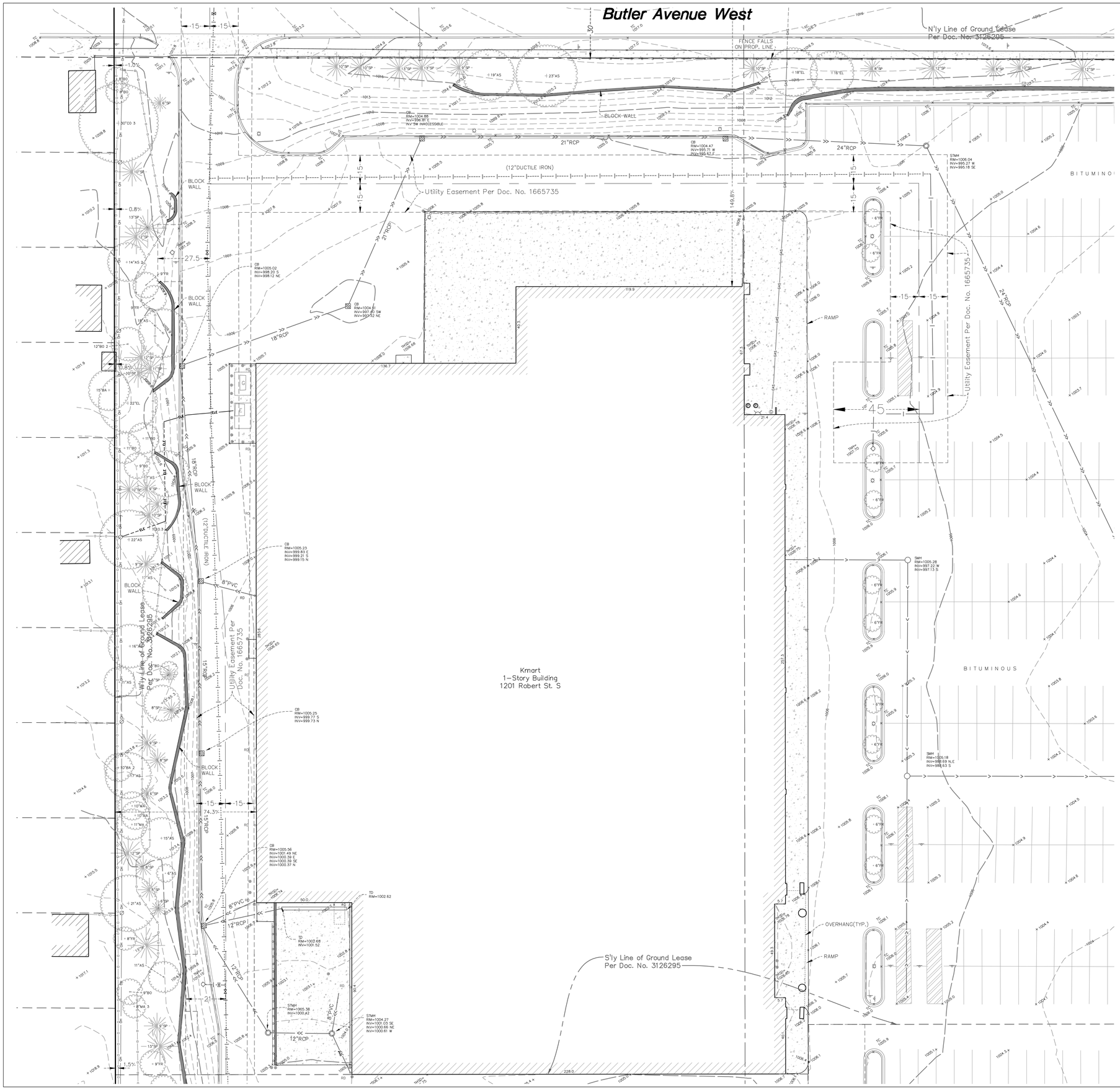

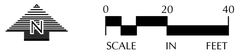

SURVEY LEGEND

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	UNDERGROUND CABLE TV
CA	CATULPA	LIGHT POLE	UNDERGROUND ELECTRIC
CE	CEDAR	YARD LIGHT	UNDERGROUND FIBER OPTIC
CO	COTTONWOOD	GUY WIRE	UNDERGROUND GAS
DE	DEAD TREE	SIGN	UNDERGROUND TELEPHONE
EL	ELM	SPOT ELEVATION	UNDERGROUND UTILITY
FR	MISC FRUIT	A/C UNIT	OVERHEAD UTILITY
FI	FIR	CABLE TV PEDESTAL	UNDERGROUND TRAFFIC
HA	HACKBERRY	ELECTRIC TRANSFORMER	DRAIN TILE
HI	HICKORY	TELEPHONE PEDESTAL	FORCE MAIN
IR	IRONWOOD	UTILITY PEDESTAL	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	ROOF DRAIN	BITUMINOUS
TR	TREE (GEN)	ELECTRIC OUTLET	PAVERS
WA	WALNUT	FIRE CONNECTION	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 FAMILY

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

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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

EXISTING CONDITIONS

SHEET NUMBER

C1-1

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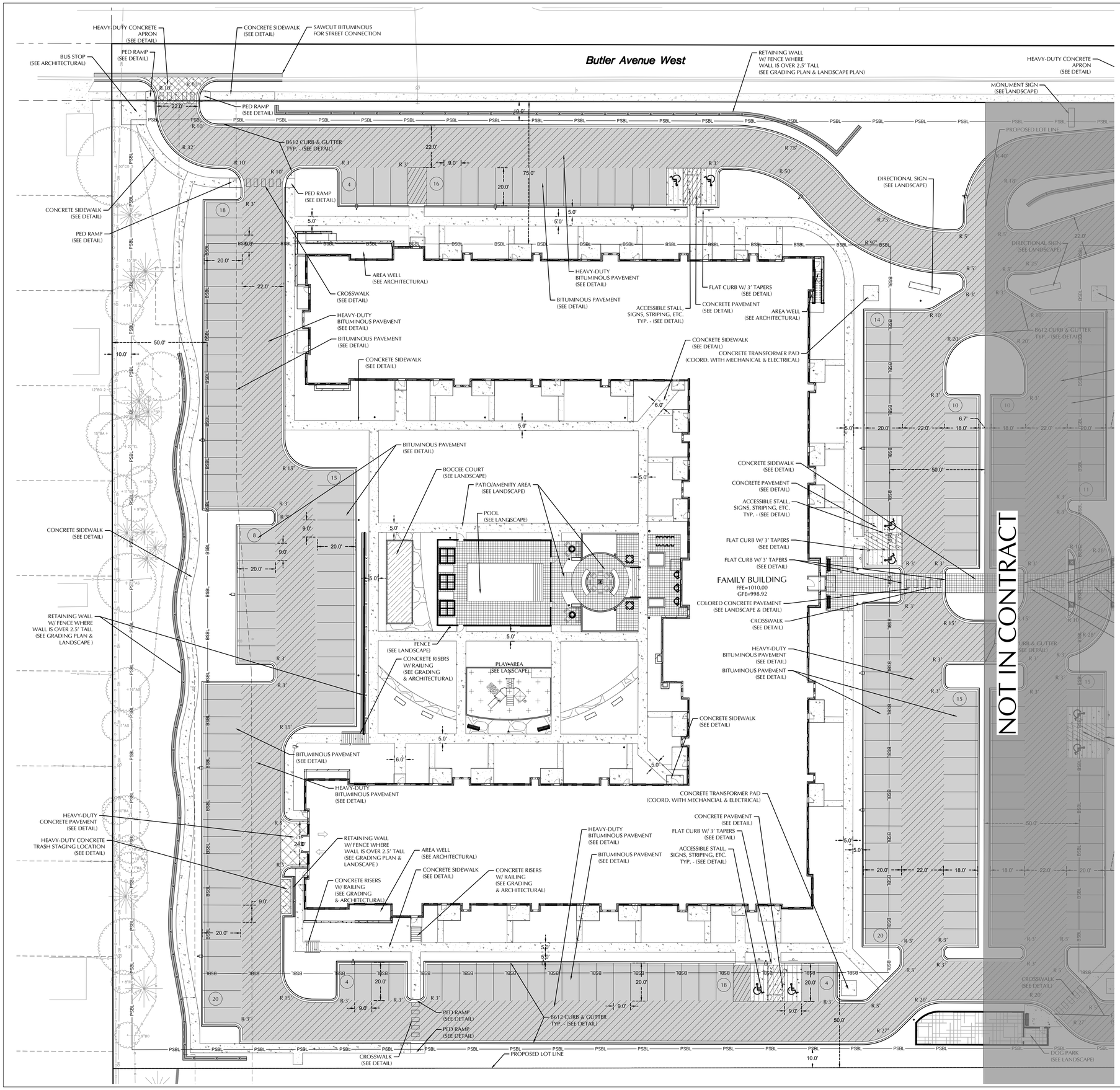

SITE PLAN LEGEND

- 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'
WEST PROPERTY AREA:	5.35 AC.
AREA OF DISTURBANCE:	5.35 AC.
WEST IMPERVIOUS AREA:	3.07 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.

WEST OFF-STREET PARKING CALCULATIONS

PROPOSED SURFACE PARKING PROVIDED:	166 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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SHEET TITLE

SITE PLAN

SHEET NUMBER

C2-1

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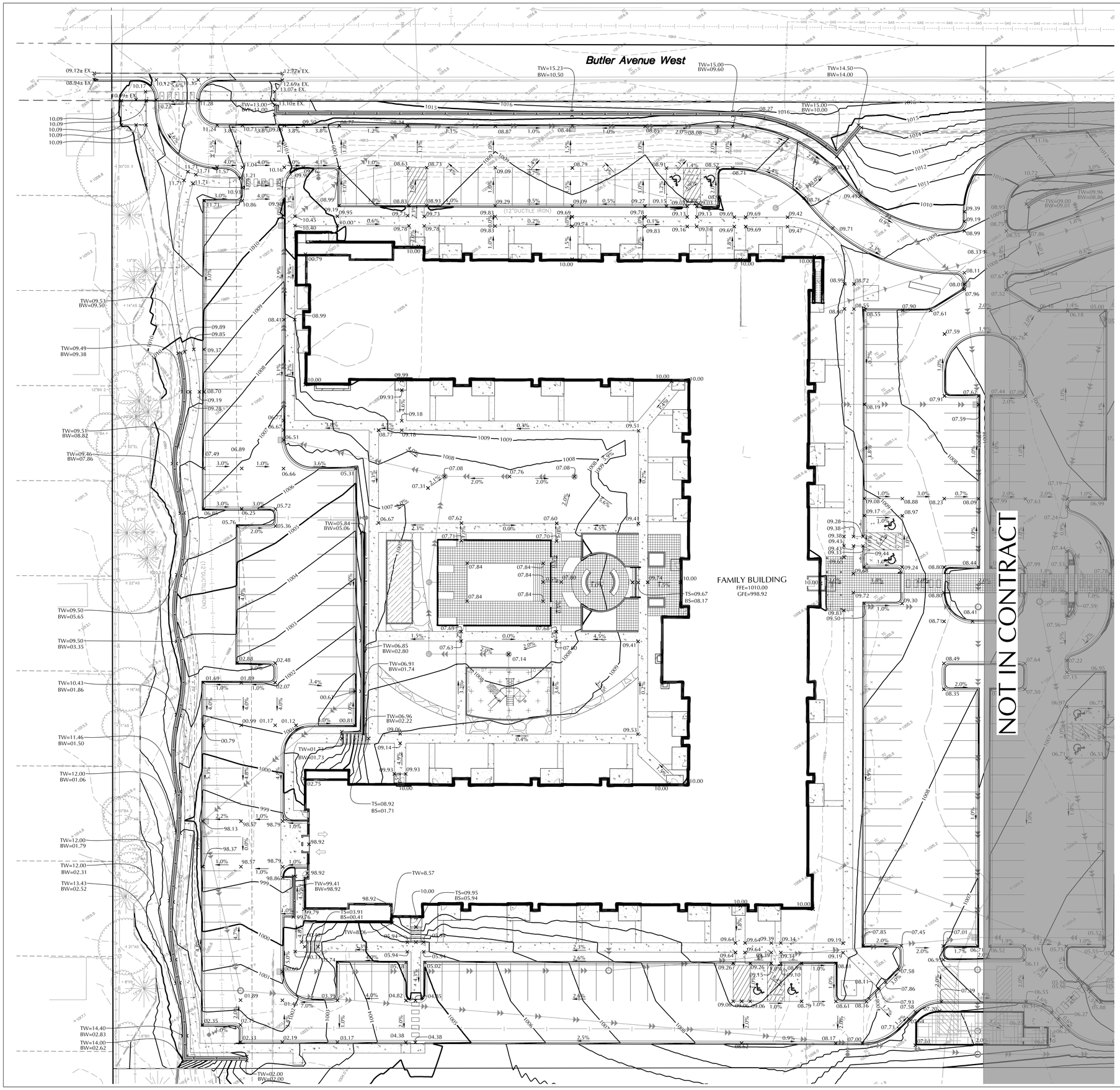

SCALE IN FEET 0 20 40

CONSTRUCTION LIMITS

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
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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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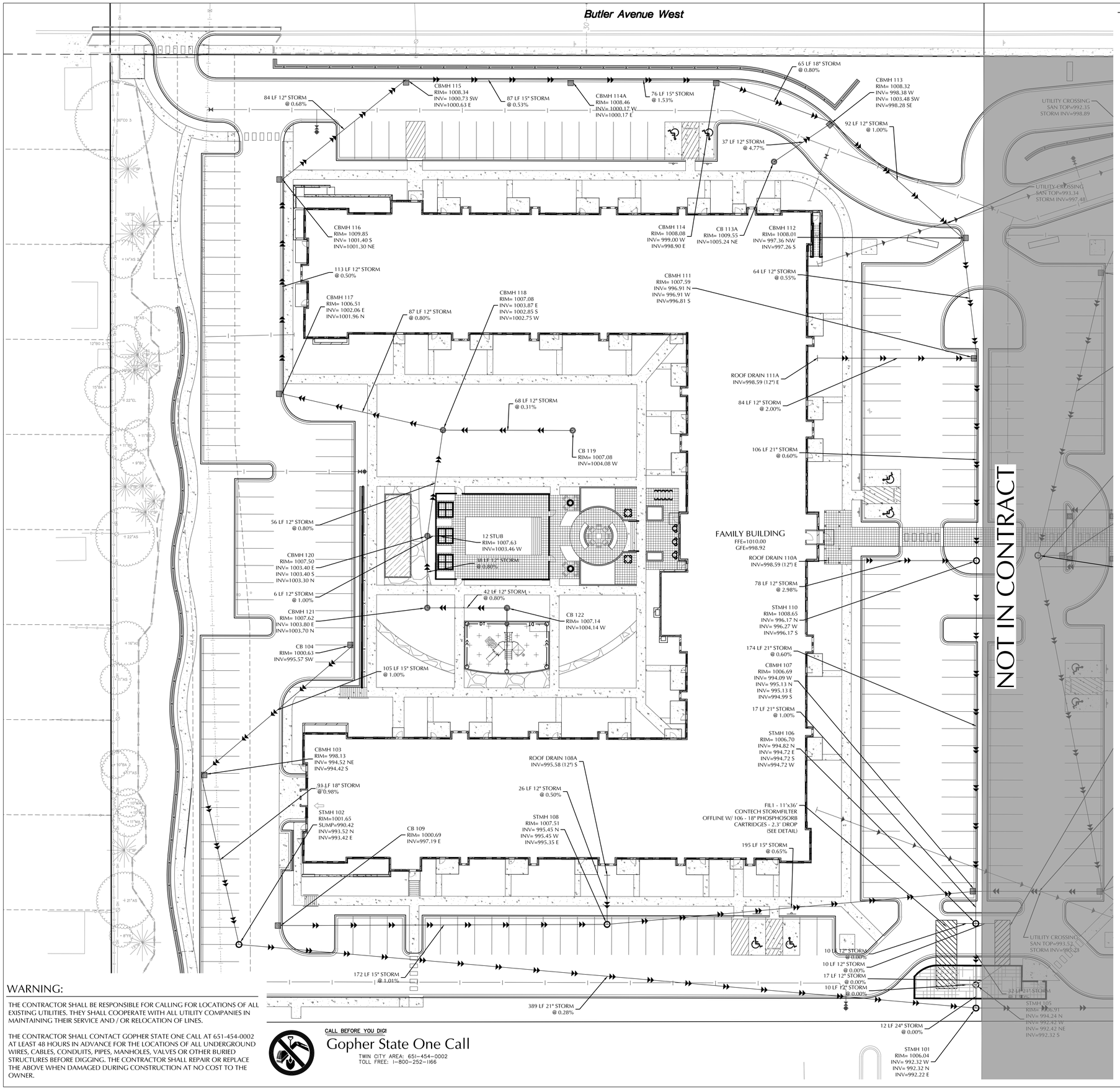

CIVIL LEGEND

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	
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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	

N

0 20 40
SCALE IN FEET

CONSTRUCTION LIMITS

STRUCTURE TABLE

NAME	TYPE	SIZE	RIM	BUILD	CASTING	NOTES
101	STMH	60"	1006.04	15.82'	R-1733	
102	STMH	48"	1001.65	11.23'	R-1733	
103	CBMH	48"	999.08	4.67'	R-3067	
104	CB	2'X3'	1000.63	5.06'	R-3067	
105	STMH	60"	1006.91	16.59'	R-1733	
106	STMH	60"	1006.70	13.98'	R-1733	
107	CBMH	48"	1006.69	15.60'	R-3067	
108	STMH	48"	1007.51	14.16'	R-1733	
109	CB	2'X3'	1000.69	3.50'	R-3067	
110	STMH	48"	1008.65	12.48'	R-1733	
111	CBMH	48"	1007.59	10.78'	R-3067	
112	CBMH	48"	1008.01	10.75'	R-3067	
113	CBMH	48"	1008.32	10.05'	R-3067	
113A	CB	27"	1009.55	4.32'	R-4370-21	
114	CBMH	48"	1008.08	9.18'	R-3067	
115	CBMH	48"	1008.34	7.71'	R-3067	
116	CBMH	48"	1009.85	8.55'	R-3067	
117	CBMH	48"	1006.51	4.55'	R-3067	
118	CBMH	27"	1007.08	4.33'	R-4370-21	
119	CB	27"	1007.08	3.00'	R-4370-21	
120	CBMH	27"	1007.50	4.20'	R-4370-21	
121	CBMH	27"	1007.62	3.92'	R-4370-21	
122	CB	27"	1007.14	3.00'	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.

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SHEET TITLE

STORM SEWER PLAN

SHEET NUMBER

C4-2

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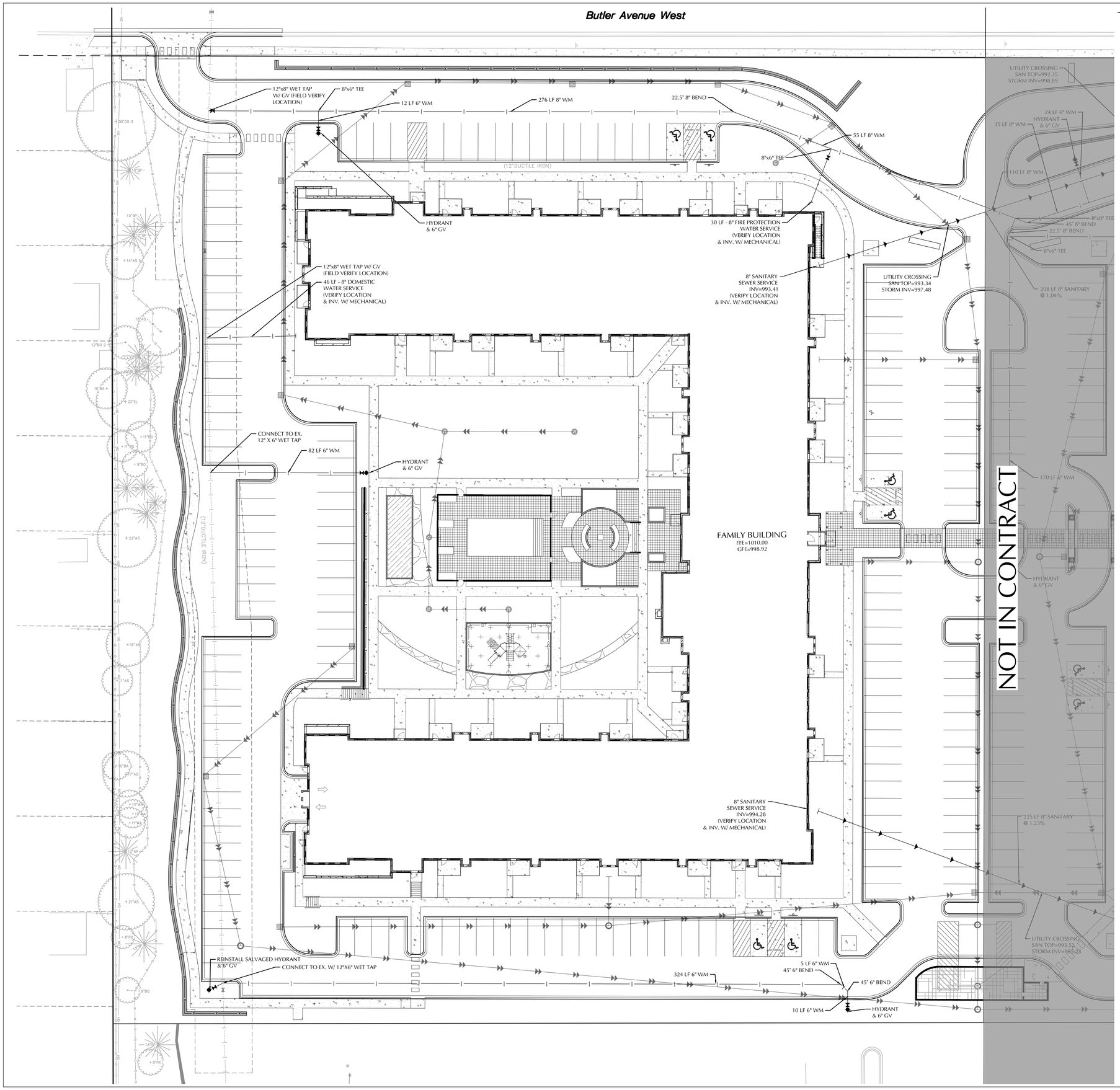

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	GATEVALVE	
GMV	POST INDICATOR VALVE	GMV
	LIGHT POLE	
	POWER POLE	
	SIGN	
BM	BENCHMARK	
	SOIL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
100	DIRECTION OF FLOW	100
895.6	SPOT ELEVATION	895.6
896	CONTOURS	896
	SANITARY SEWER	
	STORM SEWER	

W	WATERMAIN	W
FM	FORCEMAIN	FM
DT	DRAINTILE	DT
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREELINE	
	EASEMENT LINE	
	SETBACK LINE	
X	FENCE LINE	X
TEL	UNDERGROUND TELE	
GAS	UNDERGROUND GAS	
OH	OVERHEAD UTILITY	
FO	UNDERGROUND FIBER OPTIC	
ELE	UNDERGROUND ELECTRIC	
CTV	UNDERGROUND CABLE TV	
	PROPERTY LINE	
	CONFEROUS TREE	
	DECIDUOUS TREE	
23	PARKING COUNTS	23

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

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

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ENVIRONMENTAL
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Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

LOUCKS PROJECT NO. 05749.0B

PROJECT TITLE

WEST ST. PAUL FAMILY

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

SANITARY SEWER & WATERMAIN PLAN

SHEET NUMBER

C4-1

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BKVTB-30x42

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

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

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

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Mike Krych 6/25/2020
23555
License Number Date

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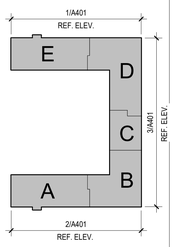
CHECKED BY	Checker
COMMISSION NUMBER	1393-161



SHEET TITLE

EXTERIOR ELEVATIONS - REFERENCE

SHEET NUMBER

A401

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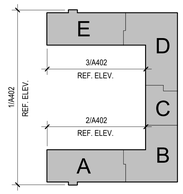
1 A402 WEST OVERALL ELEVATION
1/16" = 1'-0"

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

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



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PROJECT TITLE

WEST ST. PAUL FAMILY

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Mike Krych 6/25/2020
23555
License Number Date

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COMMISSION NUMBER	1393-161

SHEET TITLE

EXTERIOR ELEVATIONS - REFERENCE

SHEET NUMBER

A402

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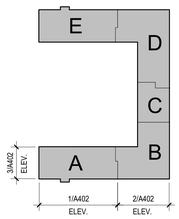
1 A403 SOUTH ELEVATION - AREA A
1/8" = 1'-0"

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

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

NOTE:
REFERENCE ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING FIXTURES. LOCATIONS TO BE FINALIZED IN FUTURE INSSUANCE, TYPICAL



EXTERIOR ELEVATION KEYNOTES

AE04	PREFINISHED BREAK METAL CAP, COLOR TO MATCH ADJACENT FRAME AND BODY
AE08	PACU – PT. TO MATCH ADJACENT MATERIAL, TYP
AE11	MASONRY AREA WELL W/ CAST-STONE CAP, COLOR TBD
AE12	METAL SHADING TRELLIS, PT. TO MATCH ADJACENT MATERIAL, TYP
AE23	ROCKFACE CMU: DCMU-1 MATERIAL TRANSITION, REF. DETAILS
AE26	12" SOLDIER COURSE HEADER, FBR-1 TYP.
AE27	4" ROWLOCK SILL,FBR-1, TYP
AE29	SOLDIER COURSE, FBR-1 TYP.
AE30	BOLLARDS, TYP
AE36	ENTRY METAL CANOPY,COLOR TBD
AE37	PROTUDING PRE-FINISHED METAL COPING TO MATCH LAP SIDING COLOR,TYP.
AE38	ELECTRICAL LIGHTING,TYP. REFER TO ELECTRICAL SHEETS
AE39	EXPOSED CMU AT AREA WELLS AND GAS METERS ACCESS TO BE DCMU-1
AE40	BALCONY,TYP.
AE41	REFER TO CIVIL FOR GRADE

EXTERIOR MATERIAL LEGEND

FBR-1	FACE BRICK MASONRY VENEER, SAME FOR SILL AND SOLIDER COURSE	
FBR-2	FACE BRICK "ACCENT" MASONRY VENEER	
DCMU-1	DCMU-1	
FSDG-1-1	LAP SIDING 8" - XPT-1	
FSDG-1-2	LAP SIDING 8" - XPT-2	
FSDG-1-3	LAP SIDING 8" - XPT-3	
FSDG-1-4	~~LAP SIDING 8" -DARK GRAY- XPT4~~	COLOR OMITTED
FSDG-2-3	LAP SIDING 4"/8" - XPT-3	
FSDG-3-3	PANEL SIDING - XPT-3	
FSDG-4-3	TRIM BOARDS - XPT-3	
FSDG-4-5	~~TRIM BOARDS-DARK MEDIUM GREY- XPT-5~~	COLOR OMITTED

GENERAL NOTE: ALL FIBER CEMENT SIDING TO BE FIELD PAINTED

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A	05/12/2020	ADDENDUM #1
B	07/01/2020	ADDENDUM #2

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License Number

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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A403

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

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

EXTERIOR ELEVATION KEYNOTES

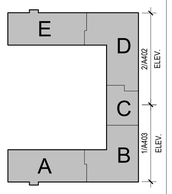
AE04	PREFINISHED BREAK METAL CAP, COLOR TO MATCH ADJACENT FRAME AND BODY
AE08	PACU – PT. TO MATCH ADJACENT MATERIAL, TYP
AE11	MASONRY AREA WELL W/ CAST-STONE CAP, COLOR TBD
AE12	METAL SHADING TRELLIS, PT. TO MATCH ADJACENT MATERIAL, TYP
AE23	ROCKFACE CMU: DCMU-1 MATERIAL TRANSITION, REF. DETAILS
AE26	12" SOLDIER COURSE HEADER, FBR-1 TYP.
AE27	4" ROWLOCK SILL,FBR-1, TYP
AE29	SOLDIER COURSE, FBR-1 TYP
AE36	ENTRY METAL CANOPY,COLOR TBD
AE37	PROTUDING PRE-FINISHED METAL COPING TO MATCH LAP SIDING COLOR,TYP.
AE38	ELECTRICAL LIGHTING,TYP. REFER TO ELECTRICAL SHEETS
AE39	EXPOSED CMU AT AREA WELLS AND GAS METERS ACCESS TO BE DCMU-1
AE40	BALCONY,TYP.
AE41	REFER TO CIVIL FOR GRADE
AE42	PRE-FINISHED METAL COPING TO MATCH PANEL COLOR AND FASCIA,TYP.

EXTERIOR MATERIAL LEGEND

FBR-1	FACE BRICK MASONRY VENEER, SAME FOR SILL AND SOLIDER COURSE	
FBR-2	FACE BRICK "ACCENT" MASONRY VENEER	
DCMU-1	DCMU-1	
FSDG-1-1	LAP SIDING 8" - XPT-1	
FSDG-1-2	LAP SIDING 8" - XPT-2	
FSDG-1-3	LAP SIDING 8" - XPT-3	
FSDG-1-4	~~LAP SIDING 8" - DARK GRAY- XPT4~~	COLOR OMITTED
FSDG-2-3	LAP SIDING 4"/8" - XPT-3	
FSDG-3-3	PANEL SIDING - XPT-3	
FSDG-4-3	TRIM BOARDS - XPT-3	
FSDG-4-5	~~TRIM BOARDS-DARK MEDIUM GREY- XPT-5~~	COLOR OMITTED

GENERAL NOTE: ALL FIBER CEMENT SIDING TO BE FIELD PAINTED

NOTE:
REFERENCE ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING FIXTURES. LOCATIONS TO BE FINALIZED IN FUTURE INSSUANCE, TYPICAL



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

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

EXTERIOR ELEVATION KEYNOTES

AE04	PREFINISHED BREAK METAL CAP, COLOR TO MATCH ADJACENT FRAME AND BODY
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AE23	ROCKFACE CMU: DCMU-1 MATERIAL TRANSITION, REF. DETAILS
AE26	12" SOLDIER COURSE HEADER, FBR-1 TYP.
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AE36	ENTRY METAL CANOPY,COLOR TBD
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AE39	EXPOSED CMU AT AREA WELLS AND GAS METERS ACCESS TO BE DCMU-1
AE41	REFER TO CIVIL FOR GRADE
AE42	PRE-FINISHED METAL COPING TO MATCH PANEL COLOR AND FASCIA,TYP.

EXTERIOR MATERIAL LEGEND

FBR-1	FACE BRICK MASONRY VENEER, SAME FOR SILL AND SOLIDER COURSE	
FBR-2	FACE BRICK "ACCENT" MASONRY VENEER	
DCMU-1	DCMU-1	
FSDG-1-1	LAP SIDING 8" - XPT-1	
FSDG-1-2	LAP SIDING 8" - XPT-2	
FSDG-1-3	LAP SIDING 8" - XPT-3	
FSDG-1-4	~~LAP SIDING 8"- DARK GRAY- XPT4~~	COLOR OMITTED
FSDG-2-3	LAP SIDING 4"/8" - XPT-3	
FSDG-3-3	PANEL SIDING - XPT-3	
FSDG-4-3	TRIM BOARDS - XPT-3	
FSDG-4-5	~~TRIM BOARDS DARK MEDIUM GREY- XPT-5~~	COLOR OMITTED

GENERAL NOTE: ALL FIBER CEMENT SIDING TO BE FIELD PAINTED

NOTE:
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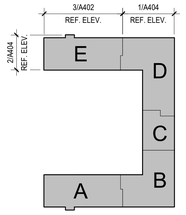

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EXTERIOR ELEVATIONS

SHEET NUMBER

A405

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1 / A406 NORTH COURTYARD ELEVATION
1/8" = 1'-0"

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

EXTERIOR ELEVATION KEYNOTES

AE04	PREFINISHED BREAK METAL CAP, COLOR TO MATCH ADJACENT FRAME AND BODY
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AE36	ENTRY METAL CANOPY,COLOR TBD
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EXTERIOR MATERIAL LEGEND

FBR-1	FACE BRICK MASONRY VENEER, SAME FOR SILL AND SOLIDER COURSE	
FBR-2	FACE BRICK "ACCENT" MASONRY VENEER	
DCMU-1	DCMU-1	
FSDG-1-1	LAP SIDING 8" - XPT-1	
FSDG-1-2	LAP SIDING 8" - XPT-2	
FSDG-1-3	LAP SIDING 8" - XPT-3	
FSDG-1-4	~~LAP SIDING 8" - DARK GRAY - XPT4~~	COLOR OMITTED
FSDG-2-3	LAP SIDING 4"/8" - XPT-3	
FSDG-3-3	PANEL SIDING - XPT-3	
FSDG-4-3	TRIM BOARDS - XPT-3	
FSDG-4-5	~~TRIM BOARDS DARK MEDIUM GREY - XPT-5~~	COLOR OMITTED

GENERAL NOTE: ALL FIBER CEMENT SIDING TO BE FIELD PAINTED

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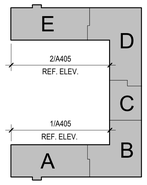

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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A406

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1 A407 WEST COURTYARD ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

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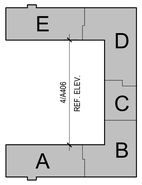
FBR-2	FACE BRICK "ACCENT" MASONRY VENEER
DCMU-1	DCMU-1
FSDG-1-1	LAP SIDING 8" - XPT-1
FSDG-1-2	LAP SIDING 8" - XPT-2
FSDG-1-3	LAP SIDING 8" - XPT-3
~~FSDG-1-4~~	~~LAP SIDING 8" DARK GRAY- XPT4~~ COLOR OMITTED
FSDG-2-3	LAP SIDING 4"/8" - XPT-3
FSDG-3-3	PANEL SIDING - XPT-3
FSDG-4-3	TRIM BOARDS - XPT-3
~~FSDG-4-5~~	~~TRIM BOARDS DARK MEDIUM GREY- XPT-5~~ COLOR OMITTED

GENERAL NOTE: ALL FIBER CEMENT SIDING TO BE FIELD PAINTED

NOTE:
REFERENCE ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING FIXTURES. LOCATIONS TO BE FINALIZED IN FUTURE INSSUANCE, TYPICAL



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PROJECT TITLE

WEST ST. PAUL FAMILY

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 6/25/2020
23555
License Number Date

DRAWN BY	JI
CHECKED BY	Checker
COMMISSION NUMBER	1393-161

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A407

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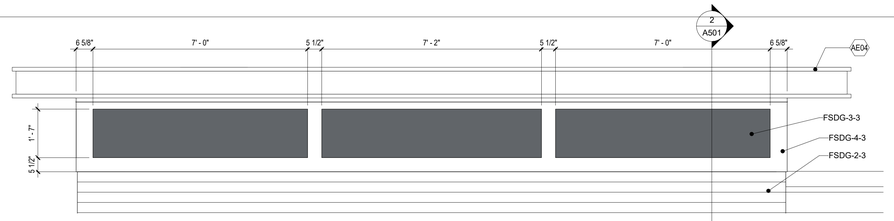
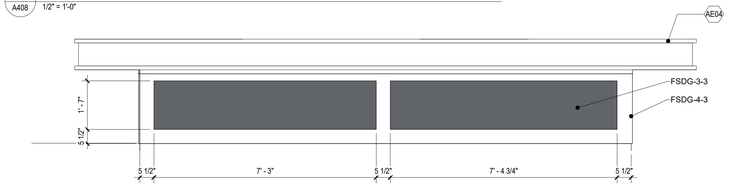
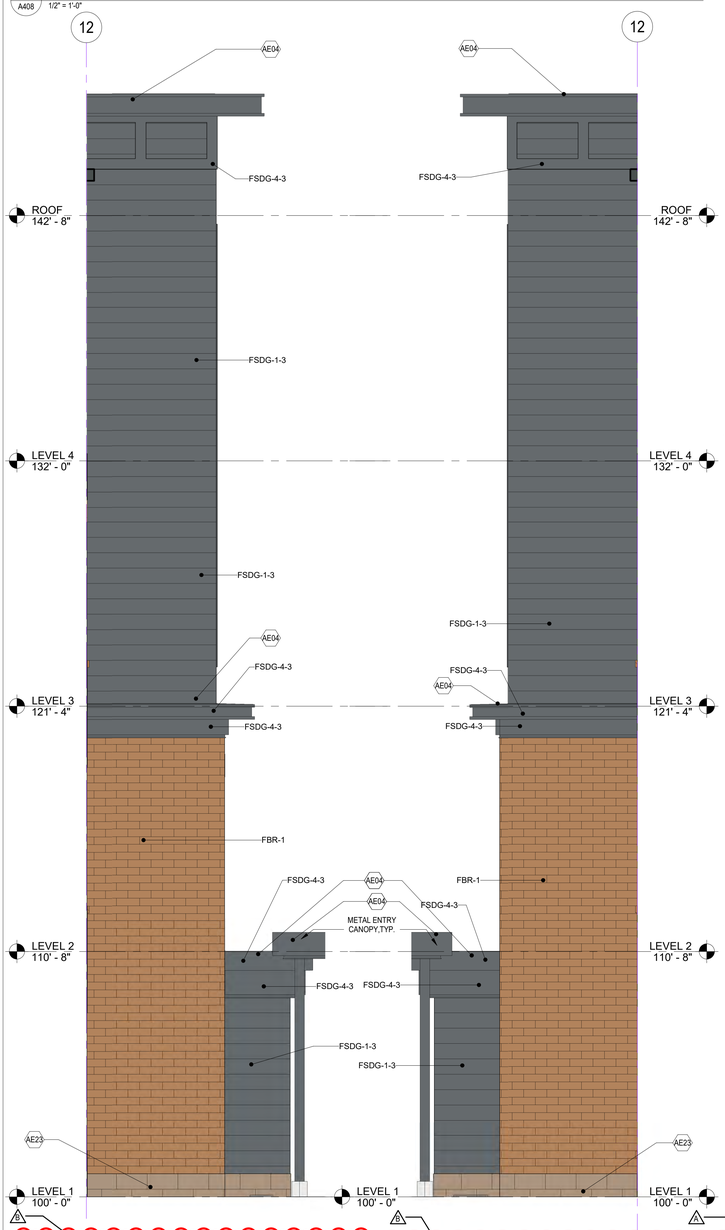


1 A408 SOUTH AREA HIGH ROOF TYP. TRIM ELEVATION
1/2" = 1'-0"



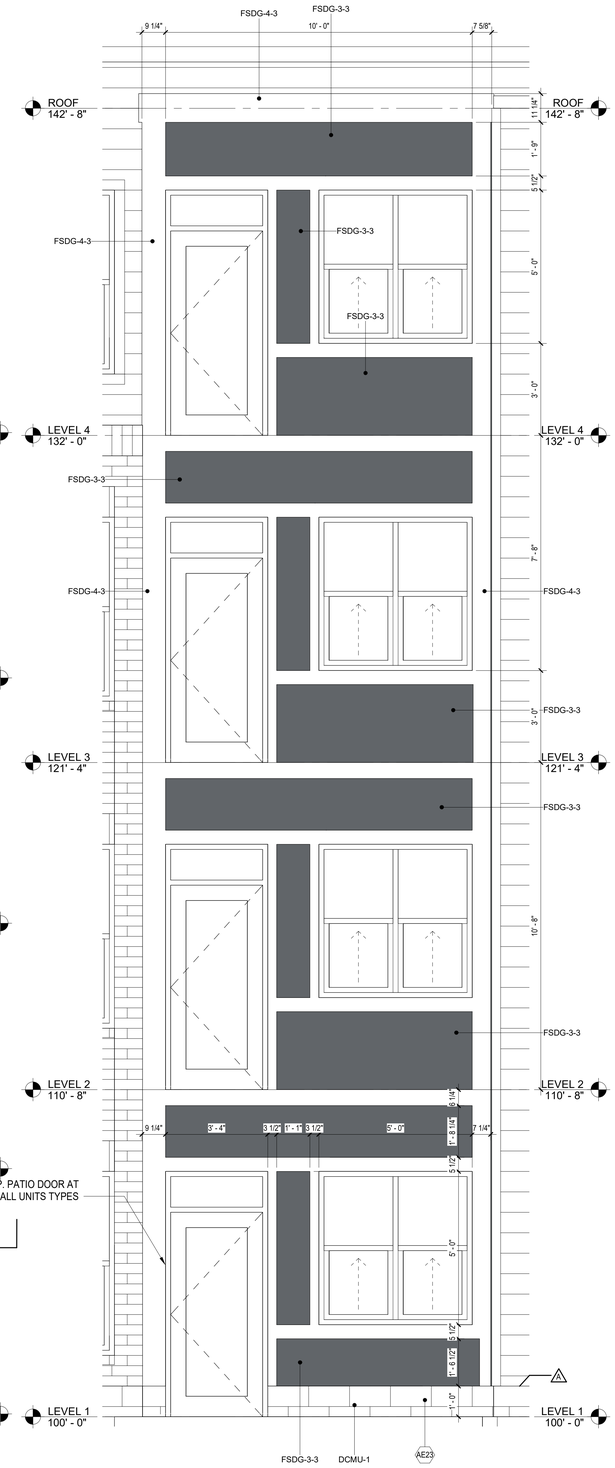
2 A408 WEST AREA A HIGH ROOF TYP. TRIM ELEVATION
1/2" = 1'-0"



3 A408 ENLARGED FRONT ENTRY - SOUTH ELEVATION
3/8" = 1'-0"

4 A408 ENLARGED FRONT ENTRY - NORTH ELEVATION
3/8" = 1'-0"

5 A408 ENLARGED FRONT ENTRY
3/8" = 1'-0"



6 A408 ENLARGED TYPICAL TRIM ELEVATION
1/2" = 1'-0"

REFERENCE EXTERIOR ELEVATION A400 SHEETS FOR EXTERIOR MATERIAL LEGEND

EXTERIOR ELEVATION KEYNOTES

AE04	PREFINISHED BREAK METAL CAP, COLOR TO MATCH ADJACENT FRAME AND BODY
AE23	ROCKFACE CMU: DCMU-1 MATERIAL TRANSITION, REF. DETAILS
AE26	12" SOLDIER COURSE HEADER, FBR-1 TYP.
AE29	SOLDIER COURSE, FBR-1 TYP.

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Mike Krych
23555 / 6/25/2020
License Number / Date

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SHEET TITLE

ENLARGED EXTERIOR ELEVATIONS

SHEET NUMBER

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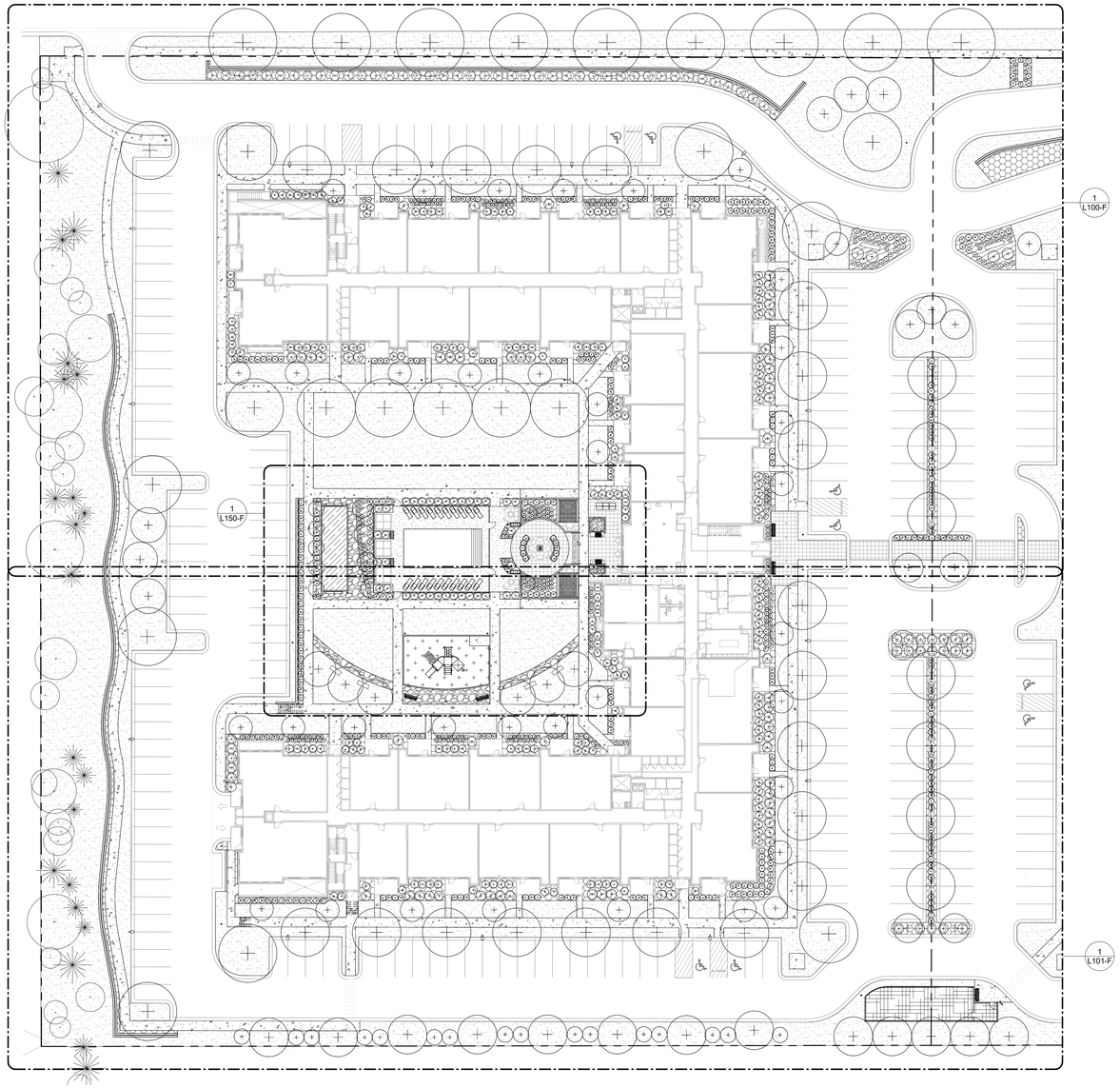

1 L001-F SITE - LANDSCAPE REFERENCE PLAN
1" = 30'-0"

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	ADDENDUM #2 - 06/25/2020	ISSUE 05	ISSUE 06
1 - GENERAL INFORMATION							
L001-F	LANDSCAPE TITLE SHEET	X	X	X			
3 - STANDARD SHEETS							
L100-F	SITE - LANDSCAPE PLAN NORTH	X	X	X	X		
L101-F	SITE - LANDSCAPE PLAN SOUTH	X	X	X	X		
L102-F	SITE - PLANTING PLAN NORTH	X	X	X	X		
L103-F	SITE - PLANTING PLAN SOUTH	X	X	X	X		
L150-F	COURTYARD - LANDSCAPE PLAN	X	X	X			
L151-F	COURTYARD - PLANTING PLAN	X	X	X			
L200-F	SITE - LAYOUT & SURFACING PLAN NORTH	X	X	X			
L201-F	SITE - LAYOUT & SURFACING PLAN SOUTH	X	X	X			
L202-F	COURTYARD - LAYOUT AND SURFACING PLAN	X	X	X			
L300-F	LANDSCAPE DETAILS	X	X	X	X		
L301-F	LANDSCAPE DETAILS	X	X	X	X		

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PROJECT TITLE

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CERTIFICATION

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COMMISSION NUMBER	1393-161

SHEET TITLE

LANDSCAPE TITLE SHEET

SHEET NUMBER

L001-F

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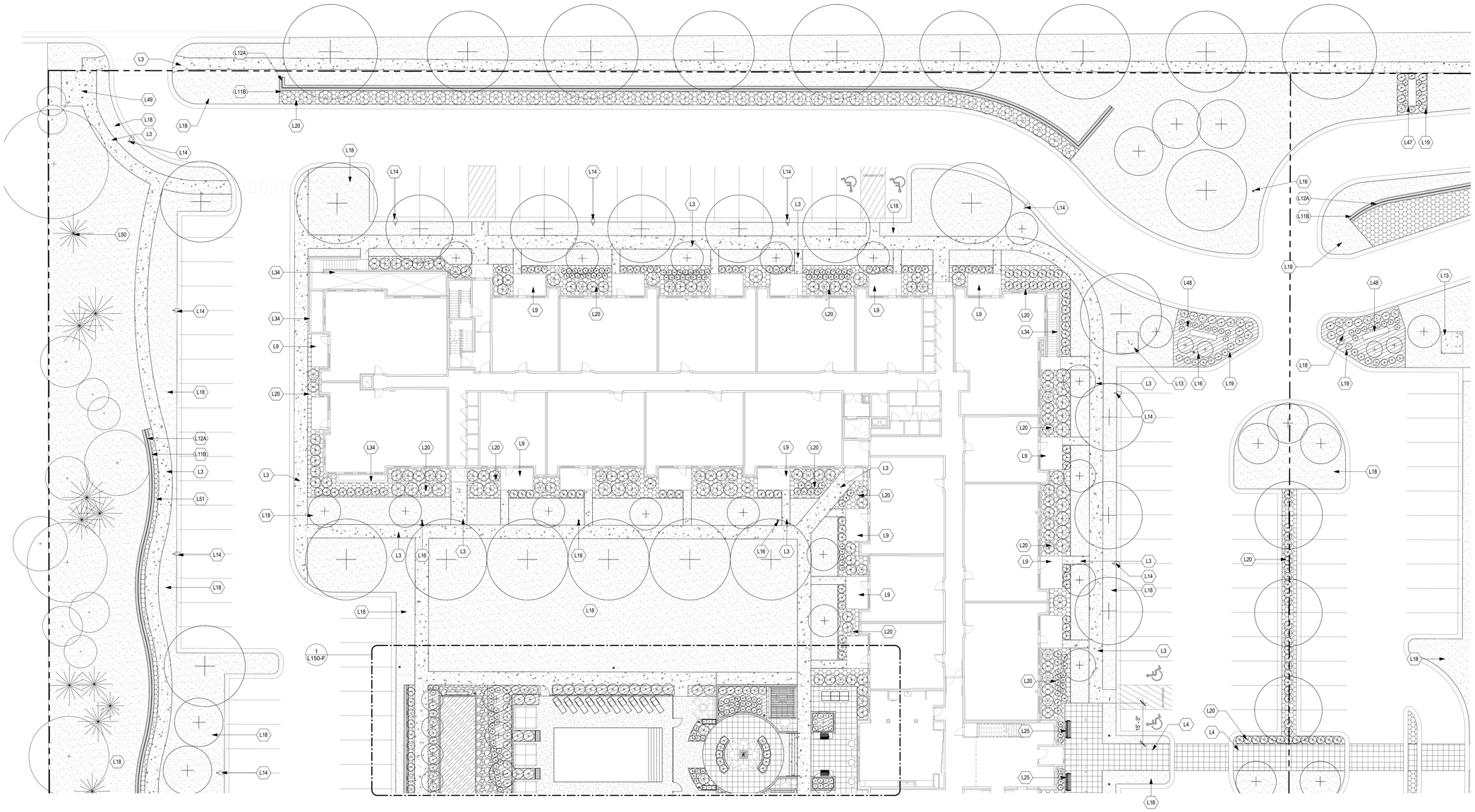

1 L100-F FAMILY SITE - LANDSCAPE PLAN NORTH
1/16" = 1'-0"

KEY NOTES:

L3	C.I.P. PLAIN CONCRETE WALK; SEE CIVIL
L4	C.I.P. COLORED CONCRETE (A), CEMSTONE 'HARBOR MIST' CPC 102-L'; JOINTING PER LAYOUT AND SURFACING PLAN, 3/8" SAWN JOINTS, SEE SPEC.
L9	PRIVATE PATIO, C.I.P. PLAIN CONC., SEE ARCH. FOR STOOP CONNECTION
L11B	BIG BLOCK RETAINING WALL (B), RECON 'LESEUR COUNTY LIMESTONE', STAIN TO BE SELECTED THROUGH SUBMITTAL PROCESS, SEE CIVIL FOR TOP AND BOTTOM WALL ELEVATIONS, INSTALLED PER MANUFACT. SPEC(S)
L12A	4' ALUMINUM PICKET FENCE (A), AMERISTAR 'MONTAGE PLUS MAJESTIC STYLE', BLACK POWDERCOATED FINISH, SURFACE MOUNTED TO THE TOP OF BIG BLOCK WALL PER MANUFACT. SPEC(S)
L13	ELECTRICAL EQUIPMENT PAD, SEE CIVIL
L14	STREET LIGHTING, SET 2' FROM BACK OF CURB WHERE APPLICABLE; SEE ELEC.
L16	EXTERIOR PEDESTRIAN POLE LIGHTING, SEE ELEC.
L18	TURF GRASS, SOD, INCLUDING IRRIGATION; SEE SPEC
L19	PLANTING BED, HARDWOOD MULCH; 4" DEPTH; PROVIDE AUTOMATED DRIP IRRIGATION AND STEEL LANDSCAPE EDGER; SEE 1 AND 2/L300-F
L20	PLANTING BED, ROCK MULCH; TRAP ROCK 3/8" CLEAN W/FABRIC UNDERLAYMENT, 4" MIN., PROVIDE AUTOMATED DRIP IRRIGATION AND STEEL LANDSCAPE EDGER; SEE 1 AND 2/L300-F
L25	BENCH (A); 'HARPO' BY LANDSCAPE FORMS, 69" BACKED WIDE WOOD, DSTMA SEAT, WHITE POWDERCOATED FRAME, INSTALLED PER MANUFACT. SPEC(S), (5 TOTAL UNITS)
L34	AREA WELL, SEE ARCH.
L47	MONUMENT SIGN, SEE A015 FOR BASE, SIGNAGE INSERT BY SIGNAGE VENDOR
L48	DIRECTIONAL SIGNAGE, SEE A015 FOR BASE, SIGNAGE INSERT BY SIGNAGE VENDOR
L49	BUS STOP LOCATION, SEE CIVIL
L50	EXISTING TREES, TO REMAIN PROTECT THROUGH CONSTRUCTION, SEE CIVIL
L51	ROCK MULCH; TRAP ROCK 3/8" CLEAN W/FABRIC UNDERLAYMENT, 4" MIN.

GRAPHIC LEGEND:

STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

CIP COLORED CONCRETE (A), BROOM FINISHED, CEMSTONE 'HARBOR MIST CPC-102L'

CIP COLORED CONCRETE (B), BROOM FINISHED, CEMSTONE 'MORCHELLA GOLD CPC-144L'

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

BITUMINOUS PATH, SEE CIVIL

TURFGRASS, SOD, IRRIGATED, TYP.

HARDWOOD MULCH, SHREDDED, TYP.

SYNTHETIC TURF, SYNLAWN 'AUGUSTINE X 47'

CRUSHED ROCK SURFACING, 3/8" TRAP ROCK WITH FINES

DOG RUN, 3/8" PEA GRAVEL PLUS FINES, 4" MIN. DEPTH

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SHEET TITLE

SITE - LANDSCAPE PLAN NORTH

SHEET NUMBER

L100-F

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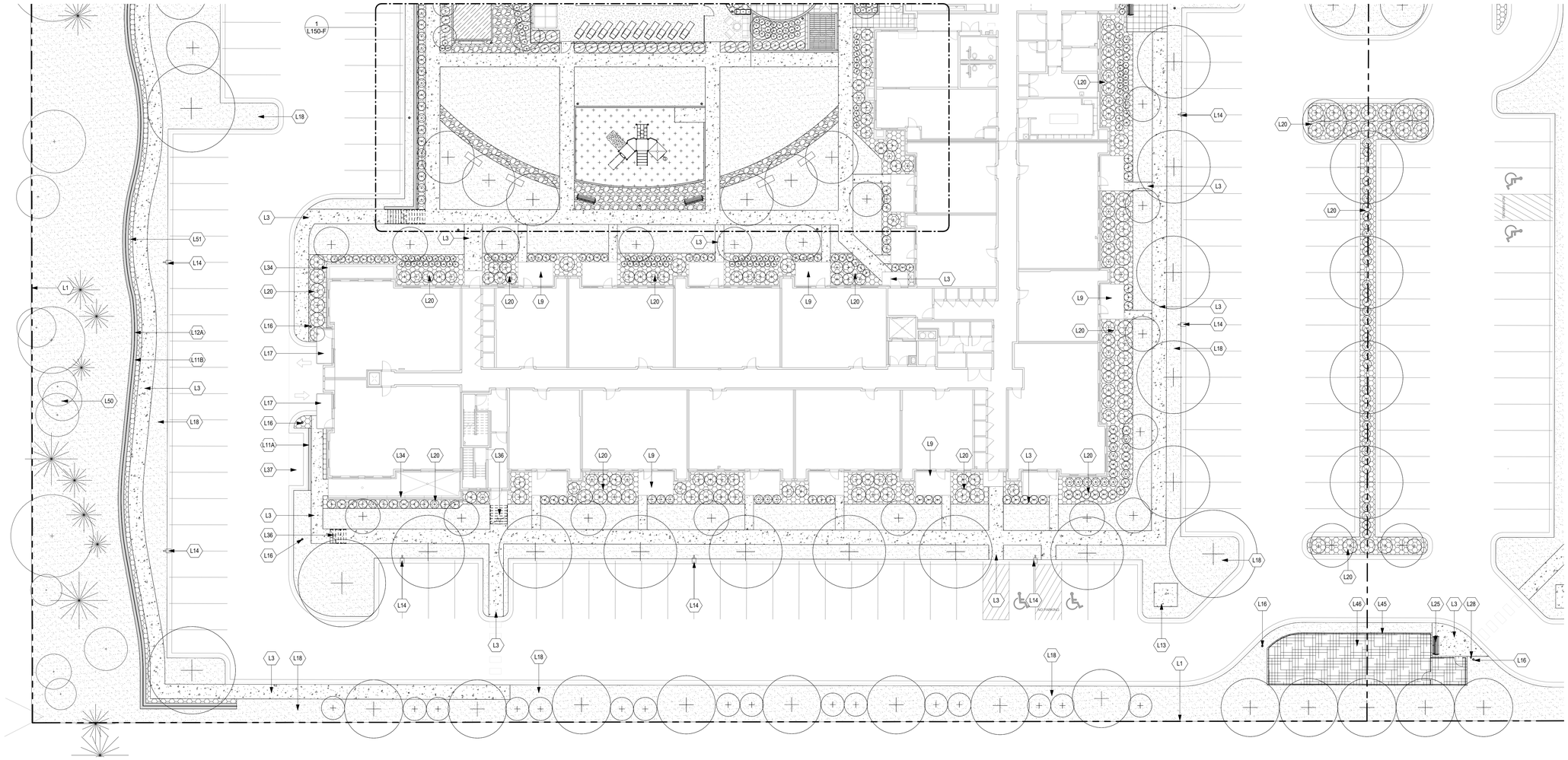

1 L101-F FAMILY SITE - LANDSCAPE PLAN SOUTH
1/16" = 1'-0"

KEY NOTES:

L1	PROPERTY LINE
L3	C.I.P. PLAIN CONCRETE WALK; SEE CIVIL
L9	PRIVATE PATIO, C.I.P. PLAIN CONC., SEE ARCH. FOR STOOP CONNECTION
L11A	SEGMENTAL BLOCK RETAINING WALL (A), ANCHOR BLOCK 'DIAMOND' STRAIGHT FACE, GRAY COLOR, SEE CIVIL FOR TOP AND BOTTOM WALL ELEVATIONS, SEE 7/L300-F
L11B	BIG BLOCK RETAINING WALL (B), RECON 'LESEUR COUNTY LIMESTONE', STAIN TO BE SELECTED THROUGH SUBMITTAL PROCESS, SEE CIVIL FOR TOP AND BOTTOM WALL ELEVATIONS, INSTALLED PER MANUFACT. SPEC(S)
L12A	4' ALUMINUM PICKET FENCE (A), AMERISTAR 'MONTAGE PLUS MAJESTIC STYLE', BLACK POWDERCOATED FINISH, SURFACE MOUNTED TO THE TOP OF BIG BLOCK WALL PER MANUFACT. SPEC(S)
L13	ELECTRICAL EQUIPMENT PAD, SEE CIVIL
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; TRAP ROCK 3/8" CLEAN W/FABRIC UNDERLAYMENT, 4" MIN., PROVIDE AUTOMATED DRIP IRRIGATION AND STEEL LANDSCAPE EDGER; SEE 1 AND 2/L300-F
L25	BENCH (A); 'HARPO' BY LANDSCAPE FORMS, 69" BACKED WIDE WOOD, DSTMA SEAT, WHITE POWDERCOATED FRAME, INSTALLED PER MANUFACT. SPEC(S), (5 TOTAL UNITS)
L28	DOGIPOT, DOG WASTE STATION WITH ONE PUL BAG SYSTEM DEPOT-022-B, BLACK FINISH, INSTALLED PER MANUFACT. SPEC(S), (1 TOTAL UNITS)
L34	AREA WELL, SEE ARCH.
L36	C.I.P. PLAIN CONCRETE EXTERIOR STAIR; SEE STRUCTURAL FOR REINFORCING, RAILINGS TO MATCH UNIT BALCONIES, SEE ARCH
L37	TRASH STORAGE AREA, SEE CIVIL
L45	4' DOG RUN FENCE, BLACK VINYL COATED CHAINLINK MESH, POSTS, AND HARDWARE; INSTALLED PER MANUFACT. SPEC(S)
L46	DOG RUN, 3/8" PEA GRAVEL PLUS FINES, 4" MIN. DEPTH, INCLUDE FILTER FABRIC UNDERLAYMENT
L50	EXISTING TREES, TO REMAIN PROTECT THROUGH CONSTRUCTION, SEE CIVIL
L51	ROCK MULCH; TRAP ROCK 3/8" CLEAN W/FABRIC UNDERLAYMENT, 4" MIN.

GRAPHIC LEGEND:

STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

CIP COLORED CONCRETE (A), BROOM FINISHED, CEMSTONE 'HARBOR MIST CPC-102L'

CIP COLORED CONCRETE (B), BROOM FINISHED, CEMSTONE 'MORCHELLA GOLD CPC-144L'

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

BITUMINOUS PATH, SEE CIVIL

TURFGRASS, SOD, IRRIGATED; TYP.

HARDWOOD MULCH, SHREDDED, TYP.

SYNTHETIC TURF, SYNLAWN 'AUGUSTINE X 47'

CRUSHED ROCK SURFACING, 3/8" TRAP ROCK WITH FINES

DOG RUN, 3/8" PEA GRAVEL PLUS FINES, 4" MIN. DEPTH

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SHEET TITLE

SITE - LANDSCAPE PLAN SOUTH

SHEET NUMBER

L101-F

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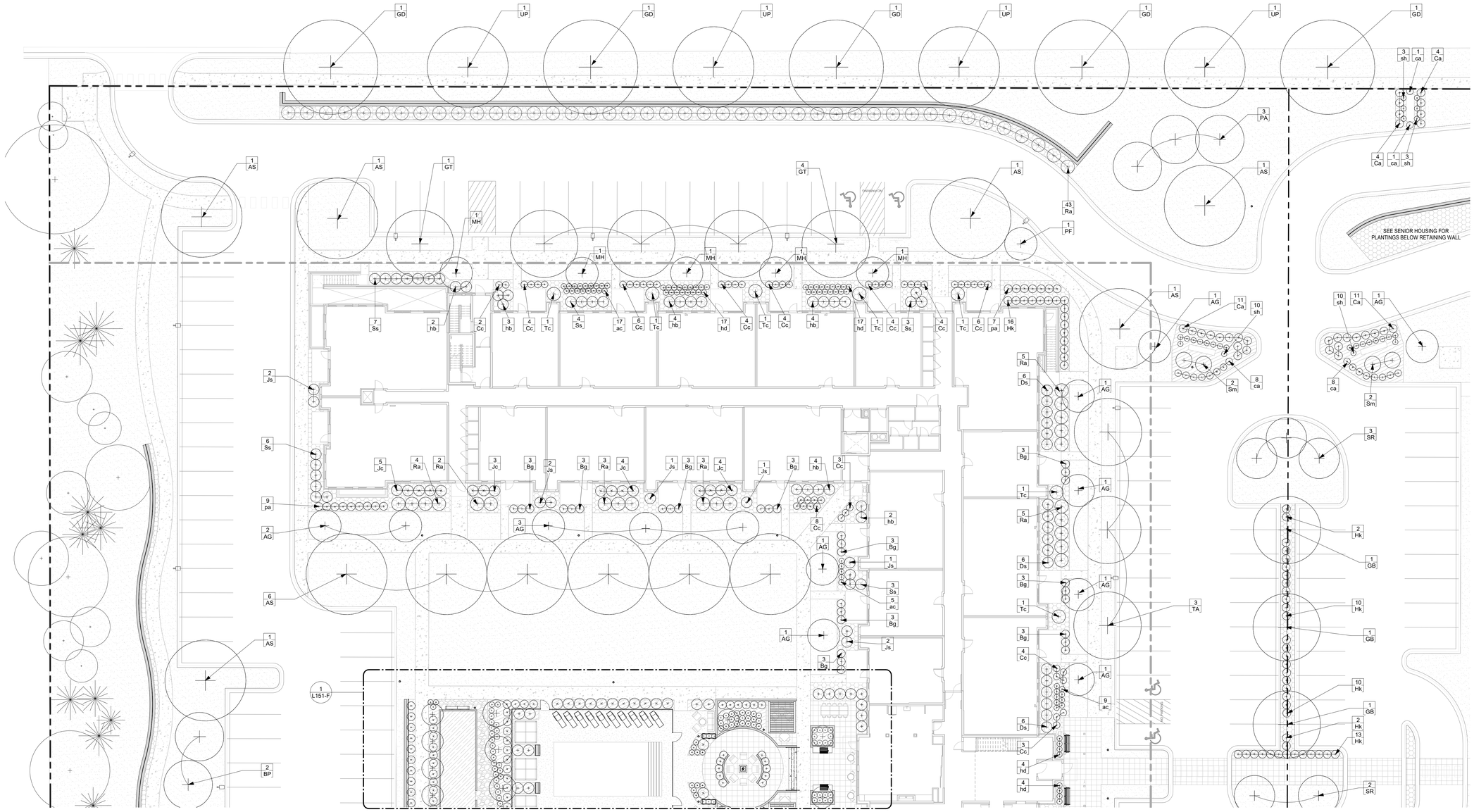

1 L102-F FAMILY SITE - PLANTING PLAN NORTH
1/16" = 1'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/VINES/ANNUALS				
42	ac	MAGGIE DALEY ASTILBE	Astilbe chinensis 'Maggie Daley'	#1 CONT.
18	ca	KARL FORESTER GRASS	Calamagrostis x acutiflora 'Karl Forester'	#1 CONT.
34	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
93	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
23	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
60	pa	BLUE JEAN BABY RUSSIAN SAGE	Perovskia atriplicifolia 'Blue Jean Baby'	#1 CONT.
131	sh	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
ORNAMENTAL TREES				
28	AG	AUTUMN BRILLIANCE SERVICEBERRY	Amelanchir x grandiflora 'Autumn Brilliance'	2" CAL.
5	MH	HARVEST GOLD CRABAPPLE	Malus 'Hargozam'	2" CAL.
4	PF	KOREAN SUN PEAR	Pyrus fauriei 'Westwood'	2" CAL.
16	PJ	MOUNTAIN SENTINEL ASPEN	Populus tremuloides 'JFS-column'	#15 CONT.
18	SR	IVORY SILK JAPANESE TREE LILAC	Syringa reticulata 'Ivory Silk'	2" CAL.
DECIDUOUS TREES				
16	AS	FALL FIESTA SUGAR MAPLE	Acer saccharum 'Bailista'	2.5" CAL.
4	BP	DAKOTA PINNACLE BIRCH	Betula platyphylla 'Fargo'	2.5" CAL.
9	BP	WHITESPIRE BIRCH (CLUMP)	Betula populifolia 'Whitespire'	2.5" CAL.
7	GB	AUTUMN GOLD GINKGO	Ginkgo Biloba 'Autumn Gold'	2.5" CAL.
5	GD	KENTUCKY COFFEE TREE	Gymnocladus dioica 'Espresso'	2.5" CAL.
12	GT	SKYLINE HONEYLOCUST	Gleditsia triacanthos var. inermis 'Skycole'	2.5" CAL.
8	TA	AMERICAN SENTRY LINDEN	Tilia americana 'MnKSentry'	2.5" CAL.

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
4	UP	PATRIOT ELM	Ulmus x 'Patriot'	2.5" CAL.
DECIDUOUS SHRUBS				
52	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
6	Ca	IVORY HALO DOGWOOD	Cornus alba 'Bailhalo'	#5 CONT.
30	Ca	TOM THUMB COTONEASTER	Cotoneaster apiculatus 'Tom Thumb'	#5 CONT.
105	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
41	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
115	Hk	KALM AMES HYPERICUM	Hypericum kalmianum 'Ames'	#5 CONT.
110	Ra	GRO LOW SUMAC	Rhus aromatica 'Gro Low'	#5 CONT.
38	Rn	FLOWER CARPET ROSE	Rosa x 'Noarnel'	#5 CONT.
4	Sm	DWARF KOREAN LILAC	Syringe meyeri 'Palibin'	#5 CONT.
51	Ss	SEM FALSE SPIREA	Sorbaria sorbifolia 'Sem'(PP16,336)	#2 CONT.
CONIFEROUS TREES				
5	AC	CONCOLOR FIR	Abies concolor	6' B&B
3	PA	NORWAY SPRUCE	Picea abies	8' B&B
8	PS	WHITE PINE	Pinus strobus	6' B&B
CONIFEROUS SHRUBS				
21	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus x 'Glencoe'	#5 CONT.
8	Cp	KING'S GOLD CHAMAECYPARIS	Chamaecyparis pisifera 'King's gold'	#5 CONT.
60	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
18	Js	SKYROCKET JUNIPER	Juniperus scopulorum 'Skyrocket'	6' B&B
12	Tc	RUSHMORE ARBORVITAE	Thuja occidentalis 'Rushmore'	#10 CONT.

GRAPHIC LEGEND:

STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

CIP COLORED CONCRETE (A), BROOM FINISHED, CEMSTONE 'HARBOR MIST CPC-102L'

CIP COLORED CONCRETE (B), BROOM FINISHED, CEMSTONE 'MORCHELLA GOLD CPC-144L'

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

BITUMINOUS PATH, SEE CIVIL

TURFGRASS, SOD, IRRIGATED; TYP.

HARDWOOD MULCH, SHREDDED, TYP.

SYNTHETIC TURF, SYNLAWN 'AUGUSTINE X 47'

CRUSHED ROCK SURFACING, 3/8" TRAP ROCK WITH FINES

DOG RUN, 3/8" PEA GRAVEL PLUS FINES, 4" MIN. DEPTH

TRUE NORTH PLAN NORTH

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CONSULTANTS

PROJECT TITLE

WEST SAINT PAUL FAMILY

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	1393-161

SHEET TITLE

SITE - PLANTING PLAN NORTH

SHEET NUMBER

L102-F

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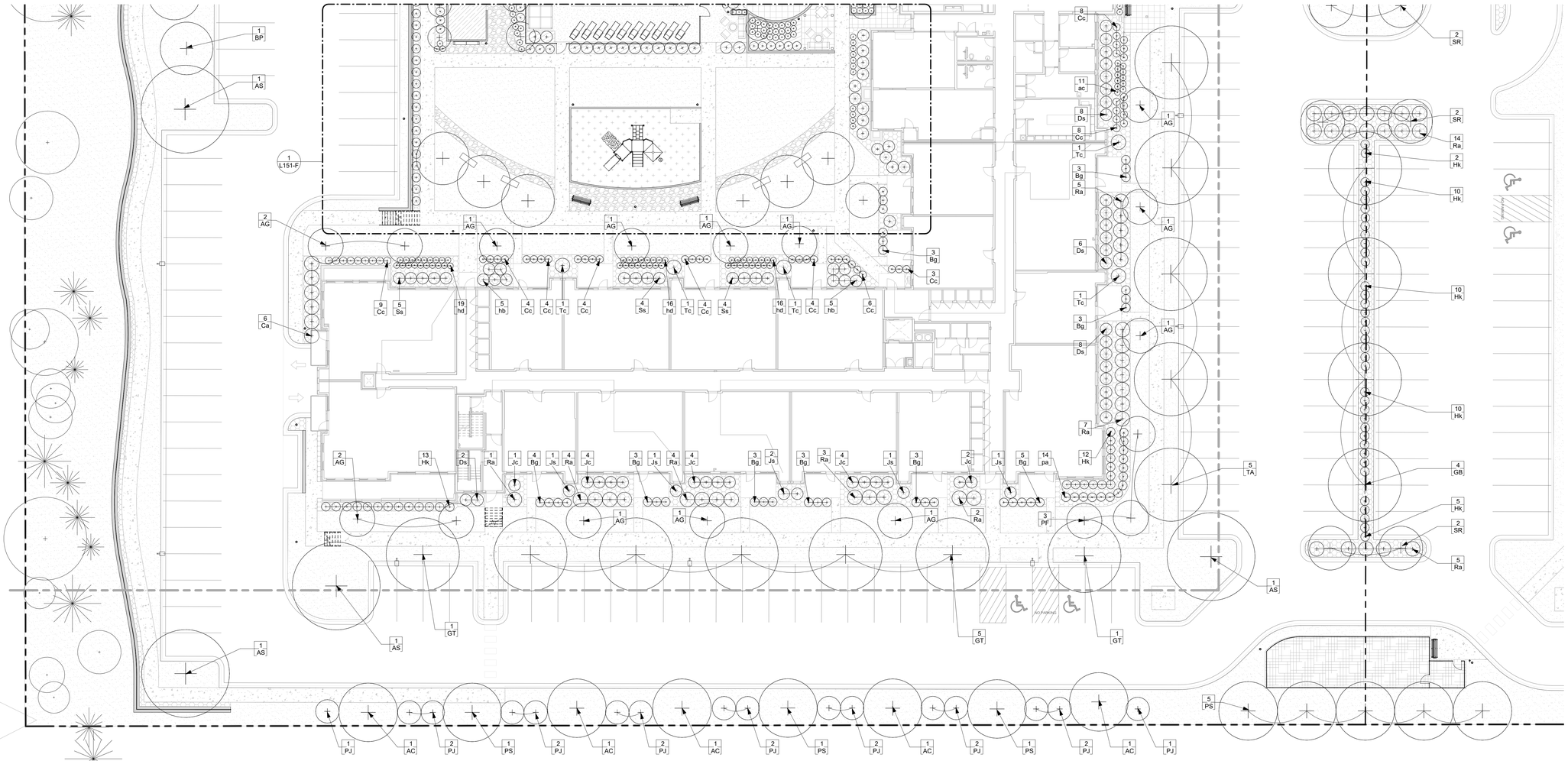

1 L103-F FAMILY SITE - PLANTING PLAN SOUTH
1/16" = 1'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/VINES/ANNUALS				
42	ac	MAGGIE DALEY ASTILBE	Astilbe chinensis 'Maggie Daley'	#1 CONT.
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4	PF	KOREAN SUN PEAR	Pyrus fauriei 'Westwood'	2" CAL.
16	PJ	MOUNTAIN SENTINEL ASPEN	Populus tremuloides 'JFS-column'	#15 CONT.
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12	GT	SKYLINE HONEYLOCUST	Gleditsia triacanthos var. inermis 'Skycole'	2.5" CAL.
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QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
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41	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
115	Hk	KALM AMES HYPERICUM	Hypericum kalmianum 'Ames'	#5 CONT.
110	Ra	GRO LOW SUMAC	Rhus aromatica 'Gro Low'	#5 CONT.
38	Rn	FLOWER CARPET ROSE	Rosa x 'Noarme'	#5 CONT.
4	Sm	DWARF KOREAN LILAC	Syringe meyeri 'Palibin'	#5 CONT.
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8	PS	WHITE PINE	Pinus strobus	6' B&B
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GRAPHIC LEGEND:

STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

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BITUMINOUS PATH, SEE CIVIL

TURFGRASS, SOD, IRRIGATED; TYP.

HARDWOOD MULCH, SHREDDED, TYP.

SYNTHETIC TURF, SYNLAWN 'AUGUSTINE X 47'

CRUSHED ROCK SURFACING, 3/8" TRAP ROCK WITH FINES

DOG RUN, 3/8" PEA GRAVEL PLUS FINES, 4" MIN. DEPTH

TRUE NORTH PLAN NORTH

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CONSULTANTS

PROJECT TITLE

WEST SAINT PAUL FAMILY

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

CERTIFICATION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	1393-161

SHEET TITLE

SITE - PLANTING PLAN SOUTH

SHEET NUMBER

L103-F

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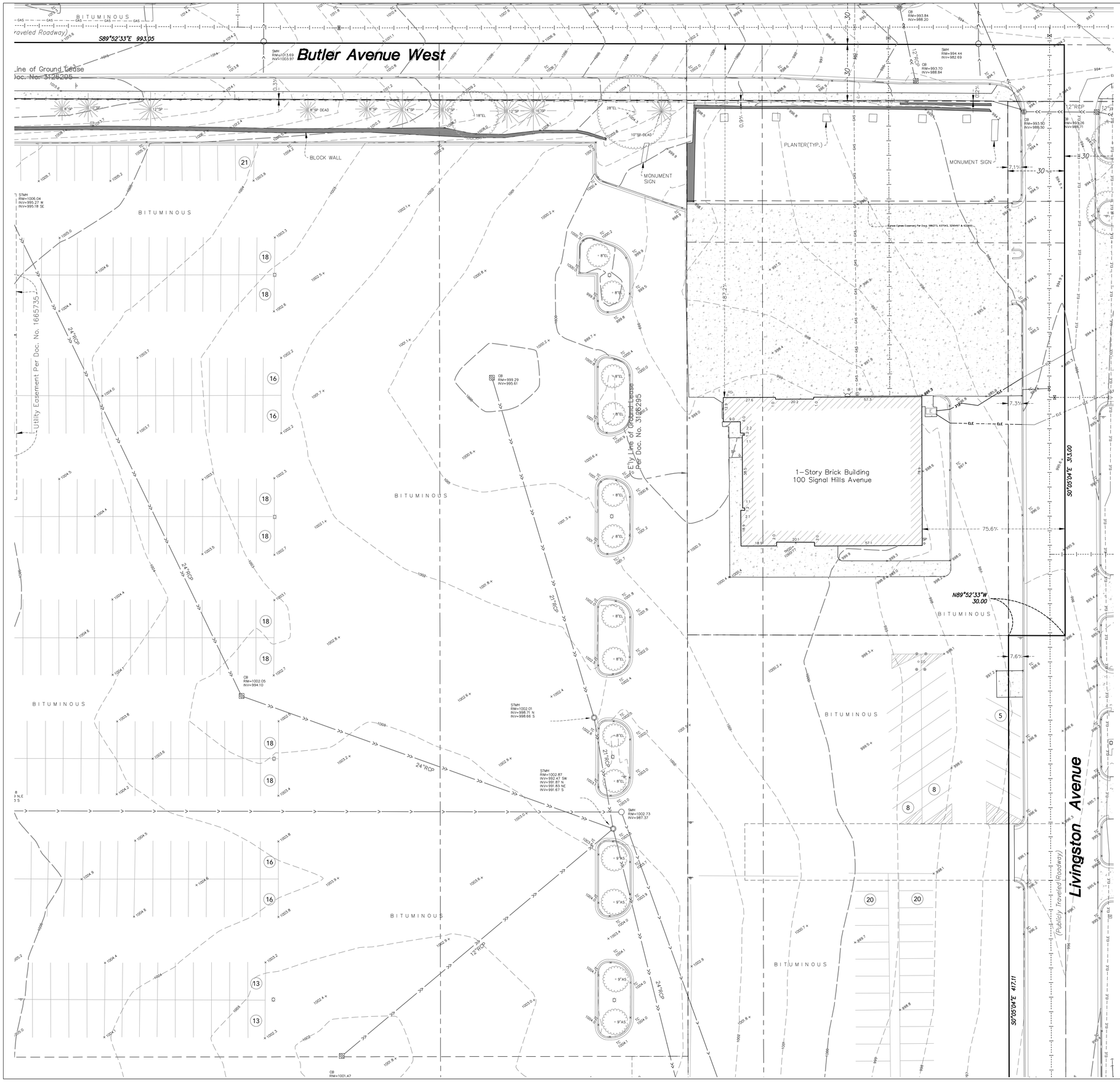

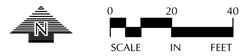

SURVEY LEGEND

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	UNDERGROUND CABLE TV
CA	CATULPA	LIGHT POLE	UNDERGROUND ELECTRIC
CE	CEDAR	YARD LIGHT	UNDERGROUND FIBER OPTIC
CO	COTTONWOOD	GUY WIRE	UNDERGROUND GAS
DE	DEAD TREE	SIGN	UNDERGROUND TELEPHONE
EL	ELM	SPOT ELEVATION	UNDERGROUND UTILITY
FR	MISC FRUIT	A/C UNIT	OVERHEAD UTILITY
FI	FIR	CABLE TV PEDESTAL	UNDERGROUND TRAFFIC
HA	HACKBERRY	ELECTRIC TRANSFORMER	DRAIN TILE
HI	HICKORY	TELEPHONE PEDESTAL	FORCE MAIN
IR	IRONWOOD	UTILITY PEDESTAL	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	ROOF DRAIN	BITUMINOUS
TR	TREE (GEN)	ELECTRIC OUTLET	PAVERS
WA	WALNUT	FIRE CONNECTION	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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ENVIRONMENTAL

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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

EX COND.

SHEET NUMBER

C1-1

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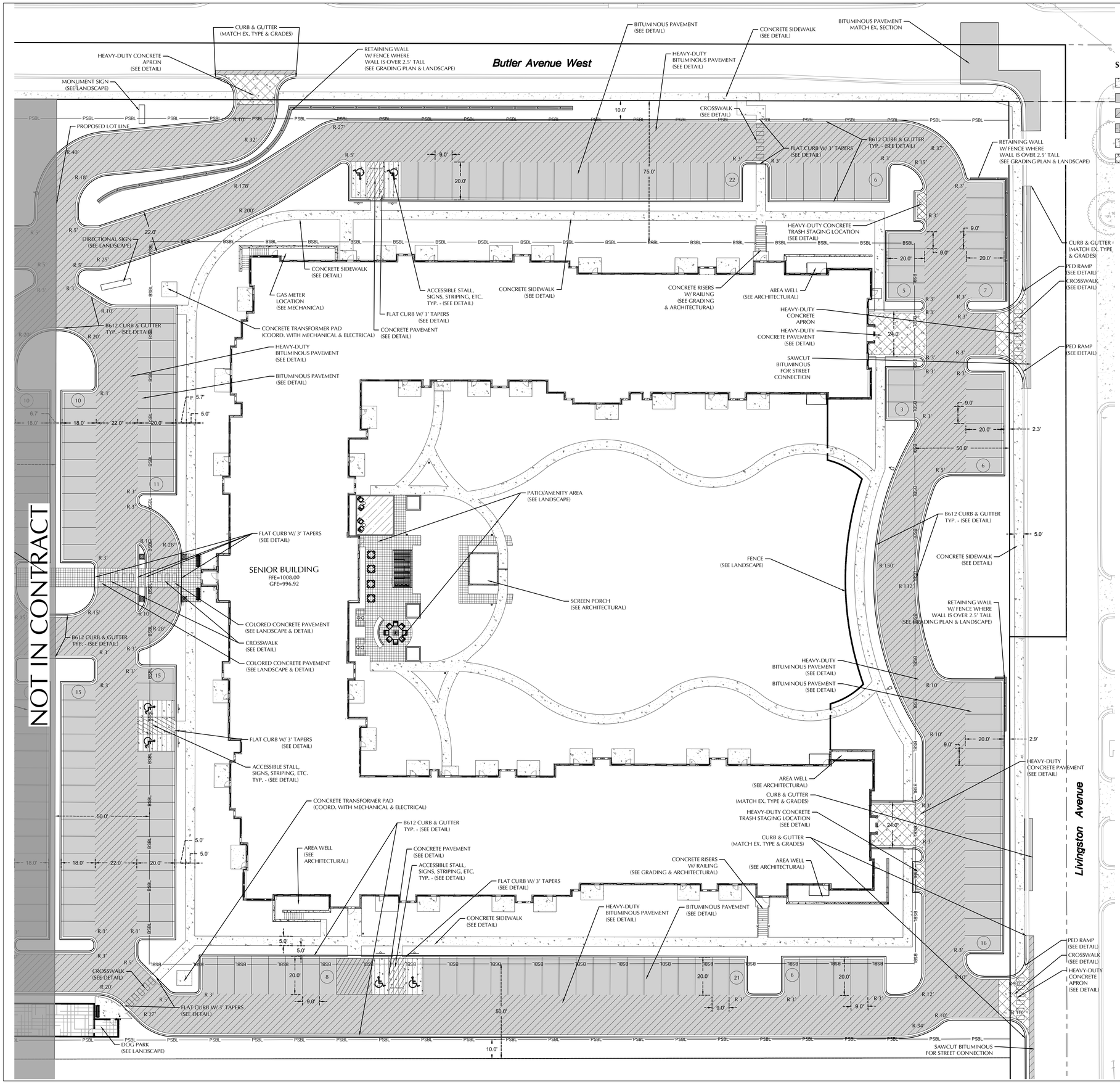

SITE PLAN LEGEND

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

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

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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24440 — License Number
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DATE	06/26/2020
DRAWN BY	JBT
CHECKED BY	SRT
COMMISSION NUMBER	05749.0B

SHEET TITLE

SITE PLAN

SHEET NUMBER

C2-1

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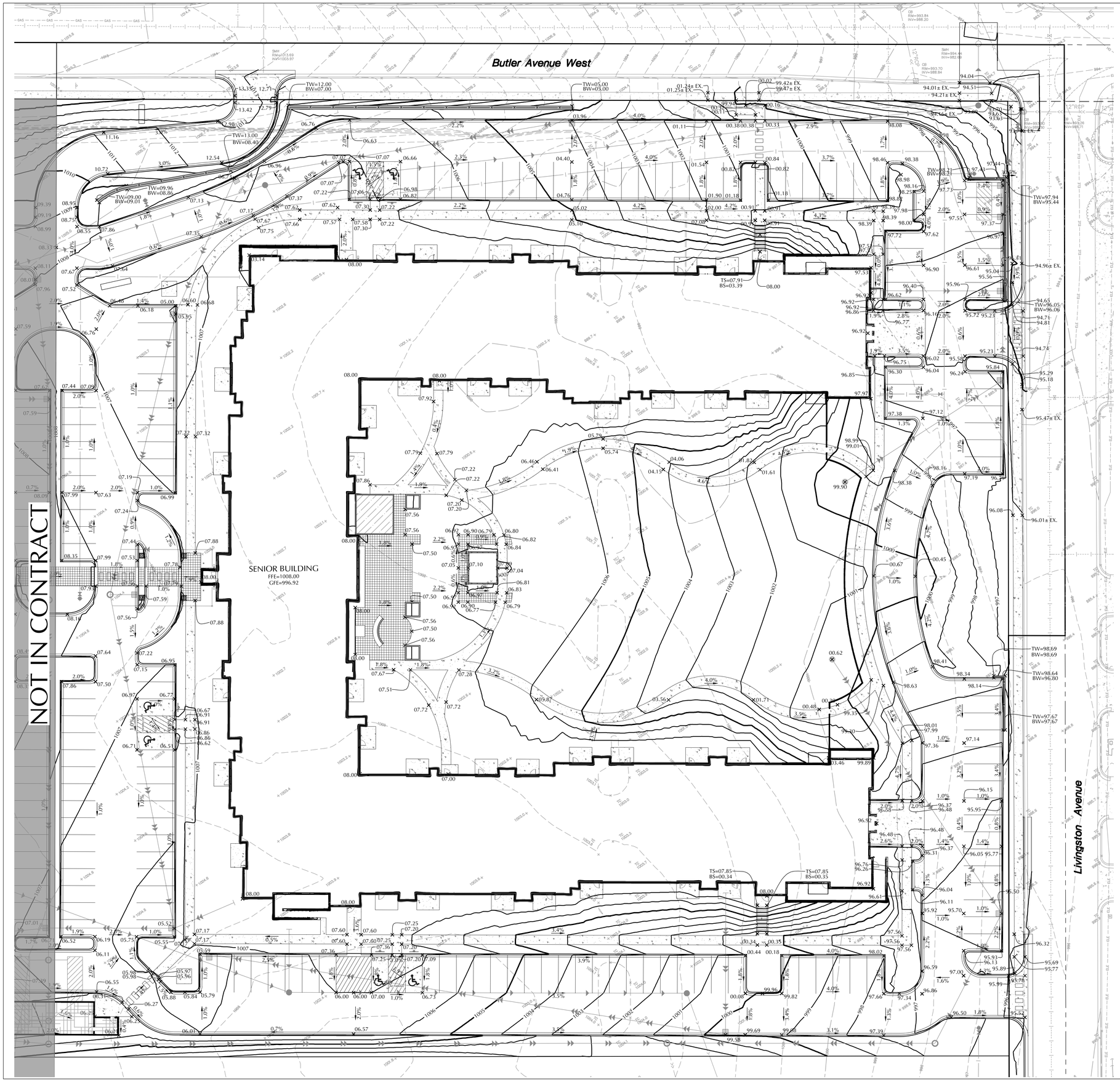

0 20 40
SCALE IN FEET

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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TOLL FREE: 1-800-252-1166

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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

GRADING PLAN

SHEET NUMBER

C3-1

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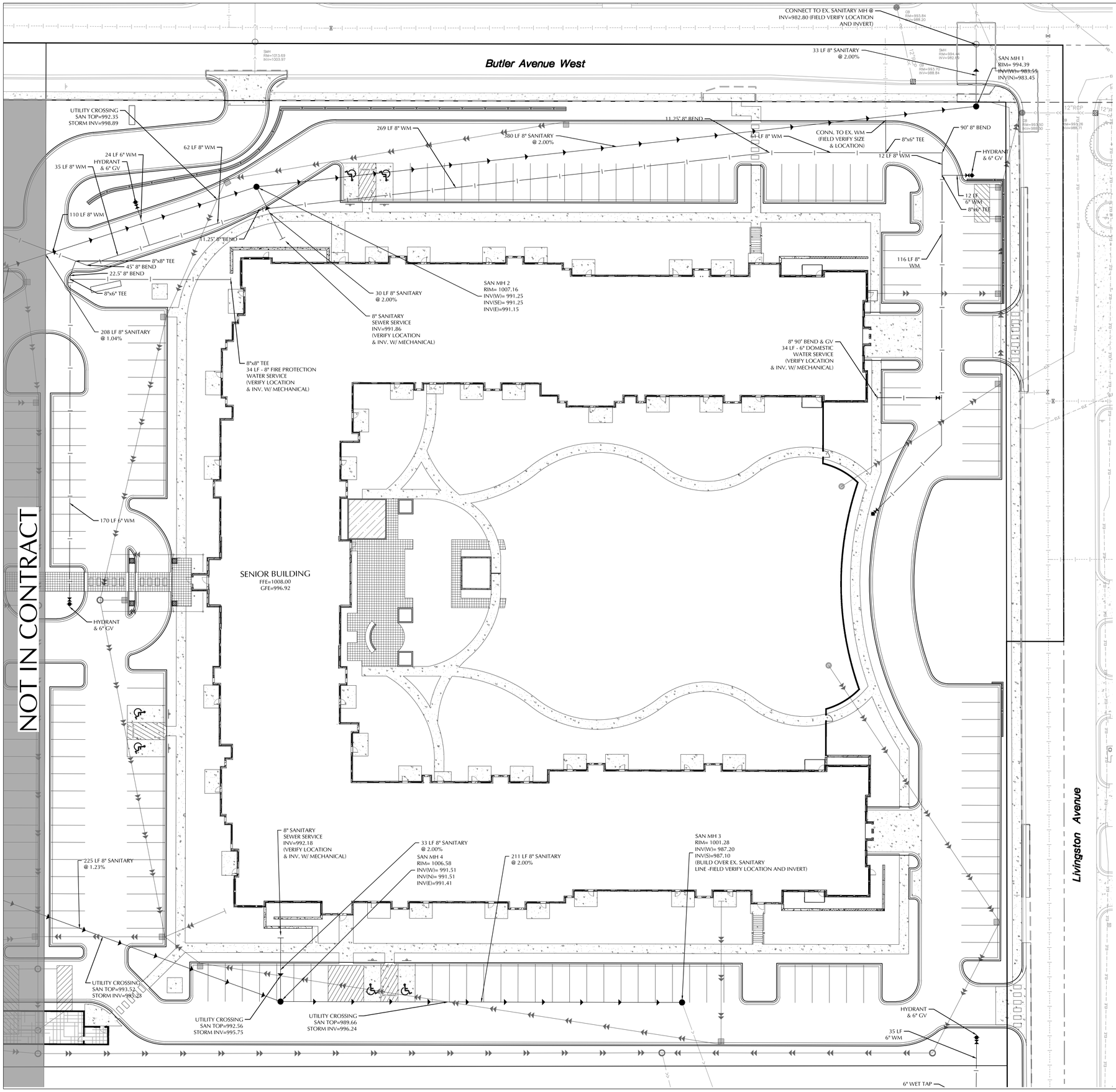
BKVTB-30x42



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	

WM	WATERMAIN
FM	FORCEMAIN
DT	DRAINTILE
	SILT FENCE
	CURB & GUTTER
	RETAINING WALL
	TREELINE
	EASEMENT LINE
	SETBACK LINE
	FENCE LINE
TEL	UNDERGROUND TELE
GAS	UNDERGROUND GAS
OH	OVERHEAD UTILITY
FO	UNDERGROUND FIBER OPTIC
ELE	UNDERGROUND ELECTRIC
CTV	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

WARNING:

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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

SANITARY SEWER & WATERMAIN PLAN

SHEET NUMBER

C4-1

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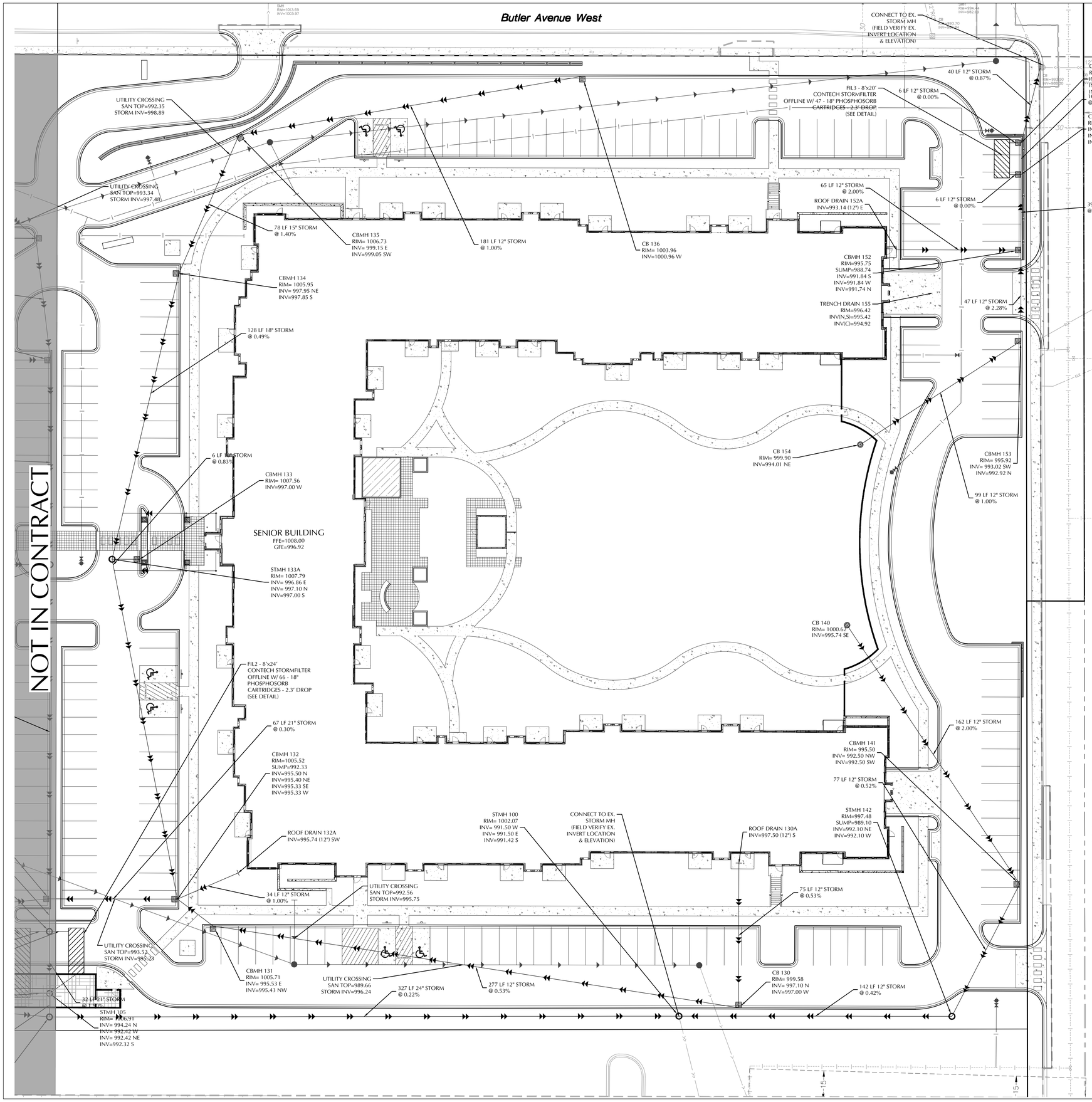

CIVIL LEGEND

EXISTING		PROPOSED			
	SANITARY MANHOLE				WATERMAIN
	STORM MANHOLE			FM	FORCEMAIN
	CATCH BASIN			DT	DRAINTILE
	CULVERT				SILT FENCE
	HYDRANT				CURB & GUTTER
	GATEVALVE				RETAINING WALL
GRV	POST INDICATOR VALVE	GRV			TREELINE
	LIGHT POLE				EASEMENT LINE
	POWER POLE				SETBACK LINE
	SIGN			X	FENCE LINE
	BENCHMARK			TEL	UNDERGROUND TELE
B1	SOIL BORINGS	B1		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
S	SANITARY SERVICE				CONFEROUS TREE
	HANDICAP PARKING				DECIDUOUS TREE
1.08	DIRECTION OF FLOW	1.08			PARKING COUNTS
895.8	SPOT ELEVATION	895.8		23	
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	

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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.

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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

STORM SEWER PLAN

SHEET NUMBER

C4-2

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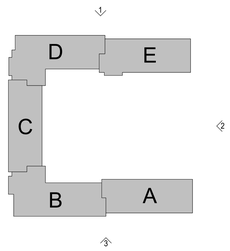
BKVTB-30x42

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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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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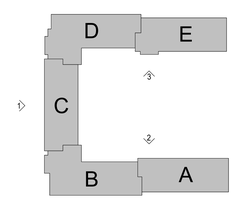
6/25/2020 2:55:57 PM

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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CHECKED BY	Checker
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

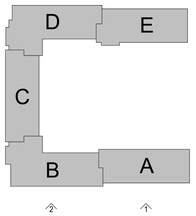
AE04	PREFINISHED BREAK METAL CAP, COLOR TO MATCH ADJACENT FRAME AND BODY
AE08	PACU – PT. TO MATCH ADJACENT MATERIAL, TYP
AE13	PREFABRICATED ALUMINUM DECKS & RAILING, TYP
AE18	DECORATIVE TRIM FEATURE. SEE ENLARGED ELEVATIONS
AE19	CONTINUOUS RIDGE VENT, TYP
AE24	PREFINISHED METAL COPING: COLOR TO MATCH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

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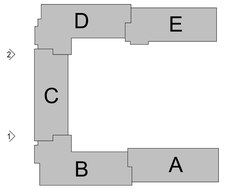
FSDG-2-2	LAP SIDING 6" - PTX-2
FSDG-3-1	LAP SIDING 4" - PTX-1
FSDG-3-3	LAP SIDING 4" - PTX-3
FSDG-4-2	FLAT PANEL SIDING - PTX-2
FSDG-4-3	FLAT PANEL SIDING - PTX-3
FSDG-5-2	TRIM BOARD - PTX-2
FSDG-5-3	TRIM BOARD - PTX-3

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 — 06/26/2020
License Number — Date

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	1393-162

SHEET TITLE

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:
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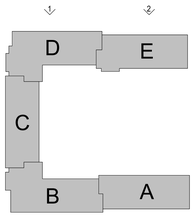

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SHEET NUMBER

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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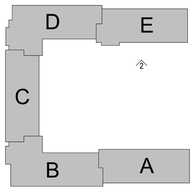

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1 A407 SOUTH COURTYARD AREA D ELEVATION
1/8" = 1'-0"

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
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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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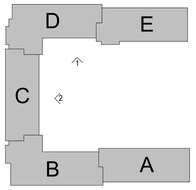

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EXTERIOR ELEVATIONS

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

NOTE:
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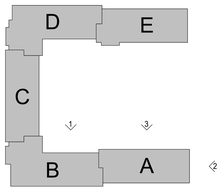

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EXTERIOR ELEVATIONS

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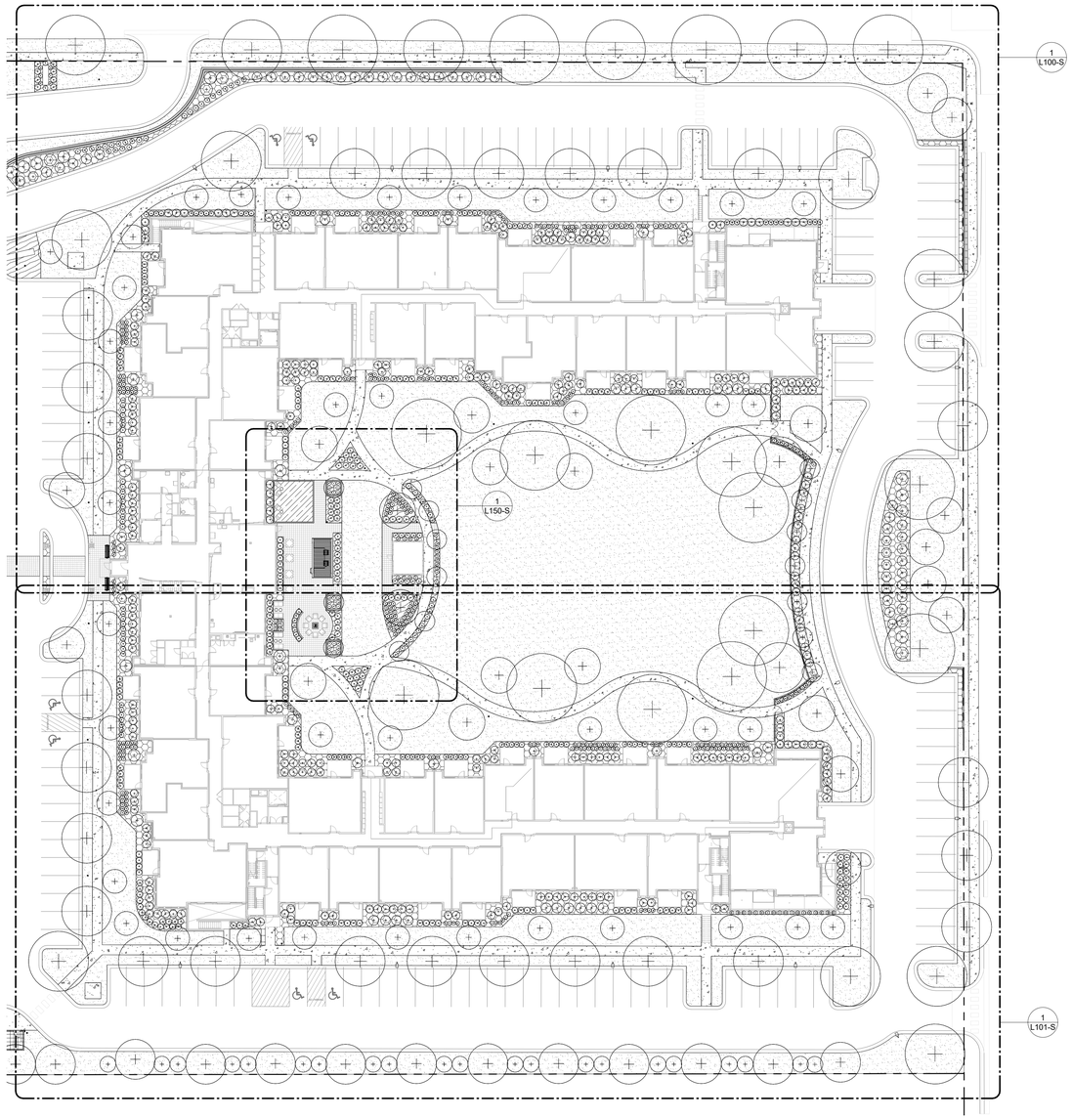

1 L001-S SITE - LANDSCAPE REFERENCE PLAN
1" = 30'-0"

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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CHECKED BY	BH
COMMISSION NUMBER	1393-162

SHEET TITLE

LANDSCAPE TITLE SHEET

SHEET NUMBER

L001-S

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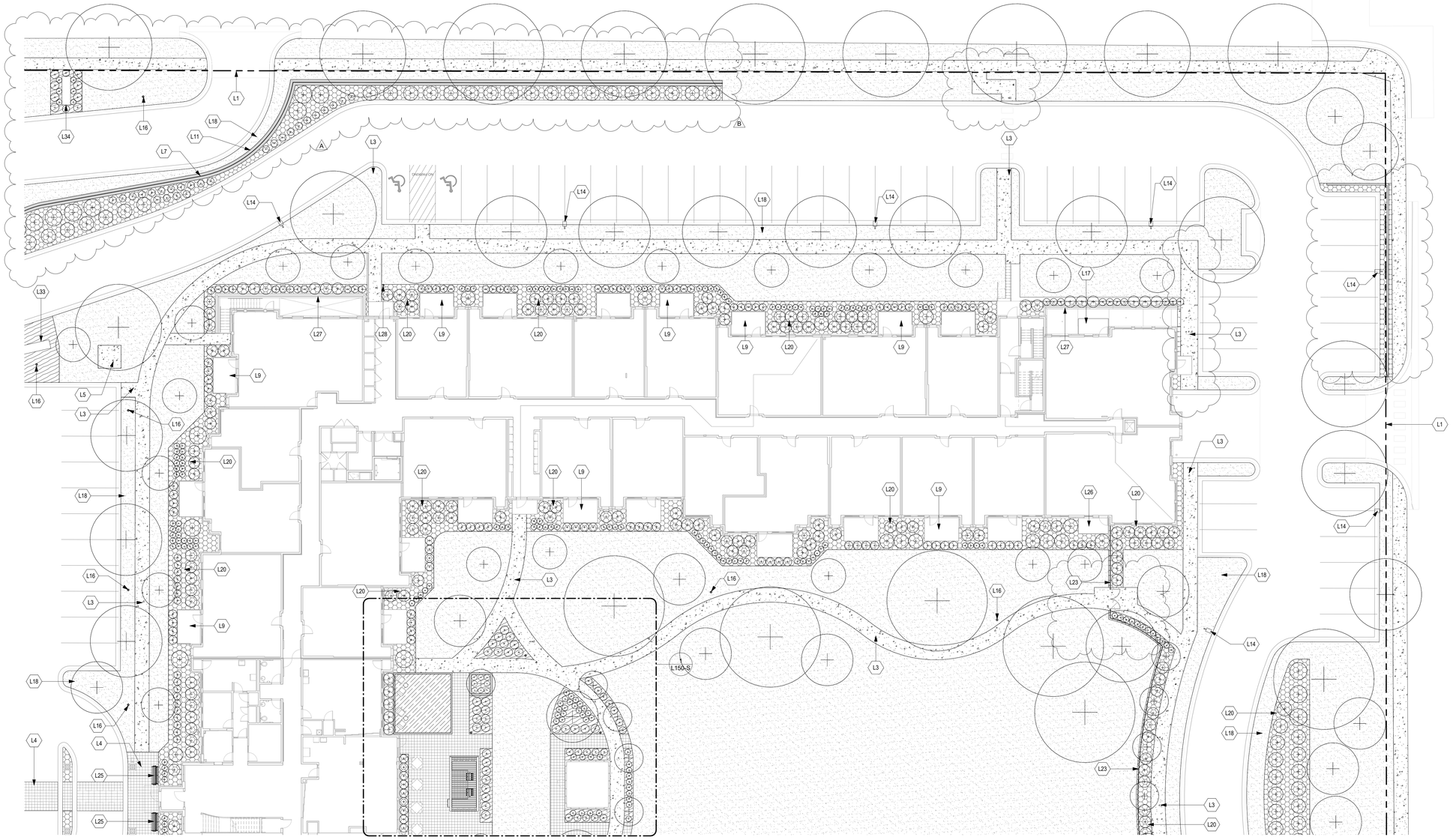

1 L100-S SENIOR SITE - LANDSCAPE PLAN NORTH
1/16" = 1'-0"

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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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 - LANDSCAPE PLAN NORTH

SHEET NUMBER

L100-S

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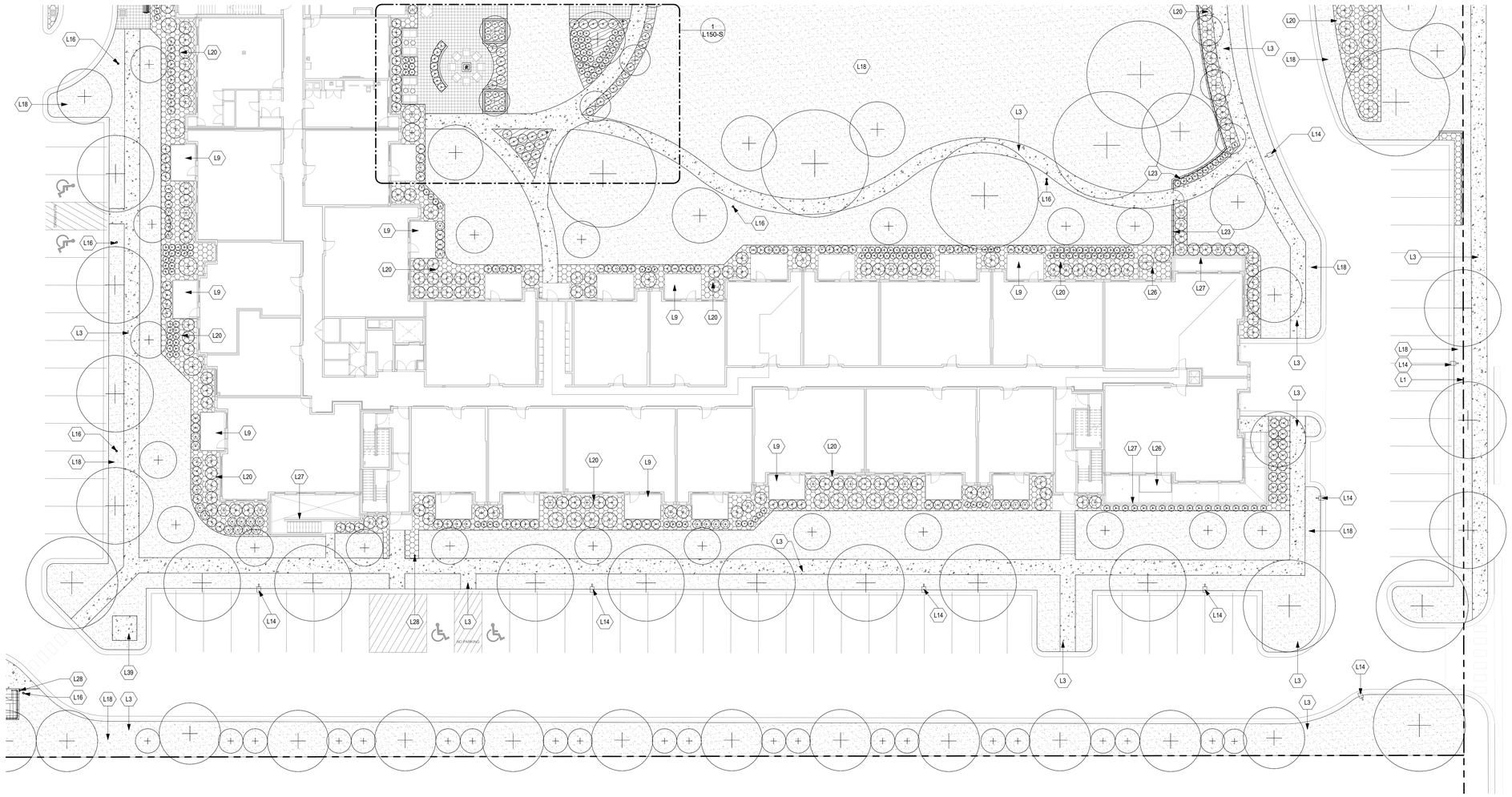

1 L101-S SENIOR SITE - LANDSCAPE PLAN SOUTH
1/16" = 1'-0"

KEY NOTES:

L1	PROPERTY LINE
L3	C.I.P. PLAIN CONCRETE WALK; SEE CIVIL
L9	PRIVATE PATIO, C.I.P. PLAIN CONC., SEE ARCH. FOR STOOP CONNECTION
L14	STREET LIGHTING, SET 2' FROM BACK OF CURB WHERE APPLICABLE; SEE ELEC.
L16	EXTERIOR PEDESTRIAN POLE LIGHTING, SEE ELEC.
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 3L300-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)
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

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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CERTIFICATION

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SHEET TITLE

SITE - LANDSCAPE PLAN SOUTH

SHEET NUMBER

L101-S

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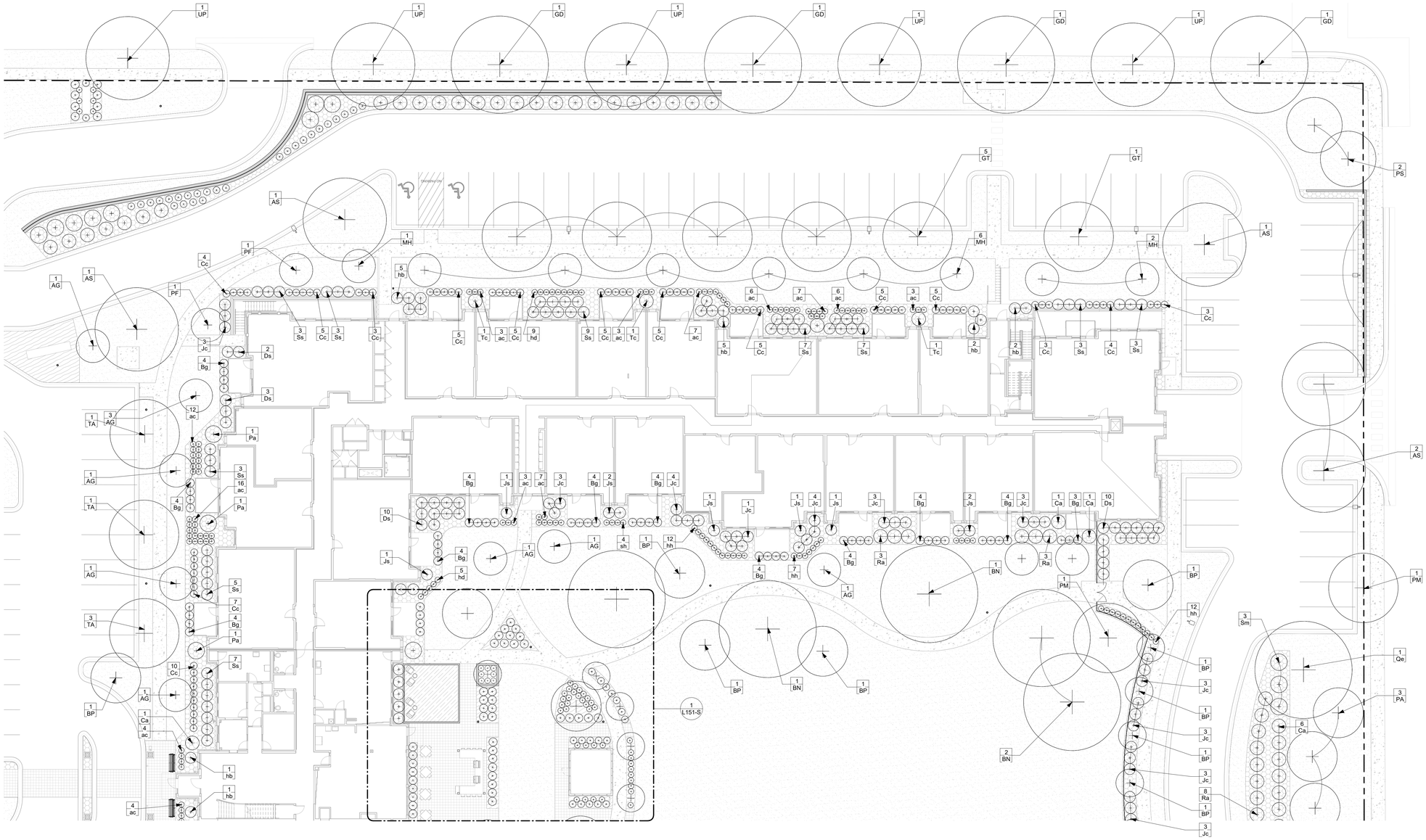

1 L102-S SENIOR SITE - PLANTING PLAN NORTH
1/16" = 1'-0"

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 '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 '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.

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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COMMISSION NUMBER	1393-162

SHEET TITLE

SITE - PLANTING PLAN NORTH

SHEET NUMBER

L102-S

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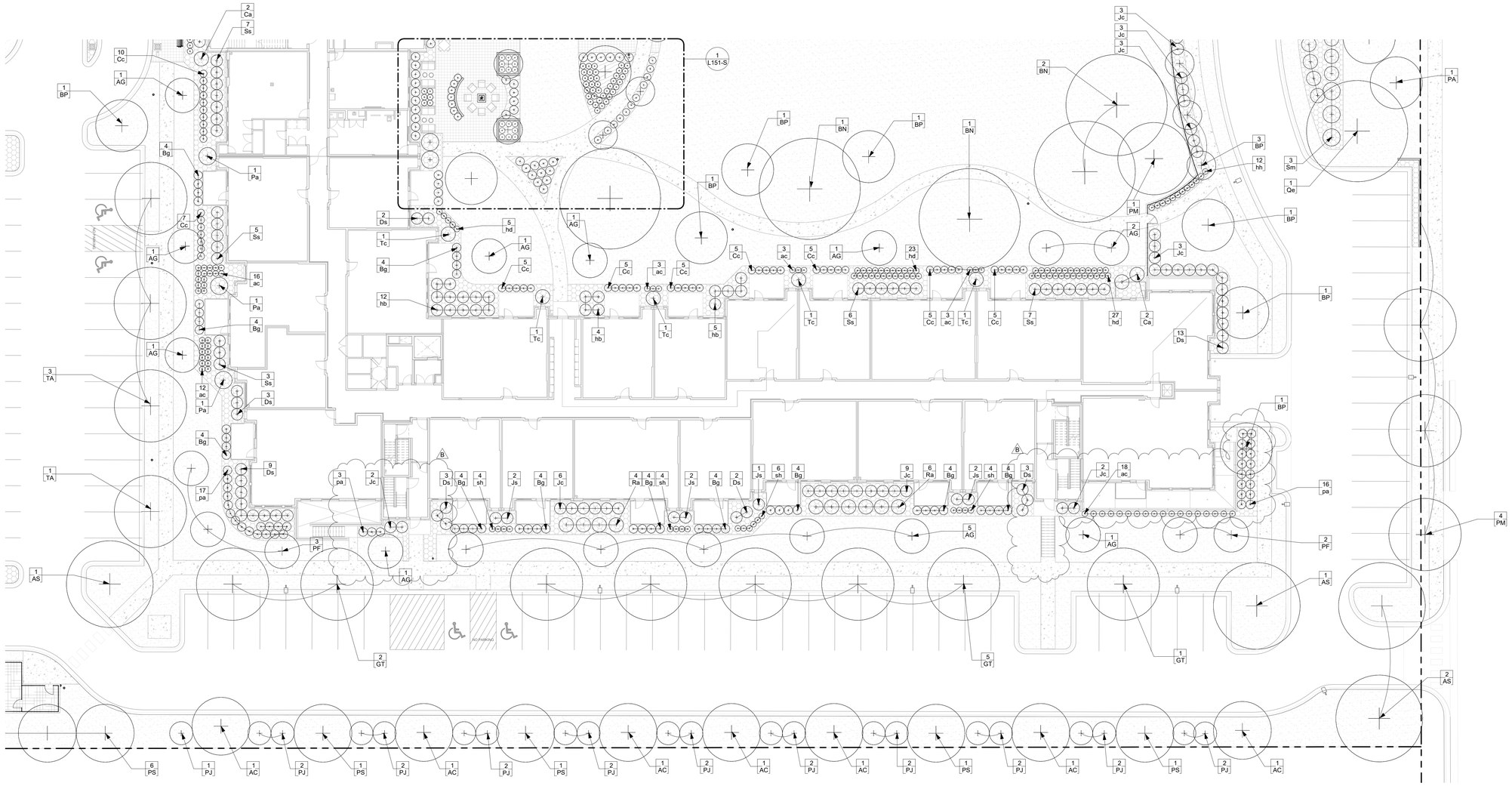

1 L103-S SENIOR SITE - PLANTING PLAN SOUTH
1/16" = 1'-0"

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 '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 '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
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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'

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CHECKED BY	BH
COMMISSION NUMBER	1393-162

SHEET TITLE

SITE - PLANTING PLAN SOUTH

SHEET NUMBER

L103-S

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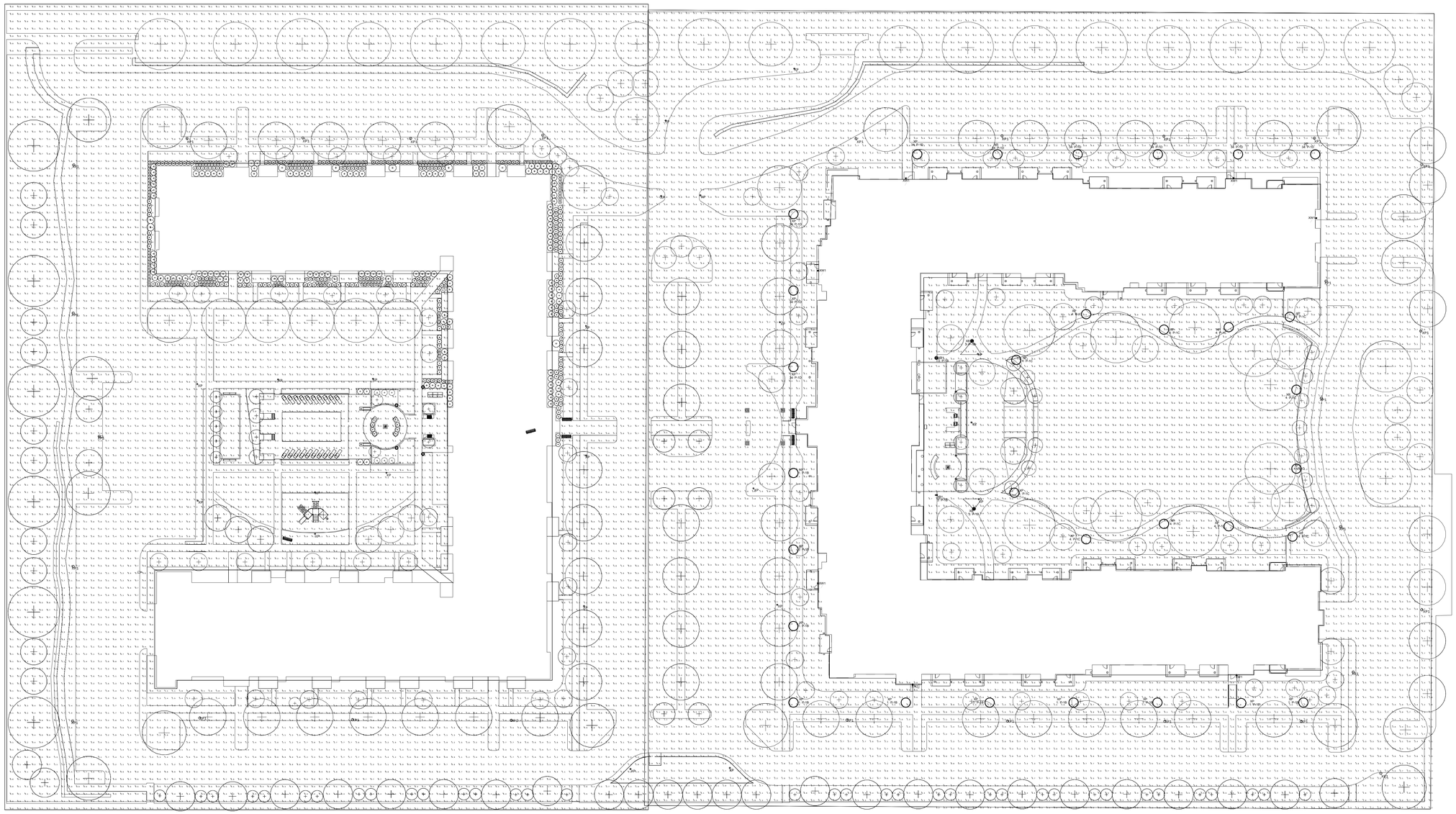
Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	22	MRP_LED_42C_1000_30K_SR2_MVOL	SINGLE	N.A.	1.000	MRP LED 42C 1000 30K SR2 MVOLT
	28	RAD1_LED_P5_30K_PATH_HS	SINGLE	N.A.	1.000	RAD1 LED P5 30K PATH HS

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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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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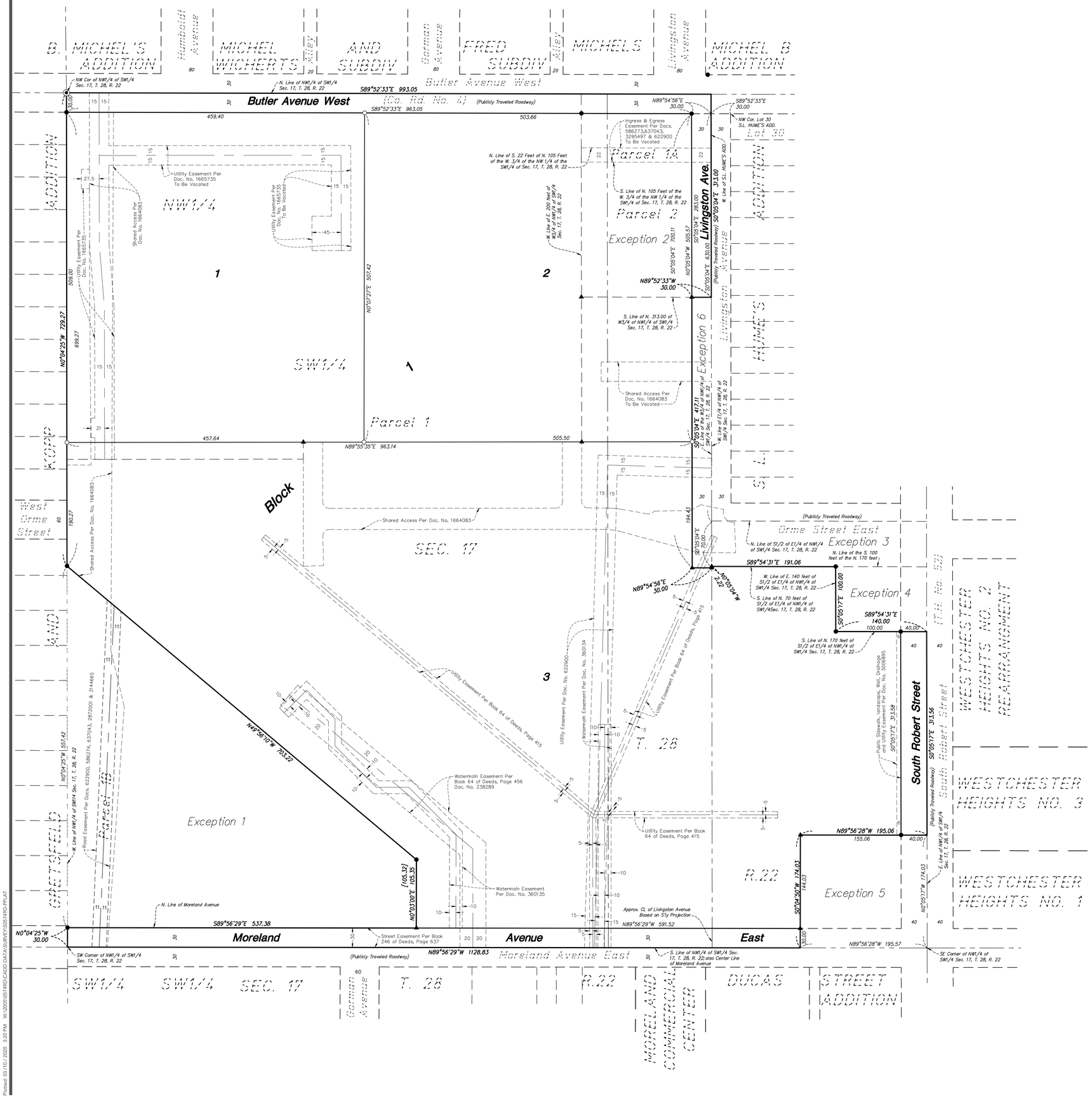


LEGAL DESCRIPTION

Parcel 1:
All that part of the Northwest Quarter of the Southwest Quarter of Section 17, Township 28 North, Range 22 West, Dakota County, Minnesota, described as the West three-quarters of the said Northwest Quarter of the Southwest Quarter and the South Half of the East Quarter of the Northwest Quarter of the Southwest Quarter of said Section 17, excepting therefrom the following:

Exception 1. Beginning at a point on the West line of said Northwest Quarter of the Southwest Quarter a distance of 30 feet North of the Southwest corner thereof, said point being on the North line of Moreland Avenue; thence North 0 degrees 07 minutes 25 seconds West (assumed bearing) 557.42 feet along the West line of said Northwest Quarter of the Southwest Quarter; thence South 49 degrees 59 minutes 10 seconds East, 703.22 feet; thence on a bearing of South 105.32 feet to the North line of Moreland Avenue; thence Westerly along said North line of Moreland Avenue 537.38 feet to the beginning; subject to a 22 foot easement along a traveled road in place running from Moreland Avenue Northerly through the aforedescribed property.

Exception 2. The North 313.0 feet of the East 200 feet of the West three-quarters of the Northwest Quarter of the Southwest Quarter of said Section 17, subject to an easement over the South 22 feet of the North 105.0 feet thereof.

Exception 3. The North 70 feet of the South Half of the East Quarter of the Northwest Quarter of the Southwest Quarter of said Section 17.

Exception 4. The South 100.0 feet of the North 170.0 feet of the East 140.0 feet of the South Half of the East Quarter of the Northwest Quarter of the Southwest Quarter of said Section 17.

Exception 5. Beginning at the Southeast corner of said Northwest Quarter of the Southwest Quarter; thence North 89 degrees 59 minutes 21 seconds West along the South line of said Quarter Quarter Section a distance of 195.57 feet; thence North 0 degrees 01 minutes 57 seconds East, 174.03 feet; thence South 89 degrees 59 minutes 21 seconds East, 195.05 feet to the East line of said Northwest Quarter of the Southwest Quarter; thence South 0 degrees 08 minutes 21 seconds East, along said East line 174.03 feet to the beginning, subject to South Robert Street and Moreland Avenue.

Exception 6. Beginning at a point 30 feet West of the Northwest corner of Lot 30, S.L. Hume's Addition, West St. Paul, Dakota County, Minnesota; thence South along a line which is the West line of said S. L. Hume's Addition, a distance of 630 feet; thence continuing South along this same line extended a distance of 70 feet; thence West 30 feet; thence North 700 feet; thence East 30 feet to the point of beginning, said described property being in the East one half of the Northwest one quarter of the Southwest one quarter of Section 17, Township 28, Range 22, Dakota County, Minnesota.
Abstract Property

Parcel 1A:
Easement for vehicular and pedestrian ingress and egress purposes over the South 22 feet of the North 105.0 feet of the East 200 feet of the West three-quarters of the Northwest Quarter of the Southwest Quarter of Section 17, Township 28 North, Range 22 West, for the benefit of Parcel 1, originally created in Quit Claim Deed dated July 27, 1981, filed August 7, 1981, as Document No. 576273, and in Warranty Deed dated December 10, 1973, filed October 14, 1983, as Document No. 637043, and also established in Order dated January 2, 2019, filed March 6, 2019, as Document No. 3295497.

Parcel 1B:
22 foot road easement, for the benefit of Parcel 1, created in Quit Claim Deed dated July 27, 1981, filed August 7, 1981, as Document No. 586274, and in Warranty Deed dated December 10, 1973, filed October 14, 1983, as Document No. 637043, and included in Warranty Deed dated December 30, 2011, filed June 4, 2012, as Document No. 2872001, and in Warranty Deed dated July 29, 2016, filed August 17, 2016, as Document No. 3144665.

Parcel 2:
The North 313.0 feet of the East 200.0 feet of the West three quarters of the Northwest Quarter of the Southwest Quarter of Section 17, Township 28, Range 22, Dakota County, Minnesota.
Abstract Property

GENERAL NOTES

SURVEYOR:
Loucks
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55330
763-424-5505

OWNER/DEVELOPER:
Dominium Development and Acquisitions, LLC
2905 Northwest Blvd, Suite 150
Plymouth, MN 55441
763-354-5500

1. Prepared March 03, 2020.
2. The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 1201 Robert Street South and 100 Signal Hills Avenue, West St. Paul, MN 55118.
3. The bearings for this survey are based on the Dakota County Coordinate System NAD 83 (1986 Adjust).
4. Benchmark: MNDOT 1908 J, GSID Station # 106308 Located at the junction of Hwy. 952A and Buttler Ave. in W. St. Paul, 38.0 feet west of southbound Hwy 952A, 53.0 feet south of eastbound Butler Ave., 17.2 feet west of a stop sign light, 13.0 feet south of south corner of utility box, 1.5 feet east of a witness post.
   Elevation = 995.36 (NGVD29)

   Site Benchmark: Top nut of fire hydrant located in the northwest quadrant of Orme Street East and South Robert Street.
   Elevation = 995.76 (NGVD29)
5. This property is contained in Flood Insurance Rate Map, Community Panel No. 27037C0040E, and is a non-printed panel (no special flood hazard areas).
6. The field work was completed on September 16, 2019.

ZONING INFORMATION

Current Zoning:	PRD (Planned Residential Development)
Proposed Zoning:	PRD (Planned Residential Development)
Parking Setback:	30 Feet
Front Building Setback:	10 Feet
Side/Rear Building Setback:	20 Feet

SITE DATA

Areas

Total Property Area	= 1,263,058 +/- square feet or 29.00 +/- acres
Right of Way Dedication Area	= 84,691 +/- square feet or 1.94 +/- acres
Net Property Area	= 1,178,367 +/- square feet or 27.06 +/- acres
Lot 1 Area	= 233,023 +/- square feet or 5.35 +/- acres
Lot 2 Area	= 255,595 +/- square feet or 5.87 +/- acres
Lot 3 Area	= 689,749 +/- square feet or 15.84 +/- acres

LEGEND

- ● FOUND OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
- ○ SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 48988"
- △ SET NAIL
- ▲ FOUND PK NAIL
- [ ] RECORD DOCUMENT

N

0 60 120
SCALE IN FEET

KMART STORE & SIGNAL HILLS SHOPPING CENTER

1201 ROBERT STREET SOUTH
AND
100 SIGNAL HILLS AVENUE
WEST ST. PAUL, MN 55118

DOMINIUM DEVELOPMENT AND ACQUISITIONS, LLC

2905 NORTHWEST BLVD
SUITE 150
PLYMOUTH, MN 55441

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

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

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. 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 consent, CADD files may be provided in a usable copies of the CADD software. Any information to be relied upon by Allied Contractors or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

03/10/2020 ..... SURVEY ISSUED

PROFESSIONAL SIGNATURE

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

Max L. Stanislowski - PLS

License No. 48988
Date 03/10/2020

QUALITY CONTROL

Loucks Project No.	05749A
Project Lead	MLS
Drawn By	NRS
Checked By	MLS
Field Crew	SKS

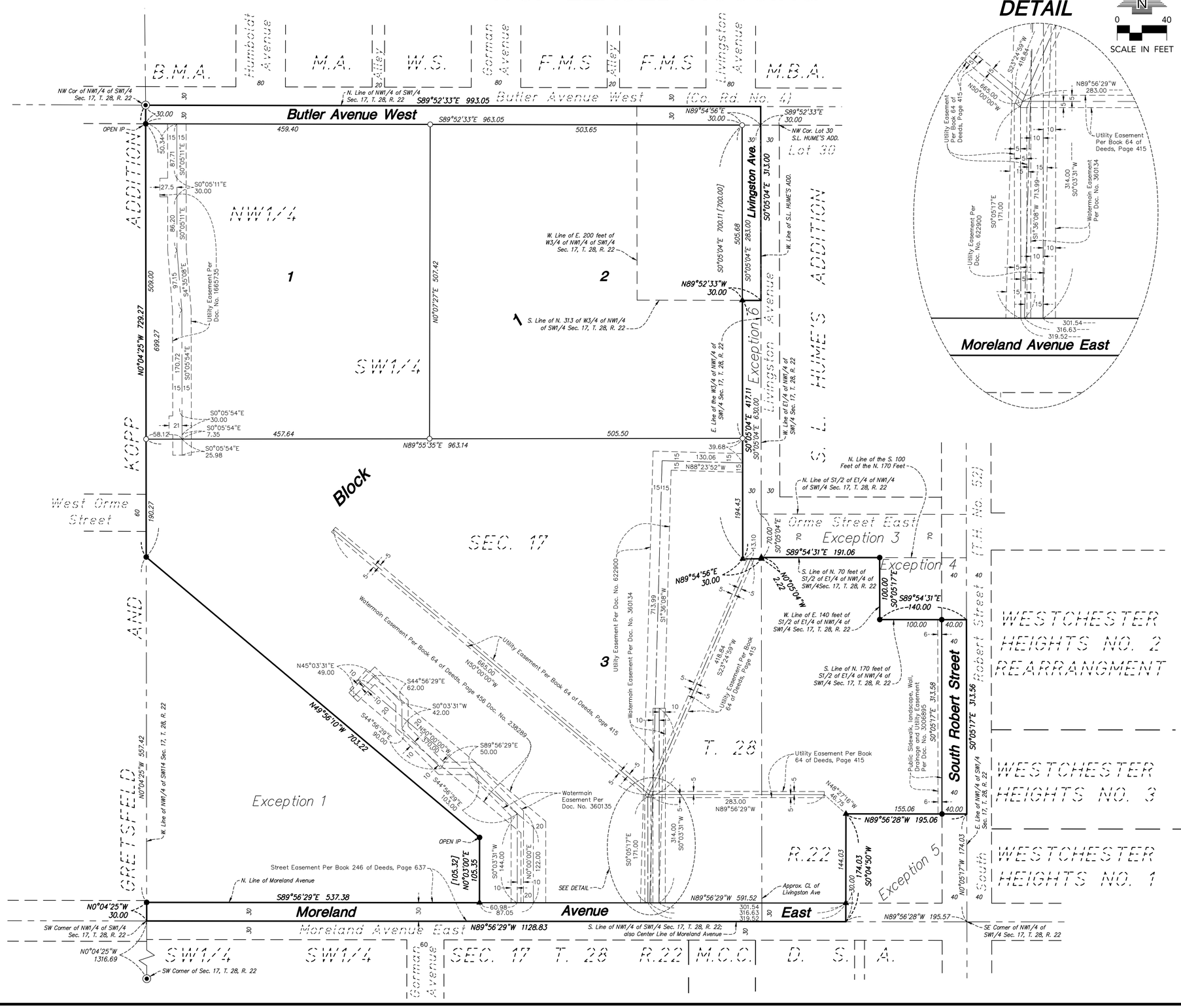
VICINITY MAP

PRELIMINARY PLAT OF WSP LEASED HOUSING

1 OF 1

Plotted: 03 / 10 / 2020 3:28 PM W:\2005\05749D\CADD DATA\SUBREV\SR05749D-PP.LAT

WSP LEASED HOUSING



- ○ DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "LS 48988"
- △ DENOTES "PK NAIL" SET
- ● DENOTES FOUND 1/2 INCH IRON MONUMENT, CAPPED "LS 48988", UNLESS OTHERWISE SHOWN
- ▲ DENOTES FOUND "PK NAIL"
- ◉ DENOTES FOUND ANOKA COUNTY CAST IRON MONUMENT

B.M.A.	DENOTES B. MICHEL'S ADDITION
M.A.W.S.	DENOTES MICHEL AND WICHERTS SUBDIVISION
F.M.S.	DENOTES FRED MICHEL SUBDIVISION
M.B.A.	DENOTES MICHEL B. ADDITION
D.S.A	DENOTES DUCAS STREET ADDITON
M.C.C.	DENOTES MORELAND COMMERCIAL CENTER
[ ]	DENOTES PER DESCRIPTION

WSP LEASED HOUSING

KNOW ALL PERSONS BY THESE PRESENTS: That West St. Paul Leased Housing Associates I, LLLP and West St. Paul Leased Housing Associates II, LLLP, fee owners of the following described property situated in the County of Dakota, State of Minnesota, to wit:

All that part of the Northwest Quarter of the Southwest Quarter of Section 17, Township 28 North, Range 22 West, Dakota County, Minnesota, described as the West three-quarters of the said Northwest Quarter of the Southwest Quarter and the South Half of the East Quarter of the Northwest Quarter of the Southwest Quarter of said Section 17, excepting therefrom the following:

Exception 1. Beginning at a point on the west line of said Northwest Quarter of the Southwest Quarter a distance of 30 feet North of the Southwest corner thereof, said point being on the north line of Moreland Avenue; thence North 0 degrees 07 minutes 25 seconds West (assumed bearing) 557.42 feet along the west line of said Northwest Quarter of the Southwest Quarter; thence South 49 degrees 59 minutes 10 seconds East, 703.22 feet; thence on a bearing of South 105.32 feet to the north line of Moreland Avenue; thence Westerly along said north line of Moreland Avenue 537.38 feet to the beginning.

Exception 2. The North 313 feet of the East 200 feet of the West three-quarters of the Northwest Quarter of the Southwest Quarter of said Section 17.

Exception 3. The North 70 feet of the South Half of the East Quarter of the Northwest Quarter of the Southwest Quarter of said Section 17.

Exception 4. The South 100 feet of the North 170 feet of the East 140 feet of the South Half of the East Quarter of the Northwest Quarter of the Southwest Quarter of said Section 17.

Exception 5. Beginning at the Southeast corner of said Northwest Quarter of the Southwest Quarter; thence North 89 degrees 59 minutes 21 seconds West along the south line of said Quarter Quarter Section a distance of 195.57 feet; thence North 0 degrees 01 minute 57 seconds East, 174.03 feet; thence South 89 degrees 59 minutes 21 seconds East, 195.05 feet to the east line of said Northwest Quarter of the Southwest Quarter; thence South 0 degrees 08 minutes 21 seconds East, along said east line 174.03 feet to the beginning.

Exception 6. Beginning at a point 30 feet West of the Northwest corner of Lot 30, S.L. Hume's Addition, West St. Paul, Dakota County, Minnesota; thence South along a line which is the west line of said S. L. Hume's Addition, a distance of 630 feet; thence continuing South along this same line extended a distance of 70 feet; thence West 30 feet; thence North 700 feet; thence East 30 feet to the point of beginning, said described property being in the East one half of the Northwest one quarter of the Southwest one quarter of Section 17, Township 28, Range 22, Dakota County, Minnesota.

AND

The North 313 feet of the East 200 feet of the West three quarters of the Northwest Quarter of the Southwest Quarter of Section 17, Township 28, Range 22, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as WSP LEASED HOUSING, and does hereby dedicate to the public for public use the public way(s) as created by this plat.

In witness whereof said West St. Paul Leased Housing Associates I, LLLP, a Minnesota limited liability limited partnership, has caused these presents to be signed by its General Partner this _____ day of _____, 20_____.

West St. Paul Leased Housing Associates I, LLLP
By: West St. Paul Leased Housing Associates I, LLC, its General Partner

_____ _____
Signature Printed Name, Title

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by Signer's Name, as Signer's Title of West St. Paul Leased Housing Associates I, LLC, a Minnesota limited liabiliy company, General Partner of West St. Paul Leased Housing Associates I, LLLP, a Minnesota limited liability limited partnership on behalf of the partnership.

_____ _____
Signature Printed Name, Notary
Notary Public, _____ County, _____
My Commission Expires _____

In witness whereof said West St. Paul Leased Housing Associates II, LLLP, a Minnesota limited liability limited partnership, has caused these presents to be signed by its General Partner this _____ day of _____, 20_____.

West St. Paul Leased Housing Associates II, LLLP
By: West St. Paul Leased Housing Associates II, LLC, its General Partner

_____ _____
Signature Printed Name, Title

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by Signer's Name, as Signer's Title of West St. Paul Leased Housing Associates II, LLC, a Minnesota limited liabiliy company, General Partner of West St. Paul Leased Housing Associates II, LLLP, a Minnesota limited liability limited partnership on behalf of the partnership.

_____ _____
Signature Printed Name, Notary
Notary Public, _____ County, _____
My Commission Expires _____

SURVEYORS CERTIFICATION

I Max L. Stanislowski do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this Plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20_____.

_____
Max L. Stanislowski, Licensed Land Surveyor,
Minnesota License No. 48988

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____,, by Max L. Stanislowski.

_____ _____
Signature Printed Name, Notary
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2020

CITY PLANNING COMMISSION OF WEST ST. PAUL, MINNESOTA

Approved by the planning commission of the city of West St. Paul, Minnesota, this _____ day of _____, 20_____.

By: _____
Chair

CITY COUNCIL OF WEST ST. PAUL, MINNESOTA

This plat was approved by the City Council of the city of West St. Paul, Minnesota, this _____ day of _____, 20_____ and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd.2.

By: _____ By: _____
Mayor Clerk

DAKOTA COUNTY SURVEYOR, MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20_____.

By: _____
Todd Tollefson, Dakota County Surveyor

DAKOTA COUNTY DEPARTMENT OF PROPERTY TAXATION AND RECORDS, MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021 Subd. 9, taxes payable in the year 20_____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer has been entered on this _____ day of _____, 20_____.

By: _____
Amy A. Koethe, Department of Property Taxation and Records

DAKOTA COUNTY RECORDER, MINNESOTA

I hereby certify that this plat of WSP LEASED HOUSING was filed in the Office of the County Recorder for public record this _____ day of _____, 20_____, at _____ o'clock _____.M. as Document No. _____.

By: _____
Amy A. Koethe, County Recorder

LOUCKS