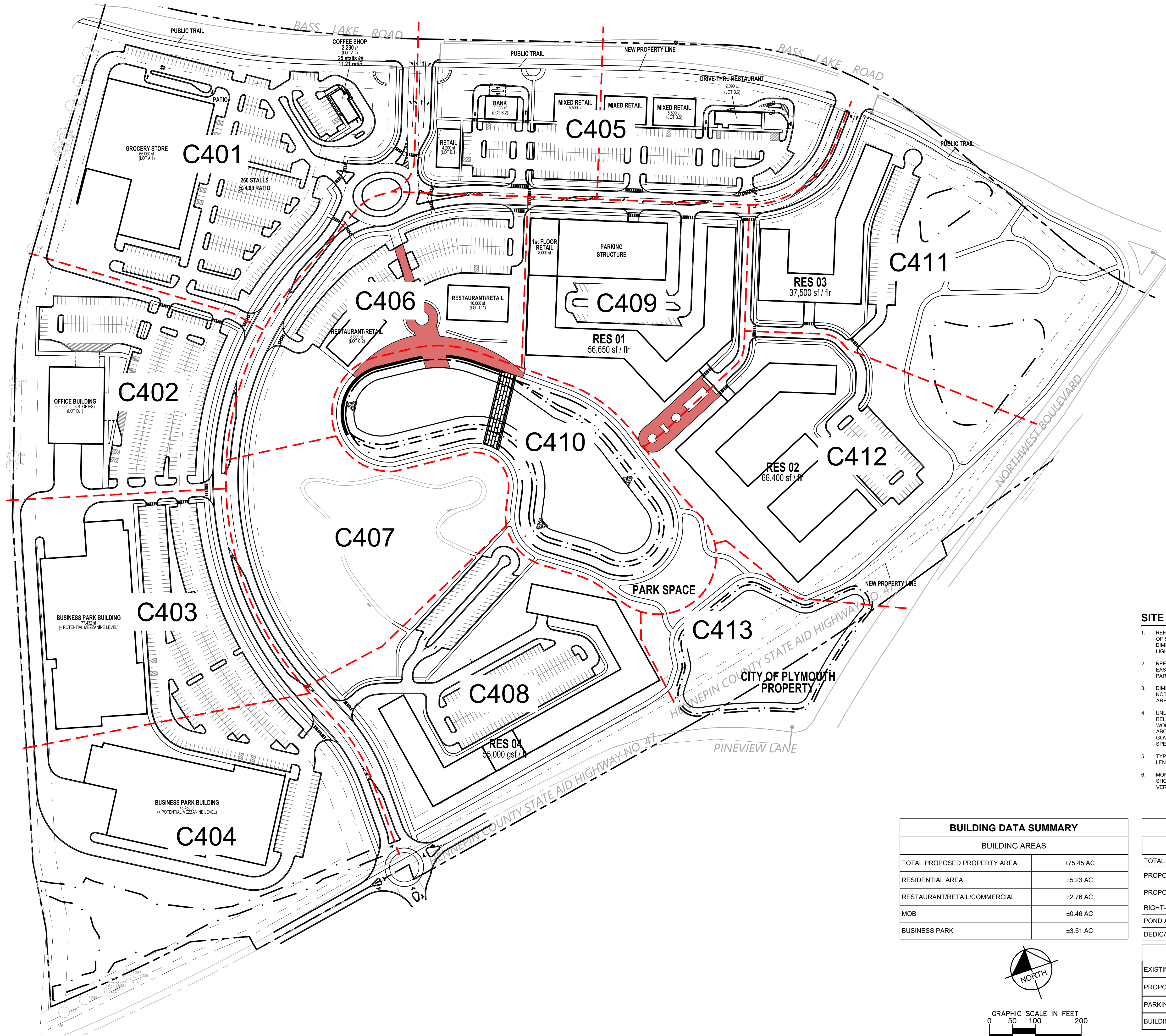


INTERSTATE 494

INTERSTATE 494



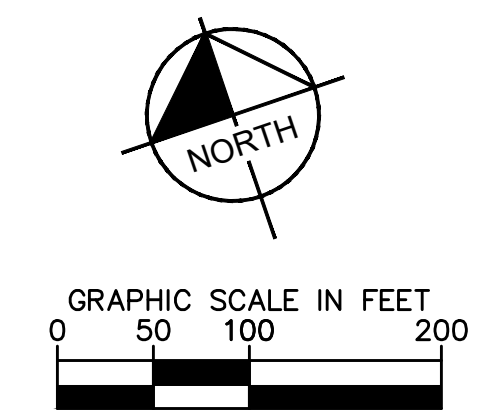
SITE PLAN NOTES

- REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
- REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
- DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
- TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 20-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
- MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.

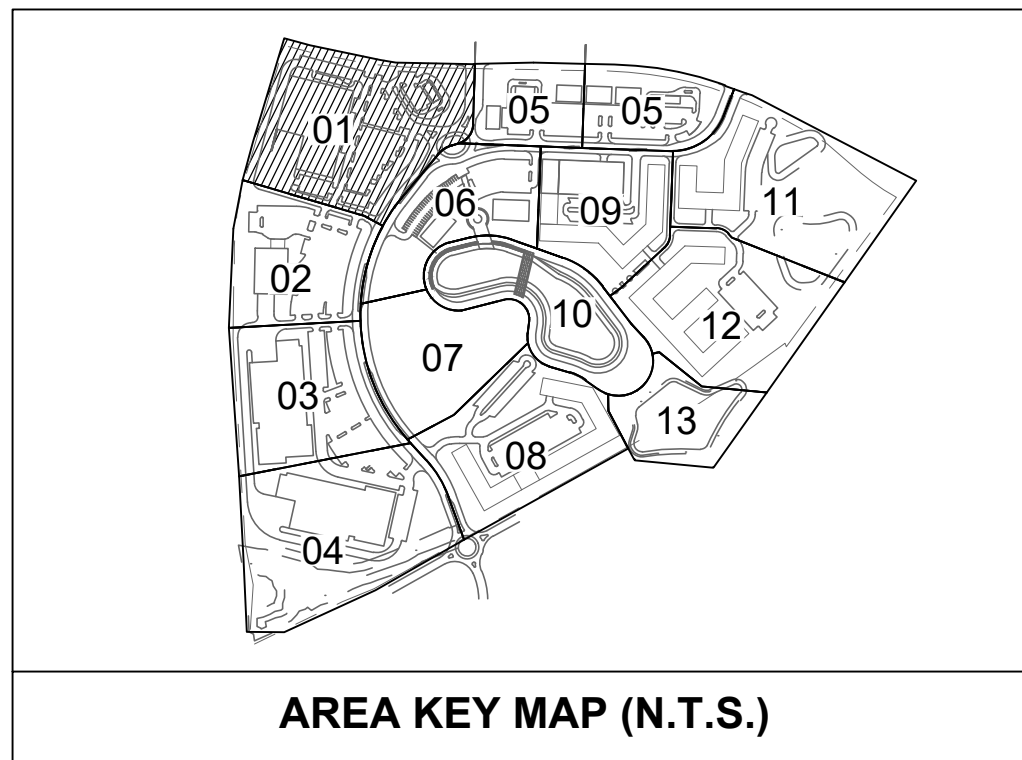
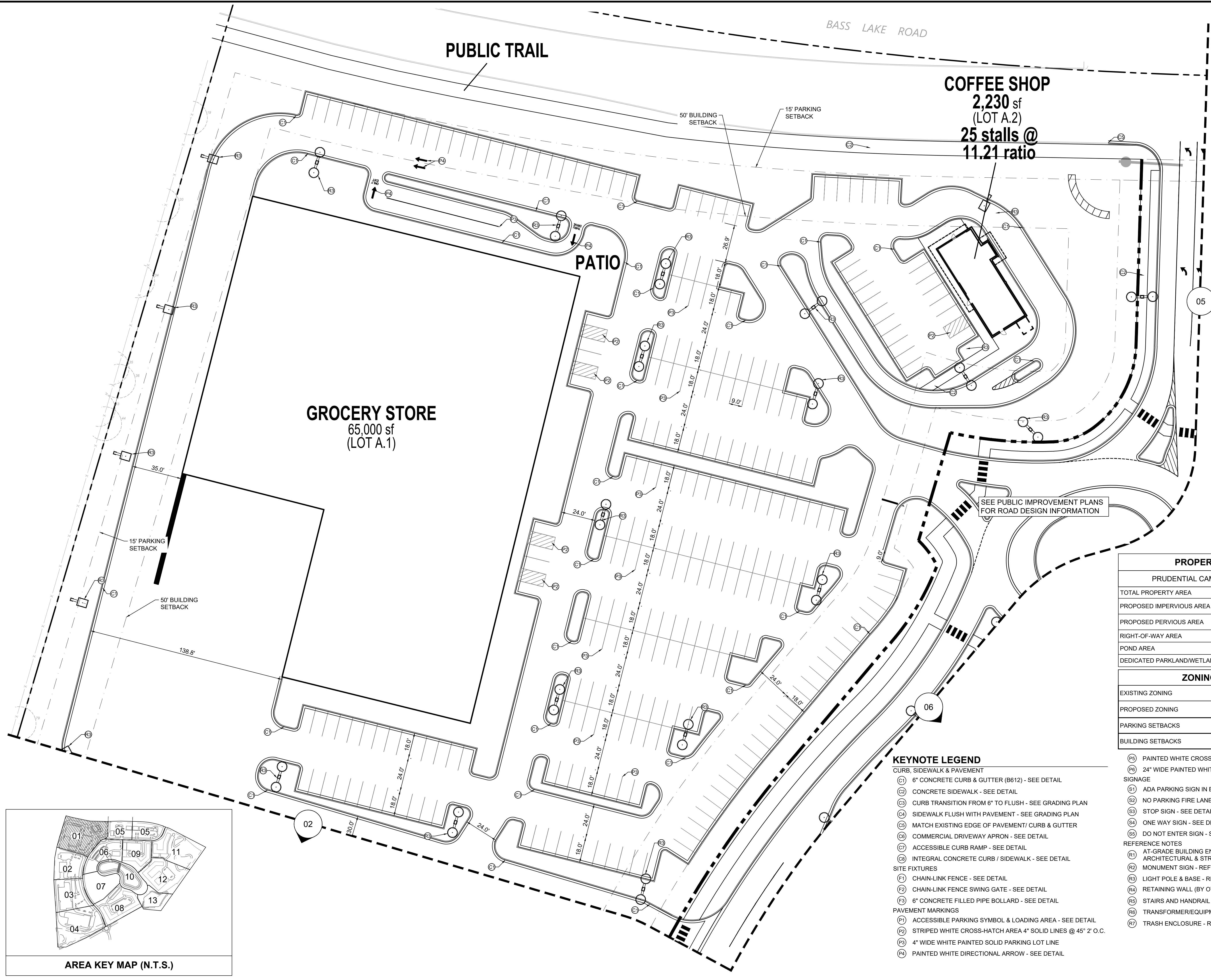
BUILDING DATA SUMMARY	
BUILDING AREAS	
TOTAL PROPOSED PROPERTY AREA	±75.45 AC
RESIDENTIAL AREA	±5.23 AC
RESTAURANT/RETAIL/COMMERCIAL	±2.76 AC
MOB	±0.46 AC
BUSINESS PARK	±3.51 AC

PROPERTY SUMMARY	
PRUDENTIAL CAMPUS REDEVELOPMENT	
TOTAL PROPERTY AREA	±75.45 AC
PROPOSED IMPERVIOUS AREA	±31.40 AC / 41.6%
PROPOSED PERVIOUS AREA	±44.05 AC / 58.4%
RIGHT-OF-WAY AREA	±6.55 AC
POND AREA	±3.70 AC
DEDICATED PARKLAND/WETLAND AREA	±17.98 AC

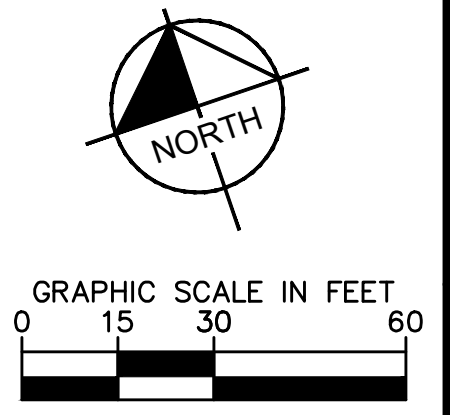
ZONING SUMMARY	
EXISTING ZONING	B-C (BUSINESS CAMPUS)
PROPOSED ZONING	PUD (PLANNED UNIT DEVELOPMENT)
PARKING SETBACKS	SETBACK = 15'
BUILDING SETBACKS	SETBACK = 50'



<p>OVERALL SITE PLAN</p>	KHA PROJECT: 160848003 DATE: 11/17/2023 SCALE: AS SHOWN DESIGNED BY: WDM DRAWN BY: CPH CHECKED BY: WDM	UNIVERSITY SURVEY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. WILLIAM D. MATZEK MN LIC. NO. 45790	REVISIONS NO. DATE BY
	<p>PRUDENTIAL CAMPUS REDEVELOPMENT</p>		
	<p>PREPARED FOR SCANNELL PROPERTIES PLYMOUTH, MN</p>		
<p>SHEET NUMBER C400</p>		<p>2023 KIMLEY-HORN AND ASSOCIATES, INC. 767 EULIST STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-665-4197 WWW.KIMLEY-HORN.COM</p>	



AREA KEY MAP (N.T.S.)



SEE PUBLIC IMPROVEMENT PLANS FOR ROAD DESIGN INFORMATION

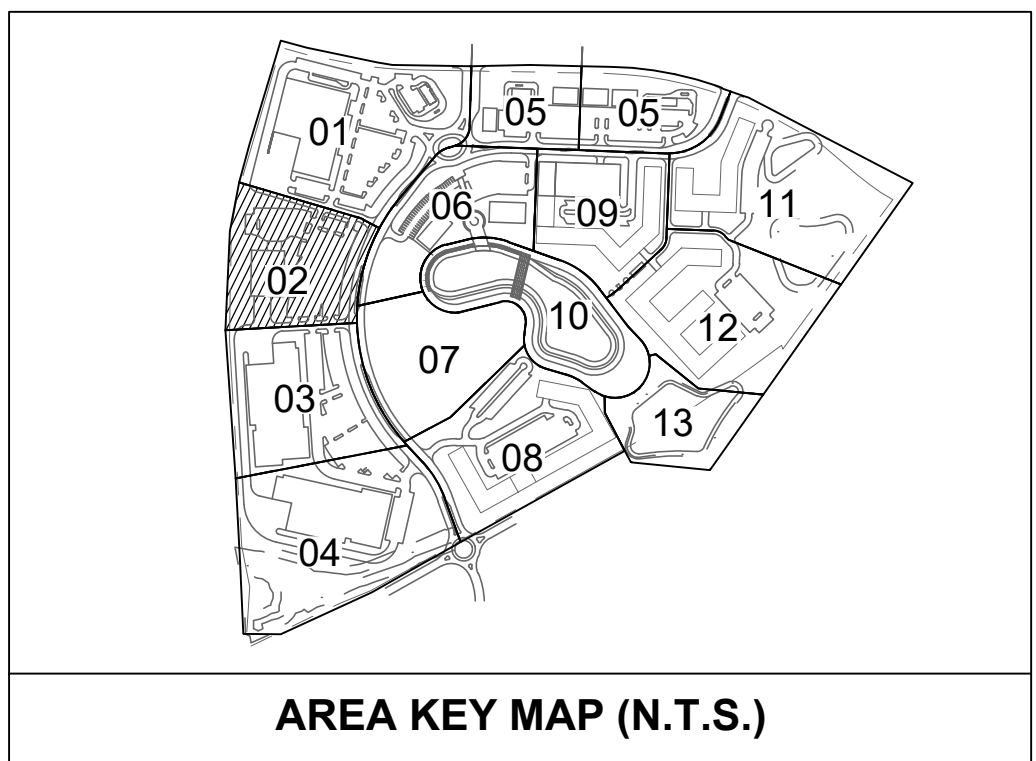
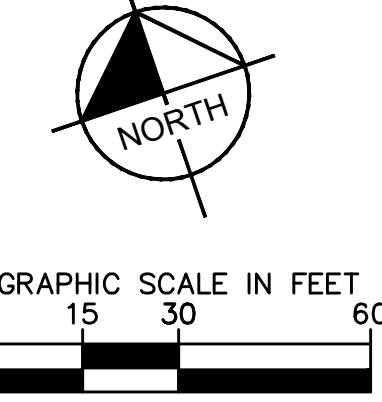
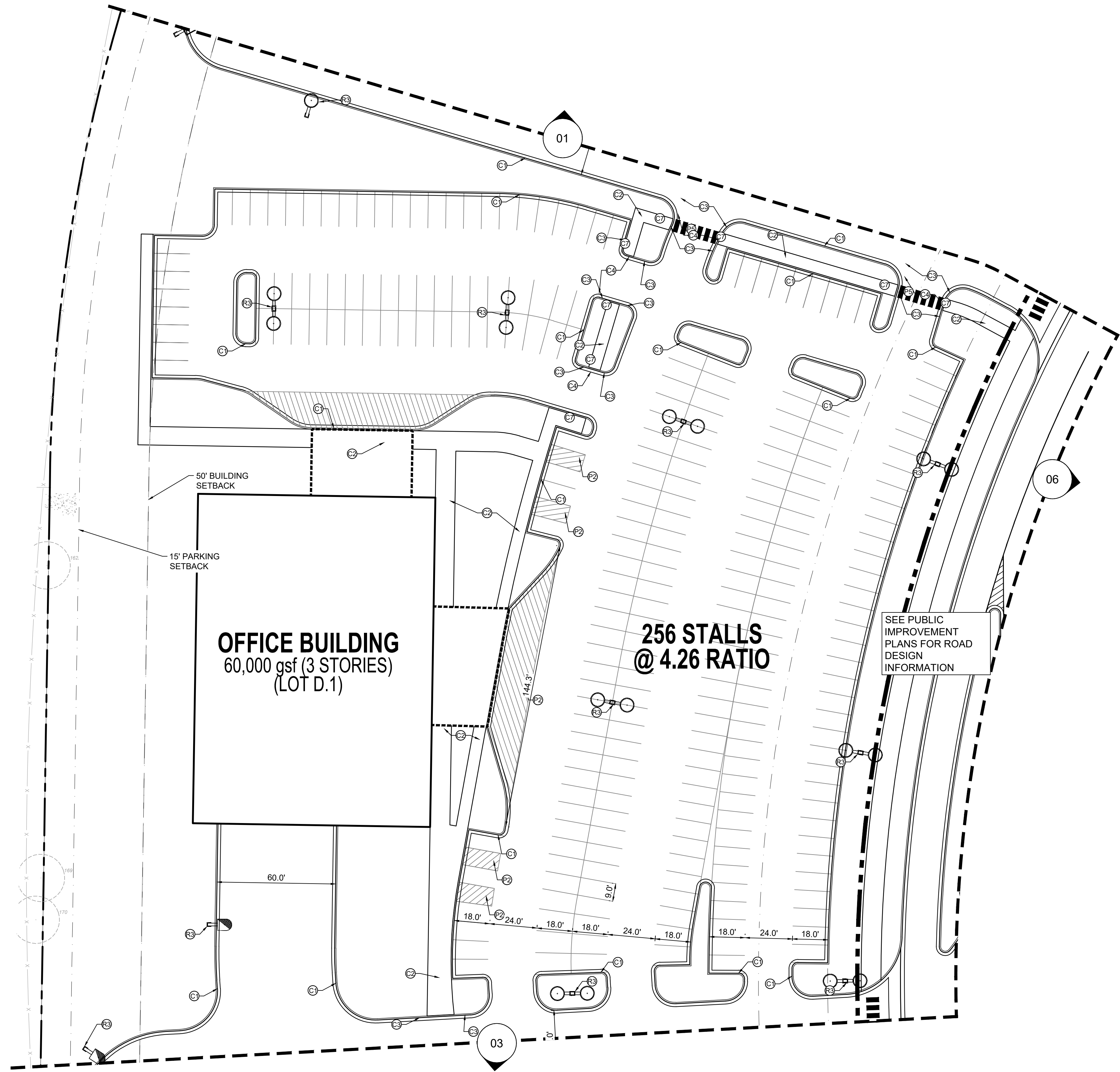
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DEDICATED PARKLAND/WETLAND AREA	± AC

ZONING SUMMARY	
EXISTING ZONING	B-C (BUSINESS CAMPUS)
PROPOSED ZONING	PUD (PLANNED UNIT DEVELOPMENT)
PARKING SETBACKS	SETBACK = 15'
BUILDING SETBACKS	SETBACK = 50'

KEYNOTE LEGEND

- CURB, SIDEWALK & PAVEMENT**
- (C1) 6" CONCRETE CURB & GUTTER (B612) - SEE DETAIL
 - (C2) CONCRETE SIDEWALK - SEE DETAIL
 - (C3) CURB TRANSITION FROM 6" TO FLUSH - SEE GRADING PLAN
 - (C4) SIDEWALK FLUSH WITH PAVEMENT - SEE GRADING PLAN
 - (C5) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
 - (C6) COMMERCIAL DRIVEWAY APRON - SEE DETAIL
 - (C7) ACCESSIBLE CURB RAMP - SEE DETAIL
 - (C8) INTEGRAL CONCRETE CURB / SIDEWALK - SEE DETAIL
- SITE FIXTURES**
- (F1) CHAIN-LINK FENCE - SEE DETAIL
 - (F2) CHAIN-LINK FENCE SWING GATE - SEE DETAIL
 - (F3) 6" CONCRETE FILLED PIPE BOLLARD - SEE DETAIL
- PAVEMENT MARKINGS**
- (P1) ACCESSIBLE PARKING SYMBOL & LOADING AREA - SEE DETAIL
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 - (P4) PAINTED WHITE DIRECTIONAL ARROW - SEE DETAIL
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- (S1) ADA PARKING SIGN IN BOLLARD - SEE DETAIL
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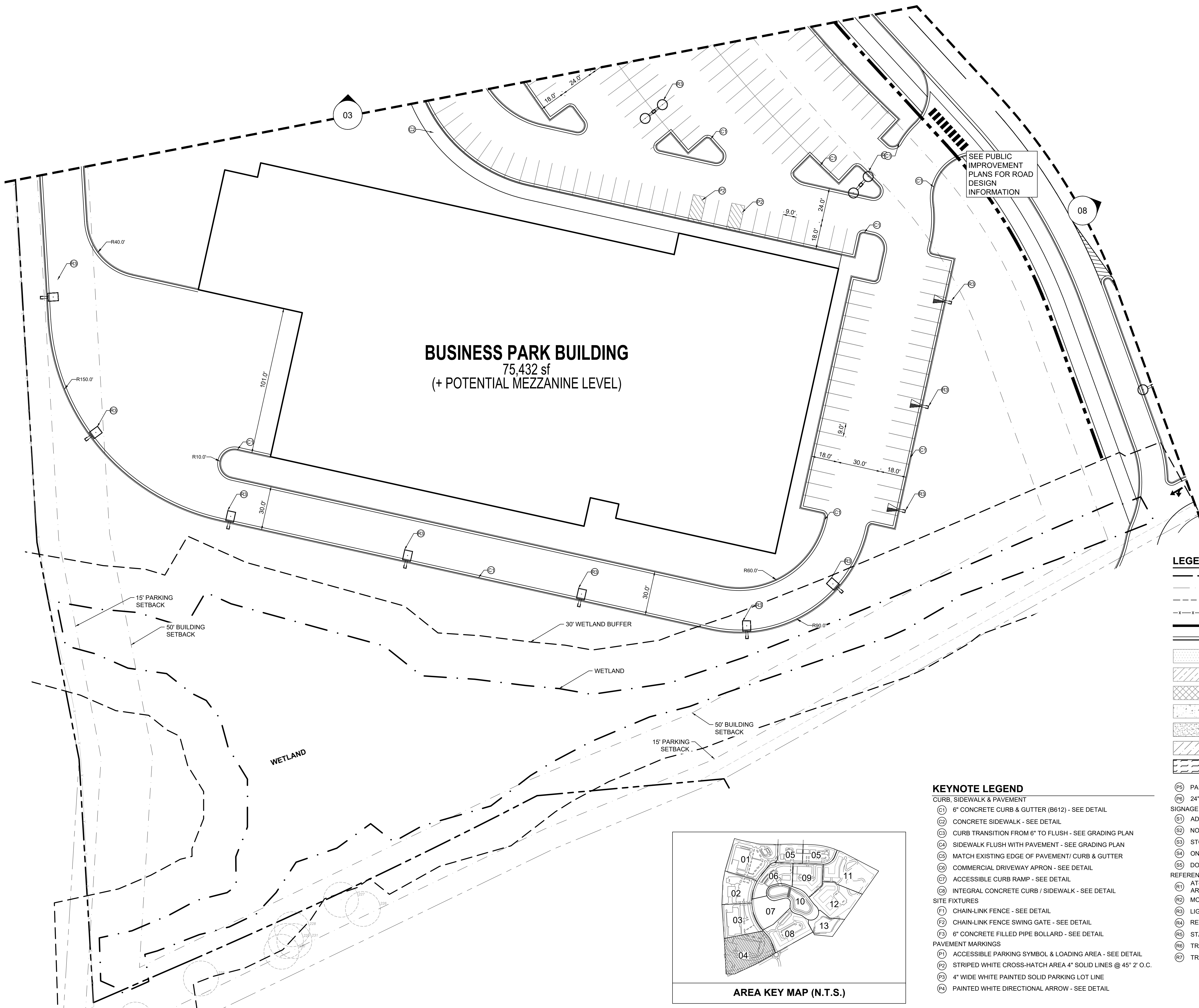
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<p>K&A PROJECT 160840033</p> <p>DATE 11/17/2023</p> <p>SCALE AS SHOWN</p> <p>DESIGNED BY WDMA</p> <p>DRAWN BY CPH</p> <p>CHECKED BY WDMA</p>	<p>MINNESOTA PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA</p> <p>DATE 11/17/2023</p> <p>LIC. NO. 45790</p>						
<p>SHEET NUMBER C401</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DATE	BY			
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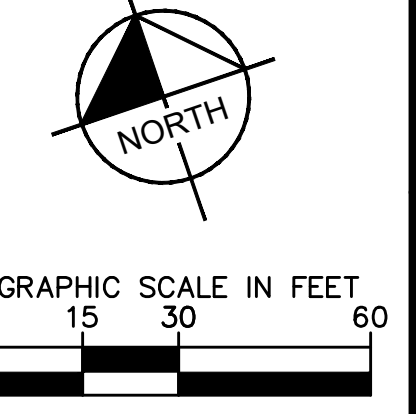
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 - - - DRAINAGE AND UTILITY EASEMENT
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 - ===== RETAINING WALL
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<p>PRUDENTIAL CAMPUS REDEVELOPMENT</p> <p>PREPARED FOR</p> <p>SCANNELL PROPERTIES</p> <p>PLYMOUTH MN</p>	<p>SITE PLAN</p>	<p>PROJECT NO. 16084003</p> <p>DATE 11/17/2023</p> <p>SCALE AS SHOWN</p> <p>DESIGNED BY WDM</p> <p>DRAWN BY CPH</p> <p>CHECKED BY WDM</p>	<p>MINNESOTA PROFESSIONAL ENGINEER</p> <p>WILLIAM D. MATZEK</p> <p>DATE 11/17/2023 LIC. NO. 45790</p>	<p>Kimley Horn</p> <p>2023 KIMLEY-HORN AND ASSOCIATES, INC.</p> <p>767 EULISTIS STREET, SUITE 100, ST. PAUL, MN 55114</p> <p>PHONE: 651-665-4197</p> <p>WWW.KIMLEY-HORN.COM</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 30px;">NO.</th> <th style="width: 60px;">REVISIONS</th> <th style="width: 30px;">DATE</th> <th style="width: 30px;">BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISIONS	DATE	BY				
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<p>SHEET NUMBER</p> <p>C402</p>													



BUSINESS PARK BUILDING
75,432 sf
(+ POTENTIAL MEZZANINE LEVEL)

SEE PUBLIC
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PLANS FOR ROAD
DESIGN
INFORMATION



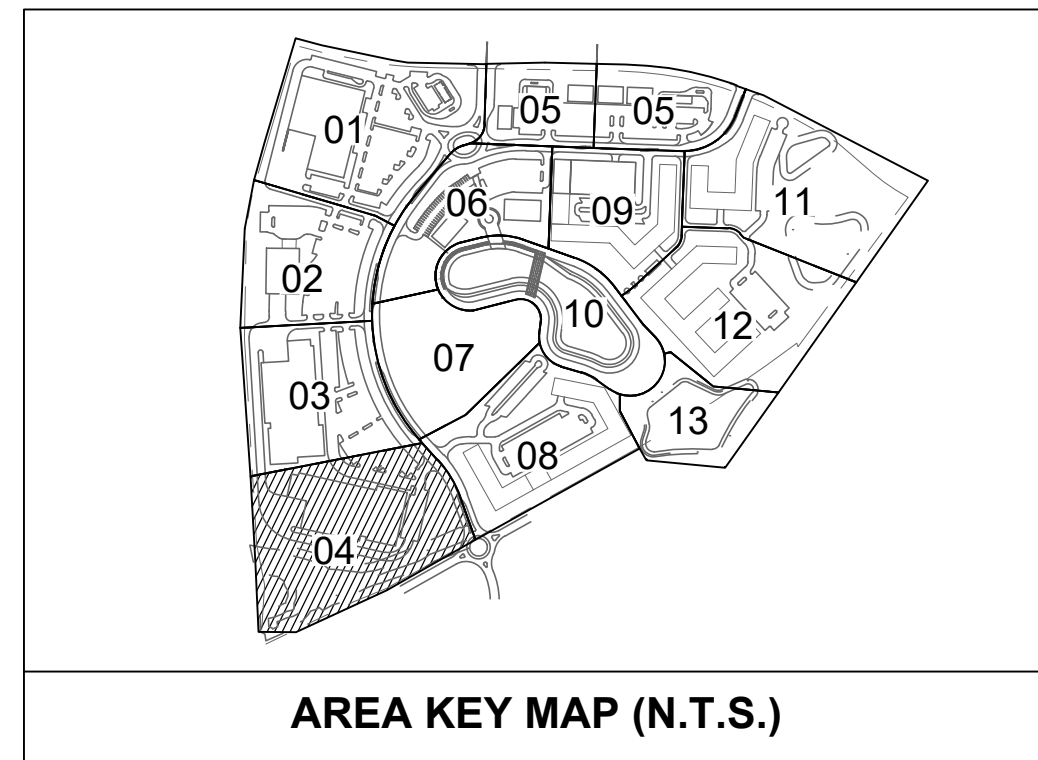
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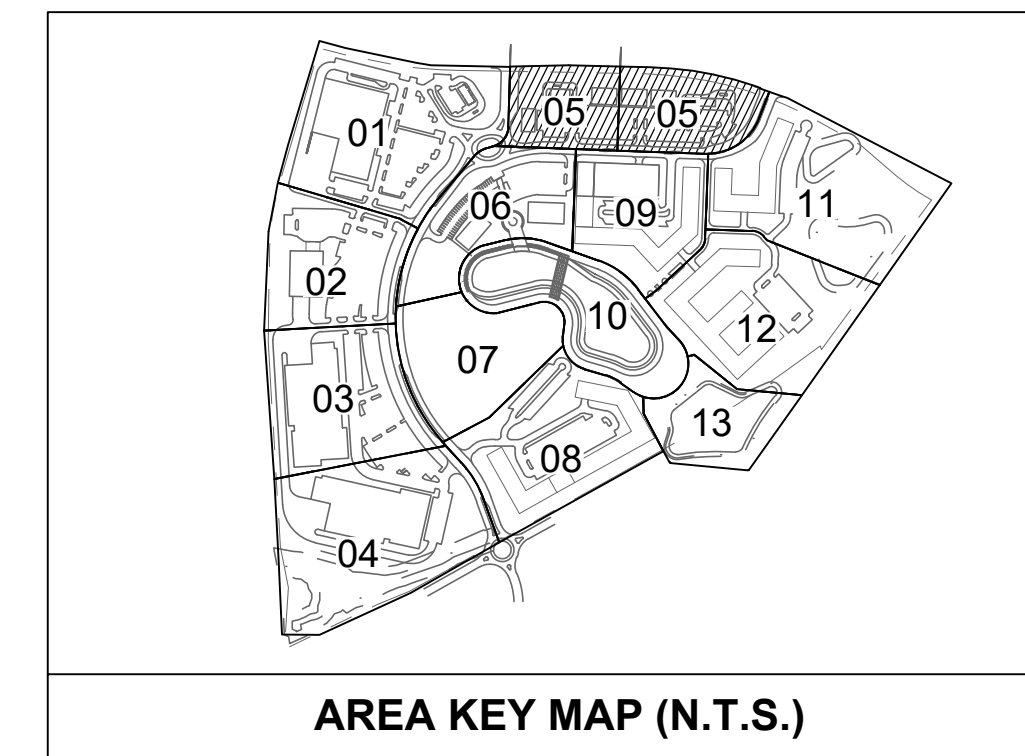
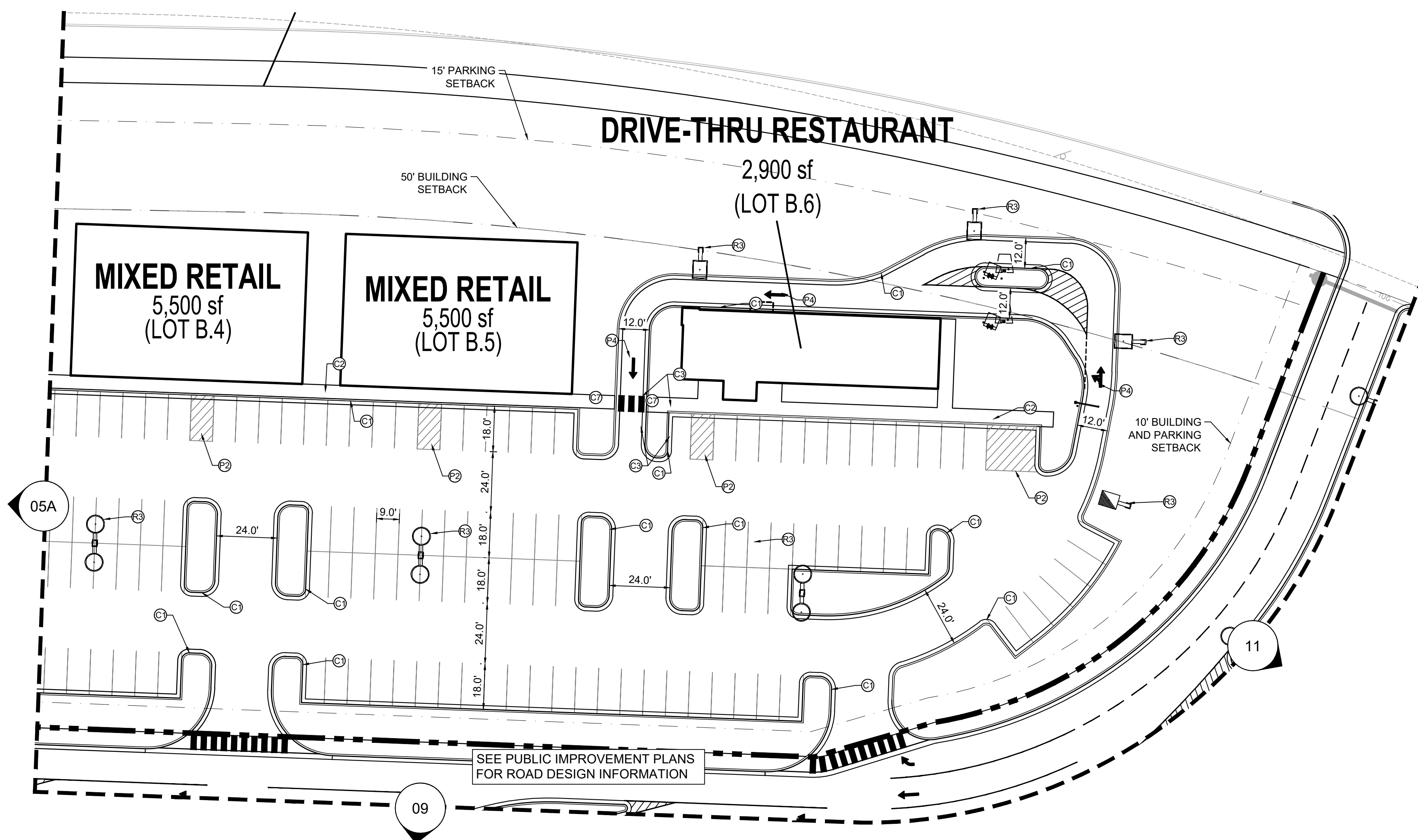
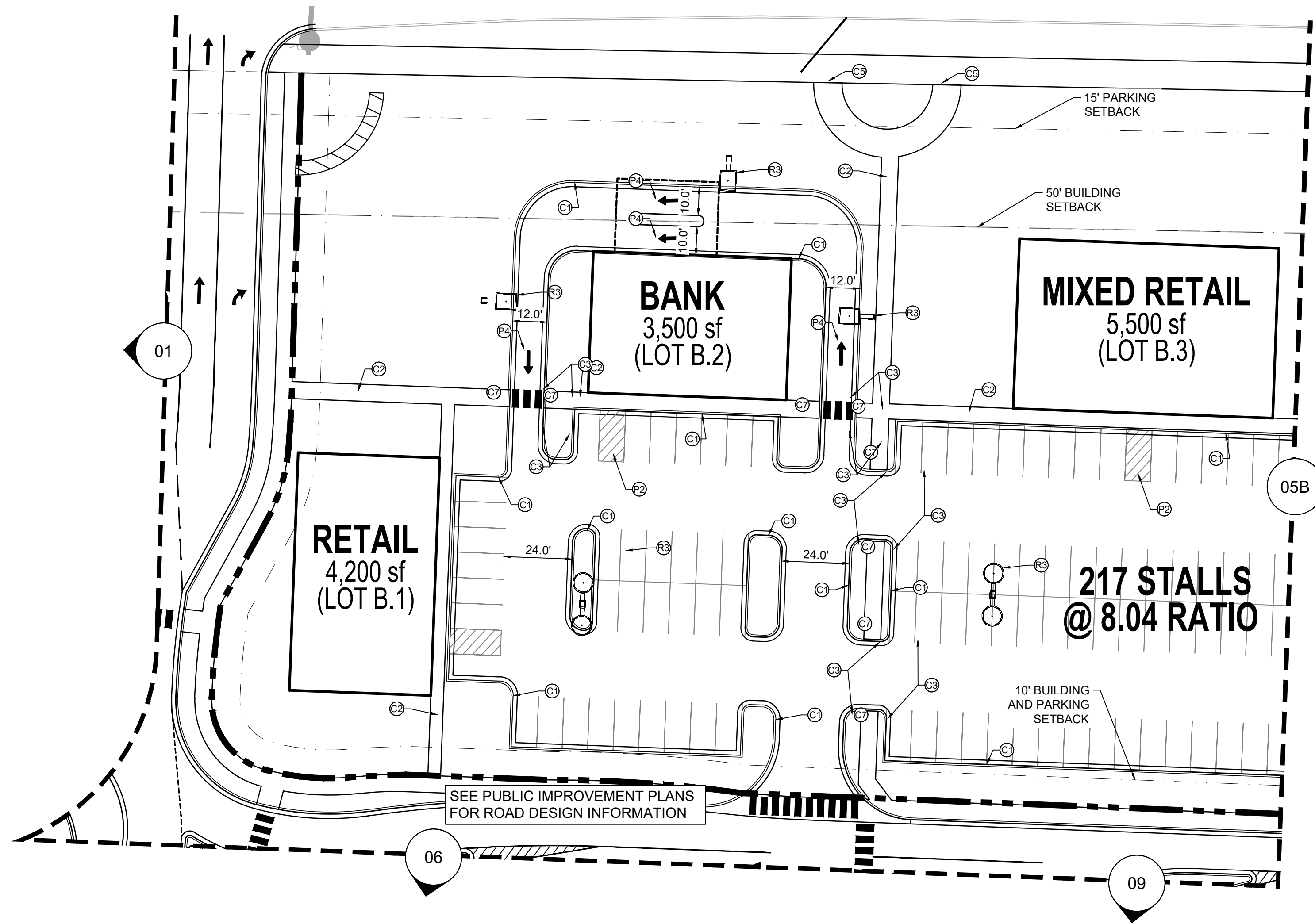
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	<p>2023 KIMLEY-HORN AND ASSOCIATES, INC. 767 EULISTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-685-4197 WWW.KIMLEY-HORN.COM</p>	<p>WILLIAM D. MATZEK MINN. LIC. NO. 45790</p>
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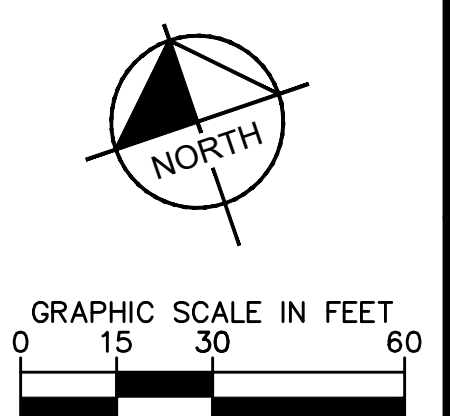
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PRUDENTIAL CAMPUS REDEVELOPMENT
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SCANNELL PROPERTIES
PLYMOUTH, MN

SITE PLAN

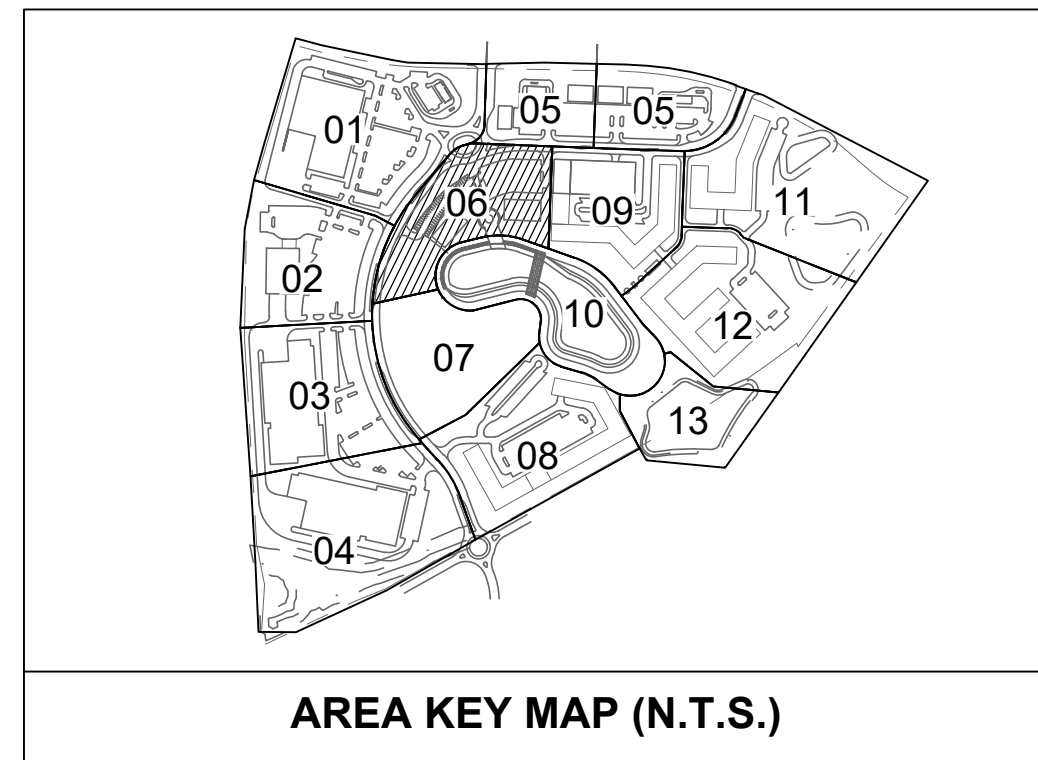
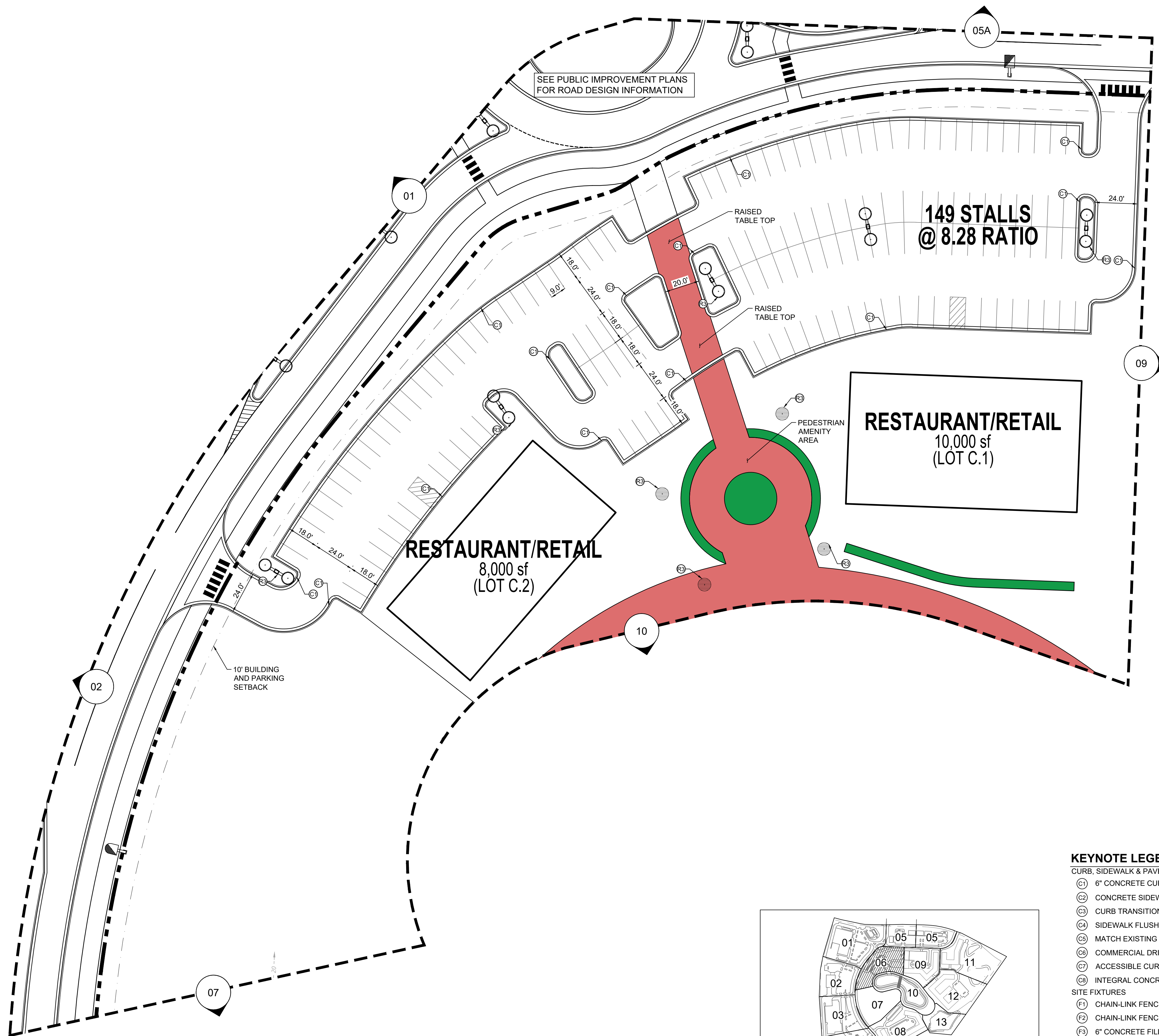
Kimley-Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-685-4197
WWW.KIMLEY-HORN.COM

KHA PROJECT: 160848033
DATE: 11/17/2023
SCALE: AS SHOWN
DESIGNED BY: WDM
DRAWN BY: CPH
CHECKED BY: WDM

WILLIAM D. MATZEK
MIN. LIC. NO.: 45790
DATE: 11/17/2023

No.	REVISIONS	DATE	BY

SHEET NUMBER
C405



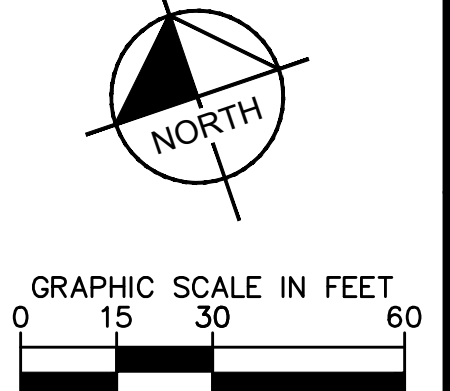
KEYNOTE LEGEND

- CURB, SIDEWALK & PAVEMENT
- (C1) 6" CONCRETE CURB & GUTTER (B612) - SEE DETAIL
- (C2) CONCRETE SIDEWALK - SEE DETAIL
- (C3) CURB TRANSITION FROM 6" TO FLUSH - SEE GRADING PLAN
- (C4) SIDEWALK FLUSH WITH PAVEMENT - SEE GRADING PLAN
- (C5) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- (C6) COMMERCIAL DRIVEWAY APRON - SEE DETAIL
- (C7) ACCESSIBLE CURB RAMP - SEE DETAIL
- (C8) INTEGRAL CONCRETE CURB / SIDEWALK - SEE DETAIL
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- (F1) CHAIN-LINK FENCE - SEE DETAIL
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- (P3) 4" WIDE WHITE PAINTED SOLID PARKING LOT LINE
- (P4) PAINTED WHITE DIRECTIONAL ARROW - SEE DETAIL

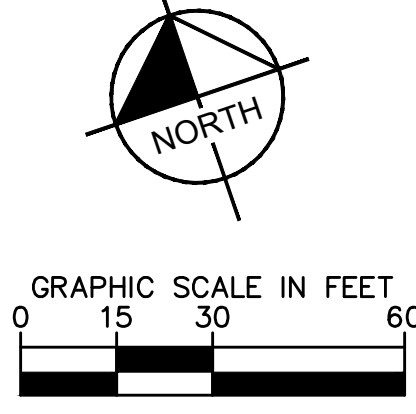
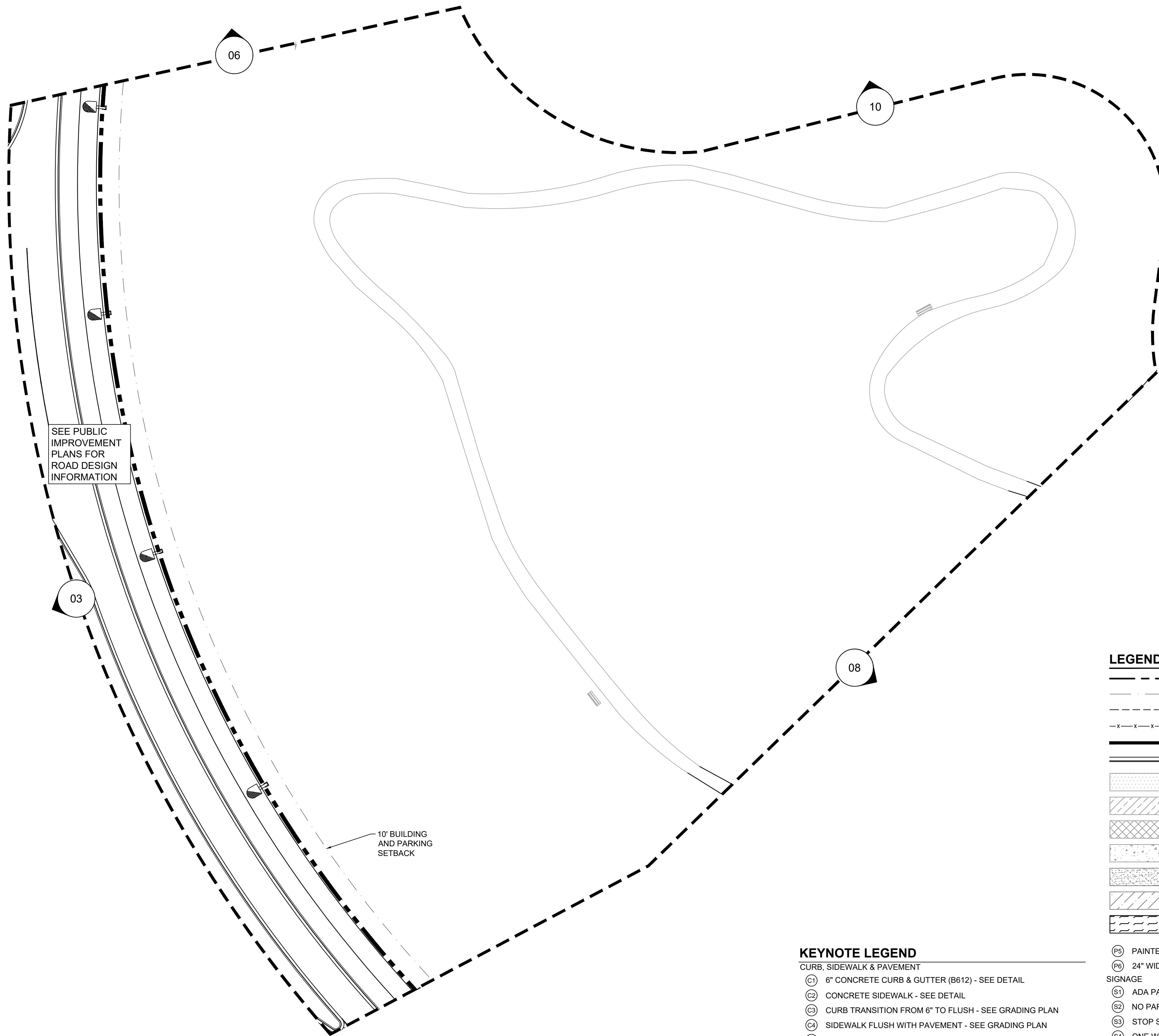
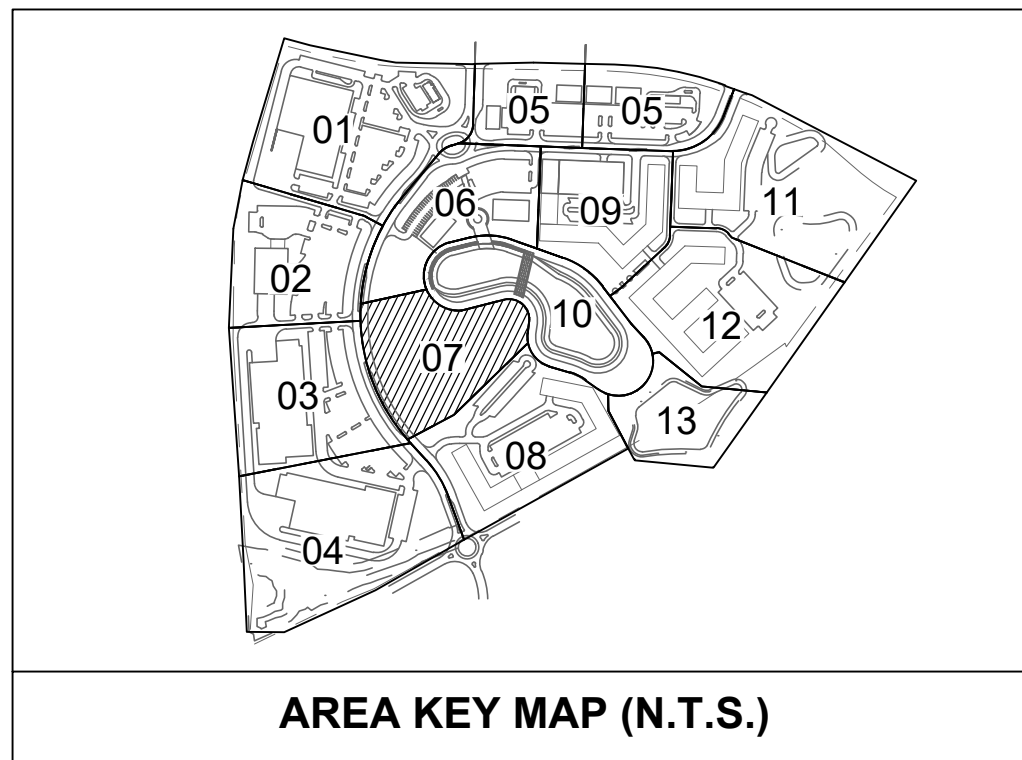
LEGEND

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- STANDARD DUTY ASPHALT PAVEMENT
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PRUDENTIAL CAMPUS REDEVELOPMENT PREPARED FOR SCANNELL PROPERTIES PLYMOUTH, MN	KHA PROJECT 160848033	DATE 11/17/2023	SCALE AS SHOWN	DESIGNED BY WDM	DRAWN BY CPH	CHECKED BY WDM	PROJECT 2023 KIMLEY-HORN AND ASSOCIATES, INC. 767 EULISTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-685-4197 WWW.KIMLEY-HORN.COM	REVISIONS No. DATE BY
	Kimley-Horn 2023 KIMLEY-HORN AND ASSOCIATES, INC. 767 EULISTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-685-4197 WWW.KIMLEY-HORN.COM							
	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. WILLIAM D. MATZEK MN LIC. NO. 45790 DATE: 11/17/2023							
	SHEET NUMBER C406							



LEGEND

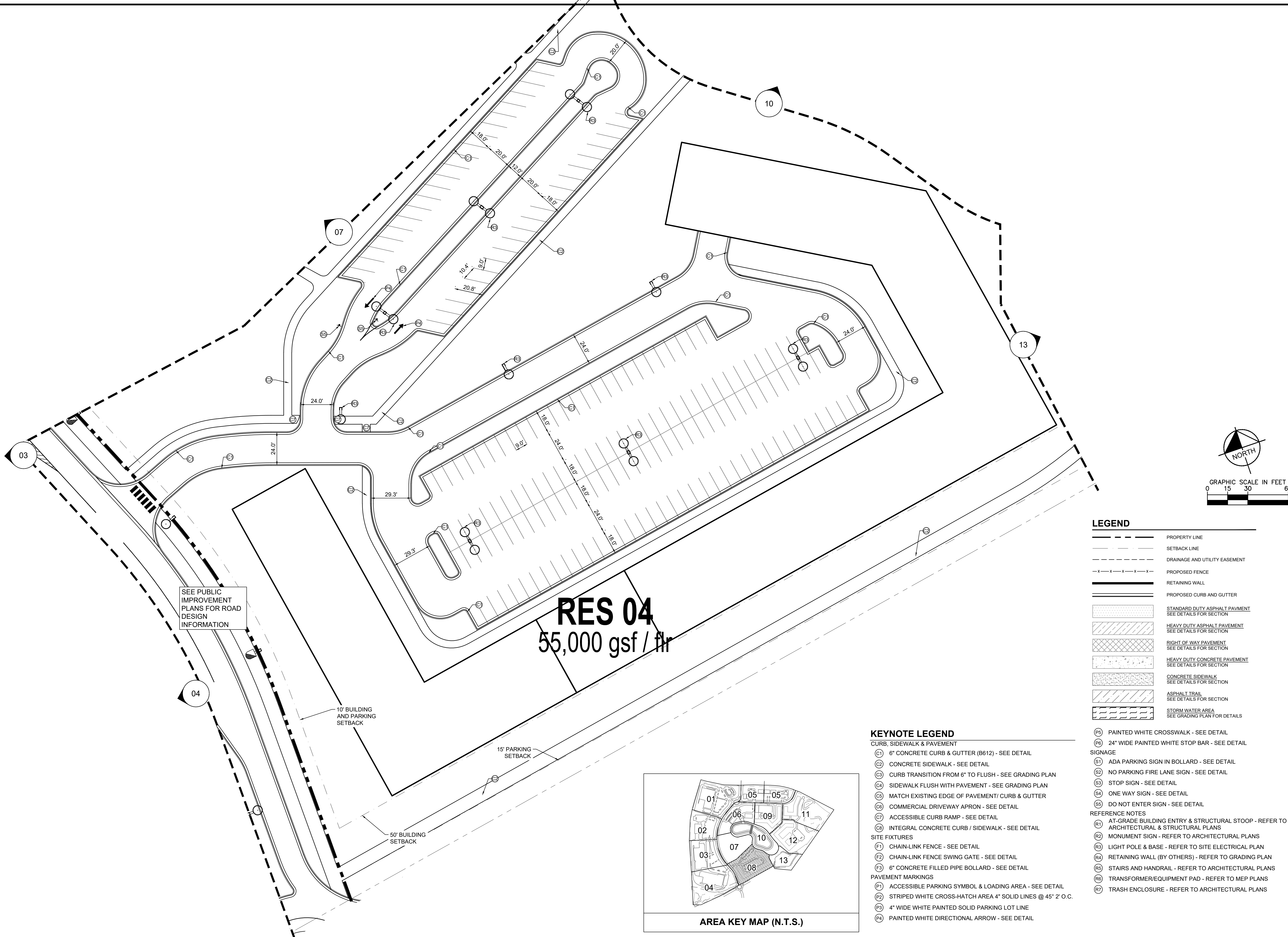
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- SETBACK LINE
- - - DRAINAGE AND UTILITY EASEMENT
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- ===== RETAINING WALL
- ===== PROPOSED CURB AND GUTTER
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SEE DETAILS FOR SECTION
- [Pattern] HEAVY DUTY ASPHALT PAVEMENT
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SEE GRADING PLAN FOR DETAILS

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<p>SITE PLAN</p>	<p>MINNESOTA PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA</p>
<p>KHA PROJECT: 160848003</p> <p>DATE: 11/17/2023</p> <p>SCALE: AS SHOWN</p> <p>DRAWN BY: WDM</p> <p>CHECKED BY: CPH</p>	<p>NO. _____</p> <p>REVISIONS _____</p> <p>DATE _____</p>
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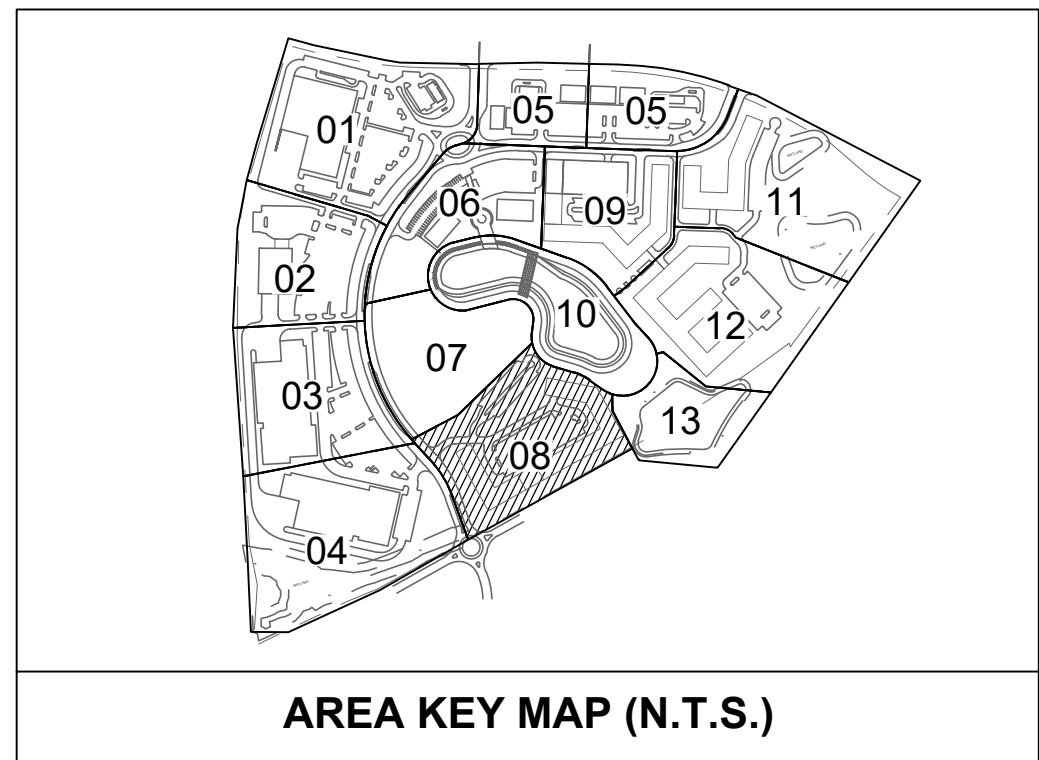
SEE PUBLIC IMPROVEMENT PLANS FOR ROAD DESIGN INFORMATION

RES 04
55,000 gsf / flr

10' BUILDING AND PARKING SETBACK

15' PARKING SETBACK

50' BUILDING SETBACK



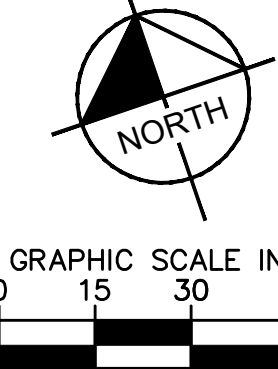
AREA KEY MAP (N.T.S.)

LEGEND

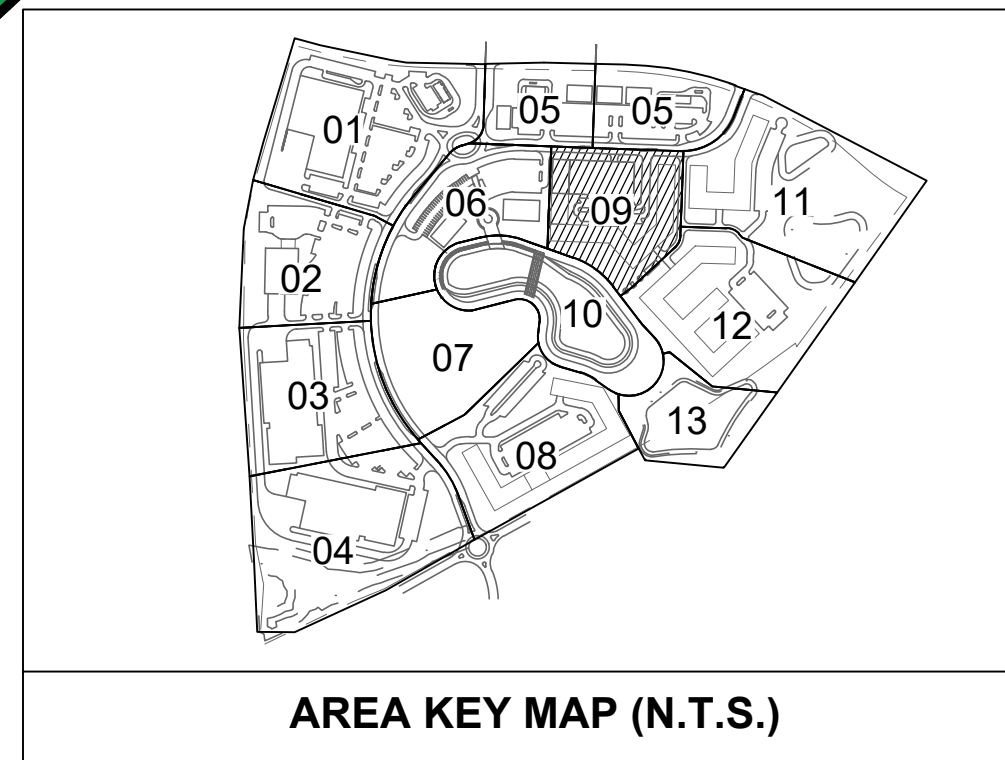
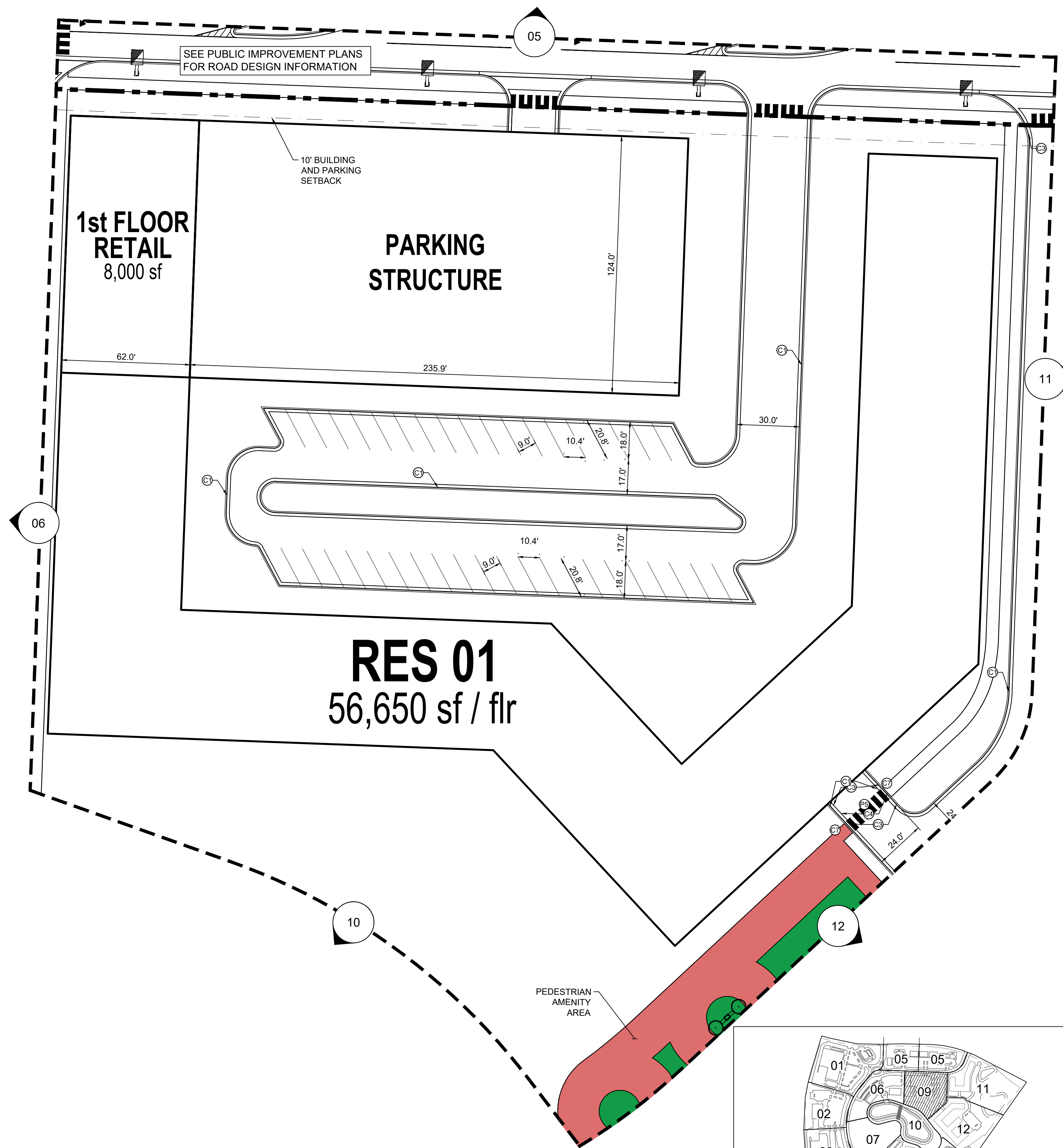
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<p>SITE PLAN</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISIONS	DATE	BY				
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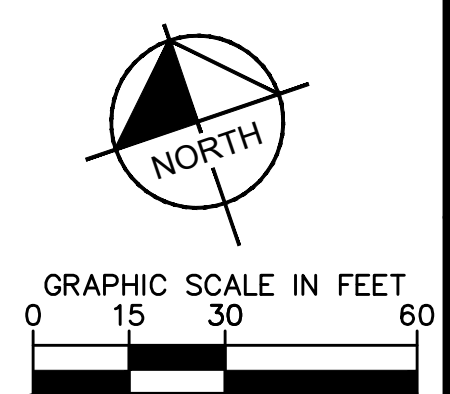
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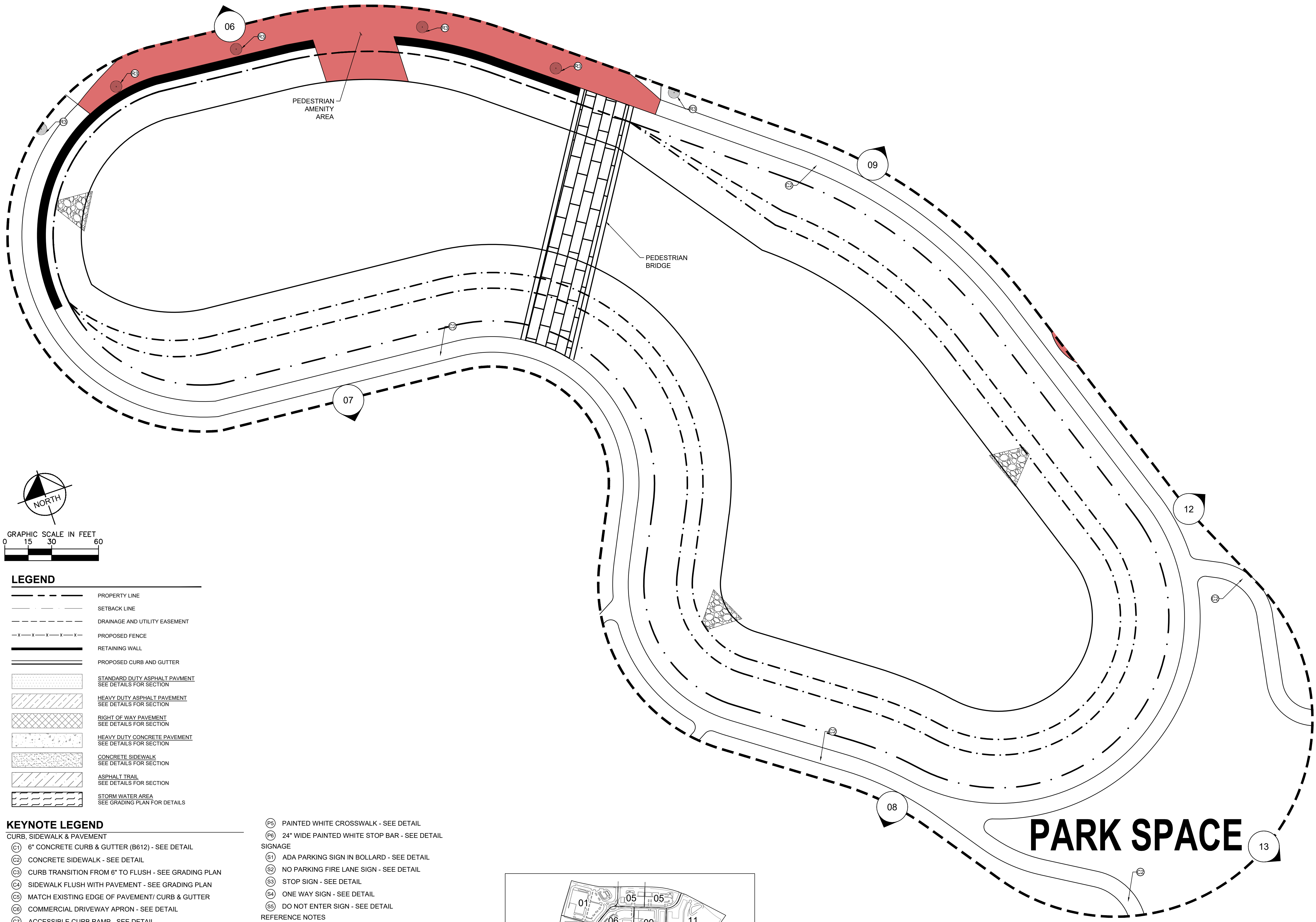
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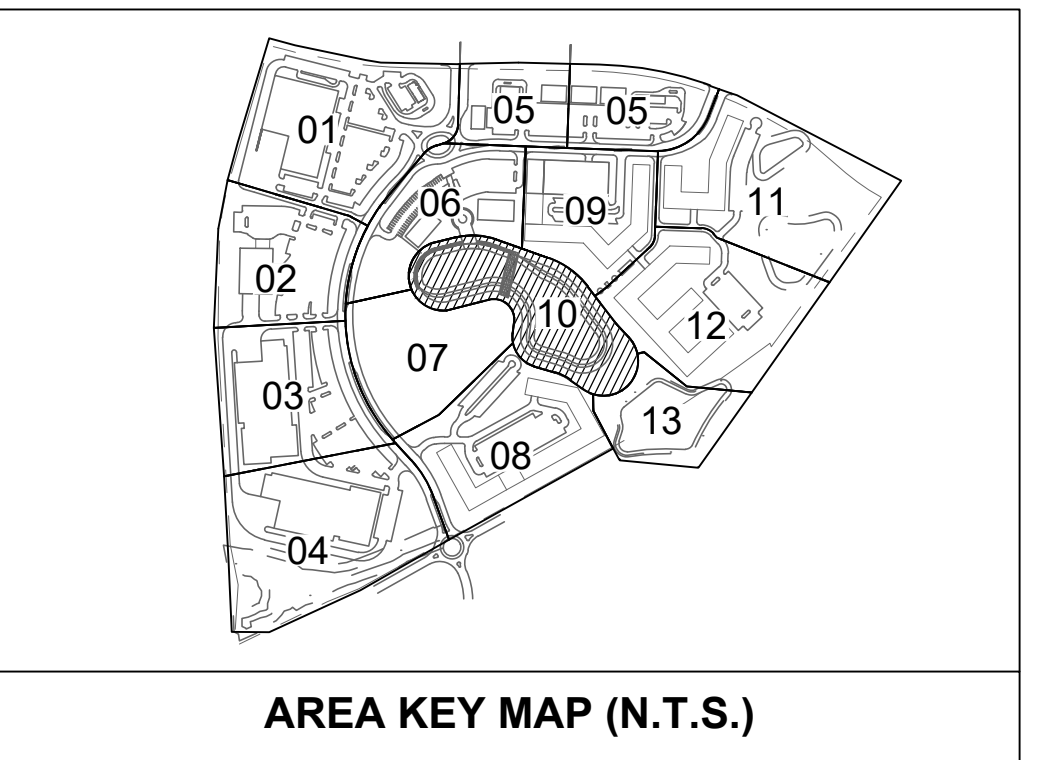


LEGEND

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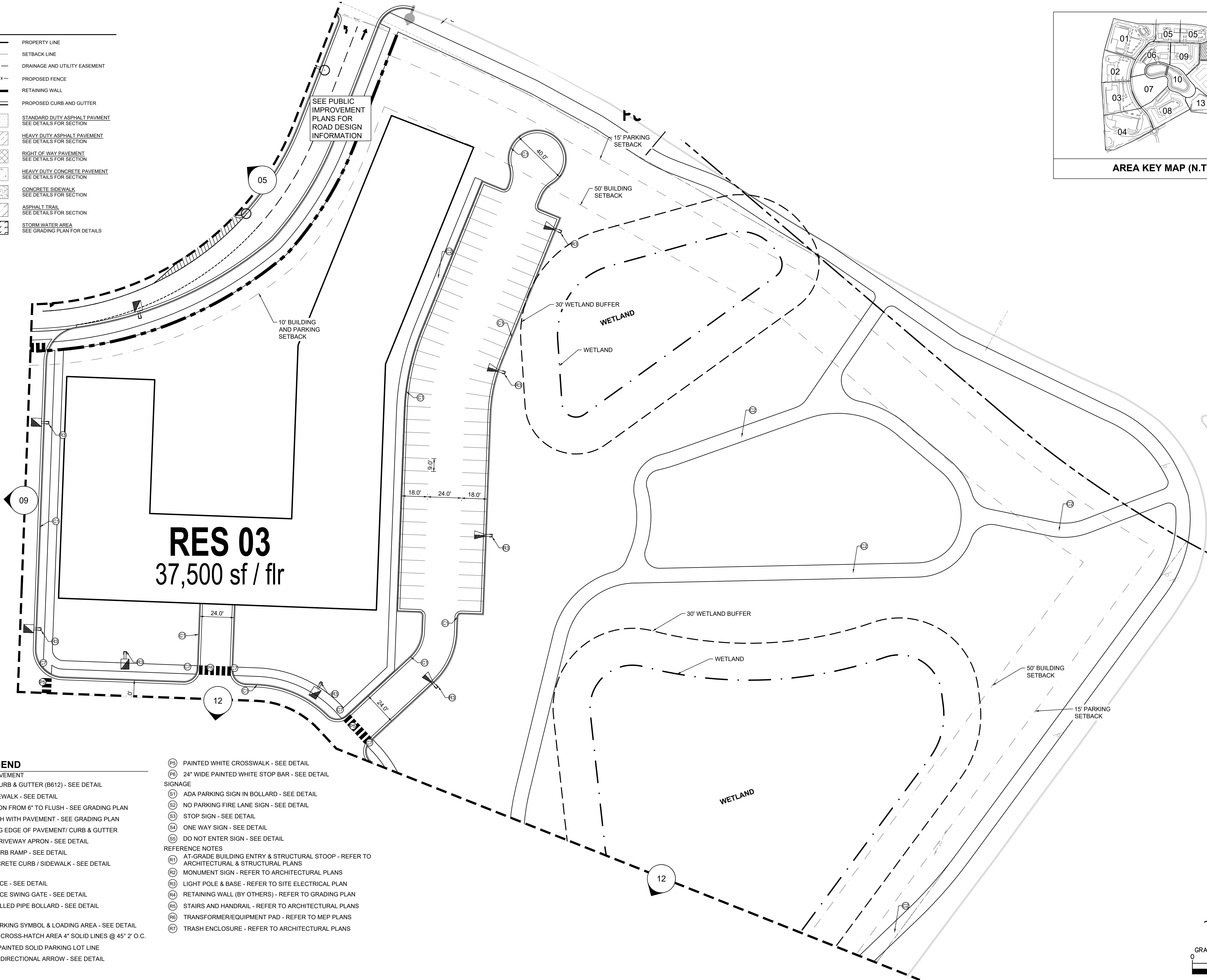
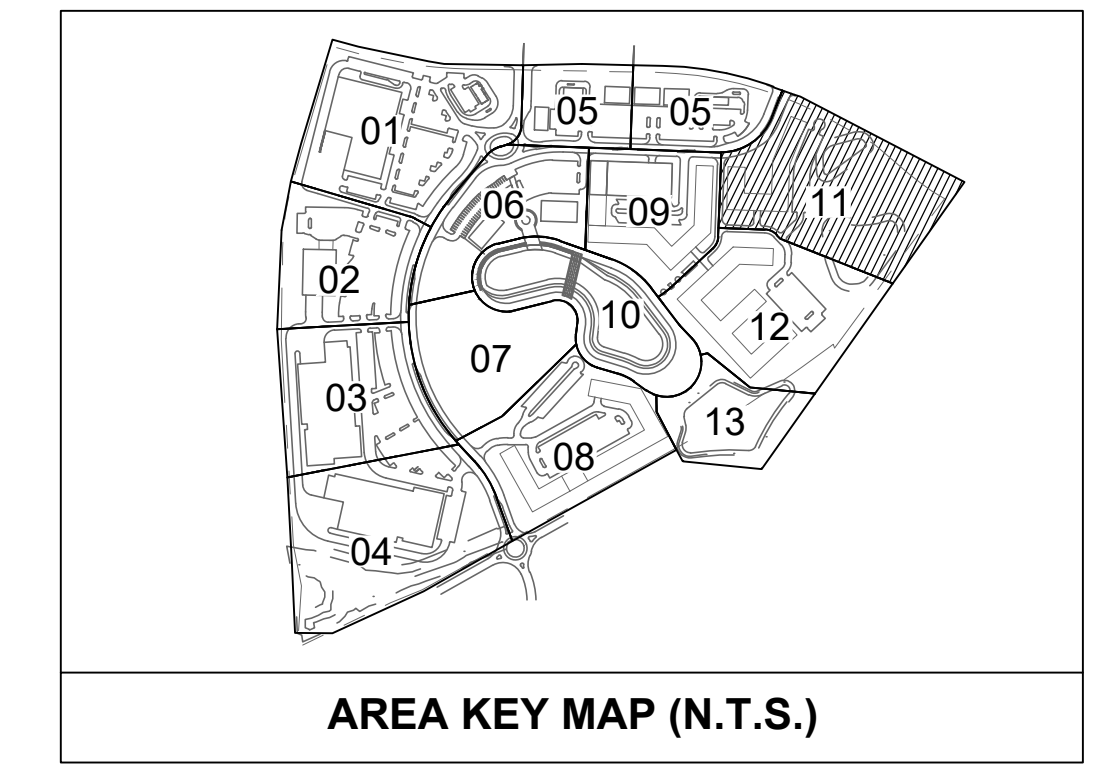
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KEYNOTE LEGEND

CURB, SIDEWALK & PAVEMENT

- (C1) 6" CONCRETE CURB & GUTTER (B612) - SEE DETAIL
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NO.	REVISIONS	DATE	BY

Kimley-Horn

2023 KIMLEY-HORN AND ASSOCIATES, INC.
767 EULIST STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-685-4197
WWW.KIMLEY-HORN.COM

MINNESOTA PROFESSIONAL ENGINEER
SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

WILLIAM D. MATZEK
DATE: 11/17/2023 LIC. NO.: 45790

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
160848033	11/17/2023	AS SHOWN	WDMA	CPH	WDMA

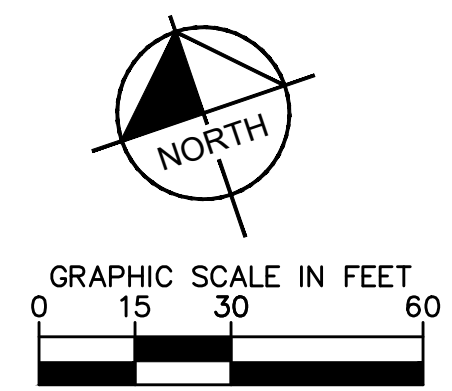
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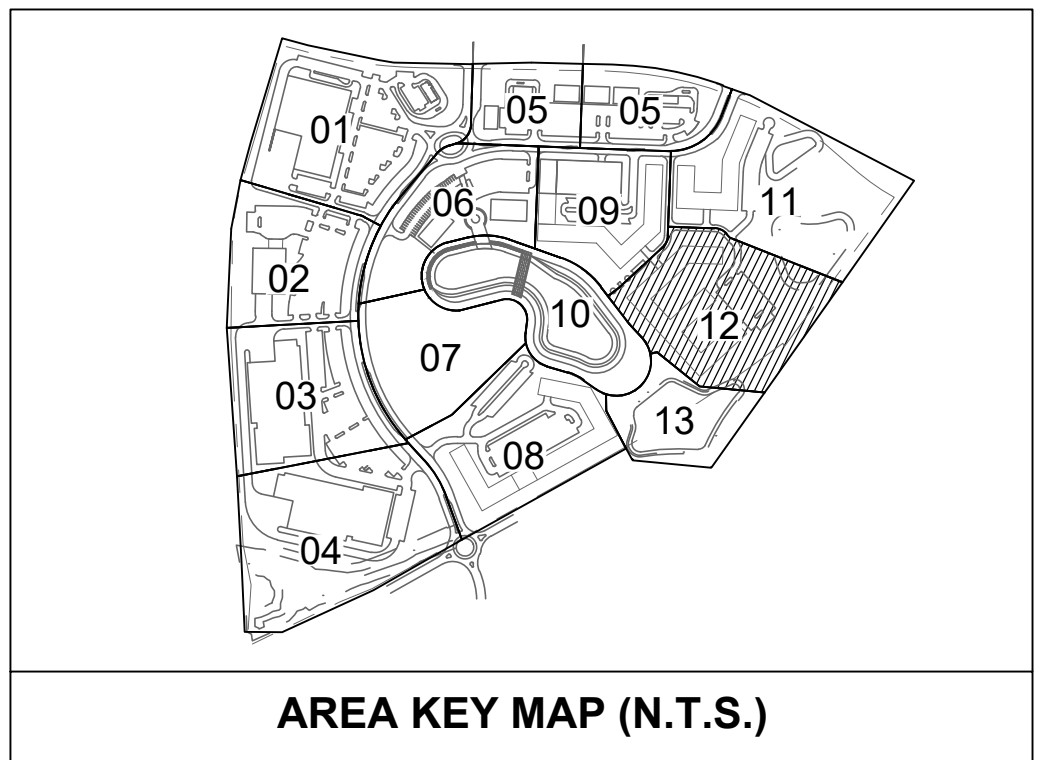
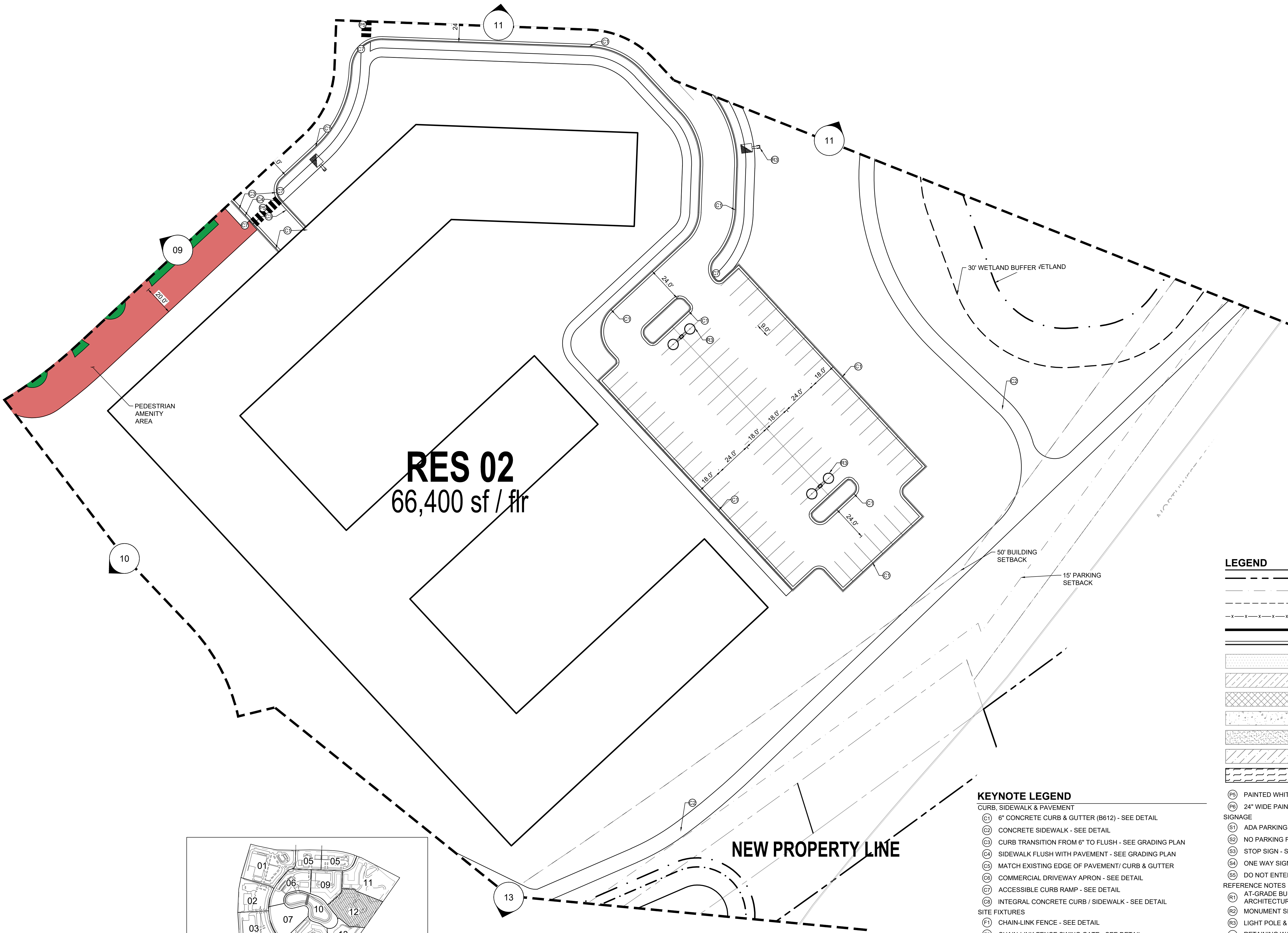
PRUDENTIAL CAMPUS REDEVELOPMENT

PREPARED FOR
SCANNELL PROPERTIES

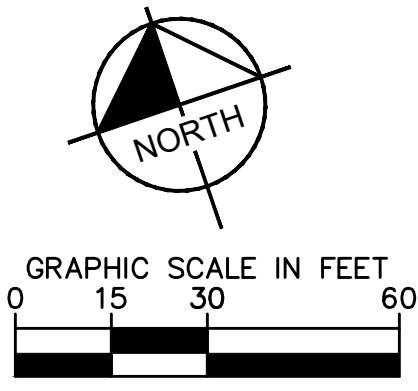
PLYMOUTH MN

SHEET NUMBER
C411





AREA KEY MAP (N.T.S.)



LEGEND

	PROPERTY LINE
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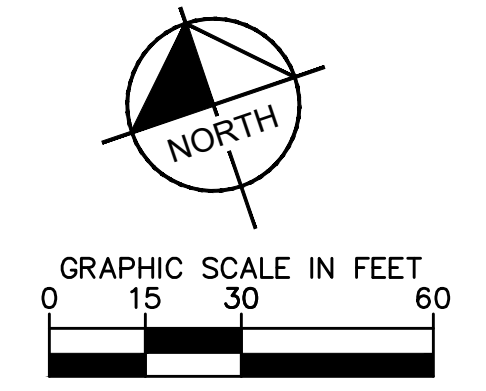
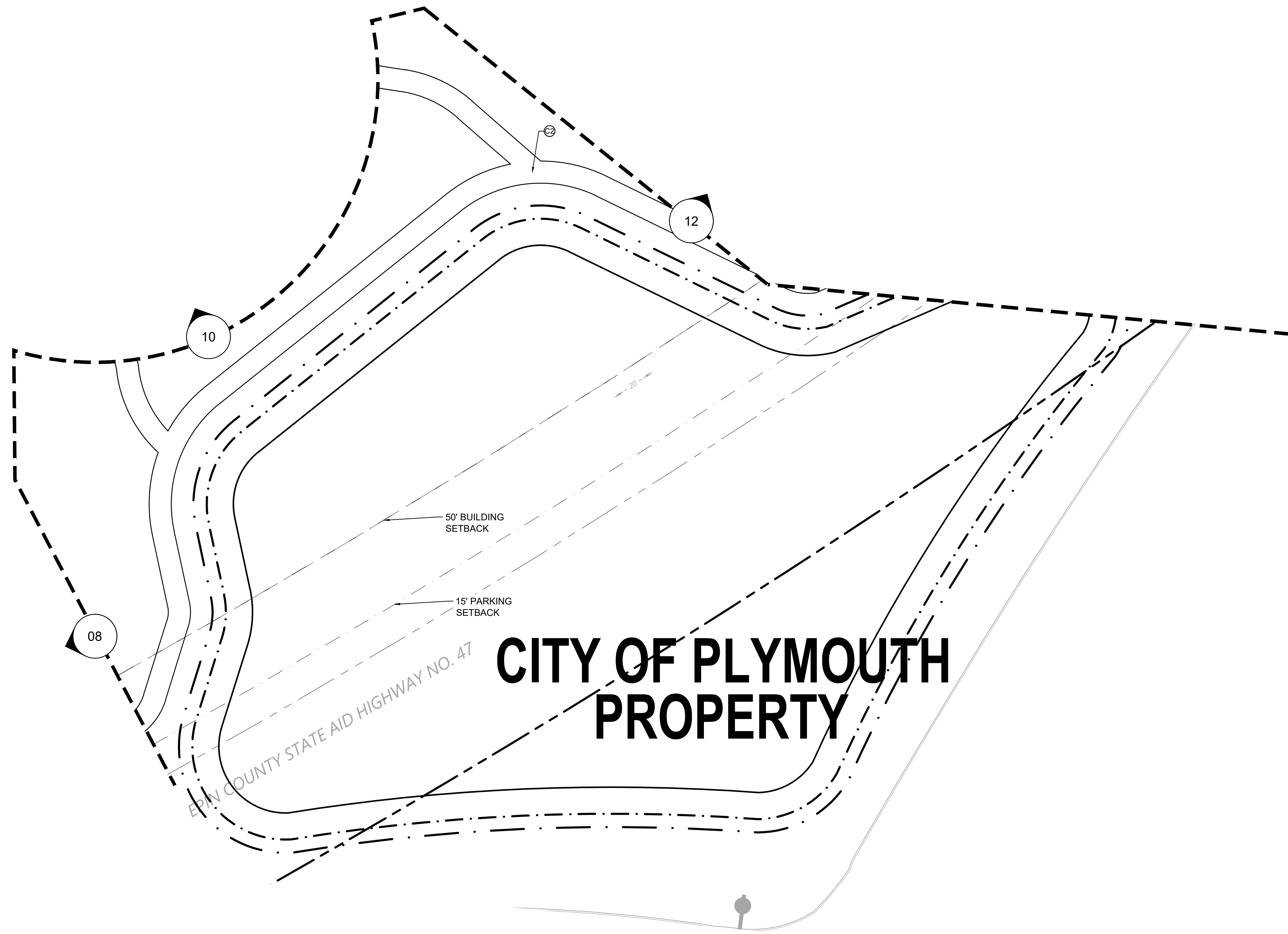
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<p>2023 KIMLEY-HORN AND ASSOCIATES, INC. 767 EULISTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-665-4197 WWW.KIMLEY-HORN.COM</p>																																									
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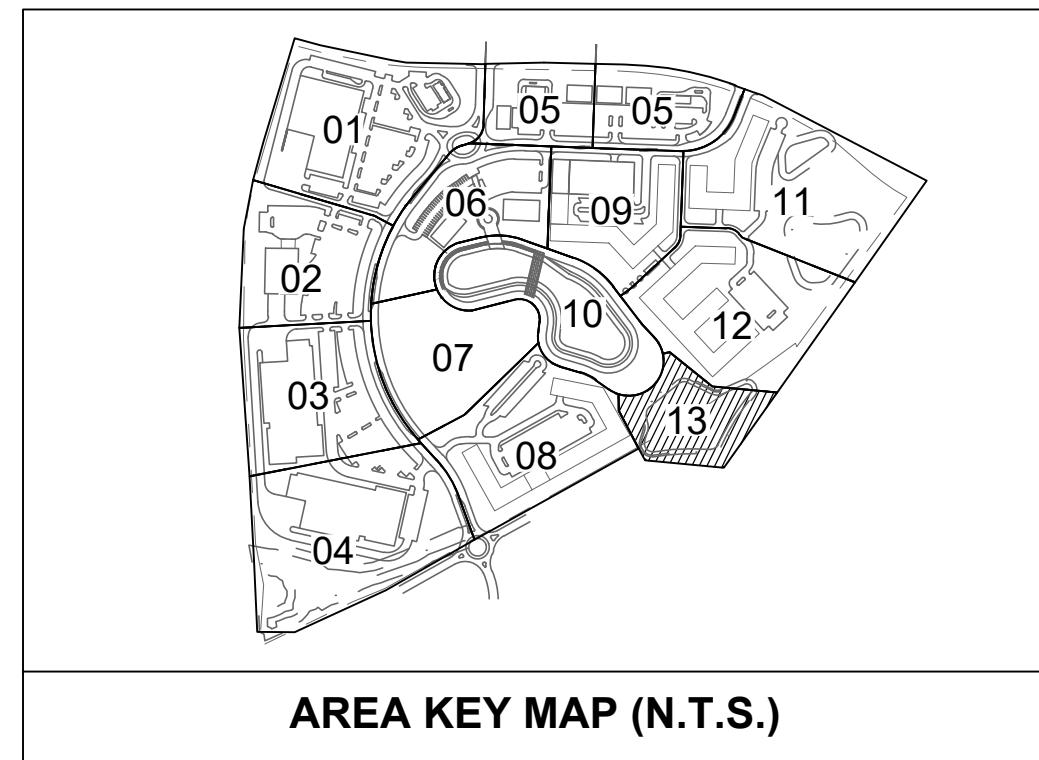
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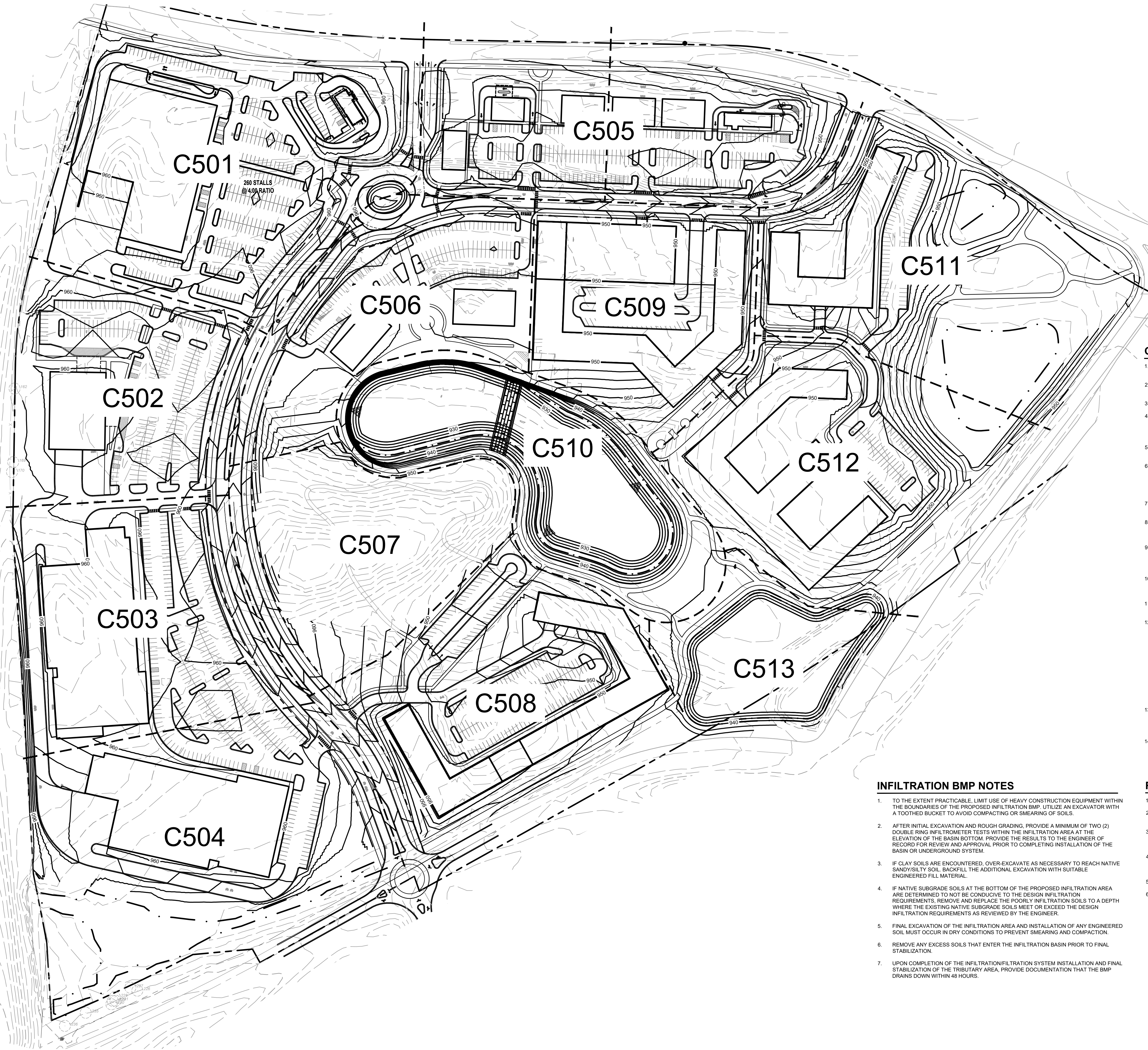
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SITE PLAN	KHA PROJECT 16084003	DATE 11/17/2023	SCALE AS SHOWN	DESIGNED BY WDW	DRAWN BY CPH	CHECKED BY WDM	UIC. NO. 45790	DATE 11/17/2023	LIC. NO. MN	BY	DATE
	PRUDENTIAL CAMPUS REDEVELOPMENT										PLYMOUTH
PREPARED FOR SCANNELL PROPERTIES										SHEET NUMBER C413	
Kimley-Horn										REVISIONS	
2023 KIMLEY-HORN AND ASSOCIATES, INC. 767 EULISTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-685-4197 WWW.KIMLEY-HORN.COM										No.	
MINNESOTA PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA										No.	
WILLIAM D. MATZEK 11/17/2023 MN 45790										No.	



GRADING PLAN NOTES

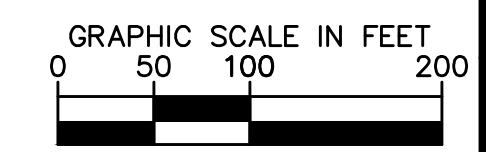
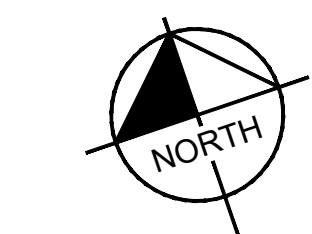
- PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
- CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
- FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
- IN PAVED AREAS, ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE THE SITE READY FOR SUB-BASE.
- SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
- ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SPOT ELEVATIONS ALONG CURB & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED
- EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
- CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM SLOPE OF 1.25% IN ASPHALT PAVEMENT AREAS AND A MINIMUM SLOPE OF 0.50% IN CONCRETE PAVEMENT AREAS.
- MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER. REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
- INSTALL A MINIMUM OF 4-INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED CONCRETE CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
- GRADING FOR SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO CURRENT STATE & NATIONAL ADA STANDARDS:
 ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12).
 SIDEWALK GROSS-SLOPES SHALL NOT EXCEED 2.0%.
 LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5.0%.
 ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM SLOPE OF 1.50% IS PREFERRED.
 SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVEMENT INSTALLATION. CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
- UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4-INCHES OF TOPSOIL.
- EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS.

INFILTRATION BMP NOTES

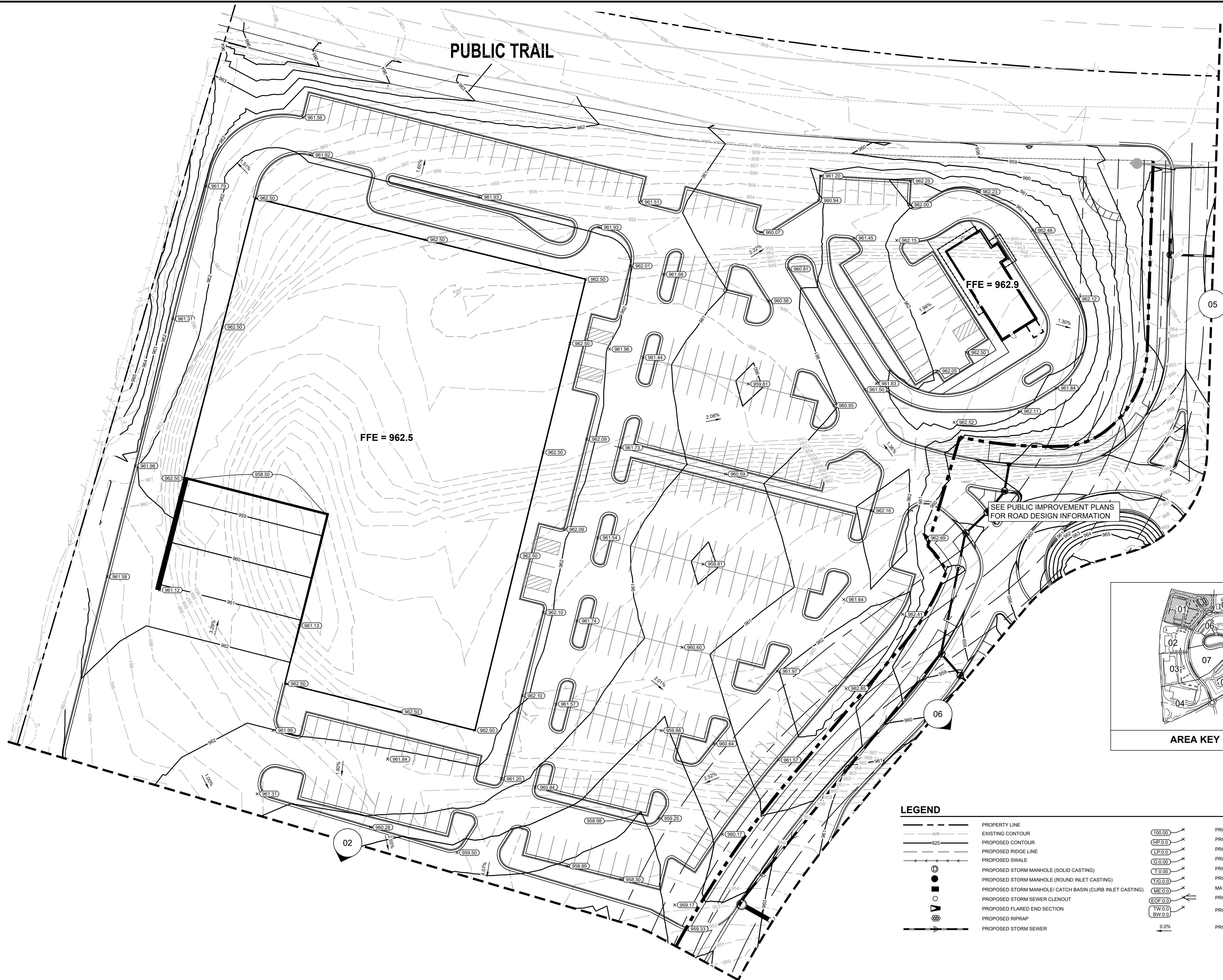
- TO THE EXTENT PRACTICABLE, LIMIT USE OF HEAVY CONSTRUCTION EQUIPMENT WITHIN THE BOUNDARIES OF THE PROPOSED INFILTRATION BMP. UTILIZE AN EXCAVATOR WITH A TOOTHED BUCKET TO AVOID COMPACTING OR SMEARING OF SOILS.
- AFTER INITIAL EXCAVATION AND ROUGH GRADING, PROVIDE A MINIMUM OF TWO (2) DOUBLE RING INFILTRATION TESTS WITHIN THE INFILTRATION AREA AT THE ELEVATION OF THE BASIN BOTTOM. PROVIDE THE RESULTS TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO COMPLETING INSTALLATION OF THE BASIN OR UNDERGROUND SYSTEM.
- IF CLAY SOILS ARE ENCOUNTERED, OVER-EXCAVATE AS NECESSARY TO REACH NATIVE SANDY/SILTY SOIL. BACKFILL THE ADDITIONAL EXCAVATION WITH SUITABLE ENGINEERED FILL MATERIAL.
- IF NATIVE SUBGRADE SOILS AT THE BOTTOM OF THE PROPOSED INFILTRATION AREA ARE DETERMINED TO NOT BE CONDUCTIVE TO THE DESIGN INFILTRATION REQUIREMENTS, REMOVE AND REPLACE THE POORLY INFILTRATION SOILS TO A DEPTH WHERE THE EXISTING NATIVE SUBGRADE SOILS MEET OR EXCEED THE DESIGN INFILTRATION REQUIREMENTS AS REVIEWED BY THE ENGINEER.
- FINAL EXCAVATION OF THE INFILTRATION AREA AND INSTALLATION OF ANY ENGINEERED SOIL MUST OCCUR IN DRY CONDITIONS TO PREVENT SMEARING AND COMPACTION.
- REMOVE ANY EXCESS SOILS THAT ENTER THE INFILTRATION BASIN PRIOR TO FINAL STABILIZATION.
- UPON COMPLETION OF THE INFILTRATION/FILTRATION SYSTEM INSTALLATION AND FINAL STABILIZATION OF THE TRIBUTARY AREA, PROVIDE DOCUMENTATION THAT THE BMP DRAINS DOWN WITHIN 48 HOURS.

RETAINING WALL NOTES

- RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
- PLANS SHOW THE HORIZONTAL LOCATION OF THE TOP OF THE WALL AND PROVIDES FINISHED SURFACE ELEVATIONS AT THE TOP AND BOTTOM FACE OF THE WALL ONLY.
- RETAINING WALL DESIGN PLANS SHALL BE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE REVIEWING AUTHORITY AND KIMLEY-HORN ENGINEER OF RECORD FOR APPROVAL.
- RETAINING WALL DESIGNER MUST ACCOUNT FOR DRAINAGE AROUND THE WALL AS SHOWN ON THE GRADING PLAN. SURFACE RUNOFF SHALL NOT BE ALLOWED TO DRAIN OVER THE TOP OF THE WALL.
- RETAINING WALL MATERIAL AND COLOR SHALL BE SELECTED BY THE OWNER.
- RETAINING WALL DESIGNER IS RESPONSIBLE FOR OBTAINING GEOTECHNICAL INFORMATION AS NEEDED FOR DESIGN OF THE PROPOSED WALL.



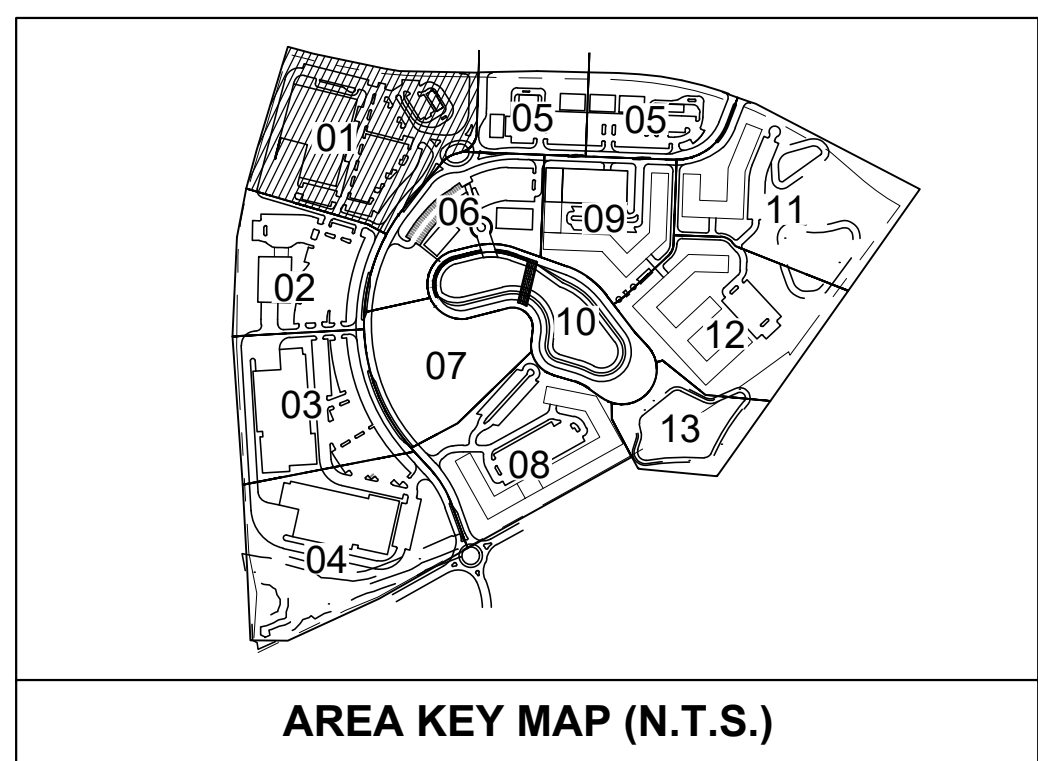
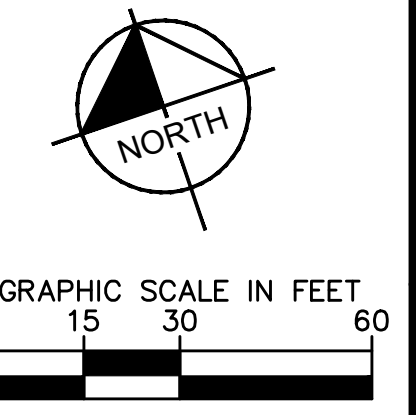
<p>Kimley-Horn</p> <p>2023 KIMLEY-HORN AND ASSOCIATES, INC. 767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-665-1197 WWW.KIMLEY-HORN.COM</p>	<p>UNLESS SPECIFIED, THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.</p> <p>WILLIAM D. MATZEK MN LIC. NO. 45790</p>
	<p>DATE: 11/17/2023</p> <p>CHECKED BY: CPH</p>
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<p>SHEET NUMBER</p> <p>C500</p>	



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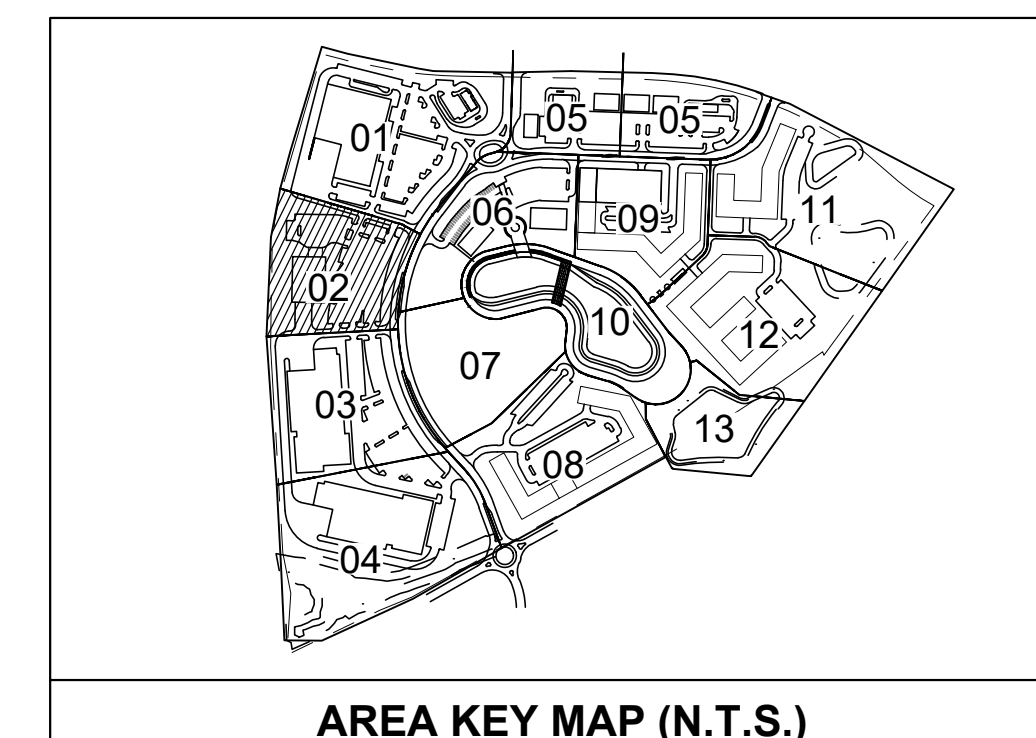
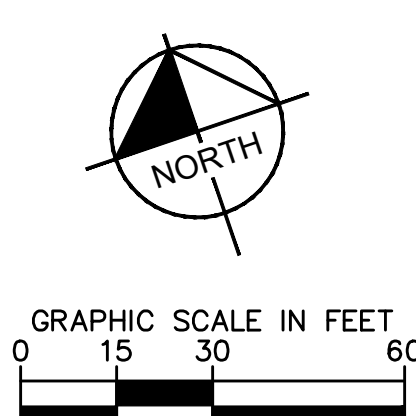
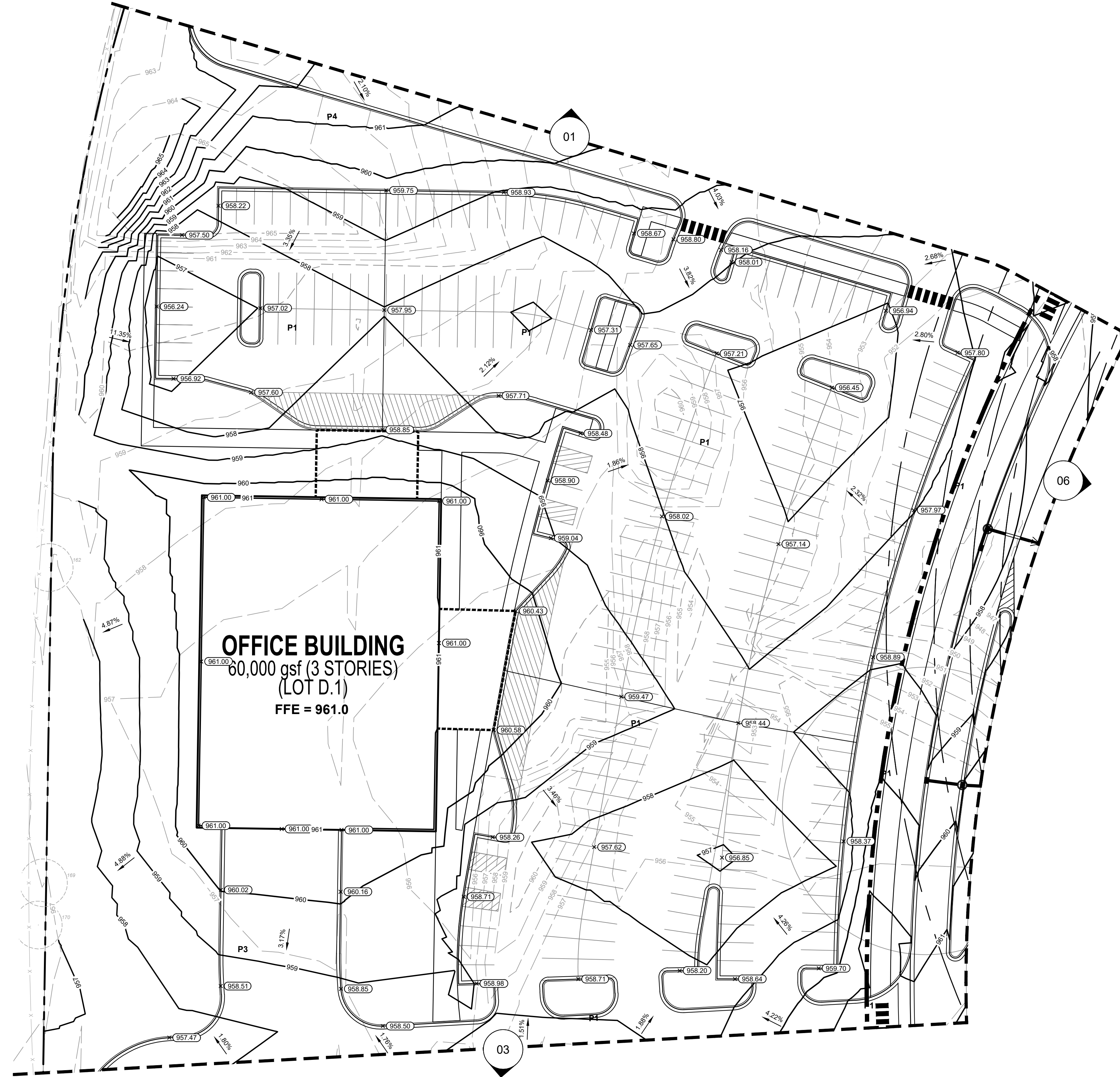
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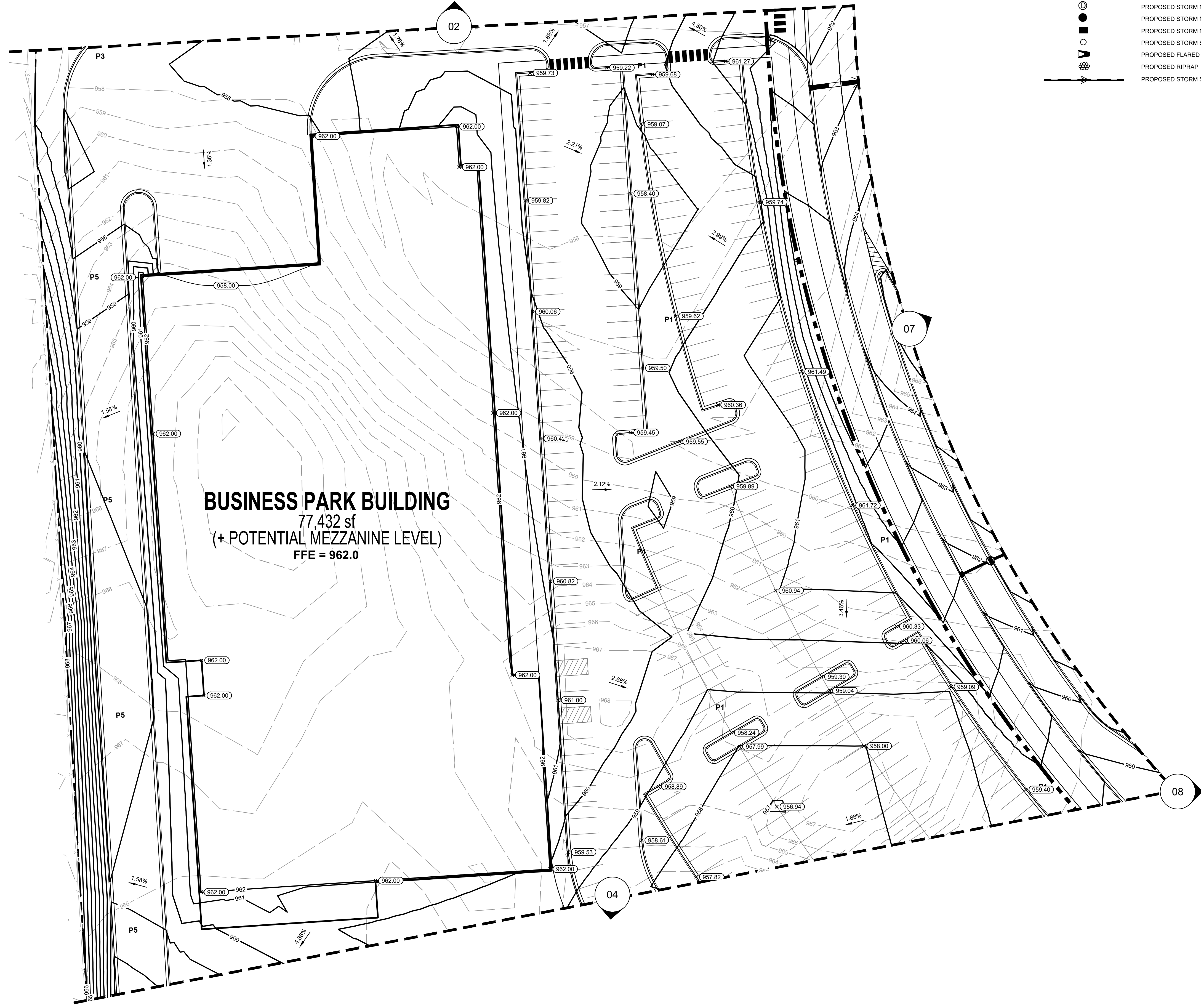
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	PROPOSED STORM SEWER
	PROPOSED SPOT ELEVATION
	PROPOSED HIGH POINT ELEVATION
	PROPOSED LOW POINT ELEVATION
	PROPOSED GUTTER ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED FLUSH PAVEMENT ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED EMERGENCY OVERFLOW ELEVATION
	PROPOSED TOP/BOTTOM OF WALL ELEVATION
	PROPOSED TOP/BOTTOM OF WALL ELEVATION
	PROPOSED DRAINAGE DIRECTION

Kimley >>> Horn	
2023 KIMLEY-HORN AND ASSOCIATES, INC. 767 EULIST STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-665-4197 WWW.KIMLEY-HORN.COM	
KHA PROJECT 16084003	DATE 11/17/2023
DESIGNED BY WDN	DRAWN BY CPH
CHECKED BY WDM	DATE 11/17/2023
GRADING PLAN	
PREPARED FOR SCANNELL PROPERTIES	
PLYMOUTH, MN	
SHEET NUMBER C501	
UNLESS SPECIFIED THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.	WILLIAM D. MATZEK MN LIC. NO. 45790
REVISIONS	DATE
No.	BY



LEGEND			
	PROPERTY LINE		PROPOSED SPOT ELEVATION
	EXISTING CONTOUR		PROPOSED HIGH POINT ELEVATION
	PROPOSED CONTOUR		PROPOSED LOW POINT ELEVATION
	PROPOSED RIDGE LINE		PROPOSED GUTTER ELEVATION
	PROPOSED SWALE		PROPOSED TOP OF CURB ELEVATION
	PROPOSED STORM MANHOLE (SOLID CASTING)		PROPOSED FLUSH PAVEMENT ELEVATION
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)		MATCH EXISTING ELEVATION
	PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)		PROPOSED EMERGENCY OVERFLOW ELEVATION
	PROPOSED STORM SEWER CLENOUT		PROPOSED TOPIBOTTOM OF WALL ELEVATION
	PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)		PROPOSED TOPIBOTTOM OF WALL ELEVATION
	PROPOSED STORM SEWER CLENOUT		PROPOSED DRAINAGE DIRECTION
	PROPOSED FLARED END SECTION		
	PROPOSED RIPRAP		
	PROPOSED STORM SEWER		

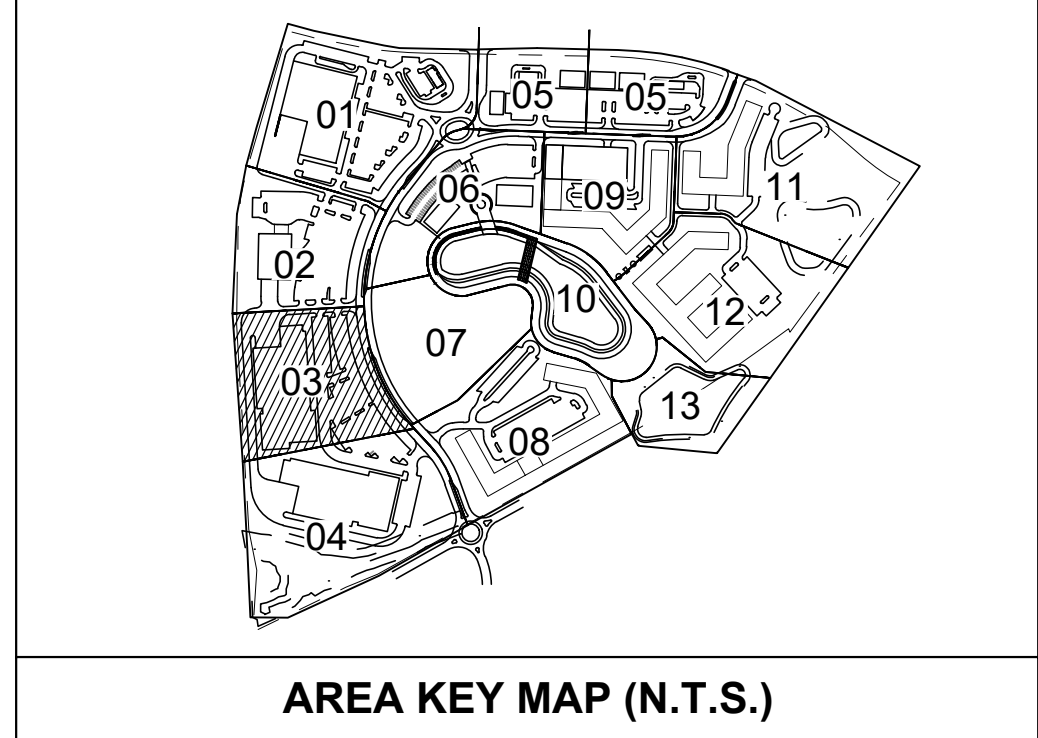
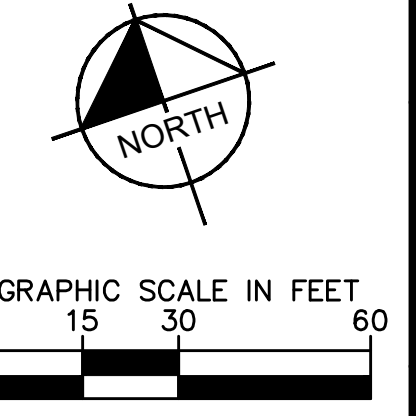
<p>2023 KIMLEY-HORN AND ASSOCIATES, INC. 767 EULISTE STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-665-4197 WWW.KIMLEY-HORN.COM</p>		REVISIONS No. _____ DATE _____
		KHA PROJECT 16046003 DATE 11/17/2023 SCALE AS SHOWN DESIGNED BY WDM DRAWN BY CPH CHECKED BY WDM
PRUDENTIAL CAMPUS REDEVELOPMENT PREPARED FOR SCANNELL PROPERTIES PLYMOUTH MN		SHEET NUMBER C502



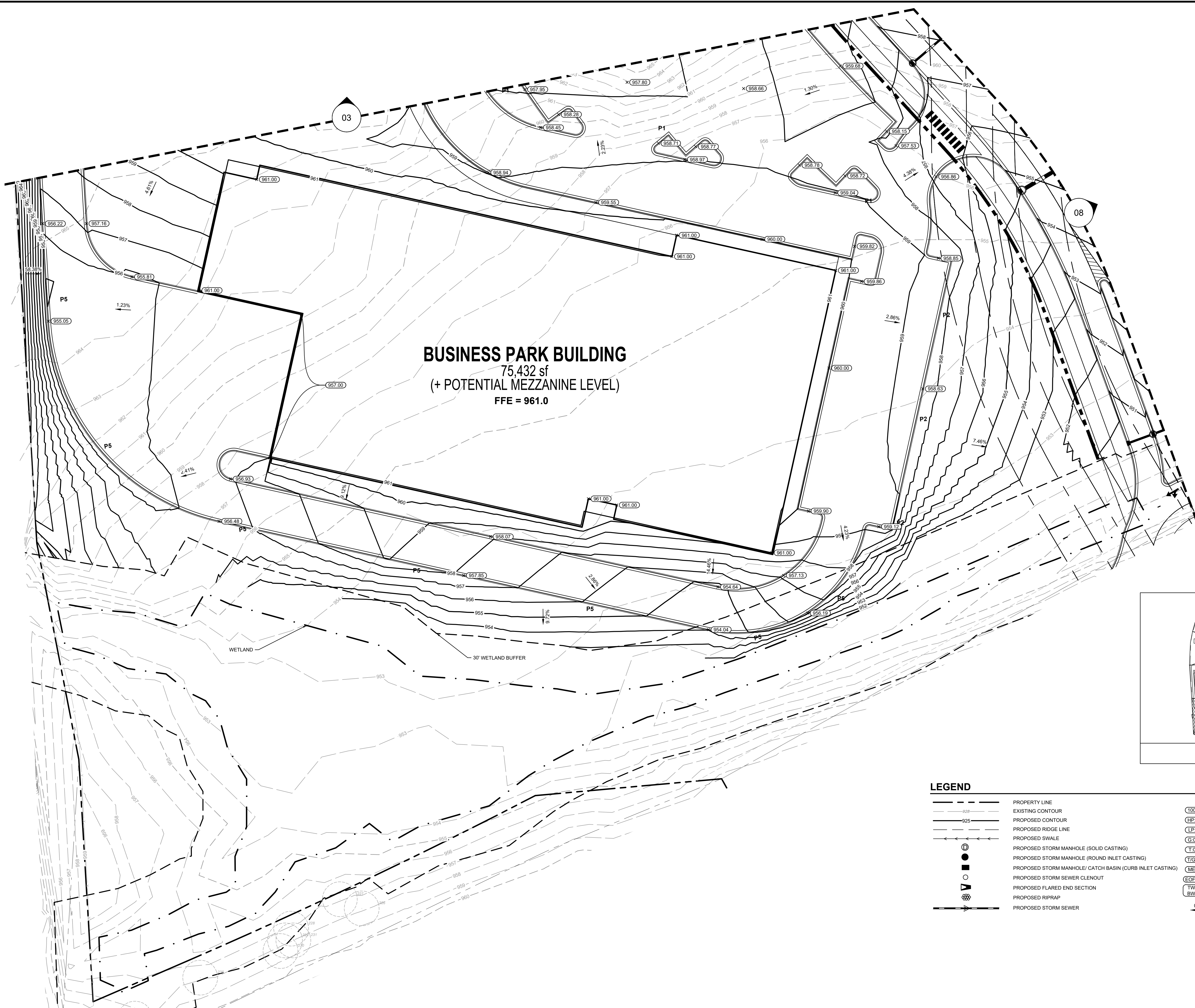
BUSINESS PARK BUILDING
 77,432 sf
 (+ POTENTIAL MEZZANINE LEVEL)
 FFE = 962.0

LEGEND

- | | | | |
|-------|--|---------|---------------------------------------|
| --- | PROPERTY LINE | 100.00 | PROPOSED SPOT ELEVATION |
| - - - | EXISTING CONTOUR | HP.0.0 | PROPOSED HIGH POINT ELEVATION |
| --- | PROPOSED CONTOUR | LP.0.0 | PROPOSED LOW POINT ELEVATION |
| --- | PROPOSED RIDGE LINE | G.0.0 | PROPOSED GUTTER ELEVATION |
| --- | PROPOSED SWALE | T.0.0 | PROPOSED TOP OF CURB ELEVATION |
| ○ | PROPOSED STORM MANHOLE (SOLID CASTING) | T/G.0.0 | PROPOSED FLUSH PAVEMENT ELEVATION |
| ○ | PROPOSED STORM MANHOLE (ROUND INLET CASTING) | ME.0.0 | MATCH EXISTING ELEVATION |
| ○ | PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING) | EOF.0.0 | PROPOSED EMERGENCY OVERFLOW ELEVATION |
| ○ | PROPOSED STORM SEWER CLEOUT | TW.0.0 | PROPOSED TOP/BOTTOM OF WALL ELEVATION |
| ○ | PROPOSED FLARED END SECTION | BW.0.0 | |
| ○ | PROPOSED RIPRAP | | |
| → | PROPOSED STORM SEWER | 0.0% | PROPOSED DRAINAGE DIRECTION |



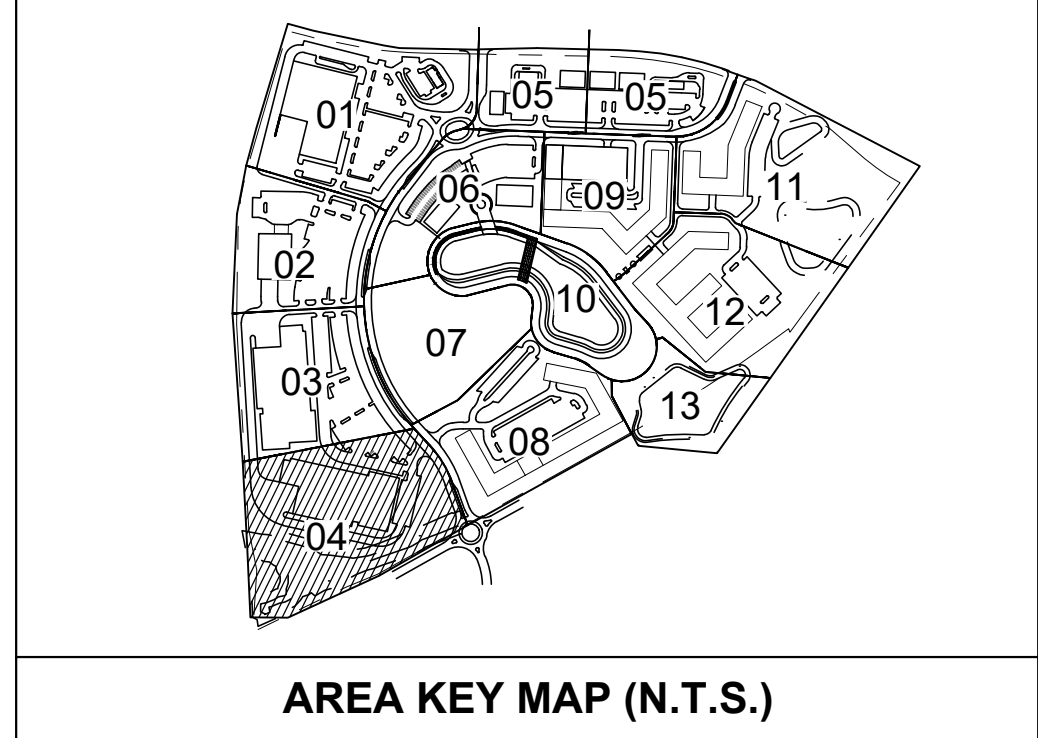
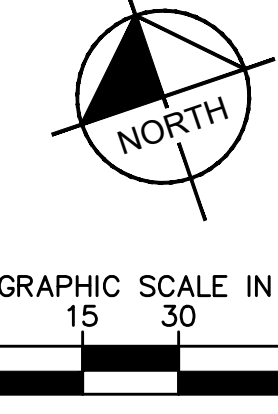
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		REVISIONS	DATE	BY
KHA PROJECT: 160848033 DATE: 11/17/2023 SCALE: AS SHOWN DESIGNED BY: WDM DRAWN BY: CPH CHECKED BY: WDM		WILIAM D. MATZEK MN LIC. NO. 45790 DATE: 11/17/2023		
GRADING PLAN		PRUDENTIAL CAMPUS REDEVELOPMENT		
SCANNELL PROPERTIES		PREPARED FOR		
PLYMOUTH		MN		
C503		SHEET NUMBER		



03

08

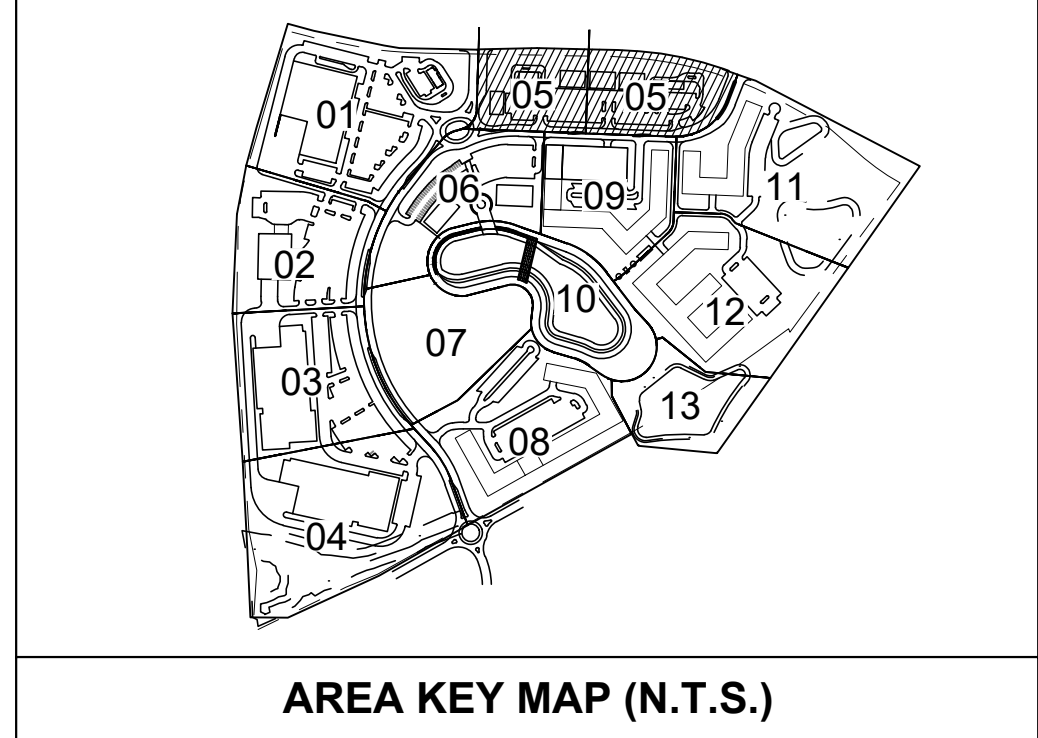
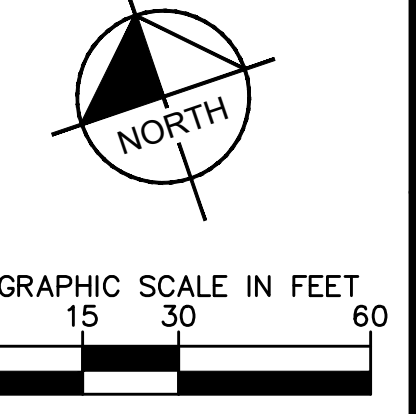
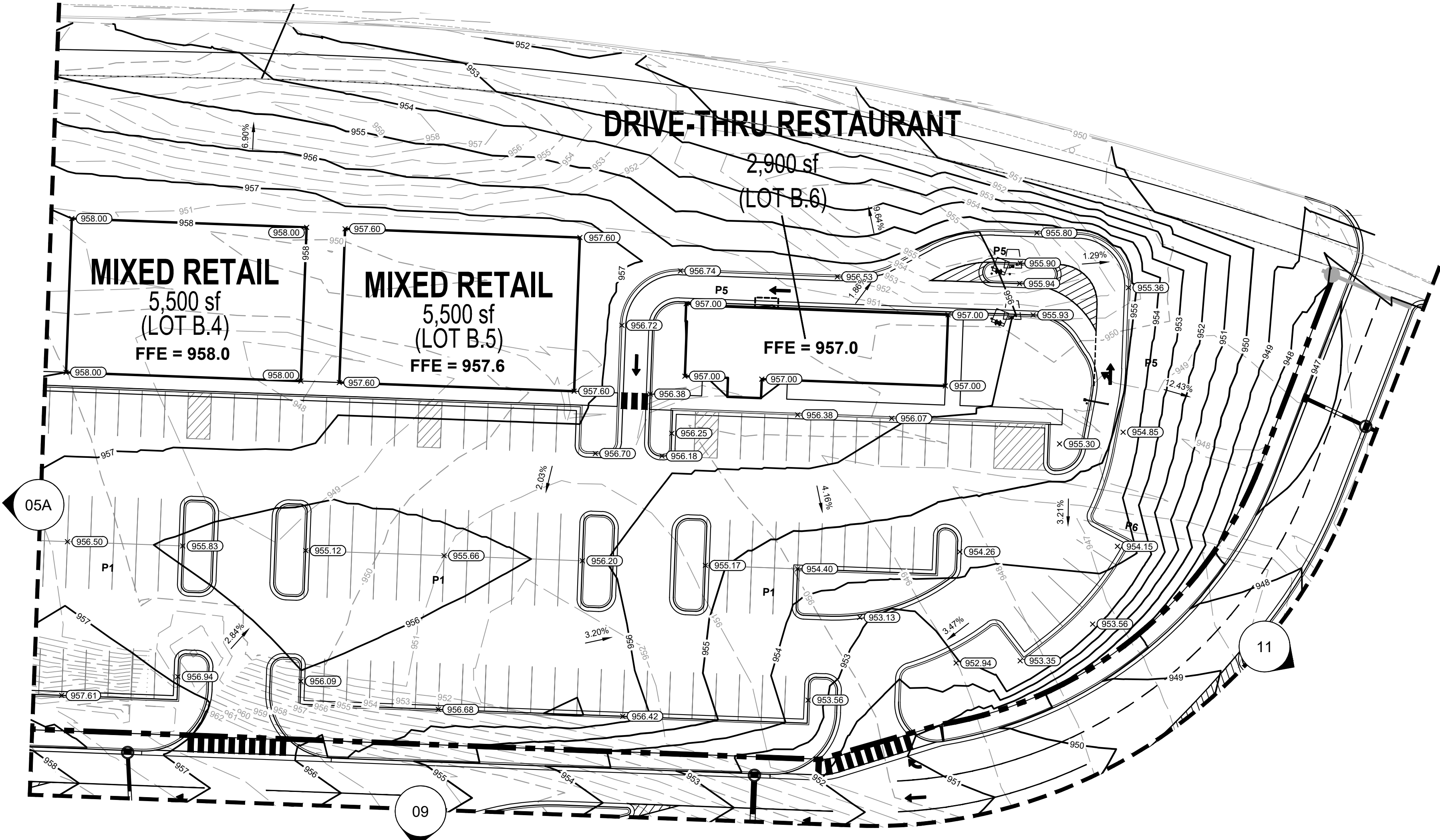
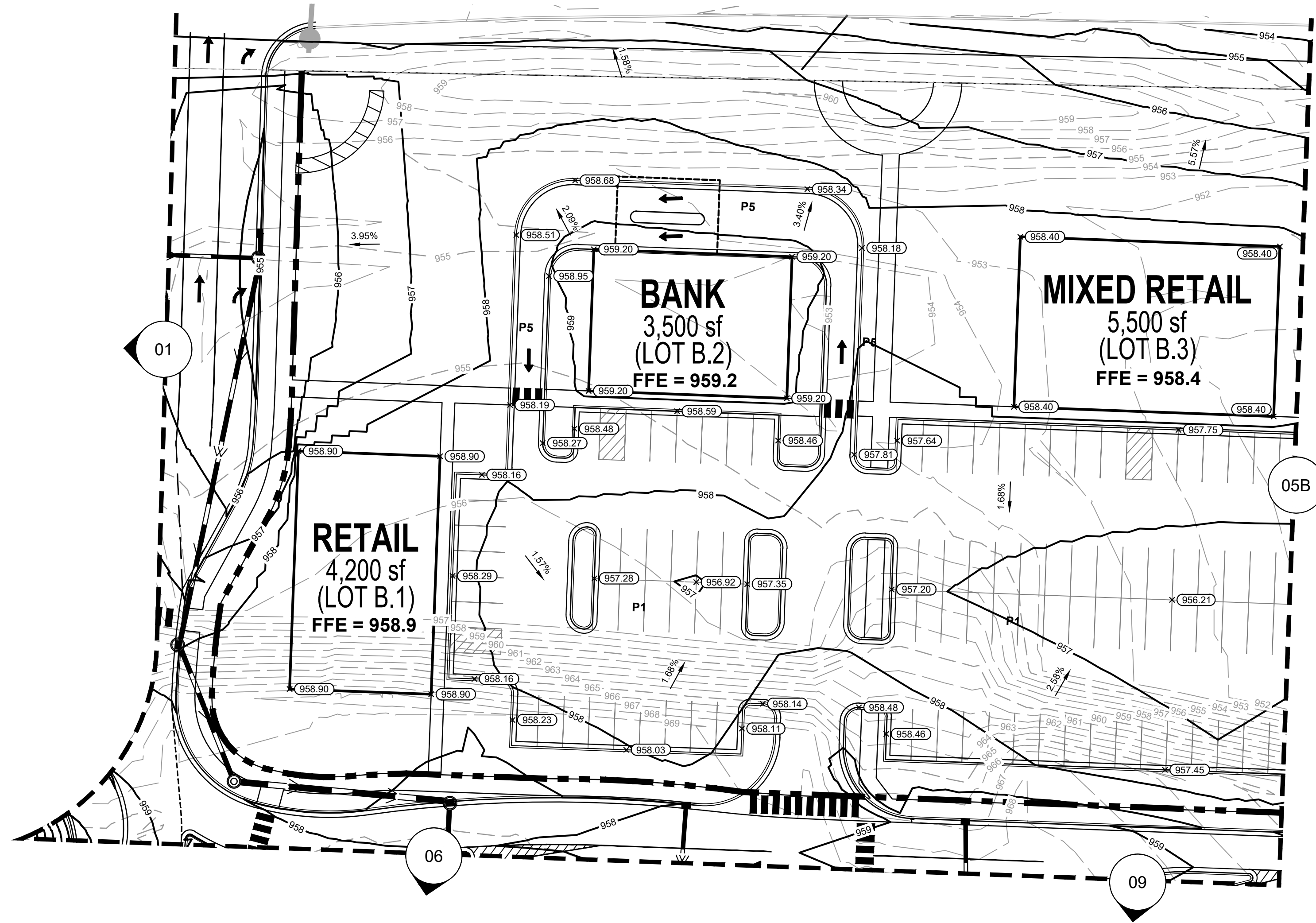
BUSINESS PARK BUILDING
75,432 sf
(+ POTENTIAL MEZZANINE LEVEL)
FFE = 961.0



LEGEND

	PROPERTY LINE		EXISTING CONTOUR		PROPOSED CONTOUR		PROPOSED RIDGE LINE		PROPOSED SWALE		PROPOSED STORM MANHOLE (SOLID CASTING)		PROPOSED STORM MANHOLE (ROUND INLET CASTING)		PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)		PROPOSED STORM SEWER CLENOUT		PROPOSED FLARED END SECTION		PROPOSED RIPRAP		PROPOSED STORM SEWER		PROPOSED SPOT ELEVATION		PROPOSED HIGH POINT ELEVATION		PROPOSED LOW POINT ELEVATION		PROPOSED GUTTER ELEVATION		PROPOSED TOP OF CURB ELEVATION		PROPOSED FLUSH PAVEMENT ELEVATION		MATCH EXISTING ELEVATION		PROPOSED EMERGENCY OVERFLOW ELEVATION		PROPOSED TOP/BOTTOM OF WALL ELEVATION		PROPOSED DRAINAGE DIRECTION
--	---------------	--	------------------	--	------------------	--	---------------------	--	----------------	--	--	--	--	--	--	--	------------------------------	--	-----------------------------	--	-----------------	--	----------------------	--	-------------------------	--	-------------------------------	--	------------------------------	--	---------------------------	--	--------------------------------	--	-----------------------------------	--	--------------------------	--	---------------------------------------	--	---------------------------------------	--	-----------------------------

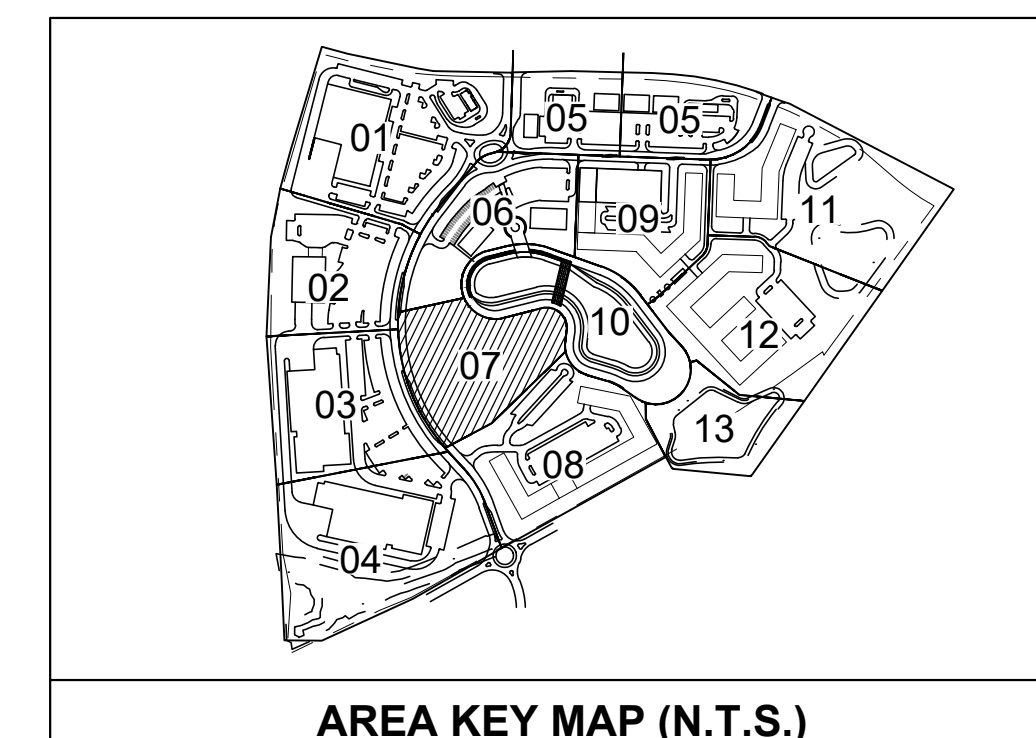
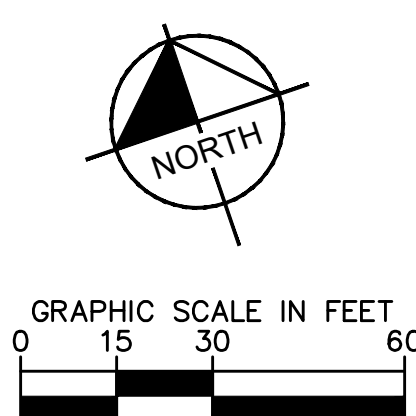
<p>Kimley & Horn 2023 KIMLEY-HORN AND ASSOCIATES, INC. 767 EULIST STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-665-4197 WWW.KIMLEY-HORN.COM</p>	<p>MINNESOTA PROFESSIONAL ENGINEER WILLIAM D. MATZEK DATE: 11/17/2023 LIC. NO. 45790</p>
	<p>MINNESOTA PROFESSIONAL ENGINEER WILLIAM D. MATZEK DATE: 11/17/2023 LIC. NO. 45790</p>
<p>KHA PROJECT 160848033</p>	<p>DATE 11/17/2023</p>
<p>SCALE AS SHOWN</p>	<p>DESIGNED BY WDMA</p>
<p>DRAWN BY CPH</p>	<p>CHECKED BY WDMA</p>
<p>GRADING PLAN</p>	<p>PREPARED FOR SCANNELL PROPERTIES PLYMOUTH, MN</p>
<p>PRUDENTIAL CAMPUS REDEVELOPMENT</p>	<p>SHEET NUMBER C504</p>
<p>REVISIONS</p>	<p>DATE BY</p>



LEGEND

	PROPERTY LINE		PROPOSED SPOT ELEVATION
	EXISTING CONTOUR		PROPOSED HIGH POINT ELEVATION
	PROPOSED CONTOUR		PROPOSED LOW POINT ELEVATION
	PROPOSED RIDGE LINE		PROPOSED GUTTER ELEVATION
	PROPOSED SWALE		PROPOSED TOP OF CURB ELEVATION
	PROPOSED STORM MANHOLE (SOLID CASTING)		PROPOSED FLUSH PAVEMENT ELEVATION
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)		MATCH EXISTING ELEVATION
	PROPOSED STORM MANHOLE (CURB INLET CASTING)		PROPOSED EMERGENCY OVERFLOW ELEVATION
	PROPOSED STORM SEWER CLEANOUT		PROPOSED TOP/BOTTOM OF WALL ELEVATION
	PROPOSED FLARED END SECTION		PROPOSED DRAINAGE DIRECTION
	PROPOSED RIPRAP		
	PROPOSED STORM SEWER		

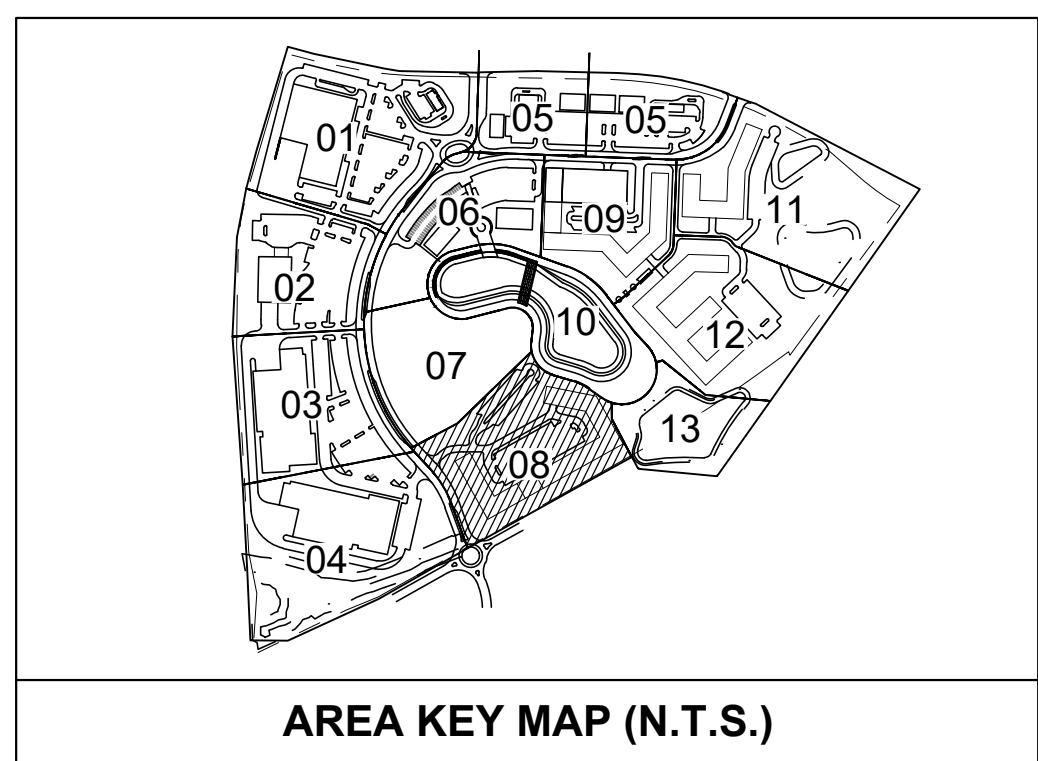
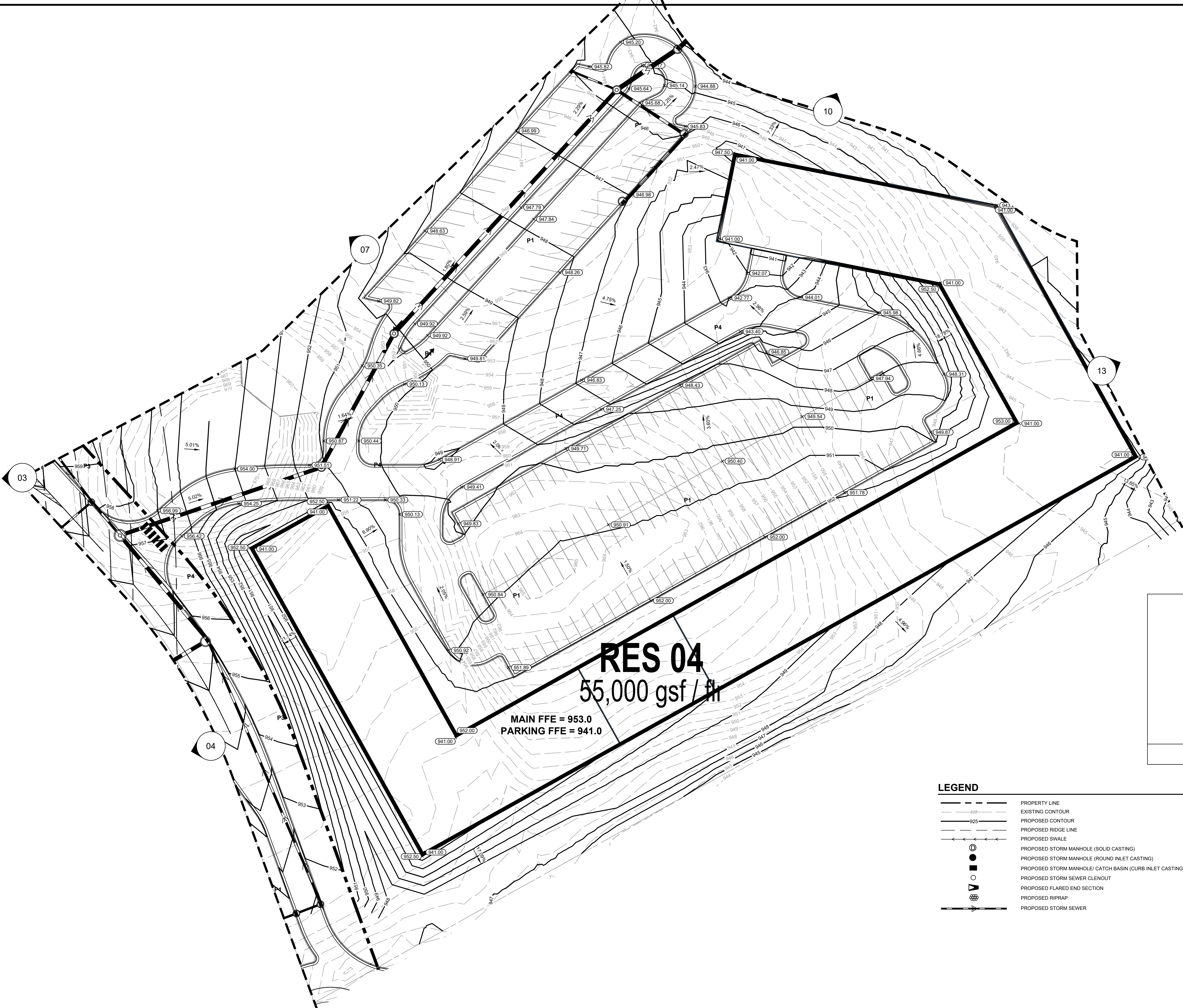
		2023 KIMLEY-HORN AND ASSOCIATES, INC. 767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-685-4197 WWW.KIMLEY-HORN.COM	
		WILLIAM D. MATZEK MN LIC. NO. 45790 DATE: 11/17/2023	REVISIONS No. DATE BY
KHA PROJECT 160848033		PREPARED FOR SCANNELL PROPERTIES PLYMOUTH MN	
DATE 11/17/2023		SHEET NUMBER C505	
SCALE AS SHOWN		DESIGNED BY WDM	
DRAWN BY CPH		CHECKED BY WDM	



LEGEND

	PROPERTY LINE		PROPOSED SPOT ELEVATION
	EXISTING CONTOUR		PROPOSED HIGH POINT ELEVATION
	PROPOSED CONTOUR		PROPOSED LOW POINT ELEVATION
	PROPOSED RIDGE LINE		PROPOSED GUTTER ELEVATION
	PROPOSED SWALE		PROPOSED TOP OF CURB ELEVATION
	PROPOSED STORM MANHOLE (SOLID CASTING)		PROPOSED FLUSH PAVEMENT ELEVATION
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)		MATCH EXISTING ELEVATION
	PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)		PROPOSED EMERGENCY OVERFLOW ELEVATION
	PROPOSED STORM SEWER CLENOUT		PROPOSED TOP/BOTTOM OF WALL ELEVATION
	PROPOSED FLARED END SECTION		
	PROPOSED RIPRAP		PROPOSED DRAINAGE DIRECTION
	PROPOSED STORM SEWER		

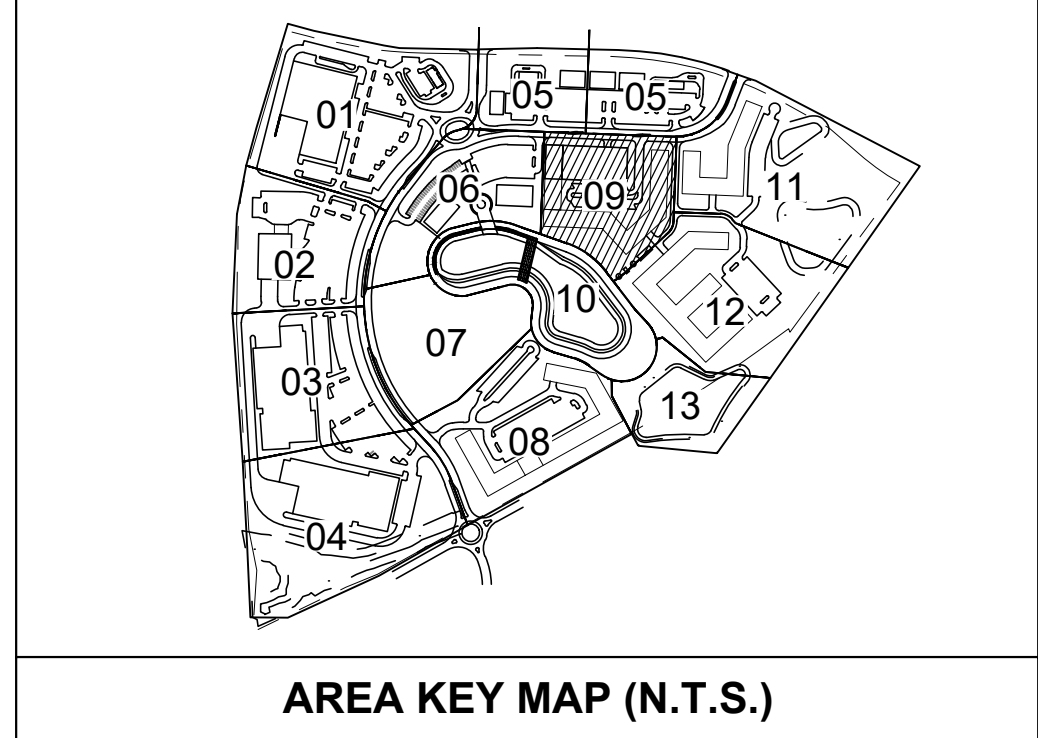
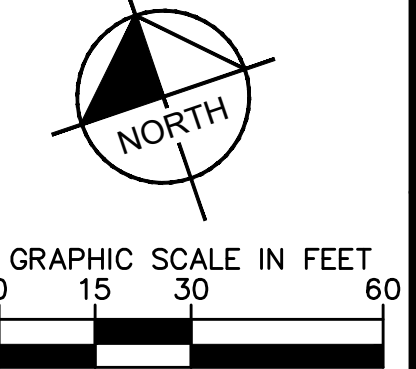
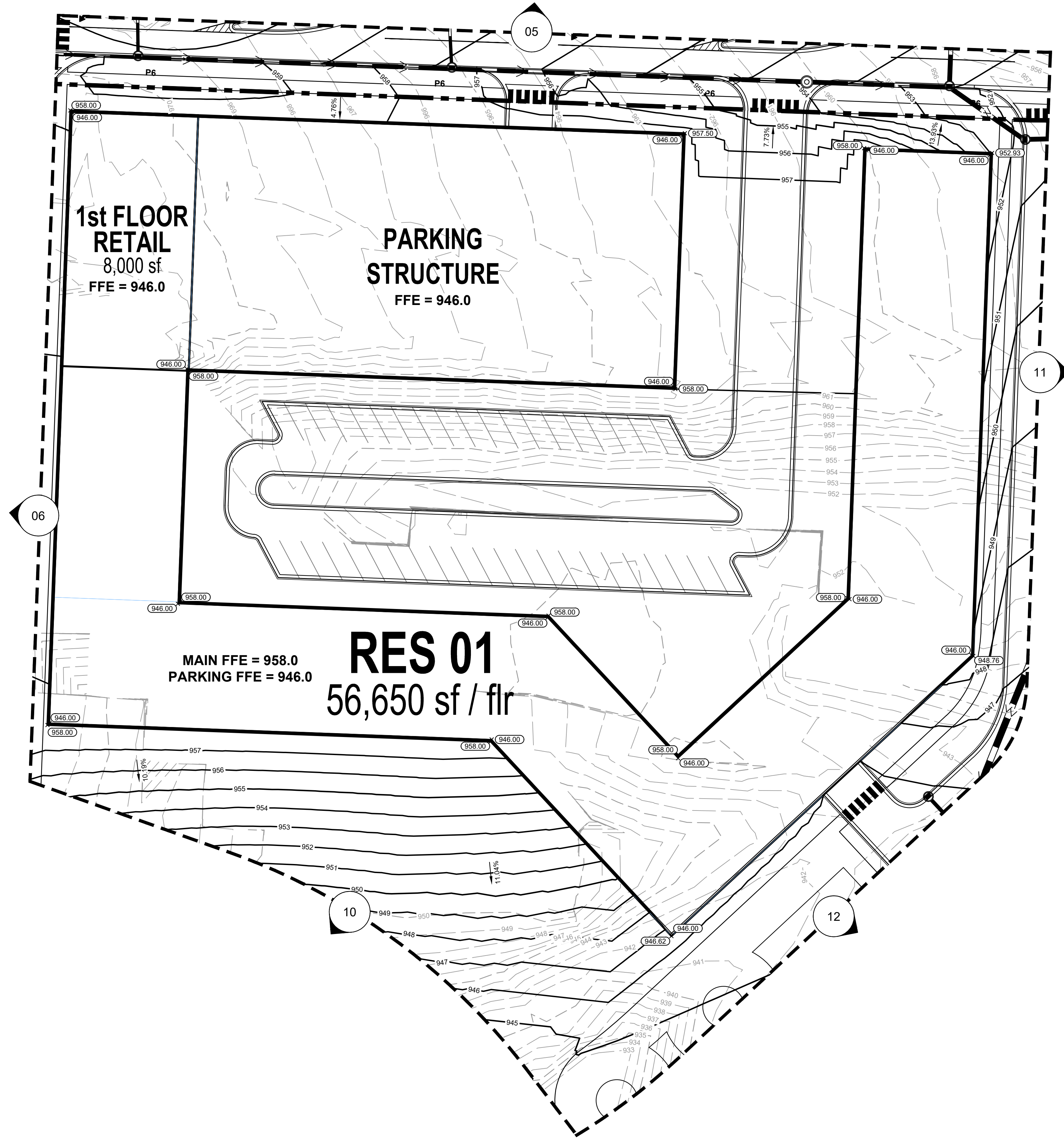
<p>PRUDENTIAL CAMPUS REDEVELOPMENT</p> <p>PREPARED FOR</p> <p>SCANNELL PROPERTIES</p> <p>PLYMOUTH MN</p>		<p>GRADING PLAN</p>	
		<p>SHEET NUMBER</p> <p>C507</p>	
<p>KHA PROJECT: 160846033</p> <p>DATE: 11/17/2023</p> <p>SCALE: AS SHOWN</p> <p>DRAWN BY: WDM</p> <p>CHECKED BY: CPH</p>		<p>MINNESOTA PROFESSIONAL ENGINEER REGISTRATION BOARD</p> <p>WILLIAM D. MATZEK</p> <p>DATE: 11/17/2023</p> <p>U.C. NO.: 45790</p>	
<p>UNLESS SPECIFIED, THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.</p>		<p>2023 KIMLEY-HORN AND ASSOCIATES, INC.</p> <p>767 EULIST STREET, SUITE 100, ST. PAUL, MN 55114</p> <p>PHONE: 651-685-4197</p> <p>WWW.KIMLEY-HORN.COM</p>	
<p>REVISIONS</p>		<p>NO.</p> <p>DATE</p> <p>BY</p>	



LEGEND

	PROPERTY LINE		PROPOSED SPOT ELEVATION
	EXISTING CONTOUR		PROPOSED HIGH POINT ELEVATION
	PROPOSED CONTOUR		PROPOSED LOW POINT ELEVATION
	PROPOSED RIDGE LINE		PROPOSED GUTTER ELEVATION
	PROPOSED SWALE		PROPOSED TOP OF CURB ELEVATION
	PROPOSED STORM MANHOLE (SOLID CASTING)		PROPOSED FLUSH PAVEMENT ELEVATION
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)		MATCH EXISTING ELEVATION
	PROPOSED STORM MANHOLE / CATCH BASIN (CURB INLET CASTING)		PROPOSED EMERGENCY OVERFLOW ELEVATION
	PROPOSED STORM SEWER CLENOUT		PROPOSED TOP/BOTTOM OF WALL ELEVATION
	PROPOSED FLARED END SECTION		
	PROPOSED RIPRAP		PROPOSED DRAINAGE DIRECTION
	PROPOSED STORM SEWER		

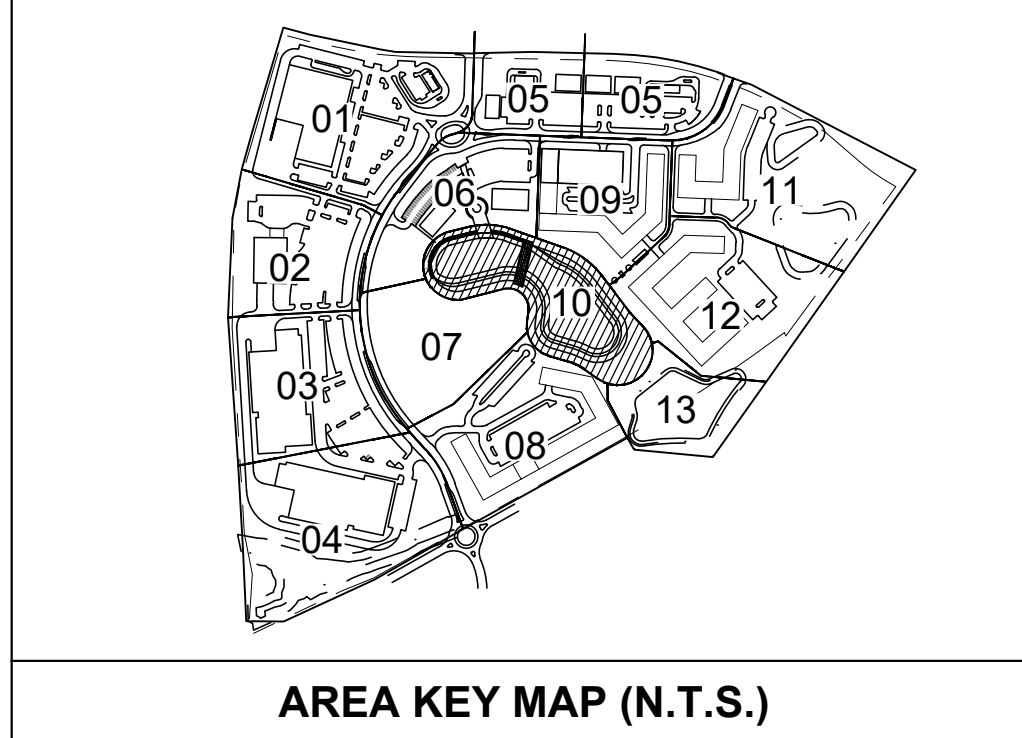
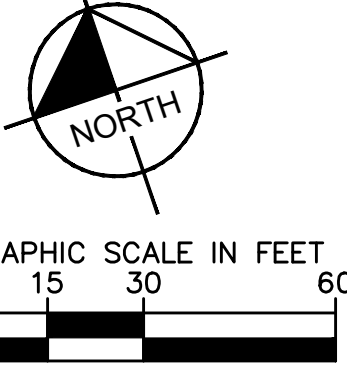
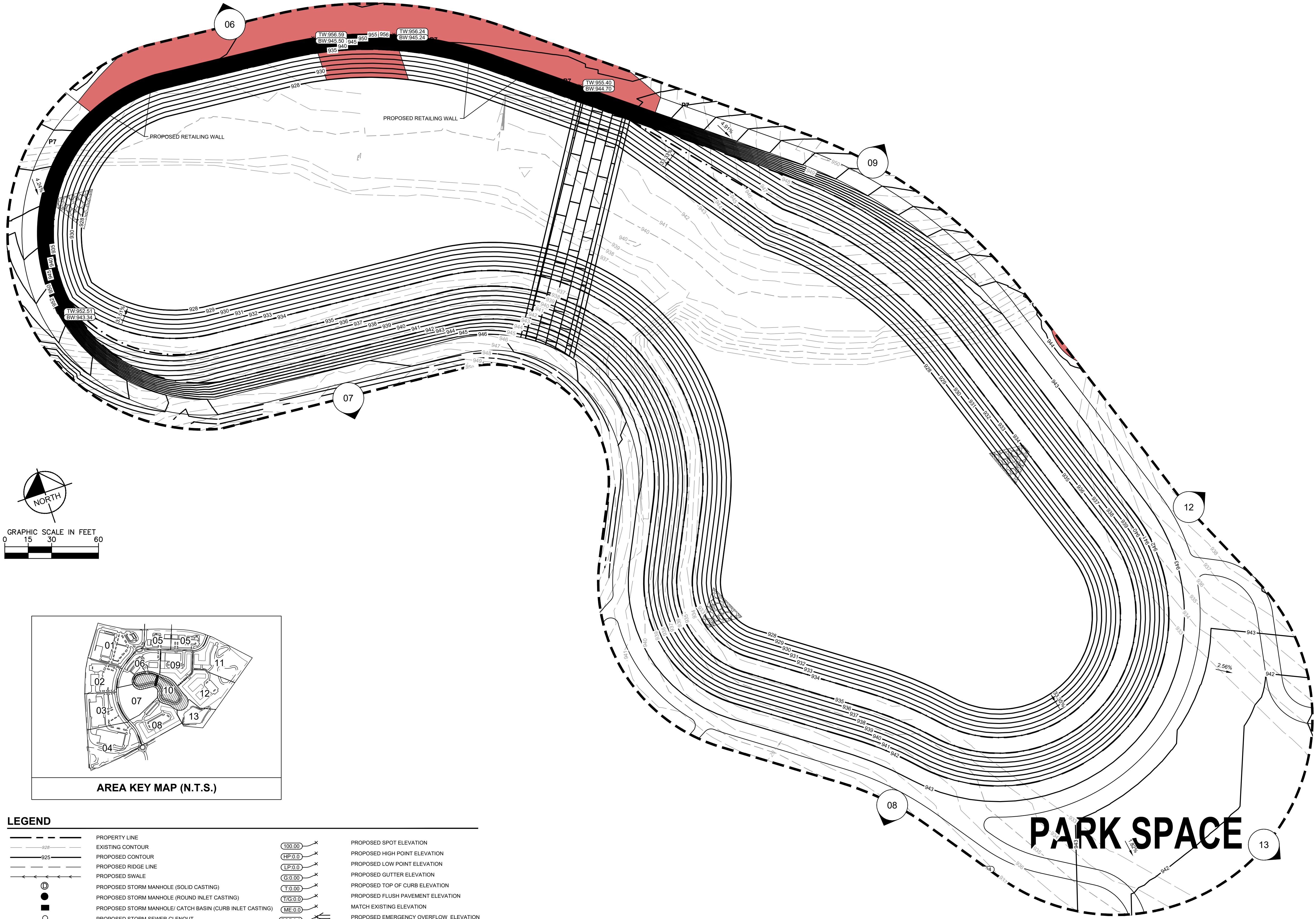
PRUDENTIAL CAMPUS REDEVELOPMENT PREPARED FOR SCANNELL PROPERTIES PLYMOUTH MN	GRADING PLAN	KHA PROJECT 160848033 DATE 11/17/2023 SCALE AS SHOWN DESIGNED BY WDM DRAWN BY CPH CHECKED BY WDM	MINNESOTA PROFESSIONAL ENGINEER SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. WILLIAM D. MATZEK MN LIC. NO. 45790 DATE: 11/17/2023	2023 KIMLEY-HORN AND ASSOCIATES, INC. 767 EULIST STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-685-4197 WWW.KIMLEY-HORN.COM	REVISIONS No. _____ DATE _____ BY _____
					SHEET NUMBER C508



LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED RIDGE LINE
	PROPOSED SWALE
	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
	PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
	PROPOSED STORM SEWER CLENOUT
	PROPOSED FLARED END SECTION
	PROPOSED RIPRAP
	PROPOSED STORM SEWER
	PROPOSED SPOT ELEVATION
	PROPOSED HIGH POINT ELEVATION
	PROPOSED LOW POINT ELEVATION
	PROPOSED GUTTER ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED FLUSH PAVEMENT ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED EMERGENCY OVERFLOW ELEVATION
	PROPOSED TOP/BOTTOM OF WALL ELEVATION
	PROPOSED TOP/BOTTOM OF WALL ELEVATION
	PROPOSED DRAINAGE DIRECTION

<p>2023 KIMLEY-HORN AND ASSOCIATES, INC. 767 EULIST STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-685-4197 WWW.KIMLEY-HORN.COM</p>		PREPARED FOR SCANNELL PROPERTIES PLYMOUTH, MN	SHEET NUMBER C509
		GRADING PLAN	REVISIONS No. DATE BY
KHA PROJECT: 160848033 DATE: 11/17/2023 SCALE: AS SHOWN DESIGNED BY: WDM DRAWN BY: CPH CHECKED BY: WDM		MINNESOTA PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA WILLIAM D. MATZEK MN LIC. NO. 45790 DATE: 11/17/2023	

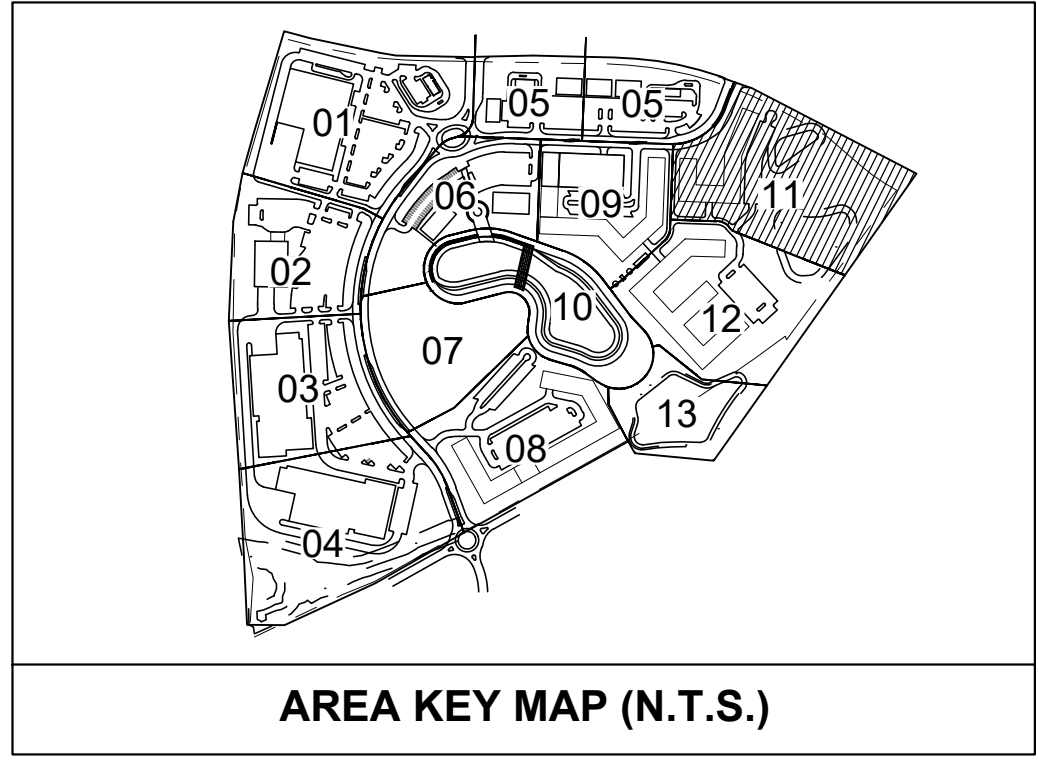
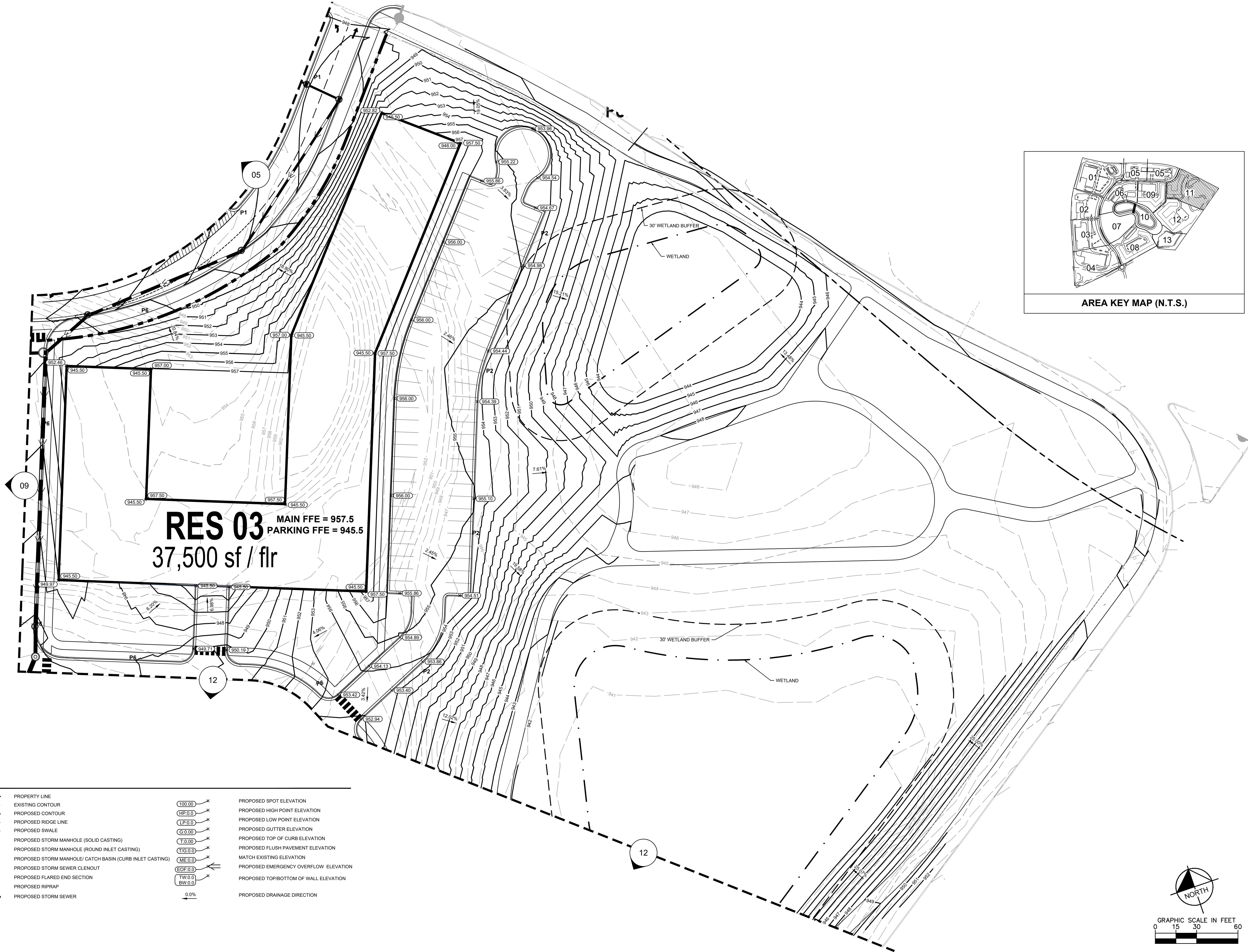
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



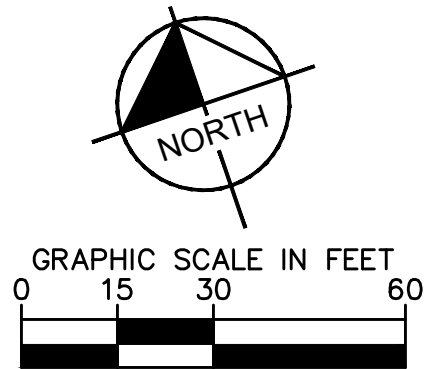
LEGEND

	PROPERTY LINE		PROPOSED SPOT ELEVATION
	EXISTING CONTOUR		PROPOSED HIGH POINT ELEVATION
	PROPOSED CONTOUR		PROPOSED LOW POINT ELEVATION
	PROPOSED RIDGE LINE		PROPOSED GUTTER ELEVATION
	PROPOSED SWALE		PROPOSED TOP OF CURB ELEVATION
	PROPOSED STORM MANHOLE (SOLID CASTING)		PROPOSED FLUSH PAVEMENT ELEVATION
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)		MATCH EXISTING ELEVATION
	PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)		PROPOSED EMERGENCY OVERFLOW ELEVATION
	PROPOSED STORM SEWER CLENOUT		PROPOSED TOP/BOTTOM OF WALL ELEVATION
	PROPOSED FLARED END SECTION		
	PROPOSED RIPRAP		PROPOSED DRAINAGE DIRECTION
	PROPOSED STORM SEWER		

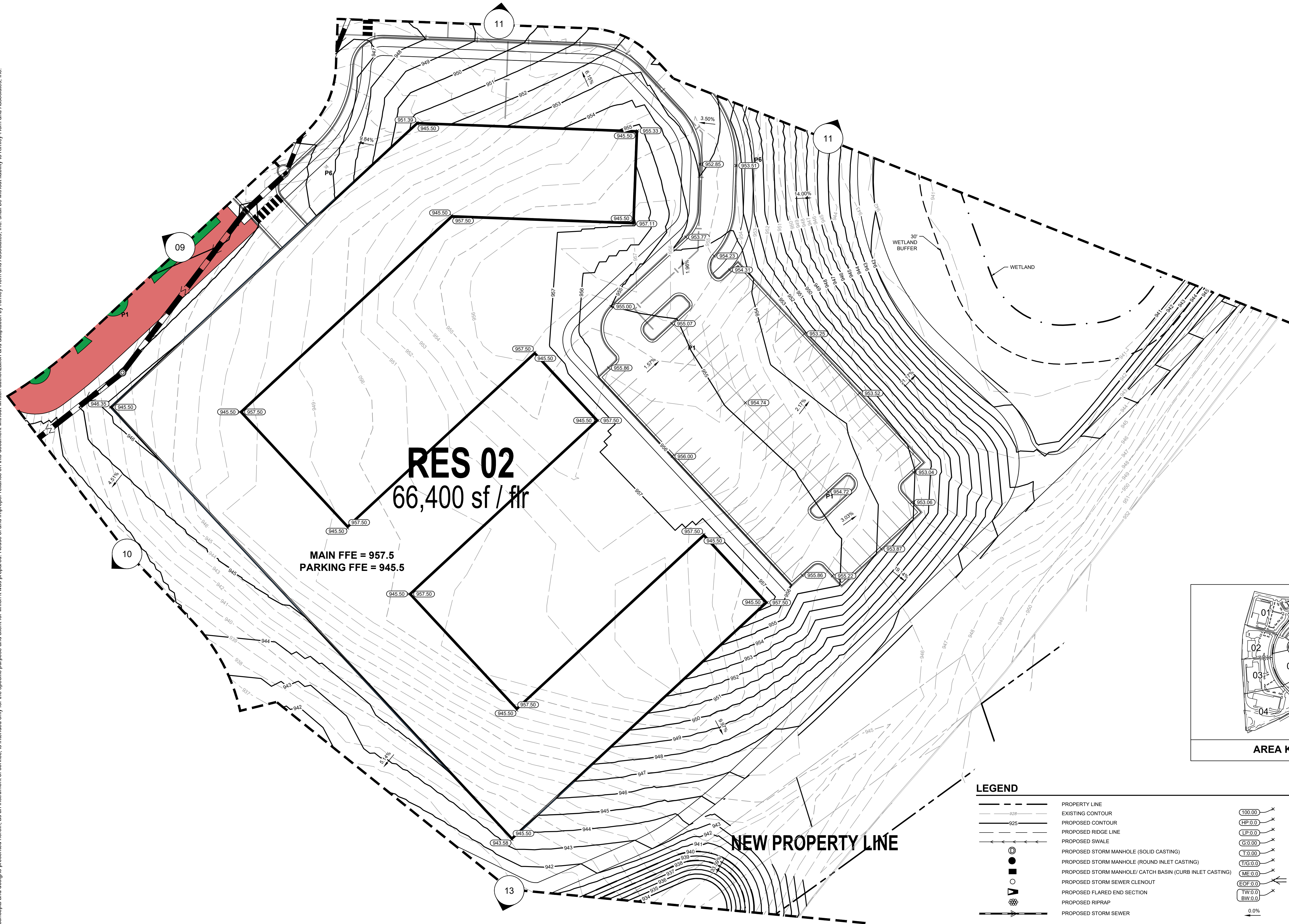
<p>2023 KIMLEY-HORN AND ASSOCIATES, INC. 767 EULISTE STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-685-4197 WWW.KIMLEY-HORN.COM</p>		NO.	DATE
		REVISONS	BY
<p>GRADING PLAN</p>			
<p>PRUDENTIAL CAMPUS REDEVELOPMENT</p>			
<p>PREPARED FOR SCANNELL PROPERTIES</p>			
<p>PLYMOUTH MN</p>			
<p>SHEET NUMBER C510</p>			



LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED RIDGE LINE
	PROPOSED SWALE
	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
	PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
	PROPOSED STORM SEWER CLEANOUT
	PROPOSED FLARED END SECTION
	PROPOSED RIPRAP
	PROPOSED STORM SEWER
	PROPOSED SPOT ELEVATION
	PROPOSED HIGH POINT ELEVATION
	PROPOSED LOW POINT ELEVATION
	PROPOSED GUTTER ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED FLUSH PAVEMENT ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED EMERGENCY OVERFLOW ELEVATION
	PROPOSED TOP/BOTTOM OF WALL ELEVATION
	PROPOSED DRAINAGE DIRECTION



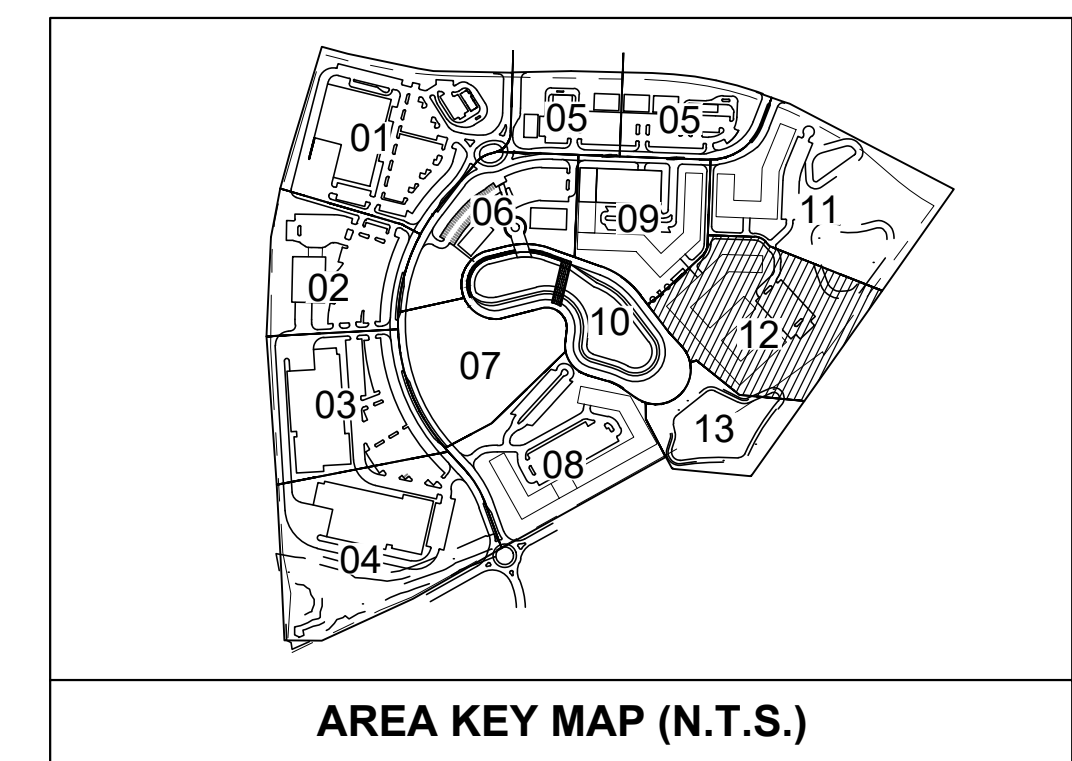
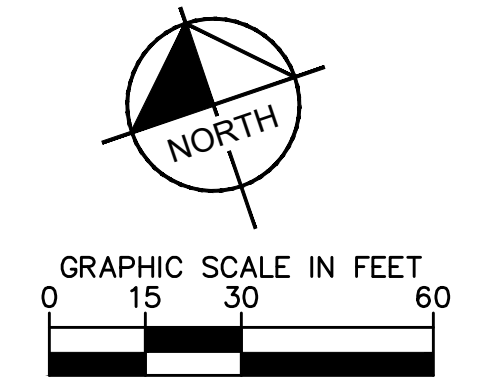
PRUDENTIAL CAMPUS REDEVELOPMENT PREPARED FOR SCANNELL PROPERTIES PLYMOUTH, MN	GRADING PLAN	KHA PROJECT 160848033	DATE 11/17/2023	SCALE AS SHOWN	DESIGNED BY WDM	DRAWN BY CPH	CHECKED BY WDM	DATE 11/17/2023	LIC. NO. 45790
	WILIAM D. MATZEK MN								
UNIVERSITY OF MINNESOTA SPECIFICATION OR REPORT PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER REGISTERED UNDER THE LAWS OF THE STATE OF MINNESOTA.									
Kimley-Horn 2023 KIMLEY-HORN AND ASSOCIATES, INC. 767 EULIST STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-665-4197 WWW.KIMLEY-HORN.COM									
								REVISIONS NO.	DATE BY



RES 02
66,400 sf / flr

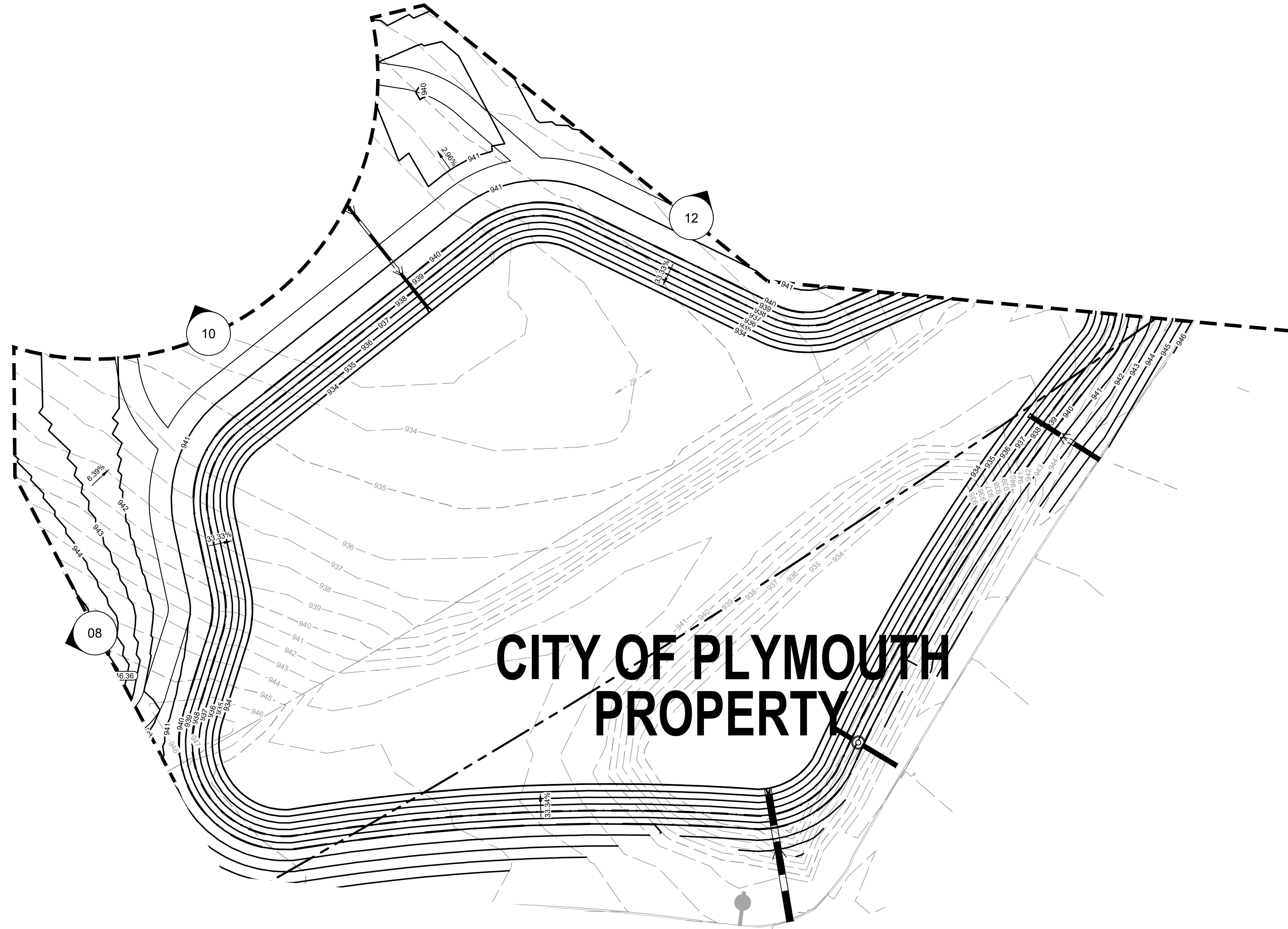
MAIN FFE = 957.5
PARKING FFE = 945.5

NEW PROPERTY LINE

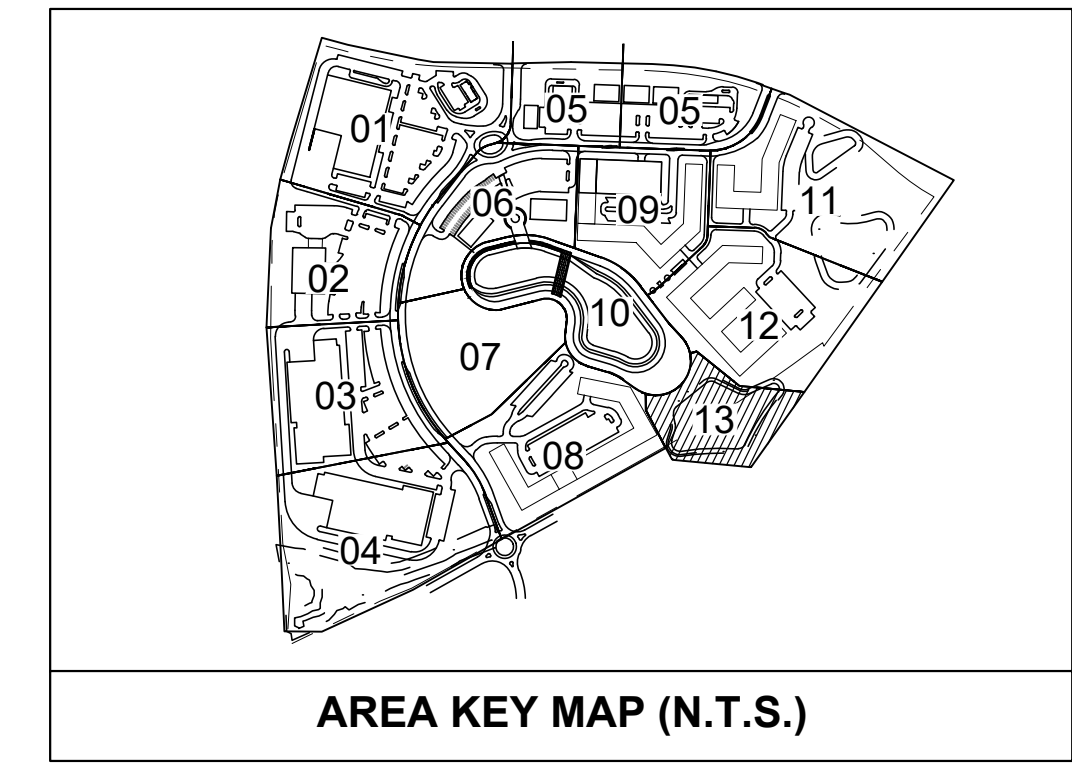
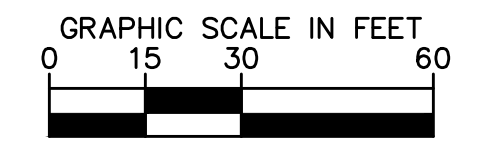
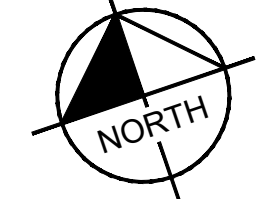


LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED RIDGE LINE
	PROPOSED SWALE
	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
	PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
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	PROPOSED GUTTER ELEVATION
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	PROPOSED FLUSH PAVEMENT ELEVATION
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	PROPOSED EMERGENCY OVERFLOW ELEVATION
	PROPOSED TOP/BOTTOM OF WALL ELEVATION
	PROPOSED DRAINAGE DIRECTION
	0.0%

<p>PRUDENTIAL CAMPUS REDEVELOPMENT</p> <p>PREPARED FOR</p> <p>SCANNELL PROPERTIES</p> <p>PLYMOUTH MN</p>	<p>GRADING PLAN</p>	<p>SHEET NUMBER</p> <p>C512</p>
	<p>2023 KIMLEY-HORN AND ASSOCIATES, INC. 767 EULIST STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-685-1197 WWW.KIMLEY-HORN.COM</p>	<p>MINNESOTA PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA</p> <p>WILLIAM D. MATZEK MN LIC. NO. 45790</p>
<p>KHA PROJECT: 160848003</p> <p>DATE: 11/17/2023</p> <p>SCALE: AS SHOWN</p> <p>DRAWN BY: WDM</p> <p>CHECKED BY: CPH</p>		<p>NO.</p> <p>REVISIONS</p> <p>DATE</p> <p>BY</p>



CITY OF PLYMOUTH PROPERTY



LEGEND

	PROPERTY LINE		PROPOSED SPOT ELEVATION
	EXISTING CONTOUR		PROPOSED HIGH POINT ELEVATION
	PROPOSED CONTOUR		PROPOSED LOW POINT ELEVATION
	PROPOSED RIDGE LINE		PROPOSED GUTTER ELEVATION
	PROPOSED SWALE		PROPOSED TOP OF CURB ELEVATION
	PROPOSED STORM MANHOLE (SOLID CASTING)		PROPOSED FLUSH PAVEMENT ELEVATION
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)		MATCH EXISTING ELEVATION
	PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)		PROPOSED EMERGENCY OVERFLOW ELEVATION
	PROPOSED STORM SEWER CLENOUT		PROPOSED TOP/BOTTOM OF WALL ELEVATION
	PROPOSED FLARED END SECTION		
	PROPOSED RIPRAP		PROPOSED DRAINAGE DIRECTION
	PROPOSED STORM SEWER		

PRUDENTIAL CAMPUS REDEVELOPMENT PREPARED FOR SCANNELL PROPERTIES PLYMOUTH MN	GRADING PLAN		2023 KIMLEY-HORN AND ASSOCIATES, INC. 767 EULISTE STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-685-4197 WWW.KIMLEY-HORN.COM
		MINNESOTA PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA WILLIAM D. MATZEK MN LIC. NO. 45790	KHA PROJECT: 160846033 DATE: 11/17/2023 SCALE: AS SHOWN DESIGNED BY: WDM DRAWN BY: CPH CHECKED BY: WDM
SHEET NUMBER C513		REVISIONS No. DATE BY	



LEGEND

---	PROPERTY LINE
○	TREE TO REMAIN
⊗	TREE TO BE REMOVED
- - - -	LIMITS OF CONSTRUCTION
- - - - -	TREE PROTECTION FENCE

KEYNOTE LEGEND

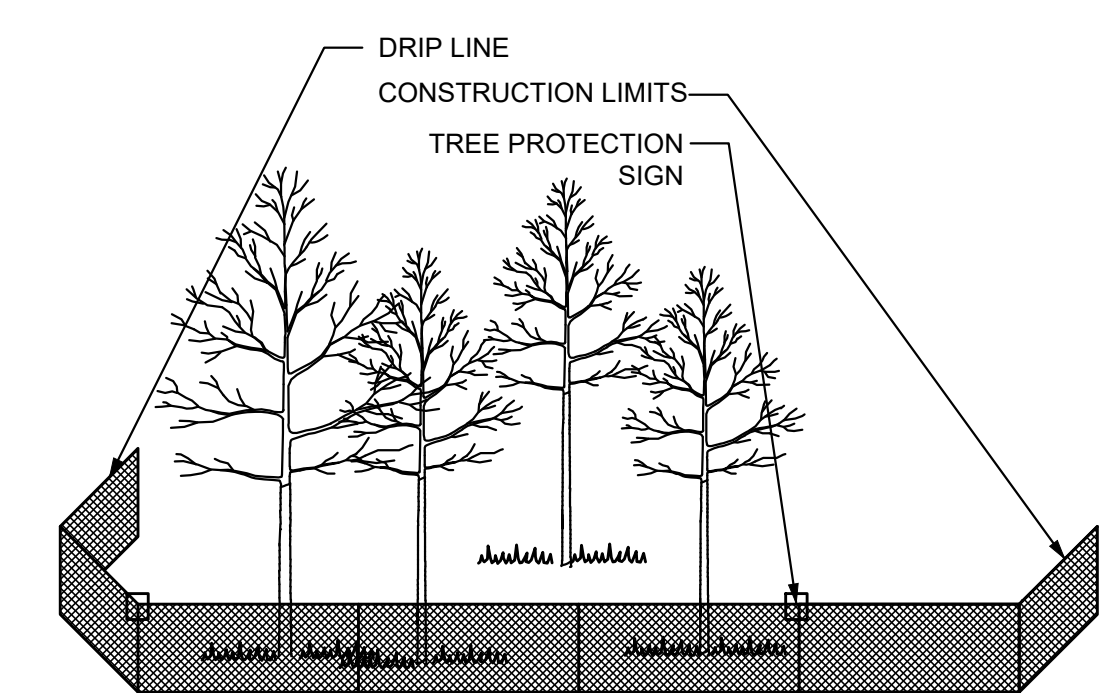
(A)	EXISTING TREE TO BE SAVED (TYP.)
(B)	EXISTING TREE TO BE REMOVED (TYP.)
(C)	LIMITS OF CONSTRUCTION (TYP.)
(D)	TREE PROTECTION FENCE (SEE DETAIL) (TYP.)

TREE MITIGATION DATA

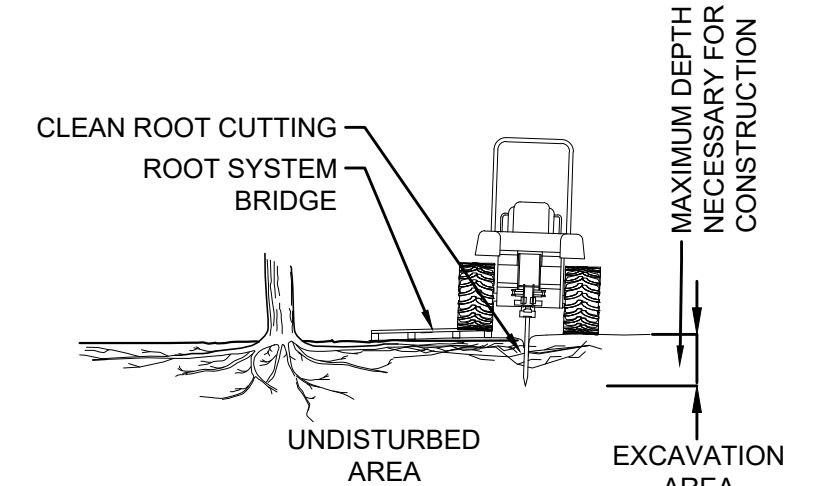
TOTAL PROPERTY AREA:	75.47 AC
TOTAL SIGNIFICANT CALIPER INCHES OF TREES ON SITE:	14,181 CAL. IN.
ALLOWED SIGNIFICANT TREE REMOVAL:	10,636 CAL. IN. = 14,181 CAL. IN. * 0.75
PROPOSED TREE REMOVAL:	10,590 CAL. IN.
TREE REMOVAL BEYOND ALLOWED:	N/A
TREE MITIGATION REQUIRED FOR REFORESTATION:	N/A

NOTE:
 TREE INCHES NOT INCLUDED - TREES REMOVED FOR WATER QUALITY TREATMENT PONDS, PUBLIC TRAILS OR SIDEWALKS, AND RIGHTS-OF-WAY FOR ARTERIAL AND MAJOR COLLECTOR ROADWAYS HAVE NOT BEEN INCLUDED IN THE CALCULATIONS.
 CALCULATIONS DO NOT INCLUDE ASH TREES. ASH TREES DEEMED UNHEALTHY DUE TO EMERALD ASH BOARER (E.A.B.).

- TREE PROTECTION NOTES**
1. PRUNING WILL BE DONE BY PROFESSIONALS DURING APPROPRIATE PRUNING SEASON.
 2. NO STORAGE OF MATERIALS, OPERATION OF MACHINERY, OR DEVELOPMENT OF ANY SORT WILL OCCUR WITHIN THE FENCE-LINE WITHOUT APPROVAL IN WRITING FROM CITY.
 3. SITE GRADING TO BE DONE ONLY AFTER PROTECTIVE MEASURES HAVE BEEN TAKEN. CITY HAS APPROVED FENCING LOCATIONS, AND ALL CONTRACTORS HAVE BEEN BRIEFED ON TREE PRESERVATION TECHNIQUES.
 4. EXISTING TREES TO REMAIN OR REMOVED TO BE CLEARLY IDENTIFIED, WITHIN DISTURBANCE LIMITS AND 10' OUTSIDE OF THE DISTURBANCE LIMITS.
 5. TREE PRESERVATION TO BE APPROVED BY OWNER AND PER LOCAL GOVERNMENTAL AUTHORITY.



1 TEMPORARY TREE PROTECTION FENCE PLACEMENT
 SCALE: N.T.S. TP100



- 2** CLEAN ROOT CUTTING
 (MnDOT 2572.3A2) SCALE: N.T.S. TP100
1. WHEN DESIGNATED IN THE PLAN OR DIRECTED BY THE ENGINEER, PRIOR TO EXCAVATION, ALL TREE ROOTS WILL BE CLEANLY CUT BY A VIBRATORY PLOW OR OTHER APPROVED ROOT CUTTER.
 2. THE TREE ROOTS WILL BE CUT CLEANLY TO THE MINIMUM DEPTH NECESSARY FOR CONSTRUCTION.
 3. IMMEDIATELY, AND CLEANLY CUT DAMAGED AND EXPOSED ROOTS.
 4. ROOT ENDS EXPOSED BY EXCAVATION ACTIVITIES SHALL BE IMMEDIATELY COVERED WITH A 6" LAYER OF ADJACENT SOIL.
 5. EXPOSED CUT OAK ROOTS SHALL BE IMMEDIATELY (WITHIN 5 MINUTES) TREATED WITH A WOUND DRESSING MATERIAL CONSISTING OF LATEX PAINT OR SHELLAC.

<p>Kimley-Horn</p> <p>2023 KIMLEY-HORN AND ASSOCIATES, INC. 767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-665-4197 WWW.KIMLEY-HORN.COM</p>	<p>RYAN A. WILLETED, P.L.A. MN LIC. NO. 53828</p>
	<p>DATE: 11/17/2023</p>
<p>DATE: 11/17/2023</p>	<p>DATE: 11/17/2023</p>
<p>SCALE: AS SHOWN</p>	<p>SCALE: AS SHOWN</p>
<p>DESIGNED BY: CFK</p>	<p>DESIGNED BY: CFK</p>
<p>DRAWN BY: CFK</p>	<p>DRAWN BY: CFK</p>
<p>CHECKED BY: RAH</p>	<p>CHECKED BY: RAH</p>
<p>NO.</p>	<p>NO.</p>
<p>REVISIONS</p>	<p>REVISIONS</p>
<p>DATE</p>	<p>DATE</p>
<p>BY</p>	<p>BY</p>

OVERALL TREE INVENTORY AND PRESERVATION PLAN

PRUDENTIAL CAMPUS REDEVELOPMENT

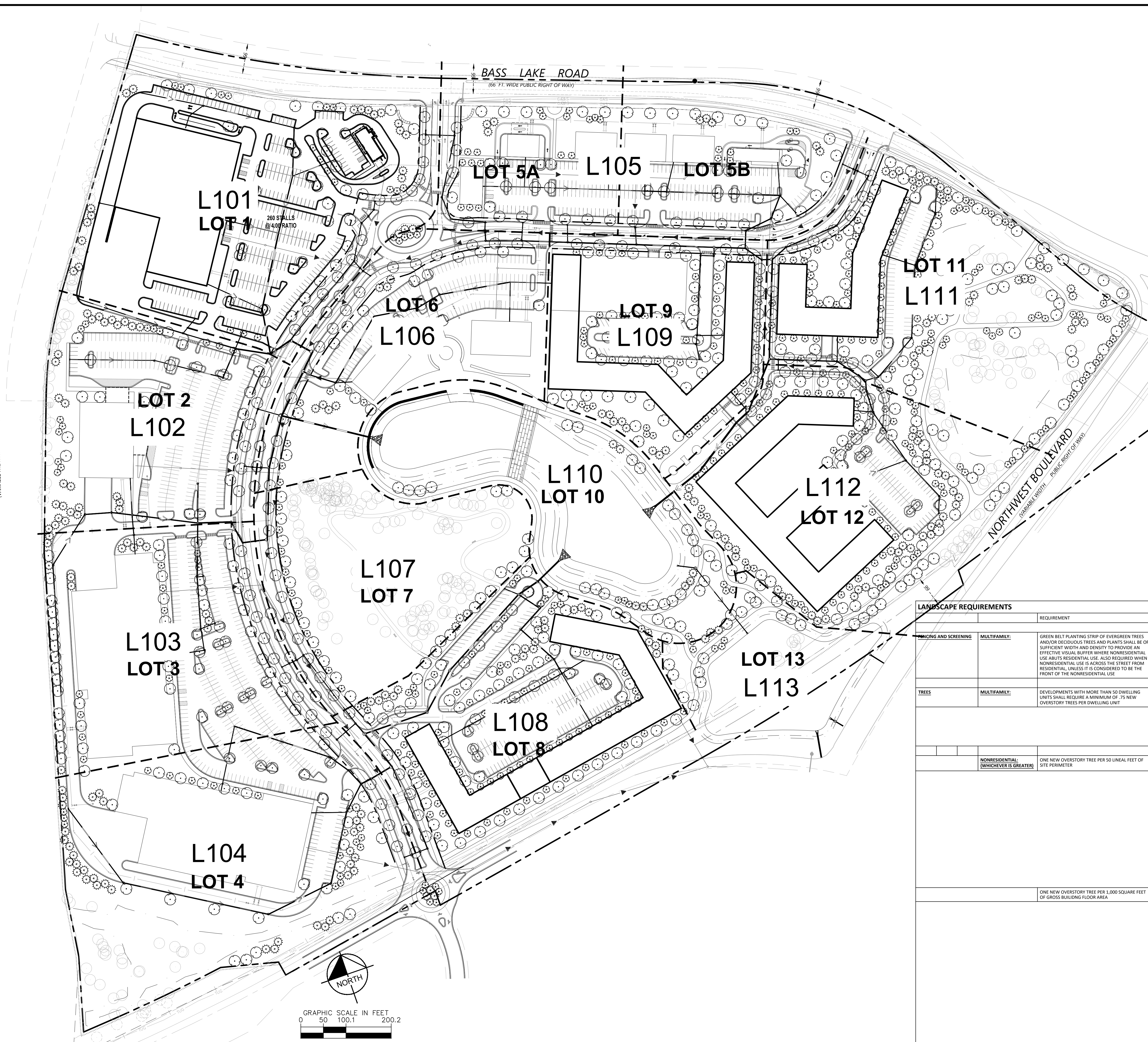
PREPARED FOR **SCANNELL PROPERTIES**

PLYMOUTH, MN

SHEET NUMBER **TP100**

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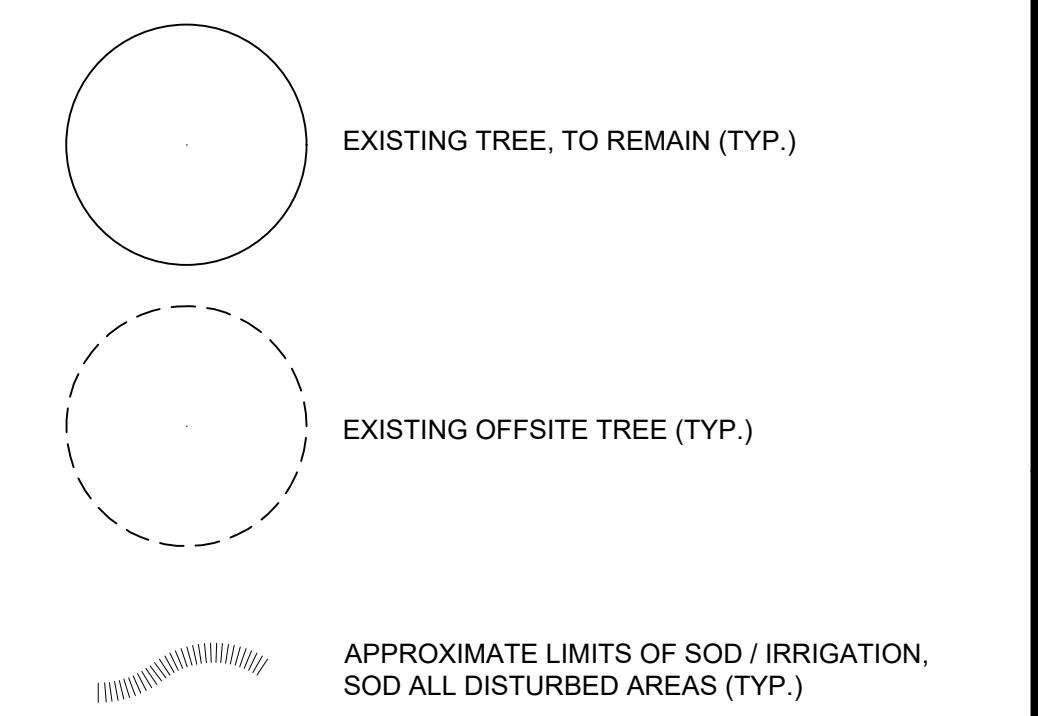
INTERSTATE 494
(VARIABLE WIDTH RIGHT OF WAY)



CONCEPT PLANT SCHEDULE OVERALL LANDSCAPE

	OVERSTORY TREE AUTUMN BLAZE MAPLE COMMON HACKBERRY IMPERIAL HONEYLOCUST ESPRESSO KENTUCKY COFFEETREE NORTHERN PIN OAK BOULEVARD LINDEN AMERICAN ELM	639
	ORNAMENTAL TREE AUTUMN BRILLIANCE SERVICEBERRY CLUMP RIVER BIRCH MULTI-TRUNK DAKOTA PINNACLE BIRCH NORTHERN REDBUD THORNLESS COCKSPUR HAWTHORN PRAIRIE ROSE CRABAPPLE QUAKING ASPEN	432
	CONIFEROUS TREE BALSAM FIR EASTERN RED CEDAR NORWAY SPRUCE BLACK HILLS SPRUCE AUSTRIAN PINE WHITE PINE WHITE CEDAR CANADIAN HEMLOCK	220

LANDSCAPE LEGEND



LANDSCAPE REQUIREMENTS

REQUIREMENT	REQUIREMENT	CALCULATIONS	PROPOSED	
FENCING AND SCREENING	MULTIFAMILY:	GREEN BELT PLANTING STRIP OF EVERGREEN TREES AND/OR DECIDUOUS TREES AND PLANTS SHALL BE OF SUFFICIENT WIDTH AND DENSITY TO PROVIDE AN EFFECTIVE VISUAL BARRIER WHERE NONRESIDENTIAL USE ADJACENT RESIDENTIAL USE. ALSO REQUIRED WHEN NONRESIDENTIAL USE IS ACROSS THE STREET FROM RESIDENTIAL, UNLESS IT IS CONSIDERED TO BE THE FRONT OF THE NONRESIDENTIAL USE	LOTS 8, 9, 11, & 12 TO HAVE GREEN BELT PLANTING STRIP	SEE PLAN
	TREES	MULTIFAMILY:	DEVELOPMENTS WITH MORE THAN 50 DWELLING UNITS SHALL REQUIRE A MINIMUM OF 75 NEW OVERSTORY TREES PER DWELLING UNIT	LOT 8: 255 UNITS * 0.75 = 192 TREES LOT 9: 180 UNITS * 0.75 = 135 TREES LOT 11: 155 UNITS * 0.75 = 117 TREES LOT 12: 330 UNITS * 0.75 = 248 TREES TOTAL TREES: 692 TREES
NONRESIDENTIAL (WHICHEVER IS GREATER)	ONE NEW OVERSTORY TREE PER 50 LINEAL FEET OF SITE PERIMETER	LOT 1: 2,580 L.F. / 50 = 52 TREES LOT 2: 1,896 L.F. / 50 = 38 TREES LOT 3: 2,128 L.F. / 50 = 43 TREES LOT 4: 2,534 L.F. / 50 = 51 TREES LOT 5A: 1,443 L.F. / 50 = 29 TREES LOT 5B: 1,484 L.F. / 50 = 30 TREES LOT 6: 2,178 L.F. / 50 = 44 TREES LOT 7: 1,890 L.F. / 50 = 38 TREES LOT 10: 2,302 L.F. / 50 = 47 TREES LOT 13: 1,185 L.F. / 50 = 24 TREES TOTAL TREES: 212 TREES	212 TREES	
	ONE NEW OVERSTORY TREE PER 1,000 SQUARE FEET OF GROSS BUILDING FLOOR AREA	LOT 1: 67,230 S.F. / 1,000 = 68 TREES LOT 2: 60,000 S.F. / 1,000 = 60 TREES LOT 3: 77,432 S.F. / 1,000 = 78 TREES LOT 4: 75,432 S.F. / 1,000 = 76 TREES LOT 5A: 13,200 S.F. / 1,000 = 14 TREES LOT 5B: 13,900 S.F. / 1,000 = 14 TREES LOT 6: 18,000 S.F. / 1,000 = 18 TREES LOT 7: 0 S.F. / 1,000 = 0 TREES LOT 10: 0 S.F. / 1,000 = 0 TREES LOT 13: 0 S.F. / 1,000 = 0 TREES TOTAL TREES: 274 TREES	274 TREES	
OVERALL TOTAL TREES:	1,223 TREES	1,223 TREES = 220 EXISTING TREES + 639 OVERSTORY TREES + 220 CONIFEROUS TREES + (432 ORNAMENTAL TREES / 3) + (0 SHRUBS / 10)		

PRUDENTIAL CAMPUS REDEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
PLYMOUTH, MN

OVERALL
LANDSCAPE PLAN

SHEET NUMBER
L100

KHA PROJECT
160848033

DATE
11/17/2023

SCALE
AS SHOWN

DESIGNED BY
CFK

DRAWN BY
CFK

CHECKED BY
RAH

DATE
11/17/2023

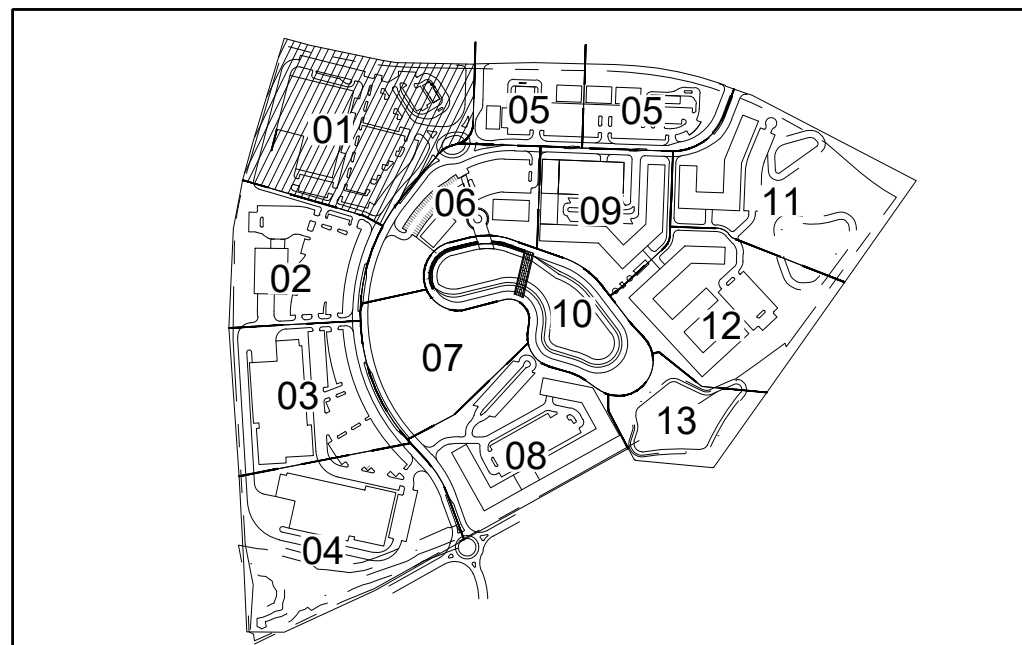
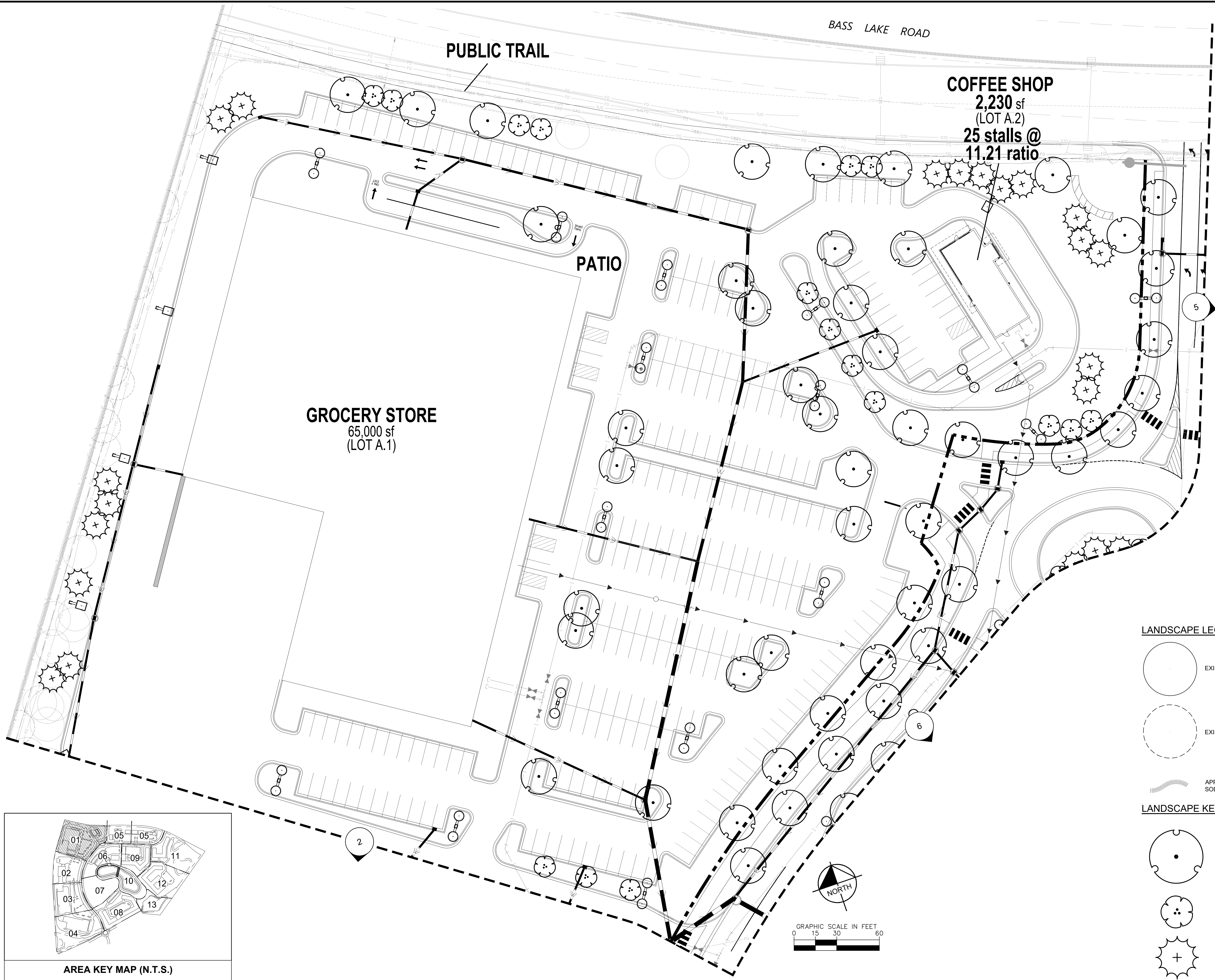
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5359

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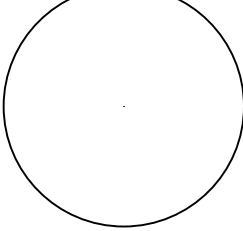
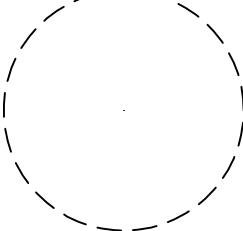
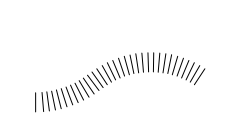
Kimley-Horn

NO.
REVISIONS
DATE

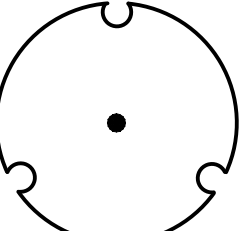

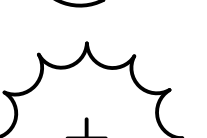


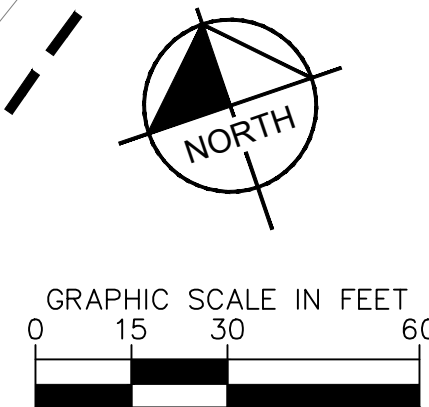
AREA KEY MAP (N.T.S.)

LANDSCAPE LEGEND

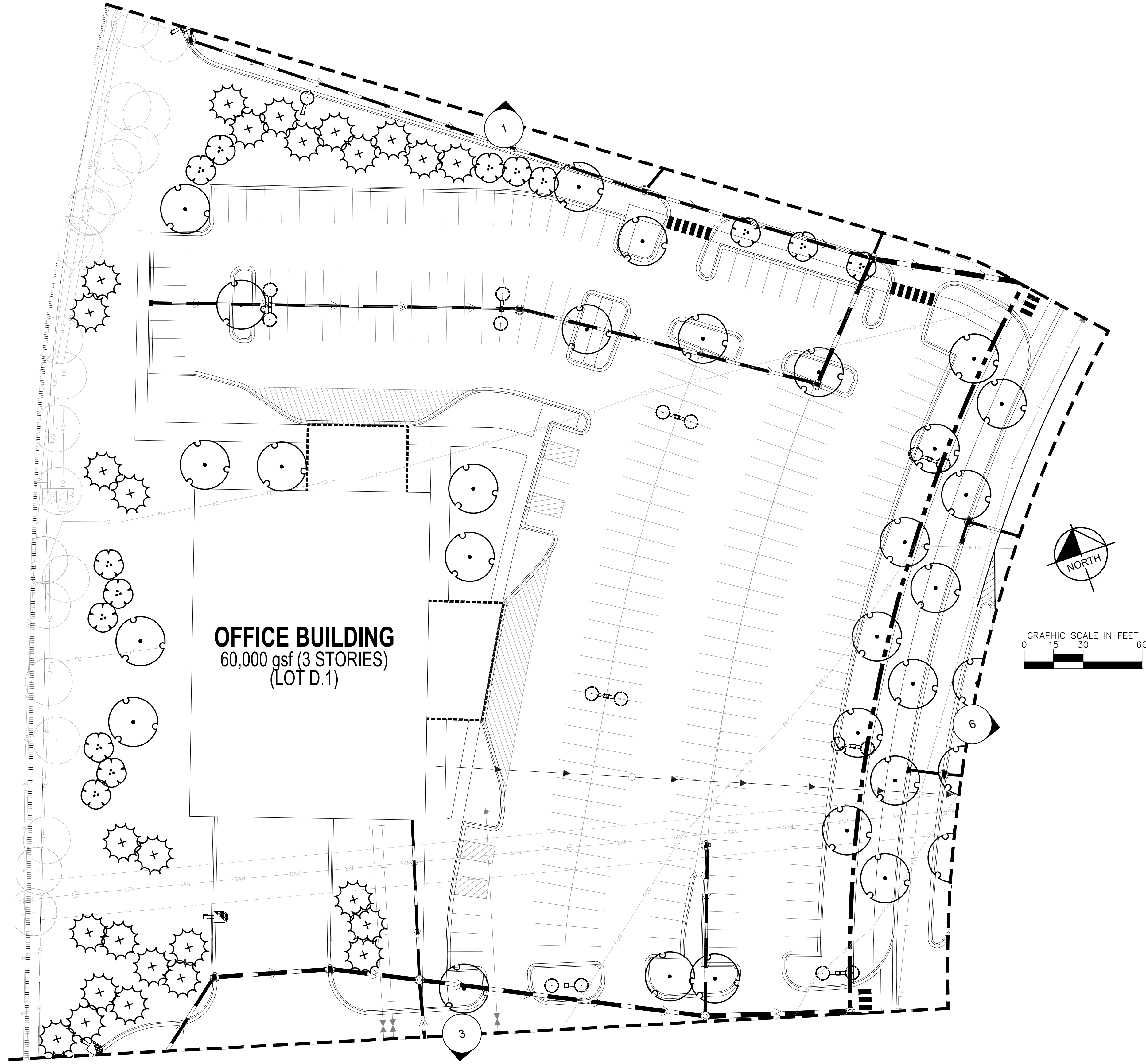
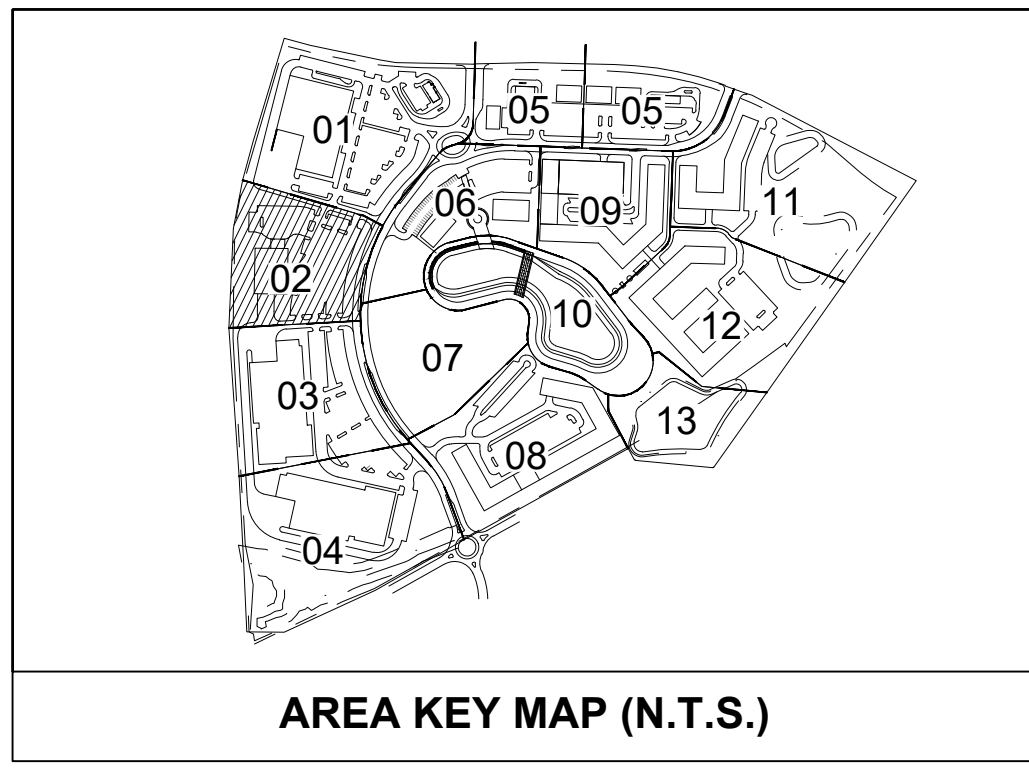
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-  EXISTING OFFSITE TREE (TYP.)
-  APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)

LANDSCAPE KEY

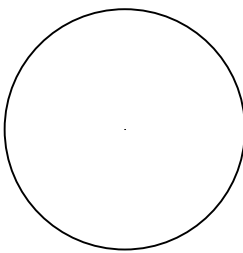
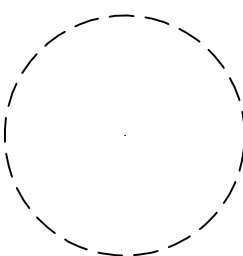
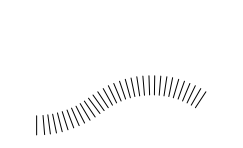
-  OVERSTORY TREE (TYP.)
-  ORNAMENTAL TREE (TYP.)
-  CONIFEROUS TREE (TYP.)



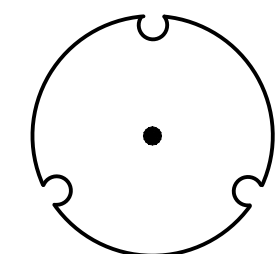
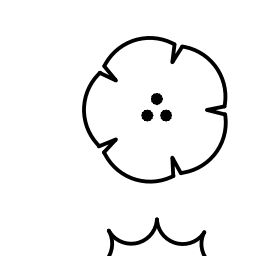
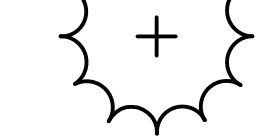
<p>PRUDENTIAL CAMPUS REDEVELOPMENT</p> <p>PREPARED FOR</p> <p>SCANNELL PROPERTIES</p> <p>PLYMOUTH MN</p>	<p>LANDSCAPE PLAN</p>	<p>KHA PROJECT: 160846033</p> <p>DATE: 11/17/2023</p> <p>SCALE: AS SHOWN</p> <p>DESIGNED BY: CFK</p> <p>DRAWN BY: CFK</p> <p>CHECKED BY: RAH</p>	<p>UNLESS SPECIFIED, THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.</p> <p>RYAN A. HYLLESTED, P.L.A. M.N. LIC. NO. 53598</p>	<p>2023 KIMLEY-HORN AND ASSOCIATES, INC. 767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-665-4197 WWW.KIMLEY-HORN.COM</p>	<p>Kimley-Horn</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>No.</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	DATE	BY			
	No.	DATE	BY									
<p>SHEET NUMBER</p> <p>L101</p>												



LANDSCAPE LEGEND

-  EXISTING TREE, TO REMAIN (TYP.)
-  EXISTING OFFSITE TREE (TYP.)
-  APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)

LANDSCAPE KEY

-  OVERSTORY TREE (TYP.)
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PRUDENTIAL CAMPUS REDEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

PLYMOUTH MN

LANDSCAPE PLAN

KHA PROJECT	160846033
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SCALE	AS SHOWN
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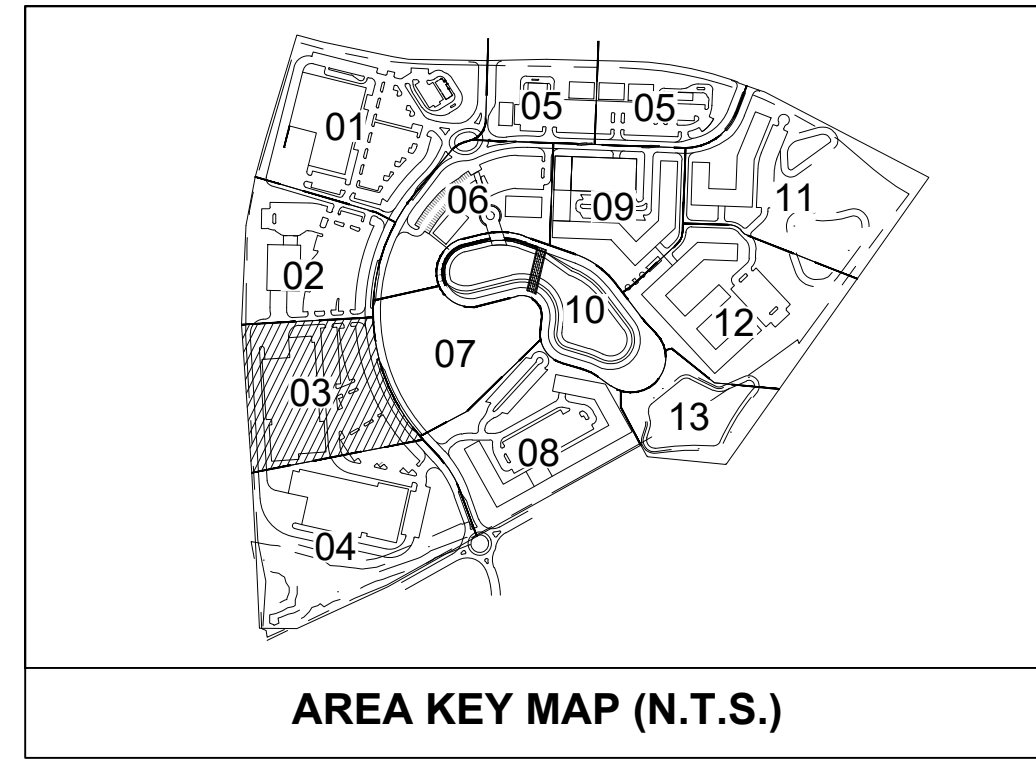
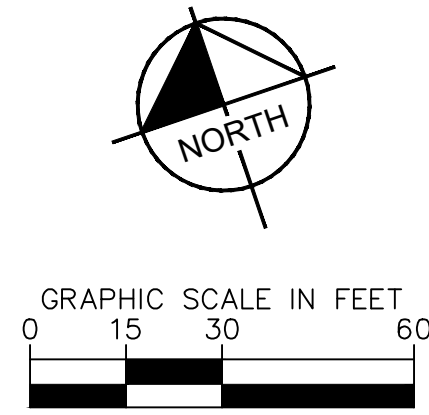
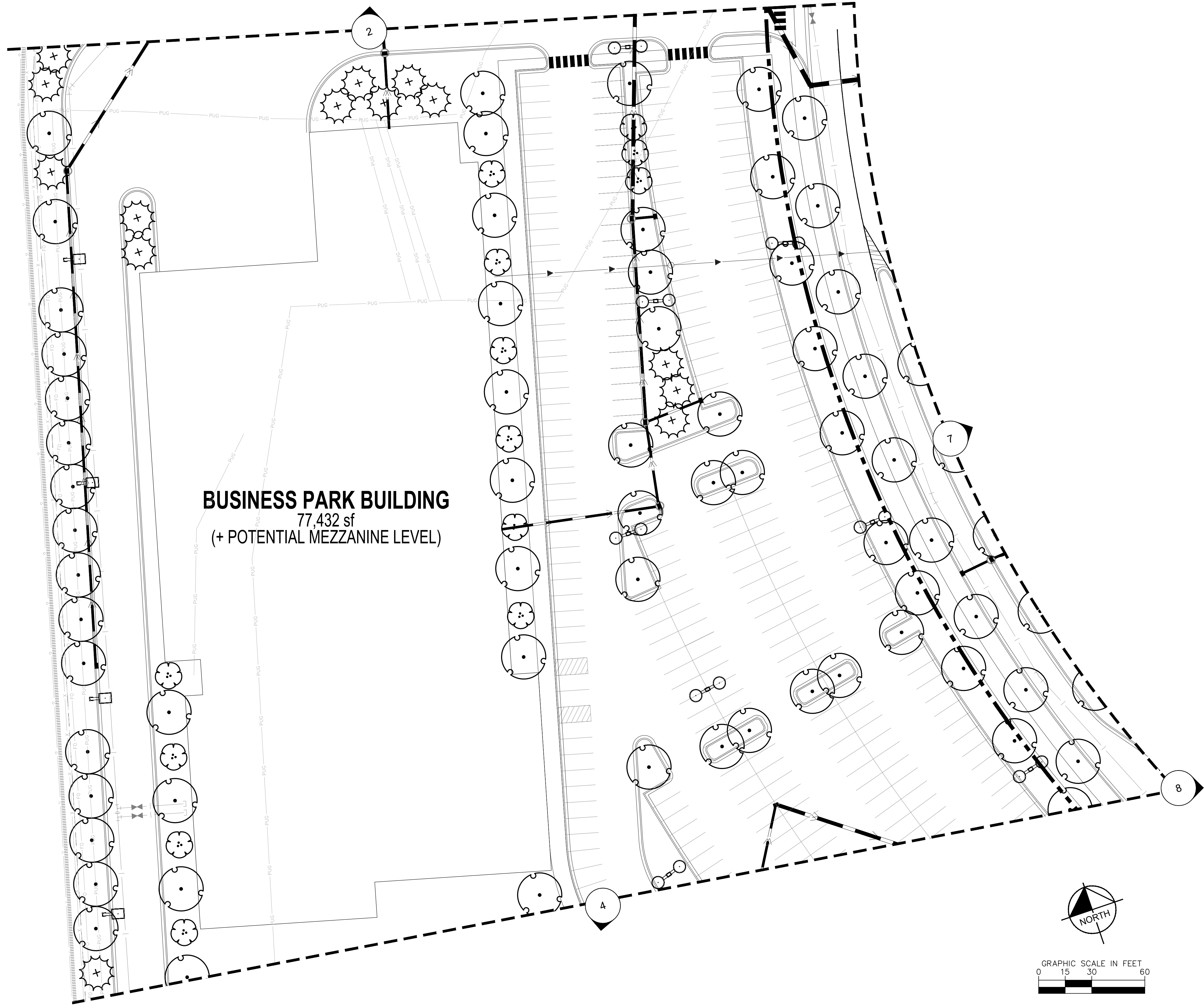
MINNESOTA PROFESSIONAL LANDSCAPE ARCHITECTURE LICENSE NO. 53358

RYAN A. HYLLESTED, P.L.A.
M.N. LIC. NO. 53358
DATE: 11/17/2023

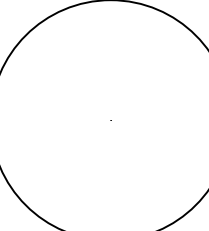
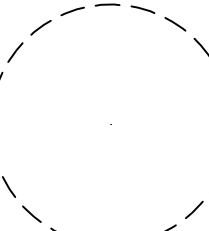
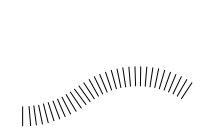
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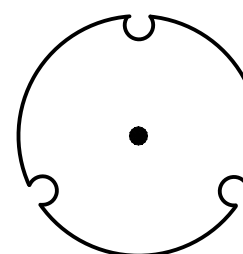
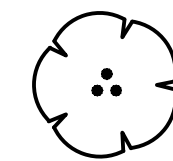
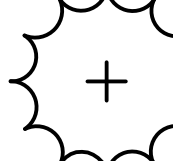
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PRUDENTIAL CAMPUS REDEVELOPMENT
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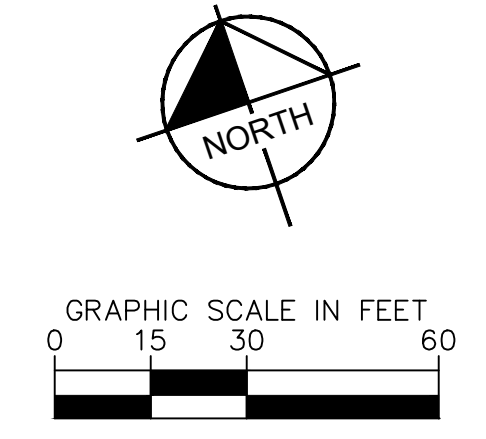
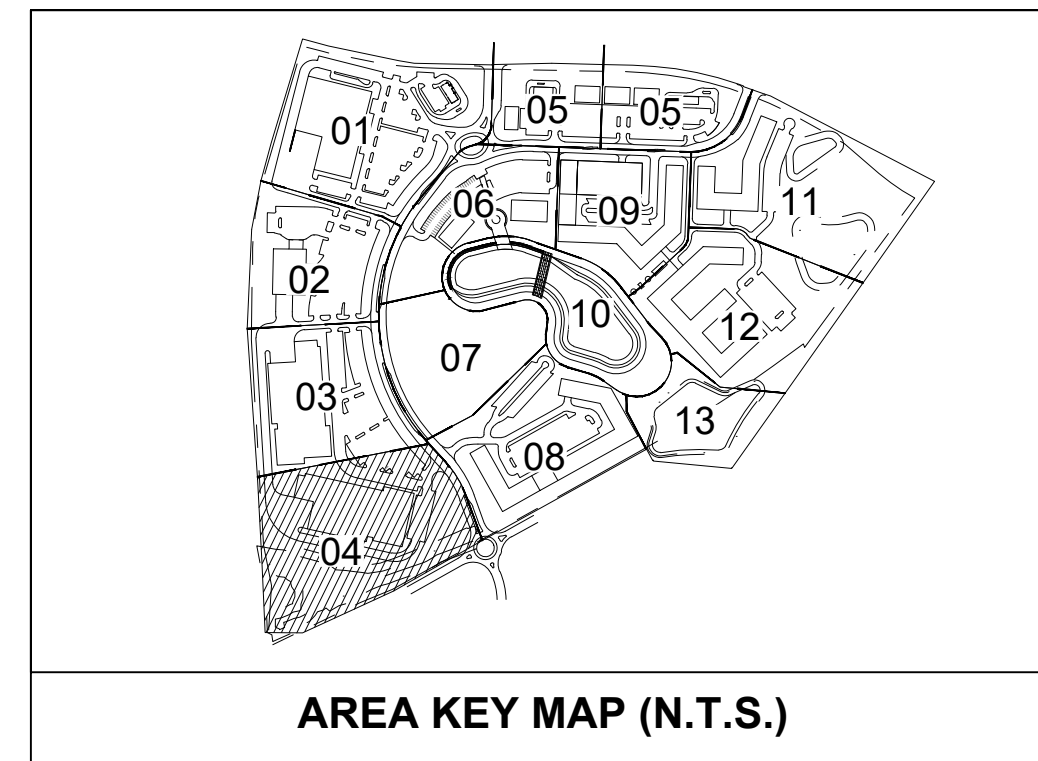
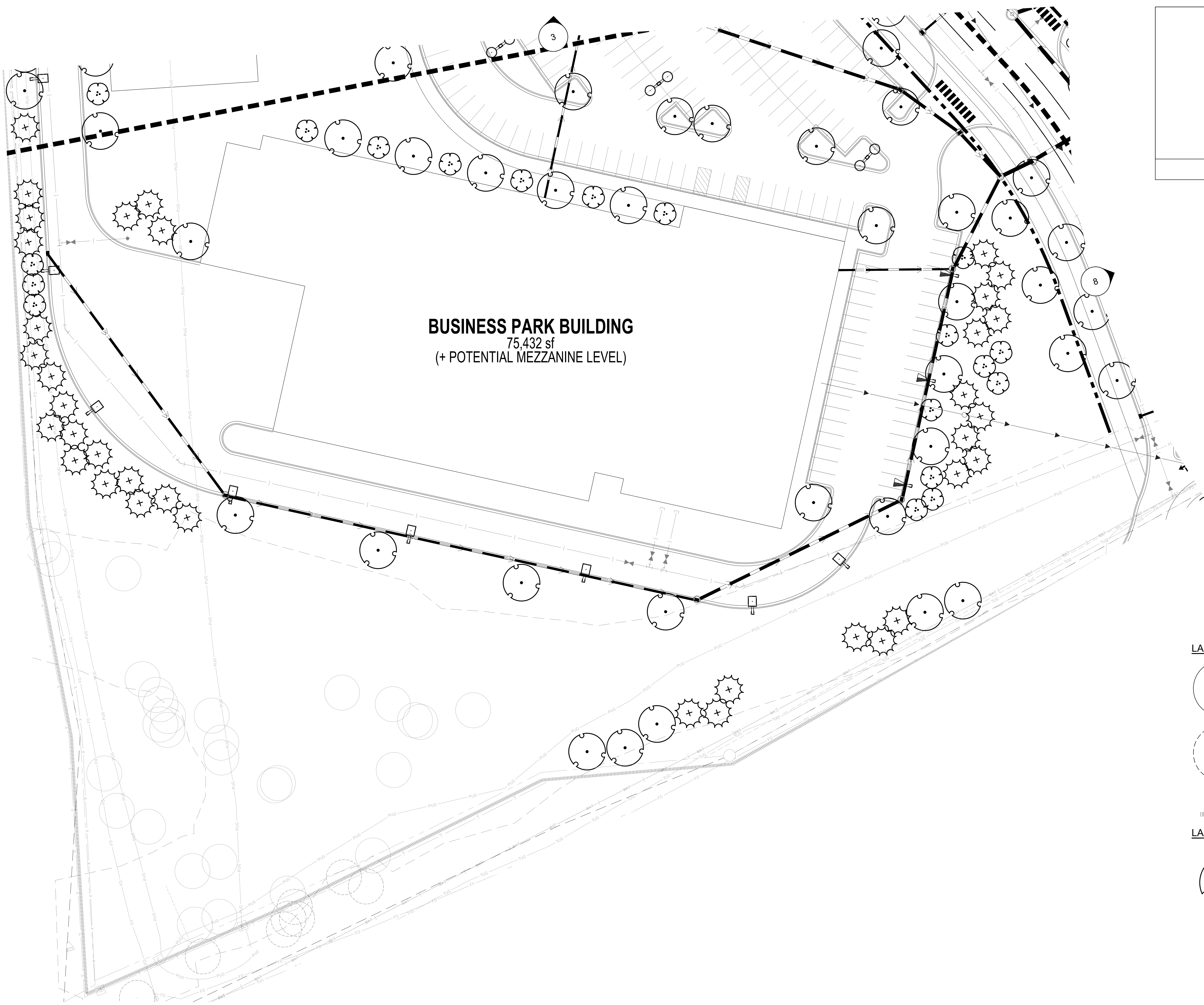
LANDSCAPE PLAN

KHA PROJECT
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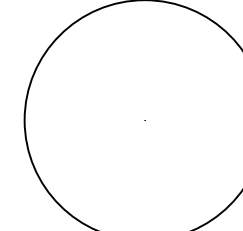
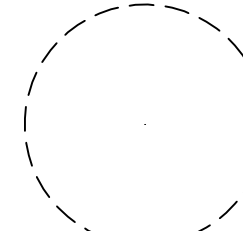
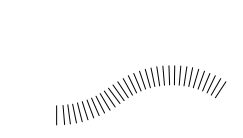
MINNESOTA PROFESSIONAL LANDSCAPE ARCHITECTURE
 ILLUSTRATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
 RYAN A. WILLESTED, P.L.A.
 MN LIC. NO. 53268
 DATE: 11/17/2023

Kimley-Horn
 2023 KIMLEY-HORN AND ASSOCIATES, INC.
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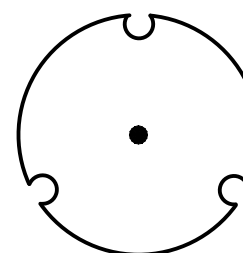
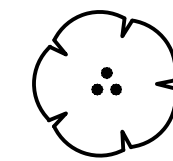
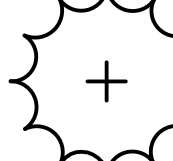
No.	REVISIONS	DATE	BY



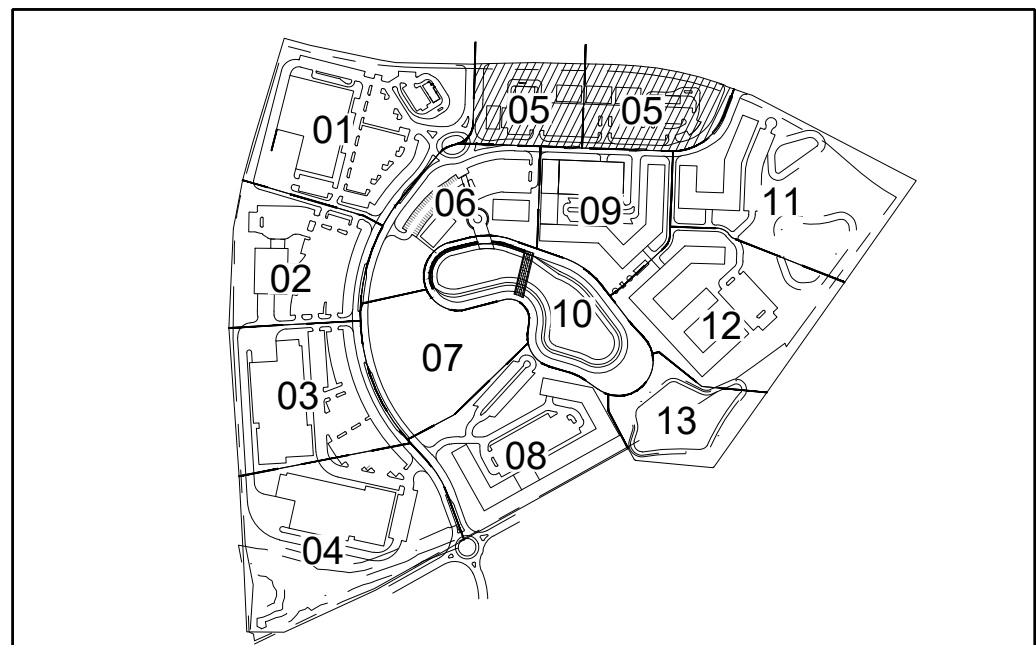
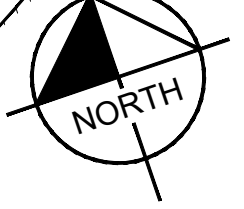
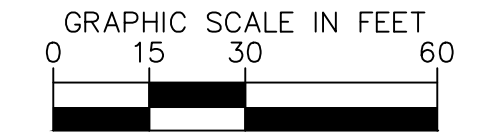
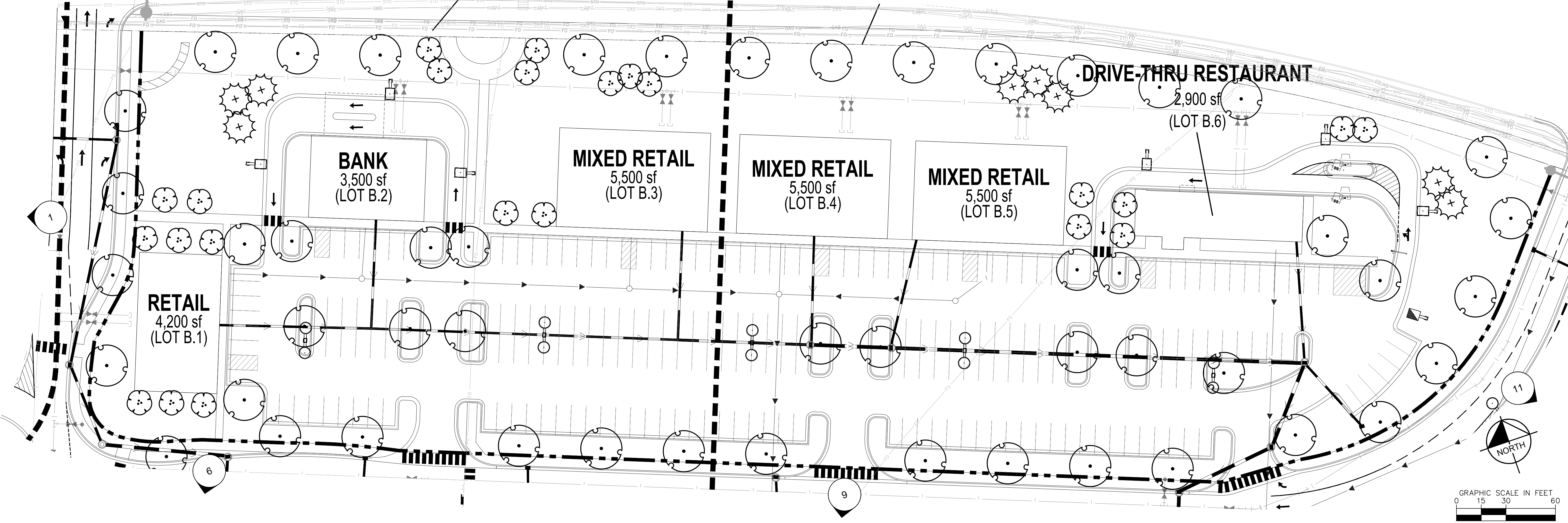
LANDSCAPE LEGEND

-  EXISTING TREE, TO REMAIN (TYP.)
-  EXISTING OFFSITE TREE (TYP.)
-  APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)

LANDSCAPE KEY

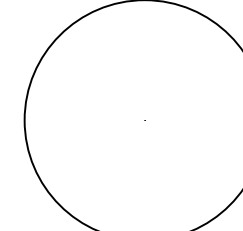
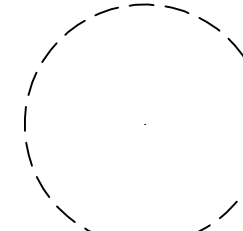
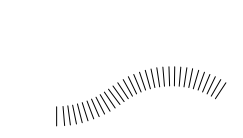
-  OVERSTORY TREE (TYP.)
-  ORNAMENTAL TREE (TYP.)
-  CONIFEROUS TREE (TYP.)

<p>PRUDENTIAL CAMPUS REDEVELOPMENT</p> <p>PREPARED FOR</p> <p>SCANNELL PROPERTIES</p> <p>PLYMOUTH MN</p>	<p>LANDSCAPE PLAN</p>	<p>KHA PROJECT: 160846033</p> <p>DATE: 11/17/2023</p> <p>SCALE: AS SHOWN</p> <p>DESIGNED BY: CFK</p> <p>DRAWN BY: CFK</p> <p>CHECKED BY: RAH</p>	<p>UNLESS SPECIFIED, THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.</p> <p>RYAN A. WILLESTED, P.L.A. MIN. LIC. NO. 53398</p>	<p>2023 KIMLEY-HORN AND ASSOCIATES, INC. 767 EULISTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-665-4197 WWW.KIMLEY-HORN.COM</p>	<p>NO. _____</p> <p>REVISIONS _____</p> <p>DATE _____</p> <p>BY _____</p>
	<p>L104</p> <p>SHEET NUMBER</p>				

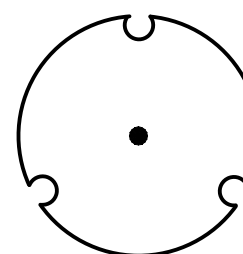
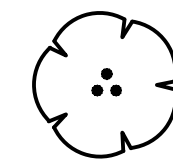
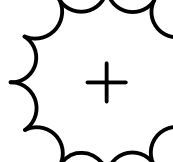


AREA KEY MAP (N.T.S.)

LANDSCAPE LEGEND

-  EXISTING TREE, TO REMAIN (TYP.)
-  EXISTING OFFSITE TREE (TYP.)
-  APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)

LANDSCAPE KEY

-  OVERSTORY TREE (TYP.)
-  ORNAMENTAL TREE (TYP.)
-  CONIFEROUS TREE (TYP.)

LANDSCAPE PLAN

PRUDENTIAL CAMPUS REDEVELOPMENT
 PREPARED FOR
SCANNELL PROPERTIES
 PLYMOUTH MN

SHEET NUMBER
L105

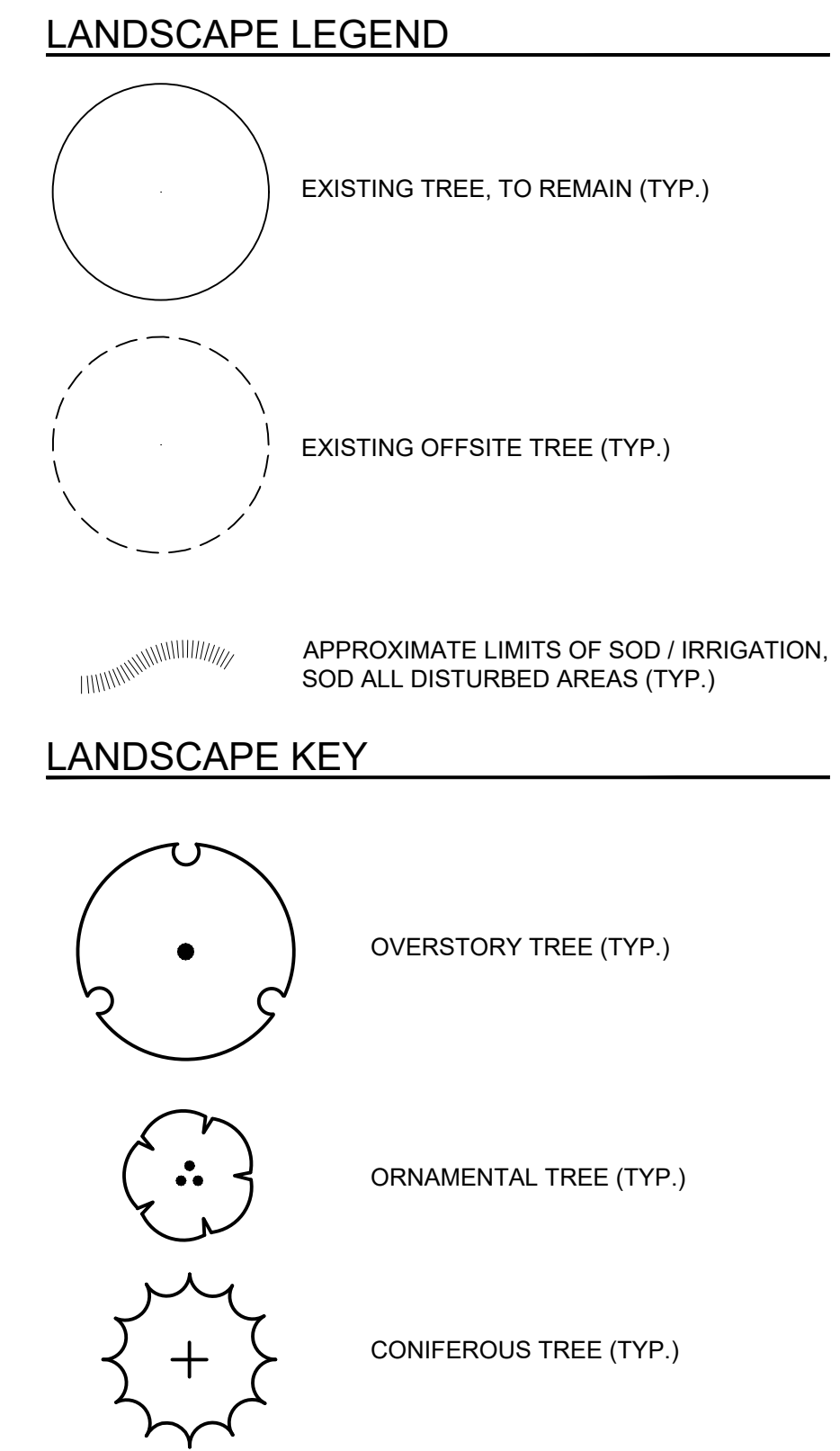
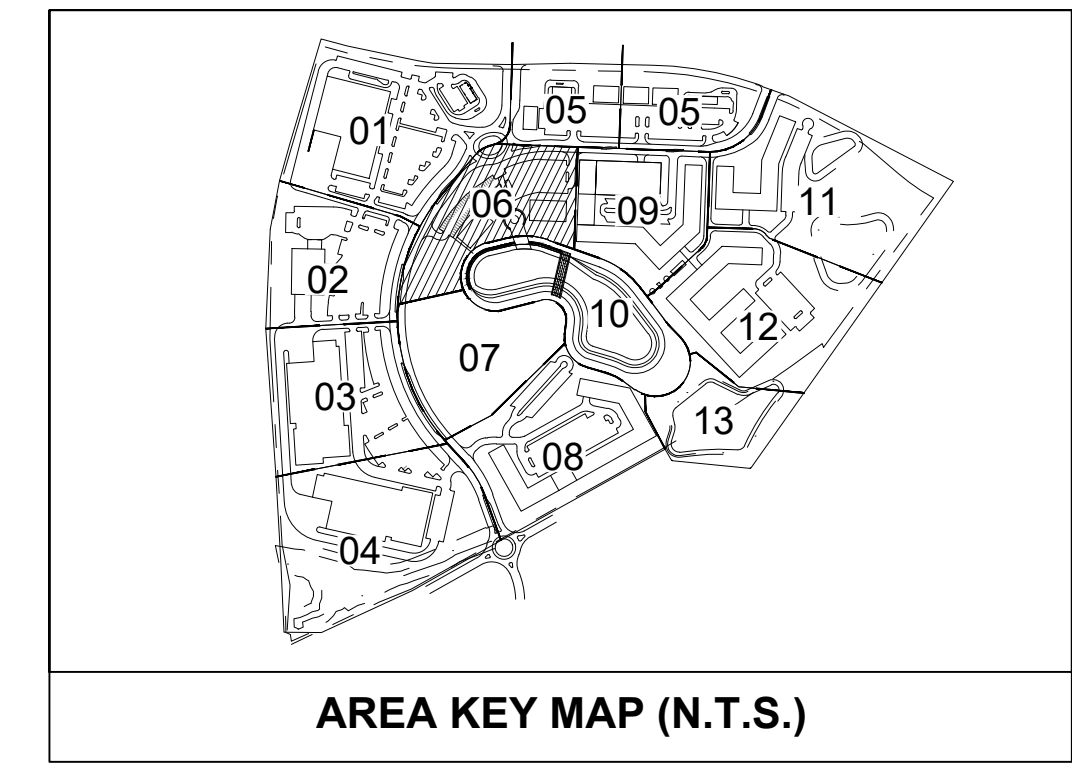
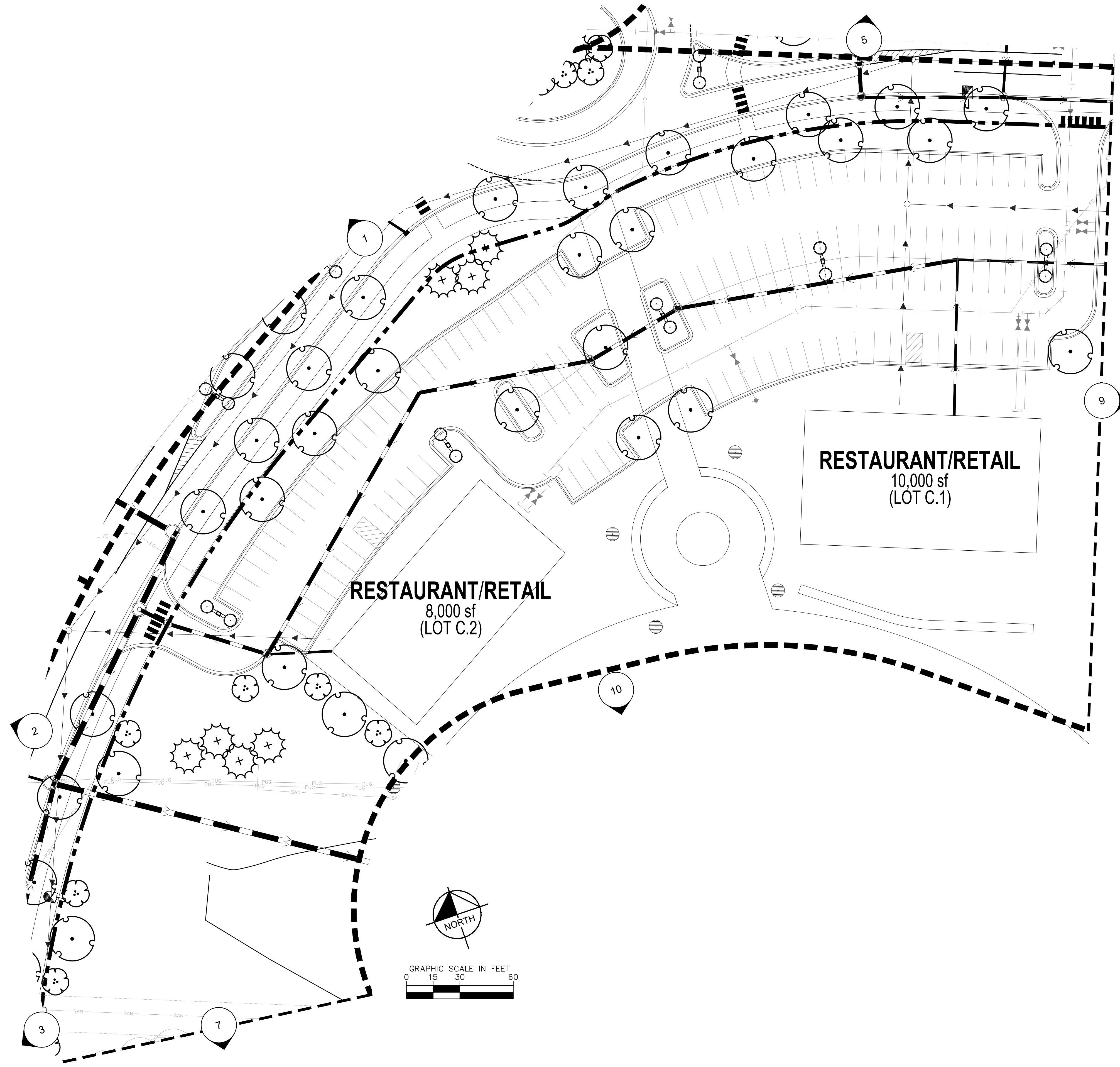
KHA PROJECT	160846033
DATE	11/17/2023
SCALE	AS SHOWN
DESIGNED BY	CFK
DRAWN BY	CFK
CHECKED BY	RAH

UNLESS OTHERWISE NOTED, THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

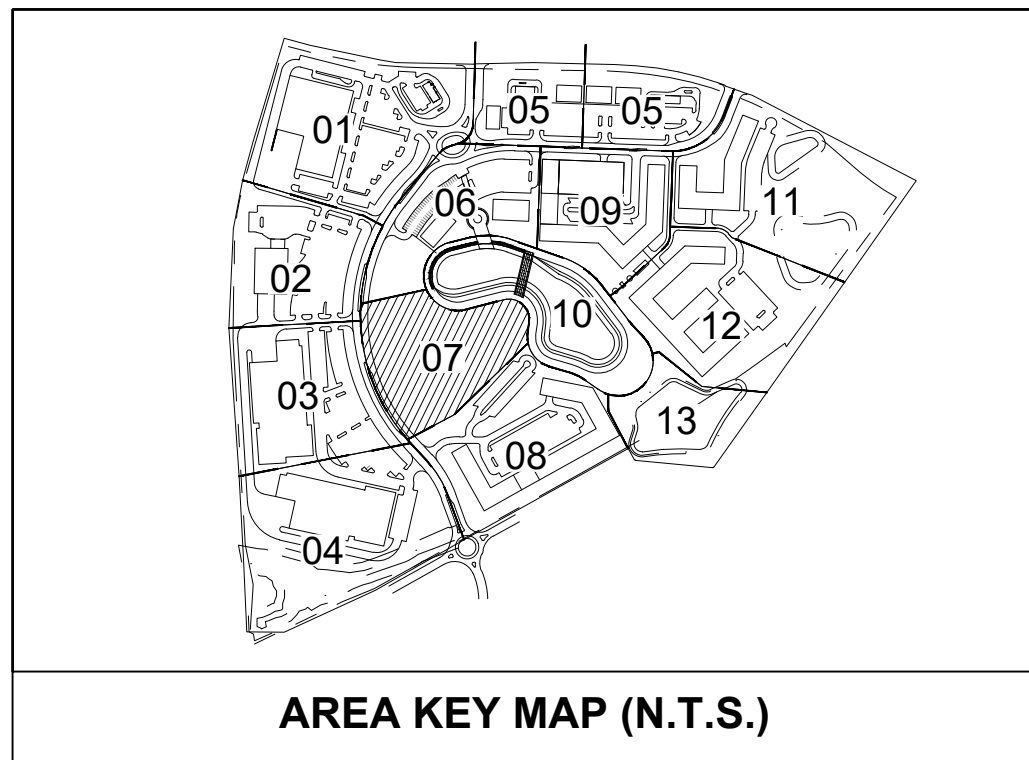
RYAN A. HYLLESTED, P.L.A.
 MN LIC. NO. 53358
 DATE: 11/17/2023

Kimley-Horn
 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
 PHONE: 651-665-4197
 WWW.KIMLEY-HORN.COM

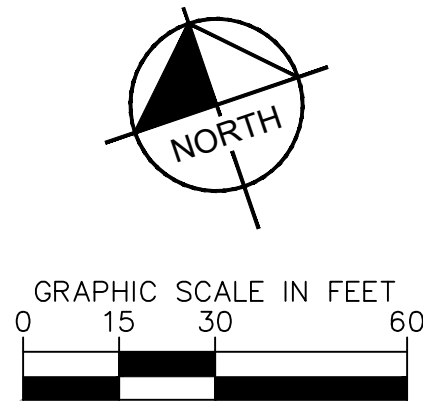
NO.	REVISIONS	DATE	BY



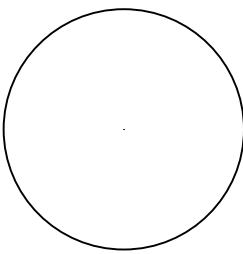
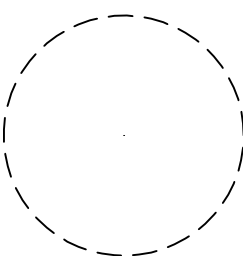

PRUDENTIAL CAMPUS REDEVELOPMENT PREPARED FOR SCANNELL PROPERTIES PLYMOUTH, MN	LANDSCAPE PLAN	KHA PROJECT: 160846033 DATE: 11/17/2023 SCALE: AS SHOWN DESIGNED BY: CFK DRAWN BY: CFK CHECKED BY: RAH	IRRIGATION SPECIFICATIONS THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA. RYAN A. HYLLESTED, P.L.A. MN LIC. NO. 53358 DATE: 11/17/2023	2023 KIMLEY-HORN AND ASSOCIATES, INC. 767 EULISTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-665-4197 WWW.KIMLEY-HORN.COM	REVISIONS No. DATE BY
	L106 SHEET NUMBER				



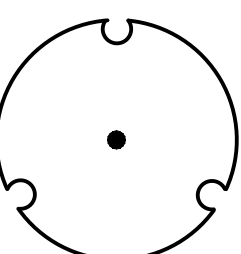

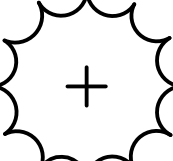
AREA KEY MAP (N.T.S.)



LANDSCAPE LEGEND

-  EXISTING TREE, TO REMAIN (TYP.)
-  EXISTING OFFSITE TREE (TYP.)
-  APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)

LANDSCAPE KEY

-  OVERSTORY TREE (TYP.)
-  ORNAMENTAL TREE (TYP.)
-  CONIFEROUS TREE (TYP.)

PRUDENTIAL CAMPUS REDEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

PLYMOUTH MN

LANDSCAPE PLAN

KHA PROJECT	160846033
DATE	11/17/2023
SCALE	AS SHOWN
DESIGNED BY	CFK
DRAWN BY	CFK
CHECKED BY	RAH

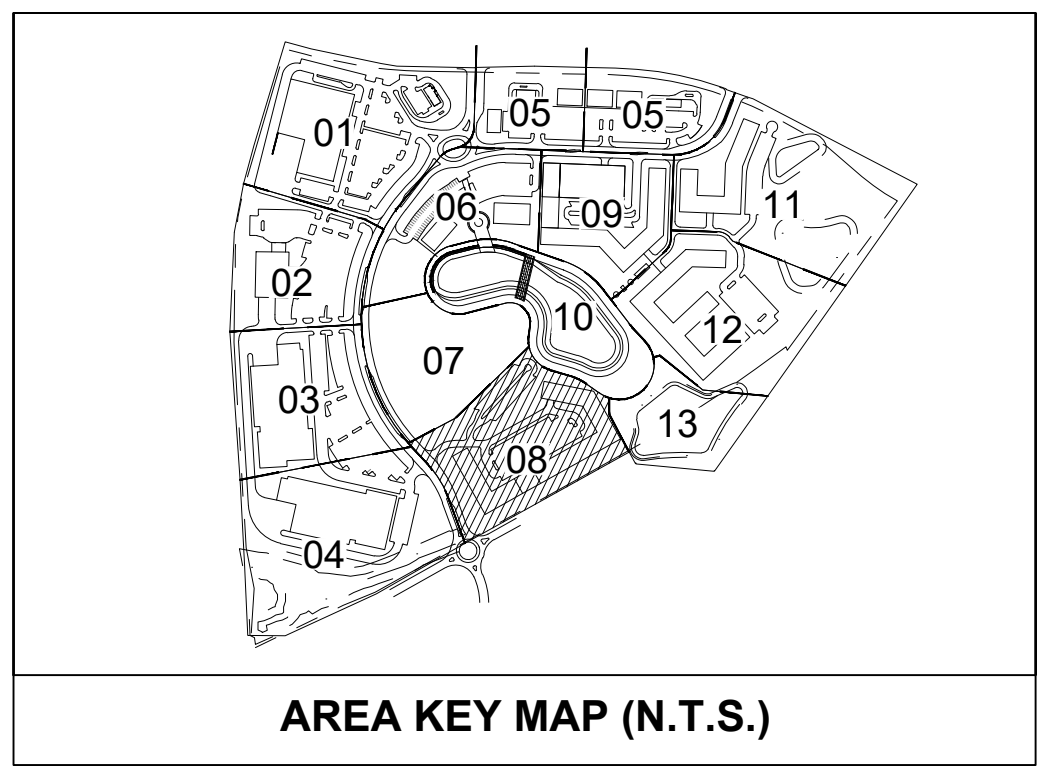
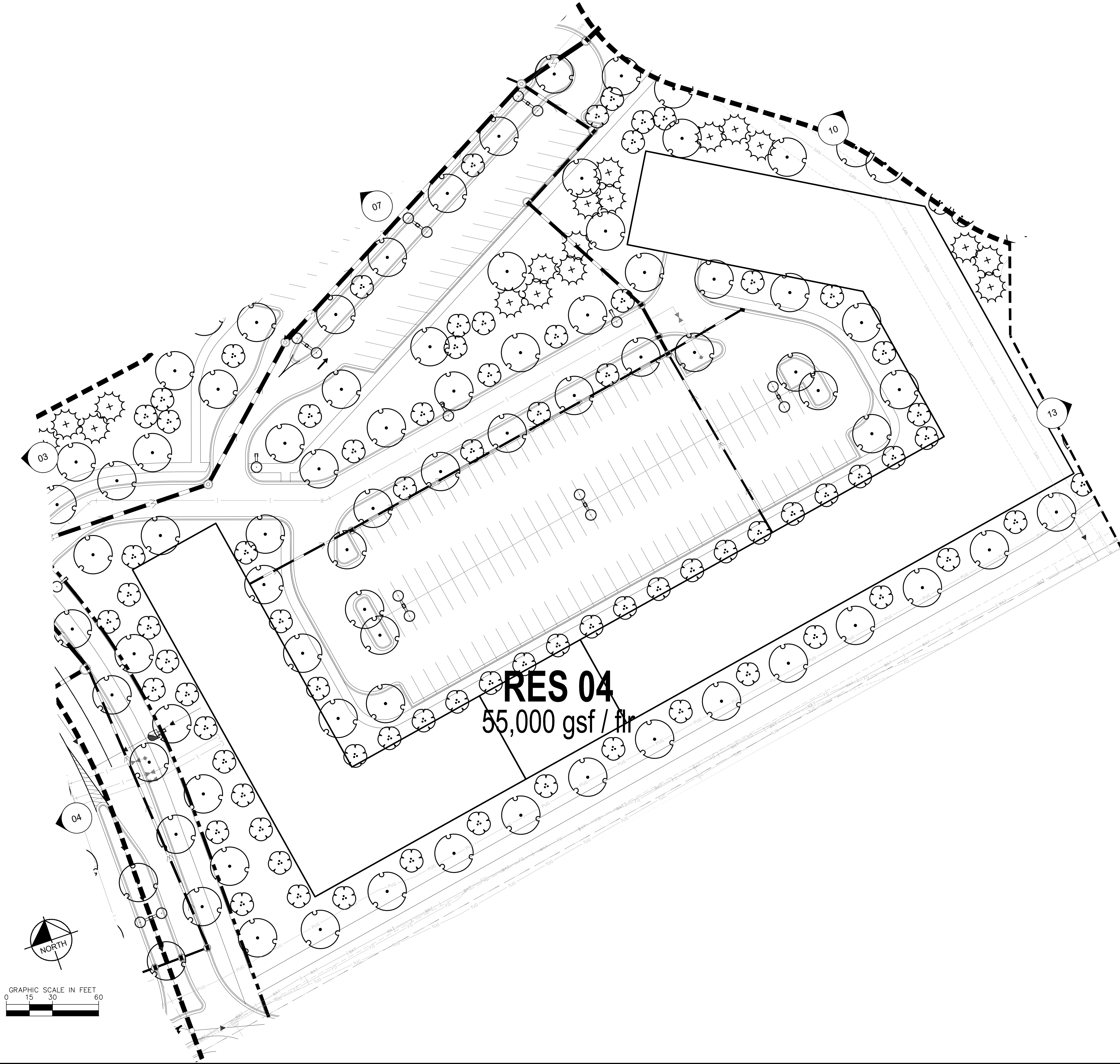
MINNESOTA PROFESSIONAL LANDSCAPE ARCHITECTURE LICENSE NO. 53528

RYAN A. WILLESTED, P.L.A.
 MN LIC. NO. 53528
 DATE: 11/17/2023

Kimley-Horn

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 767 EULIST STREET, SUITE 100, ST. PAUL, MN 55114
 PHONE: 651-685-4197
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No.	REVISIONS	DATE	BY



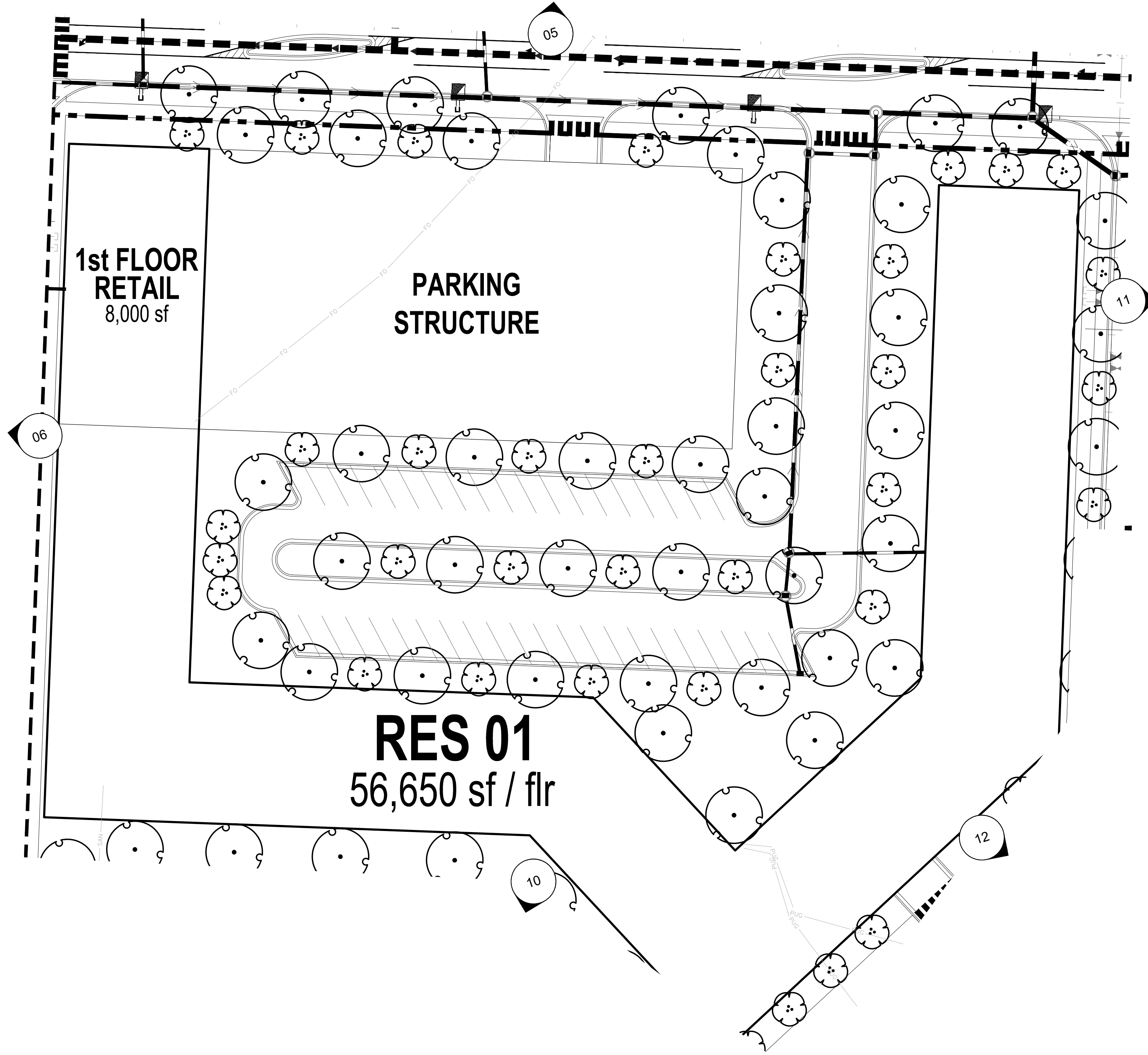
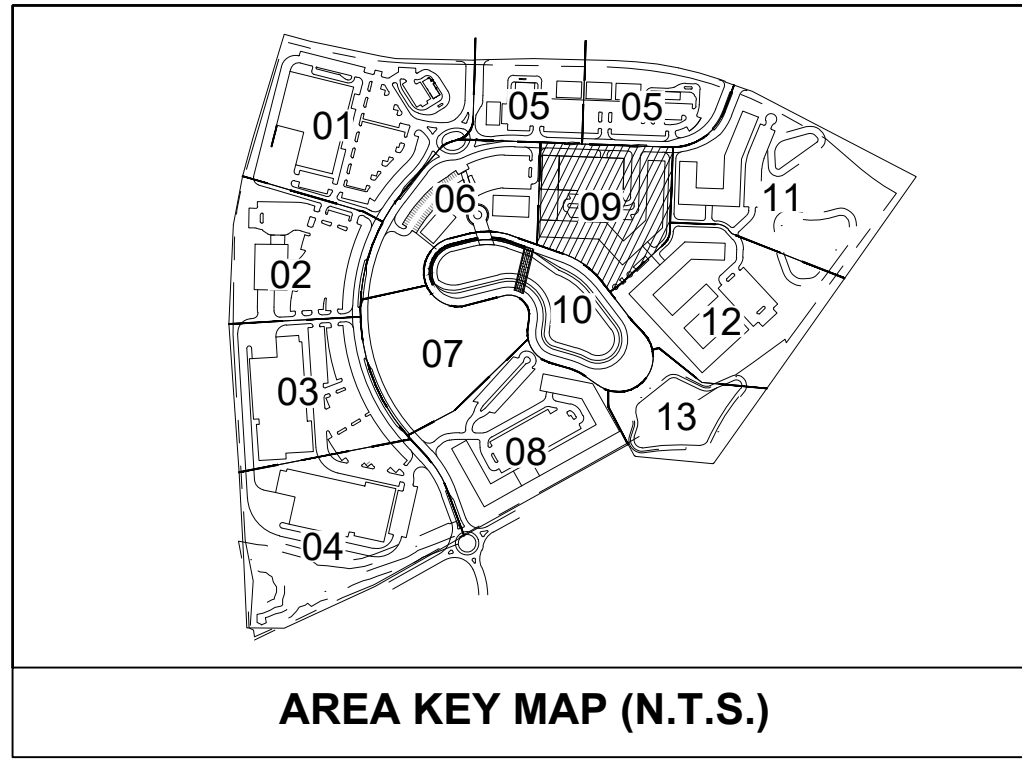
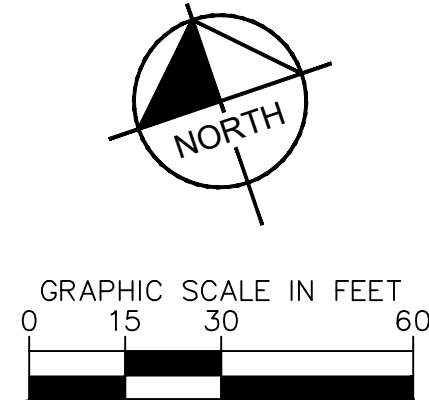
LANDSCAPE LEGEND

- EXISTING TREE, TO REMAIN (TYP.)
- EXISTING OFFSITE TREE (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)

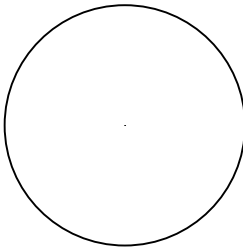
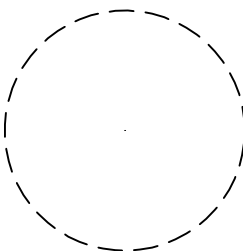
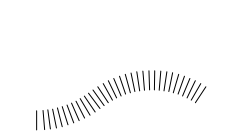
LANDSCAPE KEY

- OVERSTORY TREE (TYP.)
- ORNAMENTAL TREE (TYP.)
- CONIFEROUS TREE (TYP.)

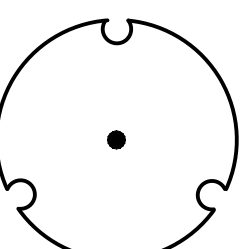
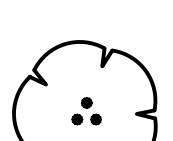
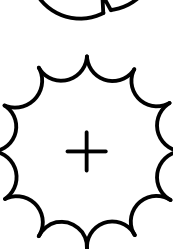
<p>PRUDENTIAL CAMPUS REDEVELOPMENT</p> <p>PREPARED FOR</p> <p>SCANNELL PROPERTIES</p> <p>PLYMOUTH MN</p>	<p>KHA PROJECT</p> <p>160846033</p>	<p>UNLESS SPECIFIED THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.</p>	<p>Kimley-Horn</p> <p>2023 KIMLEY-HORN AND ASSOCIATES, INC. 767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-665-4197 WWW.KIMLEY-HORN.COM</p>	<p>NO.</p> <p>REVISIONS</p> <p>DATE</p> <p>BY</p>
	<p>DATE</p> <p>11/17/2023</p>	<p>DESIGNED BY</p> <p>CFK</p>	<p>RYAN A. WILLESTED, P.L.A.</p> <p>MIN. LIC. NO. 53598</p>	<p>DATE</p> <p>11/17/2023</p>
<p>SHEET NUMBER</p> <p>L108</p>	<p>SCALE</p> <p>AS SHOWN</p>	<p>CHECKED BY</p> <p>RAH</p>	<p>WWW.KIMLEY-HORN.COM</p>	<p>DATE</p> <p>11/17/2023</p>



LANDSCAPE LEGEND

-  EXISTING TREE, TO REMAIN (TYP.)
-  EXISTING OFFSITE TREE (TYP.)
-  APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)

LANDSCAPE KEY

-  OVERSTORY TREE (TYP.)
-  ORNAMENTAL TREE (TYP.)
-  CONIFEROUS TREE (TYP.)

PRUDENTIAL CAMPUS REDEVELOPMENT
 PREPARED FOR
SCANNELL PROPERTIES
 PLYMOUTH MN

SHEET NUMBER
L109

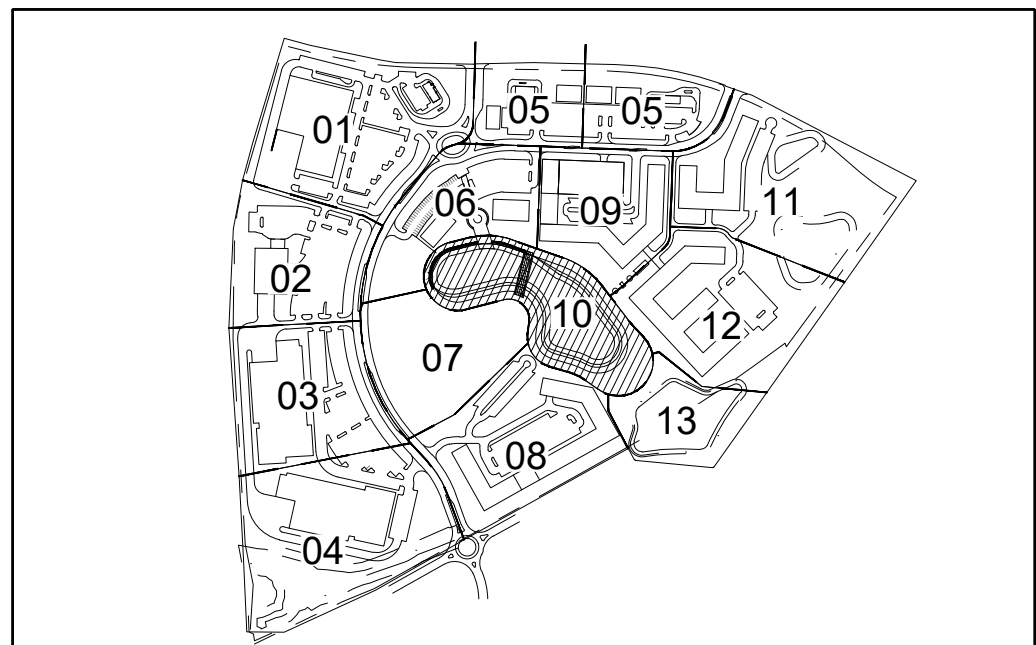
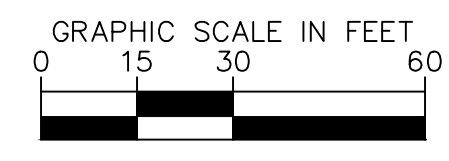
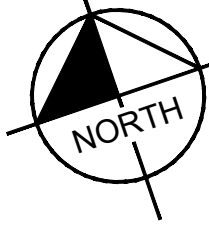
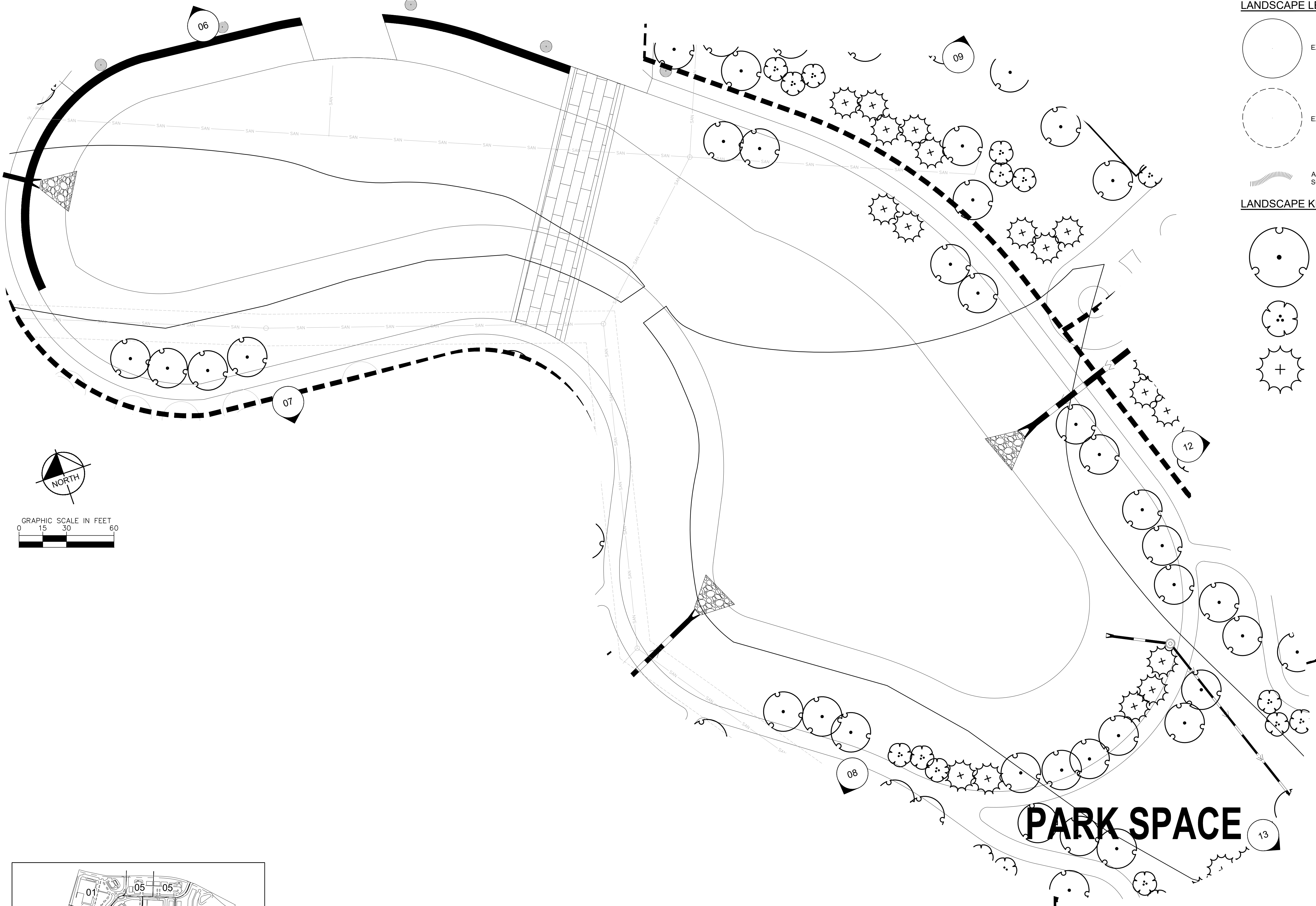
LANDSCAPE PLAN

KHA PROJECT	160846033
DATE	11/17/2023
SCALE	AS SHOWN
DESIGNED BY	CFK
DRAWN BY	CFK
CHECKED BY	RAH

LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
 RYAN A. HYLLESTED, P.L.A.
 MN LIC. NO. 53528
 DATE: 11/17/2023

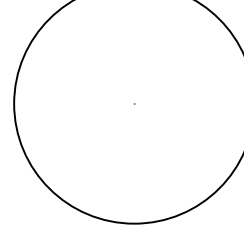
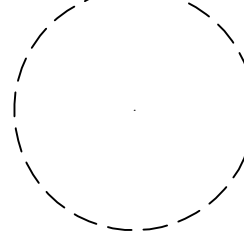

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 PHONE: 651-665-4197
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No.	REVISIONS	DATE	BY

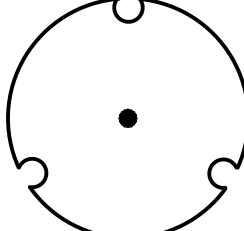

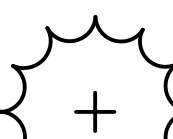


AREA KEY MAP (N.T.S.)


LANDSCAPE LEGEND

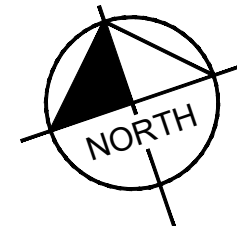
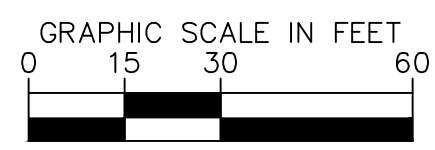
-  EXISTING TREE, TO REMAIN (TYP.)
-  EXISTING OFFSITE TREE (TYP.)
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LANDSCAPE KEY

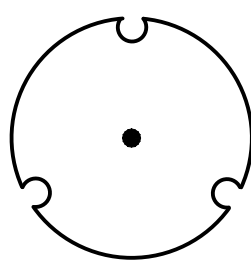
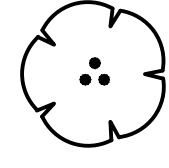
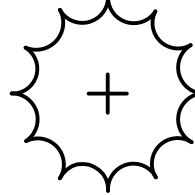
-  OVERSTORY TREE (TYP.)
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-  CONIFEROUS TREE (TYP.)

PARK SPACE

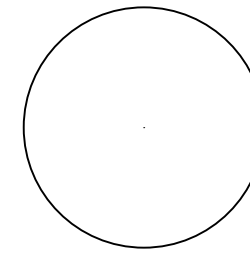
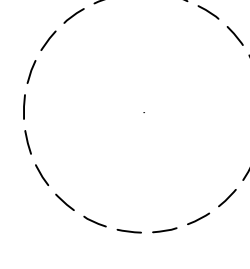

<p>PRUDENTIAL CAMPUS REDEVELOPMENT</p> <p>PREPARED FOR</p> <p>SCANNELL PROPERTIES</p> <p>PLYMOUTH MN</p>		<p>LANDSCAPE PLAN</p>		<p>KHA PROJECT 160846033</p> <p>DATE 11/17/2023</p> <p>SCALE AS SHOWN</p> <p>DESIGNED BY CFK</p> <p>DRAWN BY CFK</p> <p>CHECKED BY RAH</p>	<p>MINNESOTA PROFESSIONAL LANDSCAPE ARCHITECTURE ACT UNDER THE LAWS OF THE STATE OF MINNESOTA.</p> <p>RYAN A. HYLLESTED, P.L.A. M.N. LIC. NO. 53528</p>	 <p>2023 KIMLEY-HORN AND ASSOCIATES, INC. 767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-685-4197 WWW.KIMLEY-HORN.COM</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 5%;">REVISIONS</th> <th style="width: 5%;">DATE</th> <th style="width: 5%;">BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISIONS	DATE	BY												
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<p>SHEET NUMBER</p> <p>L110</p>																							



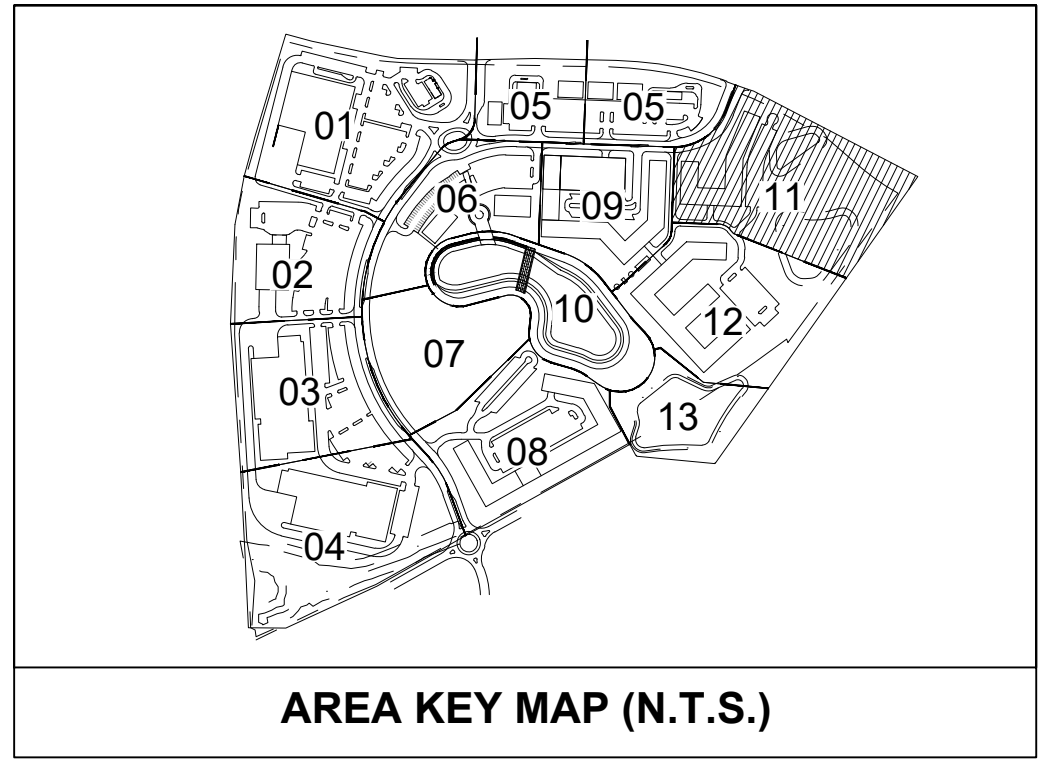
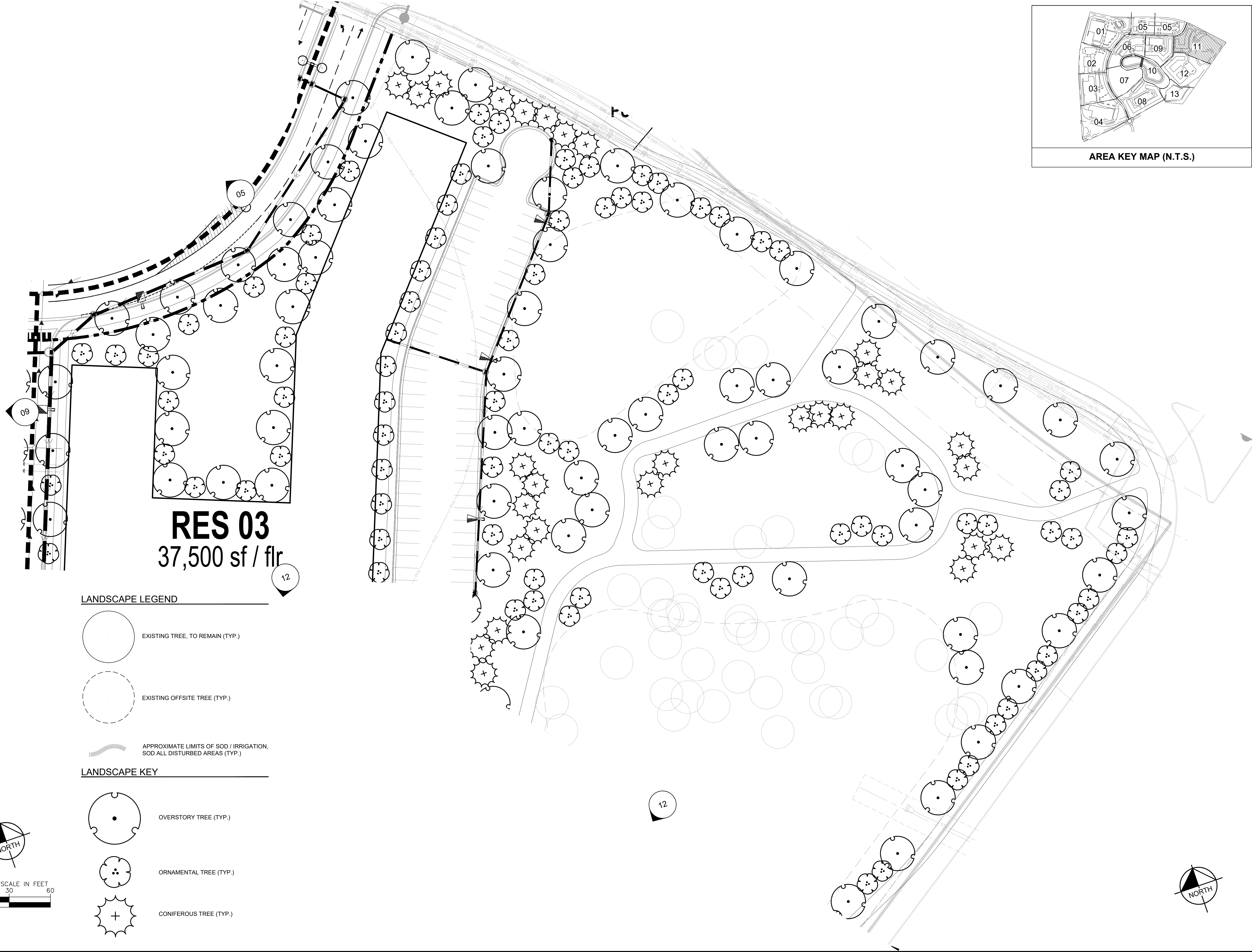
LANDSCAPE KEY

-  OVERSTORY TREE (TYP.)
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LANDSCAPE LEGEND

-  EXISTING TREE, TO REMAIN (TYP.)
-  EXISTING OFFSITE TREE (TYP.)
-  APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)

RES 03
37,500 sf / flr



PRUDENTIAL CAMPUS REDEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
PLYMOUTH MN

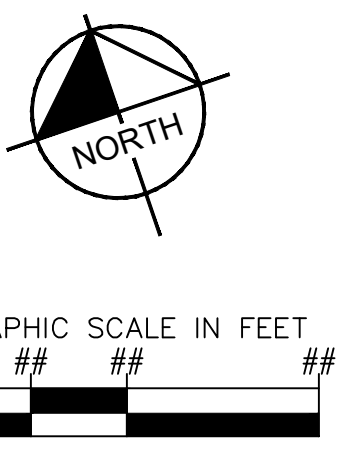
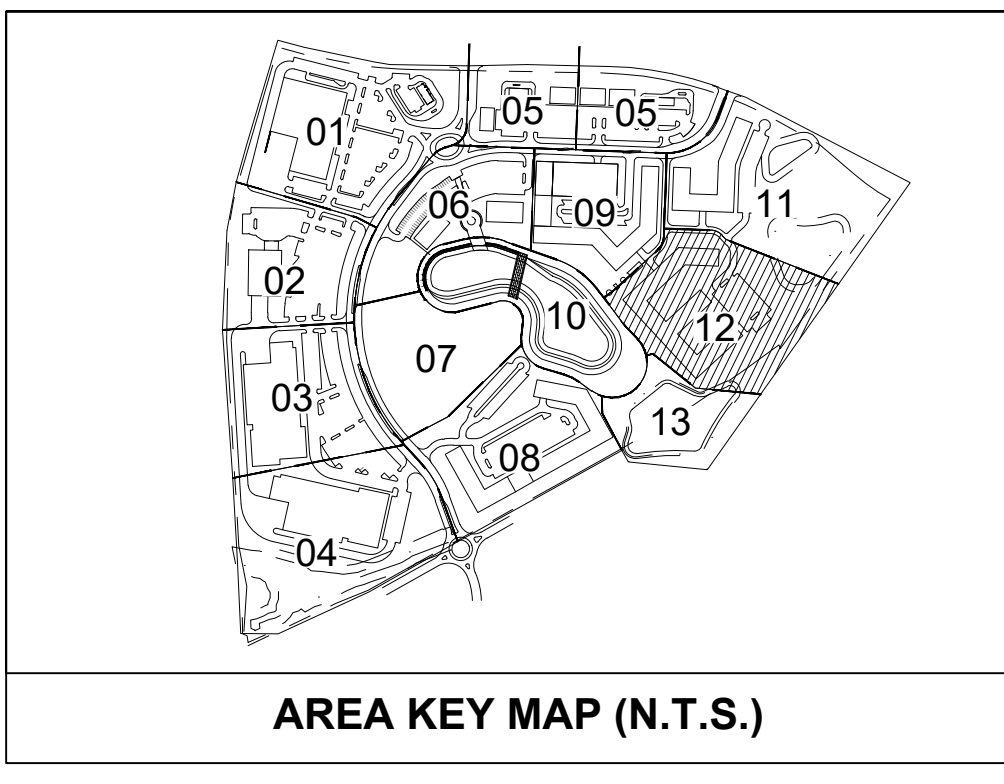
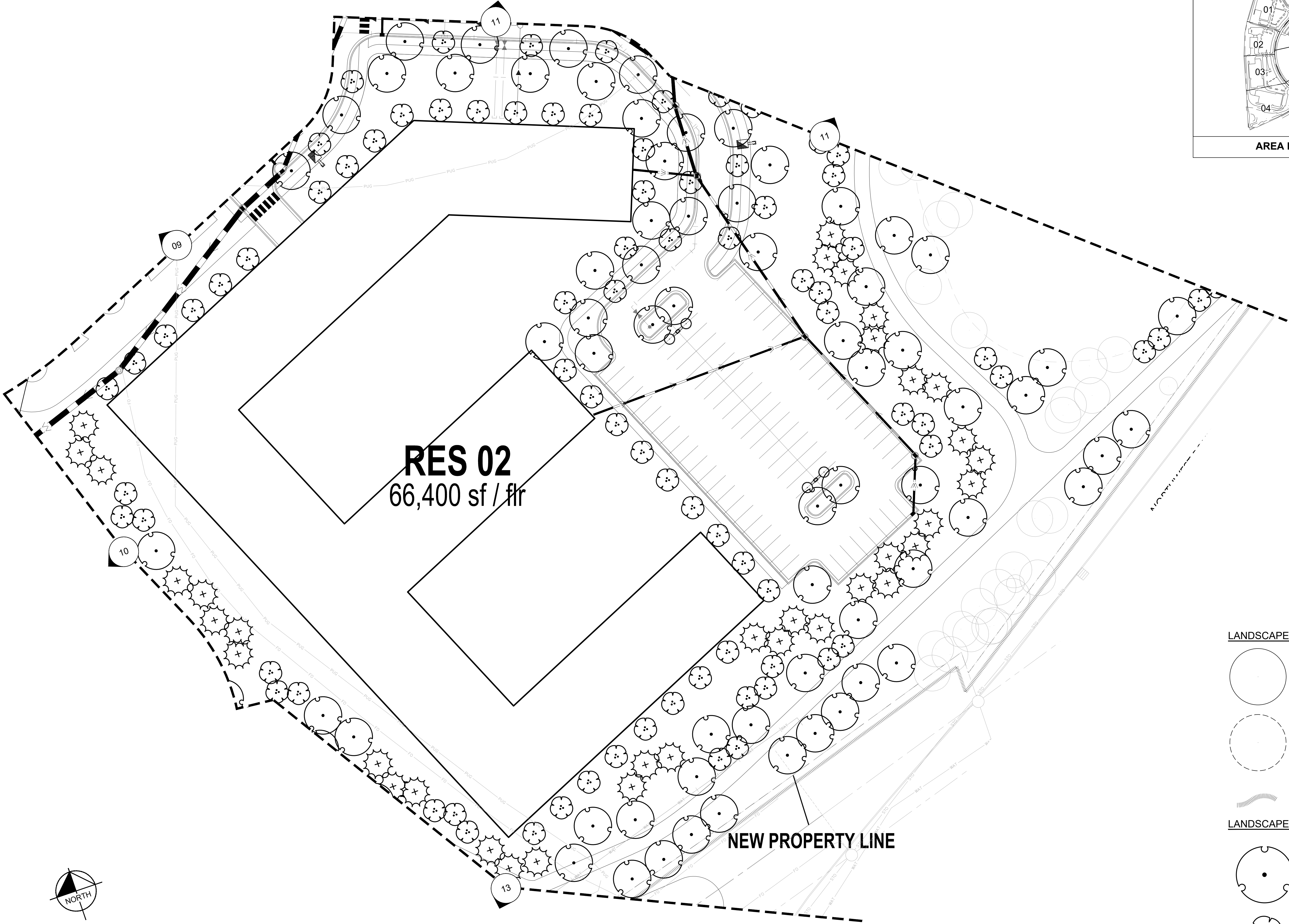
LANDSCAPE PLAN

KHA PROJECT	160848033
DATE	11/17/2023
SCALE	AS SHOWN
DESIGNED BY	CFK
DRAWN BY	CFK
CHECKED BY	RAH

Kimley-Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
767 EULISTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-685-4197
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY

SHEET NUMBER
L111



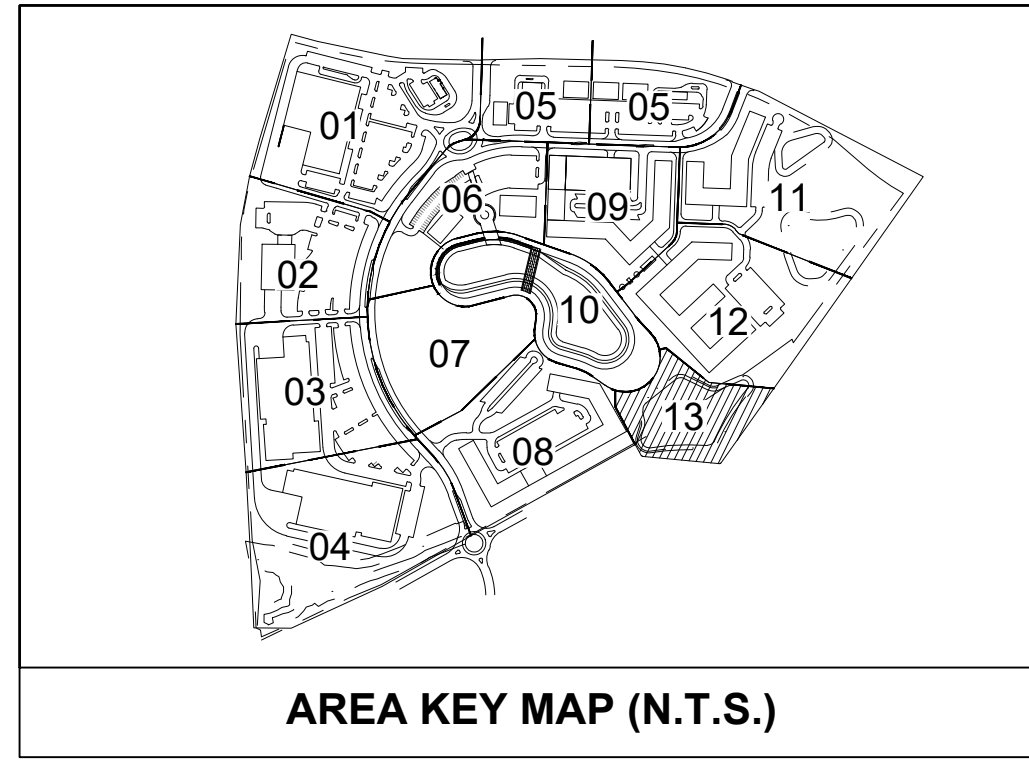
LANDSCAPE LEGEND

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- EXISTING OFFSITE TREE (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)

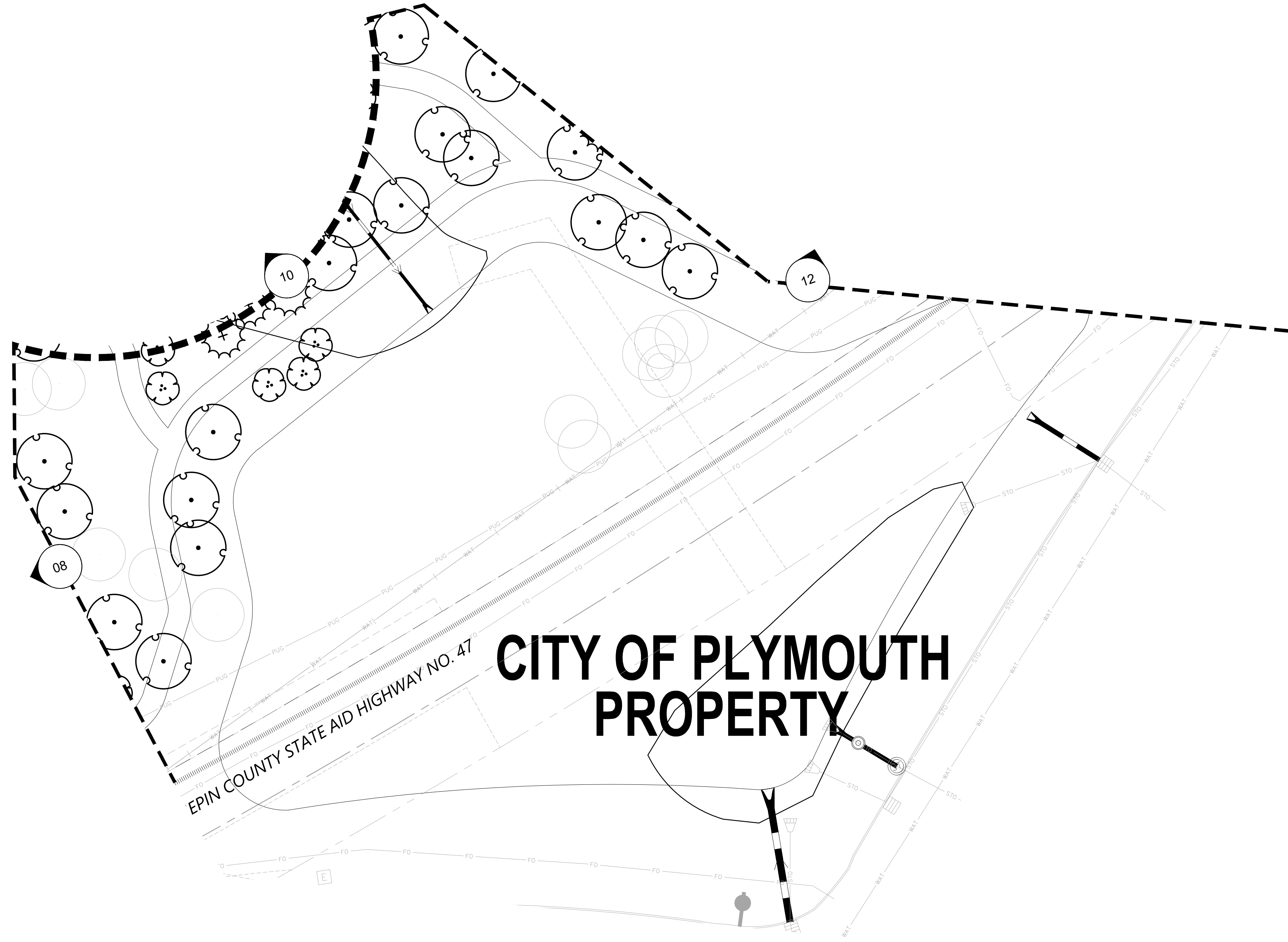
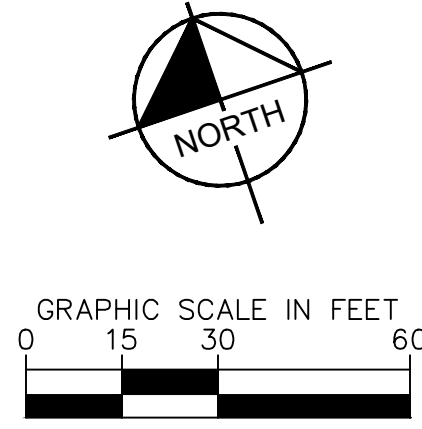
LANDSCAPE KEY

- OVERSTORY TREE (TYP.)
- ORNAMENTAL TREE (TYP.)
- CONIFEROUS TREE (TYP.)

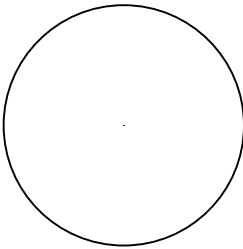
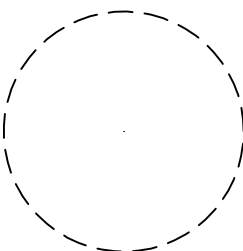

<p>PRUDENTIAL CAMPUS REDEVELOPMENT</p> <p>PREPARED FOR</p> <p>SCANNELL PROPERTIES</p> <p>PLYMOUTH MN</p>	<p>LANDSCAPE PLAN</p>	<p>KHA PROJECT: 160846033</p> <p>DATE: 11/17/2023</p> <p>SCALE: AS SHOWN</p> <p>DESIGNED BY: CFK</p> <p>DRAWN BY: CFK</p> <p>CHECKED BY: RAH</p>	<p>UNLESS SPECIFIED, THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.</p> <p>RYAN A. WILLESTED, P.L.A. MN LIC. NO. 53398</p>	<p>NO. _____</p> <p>REVISIONS _____</p> <p>DATE _____</p> <p>BY _____</p>
	<p>Kimley-Horn</p> <p>2023 KIMLEY-HORN AND ASSOCIATES, INC. 767 EULISTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-665-4197 WWW.KIMLEY-HORN.COM</p>			
<p>SHEET NUMBER</p> <p>L112</p>				



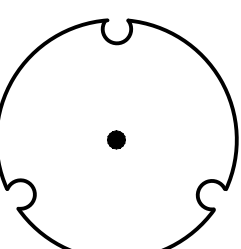
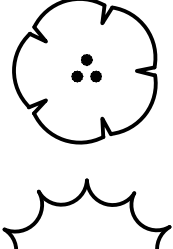

AREA KEY MAP (N.T.S.)



LANDSCAPE LEGEND

-  EXISTING TREE, TO REMAIN (TYP.)
-  EXISTING OFFSITE TREE (TYP.)
-  APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)

LANDSCAPE KEY

-  OVERSTORY TREE (TYP.)
-  ORNAMENTAL TREE (TYP.)
-  CONIFEROUS TREE (TYP.)

PRUDENTIAL CAMPUS REDEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

PLYMOUTH MN

LANDSCAPE PLAN

KHA PROJECT	160846033
DATE	11/17/2023
DESIGNED BY	CFK
DRAWN BY	CFK
CHECKED BY	RAH

MINNESOTA PROFESSIONAL LANDSCAPE ARCHITECTURE LICENSE NO. 53358

RYAN A. WILLESTED, P.L.A.
M.N. LIC. NO. 53358

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NO.	REVISIONS	DATE	BY