

BENCHMARKS

BENCHMARK #1 = MNDOT Disc "8282 AX" - Elev=938.31
Located at NE Quad. of Int. Hwy. 94 & Keats Ave.
BENCHMARK #2 = TNH - ELEV=1001.01
South property line of subject property @ midpoint of line.

Final Plans
for
Springs at Lake Elmo
Lake Elmo, Minnesota

Presented by:
Continental 483 FUND LLC



12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile

Engineering | Surveying | Planning | Environmental

Client
CONTINENTAL
483 FUND LLC

W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

Project
SPRINGS AT
LAKE ELMO

Location
LAKE ELMO,
MINNESOTA
9955 HUDSON BOULEVARD NORTH

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.

Eric T. Luth

Registration No. 50475 Date: 7/26/2019

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: JEB Drawn: CIL
Approved: ETL Book / Page:
Phase: FINAL Initial Issue: 4/12/2019

Revision History

No.	Date By	Submittal / Revision
4/12/2019	5/1/2019	CITY SUBMITTAL CITY PRELIMINARY RESUBMITTAL
6/11/2019	7/26/2019	BID SET CITY SUBMITTAL

Sheet Title
TITLE SHEET

Sheet No. Revision
C1.01

Project No. 21654

UTILITY & GOVERNING AGENCIES CONTACT LIST:

CENTURY LINK
425 MONROE STREET
ANOKA, MN 55303
651-312-5662
CONTACT: LUCAS PELUSO

COMCAST
4255 LEXINGTON AVE ST 100
ARDEN HILLS, MN 55126
651-564-2513
CONTACT: BRAD GREENWALDT

ELECTRIC COMPANY - XCEL ENERGY
825 RICE STREET 1ST FLOOR
ST. PAUL, MN 55117
651-229-5535
CONTACT: JESSE KUHLMAN

GAS COMPANY - XCEL ENERGY
825 RICE STREET 1ST FLOOR
ST. PAUL, MN 55117
651-229-5535
CONTACT: JESSE KUHLMAN

FIRE
3510 LAVERNE AVE NORTH
LAKE ELMO, MN 55042
651-770-5006
CONTACT: GREG MALMQUIST

UTILITY LOCATION
MINNESOTA
GOPHER STATE ONE CALL
(800) 252-1166

CONSULTANT CONTACT LIST:

DEVELOPER/OWNER
CONTINENTAL 483 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
TEL 262-653-9352
CONTACT: GWYN WHEELER

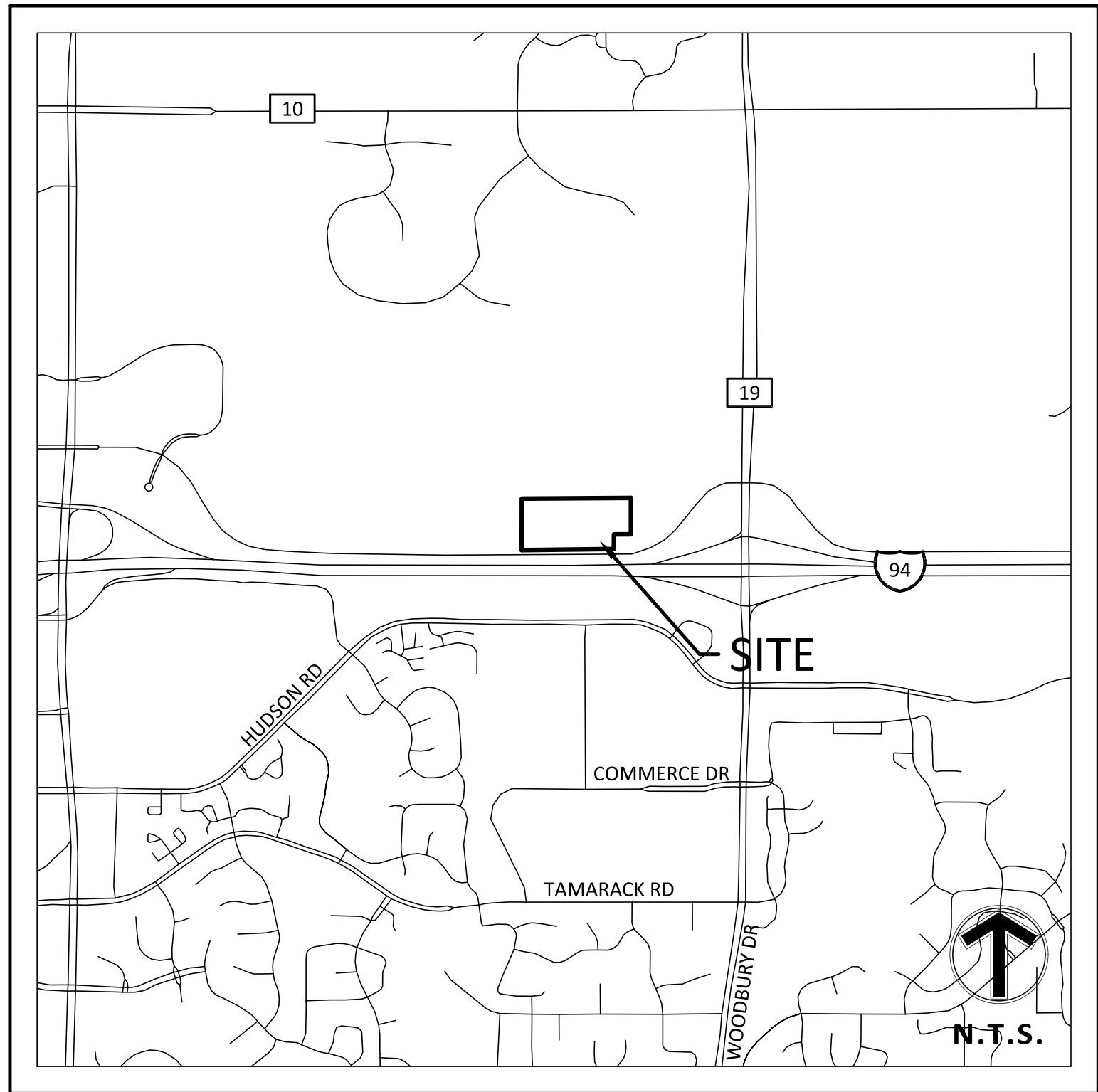
CIVIL ENGINEER
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
FAX 763-476-8532
CONTACT: ERIC LUTH, PE

ARCHITECT
KHALER SLATER
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FAX 414-272-2001
CONTACT: DENNIS POHLMAN

SURVEYOR
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
FAX 763-476-8532
CONTACT: CRAIG JOHNSON, LS

GEOTECHNICAL
PROFESSIONAL SERVICE INDUSTRIES, INC.
2915 WATERS ROAD, SUITE 112
EAGAN, MN 55121
TEL 651-646-8148
CONTACT: JOSEPH ROZMIAREK

LANDSCAPE ARCHITECT
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
FAX 763-476-8532
CONTACT: WILLIAM DELANEY, PLA



VICINITY MAP
NO SCALE

GOVERNING SPECIFICATIONS

CITY OF LAKE ELMO ENGINEERING DESIGN STANDARDS (MARCH 2017)
CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS (2013)
MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2016 EDITION)

SHEET INDEX

SHEET	DESCRIPTION
C1.01	TITLE SHEET
C2.01	ALTA SURVEY
C2.02	FINAL PLAT (1 OF 2)
C2.03	FINAL PLAT (2 OF 2)
C2.04	EXISTING CONDITIONS
C2.05	DEMOLITION PLAN
C2.06	OVERALL DEVELOPMENT PLAN
C3.00	OVERALL SITE PLAN
C3.01	SITE PLAN NORTH WEST
C3.02	SITE PLAN SOUTH WEST
C3.03	SITE PLAN NORTH CENTRAL
C3.04	SITE PLAN SOUTH CENTRAL
C3.05	SITE PLAN NORTH EAST
C3.06	SITE PLAN SOUTH EAST
C3.07	ADA OVERALL
C3.08	ADA NORTH WEST
C3.09	ADA SOUTH WEST
C3.10	ADA NORTH CENTRAL
C3.11	ADA SOUTH CENTRAL
C3.12	ADA NORTH EAST
C3.13	ADA SOUTH EAST
C4.00	OVERALL GRADING PLAN
C4.01	GRADING PLAN NORTH WEST
C4.02	GRADING PLAN SOUTH WEST
C4.03	GRADING PLAN NORTH CENTRAL
C4.04	GRADING PLAN SOUTH CENTRAL
C4.05	GRADING PLAN NORTH EAST
C4.06	GRADING PLAN SOUTH EAST
C5.01	EROSION CONTROL PHASE I
C5.02	EROSION CONTROL PHASE II
C5.03	EROSION CONTROL NOTES AND DETAILS
C5.04	EROSION CONTROL NOTES AND DETAILS
C6.00	SANITARY SEWER AND WATERMAIN PLAN
C6.01	SANITARY SEWER AND WATERMAIN PLAN NORTH WEST
C6.02	SANITARY SEWER AND WATERMAIN PLAN SOUTH WEST
C6.03	SANITARY SEWER AND WATERMAIN PLAN NORTH CENTRAL
C6.04	SANITARY SEWER AND WATERMAIN PLAN SOUTH CENTRAL
C6.05	SANITARY SEWER AND WATERMAIN PLAN NORTH EAST
C6.06	SANITARY SEWER AND WATERMAIN PLAN SOUTH EAST
C6.08	WATERMAIN PROFILE
C6.09	WATERMAIN PROFILE
C6.10	WATERMAIN PROFILE
C6.11	WATERMAIN PROFILE

C7.00	STORM SEWER PLAN
C7.01	STORM SEWER PLAN NW
C7.02	STORM SEWER PLAN SW
C7.03	STORM SEWER PLAN N CENTRAL
C7.04	STORM SEWER PLAN S CENTRAL
C7.05	STORM SEWER PLAN NE
C7.06	STORM SEWER PLAN SE
C8.01	DEMOLITION JULIA AVENUE
C8.02	DEMOLITION HUDSON BLVD EAST
C8.03	STREETS JULIA AVENUE
C8.04	STREETS HUDSON BLVD CENTRAL
C8.05	STREETS HUDSON BLVD WEST
C8.06	STREETS HUDSON BLVD EAST
C8.07	STORM PROFILES
C8.08	INTERSECTION DETAILS
C8.09	EROSION CONTROL & TURF ESTABLISHMENT
C8.10	EROSION CONTROL & TURF ESTABLISHMENT
C8.11	SIGN & STRIPE - JULIA AVENUE
C8.12	SIGN & STRIPE - HUDSON BLVD
C9.01	DETAILS
C9.02	DETAILS
C9.03	DETAILS
C9.04	DETAILS
C9.05	DETAILS
C9.06	DETAILS
C9.07	DETAILS
C9.08	DETAILS
C9.09	DETAILS
L1.01	LANDSCAPE PLAN
L1.02	SHRUB PLAN WEST
L1.03	SHRUB PLAN EAST
L1.04	LANDSCAPE NOTE AND DETAILS
L1.05	CITY NOTES AND DETAILS
L1.06	TREE INVENTORY
X1-1	CROSS SECTIONS - JULIA
X1-2	CROSS SECTIONS - JULIA
X1-3	CROSS SECTIONS - JULIA
X1-4	CROSS SECTIONS - JULIA
X1-5	CROSS SECTIONS - JULIA
X1-6	CROSS SECTIONS - JULIA
X2-1	CROSS SECTIONS - HUDSON
X2-2	CROSS SECTIONS - HUDSON
X2-3	CROSS SECTIONS - HUDSON
X2-4	CROSS SECTIONS - HUDSON

Client

CONTINENTAL 483 FUND LLC

W134 N8675 EXECUTIVE PARKWAY
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SPRINGS AT LAKE ELMO

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**LAKE ELMO,
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9955 HUDSON BOULEVARD NORTH

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7/26/2019			BID SET
			CITY SUBMITTAL

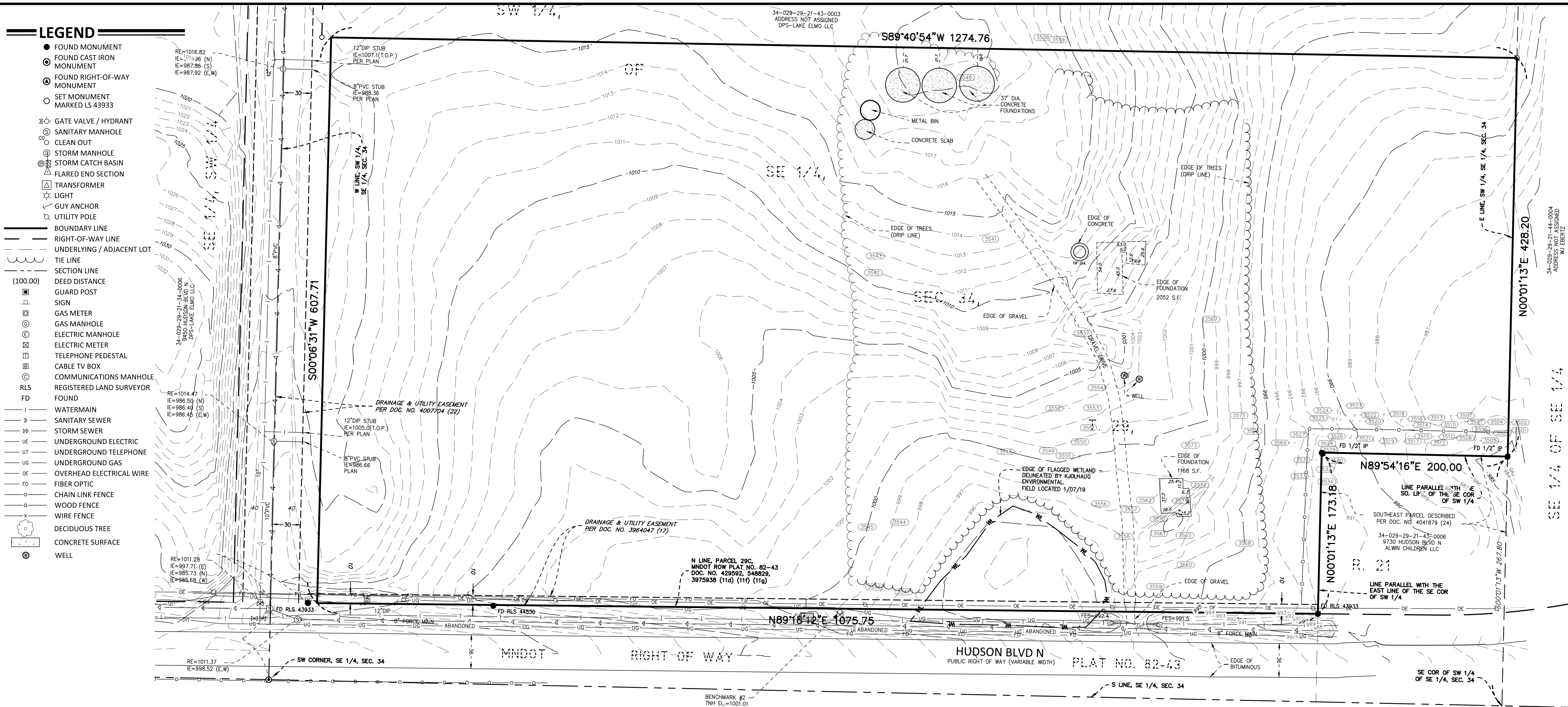
Sheet Title

ALTA/NSPS LAND TITLE SURVEY

Sheet No. Revision

C1.02

Project No. 21654



"TABLE A" NOTES

- The surveyor has observed one property corner monument, or the witness to the corner that were found during the field work, and set property corner monuments, or witnesses to the corner, at the locations where there did not appear to be any evidence of an existing monument.
- The property does not have an assigned address.
- The subject property lies within Flood Plain Zone X -- "Area Of Minimal Flood Hazard", according to FEMA per FIRM Map No. 27163C0245E dated 2/3/2010.
- The gross area information of subject property 17.0159 Acres or 741,214 Square Feet.
- The vertical relief is shown on the graphical portion of the survey.
- The zoning information has not been provided by the client.
- There are no buildings on the subject property.
- There is a building foundation on the subject property as shown and dimensioned.
- There are no buildings or heights to measure on subject property. The building foundations as shown, are at ground level.
- Visible substantial features observed in the process of conducting the fieldwork are shown hereon.
- There are no parking areas on the subject property.
- There are no division or party walls designated by the client to be shown on the survey.
- A Gopher State One Call (GSOC) request was placed on 12/26/2018 for utility locates on this site and assigned GSOC Ticket No. 189600280. The surveyor makes no guarantees that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. Utility suppliers often do not respond to these requests in the field but may provide maps, plans, and drawings in lieu of physical location. Utility information shown hereon is a compilation of the provided map information and those visible utilities and marked utilities which were located during the survey field work. The surveyor further does not warrant that the underground utilities shown hereon are in the exact location as indicated, although they are located as accurately as possible from the available information. The surveyor has not physically located the underground utilities. Pursuant to MS 216.0 contact Gopher State One Call at (651-454-0002) prior to any excavation.
- The names of adjoining land owners according to the current county tax records are shown on the survey.
- The distance to the nearest intersecting street is 1000 feet to 5th St. N. & Keats Ave.
- There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- No changes in street right of ways are proposed per City of Lake Elmo Bay. There is no observable evidence of recent street or sidewalk construction or repair.
- There were wetland delineation markers observed in the process of conducting the field work. See survey. Per a letter by the Department of the Navy, dated February 8, 2019, File No. MVP-2018-03459-MMW, the wetland was delineated by Kjolhaug Environmental. The Department of the Navy agrees with the delineated location per said letter. A permit from the Department of the Navy must be obtained prior to any fill or dredging of the wetland.
- Plottable off site easements and servitudes disclosed in the provided title documents and/or observed during the field work that appear to benefit and/or affect the subject property are shown hereon.
- A Sambatek Professional Liability Insurance Certificate of Insurance will be provided upon request.

SURVEY NOTES

- Referencing Title Commitment No. NCS-938972-MKE, dated December 17, 2018, First American Title Insurance Company.
- The bearing system is based on the Washington County coordinate system, NAD83 (1986 Adjust). With an assumed bearing of South 00 degrees 01 minutes 13 seconds West for the east line of the Southwest Quarter of the Southeast Quarter, Section 34, Township 29, Range 21.
- The vertical datum is based on NAVD88.
BENCHMARK #1 = MNDOT Doc "8282 AV" - Elev=938.31
Located at NE Quad. of Int. Hwy. 94 & Keats Ave.
BENCHMARK #2 = TNH - ELEV=1001.01
South property line of subject property @ midpoint of line.

SUBJECT PROPERTY

Proposed Description

That part of the Southwest Quarter of the Southeast Quarter, Section 34, Township 29, Range 21, Washington County, Minnesota described as follows:

Commencing at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 06 minutes 31 seconds East, assumed bearing, along the west line of said Southwest Quarter of the Southeast Quarter, a distance of 82.86 feet to the north line of Parcel 29C of Minnesota Department of Transportation Right of Way Plat No. 82-43; thence North 89 degrees 18 minutes 27 seconds East, along said north line, a distance of 40.00 to the point of beginning; thence North 00 degrees 06 minutes 31 seconds East, a distance of 607.73 feet; thence North 89 degrees 40 minutes 54 seconds East, a distance of 1284.76 feet to the east line of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 01 minutes 13 seconds West, along said east line, a distance of 428.20 feet to a point 267.8 feet north of the southeast corner of said Southwest Quarter of the Southeast Quarter; thence South 89 degrees 54 minutes 16 seconds West, parallel to the south line of said Southwest Quarter of the Southeast Quarter, a distance of 200.00 feet; thence South 00 degrees 01 minutes 13 seconds West, parallel to the east line of said Southwest Quarter of the Southeast Quarter, a distance of 173.21 feet to said north line of Parcel 29C; thence South 89 degrees 18 minutes 27 seconds West, along said north line, a distance of 1085.76 feet to the point of beginning.

The following notes correspond to the reference numbers listed in Schedule B, Section 2 of the title commitment.

- The right to erect and to maintain temporary on land adjoining Trunk Highway 12 and Interstate Highway 94, and also limitations on access to said Highways, as contained or shown in the following:
 - Highway Easement, dated January 17, 1927, recorded February 18, 1927, in Book 111 of Deeds, at page 1; (**Easement does not affect subject property**)
 - Highway Easement, dated January 19, 1927, recorded June 23, 1927, in Book 111 of Deeds, at page 206; (**Easement does not affect subject property - lies within existing R.O.W.**)
 - Final Certificate by the State of Minnesota, recorded April 30, 1959, in Book 220 of Deeds, at page 11; (**Easement does not affect subject property - lies within existing R.O.W.**)
 - Minnesota Department of Transportation Right of Way Plat No. 82-43 recorded March 22, 1882 as Doc. No. 429592; (**Affects property and is depicted hereon**)
 - Warranty Deed, to the State of Minnesota, recorded September 30, 1983, as Doc. No. 452990 conveying Parcel 29G in the above Right of Way Plat No. 82-43; (**does not affect subject property**)
 - Final Certificate by the State of Minnesota, recorded August 17, 1987, as Doc. No. 548829 [acquiring Parcel 29C in the above Right of Way Plat No. 82-43]; and (**R.O.W. Plot shown on survey**)
 - Quitclaim Deed, from the State of Minnesota, to the City of Lake Elmo, dated November 13, 2013, recorded December 30, 2013, as Doc. No. 3975938 (**R.O.W. Plot shown on survey**)
- Reservation of 50% of all minerals and mineral rights in the East Half of the Southwest Quarter of Section 34, as reserved in the following:
 - Limited Warranty Deed, from the Federal Farm Mortgage Corporation, as grantor, to Lawrence Fehlen and Marie A. Fehlen, as grantees, dated November 8, 1939, recorded November 21, 1939, in Book 135 of Deeds, at page 632; and (**does not affect subject property**)
 - Quit Claim Deed, from the Federal Farm Mortgage Corporation, to the United States of America, dated September 6, 1957, recorded November 22, 1957, in Book 209 of Deeds, at page 493. (**Does not affect subject property**)
- Terms and conditions, including an easement for pipeline purposes, as contained in the following:
 - Right of Way Conveyance in favor of Standard Oil Company, dated August 7, 1946, recorded August 26, 1946, in Book 150 of Deeds, at page 219; (**does not affect subject property**)
 - Assignment of Rights of Way, from Standard Oil Company, to The American Oil Company, dated December 31, 1960, recorded January 25, 1961, in Book 236 of Deeds, at page 240; (**does not affect subject property**)
 - Partial Release of Right of Way Conveyance, dated May 5, 1972, recorded May 8, 1972, as Doc. No. 298638; (**does not affect subject property**)
 - Quit Claim Deed, from Amoco Oil Company, to the State of Minnesota, dated October 25, 1983, recorded December 29, 1983, as Doc. No. 457465; (**does not affect subject property**)

- Agreement Limiting Right of Way Easement, dated July 19, 2001, recorded August 3, 2001, as Doc. No. 3172091; (**does not affect subject property**)
 - Non Fee Property Assignment Agreement, from BP Products North America Inc., to BP Pipelines (North America) Inc., dated January 1, 2015, recorded April 10, 2015, as Doc. No. 4021457; and (**affects subject property-blanket in nature therefor not shown**)
 - Agreement and Acknowledgement, between BP Pipelines (North America) Inc., the City of Lake Elmo, and U.S. Home Corporation, dated June 15, 2016, recorded July 28, 2016, as Doc. No. 4076835. (**Does not affect subject property**)
14. Easement for power line purposes as contained in the following:
- Final Decree, recorded April 13, 1972, in Book 316 of Deeds, at page 69; and (**does not affect subject property**)
 - Assignment and Assumption of Easements, from XCEL Energy Inc., to Northern States Power Company, dated February 7, 2001, recorded March 8, 2001, as Doc. No. 3145752. (**Affects property - no easements to depict on survey**)
15. Terms and conditions of the Petition and Waiver Agreement, dated September 4, 2013, recorded September 12, 2013, as Doc. No. 3964045. (**Affects property - no easements to depict on survey**)
16. Terms and conditions of the Petition and Waiver Agreement, dated September 4, 2013, recorded September 12, 2013, as Doc. No. 3964046. (**Affects property - no easements to depict on survey**)
17. Terms and conditions, including an easement for drainage and utility purposes in favor of the City of Lake Elmo, as contained in the Public Drainage & Utility Easement, dated September 4, 2013, recorded September 12, 2013, as Doc. No. 3964047. (**Affects property and easement is depicted hereon**)
18. Terms and conditions, including an easement for public and drainage purposes in favor of the City of Lake Elmo, as contained in the Public Drainage & Utility Easement, dated September 4, 2013, recorded September 12, 2013, as Doc. No. 3964048. (**Does not affect subject property**)
19. Terms and conditions, including an easement for public and drainage purposes in favor of the City of Lake Elmo, as contained in the Public Drainage and Utility Easement, dated September 4, 2013, recorded September 12, 2013, as Doc. No. 3964049. (**Does not affect subject property**)
20. Terms and conditions, including an easement for street purposes in favor of the City of Lake Elmo, as contained in the Permanent Public Street Easement Agreement, recorded November 20, 2014, as Doc. No. 4007702. (**Does not affect subject property**)
21. Terms and conditions, including easements for drainage and utility purposes in favor of the City of Lake Elmo, as contained in the Drainage and Utility Easement Agreement, recorded November 20, 2014, as Doc. No. 4007703. (**Does not affect subject property**)
22. Terms and conditions, including an easement for utility purposes in favor of the City of Lake Elmo, as contained in the Utility Easement, recorded November 20, 2014, as Doc. No. 4007704. (**Easement affects property as shown - falls within proposed R.O.W.**)
23. Terms and conditions of the Memorandum of Understanding, between U.S. Home Corporation, and DPS-Lake Elmo, LLC, dated October 3, 2014, which is unrecorded, and of the Notice of Lien Rights by DPS-Lake Elmo, LLC, recorded November 20, 2014, as Doc. No. 4007705, which refers to said Memorandum of Understanding. (**Affects property - no easements to depict on survey**)
24. Possible overlap of the Land with the parcel to the southeast, said parcel is described in the Warranty Deed, recorded September 21, 2015, as Doc. No. 4041879. **The legal description prepared by Sambatek, shown as proposed on this survey is contiguous to, and creates no gaps or overlaps with the southeast parcel as described in said document.**

CERTIFICATION

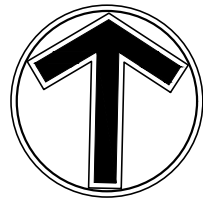
To Continental 483 Fund LLC, DPS-Lake Elmo, LLC, a Minnesota limited liability company and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19, and 20 of Table A thereof. The field work was completed on 01/21/2019.

Dated this 12th day of March, 2019

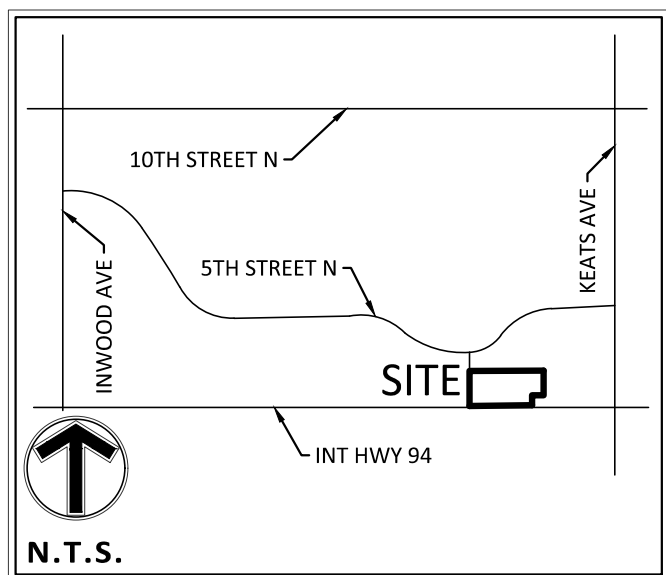
Sambatek, Inc.

Craig E. Johnson, LS
Minnesota License No. 44530
cjohnson@sambatek.com



0 60 120
SCALE IN FEET

VICINITY MAP



SPRINGS AT LAKE ELMO

Know all persons by these presents: That Continental 483 Fund LLC, a Minnesota limited liability company, owner, of the following described property situated in the County of Washington, State of Minnesota, to wit:

Outlot H, UNION PARK, Washington County, Minnesota

Has caused the same to be surveyed and platted as SPRINGS AT LAKE ELMO and does hereby dedicate to the public for public use the public way and also dedicate the drainage and utility easements as created by this plat.

In witness whereof said Continental 483 Fund LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

Signed: Continental 483 Fund LLC, a Minnesota limited liability company

By: _____, its _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 20_____, by

_____, _____, of Continental 483 Fund LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____ County, Minnesota
My Commission Expires _____

Notary Printed Name

I Craig E. Johnson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, existing as of the date of this certificate are shown and labeled on this Plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20_____.

Craig E. Johnson, Licensed Land Surveyor,
Minnesota License No. 44530

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 20_____, by
Craig E. Johnson, a Licensed Land Surveyor.

Notary Public, _____ County, Minnesota
My Commission Expires _____

Notary Printed Name

CITY COUNCIL, Lake Elmo, Minnesota

This plat was approved by the City Council of Lake Elmo, Minnesota, this _____ day of _____, 20_____, and hereby certifies compliance with all requirements as set forth in the Minnesota Statutes, Section 505.03, Subdivision 2.

Signed: _____ Attest: _____
Mayor City Administrator

COUNTY SURVEYOR, Washington County, Minnesota

Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20_____.

By _____ By _____
Washington County Surveyor

COUNTY AUDITOR/TREASURER, Washington County, Minnesota

Pursuant to Minnesota Statutes, Section 505.021, Subd.9 and Section 272.12, taxes payable in the year 20____, on real estate hereinbefore described, have been paid; and there are no delinquent taxes and transfer has been entered, on this _____ day of _____, 20_____.

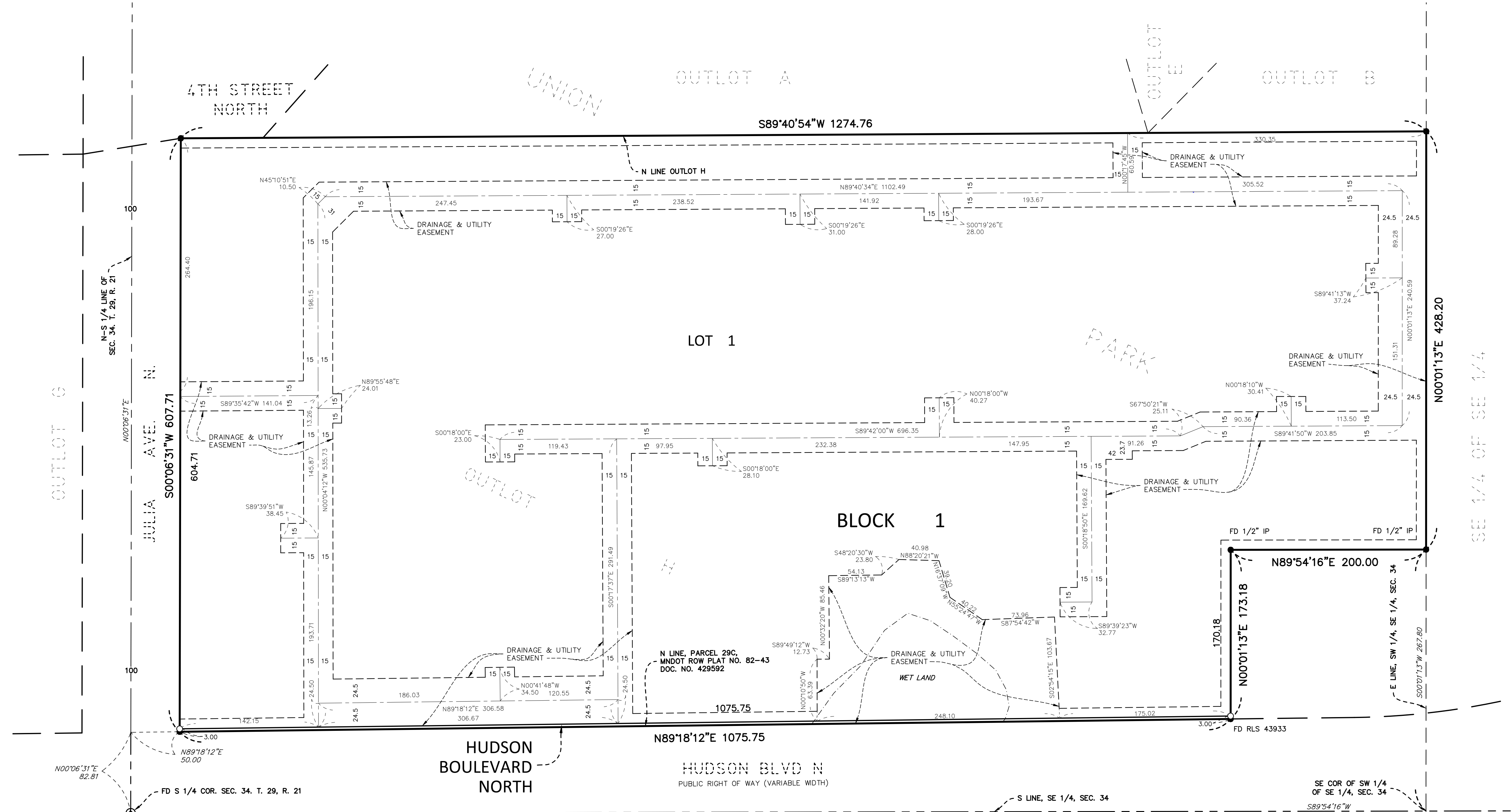
By _____ By _____
Washington County Auditor / Treasurer Deputy

COUNTY RECORDER, Washington County, Minnesota Document Number _____

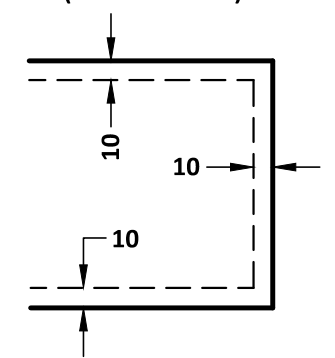
I hereby certify that this instrument was filed in the office of the County Recorder for record on this _____ day of _____, 20_____, at _____ o'clock ____M. and was duly recorded in Washington County Records.

By: _____ By: _____
Washington County Recorder Deputy

SPRINGS AT LAKE ELMO



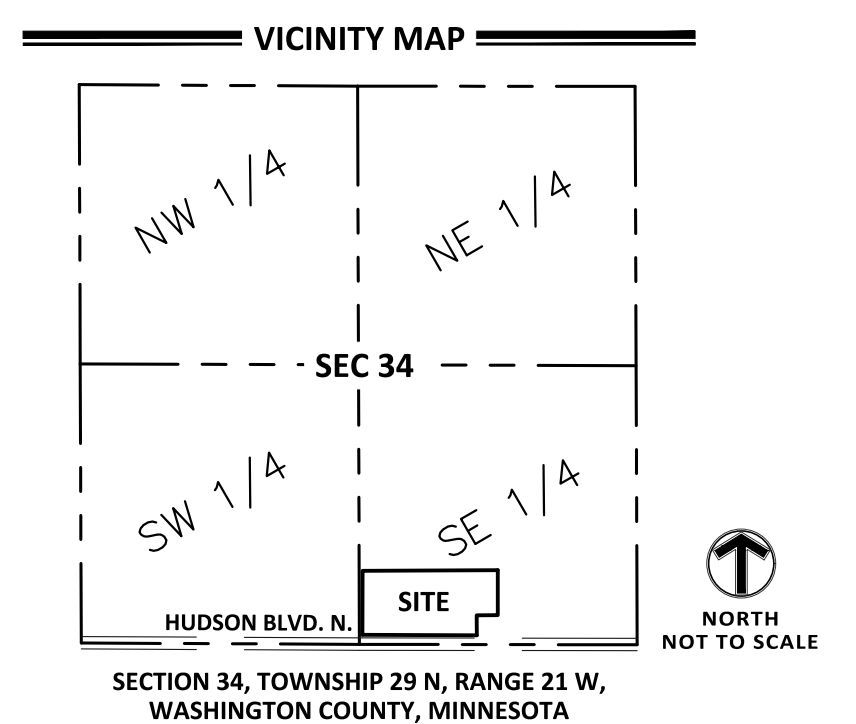
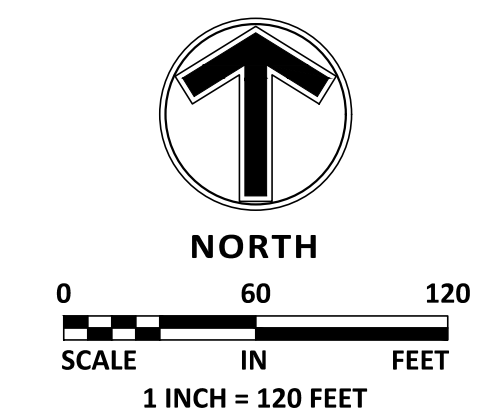
**DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)**



BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, FRONT, REAR AND SIDE LOT LINES AS SHOWN ON THE PLAT.

- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 44530.
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE FOUND AND MARKED BY LICENSE NO. 18425 UNLESS NOTED OTHERWISE

THE NORTH LINE OF OUTLOT H IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 40 MINUTES 54 SECONDS WEST.



Client
**CONTINENTAL
483 FUND LLC**

W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

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**SPRINGS AT
LAKE ELMO**

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Designed: JEB Drawn: CIL
Approved: ETL Book / Page:
Phase: FINAL Initial Issue: 4/12/2019

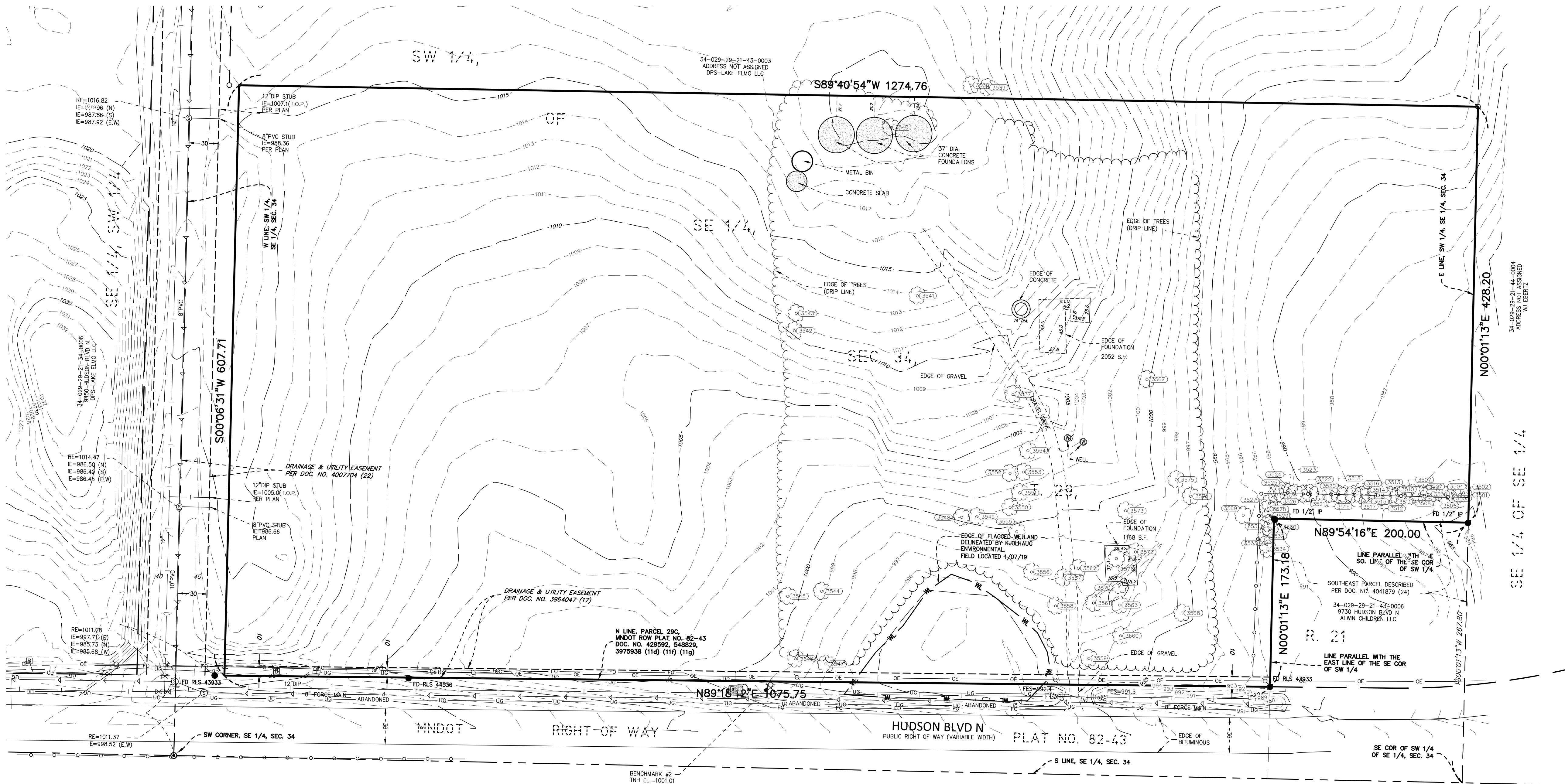
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7/26/2019			CITY SUBMITTAL

Sheet Title
**EXISTING
CONDITIONS**

Sheet No. Revision
C2.04

Project No. 21654



SUBJECT PROPERTY

That part of the Southwest Quarter of the Southeast Quarter, Section 34, Township 29, Range 21, Washington County, Minnesota described as follows:

Commencing at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 06 minutes 31 seconds East, assumed bearing, along the west line of said Southwest Quarter of the Southeast Quarter, a distance of 82.86 feet to the north line of Parcel 29C of Minnesota Department of Transportation Right of Way Plat No. 82-43; thence North 89 degrees 18 minutes 27 seconds East, along said north line, a distance of 40.00 to the point of beginning; thence North 00 degrees 06 minutes 31 seconds East, a distance of 607.73 feet; thence North 89 degrees 40 minutes 54 seconds East, a distance of 1284.76 feet to the east line of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 01 minutes 13 seconds West, along said east line, a distance of 428.20 feet to a point 267.8 feet north of the southeast corner of said Southwest Quarter of the Southeast Quarter; thence South 89 degrees 54 minutes 16 seconds West, parallel to the south line of said Southwest Quarter of the Southeast Quarter, a distance of 200.00 feet; thence South 00 degrees 01 minutes 13 seconds West, parallel to the east line of said Southwest Quarter of the Southeast Quarter, a distance of 173.21 feet to said north line of Parcel 29C; thence South 89 degrees 18 minutes 27 seconds West, along said north line, a distance of 1085.76 feet to the point of beginning.

PROPERTY SUMMARY

- SUBJECT PROPERTY IDENTIFICATION NUMBER IS 3402921430003.
- THE GROSS AREA OF THE SUBJECT PROPERTY IS 17.0159 ACRES OR 741,214 SQUARE FEET.

SURVEY NOTES

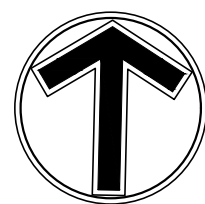
- SURVEY COORDINATE BASIS: WASHINGTON COUNTY COORDINATE SYATEM NAD 83 (1986)
- FIELD WORK WAS COMPLETED ON 01/21/2019.
- THE VERTICAL DATUM IS BASED ON NAVD88.

BENCHMARK #1 = MNDOT DISC "8282 AX" - ELEV=938.31,
LOCATED AT NE QUAD. OF INT. HWY. 94 & KEATS AVE.

BENCHMARK #2 = TNH - ELEV=1001.01,
SOUTH PROPERTY LINE OF SUBJECT PROPERTY @ MIDPOINT OF LINE.

LEGEND

● FOUND MONUMENT	⊠ GAS METER
⊙ FOUND CAST IRON MONUMENT	⊙ GAS MANHOLE
⊙ FOUND RIGHT-OF-WAY MONUMENT	⊙ ELECTRIC MANHOLE
⊙ SET MONUMENT	⊠ ELECTRIC METER
○ MARKED LS 43933	⊠ TELEPHONE PEDESTAL
⊠ GATE VALVE / HYDRANT	⊠ CABLE TV BOX
⊙ SANITARY MANHOLE	⊙ COMMUNICATIONS MANHOLE
⊙ CLEAN OUT	RLS REGISTERED LAND SURVEYOR
⊙ STORM MANHOLE	FD FOUND
⊙ STORM CATCH BASIN	— I — WATERMAIN
⊠ FLARED END SECTION	— D — SANITARY SEWER
⊠ TRANSFORMER	— S — STORM SEWER
⊠ LIGHT	— UE — UNDERGROUND ELECTRIC
⊠ GUY ANCHOR	— UT — UNDERGROUND TELEPHONE
⊠ UTILITY POLE	— UG — UNDERGROUND GAS
— BOUNDARY LINE	— OE — OVERHEAD ELECTRICAL WIRE
— RIGHT-OF-WAY LINE	— FO — FIBER OPTIC
— UNDERLYING / ADJACENT LOT	— O — CHAIN LINK FENCE
— TIE LINE	— □ — WOOD FENCE
— SECTION LINE	— x — WIRE FENCE
(100.00) DEED DISTANCE	⊙ DECIDUOUS TREE
⊠ GUARD POST	⊠ CONCRETE SURFACE
⊠ SIGN	⊙ WELL



0 60 120
SCALE IN FEET



Client

W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

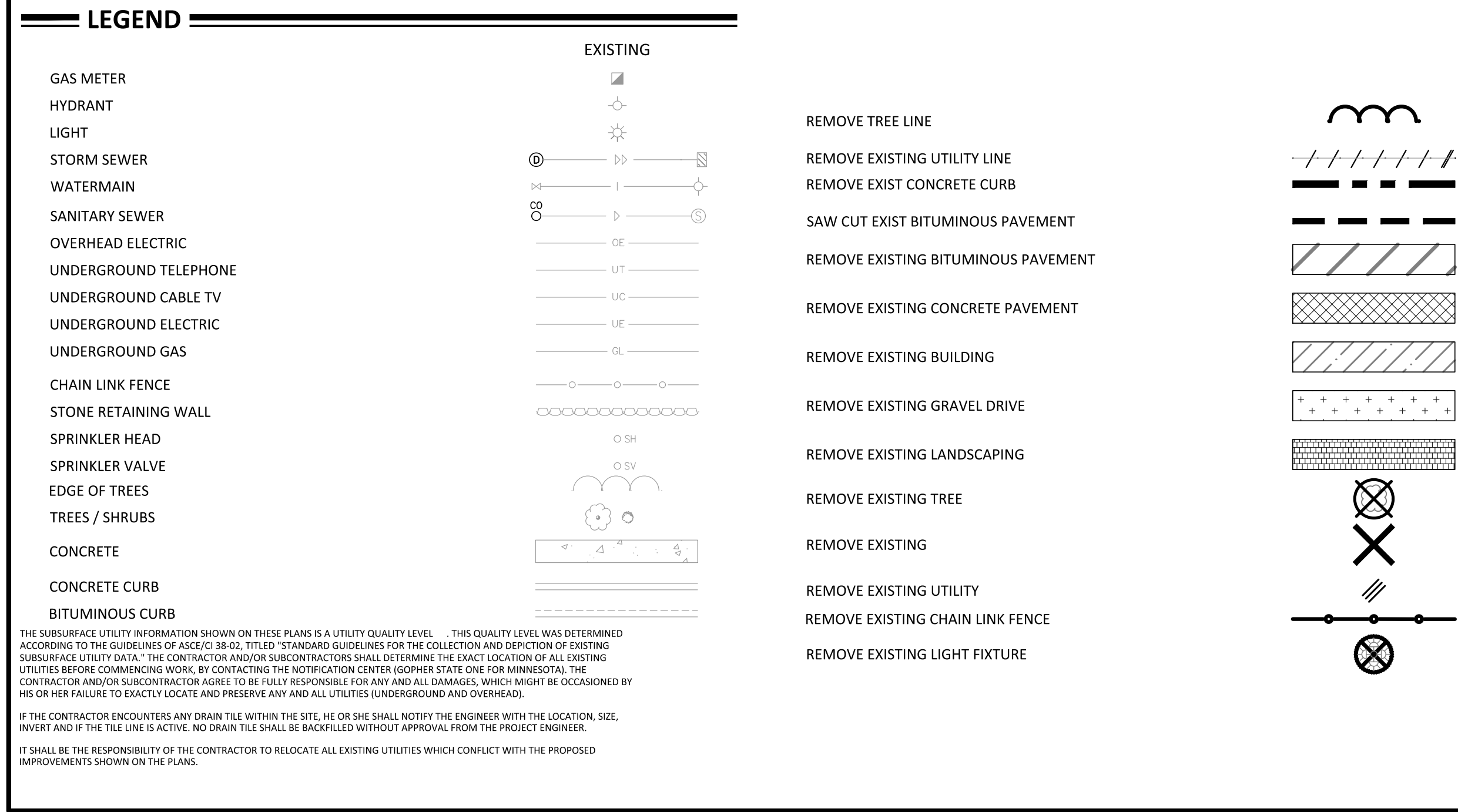
Location
LAKE ELMO,
MINNESOTA
9955 HUDSON BOULEVARD NORTH

Eric Felt

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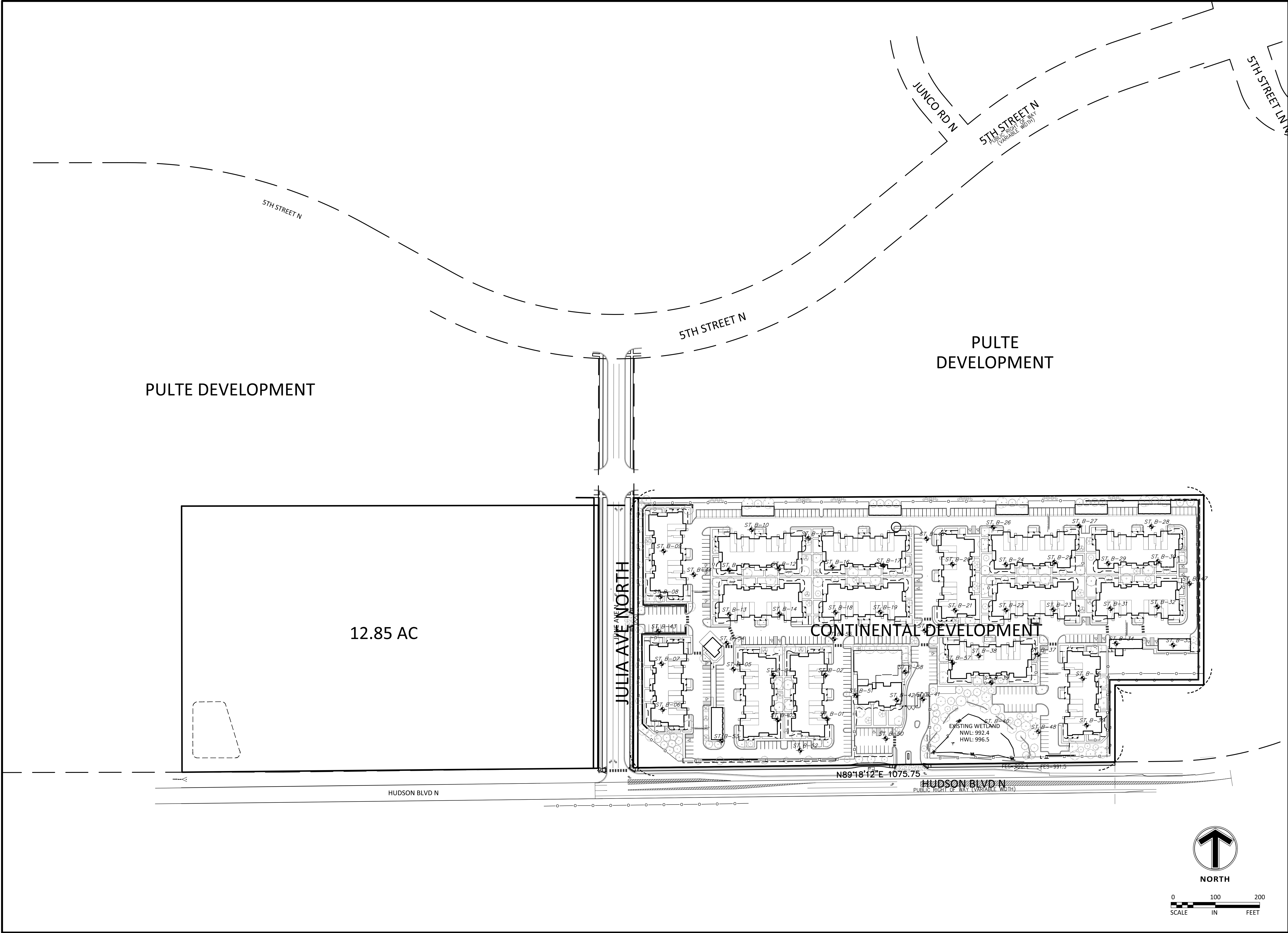
4/12/2019	CITY SUBMITTAL
5/1/2019	CITY PRELIMINARY RESUBMITTAL
6/11/2019	BID SET
7/26/2019	CITY SUBMITTAL

Project No. 21654



1. DEMOLITION NOTES ARE NOT COMPREHENSIVE. CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
2. THE DESIGN SHOWN IS BASED ON ENGINEER'S UNDERSTANDING OF EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON ALTA AND TOPOGRAPHIC MAPPING PREPARED BY XXXX DATED XX-XX-XXXX. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, CONTRACTOR SHALL HAVE MADE, AT OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES AND IN ACCORDANCE WITH APPLICABLE CODES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE 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 GEOTECHNICAL REPORT AND/OR GEOTECHNICAL ENGINEER.
4. CLEARING AND GRUBBING: CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
6. CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
7. CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO REMOVAL AND/OR RELOCATION OF UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANIES' FORCES AND ANY FEES WHICH ARE TO BE PAID TO UTILITY COMPANIES FOR SERVICES. CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
8. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM INFORMATION AVAILABLE. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE UTILITY MAPPING ACCURACY. PRIOR TO START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. THE LOCATIONS OF UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING MINNESOTA GOPHER STATE ONE CALL AT 800-252-1166 OR 651-454-0002.

-
- A north arrow pointing upwards, enclosed in a circle. Below it is a scale bar with markings for 0, 50, and 100 feet. The text "SCALE IN FEET" is written below the bar.



Client
CONTINENTAL
483 FUND LLC

W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

Project
SPRINGS AT
LAKE ELMO

Location
LAKE ELMO,
MINNESOTA
9955 HUDSON BOULEVARD NORTH

Certification

Summary
Designed: JEB Drawn: CIL
Approved: ETL Book / Page:
Phase: FINAL Initial Issue: 4/12/2019

Revision History		
No.	Date By	Submittal / Revision
4/12/2019		CITY SUBMITTAL
5/1/2019		CITY PRELIMINARY
		RESUBMITTAL
6/11/2019		BID SET
7/26/2019		CITY SUBMITTAL

Sheet Title
OVERALL
DEVELOPMENT
PLAN

Sheet No. Revision
C2.06

Project No. 21654

Client
**CONTINENTAL
483 FUND LLC**

W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

Project
**SPRINGS AT
LAKE ELMO**

Location
**LAKE ELMO,
MINNESOTA**
9955 HUDSON BOULEVARD NORTH

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.

Eric T. Luth

Eric T. Luth
Registration No. 50475 Date: 7/26/2019

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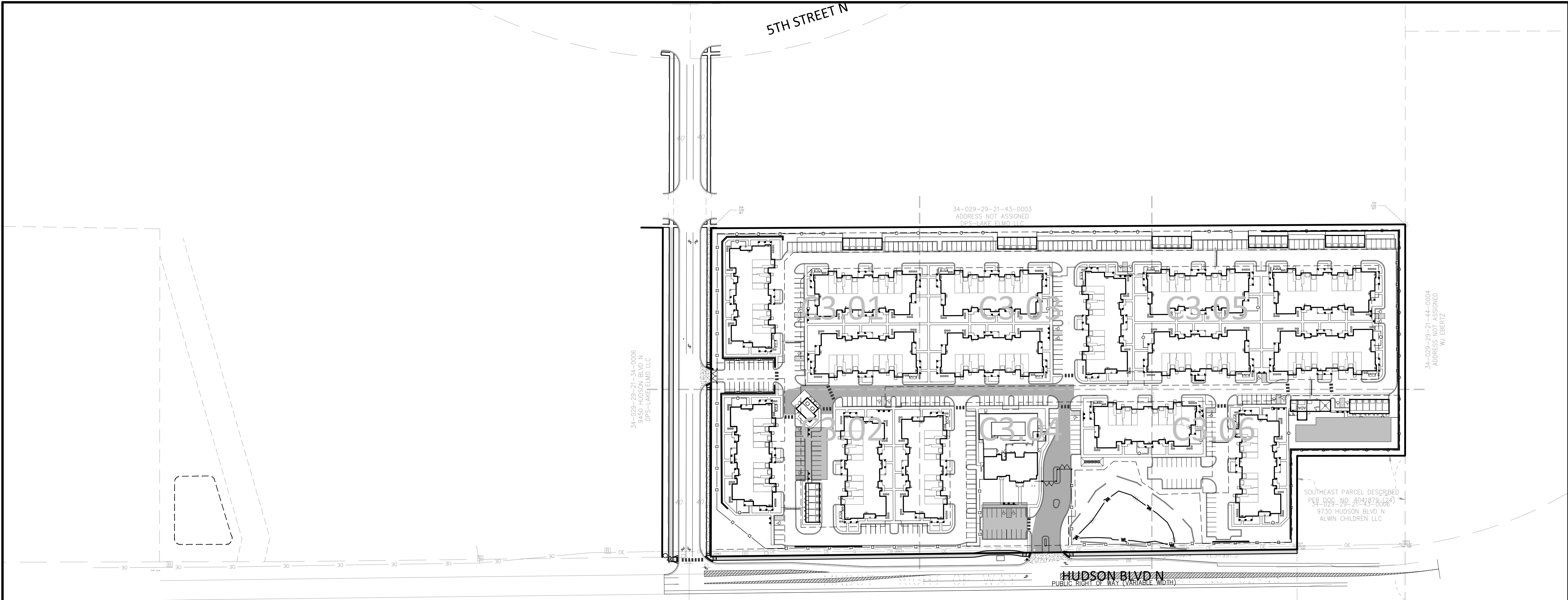
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Approved: ETL Book / Page:
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Sheet Title
**OVERALL SITE
PLAN**

Sheet No. Revision
C3.00

Project No. 21654



LEGEND			
PROPERTY LIMIT	PROPOSED	EXISTING	
CURB & GUTTER			
EASEMENT			
BUILDING			
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
SAWCUT LINE			
SIGN			
PIPE BOLLARD			
CHAIN LINK FENCE			
DECORATIVE WOODEN FENCE			
AIR CONDITIONING UNIT			
STANDARD DUTY ASPHALT PAVING			
HEAVY DUTY ASPHALT PAVING			
CONCRETE PAVING			
CONCRETE SIDEWALK			
ARCHITECTURAL CONCRETE			
NUMBER OF PARKING STALLS PER ROW			
KEY NOTE			
DETAIL			

01	B-612 CONCRETE CURB AND GUTTER - SEE SHEET C9.01
02	B-618 CONCRETE CURB AND GUTTER - SEE SHEET C9.01
03	TAPERED CURB - SEE SHEET C9.01
04	4' SIDEWALK - SEE SHEET C9.01
05	5' SIDEWALK - SEE SHEET C9.01
06	STOP SIGN - SEE SHEET C9.01
07	ACCESSIBLE PARKING SIGN - SEE SHEET C9.01
08	ACCESSIBLE PARKING STALL - SEE SHEET C9.01
09	VALLEY GUTTER - SEE SHEET C9.01
10	NO PARKING SIGN - SEE SHEET C9.01

DEVELOPMENT SUMMARY			
AREA GROSS SITE AREA	741,214 SF	17.02 AC	
BUILDING INFORMATION	QUANTITY	HEIGHT	
B20E (20 DU/BUILDING)	15 UNITS	2-STORY / 35' 15 UNITS	
TOTAL RESIDENT BUILDINGS			
GENERAL HOME MIX	HOMES	PERCENTAGE	
STUDIO	30	10%	
1-BEDROOM	120	40%	
2-BEDROOM	120	40%	
3-BEDROOM	30	10%	
TOTAL HOMES	300	100%	
ZONING			
EXISTING ZONING			
PROPOSED ZONING			
PARKING INFORMATION			
GARAGE TOTALS:			
NUMBER OF ATTACHED	120 GARAGES		
MAINTENANCE GARAGES	42 GARAGES		
NUMBER OF STAND ALONE	163 GARAGES		
TOTAL GARAGE			
PARKING REQUIRED PER CODE	525 SPACES		
SURFACE PARKING AMOUNT	402 SPACES		
TOTAL PARKING PROVIDED	565 SPACES		
UNIT PARKING RATIO	1.87		
COVERED PARKING RATIO	0.29		
CLUBHOUSE PARKING	17 SPACES		
*INCLUDED IN PARKING CALCS	(23 ADA)		

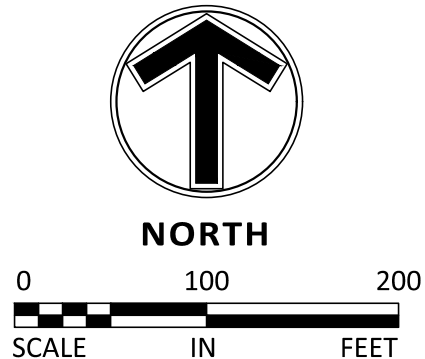
- DEVELOPMENT NOTES**
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
 - ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
 - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
 - ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
 - REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
 - ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 4.5% (1:22), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 1.5% (1:66). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE 1.5% (1:66). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
 - "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.

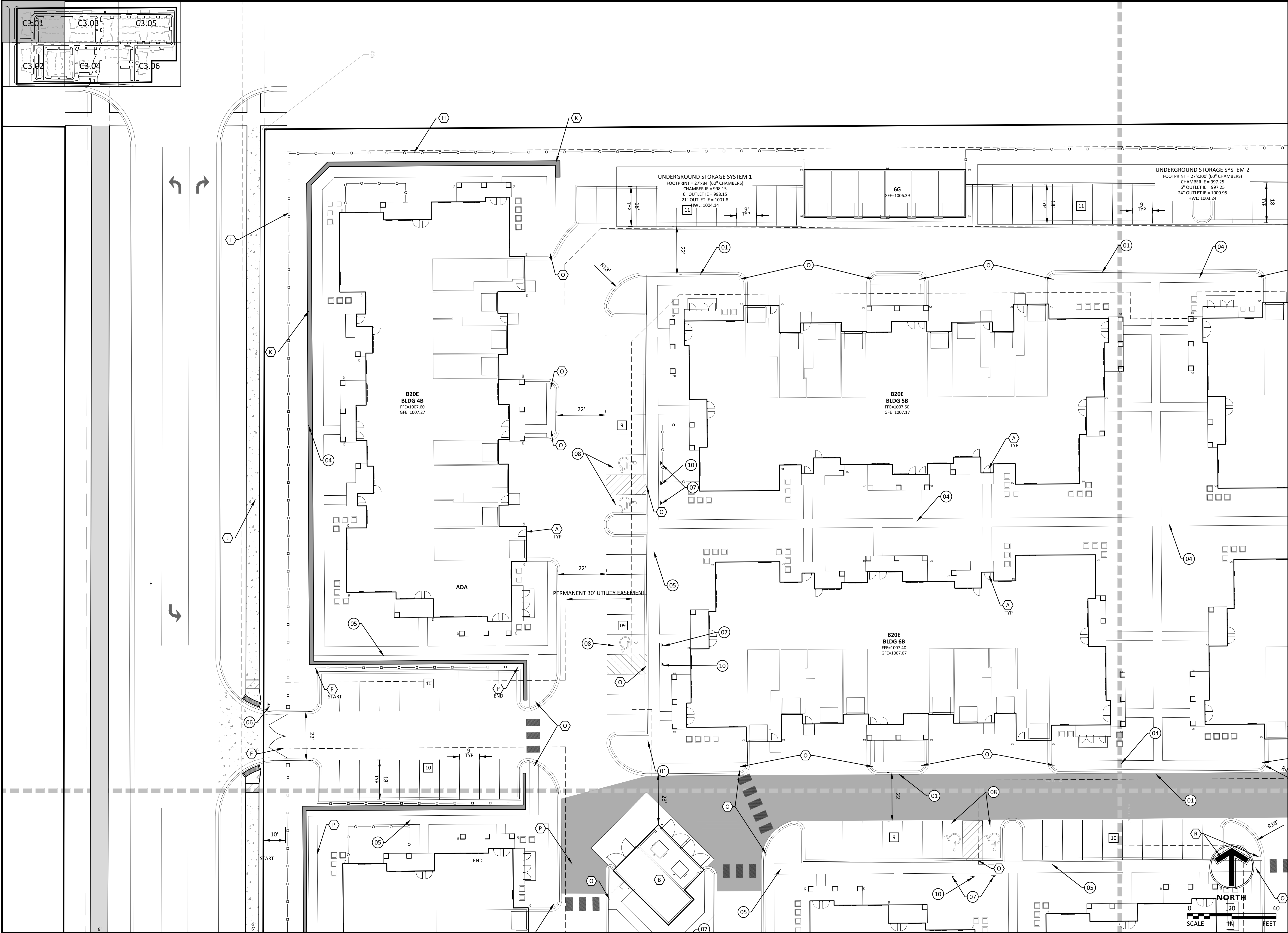
- KEY NOTES**
- A BUILDING, STOOPS, STAIRS SEE ARCHITECTURAL PLANS
 - B TRASH/RECYCLING PICKUP AREA - SEE ARCHITECTURAL PLANS
 - C MAIL KIOSK - SEE ARCHITECTURAL PLANS
 - D POOL - SEE ARCHITECTURAL PLANS
 - E MONUMENT SIGN - SEE ARCHITECTURAL PLANS
 - F VEHICLE GATE - SEE ARCHITECTURAL PLANS
 - G TRANSFORMER - LOCATION TBD
 - H CHAIN LINK FENCE - SEE ARCHITECTURAL PLANS
 - I DECORATIVE FENCE - SEE ARCHITECTURAL PLANS
 - J BITUMINOUS PATH
 - K RETAINING WALL
 - L PRESSURE REDUCING VALVE
 - M PEDESTRIAN GATE - GATES ON ADA ROUTE TO HAVE 18" MIN ON PULL SIDE (SEE DETAIL, SHEET C9.04 AND C9.05)
 - N FLAG POLES
 - O PEDESTRIAN RAMP - SEE DETAILS ON SHEETS C9.04 AND C9.05
 - P GUARD RAIL (PARKING)
 - Q GUARD RAIL (TRAFFIC)
 - R CURB CUT
 - S INFILTRATION BASIN

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CES 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 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.

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 DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

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





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Minnetonka, MN 55343
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Engineering | Surveying | Planning | Environmental

Client
CONTINENTAL
483 FUND LLC

W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

Project
SPRINGS AT
LAKE ELMO

Location
LAKE ELMO,
MINNESOTA
9955 HUDSON BOULEVARD NORTH

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.

Eric T. Luth
Eric T. Luth
Registration No. 50475 Date: 7/26/2019

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Summary
Designed: JEB Drawn: CIL
Approved: ETL Book / Page:
Phase: FINAL Initial Issue: 4/12/2019

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7/26/2019	BID SET	
	CITY SUBMITTAL	

Sheet Title
SITE PLAN
NORTH WEST

Sheet No. Revision
C3.01

Project No. 21654

Client
CONTINENTAL
483 FUND LLC

W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

Project
SPRINGS AT
LAKE ELMO

Location
LAKE ELMO,
MINNESOTA
9955 HUDSON BOULEVARD NORTH

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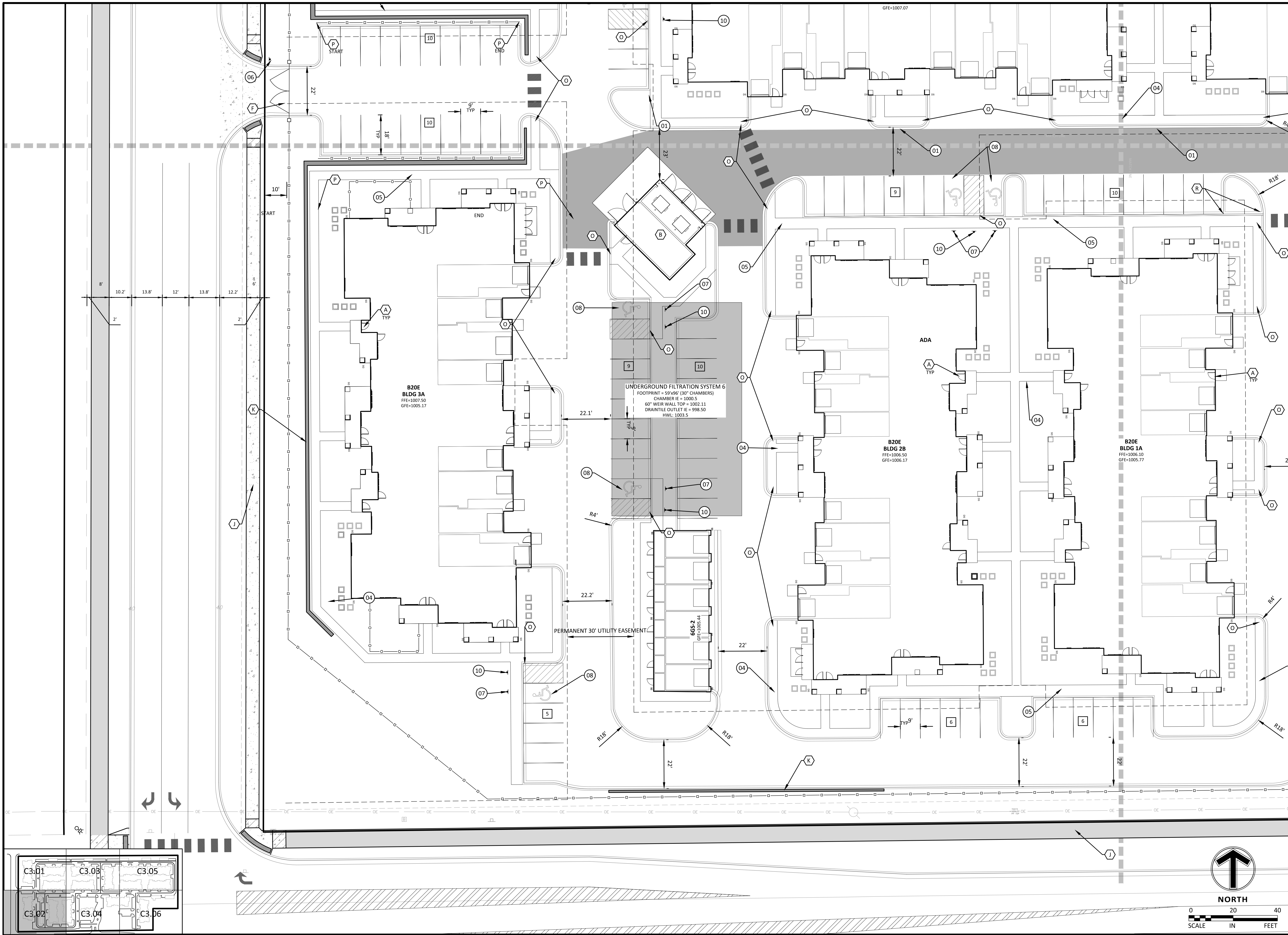
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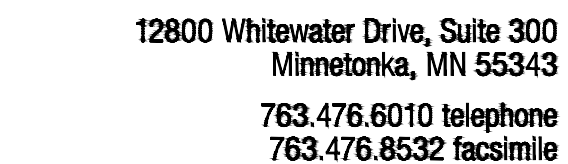
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Sheet Title
SITE PLAN
SOUTH WEST

Sheet No. Revision
C3.02

Project No. 21654





Client
CONTINENTAL
483 FUND LLC

Project SPRINGS AT LAKE ELMO

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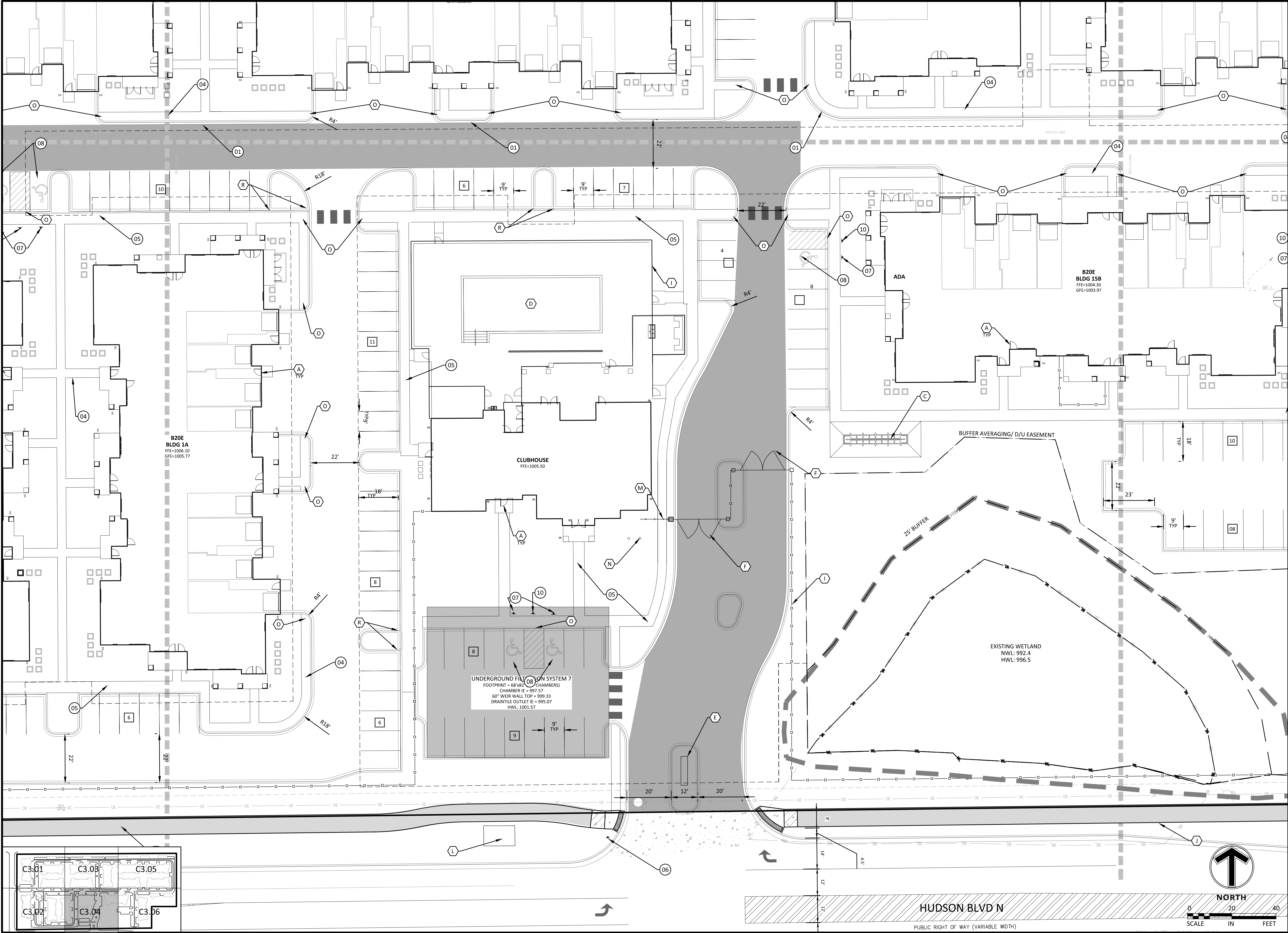
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Designed: JEB Drawn: CJL
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7/26/2019		CITY SUBMITTAL

Sheet No. Revision
C3.03



Client
CONTINENTAL
483 FUND LLC

W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

Project
SPRINGS AT
LAKE ELMO

Location
LAKE ELMO,
MINNESOTA
9955 HUDSON BOULEVARD NORTH

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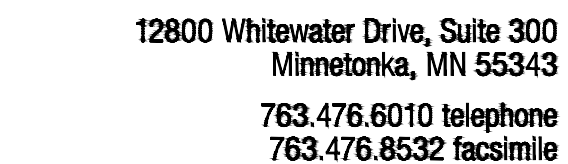
Summary
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Approved: ETL Book / Page:
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Revision History	
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6/11/2019	RESUBMITTAL
7/26/2019	BID SET
	CITY SUBMITTAL

Sheet Title
SITE PLAN
SOUTH
CENTRAL

Sheet No. Revision
C3.04

Project No. 21654



Client
CONTINENTAL
483 FUND LLC

Project SPRINGS AT LAKE ELMO

Location
LAKE ELMO,
MINNESOTA
9955 HUDSON BOULEVARD NORTH

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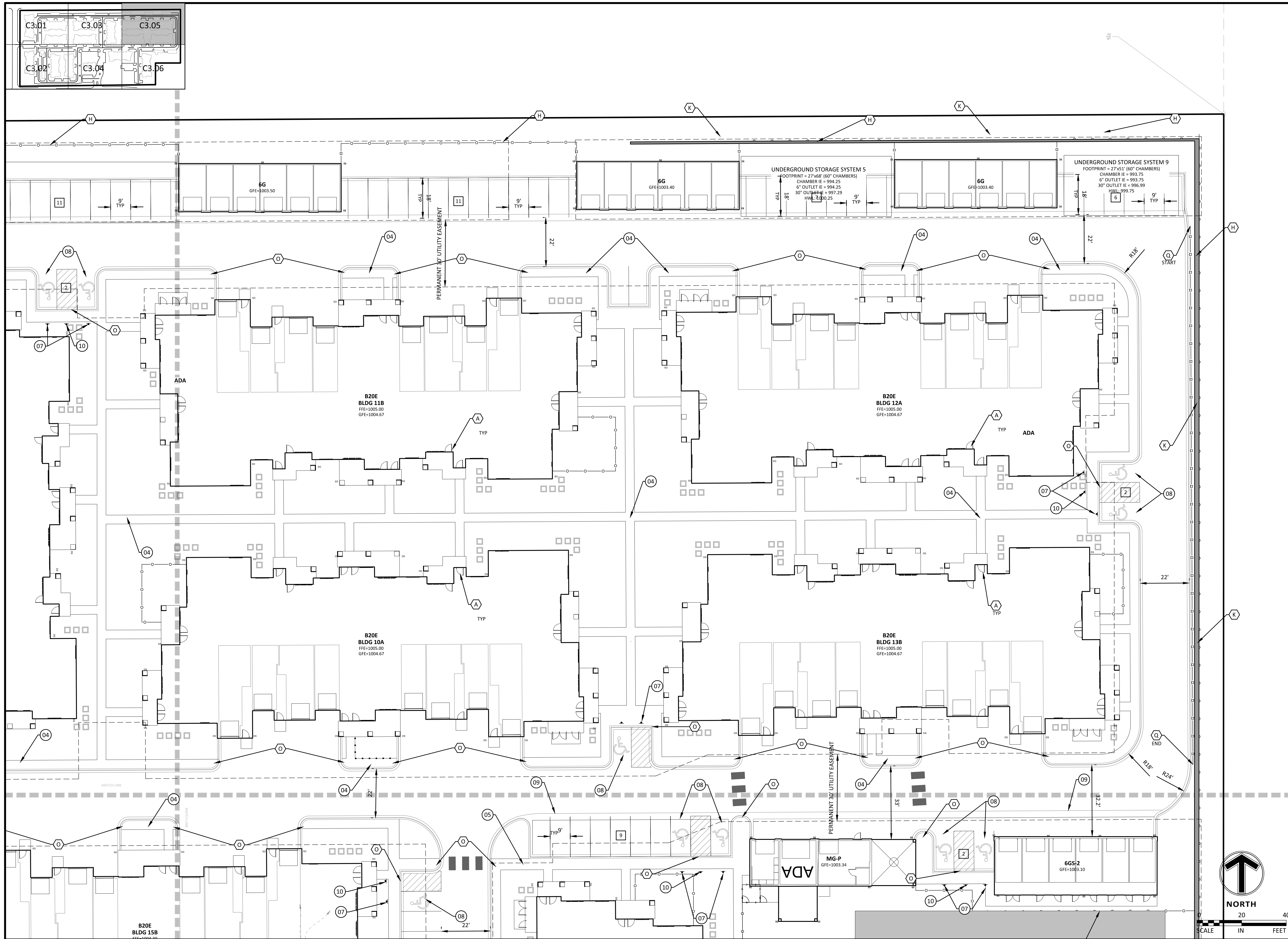
Sheet Title

SITE PLAN

NORTH EAST

Sheet No. Revision
C3.05

Project No. 21654





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Minnetonka, MN 55343
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Engineering | Surveying | Planning | Environmental

Client CONTINENTAL 483 FUND LLC

W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

Project SPRINGS AT LAKE ELMO

Location
**LAKE ELMO,
MINNESOTA**
9955 HUDSON BOULEVARD NORTH

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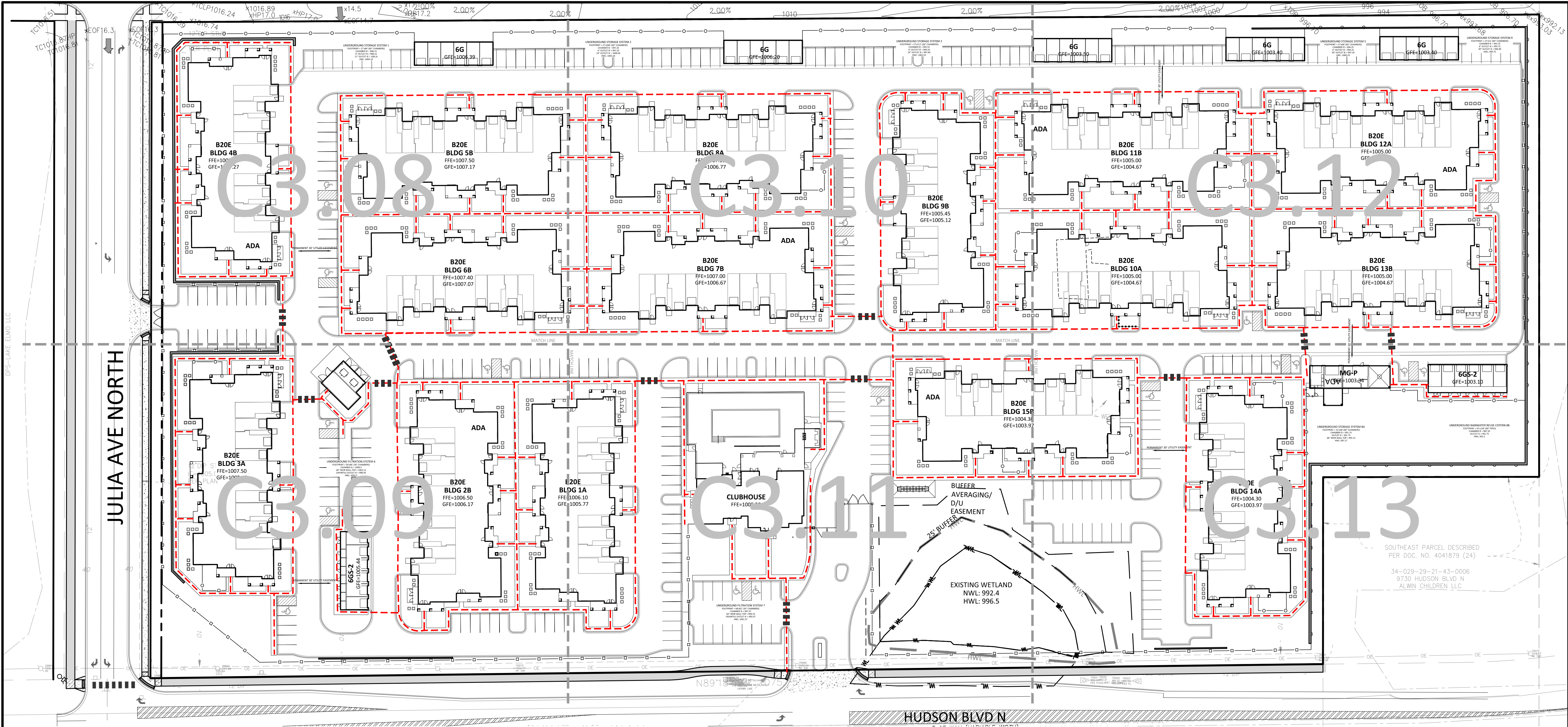
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Sheet Title SITE PLAN SOUTH EAST

Sheet No. Revision
C3.06

Project No. 21654

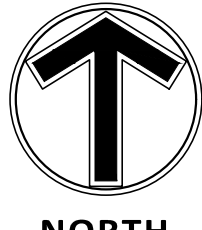


LEGEND

PROPOSED ACCESSIBLE ROUTE

ACCESSIBILITY NOTES

- CONTRACTOR IS TO ENSURE ADA ROUTE IS COMPLIANT WITH ADA AND MINNESOTA STATE ACCESSIBILITY CODE REGULATIONS AND IS TO NOTIFY ENGINEER IF FIELD CONDITIONS PROHIBIT COMPLIANCE.
- ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 4.5% (1:22), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 1.5% (1:66). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 1.5% (1:66). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
- ALL TURNING LOCATIONS SHOWN SHOULD PROVIDE A MAXIMUM SLOPE OF 1.5% IN ALL DIRECTIONS IN A 4'x4' AREA.
- SEE PED RAMP DETAILS ON SHEET C9.09 FOR SPECIFIC PED RAMP CONSTRUCTION REQUIREMENTS FOR USE AT ALL SIDEWALK TO PAVEMENT TRANSITIONS.



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SCALE IN FEET

Client CONTINENTAL 483 FUND LLC

W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

Project SPRINGS AT LAKE ELMO

Location
**LAKE ELMO,
MINNESOTA**
9955 HUDSON BOULEVARD NORTH

Certification

Summary

Designed: JEB Drawn: CIL
Approved: ETL Book / Page:
Phase: FINAL Initial Issue: 4/12/2019

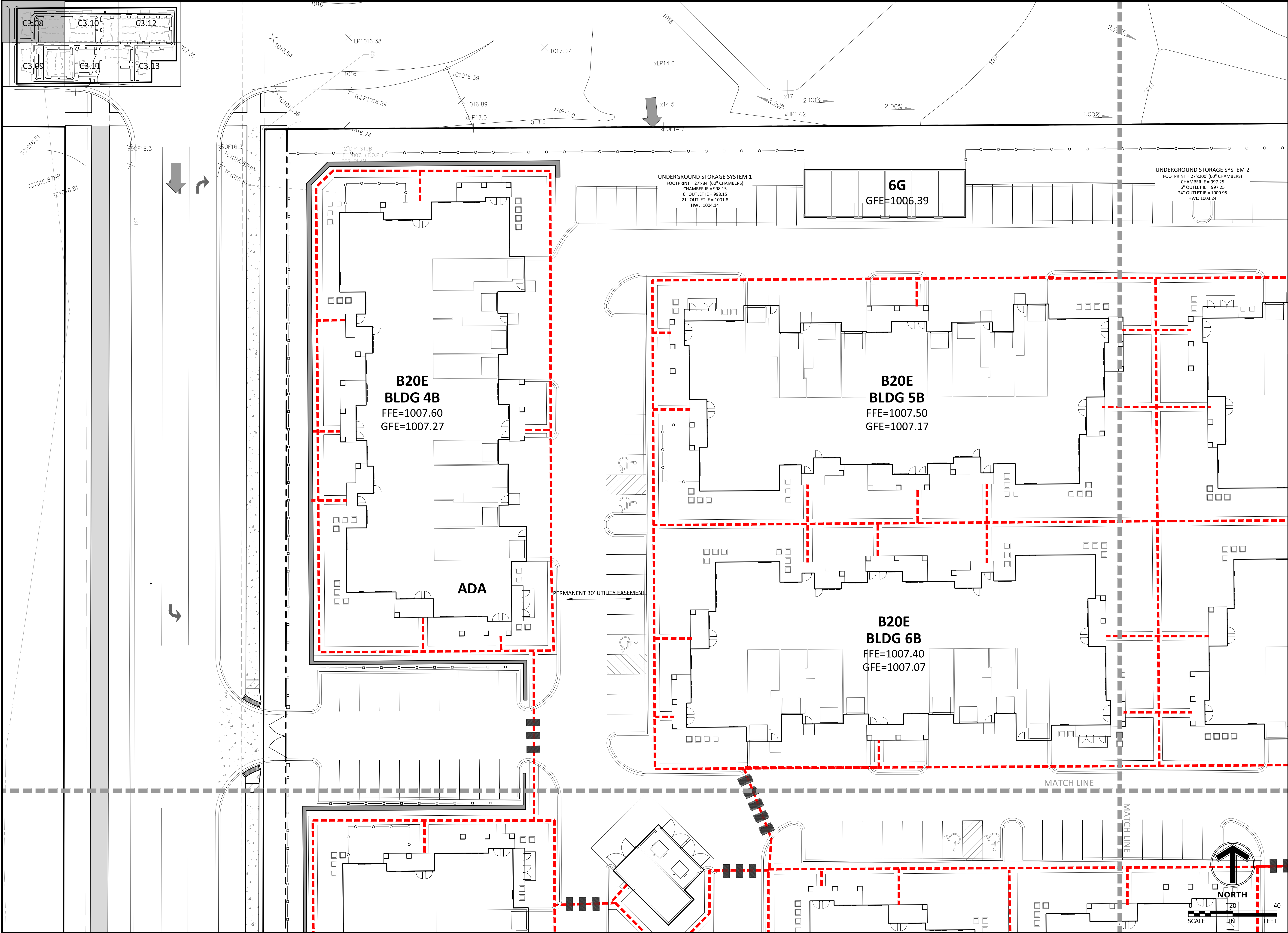
Revision History

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4/12/2019	JEB	CITY SUBMITTAL
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6/11/2019	JEB	RESUBMITTAL
7/26/2019	JEB	BID SET
		CITY SUBMITTAL

Sheet Title ADA OVERALL

Sheet No. Revision C3.07

Project No. 21654



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12800 Whitewater Drive, Suite 300
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Engineering | Surveying | Planning | Environmental

Client CONTINENTAL 483 FUND LLC

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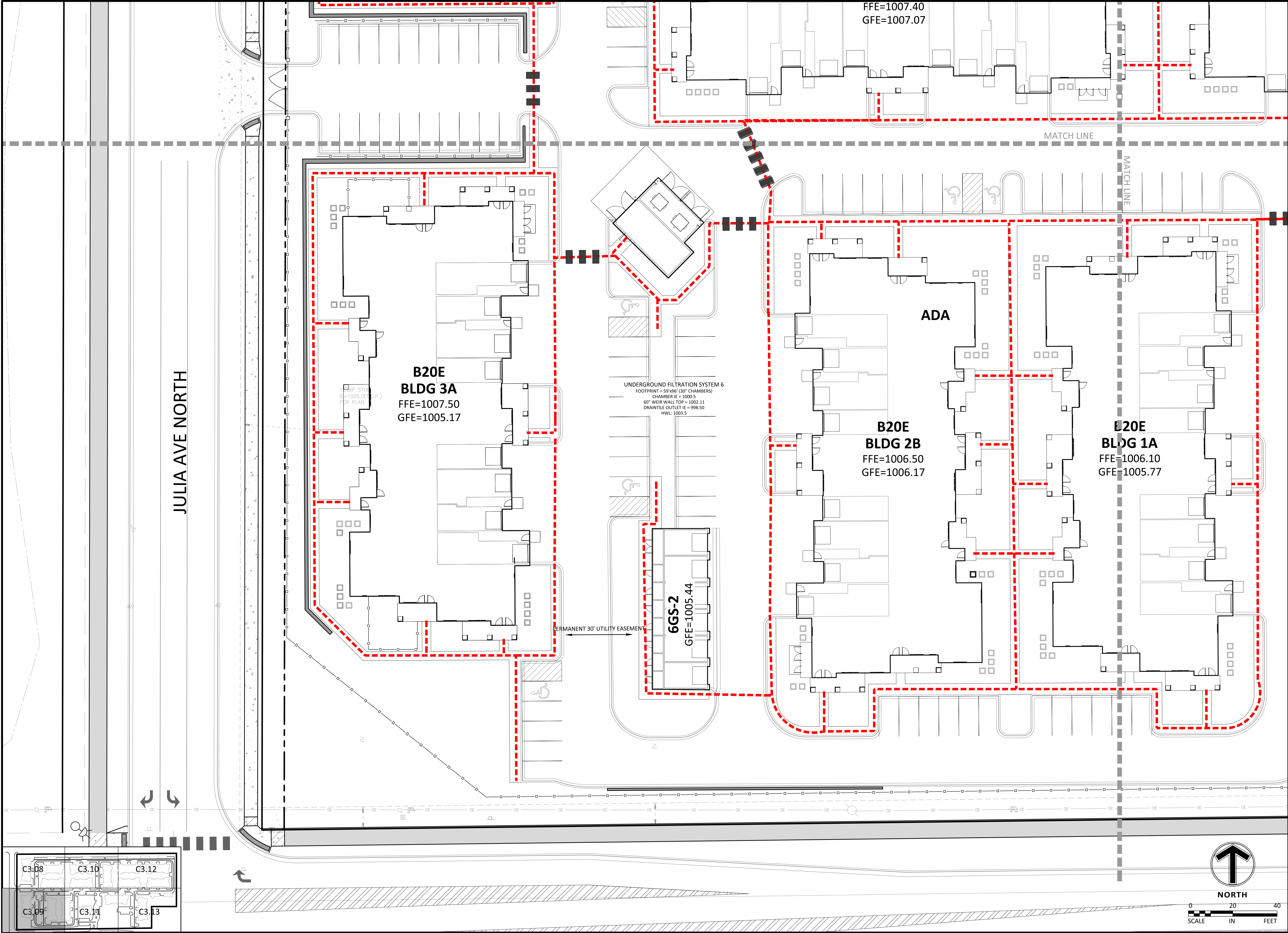
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Sheet Title ADA NORTH WEST

Sheet No. Revision
C3.08

Project No. 21654



Client
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483 FUND LLC

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MENOMONEE FALLS, WI 53051

Project
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9955 HUDSON BOULEVARD NORTH

Certification

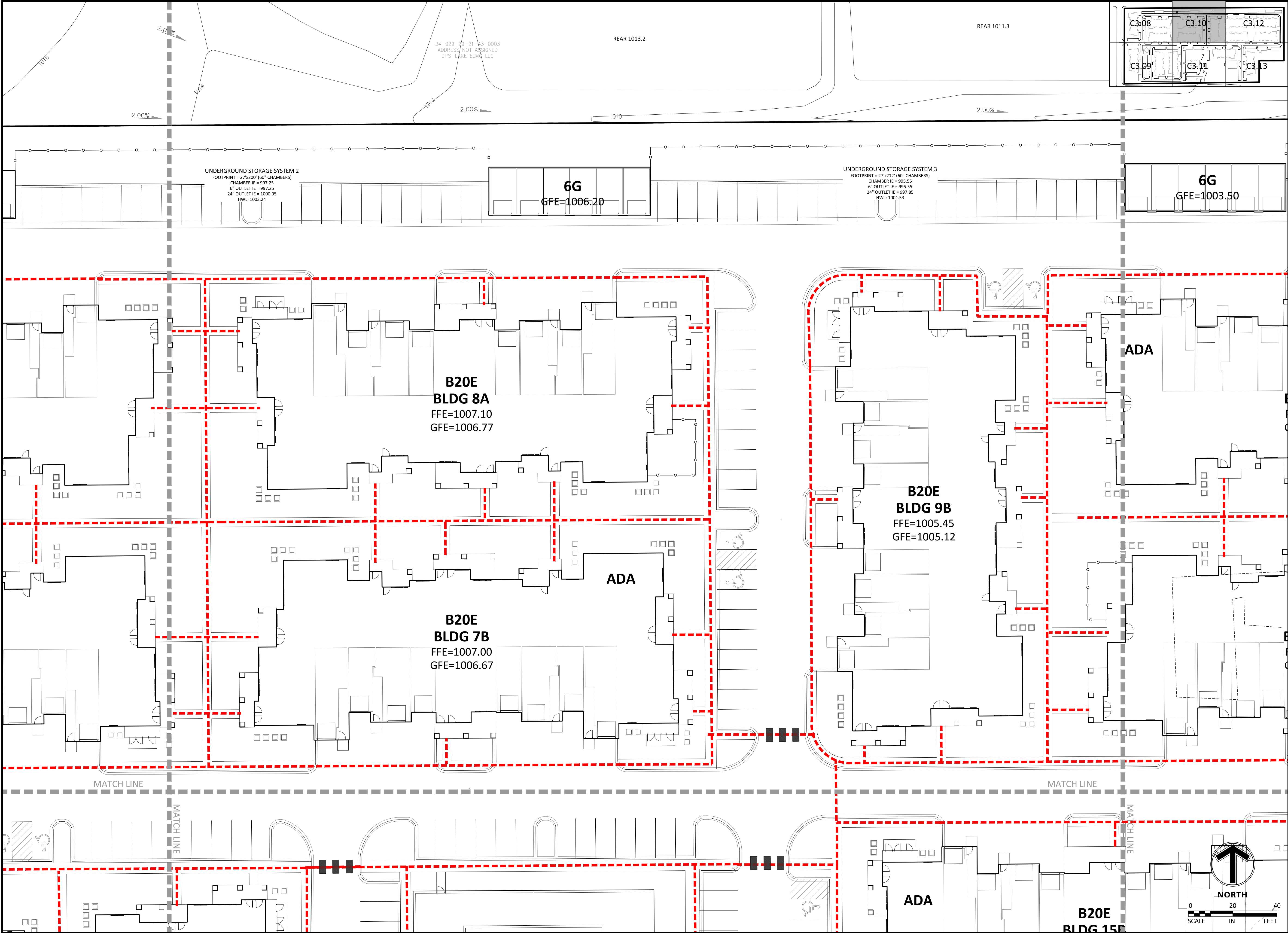
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Sheet Title
ADA SOUTH
WEST

Sheet No. Revision
C3.09

Project No. 21654



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Client
CONTINENTAL
483 FUND LLC

W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

Project
SPRINGS AT
LAKE ELMO

Location
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MINNESOTA
9955 HUDSON BOULEVARD NORTH

Certification

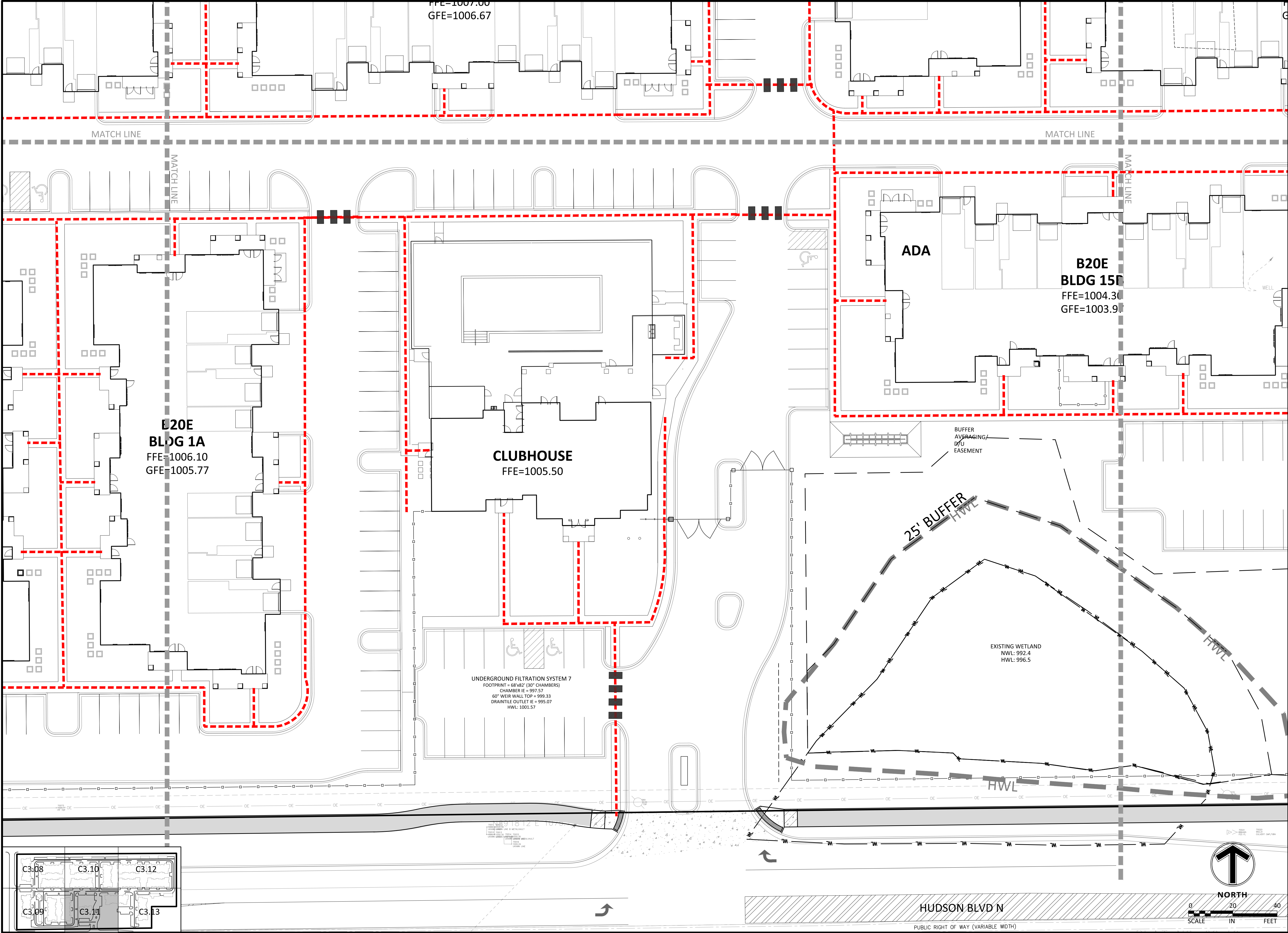
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Sheet Title
ADA NORTH
CENTRAL

Sheet No. Revision
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Project No. 21654



Client
CONTINENTAL
483 FUND LLC

W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

Project
SPRINGS AT
LAKE ELMO

Location
LAKE ELMO,
MINNESOTA
9955 HUDSON BOULEVARD NORTH

Certification

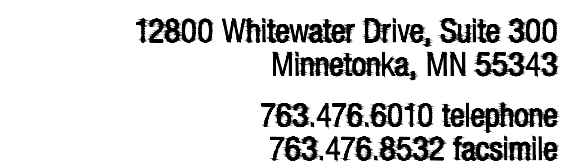
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	CITY SUBMITTAL

Sheet Title
ADA SOUTH
CENTRAL

Sheet No. Revision
C3.11

Project No. 21654



W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

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MINNESOTA
9955 HUDSON BOULEVARD NORTH

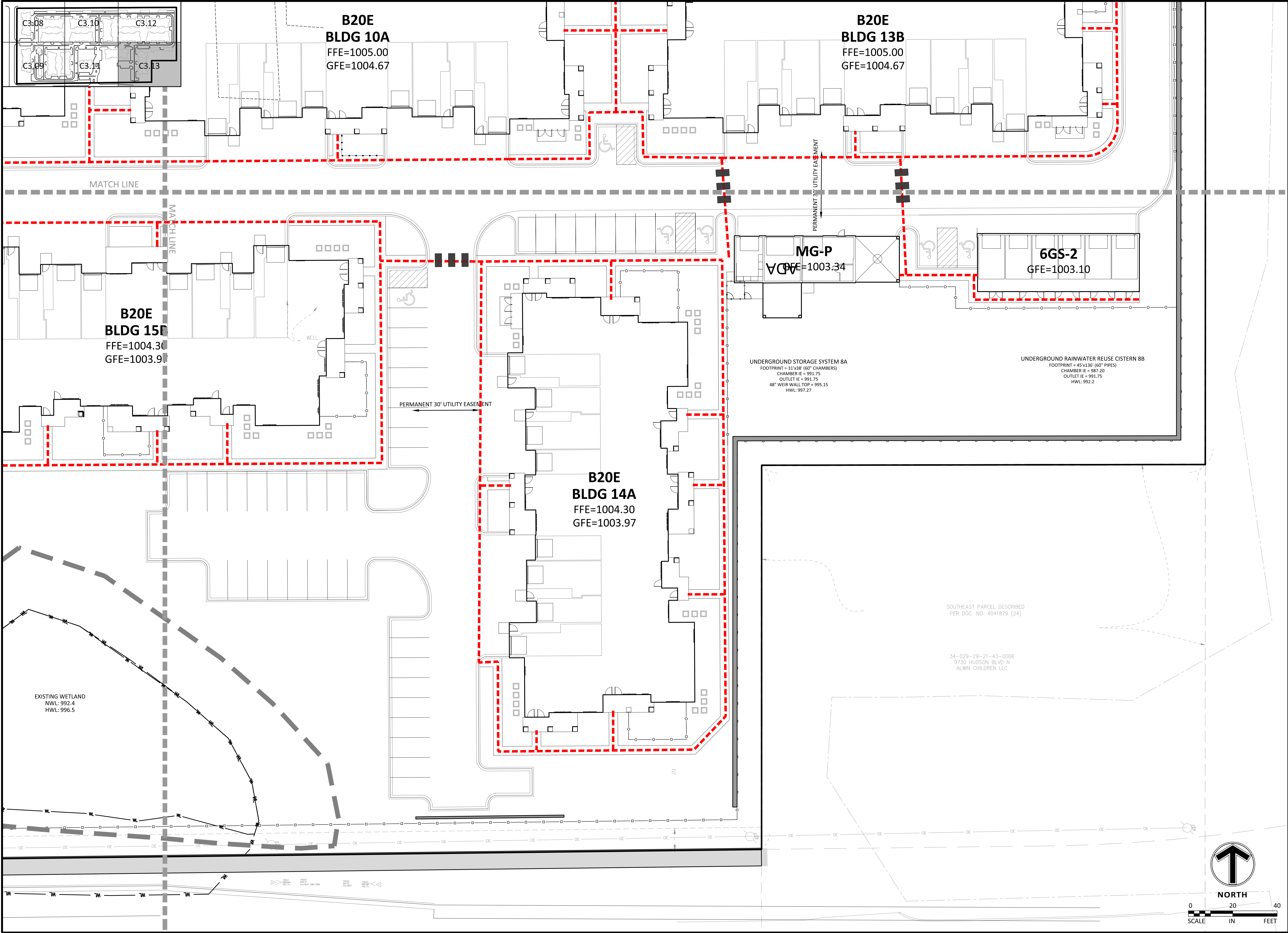
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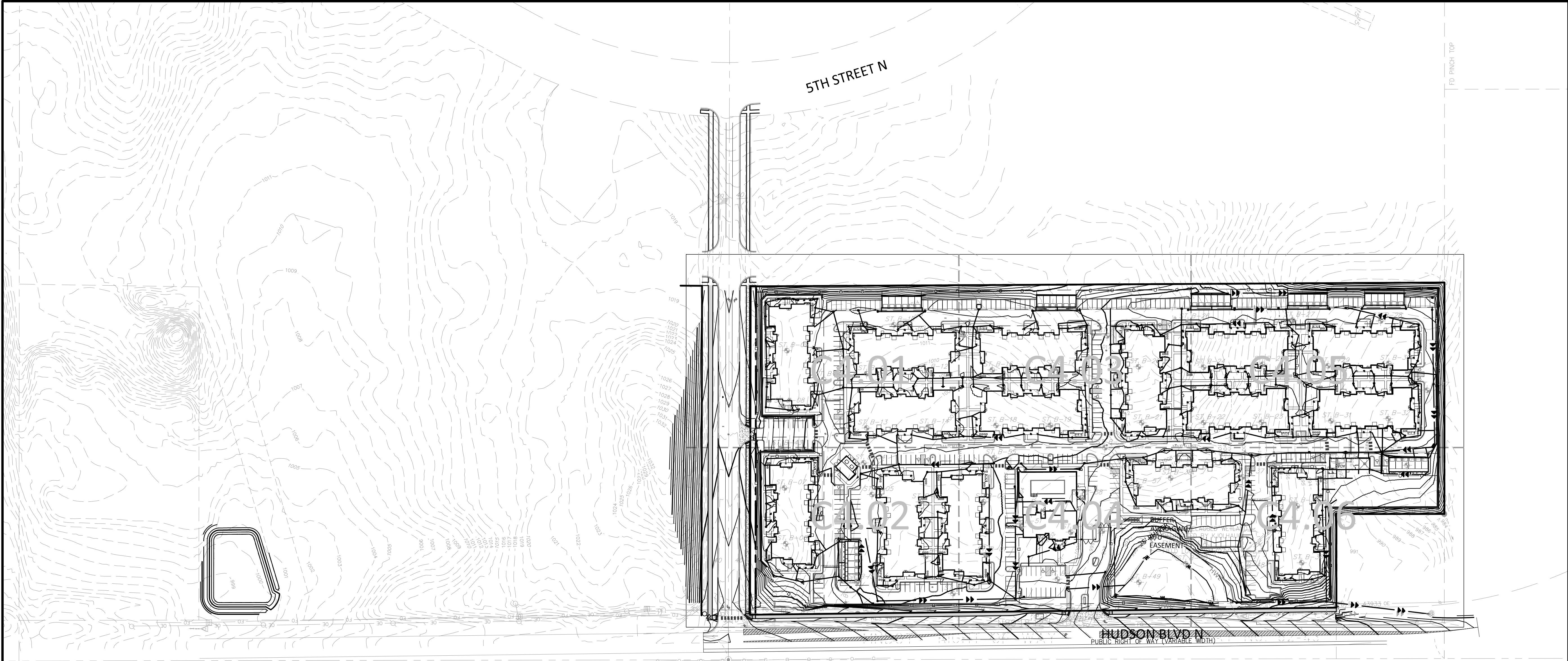
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Sheet Title
**ADA NORTH
EAST**

Project No. 21654

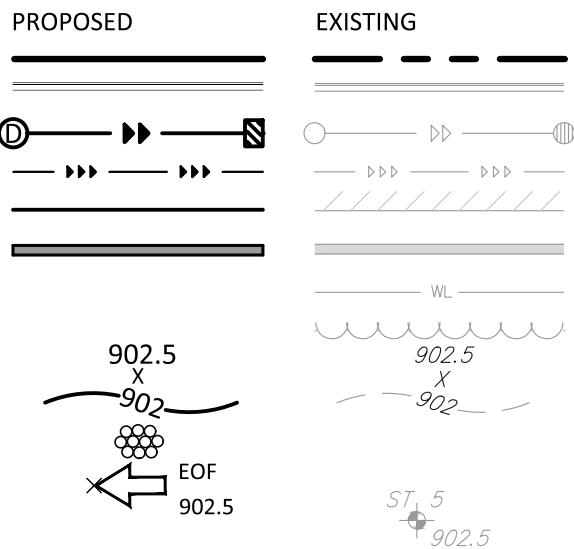






LEGEND

PROPERTY LIMIT
CURB & GUTTER
STORM SEWER
DRAIN TILE
BUILDING
RETAINING WALL
WETLAND LIMITS
TREELINE
SPOT ELEVATION
CONTOUR
RIP RAP
OVERFLOW ELEV.
SOIL BORINGS



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. 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 (GOMPH STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MAY 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 DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

GRADING NOTES

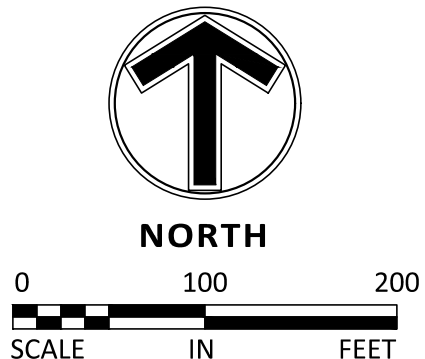
- PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
- CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
- ALL GRADIENT ON SIDEWALKS 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). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.08% (1:48). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, 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.
- 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. 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: INTERTEK PSI
ADDRESS: 2915 WATERS ROAD, SUITE 112 EAGAN, MN 55121
PHONE: 651-646-8148
DATED: FEBRUARY 11, 2019
CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.
- CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDY 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. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.

- 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.
- 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.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. 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. CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. 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).
- FINISHED GRADING SHALL BE COMPLETED. 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, GRODED 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.
- TOLERANCES
 - 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.
 - 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.
 - 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.

- 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.

- TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.

- AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- 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". CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WHATEVER SECURITY, AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.
- DISTURBED AREAS WITHIN WETLAND MITIGATION SITE AND ANY DISTURBED AREAS WITHIN THE WETLAND SHALL BE RESTORED WITH 6 TO 12 INCHES OF ORGANIC SOILS, PREFERABLY SOILS THAT WERE PREVIOUSLY REMOVED FROM WETLAND AREAS. SEEDING IN THE WETLAND MITIGATION AREAS ABOVE THE NORMAL WATER LEVEL SHALL BE MN STATE SEED MIX 34-271, WET MEADOW SOUTH AND WEST, OR APPROVED EQUAL. FOR STATE SEED MIXES, OATS AND WINTER WHEAT SHOULD BE SELECTED BASED ON THE TIME OF YEAR THAT THE MIX IS BEING USED. OATS SHOULD BE INCLUDED IN MIXES IF BEING USED BETWEEN OCTOBER 15TH AND AUGUST 1ST. WINTER WHEAT SHOULD BE USED BETWEEN AUGUST 1ST AND OCTOBER 15TH. THE SEEDING RATE IS THE SAME FOR OATS AND WINTER WHEAT. MIX 34-271 SHOULD BE APPLIED AT 12 POUNDS PER ACRE. SEED SHALL BE WATERED UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- FILL PLACED WITHIN THE BUILDING PAD AREAS SHALL BE IN CONFORMANCE WITH HUD/FHA PROCEDURES AND DATA SHEET 79G.
- RETAINING WALL(S) SHALL BE CONSTRUCTED OF MODULAR BLOCK MATERIAL. CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND LOCAL AUTHORITY CERTIFIED ENGINEERING DRAWINGS, DESIGN CALCULATIONS AND SOIL BORINGS. THE CERTIFIED ENGINEER FOR THE RETAINING WALL(S) SHALL PROVIDE CONSTRUCTION OBSERVATIONS OF THE RETAINING WALL IMPROVEMENT, AND A LETTER CERTIFYING THE INSTALLATION OF THE WALL(S) WAS CONSTRUCTED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.
- RETAINING WALL THE BACKS MUST NOT ENROACH WITHIN THE UTILITY EASEMENT.



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MENOMONEE FALLS, WI 53051

Project SPRINGS AT LAKE ELMO

Location LAKE ELMO, MINNESOTA

9955 HUDSON BOULEVARD NORTH

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.

Eric T. Luth

Eric T. Luth
Registration No. 50475 Date: 7/26/2019

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: JEB Drawn: CIL
Approved: ETL Book / Page:
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7/26/2019		CITY SUBMITTAL

Sheet Title OVERALL GRADING PLAN

Sheet No. Revision C4.00

Project No. 21654