

INWOOD 7TH ADDITION LAKE ELMO, MINNESOTA

INWOOD AVENUE N. (CSAH 13)

PONDING AREA

ISLAND TRAIL

5TH STREET N

EXISTING 3-STORY APARTMENT BUILDING W/UNDERGROUND PARKING

PROPOSED 2-STORY APARTMENT BUILDING W/UNDERGROUND PARKING

VICINITY MAP
NOT TO SCALE

LEGEND

- 1. COVER
- 2. EXISTING CONDITIONS
- 3. PRELIMINARY PLAT
- 4. SITE & SIGN PLAN
- 5. UTILITIES PLAN
- 6. FLOODING, DRAINAGE AND EROSION CONTROL PLAN
- 7. STORMWATER POLLUTION PREVENTION PLAN
- 8. DETAILS
- 9. DETAILS
- 10. DETAILS
- 11. LANDSCAPE PLAN
- 12. LANDSCAPE PLAN
- 13. LANDSCAPE PLAN

BENCHMARKS

1. TOP OF IRON PILE LOCATED ON THE EAST SIDE OF INWOOD AVENUE N. (CSAH 13) AT THE INTERSECTION WITH ISLAND TRAIL. ELEVATION = 1065.0'

N

0 25 50 100
FEET

1. COVER
2. EXISTING CONDITIONS
3. PRELIMINARY PLAN
4. SITE & SIGN PLAN
5. UTILITY PLAN
6. GRADING, DRAINAGE AND EROSION CONTROL PLAN
7. STORMWATER POLLUTION PREVENTION PLAN
8. DETAILS
9. DETAILS
10. DETAILS
11. LANDSCAPE PLAN
12. LANDSCAPE PLAN
13. LANDSCAPE PLAN

PONDING AREA

BENCHMARKS

1. TOP MOUNT HYDRANT LOCATED ON THE SOUTH SIDE OF EAGLE POINT ROAD APPROXIMATELY 1,200 FEET EASTWARD OF THE INTERSECTION OF EAGLE POINT ROAD AND IRVING AVENUE NORTH.

ESAY: 100%

COVER

RPS LEGACY LLC
2935 Country Drive, Suite 100
Little Canada, MN 55117

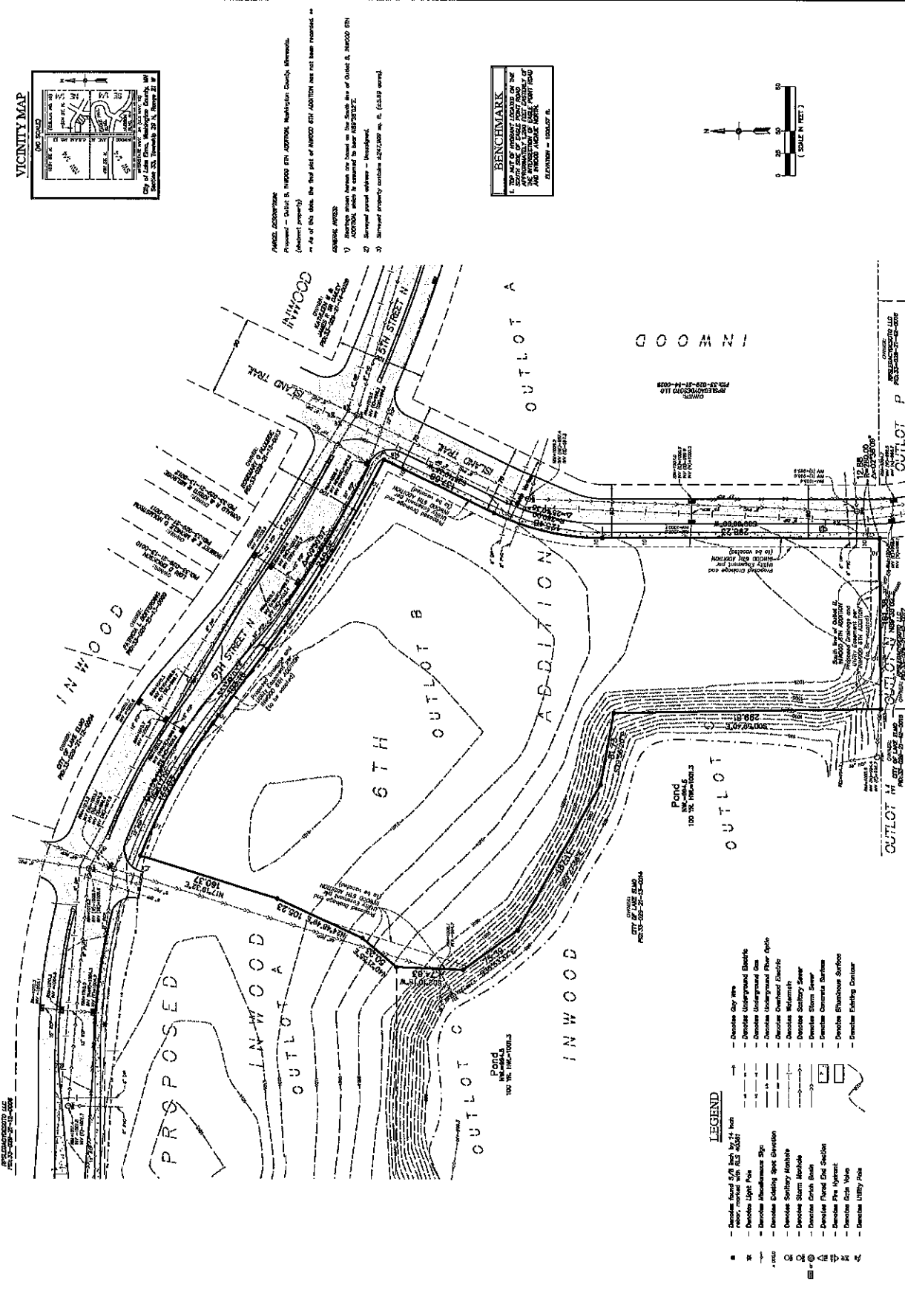
COVER

Carlson McCain
ENVIRONMENTAL • ENGINEERING • SURVEYING
3890 Pheasant Ridge Dr. NE #100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959

REVISIONS	
NO.	DESCRIPTION
1.	

Name: Joseph T. Radach, P.E.
 Signature: [Signature]
 Date: 01/26/19 License #: 45889

1 of 10



KPS LEADACT LLC
2935 Country Drive, Suite 100
Little Canada, MN 55117

KPS LEADACT LLC
2935 Country Drive, Suite 100
Little Canada, MN 55117

INWOOD 7TH ADDITION
5th Street N. & Island Trail
Lake Elmo, Minnesota

3890 Pheasant Ridge Dr. NE #100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959

STATE PLAN NOTES

- [illegible]

STOCK MARKET

1. 4" CONCRETE WALK.
2. LANDSCAPE AREA, SEE LANDSCAPE PLAN.
3. MATCH EXISTING CURB & GUTTER/ROADWALK/PAVEMENT.
4. SAND/OUT & MILL STRIPES.
5. FORESTRAM CURB RAMP.
6. CONCRETE COMMERCIAL DRAINAGE ENTRANCE PER CITY DETAIL SIZE.
7. MONUMENT SIGN.

5/15/15

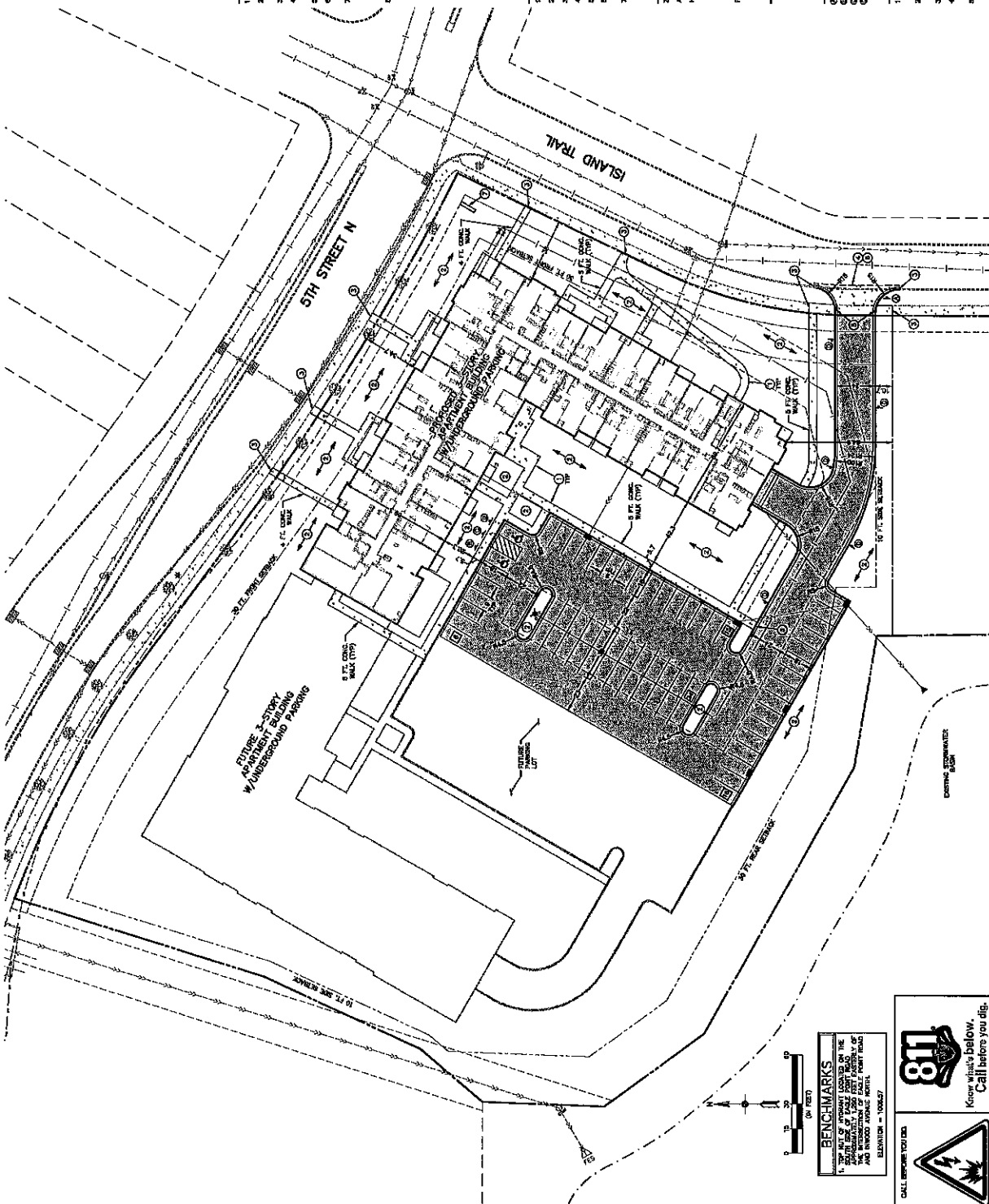
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PARALLEL SUBMIT (page 1)

- | | |
|--------------------|-------------------|
| STANDARD STALLS | 61 |
| HANDICAP STALLS | 2 |
| MAINTENANCE STALLS | $\frac{60}{1.31}$ |
| TOTAL | 1.31 |
- SIGN SCHEDULE (PER MINUTE)**
- | | |
|---|---------|
| 0 STOP SIGN 81-1 (25% 30') | 10% 10' |
| 0 HANDICAP PASSING SIGN 50-40 W/NO-STOP (15% 10') | |
| 0 NO PASSING SIGN 80-50 (25% 10') | |
| 0 NO PASSING FEE LANE SIGN 80-50 (15% 10') | |

PERIOD OF PAY PROTECTION

- STAMPING AND STRIPING NOTES**
- ALL SIGNS SHALL BE PLACED IN NOTED MARIAN ROAD CURB UNLESS OTHERWISE SHOWN.
 - STRIPING SHALL INCLUDE SIDE, FRONT, HORIZONTAL, CONCRETE FOOTING AND RETRO. CHANGES OF REQUIRED.
 - PARKING LOT STRIPING SHALL BE 4 INCH SOLID WHITE PAINT.
 - ALL HORIZONTAL STRIPING, MARKINGS AND CROSS-HATCH SHALL BE 4" SOLID BLUE PAINT.
 - ALL SIGNS SHALL MEET THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LIMITED) FOR RETRO REFLECTIVITY AND



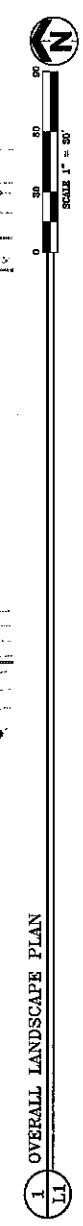
BENCHMARKS

1. TOP CUT OF HYDRANT LOCATED ON THE SOUTH SIDE OF EAGLE POINT ROAD APPROXIMATELY 1,200 FEET EASTERLY OF THE INTERSECTION OF EAGLE POINT ROAD AND INWOOD AVENUE NORTH
ELEVATION = 1006.57



**Know what's below.
Call before you dig.**





	DRAINAGE	BLACK HILLS SPRUCE	#	BD	S'	407	PLOT FORM TO GRADE
BH	Fresh spruce var. Dressed						

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE.

CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200	201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300	301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400	401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500	501 502 503 504 505 506
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college
architecture
www.collegearch.com



LAKE ELMO INWOOD

5617 N

LAKE ELMO, MN 55042

DATE:

PROJECT: COLLEGE ARCHITECTURE
10000 UNIVERSITY AVENUE, SUITE 100
MINNEAPOLIS, MN 55425
ARCHITECT: COLLEGE ARCHITECTURE
10000 UNIVERSITY AVENUE, SUITE 100
MINNEAPOLIS, MN 55425

DESIGNED BY:

PROJECT NO. 20070

College Architecture

Architects

415 472 3344

10000 UNIVERSITY AVENUE, SUITE 100

MINNEAPOLIS, MN 55425

CITY SUBMITTAL

DATE: 08/13/10

PROJECT: LAKE ELMO INWOOD

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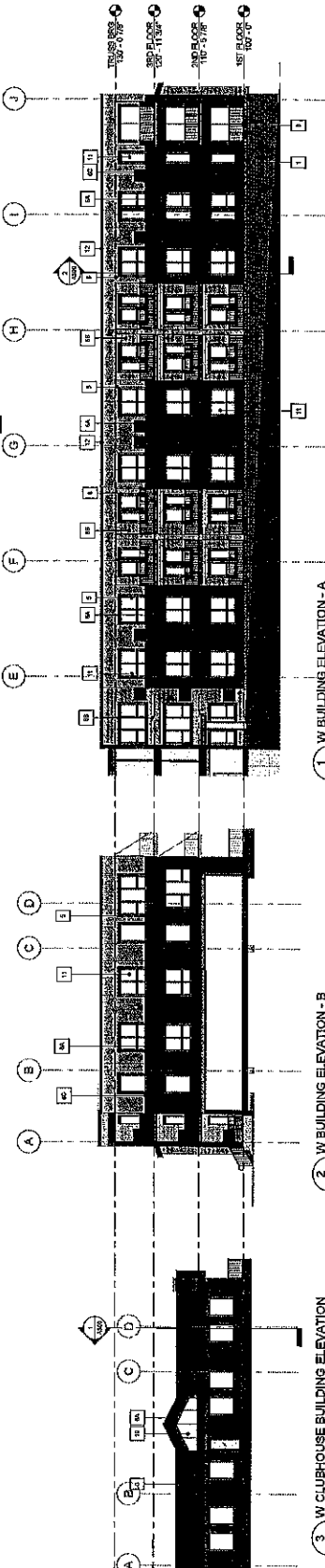
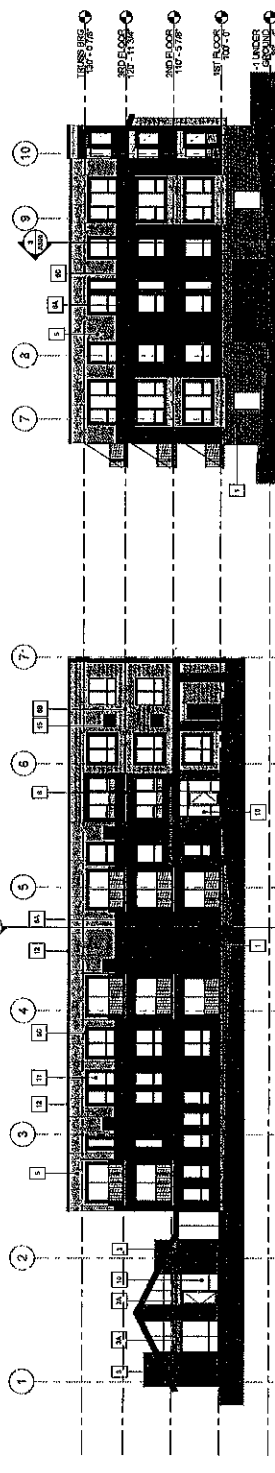
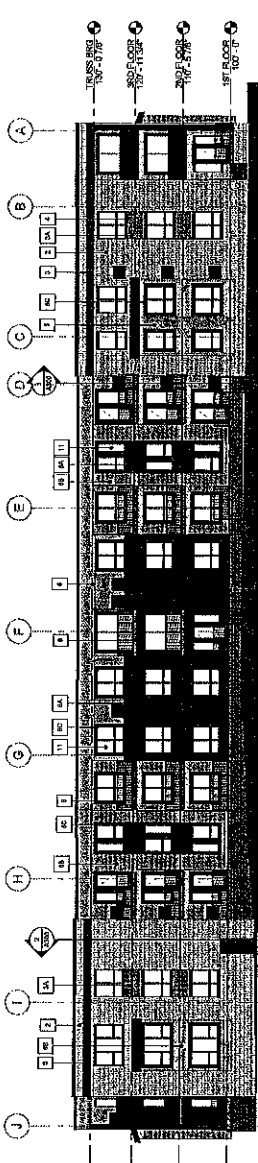
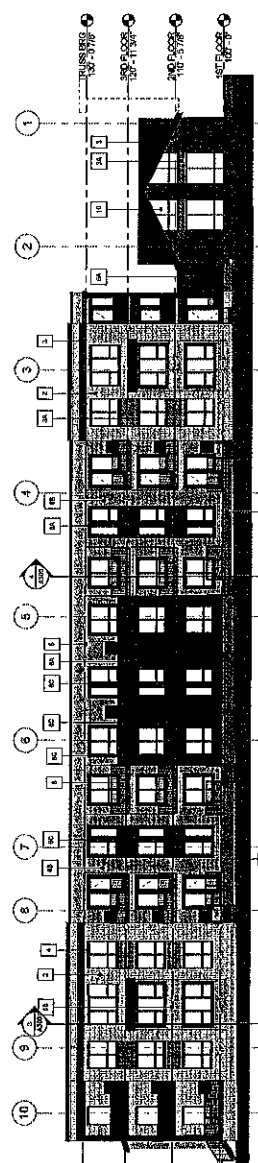
DATE: 08/13/10

EXTERIOR
ELEVATIONS

A200

ITEM	DESCRIPTION	QTY
1	1/2" X 1/2" X 1/2" BRICK	100
2	1/2" X 1/2" X 1/2" BRICK	100
3	1/2" X 1/2" X 1/2" BRICK	100
4	1/2" X 1/2" X 1/2" BRICK	100
5	1/2" X 1/2" X 1/2" BRICK	100
6	1/2" X 1/2" X 1/2" BRICK	100
7	1/2" X 1/2" X 1/2" BRICK	100
8	1/2" X 1/2" X 1/2" BRICK	100
9	1/2" X 1/2" X 1/2" BRICK	100
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9	1/2" X 1/2" X 1/2" BRICK	100
10	1/2" X 1/2" X 1/2" BRICK	100



2 W BUILDING ELEVATION - B
A200 3/32\"/>

3 W CLUBHOUSE BUILDING ELEVATION
A200 3/32\"/>

1 W BUILDING ELEVATION - A
A200 3/32\"/>

4 S BUILDING ELEVATION - A
A200 3/32\"/>

6 E BUILDING ELEVATION
A200 3/32\"/>

7 N BUILDING ELEVATION
A200 3/32\"/>

1 W BUILDING ELEVATION - A
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2 W BUILDING ELEVATION - B
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3 W CLUBHOUSE BUILDING ELEVATION
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