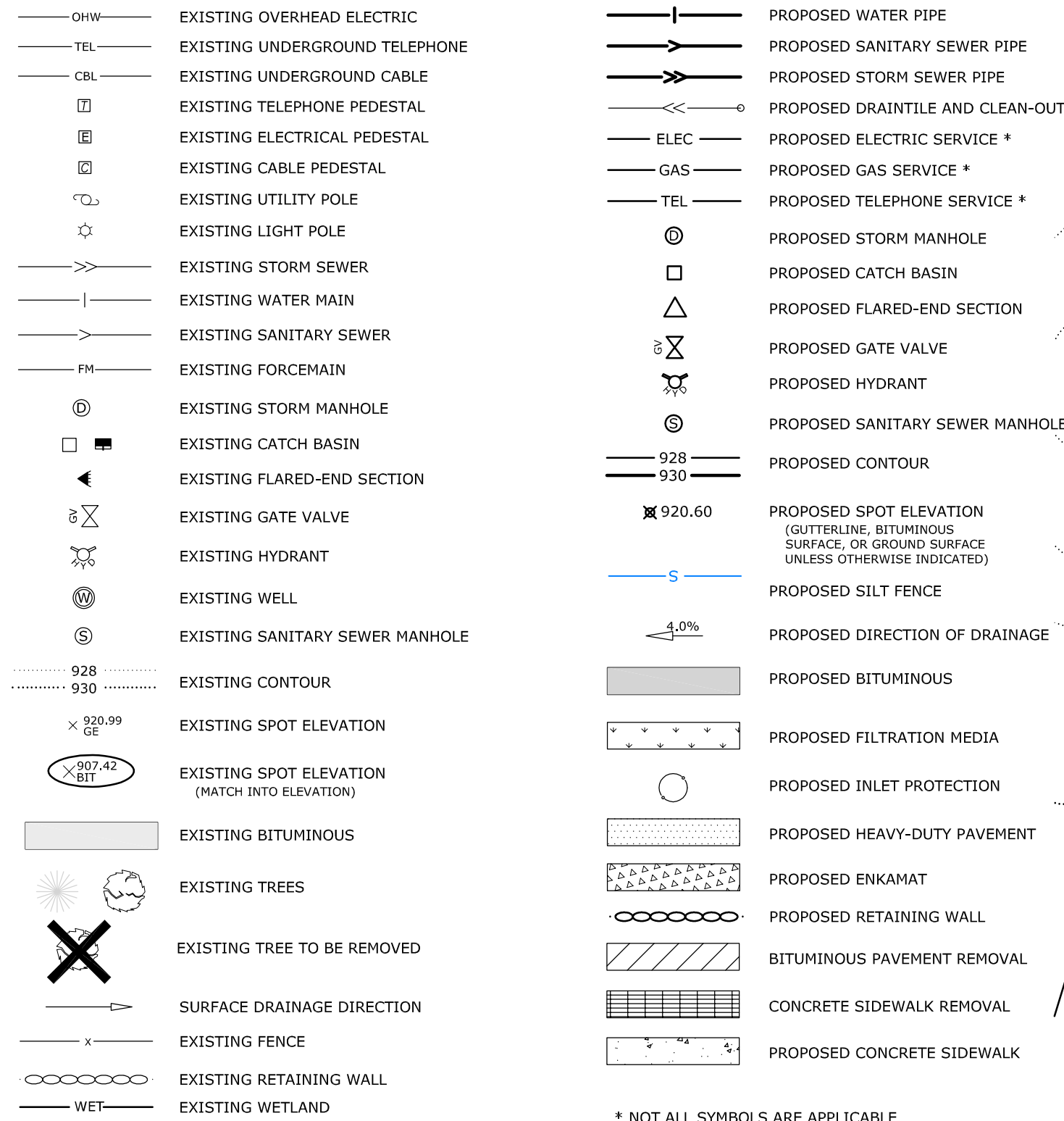


# **NORTH EAST PROPERTY HOLDINGS BUILDING ADDITION**

## **TITLE SHEET, LEGEND, EXISTING CONDITIONS & REMOVAL PLAN**

### **COLUMBUS, MINNESOTA**

## LEGEND \*



## GENERAL NOTES

THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.

CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.

THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING SANITARY SEWER, STORM SEWER, AND WATER MAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.

INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.

ALL UTILITIES THAT WILL BE OWNED AND MAINTAINED BY THE CITY AFTER CONSTRUCTION SHALL BE BUILT TO CITY STANDARDS.

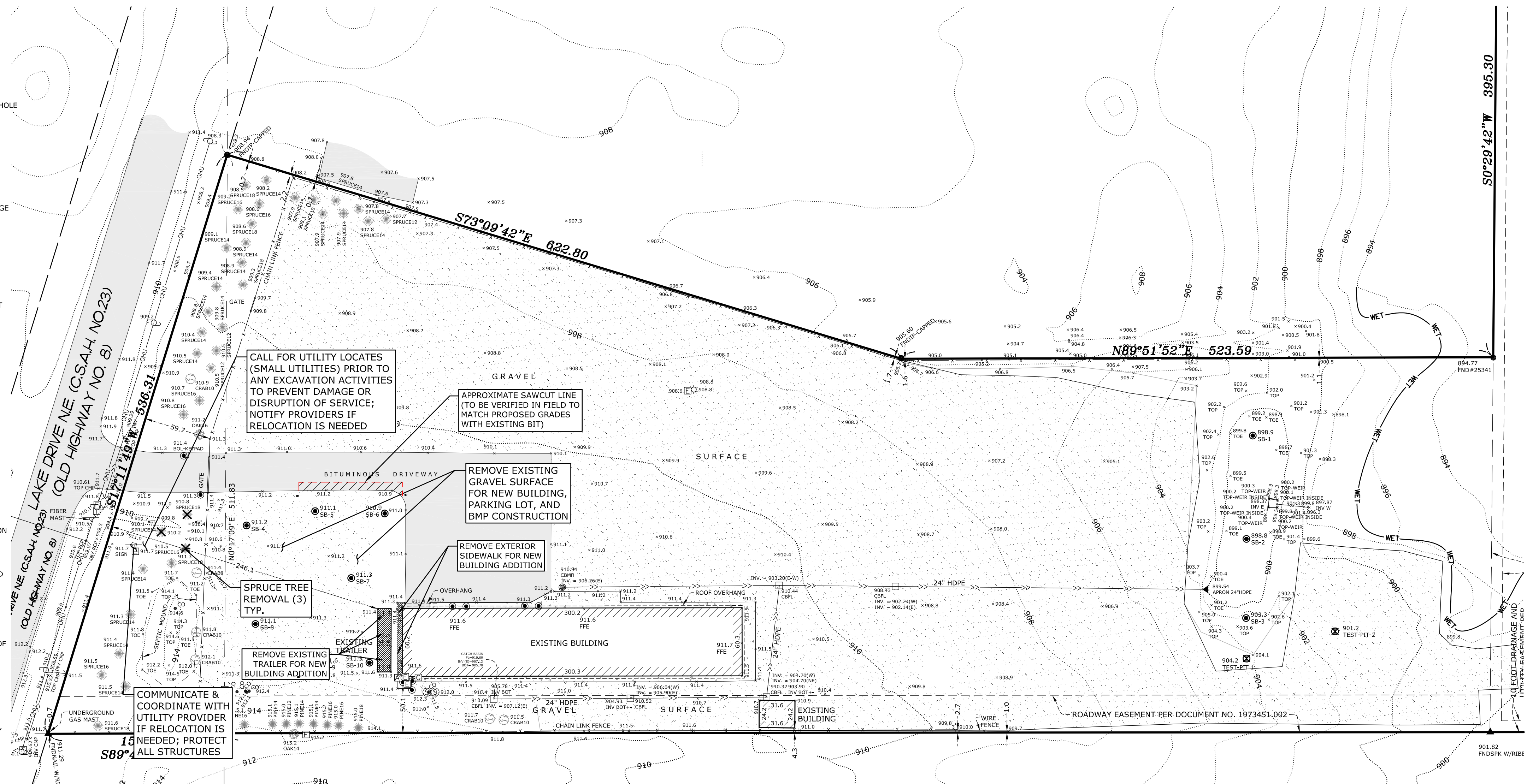
THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO THE INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.

THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FROM THE CITY PRIOR TO ANY WORK.

STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.

NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

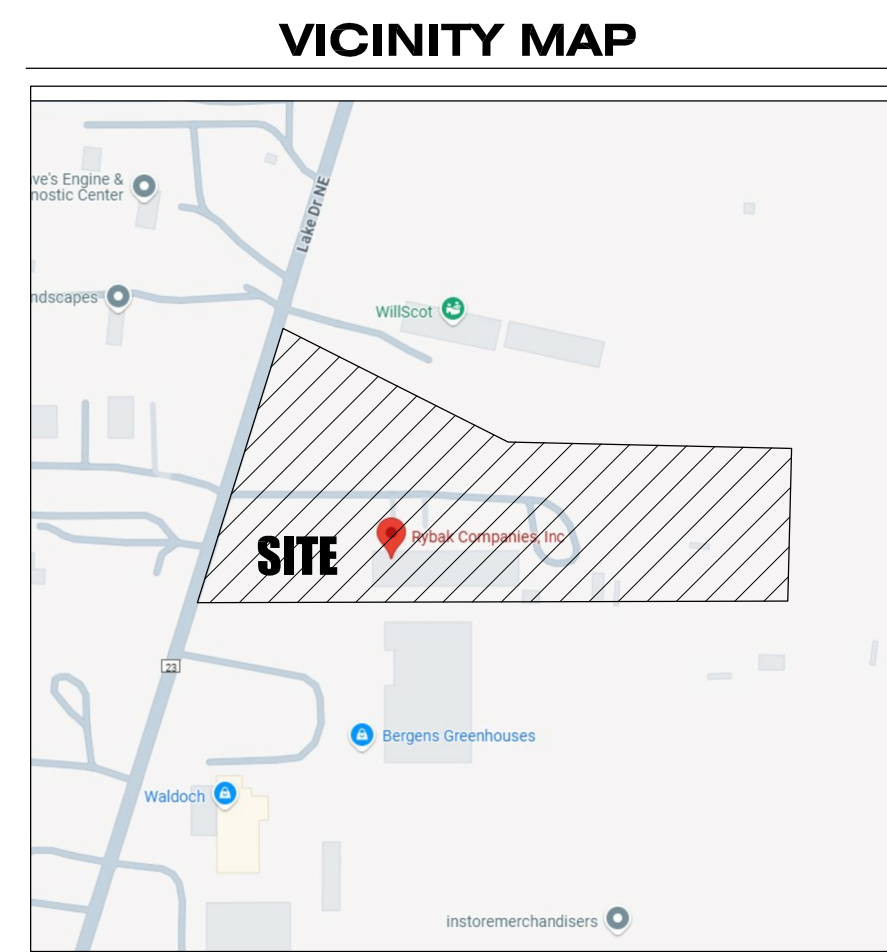


## SHEET INDEX

- |      |  |
|------|--|
| C0   | TITLE SHEET, LEGEND, EXISTING CONDITIONS, & REMOVAL PLAN |
| C1   | CIVIL SITE PLAN  |
| C2   | GRADING, DRAINAGE & EROSION CONTROL PLAN                 |
| C3.1 | DETAILS & NOTES  |
| C3.2 | DETAILS & NOTES  |



below.  
**Call before you dig.**



NOT TO SCALE

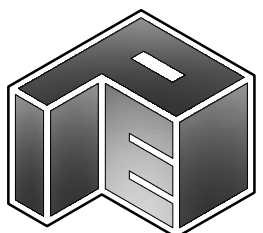
[illegible]

DATE: 04.25.2025

**NORTH EAST PROPERTY  
HOLDINGS BUILDING ADDITION  
COLUMBUS, MINNESOTA**

TITLE SHEET, LEGEND, EXISTING  
CONDITIONS, AND REMOVAL PLAN

PREPARED FOR:  
NORTH EAST  
PROPERTY  
HOLDINGS



SITE PLANNING  
& ENGINEERING

**PLOWE**  
**ENGINEERING, INC.**

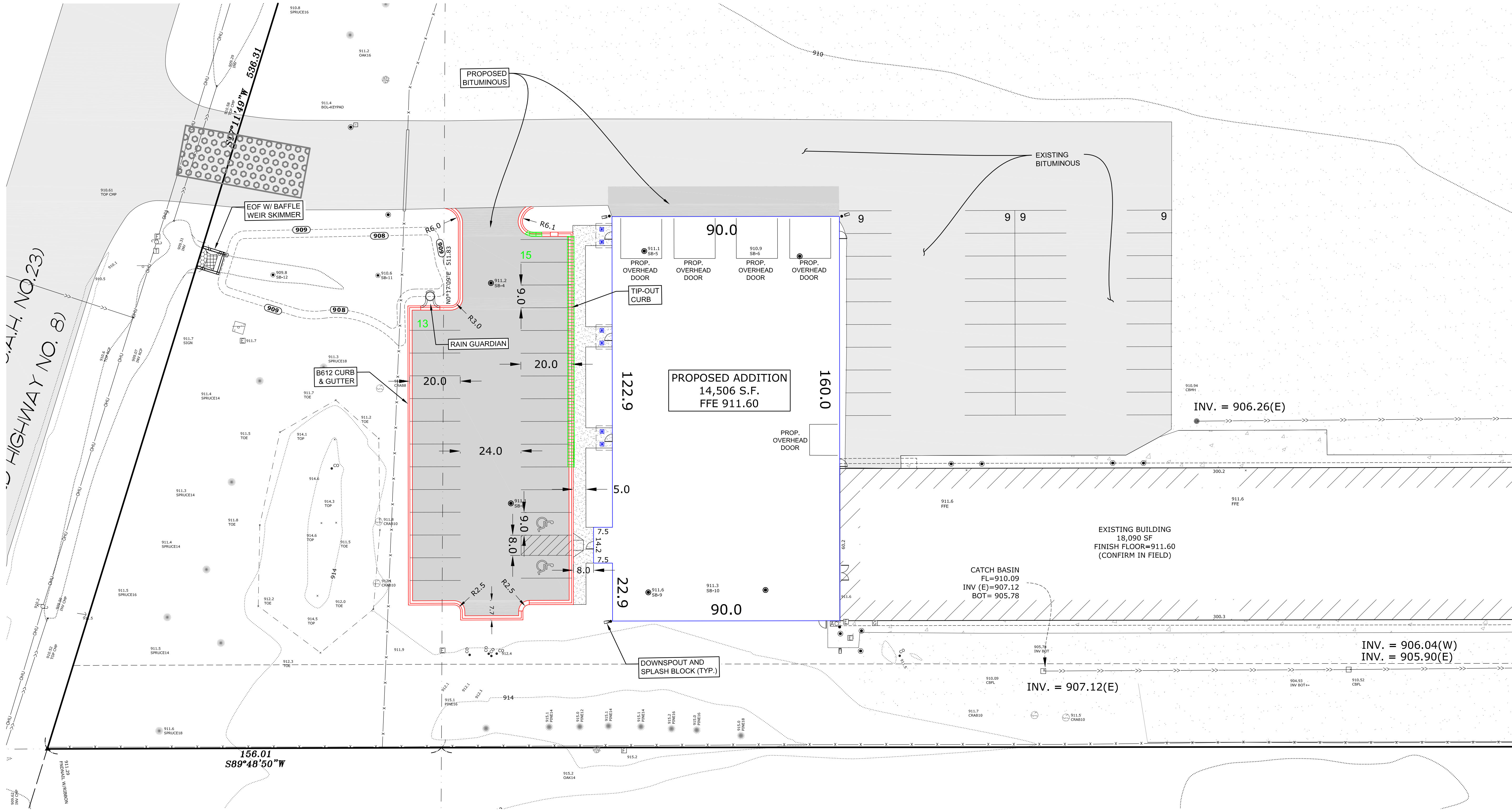
6776 LAKE DRIVE  
SUITE 110  
LINO LAKES, MN 55014  
PHONE: (651) 361-8210  
FAX: (651) 361-8701

**NORTH**



CO





**CURB & BITUMINOUS NOTES**

REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL.

SAW-CUT EXISTING BITUMINOUS TO PROVIDE BUTT-JOINT.

BACKFILLING OF CURB IS INCIDENTAL TO CURB INSTALLATION.

FOUR INCHES OF CLASS 5 UNDER CURB IS INCIDENTAL TO CURB INSTALLATION.

CURB ENDS SHALL TERMINATE IN A THREE-FOOT BEAVER TAIL.



Know what's below.  
Call before you dig.

ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

**CIVIL SITE PLAN  
13915 LAKE DRIVE NE**

DRAWN BY: M.Q.A. DESIGN BY: Q.M.A.  
CHKD BY: M.Q.A. PROJ. NO. 25-2192  
ORIGINAL DATE: APRIL 25, 2025

DATE	REVISION DESCRIPTION

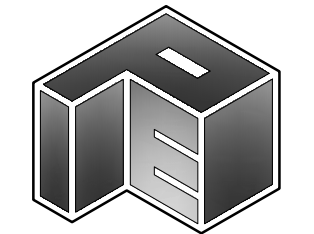
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

**QASEM M. ABUGHAZLEH**  
LIC. NO. 56299  
DATE: 04.25.2025

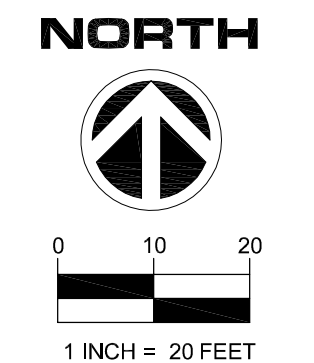
**NORTH EAST PROPERTY  
HOLDINGS BUILDING ADDITION  
COLUMBUS, MINNESOTA**

CIVIL SITE PLAN

PREPARED FOR:  
NORTH EAST  
PROPERTY  
HOLDINGS



SITE PLANNING  
& ENGINEERING  
**PLOWE  
ENGINEERING, INC.**  
6776 LAKE DRIVE  
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LINO LAKES, MN 55014  
PHONE: (651) 361-8210  
FAX: (651) 361-8701



**C1**



S:\Drawings\2025\13915 Lake Drive NE\13915 Lake Drive NE.dwg 4/25/2025



Know what's below.  
Call before you dig.

LAKE DRIVE NE. (C.S.A.H. NO. 23)  
(OLD HIGHWAY NO. 8)

6.0' WIDE OVERFLOW  
WEIR AT 909.40  
W/ SKIMMING BAFFLE WEIR;  
INSTALL SEED W/  
STABILIZATION BLANKET

PROP.  
SILT  
FENCE  
(TYP.)

INSTALL 5 C.Y. OF  
CL III RIPRAP W/ FABRIC

INFILTRATION BASIN (P1)  
BOT 908.00  
RUNOUT 909.40  
100 YR 909.76

ROCK  
CONSTRUCTION  
ENTRANCE  
(TYP.)

CURB ENDS SHALL  
TERMINATE IN 3-FT  
BEAVER TAILS

3' WIDE CURB  
DRAIN OPENING

APPROXIMATE LIMITS OF REMOVAL;  
SAWCUT PAVEMENT AS REQUIRED  
AFTER VERIFYING IN FIELD TO  
MATCH EXISTING PAVEMENT EDGE  
AND ENSURE POSITIVE DRAINAGE  
AWAY FROM BUILDING

PROPOSED ADDITION  
14,506 S.F.  
FFE 911.60

NOTE: SEE SHEET  
C3.1 FOR HC AREA  
GRADING

NO GREATER THAN 2% IN ANY  
DIRECTION IN HANDICAP PARKING  
AND STRIPING AREA (TYP.);  
HC PARKING STALLS, ACCESS  
AREAS, SIDEWALKS, ETC. TO MEET  
ADA STANDARDS

GRADE AREA AROUND REAR OF  
BUILDING TO DIRECT RUNOFF  
AWAY FROM BUILDING TO THE  
EAST AND WEST

NOTE: THE EASTERN ROOF RUNOFF  
TO BE ROUTED TO THE OPEN  
INLET CATCH BASIN VIA  
DOWNSPOUT IN SE CORNER AND  
GRADING FOR POSITIVE DRAINAGE.

PROP.  
INLET  
CONTROL  
(TYP.)

CONNECTION TO EXISTING SEPTIC SYSTEM &  
CONNECTION TO WELL BY OTHERS. SEE DESIGNER'S  
DESIGN AND NOTES FOR ADDITIONAL DETAILS.

EXTEND WATER SERVICE LINES  
FROM EXISTING BUILDING TO  
NEW BLDG. ADDITION AT  
LOCATION DETERMINED BY  
OWNER AND UTILITY DESIGNER

EXISTING BUILDING  
18,090 SF  
FINISH FLOOR=911.60  
(CONFIRM IN FIELD)

CATCH BASIN  
FL=910.09  
INV (E)=907.12  
BOT= 905.78

INV. = 906.26(E)

INV. = 906.04  
INV. = 905.90

INV. = 907.12(E)

SEE SHEET C3.1 FOR GRADING NOTES & HANDICAP AREA GRADING.

GRADING, DRAINAGE, AND EROSION CONTROL PLAN  
13915 LAKE DRIVE NE

DRAWN BY: M.Q.A. DESIGN BY: Q.M.A.  
CHKD BY: M.Q.A. PROJ. NO. 25-2192  
ORIGINAL DATE: APRIL 25, 2025

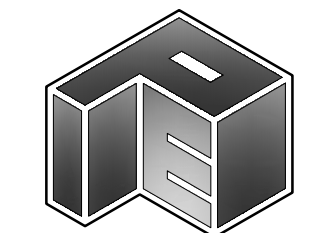
DATE	REVISION DESCRIPTION

I hereby certify that this plan 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.

QASEM M. ABUGHAZLEH 56299  
LIC. NO. 04.25.2025  
DATE: 04.25.2025

NORTH EAST PROPERTY  
HOLDINGS BUILDING ADDITION  
COLUMBUS, MINNESOTA  
GRADING, DRAINAGE, AND EROSION  
CONTROL PLAN

PREPARED FOR:  
NORTH EAST  
PROPERTY  
HOLDINGS



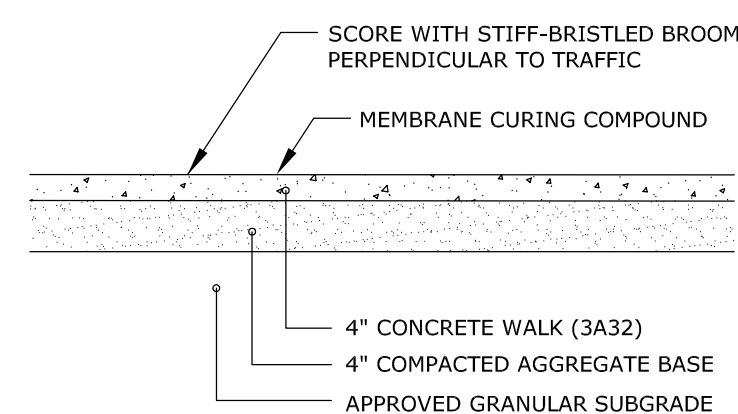
SITE PLANNING  
& ENGINEERING  
**PLOWE  
ENGINEERING, INC.**  
6776 LAKE DRIVE  
SUITE 110  
LINO LAKES, MN 55014  
PHONE: (651) 361-8210  
FAX: (651) 361-8701

NORTH  
  
0 10 20  
1 INCH = 20 FEET

C2

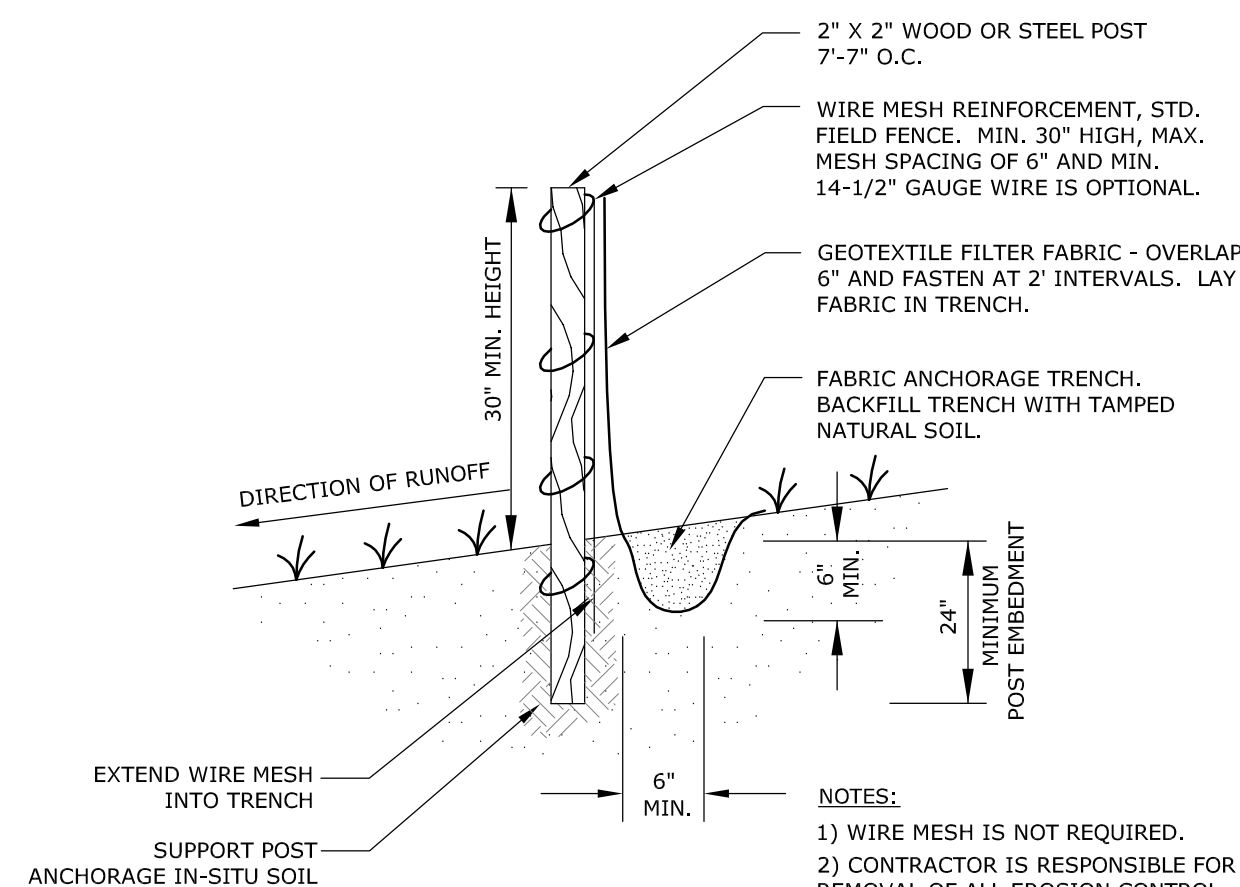






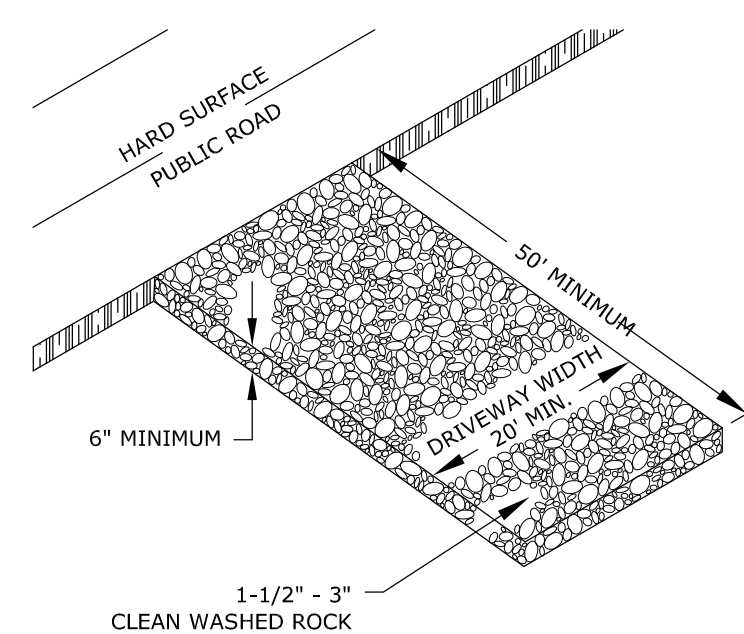
- NOTES:**
- 1) USE EXPANSION JOINT WHERE NEW CONCRETE MEETS EXISTING CONCRETE OR STRUCTURE.
  - 2) CONTROL JOINTS SHALL BE CUT WITH A JOINTER HAVING A RADIUS OF 1/4" AND SPACED @ 5'-0" O.C. MAX. J.N.O.
  - 3) EXPANSION JOINTS SHALL BE SPACED AT 20'-0" O.C. MAX. AND SHALL CONSIST OF A 1/2" PRE-FORMED JOINT FILLER.
  - 4) ANTI-SPALLING COMPOUND SHALL BE APPLIED TO CONCRETE SURFACES.

NOT TO SCALE

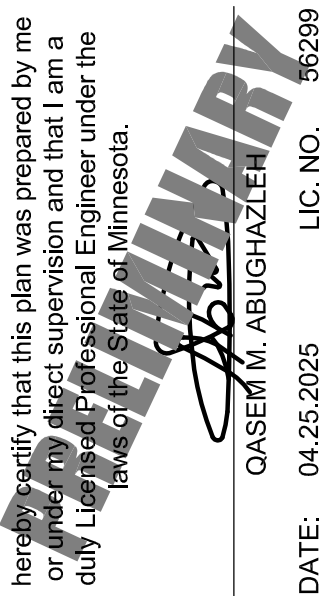


- NOTES:
- 1) WIRE MESH IS NOT REQUIRED.
  - 2) CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL EROSION CONTROL MATERIALS FOLLOWING TURF ESTABLISHMENT.

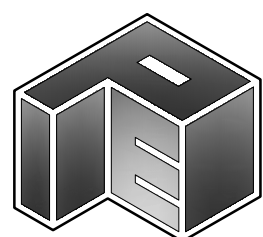
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## DETAILS & NOTES

### 13915 LAKE DRIVE NE

## C3.2