Planning Commission Work Session

Anoka City Hall Work Session Room
Wednesday, February 18, 2026
5:00 p.m.

AGENDA

1. Discussion: Preview of upcoming applications
    i. Highland Park Residential Redevelopment
    ii. Rebuild of Miller Building at Anoka Metro Regional Treatment Center (3301 7th Ave)

2. Discussion: 2025 Accomplishments/2026 Goals

GREEN HAVEN VILLAS PRELIMINARY PLAT, PLANNED UNIT DEVELOPMENT, AND SITE PLAN

INTRODUCTION

M/I Homes of Minneapolis/St. Paul, LLC (M/I Homes) is submitting application for Preliminary Plat, Planned Unit Development (PUD), and Site Plan for a development to be called Green Haven Villas on a site adjacent to Anoka's Green Haven Golf Course. In September of 2025, M/I Homes entered into a purchase agreement with the City of Anoka to purchase City-owned property that was part of the Greens of Anoka Master Development Plan adopted in 2012. We are excited to introduce the proposed development, which consists of 46 association-maintained, single-level living villa homes designed for empty nesters, golf course enthusiasts, and families.

ABOUT M/I HOMES

M/I Homes has been in business for almost 50 years and has built over 150,000 homes in 17 markets within the United States. We entered the Twin Cities Market in 2015 by purchasing Hans Hagen Homes. Hans Hagen Homes was founded over 50 years ago and was one of the largest and oldest home builders in the Minneapolis market.

SITE PLAN

As previously stated, the site plan includes 46 villa homes and is sited around and has two access points to Green Haven Parkway. There is ponding proposed in the rear of the front row of villa homes, fronting Green Haven Parkway, that will include a fountain, and the monument sign and streetlights will reflect the golf course's character. We worked closely with the golf course team to produce a home layout that avoids interference with golf course activities as much as possible. The golf course team provided an exhibit that showed the areas where golf balls would likely land from adjacent golf course holes, and the plan moves homes as far away as possible from these areas to prevent potential fly balls from hitting homes. The streets will be private and 28 feet wide, and there are 24 visitor parking spaces. We also plan to provide a split rail fence to show a separation from the golf course to the homes.

Outlot A will contain private streets, providing access to the individual lots and will be owned by the Homeowners' Association (HOA). The HOA will also own Outlot C, which will be used for ponding. Outlot B will be conveyed back to the City.

PLANNED UNIT DEVELOPMENT

We have seen a great demand for villa homes that offer main-level living on smaller lots with association-maintained yards and snow removal throughout the Minneapolis/St. Paul market. Given that this type of home is typically favored by senior buyers seeking a more carefree lifestyle, many of whom have both the means and flexibility to golf frequently, we believe this type of home would be an excellent fit for the site. The site is currently zoned R-2, and because the proposed site plan does not meet some of the R-2 requirements, we are requesting certain flexibilities through the PUD process. The flexibility allows for smaller lots with smaller side yard setbacks, which help make association maintenance financially viable. Below outlines how we feel the proposed community meets the findings of a PUD as outlined in City Code:

- The proposed development conforms with the goals and objectives of the city's community plan and any applicable redevelopment plans;
    - *The Greens of Anoka Redevelopment Master Plan adopted in 2012 had goals of redeveloping this area, increasing tax base, and specifically guided villa homes in this area to provide options for senior buyers and not wall off views of the golf course from adjacent properties. The proposed development meets all of these objectives.*

- The proposed development is in substantial conformity with the purpose and intent of the original district, and departures from the original district regulations are justified by the design of the development;
    - *The proposed standards are in substantial conformity with the intent of the R-2 zoning district, and smaller lots financially allow for association maintenance, opening up options for senior buyers who are either gone for extended periods of time over the year or cannot physically perform yard maintenance or snow removal.*
- The proposed development is designed in such a manner as to form a desirable and unified environment within its own boundaries;
    - *The homes are sited along Green Haven Parkway with a pond with a fountain feature at the focal point at the middle of the site. As previously mentioned, the monument sign and streetlights will reflect the golf course's characteristics.*
- The development will not create an excessive burden on parks, schools, streets, or other public facilities and utilities which serve or are proposed to serve the development;
    - *The proposed development will not place an excessive burden on these facilities and utilities.*
- The development will not have undue adverse impacts on neighboring properties; and
    - *The villa homes will not hinder views of the golf course any more than the former homes located on the multiple properties that were acquired by the City for this redevelopment project. Most of our villa homes are one story with only a few one and a half story options.*
- The terms and conditions proposed to maintain the integrity of the plan are sufficient to protect the public interests.
    - *The site plan considers the golf course safety corridors to the extent possible.*

DEVELOPMENT STANDARDS

The following outlines the current R-2 zoning district standards and proposed standards

Standard	R-2 Zoning Standard	Proposed Villa Lot Standard
Minimum Lot Size	7,500 square feet	6,042 square feet
Minimum Lot Width	60 feet	50 feet
Minimum Lot Depth	130 feet	120 feet
Minimum Front Setback	25 feet	25 feet**
Minimum Side Setback	10 feet	5 feet
Minimum Corner Side Setback	20 feet	20 feet**
Rear Setback	25 feet	30 feet
Impervious Surface	30%	60%*

*The entire site impervious surface will be around 30%.
**To back of curb of the private street.

DENSITY

The total site area is 17.45 acres with 46 proposed homes, which results in a density of 2.64 units per acre. The site is guided for Medium Density Residential. The proposed development is of lower density than is allowed within the Medium Density Residential land use category.

LANDSCAPING

A tree preservation plan has been provided. Of the 525 trees on the site and immediate surrounding area, 328 are proposed to be removed. Per City ordinance, this requires 140 replacement trees (8 trees per acre on 17.45 acres), and we are proposing to provide 165 replacement trees in addition to 32 ornamental trees.

Trees are proposed to line the private street and provide screening along the rear of the lots facing the golf course and also line the pond along Green Haven Parkway.

ELEVATIONS

Example elevations of our villa homes have been provided. These are just an example of the many elevations we offer. We are planning to offer garages that have an optional bumpout for golf cart parking, as we are excited to be in a community that not only is adjacent to a golf cart course but also allows golf carts on public streets with a permit. We also have anti-monotony requirements to ensure that very similar elevations are not adjacent to one another within the community to preserve visual interest.

RESTRICTIVE COVENANTS

The development will have an HOA that will provide for the maintenance of the overall common elements in the community, including landscaping of the common areas and maintenance and snow plowing of the private streets. The HOA will also provide lawn care and snow removal for the villa homes. Additionally, restrictions will be placed on outdoor storage and parking (no boats, campers, or trailers) in order to keep the community looking orderly and well maintained.

EXAMPLE ELEVATIONS – VILLAS

The Willow

The Cedarwood

Cedarwood

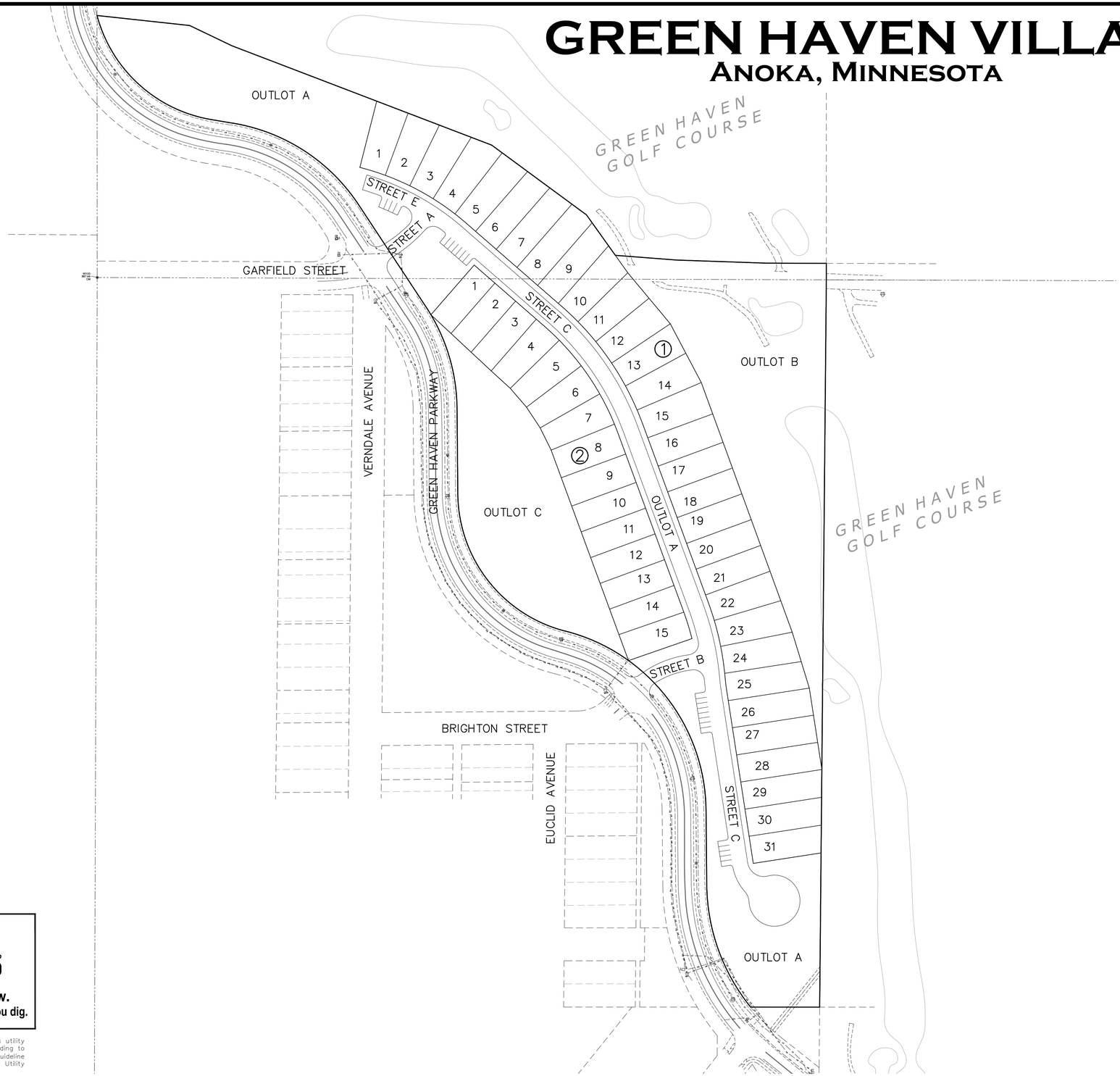
Grayson

Hillcrest

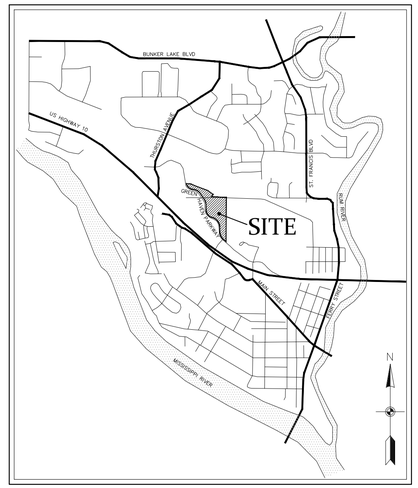
Sycamore

GREEN HAVEN VILLAS

ANOKA, MINNESOTA



VICINITY MAP



NOT TO SCALE

SHEET INDEX

1. COVER
2. EXISTING CONDITIONS
3. PRELIMINARY PLAT INDEX
4–5. PRELIMINARY PLAT
6–7. REMOVALS PLAN
8–9. PRELIMINARY SITE & UTILITY PLAN
10. PRELIMINARY GRADING INDEX
11–12. PRELIMINARY GRADING & EROSION CONTROL PLANS
13–14. DETAILS
L1–L3. LANDSCAPE PLANS
T1–T4. TREE PRESERVATION PLAN

N

0 50 100 200

(IN FEET)

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #492 (Name: 0206 A) ELEVATION: 860.92 ft. (NAVD88)
2. Minnesota Department of Transportation GSID Station #102719 (Name: 0206 AK) ELEVATION: 862.11 ft. (NAVD88)

CALL BEFORE YOU DIG

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

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature: Brian J Krystofiak
Date: 01/23/26 License #: 25063

Drawn: LOC
Designed: BJK
Date: 01/23/26

Revisions:

M/I HOMES OF MINNEAPOLIS, LLC
5354 Parkdale Dr. #100
St. Louis Park, MN 55416

GREEN HAVEN VILLAS
Anoka, Minnesota

COVER

Save Date: 01/28/26 F:\jobs\8921 - 8940\8925 - greenhaven\cad c3d\engineering\prelim\8925_cover.dwg

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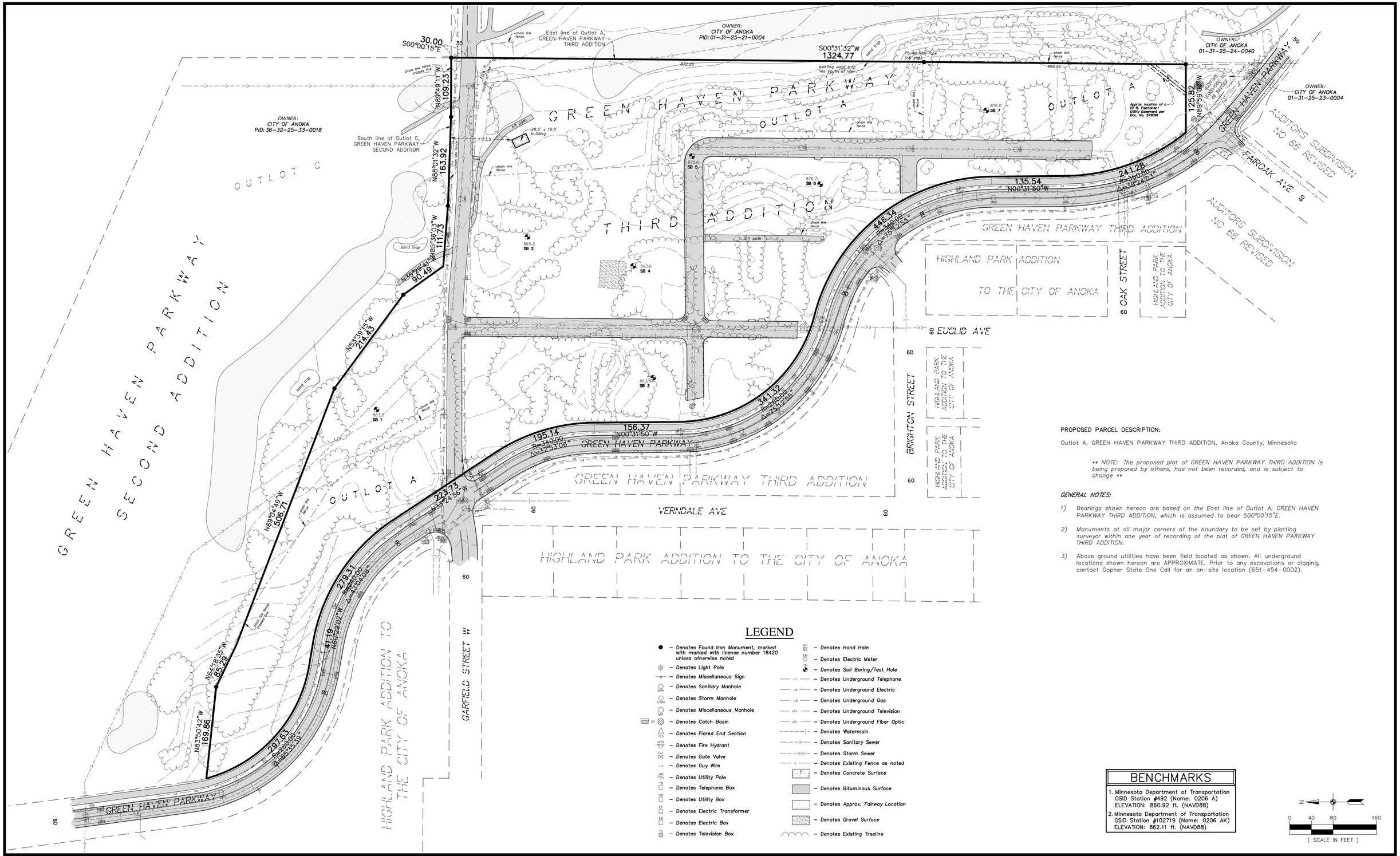

PROPOSED PARCEL DESCRIPTION:

Outlet A, GREEN HAVEN PARKWAY THIRD ADDITION, Anoka County, Minnesota

*** NOTE: The proposed plat of GREEN HAVEN PARKWAY THIRD ADDITION is being prepared by others, has not been recorded, and is subject to change ***

GENERAL NOTES:

1) *Bearings shown hereon are based on the East line of Outlet A, GREEN HAVEN PARKWAY THIRD ADDITION, which is assumed to bear S00°00'15"E.*

2) *Monuments at all major corners of the boundary to be set by platting surveyor within one year of recording of the plat of GREEN HAVEN PARKWAY THIRD ADDITION.*

3) Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).

LEGEND

- ● – Denotes Found Iron Monument, marked with marked with license number 18420 unless otherwise noted
- – Denotes Light Pole
- – Denotes Miscellaneous Sign
- SMH – Denotes Sanitary Manhole
- STMH – Denotes Storm Manhole
- MH – Denotes Miscellaneous Manhole
- CB or – Denotes Catch Basin
- FES – Denotes Flared End Section
- HYD – Denotes Fire Hydrant
- GV – Denotes Gate Valve
- – Denotes Guy Wire
- UP – Denotes Utility Pole
- TB – Denotes Telephone Box
- UB – Denotes Utility Box
- ET – Denotes Electric Transformer
- EB – Denotes Electric Box
- TV – Denotes Television Box
- HH – Denotes Hand Hole
- EM – Denotes Electric Meter
- SB – Denotes Soil Boring/Test Hole
- ut – Denotes Underground Telephone
- ue – Denotes Underground Electric
- ug – Denotes Underground Gas
- utv – Denotes Underground Television
- ufo – Denotes Underground Fiber Optic
- – Denotes Watermain
- – Denotes Sanitary Sewer
- – Denotes Storm Sewer
- x – Denotes Existing Fence as noted
- – Denotes Concrete Surface
- – Denotes Bituminous Surface
- – Denotes Approx. Fairway Location
- – Denotes Gravel Surface
- – Denotes Existing Treeline

BENCHMARKS

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2. Minnesota Department of Transportation GSID Station #102719 (Name: 0206 AK) ELEVATION: 862.11 ft. (NAVD88)

N

0 40 80 160

(SCALE IN FEET)

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balliuff, L.S.

Signature:

Date: 1/23/26 License #: 40361

DRAWN BY: NJS

ISSUE DATE: 1/23/26

FILE NO: 2958

Revisions:

M/I HOMES OF MINNEAPOLIS, LLC
5354 Parkdale Dr. #100
St. Louis Park, MN 55416

GREEN HAVEN VILLAS
Anoka, Minnesota

EXISTING CONDITIONS

2 of 14

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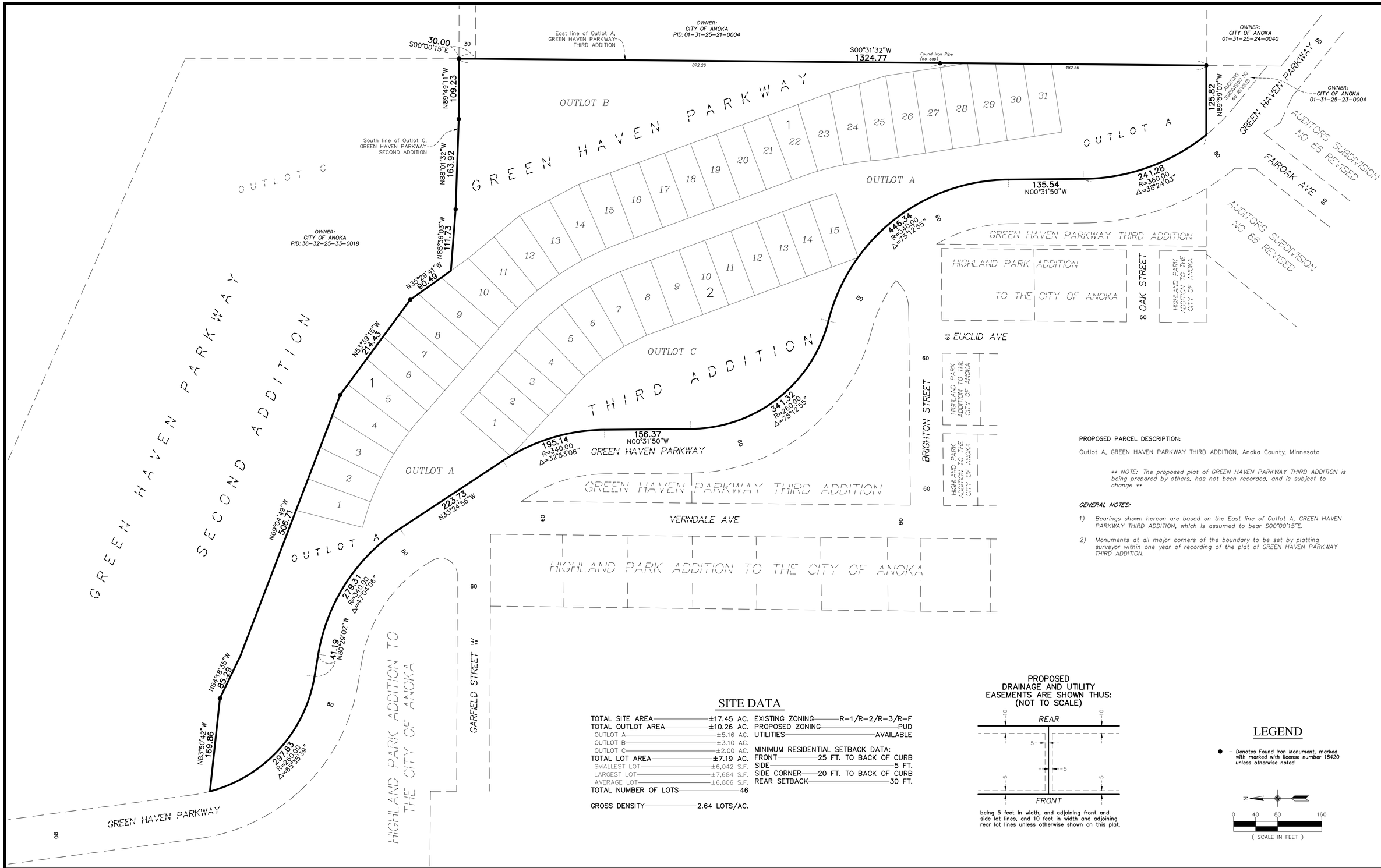

PROPOSED PARCEL DESCRIPTION:

Outlot A, GREEN HAVEN PARKWAY THIRD ADDITION, Anoka County, Minnesota

*** NOTE: The proposed plat of GREEN HAVEN PARKWAY THIRD ADDITION is being prepared by others, has not been recorded, and is subject to change ***

GENERAL NOTES:

1) *Bearings shown hereon are based on the East line of Outlot A, GREEN HAVEN PARKWAY THIRD ADDITION, which is assumed to bear S00°00'15"E.*

2) *Monuments at all major corners of the boundary to be set by platting surveyor within one year of recording of the plat of GREEN HAVEN PARKWAY THIRD ADDITION.*

SITE DATA

TOTAL SITE AREA	±17.45 AC.	EXISTING ZONING	R-1/R-2/R-3/R-F
TOTAL OUTLOT AREA	±10.26 AC.	PROPOSED ZONING	PUD
OUTLOT A	±5.16 AC.	UTILITIES	AVAILABLE
OUTLOT B	±3.10 AC.		
OUTLOT C	±2.00 AC.	MINIMUM RESIDENTIAL SETBACK DATA:	
TOTAL LOT AREA	±7.19 AC.	FRONT	25 FT. TO BACK OF CURB
SMALLEST LOT	±6,042 S.F.	SIDE	5 FT.
LARGEST LOT	±7,684 S.F.	SIDE CORNER	20 FT. TO BACK OF CURB
AVERAGE LOT	±6,806 S.F.	REAR SETBACK	30 FT.
TOTAL NUMBER OF LOTS	46		
GROSS DENSITY	2.64 LOTS/AC.		

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

being 5 feet in width, and adjoining front and side lot lines, and 10 feet in width and adjoining rear lot lines unless otherwise shown on this plat.

LEGEND

● – Denotes Found Iron Monument, marked with marked with license number 18420 unless otherwise noted

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GREEN HAVEN VILLAS
Anoka, Minnesota

PRELIMINARY PLAT INDEX

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OWNER:
CITY OF ANOKA
PID: 01-31-25-21-0004

OWNER:
CITY OF ANOKA
01-31-25-24-0040

OWNER:
CITY OF ANOKA
01-31-25-23-0004

30.00
S00°00'15"E

S00°31'32"W
1324.77

872.26

Found open pipe
±0.4 ft South of line

280.9

N89°49'11"W
109.23

N88°01'32"W
163.92

N85°36'03"W
111.73

N35°29'34"W
90.48

South line of Outlot G,
GREEN HAVEN PARKWAY
SECOND ADDITION

125.82
N89°59'07"W

AUDITORS
SUBDIVISION NO
66 REVISED

GREEN HAVEN PARKWAY

FAIROAK AVE

OUTLOT A

GREEN HAVEN PARKWAY THIRD ADDITION

OUTLOT B
±135,265 sq.ft.
(Drainage and Utility Easement over all of Outlot B)

Approx. location of a 10 ft. Permanent Utility Easement per Doc. No. 579091

OUTLOT A
±224,895 sq.ft.
(Drainage and Utility Easement over all of Outlot A)

241.28
R=360.00
Δ=38°24'03"

135.54
N00°31'50"W

446.34
R=340.00
Δ=75°12'55"

OUTLOT C
±86,891 sq.ft.
(Drainage and Utility Easement over all of Outlot C)

341.32
R=260.00
Δ=75°12'55"

156.37
N00°31'50"W

195.14
R=340.00
Δ=32°53'06"

223.73
N33°24'56"W

OUTLOT A
±224,895 sq.ft.
(Drainage and Utility Easement over all of Outlot A)

GREEN HAVEN PARKWAY

GREEN HAVEN PARKWAY THIRD ADDITION

VERNDALE AVE

EUCLID AVE

OAK STREET

BRIGHTON STREET

HIGHLAND PARK ADDITION TO THE CITY OF ANOKA

AUDITORS SUBDIVISION NO 66 REVISED

THIRD ADDITION

LEGEND

● – Denotes *Found Iron Monument, marked with marked with license number 18420 unless otherwise noted*

0 25 50 100
(SCALE IN FEET)

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Print Name: Thomas R. Balliuff, L.S.
Signature:
Date: 1/23/26 License #: 40361

DRAWN BY: NJS
ISSUE DATE: 1/23/26
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Revisions:

M/I HOMES OF MINNEAPOLIS, LLC
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GREEN HAVEN VILLAS
Anoka, Minnesota

PRELIMINARY PLAT

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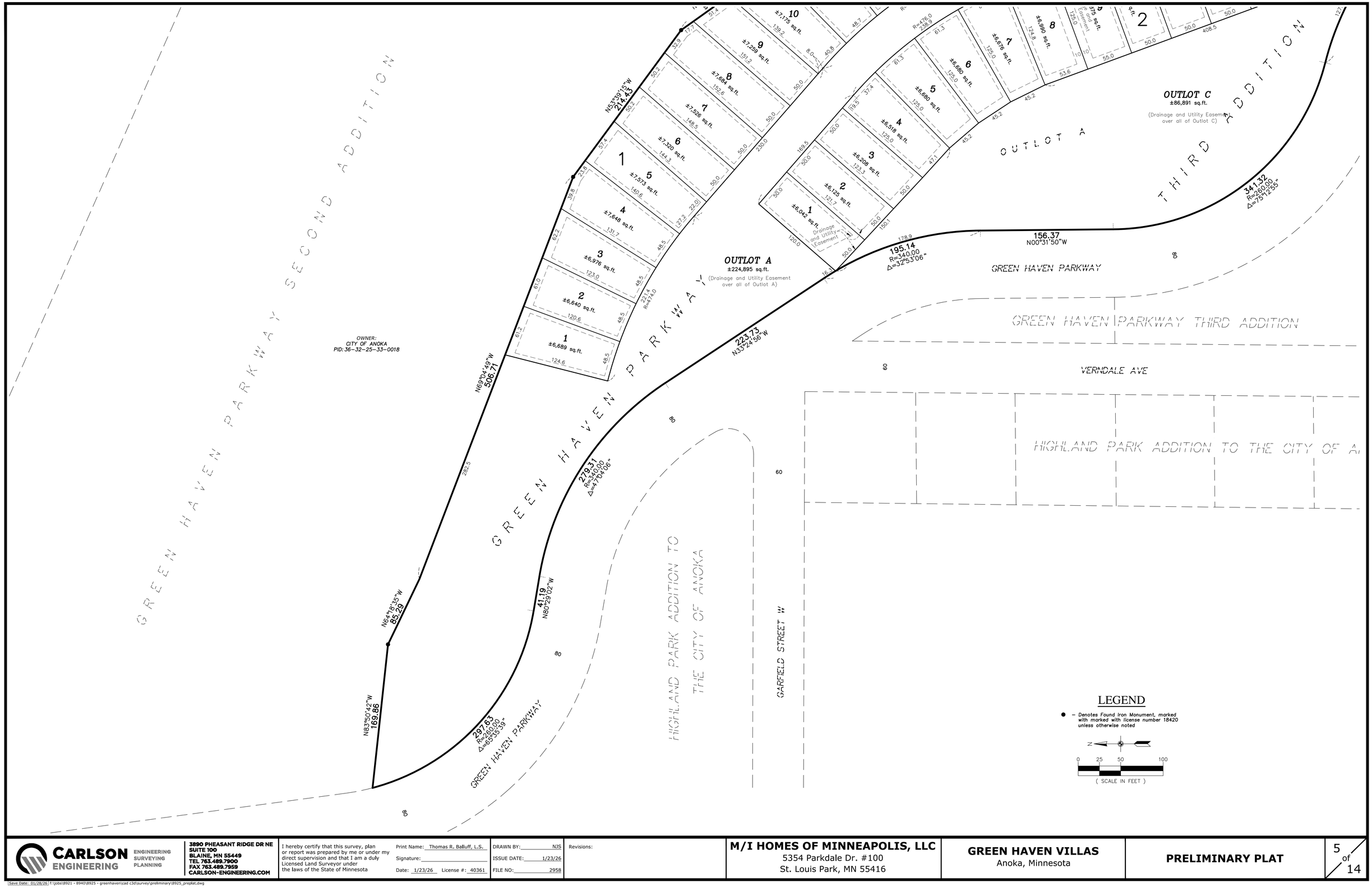

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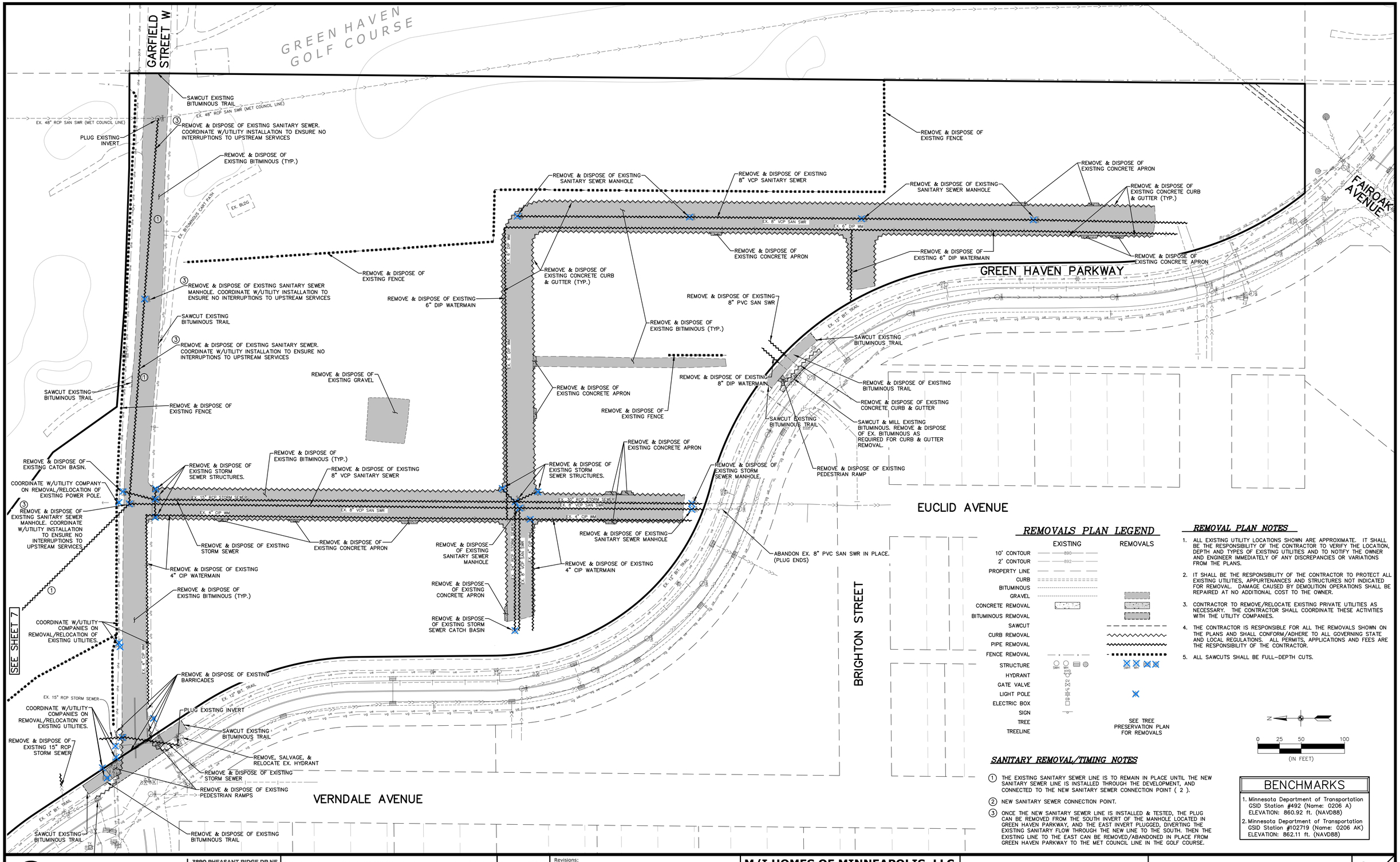

REMOVALS PLAN LEGEND

	EXISTING	REMOVALS
10' CONTOUR	890	
2' CONTOUR	892	
PROPERTY LINE		
CURB		
BITUMINOUS		
GRAVEL		
CONCRETE REMOVAL		
BITUMINOUS REMOVAL		
SAWCUT		
CURB REMOVAL		
PIPE REMOVAL		
FENCE REMOVAL		
STRUCTURE	SWR, MH, CBTD, CBCV, HH, EB	MH, SWR
HYDRANT		
GATE VALVE		
LIGHT POLE		
ELECTRIC BOX		
SIGN		
TREE		SEE TREE PRESERVATION PLAN FOR REMOVALS
TREELINE		

REMOVAL PLAN NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, DEPTH AND TYPES OF EXISTING UTILITIES AND TO NOTIFY THE OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, APPURTENANCES AND STRUCTURES NOT INDICATED FOR REMOVAL. DAMAGE CAUSED BY DEMOLITION OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR TO REMOVE/RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. THE CONTRACTOR SHALL COORDINATE THESE ACTIVITIES WITH THE UTILITY COMPANIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL THE REMOVALS SHOWN ON THE PLANS AND SHALL CONFORM/ADHERE TO ALL GOVERNING STATE AND LOCAL REGULATIONS. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL SAWCUTS SHALL BE FULL-DEPTH CUTS.

SANITARY REMOVAL/TIMING NOTES

(1) THE EXISTING SANITARY SEWER LINE IS TO REMAIN IN PLACE UNTIL THE NEW SANITARY SEWER LINE IS INSTALLED THROUGH THE DEVELOPMENT, AND CONNECTED TO THE NEW SANITARY SEWER CONNECTION POINT (2).

(2) NEW SANITARY SEWER CONNECTION POINT.

(3) ONCE THE NEW SANITARY SEWER LINE IS INSTALLED & TESTED, THE PLUG CAN BE REMOVED FROM THE SOUTH INVERT OF THE MANHOLE LOCATED IN GREEN HAVEN PARKWAY, AND THE EAST INVERT PLUGGED, DIVERTING THE EXISTING SANITARY FLOW THROUGH THE NEW LINE TO THE SOUTH. THEN THE EXISTING LINE TO THE EAST CAN BE REMOVED/ABANDONED IN PLACE FROM GREEN HAVEN PARKWAY TO THE MET COUNCIL LINE IN THE GOLF COURSE.

N

0 25 50 100
(IN FEET)

BENCHMARKS

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Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 01/23/26 License #: 25063

Drawn: LOC
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REMOVALS PLAN

6 of 14

Save Date: 01/28/26 | f:\jobs\8921 - 8940\8925 - greenhaven\cad c3d\engineering\prelim\8925_removals.dwg

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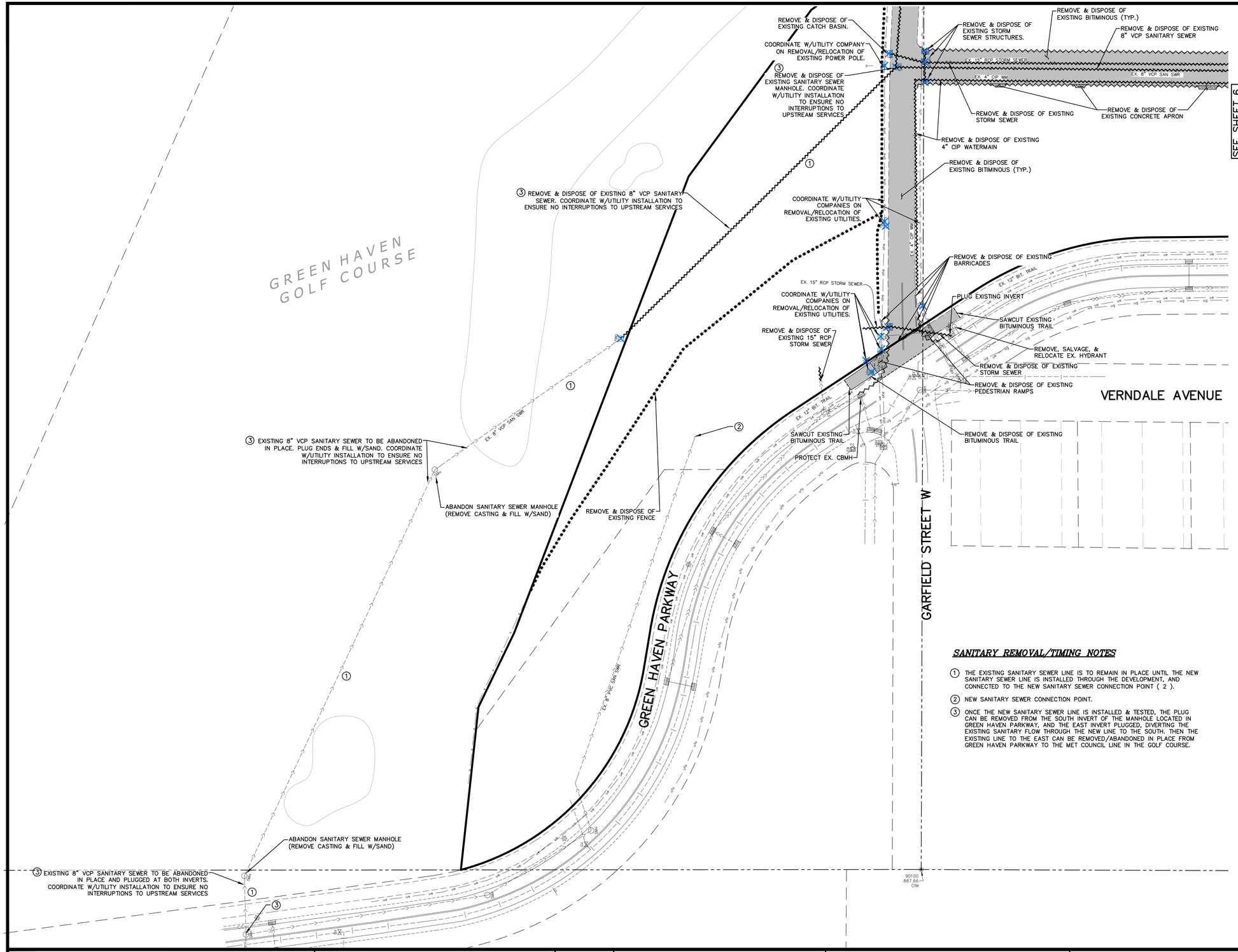

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BITUMINOUS		
GRAVEL		
CONCRETE REMOVAL		
BITUMINOUS REMOVAL		
SAWCUT		
CURB REMOVAL		
PIPE REMOVAL		
FENCE REMOVAL		
STRUCTURE	SMH, MH, HYD, CV, VLV, LP, EB	SMH, MH
HYDRANT		
GATE VALVE		
LIGHT POLE		
ELECTRIC BOX		
SIGN		
TREE		SEE TREE PRESERVATION PLAN FOR REMOVALS
TREELINE		

SANITARY REMOVAL/TIMING NOTES

① THE EXISTING SANITARY SEWER LINE IS TO REMAIN IN PLACE UNTIL THE NEW SANITARY SEWER LINE IS INSTALLED THROUGH THE DEVELOPMENT, AND CONNECTED TO THE NEW SANITARY SEWER CONNECTION POINT (2).

② NEW SANITARY SEWER CONNECTION POINT.

③ ONCE THE NEW SANITARY SEWER LINE IS INSTALLED & TESTED, THE PLUG CAN BE REMOVED FROM THE SOUTH INVERT OF THE MANHOLE LOCATED IN GREEN HAVEN PARKWAY, AND THE EAST INVERT PLUGGED, DIVERTING THE EXISTING SANITARY FLOW THROUGH THE NEW LINE TO THE SOUTH. THEN THE EXISTING LINE TO THE EAST CAN BE REMOVED/ABANDONED IN PLACE FROM GREEN HAVEN PARKWAY TO THE MET COUNCIL LINE IN THE GOLF COURSE.

N

0 25 50 100
(IN FEET)

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #492 (Name: 0206 A) ELEVATION: 860.92 ft. (NAVD88)
2. Minnesota Department of Transportation GSID Station #102719 (Name: 0206 AK) ELEVATION: 862.11 ft. (NAVD88)

CARLSON ENGINEERING
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SUITE 100
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CARLSON-ENGINEERING.COM

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Signature:
Date: 01/23/26 License #: 25063

Drawn: LOC
Designed: BJK
Date: 01/23/26

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GREEN HAVEN VILLAS
Anoka, Minnesota

REMOVALS PLAN

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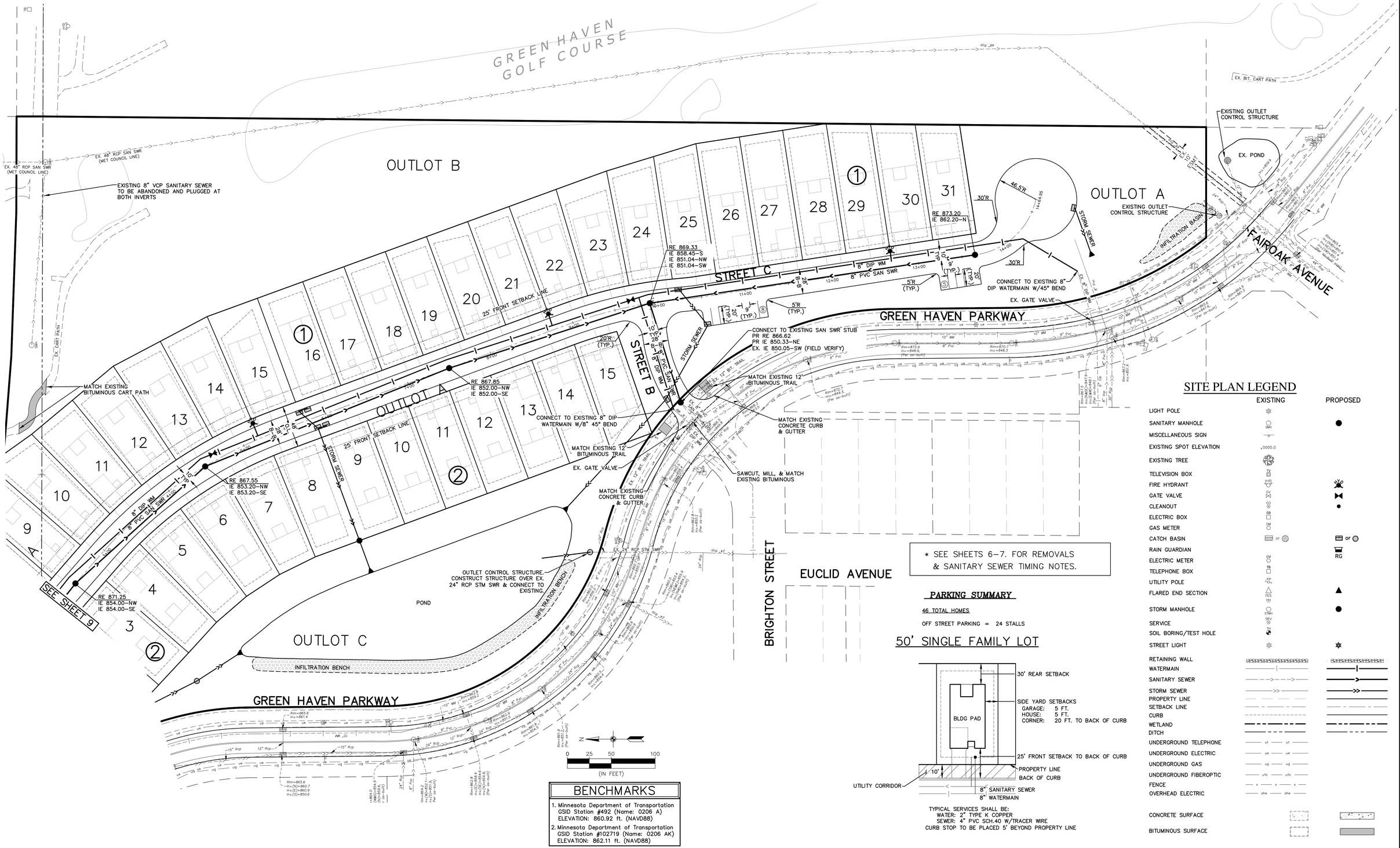

* SEE SHEETS 6-7. FOR REMOVALS & SANITARY SEWER TIMING NOTES.

BENCHMARKS

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PARKING SUMMARY

46 TOTAL HOMES

OFF STREET PARKING = 24 STALLS

50' SINGLE FAMILY LOT

TYPICAL SERVICES SHALL BE:
WATER: 2" TYPE K COPPER
SEWER: 4" PVC SCH.40 W/TRACER WIRE
CURB STOP TO BE PLACED 5' BEYOND PROPERTY LINE

SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE	☼	●
SANITARY MANHOLE	SAN	
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION	,0000.0	
EXISTING TREE		
TELEVISION BOX	TV	
FIRE HYDRANT	HYD	
GATE VALVE	GV	
CLEANOUT	CO	●
ELECTRIC BOX	EB	
GAS METER	GAS	
CATCH BASIN	or	or
RAIN GUARDIAN		RG
ELECTRIC METER	EME	
TELEPHONE BOX	TB	
UTILITY POLE		
FLARED END SECTION	FES	▲
STORM MANHOLE	STM	●
SERVICE	SRV	
SOIL BORING/TEST HOLE		
STREET LIGHT	☼	☼
RETAINING WALL		
WATERMAIN		
SANITARY SEWER		
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE	ut	ut
UNDERGROUND ELECTRIC	ue	ue
UNDERGROUND GAS	ug	ug
UNDERGROUND FIBEROPTIC	ufo	ufo
FENCE	x	x
OVERHEAD ELECTRIC	ohe	ohe
CONCRETE SURFACE		
BITUMINOUS SURFACE		

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GREEN HAVEN VILLAS
Anoka, Minnesota

PRELIMINARY SITE & UTILITY PLAN

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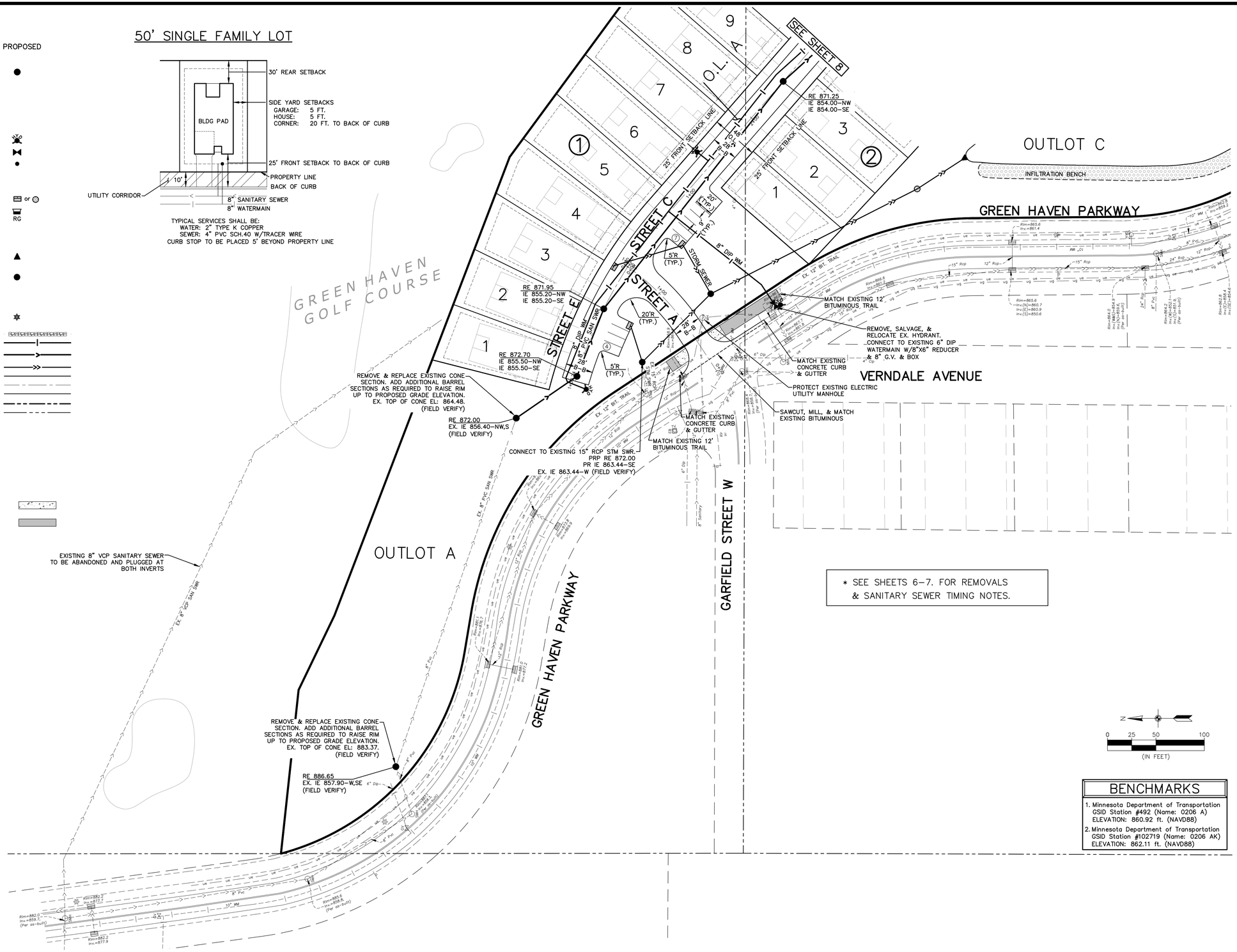
#8925

SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE	☼	
SANITARY MANHOLE	SAN	●
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION	x0000.0	
EXISTING TREE		
TELEVISION BOX	TV	
FIRE HYDRANT		
GATE VALVE	GV	
CLEANOUT	CO	●
ELECTRIC BOX	EB	
GAS METER	GM	
CATCH BASIN	or	or
RAIN GUARDIAN		RG
ELECTRIC METER	EM	
TELEPHONE BOX	TB	
UTILITY POLE	PP	
FLARED END SECTION	FES	▲
STORM MANHOLE	STMH	●
SERVICE	SERV	
SOIL BORING/TEST HOLE	SB	
STREET LIGHT	☼	✲
RETAINING WALL		
WATERMAIN		
SANITARY SEWER		
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE	ut	
UNDERGROUND ELECTRIC	ue	
UNDERGROUND GAS	ug	
UNDERGROUND FIBEROPTIC	ufo	
FENCE	x	
OVERHEAD ELECTRIC	ohe	
CONCRETE SURFACE		
BITUMINOUS SURFACE		

50' SINGLE FAMILY LOT

TYPICAL SERVICES SHALL BE:
WATER: 2" TYPE K COPPER
SEWER: 4" PVC SCH.40 W/TRACER WIRE
CURB STOP TO BE PLACED 5' BEYOND PROPERTY LINE



BENCHMARKS

1. Minnesota Department of Transportation GSID Station #492 (Name: 0206 A) ELEVATION: 860.92 ft. (NAVD88)
2. Minnesota Department of Transportation GSID Station #102719 (Name: 0206 AK) ELEVATION: 862.11 ft. (NAVD88)

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GREEN HAVEN VILLAS
Anoka, Minnesota

PRELIMINARY SITE & UTILITY PLAN

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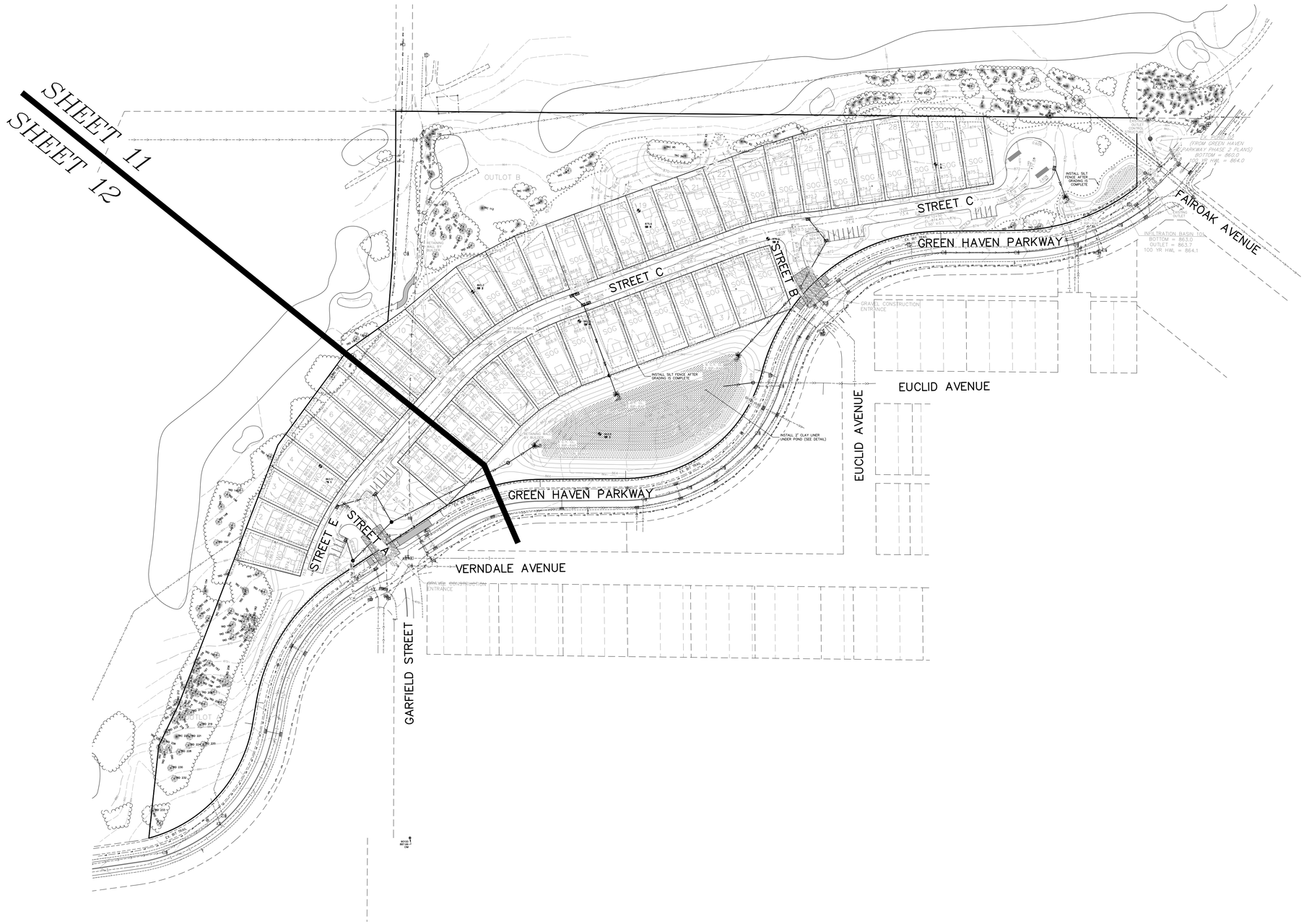

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
DRAINTILE		DT
WATER MAIN		
OVERHEAD UTILITY	ohe	
		DENOTES INLET PROTECTION
STORM CATCH BASIN		
STORM MANHOLE		
MANHOLE	MH	
HYDRANT	HYD	
GATE VALVE	GV	
TELEVISION BOX	TV	
TELEPHONE BOX	TB	
UTILITY POLE		
RETAINING WALL		
FENCE	x x	
10' CONTOUR	890	890
2' CONTOUR	892	892
FLOOD WAY	FW	
FLOOD PLAIN	FP	
WETLAND LINE		
SPOT ELEVATION	00.0	00.0
EMERGENCY OVERFLOW		E.O.F.
SURFACE DRAINAGE ARROW		000.0
STREET GRADE ARROW		0.60%
INFILTRATION AREA		
MAINTENANCE ACCESS		
WETLAND SIGN		
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
PHASE LINE		
TREELINE		
RIP-RAP		
SOIL BORING		SB-2
WELL	WELL	
LIGHT POLE	LP	
FLAG POLE	FP	
ELECTRIC BOX	EB	
TELEPHONE BOX	TB	
TELEVISION BOX	TV	
SIGN		

N

0 50 100 200
(IN FEET)

BENCHMARKS

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2. Minnesota Department of Transportation
   GSID Station #102719 (Name: 0206 AK)
   ELEVATION: 862.11 ft. (NAVD88)

CALL BEFORE YOU DIG

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

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

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PRELIMINARY GRADING INDEX

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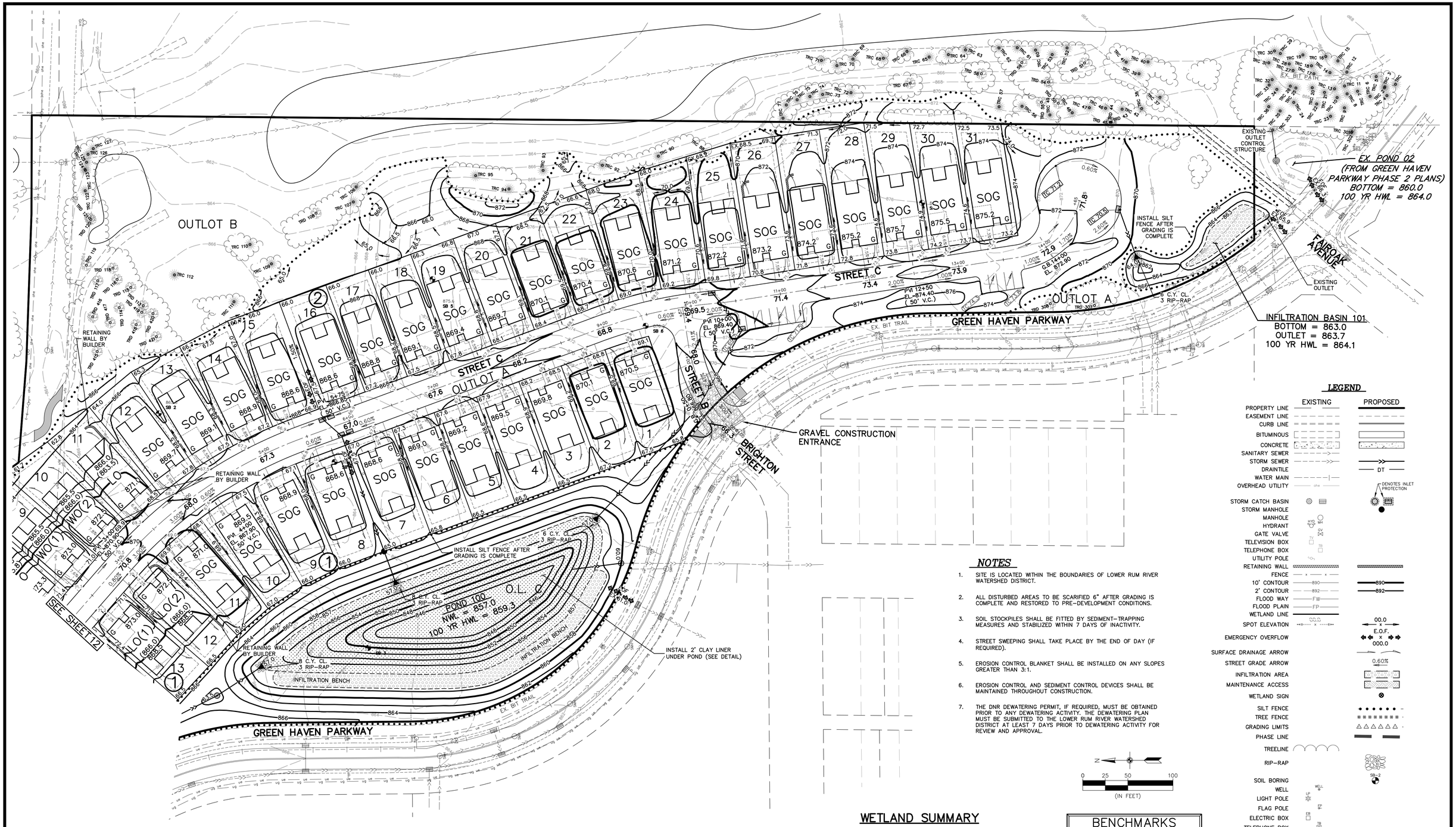
#8925



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
DRAINTILE		DT
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR	890	890
2' CONTOUR	892	892
FLOOD WAY	FW	
FLOOD PLAIN	FP	
WETLAND LINE		
SPOT ELEVATION	00.0	00.0 / E.O.F. / 000.0
EMERGENCY OVERFLOW		
SURFACE DRAINAGE ARROW		
STREET GRADE ARROW		0.60%
INFILTRATION AREA		
MAINTENANCE ACCESS		
WETLAND SIGN		
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
PHASE LINE		
TREELINE		
RIP-RAP		
SOIL BORING		SB-2
WELL	WELL	
LIGHT POLE	LP	
FLAG POLE	FP	
ELECTRIC BOX	EB	
TELEPHONE BOX	TB	
TELEVISION BOX	TV	
SIGN		

NOTES

1. SITE IS LOCATED WITHIN THE BOUNDARIES OF LOWER RUM RIVER WATERSHED DISTRICT.
2. ALL DISTURBED AREAS TO BE SCARIFIED 6" AFTER GRADING IS COMPLETE AND RESTORED TO PRE-DEVELOPMENT CONDITIONS.
3. SOIL STOCKPILES SHALL BE FITTED BY SEDIMENT-TRAPPING MEASURES AND STABILIZED WITHIN 7 DAYS OF INACTIVITY.
4. STREET SWEEPING SHALL TAKE PLACE BY THE END OF DAY (IF REQUIRED).
5. EROSION CONTROL BLANKET SHALL BE INSTALLED ON ANY SLOPES GREATER THAN 3:1.
6. EROSION CONTROL AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
7. THE DNR DEWATERING PERMIT, IF REQUIRED, MUST BE OBTAINED PRIOR TO ANY DEWATERING ACTIVITY. THE DEWATERING PLAN MUST BE SUBMITTED TO THE LOWER RUM RIVER WATERSHED DISTRICT AT LEAST 7 DAYS PRIOR TO DEWATERING ACTIVITY FOR REVIEW AND APPROVAL.

N

0 25 50 100

(IN FEET)

WETLAND SUMMARY

THERE ARE NO DELINEATED WETLANDS ON SITE

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #492 (Name: 0206 A) ELEVATION: 860.92 ft. (NAVD88)
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* SEE TREE PRESERVATION PLAN FOR TREE REMOVAL LIMITS *

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PRELIMINARY GRADING & EROSION CONTROL PLAN

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#8925

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
DRAINTILE		DT
WATER MAIN		
OVERHEAD UTILITY	OHU	
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
MANHOLE	SAN SEWER MH	
HYDRANT	HYD	
GATE VALVE	GV	
TELEVISION BOX	TV	
TELEPHONE BOX	TB	
UTILITY POLE		
RETAINING WALL		
FENCE	x x	
10' CONTOUR	890	890
2' CONTOUR	892	892
FLOOD WAY	FW	
FLOOD PLAIN	FP	
WETLAND LINE		
SPOT ELEVATION	00.0 x	00.0 x, E.O.F. x 000.0
EMERGENCY OVERFLOW		
SURFACE DRAINAGE ARROW		
STREET GRADE ARROW		0.60%
INFILTRATION AREA		
MAINTENANCE ACCESS		
WETLAND SIGN		
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
PHASE LINE		
TREELINE		
RIP-RAP		
SOIL BORING		SB-2
WELL	WELL	
LIGHT POLE	LP	
FLAG POLE	FP	
ELECTRIC BOX	EB	
TELEPHONE BOX	TB	
TELEVISION BOX	TV	
SIGN		

N

0 25 50 100

(IN FEET)

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PRELIMINARY GRADING & EROSION CONTROL PLAN

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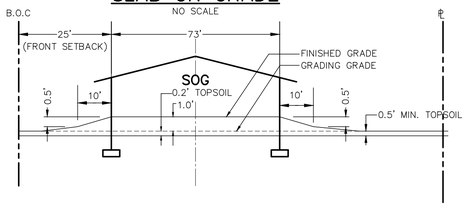
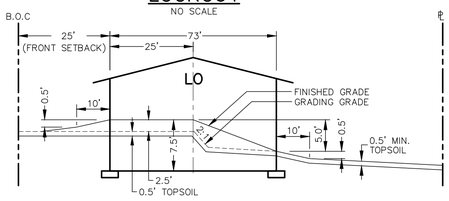
#8925

SINGLE FAMILY HOLDOWNS
50' LOTS

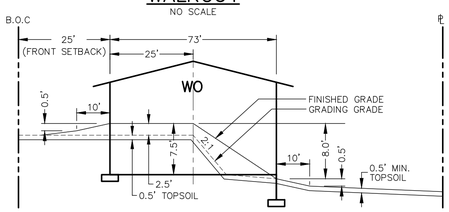
SLAB ON GRADE



LOOKOUT



WALKOUT



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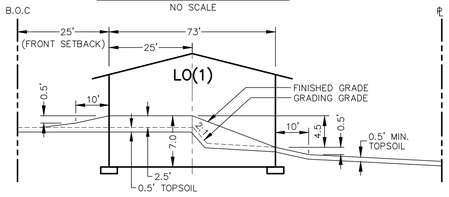

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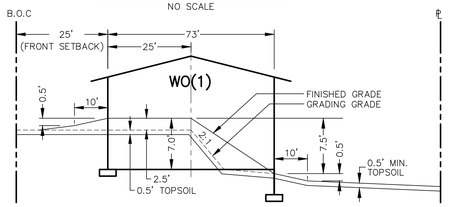

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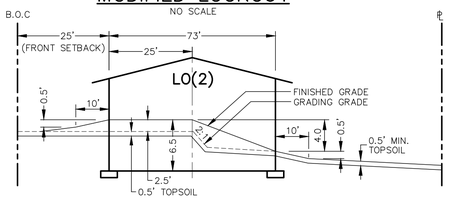

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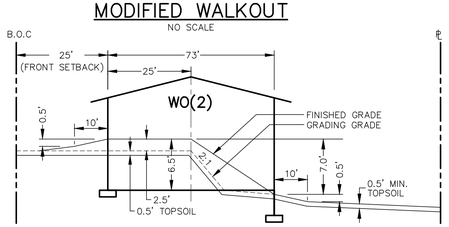
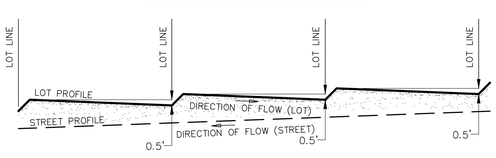
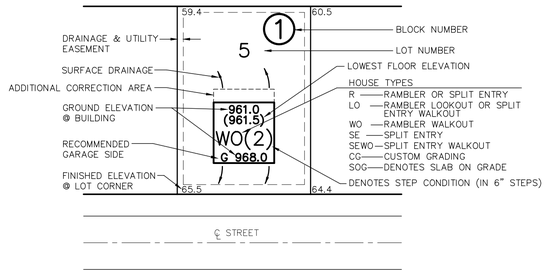


LOT BENCHING DETAIL



GRADING PLAN LOT KEY



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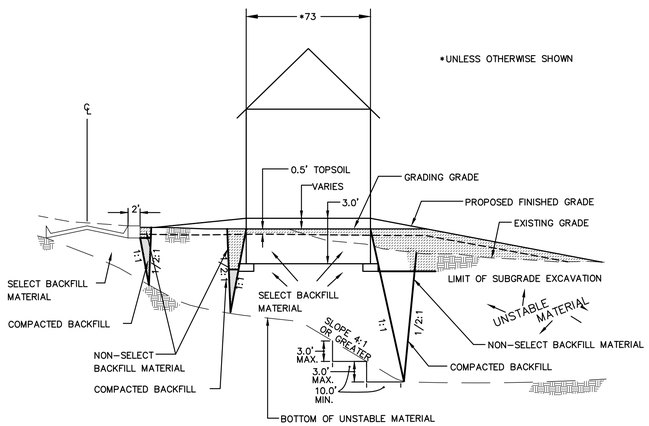
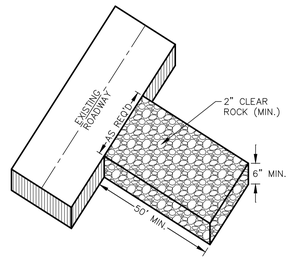


ROCK CONSTRUCTION ENTRANCE



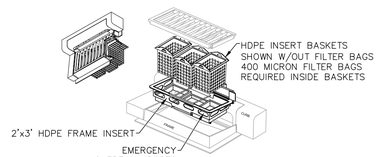
INFRASAFE – 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES

- MEETS MN/DOT SPECIFICATION 3891.F
  "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3250-A OR R-3250-1 (MNDOT 801) FRAME CASTING

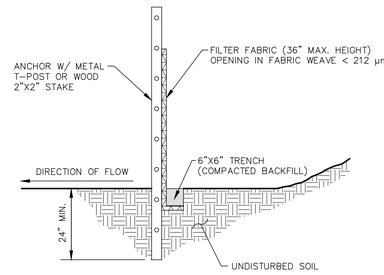
INFRASAFE – 2'x3' DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



- MEETS MN/DOT SPECIFICATION 3891.F
  "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3067 OR R-3290 SERIES

SILT FENCE



NOTES:

1. DIG A 6"X6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"X6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

SEED: MnDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

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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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 01/23/26 License #: 25063

Drawn: LOC
Designed: BJK
Date: 01/23/26

Revisions:

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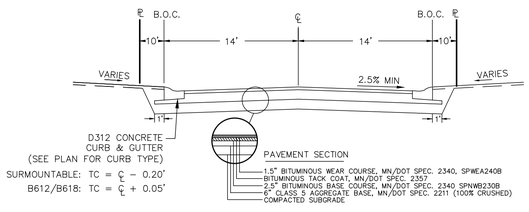
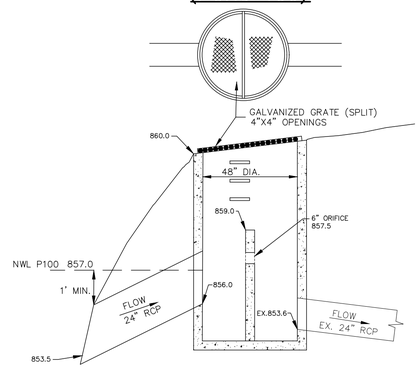
TYPICAL STREET SECTION – 28' B-B

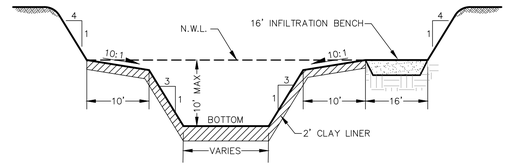


OUTLET CONTROL STRUCTURE 100 (POND 100)

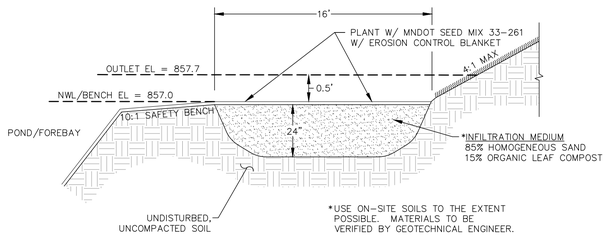


TYPICAL POND SECTION

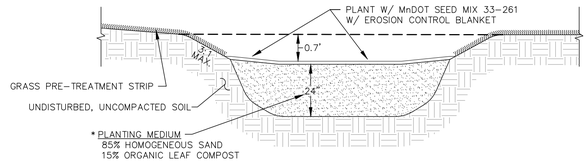
POND 100 (WITH INFILTRATION BENCH)



INFILTRATION BENCH



INFILTRATION BASIN 101



*USE ON-SITE SOILS TO THE EXTENT POSSIBLE. MATERIALS TO BE VERIFIED BY GEOTECHNICAL ENGINEER.

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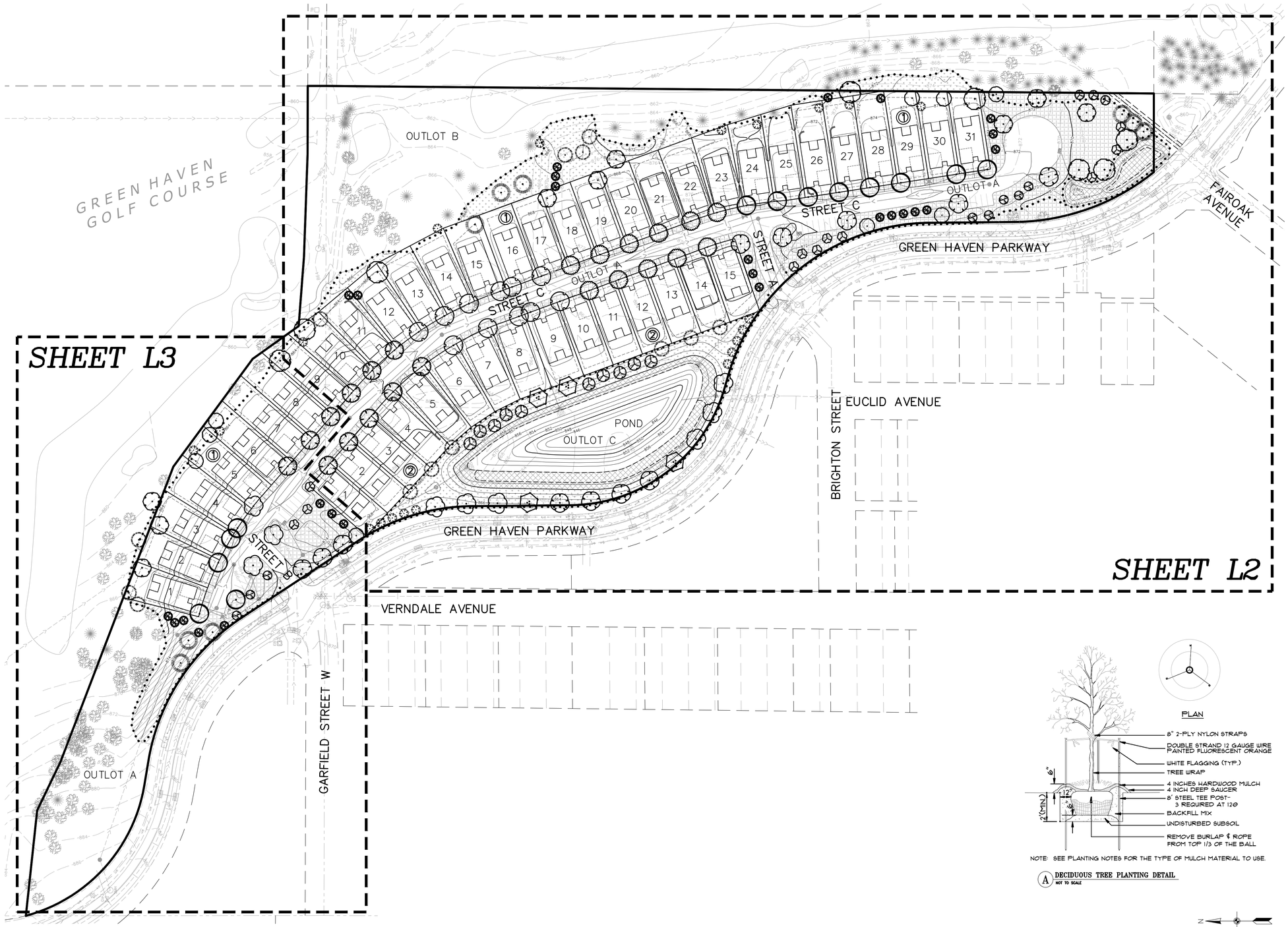


1 L1 OVERALL LANDSCAPE PLAN

CITY OF ANOKA LANDSCAPE REQUIREMENTS

1. TREE REPLACEMENT. REFER TO TREE PRESERVATION PLAN.

   REPLACEMENT TREES REQUIRED = 140 (17.45 ACRE SITE X 8)
   REPLACEMENT TREES PROVIDED = 165 (EXCLUDES ORNAMENTAL TREES)

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
7. UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
    1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
    2. LANDSCAPE SPECIFICATIONS.
    3. PLAN DRAWINGS.
    4. PLANT / MATERIAL SCHEDULES.
    5. CITY STANDARD SPECIFICATIONS AND DETAILS.
    6. MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

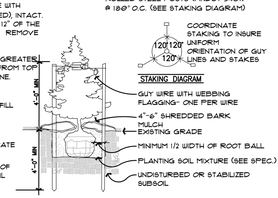
NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

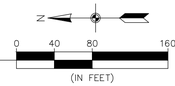
1. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
2. TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
4. PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITHIN APPROXIMATELY 12" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
5. PLUMB AND BACKFILL WITH BACKFILL SOIL.
6. WATER TO SETTLE PLANTS AND FILL VOIDS.
7. WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD

GUY ASSEMBLY- 16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1-1/2" WIDE STRAP (TYP) DOUBLE STRAND 10 GA. WIRE, 2-7' ROLLED STEEL POSTS (MnDOT 3401) @ 180° O.C. (SEE STAKING DIAGRAM)



B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE



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Signature:
Date: 01/23/26 License #: 56346

Drawn: RJR
Designed: RJR
Date: 01/23/26

Revisions:

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St. Louis Park, MN 55416

GREEN HAVEN VILLAS
Anoka, Minnesota

PRELIMINARY LANDSCAPE PLAN

L1 of 3

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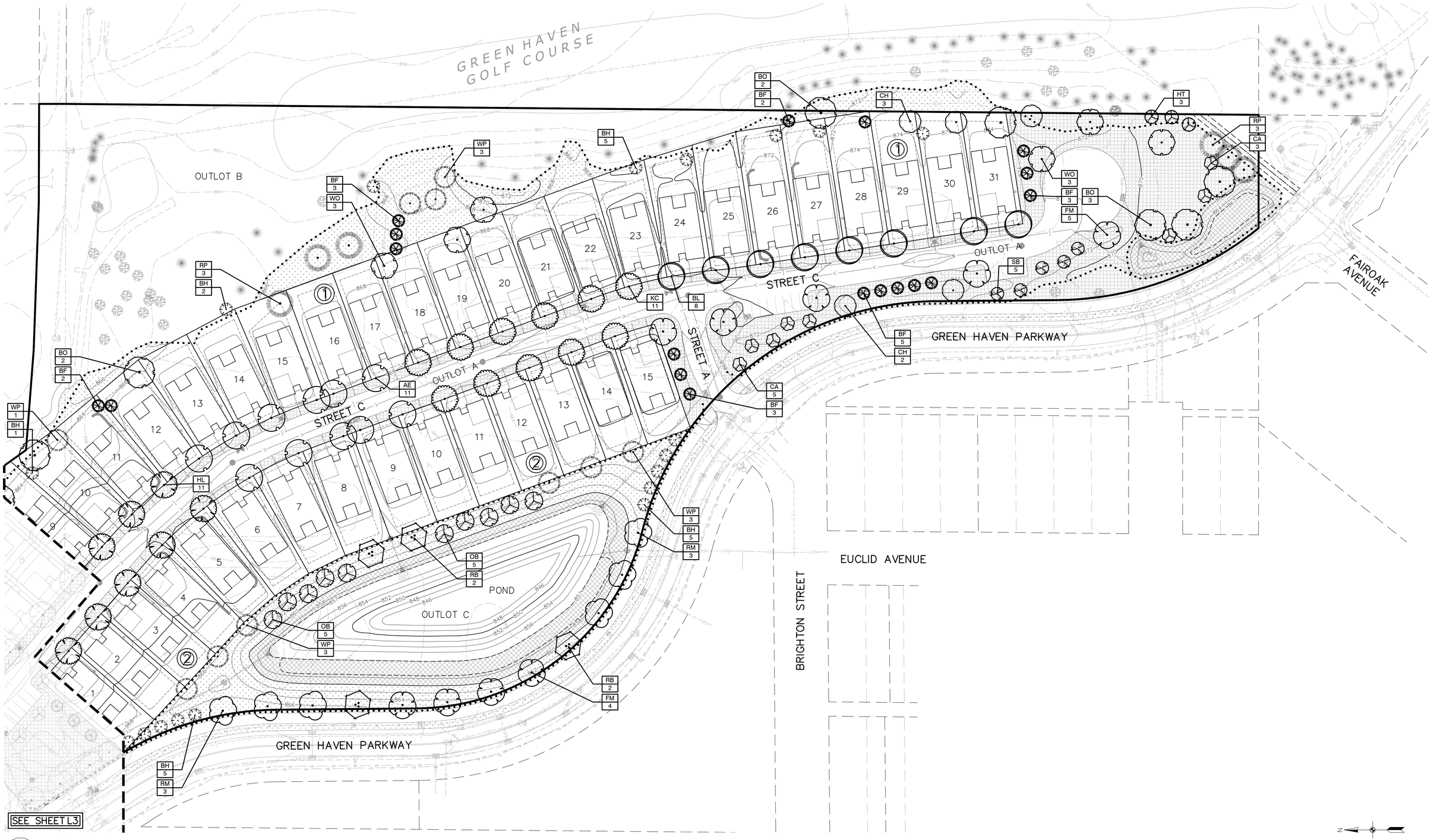

1 L2 LANDSCAPE PLAN ENLARGEMENT

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PRELIMINARY LANDSCAPE PLAN

L2 of 3

Save Date: 01/28/26 F:\jobs\8921 - 8940\8925 - greenhaven\cad c3d\landscape\8925_landscape.dwg

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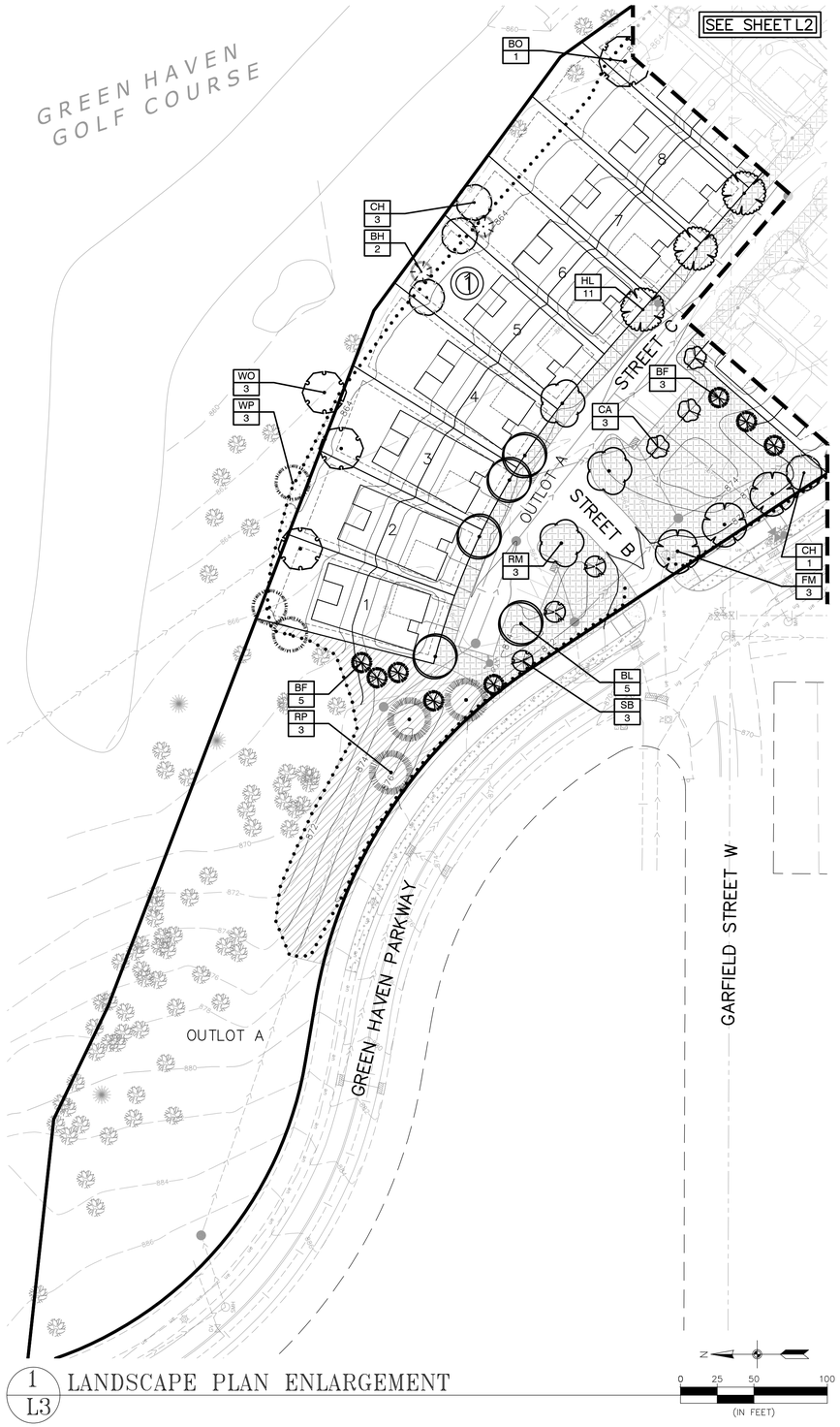

1 L3 LANDSCAPE PLAN ENLARGEMENT

LANDSCAPE SPECIFICATIONS

1. TREE PROTECTION. ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6' STEEL FENCE POSTS SPACED 6' O.C. MAX.

2. EROSION CONTROL. REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPS, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPS MUST BE IMPLEMENTED WITHIN 7 DAYS USING RAPID STABILIZATION METHOD 3.

3. CLEARING AND GRUBBING. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.

4. SOIL PREPARATION. REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD PRIOR TO INSTALLATION OF ANY IRRIGATION, SEEDING, PLANTING, SODDING, ETC.

5. TOPSOIL MATERIAL. ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.

6. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWED AT THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL CATEGORY 20 – STRAW EROSION CONTROL BLANKET WITH NATURAL NETTING ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY DISC-ANCHORED TYPE 3 MULCH (MCIA CERTIFIED WEED FREE GRAIN STRAW) AT A RATE OF 2 TONS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.

7. SODDING. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.

8. PLANT MATERIAL. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

9. PLANT MATERIAL SUBSTITUTIONS. ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.

10. PLANT INSTALLATION AND ESTABLISHMENT. REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.

11. MULCH MATERIAL. DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (RESIDENTIAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.

12. LANDSCAPE EDGING. INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.

13. IRRIGATION. DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPLERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. SYSTEM MUST INCLUDE A RAIN SENSOR AND SOME FORM OF WATER EFFICIENT TECHNOLOGY, SUCH AS A SMART CONTROLLER AND/OR SOIL MOISTURE SENSORS. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.

14. MAINTENANCE. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES, HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.

15. WATERING. UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.

16. NATIVE PLANT ESTABLISHMENT. THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAT 3 YEARS AFTER INITIAL SEEDING – ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.

17. FINAL ACCEPTANCE. UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.

18. WARRANTY. ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	9	Acer rubrum `Northwood`	Northwoods Red Maple	2.5" Cal.	B&B
	FM	12	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B
	RB	4	Betula nigra Clump Form, 2.5" Cal Equivalent	River Birch Multi-Trunk	10` Ht.	B&B
	HL	11	Gleditsia triacanthos inermis `Harve`	Northern Acclaim Thornless Honey Locust	2.5" Cal.	B&B
	KC	11	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	2.5" Cal.	B&B
	WO	9	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
	BO	8	Quercus macrocarpa	Bur Oak	2.5" Cal.	B&B
	BL	13	Tilia americana `Boulevard`	Boulevard Linden	2.5" Cal.	B&B
	AE	11	Ulmus americana `Princeton`	American Elm	2.5" Cal.	B&B
CONIFEROUS TREES						
	BF	26	Abies balsamea	Balsam Fir	6` Ht.	B&B
	BH	20	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B
	RP	9	Pinus resinosa	Red Pine	6` Ht.	B&B
	WP	13	Pinus strobus	White Pine	6` Ht.	B&B
	CH	9	Tsuga canadensis	Canadian Hemlock	6` Ht.	B&B
ORNAMENTAL TREES						
	OB	10	Aesculus glabra 'JN Select' TM	Early Glow Ohio Buckeye	1.5" Cal.	B&B
	SB	8	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7` Ht.	B&B
	HT	3	Crataegus crus-galli `Inermis`	Thornless Hawthorn	1.5" Cal.	B&B
	CA	11	Malus x `Prairifire` Red Flowers	Prairifire Crabapple	1.5" Cal.	B&B
GROUND COVERS						
	SOD	91,154 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TI	80,519 sf	Type I - Turf Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 160 lb/ac	MnDOT Southern Boulevard (SB)	seed	
	TII	12,946 sf	Type II - Native Seed Mix (Buffer) Refer to notes for acceptable seeding methods Seeding Rate 39 lb/ac	MnDOT Southern Tallgrass Roadside (STR)	seed	
	TIII	26,997 sf	Type III - Stormwater Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 30 lb/ac	MnDOT Wet Ditch (WD)	seed	

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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 Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 01/23/26 License #: 56346

Drawn: RJR
Designed: RJR
Date: 01/23/26

Revisions:

M/I HOMES OF MINNEAPOLIS, LLC
5354 Parkdale Dr. #100
St. Louis Park, MN 55416

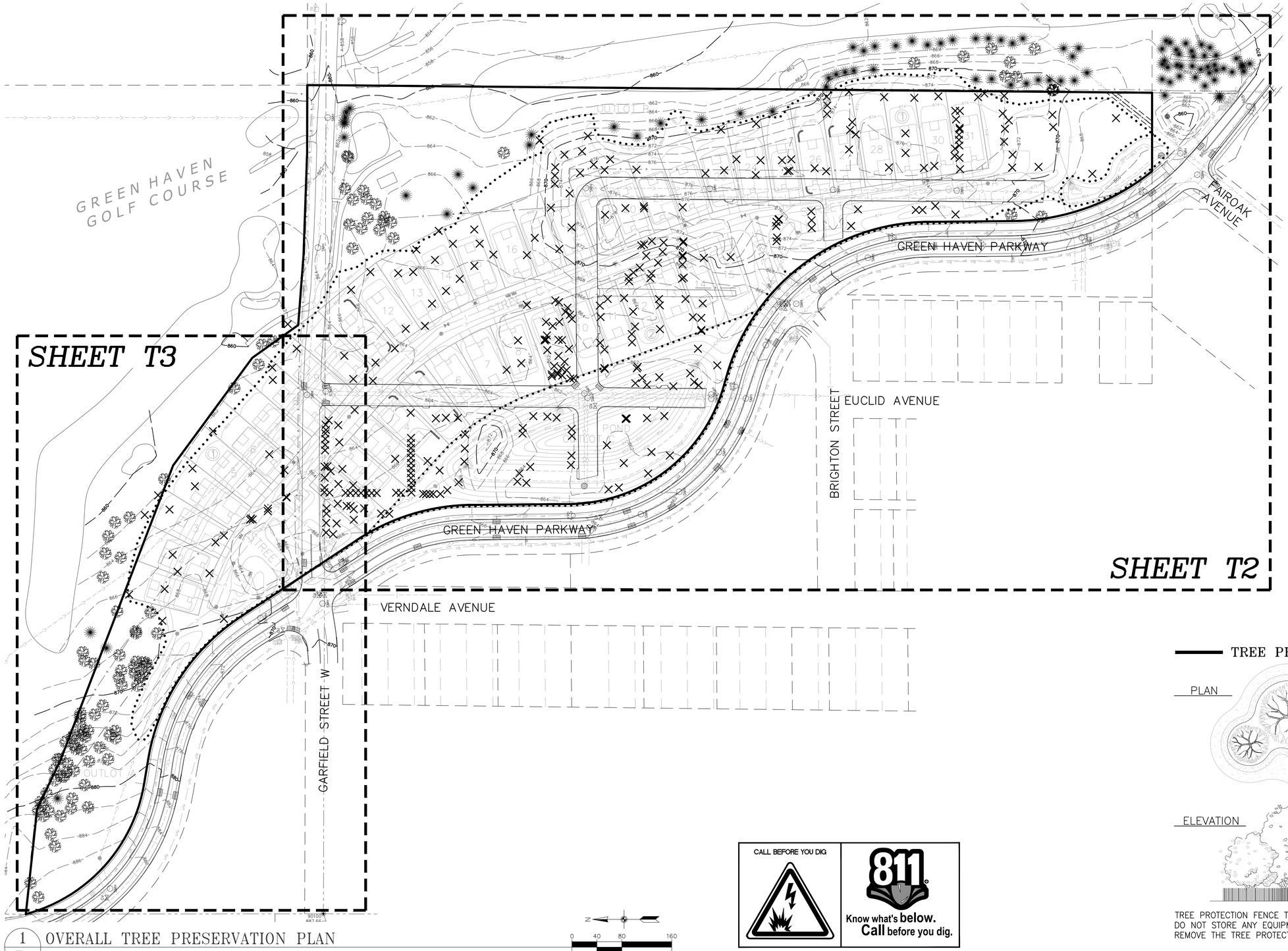
GREEN HAVEN VILLAS
Anoka, Minnesota

PRELIMINARY LANDSCAPE PLAN

L3 of 3

Save Date: 01/28/26 F:\jobs\8921 - 8940\8925 - greenhaven\cad c3d\landscape\8925_landscape.dwg

#8925



1 / T1 OVERALL TREE PRESERVATION PLAN

N
0 40 80 160
(IN FEET)

CALL BEFORE YOU DIG

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

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
BITUMINOUS PAVEMENT		
CONCRETE WALK		
CURB LINE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
SILT FENCE		

TREE SYMBOL KEY

	SAVE	REMOVE
DECIDOUS TREE	TAG #	TAG #
CONIFEROUS TREE	TAG #	TAG #

TREE PRESERVATION NOTES

1. TREE SURVEY FIELD WORK COMPLETED BY CARLSON ENGINEERING ON 01/06/26.
2. EXISTING TREE CONDITION RATED 0–3 AS DEFINED BELOW. TREES WITH A CONDITION OF 0 OR 1 ARE EXEMPT FROM MITIGATION.

   0 – DEAD
   1 – UNHEALTHY / DYING, MAJOR STRUCTURAL DAMAGE OR DISEASE
   2 – HEALTHY BUT SOME MINOR DAMAGE OR POOR GROWTH HABIT
   3 – HEALTHY TREE, NO CONCERNS
3. SEE SHEETS T3 & T4 FOR TREE INVENTORY AND REMOVALS.
4. SEE LANDSCAPE PLAN FOR PROPOSED TREE REPLACEMENT.

TREE REPLACEMENT

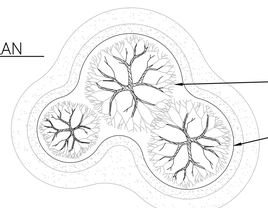
1. EACH SIGNIFICANT TREE REMOVED OR DAMAGED THROUGH CONSTRUCTION OR GRADING, OR FOUND TO HAVE BEEN DAMAGED WITHIN ONE YEAR AFTER COMPLETION OF CONSTRUCTION, MUST BE REPLACED ON–SITE AT A RATIO OF 1:1 EXCEPT FOR:

   1.1. RESIDENTIAL ZONED PROPERTY. IN NO CASE NEED THE TREE REPLACEMENT DENSITY EXCEED EIGHT TREES PER ACRE ON LOTS ONE ACRE OR MORE OR SUBDIVISIONS THAT OCCUR ON UNPLATTED LAND OVER ONE ACRE.
   1.2. TREES NOT TO BE REPLACED. SIGNIFICANT TREES REMOVED THAT THE CITY FORESTER DETERMINES TO BE UNDESIRABLE, INVASIVE, OR DISEASED SHALL NOT NEED TO BE REPLACED.
2. STREET TREES SHALL NOT BE COUNTED TOWARDS THE NUMBER OF REPLACEMENT TREES REQUIRED ON A SITE.
3. REPLACEMENT TREES SHALL BE A MINIMUM 2½ INCHES IN DIAMETER IF DECIDUOUS, OR SIX FEET IN HEIGHT IF CONIFEROUS, MEASURED AT 4½ FEET ABOVE GROUND, AND SHALL BE A SPECIES SIMILAR TO THOSE WHICH WERE DESTROYED, UNLESS OTHERWISE REQUIRED BY THE CITY FORESTER. REPLACEMENT TREES SHALL BE BALLED AND BURLAP.

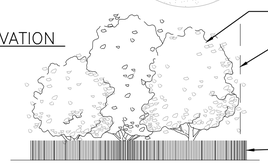
MAX REPLACEMENT TREES REQUIRED = 140 (17.45 AC SITE X 8)

TREE PROTECTION FENCE

PLAN



ELEVATION



TREE PROTECTION FENCE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY.
DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN PROTECTIVE AREA.
REMOVE THE TREE PROTECTION FENCE ONLY AFTER CONSTRUCTION OPERATIONS ARE COMPLETED.

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Drawn: RJR
Designed: RJR
Date: 01/23/26

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St. Louis Park, MN 55416

GREEN HAVEN VILLAS
Anoka, Minnesota

TREE PRESERVATION PLAN

T1 of 4

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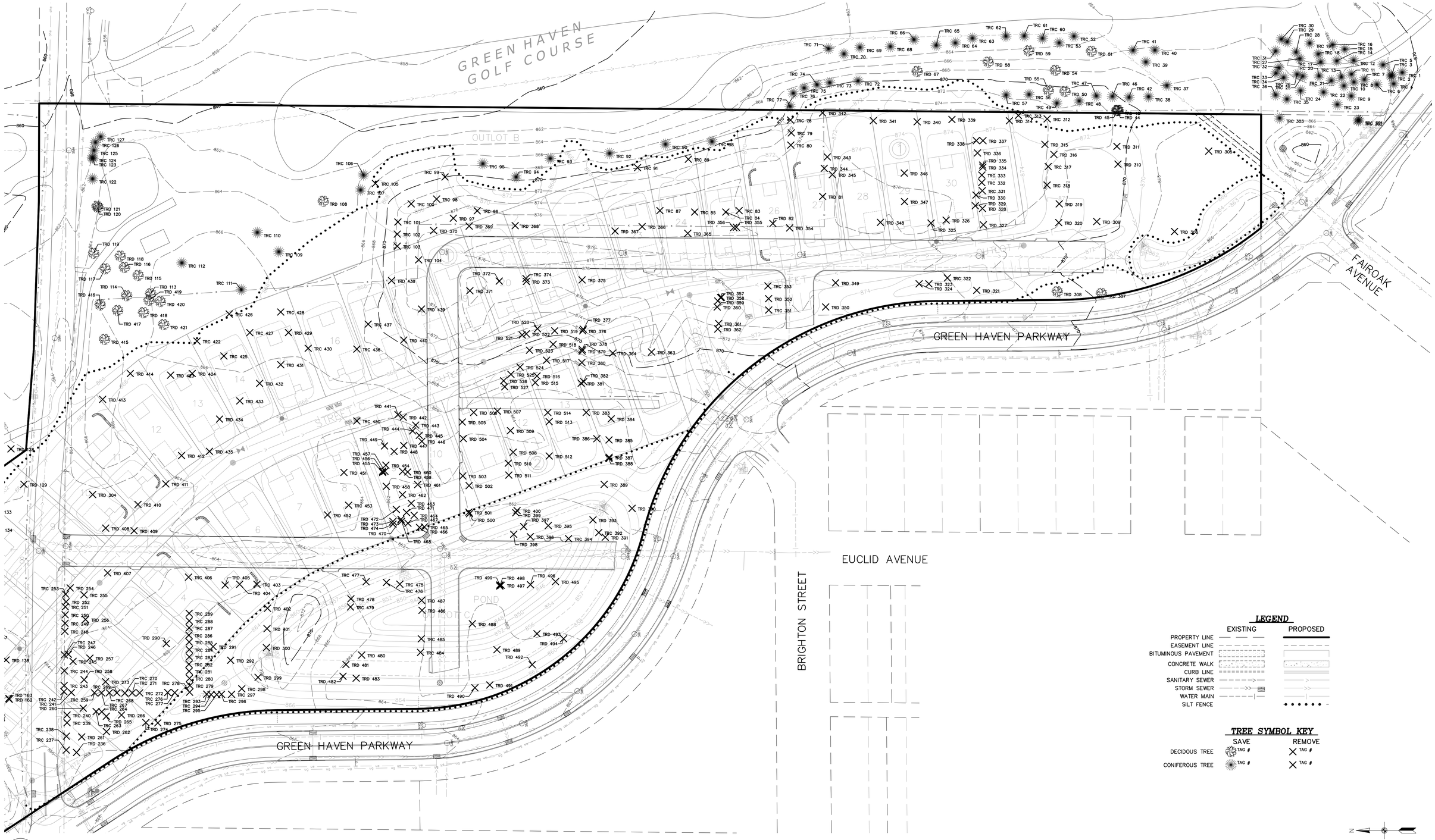

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
BITUMINOUS PAVEMENT		
CONCRETE WALK		
CURB LINE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
SILT FENCE		

TREE SYMBOL KEY

	SAVE	REMOVE
DECIDUOUS TREE	TAG #	TAG #
CONIFEROUS TREE	TAG #	TAG #

0 25 50 100
(IN FEET)

1 / T2 TREE PRESERVATION PLAN

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TREE PRESERVATION PLAN

T2 of 4

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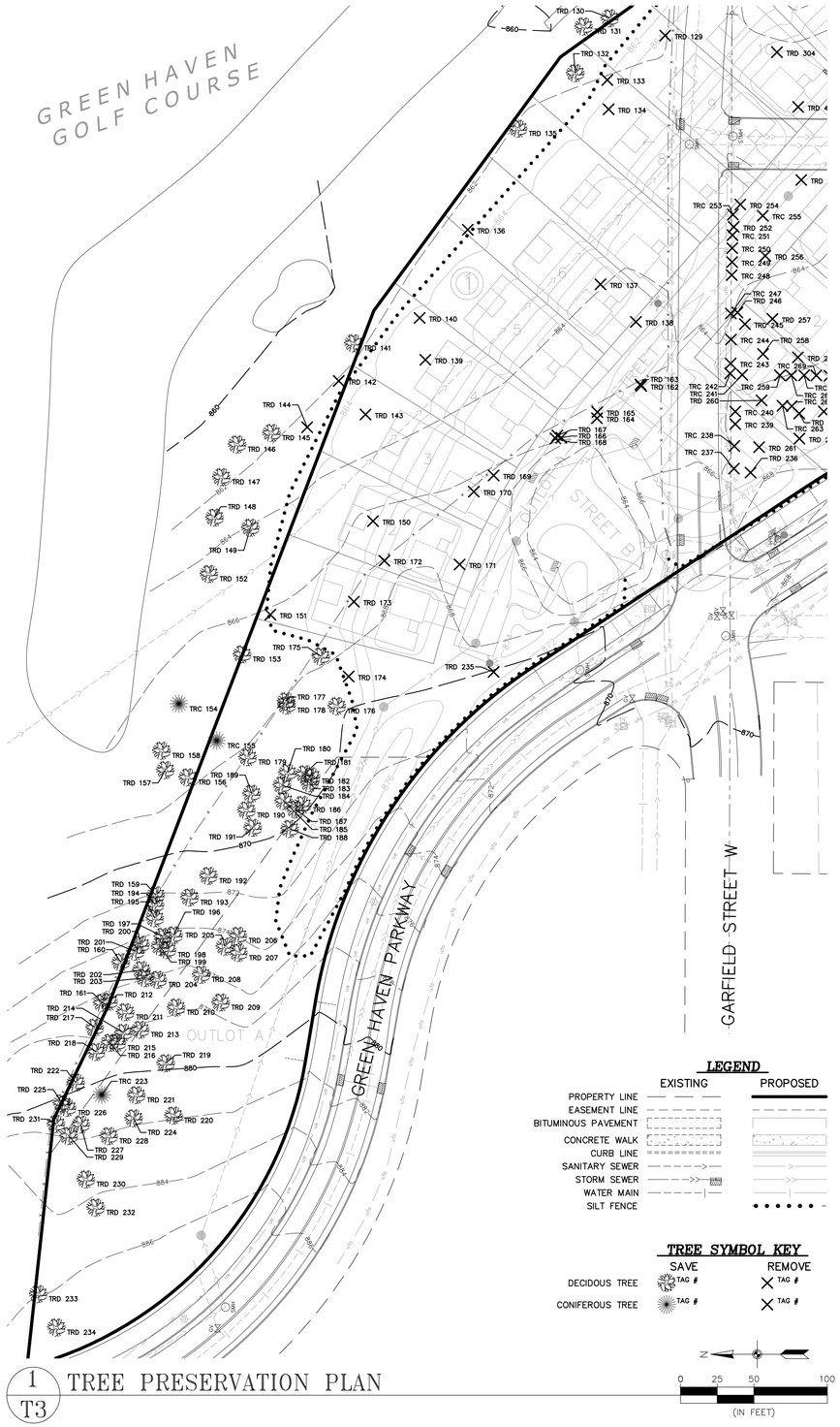

1
T3

TREE PRESERVATION PLAN

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition	Remove
001	18	White Pine	3	
002	10	White Pine	2	
003	11	White Pine	3	
004	16	White Pine	2	
005	16	White Pine	3	
006	17	White Pine	3	
007	15	White Pine	3	
008	19	White Pine	2	
009	12	White Pine	3	
010	14	White Pine	2	
011	11	White Pine	2	
012	11	White Pine	3	
013	14	White Pine	3	
014	13	White Pine	3	
015	15	White Pine	3	
016	17	White Pine	2	
017	15	White Pine	2	
018	19	White Pine	2	
019	24	White Pine	2	
020	19	White Pine	2	
021	14	White Pine	2	
022	24	White Pine	3	
023	18	Red Pine	3	
024	15	White Pine	2	
025	13	White Pine	2	
026	14	White Pine	2	
027	13	White Pine	1	
028	16	White Pine	0	
029	22	White Pine	2	
030	23	White Pine	1	
031	32	White Pine	2	
032	20	White Pine	3	
033	20	White Pine	3	
034	15	White Pine	2	
035	21	White Pine	2	
036	23	White Pine	3	
037	14	Blue Spruce	3	
038	11	Red Pine	3	
039	15	Scotch Pine	2	
040	12	Scotch Pine	1	
041	20	Scotch Pine	2	
042	11	White Pine	3	
043	10	Elm	2	
044	8	Elm	2	
045	9	Elm	2	
046	14	White Pine	3	
047	14	White Pine	3	
048	12	White Spruce	3	
049	12	Blue Spruce	2	
050	18	Basswood	3	
051	18	Basswood	3	
052	9	Blue Spruce	3	
053	7	Blue Spruce	3	
054	11	Sugar Maple	2	
055	9	Elm	3	
056	11	Blue Spruce	3	
057	16	Red Pine	3	
058	19	Sugar Maple	3	
059	19	Crabapple	3	
060	9	Blue Spruce	3	
061	10	Blue Spruce	3	
062	10	Blue Spruce	3	
063	10	Blue Spruce	3	
064	10	Blue Spruce	3	
065	10	Blue Spruce	3	
066	11	Blue Spruce	3	
067	16	Sugar Maple	3	
068	9	Blue Spruce	3	
069	10	Blue Spruce	3	
070	10	Blue Spruce	3	
071	18	Blue Spruce	3	
072	18	Blue Spruce	3	
073	14	Blue Spruce	3	
074	17	White Spruce	3	
075	15	Blue Spruce	3	
076	12	Blue Spruce	2	
077	14	White Spruce	3	
078	19	White Spruce	3	X
079	20	Blue Spruce	3	X
080	17	Blue Spruce	3	X
081	15	White Oak	2	X
082	22	White Oak	3	X
083	15	Red Pine	3	X
084	12	Red Pine	3	X
085	18	Red Pine	3	X
087	12	Red Pine	3	X
088	25	White Pine	3	
089	13	Red Pine	3	X
090	20	White Pine	3	
091	21	White Pine	3	X
092	22	White Pine	3	
093	12	Red Pine	2	

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition	Remove
094	29	White Pine	3	
095	28	White Pine	3	
096	12	Green Ash	2	X
097	10	Green Ash	3	X
098	22	Blue Spruce	3	X
099	13	Red Pine	3	X
100	20	Blue Spruce	2	X
101	16	Blue Spruce	2	X
102	16	Blue Spruce	2	X
103	14	Blue Spruce	2	X
104	12	Green Ash	2	X
105	23	White Spruce	3	X
106	19	White Spruce	3	
107	26	White Spruce	3	
108	29	Elm	3	
109	16	White Spruce	2	
110	18	White Spruce	3	
111	18	Red Cedar	2	
112	26	White Fir	3	
113	22	Bur Oak	3	
114	20	White Oak	3	
115	18	White Oak	3	
116	17	White Oak	3	
117	18	Bur Oak	3	
118	22	White Oak	3	
119	26	White Oak	2	
120	24	Bur Oak	3	
121	24	Bur Oak	3	
122	12	White Cedar	3	
123	8	White Cedar	3	
124	8	White Cedar	3	
125	14	White Cedar	3	
126	10	White Cedar	3	
127	8	White Cedar	3	
128	20	Green Ash	1	X
129	22	Green Ash	2	X
130	19	Green Ash	2	
131	20	Green Ash	2	
132	24	Green Ash	2	
133	18	Green Ash	1	X
134	29	Green Ash	2	X
135	56	Silver Maple	3	
136	49	Silver Maple	3	X
137	22	Green Ash	2	X
138	21	Sugar Maple	3	X
139	11	Green Ash	2	X
140	21	Green Ash	2	X
141	9	Red Maple	3	
142	24	Green Ash	2	X
143	28	Green Ash	2	X
144	22	Green Ash	1	X
145	10	Red Maple	3	
146	24	Green Ash	2	
147	12	Elm	3	
148	25	Green Ash	2	
149	23	Green Ash	2	
150	27	Green Ash	2	X
151	34	Green Ash	2	X
152	25	Green Ash	2	
153	22	Green Ash	2	
154	27	Red Cedar	3	
155	19	Red Cedar	3	
156	26	Green Ash	2	
157	22	Green Ash	2	
158	22	Green Ash	2	
159	16	Green Ash	2	
160	17	Green Ash	2	
161	10	Green Ash	2	
162	13	Elm	2	X
163	15	Elm	2	X
164	14	Elm	2	X
165	16	Elm	2	X
166	14	Elm	2	X
167	21	Elm	2	X
168	29	Elm	2	X
169	32	Elm	2	X
170	26	Elm	2	X
171	9	Elm	2	X
172	10	Elm	2	X
173	20	Elm	2	X
174	20	Green Ash	0	X
175	8	Elm	2	
176	22	Green Ash	2	
177	22	Green Ash	2	
178	20	Green Ash	2	
179	10	Elm	2	
180	20	Green Ash	2	
181	13	Green Ash	2	
182	15	Green Ash	2	
183	10	Elm	3	
184	18	Green Ash	2	
185	13	Green Ash	2	

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition	Remove
186	12	Green Ash	2	
187	15	Green Ash	2	
188	22	Green Ash	2	
189	16	Green Ash	2	
190	15	Green Ash	2	
191	14	Green Ash	2	
192	20	Green Ash	2	
193	18	Green Ash	2	
194	13	Green Ash	2	
195	13	Green Ash	2	
196	12	Green Ash	2	
197	8	Green Ash	2	
198	13	Green Ash	2	
199	11	Green Ash	2	
200	13	Green Ash	2	
201	8	Elm	2	
202	10	Green Ash	2	
203	9	Green Ash	2	
204	12	Green Ash	2	
205	16	Green Ash	2	
206	10	Elm	2	
207	7	Elm	2	
208	9	Green Ash	2	
209	14	Green Ash	2	
210	15	Green Ash	2	
211	12	Green Ash	2	
212	11	Green Ash	2	
213	12	Green Ash	2	
214	9	Green Ash	2	
215	12	Green Ash	2	
216	12	Green Ash	2	
217	7	Elm	2	
218	9	Green Ash	2	
219	19	Green Ash	2	
220	10	Green Ash	2	
221	20	Green Ash	2	
222	18	Green Ash	2	
223	20	Red Cedar	3	
224	16	Green Ash	2	
225	8	Green Ash	2	
226	13	Green Ash	0	
227	13	Green Ash	1	
228	16	Green Ash	2	
229	10	Elm	2	
230	17	Green Ash	2	
231	20	Green Ash	2	
232	24	Green Ash	2	
233	22	Green Ash	2	
234	23	Green Ash	1	
235	12	Box Elder	2	X
236	24	White Oak	3	X
237	11	White Spruce	2	X
238	9	White Spruce	1	X
239	11	White Spruce	2	X
240	8	White Spruce	2	X
241	11	White Spruce	2	X
242	13	Blue Spruce	2	X
243	14	Blue Spruce	2	X
244	13	Blue Spruce	2	X
245	21	White Oak	2	X
246	22	White Oak	2	X
247	15	Blue Spruce	2	X
248	11	Blue Spruce	2	X
249	11	Blue Spruce	2	X
250	13	Blue Spruce	2	X
251	10	Blue Spruce	2	X
252	24	Green Ash	1	X
253	13	Blue Spruce	2	X
254	24	White Oak	2	X
255	11	White Spruce	2	X
256	48	Bur Oak	3	X
257	22	White Oak	2	X
258	20	White Oak	3	X
259	15	White Spruce	2	X
260	24	White Oak	3	X
261	25	White Oak	2	X
262	24	White Oak	3	X
263	8	White Spruce	2	X
264	8	White Cedar	2	X
265	26	White Oak	3	X
266	16	Green Ash	2	X
267	8	Blue Spruce	2	X
268	15	White Spruce	2	X
269	11	Blue Spruce	2	X
270	13	White Spruce	2	X
271	16	White Spruce	2	X
272	20	White Spruce	2	X
273	23	White Oak	3	X
274	13	Catalpa	3	X
275	16	Basswood	3	X
276	15	White Spruce	2	X
277	15	White Spruce	2	X

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TREE PRESERVATION PLAN

T3 of 4

Save Date: 01/22/26 F:\jobs\8921 - 8940\8925 - greenhaven\cad c3d\landscape\8925_tree preservation.dwg

#8925

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition	Remove
278	13	Blue Spruce	2	X
279	17	Blue Spruce	2	X
280	17	Blue Spruce	2	X
281	11	Blue Spruce	2	X
282	14	Blue Spruce	2	X
283	14	Blue Spruce	2	X
284	18	Blue Spruce	2	X
285	18	Blue Spruce	2	X
286	12	Blue Spruce	2	X
287	16	Blue Spruce	2	X
288	14	Blue Spruce	2	X
289	16	Blue Spruce	2	X
290	22	White Oak	3	X
291	18	Basswood	3	X
292	13	Green Ash	2	X
293	11	Red Pine	2	X
294	9	Red Pine	2	X
295	10	Red Pine	2	X
296	11	Red Pine	2	X
297	11	Red Pine	2	X
298	12	White Spruce	3	X
299	23	Green Ash	2	X
300	13	Green Ash	2	X
301	13	Red Pine	3	
302	13	Red Pine	3	
303	14	White Pine	3	
304	10	Elm	1	X
305	8	Elm	1	X
306	17	Silver Maple	2	X
307	39	Silver Maple	2	
308	24	Silver Maple	3	
309	14	Green Ash	2	X
310	28	Elm	3	X
311	15	Box Elder	2	X
312	18	White Spruce	0	X
313	13	Red Cedar	3	X
314	22	Silver Maple	3	X
315	22	Sugar Maple	3	X
316	15	Cottonwood	2	X
317	14	Red Cedar	3	X
318	10	Red Cedar	3	X
319	40	Silver Maple	3	X
320	22	Elm	3	X
321	38	Silver Maple	2	X
322	15	Blue Spruce	3	X
323	9	Box Elder	2	X
324	10	Box Elder	2	X
325	10	Silver Maple	3	X
326	10	Silver Maple	3	X
327	22	Silver Maple	3	X
328	11	Green Ash	3	X
329	10	Green Ash	2	X
330	8	White Oak	1	X
331	9	White Spruce	2	X
332	12	White Spruce	2	X
333	11	White Spruce	2	X
334	12	Green Ash	2	X
335	8	Green Ash	2	X
336	12	Green Ash	0	X
337	9	Green Ash	1	X
338	8	Hackberry	2	X
339	42	Silver Maple	3	X
340	27	Silver Maple	3	X
341	28	Silver Maple	2	X
342	18	Green Ash	2	X
343	11	Hackberry	3	X
344	8	Elm	1	X
345	52	Cottonwood	2	X
346	11	Hackberry	3	X
347	22	Box Elder	2	X
348	14	Red Maple	3	X
349	11	Green Ash	1	X
350	19	Crabapple	3	X
351	18	Red Cedar	2	X
352	28	Box Elder	3	X
353	18	Red Cedar	3	X
354	20	Box Elder	2	X
355	19	Box Elder	2	X
356	18	Box Elder	2	X
357	15	White Oak	3	X
358	12	White Oak	3	X
359	8	Elm	2	X
360	9	Elm	2	X
361	14	Bur Oak	3	X
362	20	Bur Oak	3	X
363	22	Elm	2	X
364	26	Bur Oak	3	X
365	17	Elm	3	X
366	10	Red Oak	3	X
367	19	Elm	3	X
368	13	Green Ash	1	X
369	19	Elm	3	X

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition	Remove
370	11	White Oak	2	X
371	22	Elm	2	X
372	14	Catalpa	3	X
373	16	Elm	3	X
374	13	White Fir	3	X
375	13	Crabapple	3	X
376	19	Bur Oak	3	X
377	19	Bur Oak	3	X
378	12	Elm	2	X
379	7	Elm	3	X
380	18	Bur Oak	3	X
381	23	Bur Oak	3	X
382	24	Bur Oak	2	X
383	9	Elm	1	X
384	48	Bur Oak	3	X
385	18	Sugar Maple	3	X
386	11	Box Elder	3	X
387	9	Box Elder	2	X
388	12	Box Elder	2	X
389	14	Red Cedar	2	X
390	13	White Oak	3	X
391	10	Box Elder	1	X
392	16	Red Cedar	3	X
393	13	Black Cherry	3	X
394	13	Red Cedar	3	X
395	24	White Oak	2	X
396	16	Bur Oak	3	X
397	13	Bur Oak	3	X
398	19	Elm	2	X
399	18	White Oak	3	X
400	25	White Oak	3	X
401	16	Sugar Maple	3	X
402	12	Basswood	3	X
403	22	Green Ash	2	X
404	11	Sugar Maple	3	X
405	24	Green Ash	2	X
406	21	White Spruce	3	X
407	31	Bur Oak	3	X
408	38	Bur Oak	3	X
409	30	White Oak	3	X
410	9	Bur Oak	3	X
411	19	White Oak	3	X
412	23	White Oak	3	X
413	26	White Oak	3	X
414	29	Bur Oak	3	X
415	25	Bur Oak	3	
416	20	White Oak	3	
417	15	White Oak	3	
418	15	Bur Oak	3	
419	17	Bur Oak	3	
420	26	Bur Oak	3	
421	25	Bur Oak	3	
422	19	White Pine	3	X
423	15	Red Maple	3	X
424	11	Red Maple	3	X
425	21	White Pine	3	X
426	17	White Pine	3	X
427	19	White Pine	3	X
428	15	White Pine	3	X
429	10	Sugar Maple	3	X
430	15	Red Pine	3	X
431	20	Green Ash	2	X
432	17	Green Ash	2	X
433	19	Green Ash	2	X
434	17	Green Ash	2	X
435	18	White Oak	3	X
436	17	Red Pine	3	X
437	14	Red Pine	3	X
438	19	Elm	1	X
439	14	Green Ash	2	X
440	20	Elm	3	X
441	22	White Oak	3	X
442	24	White Oak	3	X
443	20	White Oak	3	X
444	15	White Oak	3	X
445	12	White Oak	3	X
446	17	Bur Oak	3	X
447	10	White Oak	3	X
448	14	White Oak	3	X
449	22	Bur Oak	3	X
450	17	Red Pine	3	X
451	12	Sugar Maple	2	X
452	16	Green Ash	2	X
453	20	White Pine	3	X
454	17	White Oak	3	X
455	11	Bur Oak	3	X
456	11	Bur Oak	3	X
457	21	Bur Oak	3	X
458	23	White Oak	3	X
459	12	White Oak	0	X
460	13	Bur Oak	2	X
461	36	Bur Oak	0	X

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition	Remove
462	16	Bur Oak	3	X
463	8	Bur Oak	3	X
464	20	White Oak	3	X
465	17	White Oak	3	X
466	18	White Oak	3	X
467	10	Bur Oak	3	X
468	18	Bur Oak	3	X
470	15	Bur Oak	3	X
471	13	Bur Oak	3	X
472	24	Bur Oak	3	X
473	12	Bur Oak	3	X
474	16	Bur Oak	3	X
475	16	White Spruce	2	X
476	18	White Spruce	2	X
477	15	White Spruce	2	X
478	15	Paper Birch	1	X
479	18	White Spruce	3	X
480	34	Bur Oak	2	X
481	28	Bur Oak	3	X
482	20	Bur Oak	0	X
483	23	White Oak	3	X
484	14	White Spruce	2	X
485	18	White Spruce	3	X
486	24	Bur Oak	2	X
487	23	Bur Oak	3	X
488	35	Bur Oak	3	X
489	22	White Oak	3	X
490	27	White Oak	3	X
491	16	White Oak	3	X
492	18	White Oak	3	X
493	22	White Oak	3	X
494	20	White Oak	3	X
495	24	Bur Oak	3	X
496	25	Bur Oak	3	X
497	22	Bur Oak	3	X
498	22	Bur Oak	3	X
499	21	Bur Oak	3	X
500	20	White Oak	3	X
501	17	White Oak	3	X
502	16	Basswood	3	X
503	22	Bur Oak	3	X
504	17	Elm	3	X
505	25	White Oak	3	X
506	14	Catalpa	2	X
507	22	White Oak	3	X
508	23	White Oak	3	X
509	28	White Oak	2	X
510	8	Elm	2	X
511	9	White Oak	3	X
512	13	Box Elder	1	X
513	12	Catalpa	2	X
514	11	Elm	2	X
515	11	White Oak	3	X
516	28	White Oak	3	X
517	9	Elm	2	X
518	32	Bur Oak	3	X
519	25	Bur Oak	3	X
520	12	White Oak	3	X
521	18	White Oak	1	X
522	8	White Oak	3	X
523	14	White Oak	3	X
524	17	White Oak	3	X
525	19	White Oak	3	X
526	24	White Oak	3	X
527	18	White Oak	3	X

TREE REMOVAL SUMMARY	
Total Trees Removed	328
Total Trees Saved	197
Total Trees Surveyed	525

CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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 Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 01/23/26 License #: 56346

Drawn: RJR
Designed: RJR
Date: 01/23/26

Revisions:

M/I HOMES OF MINNEAPOLIS, LLC
5354 Parkdale Dr. #100
St. Louis Park, MN 55416

GREEN HAVEN VILLAS
Anoka, Minnesota

TREE PRESERVATION PLAN

T4 of 4

Save Date: 01/22/26 | F:\Jobs\8921 - 8940\8925 - greenhaven\cad c3d\landscape\8925_tree preservation.dwg

#8925

BWBR

MILLER BUILDING @ AMRTC
Site Plan Review - Narrative

30 January, 2026 | Comm. No. #P.2300086.00

DEPARTMENT OF HUMAN SERVICES

Miller Building @ AMRTC Project

AMRTC (Anoka–Metro Regional Treatment Center) is the largest state-run psychiatric hospital in Minnesota and is located in the city of Anoka. The facility is operated by the Minnesota Department of Human Services (DHS) and provides high-security inpatient psychiatric care for adults with severe and persistent mental illness. AMRTC's mission is to serve patients who require an elevated level of security and specialized clinical expertise that community hospitals are typically unable to provide. This includes individuals who have been civilly committed by court order as well as those involved in criminal proceedings.

This project proposes the demolition of the existing Miller Building, originally constructed in the 1950s, and the construction of a new one-story, 65,500 BGSF, 50-bed secured inpatient behavioral health treatment facility. The new building will serve as an expansion of the existing AMRTC Main Building. The Miller Building can no longer support contemporary patient care models, and its building systems and infrastructure are significantly compromised.

The facility will operate continuously, 24 hours a day, seven days a week, year-round. The building will be occupied by Direct Care and Treatment's Mental Health and Substance Use Disorder Treatment Services program and will provide care exclusively to adult patients who have been court-mandated to receive inpatient psychiatric treatment. Program spaces include outdoor recreation areas, exercise rooms, multipurpose and art therapy rooms, and group and meeting rooms of various sizes.

The new building is designed to provide modern, therapeutic environments that support the individual needs of patients. Approximately 85 percent of interior spaces will have access to natural daylight. Each patient unit includes a dedicated outdoor recreation yard, allowing patients regular access to the outdoors. These exterior spaces incorporate greenspace, planters, basketball courts, and activity tables to promote physical activity, engagement, and overall well-being.

Exterior Design Approach

The new building will be constructed within the footprint of the existing Miller Building. The addition is carefully positioned along the existing tree line to minimize disruption to the natural surroundings. The building enclosure is clad with insulated precast sandwich panels, which define the overall form of the building while supporting the internal structural steel roof deck. The perimeter precast panels incorporate a patterned texture that echoes the vertical rhythm of the adjacent tree trunks. The ends of the patient units are clad in wood-grain metal siding, evoking the inner core of a tree and reinforcing the building's connection to the surrounding grove.

Sustainability - MN B3 Guidelines

The new expansion is designed to meet high sustainability goals while providing modern, supportive amenities for the treatment of behavioral health patients. The project is required to comply with Minnesota's B3 Guidelines (Buildings, Benchmarks & Beyond), a comprehensive sustainability program for state-funded facilities. The B3 Guidelines establish performance standards and tracking tools that support energy efficiency and environmental responsibility from initial design through decades of building operation. In alignment with these goals, the project intends to incorporate a rooftop solar array and install three Darcy Wells, a specialized geothermal system, to further reduce energy consumption and environmental impact.

Tree Preservation/Replacement

Construction of the Miller Building Replacement will impact portions of the existing coniferous canopy, necessitating the removal of several mature pine trees. All removed trees will be documented in the civil and landscape drawings by size and species, and the landscape plans will identify the location, species, and quantity of replacement plantings. Replacement trees will comply with City of Anoka requirements and MN B3 standards. In addition, AMRTC has requested that new trees be located at an appropriate distance from secure patient areas to minimize seed, branch, and pinecone debris within courtyard spaces.

Parking

A total of 157 parking stalls are planned for the project, consisting of a combination of existing stalls and newly added or modified stalls. Approximately two-thirds of these spaces will be designated as long-term parking, serving staff who occupy the building for four hours or more. In accordance with the State of Minnesota B3 Sustainability Guidelines, this requires a minimum of 15 EVSE-ready parking stalls. The remaining one-third of the parking stalls will be classified as short-term parking, intended for use of less than four hours by occupants of the new building or the existing AMRTC campus to the south.

The 2026-01-28 Parking Estimates chart was developed in coordination with the client to track parking demand by shift, including First Shift, Second Shift, Third Shift, and weekends. The peak parking demand for the new building is anticipated to be 122 stalls, occurring during the overlap between staff departing the First Shift and staff arriving for the Second Shift. The parking lot will be equipped with site lighting and security camera coverage to support safety and visibility.

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BWBR

AMRTC Miller Building Renovation Estimated Parking Needs

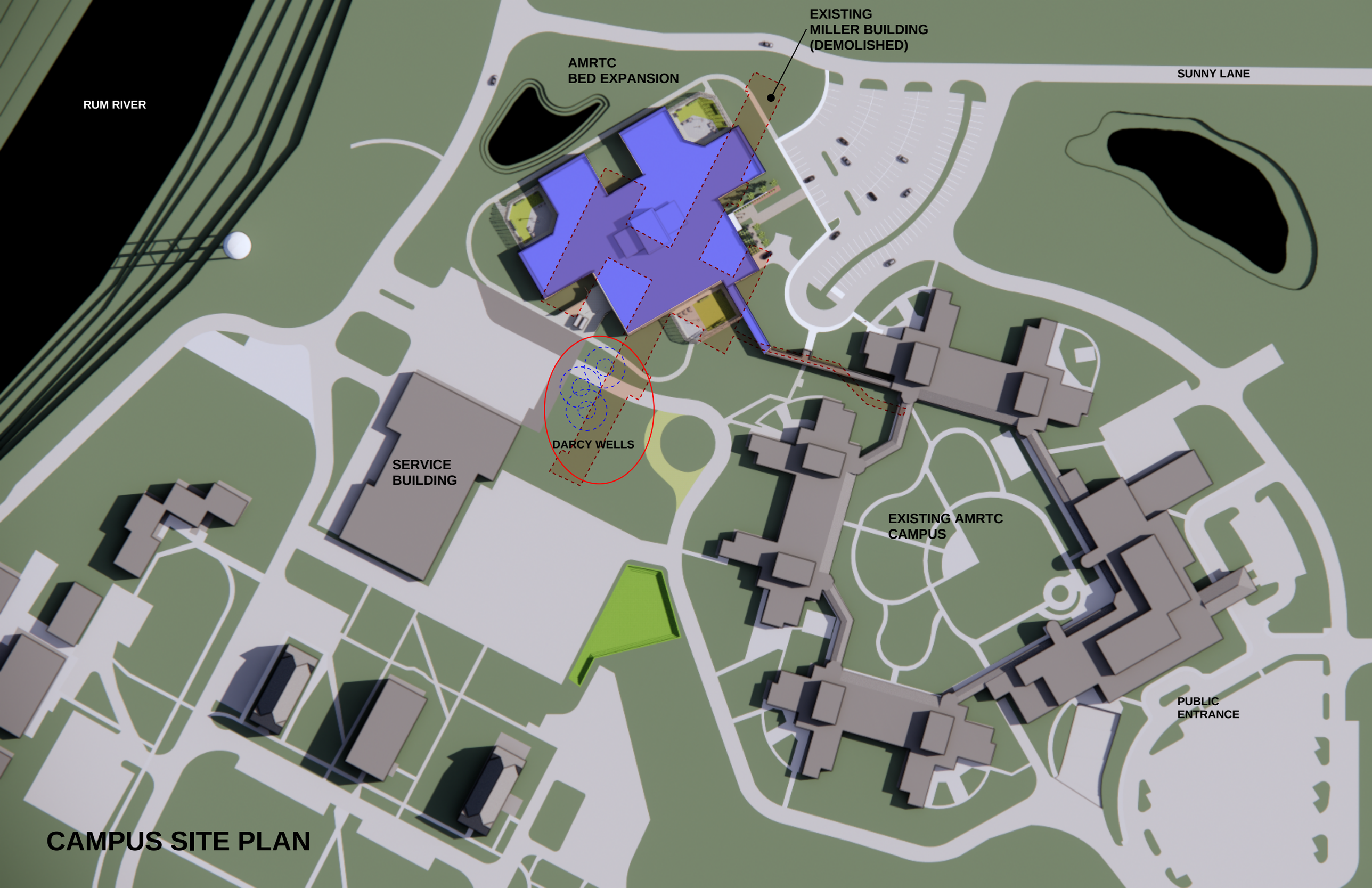
BWBR Comm. No. P.23000086.00

1/28/2026

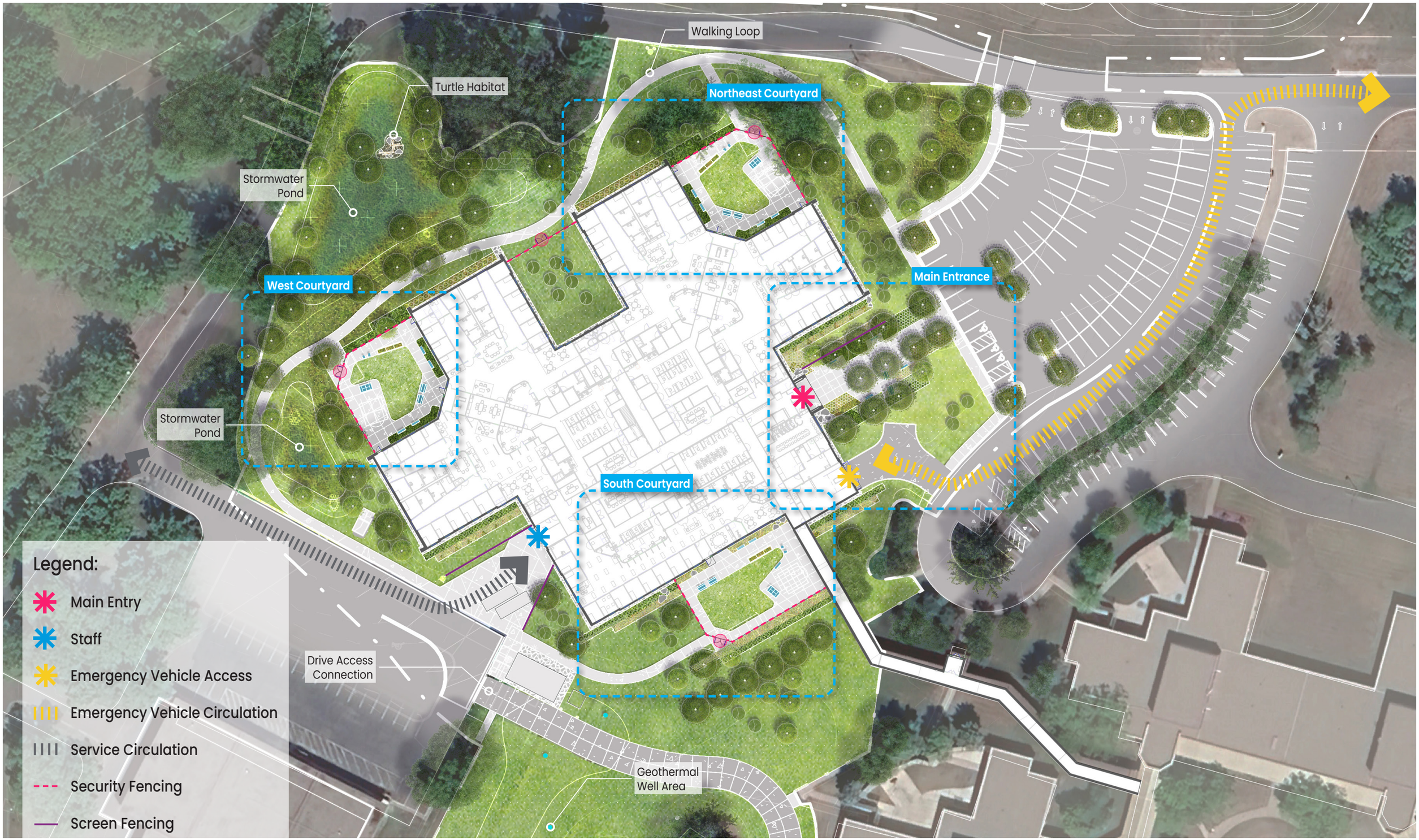
Assumes 50 beds in 5 units

Role	First Shift Early	First Shift Late	Second Shift Early	Second Shift Late	Third Shift	Weekends	Campus Vehicles/ 24/7	Notes
Nursing Supervisor	3			1				1 per unit, rotating
Mental Health/MHP	4							1 rotating, 3 extra
Social Worker		6						2 per shared workstation area
OASI		3						1 per shared workstation area
Nursing Staff	25		25		25	25		5 per 10-bed unit
Security	8		8		4	8		1 per unit weekdays + 1 roamer + 1 overnight, 1 per unit weekends + 1 roamer + 1 overnight
Housekeeping	5		2			2		1 per unit
OT		10						
Foodservice Staff								use link to transport food from main buildings, no parking needed
Providers		6						1 per unit + 1 primary care
Visitors								Visitors park at AMRTC, not here
Pharmacist		4						report centrally, none on units
Campus Vehicles							3	
Misc/Other		6						Statewide staff/visitors
Total by start time	45	35	35	1	29	35	3	
Total by shift	**83**		**39**		**32**	**38**		
First & Second Shift Overlap	**122**							
Current Parking Spots	72	West Lot						
	148	East Lot						
Total	**220**							

CURRENT AMRTC CAMPUS



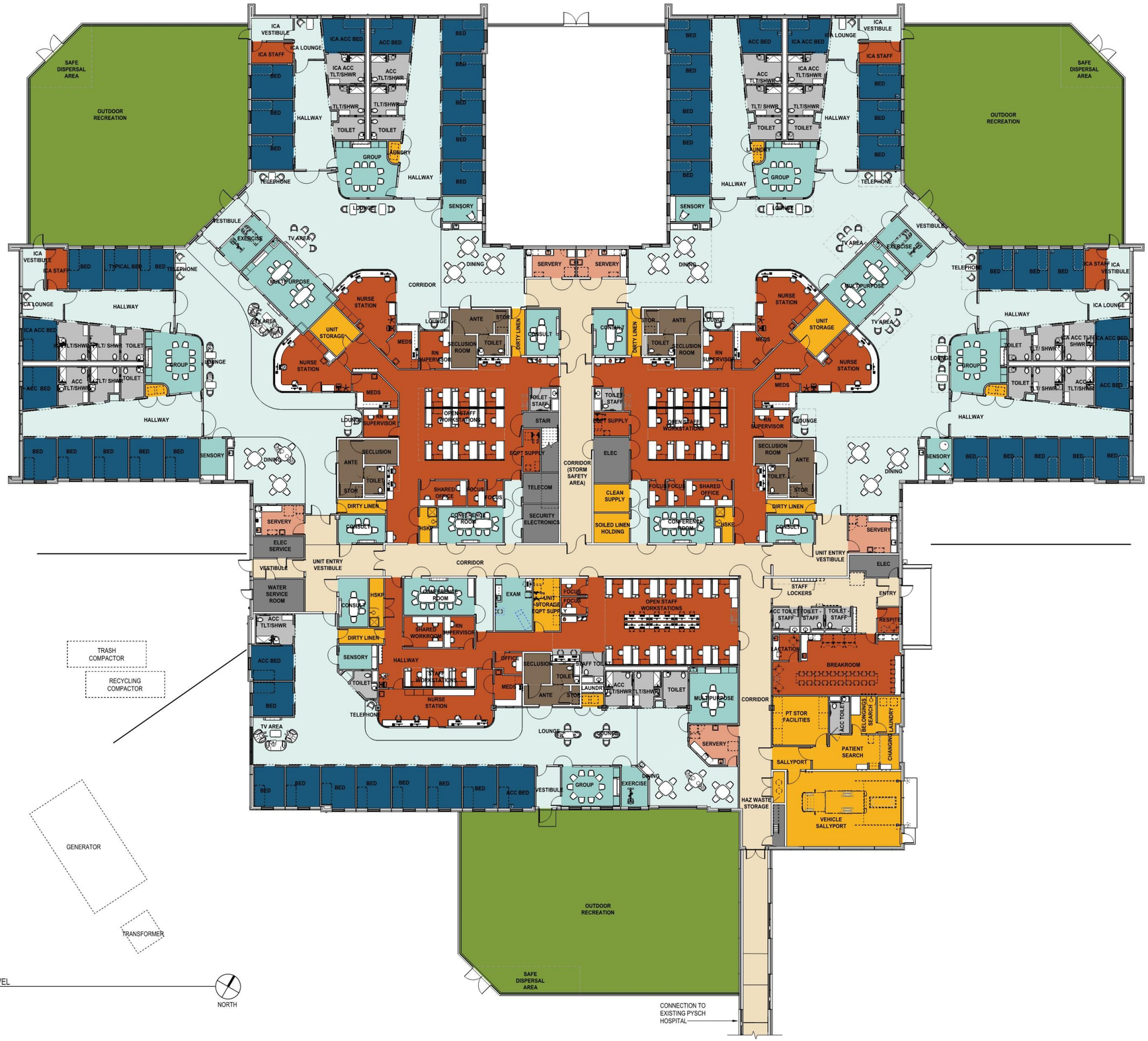
CAMPUS SITE PLAN



OVERALL SITE PLAN

N

0 60' 120'



ROOM FUNCTION LEGEND

- PATIENT BEDROOM
- PATIENT SPACE - ENCLOSED
- TOILET - PATIENT
- SECLUSION
- SERVERY - STAFF ONLY
- STAFF SPACE
- TOILET - STAFF
- SHARED FACILITIES AND SUPPORT
- NONASSIGNABLE - UNIT CIRCULATION
- NONASSIGNABLE - BLDG CIRCULATION
- NONASSIGNABLE - BLDG SUPPORT
- OUTDOOR RECREATION

FLOOR PLAN - FIRST LEVEL
1/16" = 1'-0"

NORTH

BWBR

AMRTC Bed Expansion
PROJECT # P.2300086.00
01/14/2026

REC YARDS

SOLAR ARRAY

LINK TO EXIST CAMPUS

TRANSPORT ENTRY

STAFF ENTRY

PARKING

AERIAL VIEW OF ADDITION LOOKING NORTHWEST

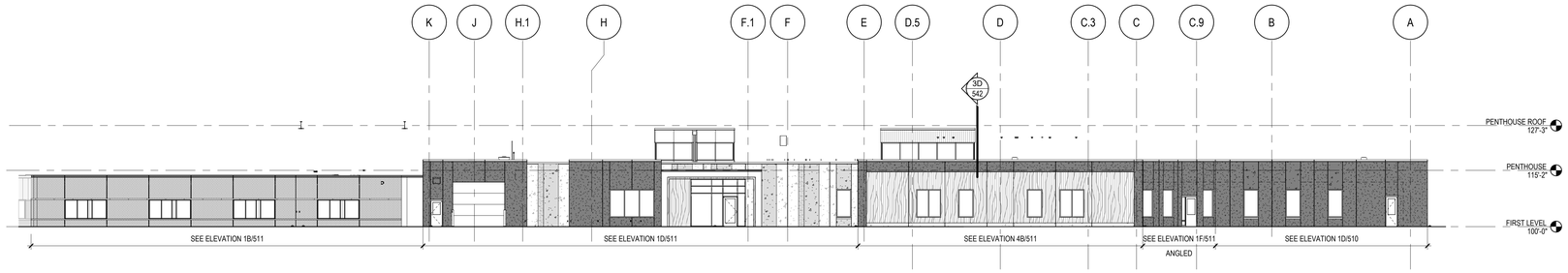
STAFF & TRANSPORT ENTRY

STAFF ENTRANCE & RESIDENCE HOUSING VIEW

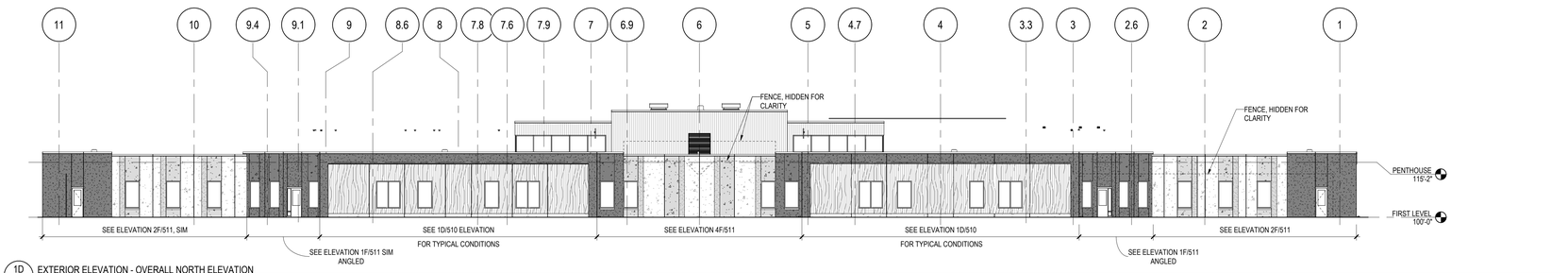
NORTH ELEVATION FROM PERIMETER LOOP ROAD

AERIAL VIEW OF RECREATION YARDS

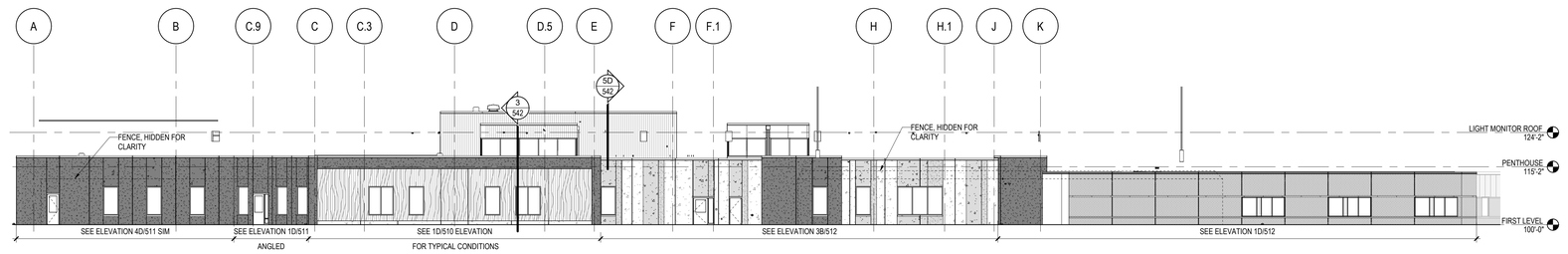
NORTH ELEVATION OF RESIDENCE HOUSING & RECREATION YARDS



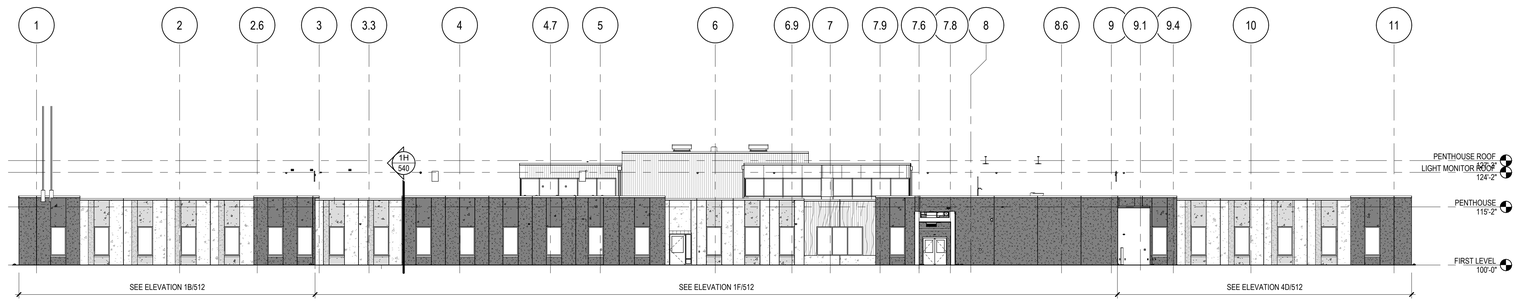
1B 510 EXTERIOR ELEVATION - OVERALL EAST ELEVATION
1/16" = 1'-0"



1D 510 EXTERIOR ELEVATION - OVERALL NORTH ELEVATION
1/16" = 1'-0"



1F 510 EXTERIOR ELEVATION - OVERALL WEST
1/16" = 1'-0"



1H 510 EXTERIOR ELEVATION -OVER ALL SOUTH
1/16" = 1'-0"

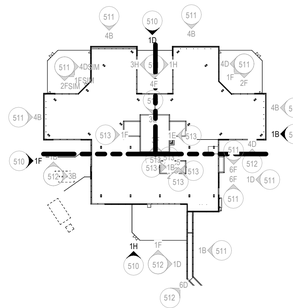
SYMBOLS LEGEND - EXTERIOR ELEVATION

11/10/2021

	EXISTING BUILDING	CW# SF# W# L#	CURTAIN WALL TAG STOREFRONT TAG WINDOW TAG LOUVER TAG
	PRECAST CONCRETE, LIGHT - PCC-01		GLASS SPANDREL PANEL
	PRECAST CONCRETE, ACCENT WASH - PCC-01		METAL PANEL - MP-01
	PRECAST CONCRETE, ACCENT ACID ETCHED - PCC-01		METAL PANEL - MP-02
	PRECAST CONCRETE, DARK - PCC-02		METAL PANEL, WOOD PATTERN - MP-03
	PRECAST CONCRETE, ACCENT WASH - PCC-02		METAL PANEL - MP-04
	PRECAST CONCRETE, THIN BRICK - PCC-BR		NO-CLIMB FENCING
OUTSIDE LIMITS WITHIN LIMITS	CONSTRUCTION LIMITS	ZONE 1 ZONE 2	MATCH LINE

KEYNOTES - EXTERIOR ELEVATION

REV	XX##	NOTE: NOT ALL KEYNOTES MAY BE USED ON EACH DRAWING
	EE01	PREFINISHED METAL COPING
	EE02	HOLLOW METAL INSULATED DOOR AND FRAME, PAINT PNT#
	EE03	METAL PANEL JOINT, TYPICAL
	EE05	PANEL JOINT, TYPICAL
	EE09	MECHANICAL EQUIPMENT, SEE MECHANICAL
	EE10	SCUPPER AND DOWNSPOUT WITH CONCRETE SPLASH BLOCK
	EE13	FIRE DEPARTMENT CONNECTION, SEE MECHANICAL



7H 510 KEY PLAN - ELEVATIONS
1" = 100'-0"

11/13/2025 5:07:05 PM

DEPARTMENT OF HUMAN SERVICES

MILLER BUILDING AT AMRTC

RECS PROJECT NO: 55AK0054

BWBR
380 St. Peter Street, Ste. 600
Saint Paul, MN 55102
651.222.3701
bwbr.com

Consultants

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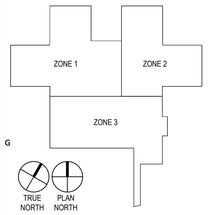
DD PRICING SET	02/07/2025
DD POST-QA SET	04/17/2025
DD REALIGNMENT SET	11/13/2025

NOT FOR CONSTRUCTION

This Sheet may be a Reduced Copy.
The bar above is 1" long on a Full Size Sheet. Drawing Scales apply to Full Size Sheets.

Keyplan



BWBR Comm. No. | Drawn
P.2300086.00

Sheet Title
EXTERIOR ELEVATIONS - OVERALL

Sheet No.
510

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MILLER BUILDING AT AMRTC

RECS PROJECT NUMBER: 55AK0054

3301 N 7TH AVE ANOKA MN, 55303

50% CD PRICING SET

JANUARY 30, 2026

PROJECT DIRECTORY

OWNER
STATE OF MINNESOTA
DEPARTMENT OF ADMINISTRATION - REAL ESTATE AND CONSTRUCTION SERVICES
309 ADMINISTRATION BUILDING
50 SHERBURNE AVENUE
SAINT PAUL, MN 55155
T 651.201.2381

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COMMUNITY ADDICTION RECOVERY ENTERPRISE (C.A.R.E.)
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T 651.431.5250

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ASSOCIATE ARCHITECT
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1601 SOUTHCROSS DRIVE W
SUITE A
BURNSVILLE, MN 55306
T 651.319.9220

LANDSCAPE ARCHITECT
TLAL-LI COLLABORATIVE
323 N WASHINGTON AVE #200
MINNEAPOLIS, MN 55401
T 612.430.6655

CIVIL ENGINEER
ELAN DESIGN LAB
310 4TH AVE S, SUITE 1006
MINNEAPOLIS, MN 55415
T 612.260.7980

STRUCTURAL ENGINEER
PALANISAMI AND ASSOCIATES, INC.
5661 INTERNATIONAL PARKWAY
MINNEAPOLIS, MN 55428
T 763.533.9403

MECHANICAL, ELECTRICAL, DATA/TELECOM/SECURITY ENGINEERS
ERICKSEN ELLISON & ASSOCIATES (EEA)
305 2ND ST NW, SUITE 105
NEW BRIGHTON, MN 55112
T 651.632.2300

FOOD SERVICE
ROBERT RIPPE & ASSOCIATES, INC.
6117 BLUE CIRCLE DRIVE, SUITE 100
MINNETONKA, MN 55343-9108
T 952.933.0313

ACOUSTICS
KVERNSTOEN, RONNHOLM & ASSOCIATES
4826 CHICAGO AVE
MINNEAPOLIS, MN 55417
T 612.374.3800

FIRE SUPPRESSION
COASTWISE FIREGUARD
3607 LEVIRE WAY
CHASKA, MN 55318
T 651.248.5148

COST ESTIMATOR
TOTAL COST MANAGEMENT, LLC
APPLE VALLEY, MN 55124
T 651.587.9286

SITE LOCATION MAP

MAP DATA: COPYRIGHT GOOGLEMAPS.COM

SHEET NUMBERING EXPLANATION

SHEET GROUPING | FLOOR LEVEL | ZONE NUMBER | PLAN TYPE

402.1DE
402.1DE: SECOND FLOOR, ZONE 1, DEMOLITION PLAN

SHEET GROUPING | FLOOR LEVEL | ZONE NUMBER | PLAN TYPE | PLAN TYPE

701.1DF
701.1DF: FIRST FLOOR, ZONE 1, DEMO FIRE PROTECTION

SHEET GROUPING	PLAN	
100		TITLE SHEET
	CO	CODE PLAN
	PH	PHASING PLAN
	RF	REFERENCE PLAN
200	AS	ARCHITECTURAL SITE PLAN
	CD	CIVIL DEMOLITION PLAN
	CG	CIVIL GRADING PLAN
	CU	CIVIL UTILITIES PLAN
	CP	CIVIL PAVING PLAN
	LP	LANDSCAPE PLAN
300		STRUCTURAL PLANS
	D	STRUCTURAL DEMO PLANS
400	DE	DEMOLITION PLAN
	DI	DIMENSION PLAN
	EX	EXTERIOR PLAN
	FL	FLOOR PLAN
	FN	FINISH PLAN
	FP	FLOOR PATTERN PLAN
	QU	EQUIPMENT PLAN
	RC	REFLECTED CEILING PLAN
	SY	(SYSTEMS) FURNITURE PLAN
500		EXTERIOR ARCHITECTURE
600		INTERIOR ARCHITECTURE
700	DF	DEMO FIRE PROTECTION
	DM	DEMO MED GAS
	DP	DEMO PLUMBING
	F	MECH FIRE PROTECTION
	M	MECH MED GAS
	P	MECH PLUMBING
800	DH	DEMO HVAC
	DP	DEMO PIPING
	H	MECH HVAC
	P	MECH PIPING
900	DL	DEMO ELEC LIGHTING
	DP	DEMO ELEC POWER
	DS	DEMO ELEC SYSTEMS
	L	ELEC LIGHTING
	P	ELEC POWER
	S	ELEC SYSTEMS

NOTE: CERTIFIED SURVEY IS IN SEPERATE DOCUMENT

GENERAL NOTES

09/01/2023

1. THE ARCHITECTURAL DRAWINGS SHOW PRINCIPAL AREAS AND LIMITS OF CONSTRUCTION WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY BE NECESSARY IN AREAS NOT SHOWN ON ARCHITECTURAL DRAWINGS DUE TO CHANGES AFFECTING ELECTRICAL, MECHANICAL, AND PLUMBING ALONG WITH OTHER SYSTEMS. THIS INCIDENTAL WORK SHALL BE PART OF THIS CONTRACT, AND ALL TRADES SHALL INSPECT THESE AREAS, ASCERTAIN WORK REQUIRED, AND DO THE WORK IN ACCORDANCE WITH THE CONTRACT REQUIREMENTS AT NO ADDITIONAL COST.
2. CONTRACTORS SHALL VISIT THE SITE DURING BIDDING TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS. THE GENERAL CONTRACTOR SHALL LOCATE, INSPECT, AND FIELD VERIFY EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO DEMOLITION AND CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
3. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
4. WHEREVER OPENINGS ARE CUT THROUGH FIRE RATED PARTITIONS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR WHOM THE HOLE IS CUT TO PATCH AND REPAIR ANY OPENING TO MAINTAIN THE INTEGRITY OF THE FIRE RATING.
5. GENERAL CONTRACTOR TO CHECK MECHANICAL DRAWINGS FOR EXISTING PIPES AND DUCTS FURRED IN WALLS. VERIFY SIZE AND LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO PROCEEDING WITH REMODELING.
6. FIREPROOFING SHALL BE UNPIERCED. ANY SUBCONTRACTOR PENETRATING THE FIREPROOFING SHALL BE REQUIRED TO REPLACE FIREPROOFING TO THE ORIGINAL CONDITION AND FIRE RATING AT THE SUBCONTRACTOR'S EXPENSE.
7. EQUIPMENT UNIT DIMENSIONS ARE FOR PRODUCT DESCRIPTION ONLY, VERIFY SIZE WITH MANUFACTURER.
8. DIMENSIONS PERTAINING TO MECHANICAL OR ELECTRICAL SERVICES OR EQUIPMENT SHALL BE VERIFIED WITH THE RESPECTIVE TRADE.
9. CONTRACTORS THAT PENETRATE AND/OR DISTURB ANY AREAS AT EXISTING CONDITIONS SHALL PATCH AREA TO MATCH EXISTING ADJACENT AREA OR SURFACE AND PREPARE FOR SCHEDULED FINISH APPLICATION. COORDINATE WORK WITH GENERAL CONTRACTOR PRIOR TO PROCEEDING.
10. VERIFY HEIGHTS AND LOCATIONS OF ACCESS PANELS (AP) AND COORDINATE TYPES WITH TRADES WHICH REQUIRE THEM.
11. PROVIDE LINTELS AND FRAMING FOR GRILLES, LOUVERS, AND ROOF VENTS AS REQUIRED BY MECHANICAL CONTRACTOR, VERIFY SIZE AND LOCATION.
12. STRUCTURAL, MECHANICAL, AND ELECTRICAL ABBREVIATIONS AND SYMBOLS MAY DIFFER FROM ARCHITECTURAL. SEE RESPECTIVE SECTIONS AND/OR DRAWINGS FOR DEFINITIONS.
13. AT MECHANICAL AND ELECTRICAL EQUIPMENT ROOMS, PROVIDE 3/4" FIRE RESISTANT TREATED PLYWOOD BACKING BEHIND SURFACE MOUNTED FIXTURES AND EQUIPMENT UNLESS NOTED OTHERWISE.
14. HOUSEKEEPING PADS SHALL BE PROVIDED BY TRADES WHICH REQUIRE THEM. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR SIZES AND LOCATIONS.

DD - FRONT END INDEX

NUMBER	SHEET NAME
100	TITLE SHEET
101.CO	FIRST LEVEL - CODE PLAN, CODE SUMMARY, SYMBOLS LEGEND
102.CO	PENTHOUSE CODE PLAN, CODE SUMMARY AND SYMBOLS LEGEND
140	SECURITY DIAGRAM
141	PATIENT SAFETY RISK LEVELS
150	SYMBOLS LEGENDS, GENERAL NOTES, KEYNOTES, ABBREVIATIONS
160	INTERIOR FINISH SCHEDULE
170	PERFORMANCE BASELINE

Sheet count: 8

DD - LANDSCAPE INDEX

NUMBER	SHEET NAME
250.LP	OVERALL PLANTING LAYOUT PLAN
251.1LP	NORTH COURTYARD PLANTING ENLARGEMENT
252.3LP	ENTRY PLANTING ENLARGEMENTS
253.3LP	SOUTH COURTYARD PLANTING ENLARGEMENT
260.LP	OVERALL MATERIALS AND FURNISHING PLAN
261.1LP	NORTH COURTYARD ENLARGEMENT
262.3LP	ENTRY MATERIALS ENLARGEMENT
263.3LP	SOUTH COURTYARD MATERIALS ENLARGEMENT
270.LP	PLANTING DETAILS
280.LP	SITE DETAILS

P-540 EXTERIOR RENDERING (INCLUDED)

DD - CIVIL INDEX

NUMBER	SHEET NAME
200.CN	CIVIL NOTES LOCATION MAP AND LEGEND
205.CD	DEMOLITION PLAN
210.1CS	ENLARGED SITE PLAN
210.CS	SITE PLAN
220.1CG	ENLARGED GRADING PLANS
220.CG	GRADING PLAN
225.1CG	SWPPP
225.2CG	EROSION AND SEDIMENT CONTROL PLAN
230.1CU	ENLARGED UTILITY PLAN
230.CU	UTILITY PLAN
240.1CK	DETAILS
240.2CK	DETAILS
240.3CK	DETAILS

Sheet count: 13

DD - STRUCTURAL INDEX

NUMBER	SHEET NAME
301.2	FOUNDATION PLAN - ZONE 2
331	WALL SECTIONS
300	GENERAL STRUCTURAL NOTES, ABBREVIATIONS & SHEET INDEX
301.1	FOUNDATION PLAN - ZONE 1
301.3	FOUNDATION PLAN - ZONE 3
302.1	LOW ROOF - ZONE 1
302.2	LOW ROOF - ZONE 2
302.3	LOW ROOF - ZONE 3
303	HIGH ROOF
330	WALL SECTIONS
350	FOUNDATION DETAILS
351	FOUNDATION DETAILS
353	FRAMING DETAILS
354	SECTION & DETAILS
355	SECTION & DETAILS

Sheet count: 15

DD - ARCHITECTURAL INDEX

NUMBER	SHEET NAME
400.DE	DEMOLITION PLANS
401.1DI	FIRST LEVEL ZONE 1 - DIMENSION PLAN
401.1EX	FIRST LEVEL ZONE 1 - FLOOR PLAN EXTERIOR
401.1FL	FIRST LEVEL ZONE 1 - FLOOR PLAN
401.1FN	FIRST LEVEL ZONE 1 - FINISH PLAN
401.1RC	FIRST LEVEL ZONE 1 - REFLECTED CEILING PLAN
401.2DI	FIRST LEVEL ZONE 2 - DIMENSION PLAN
401.2EX	FIRST LEVEL ZONE 2 - FLOOR PLAN EXTERIOR
401.2FL	FIRST LEVEL ZONE 2 - FLOOR PLAN
401.2FN	FIRST LEVEL ZONE 2 - FINISH PLAN
401.2RC	FIRST LEVEL ZONE 2 - REFLECTED CEILING PLAN
401.3DI	FIRST LEVEL ZONE 3 - DIMENSION PLAN
401.3EX	FIRST LEVEL ZONE 3 - FLOOR PLAN EXTERIOR
401.3FL	FIRST LEVEL ZONE 3 - FLOOR PLAN
401.3FN	FIRST LEVEL ZONE 3 - FINISH PLAN
401.3RC	FIRST LEVEL ZONE 3 - REFLECTED CEILING PLAN
402.FL	PENTHOUSE AND LIGHT MONITOR - FLOOR PLAN
402.FN	PENTHOUSE - FINISH PLAN
402.RC	PENTHOUSE - REFLECTED CEILING PLAN
450	PARTITION TYPES
500	ROOF PLAN, ROOF DETAILS
510	EXTERIOR ELEVATIONS - OVERALL
511	EXTERIOR ELEVATIONS
512	EXTERIOR ELEVATIONS
513	EXTERIOR ELEVATIONS
520	OPENING SCHEDULE (1X000 - 1X399)
521	OPENING SCHEDULE (1X400 - 1X699)
522	OPENING SCHEDULE (1X700 - 2X999)
525	DOOR PANEL TYPES, FRAME TYPES
526	CURTAIN WALL TYPES, MULLION PROFILES
527	PSYCHIATRIC WINDOW AND LOUVER TYPES
530	BUILDING SECTIONS
540	EXTERIOR WALL TYPES, WALL SECTIONS
541	WALL SECTIONS
542	WALL SECTIONS
550	1/4" STAIR PLANS, STAIR SECTIONS
560	EXTERIOR DETAILS
563	STAIR DETAILS
600	MOUNTING HEIGHTS AND LOCATIONS, CASEWORK LEGEND AND GENERAL NOTES
601	1/4" PLANS, INTERIOR ELEVATIONS - PATIENT BEDROOMS
602	1/4" PLANS, INTERIOR ELEVATIONS - PATIENT SPACES
603	1/4" PLANS, INTERIOR ELEVATIONS - PATIENT SUPPORT SPACES
604	1/4" PLANS, INTERIOR ELEVATIONS - NURSE STATIONS
605	1/4" PLANS, INTERIOR ELEVATIONS - MEDS ROOM, SERVERIES
606	1/4" PLANS, INTERIOR ELEVATIONS - STAFF SPACES
607	1/4" PLANS, INTERIOR ELEVATIONS - PATIENT INTAKE AND SUPPORT SPACES
608	1/4" PLANS, INTERIOR ELEVATIONS - PATIENT TOILETS AND SHOWERS
609	1/4" PLANS, INTERIOR ELEVATIONS - PATIENT TOILETS
610	1/4" PLANS, INTERIOR ELEVATIONS - STAFF TOILETS
630	INTERIOR DETAILS
640	CEILING DETAILS

Sheet count: 51

DD - FOOD SERVICE INDEX

NUMBER	SHEET NAME
650	FOODSERVICE EQUIPMENT OVERALL PLAN
651	FOODSERVICE EQUIPMENT PLAN, ELEVATIONS AND SCHEDULE
652	FOODSERVICE EQUIPMENT PLAN, ELEVATIONS AND SCHEDULE
653	FOODSERVICE EQUIPMENT PLAN, ELEVATIONS AND SCHEDULE
660	FOODSERVICE EQUIPMENT STANDARD DETAILS
670	FOODSERVICE EQUIPMENT SPECIAL CONDITIONS PLAN & DETAILS
680	FOODSERVICE EQUIPMENT ELECTRICAL PLAN, SCHEDULE & DETAILS
690	FOODSERVICE EQUIPMENT MECHANICAL PLAN, SCHEDULE & DETAILS

Sheet count: 8

DD - FIRE PROTECTION INDEX

NUMBER	SHEET NAME
700.1F	FIRE PROTECTION TITLE SHEET
701.1F	FIRE PROTECTION LEVEL 1 ZONE 1
701.2F	FIRE PROTECTION LEVEL 1 ZONE 2
701.3F	FIRE PROTECTION LEVEL 1 ZONE 3
702.1F	FIRE PROTECTION PENTHOUSE LEVEL ZONE 1
702.2F	FIRE PROTECTION PENTHOUSE LEVEL ZONE 2

Sheet count: 6

DD - PLUMBING INDEX

NUMBER	SHEET NAME
701.1P	LEVEL 1 - ABOVE FLOOR PLUMBING PLAN - ZONE 1
701.2P	LEVEL 1 - ABOVE FLOOR PLUMBING PLAN - ZONE 2
701.3P	LEVEL 1 - ABOVE FLOOR PLUMBING PLAN - ZONE 3
702.P	PENTHOUSE PLUMBING PLAN
703.P	ROOF PLUMBING PLAN

Sheet count: 5

DD - MECHANICAL INDEX

NUMBER	SHEET NAME
800	HVAC TITLE SHEET
801.1H	LEVEL 1 - MECHANICAL HVAC PLAN - ZONE 1
801.1P	LEVEL 1 - MECHANICAL PIPING PLAN - ZONE 1
801.2H	LEVEL 1 - MECHANICAL HVAC PLAN - ZONE 2
801.2P	LEVEL 1 - MECHANICAL PIPING PLAN - ZONE 2
801.3H	LEVEL 1 - MECHANICAL HVAC PLAN - ZONE 3
801.3P	LEVEL 1 - MECHANICAL PIPING PLAN - ZONE 3
801.4P	WELLFIELD
801.AHU	LEVEL 1 - MECHANICAL ZONING PLAN - AIR HANDLING UNITS
801.HP	LEVEL 1 - MECHANICAL ZONING PLAN - HEAT PUMP
801.SAT	LEVEL 1 - MECHANICAL ZONING PLAN - SECURED AIR TERMINALS
801.TH	LEVEL 1 - MECHANICAL ZONING PLAN - THERMOSTAT
801.VRF	LEVEL 1 - MECHANICAL ZONING PLAN - VRF UNITS
802.H	PENTHOUSE LEVEL - MECHANICAL HVAC & PIPING PLAN
803.H	ROOF LEVEL - MECHANICAL PLAN
860	DETAILS
861	DETAILS
862	DETAILS
863	DETAILS
870	HVAC SCHEDULE
871	VRF TERMINALS SCHEDULE
872	GROUND SOURCE LOOP DIAGRAM

Sheet count: 22

DD - RADON INDEX

NUMBER	SHEET NAME

DD - ELECTRICAL INDEX

NUMBER	SHEET NAME
900.0	ELECTRICAL SYMBOLS, ABBREVIATIONS, AND DRAWING INDEX
900.2	ELECTRICAL SITE PLAN
901.1L	LEVEL 1 - LIGHTING PLAN - ZONE 1
901.2L	LEVEL 1 - LIGHTING PLAN - ZONE 2
901.3L	LEVEL 1 - LIGHTING PLAN - ZONE 3
901.1P	LEVEL 1 - POWER AND SYSTEMS PLAN - ZONE 1
901.2P	LEVEL 1 - POWER AND SYSTEMS PLAN - ZONE 2
901.3P	LEVEL 1 - POWER AND SYSTEMS PLAN - ZONE 3
902.P	ELECTRICAL RISER DIAGRAMS
903.1P	ROOF LEVEL - ELECTRICAL PLAN - ZONE 1
903.2P	ROOF LEVEL - ELECTRICAL PLAN - ZONE 2
903.3P	ROOF LEVEL - ELECTRICAL PLAN - ZONE 3
950.0	ELECTRICAL MOTOR SCHEDULES
950.1	ELECTRICAL MOTOR SCHEDULE
950.2	LIGHT FIXTURE AND EQUIPMENT AND MOTOR PANEL SCHEDULES
950.5	ELECTRICAL 120/208V PANEL SCHEDULES

Sheet count: 16

900.03 PV SITE PLAN

DD - SECURITY INDEX

NUMBER	SHEET NAME
1001.1	LEVEL 1 - SECURITY PLAN - ZONE 1
1001.2	LEVEL 1 - SECURITY PLAN - ZONE 2
1001.3	LEVEL 1 - SECURITY PLAN - ZONE 3

Sheet count: 3

DEPARTMENT OF HUMAN SERVICES

MILLER BUILDING AT AMRTC

RECS PROJECT NO: 55AK0054

BWBR
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Saint Paul, MN 55102
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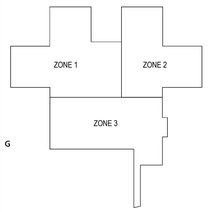

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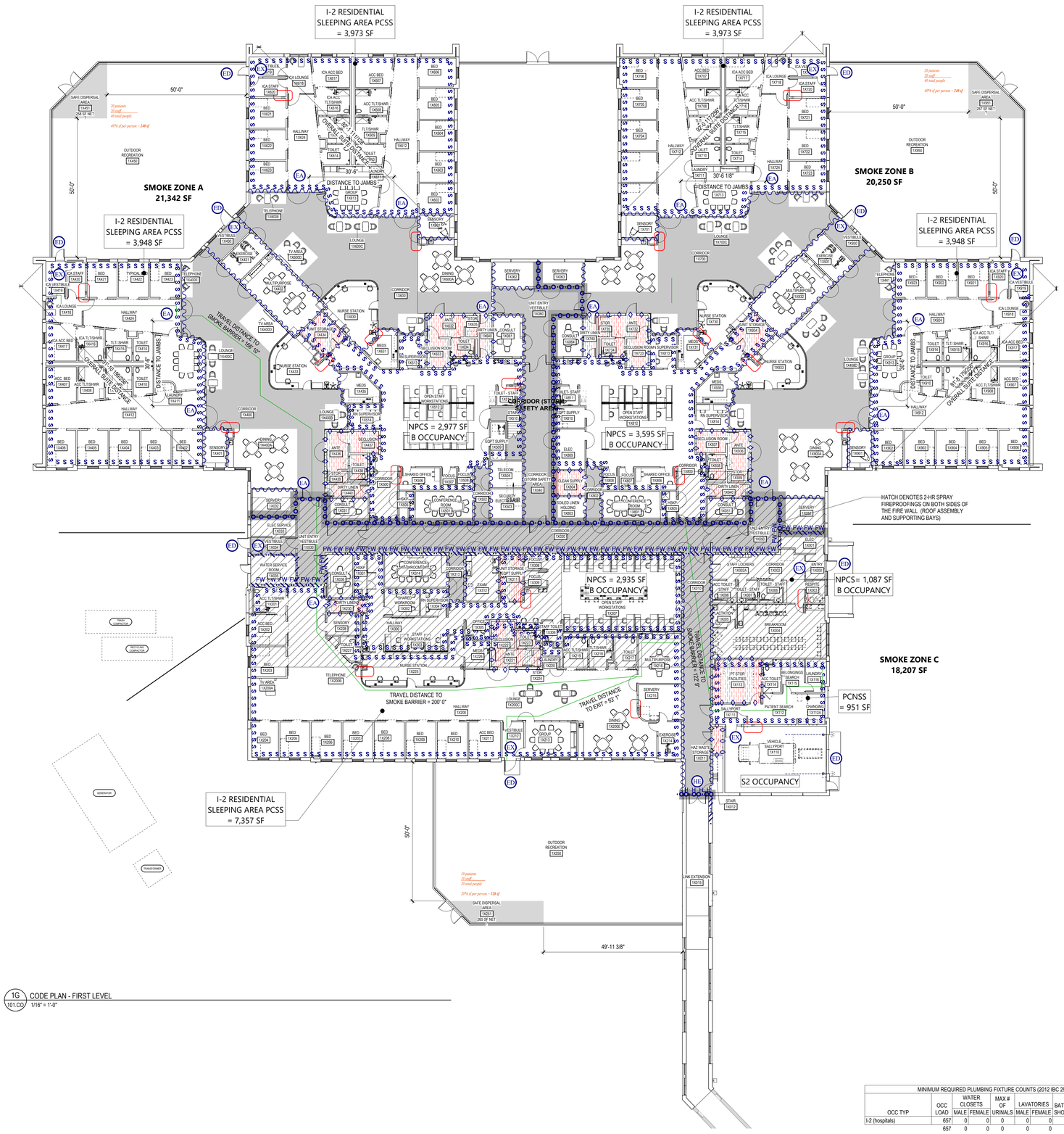
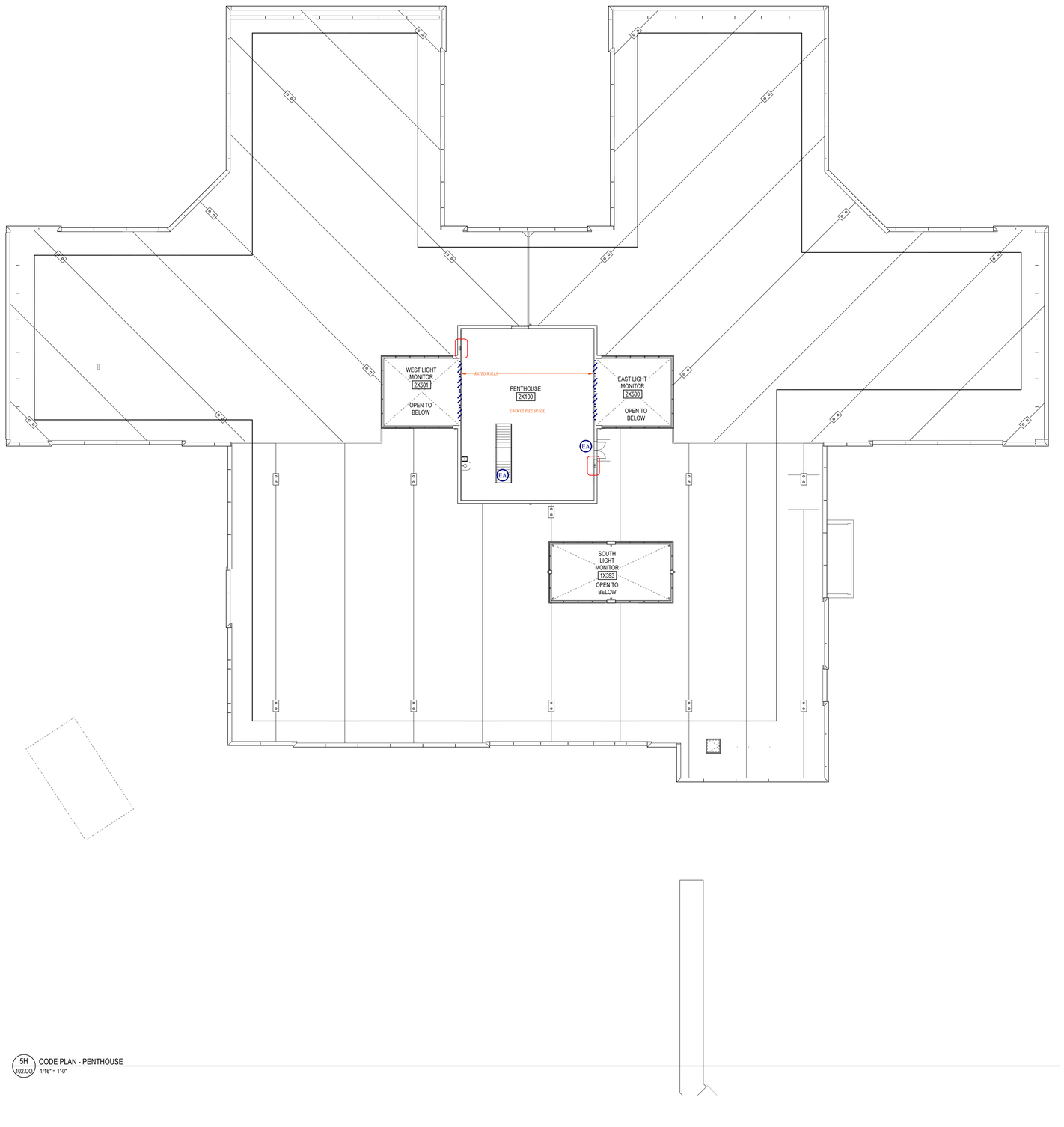

I-2 RESIDENTIAL SLEEPING AREA PCSS = 3,973 SF
I-2 RESIDENTIAL SLEEPING AREA PCSS = 3,973 SF
SMOKE ZONE A 21,342 SF
SMOKE ZONE B 20,250 SF
I-2 RESIDENTIAL SLEEPING AREA PCSS = 3,948 SF
I-2 RESIDENTIAL SLEEPING AREA PCSS = 3,948 SF
I-2 RESIDENTIAL SLEEPING AREA PCSS = 7,357 SF
SMOKE ZONE C 18,207 SF
NPCS = 2,977 SF B OCCUPANCY
NPCS = 3,595 SF B OCCUPANCY
NPCS = 2,935 SF B OCCUPANCY
NPCS= 1,087 SF B OCCUPANCY
PCNSS = 951 SF
S2 OCCUPANCY
CORRIDOR (STORAGE) SAFETY AREA
HATCH DENOTES 2-HR SPRAY FIREPROOFINGS ON BOTH SIDES OF THE FIRE WALL (ROOF ASSEMBLY AND SUPPORTING BAYS)
TRAVEL DISTANCE TO SMOKE BARRIER = 200' 0"
TRAVEL DISTANCE TO SMOKE BARRIER = 200' 0"
TRAVEL DISTANCE TO EXIT = 93' 1"
OVERALL SUITE DISTANCE
OVERALL SUITE DISTANCE
OVERALL SUITE DISTANCE
DISTANCE TO JAMBS
DISTANCE TO JAMBS
DISTANCE TO JAMBS
DISTANCE TO JAMBS
50'-0"
30'-6"
30'-6 1/8"
49'-11 3/8"
SAFE DISPERSAL AREA 265 SF NET
SAFE DISPERSAL AREA 265 SF NET
SAFE DISPERSAL AREA 265 SF NET
OUTDOOR RECREATION 1A050
OUTDOOR RECREATION 1A050
OUTDOOR RECREATION 1A050
SMOKE BARRIER 1HR
SMOKE BARRIER 2HR
SMOKE BARRIER 2HR
SMOKE BARRIER 2



5H CODE PLAN - PENTHOUSE
102.CO 1/16" = 1'-0"

1/29/2026 3:42:51 PM

DEPARTMENT OF HUMAN SERVICES

MILLER BUILDING AT AMRTC

RECS PROJECT NO: 55AK0054

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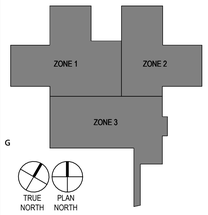

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PENTHOUSE CODE PLAN, CODE SUMMARY AND SYMBOLS LEGEND

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102.CO

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DEMOLITION NOTES

1. BACKGROUND INFORMATION AND TOPOGRAPHIC SURVEY TAKEN FROM SURVEY PERFORMED BY HANSEN THORP PELLINEN OLSEN, INC (NOW HOUSTON ENGINEERING), ON NOVEMBER 18, 2024 EXPRESSLY FOR THIS PROJECT. ELAN DESIGN LAB CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
2. CONTRACTOR SHALL BRING ANY CHANGED OR UNFORESEEN CONDITIONS THAT COULD RESULT IN ADDITIONAL COST TO THE ATTENTION OF THE OWNER AND ENGINEER AS SOON AS THEY ARE DISCOVERED SO THAT THEY CAN BE PROPERLY DOCUMENTED. FAILURE TO NOTIFY OR COVERING UN-WITNESSED WORK SHALL RESULT IN REJECTION OF CLAIMS FOR ADDITIONAL COMPENSATION.
3. INGRESS AND EGRESS TO THE SITE SHALL AT ALL TIMES BE LIMITED TO THE CONSTRUCTION ENTRANCE(S) SEE 225.2CG FOR LOCATIONS.
4. PROTECT ALL STRUCTURES AND LANDSCAPE NOT LABELED FOR DEMOLITION FROM DAMAGE DURING CONSTRUCTION. ANY ON-SITE OR OFF-SITE AREAS DISTURBED DIRECTLY OR INDIRECTLY DUE TO CONSTRUCTION SHALL BE RETURNED TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY CIVIL PENALTIES RESULTING FROM THEIR WORK UNDER THIS CONTRACT.
5. NO DEMOLITION MATERIALS SHALL BE DISPOSED OF ON-SITE. ALL DEBRIS SHALL BE HAULED OFF-SITE TO A DISPOSAL AREA APPROVED BY APPROPRIATE GOVERNMENTAL AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS. WORK SITE SHALL BE LEFT IN A CONDITION THAT MINIMIZES EROSION POTENTIAL ON A NIGHTLY BASE.
6. LIMIT CONSTRUCTION ACTIVITIES TO THE CONSTRUCTION LIMITS SHOWN ON THE PLAN. IF WORK NEEDS TO EXTEND TO PUBLIC STREETS IT IS THE CONTRACTOR'S RESPONSIBILITY TO APPLY FOR ALL PERMITS, PREPARE ALL DRAWINGS AND PAY ALL FEES AND COSTS. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH LOCAL ORDINANCES.
7. PERIMETER SILT FENCE, CONSTRUCTION ENTRANCE AND FIBER LOGS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION OPERATIONS. SEE SHEET 225.2CG FOR ALL EROSION CONTROL MEASURES AND APPROPRIATE STAGING.
8. PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT THE LIFE OF THE PROJECT.
9. CONSTRUCTION ENTRANCE SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION OPERATIONS. SEE SHEET 225.2CG FOR ALL EROSION CONTROL MEASURES AND APPROPRIATE STAGING AND SEQUENCING.
10. REMOVE ALL EXISTING SURFACE SITE FEATURES INCLUDING, BUT NOT LIMITED TO, CONCRETE AND BITUMINOUS PAVING, CURBING, WALKWAYS, FENCING, RETAINING WALLS, SCREEN WALLS, CONCRETE APRONS, SITE LIGHTING AND RELATED FOUNDATIONS, SITE SPECIFIC SIGNAGE AND RELATED FOUNDATIONS, BOLLARDS, LANDSCAPING, AND STAIRWAYS WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL PLANS FOR BUILDING DEMOLITION. EXISTING MATERIALS SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL REQUIREMENTS. ABATEMENT OF ANY MATERIALS DETERMINED BY THE ENVIRONMENTAL ENGINEER TO BE HAZARDOUS SHALL BE REMOVED IN ACCORDANCE WITH APPROPRIATE REQUIREMENTS.
12. COORDINATE RELOCATION, DISRUPTION OF OF SERVICE AND DEMOLITION OF ANY PRIVATELY OWNED UTILITIES WITH THE APPROPRIATE UTILITY COMPANY. RESTORATION SHALL BE IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS AT CONTRACTORS EXPENSE. RE-USE OF ANY EXISTING SERVICES TO BE AT THE DISCRETION OF THE UTILITY OWNER.
13. SAWCUT CURB AND SIDEWALKS AT JOINT NEAREST CONSTRUCTION LIMIT.

SITE PLAN NOTES

1. VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
2. DIMENSIONS SHOWN ON THIS PLAN ARE TO THE PROPERTY LINE, EDGE OF PAVEMENT, FACE OF CURB AND BUILDING FACE.
3. MEET AND MATCH EXISTING CONDITIONS. PROVIDE TRANSITION AS NECESSARY.
4. ON-SITE CURB TO BE B612, B618 OR D418 CONCRETE CURB & GUTTER, UNLESS NOTED OTHERWISE.
5. ALL CURBS TO HAVE 3/4" EXPANSION JOINTS AT A MAXIMUM OF 100'-0" AND CONTROL JOINTS AT A MAXIMUM OF 10'-0".
6. ALL PARKING STALLS TO BE PAINTED WITH A 4" WIDE WHITE STRIPE. ACCESSIBLE ROUTES AND ACCESS AISLES TO BE PAINTED WITH A 6" WHITE PERIMETER BORDER AND 4" WIDE STRIPE, 18" ON CENTER, AND 45 DEGREES TO STALL.
7. PROVIDE PAINT SYMBOLS AND SIGNAGE AT ACCESSIBLE PARKING SPACES.
8. THE CONTRACTOR SHALL CONSTRUCT ALL PAVEMENTS TO CONFORM WITH THE CORRECT LINES AND FINISHED GRADES ON THE PLANS. NO PONDING OF WATER WILL BE ALLOWED. MATCH EXISTING PAVEMENT GRADES AT TIE-IN POINTS. CUT CONTRACTION JOINTS AT EXISTING JOINT LOCATIONS.
9. CONTINUE CONCRETE PAVEMENT JOINTS THROUGH CURB.
10. SAW ALL CONCRETE CONSTRUCTION JOINTS, CLEAN DEBRIS, BLOW DRY AND IMMEDIATELY SEAL WITH JOINT SEALANT.
11. REINFORCE ODD SHAPED PAVING PANELS WITH #3 BARS AT 24" EACH WAY. AN ODD SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN A SLAB IS NEITHER SQUARE NOR RECTANGULAR.
12. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF STAIRS, STOOPS, BOLLARDS, COMPACTORS.
13. SEE ELECTRICAL SITE PLANS FOR LIGHTING LOCATIONS AND DETAILS.
14. PREFORMED EXPANSION JOINTS SHALL MEET MNDOT 3702, AND SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS: AT THE BEGINNING AND END OF ALL CURB AND GUTTER RADII. WHERE NEW CONCRETE SURROUNDS, ADJOINS, OR ABUTS ANY EXISTING FIXED OBJECTS SUCH AS FIRE HYDRANTS, BUILDING FOUNDATIONS, CONCRETE DRIVEWAYS, SIDEWALKS, AND OTHER RIGID STRUCTURES. AFTER EACH LOAD OF CONCRETE WHEN PLACING CURB AND EVERY 100 FEET WHEN PLACING SIDEWALK. CONTRACTION JOINTS WILL NOT BE SEALED BUT WILL BE REQUIRED AT A SPACING OF 10 FEET ON CURB AND GUTTER AND ON SIDEWALK CONSTRUCTION AS SHOWN ON THE PLAN. CONTRACTION JOINTS WILL BE CUT TO A DEPTH 1/3 THE THICKNESS OF THE CONCRETE, SURFACE AND BACK OF ALL CURBS. CONTRACTION JOINTS SHALL BE PLACED SO THAT NO SLAB IS LARGER THAN 100 SQUARE FEET IN AREA. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING CONTRACTION JOINTS THAT PREVENT CONCRETE FROM CRACKING AT OTHER LOCATIONS.

GRADING NOTES

1. VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
2. ALL WORK TO COMPLY WITH CURRENT MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION UNLESS NOTED.
3. FOLLOW ALL RECOMMENDATIONS PRESENTED IN GEOTECHNICAL EVALUATION REPORT DRAFT PREPARED BY AMERICAN ENGINEERING TESTING, INC. DATED MARCH 12, 2025.
4. UNDOCUMENTED FILL AND TOPSOIL SHALL BE REMOVED FROM WITHIN THE PROPOSED BUILDING PAD. A GEOTECHNICAL ENGINEER OR THEIR DESIGNATED REPRESENTATIVE SHALL OBSERVE THE PROJECT EXCAVATIONS TO VERIFY THAT UNSUITABLE MATERIALS HAVE BEEN PROPERLY REMOVED FROM PROPOSED STRUCTURAL AREAS, THAT ADEQUATE BEARING SUPPORT IS PROVIDED BY THE EXPOSED SOILS AND THAT STRUCTURAL FILL IS PLACED APPROPRIATELY. THE EXPOSED SOIL AT THE BASE OF FOOTINGS OR THICKENED SLAB SHALL BE COMPACTED TO 98 PERCENT PROCTOR DRY DENSITY (ASTM D698).
5. SUFFICIENT HIGH QUALITY TOPSOIL SHALL BE PRESERVED TO INSTALL 6 INCHES OVER ALL DISTURBED GREENSPACES OF THE SITE.
6. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2.0%. SIDEWALK LONGITUDINAL SLOPES SHALL NOT EXCEED 5.0%, EXCEPT AT ACCESSIBLE CURB RAMPS. ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% SLOPES.
7. SIDEWALLS SHALL BE RETAINED BENCHED OR SLOPED TO PROVIDE SAFE WORKING CONDITIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ASSESSING THE STABILITY OF AND EXECUTING PROJECT EXCAVATIONS USING SAFE METHODS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR NAMING THE "COMPETENT INDIVIDUAL" AS PER SUBPART P OF 29 CFR 1926.6 (FEDERAL REGISTER - OSHA).
8. THE TOP OF ALL EXCAVATIONS LEFT OPEN OVERNIGHT SHALL BE MARKED WITH ORANGE SAFETY FENCE.
9. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF SOIL, UTILITY AND BUILDING RETENTION SYSTEMS.
10. PAVEMENT: SEE SHEET 240 FOR BITUMINOUS AND CONCRETE PAVEMENT SECTION.
11. SEE SHEET 225.2CG FOR EROSION CONTROL REQUIREMENTS.
12. SEE SHEET 225.1CG FOR SWPPP REQUIREMENTS. CONTRACTOR, SUB-CONTRACTORS, SUPERVISORY PERSONNEL AND OPERATORS ARE RESPONSIBLE FOR FOLLOWING ALL INFORMATION AND CRITERIA THAT AFFECT GRADING AND DRAINAGE CONSTRUCTION.
13. SEE LANDSCAPE PLANS FOR REVEGETATION REQUIREMENTS.
14. UPON COMPLETION OF THE PROJECT, A CERTIFICATION LETTER AND AS-BUILT SURVEY, FROM A REGISTERED LAND SURVEYOR SHALL BE PROVIDED TO THE CITY CERTIFYING THAT THE SITE GRADES ARE AS SHOWN.

UTILITY NOTES

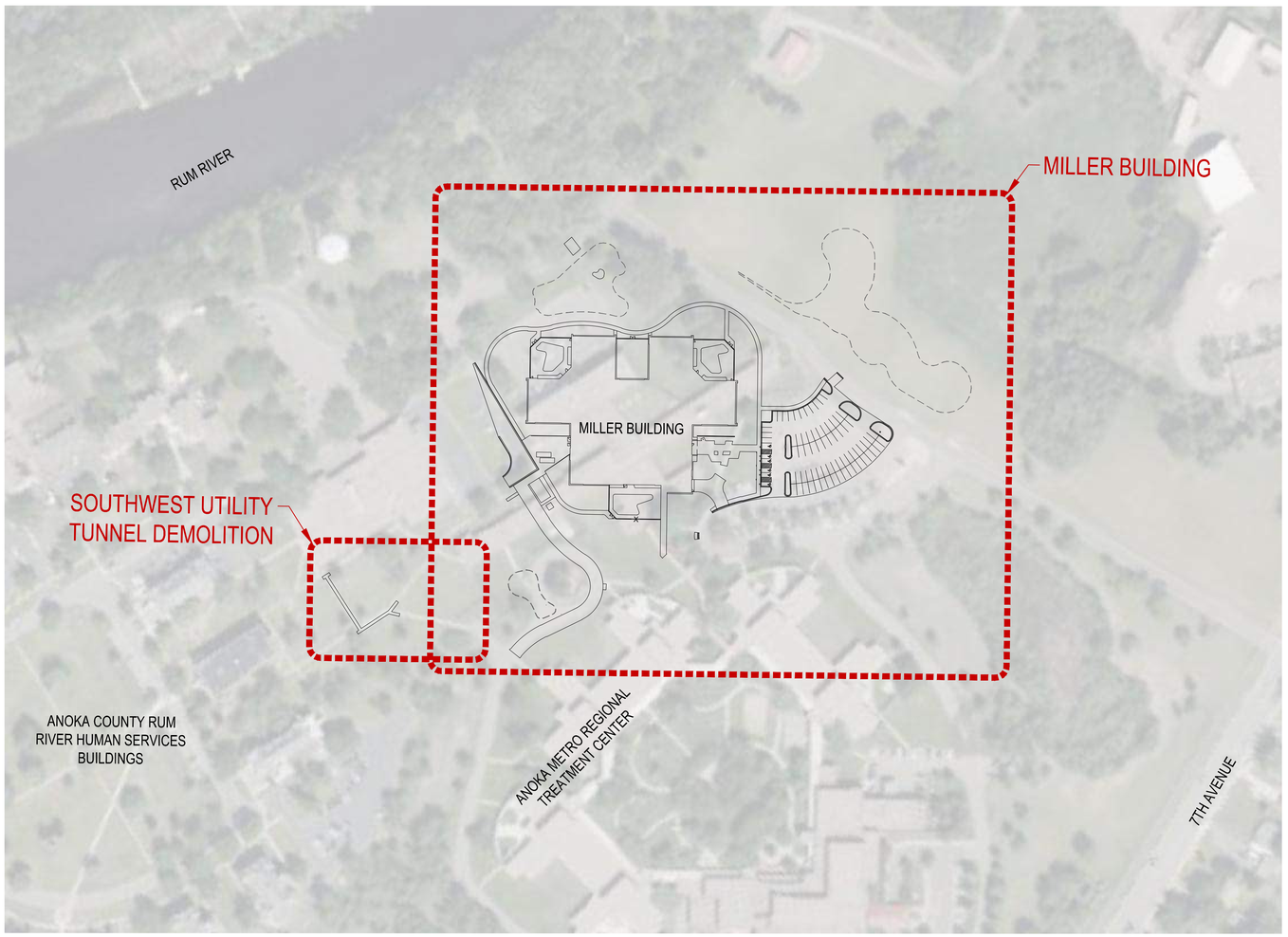
1. VERIFY ALL CONNECTIONS TO EXISTING UTILITY SERVICES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN LOCATED UTILITIES AND THE EXISTING CONDITIONS PLAN SHOULD BE NOTED AND FORWARDED TO THE ENGINEER.
2. ALL CONNECTIONS TO PUBLIC UTILITIES TO BE IN ACCORDANCE WITH THE CITY OF ANOKA DESIGN STANDARDS, LATEST EDITION.
3. CONTRACTOR TO PROVIDE ADEQUATE MEANS AND METHODS TO ASSURE ADJACENT PROPERTY IS NOT DAMAGED DURING UTILITY INSTALLATION.
4. PIPE LENGTHS SHOWN ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
5. VERIFY BUILDING SERVICE LOCATIONS AND INVERTS WITH THE MECHANICAL PLANS PRIOR TO COMMENCING UTILITY CONSTRUCTION.
6. PIPE MATERIALS:

STORM SEWER	SCHEDULE 40 PVC OR RCP
DRAINTILE	PVC ASTM D 2729
WATER	C-900 PVC, OR DIP CL 52
SANITARY	ASTM D1785 SCHEDULE 40 PVC

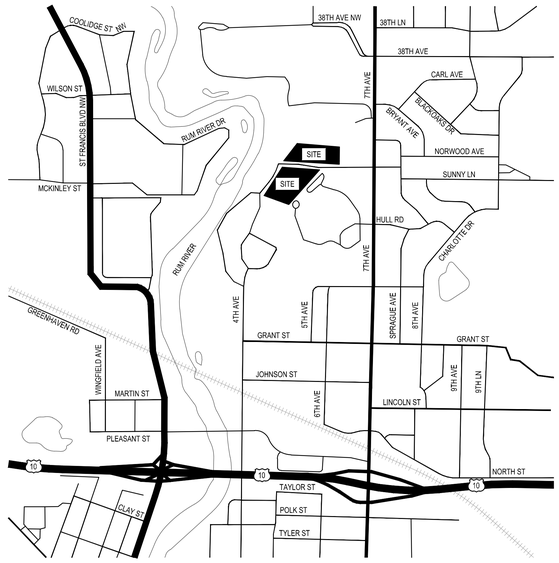
7. ALL UTILITY CONSTRUCTION TO CONFORM WITH MINNESOTA STATE PLUMBING CODE, CITY ENGINEER'S ASSOCIATION OF MINNESOTA (CEAM), AND CITY OF ANOKA STANDARD SPECIFICATIONS.
8. ADJUST ALL STRUCTURES, PUBLIC AND PRIVATE, TO PROPOSED GRADES WHERE DISTURBED. COMPLY WITH ALL REQUIREMENTS OF UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS TO MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
9. WATER AND FIRE LINES SHALL HAVE A MINIMUM 7.5' TO A MAXIMUM 10' OF COVER.
10. PROVIDE ADDITIONAL BENDS WITH THRUST RESTRAINT AND OTHER APPURTENANCES TO ENSURE PROPER INSTALLATION OF WATER MAIN AND SERVICES.
11. PROVIDE THRUST RESTRAINT AT ALL WATER AND FIRE LINE BENDS, TEES, HYDRANTS, ETC.
12. COORDINATE LOCATIONS OF CONDUITS NEEDED FOR SITE LIGHTING AND IRRIGATION WITH ELECTRICAL AND LANDSCAPE CONTRACTORS, SEE ELECTRICAL PLAN FOR ADDITIONAL SITE ELECTRICAL INFORMATION. CONDUIT SHOULD BE ROUTED TO AVOID EXISTING TREES AND STORMWATER FACILITIES.
13. COORDINATE INSTALLATION AND DESIGN OF GAS MAIN, VALVE AND METERS WITH GAS COMPANY. CONTRACTOR TO TRENCH AND BACKFILL GAS MAIN TO HAVE MINIMUM 24" OF COVER.
14. COORDINATE INSPECTION AND TESTING FOR ALL UNDERGROUND UTILITIES WITH THE APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES.
15. SEE DETAIL 1H/242 FOR PIPE BEDDING.
16. SEE CU101 FOR LOCATION WHERE SURCHARGED STORM DRAINAGE SYSTEM MUST BE PERMITTED VIA APPROVAL BY CITY OF ANOKA AS AN ALTERNATE METHOD OF INSTALLATION (SEE MN PLUMBING CODE SECTION 301.3).
16. SEE CU101 FOR LOCATION WHERE REINFORCED CONCRETE PIPE MUST BE PERMITTED VIA APPROVAL BY CITY OF ANOKA AS AN ALTERNATE MATERIAL (SEE MN PLUMBING CODE SECTION 301.3).

EROSION CONTROL NOTES

1. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE STORMWATER POLLUTION PREVENTION PLAN PREPARED FOR THIS PROJECT. WHICH INCLUDES THE MPCA GENERAL PERMIT NO. MNR100001. CONTRACTOR SHALL POST SITE NOTICE AS OUTLINED IN THE NPDES GENERAL PERMIT.
2. REMOVE SILT FENCE AND OTHER TEMPORARY EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED. BIO-DEGRADABLE FILTER LOG DOES NOT NEED TO BE REMOVED.
3. RESTORE ALL DISTURBED NON-PAVED AREAS WITH TOPSOIL AND SEED OR SOD AS INDICATED ON LANDSCAPE PLANS WITHIN 72 HOURS OF COMPLETION OF GRADING ACTIVITY.
4. REFER TO SHEET 225.1CG FOR SWPPP REQUIREMENTS.
5. REFER TO LANDSCAPE PLANS FOR REVEGETATION REQUIREMENTS.
6. EROSION CONTROL MEASURES SHOWN SHOULD BE CONSIDERED THE MINIMUM. THE CONTRACTOR MAY NEED TO ADD ADDITIONAL EROSION CONTROL BMPS OR REPLACE EROSION CONTROL MEASURES DURING CONSTRUCTION TO PROTECT THE SITE AND MAINTAIN COMPLIANCE WITH THE SWPPP.



1H LOCATION MAP
1" = 100'



5H VICINITY MAP
NTS

DEMOLITION LEGEND

- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE
- REMOVE BUILDING SEE ARCH
- REMOVE TREE
- REMOVE FENCE
- REMOVE A/C UNIT
- REMOVE STORM MANHOLE
- REMOVE SANITARY MANHOLE
- REMOVE POWER STRUCTURES
- REMOVE STORM SEWER
- REMOVE SANITARY SEWER
- REMOVE OVERHEAD ELECTRIC
- REMOVE UNDERGROUND ELEC.
- REMOVE NATURAL GAS
- REMOVE HYDRANT
- REMOVE GAS METER

SITE LEGEND

- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- GREENSPACE SEE LANDSCAPE
- ROCK MAINTENANCE AREA
- SNOW STORAGE AREA
- INFILTRATION AREA
- EXISTING STORMWATER POND OR WETLAND
- FENCE
- CURB AND GUTTER
- TIP-OUT CURB AND GUTTER
- CONCRETE JOINT
- EASEMENT
- SIGNAGE
- BOLLARD
- STALL COUNT
- CATCH BASIN MAHNOLE
- STORM/SANITARY MANHOLE
- CONCRETE FLARED END SECTION (FES)
- OUTLET CONTROL STRUCTURE (OCS)
- AREA DRAIN
- CONCRETE HEADWALL
- GAS OR WATER VALVE
- HYDRANT
- DENOTES EVSE-READY STALL

GRADING LEGEND

1006	MINOR PROPOSED CONTOUR
1005	MAJOR PROPOSED CONTOUR
1006	MINOR EXISTING CONTOUR
1005	MAJOR EXISTING CONTOUR
	GRADE BREAK
966.3' ± MATCH	MATCH EXISTING
966.35' HP	HIGH POINT
966.35' LP	LOW POINT
966.35' TC	TOP OF CURB
966.35' EOF	EMERGENCY OVERFLOW

EROSION AND SEDIMENT CONTROL LEGEND

- SILT FENCE
- FILTER LOG SEDIMENT CONTROL
- TREE PROTECTION FENCE
- CONSTRUCTION LIMITS
- INLET PROTECTION
- STOCKPILE
- ROCK CONSTRUCTION ENTRANCE
- RIPRAP
- FIBER BLANKET MnDOT CATEGORY 2D (ALL SEEDED SLOPE >4:1, DITCH BOTTOM, AND INFILTRATION BASINS)
- REVEGETATION/SEEDING SEE LANDSCAPE

UTILITY LEGEND

- SANITARY SEWER
- DOMESTIC WATER SERVICE
- STORM SEWER
- GAS
- UNDERGROUND ELECTRIC
- CATCH BASIN MANHOLE (CBMH)
- STORM MANHOLE (STMH) OR SANITARY MANHOLE
- CONCRETE FLARED END SECTION (FES)
- OUTLET CONTROL STRUCTURE (OCS)
- AREA DRAIN
- CONCRETE HEADWALL
- GAS OR WATER VALVE
- HYDRANT

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Name MARCELLE J. WESLOCK
Date 02/02/2026 Lic./Reg. No. 42323

Issued For

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Keyplan

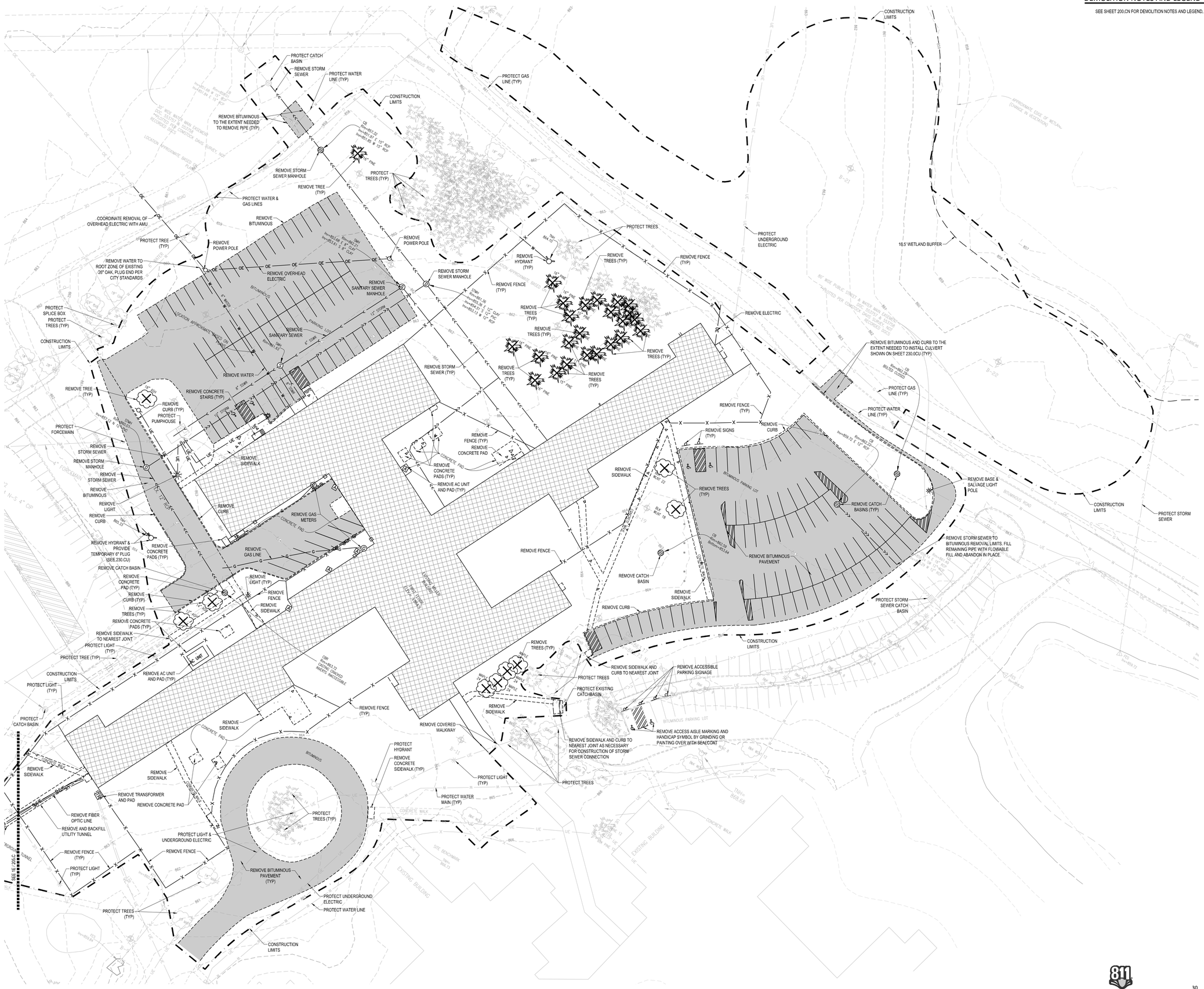
BWBR Comm. No. P.2300086.00
Drawn EJJ

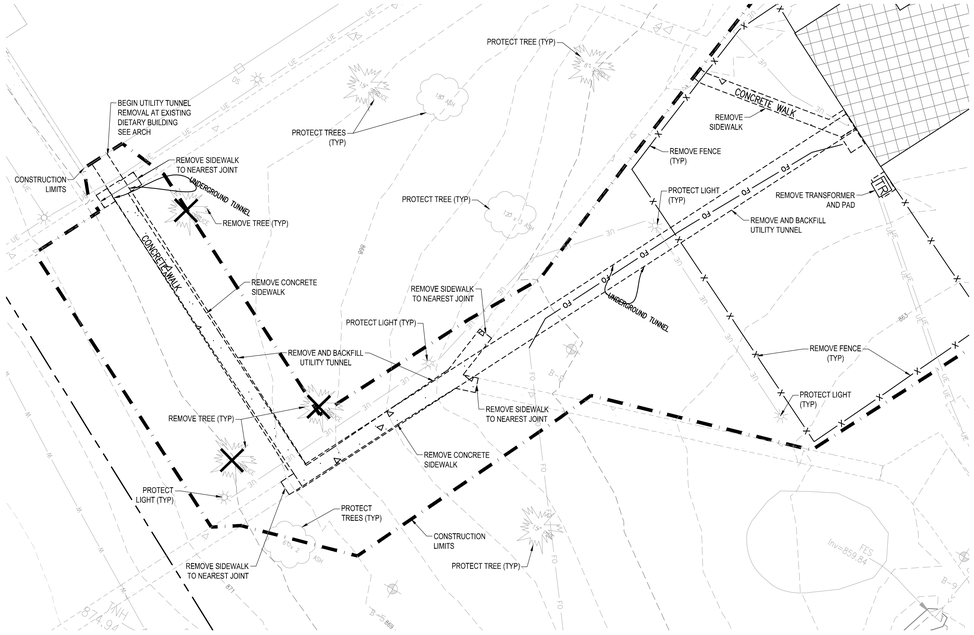
Sheet Title
CIVIL NOTES, LOCATION MAP, AND LEGEND

Sheet No.
200.CN

DEMOLITION NOTES AND LEGEND

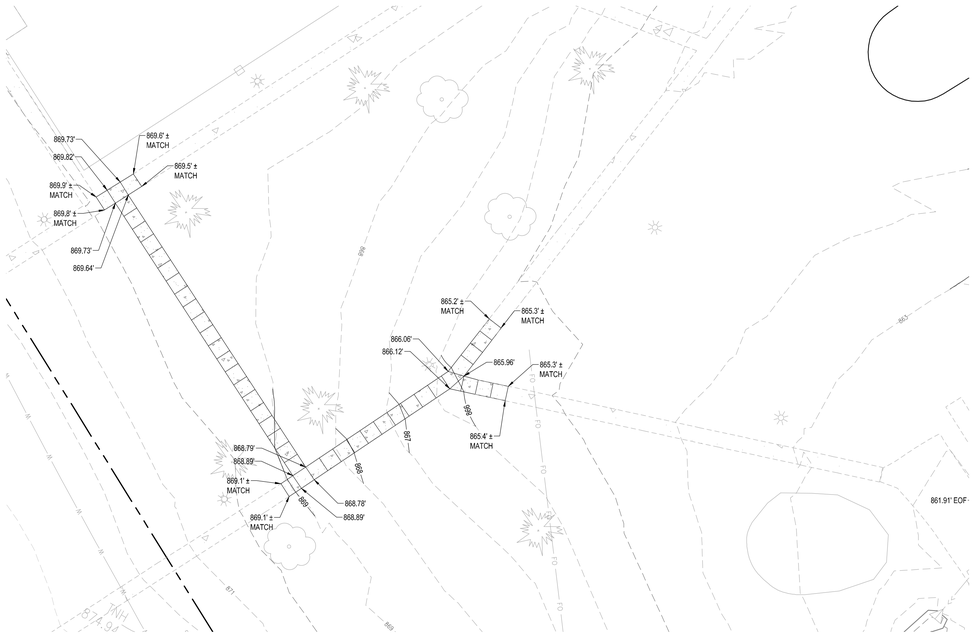
SEE SHEET 200.CN FOR DEMOLITION NOTES AND LEGEND.


CONSTRUCTION LIMITS
PROTECT CATCH BASIN
REMOVE STORM SEWER
PROTECT WATER LINE (TYP)
PROTECT GAS LINE (TYP)
REMOVE BITUMINOUS TO THE EXTENT NEEDED TO REMOVE PIPE (TYP)
REMOVE STORM SEWER MANHOLE
REMOVE TREE (TYP)
PROTECT TREES (TYP)
PROTECT WATER & GAS LINES
COORDINATE REMOVAL OF OVERHEAD ELECTRIC WITH AMU
REMOVE BITUMINOUS
PROTECT TREE (TYP)
REMOVE POWER POLE
REMOVE WATER TO ROOT ZONE OF EXISTING 20" OAK, PLUG END PER CITY STANDARDS
REMOVE OVERHEAD ELECTRIC
REMOVE SANITARY SEWER MANHOLE
PROTECT SPLICE BOX
PROTECT TREES (TYP)
CONSTRUCTION LIMITS
REMOVE SANITARY SEWER
REMOVE WATER
REMOVE TREE (TYP)
REMOVE CONCRETE STAIRS (TYP)
REMOVE CURB (TYP)
PROTECT PUMPHOUSE
PROTECT FORCEMAIN
REMOVE STORM SEWER
REMOVE STORM MANHOLE
REMOVE STORM SEWER
REMOVE BITUMINOUS
REMOVE LIGHT
REMOVE CURB
REMOVE HYDRANT & PROVIDE TEMPORARY 6" PLUG (SEE 230.CU)
REMOVE CATCH BASIN
REMOVE CONCRETE PAD (TYP)
REMOVE CURB (TYP)
REMOVE TREES (TYP)
REMOVE CONCRETE PADS (TYP)
REMOVE SIDEWALK TO NEAREST JOINT
PROTECT LIGHT (TYP)
PROTECT TREE (TYP)
CONSTRUCTION LIMITS
PROTECT LIGHT (TYP)
PROTECT CATCH BASIN
REMOVE SIDEWALK
REMOVE TRANSFORMER AND PAD
REMOVE CONCRETE PAD
REMOVE FIBER OPTIC LINE
REMOVE AND BACKFILL UTILITY TUNNEL
REMOVE FENCE (TYP)
PROTECT LIGHT (TYP)
SEE 1E 205.C
REMOVE CURB
REMOVE GAS METERS
REMOVE GAS LINE
REMOVE (LIGHT (TYP)
REMOVE FENCE
REMOVE SIDEWALK
REMOVE CONCRETE PADS (TYP)
REMOVE AC UNIT AND PAD (TYP)
AC UNIT
REMOVE FENCE (TYP)
REMOVE SIDEWALK
CONCRETE PAD
REMOVE SIDEWALK
PROTECT LIGHT & UNDERGROUND ELECTRIC
REMOVE FENCE
REMOVE BITUMINOUS PAVEMENT (TYP)
PROTECT TREES (TYP)
PROTECT UNDERGROUND ELECTRIC
PROTECT WATER LINE
CONSTRUCTION LIMITS
REMOVE STORM SEWER MANHOLE
REMOVE FENCE (TYP)
REMOVE HYDRANT (TYP)
PROTECT TREES
REMOVE TREES (TYP)
REMOVE FENCE (TYP)
REMOVE ELECTRIC
REMOVE TREES (TYP)
REMOVE STORM SEWER (TYP)
REMOVE TREES (TYP)
REMOVE TREES (TYP)
REMOVE TREES (TYP)
REMOVE FENCE (TYP)
REMOVE FENCE (TYP)
REMOVE CONCRETE PAD
REMOVE CONCRETE PADS (TYP)
REMOVE AC UNIT AND PAD (TYP)
REMOVE SIDEWALK
REMOVE FENCE
REMOVE SIGNS (TYP)
REMOVE CURB
REMOVE TREES (TYP)
REMOVE CATCH BASINS (TYP)
REMOVE BITUMINOUS PAVEMENT
REMOVE CATCH BASIN
REMOVE SIDEWALK
REMOVE CURB
REMOVE BITUMINOUS AND CURB TO THE EXTENT NEEDED TO INSTALL CULVERT SHOWN ON SHEET 230.0CU (TYP)
PROTECT GAS LINE (TYP)
PROTECT WATER LINE (TYP)
REMOVE BASE & SALVAGE LIGHT POLE
REMOVE STORM SEWER TO BITUMINOUS REMOVAL LIMITS. FILL REMAINING PIPE WITH FLOWABLE FILL AND ABANDON IN PLACE
CONSTRUCTION LIMITS
PROTECT STORM SEWER
PROTECT STORM SEWER CATCH BASIN
CONSTRUCTION LIMITS
REMOVE TREES (TYP)
PROTECT TREES
REMOVE SIDEWALK AND CURB TO NEAREST JOINT
REMOVE ACCESSIBLE PARKING SIGNAGE
PROTECT EXISTING CATCHBASIN
REMOVE SIDEWALK
REMOVE ACCESS AISLE MARKING AND HANDICAP SYMBOL BY GRINDING OR PAINTING OVER WITH SEALCOAT
REMOVE SIDEWALK AND CURB TO NEAREST JOINT AS NECESSARY FOR CONSTRUCTION OF STORM SEWER CONNECTION
PROTECT TREES
REMOVE COVERED WALKWAY
PROTECT HYDRANT
REMOVE CONCRETE SIDEWALK (TYP)
PROTECT LIGHT (TYP)
PROTECT WATER MAIN (TYP)
PROTECT TREES (TYP)
CONSTRUCTION LIMITS
PROTECT UNDERGROUND ELECTRIC
18.5' WETLAND BUFFER
APPROXIMATE EDGE OF WETLAND (CHANGE IN VEGETATION)
EXISTING BUILDING
EXISTING BUILDING
CONCRETE WALK
CONCRETE WALK
BITUMINOUS PARKING LOT
BITUMINOUS ROAD
BITUMINOUS
CONCRETE PAD
CONCRETE PAD
CONCRETE PAD
CONCRETE WALK
BITUMINOUS PARKING LOT
BITUMINOUS PARKING LOT
BITUMINOUS ROAD
BITUMINOUS ROAD
CONCRETE PAD
CONCRETE PAD
CONCRETE P

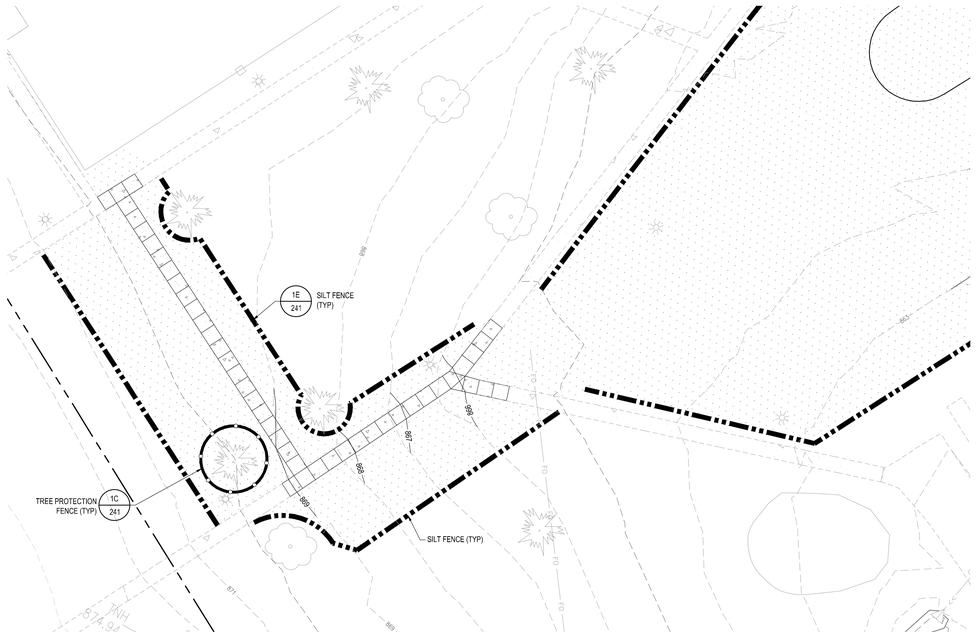


1E SOUTHWEST UTILITY TUNNEL DEMOLITION PLAN
1" = 20'

4E SOUTHWEST SITE PLAN
1" = 20'



1H SOUTHWEST GRADING PLAN
1" = 20'



4H SOUTHWEST EROSION AND SEDIMENT CONTROL PLAN
1" = 20'

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NOTES AND LEGEND

SEE SHEET 200.CN FOR NOTES AND LEGEND.

DEPARTMENT OF HUMAN SERVICES

MILLER BUILDING AT AMRTC

RECS PROJECT NO: 55AK0054

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Date 02/02/2026 Lic./Reg. No. 42323

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Drawn **EJJ**

Sheet Title
SOUTHWEST PLANS

Sheet No.
206.C

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SITE PLAN NOTES AND LEGEND

SEE SHEET 200.CN FOR SITE PLAN NOTES AND LEGEND.

PROJECT SUMMARY

ZONING: ANOKA COUNTY RUM RIVER HUMAN SERVICES DISTRICT

	REQUIRED
STRUCTURES TO NEIGHBORING PROPERTIES	25'
PARKING SETBACK	15'
DISTANCE BETWEEN STRUCTURES	15'
MAXIMUM IMPERVIOUS COVERAGE	85%

PARKING SUMMARY

EXISTING PARKING	233 STALLS
8'X18' ACCESSIBLE STALL	6 STALLS
9'X18' STALL	227 STALLS
PROPOSED PARKING	157 STALLS
8'X18' ACCESSIBLE STALL	6 STALLS
9'X18' STALL	151 STALLS

AREA SUMMARY

SITE	3,200,353 SF. (73.47 AC.)	
PROJECT AREA	398,491 SF. (9.15 AC.)	
	EXISTING	PROPOSED
IMPERVIOUS	151,949 SF. (38%)	150,438 SF. (38%)
BUILDING COVERAGE	54,823 SF. (14%)	62,520 SF. (16%)
PARKING & WALK	97,126 SF. (24%)	87,918 SF. (22%)
PERVIOUS	246,542 SF. (62%)	248,053 SF. (62%)

1H SITE PLAN
1" = 30'

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RECS PROJECT NO: 55AK00054

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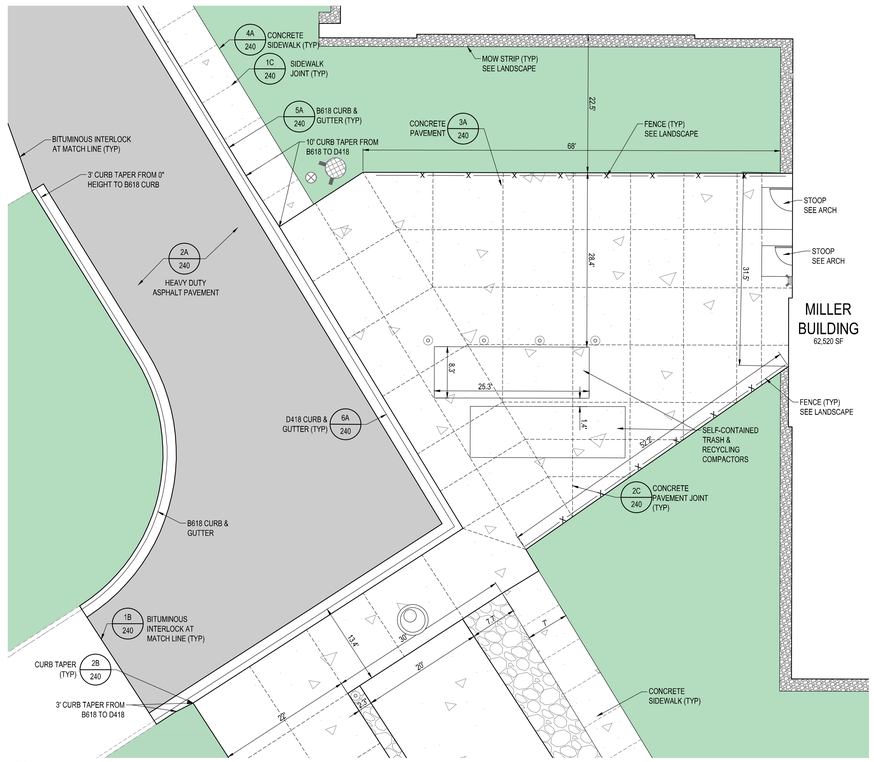
Sheet Title
SITE PLAN

Sheet No.
210.0CS

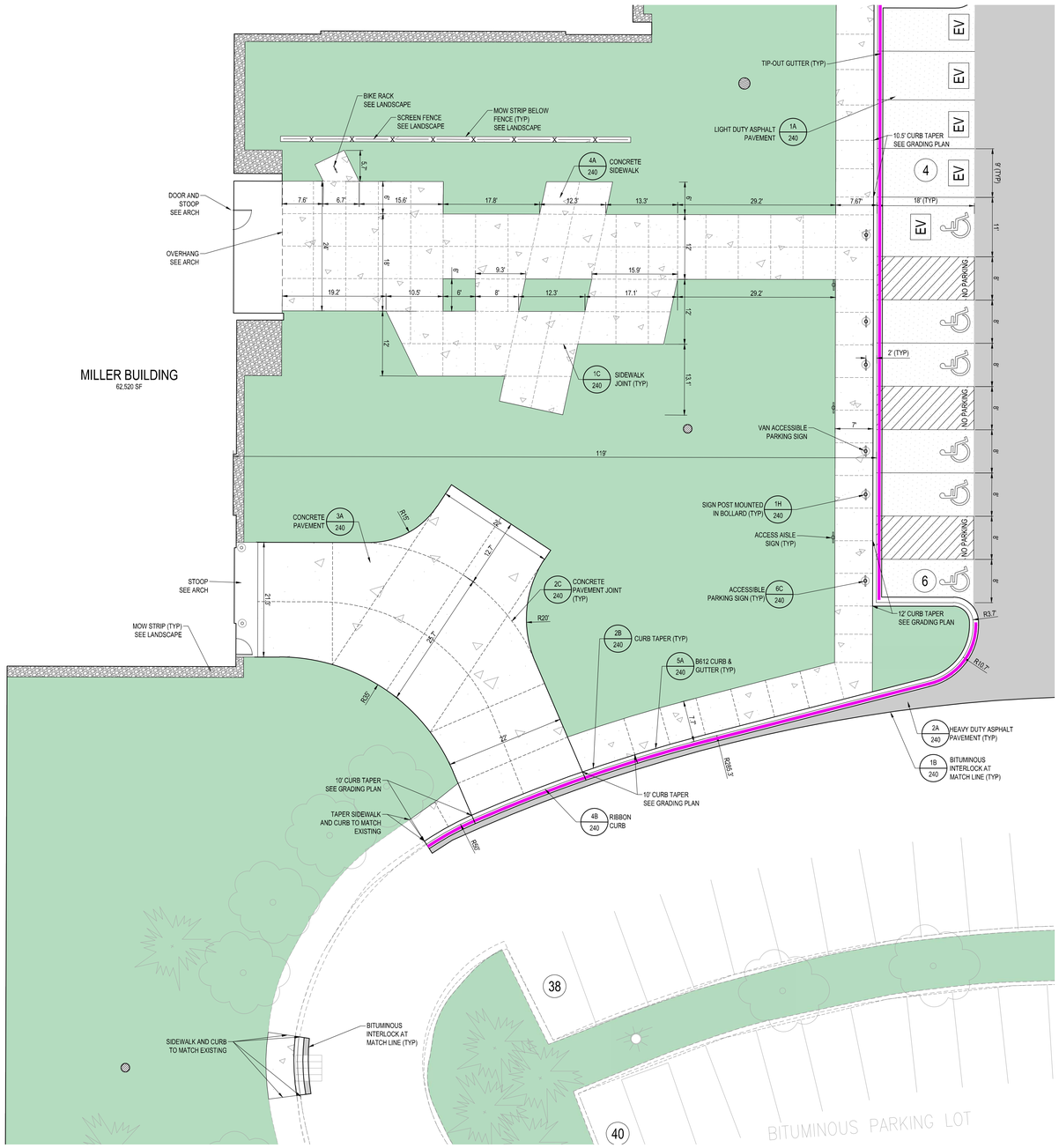
SITE PLAN NOTES AND LEGEND

SEE SHEET 200.CN FOR SITE PLAN NOTES AND LEGEND.



1H ENLARGED SERVICE AREA SITE PLAN

1" = 10'



4H ENLARGED MAIN ENTRY AND PATIENT DROP OFF SITE PLAN

1" = 10'

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MILLER BUILDING AT AMRTC

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Name MARCELLE J. WESLOCK

Date 02/02/2026 Lic./Reg. No. 42323

Issued For

Item	Date
DD PROGRESS SET	01/24/2025
DD PRICING SET	02/07/2025
REVISED DD PRICING SET	03/14/2025
DD POST-QA SET	04/17/2025
DD REALIGNMENT SET	11/13/2025
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Keyplan

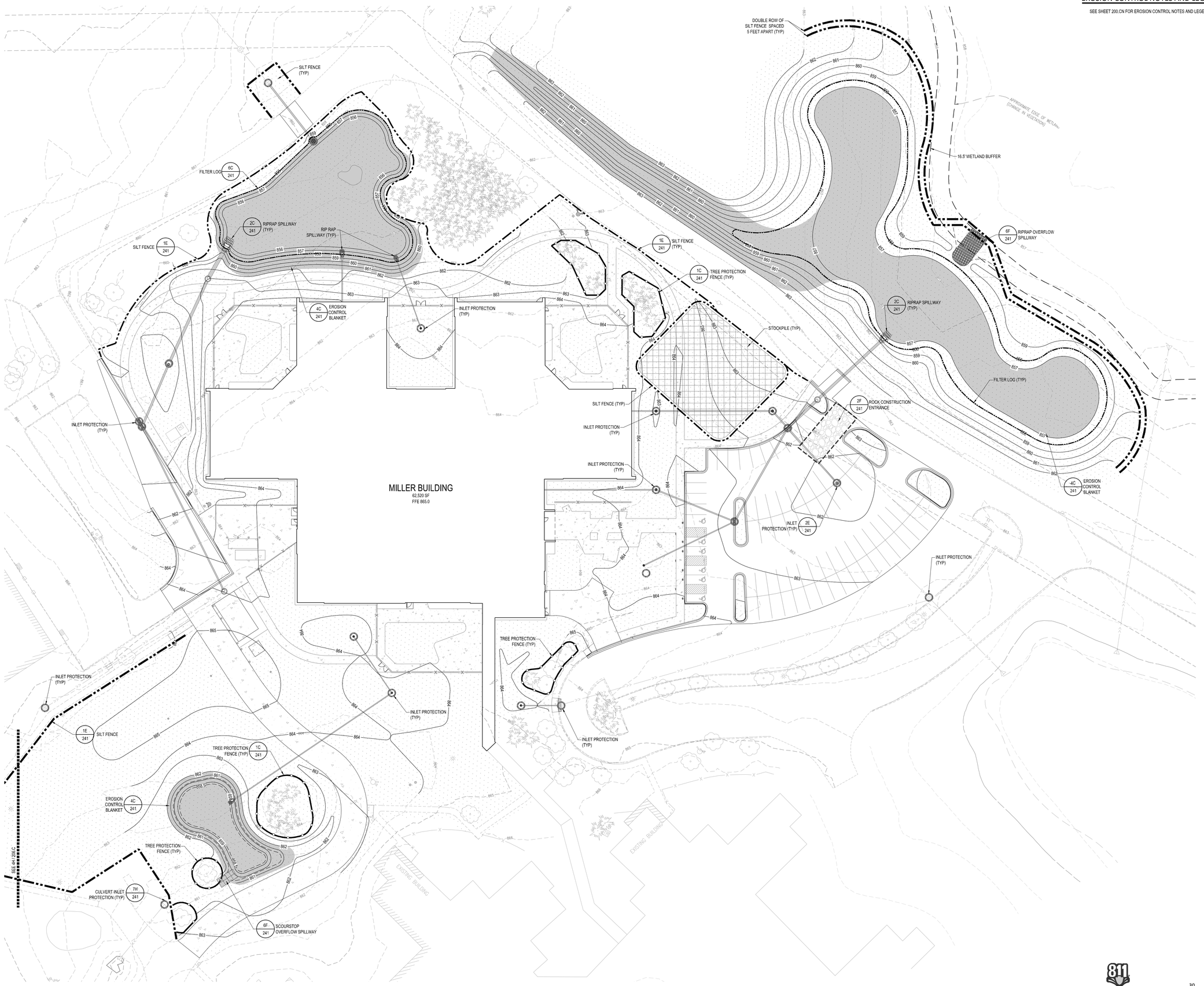
BWBR Comm. No. P.2300086.00 | Drawn EJJ

Sheet Title
ENLARGED SITE PLAN

Sheet No.
210.1CS

EROSION CONTROL NOTES AND LEGEND

SEE SHEET 200.CN FOR EROSION CONTROL NOTES AND LEGEND.



1H EROSION AND SEDIMENT CONTROL PLAN
1" = 30'

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Sheet Title
EROSION AND SEDIMENT CONTROL PLAN

Sheet No.
225.2CG

GRADING NOTES AND LEGEND

SEE SHEET 200.CN FOR GRADING NOTES AND LEGEND.

NPDES AREA SUMMARY

	EXISTING	PROPOSED
IMPERVIOUS		
BUILDING	1.26 ACRES	1.44 ACRES
PAVEMENT	2.23 ACRES	2.02 ACRES
TOTAL IMPV	3.49 ACRES	3.45 ACRES
PERVIOUS	5.66 ACRES	5.69 ACRES
TOTAL	9.15 ACRES	9.15 ACRES

1H GRADING PLAN
1" = 30'

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MILLER BUILDING AT AMRTC

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Sheet Title
GRADING PLAN

Sheet No.
220.0CG

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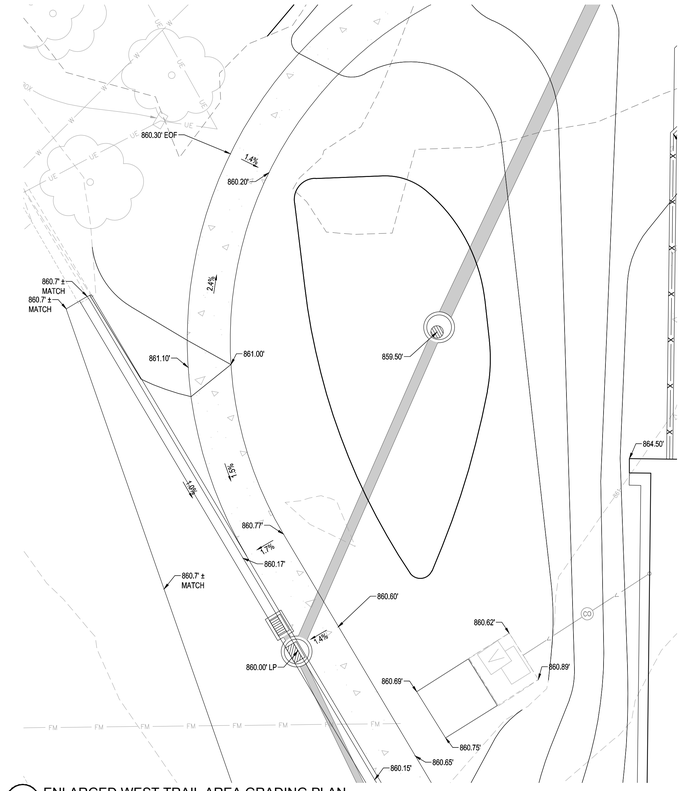
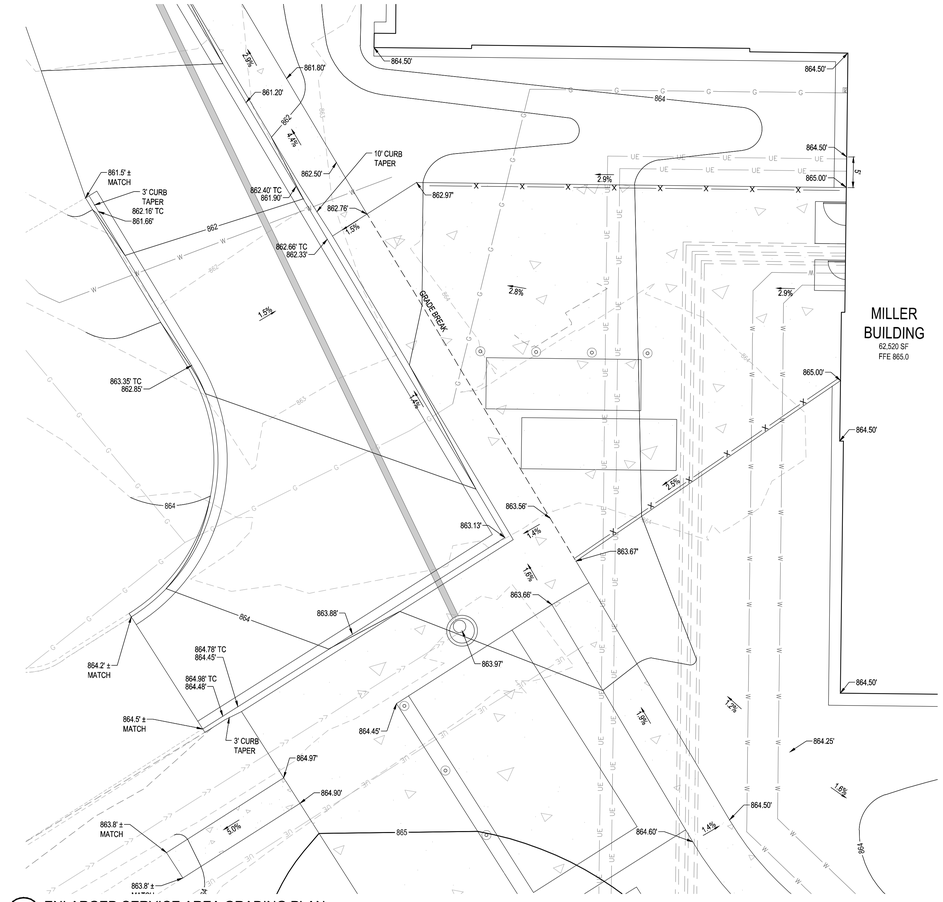


1D ENLARGED WEST TRAIL AREA GRADING PLAN
1" = 10'

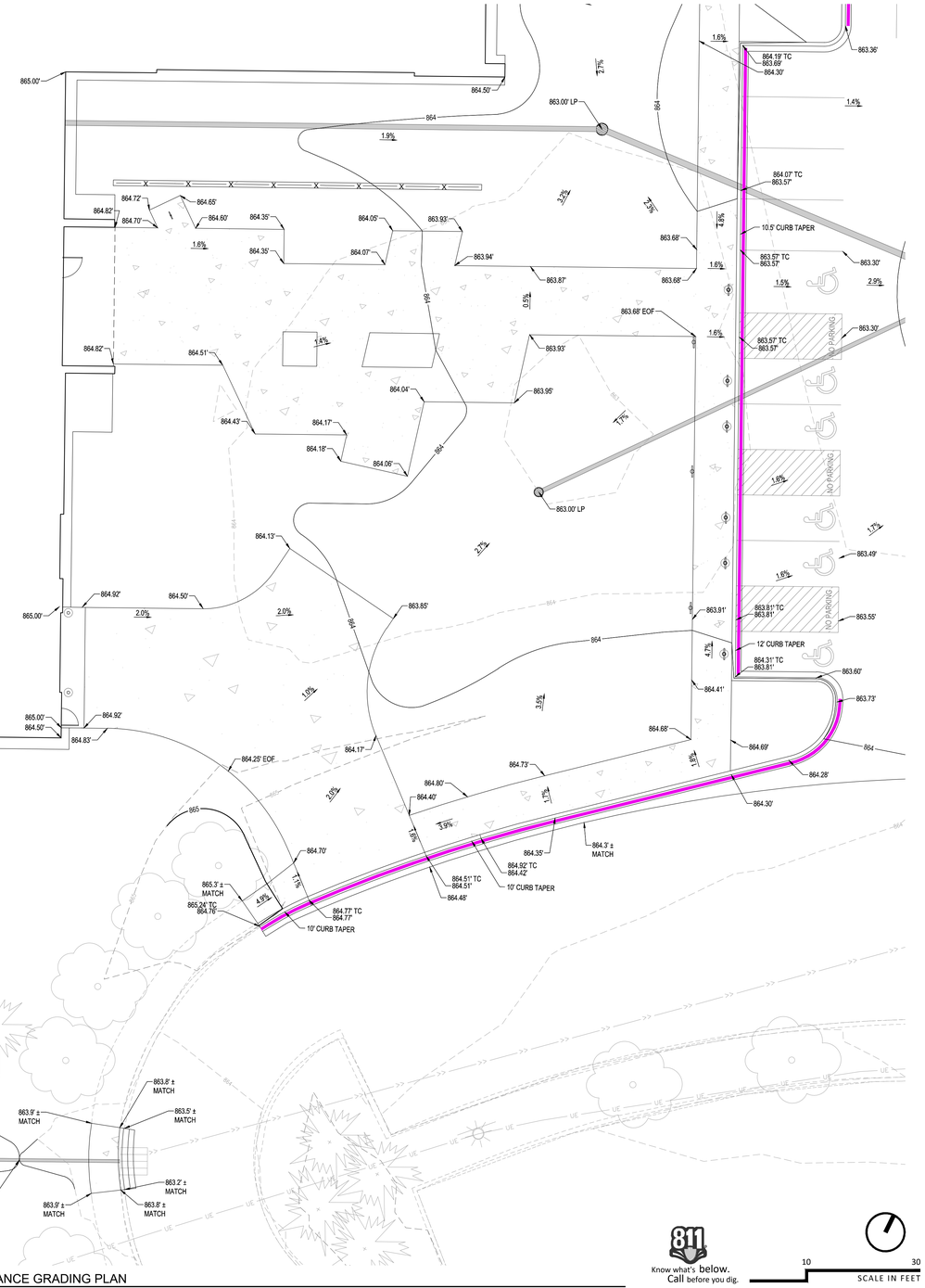


1H ENLARGED SERVICE AREA GRADING PLAN
1" = 10'

GRADING NOTES AND LEGEND

SEE SHEET 200.CN FOR GRADING NOTES AND LEGEND.

MILLER BUILDING
62,520 SF
FFE 865.0



4H ENLARGED PRIMARY ENTRANCE GRADING PLAN
1" = 10'

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BWBR Comm. No. P.2300086.00
Drawn EJJ

Sheet Title
ENLARGED GRADING PLANS

Sheet No.
220.1CG

PROJECT NAME / LOCATION

PROJECT NAME	MN DHS ANOKA MILLER BUILDING RECONSTRUCTION
PROJECT ADDRESS	3301 N 7TH AVENUE, ANOKA MN 55303
PROPERTY ID	31-32-24-31-0002
LATTITUDE/LONGITUDE	45.1258N 93.2256W

CONTACTS

OWNER	CONTRACTOR/OPERATOR	PREPARER
CINDY DILLAHUNTY	NATE DAY KNUTSON CONSTRUCTION	KALLY HALUPTZOK
DEPARTMENT OF ADMINISTRATION REAL ESTATE & CONSTRUCTION SERVICES 309 ADMINISTRATIVE BUILDING 50 SHERBURNE AVENUE SAINT PAUL, MN 551155	7515 WAYZATA BOULEVARD MINNEAPOLIS, MN 55426 PHONE: 763-546-1400 CELL: 651-270-7398 EMAIL: NDay@KnutsonConstruction.com	ÉLAN DESIGN LAB, INC. 310 4TH AVE S SUITE 1006 MINNEAPOLIS, MN 55415
651-201-2381 CINDY.DILLAHUNTY@STATE.MN.US		612-260-7979 KHALUPTZOK@ELANLAB.COM SWPPP DESIGN CERTIFICATION EXPIRES 2028

GENERAL SWPPP RESPONSIBILITIES

The Contractor (Operator) shall provide a knowledgeable and experienced person(s) to oversee the implementation of the SWPPP and the installation, inspection and maintenance of the erosion and sediment control BMP's before and during construction. The responsible individual shall maintain current Construction Installer and Construction Site Manager certification. Copies of current certification documents must remain on-site with the SWPPP. The Certified person must be available on-site within 24 hours.

Both the Owner and Contractor (Operator) shall be responsible for the proper termination and/or transfer of the permit.

The Owner will be responsible for the long-term operation and maintenance of the permanent storm water management system(s).

Unless specifically stated the engineer shall have no responsibility for any SWPPP activities during or after construction.

PROJECT DESCRIPTION

The existing 54,276 square foot Miller building is located on the west-central portion of the MN Department of Human Services Campus in Anoka. The campus is a 73.47 acre parcel. A new 66,850 square foot building, and two sections of parking shall be demolished and reconstructed. In addition to the reconstruction, a large stormwater management system shall be constructed to manage runoff.

SOILS

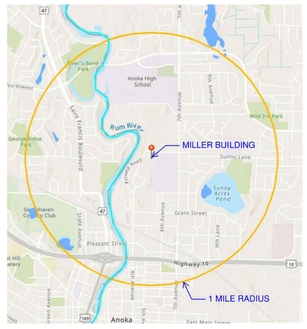
Geotechnical Report Pending

RECEIVING WATERS

The primary receiving water body from the site is the Rum River. The Rum river is designated a Scenic and Recreational River Segment and classifies it as a special water.

MAP OF SURFACE WATERS

MAP OF MPCA IMPAIRED AND SPECIAL WATERS



PROJECT PLANS

The following plan sheets are hereby incorporated into this SWPPP

SHEET NUMBER	DESCRIPTION	DATE
220.0CG	Overall Grading Plan	02/02/2026
265.2CG	Erosion and Sediment Control Plan	02/02/2026
230.0CU	Utility Plan	02/02/2026
240-242	Details	02/02/2026

STORMWATER RELATED REVIEWS AND PERMITS

AGENCY	TYPE OF PERMIT REVIEW	STATUS
City of Anoka	Site Plan Review, Stormwater Management, Erosion and Sediment Control, Grading Permit, Building Permit	Pending
Lower Rum River Watershed Management Organization	Construction Stormwater	To be acquired by contractor

STORMWATER MANAGEMENT SYSTEM OVERVIEW

See Stormwater Management Plan incorporated herein by reference for details on system design, flow rates and volumes and system capacities. Two infiltration basins are proposed to manage stormwater runoff from the site. See Operations and Maintenance Manual for post construction system maintenance requirements.

EROSION PREVENTION MEASURES - GENERAL

The Contractor (Operator) is responsible for all erosion prevention measures for the project including but are not limited to the following:

1. The Contractor (Operator) shall plan and implement appropriate construction practice and construction phasing to minimize erosion and retain vegetation whenever possible
2. All areas not to be disturbed shall be delineated with flags, stakes, signs, or other means necessary to protect these areas before construction begins on the site.
3. All drainage ditches and/or swales shall have temporary or permanent stabilization within 24 hours of connecting to a surface water or 24 hours after construction activity in the ditch/swale has temporarily or permanently ceased.
4. All pipe outlets shall have temporary or permanent energy dissipation within 24 hours of connecting to a surface water.
5. All exposed soils shall be stabilized as soon as possible to limit soil erosion. In no case shall un-worked areas, including stockpiles, have exposed soils for more than 14 days without providing temporary or permanent stabilization. (7 days for projects with a receiving water that is impaired or special)

SEDIMENT CONTROL MEASURES AND TIMING - GENERALS

The Operator (Contractor) is responsible for all sediment control measures for the project. Sediment control measures include but are not limited to the following:

1. Sediment control measures shall be established on all down gradient perimeters before any up-gradient land disturbing activities begin. These measures shall remain in place until final stabilization has been established.
2. On slopes with 3:1 or steeper grades there shall be no unbroken slope length greater than 75 feet.
3. All storm drain inlets and culvert inlets shall be protected by an appropriate BMP during construction until all sources with potential for discharging to the inlet has been stabilized. Inlet and culvert protection shall conform to the Mn3OT Specifications 2573 and 3891.
4. Stockpiles shall be provided with an effective sediment perimeter control and shall not be placed in any type of surface water or drainageway.
5. Vehicle tracking shall be minimized with effective BMP's. Where the BMP's fail to prevent sediment from tracking onto streets the Contractor shall conduct street sweeping to remove all tracked sediment.
6. The Operator is responsible for identifying the need for temporary sediment basins based on actual field conditions to protect downstream resources. Temporary sediment basins shall be constructed before up gradient vegetation is disturbed and maintained until the risk of damage to downstream resources is mitigated by other means.

DEWATERING AND BASIN DRAINING ACTIVITIES - GENERAL

The Operator is responsible for achering to all dewatering and surface drainage regulations, including but not limited to the following:

1. Whenever possible water from dewatering activities shall discharge to a temporary and/or permanent sediment basin.
2. If water cannot be discharged to a sedimentation basin, it shall be treated with other appropriate BMP's, to effectively remove sediment.
3. All discharge points shall be protected from erosion and scour.
4. Discharge water shall be dispersed over an effective energy dissipation measure.
5. All water from dewatering shall be discharged in a manner that does not cause nuisance conditions, erosion, or inundation of wetlands. Water shall not be discharged to adjacent residential properties. It must be discharged to the public street.

FINAL STABILIZATION - GENERAL

The Operator is responsible for ensuring final stabilization of the site, including but is not limited to the following:

1. All soil disturbing activities outside of the right-of-way have been completed.
2. All exposed soils have been uniformly stabilized.
3. All drainage ditches, ponds and all storm water conveyance systems have been cleared of sediment and stabilized to preclude erosion.

TEMPORARY SEDIMENT BASIN

The Contractor shall limit the amount of the site that is susceptible to erosion at any given time by phasing the work. Permanent Infiltration facilities can be used as temporary storage basins prior to installing sand and infiltration media. Do not excavate below 3 feet above the design elevation of the basin bottom. After temporary storge need is over, the permanent Infiltration facilities should be constructed according to plans. Sediment shall be properly removed from the basins prior to excavation to design subgrade elevations. Do not allow compaction of the soils and operation of heavy machinery in Infiltration areas.

CONSTRUCTION SEQUENCING - GENERAL

Contractor shall comply with the following sequence. The Contractor may adjust the sequence if needed to address their means and methods and unanticipated field conditions.

1. Submit to the Owner or Engineer a proposed schedule for accomplishment of the affected work for acceptance, including a detailed description of all proposed erosion control measures.
2. Submit to the Owner or Engineer the sequence for site clearing and grading, temporary storage of soil materials, utility installation, site excavation, infiltration basin excavation, paving, final turf restoration, and all other work that constitutes land disturbing activity as outlined in the specifications for acceptance.
3. Establish perimeter erosion control: silt fences, tree protection, and sediment logs. Establish inlet protection on existing catch basins to remain. Establish construction entrance.
4. Excavate temporary sedimentation basins. Infiltration basin areas may be used for temporary sedimentation basins, provided the bottom is a minimum of 3' above the bottom of the proposed infiltration basin. Minimize infiltration basin surface area to be used for sediment control.
5. Strip topsoil, salvaging the best quality for reuse and using the balance as non-structural embankment. Minimize disturbance to infiltration areas.
6. Begin demolition of existing structures, pavement and features as indicated on 205.CD. Ensure protection of trees designated to remain.
7. Begin mass grading and excavation of utilities.
8. Install utilities per 230.CU. As new inlets are established install inlet protection devices.
9. Begin building construction.
10. Construct curb, pavement, and sidewalk. May be done concurrently with building construction.
11. Excavate and properly dispose of construction sediment from temporary sediment basins and ditches.
12. Install all infiltration basin erosion control measures observing all criteria related to preventing compaction and preventing construction sediment from entering the basin.
13. Excavate to subgrade elevation of infiltration media and perform infiltration testing outlined in the specifications.
14. Install filtration media, seed and stabilize the area.
15. Install landscaping, sod and permanent turf seed.
16. Remove all sedimentation and debris from storm sewer conveyance systems upon final stabilization of tributary areas.
17. Remove sediment and debris from pavement prior to striping.
19. Clean all pavement and hardscape.
20. Remove temporary and non biodegradable erosion control measures upon final stabilization of all tributary areas. Erosion control blankets are considered permanent. Restore areas disturbed by removal of temporary BMP's.
21. Submit as-builts for review per specifications.
22. Monitor vegetation and reinstall as needed until fully established.
23. File NPDES Notice of Termination ("NOT") with MPCA within 30 days of final stabilization.

INSPECTION AND MAINTENANCE

All inspections, maintenance, repairs, replacements, and removal are to be considered incidental to the BMP bid items.

The Contractor (Operator) is responsible for completing required inspections maintenance and observation of weather conditions and rainfall amounts to ensure compliance with the permit requirements. The Contractor (Operator) shall observe the construction site once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours.

The Contractor (Operator) shall keep a summary maintenance/construction observation report to be recorded after each site visit/observation. The Contractor (Operator) shall submit a copy of the written inspections monthly to the Owner. Records shall include the following:

1. Date and time of inspections
2. Name of person conducting inspection
3. Findings and recommendations for corrective actions if necessary
4. Corrective actions taken
5. Date and number of rainfalls greater than 0.5 inches in 24 hours
6. Record, photograph, and describe the location of any observed discharge (i.e., color, odor, settled or suspended solids, oil sheen, and other obvious indicators of pollutants)
7. Photographs of dewatering activities and documentation of nuisance conditions resulting from dewatering activities
8. Record any amendments or changes made to the SWPPP
9. A site map indicating active construction areas and land disturbing activities.

The Contractor (Operator) must keep the SWPPP, all inspection reports and amendments onsite. The Contractor (Operator) shall designate a specific location to keep the records whenever construction activity is in progress.

All erosion prevention and sedimentation control BMP's must be inspected to ensure integrity and effectiveness. All nonfunctional BMP's must be repaired, replaced, or supplemented with functional BMP's. The Contractor (Operator) must investigate and comply with the following inspection and maintenance requirements:

1. All sediment barriers including silt fence, bio-logs, and similar devices must be repaired replaced or supplemented when they become nonfunctional, or the sediment reaches 1/3 of the barrier height. These repairs shall be made within 24 hours of discovery.
2. Temporary and permanent sediment basins must be drained, and the sediment removed when the depth of sediment collected in the basin reaches 1/2 the storage volume. Drainage and removal must be completed within 72 hours of discovery.
3. Surface waters, including drainage ditches and conveyance systems, must be inspected for evidence of erosion and sediment deposition. The Operator shall remove all deltas and sediment deposited in surface waters, including drainage ways, catch basins, and other drainage systems. The Operator shall re-stabilize the areas where sediment removal results in exposed soil. Removal and stabilization must take place within 7 days of discovery, unless precluded by legal, regulatory or physical constraints. The Contractor (Operator) is responsible for contacting all local, regional, state and federal authorities and receiving any applicable permits, prior to conducting any work.
4. Construction site vehicle exit locations shall be inspected daily for evidence of off-site sediment tracking onto paved surfaces. Tracked sediment must be removed from all paved surfaces within 24 hours of discovery.
5. The Contractor (Operator) is responsible for the operation and maintenance of temporary and permanent water quality BMP's. As well as erosion and sediment control BMP's for the duration of the construction work at the site.
6. If sediment escapes the construction site, all off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
7. All Infiltration areas must be inspected to ensure that no sediment from ongoing construction activities is reaching the Infiltration areas and these areas are protected from compaction due to construction equipment driving across the Infiltration area.
8. The Contractor is solely responsible for all costs associated with reconstructing the BMP when the functionality is compromised by the Contractor's actions or inaction to protect the BMP.

POLLUTION PREVENTION MANAGEMENT MEASURES

The Contractor (Operator) shall be responsible for all pollution prevention management measures. The Contractor (Operator) is responsible for informing all visitors and/or personnel on-site of the pollution prevention management measures.

All pollution prevention management measures are to be considered incidental to the overall project bid, unless otherwise noted. Pollution prevention management measures include but are not limited to the following:

1. The Contractor (Operator) is responsible for the proper disposal, in compliance with MPCA disposal requirements, of all solid or liquid waste and hazardous materials on-site.
2. Concrete trucks shall not be allowed to wash out or discharge surplus concrete or drum wash water on-site, unless done in an engineered leak-proof containment system. The engineered system provided by the Contractor (Operator) must include site drawings for the project file and written assurance that the system will work as designed and leave no discharge of concrete or concrete residue potential to waters of the state during a minimum of a 100-year storm event. A sign must be installed adjacent to each washout system to inform concrete equipment Operators to utilize the proper facilities. The concrete washout containment system and all related items shall be considered incidental to the project bid.
3. All nonhazardous waste materials shall be collected and stored in a securely lidded metal dumpster or other approved containment method at the end of each day. Any alternative to a metal dumpster must be submitted in writing for approval by the project engineer. The dumpster shall be emptied as necessary to function as intended for debris collection. No construction garbage or waste material shall be buried on-site.
4. A licensed sanitary waste management Contractor shall collect all sanitary waste from the portable units at a rate necessary to maintain designed function.
5. All fertilizers shall be stored in a covered shelter. Partially used bags shall be transferred to a sealable bin to reduce the chance of spillage.
6. External washing of trucks and other construction vehicles and engine degreasing are prohibited at the construction site. All vehicles on-site shall be monitored for leaks and receive regular prevention maintenance to reduce the chance of leakage. Petroleum products shall be stored in tightly sealed containers. Which are clearly labeled. Spill kits shall be included with all fueling sources and maintenance activities. Secondary containment measures shall be installed and maintained by the Operator.
7. Any asphalt substances used on-site shall be applied in accordance with manufacturer's recommendations.
8. All paint containers and curing compounds shall be tightly sealed and stored when not required for use. Excess paint and/or curing compounds shall not be discharged into the storm sewer system and shall be properly disposed of according to manufacturer's instruction.
9. Materials and equipment necessary for spill clean-up shall be kept in an enclosed trailer or shed on-site. Equipment shall include. But not limited to, brooms, mops, dust pans, rags, gloves, goggles, absorbent (kitty litter) oil absorbent booms and diapers and buckets.
10. All spills shall be contained and cleaned up immediately upon discovery. Spills large enough to reach the storm water conveyance system shall be reported to the Minnesota duty officer at 1-800-422-0798.

QUANTITIES

PRACTICE	DETAIL/SPEC.	UNIT	QUANTITY *
SILT FENCE	1E/241	LF	3,000
ROCK CONSTRUCTION ENTRANCE	2F/241	EACH	1
INLET PROTECTION	2E & 7H241	EACH	21
FILTER LOG	6C/241	LF	1,570
EROSION CONTROL BLANKET	4C/241	SF	53,350
RIPRAP SPILLWAY	2C/241	EACH	5

*Quantities are minimums and are not intended to be used for purposes of bidding. The contractor shall provide ESC BMPs as shown on the drawings and shall repair, replace, and supplement BMPs throughout construction as required to comply with the SWPPP and the construction stormwater permit.

POST CONSTRUCTION OPERATION AND MAINTENANCE

Maintenance of the storm water management facilities will be the responsibility of an Owner and will be subject to an agreement with the city of Anoka.

Owner must make the SWPPP, including all inspection reports, maintenance records, training records and other information required by this permit, available to federal, state, and local officials within three (3) days upon request for the duration of the permit and for three (3) years following the NOT.

AMENDMENTS TO THE SWPPP

The SWPPP will be amended as needed and/or as required by provisions of the permit. Amendments will be approved by both the Owner and Contractor (Operator) and will be attached to the SWPPP as an additional sheet. The SWPPP and amendments will be kept on site by the Contractor (Operator) whenever construction activity is in progress.

The SWPPP must be amended within 7 days to include additional or modified BMPs as necessary to correct problems identified or address situations whenever there is a change in design, construction, operation, maintenance, weather or seasonal conditions having a significant effect on the discharge of pollutants to surface waters or groundwater or whenever inspections or investigations by the site owner operator, USEPA or MPCA officials indicate the SWPPP is not effective in eliminating or significantly minimizing the discharge of pollutants to surface waters or groundwater or the discharges are causing water quality standard exceedances.

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Issued For

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DD PROGRESS SET	01/24/2025
DD PRICING SET	02/07/2025
REVISED DD PRICING SET	03/14/2025
DD POST-QA SET	04/17/2025
DD REALIGNMENT SET	11/13/2025
50% CD PRICING SET	02/02/2026

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Keyplan

BWBR Comm. No. P.2300086.00

Drawn EJJ

Sheet Title
SWPPP

Sheet No.
225.1CG

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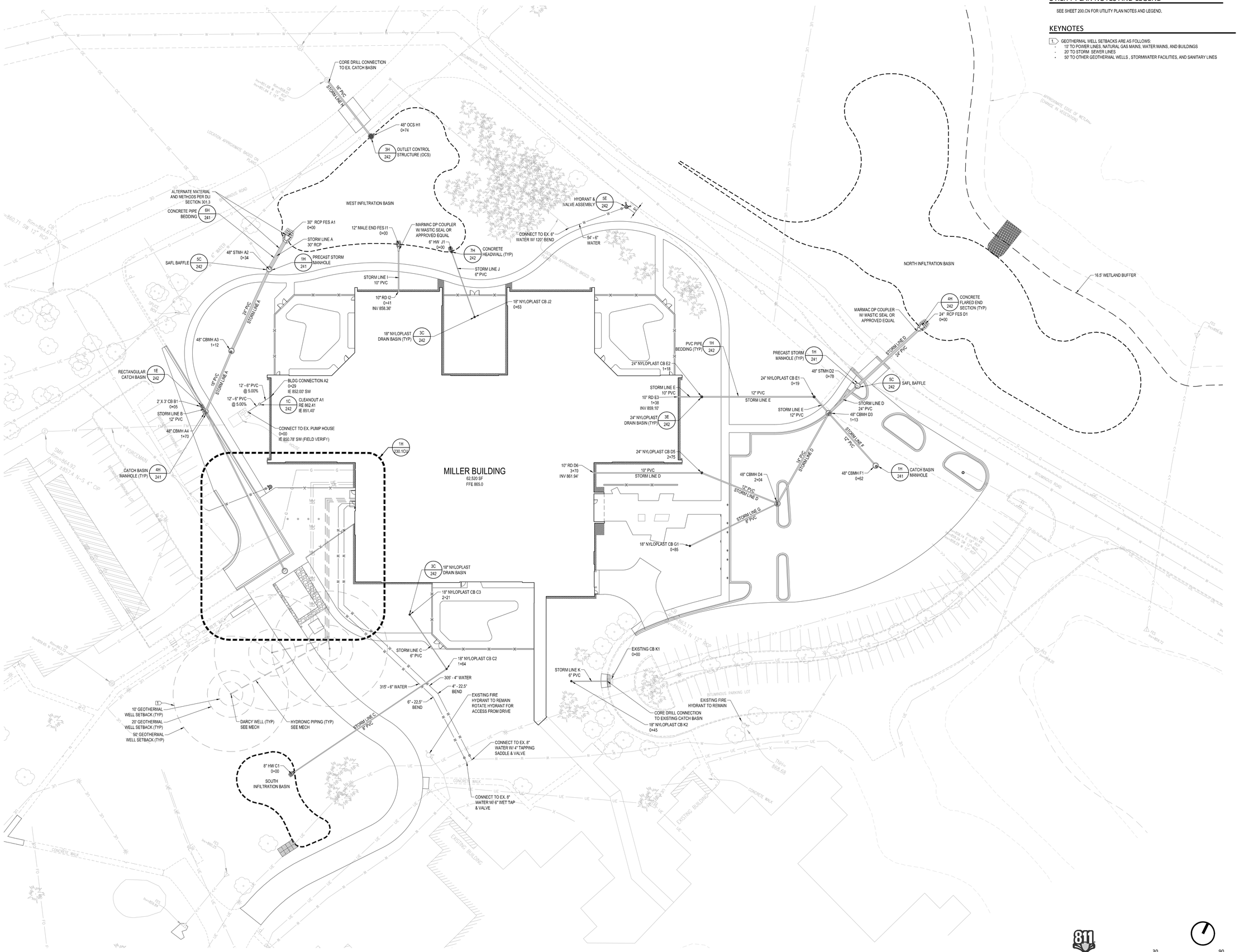
UTILITY PLAN NOTES AND LEGEND

SEE SHEET 200.CN FOR UTILITY PLAN NOTES AND LEGEND.

KEYNOTES

1. GEOTHERMAL WELL SETBACKS ARE AS FOLLOWS:
   - 10' TO POWER LINES, NATURAL GAS MAINS, WATER MAINS, AND BUILDINGS
   - 20' TO STORM SEWER LINES
   - 50' TO OTHER GEOTHERMAL WELLS , STORMWATER FACILITIES, AND SANITARY LINES



1H UTILITY PLAN
1" = 30'

Know what's below. Call before you dig.

30 90 SCALE IN FEET

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DEPARTMENT OF HUMAN SERVICES

MILLER BUILDING AT AMRTC

RECS PROJECT NO: 55AK0054

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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.

Name MARCELLE J. WESLOCK

Date 02/02/2026 Lic./Reg. No. 42323

Issued For

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Keyplan

BWBR Comm. No. P.2300086.00

Drawn EJJ

Sheet Title
UTILITY PLAN

Sheet No.
230.0CU

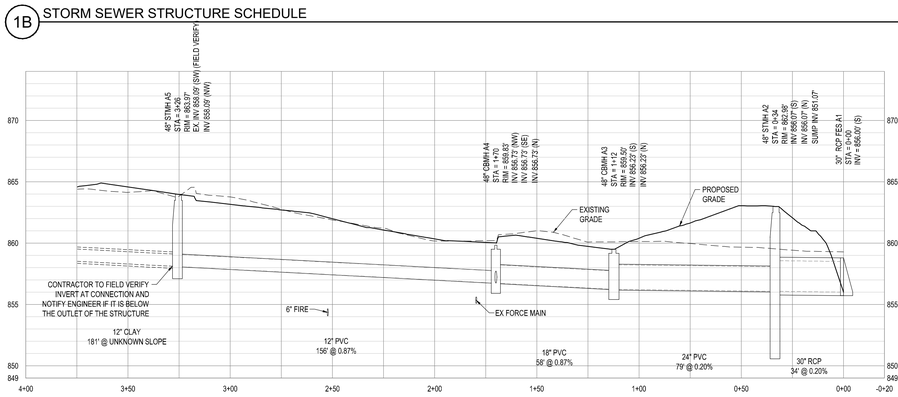
STRUCTURE SCHEDULE

NODE	DESCRIPTION	NORTHING	EASTING	RIM ELEV	INV IN	INV OUT	DETAIL	CASTING
A1	30" RCP FES	166182.62	469921.52		856.00' (S)		4H / 242	
A2	48" STMH	166149.11	469921.86	862.98'	856.07' (S)	856.07' (N)	1H / 241	R-1642
A3	48" CBMH	166070.63	469929.06	859.50'	856.23' (S)	856.23' (N)	1H / 241	R-1792-FG
A4	48" CBMH	166013.32	469936.05	859.83'	856.73' (NW) 856.73' (SE)	856.73' (N)	4H / 241	R-3067-VB
A5	48" STMH	165927.22	470065.85	863.97'	858.09' (SW)	858.09' (NW)	1H / 241	R-1642
B1	2' X 3' CB	166015.58	469931.45	859.89'		856.80' (SE)	1E / 242	R-3067-VB
C1	8" HW	165776.47	470159.76		859.10' (NE)		7H / 242	
C2	18" NYLOPLAST CB	165923.74	470231.38	863.25'	860.87' (NW)	860.74' (SW)	3C / 242	ADS 1899CGS
C3	18" NYLOPLAST CB	165948.86	470179.73	863.30'		861.44' (SE)	3C / 242	ADS 1899CGS
D1	24" RCP FES	166392.85	470442.20		857.35' (S)		4H / 242	
D2	48" STMH	166318.33	470419.09	863.33'	857.58' (S)	857.58' (N)	1H / 241	R-1642
D3	48" CBMH	166285.03	470409.12	861.55'	858.49' (E) 858.39' (S) 857.69' (W)	857.69' (N)	4H / 241	R-3067-VB

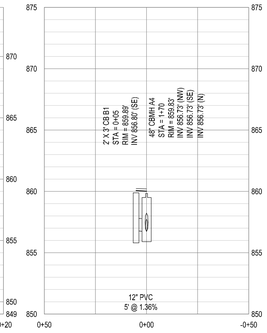
STRUCTURE SCHEDULE

NODE	DESCRIPTION	NORTHING	EASTING	RIM ELEV	INV IN	INV OUT	DETAIL	CASTING
D4	48" CBMH	166194.07	470409.85	862.43'	859.66' (SW) 859.40' (W)	859.26' (N)	4H / 241	R-3067-VB
D5	24" NYLOPLAST CB	166184.15	470339.02	863.00'	860.25' (SW)	860.12' (E)	3E / 242	ADS 2499CGS
E1	24" NYLOPLAST CB	166290.99	470390.97	862.00'	857.91' (SW)	857.91' (E)	3E / 242	ADS 2499CGS
E2	24" NYLOPLAST CB	166241.79	470305.74	862.73'	858.89' (SW)	858.89' (NE)	3E / 242	ADS 2499CGS
F1	48" CBMH	166265.78	470467.77	861.35'		858.92' (W)	1H / 241	R-1792-FG
G1	18" NYLOPLAST CB	166123.59	470362.01	863.00'		860.34' (NE)	3C / 242	ADS 1899CGS
H1	48" OCS	166294.42	469940.94	857.50'		852.02' (W)	3H / 242	PS48-58H
I1	12" MALE END FES	166224.78	470009.08		857.55' (SE)		4H / 242	
J1	6" HW	166243.53	470051.04		857.00' (SE)		7H / 242	
J2	18" NYLOPLAST CB	166202.88	470098.57	863.00'		857.95' (NW)	3C / 242	ADS 1899CGS
K2	18" NYLOPLAST CB	165969.11	470331.36	863.25'		861.24' (NE)	3C / 242	ADS 1899CGS

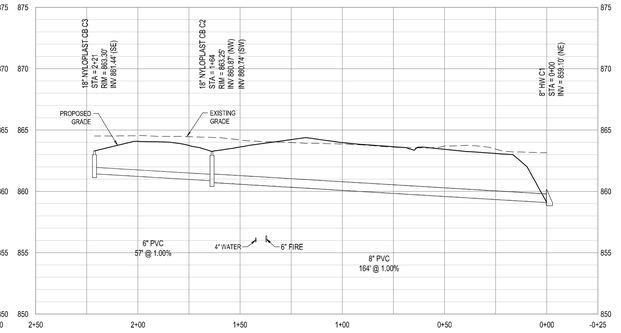
1B STORM SEWER STRUCTURE SCHEDULE



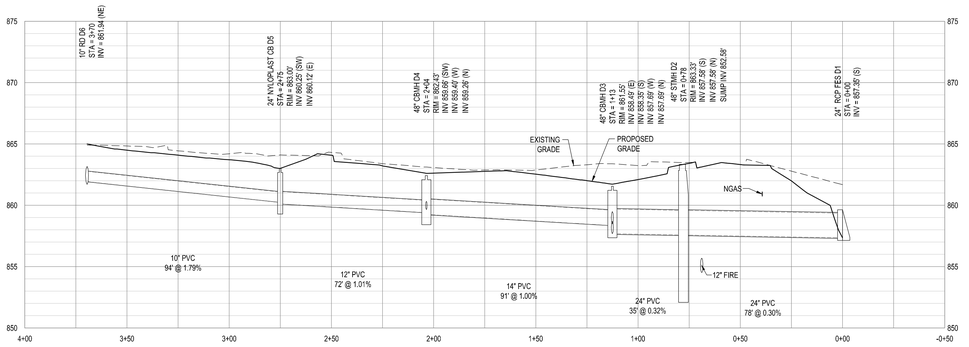
STORM LINE A



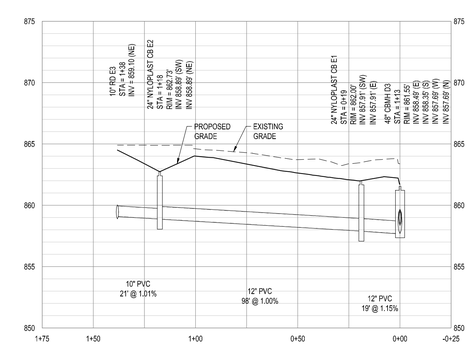
STORM LINE B



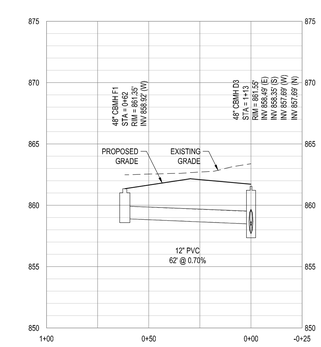
STORM LINE C



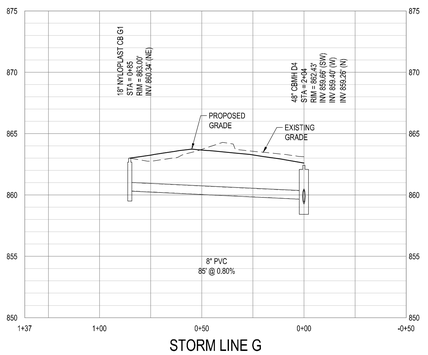
STORM LINE D



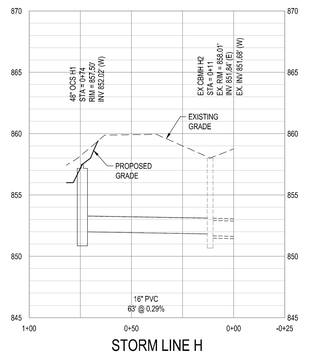
STORM LINE E



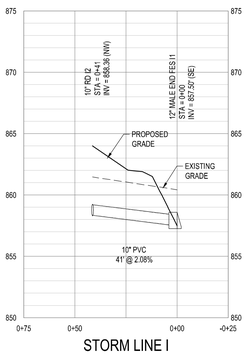
STORM LINE F



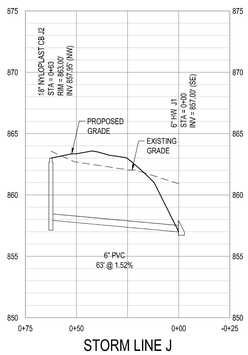
STORM LINE G



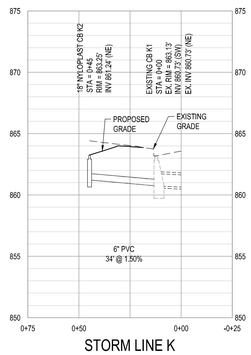
STORM LINE H



STORM LINE I



STORM LINE J



STORM LINE K

1H STORM SEWER PROFILES

1" = 30' H
1" = 5' V

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Name MARCELLE J. WESLOCK

Date 02/02/2026 Lic./Reg. No. 42323

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Keyplan

BWBR Comm. No. P.2300086.00

Drawn EJJ

Sheet Title
STORM SEWER PROFILES

Sheet No.
235. CU

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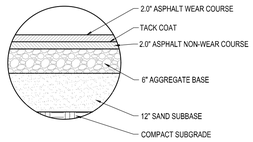
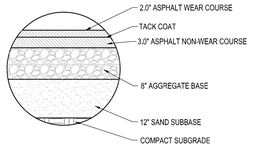
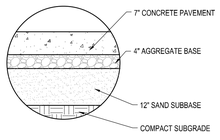


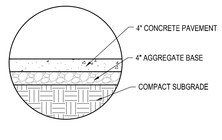
1A LIGHT DUTY ASPHALT PAVEMENT SECTION
NO SCALE



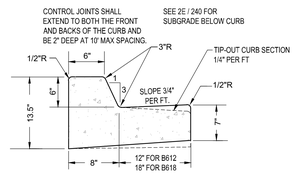
2A HEAVY DUTY ASPHALT PAVEMENT SECTION
NO SCALE



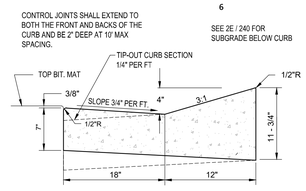
3A CONCRETE PAVEMENT SECTION
NO SCALE



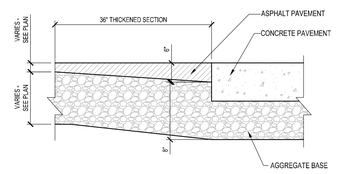
4A CONCRETE WALKWAY SECTION
NO SCALE



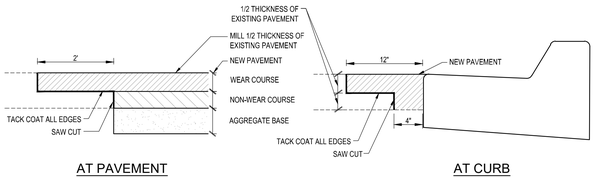
5A B6 TYPE CONCRETE CURB & GUTTER
NO SCALE



6A D418 CONCRETE CURB & GUTTER
NO SCALE

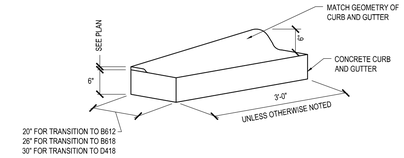


7A THICKENED EDGE ASPHALT
NO SCALE



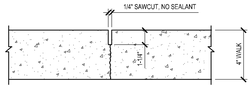
NOTE:
SAW CUT ALL EDGES. REMOVE BITUMINOUS AND ENOUGH AGGREGATE BASE MATERIAL TO ACCOMMODATE NEW PAVEMENT.

1B BITUMINOUS INTERLOCK AT MATCH LINE
NO SCALE

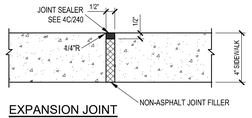


2B CURB TAPER
NO SCALE

4B RIBBON CURB
NO SCALE

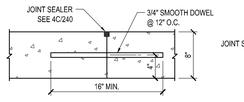


SAWCUT CONTROL JOINT
SPACING: SEE PLAN

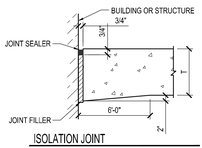


EXPANSION JOINT
MAXIMUM SPACING 100'. ALSO USE WHEN ABUTTING BUILDINGS.

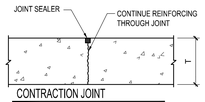
1C SIDEWALK JOINT
NO SCALE



DOWELED CONSTRUCTION JOINT
USE WHERE CONCRETE PLACEMENT OPERATIONS STOP FOR MORE THAN 30 MINUTES, END FOR THE DAY, OR WHERE CAST AGAINST PREVIOUSLY PLACED OR EXISTING CONCRETE.



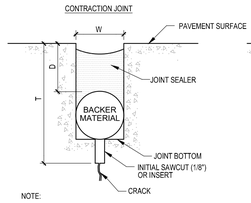
ISOLATION JOINT
USE AGAINST BUILDINGS OR OTHER STRUCTURES



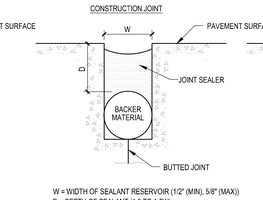
CONTRACTION JOINT
12' MAX. SPACING

NOTES:
1. SEE SITE NOTE 11 (CN101) FOR REINFORCEMENT OF ODD SHAPED PAVING PANELS.
2. REFER TO DETAIL 4C/240 FOR JOINT SEALANT.

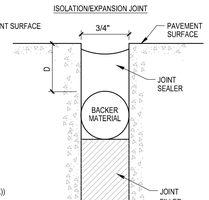
2C CONCRETE PAVEMENT JOINT
NO SCALE



NOTE:
1. TOP OF SEALANT WILL BE 1/8" TO 1/4" BELOW TOP OF PAVEMENT SURFACE FOR EXTERIOR PAVEMENTS

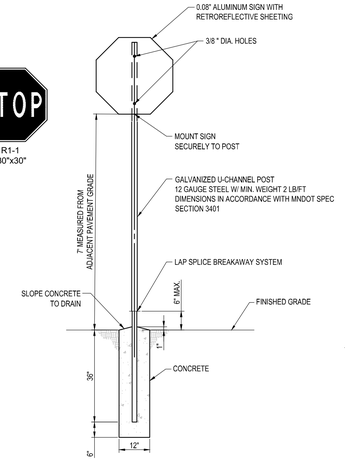


W = WIDTH OF SEALANT RESERVOIR (1/2" (MIN), 5/8" (MAX))
D = DEPTH OF SEALANT (1.0 TO 1.5W)
T = 1/4 SLAB THICKNESS

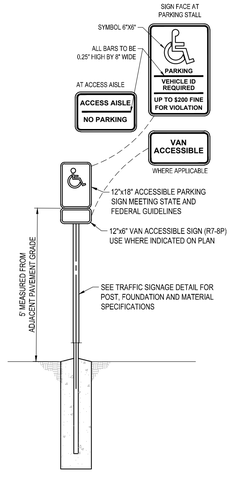


4C JOINT SEALANT
NO SCALE

R1-1
30"x30"

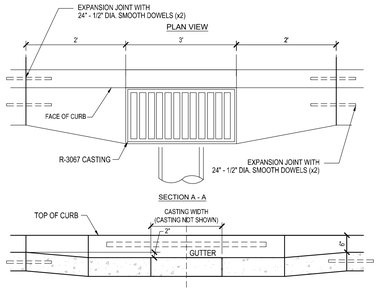


TRAFFIC SIGN

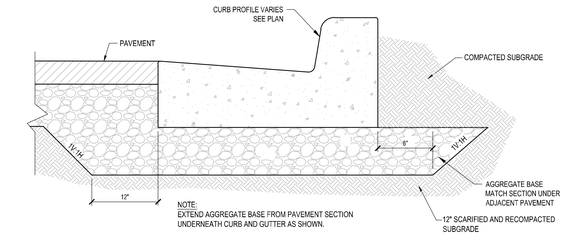


ACCESSIBLE PARKING SIGN
MATCH HEIGHT FOR OTHER PARKING SIGNAGE

6C TRAFFIC AND PARKING SIGNAGE
NO SCALE

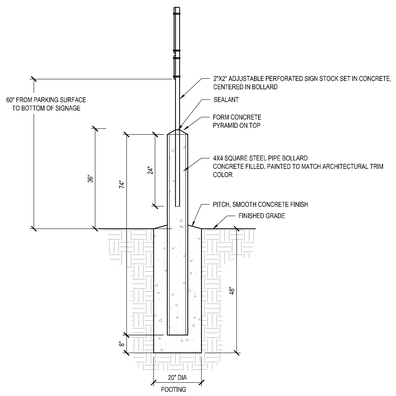


1E CURB MODIFICATION AT CATCH BASIN
NO SCALE



NOTE:
EXTEND AGGREGATE BASE FROM PAVEMENT SECTION UNDERNEATH CURB AND GUTTER AS SHOWN.

2E CURB AND GUTTER SUBGRADE
NO SCALE



1H SIGN POST MOUNTED IN BOLLARD
NO SCALE

DEPARTMENT OF HUMAN SERVICES

MILLER BUILDING AT AMRTC

RECS PROJECT NO: 55AK0054

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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.

Name MARCELLE J. WESLOCK

Date 02/02/2026 Lic./Reg. No. 42323

Issued For

Item	Date
DD PROGRESS SET	01/24/2025
DD PRICING SET	02/07/2025
REVISED DD PRICING SET	03/14/2025
DD POST-QA SET	04/17/2025
DD REALIGNMENT SET	11/13/2025
50% CD PRICING SET	02/02/2026

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Keyplan

BWBR Comm. No. P.2300086.00

Drawn EJJ

Sheet Title
DETAILS

Sheet No.
240

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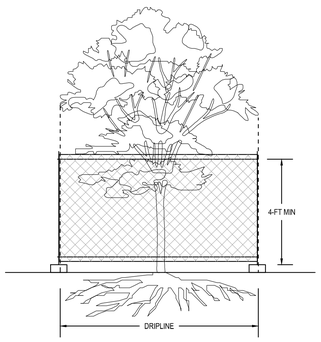
1C TREE PROTECTION FENCE

NO SCALE

NOTES:

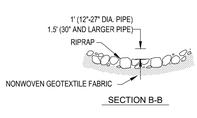
1. 6-FT. HIGH TEMPORARY ORANGE CONSTRUCTION FENCE OR SILT FENCE SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE THE TREE(S) OR RUN CONTINUOUSLY ON THE CONSTRUCTION SIDE OF THE TREE(S) BEYOND THE CONSTRUCTION LIMITS. INSTALL FENCE POSTS USING PIER BLOCKS ONLY. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
2. FOR ROOTS OVER 1-IN DIA. THAT ARE DAMAGED DURING CONSTRUCTION, MAKE A CLEAN, STRAIGHT CUT TO REMOVE THE DAMAGED PORTION. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND SHALL BE COVERED WITH SOIL AS SOON AS POSSIBLE.
3. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING.



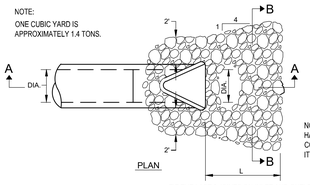
2C RIPRAP SPILLWAY

NO SCALE

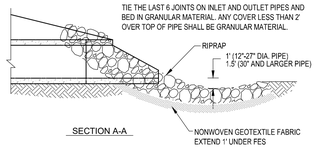
MINIMUM RIPRAP REQUIRED			
DIA. OF PIPE (IN.)	L (FT.)	QUANTITY (C.Y.)	CLASS
12	8	5	II
15	8	5	II
18	10	6	III
24	12	8	III
30	14	12	III
36	16	14	III
42	18	22	IV
48	20	26	IV
>48	22-28	30-40	IV



NOTE:
ONE CUBIC YARD IS APPROXIMATELY 1.4 TONS.



NOTE: RIPRAP SHALL BE HAND PLACED AND MUST CONFORM WITH DETAIL OR IT WILL BE REJECTED.

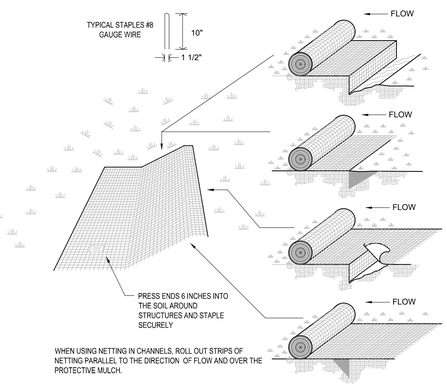


4C EROSION CONTROL BLANKET

NO SCALE

NOTES:

1. APPLY LIME, FERTILIZER AND SEED BEFORE LAYING THE NET OR MAT.
2. START LAYING THE NET FROM THE TOP OF THE CHANNEL OR SLOPE AND UNROLL IT DOWN THE GRADE. ALLOW NETTING TO LAY LOOSELY ON THE SOIL BUT WITHOUT WRINKLES - DO NOT STRETCH. MAT OR BLANKET - TYPE PRODUCT SHOULD PROVIDE AT LEAST 30% COVERAGE OF THE SURFACE WHERE IT IS APPLIED.
3. TO SECURE THE NET, BURY THE UPSLOPE END IN A SLOT OR TRENCH NO LESS THAN 6 INCHES DEEP, COVER WITH SOIL, AND TAMP FIRMLY AS SHOWN. STAPLE THE NET EVERY 12 INCHES ACROSS THE TOP END AND EVERY 3 FOOT AROUND THE EDGES AND BOTTOM. WHERE 2 STRIPS OF NET ARE LAID SIDE BY SIDE, THE ADJACENT EDGES SHOULD BE OVERLAPPED 3 INCHES AND STAPLED TOGETHER. EACH STRIP OF NETTING SHOULD ALSO BE STAPLED DOWN THE CENTER, EVERY 3 FOOT. DO NOT STRETCH THE NET WHEN APPLYING STAPLES.
4. TO JOIN TWO STRIPS, CUT A TRENCH AND ANCHOR THE END OF THE NEW NET. OVERLAP THE END OF THE PREVIOUS ROLL 18 INCHES, AS SHOWN, AND STAPLE EVERY 12 INCHES JUST BELOW THE ANCHOR SLOT.
5. INSPECT ALL MULCHES PERIODICALLY, AFTER RAINSTORMS TO CHECK FOR RILL EROSION, DISLOCATION, OR FAILURE. WHEN EROSION IS OBSERVED, APPLY ADDITIONAL MULCH. IF WASHOUT OCCURS, REPAIR THE SLOPE GRADE, RESEED, AND REINSTALL MULCH. CONTINUE INSPECTIONS UNTIL VEGETATION IS FIRMLY ESTABLISHED.

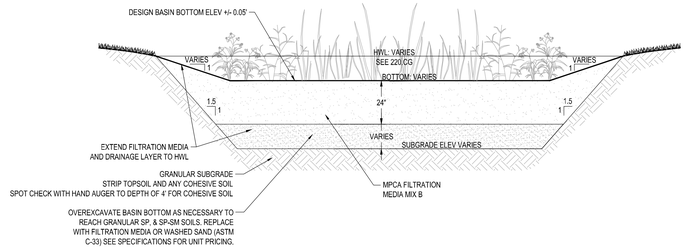


A. BURY THE TOP END OF THE MATTING STRIPS IN A TRENCH 6 INCHES OR MORE IN DEPTH.

B. TAMP THE TRENCH FULL OF SOIL. SECURE WITH ROW OF STAPLES, 10 INCH SPACING, 4 INCHES DOWN FROM THE TRENCH.

C. OVERLAP - BURY UPPER END OF LOWER STRIP AS IN "A" AND "B". OVERLAP END OF TOP STRIP 18 INCHES AND STAPLE.

D. EROSION STOP - FOLD OF MATTING BURIED IN SLIT TRENCH AND TAMPED DOUBLE ROW OF STAPLES.

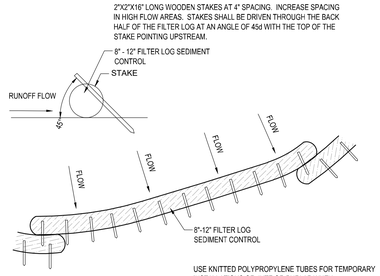


6A INFILTRATION BASIN

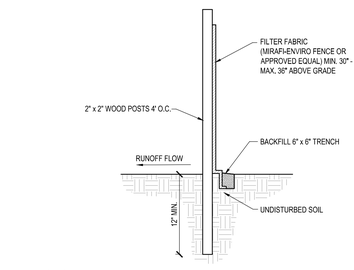
NO SCALE

6C FILTER LOG SEDIMENT CONTROL

NO SCALE



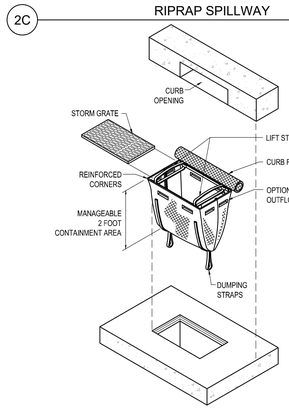
USE KNITTED POLYPROPYLENE TUBES FOR TEMPORARY INSTALLATIONS OR JUTE OR BURLAP WHEN DEGRADATION IN PLACE IS DESIRED.

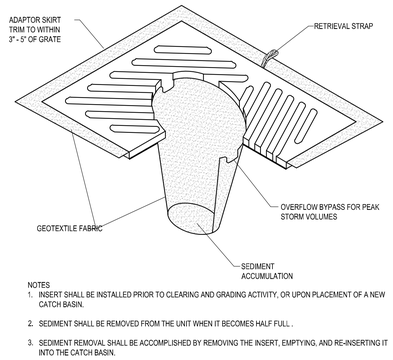


NOTES
1. DIG A 6"X6" TRENCH ALONG THE INTENDED FENCE LINE.
2. DRIVE ALL POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. LAY OUT SILT FENCE ON THE UPHILL SIDE ALONG THE FENCE LINE, AND BACK FILL.
4. SPACE WOOD POSTS UP TO 4' APART TO SUPPORT THE FABRIC.
5. REMOVE SILT FENCE AFTER TURF IS ESTABLISHED.

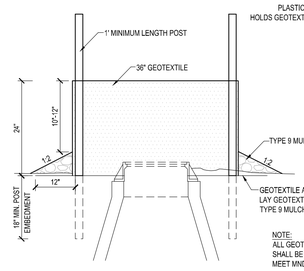
1E SILT FENCE

NO SCALE

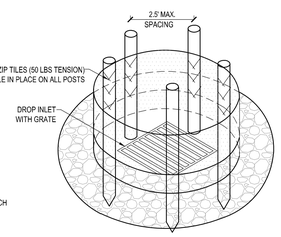




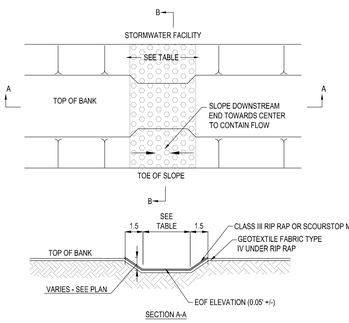
NOTES
1. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL .
3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.



NOTE:
ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS. MEET MNDOT 3886 FOR MACHINE SLICED

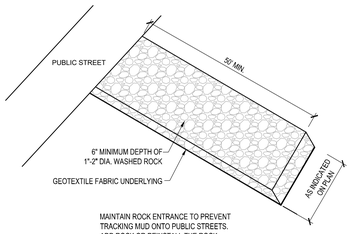


BASIN	BOTTOM WIDTH	MATERIAL
NORTH INFILTRATION BASIN	16'	RIPRAP
SOUTH INFILTRATION BASIN	6'	SCOURSTOP



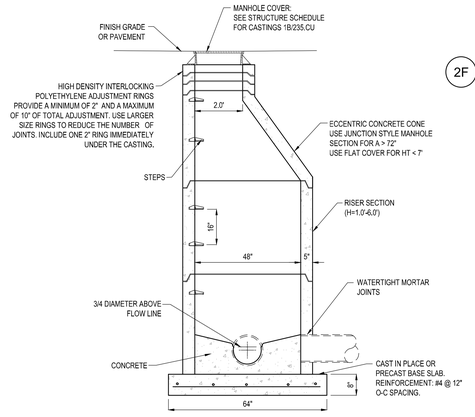
2E INLET PROTECTION

NO SCALE



2F ROCK CONSTRUCTION ENTRANCE

NO SCALE



GENERAL NOTES:

MANHOLES SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C478.

MAXIMUM FILL OVER COVER = 8'-0"

PRECAST SECTIONS TO BE SEALED WITH A RUBBER GASKET JOINT PER ASTM C443-79.

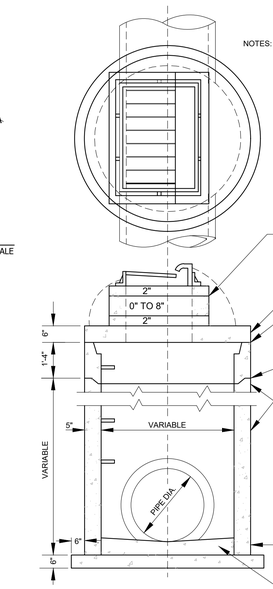
ALL CONCRETE SECTIONS DESIGNED FOR AASHTO HS20 LOADING.

STEPS TO BE PLACED AT A MAXIMUM 16" SPACING CONFORMING TO ASTM C-478 AND OSHA REQUIREMENTS. DEPTH TO FIRST STEP SHALL NOT EXCEED 24".

CAST IN PLACE OR PRECAST REINFORCEMENT TO BE A SINGLE LINE OF STEEL FABRIC HAVING A SECTIONAL AREA OF 0.17 SQ IN PER FT OF MH HEIGHT.

1H PRECAST STORM MANHOLE (STMH)

NO SCALE



4H CATCH BASIN MANHOLE (CBMH)

NO SCALE

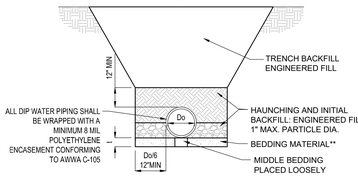
GENERAL NOTES:
ALL PIPE BEDDING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY AET PROJECT NO. P-0038458 DATED MARCH 12, 2025.

BEDDING THICKNESS t=Do/24, BUT NOT LESS THAN 3" IN ROCK t=Do/12, BUT NOT LESS THAN 6"

**IF SOFT OR UNSTABLE CONDITIONS ARE PRESENT, BEDDING THICKNESS SHALL BE INCREASED BY AN ADDITIONAL 6 TO 12 INCHES OF BEDDING MATERIAL AS DIRECTED BY GEOTECHNICAL ENGINEER.

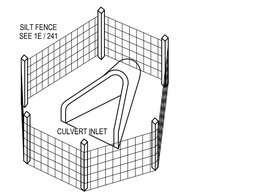
TRENCH SHALL BE BRACED, SHEETED OR SLOPED AS NECESSARY FOR THE SAFETY OF WORKMEN AND PROTECTION OF OTHER UTILITIES IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

CONSTRUCTION SEQUENCE:
1. PLACE BEDDING MATERIAL. SHAPE TO MATCH PIPE, REMOVE MATERIAL FOR BELLS
2. COMPACT OUTER BEDDING
3. INSTALL PIPE TO LINE AND GRADE
4. PLACE AND COMPACT THE HAUNCH AREA TO SPRINGLINE
5. COMPLETE BACKFILL TO SPECIFICATIONS.



6H CONCRETE PIPE BEDDING

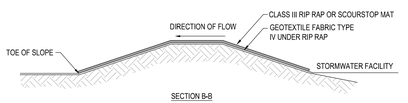
NO SCALE



NOTES:
1. THE HEIGHT OF THE SILT FENCE (IN FRONT OF THE CULVERT OPENING) SHALL BE A MINIMUM OF 16 INCHES AND SHALL NOT EXCEED 34 INCHES.
2. GEOTEXTILE FABRIC SHALL BE EXTRA STRENGTH.
3. MAXIMUM SPACING OF STAKES SHALL BE 3 FEET.
4. THE PLACEMENT OF SILT FENCE SHALL BE APPROXIMATELY 6 FEET FROM THE CULVERT IN THE DIRECTION OF INCOMING FLOW, CREATING A "HORSESHOE" SHAPE.

7H CULVERT INLET PROTECTION

NO SCALE



6F OVERFLOW SPILLWAY

NO SCALE

DEPARTMENT OF HUMAN SERVICES

MILLER BUILDING AT AMRTC

RECS PROJECT NO: 55AK0054

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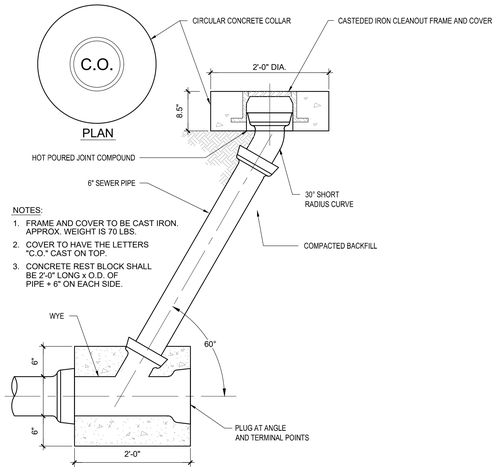
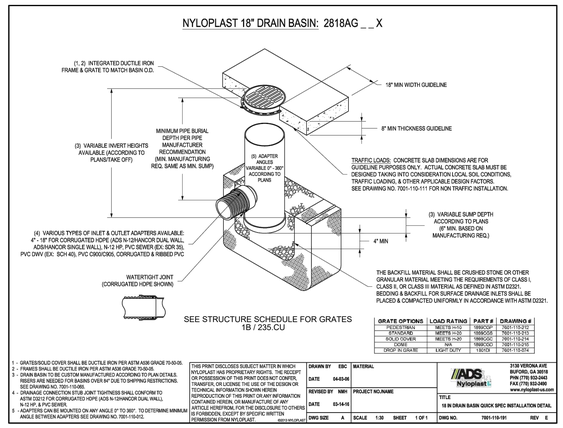


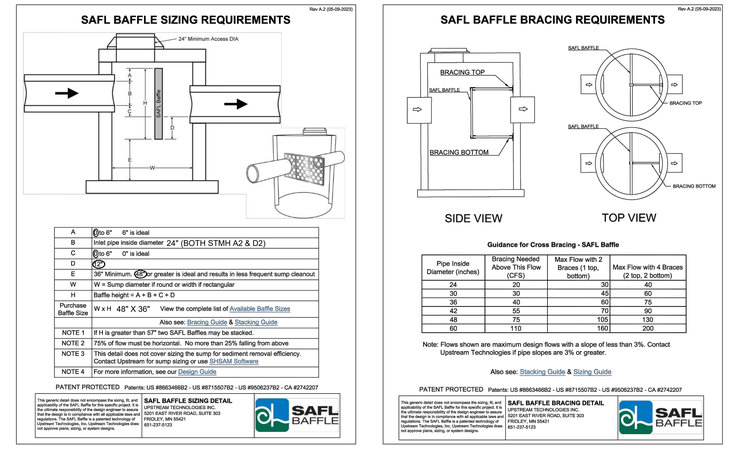
1C SANITARY SEWER CLEANOUT

NO SCALE



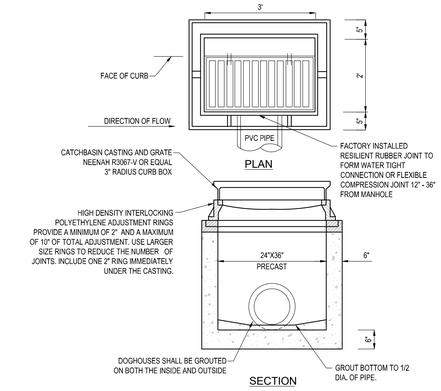
3C 18 INCH NYLOPLAST DRAIN BASIN

NO SCALE



5C SAFL BAFFLE

NO SCALE

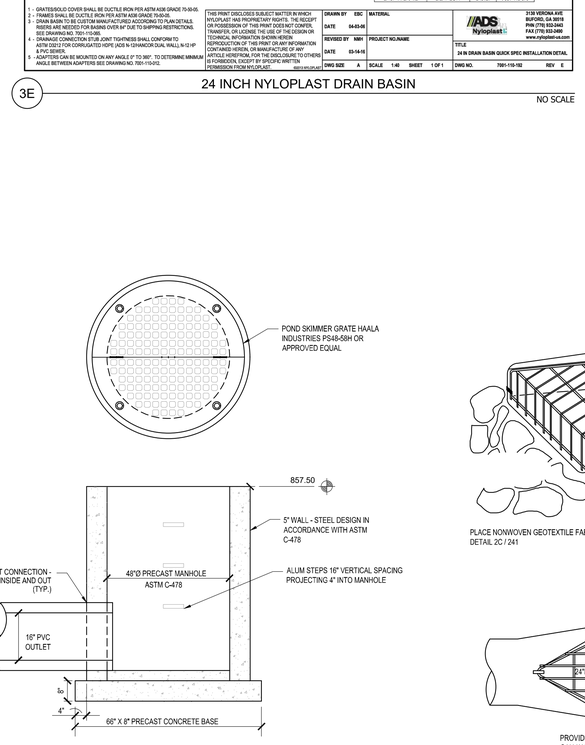


NOTE:

1. CASTING TO BE TOTALLY INCASED IN CONCRETE CURB SECTION.
2. NO BLOCK STRUCTURES ARE ALLOWED.
3. NO WOOD SHIMS ARE PERMITTED IN THE ADJUSTING RINGS.
4. MANHOLE STRUCTURAL DESIGN BY SUPPLIER
5. USE V GRATE WHERE THERE IS A DEFINED DIRECTION OF FLOW.
6. USE VB GRATE AT ALL LOW POINTS.

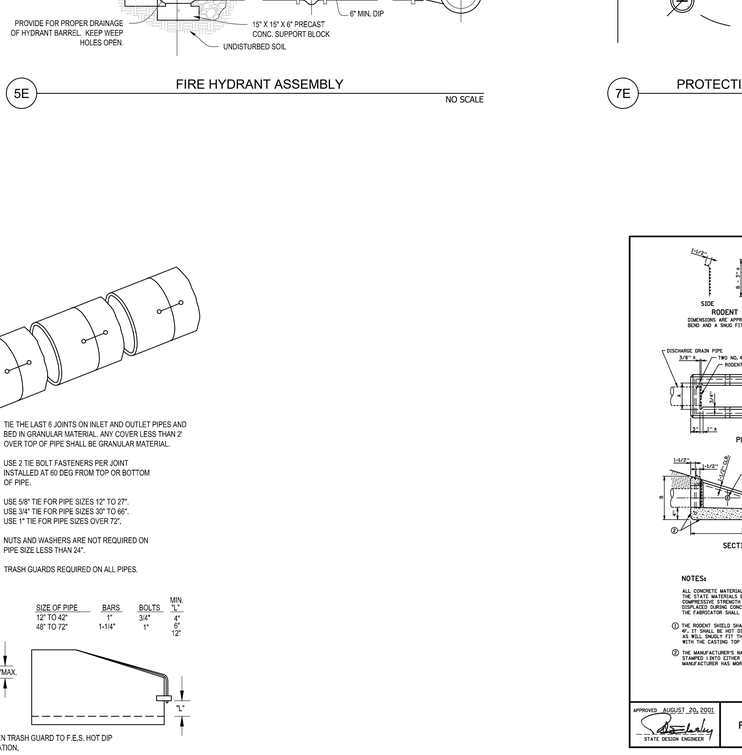
1E RECTANGULAR CATCH BASIN (RCB)

NO SCALE



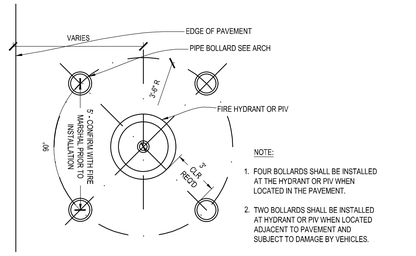
3E 24 INCH NYLOPLAST DRAIN BASIN

NO SCALE



5E FIRE HYDRANT ASSEMBLY

NO SCALE

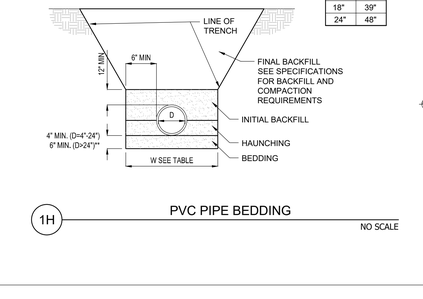


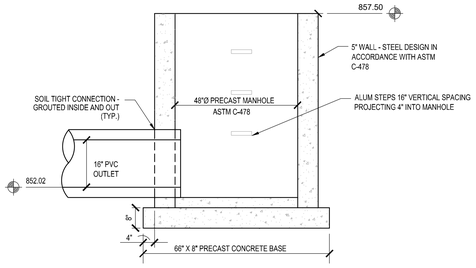
NOTE:

1. FOUR BOLLARDS SHALL BE INSTALLED AT THE HYDRANT OR PIV WHEN LOCATED IN THE PAVEMENT.
2. TWO BOLLARDS SHALL BE INSTALLED AT HYDRANT OR PIV WHEN LOCATED ADJACENT TO PAVEMENT AND SUBJECT TO DAMAGE BY VEHICLES.

7E PROTECTIVE BOLLARDS AT HYDRANT

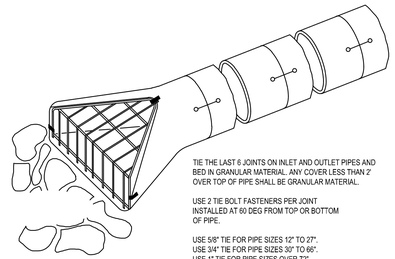
NO SCALE





3H OUTLET CONTROL STRUCTURE

NO SCALE



PLACE NONWOVEN GEOTEXTILE FABRIC PER DETAIL 2C / 241

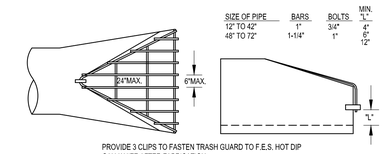
TIE THE LAST 6 JOINTS ON INLET AND OUTLET PIPES AND BED IN GRANULAR MATERIAL. ANY COVER LESS THAN 2' OVER TOP OF PIPE SHALL BE GRANULAR MATERIAL.

USE 2 TIE BOLT FASTENERS PER JOINT INSTALLED AT 60 DEG FROM TOP OR BOTTOM OF PIPE.

USE 5/8" TIE FOR PIPE SIZES 12" TO 27".
USE 3/4" TIE FOR PIPE SIZES 30" TO 66".
USE 1" TIE FOR PIPE SIZES OVER 72".

NUTS AND WASHERS ARE NOT REQUIRED ON PIPE SIZE LESS THAN 24".

TRASH GUARDS REQUIRED ON ALL PIPES.

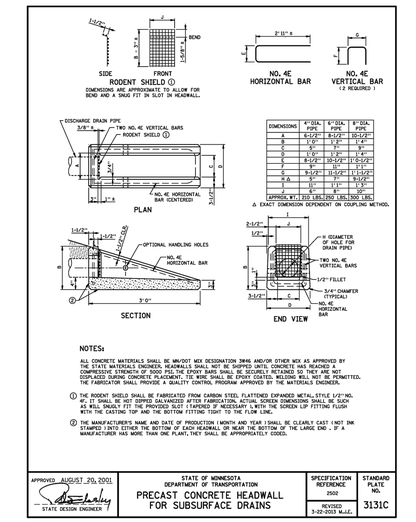


SIZE OF PIPE	BARS	BOLTS	MIN. "L"
12" TO 42"	1"	3/4"	4"
48" TO 72"	1-1/4"	1"	6"
			12"

PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO F.E.S. HOT DIP GALVANIZE AFTER FABRICATION.

4H CONCRETE FLARED END SECTION (FES)

NO SCALE



7H CONCRETE HEADWALL

NO SCALE

GENERAL NOTES:
ALL PIPE BEDDING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY AET PROJECT NO. P-0038458 DATED MARCH 12, 2025.

WHERE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321, LATEST EDITION

HAUNCHING AND INITIAL BACKFILL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

MINIMUM COVER = 12" TO FINISH GRADE SURFACE
MOUND AND COMPACT TO 48" COVER DURING CONSTRUCTION

**IF SOFT OR UNSTABLE CONDITIONS ARE PRESENT, BEDDING THICKNESS SHOULD BE INCREASED BY AN ADDITIONAL 6 TO 12 INCHES OF BEDDING MATERIAL AS DIRECTED BY GEOTECHNICAL ENGINEER.

DESIGNER NOTE: CONFIRM WITH MANUFACTURER

D	W
4"	21"
6"	23"
8"	26"
10"	28"
12"	31"
15"	34"
18"	39"
24"	48"

1H PVC PIPE BEDDING

NO SCALE

DEPARTMENT OF HUMAN SERVICES

MILLER BUILDING AT AMRTC

RECS PROJECT NO: 55AK0054

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380 St. Peter Street, Ste. 600
Saint Paul, MN 55102
651.222.3701
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Consultants

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Civil Engineering | Landscape Architecture
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MINNEAPOLIS, MN 55415
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f 612.260.7990

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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.

Name MARCELLE J. WESLOCK
Date 02/02/2026 Lic./Reg. No. 42323

Issued For

Item	Date
DD PROGRESS SET	01/24/2025
DD PRICING SET	02/07/2025
REVISED DD PRICING SET	03/14/2025
DD POST-QA SET	04/17/2025
DD REALIGNMENT SET	11/13/2025
50% CD PRICING SET	02/02/2026

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Keyplan

BWBR Comm. No. P.2300086.00
Drawn EJJ

Sheet Title
DETAILS

Sheet No.
242

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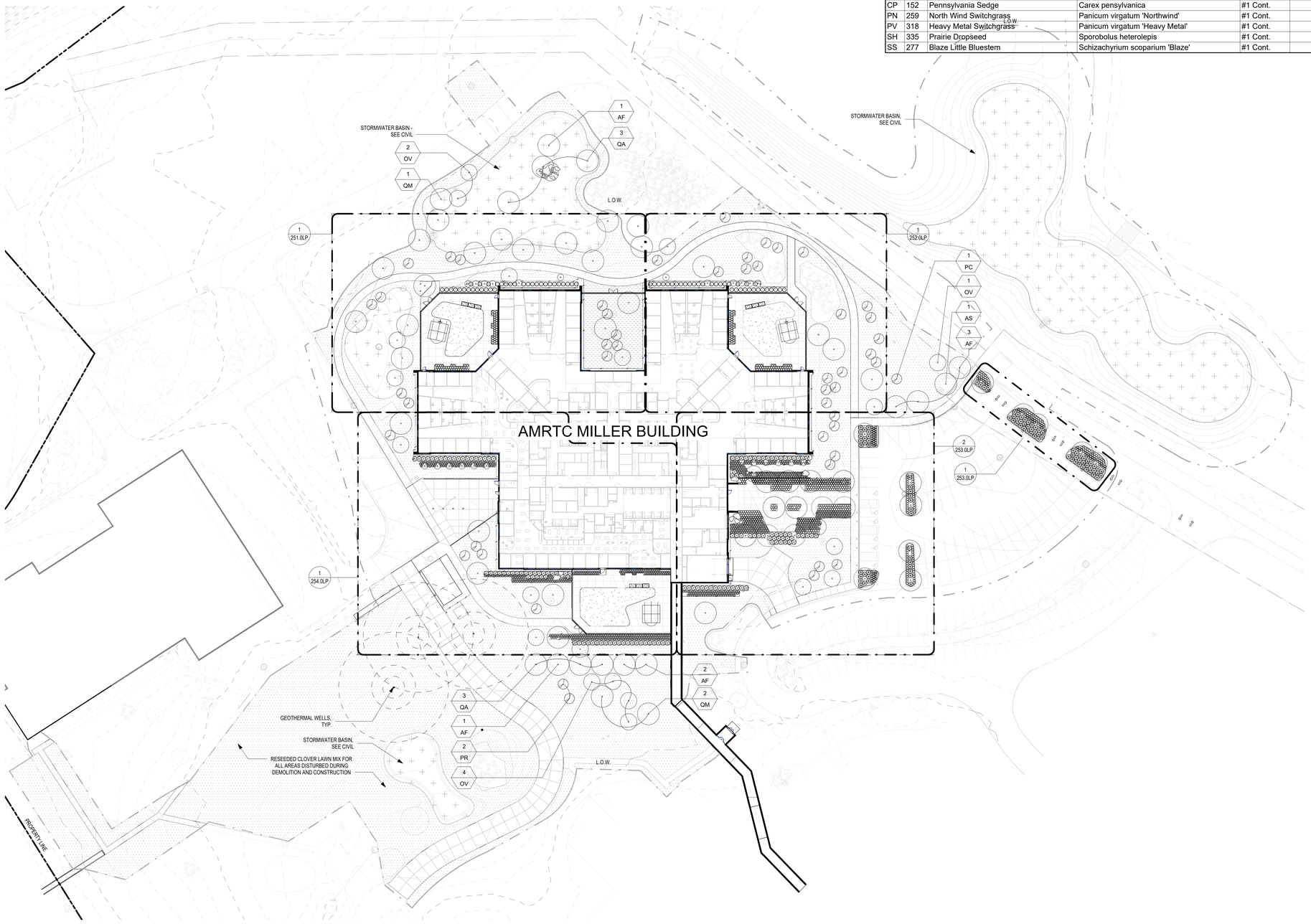
PLANTING SCHEDULE					
Key	**Qty**	**Common Name**	**Botanical Name**	**Size**	**Comments**
TREE DECIDUOUS					
AF	19	Matador Maple	Acer x freemanii 'Bailston'	2.5" CAL.	
AS	11	Sugar Maple	Acer saccharum	2.5" CAL.	
GT	8	Honey Locust	Gleditsia triacanthos	2.5" CAL.	
OV	22	Ironwood	Ostrya virginiana	#20 Cont.	
QA	11	White Oak	Quercus alba	2.5" CAL.	
QM	7	Burr Oak	Quercus macrocarpa	2.5" CAL.	
QR	24	Kindred Spirit Oak	Querus robur x bicolor 'Nadler'	2.5" CAL.	
TA	10	American Basswood	Tilia americana	2.5" CAL.	
TREE CONIFEROUS					
JV	7	Easter Red Cedar	Juniperus virginiana	#15 Cont.	
PC	13	Chalet Swiss Stone Pine	Pinus cembra 'Chalet'	#15 Cont.	
PI	10	Jack Pine	Pinus banksiana	#15 Cont.	
PR	10	Red Pine	Pinus resinosa	#15 Cont.	
PS	9	White Pine	Pinus strobus	#15 Cont.	
SHRUB DECIDUOUS					
AU	93	Massachusetts Bearberry	Arctostaphylos uva-ursi 'Massachusetts'	#1 Cont.	
CA	56	Neon Burst Dogwood	Cornus alba 'ByBoughen'	#5 Cont.	
CS	77	Arctic Fire Dogwood	Cornus sericea 'Farrow'	#5 Cont.	
SHRUB CONIFEROUS					
TM	68	Taunton Spreading Yew	Taxus x media 'Tauntonii	#5 Cont.	
GRASSES					
BC	276	Side-oats Grama	Bouteloua curtipendula	#1 Cont.	
CP	152	Pennsylvania Sedge	Carex pensylvanica	#1 Cont.	
PN	259	North Wind Switchgrass	Panicum virgatum 'Northwind'	#1 Cont.	
PV	318	Heavy Metal Switchgrass	Panicum virgatum 'Heavy Metal'	#1 Cont.	
SH	335	Prairie Dropseed	Sporobolus heterolepis	#1 Cont.	
SS	277	Blaze Little Bluestem	Schizachyrium scoparium 'Blaze'	#1 Cont.	



PLANTING NOTES

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- NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF BID AND/OR QUOTATION.
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PLANTING LEGEND

- BEE LAWN SEEDED TURF
- TURF LAWN SEED
- STORMWATER INFILTRATION SEEDING
- NO MOW FESCUE SEED MIX
- GARDEN PLANTING SOIL
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE

LINE TYPE LEGEND

- L.O.W. - LIMITS OF WORK, SEE CIVIL FOR EXTENTS
- PROPERTY LINES
- EASEMENT - SEE CIVIL

DEPARTMENT OF HUMAN SERVICES

AMRTC MILLER BUILDING REBUILD

RECS PROJECT NO: 55AK0054

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Consultants

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DD PRICING SET	02/07/2025
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50% CD PRICING SET	02/02/2026

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Keyplan

BWBR Comm. No. P.2300086.00
Drawn DC

Sheet Title
OVERALL PLANTING LAYOUT PLAN

Sheet No.
250.0LP

1/29/2026 3:55:40 PM

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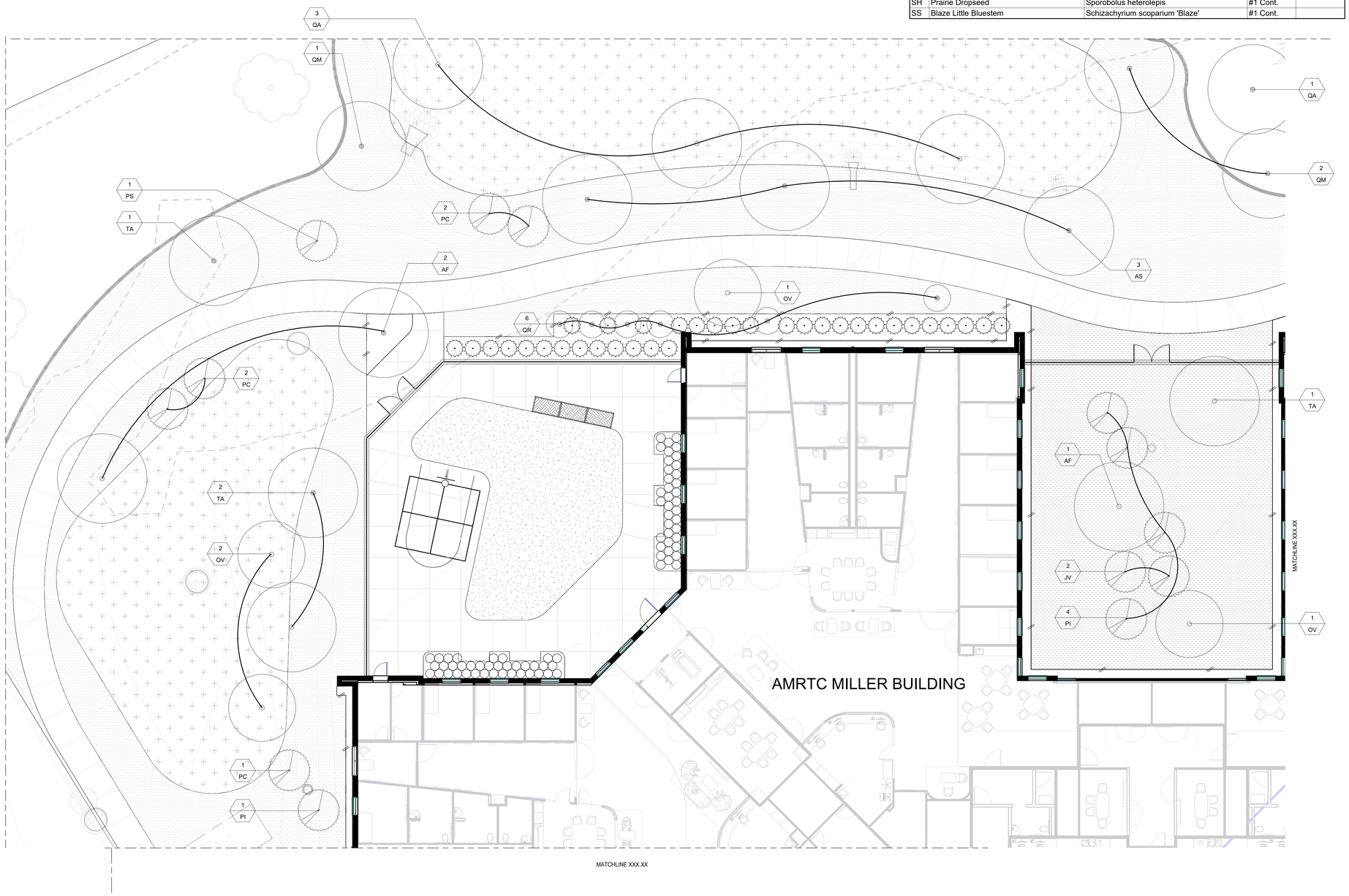
PLANTING REFERENCE				
Key	**Common Name**	**Botanical Name**	**Size**	**Comments**
TREE DECIDUOUS				
AF	Matador Maple	Acer x freemanii 'Bailston'	2.5" CAL.	
AS	Sugar Maple	Acer saccharum	2.5" CAL.	
GT	Honey Locust	Gleditsia triacanthos	2.5" CAL.	
OV	Ironwood	Ostrya virginiana	#20 Cont.	
QA	White Oak	Quercus alba	2.5" CAL.	
QM	Burr Oak	Quercus macrocarpa	2.5" CAL.	
QR	Kindred Spirit Oak	Querus robur x bicolor 'Nadler'	2.5" CAL.	
TA	American Basswood	Tilia americana	2.5" CAL.	
TREE CONIFEROUS				
JV	Easter Red Cedar	Juniperus virginiana	#15 Cont.	
PC	Chalet Swiss Stone Pine	Pinus cembra 'Chalet'	#15 Cont.	
PI	Jack Pine	Pinus banksiana	#15 Cont.	
PR	Red Pine	Pinus resinosa	#15 Cont.	
PS	White Pine	Pinus strobus	#15 Cont.	
SHRUB DECIDUOUS				
AU	Massachusetts Bearberry	Arctostaphylos uva-ursi 'Massachusetts'	#1 Cont.	
CA	Neon Burst Dogwood	Cornus alba 'ByBoughen'	#5 Cont.	
CS	Arctic Fire Dogwood	Cornus sericea 'Farrow'	#5 Cont.	
SHRUB CONIFEROUS				
TM	Taunton Spreading Yew	Taxus x media 'Tauntonii	#5 Cont.	
GRASSES				
BC	Side-oats Grama	Bouteloua curtipendula	#1 Cont.	
CP	Pennsylvania Sedge	Carex pensylvanica	#1 Cont.	
PN	North Wind Switchgrass	Panicum virgatum 'Northwind'	#1 Cont.	
PV	Heavy Metal Switchgrass	Panicum virgatum 'Heavy Metal'	#1 Cont.	
SH	Prairie Dropseed	Sporobolus heterolepis	#1 Cont.	
SS	Blaze Little Bluestem	Schizachyrium scoparium 'Blaze'	#1 Cont.	



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PLANTING LEGEND

- BEE LAWN SEEDED TURF
- TURF LAWN SEED
- STORMWATER INFILTRATION SEEDING
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LINE TYPE LEGEND

- L.O.W. - LIMITS OF WORK, SEE CIVIL FOR EXTENTS
- PROPERTY LINES
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DEPARTMENT OF HUMAN SERVICES

AMRTC MILLER BUILDING REBUILD

RECS PROJECT NO: 55AK0054

BWBR
380 St. Peter Street, Ste. 600
Saint Paul, MN 55102
651.222.3701
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Consultants

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Keyplan

BWBR Comm. No. P.2300086.00
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Sheet Title
NORTH WEST COURTYARD PLANTING ENLARGEMENT

Sheet No.
251.0LP

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PLANTING REFERENCE				
Key	**Common Name**	**Botanical Name**	**Size**	**Comments**
TREE DECIDUOUS				
AF	Matador Maple	Acer x freemanii 'Bailston'	2.5" CAL.	
AS	Sugar Maple	Acer saccharum	2.5" CAL.	
GT	Honey Locust	Gleditsia triacanthos	2.5" CAL.	
OV	Ironwood	Ostrya virginiana	#20 Cont.	
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CS	Arctic Fire Dogwood	Cornus sericea 'Farrow'	#5 Cont.	
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TM	Taunton Spreading Yew	Taxus x media 'Tauntonii	#5 Cont.	
GRASSES				
BC	Side-oats Grama	Bouteloua curtipendula	#1 Cont.	
CP	Pennsylvania Sedge	Carex pensylvanica	#1 Cont.	
PN	North Wind Switchgrass	Panicum virgatum 'Northwind'	#1 Cont.	
PV	Heavy Metal Switchgrass	Panicum virgatum 'Heavy Metal'	#1 Cont.	
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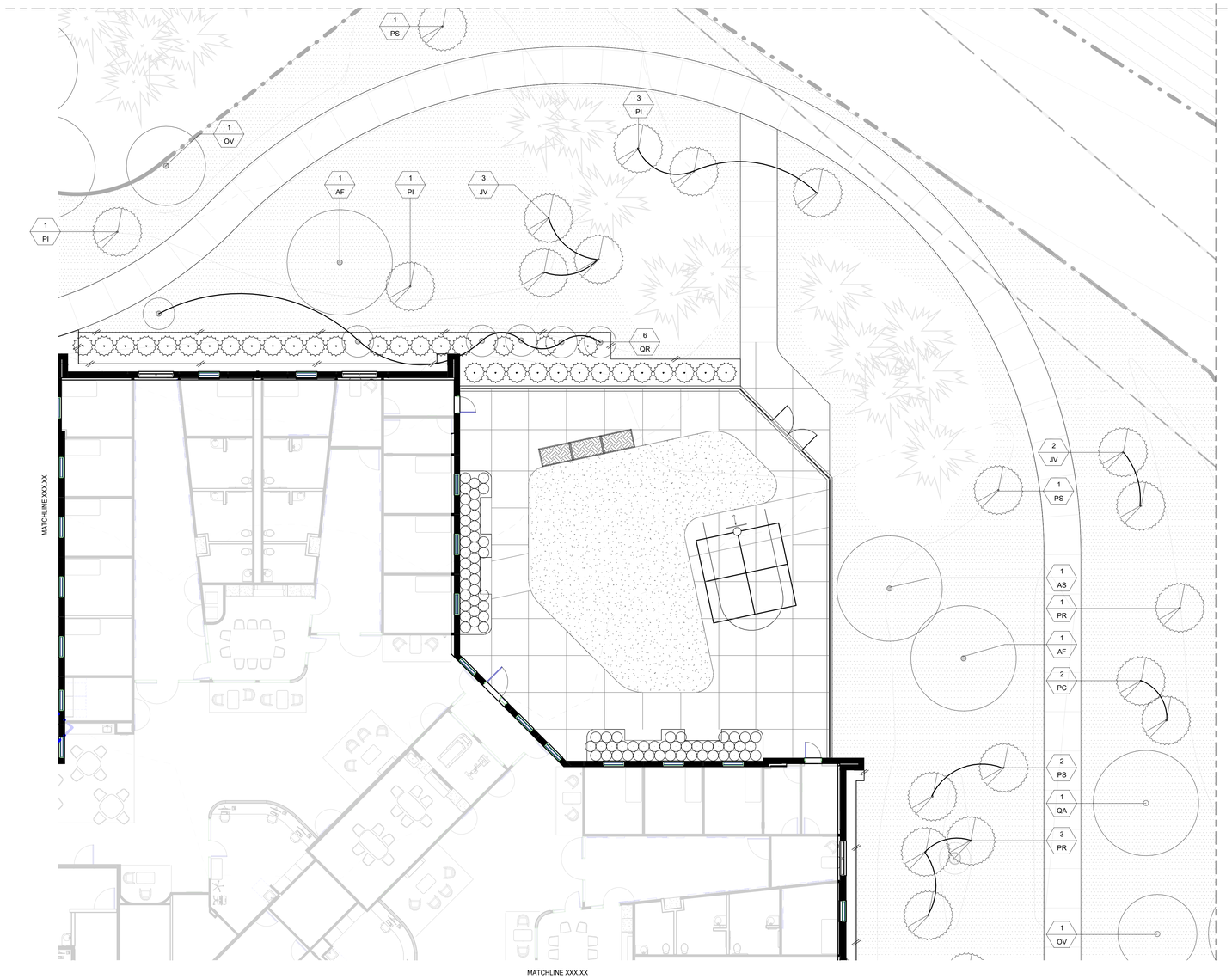
SS	Blaze Little Bluestem	Schizachyrium scoparium 'Blaze'	#1 Cont.	



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DEPARTMENT OF HUMAN SERVICES

AMRTC MILLER BUILDING REBUILD

RECS PROJECT NO: 55AK0054

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Keyplan

BWBR Comm. No. P.2300086.00
Drawn DC

Sheet Title
NORTH EAST COURTYARD PLANTING ENLARGEMENT

Sheet No.
252.0LP

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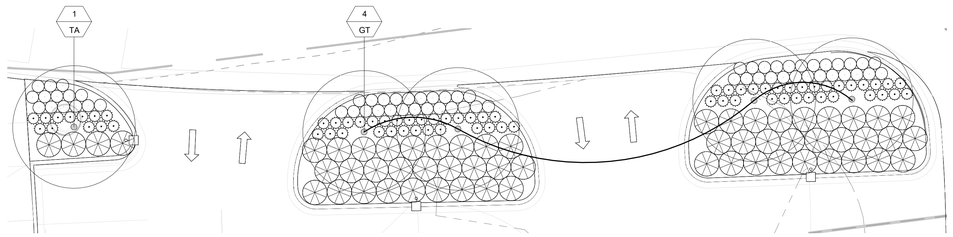
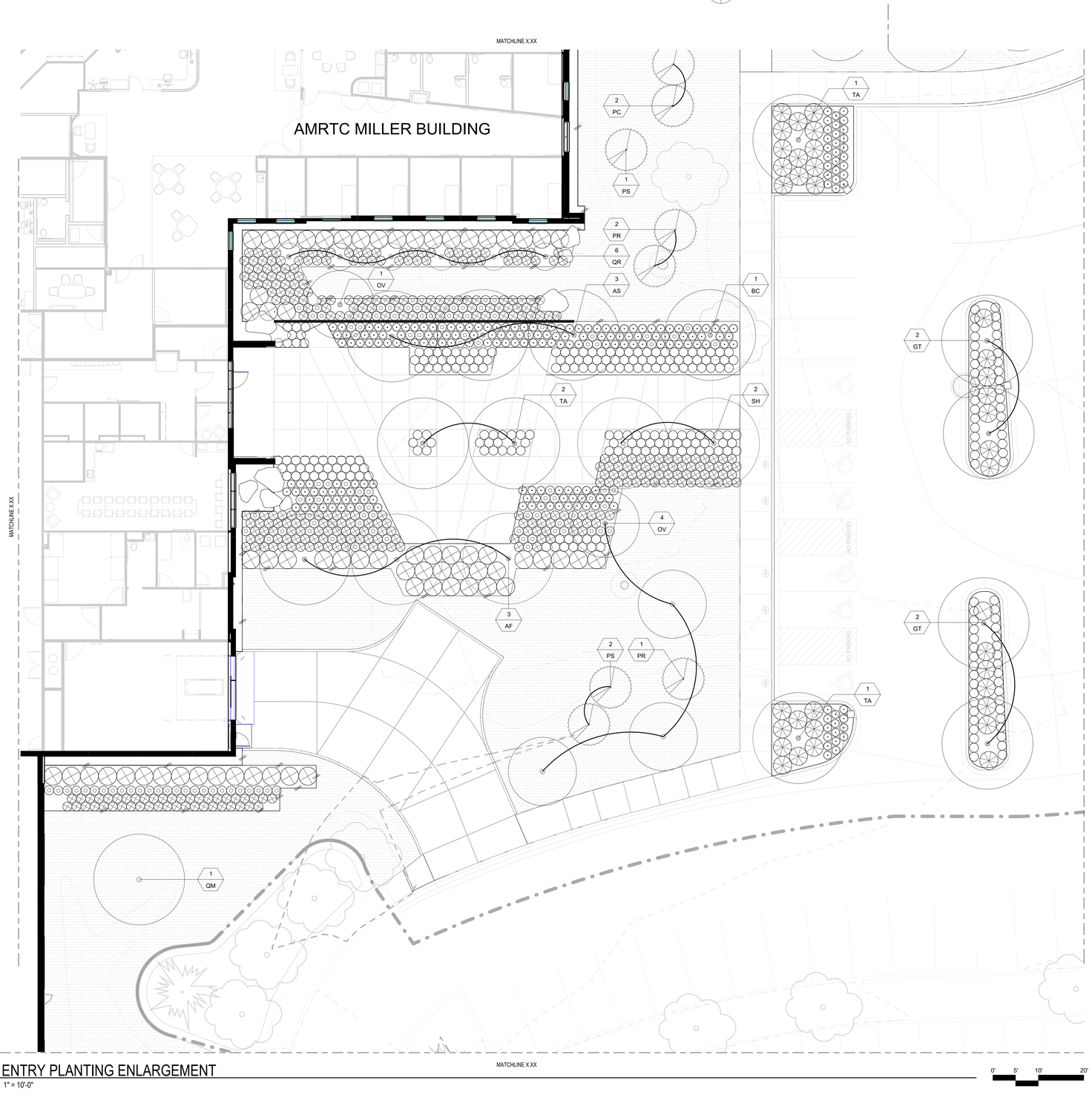


1 EAST PARKING LOT PLANTING ISLANDS

1" = 10'-0"

0' 5' 10' 20'

N



2 ENTRY PLANTING ENLARGEMENT

1" = 10'-0"

0' 5' 10' 20'

N

PLANTING LEGEND

- BEE LAWN SEEDED TURF
- TURF LAWN SEED
- STORMWATER INFILTRATION SEEDING
- NO MOW FESCUE SEED MIX
- GARDEN PLANTING SOIL
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE

LINE TYPE LEGEND

- L.O.W. - LIMITS OF WORK, SEE CIVIL FOR EXTENTS
- PROPERTY LINES
- EASEMENT - SEE CIVIL

PLANTING NOTES

- PLANT SCHEDULE TAKES PRECEDENCE OVER PLAN IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.
- CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF BID AND/OR QUOTATION.
- CONTRACTOR RESPONSIBLE FOR LAYOUT AND STAKING OF PLANT MATERIAL. MATERIAL SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN(S). ALL STAKING AND BASE GRADING TO BE VERIFIED AND APPROVED BY THE LANDSCAPE ARCHITECT IN FIELD PRIOR TO ANY FINAL SURFACE MATERIAL INSTALLATIONS.
- ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANT LOCATIONS.
- NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAVE BEEN COMPLETED IN THE IMMEDIATE AREA.
- PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS AND SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- KEEP FINAL ELEVATIONS OF SOIL AND MULCH FROM BLOCKING INTENDED STORM WATER FLOW. SEE CIVIL AND/OR LANDSCAPE DRAWINGS FOR GRADING PLAN.
- SALVAGE TOPSOIL FOR REUSE FROM THE EARTHWORK AREAS AS APPROPRIATE AND/OR AS DIRECTED BY LANDSCAPE ARCHITECT AND STOCKPILE IN LOCATION APPROVED BY OWNER. PROJECT MANAGER TO REVIEW, DIRECT AND APPROVE ALL REQUIRED SOIL CORRECTIONS PRIOR TO BASE MATERIAL PLACEMENT.
- CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE OF THE PROJECT SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS.
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
- EDGE AREAS WHERE TURF/SOD MEET PLANTING BEDS AS SHOWN IN PLANS AND AS DESCRIBED IN THE SPECIFICATIONS.
- TURF AREAS DISTURBED DUE TO GRADING AND/OR OTHER CONSTRUCTION INCIDENTALS SHALL BE REPLACED, UNLESS NOTED OTHERWISE.
- CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE SUCH AS WATERING AND WEEDING OF NEWLY INSTALLED MATERIALS, AND REPLACEMENTS, FOR ENTIRE WARRANTY PERIOD. SEE SPECIFICATIONS. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- IRRIGATION PROVIDED TO SELECT PLANTING AREAS. SEE IRRIGATION DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVING WHERE REQUIRED, BEFORE SURFACE TREATMENTS AREA COMPLETED.

PLANTING REFERENCE

Key	Common Name	Botanical Name	Size	Comments
TREE DECIDUOUS				
AF	Matador Maple	Acer x freemanii 'Bailston'	2.5" CAL.	
AS	Sugar Maple	Acer saccharum	2.5" CAL.	
GT	Honey Locust	Gleditsia triacanthos	2.5" CAL.	
OV	Ironwood	Ostrya virginiana	#20 Cont.	
QA	White Oak	Quercus alba	2.5" CAL.	
QM	Burr Oak	Quercus macrocarpa	2.5" CAL.	
QR	Kindred Spirit Oak	Querus robur x bicolor 'Nadler'	2.5" CAL.	
TA	American Basswood	Tilia americana	2.5" CAL.	
TREE CONIFEROUS				
JV	Easter Red Cedar	Juniperus virginiana	#15 Cont.	
PC	Chalet Swiss Stone Pine	Pinus cembra 'Chalet'	#15 Cont.	
PI	Jack Pine	Pinus banksiana	#15 Cont.	
PR	Red Pine	Pinus resinosa	#15 Cont.	
PS	White Pine	Pinus strobus	#15 Cont.	
SHRUB DECIDUOUS				
AU	Massachusetts Bearberry	Arctostaphylos uva-ursi 'Massachusetts'	#1 Cont.	
CA	Neon Burst Dogwood	Cornus alba 'ByBoughen'	#5 Cont.	
CS	Arctic Fire Dogwood	Cornus sericea 'Farrow'	#5 Cont.	
SHRUB CONIFEROUS				
TM	Taunton Spreading Yew	Taxus x media 'Tauntonii	#5 Cont.	
GRASSES				
BC	Side-oats Grama	Bouteloua curtipendula	#1 Cont.	
CP	Pennsylvania Sedge	Carex pensylvanica	#1 Cont.	
PN	North Wind Switchgrass	Panicum virgatum 'Northwind'	#1 Cont.	
PV	Heavy Metal Switchgrass	Panicum virgatum 'Heavy Metal'	#1 Cont.	
SH	Prairie Dropseed	Sporobolus heterolepis	#1 Cont.	
SS	Blaze Little Bluestem	Schizachyrium scoparium 'Blaze'	#1 Cont.	

DEPARTMENT OF HUMAN SERVICES

AMRTC MILLER BUILDING REBUILD

RECS PROJECT NO: 55AK0054

BWBR
380 St. Peter Street, Ste. 600
Saint Paul, MN 55102
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Consultants

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Keyplan

BWBR Comm. No. P.2300086.00 | Drawn DC

Sheet Title
ENTRY PLANTING ENLARGEMENTS

Sheet No.
253.0LP

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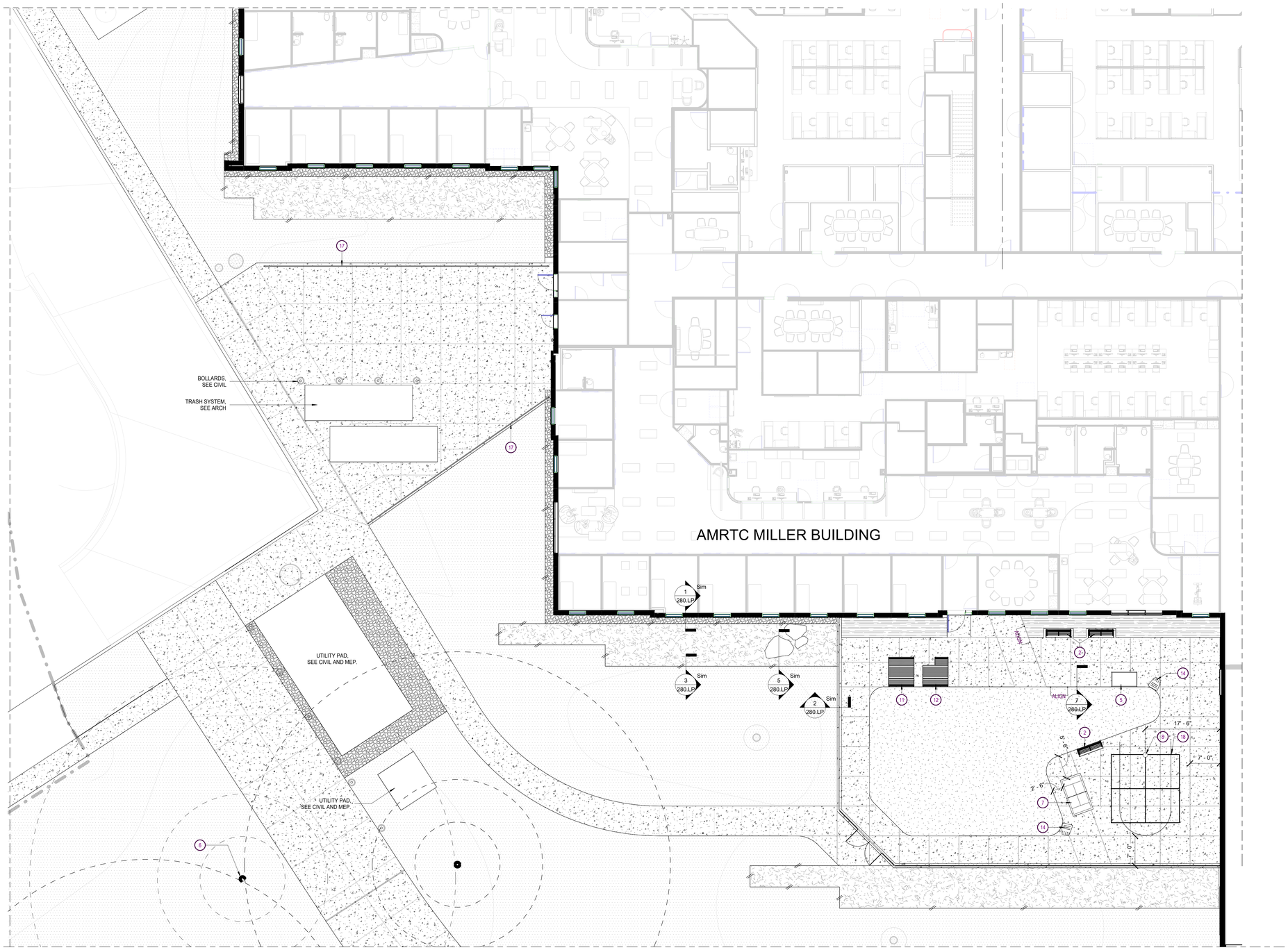

GENERAL NOTES

- CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- CONTRACTOR MUST COORDINATE ALL PHASES OF CONSTRUCTION WORK INCLUDING ITEMS DONE BY OTHERS THAT MAY IMPACT CONSTRUCTION INCLUDED IN CONTRACT.
- CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- ALL EXISTING CONDITIONS SHOWN IN THE LANDSCAPE DRAWINGS ARE BASED ON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. TLALLI COLLABORATIVE OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.
- CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.
- CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS
- CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN IN THE PLANS AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT, ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED IN THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECTS ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.
- CONTRACTOR TO CONTAIN OPERATIONS WITHIN LIMITS OF WORK AT ALL TIMES. WORK OUTSIDE OF THESE LIMITS WILL BE DONE AT CONTRACTOR'S EXPENSE UNLESS DIRECTED BY THE PROJECT MANAGER OR OWNER IN WRITING. LIMITS OF WORK SHOWN ON PLAN(S) MAY BE ADJUSTED IN FIELD BY THE PROJECT MANAGER IF DEEMED NECESSARY.
- CONTRACTOR MUST DAILY MONITOR FOR PUBLIC SAFETY AND STAY WITHIN LIMITS OF WORK, KEEP AREA CLEAN OF DEBRIS AND ANY OTHER CONSIDERATIONS AS DIRECTED BY THE PROJECT MANAGER.
- ANY DISTURBANCE CREATED BY CONSTRUCTION STAGING MUST BE REMOVED AND RESTORED TO ORIGINAL CONDITIONS.
- REFER TO CIVIL FOR DRAINAGE, EROSION AND SEDIMENTATION CONTROL MEASURES AND REQUIREMENTS.
- REFER TO CIVIL DRAWINGS FOR SPOT ELEVATIONS AND SLOPES INDICATING FINISH GRADES, UNLESS NOTED ON LANDSCAPE DRAWINGS.
- ELEVATIONS TO BE FIELD-VERIFIED. ADJUST AS NEEDED TO MATCH FINISH GRADES AND DRAINAGE SLOPES.
- ALIGNMENT AND GRADES OF PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO COORDINATE ALL DRAINAGE, SLEEVING AND CONDUIT PLACEMENT OF ALL TRADES ON PROJECT.
- CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- SEE LIGHTING PLANS FOR SPECIFIC LIGHTING LAYOUT AND OTHER ELECTRICAL COMPONENTS.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS AS STATED IN THE SPECIFICATIONS FOR ALL ELEMENTS AS SHOWN IN THE DRAWINGS AND GET APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO CONDUCTING ANY WORK.
- SIDEWALK AND STEPS/STAIR LOCATIONS TO BE STAKED BY CONTRACTOR FOR REVIEW BY PROJECT MANAGER AND/OR LANDSCAPE ARCHITECT.
- CONTRACTOR TO SCORE CAST IN PLACE CONCRETE PAVING AS SHOWN IN PLANS. ANY CHANGES TO THE SCORING LAYOUT MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR PROJECT MANAGER.

MATERIALS LEGEND

- CONCRETE WALK
- MAINTENANCE EDGE W/ STEEL EDGING
- BEE LAWN SEEDED TURF
- NO MOW FESCUE SEED MIX
- PLANTING BED MULCH, SEE SPECIFICATIONS
- STORMWATER INFILTRATION SEEDING
- STRAW MULCH

LEGEND - KEYNOTES

1. BENCH TYPE 1 - STAFF
2. BENCH TYPE 2 - PATIENTS
3. STONE BOULDERS - 2'-4'
4. MAINTENANCE ROCK EDGING
5. RAISED GARDEN BEDS
6. GEO-THERMAL WELLS
7. TABLE GAME - PING PONG
8. BASKETBALL HOOP TYPE 1
9. TABLE TYPE 1 - STAFF
10. TABLE TYPE 2 - STAFF ADA
11. TABLE TYPE 3 - PATIENT
12. TABLE TYPE 4 - PATIENT ADA
13. TRASH / RECYCLING
14. LOUNGE CHAIRS
15. BIKE RACKS
16. FENCE TYPE 1 - PATIENT
17. FENCE TYPE 2 - SCREENING
18. PAINTED GAME LINES - BASKETBALL AND 4 SQUARE
19. TURTLE HABITAT

LINE TYPE LEGEND

- L.O.W. - LIMITS OF WORK, SEE CIVIL FOR EXTENTS
- PROPERTY LINES
- EASEMENT - SEE CIVIL

DEPARTMENT OF HUMAN SERVICES

AMRTC MILLER BUILDING REBUILD

RECS PROJECT NO: 55AK0054

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BWBR Comm. No. P.2300086.00
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Sheet Title
SOUTH COURTYARD MATERIALS ENLARGEMENT

Sheet No.
264.0LP

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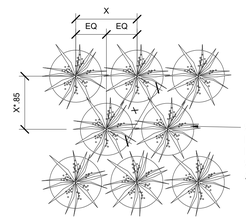
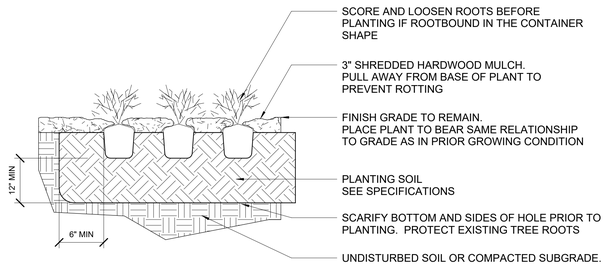
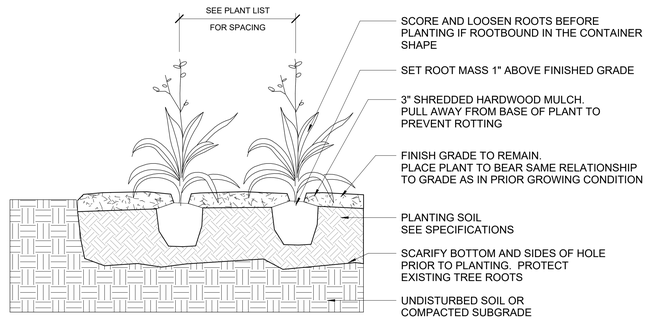


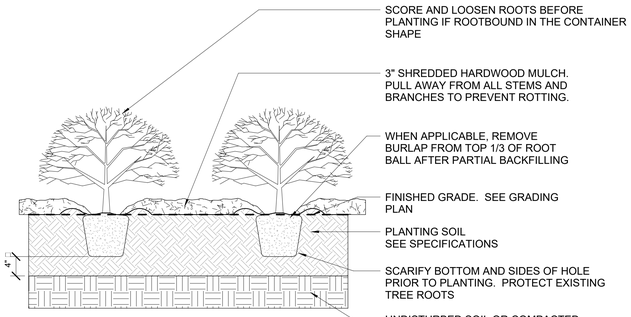
1 TRIANGULAR SPACING
1" = 1'-0"



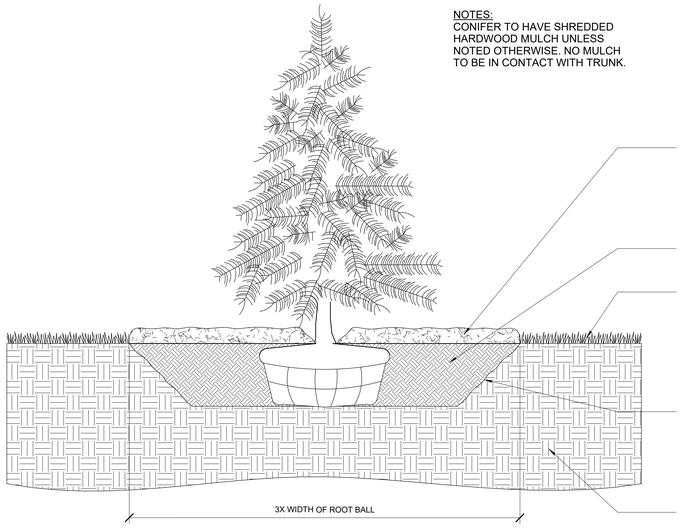
2 GROUND COVER PLANTING
1 1/2" = 1'-0"



3 PERENNIAL PLANTING
1" = 1'-0"



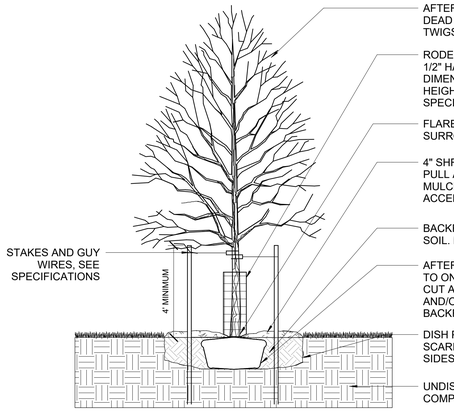
4 SHRUB PLANTING
1" = 1'-0"

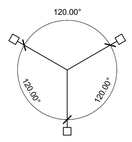


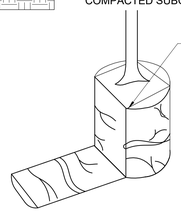
NOTES:
CONIFER TO HAVE SHREDDED HARDWOOD MULCH UNLESS NOTED OTHERWISE. NO MULCH TO BE IN CONTACT WITH TRUNK.

TREES WILL BE REJECTED FOR THE FOLLOWING REASONS:
- POOR FORM
- DAMAGED TRUNK
- BURIED TRUNK FLARES
- ENCIRCLING TRANSPORT ROOTS
- UNCONSOLIDATED ROOTBALL SOIL (DUE TO EXCESSIVE HANDLING)
- NO OR DAMAGED CENTRAL LEADER

5 TYPICAL CONIFER TREE PLANTING
3/4" = 1'-0"





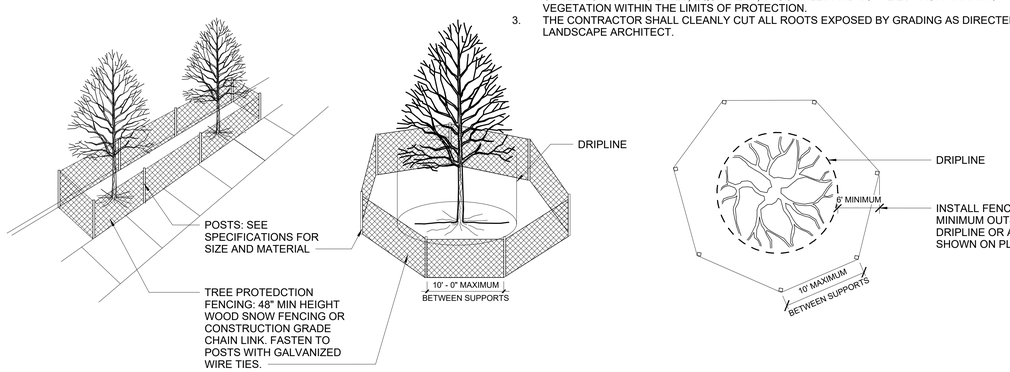


NOTES:
- PRIOR TO DELIVERY TO THE SITE, THE CONTRACTOR SHALL LOCATE THE BUTTRESS ROOTS OR TRUNK FLARE OF EACH TREE. IF FLARE IS LOCATED MORE THAN 2" DOWN FROM THE TOP OF THE ROOTBALL, THE TREE IS REJECTED AND SHALL NOT BE DELIVERED TO THE SITE
- REMOVE SOIL FROM TOP OF ROOTBALL TO EXPOSE TOP FLARE. THE LANDSCAPE ARCHITECT WILL NOT ACCEPT ANY TREE UNLESS THE FLARE IS VISIBLE.
- ONCE THE PROPERLY GROWN TREE IS DELIVERED TO THE SITE, MEASURE THE DISTANCE BETWEEN TOP OF THE BUTTRESS ROOTS AND THE BOTTOM OF THE ROOTBALL. SUBTRACT 2" TO DETERMINE DEPTH OF PLANTING PIT.
- DIG PIT TO DEPTH DETERMINED ABOVE AND 2x THE WIDTH OF THE ROOTBALL. PIT SHALL BE DISHED WITH SIDEWALLS AS SHOWN BELOW. SCARIFY WALLS AND BOTTOM OF PIT.
- SET TREE IN PIT SO THAT THE FLARE IS ONE-TWO INCHES ABOVE SURROUNDING GRADE. IN AREAS WITH HEAVY CLAY OR POORLY DRAINED SOILS (MOTTLING), CONTACT LANDSCAPE ARCHITECT. TREE MAY BE RELOCATED OR THE ROOTBALL FURTHER ELEVATED.
- BACKFILL PLANTING PIT TO ON HALF DEPTH AND THOROUGHLY WATER.
- FOR B&B MATERIAL REMOVE VISIBLE PORTIONS OF WIRE BASKET, BURLAP AND ROPE W/O DISTURBING ROOTBALL. BACKFILL TO THE TOP OF THE FIRST WOODY ROOT, LEAVING NO EXPOSED BURLAP.
- HEAL IN SOIL W/ FOOT OVER ENTIRE ROOT BALL AREA TO REMOVE AIR POCKETS FROM THE SOIL.
- WATER ROOTBALL AND ENTIRE BACKFILL AREA. DO NOT CREATE WATERING RING.
- BACKFILL TO THE TOP OF THE ROOTBALL
- COORDINATE STAKING TO INSURE UNIFORM ORIENTATION OF GUY LINES AND STAKES.

TREES WILL BE REJECTED FOR THE FOLLOWING REASONS:
- POOR FORM
- DAMAGED TRUNK
- BURIED TRUNK FLARES
- ENCIRCLING TRANSPORT ROOTS
- UNCONSOLIDATED ROOTBALL SOIL (DUE TO EXCESSIVE HANDLING)

6 TYPICAL TREE PLANTING
3/8" = 1'-0"

NOTES:
1. ALL TREE PROTECTION FENCING AND EROSION CONTROL FENCING SHALL BE INSTALLED ACCORDING TO THE PLANS PRIOR TO ANY DEMOLITION. AFTER DEMOLITION OR AS NECESSARY, TREE PROTECTION FENCING ANSD EROSION CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD.
2. CONTRACTOR SHALL NOT STORE ANY MATERIALS OR PARK ANY VEHICLES IN TREE PROTECTED ZONES. THE FENCE SHALL PREVENT TRAFFIC MOVEMENT AND THE PLACEMENT OF TEMPORARY FACILITIES, EQUIPMENT, STOCKPILES AND SUPPLIES FROM HARMING VEGETATION WITHIN THE LIMITS OF PROTECTION.
3. THE CONTRACTOR SHALL CLEANLY CUT ALL ROOTS EXPOSED BY GRADING AS DIRECTED BY LANDSCAPE ARCHITECT.



7 TREE PROTECTION DETAILS
1/8" = 1'-0"

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Sheet Title
PLANTING DETAILS

Sheet No.
270.LP

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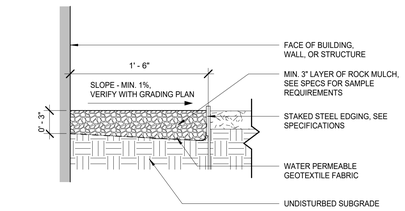
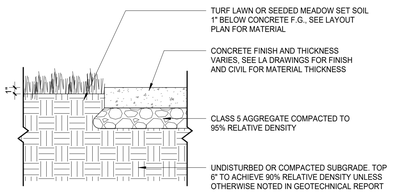
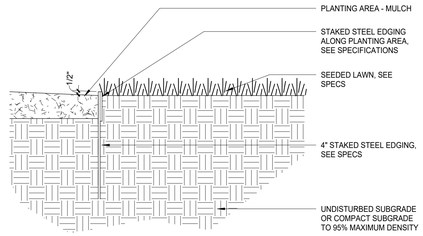


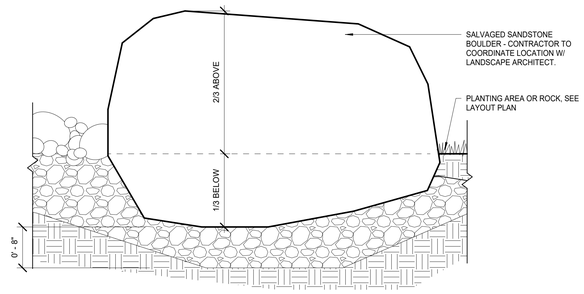
1 MAINTENANCE EDGE DETAIL
1 1/2" = 1'-0"



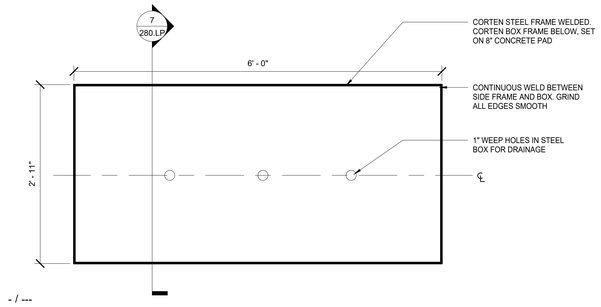
2 CONCRETE @ TURF LAWN
1" = 1'-0"



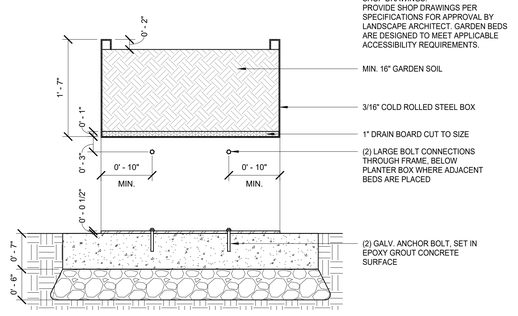
3 STEEL EDGING @ PLANTINGS
1 1/2" = 1'-0"



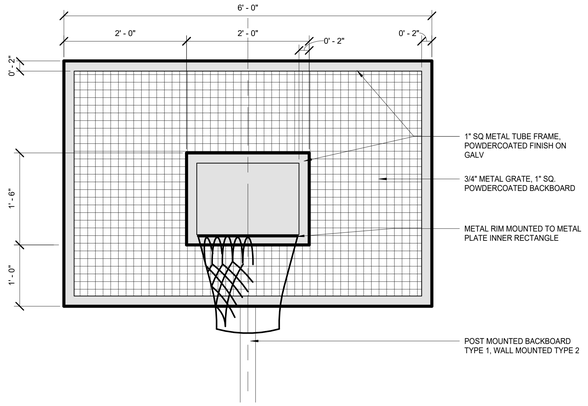
5 TYPICAL BOULDER
1" = 1'-0"



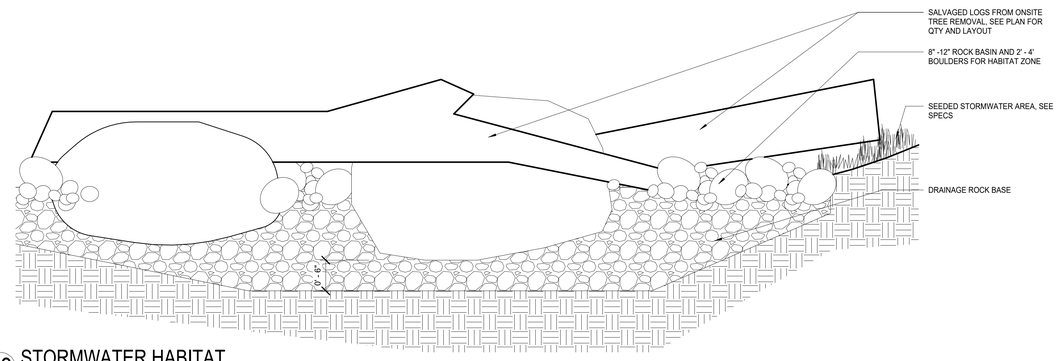
6 GARDEN BED PLAN
1" = 1'-0"



7 RAISED GARDEN BED SECTION
1" = 1'-0"



9 BASKETBALL HOOP
1" = 1'-0"



10 STORMWATER HABITAT
1" = 1'-0"

DEPARTMENT OF HUMAN SERVICES

AMRTC MILLER BUILDING REBUILD

RECS PROJECT NO: 55AK0054

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Saint Paul, MN 55102
651.222.3701
bwbr.com

Consultants

TUÂL-LI collaborative
Minneapolis, MN
612.430.6655
tlalicollaborative.com

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Sheet Title
SITE DETAILS

Sheet No.
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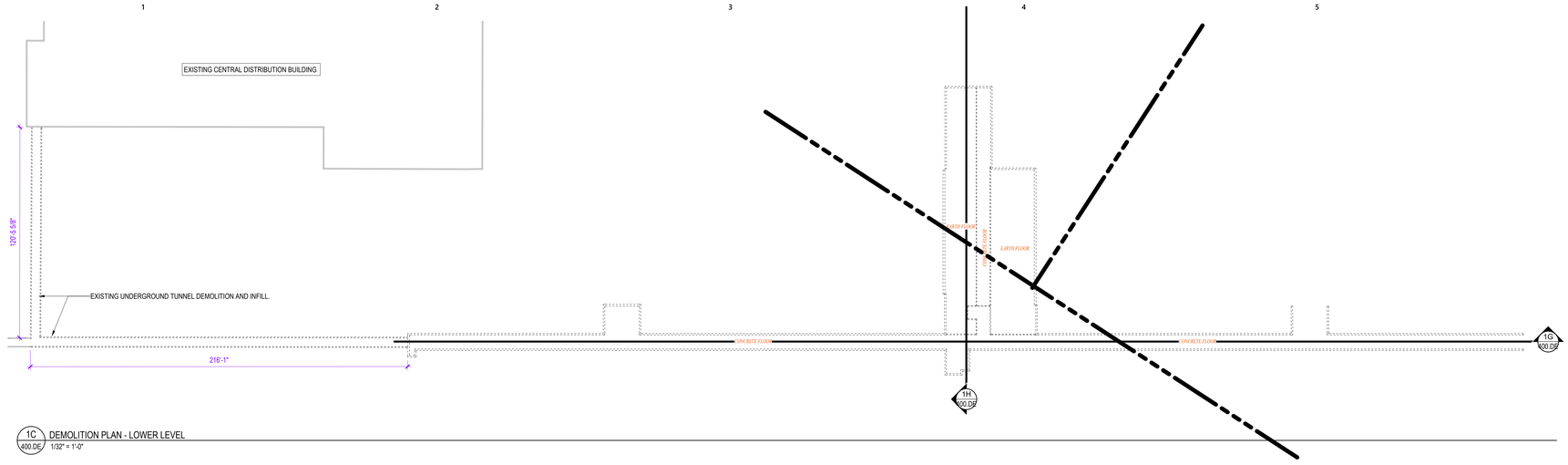
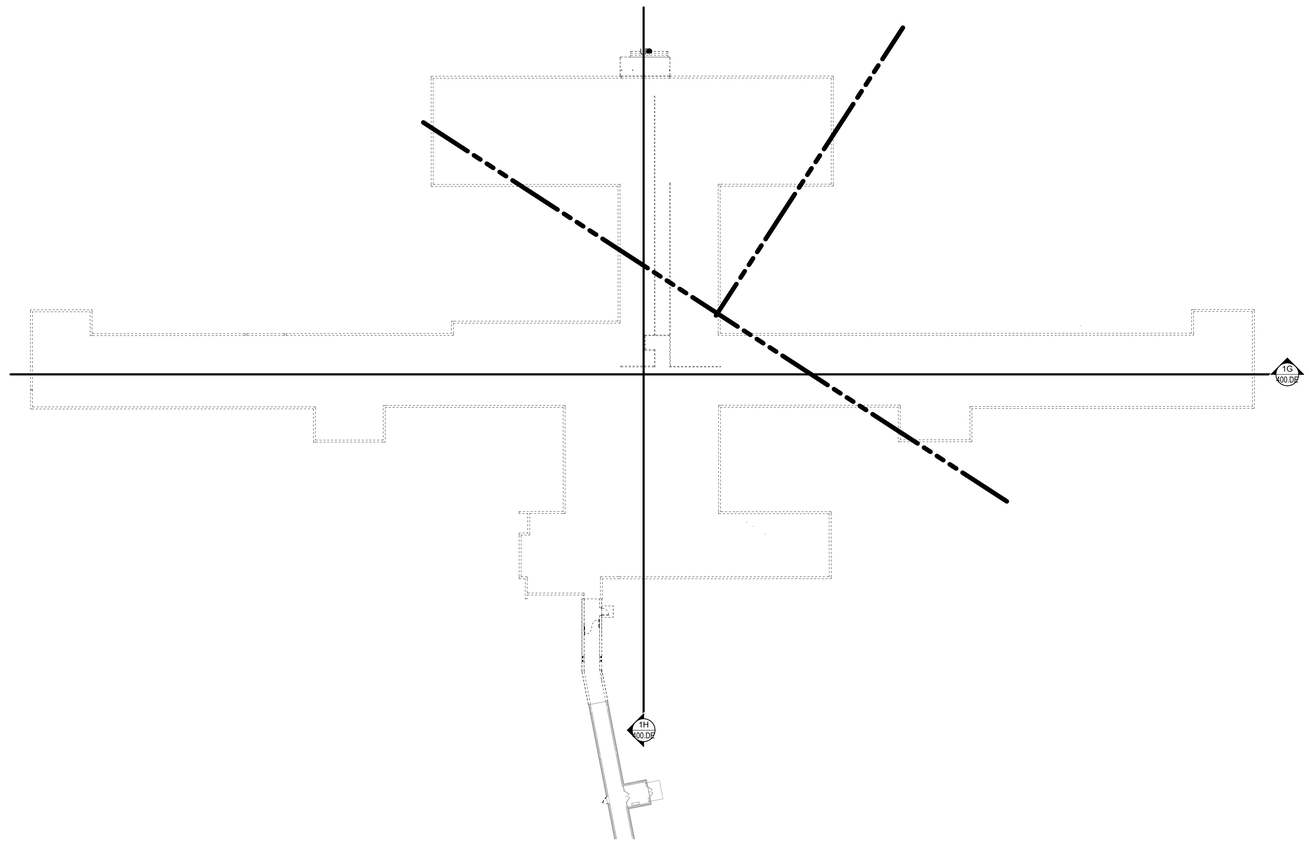
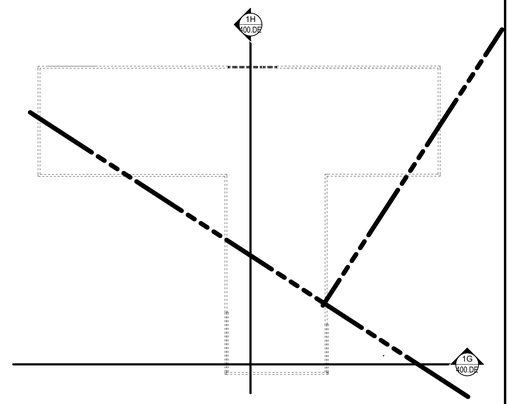


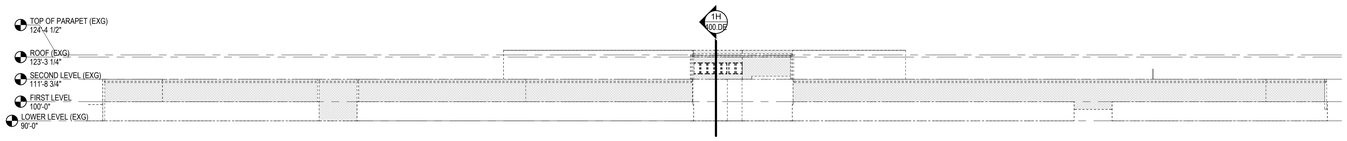
1C 400.DE DEMOLITION PLAN - LOWER LEVEL
1/32" = 1'-0"



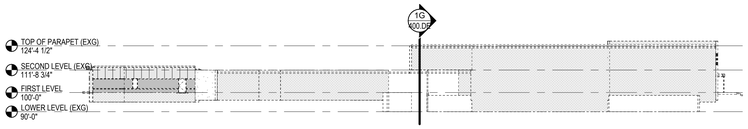


6E 400.DE DEMOLITION PLAN - SECOND LEVEL
1/32" = 1'-0"

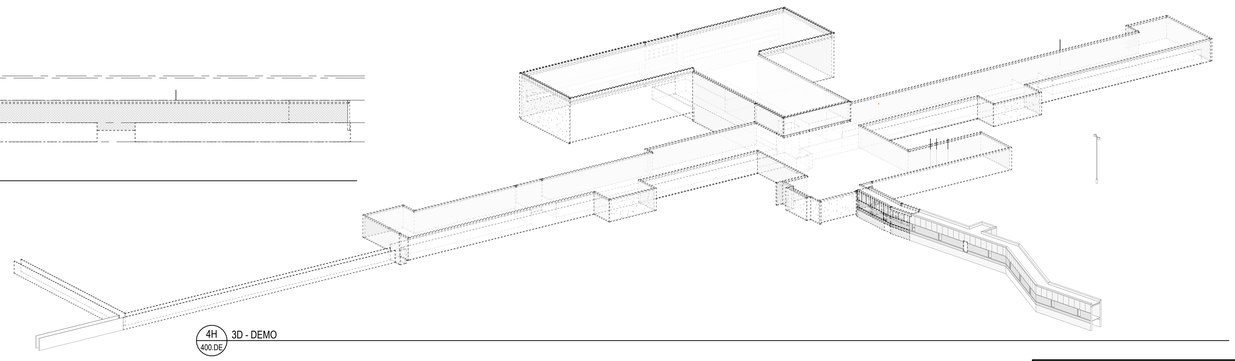
1F 400.DE DEMOLITION PLAN - FIRST LEVEL
1/32" = 1'-0"



1G 400.DE Existing Building Section - East West
1/32" = 1'-0"



1H 400.DE Existing Building Section - North South
1/32" = 1'-0"



4H 400.DE 3D - DEMO

SEE SHEET 150 FOR KEYNOTES, SYMBOLS LEGENDS, & NOTES

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DEPARTMENT OF HUMAN SERVICES

MILLER BUILDING AT AMRTC

RECS PROJECT NO: 55AK0054

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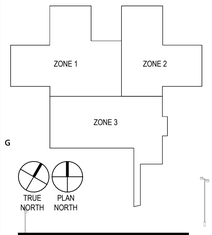
Keyplan



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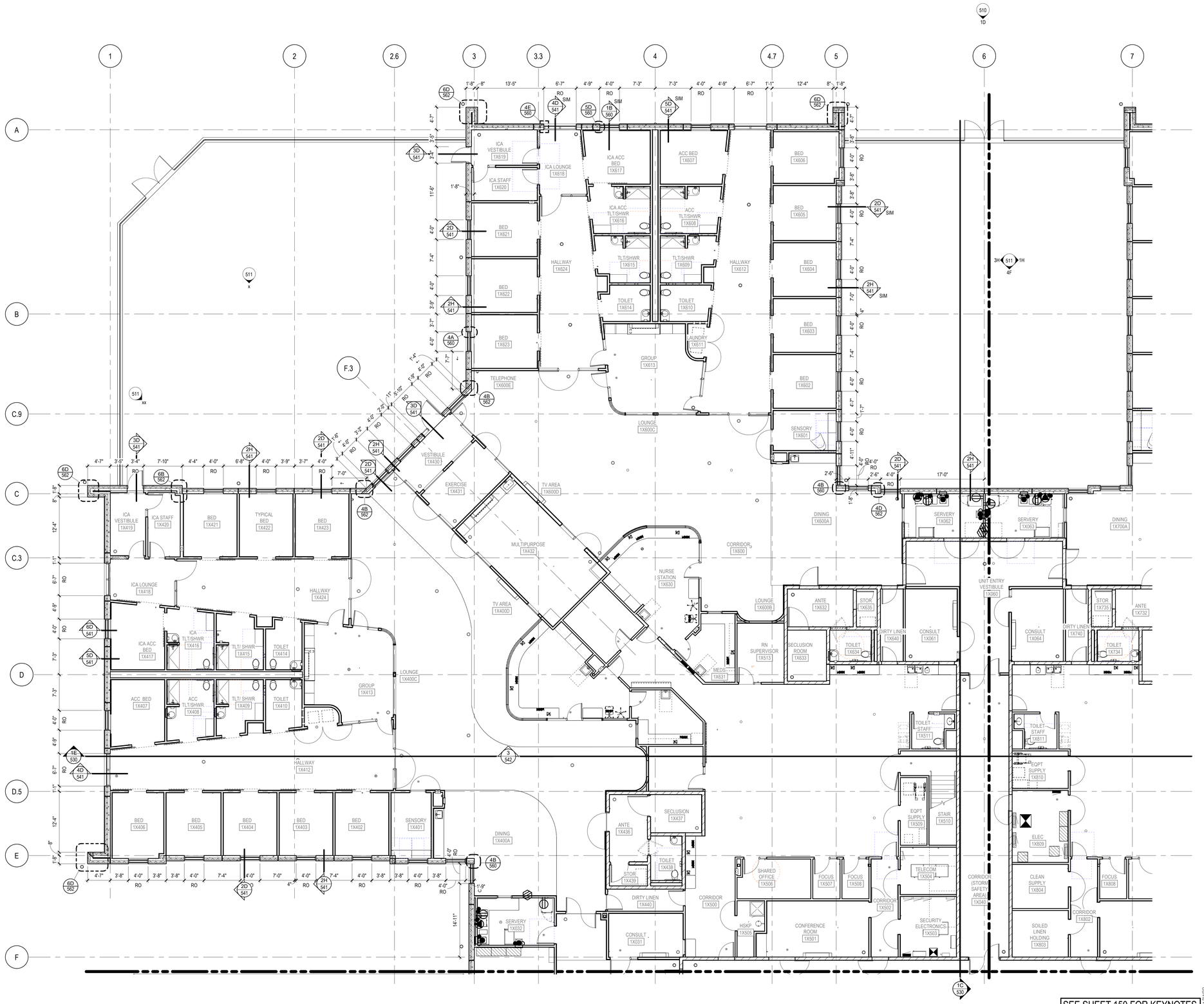
P:2300086.00

Sheet Title
DEMOLITION PLANS

Sheet No.
400.DE



2H 401.1EX DIMENSION PLAN - FIRST LEVEL - ZONE 1
1/8" = 1'-0"

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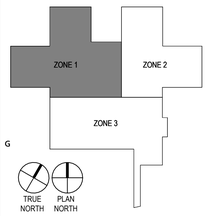
Keyplan



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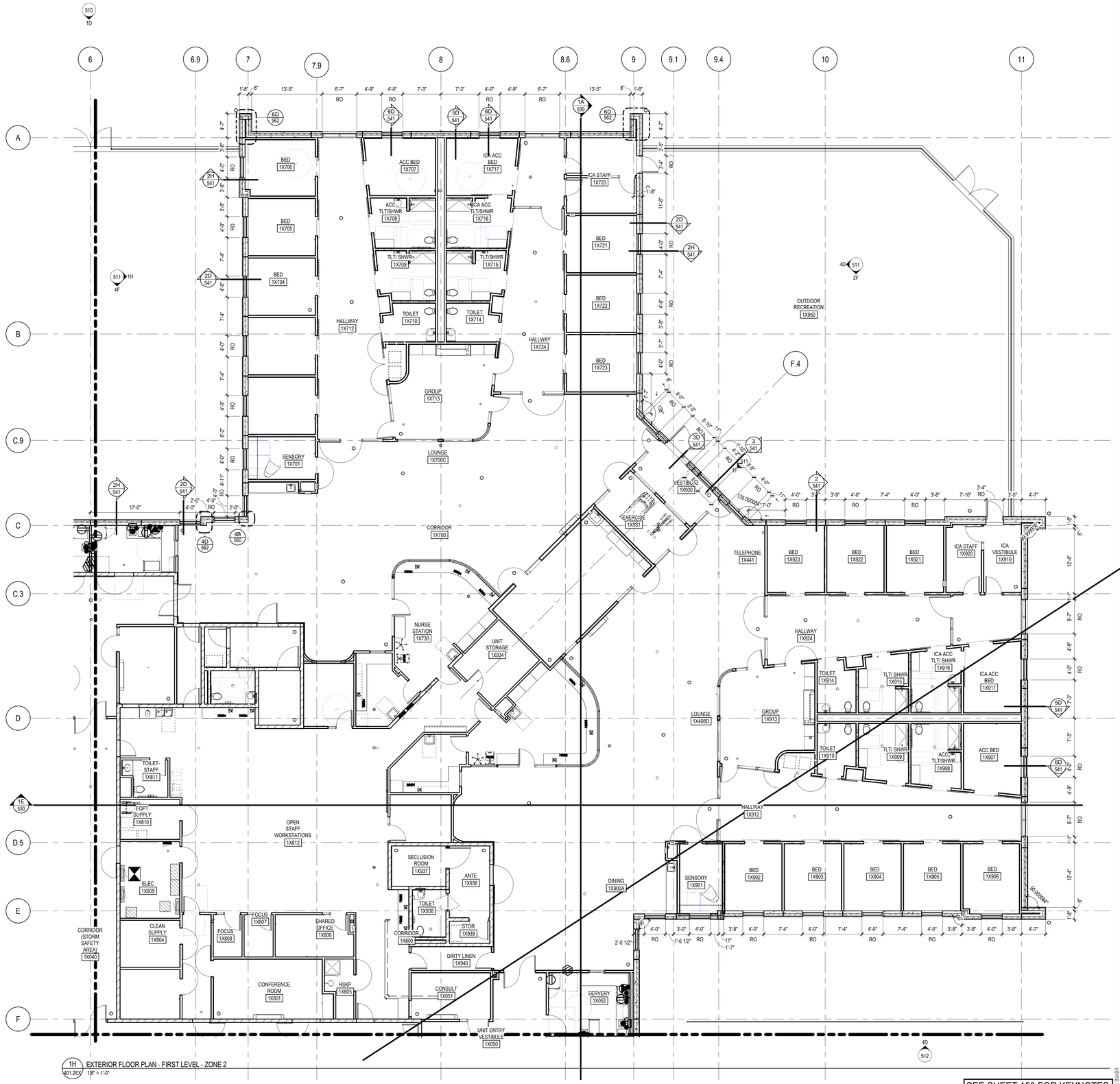
Sheet Title
FIRST LEVEL ZONE 1 - FLOOR PLAN EXTERIOR

Sheet No.
401.1EX



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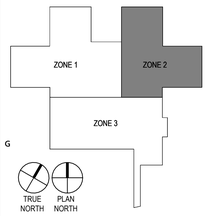
Keyplan



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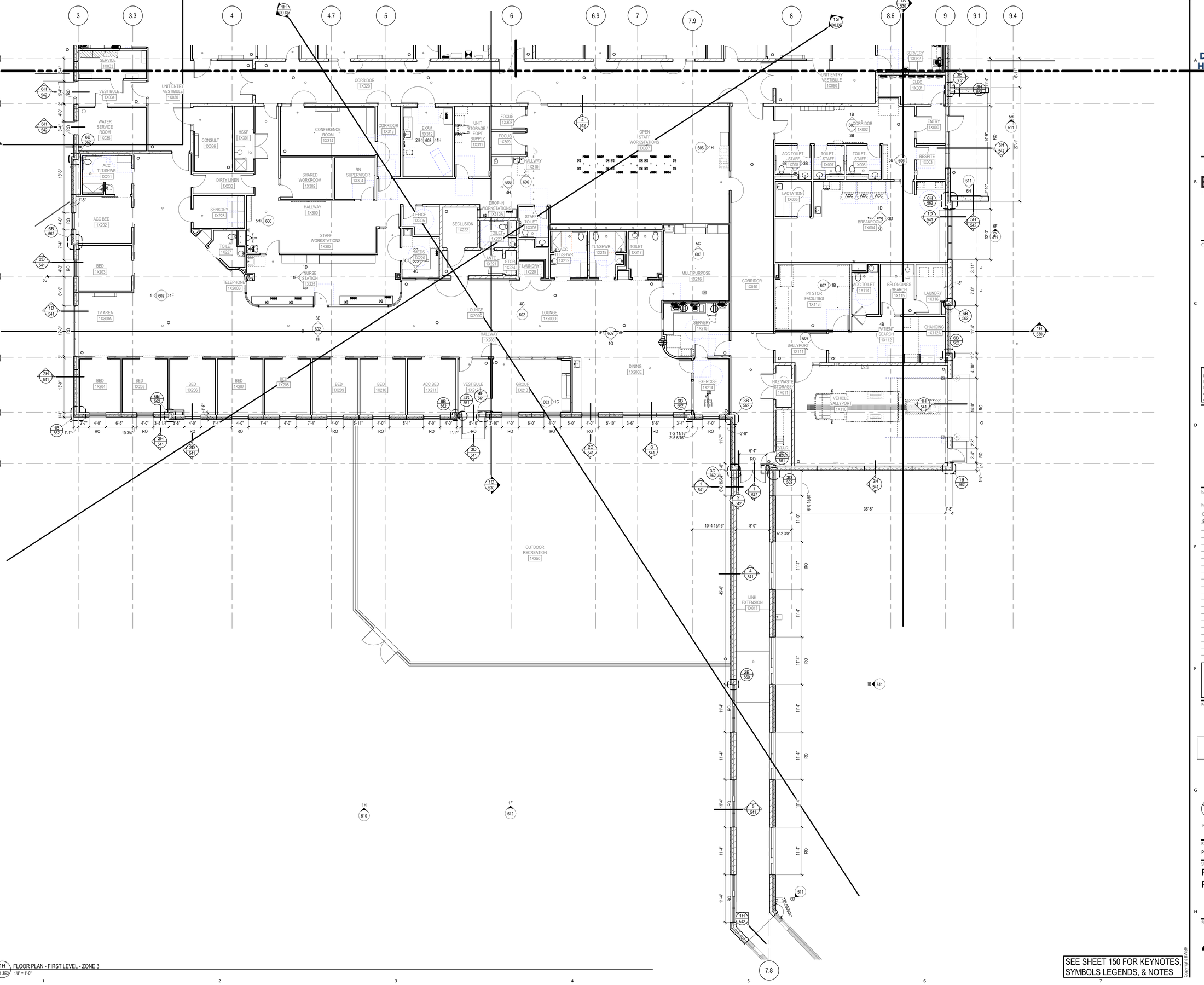
Sheet Title

FIRST LEVEL ZONE 2 - FLOOR PLAN EXTERIOR

Sheet No.

401.2EX



1H 401.3EX FLOOR PLAN - FIRST LEVEL - ZONE 3
1/8" = 1'-0"

SEE SHEET 150 FOR KEYNOTES, SYMBOLS LEGENDS, & NOTES

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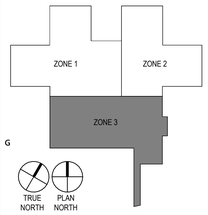

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Sheet Title
FIRST LEVEL ZONE 3 - FLOOR PLAN EXTERIOR

Sheet No.
401.3EX

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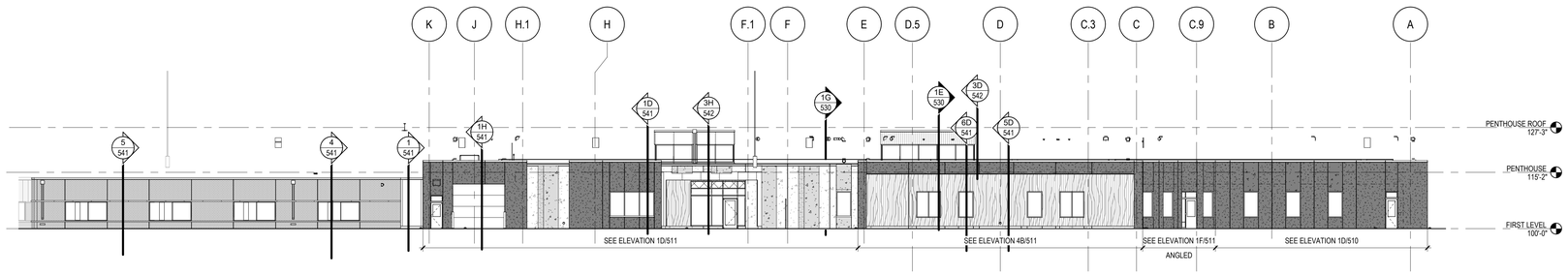
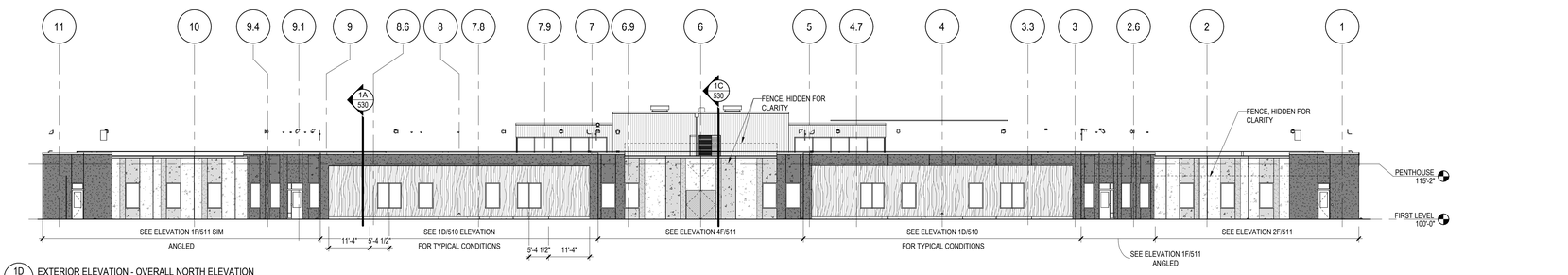
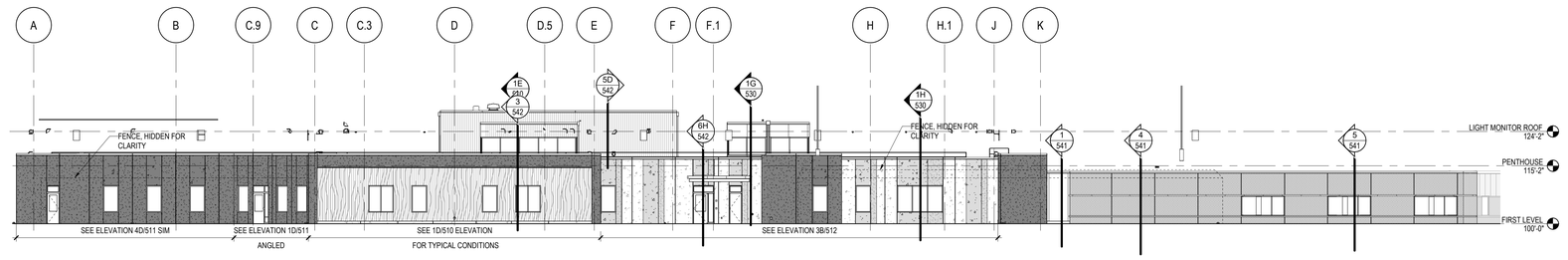


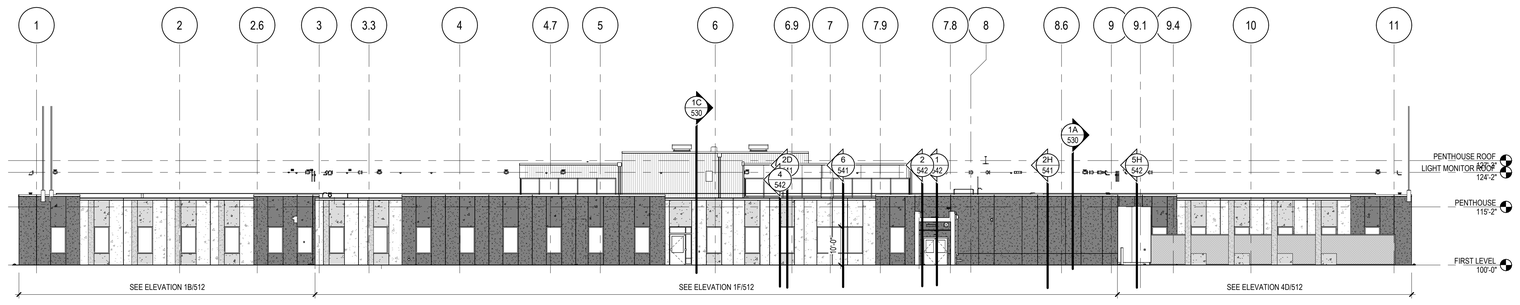
1B 510 EXTERIOR ELEVATION - OVERALL EAST ELEVATION
1/16" = 1'-0"



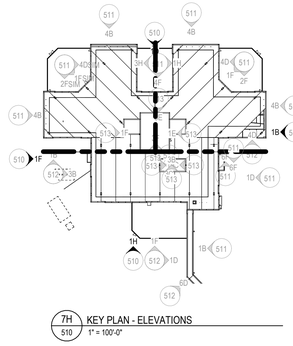
1D 510 EXTERIOR ELEVATION - OVERALL NORTH ELEVATION
1/16" = 1'-0"



1F 510 EXTERIOR ELEVATION - OVERALL WEST
1/16" = 1'-0"



1H 510 EXTERIOR ELEVATION -OVER ALL SOUTH
1/16" = 1'-0"



7H 510 KEY PLAN - ELEVATIONS
1" = 100'-0"

SYMBOLS LEGEND - EXTERIOR ELEVATION

11/10/2021

	EXISTING BUILDING	CW# SF# W# L#	CURTAIN WALL TAG STOREFRONT TAG WINDOW TAG LOUVER TAG
	PRECAST CONCRETE, ACCENT ACID ETCHED - PCC-01		GLASS SPANDREL PANEL
	PRECAST CONCRETE, ACCENT SAND BLASTED - PCC-01		METAL PANEL - MP-01
	PRECAST CONCRETE, ACCENT WASH - PCC-01		METAL PANEL - MP-02
	PRECAST CONCRETE, ACCENT ACID ETCHED - PCC-02		METAL PANEL, WOOD PATTERN - MP-03
	PRECAST CONCRETE, ACCENT SAND BLASTED- PCC-02		NO-CLIMB FENCING
	PRECAST VENEER CONCRETE, ACCENT ACID ETCHED WHITE- PCC-03		COMMON BRICK
	PRECAST VENEER CONCRETE, ACCENT ACID ETCHED DARK- PCC-04		
OUTSIDE LIMITS WITHIN LIMITS	CONSTRUCTION LIMITS	ZONE 1 ZONE 2	MATCH LINE

KEYNOTES - EXTERIOR ELEVATION

REV	XX##	NOTE: NOT ALL KEYNOTES MAY BE USED ON EACH DRAWING
	EE01	PREFINISHED METAL COPING
	EE02	HOLLOW METAL INSULATED DOOR AND FRAME, PAINT PNT#
	EE03	METAL PANEL JOINT, TYPICAL
	EE05	PANEL JOINT, TYPICAL
	EE09	MECHANICAL EQUIPMENT, SEE MECHANICAL
	EE10	SCUPPER AND DOWNSPOUT WITH CONCRETE SPLASH BLOCK
	EE13	FIRE DEPARTMENT CONNECTION, SEE MECHANICAL
	EE14	Key box, see specs
	EE19	VERTICAL CONTROL JOINT WITH CUSTOM COLOR SEALANT TO MATCH MASONRY

DEPARTMENT OF HUMAN SERVICES

MILLER BUILDING AT AMRTC

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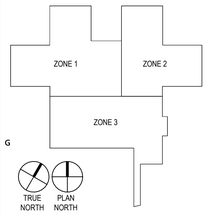

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Sheet Title
EXTERIOR ELEVATIONS - OVERALL

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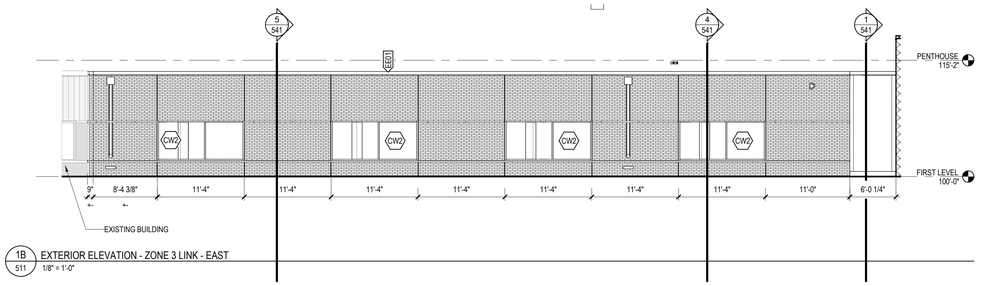
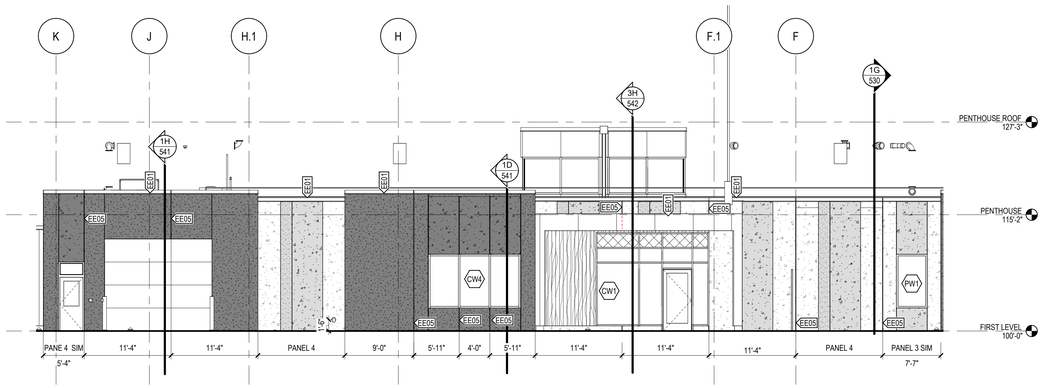
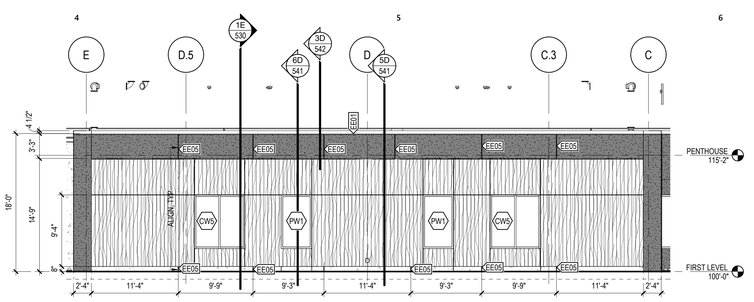


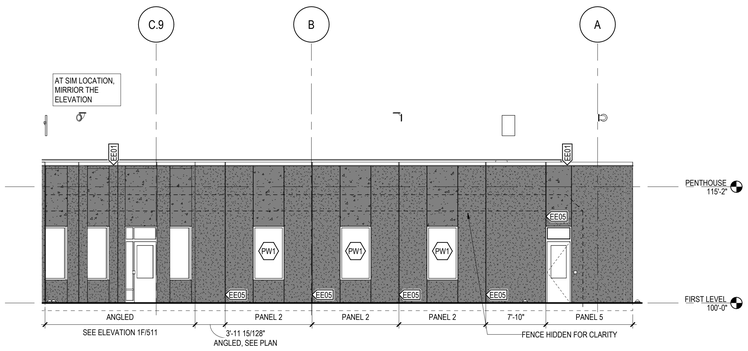
1B 511 EXTERIOR ELEVATION - ZONE 3 LINK - EAST
1/8" = 1'-0"



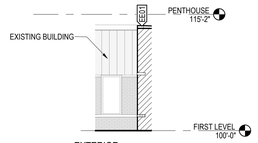
1D 511 EXTERIOR ELEVATION - ZONE 3 ENTRANCE - EAST
1/8" = 1'-0"



4B 511 EXTERIOR ELEVATION - ZONE 1,2,3 END OF WING - TYPICAL
1/8" = 1'-0"



4D 511 EXTERIOR ELEVATION - ZONE 2 OUTDOOR RECREATION - EAST
1/8" = 1'-0"



EXTERIOR ELEVATION - EAST AT EXIST LINK
6D 511 1/8" = 1'-0"

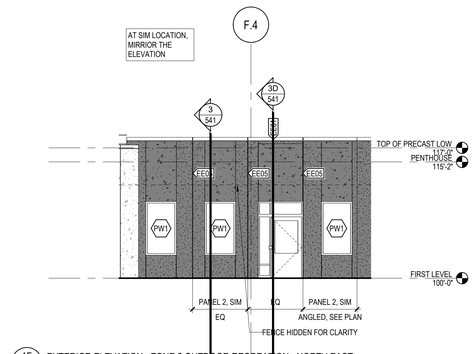
SYMBOLS LEGEND - EXTERIOR ELEVATION

11/10/2021

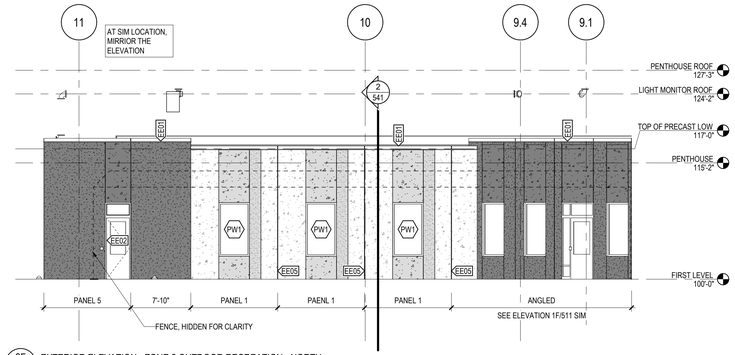
	EXISTING BUILDING	CW# SF# / WR L#	CURTAIN WALL TAG STOREFRONT TAG WINDOW TAG LOUVER TAG
	PRECAST CONCRETE, ACCENT ACID ETCHED - PCC-01		GLASS SPANDREL PANEL
	PRECAST CONCRETE, ACCENT SAND BLASTED - PCC-01		METAL PANEL - MP-01
	PRECAST CONCRETE, ACCENT WASH - PCC-01		METAL PANEL - MP-02
	PRECAST CONCRETE, ACCENT ACID ETCHED - PCC-02		METAL PANEL, WOOD PATTERN - MP-03
	PRECAST CONCRETE, ACCENT SAND BLASTED- PCC-02		NO-CLIMB FENCING
	PRECAST VENEER CONCRETE, ACCENT ACID ETCHED WHITE- PCC-03		COMMON BRICK
	PRECAST VENEER CONCRETE, ACCENT ACID ETCHED DARK- PCC-04		
OUTSIDE LIMITS / WITHIN LIMITS	CONSTRUCTION LIMITS	ZONE 1 / ZONE 2	MATCH LINE

KEYNOTES - EXTERIOR ELEVATION

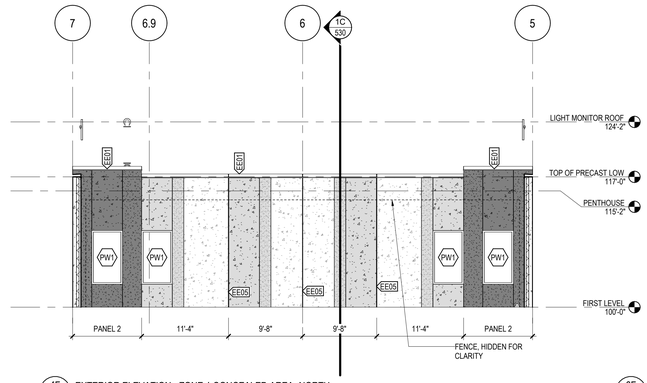
REV	XX##	NOTE: NOT ALL KEYNOTES MAY BE USED ON EACH DRAWING
	EE01	PREFINISHED METAL COPING
	EE02	HOLLOW METAL INSULATED DOOR AND FRAME, PAINT PNT#
	EE03	METAL PANEL JOINT, TYPICAL
	EE05	PANEL JOINT, TYPICAL
	EE09	MECHANICAL EQUIPMENT, SEE MECHANICAL
	EE10	SCUPPER AND DOWNSPOUT WITH CONCRETE SPLASH BLOCK
	EE13	FIRE DEPARTMENT CONNECTION, SEE MECHANICAL
	EE14	Key box, see specs
	EE19	VERTICAL CONTROL JOINT WITH CUSTOM COLOR SEALANT TO MATCH MASONRY



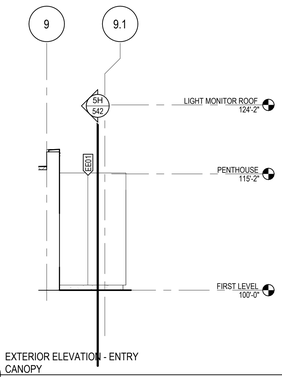
1F 511 EXTERIOR ELEVATION - ZONE 2 OUTDOOR RECREATION - NORTH EAST
1/8" = 1'-0"



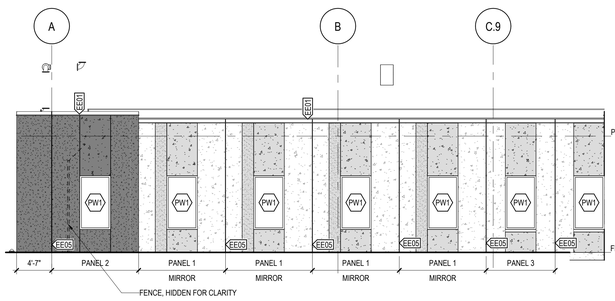
2F 511 EXTERIOR ELEVATION - ZONE 2 OUTDOOR RECREATION - NORTH
1/8" = 1'-0"



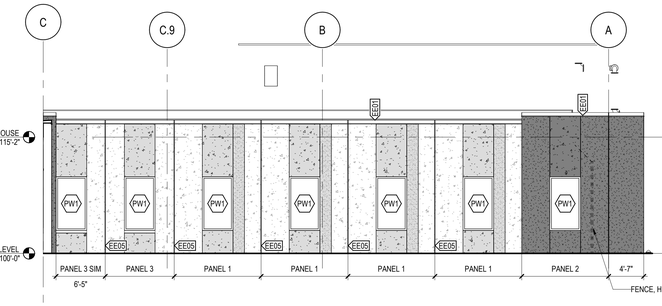
4F 511 EXTERIOR ELEVATION - ZONE 1 CONCEALED AREA- NORTH
1/8" = 1'-0"



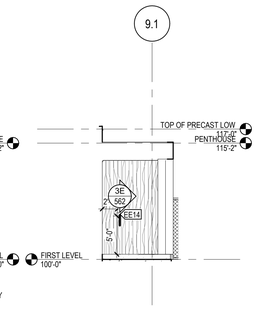
EXTERIOR ELEVATION - ENTRY CANOPY
6F 511 1/8" = 1'-0"



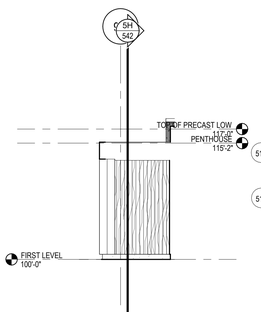
1H 511 ELEVATION - ZONE 1 CONCEALED AREA -WEST
1/8" = 1'-0"



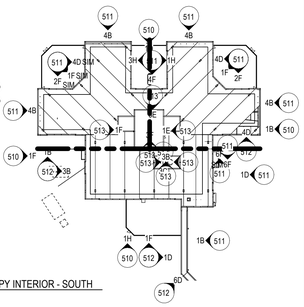
3H 511 EXTERIOR ELEVATION - ZONE 2 CONCEALED AREA - EAST
1/8" = 1'-0"



5H 511 EXTERIOR ELEVATION - ENTRANCE CANOPY INTERIOR - NORTH
1/8" = 1'-0"



6H 511 EXTERIOR ELEVATION - ENTRANCE CANOPY INTERIOR - SOUTH
1/8" = 1'-0"



1 511 KEY PLAN - ELEVATIONS
1" = 100'-0"

SEE SHEET 150 FOR KEYNOTES, SYMBOLS LEGENDS, & NOTES

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MILLER BUILDING AT AMRTC

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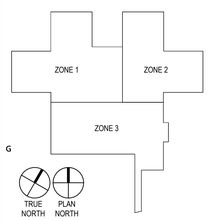

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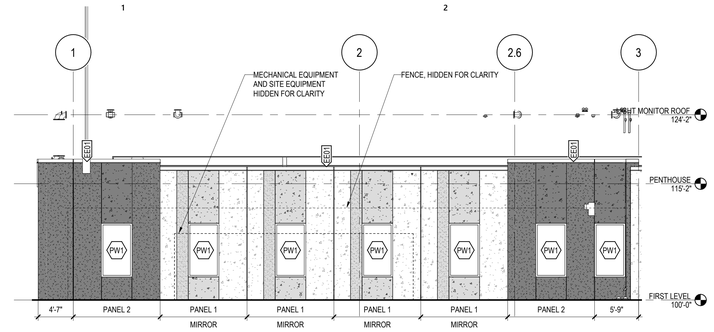
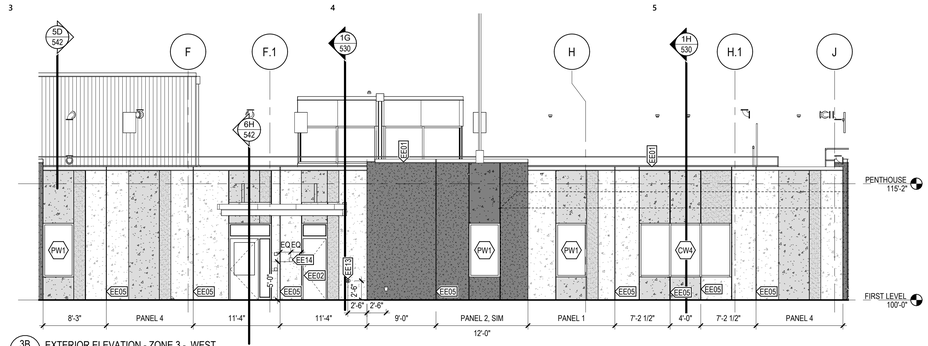
EXTERIOR ELEVATIONS

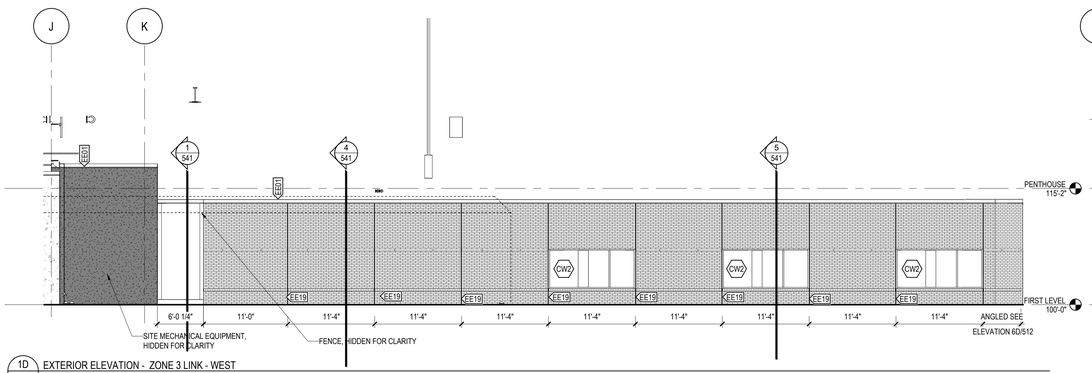
Sheet No.
511



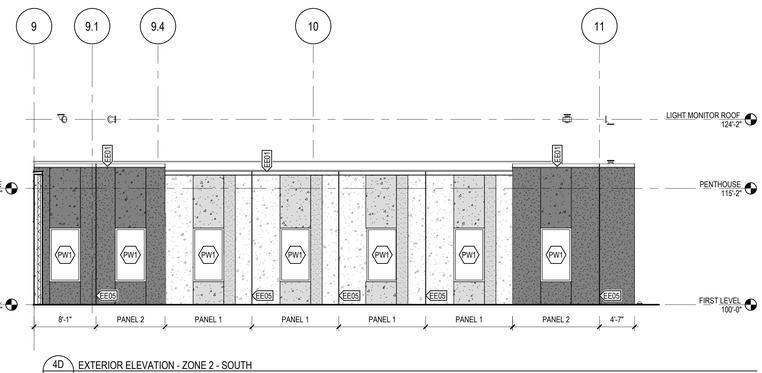
1B 512 EXTERIOR ELEVATION - ZONE 1 - SOUTH
1/8" = 1'-0"



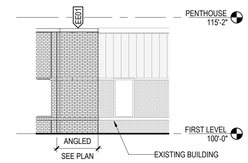
3B 512 EXTERIOR ELEVATION - ZONE 3 - WEST
1/8" = 1'-0"



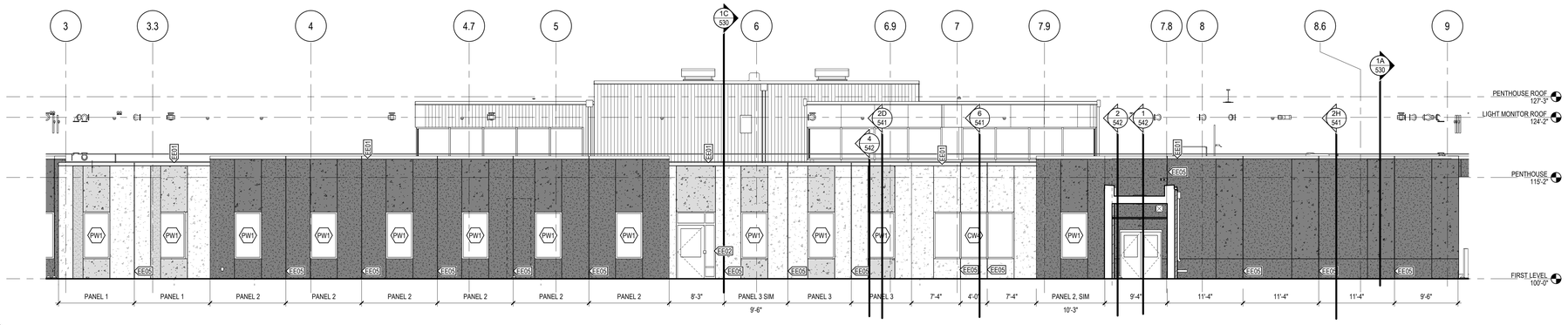
1D 512 EXTERIOR ELEVATION - ZONE 3 LINK - WEST
1/8" = 1'-0"



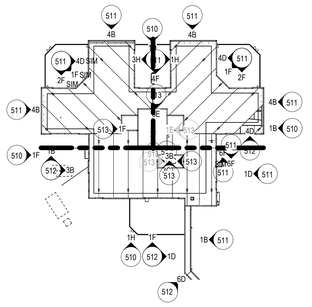
4D 512 EXTERIOR ELEVATION - ZONE 2 - SOUTH
1/8" = 1'-0"



6D 512 EXTERIOR ELEVATION - ZONE 3 EXISTING BUILDING AND LINK - WEST
1/8" = 1'-0"



1F 512 EXTERIOR ELEVATION - ZONE 3 - SOUTH
1/8" = 1'-0"



6 512 KEY PLAN - ELEVATIONS
1" = 100'-0"

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MILLER BUILDING AT AMRTC

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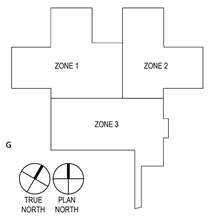

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EXTERIOR ELEVATIONS

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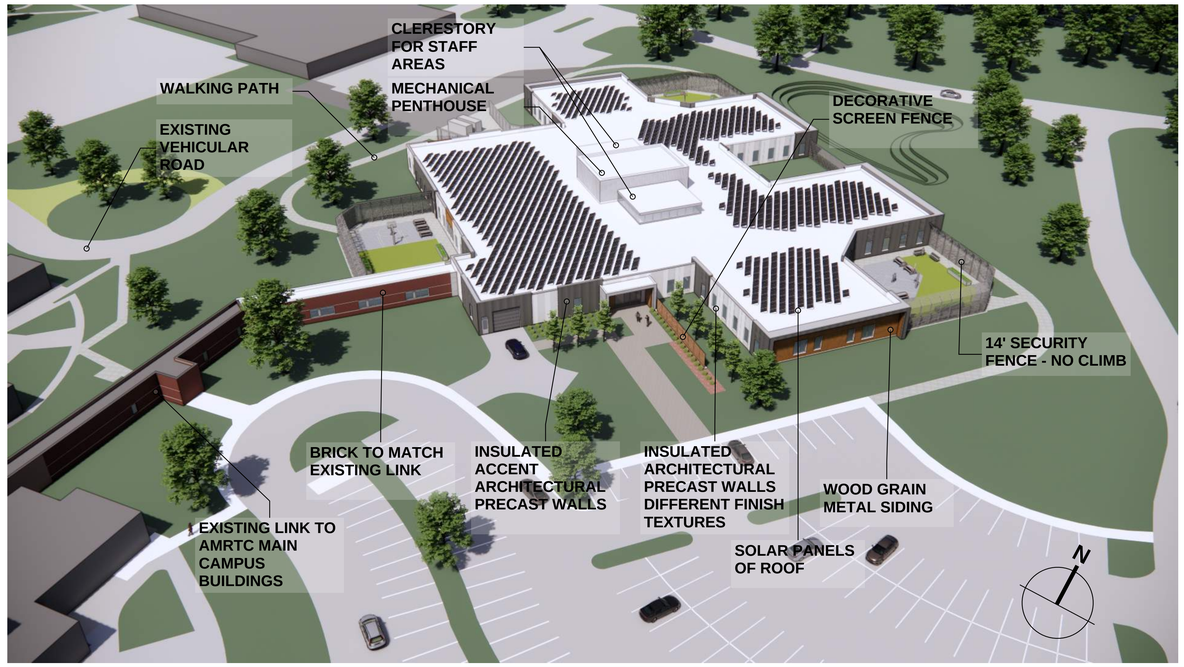
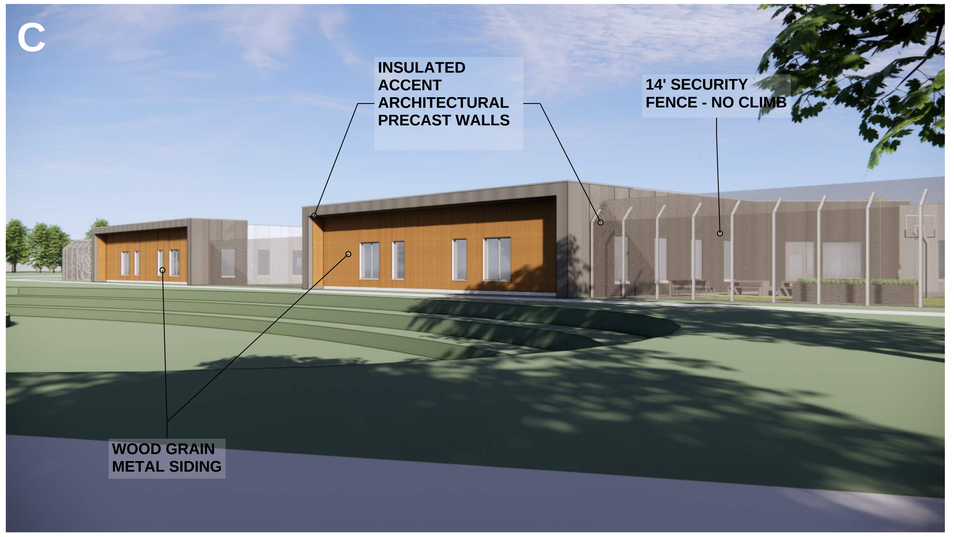
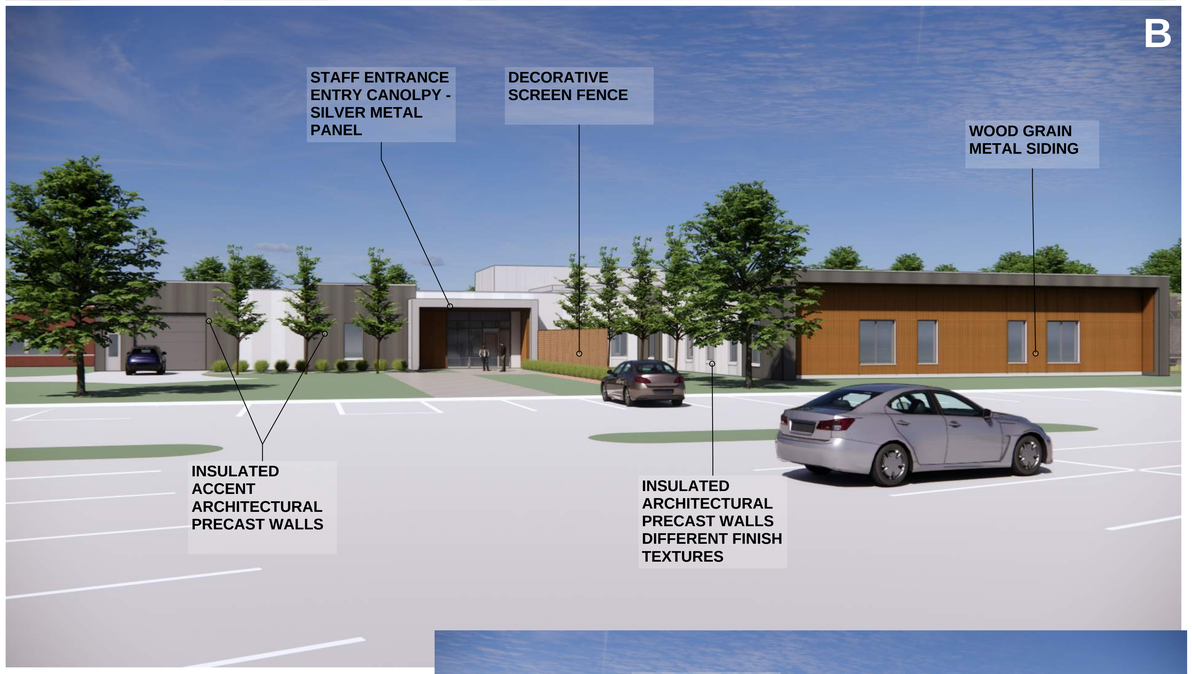
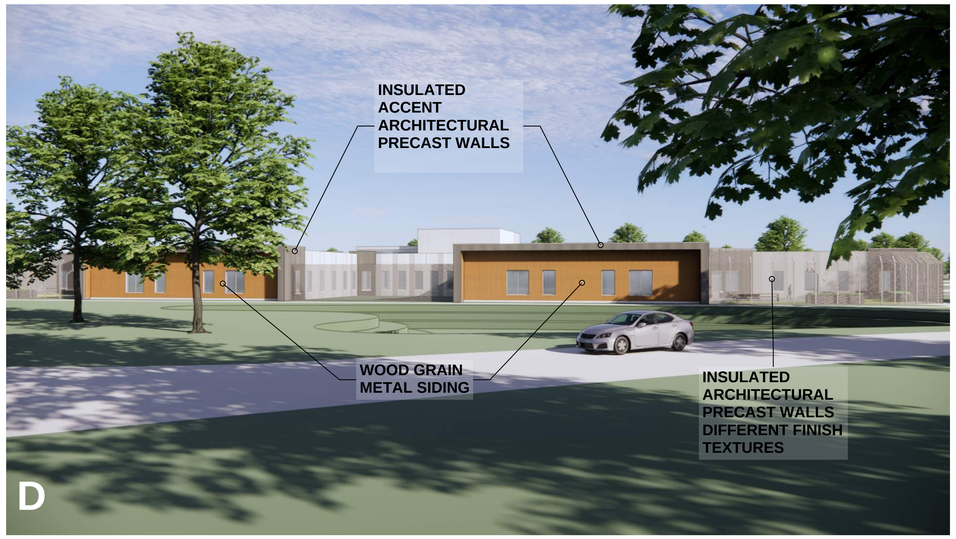


A - AERIAL VIEW OF ADDITION LOOKING NORTHWEST

C - NORTH ELEVATION OF RESIDENCE HOUSING & RECREATION YARDS



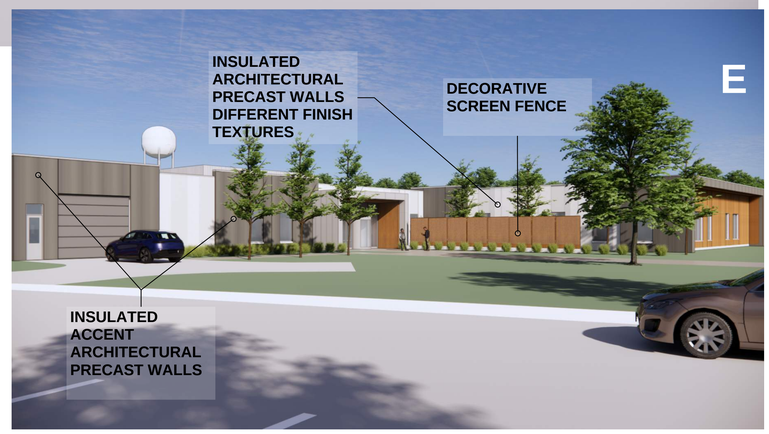




B - STAFF ENTRANCE & RESIDENCE HOUSING VIEW

D - NORTH ELEVATION FROM PERIMETER LOOP ROAD

E - STAFF & TRANSPORT ENTRANCE



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TRUE NORTH PLAN NORTH

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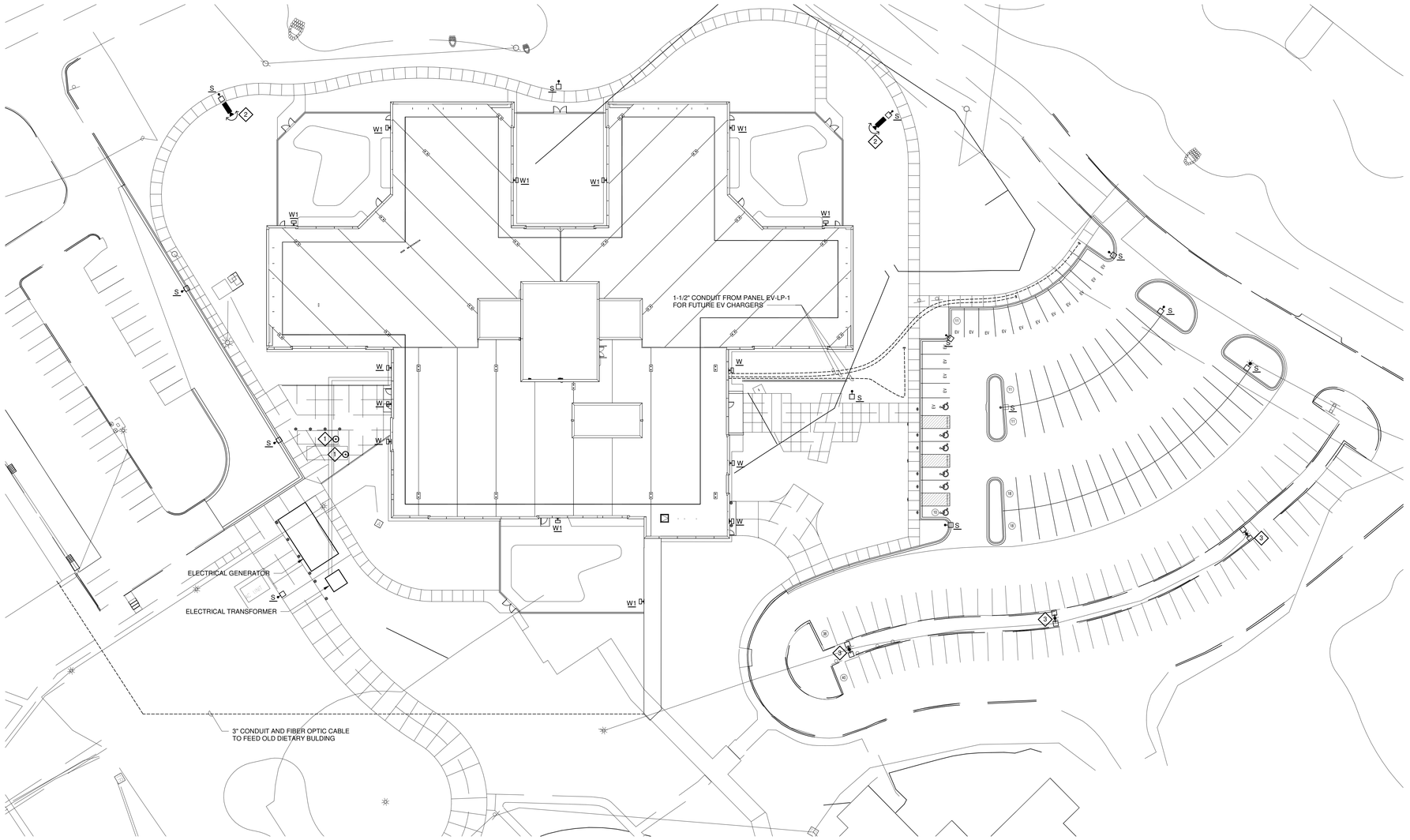

1 / 900.2 ELECTRICAL SITE PLAN
1" = 30'-0"

KEYNOTES

1. PROVIDE CONNECTION TO GARBAGE COMPACTORS.
2. 360° CAMERA MOUNTED ON LIGHT POLE.
3. EXISTING LIGHT POLE TO BE PROTECTED AND MAINTAINED.

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DEPARTMENT OF HUMAN SERVICES

AMRTC MILLER BUILDING REBUILD

RECS PROJECT NO: 55AK0054

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305 2nd St NW n Suite n 105 New Brighton, Minnesota n 55112 Tel (651) 633-2095
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Name **Todd A. Peterson**

Date **02/07/2025** Lic./Reg. No. **23427**

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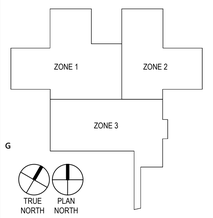

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900.2

7092.00

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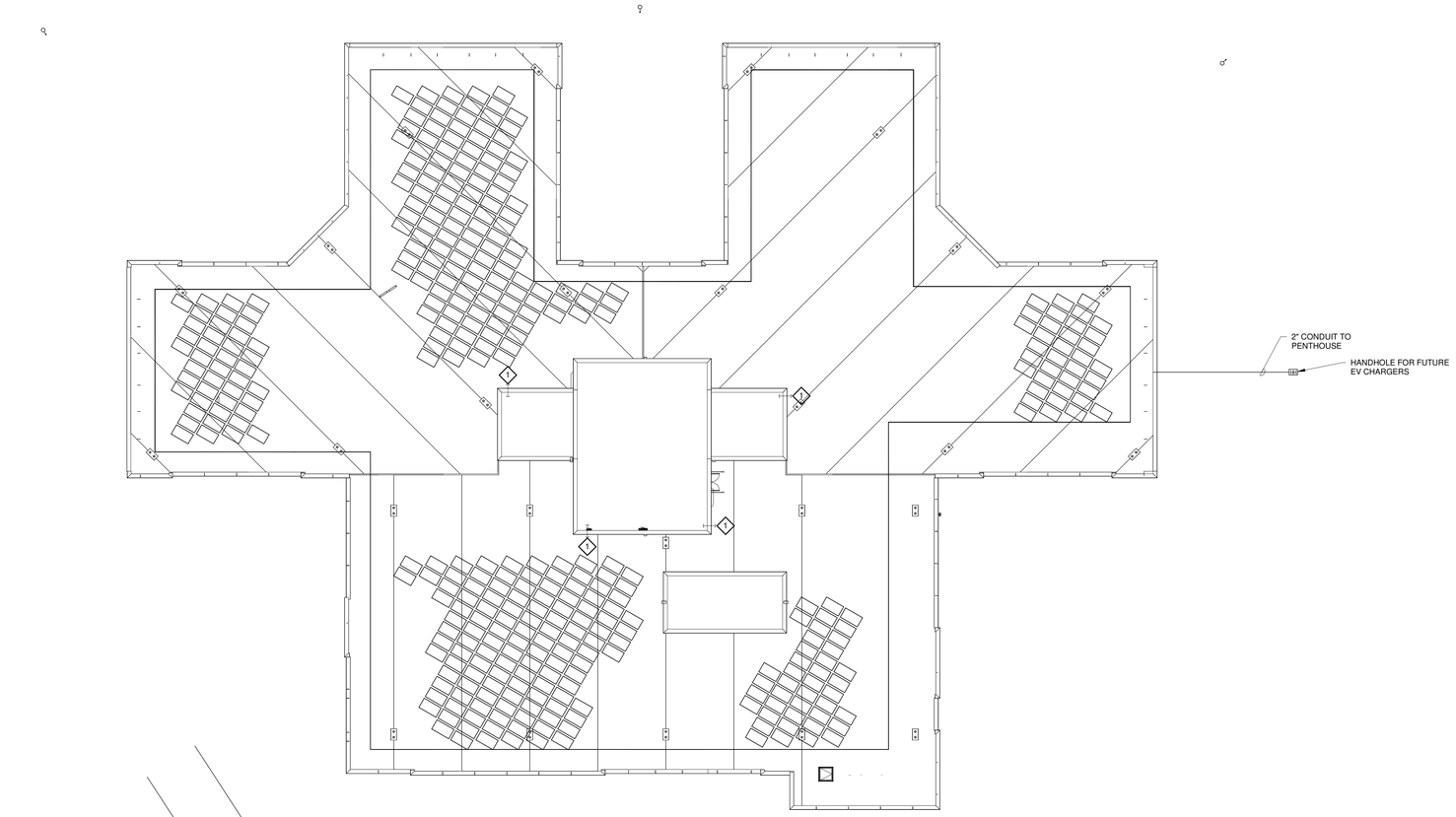

KEYNOTES

1 PROVIDE 4" CONDUIT THROUGH PENTHOUSE WALL FOR PV WIRING.

1 / 900.3 ELECTRICAL PV SITE PLAN
3/64" = 1'-0"

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AMRTC MILLER BUILDING REBUILD

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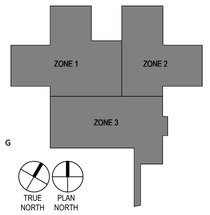

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