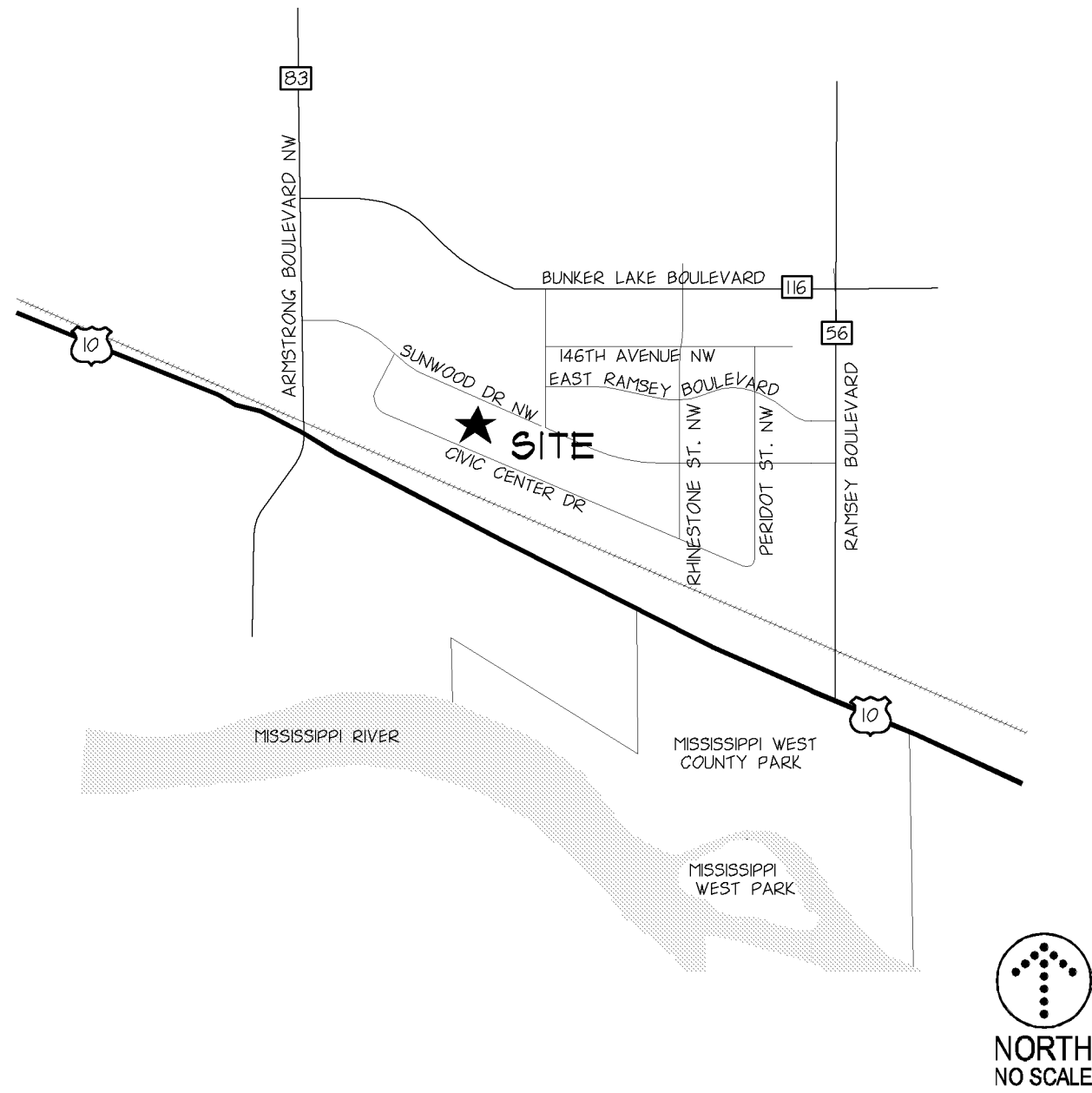


RAMSEY, MN



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

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ABBREVIATIONS

D & @	Angle And	JT.	Joint
100 YR.	100 Year Flood Elevation	L.F.	Lead Feet
A.B.	Anchor Bolt	L.P.	Liquid Petroleum
A.D.	Area Drain	LB.	Pound
A/C	Ar Conditioning Unit	LGU	Local Government Unit
ADD.	Addendum	LONG.	Longitudinal
ADDL.	Additional	LT.	Light / Lighting
ADJ.	Adjacent / Adjust	MAINT.	Maintenance
AHU	Air Handling Unit	MAS.	Masonry
ALT.	Alternate	MATL.	Material
ALUM.	Aluminum	MECH.	Mechanical
AND.	And/or	MEQ.	Medium
APPROX.	Approximate	MEF.	Manufacturer
ARCH.	Architect / Architectural	PH	Plumbing / Plumber
AUTO.	Automatic	MN.	Miscellaneous
AVG.	Average	MNDOT	Minnesota Department Of Transportation
B.C.	Back of Curb	MOD.	Module / Modular
B.M.	Benchmark	MUL.	Mulch
B/W	Bottom of Wall	N.	North
BFE	Basement Floor Elevation	N.I.C.	Not In Contract
BT	Bituminous (Asphaltic)	NO. OR #	Number
BLOG	Building	NON	Nonmetal
BSMT.	Basement	NTS	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.	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	O.R.C.	Original
CB	Catch Basin	P.C.	Point of Curvature
CBM	Catch Basin Manhole	P.I.	Point of Intersection
CEM.	Cement	P.I.V.	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.	Cube	R.	Radius
D.	Down Spout	R.D.	Roof Drain
DEC.	Decorative	R.E.	Remove Existing
DEM.	Demolition / Demolish	R.O.	Rough Opening
DEPT.	Department	R.P.	Radius Point
DET.	Detail	RCP	Reinforced Concrete Pipe
DIAM.	Diameter	R.S.	Rough Slab
DIAG.	Diagonal	RE	Reinforcing
DIM.	Dimension	RENF.	Reinforced
DIP	Ductile Iron Pipe	REQD.	Required
DN	Down	REV.	Revision / Revised
DWG.	Drawing	RGU	Regulatory Government Unit
E.	East	ROW OR R/W	Right of Way
E.I.	Expansion Joint	S.	South
E.O.S.	Emergency Overflow Spout	S.F.	Square Feet
E.W.	Each Way	SAN.	Sanitary Sewer
EA.	Elevation	SECT.	Section
EL.	Elevation	SE	Side Exit
ELEC.	Electrical	SEW	Side Exit Walk Out
ELEV.	Elevation	SH.	Sheet
EMER.	Emergency	SH.	Shelving
ENR.	Entrance	SLNT.	Slope
EQ.	Equal	SPEC.	Specification
EQUIV.	Equivalent	SQ	Square
EXST.	Existing	SQM	Square Meter
F & I	Furnish and Install	STD.	Standard
F.O.	Furnished by Others	STRUC.	Structural
F.C.	Face of Curb	SYM.	Symmetrical
F.D.	Floor Drain	T	Thickness
F.D.C.	Fire Department Connection	T/R	Top of Rim
F.V.	Field Verify	T/W	Top of Wall
FB	Full Basement	TEMP.	Temporary
FBWO	Full Basement Walk Out	THK.	Thick / Thickness
FBLO	Full Basement Lock Out	TN	Typical
FOU	Foundation	TYD	Typical Unless Noted Otherwise
FES	Flared End Section	U.N.O.	Unless Noted Otherwise
FFE	Finished Floor Elevation	V.B.	Vapor Barrier
FLN	Flint	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
GAL.	Gallon	W.P.	Working Point
GALV.	Galvanized	W.W.F.	Welded Wire Fabric
GPE	Garage Floor Elevation	W	Width
GL.	Glass	W/O	Walk Out
G-side	G-side	WETL.	Wetland
H.	Height	WP.	Waterproof
H.P.	High Point	WT.	Weight
HDPEP	High Density Polyethylene Pipe	YD.	Yard
HGT.	Height	YR.	Year
HORIZ.	Horizontal		
HVAC	Heating, Ventilation, Air Conditioning		
HYD	Hydrant		
ID.	Inside Dimension		
IN. OR ()	Inches		
INFO.	Information		
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
	MANHOLE		SLOPE, DIRECTION OF FLOW
	CATCH BASIN		BOLLARD
	FIRE HYDRANT		STORM SEWER
	WATER VALVE		SANITARY SEWER-WASTE
	FLARED END SECTION		FORCE MAIN
	IRON PIPE MONUMENT SET		ROOF DRAIN COLLECTOR
	P.K. NAL		WATER MAIN
	POWERPOLE		FIRE LINE (IF SEPARATE)
	GUARD POST		DOMESTIC WATER SERVICE
	UTILITY BOX (TV, TEL, ELEC)		CULVERT & END SECTION
	TRAFFIC BOX		GAS LINE
	GAS METER		ELECTRIC-OVERHEAD
	TRAFFIC SIGN		ELECTRIC-UNDERGROUND
	GUY WIRE		TELEPHONE-OVERHEAD
	REGISTRAR OF TITLES		TELEPHONE-UNDERGROUND
	COUNTY RECORDER		UNDERGROUND CABLE/TV
	STORM SEWER LINE		UNDERGROUND CABLE/TV
	SANITARY SEWER LINE		LAWN SPRINKLER SLEEVE
	WATER MAIN		
	UNDERGROUND GAS		
	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
10.05.2010	SITE PLAN SUBMITTAL	
10.05.2010	WORKSHEET SUBMITTAL	
11.8.2010	CITY SUBMITTAL	
12.03.2010	FINAL SITE PLAN SUBMITTAL	

PROJECT MANAGER REVIEW

BY: [Signature] DATE: 12/13/2010

CERTIFICATION

NOT FOR CONSTRUCTION

FINAL SITE PLAN SUBMITTAL

DECEMBER 3, 2010

LANDFORM
From Site to Finish

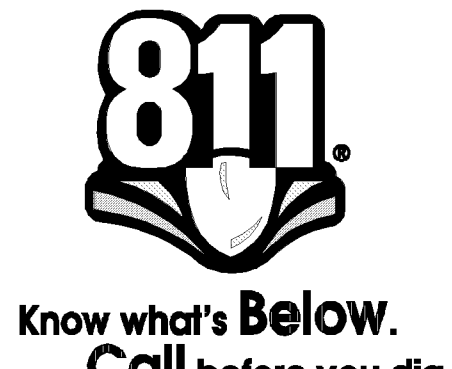
105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME: C001T07005

PROJECT NO: TOT10005

TITLE SHEET

C0.1



EXISTING CONDITIONS

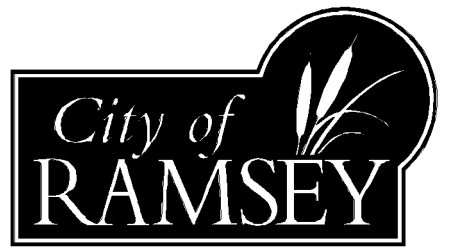
BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANDFORM PROFESSIONAL SERVICES ON SEPTEMBER 3, 2010, EXPRESSLY FOR THIS PROJECT, CITY OF RAMSEY, IN RECORD DRAWINGS, AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS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

DEVELOPER

TOTI DEVELOPMENT

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

MUNICIPALITY



PROJECT



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E2.2	SITE PHOTOGRAPHICS DETAILS
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REVISION HISTORY

DATE	REVISION	REVIEW
10.05.2010	SITE PLAN SUBMITTAL	
11.06.2010	WORKSHEET SUBMITTAL	
11.18.2010	CITY SUBMITTAL	
12.03.2010	FINAL SITE PLAN SUBMITTAL	

PROJECT MANAGER REVIEW

BY EAK DATE 12/17/2010

CERTIFICATION

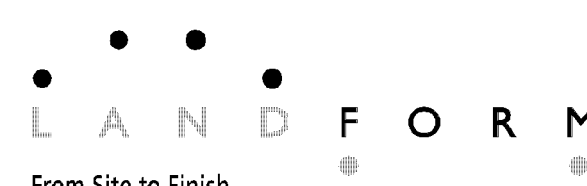
I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Land Surveyor in the State of Minnesota.

NOT FOR CONSTRUCTION

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FINAL SITE PLAN SUBMITTAL
DECEMBER 3, 2010

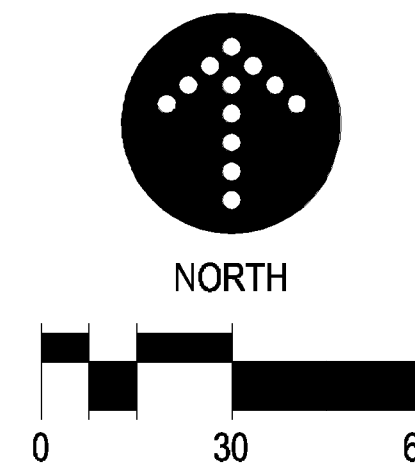
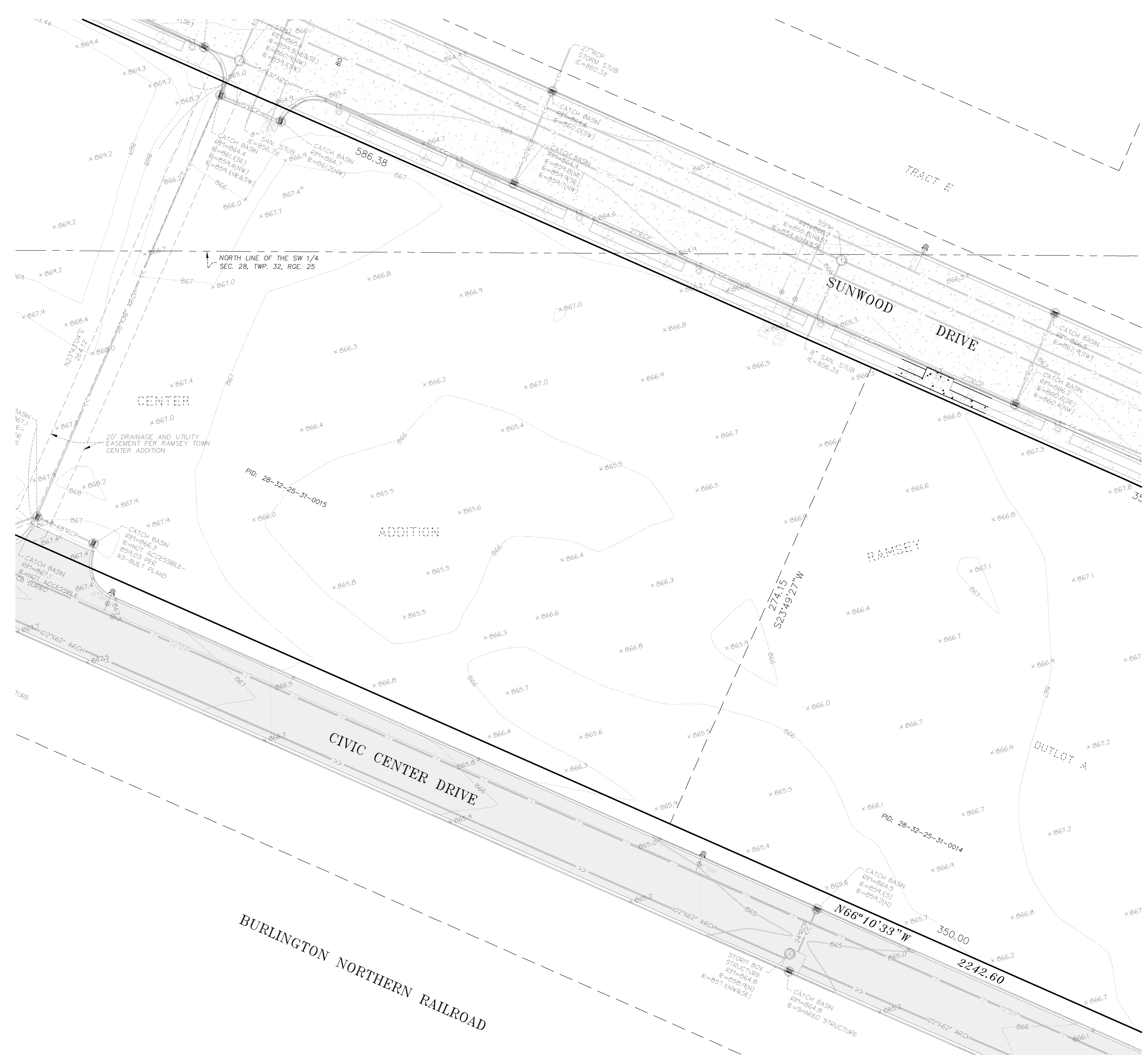


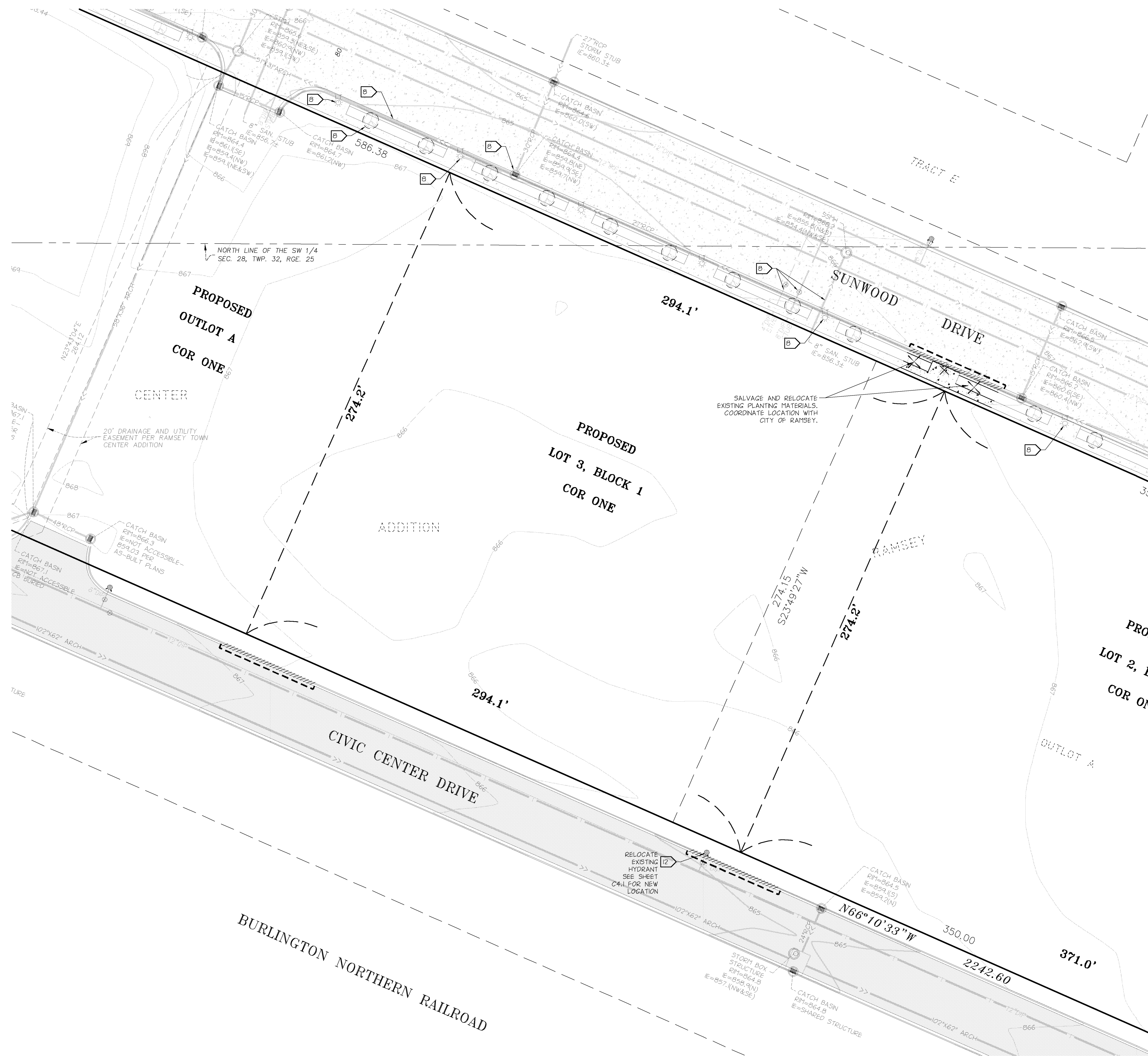
105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C101TOT005
PROJECT NO. TOT10005

EXISTING CONDITIONS

C1.1





DEMOLITION AND CLEARING NOTES

- OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES <72> HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
- DIMENSIONS SHOWN FOR REMOVAL ARE APPROXIMATE. COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
- REFER TO DETAILS FOR PAVEMENT SAWCUT. REMOVE CONCRETE WALKS AND CURBING TO THE NEAREST EXISTING JOINT BEYOND CONSTRUCTION LIMITS.
- SEE SHEET C31 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
- COMPLETE DEMOLITION WITH MINIMAL DISRUPTION OF TRAFFIC. COORDINATE LANE CLOSURES WITH THE REGULATORY AUTHORITY AND PROVIDE ADVANCE NOTIFICATION TO AFFECTED EMERGENCY RESPONSE PROVIDERS.
- PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL, AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
- PROTECT STRUCTURES, UTILITIES, TREES, PLANT MATERIAL, SOIL, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED FOR REMOVAL. DAMAGE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST.
- ABANDON WELLS AND ON SITE SEWAGE FACILITIES PRIOR TO ANY OTHER DEMOLITION IN ACCORDANCE WITH REQUIREMENTS OF REGULATORY AUTHORITIES.
- REMOVE TREES NOTED, INCLUDING ROOT STRUCTURES, FROM THE SITE. COORDINATE WITH OWNER TO MARK TREES TO BE SAVED OR TRANSPLANTED PRIOR TO CLEARING.
- REMOVE EXISTING SITE FEATURES INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, PAVING, CURBING, WALKWAYS, FENCING, RETAINING WALLS, SCREEN WALLS, APRONS, LIGHTING, RELATED FOUNDATIONS, SIGNAGE, BOLLARDS, LANDSCAPING, AND STAIRWAYS WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.
- COORDINATE REMOVAL, RELOCATION, TERMINATION, AND RE-USE OF EXISTING UTILITY SERVICES AND APPURTENANCES WITH THE UTILITY COMPANIES. RESTORE ELECTRIC HANDHOLES, PULLBOXES, POWERPOLES, GUYLINES, AND STRUCTURES DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
- EXISTING PIPING AND CONDUITS MAY BE ABANDONED IN-PLACE IF FILLED WITH SAND AND IF NOT IN LOCATION OF PROPOSED BUILDING OR IN CONFLICT WITH PROPOSED UTILITIES OR STRUCTURES. TERMINATE EXISTING SERVICES AT THE SUPPLY SIDE IN CONFORMANCE WITH PROVIDER'S STANDARDS.
- HAUL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS, UNLESS NOTED OTHERWISE.

LEGEND

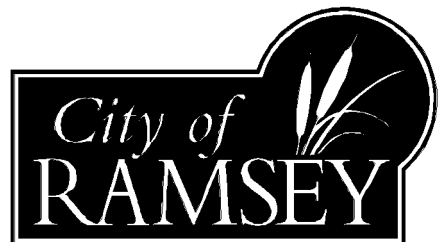
- TREE REMOVAL
- TREE PROTECTION
- REMOVE LIGHT POLE
- CURB REMOVAL
- PAVEMENT SAWCUT
- CONSTRUCTION LIMITS

DEVELOPER

TOTI DEVELOPMENT

1245 GUN CLUB RD
WHITE BEAR LAKE, MN 55110
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MUNICIPALITY



PROJECT

SuiteLiving
SPECIALTY SENIOR SERVICES

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E02	SITE PHOTOGRAPHICS
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L71	LANDSCAPE DETAILS

REVISION HISTORY

DATE	REVISION	REVIEW
10.05.2010	SITE PLAN SUBMITTAL	
10.06.2010	WORKSHEET SUBMITTAL	
11.08.2010	CITY SUBMITTAL	
12.03.2010	FINAL SITE PLAN SUBMITTAL	

PROJECT MANAGER REVIEW

BY: [Signature] DATE: 12/13/2010

CERTIFICATION

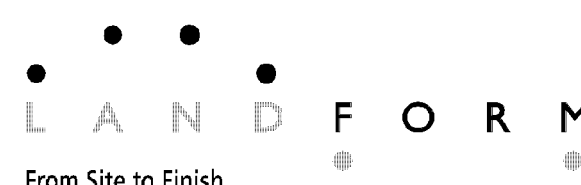
I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the state of MINNESOTA.

NO CONSTRUCTION

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FINAL SITE PLAN SUBMITTAL
DECEMBER 3, 2010



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

FILE NAME: C102T01005

PROJECT NO: TOT10005

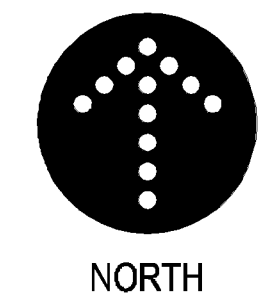
DEMOLITION

C1.2

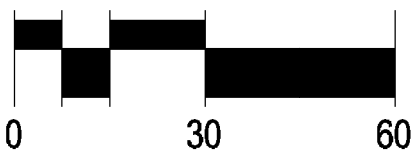
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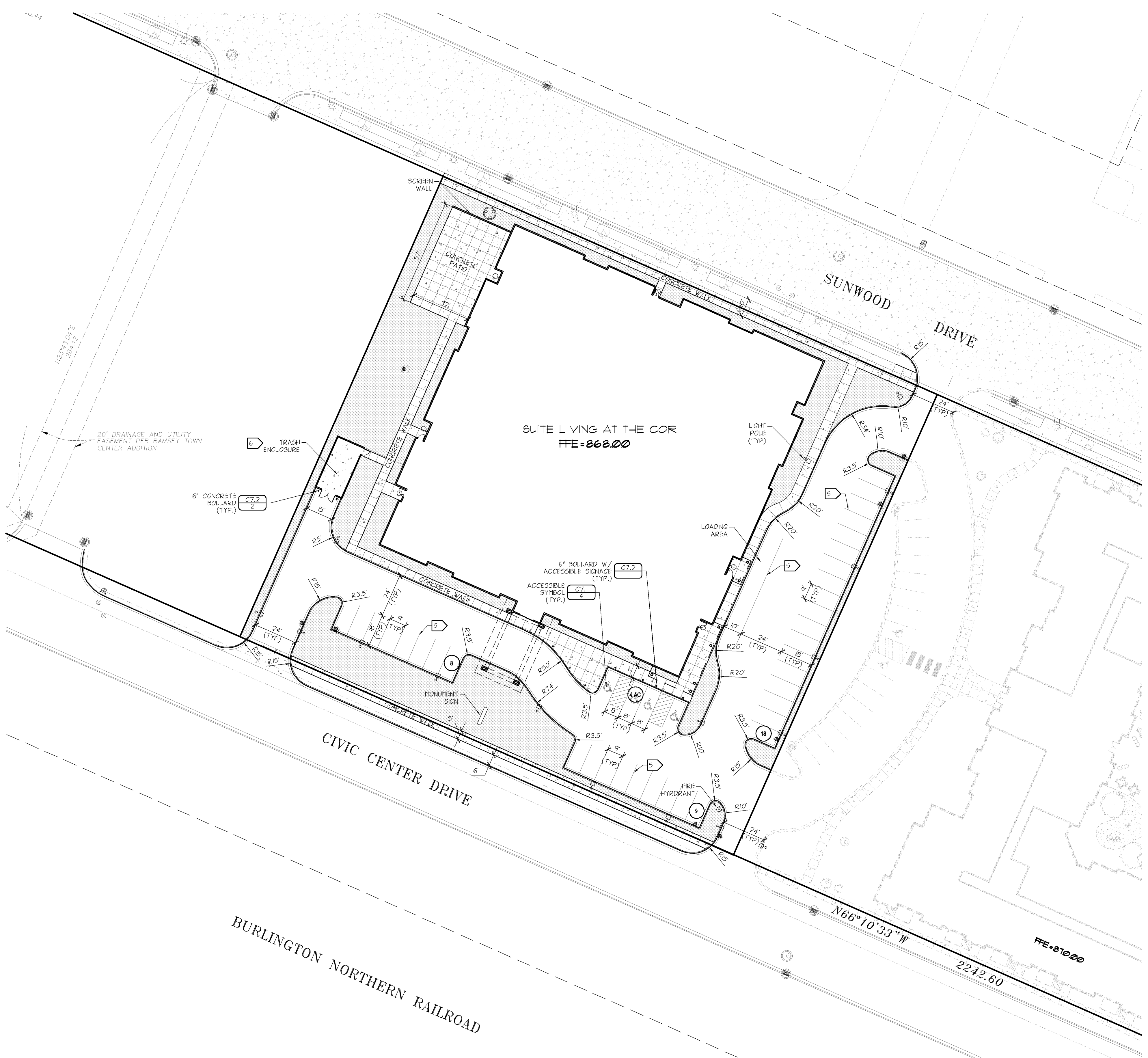


Know what's Below.
Call before you dig.



NORTH





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')	35 EA.	
ACCESSIBLE STALLS (8'x18')	4 EA.	
TOTAL PARKING STALLS PROVIDED:	39 EA.	

AREA SUMMARY

EXISTING:		
PERVIOUS	80,639 S.F.	100.0%
IMPERVIOUS	0 S.F.	0.0%
TOTAL (1.85 Ac)	80,639 S.F.	100.0%

PROPOSED:		
PERVIOUS	15,195 S.F.	18.8%
IMPERVIOUS	65,451 S.F.	81.2%
TOTAL (1.85 Ac)	80,639 S.F.	100.0%

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.

BUILDING SUMMARY

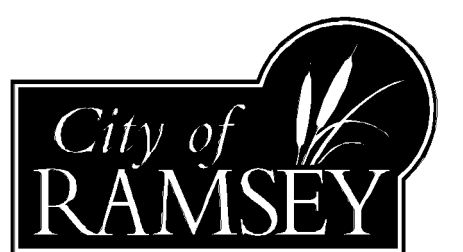
TOTAL NUMBER OF UNITS = 84
 PROPOSED BUILDING SQUARE FOOTAGE = 31,125 S.F. PER LEVEL - TOTAL = 105,375 S.F.
 NET DENSITY = 46
 TOTAL LOT SIZE = 80,639 S.F.
 TOTAL SITE COVERAGE OF BUILDING = 34%
 ESTIMATED NUMBER OF EMPLOYEES PER SHIFT = 15 EMPLOYEES

DEVELOPER

TOTI DEVELOPMENT

1245 GUN CLUB RD
 WHITE BEAR LAKE, MN 55110
 TEL: (651)407-7008

MUNICIPALITY



PROJECT



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L2.3	LANDSCAPE
L2.4	LANDSCAPE
L2.5	LANDSCAPE
L2.6	LANDSCAPE
L2.7	LANDSCAPE

REVISION HISTORY

DATE	REVISION	REVIEW
10.05.2010	SITE PLAN SUBMITTAL	
11.05.2010	WATERSHED SUBMITTAL	
11.05.2010	CITY SUBMITTAL	
12.03.2010	FINAL SITE PLAN SUBMITTAL	

PROJECT MANAGER REVIEW

BY: [Signature] DATE: 12/17/2010

CERTIFICATION

I hereby certify that this plan 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.

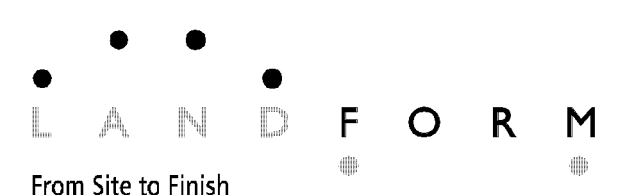
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FINAL SITE PLAN SUBMITTAL

DECEMBER 3, 2010



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

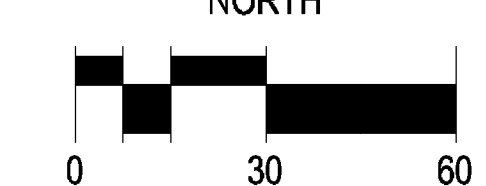
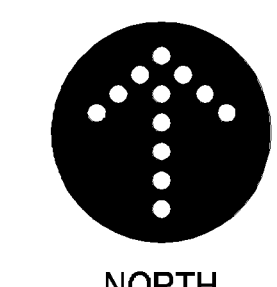
FILE NAME: C201TOT005
 PROJECT NO: TOT10005

SITE PLAN

C2.1



Know what's Below.
 Call before you dig.





SHEET	TITLE
C0.1	TITLE SHEET
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION
C2.1	SITE PLAN
C3.1	GRADING, DRAINAGE, PAVING & EROSION CONTROL
C4.1	UTILITIES
C5.1	CIVIL CONSTRUCTION DETAILS
C6.1	SITE PHOTOGRAPHS
C7.1	CIVIL CONSTRUCTION DETAILS
E2.1	SITE PHOTOGRAPHS
E2.2	SITE PHOTOGRAPHS
L2.1	LANDSCAPE
L2.2	LANDSCAPE
L2.3	LANDSCAPE
L2.4	LANDSCAPE
L2.5	LANDSCAPE
L2.6	LANDSCAPE
L2.7	LANDSCAPE
L2.8	LANDSCAPE
L2.9	LANDSCAPE
L2.10	LANDSCAPE
L2.11	LANDSCAPE
L2.12	LANDSCAPE
L2.13	LANDSCAPE
L2.14	LANDSCAPE
L2.15	LANDSCAPE
L2.16	LANDSCAPE
L2.17	LANDSCAPE
L2.18	LANDSCAPE
L2.19	LANDSCAPE
L2.20	LANDSCAPE
L2.21	LANDSCAPE
L2.22	LANDSCAPE
L2.23	LANDSCAPE
L2.24	LANDSCAPE
L2.25	LANDSCAPE
L2.26	LANDSCAPE
L2.27	LANDSCAPE
L2.28	LANDSCAPE
L2.29	LANDSCAPE
L2.30	LANDSCAPE
L2.31	LANDSCAPE
L2.32	LANDSCAPE
L2.33	LANDSCAPE
L2.34	LANDSCAPE
L2.35	LANDSCAPE
L2.36	LANDSCAPE
L2.37	LANDSCAPE
L2.38	LANDSCAPE
L2.39	LANDSCAPE
L2.40	LANDSCAPE
L2.41	LANDSCAPE
L2.42	LANDSCAPE
L2.43	LANDSCAPE
L2.44	LANDSCAPE
L2.45	LANDSCAPE
L2.46	LANDSCAPE
L2.47	LANDSCAPE
L2.48	LANDSCAPE
L2.49	LANDSCAPE
L2.50	LANDSCAPE

DATE	REVISION	REVIEW
10.05.2010	SITE PLAN SUBMITTAL	
10.05.2010	WATERSHED SUBMITTAL	
11.18.2010	CITY SUBMITTAL	
12.03.2010	FINAL SITE PLAN SUBMITTAL	

BY	DATE
	12/13/2010

I hereby certify that this plan 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.

NOT FOR CONSTRUCTION

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From Site to Finish

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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, SOL CORRECTION, AND COMPACTION AND PROVIDE PERIODIC REPORTS TO THE OWNER.
- PLACE AND COMPACT FILL USING LIFT THICKNESSES MATCHED TO SOL 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
 - 1.5-INCH WEAR
 - TACK COAT
 - 1.5-INCH BASE
 - 6-INCH AGGREGATE BASE (MNDOT 313B, CLASS 5)
 - COMPACTED SUBSOIL
 - CONCRETE WALKWAYS
 - 4-INCH CONCRETE WALK
 - 4-INCH AGGREGATE BASE (MNDOT 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 (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.
- 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.

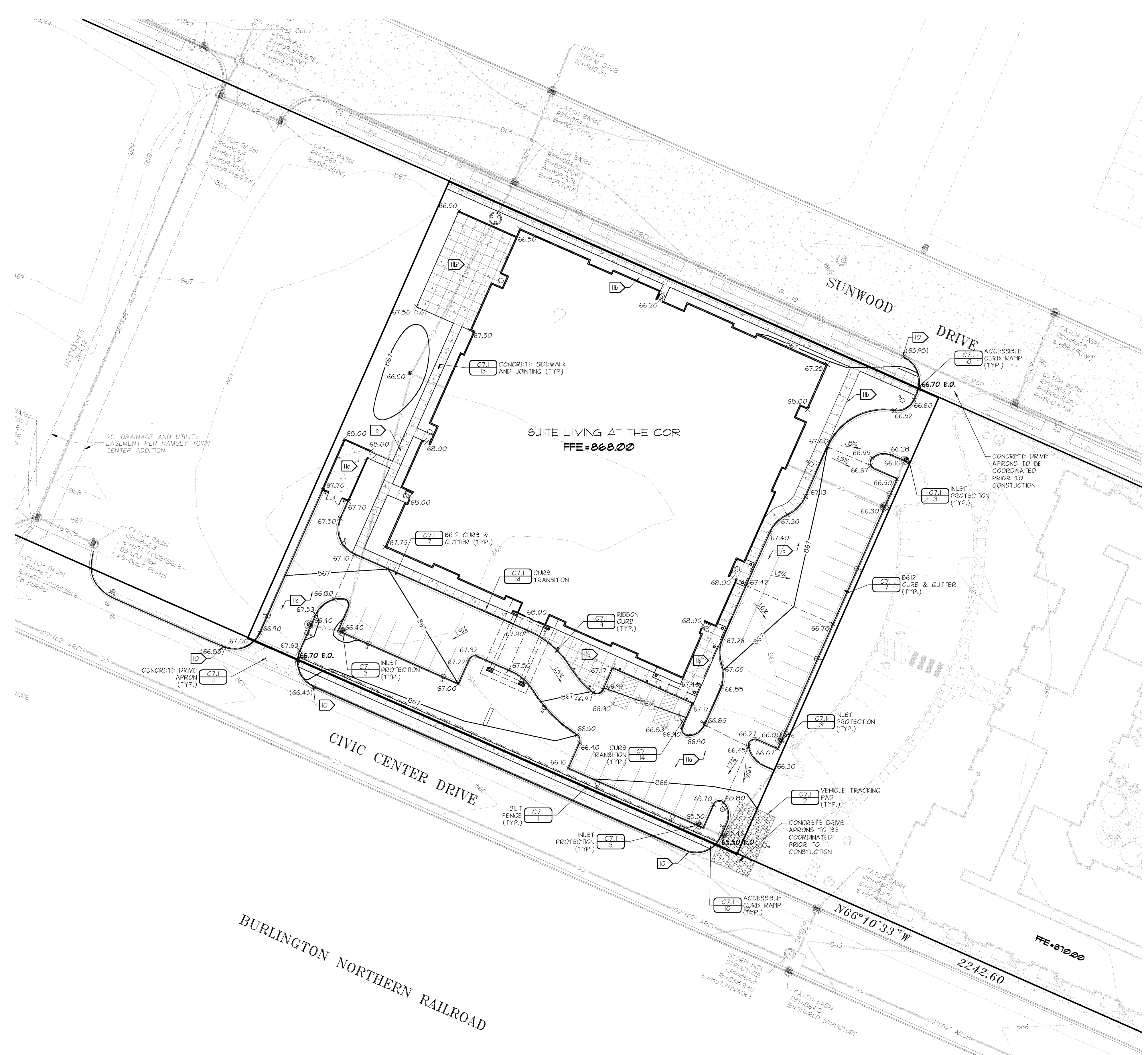
ITEM	SPECIFICATION NUMBER
SOD	MNDOT 3876
SEED	MNDOT 3876
MULCH (TYPE I, DISC ANCHORED)	MNDOT 3882
FERTILIZER	MNDOT 3881
GENERAL PLACEMENT	MNDOT 2975
- SEE LANDSCAPING SHEETS FOR PERMANENT TURF ESTABLISHMENT.
- SCRAPE ADJACENT STREETS CLEAN DAILY AND SWEEP CLEAN WEEKLY.
- ANY IMPACTS TO CITY STREETS (WET TAP AND CURB CUT LOCATIONS) SHOULD BE BROUGHT TO GRADE WITH CLASS 5 BY THE END OF THE WORK DAY AND PAVED WITHIN 24 HOURS.
- THE CONTRACTOR SHOULD HAVE A SWEEPER ON SITE OR AVAILABLE WITHIN 3 HOURS. ALL MATERIAL TRACKED ONTO CITY STREETS MUST BE REMOVED IMMEDIATELY UPON DISCOVERY, OR AS DIRECTED BY THE CITY ENGINEER.
- INSTALLATION OF SILT FENCE AND OTHER DOWN GRADIENT SEDIMENT PROTECTION MEASURES SHALL BE COMPLETED AND INSPECTED PRIOR TO COMMENCEMENT OF ANY SITE ACTIVITIES.
- UPON COMPLETION OF CONSTRUCTION AND RESTORATION OF DISTURBED AREAS, CONTRACTOR SHALL REMOVE ALL EROSION CONTROL MEASURES INSTALLED THROUGHOUT THE CONSTRUCTION SITE.

NPDES AREA SUMMARY

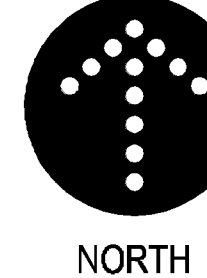
	EXISTING	PROPOSED	ULTIMATE
PERVIOUS	1.85 ACRES	0.35 ACRES	0.35 ACRES
IMPERVIOUS	0 ACRES	1.50 ACRES	1.50 ACRES
TOTAL	1.85 ACRES	1.85 ACRES	1.85 ACRES

LEGEND

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



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NORTH



UTILITY NOTES

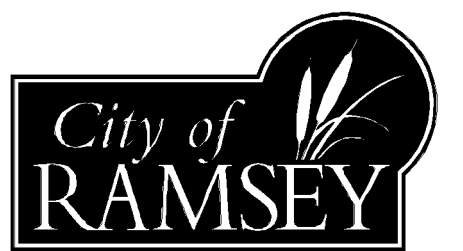
- PIPE MATERIALS
WATERSHAIN DP CLASS 53
WATER SERVICE TYPE K COPPER
SANITARY SEWER PVC SDR 35
STORM SEWER PVC SCHEDULE 40
RCP CLASS 5
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
- COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES TO BUILDING.
- PROVIDE MEANS AND 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 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 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 CONNEXUS 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.

DEVELOPER

TOTI DEVELOPMENT

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

MUNICIPALITY



PROJECT

SuiteLiving
SPECIALTY SENIOR SERVICES

SHEET INDEX

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REVISION HISTORY

DATE	REVISION	REVIEW
10.05.2010	FINAL SITE PLAN SUBMITTAL	
11.18.2010	FINAL SITE PLAN SUBMITTAL	
12.03.2010	FINAL SITE PLAN SUBMITTAL	

PROJECT MANAGER REVIEW

BY: [Signature] DATE: 12/17/2010

CERTIFICATION

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.

NO CONSTRUCTION

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FINAL SITE PLAN SUBMITTAL

DECEMBER 3, 2010

LANDFORM

From Site to Finish

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FILE NAME C401T07005

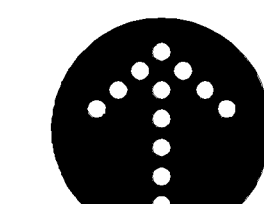
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UTILITIES

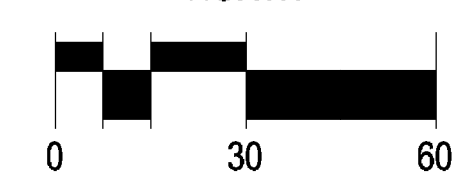
C4.1



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NORTH





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DATE	REVISION	REVIEW
10.05.2010	SITE PLAN SUBMITTAL	
10.06.2010	WORKSHEET SUBMITTAL	
11.03.2010	CITY SUBMITTAL	
12.03.2010	FINAL SITE PLAN SUBMITTAL	

BY	DATE
	12/13/2010

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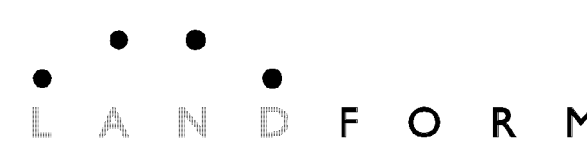
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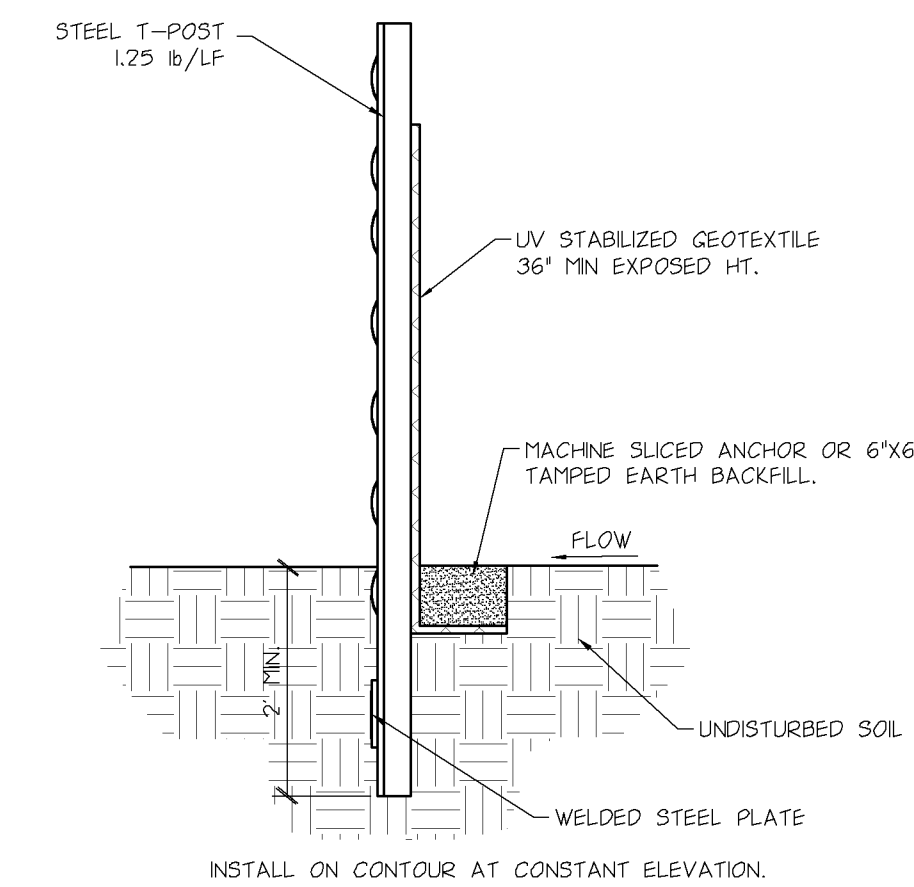


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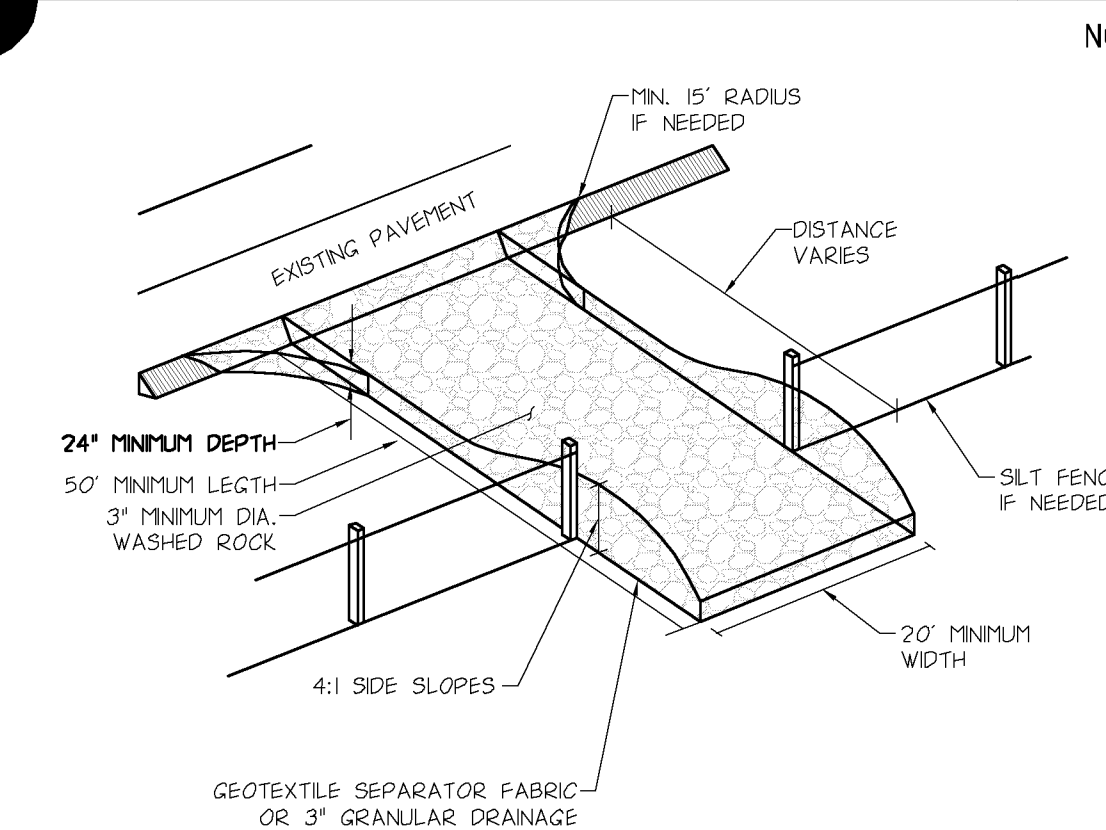
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Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME: C701TOT005

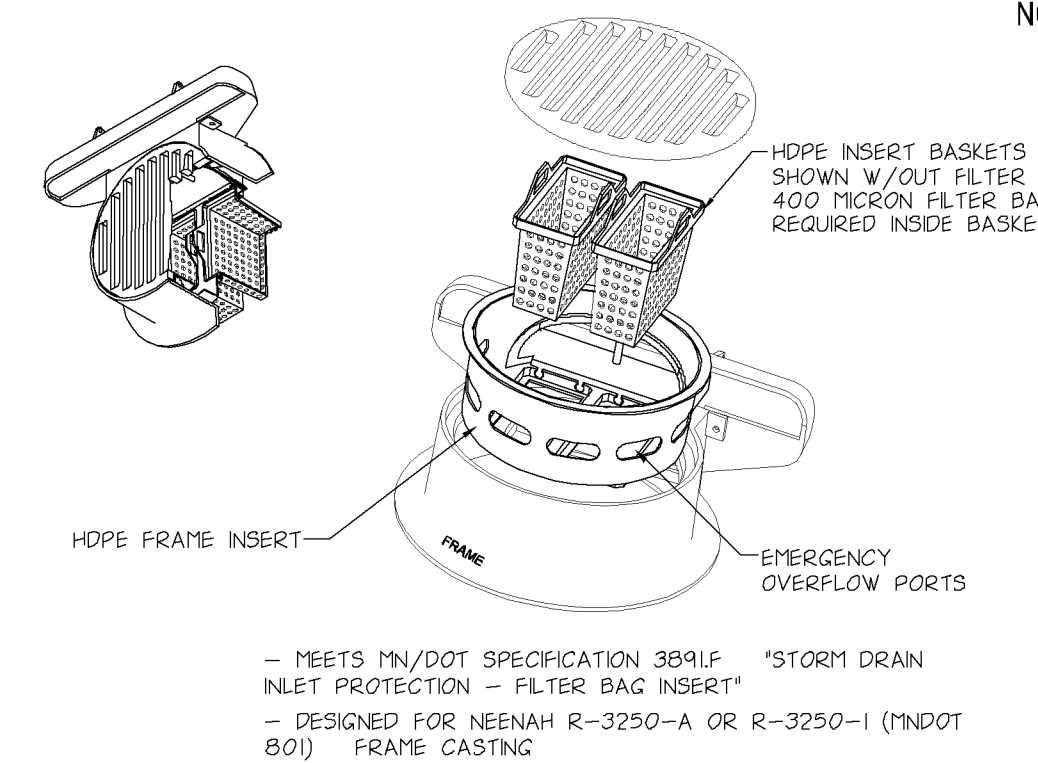
PROJECT NO.: TOT10005



SILT FENCE



VEHICLE TRACKING PAD

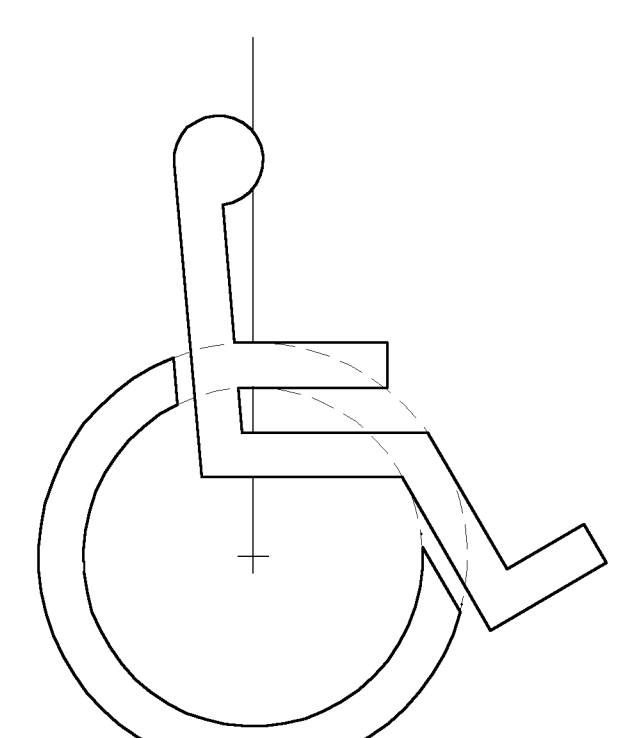


INFRASAFE - 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY: SOTAL ENVIRONMENTAL SYSTEMS

ALTERNATIVE ALLOWED AS APPROVED BY PERMITTING AUTHORITIES

INLET PROTECTION

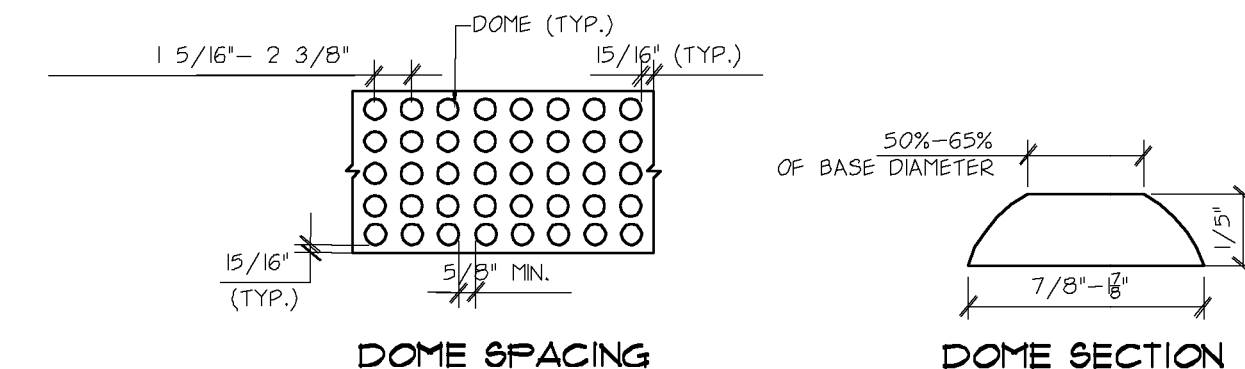


PROVIDE WHITE PAINTED SYMBOL AT EACH ACCESSIBLE STALL, CENTER IN STALL EACH WAY.

PROPORTIONAL LAYOUT SHALL CONFORM TO 28 CFR PART 36, APPENDIX A, 4.30.7 FIG. 43(a).

LINE WIDTH SHALL BE NOMINALLY 1/15 OF OVERALL HEIGHT

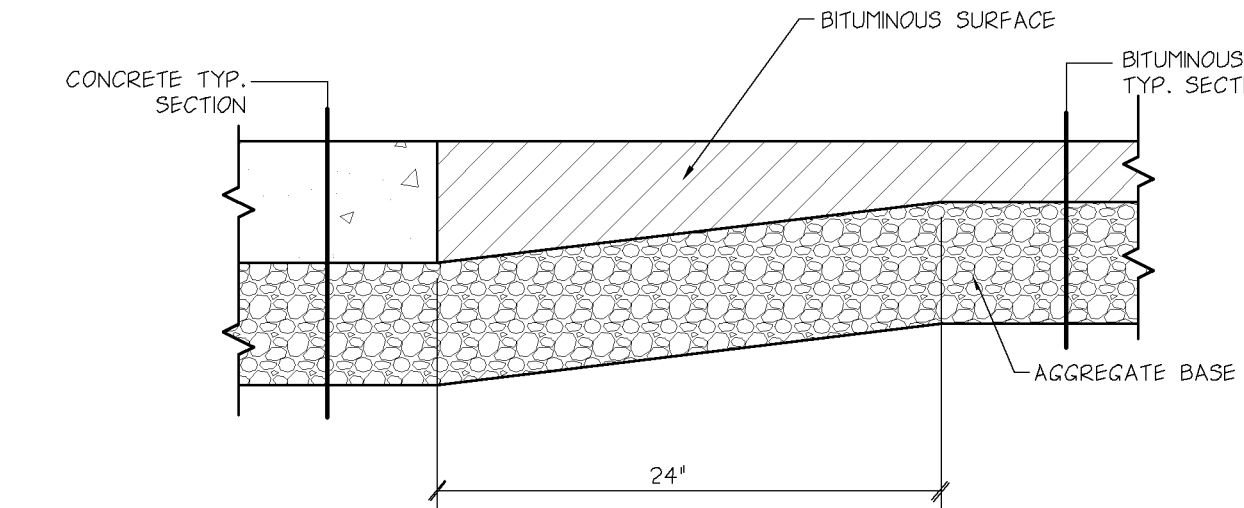
INTERNATIONAL SYMBOL OF ACCESSIBILITY



1. PLACE THE DETECTABLE WARNINGS (TRUNCATED DOMES) 2" BEHIND THE BACK OF CURB. WHEN THE DETECTABLE WARNING SYSTEM IS A PRECAST MATERIAL, THE CURB SHALL BE HAND FORMED TO FILL THE GAP.
2. RAMP TO HAVE DETECTABLE WARNING SURFACE PER AMERICAN DISABILITIES ACT 4.29.2 ADA PEDESTRIAN RAMPS SHALL BE CAST IRON.

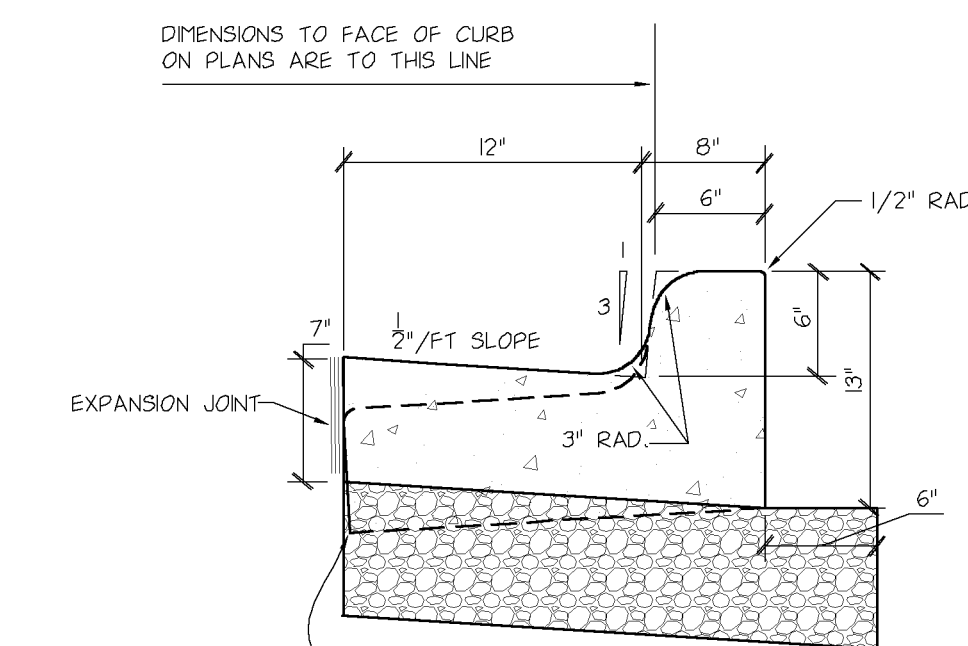
DETECTABLE WARNINGS ADA 4.7.7

NO SCALE



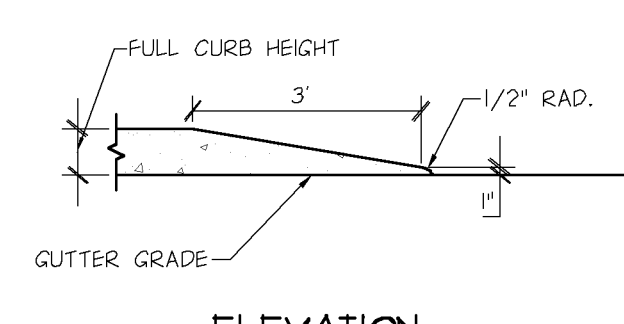
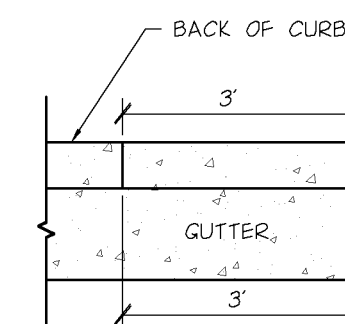
THICKENED BITUMINOUS EDGE AND CONCRETE SURFACE

NO SCALE



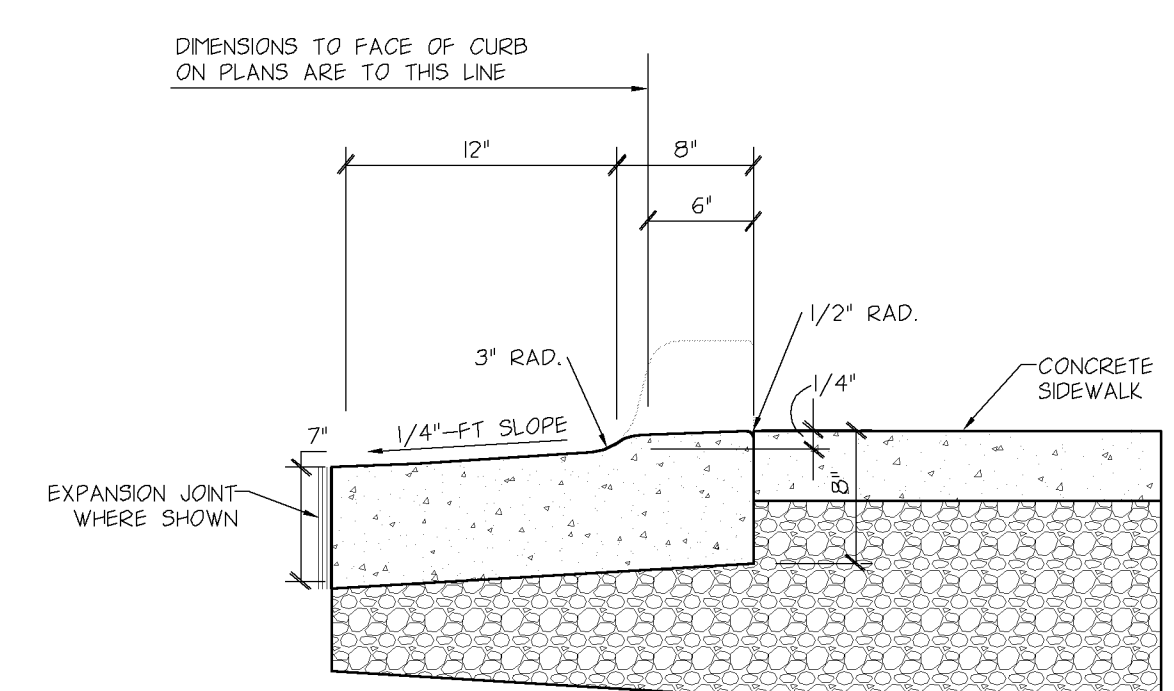
6" CONCRETE CURB AND GUTTER

NO SCALE



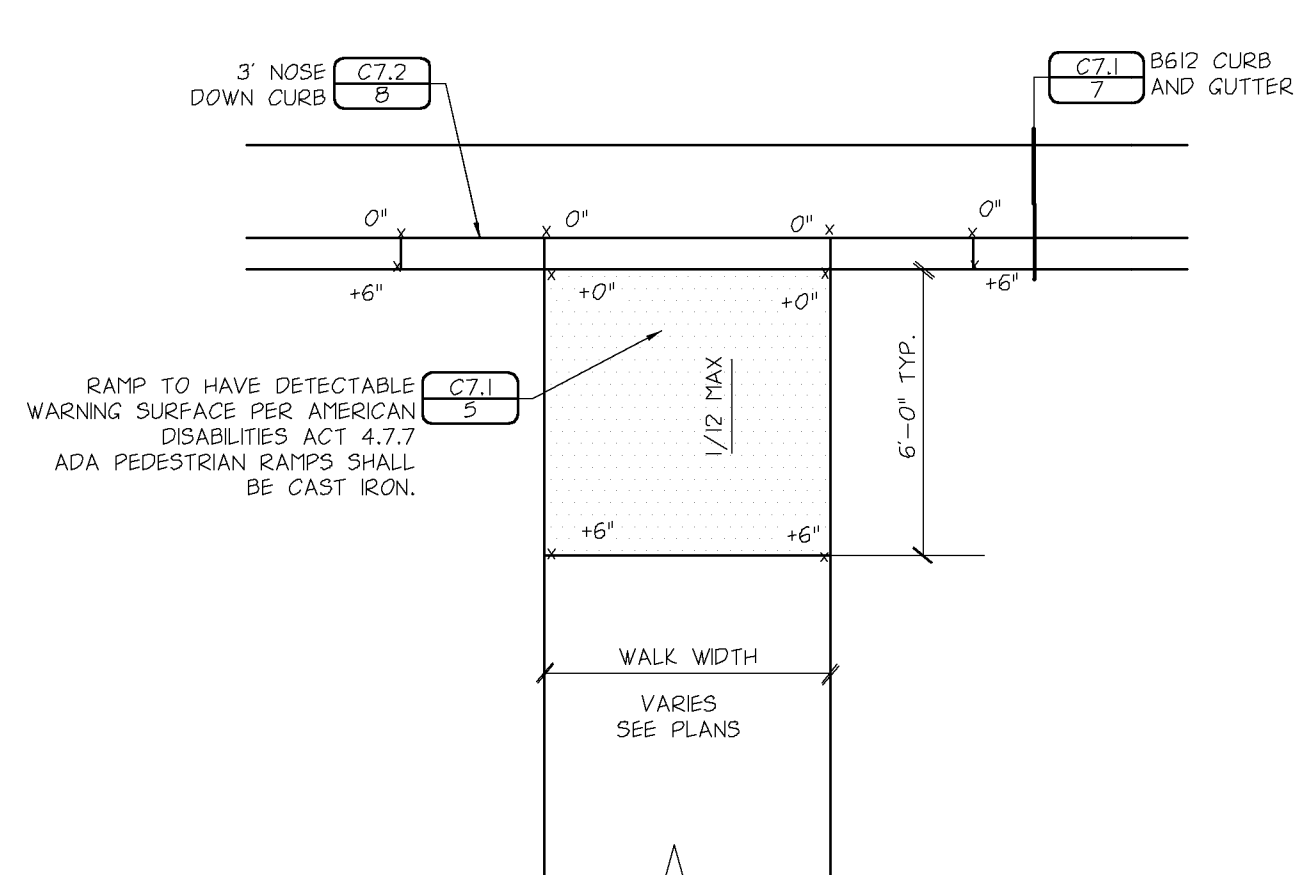
NOSE DOWN CURB

NO SCALE



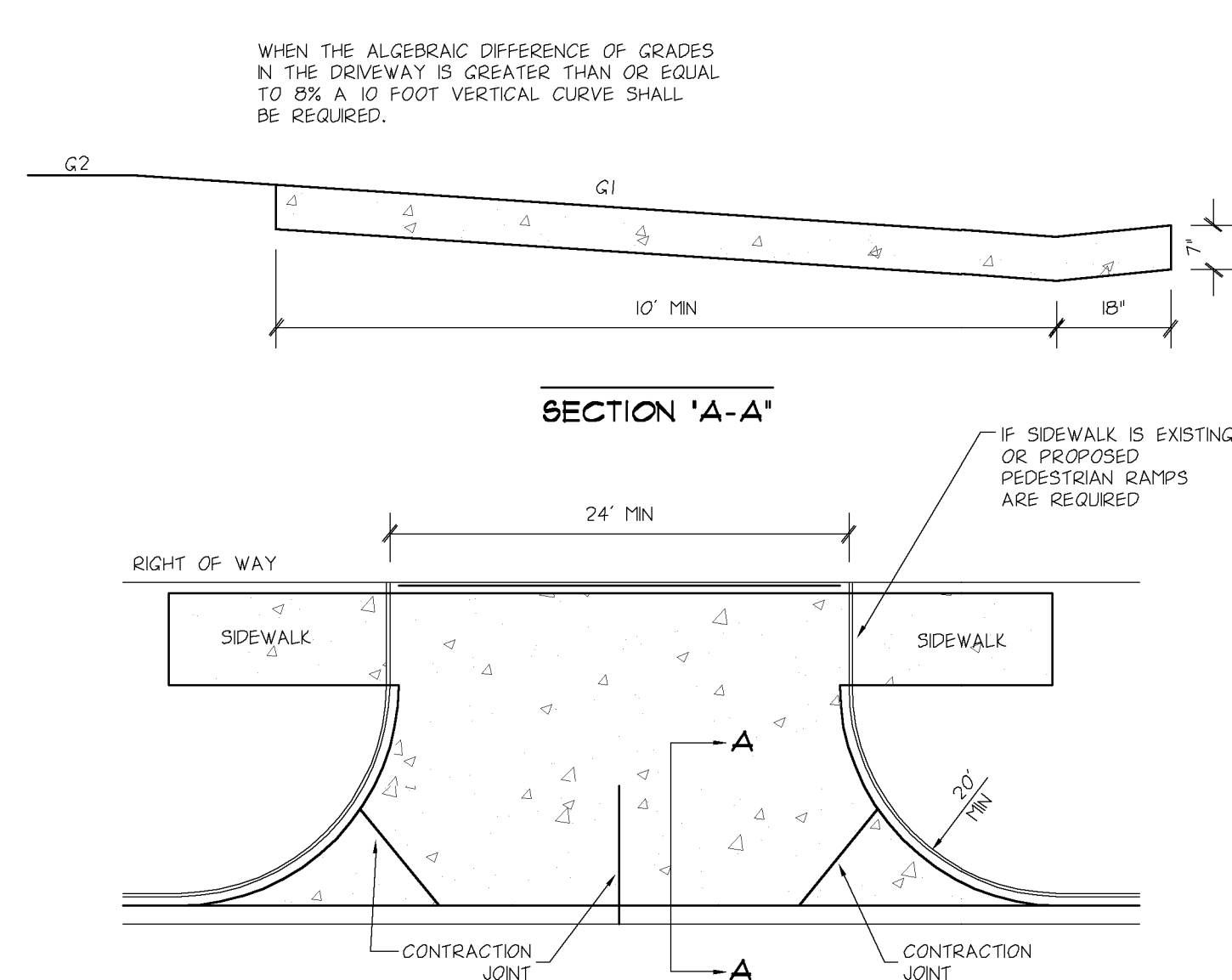
CONCRETE RIBBON CURB

NO SCALE



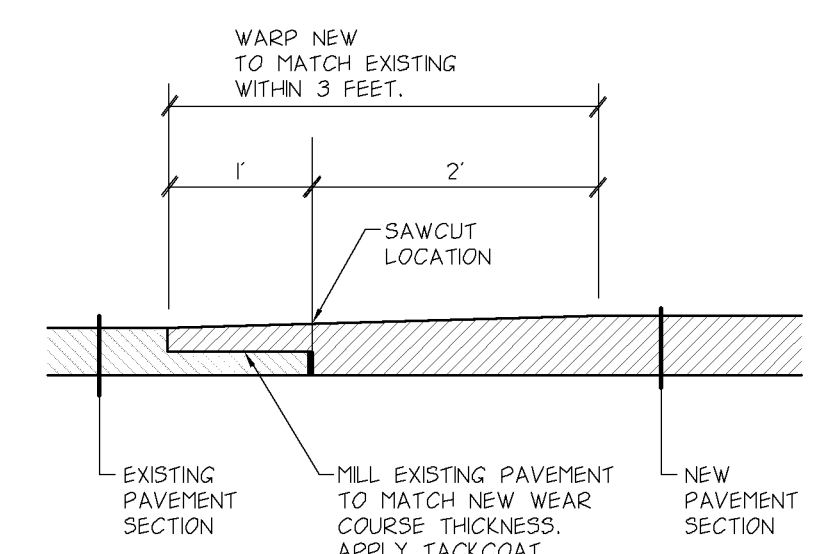
ACCESSIBLE CURB RAMP

NO SCALE



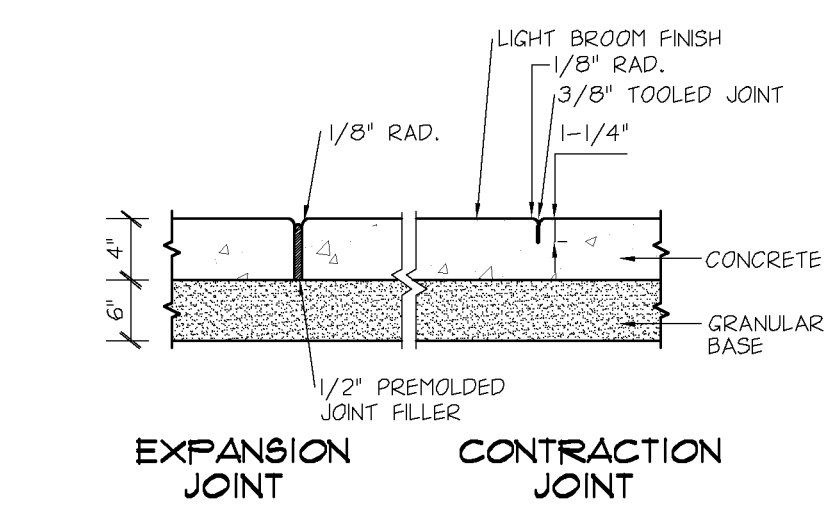
CONCRETE DRIVE APRON

NO SCALE



ASPHALT PAVEMENT TRANSITION

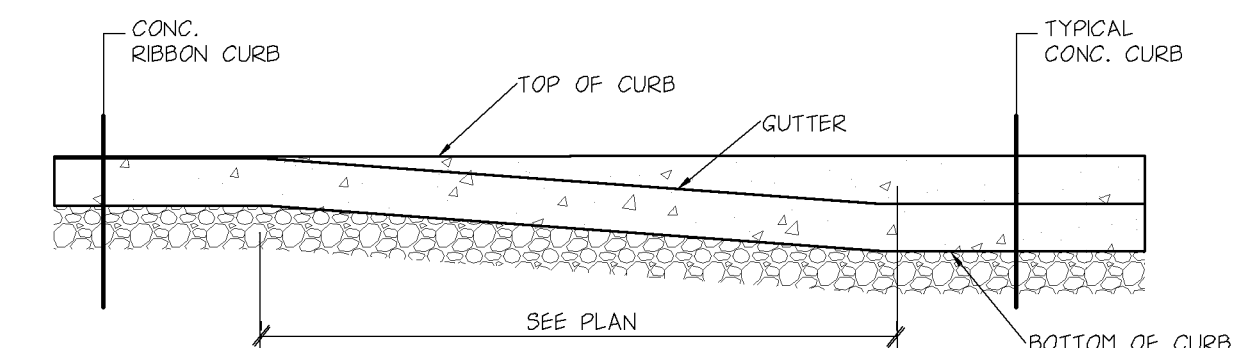
NO SCALE



- CONTRACTION JOINT:**
1. SPACING SHALL MATCH WALK WIDTH UNLESS SHOWN OTHERWISE.
 2. JOINTS ADJACENT TO CURB SHALL MATCH CURB JOINT SPACING.
- EXPANSION JOINT:**
1. WHERE WALK BUTTS ANY CONFINING, FIXED OR EMBEDDED OBJECT SUCH AS WALLS, STOOPS, MAN-HOLES, ETC.
 2. 40' ON CENTER MAXIMUM.

CONCRETE SIDEWALK AND SIDEWALK JOINTING

NO SCALE



CONCRETE CURB TRANSITION

NO SCALE



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CU.6	CIVIL CONSTRUCTION DETAILS
CU.7	CIVIL CONSTRUCTION DETAILS
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E2.2	SITE PHOTOMETRICS DETAILS
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REVISION HISTORY

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10.06.2010	WORKSHEET SUBMITTAL	
11.18.2010	CITY SUBMITTAL	
12.03.2010	FINAL SITE PLAN SUBMITTAL	

PROJECT MANAGER REVIEW

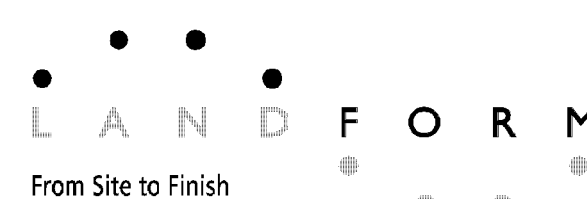
BY: [Signature] DATE: 12/17/2010

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FINAL SITE PLAN SUBMITTAL
DECEMBER 3, 2010

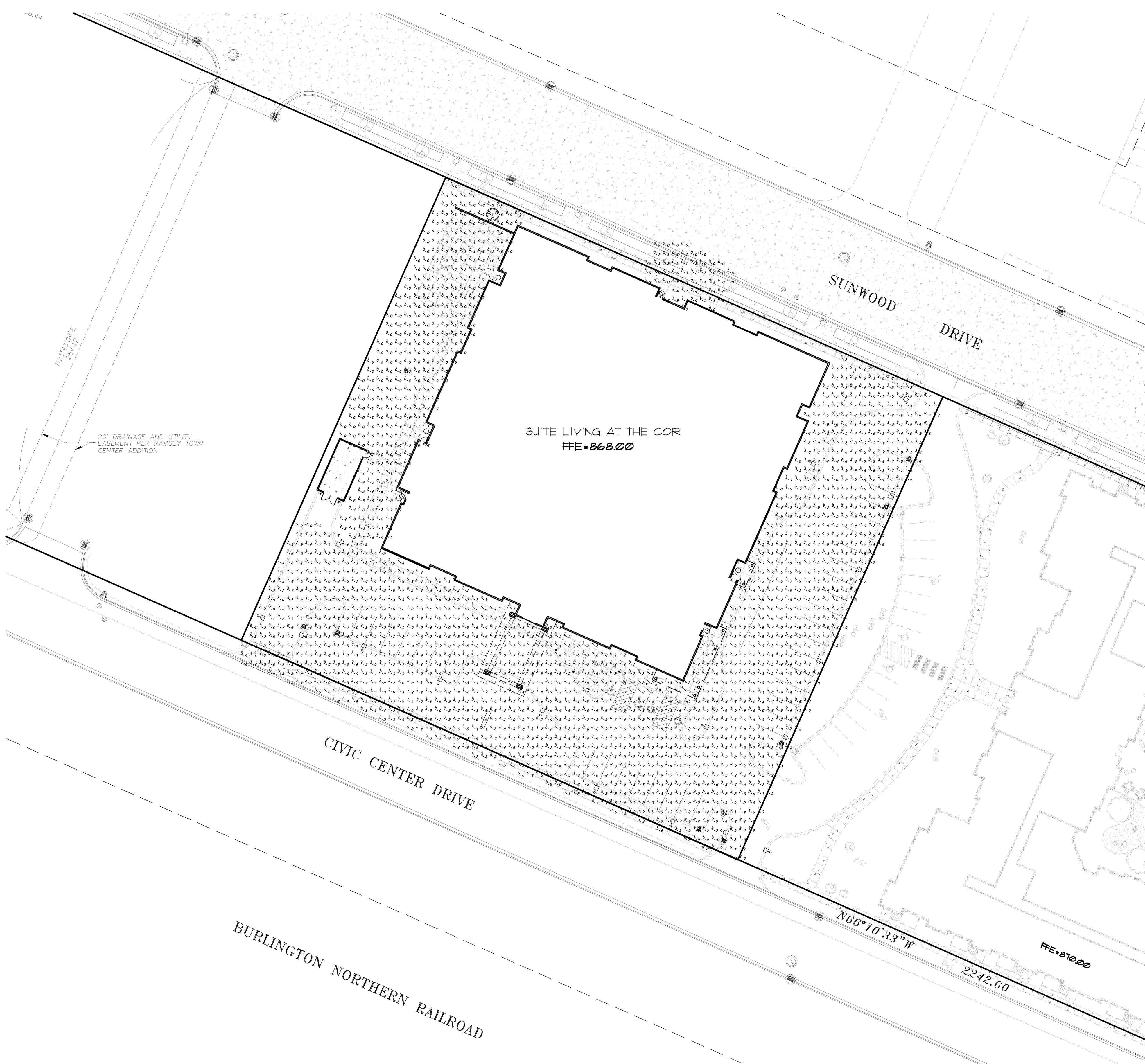


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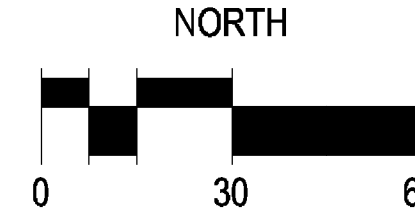
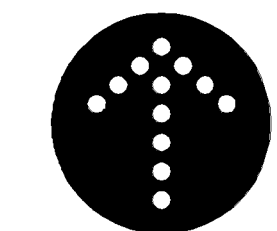
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PROJECT NO.: TOT10005

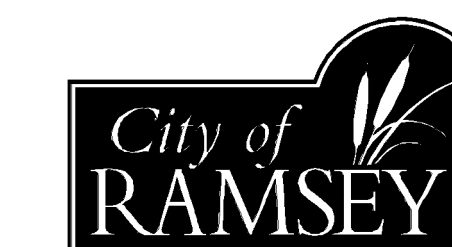
SITE PHOTOMETRICS

E2.1



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10.06.2010	WORKSHEET SUBMITTAL	
11.03.2010	CITY SUBMITTAL	
12.03.2010	FINAL SITE PLAN SUBMITTAL	

BY EJK DATE 12/13/2010

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.

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From Site to Finish

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Minneapolis, MN 55401 Web: landform.net

FILE NAME L201TOT005

PROJECT NO. TOT10005

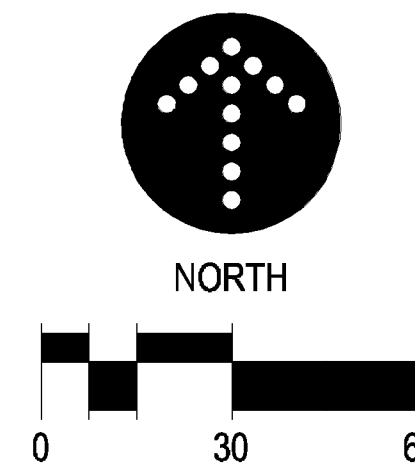
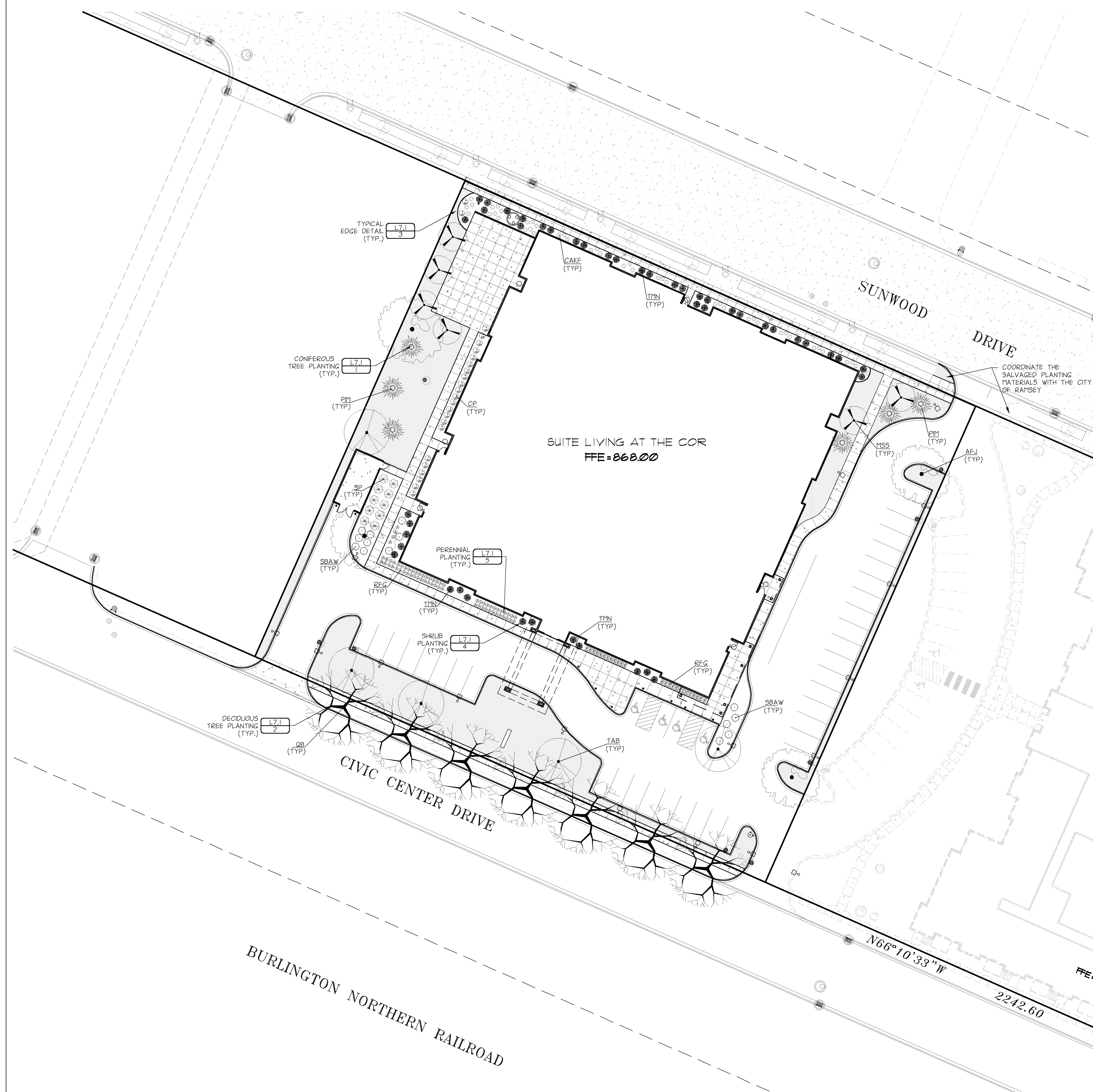
PLANTING SCHEDULE

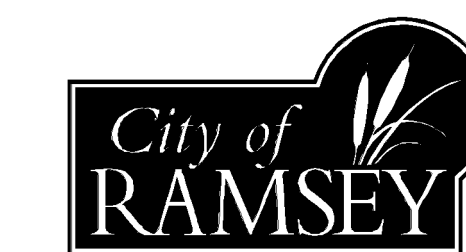
COUNT	NAME	KEY	COMMON NAME	SCIENTIFIC NAME	MATURE SIZE	PLANTING SIZE
46	CONIFEROUS SHRUBS	ITN	NGRA YEW	TAXUS X MEDIA 'NIGRA'	5'H x 5'W	24" HT.
6	CONIFEROUS TREES	PM	BLACK SPRUCE	PICEA MARIANA	7'0" x 3'0" W	6' HT.
24	DECIDUOUS SHRUBS	CP	DWARF RED TIPPED DOGWOOD	CORNUS PURPILA	3'H x 4'W	24" HT.
14	DECIDUOUS SHRUBS	SBAW	ANTHONY WATERER SPIREA	SPIRAEA X BUMALDA 'ANTHONY WATERER'	3'H x 5'W	24" HT.
10	DECIDUOUS SHRUBS	SP	MSS KM LLAC	SYRINGA PATULA	7'H x 6'W	24" HT.
7	DECIDUOUS TREES	QB	SWAMP WHITE OAK	QUERCUS BICOLOR	6'0" x 5'0" W	2.5' CAL.
5	DECIDUOUS TREES	TAB	BOULEVARD LINDEN	TILIA AMERICANA 'BOULEVARD'	6'0" x 3'0" W	2.5' CAL.
2	DECIDUOUS TREES	AR	RED MAPLE	ACER RUBRUM	5'0" x 4'5" W	2.5' CAL.
2	DECIDUOUS TREES	AFJ	AUTUMN BLAZE MAPLE	ACER X FREEMANI 'JEFFERSREED'	5'0" x 4'0" W	2.5' CAL.
6	DECIDUOUS TREES	MSS	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2'0" x 1'5" W	2.0' CAL.
44	GRASSES	CAF	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'CARL FOERSTER'	5'H x 2'W	1 GAL.
114	PERENNIALS	RFC	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	3'0" x 2'2" W	1 GAL.

500

LANDSCAPE NOTES

- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
- COORDINATE INSTALLATION WITH CONTRACTORS PERFORMING RELATED WORK.
- 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.
- 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. ALL LANDSCAPE AREAS ARE REQUIRED TO HAVE AN IN-GROUND IRRIGATION SYSTEM, TO BE MAINTAINED BY THE PROPERTY OWNER, INCLUDING BOULEVARD ALONG CIVIC CENTER DRIVE.
- STREET TREES, AS WELL AS TREES PLANTED IN THE INTERIOR OF THE LOT BUT ADJACENT TO THE PUBLIC SIDEWALK, SHOULD HAVE A MINIMUM CLEAR TRUNK HEIGHT (NO BRANCHES) OF SEVEN (7) FEET TO AVOID CONFLICTS WITH PEDESTRIANS.
- A MINIMUM OF SIX (6) INCHES OF TOPSOIL THAT MEETS MDDOT'S PREMIUM TOPSOIL BORROW SPECIFICATION MUST BE INSTALLED OVER ALL DISTURBED AREAS NOT DEVOTED TO BUILDINGS, OFF-STREET PARKING, DRIVEWAYS, SIDEWALKS, PATIOS, OR OTHER SUCH IMPROVEMENTS. IF AMENDING ON-SITE TOPSOIL, DOCUMENTATION MUST BE SUPPLIED TO THE CITY CERTIFYING THAT THE AMENDED MATERIAL MEETS THIS SPECIFICATION PRIOR TO INSTALLATION.
- UPON ACCEPTANCE OF LANDSCAPING BY CITY, A TWO (2) YEAR MAINTENANCE GUARANTEE.





SHEET	TITLE
C0.1	TITLE SHEET
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION
C2.1	SITE PLAN
C3.1	GRADING, DRAINAGE, PAVING & EROSION CONTROL
C4.1	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
E2.1	SITE PHOTOGRAPHICS
E2.2	SITE PHOTOGRAPHICS
L2.1	LANDSCAPE
L7.1	LANDSCAPE DETAILS

DATE	REVISION	REVIEW
10.05.2010	SITE PLAN SUBMITTAL	
10.06.2010	WORKSHEET SUBMITTAL	
11.18.2010	CITY SUBMITTAL	
12.03.2010	FINAL SITE PLAN SUBMITTAL	

BY: [Signature] DATE: 12/17/2010

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.

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DECEMBER 3, 2010



From Site to Finish

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

FILE NAME: L701TOT005

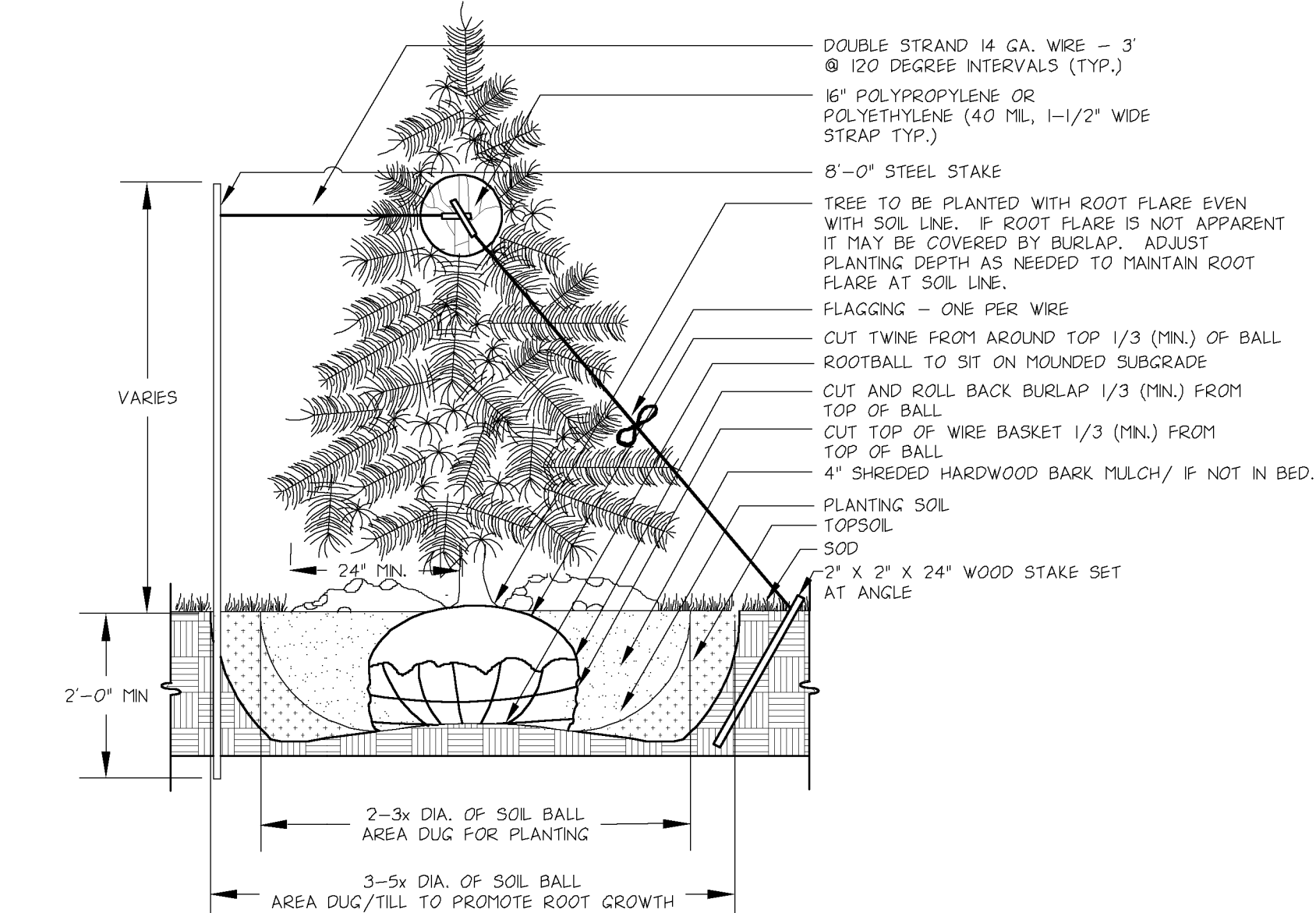
PROJECT NO: TOT10005

NOTE:
INSPECT FOR ENCROACHING ROOTS TO MITIGATE FUTURE STEM GIRDLING. REJECT ANY TREES THAT ARE SEVERELY AFFECTED.

TWO ALTERNATE METHODS OF TREE STAKING ARE ILLUSTRATED

IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING



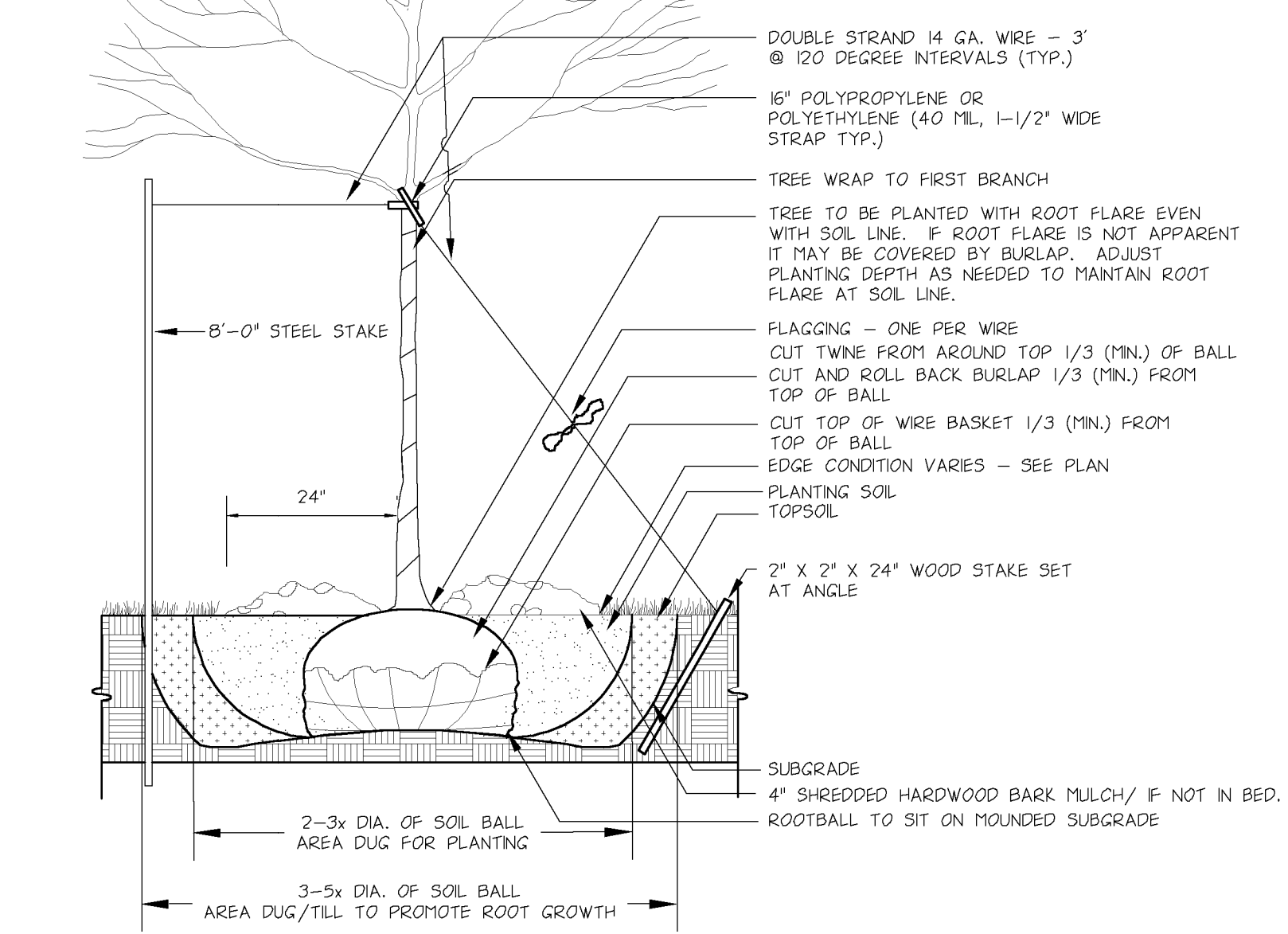
1 TYPICAL CONIFEROUS TREE PLANTING

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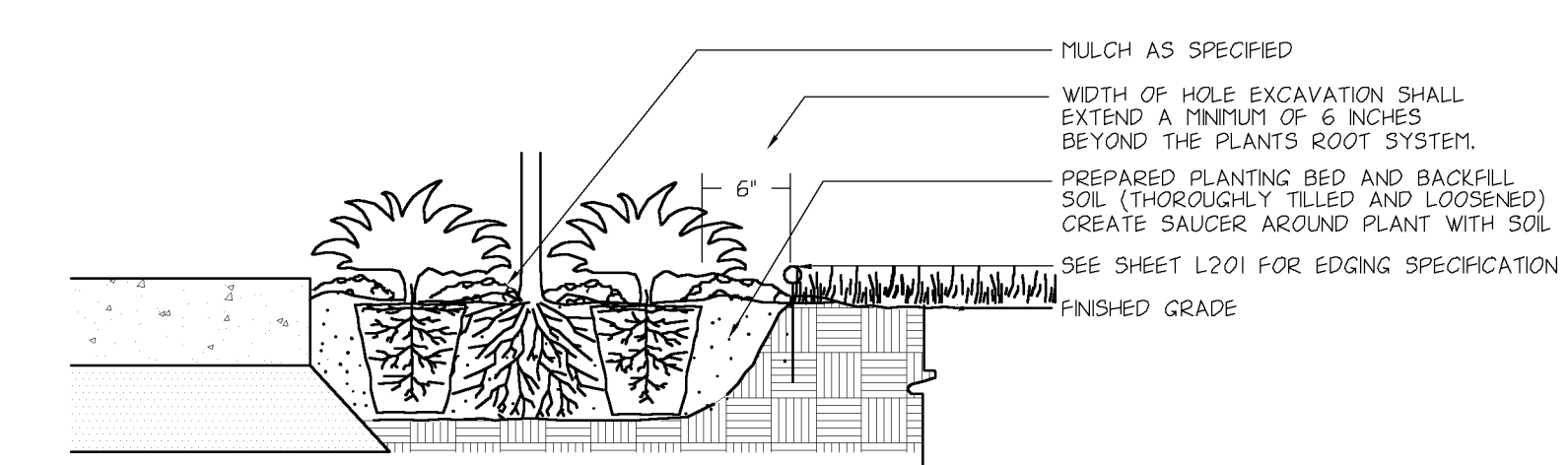
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SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING

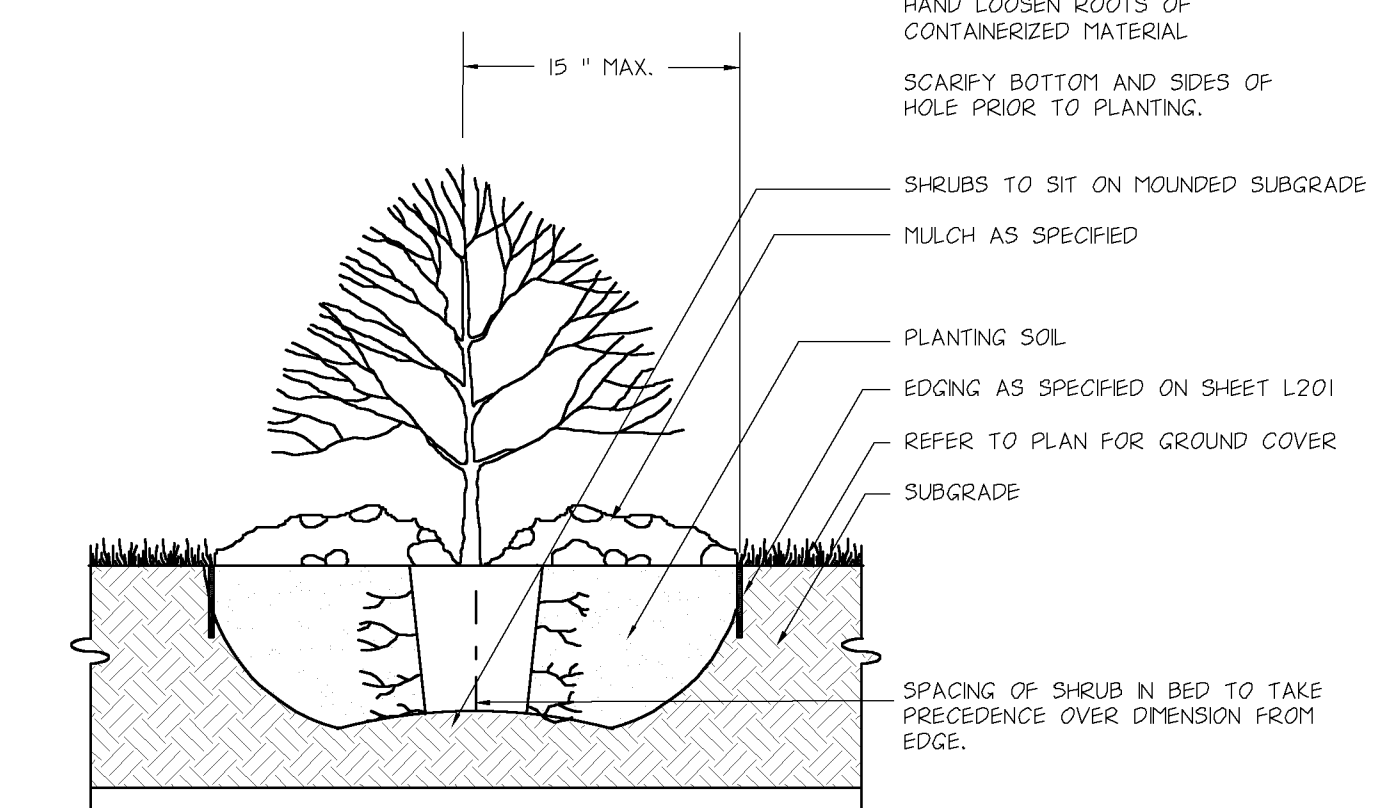


2 TYPICAL DECIDUOUS TREE PLANTING



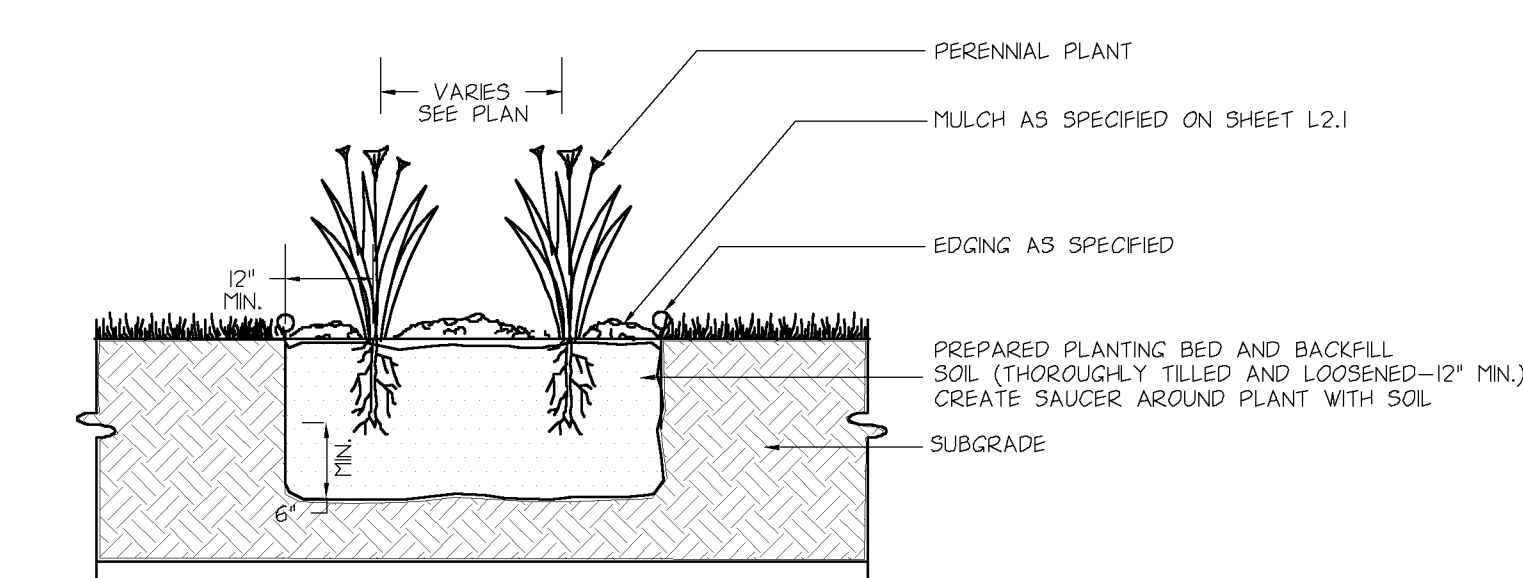
3 TYPICAL EDGE DETAIL AT PLANTING BED

NOTE:
HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL
SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.



4 TYPICAL SHRUB PLANTING

NOTE:
HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL
IF ROOTS ARE PRESENT AROUND THE EDGES UNCOIL OR CUT AS MANY AS YOU CAN WITHOUT DESTROYING SOIL MASS 3 OR 4 VERTICAL SLICES ARE COMMONLY RECOMMENDED SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.



5 TYPICAL PERENNIAL PLANTING