

LEGAL DESCRIPTION

PARCEL 1:
 Lots 1, 2, 3, Block 18, Town of Minneapolis.
 That part of Lots 4 and 5, Block 18, Town of Minneapolis, and that part of vacated 4th Avenue South, dedicated in said plat as California St., lying northwesterly and southwesterly of the following described line:

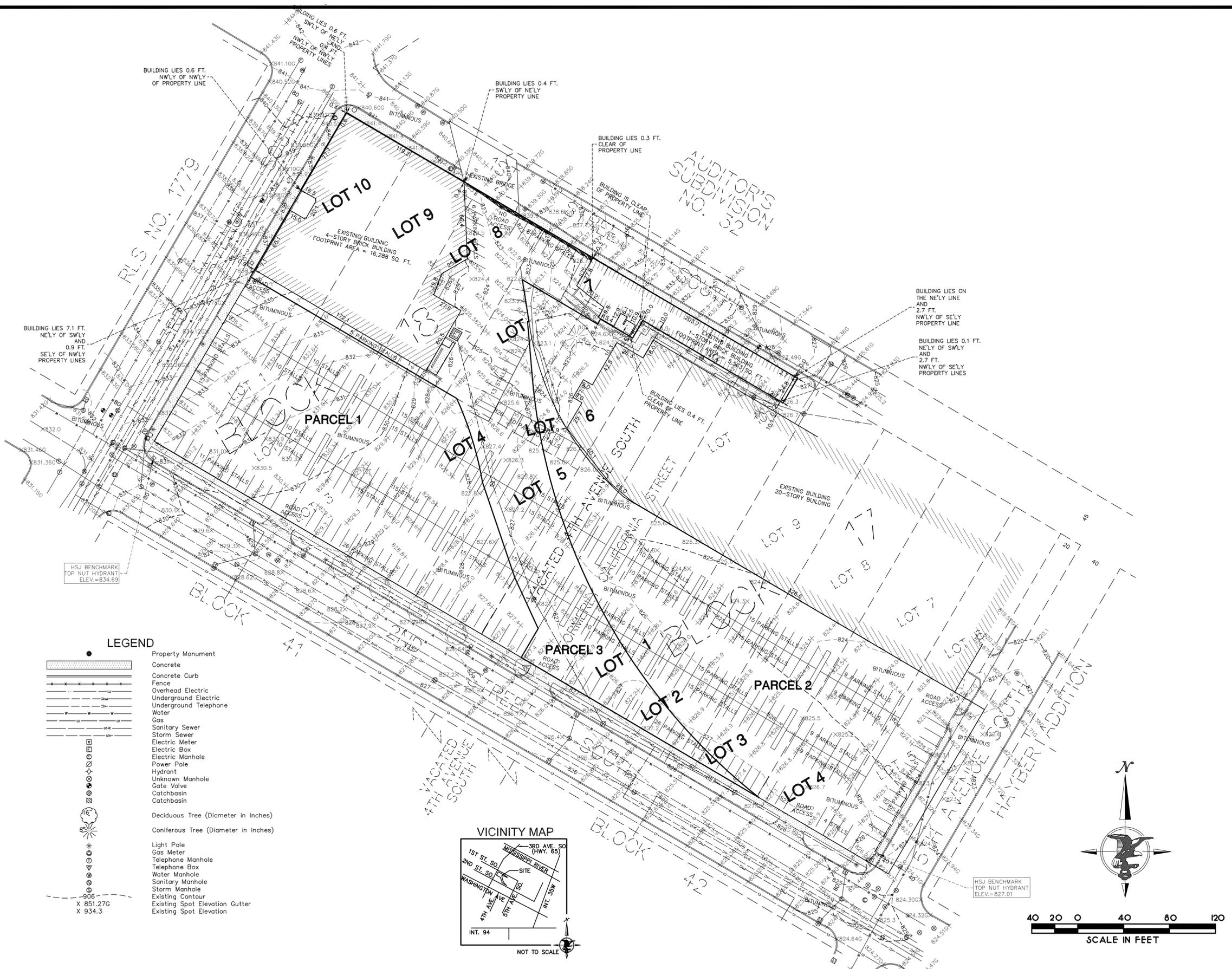
Beginning at the intersection of the southwesterly line of Block 17, said plat, and its northwesterly extension, with the centerline of said vacated 4th Avenue South; thence North 30 degrees 27 minutes 30 seconds East, assumed bearing, along said centerline a distance of 29.13 feet; thence North 24 degrees 42 minutes 38 seconds West 48.73 feet to a point on the southeasterly line of said Block 18 distant 57 feet northwesterly from the most southerly corner of Block 18; thence North 18 degrees 48 minutes 42 seconds West 87.27 feet to a point on the northwesterly line of Lot 5, said Block 18, distant 114 feet northwesterly from the most westerly corner of said Lot 5; thence northwesterly 76.23 feet along a non-tangential curve, concave to the west, having a radius of 297.00 feet, central angle 14 degrees 42 minutes 22 seconds and the chord of said curve bears North 17 degrees 10 minutes 36 seconds West to a point on the northeasterly line of Lot 4, Block 18, said point being 10.00 feet southwesterly from the most northerly corner of said Lot 4; thence North 59 degrees 34 minutes 57 seconds West, not tangent to said curve, along said northeasterly line of said Lot 4 to said most northerly corner of said Lot 4 and said line there terminating.

PARCEL 2:
 Lot 5, Block 17, Town of Minneapolis.
 That part of Lots 1, 2, 3, and 4, Block 17, Town of Minneapolis, and that part of Lots 5, 6, and 7, Block 18, said plat, and that part of vacated 4th Avenue South, dedicated in said plat as California St., lying southwesterly of "Line 1" and northeasterly of "Line 2". Said "Line 1" and "Line 2" are described follows:
 "Line 1"
 Beginning at the most northerly corner of Lot 7, said Block 18; thence on an assumed bearing of South 30 degrees 28 minutes 20 seconds West, along the northwesterly line of said Lot 7 a distance of 38.89 feet; thence South 09 degrees 01 minutes 33 seconds East, a distance of 47.74 feet; thence southerly a distance of 176.86 feet along a non-tangential curve concave to the northeast having a radius of 248.13 feet and a central angle of 40 degrees 50 minutes 08 seconds, the chord of said curve bears South 28 degrees 26 minutes 31 seconds East, to the intersection with the northwesterly extension of the northeasterly line of Lot 1, said Block 17; thence South 59 degrees 35 minutes 59 seconds East along the northwesterly extension of said northeasterly line of said Lot 1 a distance of 33.70 feet, more or less, to the most northerly corner of said Lot 1; thence southeasterly along the northeasterly lines of Lots 1, 2, 3, and 4, said Block 17, to the most easterly corner of said Lot 4 and said line there terminating.
 "Line 2"
 Beginning at the most northerly corner of Lot 7, said Block 18; thence on an assumed bearing of South 30 degrees 28 minutes 20 seconds West, along the northwesterly line of said Lot 7 a distance of 38.89 feet; thence South 09 degrees 01 minutes 33 seconds East 47.74 feet; thence South 80 degrees 18 minutes 36 seconds West 1.22 feet; thence South 4 degrees 54 minutes 36 seconds East 47.37 feet; thence southerly a distance of 427.65 feet along a non-tangential curve, concave to the northeast, having a radius of 521.44 feet and a central angle 46 degrees 59 minutes 24 seconds, the chord of said curve bears South 28 degrees 23 minutes 56 seconds East, to a point on the southwesterly line of Block 17, said point being 130.30 feet northwesterly, more or less, from the most southerly corner of Block 17 and there terminating.

PARCEL 3:
 All of Lots 8, 9 and 10, and that part of Lots 4, 5, 6 and 7, Block 18, that part of Lots 1, 2, 3, 4 and 10, Block 17 and that part of vacated Fourth Avenue South lying between said Blocks 17 and 18, all in Town of Minneapolis, Hennepin County, Minnesota described as follows:
 Commencing at the southeasterly corner of Lot 5, Block 18; thence North 30 degrees 27 minutes 30 seconds East assumed bearing along the easterly line of said Lot 5 a distance of 57 feet to the point of beginning; thence North 18 degrees 48 minutes 42 seconds West 87.27 feet to a point on the westerly line of Lot 5 distant 114 feet Northerly of the Southwesterly corner of Lot 5; thence northwesterly 76.23 feet along a non-tangential curve, concave to the west, having a radius of 297.00 feet, central angle 14 degrees 42 minutes 22 seconds and the chord of said curve bears North 17 degrees 10 minutes 36 seconds West to a point on the northeasterly line of Lot 4, Block 18, said point being 10.00 feet southwesterly of most northerly corner of said Lot 4; thence North 59 degrees 34 minutes 57 seconds West, not tangent to said curve, along the southwesterly line of Lots 7, 8, 9 and 10, a distance of 208.33 feet, more or less, to the northwesterly line of Block 18; thence North 30 degrees 28 minutes 00 seconds East along said northwesterly line a distance of 165.25 feet to the northwesterly line of Block 18; thence South 59 degrees 35 minutes 24 seconds along said northwesterly line 198.25 feet to the most northerly corner of Lot 7, said corner hereinafter referred to as point "A"; thence continuing South 59 degrees 35 minutes 24 seconds along the southeasterly extension of said Block 18 and along the northeasterly line of Block 17 a distance of 257.00 feet; thence South 30 degrees 23 minutes 39 seconds West 24.80 feet; thence North 59 degrees 36 minutes 21 seconds West 141.50 feet; thence South 30 degrees 23 minutes 39 seconds West 17.70 feet; thence North 59 degrees 36 minutes 21 seconds West 32.40 feet; thence South 30 degrees 23 minutes 39 seconds West 5.00 feet; thence North 59 degrees 36 minutes 21 seconds West 75.99 feet to intersection with a line that bears South 9 degrees 01 minutes 33 seconds East and a length of 11.24 feet from a point on the northwesterly line of Lot 7, Block 18 distant 38.89 feet southwesterly of point A; thence South 9 degrees 01 minutes 33 seconds East 36.50 feet; thence South 80 degrees 18 minutes 36 seconds West 1.22 feet; thence South 4 degrees 54 minutes 36 seconds East 47.37 feet; thence southeasterly along a non-tangential curve, concave to the northeast, having a radius of 521.44 feet, central angle 46 degrees 59 minutes 24 seconds, a distance of 427.65 feet to a point on the southwesterly line of Block 17, said point being 130.30 feet northwesterly, more or less, from the most southerly corner of Block 17; thence North 59 degrees 35 minutes 42 seconds West along said southwesterly line of Block 17 a distance of 240.34 feet to the centerline of vacated Fourth Avenue South; thence North 30 degrees 27 minutes 30 seconds East along said centerline 29.13 feet; thence North 24 degrees 42 minutes 38 seconds West 48.73 feet to the point of beginning.

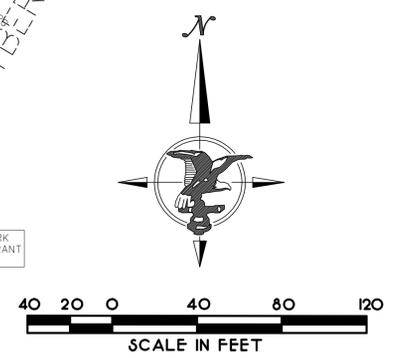
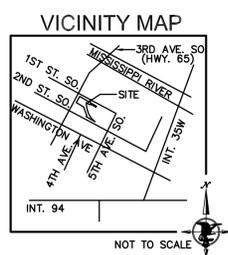
GENERAL NOTES:

- The bearing system used is assumed.
- The location of the underground utilities shown herein, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
- Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No., 27053C035E, effective date September 2, 2004.
- Site area Parcel 3 = 65,297 square feet = 1.499 acres.
 Site area Parcel 1 = 49,782 square feet = 1.143 acres.
 Site area Parcel 2 = 57,100 square feet = 1.311 acres.
- All field measurements matched recorded dimensions within the precision requirements of ALTA/ACSM specifications.
- This survey was made on the ground.
- No current title work was furnished for the preparation of this survey, legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.
- Elevation datum is based on NAVD 88 data.
 HS-Benchmark is located Top Nut Hydrant (AS SHOWN ON SURVEY)
 Elevation = 834.63



LEGEND

	Property Monument
	Concrete
	Concrete Curb
	Fence
	Overhead Electric
	Underground Electric
	Underground Telephone
	Water
	Gas
	Sanitary Sewer
	Storm Sewer
	Electric Meter
	Electric Box
	Electric Manhole
	Power Pole
	Hydrant
	Unknown Manhole
	Gate Valve
	Catchbasin
	Catchbasin
	Deciduous Tree (Diameter in Inches)
	Coniferous Tree (Diameter in Inches)
	Light Pole
	Gas Meter
	Telephone Manhole
	Telephone Box
	Water Manhole
	Sanitary Manhole
	Storm Manhole
	Existing Contour
	Existing Spot Elevation Gutter
	Existing Spot Elevation



I hereby certify that this plan 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.

Thomas E. Hodorff
 THOMAS E. HODORFF, L. S.

Date: November 12, 2012 Registration No. 23677

Date:	REVISIONS

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS

9063 Lyndale Avenue South
 Bloomington, MN. 55437
 Tele. 952-884-5341 Fax 952-884-5344

BOUNDARY & TOPOGRAPHICAL SURVEY

For:
 LUPE DEVELOPMENT

SITE:
 MILL PLACE
 101 3RD AVENUE SOUTH
 MINNEAPOLIS, MINNESOTA
HENNEPIN COUNTY

SHEET 1 OF 2	
Book 627	File No. 1-3-7894T
Page 75	W.O. Number
CAD Technician CT	2012439

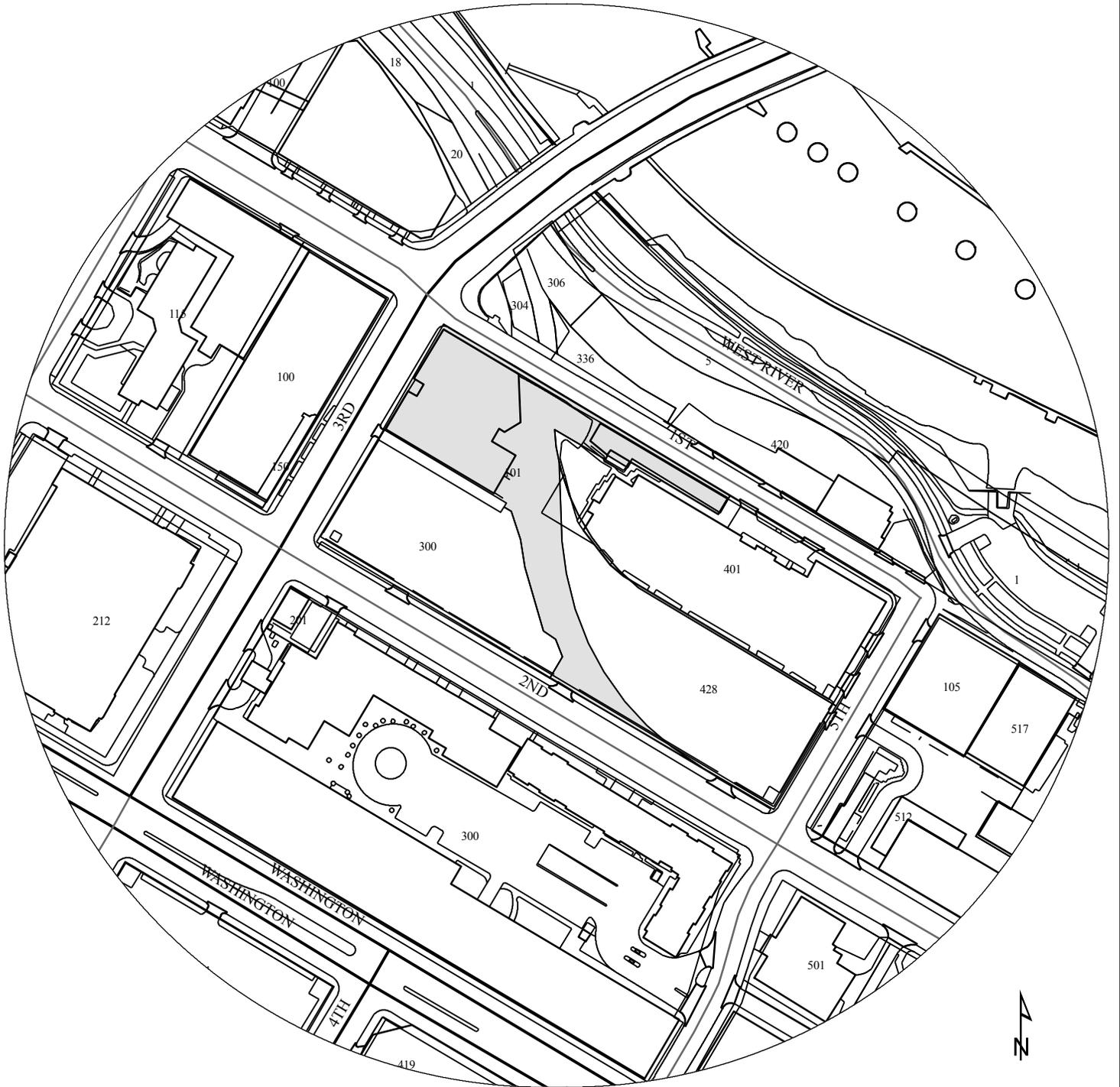
CAD File: 201243901.DWG
 Plot: USB/JOBS/2012439/DWG/

Mill Place Inc

7

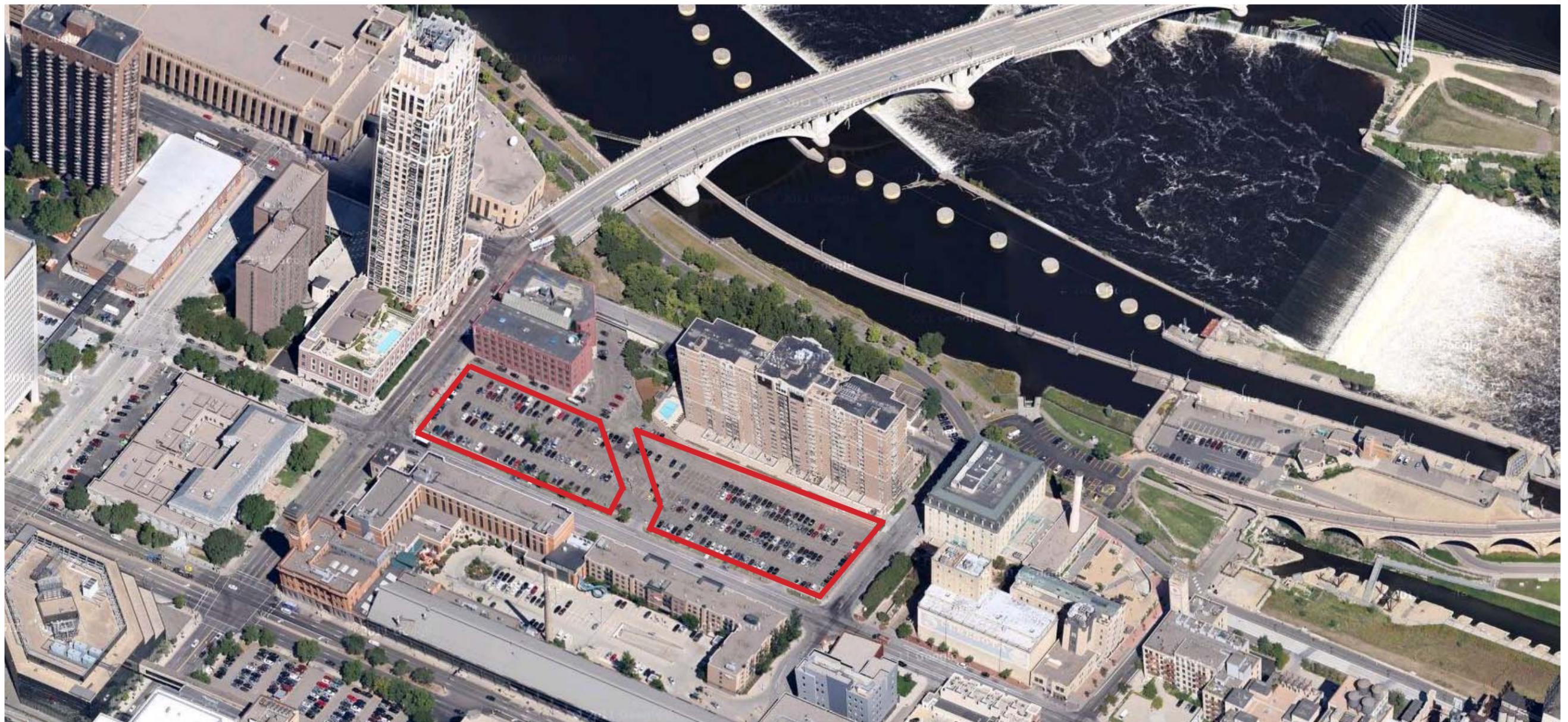
NAME OF APPLICANT

WARD



PROPERTY ADDRESS
101 3rd Ave S

FILE NUMBER
BZH-27893



Aerial View - looking north



3rd Avenue frontage



2nd Street and 3rd Avenue



2nd Street and 5th Avenue

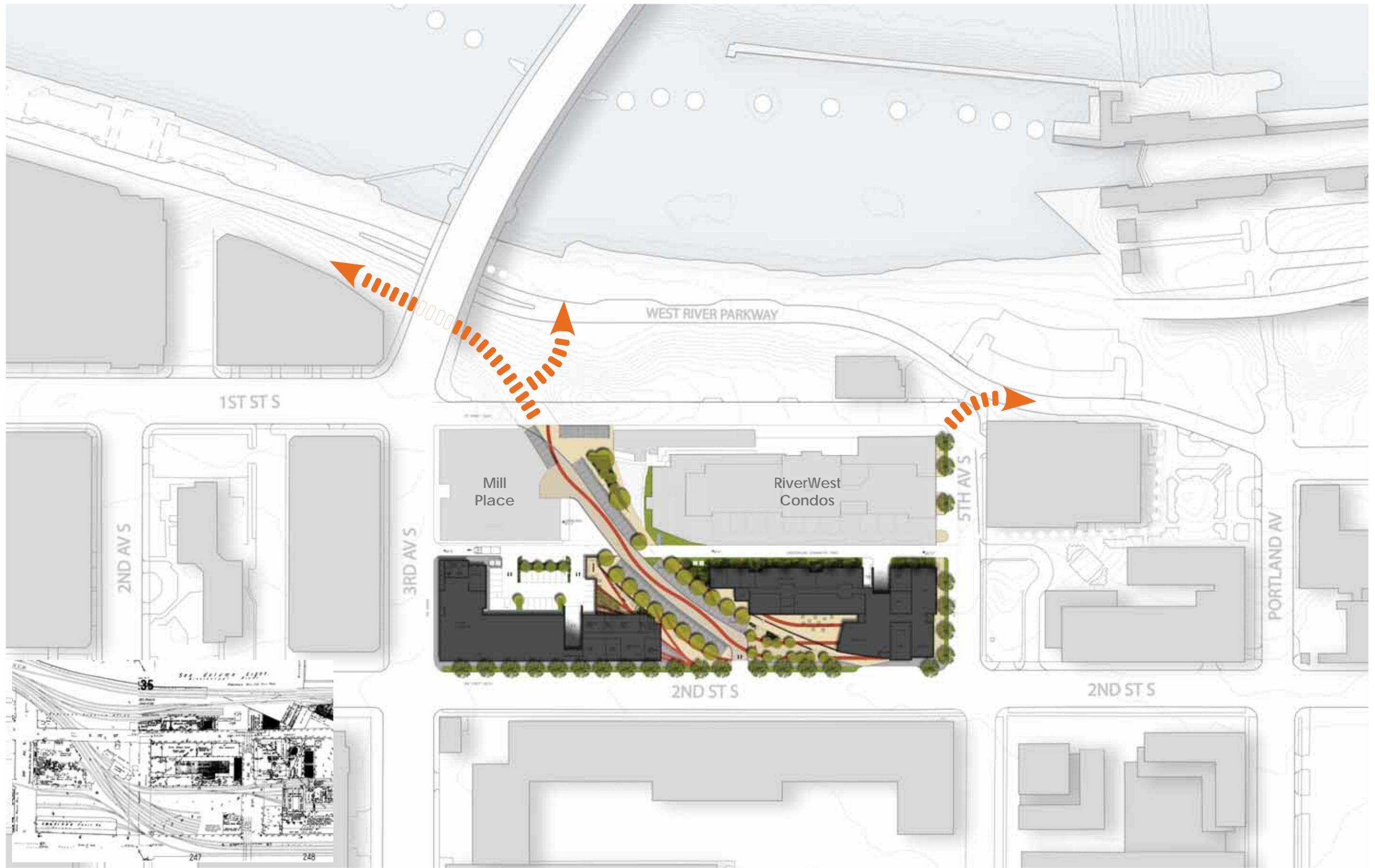


5th Avenue frontage

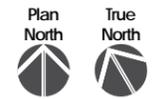
MILL CITY QUARTER



Site Context

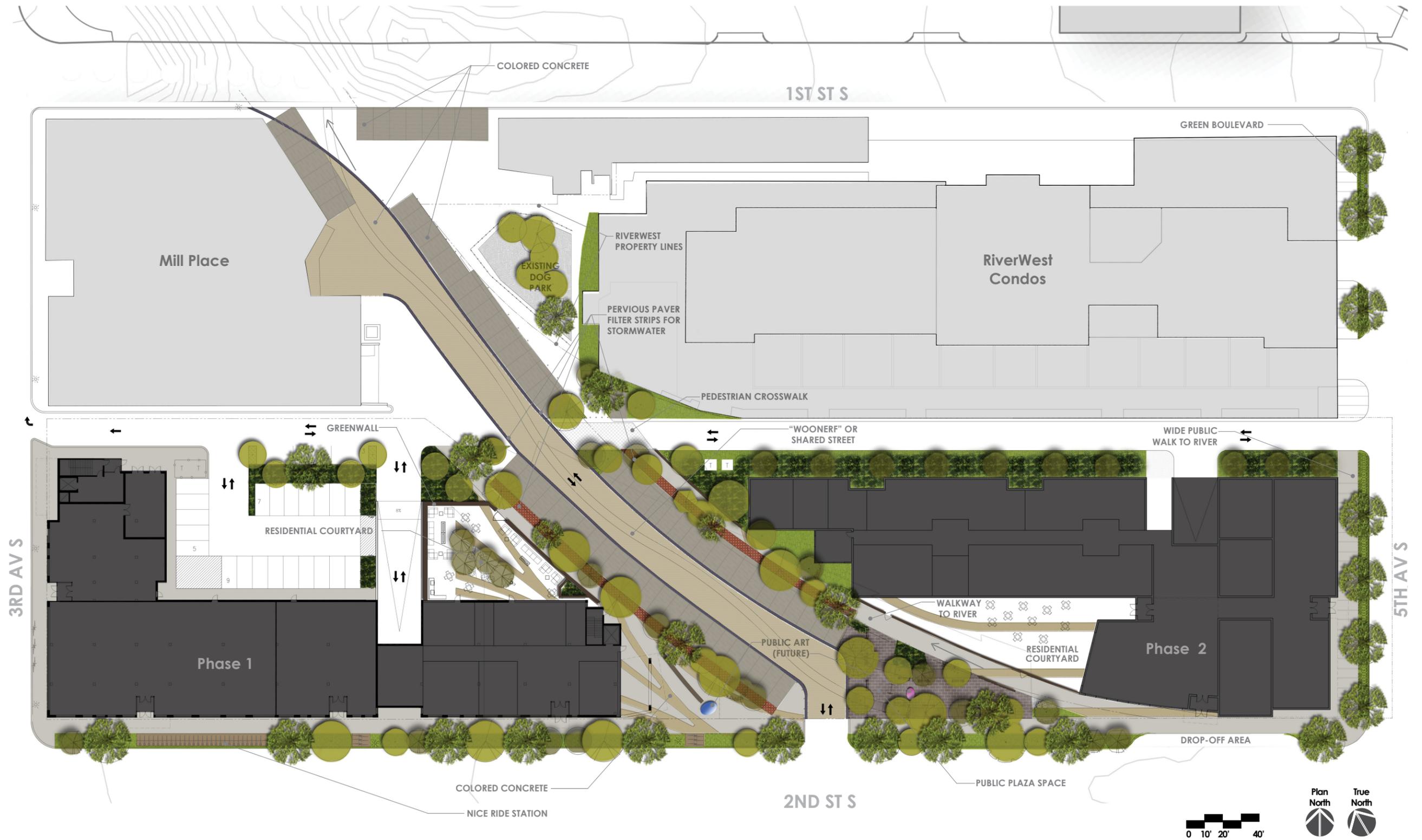


Context Plan





Landscape Visioning



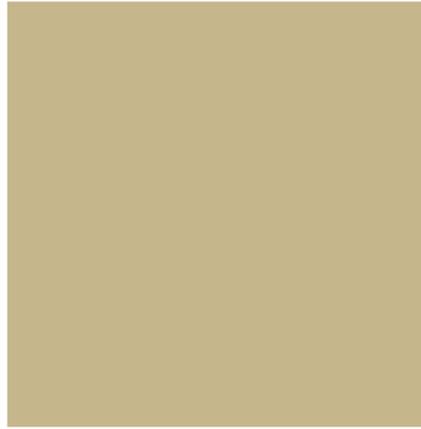
Master Plan

COLORED CONCRETE

Mill City Quarter Site Master Plan / 300-428 South Second Street



**Schofield Chromix Admixture
C-14 “French Grey”**



**Schofield Chromix Admixture
C-20 “Limestone”**

CLAY PAVERS



**Belden Clay Pavers:
4” x 8” x 2-3/4” thick, “Ebony Black”**



**Belden Clay Pavers:
4” x 8” x 2-3/4” thick, “Sienna Blend”**

POROUS PAVERS

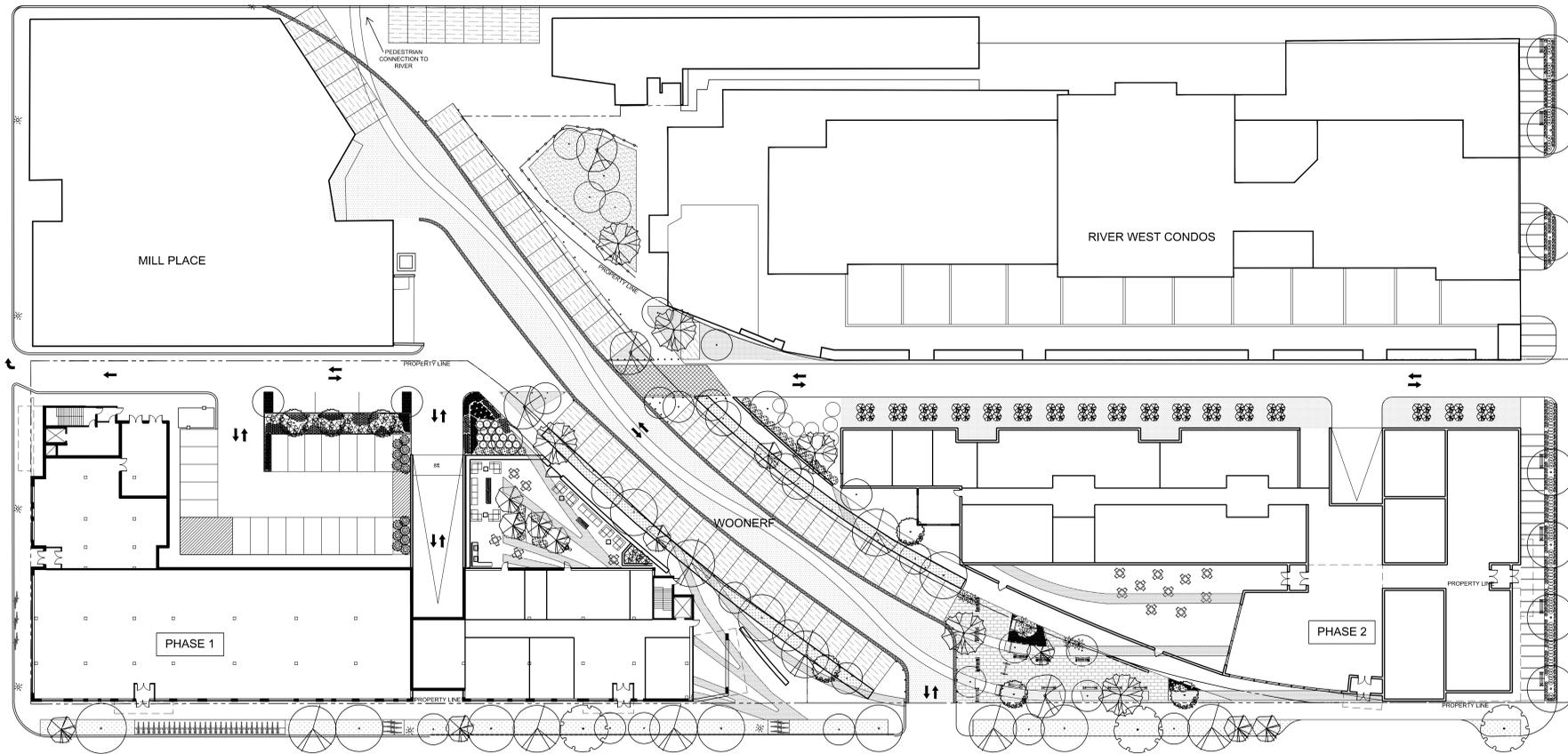


**Pine Hall Brick:
4” x 8” x 2-3/4” thick, “RainPave, Full Range Red”**

WEST RIVER PARKWAY

1ST STREET S

3RD AVENUE S



2ND STREET S

5TH AVENUE S

NOT FOR
CONSTRUCTION

Mill City Quarter

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 Architect under the laws of the State of Minnesota.

MICHAEL J. KRYCH Date

#XXXXXX License Number

REVISIONS	No.	DATE

DATE	09-26-13
DRAWN BY	JH
CHECKED BY	JH
COMMISSION NO.	161507

MASTER PLAN

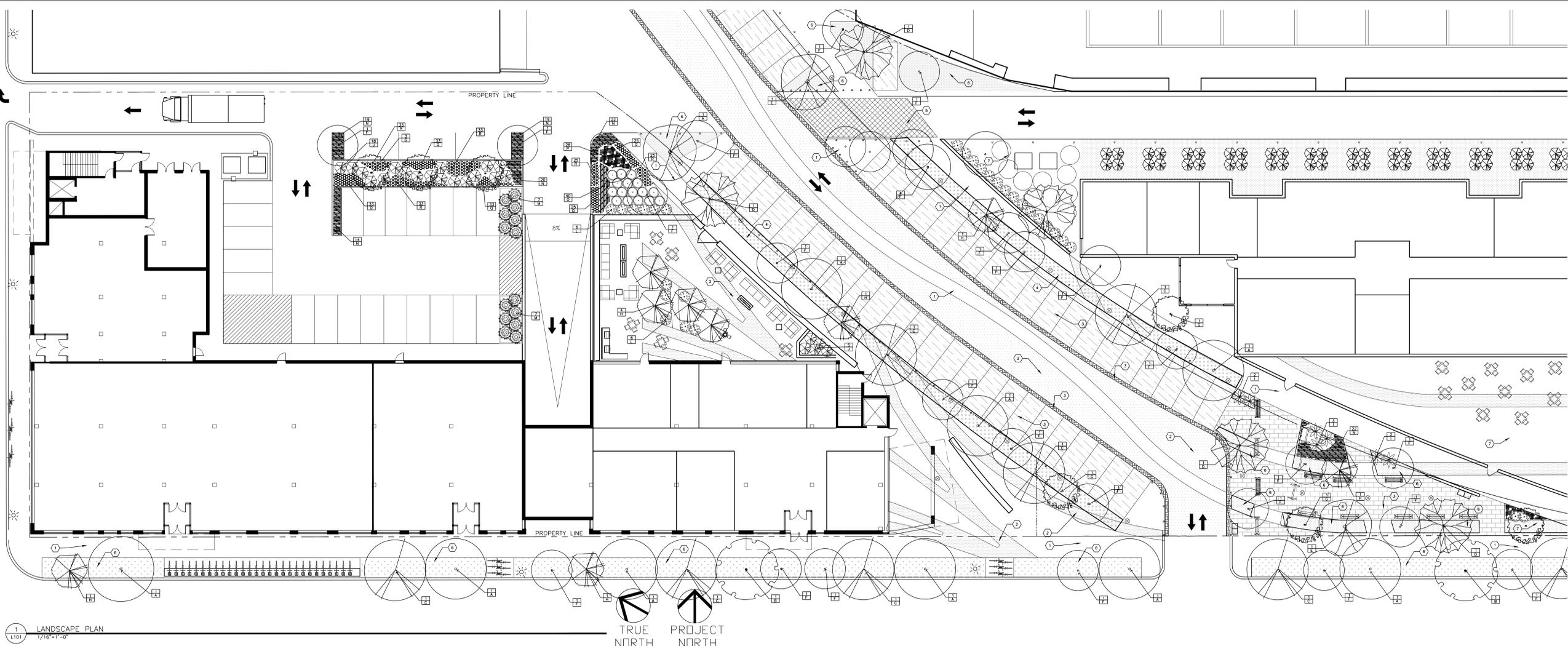
L100

1 MASTER PLAN
L100 1"=30'-0"



NOT FOR
CONSTRUCTION

Mill City Quarter



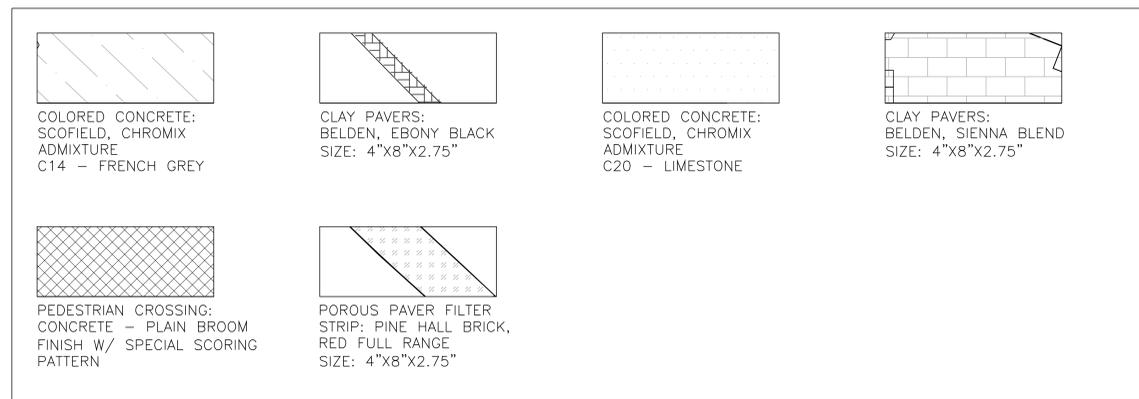
1 LANDSCAPE PLAN
1/16"=1'-0"

PLANTING SCHEDULE

PROPOSED PLANT SCHEDULE

QTY.	SYM	COMMON NAME	SCIENTIFIC NAME	SIZE	TYPE	SPACING
CANOPY TREES						
9	A	PRINCETON ELM	Ulmus americana 'Princeton'	2.5' CAL. B&B	PLANT PER PLAN	
2	B	SWAMP WHITE OAK	Quercus bicolor	2.5' CAL. B&B	PLANT PER PLAN	
8	C	NORTHERN ACCLAIM HONEYLOCUST	Gleditsia triacanthos var. inermis 'Harve'	2.5' CAL. B&B	PLANT PER PLAN	
4	D	RIVER BIRCH	Betula nigra	2.5' CAL. B&B	PLANT PER PLAN	
3	E	MATADOR MAPLE	Acer x freemanii 'Balston'	2.5' CAL. B&B	PLANT PER PLAN	
ORNAMENTAL TREES						
28	F	PINK SPIRES CRAB	Malus 'Pink Spires'	1.5' CAL. B&B	PLANT PER PLAN	
6	G	THORNLESS HAWTHORN	Crataegus crus-galli var. inermis	1.5' CAL. B&B	PLANT PER PLAN	
10	H	BEIJING GOLD LILAC	Syringa pekinensis 'Zhang Zhiming'	1.5' CAL. B&B	PLANT PER PLAN	
SHRUBS						
7	I	GRO LOW SUMAC	Rhus aromatica 'Gro Low'	#5	CONT.	PLANT PER PLAN
23	J	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessifolia 'Butterfly'	#5	CONT.	PLANT PER PLAN
16	K	LACE SHRUB	Stephanandra incisa 'Crispa'	#5	CONT.	PLANT PER PLAN
6	L	SEM FALSESPIREA	Sorbaria sorbifolia 'Sem'	#5	CONT.	PLANT PER PLAN
14	M	BABY BLUE CHAMEACYPARIS	Chamaecyparis pisifera 'Baby Blue'	#5	CONT.	PLANT PER PLAN
PERENNIALS / GRASSES / GROUNDCOVERS						
116	N	PRAIRIE DROPSSEED	Sporobolus heterolepis	#1	CONT.	18" O.C.
40	M	LITTLE BLUESTEM	Schizanthus scoparium	#1	CONT.	18" O.C.
28	P	CORAL BELLS LIME MARMELADE	Heuchera 'Lime Marmelade'	#1	CONT.	18" O.C.
150	Q	DAYLILY JOAN SENIOR	Hemerocallis 'Joan Senior'	#1	CONT.	12" O.C.
150	R	DAYLILY APRICOT SPARKLES	Hemerocallis 'Apricot Sparkles'	#1	CONT.	12" O.C.

HARDSCAPE SCHEDULE



GENERAL NOTES

LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION MATERIAL INSTALLATION BEGINS (MINIMUM 18" CLEARANCE).
UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL, OR WARRANTY. UNSUITABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWINGS OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.
NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
WHERE SOD ADJUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS NOTED OTHERWISE. DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO V GROUCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 9 FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.
LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
LANDSCAPE CONTRACTOR SHALL WARRANT NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
PLANTING AREAS (NOT OVER STRUCTURE) RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.
ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.
SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.
STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.
REFER TO CIVIL FOR SITE DEMOLITION INFORMATION.
REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION.
IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.
CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

SURVEY NOTES

ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER-FURNISHED SURVEY. BKV GROUP OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.
THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.
ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECTS ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.

IRRIGATION NOTES

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A PERFORMANCE IRRIGATION PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY.
LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
COORDINATE IRRIGATION SLEEVE LOCATIONS WITH GENERAL CONTRACTOR.
RAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB.

PLAZA DATA

TOTAL AREA: 3,450 SF
TOTAL PERVIOUS AREA: 900 SF (26%)
TOTAL IMPERVIOUS AREA: 2,460 SF (71%)

SEATING:
1' PER 50 SF = 69 LF REQUIRED
79 LF PROVIDED

FIXED:
33 LF REQUIRED
79 LF PROVIDED

BACKED:
13.8 LF REQUIRED
33 LF PROVIDED

BACKLESS:
46 LF PROVIDED

TREES:
1 TREE PER 1000 SF = 3 TREES REQUIRED
10 TREES PROVIDED

TRASH/RECYCLE:
2 REQUIRED
2 PROVIDED

AMENITIES:
1. ART FEATURE
2. HISTORIC RAILROAD RELICS

KEY NOTES

- PLAIN CONCRETE WALK/DRIVE; BROOM FINISH
- COLORED CONCRETE
- CLAY PAVERS
- PERVIOUS PAVERS
- CONCRETE WITH SPECIAL SCORING, TEXTURE
- TURF AREAS
- AREAS TO BE LANDSCAPED IN FUTURE

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

#41727 License Number

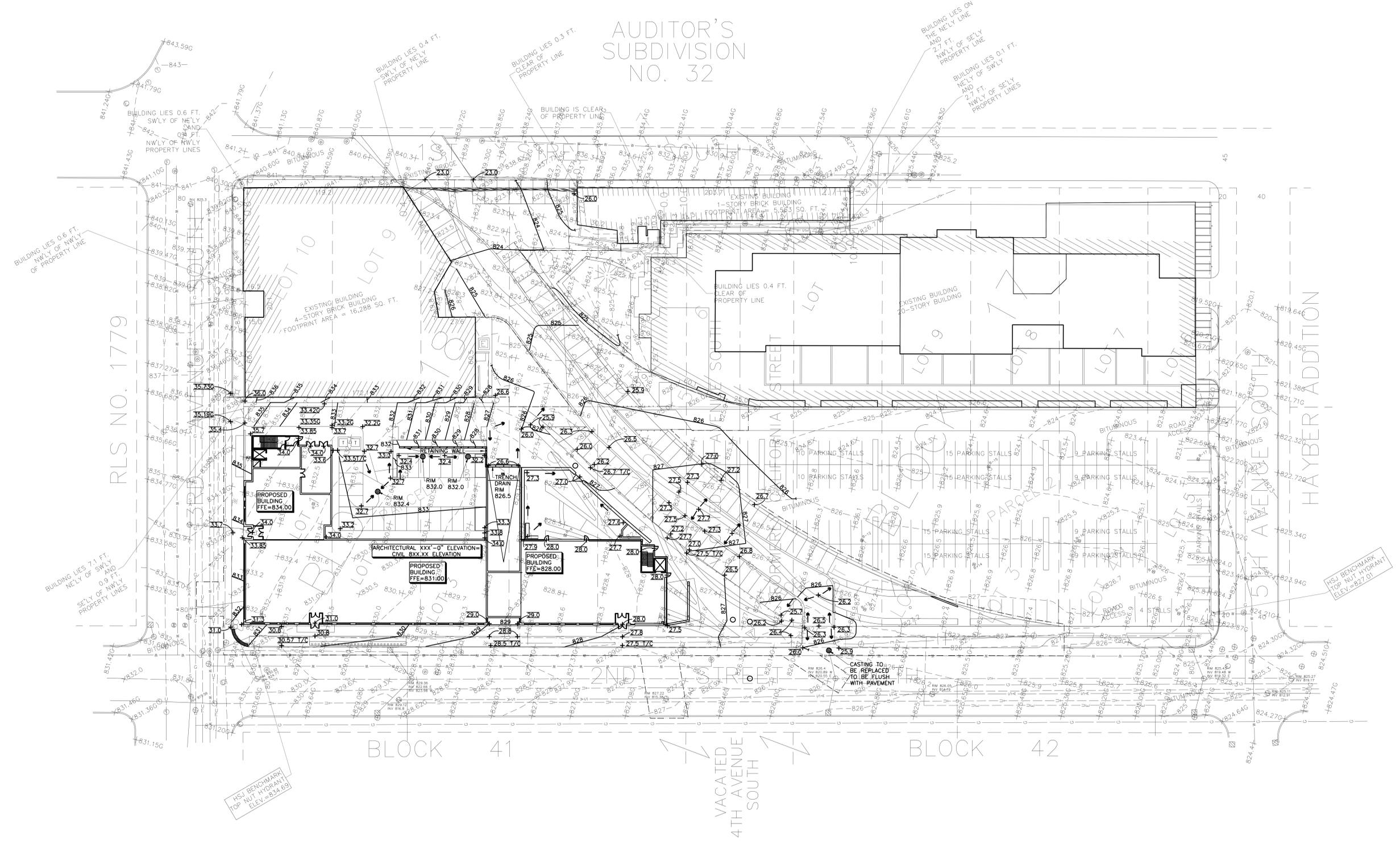
REVISIONS	No.	DATE

DATE	09-26-13
DRAWN BY	BH
CHECKED BY	BH
COMMISSION NO.	161507

LANDSCAPE PLAN

L101

AUDITOR'S SUBDIVISION NO. 32



PLOTTED: 9/27/2013 12:41:40 PM

NOT FOR
CONSTRUCTION

Mill City Quarter

CERTIFICATION
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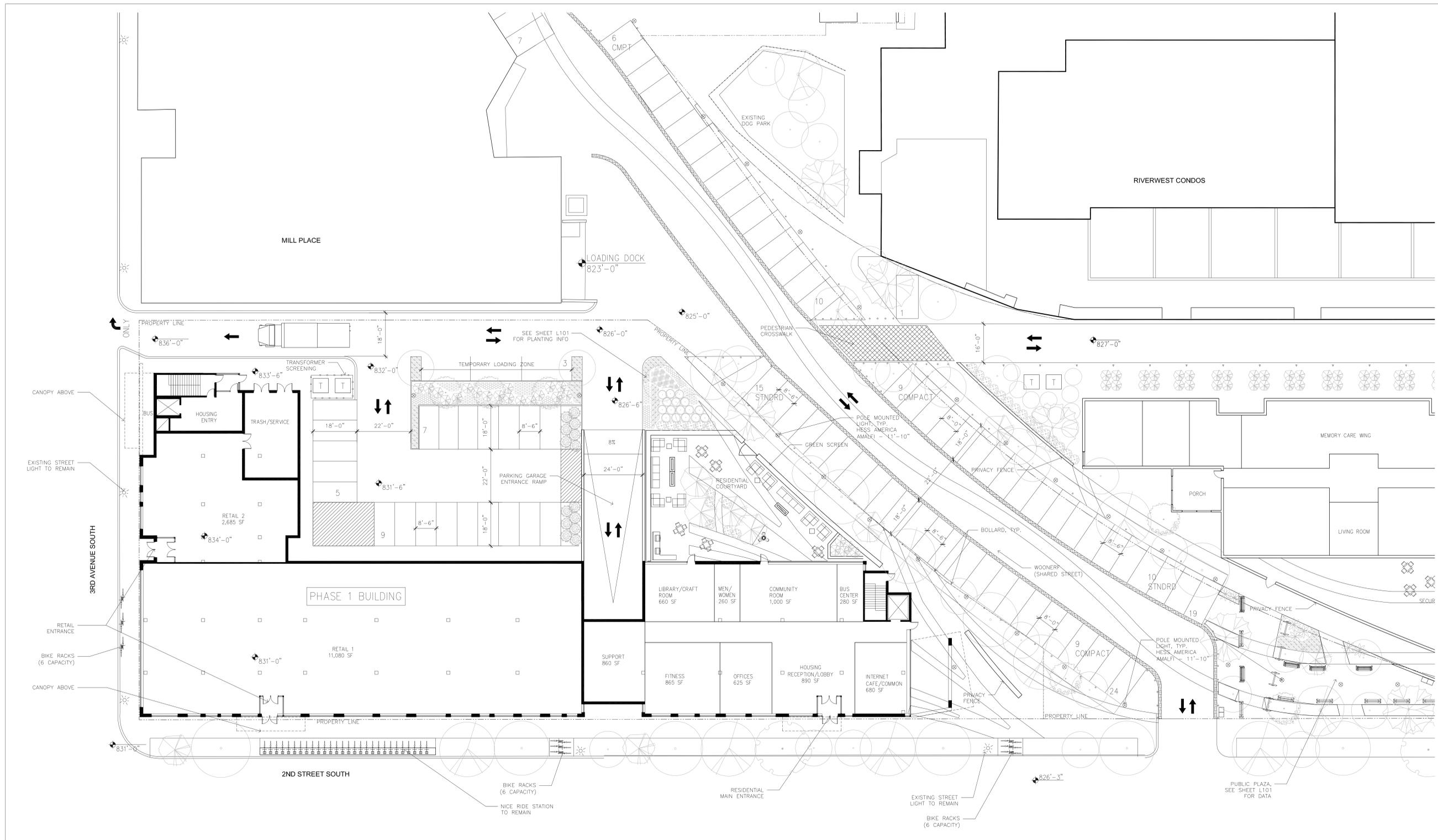
MICHAEL J. KRYCH Date
#XXXXX License Number

REVISIONS	No.	DATE

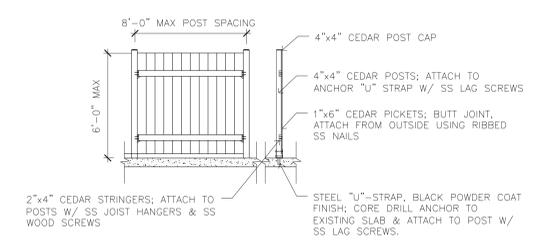
DATE	09-26-13
DRAWN BY	GMC
CHECKED BY	MJK
COMMISSION NO.	161507

SITE PLAN

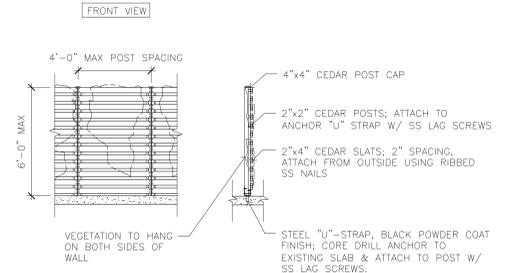
A010



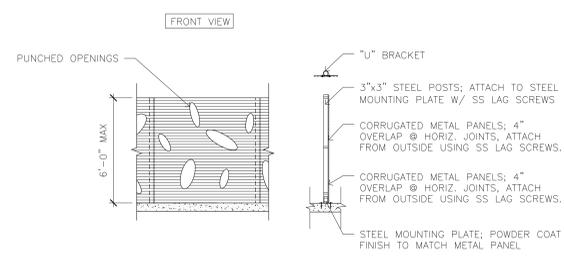
1 SITE PLAN
A010 1/16"=1'-0"



2 TRANSFORMER SCREENING - ELEVATION
A010 1/4"=1'-0"



3 GREEN SCREEN - ELEVATION
A010 1/4"=1'-0"



4 PRIVACY FENCE - ELEVATION
A010 1/4"=1'-0"

SITE PLAN NOTES:

- SEE ELEVATIONS AND MASTER SIGN PLAN PACKAGE FOR INFORMATION ON BUILDING SIGNAGE.
- TRASH/RECYCLING WILL BE COLLECTED IN THE TRASH ROOM ON THE NORTHWEST SIDE OF THE BUILDING. VENDORS CAN PULL THROUGH THE SERVICE DRIVE AND COLLECT TRASH AND RECYCLABLES FROM THE CURB ADJACENT TO THE SERVICE DRIVE.
- SNOW STORAGE IS AVAILABLE ALONG THE NORTHERN EDGE OF THE PARKING LOT.

PROJECT SUMMARY (PHASE 1):
LOT SIZE: 49,782 SF OR 1.143 ACRES
BUILDING FOOTPRINT: 26,075 sf
(TOTAL LOT AREA) - (TOTAL BLDG. FOOTPRINT) = 23,707 sf
20% LANDSCAPE REQ.: 4,741 sf
TOTAL PERVIOUS AREA: 3,216 sf
HOUSING BIKE PARKING SPACES: 75 RACKS
RETAIL BIKE SPACES: 9 RACKS (18 CAPACITY)



■ San Francisco . California . USA
■ Dresden . Germany

AMALFI



AMALFI



AMALFI

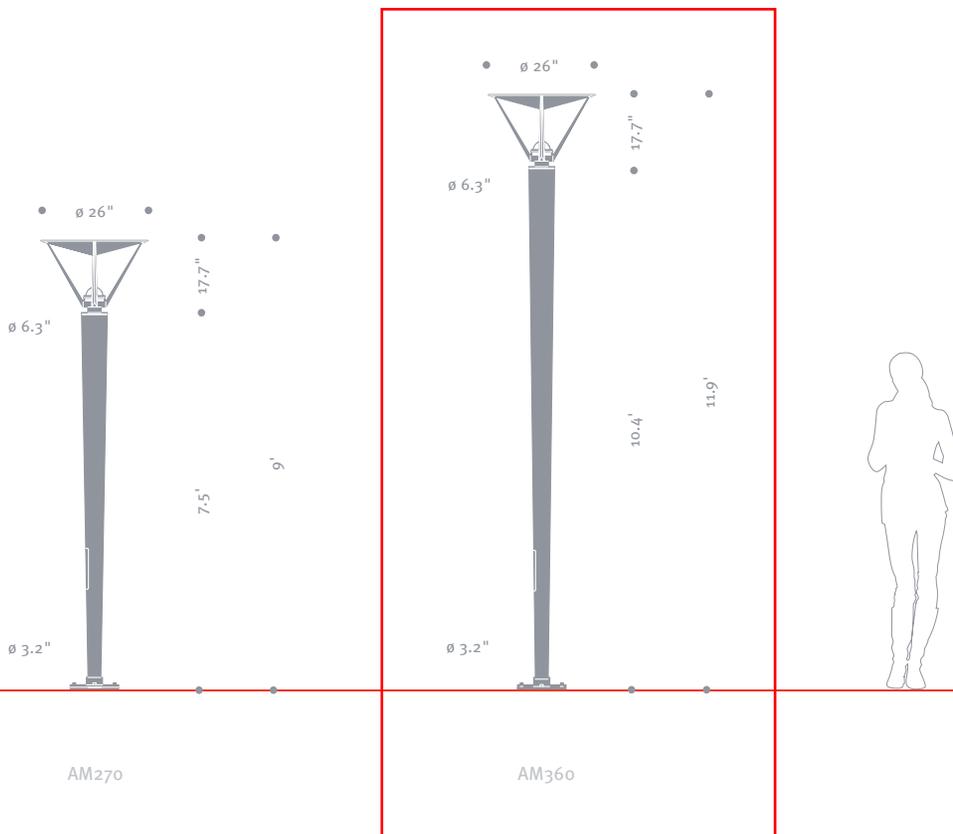


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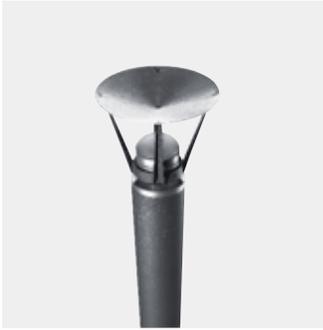
AMALFI . Pole Mounted Luminaire

Indirect reflector luminaire with inverted tapered pole makes AMALFI's clean angular lines suitable for many architectural applications. Luminaire is precision-machined from billet aluminum, then satin anodized. Domed lens is temperature-resistant borosilicate glass. The conical shade is spun aluminum with anodized finish and supported by precision-formed aluminum struts. Inverted tapered steel pole with flush handhole is hot-dip galvanized prior to being finished in finely textured paint. Pole is secured to ground mounting assembly with stainless steel socket head cap screws. All hardware is stainless steel. Standard color; matte silver grey metallic. Special colors available.  Listed for Wet Locations.

Model	Pole	Lamp
AM270	7.5' Inverted Taper	70 MH / 35 MH / 75 Halogen
AM360	10.4' Inverted Taper	70 MH / 35 MH / 75 Halogen



AMALFI



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AMALFI . Illuminating Bollard

Indirect reflector bollard is uniquely scaled to complement a wide variety of architectural styles. AMALFI housing is precision-machined from billet aluminum, then satin anodized. Domed lens is temperature-resistant borosilicate glass. The conical shade is spun aluminum with anodized finish and supported by precision-formed aluminum struts. Cast aluminum shaft is finished in finely textured paint. Bollard is secured to ground mounting assembly with stainless steel socket head cap screws. All hardware is stainless steel. Standard color; matte silver grey metallic. Special colors available.  Listed for Wet Locations.

Model	Height	Lamp
AM900	35.4"	50 Low Voltage Halogen / 20 Low Voltage Halogen / LED

