PLANNING COMMISSION
REGULAR MEETING
ANOKA CITY HALL
Tuesday, March 3, 2026
7:00 P.M.

AGENDA

1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes**
   a. February 3, 2026, Regular Meeting

4. **Old Business**

5. **New Business**
   a. Application 2026-004; Site Plan Review for Miller Building Rebuild at Anoka Metro Regional Treatment Center; 3301 7th Ave

6. **Public Hearings**

7. **Miscellaneous**

8. **Adjournment**

Auxiliary aids for handicapped persons are available upon request at least 96 hours in advance. Please call the City Manager's office at (763) 576-2710 to make arrangements.

NOT APPROVED

ANOKA PLANNING COMMISSION
REGULAR MEETING
ANOKA CITY HALL
TUESDAY, FEBRUARY 3, 2026
7:00 P.M.

CALL TO ORDER:

The regular meeting of the Anoka Planning Commission was called to order at 7:00 p.m.

ROLL CALL:

Planning Commissioners present: Chair Peter Rech, Nancy Coleman, Dave Sanasac, Emiley Sandvik, Andrew Stockholm, and Logan Thompson

Planning Commissioners absent: Mike Erickson.

Staff present: City Planner Clark Palmer and Community Development Director Doug Borglund

OATH OF OFFICE

The Oath of Office was administered to Commissioner Sandvik.

APPROVAL OF MINUTES:

a. Approval of January 6, 2026, Regular Meeting Minutes

MOTION WAS MADE BY COMMISSIONER THOMPSON, SECONDED BY COMMISSIONER COLEMAN, TO APPROVE THE MEETING MINUTES OF JANUARY 6, 2026, REGULAR MEETING.

6 ayes – 0 nays. Motion carried.

b. Approval of January 21, 2026, Work Session Minutes

City Planner Palmer noted a change related to a date, at the top of page two, that would be made.

MOTION WAS MADE BY COMMISSIONER COLEMAN, SECONDED BY COMMISSIONER SANDVIK, TO APPROVE THE MEETING MINUTES OF JANUARY 21, 2026, WORK SESSION AS AMENDED.

6 ayes – 0 nays. Motion carried.

OLD BUSINESS:

None

NEW BUSINESS:

None

PUBLIC HEARINGS ON NEW APPLICATIONS:

a. **Zoning Text Amendment to City Code Sections 78-2 – Definitions and 78-239 – Low Density Residential District; Adding Definition of "Historical Society" to Zoning Code and Adding "Historical Societies When Located Within a Historically Significant Building or Structure, as Defined by City Code Section 38-2" as a Conditional Use in the R-1 District**

City Planner Palmer reported that the Anoka County Historical Society (ACHS) is pursuing the purchase of the Ticknor House, located at 1625 3rd Avenue, with the intention of relocating some of its operations to the historic property, specifically its offices and research library. Built in 1867, the Ticknor House is listed on the National Register of Historic Places. Because of this listing, the Ticknor House is defined by City Code Section 38-2 as a "Historically significant building or structure." The property is currently home to the Ticknor Hill Bed and Breakfast (B&B), which was established in 1996 following approval of a Conditional Use Permit (CUP) from the City of Anoka. Since its establishment, the B&B has essentially operated as a home-based business, with the owners residing in the back half of the building and the front half functioning as the B&B. ACHS plans to continue to operate the B&B in addition to relocating some of its operations to the property. He reviewed the proposed changes to the City Code to support the proposed use.

Chair Rech asked if the changes would apply only to low-density residential areas.

City Planner Palmer provided additional information on the section of the Code proposed to consider these changes and noted that some general conditions could be included in the Code language.

Community Development Director Borglund noted that something similar was done for the two-acre site on North Street and 11th Avenue, where the multi-story indoor storage facility was allowed, and commented that this would be similar.

City Planner Palmer confirmed that this would only apply to low-density residential.

Commissioner Stockholm asked if the CUP for the B&B would be overlaid.

City Planner Palmer noted that item follows on the agenda tonight. He stated that this proposed action would allow consideration of the next item, which is the CUP.

Chair Rech opened the public hearing at 7:13 p.m.

No comments.

As no one further wished to appear, Chair Rech closed the public hearing at 7:14 p.m.

Commissioner Thompson commented that he agrees that two of the conditions recommended by staff would be good to include, suggesting conditions four and five. He stated that if the Historical Society wishes, it could request permission from the City Council for those items.

Commissioner Sandvik asked if outdoor events are covered by other City ordinances.

City Planner Palmer replied that there are no specific ordinances that cover that in R-1.

Community Development Director Borglund provided additional information on special event permits in the public downtown.

City Planner Palmer commented that private homes can host a wedding or party, and churches are conditional uses within the R-1 and also host events.

Chair Rech asked the Commission for input on whether they would like to include the conditions recommended by staff in the Code language.

MOTION WAS MADE BY COMMISSIONER THOMPSON, SECONDED BY COMMISSIONER COLEMAN, TO RECOMMEND APPROVAL OF A ZONING TEXT AMENDMENT AMENDING CITY CODE SECTIONS 78-2 – DEFINITIONS AND 78-239 LOW DENSITY RESIDENTIAL ADDING DEFINITION OF "HISTORICAL SOCIETY" AND ADDING "HISTORICAL SOCIETIES WHEN LOCATED WITHIN A HISTORICALLY SIGNFICIANT BUILDING OR STRUCTURE, AS DEFINED BY CITY CODE SECTION 38-2" AS A CONDITIONAL USE IN THE R-1 DISTRICT AS SHOWN IN RED AND INCLUDING SPECIFIC CONDITIONAL USE PERMIT STANDARDS NUMBERS 3 – 5.

Further discussion: Community Development Director Borglund commented that conditions one and two are specific to the property to be discussed in the next case, and narrow the scope of where this type of use could be allowed.

City Planner Palmer provided additional reasoning behind conditions one and two, agreeing that those would help to narrow the scope of where a Historical Society could be located in a residential area.

Commissioner Thompson agreed to amend his motion to include Conditional Use Permit standards numbers 1-5. Commissioner Coleman agreed.

6 ayes – 0 nays. Motion carried.

City Planner Palmer confirmed that the motion included the stipulation that the amendment would not be adopted unless the CUP is approved by the City Council.

b. Conditional Use Permit Amendment for Ticknor Hill B&B and Anoka County Historical Society; 1625 3rd Avenue

City Planner Palmer reported that this is a continuation of the previous request by Anoka County Historical Society for the potential purchase of the Ticknor House. He stated that the subject property is zoned R-1 Low Density Residential, and to allow the proposed use, the existing CUP (A1996-34) must be amended to reflect the updated operations. The B&B will no longer function as a home-based business, and the portion of the building currently used as a private residence will be converted into offices and a research library. ACHS does not plan to establish any exhibits or displays at the property. ACHS is not proposing to expand the B&B or make any exterior alterations to the structure, with the exception of a new ADA ramp near the side/rear entrance. One of the primary changes being proposed is the introduction of outdoor events and activities, with details provided in the applicant's narrative. He provided additional information on parking and reviewed the CUP criteria and related findings.

Chair Rech recognized that part of the amendment would be to reflect updated operations, noting that the applicant would continue to operate a B&B and have Historical Society offices in the back. He asked about the other updated operations that would be considered.

City Planner Palmer stated that the current CUP supports the B&B activity as a home-based business, and the amendment would reflect the change in ownership and operations.

Commissioner Sanasac noted that the existing CUP has a condition stating that it is not to be used for commercial events, and the previous action specified that outdoor events would need to be approved by the City Council. He asked for more information on the proposed outdoor events.

City Planner Palmer stated that, as approved in the last action, outdoor events would be prohibited unless approved by the City. He commented that the Planning Commission could make a recommendation, and if approved by the City Council, the outdoor events could be approved.

Commissioner Sanasac asked if the proposed outdoor events in the narrative from the applicant would be considered commercial events.

City Planner Palmer confirmed that those would be considered commercial events. He explained that the property currently operates as a B&B, and at the time the CUP was issued, there were no

commercial events allowed. He stated that this applicant would seek to have some outdoor events, which would be a change.

Chair Rech asked if they would have commercial events inside the building.

Rebecca Desens, Anoka County Historical Society Executive Director, commented that they anticipate hosting small groups such as book groups or embroidery. She stated that one of the existing bedrooms would be a nice meeting space. She noted that the capacity of the room would be eight to ten, so they would be small.

Chair Rech asked if that would be considered to be a commercial event and whether people would pay for that type of use.

Ms. Desens replied that the ACHS operates on donations.

Community Development Director Borglund stated that he would assume that people would provide a donation for that type of use. He stated that he would envision a commercial event to be where someone is renting the entire space for a large event, such as a wedding. He stated that the applicant could provide more details on the events that typically occur at the existing ACHS, as well as some of the proposed changes.

Ms. Desens stated that ghost tours are one of their biggest fundraisers, with about 1,700 people participating during September and October, and provided an explanation of how that operates. She recognized that capacity would not be possible at the Ticknor home and stated that they have spoken with another organization to potentially partner and use that building for those events. She recognized that there would be no way to have that number of people in the house. She provided information on the harvest celebration, where they could do corn dolls and apple bobbing-type activities in conjunction with Halloween activities in Anoka. She stated that weddings would be typical garden party weddings, estimating 50 to 75 people with a small reception and catered lunch. She commented that they would not have a reception and dancing at the property for a wedding. She provided examples of small group use of the property, such as yoga on the lawn, music on the porch, or a jug band on the porch. She stated that the intention would be community-level use of the property, which allows public use of the home and property. She stated that movies and presentations in the garden would be an example of a National Night Out type of activity. She stated that people in the townhomes were excited about the opportunity to assist in the gardens. She provided information on the New London/New Brighton cars and the events that they have had with those vehicles at the current location. She stated that event brought about 300 people to the area to see the cars. She stated that it would be a one-of-a-kind event, and the actual cars could most likely fit in the driveway. She recognized that type of event would require on-street parking, or perhaps they could partner with the neighboring church for the use of their parking lot.

Commissioner Sandvik asked the largest capacity the applicant would anticipate for events.

Ms. Desens replied that in her experience running a house museum, they sometimes hosted a Memorial Day ice cream social, which brought in larger numbers of people, but that the house allowed tours, whereas this house would not. She estimated that the proposed harvest fest could have more than 75 people in total, but likely not all at once, as people would rotate in and out during the block of time.

Commissioner Sandvik asked if the business plan has accommodations for the property maintenance and exterior.

Ms. Desens commented that the business plan does include those details. She noted that a neighbor has offered to clear the snow. She commented that this has moved quickly over the past three months, but as they move forward, grant funds are available for updates to historical buildings. She noted that they would complete a structural survey of the building, which would assist in creating a long-term plan for the maintenance and care of the building.

Chair Rech stated that the original CUP in 1996 had opposition to outdoor events from neighbors, which is why the CUP did not allow that. He commented that there are about ten properties that abut this property and would be impacted by large events. He asked if there had been any opposition from neighbors to outdoor events. He asked for the parking plan for events of 75 people or more. He stated that on-street parking is problematic when there are 50 vehicles coming for an event. He asked if the exclusion of outdoor events would create a serious problem for the applicant.

Ms. Desens replied that it would create a serious problem.

Chair Rech opened the public hearing at 7:52 p.m.

Debbie Wallace, current owner of Ticknor Hill, commented that they are the second owners of the property and did not go through the original CUP process. She recognized that perhaps there were red flags in 1996 that led to the prohibition of outdoor events. She explained that the previous owners were also applying for a liquor license, which she believed was the bigger red flag. She provided some historical information on the home and property, noting that at one time the home was split into three apartments, and it was a blighted party house. She believed that the neighbors who lived in that area during that time had enough and did not want to be near a party house anymore. She stated that they purchased the property in 1999, and the neighborhood and City embraced the use. She believed the B&B had been a good thing, bringing people in from outside of the community. She believes that the Historical Society would do right by the property and for the neighborhood. She believed that if there were a problem with the request, more people would have attended tonight.

Liz Cook, 1609 3rd Avenue, commented that the residents in this area are used to on-street parking and noise because of the football field. She noted that even though the church has a large parking

lot, they also have overflow on-street parking. She stated that they can also hear noise from the music in the parks from both Anoka and Champlin. She stated that on-street parking and noise already exist in the neighborhood and did not believe the Historical Society would have a negative impact on the neighborhood. She wanted to keep the ACHS in Anoka.

As no one further wished to appear, Chair Rech closed the public hearing at 7:58 p.m.

Commissioner Stockholm suggested that condition one under the current CUP be removed.

Commissioner Sandvik agreed that removing condition one would be a good starting point. She recognized that outdoor events would need to be approved by the City Council and could be addressed on an individual basis.

Commissioner Thompson asked if the outdoor events would be approved on a case-by-case basis or whether a request would be made one time to request the ability to host outdoor events.

Community Development Director Borglund stated that ACHS could request outdoor events individually or could request an amendment to the CUP with more details for the proposed events. He understood that some of the events proposed would be revenue-generating to assist in supporting the purchase of the building and maintaining the property. He recognized the need to balance the needs of the ACHS and the neighborhood. He referenced condition three and believed that it could be removed as directional signage is already prohibited.

City Planner Palmer stated that the City Council could make the decision to approve outdoor events when considering this CUP request.

Chair Rech stated that condition five would ensure that the property is not given a blank check to hold any type of event they may desire, and they would need approval from the City. He believed that some of the conditions assist in mitigating how the property would be used, rather than approving a business use of the property with no control.

Community Development Director Borglund stated that the Commission will make a recommendation, and perhaps the ACHS further define its plans for outdoor events prior to the review of the City Council.

City Planner Palmer stated that even if the recommendation is for approval as presented, they could specify to the City Council that the Planning Commission believed that outdoor events and parking are things to consider.

Commissioner Stockholm stated that the condition related to outdoor activities seems to be an administrative headache, asking if senior pictures would count as an activity. He stated that perhaps additional language is added to the outdoor events and activity conditions to include a

reasonable capacity that would cover 90 percent of the activities, such as 25 or 50. He stated that it would seem to create fewer issues for the applicant and the City.

Community Development Director Borglund stated that the Commission can recommend changes to the language if that is desired, noting that the Planning Commission makes a recommendation for the City Council to consider. He explained that staff did not have information on the anticipated number of participants for events.

Commissioner Sandvik asked and received confirmation that the Commission could recommend modified language to the condition related to outdoor events. She stated that it does not sound like these events would change the nature of the neighborhood, given the proximity to the football field.

Commissioner Thompson stated that he likes the idea of a threshold. He stated that he lives in the neighborhood where the parade staging is done, and it is fun to be around. He stated that he would be okay with ten people, but 50 may be an uncomfortable number. He understood that the neighborhood is used to on-street parking, but did not want to make that issue worse. He recognized that there is no opposition tonight from neighbors, so he also does not want to create an issue that may not exist. He suggested that 20 or 25 be used as the capacity for allowed events, with larger events requiring approval by the City Council.

Chair Rech agreed that the Commission should create a threshold for events so as not to overburden the applicant and City Council with requests for every event.

Commissioner Sanasac stated that if there is an amendment to number five, there should also be an amendment to condition four, as there would be a need for parking.

Chair Rech asked if a similar threshold should be developed for allowed on-street parking.

Community Development Director Borglund commented that condition five could be amended to read, “Outdoor events and activities with populations greater than 25 persons shall be prohibited, unless approved by the City Council.”

Commissioner Sandvik stated that perhaps condition four is linked to the threshold in condition five, stating that events of over 25 people require approval for on-street parking.

Commissioner Thompson stated that he would like to see a parking plan created for large events.

Community Development Director Borglund stated that staff recommended that ACHS speak with the church to determine if a parking arrangement could be developed, as that would be the easiest solution for parking.

Chair Rech asked if the applicant is willing to speak with the church about parking.

Ms. Desens confirmed that she is open to that. She asked how on-street parking would be differentiated if ACHS hosts an event at the same time as the school or church.

Commissioner Stockholm recognized that parking would be hard to enforce. He stated that in his own neighborhood, there are parking issues on the street from St. Stephens and the car show in the warmer months. He noted that it is part of living in certain neighborhoods. He noted that limiting the size of events will essentially limit the parking needs. He did not believe that it was realistic to place a parking restriction, as it would be difficult to enforce, as people will park where they park. He stated that if an event above 25 people is approved, parking could be part of that discussion for the specific event. He did not believe a condition is needed related to parking if they are limiting the size of allowed events, without Council approval, to 25 people.

Commissioner Sanasac agreed that condition four could be removed.

City Planner Palmer stated that the previous action included standard conditions for this type of use. He stated that the City Council could grant an exception to the condition. He noted that the City Code language amendment will still go before the City Council, and ultimately, that language could be amended at the City Council level. He stated that staff were unsure what to expect for the events or whether there would be a large number of residents present tonight in opposition to the request, and they did their best to prepare. He stated that additional revisions could be made. He stated that perhaps there is an allowance for weddings but not receptions, allowed hours could be specified, the number of participants could be limited, and the frequency of allowed events could be specified. He stated that it can be communicated to the City Council that the Planning Commission supports the request and believes there should be additional discussion related to parking and events.

Commissioner Thompson recognized that the intention of including the conditions in the City Code language was to limit additional requests and impacts. He acknowledged that the allowances for parking and events will need to undergo an additional review and discussion, which he believed was more appropriate for the City Council level.

City Planner Palmer recognized that there is support for some events and on-street parking, but does not want to provide a blank check.

Community Development Director Borglund stated that the Commission could include thresholds as discussed, and the City Council would have additional discussion on those topics.

Commissioner Coleman recognized that the CUP standards are a broader look at future potential requests that could come forward, while this request is to amend the 1996 CUP to be more specific to the property. She stated that perhaps the recommendation from the Commission is to amend this CUP to include conditions two, four, five, and six, and staff could relay the concerns of the Commission related to parking and events.

Chair Rech recognized that the Commission already recommended approval of the text amendment with the additional standards and could now recommend approval of the CUP amendment, removing conditions one and three.

City Planner Palmer noted that the City Council would then need to review both items and make their decisions. He stated that the Commission could choose whether or not to include a recommendation on the standard conditions. He recognized that there is a struggle as they do support on-street parking and events, but are unsure of the level to which those are supported.

Commissioner Thompson asked how malleable the CUP is after they are approved. He used the scenario that no restriction is placed on parking, and parking then becomes an issue. He asked if they would be able to bring this back and place additional restrictions on the CUP if issues arise.

Community Development Director Borglund replied that a City can review a CUP if there are issues and conditions can be added.

Commissioner Thompson stated that he did not see a reason this would need to come back, as this is a Historical Society. He stated that 50 people would be about ten to 15 cars, as people would often come together in a vehicle.

City Planner Palmer stated that the applicant's narrative used the example of events involving up to 100 people.

Commissioner Thompson stated that he would be fine with that and trusts that the ACHS knows what they are doing and is not going to set themselves up for failure. He did not believe that additional conditions need to be placed upon the applicant, recognizing that the City Council will ultimately make those decisions.

Chair Rech agreed that this may be a situation where the Commission defers to the Council and its ability to make the right decision.

Commissioner Stockholm stated that he is confused by the conditions discussed in the last case for the text amendment, versus the conditions being discussed for this specific request.

City Planner Palmer explained that a CUP is reviewed on a case-by-case basis, with conditions developed for the specific use, but standard conditions can also be included in City Code language for conditional uses.

Commissioner Stockholm commented that he believes that the standard conditions are overly prescriptive and stated that there are no parking restrictions on other higher-intensity uses, such as nurseries, public schools, churches, cemeteries, or public and community buildings.

Chair Rech noted that the text amendment language was already approved, and they cannot go back and litigate that decision. He requested that they focus now on the proposed amendment of the current CUP for the specific property.

MOTION WAS MADE BY COMMISSIONER SANDVIK, SECONDED BY COMMISSIONER THOMPSON, TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT AMENDMENT FOR TICKNOR HILL B&B AND ANOKA COUNTY HISTORICAL SOCIETY FOR THE PROPERTY AT 1625 3RD AVENUE, REMOVING CONDITIONS ONE AND THREE, WITH A RECOMMENDATION FOR THE CITY COUNCIL TO APPROVE OUTDOOR EVENTS, POTENTIALLY WITH A LIMITED CAPACITY.

6 ayes – 0 nays. Motion carried.

MISCELLANEOUS:

None

ADJOURNMENT:

MOTION WAS MADE BY COMMISSIONER COLEMAN, SECONDED BY COMMISSIONER SANASAC, TO ADJOURN THE MEETING.

6 ayes - 0 nays. Motion carried.

Time of adjournment: 8:38 p.m.

Submitted by: Amanda Staple, *TimeSaver Off Site Secretarial, Inc.*

STAFF REPORT

Application A2026-004
Site Plan Review
PID: 31-32-24-31-0002
3301 7th Ave
Miller Building at Anoka Metro Regional Treatment Center (AMRTC)

BACKGROUND

BWBR, on behalf of the State of Minnesota, are requesting approval of a Site Plan Review for the property located at 3301 7th Ave. The subject property is home to the Anoka Metro Regional Treatment Center (AMRTC). The AMRTC is the largest state-run psychiatric hospital in Minnesota, operated by the Minnesota Department of Human Services and provides high-security inpatient psychiatric care for adults with severe and persistent mental illness.

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 building gross square feet, 50-bed secured inpatient behavioral health treatment facility. The new building will serve as an expansion of the existing AMRTC Main Building. The new Miller Building will be connected to the main building via an enclosed walkway.

The subject property is 73.47 acres in size, with a project area of 9.15 acres.

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.

Current Comprehensive Land Use Plan:

The subject property is designated as "Institutional" under the City of Anoka's adopted 2040 Comprehensive Land Use Plan. The Institutional land use category is intended to accommodate uses that are engaged in long-term civic work or public service, which may be private, public, or quasi-public. These include uses like government facilities, community and recreation centers, libraries, corrective facilities, and schools. It also may include uses such as religious institutions, private educational facilities, hospitals or primary care facilities, and some communities include arts and culture, nonprofit, and charitable organizations.

Finding: The proposed **use is consistent** with the land use designation in the adopted 2040 Comprehensive Plan.

Existing Zoning:
The subject property is zoned Anoka County Run River Human Services (ACRRHS) District. This zoning district is intended to accommodate a range of institutional uses including residential treatment facilities for chemical dependency, corrections, mental health, and those in transition from treatment to independent living.

Finding: The **use is permitted** within the ACRRHS District.

SITE PLAN REVIEW ANALYSIS

Within the ACRRHS District, site plan approval is required for construction of principal buildings and accessory structures in the ACRRHS district.

Building Setbacks:

Required Yard	*Required Setback*	*Proposed Setback*
Front Yard Setback (East)	*25 feet min*	*Over 25 feet*
Side Yard Setback (North)	*25 feet min*	*Over 25 feet*
Side Yard Setback (South)	*25 feet min*	*Over 25 feet*
Rear Yard Setback (West)	*25 feet min*	*Over 25 feet*
Parking Setback	*15 feet min*	*Over 15 feet*

Finding: The proposed **building and parking setbacks meet the minimum requirements** within the ACRRHS District.

Building Height:
Within the ACRRHS District, new structures are limited to a maximum of four stories. The new building is proposed at 1 story, with a rooftop mechanical penthouse and clerestory (outside wall of a room or building that rises above an adjoining roof containing windows) for employee areas.

Finding: The proposed **building height meets the minimum requirements** with the ACRRHS District.

Parking Demand Analysis:
BWBR submitted a parking demand analysis and parking plan. Existing parking facilities include 233 parking stalls, consisting of a west lot and east lot. The west lot will be removed entirely. The east lot will be expanded and reconfigured. A total of 157 parking stall are planned for the project, consisting of a combination of existing stalls and newly added or modified stalls. The stalls will be a mix of long-term parking for staff, including 15 electric vehicle supply equipment (EVSE) ready parking stalls, and short-term parking.

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.

Parking requirements in the ACRRHS District are governed by City Code, Chapter 78 (Zoning), Article IX (Supplemental Regulations), Division 2 (Off-Street Parking and Loading). Section 78-610 lists the minimum number of off-street parking spaces for specific uses. The minimum number of off-street parking spaces for unlisted uses are to be determined on an individual basis by the city council. Factors to be considered in such determination shall include, without limitation, size of building, type of use, number of employees, expected volume and turnover of customer traffic, and expected frequency and number of delivery or service vehicles.

Finding: Based on the submitted parking analysis and plan, there **is sufficient parking for the proposed use.**

Stormwater Management:
Stormwater will be appropriately managed in accordance will all applicable rules and regulations. The project will require approval of a Grading, Stormwater Management and Erosion/Sediment Control Permit from the Lower Rum River Water Management Organization (LRRWMO). The Applicant did submit a detailed stormwater management plan and report. The project includes the construction of 3 infiltration basins and related infrastructure (see site plan, page 210.0CS and utility plan page 230.0CU) that will manage stormwater.

Landscaping:
The ACRRHS District does not impose specific landscape requirements. Landscape plans are reviewed as part of the site plan review process. The proposed landscape plan reflects a strong commitment to enhancing the site's visual appeal. The landscape plan includes:

- 112 deciduous trees
- 49 coniferous trees
- 226 deciduous shrubs
- 68 coniferous shrubs
- Ornamental grasses

Tree preservation and replacement
32 significant trees will be removed. City Code requires a 1:1 replacement for trees removed up to 8 trees per acre. The project will see the planting of 161 new trees.

Finding: The proposed **tree replacement meets City Code.**

Architectural Requirements:
There are no specific architectural requirements for new buildings in the ACRRHS district. Architectural design is reviewed as part of the site plan review. According to the Applicant:

> 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.

RECOMMENDATION
Staff recommends approval subject to the following conditions:

1. All comments and concerns of the City Engineer shall be met.
2. All comments and concerns of the AMU Electric Department shall be met.
3. All comments and concerns of the Anoka Fire Mashall shall be met.
4. The Applicant shall receive approval and permitting from the Rum River Watershed District prior to any site work or construction starts on site.
5. A building permit shall be obtained prior to any site work or construction starts on site.
6. All improvements shall be consistent with the approved plans.

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

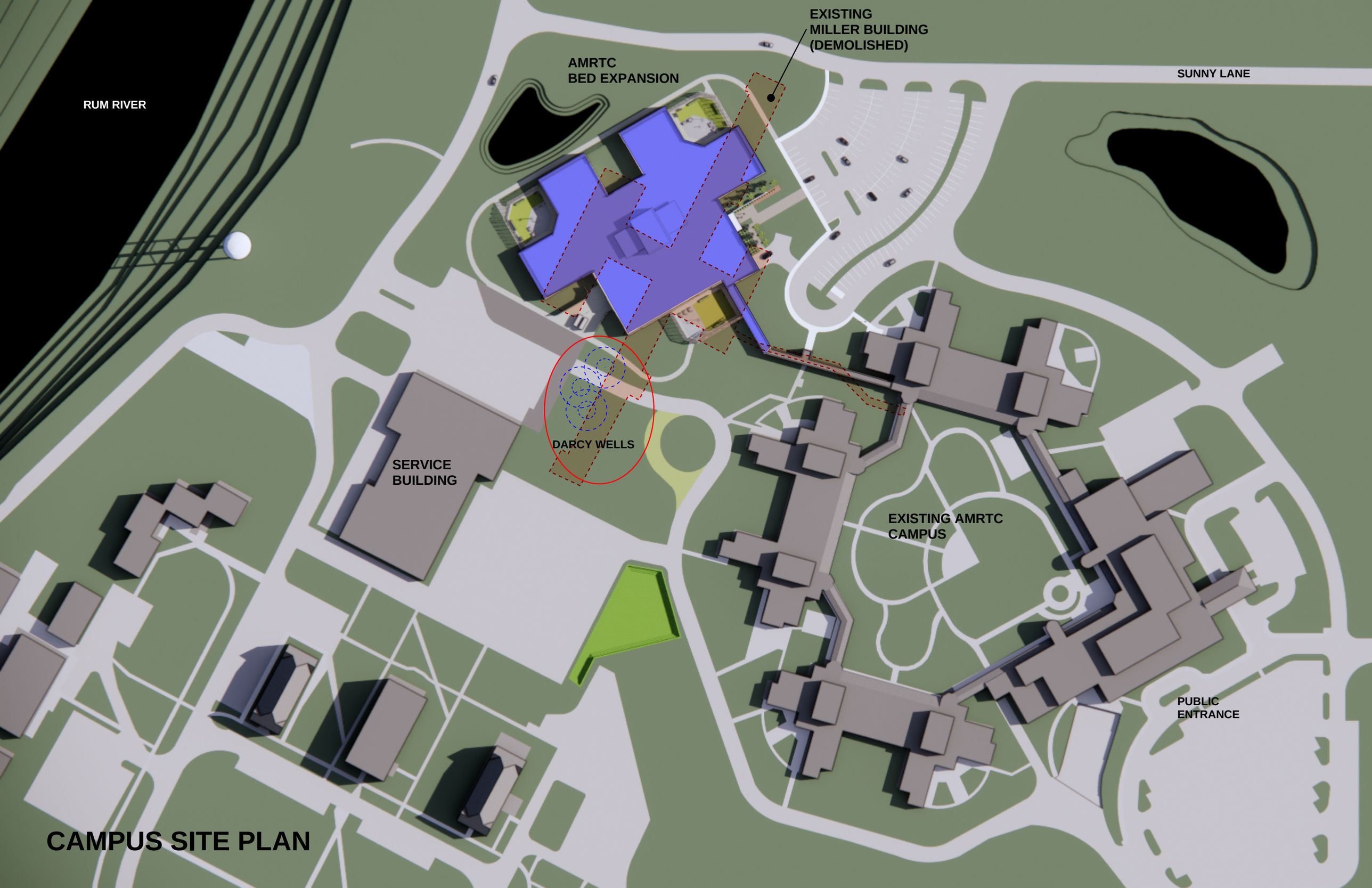
BWBR Comm. No. P.23000086.00

1/28/2026

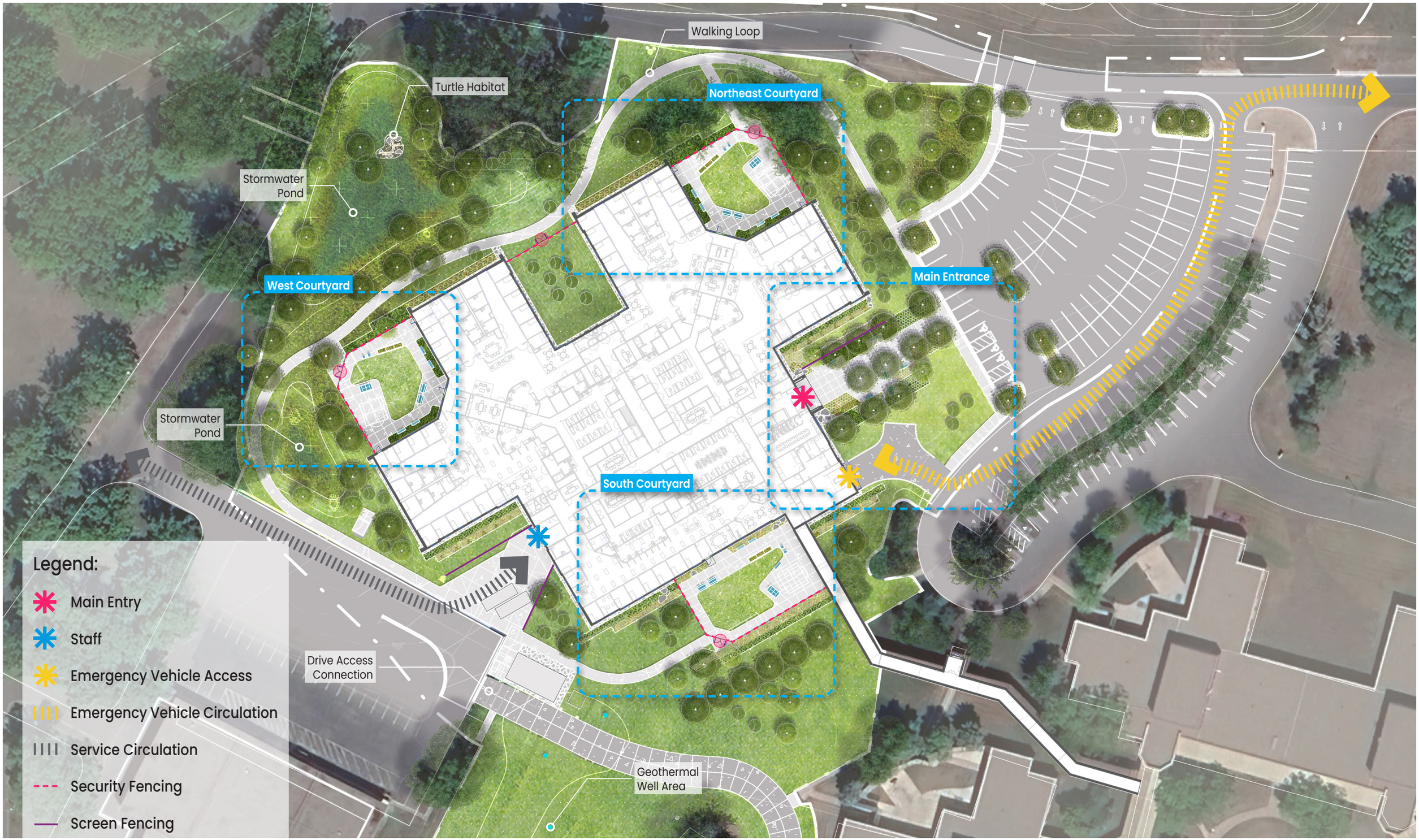
Assumes 50 beds in 5 units

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



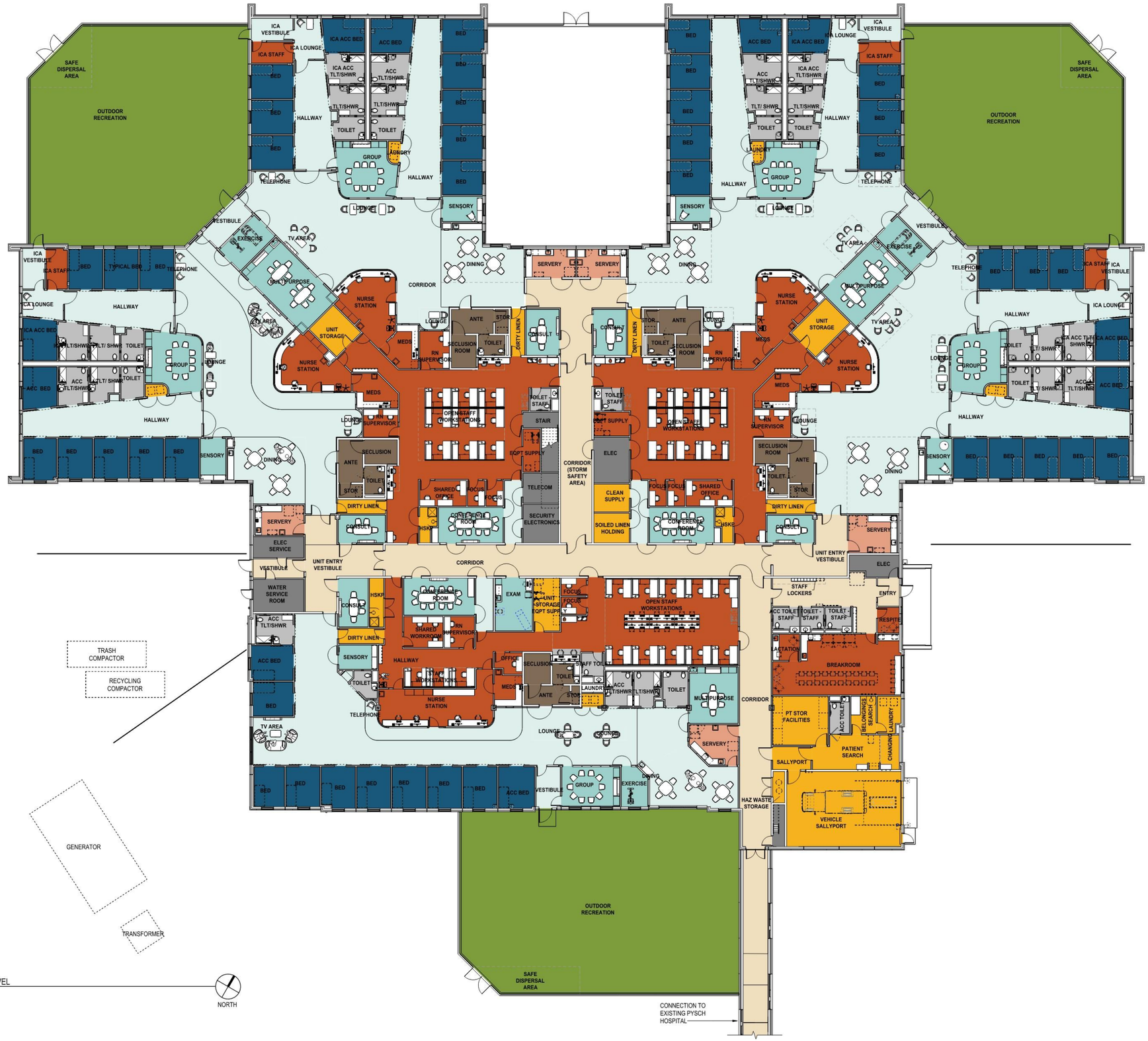
CAMPUS SITE PLAN



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

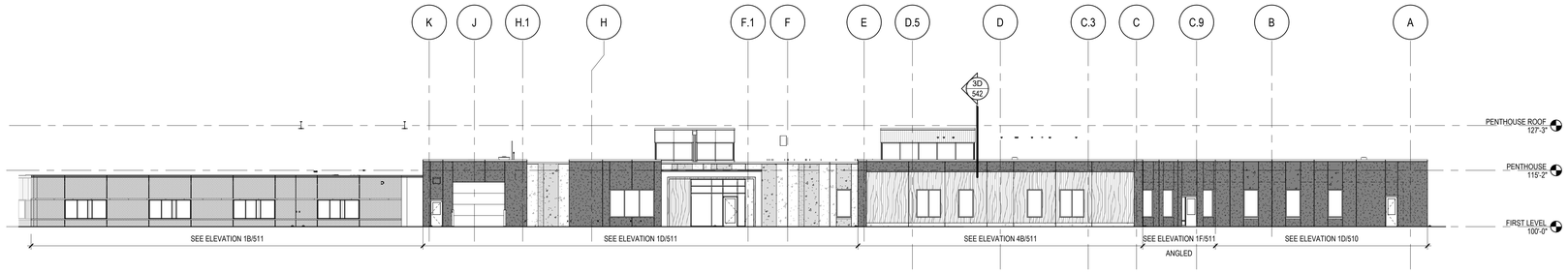
STAFF & TRANSPORT ENTRY

STAFF ENTRANCE & RESIDENCE HOUSING VIEW

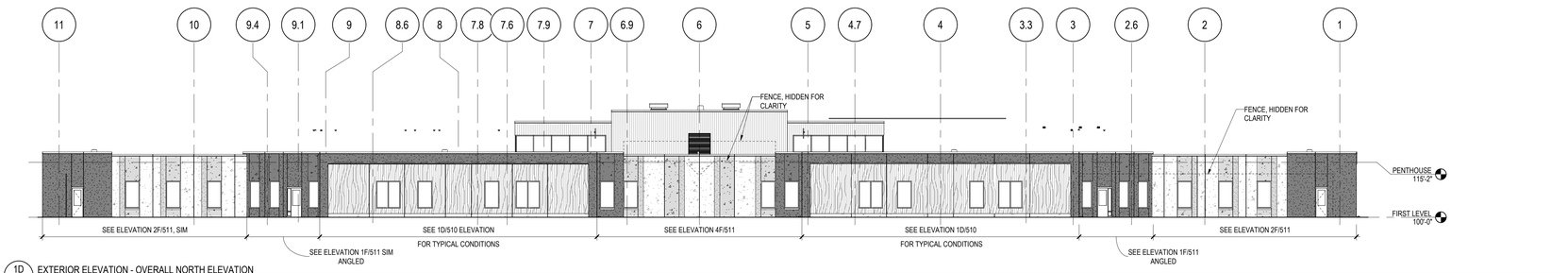
NORTH ELEVATION FROM PERIMETER LOOP ROAD

AERIAL VIEW OF RECREATION YARDS

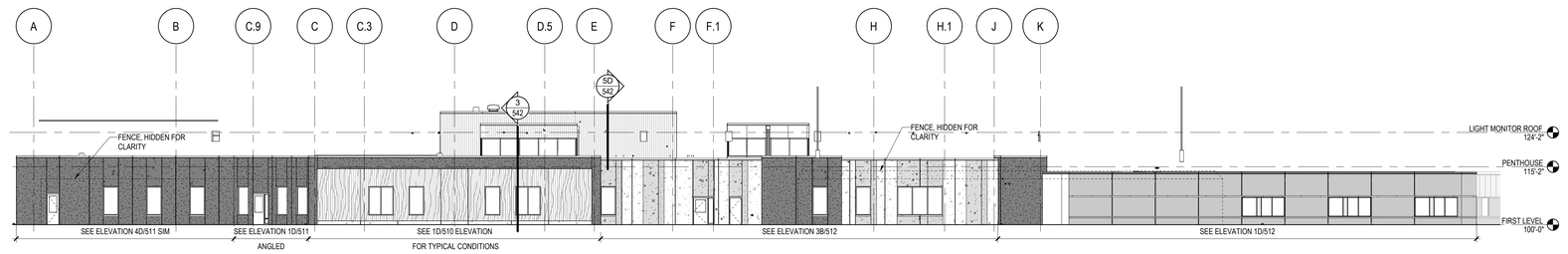
NORTH ELEVATION OF RESIDENCE HOUSING & RECREATION YARDS



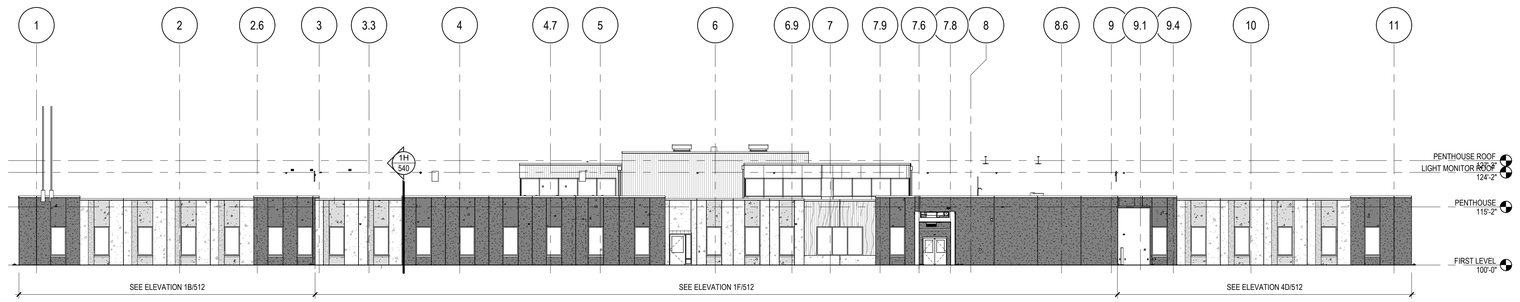
1B 510 EXTERIOR ELEVATION - OVERALL EAST ELEVATION
1/16" = 1'-0"



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"

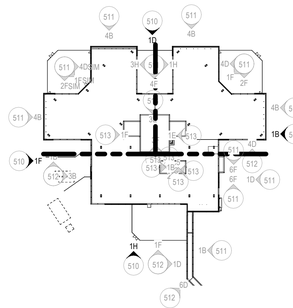
SYMBOLS LEGEND - EXTERIOR ELEVATION

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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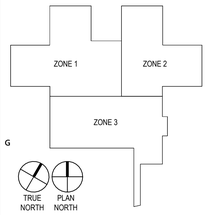
Issued For

Item	Date
SD PRICING SET	07/15/2024
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

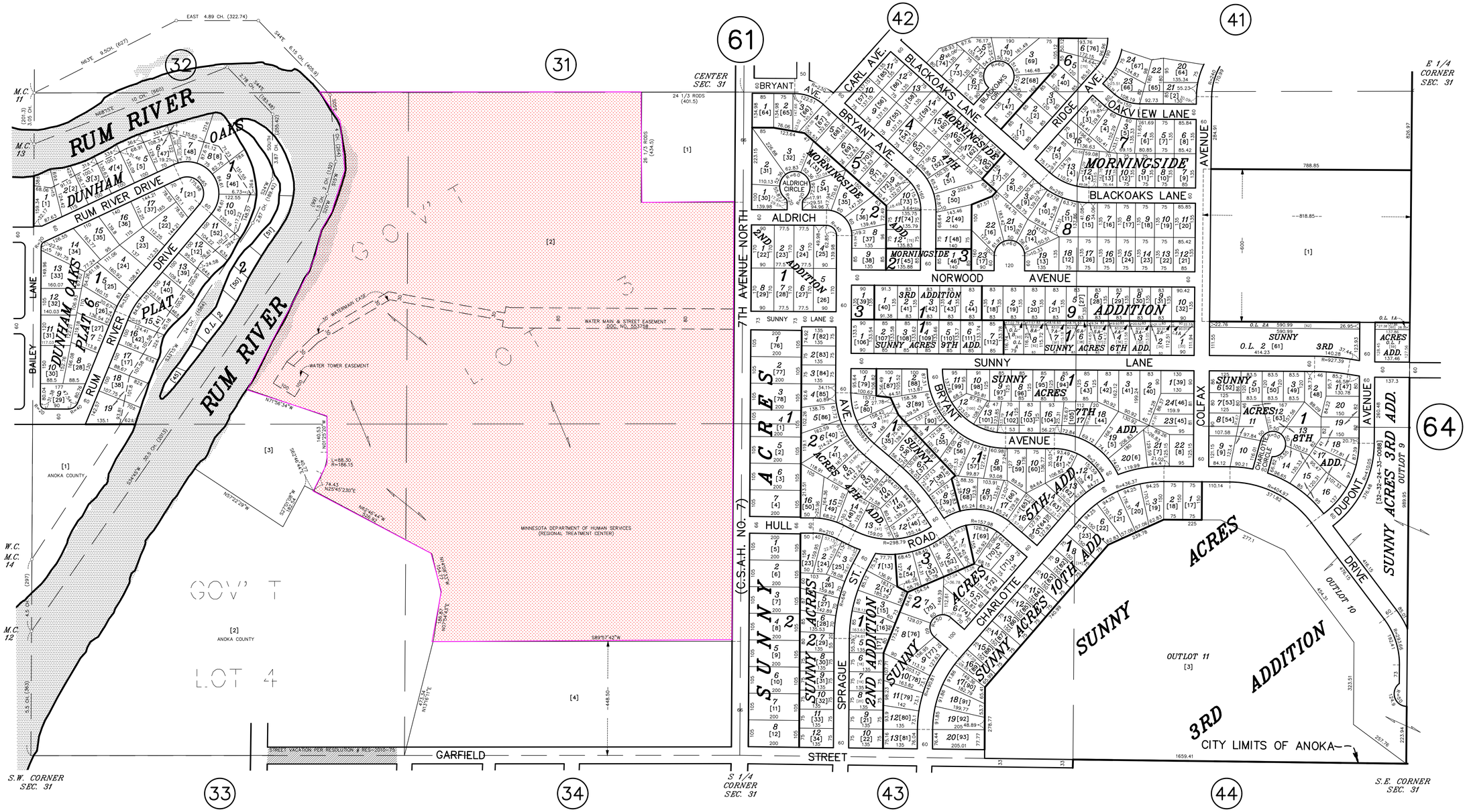
Sheet Title
EXTERIOR ELEVATIONS - OVERALL

Sheet No.
510

Copyright BWBR

S 1/2 SECTION 31, T. 32, R. 24

CITY OF ANOKA



N
W ANOKA COUNTY SURVEYOR E
S

Last Revised: October 20, 2014
06/11/2025 12:00:33 PM, Date Printed

GRAPHIC SCALE
200 0 100 200
SCALE IN FEET

ANOKA COUNTY
SURVEYOR'S OFFICE
ROOM 224
2100 3RD AVENUE
ANOKA, MN 55303
(763) 324-3200

QUARTER QUARTER INDEX

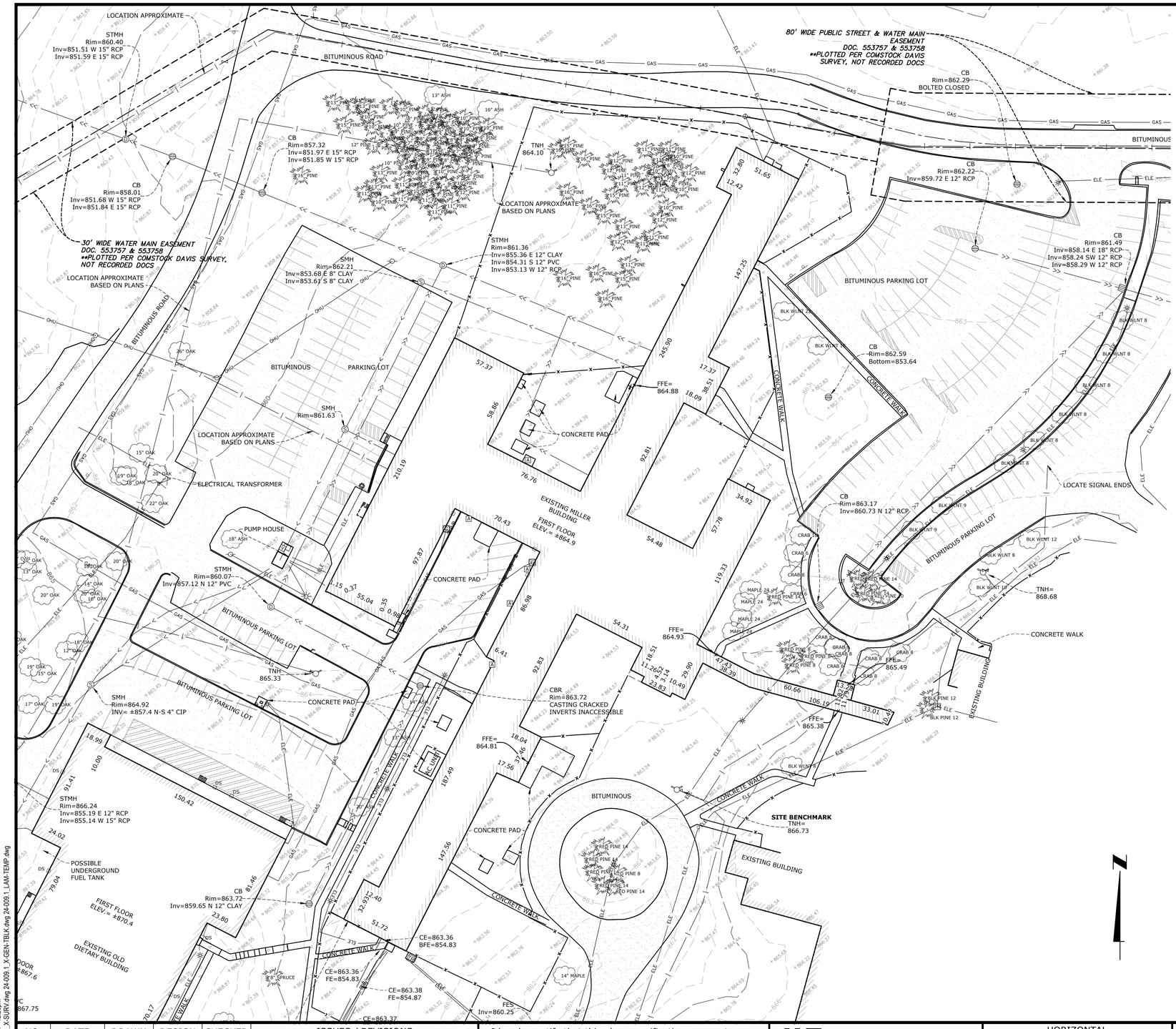
22	21	12	11	NORTH HALF OF SECTION
23	24	13	14	
32	31	42	41	SOUTH HALF OF SECTION
33	34	43	44	

PROPERTY IDENTIFICATION NUMBER

Section Number	Township Number	Range Number	Quarter Quarter	Specific Parcel
XX	XX	XX	XX	XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
EXAMPLE OF PIN NUMBER: 31-32-24-43-0022

THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY OFFICES AFFECTING THE AREA SHOWN. THIS DRAWING IS TO BE USED ONLY FOR REFERENCE PURPOSES AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.



General Survey Notes

1. All distances are in US survey feet.

2. Bearings are based on the Anoka County Coordinate System (NAD83-2011Adj).

3. The description of property surveyed is per the Anoka County Property and Tax Map.

4. Site Address: Anoka Metro Regional Treatment Center
3301 N 7th Ave , Anoka, Minnesota.

5. This survey was prepared for the purpose of showing the existing conditions for site development.

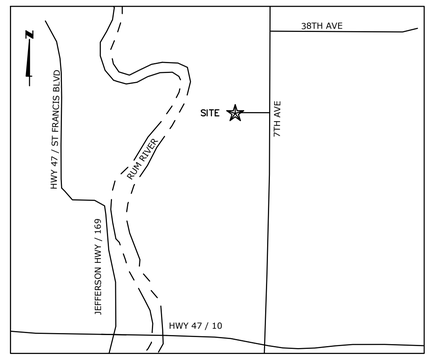
6. Benchmark for the site is the top nut of hydrant (TNH) in the easterly portion of the subject property which has an elevation of 866.73.

7. Utility locations are shown hereon based on observed evidence and a private utility locate performed by Bloodhound Underground. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.

8. Please note this survey was prepared without the benefit of a Title Commitment. There may be easements of record that are not shown hereon.

9. This survey was conducted with snow cover. Certain features not visible at the time of survey may not be shown. The survey may be revised at a later date to include any features that were not visible at the time of survey.

VICINITY MAP



NTS

NO.	DATE	DRAWN	DESIGN	CHECKED	ISSUES / REVISIONS
	11-08-24	RRD		DFC	Initial Submittal

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 Land Surveyor under the laws of the State of Minnesota.

Daniel Corey

Daniel F. Corey

LIC. NO. 52585 DATE: 11-08-24

HTPO Engineering • Surveying Landscape Architecture

HANSEN THORP PELLINEN OLSON, Inc.
7510 Market Place Drive • Eden Prairie, MN 55344
952-829-0700 • 952-829-7806 fax

PROJECT NO. 24-009.1

HORIZONTAL
SCALE IN FEET
0 40 80 120

ANOKA METRO REGIONAL TREATMENT CENTER

MILLER BUILDING AND RUM RIVER

3301 N 7TH AVE, ANOKA, MN 55303

SHEET 1 OF 4

FILE: P:\2024\24-009 - AMRTC Miller & Old Dietary Building Survey\CAD\DWG\PLANSHEETS\SURVEY\24-009.1_SURV.dwg LAYOUT: ECS B 1 OF 4
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USER: bdabruzzi XREF(s): 24-009.1_X-SURV.dwg 24-009.1_X-GEN-TBLK.dwg 24-009.1_LAM-TEMP.dwg

LINETYPE & SYMBOL LEGEND

- PROPERTY BOUNDARY
- PROPERTY LINE
- RIGHT OF WAY
- CENTER LINE
- EASEMENT
- WETLAND DESIGNATION
- BUILDING
- BUILDING - OVERHEAD
- BUILDING - DECK
- STAIRS
- CONCRETE
- BITUMINOUS / ASPHALT
- FLOW LINE (FL)
- BACK OF CURB (TC)
- ROAD CENTER LINE
- PAVING STRIPES
- CHAIN-LINK FENCE
- RIPRAP EDGE
- LANDSCAPE EDGE
- WOODED AREA LINE
- ELE — ELECTRIC LINE
- OHU — OVERHEAD UTILITY
- GAS — GAS MAIN
- WATER MAIN
- W — WATER SERVICE
- SANITARY SEWER
- S — SANITARY SERVICE
- STORM SEWER
- STORM DRAINTILE

- BOLLARD
- SIGN
- HANDICAP SYMBOL
- HANDHOLE
- AIR CONDITIONER
- LIGHT
- POWER POLE
- GUYWIRE
- TR — TRANSFORMER
- GAS METER
- GV — GAS VALVE
- HYDRANT
- W — WATER METER
- WATER VALVE
- W — WATER MANHOLE
- CATCH BASIN
- BEEHIVE CATCH BASIN
- FLARED END SECTION
- D — STORM MANHOLE
- CLEAN OUT
- S — SANITARY MANHOLE
- WETLAND FLAG
- SS — SANITARY SEWER LINE

- FOUND NAIL
- FOUND IRON MONUMENT
- FOUND REBAR
- SET IRON MONUMENT
- SET NAIL
- DECIDUOUS TREE
- CONIFEROUS TREE

- FFE — FINISHED FLOOR ELEVATION
- TNH — TOP NUT OF HYDRANT
- CIP — CAST IRON PIPE
- CMP — CORRUGATED METAL PIPE
- CPP — CORRUGATED PLASTIC PIPE
- DIP — DUCTILE IRON PIPE
- HDPE — HIGH-DENSITY POLYETHYLENE
- PVC — POLYVINYL CHLORIDE
- RCP — REINFORCED CONCRETE PIPE
- VCP — VITRIFIED CLAY PIPE
- VSP — VITRIFIED SEWER PIPE
- DOWN SPOUT
- FE — FLOOR ELEVATION
- CE — CEILING ELEVATION
- BFE — BASEMENT FLOOR ELEVATION

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Daniel F. Corey

LIC. NO. 52585 DATE: 11-08-24

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Landscape Architecture

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7510 Market Place Drive • Eden Prairie, MN 55344
952-829-0700 • 952-829-7806 fax

PROJECT NO. 24-009.1

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ANOKA METRO REGIONAL TREATMENT CENTER

MILLER BUILDING AND RUM RIVER

3301 N 7TH AVE, ANOKA, MN 55303

SHEET 2 OF 4

FILE: P:\2024\24-009 - AMRTC Miller & Old Dietary Building Survey\CAD\DWG\PLANSHEET S\SURVEY\24-009.1_SURV.dwg LAYOUT: ECS B 2 OF 4
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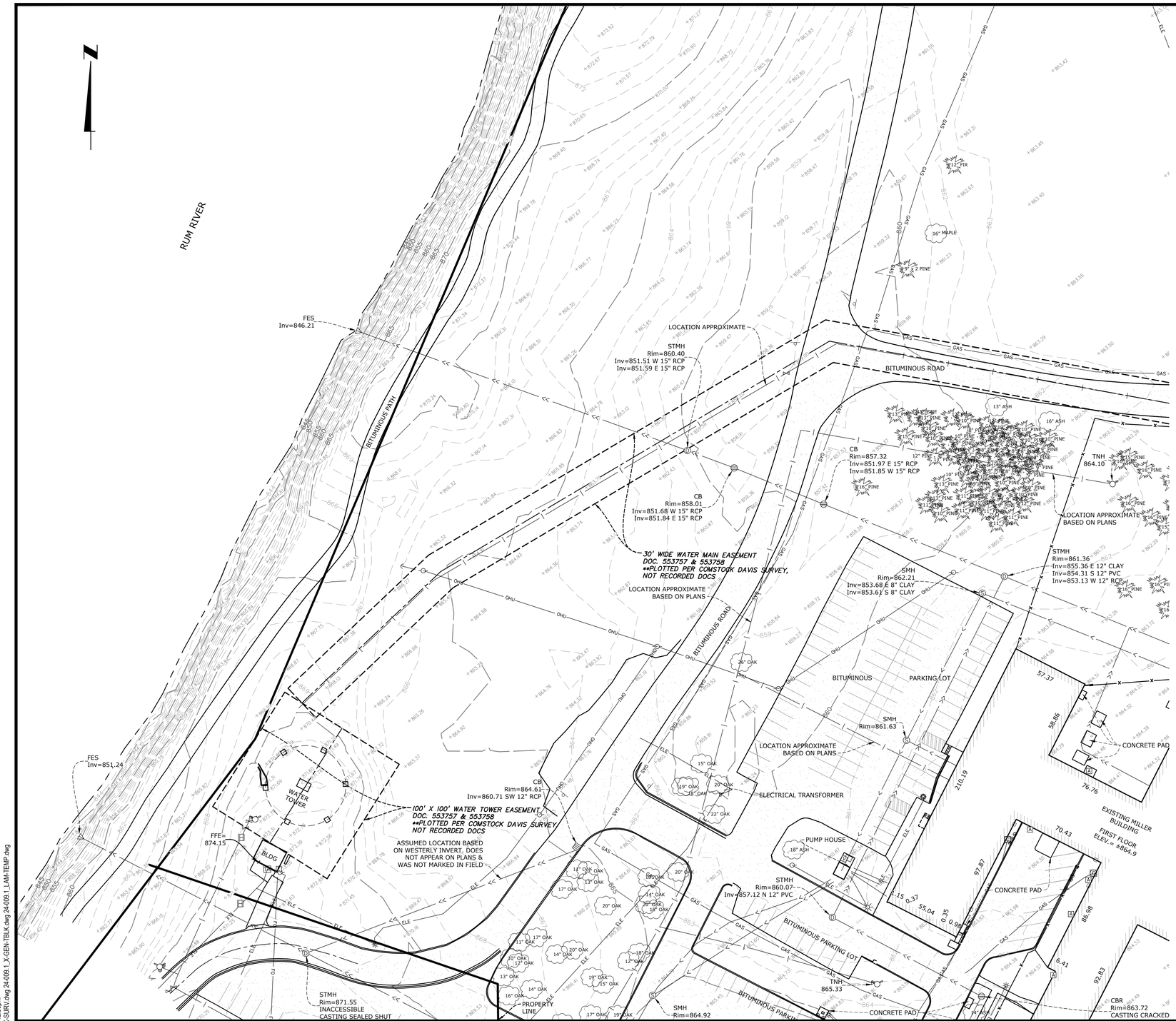

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ANOKA METRO REGIONAL TREATMENT CENTER

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SHEET 3 OF 4

FILE: P:\2024\24-009 - AMRTC Miller & Old Dietary Building Survey\CAD\DWG\PLANSHEETS\SURVEY\24-009.1_SURV.dwg LAYOUT: ECS B 3 OF 4
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APPROXIMATE EDGE OF WETLAND
(CHANGE IN VEGETATION)

80' WIDE PUBLIC STREET & WATER MAIN EASEMENT
DOC. 553757 & 553758
**PLOTTED PER COMSTOCK DAVIS SURVEY, NOT RECORDED DOCS

CB
Rim=862.29
BOLTED CLOSED

CB
Rim=860.42
Inv=858.63 15" RCP

LOCATION APPROXIMATE

BITUMINOUS ROAD

CB
Rim=862.22
Inv=859.72 E 12" RCP

CB
Rim=860.35
Inv=858.31 15" PVC
Inv=858.49 15" RCP

FES
Inv=856.96

FES
Inv=859.72

CB
Rim=861.49
Inv=858.14 E 18" RCP
Inv=858.24 SW 12" RCP
Inv=858.29 W 12" RCP

FES
Inv=858.20

MH ELEC
872.31

BITUMINOUS PARKING LOT

CB
Rim=862.59
Bottom=853.64

CONCRETE WALK

FFE=
864.88

LOCATE SIGNAL ENDS

CB
Rim=863.17
Inv=860.73 N 12" RCP

BITUMINOUS PARKING LOT

TNH=
868.68

C.S.A.H. NO. 7

NO.	DATE	DRAWN	DESIGN	CHECKED	ISSUES / REVISIONS
	11-08-24	RRD		DFC	Initial Submittal

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Daniel F. Corey
LIC. NO. 52585 DATE: 11-08-24

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Landscape Architecture

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7510 Market Place Drive • Eden Prairie, MN 55344
952-829-0700 • 952-829-7806 fax

PROJECT NO. 24-009.1

HORIZONTAL
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0 40 80 120

ANOKA METRO REGIONAL TREATMENT CENTER

MILLER BUILDING AND RUM RIVER

3301 N 7TH AVE, ANOKA, MN 55303

SHEET 4 OF 4

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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

DEPARTMENT OF HUMAN SERVICES - DIRECT CARE AND TREATMENT
COMMUNITY ADDICTION RECOVERY ENTERPRISE (C.A.R.E.)
3301 7TH AVE. N
ANOKA, MN 55303
T 651.431.5250

DEPARTMENT OF HUMAN SERVICES - DIRECT CARE AND TREATMENT
STATE OPERATED FORENSIC SERVICES
444 LAFAYETTE ROAD NORTH
SAINT PAUL, MN 55155
T 651.431.3695

CONSTRUCTION MANAGER
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7515 WAYZATA BOULEVARD
MINNEAPOLIS, MN 55426
T 763.546.1400

ARCHITECT
BWBR
380 ST. PETER STREET
SUITE 600
SAINT PAUL, MN 55102
T 651.222.3701

ASSOCIATE ARCHITECT
AUROMIRA ARCHITECTS LLC
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

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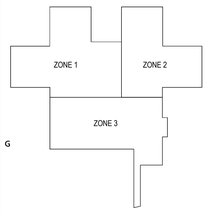

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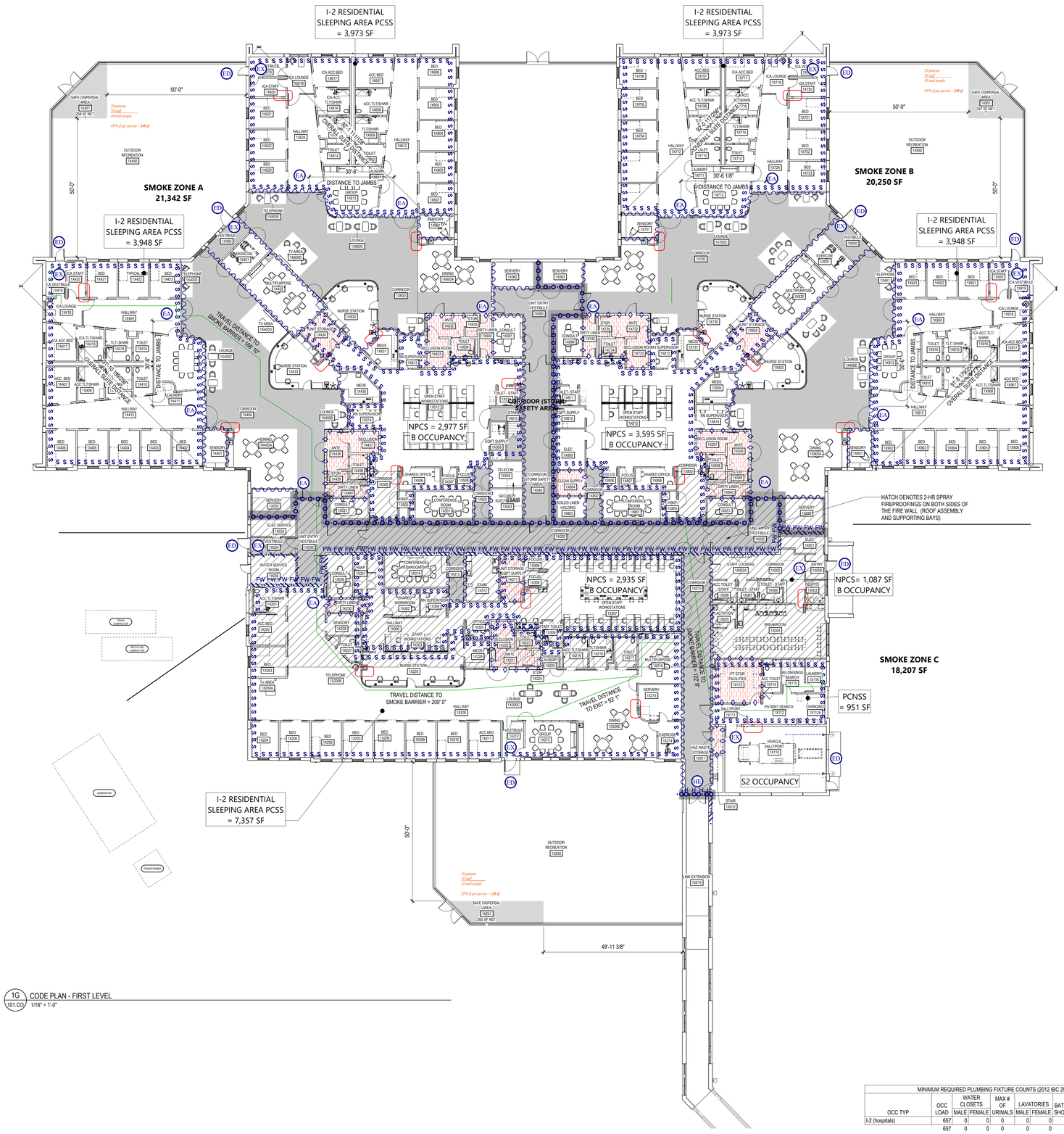
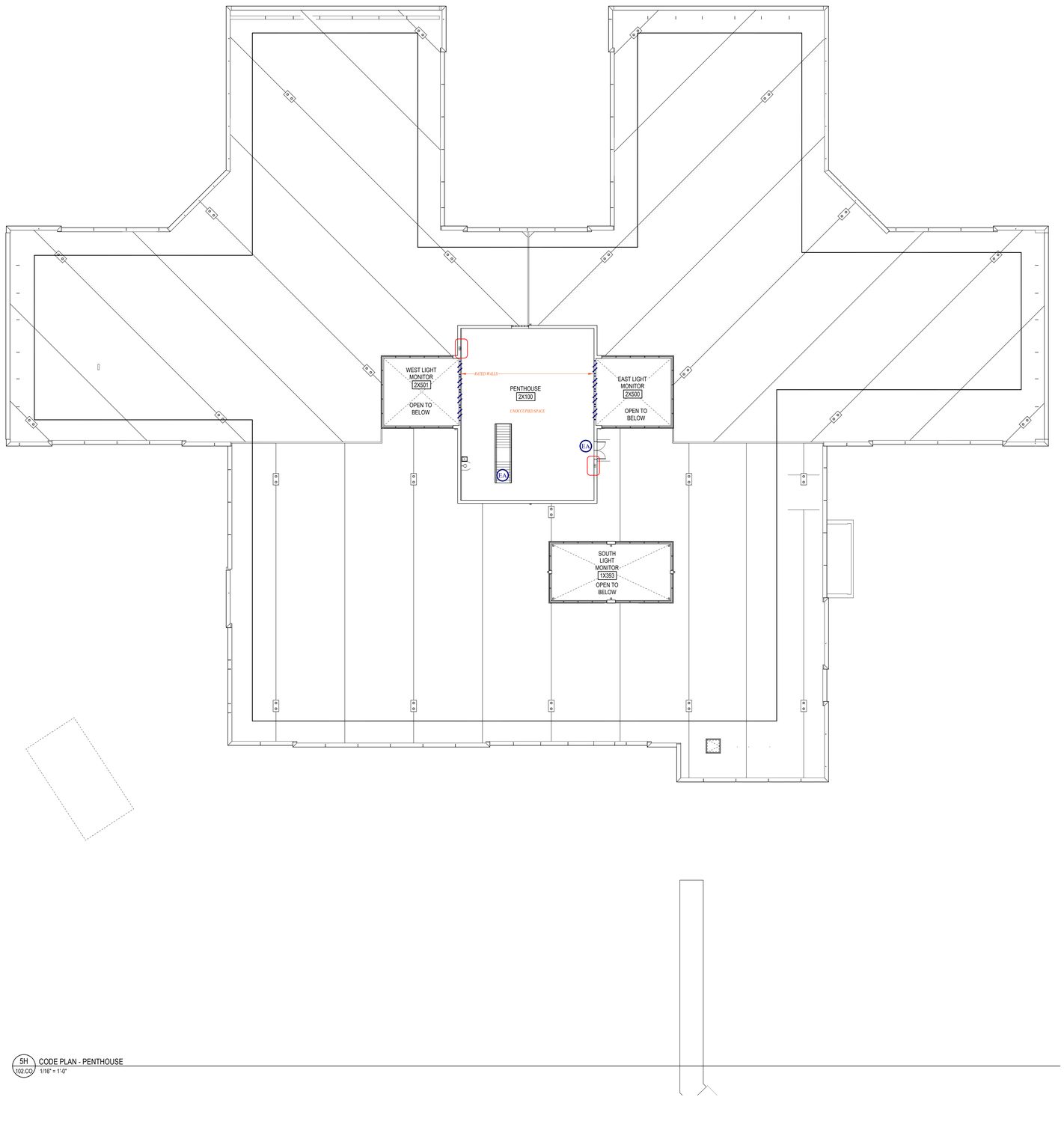

I-2 RESIDENTIAL SLEEPING AREA PCSS = 3,973 SF
I-2 RESIDENTIAL SLEEPING AREA PCSS = 3,973 SF
SMOKE ZONE A 21,342 SF
SMOKE ZONE B 20,250 SF
I-2 RESIDENTIAL SLEEPING AREA PCSS = 3,948 SF
I-2 RESIDENTIAL SLEEPING AREA PCSS = 3,948 SF
I-2 RESIDENTIAL SLEEPING AREA PCSS = 7,357 SF
SMOKE ZONE C 18,207 SF
NPCS = 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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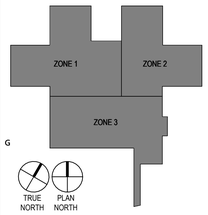

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PENTHOUSE CODE PLAN, CODE SUMMARY AND SYMBOLS LEGEND

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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

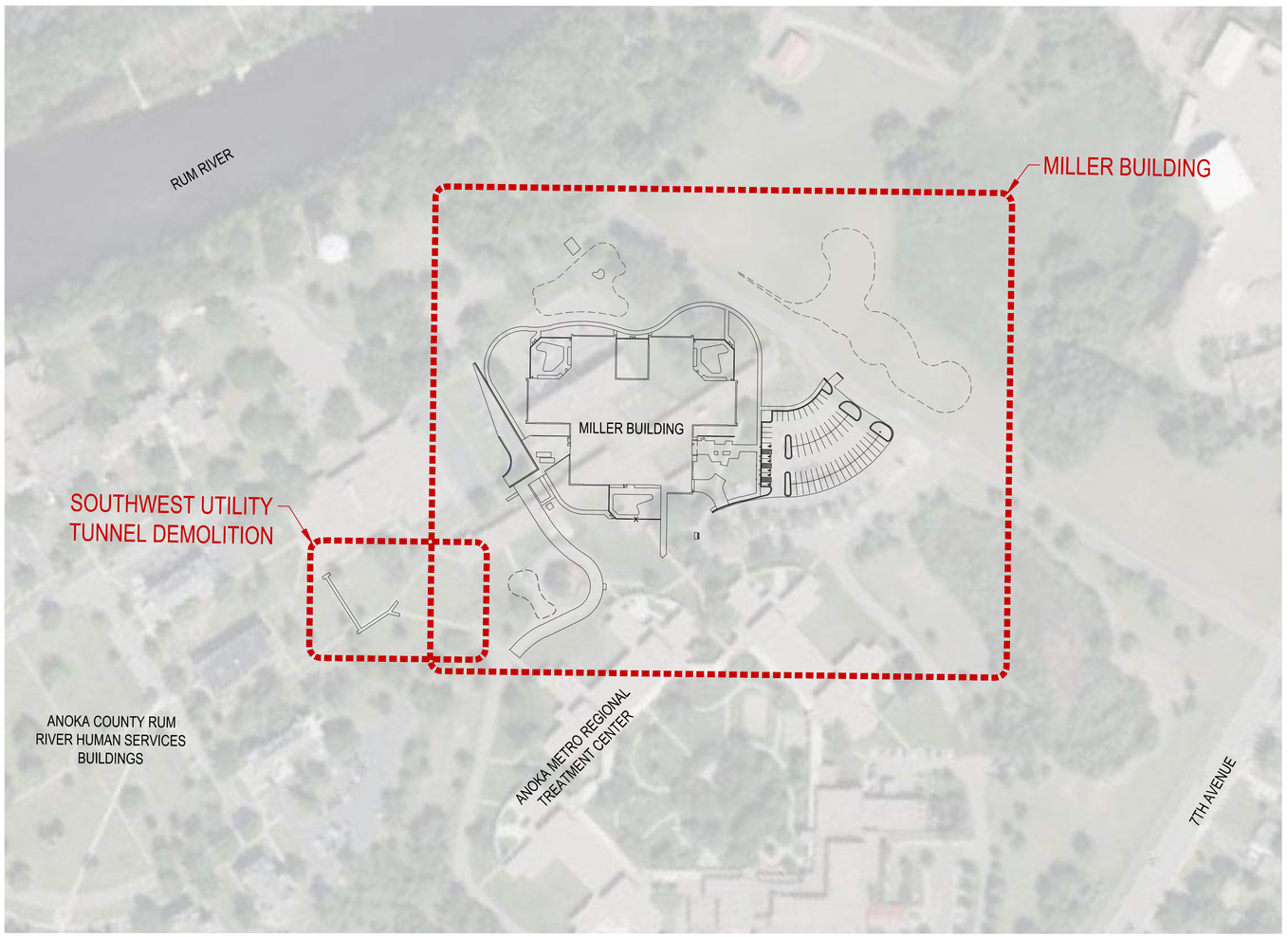
1. VERIFY ALL CONNECTIONS TO EXISTING UTILITY SERVICES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN LOCATED UTILITIES AND THE EXISTING CONDITIONS PLAN SHOULD BE NOTED AND FORWARDED TO THE ENGINEER.
2. ALL CONNECTIONS TO PUBLIC UTILITIES TO BE IN ACCORDANCE WITH THE CITY OF ANOKA DESIGN STANDARDS, 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

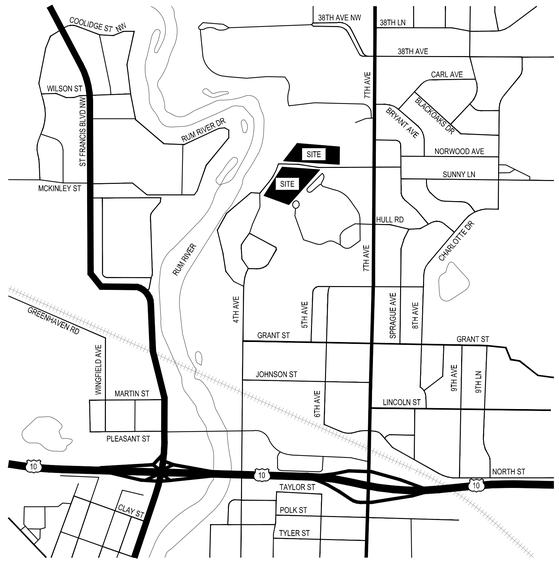
7. ALL UTILITY CONSTRUCTION TO CONFORM WITH MINNESOTA STATE PLUMBING CODE, CITY ENGINEER'S ASSOCIATION OF MINNESOTA (CEAM), AND CITY OF ANOKA STANDARD SPECIFICATIONS.
8. ADJUST ALL STRUCTURES, PUBLIC AND PRIVATE, TO PROPOSED GRADES WHERE DISTURBED. COMPLY WITH ALL REQUIREMENTS OF UTILITY OWNERS. STRUCTURES 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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MILLER BUILDING AT AMRTC

RECS PROJECT NO: 55AK0054

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

Issued For

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Keyplan

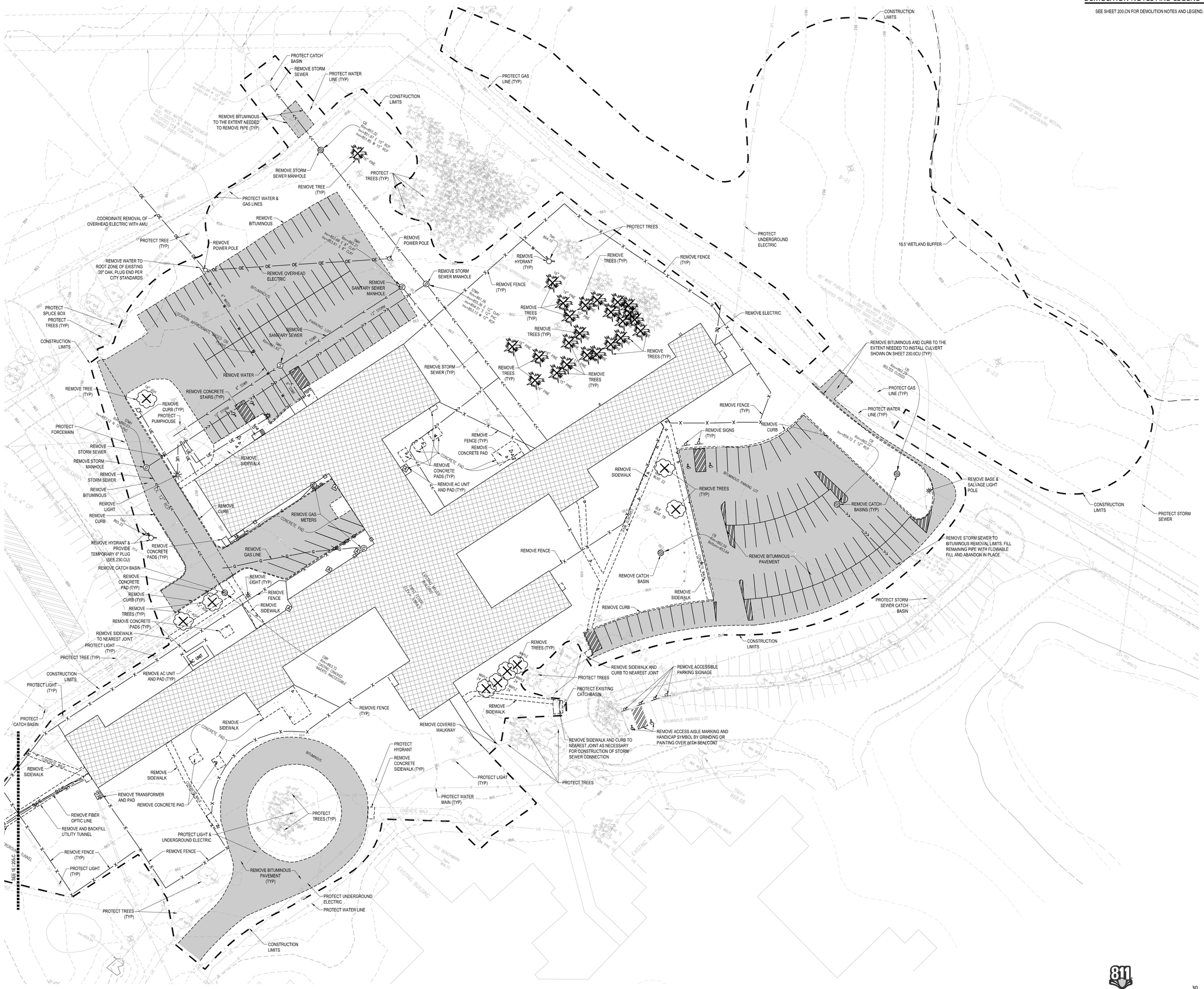
BWBR Comm. No. P.2300086.00
Drawn EJJ

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
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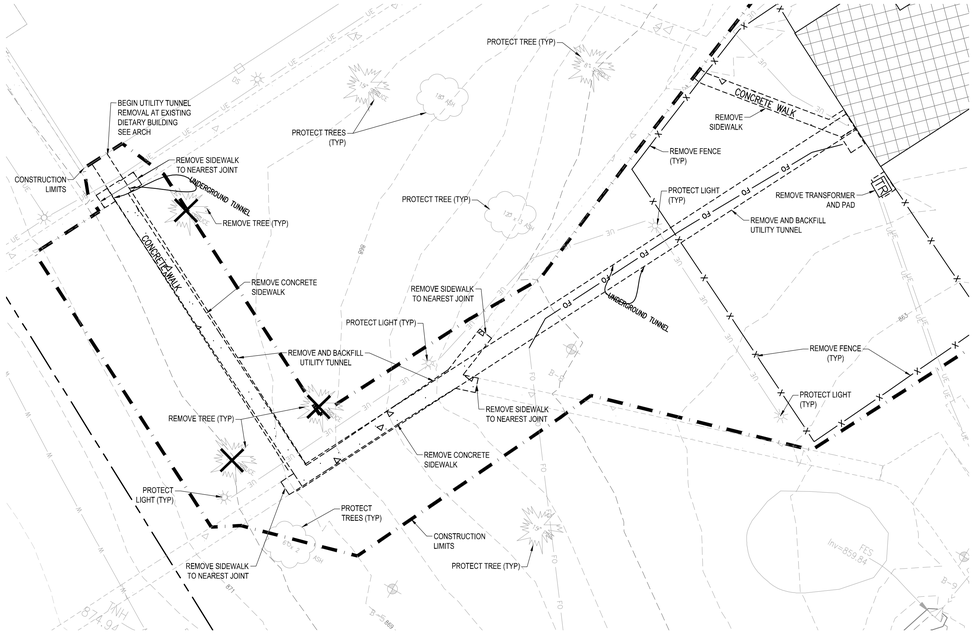
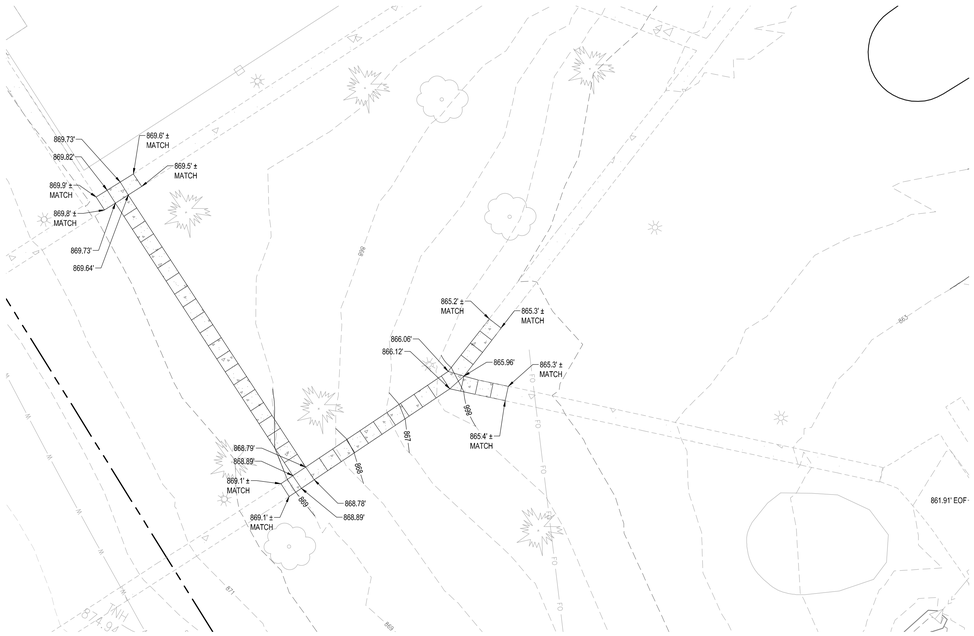
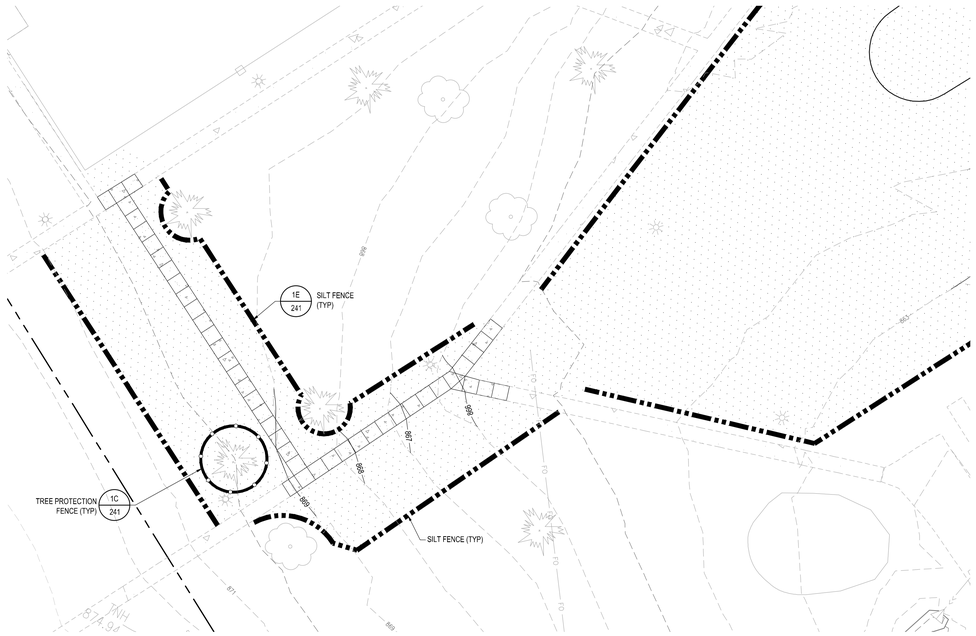


1E SOUTHWEST UTILITY TUNNEL DEMOLITION PLAN
1" = 20'

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

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

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Keyplan

BWBR Comm. No. **P.2300086.00**

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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Keyplan

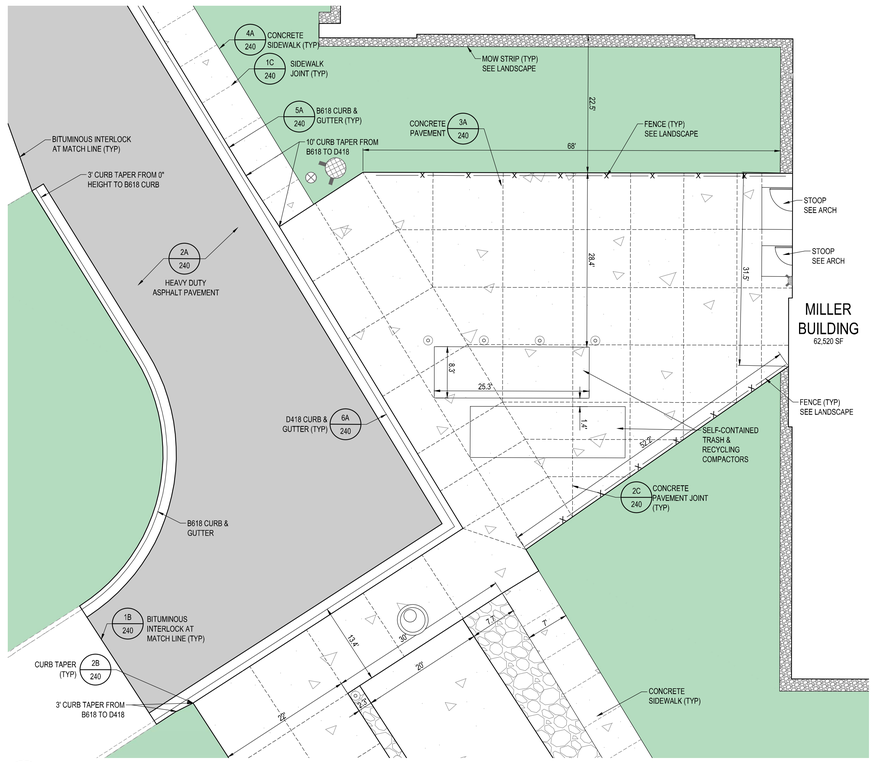
BWBR Comm. No. P.2300086.00 | Drawn EJJ

Sheet Title
SITE PLAN

Sheet No.
210.0CS

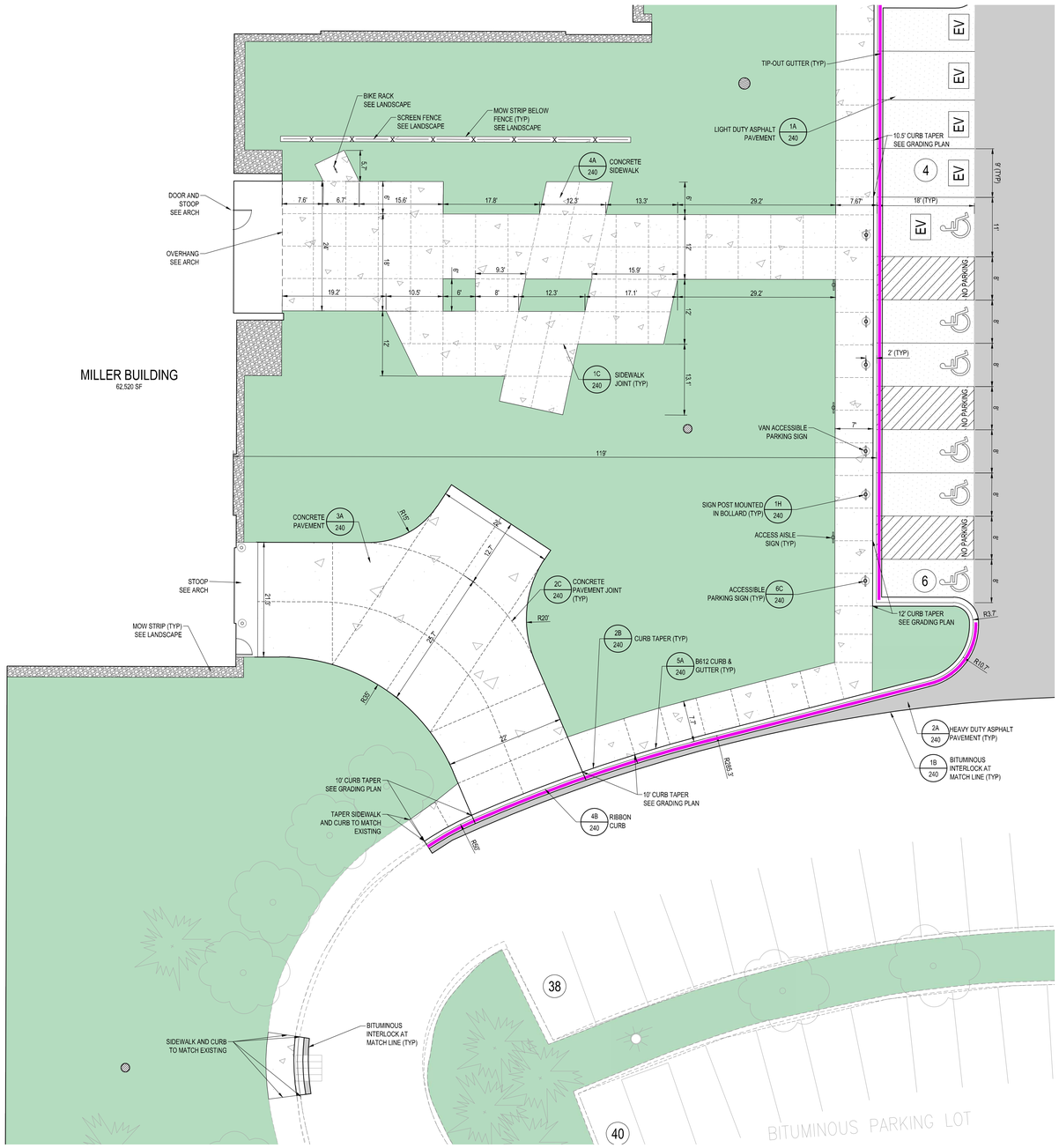
SITE PLAN NOTES AND LEGEND

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
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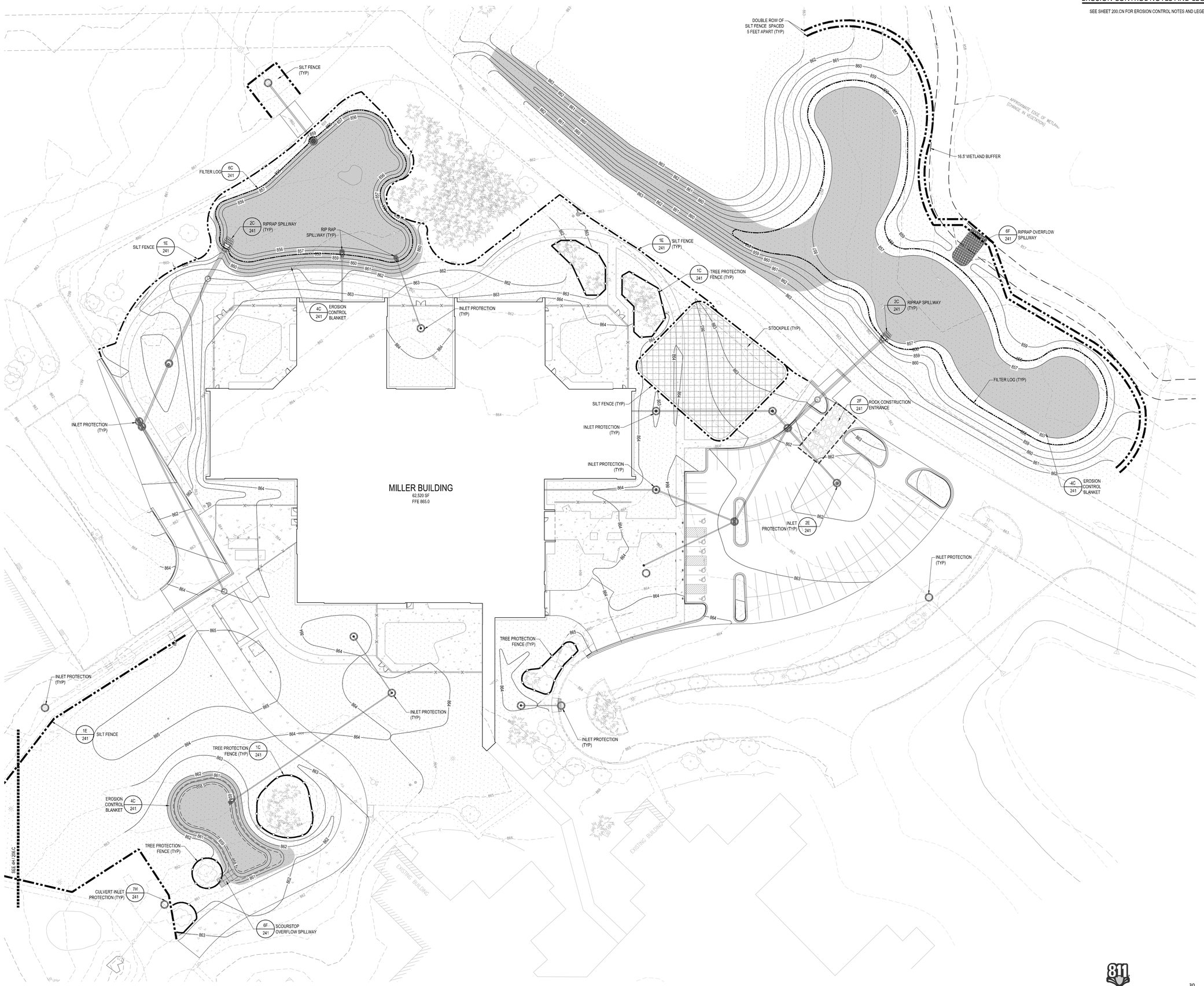
Sheet Title
ENLARGED SITE PLAN

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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Sheet Title
GRADING PLAN

Sheet No.
220.0CG

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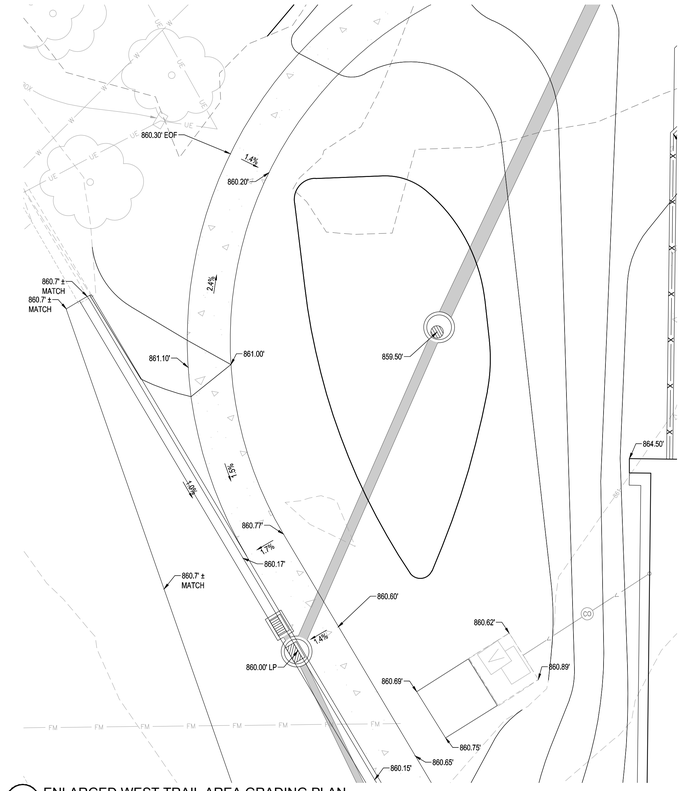
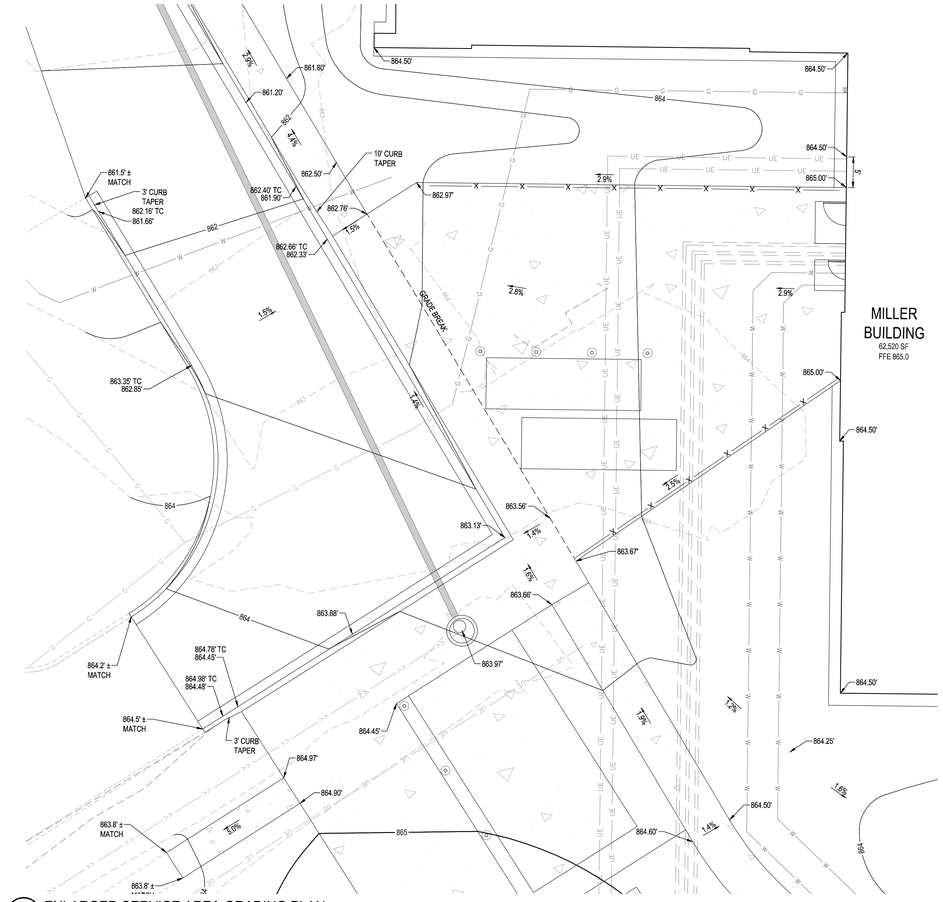


1D ENLARGED WEST TRAIL AREA GRADING PLAN
1" = 10'

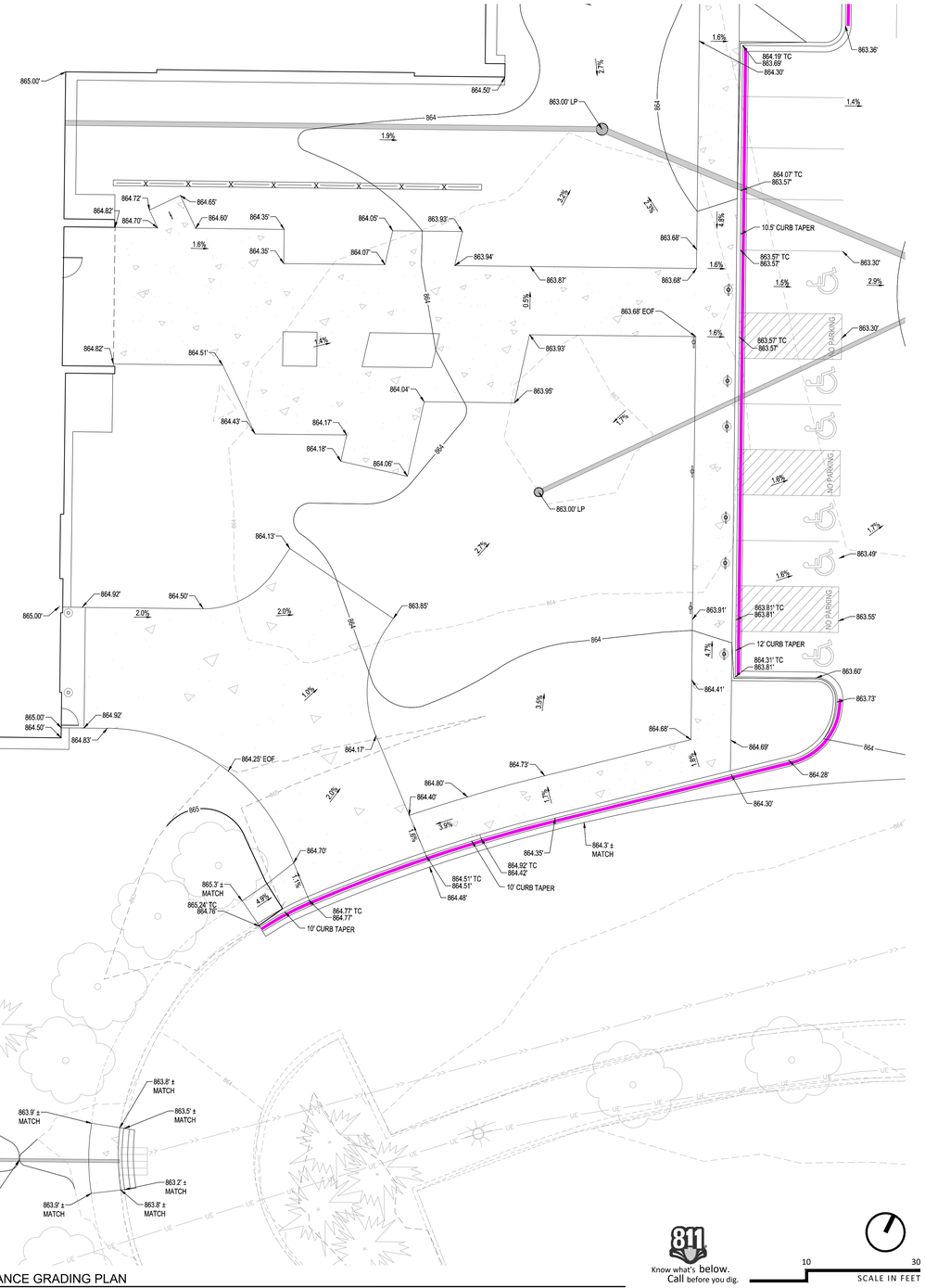


1H ENLARGED SERVICE AREA GRADING PLAN
1" = 10'

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

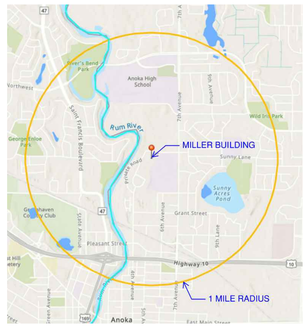
Geotechnical Report Pending

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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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
SWPPP

Sheet No.
225.1CG

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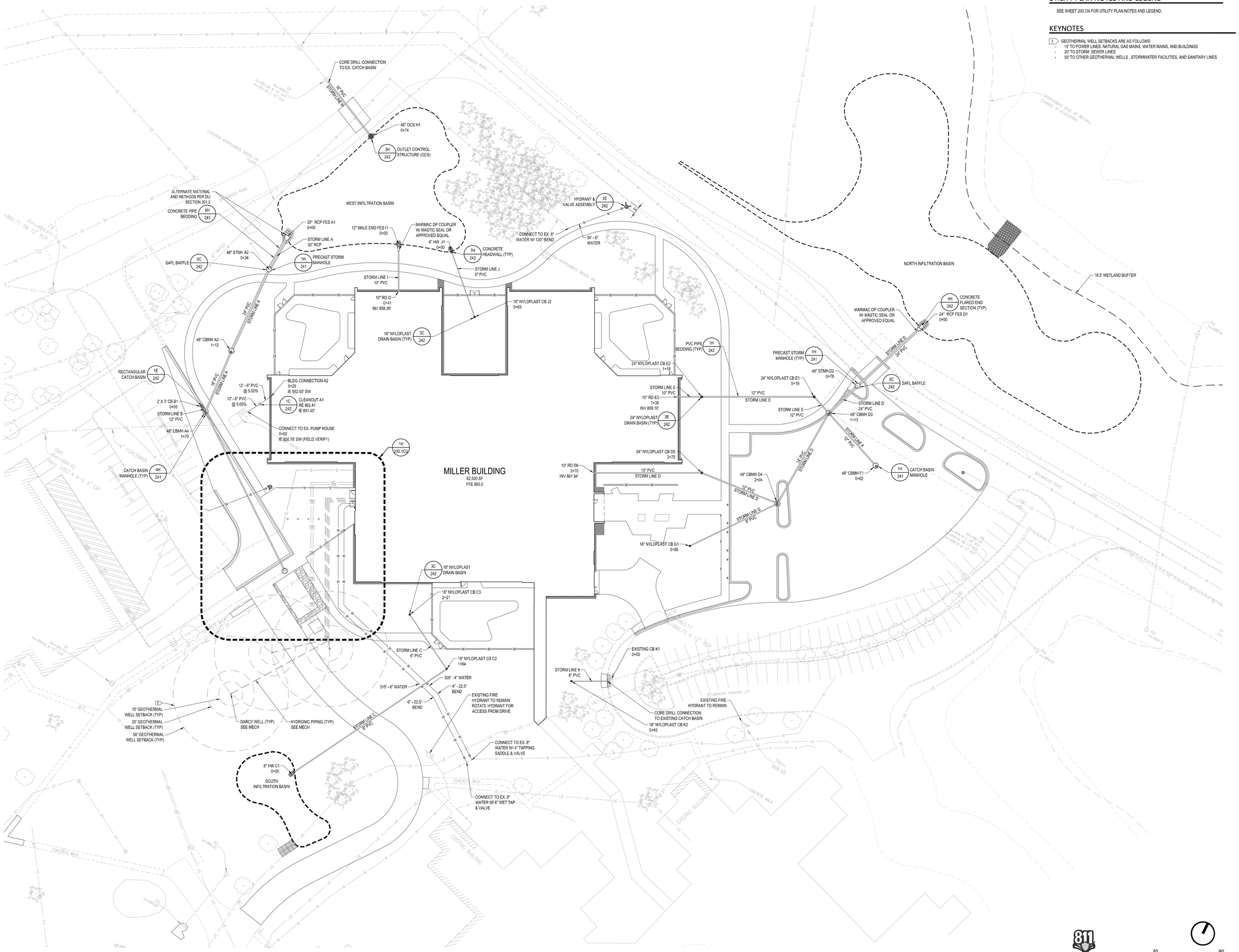
UTILITY PLAN NOTES AND LEGEND

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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Saint Paul, MN 55102
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Élan DESIGN LA
Civil Engineering | Landscape Architecture
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MINNEAPOLIS, MN 55415
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Keyplan

BWBR Comm. No. P.2300086.00

Drawn EJJ

Sheet Title
UTILITY PLAN

Sheet No.
230.0CU

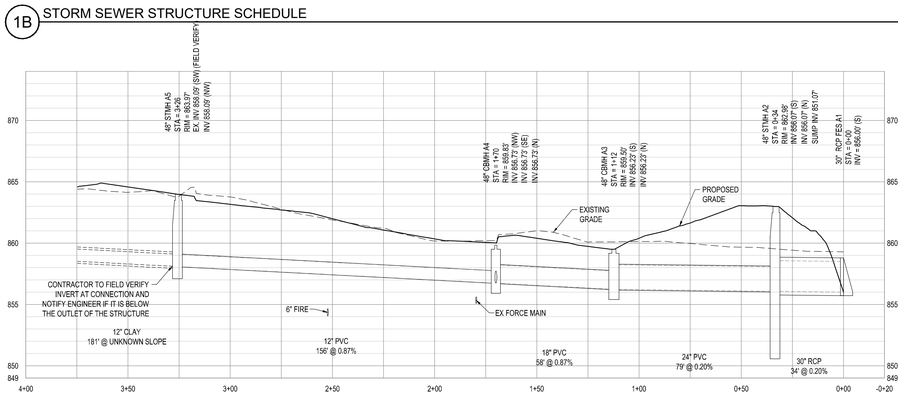
STRUCTURE SCHEDULE

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

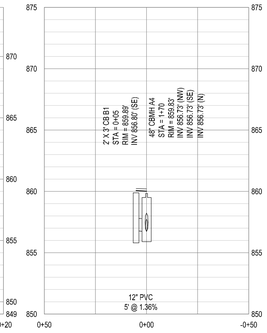
STRUCTURE SCHEDULE

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

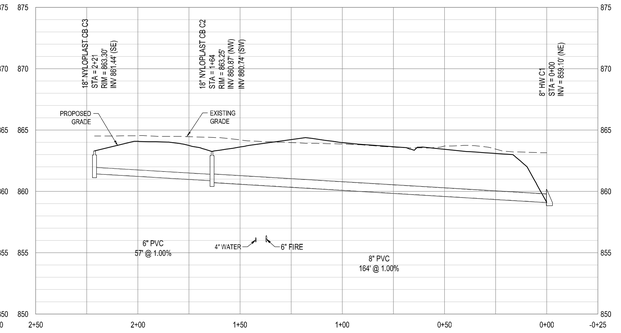
1B STORM SEWER STRUCTURE SCHEDULE



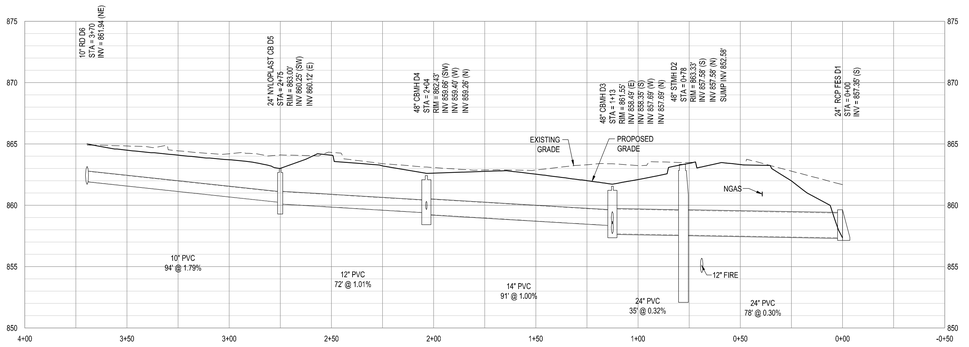
STORM LINE A



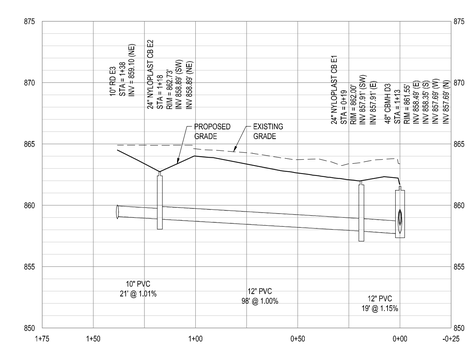
STORM LINE B



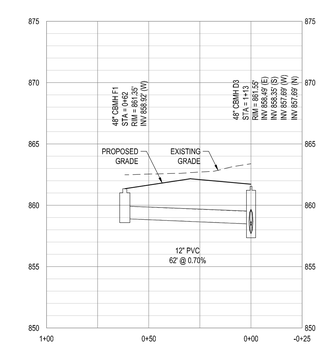
STORM LINE C



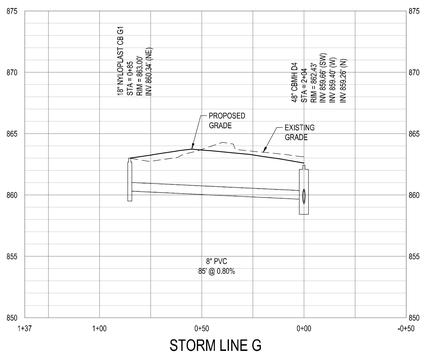
STORM LINE D



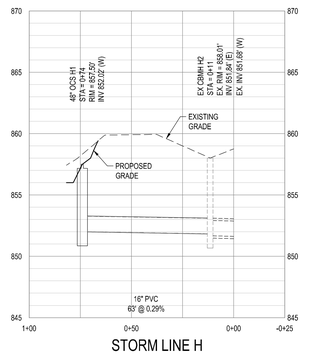
STORM LINE E



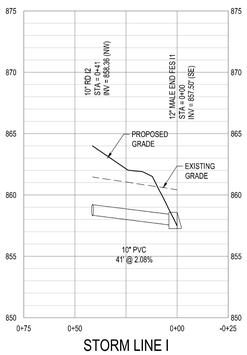
STORM LINE F



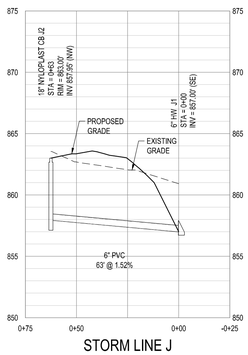
STORM LINE G



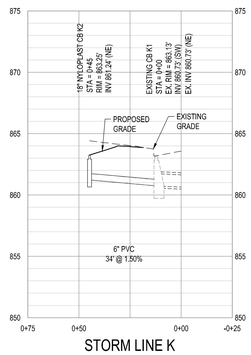
STORM LINE H



STORM LINE I



STORM LINE J



STORM LINE K

1H STORM SEWER PROFILES

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

DEPARTMENT OF HUMAN SERVICES

MILLER BUILDING AT AMRTC

RECS PROJECT NO: 55AK0054

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Keyplan

BWBR Comm. No. P.2300086.00

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Sheet Title
STORM SEWER PROFILES

Sheet No.
235. CU

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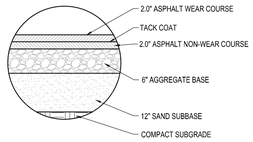
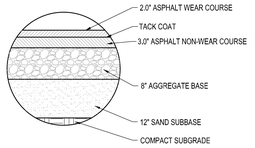
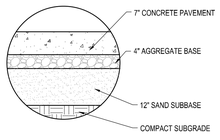


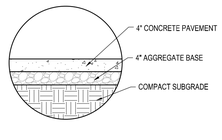
1A LIGHT DUTY ASPHALT PAVEMENT SECTION
NO SCALE



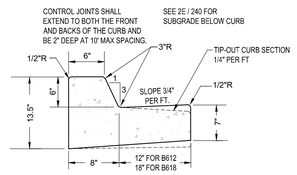
2A HEAVY DUTY ASPHALT PAVEMENT SECTION
NO SCALE



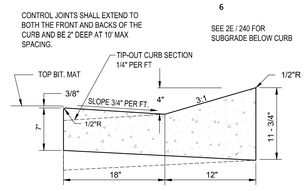
3A CONCRETE PAVEMENT SECTION
NO SCALE



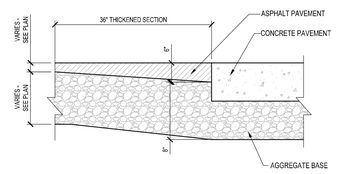
4A CONCRETE WALKWAY SECTION
NO SCALE



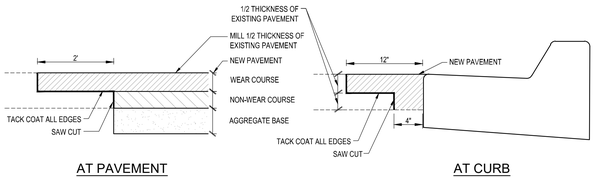
5A B6 TYPE CONCRETE CURB & GUTTER
NO SCALE



6A D418 CONCRETE CURB & GUTTER
NO SCALE

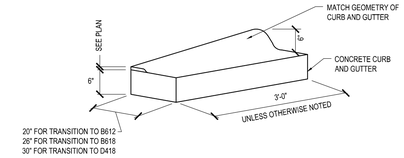


7A THICKENED EDGE ASPHALT
NO SCALE



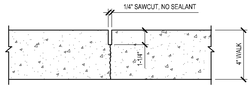
NOTE:
SAW CUT ALL EDGES. REMOVE BITUMINOUS AND ENOUGH AGGREGATE BASE MATERIAL TO ACCOMMODATE NEW PAVEMENT.

1B BITUMINOUS INTERLOCK AT MATCH LINE
NO SCALE

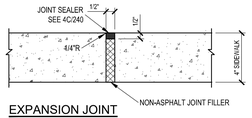


2B CURB TAPER
NO SCALE

4B RIBBON CURB
NO SCALE

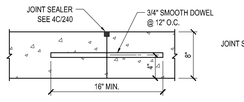


SAWCUT CONTROL JOINT
SPACING: SEE PLAN

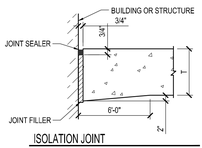


EXPANSION JOINT
MAXIMUM SPACING 100'. ALSO USE WHEN ABUTTING BUILDINGS.

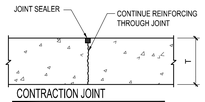
1C SIDEWALK JOINT
NO SCALE



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.



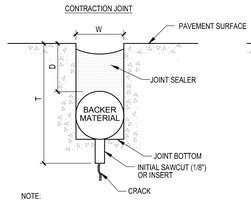
ISOLATION JOINT
USE AGAINST BUILDINGS OR OTHER STRUCTURES



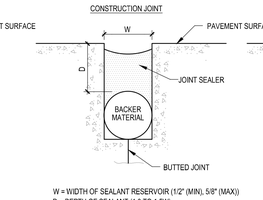
CONTRACTION JOINT
12' MAX. SPACING

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

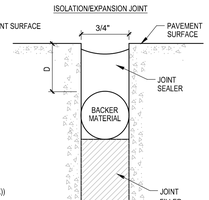
2C CONCRETE PAVEMENT JOINT
NO SCALE



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

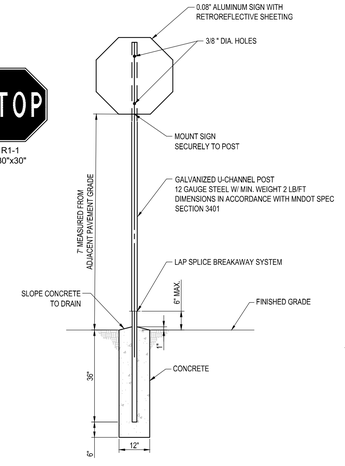


W = WIDTH OF SEALANT RESERVOIR (1/2" (MIN), 5/8" (MAX))
D = DEPTH OF SEALANT (1.0 TO 1.5W)
T = 1/4 SLAB THICKNESS

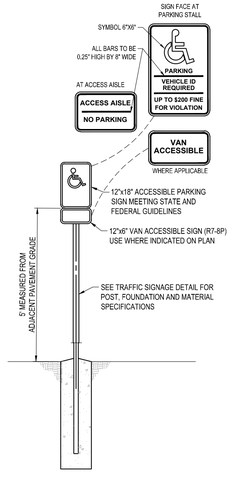


4C JOINT SEALANT
NO SCALE

R1-1
30"x30"

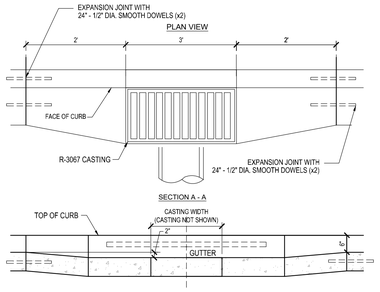


TRAFFIC SIGN

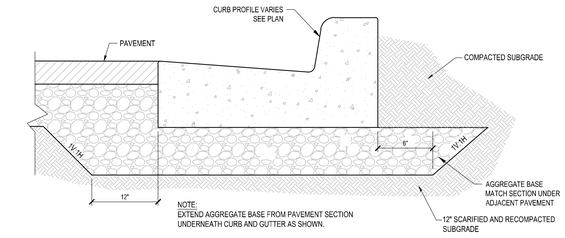


ACCESSIBLE PARKING SIGN
MATCH HEIGHT FOR OTHER PARKING SIGNAGE

6C TRAFFIC AND PARKING SIGNAGE
NO SCALE

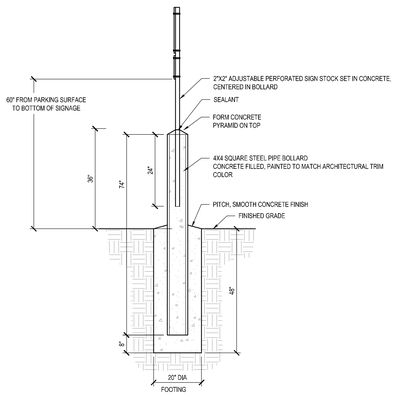


1E CURB MODIFICATION AT CATCH BASIN
NO SCALE



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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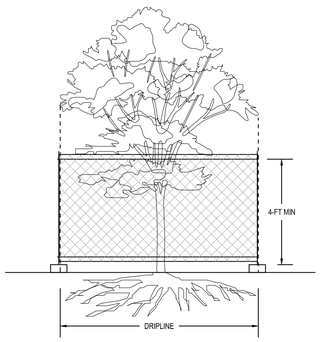
1C TREE PROTECTION FENCE

NO SCALE

NOTES:

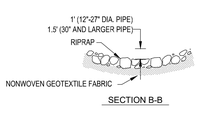
1. 6-FT. HIGH TEMPORARY ORANGE CONSTRUCTION FENCE OR SILT FENCE SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE THE TREE(S) OR RUN CONTINUOUSLY ON THE CONSTRUCTION SIDE OF THE TREE(S) BEYOND THE CONSTRUCTION LIMITS. INSTALL FENCE POSTS USING PIER BLOCKS ONLY. 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.



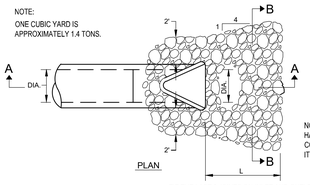
2C RIPRAP SPILLWAY

NO SCALE

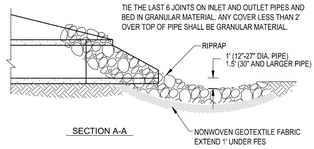
MINIMUM RIPRAP REQUIRED			
DIA. OF PIPE (IN.)	L (FT.)	QUANTITY (C.Y.)	CLASS
12	8	5	II
15	8	5	II
18	10	6	III
24	12	8	III
30	14	12	III
36	16	14	III
42	18	22	IV
48	20	26	IV
>48	22-28	30-40	IV



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.

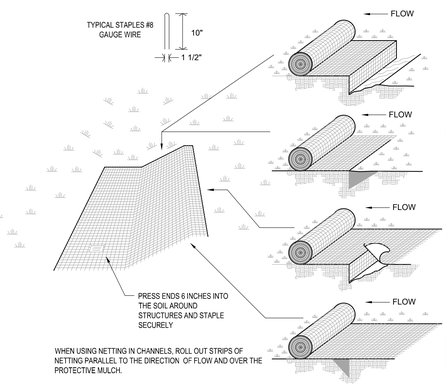


4C EROSION CONTROL BLANKET

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.

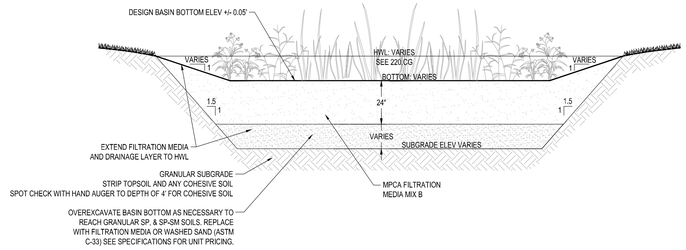


A. BURY THE TOP END OF THE MATTING STRIPS IN A TRENCH 6 INCHES OR MORE IN DEPTH.

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.

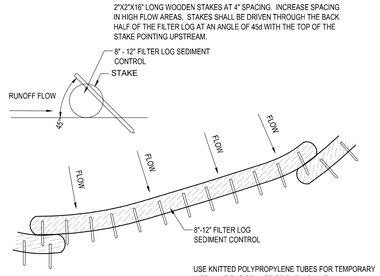


6A INFILTRATION BASIN

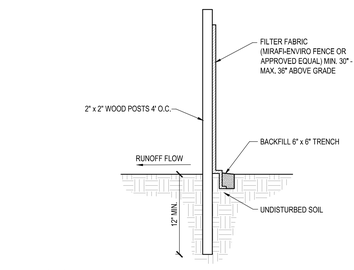
NO SCALE

6C FILTER LOG SEDIMENT CONTROL

NO SCALE



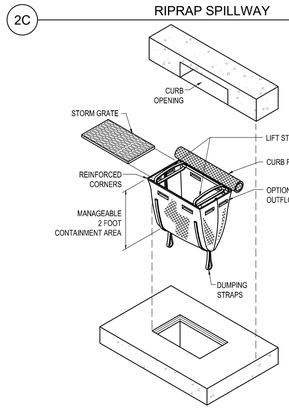
USE KNITTED POLYPROPYLENE TUBES FOR TEMPORARY INSTALLATIONS OR JUTE OR BURLAP WHEN DEGRADATION IN PLACE IS DESIRED.

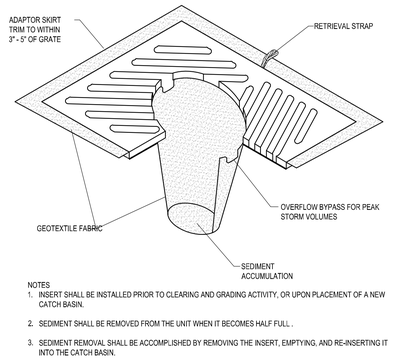


NOTES
1. DIG A 6"X6" TRENCH ALONG THE INTENDED FENCE LINE.
2. DRIVE ALL POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. LAY OUT SILT FENCE ON THE UPHILL SIDE ALONG THE FENCE LINE, AND BACK FILL.
4. SPACE WOOD POSTS UP TO 4' APART TO SUPPORT THE FABRIC.
5. REMOVE SILT FENCE AFTER TURF IS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

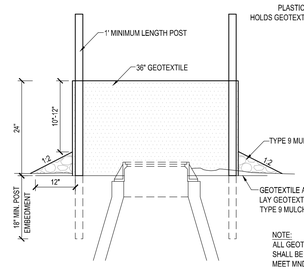
1E SILT FENCE

NO SCALE

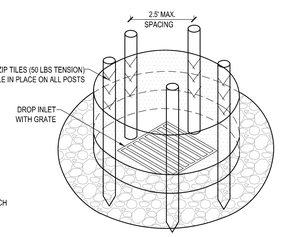




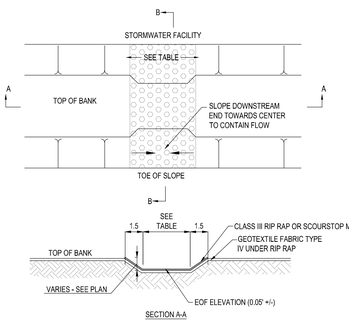
NOTES
1. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL .
3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.



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

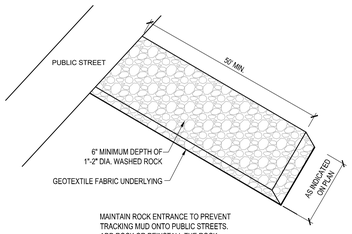


BASIN	BOTTOM WIDTH	MATERIAL
NORTH INFILTRATION BASIN	16'	RIPRAP
SOUTH INFILTRATION BASIN	6'	SCOURSTOP



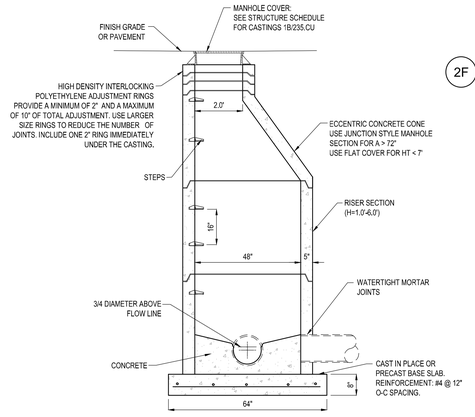
2E INLET PROTECTION

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.

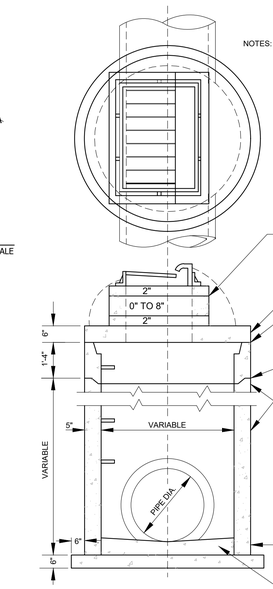
ALL CONCRETE SECTIONS DESIGNED FOR AASHTO HS20 LOADING.

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

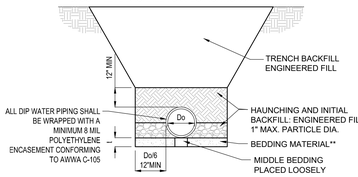
GENERAL NOTES:
ALL PIPE BEDDING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY AET PROJECT NO. P-0038458 DATED MARCH 12, 2025.

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.

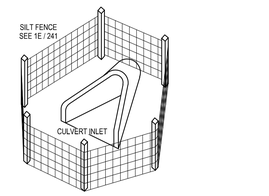
TRENCH SHALL BE BRACED, SHEETED OR SLOPED AS NECESSARY FOR THE SAFETY OF WORKMEN AND PROTECTION OF OTHER UTILITIES IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

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

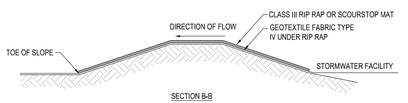
NO SCALE



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

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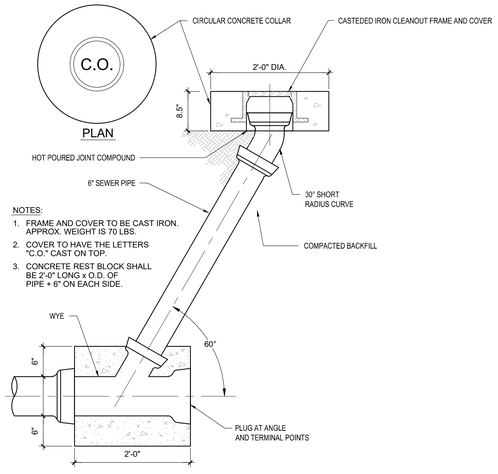
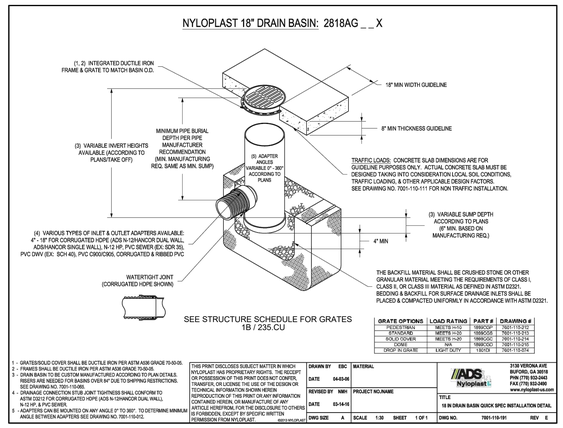


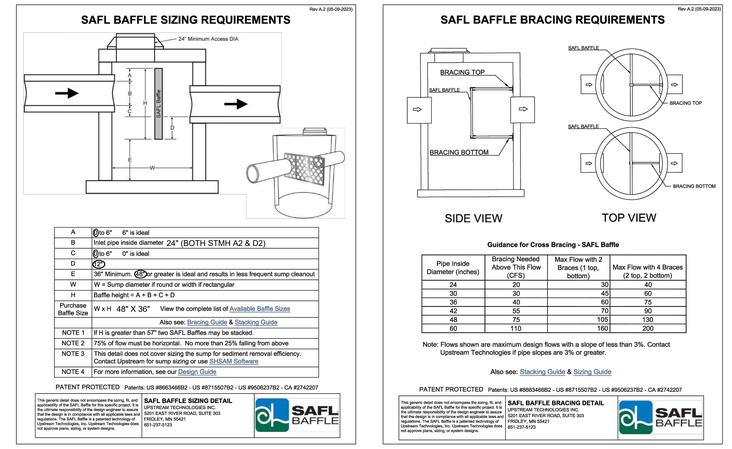
1C SANITARY SEWER CLEANOUT

NO SCALE



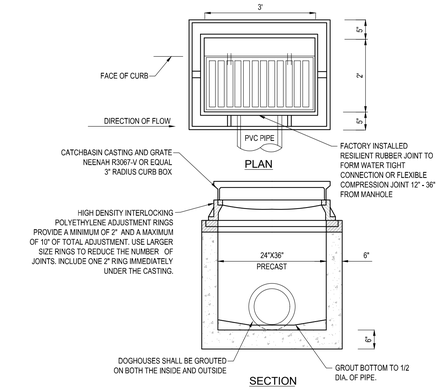
3C 18 INCH NYLOPLAST DRAIN BASIN

NO SCALE



5C SAFL BAFFLE

NO SCALE

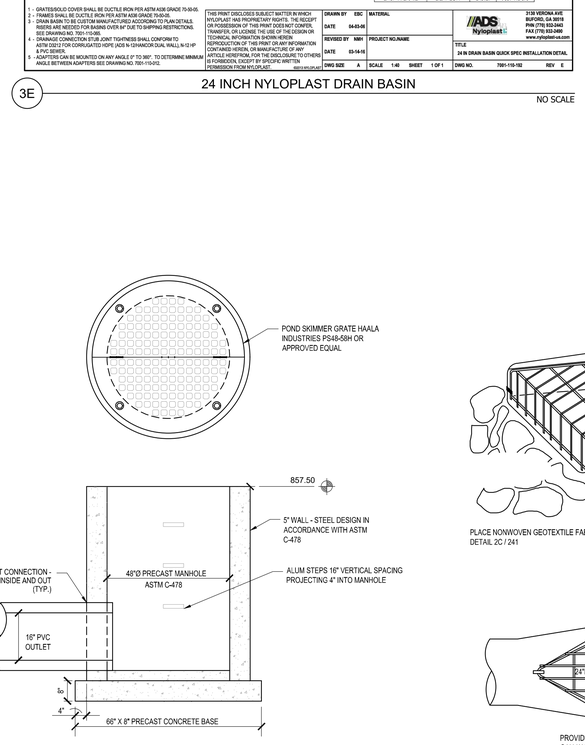


NOTE:

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.

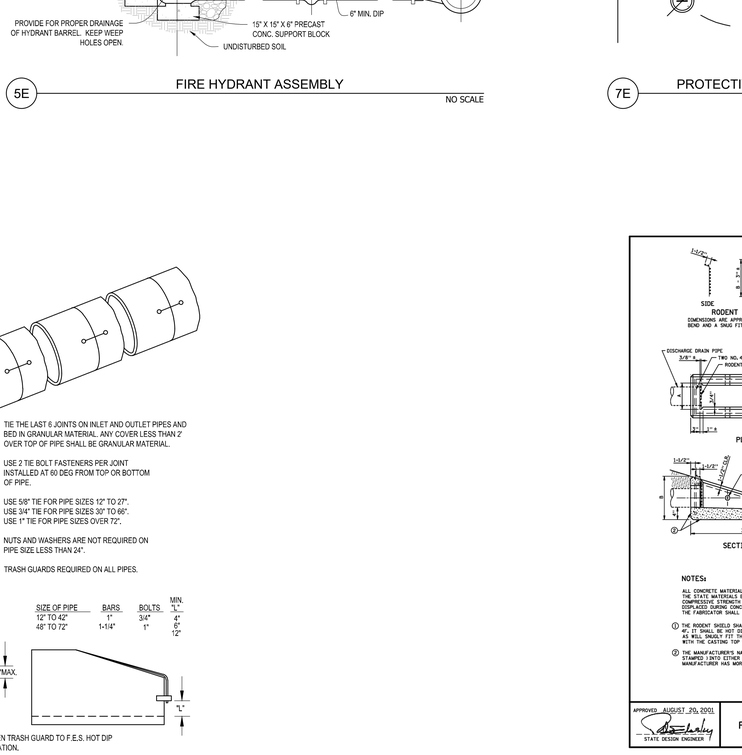
1E RECTANGULAR CATCH BASIN (RCB)

NO SCALE



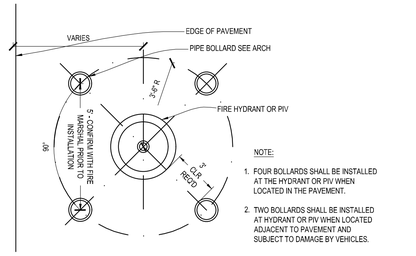
3E 24 INCH NYLOPLAST DRAIN BASIN

NO SCALE



5E FIRE HYDRANT ASSEMBLY

NO SCALE

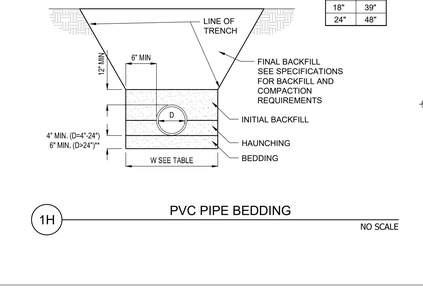


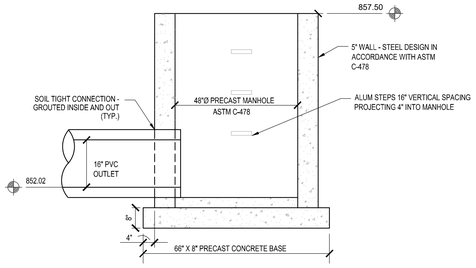
NOTE:

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

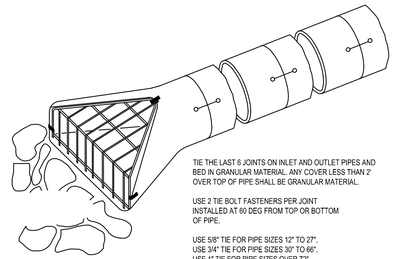
NO SCALE





3H OUTLET CONTROL STRUCTURE

NO SCALE



PLACE NONWOVEN GEOTEXTILE FABRIC PER DETAIL 2C / 241

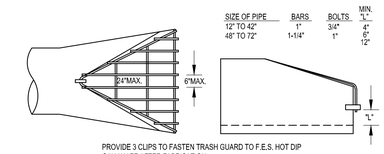
TIE THE LAST 6 JOINTS ON INLET AND OUTLET PIPES AND BED IN GRANULAR MATERIAL. ANY COVER LESS THAN 2' OVER TOP OF PIPE SHALL BE GRANULAR MATERIAL.

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.

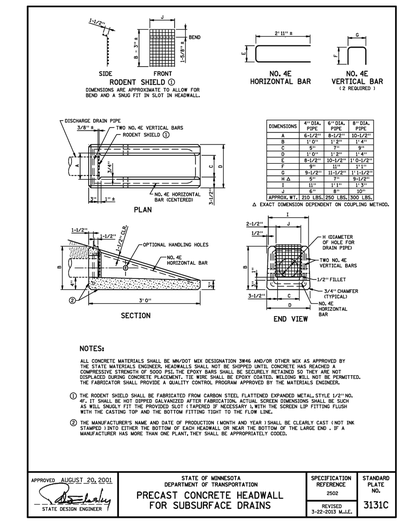


SIZE OF PIPE	BARS	BOLTS	MIN. "L"
12" TO 42"	1"	3/4"	4"
48" TO 72"	1-1/4"	1"	6"
			12"

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

BWBR
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Consultants

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MINNEAPOLIS, MN 55415
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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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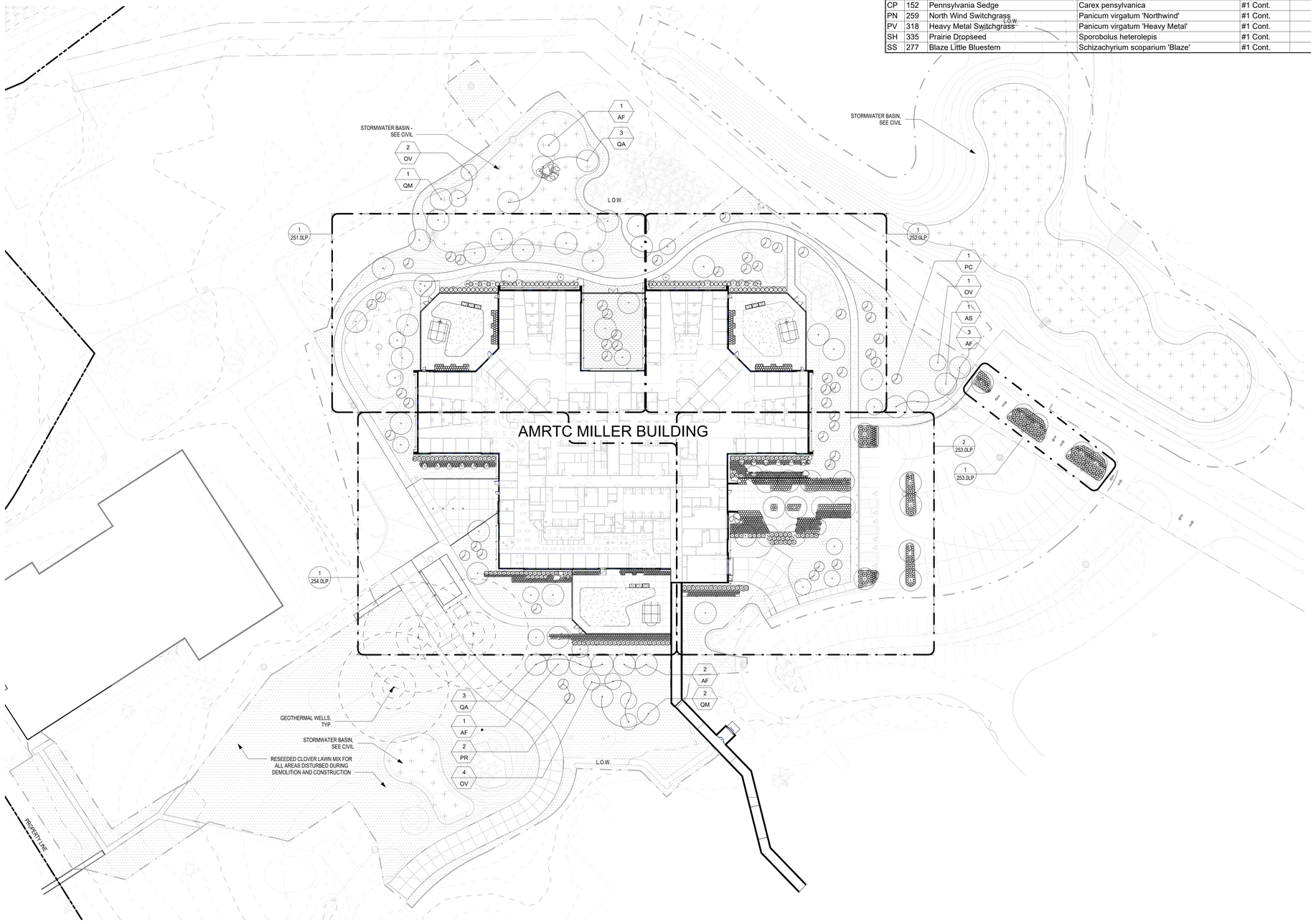
PLANTING SCHEDULE					
Key	**Qty**	**Common Name**	**Botanical Name**	**Size**	**Comments**
TREE DECIDUOUS					
AF	19	Matador Maple	Acer x freemanii 'Bailston'	2.5" CAL.	
AS	11	Sugar Maple	Acer saccharum	2.5" CAL.	
GT	8	Honey Locust	Gleditsia triacanthos	2.5" CAL.	
OV	22	Ironwood	Ostrya virginiana	#20 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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380 St. Peter Street, Ste. 600
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Consultants

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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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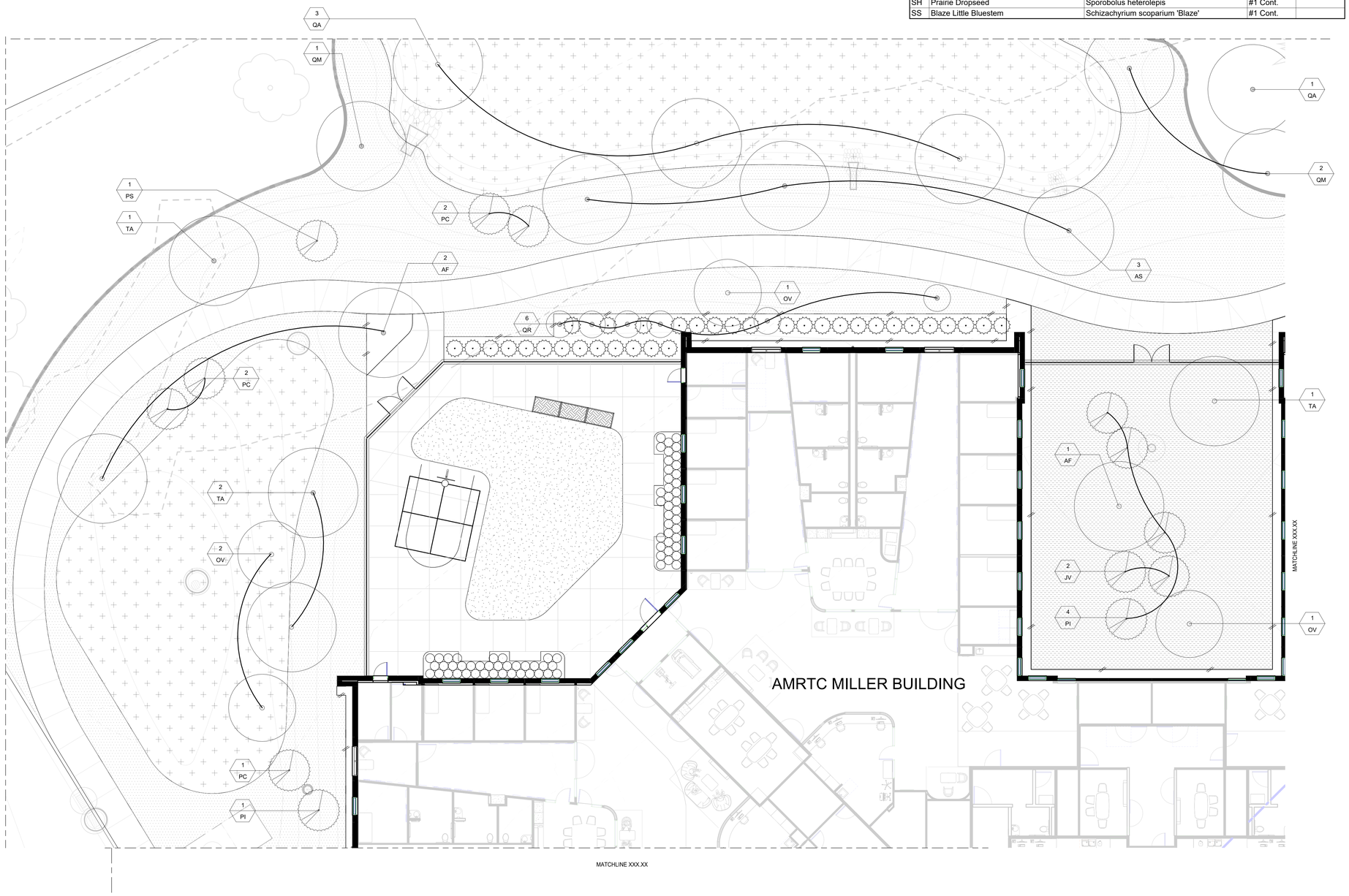
PLANTING REFERENCE				
Key	**Common Name**	**Botanical Name**	**Size**	**Comments**
TREE DECIDUOUS				
AF	Matador Maple	Acer x freemanii 'Bailston'	2.5" CAL.	
AS	Sugar Maple	Acer saccharum	2.5" CAL.	
GT	Honey Locust	Gleditsia triacanthos	2.5" CAL.	
OV	Ironwood	Ostrya virginiana	#20 Cont.	
QA	White Oak	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.	



0' 5' 10' 20'

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PLANTING NOTES

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PLANTING LEGEND

- BEE LAWN SEEDED TURF
- TURF LAWN SEED
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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.	
SH	Prairie Dropseed	Sporobolus heterolepis	#1 Cont.	
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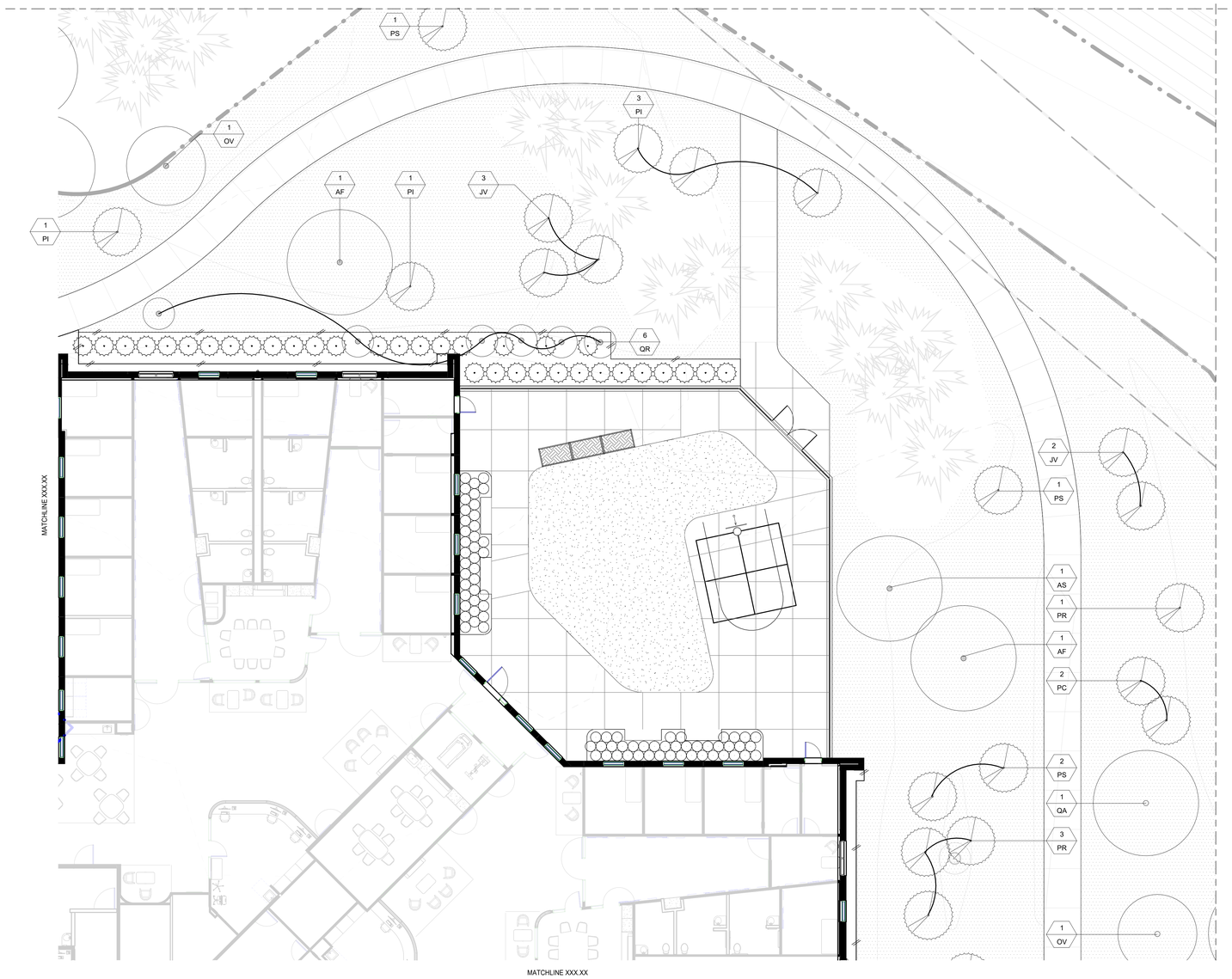

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DEPARTMENT OF HUMAN SERVICES

AMRTC MILLER BUILDING REBUILD

RECS PROJECT NO: 55AK0054

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Keyplan

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

Sheet No.
252.0LP

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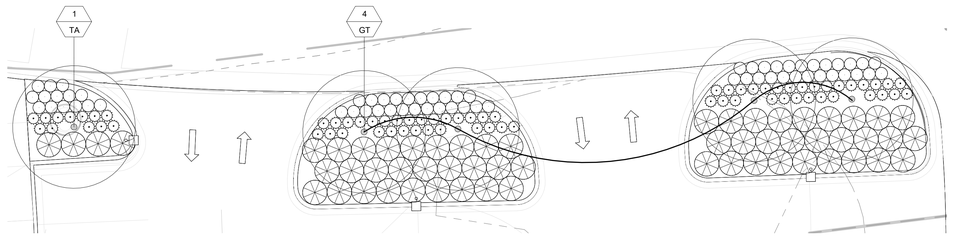
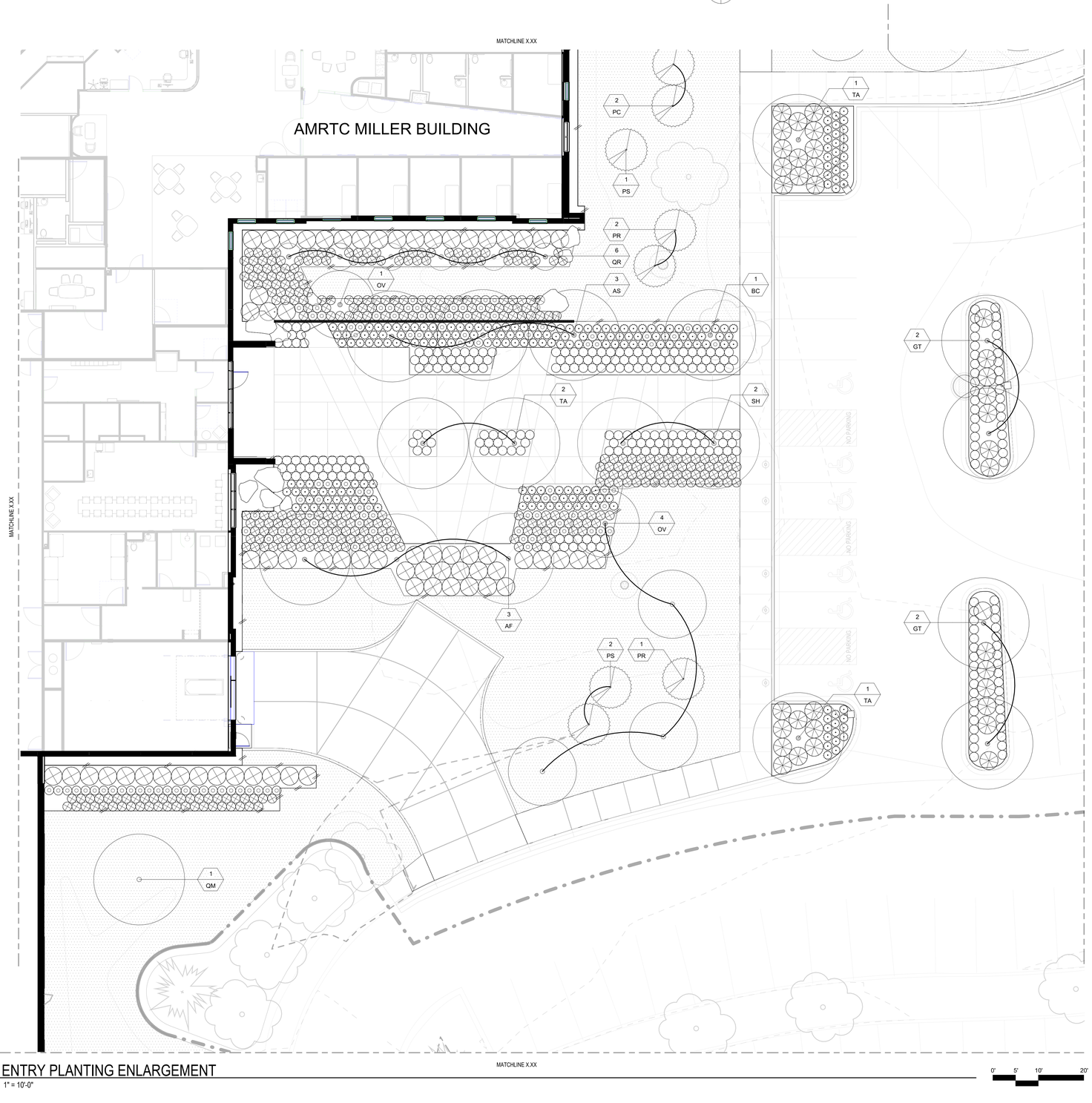


1 EAST PARKING LOT PLANTING ISLANDS

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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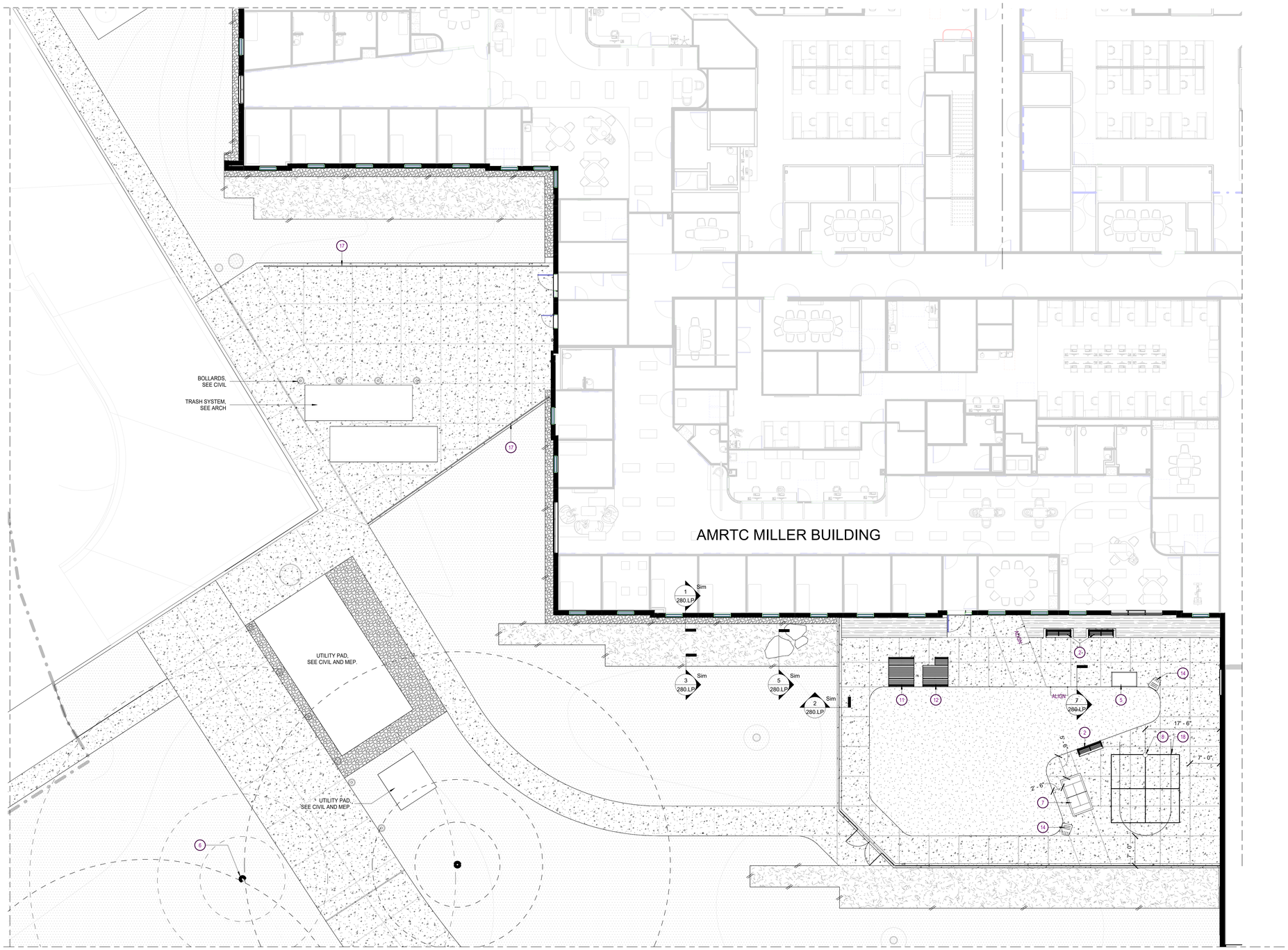

GENERAL NOTES

- 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

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RECS PROJECT NO: 55AK0054

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Sheet Title
SOUTH COURTYARD MATERIALS ENLARGEMENT

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264.0LP

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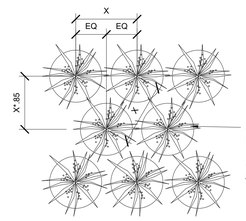
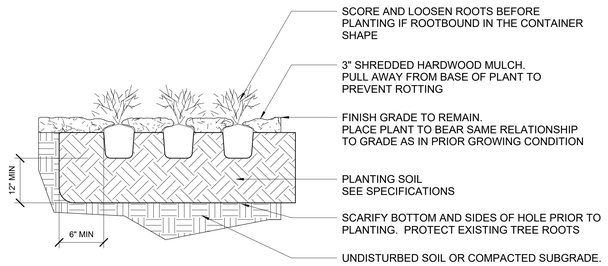
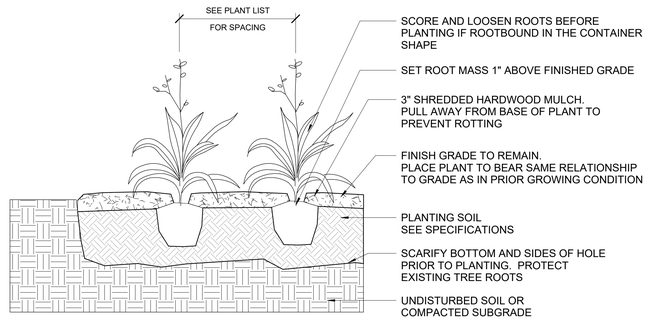


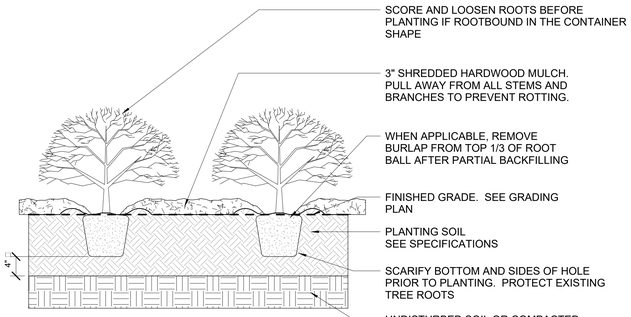
1 TRIANGULAR SPACING
1" = 1'-0"



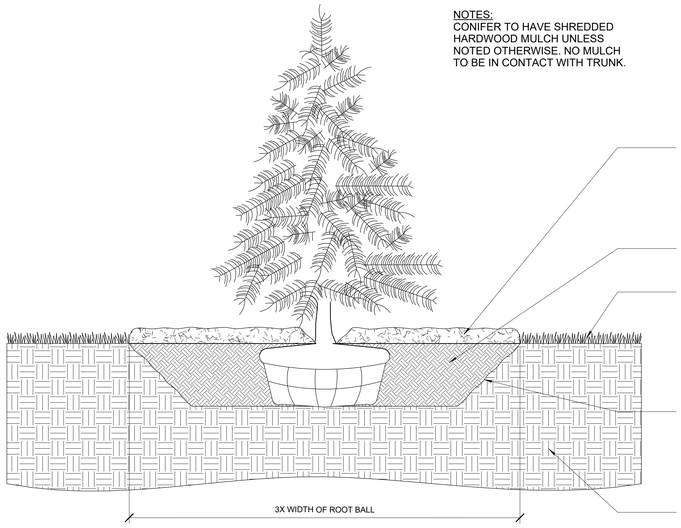
2 GROUND COVER PLANTING
1 1/2" = 1'-0"



3 PERENNIAL PLANTING
1" = 1'-0"



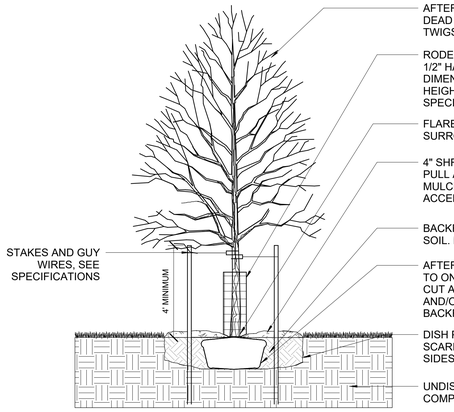
4 SHRUB PLANTING
1" = 1'-0"

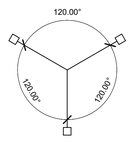


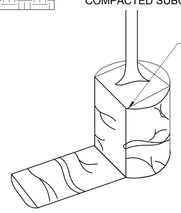
NOTES:
CONIFER TO HAVE SHREDDED HARDWOOD MULCH UNLESS NOTED OTHERWISE. NO MULCH TO BE IN CONTACT WITH TRUNK.

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"





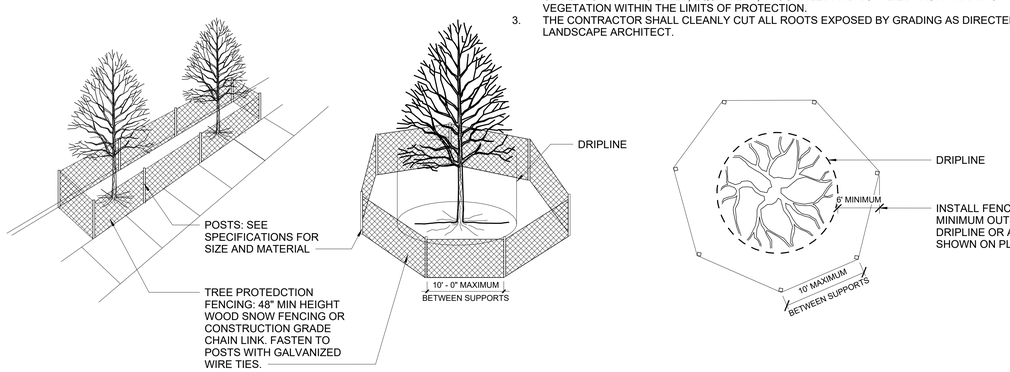


NOTES:
- PRIOR TO DELIVERY TO THE SITE, THE CONTRACTOR SHALL LOCATE THE BUTTRESS ROOTS OR TRUNK FLARE OF EACH TREE. IF FLARE IS LOCATED MORE THAN 2" DOWN FROM THE TOP OF THE ROOTBALL, THE TREE IS REJECTED AND SHALL NOT BE DELIVERED TO THE SITE
- REMOVE SOIL FROM TOP OF ROOTBALL TO EXPOSE TOP FLARE. THE 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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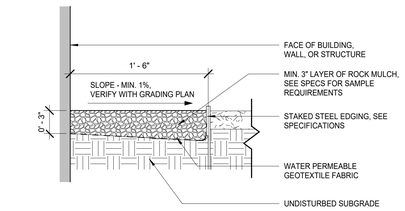
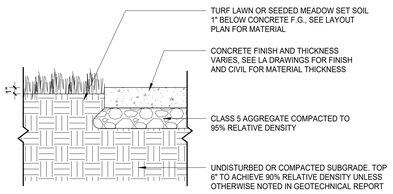
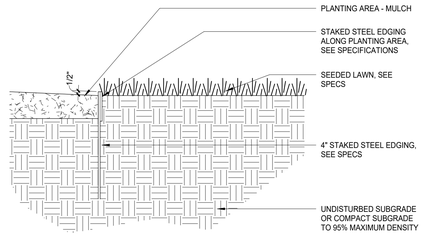


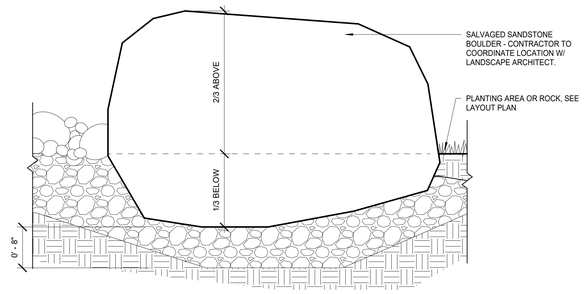
1 MAINTENANCE EDGE DETAIL
1 1/2" = 1'-0"



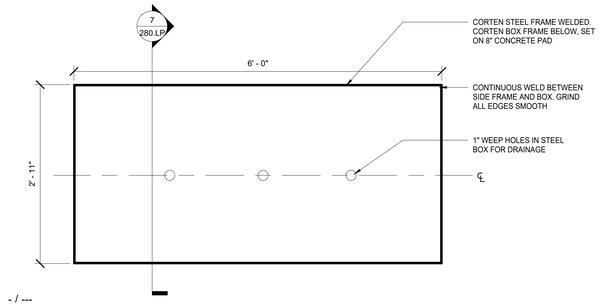
2 CONCRETE @ TURF LAWN
1" = 1'-0"



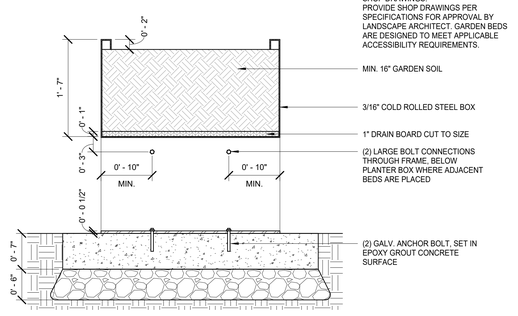
3 STEEL EDGING @ PLANTINGS
1 1/2" = 1'-0"



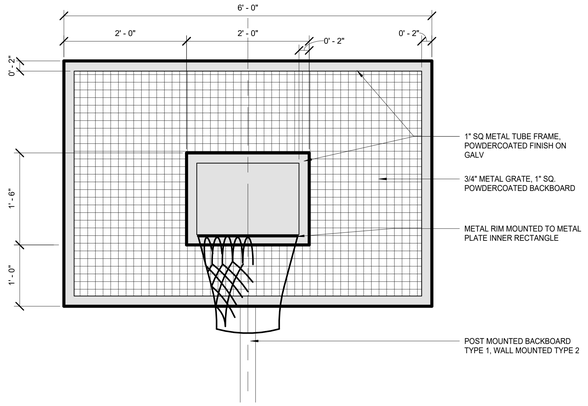
5 TYPICAL BOULDER
1" = 1'-0"



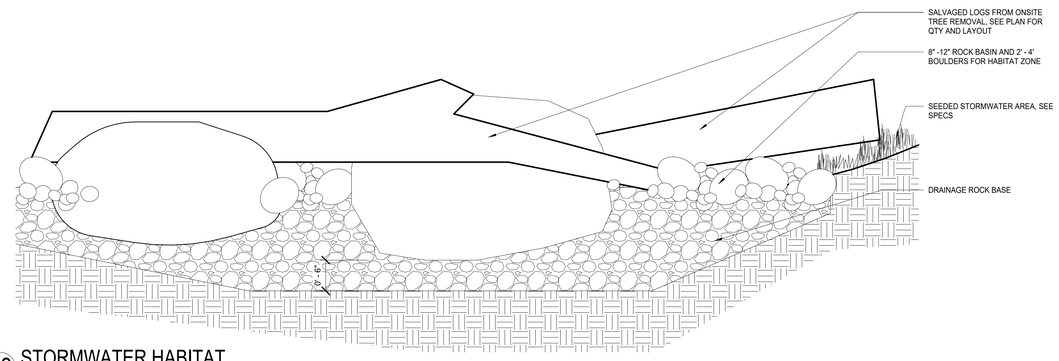
6 GARDEN BED PLAN
1" = 1'-0"



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

BWBR
380 St. Peter Street, Ste. 600
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.
280.LP

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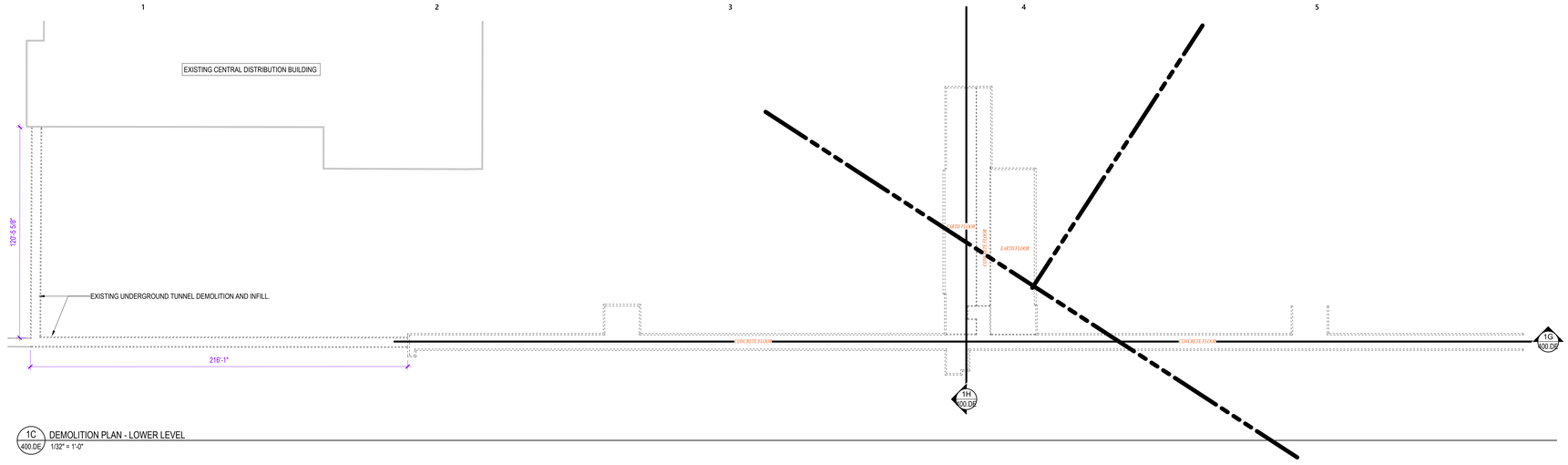
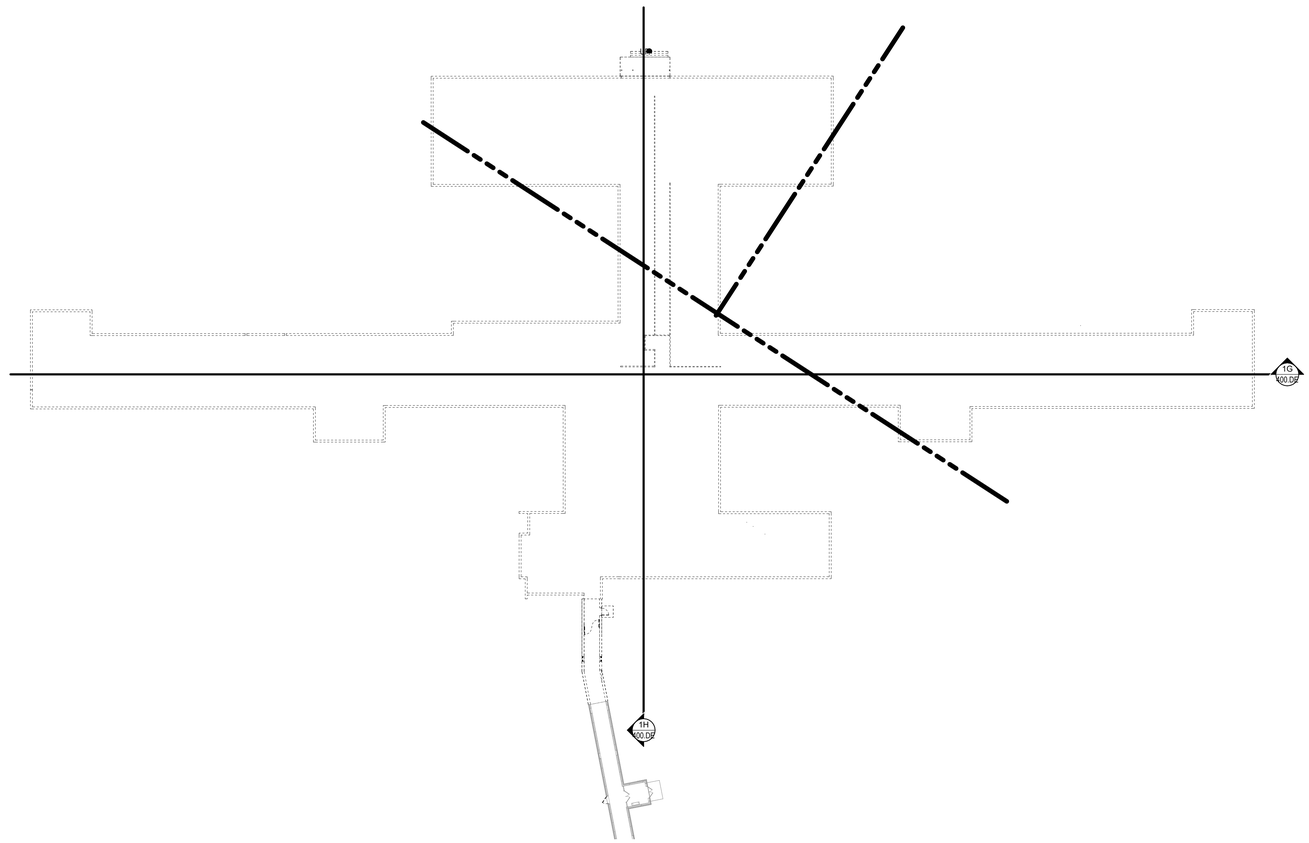
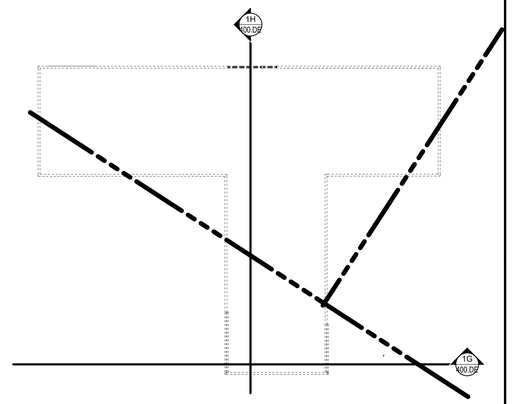


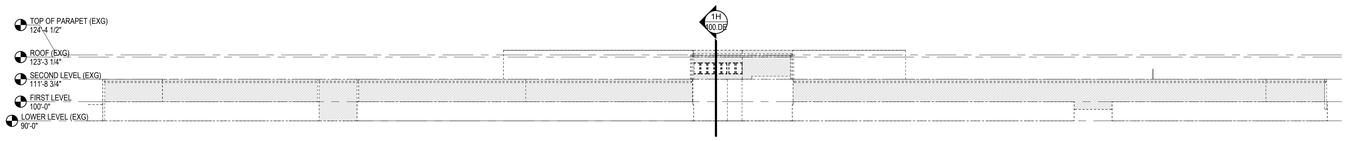
1C 400.DE DEMOLITION PLAN - LOWER LEVEL
1/32" = 1'-0"



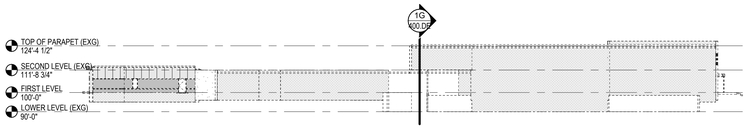


6E 400.DE DEMOLITION PLAN - SECOND LEVEL
1/32" = 1'-0"

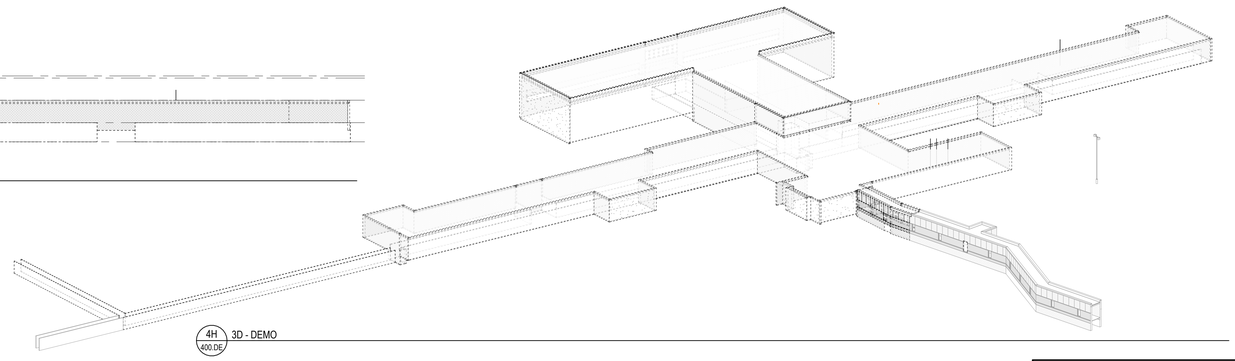
1F 400.DE DEMOLITION PLAN - FIRST LEVEL
1/32" = 1'-0"



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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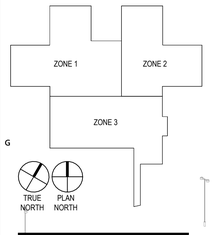
Keyplan



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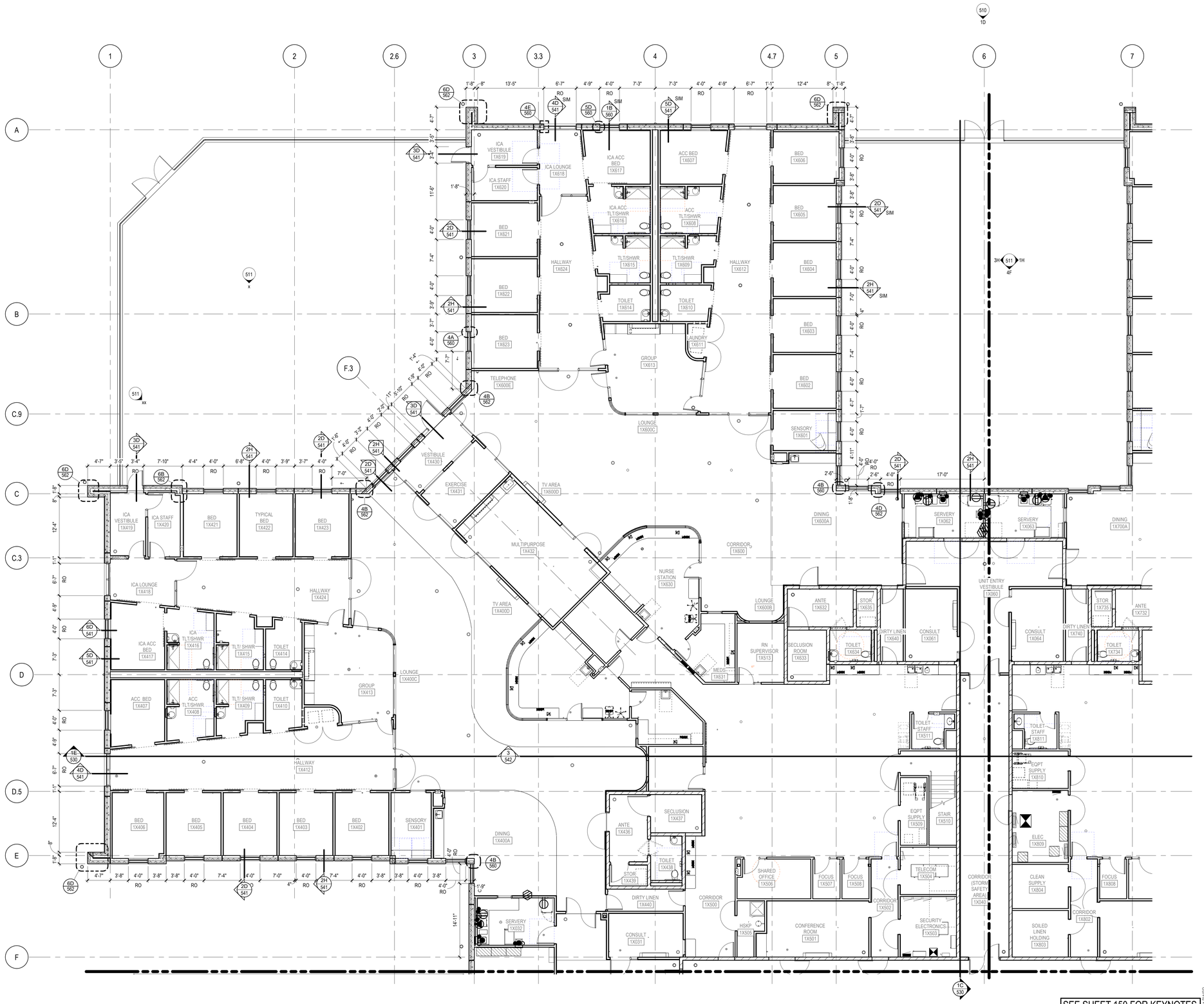
P:2300086.00

Sheet Title
DEMOLITION PLANS

Sheet No.
400.DE



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

SEE SHEET 150 FOR KEYNOTES, SYMBOLS LEGENDS, & NOTES

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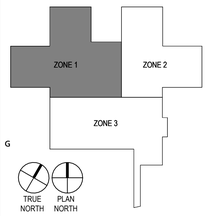

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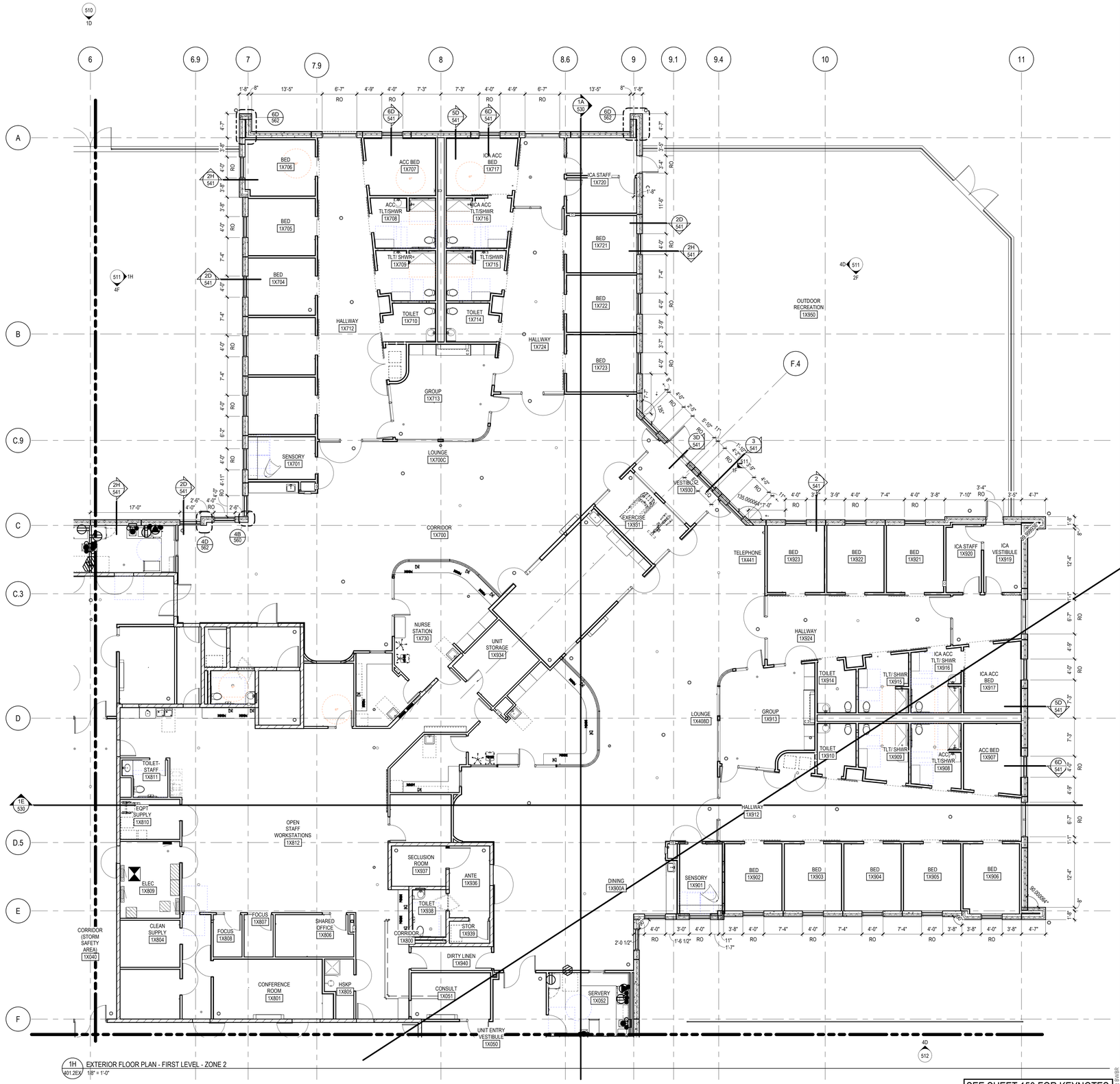
Sheet Title
FIRST LEVEL ZONE 1 - FLOOR PLAN EXTERIOR

Sheet No.
401.1EX



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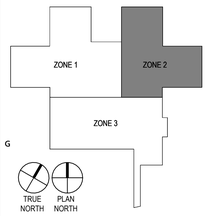
Keyplan



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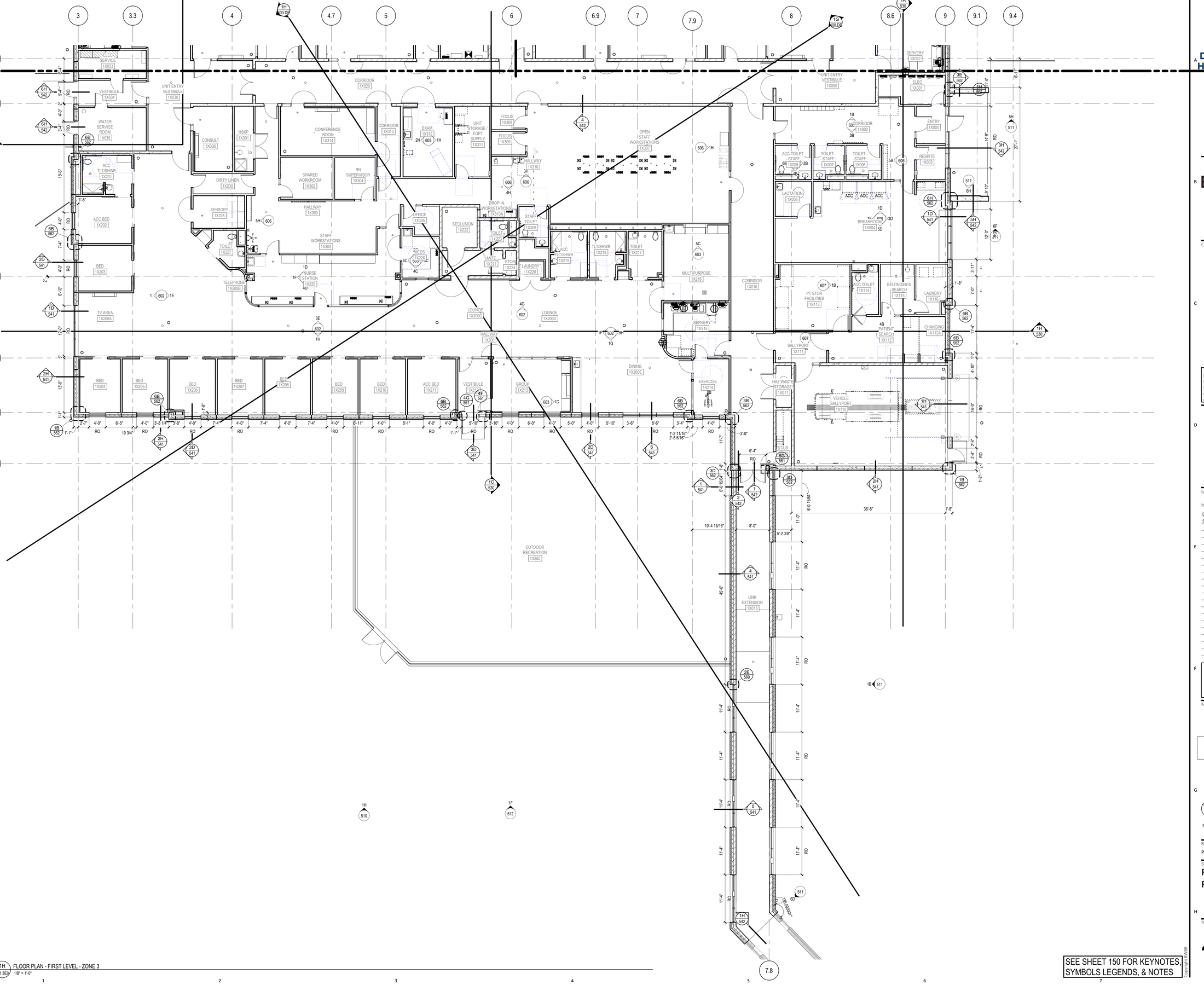
Sheet Title

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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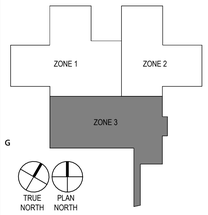

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Sheet Title
FIRST LEVEL ZONE 3 - FLOOR PLAN EXTERIOR

Sheet No.
401.3EX

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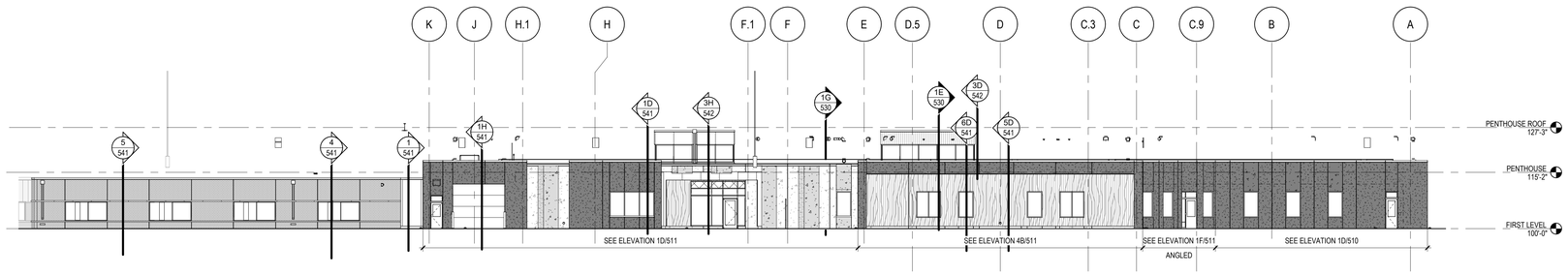
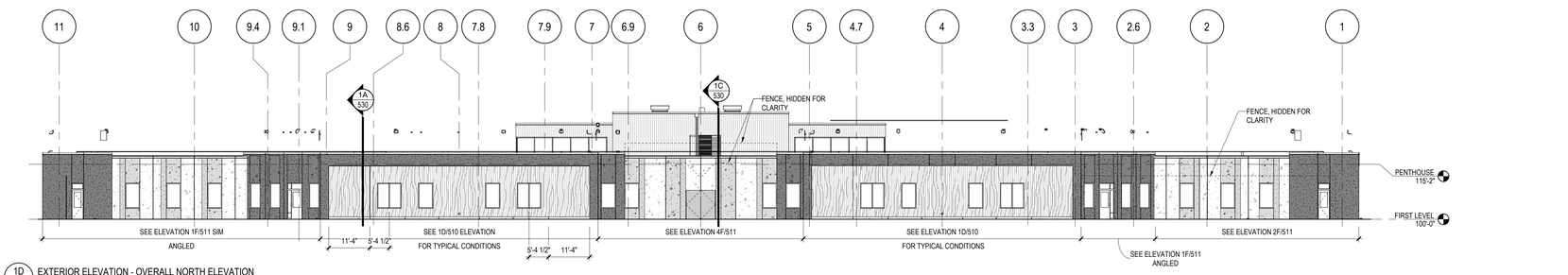
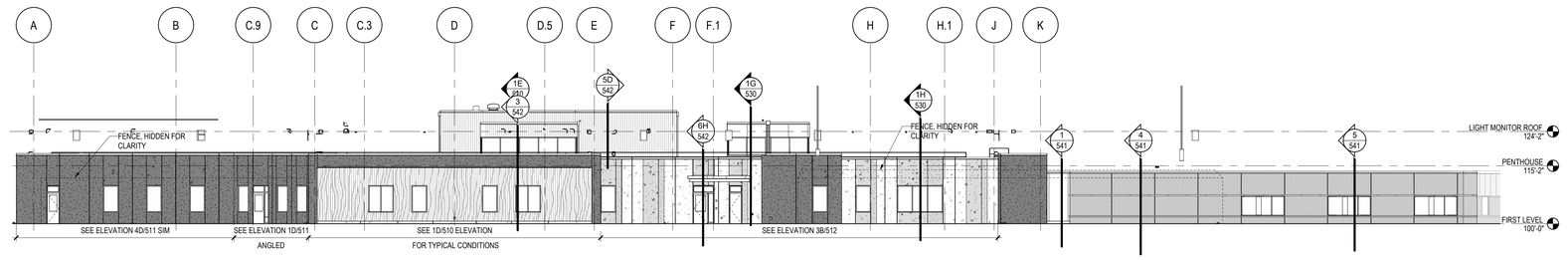


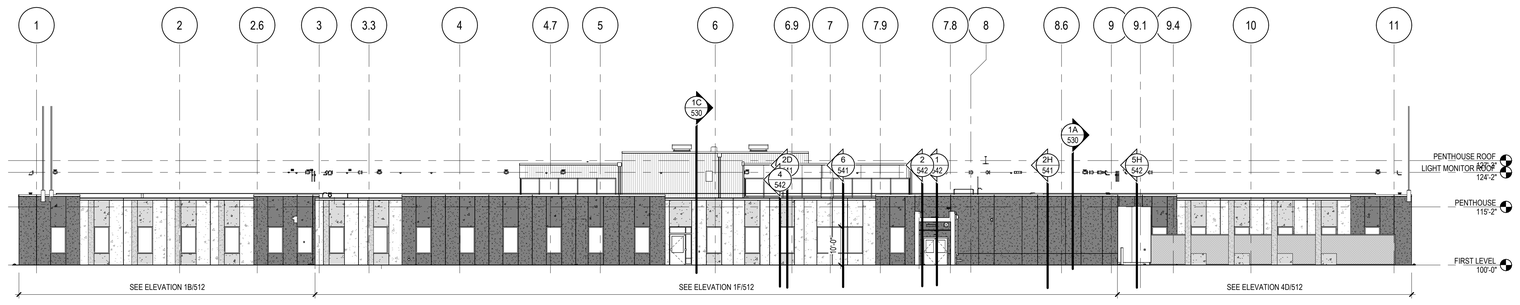
1B 510 EXTERIOR ELEVATION - OVERALL EAST ELEVATION
1/16" = 1'-0"



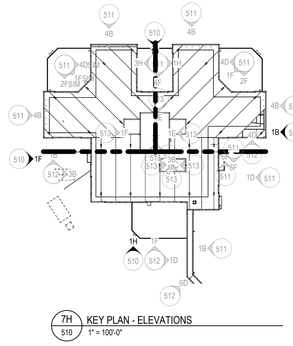
1D 510 EXTERIOR ELEVATION - OVERALL NORTH ELEVATION
1/16" = 1'-0"



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

RECS PROJECT NO: 55AK0054

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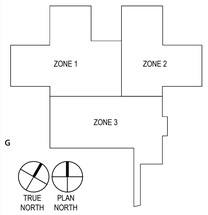

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Sheet Title
EXTERIOR ELEVATIONS - OVERALL

Sheet No.
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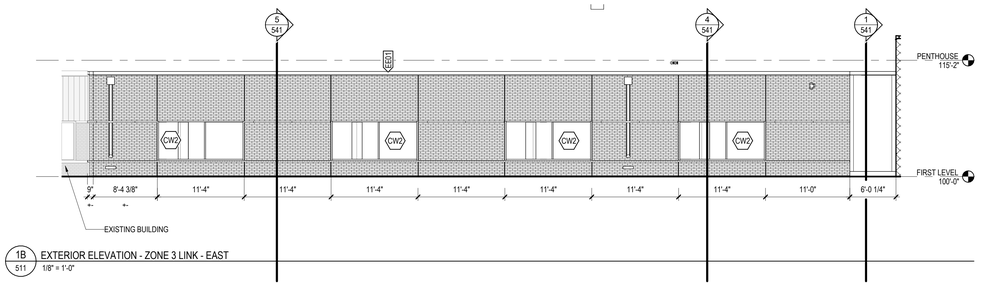
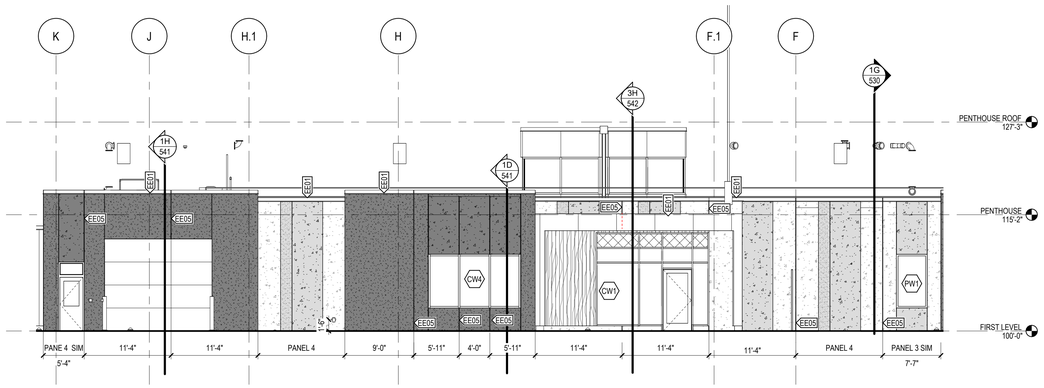
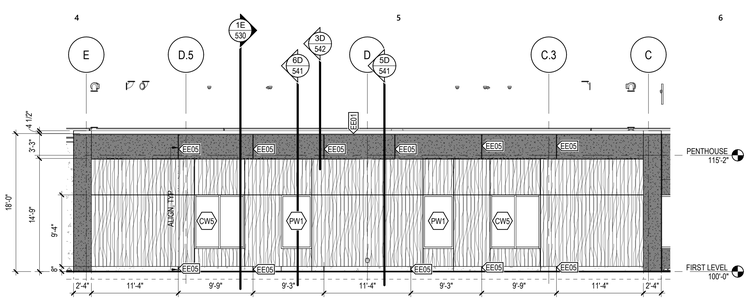


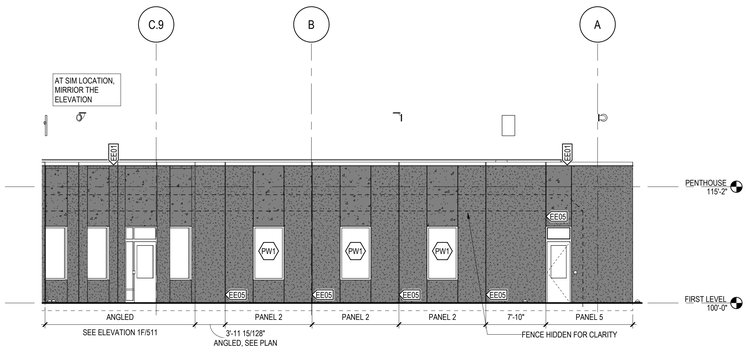
1B 511 EXTERIOR ELEVATION - ZONE 3 LINK - EAST
1/8" = 1'-0"



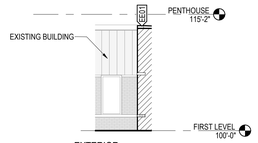
1D 511 EXTERIOR ELEVATION - ZONE 3 ENTRANCE - EAST
1/8" = 1'-0"



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"

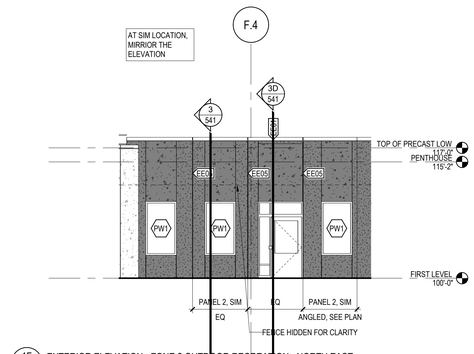
SYMBOLS LEGEND - EXTERIOR ELEVATION

11/10/2021

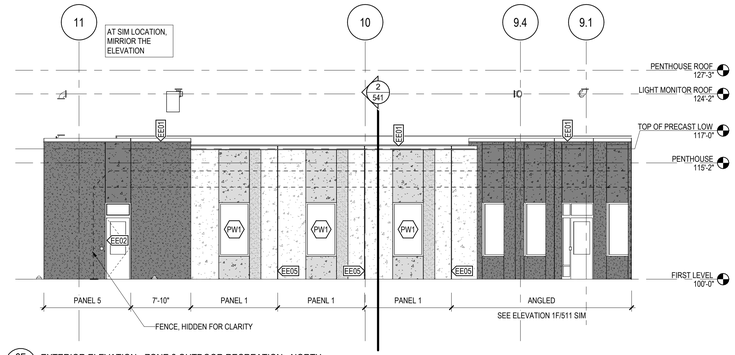
	EXISTING BUILDING	CW# SF# / WR L#	CURTAIN WALL TAG STOREFRONT TAG WINDOW TAG LOUVER TAG
	PRECAST CONCRETE, ACCENT ACID ETCHED - PCC-01		GLASS SPANDREL PANEL
	PRECAST CONCRETE, ACCENT SAND BLASTED - PCC-01		METAL PANEL - MP-01
	PRECAST CONCRETE, ACCENT WASH - PCC-01		METAL PANEL - MP-02
	PRECAST CONCRETE, 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

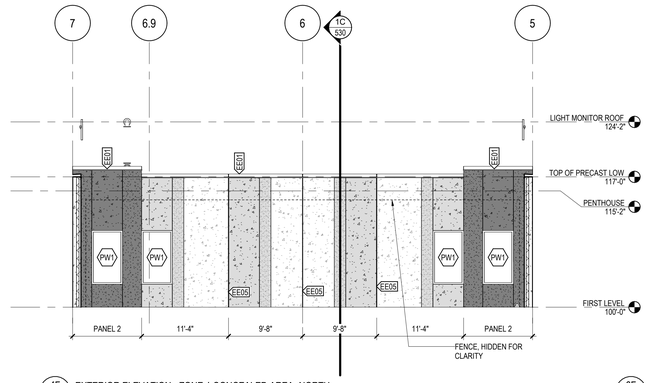
REV	XX##	NOTE: NOT ALL KEYNOTES MAY BE USED ON EACH DRAWING
	EE01	PREFINISHED METAL COPING
	EE02	HOLLOW METAL INSULATED DOOR AND FRAME, PAINT PNT#
	EE03	METAL PANEL JOINT, TYPICAL
	EE05	PANEL JOINT, TYPICAL
	EE09	MECHANICAL EQUIPMENT, SEE MECHANICAL
	EE10	SCUPPER AND DOWNSPOUT WITH CONCRETE SPLASH BLOCK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



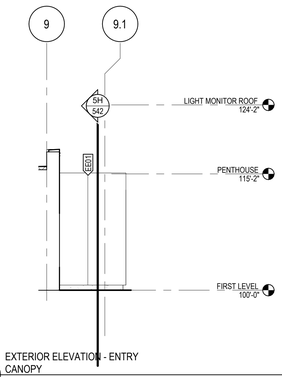
1F 511 EXTERIOR ELEVATION - ZONE 2 OUTDOOR RECREATION - NORTH EAST
1/8" = 1'-0"



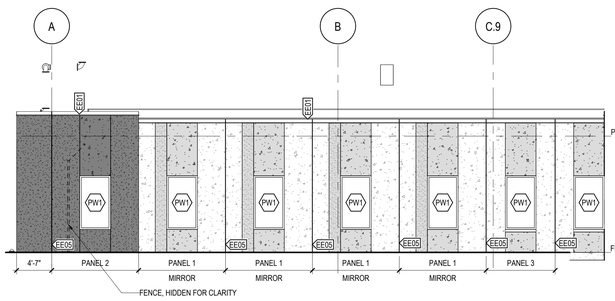
2F 511 EXTERIOR ELEVATION - ZONE 2 OUTDOOR RECREATION - NORTH
1/8" = 1'-0"



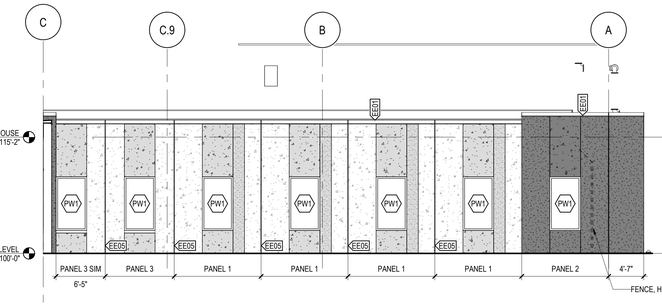
4F 511 EXTERIOR ELEVATION - ZONE 1 CONCEALED AREA- NORTH
1/8" = 1'-0"



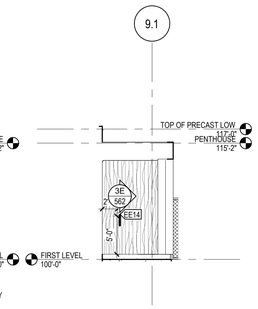
EXTERIOR ELEVATION - ENTRY CANOPY
6F 511 1/8" = 1'-0"



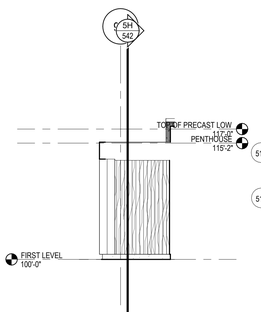
1H 511 ELEVATION - ZONE 1 CONCEALED AREA -WEST
1/8" = 1'-0"



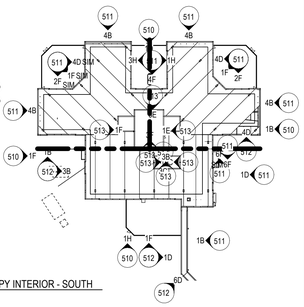
3H 511 EXTERIOR ELEVATION - ZONE 2 CONCEALED AREA - EAST
1/8" = 1'-0"



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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DEPARTMENT OF HUMAN SERVICES

MILLER BUILDING AT AMRTC

RECS PROJECT NO: 55AK0054

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Saint Paul, MN 55102
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Consultants

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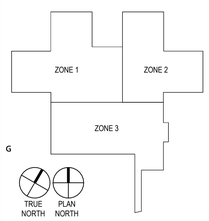
Keyplan



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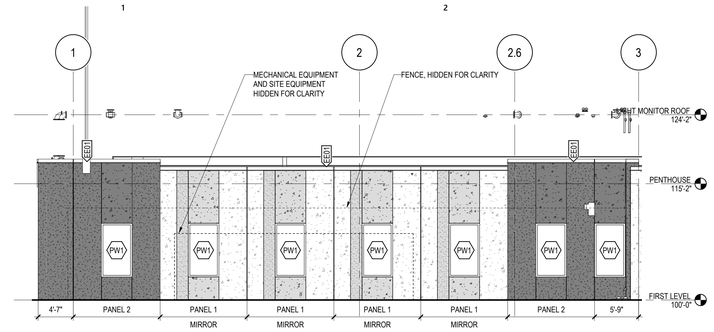
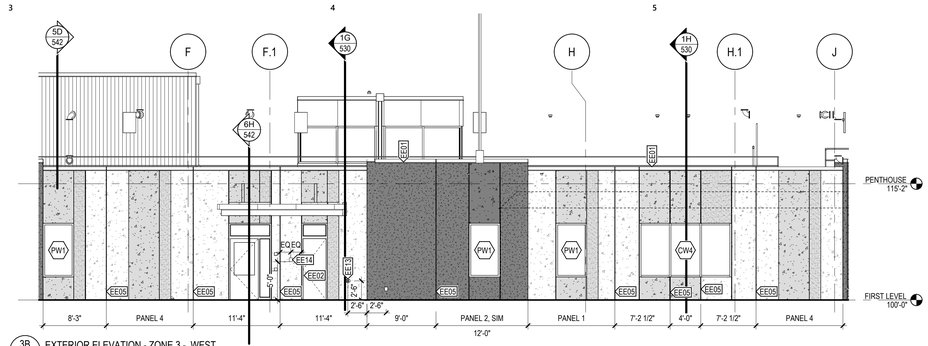
Drawn

Sheet Title
EXTERIOR ELEVATIONS

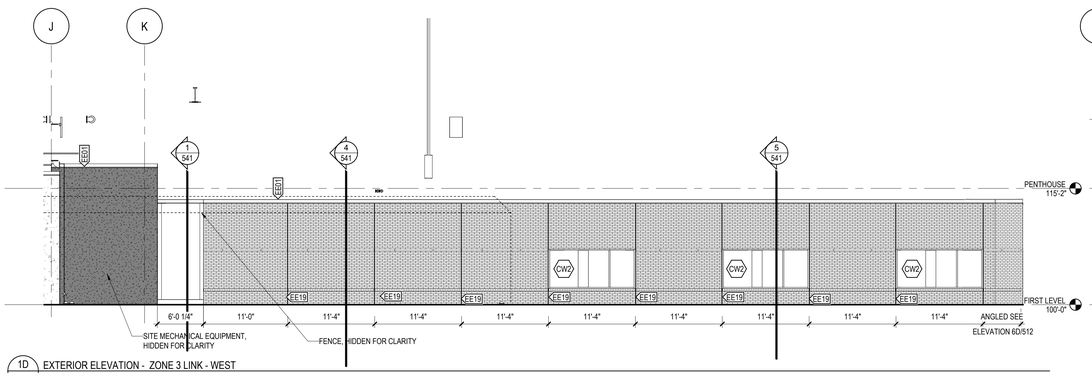
Sheet No.
511



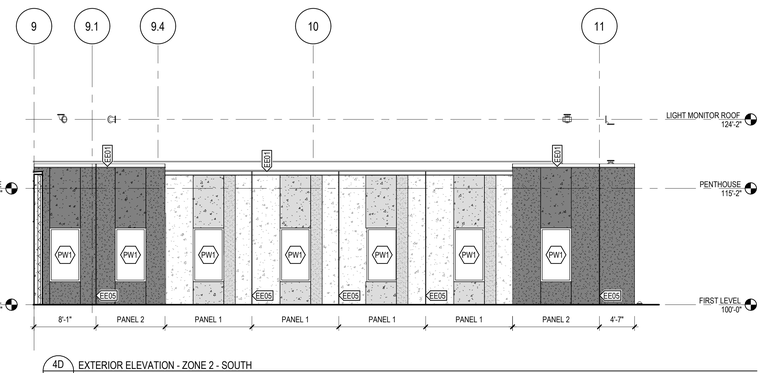
1B 512 EXTERIOR ELEVATION - ZONE 1 - SOUTH
1/8" = 1'-0"



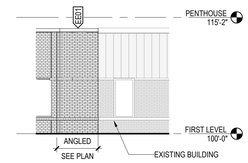
3B 512 EXTERIOR ELEVATION - ZONE 3 - WEST
1/8" = 1'-0"



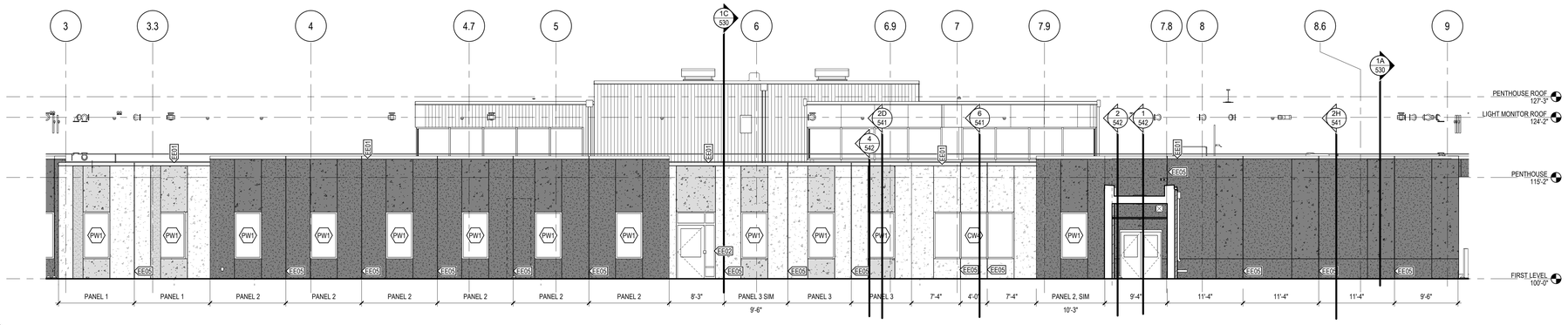
1D 512 EXTERIOR ELEVATION - ZONE 3 LINK - WEST
1/8" = 1'-0"



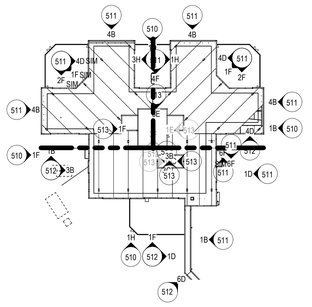
4D 512 EXTERIOR ELEVATION - ZONE 2 - SOUTH
1/8" = 1'-0"



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"

DEPARTMENT OF HUMAN SERVICES

MILLER BUILDING AT AMRTC

RECS PROJECT NO: 55AK0054

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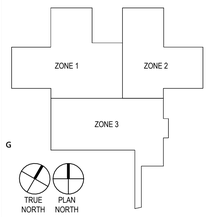
Keyplan



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EXTERIOR ELEVATIONS

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512

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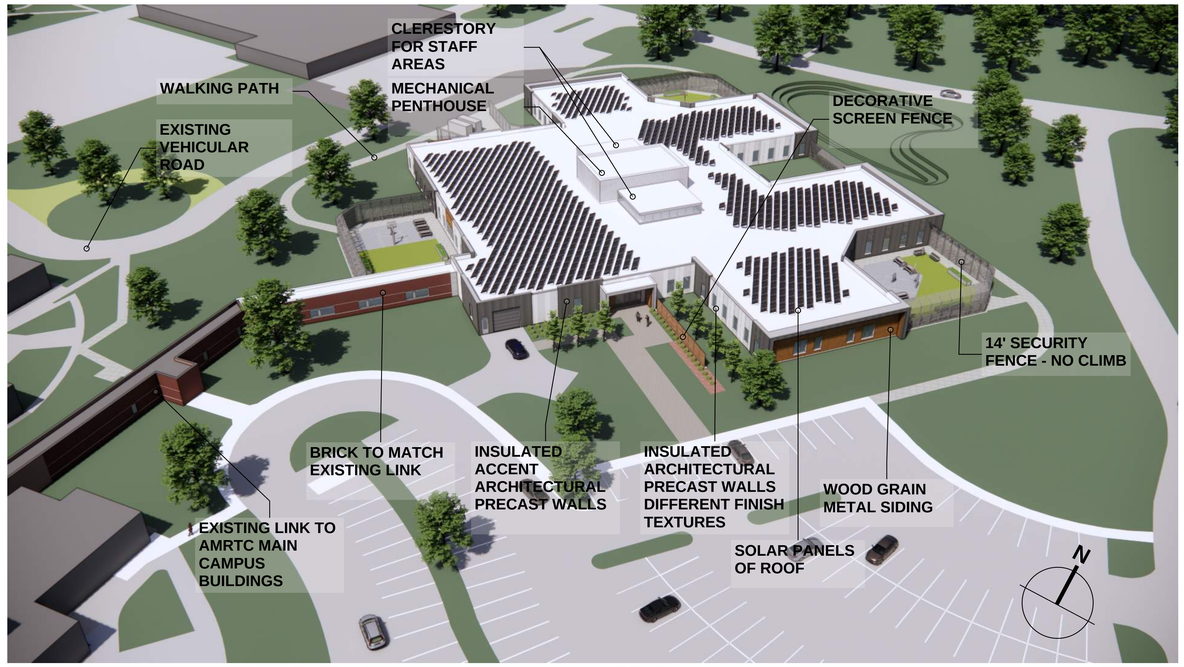
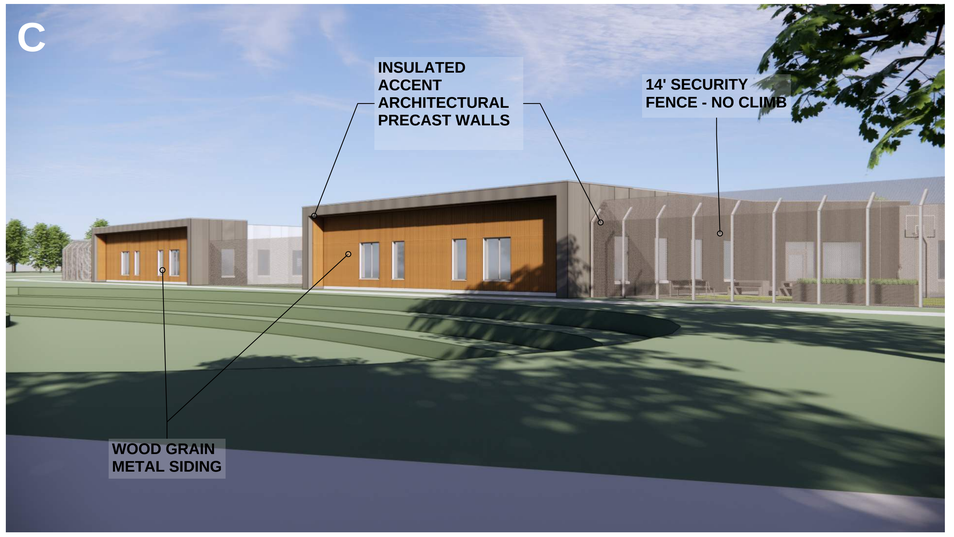
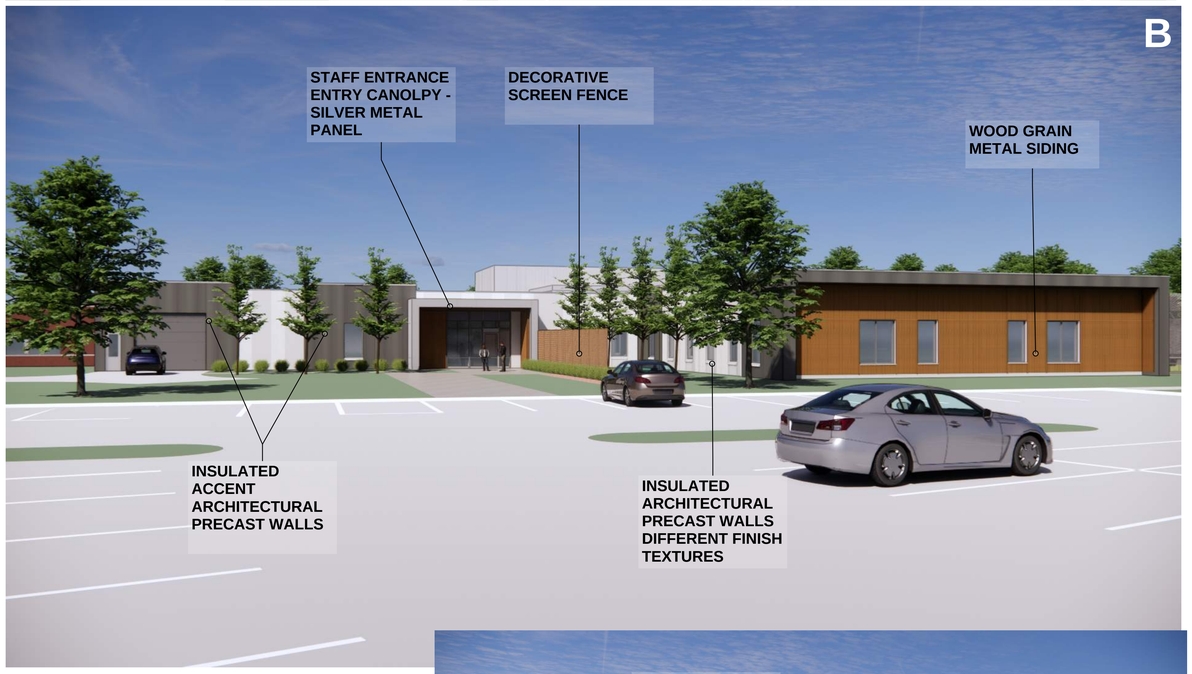
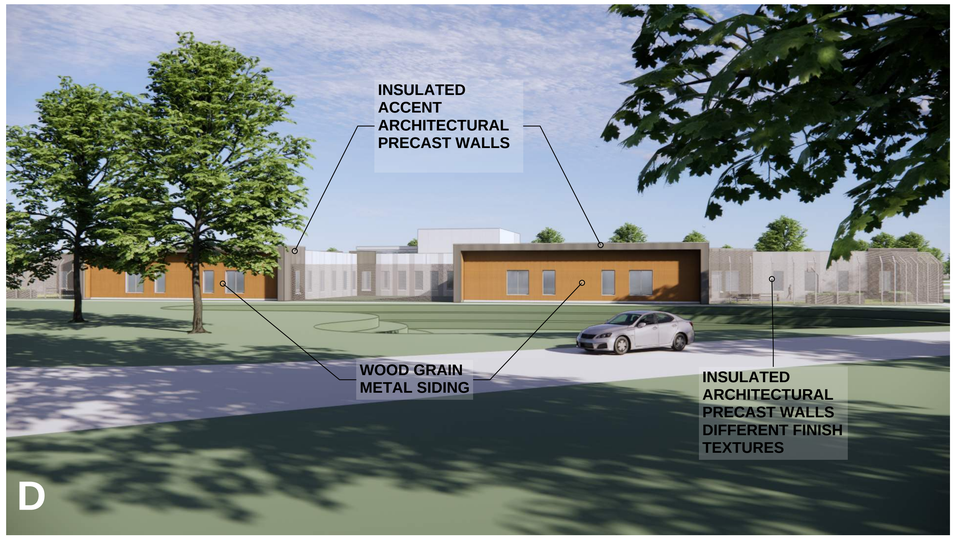


A - AERIAL VIEW OF ADDITION LOOKING NORTHWEST

C - NORTH ELEVATION OF RESIDENCE HOUSING & RECREATION YARDS



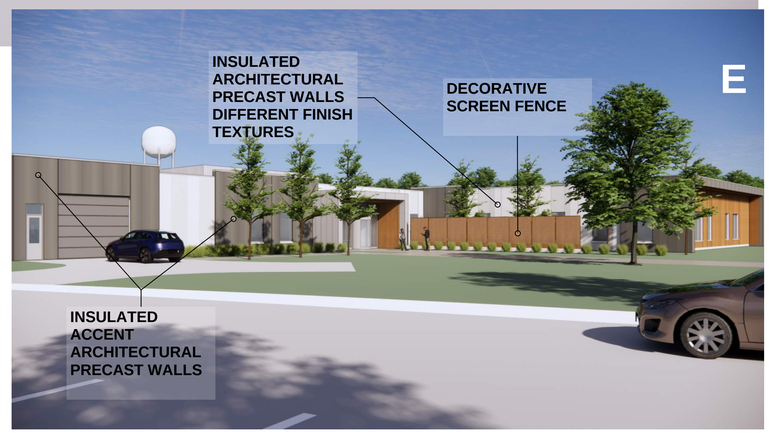




B - STAFF ENTRANCE & RESIDENCE HOUSING VIEW

D - NORTH ELEVATION FROM PERIMETER LOOP ROAD

E - STAFF & TRANSPORT ENTRANCE



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TRUE NORTH PLAN NORTH

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P540

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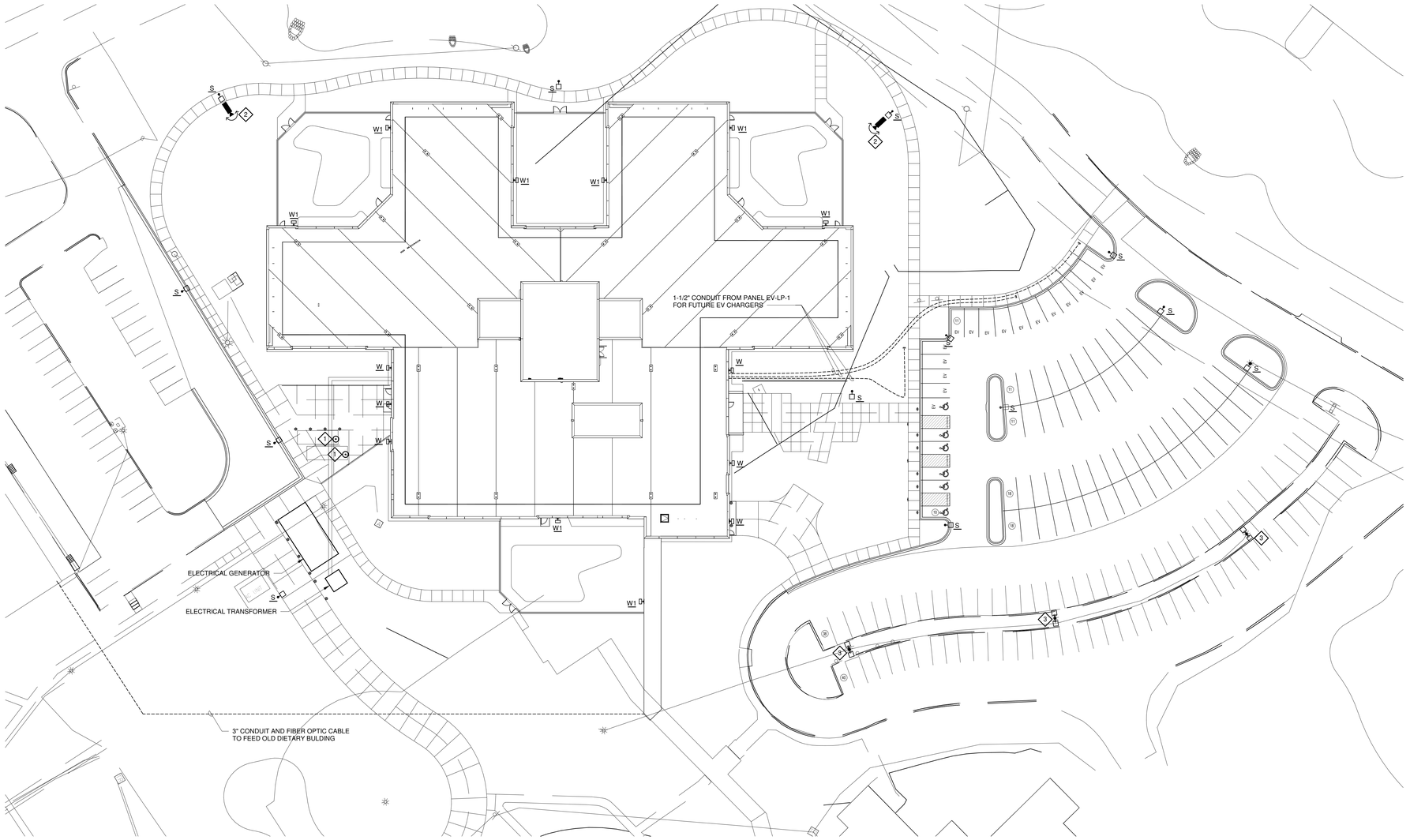

1 / 900.2 ELECTRICAL SITE PLAN
1" = 30'-0"

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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bwbr.com

Consultants

ERICKSEN ELLISON and Associates Inc.
305 2nd St NW n Suite n 105 New Brighton, Minnesota n 55112 Tel (651) 633-2095
CONSULTING ENGINEERS

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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 **Todd A. Peterson**

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

Issued For

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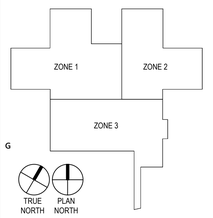

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Sheet Title
ELECTRICAL SITE PLAN

Sheet No.
900.2

7092.00

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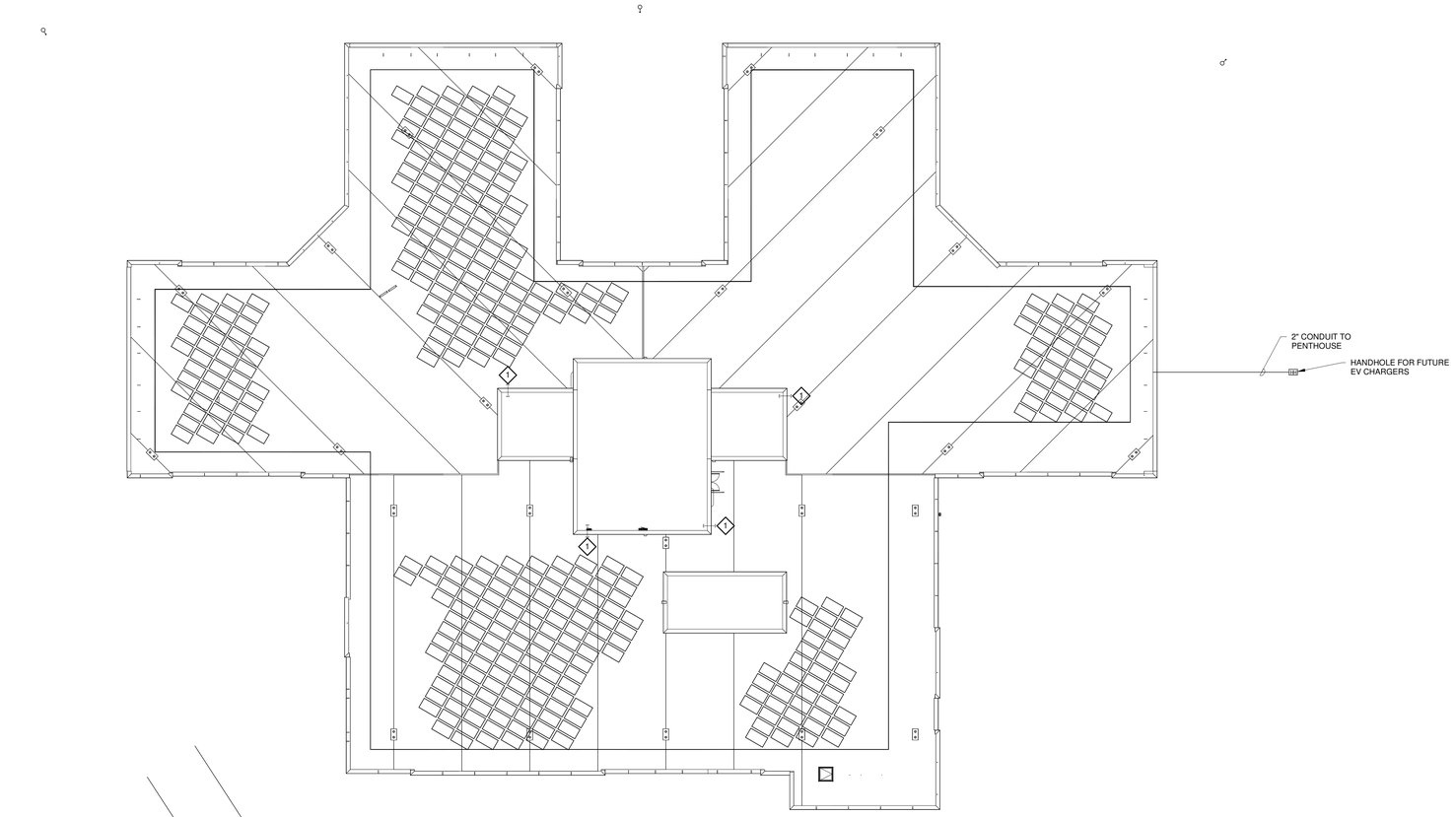

KEYNOTES

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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DEPARTMENT OF HUMAN SERVICES

AMRTC MILLER BUILDING REBUILD

RECS PROJECT NO: 55AK0054

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CONSULTING ENGINEERS

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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 **Todd A. Peterson**

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

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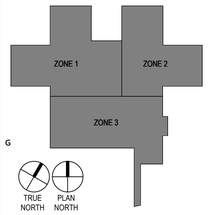

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ELECTRICAL PV SITE PLAN

Sheet No.
900.3

7092.00

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Public Services – Engineering

February 27, 2026

Below are the comments from the Engineering Department for the civil plans dated February 2, 2026 by BWBR for the Miller Building at AMRTC located at 3301 7th Avenue.

1. Plans shall have a signature block and final plans need to be signed by a licensed professional engineer.
2. It is recommended to inspect and assess the existing forcemain and existing sanitary sewer pump house to determine their remaining useful life expectancy in order to avoid needing to replace them shortly after project completion.
3. Provide a copy of the stormwater pollution prevention plan that is required by the NPDES Construction Permit once completed.
4. The LRRWMO Stormwater Standards applies to the proposed project.
5. An approved Lower Rum River Water Management Organization (LRRWMO) Grading, Stormwater Management and Erosion/Sediment Contract Permit will be required prior to the issuance of any building permit
6. Per Anoka's Stormwater Management Plan; there cannot be no net increase from pre-project conditions of stormwater discharge volume (unless precluded by site limitations) and no net increase in peak runoff rates for the 2-year, 10-year, and 100-year return frequency storm event.
7. Working hours are Monday – Friday 7:00 AM to 7:00 PM, Saturday 8:00 AM to 5:00 PM. No work is permitted on Sunday or Holidays unless approved by city.

If you have further questions, need additional information, or wish to discuss any of these items in greater detail please contact me at 763-576-2980.

Respectfully Submitted,

Ben Nelson | Assistant City Engineer

CITY OF ANOKA SPECIFICATION REFERENCE

PART 1 – GENERAL

STANDARD SPECIFICATIONS FOR WATERMAIN, SANITARY SEWER AND STORM SEWER CONSTRUCTION

A. Watermain, sanitary sewer and storm sewer construction including pipe jacking/boring shall conform to the applicable provisions of the "Standard Specifications for 2600 - Trench Excavation and Backfill / Surface Restoration, 2611 - Watermain and Service Line Installation, 2621 - Sanitary Sewer and Storm Sewer Installation" as published by the City Engineers Association of Minnesota, (CEAM) 2018 Edition.

B. Copies of the Standard Specifications are available from the CEAM web site at: http://ceam.org

C. References to the Standard Specifications, referenced above, shall serve to supplement or modify the Standard Specifications. Portions of the Standard Specifications not
specifically affected by the supplemented information of modification shall remain in effect as originally written.

D. THREADED ITEMS - All threaded items furnished under this contract, including but not limited to mechanical joint connectors, flanged joint connectors, mainline valves, saddles, corporation stops, curb stops, hydrants, and air release valves shall be furnished to the nominal size as specified with ENGLISH threads.

(2600) GENERAL – CITY OF ANOKA SPECIAL PROVISIONS – UTILITIES

APPLICABLE SPECIFICATIONS

All water, sanitary sewer and storm sewer shall conform to the 2018 Edition of the City Engineers Association of Minnesota (CEAM) Standard Specifications, except as modified herein.

WORK DESCRIPTION

Work consists of removal of existing sanitary sewer, watermains and drainage systems and replacement with new facilities.

All sanitary sewer flow must be continued at all times during construction by use of flow bypass or appropriate means.

LIMITATIONS ON EXTENT OF SEWER WORK

It is necessary for the contractor to perform work so as to continue utility service and to continue access to properties at all times. The intention is to require relatively constant work effort within a limited area.

TEMPORARY WATER SUPPLY SYSTEM

The contractor shall furnish, install, maintain and remove a temporary potable water supply system to keep all structures continuously supplied with potable water in sufficient quantity for normal domestic usage. Water supply shall not remain interrupted for more than 4 hours in any 24-hour period. The temporary water supply system will consist of three (3) inch diameter minimum mains. A typical system could connect to existing City fire hydrants with above ground supply lines laid in boulevard or front yard areas. Connection shall be to the existing service by excavating at the property line. Connection to the outside hose bib of the residence, to the residential plumbing or internal to the structure will not be permitted. Connection shall be made by excavating to the curb stop on the existing service near the property line and making a temporary connection. The contractor shall submit a plan for providing a temporary water supply system, and shall be responsible for providing proper and appropriate pipe, fittings and appurtenances to provide a safe domestic supply. Prior to placing the temporary water system into service, the system shall be disinfected per section 2611.3.E.

(2605) SCOPE OF WORK – CITY OF ANOKA UTILITIES

DESCRIPTION

The work to be done under the contract shall include the furnishing of all materials, labor, tools and equipment to construct complete in place the sewer, water and drainage utilities along with all appurtenant construction as shown on the Plans and drawings and specified herein.

This Project shall consist of:

A. Preparing the area for construction and maintaining the area during construction.

B. Continuation of water service and sanitary sewer flow during construction.

C. Excavation, installation, connection, testing, backfilling, restoration, maintenance and cleanup as required for the facilities specified.

(2611) WATERMAIN AND SERVICE LINE INSTALLATION – CITY OF ANOKA

DESCRIPTION

This work shall consist of construction of watermain and services, in the City of Anoka, in accordance with the standard specifications except as herein modified and as shown on the Plans and Details.

MATERIALS

Materials shall conform to the standard specifications and to the following:

A. Watermain

1. Pipe shall be Class 52 with conductive gaskets or conductivity strips unless otherwise shown on drawings.

2. Pipe consistent with ANSI/AWWA C151/A21.51, manufactured by American Pipe, US Pipe, and Griffin Pipe.

3. Gaskets shall be synthetic rubber, not natural rubber, and furnished by the pipe manufacture.

4. Exterior of pipe shall be coated with a asphaltic coating per AWWA C151.

5. Interior of pipe shall be cement mortar lined in accordance with ANSI/AWWA C104/A21.4.

B. Hydrants shall be Pacer, WB-67 5 ¼" diameter valve, traffic flange with 16" break off section as shown on detail drawings. Hydrants shall have 2 each 2

½" nozzles plus a pumper nozzle having nut type caps with chains. Hydrants shall be provided with a 5.0-foot spring mounted location rod.

C. Valves

1. All water valves shall have been manufactured in the year of construction or prior two calendar years. All exposed bolts shall be 304 stainless steel. All valves shall be epoxy coated in accordance with AWWA C550. All valves shall close in a clockwise direction. All valves shall include an operating nut extension rod to within 12-inches of the final grade. All valves shall have mechanical ends with underground operator.

2. Valves smaller than 12" in size shall be resilient wedge valves by Clow, Daigle Aqua, Mueller or approved equal. Valves shall conform to AWWA C509 standards and be installed on-line with accompanying valve boxes.

3. All valves 12-inch diameter and greater shall be butterfly valves conforming to the referenced specification. All butterfly valves shall be manufactured with the rubber seat bonded to the body. Valve discs shall be furnished with 316 stainless steel seating edge. Butterfly valves shall meet the requirements of AWWA C504. Butterfly valves shall be Mueller Line Seal or approved equal.

D. Valve boxes shall be three-piece adjustable screw type boxes 60"-90" extension with a 5-1/4" shaft size. The word "Water" shall be imprinted on each lid. Any valve with greater than 7½ foot bury shall have an extended box with an extension rod to allow operation with a 6-foot-long valve wrench.

E. Valve box alignment device shall be Gate Valve Adaptor or the Valve Box Adapter #6 base as manufactured by Adaptor Inc. or an Engineer approved equal. The Gate Valve Adaptor shall be used for installations above the water table and Valve Box Adapter #6 Base shall be used for installations below the water table.

F. Fittings:

1. Watermain Pipe Fitting Materials shall be Mechanical Class 350 ductile iron fittings. Adaptors, back up rings, and oversize sleeves shall be provided for transitions and connections to dissimilar types of pipe materials. All sleeve fittings shall be long mechanical joint. All fittings and retaining rods shall be protected by using sacrificial zinc anode caps such as 175P190 Protecto Caps as manufactured by EBAA Iron or an approved equal. Contractors shall supply 2 Protecto Caps per mechanical joint gland installed. All fittings shall have been manufactured in the year of construction or prior calendar year.

G. The interior and exterior of all watermain fittings and restraining devices shall be coated with a 6-8 mil nominal thickness, fusion bonded epoxy conforming to the requirements of ANSI/AWWA C550 and C116/A21.16.

H. Bends on water lines shall be 45 degrees or less and watermain sleeves shall be full bodied. Any deflection greater than 45 degrees shall be made with multiple bend sections with a minimum 12-inch pipe section between bends.

I. Corporation stops shall be ball valve type with type AWWA thread for inlet connection. For non-conductive services, the corporation stop shall have tracer wire terminals. For conductive services corporation stops shall be Muller 300 ball type corporation valve, part number B-25008N and for non-conductive services corporation stop shall be Ford ball type corporation valve, part number FB-1000-(Depends on Size)-TW-Q-NL or approved equal.

J. Curb stops shall be ball valve type, with Minneapolis pattern valve and quarter turn operation. For non-conductive services, the curb stop shall have tracer wire terminals. For conductive services curb stops shall be Muller 300 ball curb type valve, part number B-2515N and for non-conductive services corporation stop shall be Ford ball type curb valve, part number B44-(Depends on Size)-M-TW-Q-NL or approved equal.

K. Curb boxes shall be a steel two-piece extension type with Minneapolis pattern base with a 1 ¼” inch inside diameter upper section. Lid shall be

steel stamped with the words "WATER" and shall include brass pentagon plug that allows access to shut off rod without removing lid. Each lid shall have two stainless steel bolts on the underside of the lid for tracer wire connections. Each curb box shall include a steel 9/16-inch diameter (minimum) stationary rod. Stationary rod shall be attached to the curb stop with a brass cotter pin. Curb boxes shall be manufactured by McDonald, Ford, Mueller Company, or approved equal. When the curb box is located in a paved surface the curb box shall be covered using a cast iron cover. The cover shall meet the requirements of Ford A1 or approved equal. Payment for the cover shall be per Item 2504 Curb Stop Cover Casting.

L. Service lines 2 inches and smaller shall be Endo Pure PE-4710, Blue Water Service Tubing (CTS-O.D. Controlled), SODR-9 (250PSI), as manufactured by ENDOT Industries or approved equal. Service lines larger than 2 inch shall be constructed with ductile iron pipe, and ductile fittings.

M. Mechanical Joint Restraints for DIP fittings shall be Megalug Series 1100 Mechanical Joint Restraints for DIP by EBAA Iron or approved equal. The weight of Mechanical Joint Restraints shall not be measured and are considered incidental.

N. All fittings, valves, hydrants, and other connections shall be secured utilizing COR-Blue T-Bolts as manufactured by NSS Industries or approved equal.

O. Tracer Wire

1. All PVC watermain and PVC and HDPE water services shall have a tracer wire.

CONSTRUCTION REQUIREMENTS

A. General

1. Watermain fittings, joint restraints and component parts shall be installed according to AWWA C-600.

2. All hydrant and water valve operations shall be completed by City of Anoka personnel after proper notices of required valve opening or closing is provided to the City Water Department. The contractor shall not operate any existing water valves except for emergency conditions.

3. Primary line and grade shall be established by the engineer. The contractor shall protect any established grade stakes and shall be responsible for transferring line and grade to working points as necessary for operations.

4. The Contractor shall protect surface structures or features and shall remove, relocate and replace improvements within construction limits. Essential service improvements to include street signs, traffic devices, mail boxes or similar items shall be maintained or relocated as approved.

5. Water service to all properties shall be maintained by provision of a temporary water supply system.

B. Excavation and Preparation of Trench – 2600.3B

1. All excavation material is unclassified. All excavation is incidental to other work.

2. Contractor is solely responsible for means, methods and materials for stable excavation in compliance with applicable safety cures and requirements.

3. Finished subgrade shall be maintained in a dewatered condition. Excavation below grade and foundation or bedding aggregates shall be as required for solid pipe support.

C. Installation of Pipe and Fittings – 2611.3A

1. All plugs, caps, tees, bends and other thrust points for water mains shall be provided with Mechanical Joint Restraints (Megalug) and concrete reaction backing. All joints on hydrant leads shall be restrained with ¾

inch tie rods or by Mechanical Joint Restraints (Megalug) or Engineer approved equal joint restraint.

2. The Contractor shall perform tests and furnish test results on completed system as required herein including disinfecting, pressure and conductivity test for acceptance.

3. The valve box alignment device shall be installed in lieu of bonnet blocking and shall be incidental to the valve and box installation.

4. Tracer Wire:

   a. Tracer wire shall be used on all Polyethylene Water Services. Tape tracer wire to the top of the non-metallic pipe every ten feet (approximately). Use caution during installation to prevent stretching wire and nicking or cutting wire insulation. In the case of a dual or multiple pipeline system, fasten tracer wire to each pipe.

   b. Install plastic warning tape 24 inches above each non-metallic pipe.

   c. Tracer wire shall be continuous between the curb box cap and the watermain. No splices should be allowed. Tracer wire shall be run through the tracer wire boss at the curb stop ball valve and ball corporation stop. The set screw shall be tightened per the manufactures recommendations at both locations.

   d. Coil sufficient length of wire at the curb box cap so that when straightened they would extend 18-inches above the of curb box cap. Connect end of tracer wire to the curb box wire connector.

D. Pipeline Backfilling Operation – 2611.3E

1. Trenches shall be compacted to a minimum 95% of standard proctor density except to 100% of standard proctor density in upper three feet of boulevard areas, shoulders and paved surfaces.

2. Valve stem alignment tube tool shall be used to maintain vertical alignment of the valve bonnet and box assembly when backfilling.

3. Disinfection of Watermain

   a. Disinfection of the watermain shall be performed according to AWWA Standard C 651. However, if the tablet or continuous feed methods are used, the completed watermain shall be disinfected for 24 hours with at least 50 ppm available chlorine, rather than the 25 ppm, as specified in AWWA Standard C 651, with a residual of at least 10 ppm throughout the length of the main at the end of the 24-hour period.

   b. Bacteriological testing of the watermain shall be performed according to AWWA Standard C 651. Following disinfection and final flushing and before the new main is connected to the distribution system, two consecutive sets of acceptable samples, taken at least 24 hours apart, must be collected from the new watermain. At least one set of samples shall be collected form every 1,200 feet of main, plus one set from the end of the line, and least one set from each branch.

4. Temporary Watermains and Water Services

   a. Piping used for temporary watermain shall meet the requirements of the Minnesota Department of Health (MDH). The temporary watermain shall be disinfected in accordance with AWWA C 651, with the exception that a minimum chlorine residual of 50 ppm shall be used. The watermain and service lines must be tested for bacteriological quality prior to use in accordance with AWWA Standard C 651.

   b. The temporary water service piping shall be approved by the City. The MDH requires that the temporary water service line meet the National Sanitation Foundation Standard 61. Otherwise, the service line material must meet the requirements of the Plumbing Code, Minnesota Rules, Chapter 4715, and must be approved by the

manufacturer for above ground use. The temporary water service lines must be disinfected in accordance with either AWWA Standard C 651 with the exception that minimum chlorine residual of 50 ppm shall be used, or the service lines must be tested for bacteriological quality prior to use in accordance with AWWA Standard C 651.

(2621) SEWER DRAIN INSTALLATION – CITY OF ANOKA

DESCRIPTION

Work shall consist of construction of sanitary sewer and services and of storm drains in accordance with the standard specifications except as herein modified and as shown on the plans and details.

MATERIALS

Materials shall conform to the standard specification.

A. Sewer pipe and service line materials 2621.21.

1. Ductile iron sewer pipe (DIP) shall be Class 52 and shall meet ANSI specifications A-21.51 or AWWA C151 and C104.

2. Cast iron service pipe shall meet the requirements of ASTM A-74.

3. Polyvinyl Chloride Sewer Pipe (PVC) and appurtenances shall conform to ASTM D 3034. The SDR value for PVC pipe shall be as shown on the plans. The SDR for all PVC fitting shall be SDR 26. Joints shall be rubber gasketed as per ASTM F 477.

4. All storm sewer pipe shall be of the type and class as shown on the plans.

5. All connections between existing and new sanitary sewer or service pipe shall be made with factory manufactured flexible couplings, Fernco or equivalent, specially designed and sized for sanitary sewer connections.

6. Sanitary Sewer Service pipe shall be PVC, cast iron or ductile iron pipe as shown on the plans.

7. Ductile iron sewer pipe shall be coated on the exterior with Coal Tar Epoxy and the interior shall be coated with Ceramic Epoxy Lining with Induron Protecto 401 Ceramic Epoxy.

B. Forcemain Fittings

1. Forcemain Fitting Materials shall be Mechanical Class 350 ductile iron fittings. Adaptors, back up rings, and oversize sleeves shall be provided for transitions and connections to dissimilar types of pipe materials. All sleeve fittings shall be long mechanical joint. All fittings and retaining rods shall be protected by using sacrificial zinc anode caps such as 175P190 Protecto Caps as manufactured by EBAA Iron or an approved equal. Contractors shall supply 2 Protecto Caps per mechanical joint gland installed. All fittings shall have been manufactured in the year of construction or prior calendar year.

2. The exterior of all forcemain fittings and restraining devices shall be coated with a 6-8 mil nominal thickness, fusion bonded epoxy conforming to the requirements of ANSI/AWAA C550 and C116/A21.16. The interior of all forcemain fittings shall be coated with Ceramic Epoxy Lining with Induron Protecto 401 Ceramic Epoxy.

C. Metal Sewer Castings

1. Castings for sanitary sewer manholes shall be Neenah R-1733 or approved equal. Castings for sanitary sewer manholes shall have a neoprene gasket and groove for watertight application. The words "Sanitary Sewer" shall be imprinted on the cover. Sanitary Sewer Casting shall have two Type F concealed pick holes.

2. Castings for storm sewer manholes shall be Neenah R-1733 or approved equal. Cover shall be in accordance with Mn/DOT standard plate 4110, cover casting 716. The words “Storm Sewer” shall be imprinted on the cover. Storm Sewer Casting shall have two (one on each side) Type A lift holes.

3. Castings for catchbasins shall be Neenah R-3250-DVSP or approved equal. Grate casting shall be in accordance with Mn/DOT standard plate 4151.

D. Manhole and Catchbasin Structures

1. Manhole and catchbasin structures shall be in accordance with applicable Mn/DOT standard plates or standard plates as shown in the plans. All manholes and covers shall be reinforced for traffic loadings.

CONSTRUCTION REQUIREMENTS

A. General – 2621.3

1. Primary line and grade shall be established by the Engineer. The Contractor shall protect any established grade stakes and shall be responsible for transferring line and grade to working points as necessary for construction.

2. The contractor shall protect surface structures or features and shall remove, relocate and repair any existing surface improvements within construction limits. Essential surface improvements to include street signs, traffic devices, mail boxes or similar items shall be maintained during construction.

3. The contractor shall provide means to continue sanitary sewer flow in the existing lines and from the services. Such flow continuation work shall be incidental to other work.

B. Excavation and Preparation of Trench – 2600.3B

1. All excavation material is unclassified. All excavation is incidental to other work.

2. Contractor is solely responsible for means, methods and procedures for stable excavation in compliance with applicable safety codes and requirements.

3. All excavations shall be dewatered as necessary. Finished subgrade shall be maintained in a dewatered condition.

C. Installation of Pipe and Fittings – 2621.3A

1. Pipe shall be placed on stable foundation prepared to provide continuous and uniform bearing. All pipe shall be bedded with select material from the excavation placed in uniform layers and thoroughly compacted.

2. All joints shall be watertight. Any bulkheads or caps shall be prefabricated of the same material as the pipe or approved alternate.

3. Forcemain tracer wire shall have three feet of coiled wire extending into the manhole and connected to the wall not interfering with access or flow through structure.

D. Sewer Service Installation – 2621.3C

1. Service trenches shall be compacted to the same standards as main line trench sanitary sewer service line.

E. Sanitary Sewer Testing – 2621.3F, G and H

1. Sanitary lines will generally be put in service immediately upon placement. Mandrel testing of completed PVC pipes is required. Air or hydrostatic test methods will not be required.

F. Pipeline Backfilling Operations – 2600.3E

1. All backfill shall be placed to minimum 95% standard proctor except to 100% of standard proctor in the upper 3.0 feet of boulevard areas, shoulders and paved surfaces.