

**CivilSite GROUP**  
 Civil Engineering • Surveying • Landscape Architecture  
 5000 Glenwood Avenue  
 Golden Valley, MN 55422  
 civilsitegroup.com 612-615-0060

**PROJECT**  
**3470, 3500, 3508, 3520 Rice Street**  
 Vadnaia Heights, Ramsey County, Minnesota 55126

**CLIENT**  
**Elevation Development Group**  
 10901 Baltimore Street, NE, Blaine, Minnesota 55449

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

**RORY L. SYNSTELIEN**  
 DATE 07-20-2022 LICENSE NO. 44565

FIELD CREW	MM
DRAWN BY	Craig J.
REVIEWED BY	Cody J.
UPDATED BY	Craig J.

**QA/QC**

**VICINITY MAP**

**REVISION SUMMARY**

DATE	DESCRIPTION
07-05-22	Added Highest Known Lake Level
07-20-22	Miss. Revisions
08-11-22	Additional Topo Rice Street & Vadnaia
11-11-22	Revised Highest Known Water Elevation
12-12-22	Added Striped Median
01-03-23	New Commitment - Remove Contours

**ALTA/NPS LAND TITLE SURVEY**

**V1.0**

© COPYRIGHT 2022 CIVIL SITE GROUP INC.

**Linetype & Symbol Legend**

— E —	ELECTRIC LINE	⊠	AIR CONDITIONER	⊠	UTILITY VAULT
— E — — —	ELECTRIC LINE (RECORD)	⊠	CABLE TV BOX	⊠	UTILITY MANHOLE
— F — — —	FIBER/COMM. LINE	⊠	ELECTRIC MANHOLE	⊠	ELECTRICAL OUTLET
— F — — — —	FIBER/COMM. LINE (RECORD)	⊠	ELECTRIC TRANSFORMER	⊠	HAND HOLE
— G — — —	GASMAIN	⊠	ELECTRICAL METER	⊠	BOLLARD
— G — — — —	GASMAIN (RECORD)	⊠	FIBER/COMM. MANHOLE	⊠	FLAG POLE
— OH — — —	OVERHEAD UTILITIES	⊠	FUEL TANK	⊠	FUEL TANK
— S — — —	SANITARY SEWER	⊠	GUY WIRE	⊠	HANDICAP SYMBOL
— S — — — —	SANITARY SEWER (RECORD)	⊠	GAS METER	⊠	LIGHT POLE
— SS — — —	STORM SEWER	⊠	GAS MANHOLE	⊠	MAIL BOX
— SS — — — —	STORM SEWER (RECORD)	⊠	GAS VALVE	⊠	SIGN
— T — — —	TELEPHONE LINE (RECORD)	⊠	ROOF DRAIN	⊠	CONIFEROUS TREE
— W — — —	WATERMAIN	⊠	SEWER CLEAN OUT	⊠	DECIDUOUS TREE
— W — — — —	WATERMAIN (RECORD)	⊠	SANITARY MANHOLE	⊠	
— X — — —	CHAINLINK FENCINLE	⊠	STORM MANHOLE	⊠	
— O — — —	WOODEN FENCINLE	⊠	CATCH BASIN	⊠	
— G — — —	GUARDRAIL	⊠	FLARED END SECTION	⊠	
— V — — —	CONTROLLED ACCESS	⊠	TELEPHONE BOX	⊠	
— C — — —	CONCRETE SURFACE	⊠	TELEPHONE MANHOLE	⊠	
— B — — —	PAVER SURFACE	⊠	TRAFFIC SIGNAL	⊠	
— G — — —	BITUMINOUS SURFACE	⊠	HYDRANT	⊠	
— L — — —	GRAVEL/LANDSCAPE SURFACE	⊠	FIRE CONNECTION	⊠	
— W — — —	WATER VALVE	⊠	POST INDICATOR VALVE	⊠	
— W — — —	WATER MANHOLE	⊠	WATER MANHOLE	⊠	
— W — — —	WATER VALVE	⊠	WATER VALVE	⊠	
— W — — —	WELL	⊠	WELL	⊠	

**SCALE IN FEET**

30 15 0 15 30 60

**Rory L. Synsteliem**  
 rory@civilsitegroup.com  
 Minnesota License No. 44565



**ANSEL**  
ELEVAGE DEVELOPMENT GROUP  
10901 BALTIMORE ST NE, BLAINE, MN 55449

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.

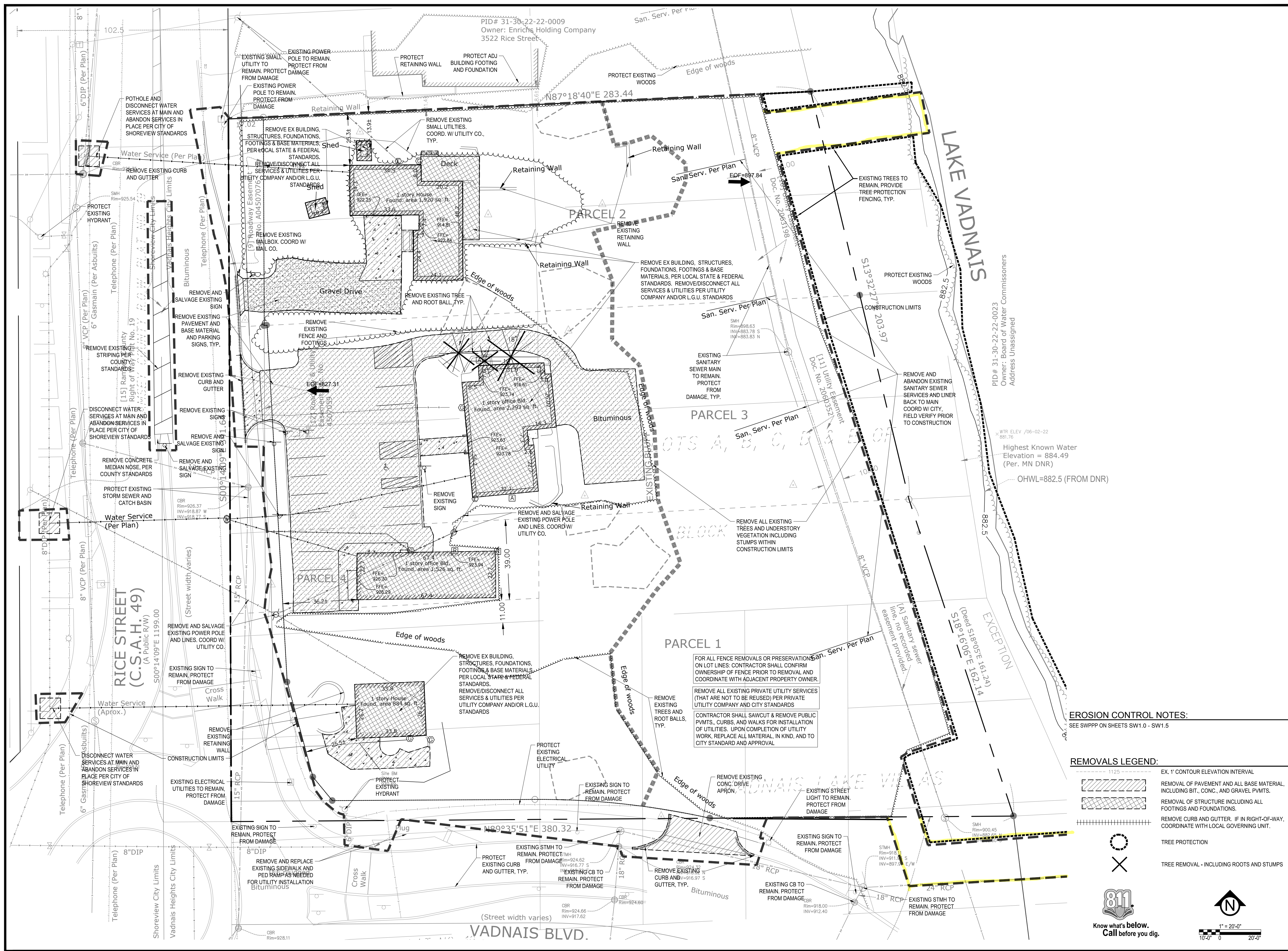
*Matthew R. Pavlek*  
DATE: 2/8/23 LICENSE NO. 44263

DATE	DESCRIPTION
02/08/23	ISSUE FOR PERMIT
02/08/23	STORM WATER UPDATE
08/15/22	CITY SUBMITTAL
08/15/22	CITY SUBMITTAL
11/02/22	FOUNDATIONS & FOUNDATIONS PERMIT
11/15/22	AS-BUILT
12/15/22	COUNTY SUBMITTAL
02/08/23	CONTRACT SET

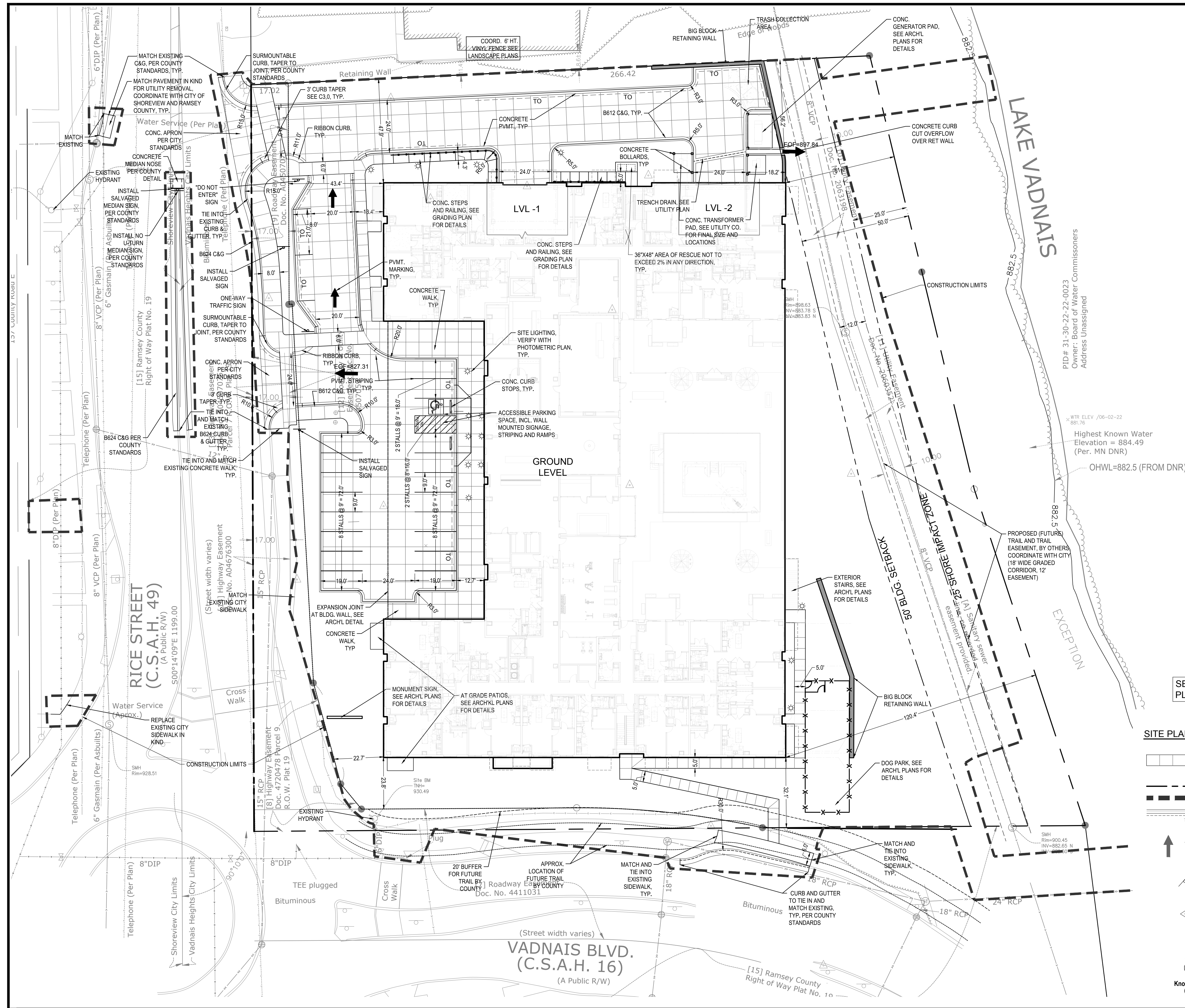
DATE	DESCRIPTION

DATE	DESCRIPTION

**REMOVALS PLAN**  
**C1.0**  
© COPYRIGHT 2022 CIVIL SITE GROUP INC.





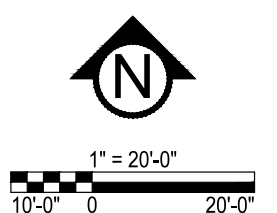


SITE DATA	
ZONING SUMMARY	
EXISTING ZONING	PUD
PROPOSED ZONING	PUD
SETBACKS	REQUIRED PROVIDED
FRONT	22' MIN.
SIDE	23' MIN.
REAR	52' MIN.
BUILDING SUMMARY	
NUMBER OF UNITS	176
PARKING SUMMARY	
PARKING SPACE SIZING	9'X18'
DRIVE AISLE SIZE	24'
	REQUIRED PROVIDED
NUMBER OF PARKING - INTERIOR AND EXTERIOR - SEE ARCH. PLANS	294

SEE SHEET C0.1 FOR GENERAL SITE PLAN NOTES

**SITE PLAN LEGEND:**

- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS. WITHIN ROW SEE CITY DETAIL. WITHIN PRIVATE PROPERTY SEE CSG DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.  
 HC = ACCESSIBLE SIGN  
 NP = NO PARKING FIRE LANE  
 ST = STOP  
 CP = COMPACT CAR PARKING ONLY  
 ACCESSIBILITY ARROW (IF APPLICABLE) DO NOT PAINT.



**CivilSite GROUP**  
 Civil Engineering - Surveying - Landscape Architecture  
 5500 Glenwood Avenue  
 Golden Valley, MN 55422  
 civilsitegroup.com 612-615-0060

**ANSEL**  
 ELEVAGE DEVELOPMENT GROUP  
 1081 BALTIMORE ST. NE, BLAINE, MN 55449  
 3470, 3500, 3508, & 3520 RICE STREET, VADNAIS HEIGHTS, MN 55126

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.

Matthew R. Pavlek  
 DATE 2/8/23 LICENSE NO. 44263

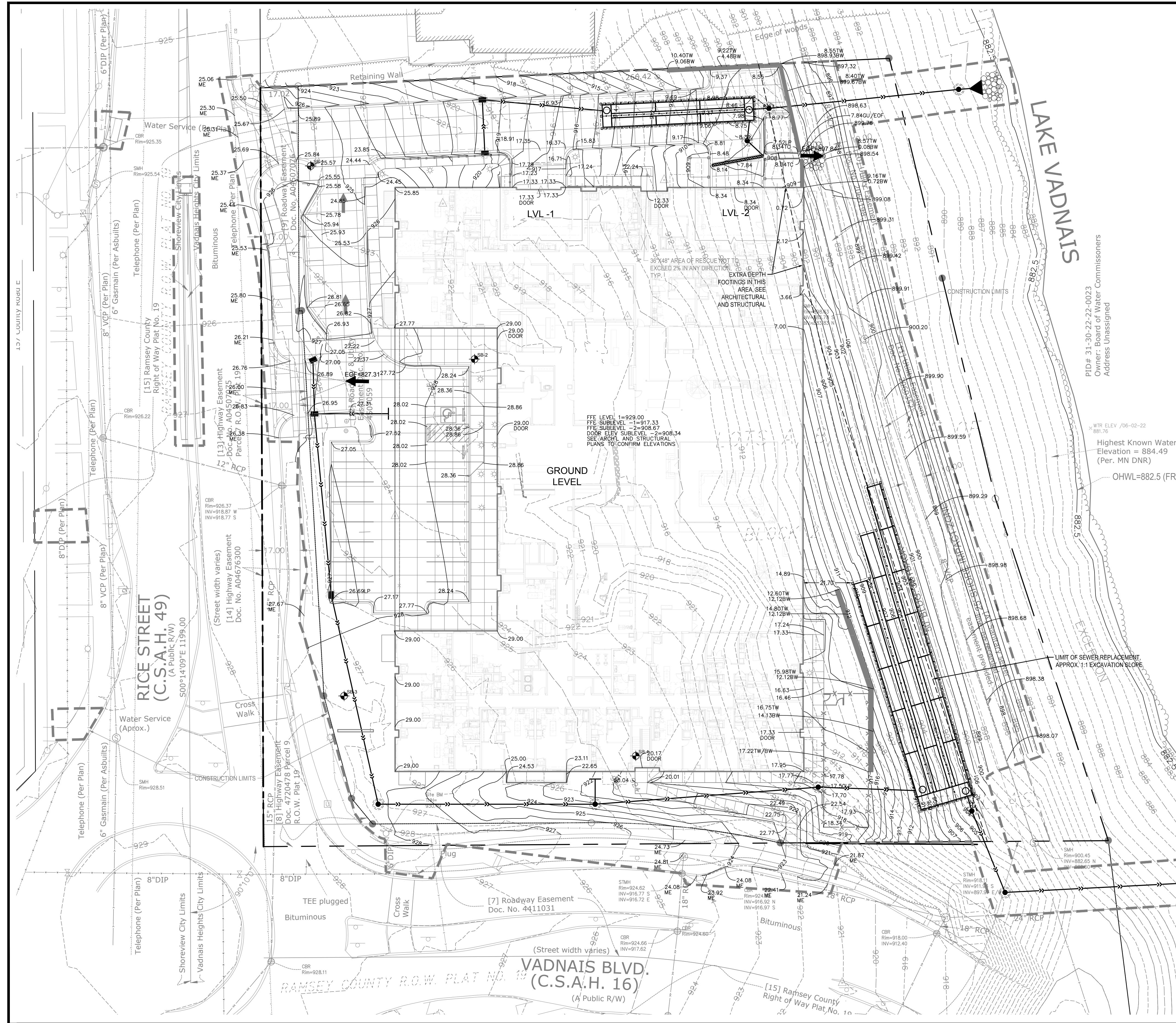
ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
07/21/22	CITY SUBMITTAL
07/29/22	STORM WATER UPDATE
08/15/22	CITY RESUBMITTAL
08/19/22	CITY RESUBMITTAL
11/01/22	CONCRETE & FOUNDATIONS PERMIT
11/01/22	AS-BUILT
12/16/22	COUNTY RESUBMITTAL
02/06/23	CORRECT SET

DRAWN BY: JKW, MD REVIEWED BY: PS  
 PROJECT NUMBER: 22217

REVISION SUMMARY	
DATE	DESCRIPTION
12/28/22	COUNTY REVISION

SITE PLAN  
**C2.0**  
 © COPYRIGHT 2022 CIVIL SITE GROUP, INC.





SEE SHEET C0.1 FOR GENERAL GRADING PLAN NOTES

**EROSION CONTROL NOTES:**

SEE SWPPP ON SHEETS SW1.0 - SW1.5

**GROUNDWATER INFORMATION:**

PER GEOTECHNICAL REPORT BY BRAUN INTERTEC CORPORATION, DATED 08-23-2022 GROUNDWATER WAS NOT OBSERVED IN BORINGS.

**GRADING PLAN LEGEND:**

- 1125 EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 1.0' CONTOUR ELEVATION INTERVAL
- 41.26 SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
- 891.00 G SPOT GRADE ELEVATION GUTTER
- 891.00 TC SPOT GRADE ELEVATION TOP OF CURB
- 891.00 BS/TS SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
- 891.00 ME SPOT GRADE ELEVATION MATCH EXISTING
- GRADE BREAK - HIGH POINTS
- CURB AND GUTTER (T.O. = TIP OUT)
- EMERGENCY OVERFLOW

EOF=1135.52



Know what's below. Call before you dig.



1" = 20'-0"

10'-0" 0 20'-0"

PID# 31-30-22-22-0023  
Owner: Board of Water Commissioners  
Address: Unassigned

WTR ELEV /06-02-22  
881.76  
Highest Known Water  
Elevation = 884.49  
(Per. MN DNR)  
OHWL=882.5 (FROM DNR)

**ANSEL**  
ELEVAGE DEVELOPMENT GROUP  
1081 BALTIMORE ST. NE, BLAINE, MN 55449  
PROJECT: 3470, 3500, 3508, & 3520 RICE STREET, VADNAIS HEIGHTS, MN 55126

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.

Matthew R. Pavlek  
DATE 2/8/23 LICENSE NO. 44263

**ISSUE/SUBMITTAL SUMMARY**

DATE	DESCRIPTION
07/21/22	CITY SUBMITTAL
07/26/22	STORM WATER UPDATE
08/15/22	CITY RESUBMITTAL
08/19/22	CITY RESUBMITTAL
11/01/22	CONTRACTING & FOUNDATIONS PERMIT
11/15/22	AS-BUILT
12/16/22	COUNTY RESUBMITTAL
02/06/23	CORRECT SET

DRAWN BY: JKW, MD REVIEWED BY: PS  
PROJECT NUMBER: 22217

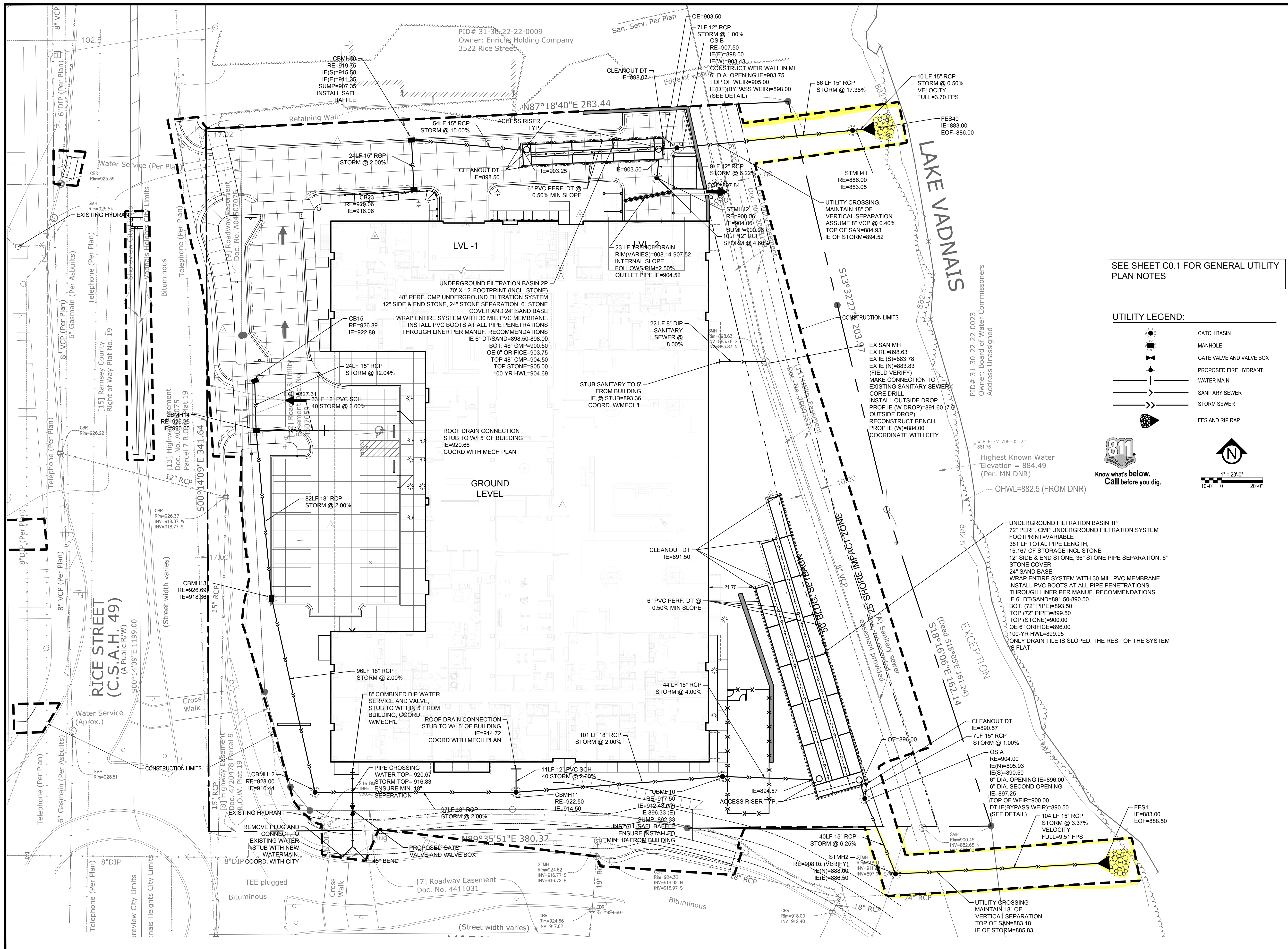
**REVISION SUMMARY**

DATE	DESCRIPTION

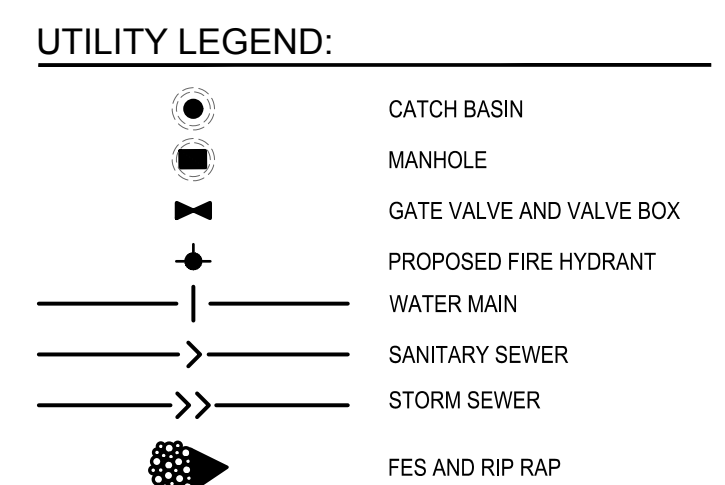
**GRADING PLAN**

**C3.0**

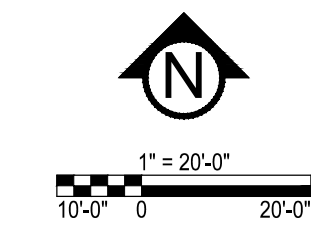




SEE SHEET C0.1 FOR GENERAL UTILITY PLAN NOTES



**811**  
Know what's below.  
Call before you dig.



**ANSEL**  
ELEVAGE DEVELOPMENT GROUP  
1901 BALTIMORE ST NE, BLAINE, MN 55449

PROJECT: 3470, 3508, & 3520 RICE STREET, VADNAIS HEIGHTS, MN 55126  
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.  
Matthew R. Pavlek  
DATE: 2/8/23 LICENSE NO. 44263

**ISSUE/SUBMITTAL SUMMARY**

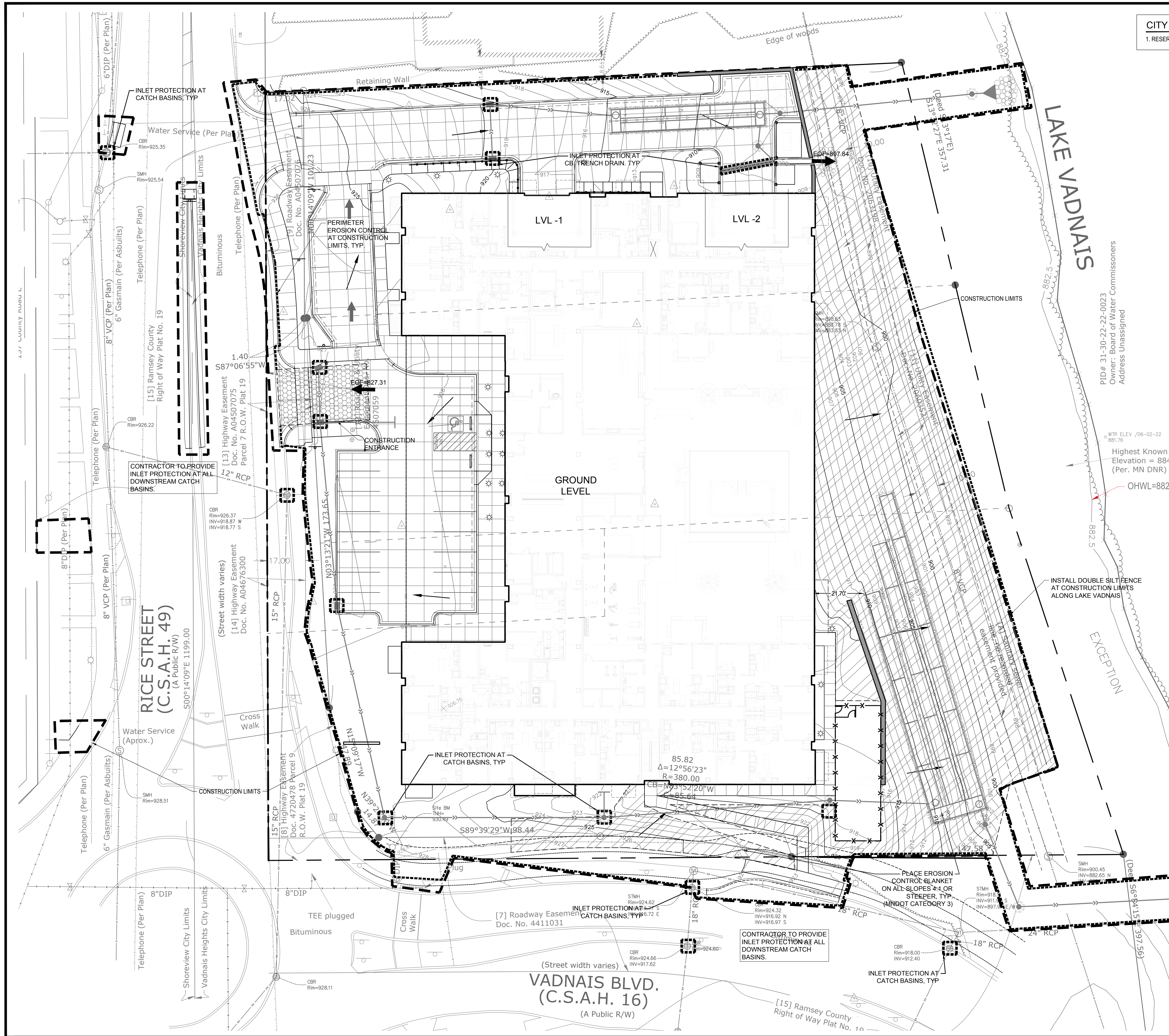
DATE	DESCRIPTION
02/08/23	CITY SUBMITTAL
02/08/23	STORM WATER UPDATE
08/15/22	CITY SUBMITTAL
08/15/22	CITY SUBMITTAL
11/02/22	LANDSCAPING & FOUNDATIONS PERMIT
11/02/22	AS-BUILT
12/02/22	COUNTY SUBMITTAL
02/08/23	CONSENT SET

**REVISION SUMMARY**

DATE	DESCRIPTION

UTILITY PLAN  
**C4.0**  
© COPYRIGHT 2022 CIVIL SITE GROUP INC.





**CITY OF VADNAIS HEIGHTS EROSION CONTROL NOTES:**  
 1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

**CivilSite GROUP**  
 Civil Engineering - Surveying - Landscape Architecture  
 5000 Glenwood Avenue  
 Golden Valley, MN 55422  
 civilsitegroup.com 612-615-0060

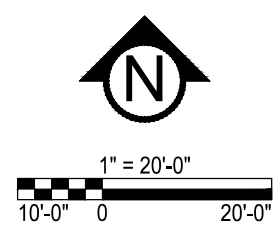
- SWPPP NOTES:**
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (851-454-0002 OR 800-252-1168) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
  2. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
  3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
  4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
  5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

PID# 31-30-22-22-0023  
 Owner: Board of Water Commissioners  
 Address Unassigned

WTR ELEV /06-02-22  
 881.76  
 Highest Known Water  
 Elevation = 884.49  
 (Per. MN DNR)  
 OHWL=882.5 (FROM DNR)

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

- LEGEND:**
- 1125 --- EX. 1' CONTOUR ELEVATION INTERVAL
  - 1137 --- 1.0' CONTOUR ELEVATION INTERVAL
  - DRAINAGE ARROW
  - SILT FENCE / BIOROLL - GRADING LIMIT
  - INLET PROTECTION
  - ▨ STABILIZED CONSTRUCTION ENTRANCE
  - ▩ EROSION CONTROL BLANKET



**ANSEL**  
 PROJECT  
 3470, 3500, 3508, & 3520 RICE STREET, VADNAIS HEIGHTS, MN 55126  
**ELEVAGE DEVELOPMENT GROUP**  
 1001 BALTIMORE ST NE, BLAINE, MN 55449

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.  
 Matthew R. Pavik  
 DATE 2/8/23 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
02/01/23	LOVE SUBMITTAL
02/08/23	STORM WATER UPDATE
08/15/22	CITY SUBMITTAL
08/15/22	CITY SUBMITTAL
11/02/22	LANDSCAPING & FOUNDATIONS PERMIT
11/15/22	ASB/FBI
12/29/22	COUNTY SUBMITTAL
02/08/23	CONFERMENT SET

DRAWN BY: KW, MD REVIEWED BY: PS  
 PROJECT NUMBER: 22217

REVISION SUMMARY	
DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS  
**SW1.1**  
 © COPYRIGHT 2022 CIVIL SITE GROUP INC.