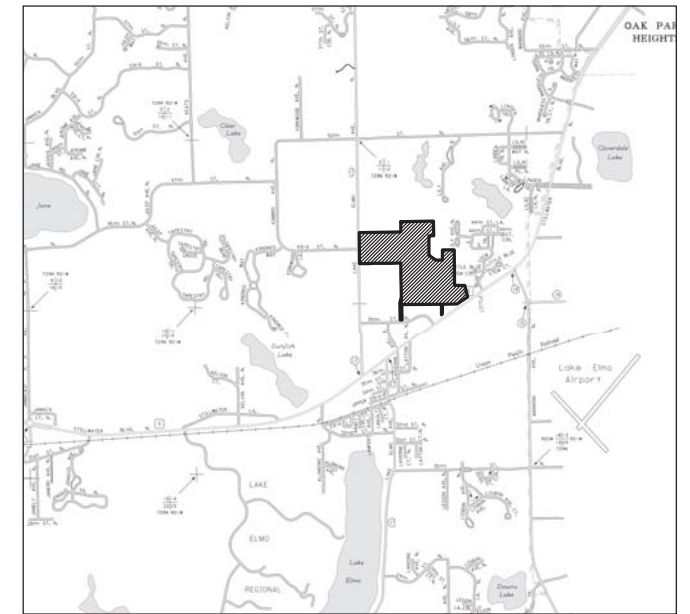
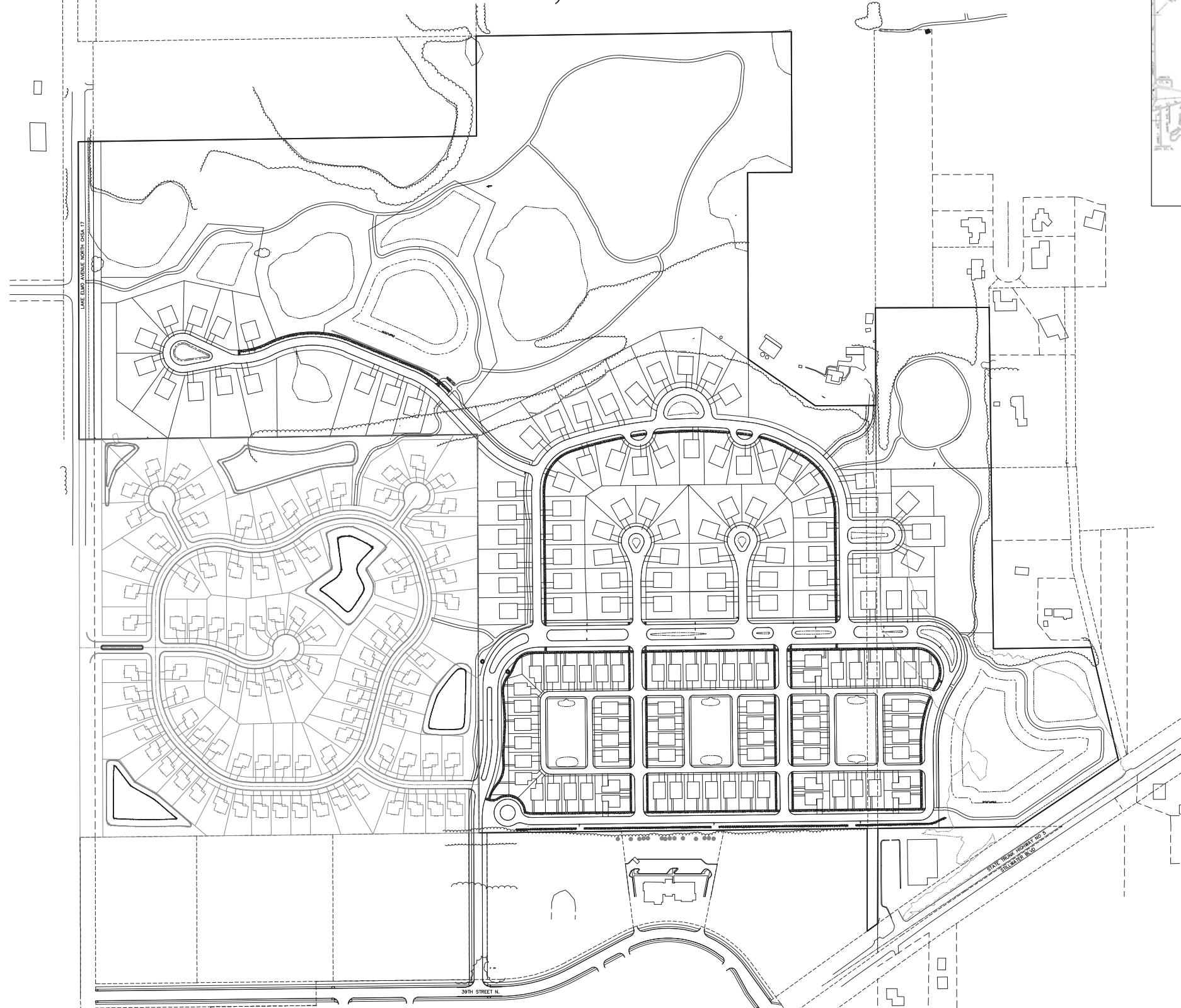
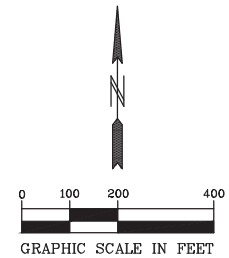


WILDFLOWER AT LAKE ELMO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT LAKE ELMO, MINNESOTA



LOCATION MAP



PREPARED BY PIONEER ENGINEERING, P.A.

KEITH A. WILLENBRING
REGISTERED PROFESSIONAL CIVIL ENGINEER
25504
REG. NO.

PETER J. HAWKINSON
REGISTERED PROFESSIONAL LAND SURVEYOR
42299
REG. NO.

DEVELOPER
ROBERT ENGSTROM COMPANIES
4801 WEST 81ST STREET, SUITE 101
MINNEAPOLIS, MINNESOTA 55437-1111
CONTACT: ROBERT ENGSTROM
ROBERTTEENGRSTROM@GMAIL.COM
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LANDOWNER
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(952) 893-1001

PROPOSED DEVELOPMENT PHASING
MASS GRADING TO BE PERFORMED IN ONE PHASE.
UTILITY AND STREET CONSTRUCTION TO BE PERFORMED
IN THREE PHASES.

- SHEET INDEX**
- 1. COVER SHEET
 - 2. LEGENDS
 - 3-4. EXISTING CONDITIONS
 - 5. OWNERSHIP AND LAND USE
 - 6-7. PRELIMINARY PLAT
 - 8-10. PRELIMINARY SITE PLAN
 - 11-19. PRELIMINARY GRADING PLAN
 - 20-21. EROSION CONTROL PLAN
 - 22-25. STREET PROFILES
 - 26-34. PRELIMINARY UTILITY PLAN
 - 35-37. DETAILS
- L1-5. LANDSCAPE PLAN
T1. TREE PRESERVATION PLAN

PIONEERengineering
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I hereby certify that this plan 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

Name: Keith A. Willenbring
Reg. No.: 25504
Date: 11-05-14

Revisions:
1. 02-04-15 City Comments

Date: 11-05-14
Designed: KAW/BJM
Drawn: KAW/BJM

COVER SHEET

ROBERT ENGSTROM COMPANIES
4801 WEST 81ST STREET, SUITE 101
MINNEAPOLIS, MINNESOTA 55437-1111

WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

1 OF 37

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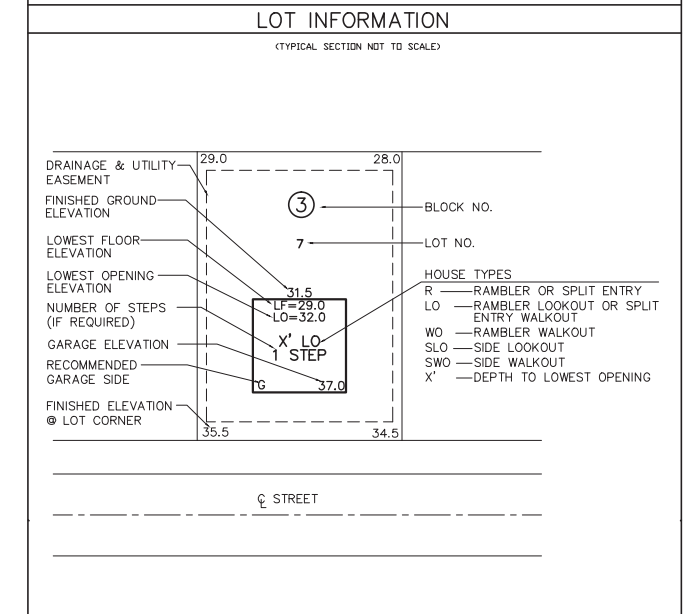
LEGEND			
EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SANITARY MANHOLE
			SANITARY SEWER (SANITARY & WATERMAIN PLANS) SANITARY SEWER (STORM SEWER PLANS)
			FORCE MAIN
			HYDRANT
			GATE VALVE
			REDUCER
			CURB STOP
			WATERMAIN (SANITARY & WATERMAIN PLANS) WATERMAIN (STORM SEWER PLANS)
			CATCH BASIN
			BEEHIVE
			STORM MANHOLE
			FLARED END SECTION
			CONTROL STRUCTURE
			STORM SEWER (SANITARY & WATERMAIN PLANS) STORM SEWER (STORM SEWER PLANS)
			CULVERT
			PERFORATED DRAINTILE
			SOLID DRAINTILE SERVICE
			CASING
			UNDERGROUND ELECTRIC LINE
			UNDERGROUND FIBER OPTIC LINE
			UNDERGROUND GAS LINE
			UNDERGROUND PETROLEUM LINES
			UNDERGROUND TELEPHONE LINES
			UNDERGROUND TELEVISION LINE
			OVERHEAD UTILITY LINES
			DESCRIPTION
			SURMOUNTABLE CURB & GUTTER
			B-STYLE CURB & GUTTER
			RIBBON CURB & GUTTER
			EDGE OF BITUMINOUS
			YELLOW PAVEMENT STRIPING (SINGLE/DOUBLE)
			WHITE PAVEMENT STRIPING (SINGLE/DOUBLE)
			PHASE LINE
			CENTERLINE
			2' CONTOUR LINE
			10' CONTOUR LINE
			POND OUTLET LINE
			POND HIGH WATER LINE
			PROPOSED SPOT ELEVATION
			EMERGENCY OVERFLOW
			DRAINAGE FLOW ARROW
			DELINEATED / PROPOSED WETLAND LINE
			TREE LINE
			FEMA FLOODPLAIN BOUNDARY
			RETAINING WALL
			FENCE (BARBED WIRE)
			FENCE (CHAIN LINK)
			FENCE (WOOD)
			CONSERVATION AREA SIGN
			WETLAND BUFFER SIGN
			TYPE III BARRICADE
			LIGHT POLE
			STREET SIGNS
			PEDESTRIAN RAMP
			DESCRIPTION
			BOUNDARY
			RIGHT OF WAY
			LOT LINE
			EASEMENT
			SET BACK LINE
			SECTION LINE
			RESTRICTED ACCESS
HATCH PATTERNS			
	GRAVEL SURFACE		WETLAND
	BITUMINOUS SURFACE		WETLAND UPLAND BUFFER
	CONCRETE SURFACE		WETLAND MITIGATION
	RIP RAP		PERMANENT TURF RESTORATION
	SELECT BACKFILL MATERIAL		PERMANENT WET BASIN SEEDING
	EROSION CONTROL BLANKET MNDOT CATEGORY PER PLAN		UPLAND/NATURAL AREA SEEDING

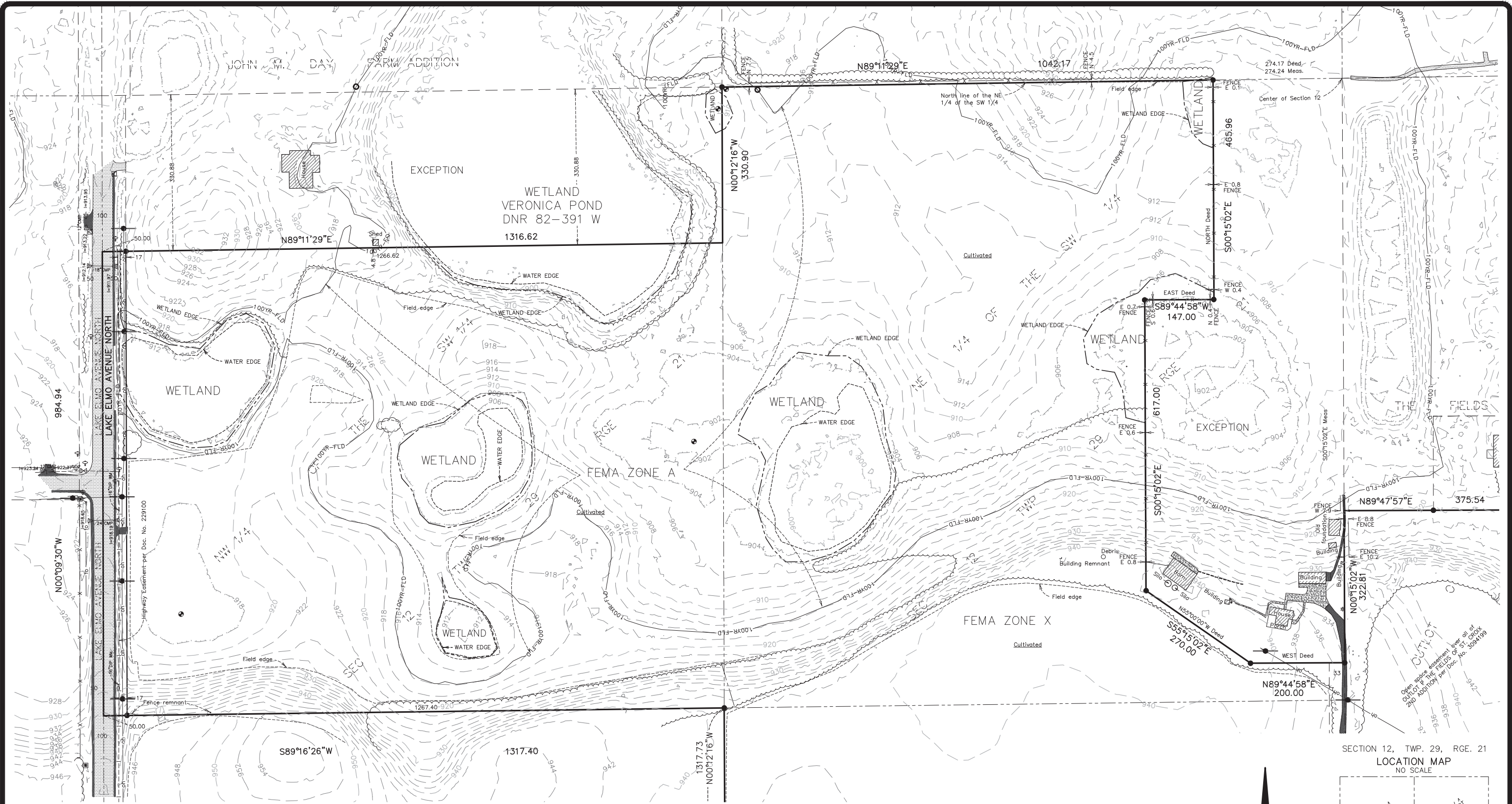
TOPOGRAPHIC SYMBOLS	
	CATCH BASIN
	CATCH BASIN BEEHIVE
	FLARED END SECTION
	GATE VALVE
	HYDRANT
	WATER SERVICE
	WATER WELL
	MONITORING WELL
	CLEANOUT
	HAND HOLE
	MANHOLE OTHER THAN SANITARY OR STORM
	SANITARY OR STORM MANHOLE
	LAWN SPRINKLER VALVE
	LAWN SPRINKLER HEAD
	UTILITY POLE
	TRANSFORMER BOX
	FIBER OPTIC BOX
	ELECTRIC BOX
	NATURAL GAS METER
	LIGHT POLE
	SEMAPHORE
	TELEPHONE BOX
	CABLE BOX
	CAST IRON MONUMENT
	FOUND IRON PIPE
	JUDICIAL LAND MARK
	PK NAIL
	CONTROL POINT
	SPIKE
	FLAG POLE
	TEST HOLE
	MAILBOX
	SIGN
	BOLLARD
	CONSERVATION POST
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB / BUSH

EROSION & SEDIMENT CONTROL	
	STANDARD EROSION CONTROL
	HEAVY-DUTY EROSION CONTROL
	SECONDARY EROSION CONTROL FENCE.
	EROSION CONTROL AT BACK OF CURB.
	TREE FENCE
	CATCH BASIN INLET PROTECTION
	STRAW BIO ROLLS
	ROCK BERM
	SUMPED RIP RAP PERMANENT ENERGY DISSIPATER
	DISCHARGE LOCATION
	GRAVEL CONSTRUCTION ENTRANCE
	TEMPORARY OUTLET FLOATING SKIMMER BASIN ACCESS 8% SLOPE MAX.

CURB LEGEND	
	= TOP OF CURB ELEVATION FOR SURMOUNTABLE CURB
	= TOP OF CURB ELEVATION FOR B618 CURB
	= BITUMINOUS ELEVATION

ABBREVIATIONS	
A	ALGEBRAIC DIFFERENCE
BV	BUTTERFLY VALVE
BMP	BEST MANAGEMENT PRACTICE
C	CENTER LINE
CB	CATCHBASIN
CBMH	CATCHBASIN MANHOLE
CMF	CORRUGATED METAL PIPE
CO	CLEAN OUT
CS	CURB STOP
DIP	DUCTILE IRON PIPE
DT	DRAINTILE
EL/ELEV	ELEVATION
EX	EXISTING
FES	FLARED END SECTION
F=F	FACE TO FACE
FM	FORCEMAIN
GB	GRADE BREAK
GND	GROUND
GV	GATE VALVE
HP	HIGH POINT
HYD	HYDRANT
HWL	HIGH WATER LEVEL
INV	INVERT
K	CURVE COEFFICIENT
L	LENGTH
LF	LOWEST FLOOR
LO	LOOKOUT
LO	LOWEST OPENING
LP	LIQUID PETROLEUM
LP	LOW POINT
MH	MANHOLE
PC	POINT OF CURVATURE
PCC	COMPOUND CURVE
PI	POINT OF INTERSECTION
R	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
R	RAMBLER
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OFF WAY
SSWR	SANITARY SEWER
STA	STATION
STRM	STORM SEWER
SWPPP	STORM WATER POLLUTION PROTECTION PLAN
TNH	TOP NUT HYDRANT
TYP	TYPICAL
WM	WATER MAIN
WO	WALKOUT





LEGAL DESCRIPTION FOR PRELIMINARY PLAT PURPOSES ONLY

The real estate being located in the County of Washington, State of Minnesota, and legally described as follows:
 The North Half of Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 12, Township 29, Range 21, Washington County, Minnesota, save and except the following described part thereof: All that part of the Northeast Quarter of the Southwest Quarter of Section 12, Township 29, Range 21, Washington County, Minnesota, described as follows: Beginning at the center of said Section 12; thence due South along the East line of said Northeast Quarter of Southwest Quarter a distance of 1240.5 feet; thence at right angles due West a distance of 200 feet; thence North 55 degrees 00 minutes 00 seconds West a distance of 270 feet; thence due North a distance of 617 feet; thence at right angles due East a distance of 147 feet; thence at right angles due North a distance of 466 feet more or less to the North line of said Northeast Quarter of Southwest Quarter; thence Easterly along the North line of said Northeast Quarter of Southwest Quarter a distance of 274.17 feet to the place of beginning.

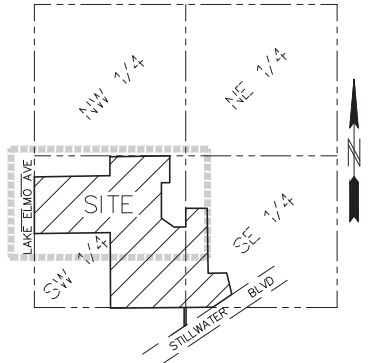
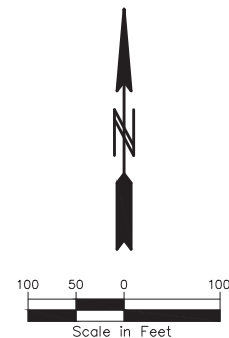
And
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Excepting therefrom all of the following described real property: The North 330.88 feet of the Northwest Quarter of the Southwest Quarter of Section 12, Township 29, Range 21, Washington County, Minnesota.

Together with

Outlots O and P THE FIELDS OF SAINT CROIX 2ND ADDITION according to the plat thereof, Washington County, Minnesota.

SECTION 12, TWP. 29, RGE. 21
 LOCATION MAP
 NO SCALE



PIONEER engineering
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
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Name: Peter J. Hawkins
 Reg. No.: 42299 Date: 11/5/14

Revisions: 1. 02-04-15 City Comments

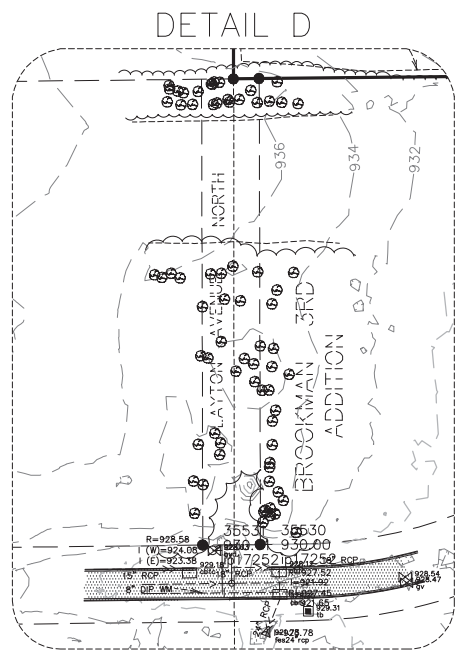
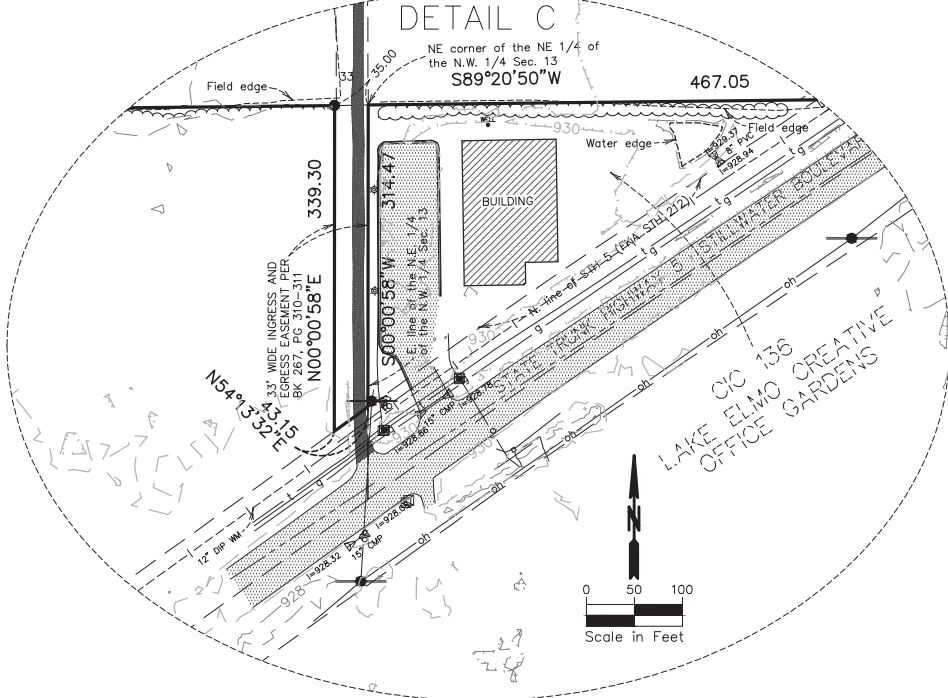
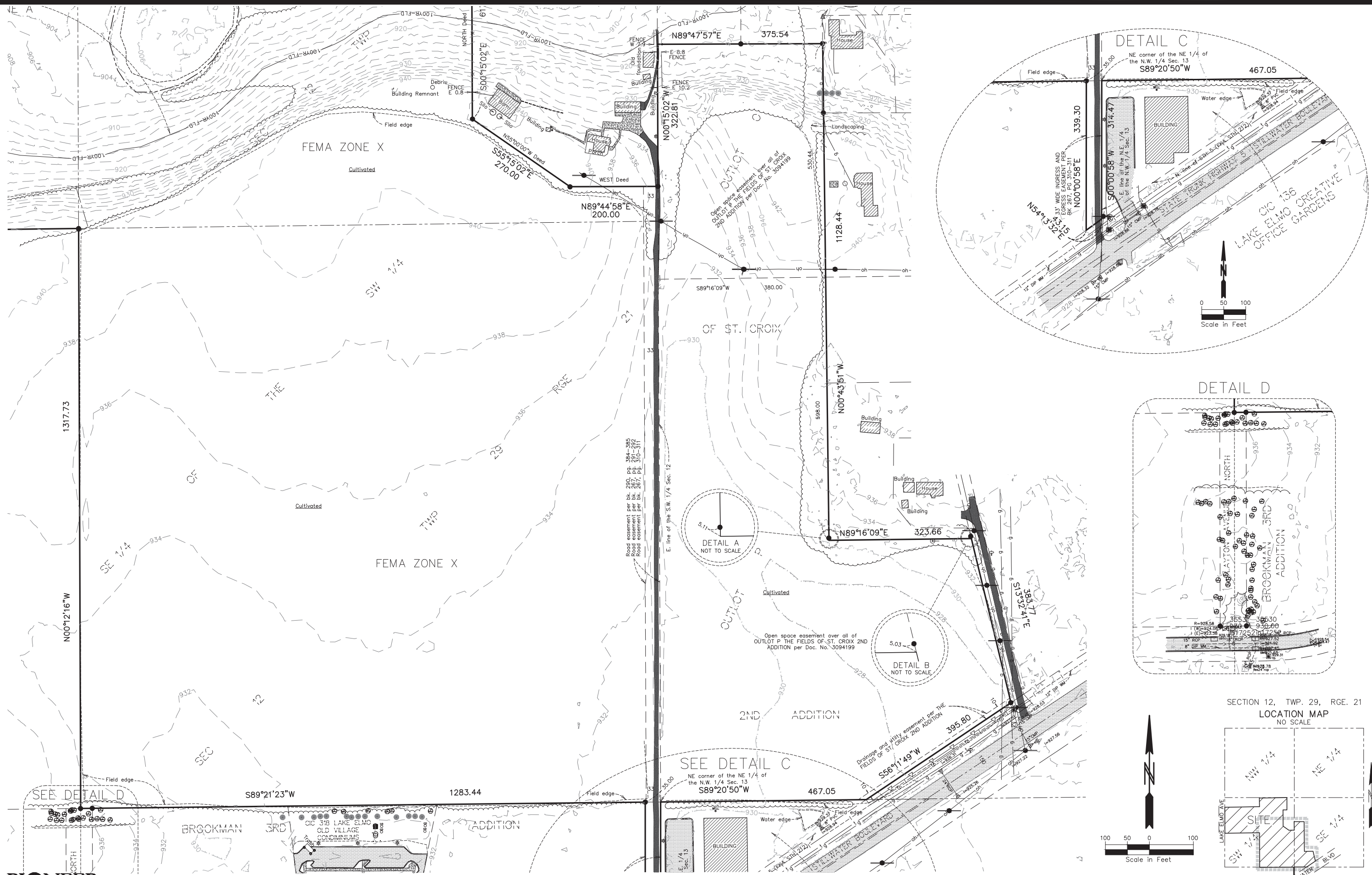
Date: 11/5/14
 Designed:
 Drawn: mdp

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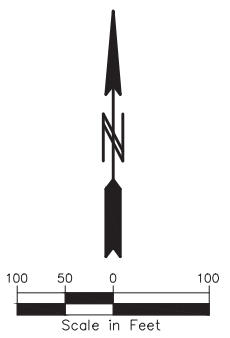
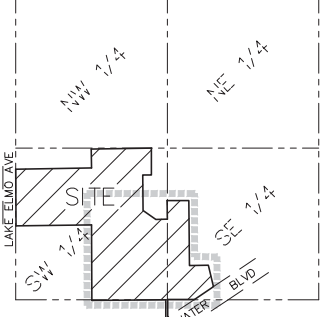
ROBERT ENGSTROM COMPANIES
 4801 WEST 81ST STREET, SUITE 101
 MINNEAPOLIS, MINNESOTA 55437-1111

WILDFLOWER AT LAKE ELMO
 LAKE ELMO, MINNESOTA

3 OF 37



SECTION 12, TWP. 29, RGE. 21
LOCATION MAP
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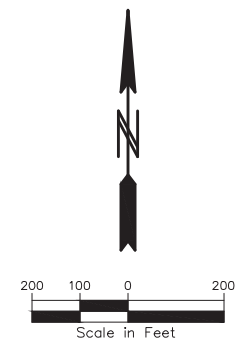
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WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

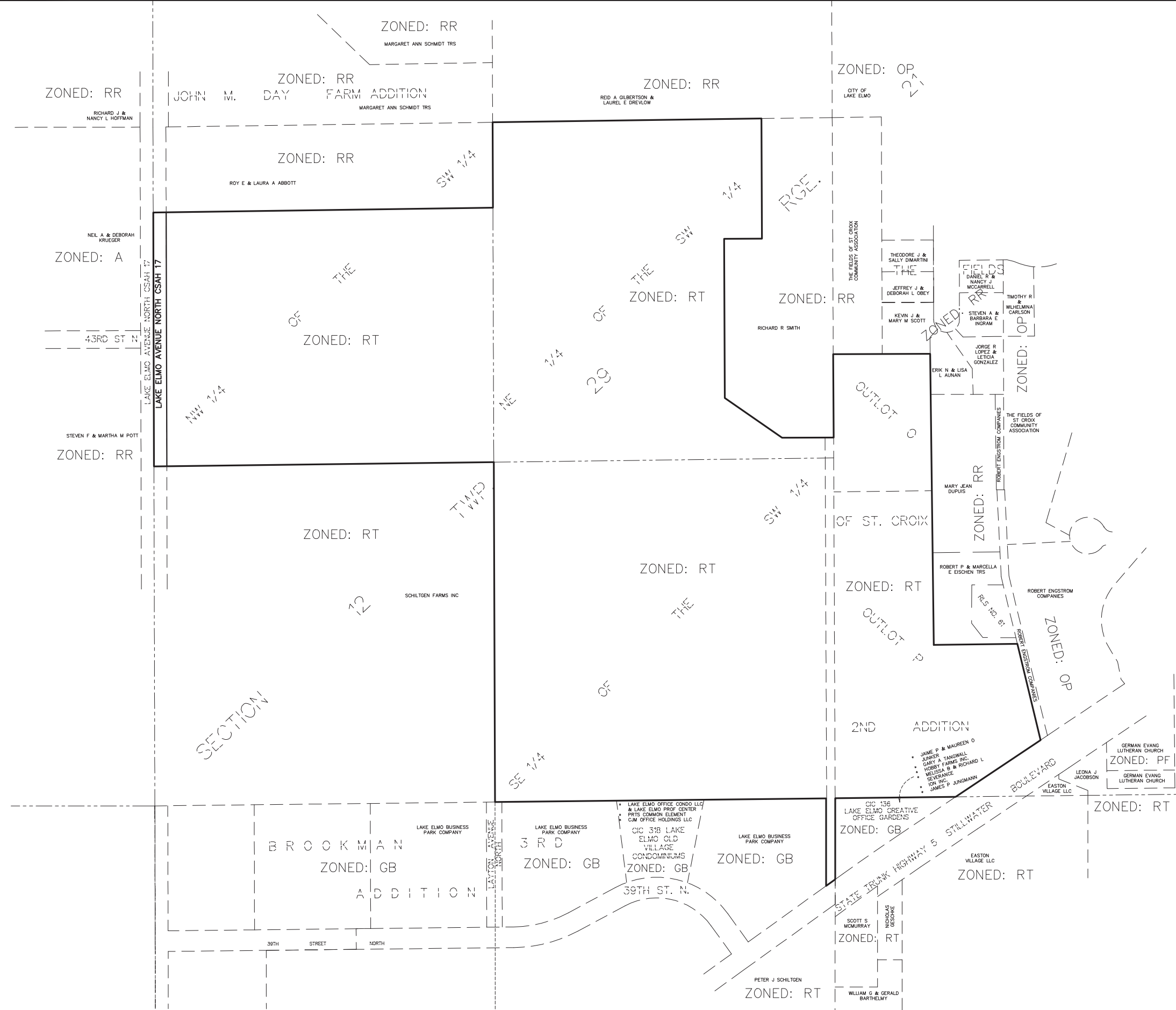
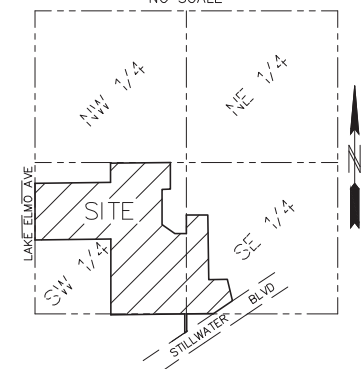
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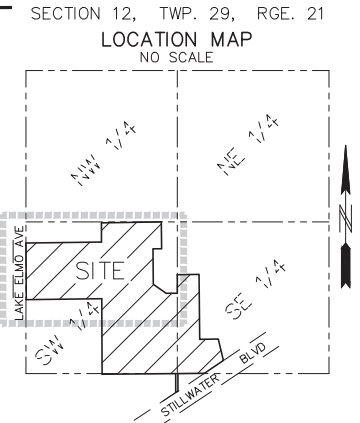
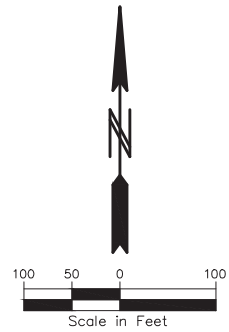
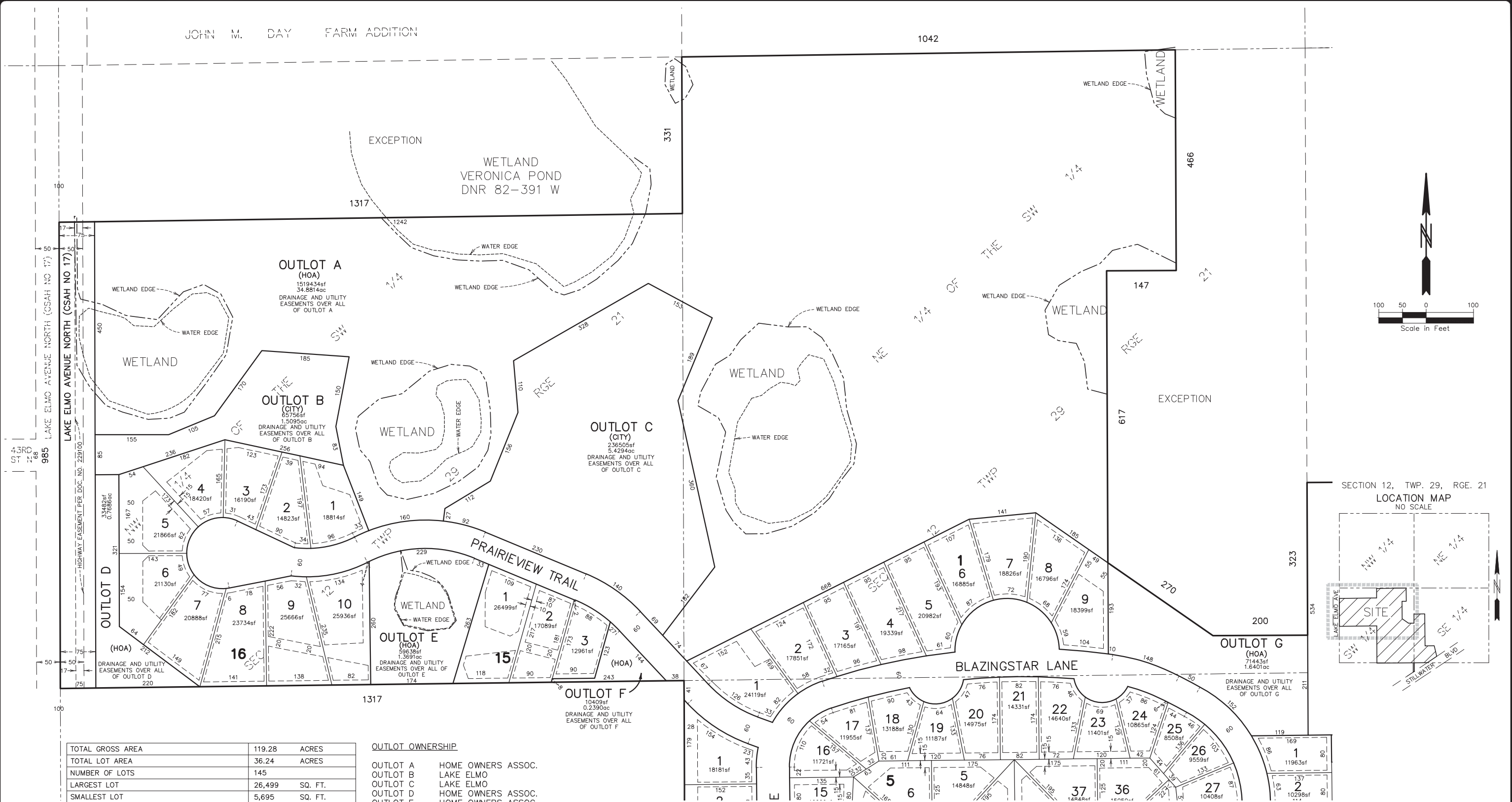
LEGEND

- A - Agriculture
- GB - General Business
- RR - Rural Residential
- RT - Rural Development Transitional
- OP - Open Space Preservation District
- PF - Public and Quasi-Public Open Space



SECTION 12, TWP. 29, RGE. 21
LOCATION MAP
NO SCALE





TOTAL GROSS AREA	119.28	ACRES
TOTAL LOT AREA	36.24	ACRES
NUMBER OF LOTS	145	
LARGEST LOT	26,499	SQ. FT.
SMALLEST LOT	5,695	SQ. FT.
AVERAGE LOT	10,889	SQ. FT.
NUMBER OF OUTLOTS	16	
TOTAL OUTLOT AREA	62.33	ACRES
LAKE ELMO AVE N. RIGHT OF WAY AREA	1.70	ACRES
RESIDENTIAL RIGHT OF WAY AREA	19.01	ACRES
TOTAL RIGHT OF WAY AREA	20.71	ACRES
GROSS DENSITY (EXCLUDES OUTLOTS)	2.55	LOTS/ACRE
NET DENSITY (EXCLUDES OUTLOTS & R/W)	4.00	LOTS/ACRE
ZONING		PUD

OUTLOT OWNERSHIP

OUTLOT A	HOME OWNERS ASSOC.
OUTLOT B	LAKE ELMO
OUTLOT C	LAKE ELMO
OUTLOT D	HOME OWNERS ASSOC.
OUTLOT E	HOME OWNERS ASSOC.
OUTLOT F	HOME OWNERS ASSOC.
OUTLOT G	HOME OWNERS ASSOC.
OUTLOT H	HOME OWNERS ASSOC.
OUTLOT I	HOME OWNERS ASSOC.
OUTLOT J	LAKE ELMO
OUTLOT K	LAKE ELMO
OUTLOT L	HOME OWNERS ASSOC.
OUTLOT M	HOME OWNERS ASSOC.
OUTLOT N	HOME OWNERS ASSOC.
OUTLOT O	HOME OWNERS ASSOC.
OUTLOT P	HOME OWNERS ASSOC.

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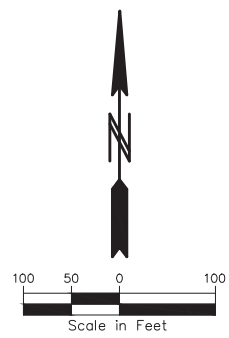
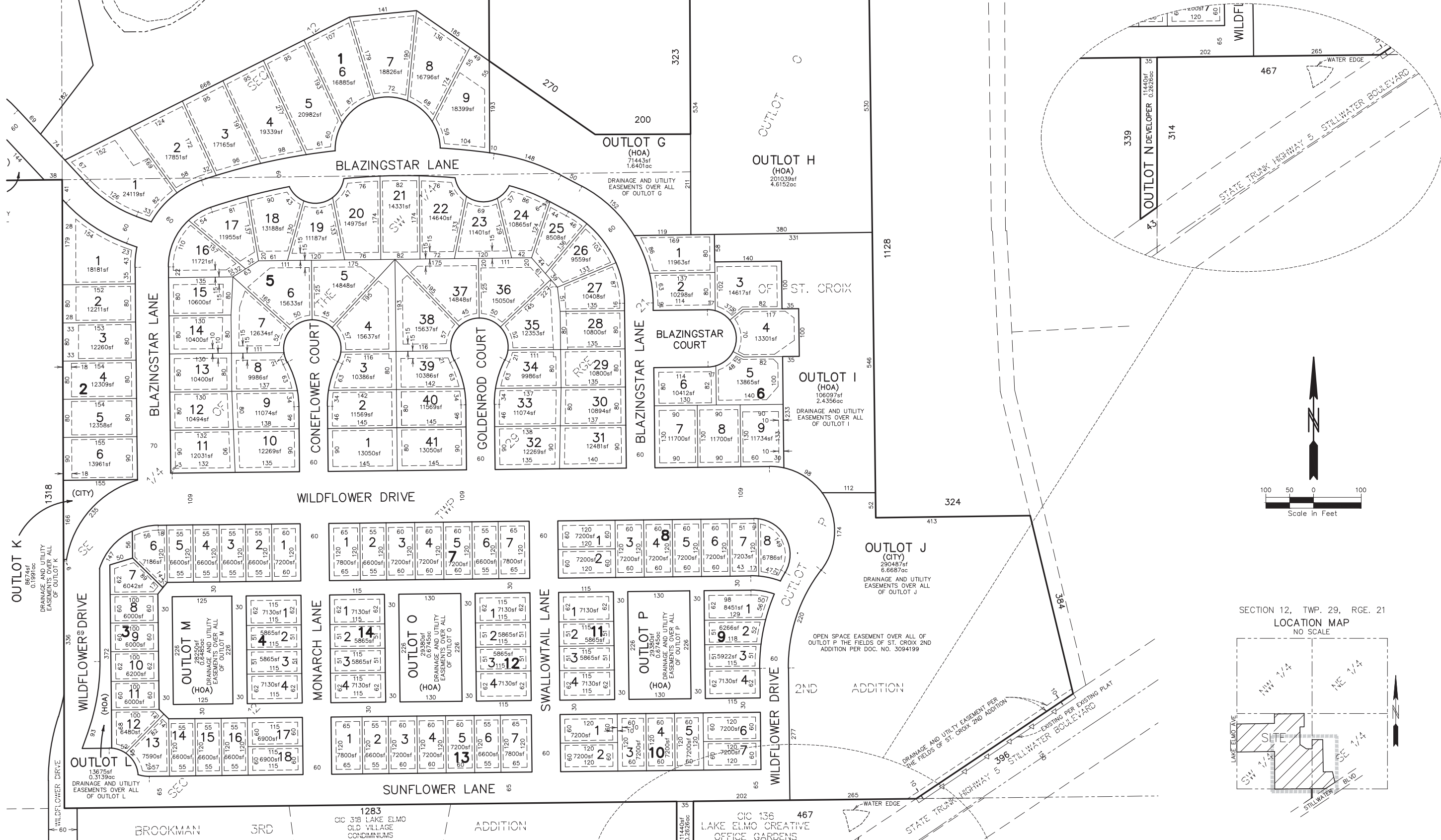
Date: 11/5/14
 Designed:
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PRELIMINARY PLAT

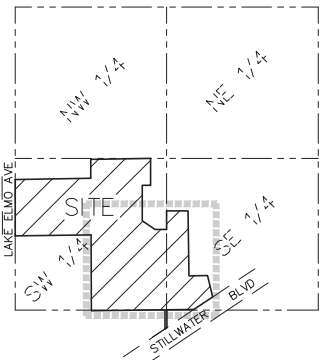
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LOCATION MAP
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PRELIMINARY PLAT
ROBERT ENGSTROM COMPANIES
4801 WEST 81ST STREET, SUITE 101
MINNEAPOLIS, MINNESOTA 55437-1111

WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

PROPOSED SETBACKS PER DESIGN FORUM

RIDGE LOTS
 FRONT-25'
 SIDE HOUSE-15'
 SIDE GARAGE-10'
 SIDE STREET-25'
 REAR-VARIABLE TO MAINTAIN BLUFF VEGETATION AND SLOPE EROSION(25' MINIMUM)

CONSERVANCY LOTS
 FRONT-25'
 SIDE HOUSE-15'
 SIDE GARAGE-10'
 SIDE STREET-25'
 REAR-VARIABLE TO MAINTAIN BLUFF VEGETATION AND SLOPE EROSION(25' MINIMUM)

PRAIRIE LOTS
 FRONT-25'
 SIDE HOUSE-10'
 SIDE GARAGE-5'
 SIDE STREET-15'
 REAR-30'

COURTYARD LOTS
 FRONT-20'
 SIDE HOUSE-10'(OR 7.5')
 SIDE GARAGE-5'(OR 7.5')
 SIDE STREET-15'
 REAR-22'

SPECIFIC CONDITIONS FOR SETBACK DESIGN FEATURES, FRONT, REAR, AND SIDE YARDS, TO ALLOW FOR OVERLAPPING ARCHITECTURAL AND LANDSCAPE ELEMENTS IN SETBACK AREAS.

- A. FIREPLACE BUILDS OUTS (CHIMNEY & VENT BOXES) 2'-0" MAX.
- B. WINDOW BAYS OR BOX OUT FEATURES (CANTILEVERED) 2'-0" MAX.
- C. CANTILEVERED FLOOR AREAS (1 & 2 STORIES) 2'-0" MAX.
- D. FRONT PORCHES 10'-0" MAX. OR 6'-0" INSIDE FRONT P.L.
- E. ROOF OVERHANGS, ALL SIDES 3'-6" MAX.
- F. HIGH FENCES-NOT ATTACHED TO HOUSE (MAX. HT. 5'-6") 3'-0" MAX. SIDE YD.
- G. LOW FENCES (30"-36" HT.)-FRONT & REAR YD-ALLOWED, CONSISTENT WITH SIZE OF PRIVATE PATIOS, DECKS AND GARDEN AREAS. FRONT YD OR 6'-0" INSIDE FRONT P.L. REAR YD-NOT TO EXCEED 12'-0" PAST GARAGE DOOR WALL FACE.
- H. DECK & PATIOS-FRONT YD. 6'-0" INSIDE FRONT P.L.
- I. DECK & PATIOS-SIDE YD. 3'-0" INSIDE FRONT P.L.
- J. DECK & PATIOS-REAR YD. NOT TO EXCEED 12'-0" PAST GARAGE DOOR WALL FACE.
- K. TRELIS, ARBORS, GATEWAYS & FEATURES LOCATION & SIZE TO BE CONSISTENT WITH SIZE OF PRIVATE PATIOS, DECKS & GARDENS AREAS.

KEY

- [Pattern] OPEN SPACE
- [Pattern] WETLAND
- [Pattern] WETLAND IMPACT (112 SF)
- [Pattern] WETLAND BUFFER
- [Pattern] RIDGE LOTS (9)
- [Pattern] CONSERVANCY LOTS (13)
- [Pattern] PRAIRIE LOTS (56)
- [Pattern] COURTYARD LOTS (67)
- [Symbol] WETLAND BUFFER SIGN

COMMON OPEN SPACE AREAS (HOA)

OUTLOT A	35.056 AC
OUTLOT D	0.769 AC
OUTLOT E	1.369 AC
OUTLOT F	0.239 AC
OUTLOT G	1.640 AC
OUTLOT I	2.436 AC
OUTLOT K	0.199 AC
OUTLOT L	0.314 AC
OUTLOT M	0.649 AC
OUTLOT O	0.674 AC
OUTLOT P	0.674 AC
TOTAL	44.083 AC

PUBLIC OPEN SPACE/PUBLIC AMENITIES (CITY)

OUTLOT B	1.510 AC
OUTLOT C	5.255 AC
OUTLOT H	0.599 AC
OUTLOT J	6.669 AC
OUTLOT K	0.199 AC
TOTAL	18.248 AC

OVERALL OPEN SPACE TOTAL 62.331 AC

OUTLOT OWNERSHIP

OUTLOT A	HOME OWNERS ASSOC.
OUTLOT B	LAKE ELMO
OUTLOT C	LAKE ELMO
OUTLOT D	HOME OWNERS ASSOC.
OUTLOT E	HOME OWNERS ASSOC.
OUTLOT F	HOME OWNERS ASSOC.
OUTLOT G	HOME OWNERS ASSOC.
OUTLOT H	HOME OWNERS ASSOC.
OUTLOT I	HOME OWNERS ASSOC.
OUTLOT J	LAKE ELMO
OUTLOT K	LAKE ELMO
OUTLOT L	HOME OWNERS ASSOC.
OUTLOT M	HOME OWNERS ASSOC.
OUTLOT N	HOME OWNERS ASSOC.
OUTLOT O	HOME OWNERS ASSOC.
OUTLOT P	HOME OWNERS ASSOC.



I hereby certify that this plan 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.

Name: Keith A. Willenbring
 Date: 11-05-14
 Reg. No.: 25504

Revisions:
 1. 02-04-15 City Comments

Date: 11-05-14
 Designed: KAW/BJM
 Drawn: KAW/BJM

SITE PLAN

ROBERT ENGSTROM COMPANIES
 4801 WEST 81ST STREET, SUITE 101
 MINNEAPOLIS, MINNESOTA 55437-1111

WILDFLOWER AT LAKE ELMO
 LAKE ELMO, MINNESOTA

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ING BASIN
 2.200
 ET=905.80
 +908.37

WEILANU F
 HWL=905.24

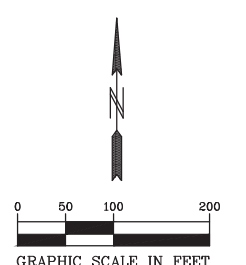
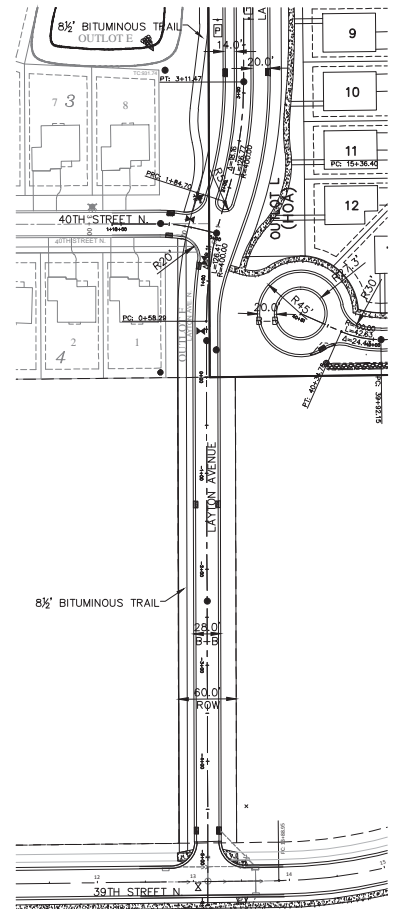
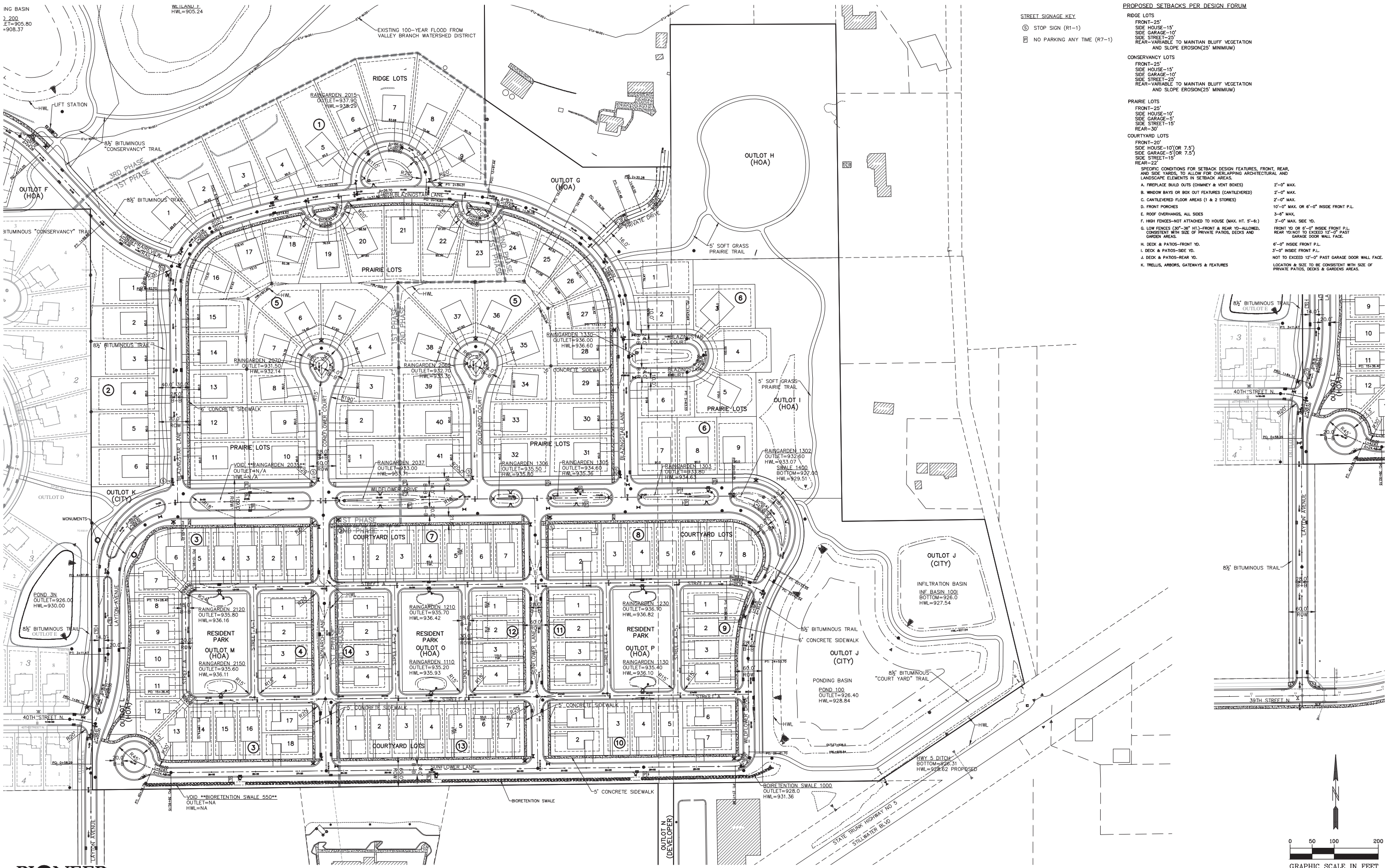
EXISTING 100-YEAR FLOOD FROM
 VALLEY BRANCH WATERSHED DISTRICT

STREET SIGNAGE KEY

- Ⓢ STOP SIGN (R1-1)
- Ⓟ NO PARKING ANY TIME (R7-1)

PROPOSED SETBACKS PER DESIGN FORUM

- RIDGE LOTS**
 FRONT-25'
 SIDE HOUSE-15'
 SIDE GARAGE-10'
 SIDE STREET-25'
 REAR-VARIABLE TO MAINTAIN BLUFF VEGETATION AND SLOPE EROSION(25' MINIMUM)
- CONSERVANCY LOTS**
 FRONT-25'
 SIDE HOUSE-15'
 SIDE GARAGE-10'
 SIDE STREET-25'
 REAR-VARIABLE TO MAINTAIN BLUFF VEGETATION AND SLOPE EROSION(25' MINIMUM)
- PRAIRIE LOTS**
 FRONT-25'
 SIDE HOUSE-10'
 SIDE GARAGE-5'
 SIDE STREET-15'
 REAR-30'
- COURTYARD LOTS**
 FRONT-20'
 SIDE HOUSE-10'(OR 7.5')
 SIDE GARAGE-5'(OR 7.5')
 SIDE STREET-15'
 REAR-22'
- SPECIFIC CONDITIONS FOR SETBACK DESIGN FEATURES, FRONT, REAR, AND SIDE YARDS, TO ALLOW FOR OVERLAPPING ARCHITECTURAL AND LANDSCAPE ELEMENTS IN SETBACK AREAS.**
- A. FIREPLACE BUILD OUTS (CHIMNEY & VENT BOXES) 2'-0" MAX.
 - B. WINDOW BAYS OR BOX OUT FEATURES (CANTILEVERED) 2'-0" MAX.
 - C. CANTILEVERED FLOOR AREAS (1 & 2 STORES) 2'-0" MAX.
 - D. FRONT PORCHES 10'-0" MAX. OR 6'-0" INSIDE FRONT P.L.
 - E. ROOF OVERHANGS, ALL SIDES 3'-6" MAX.
 - F. HIGH FENCES-NOT ATTACHED TO HOUSE (MAX. HT. 5'-6") 3'-0" MAX. SIDE YD.
 - G. LOW FENCES (30"-36" HT.)-FRONT & REAR YD-ALLOWED, CONSISTENT WITH SIZE OF PRIVATE PATIOS, DECKS AND GARDEN AREAS. FRONT YD OR 6'-0" INSIDE FRONT P.L. REAR YD-NOT TO EXCEED 12'-0" PAST GARAGE DOOR WALL FACE.
 - H. DECK & PATIOS-FRONT YD. 6'-0" INSIDE FRONT P.L.
 - I. DECK & PATIOS-SIDE YD. 3'-0" INSIDE FRONT P.L.
 - J. DECK & PATIOS-REAR YD. NOT TO EXCEED 12'-0" PAST GARAGE DOOR WALL FACE.
 - K. TRELLIS, ARBORS, GATEWAYS & FEATURES. LOCATION & SIZE TO BE CONSISTENT WITH SIZE OF PRIVATE PATIOS, DECKS & GARDEN AREAS.



PIONEER engineering
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: 681-9488
 www.pioneereng.com

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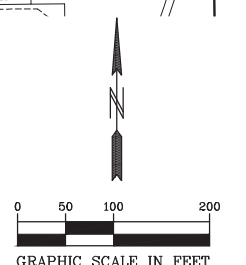
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STREET SIGNAGE KEY
 (S) STOP SIGN (R1-1)
 (N) NO PARKING ANY TIME (R7-1)



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