

LEGEND

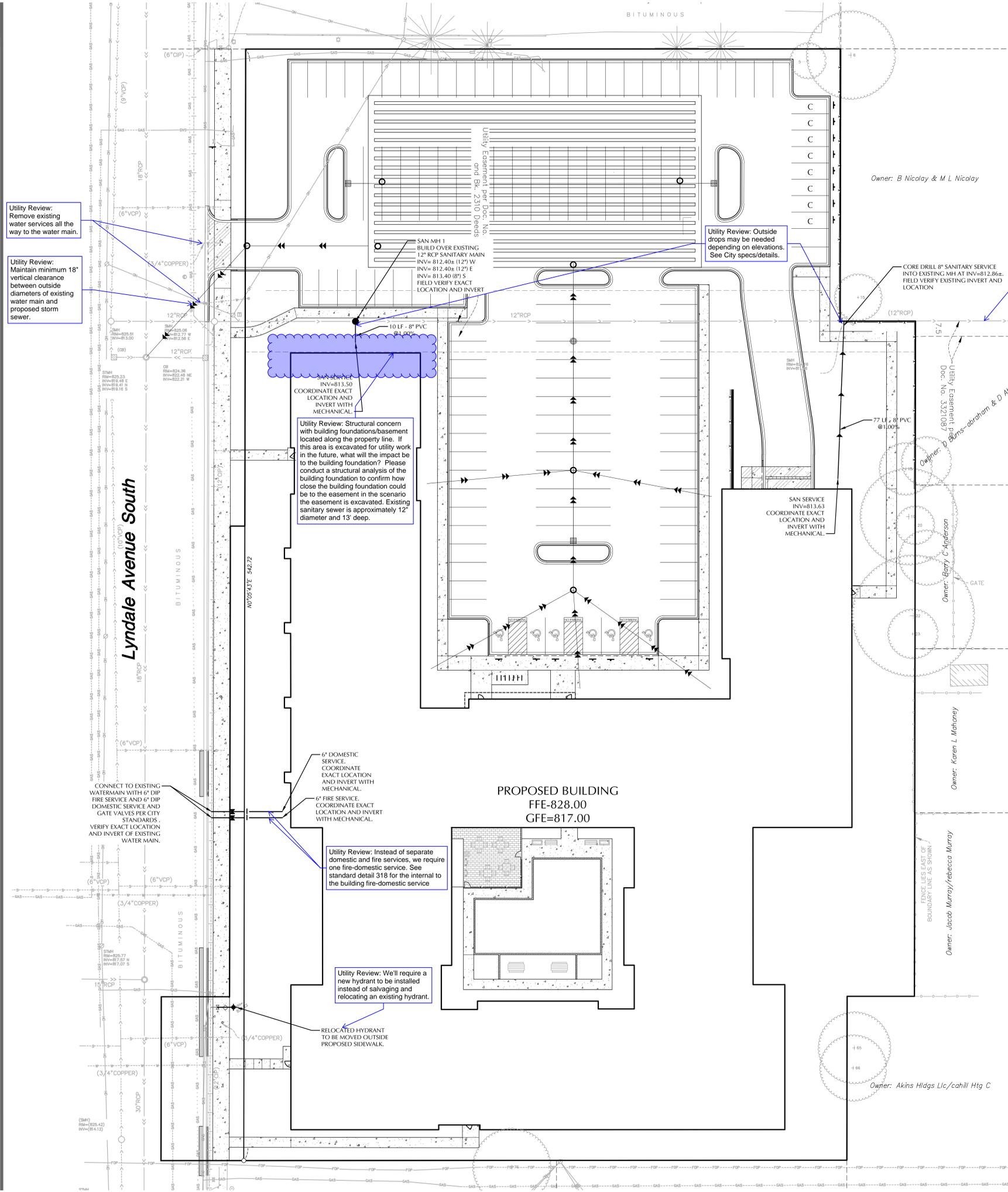
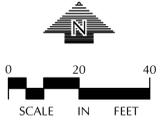
EXISTING	PROPOSED

SANITARY SEWER & WATERMAIN NOTES

- ALL SANITARY SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), CURRENT EDITION.
- ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS, THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
- ALL SITE UTILITY SERVICES SHALL TERMINATE 5' FROM THE EXTERIOR BUILDING WALL UNLESS OTHERWISE NOTED. THE SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, MECHANICAL CONTRACTOR AND MECHANICAL ENGINEER TO DETERMINE THE RESPONSIBILITY OF BRINGING THE SERVICE(S) INTO THE BUILDING, INSPECTIONS AND TESTING PER APPLICABLE GOVERNING AGENCIES.
- ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 8.0 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATERMAIN AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 8.0 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
- PER MINNESOTA DEPARTMENT OF LABOR & INDUSTRY REQUIREMENTS, A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FROM WATERMAIN TO ANY MANHOLE, SEPTIC SYSTEM, CATCH BASIN, SEWER PIPE, OR OTHER SOURCE OF CONTAMINATION, MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE UNLESS OTHERWISE SHOWN.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS OF SANITARY STRUCTURE(S) AND UNDERGROUND SYSTEM(S) FOR ENGINEER'S REVIEW.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- HYDRANT USE: CONTRACTOR IS RESPONSIBLE TO NOTIFY PUBLIC UTILITIES DEPARTMENT WHEN THEY NEED TO USE A HYDRANT; ONLY PRE-AUTHORIZED HYDRANTS WILL BE USED. HYDRANTS TO BE OPERATED ONLY WITH PROPER EQUIPMENT SUCH AS A HYDRANT NUT WRENCH, NOT A PIPE WRENCH. HYDRANT METER IS AVAILABLE FROM PUBLIC UTILITIES DEPARTMENT. ANY TRUCK, ETC. FILLED FROM A HYDRANT MUST BE METERED, MUST HAVE PHYSICAL BREAK OR BACK-FLOW PREVENTER APPROVED BY PUBLIC UTILITIES DEPARTMENT. ALSO APPLIES TO SUBCONTRACTORS.
- OPERATING VALVES FOR TURNING WATER MAIN ON/OFF: PUBLIC UTILITIES DEPARTMENT WILL OPERATE ALL VALVES AND FILL ALL WATER MAINS (PUBLIC AND PRIVATE). CONTRACTOR SHALL GIVE AT LEAST 24 HOURS NOTICE TO HAVE WATER SHUT OFF AND SHALL NOTIFY IN WRITING, ALL AFFECTED CUSTOMERS AT LEAST 24 HOURS IN ADVANCE BEFORE SHUT OFF; ATTACH TO DOOR, ETC., NOT IN MAILBOXES.
- TEMPORARY SERVICE: THE CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE IF SERVICE CANNOT BE RESTORED SAME DAY. IF USING HYDRANT FOR TEMPORARY SERVICE, NOTIFY PUBLIC UTILITIES DEPARTMENT AND USE ONLY PRE-APPROVED HYDRANT AND SUPPLIED HYDRO METER WITH BACK FLOW. THE CONTRACTOR'S TEMPORARY MAIN SHALL BE DISINFECTED, FLUSHED AND BACTERIOLOGICAL ANALYSIS SHOWN NEGATIVE PRIOR TO PUTTING THE TEMPORARY SYSTEM IN SERVICE. THE TEMPORARY WATER SYSTEM SHALL BE IN PLACE PRIOR TO THE PUBLIC UTILITIES DEPARTMENT SHUTTING OFF ANY WATER MAINS.
- REFER TO GEOTECHNICAL EVALUATION REPORT FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
 - REUSE OF ON-SITE SOILS
 - GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
 - SITE GRADING AND SUBGRADE PREPARATION.
 - PAVEMENTS AND EXTERIOR SLABS.
 - TRENCH EXCAVATION AND BACKFILL.
 - EXTERIOR UTILITY SUPPORTS.
 - FROST PROTECTION.
- CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF CONSTRUCTED UTILITIES (RECOMMENDED PRIOR TO BACKFILLING) PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.
- ALL UNUSED UTILITY SERVICES SHALL BE ABANDONED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY PERMITS FROM THE APPLICABLE GOVERNING AGENCIES.



WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



CADD QUALIFICATION

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SUBMITTALS/REVISIONS

12/10/25 CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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 in the State of Minnesota.

License No. Doug@AutoCAD LA 49993

Date

QUALITY CONTROL

Loucks Project No. 250438A
Project Lead PJD
Drawn By DDL
Checked By BDD
Review Date 12/10/25

SHEET INDEX

- C1-1 DEMOLITION PLAN
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- L1-1 LANDSCAPE PLAN
- L2-1 LANDSCAPE DETAILS

STORM SEWER SCHEDULE

STRUCTURE NO.	CASTING	MANHOLE SIZE
CB 1	R-3067	48" PRECAST
CB 2	R-3067	48" PRECAST
STMH 3	R-1642	72" PRECAST
CBMH 4	R-3067	48" PRECAST
STMH 5	R-1642	48" PRECAST
CBMH 6	R-2556-A	48" PRECAST
STMH 7	R-1642	48" PRECAST

LEGEND

- | | | | |
|--|--------------------------------------|--|-----------------------------|
| | CATCH BASIN | | PROPOSED STORM MANHOLE |
| | FLARED END SECTION | | SANITARY MANHOLE |
| | HYDRANT | | GATE VALVE |
| | POST INDICATOR VALVE | | WATER MANHOLE / WELL |
| | LIGHT POLE | | ELECTRIC METER |
| | GAS METER | | TELEPHONE PEDESTAL |
| | SIGN | | BENCHMARK |
| | SOIL BORING | | PARKING STALL COUNT |
| | ACCESSIBLE PARKING STALL | | STORM SEWER DRAIN TILE |
| | SANITARY SEWER FORCE MAIN | | WATERMAIN |
| | SANITARY SEWER SERVICE WATER SERVICE | | UNDERGROUND ELECTRIC |
| | UNDERGROUND FIBER OPTIC | | UNDERGROUND GAS |
| | UNDERGROUND TELEPHONE | | OVERHEAD UTILITY |
| | FENCE | | CHAIN LINK FENCE |
| | CONCRETE CURB | | RETAINING WALL |
| | CONCRETE | | NO PARKING BUILDING CONTOUR |
| | SPOT ELEVATION | | DIRECTION OF FLOW |
| | TREE LINE | | PARKING SETBACK LINE |
| | BUILDING SETBACK LINE | | |

STORM SEWER NOTES

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- CONTRACTOR TO SUBMIT SHOP DRAWINGS OF STORM STRUCTURES AND UNDERGROUND SYSTEM FOR ENGINEER'S REVIEW.
- CONTRACTOR TO VERIFY UNDERLYING SOILS BENEATH ALL STORMWATER FACILITIES, AND PROVIDE DOCUMENTATION TO THE ENGINEER, PRIOR TO CONSTRUCTION OF THE FACILITIES.
- ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4714.
- REFER TO GEOTECHNICAL EVALUATION REPORT FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
 - REUSE OF ON-SITE SOILS
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 - SITE GRADING AND SUBGRADE PREPARATION.
 - PAVEMENTS AND EXTERIOR SLABS.
 - TRENCH EXCAVATION AND BACKFILL.
 - EXTERIOR UTILITY SUPPORTS.
 - FROST PROTECTION.
- CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF CONSTRUCTED STORMWATER MANAGEMENT SYSTEMS INCLUDING INVERT ELEVATIONS OF INLETS AND OUTLETS OF STORM VAULTS & ASSOCIATED INFRASTRUCTURE RECOMMENDED PRIOR TO BACKFILLING PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.
- ALL UNUSED UTILITY SERVICES SHALL BE ABANDONED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY PERMITS FROM THE APPLICABLE GOVERNING AGENCIES.

**PROPOSED BUILDING
FFE=828.00
GFE=817.00**

Utility Review: Maintain minimum 18" vertical clearance between outside diameters of existing water main and proposed storm sewer.

CORE DRILL 12" STORM INTO EXISTING MH AT INV=820.16 ±. FIELD VERIFY EXISTING INVERT AND LOCATION

Lyndale Avenue South



CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-2002
TOLL FREE: 1-800-251-1166

WARNING:

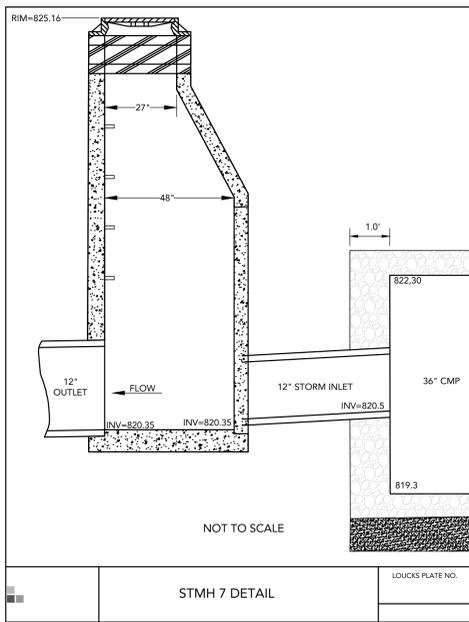
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0 20 40
SCALE IN FEET

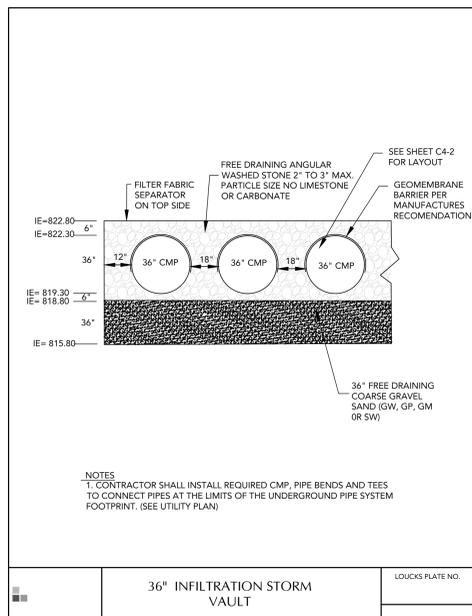
**STORM SEWER
PLAN**

C4-2



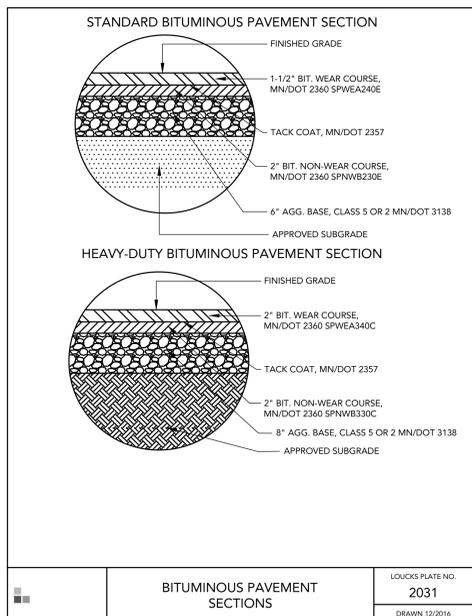
STMH 7 DETAIL

LOUCKS PLATE NO.



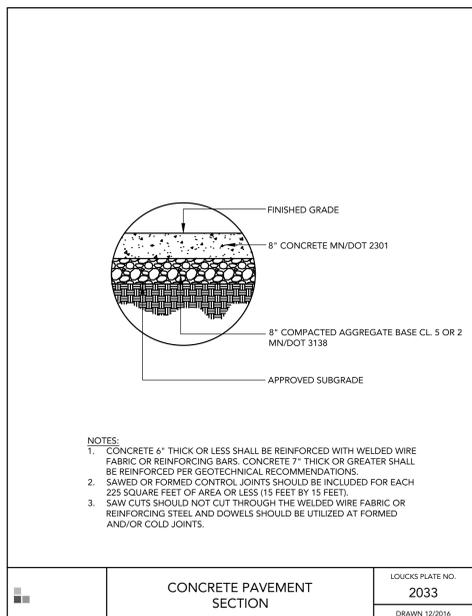
36" INFILTRATION STORM VAULT

LOUCKS PLATE NO.



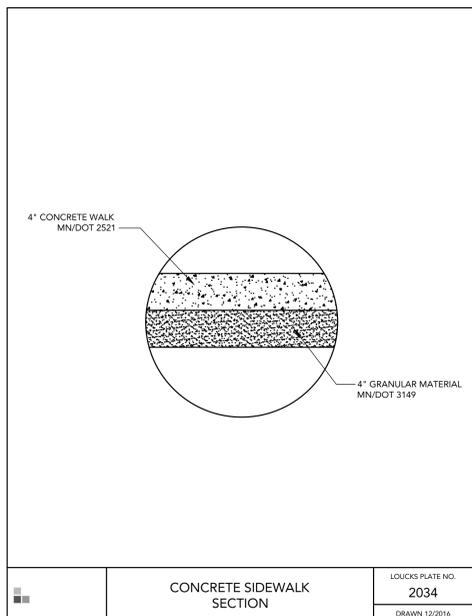
BITUMINOUS PAVEMENT SECTIONS

LOUCKS PLATE NO.
2031
DRAWN 12/2016



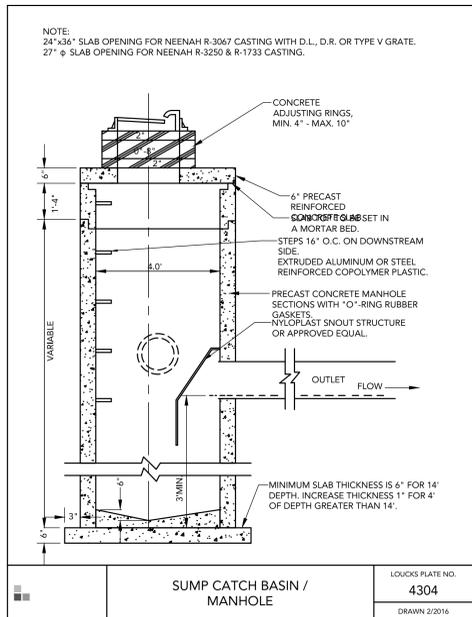
CONCRETE PAVEMENT SECTION

LOUCKS PLATE NO.
2033
DRAWN 12/2016



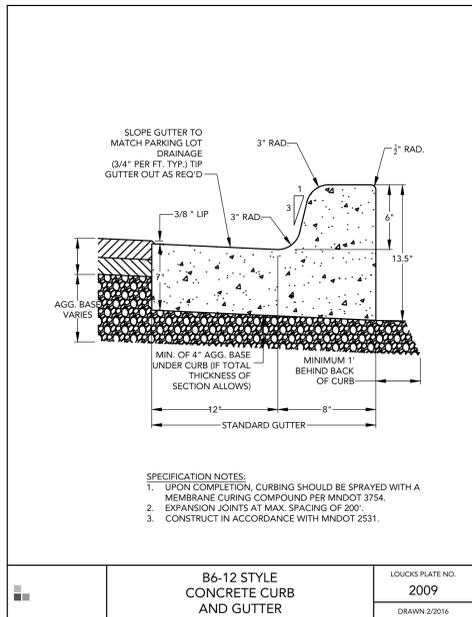
CONCRETE SIDEWALK SECTION

LOUCKS PLATE NO.
2034
DRAWN 12/2016



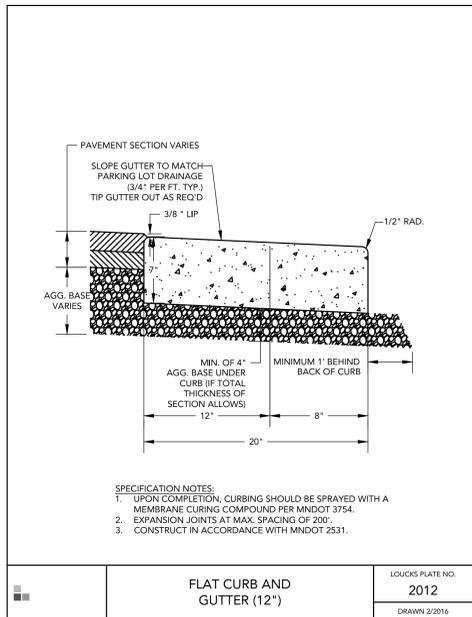
SUMP CATCH BASIN / MANHOLE

LOUCKS PLATE NO.
4304
DRAWN 2/2016



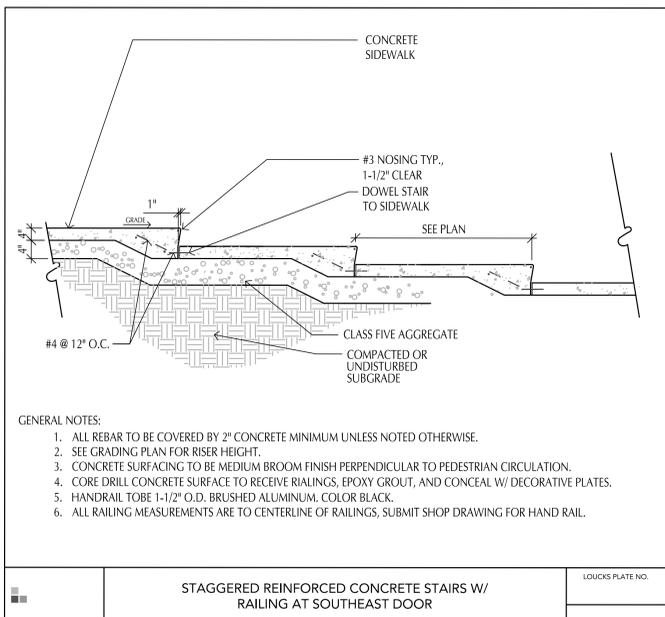
B6-12 STYLE CONCRETE CURB AND GUTTER

LOUCKS PLATE NO.
2009
DRAWN 2/2016



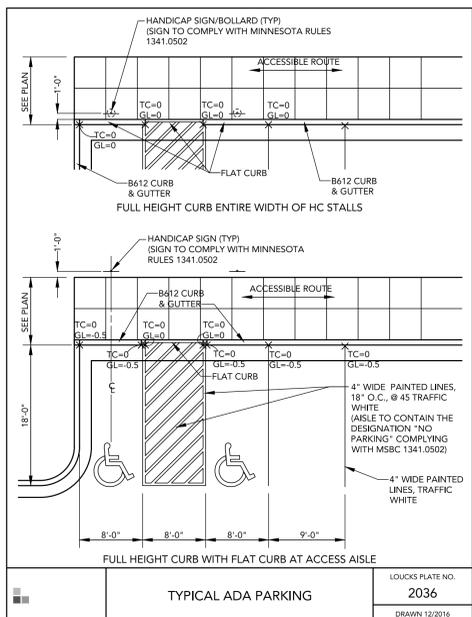
FLAT CURB AND GUTTER (12")

LOUCKS PLATE NO.
2012
DRAWN 2/2016



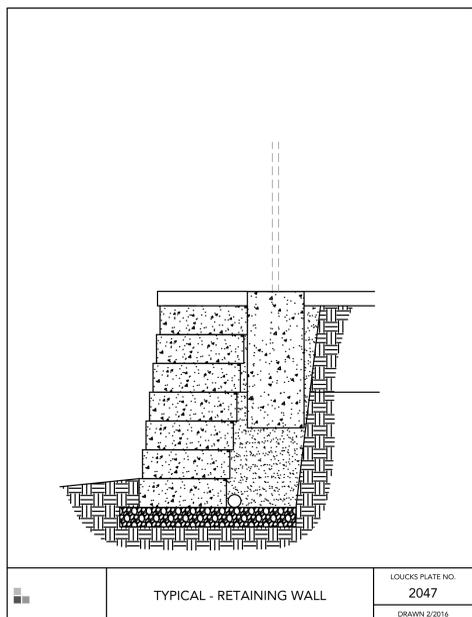
STAGGERED REINFORCED CONCRETE STAIRS W/ RAILING AT SOUTHEAST DOOR

LOUCKS PLATE NO.
2047
DRAWN 12/2016



TYPICAL ADA PARKING

LOUCKS PLATE NO.
2036
DRAWN 12/2016



TYPICAL - RETAINING WALL

LOUCKS PLATE NO.
2047
DRAWN 12/2016

CADD QUALIFICATION

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SUBMITTALS/REVISIONS

12/10/25 CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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 in the State of Minnesota.

License No. Doug@Louds@RE - LA 49993
Date

QUALITY CONTROL

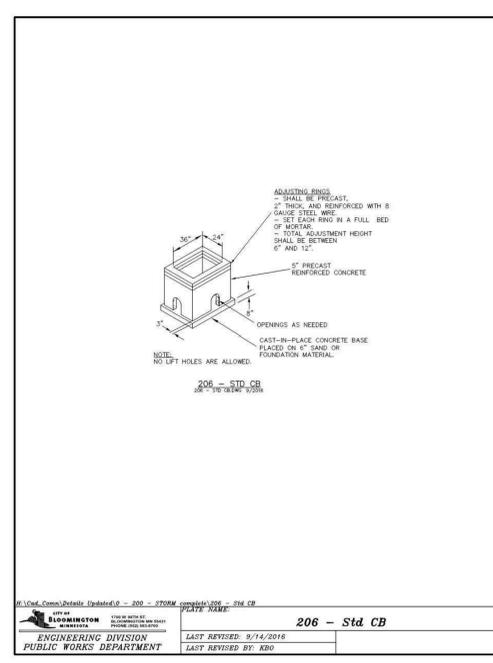
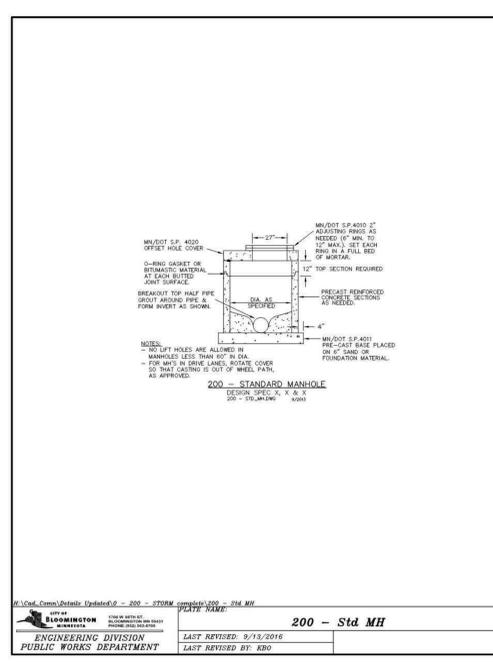
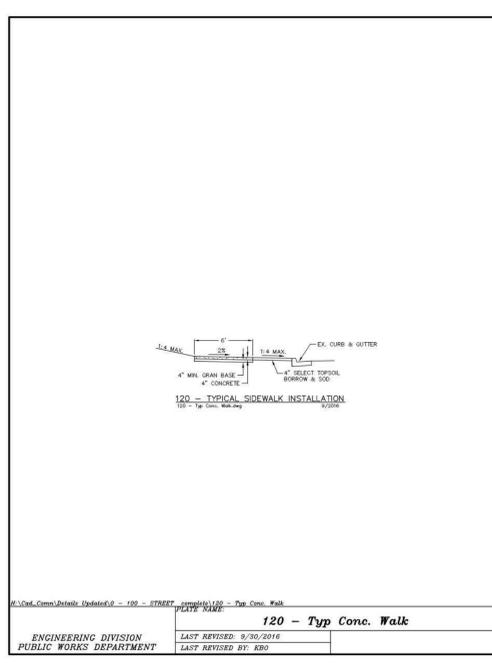
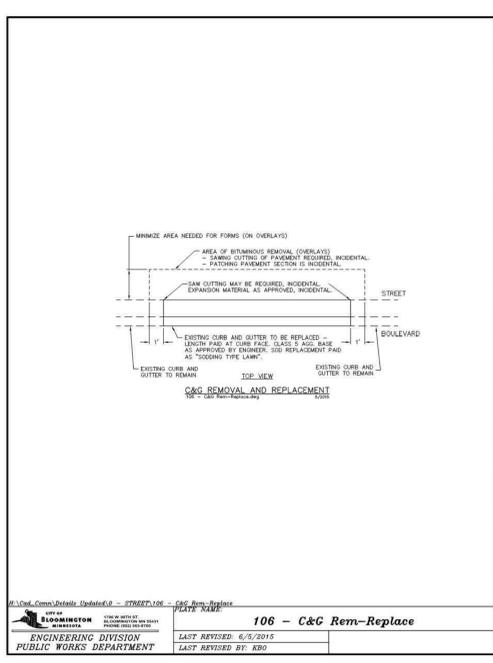
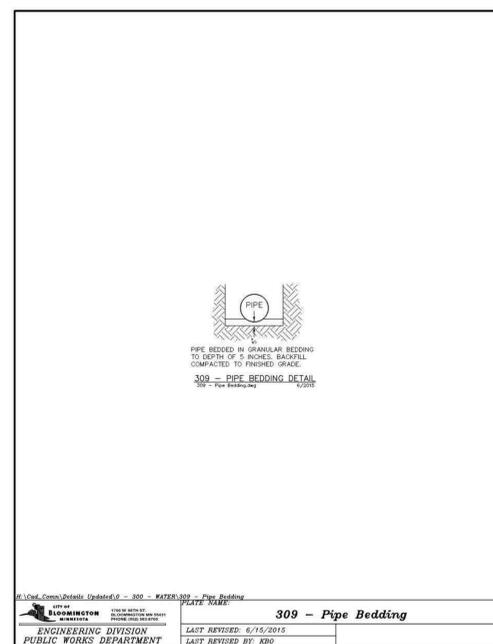
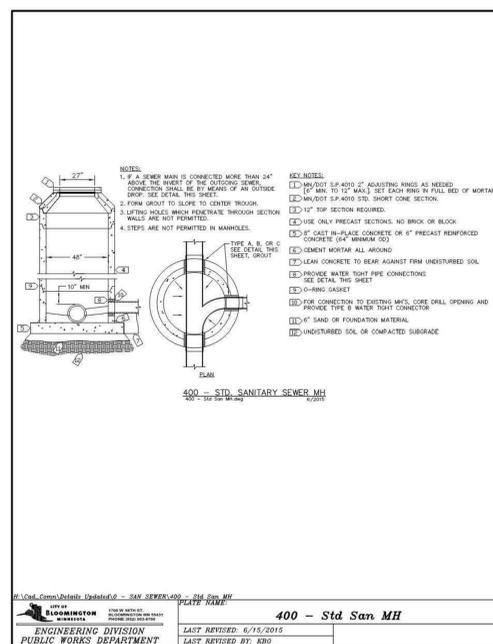
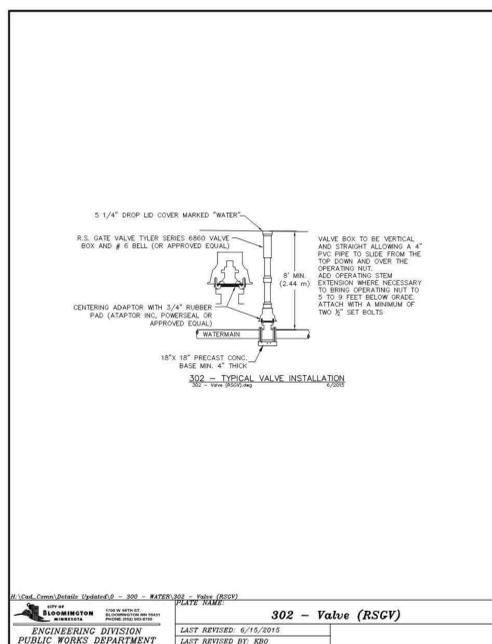
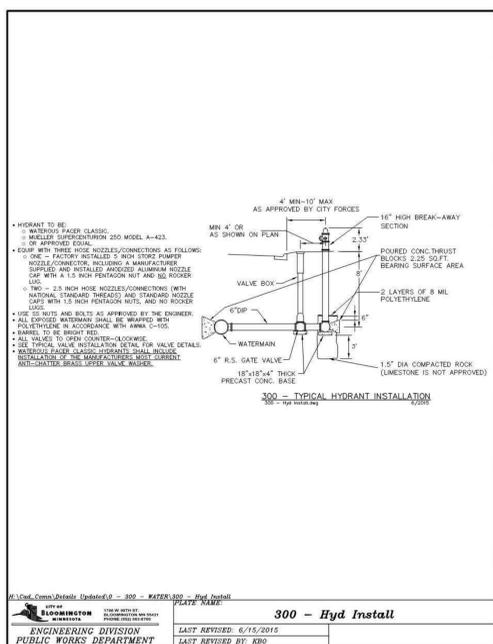
Loucks Project No. 250438A
Project Lead PJD
Drawn By DDL
Checked By BBB
Review Date 12/10/25

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L0-2 TREE INVENTORY
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L2-1 LANDSCAPE DETAILS

Utility Review: Depending on elevations of proposed sanitary services connecting to public sanitary sewer, may need to add detail for outside drops.

Utility Review: Add detail for fire-domestic service.



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PROFESSIONAL SIGNATURE

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 in the State of Minnesota.

License No. Doug@CBL0488 LA 49993

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CIVIL DETAILS

C8-2