

#### DESCRIPTION OF PROPERTY

(Per Hennepin County Tax Records)

Lot 1, Block 1, GENERAL MILLS P.U.D. NO. 83, Hennepin County, Minnesota.

#### SURVEY REPORT

- No boundary work was performed for this survey. Line work for lots and roads are approximate, provisional in nature, and subject to amendment.
- This survey was prepared without the benefit of a Title Commitment. There may or may not be easements of record encumbering this property.
- The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 9000 Plymouth Avenue N, Golden Valley, Minnesota 55427.
- The bearings for this survey are based on the Hennepin County Coordinate System NAD 83 (1986 Adjust).
- Benchmark: MnDOT Station STRASSBURG MN07. In Golden Valley, 1.25 miles north along TH 169 from the junction of TH 169 and I-394; 111.7 feet south-southeast of the southeast corner of TH 169 bridge over the railroad; 30.0 feet east of northbound TH 169; 77.4 feet south-southwest of a light pole; 5.7 feet east of the guardrail; 3.3 feet west of a witness post. Elevation = 923.59 feet (NGVD29).

Site Benchmark: Top nut of hydrant located southwest of JFB ANNEX Building, as shown hereon. Elevation = 945.81 feet (NGVD29).

#### SURVEY REPORT

6. We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 250060017 and 250060020. The following utilities and municipalities were notified:

ARVIG (218)346-8174	AT&T TRANSMISSION (866)440-6324
COMCAST (800)778-9140	CITY OF GOLDEN VALLEY (763)286-8998
CENTURYLINK (800)778-9140	CONSOLIDATED COMM. I (800)778-9140
GENERAL MILLS (320)963-2400	MCI (800)624-9675
CENTER POINT ENERGY (800)778-9140	LEVEL 3 NOW LUMEN (877)366-8344
XCEL ENERGY (800)848-7558	ZAYO BANDWIDTH (800)961-6500
ZAYO ENT. NETWORKS (218)346-8174	

i. Utility operators do not consistently respond to locate requests through the Gopher State One Call service for surveying purposes such as this. Those utility operators that do respond, often will not locate utilities from their main line to the customer's structure or facility. They consider those utilities "private" installations that are outside their jurisdiction. These "private" utilities on the surveyed property or adjoining properties, may not be located since most operators will not mark such "private" utilities. A private utility locator may be contacted to investigate these utilities further, if requested by the client.

ii. Many utility lines are located above ground along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 811 or (651) 454-0002.

7. The field work was completed on January 30, 2024.

8. Snow and ice conditions during winter months may obscure otherwise visible evidence of on site improvements and/or utilities.

SITE DEMOLITION NOTES

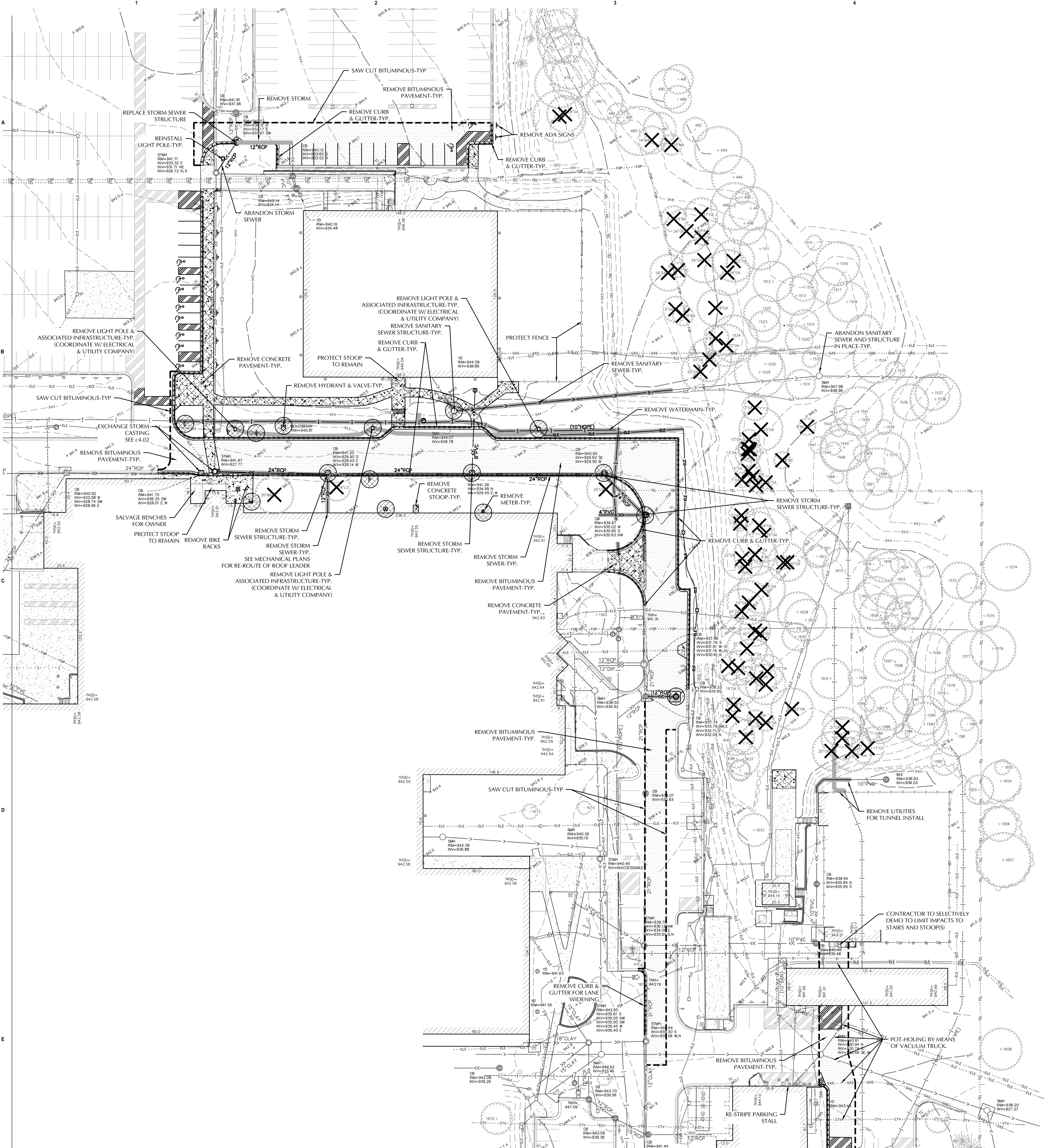
1. CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES & OWNER.
2. CLEAR AND GRUB AND REMOVE ALL TREES NOTED FOR REMOVAL, VEGETATION, AND SITE DERRIS WITHIN CONSTRUCTION LIMITS PRIOR TO GRADING, STRIP TOP SOIL AND STOCKPILE ON-SITE. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) / GRADING & EROSION CONTROL PLAN.
3. CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL. CONTRACTOR TO NOTIFY ENGINEER WITH ANY CONFLICTS OR PLAN DISCREPANCIES.
4. CONTRACTOR TO SCHEDULE PRE-CONSTRUCTION MEETING(S) WITH UTILITY OWNER(S) TO DISCUSS DISCONNECTIONS AND/OR RELOCATIONS.
5. REFER TO TREE INVENTORY, TREE PRESERVATION, AND TREE REPLACEMENT PLAN FOR REMOVAL AND REPLACEMENT OF ON-SITE TREES.
6. CONTRACTOR TO VERIFY LOCATION OF SEPTIC FIELDS & WELLS ON-SITE. COORDINATE REMOVAL AND/OR RELOCATE WITH THE APPLICABLE GOVERNING AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS. WELLS ON THE PROPERTY SHALL BE SEALED BY A MINNESOTA DEPARTMENT OF HEALTH (MDH) LICENSED CONTRACTOR.
7. BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE TO A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
8. CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER AND OTHER Poured CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT. SAW CUT AS NECESSARY FOR A NEAT EDGE OF REMOVAL.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ALL SIGNS, MAILBOXES, ETC.
10. ANY DAMAGE TO ITEMS NOTED TO BE REMOVED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION WITH NO ADDITIONAL COMPENSATION.
11. ALL REMOVED ITEMS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFIED OTHERWISE AND SHALL BE DISPOSED OF OFF-SITE IN A MANNER MEETING ALL APPLICABLE REGULATIONS.
12. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE APPLICABLE GOVERNING AGENCIES. ALL WORK SHALL BE PERFORMED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
13. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE ADJACENT PROPERTIES WITH THE OWNER AND ADJACENT PROPERTY OWNER.
14. CONTRACTOR TO COORDINATE DEMOLITION PHASING WITH ALL DISCIPLINES INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, & OWNER.
15. REFER TO THE GEOTECHNICAL REPORT PREPARED BY AMERICAN ENGINEERING TESTING, DATED APRIL 3, 2025 FOR INFORMATION INCLUDING BUT NOT LIMITED TO GROUNDWATER CONDITIONS AND RECOMMENDATIONS FOR EXCAVATION Dewatering.
16. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR ANY REPAIRS TO THE IRRIGATION SYSTEM THAT IS AFFECTED DURING CONSTRUCTION.

DEMOLITION LEGEND

- Remove Existing Building
- Remove Existing Bituminous Paving
- Remove Existing Concrete Paving, Sidewalks, Etc.
- Mill and Overlay Existing Parking Lot
- Remove Existing Gravel
- Remove Existing Trees/Woods
- Remove Existing Curb & Gutter, Retaining Walls, Fence, Etc.
- Remove Existing Utilities
- Remove Existing Manholes, Power Poles, Light Poles, Bollards, Parking Meters, Signs, Etc.
- Remove Existing Trees
- Tree Protection Fence
- Saw Cut

PRELIMINARY  
NOT FOR CONSTRUCTION

ISSUED FOR PUD SUBMISSION	DATE 06/02/2025
Copyright 2025 Alliance	
COMMISSION NO	

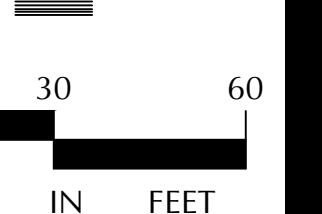


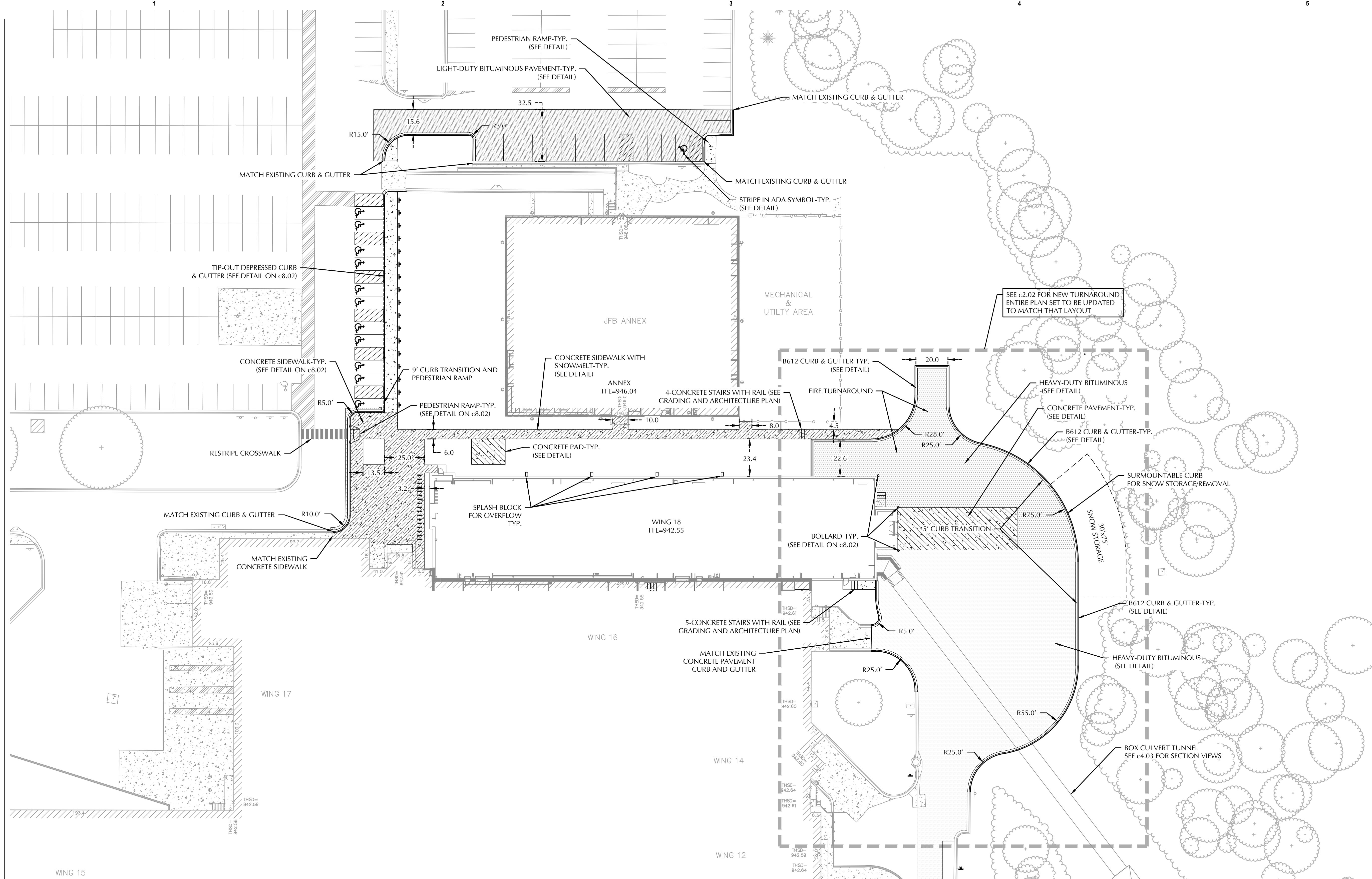
CALL BEFORE YOU DIG!  
Gopher State One Call  
TWIN CITY AREA: 651-454-0002  
TOLL FREE: 1-800-252-1166

WARNING:

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

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION. IF THE CONTRACTOR AND UTILITY CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.





**LEGEND**

**EXISTING**

**PROPOSED**

- CATCH BASIN
- STORM MANHOLE
- FLARED END SECTION
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- POST INDICATOR VALVE
- WATER MANHOLE / WELL
- LIGHT POLE
- POWER POLE
- ELECTRIC METER
- GAS METER
- TELEPHONE PEDESTAL
- SIGN
- BENCHMARK
- SOIL BORING
- PARKING STALL COUNT
- ACCESSIBLE PARKING STALL
- STORM SEWER
- DRAINTILE
- SANITARY SEWER
- FORCEMAN
- WATERMAN
- SANITARY SEWER SERVICE
- WATER SERVICE
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- FENCE
- CHAIN LINK FENCE
- CONCRETE CURB
- RETAINING WALL
- CONCRETE
- NO PARKING
- BUILDING
- CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- TREE LINE
- PARKING SETBACK LINE
- BUILDING SETBACK LINE

**CURB TYPES**

— B612 CURB & GUTTER (STANDARD)

— DEPRESSED CURB & GUTTER (TIP OUT)

NOTE: SEE CURB & GUTTER DETAILS ON SHEET c.8.01.

**PAVEMENT TYPES**

— CONCRETE SIDEWALK

— WITH SNOWMELT

— BASE SCOPE

— CONCRETE PAVEMENT

— HEAVY-DUTY BITUMINOUS PAVEMENT

— LIGHT-DUTY BITUMINOUS PAVEMENT

NOTE: SEE PAVEMENT SECTIONS ON SHEET c.8.01 FOR TYPE AND DEPTH INFORMATION.

SCALE: 0 30 60 IN FEET

SENSITIVE SECURITY INFORMATION WARNING: THIS RECORD CONTAINS SENSITIVE SECURITY INFORMATION THAT IS CONTROLLED UNDER 49 C.F.R. PARTS 15 AND 1520. NO PART OF THIS RECORD MAY BE DISCLOSED TO PERSONS WITHOUT A "NEED TO KNOW" AS DEFINED IN 49 C.F.R. PARTS 15 AND 1520, EXCEPT WITH THE WRITTEN PERMISSION OF THE ADMINISTRATOR OF THE TRANSPORTATION SECURITY ADMINISTRATION OR THE SECRETARY OF TRANSPORTATION. UNAUTHORIZED RELEASE MAY RESULT IN CIVIL PENALTIES OR OTHER ACTION. FOR U.S. GOVERNMENT AGENCIES, PUBLIC DISCLOSURE GOVERNED BY 5 U.S.C. 552 AND 46 C.F.R.

PARTS 15 AND 1520

**SITE DATA**

DISTURBED AREA: 2.32 ± AC  
EXISTING IMPERVIOUS AREA: 0.78 ± AC (34%)\* (REDEVELOPED)  
PROPOSED IMPERVIOUS AREA: 1.46 ± AC (63%)\* (0.68 NET NEW)

\*IMPERVIOUS AREAS BASED ON DISTURBED AREA ONLY

**SITE NOTES**

- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
- ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
- BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
- SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
- REFER TO THE GEOTECHNICAL REPORT PREPARED BY AMERICAN ENGINEERING TESTING, DATED APRIL 3, 2025 FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO PAVEMENTS AND EXTERIOR SLABS.

**SIGNAGE AND STRIPING NOTES**

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SIGNAGE AND STRIPING AS SHOWN ON THIS PLAN.
- CONTRACTOR SHALL PAINT ANY ALL DIRECTIONAL TRAFFIC ARROWS, AS SHOWN, IN YELLOW PAINT.
- ALL SIGNAGE SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL CASING WHERE REQUIRED.
- ALL SIGNAGE NOT PROTECTED BY CURB, LOCATED IN PARKING LOT OR OTHER PAVED AREAS TO BE PLACED IN STEEL CASING, FILLED WITH CONCRETE AND PAINTED YELLOW. REFER TO DETAILS.
- ANY ALL STOP SIGNS TO INCLUDE A 24" WIDE PAINTED STOP BAR IN WHITE PAINT, PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK IF APPLICABLE. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO CURB.
- ALL SIGNS TO BE PLACED 18" BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.

**GENERAL NOTES**

- MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
- THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES TO CONTROL THE MOVEMENT OF TRAFFIC DURING CONSTRUCTION. TRAFFIC CONTROL SIGNS WILL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE APPLICABLE GOVERNING AGENCIES. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES UNLESS APPROVED BY THE GOVERNING AGENCY.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
- BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, STATE AND LOCAL REQUIREMENTS AND THE ASSOCIATED PROJECT PLANS AND DETAILS.
- ALL CONSTRUCTION PERMITS, APPLICATIONS, BONDS, AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL ENTRANCES, CONNECTIONS TO CITY STREETS, SIDEWALKS, CURBS AND RAMPS IN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
- ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.

**PRELIMINARY**  
NOT FOR CONSTRUCTION

ISSUED FOR: PUD SUBMISSION DATE: 06/02/2025  
ROOF SPEC INC.  
2400 Prior Avenue North, Suite 102  
St. Paul, MN 55113  
651.271.5451  
GENERAL CONTRACTOR  
MCGOUGH  
2737 Fairview Avenue North  
St. Paul, MN 55113  
651.633.5050  
ROOFING AND WATERPROOFING CONSULTANT  
ROOF SPEC INC.  
2400 Prior Avenue North, Suite 102  
St. Paul, MN 55113  
651.271.5451  
Copyright 2025 Alliance  
COMMISSION NO:

**ALLIANCE**  
SITE PLAN c2.01  
PROJECT  
GMI - JFB  
WING 18  
CLIENT  
General Mills - James Ford  
Bell Research Center  
POW 3450  
ARCHITECT  
Alliance  
400 Clifton Avenue  
Minneapolis, MN 55403  
612.874.4100  
STRUCTURAL ENGINEER  
MEYER BORGMAN JOHNSON  
801 Nicollet Mall, Suite W2000  
Minneapolis, Minnesota 55402  
612.338.0713  
MECHANICAL, ELECTRICAL,  
PLUMBING ENGINEERS  
MICHAUD COOLEY ERICKSON  
333 South 7th Street, Suite 1200  
Minneapolis, Minnesota 55402  
612.339.4941  
CIVIL ENGINEER & LANDSCAPE ARCHITECT  
LOUCKS INC.  
12755 Hwy 55, Suite R100  
Plymouth, Minnesota 55441  
763.424.5505  
GENERAL CONTRACTOR  
MCGOUGH  
2737 Fairview Avenue North  
St. Paul, MN 55113  
651.633.5050  
ROOFING AND WATERPROOFING CONSULTANT  
ROOF SPEC INC.  
2400 Prior Avenue North, Suite 102  
St. Paul, MN 55113  
651.271.5451  
Copyright 2025 Alliance  
COMMISSION NO:

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

**WARNING:**

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

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0000 AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION ACTIVITY. IF ANY EXISTING UTILITIES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING, THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

THESE REQUIREMENTS ARE GOVERNED BY 49 C.F.R. PARTS 15 AND 1520.

**PRELIMINARY**  
NOT FOR CONSTRUCTION

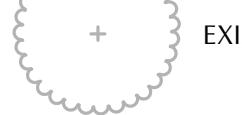
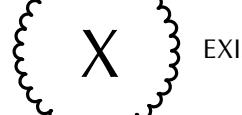
ISSUED FOR  
PUD SUBMISSION

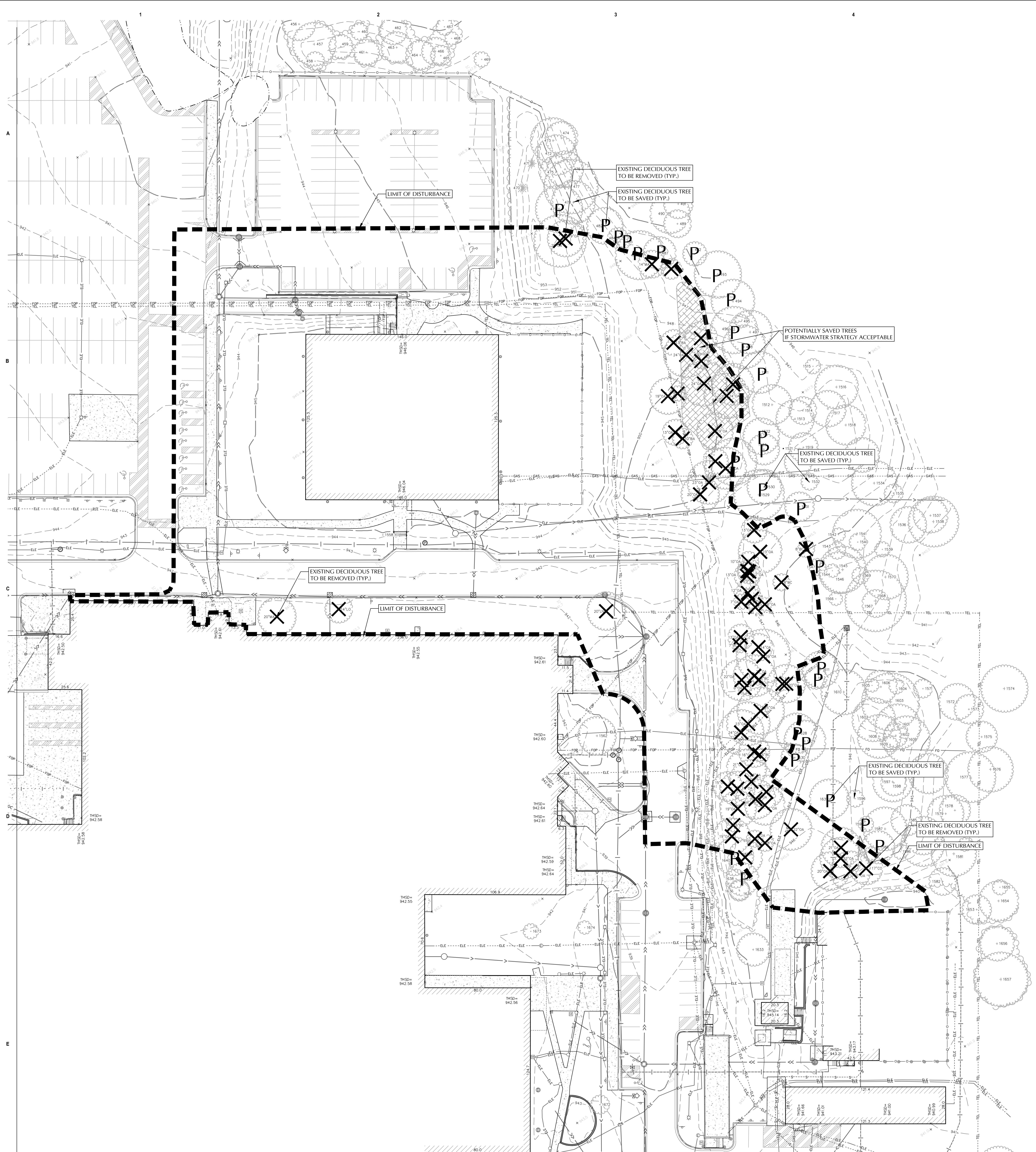
DATE  
06/02/2025

Copyright 2025 Alliance  
COMMISSION NO

NOTES: \_\_\_\_\_  
REFER TO SHEET 10.02 FOR TREE INVENTORY LIST AND TREE  
PRESERVATION DETAILS.

LANDSCAPE LEGEND

-  EXISTING TREES TO REMAIN
-  EXISTING TREES TO BE PROTECTED  
(SEE TREE PROTECTION DETAIL 1/10.02)
-  EXISTING TREES TO BE REMOVED



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

**WARNING:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL  
EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN  
MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.  
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT  
LEAST 48 HOURS PRIOR TO COMMENCING ANY EXCAVATION WORK. BURIED UTILITY  
CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE  
DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED  
DURING CONSTRUCTION AT NO COST TO THE OWNER.

0 30 60  
SCALE IN FEET

**ALLIANCE**  
TREE INVENTORY PLAN

**L0.01**





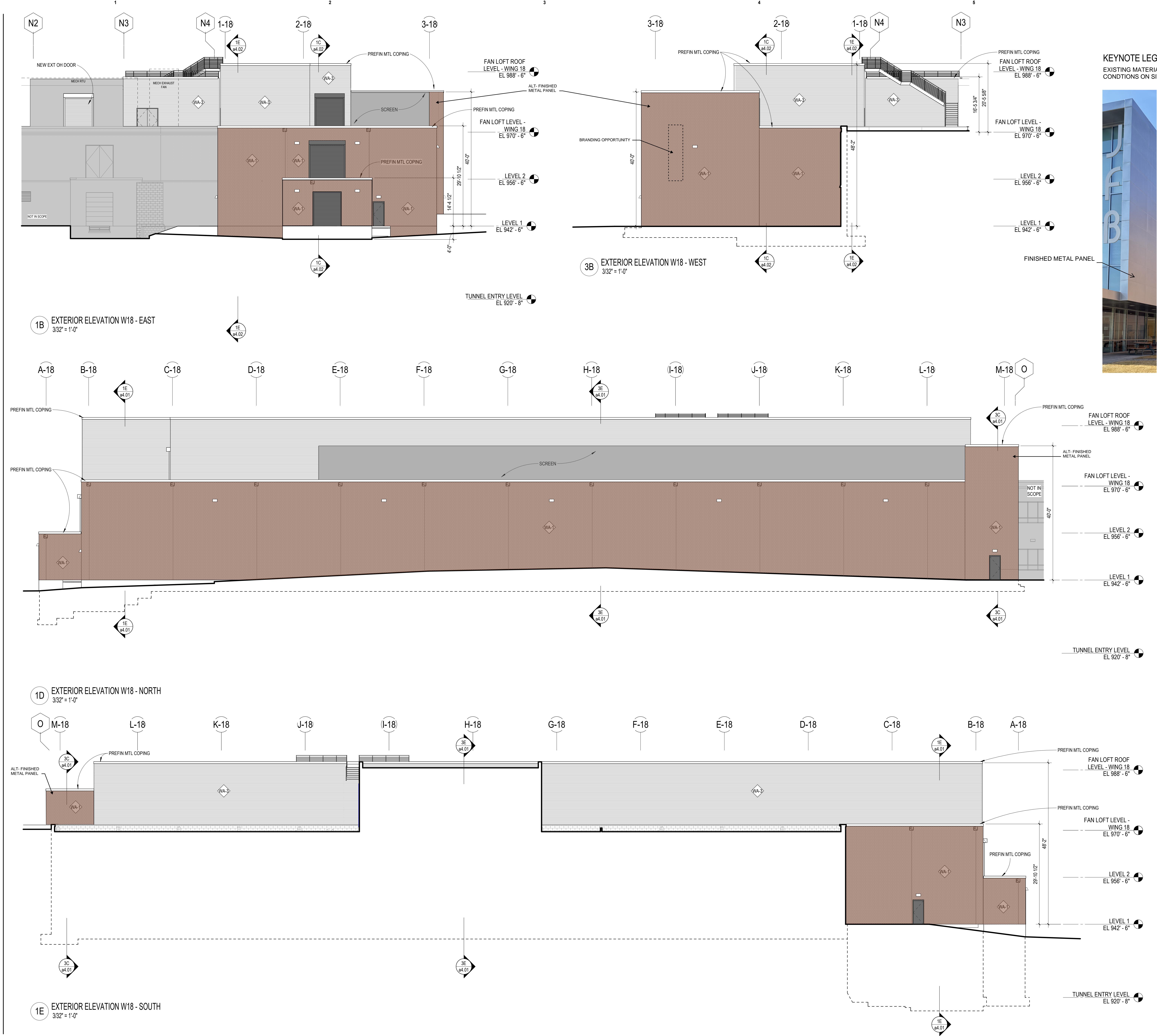
**PRELIMINARY**  
NOT FOR CONSTRUCTION

ISSUED FOR	DATE
PUD Submission	06/02/2025

Copyright 2025 Alliance  
COMMISSION NO 2023022-05

**ALLIANCE**  
EXTERIOR ELEVATIONS

a3.01









CLIENT  
General Mills - James Ford  
Bell Research Center  
POW 3450

ARCHITECT  
Alliance  
401 Clifton Avenue  
Minneapolis, MN 55403  
612.874.4100

STRUCTURAL ENGINEER  
MEYER BORGMAN JOHNSON  
801 Nicollet Mall, Suite W2000  
Minneapolis, Minnesota 55402  
612.338.0713

MECHANICAL, ELECTRICAL,  
PLUMBING ENGINEERS  
MICHAUD COOLEY ERICKSON  
333 South 7th Street, Suite 1200  
Minneapolis, Minnesota 55402  
612.339.4941

CIVIL ENGINEER & LANDSCAPE ARCHITECT  
LOUCKS INC.

1275 Hwy 55, Suite R100  
Plymouth, Minnesota 55441  
763.424.5505

GENERAL CONTRACTOR  
MCGOUGH  
2737 Fairview Avenue North  
St. Paul, MN 55113  
651.633.5050

ROOFING AND WATERPROOFING  
CONSULTANT

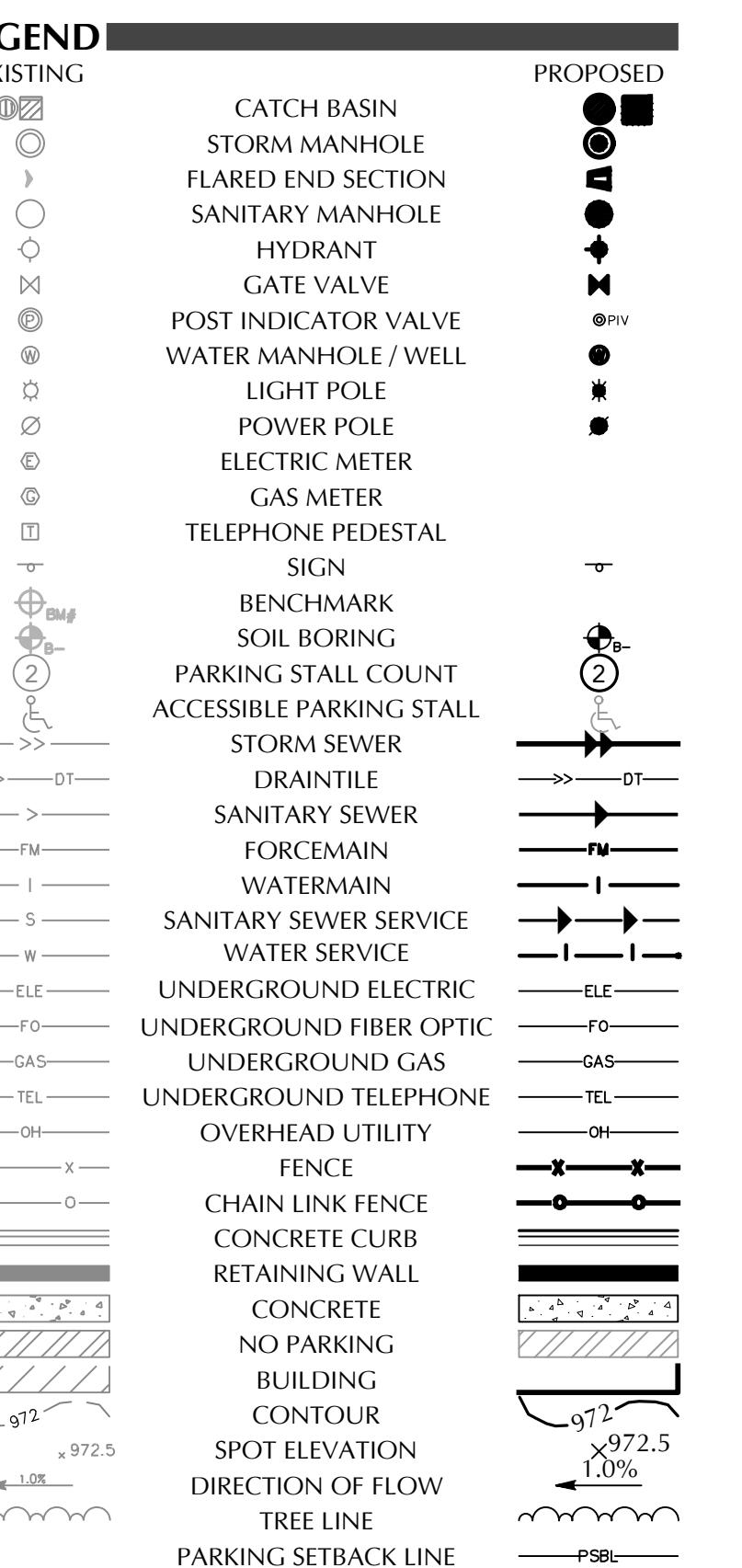
ROOF SPEC INC.  
2400 Prior Avenue North, Suite 102  
St. Paul, MN 55113  
651.271.5471

## PRELIMINARY NOT FOR CONSTRUCTION

ISSUED FOR  
PUD SUBMISSION  
DATE  
06/02/2025  
Copyright 2025 Alliance  
COMMISSION NO

### SANITARY SEWER & WATERMAIN NOTES

- ALL SANITARY SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), CURRENT EDITION.
- ALL UTILITY PIPE BEDDING SHALL BE COMPAKTED SAND OR FINE GRANULAR MATERIAL. ALL COMPAKTING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
- ALL SITE UTILITY SERVICES SHALL TERMINATE 5' FROM THE EXTERIOR BUILDING WALL UNLESS OTHERWISE NOTED. THE SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, MECHANICAL CONTRACTOR AND MECHANICAL ENGINEER TO DETERMINE THE RESPONSIBILITY OF BRINGING THE SERVICES INTO THE BUILDING, INSPECTIONS AND TESTING PER APPLICABLE GOVERNING AGENCIES.
- ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 8.0 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL AVOID WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATERMAIN AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 8.0 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
- PER MINNESOTA DEPARTMENT OF LABOR & INDUSTRIAL REQUIREMENTS, A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION, AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FROM WATERMAIN TO ANY MANHOLE, SEPTIC SYSTEM, CATCH BASIN, SEWER PIPE, OR OTHER SOURCE OF CONTAMINATION, MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE UNLESS OTHERWISE SHOWN.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS OF SANITARY STRUCTURE(S) AND UNDERGROUND SYSTEM(S) FOR ENGINEER'S REVIEW.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- HYDRANT USE-CONTRACTOR IS RESPONSIBLE TO NOTIFY PUBLIC UTILITIES DEPARTMENT WHEN THEY NEED TO USE A HYDRANT. ONLY PRE-AUTHORIZED HYDRANTS WILL BE USED. HYDRANTS TO BE OPERATED ONLY WITH PROPER EQUIPMENT SUCH AS A HYDRANT NUT WRENCH, NOT A PIPE WRENCH. HYDRANT METER IS AVAILABLE FROM PUBLIC UTILITIES DEPARTMENT, ANY TRUCK, ETC. FILLED FROM A HYDRANT MUST BE METERED, MUST HAVE PHYSICAL BREAK OR BACK-FLOW PREVENTER APPROVED BY PUBLIC UTILITIES DEPARTMENT AND ALSO APPLIES TO SUBCONTRACTORS.
- OPERATING VALVES FOR TURNING WATER MAIN ON/OFF: PUBLIC UTILITIES DEPARTMENT WILL OPERATE ALL VALVES AND FILL ALL WATER MAINS (PUBLIC AND PRIVATE). CONTRACTOR SHALL GIVE AT LEAST 24 HOURS NOTICE TO HAVE WATER SHUT OFF AND SHALL NOTIFY IN WRITING ALL AFFECTED CUSTOMERS AT LEAST 24 HOURS IN ADVANCE BEFORE SHUT OFF; ATTACH TO DOOR, ETC., NOT IN MAILBOXES.
- TIMINARY SERVICE THE CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE IF SERVICE CANNOT BE RESTORED SAME DAY. IF USING HYDRANT FOR TEMPORARY SERVICE, NOTIFY PUBLIC UTILITIES DEPARTMENT AND USE ONLY PRE-APPROVED HYDRANT AND SUPPLIED HYDRO METER WITH BACK FLOW. THE CONTRACTOR'S TEMPORARY MAIN SHALL BE DISINFECTED, FLUSHED AND BACTERIOLOGICAL ANALYSIS SHOWN NEGATIVE PRIOR TO PUTTING THE TEMPORARY SYSTEM IN SERVICE. THE TEMPORARY WATER SYSTEM SHALL BE IN PLACE PRIOR TO THE PUBLIC UTILITIES DEPARTMENT SHUTTING OFF ANY WATER MAINS.
- REFER TO GEOTECHNICAL EVALUATION REPORT DATED APRIL 3, 2025, AS PREPARED BY AMERICAN ENGINEERING TESTING, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
  - REUSE OF EXISTING UTILITIES
  - DEWATERING AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
  - SITE GRADING AND SURGRADE PREPARATION.
  - PAVEMENTS AND EXTERIOR SLABS.
  - TRENCH EXCAVATION AND BACKFILL.
  - EXTERIOR UTILITY SUPPORTS.
  - FROST PROTECTION.
- CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF CONSTRUCTED UTILITIES (RECOMMENDED PRIOR TO BACKFILLING) PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.
- ALL UNUSED UTILITY SERVICES SHALL BE ABANDONED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY PERMITS FROM THE APPLICABLE GOVERNING AGENCIES.



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

### WARNING:

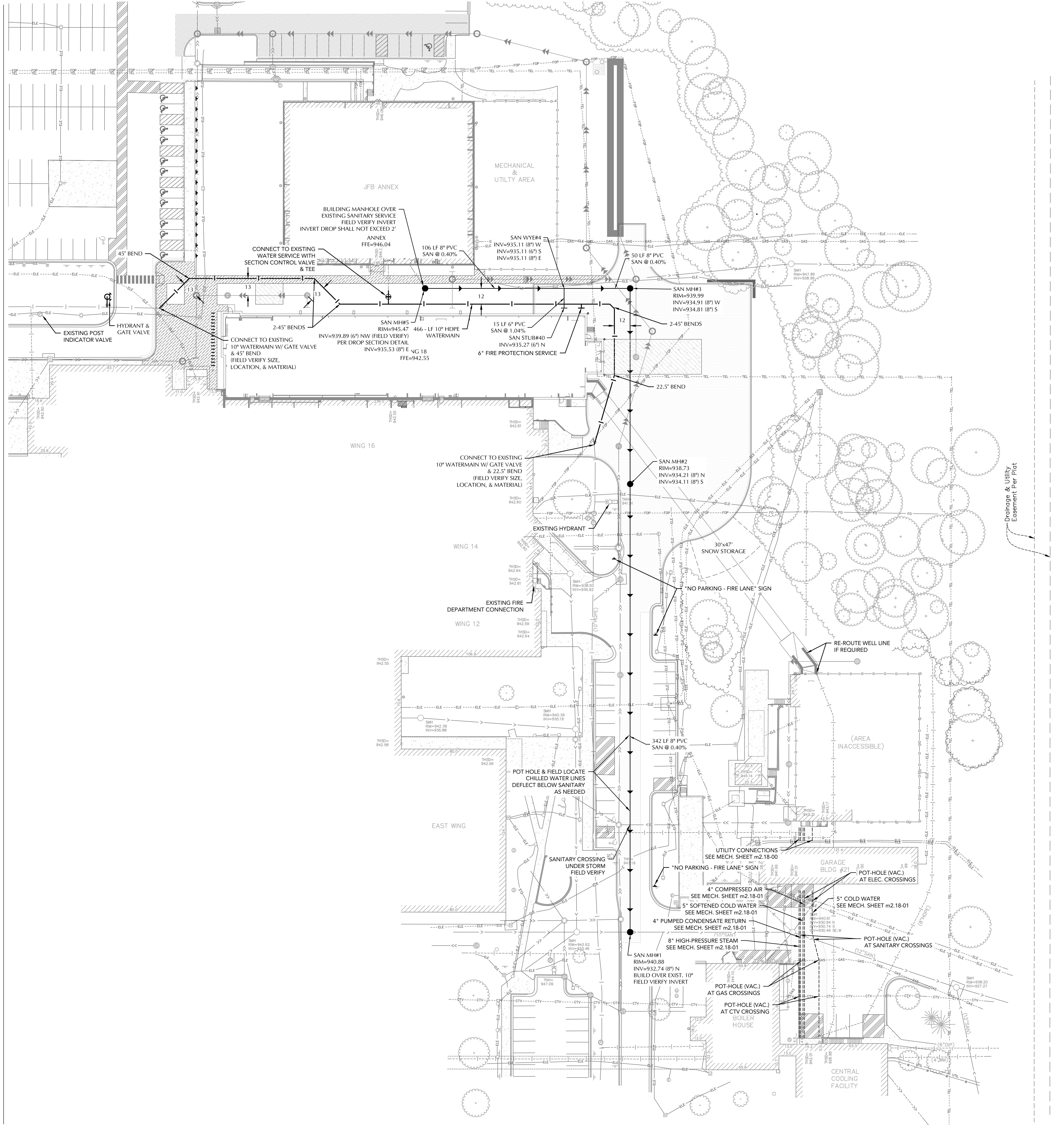
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR LOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY EXCAVATION. IF ANY CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING, THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

SENSITIVE SECURITY INFORMATION WARNING: THIS RECORD CONTAINS SENSITIVE SECURITY INFORMATION THAT IS CONTROLLED UNDER 49 C.F.R. PARTS 15 AND 1520. NO PART OF THIS RECORD MAY BE DISCLOSED TO PERSONS WITHOUT A "NEED TO KNOW" AS DEFINED IN 49 C.F.R. PARTS 15 AND 1520, EXCEPT WITH THE WRITTEN PERMISSION OF THE ADMINISTRATOR OF THE TRANSPORTATION SECURITY ADMINISTRATION OR THE SECRETARY OF TRANSPORTATION. UNAUTHORIZED RELEASE MAY RESULT IN CIVIL PENALTIES OR OTHER ACTION. FOR U.S. GOVERNMENT AGENCIES, PUBLIC DISCLOSURE GOVERNED BY 5 U.S.C. 552A(d)(6) C.F.R.

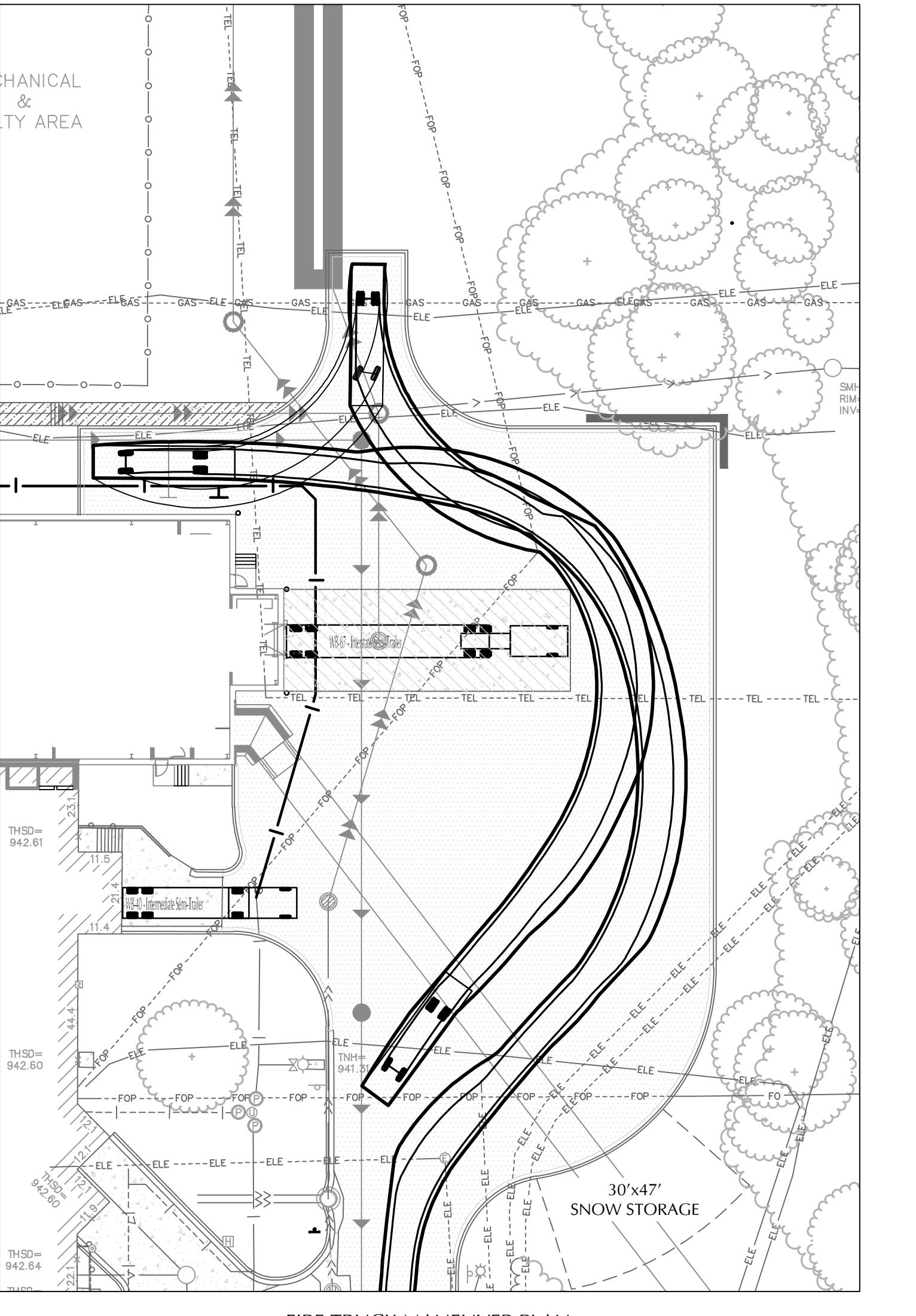
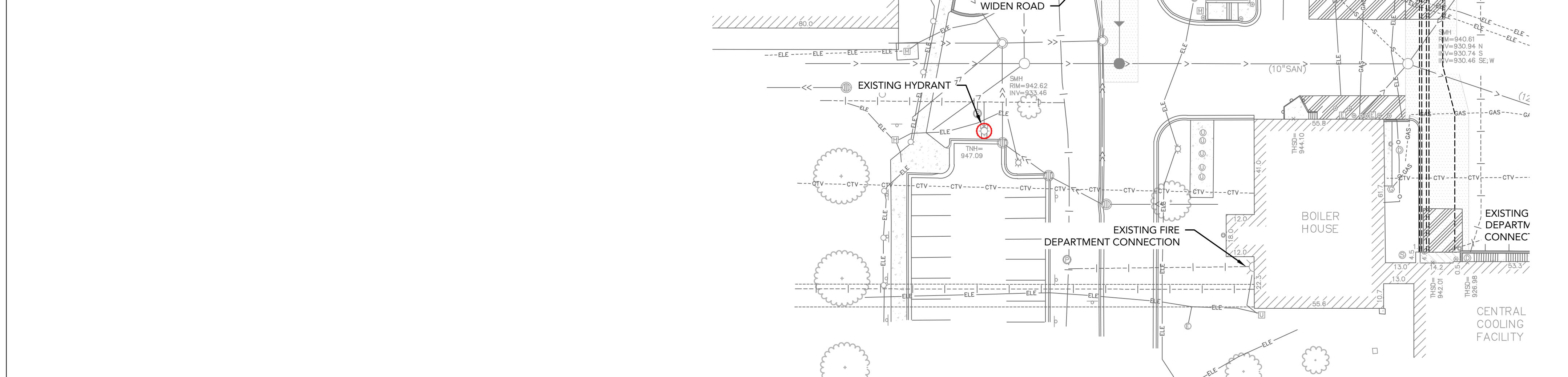
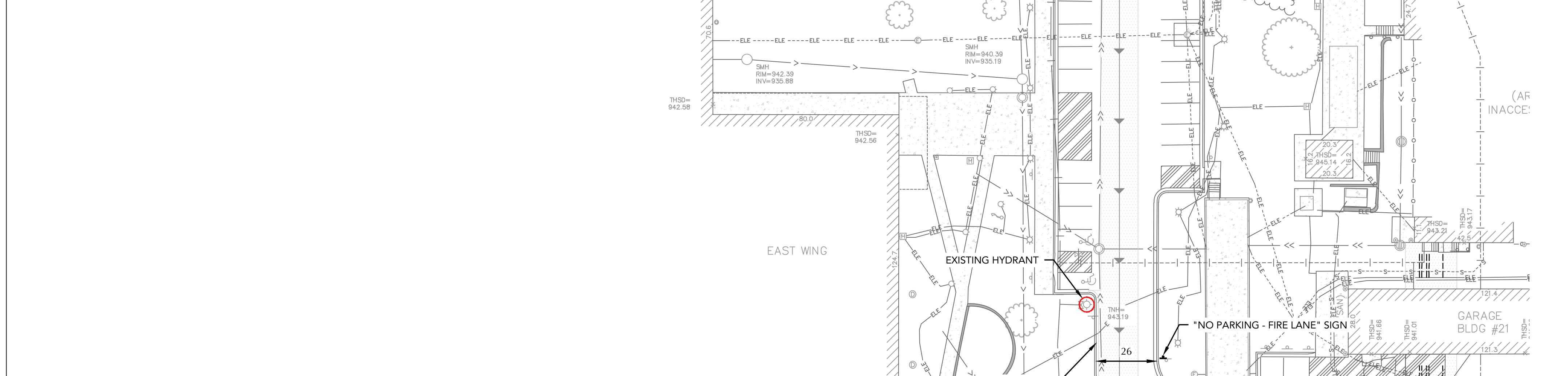
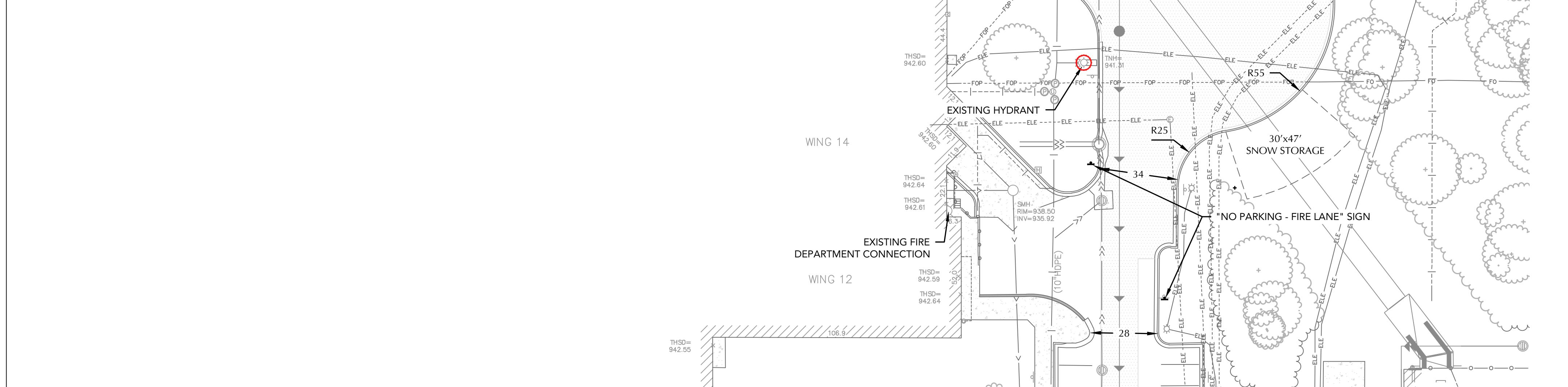
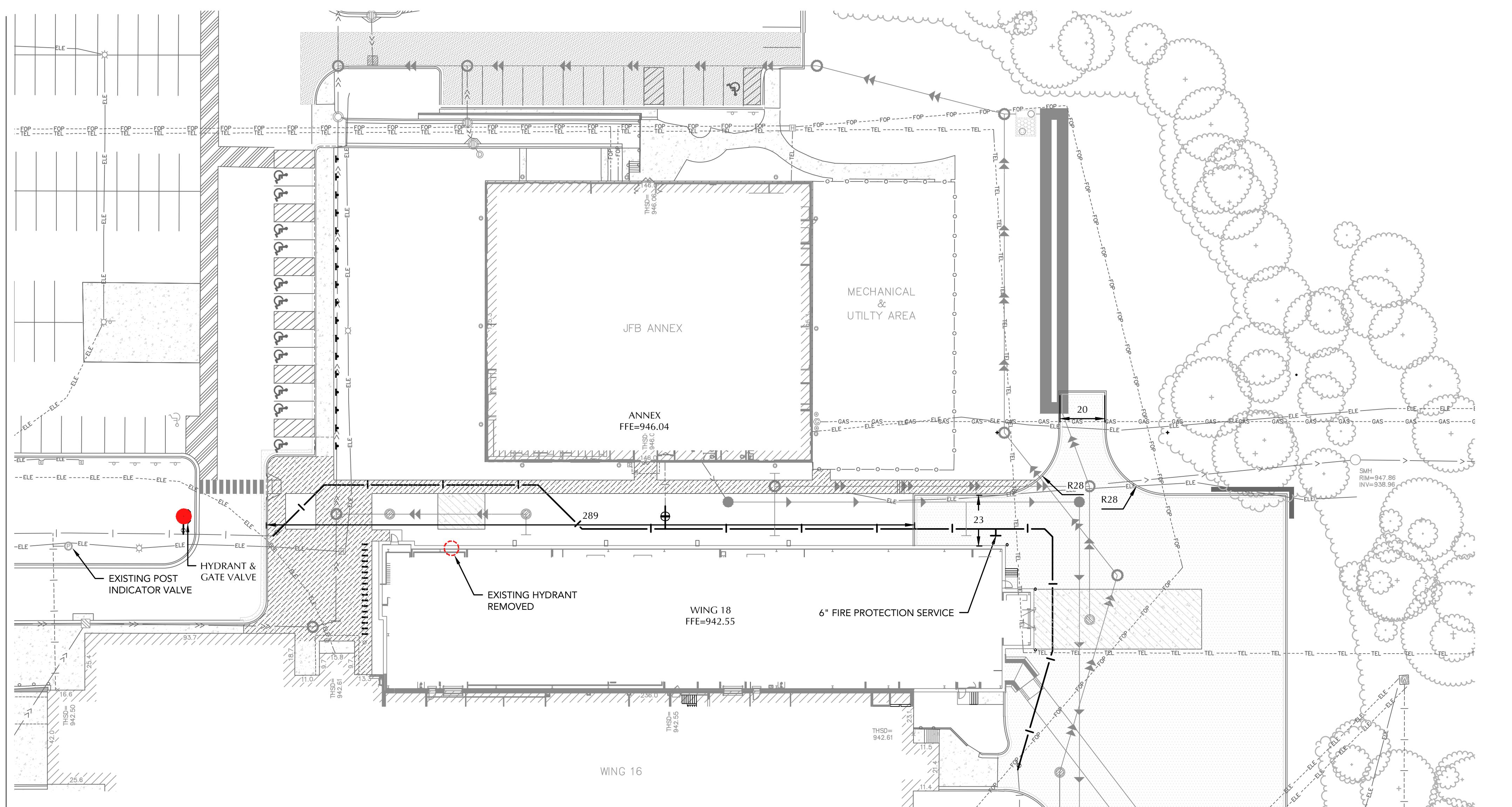
0 30 60  
SCALE IN FEET

ALLIANCE  
SANITARY SEWER & WATERMAIN PLAN  
C4.01

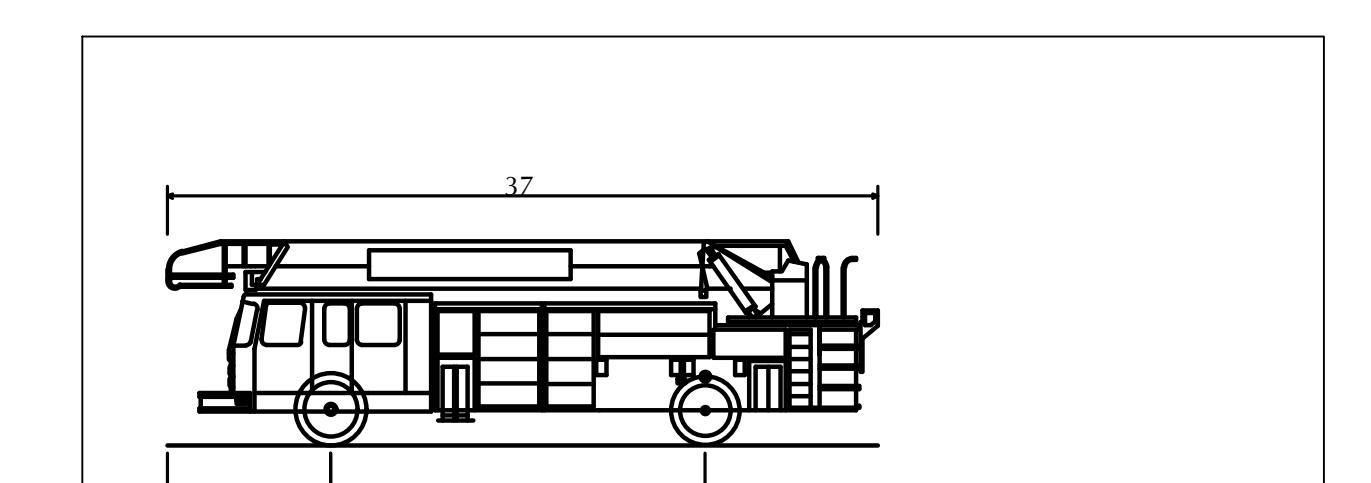


**PRELIMINARY**  
NOT FOR CONSTRUCTION

ISSUED FOR PUD SUBMISSION DATE 06/02/2025  
Copyright 2025 Alliance  
COMMISSION NO

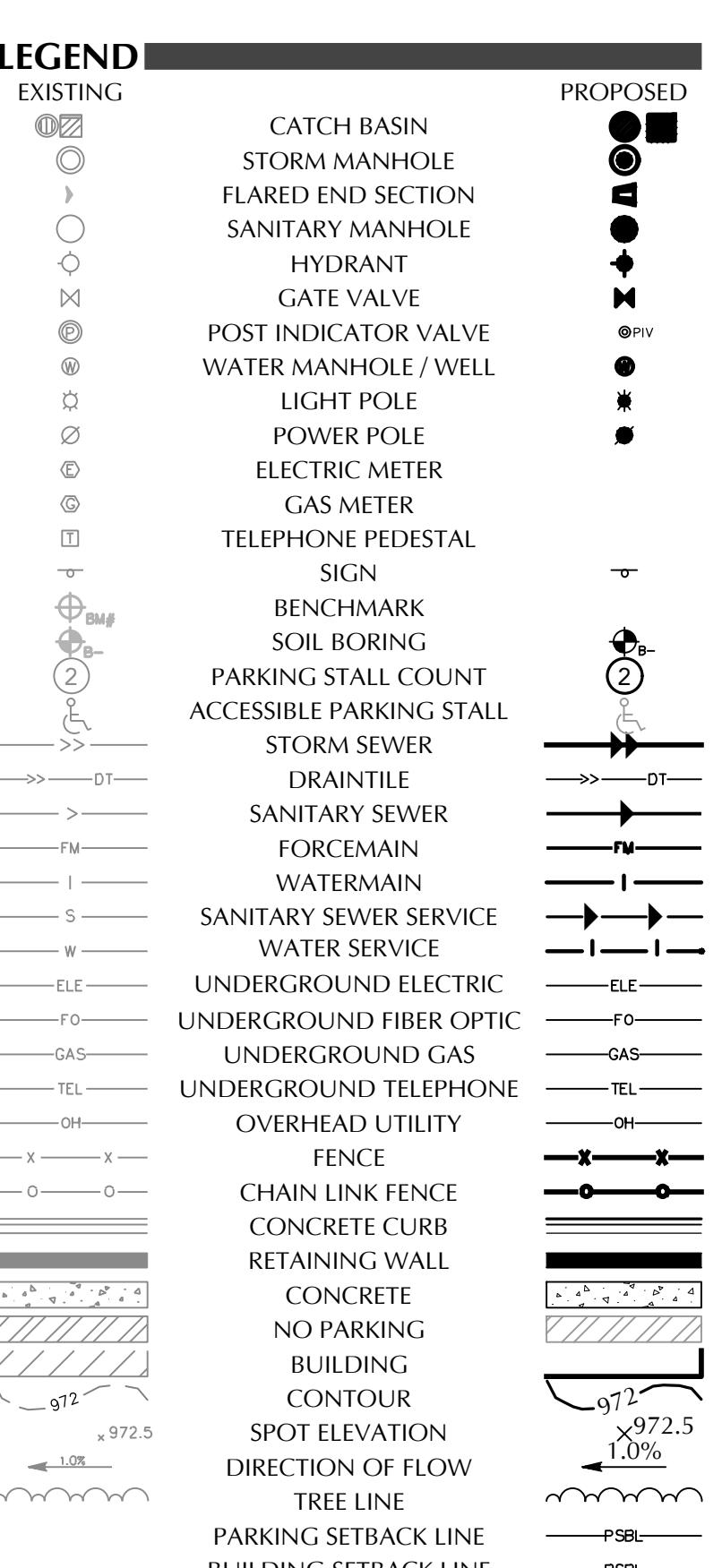


FIRE TRUCK MANEUVER PLAN



GOLDEN VALLEY DESIGN VEHICLE - L11 FIRE TRUCK

Golden Valley L11 Fire Truck  
Overall Length 37.000ft  
Overall Width 8.500ft  
Overall Body Height 10.597ft  
Min Body Ground Clearance 1.283ft  
Track Width 6.000ft  
Lock-to-lock time 4.00s  
Max Steering Angle (Virtual) 45.00°

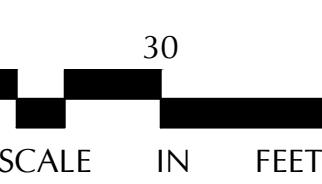


TOLL FREE: 1-800-252-1164

**WARNING:**

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

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS PRIOR TO COMMENCING WORK. FOR EXCAVATION WORKS, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING, THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



CLIENT  
General Mills - James Ford  
Bell Research Center  
POW 3450

ARCHITECT  
Alliance  
400 Clifton Avenue  
Minneapolis, MN 55403  
612.874.4100

STRUCTURAL ENGINEER  
MEYER BORGMAN JOHNSON  
801 Nicollet Mall, Suite W2000  
Minneapolis, Minnesota 55402  
612.338.0713

MECHANICAL, ELECTRICAL,  
PLUMBING ENGINEERS  
MICHAUD COOLEY ERICKSON  
333 South 7th Street, Suite 1200  
Minneapolis, Minnesota 55402  
612.339.4941

CIVIL ENGINEER & LANDSCAPE ARCHITECT  
LOUCKS INC.  
12755 Hwy 55, Suite R100  
Plymouth, Minnesota 55441  
763.424.5505

GENERAL CONTRACTOR  
MCGOUGH  
2737 Fairview Avenue North  
St. Paul, MN 55113  
651.633.0500

ROOFING AND WATERPROOFING  
CONTRACTOR  
ROOF SPEC INC.  
2400 Prior Avenue North, Suite 102  
St. Paul, MN 55113  
651.271.5471

**PRELIMINARY**  
NOT FOR CONSTRUCTION

ISSUED FOR  
PUD SUBMISSION  
DATE  
06/02/2025  
Copyright 2025 Alliance  
COMMISSION NO

**STORM SEWER NOTES**

1. ALL STORM SEWER SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS, THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), CURRENT EDITION.
2. ALL UTILITY PIPE BEDDING SHALL BE COMPAKTED SAND OR FINE GRANULAR MATERIAL. ALL COMPAKTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
3. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
4. ALL SITE UTILITY SERVICES SHALL TERMINATE 5' FROM THE EXTERIOR BUILDING WALL UNLESS OTHERWISE NOTED. THE SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, MECHANICAL CONTRACTOR AND MECHANICAL ENGINEER TO DETERMINE THE RESPONSIBILITY OF BRINGING THE SERVICES INTO THE BUILDING, INSPECTIONS AND TESTING PER APPLICABLE GOVERNING AGENCIES.
5. PER MINNESOTA DEPARTMENT OF LABOR & INDUSTRY REQUIREMENTS, A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FROM WATERMAIN TO ANY MANHOLE, SEPTIC SYSTEM, CATCH BASIN, SEWER PIPE, OR OTHER SOURCE OF CONTAMINATION, MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE UNLESS OTHERWISE SHOWN.
6. ALL STORM SEWER DOWNSPOUT COLLECTION PIPES AND WYES SHALL BE PVC (SCHEDULE 40).
7. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF STORM STRUCTURES AND UNDERGROUND SYSTEMS FOR ENGINEER'S REVIEW.
8. CONTRACTOR TO VERIFY UNDERLYING SOILS BENEATH ALL STORMWATER FACILITIES, AND PROVIDE DOCUMENTATION TO THE ENGINEER, PRIOR TO CONSTRUCTION OF THE FACILITIES.
9. ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDING WITH MINNESOTA RULES, PART 4714.
10. REFER TO GEOTECHNICAL EVALUATION REPORT DATED APRIL 3, 2025 AS PREPARED BY AMERICAN ENGINEERING TESTING, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
  - A. REUSE OF ON-SITE STRUCTURES.
  - B. GROUTING REQUIREMENTS AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
  - C. SITE GRADING AND SURGRADE PREPARATION.
  - D. PAVEMENTS AND EXTERIOR SLABS.
  - E. TRENCH EXCAVATION AND BACKFILL.
  - F. EXTERIOR UTILITY SUPPORTS.
  - G. FROST PROTECTION.
11. CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF CONSTRUCTED STORMWATER MANAGEMENT SYSTEMS & ASSOCIATED INFRASTRUCTURE (RECOMMENDED PRIOR TO BACKFILLING) PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.
12. ALL UNUSED UTILITY SERVICES SHALL BE ABANDONED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
13. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY PERMITS FROM THE APPLICABLE GOVERNING AGENCIES.

**LEGEND**

EXISTING	PROPOSED
CATCH BASIN	●
STORM MANHOLE	○
FLARED END SECTION	△
SANITARY MANHOLE	○
HYDRANT	●
GATE VALVE	○
POST INDICATOR VALVE	●
WATER MANHOLE / WELL	●
LIGHT POLE	●
POWER POLE	●
ELECTRIC METER	●
TELEPHONE PEDESTAL	●
SIGN	●
BENCHMARK	●
SOIL BORING	●
PARKING STALL COUNT	●
ACCESSIBLE PARKING STALL	●
STORM SEWER	●
DRAINTILE	●
SANITARY SEWER	●
FORCEMAIN	●
WATERMAIN	●
SANITARY SEWER SERVICE	●
WATER SERVICE	●
UNDERGROUND ELECTRIC	●
UNDERGROUND FIBER OPTIC	●
UNDERGROUND GAS	●
UNDERGROUND TELEPHONE	●
OVER-HEAD UTILITY	●
FENCE	●
CHAIN LINK FENCE	●
CONCRETE CURB	●
RETAINING WALL	●
CONCRETE	●
NO PARKING	●
BUILDING	●
CONTOUR	●
SPOT ELEVATION	●
DIRECTION OF FLOW	●
TREE LINE	●
PARKING SETBACK LINE	●
BUILDING SETBACK LINE	●

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

**WARNING:**

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

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY EXCAVATION WORK. CONDUITS, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

0 30 60  
SCALE IN FEET

**ALLIANCE**  
STORM SEWER PLAN

**C4.02**

