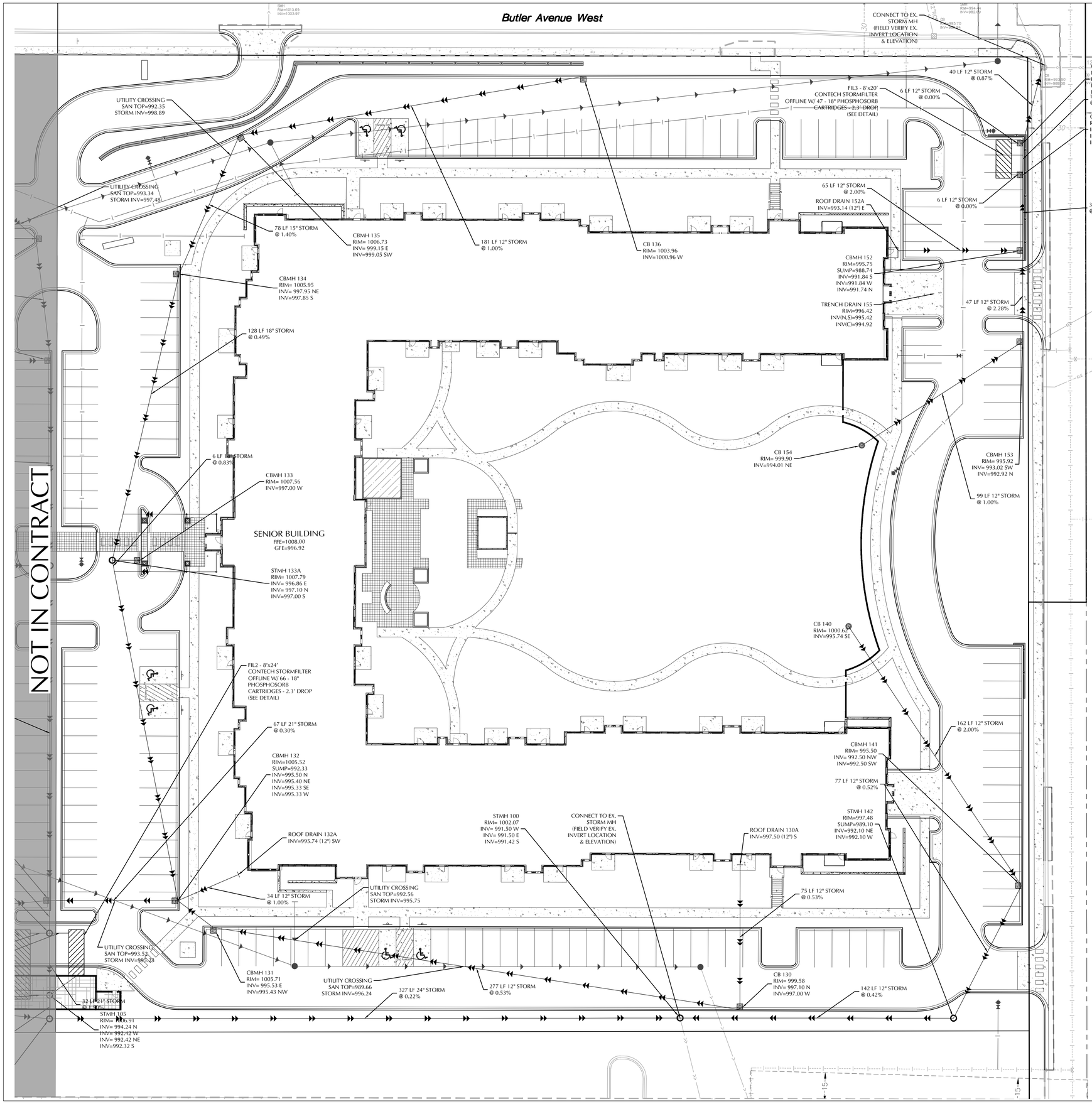

CIVIL LEGEND

EXISTING		PROPOSED			
	SANITARY MANHOLE				WATERMAIN
	STORM MANHOLE			FM	FORCEMAIN
	CATCH BASIN			DT	DRAINTILE
	CULVERT				SILT FENCE
	HYDRANT				CURB & GUTTER
	GATEVALVE				RETAINING WALL
GMV	POST INDICATOR VALVE	GMV			TREELINE
	LIGHT POLE				EASEMENT LINE
	POWER POLE				SETBACK LINE
	SIGN			X	FENCE LINE
	BENCHMARK			TEL	UNDERGROUND TELE
	SOIL BORINGS			GAS	UNDERGROUND GAS
	WATER MANHOLE			OH	OVERHEAD UTILITY
	TELEPHONE MANHOLE			FO	UNDERGROUND FIBER OPTIC
	UTILITY MANHOLE			ELE	UNDERGROUND ELECTRIC
	ELECTRIC MANHOLE			CTV	UNDERGROUND CABLE TV
	WATER SERVICE				PROPERTY LINE
	SANITARY SERVICE				CONFEROUS TREE
	HANDICAP PARKING				DECIDUOUS TREE
100	DIRECTION OF FLOW	100			PARKING COUNTS
895.8	SPOT ELEVATION	895.8			
894	CONTOURS	894			
	SANITARY SEWER				
	STORM SEWER				

N

0 20 40
SCALE IN FEET

CONSTRUCTION LIMITS

STRUCTURE TABLE

NAME	TYPE	SIZE	RIM	BUILD	CASTING	NOTES
100	STMH	60"	1002.07	12.65'	R-1733	
130	CB	2'X3'	999.85	2.85'	R-3067	
131	CBMH	48"	1005.71	10.28'	R-3067	
132	CBMH	48"	1005.52	13.19'	R-3067	
133	CBMH	48"	1007.56	10.56'	R-3067	
134	CBMH	48"	1005.95	8.11'	R-3067	
135	CBMH	48"	1006.73	7.68'	R-3067	
136	CB	2'X3'	1003.96	3.00'	R-3067	
140	CB	27"	1000.62	4.89'	R-4370-21	
141	CBMH	48"	995.50	6.00'	R-3067	
142	STMH	48"	997.48	8.39'	R-1733	
150	CBMH	48"	997.43	8.58'	R-3067	
151	CBMH	48"	997.32	6.07'	R-3067	
152	CBMH	48"	995.75	7.01'	R-3067	
153	CBMH	48"	995.92	3.00'	R-3067	
154	CB	27"	999.90	5.89'	R-4370-21	

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), LATEST 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.
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 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 BETWEEN WATERMAIN AND ALL OTHER UTILITIES UNLESS OTHERWISE NOTED.
6. ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 8.0 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 8.0 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
7. 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
8. 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.
9. 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.
10. TEMPORARY SERVICE: THE CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE IF SERVICE CANNOT BE RESTORED SAME DAY. IF USING HYDRANT FOR TEMPORARY SERVICE, NOTIFY PUBLIC UTILITIES DEPARTMENT AND USE ONLY PRE-APPROVED HYDRANT AND SUPPLIED HYDRO METER WITH BACK FLOW. THE CONTRACTOR'S TEMPORARY MAIN SHALL BE DISINFECTED, FLUSHED AND BACTERIOLOGICAL ANALYSIS SHOWN NEGATIVE PRIOR TO PUTTING THE TEMPORARY SYSTEM IN SERVICE. THE TEMPORARY WATER SYSTEM SHALL BE IN PLACE PRIOR TO THE PUBLIC UTILITIES DEPARTMENT SHUTTING OFF ANY WATER MAINS.
11. ALL PROPOSED STRUCTURES SHALL HAVE FLEX SEAL INSTALLED ON THE ADJUSTING RINGS.
12. STORM SEWER MATERIALS: HDPE
13. CONTRACTOR TO VERIFY UNDERLYING SOILS BENEATH ALL STORMWATER FACILITIES, AND PROVIDE DOCUMENTATION TO THE ENGINEER, PRIOR TO CONSTRUCTION OF THE FACILITIES.

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

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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LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

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

LOUCKS PROJECT NO. 05749.0B

PROJECT TITLE

WEST ST. PAUL SENIOR

OWNER/DEVELOPER

DOMINIUM

ISSUE #	DATE	DESCRIPTION
	03/13/2020	PERMIT SET
	04/14/2020	BID SET
A	05/12/2020	ADDENDUM #1
	06/26/2020	SITE PLAN APPLICATION

CERTIFICATION

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

Michael J. St. Martin, PE

24440 — License Number
03/13/2020 — Date

DATE	06/26/2020
DRAWN BY	JBT
CHECKED BY	SRT
COMMISSION NUMBER	05749.0B

SHEET TITLE

STORM SEWER PLAN

SHEET NUMBER

C4-2

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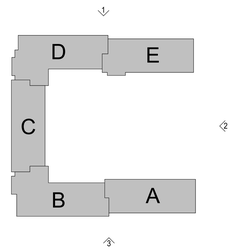
BKVTB-30x42

1 A401 NORTH OVERALL ELEVATION
1/16" = 1'-0"

2 A401 EAST OVERALL ELEVATION
1/16" = 1'-0"

3 A401 SOUTH OVERALL ELEVATION
1/16" = 1'-0"



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	04/14/2020	BID SET
A	05/12/2020	ADDENDUM #1

CERTIFICATION

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Mike Krych
23555 — License Number
06/26/2020 — Date

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	1393-162

SHEET TITLE

EXTERIOR ELEVATIONS - REFERENCE

SHEET NUMBER

A401

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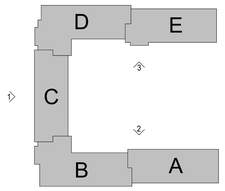
6/25/2020 2:55:57 PM

1 A402 WEST OVERALL ELEVATION
1/16" = 1'-0"

2 A402 NORTH COURTYARD OVERALL ELEVATION
1/16" = 1'-0"

3 A402 SOUTH COURTYARD OVERALL ELEVATION
1/16" = 1'-0"



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Mike Krych
23555 06/26/2020
License Number Date

DRAWN BY	Author
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COMMISSION NUMBER	1393-162

SHEET TITLE

EXTERIOR ELEVATIONS - REFERENCE

SHEET NUMBER

A402

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1 A403 SOUTH AREA A ELEVATION
1/8" = 1'-0"

2 A403 SOUTH AREA B ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

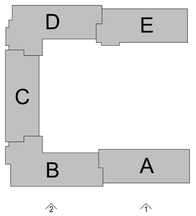
AE04	PREFINISHED BREAK METAL CAP, COLOR TO MATCH ADJACENT FRAME AND BODY
AE08	PACU – PT. TO MATCH ADJACENT MATERIAL, TYP
AE13	PREFABRICATED ALUMINUM DECKS & RAILING, TYP
AE18	DECORATIVE TRIM FEATURE. SEE ENLARGED ELEVATIONS
AE19	CONTINUOUS RIDGE VENT, TYP
AE24	PREFINISHED METAL COPING: COLOR TO MATCH BODY AE00
AE29	SOLDIER COURSE, FBR-1 TYP.
AE32	ALUMINIUM RAILING: COLOR TBD
AE36	ENTRY METAL CANOPY,COLOR TBD

EXTERIOR MATERIAL LEGEND

FB-1	FACE BRICK MASONRY VENEER (FIELD & SOLDIER COURSE)
DCMU-1	DECORATIVE CONCRETE MASONRY UNITS
FSDG-1-1	LAP SIDING 8" - PTX-1
FSDG-2-2	LAP SIDING 6" - PTX-2
FSDG-3-1	LAP SIDING 4" - PTX-1
FSDG-3-3	LAP SIDING 4" - PTX-3
FSDG-4-2	FLAT PANEL SIDING - PTX-2
FSDG-4-3	FLAT PANEL SIDING - PTX-3
FSDG-5-2	TRIM BOARD - PTX-2
FSDG-5-3	TRIM BOARD - PTX-3

NOTE: ALL FIBER CEMENT SIDING (FSDG) TO BE FIELD PAINTED

NOTE:
REFER TO ELECTRICAL FOR ALL EXTERIOR LIGHTING FIXTURES. LOCATIONS TO BE FINALIZED IN FUTURE ISSUANCE



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	04/14/2020	BID SET
A	05/12/2020	ADDENDUM #1

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Mike Krych
23555 — License Number
06/26/2020 — Date

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CHECKED BY	Checker
COMMISSION NUMBER	1393-162

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A403

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6/25/2020 3:00:24 PM

1 A404 WEST AREA B/C ELEVATION
1/8" = 1'-0"

2 A404 WEST AREA C/D ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

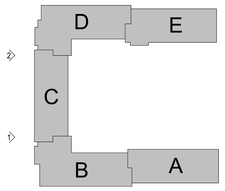
AE03	WOOD FRAMED CANOPY W/ TRIM BOARD WRAP AT COLUMN AND EAVE PROFILE, TYP
AE04	PREFINISHED BREAK METAL CAP, COLOR TO MATCH ADJACENT FRAME AND BODY
AE08	PACU – PT. TO MATCH ADJACENT MATERIAL, TYP
AE13	PREFABRICATED ALUMINUM DECKS & RAILING, TYP
AE18	DECORATIVE TRIM FEATURE, SEE ENLARGED ELEVATIONS
AE19	CONTINUOUS RIDGE VENT, TYP
AE24	PREFINISHED METAL COPING: COLOR TO MATCH BODY AE00
AE29	SOLDIER COURSE, FBR-1 TYP.
AE32	ALUMINIUM RAILING: COLOR TBD

EXTERIOR MATERIAL LEGEND

FB-1	FACE BRICK MASONRY VENEER (FIELD & SOLDIER COURSE)
DCMU-1	DECORATIVE CONCRETE MASONRY UNITS
FSDG-1-1	LAP SIDING 8" - PTX-1
FSDG-2-2	LAP SIDING 6" - PTX-2
FSDG-3-1	LAP SIDING 4" - PTX-1
FSDG-3-3	LAP SIDING 4" - PTX-3
FSDG-4-2	FLAT PANEL SIDING - PTX-2
FSDG-4-3	FLAT PANEL SIDING - PTX-3
FSDG-5-2	TRIM BOARD - PTX-2
FSDG-5-3	TRIM BOARD - PTX-3

NOTE: ALL FIBER CEMENT SIDING (FSDG) TO BE FIELD PAINTED

NOTE:
REFER TO ELECTRICAL FOR ALL EXTERIOR LIGHTING FIXTURES. LOCATIONS TO BE FINALIZED IN FUTURE ISSUANCE



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23555 — 06/26/2020
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EXTERIOR ELEVATIONS

SHEET NUMBER

A404

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1 A405 NORTH AREA D ELEVATION
1/8" = 1'-0"

2 A405 NORTH AREA E ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

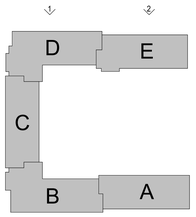
AE04	PREFINISHED BREAK METAL CAP, COLOR TO MATCH ADJACENT FRAME AND BODY
AE08	PACU – PT. TO MATCH ADJACENT MATERIAL, TYP
AE13	PREFABRICATED ALUMINUM DECKS & RAILING, TYP
AE18	DECORATIVE TRIM FEATURE. SEE ENLARGED ELEVATIONS
AE19	CONTINUOUS RIDGE VENT, TYP
AE24	PREFINISHED METAL COPING: COLOR TO MATCH BODY AE00
AE29	SOLDIER COURSE, FBR-1 TYP.
AE32	ALUMINIUM RAILING: COLOR TBD
AE36	ENTRY METAL CANOPY,COLOR TBD

EXTERIOR MATERIAL LEGEND

FB-1	FACE BRICK MASONRY VENEER (FIELD & SOLDIER COURSE)
DCMU-1	DECORATIVE CONCRETE MASONRY UNITS
FSDG-1-1	LAP SIDING 8" - PTX-1
FSDG-2-2	LAP SIDING 6" - PTX-2
FSDG-3-1	LAP SIDING 4" - PTX-1
FSDG-3-3	LAP SIDING 4" - PTX-3
FSDG-4-2	FLAT PANEL SIDING - PTX-2
FSDG-4-3	FLAT PANEL SIDING - PTX-3
FSDG-5-2	TRIM BOARD - PTX-2
FSDG-5-3	TRIM BOARD - PTX-3

NOTE: ALL FIBER CEMENT SIDING (FSDG) TO BE FIELD PAINTED

NOTE:
REFER TO ELECTRICAL FOR ALL EXTERIOR LIGHTING FIXTURES. LOCATIONS TO BE FINALIZED IN FUTURE ISSUANCE



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23555 — License Number
06/26/2020 — Date

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EXTERIOR ELEVATIONS

SHEET NUMBER

A405

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1 / A406 EAST AREA E WING ELEVATION
1/8" = 1'-0"

2 / A406 SOUTH COURTYARD AREA E ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

AE04	PREFINISHED BREAK METAL CAP, COLOR TO MATCH ADJACENT FRAME AND BODY
AE08	PACU – PT. TO MATCH ADJACENT MATERIAL, TYP
AE13	PREFABRICATED ALUMINUM DECKS & RAILING, TYP
AE18	DECORATIVE TRIM FEATURE. SEE ENLARGED ELEVATIONS
AE19	CONTINUOUS RIDGE VENT, TYP
AE24	PREFINISHED METAL COPING: COLOR TO MATCH BODY AE00
AE29	SOLDIER COURSE, FBR-1 TYP.

EXTERIOR MATERIAL LEGEND

FB-1	FACE BRICK MASONRY VENEER (FIELD & SOLDIER COURSE)
DCMU-1	DECORATIVE CONCRETE MASONRY UNITS
FSDG-1-1	LAP SIDING 8" - PTX-1
FSDG-2-2	LAP SIDING 6" - PTX-2
FSDG-3-1	LAP SIDING 4" - PTX-1
FSDG-3-3	LAP SIDING 4" - PTX-3
FSDG-4-2	FLAT PANEL SIDING - PTX-2
FSDG-4-3	FLAT PANEL SIDING - PTX-3
FSDG-5-2	TRIM BOARD - PTX-2
FSDG-5-3	TRIM BOARD - PTX-3

NOTE: ALL FIBER CEMENT SIDING (FSDG) TO BE FIELD PAINTED

NOTE:
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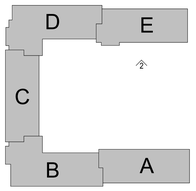

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Mike Krych
23555 — License Number
06/26/2020 — Date

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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A406

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1 A407 SOUTH COURTYARD AREA D ELEVATION
1/8" = 1'-0"

2 A407 EAST COURTYARD ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

AE04	PREFINISHED BREAK METAL CAP, COLOR TO MATCH ADJACENT FRAME AND BODY
AE08	PACU – PT. TO MATCH ADJACENT MATERIAL, TYP
AE13	PREFABRICATED ALUMINUM DECKS & RAILING, TYP
AE18	DECORATIVE TRIM FEATURE. SEE ENLARGED ELEVATIONS
AE19	CONTINUOUS RIDGE VENT, TYP
AE24	PREFINISHED METAL COPING: COLOR TO MATCH BODY AE00
AE29	SOLDIER COURSE, FBR-1 TYP.
AE36	ENTRY METAL CANOPY,COLOR TBD

EXTERIOR MATERIAL LEGEND

FB-1	FACE BRICK MASONRY VENEER (FIELD & SOLDIER COURSE)
DCMU-1	DECORATIVE CONCRETE MASONRY UNITS
FSDG-1-1	LAP SIDING 8" - PTX-1
FSDG-2-2	LAP SIDING 6" - PTX-2
FSDG-3-1	LAP SIDING 4" - PTX-1
FSDG-3-3	LAP SIDING 4" - PTX-3
FSDG-4-2	FLAT PANEL SIDING - PTX-2
FSDG-4-3	FLAT PANEL SIDING - PTX-3
FSDG-5-2	TRIM BOARD - PTX-2
FSDG-5-3	TRIM BOARD - PTX-3

NOTE: ALL FIBER CEMENT SIDING (FSDG) TO BE FIELD PAINTED

NOTE:
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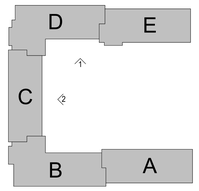

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Mike Krych
23555 — 06/26/2020
License Number — Date

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COMMISSION NUMBER	1393-162

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A407

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1 A408 NORTH COURTYARD AREA B ELEVATION
1/8" = 1'-0"

2 A408 EAST AREA A WING ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

AE04	PREFINISHED BREAK METAL CAP, COLOR TO MATCH ADJACENT FRAME AND BODY
AE08	PACU – PT. TO MATCH ADJACENT MATERIAL, TYP
AE13	PREFABRICATED ALUMINUM DECKS & RAILING, TYP
AE18	DECORATIVE TRIM FEATURE. SEE ENLARGED ELEVATIONS
AE19	CONTINUOUS RIDGE VENT, TYP
AE24	PREFINISHED METAL COPING: COLOR TO MATCH BODY AE00
AE29	SOLDIER COURSE, FBR-1 TYP.
AE36	ENTRY METAL CANOPY,COLOR TBD

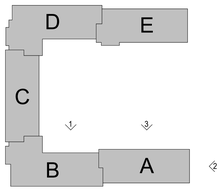
3 A408 NORTH COURTYARD AREA A ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

FB-1	FACE BRICK MASONRY VENEER (FIELD & SOLDIER COURSE)
DCMU-1	DECORATIVE CONCRETE MASONRY UNITS
FSDG-1-1	LAP SIDING 8" - PTX-1
FSDG-2-2	LAP SIDING 6" - PTX-2
FSDG-3-1	LAP SIDING 4" - PTX-1
FSDG-3-3	LAP SIDING 4" - PTX-3
FSDG-4-2	FLAT PANEL SIDING - PTX-2
FSDG-4-3	FLAT PANEL SIDING - PTX-3
FSDG-5-2	TRIM BOARD - PTX-2
FSDG-5-3	TRIM BOARD - PTX-3

NOTE: ALL FIBER CEMENT SIDING (FSDG) TO BE FIELD PAINTED

NOTE:
REFER TO ELECTRICAL FOR ALL EXTERIOR LIGHTING FIXTURES. LOCATIONS TO BE FINALIZED IN FUTURE ISSUANCE



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PROJECT TITLE

WEST ST. PAUL SENIOR

ISSUE #	DATE	DESCRIPTION
	03/13/2020	PERMIT SET
	04/14/2020	BID SET
A	05/12/2020	ADDENDUM #1

CERTIFICATION

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

Mike Krych
23555 — License Number
06/26/2020 — Date

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	1393-162

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A408

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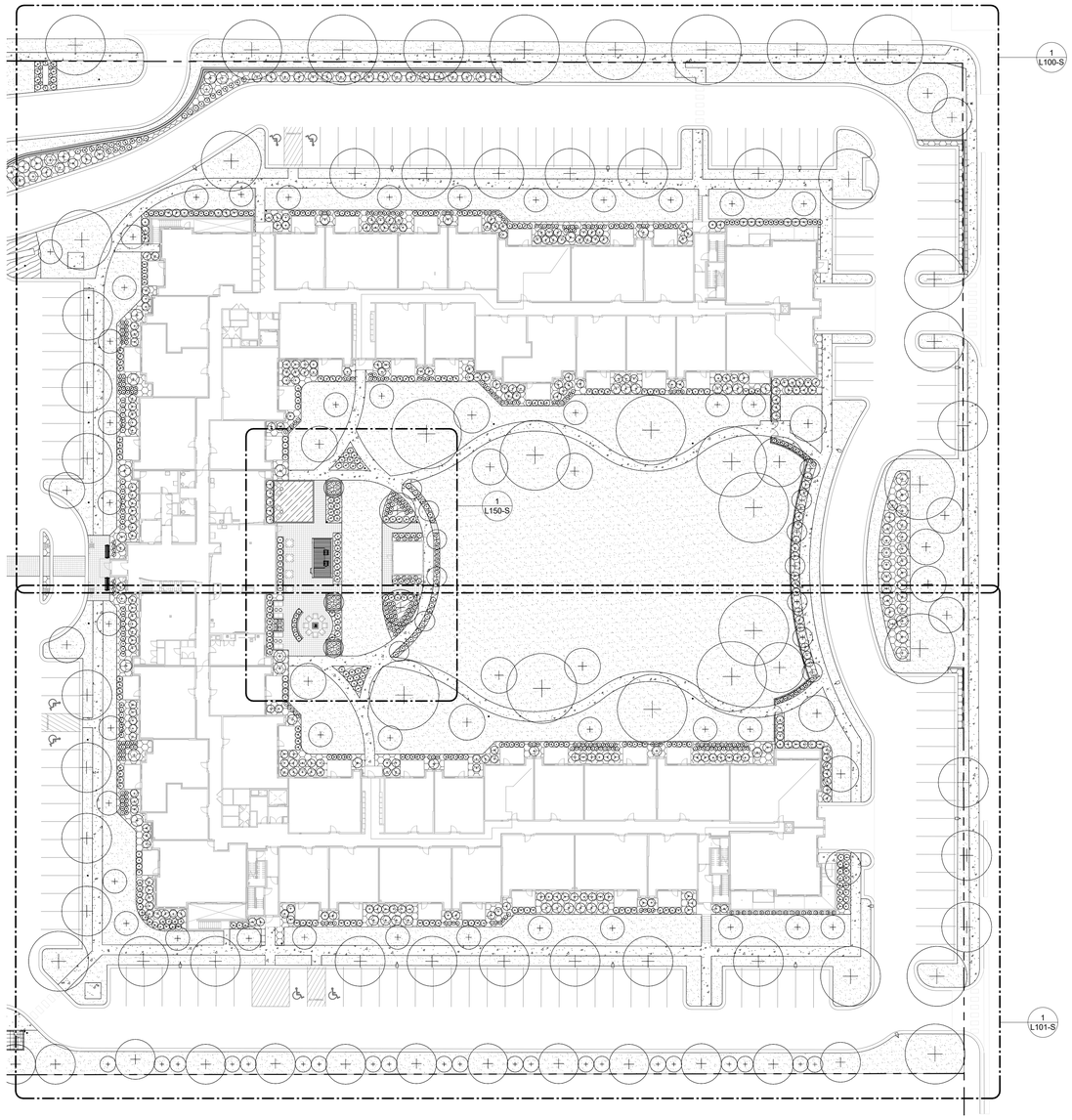

1 L001-S SITE - LANDSCAPE REFERENCE PLAN
1" = 30'-0"

GENERAL NOTES

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

IRRIGATION NOTES

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A PERFORMANCE IRRIGATION PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
4. LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
5. COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
6. RAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
7. IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB.

SURVEY NOTES

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

SHEET INDEX:

SHEET NUMBER	SHEET NAME	PERMIT SET - 03/13/2020	BID SET - 04/14/2020	ADDENDUM #1 - 05/12/2020	ISSUE 04	ISSUE 05	ISSUE 06
1 - GENERAL INFORMATION							
L001-S	LANDSCAPE TITLE SHEET	X	X	X			
3 - STANDARD SHEETS							
L100-S	SITE - LANDSCAPE PLAN NORTH	X	X	X	X		
L101-S	SITE - LANDSCAPE PLAN SOUTH	X	X	X			
L102-S	SITE - PLANTING PLAN NORTH	X	X	X			
L103-S	SITE - PLANTING PLAN SOUTH	X	X	X	X		
L150-S	COURTYARD - LANDSCAPE PLAN	X	X	X			
L151-S	COURTYARD - PLANTING PLAN	X	X	X			
L200-S	SITE - LAYOUT & SURFACING PLAN NORTH	X	X	X			
L201-S	SITE - LAYOUT & SURFACING PLAN SOUTH	X	X	X			
L202-S	COURTYARD - LAYOUT AND SURFACING PLAN	X	X	X			
L300-S	LANDSCAPE DETAILS	X	X	X			
L301-S	LANDSCAPE DETAILS	X	X	X			

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CERTIFICATION

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COMMISSION NUMBER	1393-162

SHEET TITLE

LANDSCAPE TITLE SHEET

SHEET NUMBER

L001-S

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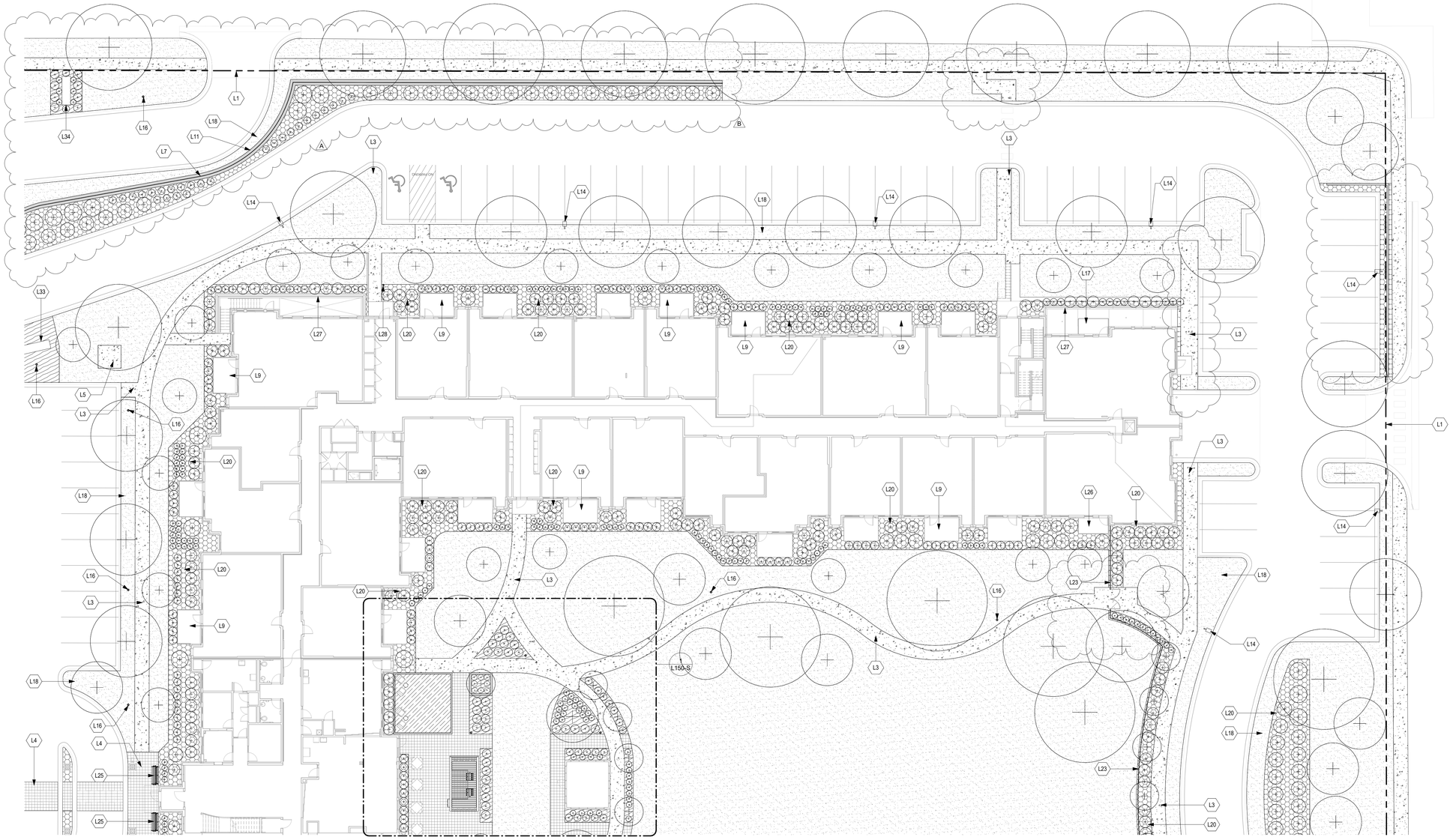

1 L100-S SENIOR SITE - LANDSCAPE PLAN NORTH
1/16" = 1'-0"

KEY NOTES:

L1	PROPERTY LINE
L3	C.I.P. PLAIN CONCRETE WALK; SEE CIVIL
L4	C.I.P. COLORED CONCRETE, CEMSTONE'HARBOR MIST' CPC 102-L'; JOINTING PER LAYOUT AND SURFACING PLAN, 3/8" SAWN JOINTS, SEE SPEC.
L5	ELECTRICAL EQUIPMENT PAD, SEE CIVIL
L7	4' ALUMINUM PICKET FENCE, AMERISTAR 'MONTAGE PLUS MAJESTIC STYLE', BLACK POWDERCOATED FINISH, SURFACE MOUNTED TO THE TOP OF BIG BLOCK WALL PER MANUFACT. SPEC(S)
L9	PRIVATE PATIO, C.I.P. PLAIN CONC., SEE ARCH. FOR STOOP CONNECTION
L11	BIG BLOCK RETAINING WALL, RECON 'LESEUR COUNTY LIMESTONE', STAIN TO BE SELECTED THROUGH SUBMITTAL PROCESS, SEE CIVIL FOR TOP AND BOTTOM WALL ELEVATIONS, INSTALLED PER MANUFACT. SPEC(S)
L14	STREET LIGHTING, SET 2' FROM BACK OF CURB WHERE APPLICABLE; SEE ELEC.
L16	EXTERIOR PEDESTRIAN POLE LIGHTING, SEE ELEC.
L17	RAISED UNIT DECKS, SEE ARCH.
L18	TURF GRASS, SOD, INCLUDING IRRIGATION; SEE SPEC
L20	PLANTING BED, ROCK MULCH, 3" DEPTH TRAP ROCK 3/8" CLEAN W/FABRIC UNDERLAYMENT, PROVIDE AUTOMATED DRIP IRRIGATION AND STEEL LANDSCAPE EDGER; SEE 3/L300-S
L23	6' AMERISTAR 'MONTAGE PLUS MAJESTIC STYLE', BLACK POWDERCOATED FINISH, 42" SELF CLOSING GATES WITH PANIC HARDWARE, INSTALLED AT GRADE PER MANUFACT. SPEC(S)
L25	BENCH, 'HARPO' BY LANDSCAPE FORMS, 69" BACKED WIDE WOOD, DSTMA SEAT, WHITE POWDERCOATED FRAME, INSTALLED PER MANUFACT. SPEC(S), (2 TOTAL UNITS)
L26	RAISED UNIT BALCONY, SEE ARCH.
L27	AREA WELL, SEE ARCH.
L28	DOGIPOT, DIG WASTE STATION WITH ONE PUL BAG SYSTEM DEPOT-022-B, BLACK FINISH, INSTALLED PER MANUFACT. SPEC(S), (2 TOTAL UNITS)
L33	DIRECTIONAL SIGN, SEE A015 FOR BASE, SIGNAGE INSERT BY SIGNAGE VENDOR
L34	MONUMENT SIGN, SEE A015 FOR BASE, SIGNAGE INSERT BY SIGNAGE VENDOR

A

GRAPHIC LEGEND:

STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

CIP COLORED CONCRETE (A), BROOM FINISHED, CEMSTONE 'HARBOR MIST CPC-120L'

TURFGRASS, SOD, IRRIGATED; TYP.

ROCK MULCH, 3/8" TRAP ROCK, CLEAN, INCLUDE FILTER FABRIC UNDERLAYMENT

HARDWOOD MULCH, SHREDDED, TYP.

SYNTHETIC TURF, SYNLAWN 'AUGUSTINE X 47"

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B	07/01/2020	ADDENDUM #2

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SHEET TITLE

SITE - LANDSCAPE PLAN NORTH

SHEET NUMBER

L100-S

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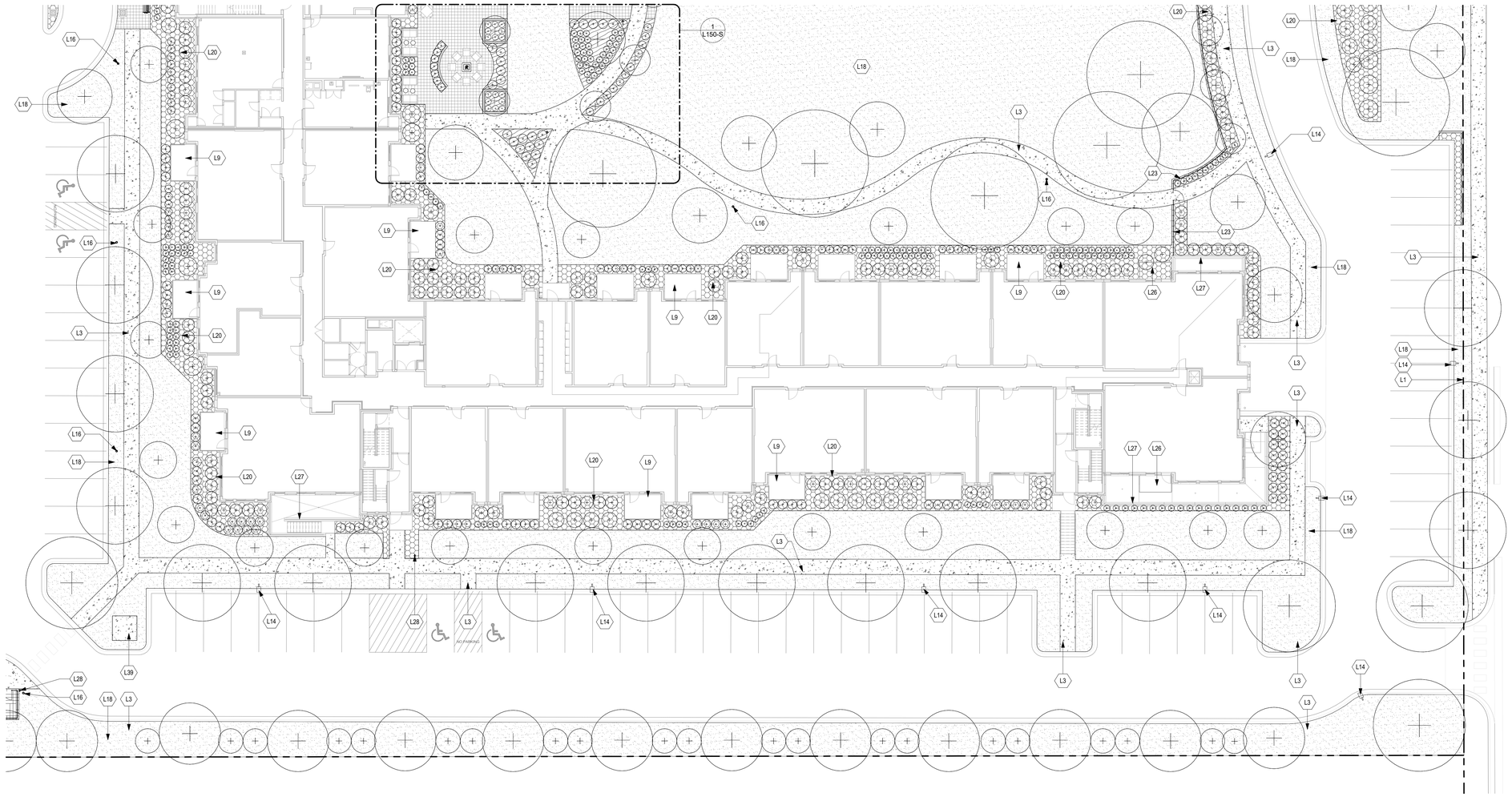

1 L101-S SENIOR SITE - LANDSCAPE PLAN SOUTH
1/16" = 1'-0"

KEY NOTES:

	L1	PROPERTY LINE
	L3	C.I.P. PLAIN CONCRETE WALK; SEE CIVIL
A	L9	PRIVATE PATIO, C.I.P. PLAIN CONC., SEE ARCH. FOR STOOP CONNECTION
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	L26	RAISED UNIT BALCONY, SEE ARCH.
	L27	AREA WELL, SEE ARCH.
	L28	DOGIPOT, DIG WASTE STATION WITH ONE PUL BAG SYSTEM DEPOT-022-B, BLACK FINISH, INSTALLED PER MANUFACT. SPEC(S), (2 TOTAL UNITS)
	L39	ELECTRICAL EQUIPMENT PAD, SEE CIVIL

GRAPHIC LEGEND:

STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

CIP COLORED CONCRETE (A), BROOM FINISHED, CEMSTONE 'HARBOR MIST CPC-120L'

TURFGRASS, SOD, IRRIGATED, TYP.

ROCK MULCH, 3/8" TRAP ROCK, CLEAN, INCLUDE FILTER FABRIC UNDERLAYMENT

HARDWOOD MULCH, SHREDDED, TYP.

SYNTHETIC TURF, SYNLAWN 'AUGUSTINE X 47"

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SHEET TITLE

SITE - LANDSCAPE PLAN SOUTH

SHEET NUMBER

L101-S

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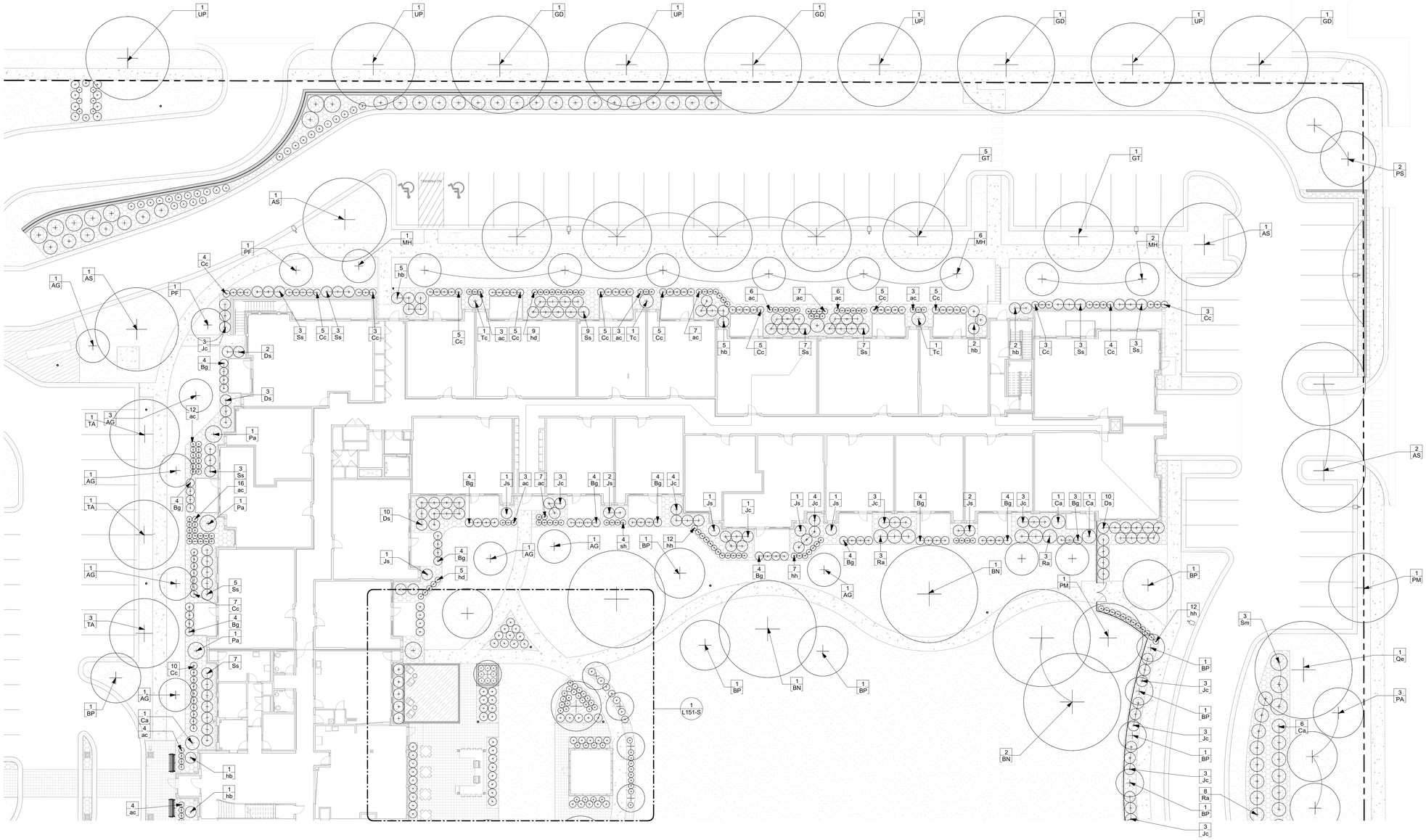

1 L102-S SENIOR SITE - PLANTING PLAN NORTH
1/16" = 1'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/VINES/ANNUALS				
136	ac	MAGGIE DALEY ASTILBE	Astilbe chinensis 'Maggie Daley'	#1 CONT.
28	ca	KARL FORESTER GRASS	Calamagrostis x acutiflora 'Karl Forester'	#1 CONT.
36	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
69	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
85	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
57	pa	BLUE JEAN BABY RUSSIAN SAGE	Perovskia atriplicifolia 'Blue Jean Baby'	#1 CONT.
28	rh	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
95	sh	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
ORNAMENTAL TREES				
25	AG	AUTUMN BRILLIANCE SERVICEBERRY	Amelanchir x grandiflora 'Autumn Brilliance'	2" CAL.
9	MH	HARVEST GOLD CRABAPPLE	Malus 'Hargozam'	2" CAL.
7	PF	KOREAN SUN PEAR	Pyrus faurlei 'Westwood'	2" CAL.
21	PJ	MOUNTAIN SENTINEL ASPEN	Populus tremuloides 'JFS-column'	#15 CONT.
3	SR	IVORY SILK JAPANESE TREE LILAC	Syringa reticulata 'Ivory Silk'	2" CAL.
DECIDUOUS TREES				
9	AS	FALL FIESTA SUGAR MAPLE	Acer saccharum 'Bailsta'	2.5" CAL.
10	BN	RIVER BIRCH	Betula nigra	2.5" CAL.
13	BP	DAKOTA PINNACLE BIRCH	Betula platyphylla 'Fargo'	2.5" CAL.
16	BP	WHITESPIRE BIRCH (CLUMP)	Betula populifolia 'Whitespire'	2.5" CAL.
4	GD	KENTUCKY COFFEE TREE	Gymnocladus dioica 'Espresso'	2.5" CAL.
14	GT	SKYLINE HONEYLOCUST	Gleditsia triacanthos var. inermis 'Skycole'	2.5" CAL.
6	PM	AMUR CHOKECHERRY	Prunus Maackii	2.5" CAL.
2	Qe	NORTHERN PIN OAK	Quercus ellipsoidalis	2.5" CAL.
7	TA	AMERICAN SENTRY LINDEN	Tilia americana 'MrKSentry'	2.5" CAL.
5	UP	PATRIOT ELM	Ulmus x 'Patriot'	2.5" CAL.

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
DECIDUOUS SHRUBS				
99	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
14	Ca	IVORY HALO DOGWOOD	Cornus alba 'Bailhalo'	#5 CONT.
133	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
38	Ct	TOM THUMB COTONEASTER	Cotoneaster apiculatus 'Tom Thumb'	#5 CONT.
69	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
52	Ra	GRO LOW SUMAC	Rhus aromatica 'Gro Low'	#5 CONT.
14	Rn	FLOWER CARPET ROSE	Rosa x 'Noame'	#5 CONT.
14	Sm	DWARF KOREAN LILAC	Syringe meyeri 'Palibin'	#5 CONT.
78	Ss	SEM FALSE SPIREA	Sorbaria sorbifolia 'Sem'(PP16,336)	#2 CONT.
CONIFEROUS TREES				
7	AC	CONCOLOR FIR	Abies concolor	6' B&B
4	PA	NORWAY SPRUCE	Picea abies	8' B&B
8	PS	WHITE PINE	Pinus strobus	6' B&B
CONIFEROUS SHRUBS				
68	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
17	Js	SKYROCKET JUNIPER	Juniperus scopulorum 'Skyrocket'	6' B&B
9	Pa	SHERWOOD COMPACT SPRUCE	Picea abies 'Sherwood Compact'	#10 CONT.
9	Tc	RUSHMORE ARBORVITAE	Thuja occidentalis 'Rushmore'	#10 CONT.
8	Tk	EMERALD FOUNTAIN CANADIAN HEMLOCK	Tsooga kanadensis	4' H B&B

GRAPHIC LEGEND:

STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

CIP COLORED CONCRETE (A), BROOM FINISHED, CEMSTONE 'HARBOR MIST CPC-120L'

TURFGRASS, SOD, IRRIGATED, TYP.

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SHEET TITLE

SITE - PLANTING PLAN NORTH

SHEET NUMBER

L102-S

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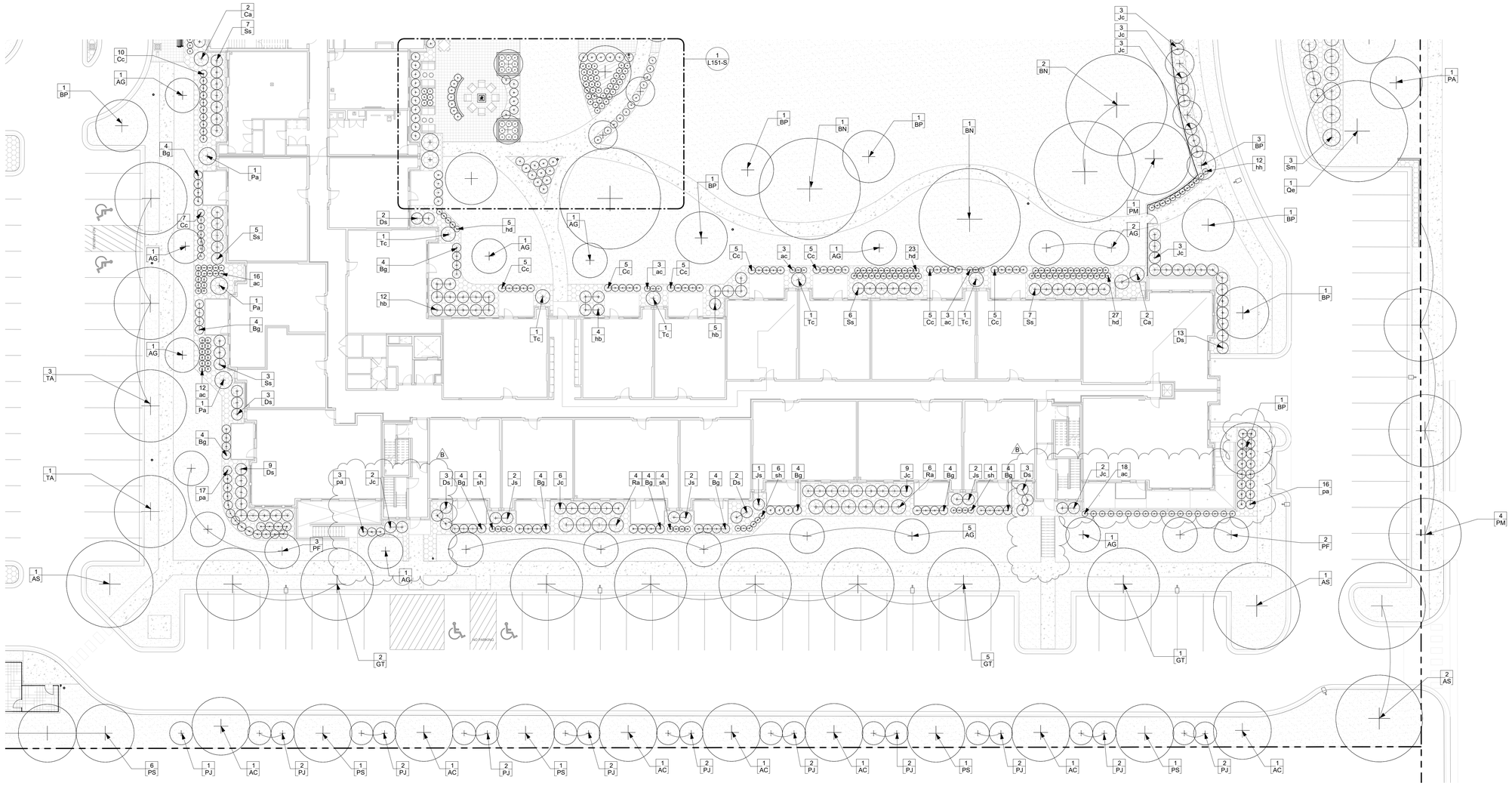

1 SENIOR SITE - PLANTING PLAN SOUTH
L103-S 1/16" = 1'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/VINES/ANNUALS				
136	ac	MAGGIE DALEY ASTILBE	Astilbe chinensis 'Maggie Daley'	#1 CONT.
28	ca	KARL FORESTER GRASS	Calamagrostis x acutiflora 'Karl Forester'	#1 CONT.
36	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
69	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
85	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
57	pa	BLUE JEAN BABY RUSSIAN SAGE	Perovskia atriplicifolia 'Blue Jean Baby'	#1 CONT.
28	rh	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
95	sh	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
ORNAMENTAL TREES				
25	AG	AUTUMN BRILLIANCE SERVICEBERRY	Amelanchir x grandiflora 'Autumn Brilliance'	2" CAL.
9	MH	HARVEST GOLD CRABAPPLE	Malus 'Hargozam'	2" CAL.
7	PF	KOREAN SUN PEAR	Pyrus fauriei 'Westwood'	2" CAL.
21	PJ	MOUNTAIN SENTINEL ASPEN	Populus tremuloides 'JFS-column'	#15 CONT.
3	SR	IVORY SILK JAPANESE TREE LILAC	Syringa reticulata 'Ivory Silk'	2" CAL.
DECIDUOUS TREES				
9	AS	FALL FIESTA SUGAR MAPLE	Acer saccharum 'Bailsta'	2.5" CAL.
10	BN	RIVER BIRCH	Betula nigra	2.5" CAL.
13	BP	DAKOTA PINNACLE BIRCH	Betula platyphylla 'Fargo'	2.5" CAL.
16	BP	WHITESPIRE BIRCH (CLUMP)	Betula populifolia 'Whitespire'	2.5" CAL.
4	GD	KENTUCKY COFFEE TREE	Gymnocladus dioica 'Espresso'	2.5" CAL.
14	GT	SKYLINE HONEYLOCUST	Gleditsia triacanthos var. inermis 'Skycole'	2.5" CAL.
6	PM	AMUR CHOKECHERRY	Prunus Maackii	2.5" CAL.
2	Qe	NORTHERN PIN OAK	Quercus ellipsoidalis	2.5" CAL.
7	TA	AMERICAN SENTRY LINDEN	Tilia americana 'MnKSentry'	2.5" CAL.
5	UP	PATRIOT ELM	Ulmus x 'Patriot'	2.5" CAL.

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
DECIDUOUS SHRUBS				
99	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
14	Ca	IVORY HALO DOGWOOD	Cornus alba 'Bailhalo'	#5 CONT.
133	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
38	Ct	TOM THUMB COTONEASTER	Cotoneaster apiculatus 'Tom Thumb'	#5 CONT.
69	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
52	Ra	GRO LOW SUMAC	Rhus aromatica 'Gro Low'	#5 CONT.
14	Rn	FLOWER CARPET ROSE	Rosa x 'Noamel'	#5 CONT.
14	Sm	DWARF KOREAN LILAC	Syringe meyeri 'Palibin'	#5 CONT.
78	Ss	SEM FALSE SPIREA	Sorbaria sorbifolia 'Sem'(PP16,336)	#2 CONT.
CONIFEROUS TREES				
7	AC	CONCOLOR FIR	Abies concolor	6' B&B
4	PA	NORWAY SPRUCE	Picea abies	6' B&B
8	PS	WHITE PINE	Pinus strobus	6' B&B
CONIFEROUS SHRUBS				
68	Jc	MANEY JUNIPER	Juniperus chinensis 'Maney'	#5 CONT.
17	Js	SKYROCKET JUNIPER	Juniperus scopulorum 'Skyrocket'	6' B&B
9	Pa	SHERWOOD COMPACT SPRUCE	Picea abies 'Sherwood Compact'	#10 CONT.
9	Tc	RUSHMORE ARBORVITAE	Thuja occidentalis 'Rushmore'	#10 CONT.
8	Tk	EMERALD FOUNTAIN CANADIAN HEMLOCK	Tsooga kanadensis	4' H B&B

GRAPHIC LEGEND:

STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

CIP COLORED CONCRETE (A), BROOM FINISHED, CEMSTONE 'HARBOR MIST CPC-120L'

TURFGRASS, SOD, IRRIGATED, TYP.

ROCK MULCH, 3/8" TRAP ROCK, CLEAN, INCLUDE FILTER FABRIC UNDERLAYMENT

HARDWOOD MULCH, SHREDDED, TYP.

SYNTHETIC TURF, SYNLAWN 'AUGUSTINE X 47"

TRUE NORTH PLAN NORTH

BKV GROUP
Architecture
Interior Design
Landscape Architecture
Engineering

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Kroos
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CONSULTANTS

PROJECT TITLE

WEST SAINT PAUL SENIOR

ISSUE #	DATE	DESCRIPTION
	03/13/2020	PERMIT SET
	04/14/2020	BID SET
A	05/12/2020	ADDENDUM #1
B	07/01/2020	ADDENDUM #2

CERTIFICATION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	1393-162

SHEET TITLE

SITE - PLANTING PLAN SOUTH

SHEET NUMBER

L103-S

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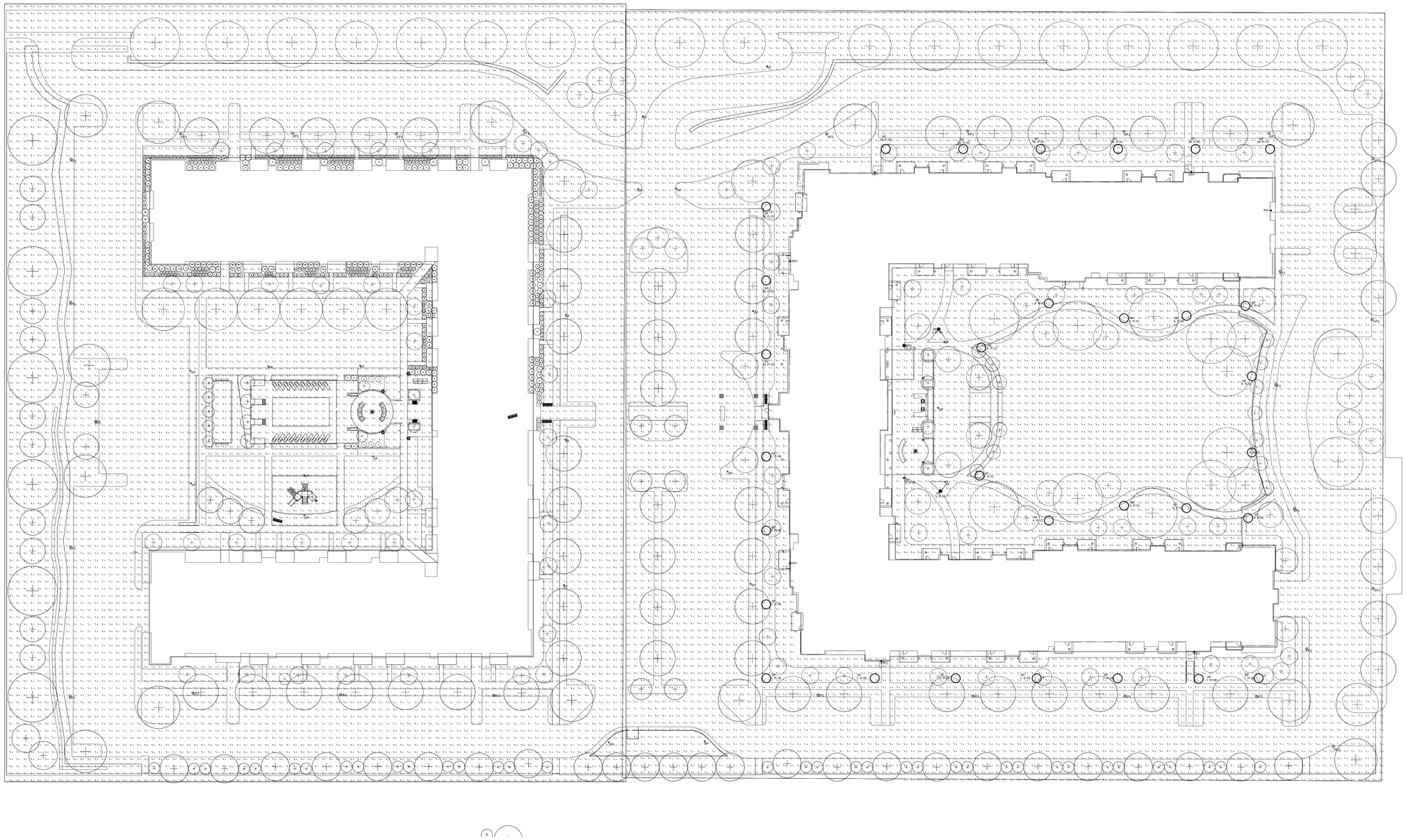
Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	22	MRP_LED_42C_1000_30K_SR2_MVOL	SINGLE	N.A.	1.000	MRP LED 42C 1000 30K SR2 MVOLT
	28	RAD1_LED_P5_30K_PATH_HS	SINGLE	N.A.	1.000	RAD1 LED P5 30K PATH HS

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
WEST ST PAUL FAMILY SITE_Workpl	Illuminance	Fc	1.18	11.8	0.0	N.A.	N.A.
WEST SENIOR ST PAUL SITE_Workpla	Illuminance	Fc	1.12	9.9	0.0	N.A.	N.A.



1 E011 ELECTRICAL SITE PLAN W/ CALCS
1" = 30'-0"

TRUE NORTH PLAN NORTH

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WEST ST. PAUL SENIOR

ISSUE #	DATE	DESCRIPTION

CERTIFICATION

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

Chad Kurdi

Chad Kurdi
42678 — License Number
06-25-2020 — Date

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	1393-162

SHEET TITLE

ELECTICAL SITE PLAN W/ CALCS

SHEET NUMBER

E011

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