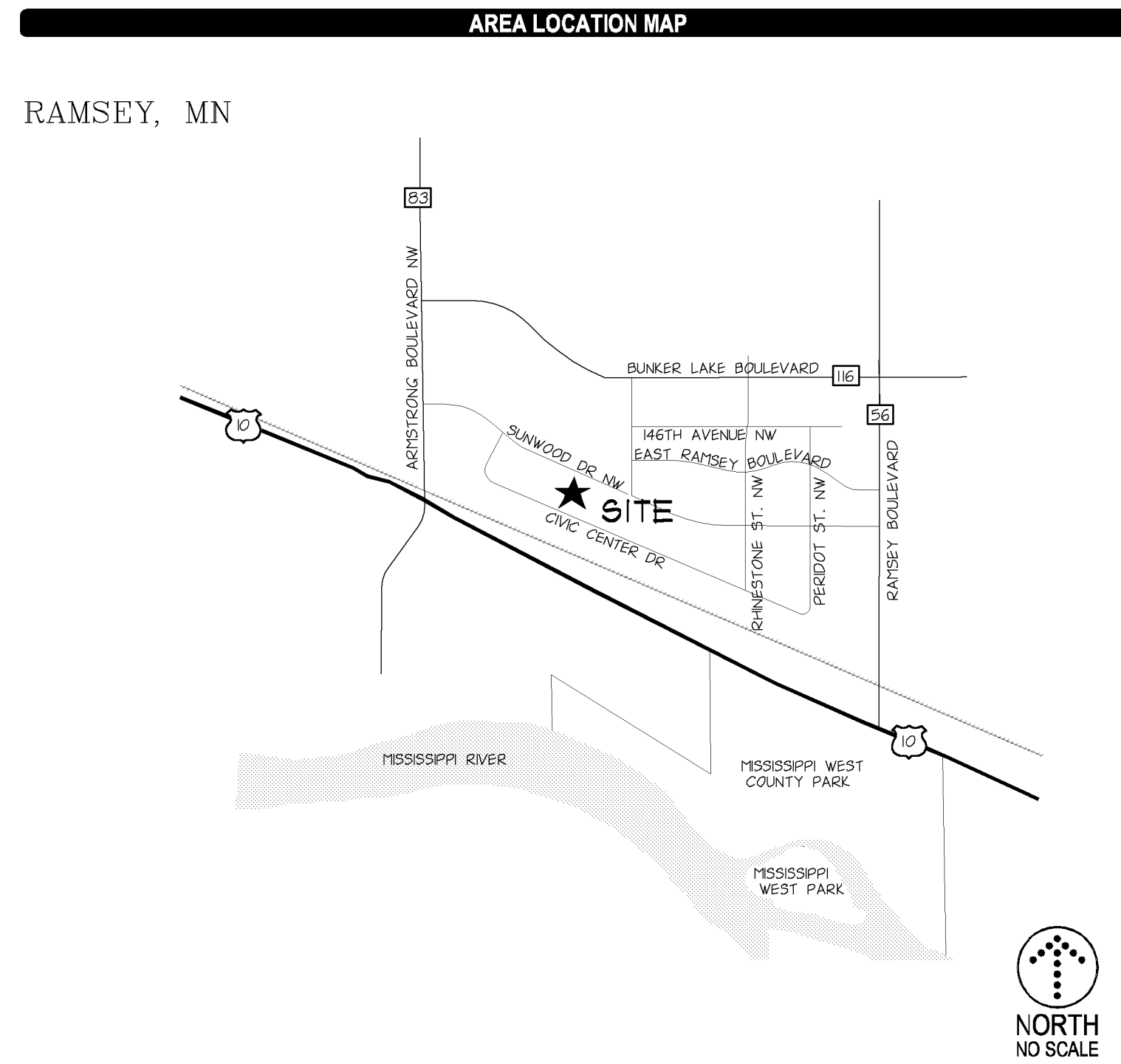
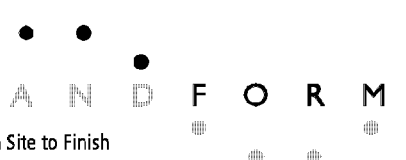


# THE RESIDENCE AT THE COR RAMSEY, MN



901 North 3rd Street, Suite 145  
Minneapolis, MN 55401  
612.455.3100 (F)  
612.455.3199 (T)

CONSULTANT



105 South Fifth Avenue  
Suite 513  
Minneapolis, MN 55401  
Tel: 612.252.9070  
Fax: 612.252.8077  
Web: landform.net

ABBREVIATIONS

|            |  |            |  |
|------------|--|------------|--|
| D          | Angle                                  | JT.        | Joint                                  |
| &          | And                                    | L.F.       | Level Feet                             |
| 100 YR.    | 100 Year Flood Elevation               | L.P.       | Low Point / Liquid Petroleum           |
| A.B.       | Anchor Bolt                            | LI.        | Load                                   |
| A.C.       | Area Drain                             | LQ.        | Local Government Unit                  |
| A.C.C.     | Air Conditioning Unit                  | LONG.      | Longitudinal                           |
| ADD.       | Addendum                               | LT.        | Label                                  |
| ADJ.       | Adjacent / Adjust                      | MANT.      | Maintenance                            |
| AHU        | Air Handling Unit                      | MATL.      | Material                               |
| ALT.       | Alternate                              | MCK.       | Mechanical                             |
| ALLUM.     | Aluminum                               | MED.       | Medical                                |
| ANDD.      | Approved                               | MFR.       | Manufacturer                           |
| APPROX.    | Approximate                            | MN.        | Minnesota                              |
| ASCH.      | Architect / Architectural              | MNS.       | Minnesota / Minute                     |
| AUT.       | Automatic                              | MNS.       | Minnesota                              |
| AVD.       | Approved                               | MNDOT      | Minnesota Department of Transportation |
| B.C.       | Back of Curb                           | NO.        | North                                  |
| BCH.       | Back of Wall                           | N.C.       | Not in Contract                        |
| BFS        | Business Floor Elevation               | NO. #      | Number                                 |
| BT         | Buttress (Asphalt)                     | NTS        | Not to Scale                           |
| BUDG.      | Building                               | NWE        | Normal Water Elevation                 |
| BSMT.      | Basement                               | OW         | Outside Water Level                    |
| CF         | Cube Feet                              | O.D.       | Outside Diameter                       |
| C.F.S.     | Cubic Feet Per Second                  | O.E.       | Overhead Electric                      |
| C.G.       | Corner Guard                           | OH         | Overhead                               |
| C.I.       | Control Joint                          | OHG        | Overhead High Water Level              |
| C.L.       | Centerline                             | OSG        | Overhead                               |
| C.M.U.     | Concrete Masonry Unit                  | P.C.       | Point of Curvature                     |
| C.C.       | Common                                 | P.I.       | Point of Intersection                  |
| C.T.       | Cubic Yards                            | P.I.       | Post Indicator Valve                   |
| CB         | Corner                                 | P.L.       | Property Line                          |
| CBH        | Catch Basin                            | P.O.B.     | Point of Beginning                     |
| CBM        | Catch Basin Manhole                    | P.P.F.     | Pounds Per Square Foot                 |
| CBP        | Cast Iron Pipe                         | P.S.F.     | Pounds Per Square Inch                 |
| CC         | Concrete (Portland)                    | P.T.       | Point of Tangent                       |
| CONC.      | Construction                           | P.V.C.     | Point of Vertical Curvature            |
| CONSTR.    | Construction                           | P.V.I.     | Point of Vertical Intersection         |
| CONTR.     | Contractor                             | P.V.T.     | Point of Vertical Tangency             |
| COU.       | Cubic                                  | PE         | Polyethylene                           |
| D.S.       | Down Spout                             | PERF.      | Perforated                             |
| DEC.       | Denote                                 | PERF.      | Perforated                             |
| DEMO.      | Demolition / Demolish                  | PROJ.      | Project                                |
| DEPT.      | Department                             | PROP.      | Proposed                               |
| DET.       | Detail                                 | PVC        | Poly-Vinyl-Chloride (PVC)              |
| DIA.       | Diameter                               | PVT.       | Pavement                               |
| DIAG.      | Diagonal                               | QTY.       | Quantity                               |
| DIT        | Dimension                              | R.         | Road                                   |
| DIP        | Ductile Iron Pipe                      | R.D.       | Road Drain                             |
| DN         | Down                                   | R.E.       | Remove Existing                        |
| DWG.       | Drawings                               | R.O.       | Rough Opening                          |
| E.         | Expansion Joint                        | R.P.       | Rough Form                             |
| E.L.       | Emergency Overflow Swale               | R.S.       | Reinforced Concrete Pipe               |
| E.W.       | Each                                   | R.S.       | Rough Slab                             |
| EL.        | Elevation                              | R.S.       | Reinforced                             |
| ELEC.      | Electrical                             | R.S.       | Reinforced                             |
| ELEV.      | Elevation                              | R.S.       | Reinforced                             |
| ENG.       | Emergency                              | REV.       | Revision / Revised                     |
| ENGR.      | Engineer                               | R.G.U.     | Regulatory Government Unit             |
| ENTR.      | Entrance                               | ROW OR R/W | Right of Way                           |
| EQ.        | Equipment                              | S.         | South                                  |
| EQUIP.     | Equipment                              | S.F.       | Square Feet                            |
| EXIST.     | Existing                               | SAN.       | Sanitary                               |
| EXP.       | Expansion                              | SECT.      | Section                                |
| F & I      | Furnish and Install                    | SEW        | Sanitary Sewer                         |
| F.A.O.     | Furnished by Others                    | SEW        | Sanitary Sewer                         |
| F.C.       | Face of Curb                           | SH.        | Sheet                                  |
| F.D.       | Flow Drain                             | SH.        | Sheet                                  |
| F.D.C.     | Fire Department Connection             | SHT.       | Sheet                                  |
| FB         | Full Basement                          | SHT.       | Sheet                                  |
| FBND       | Full Basement                          | SHT.       | Sheet                                  |
| FBLO       | Full Basement Lock Out                 | SHT.       | Sheet                                  |
| FPN.       | Foundation                             | SHT.       | Sheet                                  |
| FR         | Finished End Section                   | SHT.       | Sheet                                  |
| FRS        | Finished Floor Elevation               | SHT.       | Sheet                                  |
| FRS        | Floor                                  | SHT.       | Sheet                                  |
| FT, OR ( ) | Foot                                   | SHT.       | Sheet                                  |
| G.B.       | Grade Break                            | SHT.       | Sheet                                  |
| G.C.       | General Contractor                     | SHT.       | Sheet                                  |
| GAL.       | Gallon                                 | SHT.       | Sheet                                  |
| GALV.      | Galvanized                             | SHT.       | Sheet                                  |
| GFE        | Garage Floor Elevation                 | SHT.       | Sheet                                  |
| G.F.       | Grade                                  | SHT.       | Sheet                                  |
| GR.        | Grade                                  | SHT.       | Sheet                                  |
| H.         | High                                   | SHT.       | Sheet                                  |
| HP         | High Point                             | SHT.       | Sheet                                  |
| HPDP       | High Density Polyethylene Pipe         | SHT.       | Sheet                                  |
| HCT        | Horizontal                             | SHT.       | Sheet                                  |
| HORIZ.     | Horizontal                             | SHT.       | Sheet                                  |
| HVAC       | Heating, Ventilation, Air Conditioning | SHT.       | Sheet                                  |
| HYD        | Hydrant                                | SHT.       | Sheet                                  |
| LD.        | Inside Dimension                       | SHT.       | Sheet                                  |
| LI.        | Inches                                 | SHT.       | Sheet                                  |
| NEC.       | National Electrical Code               | SHT.       | Sheet                                  |
| NE.        | Near Elevation                         | SHT.       | Sheet                                  |
| INSUL.     | Insulation                             | SHT.       | Sheet                                  |
| INV.       | Invert Elevation                       | SHT.       | Sheet                                  |

SYMBOLS

| EXISTING | DESCRIPTION                 | NEW | DESCRIPTION                |
|----------|-----------------------------|-----|----------------------------|
|          | CONTOUR                     |     | SPOT ELEVATION             |
|          | BUILDING                    |     | CONCRETE                   |
|          | CONCRETE CURB               |     | EDGE OF PAVEMENT           |
|          | FENCING                     |     | GUARD RAIL                 |
|          | CONCRETE RETAINING WALL     |     | FELDSTONE RETAINING WALL   |
|          | MODULAR RETAINING WALL      |     | LIGHT POLE                 |
|          | TREES                       |     | DENOTES TREE LIMITS        |
|          | MANHOLE                     |     | CATCH BASIN                |
|          | FIRE HYDRANT                |     | WATER VALVE                |
|          | FLARED END SECTION          |     | IRON MONUMENT FOUND        |
|          | IRON PIPE MONUMENT SET      |     | P.K. NAIL                  |
|          | POWERPOLE                   |     | GUARD POST                 |
|          | UTILITY BOX (TV, TEL, ELEC) |     | TRAFFIC BOX                |
|          | GAS METER                   |     | TRAFFIC SIGN               |
|          | GUY WIRE                    |     | RESTRICTOR OF TITLES       |
|          | COUNTY RECORDER             |     | STORM SEWER LINE           |
|          | SANITARY SEWER LINE         |     | WATER MAN                  |
|          | UNDERGROUND GAS             |     | OVERHEAD TELEPHONE         |
|          | UNDERGROUND TELEPHONE       |     | UNDERGROUND ELECTRIC       |
|          | OVERHEAD ELECTRIC           |     | UNDERGROUND CABLE T.V.     |
|          | WELL                        |     | RESTRICTED ACCESS          |
|          | NOTE NUMBER                 |     | DENOTES BITUMINOUS SURFACE |

EROSION CONTROL SYMBOLS

| SYMBOL | DESCRIPTION         |
|--------|---------------------|
|        | SILT FENCE          |
|        | CONSTRUCTION LIMITS |
|        | INLET PROTECTION    |

DRAWING SYMBOLS

| SYMBOL | DESCRIPTION                         |
|--------|-------------------------------------|
|        | NOTE REFERENCE                      |
|        | PARKING STALL COUNT                 |
|        | LARGE SHEET DETAIL                  |
|        | COORDINATE POINT                    |
|        | REVISION - ADDENDUM, BULLETIN, ETC. |
|        | REVISED AREA (THIS ISSUE)           |

BENCHMARK

| SYMBOL | DESCRIPTION |
|--------|-------------|
|        | BENCHMARK   |

ARCHITECT

URBAN WORKS ARCHITECTURE  
901 NORTH 3RD STREET  
SUITE 145  
MINNEAPOLIS, MN 55401  
(612) 455-3100

SHEET INDEX

| NO.  | TITLE  |
|------|--|
| C001 | CIVIL TITLE SHEET                            |
| C101 | EXISTING CONDITIONS                          |
| C201 | SITE PLAN                                    |
| C301 | GRADING, DRAINAGE, PAVING, & EROSION CONTROL |
| C401 | UTILITIES                                    |
| E201 | SITE LIGHTING                                |
| E202 | SITE LIGHTING DETAILS                        |
| L201 | LANDSCAPE                                    |
| A300 | BUILDING RENDERING AND ELEVATION             |

PRELIMINARY  
NOT FOR CONSTRUCTION

REVISIONS

| # | Date | Description |
|---|------|-------------|
|---|------|-------------|

DATE 10/05/2010  
PROJECT # 10-0064  
PHASE Site Plan Review

DRAWN BY SES  
CHECKED BY DWH

CIVIL TITLE SHEET

C001





901 North 3rd Street, Suite 145  
Minneapolis, MN 55401  
612.455.3100 (T)  
612.455.3199 (F)

CONSULTANT



From Site to Finish  
105 South Fifth Avenue, Suite 513  
Minneapolis, MN 55401  
Tel: 612.252.9070  
Fax: 612.252.9077  
Web: landform.net

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly licensed Professional Engineer in the State of Minnesota.  
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
Signed: [Signature]  
Registered Professional Engineer  
August 14, 2010  
This plan is a digital reproduction of original. We warrant copies of this plan as far as to follow Engineering Company's files and as provided upon request.

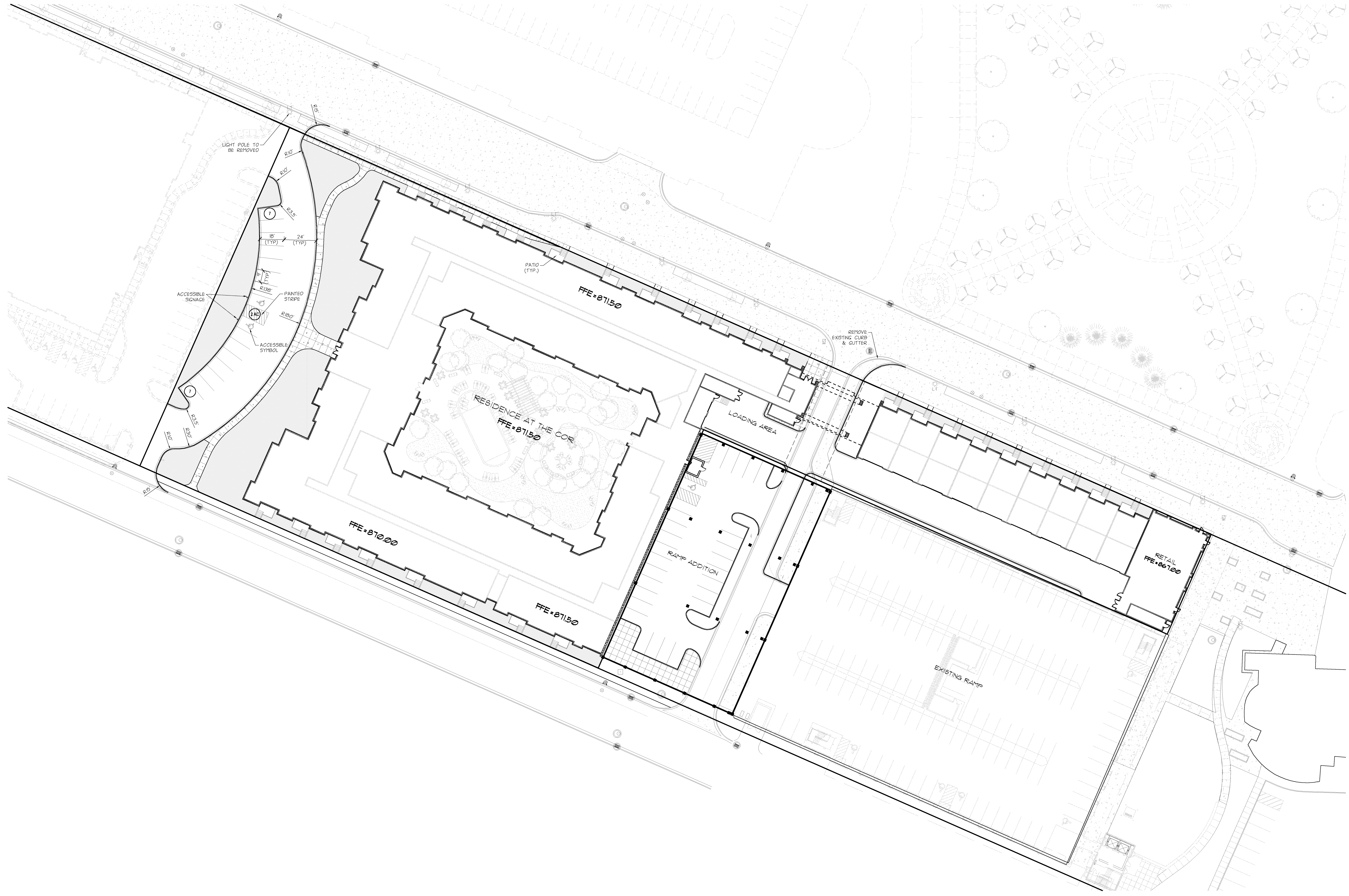
| REVISIONS |      |             |
|-----------|------|-------------|
| #         | Date | Description |
|           |      |             |

|           |                  |
|-----------|------------------|
| DATE      | 10/05/2010       |
| PROJECT # | 10-0064          |
| PHASE     | Site Plan Review |

DRAWN BY: SES  
CHECKED BY: DWH

SITE PLAN

C201



**SITE PLAN NOTES**

- OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN OR USE OF, PUBLIC RIGHT-OF-WAY.
- THE DIGITAL FILE, WHICH CAN BE OBTAINED FROM THE ENGINEER, SHALL BE USED FOR STAKING. DISCREPANCIES BETWEEN THE DRAWINGS AND THE DIGITAL FILE SHALL BE REPORTED TO THE ENGINEER. THE BUILDING FOOTPRINT, AS SHOWN ON THESE DRAWINGS, AND THE DIGITAL FILE, SHALL BE COMPARED TO THE STRUCTURAL DRAWINGS PRIOR TO STAKING.
- BUILDING LAYOUT ANGLES ARE PARALLEL WITH OR PERPENDICULAR TO THE PROPERTY LINE AT THE LOCATION INDICATED.
- DIMENSIONS SHOWN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
- DELINEATE PARKING STALLS WITH A 4-INCH WIDE WHITE/YELLOW PAINTED STRIPE. DELINEATE ACCESS AISLES WITH 4-INCH WIDE WHITE/YELLOW PAINTED STRIPES 18 INCHES ON CENTER AND AT 45 DEGREE ANGLE TO DIRECTION OF TRAVEL.
- TRASH/RECYCLING AREAS: SEE ARCHITECTURAL DRAWINGS.

GREEN SPACE (LANDSCAPE AREA)

**PARKING SUMMARY**

| PROVIDED PARKING:              |          |        |  |
|--------------------------------|----------|--------|--|
| STANDARD STALLS                | (9'x18') | 14 EA. |  |
| ACCESSIBLE STALLS              | (9'x18') | 2 EA.  |  |
| TOTAL PARKING STALLS PROVIDED: |          | 16 EA. |  |

**AREA SUMMARY**

| EXISTING:       |              |        |  |
|-----------------|--------------|--------|--|
| PERVIOUS        | 130,064 S.F. | 98.4%  |  |
| IMPERVIOUS      | 2,043 S.F.   | 1.6%   |  |
| TOTAL (3.03 AC) | 132,107 S.F. | 100.0% |  |
| PROPOSED:       |              |        |  |
| PERVIOUS        | 17,350 S.F.  | 13.9%  |  |
| IMPERVIOUS      | 14,757 S.F.  | 86.9%  |  |
| TOTAL (3.03 AC) | 132,107 S.F. | 100.0% |  |

**BUILDING SUMMARY**

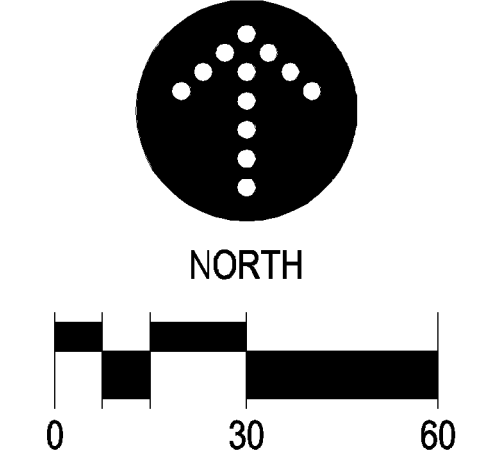
|  |              |
|--|--------------|
| TOTAL NUMBER OF UNITS =                  | 230          |
| PROPOSED BUILDING GROSS SQUARE FOOTAGE = | 254,934 S.F. |
| NET DENSITY =                            | 76 PER ACRE  |
| TOTAL LOT SIZE =                         | 132,107 S.F. |
| TOTAL SITE COVERAGE OF BUILDING =        | 5%           |

**ZONING AND PARKING SUMMARY**

THE PROPERTY IS ZONED TC-1

BUILDING SETBACK INFORMATION IS AS FOLLOWS:  
FRONT YARD = 0'-5" BUILD TO LINE  
REAR = 0 FT.  
SIDE = 0 FT.

PARKING SETBACK INFORMATION IS AS FOLLOWS:  
FRONT YARD = 0 FT.  
SIDE = 0 FT.





901 North 3rd Street, Suite 145  
Minneapolis, MN 55401  
612.455.3100 (T)  
612.455.3199 (F)

CONSULTANT



From Site to Finish  
106 South Fifth Avenue, Suite 513  
Minneapolis, MN 55401  
Tel: 612.252.9070  
Fax: 612.252.9077  
Web: landform.net

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer in the State of Minnesota.  
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

REVISIONS

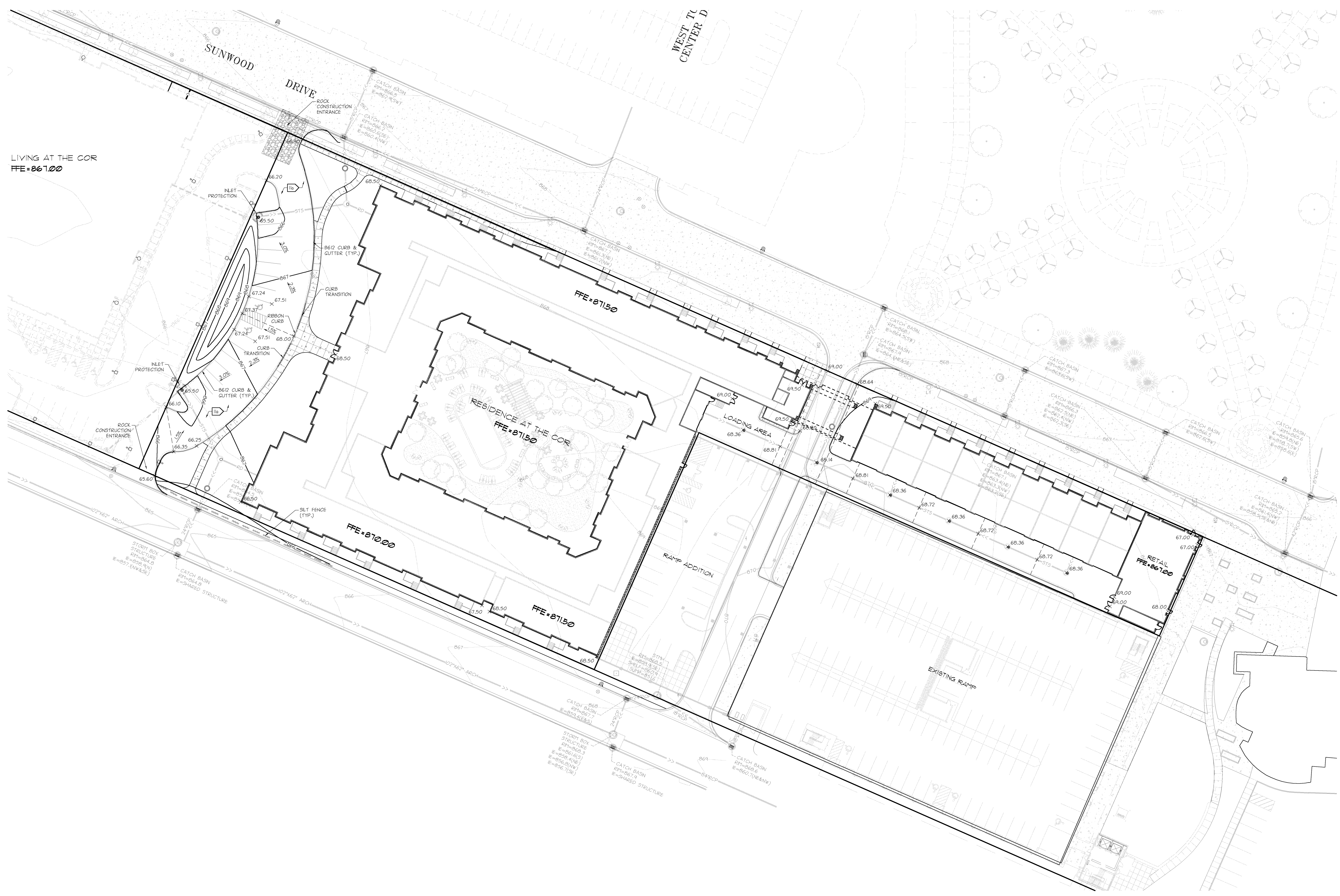
| # | Date | Description |
|---|------|-------------|
|   |      |             |

|           |                  |
|-----------|------------------|
| DATE      | 10/05/2010       |
| PROJECT # | 10-0064          |
| PHASE     | Site Plan Review |

DRAWN BY: SES  
CHECKED BY: DWH

GRADING, DRAINAGE, PAVING, & EROSION CONTROL

C301



LIVING AT THE COR  
FFE=861.00

RESIDENCE AT THE COR  
FFE=811.50

RETAIL  
FFE=861.00

GRADING NOTES

- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
- REFER TO THE PRELIMINARY GEOTECHNICAL REPORT PREPARED BY XXXXXXXX, DATED XXXX/XX/XX FOR ADDITIONAL INFORMATION ON BACKFILL MATERIAL AND GROUNDWATER CONDITIONS.
- REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE. MATERIALS MAY BE FINED FROM LANDSCAPE AREAS FOR USE ON SITE AND REPLACED WITH EXCESS ORGANIC MATERIAL WITH PRIOR OWNER APPROVAL.
- REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS. PROVIDE INITIAL LIFTS OF STABLE FOUNDATION MATERIAL IF EXPOSED SOILS ARE WET AND UNSTABLE.
- REFER TO STRUCTURAL SPECIFICATIONS FOR EARTHWORK REQUIREMENTS FOR BUILDING PADS.
- AN INDEPENDENT TESTING FIRM SHALL VERIFY THE REMOVAL OF ORGANIC AND UNSUITABLE SOILS, SOIL CORRECTION AND COMPACTION AND PROVIDE PERIODIC REPORTS TO THE OWNER.
- PLACE AND COMPACT FILL USING LIFT THICKNESSES MATCHED TO SOIL TYPE AND COMPACTION EQUIPMENT TO OBTAIN SPECIFIED COMPACTION THROUGHOUT THE LIFT.
- COMPACT MATERIAL IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D698) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FILL DEPTH EXCEEDS 10 FEET.

PAVING NOTES

- SPOT ELEVATIONS AT CURBLINES INDICATE FLOWLINES UNLESS NOTED OTHERWISE. SEE SHEET C41 FOR RIM ELEVATIONS OF CATCH BASINS.
- MEET AND MATCH EXISTING CURB. PROVIDE 3 FOOT TRANSITION.
- PAVING SECTIONS (PRELIMINARY, REFER TO GEOTECHNICAL RECOMMENDATIONS)
  - BITUMINOUS PAVING (LIGHT DUTY)
    - 1.5-INCH WEAR
    - 1.5-INCH BASE
    - 1.5-INCH BASE
    - 6-INCH AGGREGATE BASE (INDOT 313B, CLASS 5)
    - COMPACTED SUBSOIL
  - CONCRETE WALKWAYS
    - 4-INCH CONCRETE WALK
    - 4-INCH AGGREGATE BASE (INDOT 313B, CLASS 5)
    - COMPACTED SUBSOIL
  - CONCRETE DRIVES, APRONS, AND EXTERIOR SLABS
    - 8-INCH CONCRETE W/ #4 REBAR AT 16 INCHES OC
    - 6-INCH AGGREGATE BASE (INDOT 313B, CLASS 5)

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO BEGINNING WORK AND MAINTAIN FOR DURATION OF CONSTRUCTION. REMOVE CONTROLS AFTER AREAS CONTRIBUTING RUN OFF ARE PERMANENTLY STABILIZED AND DISPOSED OFF SITE.
- LIMIT SOIL DISTURBANCE TO THE GRADING LIFTS SHOWN. SCHEDULE OPERATIONS TO MINIMIZE LENGTH OF EXPOSURE OF DISTURBED AREAS.
- MANAGEMENT PRACTICES SHOWN ARE THE MINIMUM REQUIREMENT. INSTALL AND MAINTAIN ADDITIONAL CONTROLS AS WORK PROCEEDS TO PREVENT EROSION AND CONTROL SEDIMENT CHARGED BY WIND OR WATER.
- EXCAVATE PONDS EARLY IN THE CONSTRUCTION SEQUENCE. REMOVE SEDIMENT FROM PONDS PERIODICALLY AND AFTER AREAS CONTRIBUTING RUN OFF ARE PERMANENTLY STABILIZED.
- RESTORE DISTURBED OPEN AREAS WITH TEMPORARY SEED OR SOG WITHIN 72 HOURS OF COMPLETING GRADING IN EACH AREA.
- SEED, SOG, FULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS MODIFIED:
 

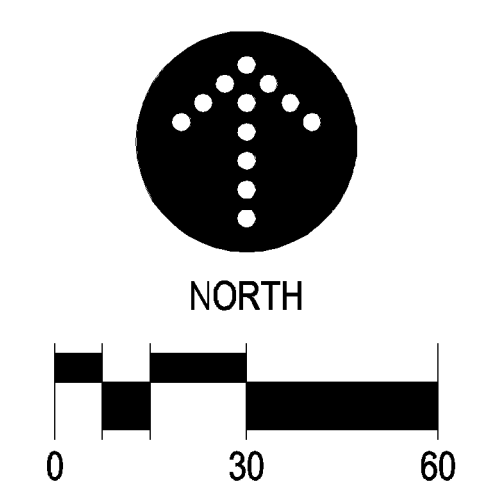
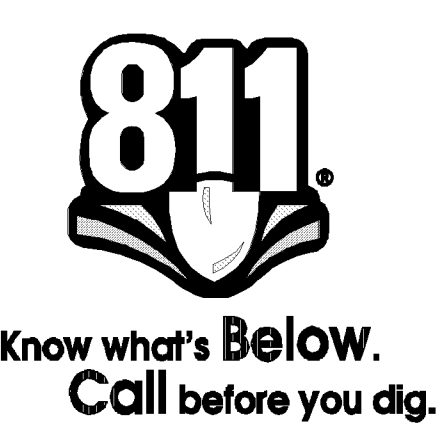
| TEST                         | SPECIFICATION NUMBER |
|------------------------------|----------------------|
| SEED                         | INDOT 3876           |
| TYPE 50 @ 40 LB/AC           | INDOT 3876           |
| TYPE 10A @ 60 LB/AC          | INDOT 3876           |
| FULCH (TYPE L DISC ANCHORED) | INDOT 3882           |
| FERTILIZER                   | INDOT 3881           |
| GENERAL PLACEMENT            | INDOT 2575           |
- SEE LANDSCAPING SHEETS FOR PERMANENT TURF ESTABLISHMENT.
- SCRAPE ADJACENT STREETS CLEAN DAILY AND SWEEP CLEAN WEEKLY.

NPDES AREA SUMMARY

|            | EXISTING   | PROPOSED   | ULTIMATE   |
|------------|------------|------------|------------|
| PERVIOUS   | 2.98 ACRES | 0.40 ACRES | 0.40 ACRES |
| IMPERVIOUS | 0.05 ACRES | 2.63 ACRES | 2.63 ACRES |
| TOTAL      | 3.03 ACRES | 3.03 ACRES | 3.03 ACRES |

LEGEND

- INLET PROTECTION (REFER TO SHEET C7.1)
- SILT FENCE
- CURB TRANSITION





901 North 3rd Street, Suite 145  
Minneapolis, MN 55401  
612.455.3100 (T)  
612.455.3199 (F)

CONSULTANT



From Site to Finish  
105 South Fifth Avenue, Suite 513, Minneapolis, MN 55401  
Tel: 612.252.9070  
Fax: 612.252.9077  
Web: landform.net

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer in the State of Minnesota.  
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

REVISIONS

| # | Date | Description |
|---|------|-------------|
|   |      |             |

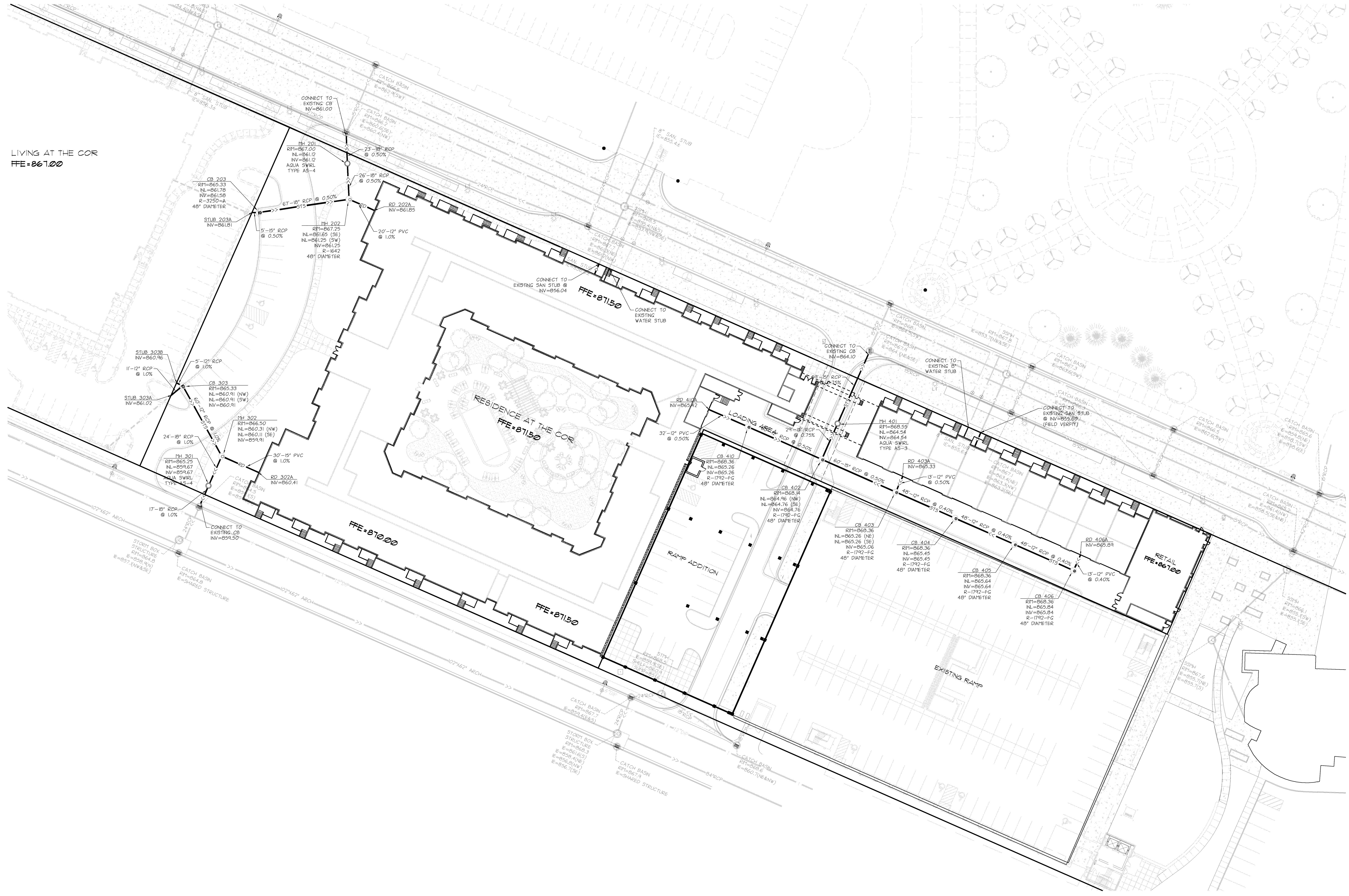
|           |                  |
|-----------|------------------|
| DATE      | 10/05/2010       |
| PROJECT # | 10-0064          |
| PHASE     | Site Plan Review |

DRAWN BY: SES  
CHECKED BY: DWH

UTILITIES

C401

LIVING AT THE COR  
FFE=861.00

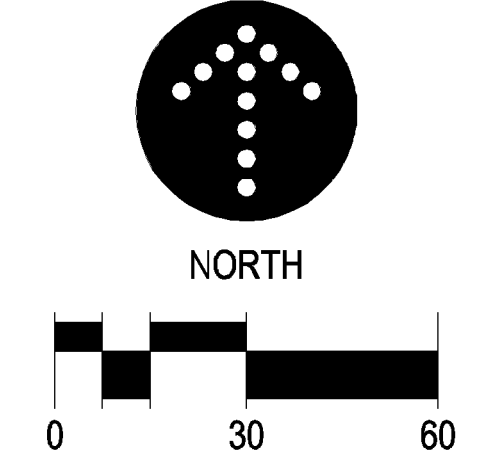
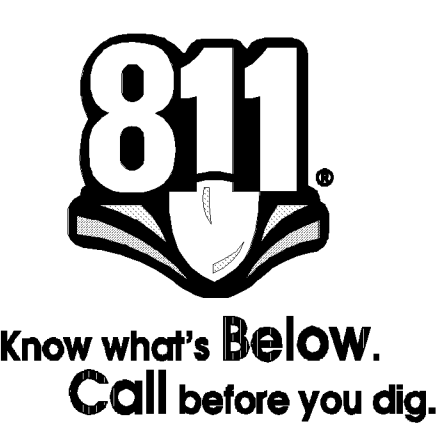


UTILITY NOTES

- PIPE MATERIALS  
WATERMAN DP CLASS 52  
WATER SERVICE TYPE K COPPER  
SANITARY SEWER PVC SDR 35  
STORM SEWER PVC SCHEDULE 40  
RCP CLASS 5
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
- COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES TO BUILDING.
- PROVIDE MEANS AND METHODS TO PROTECT ADJACENT PROPERTY FROM DAMAGE DURING UTILITY INSTALLATION.
- PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
- ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.
- INSTALL TRACER WIRE WITH UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS.
- CONNECT TO CITY UTILITIES IN ACCORDANCE WITH CITY OF RAMSEY STANDARDS.
- CONTACT CITY OF RAMSEY FOR WET TAP INSPECTION.
- MAINTAIN 7.5 FEET OF COVER ON WATER.
- DEFLECT WATER TO MAINTAIN 18-INCH MINIMUM OUTSIDE SEPARATION AT SEWER CROSSINGS. CENTER PIPE LENGTHS TO PROVIDE GREATEST SEPARATION BETWEEN JOINTS.
- CONTACT CITY OF RAMSEY BUILDING DEPARTMENT FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
- PROVIDE 4-INCH RIGID FOAM INSULATION ON SANITARY SEWER LESS THAN 7 FEET DEEP.
- BRING WATER AND SEWER SERVICES INTO BUILDING PER MECHANICAL DRAWINGS. JOIN AND ROUTE BUILDING STORM DRAINS AND CONNECT TO STORM SEWER MAINLINE.
- CONNECT TO DOWNSPOUT WITH TRANSITION TO 6-INCH PVC AND ROUTE TO STORM SEWER.
- INSTALL IRRIGATION SLEEVES FURNISHED BY IRRIGATION CONTRACTOR.

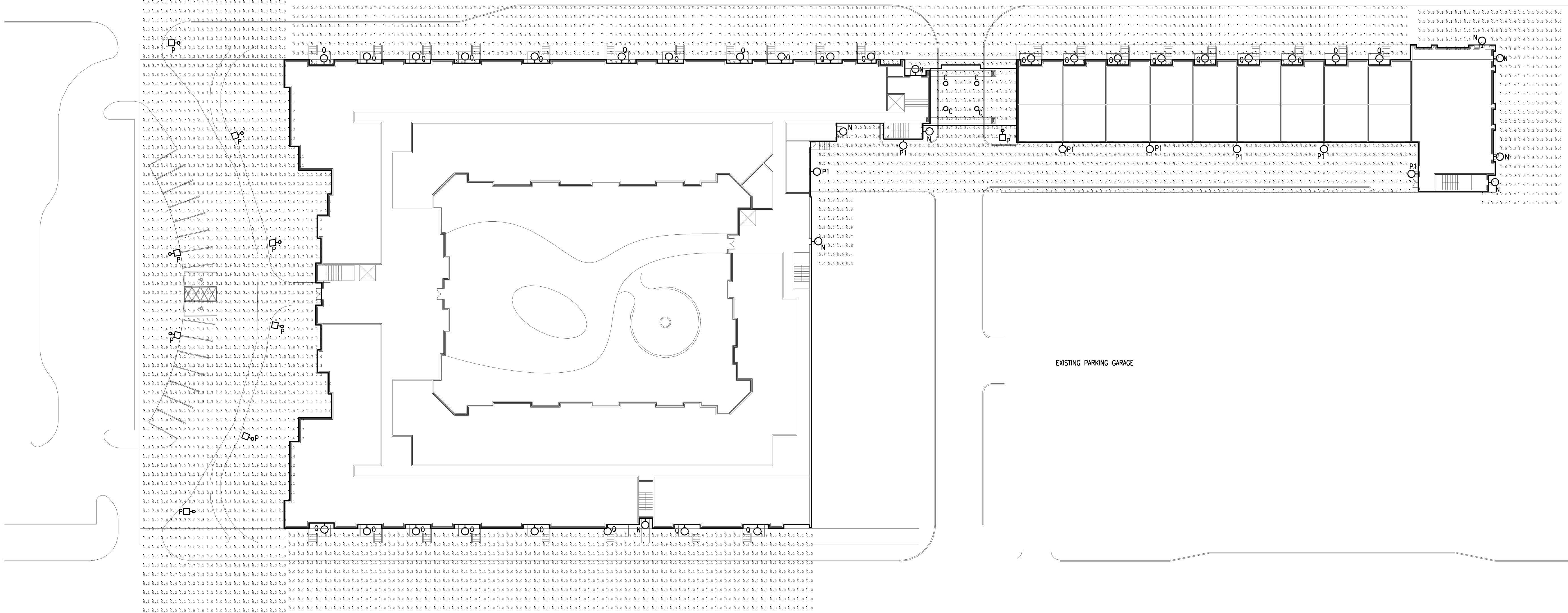
UTILITY NOTES

- THE PRIMARY ELECTRIC FEED, TRANSFORMER, AND METER ARE PROVIDED AND INSTALLED BY XCEL ENERGY. THE TRANSFORMER PAD DESIGN IS PROVIDED BY THE UTILITY AND CONSTRUCTION IS BY THE CONTRACTOR. CONTACT UTILITY FOR PAD DETAIL. THE SECONDARY ELECTRIC AND CONDUITS SHALL BE INSTALLED BY THE ELECTRICAL CONTRACTOR.
- SEE ELECTRICAL SITE PLAN FOR ADDITIONAL INFORMATION.
- XCEL ENERGY WILL FURNISH AND INSTALL GAS SERVICE PIPING FROM THE MAINLINE TO THE METER. GAS SERVICE FROM THE METER SHALL BE INSTALLED BY THE MECHANICAL CONTRACTOR.
- COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS OF SERVICE CONNECTIONS AND CONTINUATION OF SERVICES WITHIN BUILDING.
- PROVIDE ONE 4-INCH PVC CONDUIT WITH PULL-STRING FROM EXISTING TELEPHONE SERVICE TO BUILDING.
- PROVIDE CONDUITS FOR CABLE TELEVISION AND OTHER ELECTRONIC COMMUNICATION.

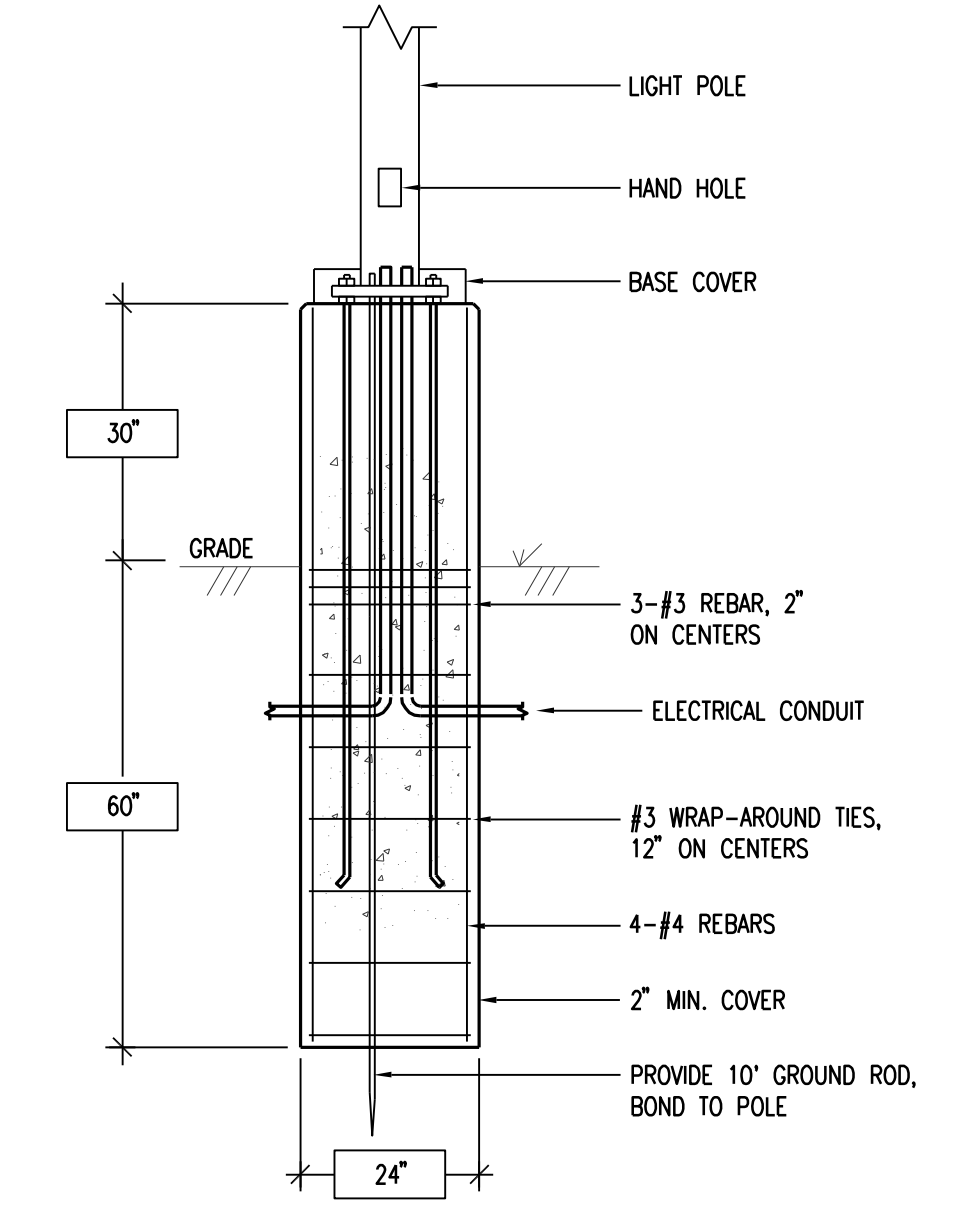


**GENERAL NOTES**

- A. REFER TO LIGHT FIXTURE BASE DETAIL ON THIS SHEET FOR POLE MOUNTED FIXTURE TYPE "P".
- B. REFER TO SHEET E2 FOR FIXTURE CUT SHEETS.



**1 PHOTOMETRIC PLAN**  
1"=50'-0"



**2 LIGHT FIXTURE BASE DETAIL**  
NO SCALE



901 North 3rd Street, Suite 145  
Minneapolis, MN 55401  
612.455.3100 (T)  
612.455.3199 (F)

CONSULTANT



emanulson-podas  
consulting engineers  
10401 Bren Road East  
Minnetonka, MN 55343  
ph: 952-930-0050  
fax: 952-930-0777  
www.epinc.net

PRELIMINARY  
**NOT FOR CONSTRUCTION**

REVISIONS  
# Date Description

DATE 10/04/2010  
PROJECT # 10-0064  
PHASE Site Plan Review  
DRAWN BY CSK  
CHECKED BY MWF

PHOTOMETRIC  
PLAN





901 North 3rd Street, Suite 145  
Minneapolis, MN 55401  
612.455.3100 (T)  
612.455.3199 (F)

CONSULTANT



From Site to Finish  
105 South Fifth Avenue, Suite 513, Minneapolis, MN 55401  
Tel: 612.252.9070  
Fax: 612.252.9077  
Web: landform.net

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Landscape Architect in the State of Minnesota.  
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
Signed: [Signature]  
Date: 10/05/2010

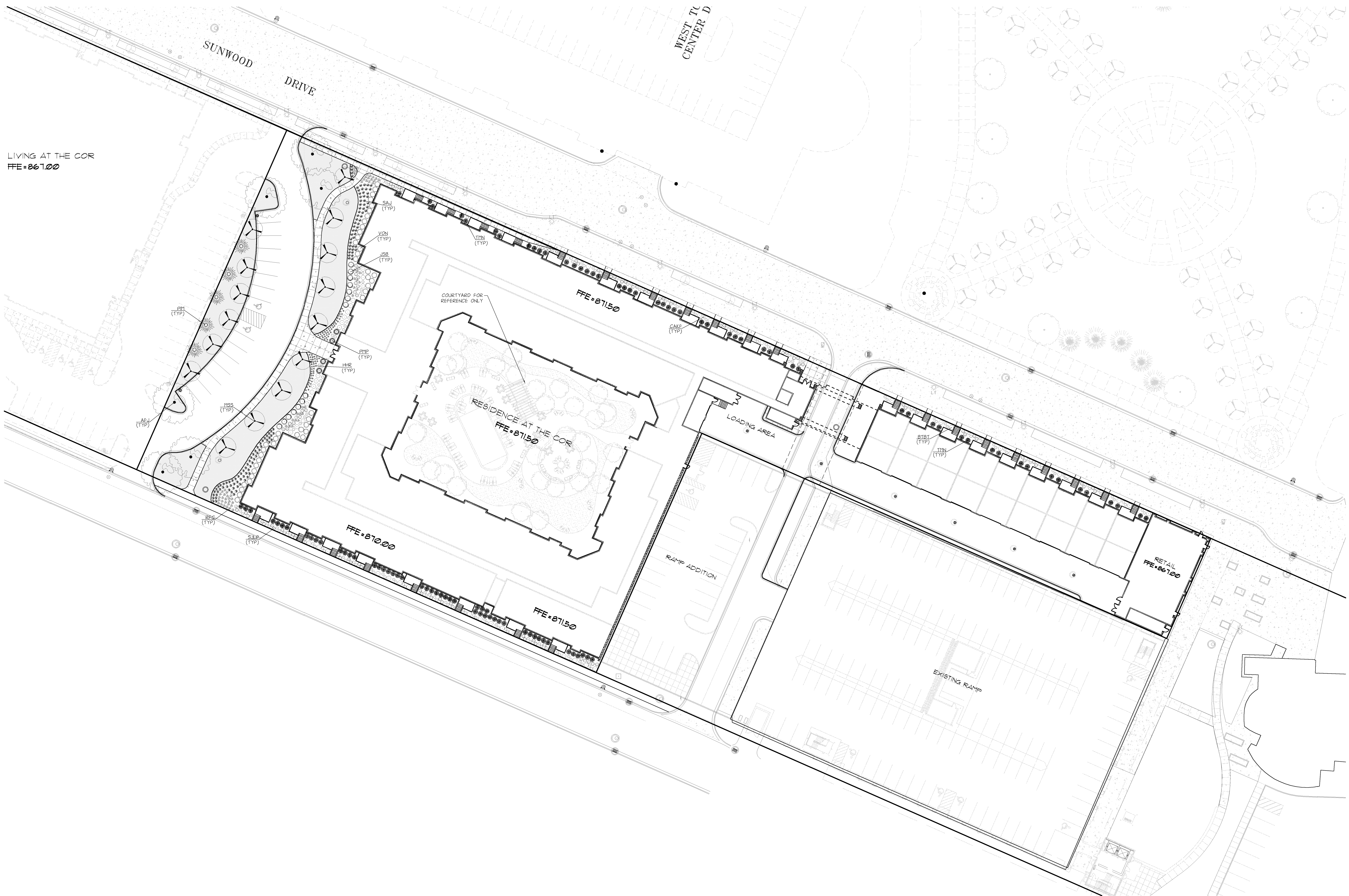
| REVISIONS |      |             |
|-----------|------|-------------|
| #         | Date | Description |
|           |      |             |

DATE: 10/05/2010  
PROJECT #: 10-0064  
PHASE: Site Plan Review

DRAWN BY: SES  
CHECKED BY: DWH

LANDSCAPE

L201



LIVING AT THE COR  
FFE-06100

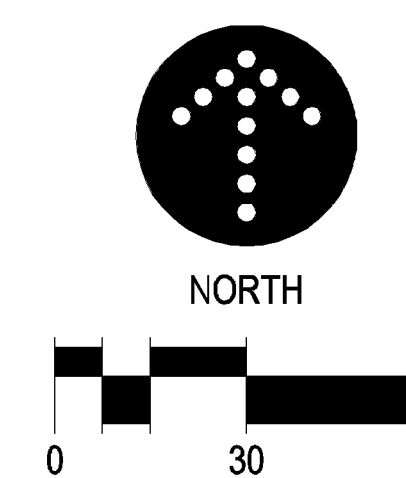
LANDSCAPE NOTES

- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
- COORDINATE INSTALLATION WITH CONTRACTORS PERFORMING RELATED WORK.
- SEED MIXTURE (SPECIFY NATIVE SEED MIX) AS DEFINED IN CURRENT MN DOT SEEDING MANUAL. NATIVE SEEDS SHALL BE OF MINNESOTA (OR AS SPECIFIED) ORIGIN AND CERTIFIED BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MICA). PROVIDE VERIFYING DOCUMENTATION TO THE OWNER 30 DAYS PRIOR TO INSTALLATION.
- PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE OF HARDY STOCK, FREE FROM DISEASE, INFESTATION, DAMAGE, AND DISFIGURATION. FOR DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE SCHEDULE AND THE NUMBER SHOWN ON THE DRAWING, THE DRAWING SHALL GOVERN.
- PLANTING SOIL SHALL CONSIST OF 4 PARTS TOPSOIL TO 1 PART PEAT HUMUS, WITH 3 POUNDS OF COMMERCIAL FERTILIZER ADDED PER CUBIC YARD.
- SPREAD A MINIMUM OF 4 INCHES OF TOPSOIL AND SEED/SOD ALL TURF AREAS DISTURBED BY CONSTRUCTION.
- FOLLOW MN DOT SEEDING MANUAL FOR PLANTING INSTRUCTIONS FOR ESTABLISHMENT OF NATIVE SEED AND PROVIDE COORDINATION FOR REQUIRED EROSION PREVENTION AND SEDIMENT CONTROL.
- EDGE SHRUB BEDS WITH 6-INCH BLACK VINYL EDGING (BLACK DIAMOND OR APPROVED EQUAL).
- PLACE PLANTS ACCORDING TO LAYOUT WITH PROPER NORMAL SPACING.
- SEE DETAILS FOR DEPTH OF PLANTING SOIL.
- INSTALL 4 INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN SHRUB BED AREAS.
- INSTALL 2 TO 3 INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN PERENNIAL BED AREAS.
- INSTALL A 4-INCH DIAMETER SHREDDED HARDWOOD BARK MULCH DISH AROUND TREES NOT PLACED WITHIN A SHRUB OR PERENNIAL PLANTING BED. VINYL EDGING IS NOT REQUIRED, UNLESS NOTED OTHERWISE.
- IRRIGATION SYSTEM MUST HAVE AN APPROVED BACK FLOW DEVICE INSTALLED IN THE IRRIGATION ENCLOSURE. ALL NEW SYSTEMS MUST INSTALL A RAIN SENSOR DEVICE TO STOP IRRIGATION DURING RAIN EVENTS.

PLANTING SCHEDULE

| COUNT | NAME              | KEY  | COMMON NAME                  | SCIENTIFIC NAME                          | MATURE SIZE | PLANTING SIZE |
|-------|-------------------|------|------------------------------|--|-------------|---------------|
| 105   | CONIFEROUS SHRUBS | TIN  | NGRA YEW                     | TAXUS X MEDIA 'NGRA'                     | 5'H x 5'W   | 5 GAL         |
| 14    | CONIFEROUS SHRUBS | J5B  | BUFFALO JUNPER               | JUNIPERUS SABINA 'BUFFALO'               | 12'H x 5'W  | 5 GAL         |
| 4     | CONIFEROUS SHRUBS | PFP  | MUGHO PINE                   | PINUS MUGHO PUMILO                       | 5'H x 6'W   | 5 GAL         |
| 5     | CONIFEROUS TREES  | PFI  | BLACK SPRUCE                 | PICEA MARIANA                            | 70'H x 30'W | 6' HT         |
| 44    | DECIDUOUS SHRUBS  | VON  | DWARF EUROPEAN CRANBERRYBUSH | VIBURNUM OPULIS 'NANUM'                  | 5'H x 5'W   | 5 GAL         |
| 102   | DECIDUOUS SHRUBS  | SJLP | LITTLE PRINCESS SPIREA       | SPIRAEA JAPONICA 'LITTLE PRINCESS'       | 3'H x 3'W   | 5 GAL         |
| 51    | DECIDUOUS SHRUBS  | BTBT | BURGUNDY CAROUSEL BARBERRY   | BERBERIS THUNBERGI 'BALTWO'              | 3'H x 4'W   | 5 GAL         |
| 15    | DECIDUOUS TREES   | HSS  | SPRING SNOW CRABAPPLE        | MALUS 'SPRING SNOW'                      | 20'H x 15'W | 2' CAL        |
| 6     | DECIDUOUS TREES   | AFJ  | AUTUMN BLAZE MAPLE           | ACER X FREEMANI 'JEFFERSRED'             | 50'H x 40'W | 2' CAL        |
| 155   | GRASSES           | CAKF | FEATHER REED GRASS           | CALAMAGROSTIS ACUTIFOLIA 'CARL FOERSTER' | 5'H x 2'W   | 1 GAL         |
| 723   | PERENNIALS        | SAJ  | AUTUMN SEDUM                 | SEDUM AUTUMN JOY                         | 2'H x 2'W   | 1 GAL         |
| 64    | PERENNIALS        | RFG  | BLACK EYED SUSAN             | RUDBECKIA FULGIDA 'GOLDFRUM'             | 30'H x 22'W | 1 GAL         |
| 80    | PERENNIALS        | HHR  | HAPPY RETURNS DAYLILY        | HEPERGALLIS 'HAPPY RETURNS'              | 2'H x 2'W   | 1 GAL         |

TURF





1 EXTERIOR RENDERING  
A300 3/32" = 1'-0"

**GENERAL NOTES:**

1. Concept elevations. Details may change as development continues.
2. The elevation below is representative of other elevations in scale, material composition and aesthetic.

THE  
RESIDENCE  
AT THE COR  
RAMSEY, MN



901 North 3rd Street, Suite 145  
Minneapolis, MN 55401  
612.455.3100 (T)  
612.455.3199 (F)

CONSULTANT

PRELIMINARY  
NOT FOR  
CONSTRUCTION

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

SIGNED: *John Hamilton*  
DATE: 10/05/2010  
LICENSE #: 14211

REVISIONS  
# Date Description

DATE: 10/04/2010  
PROJECT #: 10-0064  
PHASE: Site Plan Review  
DRAWN BY: DCS  
CHECKED BY: JH

**KEYNOTES:**

- 1 BRICK
- 2 ARCHITECTURAL STONE
- 3 FIBER CEMENT PANEL
- 4 STUCCO FINISH
- 5 PREFINISHED METAL
- 6 ARCHITECTURAL CANOPY
- 7 ALUMINUM WINDOW SYSTEM
- 8 ALUMINUM BALCONY
- 9 BUILDING SIGNAGE LOCATION
- 10 ALUMINUM STORE FRONT SYSTEM



2 ENTRY ELEVATION  
A300 1" = 10'-0"

BUILDING  
RENDERING  
AND  
ELEVATION

A300