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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 Engineer under the laws of the State of Minnesota.

Printed Name: SCOTT DAHLKE

Signature: *Scott Dahlke*

Date: 01/09/12 License #: 24348

LAND SURVEYOR:

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1111 Highway 25 North  
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MRS PROJECT NO. 11194

PREPARED FOR:

POINTMARK CONSTRUCTION LLC  
THE NEXT GENERATION OF BUILDERS  
2560 Byrd Ave N  
Golden Valley, MN 763 843 5651

ISSUE RECORD:

01/09/12: PRELIMINARY PLAT SUBMITTAL

PROJECT NUMBER

DATE 01/09/12

PROJECT MANAGER E. MUNT

DRAWN BY AAN

CHECKED BY SD

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PROJECT NAME

SANDBERG ROAD BUSINESS CENTER

LOCATION MONTICELLO, MN

SHEET TITLE

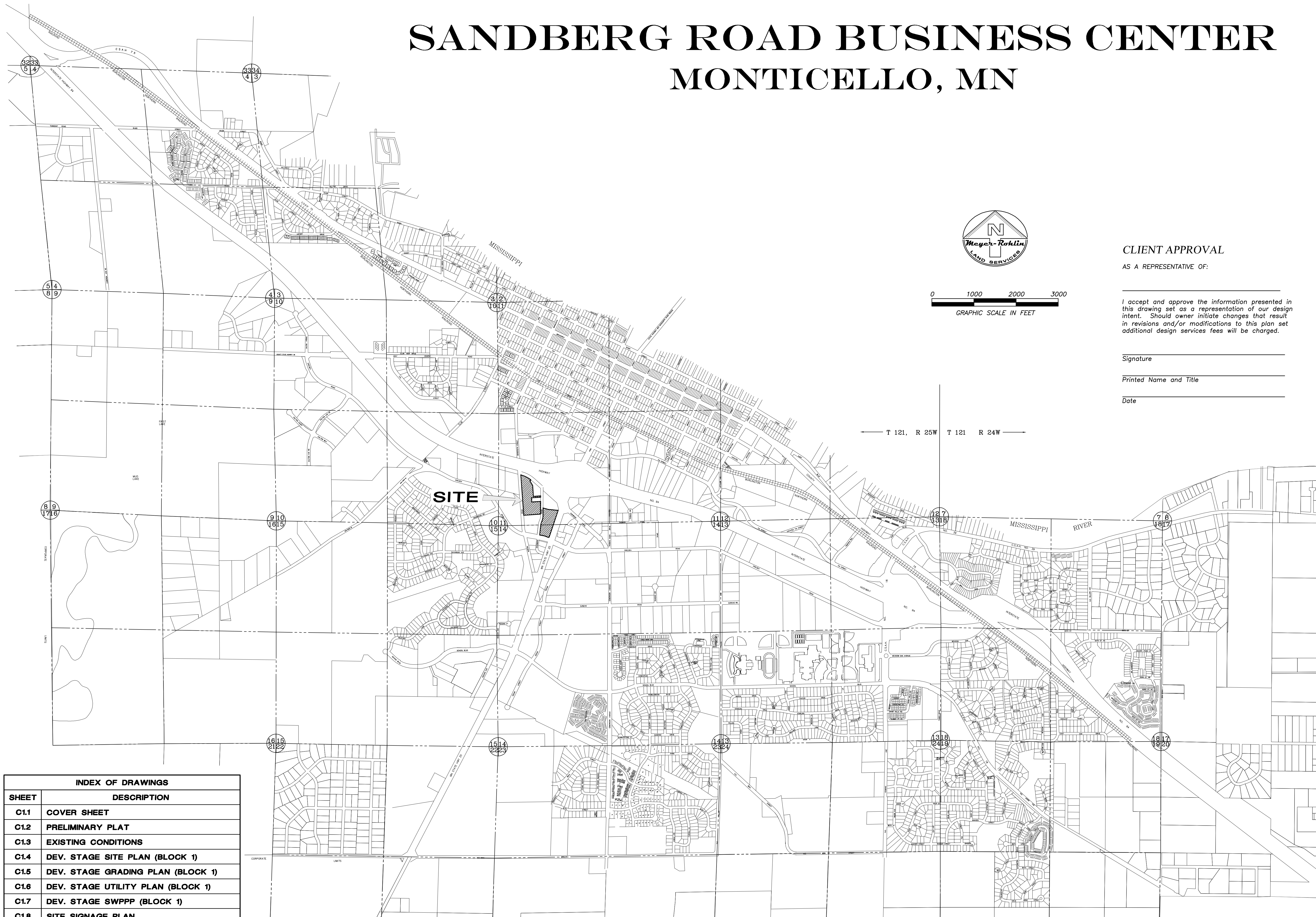
COVER SHEET

SHEET NUMBER

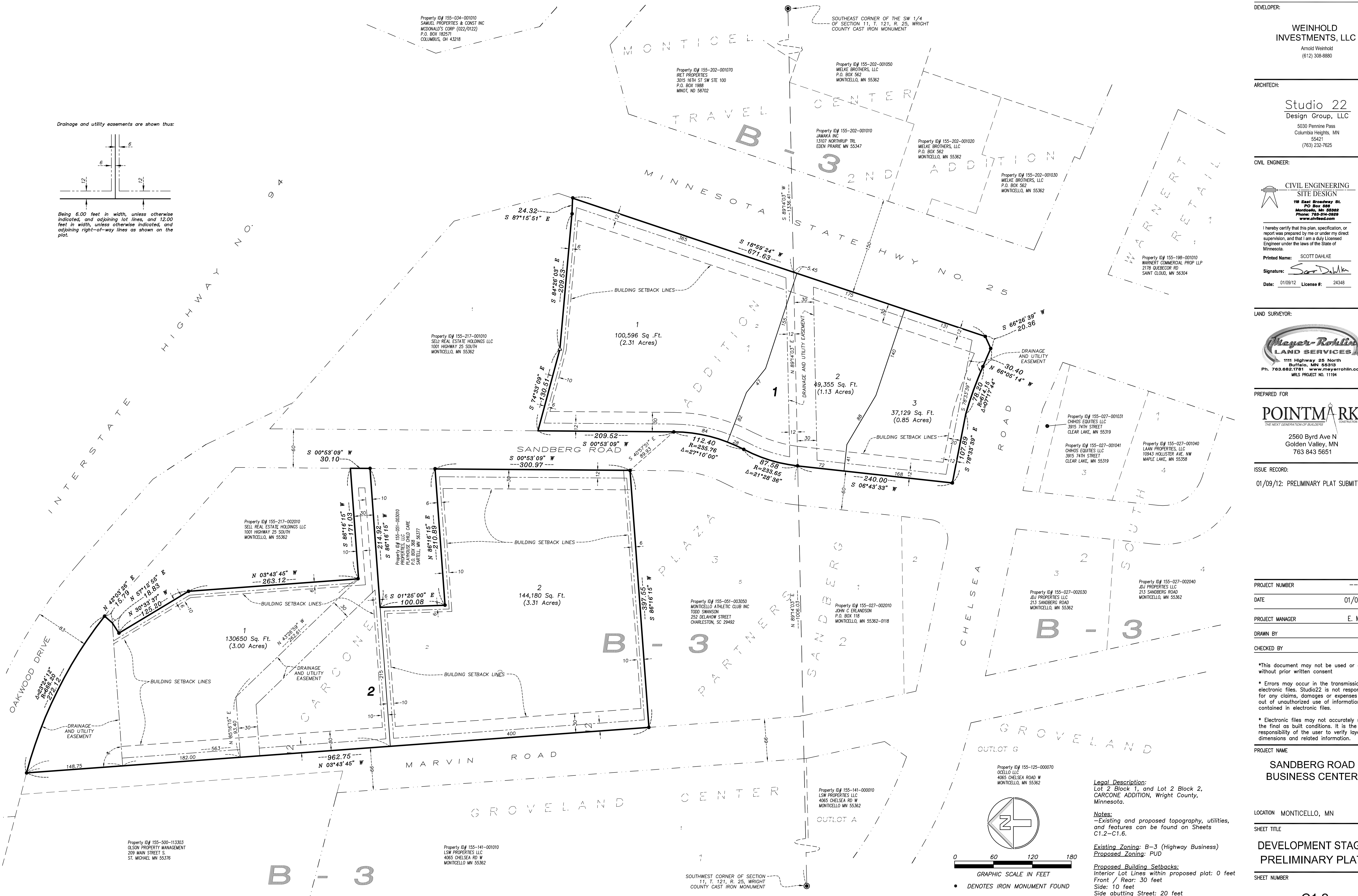
C1.1

# SANDBERG ROAD BUSINESS CENTER

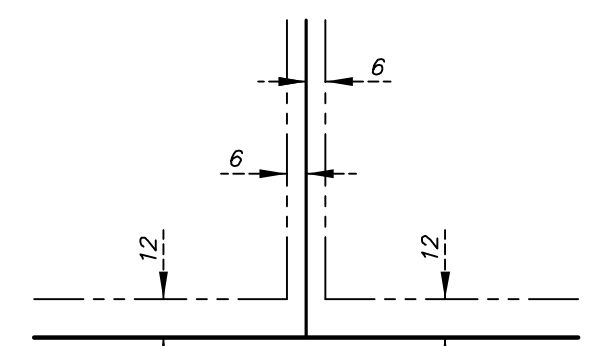
## MONTICELLO, MN



INDEX OF DRAWINGS	
SHEET	DESCRIPTION
C1.1	COVER SHEET
C1.2	PRELIMINARY PLAT
C1.3	EXISTING CONDITIONS
C1.4	DEV. STAGE SITE PLAN (BLOCK 1)
C1.5	DEV. STAGE GRADING PLAN (BLOCK 1)
C1.6	DEV. STAGE UTILITY PLAN (BLOCK 1)
C1.7	DEV. STAGE SWPPP (BLOCK 1)
C1.8	SITE SIGNAGE PLAN
C1.9	DETAILS



Drainage and utility easements are shown thus:



Being 6.00 feet in width, unless otherwise indicated, and adjoining lot lines, and 12.00 feet in width, unless otherwise indicated, and adjoining right-of-way lines as shown on the plat.

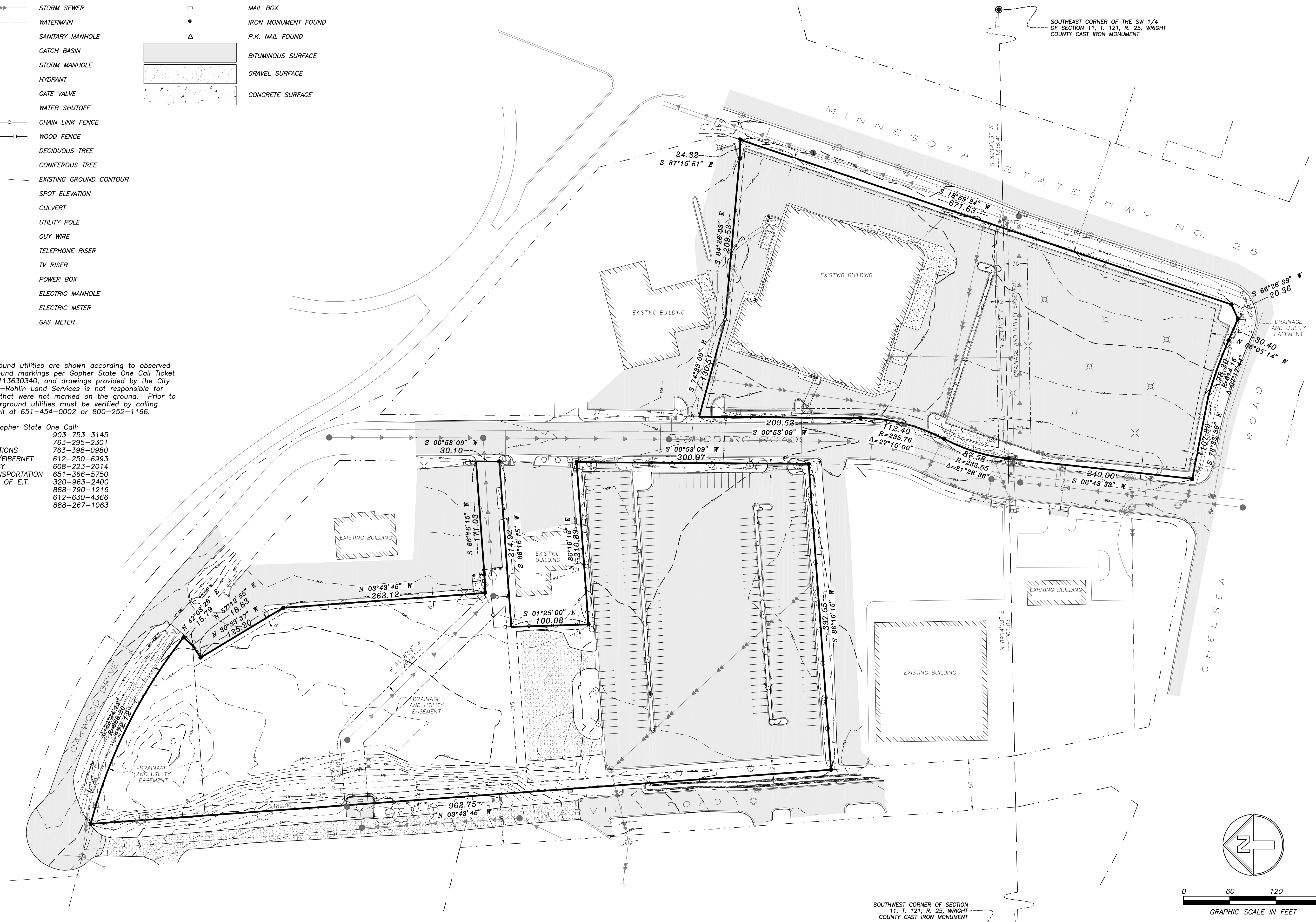


**LEGEND**

	UNDERGROUND ELECTRIC		FLAG POLE
	UNDERGROUND TELEPHONE		SIGN
	UNDERGROUND TV		UNDERGROUND GAS SIGN
	BURIED GAS		UNDERGROUND ELECTRIC SIGN
	BURIED FIBER OPTIC		UNDERGROUND FIBER OPTIC SIGN
	FORCE MAIN		UNDERGROUND TELEPHONE SIGN
	SANITARY SEWER		LIGHT POLE
	STORM SEWER		MAIL BOX
	WATERMAIN		IRON MONUMENT FOUND
	SANITARY MANHOLE		P.K. NAIL FOUND
	CATCH BASIN		BITUMINOUS SURFACE
	STORM MANHOLE		GRAVEL SURFACE
	HYDRANT		CONCRETE SURFACE
	GATE VALVE		
	WATER SHUTOFF		
	CHAIN LINK FENCE		
	WOOD FENCE		
	DECIDUOUS TREE		
	CONIFEROUS TREE		
	EXISTING GROUND CONTOUR		
	SPOT ELEVATION		
	CULVERT		
	UTILITY POLE		
	GUY WIRE		
	TELEPHONE RISER		
	TV RISER		
	POWER BOX		
	ELECTRIC MANHOLE		
	ELECTRIC METER		
	GAS METER		

Locations of underground utilities are shown according to observed evidence on site, ground markings per Gopher State One Call Ticket No.s 113630338 & 113630340, and drawings provided by the City of Monticello. Meyer-Rohlin Land Services is not responsible for underground utilities that were not marked on the ground. Prior to any excavation, underground utilities must be verified by calling Gopher State One Call at 651-454-0002 or 800-252-1166.

Utilities notified by Gopher State One Call:  
 AT&T TRANSMISSION 903-753-3145  
 TDS TELECOM 763-295-2301  
 CHARTER COMMUNICATIONS 763-398-0980  
 CITY OF MONTICELLO/FIBERNET 612-250-6993  
 CENTER POINT ENERGY 608-223-2014  
 DEPARTMENT OF TRANSPORTATION 651-366-5750  
 STATE OF MN OFFICE OF E.T. 320-963-2400  
 TDS METROCOM 888-790-1216  
 XCEL ENERGY 612-630-4366  
 ZAYO BANDWIDTH 888-267-1063





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DRAWN BY	AAN
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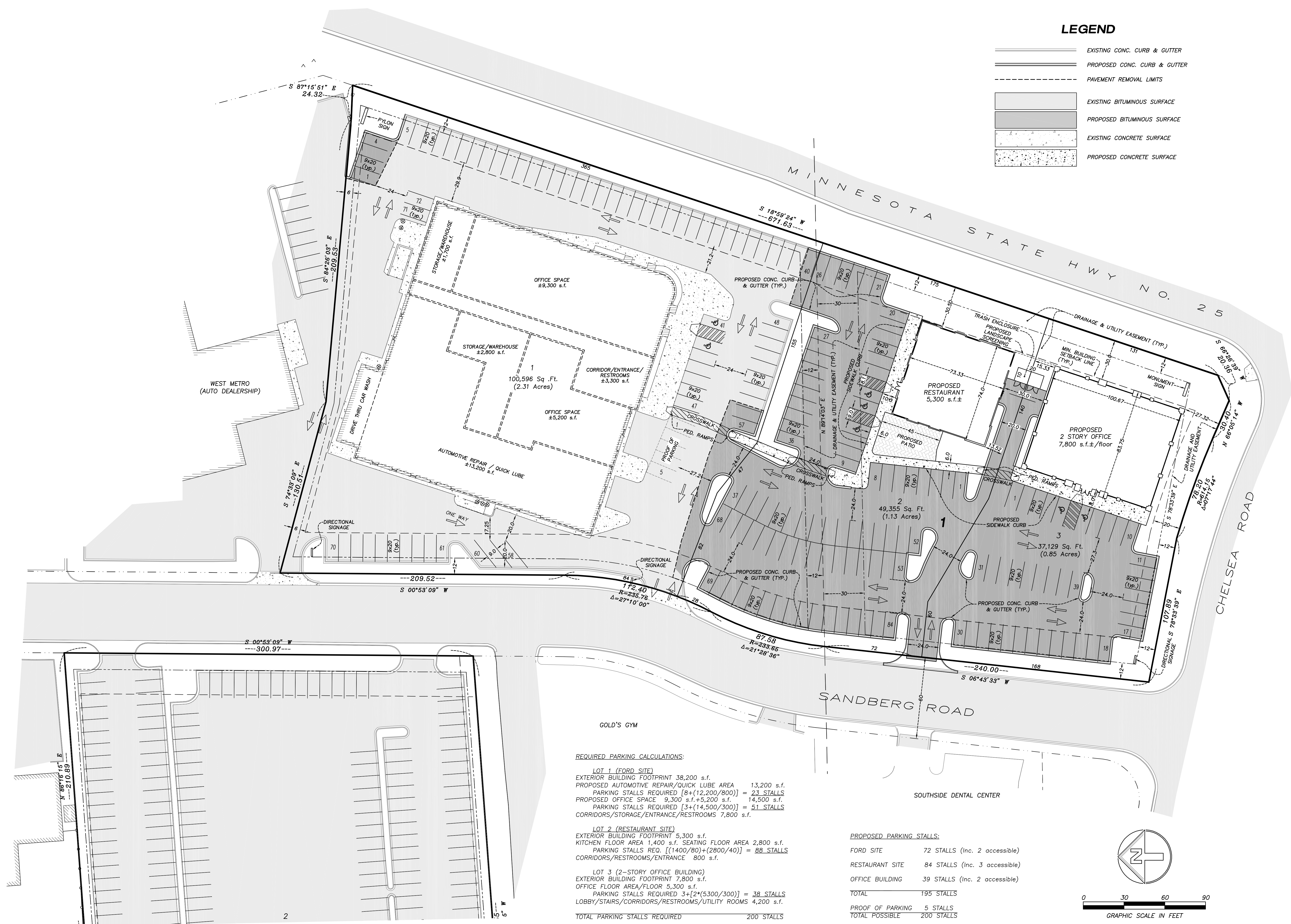
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LEGEND

- EXISTING CONC. CURB & GUTTER
- PROPOSED CONC. CURB & GUTTER
- PAVEMENT REMOVAL LIMITS
- EXISTING BITUMINOUS SURFACE
- PROPOSED BITUMINOUS SURFACE
- EXISTING CONCRETE SURFACE
- PROPOSED CONCRETE SURFACE



REQUIRED PARKING CALCULATIONS:

**LOT 1 (FORD SITE)**  
 EXTERIOR BUILDING FOOTPRINT 38,200 s.f.  
 PROPOSED AUTOMOTIVE REPAIR/QUICK LUBE AREA 13,200 s.f.  
 PARKING STALLS REQUIRED  $[8+(12,200/800)] = 23$  STALLS  
 PROPOSED OFFICE SPACE 9,300 s.f.+5,200 s.f. 14,500 s.f.  
 PARKING STALLS REQUIRED  $[3+(14,500/300)] = 51$  STALLS  
 CORRIDORS/STORAGE/ENTRANCE/RESTROOMS 7,800 s.f.

**LOT 2 (RESTAURANT SITE)**  
 EXTERIOR BUILDING FOOTPRINT 5,300 s.f.  
 KITCHEN FLOOR AREA 1,400 s.f. SEATING FLOOR AREA 2,800 s.f.  
 PARKING STALLS REQ.  $[(1400/80)+(2800/40)] = 88$  STALLS  
 CORRIDORS/RESTROOMS/ENTRANCE 800 s.f.

**LOT 3 (2-STORY OFFICE BUILDING)**  
 EXTERIOR BUILDING FOOTPRINT 7,800 s.f.  
 OFFICE FLOOR AREA/FLOOR 5,300 s.f.  
 PARKING STALLS REQUIRED  $3+[2*(5300/300)] = 38$  STALLS  
 LOBBY/STAIRS/CORRIDORS/RESTROOMS/UTILITY ROOMS 4,200 s.f.  
 TOTAL PARKING STALLS REQUIRED 200 STALLS

PROPOSED PARKING STALLS:

FORD SITE	72 STALLS (Inc. 2 accessible)
RESTAURANT SITE	84 STALLS (Inc. 3 accessible)
OFFICE BUILDING	39 STALLS (Inc. 2 accessible)
TOTAL	195 STALLS
PROOF OF PARKING	5 STALLS
TOTAL POSSIBLE	200 STALLS



**GENERAL CONSTRUCTION NOTES**

- 1) CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS, SIZES AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, PRIOR TO START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLANS.
- 2) CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATION 454-0002 OR 1-800-251-1166 WITHIN 48 HR. PRIOR TO EXCAVATION.
- 3) ALL CONSTRUCTION SHALL CONFORM TO MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION".
- 4) CONTRACTOR SHALL APPLY FOR AND OBTAIN THE GENERAL STORM WATER PERMIT FOR CONSTRUCTION ACTIVITY FROM THE MINNESOTA POLLUTION CONTROL AGENCY PRIOR TO CONSTRUCTION ACTIVITY.
- 5) CONTRACTOR SHALL COMPLY WITH ALL NPDES AND LOCAL WATERSHED REQUIREMENTS.
- 6) GRADING WORK AND CONSTRUCTION EQUIPMENT SHALL NOT TRESPASS ON ADJACENT PRIVATE PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO ANY CLAIMS RESULTING FROM SUCH ACTIONS.
- 7) IF ANY CLEARING, CRUBBING, OR TRASH REMOVAL IS NECESSARY FOR CONSTRUCTION OF THIS PROJECT, IT SHALL BE INCIDENTAL TO THE CONTRACT BID AMOUNT. THIS SHALL INCLUDE THE REMOVAL OF TREES, STUMPS, FENCING, VEGETATION, CULVERTS, AND ALL MISCELLANEOUS DEBRIS FOUND WITHIN THE PROJECT BOUNDARIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OFF SITE REMOVAL AND DISPOSAL OF ALL MATERIAL PER LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- 8) ALL MATERIALS REQUIRED FOR THIS WORK SHALL BE NEW MATERIAL CONFORMING TO THE REQUIREMENTS FOR CLASS, KIND, GRADE, SIZE, QUALITY, AND OTHER DETAILS SPECIFIED HEREIN OR AS SHOWN ON THE PLANS. DO NOT USE RECYCLED OR SALVAGED AGGREGATE, ASPHALTIC PAVEMENT, CRUSHED CONCRETE, OR SCRAP SHINGLES. UNLESS OTHERWISE INDICATED, THE CONTRACTOR SHALL FURNISH ALL REQUIRED MATERIALS.
- 9) RESTORE THE PUBLIC RIGHT-OF-WAY. REPLACE ANY CONCRETE CURB AND GUTTER, BITUMINOUS PAVEMENT, SIDEWALK, OR VEGETATIVE COVER DAMAGED BY THE CONSTRUCTION ACTIVITY. RESTORE DAMAGED TURF WITH SOD WITHIN THE PUBLIC RIGHT-OF-WAY. THE WORK AREA SHOWN IS GENERAL AND MAY NEED TO BE ADJUSTED IN THE FIELD. ALL RESTORATION WORK SHALL COMPLY WITH CITY CONSTRUCTION SPECIFICATIONS.
- 10) ALL STREET RESTORATION SHALL BE COMPLETED PER CITY STANDARDS.
- 11) STRAIGHT LINE SAW-CUT EXISTING BITUMINOUS OR CONCRETE SURFACING AT THE PERIMETER OF PAVEMENT REMOVAL AREAS. USE SAWS THAT PROVIDE WATER TO THE BLADE. TACK, AND MATCH ALL CONNECTIONS TO EXISTING BITUMINOUS PAVEMENT.

**EARTHWORK**

EARTHWORK CONTRACTOR SHALL PERFORM ALL EARTHWORK OPERATIONS TO MEET ALL APPLICABLE LAWS, ORDINANCES, OSHA, AND/OR STATE SAFETY GUIDELINES. EARTHWORK CONTRACTOR IS RESPONSIBLE FOR ALL GRADING, SOIL CORRECTION AND BUILDING PAD PREPARATION TO SUBGRADE. EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FOUNDATION EXCAVATION AND BACKFILL, CURB BACKFILL, SAND CUSHION, VAPOR BARRIER BELOW SAND CUSHION.

EARTHWORK CONTRACTOR SHALL INSTALL BLACK DIRT AT LEAST 6" DEEP IN ALL PLANTING AREAS, FREE OF LARGE LUMPS, STONES AND STICKS, GRADED AND READY FOR PLANTING. BLACK DIRT MAY BE TAKEN FROM ORGANIC ON SITE SOURCES, IF AVAILABLE.

EARTHWORK CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE SOIL TEST REPORT FOR ALL EARTHWORK. MATERIALS IMPORTED TO THE SITE SHALL MEET WITH SOIL ENGINEER'S APPROVAL AND SHALL BE CERTIFIED AS NON-CONTAMINATED.

THE REQUIRED COMPACTION OF ALL PAVEMENT GRADING AND BUILDING SUBGRADE SHALL BE 100% OF THE STANDARD PROCTOR DENSITY. ALL TRENCHES WITHIN PAVEMENT AREAS SHALL BE COMPACTED TO 100% OF STANDARD PROCTOR DENSITY. FOUNDATION WALL BACKFILL SHALL BE PLACED IN MAXIMUM 6" LIFTS AT 90% MODIFIED PROCTOR. FIELD DENSITY TESTS SHALL BE TAKEN FOR EACH 2' OF FILL FOR EVERY 2,500 S.F. OF FLOOR AREA. CONTRACTOR SHALL SUPPLY THE OWNER WITH DOCUMENTED TEST RESULTS BY AN INDEPENDENT TESTING LABORATORY ON UTILITY, STREET, AND FILL COMPACTION TESTS.

CONSTRUCTION TOLERANCES FOR EARTHWORK SHALL BE PLUS OR MINUS 1/10 OF A FOOT.

**BITUMINOUS PAVING**

FURNISH AND INSTALL ALL BITUMINOUS PAVING AS CALLED FOR ON THE PLANS. FOLLOW RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. PRIOR TO FINE GRADING OF THE SITE, PAVING CONTRACTOR SHALL INSPECT THE PROPERTY AND VERIFY THAT THE SUBGRADE IS WITHIN PLUS OR MINUS 1/10 OF A FOOT, AND THAT THE SUBGRADE CONDITION IS SUITABLE TO ACCEPT THE BASE MATERIAL RELATIVE TO SOIL COMPACTION AND MOISTURE. IF THESE CONDITIONS ARE NOT PRESENT, PAVING CONTRACTOR SHALL NOTIFY THE CONTRACTOR AND NOT PROCEED UNTIL ACCEPTABLE CORRECTIVE MEASURES HAVE BEEN TAKEN.

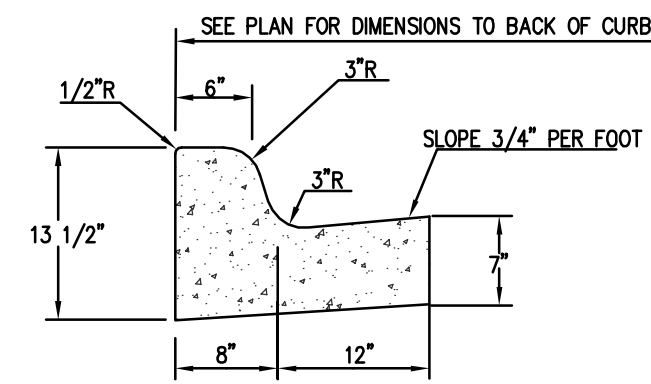
PAVING CONTRACTOR SHALL ROLL THE PARKING LOT SUBGRADE PRIOR TO INSTALLATION OF BASE MATERIALS WITH AT LEAST THREE PASSES OF A VIBRATORY ROLLER, OR AS ADDITIONALLY NEEDED TO ACHIEVE THE REQUIRED SUBGRADE DENSITY. PAVING CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS IN GRADE OF BASE MATERIALS TO ASSURE POSITIVE DRAINAGE OF ALL POINTS ON THE LOT WITHOUT FLAT SPOTS, BIRDBATHS, ETC.

PRIOR TO CURBING, AGGREGATE PLACEMENT, AND BITUMINOUS PAVING, PARKING AREAS SHALL BE PROOF ROLLED WITH HEAVY RUBBER TIRED FULLY LOADED TANDEM AXLE DUMP TRUCK IN THE PRESENCE OF THE GEOTECHNICAL SCIENTIST TO ISOLATE AND CAUSE THE REMOVAL OF SOFT, LOOSE YIELDING SOILS.

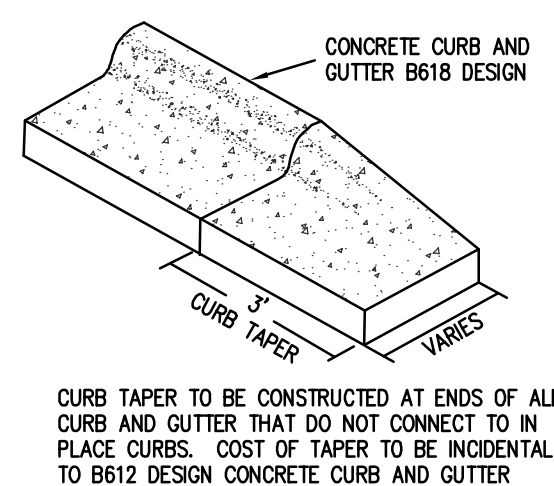
BITUMINOUS BASE COURSE: MNDOT 2331, TYPE 31B  
 BITUMEN TACK COAT: CONFORM TO MNDOT 2357  
 BITUMINOUS WEAR COURSE: MNDOT 2331, TYPE 41A  
 BITUMINOUS PAVING: 6" AGGREGATE BASE COURSE (MNDOT CLASS V 100% CRUSHED ROCK OR RECYCLED CONCRETE), 1-1/2" BASE COURSE, 1-1/2" WEAR COURSE.  
 PARKING LOT STRIPING: WHITE WITH BLUE FIELD/WHITE HANDICAP MARKINGS.

FINAL ROLLING SHALL BE DONE WITH A STEEL-WHEELED ROLLER CONTINUOUSLY UNTIL ALL ROLLER MARKS ARE ELIMINATED. CARE SHOULD BE TAKEN TO PROTECT ADJACENT CONCRETE FINISHES FROM DAMAGE OR SMEARING. ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC UNTIL MIXTURE HAS COOLED AND ATTAINED SUFFICIENT HARDNESS TO WITHSTAND TRAFFIC.

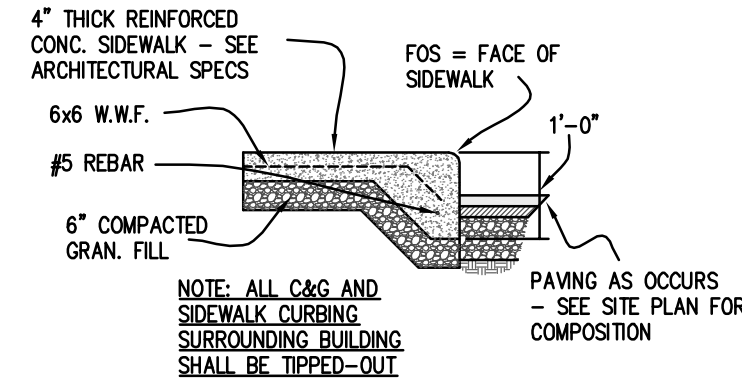
**B612 CONCRETE CURB & GUTTER**



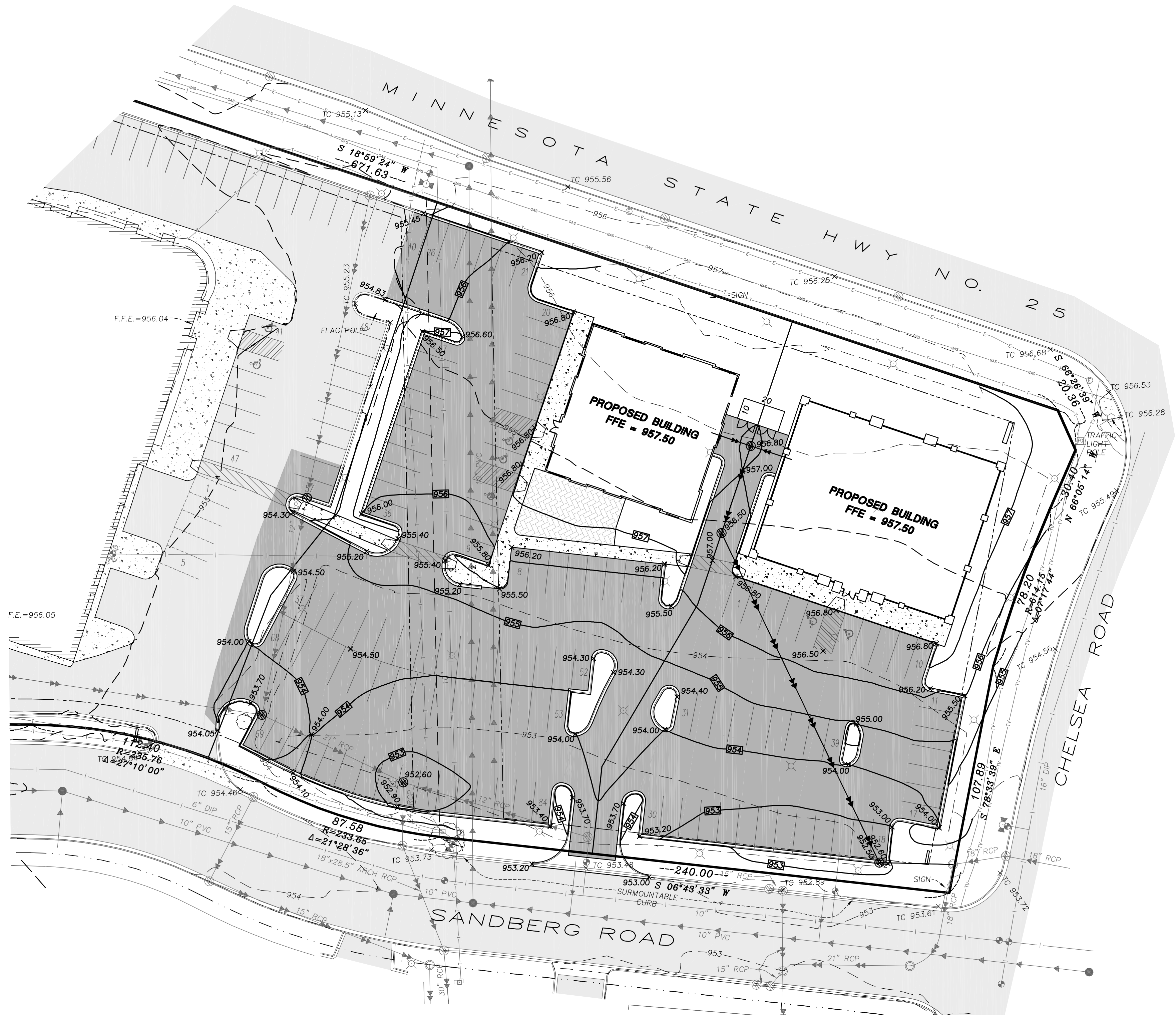
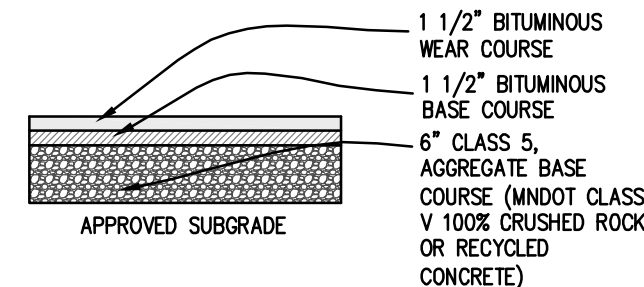
**CURB TAPER DETAIL**



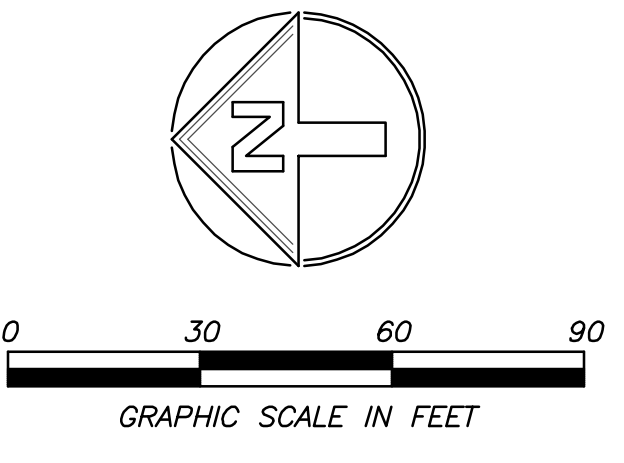
**SIDEWALK CURBING DETAIL**



**BITUMINOUS PAVEMENT SECTION**



(EXISTING)		(PROPOSED)	
---999---	CONTOUR	x 999.9	SPOT ELEVATION (TC DENOTES TOP OF CURB) TELEPHONE RISER
---	UNDERGROUND ELECTRIC	□	STORM SEWER
---	UNDERGROUND TELEPHONE	□	CATCH BASIN
---	UNDERGROUND TV	□	STORM MANHOLE
---	BURIED GAS	○	DIRECTION OF DRAINAGE
---	BURIED FIBER OPTIC	○	FINISH GRADE SPOT ELEVATION (PROPOSED ELEVATIONS ARE GUTTER / PAVEMENT)
---	FORCEMAIN	□	CONTOUR
---	SANITARY SEWER	□	CONC. CURB & GUTTER
---	STORM SEWER	□	SILT FENCE
---	WATERMAIN	□	BITUMINOUS SURFACE
○	SANITARY MANHOLE	□	CONCRETE SURFACE
○	CATCH BASIN	□	
○	STORM MANHOLE	□	
○	HYDRANT	□	
○	GATE VALVE	□	
○	DECIDUOUS TREE	□	
---		---	



DEVELOPER:

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 Arnold Weinhold  
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 Printed Name: SCOTT DAHLKE  
 Signature: *Scott Dahlke*  
 Date: 01/09/12 License #: 24348

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 1111 Highway 25 North  
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PROJECT NAME

**SANDBERG ROAD BUSINESS CENTER**

LOCATION MONTICELLO, MN

SHEET TITLE  
**DEVELOPMENT STAGE GRADING PLAN (BLOCK 1)**

SHEET NUMBER

**C1.5**



GENERAL CONSTRUCTION NOTES

- CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATION 612-454-0002 OR 1-800-251-1166 WITHIN 48 HR. PRIOR TO EXCAVATION.
- POTHOLE TO VERIFY THE POSITIONS OF EXISTING UNDERGROUND FACILITIES AT A SUFFICIENT NUMBER OF LOCATIONS IN ORDER TO ASSURE THAT NO CONFLICT WITH THE PROPOSED WORK EXISTS AND THAT SUFFICIENT CLEARANCE IS AVAILABLE.
- ADJUST ALL CURB STOPS, VALVE BOXES, MAINTENANCE HOLE CASTINGS, CATCH BASIN CASTINGS, CLEANOUT COVERS, AND SIMILAR ITEMS TO FINISHED GRADE.
- INSTALL ALL PIPE WITH THE ASTM IDENTIFICATION NUMBERS ON THE TOP FOR INSPECTION. COMMENCE PIPE LAYING AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. LAY THE PIPE WITH THE BELL END OR RECEIVING GROOVE END OF THE PIPE POINTING UPGRADE. WHEN CONNECTING TO AN EXISTING PIPE, UNCOVER THE EXISTING PIPE IN ORDER TO ALLOW ANY ADJUSTMENTS IN THE PROPOSED LINE AND GRADE BEFORE LAYING ANY PIPE.
- CONSTRUCT SANITARY SEWER, WATERMAIN, AND STORM SEWER UTILITIES IN ACCORDANCE WITH THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS SECTIONS 2600, 2611, AND 2621 DATED 1999, OR THE LATEST REVISED EDITION.

WATER DISTRIBUTION SYSTEM

- SEPARATION OF WATER AND SEWER:** CONSTRUCT SEWER AND WATER SERVICES IN ACCORDANCE WITH MINNESOTA RULES, PART 4715.1710, SUBPART 2. PROVIDE A MINIMUM SEPARATION OF 18 INCHES AT ALL WATER LINE AND SEWER LINE CROSSINGS.
- WATERMAIN DEPTH:** MAINTAIN 8 FEET OF COVER OVER THE TOP OF THE WATER LINES TO THE FINISHED GRADE. VERIFY ELEVATION OF PROPOSED AND EXISTING WATER LINES AT ALL UTILITY CROSSINGS. INSTALL THE WATER LINES AT GREATER DEPTHS IN ORDER TO CLEAR STORM SEWERS, SANITARY SEWERS, OR OTHER UTILITIES AS REQUIRED. INCLUDE COSTS TO LOWER WATER LINES IN THE BASE BID.
- DISINFECT:** DISINFECT ALL COMPLETED WATERMANS IN ACCORDANCE WITH AWWA STANDARD C651. IF THE TABLET OR CONTINUOUS FEED METHODS ARE USED, DISINFECT USING WATER THAT CONTAINS AT LEAST 50 PPM OF AVAILABLE CHLORINE IN ACCORDANCE WITH MINNESOTA RULES, PART 4715.2250. RETAIN THE TREATED WATER IN THE PIPELINE FOR AT LEAST 24 HOURS. MEASURE THE CHLORINE RESIDUAL AT THE END OF THE 24 HOUR PERIOD. THE FREE CHLORINE RESIDUAL MUST BE AT LEAST 10 MG/L MEASURED AT ANY POINT IN THE LINE. MEASUREMENT OF THE CHLORINE CONCENTRATION AT REGULAR INTERVALS SHALL BE IN ACCORDANCE WITH STANDARD METHODS, AWWA M-12, OR USING APPROPRIATE CHLORINE TEST KITS.
- TESTING:** PRESSURE TEST AND PERFORM BACTERIOLOGICAL TESTS ON ALL WATER LINES UNDER THE SUPERVISION OF THE CITY PUBLIC WORKS DEPARTMENT. NOTIFY THE CITY AT LEAST 24 WORKING HOURS PRIOR TO ANY TESTING. PRESSURIZE THE WATERLINE TO 1034-kpa (150-psi) GAUGE PRESSURE (MEASURED AT THE POINT OF LOWEST ELEVATION) BY MEANS OF A PUMP CONNECTED TO THE PIPE IN A SATISFACTORY MANNER. MAINTAIN THE TEST PRESSURE FOR A MINIMUM OF 2 HOURS. DO NOT ADD WATER TO THE WATERMAIN IN ORDER TO MAINTAIN THE REQUIRED PRESSURE DURING THE WATER MAIN PRESSURE TESTING. THE TEST SECTION OF PIPE IS ACCEPTABLE WITH A PRESSURE DROP OF 14 kPa (2 psi) OR LESS.
- USE CLASS 52 DUCTILE IRON PIPE (DIP) WITH PUSH-ON JOINTS FOR ALL DIP WATERMAIN.
- USE ONLY STAINLESS STEEL BOLTS AND NUTS ON ALL WATERMAIN FITTINGS, VALVES, AND HYDRANTS.
- USE MECHANICAL JOINT RESTRAINT DEVICES FOR JOINT RESTRAINT ON ALL WATERMAIN BENDS HAVING A VERTICAL OR HORIZONTAL DEFLECTION OF 22-1/2 DEGREES OR GREATER, ALL VALVES, STUBS, EXTENSIONS, TEES, CROSSES, PLUGS, ALL HYDRANT VALVES, AND ALL HYDRANTS IN ACCORDANCE WITH CITY REQUIREMENTS. USE "SERIES 1100 MEGALUG" MANUFACTURED BY EBAA IRON INC., EASTLAND, TEXAS, OR APPROVED EQUAL, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR RESTRAINT ON DUCTILE IRON PIPE.
- AT ALL VALVE LOCATIONS WHICH REQUIRE A 12" OR SMALLER VALVE, INSTALL GATE VALVES WHICH ARE OF THE COMPRESSION RESILIENT SEATED (CRS) TYPE. USE AMERICAN FLOW CONTROL'S SERIES 2500 DUCTILE IRON RESILIENT WEDGE GATE VALVE, AST A48 OR APPROVED EQUAL. GATE VALVES SHALL CONFORM TO AWWA C509. INSTALL CAST IRON VALVE BOXES CONFORMING TO 6860-G WITH NO. 6 BASE, OR EQUIVALENT. VALVE BOXES SHALL HAVE AT LEAST 6" OF ADJUSTMENT ABOVE AND BELOW FINISHED GRADE. DROP COVERS ON VALVE BOXES SHALL BE ROUND AND BEAR THE WORD "WATER" CAST ON THE TOP. USE TYLER 6860-G "STAPUT" COVERS WITH EXTENDED SKIRT, OR EQUIVALENT.
- FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY. DO NOT CONNECT HYDRANT DRAINS TO SANITARY SEWERS OR STORM SEWERS. DO NOT LOCATE HYDRANTS WITHIN 10 FEET OF SANITARY SEWERS OR STORM SEWERS. WHEN PLACING FIRE HYDRANTS IN LOCATIONS WHERE THE GROUNDWATER TABLE IS LESS THAN 8 FEET BELOW THE GROUND SURFACE, PLUG THE HYDRANT DRAIN HOLES AND EQUIP THE HYDRANTS WITH A TAG STATING THE NEED FOR PUMPING AFTER USE.

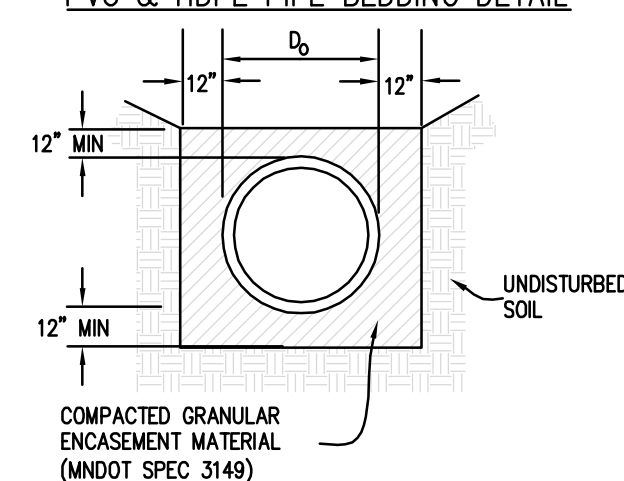
SANITARY SEWER

- PIPE:** USE SOLID-CORE, SCHEDULE 40, ASTM D2665 POLYVINYL CHLORIDE (PVC) PLASTIC PIPE FOR DESIGNATED PVC SANITARY SEWERS 6 INCHES IN DIAMETER OR LESS. USE SOLID-CORE, ASTM D3034 PSM (POLY VINYL CHLORIDE) (PVC) PIPE FOR DESIGNATED PVC SANITARY SEWERS 8 INCHES TO 15 INCHES IN DIAMETER. JOINTS FOR ALL SANITARY SEWER MAINS SHALL HAVE PUSH-ON JOINTS WITH ELASTOMERIC GASKETS. USE OF SOLVENT CEMENT JOINTS IS ALLOWED FOR BUILDING SERVICES. SOLVENT CEMENT JOINTS IN PVC PIPE MUST INCLUDE USE OF A PRIMER WHICH IS OF CONTRASTING COLOR TO THE PIPE AND CEMENT IN ACCORDANCE WITH MINNESOTA RULES, PART 4715.0810, SUBPART 2. PIPE WITH SOLVENT CEMENT JOINTS SHALL BE JOINED WITH PVC CEMENT CONFORMING TO ASTM D2564. INSTALL PVC PIPE ON A GRANULAR BED IN ACCORDANCE WITH ASTM D2321.
- CLEANOUTS:** INSTALL CLEANOUTS ON ALL SANITARY SEWER SERVICES IN ACCORDANCE WITH MINNESOTA RULES PART 4715.2820. THE DISTANCE BETWEEN CLEANOUTS IN HORIZONTAL PIPING SHALL NOT EXCEED 70 FEET FOR PIPES 4-INCH AND OVER IN SIZE. CLEANOUTS SHALL BE OF THE SAME NOMINAL SIZE AS THE PIPES THEY SERVE. INSTALL A METER BOX FRAME AND SOLID LID (NEENAH R-1914-A, OR APPROVED EQUAL) OVER ALL CLEANOUTS.
- TESTING:** PRESSURE TEST ALL SANITARY SEWER LINES IN ACCORDANCE WITH THE MINNESOTA RULES PART 4715.2820. TEST ALL FLEXIBLE SANITARY SEWER LINES FOR DEFLECTION AFTER THE SEWER LINE HAS BEEN INSTALLED AND BACKFILL HAS BEEN IN PLACE FOR AT LEAST 30 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. IF THE TEST FAILS, MAKE NECESSARY REPAIRS AND RE-TEST.
- UNLESS OTHERWISE INDICATED, USE REINFORCED, PRECAST, CONCRETE MANHOLES CONFORMING TO ASTM C478, FURNISHED WITH PRECAST BASES. SANITARY SEWER MANHOLES SHALL BE SUPPLIED WITH PRE-FORMED INVERTS AND FLEXIBLE NEOPRENE SLEEVE CONNECTIONS FOR ALL LATERAL LINES 15 INCHES IN DIAMETER OR LESS, UNLESS OTHERWISE INDICATED. JOINTS FOR ALL PRECAST MANHOLES SECTIONS SHALL HAVE CONFINED, RUBBER "O"-RING GASKETS IN ACCORDANCE WITH ASTM C923. THE INSIDE BARREL DIAMETER SHALL NOT BE LESS THAN 48 INCHES.
- USE NEENAH FOUNDRY CO. R-1642 CASTING WITH SELF-SEALING, SOLID, TYPE B LID, OR APPROVED EQUAL, ON ALL SANITARY SEWER MANHOLES. COVERS SHALL BEAR THE "SANITARY SEWER" LABEL.

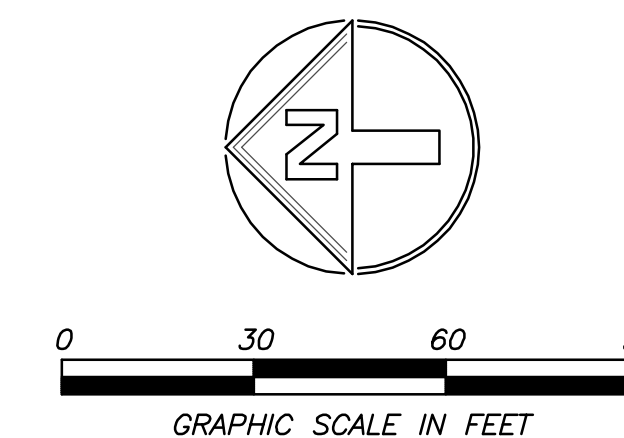
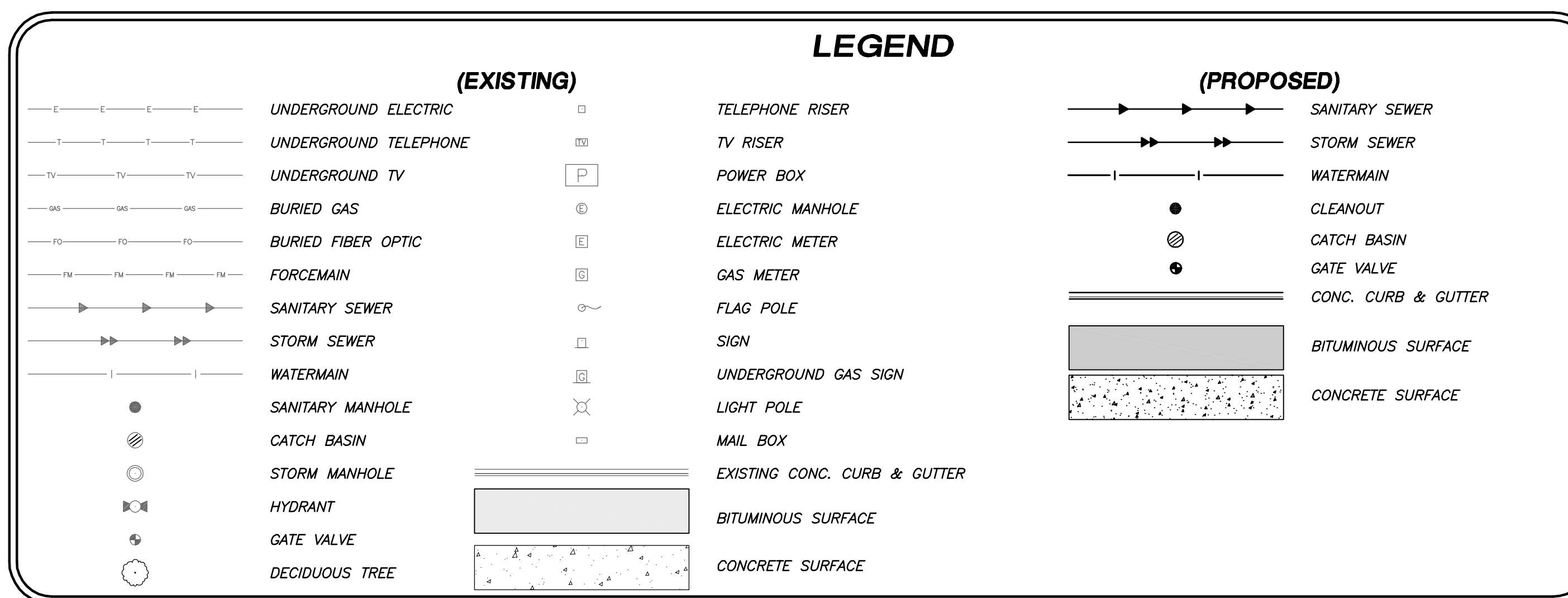
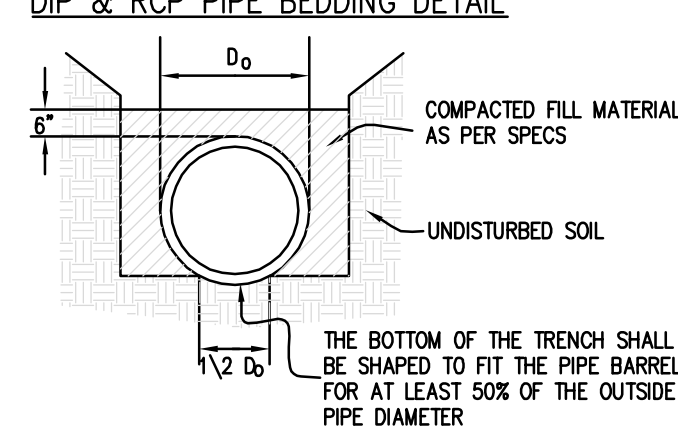
NOTE:

- CONTRACTOR SHALL FIELD VERIFY EXISTING INVERT ELEVATIONS, UTILITY SIZES AND LOCATIONS. IF ANY MAJOR DISCREPANCIES EXIST, ENGINEER SHALL BE CONTACTED IMMEDIATELY
- MAINTAIN MINIMUM 8' OF COVER OVER WATERMAIN UNLESS SPECIFIED
- CONTRACTOR IS RESPONSIBLE FOR BRINGING UTILITY STUBS INTO BUILDING A DISTANCE OF 3 FEET PAST INTERIOR FACE OF WALL UNLESS OTHERWISE NOTED (COORDINATE EXACT LOCATION WITH MECHANICAL)

PVC & HDPE PIPE BEDDING DETAIL



DIP & RCP PIPE BEDDING DETAIL





**GENERAL NOTES:**

1. A COPY OF THE SWPPP, INCLUDING COPIES OF ALL INSPECTION REPORTS, PLAN REVISIONS AND OTHER ASSOCIATED DOCUMENTS, MUST BE RETAINED AT THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
2. THE CONTRACTOR MUST IDENTIFY AN EROSION CONTROL SUPERVISOR WHO SHALL BE KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES.
3. THE EROSION CONTROL SUPERVISOR WILL WORK WITH THE PROJECT ENGINEER TO OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs BEFORE AND DURING CONSTRUCTION.

**EROSION PREVENTION PRACTICES:**

4. ALL EXPOSED SOIL AREAS (INCLUDING STORM WATER POND SIDE SLOPES OR EXPOSED SOILS WITH A POSITIVE SLOPE TO A STORM WATER CONVEYANCE) WITH A CONTINUOUS POSITIVE SLOPE WITH 200 LINEAL FEET OF A SURFACE WATER MUST HAVE TEMPORARY AND PERMANENT COVER FOR THE EXPOSED SOIL AREAS YEAR ROUND, ACCORDING TO THE FOLLOWING TABLE OF SLOPE AND TIME FRAMES:
- | SLOPES            | TIME    | MAXIMUM TIME AN AREA CAN REMAIN OPEN WHEN THE AREA IS NOT ACTIVELY BEING WORKED. |
|-------------------|---------|--|
| STEEPER THAN 3:1  | 7 DAYS  |  |
| FROM 10:1 TO 3:1  | 14 DAYS |  |
| FLATTER THAN 10:1 | 21 DAYS |  |
5. THE NORMAL WETTED PERIMETER OF TEMPORARY OR PERMANENT DRAINAGE DITCHES WILL BE STABILIZED WITHIN 200 FT. FROM THE PROPERTY EDGE, OR POINT OF DISCHARGE. STABILIZATION SHALL BE COMPLETED WITHIN 24 HOURS OF CONNECTION.
  6. PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.

**SEDIMENT CONTROL PRACTICES:**

7. ROCK ENTRANCES/EXITS SHALL BE INSTALLED TO MINIMIZE VEHICLE TRACKING OF SEDIMENT FROM THE CONSTRUCTION SITE. STREET SWEEPING SHALL BE USED IF THE ROCK ENTRANCES/EXITS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET
8. SEDIMENT CONTROL PRACTICES SHALL BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITIES BEGIN.
9. TEMPORARY SOIL STOCKPILES WITH HAVE SEDIMENT CONTROLS, AND WILL NOT BE PLACED IN STORM WATER CONVEYANCES OR SURFACE WATERS.
10. ALL STORM DRAIN INLETS SHALL BE PROTECTED BY APPROPRIATE BMPs DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.
11. IF 10 ACRES OR MORE OF DISTURBED SOIL IS DRAINING TO A COMMON LOCATION, A TEMPORARY SEDIMENT BASIN IS REQUIRED. IF THERE IS A SPECIAL WATER OR IMPAIRED WATER WITHIN ½ MILE AND IT IS RECEIVING RUNOFF THEN 5 ACRES OR MORE OF DISTURBED SOIL IS DRAINING TO A COMMON LOCATION REQUIRES A TEMPORARY SEDIMENT BASIN.

**EROSION & SEDIMENT CONTROL SEQUENCING:**

12. SILT FENCE, CONSTRUCTION ENTRANCE, AND/OR OTHER SUITABLE PERIMETER EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY GRADING OR LAND DISTURBING ACTIVITY.
13. TOPSOIL STOCKPILES WILL BE STORED ON SITE AND AVAILABLE FOR THE HOMEBUILDER. TEMPORARY STABILIZATION SHALL BE ESTABLISHED BY SEED AND MULCH, AND EROSION CONTROL BLANKET AS SPECIFIED IN THE PLAN SHEETS PRIOR TO SUBMITTAL OF THE MPCA PERMIT TRANSFER/MODIFICATION FORM SUBMITTAL.
14. THE BUILDER SHALL INSTALL A CONSTRUCTION ENTRANCE AND ADEQUATE PERIMETER EROSION CONTROL ON ALL DOWNGRADIENT SLOPES PRIOR TO LAND DISTURBING ACTIVITY AS INDICATED ON PLANS.

**DEWATERING AND BASIN DRAINING:**

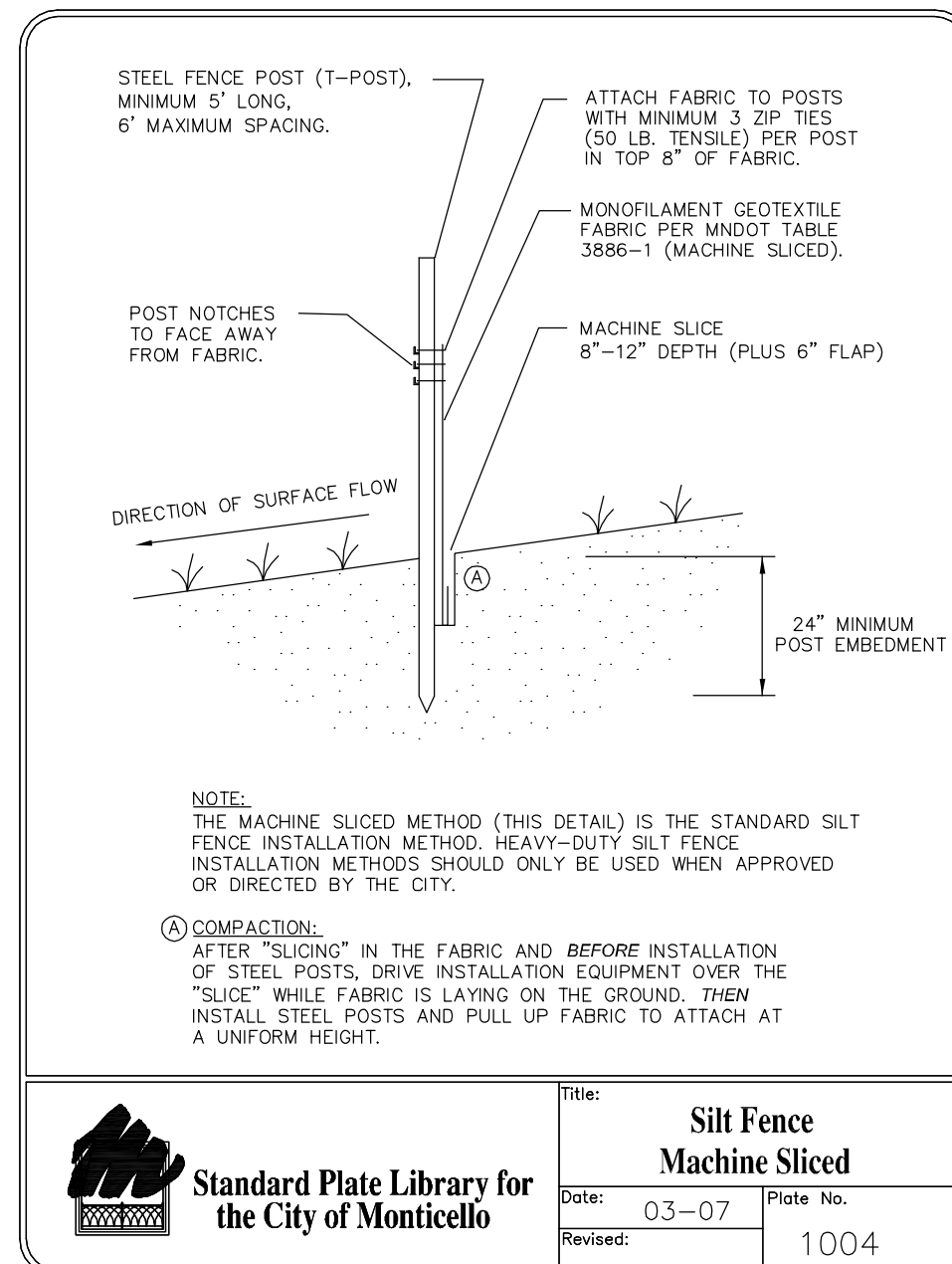
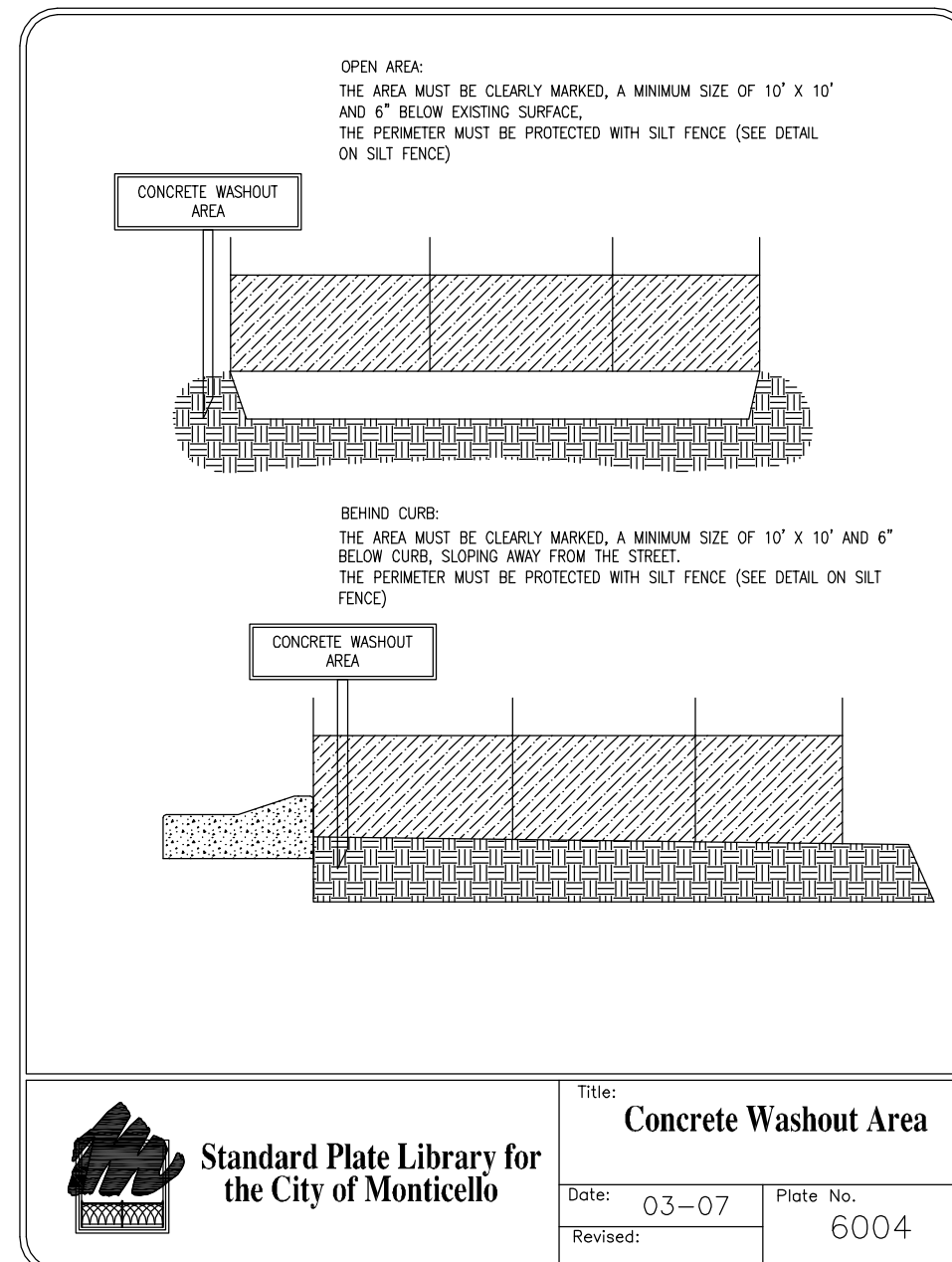
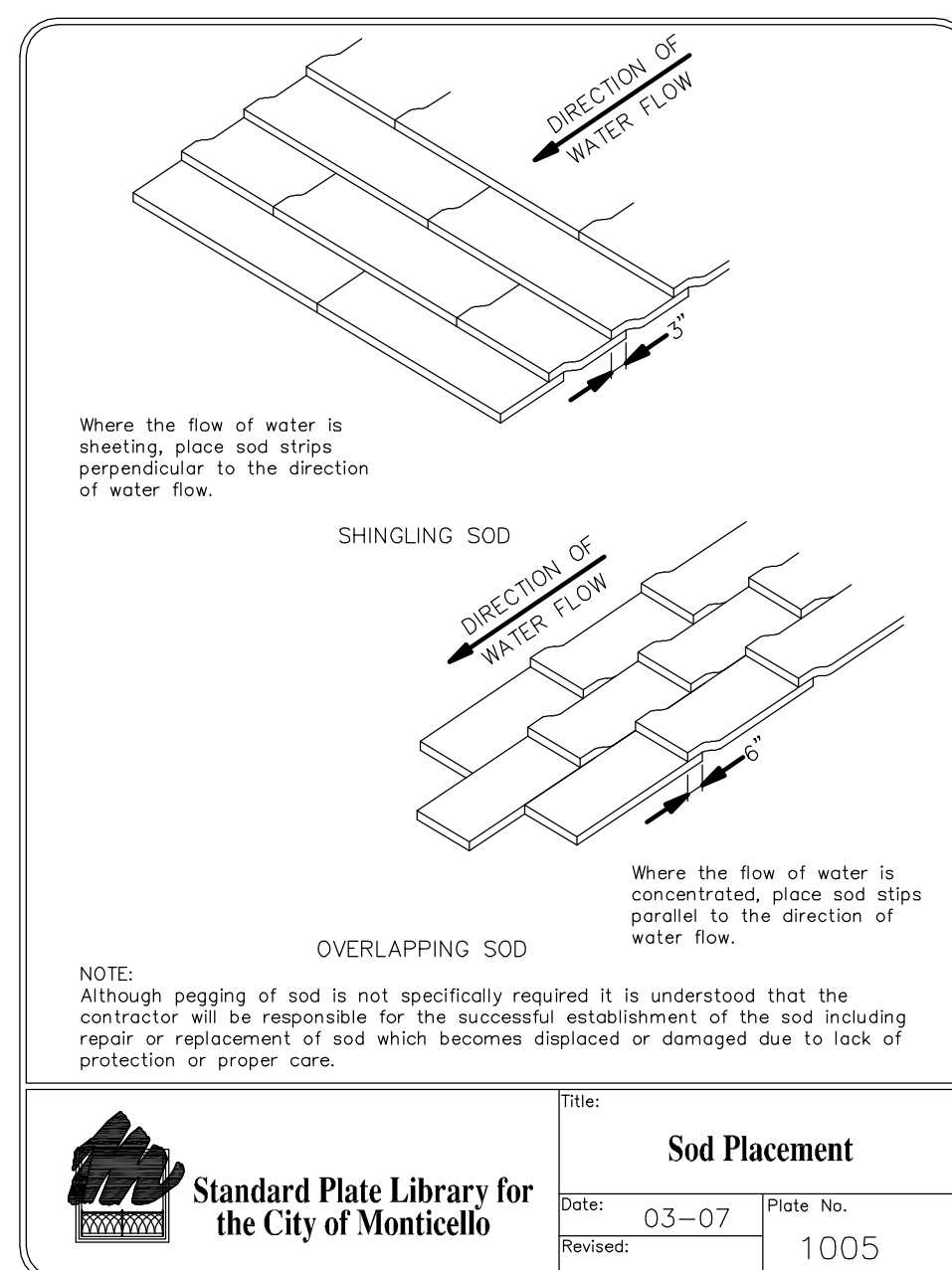
15. DEWATERING OR BASIN DRAINING ACTIVITIES OF TURBID OR SEDIMENT LADEN WATER SHALL BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN OR TREATED WITH THE APPROPRIATE BMP PRIOR TO ENTERING THE SURFACE WATER. ENERGY DISSIPATION SHALL BE PROVIDED AT ALL DISCHARGE POINT. DEWATERING OR BASIN DRAINING ACTIVITIES SHALL NOT CAUSE NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS OR ON DOWNSLOPE PROPERTIES, OR ADVERSELY IMPACT WETLANDS.

**POLLUTION PREVENTION MANAGEMENT MEASURES:**

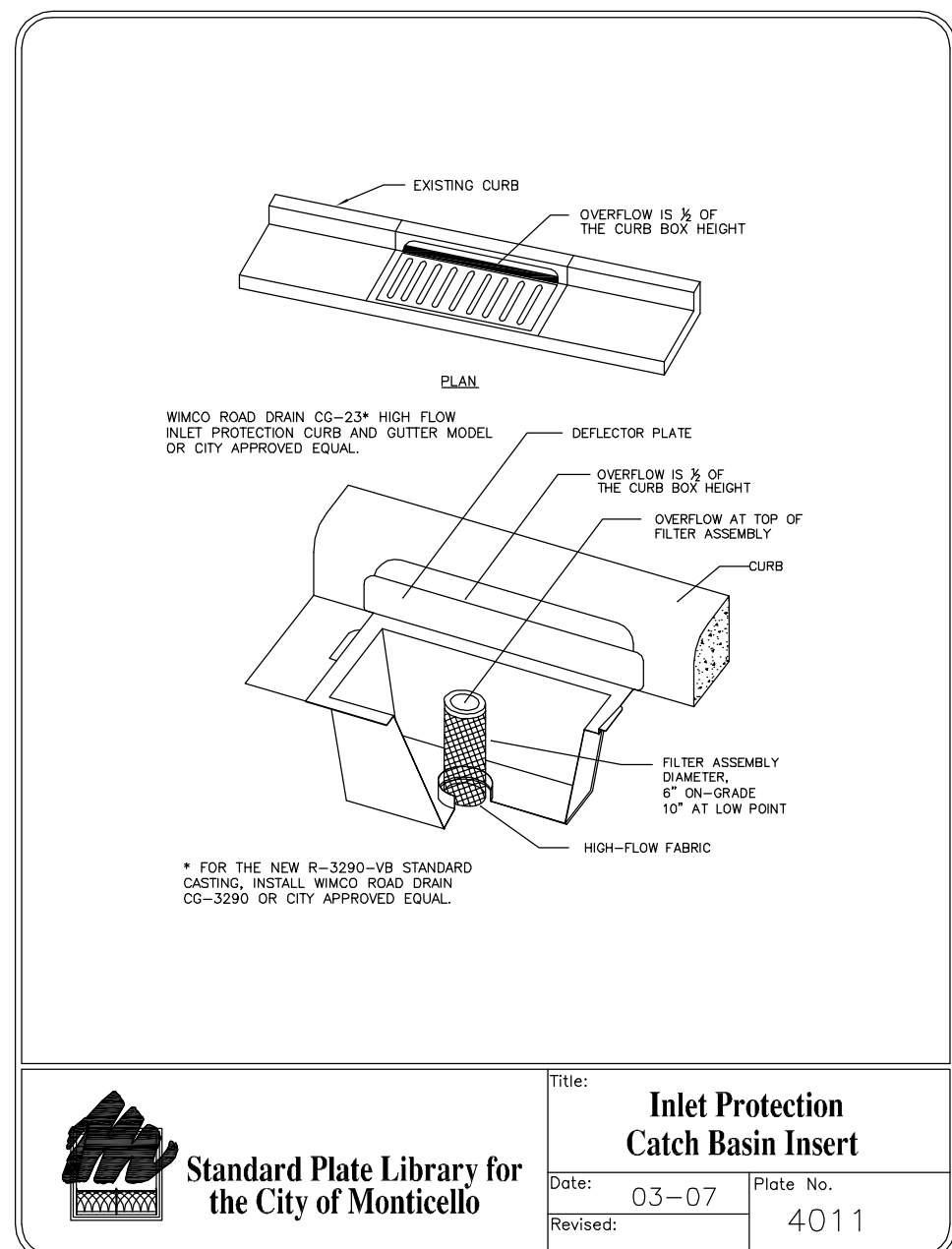
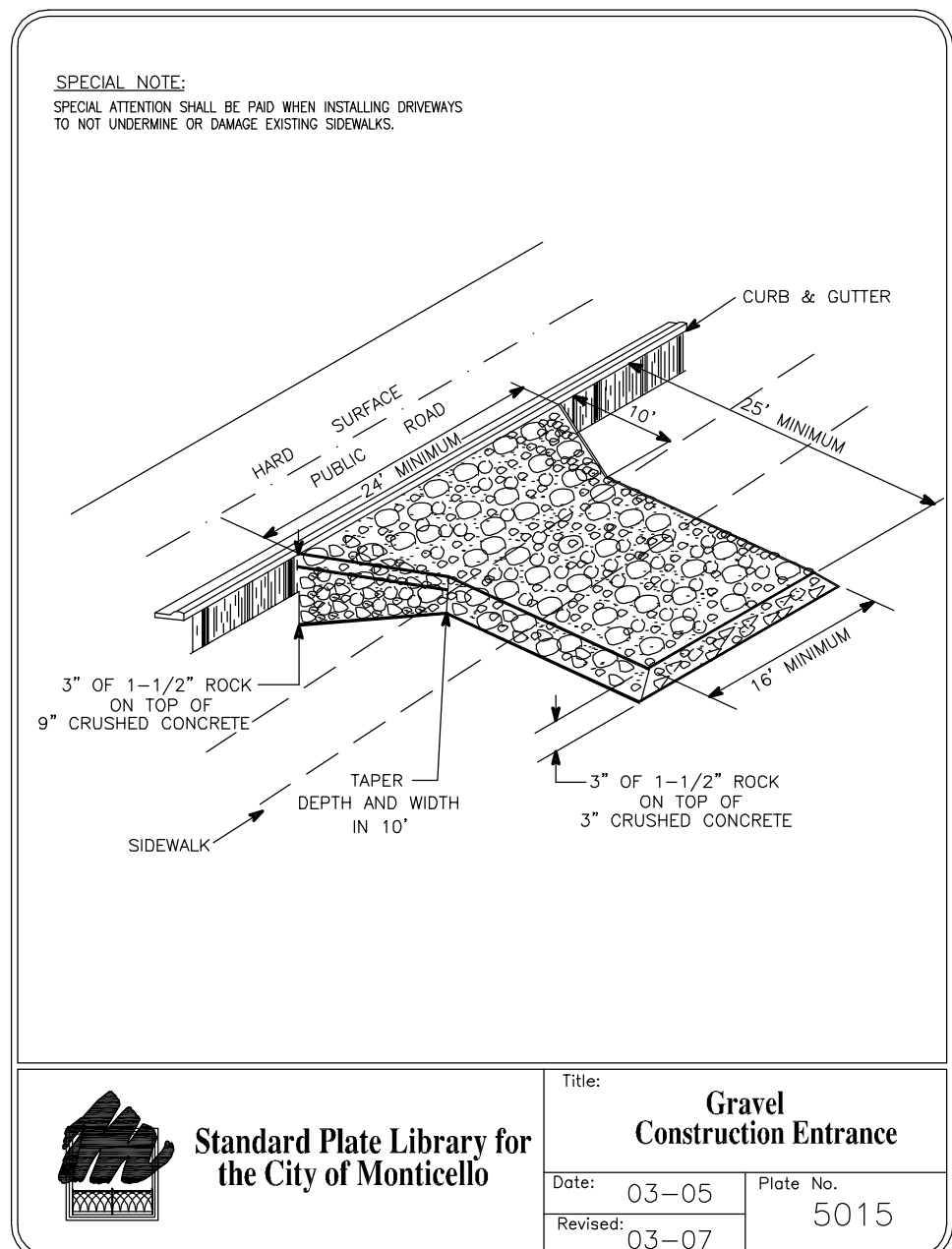
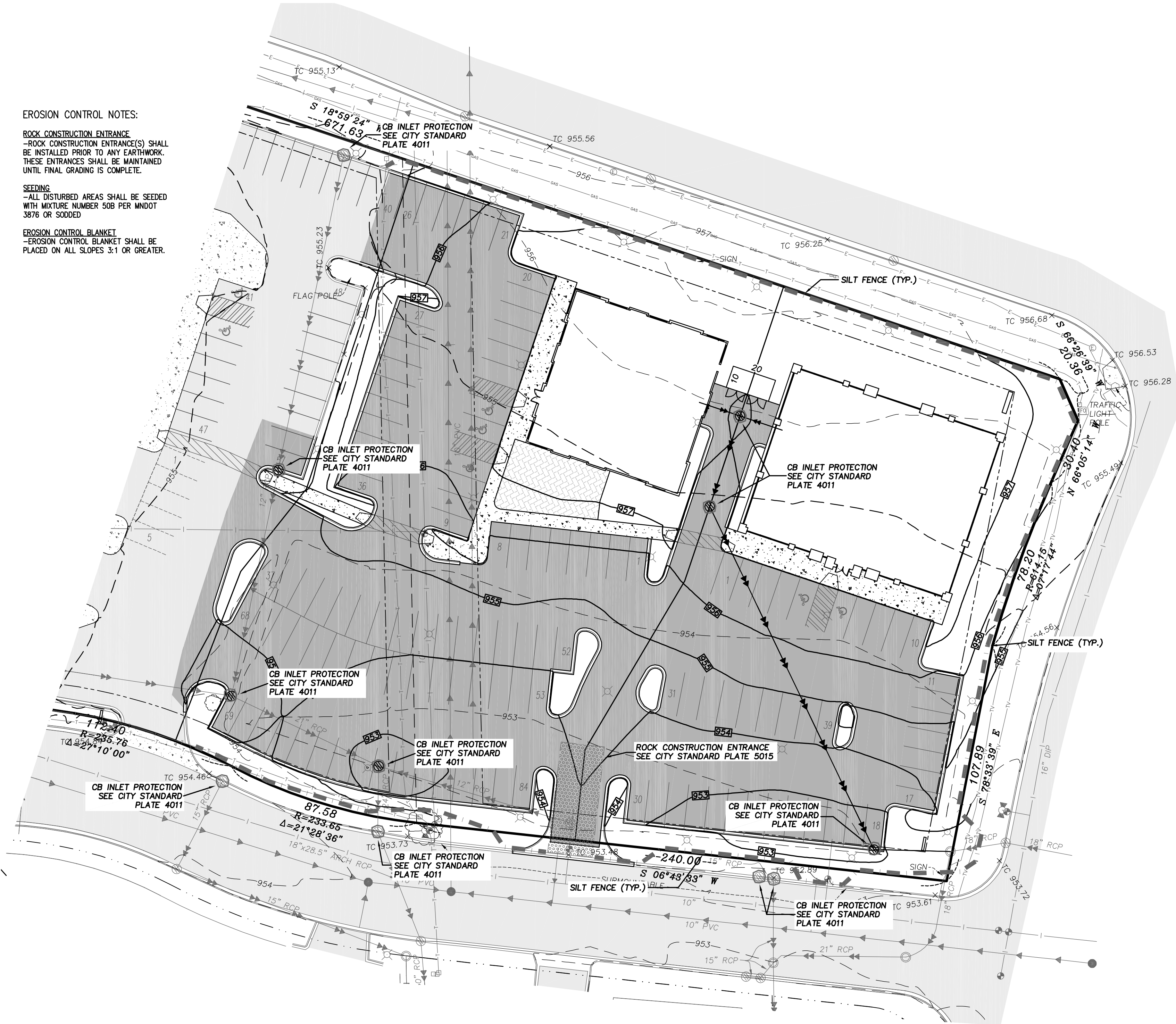
16. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES SHALL BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
17. HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES SHALL BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
18. EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES NEEDS TO BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF NEEDS TO BE CONTAINED AND WASTE DISPOSED OF PROPERLY.

**INSPECTION AND MAINTENANCE:**

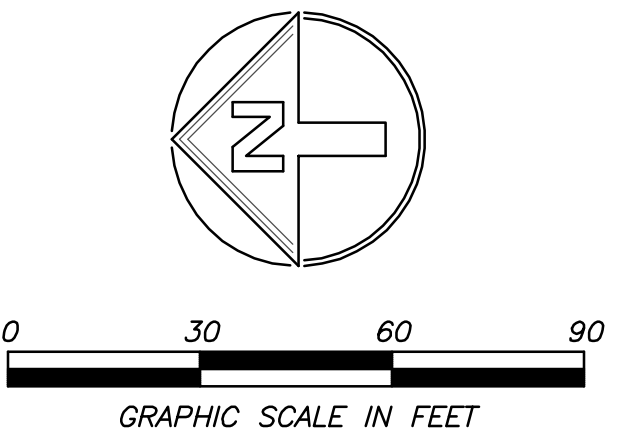
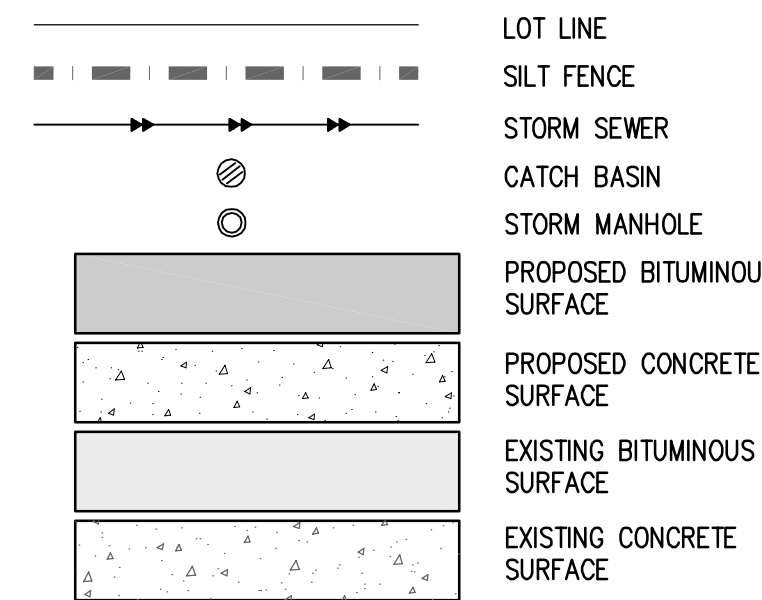
19. INSPECTIONS SHALL BE CONDUCTED ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVEN GREATER THAN ½ INCH IN 24 HOURS.
20. INSPECTIONS AND MAINTENANCE RECORDS SHALL BE RETAINED ON SITE WITH THE SWPPP.
21. ALL INFILTRATION AREAS SHALL BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITIES IS REACHING THE INFILTRATION AREA AND THESE AREAS ARE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT DRIVING ACROSS THE INFILTRATION AREA.
22. STABILIZED AREAS SHALL BE INSPECTED ONCE PER MONTH, WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS AND MAINTENANCE WILL TAKE PLACE AS SOON AS RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
23. ALL SILT FENCE MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THE BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ½ OF THE HEIGHT OF THE FENCE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONSTRUCTION ALLOWS ACCESS.
24. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT COLLECTED IN THE BASIN REACHES ½ THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
25. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL OFF-SITE PAVED SURFACES WITHIN 24 HOURS OF DISCOVERY.



**EROSION CONTROL NOTES:**  
**ROCK CONSTRUCTION ENTRANCE**  
 -ROCK CONSTRUCTION ENTRANCE(S) SHALL BE INSTALLED PRIOR TO ANY EARTHWORK. THESE ENTRANCES SHALL BE MAINTAINED UNTIL FINAL GRADING IS COMPLETE.  
**SEEDING**  
 -ALL DISTURBED AREAS SHALL BE SEEDDED WITH MIXTURE NUMBER 50B PER MNDOT 3876 OR SODDED  
**EROSION CONTROL BLANKET**  
 -EROSION CONTROL BLANKET SHALL BE PLACED ON ALL SLOPES 3:1 OR GREATER.



**LEGEND**



**DEVELOPER:**

**WEINHOLD INVESTMENTS, LLC**  
 Arnold Weinhold  
 (612) 308-8880

**ARCHITECT:**

**Studio 22 Design Group, LLC**  
 5030 Pennine Pass  
 Columbia Heights, MN 55421  
 (763) 232-7625

**CIVIL ENGINEER:**

**CIVIL ENGINEERING SITE DESIGN**  
 118 East Broadway St.  
 PO Box 568  
 Monticello, MN 55858  
 Phone: 763-514-0929  
 www.civileed.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Engineer under the laws of the State of Minnesota.  
**Printed Name:** SCOTT DAHLKE  
**Signature:** Scott Dahlke  
**Date:** 01/09/12 **License #:** 24348

**LAND SURVEYOR:**

**Meyer Rohlin LAND SERVICES**  
 1111 Highway 25 North  
 Buffalo, MN 55313  
 Ph. 763.682.1781 www.meyerrohlin.com  
 MRLS PROJECT NO. 11194

**PREPARED FOR:**

**POINTMARK CONSTRUCTION, LLC**  
 THE NEXT GENERATION OF BUILDERS  
 2560 Byrd Ave N  
 Golden Valley, MN 763 843 5651

**ISSUE RECORD:**

01/09/12: PRELIMINARY PLAT SUBMITTAL

**PROJECT NUMBER**

DATE: 01/09/12

**PROJECT MANAGER**

E. MUNT

**DRAWN BY**

AAN

**CHECKED BY**

SD

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**PROJECT NAME**

**SANDBERG ROAD BUSINESS CENTER**

**LOCATION**

MONTICELLO, MN

**SHEET TITLE**

**DEVELOPMENT STAGE SWPPP (BLOCK 1)**

**SHEET NUMBER**

**C1.7**



DEVELOPER:

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Arnold Weinhold  
(612) 308-8880

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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 Engineer under the laws of the State of Minnesota.

Printed Name: SCOTT DAHLKE  
Signature: *Scott Dahlke*  
Date: 01/09/12 License #: 24348

LAND SURVEYOR:

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MRLS PROJECT NO. 11194

PREPARED FOR:

POINTMARK CONSTRUCTION, LLC  
2560 Byrd Ave N  
Golden Valley, MN 763 843 5651

ISSUE RECORD:

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DATE	01/09/12
PROJECT MANAGER	E. MUNT
DRAWN BY	AAN
CHECKED BY	SD

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PROJECT NAME

SANDBERG ROAD BUSINESS CENTER

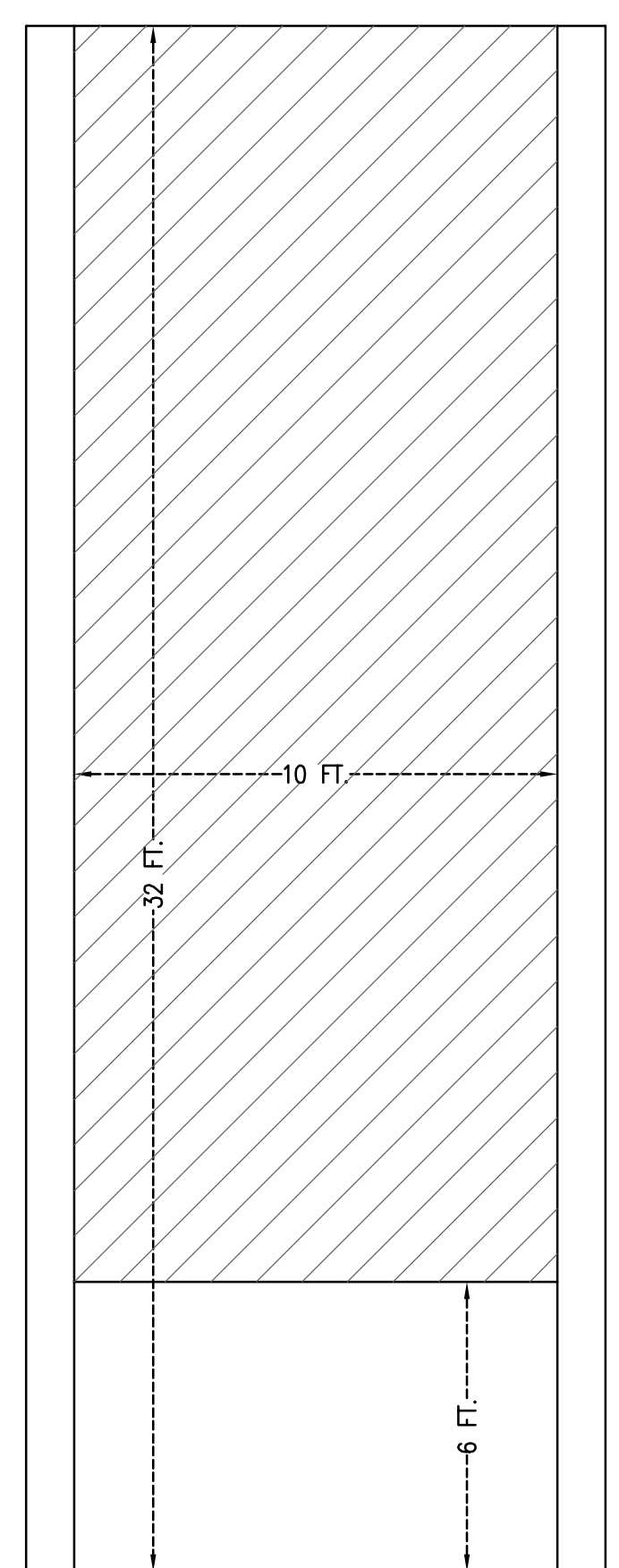
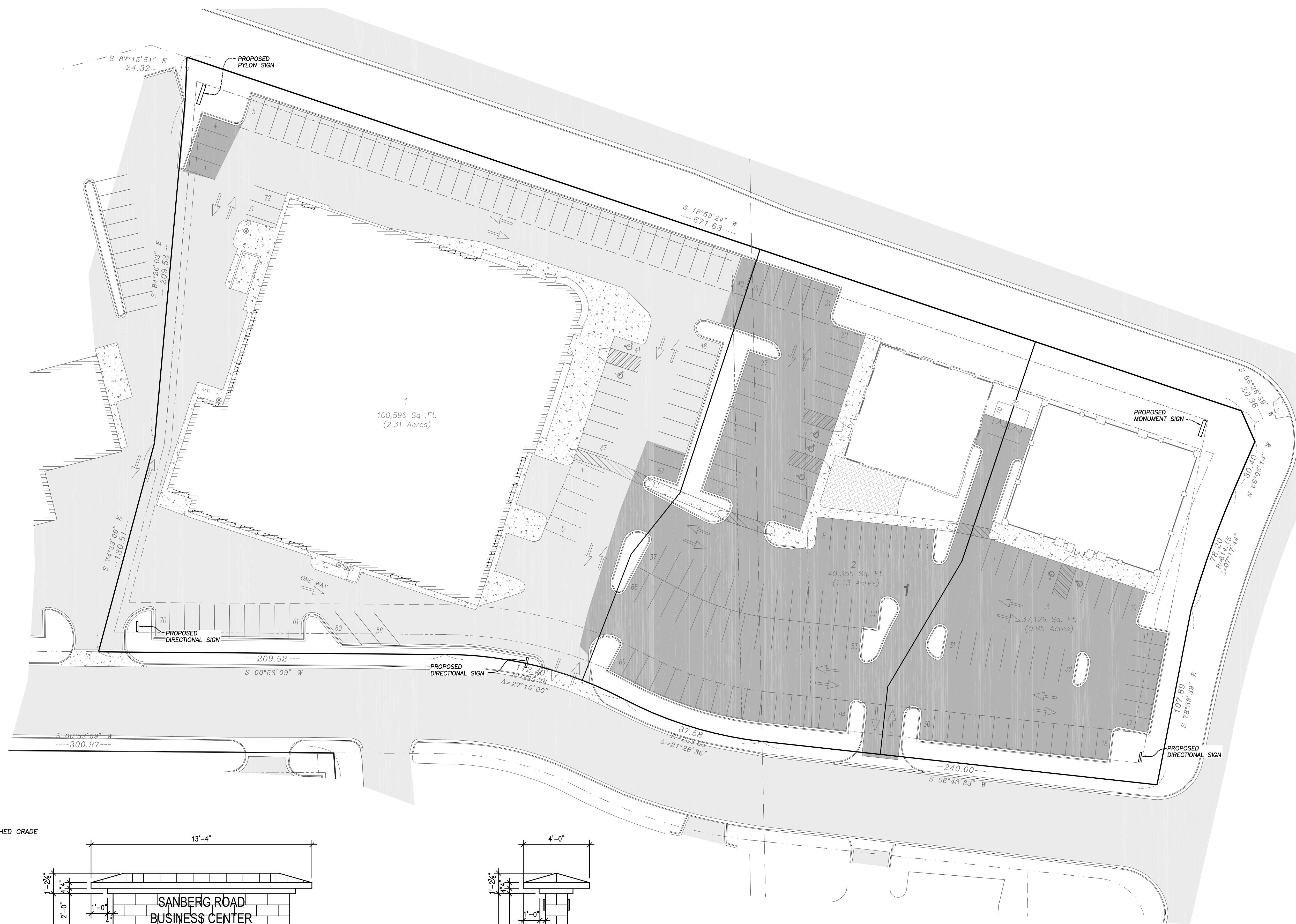
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SHEET TITLE

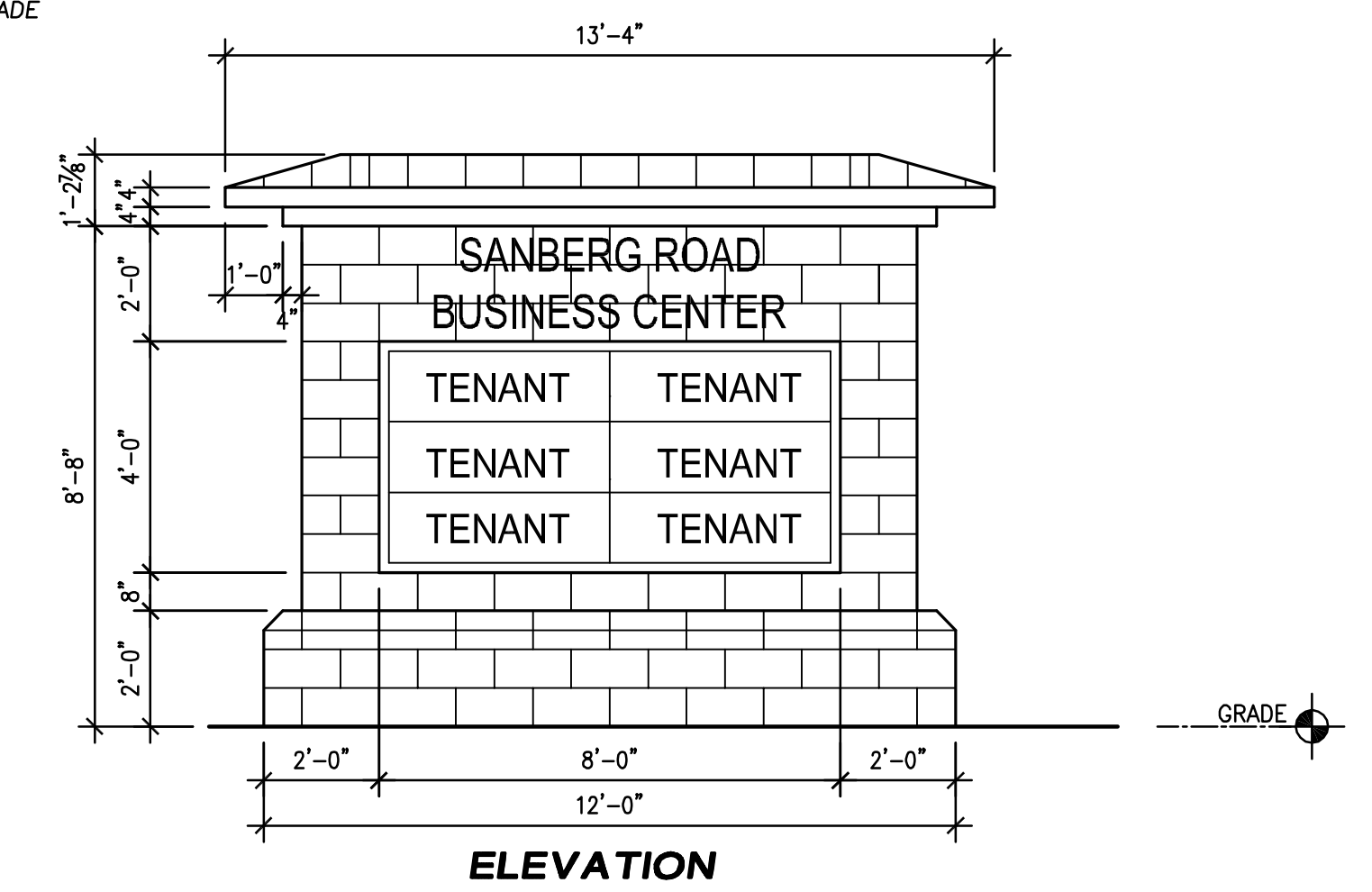
SITE SIGNAGE PLAN

SHEET NUMBER

C1.8

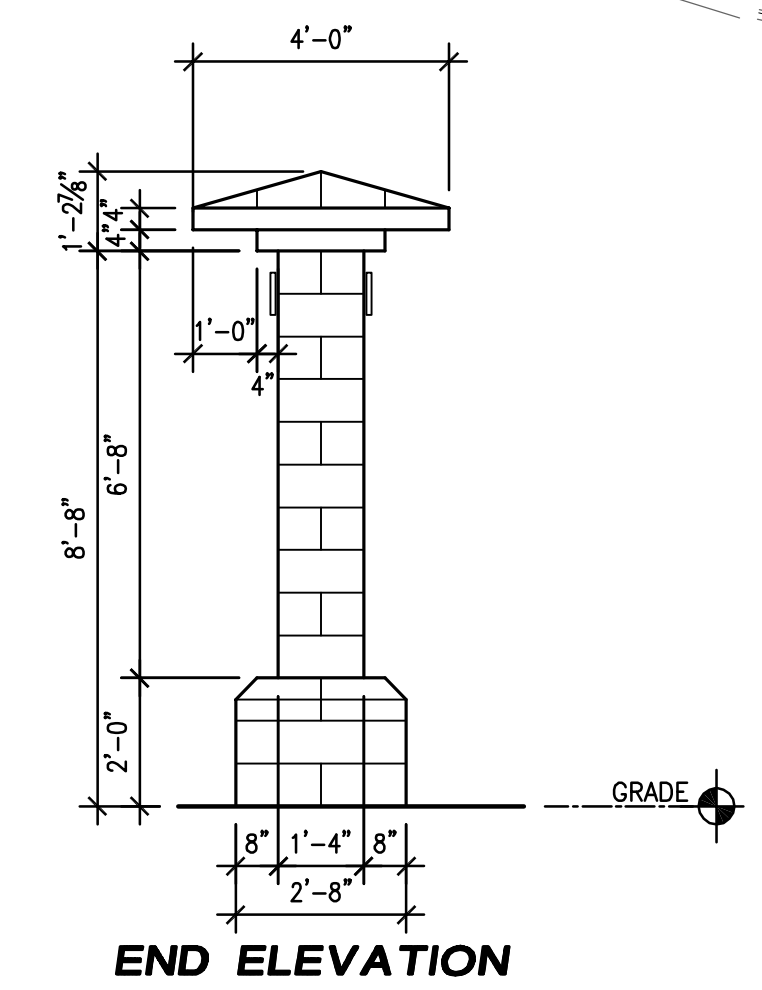


**PYLON SIGN**  
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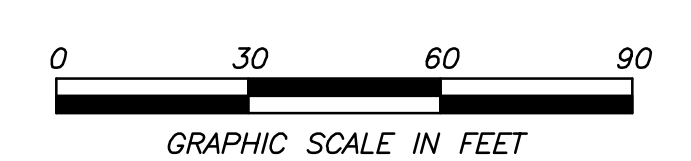
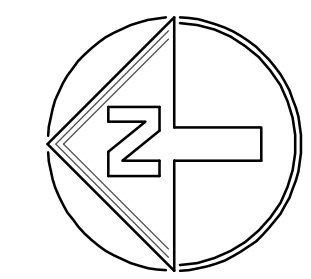


**ELEVATION**

**MONUMENT SIGN**  
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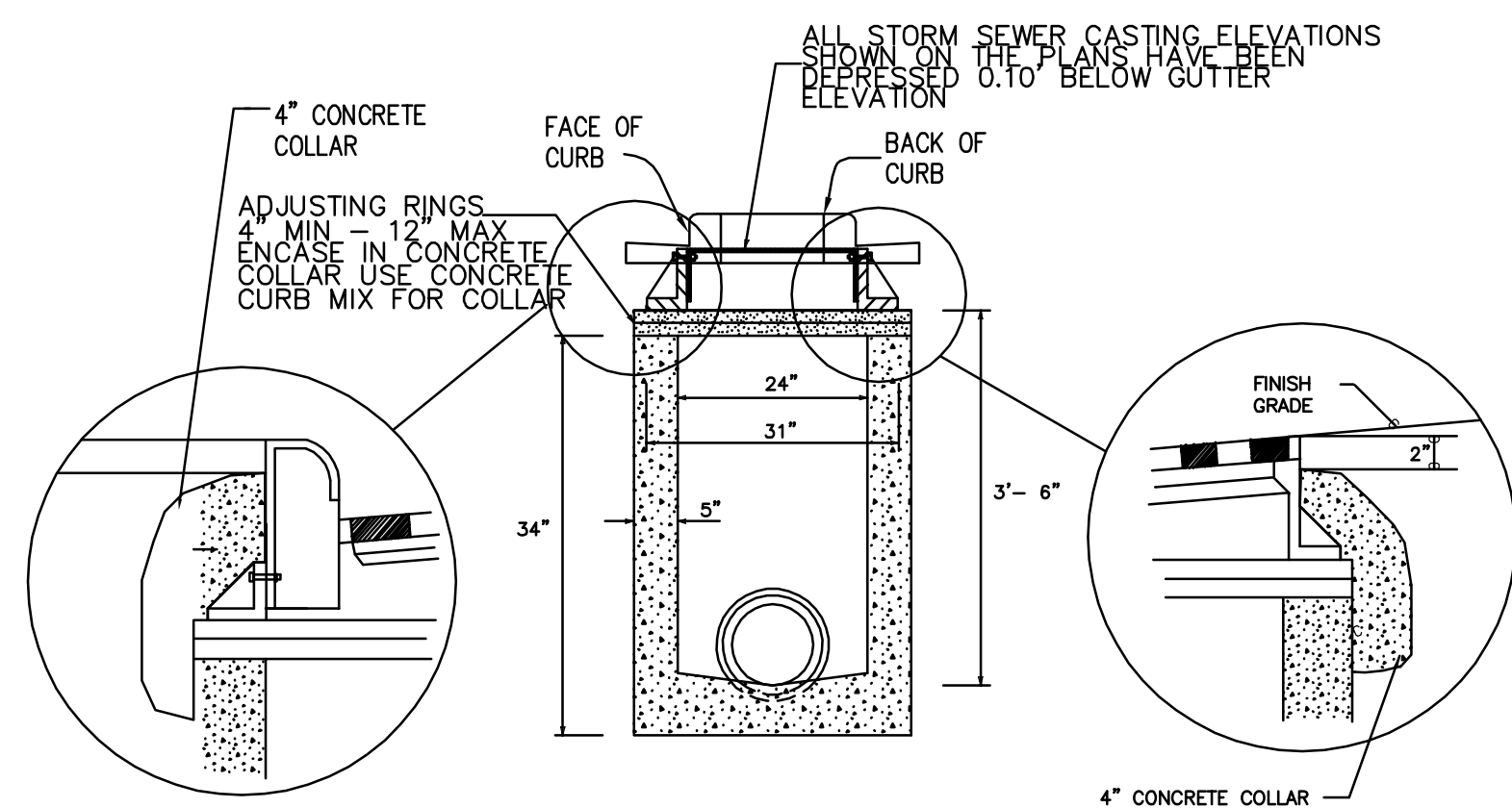


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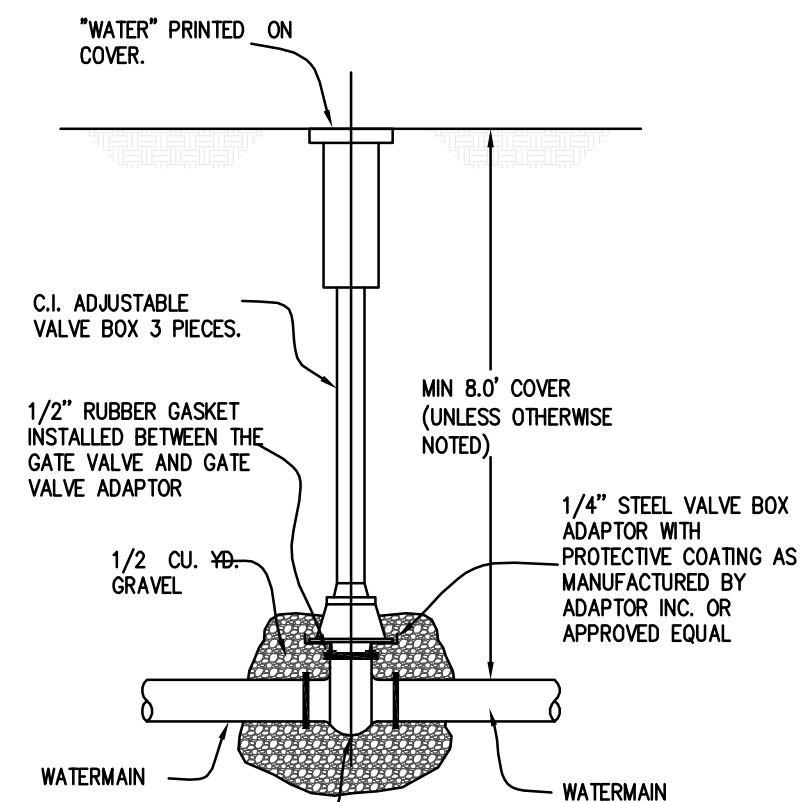


2'x3' CATCH BASIN IN CURB CUT



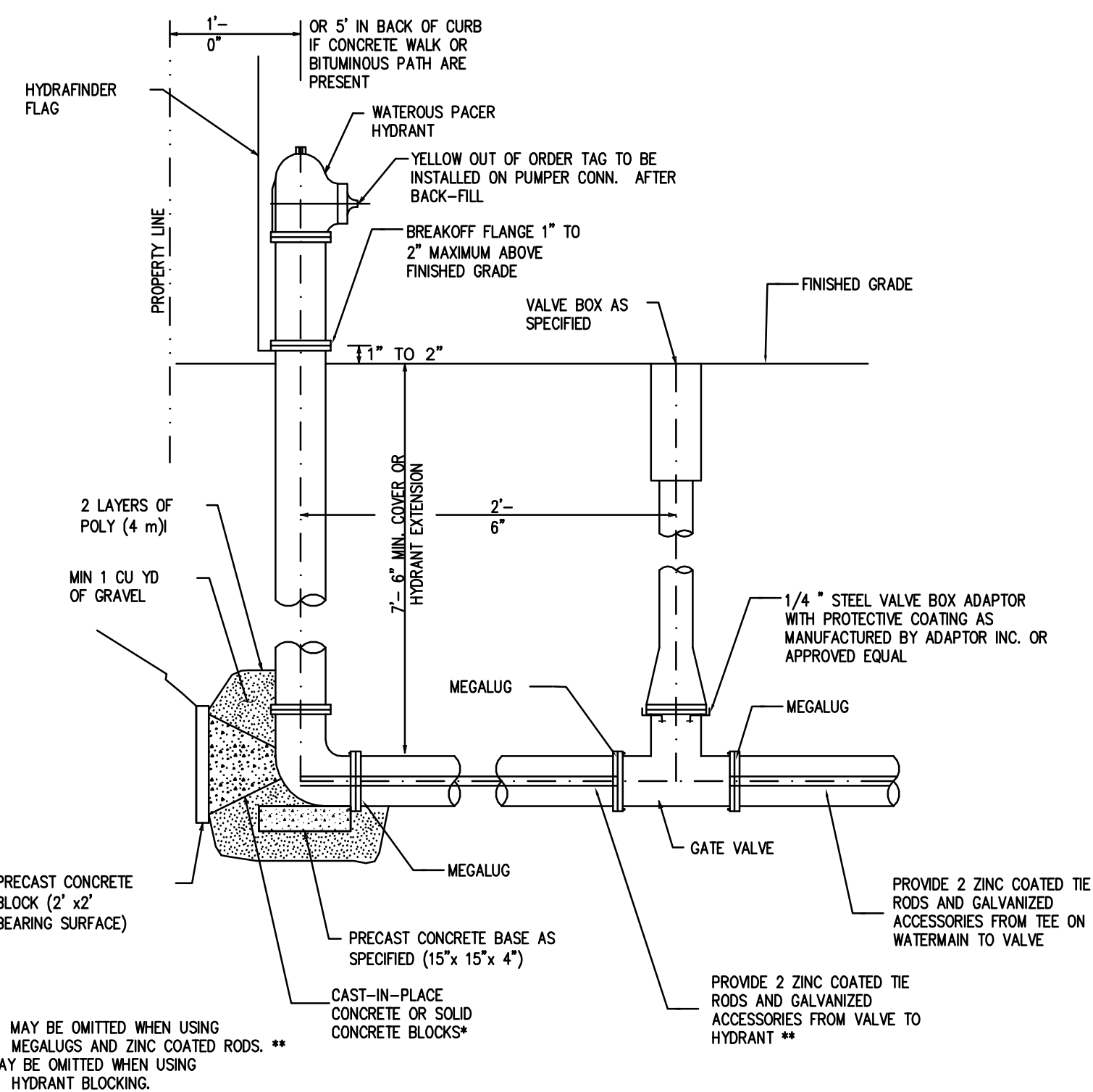
NOTES: SECTION A-A  
REINFORCING TO CONSIST OF #4 BARS AT 8" OC BOTH WAYS FROM A BARS TO EXTENDING CASTING TO THE PRECAST SECTION

GATE VALVE DETAIL



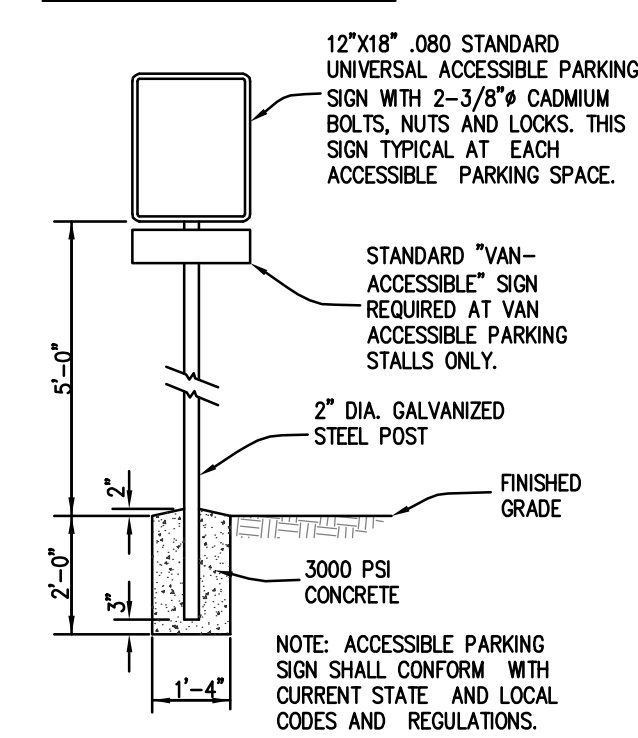
NOTE: IF GATE VALVE BOXES ARE EXTENDED, THERE SHALL BE A GATE VALVE NOT EXTENSION TO WITHIN 7.5' OF FINISHED GRADE.

HYDRANT WITH VALVE INSTALLATION

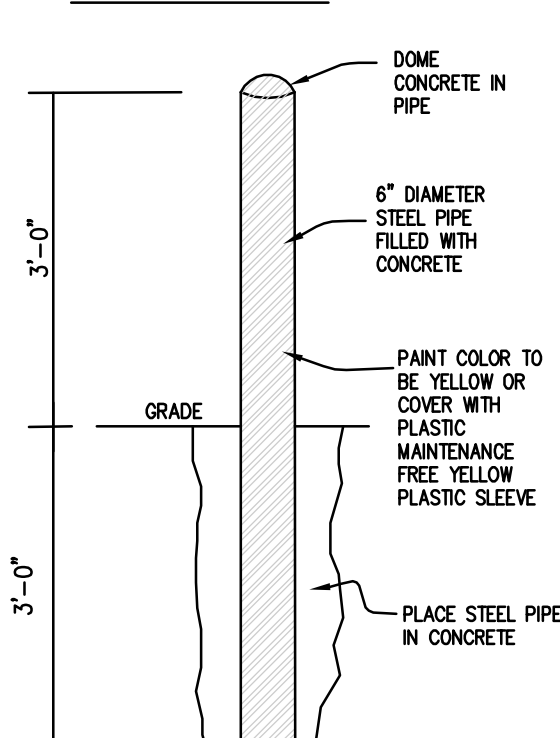


\* MAY BE OMITTED WHEN USING MEGALUGS AND ZINC COATED RODS. \*\* MAY BE OMITTED WHEN USING HYDRANT BLOCKING.

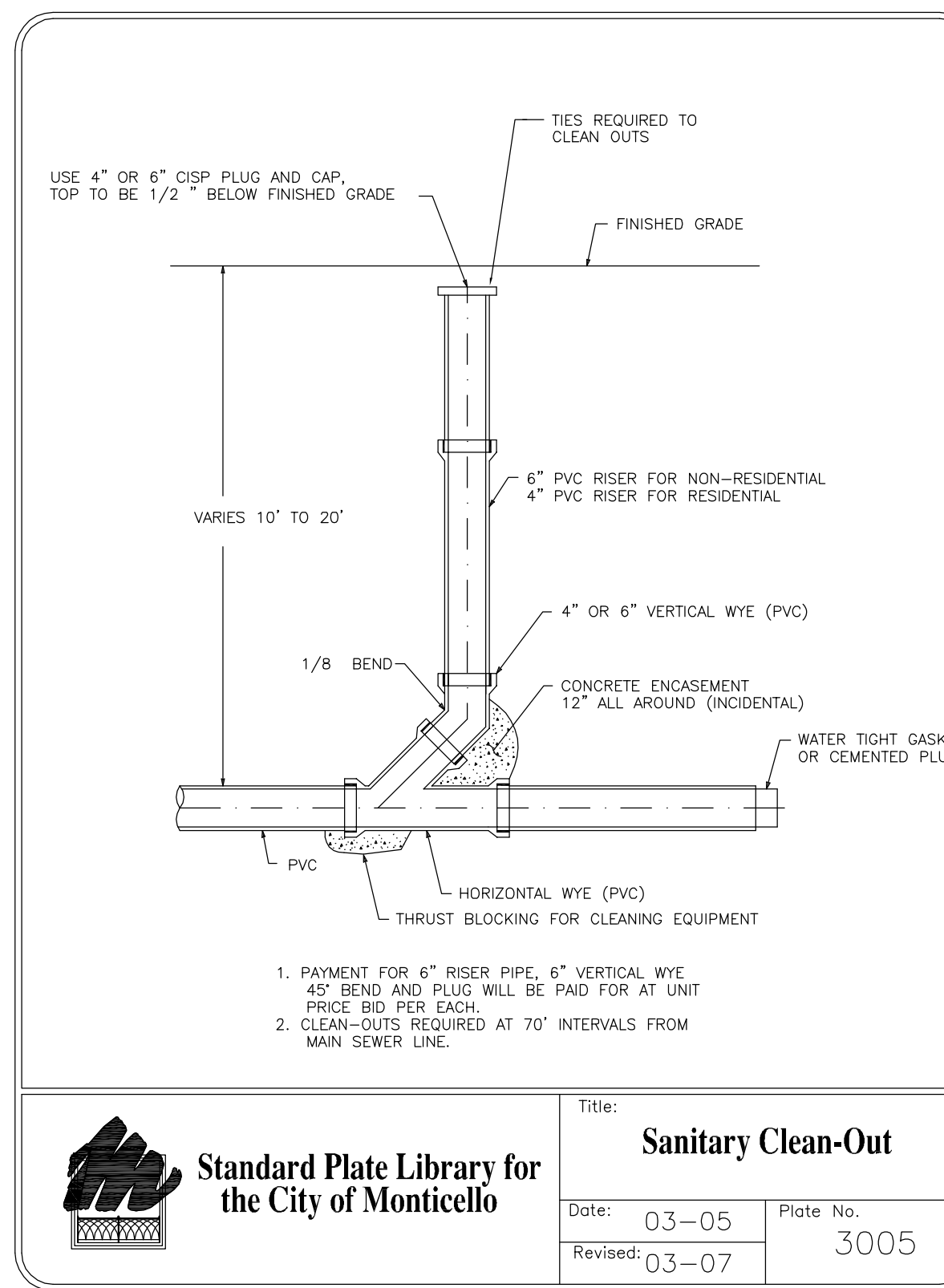
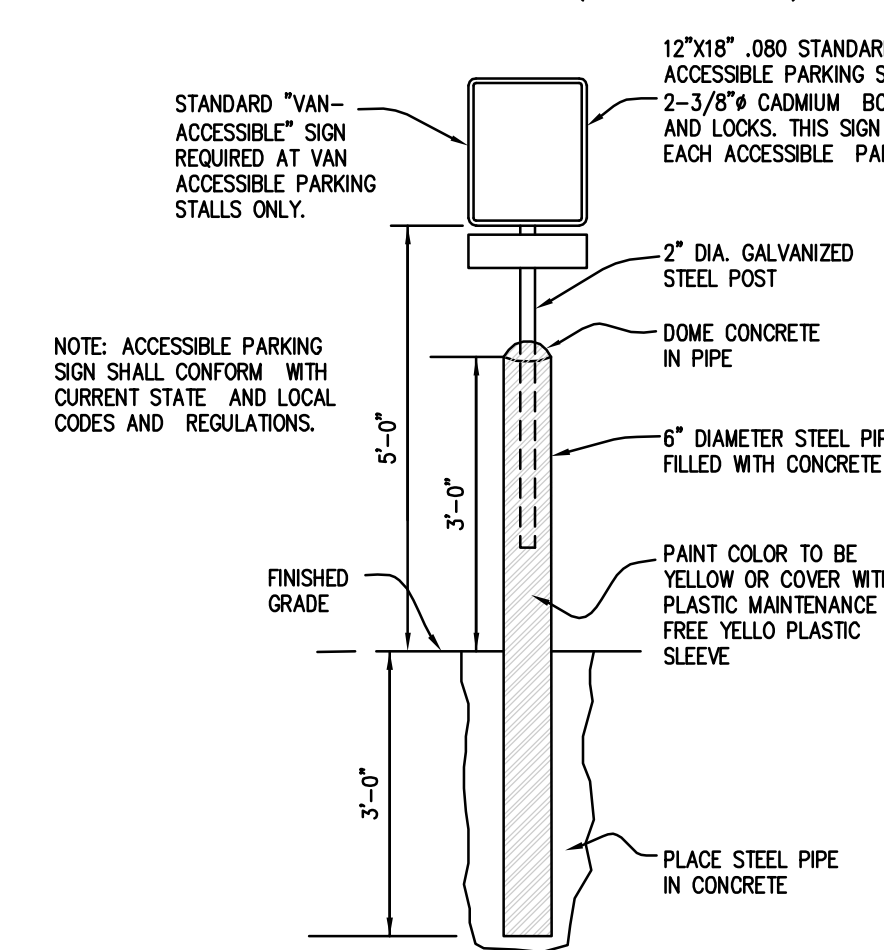
ACCESSIBLE SIGN DETAIL



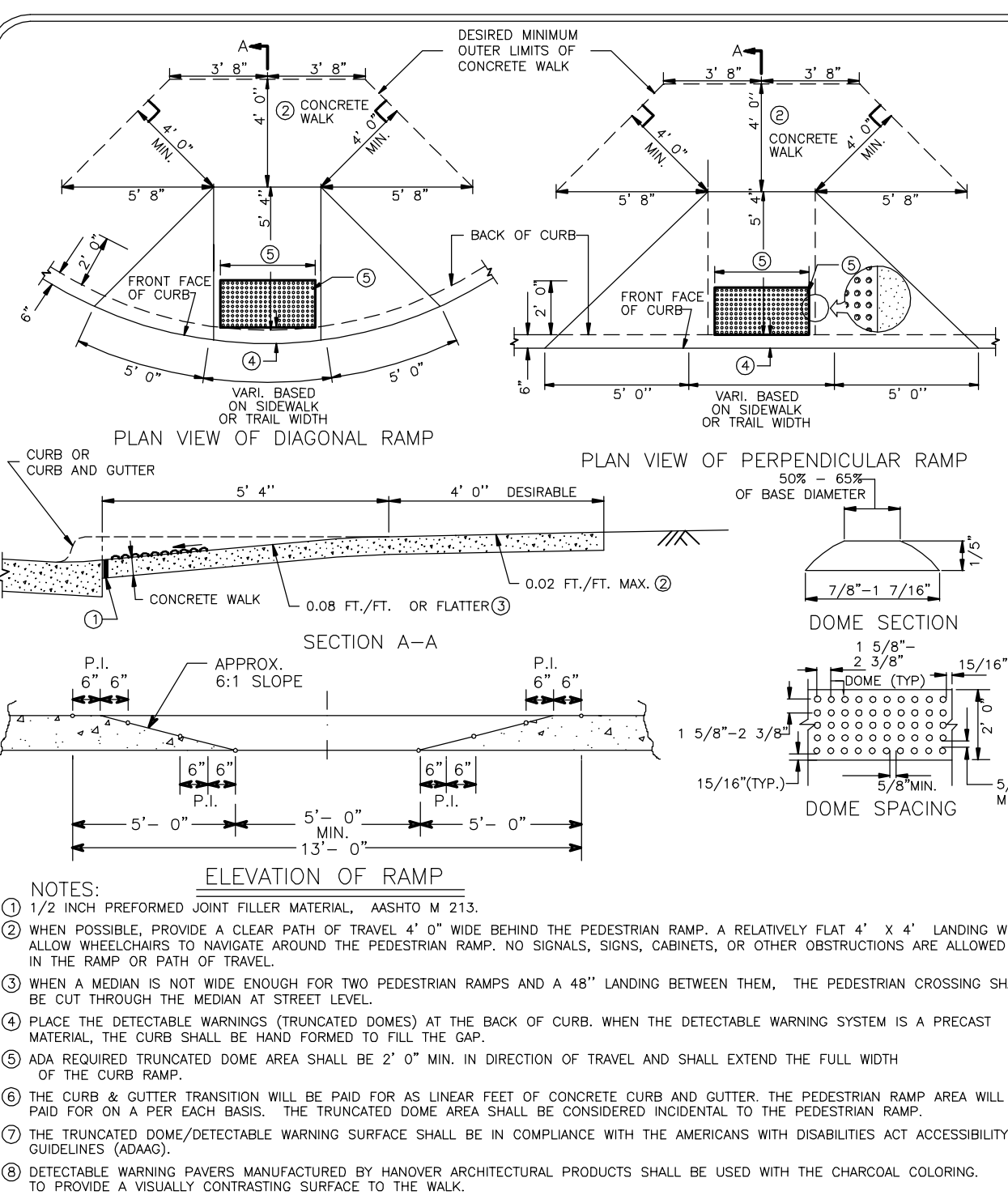
CONCRETE BOLLARD



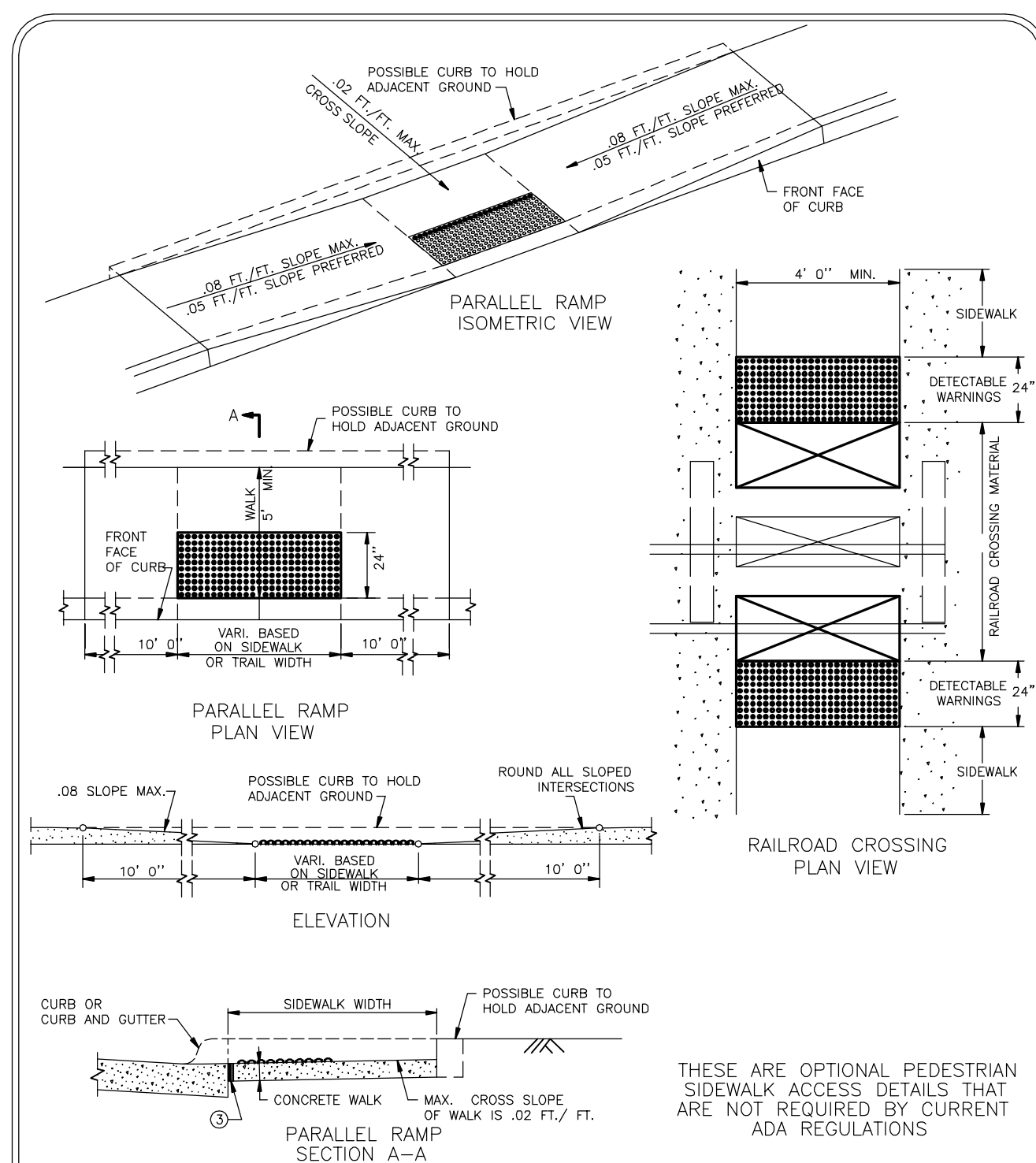
ACCESSIBLE SIGN DETAIL (WITH BOLLARD)



Title: Sanitary Clean-Out  
Date: 03-05 Plate No. 3005  
Revised: 03-07

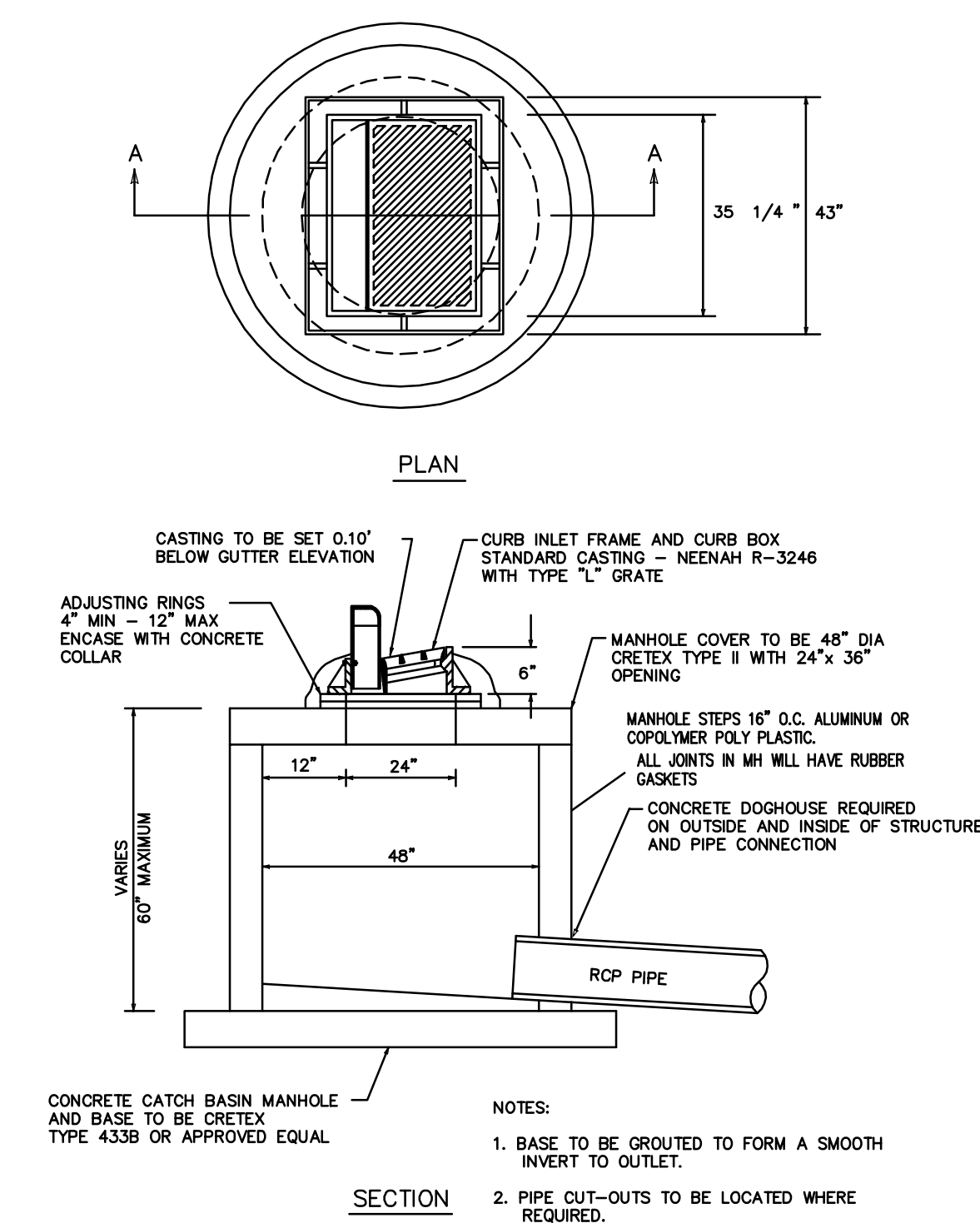


Title: Pedestrian Curb Ramp  
Date: 03-05 Plate No. 5009  
Revised: 02-06

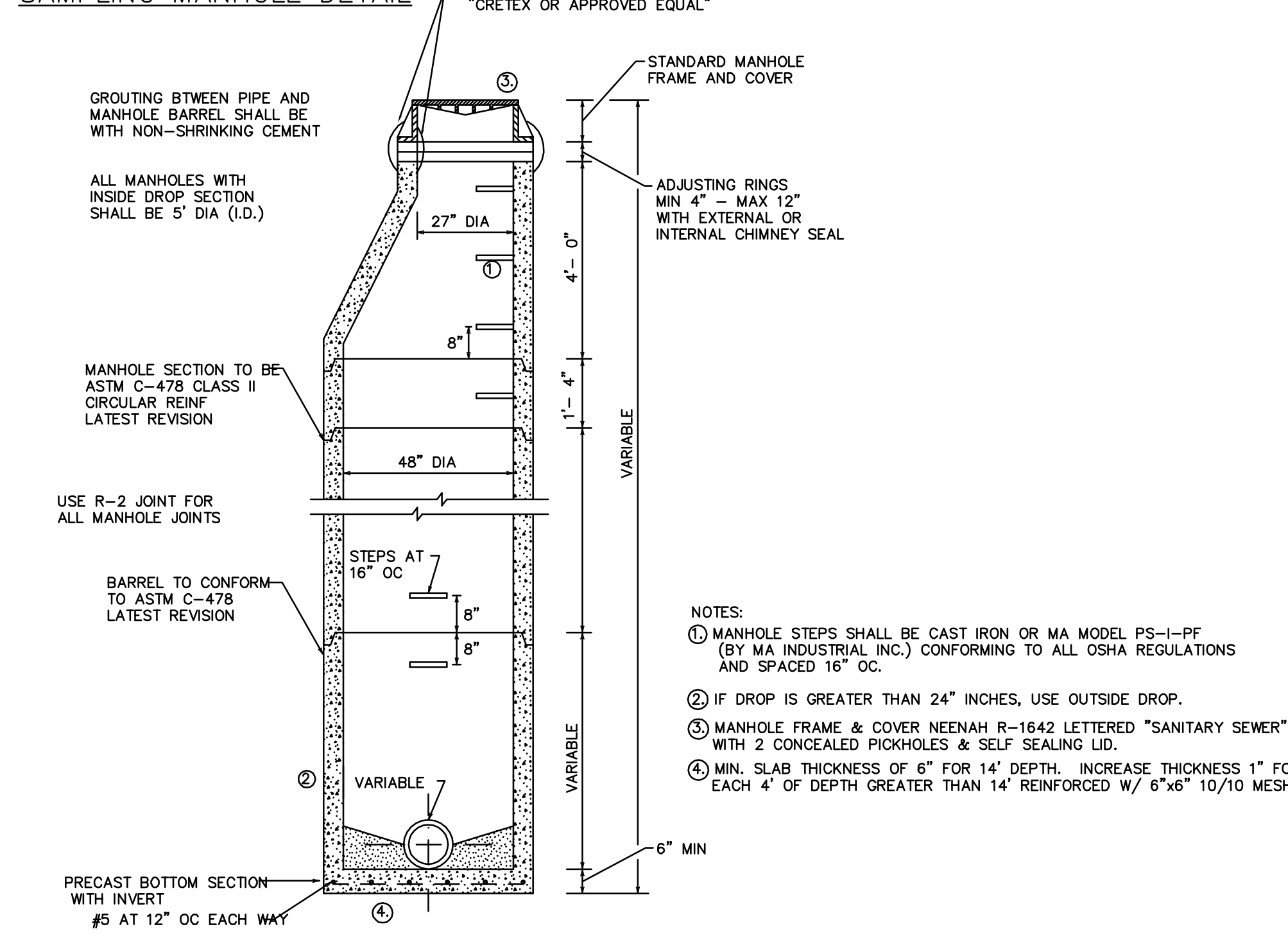


Title: Pedestrian Curb Ramp  
Date: 03-05 Plate No. 5009A  
Revised: 02-06

STANDARD 48" CATCH BASIN



SAMPLING MANHOLE DETAIL



DEVELOPER: WEINHOLD INVESTMENTS, LLC  
ARCHITECT: Studio 22 Design Group, LLC  
CIVIL ENGINEER: CIVIL ENGINEERING SITE DESIGN

PREPARED FOR: POINTMARK CONSTRUCTION, LLC  
2560 Byrd Ave N Golden Valley, MN 763 843 5651

ISSUE RECORD:  
01/09/12: PRELIMINARY PLAT SUBMITTAL  
PROJECT NUMBER: \_\_\_\_\_  
DATE: 01/09/12  
PROJECT MANAGER: E. MUNT  
DRAWN BY: AAN  
CHECKED BY: SD

PROJECT NAME: SANDBERG ROAD BUSINESS CENTER  
LOCATION: MONTICELLO, MN  
SHEET TITLE: DETAILS  
SHEET NUMBER: C1.9