

Case File No. 15-0031

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



Client
TRI-LAND PROPERTIES, INC.
ONE WESTBROOK CORPORATE CENTER, SUITE 520
WESTCHESTER, IL 60154

Project
OAK PARK PLAZA

Location
BLAINE, MINNESOTA
10809 UNIVERSITY AVE NE

Certification
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the state of Minnesota.
Jared F. Jones, P.E.
Registration No. 125 Date: 03/04/2015
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minneapolis, MN office.

Summary
Designed: coa Drawn: jmw
Approved: jfj Book / Page:
Phase: PRELIMINARY Initial Issue: 03/04/2015

Revision History
No. Date By Submittal / Revision

Sheet Title
SITE PLAN

Sheet No. Revision
C3.01

Project No. TRI20217

LEGEND

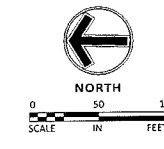
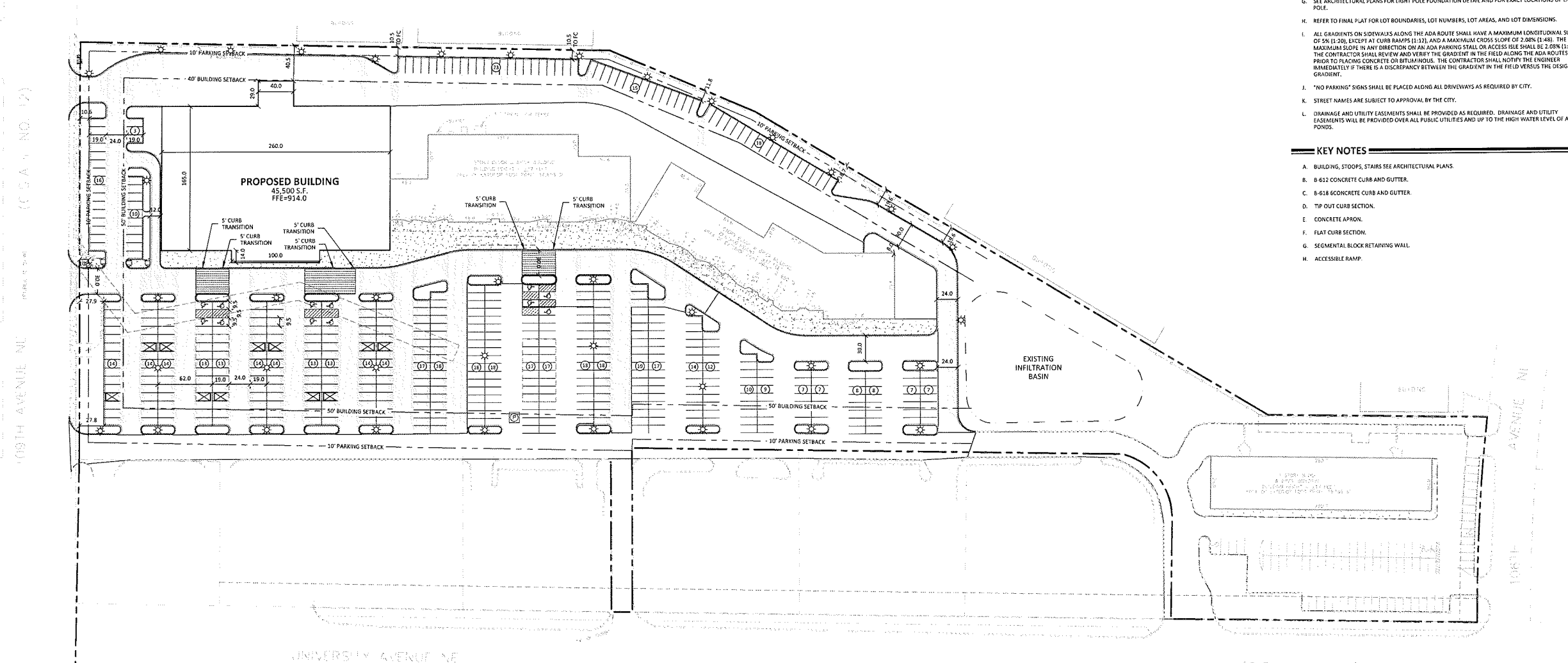
PROPOSED	EXISTING	
PROPERTY LIMIT	---	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	---	MILL & OVERLAY
EASEMENT	---	CONCRETE PAVING
BUILDING	---	
RETAINING WALL	---	
SAWCUT LINE	---	
SIGN	---	
PIPE BOLLARD	---	
NUMBER OF PARKING STALLS PER ROW	---	
KEY NOTE	---	

DEVELOPMENT SUMMARY

AREA	PROPOSED	EXISTING
GROSS SITE AREA	562,159 SF	12.91 AC
REQUIRED SETBACKS		
FRONT YARD	50 FEET	20 FEET
REAR YARD	100 FEET	25 FEET
SIDE YARD	50 FEET	30 FEET
PROPOSED SETBACKS		
FRONT YARD	50 FEET	20 FEET
REAR YARD	100 FEET	25 FEET
SIDE YARD	50 FEET	30 FEET
ZONING		
EXISTING ZONING		COMMUNITY COMMERCIAL (B-2)
PROPOSED ZONING		COMMUNITY COMMERCIAL (B-2)
BUILDING REQUIREMENTS		
MAXIMUM BUILDING HEIGHT		2.5 STORIES OR 36 FT (WHICHEVER IS LESS)
PARKING		
PARKING STALLS PROVIDED		501 STALLS

- DEVELOPMENT NOTES**
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
 - ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED. BACK OF CURB IS SHOWN GRAPHICALLY ONLY.
 - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
 - ALL PARKING STALLS TO BE 9.5' IN WIDTH AND 15' IN LENGTH UNLESS OTHERWISE INDICATED.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORTALS, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - SEE ARCHITECTURAL PLANS FOR Pylon SIGN DETAILS.
 - SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
 - REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
 - ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS ISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADES IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT.
 - "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
 - STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
 - DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO THE HIGH WATER LEVEL OF ALL PONDS.

- KEY NOTES**
- BUILDING, STOOPS, STAIRS SEE ARCHITECTURAL PLANS.
 - 8-612 CONCRETE CURB AND GUTTER.
 - 8-618 6" CONCRETE CURB AND GUTTER.
 - TIP OUT CURB SECTION.
 - CONCRETE APRON.
 - FLAT CURB SECTION.
 - SEGMENTAL BLOCK RETAINING WALL.
 - ACCESSIBLE RAMP.



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Client

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ONE WESTBROOK CORPORATE
CENTER, SUITE 520
WESTCHESTER, IL 60154

Project

**OAK PARK
PLAZA**

Location

**BLAINE,
MINNESOTA**

18089 UNIVERSITY AVE NE

Certification

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 LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

Anthony R. Ch...
Registration No. 1400 Date: MM/DD/YYYY
This certificate is not valid unless well signed in blue ink. If applicable, contact us for a well signed copy of this survey which is available upon request at Sambatek, Minnesota, MN office.

Summary

Designed: cda Drawn: nxy
Approved: jf Book / Page:
Phase: PRELIMINARY Initial Issued: 03/04/2015

Revision History

No. Date By Submittal / Revision

Sheet Title

**LANDSCAPE
PLAN**

Sheet No. Revision

L1.01

Project No. TRI20217

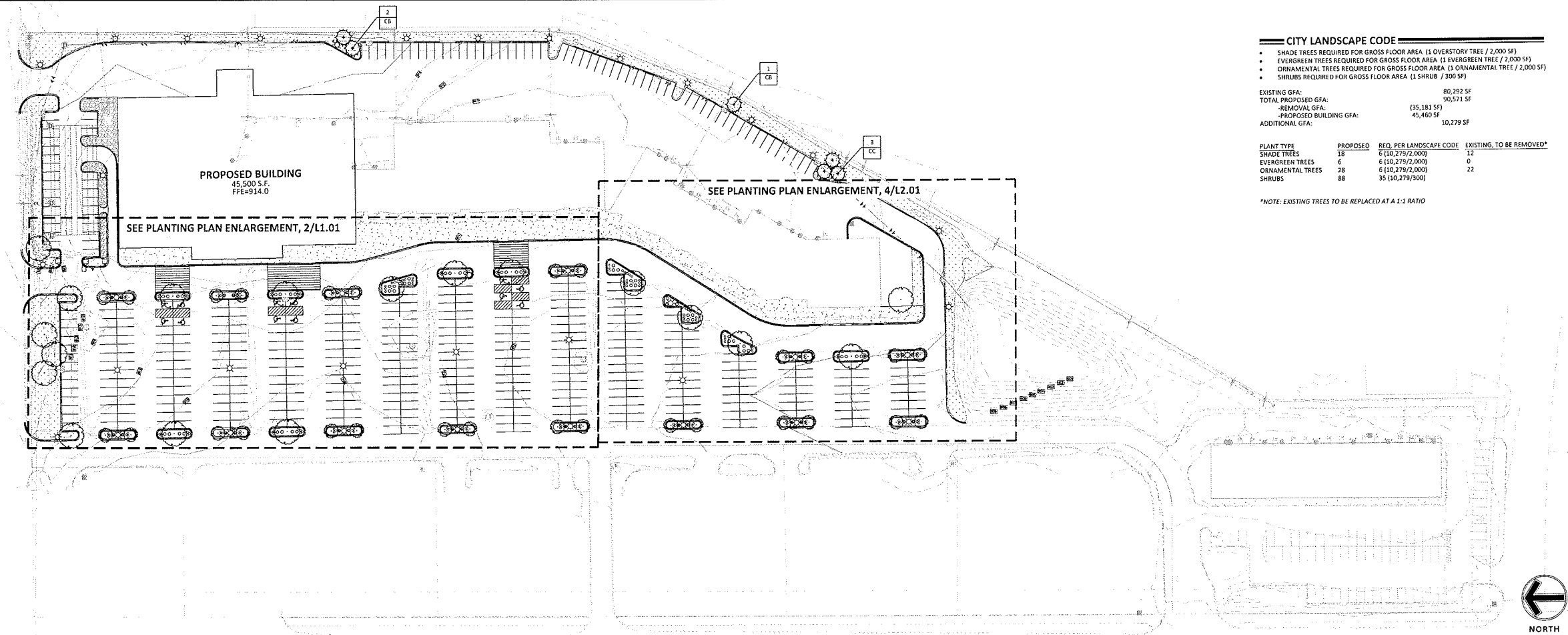
CITY LANDSCAPE CODE

- SHADE TREES REQUIRED FOR GROSS FLOOR AREA (1 OVERSTORY TREE / 2,000 SF)
- EVERGREEN TREES REQUIRED FOR GROSS FLOOR AREA (1 EVERGREEN TREE / 2,000 SF)
- ORNAMENTAL TREES REQUIRED FOR GROSS FLOOR AREA (1 ORNAMENTAL TREE / 2,000 SF)
- SHRUBS REQUIRED FOR GROSS FLOOR AREA (1 SHRUB / 300 SF)

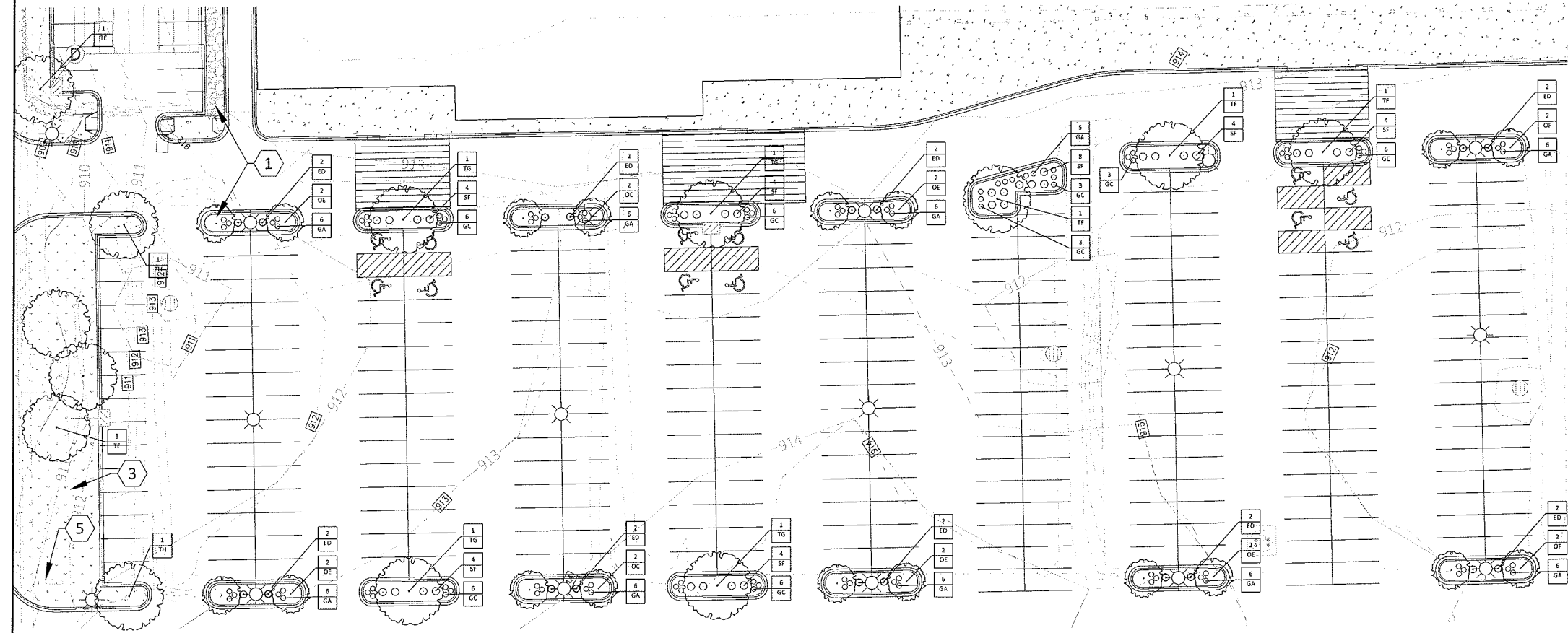
EXISTING GFA:	80,292 SF
TOTAL PROPOSED GFA:	90,571 SF
REMOVAL GFA:	(35,181 SF)
PROPOSED BUILDING GFA:	45,460 SF
ADDITIONAL GFA:	10,279 SF

PLANT TYPE	PROPOSED	REQ. PER LANDSCAPE CODE	EXISTING, TO BE REMOVED*
SHADE TREES	18	6 (10,279/2,000)	12
EVERGREEN TREES	6	6 (10,279/2,000)	0
ORNAMENTAL TREES	28	6 (10,279/2,000)	22
SHRUBS	88	35 (10,279/300)	

*NOTE: EXISTING TREES TO BE REPLACED AT A 1:1 RATIO



1
L1.01
LANDSCAPE PLAN
SCALE: 1" = 20'

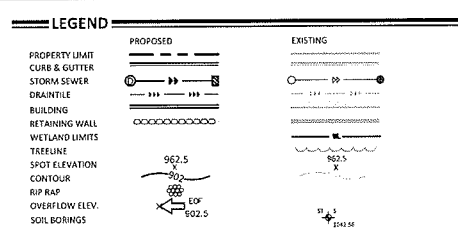


2
L1.01
PLANTING PLAN ENLARGEMENT
SCALE: 1" = 20'

LANDSCAPE LEGEND

	SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE
	EVERGREEN SHRUB
	DECIDUOUS SHRUB
	PERENNIALS / ORNAMENTAL GRASSES

	ROCK MULCH (3/4" ST. CLOUD GRANITE W/ WEED BARRIER, MIN. 3" DEPTH)
	SHREDED HARDWOOD MULCH (NATURAL COLOR)
	TURF (HIGHLAND SOD)
	STEEL EDGER
	MONUMENT SIGN, SEE ARCHITECTURAL DWGS.



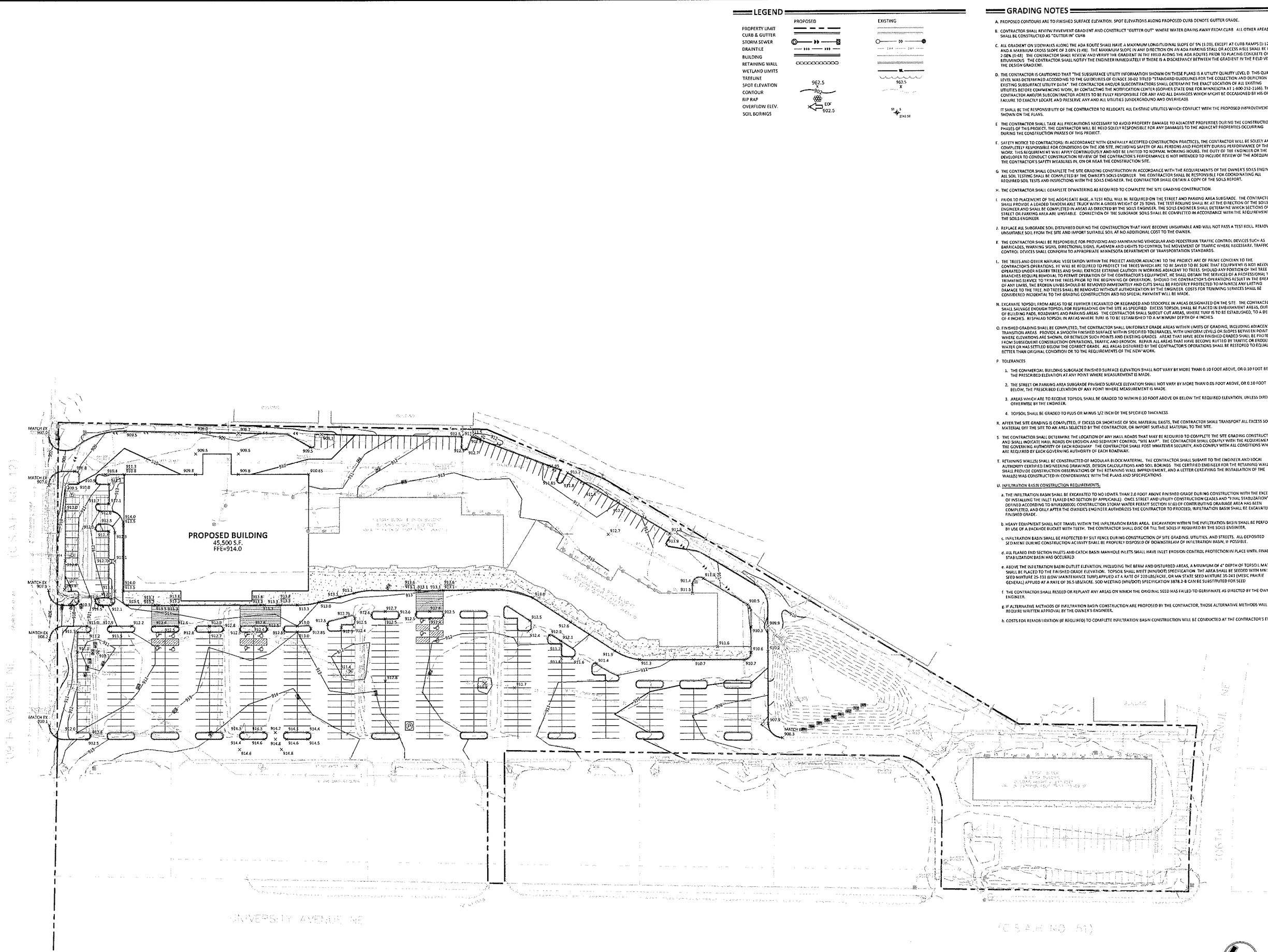
GRADING NOTES

- A. PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
- B. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "OUTLET BY CURB".
- C. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING SPACE OR ACCESS AREA SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND APPLY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE ON BITUMINOUS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT.
- D. THE CONTRACTOR IS CAUTIONED THAT THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE QUALITY OF CONCRETE (QOC) TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA". THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BY CONTACTING THE NOTIFICATION CENTER (NUMBER 651-430-2333) FOR MINNESOTA AT 1:00 P.M. (LOCAL TIME), THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).
- E. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- F. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- G. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
- H. THE CONTRACTOR SHALL COMPLETE DOWNGRADING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
- I. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED STANDARD TEST ROLL WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CONNECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
- J. REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
- K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHEN NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- L. TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS. HE WILL BE REQUIRED TO PROTECT THE TREES WHICH ARE TO BE SAVED TO BE SURE THAT EQUIPMENT IS NOT NECESSARILY OPERATED UNDER HEAVY TREES AND SHALL EXERCISE EXTREME CAUTION IN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, HE SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO THE TREE PRIOR TO THE BEGINNING OF THE CONTRACTOR'S OPERATIONS. SHOULD THE CONTRACTOR'S OPERATIONS RESULT IN THE REMOVAL OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO AVOID ANY LASTING DAMAGE TO THE TREE. THE TREE SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.
- M. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER ENCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL MAINTAIN ENOUGH TOPSOIL FOR REGRADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS OUTSIDE OF BUILDING PADS, ROADSIDEWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBMIT CUT AREAS, WHERE TYPICAL IS TO BE ESTABLISHED, TO A DEPTH OF 4 INCHES. RE-SHAPE TOPSOIL IN AREAS WHERE TYPICAL IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 4 INCHES.
- N. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNEXPECTEDLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTHLY FINISHED SURFACE WITH SPECIFIED TOLERANCES. WITH UNIFORM LEVELS OR SLOPES BETWEEN PROFILES WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADIENTS. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND IMPROVEMENTS. REPAIR ALL AREAS THAT HAVE BECOME SETTLED BY TRAFFIC EXPOSED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.

- TOLERANCES**
1. THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.

5. AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR OR IMPORT SUITABLE MATERIAL TO THE SITE.
6. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
7. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY MAIL ROUTES THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE MAIL ROUTES ON DROSS AND SEPARATE CONTROL "SITE MAP". THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. THE CONTRACTOR SHALL POST WHATEVER SECURITY, AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.
8. RETAINING WALLS SHALL BE CONSTRUCTED OF MODULAR BLOCK MATERIAL. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND LOCAL AUTHORITY CERTIFIED ENGINEERING DRAWINGS, DESIGN CALCULATIONS AND SOIL BORINGS. THE CERTIFIED ENGINEER FOR THE RETAINING WALLS SHALL PROVIDE CONSTRUCTION OBSERVATIONS OF THE RETAINING WALL IMPROVEMENT, AND A LETTER CERTIFYING THE INSTALLATION OF THE WALLS WAS CONSTRUCTED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

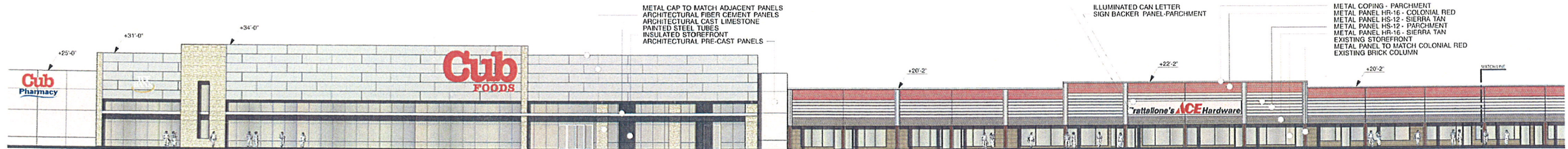
- INFILTRATION BASIN CONSTRUCTION REQUIREMENTS**
1. THE INFILTRATION BASIN SHALL BE EXCAVATED TO NO LOWER THAN 2.0 FOOT ABOVE FINISHED GRADE DURING CONSTRUCTION WITH THE EXCEPTION OF INSTALLING THE INLET FLARED END SECTION (IF APPLICABLE). ONCE STREET AND UTILITY CONSTRUCTION CLASSES AND "FINAL STABILIZATION" HAS BEEN COMPLETED ACCORDING TO MINNESOTA CONSTRUCTION STANDARDS WATER REPAIR SECTION 14.01 OR CORRECTIVE SHADE AREA HAS BEEN COMPLETED, AND ONLY AFTER THE OWNER'S ENGINEER AUTHORIZES THE CONTRACTOR TO PROCEED, INFILTRATION BASIN SHALL BE EXCAVATED TO FINISHED GRADE.
 2. HEAVY EQUIPMENT SHALL NOT TRAVEL WITHIN THE INFILTRATION BASIN AREA. EXCAVATION WITHIN THE INFILTRATION BASIN SHALL BE PERFORMED BY USE OF A BACKHOE BUCKET WITH TEETH. THE CONTRACTOR SHALL DISC OR TILL THE SOILS IF REQUIRED BY THE SOILS ENGINEER.
 3. INFILTRATION BASIN SHALL BE PROTECTED BY SILT FENCE DURING CONSTRUCTION OF SITE GRADING, UTILITIES, AND STREETS. ALL DEPOSITED SEDIMENT DURING CONSTRUCTION ACTIVITY SHALL BE PROPERLY DISPOSED OF DOWNSTREAM OF INFILTRATION BASIN, IF POSSIBLE.
 4. ALL FLARED END SECTION INLETS AND CATCH BASIN MANHOLE INLETS SHALL HAVE INLET EROSION CONTROL PROTECTION IN PLACE UNTIL FINAL STABILIZATION BASIN IS OCCUPIED.
 5. ABOVE THE INFILTRATION BASIN OUTLET ELEVATION, INCLUDING THE BEAM AND DISTURBED AREAS, A MINIMUM OF 4" DEPTH OF TOPSOIL MATERIAL SHALL BE PLACED TO THE FINISHED GRADE ELEVATION. TOPSOIL SHALL MEET (MINIMUM) SPECIFICATION. THE AREA SHALL BE SEEDED WITH MINN STATE SEED MIXTURE 25-15 (BOW MAN) MANURE TURF APPLIED AT A RATE OF 200 LB/ACR. ON MINN STATE SEED MIXTURE 25-24 (DISC MIXTURE) SEED SHALL BE APPLIED AT A RATE OF 36.5 LB/ACR. SOON AFTER (MINIMUM) SPECIFICATION SHALL BE SUBSTITUTED FOR SEED.
 6. THE CONTRACTOR SHALL RESEED OR REPLANT ANY AREAS ON WHICH THE ORIGINAL SEED HAS FAILED TO GERMINATE AS DIRECTED BY THE OWNER'S ENGINEER.
 7. IF ALTERNATIVE METHODS OF INFILTRATION BASIN CONSTRUCTION ARE PROPOSED BY THE CONTRACTOR, THOSE ALTERNATIVE METHODS WILL REQUIRE WRITTEN APPROVAL BY THE OWNER'S ENGINEER.
 8. COSTS FOR REMEDIATION (IF REQUIRED) TO COMPLETE INFILTRATION BASIN CONSTRUCTION WILL BE CONDUCTED AT THE CONTRACTOR'S EXPENSE.



THE QUALITY OF THE INFORMATION SHOWN ON THIS PLAN IS A UTILITY QUALITY LEVEL. THIS QUALITY LEVEL IS DETERMINED ACCORDING TO THE QUALITY OF CONCRETE (QOC) TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA". THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BY CONTACTING THE NOTIFICATION CENTER (NUMBER 651-430-2333) FOR MINNESOTA AT 1:00 P.M. (LOCAL TIME), THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

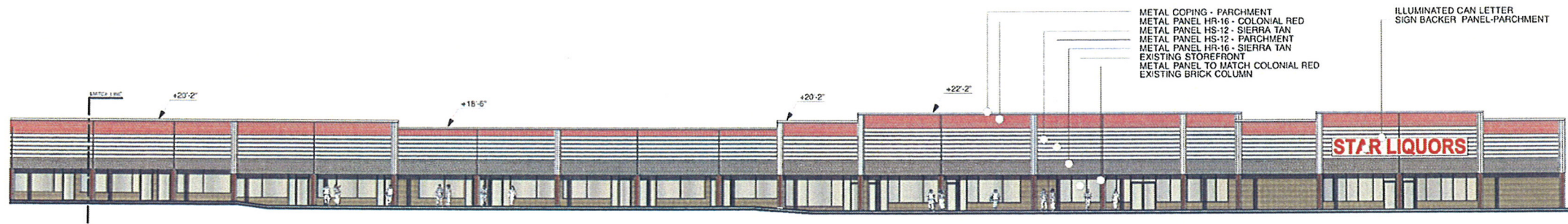
IF THE CONTRACTOR ENCOUNTERS ANY UTILITIES NOT SHOWN ON THESE PLANS, HE SHALL NOTIFY THE ENGINEER WITHIN THE LOCAL TIME LIMIT AND NOTIFY THE OWNER IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).





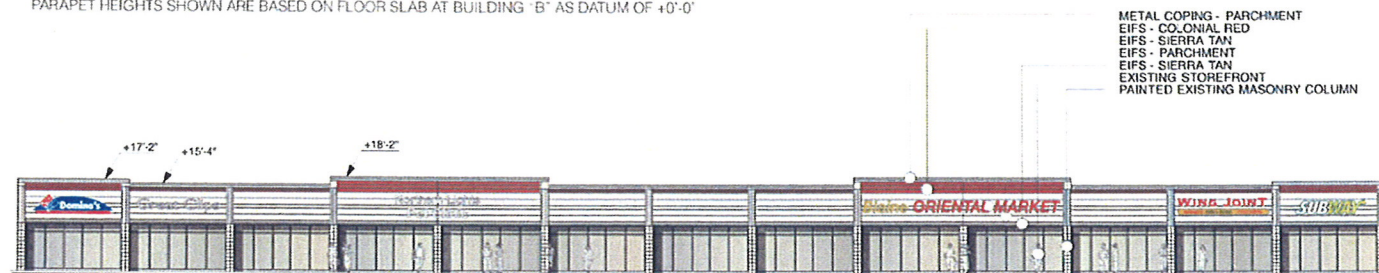
WEST ELEVATION
CUB FOODS/ BUILDING B

PARAPET HEIGHTS SHOWN ARE BASED ON FLOOR SLAB AT BUILDING "B" AS DATUM OF +0'-0"

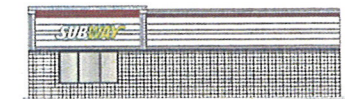


WEST ELEVATION
BUILDING A

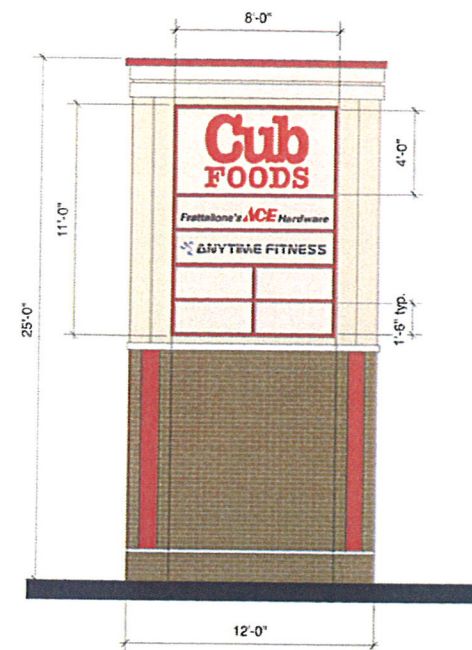
PARAPET HEIGHTS SHOWN ARE BASED ON FLOOR SLAB AT BUILDING "B" AS DATUM OF +0'-0"



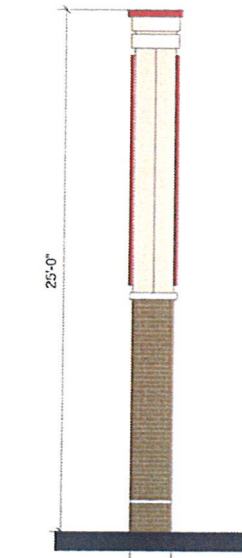
WEST ELEVATION
BUILDING C



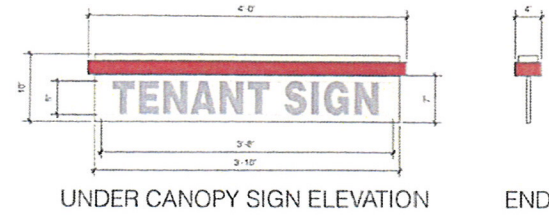
SOUTH ELEVATION
BUILDING C



MONUMENT SIGN ELEVATION (2 SIDED)

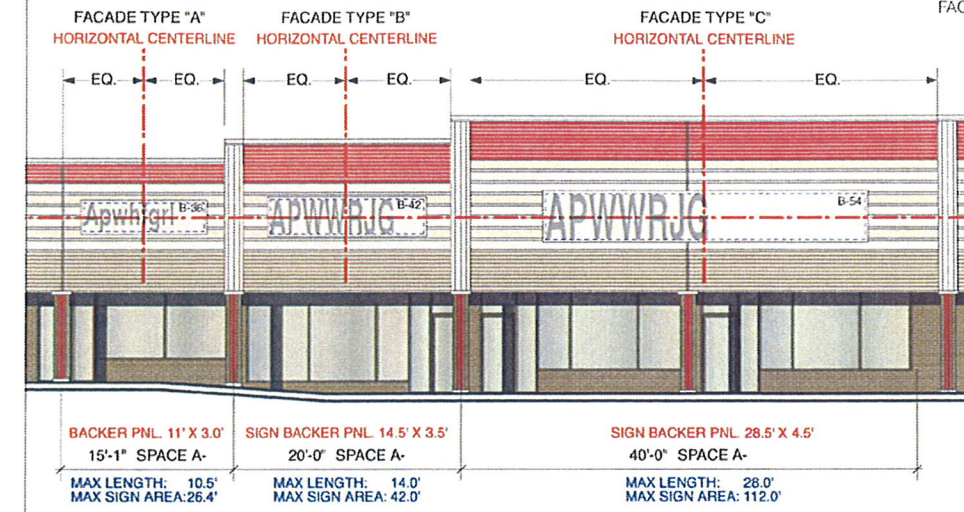


SIGN END ELEVATION



UNDER CANOPY SIGN ELEVATION

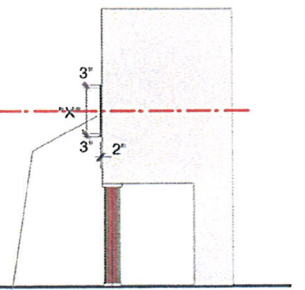
END



TYPICAL FACADE ELEVATION

SIGN HGT. SCHEDULE

FACADE TYPE "A" "X" = 30' - BACKER PANEL = 36'
 FACADE TYPE "B" "X" = 36' - BACKER PANEL = 42'
 FACADE TYPE "C" "X" = 48' - BACKER PANEL = 54'



TYPICAL FACADE PROFILE



BEFORE RENOVATION PHOTO



PROPOSED DESIGN RENDERING

109TH AVENUE NE

CUB SUPERMARKET

BUILDING 'B'

BUILDING 'A'

BUILDING 'C'

OUTPARCELS NOT INCLUDED IN REDEVELOPMENT

OUTPARCELS NOT INCLUDED IN REDEVELOPMENT

UNIVERSITY AVENUE NE

BUTTERNUT STREET

EGRET BLVD

EXISTING TRAFFIC SIGNAL

MONUMENT SIGN

EXISTING TRAFFIC SIGNAL



PROPOSED SITE PLAN 5/29/2015

TRI-LAND PROPERTIES
ONE EAST OAK HILL DRIVE SUITE 302
WESTMONT, IL 60559 708 531 8210

