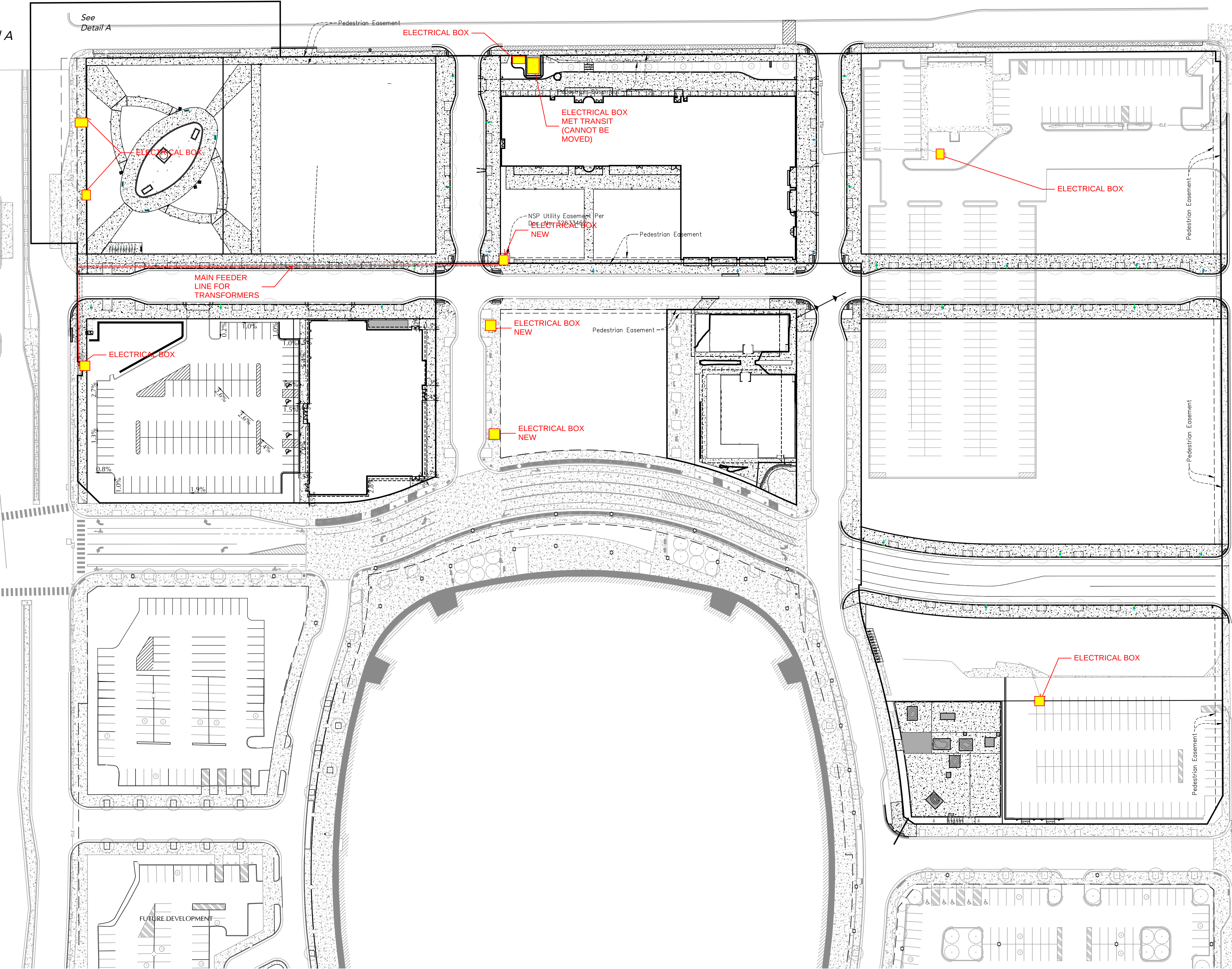


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CALL BEFORE YOU DIG
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

0	50	100	
SCALE IN FEET			
LEGEND			
EXISTING		PROPOSED	
	CATCH BASIN		
	STORM MANHOLE		
	FLARED END SECTION		
	SANITARY MANHOLE		
	HYDRANT		
	GATE VALVE		
	POST INDICATOR VALVE		
	WATER MANHOLE / WELL		
	LIGHT POLE		
	POWER POLE		
	ELECTRIC METER		
	GAS METER		
	TELEPHONE PEDESTAL		
	SIGN		
	BENCHMARK		
	SOIL BORING		
	PARKING STALL COUNT		
	ACCESSIBLE PARKING STALL		
	STORM SEWER		
	DRAIN TILE		
	SANITARY SEWER		
	FORCE MAIN		
	WATERMAIN		
	SANITARY SEWER SERVICE		
	WATER SERVICE		
	UNDERGROUND ELECTRIC		
	UNDERGROUND FIBER OPTIC		
	UNDERGROUND GAS		
	UNDERGROUND TELEPHONE		
	OVERHEAD UTILITY		
	FENCE		
	CHAIN LINK FENCE		
	CONCRETE CURB		
	RETAINING WALL		
	CONCRETE		
	NO PARKING BUILDING		
	CONTOUR		
	SPOT ELEVATION		
	DIRECTION OF FLOW		
	TREE LINE		
	PARKING SETBACK LINE		
	BUILDING SETBACK LINE		

UNITED
VILLAGE
OVERALL

ST. PAUL, MINNESOTA

SNELLING-MIDWAY
REDEVELOPMENT, LLC

4050 OLSON MEMORIAL HWY 295
MINNEAPOLIS, MN 55422

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are prepared by the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of the party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

5-22-23	Draft Pre-Plat & 30% Submittal
6-12-23	Draft 30% Submittal Updates
6-28-23	Pre-Plat & 60% ROW Submittal
7-12-23	30% Response to Comments & 60% Submittal
10-16-23	60% Response to Comments & 90% Submittal
01-15-24	CRWD Resubmit
02-08-24	CRWD Resubmit
02-26-24	CRWD Resubmit

PROFESSIONAL SIGNATURE

I hereby certify that this project 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.

License No. 19624
Date 03/04/2024

QUALITY CONTROL

Loucks Project No.	160285
Project Lead	JAS
Drawn By	TRG
Checked By	JDK
Review Date	

SHEET INDEX

SEE C0-1 COVER SHEET

SITE PLAN

C2-1