Department of Community Planning & Economic Development
250 South 4th Street, Room 300
Minneapolis, MN 55415-1385

Minneapolis
City of Lakes

MEMORANDUM

TO: City Planning Commission, Committee of the Whole

FROM: Hilary Dvorak, Principal Planner, (612) 673-2639

DATE: September 10, 2015

SUBJECT: RISE at Prospect Park, 2929 University Avenue Southeast

SITE DATA

Existing Zoning	I1 Light Industrial District IL Industrial Living Overlay District, PO Pedestrian Oriented Overlay District and UA University Area Overlay District
Lot Area	126,782 square feet / 2.91 acres
Ward(s)	2
Neighborhood(s)	Prospect Park East River Road
Designated Future Land Use	Mixed Use
Land Use Features	Commercial Corridor (University Avenue Southeast), Transit Station
Small Area Plan(s)	*Stadium Village University Avenue Station Area Plan* (2012) *University Avenue SE & 29th Avenue SE Development Objectives* (2005)

PROJECT DESCRIPTION

The applicant is proposing to develop the property located at 2929 University Avenue Southeast. The property occupies the entire block located between University Avenue Southeast, 29th Avenue Southeast, 4th Street Southeast and 30th Avenue Southeast. The site is approximately 2.9 acres in size.

The applicant is proposing to construct a mixed-use building including 258 apartments (440 beds), a 120-room hotel, approximately 33,100 square feet of commercial space and a total of 412 parking spaces (241 structured and 71 surface). The commercial space includes a grocery store, a liquor store and a restaurant.

There would be only one building on the site but it has been broken down into two volumes; the low-rise (6 stories) mixed-use building and the mid-rise (15 stories) mixed-use building. The low-rise building would be built along 29th Avenue Southeast and 4th Street Southeast and the mid-rise building would be built along University Avenue Southeast and 30th Avenue Southeast. The corner of 4th Street Southeast and 30th Avenue Southeast would contain a surface parking area.

The grocery store would be located on the corner of University Avenue Southeast and 30th Avenue Southeast. Along University Avenue Southeast there would also be the entrance to the hotel and

apartments in the mid-rise building. There would be walk-up units along 29th Avenue Southeast and 4th Street Southeast and the main entrance to the apartments in the low-rise building would be located on the corner of 29th Avenue Southeast and 4th Street Southeast. The restaurant would be located on the ground floor of the low-rise building facing 29th Avenue Southeast.

Access to the two levels of structured parking would be accessed from 29th Avenue Southeast and access to the surface parking area would be from either 4th Street Southeast or 30th Avenue Southeast.

This project was reviewed at the August 6, 2015, City Planning Commission, Committee of the Whole meeting. Since that meeting the applicant has revised the elevations of the building and provided more streetscape detail.

APPLICATIONS

The site is currently zoned I1 Light Industrial District and is located in the IL Industrial Living Overlay District, the PO Pedestrian Oriented Overlay District and the UA University Area Overlay District. The proposed grocery store requires a rezoning as they are not allowed in the I1 Light Industrial District and are only allowed in the IL Industrial Living Overlay District if located in an existing building. The applicant is proposing to rezone the property to the C3A Commercial Activity Center District. The IL Industrial Living Overlay District would be removed.

In the C3A Commercial Activity Center District, the PO Pedestrian Oriented Overlay District (including the Transit Station Area regulations) and the UA University Area Overlay District the site is subject to a maximum height of 4 stories or 56 feet, a minimum FAR of 1.0 and a maximum FAR of 2.7 and specific parking requirements.

The residential portion of the development is subject to the parking requirements in the UA University Area Overlay District and the PO Pedestrian Oriented Overlay District-Transit Station Area standards. The non-residential uses in the building are subject to the parking requirements in Chapter 541, Off-Street Parking and Loading and the PO Pedestrian Oriented Overlay District standards. The minimum parking requirement for all uses within the development is 234 spaces and the maximum parking requirement for the non-residential portion of the development is 245 spaces. There is no maximum parking requirement for the residential portion of the development as long as the parking spaces are enclosed. The applicant is providing a total of 412 spaces within the development.

Staff has identified likely applications based on whether the applicant proceeds with the project as a Planned Unit Development (PUD) or not.

Non-PUD applications:

- Rezoning from the I1 Light Industrial District to the C3A Commercial Activity Center District and remove the IL Industrial Living Overlay District.
- Conditional use permit to increase the height of the building from 4 stories to 15 stories.
- Variance to increase the gross floor area of a retail sales and services use within the building from 8,000 square feet to approximately 29,000 square feet.
- Variance to reduce the off-street loading requirement from 4 large and 1 small to 3 large and 2 small.
- Variance of the PO Pedestrian Oriented Overlay District standards:
  - Building located more than 8 feet from a front or corner side property line.
  - Minimum of 40 percent windows for non-residential uses.
  - Maximum of 60 feet of parking lot frontage.
- Variance of the maximum sign area per building wall and maximum size of individual signs on the building.
- Site plan review.

PUD applications:

- Rezoning from the I1 Light Industrial District to the C3A Commercial Activity Center District and remove the IL Industrial Living Overlay District.
- Conditional use permit for a PUD
- Variance to increase the gross floor area of a retail sales and services use within the building from 8,000 square feet to approximately 29,000 square feet.
- Variance of the PO Pedestrian Oriented Overlay District standards:
  - Minimum of 40 percent windows for non-residential uses.
  - Maximum of 60 feet parking lot frontage.
- Site plan review.

The PUD alternatives that are needed for the project include:

- To establish a PUD (10 points).
- To increase the height of the building from 4 stories to 15 stories (5 points).
- To reduce the off-street loading requirement from 4 large and 1 small to 3 large and 2 small (0 points).
- Building placement in the PO Pedestrian Oriented Overlay District to allow the building to be more than 8 feet from the front and corer side property lines (5 points).
- Maximum sign area per building wall and maximum size of individual signs on the building (5 points).

A total of 25 points worth of amenities are required for the PUD. The following amenities worth 39 points are proposed:

- Active liner uses as part of a parking garage (10 points)
- Outdoor open space (5 points)
- Art feature (3 points)
- Decorative or pervious surface for on-site parking and loading areas, drives, driveways and walkways (3 points)
- Pedestrian improvements (3 points)
- Reflective roof (3 points)
- Shared bicycles (3 points)
- Shared vehicles (3 points)
- Enhanced exterior lighting (1 point)
- Enhanced landscaping (1 point)
- Enhanced stormwater management (1 point)
- Pet exercise area (1 point)
- Recycling storage area (1 point)
- Water feature (1 point)

PROSPECT PARK STATION

2929 University Avenue Southeast
Minneapolis, Minnesota 55414

PROJECT TEAM

DEVELOPER:

HIC / CA PROSPECT PARK JV, LLC
c/o CA Ventures LLC
161 North Clark Street #4900
Chicago, ILLINOIS 60601

PROPERTY OWNER:

PROSPECT PARK PROPERTIES
P.O. BOX 14536 (612) 331-1728
MINNEAPOLIS, MINNESOTA, 55414

JEFF BARNHART jeff@prospectparkproperties.com

ARCHITECT:

TUSHIE MONTGOMERY ARCHITECTS
7645 LYNDALE AVENUE SOUTH, #100 (612) 861-9636
MINNEAPOLIS, MINNESOTA 55423 FAX (612) 861-9632

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EVAN JACOBSEN evanj@tmiarchitects.com

LANDSCAPE ARCHITECT:

TUSHIE MONTGOMERY ARCHITECTS
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MINNEAPOLIS, MINNESOTA 55423 FAX (612) 861-9632

GARY TUSHIE garyt@tmiarchitects.com

CIVIL ENGINEER:

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12800 WHITEWATER DRIVE, #300 (763) 476-6010
MINNETONKA, MINNESOTA 55343 FAX (763) 476-8530

BRADY BUSSELMAN bbusselman@sambatek.com

STRUCTURAL ENGINEER:

ERA - ERICKSEN ROED & ASSOCIATES
2550 UNIVERSITY AVE WEST #201-S (651)251-7570
ST. PAUL, MINNESOTA 55114

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JAMES A. KRZOSKA, P.E. jkrzoska@eraeng.com
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GENERAL CONTRACTOR:

STEVENS CONSTRUCTION CORP.
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BLOOMINGTON, MINNESOTA 55431 FAX (952) 456-8963

BRIAN WAGNER bwagner@stevensconstruction.com
SCOTT CLEMENTS sclements@stevensconstruction.com

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ELECTRICAL (DESIGN/BUILD):

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ST. PAUL, MINNESOTA 55107 FAX: (651)292-0359

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PROJECT DESCRIPTION

Prospect Park Station is a large mixed use project proposed for 2,929 University Ave. Southeast that contains 258 Market rate apartments, a 120 room hotel, a 29,000 sq. ft. grocery, a 1,100 sq. ft. liquor store and 3,000 sq. feet of retail/restaurant space. All the parking for the development is contained on site, consisting of two levels / 341 spaces of underground parking and 71 surface spaces top of the parking garage. The entire structure is 569,460 sq. ft. For planning purposes the building is considered as one large building. It can be broken in two main pieces; the six story low rise, and the fifteen story midrise. The six story low rise consists of two levels of underground parking, and 159 apartments. The six story is constructed with two stories of underground parking, one story concrete podium and five stories of wood construction. The fifteen story midrise houses the hotel and apartment entrances, restaurant, grocery and liquor store in the first three floors, five floors of hotel rooms, six floors with 102 apartments, and the top floor is devoted for apartment amenities.

The proposed Prospect Park Station Development is located five blocks east of the University of Minnesota at 2929 University Ave. Southeast. It is a redevelopment of an entire city block bounded by 29th Ave SE on the West, University Ave SE on the South, 30th Ave SE on the East and 4th Street SE on the North. On 29th Ave SE the greenline lightrail Prospect Park Station stops right in front of the proposed project. The area is quickly transitioning from a gritty industrial area to a mix of businesses and multifamily housing projects. Three blocks to the Northeast the Surly Brewery and Event Center recently opened, and two blocks West the Station on Fourth, a student housing project, was completed. One half block to the Southwest, across University Ave, a 117 room Hampton Inn & Suites hotel has started construction for completion in 2016. Across 4th Street SE CornerStone has cleared the site for the future development of a multi-housing project, and adjacent to them, AEON has cleared a site for another multi-housing project. The City of Minneapolis is currently in the design process to reconstruct 4th St. SE, adjacent to this site, with construction to occur in 2016. The site currently has two structures on it. The smaller building consists of automobile repair shops. The larger building consists of automobile repair shops, offices, a day care, coffee shop and a fitness club. Both buildings and their accessory surface parking lots will be demolished and cleared for the new development.

The developer is requesting to have the land rezoned from I1 industrial to C2 Neighborhood corridor commercial district. To create the density and character that the city and neighborhood desires a number of variances need to be applied for, the following variances have initially been identified:

1. Variance to increase the buildings height.
2. Variance to increase the projects F.A.R.
3. Variance to increase the maximum height of a sign
4. Variance to increase the maximum square footage of signage.
5. Variance to the glass requirement required along the first floor adjacent to the street frontage.

As the plans evolve, and as the design team and the city planner work together, there may be other variances identified for such a large and complicated project.

SUBMITTALS:

PDR/COW SUBMITTAL **07-27-2015**
SECOND COW SUBMITTAL **08-31-2015**

TUSHIE MONTGOMERY ARCHITECTS

RISE at Prospect Park
August 31, 2015

RISE at Prospect Park

Project Summary

Site Area:	126,782 SF
Gross Building Floor Area:	561,310 SF
Gross Building Floor Area (Parking Excluded):	421,101 SF

GROSS BUILDING AREA

APARTMENT LOW-RISE		
APT 1ST FLOOR	3,139 SF	1ST FLOOR / GARAGE-UPPER
APT LOWER LOBBY	6,282 SF	1ST FLOOR / GARAGE-UPPER
APT 2ND FLOOR	10,034 SF	2ND FLOOR / PLAZA
APT 3RD FLOOR	29,395 SF	3RD FLOOR
APT 4TH FLOOR	29,428 SF	4TH FLOOR
APT 5TH FLOOR	29,424 SF	5TH FLOOR
APT 6TH FLOOR	29,355 SF	6TH FLOOR
APT 7TH FLOOR	29,366 SF	7TH FLOOR
APT ROOF-TOP	1,381 SF	8TH FLOOR
	167,803 SF	
APARTMENT TOWER		
APT LOWER LOBBY	3,304 SF	1ST FLOOR / GARAGE-UPPER
APT SUPPORT	582 SF	1ST FLOOR / GARAGE-UPPER
APT 2ND FLOOR	3,005 SF	2ND FLOOR / PLAZA
APT COMMONS	13,650 SF	2ND FLOOR / PLAZA
APT SUPPORT	1,175 SF	3RD FLOOR
APT SUPPORT	1,152 SF	4TH FLOOR
APT SUPPORT	1,156 SF	5TH FLOOR
APT SUPPORT	1,204 SF	6TH FLOOR
APT SUPPORT	278 SF	7TH FLOOR
APT SUPPORT	2,015 SF	8TH FLOOR
APT 9TH FLOOR	15,682 SF	9TH FLOOR
APT 10TH FLOOR	15,672 SF	10TH FLOOR
APT 11TH FLOOR	15,672 SF	11TH FLOOR
APT 12TH FLOOR	15,638 SF	12TH FLOOR
APT 13TH FLOOR	15,689 SF	13TH FLOOR
APT 14TH FLOOR	15,715 SF	14TH FLOOR
APT 15TH FLOOR	8,125 SF	15TH FLOOR
	129,714 SF	
HOTEL		
HOTEL LOWER LOBBY	10,828 SF	1ST FLOOR / GARAGE-UPPER
HOTEL UPPER LOBBY	1,006 SF	2ND FLOOR / PLAZA
HOTEL 3RD FLOOR	2,739 SF	3RD FLOOR
HOTEL 4TH FLOOR	14,757 SF	4TH FLOOR
HOTEL 5TH FLOOR	14,754 SF	5TH FLOOR
HOTEL 6TH FLOOR	14,778 SF	6TH FLOOR
HOTEL 7TH FLOOR	15,653 SF	7TH FLOOR
HOTEL 8TH FLOOR	14,662 SF	8TH FLOOR
	89,177 SF	
LIQUOR STORE		
GROCERY LIQUOR STORE	1,105 SF	2ND FLOOR / PLAZA
	1,105 SF	
PARKING GARAGE		
PARKING GARAGE LOWER	72,817 SF	GARAGE-LOWER (-1)
PARKING GARAGE UPPER	61,552 SF	1ST FLOOR / GARAGE-UPPER
PARKING GARAGE PLAZA	5,840 SF	2ND FLOOR / PLAZA
	140,209 SF	
RESTAURANT		
RESTAURANT	3,316 SF	1ST FLOOR / GARAGE-UPPER
	3,316 SF	
SPECIALTY GROCERY		
GROCERY	28,065 SF	2ND FLOOR / PLAZA
GROCERY MEZANINE	1,921 SF	3RD FLOOR
	29,986 SF	
Grand total	561,310 SF	

Parking

DEVELOPMENT PARKING SUMMARY

LOWER GARAGE	192
SURFACE	73
UPPER GARAGE	122
Grand Total Development Parking	387

AUTOMOBILE PARKING REQUIREMENTS

	MINIMUM	MAXIMUM
APARTMENTS	204	291
HOTEL	28	40
GROCERY	50	145
RESTAURANT	6	8
Grand total	288	484

ACCESSIBLE SPACES	7	9

BICYCLE / SCOOTER PARKING REQUIREMENTS

	SH / LG TERM REQUIREMENTS	
APARTMENTS	397	441
HOTEL	9	18
GROCERY	3	6
RESTAURANT	2	3
Grand total		522

Apartments

UNIT MIX BY TYPE - OVERALL

1 BED	70	70	28%
2 BED	73	142	28%
3 BED	20	60	8%
4 BED	23	84	9%
STUDIO	72	72	28%
Grand total	258	428	100%

UNIT MIX BY TYPE - LOW-RISE

1 BED	27	17%
2 BED	38	24%
3 BED	20	13%
4 BED	23	15%
STUDIO	48	31%
Grand total	156	100%

UNIT MIX BY TYPE - TOWER

1 BED	43	42%
2 BED	35	34%
STUDIO	24	24%
Grand total	102	100%

Hotel
5 Floors of High-Rise

-UNIT MIX BY TYPE - HOTEL

KING DEN	34	28%
KING DEN ACC.	1	1%
KING ONE BEDROOM	20	17%
KING STUDIO	55	46%
KING STUDIO ACC.	5	4%
QUEEN SUITE	4	3%
QUEEN SUITE ACC.	1	1%
Grand total	120	100%

Site
Pervious/Impervious Summary

TOTAL SITE AREA - 126,782 SF (2.91 ACRES)
TOTAL COMBINED BUILDING FOOTPRINTS - 104,740 SF
TOTAL NON-BUILDING SITE AREA - 22,042 SF
TOTAL IMPERVIOUS NON-BUILDING SITE AREA - 2,600 SF
TOTAL IMPERVIOUS AREA - 107,340 SF (85%)

PERVIOUS PAVER AREA - 8,715 SF (7%)
PERVIOUS LANDSCAPE AREA - 10,727 SF (8%)
TOTAL PERVIOUS AREA 19,442 SF (15%)

ADJUSTED BOULEVARD AREA
ADDITIONAL BOULEVARD AREA: 1,132 SF
ADJUSTED SITE AREA: 127,914 SF (2.93 ACRES)
ADJUSTED LANDSCAPE AREA: 11,859 (9%)

EAW SUMMARY

APTS = 258
HOTEL = 120
NO EAW REQUIRED

APARTMENTS - LOW RISE	156 UNITS 6 FLOORS
APARTMENTS - HIGH RISE	102 UNITS 6 FLOORS
HOTEL	120 RMS 5 FLOORS 89,177 SF
LIQUOR STORE	1,105 SF
RESTAURANT	3,316 SF
SPECIALTY GROCERY	29,986 SF
TOTAL RETAIL SPACE	123,584 SF
EAW APARTMENTS	0.688000
EAW COMMERCIAL	0.30896
EAW TOTAL	0.999696

EAW Max Commercial 124,799 SF

EAW formula
(X units / 37.5) = _____ + (X SF / 400,000 sf) = _____
= _____ THRESHOLD

Notes:
1. An EAW is required if the threshold is equal to 1.0 or greater
2. 1,066 sf of Retail / Hotel equals approximately one Apartment unit

TUSHIE MONTGOMERY ARCHITECTS

PROJECT SUMMARY

RISE at Prospect Park
August 31, 2015

Northstar Surveying
(320)693-3710
310 East Depot Street
Litchfield, MN 55355
ns_doug@qwestoffice.net
ns_chuck@qwestoffice.net

SITE NAME: Prospect Park

HARLEM IRVING

PROJECT ADDRESS

2929 University Ave SE
Minneapolis, MN

ALTA/ACSM Land Title Survey

BASED UPON TITLE COMMITMENT NO. 14000030487
OF STEWART TITLE GUARANTY COMPANY
BEARING AN EFFECTIVE DATE OF FEBRUARY 10, 2014 @ 8:00 A.M.

To Prospect Park Properties LLC, a Minnesota limited liab ility company; Harlem Irving Companies, Inc; HIC/CA PROSPECT PARK JV, LLC, a Delaware limited liability company and Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(b)(1), 8, 9, 11(b), 13, 16, 17 and 18 of of Table A thereof.

The field work was completed on May 12, 2015.

Doug Huhn
Registration No. 43808 - In the State of Minnesota

DATE OF ORIGINAL: May 27, 2015
REVISION: Misc. DATE June 2, 2015
REVISION: DATE 20
REVISION: DATE 20
REVISION: DATE 20

JOB NO: 15103
DRAFTED BY: CRM
CHECKED BY: DSH

Commitment Legal Description

Beginning at a point of intersection of the Easterly line of Mary Street with the Northerly line of University Avenue S.E. which point is marked by a judicial monument; thence Southeasterly along the Northerly line of University Avenue S.E., 364.75 feet, more or less, to the point of intersection of the Northerly line of University Avenue S.E. with the Westerly line of Thirtieth Avenue S. E., which point is marked by a judicial monument; thence Northeasterly along the Westerly line of Thirtieth Avenue S.E., 311.5 feet, more or less, to the point of intersection of the Westerly line of Thirtieth Avenue S.E. with the Southerly line of Fourth Street SE., which point is marked by a judicial monument; thence Northwesterly along the Southerly line of Fourth Street S.E., 541.09 feet, more or less, to the point of intersection of the Southerly line of Fourth Street S.E. with the Easterly line of Mary Street, which point is marked by a judicial monument; thence Southerly along the Easterly line of Mary Street 358.30 feet, more or less, to the point of beginning, also known and described as Lots 1, 2, 3 and 4, "Geo. H. Watson's Addition, Minneapolis, Minn." according to the recorded plat thereof, and situate in Hennepin County, Minnesota.

THE ABOVE DESCRIPTION DESCRIBES THE SAME PROPERTY AS IN TITLE COMMITMENT FILE NO. 14000030487 of STEWART TITLE GUARANTY COMPANY DATED FEBRUARY 10, 2014.

Containing 3.24 Acres, more or less.
Containing 140,967 Sq. Ft., more or less

Notes Corresponding to Schedule B

(8) Terms and conditions of Final Certificate dated 5-2-2013, filed 5-7-2013, as Document No, T05073192.(Plotted, Affects as shown)

(9) Subject to a reservation by the State of Minnesota of mineral and mineral rights as to a portion of Lot 5, Block 4, as shown on the Certificate of Title.(Affects, Not plotted, Blanket in nature over lot 5)

(10) Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or riot appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be eases, grants, exceptions or reservations of interests that are not listed.(Affects, Not plotted, No plottable information)

STRUCTURE TABLE

LABEL	TYPE	RIM	INVERT	INVERT
A	SANITARY	867.8	849.6	
B	WATER	866.2	TOP-861.2	
C	WATER	866.6	TOP-861.1	
D	CB SQ.	865.3	861.0	
E	CB SQ.	865.2	861.8	
F	SANITARY	865.0	846.8	
G	STORM	865.0	859.8	
H	SANITARY	870.7	850.7	
I	SANITARY	872.0	851.4	
J	ABANDON	872.3	861.3	
K	ABANDON	872.1	861.7	
L	WATER	871.7	865.6	
M	SANITARY	862.1	846.2	
N	CB SQ.	862.5	858.3	
O	CB SQ.	861.5	857.0	
P	SANITARY	872.8	852.7	
Q	STORM	872.7	868.0	
R	WATER	872.7	863.6	
S	SANITARY	873.0	852.7	
T	WATER	872.0	863.3	
U	SANITARY	872.7	851.9	
V	STORM	872.0	867.1 NE	865.9 OUT

Utility Notes

WE HAVE SHOWN UTILITIES ON AND/OR SERVING THE SITE TO THE BEST OF OUR ABILITY WITH THE BEST INFORMATION AVAILABLE AT THE TIME OF SURVEY SUBJECT TO THE FOLLOWING:

1. UTILITY OPERATORS DO NOT CONSISTENTLY RESPOND TO LOCATE REQUESTS THROUGH GOPHER ONE CALL SERVICE FOR A BOUNDARY/DESIGN SURVEY SUCH AS THIS.

2. UTILITY OPERATORS THAT DO RESPOND WILL OFTEN NOT LOCATE SERVICES FROM THEIR MAIN LINE TO THE CUSTOMER'S FACILITY. THEY OFTEN CONSIDER THESE AS PRIVATE INSTALLATIONS.

3. UTILITIES ARE SHOWN BASED ON FIELD MARKINGS IN CONJUNCTION WITH MAPS PROVIDED BY LOCATORS. NOTE MAPS ARE VERY OFTEN INACCURATE OR INCONCLUSIVE.

4. CAUTION SHOULD BE EXERCISED AT ALL TIMES BEFORE AND DURING EXCAVATION THAT TAKES PLACE ON OR NEAR UTILITY INSTALLATIONS.

IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.

Surveyor's Notes

1. No observable evidence of earth moving work, building construction or building additions within recent months.

2. We are not aware of any changes in street right-of-way presently or proposed.

3. No observable evidence of site use as a solid waste dump, sump or sanitary landfill.

4. Property has physical access to 29th Ave SE, 30th Ave SE and 4th St. SE all being publicly maintained Right-of-Way.

5. Based on observed evidence only the site does not contain any cemeteries or burial grounds.

6. Orientation of this bearing system is based on the Hennepin County Coordinate System NAD 83 96ham adj.

7. Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.

8. All statements within the certification, and other references located elsewhere here on, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitude's, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.

9. No remaining judicial land marks as called out for in deed were found at time of survey. The location of the corners is based on previous survey information.

Standard Legend

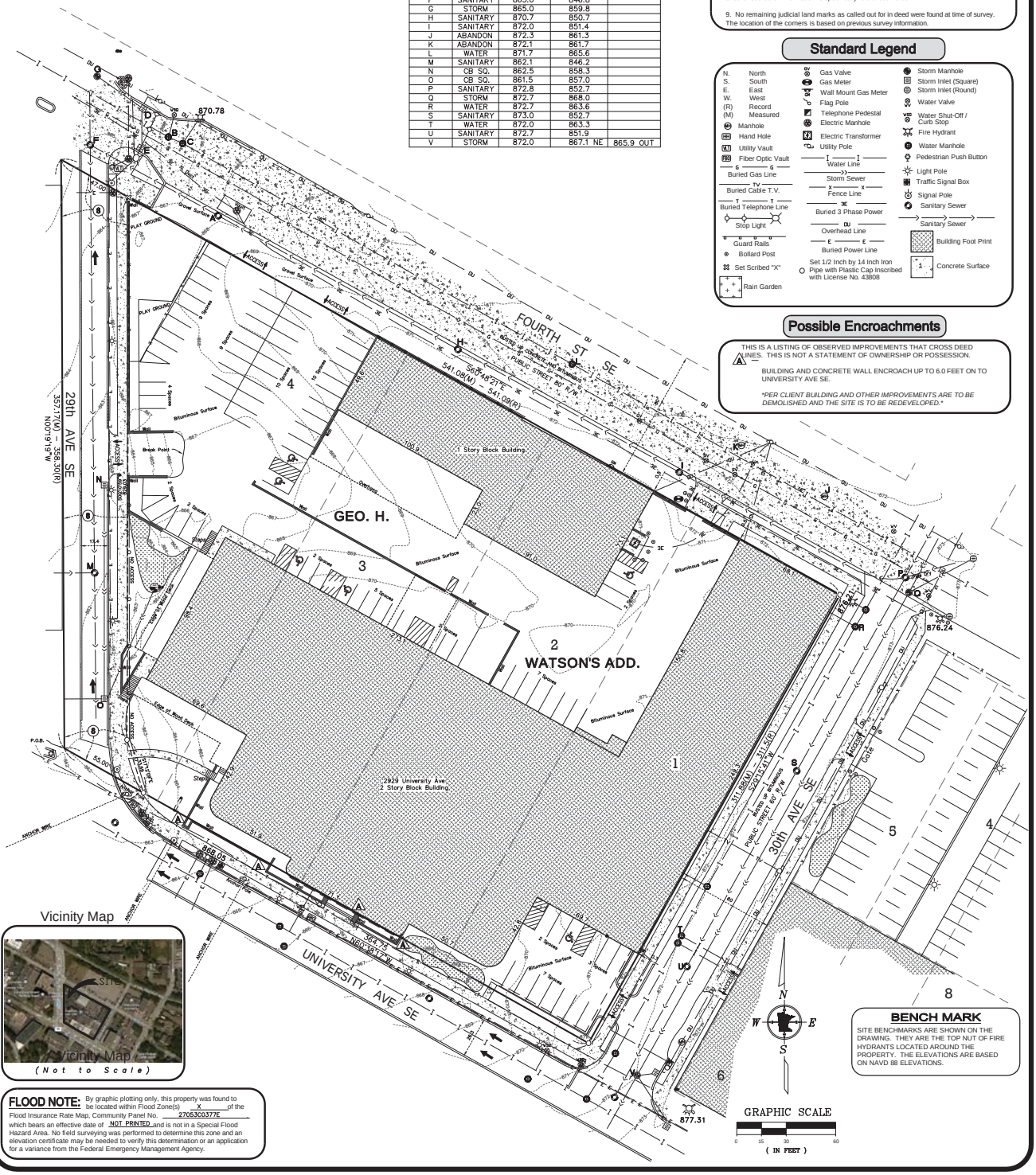
N. North
S. South
E. East
W. West
(R) Record
(M) Measured
Manhole
Hand Hole
Utility Vault
Fiber Optic Vault
Buried Gas Line
Buried Cable T.V.
Buried Telephone Line
Stop Light
Guard Rails
Bollard Post
Set Scribed "X"
Rain Garden
Gas Valve
Gas Meter
Wall Mount Gas Meter
Flag Pole
Telephone Pedestal
Electric Manhole
Electric Transformer
Utility Pole
Water Line
Storm Sewer
Fence Line
Buried 3 Phase Power
Overhead Line
Buried Power Line
Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
Storm Manhole
Storm Inlet (Square)
Storm Inlet (Round)
Water Valve
Water Shut-Off / Curb Stop
Fire Hydrant
Water Manhole
Pedestrian Push Button
Light Pole
Traffic Signal Box
Signal Pole
Sanitary Sewer
Sanitary Sewer
Building Foot Print
Concrete Surface

Possible Encroachments

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS DEED LINES. THIS IS NOT A STATEMENT OF OWNERSHIP OR POSSESSION.

BUILDING AND CONCRETE WALL ENCROACH UP TO 6.0 FEET ON TO UNIVERSITY AVE SE.

PER CLIENT BUILDING AND OTHER IMPROVEMENTS ARE TO BE DEMOLISHED AND THE SITE IS TO BE REDEVELOPED.


FOURTH ST SE
29th AVE SE
30th AVE SE
UNIVERSITY AVE SE
GEO. H.
WATSON'S ADD.
1 Story Block Building
2929 University Ave
2 Story Block Building
Bituminous Surface
Gravel Surface
PLAY GROUND
ACCESS
NO ACCESS
Edge of Wood Deck
Edge of Brick Deck
Step
Curb
Bollard
Brick Point
Overhang
Edge of Canopy
Edge of Building
Edge of Concrete
Concrete Walk
Concrete Curb
Edge of Asphalt
Edge of Bituminous
Sign
Light Pole
Fire Hydrant
Water Valve
Storm Manhole
Storm Inlet
Water Manhole
Sanitary Manhole
Gas Meter
Gas Valve
Electric Manhole
Telephone Pedestal
Utility Pole
Guy Wire
Anchor Wire
Fence
Chain Link Fence
Wood Fence
Iron Fence
Wrought Iron Fence
Wood Post
Iron Post
Cedar Post
Concrete Post
Steel Post
Aluminum Post
Bituminous Curb
Concrete Curb
Concrete Walk
Concrete Surface
Building Foot Print
Rain Garden
Set Scribed "X"
Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
Pedestrian Push Button
Traffic Signal Box
Signal Pole
Sanitary Sewer
Storm Sewer
Water Line
Buried Gas Line
Buried Cable T.V.
Buried Telephone Line
Buried 3 Phase Power
Overhead Line
Buried Power Line
Fence Line
Stop Light
Guard Rails
Bollard Post
Rain Garden
Utility Vault
Fiber Optic Vault
Hand Hole
Manhole
Flag Pole
Wall Mount Gas Meter
Electric Transformer
Water Shut-Off / Curb Stop
Storm Inlet (Round)
Storm Inlet (Square)
Concrete Surface
Building Foot Print
Public Street 80' R/W
Sanitary Sewer
Storm Sewer
Water Line
Buried Gas Line
Buried Cable T.V.
Buried Telephone Line
Buried 3 Phase Power
Overhead Line
Buried Power Line
Fence Line
Stop Light
Guard Rails
Bollard Post
Rain Garden
Utility Vault
Fiber Optic Vault
Hand Hole
Manhole
Flag Pole
Wall Mount Gas Meter
Electric Transformer
Water Shut-Off / Curb Stop
Storm Inlet (Round)
Storm Inlet (Square)
Concrete Surface
Building Foot Print
Rain Garden
Set Scribed "X"
Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
Pedestrian Push Button
Traffic Signal Box
Signal Pole

LOOKING EAST TOWARD SITE

LOOKING NORTH TOWARD SITE

LOOKING SOUTH TOWARD SITE

LOOKING NORTH TOWARD SITE

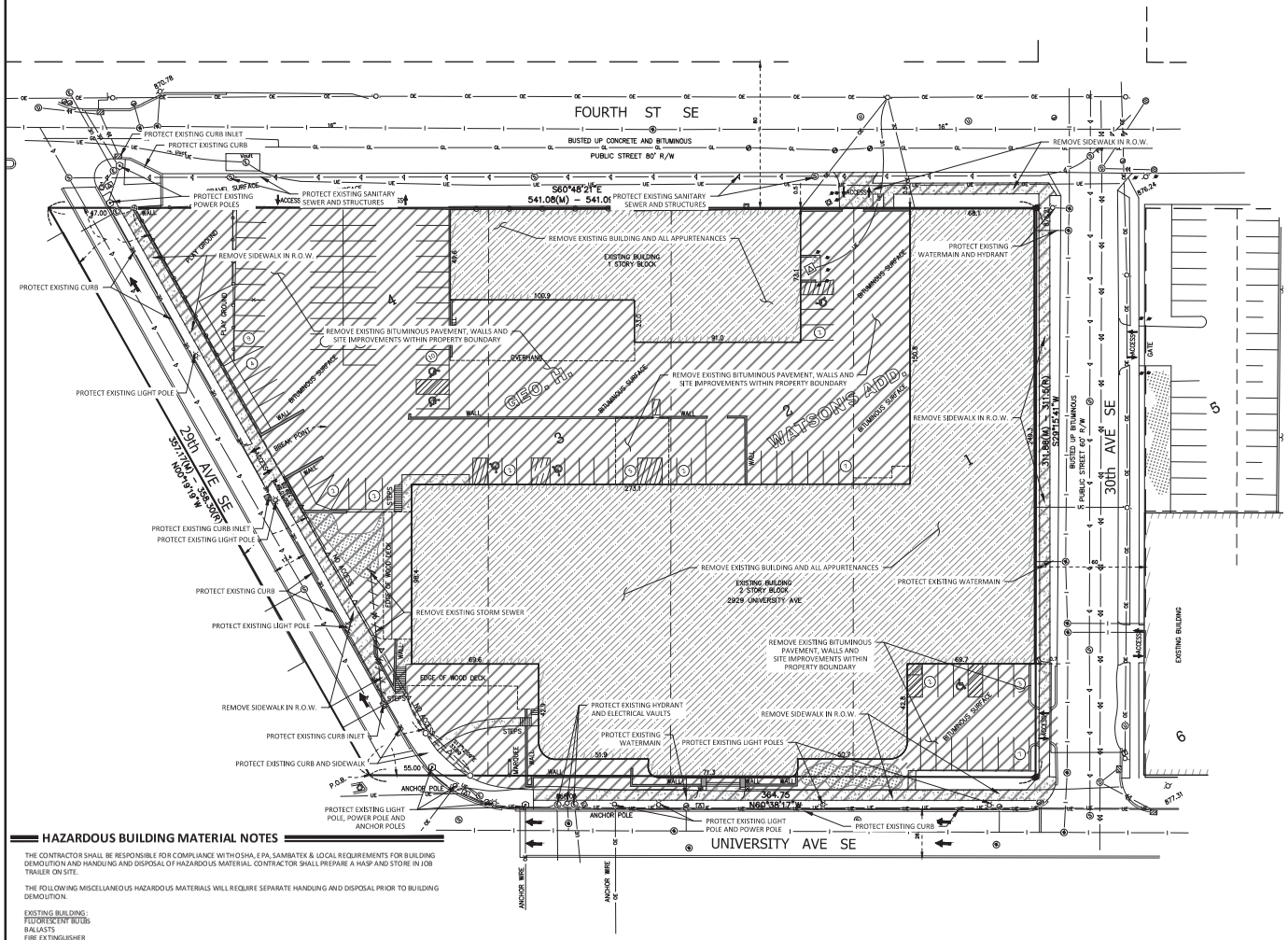
LOOKING SOUTHWEST TOWARD SITE

LOOKING WEST TOWARD SITE

TUSHIE MONTGOMERY ARCHITECTS

EXISTING CONDITIONS

RISE at Prospect Park
August 31, 2015



HAZARDOUS BUILDING MATERIAL NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH OSHA, EPA, SAMBATEK & LOCAL REQUIREMENTS FOR BUILDING DEMOLITION AND HANDLING AND DISPOSAL OF HAZARDOUS MATERIAL. CONTRACTOR SHALL PREPARE A HASP AND STORE IN JOB TRAILER ON SITE.

THE FOLLOWING MISCELLANEOUS HAZARDOUS MATERIALS WILL REQUIRE SEPARATE HANDLING AND DISPOSAL PRIOR TO BUILDING DEMOLITION.

EXISTING BUILDING:
FLUORESCENT BULBS
BALLASTS
FIRE EXTINGUISHER
DRINKING FOUNTAIN
REFRIGERANT
OVER-HEAD GARAGE DOOR OPENERS
BATTERY-OPERATED EMERGENCY BACKUP LIGHTS
HYDRAULIC LIFTS / FLUIDS
ELECTRIC PANELS
DOOR CLOSERS
SECURITY SYSTEMS
EXIT SIGNS
ROOFTOP HVAC UNIT
TRANSFORMER
OIL TANKS

IN CASE OF BUILDING DEMOLITION, ALL HAZARDOUS WASTE MATERIALS MUST BE SEPARATED FROM THE GENERAL DEMOLITION WASTE AND THEIR HAZARDOUS COMPONENTS MUST BE RECYCLED OR DISPOSED OF IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS.

THE POTENTIAL EXISTS FOR HAZARDOUS BUILDING MATERIALS TO BE LOCATED INSIDE WALLS, ABOVE CEILINGS, UNDER FLOORS, AND OTHER INACCESSIBLE AREAS. THE CONTRACTOR SHALL BE AWARE THAT IF PREVIOUSLY UNIDENTIFIED SUSPECT HAZARDOUS BUILDING MATERIALS ARE EXPOSED DURING DEMOLITION, THEY SHOULD BE INSPECTED, SAMPLED, AND ANALYZED PRIOR TO ANY FURTHER DISPOSAL.

LEGEND

EXISTING

GAS METER
HYDRANT
LIGHT
STORM SEWER
DRAIN TILE
WATERMAIN
FORCE MAIN
SANITARY SEWER
OVERHEAD ELECTRIC
UNDERGROUND TELEPHONE
UNDERGROUND CABLE TV
UNDERGROUND ELECTRIC
UNDERGROUND GAS
WIRE FENCE
IRON FENCE
WOOD FENCE
CHAIN LINK FENCE
GUARD RAIL
HANDRAIL
CONCRETE
GUARD POLES
SIGNS
CONCRETE CURB
BITUMINOUS CURB
BUILDING
REMOVE EXISTING UTILITY LINE
REMOVE EXIST CONCRETE CURB
SAW CUT EXIST BITUMINOUS PAVEMENT
REMOVE EXISTING PAVEMENT AND SITE FEATURES
REMOVE EXISTING BUILDING
REMOVE EXISTING

DEMOLITION NOTES

1. DEMOLITION NOTES ARE FOR CLARIFICATION ONLY AND ARE SHOWN FOR THE CONTRACTOR'S BENEFIT. THESE NOTES ARE NOT INTENDED TO BE COMPREHENSIVE. THE CONTRACTOR SHALL REMOVE OR RELOCATE ALL EXISTING ON-SITE IMPROVEMENTS NECESSARY TO ACCOMMODATE THE PROPOSED CONSTRUCTION.
2. THE DESIGN SHOWN IS BASED ON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON ALTA AND TOPOGRAPHIC PREPARED BY NORTHSTAR SURVEYING DATED 02-10-2014. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES AND IN ACCORDANCE WITH APPLICABLE CODES, OF ALL STRUCTURES, PADS, WALLS, PLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
5. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. THE LOCATIONS OF SMALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING MINNESOTA GOPHER STATE ONE CALL AT 800-252-1166 OR 651-454-0002.
8. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED SHALL BE REMOVED IF UNDER THE BUILDING INCLUDING 10' BEYOND FOUNDATIONS.
9. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
10. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., TO THE BEST PRACTICES.
11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
12. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
13. CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
14. CONTRACTOR TO PROTECT EXISTING FEATURES WHICH ARE TO REMAIN. DAMAGE TO ANY EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
15. EXISTING ON-SITE UTILITIES (INCLUDING MANHOLES) THAT ARE NOT TO REMAIN IN SERVICE SHALL BE REMOVED. ABANDONED PIPES LOCATED OUTSIDE PROPOSED BUILDING PAD LIMITS WITH AN EXCESS OF 3' COVER MAY BE DECOMMISSIONED AND ABANDONED IN PLACE, PROVIDED THAT THESE ABANDONED UTILITIES ARE GROUTED AND CAPPED. ALL EXISTING WATER SERVICES ARE TO BE ABANDONED AT THE GATE VALVE. SANITARY SERVICE SHALL BE ABANDONED AT THE LOT LINE. ALL STREET RESTORATION SHALL BE COMPLETED IN COMPLIANCE WITH LOCAL STANDARDS.

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Minnetonka, MN 55343
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Engineering | Surveying | Planning | Environmental

Client
HARLEM IRVING COMPANIES

CA VENTURES

Project
PROSPECT PARK STATION

Location
MINNEAPOLIS, MINNESOTA

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 ENGINEER under the laws of the state of Minnesota.

First M. Name
Registration No. 12345 Date: MM/DD/YYYY
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary
Designed: DS Drawn: JTA
Approved: BDB Book / Page: XX/XX
Phase: PRELIMINARY Initial Issued: 07/27/2015

Revision History

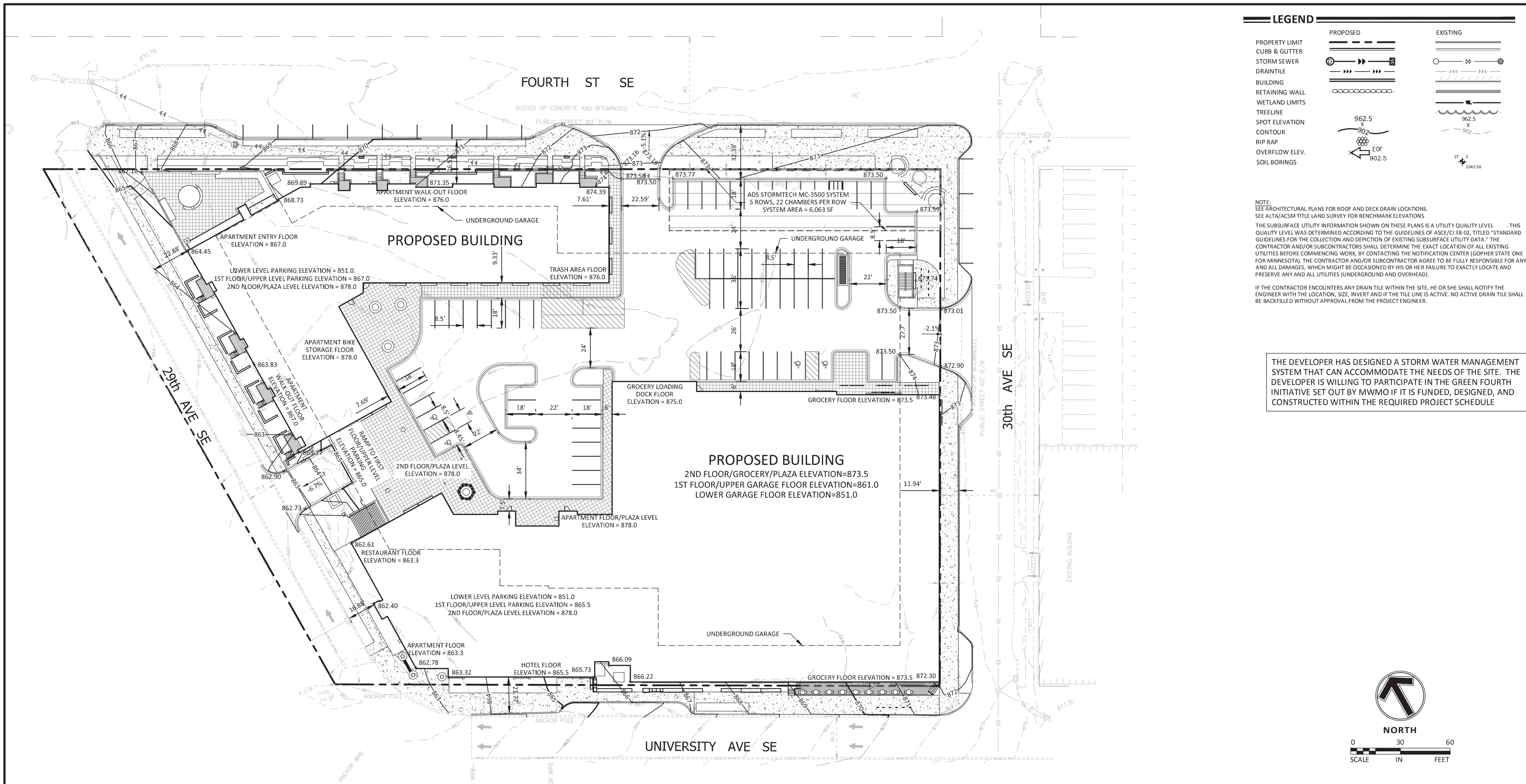
No.	Date	By	Submittal / Revision
	07/27/15	JTA	CITY OF MINNEAPOLIS PDR SUBMITTAL

Sheet Title
DEMOLITION PLAN

Sheet No. Revision
C2.01

Project No. TUS20346

Jul 24, 2015 - 2:19pm - User: ILT1 L:\PROJECTS\TUS20346\dwg\Civil\prelim\rev\20346-C3-DEMO.dwg



NOTE:
SEE ARCHITECTURAL PLANS FOR ROOF AND DECK DRAIN LOCATIONS.
SEE ALTA/ACSM TITLE LAND SURVEY FOR BENCHMARK ELEVATIONS

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL . THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO ACTIVE DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

THE DEVELOPER HAS DESIGNED A STORM WATER MANAGEMENT SYSTEM THAT CAN ACCOMMODATE THE NEEDS OF THE SITE. THE DEVELOPER IS WILLING TO PARTICIPATE IN THE GREEN FOURTH INITIATIVE SET OUT BY MWMO IF IT IS FUNDED, DESIGNED, AND CONSTRUCTED WITHIN THE REQUIRED PROJECT SCHEDULE

GRADING NOTES

A. PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.

B. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.

C. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT.

D. THE CONTRACTOR IS CAUTIONED THAT "THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL ______. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02 TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA". THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA AT 1-800-252-1166). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

E. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

F. SAFETY NOTICE TO CONTRACTORS: 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 PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.

G. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION 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.

A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

COMPANY: ______
ADDRESS: ______
PHONE: ______
DATED: ______

THE CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.

H. THE CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.

I. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND 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.

J. REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.

K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.

L. THE TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS. HE WILL BE REQUIRED TO PROTECT THE TREES WHICH ARE TO BE SAVED TO BE SURE THAT EQUIPMENT IS NOT NEEDLESSLY OPERATED UNDER NEARBY TREES AND SHALL EXERCISE EXTREME CAUTION IN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, HE SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF OPERATION. SHOULD THE CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.

M. 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 4 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 4 INCHES.

N. TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, THE CONTRACTOR MAY COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. TRENCH BORROW EXCAVATION SHALL BE COMPLETED IN GREEN SPACE AREAS. TRENCH BORROW CONSTRUCTION SHALL BE COMPLETED ONLY WITHIN THE PLAT BOUNDARIES. TREES SHALL NOT BE REMOVED OR DAMAGED AS A RESULT OF THE EXCAVATION, UNLESS APPROVED BY THE ENGINEER. THE EXCAVATION SHALL COMMENCE A MINIMUM OF 10 FEET FROM THE LIMIT OF THE BUILDING PAD. THE EXCAVATION FROM THIS LIMIT SHALL EXTEND AT A MINIMUM SLOPE OF 1 FOOT HORIZONTAL TO 1 FOOT VERTICAL (1:1) DOWNWARD AND OUTWARD FROM THE FINISHED SURFACE GRADE ELEVATION. THE TRENCH BORROW EXCAVATION SHALL BE BACKFILLED TO THE PROPOSED FINISHED GRADE ELEVATION, AND SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT SPECIFICATION 2105.3F2. SNOW FENCE SHALL BE FURNISHED AND PLACED ALONG THE PERIMETER OF THE TRENCH BORROW AREA WHERE THE SLOPES EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1).

O. 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 FINISHED 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.

P. TOLERANCES

1. THE RESIDENTIAL 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.
2. THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
3. 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.
4. 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.
5. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.

R. AFTER THE SITE GRADING IS COMPLETED, 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.

S. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. THE CONTRACTOR SHALL POST WHATEVER SECURITY, AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.

T. IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO ACTIVE DRAIN TILE SHALL BE BACKFILLED WITHOUT REVIEW, DISCUSSION AND APPROVAL FROM THE PROJECT ENGINEER.

U. INFILTRATION BASIN CONSTRUCTION REQUIREMENTS:
(INCLUDES ALL DEVICES USING FILTRATION THROUGH A SOIL MEDIUM TO CAPTURE STORM WATER RUNOFF BUT ARE NOT LIMITED TO: INFILTRATION BASINS, INFILTRATION TRENCHES, BIOFILTRATION BASINS, RAINWATER GARDENS, SAND FILTERS, ORGANIC FILTERS, BIORETENTION AREAS, ENHANCED SWALES, DRY STORAGE PONDS WITH UNDERDRAIN DISCHARGE, AND NATURAL DEPRESSIONS (IF USED TO PROVIDE STORMWATER TREATMENT OF NEW IMPERIOUS SURFACE))

a. THE INFILTRATION BASIN SHALL BE EXCAVATED TO NO LOWER THAN 2.0 FOOT ABOVE FINISHED GRADE DURING CONSTRUCTION WITH THE EXCEPTION OF INSTALLING THE INLET FLARED END SECTION (IF APPLICABLE). ONCE STREET AND UTILITY CONSTRUCTION CEASES AND "FINAL STABLIZATION" (AS DEFINED ACCORDING TO MNR1000001 CONSTRUCTION STORM WATER PERMIT SECTION IV.G) OF CONTRIBUTING DRAINAGE AREA HAS BEEN COMPLETED, AND ONLY AFTER THE OWNER'S ENGINEER AUTHORIZES THE CONTRACTOR TO PROCEED, INFILTRATION BASIN SHALL BE EXCAVATED TO FINISHED GRADE.

b. HEAVY EQUIPMENT SHALL NOT TRAVEL WITHIN THE INFILTRATION BASIN AREA. EXCAVATION WITHIN THE INFILTRATION BASIN SHALL BE PERFORMED BY USE OF A BACKHOE BUCKET WITH TEETH. THE CONTRACTOR SHALL DISC OR TILL THE SOILS IF REQUIRED BY THE SOILS ENGINEER.

c. INFILTRATION BASIN SHALL BE PROTECTED BY SILT FENCE DURING CONSTRUCTION OF SITE GRADING, UTILITIES, AND STREETS. ALL DEPOSITED SEDIMENT DURING CONSTRUCTION ACTIVITY SHALL BE PROPERLY DISPOSED OF DOWNSTREAM OF INFILTRATION BASIN, IF POSSIBLE.

d. ALL FLARED END SECTION INLETS AND CATCH BASIN MANHOLE INLETS SHALL HAVE INLET EROSION CONTROL PROTECTION IN PLACE UNTIL FINAL STABILIZATION BASIN HAS OCCURRED.

e. ABOVE THE INFILTRATION BASIN OUTLET ELEVATION, INCLUDING THE BERM AND DISTURBED AREAS, A MINIMUM OF 4" DEPTH OF TOPSOIL MATERIAL SHALL BE PLACED TO THE FINISHED GRADE ELEVATION. TOPSOIL SHALL MEET (MN/DOT) SPECIFICATION. THE AREA SHALL BE SEEDED WITH MN STATE SEED MIXTURE 25-131 (LOW MAINTENANCE TURF) APPLIED AT A RATE OF 220 LBS/ACRE, OR MN STATE SEED MIXTURE 35-241 (MESIC PRAIRIE GENERAL) APPLIED AT A RATE OF 36.5 LBS/ACRE. SOD MEETING (MN/DOT) SPECIFICATION 3878.2-B CAN BE SUBSTITUTED FOR SEED.

SEED APPLICATION PROCEDURE:
MIXTURE APPLICATION PROCEDURES SHALL FOLLOW (MN/DOT) SPECIFICATION 2575.3. SEED SHALL BE SECURED BY USE OF (MN/DOT) SPECIFICATION 3885 CATEGORY 1 EROSION BLANKET.

ABSENT A SOIL TEST, FERTILIZER MEETING ANALYSIS 22-5-10 (NPK) 80% W.I.N. SHALL BE APPLIED AT A RATE OF 350 LBS/ACRE FOR SEED MIXTURE 25-131, OR FERTILIZER WITH AN ANALYSIS OF 18-1-8 (NPK) (FOR LOAMS, CLAY LOAM SOIL), OR 17-10-7 (NPK) (FOR SANDS WITH LESS THAN 30% ORGANIC AND CLAY MATTER) NATURAL BASE SHALL BE APPLIED AT A RATE OF 150 LBS/ACRE FOR SEED MIXTURE 35-241.

f. BELOW THE INFILTRATION BASIN OUTLET, INCLUDING BASIN FLOOR, PLACE PLANTING MEDIUM SOIL BASED ON - SITE SOIL CONDITIONS, AND ALSO BASED ON LANDSCAPE ARCHITECT, WATERSHED, AND/OR CITY RECOMMENDATIONS (SEE DETAIL ON PLAN). DISTURBED AREAS TO BE SEEDED WITH MN STATE SEED MIXTURE 33-261 (STORMWATER SOUTH AND WEST) APPLIED AT A RATE OF 35 LBS/ACRE. DRAINTILE INSTALLATION (IF REQUIRED) SHALL BE INSTALLED CONCURRENTLY WITH FLOOR CONSTRUCTION.

NOTE: INFILTRATION BASIN FLOOR EXCAVATING, PLANTING MEDIUM SOIL PLACEMENT, DRAINTILE INSTALLATION, ETC. SHALL TAKE PLACE ONLY AFTER THE OWNER'S ENGINEER AUTHORIZES THE CONTRACTOR TO PROCEED AND AFTER INFILTRATION BASIN SIDESLOPES (ABOVE OUTLET ELEVATION) HAVE UNDERGONE "FINAL STABILIZATION" WHICH INCLUDES FLUSHING OUT ACCUMULATED SILT AND SEDIMENT FROM CONTRIBUTING STORM SEWER. EXCAVATED BASIN MATERIAL SHALL BE DISPOSED OF DOWNSTREAM OF BASIN AREA, IF POSSIBLE, OR OFF-SITE.

SEED APPLICATION PROCEDURE:
MIXTURE APPLICATION PROCEDURES SHALL FOLLOW (MN/DOT) SPECIFICATION 2575.3. SEED SHALL BE SECURED BY USE OF HYDRO MULCH, OR SECURED BY (MN/DOT) SPECIFICATION 3885 CATEGORY 1 OR CATEGORY 3 EROSION BLANKET. ABSENT A SOIL TEST, FERTILIZER WITH AN ANALYSIS OF 18-1-8 (NPK) (FOR LOAMS, CLAY LOAM SOIL), OR 17-10-7 (NPK) (FOR SANDS WITH LESS THAN 30% ORGANIC AND CLAY MATTER), NATURAL BASE SHALL BE APPLIED AT A RATE OF 120 LBS/ACRE.

g. THE CONTRACTOR SHALL RESEED OR REPLANT ANY AREAS ON WHICH THE ORIGINAL SEED HAS FAILED TO GERMINATE AS DIRECTED BY THE OWNER'S ENGINEER.

h. IF ALTERNATIVE METHODS OF INFILTRATION BASIN CONSTRUCTION ARE PROPOSED BY THE CONTRACTOR, THOSE ALTERNATIVE METHODS WILL REQUIRE WRITTEN APPROVAL BY THE OWNER'S ENGINEER.

i. COSTS FOR REMOBILIZATION (IF REQUIRED) TO COMPLETE INFILTRATION BASIN CONSTRUCTION WILL BE CONDUCTED AT THE CONTRACTOR'S EXPENSE.

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Client
HARLEM IRVING COMPANIES

CA VENTURES

Project
PROSPECT PARK STATION

Location
MINNEAPOLIS, MINNESOTA

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 ENGINEER under the laws of the state of Minnesota.

First M. Name
Registration No. 12345 Date: MM/DD/YYYY
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary
Designed: DS Drawn: JTA
Approved: BDB Book / Page: XX/XX
Phase: PRELIMINARY Initial Issued: 07/27/2015

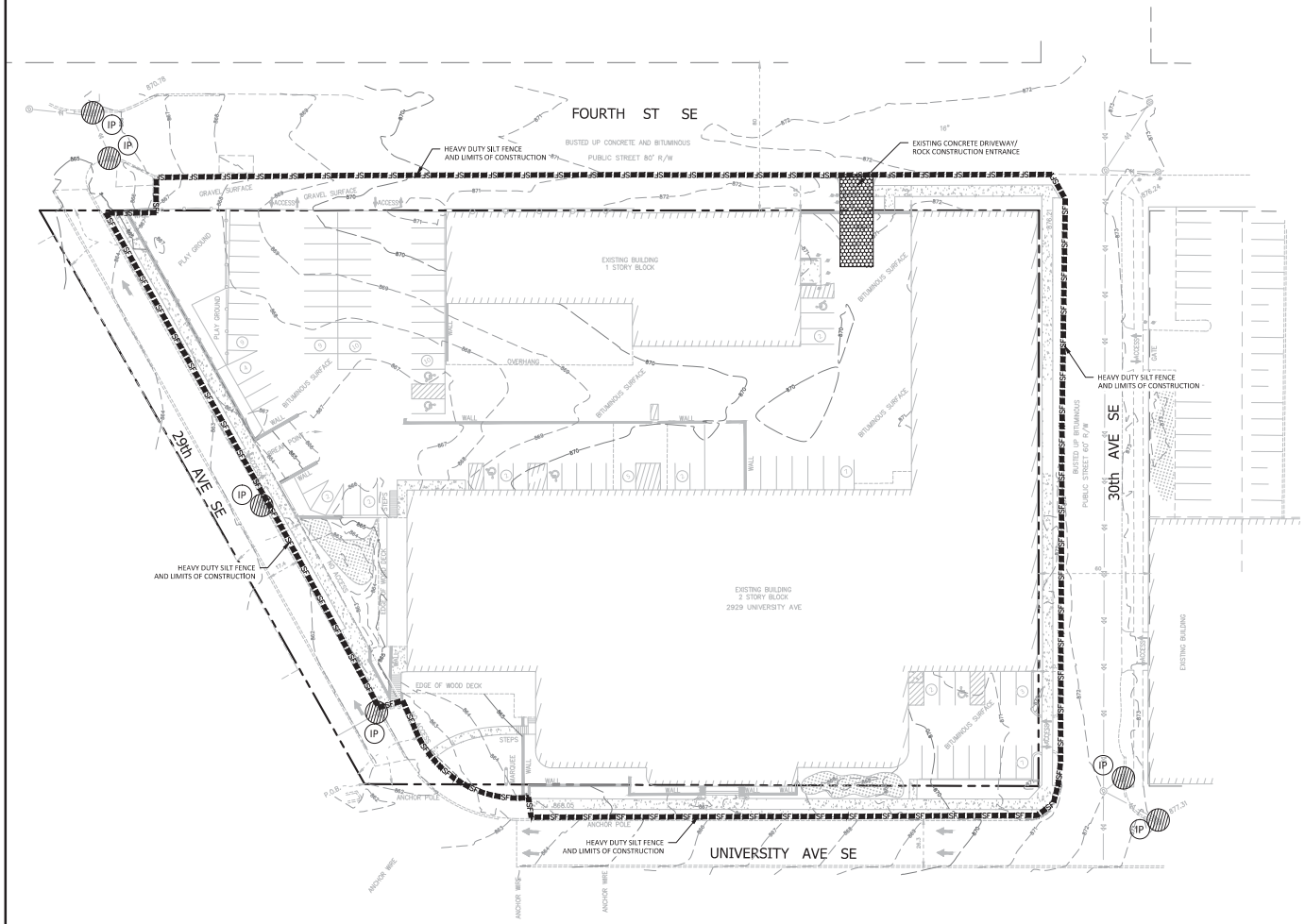
Revision History

No.	Date	By	Submittal / Revision
	07/27/15	JTA	CITY OF MINNEAPOLIS PDR SUBMITTAL

Sheet Title
GRADING AND STORMWATER PLAN

Sheet No. Revision
C4.01

Project No. TUS20346



LEGEND

	PROPOSED	EXISTING
CURB & GUTTER		
STORM SEWER		
DRAINTILE		
CONTOUR	902	902
RIP RAP		
OVERFLOW ELEV.	Eor 902.5	
SILT FENCE	SF	SF
SILT DIKE	SD	SD
LIMITS OF DISTURBANCE		
SOIL BORINGS		ST-9 PA-10
DIRECTION OF OVERLAND FLOW		
TEMPORARY DIVERSION DITCH		
CHECK DAM		
LIMITS OF DRAINAGE SUB-BASIN		
BIO-ROLL		
INLET PROTECTION DEVICE	IP	
TEMPORARY STONE CONSTRUCTION ENTRANCE		
TEMPORARY SEDIMENT BASIN	SB	
TEMPORARY STORAGE AND PARKING AREA	TS	
TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPPP)	TSM	

SEQUENCE OF CONSTRUCTION

PHASE I:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
5. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
6. CLEAR AND GRUB THE SITE.
7. BEGIN GRADING THE SITE.
8. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.

PHASE II:

1. TEMPORARILY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA, THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

AREA SUMMARY IN ACRES

PAVEMENT AREA	1.39 AC±
BUILDING AREA	1.55 AC±
SEEDED AREA	0.00 AC±
TOTAL DISTURBED	3.38 AC±
PRE - CONSTRUCTION IMPERVIOUS	0.16 AC±
POST - CONSTRUCTION IMPERVIOUS	2.94 AC±

* REFER TO SHEET C5.02 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	1,580
SILT DIKE	LINEAR FEET	0
BIO-ROLL	LINEAR FEET	0
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE	UNIT	6

NORTH

0 30 60
SCALE IN FEET

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Client

HARLEM IRVING COMPANIES

CA VENTURES

Project

PROSPECT PARK STATION

Location

MINNEAPOLIS, MINNESOTA

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 ENGINEER under the laws of the state of Minnesota.

First M. Name

Registration No. 12345 Date: MM/DD/YYYY

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: DS Drawn: JTA
Approved: BDB Book / Page: XX/XX
Phase: PRELIMINARY Initial Issued: 07/27/2015

Revision History

No.	Date	By	Submittal / Revision
	07/27/15	JTA	CITY OF MINNEAPOLIS PDR SUBMITTAL

Sheet Title

EROSION CONTROL PLAN

Sheet No. Revision

C5.01

Project No. TUS20346

Jul 24, 2015 - 2:20pm - User: ILT1 L:\PROJECTS\TUS20346\dwg\Civil\prelim\rev\20346-C5.01PDR.dwg

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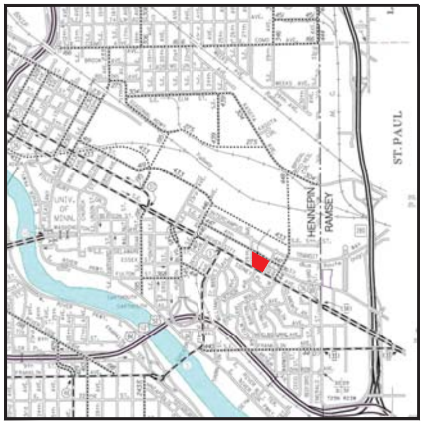
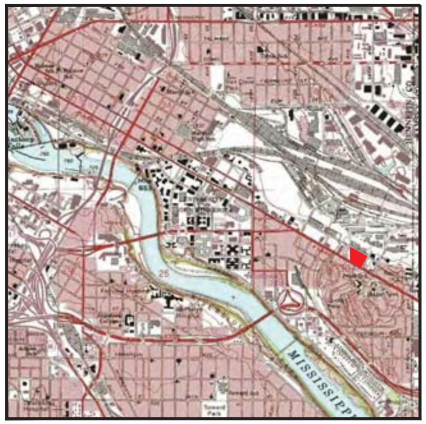
CA VENTURES

Project
PROSPECT PARK STATION

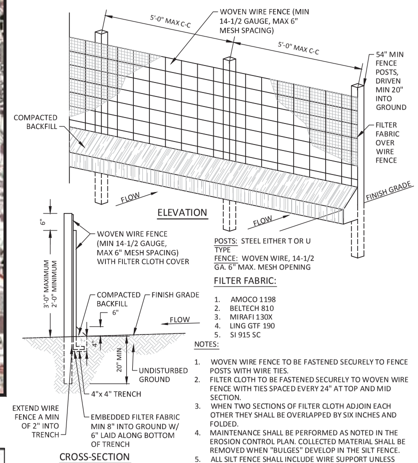
Location
MINNEAPOLIS, MINNESOTA



SITE LOCATION MAP
NOT TO SCALE



USGS MAP
NOT TO SCALE



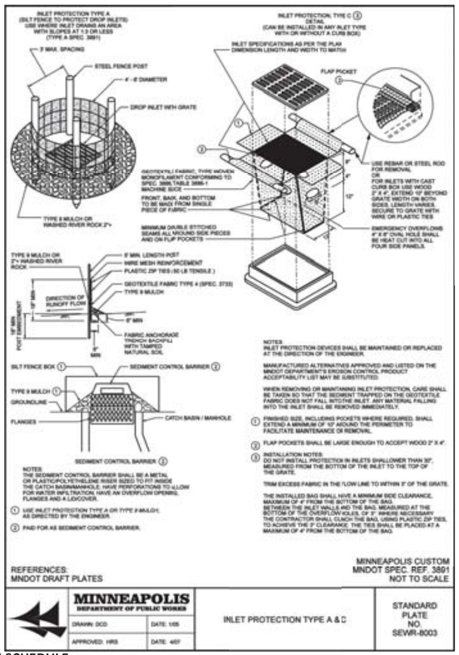
FILTER FABRIC:

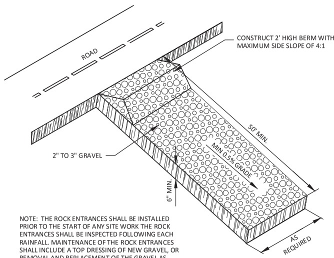
1. AMOCO 1198
2. BELTECH 810
3. MIRAFI 130X
4. LING GTF 190
5. SI 915 SC

NOTES:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS INDICATED OTHERWISE.

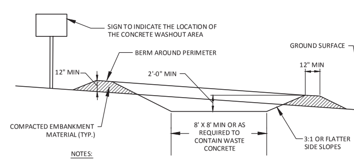
HEAVY DUTY SILT FENCE DETAIL
NOT TO SCALE





NOTE: THE ROCK ENTRANCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK THE ROCK ENTRANCES SHALL BE INSPECTED FOLLOWING EACH RAINFALL. MAINTENANCE OF THE ROCK ENTRANCES SHALL INCLUDE A TOP DRESSING OF NEW GRAVEL, OR REMOVAL AND REPLACEMENT OF THE GRAVEL AS NEEDED, TO KEEP THE ENTRANCE FREE FROM COLLECTED MUD.

ROCK ENTRANCE DRIVE
NOT TO SCALE



NOTES:

1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. CONCRETE WASHOUT AREA SHALL BE LINED WITH MINIMUM 10 MIL THICK PLASTIC LINER.
3. VEHICLE TRACKING CONTROL IS REQUIRED IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
6. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
7. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

CONCRETE WASHOUT AREA
NOT TO SCALE

GENERAL EROSION NOTES:

1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. WHERE A CONFLICT EXISTS BETWEEN LOCAL JURISDICTIONAL STANDARD SPECIFICATIONS AND SAMBATEK STANDARD SPECIFICATIONS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL X. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT ALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE LOCATIONS OF SMALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING MINNESOTA GOPHER STATE ONE CALL AT 800-252-1166 OR 651-454-0002
3. THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ALTA OR TOPOGRAPHIC SURVEY PREPARED BY NORTHSTAR SURVEYING DATED 02-10-2014 . IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, THEY SHALL HAVE MADE, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. SEE ATTACHED SURVEY SHEETS.
4. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES OCCURRING TO THE ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
5. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (EROSION & SEDIMENTATION CONTROL PLAN-ESC PLAN), THE STANDARD DETAILS, THE PLAN NARRATIVE, AND ITS APPENDICES, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION.
7. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP & PERMITS. THE CONTRACTOR SHALL OVERSEE THE INSPECTION & MAINTENANCE OF THE BMP'S AND EROSION PREVENTION FROM BEGINNING OF CONSTRUCTION AND UNTIL CONSTRUCTION IS COMPLETED, IS APPROVED BY ALL AUTHORITIES, THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA BY EITHER THE OWNER OR OPERATOR AS APPROVED ON PERMIT. ADDITIONAL BMP'S SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
8. CONTRACTOR SHALL COMPLY WITH TRAINING REQUIREMENTS IN PART III.A.2 OF THE GENERAL PERMIT.
9. BMP'S AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
10. ESC PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
11. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE ESC PLANS SHALL BE CLEARLY DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS. GROUND DISTURBING ACTIVITIES MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE.
12. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
13. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) MUST BE LIMITED TO A DEFINED AREA OF THE SITE AND SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED. NO ENGINE DEGREASING IS ALLOWED ON SITE.
14. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
15. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
16. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
17. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT & CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION & DEMOLITION DEBRIS & OTHER WASTES MUST BE DISPOSED OF PROPERLY & MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
18. HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT & ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE & DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
19. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE SWPPP, SHALL BE INITIATED AS SOON AS PRACTICABLE AND PRIOR TO SOIL DISTURBING ACTIVITIES UPSLOPE.
20. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEEDED, WITHIN 14 DAYS OF INACTIVITY. SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBER 100 OR 110 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3F1 AND 2575.3G. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3H MAY BE USED IN PLACE OF TEMPORARY MULCH.
21. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE TIME TABLE DESCRIBED ABOVE. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN FOR VEGETATIVE COVER.
22. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM CONVEYANCES & FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES, OR DRAINAGEWAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEANOUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
23. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMP'S. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
24. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS & CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB & GUTTER SYSTEMS OR CONDUITS & DITCHES.
25. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
26. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, CHECK DAMS, INLET PROTECTION DEVICES, ETC.) TO PREVENT EROSION.
27. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE NOTES:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. THE DESIGNATED CONTACT PERSON NOTED ON THIS PLAN MUST ROUTINELY INSPECT THE CONSTRUCTION ON SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/3 OF THE HEIGHT OF THE FENCE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
2. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS (SEE PART IV.D. OF THE GENERAL PERMIT).
3. SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION. THE CONTRACTOR MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. THE REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. THE CONTRACTOR SHALL USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.
4. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL OFF-SITE PAVED SURFACES, WITHIN 24 HOURS OF DISCOVERY, OR IF APPLICABLE, WITHIN A SHORTER TIME TO COMPLY WITH PART IV.C.6 OF THE GENERAL PERMIT.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE PERMITTEE(S) ARE RESPONSIBLE UNTIL ANOTHER PERMITTEE HAS ASSUMED CONTROL ACCORDING TO PART II.B.5 OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED OR THE SITE HAS UNDERGONE FINAL STABILIZATION, AND A NOT HAS BEEN SUBMITTED TO THE MPCA.
6. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS (E.G., FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS).
7. ALL INFILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITIES IS REACHING THE INFILTRATION AREA AND THESE AREAS ARE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT DRIVING ACROSS THE INFILTRATION AREA.

DEVELOPER/OWNER: XXXXXXX XXXXXXX XXXXXXXX XXX-XXX-XXXX
SITE OPERATOR / GENERAL CONTRACTOR
SUPERINTENDENT:

SOIL EROSION / SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING / SEED / FINAL STABILIZATION																		
STORM FACILITIES																		

NOTE: CONTRACTOR OR GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

Jul 24, 2015 - 2:20pm - User:117 L:\PROJECTS\TUS20346\dwg\Civil\preliminary\20346-C5-EROS.dwg

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 ENGINEER under the laws of the state of Minnesota.

First M. Name

Registration No. 12345 Date: MM/DD/YYYY

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

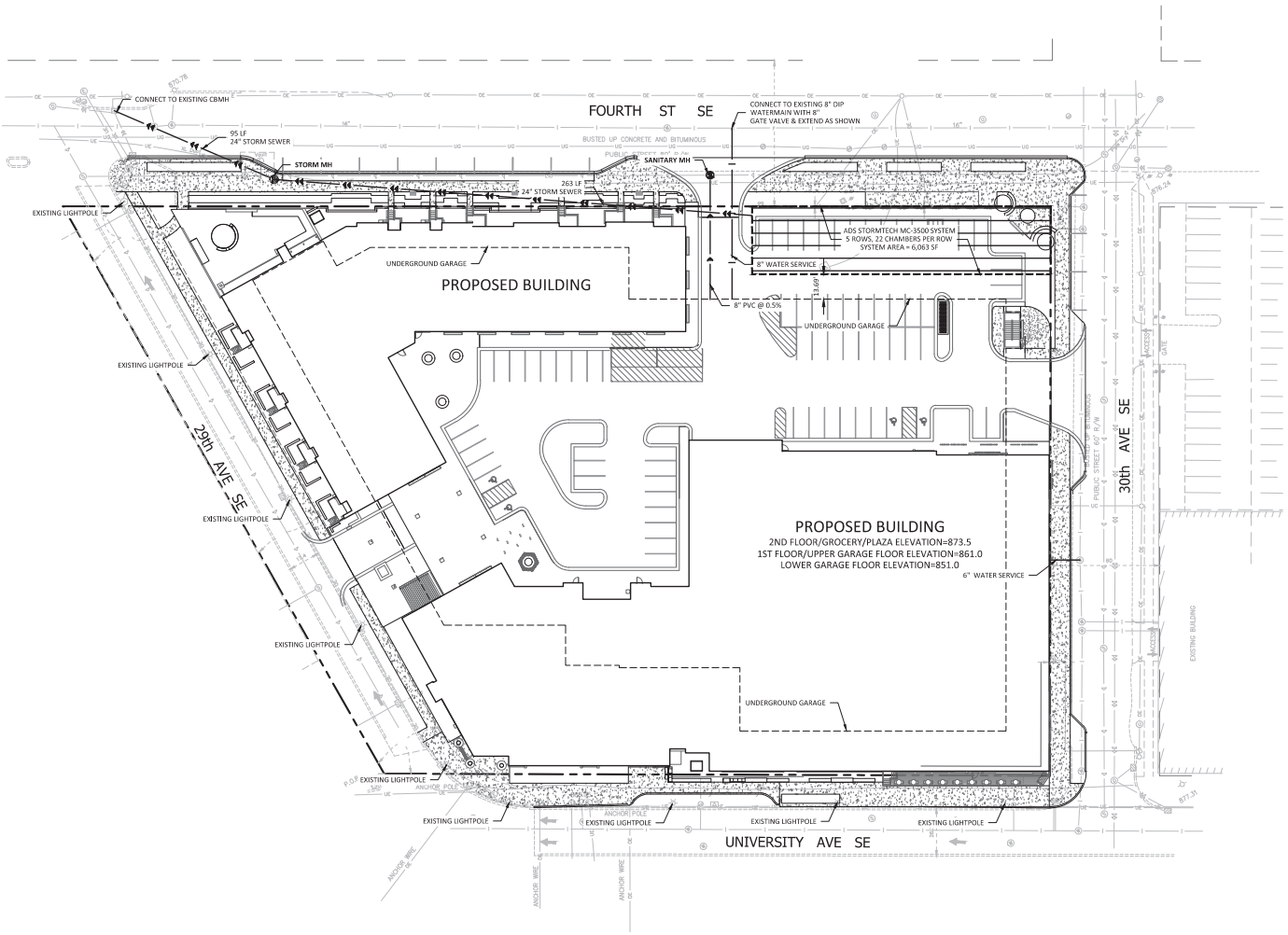
Summary
Designed: DS Drawn: JTA
Approved: BDB Book / Page: XX/XX
Phase: PRELIMINARY Initial Issued: 07/27/2015

Revision History
No.	Date	By	Submittal / Revision
	07/27/15	JTA	CITY OF MINNEAPOLIS PDR SUBMITTAL

Sheet Title
EROSION CONTROL DETAILS

Sheet No. Revision
C5.02

Project No. TUS20346



LEGEND

	PROPOSED	EXISTING
CURB & GUTTER		
STORM SEWER		
SANITARY SEWER		
FORCEMAIN (SAN.)		
WATERMAIN		
EASEMENT		
DRAINTILE		
GAS LINE	GL	GL
ELECTRIC	UE	UE
TELEPHONE	UT	UT

UTILITY CONSTRUCTION NOTES

A. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

B. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE LOCATIONS OF SMALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR, BY CALLING GOPHER STATE ONE CALL AT (651) 454-0002.

C. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

D. SAFETY NOTICE TO CONTRACTORS: 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 PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.

E. ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.

F. THE CONTRACTOR SHALL 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. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.

G. PRIOR TO PLACEMENT OF AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND 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.

H. THE CONTRACTOR AND THEIR SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.

STORM SEWER STRUCTURE SCHEDULE

NUMBER*	TYPE	CASTING**
*INDICATES NEENAH FOUNDRY CASTING NO., OR APPROVED EQUAL		
**PROVIDE 27 INCH ROUND OPENING IN MANHOLE SLAB COVER.		
NOTE: THE CONTRACTOR AND THEIR SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.		

STORMWATER SUMMARY

ATLAS 14 STORM EVENTS	EXISTING RATE	PROPOSED RATE
2-YEAR	9.69 CFS	1.73 CFS
10-YEAR	14.97 CFS	9.77 CFS
100-YEAR	26.75 CFS	23.42 CFS

INFILTRATION VOLUME
REQUIRED: 9,929 CF
PROVIDED: 10,840 CF

THE DEVELOPER HAS DESIGNED A STORM WATER MANAGEMENT SYSTEM THAT CAN ACCOMMODATE THE NEEDS OF THE SITE. THE DEVELOPER IS WILLING TO PARTICIPATE IN THE GREEN FOURTH INITIATIVE SET OUT BY MWMO IF IT IS FUNDED, DESIGNED, AND CONSTRUCTED WITHIN THE REQUIRED PROJECT SCHEDULE

NORTH

0 30 60
SCALE IN FEET

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND ARE ASSUMED TO HAVE ACCEPTED THE RESPONSIBILITY FOR THE SAME. FROM PRINCIPLES, THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES LEGALLY RECORDED AND OTHERWISE.

IF THE CONTRACTOR ENCOUNTERS ANY DRAINTILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, DIRECTION OF THE TILE LINE IS ACTIVE AND ACTIVE DRAIN TILE SHALL BE ENCASED, LEAVE TO OUT APPROVAL FROM THE PROJECT ENGINEER.

Jul 24, 2015 - 2:20pm - User: JLT L:\PROJECTS\TUS20346\dwg\Civil\general\TUS20346-C6.01 TR.dwg

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Client
HARLEM IRVING COMPANIES

CA VENTURES

Project
PROSPECT PARK STATION

Location
MINNEAPOLIS, MINNESOTA

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 ENGINEER under the laws of the state of Minnesota.

First M. Name
Registration No. 12345 Date: MM/DD/YYYY
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary
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Approved: BDB Book / Page: XX/XX
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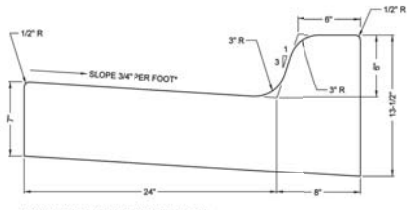
Revision History

No.	Date	By	Submittal / Revision
	07/27/15	JTA	CITY OF MINNEAPOLIS PDR SUBMITTAL

Sheet Title
UTILITY PLAN

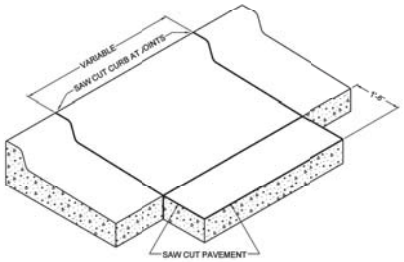
Sheet No. Revision
C6.01

Project No. TUS20346

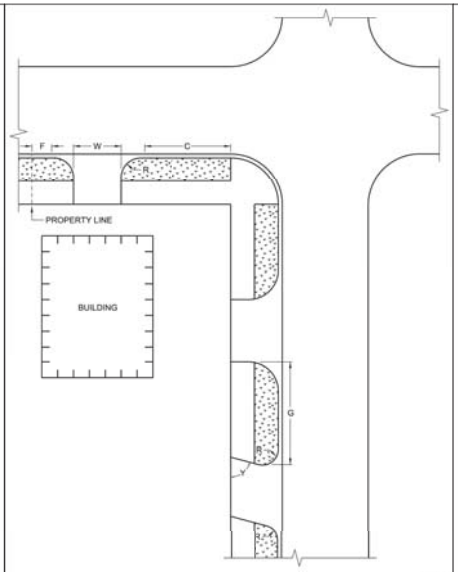


*SLOPE NOT TO EXCEED 1:20 AT CURB RAMPS

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKES | DRAWN: JFC | DATE: 9/19/07 | APPROVED: GAS | DATE: 9/19/08 | B-624 CURB AND GUTTER | STANDARD PLATE NO. ROAD-1003



MINNEAPOLIS DEPARTMENT OF PUBLIC WORKES | DRAWN: JFC | DATE: 9/19/07 | APPROVED: GAS | DATE: 9/19/08 | SAW CUT AT CURB AND GUTTER REMOVAL | STANDARD PLATE NO. ROAD-1010



1 OF 2

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKES | DRAWN: JFC | DATE: 7/29/14 | APPROVED: JBH | DATE: 7/29/14 | DRIVEWAY REFERENCE | STANDARD PLATE NO. ROAD-2000-R1

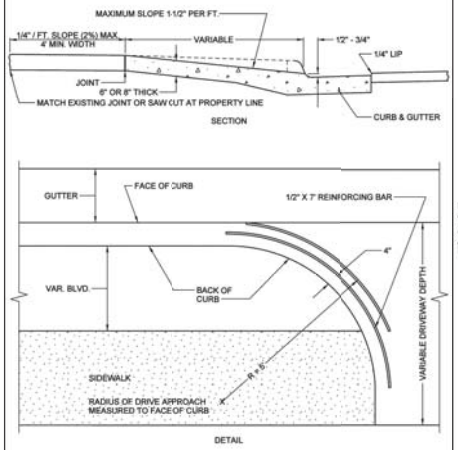
DRIVE APPROACH DIMENSIONS			
CODE	DIMENSION	RESIDENTIAL	COMMERCIAL
Y	DRIVE APPROACH ANGLE	60-90°	60-90°
W	DRIVE APPROACH WIDTH	12' MIN. 25' MAX.*	12' MIN.* 25' MAX.*
R	RADIUS OF CURVATURE OF CURB FOR DRIVE APPROACH	2.5' MIN. 5' MAX.	5' STD.*
R1, R2	RADIUS OF CURVATURE	5' MIN. 15' MAX.	5' MIN. 30' MAX.
F	COMMON FRONTAGE CLEARANCE	5' MIN.	5' MIN.
G	DISTANCE BETWEEN DOUBLE DRIVE APPROACHES	30' MIN.*	30' MIN.*
C	CORNER CLEARANCE AT THE INTERSECTION OF TWO MAJOR STREETS	30' MIN.*	30' MIN.*
N/A	CORNER CLEARANCE AT ALL OTHER INTERSECTIONS	20' MIN.*	20' MIN.*
N/A	CLEARANCE FROM BUS STOP ZONE	40' MIN.*	40' MIN.*

NOTE: PERIODIC CHANGES IN THE ABOVE DIMENSIONS WILL BE MADE AS NECESSARY TO IMPROVE TRAFFIC AND SAFETY ON THE PUBLIC STREETS AND SIDEWALKS.

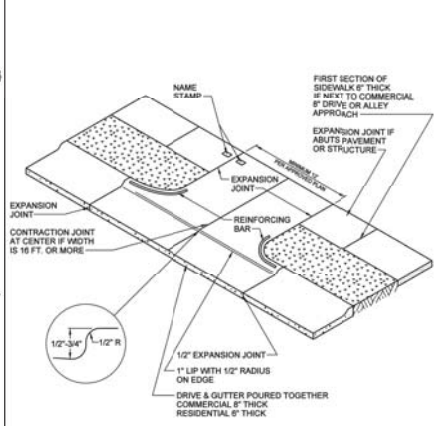
*OR AS APPROVED BY THE CITY ENGINEER

2 OF 2

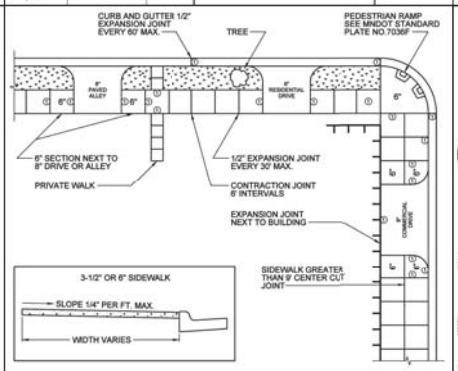
MINNEAPOLIS DEPARTMENT OF PUBLIC WORKES | DRAWN: JFC | DATE: 7/29/14 | APPROVED: JBH | DATE: 7/29/14 | DRIVEWAY REFERENCE | STANDARD PLATE NO. ROAD-2000-R1



MINNEAPOLIS DEPARTMENT OF PUBLIC WORKES | DRAWN: JFC | DATE: 9/19/07 | APPROVED: GAS | DATE: 9/19/08 | TYPICAL DRIVEWAY CONSTRUCTION | STANDARD PLATE NO. ROAD-2001

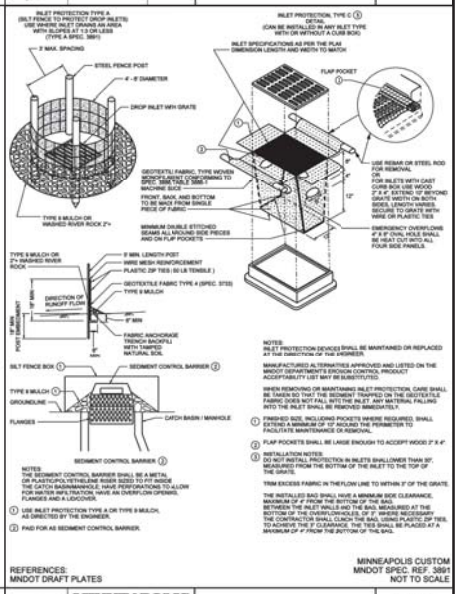


MINNEAPOLIS DEPARTMENT OF PUBLIC WORKES | DRAWN: JFC | DATE: 9/19/07 | APPROVED: GAS | DATE: 9/19/08 | TYPICAL DRIVEWAY | STANDARD PLATE NO. ROAD-2002



NOTE:
1. EXPANSION MATERIAL REQUIRED (SEE MNDOT SPEC BOOK, 2301.3K JOINT CONSTRUCTION).
FIRST SECTION NEXT TO COMMERCAL DRIVEWAY OR ALLEY 6" THICK.
1/2" THICK EXPANSION JOINTS AT 30' INTERVALS (MAXIMUM).
EXPANSION TO BE USED WHEN SIDEWALK ABUTS BUILDING.
CONTRACTION JOINT TO BE CENTERED ON SIDEWALK WIDER THAN 9'.
CONTRACTION JOINT TO BE PLACEE EVERY 6' OR LESS.

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKES | DRAWN: JFC | DATE: 9/19/07 | APPROVED: GAS | DATE: 9/19/08 | TYPICAL SIDEWALK AND DRIVEWAY CONSTRUCTION | STANDARD PLATE NO. ROAD-2003



REFERENCES:
MNDOT DRAFT PLATES

MINNEAPOLIS CUSTOM
MNDOT SPEC. REF. 3891
NOT TO SCALE

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKES | DRAWN: SCD | DATE: 1/08 | APPROVED: HRS | DATE: 4/07 | INLET PROTECTION TYPE A & C | STANDARD PLATE NO. SEWR-8003

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Client

HARLEM IRVING COMPANIES

CA VENTURES

Project

PROSPECT PARK STATION

Location

MINNEAPOLIS, MINNESOTA

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 ENGINEER under the laws of the state of Minnesota.

Brady Busselman

First M. Name

Registration No. 12345 Date: MM/DD/YYYY

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Summary

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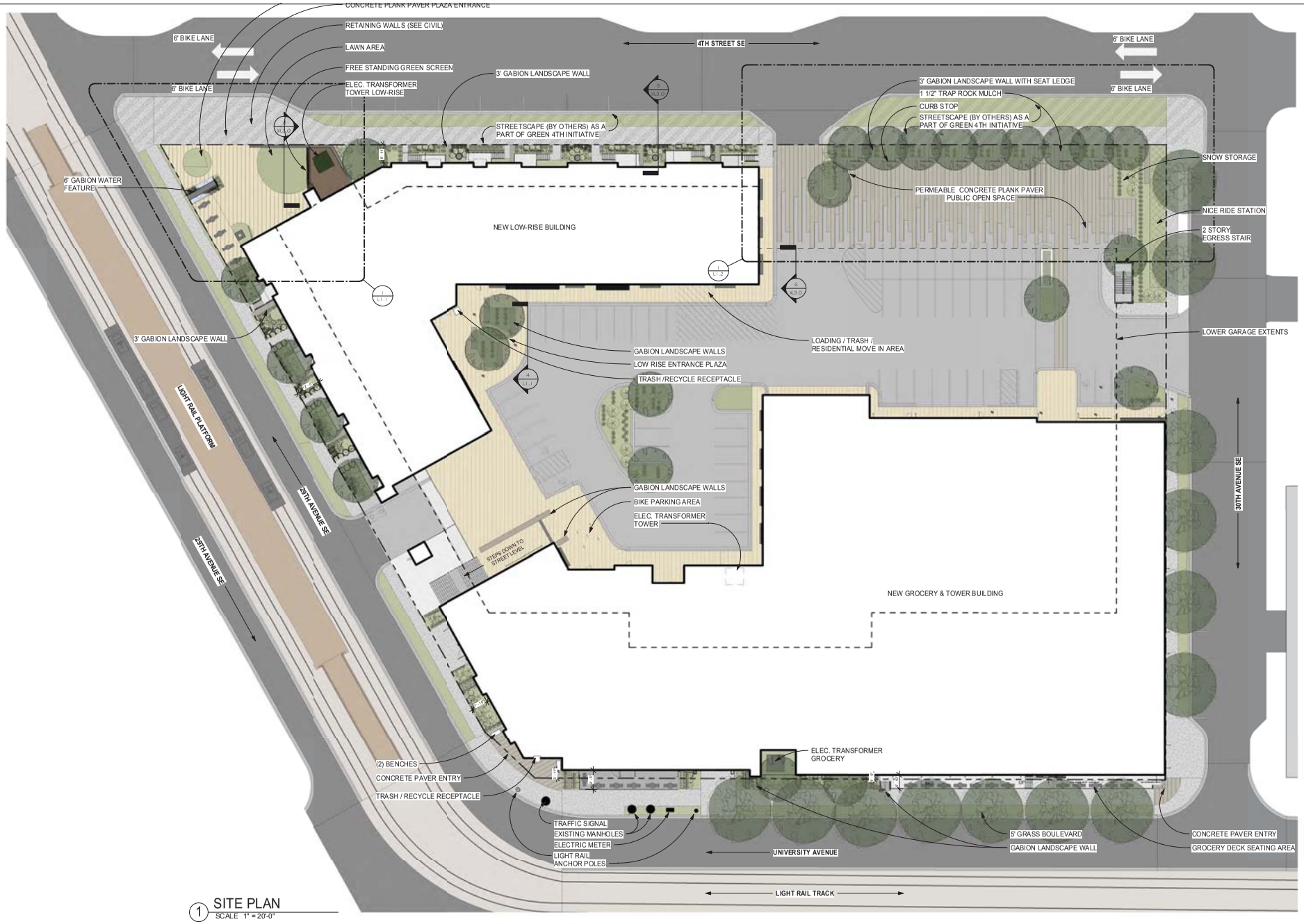
Revision History

No.	Date	By	Submittal / Revision
	07/27/15	JTA	CITY OF MINNEAPOLIS PDR SUBMITTAL

Sheet Title
DETAIL SHEET

Sheet No. Revision
C9.01

Project No. TUS20346



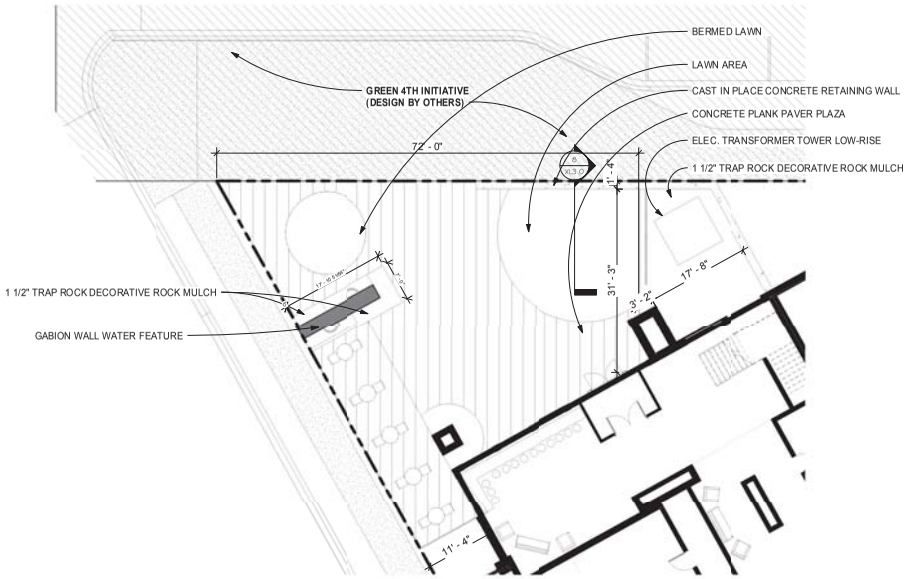
1 SITE PLAN
SCALE 1" = 20'-0"

TUSHIE MONTGOMERY ARCHITECTS

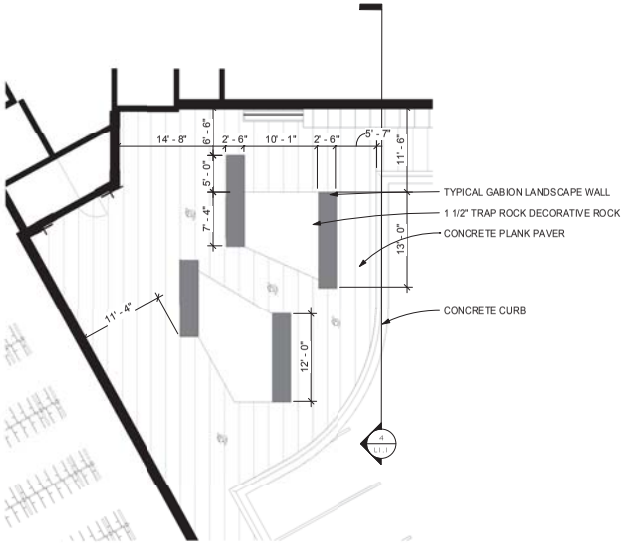
L1.0 - SITE PLAN

0' 10' 20' 40' 80'

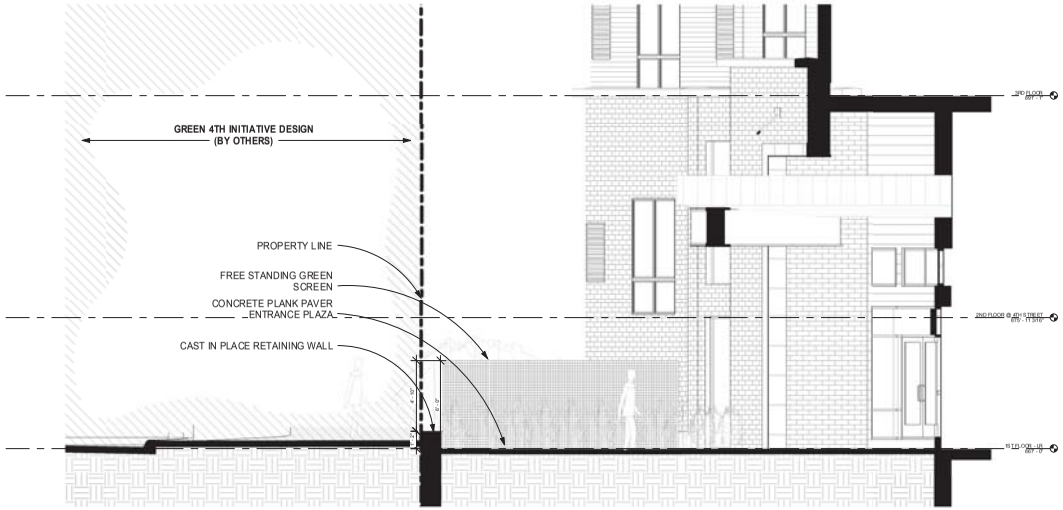
RISE at Prospect Park
August 31, 2015



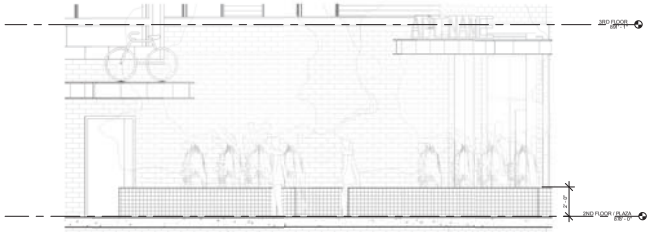
1 29TH AVE. SE & 4TH ST. SE CORNER ENTRANCE
SCALE 1" = 10'-0"



2 LOW-RISE PLAZA ENTRANCE
SCALE 1/8" = 1'-0"



3 SECTION @ 29TH AVE. SE & 4TH ST. SE CORNER ENTRANCE
SCALE 1/4" = 1'-0"

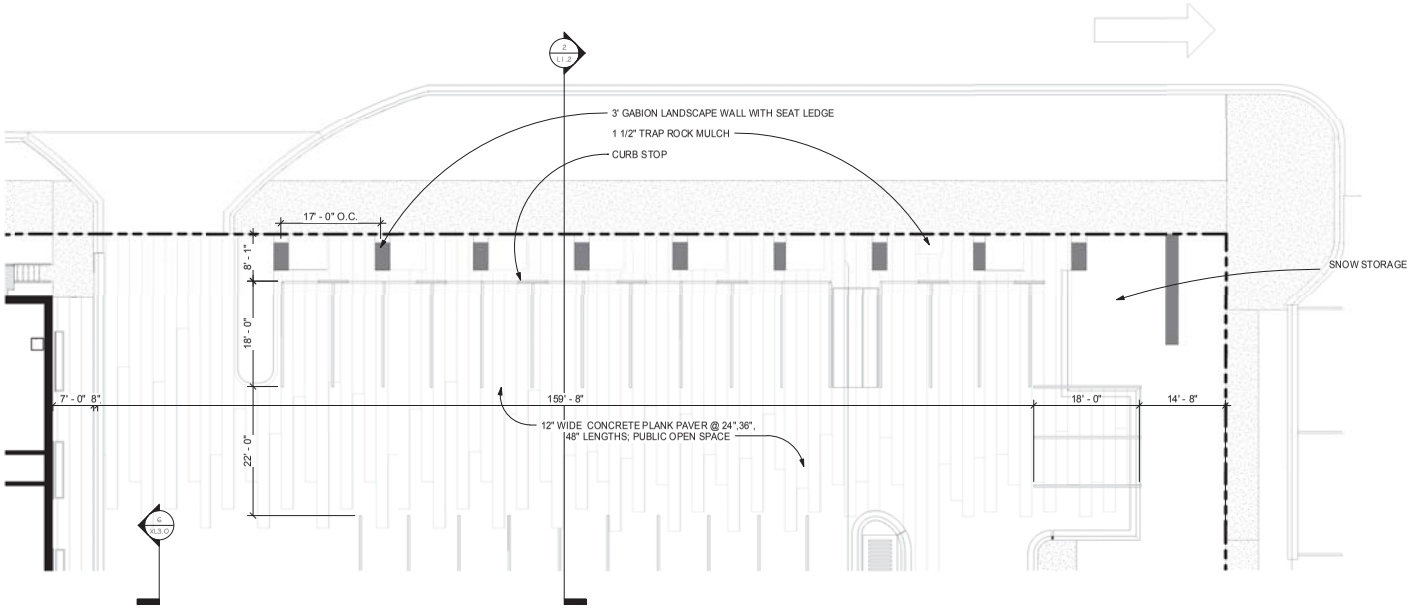


4 SECTION @ LOW-RISE PLAZA ENTRANCE
SCALE 1/4" = 1'-0"

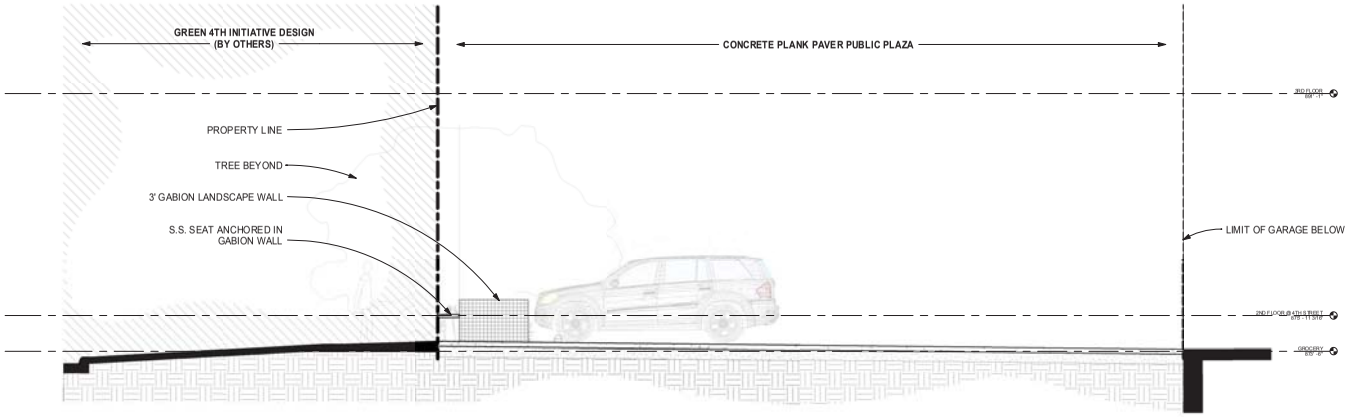
TUSHIE MONTGOMERY ARCHITECTS

L1.1 - ENLARGED SITE PLANS & SECTIONS

RISE at Prospect Park
August 31, 2015



1 PUBLIC PLAZA / PARKING
SCALE 1" = 10'-0"

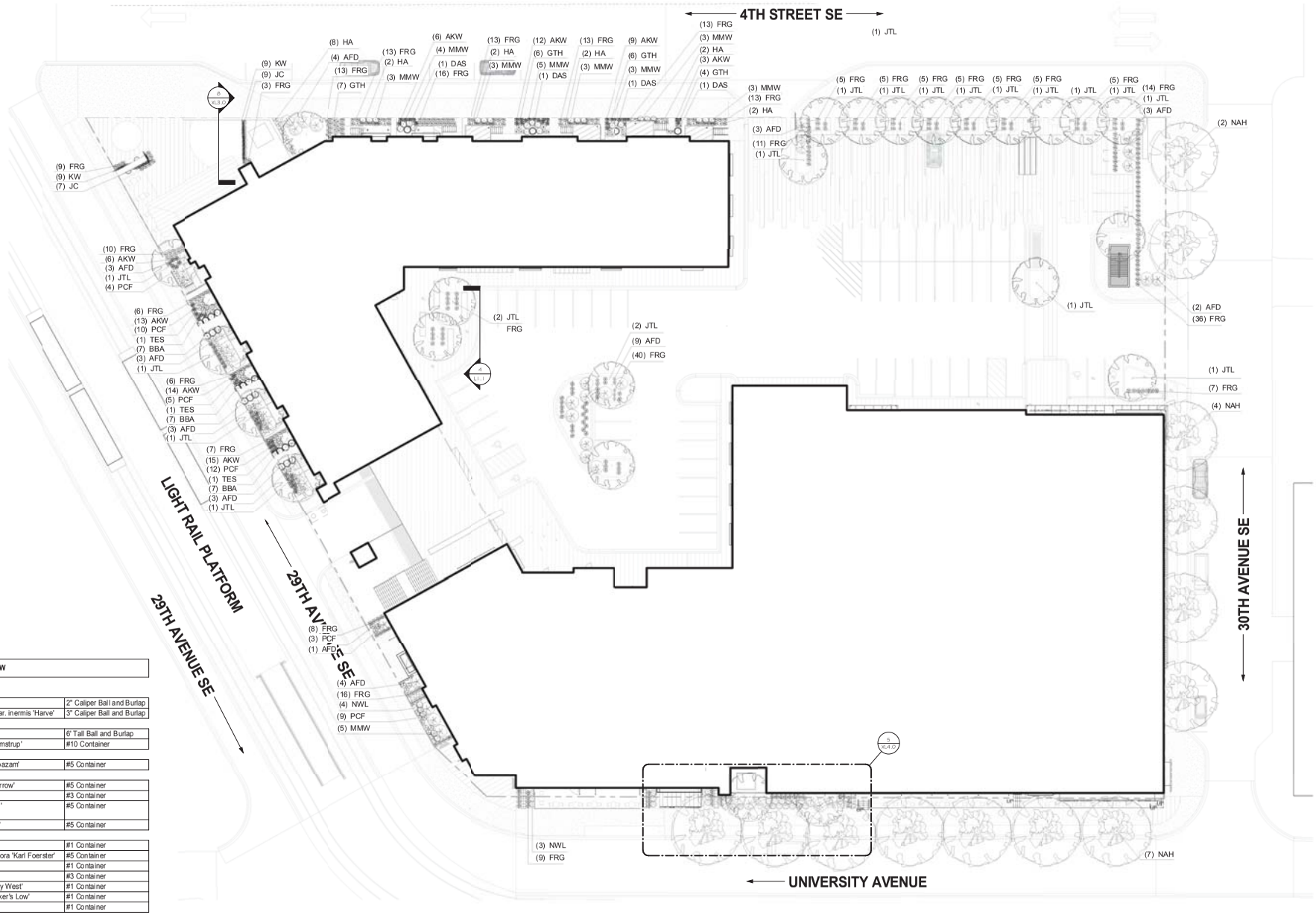


2 SECTION @ PUBLIC PLAZA / PARKING
SCALE 1/4" = 1'-0"

TUSHIE MONTGOMERY ARCHITECTS

L1.2 - ENLARGED SITE PLAN & SECTION

RISE at Prospect Park
August 31, 2015



Planting Schedule COW

1. Deciduous Tree				
JTL	24	Japanese Tree Lilac	Syringa reticulata	2" Caliper Ball and Burlap
NAH	21	Northern Acclaim Honeylocust	Gleditsia triacanthos var. inermis 'Harve'	3" Caliper Ball and Burlap
2. Evergreen Tree				
DAS	4	Dwarf Alberta Spruce	Picea glauca 'Conica'	6' Tall Ball and Burlap
HA	18	Holmstrup Arbrovitae	Thuja occidentalis 'Holmstrup'	#10 Container
3. Evergreen Tree				
BBA	21	Mr. Bowling Ball Arborvitae	Thuja occidentalis 'Bobazam'	#5 Container
3. Shrub				
AFD	44	Arctic Fire Dogwood	Cornus stolonifera ' Farrow'	#5 Container
JC	16	Jackmanni Clematis	Clematis x jackmanii	#3 Container
MMW	32	My Monet Weigela	Weigela florida 'Verwig'	#5 Container
TES	3	Tiger Eyes Sumac	Rhus typhina 'Bailtiger'	#5 Container
4. Perennial				
SAF	1	Autumn Fire Sedum	Sedum x 'Autumn Fire'	#1 Container
FRG	379	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	#5 Container
GTH	23	Golden Tiara Hosta	Hosta 'Golden Tiara'	#1 Container
KW	18	Kentuck Wisteria	Wisteria macrostachya	#3 Container
AKW	78	Key West Astilbe	Astilbe simplicifolia 'Key West'	#1 Container
NWL	35	Nepeta Walkers Low	Nepeta x faasenii 'Walker's Low'	#1 Container
PCF	57	Purple Coneflower	Echinacea purpurea	#1 Container

Grand total: 774

1 PLANTING PLAN
SCALE 1" = 20'-0"

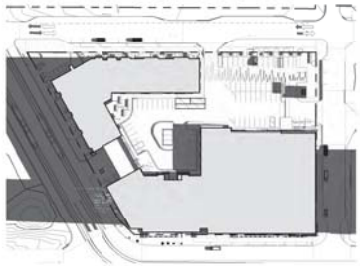
TUSHIE MONTGOMERY ARCHITECTS

CA VENTURES

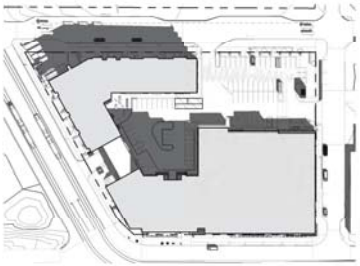
L2.0 - LANDSCAPE PLAN

0' 10' 20' 40' 80'

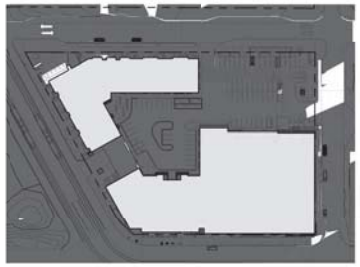
RISE at Prospect Park
August 31, 2015



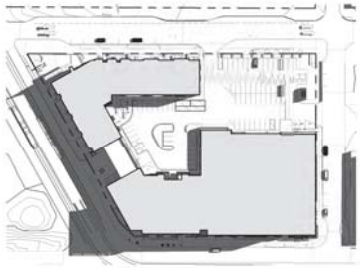
1 9AM SPRING EQUINOX
SCALE 1" = 100'-0"



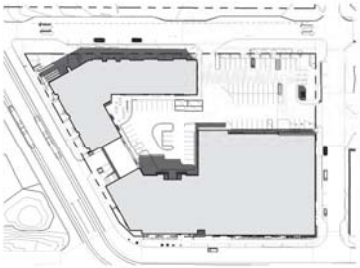
2 12PM SPRING EQUINOX
SCALE 1" = 100'-0"



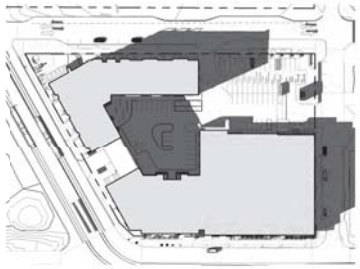
3 5PM SPRING EQUINOX
SCALE 1" = 100'-0"



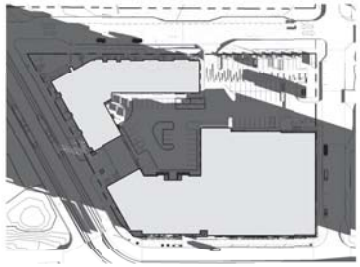
4 9AM SUMMER SOLTICE
SCALE 1" = 100'-0"



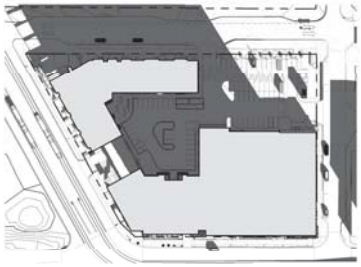
5 12PM SPRING SOLTICE
SCALE 1" = 100'-0"



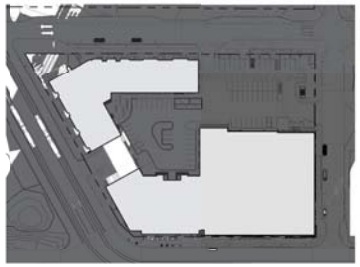
6 5PM SUMMER SOLTICE
SCALE 1" = 100'-0"



7 9AM WINTER SOLTICE
SCALE 1" = 100'-0"



8 12PM WINTER SOLITICE
SCALE 1" = 100'-0"



9 5PM WINER SOLTICE
SCALE 1" = 100'-0"

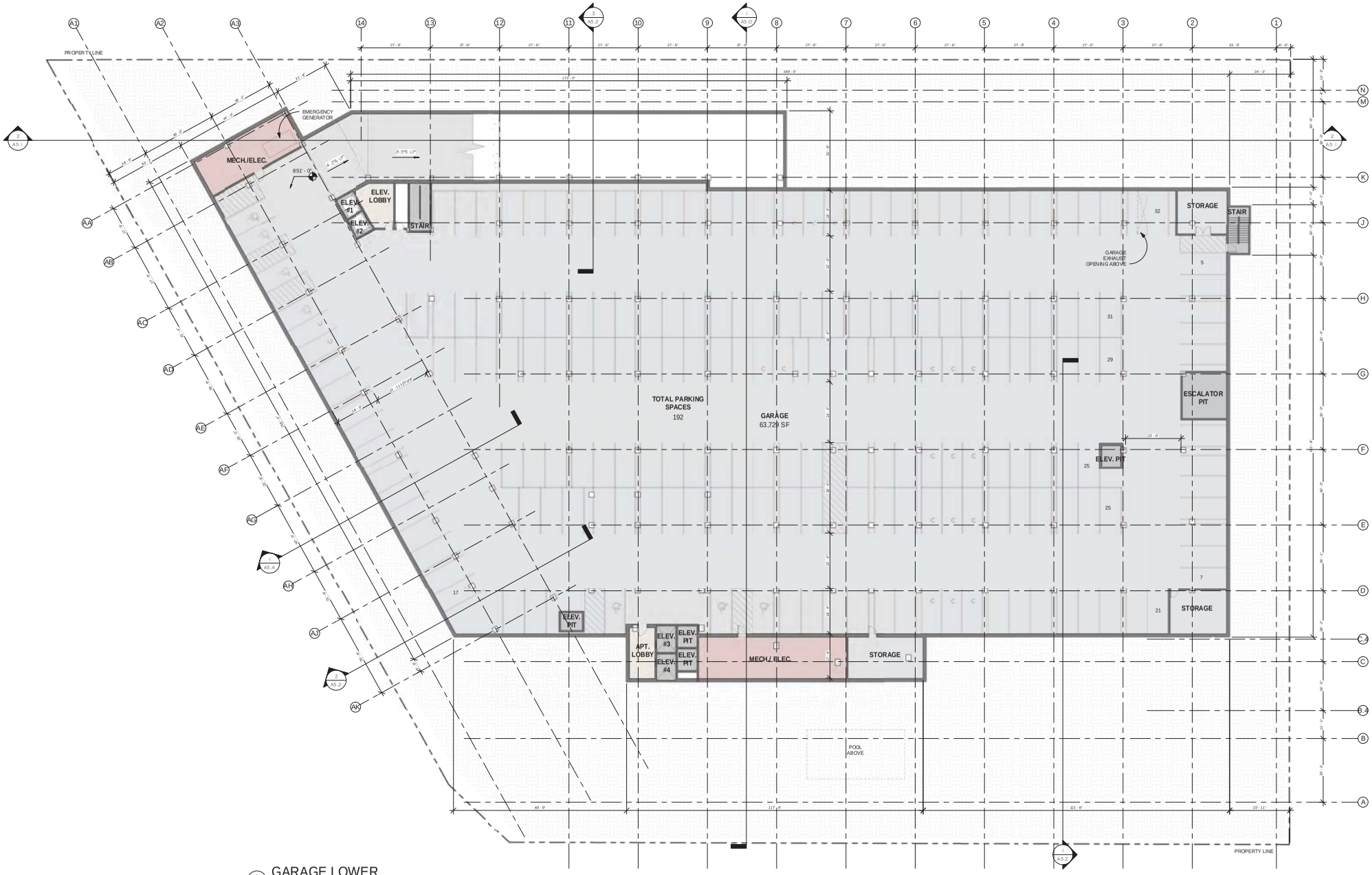
TUSHIE MONTGOMERY ARCHITECTS

CA VENTURES

HARLEM SPRING

L3.0 - SHADOW STUDY

RISE at Prospect Park
August 31, 2015

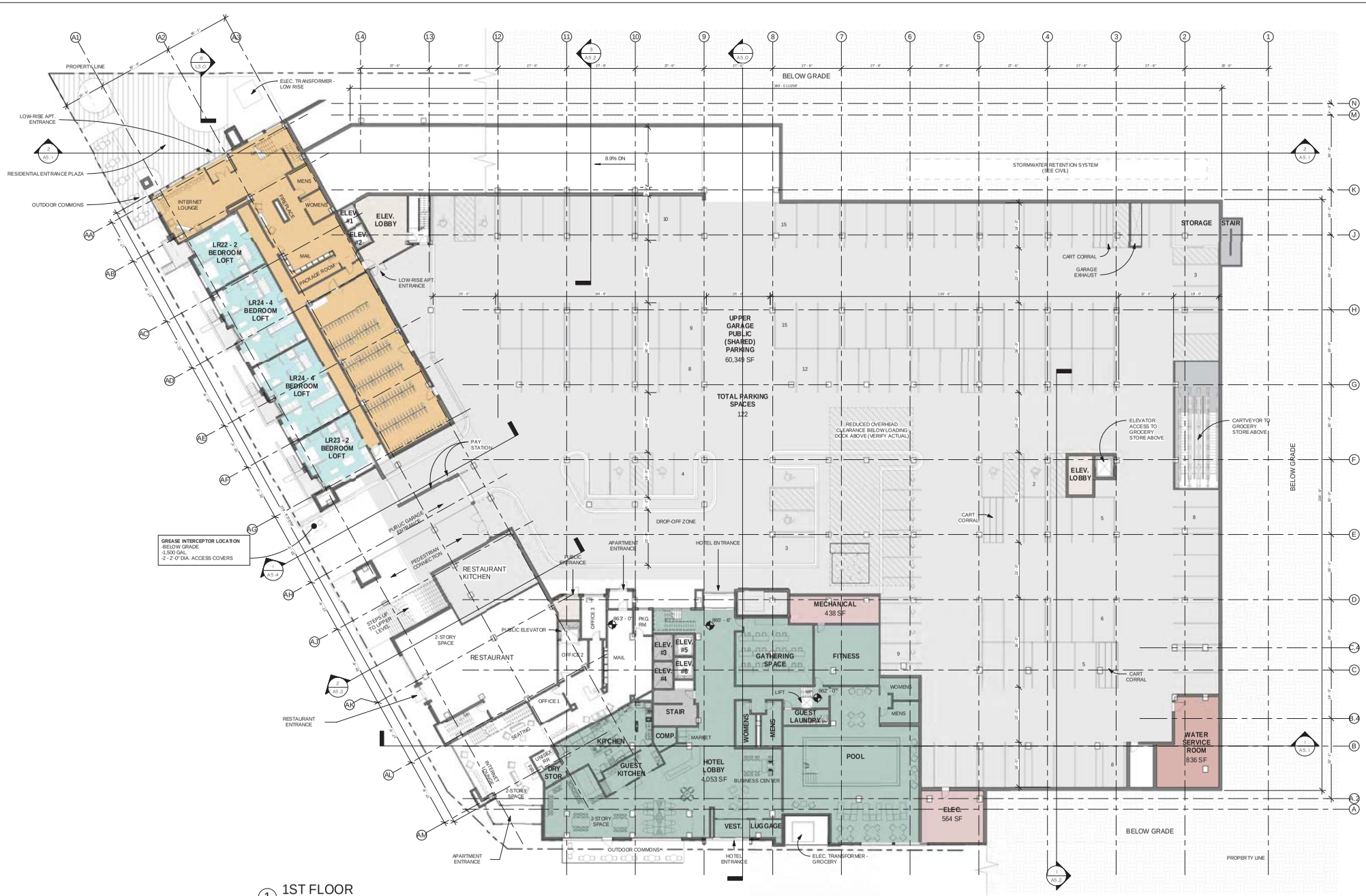


1 GARAGE LOWER
SCALE 1/16" = 1'-0"

TUSHIE MONTGOMERY ARCHITECTS

A1.0 - FLOOR PLANS

RISE at Prospect Park
August 31, 2015



1 1ST FLOOR
SCALE 1/16" = 1'-0"

TUSHIE MONTGOMERY ARCHITECTS

A1.1 - FLOOR PLANS

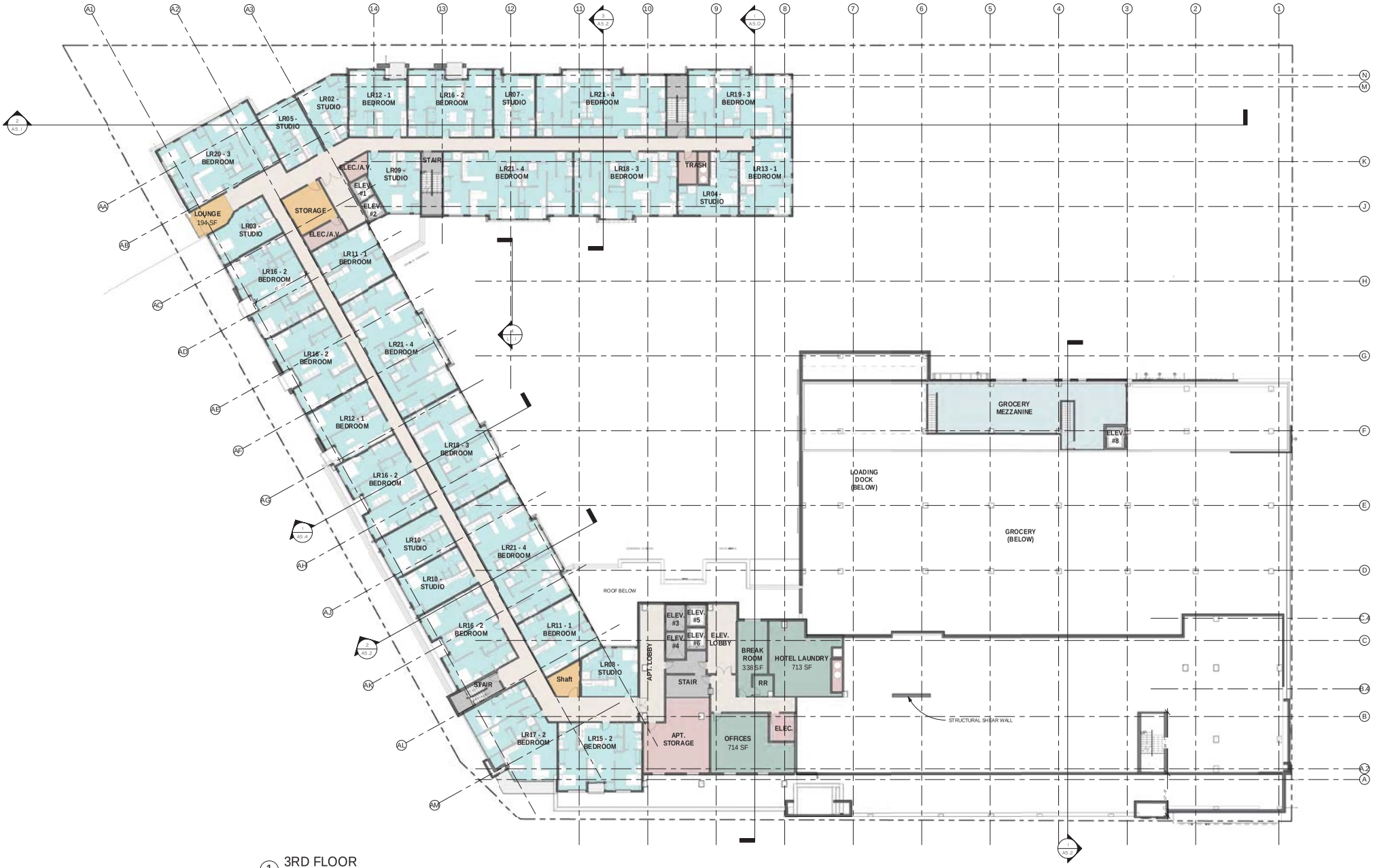
RISE at Prospect Park
August 31, 2015

1 2ND FLOOR/PLAZA
SCALE 1/16" = 1'-0"

TUSHIE MONTGOMERY ARCHITECTS

A1.2 - FLOOR PLANS

RISE at Prospect Park
August 31, 2015



1 3RD FLOOR
SCALE 1/16" = 1'-0"

TUSHIE MONTGOMERY ARCHITECTS

CA VENTURES

A1.3 - FLOOR PLANS

RISE at Prospect Park
August 31, 2015

1 4TH - 7TH TYPICAL FLOORS
SCALE 1/16" = 1'-0"

TUSHIE MONTGOMERY ARCHITECTS

CA VENTURES

A1.4 - FLOOR PLANS

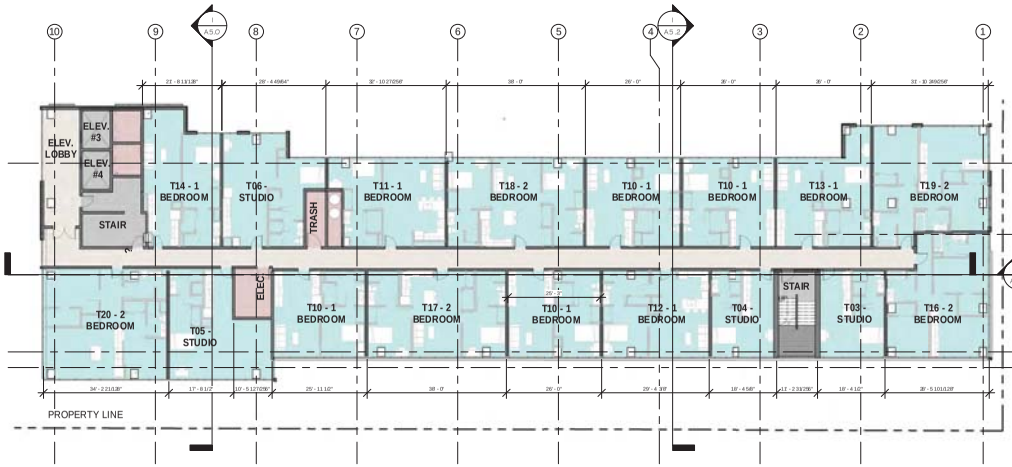
RISE at Prospect Park
August 31, 2015

1 8TH FLOOR
SCALE 1/16" = 1'-0"

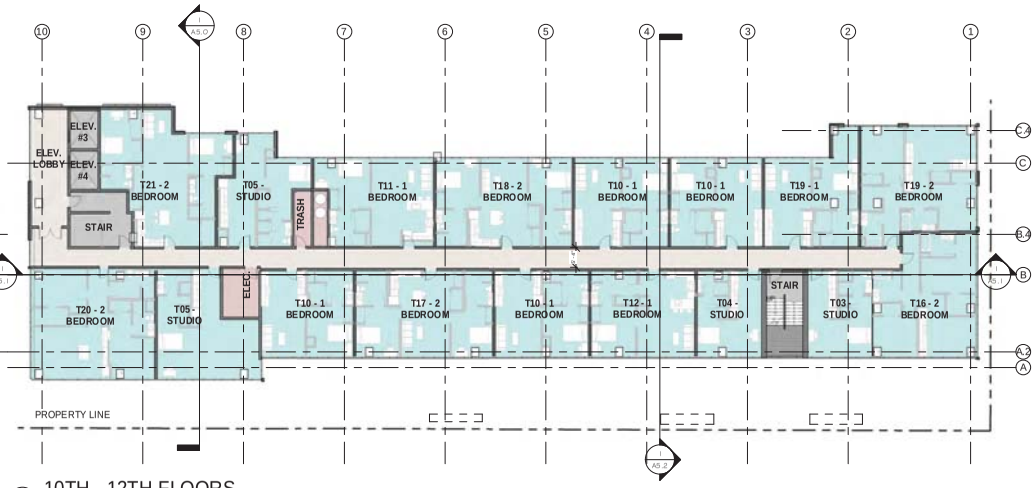
TUSHIE MONTGOMERY ARCHITECTS

A1.5 - FLOOR PLANS

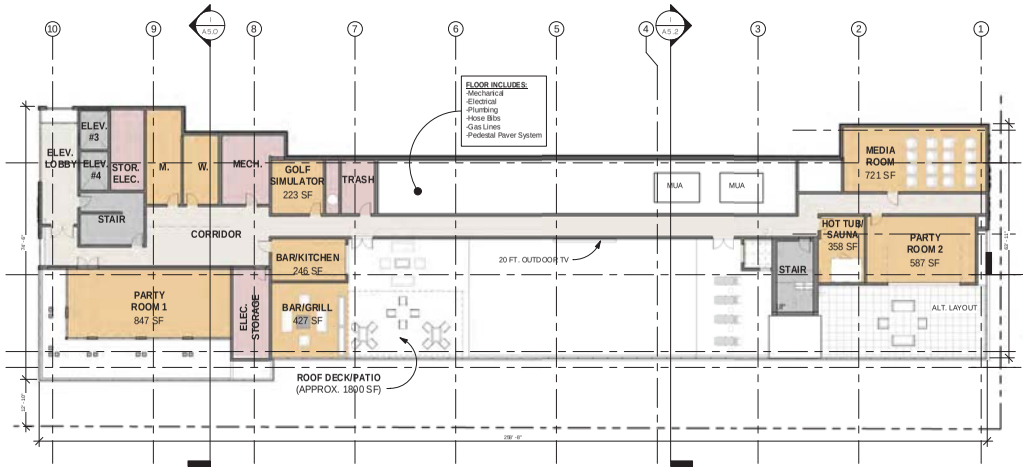
RISE at Prospect Park
August 31, 2015



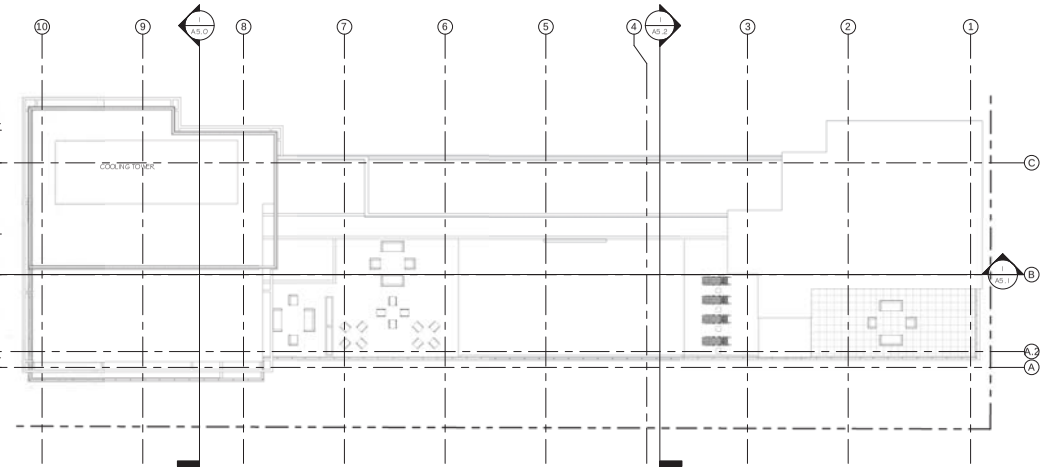
1 9TH FLOOR
SCALE 1/16" = 1'-0"



2 10TH - 12TH FLOORS
SCALE 1/16" = 1'-0"



4 15TH FLOOR AND ROOFDECK
SCALE 1/16" = 1'-0"

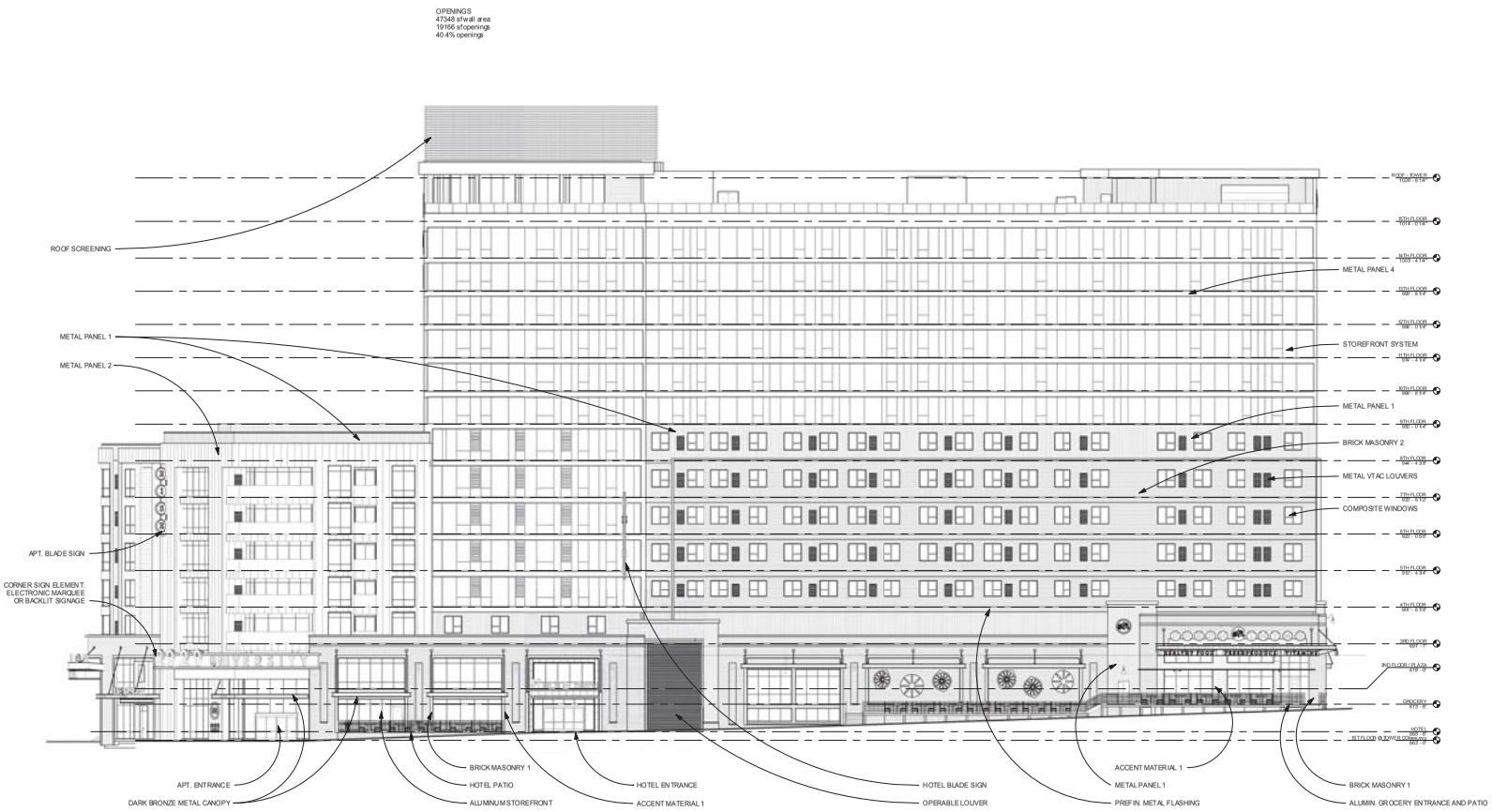


3 ROOF - TOWER
SCALE 1/16" = 1'-0"

TUSHIE MONTGOMERY ARCHITECTS

A1.6 - FLOOR PLANS

RISE at Prospect Park
August 31, 2015



1 TOWER - UNIVERSITY AVENUE ELEVATION
SCALE 1/16" = 1'-0"

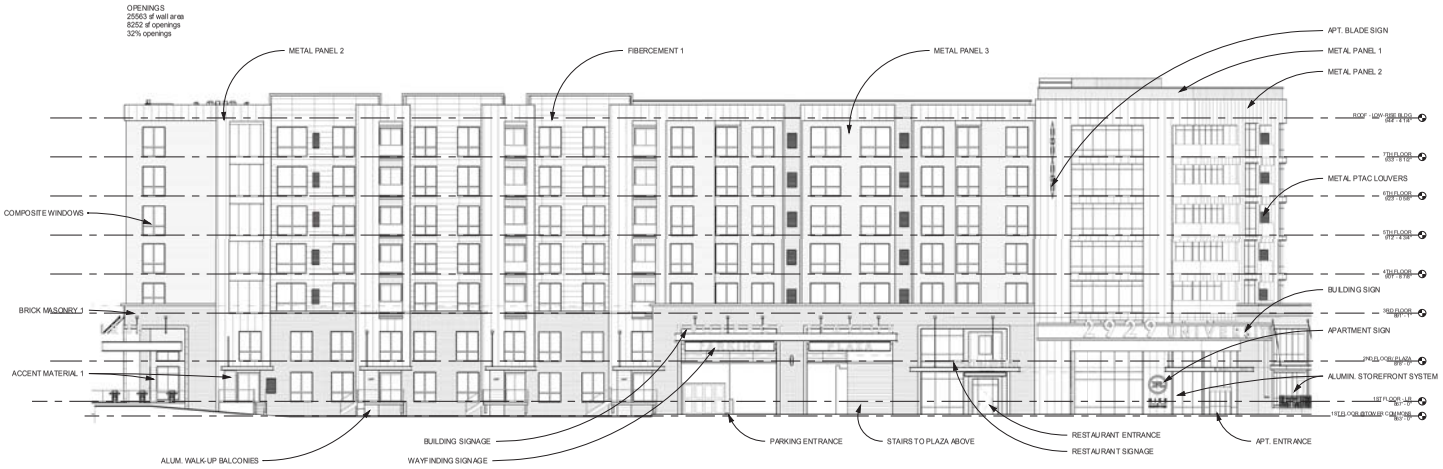
EXTERIOR FINISH SCHEDULE

BRICK MASONRY #1:	
MANUFACTURER:	TO MATCH : HEBRON
COLOR:	OCEAN GREY BLEND
SIZE:	UTILITY BRICK
BRICK MASONRY #2	
MANUFACTURER:	TO MATCH : INTERSTATE BRICK
COLOR:	MIDNIGHT BLACK
SIZE:	UTILITY BRICK
METAL PANEL #1:	
MANUFACTURER:	FIRESTONE
TYPE:	CFP-16 F
PATTERN/SIZE:	VERTICAL RIBBED
COLOR:	DARK BRONZE
METAL PANEL #2:	
MANUFACTURER:	DRI-DESIGN
TYPE:	VM ZINC
PATTERN/SIZE:	FLUSH METAL PANEL
COLOR:	ANTHRA-ZINC
METAL PANEL #3:	
MANUFACTURER:	FIRESTONE
TYPE:	CFP-16
PATTERN/SIZE:	HORIZONTAL INSTALATION
COLOR:	SLATE GRAY
METAL PANEL #4:	
MANUFACTURER:	TBD
TYPE:	X
PATTERN/SIZE:	FLUSH METAL PANEL
COLOR:	SLATE GRAY/MATCH ANNODIZED ALUM.
METAL FLASHING / COPING COLOR #1:	
MANUFACTURER:	TBD
LOCATION:	@ BRICK #2, METAL PANEL #1 & #2, FIBERCIBMENT ACCENTS
COLOR:	FIRESTONE "CHAMPAGNE"
METAL FLASHING / COPING COLOR #2:	
MANUFACTURER:	TBD
LOCATION:	@ BRICK #1
ROOF SCREENING	
MANUFACTURER:	FIRESTONE
COLOR:	DARK BRONZE
FIBER CEMENT PANEL #1	
MANUFACTURER:	NICHIHA
TYPE:	ILLUMINATION SERIES RAIN SCREEN
PATTERN/SIZE:	10" x 72" STACKED BOND
COLOR:	TO MATCH SLATE GREY METAL PANEL
ACCENT MATERIAL #1	
MANUFACTURER:	PRODEMA
TYPE:	BAQT
COLOR:	RUSTIK
ALUMINUM CURTAIN WALL / WINDOWS:	
MANUFACTURER:	TBD
FINISH:	ANNODIZED ALUMINUM
COMPOSITE WINDOWS:	
MANUFACTURER:	TBD
FINISH:	DARK BRONZE

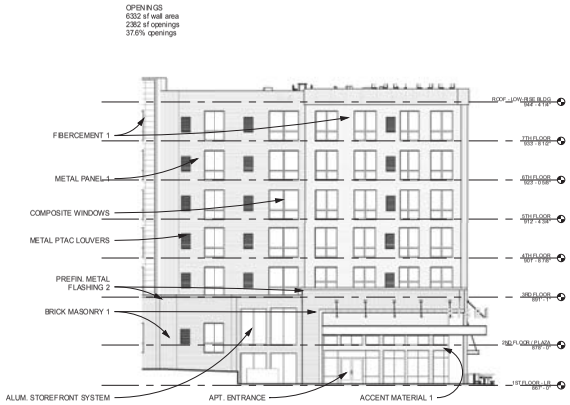
TUSHIE MONTGOMERY ARCHITECTS

A3.0 - EXTERIOR ELEVATIONS

RISE at Prospect Park
August 31, 2015

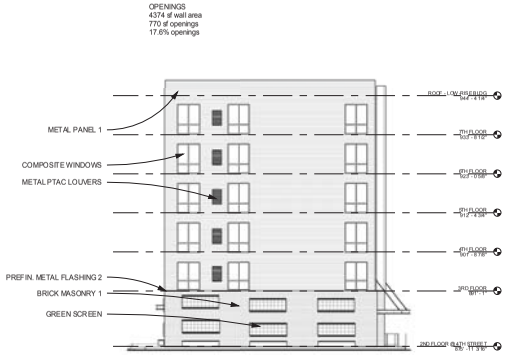


1 LOW RISE - 29TH AVENUE SE ELEVATION
SCALE 1/16" = 1'-0"



2 LOW RISE - NORTHWEST ELEVATION
SCALE 1/16" = 1'-0"

3 LOW RISE - 4TH STREET SE ELEVATION
SCALE 1/16" = 1'-0"



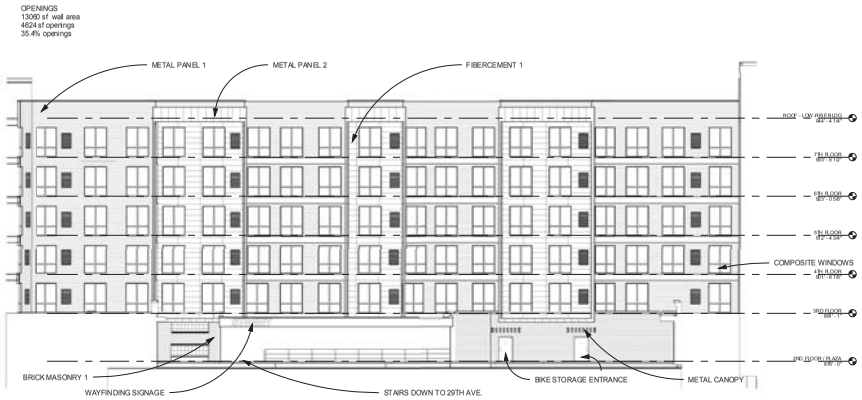
4 LOW RISE - EAST ELEVATION
SCALE 1/16" = 1'-0"

TUSHIE MONTGOMERY ARCHITECTS

A3.1 - EXTERIOR ELEVATIONS

RISE at Prospect Park
August 31, 2015

1 LOW RISE - SOUTH ELEVATION
SCALE 1/16" = 1'-0"



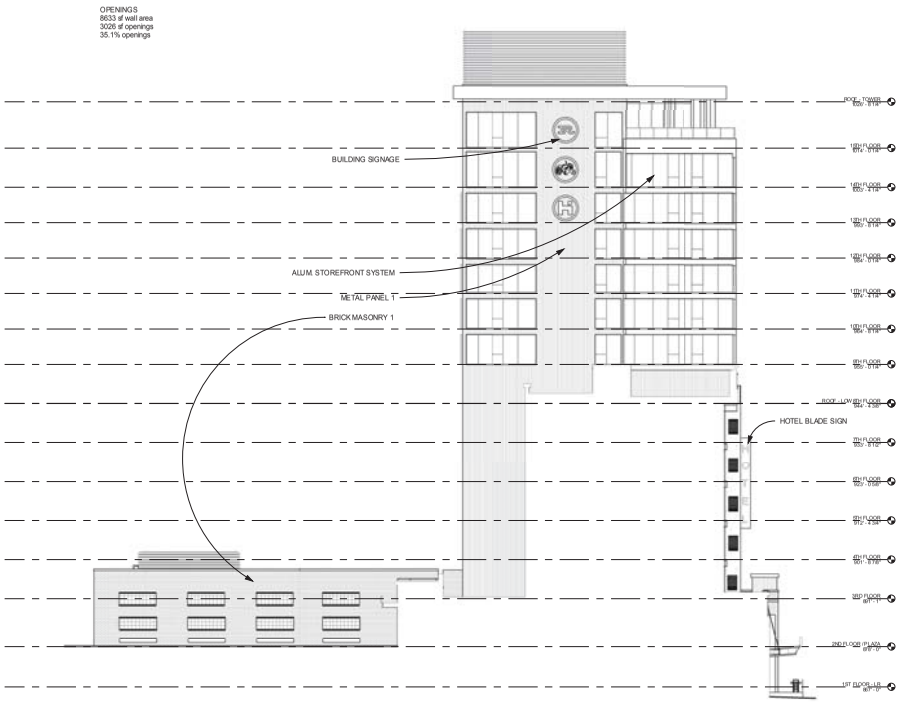
2 LOW RISE - NORTHEAST ELEVATION
SCALE 1/16" = 1'-0"

3 TOWER - NORTH ELEVATION
SCALE 1/16" = 1'-0"

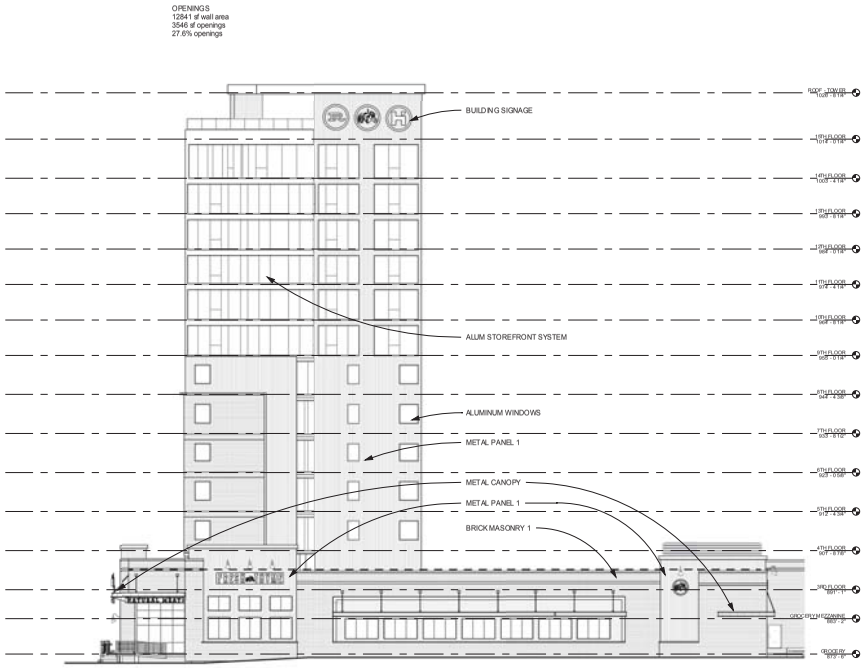
TUSHIE MONTGOMERY ARCHITECTS

A3.2 - EXTERIOR ELEVATIONS

RISE at Prospect Park
August 31, 2015



1 TOWER - WEST ELEVATION
SCALE 1/16" = 1'-0"

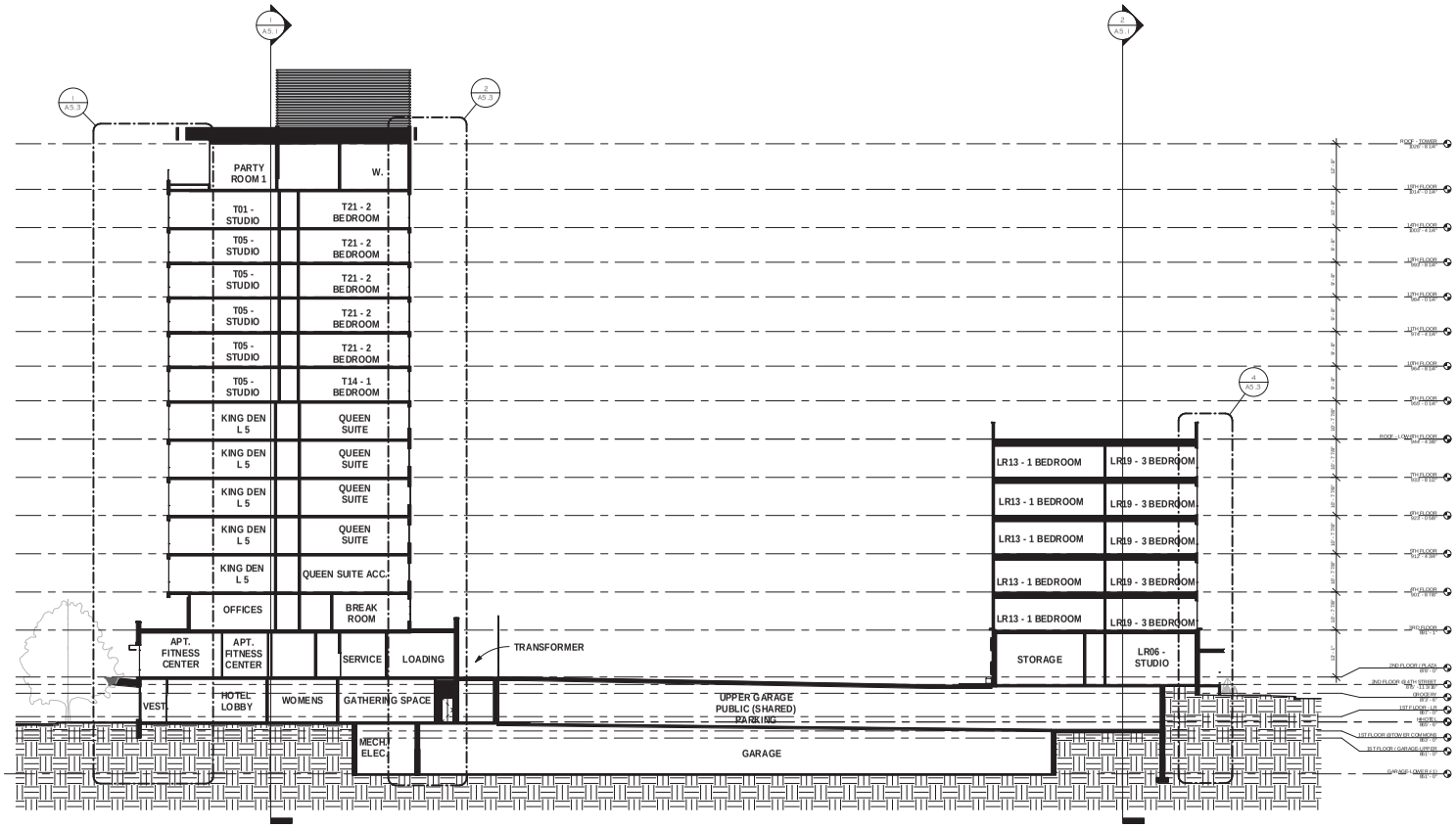


2 TOWER - 30TH AVENUE SE ELEVATION
SCALE 1/16" = 1'-0"

TUSHIE MONTGOMERY ARCHITECTS

A3.3 - EXTERIOR ELEVATIONS

RISE at Prospect Park
August 31, 2015

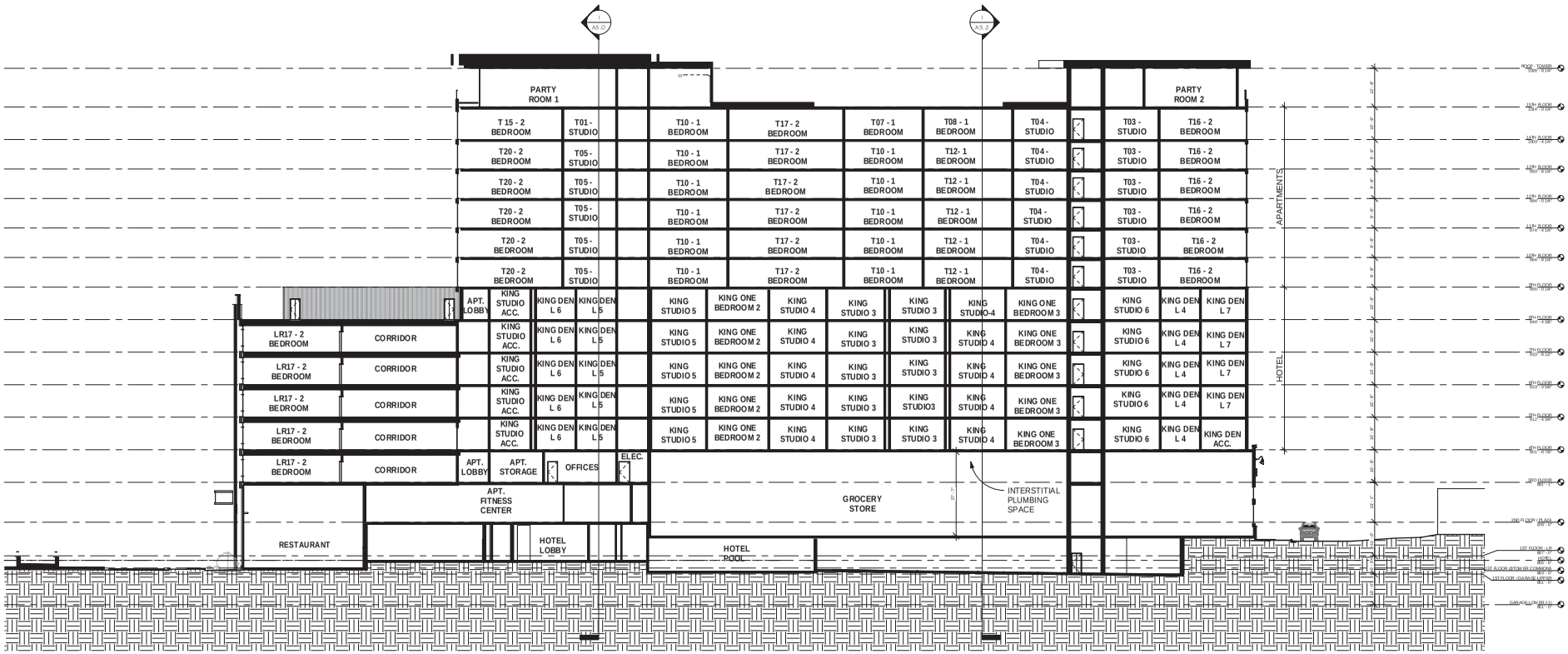


1 SITE SECTION
SCALE 1/16" = 1'-0"

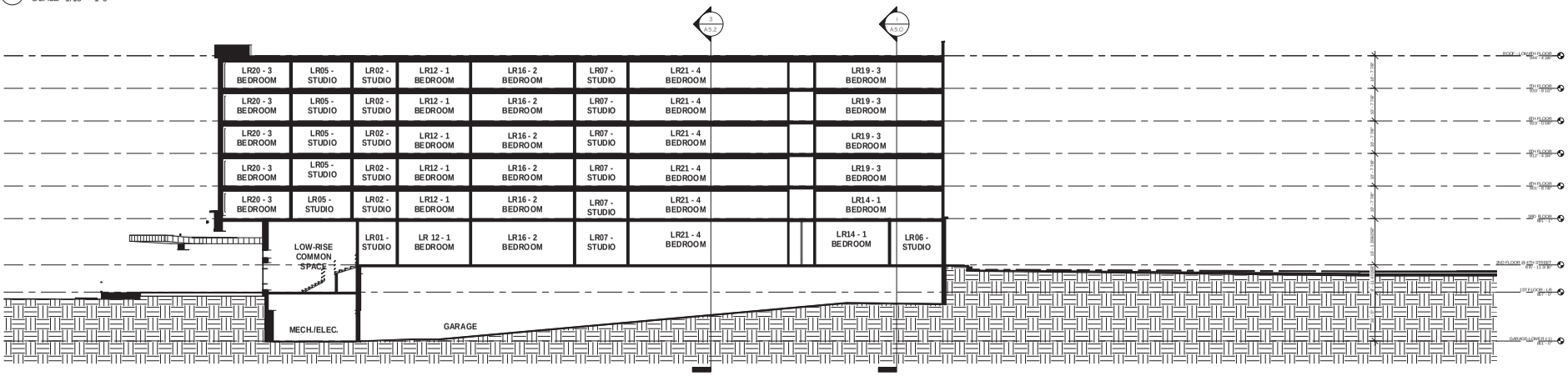
TUSHIE MONTGOMERY ARCHITECTS

A5.0 - SECTIONS

RISE at Prospect Park
August 31, 2015



1 TOWER SECTION
SCALE 1/16" = 1'-0"

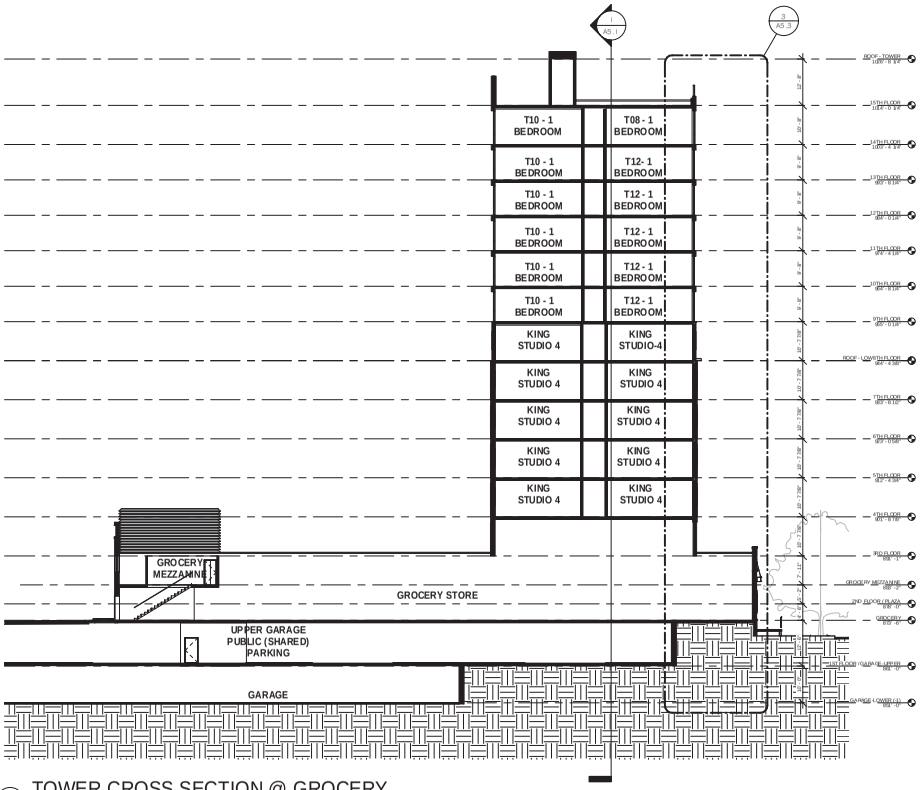


2 LOW RISE APARTMENTS SECTION
SCALE 1/16" = 1'-0"

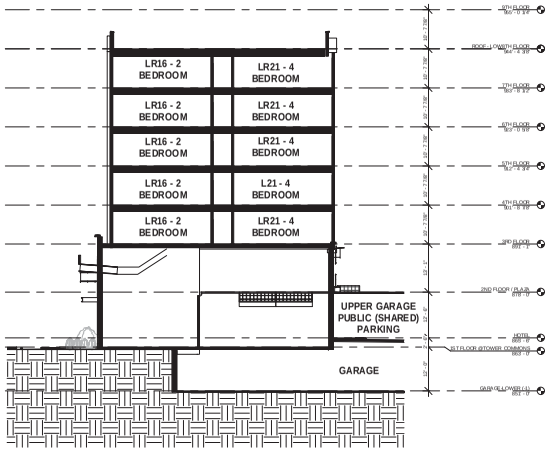
TUSHIE MONTGOMERY ARCHITECTS

A5.1 - SECTIONS

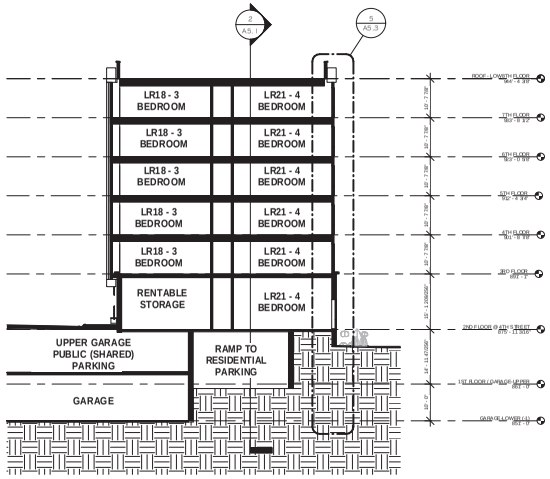
RISE at Prospect Park
August 31, 2015



1 TOWER CROSS SECTION @ GROCERY
SCALE 1/16" = 1'-0"



2 LOW-RISE CROSS SECTION @ RESTAURANT
SCALE 1/16" = 1'-0"



3 LOW-RISE CROSS SECTION @ RAMP
SCALE 1/16" = 1'-0"

TUSHIE MONTGOMERY ARCHITECTS

A5.2 - SECTIONS

RISE at Prospect Park
August 31, 2015

1 PRELIMINARY 29TH STREET PERSPECTIVE
SCALE

TUSHIE MONTGOMERY ARCHITECTS

CA VENTURES

A7.1 - PRELIMINARY EXTERIORS

RISE at Prospect Park
August 31, 2015

1 PRELIMINARY 4TH ST. PERSPECTIVE
SCALE

TUSHIE MONTGOMERY ARCHITECTS

A7.2 - PRELIMINARY EXTERIORS

RISE at Prospect Park
August 31, 2015

1 PRELIMINARY CORNER PERSPECTIVE
SCALE

TUSHIE MONTGOMERY ARCHITECTS

A7.3 - PRELIMINARY EXTERIORS

RISE at Prospect Park
August 31, 2015

1 PRELIMINARY UNIVERSITY AVE. PERSPECTIVE
SCALE

TUSHIE MONTGOMERY ARCHITECTS

A7.4 - PRELIMINARY EXTERIORS

RISE at Prospect Park
August 31, 2015

1 PRELIMINARY 30TH STREET PERSPECTIVE
SCALE

TUSHIE MONTGOMERY ARCHITECTS

A7.5 - PRELIMINARY EXTERIORS

RISE at Prospect Park
August 31, 2015

1 PRELIMINARY 4TH STREET PERSPECTIVE
SCALE

TUSHIE MONTGOMERY ARCHITECTS

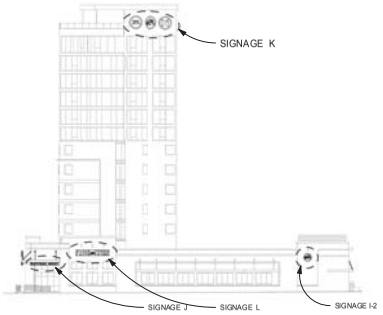
A7.6 - PRELIMINARY EXTERIORS

RISE at Prospect Park
August 31, 2015

TUSHIE MONTGOMERY ARCHITECTS

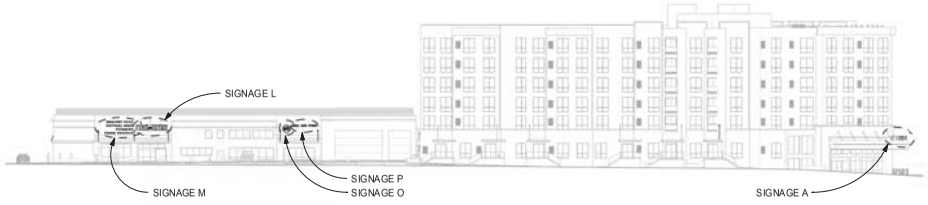
A8.0 - CONTEXT STUDY

RISE at Prospect Park
August 31, 2015

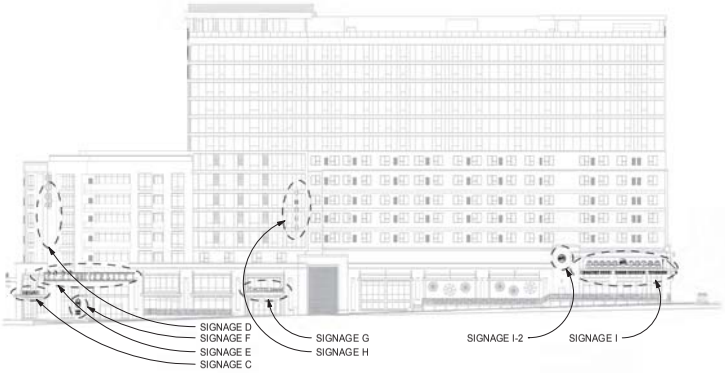


1 ELEVATION 1 - 30TH AVE. 334 SF
SCALE 1/32" = 1'-0"

2 ELEVATION 7 - COURTYARD 18 SF
SCALE 1/32" = 1'-0"



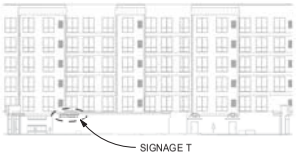
3 ELEVATION 4 - 4TH ST. 359 SF
SCALE 1/32" = 1'-0"



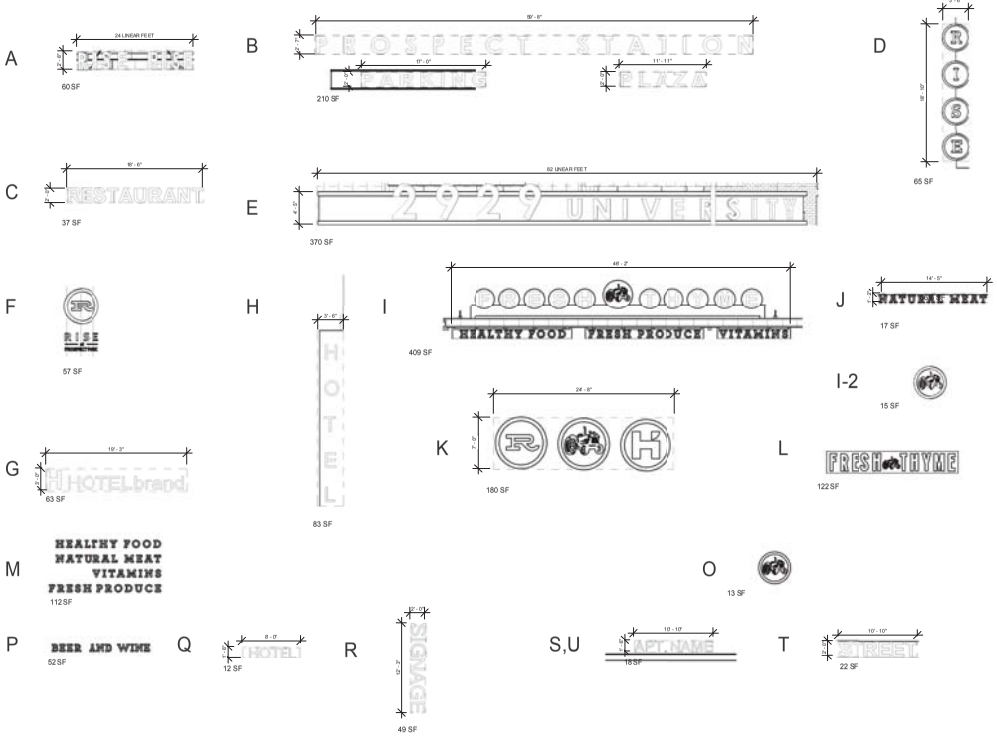
4 ELEVATION 2 - UNIVERSITY AVE. 1099 SF
SCALE 1/32" = 1'-0"

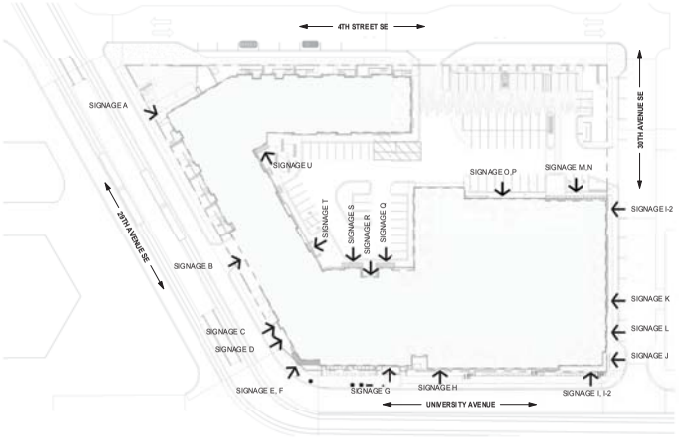
5 ELEVATION 5 - COURTYARD 79 SF
SCALE 1/32" = 1'-0"

6 ELEVATION 3 - 29TH AVE. 799 SF
SCALE 1/32" = 1'-0"



7 ELEVATION 6 - COURTYARD 22 SF
SCALE 1/32" = 1'-0"





8 SIGNAGE KEY
SCALE 1" = 60'-0"

TUSHIE MONTGOMERY ARCHITECTS

A9.0 - SIGNAGE PLAN

RISE at Prospect Park
August 31, 2015