SITE IMPROVEMENT PLANS

FOR

JEFFERSON LINES

LOCATED AT

2100 EAST 26TH STREET
MINNEAPOLIS, MN

Preliminary Plan - Subject to change

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C-700	LANDSCAPE PLAN
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PROJECT LOCATION

VICINITY

N.T.S.

PROJECT TEAM

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JEFFERSON LINES
2100 EAST 26TH STREET
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(651) 487-7015

ALL CONTRACTORS MUST CONTACT
GOPHER STATE CALL ONE
MN TOLL FREE 1-800-252-1166
BEFORE CONSTRUCTION BEGINS
TWIN CITY AREA 651-454-0002

PREPARED BY:
Kimley-Horn and Associates, Inc.

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley-Horn and Associates, Inc.

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.
THOMAS J. LINCOLN
DATE: 06/21/2012 MN LIC. NO. 21433

SCALE: AS NOTED
DESIGNED BY: BRE
DRAWN BY: BRE
CHECKED BY: TJL

COVER SHEET

JEFFERSON LINES
2100 EAST 26TH STREET
MINNEAPOLIS MINNESOTA

DATE 06/21/2012
PROJECT NO. 160681000
SHEET NUMBER C-100

Drawing name: K:\TMC_LDEV\COLDWELL_BANKER\Jefferson Lines\CADD\Plan Sheets\C-100 COVER SHEET.dwg LAYOUT Jun 21, 2012 1:02pm by: brandon.elegert
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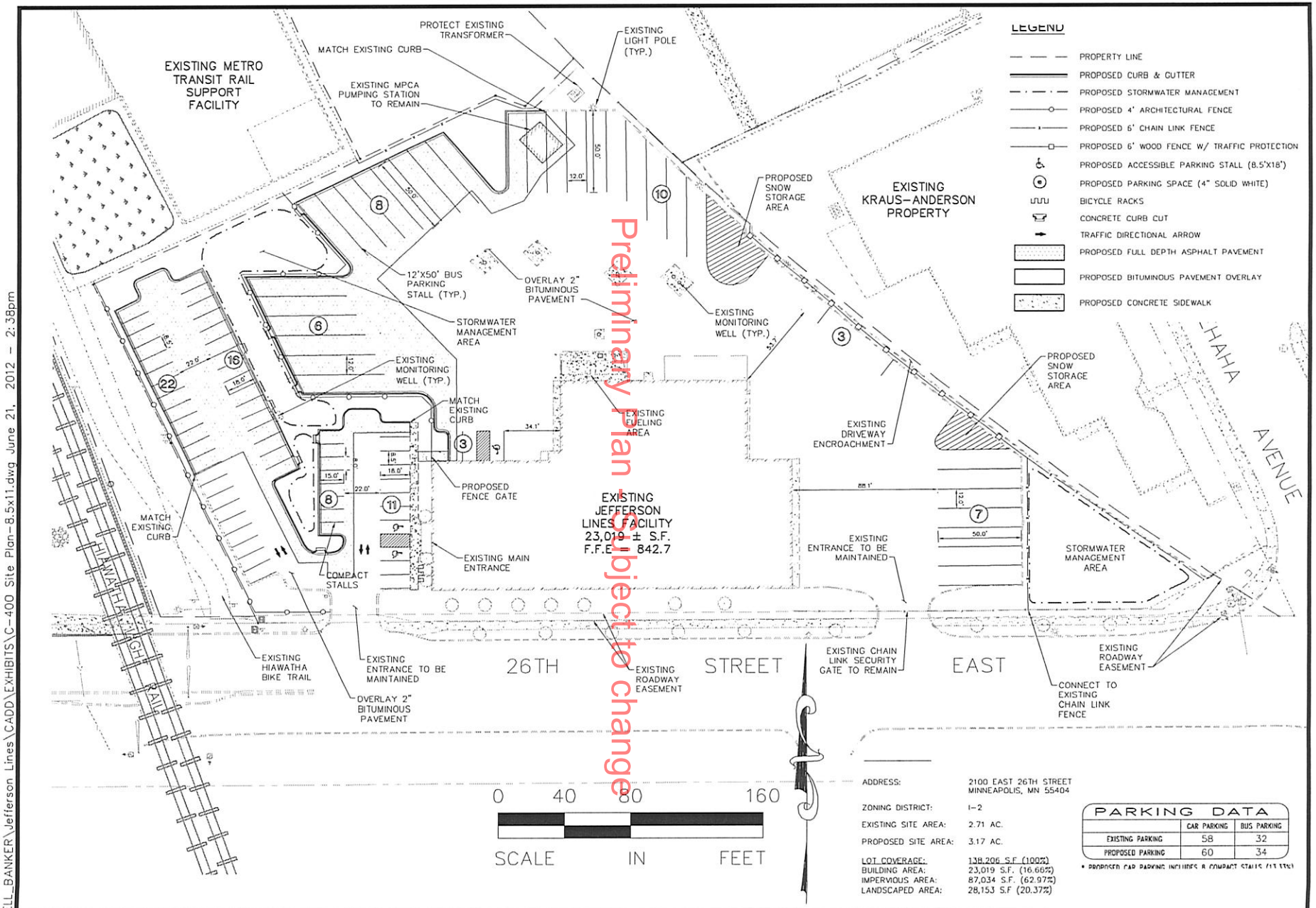

Preliminary Plan - Subject to change

ADDRESS:	2100 EAST 26TH STREET MINNEAPOLIS, MN 55404
ZONING DISTRICT:	I-2
EXISTING SITE AREA:	2.71 AC.
PROPOSED SITE AREA:	3.17 AC.
LOT COVERAGE:	138,206 S.F. (100%)
BUILDING AREA:	23,019 S.F. (16.66%)
IMPERVIOUS AREA:	87,034 S.F. (62.97%)
LANDSCAPED AREA:	28,153 S.F (20.37%)

PARKING DATA

	CAR PARKING	BUS PARKING
EXISTING PARKING	58	32
PROPOSED PARKING	60	34

* PROPOSED CAR PARKING INCLUDES 8 COMPACT STALLS (13.33%)

No.	Date	Revisions	App.

DRAWING NAME	
C-400 Site Plan-8.5x11.dwg	
DESIGNED BY:	BRE
DRAWN BY:	BRE
CHECKED BY:	TJL
DATE:	06/21/2012
PROJECT NO.	160681000

JEFFERSON LINES
2100 EAST 26TH STREET
MINNEAPOLIS, MN
SITE PLAN

Kimley-Horn and Associates, Inc.
2550 UNIVERSITY AVE. WEST, SUITE 238N
ST. PAUL, MINNESOTA 55114
TEL. NO. (651) 645-4197
FAX. NO. (651) 645-5116

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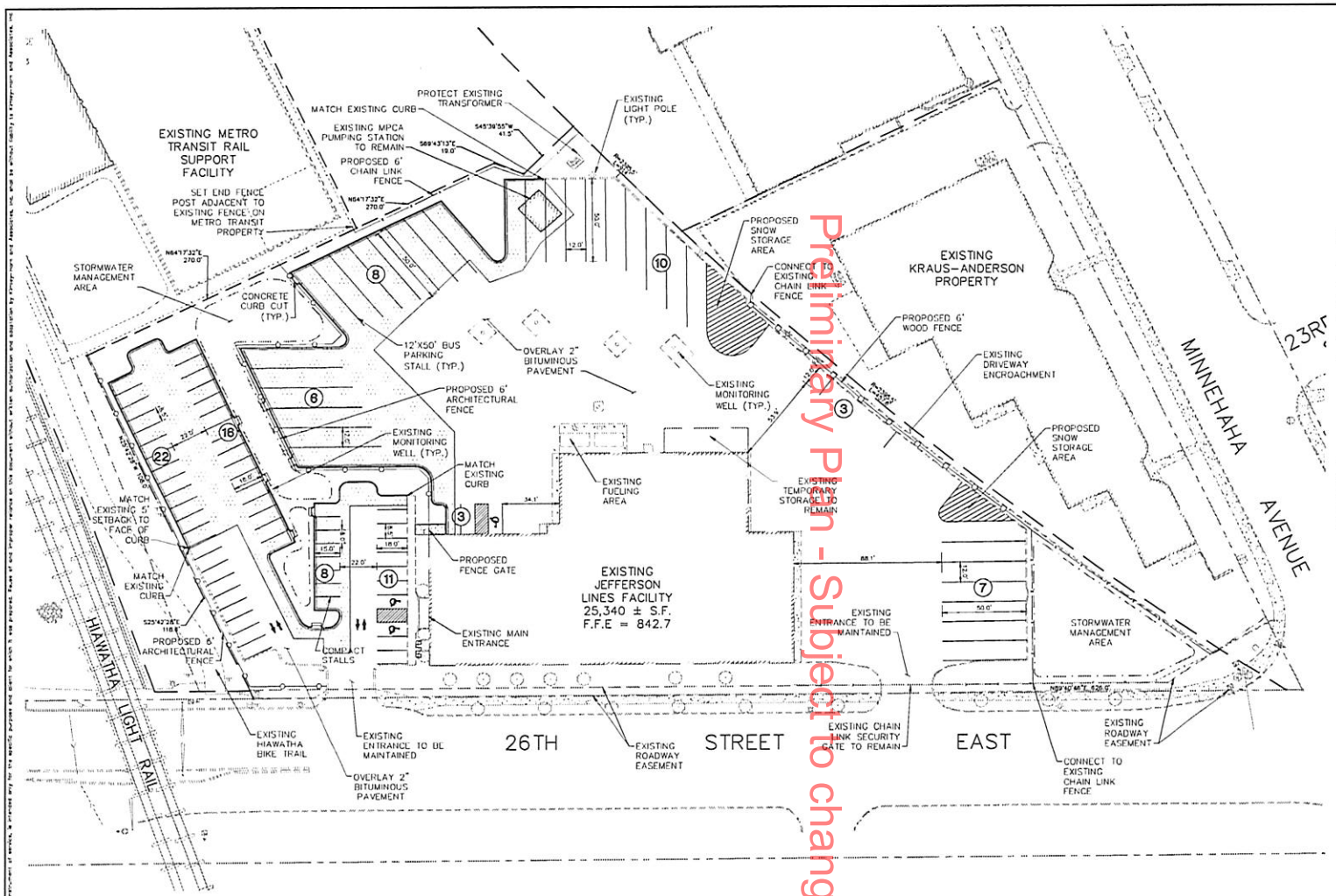

Preliminary Plan - Subject to change

SITE PLAN NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES WITH O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
3. CONTRACTOR SHALL PROTECT THE EXISTING BUILDING.
4. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
5. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES AS DESIGNATED ON THE PLANS.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN EXISTING CONDITIONS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON THE PLANS) AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND SPECIFICATIONS.
8. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
9. THE EXISTING MPCA PUMPING STATION SHED MY BE RELOCATED IN THE FUTURE.
10. SITE BOUNDARY, TOPOGRAPHY, UTILITY, AND ROAD INFORMATION TAKEN FROM A SURVEY PREPARED BY HANSEN THORP PELLINEN OLSON, INC DATED 10/10/2008.
11. TOTAL LAND AREA IS 3.17 AC.

SITE DATA

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PROPOSED PARKING	60	34

* PROPOSED CAR PARKING INCLUDES 8 COMPACT STALLS (13.33%)
* PROPOSED CAR PARKING INCLUDES 3 ACCESSIBLE PARKING STALLS

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BEFORE CONSTRUCTION BEGINS
TWIN CITY AREA 651-454-0002

PRELIMINARY - NOT FOR CONSTRUCTION

JEFFERSON LINES
2100 EAST 26TH STREET
MINNEAPOLIS MINNESOTA

SITE PLAN

DATE 06/21/2012
PROJECT NO. 16068100
SHEET NUMBER C-400

NO	REVISIONS	DATE	BY

Kimley-Horn and Associates, Inc.

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.
DATE 06/21/2012 LIC. NO. 21433

SCALE 1" = 30'
DESIGNED BY BJE
DRAWN BY BJE
CHECKED BY TJL

Drawing name: k:\MPC_LDEV\COLDWELL_BANKER\Jefferson Lines\CADD\Plan Sheets\IC-400 SITE PLAN.dwg Layout1 Jun 21, 2012 1:03pm bjr brandon.engert

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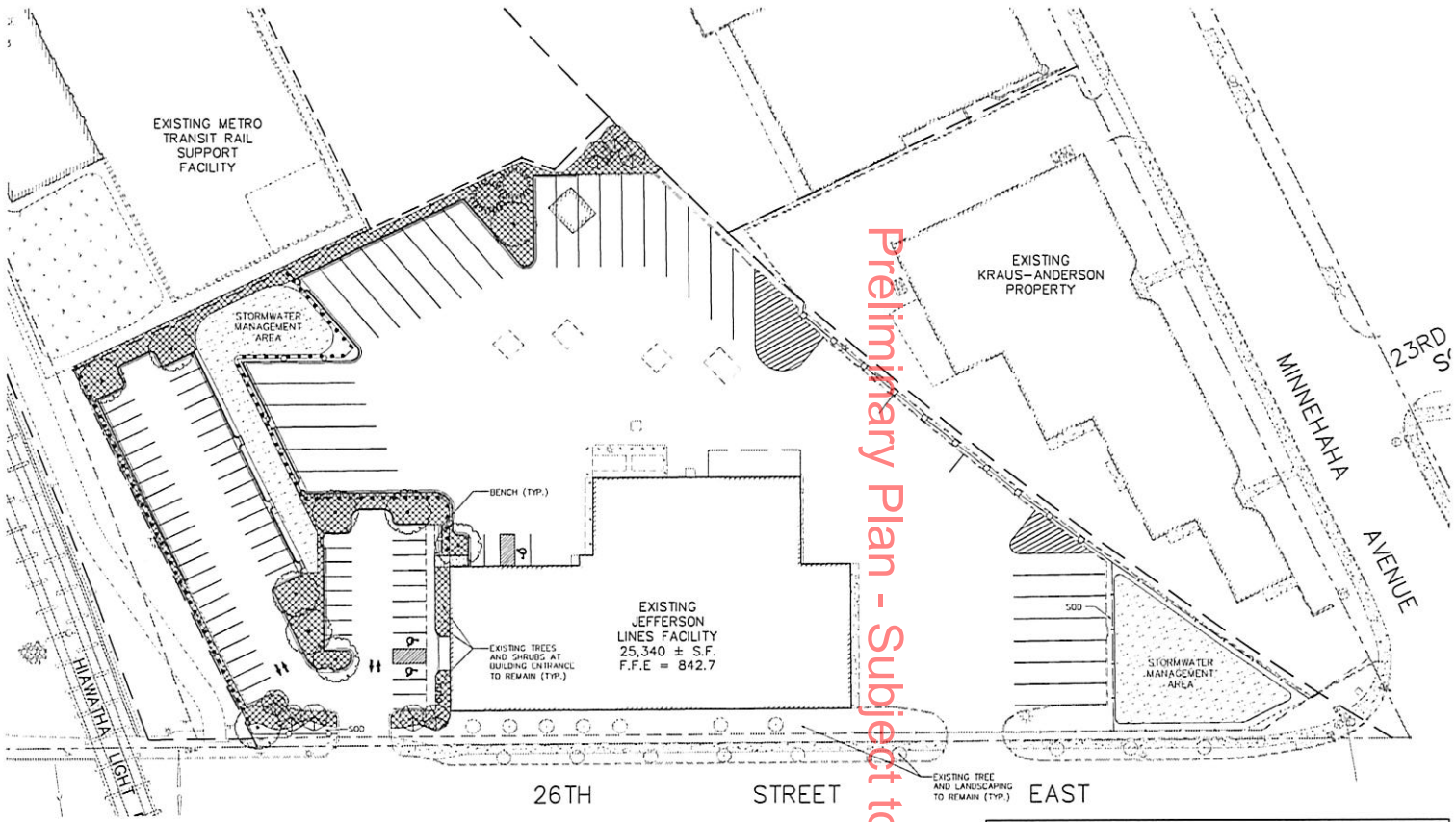

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TWIN CITY AREA 651-454-0002

Preliminary Plan - Subject to change

LANDSCAPE PLAN NOTES

1. PLACE 4" DEPTH SHREDDED HARDWOOD MULCH IN ALL PLANTING BEDS
2. MULCH ALL DECIDUOUS TREES WITH 3 FOOT DIA. MULCH RING AND ALL EVERGREEN TREES TO DRIP LINE WITH 4" SHREDDED HARDWOOD MULCH. APPLY PRE-EMERGENT HERBICIDE SUCH AS PREEN PRIOR TO MULCH PLACEMENT
3. INSTALL STEEL LANDSCAPE EDGER WHERE TURF AREAS MEET SHRUB/PERENNIAL PLANTING BEDS
4. SEE LANDSCAPE DETAILS FOR PLANTING BED PREPARATION AND INSTALLATION REQUIREMENTS
5. ALL PLANTING BEDS AND TURF AREAS WITHIN THE LIMITS OF CONSTRUCTION TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. NO IRRIGATION WITHIN STORMWATER AND INFILTRATION AREAS OR AREAS SEEDED WITH NATIVE/WET SEED MIX
6. PLANT MATERIALS SHALL BE ACQUIRED FROM SOURCES WITHIN HARDINESS ZONES 3 OR 4
7. KEEP ALL SHRUBS AND PERENNIALS A MINIMUM OF 18" OFF EDGE OF PAVEMENT
8. SOD ALL DISTURBED AREAS WITH KENTUCKY BLUEGRASS-FESCUE SOD UNLESS OTHERWISE NOTED. PLACE SOD OVER 4" OF TOPSOIL.
9. SOD AREAS AS NOTED WITH NO MOW TYPE ALL FESCUE SOD.

LEGEND	
○	EXISTING TREES (TO REMAIN)
	NATIVE/WET SEED MIX

PRELIMINARY PLANT SCHEDULE

SYMBOL	QTY	COMMON NAME	SIZE	ROOT
OVERSTORY DECIDUOUS	10	NEW HORIZON ELM	2.5" CAL.	B & B
		SIOUXLAND POPLAR	2.5" CAL.	B & B
		SKYLINE HONEYLOCUST	2.5" CAL.	B & B
ORNAMENTAL DECIDUOUS	8	FOX VALLEY RIVER BIRCH (CLUMP)	#20	CONT.
		IVORY SILK LILAC	#20	CONT.
EVERGREEN	2	BLACK HILLS SPRUCE	6' HT	B & B
SHRUB/ PERENNIAL MASSING	-	ALPINE CURRANT	#3	CONT.
		PINK PARASOLS SPIREA	#3	CONT.
		FOXI PAVEMENT ROSE	#3	CONT.
		TAUNTON YEW	#3	CONT.
		KARL FOERSTER GRASS	#3	CONT.
		MERINGUE CONEFLOWER	#1	CONT.
		BLACK-EYED SUSAN	#1	CONT.
		RUBY STELLA DAYLILY	#1	CONT.
		STELLA DE ORO DAYLILY	#1	CONT.
		BANANA CREAM DAISY	#1	CONT.
• VINES	89	ENGELMANN IVY	#1	CONT.

PRELIMINARY - NOT FOR CONSTRUCTION

JEFFERSON LINES
2100 EAST 26TH STREET
MINNEAPOLIS MINNESOTA

LANDSCAPE PLAN

DATE 06/21/2012
PROJECT NO. 160681000
SHEET NUMBER C-700

SCALE AS NOTED
DESIGNED BY BMS
DRAWN BY BMS
CHECKED BY TFH

DATE 06/11/2012 MN LIC. NO. 24900

Kimley-Horn and Associates, Inc.

No	REVISIONS	DATE	BY