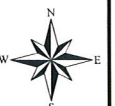
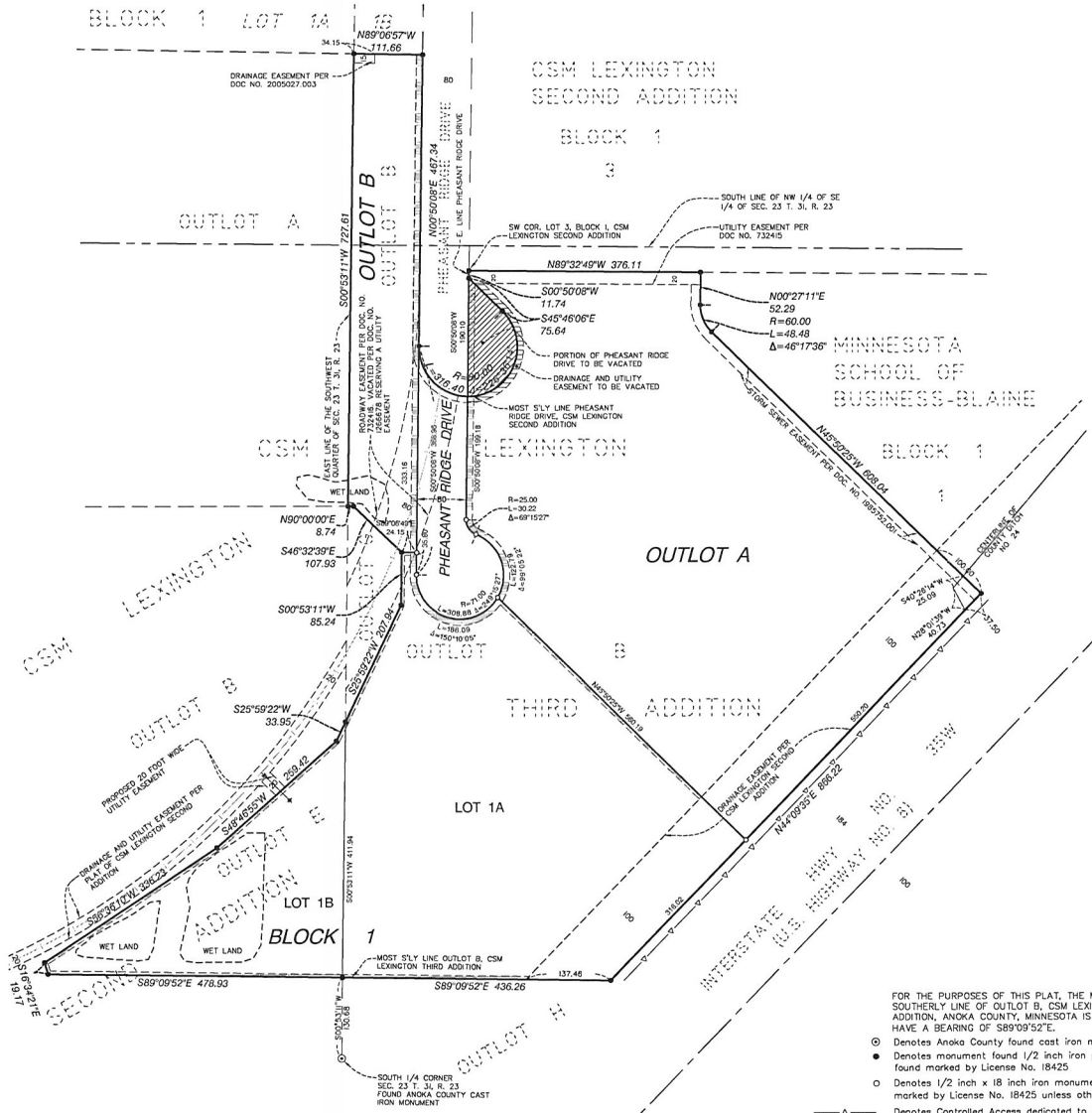


**Case File No. 16-0015**



# PRELIMINARY PLAT CSM LEXINGTON FOURTH ADDITION

CITY OF BLAINE  
COUNTY OF ANOKA  
SEC 23, T. 31, R. 23



### LEGAL DESCRIPTION

Outlot B, CSM Lexington Third Addition, Anoka County, Minnesota.  
Abstract Property  
AND  
Outlot E, CSM Lexington Second Addition, Anoka County, Minnesota.  
Torrens Certificate No. \_\_\_\_\_  
AND  
All that part of Pheasant Ridge Drive, dedicated on the plat of CSM Lexington Second Addition, Anoka County, Minnesota, lying easterly of the following described line:  
Commencing at the southwest corner of Lot 3, Block 1, CSM Lexington Second Addition; thence southerly along the east line of said Pheasant Ridge Drive on an assumed bearing of South 00 degrees 50 minutes 08 seconds West 11.74 feet to the point of beginning; thence South 00 degrees 50 minutes 08 seconds West, along the southerly extension of said east line of Pheasant Ridge Drive, 190.10 feet to the most southerly line of said Pheasant Ridge Drive, and said line thence terminating.

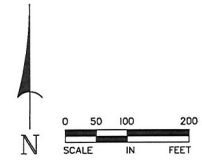
Parcel Area Table		
Parcel	Area-Sq. Ft.	Area-Ac.
LOT 1A	28922	6.59
LOT 1B	9365	2.15
OUTLOT A	437975	10.06
OUTLOT B	86125	1.98
ROW VAC	10655	0.24
TOTAL	940493	21.59


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines and 10 feet in width and adjoining street lines unless otherwise shown on this plat.

- FOR THE PURPOSES OF THIS PLAT, THE MOST SOUTHERLY LINE OF OUTLOT B, CSM LEXINGTON THIRD ADDITION, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF S89°09'52"E.
- Denotes Anoka County found cast iron monument
  - Denotes monument found 1/2 inch iron pipe found marked by License No. 18425
  - Denotes 1/2 inch x 18 inch iron monument set marked by License No. 18425 unless otherwise shown
  - △ Denotes Controlled Access dedicated to the State of Minnesota per Doc. No. 269947
  - ▬▬▬ Denotes drainage and utility easement





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ENGINEERING

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Minneapolis, MN 55415  
612.758.3080 MAN  
612.758.3099 FAX  
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---

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

DENNIS B. OLMSTEAD  
Print Name  
**FOR REVIEW**  
Signature

Date \_\_\_\_\_ License Number \_\_\_\_\_

---

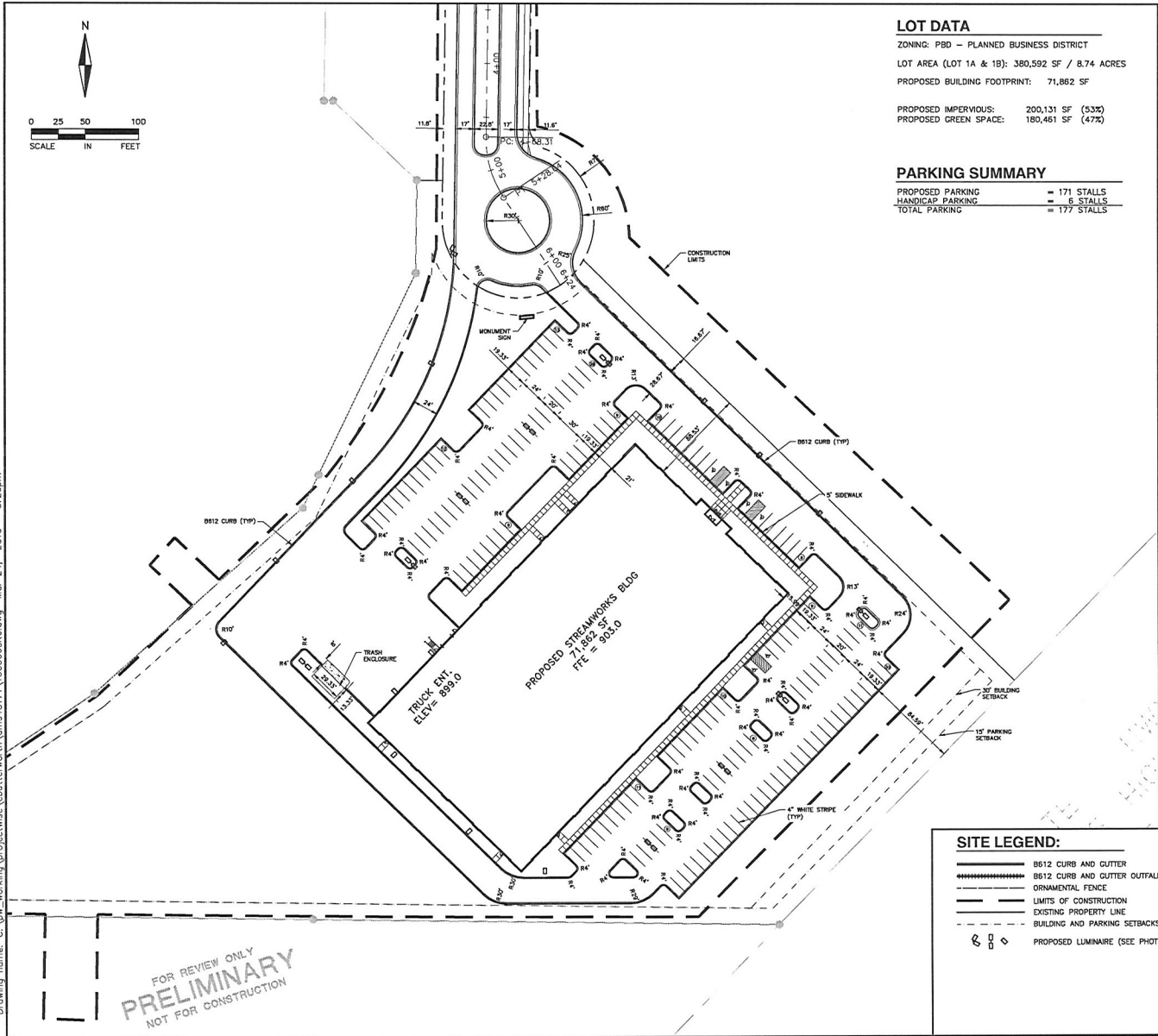
**STREAMWORKS PROJECT**

PHEASANT RIDGE DRIVE  
BLAINE, MINNESOTA

---

DRAWN BY	DPE
CHECKED BY	DBD
DATE ISSUED	3/25/16
SCALE	1"=100'
JOB NO.	160006
BOOK	-

Drawing name: C:\pva\_working\projectwise\butlerworth\dms40171\60006site.dwg Mar 24, 2016 - 3:20pm

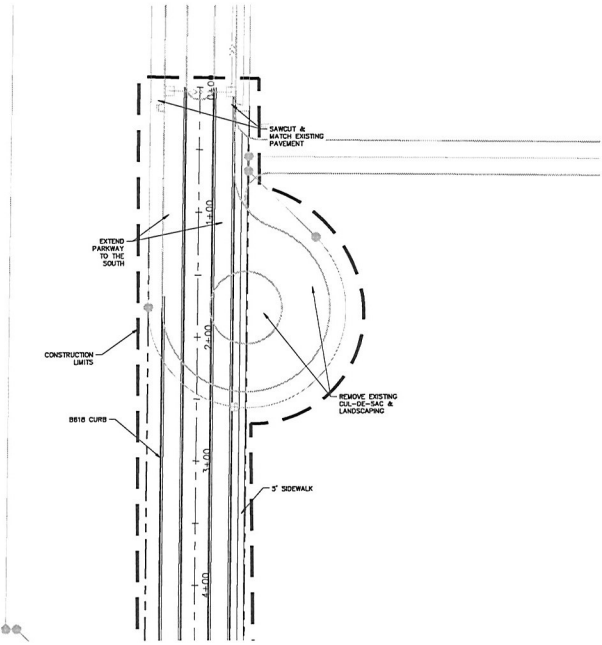
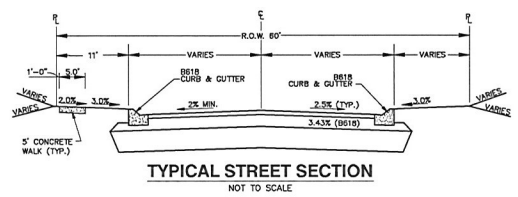
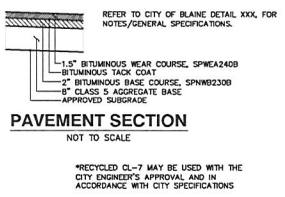


**LOT DATA**  
 ZONING: PBD - PLANNED BUSINESS DISTRICT  
 LOT AREA (LOT 1A & 1B): 380,592 SF / 8.74 ACRES  
 PROPOSED BUILDING FOOTPRINT: 71,862 SF  
 PROPOSED IMPERVIOUS: 200,131 SF (53%)  
 PROPOSED GREEN SPACE: 180,461 SF (47%)

**PARKING SUMMARY**

PROPOSED PARKING	= 171 STALLS
HANDICAP PARKING	= 6 STALLS
TOTAL PARKING	= 177 STALLS

- SITE PLAN NOTES:**
- ALL DIMENSIONS ARE TO FACE OF BUILDING AND/OR BACK OF CURB.
  - CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
  - ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
  - PARKING LOT STRIPING SHALL BE 4 INCH WHITE.
  - ALL CURB AND GUTTER TO BE CONCRETE B612 CURB UNLESS NOTED OTHERWISE, PER CITY STANDARDS.
  - CALL GOPHER STATE ONE CALL AT 651-454-0002 OR 811 TO LOCATE ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.
  - CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF VARIATIONS FROM THE PLANS.
  - REFER TO PHOTOMETRIC PLAN FOR LOCATIONS, FOOTCANDLE PRINT OUT AND SPECIFICATIONS.



**SITE LEGEND:**

- ===== B612 CURB AND GUTTER
- B612 CURB AND GUTTER OUTFALL
- ORNAMENTAL FENCE
- LIMITS OF CONSTRUCTION
- EXISTING PROPERTY LINE
- BUILDING AND PARKING SETBACKS
- ⊙ ⊙ ⊙ PROPOSED LUMINAIRE (SEE PHOTOMETRIC PLAN)

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500 Washington Avenue South, Suite 2000  
 Minneapolis, MN 55415  
 Tel: (612) 295-7000 Fax: (612) 295-7002

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

CLARK WICKLUND, PE  
 DATE: \_\_\_\_\_ LICENSE NO: \_\_\_\_\_

PROJECT TEAM		DATE ISSUE	
DESIGNED: ATP	3-18-16	CITY SUBMITTAL	
DRAWN: ATP	3-18-16	WATERSHED SUBMITTAL	
PROJECT NO: 214-0006	3-25-16	CITY RESUBMITTAL	
QA/QC REVIEW			
BY: _____	DATE: _____		

# STREAMWORKS SITE

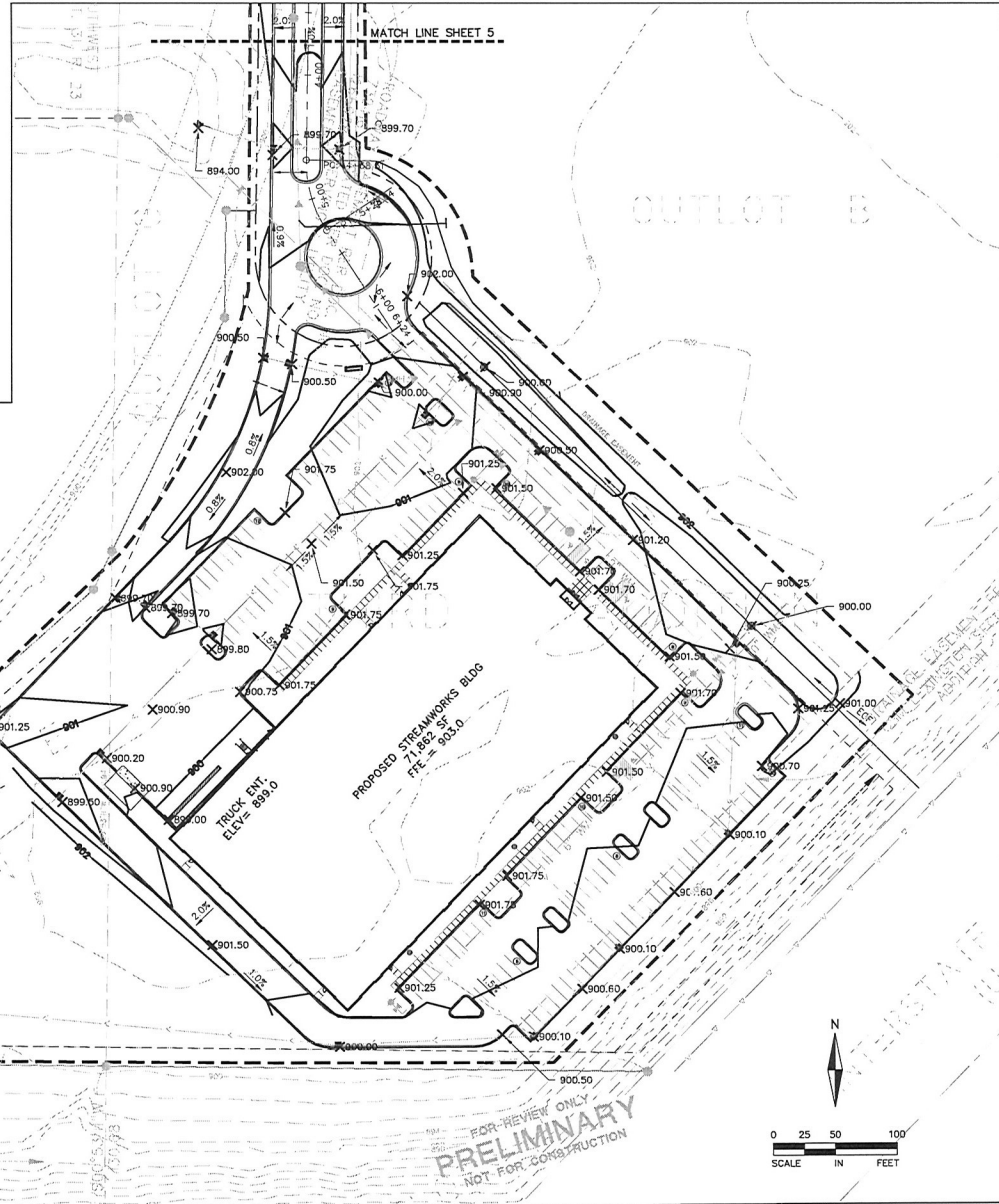
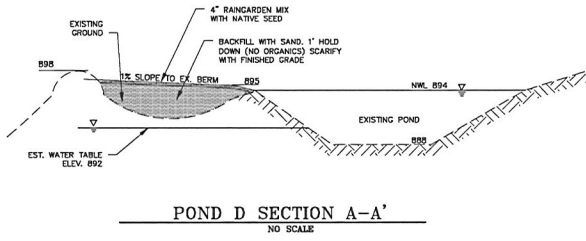
## PRELIMINARY PLAT / CUP PERMIT SUBMITTAL

SITE PLAN

**3**

SHEET 3 of 11

Drawing name: C:\pwworking\mncorp\cadd\streamworks\streamworks.dwg Mar 24, 2016 3:21pm



- GRADING NOTES:**
1. ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%.
  2. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND WATERSHED.
  3. NOTIFY COPPER STATE ONE CALL AT (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION.
  4. ALL IMPROVEMENTS TO CONFORM WITH CITY, AND COUNTY OR STATE CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
  5. VEHICLE TRACKING PAD SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
  6. CONTRACTOR TO KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE AT ALL TIMES.
  7. REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
  8. STOP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE. STOCKPILE PERIMETERS MUST BE PROTECTED WITH SILT FENCE.
  9. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
  10. IMMEDIATELY FOLLOWING GRADING OF (3:1 OR GREATER) SOIL SLOPES AND DRAINAGE SWALES, WOOD FIBER BLANKET OR OTHER APPROVED SOIL STABILIZING METHOD (APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 4" TOPSOIL.
  11. THE GENERAL CONTRACTOR MUST DISCUSS DRAINAGE PLANS WITH ALL SUBCONTRACTORS TO VERIFY ALL REQUIREMENTS. IF DRAINAGING IS REQUIRED DURING CONSTRUCTION CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
  12. REFER TO STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR ALL EROSION AND SEDIMENT CONTROL DEVICE LOCATION, DESCRIPTIONS, NOTES AND DETAILS INCLUDING CONCRETE WITHOUT STATION INSTRUCTIONS.
  13. REFER TO EROSION CONTROL PLAN FOR ALL EROSION CONTROL MEASURES.
  14. FOR ALL RETAINING WALLS 4 FEET IN HEIGHT OR GREATER AND THE WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER WITH DESIGN REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION.

- GRADING LEGEND:**
- EXISTING CONTOUR
  - PROPOSED CONTOUR
  - PROPOSED SPOT ELEVATION
  - TM XXX TOP OF WALL ELEVATION
  - BW XXX BOTTOM OF WALL ELEVATION
  - 2.00% DIRECTION OF DRAINAGE
  - F FULL BASEMENT
  - L LOOK OUT
  - W WALK OUT
  - EMERGENCY OVERFLOW ROUTING
  - RETAINING WALL
  - PROPOSED CATCH BASINS
  - PROPOSED STORM SEWER
  - PROPOSED EASEMENT
  - PROPERTY LINE
  - SETBACK LINE
  - LOT LINE
  - RIGHT-OF-WAY
  - TREE CLEARING LIMITS LINES
  - 987 @ 986 EXISTING TREE TO REMAIN (PROTECT FROM GRADING ACTIVITIES)
  - ⊗ 015 SOIL BORING LOCATION (TBD)

**CSM**  
500 Washington Avenue South, Suite 1000  
Minneapolis, MN 55415  
Tel: (612) 395-7000 Fax: (612) 395-7002

**ALLIANT ENGINEERING**

233 Park Ave S, Ste 300  
Minneapolis, MN 55415  
612.758.3080 main  
612.758.3099 fax  
www.alliant-inc.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
CLARK WICKLUND, PE  
DATE: \_\_\_\_\_ LICENSE NO: \_\_\_\_\_

**PROJECT TEAM**

DESIGNED:	ATP
DRAWN:	ATP
PROJECT NO.:	216-0066

**QA/QC REVIEW**

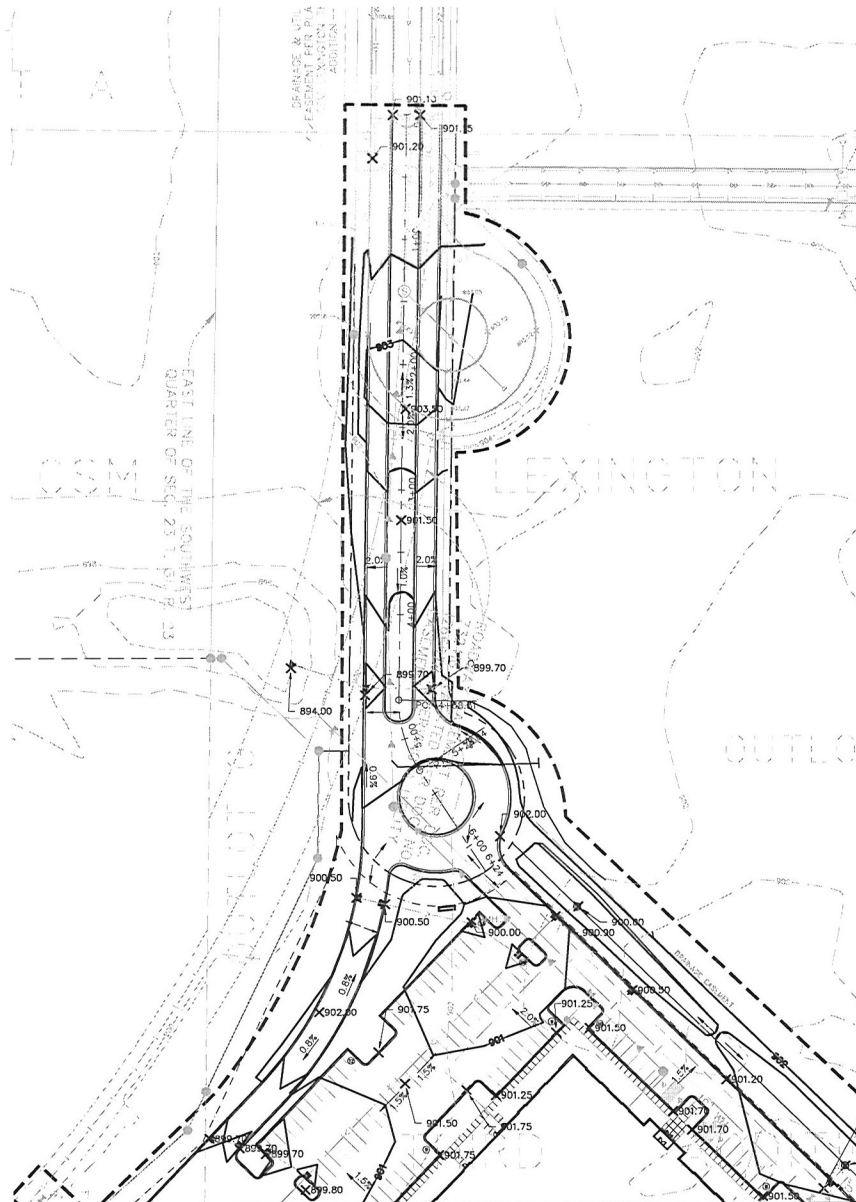
BY:	DATE:
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DATE	ISSUE	DATE	ISSUE
3-1-16	CITY SUBMITTAL		
3-18-16	WORKSHEET SUBMITTAL		
3-25-16	CITY SUBMITTAL		

**STREAMWORKS SITE**  
**PRELIMINARY PLAT / CUP**  
**PERMIT SUBMITTAL**

GRADING AND DRAINAGE PLAN

Drawing name: C:\pwworking\projectwise\cbu\lterworth\mns40717\160006grad.dwg Mar 24, 2016 - 3:21pm

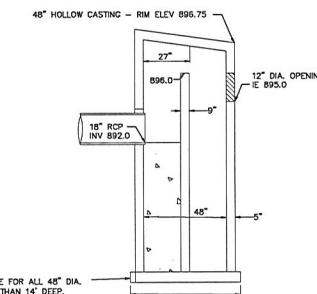


**GRADING LEGEND:**

- 2.00' --- EXISTING CONTOUR
- 789 --- PROPOSED CONTOUR
- TW XXX --- PROPOSED SPOT ELEVATION
- LW XXX --- TOP OF WALL ELEVATION
- 2.00% --- DIRECTION OF DRAINAGE
- F --- FULL BASEMENT
- L --- LOOK OUT
- W --- WALK OUT
- [Symbol] --- EMERGENCY OVERFLOW ROUTING
- [Symbol] --- RETAINING WALL
- [Symbol] --- PROPOSED CATCH BASIN
- [Symbol] --- PROPOSED STORM SEWER
- [Symbol] --- PROPOSED BASEMENT
- [Symbol] --- PROPERTY LINE
- [Symbol] --- SETBACK LINE
- [Symbol] --- LOT LINE
- [Symbol] --- RIGHT-OF-WAY
- [Symbol] --- TREE CLEARING LIMITS
- [Symbol] --- EXISTING TREE TO REMAIN (PROTECT FROM GRADING ACTIVITIES)
- [Symbol] --- SOIL BORING LOCATION (TBO)
- [Symbol] --- PRESERVED TREES

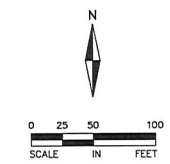
**GRADING NOTES:**

1. ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%.
2. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND WATERSHED.
3. NOTIFY CORNER STATE ONE CALL, AT (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION.
4. ALL IMPROVEMENTS TO CONFORM WITH CITY, AND COUNTY OR STATE CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
5. VEHICLE TRACKING PAD SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
6. CONTRACTOR TO KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE AT ALL TIMES.
7. REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
8. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE. STOCKPILE PERIMETERS MUST BE PROTECTED WITH SILT FENCE.
9. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
10. IMMEDIATELY FOLLOWING GRADING OF (3:1 OR GREATER) SIDE SLOPES AND DRAINAGE SWALES, WOOD FIBER BLANKET OR OTHER APPROVED SOIL STABILIZING METHOD (APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 4" TOPSOIL.
11. THE GENERAL CONTRACTOR MUST DISCUSS DOWATERING PLANS WITH ALL SUBCONTRACTORS TO VERIFY SLOPE REQUIREMENTS. IF DOWATERING IS REQUIRED DURING CONSTRUCTION CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
12. REFER TO STORMWATER POLLUTION PREVENTION PLAN (PPPPF) FOR ALL EROSION AND SEDIMENT CONTROL DEVICE LOCATION, DESCRIPTIONS, NOTES AND DETAILS INCLUDING CONCRETE WASHOUT STATION INSTRUCTIONS.
13. FOR ALL RETAINING WALLS 4 FEET IN HEIGHT OR GREATER AND THE WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER WITH DESIGN REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION.



OUTLET CONTROL STRUCTURE D  
NO SCALE

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CLARK WICKLEIN, P.E.  
DATE: LICENSE NO:

**PROJECT TEAM**

DESIGNED:	ATP
DRAWN:	ATP
PROJECT NO.:	216-0066

**QA/QC REVIEW**

BY:	DATE:
-----	-------

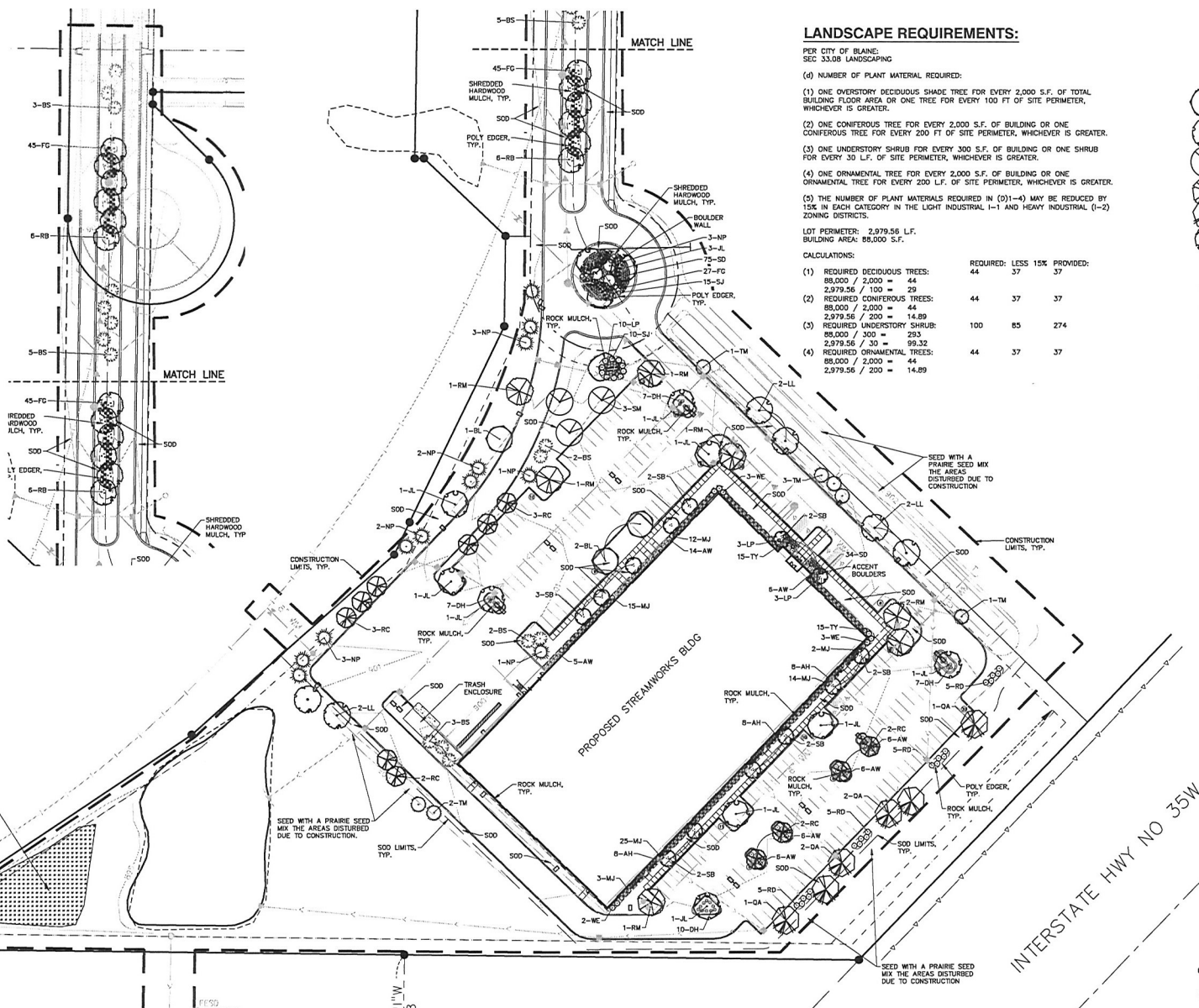
DATE	ISSUE	DATE	ISSUE
3-11-16	CITY SUBMITTAL		
3-16-16	WATERSHED SUBMITTAL		
3-25-16	CITY RESUBMITTAL		

**STREAMWORKS SITE**

PRELIMINARY PLAT / CUP PERMIT SUBMITTAL

GRADING AND DRAINAGE PLAN

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### LANDSCAPE REQUIREMENTS:

- PER CITY OF BLAINE, SEC. 33.08 LANDSCAPING
- (4) NUMBER OF PLANT MATERIAL REQUIRED:
- (1) ONE OVERSTORY DECIDUOUS SHADE TREE FOR EVERY 2,000 S.F. OF TOTAL BUILDING FLOOR AREA OR ONE TREE FOR EVERY 100 FT OF SITE PERIMETER, WHICHEVER IS GREATER.
- (2) ONE CONIFEROUS TREE FOR EVERY 2,000 S.F. OF BUILDING OR ONE CONIFEROUS TREE FOR EVERY 200 FT OF SITE PERIMETER, WHICHEVER IS GREATER.
- (3) ONE UNDERSTORY SHRUB FOR EVERY 300 S.F. OF BUILDING OR ONE SHRUB FOR EVERY 30 L.F. OF SITE PERIMETER, WHICHEVER IS GREATER.
- (4) ONE ORNAMENTAL TREE FOR EVERY 2,000 S.F. OF BUILDING OR ONE ORNAMENTAL TREE FOR EVERY 200 L.F. OF SITE PERIMETER, WHICHEVER IS GREATER.

LOT PERMETER: 2,979.56 L.F.  
BUILDING AREA: 88,000 S.F.

CALCULATIONS:

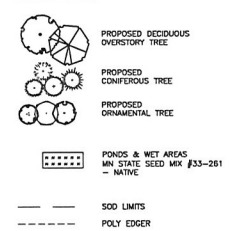
(1) REQUIRED DECIDUOUS TREES:	88,000 / 2,000 = 44	REQUIRED: LESS 15% PROVIDED:	37	37
2,979.56 / 100 = 29				
(2) REQUIRED CONIFEROUS TREES:	88,000 / 2,000 = 44	44	37	37
2,979.56 / 200 = 14.89				
(3) REQUIRED UNDERSTORY SHRUB:	88,000 / 300 = 293	100	85	274
2,979.56 / 30 = 99.32				
(4) REQUIRED ORNAMENTAL TREES:	88,000 / 2,000 = 44	44	37	37
2,979.56 / 200 = 14.89				

### PLANTING LEGEND:

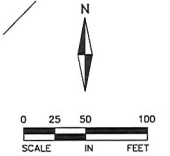
QTY.	KEY	COMMON NAME/BOTANICAL NAME	SIZE/ROOT TYPE	REMARKS	MATURE HT. X SPREAD
3	BL	OVERSTORY TREES BULLDOZER LINDEN <i>Tilia americana</i> 'Boulevard'	2.5' CAL. BAB	STRAIGHT TRUNK NO V-CROUCH	50' HT. X 40' W.
6	LL	LITTLELEAF LINDEN <i>Tilia cordata</i> 'Littleleaf'	2.5' CAL. BAB	STRAIGHT TRUNK NO V-CROUCH	50' HT. X 35' W.
3	SM	SUGAR MAPLE <i>Acer saccharum</i> 'Sisseton'	2.5' CAL. BAB	STRAIGHT TRUNK NO V-CROUCH	50' HT. X 40' W.
7	RM	RED MAPLE <i>Acer rubrum</i> 'Northwood'	2.5' CAL. BAB	STRAIGHT TRUNK NO V-CROUCH	50' HT. X 40' W.
6	QA	QUAKING ASPEN <i>Populus tremuloides</i>	2.5' CAL. BAB	STRAIGHT TRUNK NO V-CROUCH	50' HT. X 40' W.
12	RB	RIVER BIRCH <i>Betula nigra</i>	2.5' CAL. BAB	CLUMP FORM	40' HT. X 30' W.
<b>CONIFERS</b>					
15	BS	BLACKHILLS SPRUCE <i>Picea glauca densata</i>	6' HT. B&B	FULL FORM	40' HT. X 20' W.
15	NP	NORWAY PINE <i>Pinus resinosa</i>	6' HT. B&B	FULL FORM	75' HT. X 35' W.
7	TM	TAMARACK <i>Larix laricina</i>	6' HT. B&B	FULL FORM	75' HT. X 35' W.
<b>ORNAMENTAL</b>					
13	SB	SERVICEBERRY 'Autumn Brilliance' <i>Amelanchier x gndiora</i>	6' HT. B&B	CLUMP	20' HT. X 15' W.
12	JL	JAPANESE TREE LILAC <i>Syringa reticulata</i>	6' HT. B&B	STRAIGHT TRUNK	30' HT. X 25' W.
12	RC	RED SPLENDOR CRAB <i>Malus 'Red Splendor'</i>	6' HT. B&B	STRAIGHT TRUNK	20' HT. X 20' W.
<b>SHRUBS</b>					
20	RD	RED TWIGGED DOGWOOD <i>Cornus sericea</i> 'Bailey'	5 GAL POT	5 CANES AT HT. SPEC	8' HT. X 8' W.
16	LP	LITTLE PRINCESS SPIRAEA <i>Spiraea japonica</i> 'Little Princess'	3 GAL POT	5 CANES AT HT. SPEC	3' HT. X 3' W.
49	AW	ANTHONY WATERER SPIRAEA <i>Spiraea x bumalda</i>	3 GAL POT	5 CANES AT HT. SPEC	3' HT. X 4' W.
24	AH	ANNABELL HYDRANGEA <i>Hydrangea arborescens</i>	3 GAL POT	5 CANES AT HT. SPEC	4' HT. X 4' W.
31	DH	DWARF BUSH HONEYSHUCKLE <i>Diervilla lonicera</i>	3 GAL POT	5 CANES AT HT. SPEC	3' HT. X 3' W.
8	WE	WEINMANNIA <i>Euonymus alatus</i> 'Compacta'	3 GAL POT	5 CANES AT HT. SPEC	5' HT. X 5' W.
<b>EVERGREEN SHRUBS</b>					
25	SJ	SCANDIA JUNIPER <i>Juniperus sibirica</i> 'Scandia'	5 GAL POT	5 CANES AT HT. SPEC	18' HT. X 5' W.
71	MJ	SEA GREEN JUNIPER <i>Juniperus chinensis</i> 'Sea Green'	3 GAL POT	5 CANES AT HT. SPEC	4' HT. X 5' W.
30	TY	TAUNTON YEW <i>Taxus x media</i> 'Taunton'	3 GAL POT	5 CANES AT HT. SPEC	3' HT. X 4' W.
<b>PERENNIALS &amp; GRASSES</b>					
109	SD	STELLA D'ORO DAYLILY <i>Hemerocallis 'Stella de Oro'</i>	1 GAL POT		18" HT. X 14" W.
117	FC	KARL FOERSTER GRASS <i>Calamagrostis Karl Foerster</i>	1 GAL POT		48" HT. X 30" W.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN EVENT OF DISCREPANCY.

### LEGEND:



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MALLAH M. MILLER, ASLA  
DATE: LICENSE NO.:

**PROJECT TEAM**  
DESIGNED: MMW  
DRAWING: MMW  
PRODUCT NO: 216-0066  
**QA/QC REVIEW**  
BY: DATE:

DATE	ISSUE	DATE	ISSUE
3-11-16	CITY SUBMITTAL		
3-18-16	WATERSHED SUBMITTAL		
3-25-16	CITY RESUBMITTAL		

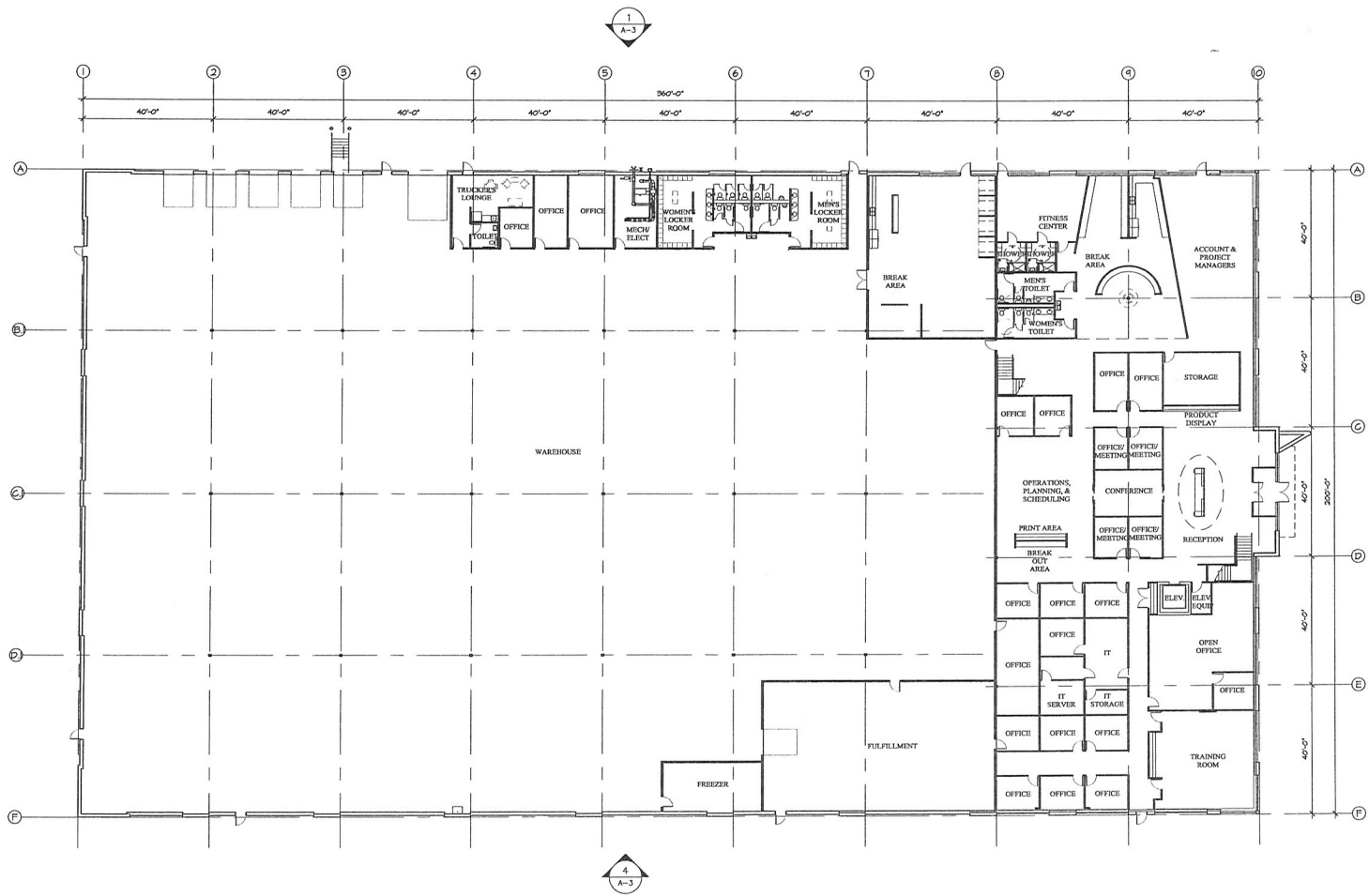
# STREAMWORKS SITE

PRELIMINARY PLAT / CUP PERMIT SUBMITTAL

LANDSCAPE PLAN

9  
SHEET 9 of 11



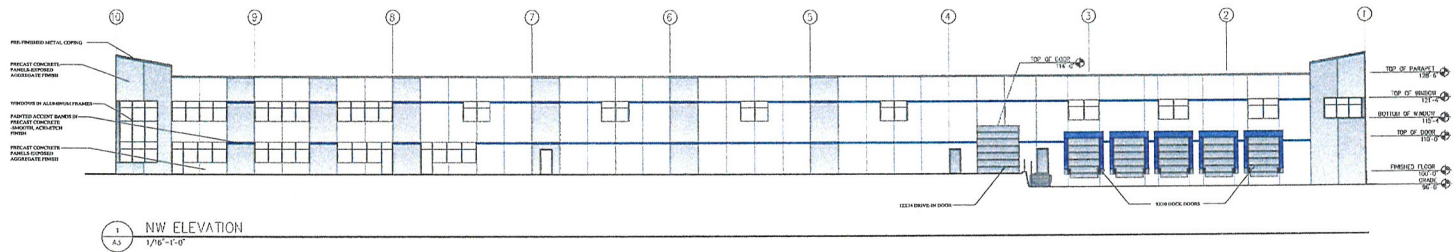


1 FLOOR PLAN  
1/4" = 1'-0"

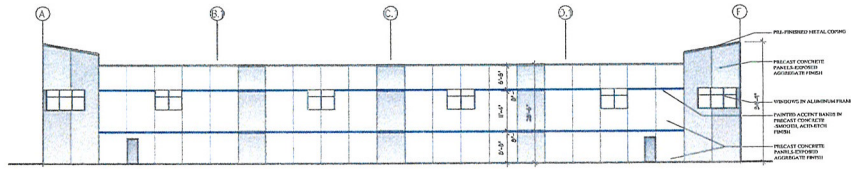




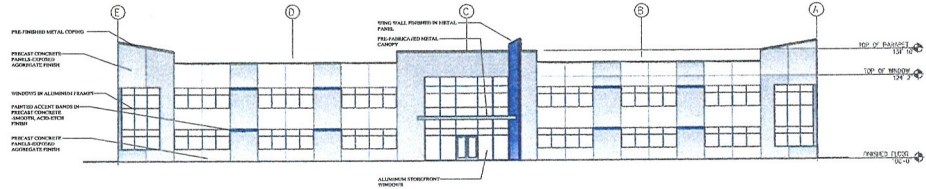




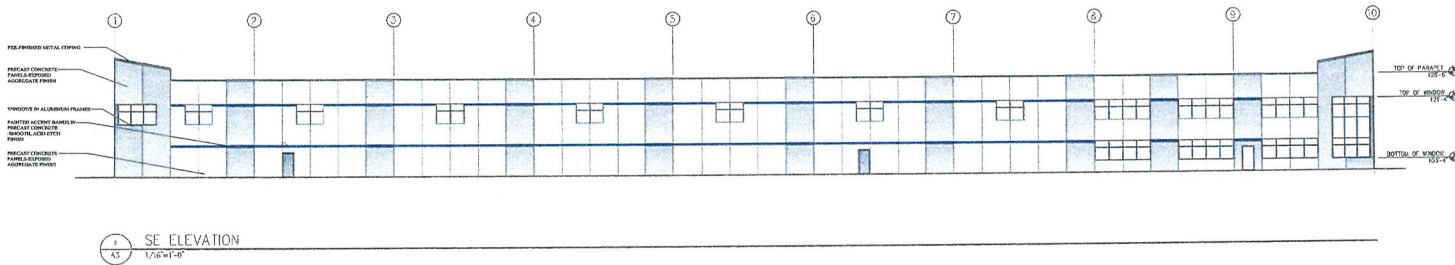
1 NW ELEVATION  
1/8"=1'-0"



2 SW ELEVATION  
1/8"=1'-0"



3 NE ELEVATION  
1/8"=1'-0"



4 SE ELEVATION  
1/8"=1'-0"