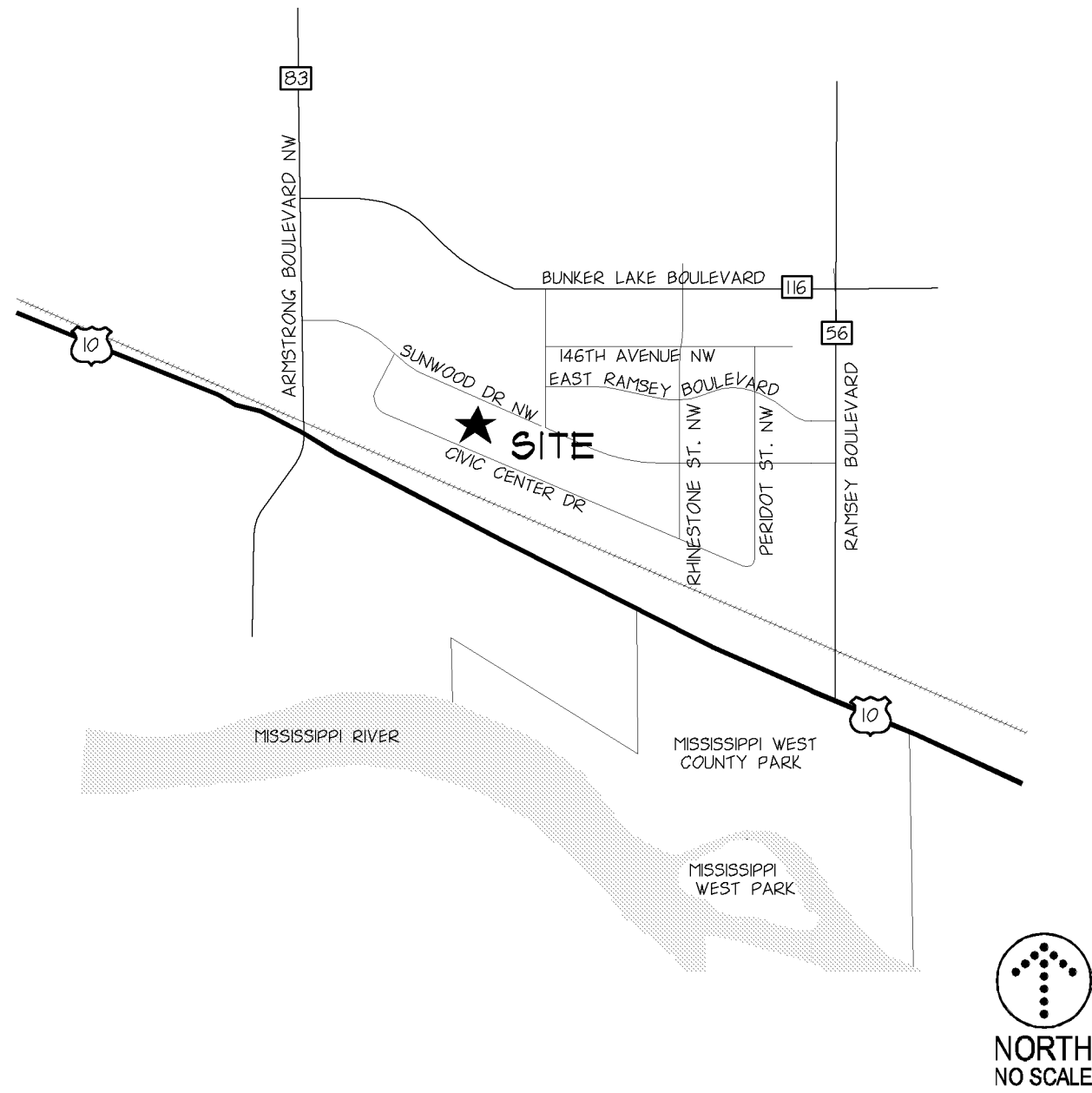


RAMSEY, MN



# SUITE LIVING AT THE COR RAMSEY, MN

DEVELOPER

TOTI DEVELOPMENT

1245 GUN CLUB RD  
WHITE BEAR LAKE, MN 55110  
TEL: (651)407-7009

MUNICIPALITY



PROJECT

*SuiteLiving*  
SPECIALTY SENIOR SERVICES

SHEET INDEX

SHEET	TITLE
C001	CIVIL TITLE SHEET
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C021	SITE PLAN
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C041	UTILITIES
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L011	LANDSCAPE

ABBREVIATIONS

D	Angle	JT.	Joint Feet
∅	And	L.P.	Liquid Petroleum
100 YR.	100 Year Flood Elevation	LB.	Pound
A.B.	Anchor Bolt	LGU	Local Government Unit
A.D.	Area Drain	LONG.	Longitudinal
A/C	Air Conditioning Unit	LT.	Light / Lighting
ADD.	Addendum	MAINT.	Maintenance
ADDL.	Additional	MAS.	Masonry
ADJ.	Adjacent / Adjust	MATL.	Material
AHU	Air Handling Unit	MECH.	Mechanical
ALT.	Alternate	MEQ.	Medium
ALUM.	Aluminum	MEF.	Manufacturer
AND.	And/or	PH	Manhole
APPROX.	Approximate	PL	Plenum / Plume
ARCH.	Architect / Architectural	MISC.	Miscellaneous
AUTO.	Automatic	MNDOT	Minnesota Department Of Transportation
AVG.	Average	MOD.	Module / Modular
B.C.	Back of Curb	MUL.	Mulch
B.M.	Benchmark	N.	North
B/W	Bottom of Wall	N.I.C.	Not In Contract
BFE	Basement Floor Elevation	NO.	Number
BT	Bituminous (Asphaltic)	NO. OR #	Number
BLDG	Building	NOH	Normal
BSMT.	Basement	N.S.	Not To Scale
C.F.	Cubic Feet	NWE	Normal Water Elevation
C.F.S.	Cubic Feet Per Second	NWL	Normal Water Level
C.G.	Corner Guard	O.C.	On Center
C.J.	Control Joint	O.D.	Outside Dimension
C.L.	Centerline	O.E.	Overhead Electric
C.M.U.	Concrete Masonry Unit	O.H.	Overhead
C.O.	Cleanout	O.H.W.	Ordinary High Water Level
C.O.E.	U.S. Army Corps Of Engineers	OPEN	Opening
C.V.	Cubic Yards	ORIG.	Original
CB	Catch Basin	P.C.	Point of Curvature
CBM	Catch Basin Manhole	P.L.	Point of Intersection
CEM.	Cement	P.L. OR P/L	Post Indicator Valve
CP	Cast Iron Pipe	P.O.B.	Point of Beginning
CTP	Corrugated Metal Pipe	P.S.F.	Pounds Per Square Foot
CONC.	Concrete (Portland)	P.S.I.	Pounds Per Square Inch
CONN.	Connection	P.T.	Point of Tangency
CONST.	Construction	P.V.C.	Point of Vertical Curvature
CONT.	Continuous	P.V.I.	Point of Vertical Intersection
CONTR.	Contractor	P.V.T.	Point of Vertical Tangency
COPI.	Copper	QTY.	Quantity
CUB.	Cubic	R.	Radius
D.	Down Spout	RAD.	Radius
DEC.	Decorative	R.D.	Roof Drain
DEMOL.	Demolition / Demolish	R.E.	Remove Existing
DEPT.	Department	R.O.	Rough Opening
DET.	Detail	R.P.	Radius Point
DIA.	Diameter	RCP	Reinforced Concrete Pipe
DIAG.	Diagonal	R.S.	Rough Slab
DIH.	Dimension	RE.	Reinforcing
DIP	Ductile Iron Pipe	RENF.	Reinforced
DN	Down	REQD.	Required
DWG.	Drawing	REV.	Revision / Revised
E.	East	RGU	Regulatory Government Unit
E.I.	Expansion Joint	ROW OR R/W	Right of Way
E.O.S.	Emergency Overflow Spile	S.	South
E.W.	Each Way	S.F.	Square Feet
EA.	Elevation	SAN.	Sanitary Sewer
EL.	Elevation	SECT.	Section
ELEC.	Electrical	SE	Side Exit
ELEV.	Elevation	SEW	Side Exit Walk Out
EMER.	Emergency	SH.	Sheet
ENR.	Entrance	SN	Sealant
ENTR.	Entrance	SLNT.	Slope
EQ.	Equal	SPEC.	Specification
EQUIV.	Equivalent	SQ	Square
EXST.	Existing	STMH	Square Sewer Manhole
F & I	Furnish and Install	STD.	Standard
F.O.	Furnished by Others	STRUC.T.	Structural
F.C.	Face of Curb	SYM.	Symmetrical
F.D.	Fire Department Connection	T	Thickness
F.V.	Field Verify	T/R	Top of Rim
FB	Full Basement	T/W	Top of Wall
FBWO	Full Basement Walk Out	TEMP.	Temporary
FBLO	Full Basement Look Out	THK.	Thickness
FOU.	Foundation	TN4	Typical
FON.	Foundation	TYO	Unless Noted Otherwise
FES	Flared End Section	U.N.O.	Unless Noted Otherwise
FFE	Finished Floor Elevation	V.B.	Vapor Barrier
FLB	Flashed	V.C.	Vertical Curve
FT, OR ( )	Foot	V.I.F.	Verify In Field
FUT.	Future	VER.	Verify
G.B.	Grade Break	VEST.	Vestibule
G.C.	General Contractor	W	Width
G.C.	General Contractor	W.P.	Working Point
GALV.	Gallon	W.W.F.	Welded Wire Fabric
GPE	Garage Floor Elevation	W.	Width
GL.	Glass	W/O	Without
G-side	G-side	WO	Walk Out
H.	Height	WETL.	Wetland
H.P.	High Point	WP.	Waterproof
HDPEP	High Density Polyethylene Pipe	WT.	Weight
HGT.	Height	YD.	Yard
HORIZ.	Horizontal	YR.	Year
HVAC	Heating, Ventilation, Air Conditioning		
HYD	Hydrant		
ID.	Inside Dimension		
IN. OR ( )	Inches		
INFO.	Information		
INS.	Insulation		
INSUL.	Insulation		
INV.	Invert Elevation		

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
	CONTOUR		CONTOUR
	SPOT ELEVATION		SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVERHANG		UNDERGROUND STRUCTURE
	CONCRETE		RAILROAD
	CONCRETE CURB		CONCRETE
	EDGE OF PAVEMENT		CONCRETE CURB
	FENCING		EDGE OF PAVEMENT
	GUARD RAIL		FENCING
	CONCRETE RETAINING WALL		GUARD RAIL
	FELDSTONE RETAINING WALL		CONCRETE RETAINING WALL
	MODULAR RETAINING WALL		FELDSTONE RETAINING WALL
	SOL BORING		MODULAR RETAINING WALL
	LIGHT POLE		DOORWAY
	TREES		LIGHT STANDARD
	DENOTES TREE LIMITS		POWER POLE
	CATCH BASIN		SLOPE, DIRECTION OF FLOW
	FIRE HYDRANT		BOLLARD
	WATER VALVE		STORM SEWER
	FLARED END SECTION		SANITARY SEWER-WASTE
	IRON PIPE MONUMENT SET		FORCE MAIN
	P.K. NAL		ROOF DRAIN COLLECTOR
	POWERPOLE		WATER MAIN
	GUARD POST		FIRE LINE (IF SEPARATE)
	UTILITY BOX (TV, TEL, ELEC)		FIRE DEPARTMENT CONNECTION
	TRAFFIC BOX		DOMESTIC WATER SERVICE
	GAS METER		CULVERT & END SECTION
	TRAFFIC SIGN		GAS LINE
	GUY WIRE		ELECTRIC-OVERHEAD
	REGISTRAR OF TITLES		ELECTRIC-UNDERGROUND
	COUNTY RECORDER		TELEPHONE-OVERHEAD
	STORM SEWER LINE		TELEPHONE-UNDERGROUND
	SANITARY SEWER LINE		UNDERGROUND CABLE/TV
	WATER MAIN		UNDERGROUND CABLE/TV
	UNDERGROUND GAS		LAWN SPRINKLER SLEEVE
	OVERHEAD TELEPHONE		
	UNDERGROUND TELEPHONE		
	UNDERGROUND ELECTRIC		
	OVERHEAD ELECTRIC		
	UNDERGROUND CABLE T.V.		
	OVERHEAD 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)

ARCHITECT

FRISBIE ARCHITECTS, INC  
215 NORTH SECOND STREET  
SUITE 204  
RIVER FALLS, WI 54022

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REVISION HISTORY

DATE	REVISION	REVIEW
10.5.2010	SITE PLAN SUBMITTAL	

PROJECT MANAGER REVIEW

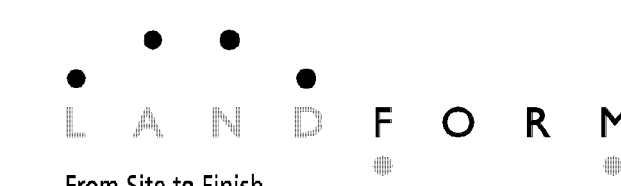
BY: EAK	DATE: 10.5.2010
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CERTIFICATION

NOT FOR CONSTRUCTION

SITE PLAN SUBMITTAL

OCTOBER 5, 2010



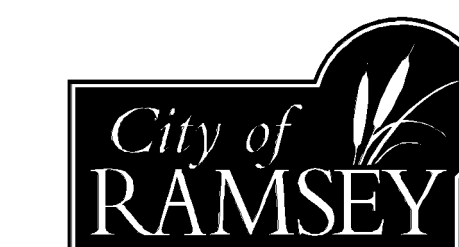
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Minneapolis, MN 55401 Web: landform.net

FILE NAME: C001T07005  
PROJECT NO: TOT10005

CIVIL TITLE SHEET

C0.1





SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C2.1	SITE PLAN
C3.1	GEODIC DRAINAGE, PAVING, & EROSION CONTROL
C4.1	UTILITIES
E2.1	SITE LIGHTING
E2.2	SITE LIGHTING DETAILS
L2.1	LANDSCAPE

DATE	REVISION	REVIEW
10.5.2010	SITE PLAN SUBMITTAL	

BY EAK	DATE 10.5.2010

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

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**SITE PLAN SUBMITTAL**  
OCTOBER 5, 2010



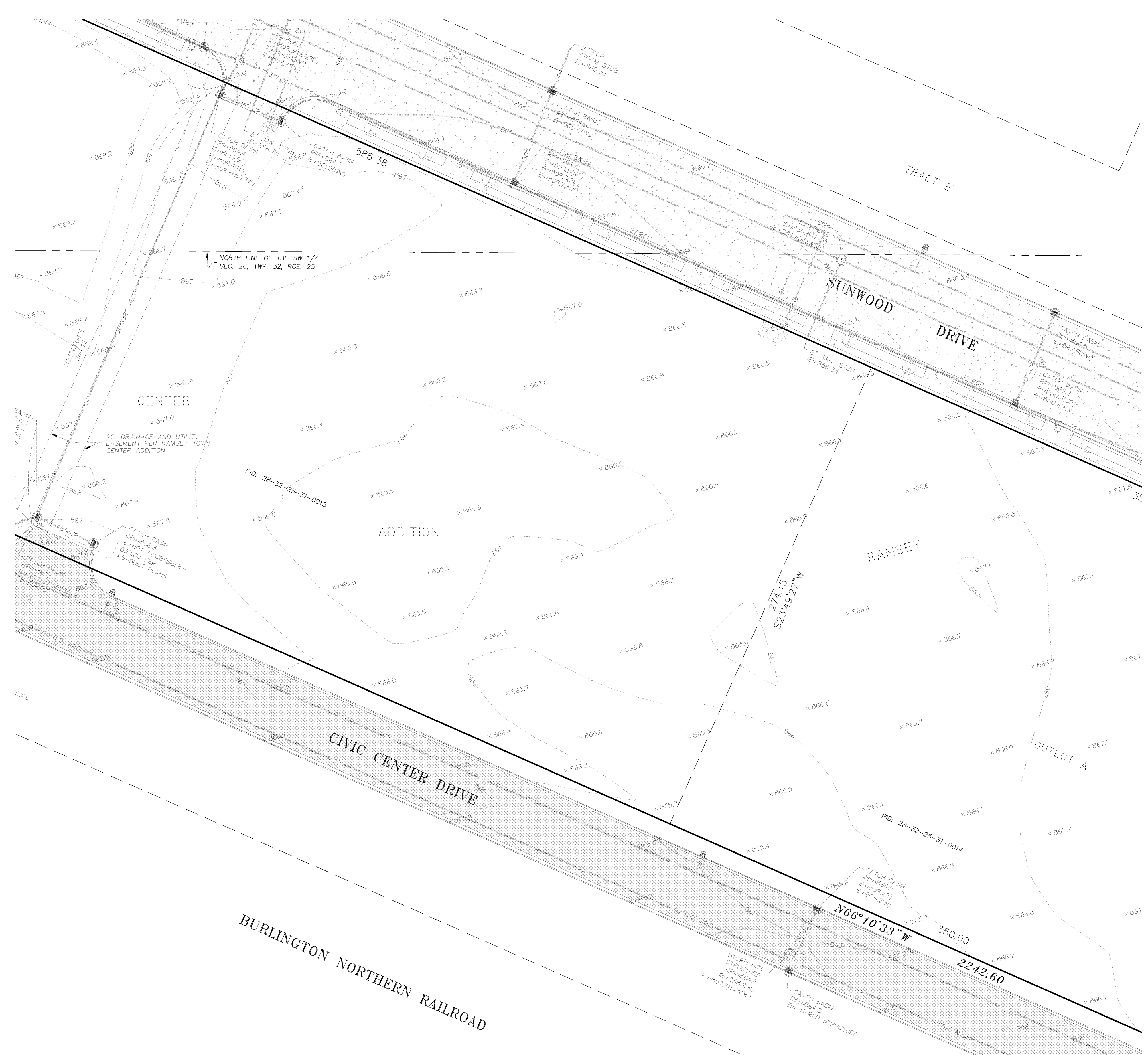
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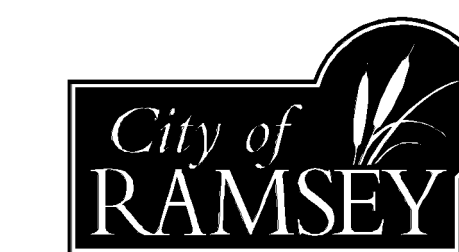
FILE NAME C101TOT005  
PROJECT NO. TOT10005

EXISTING CONDITIONS

BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANDFORM PROFESSIONAL SERVICES ON SEPTEMBER 3, 2010, EXPRESSLY FOR THIS PROJECT. CITY OF RAMSEY, MN RECORD DRAWINGS, AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ENGINEER.







SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C2.1	SITE PLAN
C3.1	GRADING, DRAINAGE, PAVING, & EROSION CONTROL
C4.1	UTILITIES
E2.1	SITE LIGHTING
E2.2	SITE LIGHTING DETAILS
L2.1	LANDSCAPE

DATE	REVISION	REVIEW
10.5.2010	SITE PLAN SUBMITTAL	

BY: [Signature] DATE: 10.5.2010

I hereby certify that this plan was prepared by me, or under my direct supervision, and I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.  
 Date: 10/5/2010  
 Signature shown is a digital reproduction of original. We warrant a copy of this plan on file at Landform Engineering, Cor. many offices and is available upon request.

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FILE NAME: C301TOT005

PROJECT NO.: TOT10005

GRADING, DRAINAGE, PAVING, & EROSION CONTROL

C3.1

GRADING NOTES

- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
- REFER TO THE PRELIMINARY GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION ON BACKFILL MATERIAL AND GROUNDWATER CONDITIONS.
- REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE. MATERIALS MAY BE MINED 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 C4.1 FOR RIM ELEVATIONS OF CATCH BASINS.
- MEET AND MATCH EXISTING CURB. PROVIDE 3 FOOT TRANSITION.
- PAVING SECTIONS (PRELIMINARY)
  - BITUMINOUS PAVING (LIGHT DUTY)
    - 1.5" INCH WEAR
    - TACK COAT
    - 1.5" INCH BASE
    - 6" INCH AGGREGATE BASE (MNDOT 313B, CLASS 5)
    - COMPACTED SUBSOL
  - CONCRETE WALKWAYS
    - 4" INCH CONCRETE WALK
    - 4" INCH AGGREGATE BASE (MNDOT 313B, CLASS 5)
    - COMPACTED SUBSOL
  - CONCRETE DRIVES, APRONS, AND EXTERIOR SLABS
    - 8" INCH CONCRETE W/ #4 REBAR AT 16 INCHES OC
    - 6" INCH AGGREGATE BASE (MNDOT 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 DISPOSE OF OFF SITE.
- LIMIT SOIL DISTURBANCE TO THE GRADING LIMITS 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 CARRIED 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 SOD WITHIN 72 HOURS OF COMPLETING GRADING IN EACH AREA.
- SEED, SOD, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS MODIFIED.
 

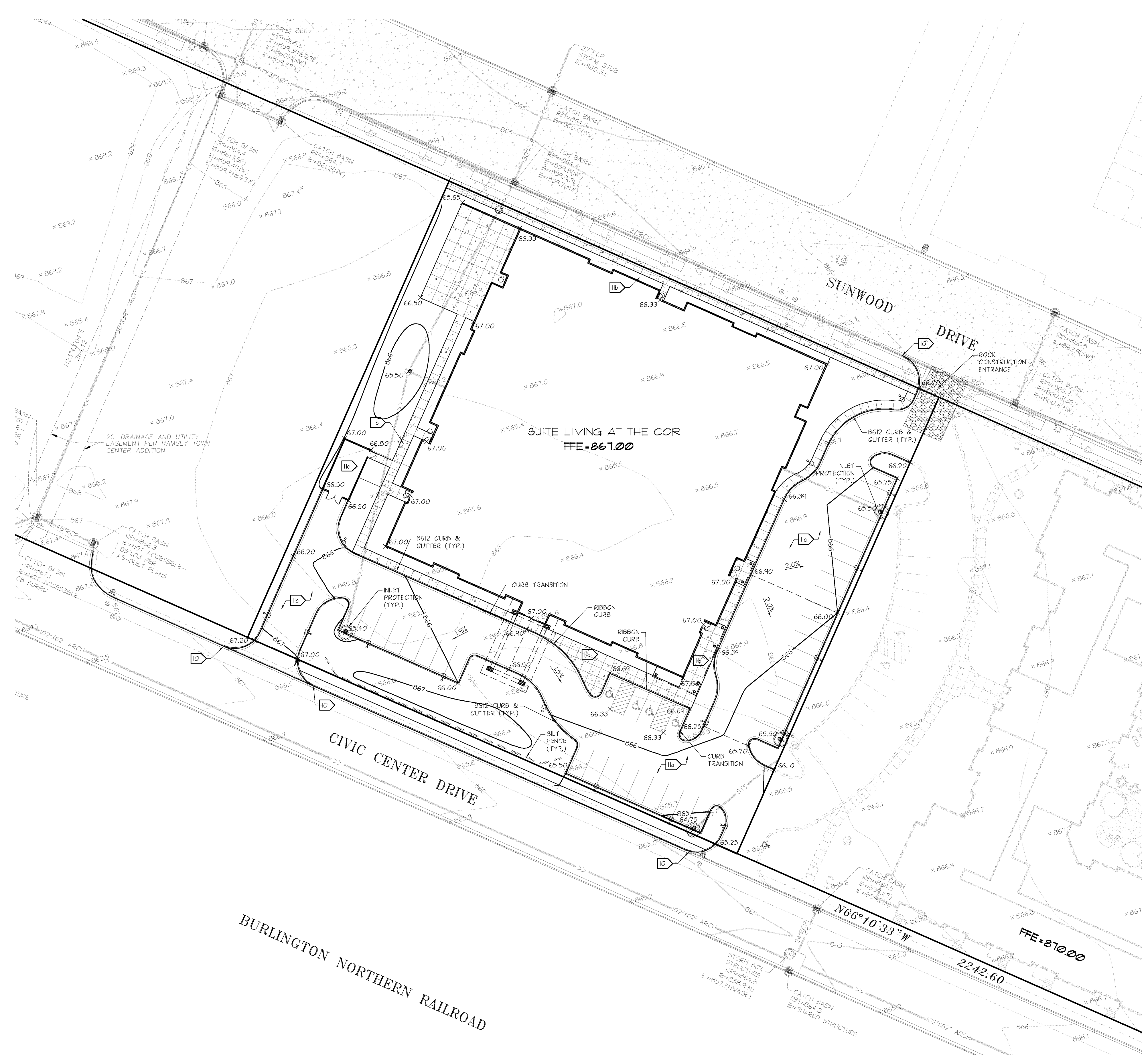
ITEM	SPECIFICATION NUMBER
SOD	MNDOT 3876
SEED	MNDOT 3876
	TYPE 50 @ 40 LB/AC
	TYPE 110A @ 60 LB/AC
MULCH (TYPE I, DISC ANCHORED)	MNDOT 3882
FERTILIZER	MNDOT 3861
GENERAL PLACEMENT	MNDOT 2975
- SEE LANDSCAPING SHEETS FOR PERMANENT TURF ESTABLISHMENT.
- SCRAPE ADJACENT STREETS CLEAN DAILY AND SWEEP CLEAN WEEKLY.

NPDES AREA SUMMARY

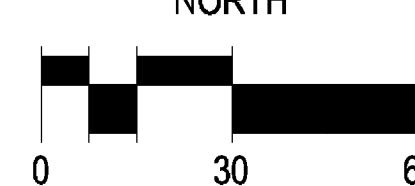
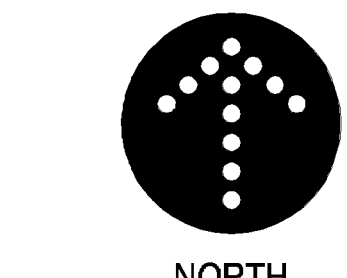
	EXISTING	PROPOSED	ULTIMATE
PERVIOUS	1.85 ACRES	0.40 ACRES	0.40 ACRES
IMPERVIOUS	0 ACRES	1.45 ACRES	1.45 ACRES
TOTAL	1.85 ACRES	1.85 ACRES	1.85 ACRES

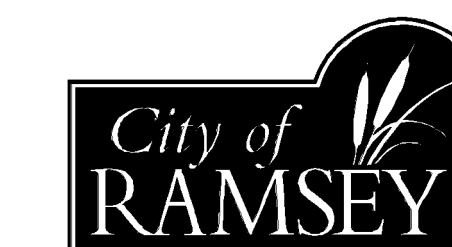
LEGEND

- CONSTRUCTION LIMITS WITHIN PROPERTY LINE UNLESS NOTED OTHERWISE.
- INLET PROTECTION (REFER TO SHEET C7.1)
- SILT FENCE



Know what's Below.  
Call before you dig.





SHEET	TITLE
C4.1	CIVIL TITLE SHEET
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C4.1	UTILITIES
E2.1	SITE LIGHTING DETAILS
E2.2	LANDSCAPE

DATE	REVISION	REVIEW
10.5.2010	SITE PLAN SUBMITTAL	

BY	DATE
	10.5.2010

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

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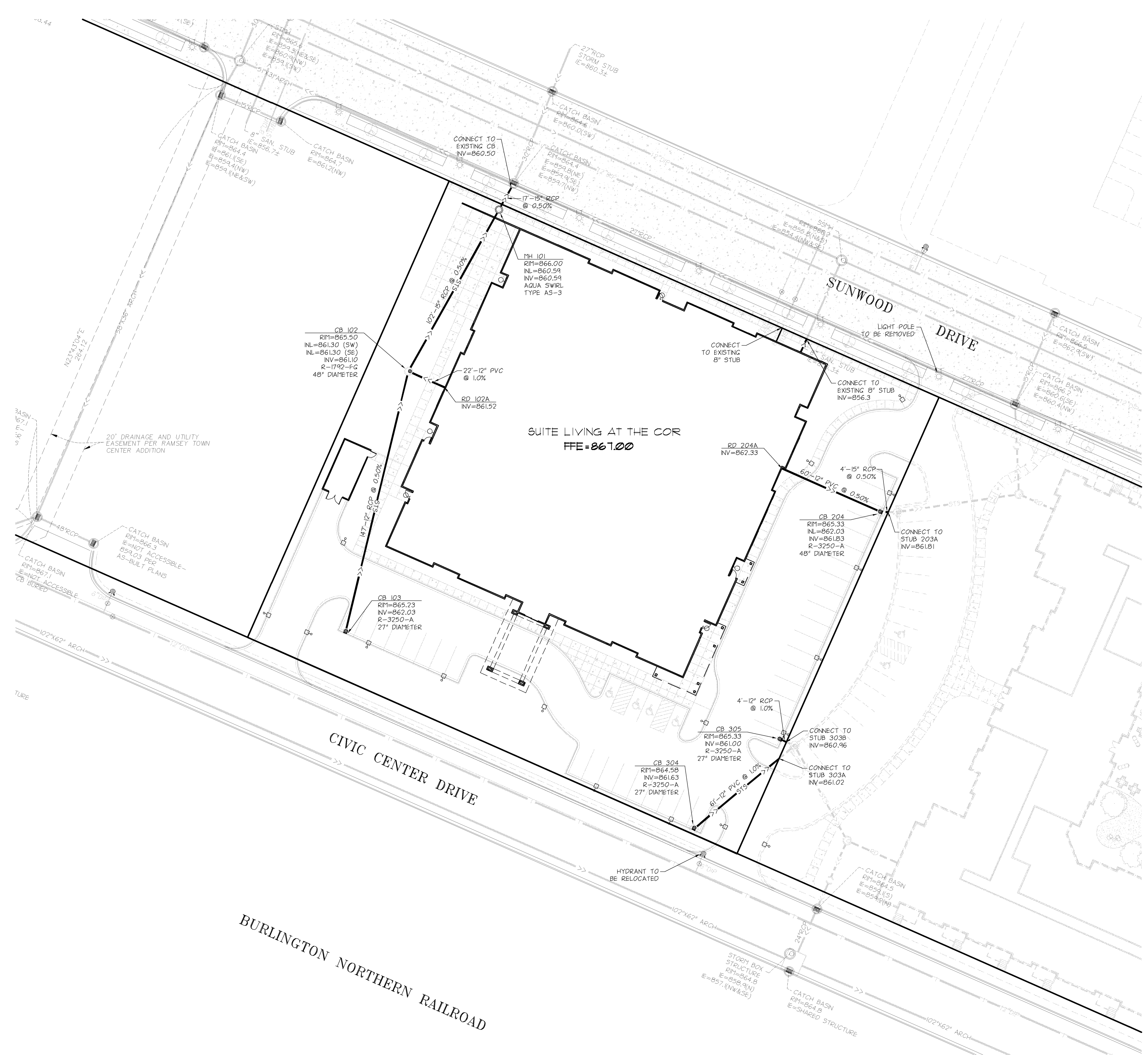
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FILE NAME C401TOT005  
PROJECT NO. TOT10005

UTILITY NOTES

- PIPE MATERIALS  
WATER MAIN DP CLASS 52  
WATER SERVICE TYPE K COPPER  
SANITARY SEWER PVC SDR 35  
STORM SEWER PVC SCHEDULE 40  
STORM SEWER 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 MEASURES 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 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 MANHOLE.
- CONNECT TO DOWNSPOUT WITH TRANSITION TO 6-INCH PVC AND ROUTE TO STORM SEWER.
- INSTALL IRRIGATION SLEEVES FURNISHED BY IRRIGATION CONTRACTOR.
- THE PRIMARY ELECTRIC FEED, TRANSFORMER, AND METER ARE PROVIDED AND INSTALLED BY CONEXIUS 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.
- CENTER POINT 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.





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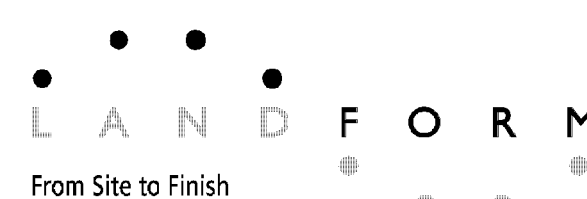
DATE	REVISION	REVIEW
10.5.2010	SITE PLAN SUBMITTAL	

BY: [Signature] DATE: 10.5.2010

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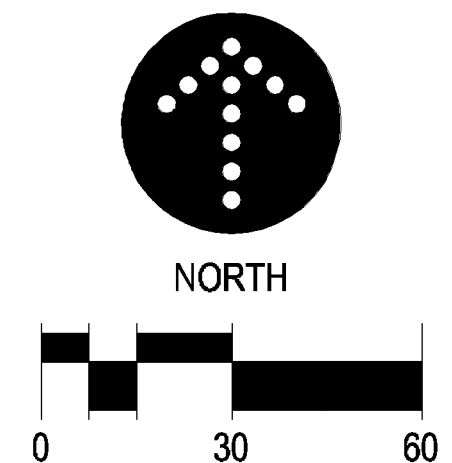
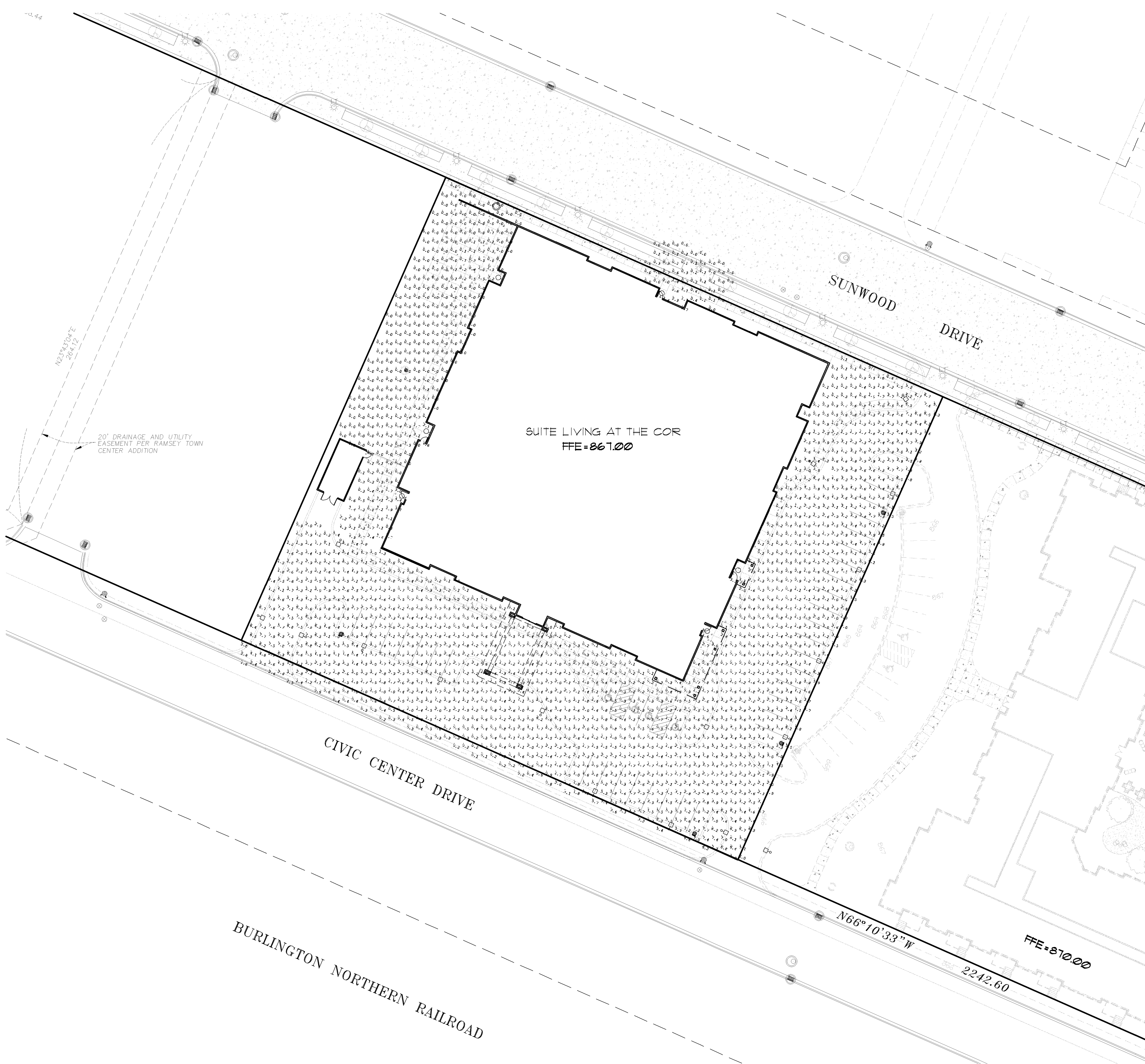
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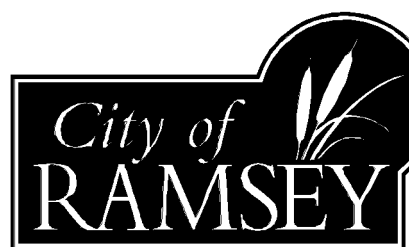
SITE PLAN SUBMITTAL  
OCTOBER 5, 2010



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Suite 513 Fax: 612-252-9077  
Minneapolis, MN 55401 Web: landform.net

FILE NAME: E201TOT005  
PROJECT NO: TOT10005





SHEET	TITLE
C01	CIVIL TITLE SHEET
C11	EXISTING CONDITIONS
C21	SITE PLAN
C31	GEODIC DRAINAGE, PAVING, & EROSION CONTROL
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E2.2	SITE LIGHTING DETAILS
L2.1	LANDSCAPE

CONTACT ENGINEER FOR ANY PROJECT HISTORY

DATE	REVISION	REVIEW
10.5.2010	SITE PLAN SUBMITTAL	

BY EAK DATE 10.5.2010

NOT FOR CONSTRUCTION

SITE PLAN SUBMITTAL  
OCTOBER 5, 2010

LANDFORM

From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070  
Suite 513 Fax: 612-252-9077  
Minneapolis, MN 55401 Web: landform.net

FILE NAME E20270005  
PROJECT NO. TOT10005

SITE LIGHTING DETAILS

E2.2

100 Line

111 Mini Sconce

Page 3 of 3

SPECIFICATIONS

**GENERAL:** Each Gardco 111 luminaire is a wall mounted cutoff luminaire for high intensity discharge, compact fluorescent, or incandescent lamps. Internal components are totally enclosed in a rain-tight, dust-tight and corrosion resistant housing. The housing, back plate and door frame are die cast aluminum. A choice of three (3) optical systems is available. Luminaires are suitable for wet locations (damp locations if inverted).

**HOUSING:** Single-piece soft trapezoidal housings are die cast aluminum. A memory retentive gasket seals the housing with the door/frame to exclude moisture, dust, insects and pollutants from the optical system. A black die cast ribbed backplate dissipates heat for longer lamp and ballast life.

**DOOR FRAME:** A single-piece die cast aluminum door frame integrates to the housing form. The door frame is hinged closed and secured to the housing with two (2) captive stainless steel fasteners. The heat and impact resistant 1/8" (3.2mm) tempered glass lens and one-piece gasket are mechanically secured to the door frame.

**OPTICAL SYSTEMS:** Reflectors are composed of specular extruded and faceted components electroplated anodized and sealed. Reflector segments are set in arc tube image duplicating patterns to achieve the wide throw, forward throw or medium throw distributions.

ELECTRICAL:

**STANDARD LUMINAIRES:** Each high power factor HID core and coil or electronic ballast is capable of providing reliable lamp starting down to -20°F (-29°C). Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 400 VAC at 302°F/150°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher.

Standard fluorescent units have a starting temperature of 0°F (-18°C). Standard fluorescent ballasts are high power factor electronic solid state.

**EM AND EMC LUMINAIRES:** In the event of power interruption, integral battery pack will power (1) 32W or (1) 24W compact fluorescent lamp at reduced light levels for a minimum of 90 minutes. Maintenance free battery is rated for ambient temperatures down to 32°F/0°C (EM) or -4°F/-20°C (EMC). Indicator light is visible through the lens. A test switch is accessible through the door assembly. EM and EMC units do not bear CUL label.

**EMR LUMINAIRES:** A 7.5/2.2hr., 12 wire, quick disconnect assembly is provided for wiring through conduit (by others) to a Bodine B84CG fluorescent emergency battery pack. The fluorescent emergency battery pack MUST be supplied by Gardco. The B84CG option is required to be on the order to the factory in the event of power interruption. The B84CG remote battery pack will power (1) 42W, (1) 32W or (1) 24W compact fluorescent lamp at a reduced light levels for a minimum of 90 minutes.

Maintenance free battery is rated for ambient temperatures down to 32°F/0°C. Minimum luminaire starting temperature is 0°F/-18°C. Indicator light is visible through the lens. A test switch is accessible through the door assembly. NOTE: B84CG does not bear CUL label.

**LAMPHOLDER:** P845 rated medium base sockets are glazed porcelain with nickel plated screw shell. T8 lamps use a G12 base, pulse rated porcelain sockets. Fluorescent sockets are high temperature P8T with brass contacts.

**FINISH:** Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) primed polyester powdercoat finish. Standard colors include: Indigo (BIP), black (BLP), white (WP), natural aluminum (NP) and beige (BGP). Consult factory for specs on custom colors.

**LABELS:** All luminaires bear either UL or CUL (where applicable) Wet Location labels. Lens down application is Wet Location and lens up is Damp Location, except when using the optional inverted/Wet Location components.

**WARRANTY:** Gardco luminaires feature a 5 year limited warranty. See Warranty information on www.sitelighting.com for complete details and exclusions. Polycarbonate lenses carry a 1 year warranty only.

110 Line

111 Mini Sconce

Page 2 of 3

FINISH

BRP	Bronze Paint
BLP	Black Paint
WP	White Paint
NP	Natural Aluminum Paint
BGP	Beige Paint
OC	Optional Color Paint Specify: Special Color or RAL or RAL/204 or OC-PA1/204
SC	Special Paint Specify: Metal supply color chip.

OPTIONS

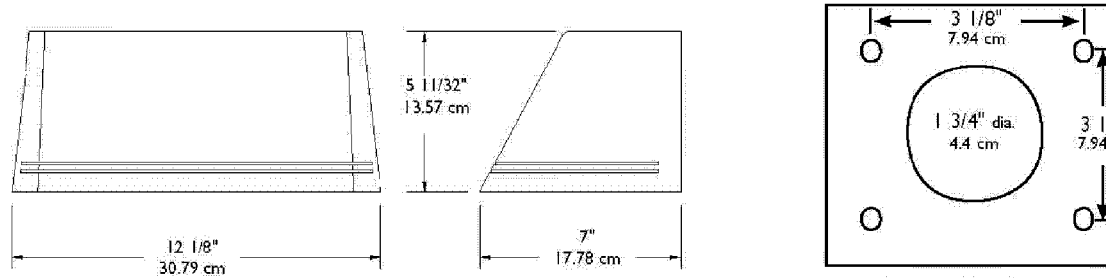
F	Fading
FCB	Button Type Photocontrol
SL	Solite® Diffusing Lens
UT	5" Upright
WLUF	Wet Location Door for Inverted Mount
WG	Wing Guard
WS	Wall Mounted Box for Surface Conduit

1. 120V through 277V only. Not available in Incandescent.
2. Not available with 1115RA.
3. Not available with WS option.
4. Not available with HUI option.
5. Not available with HUI option.
6. Not available with HUI option.
7. Not entry permitted.
8. Emergency Battery Pack for EMR types MUST be ordered with luminaire and supplied by Gardco.

EMR LUMINAIRES ONLY

B84CG Bodine Remote Emergency Pack

DIMENSIONS



Note: Mounting plate center is located in the center of the luminaire width and 2.30" (6.03cm) above the luminaire bottom (lens down position). Splices must be made in the J-box (by others). Mounting plate must be secured by max. 5/16" (7.9mm) diameter bolts (by others) structurally to the wall.

**FULL CUTOFF PERFORMANCE:** Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle of or above 90° above nadir. Additionally, the candle per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 90° above nadir. This applies to all lateral angles around the luminaire.

**CUTOFF PERFORMANCE:** Cutoff performance means a luminaire distribution where the candle per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of or above 90° above nadir and 100 (10 percent) at a vertical angle of 90° above nadir. This applies to all lateral angles around the luminaire.

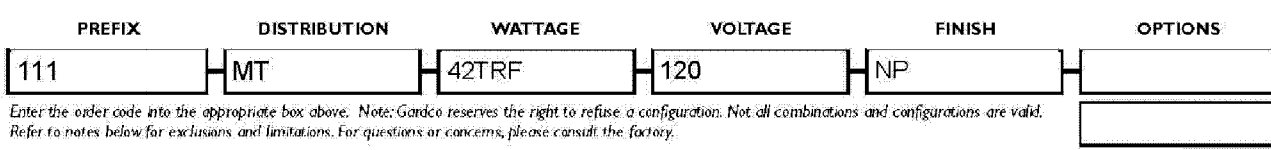
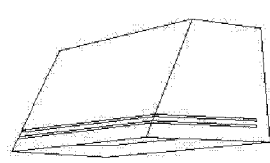
Job: COR - Ramsey  
Type: N  
Notes:

110 Line

111 Mini Sconce

Page 1 of 3

The 110 Line combines high output and full cutoff performance with design and construction worthy of landmark architects. The 111 Mini Sconce mirrors the renowned Gardco 100 Line, with classic styling, intelligent engineering and integrity of construction. This compact luminaire provides full cutoff performance without the high angle brightness associated with refractor type products, making them an attractive choice for controlled illumination at points of entry. Add to this seamless material transitions, flawless finishes and engineering consideration of installation, service and long term operation and one immediately appreciates that size need not compromise quality. 111 luminaires installed in the normal downlight position, with a flat glass lens, provide full cutoff performance.



Enter the notes into the appropriate box above. Note: Gardco reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program.

PREFIX	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
111	MT	42TRF	120	NP	

WATTAGE AND VOLTAGE

LAMP / VOLTAGE CHART - 111

Lamp	Voltage			
	120	208	240	277
39HP	-	-	-	-
50HP	-	-	-	-
70HP	-	-	-	-
100HP	-	-	-	-
150HP	-	-	-	-

111 - Metal Hable  
OWE - Ceramic Metal Hable with Electronic Ballast  
HPS - High Pressure Sodium  
T8 - T8 Tube Fluorescent  
QP - Quartz Fluorescent

CONFIGURATION CHART - 111EM, 111EMC, OR 111EMR

Mounting	Distribution				Voltage			
	ET	WT	MT	4XL	120	208	240	277
90CF	-	-	-	-	-	-	-	-
12TRF	-	-	-	-	-	-	-	-
42TRF	-	-	-	-	-	-	-	-

1. Fluorescent and EMR luminaires feature electronic ballasts that accept 120V through 277V, 50 to 60Hz, eqpt.  
Specify "EMR" design for 120V through 277V.  
2. Not Available in 111EM or 111EMC.

\* All CMH and HPS types require location based E17 lamps.  
All MH and CMH types should use public street design.

LAMP / VOLTAGE CHART - 111

Lamp	Voltage			
	120	208	240	277
39HP	-	-	-	-
50HP	-	-	-	-
70HP	-	-	-	-
100HP	-	-	-	-
150HP	-	-	-	-

Mounting	Voltage			
	120	208	240	277
90CF	-	-	-	-
12TRF	-	-	-	-
42TRF	-	-	-	-
90CF	-	-	-	-
12TRF	-	-	-	-
42TRF	-	-	-	-

Combination method with a dc, than with "UNIV" or "240 277" are available for entering.

1611 Clovis Barker Road, San Marcos, TX 78666  
(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 [www.sitelighting.com](http://www.sitelighting.com)  
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79115-979810



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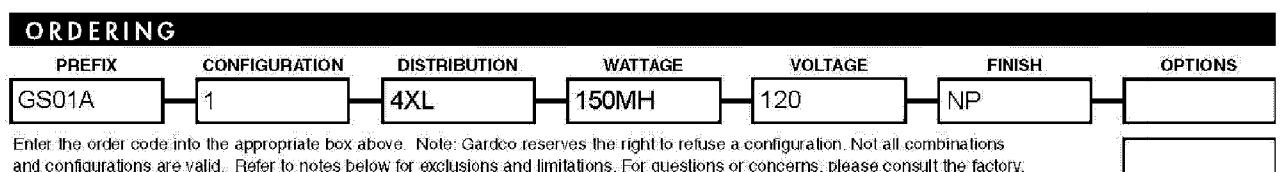
Job: COR - Ramsey  
Type: P  
Notes: Mounted on 14" round poles with 12" arms.

THE GASKINS SERIES

GS01A SQUARE LUMINAIRE FOR MOUNTING TO STANDARD ROUND OR SQUARE POLES

**GENERAL DESCRIPTION:** The Gaskins Series is a variety of pedestrian scale luminaires for area illumination. The GS01A is an arm-mounted version of the GS01 model of The Gaskins Series for use with a standard style round or square pole with a minimum 3" (7.62cm) diameter.

**CUTOFF PERFORMANCE:** GS01A luminaires provide full cutoff performance.



PREFIX	CONFIGURATION	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
GS01A	1	4XL	150MH	120	NP	

DISTRIBUTION

HID	Type II	MTS	Medium Throw with Solite Lens
2XL	Type II	MTS	Medium Throw with Solite Lens
3XL	Type III		
4XL	Type IV Forward Throw	MWD	Marker Optic with White Diffuse Glass

WATTAGE

39HP	50HP	(2)90CF	(2) 60w Compact Fluorescent
50HP	70HP		Only available with MTS Distribution, UNIV voltage.
70HP	100HP	(2)42TRF	(2) 42w Tripla Tube Compact Fluorescent
100HP	150HP		Only available with MTS Distribution, UNIV or 24/2V.
150HP		C40T5	40w Circular T5 Fluorescent

VOLTAGE

120	UNIV	PAINTED FINISH	OPTIONS
208		BRP	Bronze
240		BLP	Black
277		WP	White
347		NP	Natural Aluminum
480		BGP	Beige
		OC	Optional Color Paint
		SC	Special Color Paint

Philips Gardco 1611 Clovis Barker Road San Marcos, TX 78666 (800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 [www.sitelighting.com](http://www.sitelighting.com)  
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THE GASKINS SERIES

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SPECIFICATIONS

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**HOUSING/LENS ASSEMBLY:** The housing is one-piece die cast aluminum. A tempered flat glass lens assembly is mechanically retained and hinged within the housing. The hinge is die cast aluminum. A one-piece molded silicone gasket seals the lens assembly to the housing to prevent intrusion by moisture, dust and insects. A decorative die cast ribbed element is attached to the back of the housing. This decorative element acts as an attachment point between the luminaire and the mounting arm. The mounting arm consists of two aluminum extrusions and a die cast pole adapter. 3/8" (9.5cm) tie rods run through an integral channel within the extrusions for maintaining housing to pole alignment. Luminaires are pre-wired and suitable for installation without accessing housing.

**HID SOURCE OPTICAL SYSTEMS:** The segmented optical systems are manufactured from homogeneous sheet aluminum, which has been electrochemically brightened, anodized and sealed. The multi-faceted arc image duplicating systems are designed to produce IES Types II (2XL), III (3XL), and IV (4XL). The reflector facets form a conical fan around the arc tube with each facet positioned to be precisely tangent to the top of the arc tube.

**FLUORESCENT SOURCE OPTICAL SYSTEMS:** Fluorescent luminaires use either a medium throw reflector with a Solite® glass lens or a marker reflector with a translucent white glass lens.

**ELECTRICAL:** Each HID high power factor ballast is the separate component type, capable of providing reliable lamp starting down to -20°F/-29°C. Component to component wiring within the luminaire will carry no more than 80 percent of rated current and is listed by UL for use at 600 VAC at 150°C/302°F or higher. Plug disconnects are listed by UL for use at 600 VAC, 15 Amp or higher.

Fluorescent units have a starting temperature of 0°F/-18°C. Fluorescent ballasts are solid state.

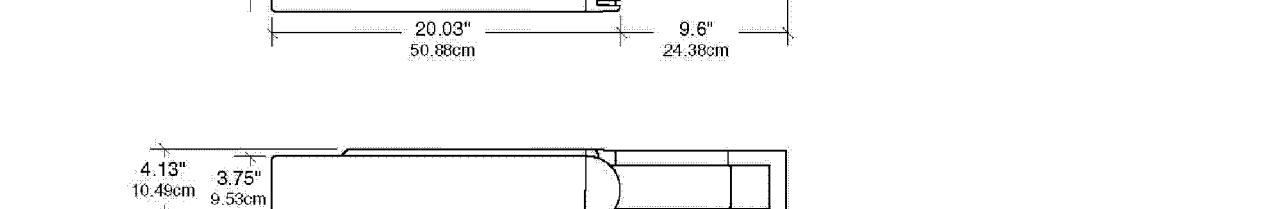
**FINISH:** Each standard color luminaire receives a fade and abrasion resistant electrostatically applied thermally cured triglycidyl isocyanurate (TGIC) primed semi-gloss polyester powdercoat finish. Standard colors include Bronze (BRP), Black (BLP), White (WP), Natural Aluminum (NP), Beige (BGP), Light Sandstone (LSP), Dark Sandstone (DSP), Red Brick (RBP), Light Granite (LGP) and Dark Granite (DGP). Consult factory for specifications on custom colors.

**LABELS:** All luminaires bear U.L. or C.U.L. (where applicable) Wet Location labels.

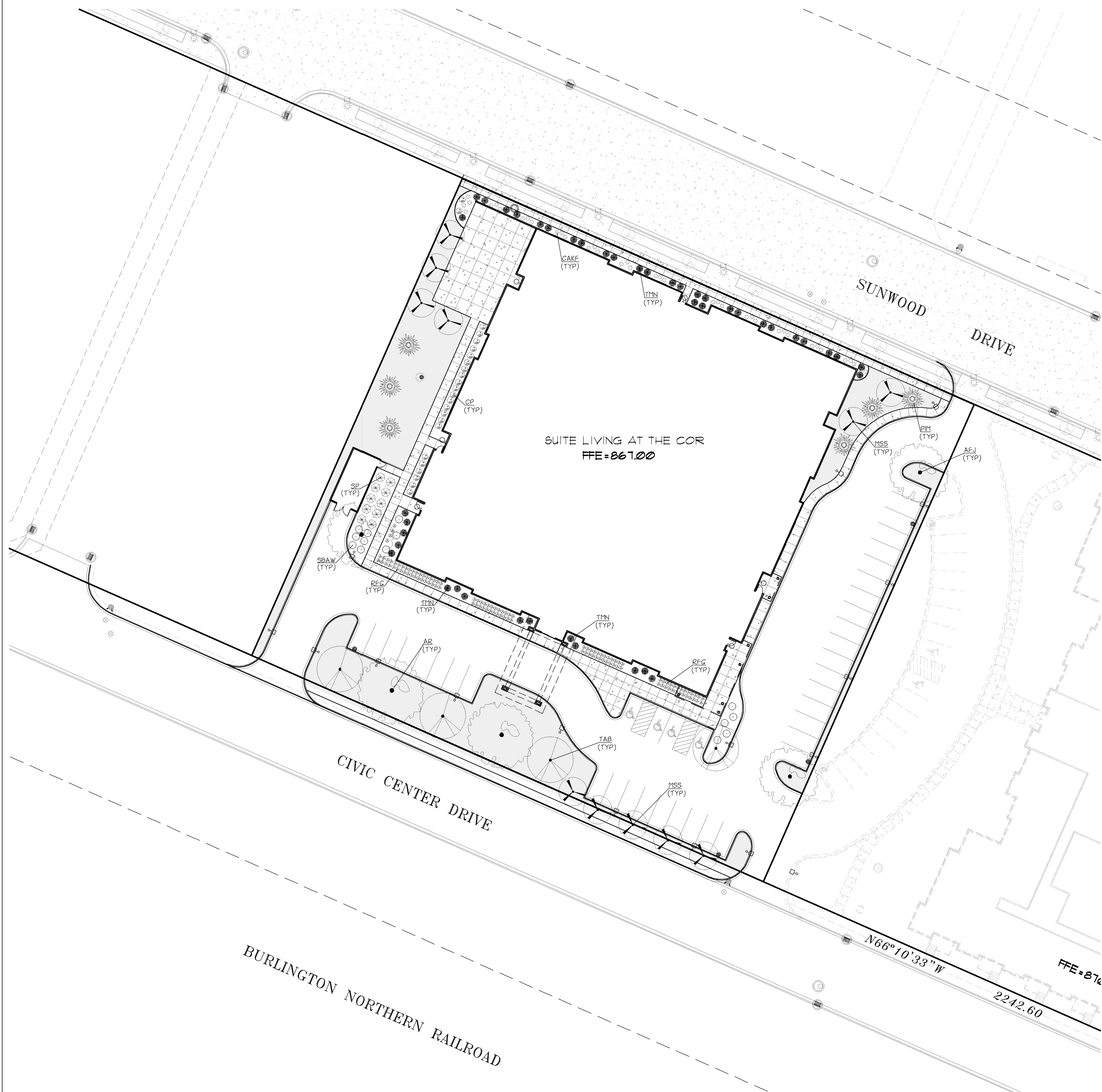
**WARRANTY:** Gardco luminaires feature a 5 year limited warranty. See Warranty information on [www.sitelighting.com](http://www.sitelighting.com) for complete details and exclusions. Polycarbonate lenses carry a 1 year warranty only.

**FULL CUTOFF PERFORMANCE:** Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle of or above 90° above nadir. Additionally, the candle per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 90° above nadir. This applies to all lateral angles around the luminaire.

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Count	Name	KEY	COMMON NAME	SCIENTIFIC NAME	MATURE SIZE	PLANTING SIZE
44	CONIFEROUS SHRUBS	TP/N	NGRA YEW	TAXUS X MEDIA 'NGRA'	5'H x 5'W	5 GAL
6	CONIFEROUS TREES	PM	BLACK SPRUCE	PICEA MARIANA	7'0" x 3'0" W	6" HT
24	DECIDUOUS SHRUBS	CP	DWARF RED TIPPED DOGWOOD	CORNUS FLORIDA	3'H x 4'W	5 GAL
14	DECIDUOUS SHRUBS	SB/AW	ANTHONY WATERER SPIREA	SPIRAEA X BURIALDA 'ANTHONY WATERER'	3'H x 5'W	5 GAL
10	DECIDUOUS SHRUBS	SP	MISS KIM LILAC	SYRINGA PATULA	7'H x 6'W	5 GAL
2	DECIDUOUS TREES	AF/J	AUTUMN BLAZE MAPLE	ACER X FRESHMANNI 'JEFFERSREED'	5'0" x 4'0" W	2" CAL
11	DECIDUOUS TREES	MSS	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2'0" x 1'5" W	2" CAL
4	DECIDUOUS TREES	TAB	BOULEVARD LINDEN	TLIA AMERICANA 'BOULEVARD'	6'0" x 3'0" W	2" CAL
3	DECIDUOUS TREES	AR	RED MAPLE	ACER RUBRUM	5'0" x 4'5" W	2" CAL
3B	GRASSES	CAKF	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'CARL FOERSTER'	5'H x 2'W	1 GAL
114	PERENNIALS	RFG	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	3'0" x 2'2" W	1 GAL

TURF

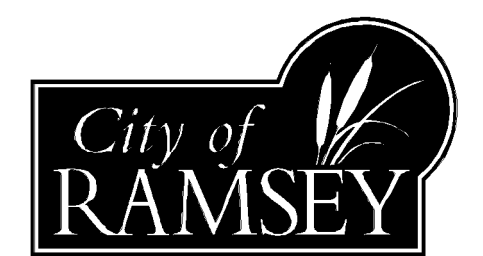
**LANDSCAPE NOTES**

- 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 MNDOT 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 MINIMUM 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 MNDOT 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 NOMINAL 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-FOOT 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.

**DEVELOPER**

**TOTI DEVELOPMENT**  
1245 GUN CLUB RD  
WHITE BEAR LAKE, MN 55110  
TEL: (651)407-7009

**MUNICIPALITY**



**PROJECT**

**SuiteLiving**  
SPECIALTY SENIOR SERVICES

**SHEET INDEX**

SHEET	TITLE
C01	CIVIL TITLE SHEET
C11	EXISTING CONDITIONS
C21	SITE PLAN
C31	GRADING, DRAINAGE, PAVING, & EROSION CONTROL
C41	UTILITIES
E21	SITE LIGHTING
E22	SITE LIGHTING DETAILS
L21	LANDSCAPE

**REVISION HISTORY**

DATE	REVISION	REVIEW
10.5.2010	SITE PLAN SUBMITTAL	

**PROJECT MANAGER REVIEW**

BY ELM DATE 10.5.2010

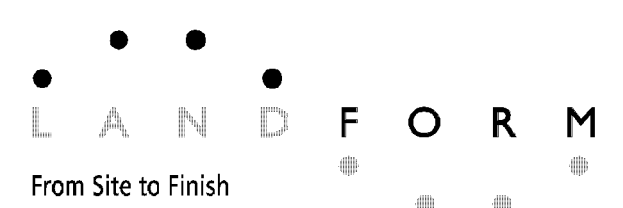
**CERTIFICATION**

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

**NOT FOR CONSTRUCTION**

Date: \_\_\_\_\_  
 Registered Professional: \_\_\_\_\_  
 Signature shown is a digital reproduction of original. Web signed copy of this plan on file at Landform Engineering Company of files and is available upon request.

**SITE PLAN SUBMITTAL**  
OCTOBER 5, 2010



105 South Fifth Avenue Tel: 612-252-9070  
 Suite 513 Fax: 612-252-9077  
 Minneapolis, MN 55401 Web: landform.net

FILE NAME: L201TOT005  
 PROJECT NO: TOT10005

**LANDSCAPE**  
**L2.1**

