

# BEACON INTERFAITH HOUSING COLLABORATIVE GLADSTONE CROSSING

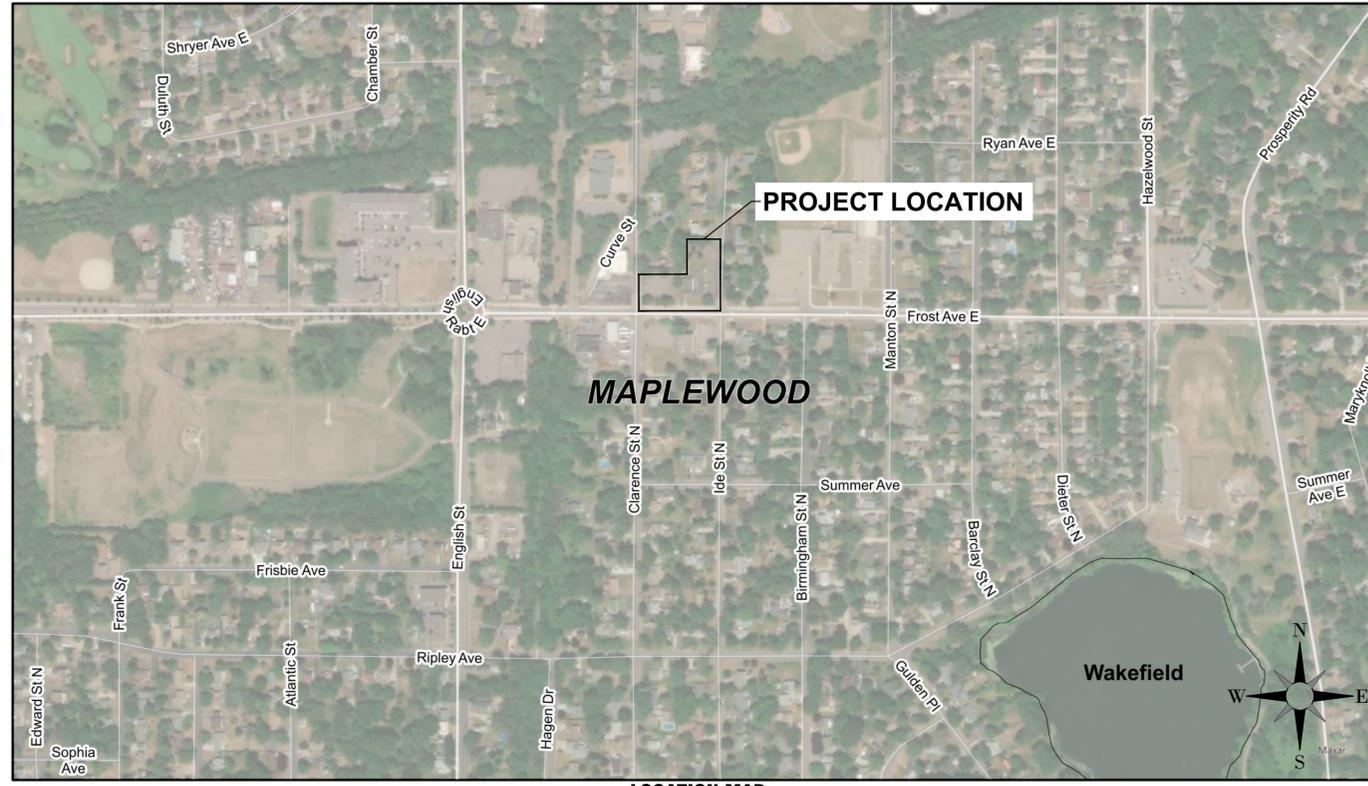
MAPLEWOOD, MINNESOTA

ISG PROJECT # 23-29050



## LEGEND

EXISTING	
---	CITY LIMITS
---	SECTION LINE
---	QUARTER SECTION LINE
---	RIGHT OF WAY LINE
---	PROPERTY / LOTLINE
---	EASEMENT LINE
---	ACCESS CONTROL
---	WATER EDGE
---	WETLAND BOUNDARY
---	WETLAND / MARSH
---	FENCE LINE
---	CULVERT
---	STORM SEWER
---	SANITARY SEWER
---	SANITARY SEWER FORCEMAIN
---	WATER
---	GAS
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TELEPHONE
---	UNDERGROUND TV
---	OVERHEAD UTILITY
---	UNDERGROUND UTILITY
---	UNDERGROUND FIBER OPTIC
---	CONTOUR (MAJOR)
---	CONTOUR (MINOR)
---	DECIDUOUS TREE
---	CONIFEROUS TREE
---	TREE LINE
---	MANHOLE/STRUCTURE
---	CATCH BASIN
---	HYDRANT
---	VALVE
---	CURB STOP
---	POWER POLE
---	UTILITY PEDESTAL / CABINET
PROPOSED	
---	LOT LINE
---	RIGHT OF WAY
---	EASEMENT
---	CULVERT
---	STORM SEWER
---	STORM SEWER (PIPE WIDTH)
---	SANITARY SEWER
---	SANITARY SEWER (PIPE WIDTH)
---	WATER
---	GAS
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TV
---	CONTOUR
---	MANHOLE (STORM, SANITARY)
---	CATCH BASIN
---	HYDRANT
---	VALVE



## SHEET INDEX

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**AMANDA THOMAS**

DATE: \_\_\_\_\_ LIC. NO. 28821

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PROJECT

## GLADSTONE CROSSING

MAPLEWOOD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-29050
FILE NAME	29050 G1-TITLE
DRAWN BY	AQ
DESIGNED BY	AQ/AT
REVIEWED BY	AT
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

## ABBREVIATIONS:

AC	ACRE	CMP	CORRUGATED METAL PIPE	FDN	FOUNDATION	HORIZ	HORIZONTAL	MAX	MAXIMUM	PSI	POUNDS PER SQUARE INCH	SY	SQUARE YARD
ADA	AMERICANS WITH DISABILITIES ACT	CO	CLEANOUT	FES	FLARED END SECTION	HR	HOUR	MB	MAIL BOX	PVC	POLYVINYL CHLORIDE	T/C	TOP OF CURB
ADD	ADDENDUM	CONC	CONCRETE	FFE	FINISHED FLOOR ELEVATION	HWL	HIGH WATER LEVEL	MECH	MECHANICAL	PVMT	PAVEMENT	TEL	TELEPHONE
AFF	ABOVE FINISHED FLOOR	CONST	CONSTRUCTION	FPM	FEET PER MINUTE	HWY	HIGHWAY	MH	MANHOLE	QTY	QUANTITY	TEMP	TEMPORARY
AGG	AGGREGATE	CONT	CONTINUOUS	FPS	FEET PER SECOND	HYD	HYDRANT	MIN	MINIMUM	R	RIM	THRU	THROUGH
APPROX	APPROXIMATE	CY	CUBIC YARD	FT	FOOT, FEET	I	INVERT	MISC	MISCELLANEOUS	RD	RADIUS	TNTH	TOP NUT OF FIRE HYDRANT
ARCH	ARCHITECT, ARCHITECTURAL	C&G	CURB AND GUTTER	FTG	FOOTING	ID	INSIDE DIAMETER	NO	NUMBER	RCP	REINFORCED CONCRETE PIPE	TRANS	TRANSFORMER
BFE	BASEMENT FLOOR ELEVATION	DEMO	DEMOLITION	GA	GALLON	IN	INCH	NTS	NOT TO SCALE	RD	ROOF DRAIN	TV	TELEVISION
BIT	BITUMINOUS	DIA	DIAMETER	GAL	GALLON	INV	INVERT	NWL	NORMAL WATER LEVEL	REBAR	REINFORCING BAR	T/W	TOP OF WALL
CAD	COMPUTER-AIDED DESIGN	DIM	DIMENSION	GALV	GALVANIZED	IP	IRON PIPE	OC	ON CENTER	REM	REMOVE	TYP	TYPICAL
CB	CATCH BASIN	DS	DOWNSPOUT	GC	GENERAL CONTRACTOR	IPS	IRON PIPE SIZE	OCEW	ON CENTER EACH WAY	ROW	RIGHT OF WAY	UT	UTILITY, UNDERGROUND
CFS	CUBIC FEET PER SECOND	EA	EACH	GFE	GARAGE FLOOR ELEVATION	J-BOX	JUNCTION BOX	OH	OVERHEAD	R/W	RIGHT OF WAY	UT	UTILITY, UNDERGROUND
CF	CUBIC FOOT	ELEC	ELECTRICAL	GL	GUTTER LINE	JT	JOINT	OHD	OVERHEAD DOOR	OZ	OUNCE	VCP	VITRIFIED CLAY PIPE
CI	CAST IRON	ELEV	ELEVATION	GPM	GALLONS PER MINUTE	LF	LINEAR FEET	OP	OVERHEAD	SAN	SANITARY	W/O	WITHOUT
CIP	CAST IRON PIPE	EOF	EMERGENCY OVERFLOW	GV	GATE VALVE	LIN	LINEAR	PED	PEDESTAL, PEDESTRIAN	SCH	SCHEDULE	W/	WITH
CIPC	CAST IN PLACE CONCRETE	EQ	EQUAL	HDPE	HIGH DENSITY POLYETHYLENE	LPS	LOW PRESSURE STEAM	PERF	PERFORATED	SF	SQUARE FOOT	YD	YARD
CL	CONTROL JOINT	EX	EXISTING	HD	HEAVY DUTY	LS	LUMP SUM	PL	PROPERTY LINE	SPEC	SPECIFICATION	YR	YEAR
CL	CENTERLINE	FDC	FIRE DEPARTMENT CONNECTION	HH	HANDHOLE	LSO	LOWEST STRUCTURAL OPENING	PP	POLYPROPYLENE	SQ	SQUARE	STA	STATION

## PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL, (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
- CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN, WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS A MINIMUM OF 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1166).

## PROJECT INDEX:

**OWNER:**  
**BEACON INTERFAITH HOUSING COLLABORATIVE**  
**2610 UNIVERSITY AVE W SUITE 100 ST PAUL, MN 55114**  
**PH: 651.789.6260**

**PROJECT ADDRESS / LOCATION:**  
**1375 FROST AVE MAPLEWOOD, MN 55109**

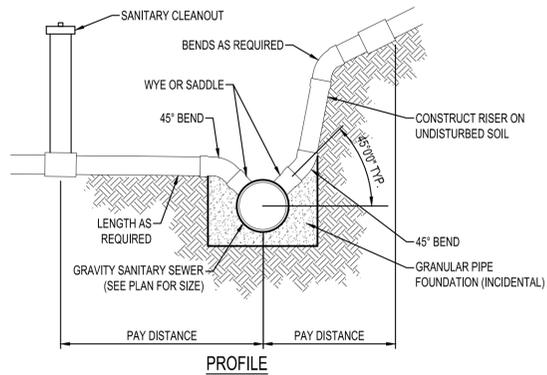
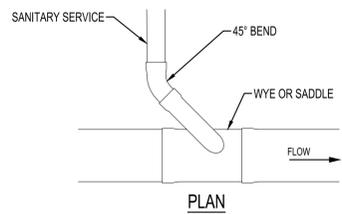
**MANAGING OFFICE:**  
  
**BLOOMINGTON OFFICE**  
**7900 INTERNATIONAL DRIVE SUITE 550 MINNEAPOLIS, MN 55425**  
**PHONE: 952.426.0699**  
  
**PROJECT MANAGER: AMANDA THOMAS**  
**EMAIL: AMANDA.THOMAS@ISGINC.COM**

**SPECIFICATIONS REFERENCE**  
ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF MAPLEWOOD REQUIREMENTS AND MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION, THE MnDOT SUPPLEMENTAL SPECIFICATIONS, SEPTEMBER 2022, THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA 2018, AND THE CURRENT VERSION OF THE MINNESOTA STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

**PROJECT DATUM**  
HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1996 ADJUSTMENT (NAD83(1996)) ON THE RAMSEY COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.  
**TOPOGRAPHIC SURVEY**  
ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.  
THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN APRIL 2023 BY POPE DESIGN GROUP.

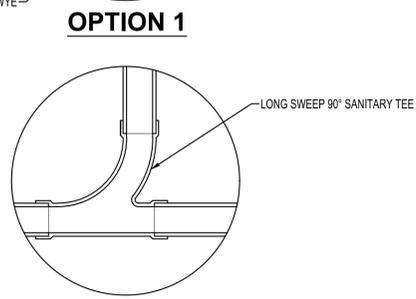
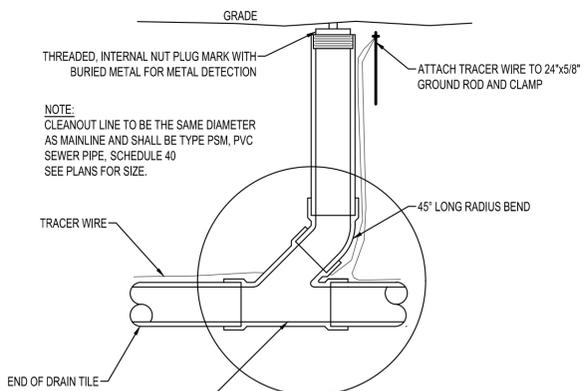
**TITLE**  
**G1-10**

PRELIMINARY NOT FOR CONSTRUCTION

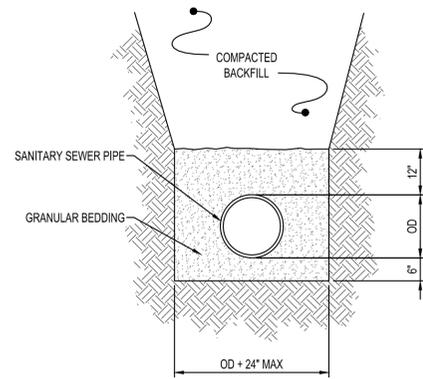


- NOTES:**
- MARK LOCATION W/ 2X2 WOOD POST W/ 6" MIN. BURY DEPTH. INSTALL PVC CAP IF NOT CONNECTING TO EXISTING SERVICE.
  - PAY DISTANCE IS BASED ON THE HORIZONTAL DIMENSION AS SHOWN ON THE DETAIL.
  - STUBS SHALL BE PLACED AT A MINIMUM DEPTH OF 12' AT THE UPSTREAM END, UNLESS A SHALLOWER DEPTH IS APPROVED BY THE ENGINEER.
  - CONTRACTOR SHALL VERIFY DEPTH & LOCATION OF EXISTING SANITARY SERVICE PRIOR TO PLACING THE NEW SANITARY PIPE.
  - TERMINATE WITH CLEAN OUT IN THE ABSENCE OF CONNECTION TO EXISTING SERVICE.

**TYPICAL SANITARY SERVICE**  
NTS



**SANITARY CLEANOUT**  
NTS



- NOTES:**
- GRANULAR BEDDING AND ENCASEMENT FOR SANITARY SEWER PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

**PIPE BEDDING SANITARY SEWER**  
NTS

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DATE: \_\_\_\_\_ LIC. NO. 28821

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PROJECT

**GLADSTONE CROSSING**

MAPLEWOOD MINNESOTA

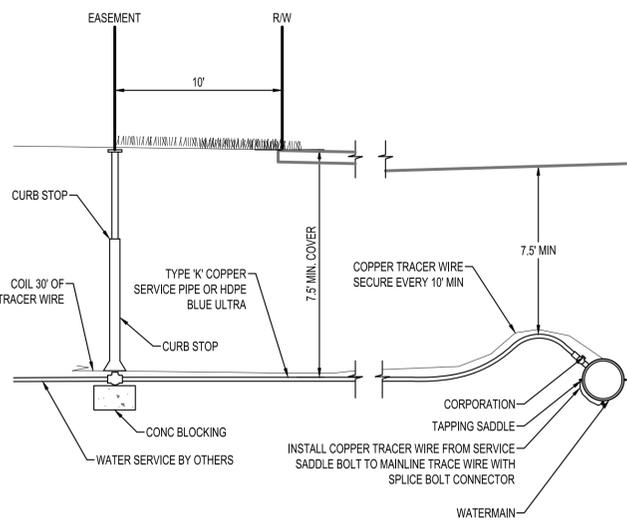
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 23-29050  
FILE NAME 29050 CO-DETAILS  
DRAWN BY AQ  
DESIGNED BY AQ/AT  
REVIEWED BY AT  
ORIGINAL ISSUE DATE --/--  
CLIENT PROJECT NO. -

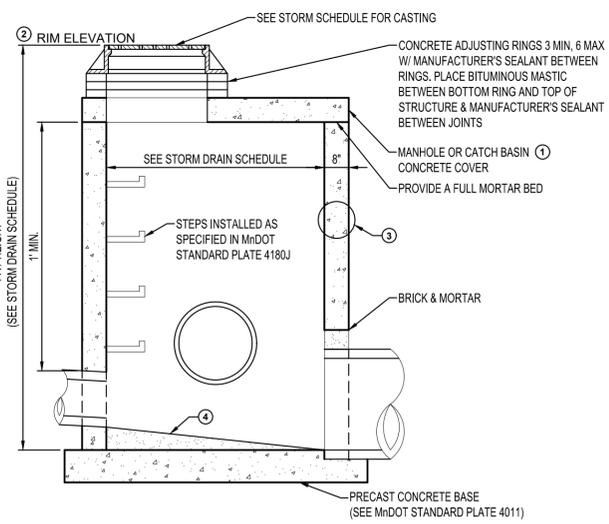
TITLE

**SITE DETAILS**

SHEET  
**C0-10**

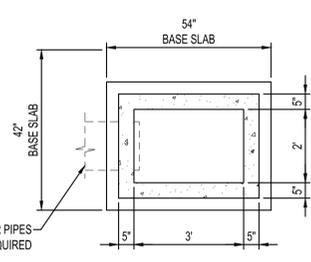
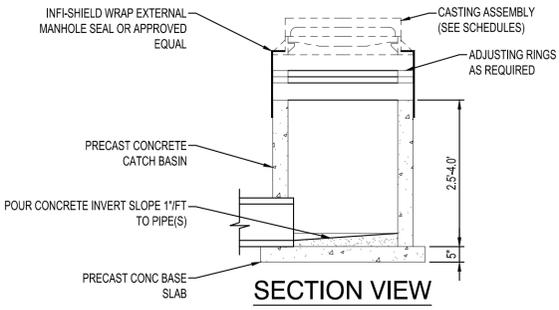


**TYPICAL WATER SERVICE**  
NTS



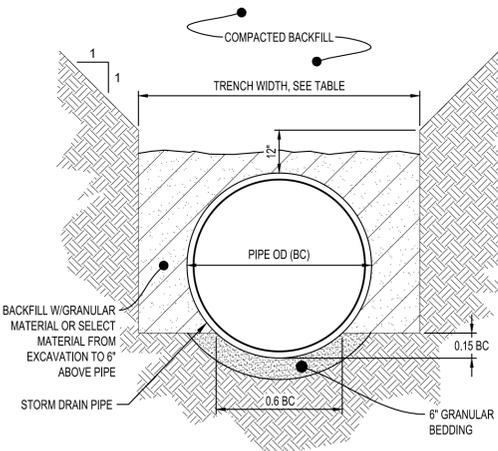
- NOTES:**
- WHEN USED AS A CATCH BASIN AND REQUIRING A RECTANGULAR OPENING, USE 4022 CONCRETE COVER.
  - WHEN REFERRING TO A CURB CATCH BASIN, USE TOP BACK OF CURB ELEVATION.
  - WALL CONSTRUCTION MAY BE: CLASS II PRECAST PIPE (MNDOT STANDARD PLATE 3000); CAST IN PLACE CONCRETE MEETING THE REQUIREMENTS OF CLASS II PIPE; OR MASONRY CONSTRUCTION, BRICK OR BLOCK (MNDOT STANDARD PLATE 4000).
  - PROVIDE MORTAR FILLETS TO FIT BOTTOM PORTIONS OF PIPE TO DIRECT FLOW TO OUTLET.

**4020 MANHOLE OR CATCH BASIN**  
NTS



- NOTES:**
- INF-SHIELD WRAP EXTERNAL MANHOLE SEAL, OR APPROVED EQUAL, SHALL BE PLACED AROUND CASTING AND ADJUSTING RINGS.

**TYPE 1 CATCH BASIN**  
NTS



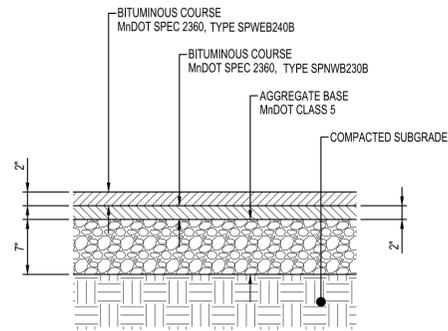
TRENCH WIDTH	
PIPE Ø	TRENCH WIDTH
36" OR LESS	BC + 24"
42" TO 54"	1.5 x BC
60" OR OVER	BC + 36"

- NOTES:**
- GRANULAR BEDDING AND BACKFILL FOR STORM DRAIN PIPES SHALL BE INCIDENTAL TO STORM DRAIN CONSTRUCTION

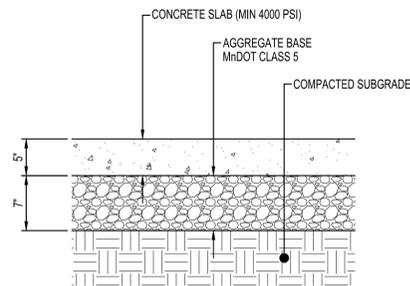
**NON-CONCRETE STORM DRAIN PIPE BEDDING**  
NTS



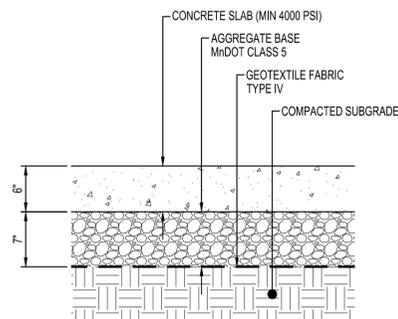
PRELIMINARY NOT FOR CONSTRUCTION



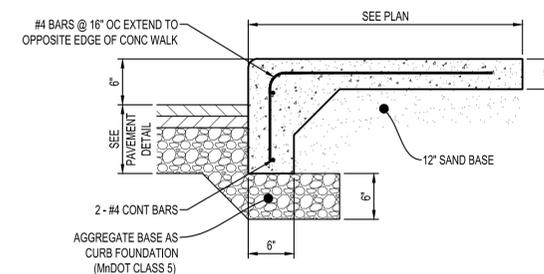
**STANDARD BITUMINOUS PAVEMENT**  
NTS



**STANDARD CONCRETE PAVEMENT**  
NTS



**HEAVY DUTY CONCRETE PAVEMENT**  
NTS



**TURN DOWN CONCRETE WALK**  
NTS

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PROJECT

**GLADSTONE CROSSING**

MAPLEWOOD MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

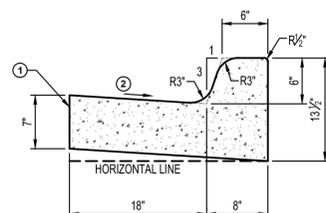
PROJECT NO.	23-29050
FILE NAME	29050 C0-DETAILS
DRAWN BY	AQ
DESIGNED BY	AQ/AT
REVIEWED BY	AT
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

**SITE DETAILS**

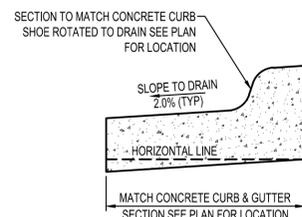
SHEET

**C0-11**

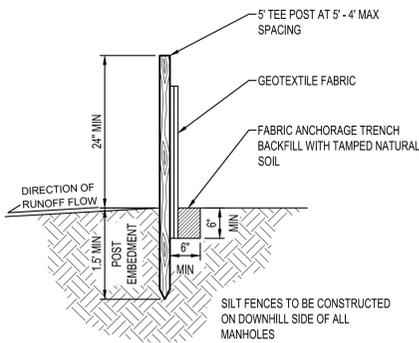


- NOTES:**
- LONGITUDINAL JOINT WHEN ADJACENT TO RIGID PAVEMENT OR BASE.
  - SLOPE 0.06FT/FT NORMAL, UNLESS OTHERWISE SPECIFIED. IF A DIFFERENT GUTTER SLOPE IS PERMITTED, THE FORM MAY BE TILTED.
  - CURB AND GUTTER FOUNDATION SHALL CONSIST OF MINIMUM 6" THICK MNDOT CLASS 5 AGGREGATE BASE, EXTENDED A MINIMUM OF 12" BEHIND THE BACK OF CURB.

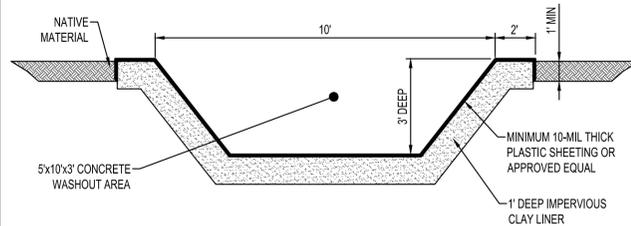
**B618 CONCRETE CURB & GUTTER**  
NTS



**REVERSE PITCH CONCRETE CURB & GUTTER**  
NTS



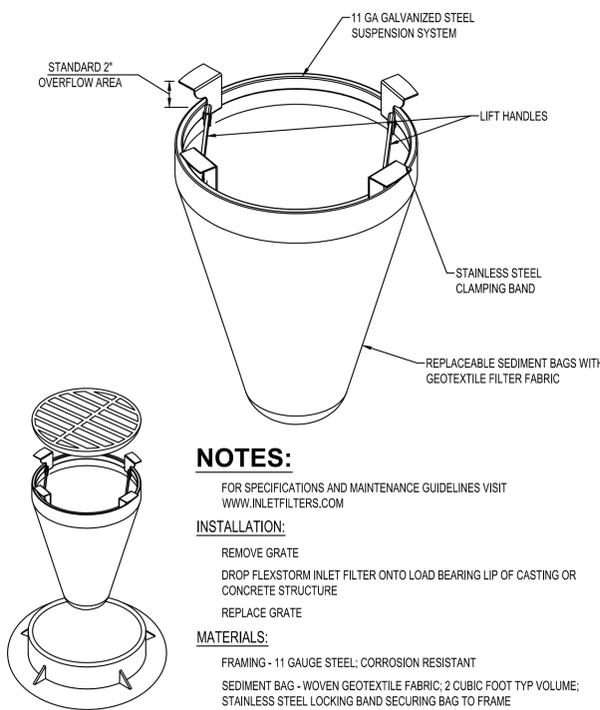
**SILT FENCE**  
NTS



**NOTES:**

- CONTRACTOR SHALL INSTALL A SIGN INDICATING THE CONCRETE WASHOUT AREA.
- CONTRACTOR SHALL MAINTAIN WASHOUT AREA TO REMOVE MATERIALS BEYOND 75% CAPACITY.
- WASHOUT AREA SHALL NOT BE PLACED WITHIN 50' OF STORM DRAINS, OPEN DITCHES OR BODIES OF WATER.
- CONTRACTOR SHALL INSPECT WASHOUT AREA AS NECESSARY TO PREVENT LEAKS AND OVER TOPPING.
- WASHOUT AREA SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.

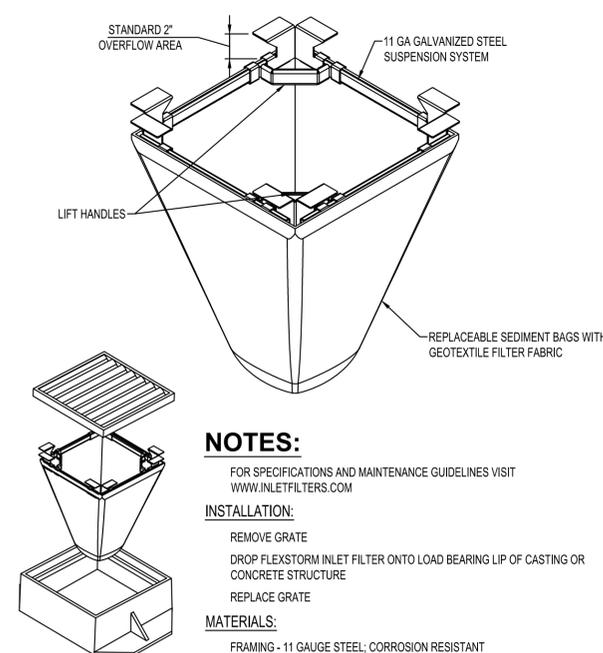
**CONCRETE WASHOUT**  
NTS



**NOTES:**

- FOR SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT [WWW.INLETFILTERS.COM](http://WWW.INLETFILTERS.COM)
- INSTALLATION:**
  - REMOVE GRATE
  - DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
  - REPLACE GRATE
- MATERIALS:**
  - FRAMING - 11 GAUGE STEEL; CORROSION RESISTANT
  - SEDIMENT BAG - WOVEN GEOTEXTILE FABRIC; 2 CUBIC FOOT TYP VOLUME;
  - STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME

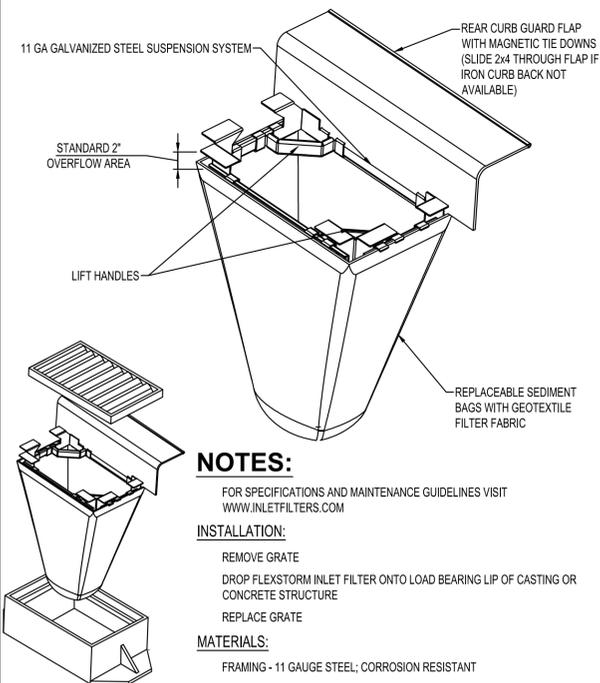
**ROUND FILTER INLET PROTECTION**  
NTS



**NOTES:**

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- INSTALLATION:**
  - REMOVE GRATE
  - DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
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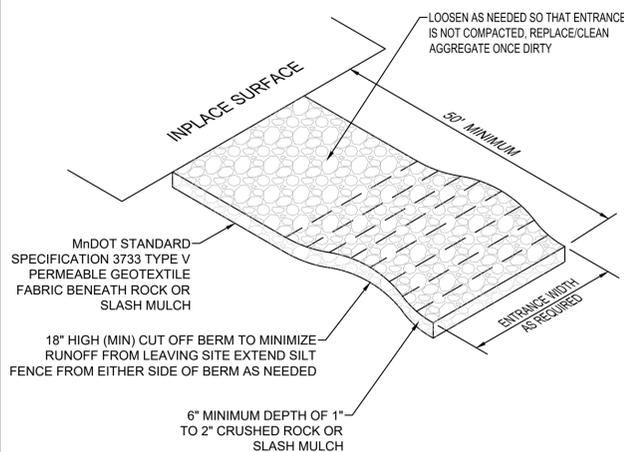
**RECTANGULAR FILTER INLET PROTECTION**  
NTS



**NOTES:**

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- INSTALLATION:**
  - REMOVE GRATE
  - DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
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  - STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME

**CURB BOX FILTER INLET PROTECTION**  
NTS



**STABILIZED CONSTRUCTION EXIT**  
NTS

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PROJECT

**GLADSTONE CROSSING**

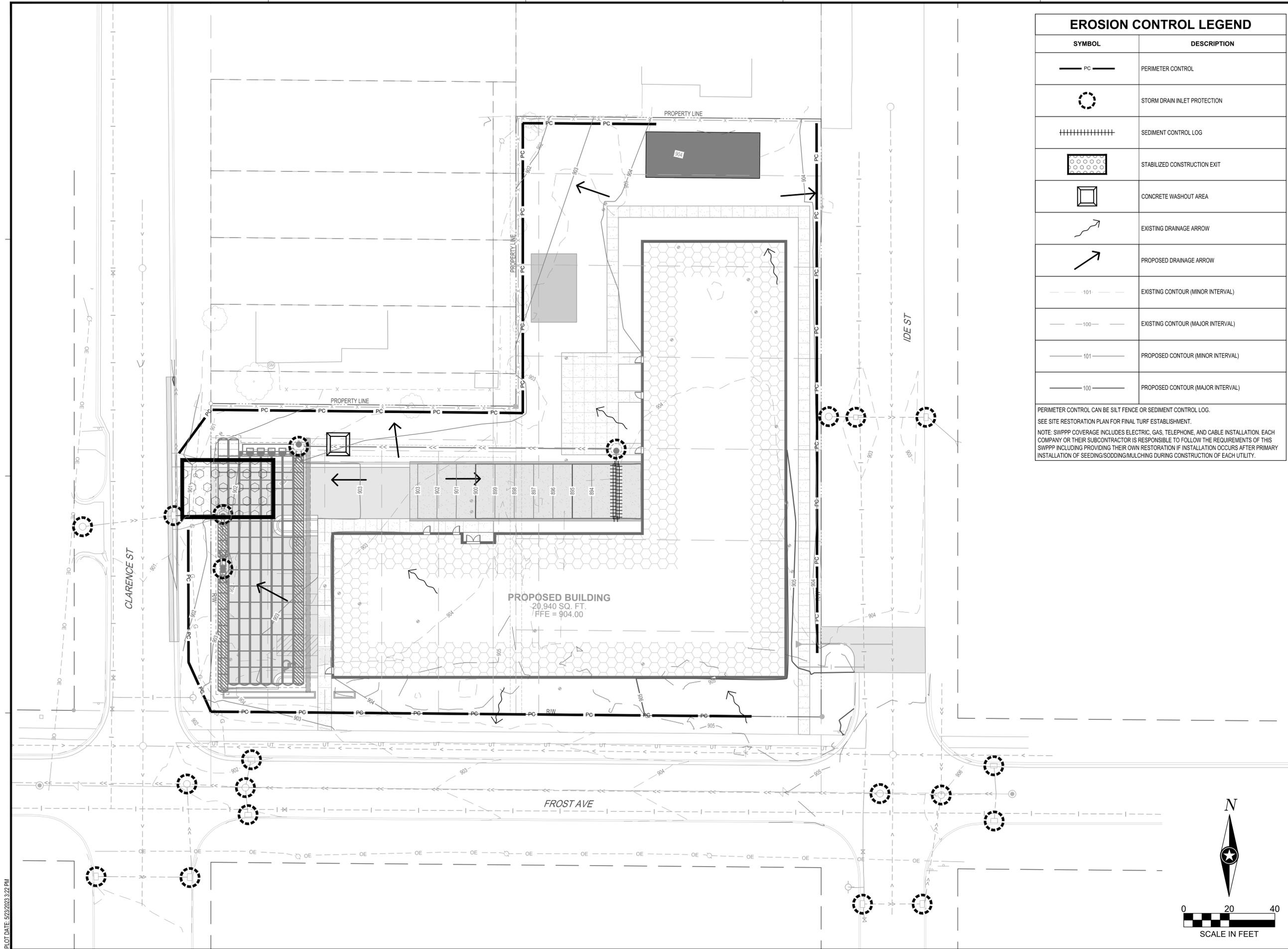
MAPLEWOOD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-29050
FILE NAME	29050 C1-SWPPP DETAILS
DRAWN BY	AQ
DESIGNED BY	AQ/IAT
REVIEWED BY	AT
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE  
**SWPPP DETAILS**

SHEET  
**C1-20**



PLOT DATE: 5/23/2023 3:22 PM

**EROSION CONTROL LEGEND**

SYMBOL	DESCRIPTION
— PC —	PERIMETER CONTROL
⊙	STORM DRAIN INLET PROTECTION
	SEDIMENT CONTROL LOG
⊠	STABILIZED CONSTRUCTION EXIT
□	CONCRETE WASHOUT AREA
~>	EXISTING DRAINAGE ARROW
→	PROPOSED DRAINAGE ARROW
--- 101 ---	EXISTING CONTOUR (MINOR INTERVAL)
--- 100 ---	EXISTING CONTOUR (MAJOR INTERVAL)
--- 101 ---	PROPOSED CONTOUR (MINOR INTERVAL)
--- 100 ---	PROPOSED CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.  
 SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.  
 NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.



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**AMANDA THOMAS**

DATE: \_\_\_\_\_ LIC. NO. 28821

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PROJECT

**GLADSTONE CROSSING**

MAPLEWOOD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

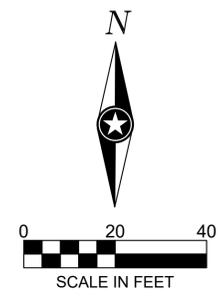
PROJECT NO.	23-29050
FILE NAME	29050 C1-SWPPP
DRAWN BY	AQ
DESIGNED BY	AQ/AT
REVIEWED BY	AT
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

**SWPPP**

SHEET

**C1-30**



**PRELIMINARY NOT FOR CONSTRUCTION**



REMOVAL LEGEND	
SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE WALK
	DEMOLISH BUILDING
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.  
PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

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PROJECT

**GLADSTONE CROSSING**

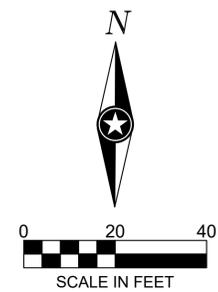
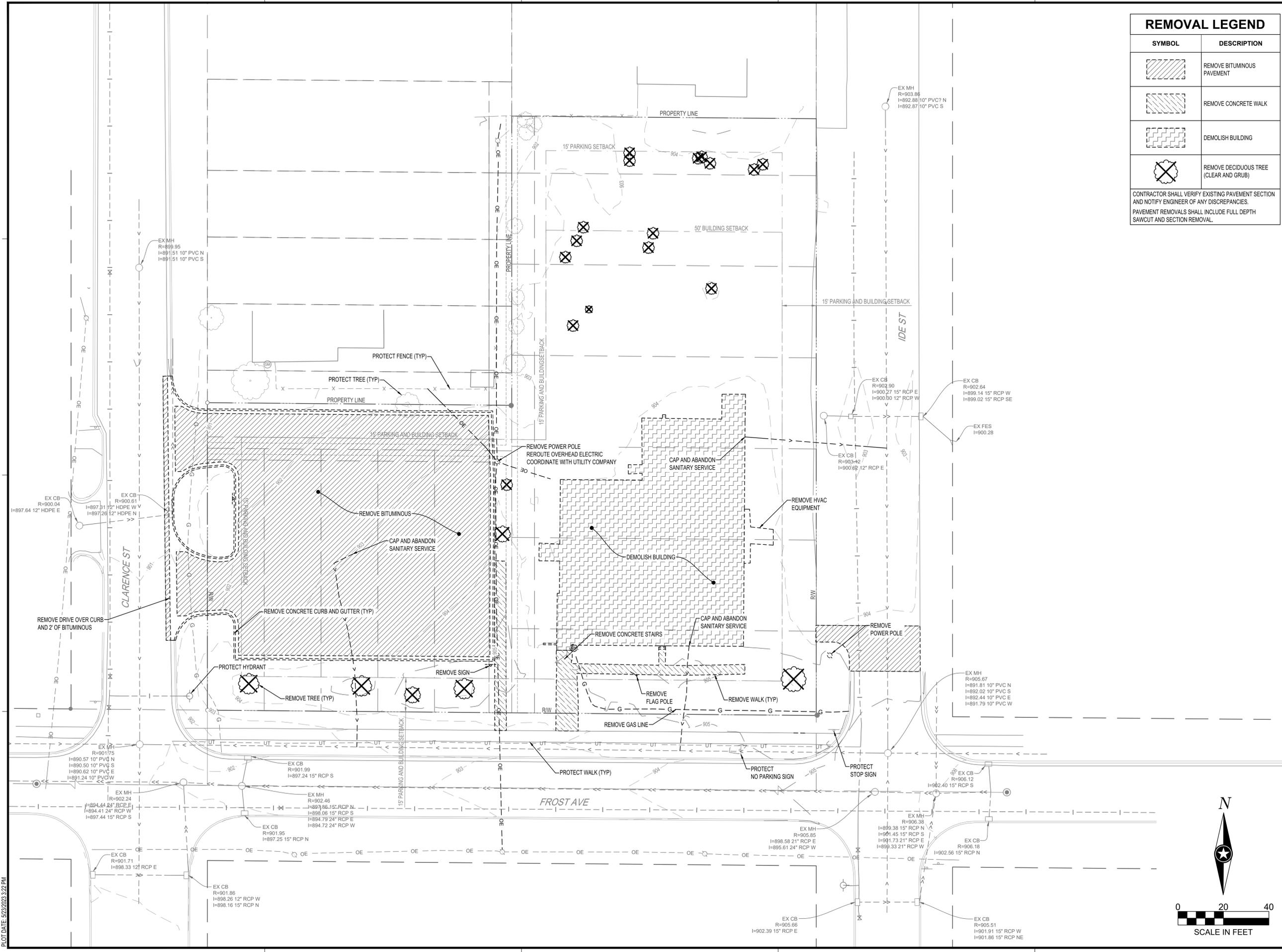
MAPLEWOOD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 23-29050  
FILE NAME 29050 C2-REMOVAL  
DRAWN BY AQ  
DESIGNED BY AQ/AT  
REVIEWED BY AT  
ORIGINAL ISSUE DATE --/--  
CLIENT PROJECT NO. -

TITLE  
**EXISTING SITE AND REMOVAL PLAN**

SHEET  
**C2-10**



PLT DATE: 5/23/2023 3:22 PM

**PRELIMINARY NOT FOR CONSTRUCTION**



### SITE SUMMARY

<b>PROJECT ADDRESS/LOCATION:</b>	1375 FROST AVENUE MAPLEWOOD, MN 55109	
<b>ZONING:</b>	MIXED USE	
<b>SITE/LOT AREA:</b>	53,198 SF	(1.2 AC)
<b>REQUIRED SETBACKS</b>		
	PARKING	BUILDING
<b>FRONT YARD</b>	15'	15'
<b>SIDE YARD</b>	15'	15'
<b>REAR YARD</b>	15'	50'
<b>PARKING DATA</b>		
<b>LAND USE CLASSIFICATION</b>	MULTIPLE DWELLING BUILDING	
<b>PARKING SPACES REQUIRED (CODE)</b>	TWO SPACES FOR EACH HOUSEKEEPING UNIT. ONE OF THESE SPACES MUST BE ENCLOSED.	
<b>GOVERNING INFORMATION</b>	CITY OF MAPLEWOOD CODE OF ORDINANCES	
<b>PARKING SPACES REQUIRED</b>	40 UNITS (80 SPACES)	
<b>PARKING STALLS PROVIDED</b>		
STANDARD	58	
ACCESSIBLE	3	
<b>TOTAL</b>	<b>61</b>	

### PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE WALK
	REVERSE PITCH CONCRETE CURB AND GUTTER

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PROJECT

## GLADSTONE CROSSING

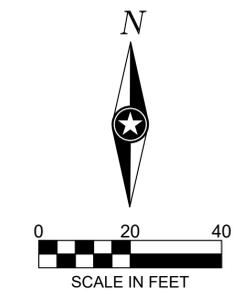
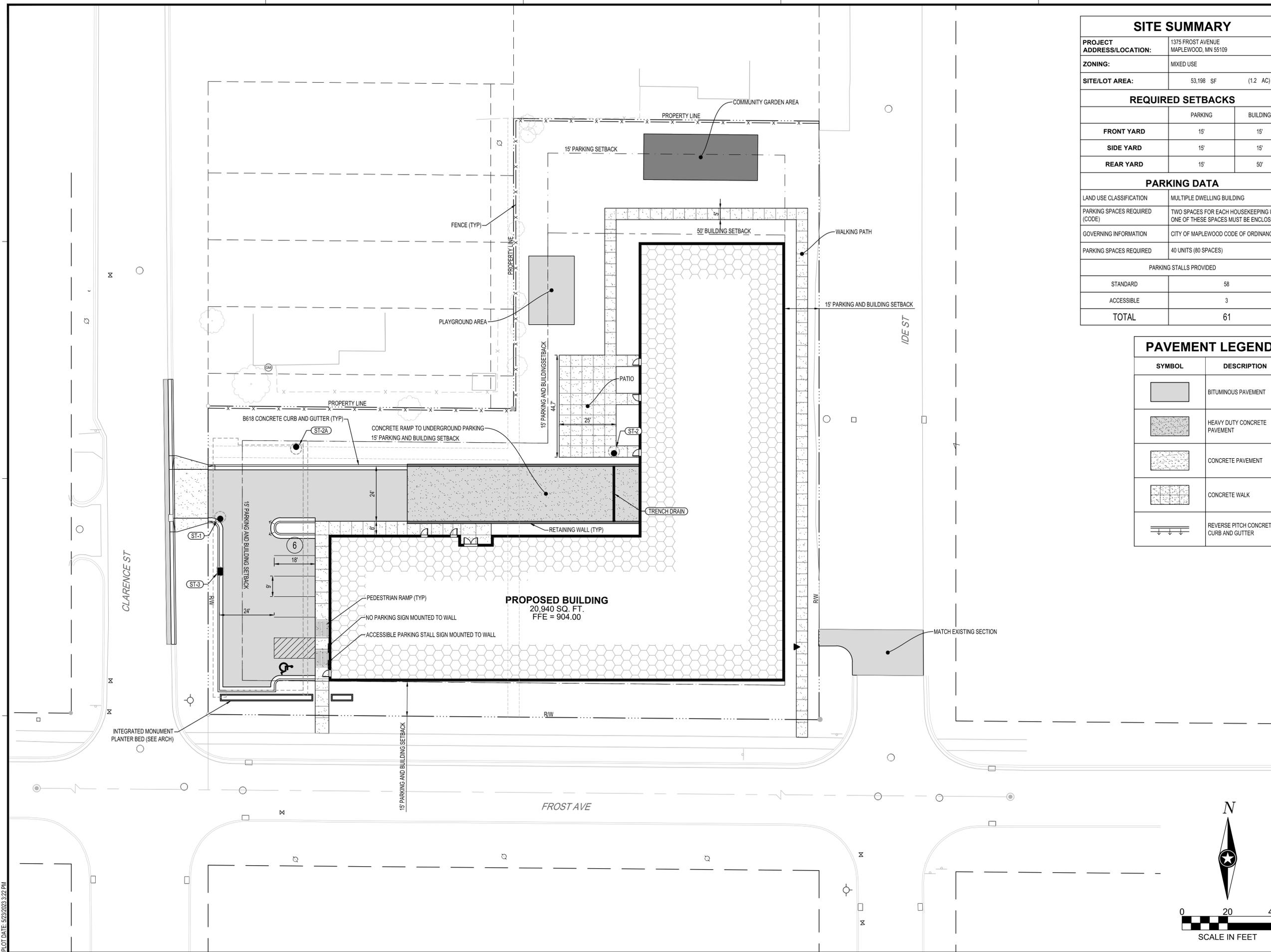
MAPLEWOOD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 23-29050  
FILE NAME 29050 C3-SITE  
DRAWN BY AQ  
DESIGNED BY AQ/AT  
REVIEWED BY AT  
ORIGINAL ISSUE DATE --/--  
CLIENT PROJECT NO. -

## SITE PLAN

SHEET  
**C3-10**



PLOT DATE: 5/23/2023 3:22 PM

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



PRELIMINARY NOT FOR CONSTRUCTION

STORM DRAIN STRUCTURE SCHEDULE										
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	PAY HEIGHT (LN FT)	* TOP OF CASTING ELEVATION	SUMP ELEVATION	SUMP DEPTH	OUTLET INVERT	OUTLET PIPE
ST-1	MnDOT 4020	48 Ø	RC	NEENAH R-1733 "STORM SEWER" IN COVER	6.88	901.93	895.05	2.00'	897.65	P-1
ST-2	MnDOT 4020	48 Ø	RC	NEENAH R-1733 "STORM SEWER" IN COVER	12.40	903.84	891.43	0.00'	900.30	P-2
ST-2A	MnDOT 4020	48 Ø	RC	NEENAH R-1733 "STORM SEWER" IN COVER	8.67	902.63	893.96	3.00'	896.96	NE INLET MANIFOLD
ST-3	CATCH BASIN (TYPE 1)	36 x 24	RC	NEENAH 3067-VB	8.45	902.41	893.96	3.00'	896.96 896.96	SW INLET MANIFOLD 1 SW INLET MANIFOLD 2

\* TOP OF CASTING ELEVATIONS ON CURB STYLE CATCH BASINS = TOP BACK OF CURB BOX, NOT GUTTER ELEVATION

STORM DRAIN PIPE SCHEDULE									
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
P-1	ST-1	897.65	EX CB	897.50	12	HDPE	TYPE S	0.73%	21
P-2	ST-2	900.30	ST-2A	899.60	12	HDPE	TYPE S	0.50%	139
P-3	TRENCH DRAIN	891.50	ST-2	891.43	12	HDPE	TYPE S	1.00%	7

UTILITY LEGEND		
EXISTING		PROPOSED
--- >> ---	STORM DRAIN	--- >> ---
--- > ---	SANITARY SEWER	--- > ---
---    ---	SANITARY SEWER FORCEMAIN	---    ---
---   ---	WATER MAIN	---   ---
--- G ---	GAS	--- G ---
--- OE ---	OVERHEAD ELECTRIC	--- OE ---
--- UE ---	UNDERGROUND ELECTRIC	--- UE ---
--- UT ---	UNDERGROUND TELEPHONE	--- UT ---
--- UTV ---	UNDERGROUND TV	--- UTV ---
--- OHL ---	OVERHEAD UTILITY	--- OHL ---
--- UTL ---	UNDERGROUND UTILITY	--- UTL ---
--- FBO ---	FIBER OPTIC	--- FBO ---

NOTE:  
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

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PROJECT

### GLADSTONE CROSSING

MAPLEWOOD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

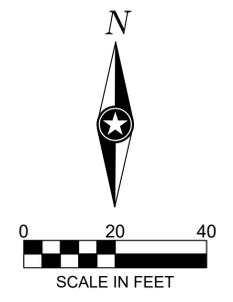
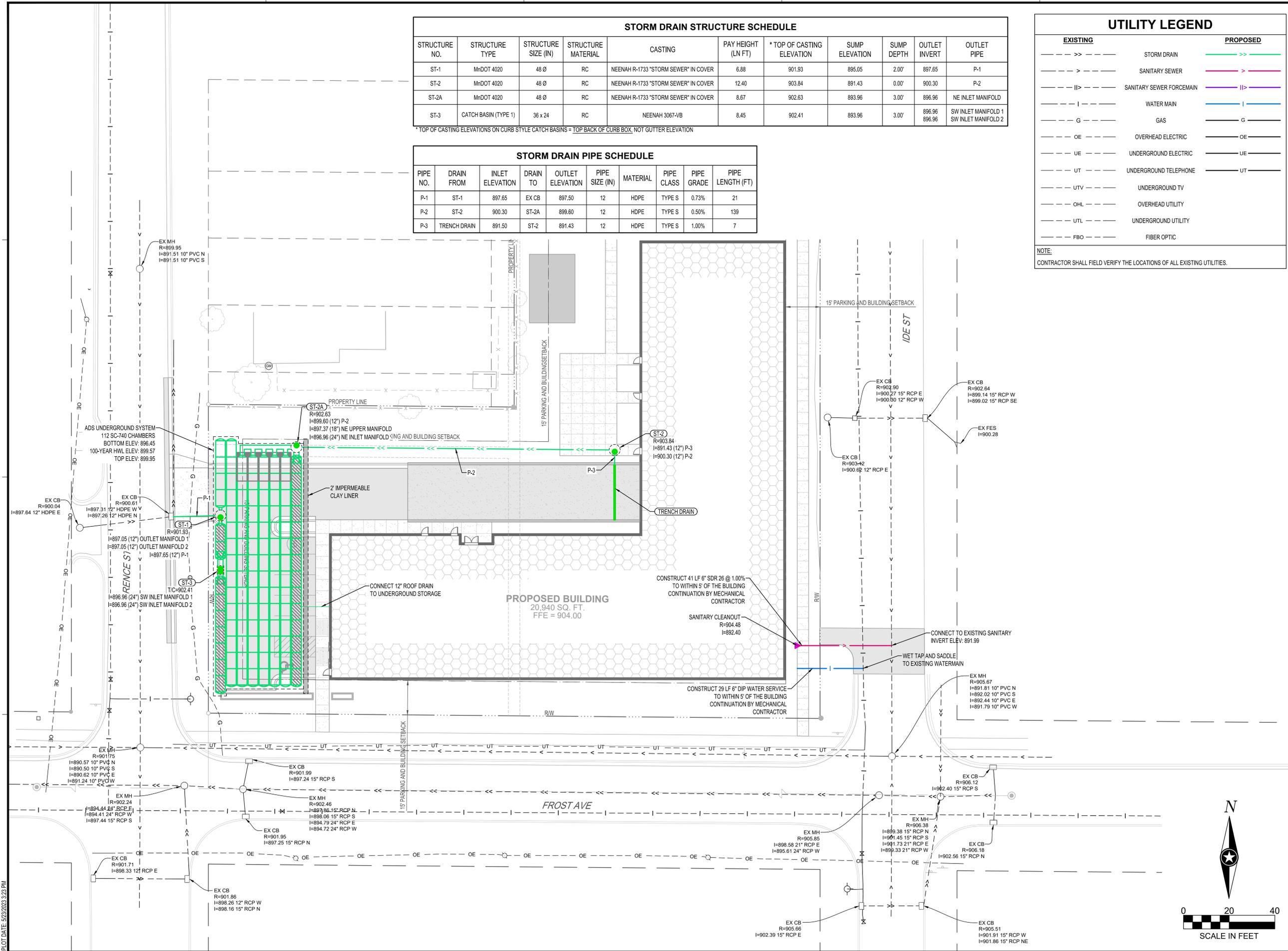
PROJECT NO. 23-29050  
 FILE NAME 29050 C3-UTILITY  
 DRAWN BY AQ  
 DESIGNED BY AQ/IAT  
 REVIEWED BY AT  
 ORIGINAL ISSUE DATE --/--  
 CLIENT PROJECT NO. --

TITLE

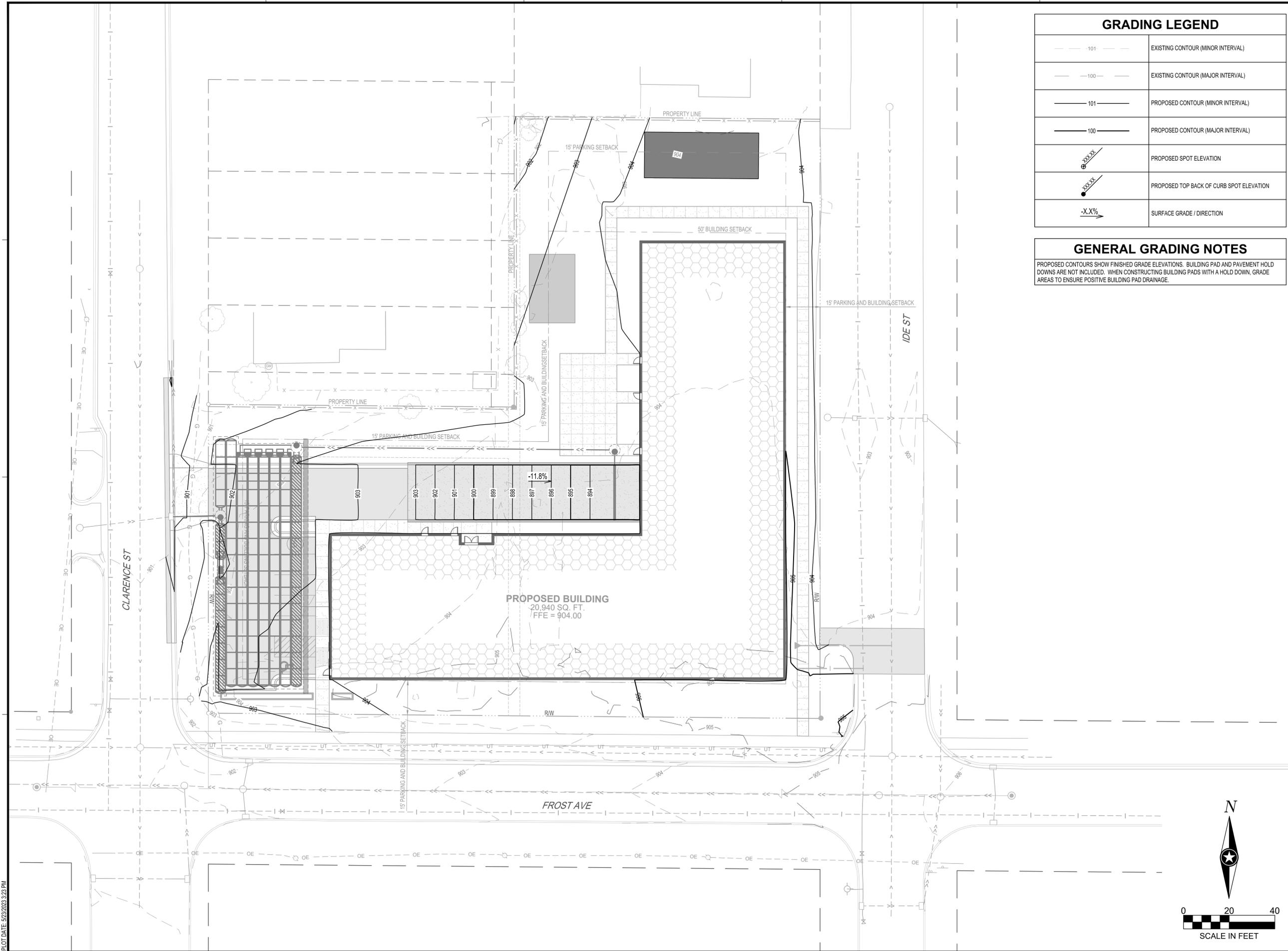
### SITE UTILITY PLAN

SHEET

# C3-20



PLOT DATE: 5/23/2023 3:23 PM



**GRADING LEGEND**

	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB SPOT ELEVATION
	SURFACE GRADE / DIRECTION

**GENERAL GRADING NOTES**

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.



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PROJECT

**GLADSTONE CROSSING**

MAPLEWOOD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

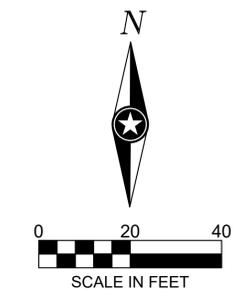
PROJECT NO.	23-29050
FILE NAME	29050 C4-GRADING
DRAWN BY	AQ
DESIGNED BY	AQ/AT
REVIEWED BY	AT
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

**GRADING PLAN**

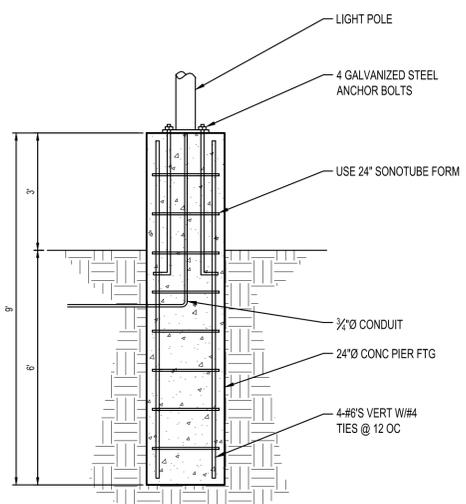
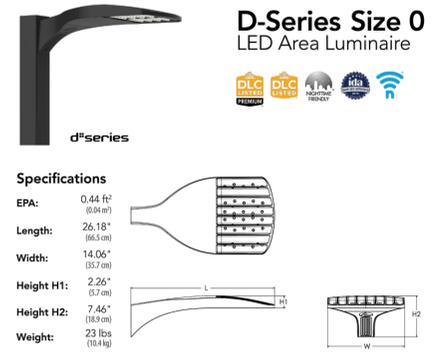
SHEET

**C4-10**





LIGHT FIXTURE SCHEDULE											
Label	Manufacturer	Catalog Number	Description	Lamp	Mounting/Pole Height	Lamp Lumens	LLF	Watts (120-277V)	Pole Specifications	Remarks	Quantity
A	Lithonia	DSXO LED P1 27K 80 CRI T3M MVOLT SPA PER EGRS DDBXD	LED Area Light	LED	16'	4597	0.9	34	SSS 13 4C PT DM19AS VD DDBXD	ONE FIXTURE AT 90 DEGREES. PROVIDE WITH ACCESSORY #DLL 127F 1.5 JU	1
A2	Lithonia	DSXO LED P1 27K 80 CRI T2M MVOLT SPA PER EGRS DDBXD	LED Area Light	LED	16'	4545	0.9	34	SSS 13 4C PT DM19AS VD DDBXD	ONE FIXTURE AT 90 DEGREES. PROVIDE WITH ACCESSORY #DLL 127F 1.5 JU	1
B	Nuvo	62-1144R1	Up/Down Sconce	LED	8'	1800	0.9	20	N/A	N/A	8
C	Alcon	14133-6	Recessed Can	LED	12'	850	0.9	12	N/A	N/A	6



**NOTES:**  
 LIGHT POLE BASE INSTALLED AND PROVIDED BY ELECTRICAL CONTRACTOR

**ROUND 3' LIGHT POLE BASE**  
 NTS

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PROJECT

**GLADSTONE CROSSING**

MAPLEWOOD MINNESOTA

REVISION SCHEDULE		
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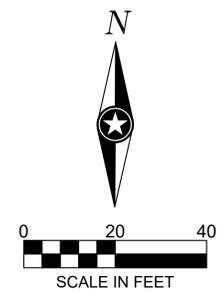
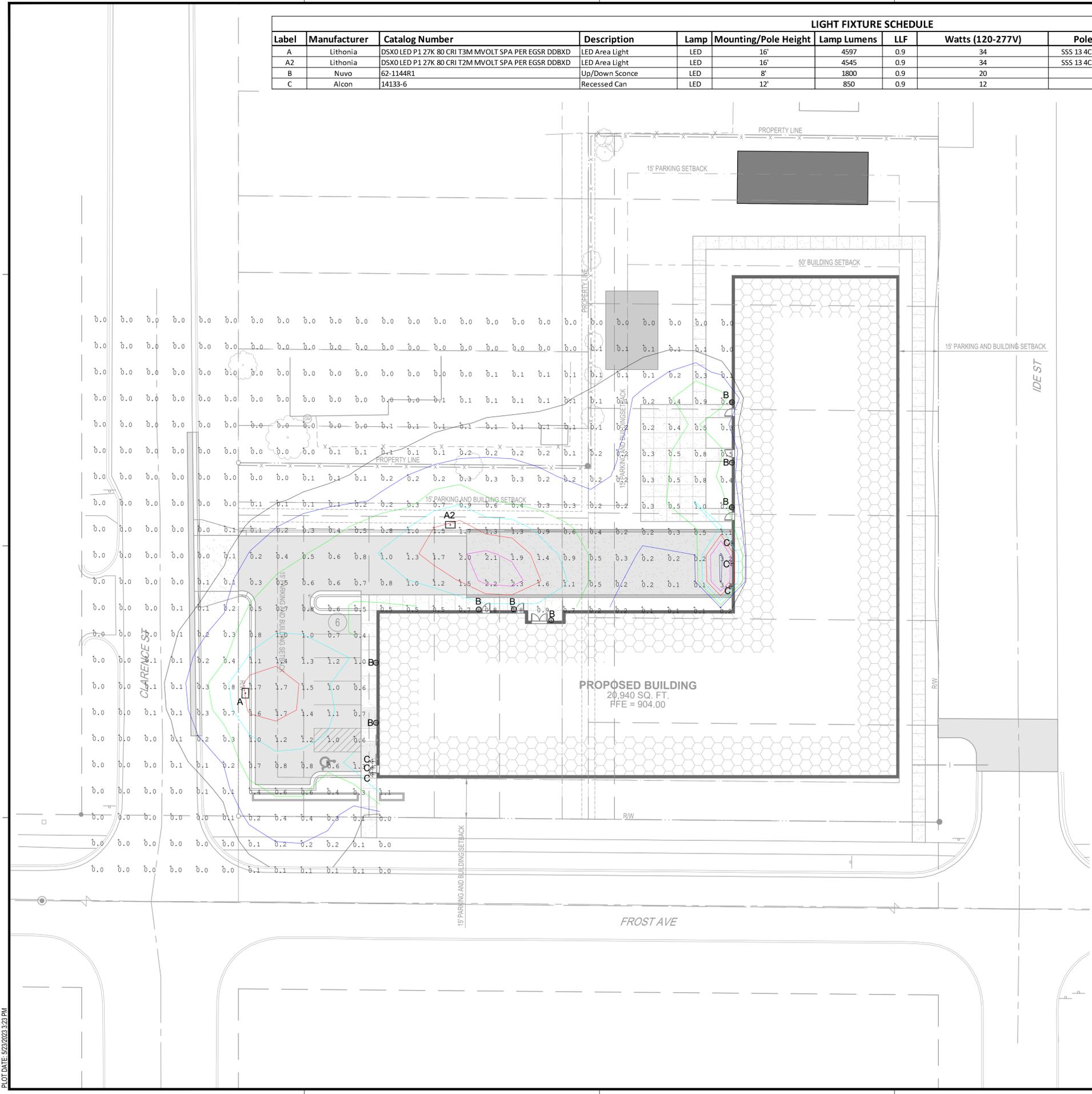
PROJECT NO. 23-29050  
 FILE NAME 29050 E2-LIGHT  
 DRAWN BY AQ  
 DESIGNED BY AQ/AT  
 REVIEWED BY AT  
 ORIGINAL ISSUE DATE --/--  
 CLIENT PROJECT NO. -

TITLE

**SITE PHOTOMETRIC PLAN**

SHEET

**E2-10**



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