SITE DEVELOPMENT PLANS
FOR

PHASE II MULTIFAMILY RESIDENTIAL

SECTION 18, TOWNSHIP 28 NORTH, RANGE 23 WEST
MINNEAPOLIS, HENNEPIN COUNTY, MN

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.

2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 30X42 SHEET.

3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.

4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

NOTES:

LANDSCAPE ARCHITECT
BKV GROUP
222 North Second Street
Long & Kees Bldg, Suite 101
Minneapolis, MN 55401
Telephone: 612.339.3752
www.bkvgroup.com
CONTACT: MICHAEL J. KRYCH

GEOTECHNICAL ENGINEER
NORTHERN TECHNOLOGIES, LLC
6160 Carmen Avenue East,
Inver Grove Heights, MN 55076
Telephone: (651) 389-4191
CONTACT: DEBRA A. SCHROEDER

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
222 North Second Street, Suite 101
Minneapolis, MN 55401
Telephone: 612.339.3752
www.kimley-horn.com
CONTACT: BENJAMIN R. JOHNSON

OWNER / DEVELOPER
OPPIDAN INVESTMENT COMPANY
400 Water Street, Suite 200
Excelsior, MN 55331
Telephone: 952-294-1259
CONTACT: IAN HALKER

ARCHITECT
BVK GROUP
222 North Second Street, Suite 101,
Minneapolis, MN 55401
Telephone: 612.339.3752
Fax: 612-339-6212
CONTACT: ERIC ROESER

SURVEYOR
EGAN, FIELD & NOWAK, INC
1229 Tyler Street NE, Suite 100
Minneapolis, MN 55413
Telephone: (612) 466-3300
Fax: (612) 466-3383
CONTACT: ERIC ROESER
GENERAL CONSTRUCTION NOTES

7. IT RELOCATE FAMILIAR ON CONSTRUCTION OWNER DIRECTLY FROM THE TESTING AGENCY.

8. CLEAR THE ENGINEER AND OWNER.

9. THE VERIFIED APPROPRIATE EXISTING CONTRACTOR DISCREPANCIES AND EROSION DISCOVERED THE SUBSURFACE SHOWN THE ENGINEER.

10. ANY POTENTIAL ENGINEER SHALL MAINTAINED ANY IMPROVEMENTS.

11. PERIODIC MAINTAINED OF THIS PARTY IS RESPONSIBLE THIS SEQUENCE.

12. THIS PARTY SHALL MAINTAINED ANY IMPROVEMENTS.

13. TWO PERIODIC MAINTAINED OF THIS PARTY IS RESPONSIBLE THIS SEQUENCE.

14. ANY POTENTIAL ENGINEER SHALL MAINTAINED ANY IMPROVEMENTS.

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25. PERIODIC MAINTAINED OF THIS PARTY IS RESPONSIBLE THIS SEQUENCE.

26. ANY POTENTIAL ENGINEER SHALL MAINTAINED ANY IMPROVEMENTS.

27. PERIODIC MAINTAINED OF THIS PARTY IS RESPONSIBLE THIS SEQUENCE.
DISTANCES REQUIRED BY XCEL

MAINTAIN ALL SEPARATION

CONTRACTOR SHALL PROVIDE AND

EXISTING CUB

HIAWATHA PLAZA

PARKING LOT

CITY OF MINNEAPOLIS ROW

SINGLE-FAMILY RESIDENTIAL UNITS

EROSION CONTROL PLAN NOTES

1. DAILY UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, SWPPP UPDATES AND AMENDMENTS BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

SEQUENCE OF CONSTRUCTION:

1. BMP INSTALLATION, 2. BOUNDARY INSTALLATION, 3. POST-DEVELOPMENT IMPERVIOUS AREA, 4. Post-Development Pervious Area, 5. Removal All Erosion Control Measures After Vegetation Is Established, 6. The contractor shall remove all soils and sediment tracked onto the construction site, 7. The contractor shall maintain all erosion control measures, including any excess sediment in proposed basins shall be removed by the contractor, 8. The contractor shall install catch basin erosion control measures, 9. The contractor shall construct drainage basins prior to site grading, 10. All disturbed areas shall be stabilized with seed, sod, or rock base. Refer to landscape plans for general materials.

SWPPP UPDATES AND AMENDMENTS

THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO THE CONSTRUCTION SITE. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, OR PERMANENT STABILIZATION.

THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.

THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.

THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE INSTALLATION, UPDATES, AND MODIFICATION OF SITE GRADING PERMIT.

THE CONTRACTOR SHALL UPDATE THE SITE MAPS, IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN THE KEYNOTE LEGEND.

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EROSION CONTROL PLAN NOTES

**SEQUENCE OF CONSTRUCTION:**

1. **POST-DEVELOPMENT IMPERVIOUS AREA**
   - PREPARE SITETODAY
   - CLEARING, GRUBBING, STORM SEWER INSTALLATION,
   - INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, UNDERGROUND SYSTEM,
   - OBTAIN CONCURRENCE WITH THE CIVIL ENGINEERING CONSULTANT THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
   - TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL TRACK WITH A TANK TRUCK TO ALL CONSTRUCTION AREAS.
   - REMOVE ALL REMAINING TEMPORARY EROSION CONTROL AND SEDIMENT CONTROL DEVICES.
   - STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPs.

2. **PRE-DEVELOPMENT IMPERVIOUS AREA**
   - INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, UNDERGROUND SYSTEM,
   - OBTAIN CONCURRENCE WITH THE CIVIL ENGINEERING CONSULTANT THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
   - TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL TRACK WITH A TANK TRUCK TO ALL CONSTRUCTION AREAS.
   - REMOVE ALL REMAINING TEMPORARY EROSION CONTROL AND SEDIMENT CONTROL DEVICES.
   - STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPs.

3. **CONSTRUCTION SAFETY FENCE**
   - ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
   - THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
   - THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
   - ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
   - ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.

4. **LIMITS OF DISTURBANCE**
   - THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO POST-DEVELOPMENT PERVIOUS AREA.
   - THE PROJECT BOUNDARIES SHALL BE DETERMINED PRIOR TO CONSTRUCTION.
   - THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONTRACT.

5. **CONSTRUCTION ENTRANCE**
   - LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

6. **MATERIALS**
   - THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.

7. **FOUNDATION**
   - THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO THE SITE.
   - THE CONTRACTOR SHALL INSTALL FOUNDATION AND FOOTING EROSION CONTROL MEASURES.
   - THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONTRACT.

8. **CONSTRUCTION**
   - CONSTRUCTION SAFETY FENCE
   - CONSTRUCTION ENTRANCE

9. **PAVING**
   - THE PROJECT BOUNDARIES SHALL BE DETERMINED PRIOR TO CONSTRUCTION.
   - THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
   - THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
   - ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
   - ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.

SWPPP UPDATES AND AMENDMENTS

- ANY MODIFICATIONS TO THE SWPPP PLAN WITHIN THE PROJECT AREA SHALL BE SUBMITTED TO THE CITY'S PRELIMINARY SWPPP PLAN.
- ANY MODIFICATIONS TO THE SWPPP PLAN WITHIN THE PROJECT AREA SHALL BE SUBMITTED TO THE CITY'S PRELIMINARY SWPPP PLAN.

TERRAIN CONTOUR

- THE CONTRACTOR SHALL PROVIDE ALL TERRAIN CONTOURS PRIOR TO CONSTRUCTION.
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issued: 08/07/20

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PROPOSED BUILDING
L1 FFE: 825.50
P1 FFE: 814.50
EXISTING CUB PARKING LOT
HIAWATHA PLAZA
SINGLE-FAMILY RESIDENTIAL UNITS
MIN HI-LINE TRAIL
ALLEY
STREET PARKING
WEST BOUND LANE
EAST BOUND LANE
CITY OF MINNEAPOLIS PROPERTY
MINNEHAHA AVE
E 46TH STREET
NAWADAHA BLVD
HIAWATHA AVE
PHASE I DEVELOPMENT
(BLOCK 2 LOT 1)
GROCERY/RETAIL/RESIDENTIAL
FOOTPRINT ±54,316 SF
FFE: 831.25
5 LEVELS
PROPOSED TRAIL, DESIGN TO BE COORDINATED WITH CITY OF MINNEAPOLIS AND MIN HI-LINE (SEE SHEET C402)

PROPERTY SUMMARY
PHASE II MULTIFAMILY RESIDENTIAL
TOTAL PROPERTY AREA
62,964 SF (1.45 AC)
PROPOSED IMPERVIOUS AREA
46,814 SF (1.07 AC)
PROPOSED GREEN SPACE ABOVE UNDERGROUND PARKING (IMPERVIOUS)
2,495 SF (0.06 AC)
PROPOSED PERVIOUS AREA
13,655 SF (0.31 AC)
TOTAL DISTURBED AREA
69,705 SF (1.60 AC)

ZONING SUMMARY
ZONING
C3A - COMMUNITY ACTIVITY CENTER
PARKING SETBACKS
FROM RAILROAD AND PUBLIC STREET - 7 FT
FROM ALLEY - 9 FT
BUILDING SETBACKS
MAXIMUM - 8 FT

CONSTRUCTIONS
LEGEND
HARDSCAPE/STREETSCAPE
PROPOSED STANDARD DUTY ASPHALT
PROPOSED CONCRETE PAVEMENT
PROPOSED LANDSCAPING
PROPOSED CONCRETE SIDEWALK
PROPOSED CONCRETE DRIVEWAY APRON

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EOE
INSURE THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED BY ITS ELEMENTS OTHER THAN THE STANDARD CONCRETE WALKWAYS SUCH AS MNDOT STANDARD PLATES. RAILINGS. CONTACT MATT HANAN AT (612) 673-3607 FOR FURTHER INFORMATION.

RETENTION AND RELATED EXCAVATIONS WITHIN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A DETAILED PLAN BE BORNE BY THE CONTRACTOR AND/OR PROPERTY OWNER.

RIGHT-OF-WAY REQUIRE ENGINEERED/STRUCTURED SOIL IN THE FORM OF A RIGHT OF WAY. ALL PROPOSED TREES IN THE PUBLIC RIGHT-OF-WAY ARE OWNED, THEY WILL REQUIRE AN ENCROACHMENT PERMIT.

PROPOSED STREET LIGHTING IN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED LAURIN AT (612) 673-5987 TO DETERMINE STREET LIGHTING REQUIREMENTS. ALL PRIOR TO SITE PLAN APPROVAL, THE APPLICANT SHALL CONTACT JOSEPH LAURIN AT (612) 673-5987 FOR FURTHER INFORMATION.

THESE SERVICES MAY COST THE DEVELOPMENT.

IF CONDUIT IS PRE-1973, IT IS ASSUMED TO BE ASBESTOS CONTAINING TRANSITE CONDUIT AND A QUALIFIED ASBESTOS HAULER MUST REMOVE THE CONDUIT. ANY PEDESTRIAN RAMPS WILL NEED TO MEET CURRENT ADA REGULATIONS AND BE "ACCESSIBLE PARKING SIGN".

ALL PROPOSED XCEL PROJECTS TO TEMPORARY THE CITY'S LIGHTING AND/OR SIGNAL SYSTEM, AS WELL AS USE CONDITIONS AND A COST ESTIMATE. IF THIS PROJECT CHOOSES NOT TO USE TEMORARY REMOVAL/TEMPORARY RELOCATION OF ANY CITY OF MINNEAPOLIS PROJECT COMPLETION AT PROJECT EXPENSE. THIS CAN BE REQUESTED AT WWW.MINNEAPOLISMN.GOV/PUBLICWORKS/PLATES/INDEX.HTM FOR A PERMIT WITH THAT TYPE OF PAINT UNLESS OTHERWISE DIRECTED BY THE CITY OF MINNEAPOLIS.
1. INFILTRATION TESTS.

2. IF NATIVE SUBGRADE SOILS BELOW FILL/URBAN FILL ARE DETERMINED TO NOT BE CONDUCTIVE TO FACILITIES (INCLUDING AS-BUILT VOLUMES) CONFORM TO DESIGN AND/OR PLANS AS APPROVED BY ENGINEERED SOIL MUST OCCUR IN DRY SOIL CONDITIONS TO PREVENT SMEARING AND FINAL EXCAVATION OF UNDERGROUND INFILTRATION SYSTEM AREA AND INSTALLATION OF OF UPON COMPLETION OF THE STORMWATER BMP AND FINAL STABILIZATION OF THE TRIBUTARY NO CONSTRUCTION EQUIPMENT SHALL TRAVEL WITHIN THE UNDERGROUND INFILTRATION SYSTEM CONTRACTOR SHALL COORDINATE AND COMPLETE CERTIFIED AS-BUILT PLANS DEMONSTRATING SIGNIFICANT RAIN EVENT THAT SHOWS THE BMPS DRAWS DOWN WITHIN 48 HOURS.

3. SUITABLE ENGINEERED FILL MEETING THE MNDOT SPECIFICATION FOR COARSE FILTER AGGREGATE CONTRACTOR SHALL OVER-EXCAVATE ALL NON-CONDUCIVE INFILTRATION SOILS (CLAYS, FILL / SHALE) AND CONFIRM THE INFILTRATION CAPACITY OF THE NATIVE SUBGRADE SOILS IS MET WITH ALL CONSTRUCTED STORMWATER CONVEYANCE STRUCTURES, AND STORMWATER MANAGEMENT AND WATER QUALITY VOLUME DEPTH PIPE/STONE IE: 817.00 TYPICAL PROFILE/54" UNDERGROUND 54" PERFORATED PIPE 6" STONE COVER (40% VOIDS) 24" OUTLET PIPE TO GWL: 805.00 DOWNSTREAM STRUCTURE, OCS-4
ANY DISCREPANCIES IN ADDITION ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT APPLICATION. IF REMOVED PER THE REQUIREMENTS OF GENERAL CONTRACTOR JUST PRIOR TO THE START OF CONSTRUCTION. "RIGHT-OF-WAY EXCAVATION PERMIT". THIS PERMIT IS TYPICALLY ISSUED TO THE SUBMITTED SHOWING DETAILS OF THE SYSTEM. ALL SUCH ELEMENTS SHALL BE OUTSIDE OF THE PROPERTY LINE OF THE DEVELOPMENT, THEN A PLAN MUST BE SUBMITTED SHOWING DETAILS OF THE SYSTEM. ALL SUCH ELEMENTS SHALL BE CONTRIBUTED TO THE CITY OF MINNEAPOLIS UPON COMPLETION AND ACCEPTANCE OF WORKS - SURFACE WATER & SEWER 48 HOURS IN ADVANCE OF PROPOSED UTILITIES. MATERIAL SHALL MEET CITY OF MINNEAPOLIS WATERMAIN SPECIFICATIONS. IN-SITU MATERIAL SHALL MEET CITY OF MINNEAPOLIS WATERMAIN SPECIFICATIONS. CONTRACTOR SHALL INSTALL WATERMAIN AND 8" WATERMAIN, ZINC COATED. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND TO PROVIDE ENERGY AND OSHA REGULATIONS. IN-SITU MATERIAL SHALL MEET CITY OF MINNEAPOLIS WATERMAIN SPECIFICATIONS. CONTRACTOR SHALL INSTALL WATERMAIN AND 8" WATERMAIN, ZINC COATED. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND TO PROVIDE ENERGY AND OSHA REGULATIONS.
ANCHORING.

SCALE: N.T.S.

NECESSARY ANCHORING DEVICES FOR COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS FOR BIKE RACK PRIOR TO PROCUREMENT, FABRICATION AND INSTALLATION CONTRACTOR SHALL FURNISH ALL LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION.

CONTRACTOR TO PROVIDE PRODUCT DATA, SHOP DRAWINGS, AND FINISH SAMPLES FOR APPROVAL BY INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.

L101 SHEET NUMBER

BENCH

SCALE: N.T.S.

STRIPS: FRONT TO BACK

MATERIAL: WOOD (IPE)

NOTE:

CONSTRUCTION NOT FOR CERTIFICATION

WWW.KIMLEY-HORN.COM

PHONE: 651-645-4197

LABORATORY ADDRESS:

767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114

2020 KIMLEY-HORN AND ASSOCIATES, INC.

NOTES:

1. INSTALL AS PER MANUFACTURERS SPECIFICATIONS.
2. CONTRACTOR TO PROVIDE PRODUCT DATA, SHOP DRAWINGS, AND FINISH SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION.
3. CONTRACTOR TO FURNISH ALL NECESSARY ANCHORING DEVICES FOR COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS FOR ANCHORING.