

PL201600196

PL2016-196



PALACIO DEL SOL - NEW BUILDING ADDITION

9101 Old Cedar Avenue South Bloomington, Minnesota

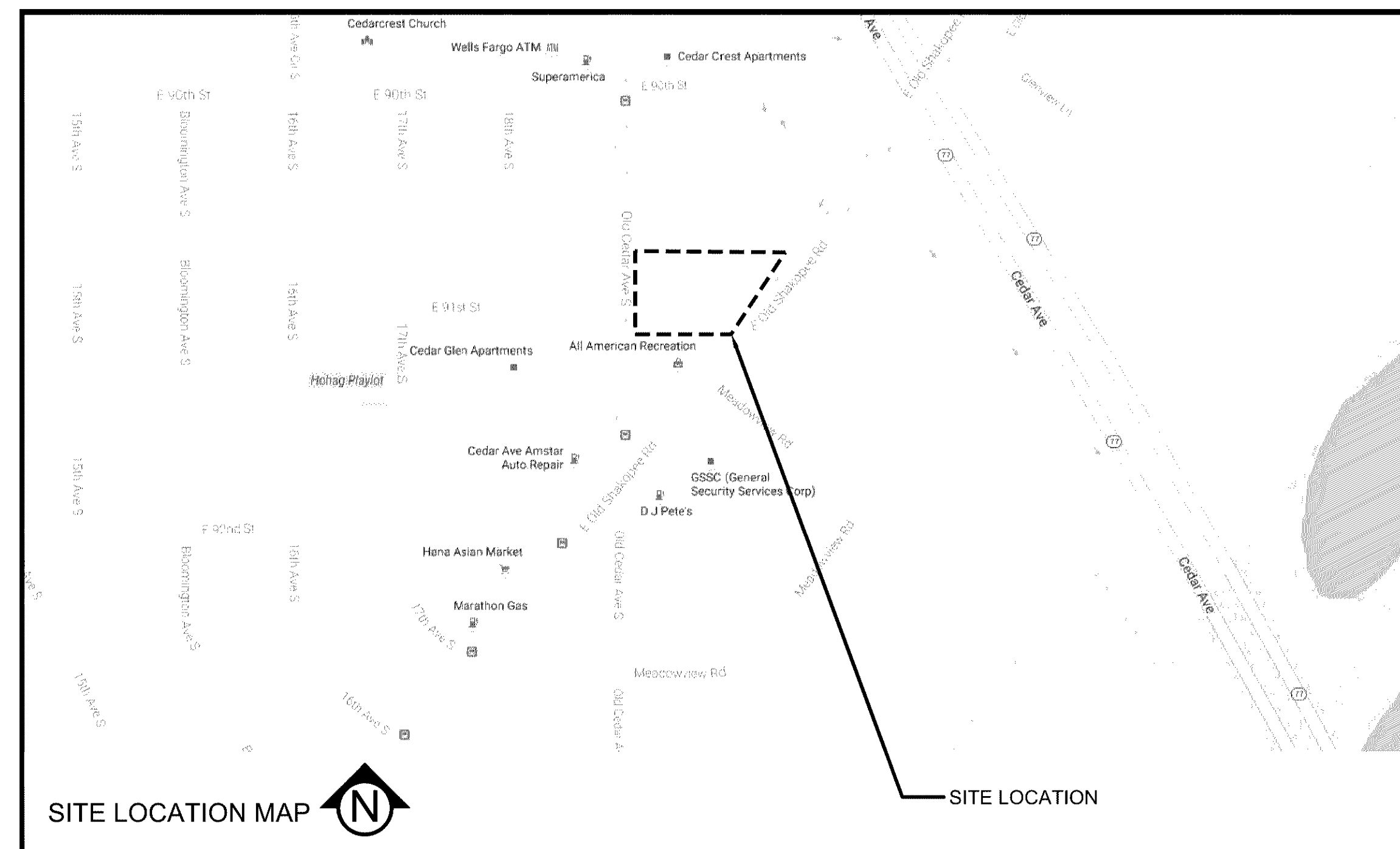
October 26, 2016

Exterior Rendering

16 030.00

DJR
ARCHITECTURE INC.

BLOOMINGTON, MINNESOTA
ISSUED FOR: CITY SUBMITTAL

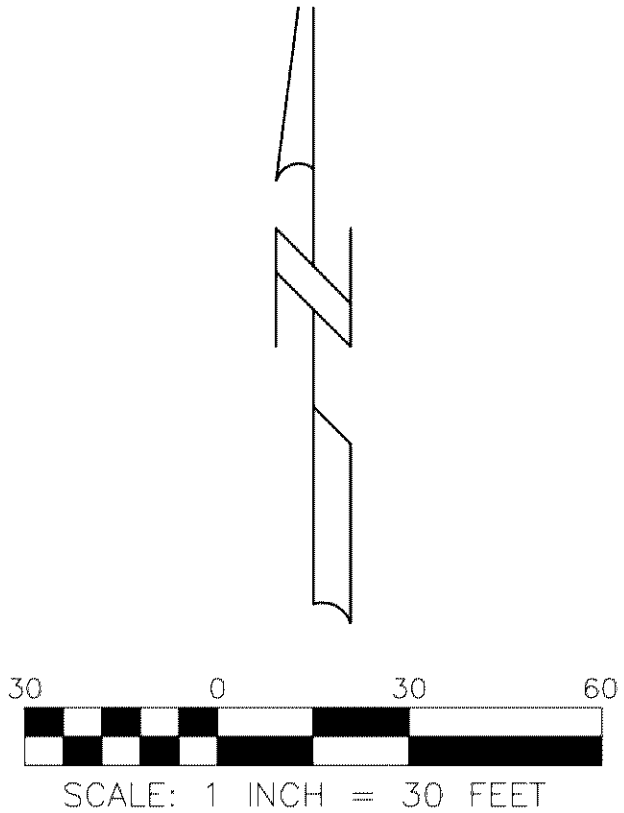
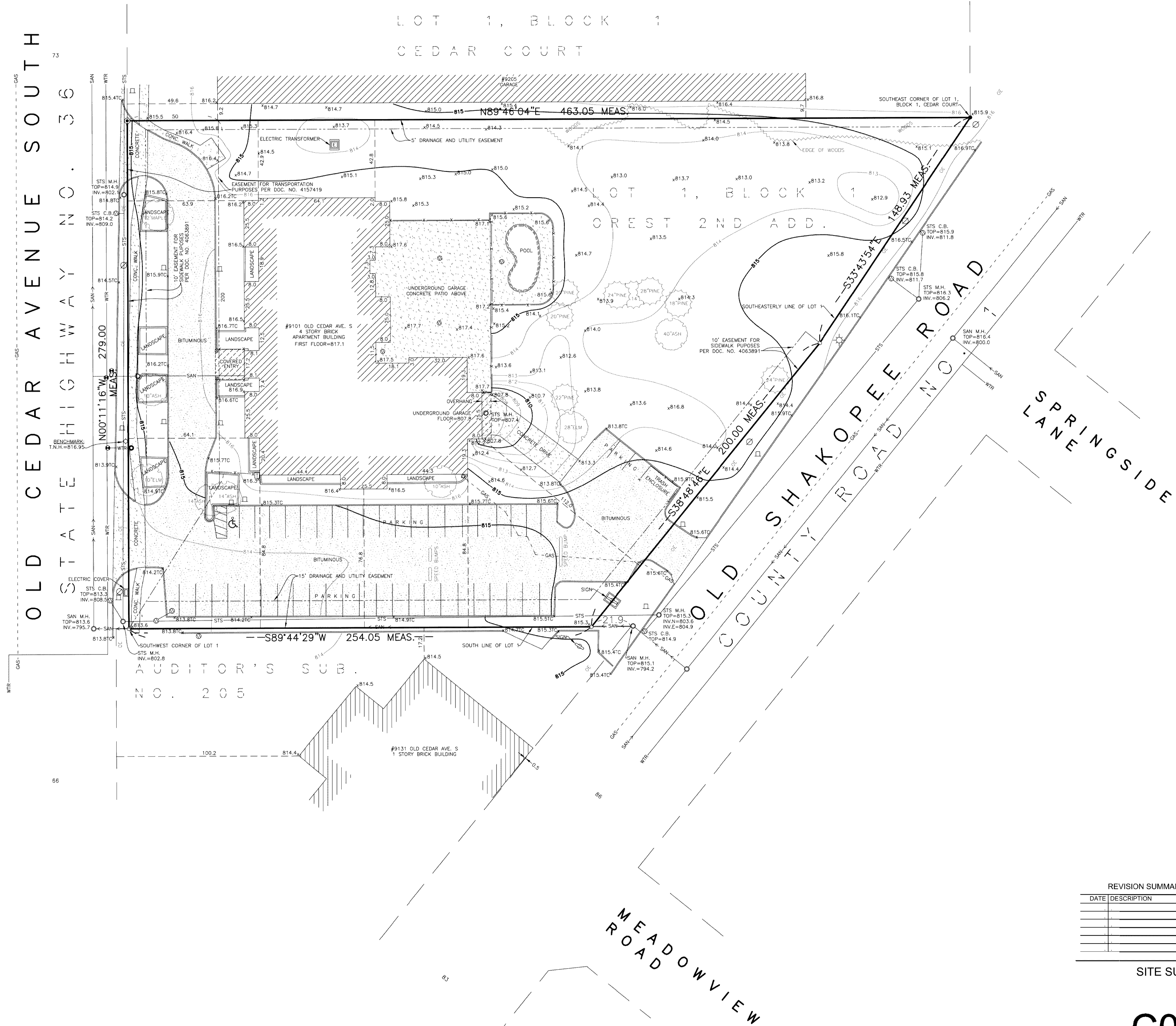


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PL201600196 PL2016-196
PHD PROPERTIES

Legend

- x — Fence
- DE — Underground Electric
- STS — Storm Sewer
- SAN — Sanitary Sewer
- WTR — Water Main
- GAS — Underground Gas
- ☐ Telephone Box
- ⊗ Catch Basin
- Manhole
- ⊗ Gas Meter
- ⊕ Light Pole
- ⊗ Power Pole
- ⊗ Water Shutoff
- ⊕ Hydrant
- ⊗ Gate Valve
- ☐ Traffic Sign
- Concrete Curb
- 00.0 Existing Elevation
- 0.0TC Top of Curb Elevation
- 300 Existing Contour
- Set Mag Nail
- Found Iron Monument
- Set, 1/2" x 14" Iron Pipe Inscribed w/ R.L.S 15230



PROPERTY DESCRIPTION:
Lot 1, Block 1, OREST 2ND ADDITION, Hennepin County, Minnesota.

Lot Area = 101,328 SF or 2.3 Acres

BENCHMARK:
ID #24-003
T.N.H. on the East Side of Old Cedar Ave. S at #9101.
Elevation = 816.95.

NOTES:
- All existing building dimensions are measured to the finished siding and not the building foundation.
- No Search Was Made For Any Easements.
- The location of all utilities shown are from either observed evidence in the field and/or from plans furnished by the utility companies and are approximate. Utility companies should be notified for exact location before doing any excavation. Some underground utilities were not located by the utility companies at the time the field work was performed.

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

W. BROWN LAND SURVEYING, INC.

Woodrow A. Brown
Woodrow A. Brown, R.L.S. MN REG 15230
Dated: 06-24-2016

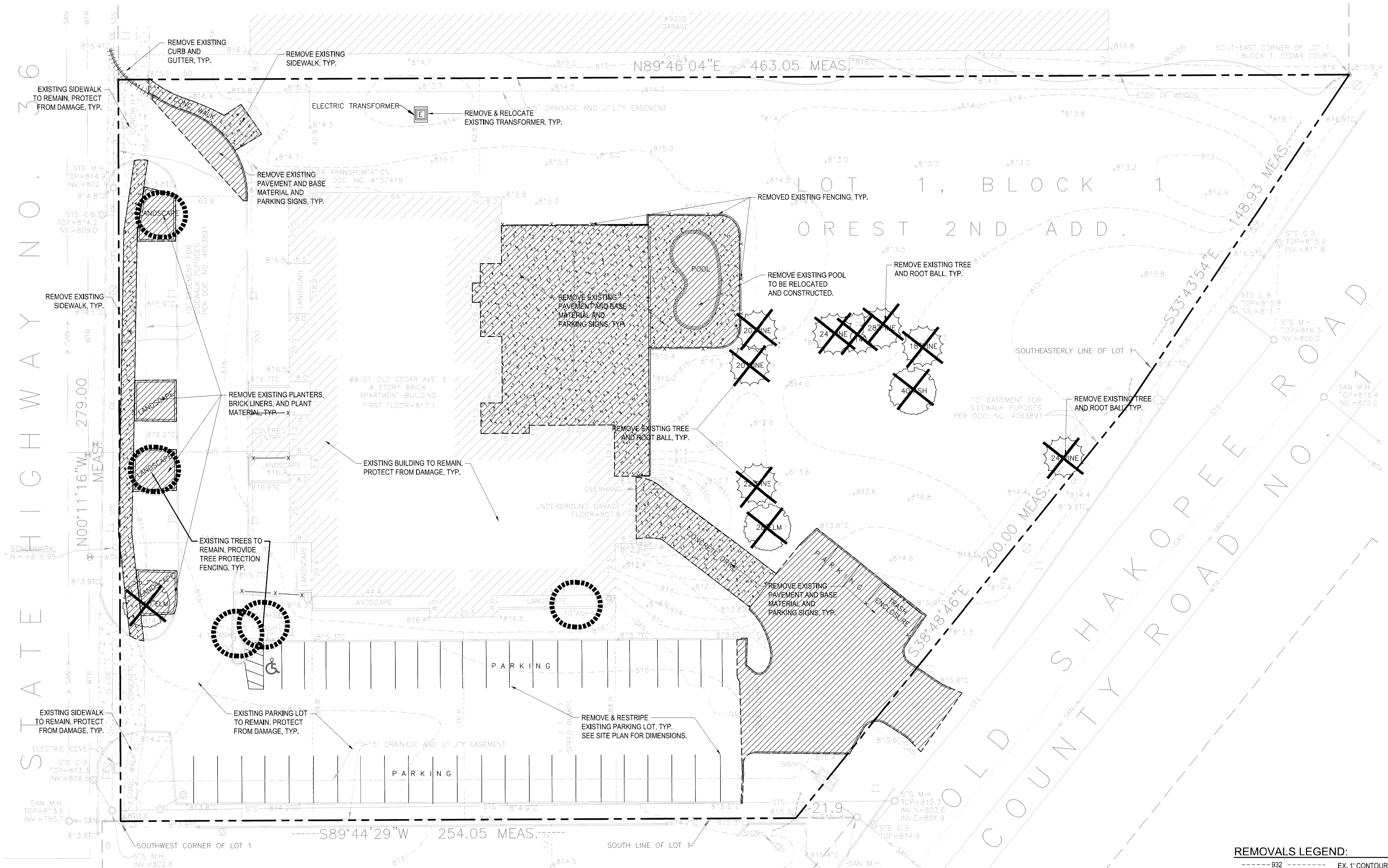
| REVISION SUMMARY | |
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| DATE | DESCRIPTION |
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SITE SURVEY

W. BROWN LAND SURVEYING, INC.
8030 Cedar Avenue So., Suite 228.
Bloomington, MN 55425
Bus: (952) 854-4055
Fax: (952) 854-4268

| | | |
|-------------------------|------------------|--------|
| Drawing: 125-16 | Date: 06-24-2016 | 1 of 1 |
| Scale: 1 inch = 30 Feet | | |

C0.1



REMOVAL NOTES:

- SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR 8. CONSTRUCTION STORM WATER MANAGEMENT PLAN.
- REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
- REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
- EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
- REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
- EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.

- PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE PLAN AND PER CITY REQUIREMENTS. THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
- MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS.
- DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
- PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.

- VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.5

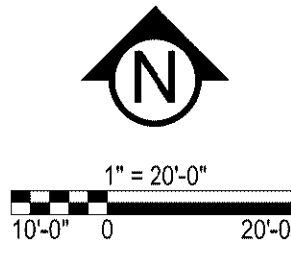
CITY OF BLOOMINGTON REMOVAL NOTES:

- RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

REMOVALS LEGEND:

- 932 EX. 1' CONTOUR ELEVATION INTERVAL
- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PAVTS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

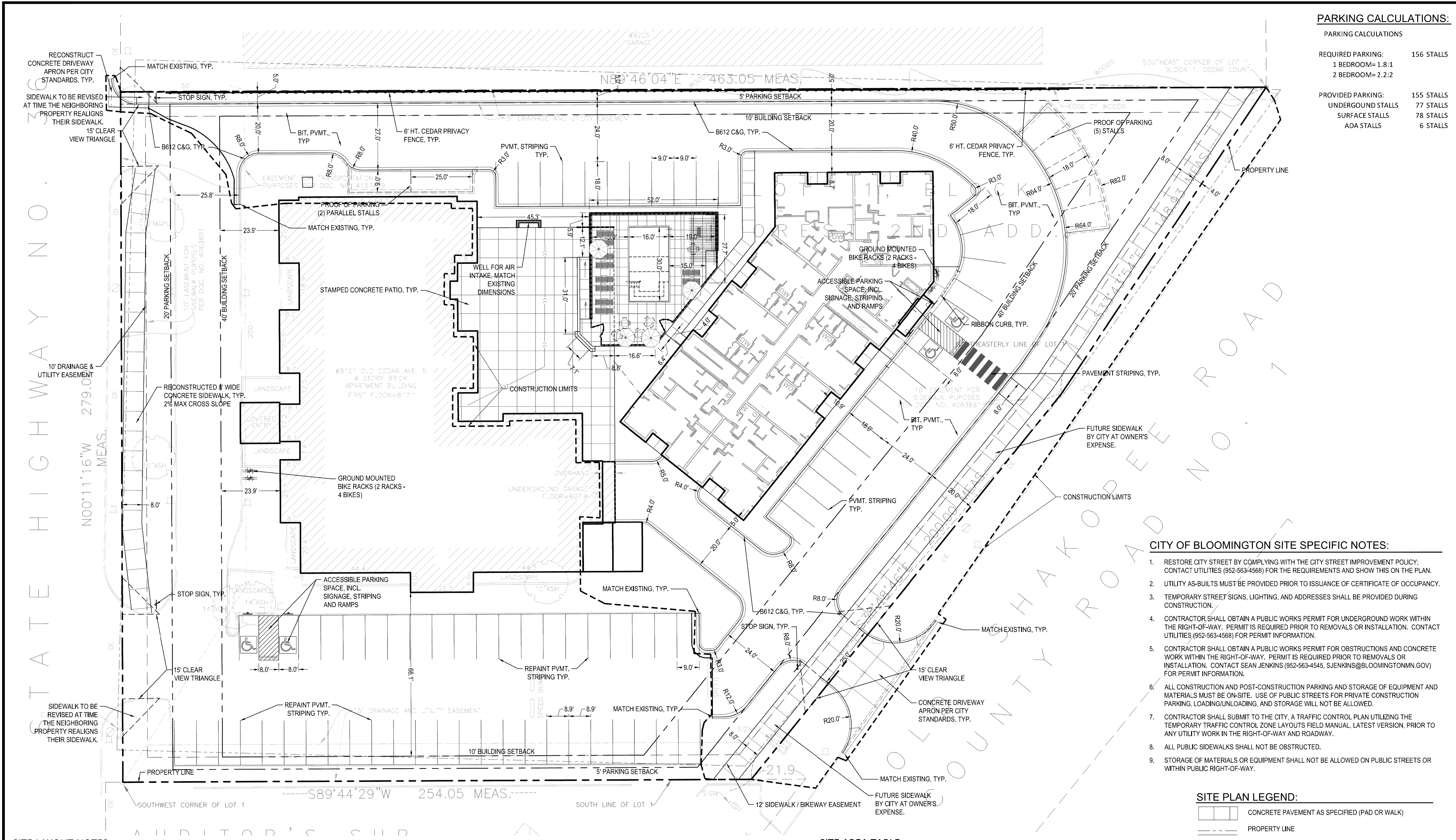
Matthew R. Pavlek
DATE: 10/26/16 LICENSE NO. 44263

| ISSUE/SUBMITTAL SUMMARY | |
|-------------------------|----------------|
| DATE | DESCRIPTION |
| 10/26/16 | CITY SUBMITTAL |

| REVISION SUMMARY | |
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| DATE | DESCRIPTION |
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REMOVALS PLAN

C1.0



SITE LAYOUT NOTES:

- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- THE CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION. FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF
- CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- CURB AND GUTTER TYPE SHALL BE B612 UNLESS OTHERWISE NOTED ON THE DRAWINGS-TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

SITE AREA TABLE:

| SITE AREA CALCULATIONS | | | |
|---------------------------|------------|------------|--------|
| | EXISTING | PROPOSED | |
| BUILDING COVERAGE | 14,420 SF | 24,197 SF | 23.9% |
| ALL PAVEMENTS | 32,461 SF | 53,367 SF | 52.7% |
| ALL NON-PAVEMENTS | 54,447 SF | 23,764 SF | 23.5% |
| TOTAL SITE AREA | 101,328 SF | 101,328 SF | 100.0% |
| IMPERVIOUS SURFACE | | | |
| EXISTING CONDITION | 46,881 SF | 46.3% | |
| PROPOSED CONDITION | 77,564 SF | 76.5% | |
| DIFFERENCE (EX. VS PROP.) | 30,683 SF | 30.3% | |

PARKING CALCULATIONS:

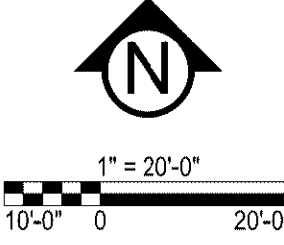
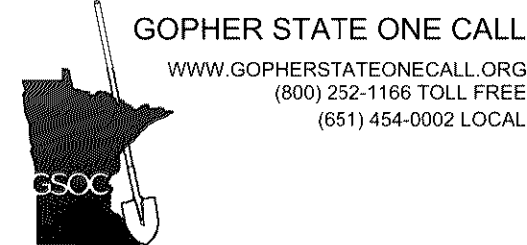
| PARKING CALCULATIONS | |
|----------------------|------------|
| REQUIRED PARKING: | 156 STALLS |
| 1 BEDROOM=1.8:1 | |
| 2 BEDROOM=2.2:2 | |
| PROVIDED PARKING: | 155 STALLS |
| UNDERGROUND STALLS | 77 STALLS |
| SURFACE STALLS | 78 STALLS |
| ADA STALLS | 6 STALLS |

CITY OF BLOOMINGTON SITE SPECIFIC NOTES:

- RESTORE CITY STREET BY COMPLYING WITH THE CITY STREET IMPROVEMENT POLICY; CONTACT UTILITIES (952-563-4568) FOR THE REQUIREMENTS AND SHOW THIS ON THE PLAN.
- UTILITY AS-BUILTS MUST BE PROVIDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- TEMPORARY STREET SIGNS, LIGHTING, AND ADDRESSES SHALL BE PROVIDED DURING CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN A PUBLIC WORKS PERMIT FOR UNDERGROUND WORK WITHIN THE RIGHT-OF-WAY. PERMIT IS REQUIRED PRIOR TO REMOVALS OR INSTALLATION. CONTACT UTILITIES (952-563-4568) FOR PERMIT INFORMATION.
- CONTRACTOR SHALL OBTAIN A PUBLIC WORKS PERMIT FOR OBSTRUCTIONS AND CONCRETE WORK WITHIN THE RIGHT-OF-WAY. PERMIT IS REQUIRED PRIOR TO REMOVALS OR INSTALLATION. CONTACT SEAN JENKINS (952-563-4545, SJENKINS@BLOOMINGTONMN.GOV) FOR PERMIT INFORMATION.
- ALL CONSTRUCTION AND POST-CONSTRUCTION PARKING AND STORAGE OF EQUIPMENT AND MATERIALS MUST BE ON-SITE. USE OF PUBLIC STREETS FOR PRIVATE CONSTRUCTION PARKING, LOADING/UNLOADING, AND STORAGE WILL NOT BE ALLOWED.
- CONTRACTOR SHALL SUBMIT TO THE CITY, A TRAFFIC CONTROL PLAN UTILIZING THE TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS FIELD MANUAL, LATEST VERSION, PRIOR TO ANY UTILITY WORK IN THE RIGHT-OF-WAY AND ROADWAY.
- ALL PUBLIC SIDEWALKS SHALL NOT BE OBSTRUCTED.
- STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.

SITE PLAN LEGEND:

- CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK)
- PROPERTY LINE
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROWS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
HC = ACCESSIBLE SIGN
NP = NO PARKING FIRE LANE
ST = STOP
CP = COMPACT CAR PARKING ONLY



CivilSite
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4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavlek 763-213-3944 Pat Sarver 952-250-2003

DJR
ARCHITECTURE, INC.
333 Washington Ave N, Suite 210
Minneapolis, Minnesota 55401
612.676.2700 www.djr-inc.com

PROJECT **PALACIO DEL SOL APARTMENTS**

9101 OLD CEDAR AVENUE SOUTH, BLOOMINGTON, MN 55425

PHD PROPERTIES
P.O. BOX 5093, HOPKINS, MN 55343

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

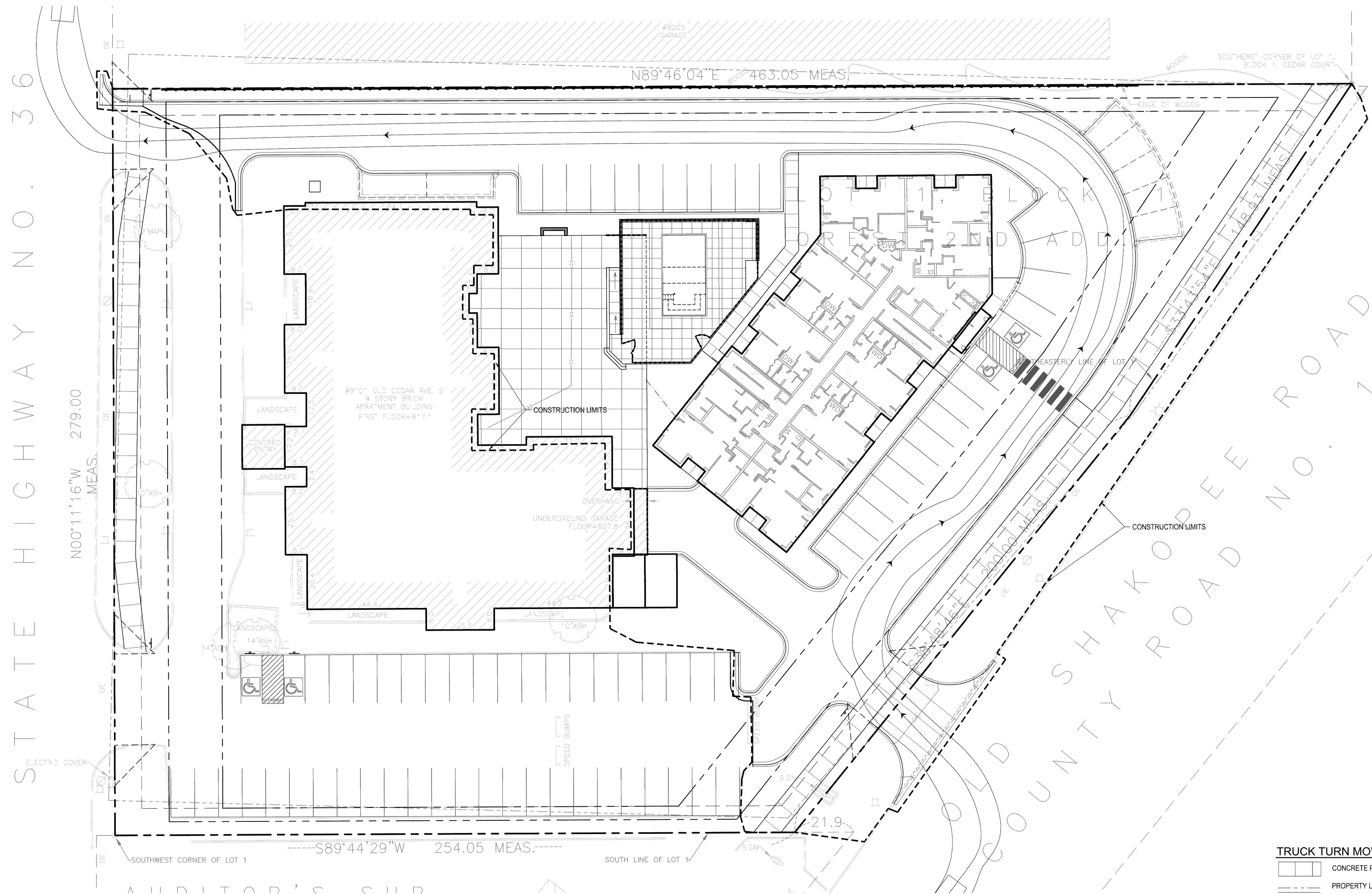
Matthew R. Pavlek
DATE: 10/26/16 LICENSE NO. 44263

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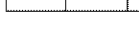




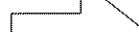
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SITE PLAN

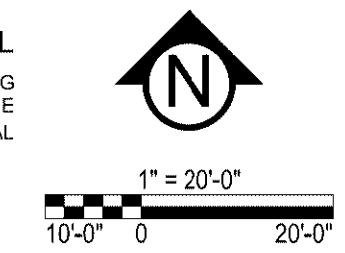
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TRUCK TURN MOVEMENT PLAN LEGEND:

- | | |
|---|---|
|  | CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) |
|  | PROPERTY LINE |
|  | CURB AND GUTTER-SEE NOTES |
|  | (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN |
|  | TRAFFIC DIRECTIONAL ARROWS |
|  | SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. |
| | HC = ACCESSIBLE SIGN |
| | NP = NO PARKING FIRE LANE |
| | ST = STOP |
| | CP = COMPACT CAR PARKING ONLY |

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL



TRUCK TURN MOVEMENT PLAN

C2.1

CITY OF BLOOMINGTON GRADING NOTES:

1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW-0-SW-1.5

CivilSite
GROUP

4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com

Pat Sarver
952-250-2003

DJR
ARCHITECTURE, INC.

333 Washington Ave N, Suite 210
Minneapolis, Minnesota 55401
612.676.2700 www.djr-inc.com

PROJECT
PALACIO DEL SOL APARTMENTS

9101 OLD CEDAR AVENUE SOUTH, BLOOMINGTON, MN 55425

PHD PROPERTIES

P.O. BOX 5093, HOPKINS, MN 55343

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Matthew R. Pavlek
DATE: 10/26/16 LICENSE NO. 44263

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DATE DESCRIPTION
10/26/16 CITY SUBMITTAL

REVISION SUMMARY
DATE DESCRIPTION

GRADING PLAN

C3.0

GRADING PLAN LEGEND:

- 891 EX. 1' CONTOUR ELEVATION INTERVAL
1.0' CONTOUR ELEVATION INTERVAL
891.0 SPOT GRADE ELEVATION (FLOW LINE UNLESS OTHERWISE NOTED)
891.0 G SPOT GRADE ELEVATION GUTTER
891.0 BC SPOT GRADE ELEVATION BACK OF CURB (TOP OF CURB)
891.0 BS/TS SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
TIP OUT (T.O.) CURB AND GUTTER WHERE APPLICABLE - TAPER GUTTERS TO DRAIN AS SHOWN
EXISTING AND PROPOSED DRAINAGE ARROWS

GENERAL GRADING NOTES:

1. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
2. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
3. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
4. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
5. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
6. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1
7. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
9. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
10. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
11. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR

SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.

PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS

ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.

13. TOLERANCES
- 13.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
- 13.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
- 13.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE

ENGINEER.

13.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.

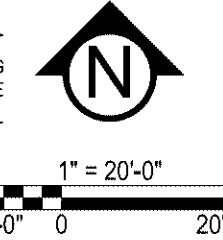
14. MAINTENANCE

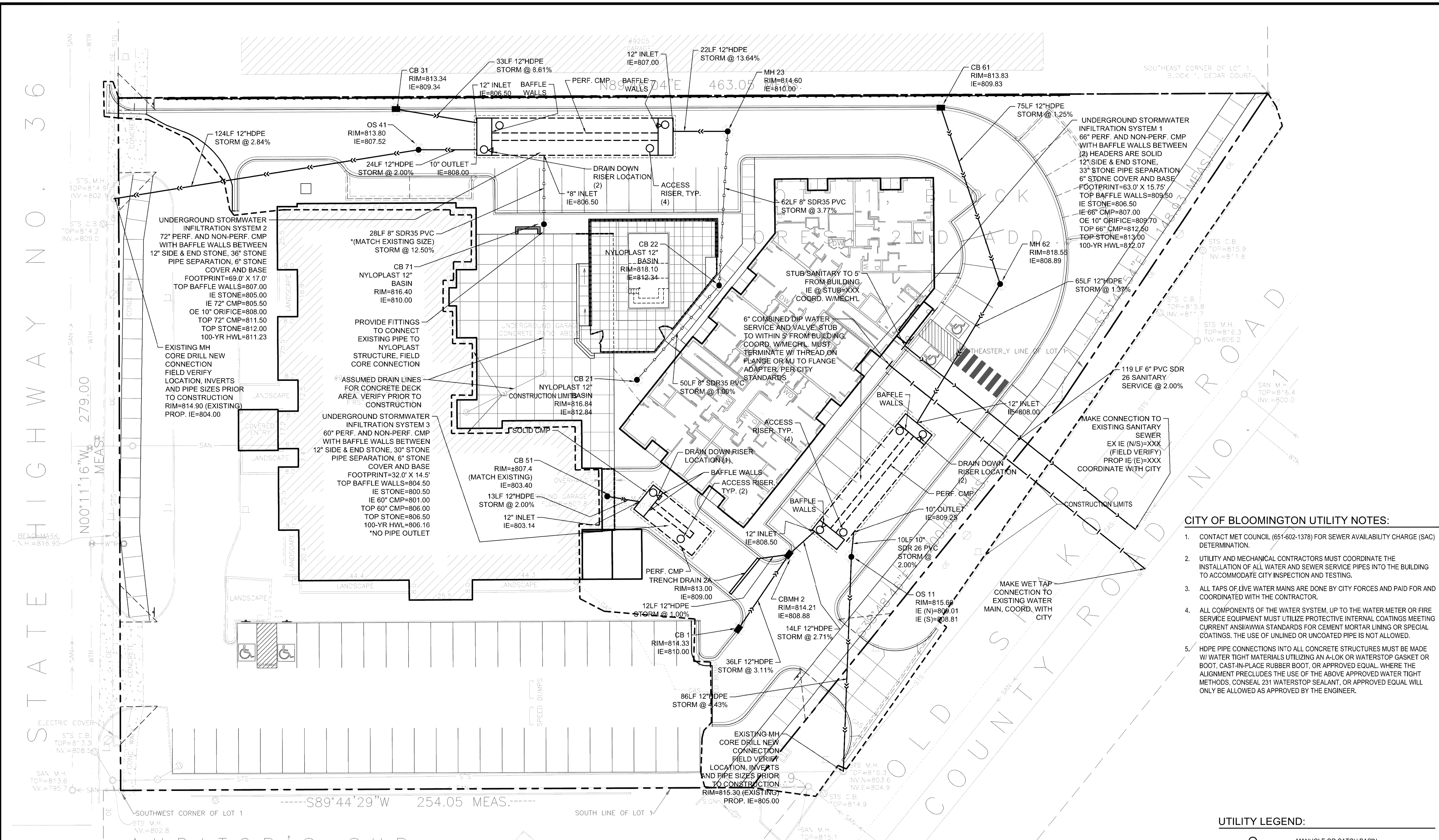
14.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.

14.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.

14.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1168 TOLL FREE
(651) 454-0002 LOCAL





GENERAL UTILITY NOTES:

1. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.

2. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.

3. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

4. UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.

5. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.

6. ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) UNLESS OTHERWISE

NOTED.

7. ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) UNLESS OTHERWISE NOTED.

8. ALL STORM SEWER PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED.

9. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.

10. UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.

11. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.

12. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.

13. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.

14. A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.

15. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.

16. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.

17. CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.

18. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.

19. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.

20. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM
21. ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.

22. CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.

23. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.

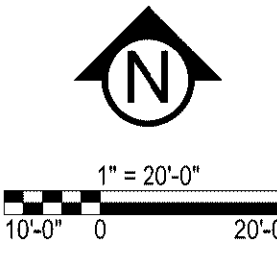
24. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.

25. ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.

UTILITY LEGEND:

- MANHOLE OR CATCH BASIN
- MANHOLE OR CATCH BASIN
- CATCH BASIN
- WATER MAIN
- SANITARY SEWER
- STORM SEWER

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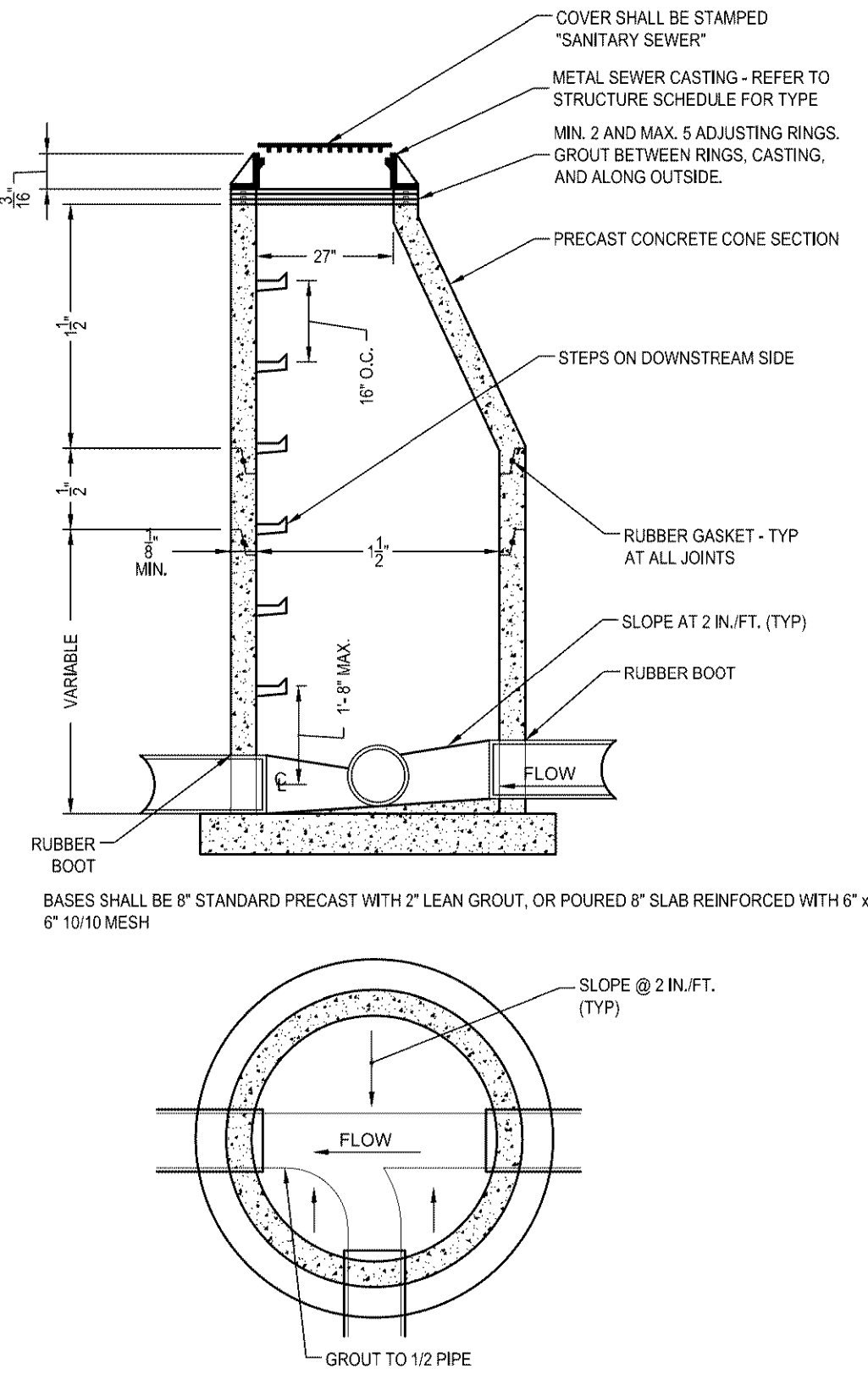
Matthew R. Pavlek
DATE: 10/26/16 LICENSE NO. 44263

| ISSUE/SUBMITTAL SUMMARY | |
|-------------------------|----------------|
| DATE | DESCRIPTION |
| 10/26/16 | CITY SUBMITTAL |

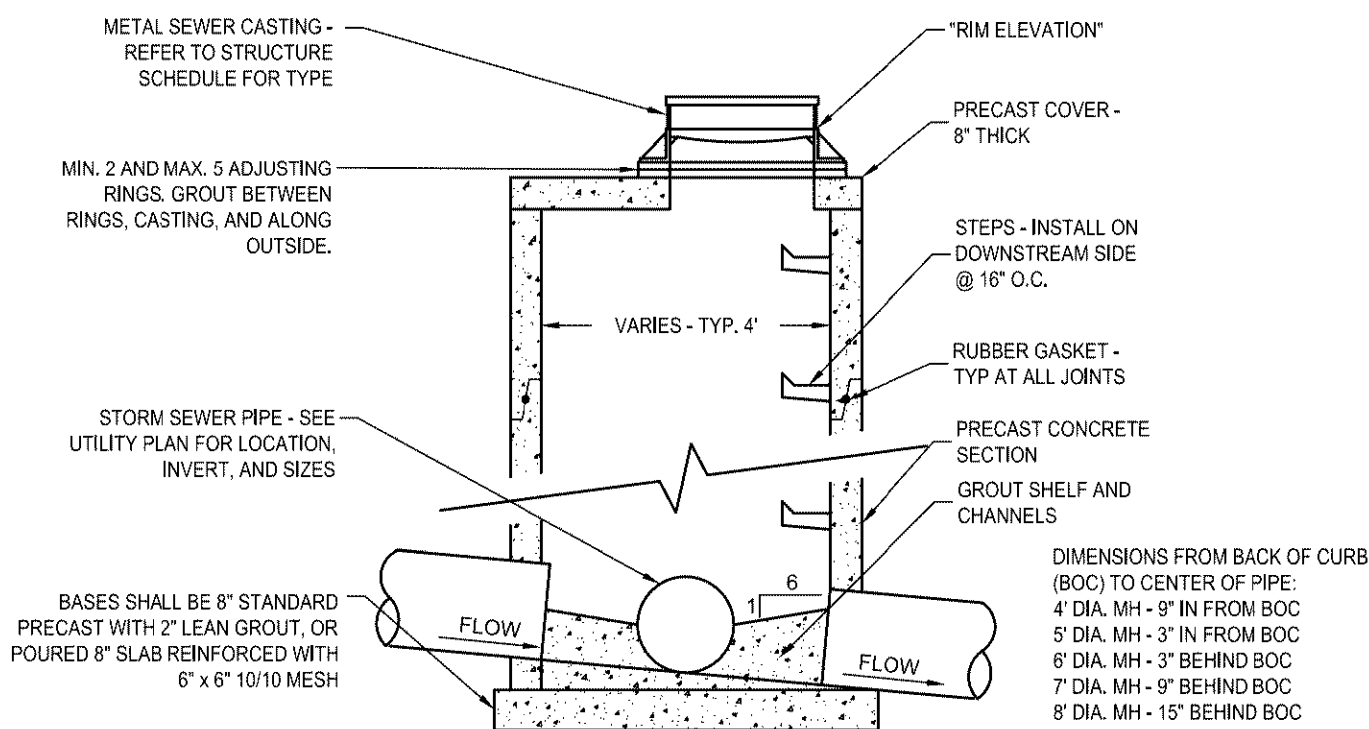
| REVISION SUMMARY | |
|------------------|-------------|
| DATE | DESCRIPTION |
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UTILITY PLAN

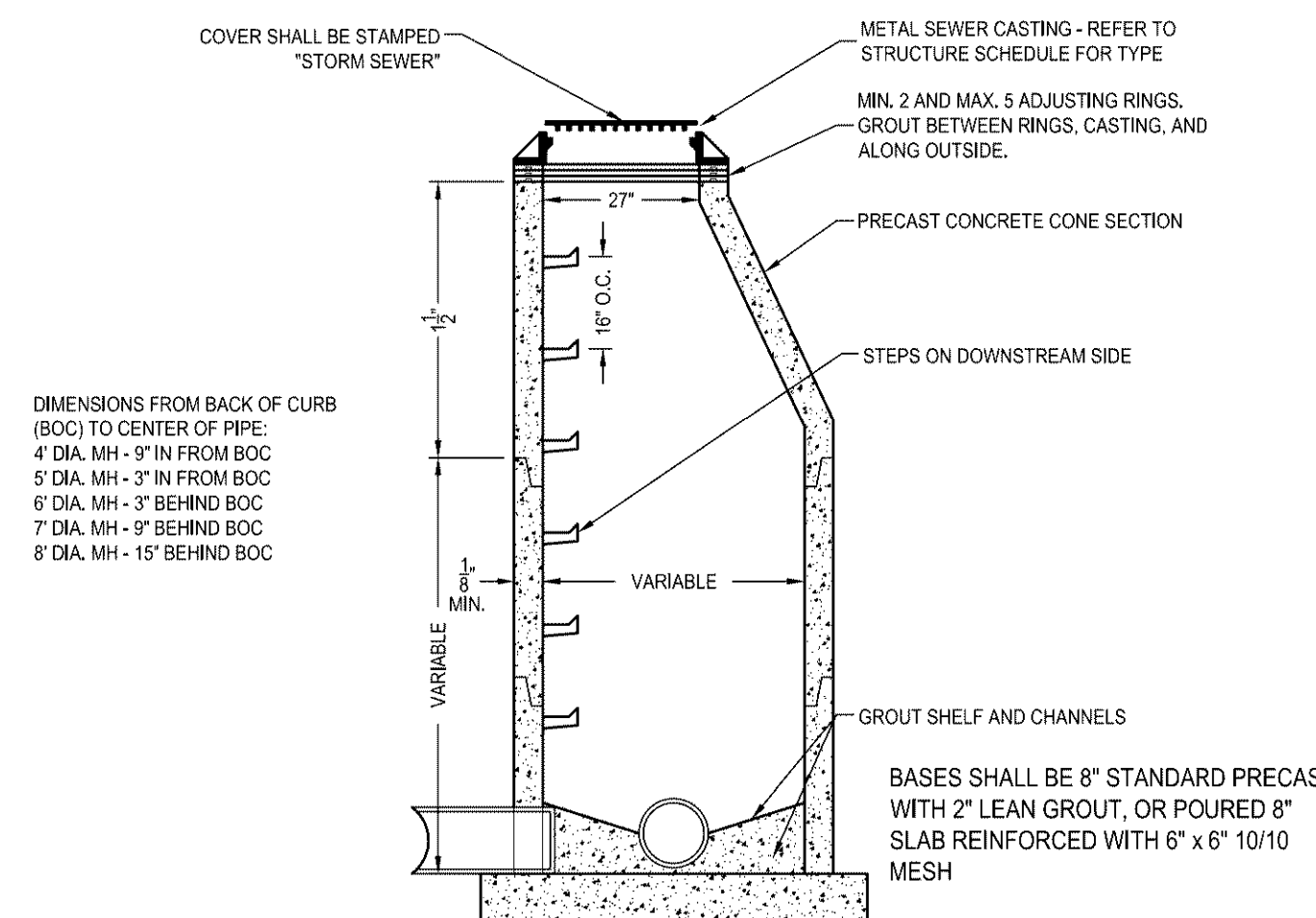
C5.0



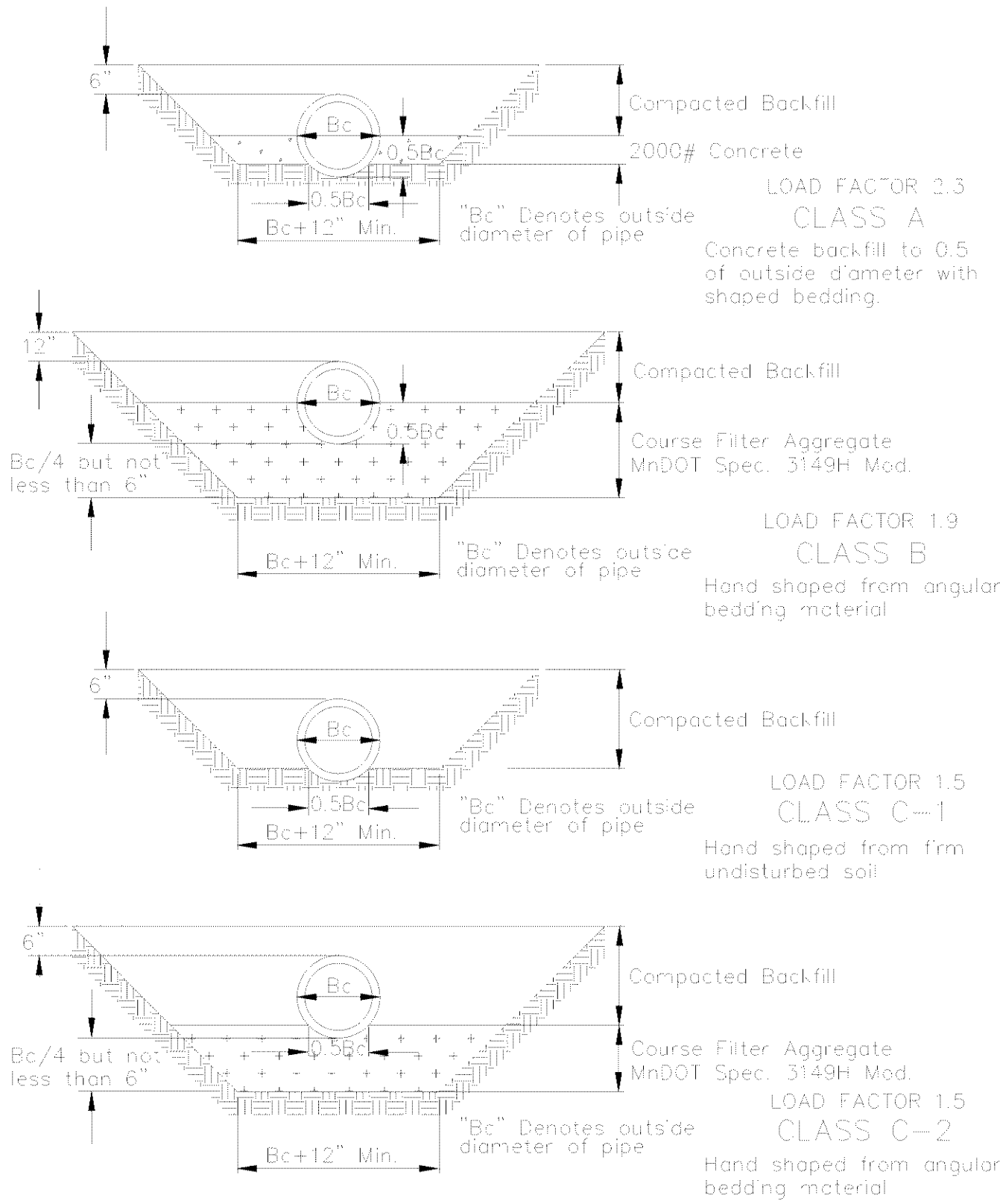
1 SANITARY SEWER MANHOLE
NTS



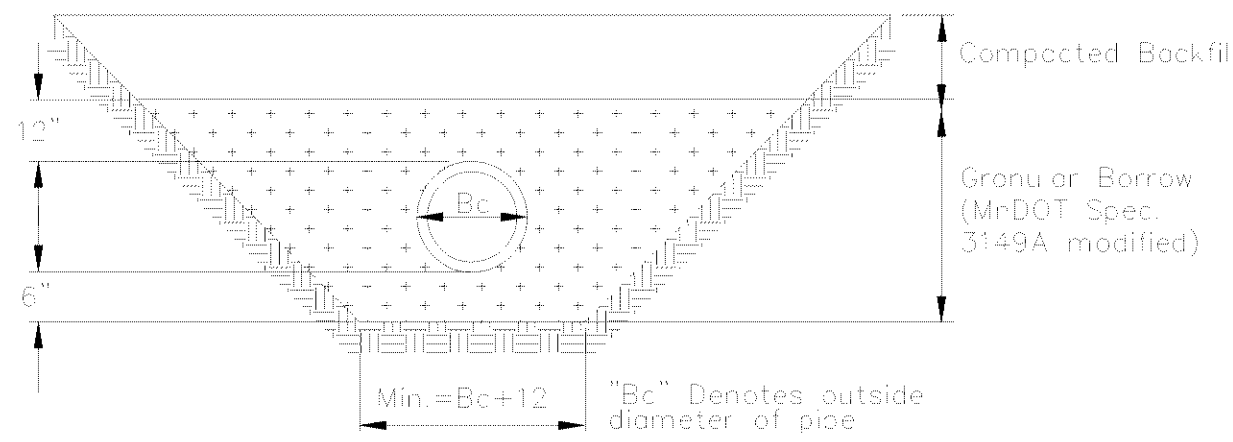
2 CATCH BASIN
NTS



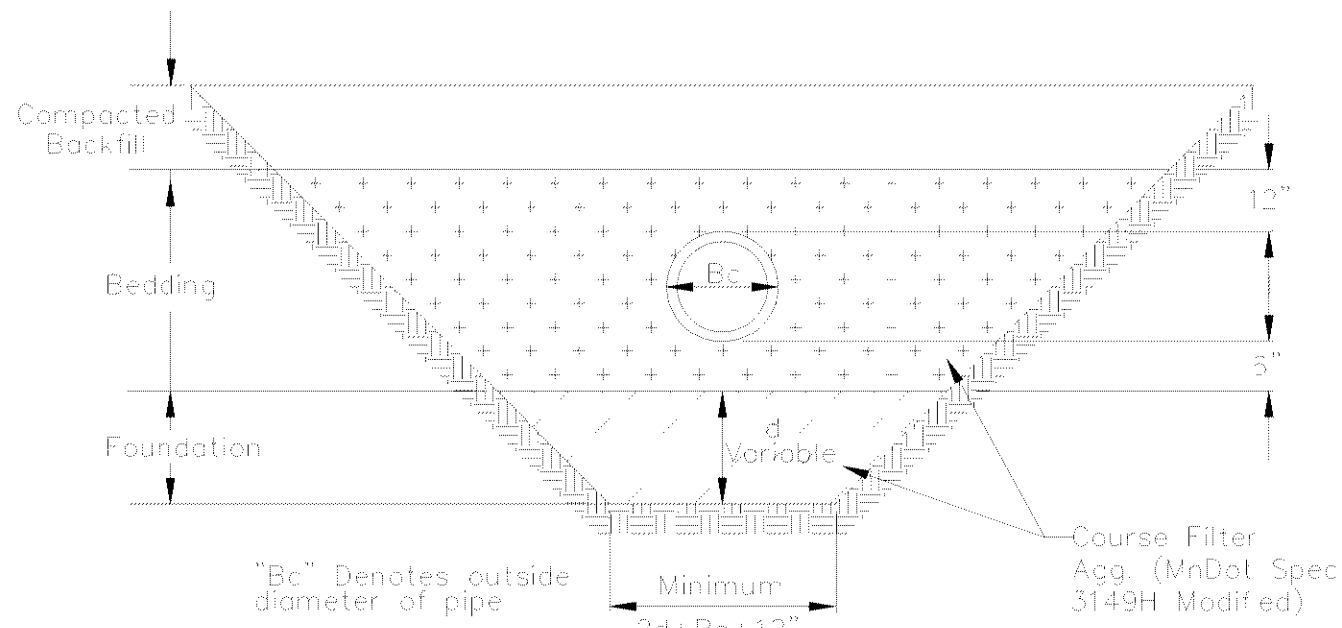
3 STORM MANHOLE
NTS



4 PIPE BEDDING - RCP & DIP
NTS

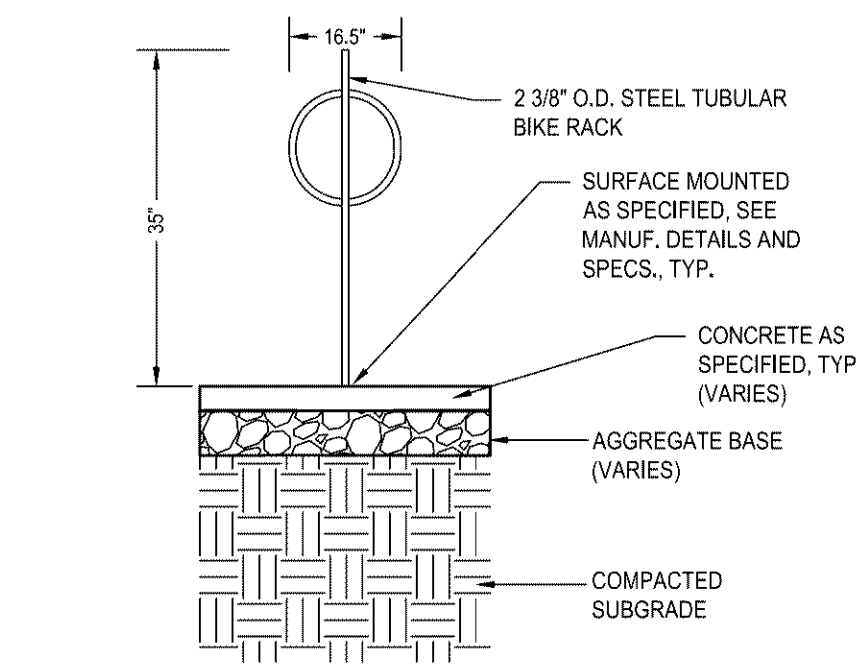


PIPE FOUNDATION & BEDDING IN GOOD SOILS



PIPE FOUNDATION & BEDDING IN POOR SOILS

5 PIPE BEDDING - PVC
NTS



NOTES:
1. SEE GEO-TECHNICAL REPORT FOR FOOTING AND BASE MATERIAL RECOMMENDATIONS.
2. SUBMIT SHOP DRAWINGS AND FINISH COLOR SAMPLES TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
3. COORDINATE INSTALLATION OF SLEEVES AND APPURTENANCES WITH THE MANUFACTURERS RECOMMENDATIONS.
SECTION

7 BICYCLE RACK - HITCHING POST STYLE
NTS

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Minneapolis, Minnesota 55401
612.676.2700 www.djr-inc.com

PROJECT
PALACIO DEL SOL APARTMENTS

9101 OLD CEDAR AVENUE SOUTH, BLOOMINGTON, MN 55425

PHD PROPERTIES
P.O. BOX 5093, HOPKINS, MN 55343

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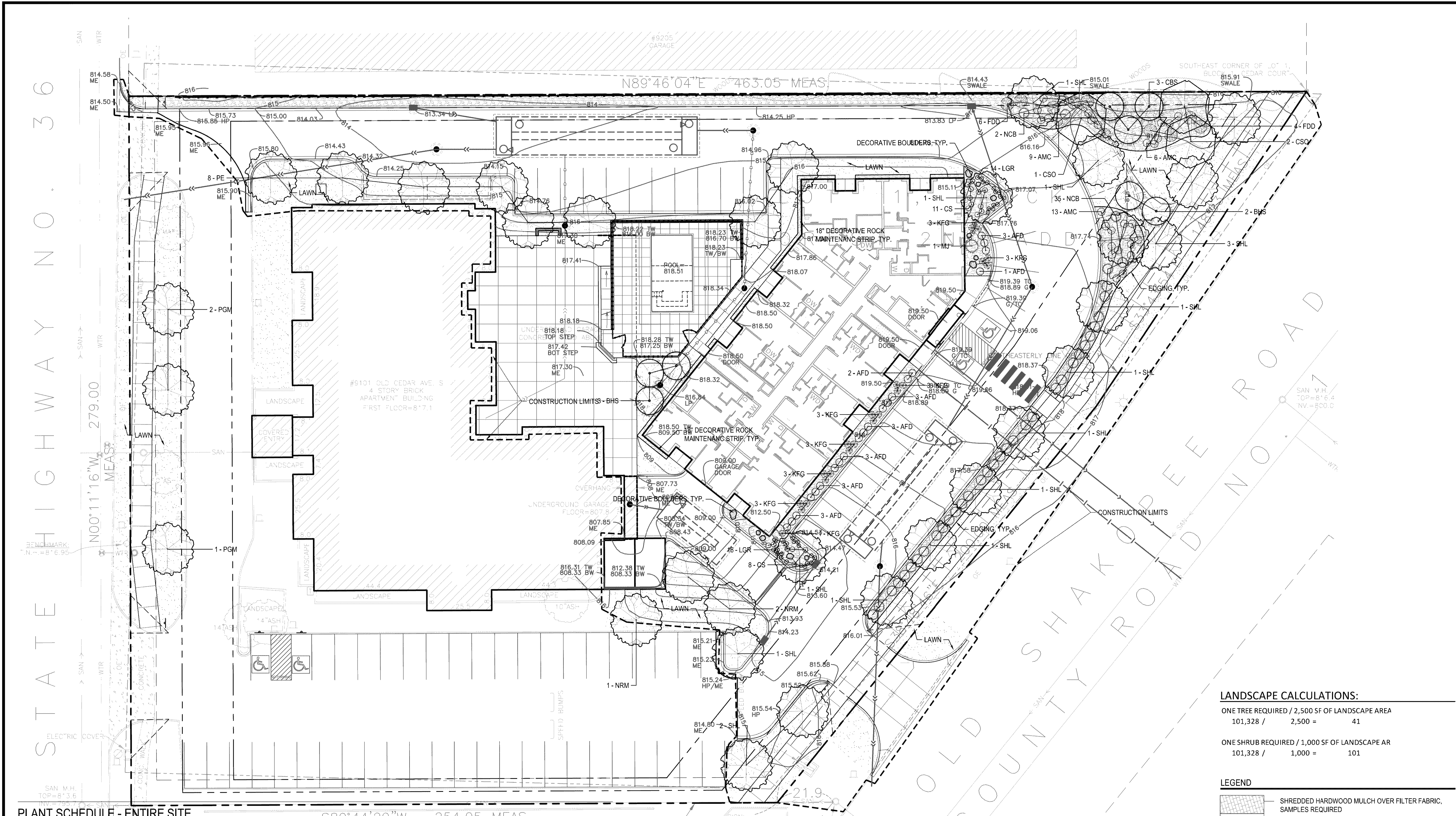
Matthew R. Pavlek
DATE: 10/26/16 LICENSE NO. 44283

ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
10/26/16 CITY SUBMITTAL

REVISION SUMMARY
DATE DESCRIPTION

CIVIL DETAILS

C5.1



PLANT SCHEDULE - ENTIRE SITE

| SYM | QUANT. | COMMON NAME | BOTANICAL NAME | SIZE | ROOT | COMMENTS |
|---------------------------------|--------|---------------------------|--|-----------|-------|----------------------------|
| DECIDUOUS TREES | | | | | | |
| NRM | 3 | NORTHWOOD RED MAPLE | Acer rubrum 'Northwood' | 2.5" CAL. | B&B | STRAIGHT LEADER, FULL FORM |
| SHL | 16 | SKYLINE HONEYLOCUST | Gleditsia triacanthos 'Skycole' | 2.5" CAL. | B&B | STRAIGHT LEADER, FULL FORM |
| CSO | 3 | CRIMSON SPIRE OAK | Quercus 'Crimson Spire' | 2.5" CAL. | B&B | STRAIGHT LEADER, FULL FORM |
| PE | 8 | PRINCETON ELM | Ulmus americana 'Princeton' | 2.5" CAL. | B&B | STRAIGHT LEADER, FULL FORM |
| PGM | 3 | PRINCETON GOLD MAPLE | Acer platanoides 'Princeton Gold' | 2.5" CAL. | B&B | STRAIGHT LEADER, FULL FORM |
| EVERGREEN TREES | | | | | | |
| BHS | 5 | BLACK HILLS SPRUCE | Picea glauca 'Pendula' | 6' HT. | B&B | STRAIGHT LEADER, FULL FORM |
| CBS | 3 | COLORADO BLUE SPRUCE | Picea pungens | 6' HT. | B&B | STRAIGHT LEADER, FULL FORM |
| SHRUBS - CONIFEROUS & EVERGREEN | | | | | | |
| MJ | 2 | MEDORA JUNIPER | Juniperus scopulorum 'Medora' | 36" HT. | CONT. | |
| AMC | 28 | AUTUMN MAGIC CHOKEBERRY | Aronia melanocarpa 'Autumn Magic' | 24" HT. | CONT. | |
| AFD | 21 | ARCTIC FIRE DOGWOOD | Cornus sericea 'Farrow' | 24" HT. | CONT. | |
| FDD | 10 | FIRE DANCE DOGWOOD | Cornus sericea 'Balladeline' | 24" HT. | CONT. | |
| NCB | 37 | NORTHERN CHARM BOXWOOD | Buxus 'Wilson' | 24" HT. | CONT. | |
| PERENNIALS & GRASSES | | | | | | |
| KFG | 21 | KARL FOERSTER GRASS | Calamagrostis x acutiflora 'Karl Foerster' | #1 | CONT. | |
| LGR | 30 | LITTLE GOLDSTAR RUDBECKIA | Rudbeckia fulgida 'Little Goldstar' | #1 | CONT. | |
| CS | 19 | CARADONNA SALVIA | Salvia x sylvestris 'Caradonna' | #1 | CONT. | |

LANDSCAPE NOTES:

- ALL SHRUB BEDS SHALL BE MULCHED WITH 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH OVER WEED BARRIER. OWNER'S REP SHALL APPROVE MULCH SAMPLE PRIOR TO INSTALLATION. EDGING SHALL BE METAL EDGING OR APPROVED EQUAL.
- PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURING OF ACCEPTANCE PERIOD.
- UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.

LANDSCAPE CALCULATIONS:

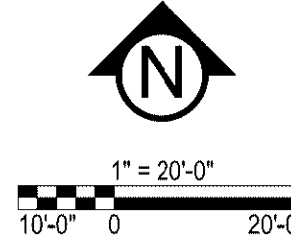
ONE TREE REQUIRED / 2,500 SF OF LANDSCAPE AREA
101,328 / 2,500 = 41

ONE SHRUB REQUIRED / 1,000 SF OF LANDSCAPE AREA
101,328 / 1,000 = 101

LEGEND

- SHREDDED HARDWOOD MULCH OVER FILTER FABRIC, SAMPLES REQUIRED
- SOD
- 1" DIA. DECORATIVE ROCK MULCH OVER FILTER FABRIC, SAMPLES REQUIRED
- PROPOSED CANOPY & EVERGREEN TREE SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- DECORATIVE BOULDERS, 18"-30" DIA.

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Matt Pavlek 763-213-3944 Pat Sarver 952-250-2003

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612.676.2700 www.djr-inc.com

PROJECT
PALACIO DEL SOL APARTMENTS

9101 OLD CEDAR AVENUE SOUTH, BLOOMINGTON, MN 55425

PHD PROPERTIES

P.O. BOX 5093, HOPKINS, MN 55343

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Patrick J. Sarver
DATE: 10/26/16 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

| DATE | DESCRIPTION |
|----------|----------------|
| 10/26/16 | CITY SUBMITTAL |

REVISION SUMMARY

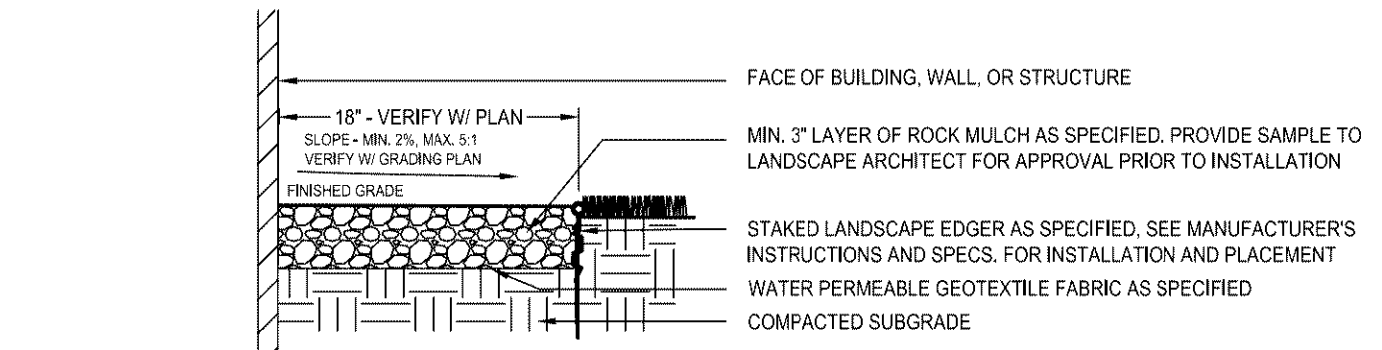
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LANDSCAPE PLAN

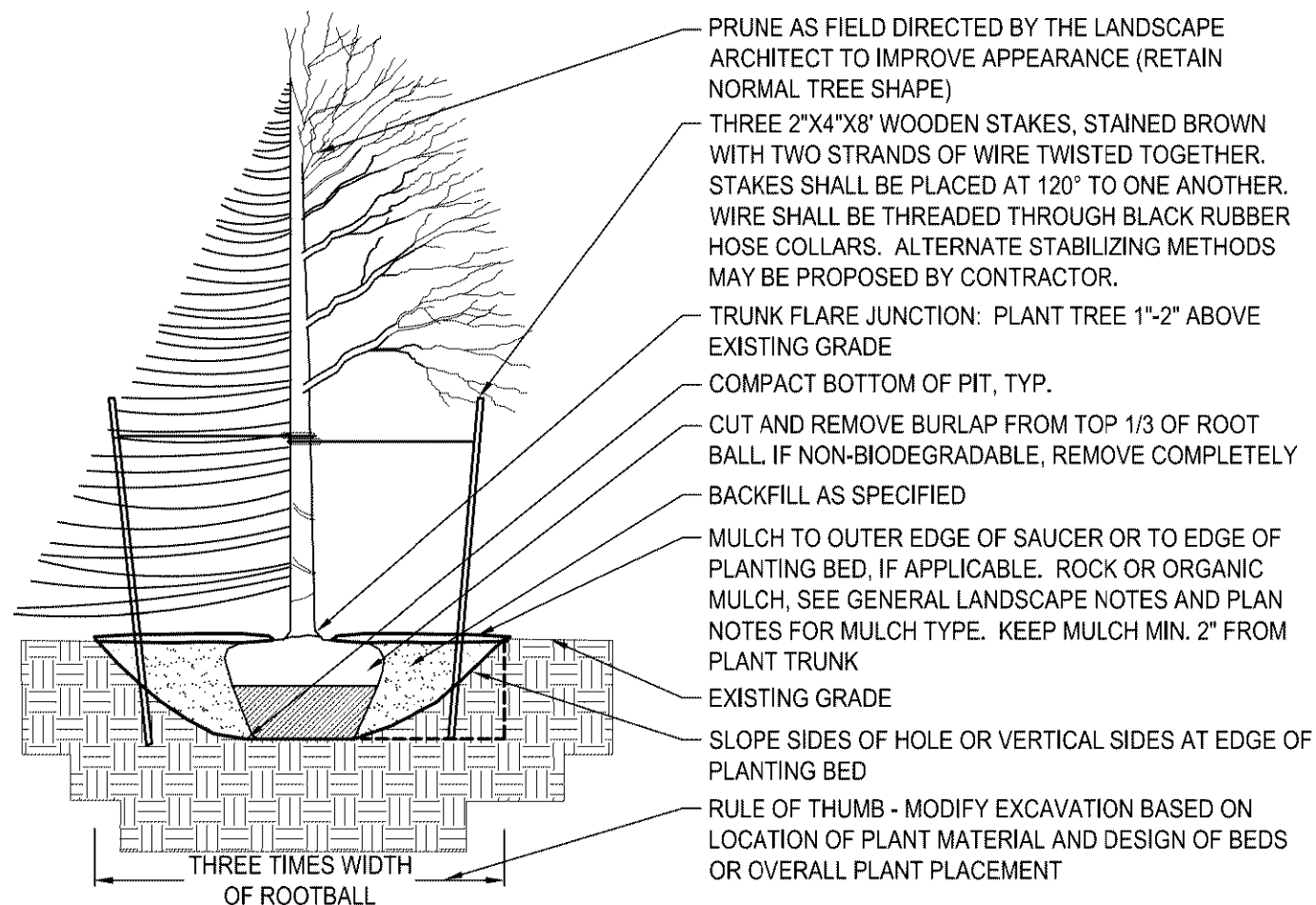
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IRRIGATION NOTES:

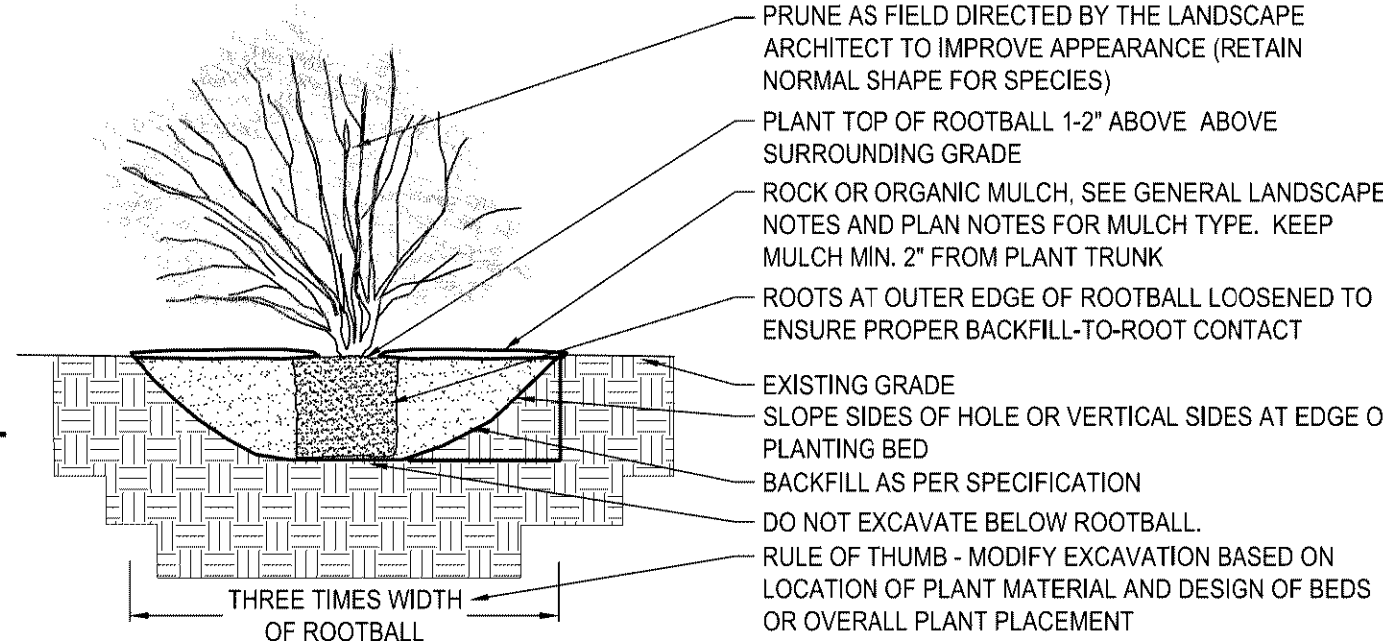
- ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
- CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
- SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
- CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
- IRRIGATION WATER LINE CONNECTION SIZE IS 1-1/2" AT BUILDING. VERIFY WITH MECHANICAL PLANS.COVAGE.
- ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
- ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.
- ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
- CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT, EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
- CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
- FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
- BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
- ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
- GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
- IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
- CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
- AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
- ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
- USE SCREENS ON ALL HEADS.
- A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
- ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
- ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
- THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.



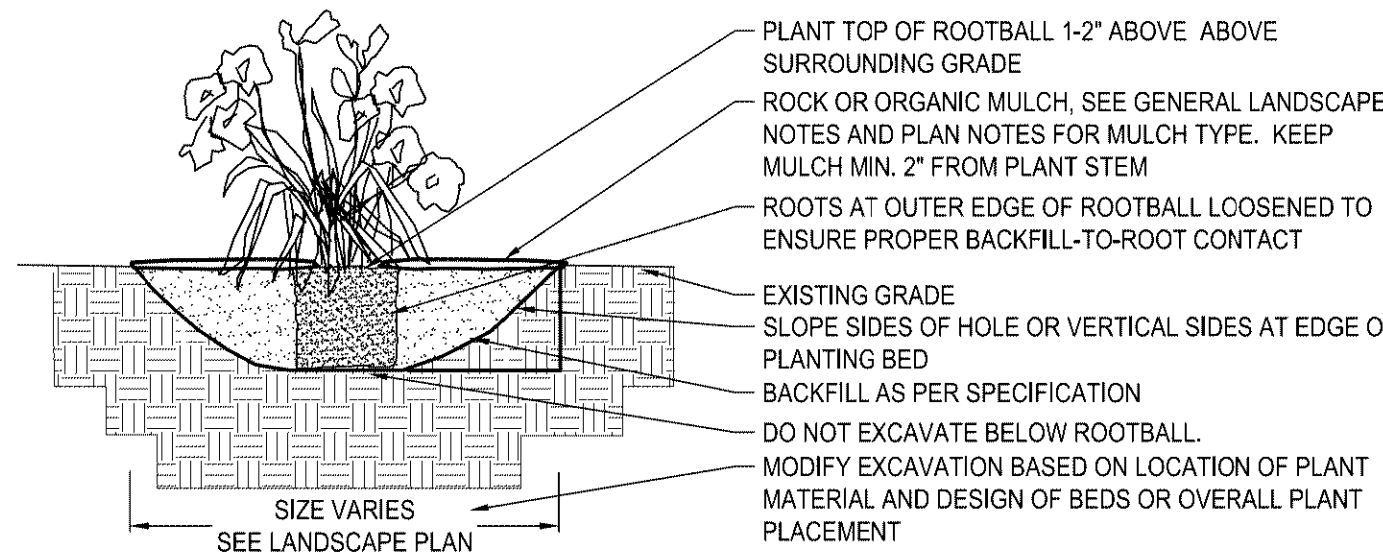
1 AGGREGATE MAINTANENCE STRIP
N T S



2 DECIDUOUS & CONIFEROUS TREE PLANTING
N T S



3 DECIDUOUS & CONIFEROUS SHRUB PLANTING
N T S



4 PERENNIAL BED PLANTING
N T S

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Patrick J. Sarver
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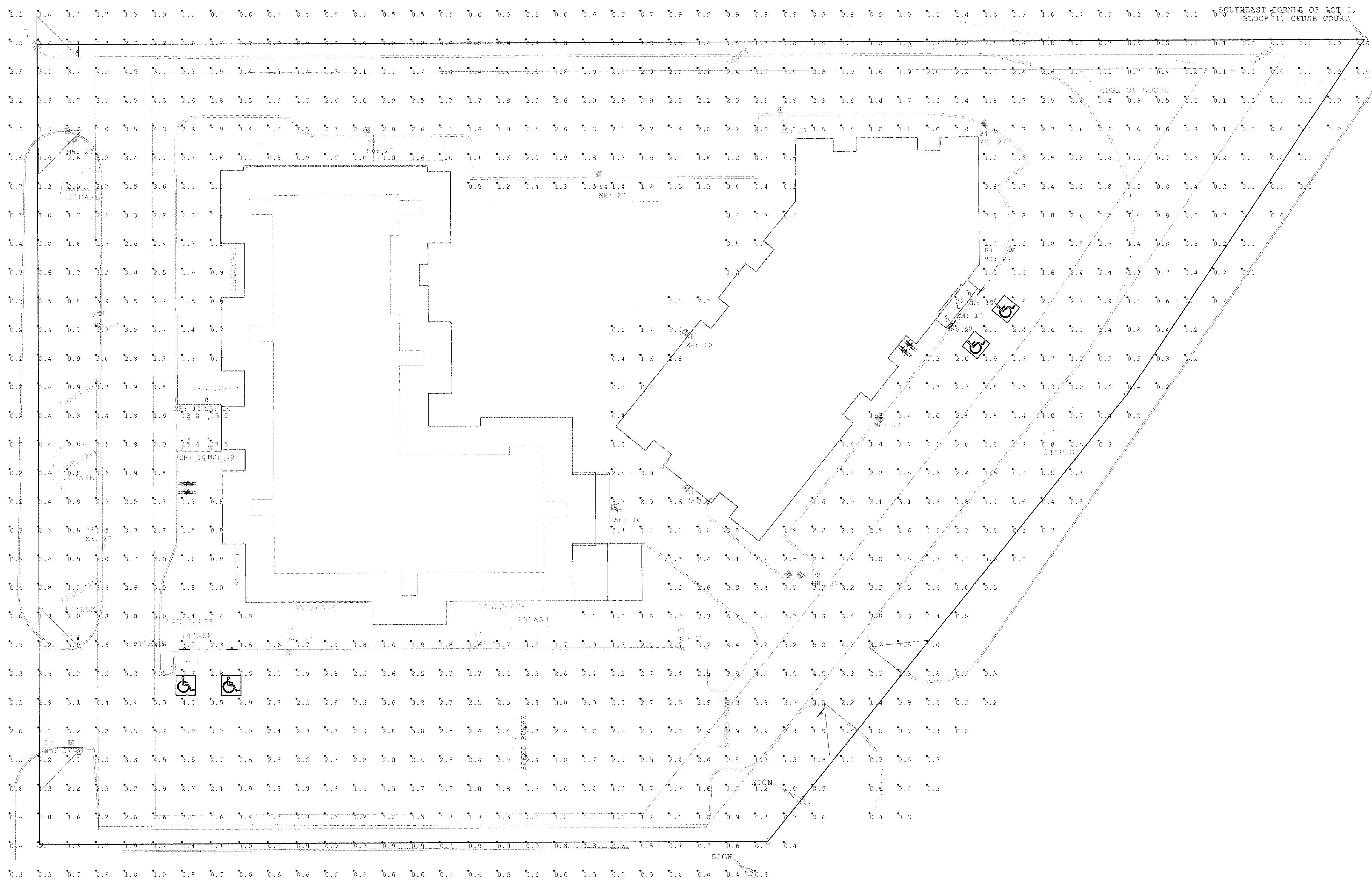
ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
10/26/16 CITY SUBMITTAL

REVISION SUMMARY
DATE DESCRIPTION

REVISION SUMMARY
DATE DESCRIPTION

LANDSCAPE DETAILS
& NOTES

L1.1



Scale: 1 inch= 20 Ft.

| Luminaire Schedule | | | | | | | | |
|--------------------|-----|-------|----------------|-------------|-------|-------------------------------------|------------|-------------|
| Symbol | Qty | Label | Arrangement | Lum. Lumens | LLF | Description | Lum. Watts | Total Watts |
| | 7 | B | SINGLE | 1218 | 1.000 | GE DI6R15-940-1V- RDI6RWDWH-10FT MH | 25 | 175 |
| | 3 | P1 | SINGLE | 12900 | 1.000 | GE EASC E4F540-25FT POLE-2FT BASE | 119 | 357 |
| | 3 | P2 | 2 @ 90 DEGREES | 9500 | 1.000 | GE EASC D3F540-25FTPOLE-2FT BASE | 82 | 492 |
| | 4 | P3 | SINGLE | 9100 | 1.000 | GE EASC D2F540-25FT POLE-2FT BASE | 82 | 328 |
| | 4 | P4 | SINGLE | 9500 | 1.000 | GE EASC D3F540-25FT POLE-2FT BASE | 82 | 328 |
| | 3 | WP | SINGLE | 3100 | 1.000 | GE EWS2 A7E140-10FT MH | 29 | 87 |

| Calculation Summary | | | | | | | |
|---------------------|-------------|-------|------|------|-----|---------|---------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| SITE | Illuminance | Fc | 1.83 | 22.9 | 0.0 | N.A. | N.A. |
| East Lot | Illuminance | Fc | 2.16 | 3.8 | 1.3 | 1.66 | 2.92 |
| North lot | Illuminance | Fc | 2.12 | 3.0 | 1.0 | 2.12 | 3.00 |
| South lot | Illuminance | Fc | 2.40 | 5.3 | 1.0 | 2.40 | 5.30 |

| LPD Area Summary | | | |
|------------------|--------|-------------|-------|
| Label | Area | Total Watts | LPD |
| SITE | 101014 | 1767 | 0.017 |

| REVISION SUMMARY | |
|------------------|-------------|
| DATE | DESCRIPTION |
| | |
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INITIAL & MAINTAINED LIGHTING PLAN

LT1.0

These drawings are for conceptual use only and are not intended for construction. Values represented are an approximation generated from manufacturers photometric inhouse or independent lab tests with data supplied by lamp manufacturers.

9101 Old Cedar Ave S

Bloomington MN

LS952-2321-3-Initial

Drawn By: Kathy Frey

Date:10/19/2016

Sales Agent: Steve Hahn

Scale: 1" = 20'

2 10182016 Architect changes

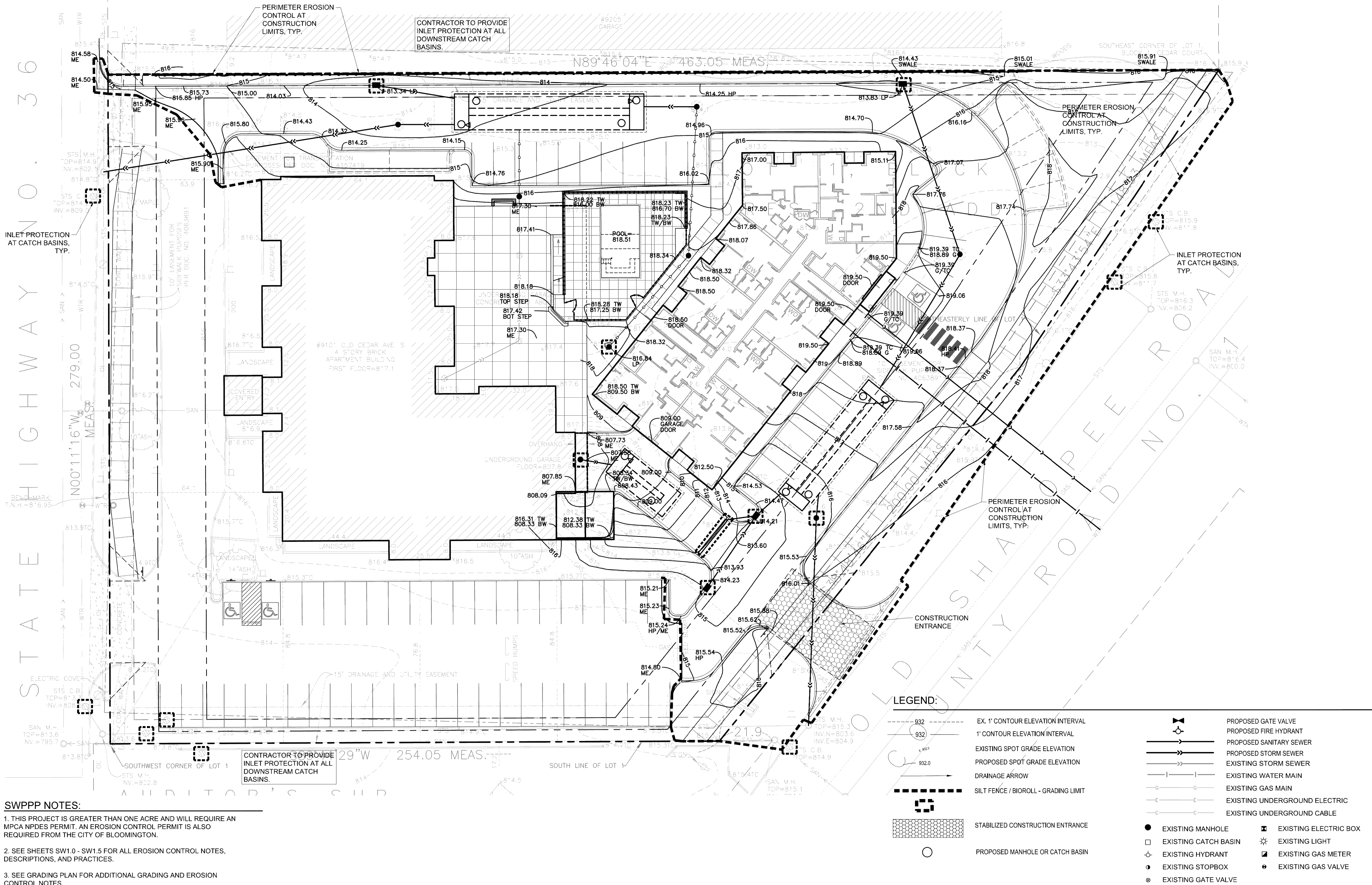
3 10192016 Architect changes

Revisions

Luma Sales Associates

Lighting and Controls

SW1.0 |



1. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. AN EROSION CONTROL PERMIT IS ALSO REQUIRED FROM THE CITY OF BLOOMINGTON.

3. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.

CITY OF BLOOMINGTON EROSION CONTROL NOTES:


1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

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9101 OLD CEDAR AVENUE SOUTH, BLOOMINGTON, MN 55425

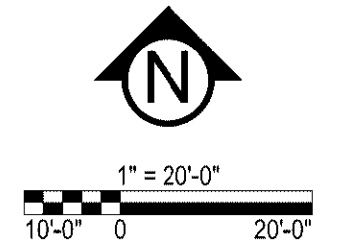
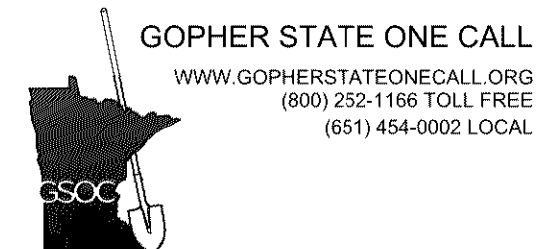
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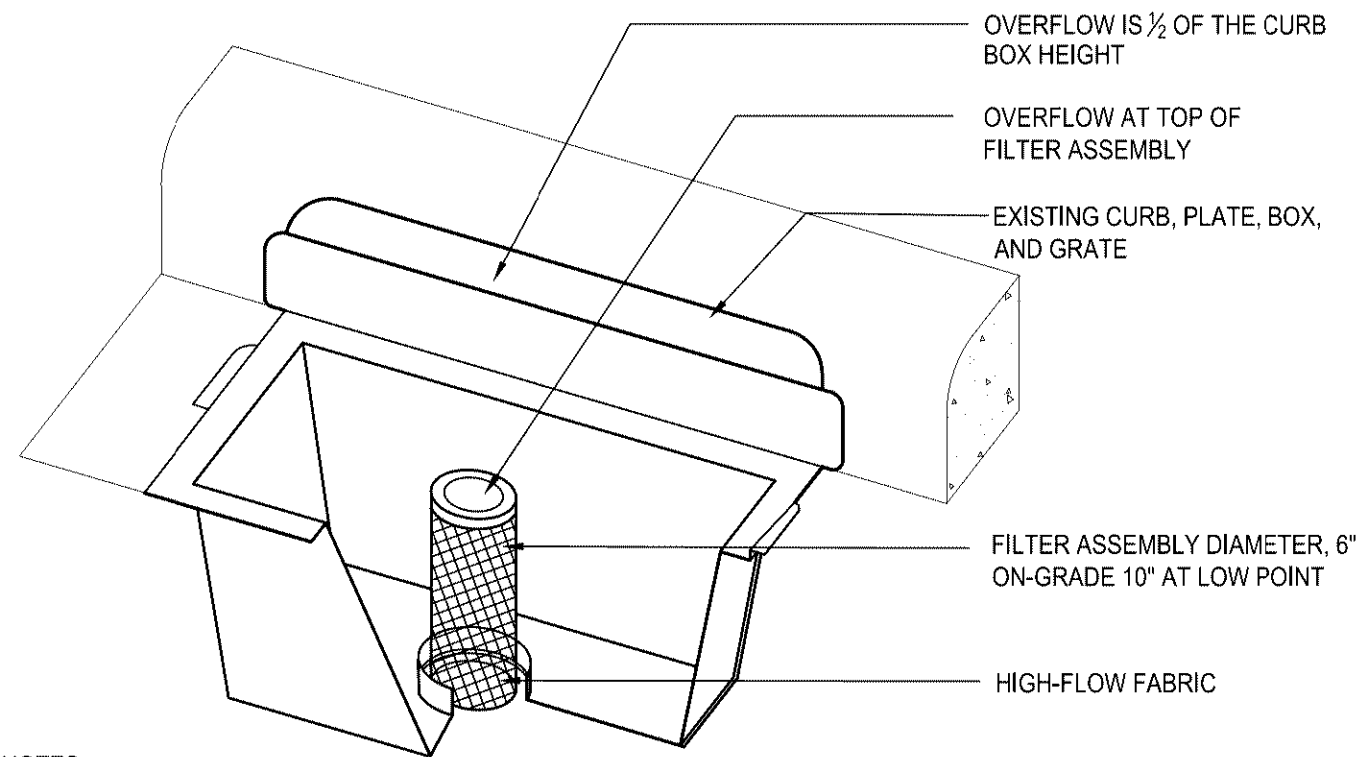

Matthew R. Pavlek
DATE 10/26/16 LICENSE NO. 44263

A blank coordinate plane with x and y axes. The x-axis is horizontal and the y-axis is vertical, intersecting at the origin. There are tick marks on both axes, but no numerical labels. The grid lines are light gray.

SWPPP - PROPOSED
CONDITIONS

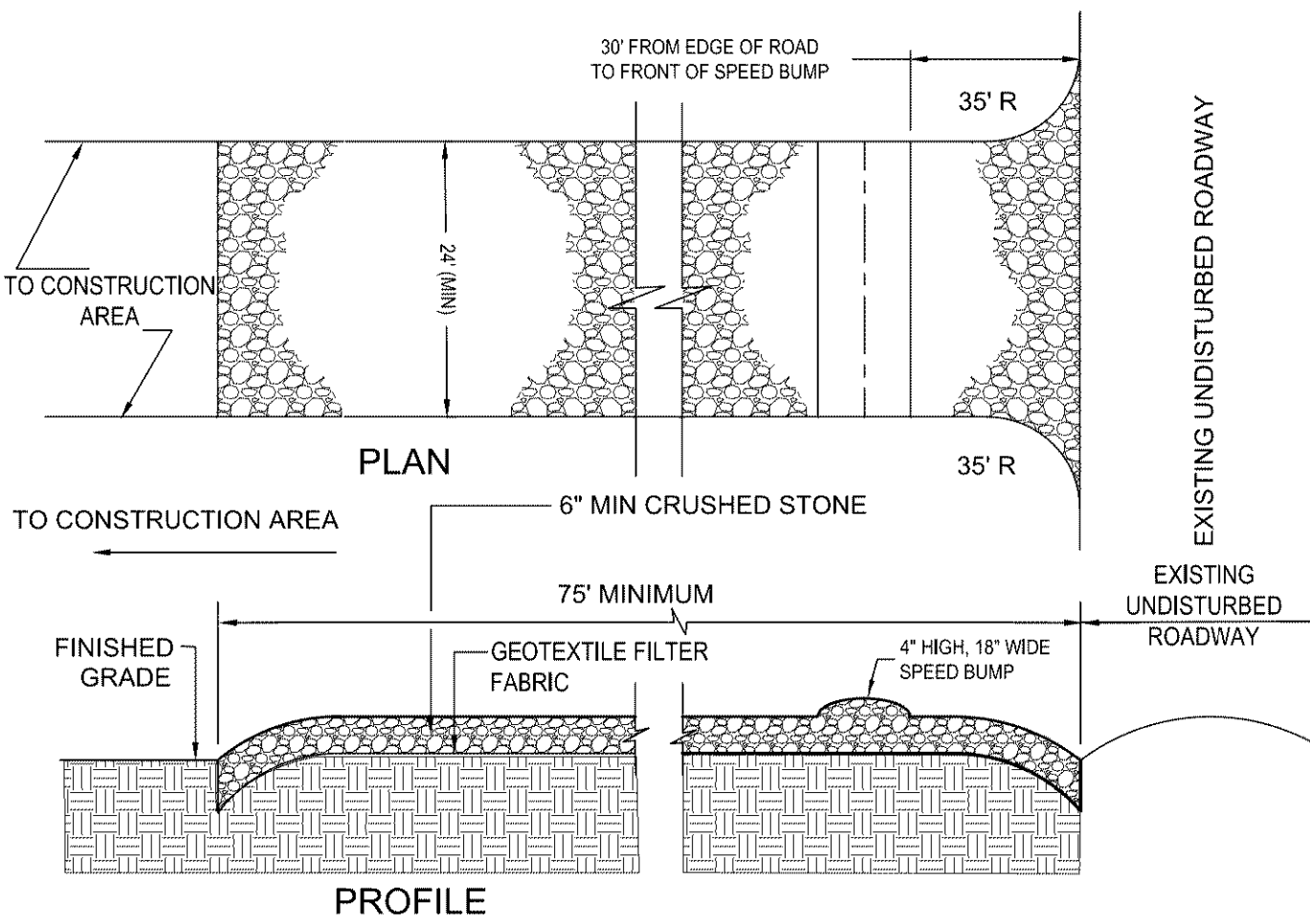
SW1.1 |





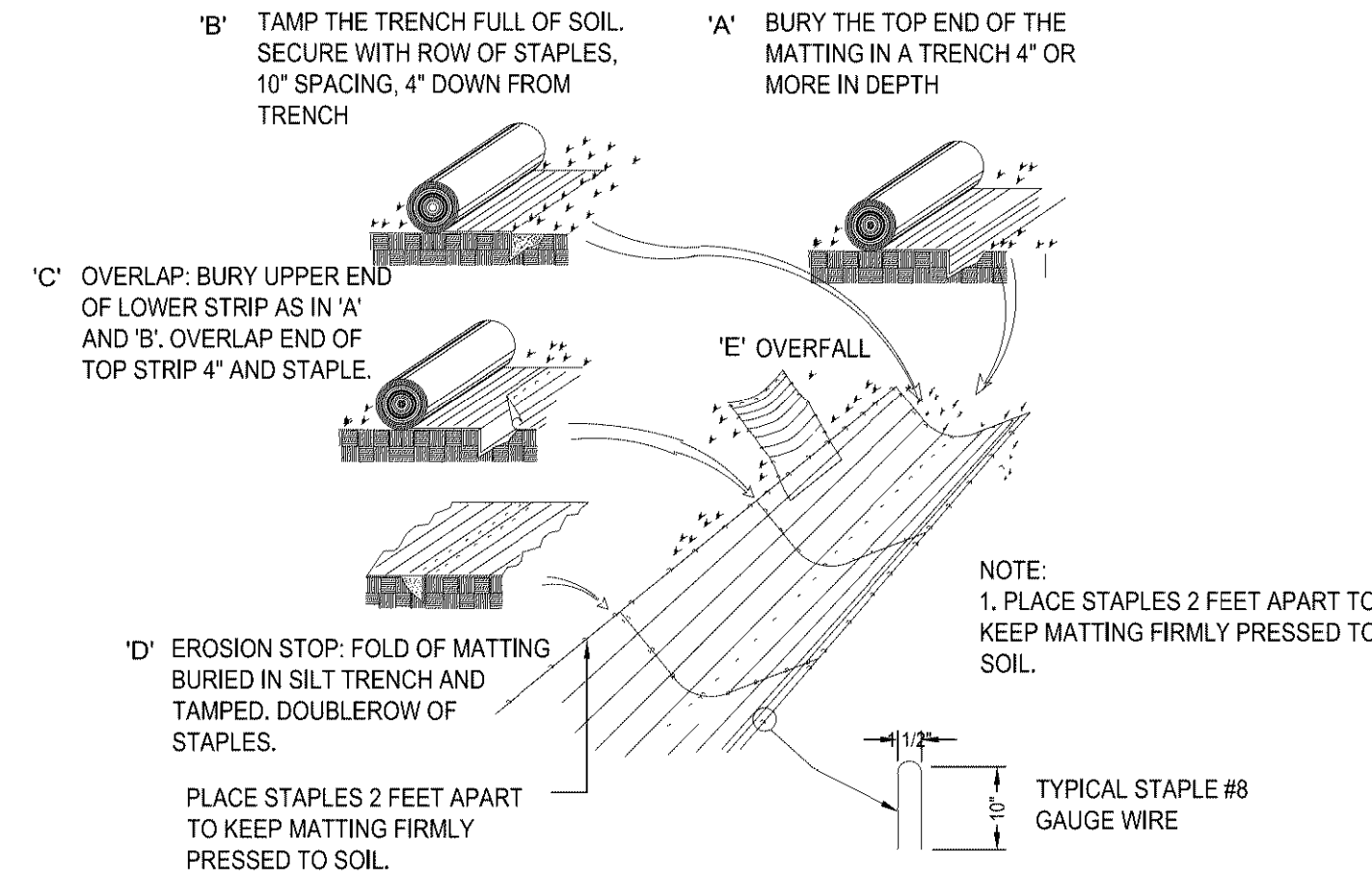
- NOTES:
1. REPLACE INLET GRATE UPON COMPLETE INSTALLATION OF INLET PROTECTION FABRIC.
 2. CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE OF THE SYSTEM AFTER EACH STORM EVENT AND AT THE COMPLETION OF THE CONTRACT.
 3. REFERENCE APPLE VALLEY STANDARD PLATE ERO-4C.

1 CURB INLET FILTER
N T S

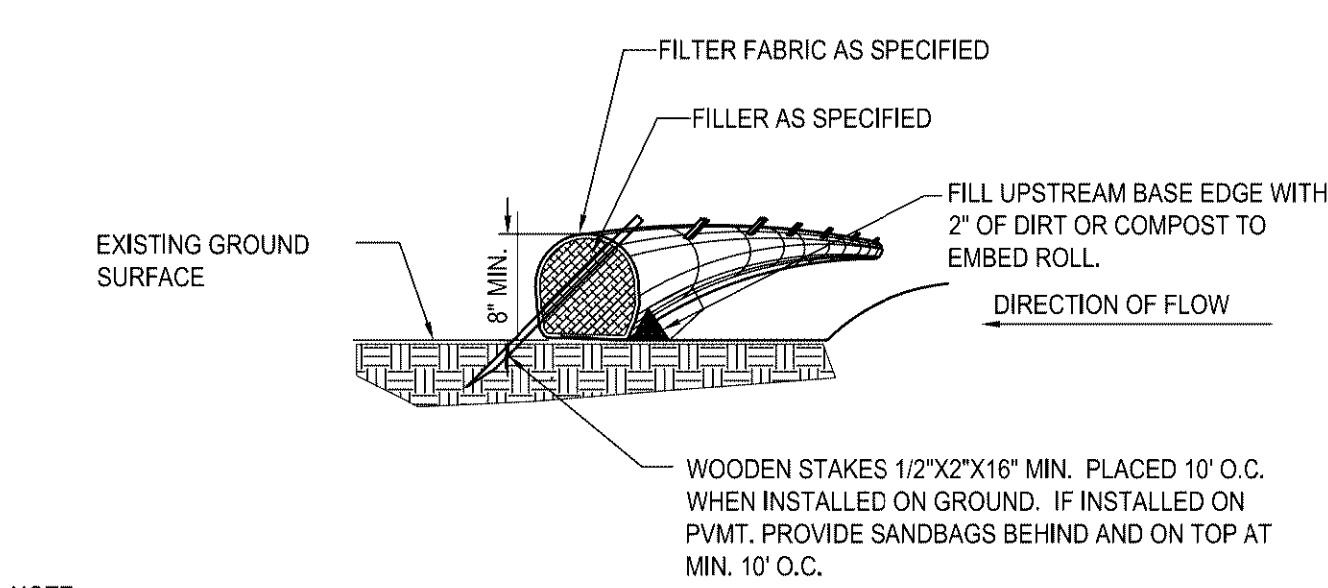


- NOTES:
1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND UNDISTURBED ROADWAY.
 2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO UNDISTURBED ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.
 3. REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
 4. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO UNDISTURBED ROADWAY SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
 5. FINAL LOCATION AND INSTALLATION SHALL BE COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
 6. CRUSHED STONE SHALL BE 1-1/2\"/>

2 STABILIZED CONSTRUCTION ACCESS
N T S

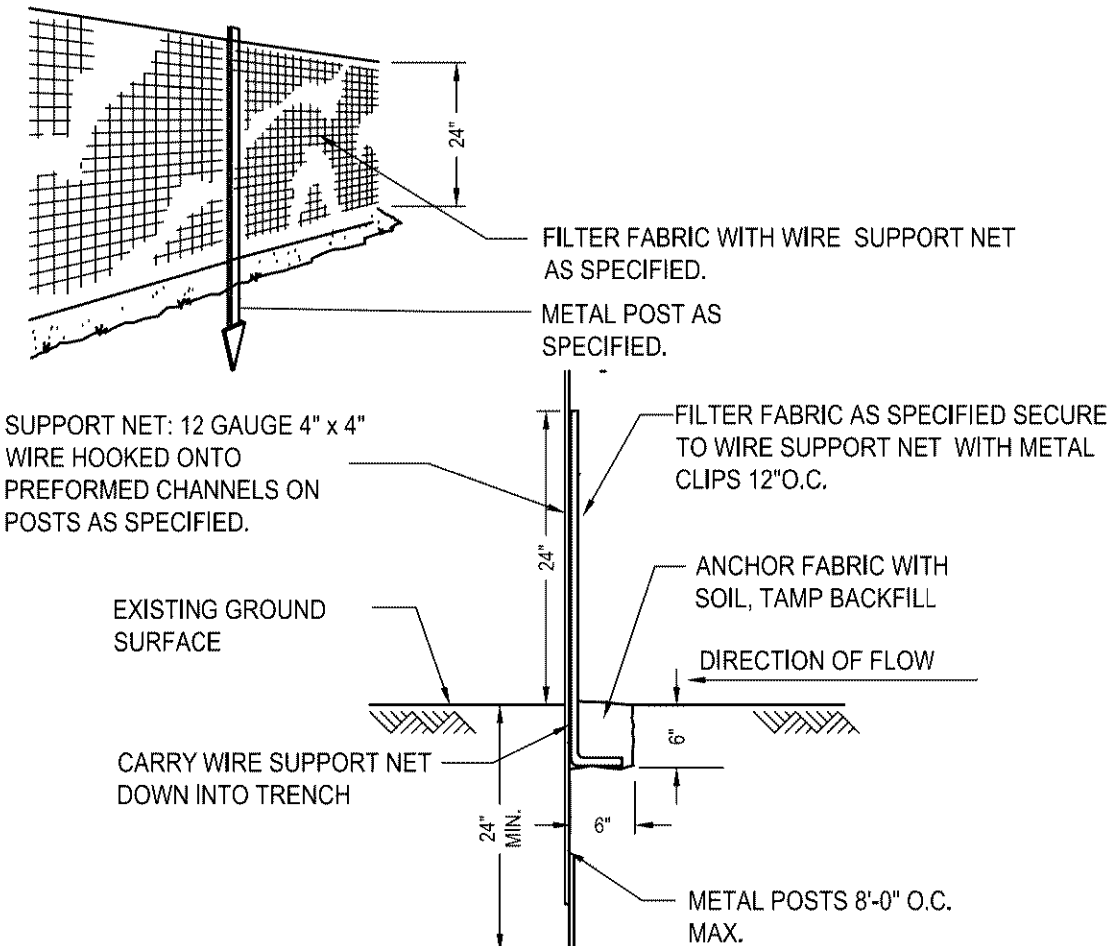


3 EROSION BLANKET
N T S



- NOTE:
1. COMPOST FILTER LOGS (BIO ROLLS) SHALL BE FILTREXX EROSION CONTROL SOXX OR APPROVED EQUAL.
 2. COMPOST FILLER TO BE MADE FROM A COMPOST BLEND 30%-40% GRADE 2 (SPEC 3890) AND 60%-70% PARTIALLY DECOMPOSED WOOD CHIPS, PER MNDOT SPEC 3897.
 3. FILTER FABRIC SHALL BE GEOTEXTILE KNTTID MATERIAL WITH MAX. OPENINGS OF 3/8\"/>

4 SEDIMENT BIO-ROLL / COMPOST FILTER LOG
N T S



5 SEDIMENT FENCE
N T S

CivilSite
G R O U P

4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavlek 763-213-3944 Pat Sarver 952-250-2003

DJR
ARCHITECTURE, INC.

333 Washington Ave N, Suite 210
Minneapolis, Minnesota 55401
612.676.2700 www.djr-inc.com

PROJECT
PALACIO DEL SOL APARTMENTS

9101 OLD CEDAR AVENUE SOUTH, BLOOMINGTON, MN 55425

PHD PROPERTIES

P.O. BOX 5093, HOPKINS, MN 55343

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

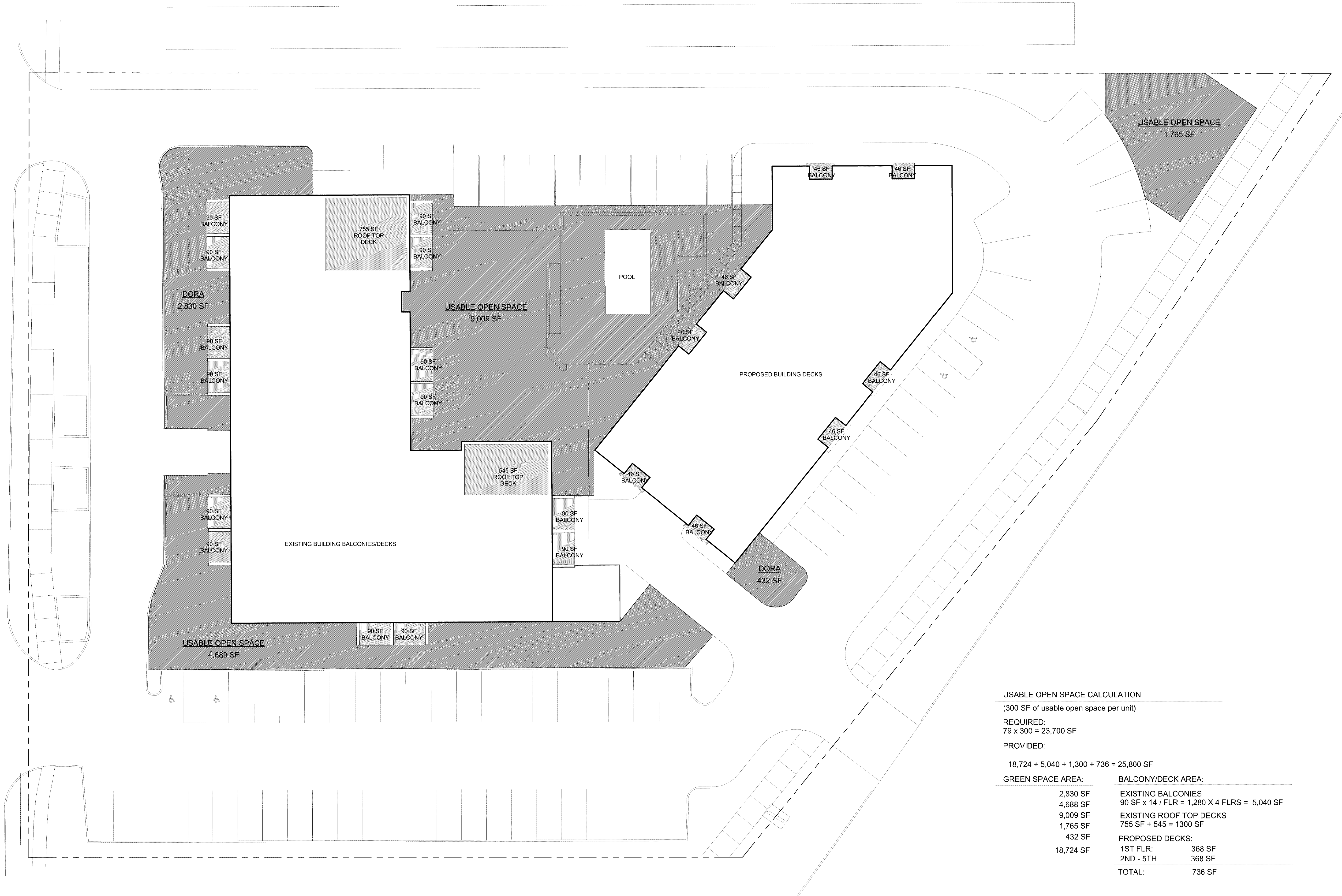
Matthew R. Pavlek
DATE 10/26/16 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
10/26/16 CITY SUBMITTAL

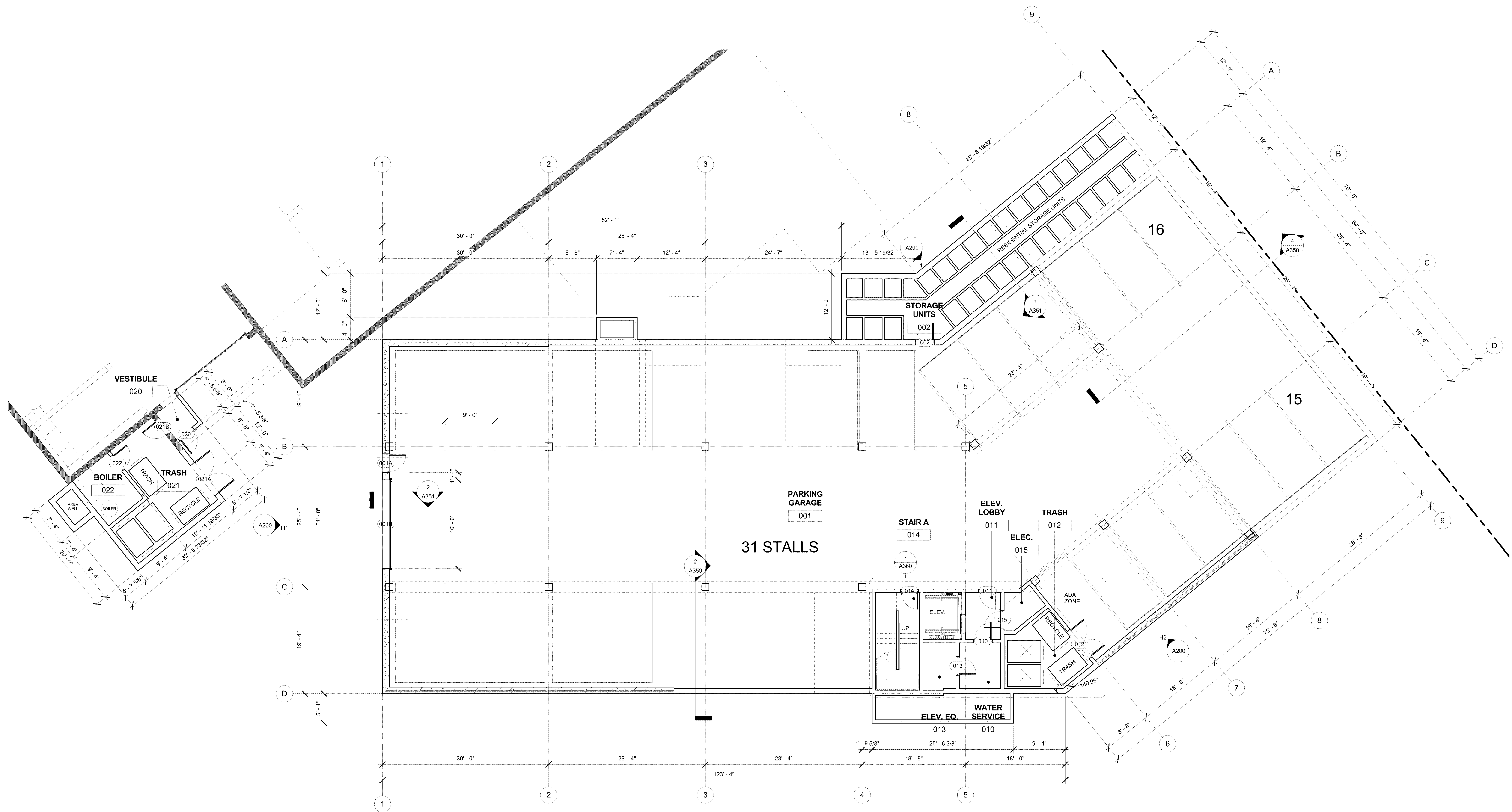
REVISION SUMMARY
DATE DESCRIPTION

SWPPP - DETAILS

SW1.2



| | |
|--|--|
| USABLE OPEN SPACE CALCULATION | |
| (300 SF of usable open space per unit) | |
| REQUIRED: | |
| 79 x 300 = 23,700 SF | |
| PROVIDED: | |
| 18,724 + 5,040 + 1,300 + 736 = 25,800 SF | |
| GREEN SPACE AREA: | BALCONY/DECK AREA: |
| 2,830 SF | EXISTING BALCONIES |
| 4,688 SF | 90 SF x 14 / FLR = 1,260 X 4 FLRS = 5,040 SF |
| 9,009 SF | EXISTING ROOF TOP DECKS |
| 1,765 SF | 755 SF + 545 = 1300 SF |
| 432 SF | PROPOSED DECKS: |
| 18,724 SF | 1ST FLR: 368 SF |
| | 2ND - 5TH: 368 SF |
| | TOTAL: 736 SF |



H1 FLOOR PLAN - LEVEL P1
1/8" = 1'-0"

9101 OLD CEDAR

FLOOR PLAN - LEVEL P1

PRELIMINARY: NOT FOR CONSTRUCTION

Issue: _____ Date: _____
Project #: 15-042
Date: 10/20/2016
Drawn by: SE
Checked by: SE

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

Signature: _____
Date: 10/20/2016
Title: Architect

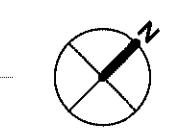
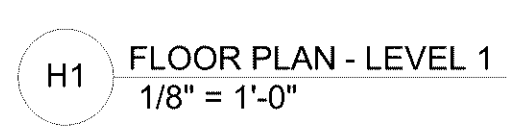
Contractor: _____
Client: _____

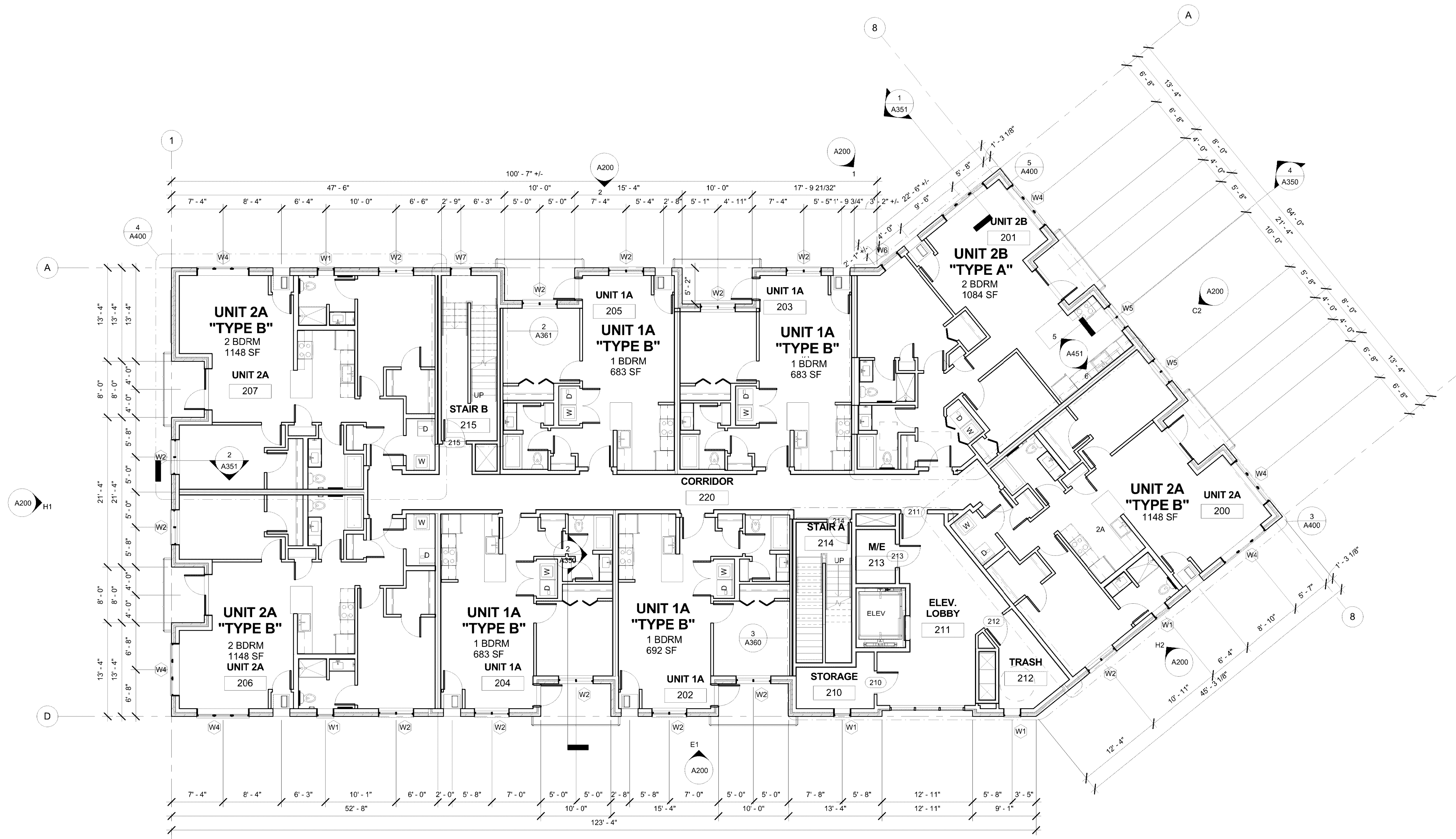
Structural

Civil

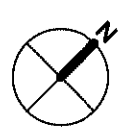
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ARCHITECTURE INC.
333 Washington Ave. N., Suite 210
Minneapolis, Minnesota 55401
612.592.7272 www.djrinc.com

A100





H1 FLOOR PLAN - LEVEL 2
1/8" = 1'-0"



9101 OLD CEDAR

FLOOR PLAN - LEVEL 2

PRELIMINARY: NOT FOR CONSTRUCTION

Date: 15-04-2016
Project #: 102002016
Drawn by: SE
Checked by: SE

1. Verify all units that are new construction
or report areas proposed by me or under my
control and correct under the terms of the
contract.

Signature: [Signature]
Date: 10/20/2016
Contractor: [Contractor]
Client: [Client]

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333 Washington Ave N, Suite 210
Minneapolis, Minnesota 55401
612-592-1234 www.djrinc.com

STRUCTURAL

CONTRACTOR

CLIENT

SE

SE

SE

SE

SE

SE

SE

SE

SE

SE

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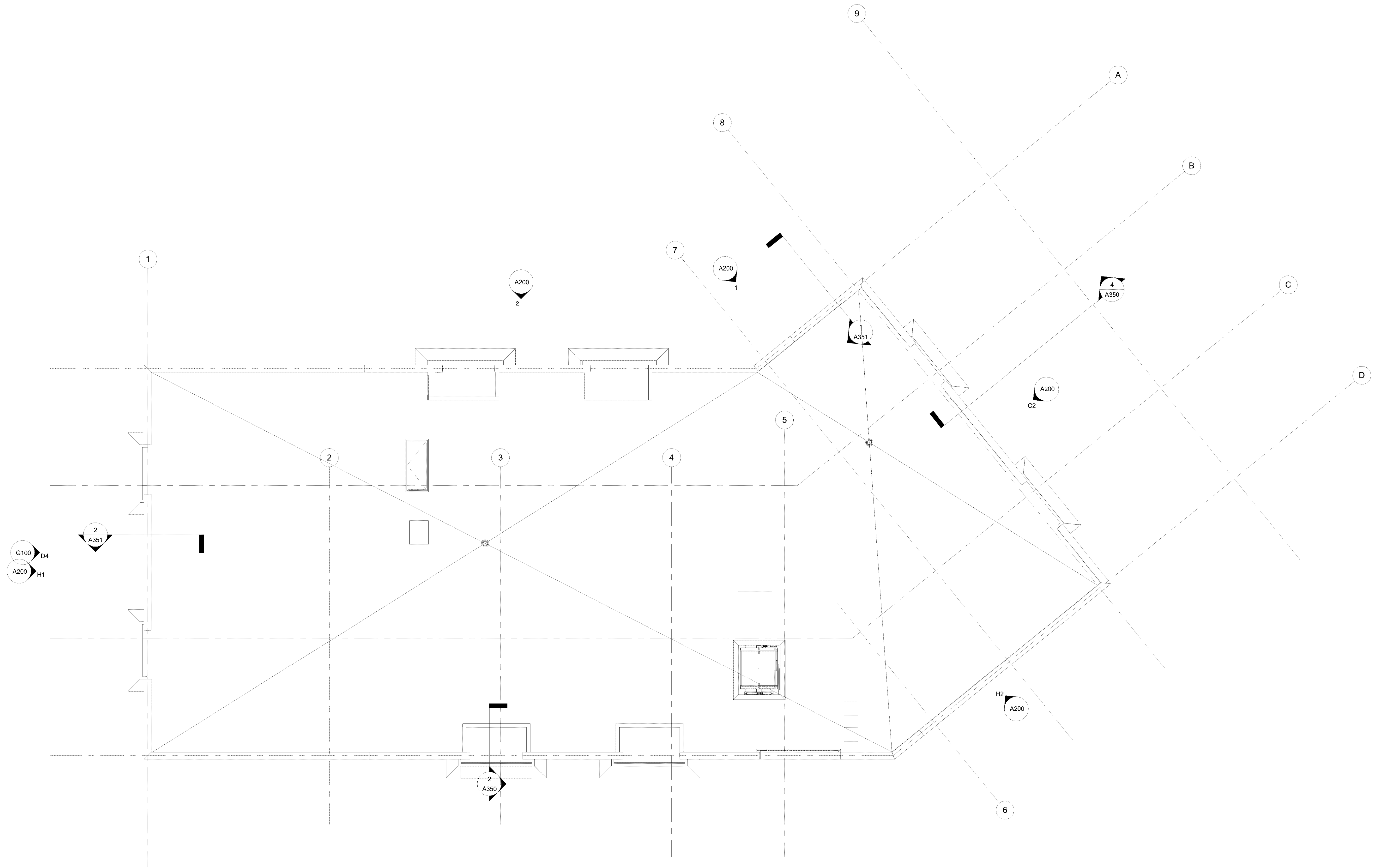
SE

SE

SE

SE

SE



9101 OLD CEDAR

ROOF PLAN

PRELIMINARY: NOT FOR CONSTRUCTION

Issue: Date: 10/20/2016
Project #: 15-042
Drawn by: Author
Checked by: Checker

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

Signature: [Signature]
Date: 10/20/2016
Project #: 15-042

CONTRACTOR

STRUCTURAL

Civil

CLIENT

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612.592.7272 www.djrinc.com

A160

