



	Concrete sidewalk L601	902.2 SQ FT
	Crushed aggregate surfacing L601	1542.4 SQ FT
	Curb & gutter to match existing	16.5 FT
	Concrete patio slab	290.2 SQ FT
	Concrete Stairs	6.1 FT

CITY OF MINNEAPOLIS USE

- NOTES:**
- ALL DIMENSIONS SHOWN ARE TO FLOW LINE, CENTERLINE OF FENCE, EDGE OF PAVEMENT, OR EXTERIOR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL VERIFY ALL PLAN AND DETAIL DIMENSIONS PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
 - ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
 - CONTRACTOR SHALL PROVIDE A TEMPORARY PEDESTRIAN ACCESS ROUTE PLAN FOR ANY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
 - CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR ANY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
 - GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

PROPOSED SITE LEGEND

	CONCRETE SIDEWALK
	CRUSHED AGGREGATE SURFACING
	BITUMINOUS PAVEMENT REPAIR
	CONCRETE CURB & GUTTER
	RETAINING WALL

PROPERTY INFORMATION

NORTH LOT PROPERTY AREA	5602.3 SF
MIDDLE LOT PROPERTY AREA	5607.5 SF
SOUTH LOT PROPERTY AREA	5597.6 SF
DISTURBED AREA	0.45 ±AC
EXISTING IMPERVIOUS AREA	0.0 SF
PH 1 PROPOSED IMPERVIOUS AREA	5360.0 SF



32711 EDDY ROAD
HINCKLEY, MN 55037
651.647.7343



856 RAYMOND
ST PAUL, MN 55117
651.447.8650

- CONSULTANTS:**
- Design Tree Engineering and Land Surveying**
601 Carlson pkwy Suite 1053
Minnetonka, MN, 55305
 - pebl Landscape Architecture**
1819 Dupont Ave. S
Minneapolis, MN 55403
 - Transolar KlimaEngineering**
220 East 23rd St, Suite 403
New York, NY 10100
 - W/C Consulting INC**
206 Everglade Drive
Madison WI 53717

NOTES:

SEAL AND SIGNATURE:
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.

Michael J. Gerber
PRINTED NAME: MICHAEL J. GERBER
DATE: 01/05/24 LICENSE #: 56653

DRAWING SUBMISSIONS / REVISIONS:

#SUBMISSION TYPE	SUBMISSION DATE
1 Addendum 1	02/23/2024

ENVISION COMMUNITY
ADDRESS: 2100, 2106, 2110 PENN AVE NORTH
OWNER: ENVISION COMMUNITY

C201
CIVIL SITE PLAN - PH 1

PROJECT #: 00023010
DRAWN BY: MJK
CHECKED BY: MJK
DATE: 12/01/2023
SCALE: AS NOTED ON DRAWINGS



