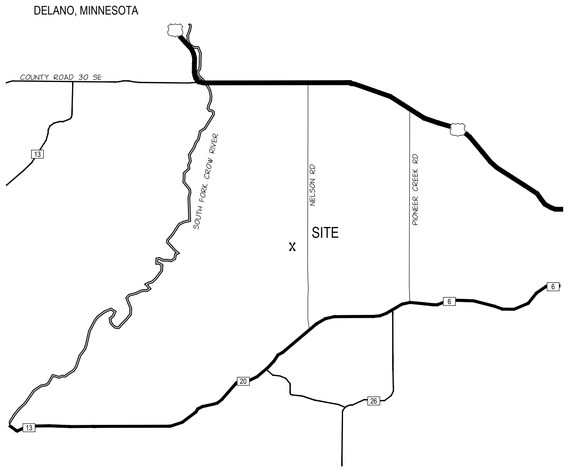
ecoplexus DELANO

DELANO, MN

AREA LOCATION MAP



ABBREVIATIONS

D	Angle	L.F.	Lineal Feet
&	And	L.P.	Low Point / Liquid Petroleum
@	At	LB.	Pound
100 YR.	100 Year Flood Elevation	LGU	Local Government Unit
A.B.	Anchor Bolt	LONG.	Longitudinal
A.D.	Area Drain	LT.	Light / Lighting
A/C	Air Conditioning Unit	MAINT.	Maintenance
ADD.	Addendum	MAS.	Masonry
ADDL.	Additional	MATL.	Material
ADJ.	Adjacent / Adjust	MAX.	Maximum
AHU	Air Handling Unit	MECH	Mechanical
ALT.	Alternate	MED.	Medium
ALUM.	Aluminum	MFR.	Manufacturer
ANOD.	Anodized	MH	Manhole
APPROX.	Approximate	MIN.	Minimum / Minute
ARCH	Architect / Architectural	MISC.	Miscellaneous
AUTO.	Automatic	MNDOT	Minnesota Department Of Transportation
AVG.	Average	MOD.	Module / Modular
B.C.	Back of Curb	MUL.	Mullion
B/W	Bottom of Wall	N.	North
BFE	Basement Floor Elevation	N.I.C.	Not In Contract
BIT	Bituminous (Asphaltic)	NO. OR #	Number
BLDG	Building	NOM	Nominal
BSMT.	Basement	NTS	Not to Scale
C.F.	Cubic Feet	NWE	Normal Water Elevation
C.F.S.	Cubic Feet Per Second	NWL	Normal Water Level
C.G.	Corner Guard	O.C.	On Center
C.J.	Control Joint	O.D.	Outside Dimension
C.L.	Centerline	O.E.	Overhead Electric
C.M.U.	Concrete Masonry Unit	OH.	Overhead
C.O.	Cleanout	OHWL	Ordinary High Water Level
C.O.E.	U.S. Army Corps Of Engineers	OPNG.	Opening
C.Y.	Cubic Yards	ORIG.	Original
CB	Catch Basin	P.C.	Point of Curvature
CBMH	Catch Basin Manhole	P.I.	Point of Intersection
CEM.	Cement	PIV	Post Indicator Valve
CIP	Cast Iron Pipe	P.L. OR P/L	Property Line
CMP	Corrugated Metal Pipe	P.O.B.	Point of Beginning
CONC.	Concrete (Portland)	P.S.F.	Pounds Per Square Foot
CONN.	Connection	P.S.I.	Pounds Per Square Inch
CONST.	Construction	P.T.	Point of Tangency
CONT.	Continuous	P.V.C.	Point of Vertical Curvature
CONTR.	Contractor	P.V.I.	Point of Vertical Intersection
COP.	Copper	P.V.T.	Point of Vertical Tangency
CU.	Cubic	PE	Polyethylene
D.S.	Down Spout	PED.	Pedestal / Pedestrian
DEG.	Degree	PERF.	Perforated
DEMO.	Demolition / Denolish	PREP.	Preparation
DEPT.	Department	PROJ.	Project
DET.	Detail	PROP.	Proposed
DIA.	Diameter	PVC	Poly-Vinyl-Chloride (Piping)
DIAG.	Diagonal	PVMT.	Pavement
DIM.	Dimension	QTR.	Quarter
DIP	Ductile Iron Pipe	QTY.	Quantity
DN	Down	R	Radius
DWG.	Drawing	RAD.	Radius
E.	East	RE	Rim Elevation (Casting)
E.J.	Expansion Joint	R.D.	Roof Drain
E.O.	Emergency Overflow	R.E.	Remove Existing
E.O.S.	Emergency Overflow Swale	R.O.	Rough Opening
E.W.	Each Way	R.P.	Radius Point
EA.	Each	RCP	Reinforced Concrete Pipe
EL.	Elevation	R.S.	Rough Slab
ELEC.	Electrical	RSD	Roof Storm Drain
ELEV.	Elevation	RE.	Regarding
EMER.	Emergency	REINF.	Reinforced
ENGR.	Engineer	REQ'D	Required
ENTR.	Entrance	REV.	Revision / Revised
EQ.	Equal	REQU	Regulatory Government Unit
EQUIP.	Equipment	ROW OR R/W	Right of Way
EQUIV.	Equivalent	S.	South
EXIST.	Existing	S.F.	Square Feet
EXP.	Expansion	SAN.	Sanitary Sewer
F & I	Furnish and Install	SECT.	Section
F.B.O.	Furnished by Others	SE	Side Exit
F.C.	Face of Curb	SEWO	Side Exit Walk Out
F.D.	Floor Drain	SHT.	Sheet
F.D.C.	Fire Department Connection	SIM.	Similar
F.V.	Field Verify	SLNT.	Sealant
FB	Full Basement	SPEC.	Specification
FBWO	Full Basement Walk Out	SQ.	Square
FBLO	Full Basement Look Out	SSD	Subsurface drain
FDN.	Foundation	STMH	Storm Sewer Manhole
FES	Flared End Section	STD.	Standard
FFE	Finished Floor Elevation	STRUCT.	Structural
FLR.	Floor	SYM.	Symmetrical
FT. OR (')	Foot	T	Thickness
FUT.	Future	T/R	Top of Rim
G.B.	Grade Break	T/W	Top of Wall
G.C.	General Contractor	TEMP.	Temporary
GAL.	Gallon	THK.	Thick / Thickness
GALV.	Galvanized	T.J.	Tooled Joint
GFE	Garage Floor Elevation	TNH	Top Nut Hydrant
GL.	Glass	TYP.	Typical
GR.	Grade	U.N.O.	Unless Noted Otherwise
H.	Height	V.B.	Vapor Barrier
H.P.	High Point	V.C.	Vertical Curve
HDPEP	High Density Polyethylene Pipe	V.I.F.	Verify In Field
HGT.	Height	VER.	Verify
HORIZ.	Horizontal	VERT.	Vertical
HVAC	Heating, Ventilation, Air Conditioning	VEST.	Vestibule
HYD	Hydrant	W	Width
I.D.	Inside Dimension	W.P.T.	Working Point
I.E. or IE	Invert Elevation	W.W.F.	Welded Wire Fabric
IN. OR (")	Inches	W/	With
INFO.	Information	W/O	Without
INL.	Inlet Elevation	WO	Walk Out
INSUL.	Insulation	WETL.	Wetland
INV.	Invert Elevation	WP	Waterproof
JT.	Joint	WT.	Weight
		YD.	Yard
		YR.	Year

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
120	MAJOR CONTOUR	120	MAJOR CONTOUR
123	MINOR CONTOUR	123	MINOR CONTOUR
x 234.5	SPOT ELEVATION	x 123.45	SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVERHANG		CANOPY/OVERHANG
	CONCRETE		UNDERGROUND STRUCTURE
	BITUMINOUS		CONCRETE
	LANDSCAPING		CONCRETE CURB
	GRAVEL	BIT. EDGE	EDGE OF PAVEMENT
	PAVING BLOCK	HEIGHT, TYPE	FENCING
	PAVING BLOCK		GUARD RAIL
			CONCRETE RETAINING WALL
12"STS	STORM SEWER LINE		MODULAR RETAINING WALL
8"SAN	SANITARY SEWER LINE		FIELDSTONE RETAINING WALL
6"WTR	WATER MAIN		EXIT LOCATION
OE	OVERHEAD ELECTRIC		LIGHT STANDARD
UT	UNDERGROUND TELEPHONE	Ø	POWER POLE
UE	UNDERGROUND ELECTRIC	1.00%	SLOPE DIRECTION
G	GAS LINE		CATCH BASIN
	CONCRETE CURB		MANHOLE
HEIGHT, TYPE	FENCING		BOLLARD
	RETAINING WALL	FES STS RIPRAP	STORM SEWER
		SAN	SANITARY SEWER-WASTE
			FORCE MAIN
		RD	ROOF DRAIN SYSTEM
		GATE VALVE WTR HYD	WATERMAIN
		FIRE	FIRE LINE (IF SEPARATE)
		BLDG.	FIRE DEPT. CONNECTION
		C.O. X"SSD	SOIL SUBDRAIN
		GAS	GAS LINE-UNDERGROUND
		ELEC	ELECTRIC-UNDERGROUND
		TELE	TELEPHONE-UNDERGROUND
		CATV	UNDERGROUND CABLE/TV
		LSS	LAWN SPRINKLER SLEEVE
LT	LIGHT POLE		
	TREES		
	TREE LINE		
	MANHOLE		
	CATCH BASIN		
	FIRE HYDRANT		
	WATER VALVE		
	FLARED END SECTION		
MB	MAILBOX		
1	NOTE NUMBER		
(M)	MEASURED DISTANCE		
(P)	DISTANCE PER RECORDED PLAT		
B-X	SOIL BORING		

SITE CONTACTS

IRON MONUMENT FOUND

SURVEY DISK (BENCHMARK)

POWERPOLE

GUY WIRE

GUARD POST

GAS METER

TRANSFORMER

WATER SHUT-OFF VALVE

TRAFFIC SIGN

FLAG POLE

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SEDIMENT CONTROL FENCE
	INLET PROTECTION

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
3	NOTE REFERENCE
12	PARKING STALL COUNT
C7.3 / 1	LARGE SHEET DETAIL
C21	COORDINATE POINT
2	REVISION - ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

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CIVIL SHEET INDEX & REVISION MATRIX

SHEETS ISSUED BY ISSUE / REVISION DATE: 12.16.15

SHEET NO.	DESCRIPTION	12.16.15
C0.1	CIVIL TITLE SHEET	X
C2.1	SITE PLAN	X
C7.1	RACKING DETAILS	X
C7.2	RACKING DETAILS	X
C7.3	RACKING DETAILS	X
L2.1	LANDSCAPE BUFFER & SCREENING PLAN	X
		X

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L2.1	LANDSCAPE BUFFER & SEEDING PLAN

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DATE	ISSUE / REVISION	REVIEW
16 DEC 2015	CONCEPT PLAN	CNC

PROJECT MANAGER REVIEW

BY SES DATE 12.16.2015

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12.16.2015

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Suite 513 Fax: 612-252-9077
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FILE NAME C001ESS008.DWG

PROJECT NO. ESS15008

CIVIL TITLE SHEET

C0.1

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SITE DATA

TOTAL SITE AREA
= 74.73 AC.

POTENTIAL AREA FOR DEVELOPMENT
= 40.00 AC.

WETLAND BUFFER & SETBACK
BUFFER: 35 FT
SETBACK: 10 FT

THE SURFICIAL SOILS IN THE VICINITY OF THE SITE AND CLAYEY GLACIAL TILL CONTAINING BEDS AND LENSES OF STRATIFIED SEDIMENTS.

THE UPPERMOST BEDROCK UNDERLYING THE SITE IS THE ST. LAWRENCE AND FRANCONIA FORMATIONS CONSISTING OF DOLOMITE AND THE TOP OF THE BEDROCK IS APPROXIMATELY 200 TO 300 FEET BELOW GRADE.

THE REGIONAL GROUNDWATER GRADIENT IN THE VICINITY OF THE SITE IS TO THE WEST-SOUTHWEST, WITH A DEPTH TO GROUNDWATER AT 50 TO 90 FEET BELOW GRADE.

LEGEND

SLOPE DIRECTION

PERMANENT FENCE LINE

OVERHEAD ELECTRIC LINE

PRELIMINARY CONCEPT PLANS SUBJECT TO CHANGE

Know what's **Below.** **Call** before you dig.

NORTH

0 120 240

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SITE PLAN
C2.1

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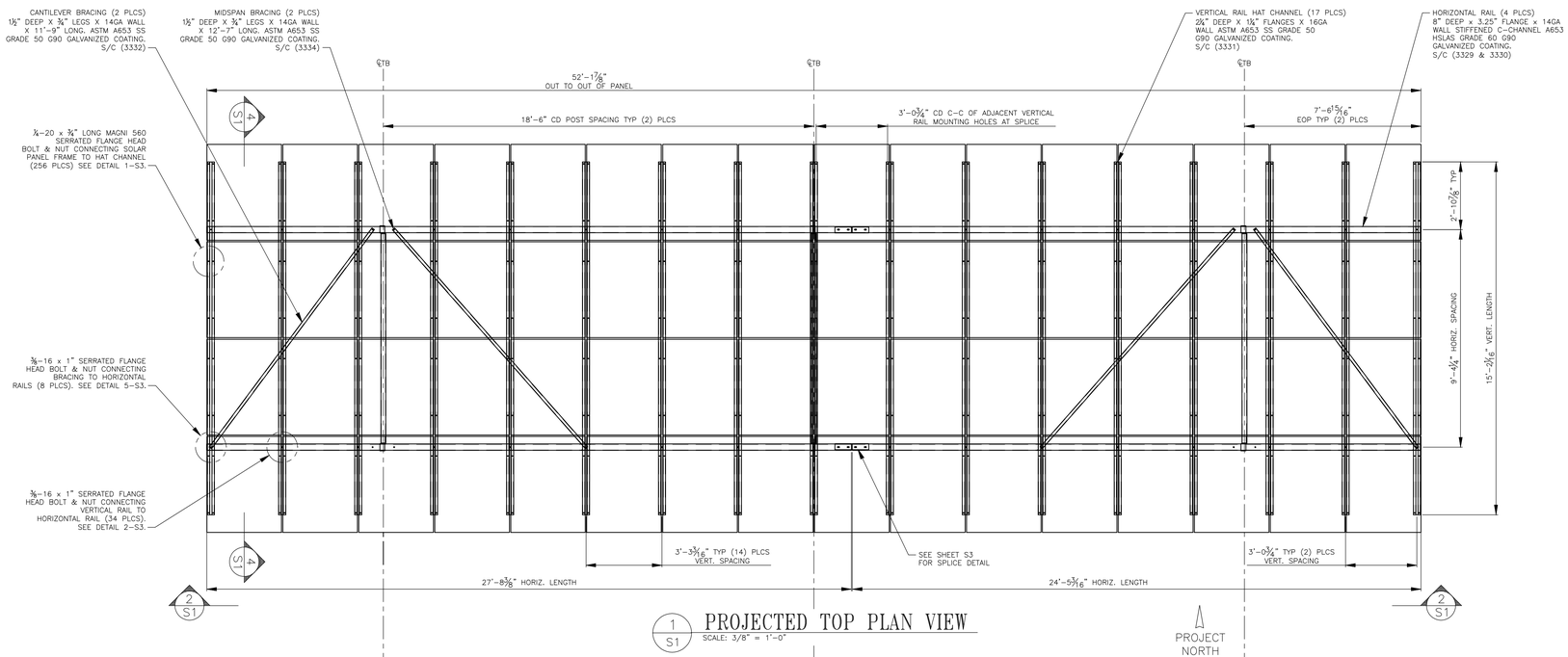
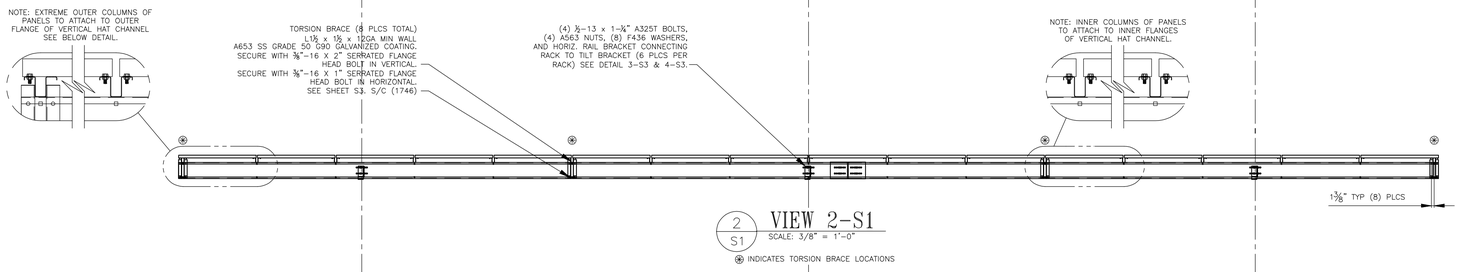
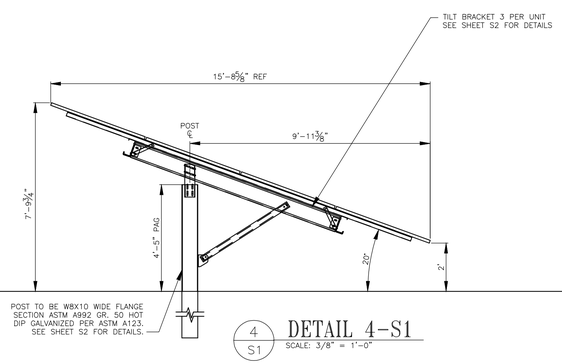


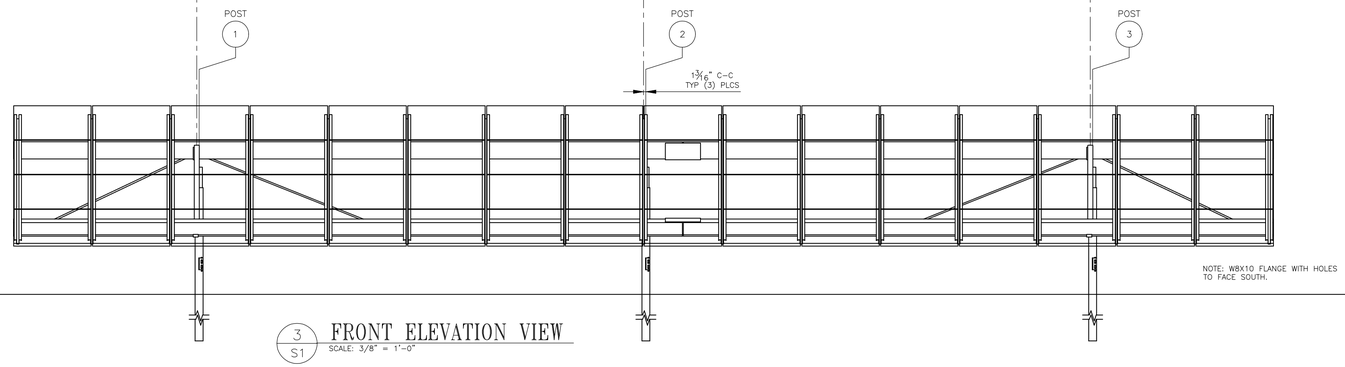
1 S1 PROJECTED TOP PLAN VIEW
SCALE: 3/8" = 1'-0"



2 S1 VIEW 2-S1
SCALE: 3/8" = 1'-0"
⊕ INDICATES TORSION BRACE LOCATIONS



4 S1 DETAIL 4-S1
SCALE: 3/8" = 1'-0"



3 S1 FRONT ELEVATION VIEW
SCALE: 3/8" = 1'-0"

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FILE NAME C701ESS008.DWG

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RACKING DETAILS
C7.1

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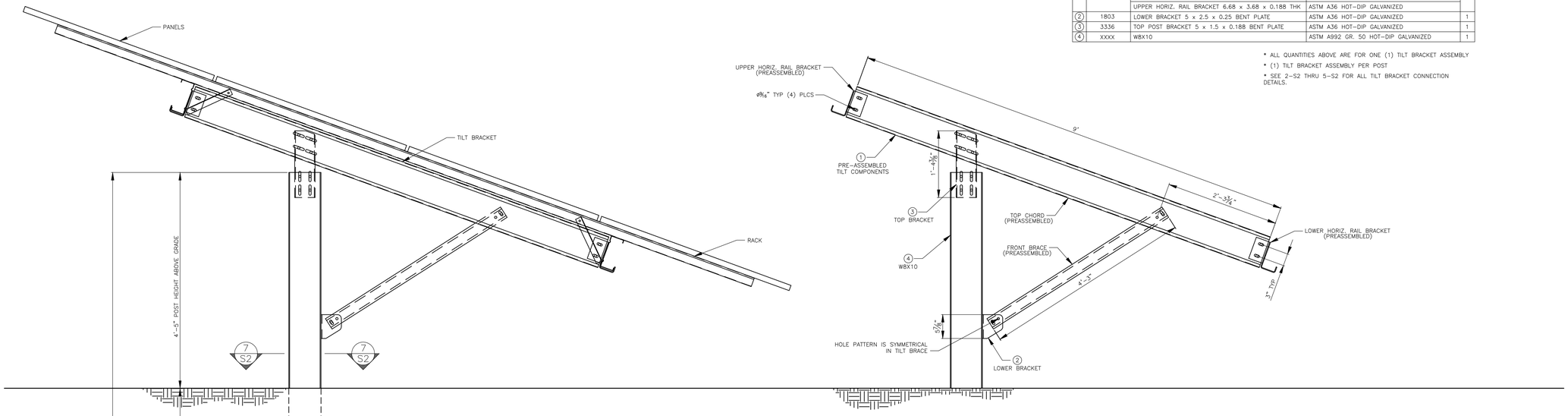
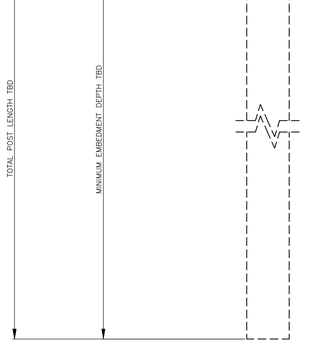
ITEM	STOCK CODE	DESCRIPTION	MATERIAL	QTY
1	3335	TOP CHORD 8 DEEP x 2.5 LEG x 13GA THK C	ASTM A653 HSLAS GRADE 60 G90	1
		FRONT BRACE 3 DEEP x 1.75 LEG x 14GA THK C	ASTM A653 HSLAS GRADE 60 G90	
		LOWER HORIZ. RAIL BRACKET 6.68 x 3.68 x 0.188 THK	ASTM A36 HOT-DIP GALVANIZED	
		UPPER HORIZ. RAIL BRACKET 6.68 x 3.68 x 0.188 THK	ASTM A36 HOT-DIP GALVANIZED	
2	1803	LOWER BRACKET 5 x 2.5 x 0.25 BENT PLATE	ASTM A36 HOT-DIP GALVANIZED	1
3	3336	TOP POST BRACKET 5 x 1.5 x 0.188 BENT PLATE	ASTM A36 HOT-DIP GALVANIZED	1
4	XXXX	W8X10	ASTM A992 GR. 50 HOT-DIP GALVANIZED	1

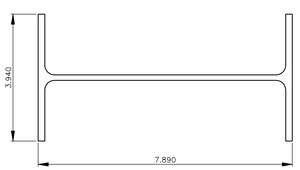
* ALL QUANTITIES ABOVE ARE FOR ONE (1) TILT BRACKET ASSEMBLY
* (1) TILT BRACKET ASSEMBLY PER POST
* SEE 2-S2 THRU 5-S2 FOR ALL TILT BRACKET CONNECTION DETAILS.



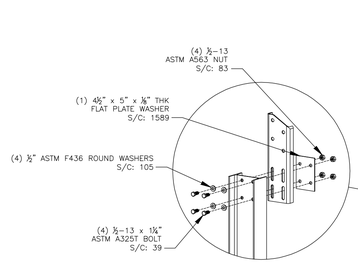
1 S2 TILT BRACKET SIDE ELEVATION
SCALE: 1" = 1'-0"



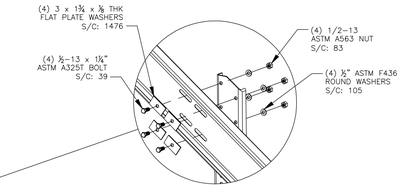
6 S2 FOUNDATION DETAIL
SCALE: 1" = 1'-0"



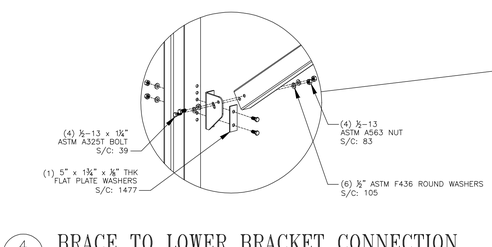
7 S2 W8X10 CROSS SECTION
SCALE: 6" = 1'-0"



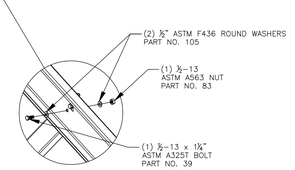
5 S2 POST TO TOP BRACKET CONNECTION
SCALE: NTS
½-13 ASTM A325T BOLTS CONNECTING TOP BRACKET TO POST SHALL BE FASTENED BY TURN OF THE NUT METHOD. (⅓ TURN PAST SNUG TIGHT)



2 S2 TOP CHORD TO TOP BRACKET CONNECTION
SCALE: NTS
½-13 ASTM A325T BOLTS CONNECTING TILT BRACKET TOP CHORD TO TOP BRACKET SHALL BE FASTENED BY TURN OF THE NUT METHOD. (⅔ TURN PAST SNUG TIGHT)



4 S2 BRACE TO LOWER BRACKET CONNECTION
SCALE: NTS
½-13 ASTM A325T BOLTS CONNECTING LOWER BRACKET TO POST SHALL BE FASTENED BY TURN OF THE NUT METHOD. (⅔ TURN PAST SNUG TIGHT)



3 S2 TOP CHORD TO BRACE CONNECTION
SCALE: NTS

* TOP CHORD, FRONT BRACE, AND SEAT BRACKETS WILL BE DELIVERED PREINSTALLED AND FOLDED.

* BOLTS THAT HAVE BEEN PREINSTALLED WILL HAVE SILICONE ON THEM FOR TRANSPORTING PURPOSES, BOLTS WILL HAVE TO BE TIGHTENED.

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FILE NAME C702ESS008.DWG

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RACKING DETAILS
C7.2

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12.16.2015

LANDFORM
From Site to Finish

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FILE NAME C703ESS008.DWG

PROJECT NO. ESS15008

RACKING DETAILS
C7.3

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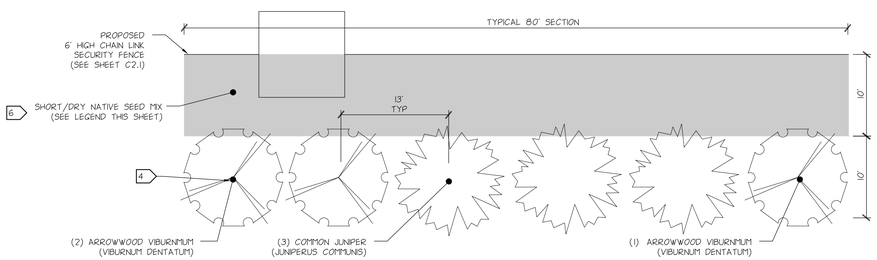
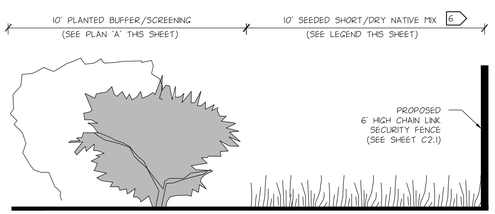


PLAN VIEW A

A — TYPICAL BUFFER/SCREENING PLAN - 80' LENGTH

NO SCALE



SECTION VIEW A-A

A-A — TYPICAL BUFFER/SCREENING

NO SCALE

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A BID TO BECOME FAMILIAR WITH SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES LOCATED 72 HOURS PRIOR TO ANY DIGGING. THE LANDSCAPE CONTRACTOR SHALL COORDINATE INSTALLATION WITH GENERAL CONTRACTOR AND/OR ANY OTHER CONTRACTORS PERFORMING RELATED WORK.
2. ALL PLANT MATERIALS SHALL CONFORM WITH THE MOST CURRENT ADDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM INFESTATION, DISEASE, DAMAGE AND DISFIGURATION. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE LIST AND THE NUMBER SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
3. PLANTS SHALL BE PLACED ACCORDING TO LAYOUT WITH PROPER NOMINAL SPACING.
4. QUANTITIES FOR THE BUFFER/SCREENING AREAS SHALL BE DETERMINED BY MEASURING THE TOTAL LINEAR FEET OF SECURITY FENCING AND DIVIDING IT BY 80' (TYPICAL BUFFER/SCREENING SECTION). EACH 80' SECTION SHALL HAVE THE QUANTITIES AND SPECIES IDENTIFIED IN THE TYPICAL BUFFER/SCREENING SECTION.
5. SEED, SOD, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS MODIFIED.

ITEM	SPECIFICATION NUMBER
SEED	MNDOT 3876
	MN SEED MIX 25-131, PRAIRIE RESTORATIONS SHORT/DRY MIX.
MULCH (MNDOT TYPE 1 @ 2 TON/AC, DISC ANCHORED)	MNDOT 3882
FERTILIZER	MNDOT 3881
GENERAL PLACEMENT	MNDOT 2575

SEEDING LEGEND

6 — SHORT/DRY NATIVE GRASS MIX (PER PRAIRIE RESTORATIONS OR EQUAL. SEEDED AT RATE OF 17 LBS/ACRE)

SEED MIX SPECIES:
LITTLE BLUESTEM
SIDEOATS GRAMMIA
BLUE GRAMMIA
POVERTY OAT GRASS
JUNE GRASS
SAND DROPSEED
PRAIRIE DROPSEED

7 — LOW MAINTENANCE TURF, MN SEED MIX 25-131 (SEEDED AT RATE OF 220.0 LBS/ACRE)

SEED MIX SPECIES:
RED FESCUE
CHEWING'S FESCUE
LOW MAINTENANCE KENTUCKY BLUEGRASS
HARD FESCUE
SHEEP FESCUE
PERENNIAL RYEGRASS

Know what's Below. Call before you dig.

NORTH
0 120 240

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DEVELOPER

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MUNICIPALITY

CITY OF DELANO

PROJECT

ecoplexus DELANO
DELANO, MN

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C2.1	SITE PLAN
C7.1	RACKING DETAILS
C7.2	RACKING DETAILS
C7.3	RACKING DETAILS
L2.1	LANDSCAPE BUFFER & SEEDING PLAN

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 DEC 2015	CONCEPT PLAN	CNC

PROJECT MANAGER REVIEW

BY SES DATE 12.16.2015

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

CONCEPT PLAN
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FILE NAME L201ESS008
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LANDSCAPE BUFFER & SEEDING PLAN
L2.1

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