

CERTIFICATION

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 Landscape Architect under the laws of the State of Minnesota.

BRADY HALVERSON Date
License Number #XXXXXX

REVISIONS	No.	DATE

DATE 07-24-13
DRAWN BY BH
CHECKED BY BH
COMMISSION NO. 188003

GENERAL NOTES

LA DSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATIVE TO THE EXISTING AND SCOPE OF WORK.
LA DSCAPE CONTRACTOR SHALL VERIFY PLANT AND DIMENSIONS SHOWN AND REFER TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY OCCUR PRIOR TO THE DESIGN AND CONSTRUCTION OF THE PROJECTS LA DSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND DODD MATE: JALS S: PPLIED.
LA DSCAPE CONTRACTOR SHALL PROTECT EXISTING TREES, CURBS, UTILITY S, TAILS, TIEES, LAWS, AND SITE ELEMENTS DURING CONSTRUCTION. PEATHOS, DAMAGE TO SAME SHALL BE REPAIRED AT THE ADDITIONAL COST TO THE OWNER.
LA DSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF PROPOSED DRIVE AND DRIVE UTILITY AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION. MATERIALS SHALL BE MINIMUM 10'0" CLEARANCE.
PROPOSED UTILITY S SHALL BE INSTALLED SUCH THAT THE CONSTRUCTION OF UTILITY S SHALL NOT BE NECESSARY TO REMAIN.
EXISTING CURBS, TAILS, VEGETATION, CURBS, UTILITY S AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT IF SAME.
ALIGNMENT AND GRADES OF THE PROPOSED WALLS, TAILS AND DRIVEWAYS ARE SUBJECT TO FIELD ADJUSTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD ADJUSTMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
LA DSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MUST BE ACTIVELY CORRECTED PRIOR TO THE START OF CONSTRUCTION. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE CORRECTIONS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTIONS.
LA DSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITY S AND OTHER UTILITY S. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITY S AND OTHER UTILITY S.
PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
WHERE SHOWN ON THE PAVED SURFACES, FINISH GRADE IS TO BE USED. FINISH GRADE SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TAIL, SLAB, CURB, ETC.
SIDEWALKS SHALL BE LAID PARALLEL TO THE CURBS AND SHALL HAVE STAIRS. STAIRS SHALL BE STEEPED TO A 3:1 RATIO. DRAINAGE SWALES SHALL BE STAIRS.
PROPOSED PLANT MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR PLANT MATERIALS. UNLESS NOTED OTHERWISE, DECISIONS SHALL BE AT LEAST 10 FEET AT THE SPECIFIED HEIGHT. PLANT MATERIALS SHALL HAVE THE VARIETIES AND SIZES AS SHOWN ON THE PLANS. PLANT MATERIALS SHALL BE INSTALLED TO THE SPECIFIED DEPTHS AND SPACINGS.
LA DSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITY S AND OTHER UTILITY S. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITY S AND OTHER UTILITY S.
LA DSCAPE CONTRACTOR SHALL WAIVE TO THE PLANT MATERIALS TO BE USED FROM THE DATE OF THE WORK. ACCEPTANCE OR PARTIAL ACCEPTANCE WILL BE CONSIDERED.
PLANT MATERIALS SHALL BE INSTALLED TO THE SPECIFIED DEPTHS AND SPACINGS. PLANT MATERIALS SHALL BE INSTALLED TO THE SPECIFIED DEPTHS AND SPACINGS.
ADDITIONAL PLANT MATERIALS SHALL BE INSTALLED TO THE SPECIFIED DEPTHS AND SPACINGS.
SLOTTED MASSING SHALL RECEIVE 4" DEEP SLOTTED AND WITH FILL MAT WEED FABRIC.
STEEL REINFORCED SHALL BE USED TO CONTAIN SLOTTED MASSING. PLANT MATERIALS SHALL BE INSTALLED TO THE SPECIFIED DEPTHS AND SPACINGS.
REFER TO CIVIL FOR SITE DEMONSTRATION INFORMATION.
REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION.
IF A DISCREPANCY EXISTS BETWEEN THE DEMONSTRATION AND THE PLANT MATERIALS SPECIFIED ON THE PLANS, THE PLANS SHALL GOVERN.
CONTRACTOR SHALL STATE THE LOCATION OF ALL PROPOSED TREES FOR APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

SURVEY NOTES

ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON A SURVEY CONDUCTED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING CONDITIONS.
THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.
ADDITIONAL DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWING SHALL BE NOTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING CONDITIONS.
THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.

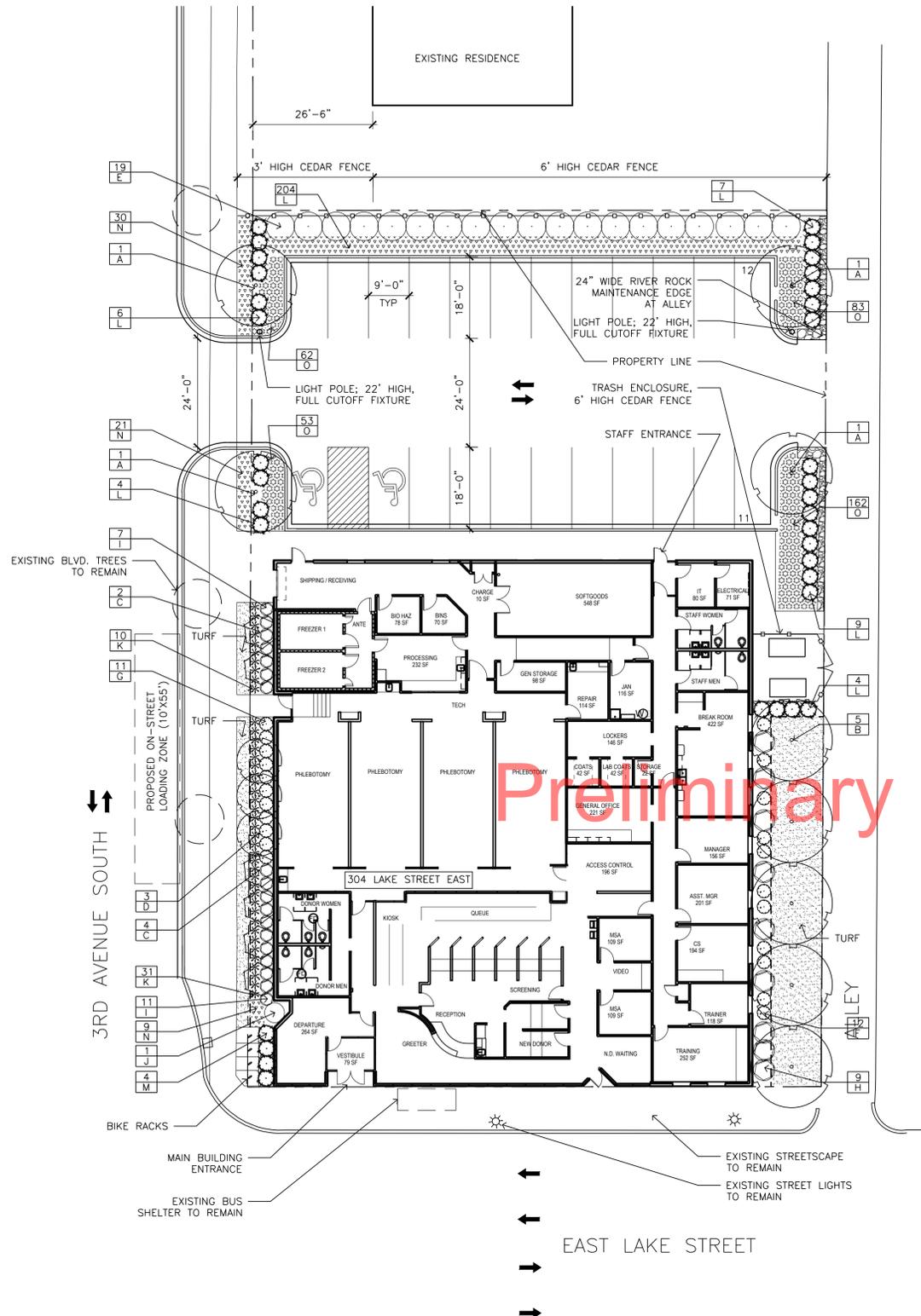
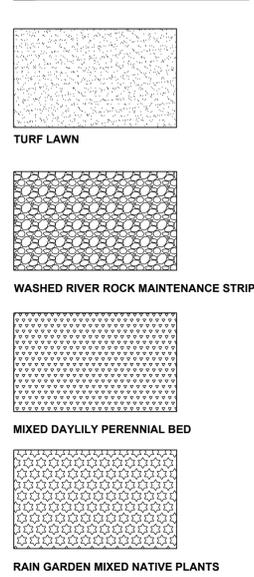
IRRIGATION NOTES

LA DSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A PERFORMANCE EVALUATION PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITY S AND OTHER UTILITY S.
SLOTTED MASSING SHALL BE INSTALLED TO THE SPECIFIED DEPTHS AND SPACINGS.
LA DSCAPE CONTRACTOR SHALL PROVIDE THE WATER AND LAWS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITY S AND OTHER UTILITY S.
LA DSCAPE CONTRACTOR SHALL INSURE THAT THE CONDITIONS AND IMPACTS ARE ADEQUATE TO ALLOW FOR PLANTING AND ARE ADEQUATE TO THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITY S AND OTHER UTILITY S.
COORDINATE IRRIGATION SLEEVING LOCATIONS WITH THE EXISTING CONTRACTOR.
IRRIGATION SHALL BE INCLUDED WITHIN THE IRRIGATION DESIGN.
IRRIGATION LIMITS TO BE SET TO STREET FACE OF CURB.

PROPOSED PLANT SCHEDULE

QTY.	ABR.	COMMON NAME	SCIENTIFIC NAME	SIZE	TYPE	COMMENTS		
PROPOSED CANOPY TREES - Total: 9								
4	A	SWAMP WHITE OAK	Quercus bicolor	2.5" CAL.	B&B	PLANT PER PLAN		
5	B	PRINCETON ELM	Syringa pekinensis 'Zhang Zhiming'	2.5" CAL.	B&B	PLANT PER PLAN		
PROPOSED ORNAMENTAL TREES - Total: 9								
6	C	DAKOTA PINNACLE BIRCH	Betula platyphylla 'Fargo'	1.5" CAL.	B&B	PLANT PER PLAN		
3	D	PINK SPIRES CRAB	Malus 'Pink Spires'	1.5" CAL.	B&B	PLANT PER PLAN		
PROPOSED DECIDUOUS SHRUBS - Total: 111								
19	E	DWARF KOREAN LILAC	Syringa meyeri 'Patula'	#5	CONT.	PLANT PER PLAN		
12	F	LIMELIGHT HYDRANGEA	Hydrangea paniculata 'Limelight'	#5	CONT.	PLANT PER PLAN		
11	G	BOBO HYDRANGEA	Hydrangea paniculata 'LVOBO'	#2	CONT.	PLANT PER PLAN		
9	H	SEM ASH LEAF SPIREA	Sorbaria sorbifolia 'Sem'	#5	CONT.	PLANT PER PLAN		
18	I	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sensifolia 'Butterfly'	#5	CONT.	PLANT PER PLAN		
1	J	CENTER GLOW NINEBARK	Pysocarpus opulifolius 'Center Glow'	#5	CONT.	PLANT PER PLAN		
41	K	LIME GLOW BARBERRY	Berberis thunbergii 'Lime Glow'	#2	CONT.	PLANT PER PLAN		
PROPOSED EVERGREEN SHRUBS - Total: 34								
30	L	SEA GREEN JUNIPER	Echinacea x 'Evan Saul' (PP17,659)	#5	CONT.	PLANT PER PLAN		
4	M	KING'S GOLD CHAMAECYPARIS	Chamaecyparis pisifera 'King's Gold'	#5	CONT.	PLANT PER PLAN		
PERENNIALS - Total: 264								
N	DAYLILY MIX (EQUAL #'S OF THE FOLLOWING IN EACH PLANTING AREA)					#1	CONT.	18" O.C. SPACING
88	N1	BODACIOUS RETURNS DAYLILY	Hemerocallis 'Bodacious Returns'	#1	CONT.	18" O.C. SPACING		
88	N2	APRICOT SPARKLES DAYLILY	Hemerocallis 'Apricot Sparkles'	#1	CONT.	18" O.C. SPACING		
88	N3	ROSY RETURNS DAYLILY	Hemerocallis 'Rosy Returns'	#1	CONT.	18" O.C. SPACING		
RAIN GARDEN MIX - Total: 360								
O	RAIN GARDEN MIX (EQUAL #'S OF THE FOLLOWING IN EACH PLANTING AREA)					4"	CONT.	12" O.C. SPACING
40	O1	BUTTERFLY WEED	Asclepias tuberosa	4"	CONT.	12" O.C. SPACING		
40	O2	SWEET FLAG	Acorus calamus	4"	CONT.	12" O.C. SPACING		
40	O3	NEW ENGLAND ASTER	Aster novae-angliae	4"	CONT.	12" O.C. SPACING		
40	O4	TURTLEHEAD	Chelone glabra	4"	CONT.	12" O.C. SPACING		
40	O5	PURPLE CONEFLOWER	Echinacea purpurea	4"	CONT.	12" O.C. SPACING		
40	O6	CARDINAL FLOWER	Lobelia cardinalis	4"	CONT.	12" O.C. SPACING		
40	O7	FOX SEDGE	Carex vulpinoidea	4"	CONT.	12" O.C. SPACING		
40	O8	SWITCH GRASS	Panicum virgatum	4"	CONT.	12" O.C. SPACING		
40	O9	LITTLE BLUESTEM	Schizachyrium scoparium	4"	CONT.	12" O.C. SPACING		

LEGEND



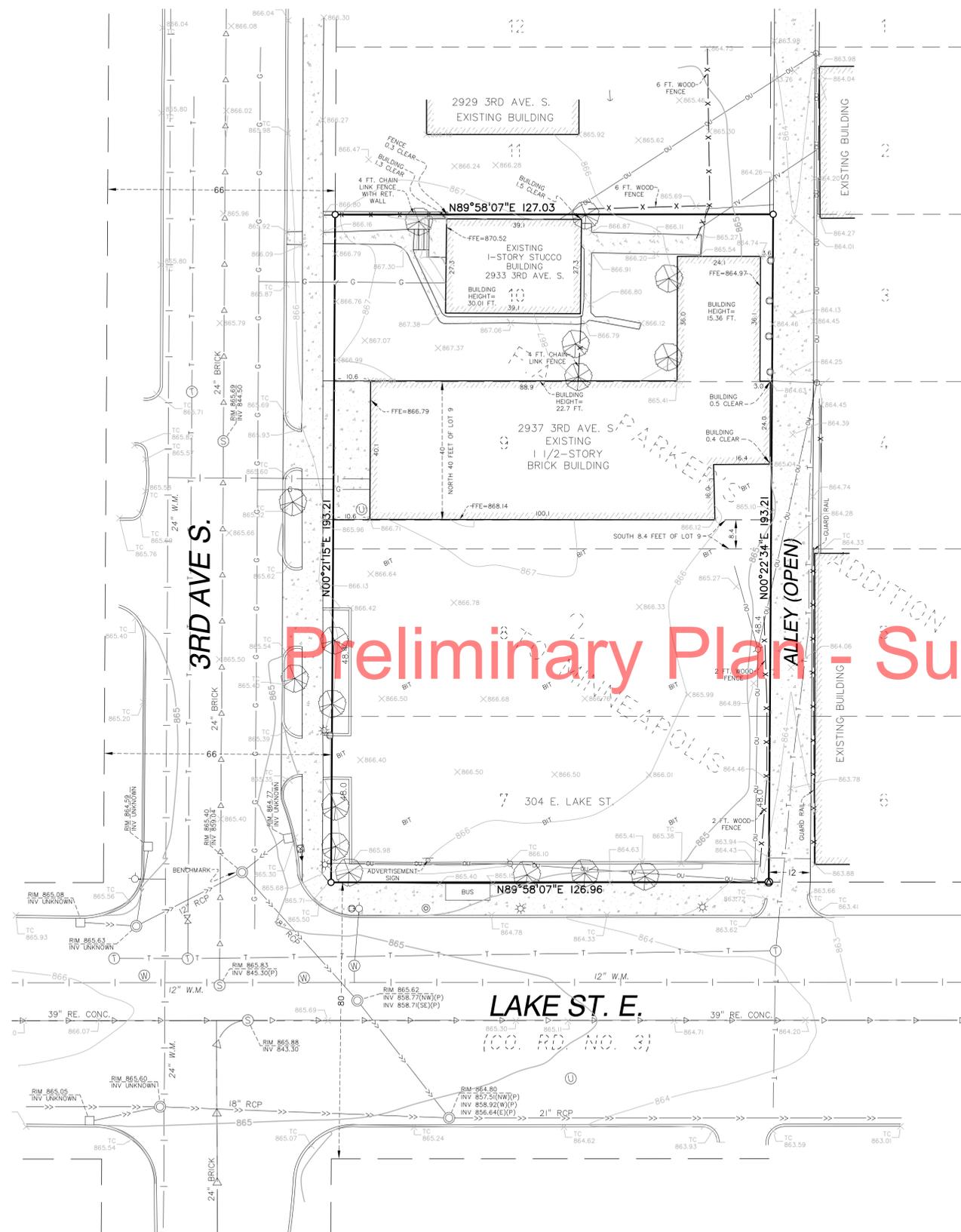
Preliminary Plan - Subject to Change

SITE PLAN NOTES:

- EXISTING BUILDING SHALL BE PROTECTED AT THIS TIME.
- ASBESTOS WILL BE COLLECTED IN BAGS WITH THE ASBESTOS ENCLOSURE AREA ON THE EAST SIDE OF THE BUILDING. VEGETATION CAN BE REMOVED FROM THE ALLEY AND COLLECTED ASBESTOS ENCLOSURES FROM THE ENCLOSURE.
- SHOW STOPPAGE IS AVAILABLE ALONG THE BOUNDARY EDGE OF THE PARCEL LOT.

PROJECT SUMMARY:

LOT SIZE: 24,300 SF ± 3 ACRES
 BUILDING FOOTPRINT: 12,230 SF
 TOTAL LOT AREA: TOTAL BLDG. FOOTPRINT 12,300 SF
 TOTAL LANDSCAPE AREA: 2,400 SF
 TOTAL PERVIOUS AREA: 37.0 SF
 PERVIOUS SPACES: 4 ACRES CAPACITY



Preliminary Plan - Subject to Change

LEGAL DESCRIPTION

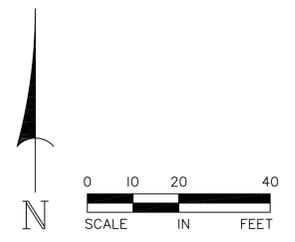
Lots 7, 8, and the south 8.4 feet of Lot 9, Block 2, F.A. PARKER'S ADDITION TO MINNEAPOLIS, HENNEPIN COUNTY, MINNESOTA.
 AND
 The north 40 feet of Lot 9, Block 2, F.A. PARKER'S ADDITION TO MINNEAPOLIS, HENNEPIN COUNTY, MINNESOTA.
 AND
 Lot 10, Block 2, F.A. PARKER'S ADDITION TO MINNEAPOLIS, HENNEPIN COUNTY, MINNESOTA.

NOTES

- The locations of underground utilities are depicted based on Gopher State One Call, available maps, records and field locations and may not be exact. Verify all utilities critical to construction or design.
- The basis of bearings is assumed.
- All distances are in feet.
- This survey was prepared from legal descriptions in Hennepin County GIS property information and our in house records and may not depict all easements, appurtenances or encumbrances affecting the property. Also note that the legal description may not be exactly as record title, however we note that the GIS descriptions of Lot 9 shown here have the potential to create a gap or overlap.
- The area of the above described property is 24,536 Sq. Ft. or 0.563 acres.
- Bench Marks:
 - Rim of storm manhole just north of Lake Street E. on 3rd Avenue S. has elevation of 865.40 per City of Minneapolis records - NGVD 29.

LEGEND

- SET CAPPED IRON - P.L.S. 18425
- SET BRASS DISC - P.L.S. 18425
- HYDRANT
- ⊗ WATER VALVE
- ⊙ SANITARY MANHOLE
- ⊕ CATCH BASIN
- ⊙ STORM MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ WATER MANHOLE
- ⊙ UNKNOWN MANHOLE
- ⊙ CURB STOP
- ⊙ BOLLARD
- ⊙ TRAFFIC LIGHT
- ⊙ ELECTRIC METER
- ⊙ LIGHT
- ⊙ POWER POLE
- ⊙ TREE
- × SPOT ELEVATION
- (P) ELEVATION SHOWN PER CITY OF MINNEAPOLIS RECORDS
- GASMAIN
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- OVERHEAD UTILITY
- UNDERGROUND TELEPHONE
- OVERHEAD CABLE TELEVISION
- FENCE
- CONCRETE



ALLIANT ENGINEERING, INC.
 233 PARK AVE. SOUTH, SUITE 300
 MINNEAPOLIS, MN 55415
 PHONE (612) 758-3080
 FAX (612) 758-3099

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 Land Surveyor under Minnesota statutes 326.02 to 326.16.

DENNIS B. OLMSTEAD
 Print Name
 Signature
 Date 5/10/13
 License Number 18425

EXISTING CONDITIONS SURVEY FOR:	DRAWN BY	DE
CPM DEVELOPMENT - FLOUR CITY	CHECKED BY	DBO
304 E. LAKE ST., 2937 3RD. AVE. S. & 2933 3RD. AVE. S. MINNEAPOLIS, MINNESOTA	DATE ISSUED	5/10/13
	SCALE	1"=20'
	JOB NO.	130060
	BOOK	



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 TWIN CITY AREA: 651-454-0002
 TOLL FREE: 1-800-252-1166

Project Name:

CSL PLASMA BUILDING

Minneapolis, Minnesota

Owner/Developer:

Professional Services:

LOUCKS ASSOCIATES

Planning • Civil Engineering • Land Surveying
 Landscape Architecture • Environmental

7200 Hemlock Lane - Suite 300
 Maple Grove, MN 55369
 Telephone: (763) 424-5505
 www.LoucksAssociates.com

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CI-1.LDW/Layout1

Submital:

7-22-13 Preliminary City Approval

Professional Signature:

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Nicholas M. Manned - PE

45861 License No. Date

Quality Control:

NMM TRG

Project Lead: NMM Drawn By: 7-22-13

Checked By: Review Date:

Sheet Index:

- CI-1 EXISTING CONDITIONS
- CI-2 DEMOLITION PLAN
- CI-3 SITE & UTILITY PLAN
- CI-4 GRADING, DRAINAGE & EROSION CONTROL PLAN
- CI-5 CIVIL DETAILS

Sheet Title:

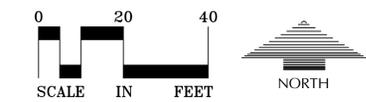
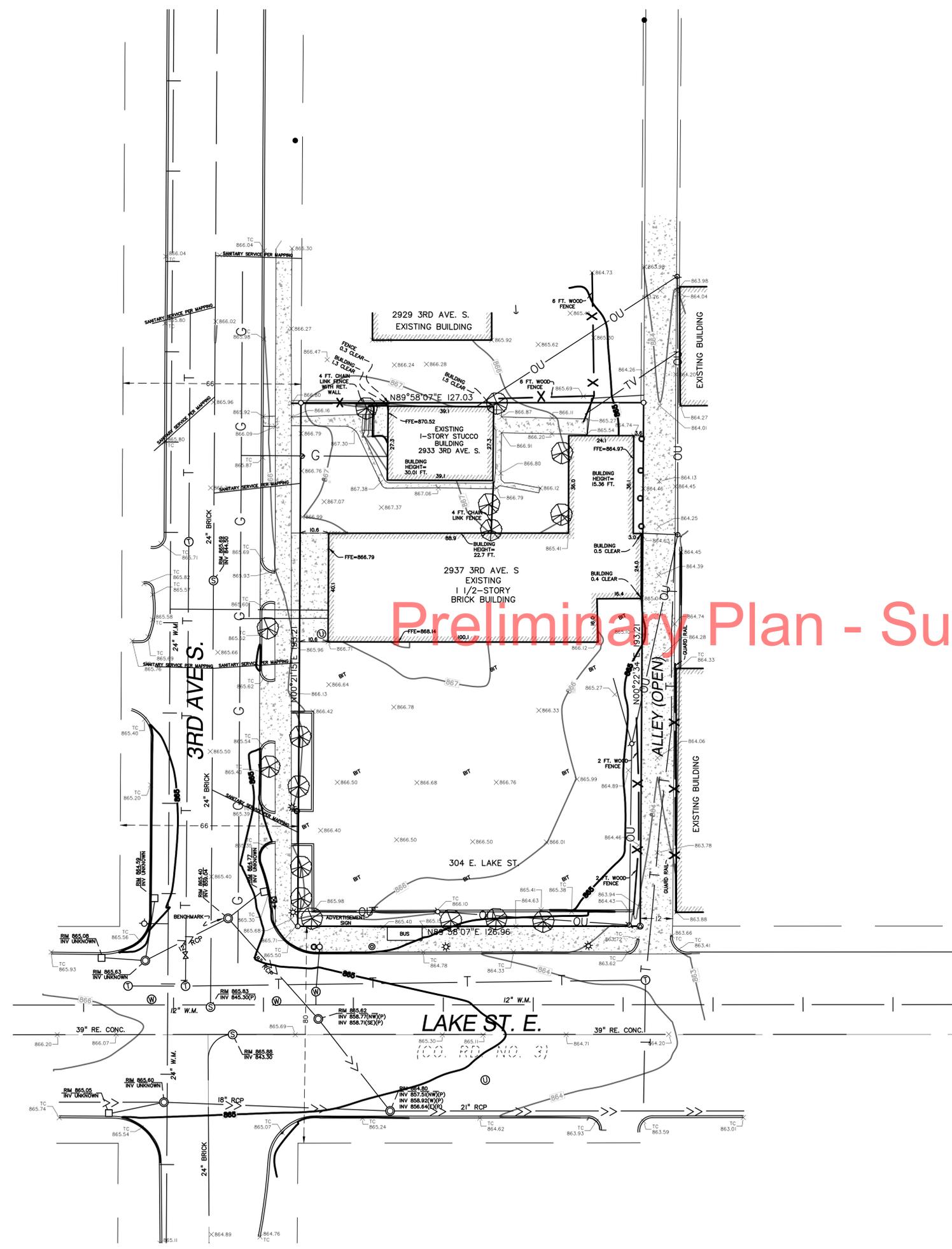
EXISTING CONDITIONS

Project No.:

13244

Sheet No.:

C1-1



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 C2-1 SITE & UTILITY PLAN
 C3-1 GRADING, DRAINAGE & EROSION CONTROL PLAN
 C8-1 CIVIL DETAILS

Sheet Title:

DEMOLITION PLAN

Project No.:

13244

Sheet No.:

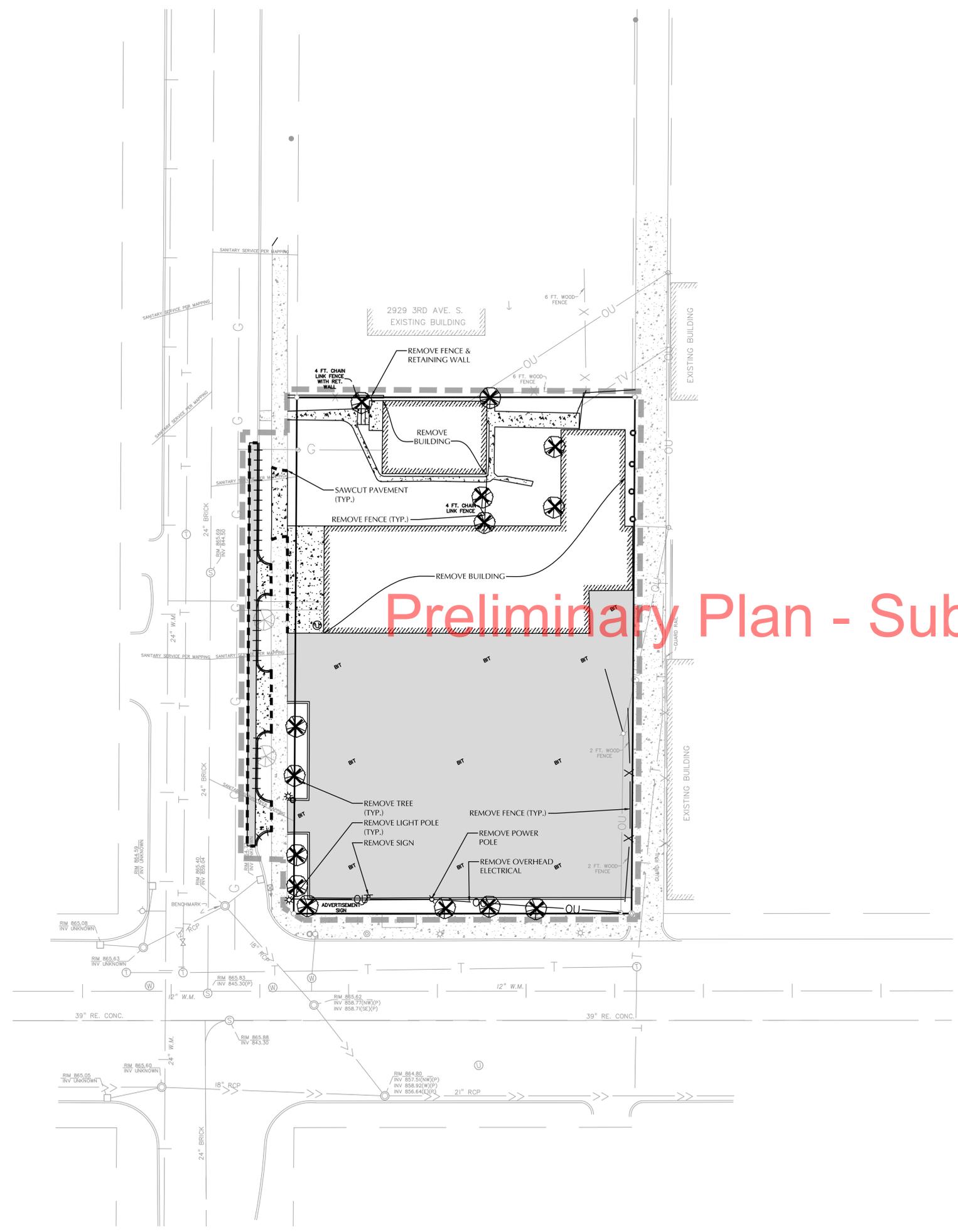
C1-2

SITE DEMOLITION NOTES

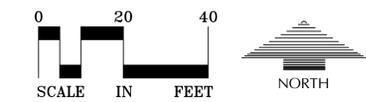
1. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
4. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
5. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL A TEMPORARY ROCK ENTRANCE PAD AT ALL POINTS OF VEHICLE EXIT FROM THE PROJECT SITE. SAID ROCK ENTRANCE PAD SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT. SEE DETAIL SHEET(S).
6. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ESTABLISHED AROUND THE ENTIRE SITE PERIMETER AND IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, CITY REQUIREMENTS AND THE DETAILS SHOWN ON THE DETAIL SHEET(S) OF THE PROJECT PLANS.
7. DEMOLITION AND UTILITY WORK MAY REQUIRE CITY, COUNTY, AND MNDOT PERMITS. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS.
8. CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION WITHIN CONSTRUCTION LIMITS, STRIP TOP SOIL, AND STOCKPILE ON-SITE. REFER TO GRADING PLAN FOR SEDIMENT AND EROSION CONTROL REQUIREMENTS. TREES UNDER 6" DIA. ARE INCIDENTAL TO CLEARING & GRUBBING.
9. EXISTING TOPOGRAPHY PROVIDED BY ALLIANT ENGINEERING, INC., EXISTING CONDITIONS SURVEY DATED 05/10/13.
10. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
11. MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
12. CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL.

SITE DEMOLITION LEGEND

- CONSTRUCTION LIMITS
- REMOVE CONCRETE
- REMOVE BITUMINOUS
- REMOVE CONCRETE CURB AND GUTTER
- SAWCUT PAVEMENT
- REMOVE TREE



Preliminary Plan - Subject to change



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C2-1.DWG/Layout1

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- CB-1 CIVIL DETAILS

Sheet Title:

SITE & UTILITY PLAN

Project No.:

13244

Sheet No.:

C2-1

SITE DATA

CURRENT ZONING: GENERAL COMMERCIAL DISTRICT (C4)

DISTURBED AREA: 0.56 AC
 EXISTING IMPERVIOUS AREA: 0.46 AC (82%)
 PROPOSED IMPERVIOUS AREA: 0.47 AC (84%)

PARKING SUMMARY

PARKING STALL SIZE = 18' X 9'
 PARKING STALLS PROPOSED = 23

ACCESSIBLE PARKING

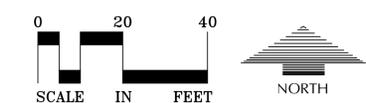
REQUIRED ACCESSIBLE PARKING: 1 STALLS REQUIRED
 ACCESSIBLE PARKING: 1 STALLS PROVIDED

SITE NOTES

1. MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND CITY STANDARDS.
4. MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
6. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
7. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
8. BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.

Preliminary Plan - Subject to change

EXISTING	CIVIL LEGEND	PROPOSED	PAVEMENT TYPES
	SANITARY MANHOLE		NORMAL DUTY BITUMINOUS
	STORM MANHOLE		
	CATCH BASIN		CONCRETE PAVEMENT
	CULVERT		
	HYDRANT		
	GATEVALVE		
	LIGHT POLE		
	POWER POLE		
	SIGN		
	BENCHMARK		
	SOIL BORINGS		
	WATER MANHOLE		
	TELEPHONE MANHOLE		
	UTILITY MANHOLE		
	ELECTRIC MANHOLE		
	WATER SERVICE		
	SANITARY SERVICE		
	HANDICAP PARKING		
	DIRECTION OF FLOW		
	SPOT ELEVATION		
	CONTOURS		
	SANITARY SEWER		
	STORM SEWER		
	WATERMAIN		
	FORCEMAIN		
	DRAIN TILE		
	LIMITS OF CONSTRUCTION		
	CURB & GUTTER		
	TIP-OUT GUTTER		
	RETAINING WALL		
	TREELINE		
	EASEMENT LINE		
	SETBACK LINE		
	FENCE LINE		
	UNDERGROUND TELE		
	UNDERGROUND GAS		
	OVERHEAD UTILITY		



Plotted: 07/22/2013 11:11 AM W:\2013\13244\CADD\DATA\CIVIL_dwg Sheet Files



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Gopher State One Call
 TWIN CITY AREA: 651-454-0002
 TOLL FREE: 1-800-252-1166

Project Name:

CSL PLASMA BUILDING

Minneapolis, Minnesota

Owner/Developer:

Professional Services:



Planning • Civil Engineering • Land Surveying
 Landscape Architecture • Environmental
 7200 Hemlock Lane - Suite 300
 Maple Grove, MN 55369
 Telephone: (763) 424-5505
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C3-1.DWG/Layout1

Submital:

7-22-13 Preliminary City Approval

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 under the laws of the State of Minnesota.

Nicholas M. Manned - PE

45861 License No. Date

Quality Control:

NMM TRG
 Project Lead: Drawn By:

NMM 7-22-13
 Checked By: Review Date:

Sheet Index:

CI-1	EXISTING CONDITIONS
CI-2	DEMOLITION PLAN
CI-1	SITE & UTILITY PLAN
CI-1	GRADING, DRAINAGE & EROSION CONTROL PLAN
CI-1	CIVIL DETAILS

Sheet Title:

GRADING, DRAINAGE & EROSION CONTROL PLAN

Project No.:

13244

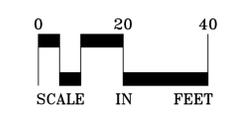
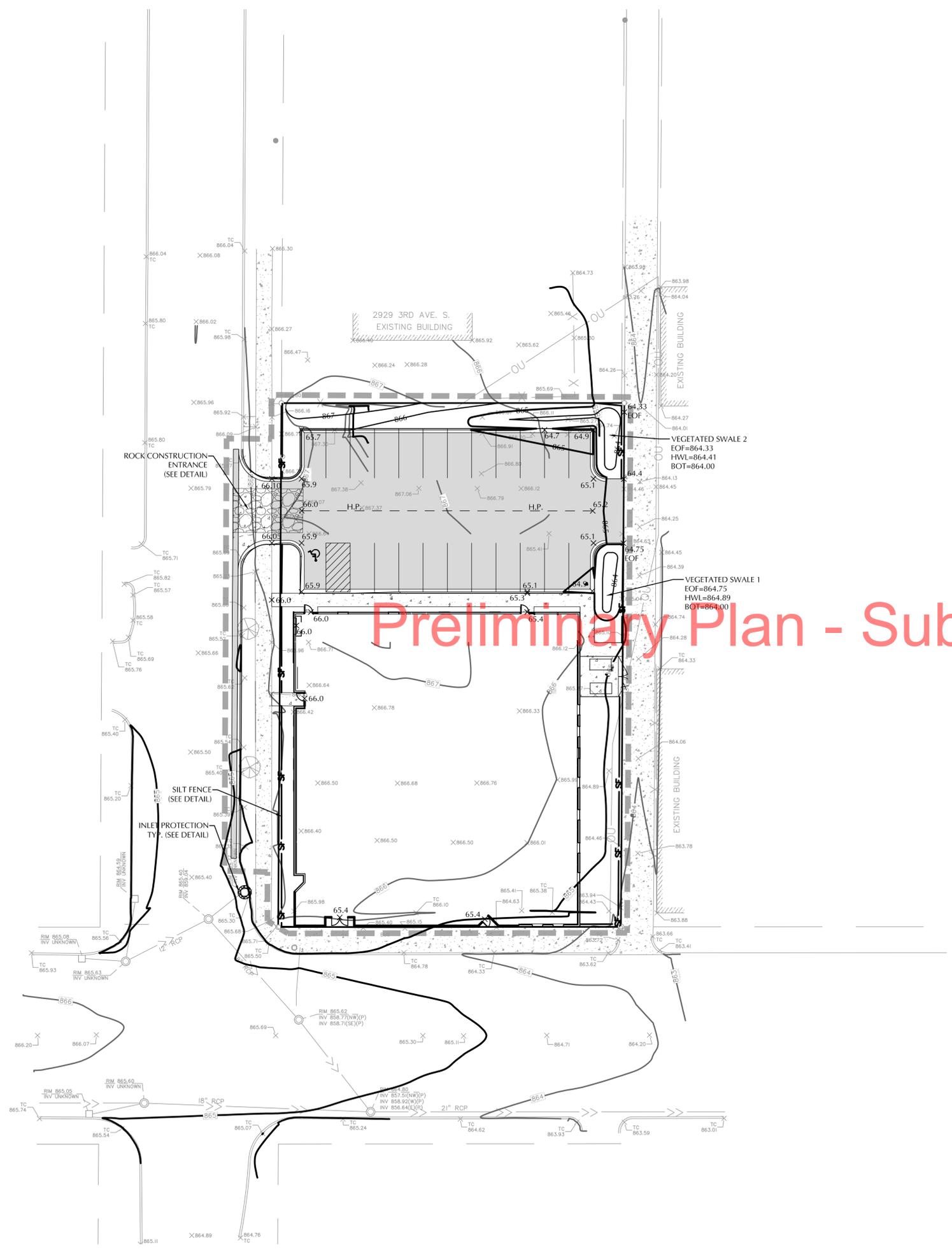
Sheet No.:

C3-1

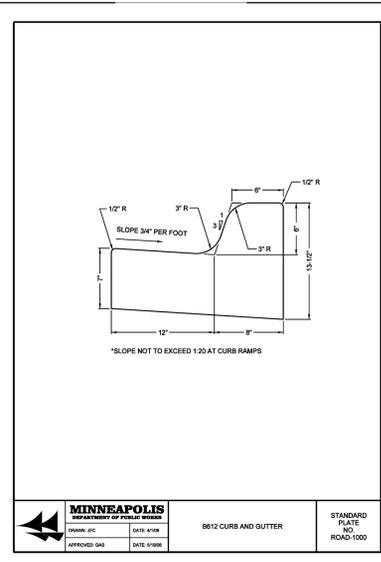
GRADING, DRAINAGE & EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDINGS, VESTIBULES, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, ENTRY LOCATIONS AND LOCATIONS OF DOWNSPOUTS.
2. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
7. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL A TEMPORARY ROCK ENTRANCE PAD AT ALL POINTS OF VEHICLE EXIT FROM THE PROJECT SITE. SAID ROCK ENTRANCE PAD SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT. SEE DETAILS SHOWN ON DETAIL SHEETS.
8. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ESTABLISHED AROUND THE ENTIRE SITE PERIMETER AND IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, CITY REQUIREMENTS AND THE DETAILS SHOWN ON THE DETAIL SHEETS).
9. ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE CITY AND/OR COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
10. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES.
11. EXISTING TOPOGRAPHY PROVIDED BY ALLIANT ENGINEERING, INC., EXISTING CONDITIONS SURVEY DATED 05/10/13.
12. ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC
13. STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
14. DUST MUST BE ADEQUATELY CONTROLLED.
15. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES AT GUTTER LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
16. SEE UTILITY PLAN FOR WATER AND SANITARY SEWER INFORMATION.
17. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.

Preliminary Plan - Subject to Change



Plotfile: 07/22/2013 11:11:AM W:\2013\13244\CADD\DATA\CIVIL_dwg Sheet Files

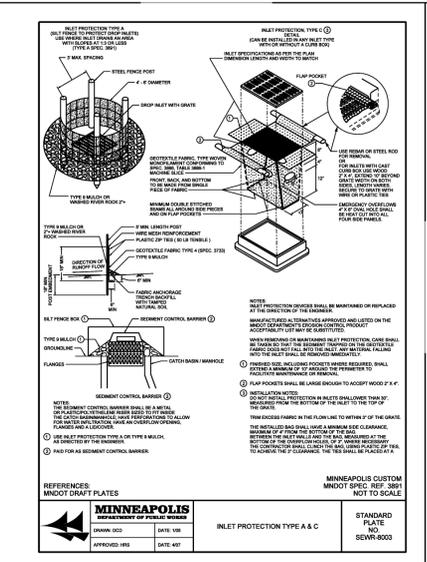


MINNEAPOLIS
DEPARTMENT OF PUBLIC WORKS

6012 CURB AND GUTTER

STANDARD PLATE NO. ROAD-1000

DRAWN: JFC DATE: 4/10/08
APPROVED: GAS DATE: 9/16/08

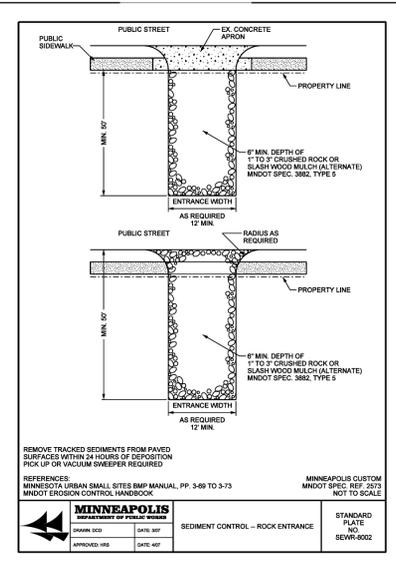


MINNEAPOLIS
DEPARTMENT OF PUBLIC WORKS

INLET PROTECTION TYPE A & C

STANDARD PLATE NO. SEWR-8003

DRAWN: DCO DATE: 1/03/07
APPROVED: HBS DATE: 4/07

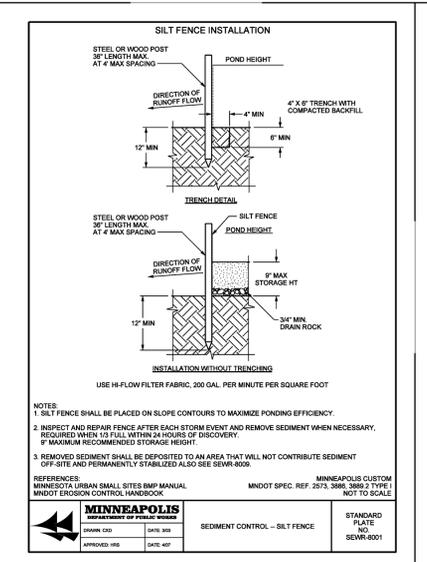


MINNEAPOLIS
DEPARTMENT OF PUBLIC WORKS

SEDIMENT CONTROL - ROCK ENTRANCE

STANDARD PLATE NO. SEWR-8002

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APPROVED: HBS DATE: 4/07

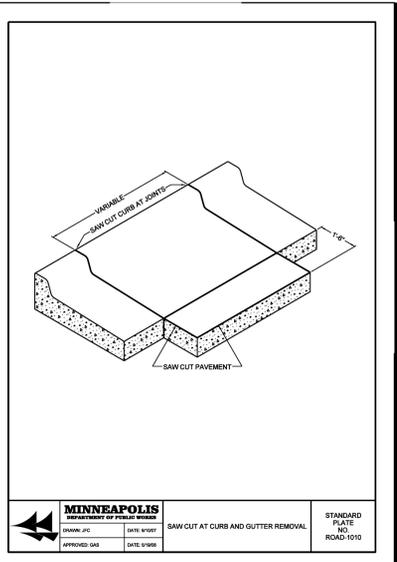


MINNEAPOLIS
DEPARTMENT OF PUBLIC WORKS

SEDIMENT CONTROL - SILT FENCE

STANDARD PLATE NO. SEWR-8001

DRAWN: JFC DATE: 3/03/07
APPROVED: HBS DATE: 4/07



MINNEAPOLIS
DEPARTMENT OF PUBLIC WORKS

SAW CUT AT CURB AND GUTTER REMOVAL

STANDARD PLATE NO. ROAD-1010

DRAWN: JFC DATE: 9/10/07
APPROVED: GAS DATE: 9/16/08

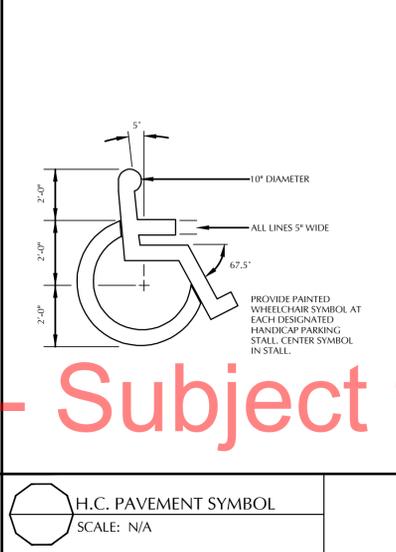


MINNEAPOLIS
DEPARTMENT OF PUBLIC WORKS

HANDICAP SIGNS

SCALE: N/A

DRAWN: JFC DATE: 4/10/08
APPROVED: GAS DATE: 9/16/08

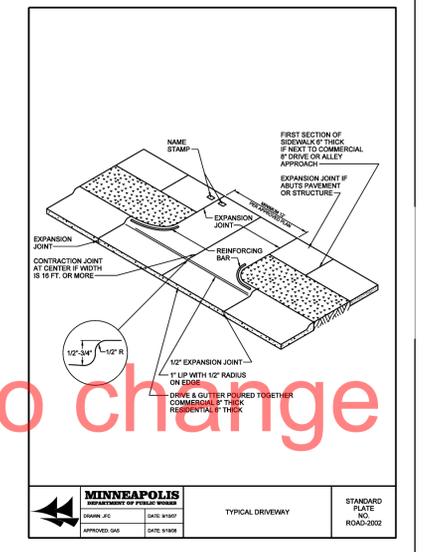


MINNEAPOLIS
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H.C. PAVEMENT SYMBOL

SCALE: N/A

DRAWN: JFC DATE: 4/10/08
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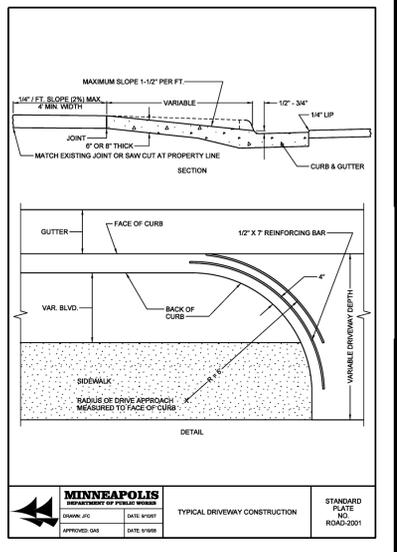


MINNEAPOLIS
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TYPICAL DRIVEWAY

STANDARD PLATE NO. ROAD-2002

DRAWN: JFC DATE: 4/10/07
APPROVED: GAS DATE: 9/16/08



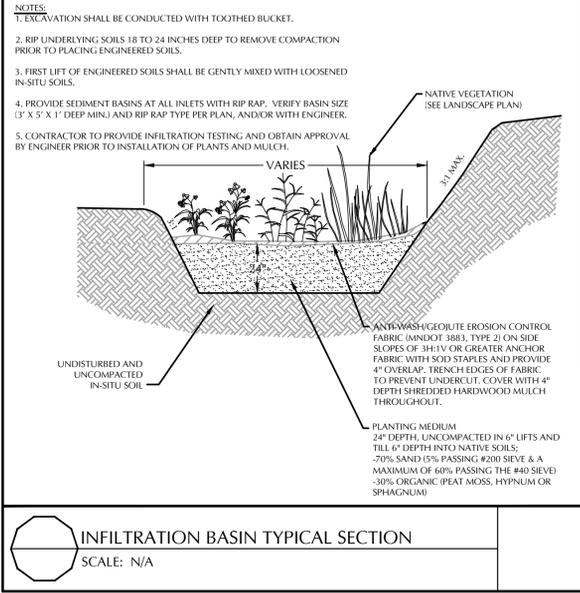
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TYPICAL DRIVEWAY CONSTRUCTION

STANDARD PLATE NO. ROAD-2001

DRAWN: JFC DATE: 4/10/07
APPROVED: GAS DATE: 9/16/08

Preliminary Plan - Subject to change

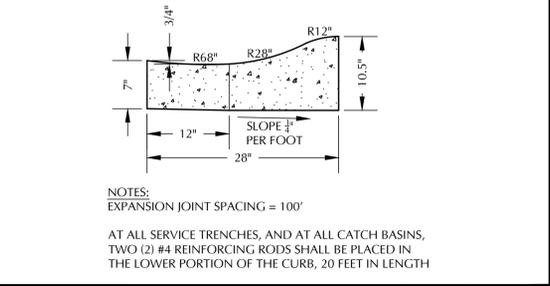


MINNEAPOLIS
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INFILTRATION BASIN TYPICAL SECTION

SCALE: N/A

DRAWN: JFC DATE: 4/10/08
APPROVED: GAS DATE: 9/16/08

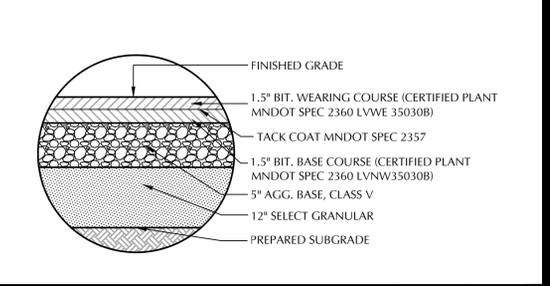


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SURMOUNTABLE CONCRETE CURB & GUTTER

SCALE: N/A

DRAWN: JFC DATE: 4/10/07
APPROVED: GAS DATE: 9/16/08

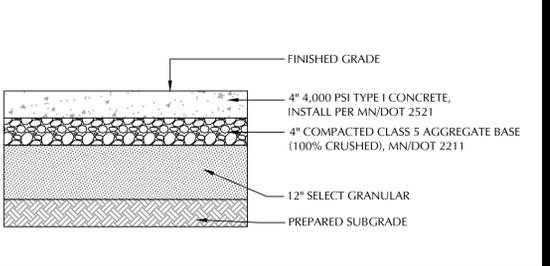


MINNEAPOLIS
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NORMAL DUTY BITUMINOUS PAVEMENT

SCALE: N/A

DRAWN: JFC DATE: 4/10/07
APPROVED: GAS DATE: 9/16/08



MINNEAPOLIS
DEPARTMENT OF PUBLIC WORKS

CONCRETE SIDEWALK

SCALE: N/A

DRAWN: JFC DATE: 4/10/07
APPROVED: GAS DATE: 9/16/08

Project Name:
CSL PLASMA BUILDING

Minneapolis, Minnesota

Owner/Developer:

Professional Services:
LOUCKS ASSOCIATES
Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental

7200 Hemlock Lane - Suite 300
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CB-1.DWG/Layout1

Submital:
7-22-13 Preliminary City Approval

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 under the laws of the State of Minnesota.

Nicholas M. Mannel - PE

45861 License No. Date

Quality Control:
NMM TRG
Project Lead: NMM Drawn By: TRG
Checked By: NMM Review Date: 7-22-13

Sheet Index:
C1-1 EXISTING CONDITIONS
C1-2 DEMOLITION PLAN
C2-1 SITE & UTILITY PLAN
C3-1 GRADING, DRAINAGE & EROSION CONTROL PLAN
CB-1 CIVIL DETAILS

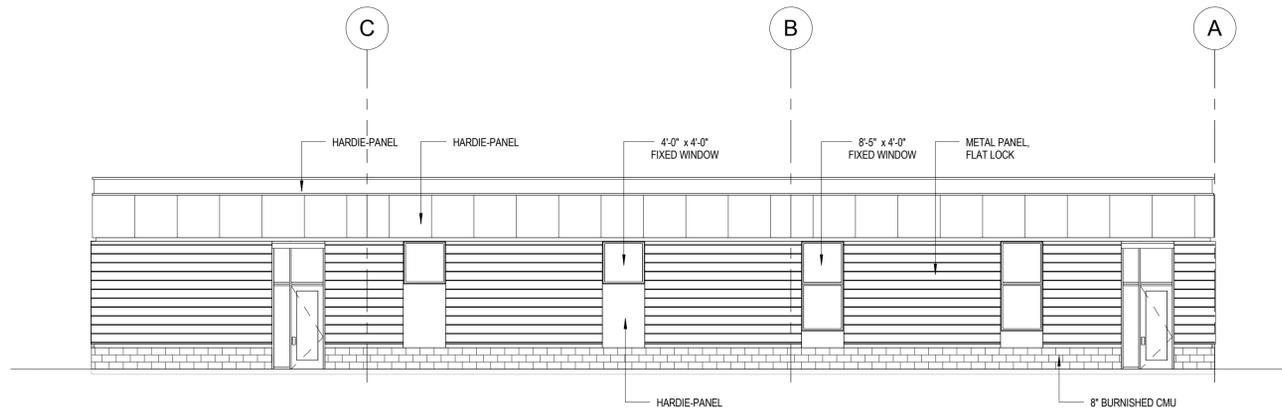
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DETAIL SHEET

Project No.:
13244

Sheet No.:

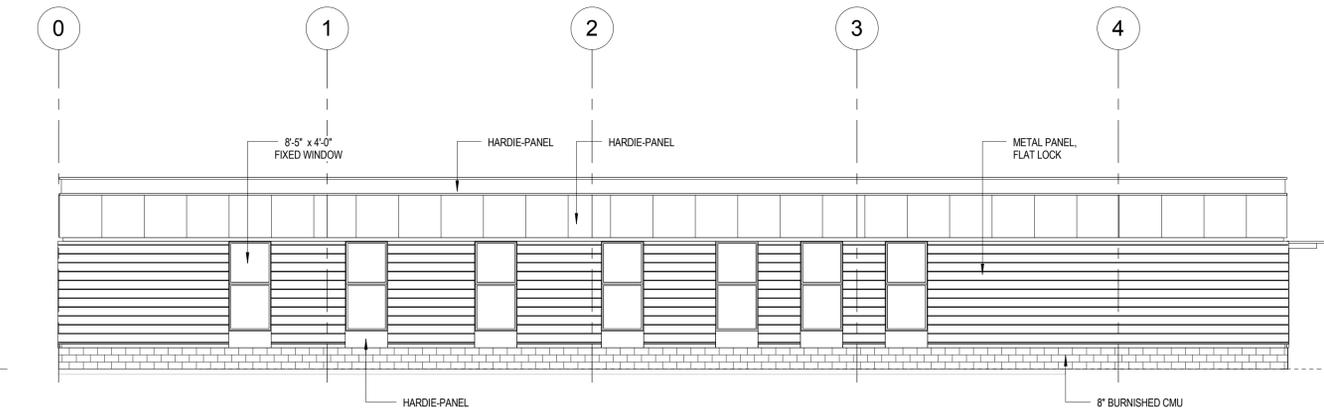
SHEET BINDING AREA - DO NOT USE

NOT FOR
CONSTRUCTION
JULY 22, 2013



1 NORTH ELEVATION
A500 SCALE: 1/8" = 1'-0"

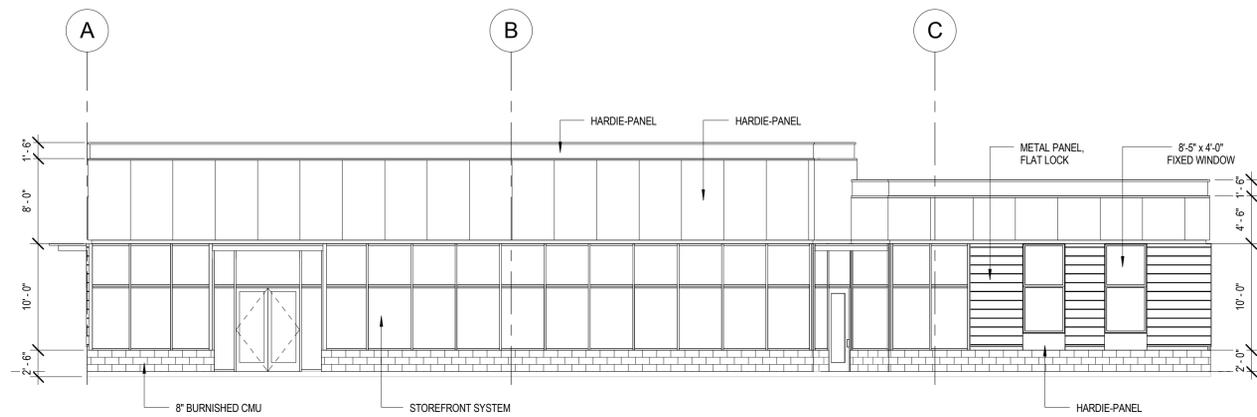
METAL	793 SF	43.38%
BURNISHED CMU	192 SF	10.50%
GLASS	219 SF	11.98%
HARDIE-PANEL	624 SF	34.14%



2 EAST ELEVATION
A500 SCALE: 1/8" = 1'-0"

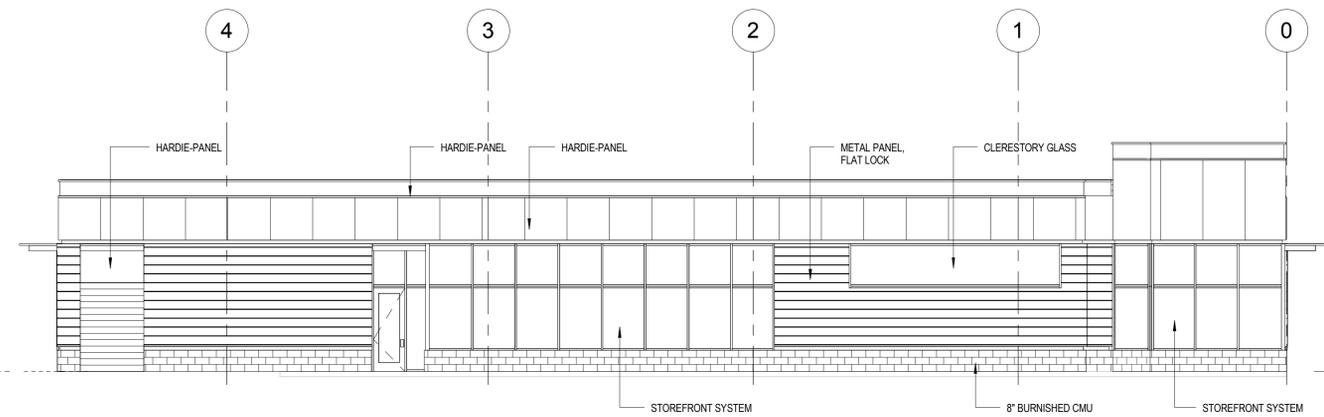
METAL	881 SF	43.81%
BURNISHED CMU	232 SF	11.54%
GLASS	236 SF	11.74%
HARDIE-PANEL	662 SF	32.92%

Preliminary Plan - Subject to change



3 SOUTH ELEVATION
A500 SCALE: 1/8" = 1'-0"

METAL	147 SF	6.83%
BURNISHED CMU	203 SF	9.44%
GLASS	946 SF	43.98%
HARDIE-PANEL	855 SF	39.75%



4 WEST ELEVATION
A500 SCALE: 1/8" = 1'-0"

METAL	636 SF	23.35%
BURNISHED CMU	238 SF	11.00%
GLASS	549 SF	31.44%
HARDIE-PANEL	740 SF	34.21%

PROJECT TITLE

**CSL PLASMA
NEW CENTER**

KEY PLAN NORTH ARROW

CERTIFICATION

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 under the laws of the State of Minnesota.

License Number Date

REVISION	DATE
----------	------

DATE	JULY 22, 2013
DRAWN BY	GK
CHECKED BY	Checker
COMMISSION NO.	1880-03

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A500