



CITY OF SOUTH ST. PAUL MEETING AGENDA

PLANNING COMMISSION

Council Chambers 125 3rd
Ave N South St. Paul, MN
55075

Wednesday, July 1, 2026
7:00 PM

1. ROLL CALL

2. APPROVAL OF AGENDA

3. MINUTES

A. May 6, 2026 Planning Commission Meeting Minutes

4. PUBLIC HEARINGS

A. Camber Hill Townhomes Renovation Project Development Application

5. STAFF UPDATES

6. ADJOURNMENT

MINUTES OF MEETING
SOUTH ST. PAUL PLANNING COMMISSION
May 6, 2026

CHAIR FELTON CALLED THE MEETING TO ORDER AT 7:00 PM ON WEDNESDAY, May 6th, 2026.

1) ROLL CALL

Present:

- Tim Felton
- Geoff Fournier
- Tracy Haye
- Andrew Hoffman
- Brianne Miller
- Alex Wegehaupt

Absent:

- Tyler Fehrman

Staff Present:

- Ryan Garcia, City Administrator/ Executive Director of the South St. Paul Economic Development Authority
- Michael Healy, Planning Manager
- Monika Miller, Associate Planner

2) APPROVAL OF AGENDA – Chair Felton requested Staff provide an update about the recent Verderosa Avenue groundbreaking during the ‘Staff Updates’ portion of the meeting. Motion to approve the agenda as amended- Hoffman/Miller (6-0).

3) APPROVAL OF MINUTES – April 1, 2026 –Motion to approve the minutes as presented– Fournier/Hoffman (6-0).

4) PUBLIC HEARINGS

- A. Ordinance Amendment to Allow Low Impact Production in Mixed Markets and Makers Subdistrict 1 (MMM-1)

Mr. Healy presented the staff report. The Applicant is Casey Schletz on behalf of Windandsea Properties LLC. The Applicant owns a business that manufactures paint shakers and related equipment. The Applicant purchased 1505 Concord Street South in January of 2026 and started operating out of the facility shortly after purchasing the property. General manufacturing is not an allowable use in the Mixed Markets and Makers Subdistrict 1 (MMM-1) zoning district and the Applicant cannot legally operate out of the building without some type of code amendment. The Applicant has requested a code amendment and a conditional use permit to operate a low impact production business. Before the Applicant is eligible for a conditional use permit, the City Code would need to be amended to allow low impact production. Staff drafted an ordinance which would allow low impact production businesses in the MMM-1 with a conditional use permit. The ordinance creates a definition for the

use, establishes the conditional use permit requirement for the use, and creates parameters around the use. Staff recommend approval of the proposed ordinance.

Chair Felton asked how common it is that ordinance amendments are initiated by a business as opposed to a being a city-driven initiative. Mr. Healy stated it was fairly common.

Chair Felton contemplated whether the definition of low impact production was too vague. Mr. Healy pointed out that the use would require a conditional use permit, allowing the Planning Commission and the City Council to review each request individually.

Chair Felton asked if the City would consider allowing the use in the other MMM districts. Mr. Healy shared that that vision for the other MMM districts includes craft manufacturing with a public retail component as opposed to a low impact manufacturing use with no public retail component.

Commissioner Wegehaupt questioned how the city would regulate odor and noise generated by a low impact production use. Mr. Healy explained the conditions of approval and the City Code would dictate the allowable level of noise or odor that could be generated by this type of business.

Commissioner Miller asked if the proposed ordinance would impact any existing business within MMM-1 district. Mr. Healy shared there were only 2 other commercial properties in the MMM-1 zoning district and their uses would not be impacted by the change.

Commissioner Hoffman asked if the proposed 8,000 sq. ft. floor space limit for a low impact production use would be enforced. Mr. Healy stated it would be and shared the rationale behind the cap on square footage for a low impact production building. Commissioner Hoffman asked if the City had received noise complaints for the other businesses in the MMM-1 district. Mr. Healy reported he had not received any.

Commissioner Fournier asked staff to elaborate on why some zoning districts have a minimum square footage requirement for businesses while this ordinance amendment would create a cap on the square footage for the use. Mr. Healy shared that the purpose of the requirement in the industrial and light industrial district is to ensure that any new developments create a large enough building that contributes to the local tax base. In the case of the proposed ordinance, the ordinance allows smaller, compatible light industrial uses in a commercial-residential corridor. If a business wants additional square footage, they would be better suited for a larger manufacturing space in the business park.

Commissioner Haye asked about the noise or odor impacts of the business. Mr. Healy shared the impacts of the business appear to be minimal. The business is already operating and has not generated any complaints.

The Applicant Casey Schletz shared more about the business's history and operation.

Chair Felton opened the public hearing.

Mr. Healy shared written correspondence he exchanged with Emily Risinger, 1503 Willis Avenue, regarding industrial uses in this area and the ordinance amendment process. He also shared that he had spoken to another resident who initially submitted comments in opposition to the request but withdrew those comments after better understanding the project.

Chair Felton closed the public hearing.

Motion to recommend approval of an ordinance to allow low impact production in the MMM-1 district- Hoffman/Miller (6-0)

B. Conditional Use Permit for a Low Impact Production Business at 1505 Concord Street North.

Mr. Healy presented the staff report. The Applicant is Casey Schletz on behalf of Windandsea Properties, LLC. The Applicant has requested a conditional use permit to allow a low impact production business at 1505 Concord Street North. Staff recommend approval of the conditional use permit and encouraged the Planning Commission to consider whether to include any “hours of operation” restrictions on the business.

Chair Felton asked the Applicant if he was familiar with the recommended conditions of approval and if he had any concerns. Mr. Schletz confirmed he had no concerns.

Chair Felton opened the public hearing.

No additional written comments were received on the application, and no one was present to comment.

Chair Felton closed the public hearing.

Commissioner Hoffman made a motion to recommend approval of the conditional use permit with the conditions as proposed. Commissioner Fournier seconded the motion.

Commissioner Haye suggested adding hours of operation restrictions for the business. The commissioners suggested restricting the operating hours for the business to 7:00 AM to 8:00 PM. Mr. Healy suggested the hours of operation only cover the business’s production use.

Commissioner Hoffman asked the applicant if he had concerns about the hours of operation restriction. The Applicant stated he did not.

Motion to add a condition of approval that restricts the operating hours for the manufacturing activity from 7:00 AM to 8:00 PM- Haye/Miller (6-0).

Motion to recommend approval of a conditional use permit for low impact production with the added operating hours- Hoffman/Haye (6-0).

5) NEW BUSINESS

A. Site Plan Review for Riverside Holdings, LLC (Bonfe Plumbing & Heating)

Ms. Miller presented the staff report. The Applicant is RJ Ryan on behalf of Riverside Holdings LLC. They are proposing to construct a new 50,000 sq. ft. building at the intersection of Hardman Avenue South and Armour Avenue. The proposed development complies with all applicable zoning code requirements, and no variances or conditional use permits are required to construct the new facility. Staff recommend approval of the site plan for the new light industrial facility.

Commissioner Wegehaupt asked for clarification that the yard along the Armour Avenue side would be able to support a semi-truck without impeding traffic. Ms. Miller noted information was provided with the application that showed the yard depth was appropriate for semi-truck traffic to the loading dock.

Gregg Forsberg (Bonfe) and John Young (Forte Real Estate Partners) were present to speak to the application.

Chair Felton asked the applicant if they were familiar with the conditions of approval. Mr. Forsberg stated he was familiar with the conditions and did not have any concerns.

Motion to recommend approval of a site plan for Riverside Holdings LLC- Miller/Hoffman (6-0).

6) OTHER BUSINESS

None.

7) STAFF UPDATES

Mr. Garcia shared that the groundbreaking for the Verderosa Avenue extension took place the previous Monday. The groundbreaking was a celebration of the partners that made the road extension possible. The road would allow for an additional 50 acres to be opened up for new, job-creating development.

8) ADJOURNMENT

Motion to adjourn- Haye/Miller (6-0).



PLANNING COMMISSION AGENDA REPORT

DATE: July 1, 2026
DEPARTMENT: Planning & Zoning
PREPARED BY: Michael Healy
AGENDA ITEM NUMBER: 4.A.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Camber Hill Townhomes Renovation Project Development Application

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

A motion to recommend approval or denial of a site plan, conditional use permits, and variances for the proposed renovation of the Camber Hill Townhomes.

OVERVIEW

Application

The Applicant, Twin City Housing Development Corporation (TCHDC), recently purchased the Camber Hill Townhomes housing development at 450 Camber Avenue (the Subject Property). The development consists of ten different townhome buildings that are spread across two tax parcels. The Applicant is planning a major renovation of the property and is proposing to upgrade the units, improve the appearance of the building facades, refresh landscaping, upgrade trash enclosures, and repair and replace the aged retaining wall system that holds back the bluff that is located behind the buildings. The Applicant has hired a professional engineer to design the new retaining wall system.

The property is zoned R-4 Multifamily Residential and is in the Mississippi River Critical Corridor Area (MRCCA) where there are special rules that protect river bluffs. The Applicant's very ambitious renovation project will need several zoning approvals to proceed:

1. A site plan review. *Four of the ten existing townhome buildings currently require tenants to walk behind the building to access some of the units. The Applicant is proposing to construct new elevated decks onto the front of these four buildings to beautify the facades and provide new front entrances. The Applicant is also making minor changes to the parking lot layout and making changes to some site plan elements such as the trash enclosures and monument signs.*
2. A front setback variance for the proposed elevated deck on the front of the northernmost townhome building (Building #1). *Building #1 is closer to the front property line along Camber Avenue than the other nine buildings. The Applicant is seeking permission to*

build an elevated deck/entrance on the front of this building even though it will not be able to fully meet R-4 zoning district setback requirements.

3. A variance from the requirement that no more than 1/3 of a front yard of a residential property be used for parking purposes. *The development is lawful nonconforming ("grandfathered") to have large parking lots in the front yard which greatly exceed 1/3 of the yard. The Applicant is looking to reconfigure one of the parking lots because the existing handicapped stalls do not meet current ADA requirements. The new location of the ADA stalls will require the paving of a small grassy area that currently houses mailboxes for 5 of the townhome buildings. That paving project will require a variance because it will slightly expand the footprint of the front yard parking lot.*
4. A variance to allow lighting levels in excess of .4 footcandles to cross over the shared property line between the two parcels that make up the Camber Hill Townhomes.
5. Variances and Conditional Use Permits from MRCCA requirements for the four deck additions. *The ten existing townhome buildings were built into the toe of a bluff before MRCCA requirements existed. Today, it takes a conditional use permit to construct a building within 20 feet of the toe of a bluff. It takes a variance to construct a building within the toe of a bluff. The proposed elevated decks are on the street side of the building and will not impact the natural bluff in any way, but they will technically be located on land that the Minnesota Department of Natural Resources (MN DNR) has mapped out as being within the "official" toe of the bluff.*
6. Variances and Conditional Use Permits from MRCCA requirements for the proposed new retaining wall system. *Because the new retaining walls will have slightly different dimensions and locations than the retaining walls that are there today, a conditional use permit and variances are needed to deviate from MRCCA requirements that would normally apply to new retaining walls that are built into a bluff. Specifically, some of the new retaining walls will be located within the bluff, some will be taller than 5 feet in height, and some will be closer than 10 feet to other retaining walls.*

Review Timeline

Complete Application Submittal: June 1, 2026

Planning Commission: July 1, 2026

Tentative City Council Meeting: July 20, 2026

60-Day Review Deadline: July 31, 2026

Note: The City Council meeting will also be a public hearing because some of the minor variances that are needed for the renovation project (i.e. the lighting variance and parking lot yard coverage variance) were identified after the Planning Commission public hearing notice had already been mailed out to the neighborhood. A second mailing will take place before the City Council meeting.

Background

The Applicant, Twin City Housing Development Corporation, is a nonprofit affordable housing developer that was founded in 1984. They have extensive experience with developing new multifamily housing, and they also have extensive experience with buying distressed multifamily properties with major deferred maintenance challenges and rehabilitating them. In late 2025, the Applicant purchased the “Camber Hill Townhomes” which is a 44-unit townhome development that was built in the early 1980’s. The property has a lot of deferred maintenance related to aging retaining walls, bluff erosion, and the worn-out appearance of the inside and outside of each of the ten townhome buildings and the overall property. The Applicant has expressed a desire to modernize the property and give the buildings and the grounds a much more aesthetically pleasing appearance.

The Mississippi River bluffs in South St. Paul are protected by State Statute and are designated as being in the Mississippi River Critical Corridor Area (MRCCA). The City enforces MRCCA regulations at the local level via a MRCCA ordinance which was first adopted in 1982 and updated in 2023 to respond to changes in the State Statute. The Camber Hill Townhomes received their development approvals in 1982 just before the first MRCCA regulations went into effect. All ten of the townhome buildings are built into the toe of a Mississippi River bluff, something that is no longer allowed due to MRCCA regulations. The bluff is being held back behind each of the buildings by a retaining wall system. All the existing buildings and the existing retaining walls are lawful nonconforming (“grandfathered”) which, according to State Statute, means that they can be repaired, maintained, improved, and replaced with their existing footprints and dimensions. Lawful nonconformity rights do not automatically allow expansions, which is why the Applicant’s proposed renovation project will require variances and conditional use permits.

Property Information

The subject property consists of two separate tax parcels:

- Parcel A is a 2.74-acre property that contains five townhome-style apartment buildings and a front-yard parking lot. The individual units on Parcel A have addresses that start at 404 Camber Avenue and go up to 458 Camber Avenue. The Applicant has labeled the five townhome buildings on Parcel A as Building #1, Building #2, Building #3, Building #4, and Building #5 on their plan sheets.
- Parcel B is a 1.7-acre property that contains five additional townhome-style apartment buildings and a front-yard parking lot. The individual units on Parcel B have addresses that start at 508 Camber Avenue and go up to 558 Camber Avenue. The Applicant has labeled the five townhome buildings on Parcel B as Building #6, Building #7, Building

#8, Building # 9, and Building #10 on their plan sheets.

The Camber Avenue roadway and the Camber Avenue Townhomes are built on a hill that is tucked between two river bluffs. There is a roughly 70-foot-tall river bluff between Concord Exchange and Camber Avenue. The townhomes are built into the toe of a second bluff that sits on the west side of Camber Avenue which is roughly 30-40 feet tall.

Renovation Project Overview

The Applicant is proposing to do the following to renovate the property:

- The Applicant plans to remodel the interior of each of the 44 townhome units. Each unit will receive an in-unit washer-dryer. The Applicant is also planning to improve the attic space in each building to create formal separation between the units. Some of the buildings currently have a combined attic. This has led to problems in the past where residents of one unit enter other units in the building for illicit purposes using the shared attic space.
- Each building will get new siding and new elevated decks will be built onto the fronts of Building #1, Building #4, Building #7, and Building #8. The elevated decks will allow the units in these buildings to have entrances on the front of each building. Currently, several units in each of these buildings are accessed via the rear of the building and the 1st floor front façade is just a garage door.
- The existing awnings that are behind Building #1, Building #4, Building #7, and Building #8 at the toe of the bluff are being demolished because the doors that they serve will no longer be front doors. There will also be sidewalk removal on the west side of the buildings because front entrances are shifting to the east side.
- The Applicant is relocating the existing main office into what is currently a shared laundry room for the community. The laundry room will no longer be needed because each unit will have an in-unit washer and dryer.
- The existing main office (located in Building #4) will be converted into a new garage stall that can fit one vehicle. According to the Applicant, it was originally a garage stall

and was later converted to an office.

- Two existing handicapped accessible stalls that are located between Building #2 and Building #3 will be replaced with a new playground area for children. These handicapped stalls will be relocated across the drive aisle where they will replace a small grassy area that currently hosts the mailboxes for Building #1, Building #2, Building #3, Building #4, and Building #5. The old handicapped accessible stalls did not meet modern ADA requirements, and the new handicapped stalls will fully comply.
- New retaining walls are being installed throughout the property to replace the existing retaining wall system that supports the various buildings, parking lots, and other site features.
- Ornamental 3 ½ foot tall metal fences will be placed in the front yards of some of the townhomes.
- All the trash enclosures will be upgraded so that they are large enough to accommodate recycling containers in addition to trash containers. *This change is being driven by a new Dakota County ordinance that requires multifamily properties to provide a certain level of recycling service.*
- The existing monument sign on Parcel A will be replaced. The Applicant is also planning to put a second monument sign on Parcel B.
- New landscaping will be installed throughout the property

Zoning

The property is zoned R-4 Multifamily Residential District. The R-4 district allows multifamily residential buildings containing up to 20 units as a “permitted” use. However, multifamily developments that contain more than one principal building on a single parcel are required to be processed as a Planned Unit Development. The existing development is lawful nonconforming (“grandfathered”) to not be a Planned Unit Development. The existing Camber Hill Townhomes development was approved in 1982 with a special use permit (the old name for a conditional use

permit) and the property had commercial zoning at the time that the development was approved.

The definition of a nonconforming use, lot, or building in Section 118-8 of the City Code offers the following guidance regarding additions on lawful nonconforming residential buildings:

“In any R-1, R-2, R-3 and R-4 district, a legally existing two or more family residential use shall not be nonconforming as to use of structure and land and may be enlarged, extended, reconstructed or altered, provided no additional dwelling units are added on the lot and that the yard setback and percent of land use requirements of the district in which that use is a permitted use are met.”

The proposed deck additions on Building #4, Building #7, and Building #8 can be allowed using the code provision listed above. The proposed deck addition on Building #1 will not comply with the front setback requirement of the R-4 zoning district so a setback variance is needed. As previously stated, all four buildings will require a variance and conditional use permit because the existing buildings are built into the toe of the bluff and the deck additions will be too close to the bluff to be allowed automatically due to MRCCA requirements.

Comprehensive Plan Guidance

The subject property is guided “High Density Residential” in the 2040 Comprehensive Plan. That comprehensive plan guidance means that the property is supposed to be developed with between 13-60 units per acre. The existing 44-unit townhome development has a density of roughly 11 units per acre, but the property includes a large amount of bluff land that is unbuildable without variances due to MRCCA regulations. Removing the bluff land from the equation, the development has a density that is within the range supported by the comprehensive plan. The existing townhome-style apartment development is consistent with the 2040 Comprehensive Plan.

Relevant City Code Sections

- Section 118-8 of the City Code establishes expansion rights for nonconforming residential uses.
- Section 118-39 of the City Code governs Variances.
- Section 118-40 of the City Code governs Conditional Use Permits.
- Section 118-47 of the City Code governs Site Plan Reviews.
- Section 118-124 of the City Code governs the R-4 Multifamily Residential district.
- Sections 118-165 through 118-177 of the City Code regulates the Mississippi River Critical Corridor Area
- Sections 118-351 through 118-355 of the City Code regulate parking and loading.

SITE AND BUILDING PLAN REVIEW

Setback Requirements

Buildings in the R-4 district are required to have at least a 25-foot front yard setback, at least a 35-foot rear yard setback, and at least a 15-foot side yard setback. All ten existing townhome buildings comply with these requirements. Nine of the ten buildings will continue to meet the setback requirements after the renovation project. The new front yard decks on Building #4, Building #7, and Building #8 will all be at least 40 feet from the front property line.

Building #1, the northernmost building, is proposed to receive a front yard deck addition that will only be roughly 20 feet from the front property line instead of the required 25 so a variance is required. Interestingly, the City Code does contain a provision that allows some types of covered decks to encroach into front yards as long as they feature specific architectural features. One of the required architectural features is that the covered deck must be closed at the bottom with a solid fascia. That will not be possible for the Applicant's project because the decks are on the second floor of the building and closing the bottom off with a solid material would block the garage doors that are on the first floor.

Lot Coverage

Properties in the R-4 district are limited to 35% lot coverage by buildings. Both parcels will continue to comply with this restriction after the renovation project.

Landscaping

The R-4 district requires at least 25% of each parcel to be covered by landscaping. The City Code states that townhouse developments "shall be additionally landscaped by the planting of trees, shrubs, flowers, or vines in areas facing other residential developments, so designed and maintained as always to present a pleasing appearance." Both parcels exceed the 25% requirement, and the Applicant is proposing to install a significant amount of decorative landscaping throughout the site.

Section 118-243 of the City Code states that projects that include the "reuse and expansion of existing buildings and parking lots requiring site plan approval" may be required to establish a small escrow to ensure the landscaping is installed if new landscaping is a key element of the approval. That escrow should be \$7,500 or 50% of the total cost of the landscaping, whichever is less. Landscaping is a key element of the Applicant's project. It is appropriate to take a \$7,500 landscape escrow which will be returned one year after all the landscaping has been installed, provided that any replacement landscaping which has died during that year's time has been replaced.

Building Height

The R-4 district allows buildings to be up to 38 feet tall by right. The proposed deck additions will all be less than 38 feet tall and will only extend to the second floor of the buildings.

Building Design

The new front yard decks and front entrances will greatly enhance the appearance of the four buildings that are receiving that treatment. The previous owner replaced the siding on the buildings a few years ago but used siding materials with a lackluster appearance. The Applicant is planning to replace the siding again and will be using fiber-cement lap siding which will greatly improve the curb appeal of each building.

Parking

The Applicant is maintaining the “status quo” on Parcel B and is renovating the parking lot with the same stall count.

The Applicant is reconfiguring the parking lot on Parcel A in such a way that they will lose one parking stall in the parking lot. This is necessary to create an unloading zone for vans using the new ADA-compliant handicapped parking stalls. The Applicant is converting the old office into a 1-car garage so they will not be losing any parking overall.

Lighting

The Applicant is updating site lighting. They are lighting their two parcels in a holistic manner with a significant amount of lighting crossing the shared property line between the two parcels. This will require a variance because properties are not normally allowed to spill more than .4 footcandles of light onto a different residential property. In Staff’s opinion, the fact that the two parcels are functionally one development is sufficient to justify the variance.

Dumpster Enclosures

The Applicant is replacing the old block trash enclosures with new Trex trash enclosures that will be large enough to accommodate both trash containers and recycling containers. Trex trash enclosures are allowed in the R-4 district but must be set back at least 10 feet from any building that does not have a sprinkler system.

Signage

The subject property currently has a monument sign on Parcel A which is lawful nonconforming and does not meet current design requirements because it does not have a decorative base. The Applicant wants to replace the existing sign and install a second monument sign on Parcel B. Any new signage that does not have lawful nonconformity rights will need to meet current zoning requirements for signage. A sign permit will be needed prior to installation.

Stormwater Maintenance Agreement

The Applicant will need to enter into a stormwater maintenance agreement with the City wherein they agree to properly maintain their required stormwater management infrastructure. If they fail to maintain the infrastructure, the agreement will give the City the authority to handle the

maintenance and assess the costs against the property.

MRCCA Considerations

As previously stated, the existing “Camber Hill Townhomes” development is highly nonconforming in regard to modern MRCCA requirements because the development is built into the toe of a bluff. The proposed renovation seeks to stabilize the bluff (which is eroding) with a new retaining wall system and riprap installation which has been designed by a professional engineer. That professional engineer has written a letter, which is included as an attachment. The letter explains why the new retaining wall system needs to deviate from default MRCCA requirements regarding retaining wall height and spacing. The letter also justifies the fact that the new retaining walls will need to be placed slightly deeper into the bluff than the old retaining walls.

The State’s model MRCCA ordinance gives deference to professional engineers in dealing with erosion issues in existing developments and generally allows necessary retaining walls in these situations without extra approval steps. South St. Paul’s local MRCCA ordinance includes flexibility from the State model ordinance, and this flexibility was negotiated with the DNR in 2023 to ensure that the updated MRCCA Statute would not unduly impede the City’s economic development goals for Concord Street and Concord Exchange. It appears that some of the flexibility language that the City received may have had the unintentional consequence of imposing a conditional use permit and variance requirement on some retaining wall projects that are designed to prevent erosion. This may be something that City Staff attempts to address in the future by working with the DNR on a minor ordinance amendment to better align retaining wall regulations with the model ordinance.

Long-term, each facet of the renovation project should have either a neutral effect on the health of the bluff or have a positive effect on the health of the bluff. All the new decks are being built in the front yard away from the natural bluff and the only thing being built into the natural bluff is the new retaining wall system and some riprap for erosion control. A vegetation permit will be needed for any vegetative removal that is needed to install the new retaining walls and riprap. City Staff reached out to the Minnesota DNR and the National Park Service to invite them to comment on the renovation project. Any comments provided by those two agencies will be shared with the Planning Commission and City Council.

CONDITIONAL USE PERMITS

The Applicant needs Conditional Use Permits in order to move forward with this project. The Code states that a Conditional Use Permit should only be recommended for approval if the Planning Commission has made the following determinations:

1. That the conditional use, with such conditions as the commission shall determine and attach, conforms to the general purpose and intent of this chapter.
2. If the application is based on the conditional use provision in this chapter that the issuance conforms to the general characteristics of the district of which it will become a part.
3. That the conditional use will not impede the normal and orderly development and

improvement of property in the neighborhood for uses permitted in the district or districts affected.

4. That adequate utilities, access roads, streets, drainage, and other necessary facilities have been or will be provided.
5. That adequate measures have been or will be taken to provide ingress and egress in such a manner as to minimize traffic congestion and hazards in the public streets.

For conditional use permits that affect MRCCA requirements, additional criteria are to be considered:

- a. The extent, location and intensity of the conditional use will be in substantial compliance with the MRCCA plan;

The project is in substantial compliance with the MRCCA plan. The proposed deck additions will not be built into the natural bluff, they will be built on the other side of the building. The additions will allow for the removal of some of the improvements that are right up against the natural bluff (i.e. sidewalks on west side of buildings and awnings on west side of buildings). The property faces erosion challenges that are affecting the stability of the bluff and quality of life for residents of the townhome community. The retaining wall improvements will assist with erosion control.

- b. The conditional use is consistent with the character and management purpose of the MRCCA district in which it is located;

The property is located in the "Separated from River District" where there is a large physical and visual distance from the Mississippi River. Minimizing negative impacts to primary conservation areas and minimizing erosion and the flow of untreated stormwater to the river are priorities in this district. The Applicant's project includes an emphasis on addressing erosion issues and there are also stormwater management improvements. The project is in substantial compliance with the MRCCA plan.

- c. The conditional use will not be unduly detrimental to PCAs and PRCVs nor will it contribute to negative incremental impacts to PCAs and PRCVs when considered in the context of past, present and reasonable future actions; and

The main PCA on this parcel (the toe of the bluff) was already impacted when the townhome development was constructed in the early 1980's. The Applicant's project will bring in a new professionally designed retaining wall system and riprap improvements that will help address the erosion issues that have occurred, at least in part because this property was developed at a time before MRCCA standards were in effect. This project represents a positive impact that will help counteract some of the

negative impacts caused by past development activity.

- d. The conditional use will not negatively impact other resources identified in the city's critical area plan.

The only other impact will be vegetation removal that is necessary to install the new retaining walls and riprap. The Applicant will need to get a vegetation permit and they understand that vegetation removal needs to be kept to the minimum amount necessary to implement the project. They will need to work with the City Engineer to better define their construction limits and keep vegetation removal to a minimum.

Variance Criteria

The Applicant needs several variances for the project to move forward. State Statute and the City Code have specific criteria that must be met for a variance to be granted. Staff has drafted findings that can be used if the Planning Commission wants to recommend approval of the variances:

- i. That the variances are in harmony with the general purpose and intent of the ordinance.

The general purpose and intent of the front setback ordinance is to ensure an attractive streetscape with buildings that are appropriately set back from the street which complement other houses on the same street. The Applicant's project is consistent with the purpose and intent of the ordinance and the deck on Building #1 comes very close to meeting the criteria for being a permitted encroachment. It cannot fully meet the criteria because it cannot have a closed base or garage access would be obstructed. The general purpose and intent of the lighting ordinance is to prevent properties from unduly causing a nuisance to nearby residential properties. The Applicant's two properties function as one holistic development and will not cause a nuisance to each other. The general purpose and intent of the MRCCA ordinance is to protect the integrity of the Mississippi River bluffs. The Applicant's project was designed by a professional engineer and will help stabilize a natural bluff that is dealing with erosion issues. The project will not add any new negative impacts to the natural bluffs.

- ii. That the terms of the variances are consistent with the Comprehensive Plan.

The terms of the variances are consistent with the 2040 Comprehensive Plan which guides this property as High Density Residential. Flexibility is needed from standard code requirements in order for this to be a buildable property that can perform in accordance with the comprehensive plan's density range for this land use category.

- iii. That economic considerations are not the reasoning for the variances.

The reasoning for the variances is that the Applicant wishes to beautify and improve an existing townhome development with substantial deferred maintenance and protect the

bluff and the buildings from the harmful effects of soil erosion.

- iv. That the Property Owner proposes to utilize the property in a reasonable manner.

The R-4 zoning district allows apartment-style townhome buildings. The property is lawful nonconforming and fails to meet the zoning code's modern performance standards regarding curb appeal, site layout, and bluff impacts. The Applicant is bringing the property closer to alignment with the purpose and intent of the zoning code by improving curb appeal, creating a site layout with front entrances and ADA compliance, and stabilizing the eroding river bluff.

- v. That the plight of the property owner is due to a unique circumstance not created by the property owner.

This property has unique challenges related to the shallowness of the parcels and the lawful nonconforming status of the existing buildings which predate MRCCA regulations and were built in a manner that affects the toe of the bluff in a way that is no longer allowed. The Applicant is a new owner and did not cause any of the unique circumstances. The unique circumstances are the result of zoning code changes over the past 44 years.

- vi. The variances will not alter the essential character of the neighborhood.

Camber Avenue is unique in that it is isolated from the neighborhood that sits on top of the bluff and the mixed-use area that sits at the bottom of the bluff along Concord Exchange. The essential character of the Camber Avenue neighborhood is the Camber Hill Townhomes. The only other development on the street is two single-family homes that sit on the east side of Camber Avenue and are built into an even taller bluff. The Applicant's project will enhance the essential character of the neighborhood by upgrading the aesthetics of the existing townhome development to better align with modern zoning expectations.

Variances from MRCCA requirements have additional criteria:

- a. The extent, location and intensity of the variances will be in substantial compliance with the MRCCA plan;

The project is in substantial compliance with the MRCCA plan. The proposed deck additions will not be built into the natural bluff, they will be built on the other side of the building. The additions will allow for the removal of some of the improvements that are right up against the natural bluff (i.e. sidewalks on west side of buildings and awnings on west side of buildings). The property faces erosion challenges that are affecting the stability of the bluff and quality of life for residents of the townhome community. The retaining wall improvements will assist with erosion control.

- b. The variances are consistent with the character and management purpose of the

MRCCA district in which it is located;

The property is located in the “Separated from River District” where there is a large physical and visual distance from the Mississippi River. Minimizing negative impacts to primary conservation areas and minimizing erosion and the flow of untreated stormwater to the river are priorities in this district. The Applicant’s project includes an emphasis on addressing erosion issues and there are also stormwater management improvements. The project is in substantial compliance with the MRCCA plan.

c. The variances will not be unduly detrimental to PCAs and PRCVs nor will it contribute to negative incremental impacts to PCAs and PRCVs when considered in the context of past, present and reasonable future actions; and

The main PCA on this parcel (the toe of the bluff) was already impacted when the townhome development was constructed in the early 1980’s. The Applicant’s project will bring in a new professionally designed retaining wall system and riprap improvements that will help address the erosion issues that have occurred, at least in part because this property was developed at a time before MRCCA standards were in effect. This project represents a positive impact that will help counteract some of the negative impacts caused by past development activity.

d. The variances will not negatively impact other resources identified in the city's critical area plan.

The only other impact will be vegetation removal that is necessary to install the new retaining walls and riprap. The Applicant will need to get a vegetation permit and they understand that vegetation removal needs to be kept to the minimum amount necessary to implement the project. They will need to work with the City Engineer to better define their construction limits and keep vegetation removal to a minimum.

COMMENTS FROM OTHER DEPARTMENTS

City Engineer

The City Engineer has provided a comment letter which is included as an attachment.

DISCUSSION

The proposed project is almost a pure “win” for the community. The Camber Hill Townhomes are an important part of South St. Paul’s affordable housing stock, but they have significant deferred maintenance and badly need to be renovated. Due to the topography of the site and the need for retaining wall improvements, this is an incredibly complicated and costly renovation project. The Applicant has a long track record of breathing new life into housing developments

that are in great need of reinvestment. City Staff is supportive of the scope of the proposed project and it should be allowed to proceed as long as the Applicant obtains the appropriate construction permits and complies with all applicable MRCCA regulations that protect the existing vegetation on the bluff from undue construction impacts.

STAFF RECOMMENDATION

Staff recommends approval of the Site Plan, Conditional Use Permits, and Variances, subject to the following conditions:

1. **Approved Plans.** The conditions of this approval are based on the following plans which are on file with the Planning Department:

- a. **Application (Camber Hill, LLP) dated 6/1/2026**
- b. **Narrative (Ken Isaacson) dated 6/1/2026**
- c. **ALTA Survey (Sundae Land Surveying) dated 11/11/2025**
- d. **Removals Plan and Initial Erosion Control Plan (LHB) dated 4/6/2026**
- e. **Proposed Erosion Control Plan (LHB) dated 4/6/2026**
- f. **Utility Plan (LHB) dated 4/6/2026**
- g. **Grading Plan (LHB) dated 4/6/2026**
- h. **Surfacing and Layout Plan (LHB) dated 4/6/2026**
- i. **Landscaping Plans (LHB) dated 4/6/2026**
- j. **Architectural Site Details (LHB) dated 4/6/2026**
- k. **Building Plans (LHB) dated 4/6/2026**
- l. **Exterior Elevation Plans (LHB) dated 4/6/2026**
- m. **Photometric Plan (LHB) dated 4/6/2026**
- n. **Stormwater Management Report (LHB) dated 4/6/2026**
- o. **Geotechnical Engineering Report (Terracon) dated 4/3/2026**
- p. **Retaining Wall Statement Letter (LHB) dated 5/29/2026**
- q. **Existing and Proposed Retaining Walls Exhibit (LHB) dated 5/14/2026**

2. **Construction Permits Required.** The review and approval of the site improvements pursuant to the requirements of the City's adopted building and fire codes shall be in addition to the site plan review process. The Applicant must obtain all required permits prior to beginning construction:

- a. Building permits are required for the construction of the new deck additions and for any retaining wall that is over 4 feet in height.
- b. Either a zoning permit or a building permit is needed for the parking lot paving project.

- c. Sign permits must be obtained prior to the installation of any signage. Signs that do not have lawful nonconformity rights must fully comply with current zoning requirements for monument signs.
 - d. Fence permits are required for the new decorative metal fences and for the new trash enclosures.
 - e. A vegetation permit is needed to remove any vegetation in a bluff impact zone or any vegetation that is part of a significant existing vegetative stand identified in the City's MRCCA Plan. The Applicant must demonstrate that they are doing the minimum amount of vegetation removal necessary to implement their project.
3. **Building and Fire Code Compliance.** All buildings on the property must be maintained in compliance with all applicable building codes and fire codes.
4. **Deck Addition Footprints and Design.** The deck additions shall have footprints and design that are substantially consistent with what is shown on the approved plans.
5. **Retaining Wall Footprints and Design.** The new retaining walls shall have locations and designs that are substantially consistent with what is shown on the approved plans.
6. **SAC Fees.** The Applicant will need to obtain a SAC determination letter from the Metropolitan Council prior to retiring the laundry room and installing in-unit washers in each unit. The Applicant will need to pay any additional SAC charges that may be due.
7. **Installation and Maintenance of Required Landscaping.** The Applicant shall be responsible for installing and maintaining landscape materials that are substantially consistent with what is shown on the approved landscaping plan.
8. **Landscape Guarantee.** The Applicant shall establish a landscape escrow in the amount of \$7,500 or 50% of the estimated cost of implementing the landscape plan, whichever is less. The security shall be maintained for at least one year after the date that the landscape materials have been planted. After one year has passed, the Applicant must replace any required landscape materials that are not alive or are in an unhealthy state. Once the City has confirmed that the replacements have been installed, the entire security

may be released.

9. **Lighting.** All lighting shall be compliant with City Code Section 18-245 and a revised photometric plan shall be submitted that demonstrates that no more than 1 footcandle of light shall be spilled onto the centerline of the road. Light sources shall be hooded or controlled so as not to light adjacent property. The Applicant is granted a variance from these provisions for the property line that exists between Building #5 and Building #6. The Applicant may treat their entire development as one property for the purposes of administering the lighting and glare ordinance.
10. **Trash Enclosures Required for Exterior Trash Handling.** The Applicant shall install new trash enclosures that are adequately sized for garbage containers and any recycling containers that are required by Dakota County ordinances. Trash enclosures shall be built of approved materials consistent with whatever zoning rules are currently in place in the underlying zoning district.
11. **Compliance with Dakota County Requirements, Department of Natural Resources, Minnesota Pollution Control Agency, and Other State Agency Requirements.** The Applicant shall comply with any requirements that are imposed upon them by the Minnesota Pollution Control Agency (MPCA) and the Minnesota Department of Natural Resources (MnDNR). The Applicant shall also comply with any relevant requirements that are imposed upon them by any other State agencies and by Dakota County.
12. **Termination of the Conditional Use Permits, Variances, and Site Plan Approval.** Unless an extension is granted by the City Council, the Site Plan Approval, Conditional Use Permits, and Variances will terminate if improvements have not substantially begun within one year of the date of approval. The violation of any condition of approval may result in the termination of the conditional use permits and variances, following a hearing by the City Council.

ENGINEERING CONDITIONS

13. **City Engineer Comment Letter.** The Applicant shall address all comments and conditions in the City Engineer's comments letter dated June 25, 2026.
14. **Erosion Control Escrow.** An erosion control escrow in the amount of \$3,000 per

disturbed acre will need to be established prior to the issuance of any construction permit that will involve land disturbance (i.e. building permits, grading permits, paving permits, etc.).

15. Stormwater Maintenance Agreement Required. Prior to issuance of any construction permits, the Applicant must enter into a stormwater maintenance agreement with the City for the long-term maintenance of required stormwater management systems.

16. New Utility Easement Required. The existing 20-ft wide storm sewer easement does not fully encompass the existing storm sewer south of Building 5. The Applicant shall establish a 20-foot-wide easement that follows the centerline of the existing storm sewer. The City agrees to terminate the existing easement in exchange for the new easement that properly covers the storm sewer line. The City Council authorizes City Staff to enter into and execute all documents necessary to effectuate this condition of approval.

ACTION NEEDED

The Planning Commission has the following actions available on the proposed application:

1. Approval. If the Planning Commission wishes to recommend approval of the site plan, variances, and conditional use permits for the Camber Hill Townhomes Renovation Project, the following action should be taken:
 - Motion to recommend approval of the site plan, variances, and conditional use permits for the Camber Hill Townhomes Renovation Project.
2. Denial. If the Planning Commission wishes to recommend denial of the site plan, variances, and conditional use permits for the Camber Hill Townhomes Renovation Project, the following action should be taken:
 - Motion to recommend denial of the site plan, variances, and conditional use permits for the Camber Hill Townhomes Renovation Project.

If the recommendation is denial, the Planning Commission must explicitly lay out the rationale behind the denial recommendation. Specifically, they must state how the application fails to comply with Code criteria for Site Plan Review, Conditional Use Permits, or Variances.

SOURCE OF FUNDS

NA

ATTACHMENTS

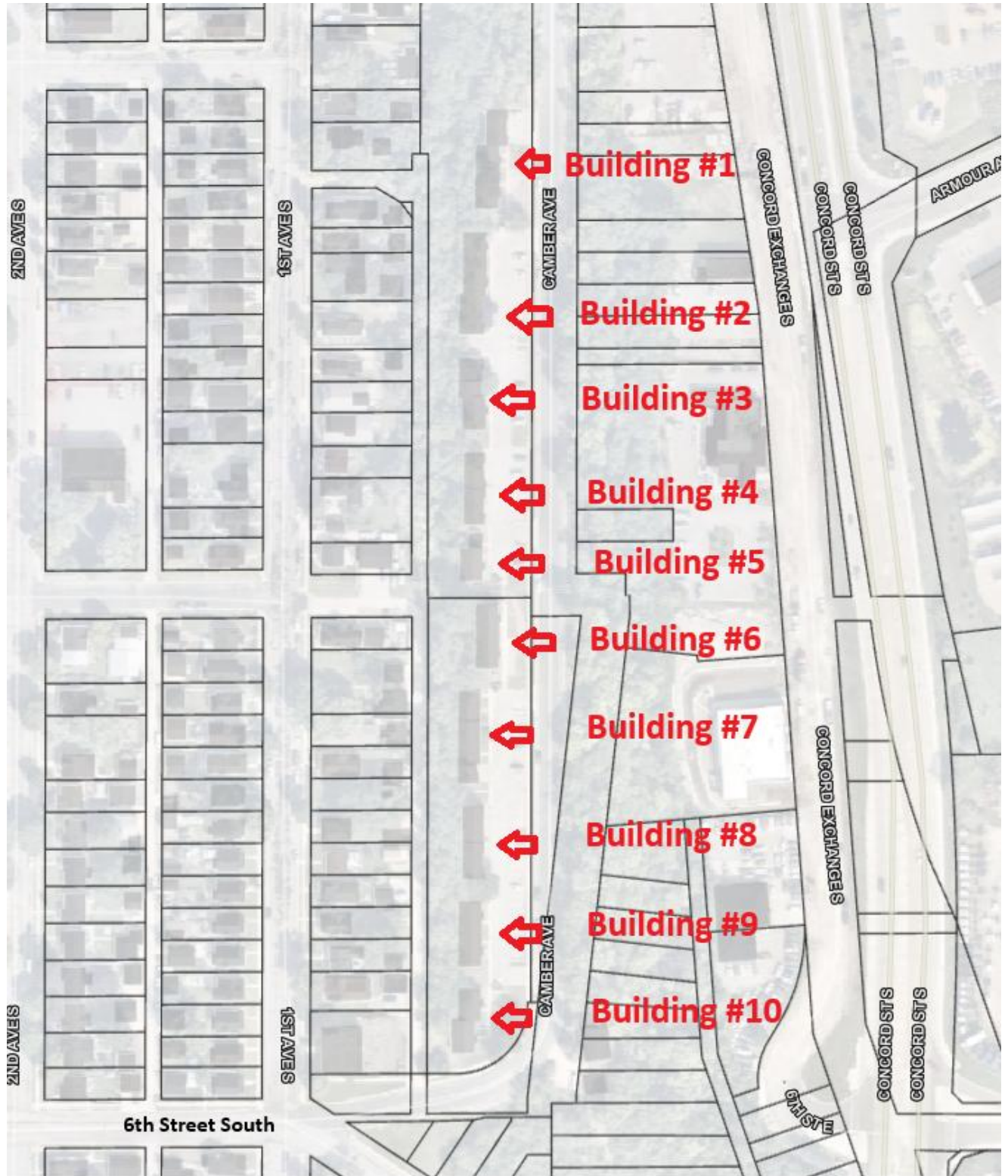
1. Site Location Map
2. Site Layout Aerial Map for Camber Hill Townhomes
3. Angled Aerial Photograph of Camber Hill Townhomes
4. Google Streetview Photographs of Existing Buildings
5. Before and After Rendering of Building #1
6. Existing Vs. Proposed Retaining Walls
7. Applicant's Narrative
8. City Engineer's Letter
9. Civil and Architectural Plans
10. Project Engineer's Retaining Wall Statement

ATTACHMENT 1
SITE LOCATION MAP



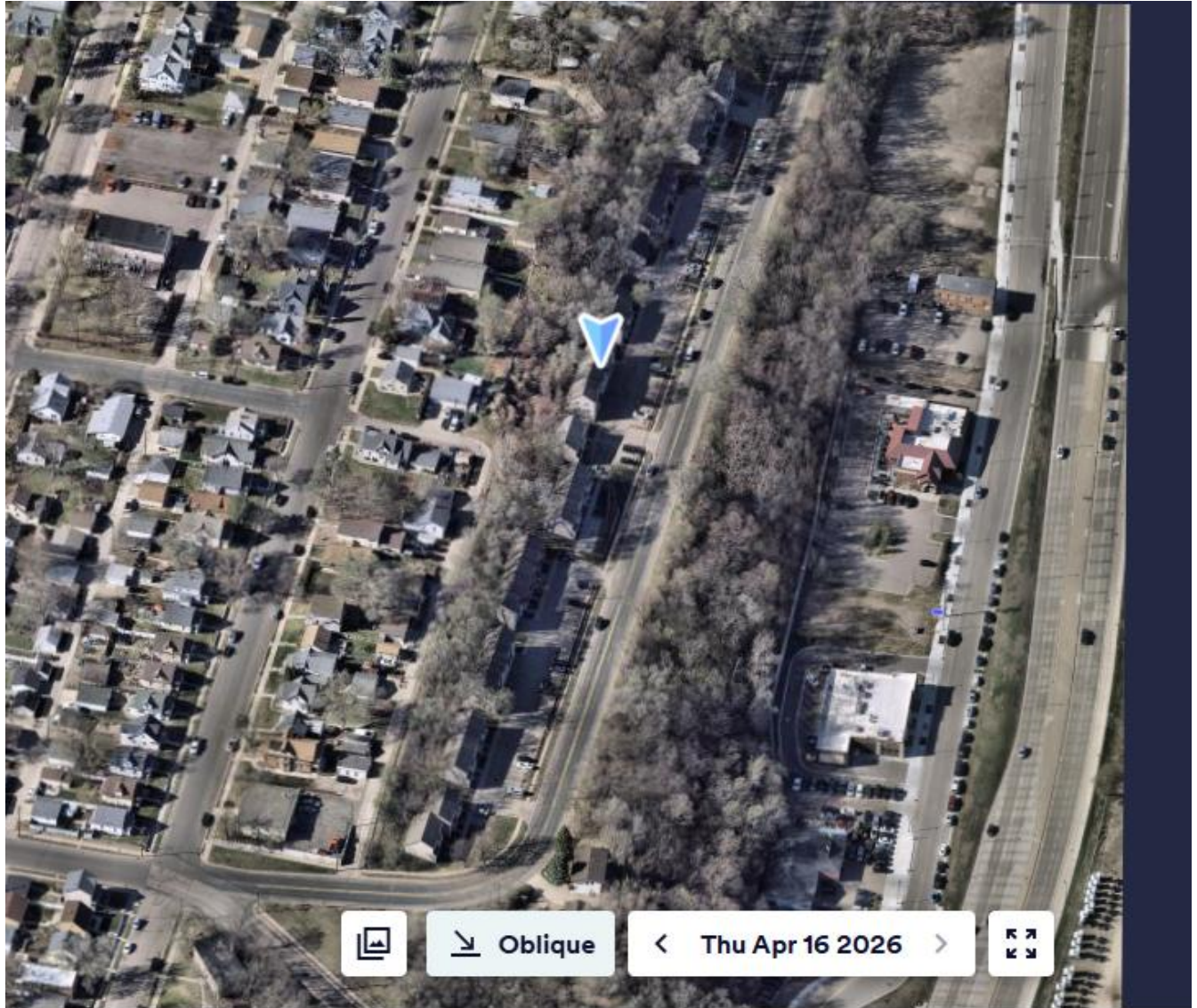
Northern Parcel is Referred to as “Parcel A” in Staff Report
Southern Parcel is Referred to as “Parcel B” in Staff Report

ATTACHMENT 2
SITE LAYOUT AERIAL MAP FOR CAMBER HILL TOWNHOMES



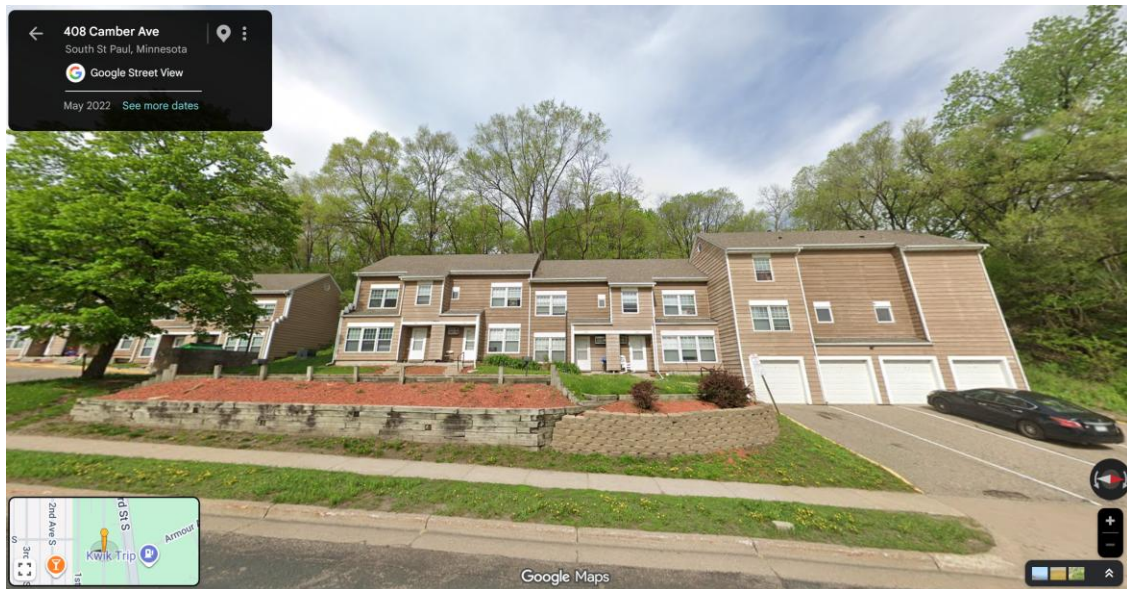
ATTACHMENT 3

ANGLED AERIAL PHOTOGRAPH OF CAMBER HILL TOWNHOMES



ATTACHMENT 4

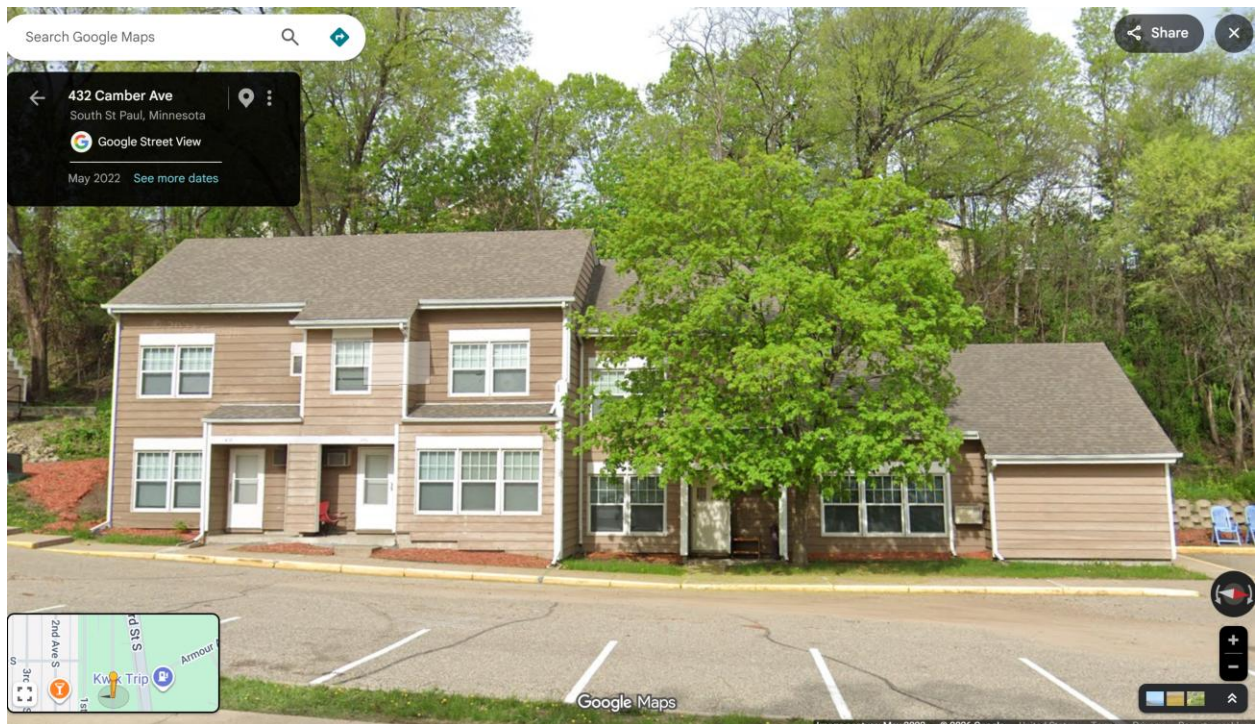
GOOGLE STREETVIEW PHOTOGRAPHS OF EXISTING BUILDINGS



Building #1



Building #2



Building #3



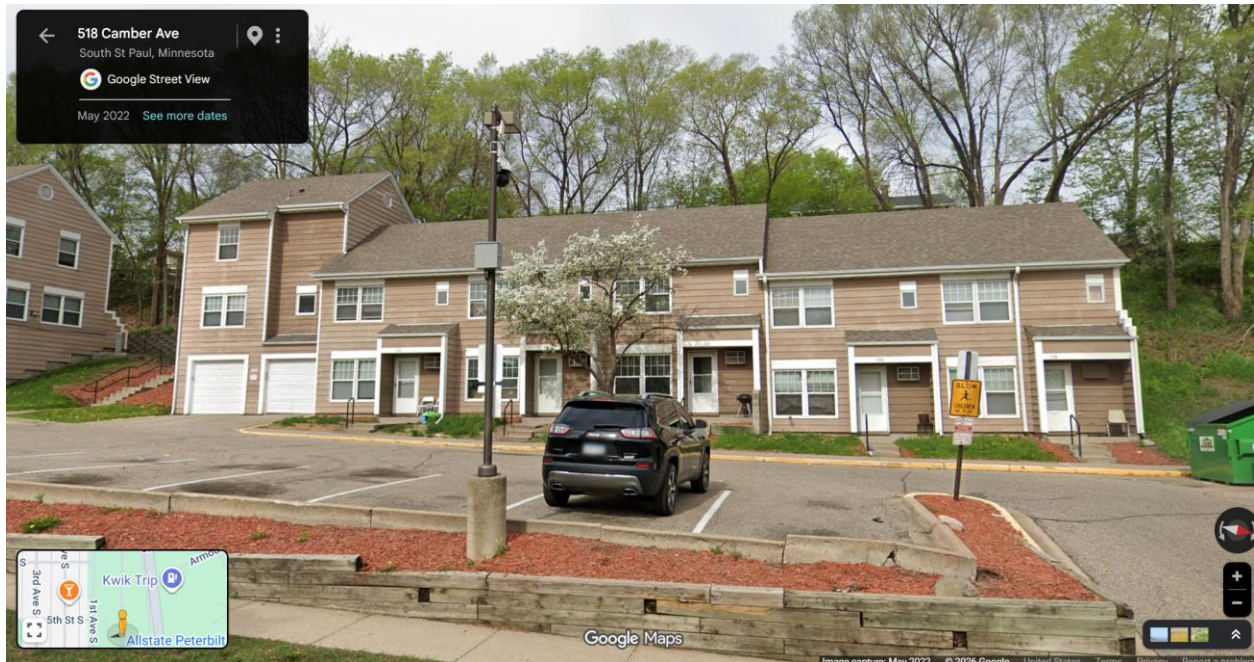
Building #4



Building #5



Building #6



Building #7



Building #8



Building #9



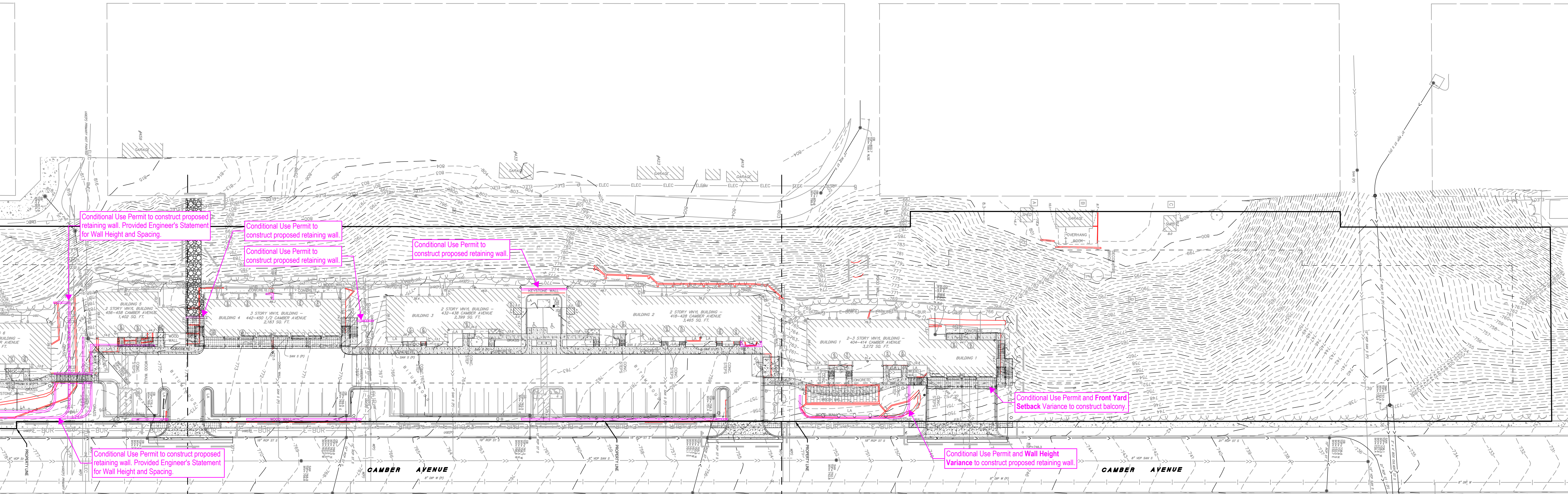
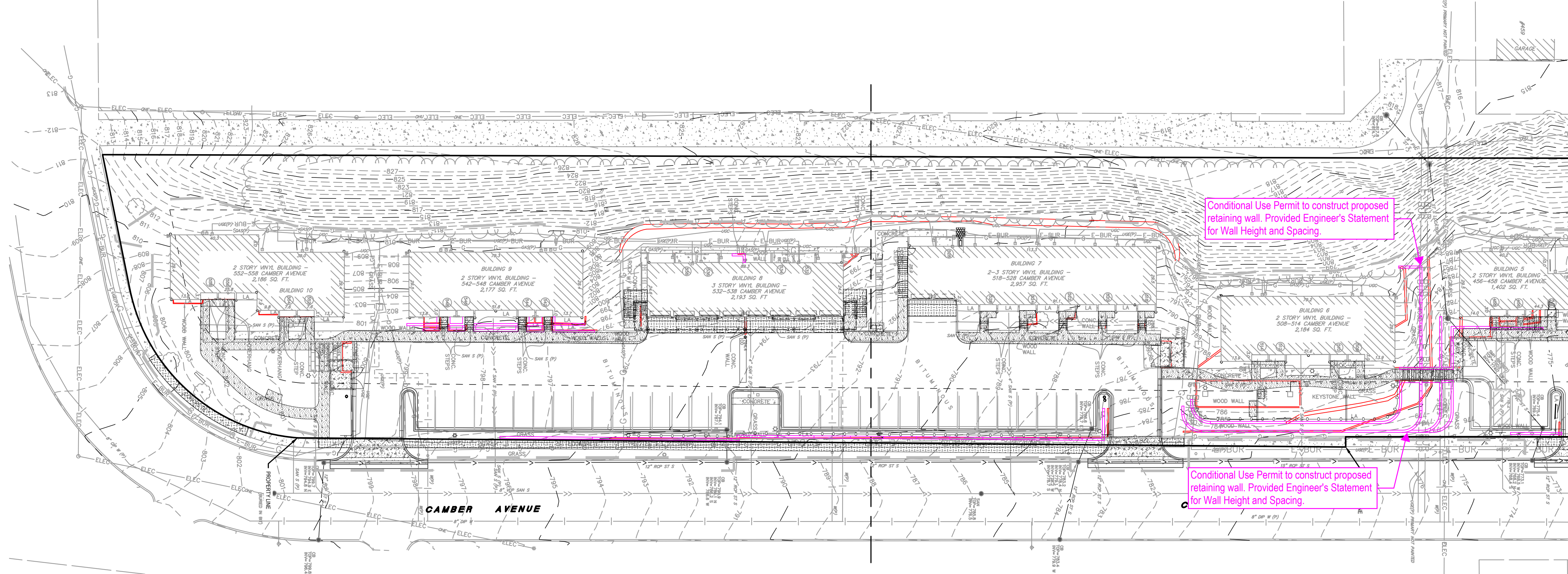
Building #10



LEGEND

- EXISTING WALL
- PROPOSED WALL

NOTE: A portion of the project includes retaining wall work across the broader site, which will improve overall stormwater routing and bluff stability, while accommodating the existing buildings and site constraints. To achieve these goals, several existing retaining walls will be replaced and new retaining walls will be constructed. The project is requesting a conditional use permit for the proposed, new retaining walls, some of which will encroach further into the bluff and bluff impact zone. In addition, we acknowledge that replacement of the existing walls will require a variance for their placement, as well as height and spacing that exceed City of South St. Paul and/or MRCCA requirements.



DRAFT

EXISTING VS PROPOSED RETAINING WALL EXHIBIT



June 1, 2026 AA

ATTACHMENT 7 APPLICANT'S NARRATIVE

Mr. Michael Healy, Planning Manager
Ms. Monika Miller, Associate Planner
City of South St. Paul
125 3rd Avenue North
South St. Paul, MN 55075

Camber Hill, LLLP - 450 Camber Avenue, South Saint Paul, MN 55075 Site Plan Review, Front Yard Setback Variance, Retaining Wall Variance Request

Camber Hill is an existing 44-unit affordable rental townhome development that was built in 1982. Twin Cities Housing Development Corporation ("TCHDC") acquired this property from the original developer in November 2025. TCHDC is a Saint Paul based non-profit developer and long-term owner that was established in 1984. We specialize in the acquisition, preservation and long-term ownership of affordable housing throughout the State of Minnesota with most of our portfolio located in the Minneapolis and Saint Paul Metro area.

TCHDC proposes completing substantial capital improvements, including work on all the residential units and all the site infrastructure and utilities. Currently, there is serious bluff erosion and deferred maintenance at this site. Our plans include complete modernization of all the interiors and exteriors of the residential units, major site work/corrections to improve significant erosion and the deterioration of the parking lots, common areas, the lack of adequate storm water management systems and finally bring the living units and site up to current code standards. This work will include changes to the two ADA units, all parking lots, sidewalks, retaining walls and common areas to meet current ADA and/or building code standards.

To address the erosion and poor access to the residential units on the west side of the site we are proposing to move the unit access on four of the buildings to the east side (front) of the buildings. To accomplish this, we have one building that requires a front yard setback variance of approximately 4 feet (see sheet C401 - Surfacing and Layout Plan). The

deterioration of the bluff and existing large concrete retaining walls on the west of the entire site make access to the units on the west site very challenging and create extremely tight grading for drainage and unit access. This front yard setback is for just Building 1, located at the north end of the site at 404-414 Camber.

A portion of the project includes retaining wall work to further improve stormwater routing, accommodate the existing buildings, and improve bluff stability. To achieve this, several existing retaining walls will be replaced, and new retaining walls will be constructed. We are requesting a conditional use permit for the new retaining walls that will be within the bluff impact zone. Several of these retaining walls will encroach further into the bluff and bluff impact zone than the existing retaining walls which will require a variance. We are requesting a variance for the placement of these retaining walls as well as the height and spacing of several of the walls. Deviations from the regular MRCCA standards for retaining walls are necessary to address the substantial bluff erosion and drainage issues on site. The retaining wall improvements are a crucial component of the capital improvements to the site and are necessary to ensure the long-term preservation of safe, affordable, and resilient housing at Camber Hill.

Below please find our responses indicating why our request is consistent with the standards for granting a variance (the criteria from City Code section 118-39 to warrant variance approval):

- 1) The variance is in harmony with the general purpose and intent of the ordinance;

A front yard setback variance request of approximately 4 feet is for just one of the ten buildings at the site and retaining wall variance will significantly improve the erosion problems and provide safer access for residents into their individual units. We believe is very much in harmony with the general purpose and intent of the ordinance

- 2) The terms of the variance are consistent with the Comprehensive Plan;

Chapter 6 – Housing of the 2040 South Saint Paul Comprehensive Plan states: “Over the next several decades, the focus on housing in South St. Paul will continue to be on the maintenance of existing homes, infill development, and redevelopment”. We believe this setback variance will allow for increased maintenance and improvement of existing housing stock as described within the 2040 Comprehensive Plan.

- 3) The applicant for the variances establishes that there are practical difficulties in complying with the ordinance (Economic considerations alone do not constitute practical difficulties);

The existing bluff regulations preclude our ability to make any material changes to the bluff or slopes west of the buildings as it would require disturbance of the bluff which is not likely to be approved by the various regulatory bodies that would be reviewing any proposed changes

4) The property owner proposes to utilize the property in a reasonable manner;

We are not proposing any change to the existing residential use of the property and believe the minor front yard setback and retaining wall variances will accommodate better drainage and resident access is reasonable.

5) The plight of the property owner is due to circumstances unique to the property that were not created by the property owner;

The existing bluff is a unique feature of this property and was not created by the current property owner. Our desire is to fully comply with all of the bluff disturbance regulations and allowing this front yard setback and retaining wall variances will allow us to improve the site drainage and improve resident access to their unit without disturbing the bluff

6) The variance will not alter the essential character of the neighborhood:

The front yard setback and retaining wall variance requests do not alter the essential character of the neighborhood. The Camber Hill site is somewhat isolated and there is very limited visibility from any of the adjoining property owners.

Sincerely,



Ken Isaacson
Development Manager
Twin Cities Housing Development Corporation
On behalf of Camber Hill, LLLP



June 25, 2026

Planning Manager Michael Healy
125 3rd Avenue N
South St. Paul, MN 55075

Re: Camber Hill Townhome Renovation Project
Site Plan Review

Mr. Healy,

The Engineering Department reviewed the submittal for the Camber Hill Townhome Renovation Project received from the planning department on June 12, 2026, and has the following comments:

General Engineering Items

1. An erosion control escrow in the amount of \$3,000 per acre of disturbance will need to be provided at the time of permit approval per the City of South St. Paul's fee schedule regarding Grading/Fill/Land Alteration permits.
2. Applicant to submit a cost estimate for the improvements within the public right-of-way. An escrow in the amount of 125% of the cost of the improvements that impact the public right-of-way will be required prior to permit approval.
3. All plans must be signed by a licensed professional engineer in the State of Minnesota prior to permit approval.
4. The Geotechnical Report calls out areas where "hydrocarbon odor" was observed and notes that off-site disposal of materials would need to follow the project environmental consultant's recommendations. If contaminated soils are encountered during the work, the Applicant will have to coordinate with their environmental consultant.

Survey, Existing Conditions, and Phasing Plan

1. The existing 20-ft wide storm sewer easement does not fully encompass the existing storm sewer south of Building 5. Applicant to vacate the easement that does not contain the storm sewer and establish a 20-ft wide easement that follows the centerline of the existing storm sewer.
2. The Phasing Plan does not indicate any phases for the work.

Removals & Erosion Control Plan

1. The site will disturb more than one acre of land and therefore is required to obtain a construction stormwater permit through the Minnesota Pollution Control Agency (MPCA).



2. Due to the site being within one (1) mile of the Mississippi River, temporary seeding or stabilization is required for all disturbed areas that will be inactive for seven (7) days or more.
3. Any pavement removed from Camber Ave must be restored to its existing pavement section.
4. Applicant to note what, if any, perimeter control is proposed at the north end of the site.
5. Applicant to clarify if all curb and gutter is to be removed or only select portions. If only select portions are being removed, applicant shall clearly define start and stopping points of removals.
6. Engineering staff would like to meet with the design team to discuss the riprap channel proposed on the bluff south of Building 4. Items to discuss are as follows:
 - a. Constructability and access
 - b. Clearing, removals, and grading limits
 - c. Riprap check dam details

Stormwater Management Report, Grading, and Utility Plan

1. A Stormwater Maintenance Agreement will be required and must be recorded against the property. It shall be the responsibility of the property owner to maintain all private stormwater facilities. City staff will prepare the agreement using the city's template and provide to the applicant for review.
2. Applicant to revise the Rate Control portion under the Drainage Design Criteria section of the Stormwater Management Report to say that the proposed rates cannot exceed existing rates. Engineering staff acknowledges that the proposed discharge rate for the 100-year storm exceeds the existing rate by a negligible amount and does not require revision of the plan or of the modeling.
3. Engineering staff are concerned with the proposed slopes of the PVC pipes and recommend that structures and cleanouts are installed at deeper depths to lessen the severity of the slopes where possible.
4. Applicant to review proposed down spout and cleanout locations for conflicts. It appears that there may be conflicts between the concrete collars in some areas (see downspout BLDG 01J as an example).
5. Applicant to update notes under PCB 02B. The plans currently show removing the existing storm pipe in that area, but the note says to connect to the existing storm sewer.
6. Applicant to review and update locations of proposed structures so that they do not conflict with other utilities (see buried electric and PCB 05C).
7. Applicant to note where the retaining wall drain tile daylights for the walls adjacent to Camber Ave. The drain tile cannot drain directly onto the public sidewalk.

Surfacing & Layout Plan

1. The driveway entrances cross existing sidewalk facilities. Applicant to design driveway entrances so that they maintain a 5-ft wide pedestrian access route with a maximum 2% cross slope.



2. Sidewalk within the City's right-of-way shall be constructed per City Standard Detail Plate STRT-3 (attached). Applicant to note that sidewalk through a driveway entrance is to be 6" thick at a minimum.
3. Applicant to review and possibly adjust the proposed monument sign location near Building 5 so that it does not block the view of the proposed stop sign.
4. Applicant to clarify if sidewalk adjacent to the buildings are supposed to have the same hatch as the sidewalk in the City right-of-way.

Landscaping

1. Staff recommends that proposed trees be at least 10 feet from sanitary, water, or storm pipes where possible for future maintenance and replacement needs.

Permits Required from Other Agencies

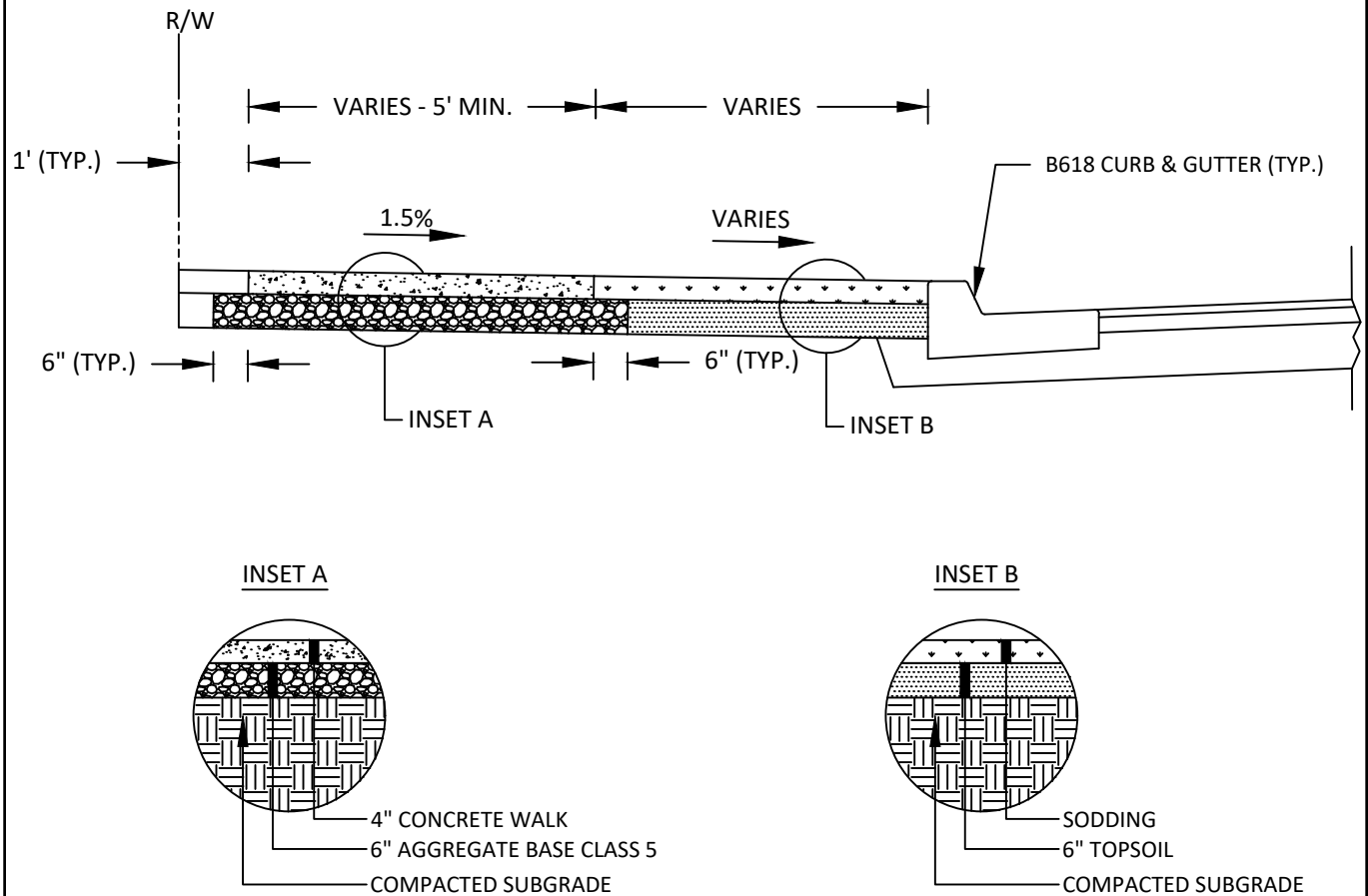
1. NPDES and MPCA Construction Stormwater Permit
<https://www.pca.state.mn.us/business-with-us/construction-stormwater>
2. An encroachment agreement for riprap in unimproved alley will be needed. City staff and the City Attorney will draft an agreement for the Applicant's review.

Please let me know if you have any questions regarding these comments.

Sincerely,

Kelsey Gelhar, P.E.

City Engineer



NOTES:

1. MIN. 6" CONCRETE WALK AT DRIVEWAY CROSSINGS AND PEDESTRIAN CURB RAMPS.
2. CONSTRUCT PEDESTRIAN RAMPS AT ALL INTERSECTION PER MNDOT S.P. 5-297.250.
3. PROVIDE EXPANSION JOINT MATERIAL AT MAX. 100' SPACING.
4. PROVIDE EXPANSION JOINT MATERIAL ALONG BOTH SIDES OF WALK AT ALL LOCATIONS WHERE WALK IS CONFINED BETWEEN FIXED OBJECTS.



STANDARD DETAILS
CONCRETE WALK SECTION
CITY OF SOUTH ST PAUL

REVISED:
01-24
CITY PL. NO.
STRT-3



ATTACHMENT 9
CIVIL AND
ARCHITECTURAL PLANS

CAMBER HILL TOWNHOMES
RENOVATION - SITE PLAN REVIEW
450-558 Camber Ave, South St Paul, MN 55075



701 WASHINGTON AVE, N, STE 200 | MINNEAPOLIS, MN 55401 | 612.338.2029

CLIENT:
TWIN CITIES HOUSING
DEVELOPMENT
CORPORATION
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

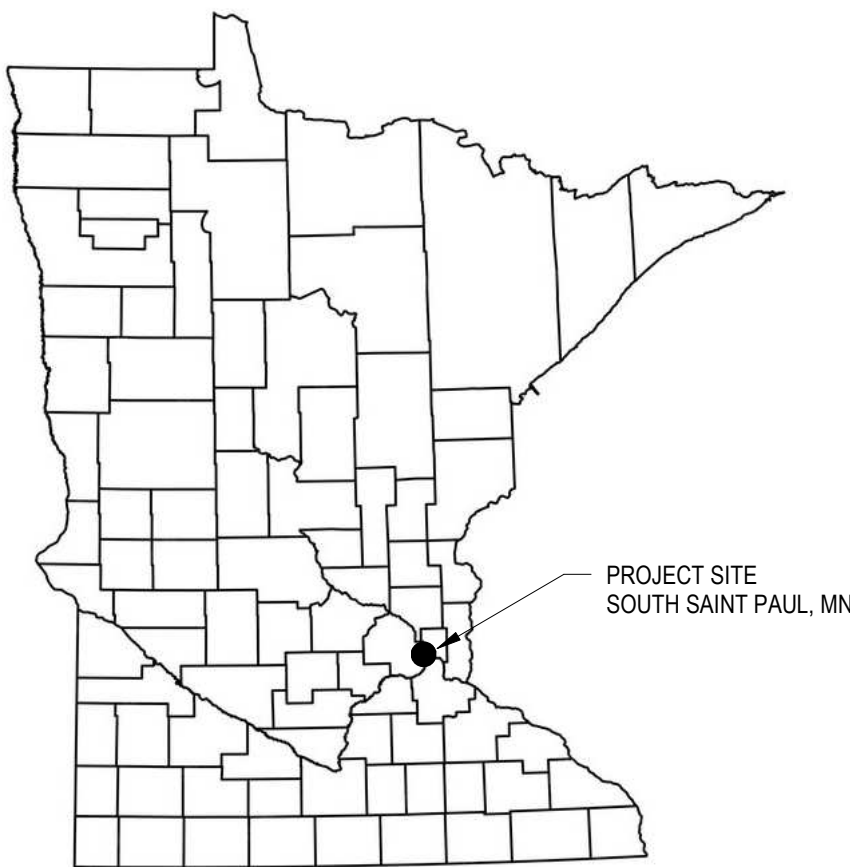
CONSULTANT #1:
CONSULTANT #1 NAME
ADDRESS LINE 1
ADDRESS LINE 2

CONSULTANT #2:
CONSULTANT #2 NAME
ADDRESS LINE 1
ADDRESS LINE 2

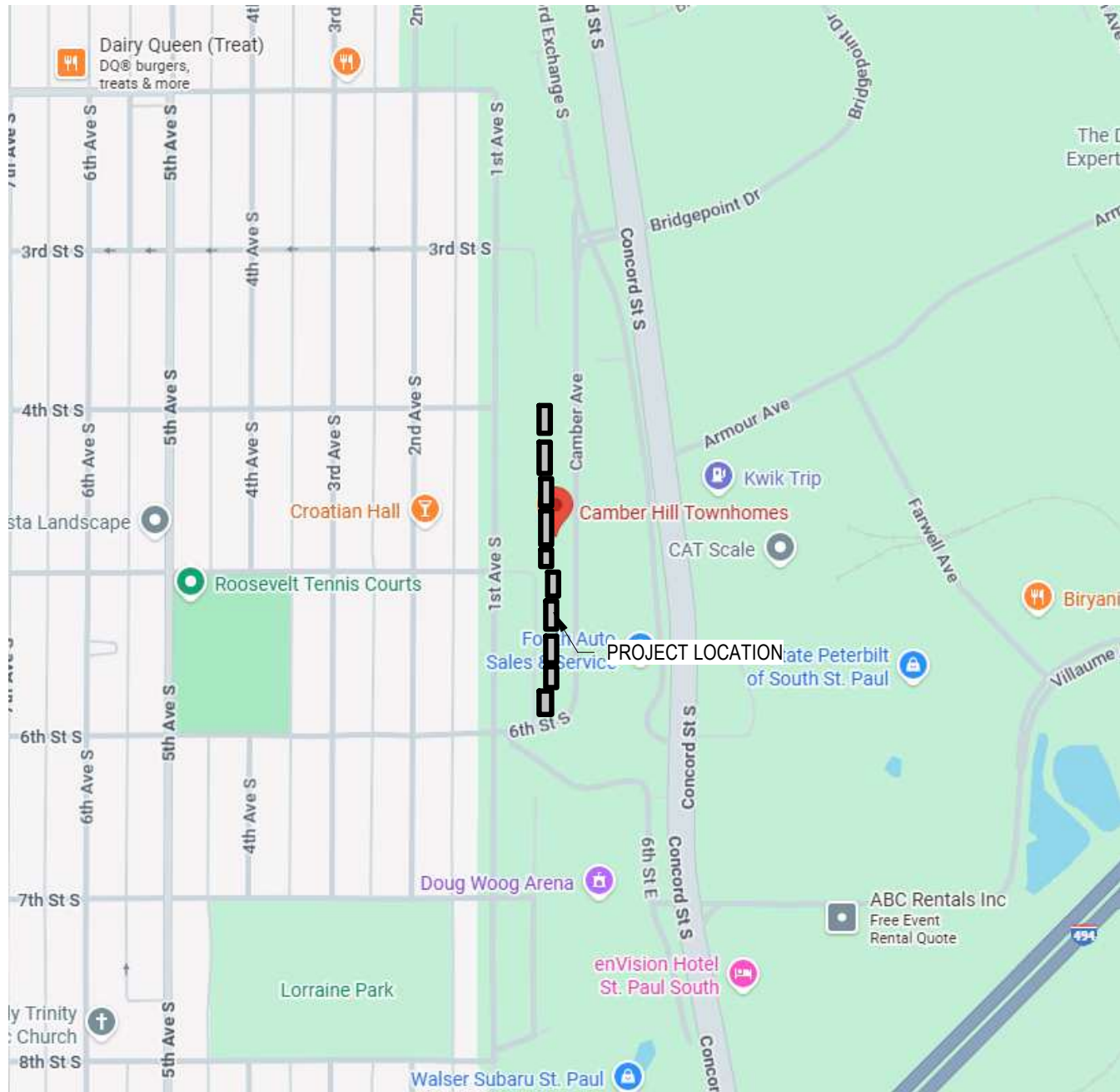
PROJECT TEAM

CLIENT	PROJECT MANAGER	CIVIL ENGINEER	LANDSCAPE ARCHITECT
TWIN CITIES HOUSING DEVELOPMENT CORPORATION 1360 ENERGY PARK DRIVE, SUITE 210 ST. PAUL, MN 55108 PHONE: (651) 292-0211 EXT. 225 CONTACT: KEN ISAACSON TITLE: DEVELOPMENT MANAGER EMAIL: KISAACSON@TCHDC.ORG	LHB, INC. 701 WASHINGTON AVE SUITE 200 MINNEAPOLIS, MN 55401 PHONE: (612) 766-2832 CONTACT: LISA GERMANN E-MAIL: LISA.GERMANN@LHBCORP.COM	LHB, INC. 701 WASHINGTON AVE SUITE 200 MINNEAPOLIS, MN 55401 PHONE: (612) 752-6931 CONTACT: MELISSA WHITE E-MAIL: MELISSA.WHITE@LHBCORP.COM	LHB, INC. 701 WASHINGTON AVE SUITE 200 MINNEAPOLIS, MN 55401 PHONE: (612) 752-6986 CONTACT: LYDIA MAJOR E-MAIL: LYDIA.MAJOR@LHBCORP.COM
ARCHITECT	STRUCTURAL ENGINEER	MECHANICAL ENGINEER	ELECTRICAL ENGINEER
LHB, INC. 701 WASHINGTON AVE SUITE 200 MINNEAPOLIS, MN 55401 PHONE: (612) 766-2854 CONTACT: EMILY TIMM E-MAIL: EMILY.TIMM@LHBCORP.COM	MATTSON MACDONALD YOUNG 65 5th AVE S SUITE 100 MINNEAPOLIS, MN 55501 PHONE: (612) 843-6139 CONTACT: KEN GREEN E-MAIL: KENG@MMYENG.COM	CAIN THOMAS ASSOCIATES, INC 3422 BROADWAY STREET NE SUITE 475 MINNEAPOLIS, MN 55413 PHONE: (312) 279-4203 CONTACT: RYAN STEPHEN E-MAIL: RSTEPHANS@CTAMEP.COM	CAIN THOMAS ASSOCIATES, INC 3422 BROADWAY STREET NE SUITE 475 MINNEAPOLIS, MN 55413 PHONE: (612) 279-4206 CONTACT: DAVID THOMAS E-MAIL: DTHOMAS@CTAMEP.COM

STATE MAP



LOCATION MAP



BUILDING & UNIT DATA

BUILDING DATA							
BUILDING NUMBER	BUILDING AREA** INC. GARAGE (GSF)	TOTAL UNITS PER BUILDING	NO. OF UNIT TYPES PER BUILDING				
			2BR-A	2BR-B	2BR-C	3BR-B	
1	7,714 TOTAL	6		2	2	2	
2	6,164 TOTAL	6	1	2		2	
3	4,018 TOTAL	4	1	2		1	
4	6,477 TOTAL	4+MAINT.			4		
5	2,518 TOTAL	2+OFFICE		1		1	
6	4,383 TOTAL	4		2		2	
7	6,552 TOTAL	6		5	1		
8	6,477 TOTAL	4			4		
9	4,383 TOTAL	4		2		2	
10	4,416 TOTAL	4		2		2	
TOTAL	53,102 TOTAL	44	2	19	11	12	

DWELLING UNIT DATA							
UNIT TYPE	1ST FL. GSF (EXCL. GARAGE)	2ND FL. GSF	TOTAL GSF (GARAGE GSF)	TOTAL NO. OF TYPE	NO. BEDROOMS	NO. BATHROOMS	ACCESSIBILITY TYPE
2BR-A	720	-	720	2	2	1	TYPE A
2BR-B	421	399	820	19	2	1	-
2BR-C	480	444	924 (479)	11	2	1	-
3BR-B	532	547	1079	12	3	1	-
MAINT.	244	-	244	-	-	1	-
OFFICE	516	-	516	-	-	1	ACCESSIBLE

PRELIMINARY
NOT FOR CONSTRUCTION
04/03/2026

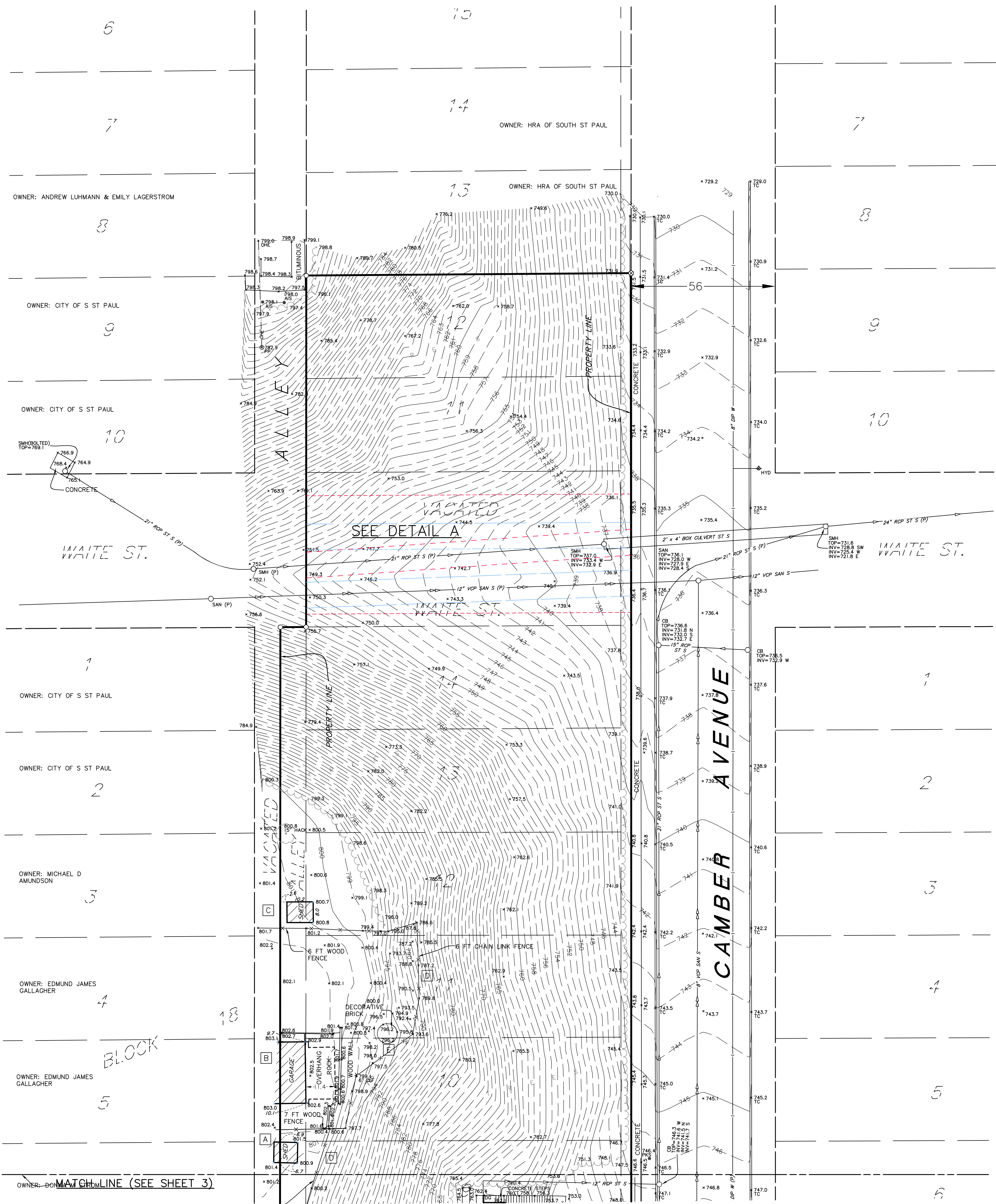
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PROJECT NAME:
CAMBER HILL
TOWNHOMES
RENOVATION

DRAWING TITLE:
PROJECT TITLE
SHEET

DRAWN BY: XXX
CHECKED BY: XXX
PROJ. NO: 250020
DRAWING NO:

G001



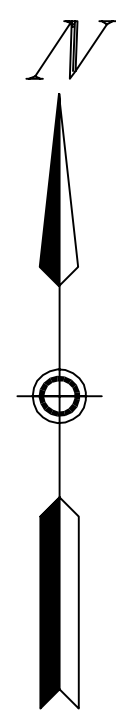
LEGEND

- Denotes iron monument set marked with P.L.S. No. 44900
- ⊗ Denotes set scribed "X" in concrete
- Denotes found iron monument
- AIS Denotes information sign
- BBQ Denotes barbecue
- BE Denotes building entrance
- BTL Denotes beavertail curb
- CB Denotes catch basin
- CBX Denotes communication box
- CS Denotes curb stop
- CO Denotes cleanout
- CST Denotes concrete step
- DB Denotes decorative brick pavers
- DG Denotes drain grate
- EM Denotes electric meter
- FW Denotes face of walk
- G Denotes gutter
- GM Denotes gas meter
- GRL Denotes guard rail
- GW Denotes guy wire
- HCS Denotes disabled sign
- HYD Denotes fire hydrant
- INV Denotes structure invert
- KWB Denotes keystone wall base
- LA Denotes landscaping
- LP Denotes light pole
- MB Denotes mailbox
- MH Denotes manhole
- MRAL Denotes metal railing
- OD Denotes overhead door
- OHE Denotes overhead electric line

- OHU Denotes overhead utility lines
- (P) Denotes per plan
- PKS Denotes parking sign
- PP Denotes power pole
- PPPLP Denotes power and light pole
- PPT Denotes power pole with transformer
- PPU Denotes power pole with underground utility
- PVC Denotes polyvinyl chloride pipe
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SANCO Denotes sanitary cleanout
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- TRANS Denotes transformer
- UGC Denotes underground communication line
- UGE Denotes underground electric line
- VCP Denotes vitrified clay pipe
- W Denotes water line
- WV Denotes water valve
- WWB Denotes wood wall base
- CRAB Denotes Crabapple tree
- MPL Denotes Mopple tree
- SHB Denotes shrub
- TR Denotes deciduous tree

BENCHMARKS (BM)
(NAVD 88)

- 1.) Top of top nut of most southerly fire hydrant on east side of Camber Avenue
Elevation = 804.26 feet
- 2.) Top of top nut of fire hydrant on the east side of Camber Avenue opposite 522 Camber Avenue
Elevation = 787.41 feet
- 3.) Top of top nut of fire hydrant on the east side of Camber Avenue opposite 442 Camber Avenue
Elevation = 770.23 feet
- 4.) Top of top nut of fire hydrant on the east side of Camber Avenue opposite 408 Camber Avenue
Elevation = 752.98 feet



Dated this 11th day of November, 2025

Certified by: *Arlee J. Carlson*
Arlee J. Carlson, L.S. Minn. Lic. No. 44900

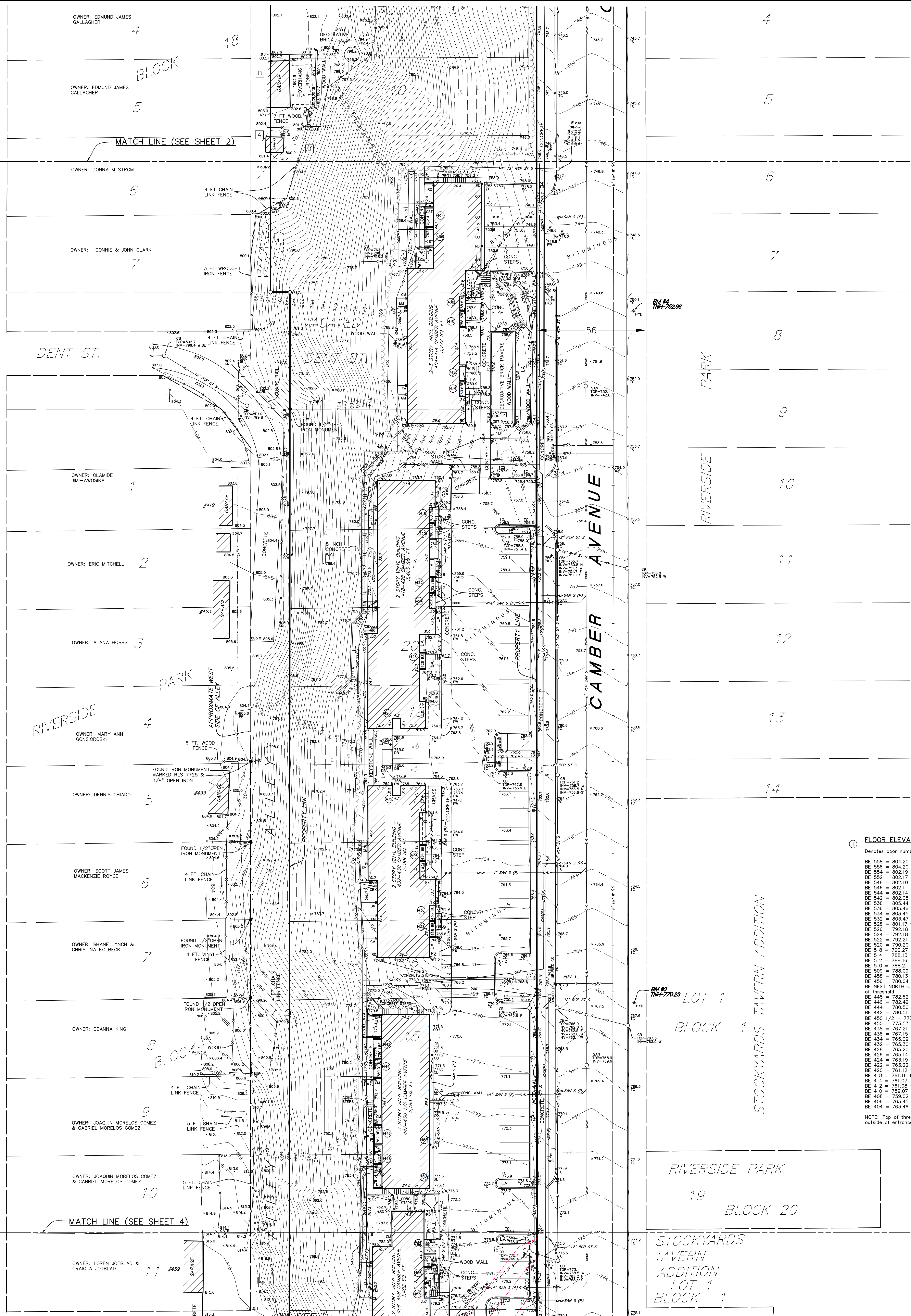
Sanitary service per original plan added KSO 01/08/2025
Added utilities per field location and door elevations KSO 12/31/25

SUNDE
LAND SURVEYING
www.sunde.com
Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55425-3435
952-881-2455 (Fax: 952-888-9526)

File: 2025032001-R1.dwg

Sheet: 2 of 4





LEGEND

○	Denotes iron monument set marked with P.L.S. No. 44900	OHU	Denotes overhead utility lines
⊗	Denotes set scribed "X" in concrete	(P)	Denotes per plan
●	Denotes found iron monument	PKS	Denotes parking sign
AIS	Denotes information sign	PP	Denotes power pole
BBQ	Denotes barbecue	PPLP	Denotes power and light pole
BE	Denotes building entrance	PPT	Denotes power pole with transformer
BTCL	Denotes beaver tail curb	PPU	Denotes power pole with underground utility
CB	Denotes catch basin	PVC	Denotes polyvinyl chloride pipe
CBX	Denotes communication box	RCP	Denotes reinforced concrete pipe
CS	Denotes curb stop	RD	Denotes roof drain
CO	Denotes cleanout	SAN	Denotes sanitary manhole
CST	Denotes concrete step	SAN S	Denotes sanitary sewer
DB	Denotes decorative brick pavers	SANC	Denotes sanitary cleanout
DG	Denotes drain grate	SMH	Denotes storm manhole
EM	Denotes electric meter	ST S	Denotes storm sewer
FW	Denotes face of walk	TC	Denotes top of concrete curb
G	Denotes gutter	TCS	Denotes traffic control sign
GM	Denotes gas meter	TRANS	Denotes transformer
GRL	Denotes guard rail	UGC	Denotes underground communication line
GW	Denotes guy wire	UGE	Denotes underground electric line
HCS	Denotes disabled sign	VCP	Denotes vitrified clay pipe
HYD	Denotes fire hydrant	W	Denotes water line
INV	Denotes structure invert	WV	Denotes water valve
KWB	Denotes keystone wall base	WWB	Denotes wood wall base
LA	Denotes landscaping		
LP	Denotes light pole	CRAB	Denotes Crabapple tree
MB	Denotes mailbox	MPL	Denotes Maple tree
MRAL	Denotes metal railing	SHB	Denotes shrub
OD	Denotes overhead door	TR	Denotes deciduous tree
OHE	Denotes overhead electric line		

BENCHMARKS (BM)
(NAVD 88)

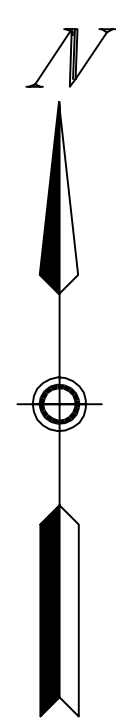
- Top of top nut of most southerly fire hydrant on east side of Camber Avenue
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Elevation = 770.23 feet
- Top of top nut of fire hydrant on the east side of Camber Avenue opposite 408 Camber Avenue
Elevation = 752.98 feet

FLOOR ELEVATIONS

Denotes door number

BE 558	= 804.20 feet	- Top of threshold
BE 556	= 804.20 feet	- Top of threshold
BE 554	= 802.19 feet	- Top of threshold
BE 552	= 802.17 feet	- Top of threshold
BE 548	= 802.10 feet	- Top of threshold
BE 546	= 802.11 feet	- Top of threshold
BE 544	= 802.14 feet	- Top of threshold
BE 542	= 802.05 feet	- Top of threshold
BE 538	= 805.44 feet	- Top of threshold
BE 536	= 805.46 feet	- Top of threshold
BE 534	= 803.45 feet	- Top of threshold
BE 532	= 803.47 feet	- Top of threshold
BE 528	= 801.17 feet	- Top of threshold
BE 526	= 792.18 feet	- Top of threshold
BE 524	= 792.18 feet	- Top of threshold
BE 522	= 792.21 feet	- Top of threshold
BE 520	= 792.20 feet	- Top of threshold
BE 518	= 790.27 feet	- Top of threshold
BE 514	= 788.11 feet	- Top of threshold
BE 512	= 788.16 feet	- Top of threshold
BE 510	= 788.21 feet	- Top of threshold
BE 509	= 788.09 feet	- Top of threshold
BE 458	= 780.13 feet	- Top of threshold
BE 456	= 780.04 feet	- Top of threshold
BE NEXT NORTH OF 456	= 776.18 feet	- Top of threshold
BE 448	= 782.52 feet	- Top of threshold
BE 446	= 782.49 feet	- Top of threshold
BE 444	= 780.50 feet	- Top of threshold
BE 442	= 780.51 feet	- Top of threshold
BE 450 1/2	= 773.58 feet	- Top of threshold
BE 450	= 773.53 feet	- Top of threshold
BE 438	= 787.21 feet	- Top of threshold
BE 436	= 787.15 feet	- Top of threshold
BE 434	= 785.09 feet	- Top of threshold
BE 432	= 785.30 feet	- Top of threshold
BE 428	= 785.20 feet	- Top of threshold
BE 426	= 785.14 feet	- Top of threshold
BE 424	= 783.19 feet	- Top of threshold
BE 422	= 783.22 feet	- Top of threshold
BE 420	= 781.12 feet	- Top of threshold
BE 418	= 781.16 feet	- Top of threshold
BE 414	= 781.07 feet	- Top of threshold
BE 412	= 781.08 feet	- Top of threshold
BE 410	= 759.07 feet	- Top of threshold
BE 408	= 759.02 feet	- Top of threshold
BE 406	= 783.45 feet	- Top of threshold
BE 404	= 783.46 feet	- Top of threshold

NOTE: Top of threshold elevation is taken outside of entrance door



Dated this 11th day of November, 2025

Certified by: *Ailee J. Carlson*
Ailee J. Carlson, P.L.S. Minn. Lic. No. 44900

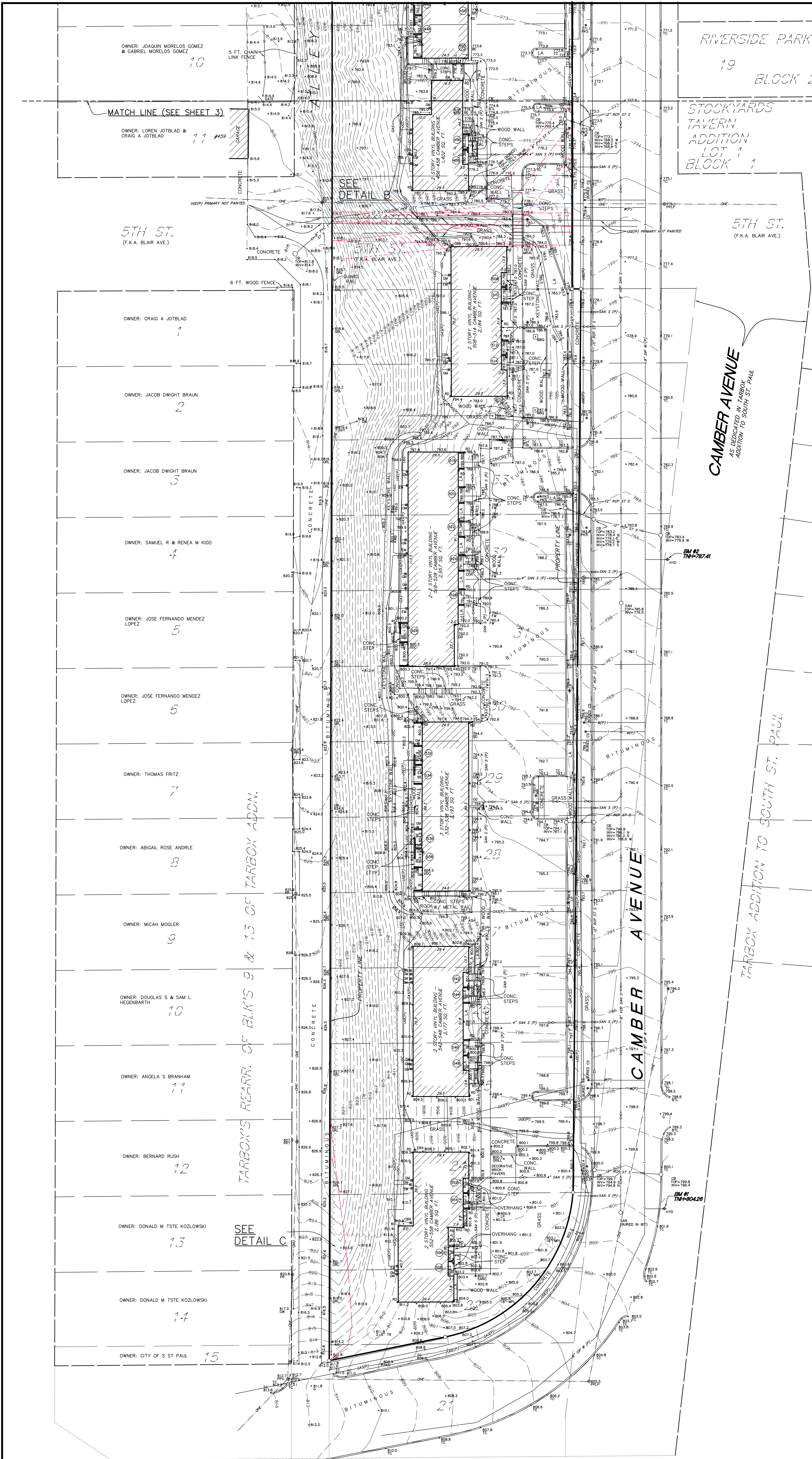
Sanitary service per original plan added	KSO 01/08/2025
Added utilities per field location and door elevations	KSO 12/31/25

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File: 2025032001-R1.dwg

Sheet: 3 of 4



- LEGEND**
- Denotes iron monument set marked with P.L.S. No. 44900
 - ⊗ Denotes set scribed "X" in concrete
 - Denotes found iron monument
- Legend Abbreviations:**
- AIS Denotes information sign
 - BBQ Denotes barbecue
 - BE Denotes building entrance
 - BTCL Denotes beaver tail curb
 - CB Denotes catch basin
 - CBX Denotes communication box
 - CS Denotes curb stop
 - CO Denotes cleanout
 - CST Denotes concrete step
 - DB Denotes decorative brick pavers
 - DC Denotes drain grate
 - EM Denotes electric meter
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 - OHU Denotes overhead utility lines
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 - PKS Denotes parking sign
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 - SAN Denotes sanitary manhole
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 - SMH Denotes storm manhole
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 - TCS Denotes traffic control sign
 - TRANS Denotes transformer
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 - USE Denotes underground electric line
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- BENCHMARKS (BM)**
(NAVD 88)
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- FLOOR ELEVATIONS**
- Denotes door number
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BE 406 = 763.45 feet - Top of threshold
BE 404 = 763.45 feet - Top of threshold
- NOTE: Top of threshold elevation is taken outside of entrance door





701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
TWIN CITIES HOUSING
DEVELOPMENT
CORPORATION
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

THIS SQUARE APPEARS 1/2" x 1/2"
ON FULL SIZE SHEETS

4	04/06/2026	SITE PLAN REVIEW
3	04/03/2026	75% CD CHECK SET
2	03/11/2026	30% CD CHECK SET
1	01/26/2026	DD PRICING SET
NO	DATE	ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
04/06/2026

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PROJECT NAME:
CAMBER HILL
TOWNHOMES
RENOVATION

DRAWING TITLE:
INDEX PLAN

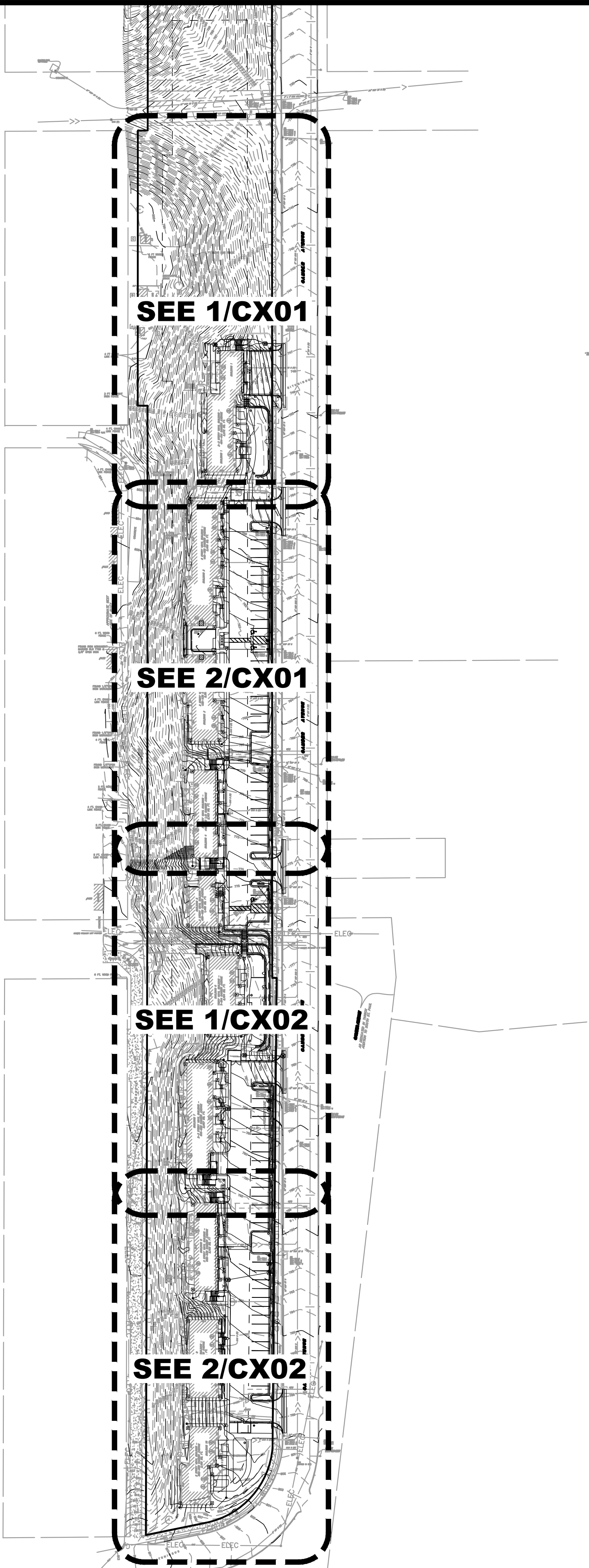
DRAWN BY:
CHECKED BY:
PROJ. NO: 250020
DRAWING NO:

C001

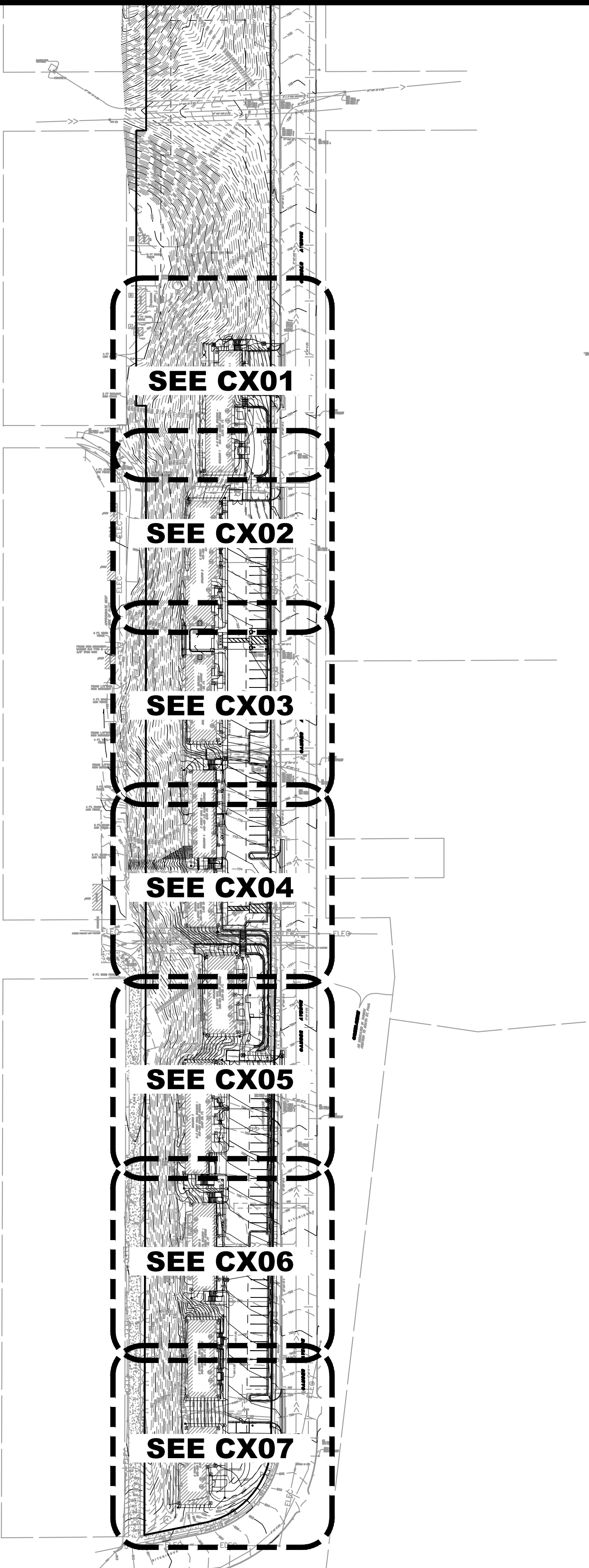
WARNING
LOCATION OF ALL UNDERGROUND
UTILITIES SHALL BE VERIFIED BY
THE CONTRACTOR.
CALL BEFORE DIGGING

MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D

0 40' 80' 160'



1 REMOVALS, EROSION CONTROL & SURFACING VIEWS



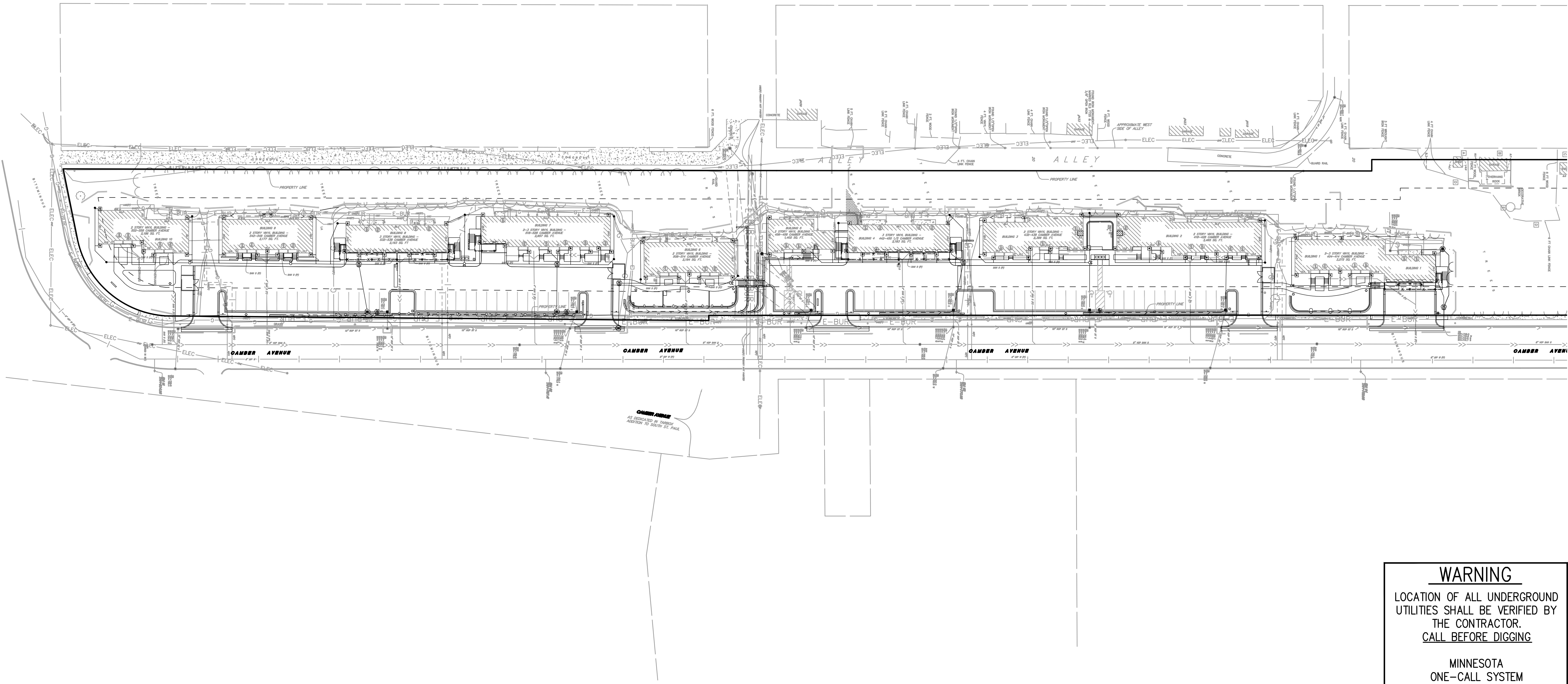
2 UTILITY & GRADING VIEWS



701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
**TWIN CITIES HOUSING
DEVELOPMENT
CORPORATION**
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

NOTE:
THE PHASING PLAN IS PROVIDED FOR REFERENCE ONLY.
IT IS INCLUDED FOR THE CONTRACTOR'S USE AS A
MARKUP TO DEVELOP THEIR OWN PHASING PLAN AND FOR
DISCUSSION PURPOSES.



THIS SQUARE APPEARS 1/2" x 1/2"
ON FULL SIZE SHEETS

4	04/06/2026	SITE PLAN REVIEW
3	04/03/2026	75% CD CHECK SET
2	03/11/2026	30% CD CHECK SET
1	01/26/2026	DD PRICING SET
NO	DATE	ISSUED FOR

NO	DATE	REVISION
----	------	----------

PRELIMINARY
NOT FOR CONSTRUCTION
04/06/2026

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PROJECT NAME:
**CAMBER HILL
TOWNHOMES
RENOVATION**

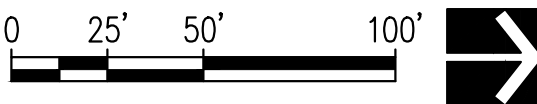
DRAWING TITLE:
**PHASING PLAN
(FOR REFERENCE ONLY)**

DRAWN BY:
CHECKED BY:
PROJ. NO: 250020
DRAWING NO:

C002

WARNING
LOCATION OF ALL UNDERGROUND
UTILITIES SHALL BE VERIFIED BY
THE CONTRACTOR.
CALL BEFORE DIGGING

MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D



701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
TWIN CITIES HOUSING
DEVELOPMENT
CORPORATION
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

LEGEND

- | | |
|---|--|
|  | CONSTRUCTION LIMITS |
|  | ROCK CONSTRUCTION ENTRANCE, SEE 1/C501 |
|  | SILT FENCE, SEE 3/C501 |
|  | INLET PROTECTION, SEE 5/C501 |
|  | TREE PROTECTION, SEE 1/L500 |
|  | REMOVE BITUMINOUS PAVEMENT |
|  | REMOVE CONCRETE |
|  | CLEAR & GRUB |
|  | REMOVE TREE |
|  | REMOVE SITE LIGHTING, SEE ELECTRICAL |

GENERAL NOTES

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL WORK IN THE RIGHT-OF-WAY. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL WHILE WORKING WITHIN THE RIGHT-OF-WAY.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING. SEE PROJECT MANUAL FOR REQUIREMENTS.
3. THE CONTRACTOR SHALL VERIFY THE PROJECT LOCATION WITH SITE INTERFACES INCLUDING BUT NOT LIMITED TO UTILITIES, SIDEWALKS, EXISTING GRADES AND PROPOSED GRADES. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO EXECUTING THE WORK. NOTIFY THE ENGINEER IF FIELD CONDITIONS VARY FROM THE PLAN.
4. ALL BITUMINOUS AND CONCRETE REMOVAL LIMITS SHALL BE SAW CUT TO A NEAT LINE PRIOR TO PLACEMENT OF ANY NEW MATERIAL AGAINST EXISTING EDGES.
5. REMOVE ALL CONCRETE PAVEMENT, CONCRETE CURB AND CONCRETE CURB AND GUTTER TO NEAREST EXISTING JUNT. PARTIAL PANEL REPLACEMENT IS NOT PERMITTED. ANY PANEL DAMAGED DUE TO CONSTRUCTION ACTIVITIES SHALL BE FULLY REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
6. ALL EXISTING AND PROPOSED STRUCTURE ACCESS COVERS SHALL BE ADJUSTED TO FINISHED GRADE BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING PAVEMENTS DESIGNATED TO REMAIN. ANY PAVEMENTS DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.

EROSION CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON THIS PROJECT. THE EROSION CONTROL DEVICES SHOWN IN THESE DRAWINGS ARE THE MINIMUM REQUIREMENTS. PREVENT EROSION CONTROL DEVICES AS SHOWN AND AS NECESSARY TO PREVENT THE RUNOFF, TRACKING OR LOSS OF SOIL MATERIALS FROM DISTURBED AREAS ON THE PROJECT SITE.
2. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE ANY LAND IS OTHERWISE DISTURBED ON THE SITE.
3. THE SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES ARE THE MINIMUM. ADDITIONAL SEDIMENT CONTROL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.
4. PUBLIC AND PRIVATE DRIVES SHALL BE SWEEPED CLEAR AS NEEDED TO KEEP THE PAVEMENT CLEAR OF SEDIMENT AND CONSTRUCTION DEBRIS.
5. REFER TO SHEET C103-104 FOR EROSION AND SEDIMENT CONTROL TO BE INSTALLED AFTER CONSTRUCTION OF SITE FEATURES.
6. CONTRACTOR TO LOCATE CONCRETE WASHOUT FACILITY ON SITE AND PROTECT SITE AND ADJACENT PROPERTY FROM CONCRETE WASHOUT RUNOFF.

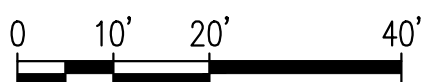
ESTIMATED QUANTITIES		
EROSION CONTROL MEASURE	QTY	MEASURE
SILT FENCE	689	LF
INLET PROTECTION	34	EACH
ROCK CONSTRUCTION ENTRANCE	2	EACH
EROSION CONTROL BLANKET	16,271	SF
TURF ESTABLISHMENT	XX	SF

* REFER TO SHEETS C101-104, L101

WARNING

LOCATION OF ALL UNDERGROUND
UTILITIES SHALL BE VERIFIED BY
THE CONTRACTOR.
CALL BEFORE DIGGING

MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D



C101

4	04/06/2026	SITE PLAN REVIEW
3	04/03/2026	75% CD CHECK SET
2	03/11/2026	30% CD CHECK SET
1	01/26/2026	DD PRICING SET
NO	DATE	ISSUED FOR

NO	DATE	REVISION
----	------	----------

PRELIMINARY
NOT FOR CONSTRUCTION
04/06/2026

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PROJECT NAME

CAMBER HILL TOWNHOMES RENOVATION

DRAWING TITLE

REMOVALS & INITIAL EROSION CONTROL PLAN

DRAWN BY: DPG
CHECKED BY: MJJ
PROJ. NO: 25002
DRAWING NO:

	CONSTRUCTION LIMITS
	ROCK CONSTRUCTION ENTRANCE, SEE 1/C501
	SILT FENCE, SEE 3/C501
	INLET PROTECTION, SEE 5/C501
	TREE PROTECTION, SEE 1/L500
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE
	CLEAR & GRUB
	REMOVE TREE
	REMOVE SITE LIGHTING, SEE ELECTRICAL

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL WORK IN THE RIGHT-OF-WAY. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL WHILE WORKING WITHIN THE RIGHT-OF-WAY.
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4. ALL BITUMINOUS AND CONCRETE REMOVAL LIMITS SHALL BE SAW CUT TO A NEAT LINE PRIOR TO PLACEMENT OF ANY NEW MATERIAL AGAINST EXISTING EDGES.
5. REMOVE ALL CONCRETE PAVEMENT, CONCRETE CURB AND CONCRETE CURB AND GUTTER TO NEAREST EXISTING JOINT. PARTIAL PANEL REPLACEMENT IS NOT PERMITTED. ANY PANEL DAMAGED DUE TO CONSTRUCTION ACTIVITIES SHALL BE FULLY REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
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2. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE ANY LAND IS OTHERWISE DISTURBED ON THE SITE.
3. THE SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES ARE THE MINIMUM. ADDITIONAL SEDIMENT CONTROL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.
4. PUBLIC AND PRIVATE DRIVES SHALL BE SWEEPED CLEAR AS NEEDED TO KEEP THE PAVEMENT CLEAR OF SEDIMENT AND CONSTRUCTION DEBRIS.
5. REFER TO SHEET C103-104 FOR EROSION AND SEDIMENT CONTROL TO BE INSTALLED AFTER CONSTRUCTION OF SITE FEATURES.
6. CONTRACTOR TO LOCATE CONCRETE WASHOUT FACILITY ON SITE AND PROTECT SITE AND ADJACENT PROPERTY FROM CONCRETE WASHOUT RUNOFF.

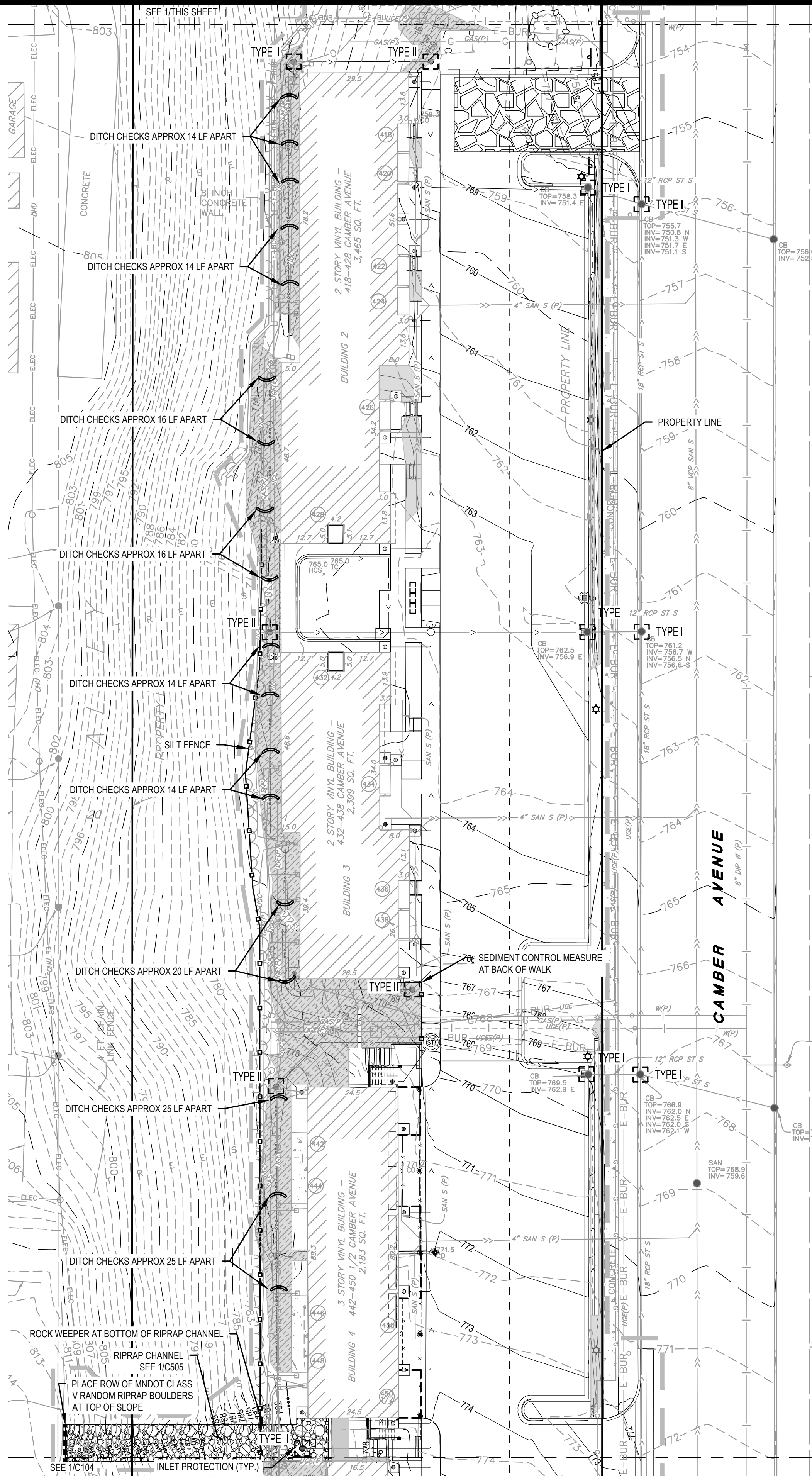
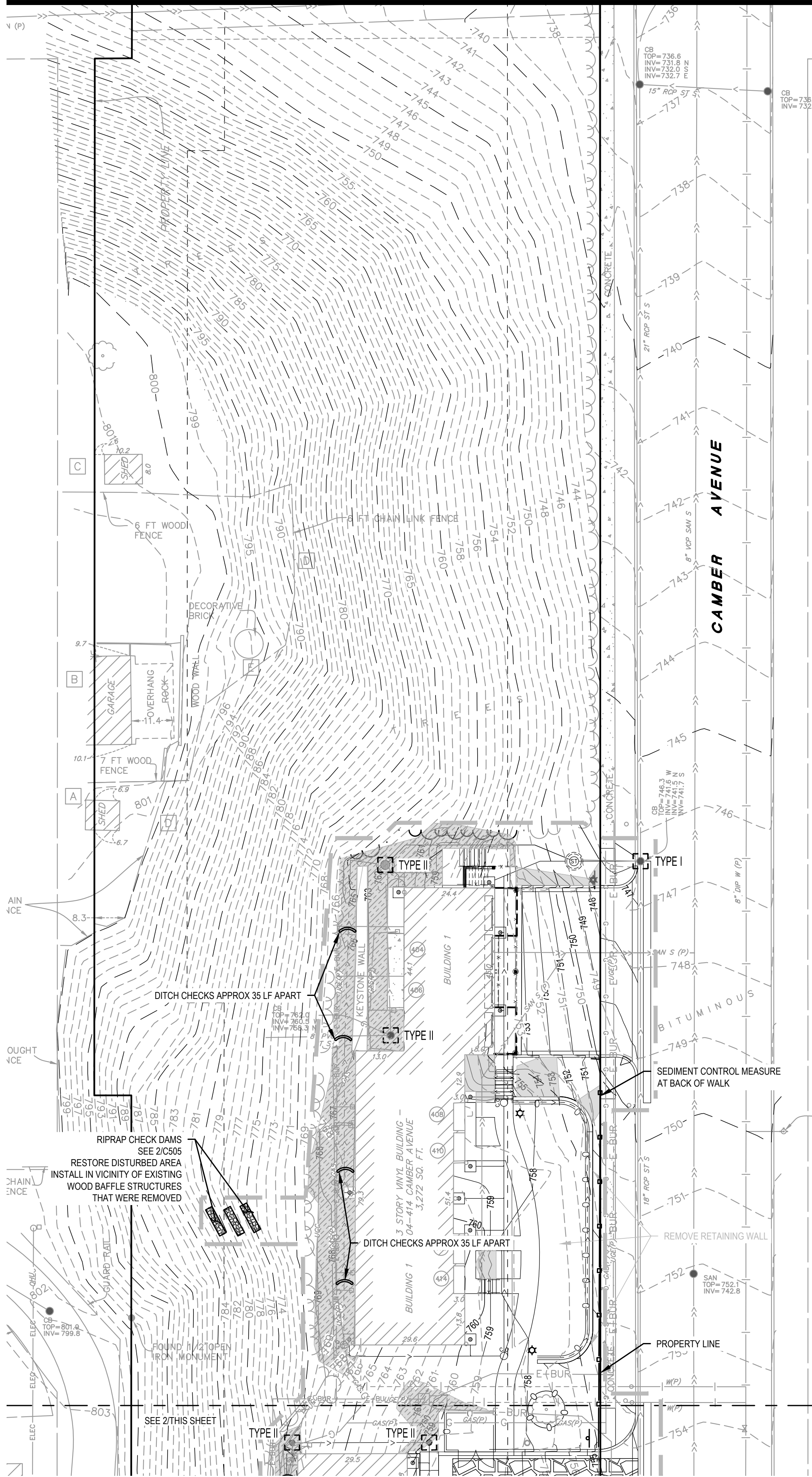
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SILT FENCE	689	LF
INLET PROTECTION	34	EACH
ROCK CONSTRUCTION ENTRANCE	2	EACH
EROSION CONTROL BLANKET	16,271	SF
TURF ESTABLISHMENT	XX	SF

* REFER TO SHEETS C101-104, L101

WARNING

LOCATION OF ALL UNDERGROUND
UTILITIES SHALL BE VERIFIED BY
THE CONTRACTOR.
CALL BEFORE DIGGING

MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D



LEGEND

- CONSTRUCTION LIMITS
- SILT FENCE, SEE 3/C501
- TYPE I INLET PROTECTION, SEE 5/C501
- CATEGORY 20 EROSION CONTROL BLANKET, SEE 4/C505
- CATEGORY 35 EROSION CONTROL BLANKET, SEE 4/C505
- RIPRAP, SEE 1/C505
- DITCH CHECK, SEE 4/C501
- RIPRAP CHECK DAM, SEE 2/C505
- ROCK CONSTRUCTION ENTRANCE, SEE 1/C501

GENERAL NOTES

- SEDIMENT AND EROSION CONTROL MEASURES INDICATED ON SHEET C101 ARE TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
- REFER TO LANDSCAPE PLAN FOR PERMANENT TURF ESTABLISHMENT REQUIREMENTS.
- SEE SHEETS C101-102 FOR INITIAL EROSION CONTROL PLAN.
- SLOPES 1V:4H OR STEEPER TO BE STABILIZED WITH EROSION CONTROL BLANKET AND BIODEGRADABLE STAPLES OR APPROVED EQUAL. NETTING AND METAL STAPLES WILL NOT BE ALLOWED.



701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029
CLIENT:
TWIN CITIES HOUSING DEVELOPMENT CORPORATION
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

THIS SQUARE APPEARS 1/2" x 1/2"
ON FULL SIZE SHEETS

4	04/06/2026	SITE PLAN REVIEW
3	04/03/2026	75% CD CHECK SET
2	03/11/2026	30% CD CHECK SET
1	01/26/2026	DD PRICING SET
NO	DATE	ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
04/06/2026

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PROJECT NAME:
CAMBER HILL TOWNHOMES RENOVATION

DRAWING TITLE:
PROPOSED EROSION CONTROL PLAN

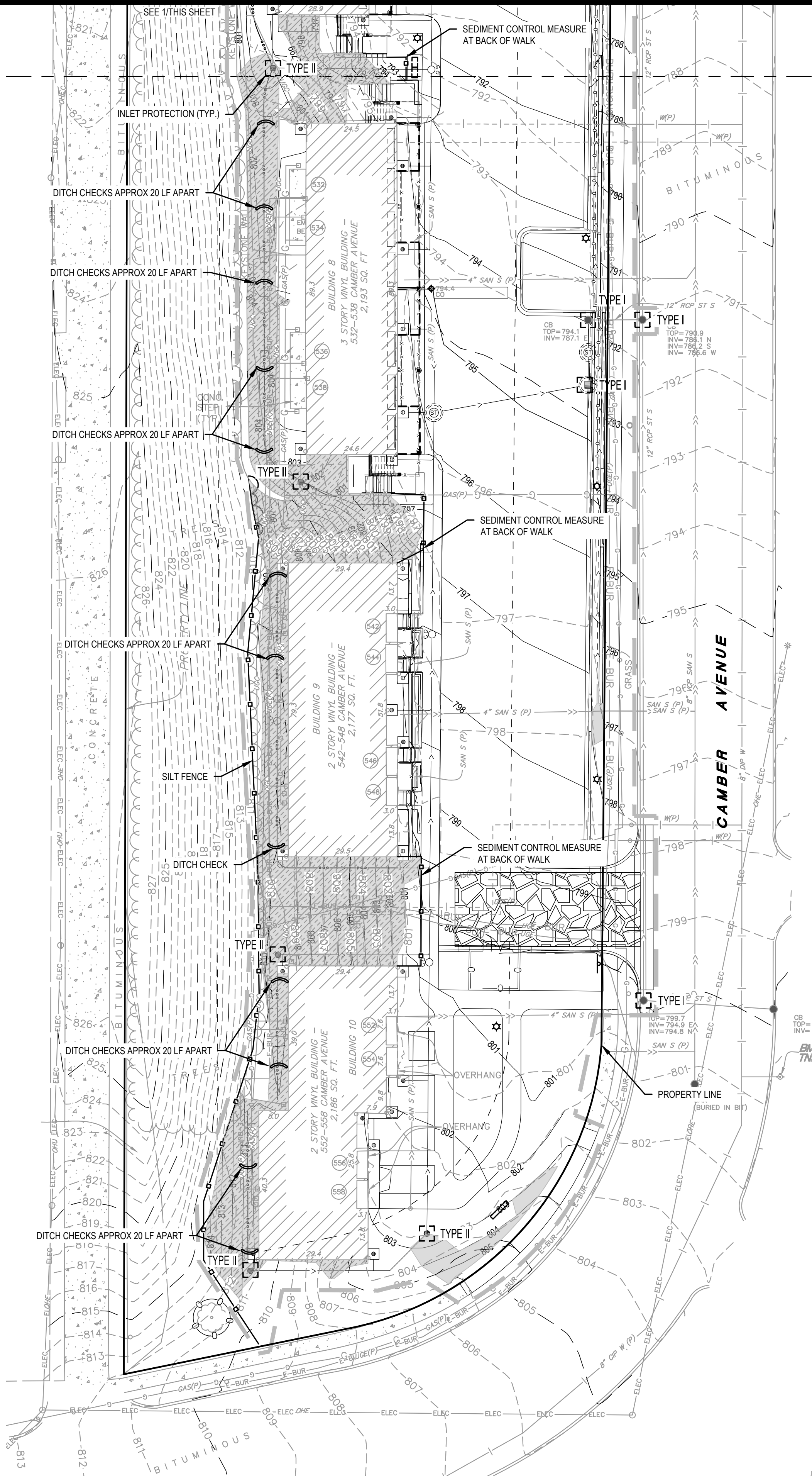
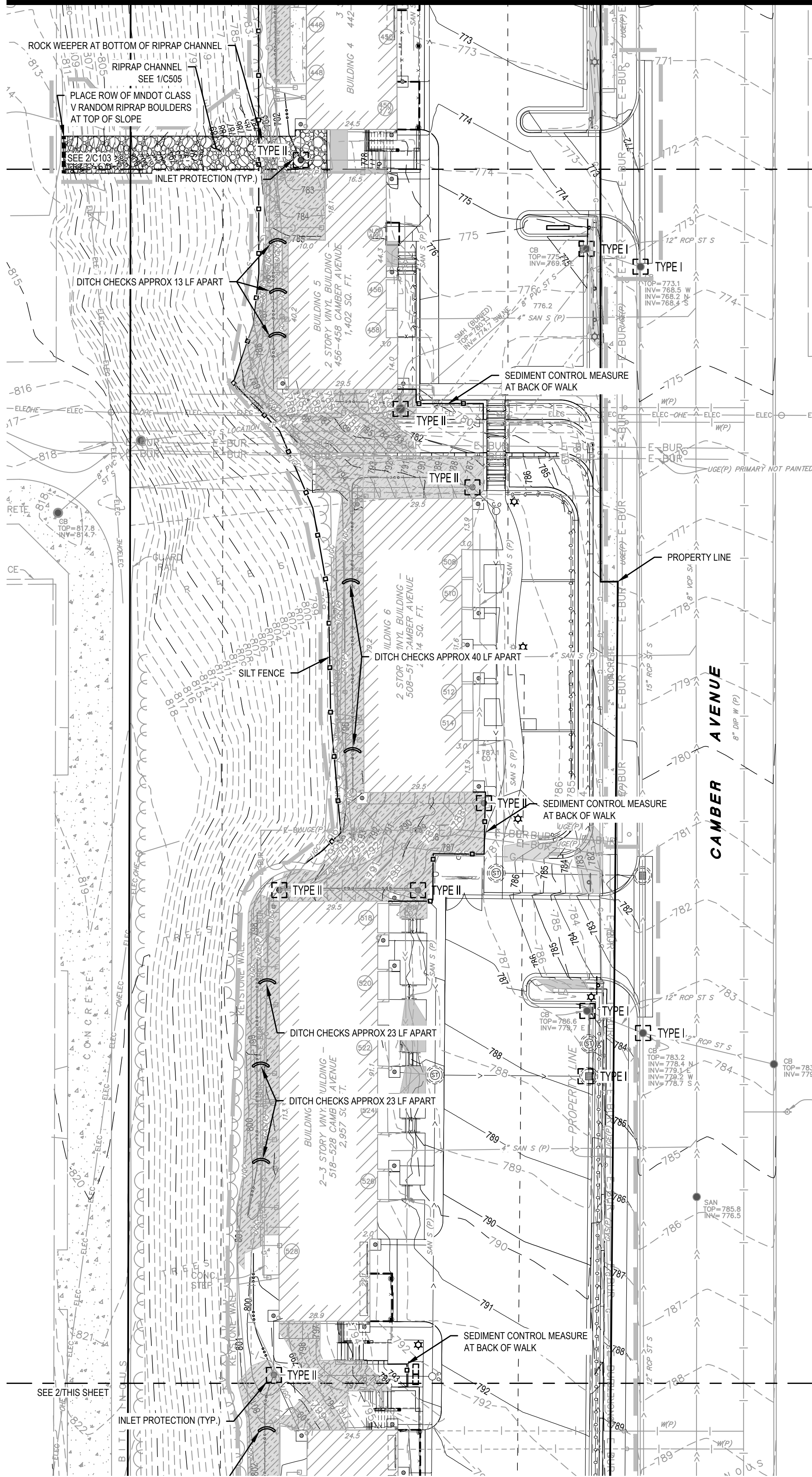
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CALL BEFORE DIGGING

MINNESOTA ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY MN STATUTE 216D

0 10' 20' 40'
↑

DRAWN BY: DPG
CHECKED BY: MJJ
PROJ. NO: 250020
DRAWING NO:

C103



LEGEND

- CONSTRUCTION LIMITS
- SILT FENCE, SEE 3/C501
- TYPE I INLET PROTECTION, SEE 5/C501
- CATEGORY 20 EROSION CONTROL BLANKET, SEE 4/C505
- CATEGORY 35 EROSION CONTROL BLANKET, SEE 4/C505
- RIPRAP, SEE 1/C505
- DITCH CHECK, SEE 4/C501
- RIPRAP CHECK DAM, SEE 2/C505
- ROCK CONSTRUCTION ENTRANCE, SEE 1/C501

GENERAL NOTES

- SEDIMENT AND EROSION CONTROL MEASURES INDICATED ON SHEET C101 ARE TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
- REFER TO LANDSCAPE PLAN FOR PERMANENT TURF ESTABLISHMENT REQUIREMENTS.
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701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029
CLIENT:
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DEVELOPMENT
CORPORATION**
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

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ON FULL SIZE SHEETS

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3	04/03/2026	75% CD CHECK SET
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1	01/26/2026	DD PRICING SET
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NO DATE REVISION

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04/06/2026

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PROJECT NAME:
**CAMBER HILL
TOWNHOMES
RENOVATION**

DRAWING TITLE:
**PROPOSED EROSION
CONTROL PLAN**

DRAWN BY: DPG
CHECKED BY: MJJ
PROJ. NO: 250020
DRAWING NO:

WARNING
LOCATION OF ALL UNDERGROUND
UTILITIES SHALL BE VERIFIED BY
THE CONTRACTOR.
CALL BEFORE DIGGING

MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D

0 10' 20' 40'



C104



LEGEND

- CONSTRUCTION LIMITS
- STORM SEWER
- DRAINTILE
- CATCH BASIN
- STORM MANHOLE
- DRAINTILE CLEANOUT, SEE 3/C503
- DOWNSPOUT AREA DRAIN, SEE 6/C503
- CLEANOUT, SEE 3/C503
- DRAIN BASIN, SEE 8/C503

GENERAL NOTES

- EXISTING UTILITIES ARE BASED ON RECORD DRAWINGS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. UTILIZE THE "GOPHER STATE ONE CALL SYSTEM" (1-800-252-1166) TO HAVE PUBLIC UTILITIES LOCATED WITHIN THE CONSTRUCTION LIMITS. CONTACT THE OWNER TO LOCATE PRIVATE UTILITIES LOCATED WITHIN THE CONSTRUCTION LIMITS. NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS.
- SITE LIGHTING IS SHOWN FOR LOCATION ONLY. REFER TO ELECTRICAL SITE PLAN FOR ELECTRICAL ROUTING AND ADDITIONAL REQUIREMENTS.
- UNLESS OTHERWISE NOTED, ALL UTILITY TRENCHES SHALL BE CONSTRUCTED PER X/C50X. WATERMAIN SHALL BE CONSTRUCTED PER X/C50X.
- ADJUST ALL RISERS AND CASTINGS TO FINISH GRADE.
- PREVENT CONSTRUCTION SEDIMENT, DIRT & DEBRIS FROM ENTERING INFILTRATION BMPS.
- TRACER WIRE SHALL BE INSTALLED PER X/C50X AND INDICATED IN THE PROJECT MANUAL SECTION 33 3113.
- DOWNSPOUT SHALL INCLUDE A 32" CAST IRON DOWNSPOUT BOOT WITH CLEANOUT. SEE ARCHITECTURAL AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

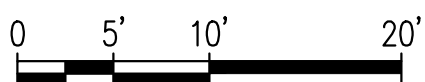
UTILITY KEYNOTES

- WATER QUALITY STRUCTURE PWQS 088
TREATMENT FLOW RATE (1.1" STORM EVENT) = 0.03 CFS
PEAK FLOW RATE (10-YEAR STORM EVENT) = 1.59 CFS
STRUCTURE NEEDS TO MEET A MINIMUM OF 80% TOTAL SUSPENDED SOLIDS (TSS) AND 50% TOTAL PHOSPHORUS REMOVAL; PROVIDE PRETREATMENT WITHIN STRUCTURE.
- WATER QUALITY STRUCTURE PWQS 096
TREATMENT FLOW RATE (1.1" STORM EVENT) = 0.06 CFS
PEAK FLOW RATE (10-YEAR STORM EVENT) = 1.93 CFS
STRUCTURE NEEDS TO MEET A MINIMUM OF 80% TOTAL SUSPENDED SOLIDS (TSS) AND 50% TOTAL PHOSPHORUS REMOVAL; PROVIDE PRETREATMENT WITHIN STRUCTURE.

WARNING

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ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D



701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
**TWIN CITIES HOUSING
DEVELOPMENT
CORPORATION**
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

THIS SQUARE APPEARS 1/2" x 1/2"
ON FULL SIZE SHEETS

4	04/06/2026	SITE PLAN REVIEW
3	04/03/2026	75% CD CHECK SET
2	03/11/2026	30% CD CHECK SET
1	01/26/2026	DD PRICING SET
NO	DATE	ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
04/06/2026

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PROJECT NAME:

**CAMBER HILL
TOWNHOMES
RENOVATION**

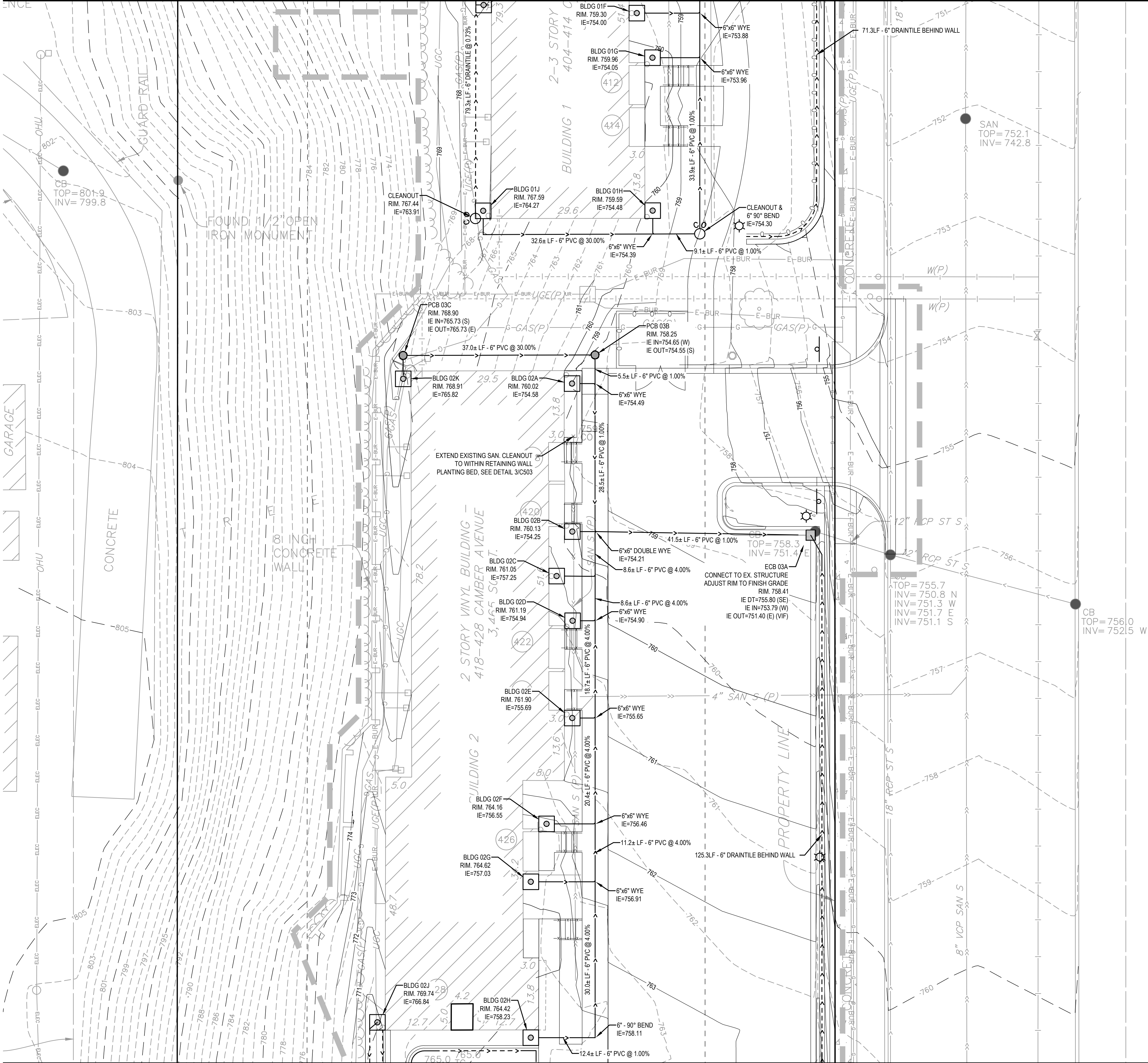
DRAWING TITLE:

UTILITY PLAN

DRAWN BY: DPG
CHECKED BY: MJJ
PROJ. NO: 250020
DRAWING NO:

C201

File Path: \\30000500\Drawings\04\2022\C201\Utility Planning
Plot Date: 4/6/2026 11:10 AM



LEGEND

- CONSTRUCTION LIMITS
- STORM SEWER
- DRAINTILE
- CATCH BASIN
- STORM MANHOLE
- DRAINTILE CLEANOUT, SEE 3/C503
- DOWNSPOUT AREA DRAIN, SEE 6/C503
- CLEANOUT, SEE 3/C503
- DRAIN BASIN, SEE 8/C503

GENERAL NOTES

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- DOWNSPOUT SHALL INCLUDE A 32" CAST IRON DOWNSPOUT BOOT WITH CLEANOUT. SEE ARCHITECTURAL AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

UTILITY KEYNOTES

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TREATMENT FLOW RATE (1.1" STORM EVENT) = 0.03 CFS
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STRUCTURE NEEDS TO MEET A MINIMUM OF 80% TOTAL SUSPENDED SOLIDS (TSS) AND 50% TOTAL PHOSPHORUS REMOVAL; PROVIDE PRETREATMENT WITHIN STRUCTURE.
- WATER QUALITY STRUCTURE PWQS 089
TREATMENT FLOW RATE (1.1" STORM EVENT) = 0.06 CFS
PEAK FLOW RATE (10-YEAR STORM EVENT) = 1.93 CFS
STRUCTURE NEEDS TO MEET A MINIMUM OF 80% TOTAL SUSPENDED SOLIDS (TSS) AND 50% TOTAL PHOSPHORUS REMOVAL; PROVIDE PRETREATMENT WITHIN STRUCTURE.

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CALL BEFORE DIGGING

MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D

0 5' 10' 20'



701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
**TWIN CITIES HOUSING
DEVELOPMENT
CORPORATION**
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

THIS SQUARE APPEARS 1/2" x 1/2"
ON FULL SIZE SHEETS

4	04/06/2026	SITE PLAN REVIEW
3	04/03/2026	75% CD CHECK SET
2	03/11/2026	30% CD CHECK SET
1	01/26/2026	DD PRICING SET
NO	DATE	ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
04/06/2026

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PROJECT NAME:

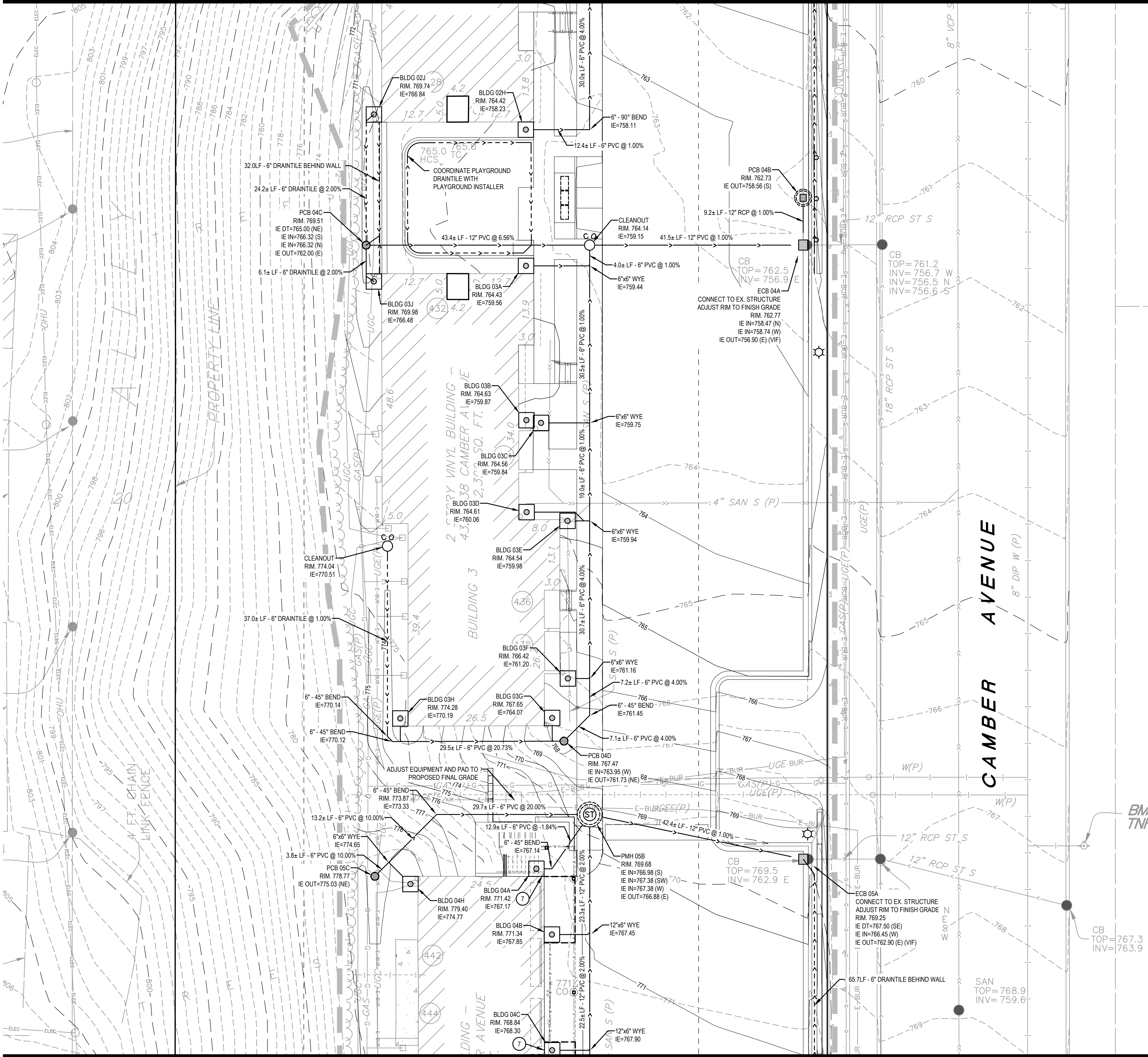
**CAMBER HILL
TOWNHOMES
RENOVATION**

DRAWING TITLE:

UTILITY PLAN

DRAWN BY: DPG
CHECKED BY: MJJ
PROJ. NO: 250020
DRAWING NO:

C202



LEGEND

- CONSTRUCTION LIMITS
- STORM SEWER
- DRAINTILE
- CATCH BASIN
- STORM MANHOLE
- DRAINTILE CLEANOUT, SEE 3/C503
- DOWNSPOUT AREA DRAIN, SEE 6/C503
- CLEANOUT, SEE 3/C503
- DRAIN BASIN, SEE 8/C503

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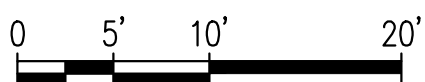
UTILITY KEYNOTES

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- WATER QUALITY STRUCTURE PWQS 098
TREATMENT FLOW RATE (1.1" STORM EVENT) = 0.06 CFS
PEAK FLOW RATE (10-YEAR STORM EVENT) = 1.93 CFS
STRUCTURE NEEDS TO MEET A MINIMUM OF 80% TOTAL SUSPENDED SOLIDS (TSS) AND 50% TOTAL PHOSPHORUS REMOVAL; PROVIDE PRETREATMENT WITHIN STRUCTURE.

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MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D



701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
**TWIN CITIES HOUSING
DEVELOPMENT
CORPORATION**
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

THIS SQUARE APPEARS 1/2" x 1/2"
ON FULL SIZE SHEETS

4	04/06/2026	SITE PLAN REVIEW
3	04/03/2026	75% CD CHECK SET
2	03/11/2026	30% CD CHECK SET
1	01/26/2026	DD PRICING SET
NO	DATE	ISSUED FOR

NO	DATE	REVISION
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PRELIMINARY
NOT FOR CONSTRUCTION
04/06/2026

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PROJECT NAME:

**CAMBER HILL
TOWNHOMES
RENOVATION**

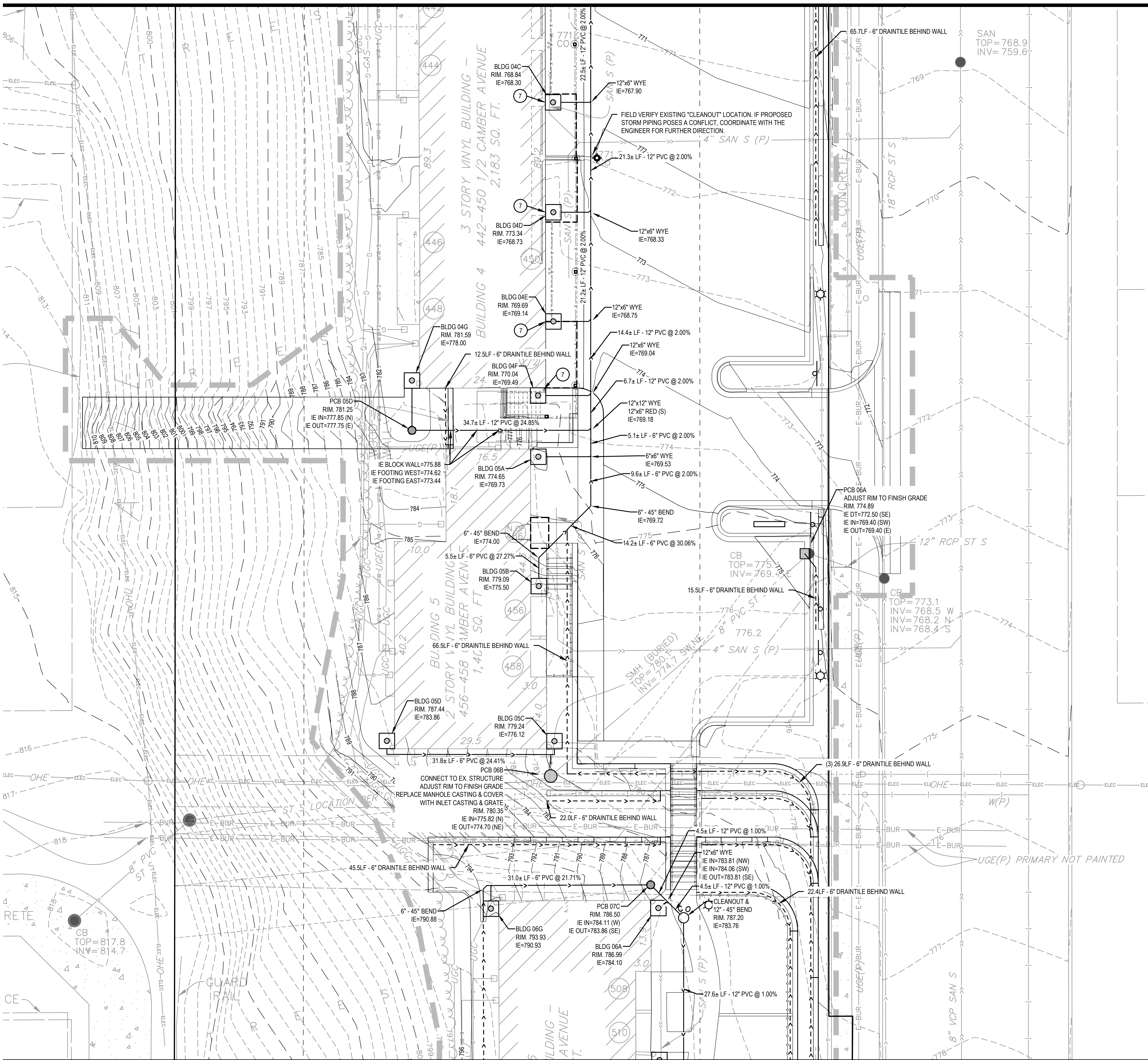
DRAWING TITLE:

UTILITY PLAN

DRAWN BY: DPG
CHECKED BY: MJJ
PROJ. NO: 250020
DRAWING NO:

C203

File Path: J:\30000500\Drawings\02\2002 C201 Utility Planning
Plot Date: 4/6/2026 11:14 AM



LEGEND

- CONSTRUCTION LIMITS
- STORM SEWER
- DRAINTILE
- CATCH BASIN
- STORM MANHOLE
- DRAINTILE CLEANOUT, SEE 3/C503
- DOWNSPOUT AREA DRAIN, SEE 6/C503
- CLEANOUT, SEE 3/C503
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GENERAL NOTES

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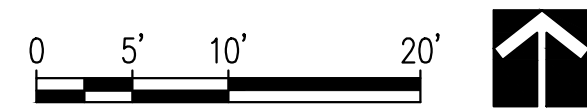
UTILITY KEYNOTES

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MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D



701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
**TWIN CITIES HOUSING
DEVELOPMENT
CORPORATION**
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

THIS SQUARE APPEARS 1/2" x 1/2"
ON FULL SIZE SHEETS

4	04/06/2026	SITE PLAN REVIEW
3	04/03/2026	75% CD CHECK SET
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NO	DATE	ISSUED FOR

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PRELIMINARY
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04/06/2026

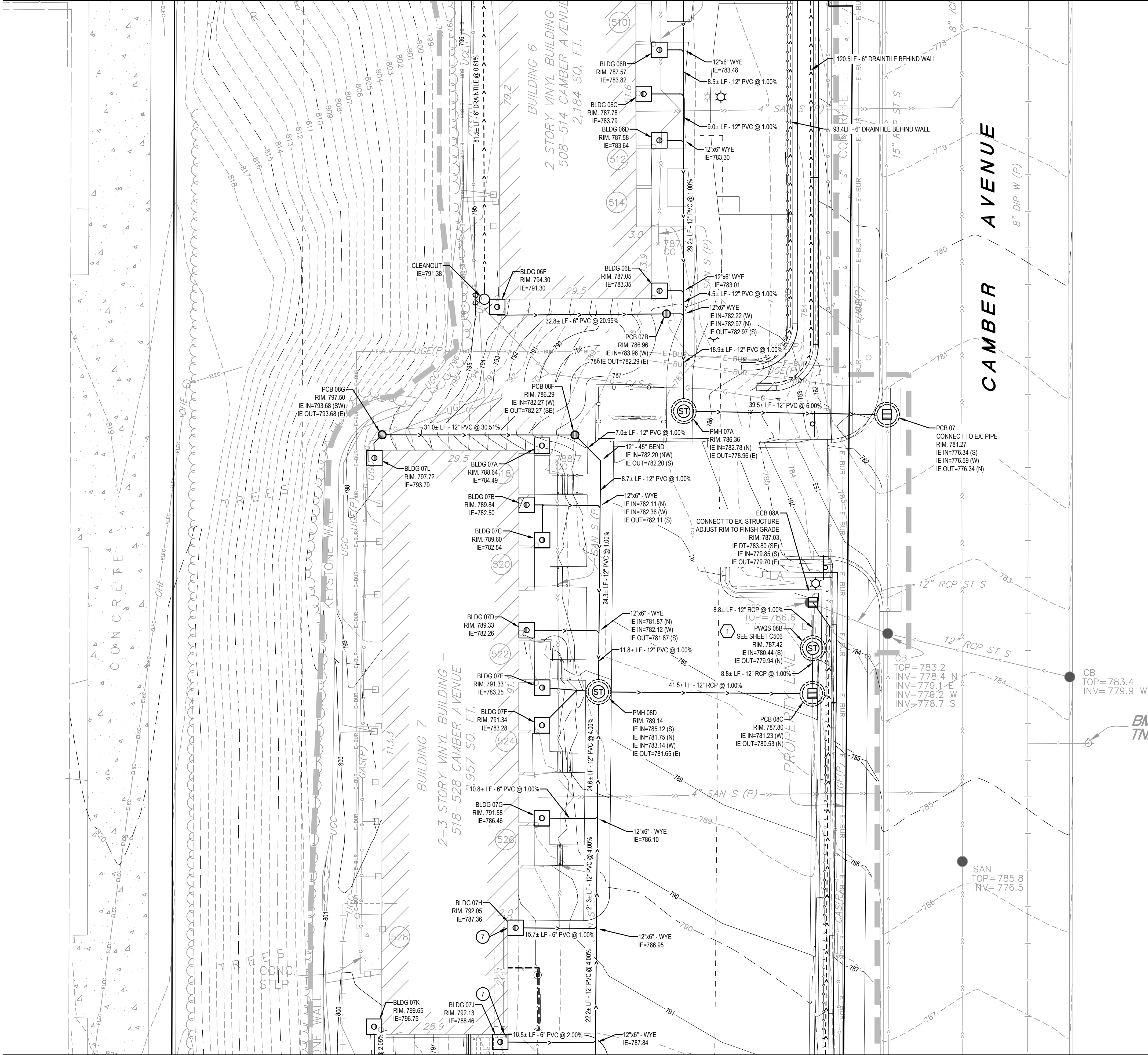
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PROJECT NAME:
**CAMBER HILL
TOWNHOMES
RENOVATION**

DRAWING TITLE:
UTILITY PLAN

DRAWN BY: DPG
CHECKED BY: MJJ
PROJ. NO: 250020
DRAWING NO:

C204



LEGEND

- CONSTRUCTION LIMITS
- STORM SEWER
- DRAINTILE
- CATCH BASIN
- STORM MANHOLE
- DRAINTILE CLEANOUT, SEE 3/C503
- DOWNSPOUT AREA DRAIN, SEE 6/C503
- CLEANOUT, SEE 3/C503
- DRAIN BASIN, SEE 8/C503

GENERAL NOTES

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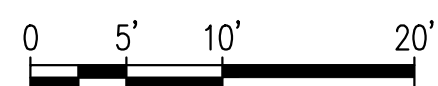
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- WATER QUALITY STRUCTURE PWQS 089
TREATMENT FLOW RATE (1.1" STORM EVENT) = 0.06 CFS
PEAK FLOW RATE (10-YEAR STORM EVENT) = 1.93 CFS
STRUCTURE NEEDS TO MEET A MINIMUM OF 80% TOTAL SUSPENDED SOLIDS (TSS) AND 50% TOTAL PHOSPHORUS REMOVAL; PROVIDE PRETREATMENT WITHIN STRUCTURE.

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MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D



701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
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CORPORATION**
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

THIS SQUARE APPEARS 1/2" x 1/2"
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4	04/06/2026	SITE PLAN REVIEW
3	04/03/2026	75% CD CHECK SET
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PRELIMINARY
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04/06/2026

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PROJECT NAME:

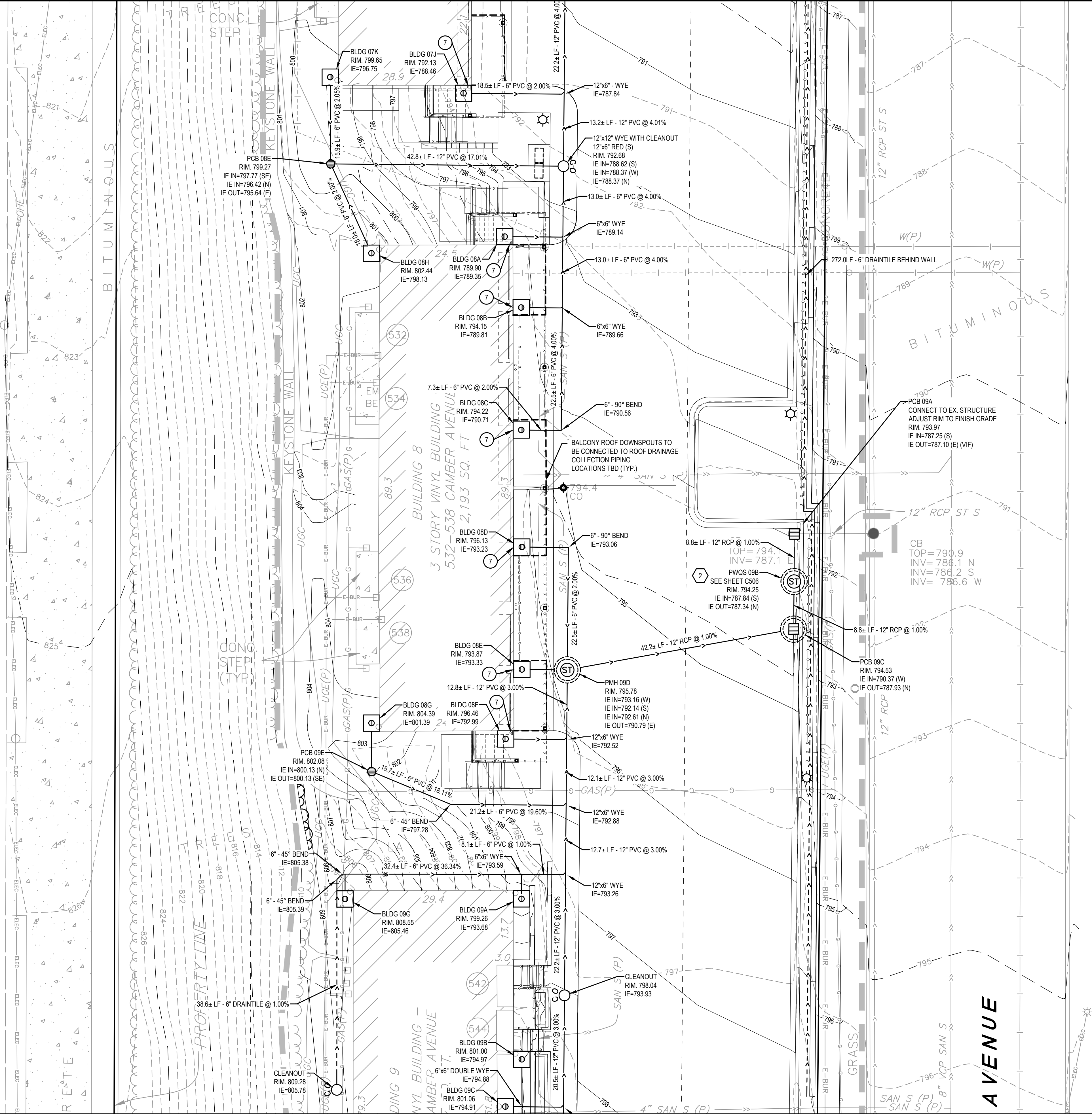
**CAMBER HILL
TOWNHOMES
RENOVATION**

DRAWING TITLE:

UTILITY PLAN

DRAWN BY: DPG
CHECKED BY: MJJ
PROJ. NO: 250020
DRAWING NO:

C205



LEGEND

- CONSTRUCTION LIMITS
- STORM SEWER
- DRAINTILE
- CATCH BASIN
- STORM MANHOLE
- DRAINTILE CLEANOUT, SEE 3/C503
- DOWNSPOUT AREA DRAIN, SEE 6/C503
- CLEANOUT, SEE 3/C503
- DRAIN BASIN, SEE 8/C503

GENERAL NOTES

- EXISTING UTILITIES ARE BASED ON RECORD DRAWINGS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. UTILIZE THE "GOPHER STATE ONE CALL SYSTEM" (1-800-252-1166) TO HAVE PUBLIC UTILITIES LOCATED WITHIN THE CONSTRUCTION LIMITS. CONTACT THE OWNER TO LOCATE PRIVATE UTILITIES LOCATED WITHIN THE CONSTRUCTION LIMITS. NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS.
- SITE LIGHTING IS SHOWN FOR LOCATION ONLY. REFER TO ELECTRICAL SITE PLAN FOR ELECTRICAL ROUTING AND ADDITIONAL REQUIREMENTS.
- UNLESS OTHERWISE NOTED, ALL UTILITY TRENCHES SHALL BE CONSTRUCTED PER X/C50X. WATERMAIN SHALL BE CONSTRUCTED PER X/C50X.
- ADJUST ALL RISERS AND CASTINGS TO FINISH GRADE.
- PREVENT CONSTRUCTION SEDIMENT, DIRT & DEBRIS FROM ENTERING INFILTRATION BMPs.
- TRACER WIRE SHALL BE INSTALLED PER X/C50X AND INDICATED IN THE PROJECT MANUAL SECTION 33 3113.
- DOWNSPOUT SHALL INCLUDE A 32" CAST IRON DOWNSPOUT BOOT WITH CLEANOUT. SEE ARCHITECTURAL AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

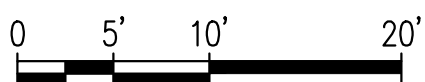
UTILITY KEYNOTES

- WATER QUALITY STRUCTURE PWQ08 088
TREATMENT FLOW RATE (1.1" STORM EVENT) = 0.03 CFS
PEAK FLOW RATE (10-YEAR STORM EVENT) = 1.59 CFS
STRUCTURE NEEDS TO MEET A MINIMUM OF 80% TOTAL SUSPENDED SOLIDS (TSS) AND 50% TOTAL PHOSPHORUS REMOVAL; PROVIDE PRETREATMENT WITHIN STRUCTURE.
- WATER QUALITY STRUCTURE PWQ08 098
TREATMENT FLOW RATE (1.1" STORM EVENT) = 0.06 CFS
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CALL BEFORE DIGGING

MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D



701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
**TWIN CITIES HOUSING
DEVELOPMENT
CORPORATION**
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

THIS SQUARE APPEARS 1/2" x 1/2"
ON FULL SIZE SHEETS

4	04/06/2026	SITE PLAN REVIEW
3	04/03/2026	75% CD CHECK SET
2	03/11/2026	30% CD CHECK SET
1	01/26/2026	DD PRICING SET
NO	DATE	ISSUED FOR

NO	DATE	REVISION
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PRELIMINARY
NOT FOR CONSTRUCTION
04/06/2026

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PROJECT NAME:

**CAMBER HILL
TOWNHOMES
RENOVATION**

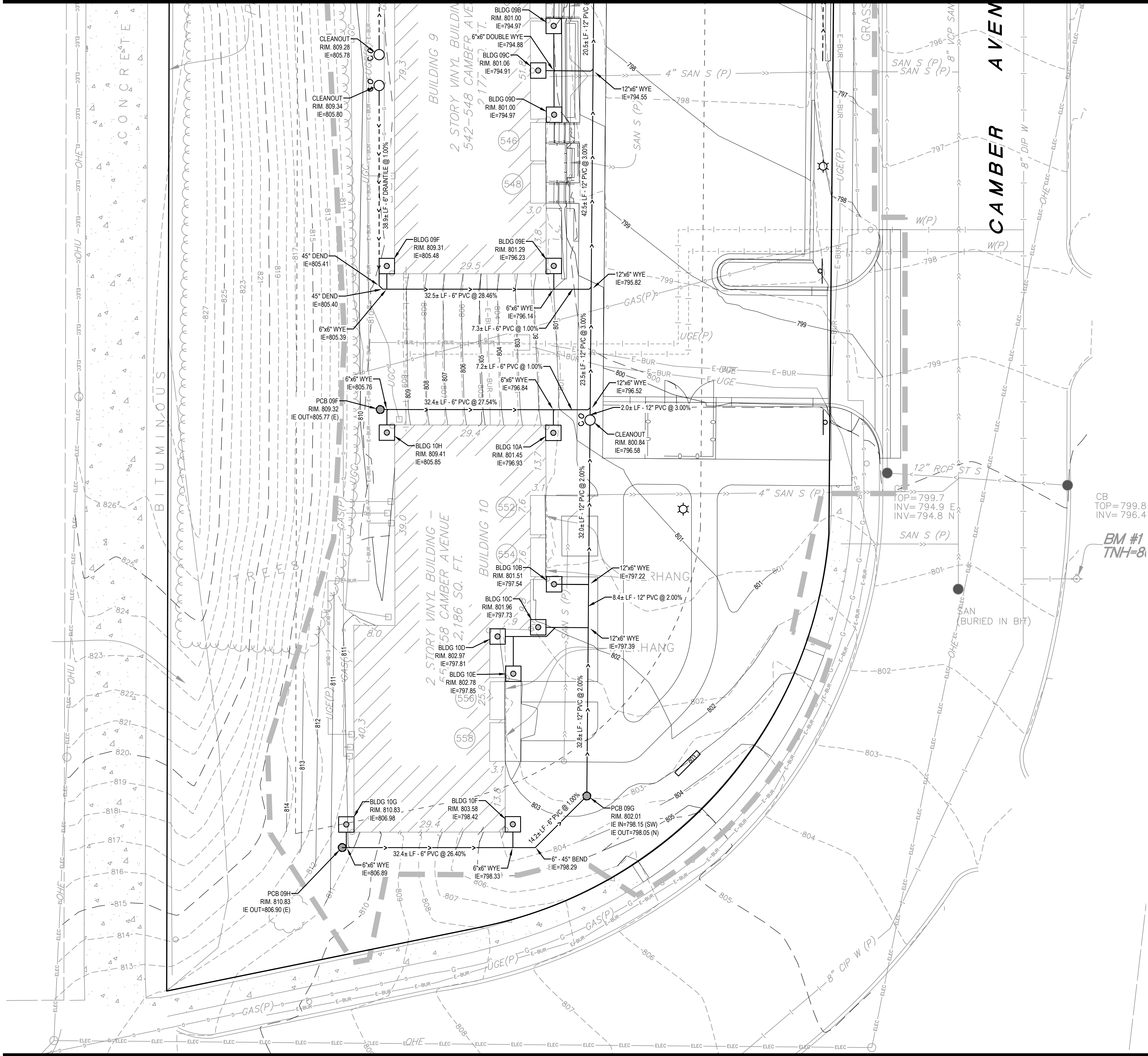
DRAWING TITLE:

UTILITY PLAN

DRAWN BY: DPG
CHECKED BY: MJJ
PROJ. NO: 250020
DRAWING NO:

C206

File Path: \\30000500\Drawings\04\2002\0201\Utility\Plan.dwg
Plot Date: 4/6/2026 11:13 AM



LEGEND

- CONSTRUCTION LIMITS
- STORM SEWER
- DRAINTILE
- CATCH BASIN
- STORM MANHOLE
- DRAINTILE CLEANOUT, SEE 3/C503
- DOWNSPOUT AREA DRAIN, SEE 6/C503
- CLEANOUT, SEE 3/C503
- DRAIN BASIN, SEE 8/C503

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0 5' 10' 20'



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1	01/26/2026	DD PRICING SET
NO	DATE	ISSUED FOR

NO DATE REVISION

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04/06/2026

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PROJECT NAME:

CAMBER HILL
TOWNHOMES
RENOVATION

DRAWING TITLE:

UTILITY PLAN

DRAWN BY: DPG
CHECKED BY: MJJ
PROJ. NO: 250020
DRAWING NO:

C207



LEGEND

- CONSTRUCTION LIMITS
- MAJOR CONTOUR (5' INTERVAL)
- MINOR CONTOUR (1' INTERVAL)
- SLOPE ARROW
- SPOT ELEVATION
- GRADE BREAK
- SWALE
- REVERSE GUTTER CURB
- ADA CRITICAL AREA
2% MAX IN ANY DIRECTION

ABBREVIATIONS

- EO EMERGENCY OVERFLOW
- FFE FIRST FLOOR ELEVATION
- HWL HIGH WATER LEVEL
- HP HIGH POINT
- LP LOW POINT
- MP MID POINT
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- PRC POINT OF REVERSE CURVATURE
- PR POINT OF TANGENT
- TBC TOP BACK OF CURB
- BC BACK OF CURB
- B/S BOTTOM OF STAIRS
- T/S TOP OF STAIRS
- B/W BOTTOM OF WALL
- T/W TOP OF WALL

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- SPOT ELEVATIONS ALONG CURB LINES REPRESENT THE TOP BACK OF CURB UNLESS OTHERWISE NOTED.
- UNLESS NOTED OTHERWISE, GRADES ADJACENT TO THE BUILDING WALL SHALL BE 8" BELOW FINISH FLOOR ELEVATION IN LANDSCAPED AREAS AND AT FINISH FLOOR ELEVATION FOR PAVED AREAS.
- ALL EXISTING AND PROPOSED STRUCTURE ACCESS COVERS SHALL BE ADJUSTED TO FINISHED GRADE BY THE CONTRACTOR.
- CONTRACTOR SHALL STOP WORK IMMEDIATELY IN THE AFFECTED AREA AND NOTIFY THE OWNER IF CONTAMINANTS ARE FOUND IN THE EXISTING SOILS.
- SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%. CROSS-SLOPES OF AT LEAST 1.5% IN THE GENERAL DIRECTION OF THE OVERALL SITE SLOPE WILL BE ACHIEVED IN AREAS WHERE LONGITUDINAL SLOPES ARE LESS THAN 1.5%.
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- IN AREAS WHERE NEW FILL IS TO BE PLACED ON SLOPING GROUND, BENCHING THE SURFACE SHALL BE COMPLETED PRIOR TO PLACING THE FILL. BENCHING SHALL BE COMPLETED WHERE SLOPES ARE STEEPER THAN 4:1 (HORIZONTAL:VERTICAL).
- SEE SHEETS C101-102 FOR THE SEDIMENTATION AND EROSION CONTROL PLANS.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
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0 5' 10' 20'



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CLIENT:

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1	01/26/2026	DD PRICING SET
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NO DATE REVISION

PRELIMINARY
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04/06/2026

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PROJECT NAME:

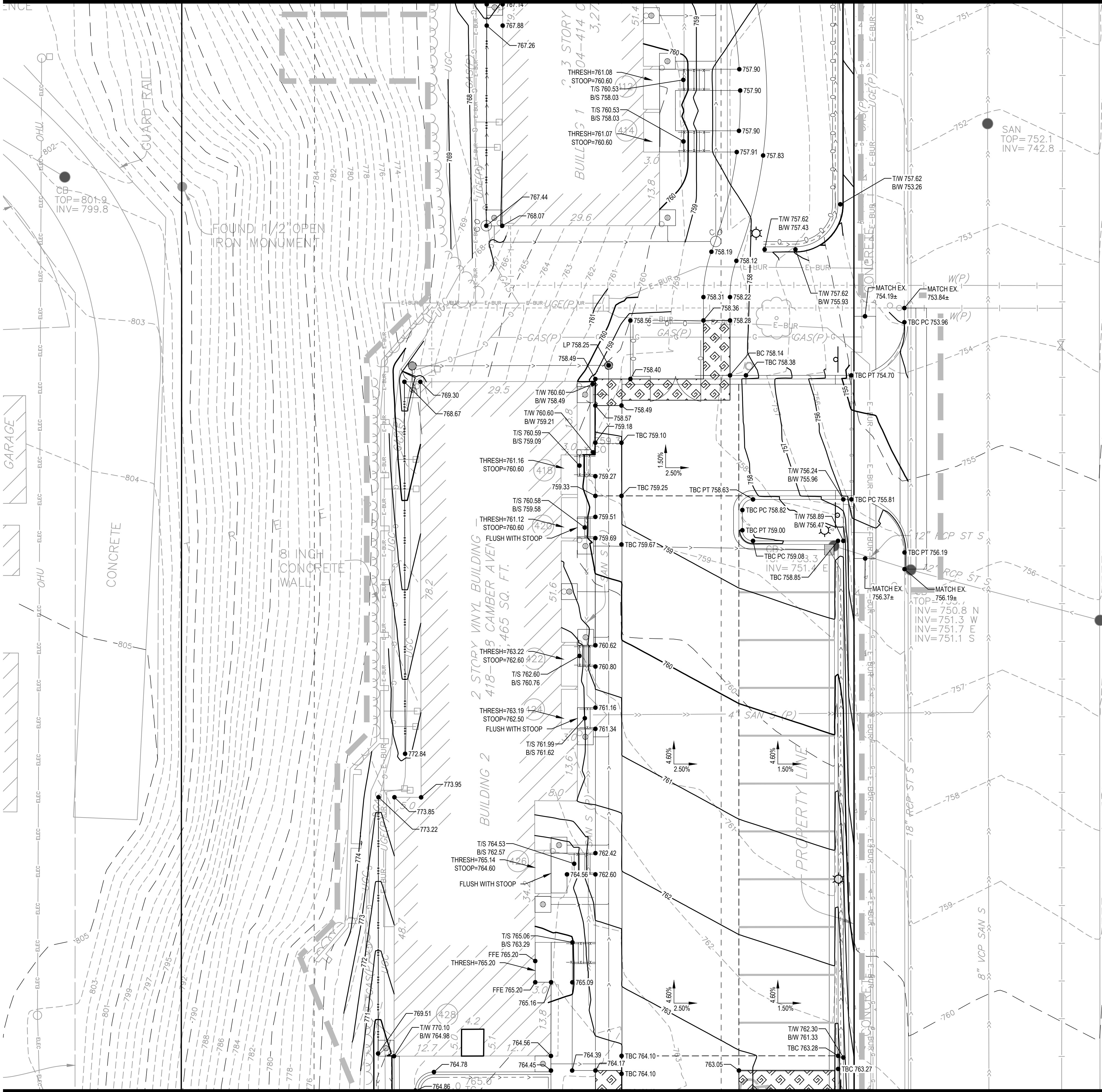
CAMBER HILL
TOWNHOMES
RENOVATION

DRAWING TITLE:

GRADING PLAN

DRAWN BY: DPG
CHECKED BY: MJJ
PROJ. NO: 250020
DRAWING NO:

C301



LEGEND

- CONSTRUCTION LIMITS
- MAJOR CONTOUR (5' INTERVAL)
- MINOR CONTOUR (1' INTERVAL)
- SLOPE ARROW
- SPOT ELEVATION
- GRADE BREAK
- SWALE
- REVERSE GUTTER CURB
- ADA CRITICAL AREA
2% MAX IN ANY DIRECTION

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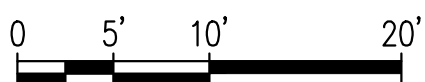
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3	04/03/2026	75% CD CHECK SET
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04/06/2026

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PROJECT NAME:

**CAMBER HILL
TOWNHOMES
RENOVATION**

DRAWING TITLE:

GRADING PLAN

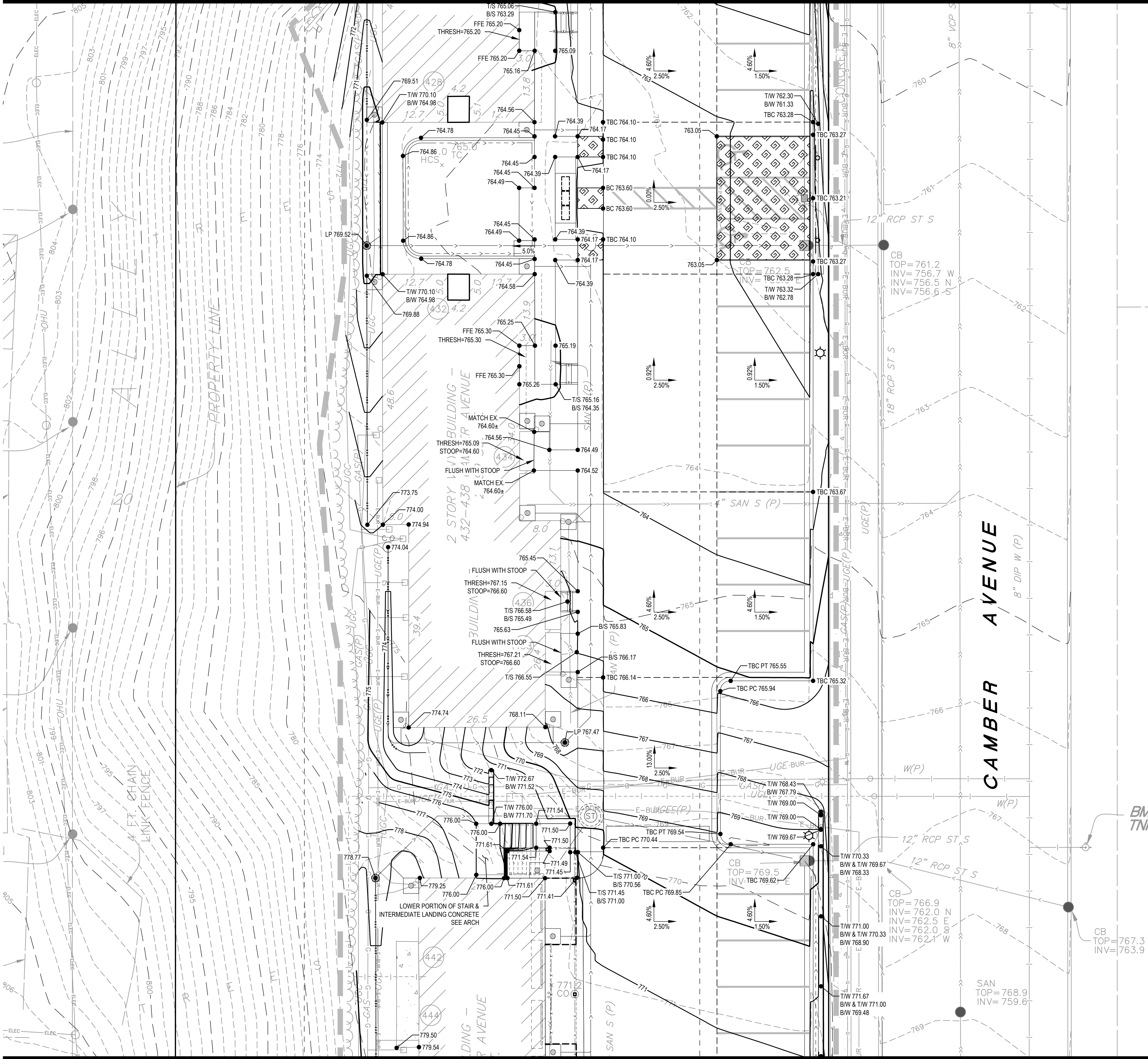
DRAWN BY: DPG

CHECKED BY: MJJ

PROJ. NO: 250020

DRAWING NO:

C302



LEGEND

- CONSTRUCTION LIMITS
- MAJOR CONTOUR (5' INTERVAL)
- MINOR CONTOUR (1' INTERVAL)
- SLOPE ARROW
- SPOT ELEVATION
- GRADE BREAK
- SWALE
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0 5' 10' 20'



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PROJECT NAME:

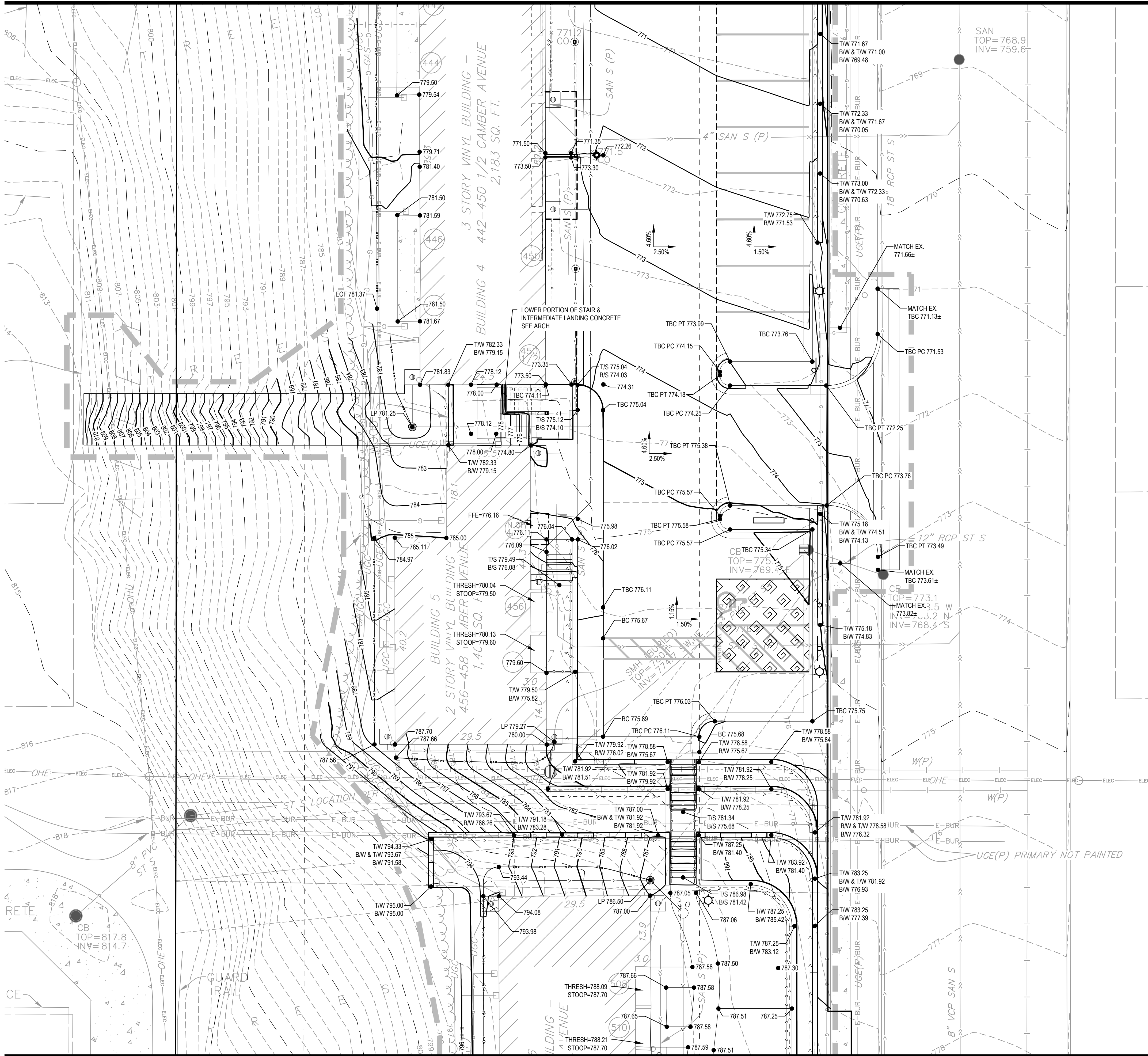
CAMBER HILL
TOWNHOMES
RENOVATION

DRAWING TITLE:

GRADING PLAN

DRAWN BY: DPG
CHECKED BY: MJJ
PROJ. NO: 250020
DRAWING NO:

C303



LEGEND

- CONSTRUCTION LIMITS
- MAJOR CONTOUR (5' INTERVAL)
- MINOR CONTOUR (1' INTERVAL)
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- SPOT ELEVATION
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- REVERSE GUTTER CURB
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- PREVENT CONSTRUCTION SEDIMENT, DIRT AND DEBRIS FROM ENTERING ALL FILTRATION BMPS.

CAUTION!!!

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WARNING

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CALL BEFORE DIGGING

MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D

0 5' 10' 20'



701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:

**TWIN CITIES HOUSING
DEVELOPMENT
CORPORATION**
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

THIS SQUARE APPEARS 1/2" x 1/2"
ON FULL SIZE SHEETS

4	04/06/2026	SITE PLAN REVIEW
3	04/03/2026	75% CD CHECK SET
2	03/11/2026	30% CD CHECK SET
1	01/26/2026	DD PRICING SET
NO	DATE	ISSUED FOR

NO DATE REVISION

**PRELIMINARY
NOT FOR CONSTRUCTION
04/06/2026**

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PROJECT NAME:

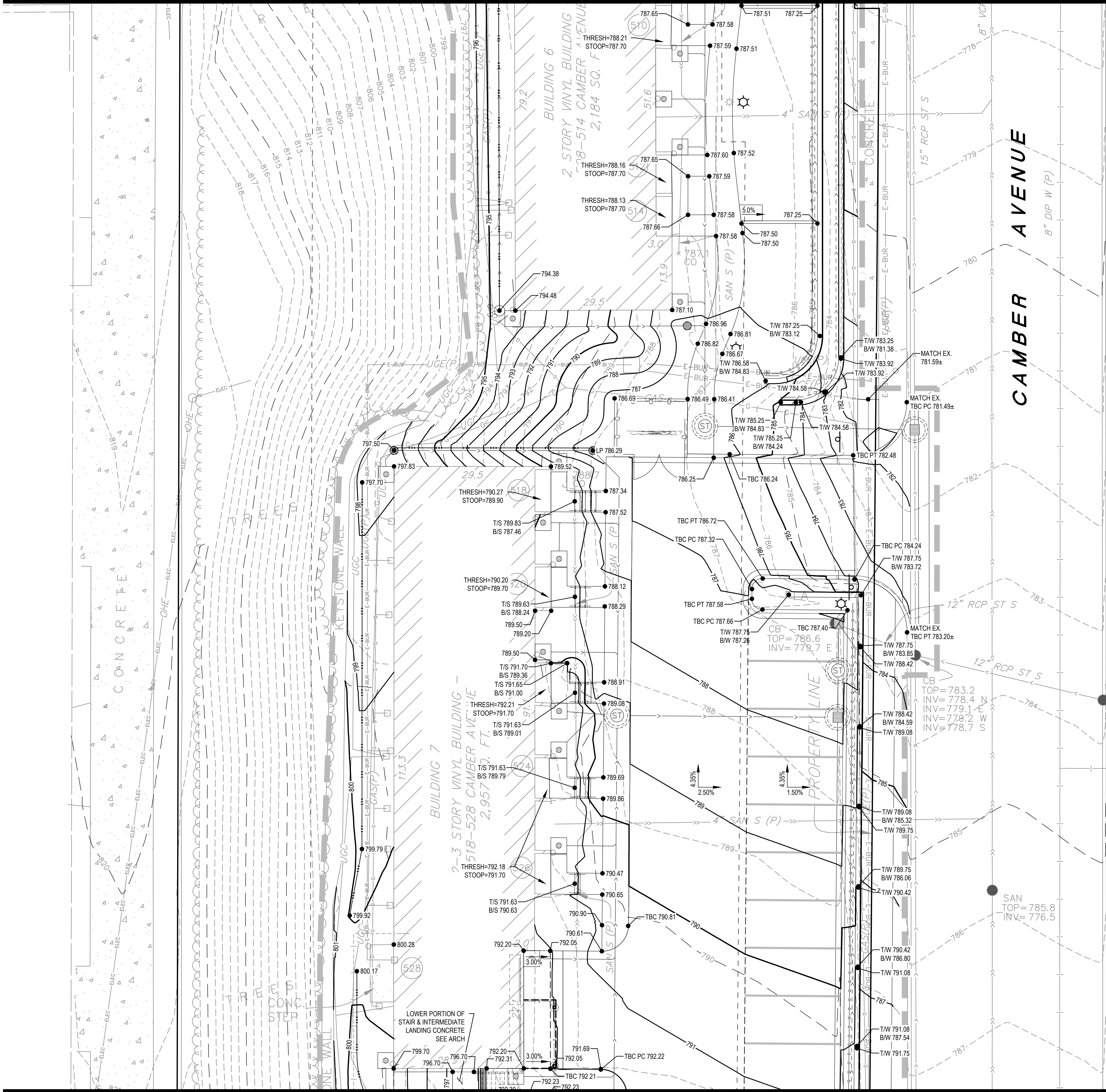
**CAMBER HILL
TOWNHOMES
RENOVATION**

DRAWING TITLE:

GRADING PLAN

DRAWN BY: DPG
CHECKED BY: MJJ
PROJ. NO: 250020
DRAWING NO:

C304



LEGEND

- CONSTRUCTION LIMITS
- MAJOR CONTOUR (5' INTERVAL)
- MINOR CONTOUR (1' INTERVAL)
- SLOPE ARROW
- SPOT ELEVATION
- GRADE BREAK
- SWALE
- REVERSE GUTTER CURB
- ADA CRITICAL AREA
2% MAX IN ANY DIRECTION

ABBREVIATIONS

- EO EMERGENCY OVERFLOW
- FFE FIRST FLOOR ELEVATION
- HWL HIGH WATER LEVEL
- HP HIGH POINT
- LP LOW POINT
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- PCC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PR POINT OF TANGENT
- TBC TOP BACK OF CURB
- BC BACK OF CURB
- B/S BOTTOM OF STAIRS
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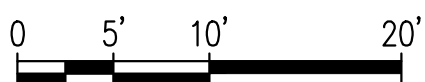
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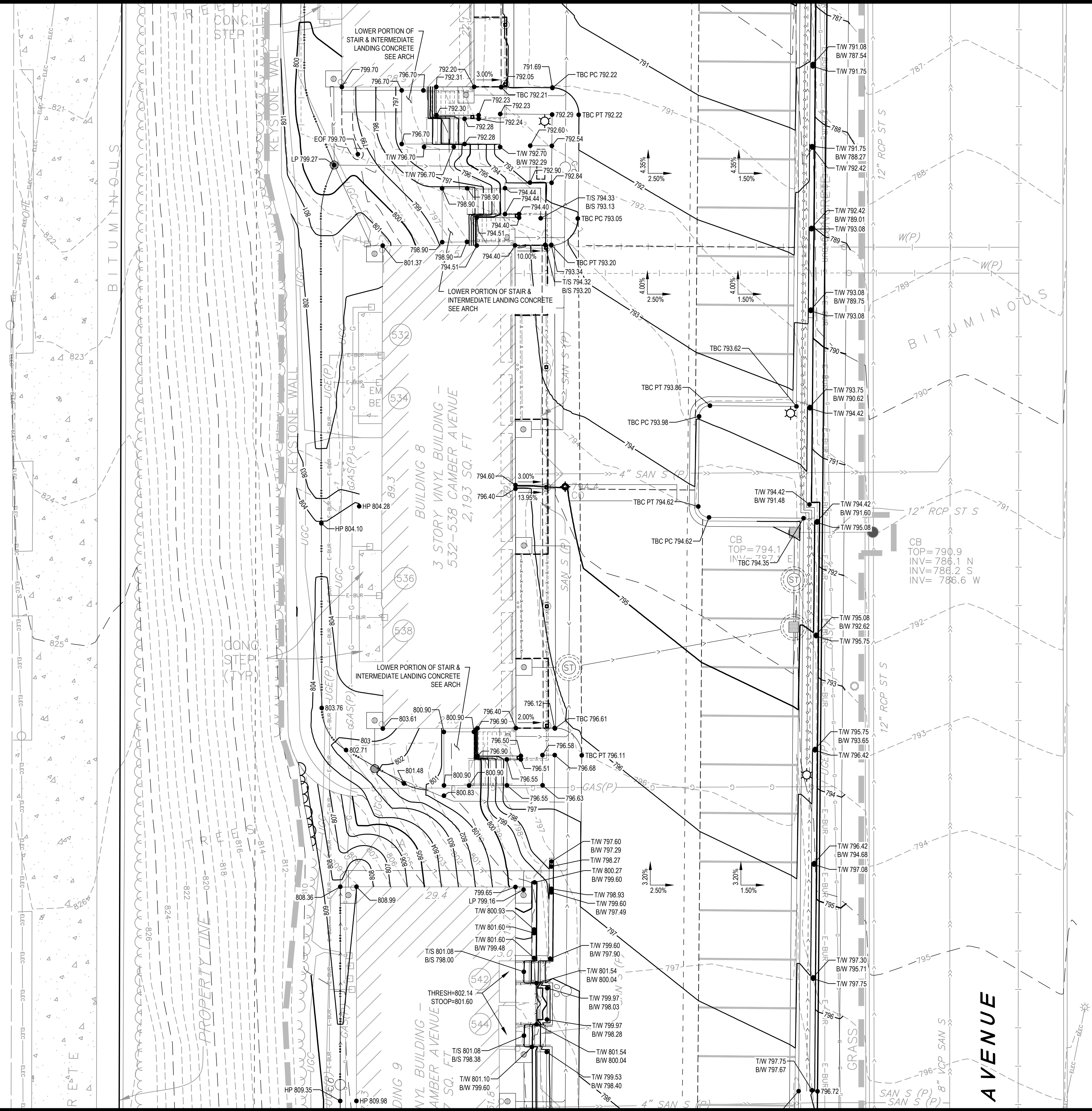
CAMBER HILL
TOWNHOMES
RENOVATION

DRAWING TITLE:

GRADING PLAN

DRAWN BY: DPG
CHECKED BY: MJJ
PROJ. NO: 250020
DRAWING NO:

C305



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PROJECT NAME:

CAMBER HILL
TOWNHOMES
RENOVATION

DRAWING TITLE:

GRADING PLAN

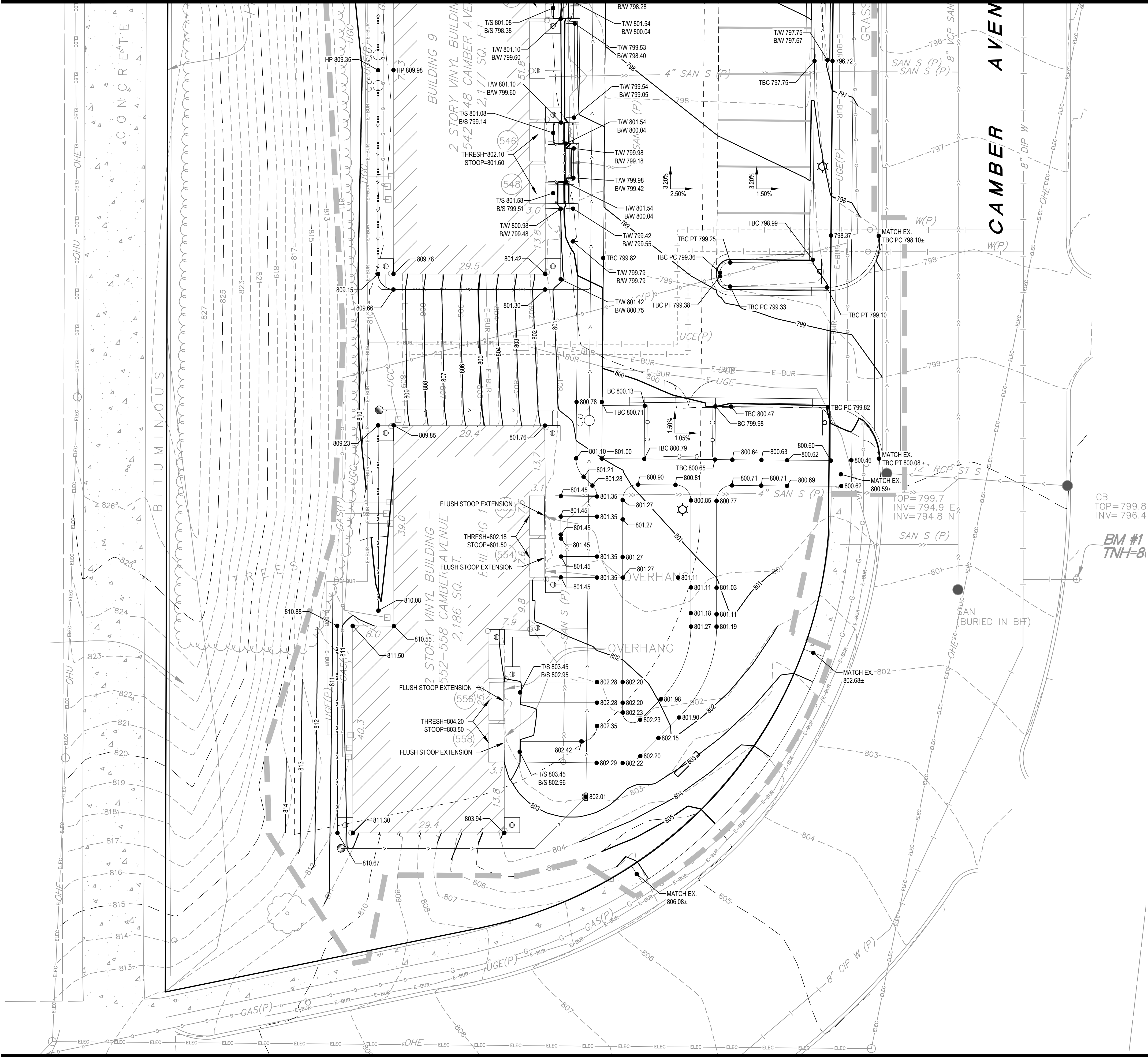
DRAWN BY: DPG

CHECKED BY: MJJ

PROJ. NO: 250020

DRAWING NO:

C306



LEGEND

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0 5' 10' 20'



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PROJECT NAME:

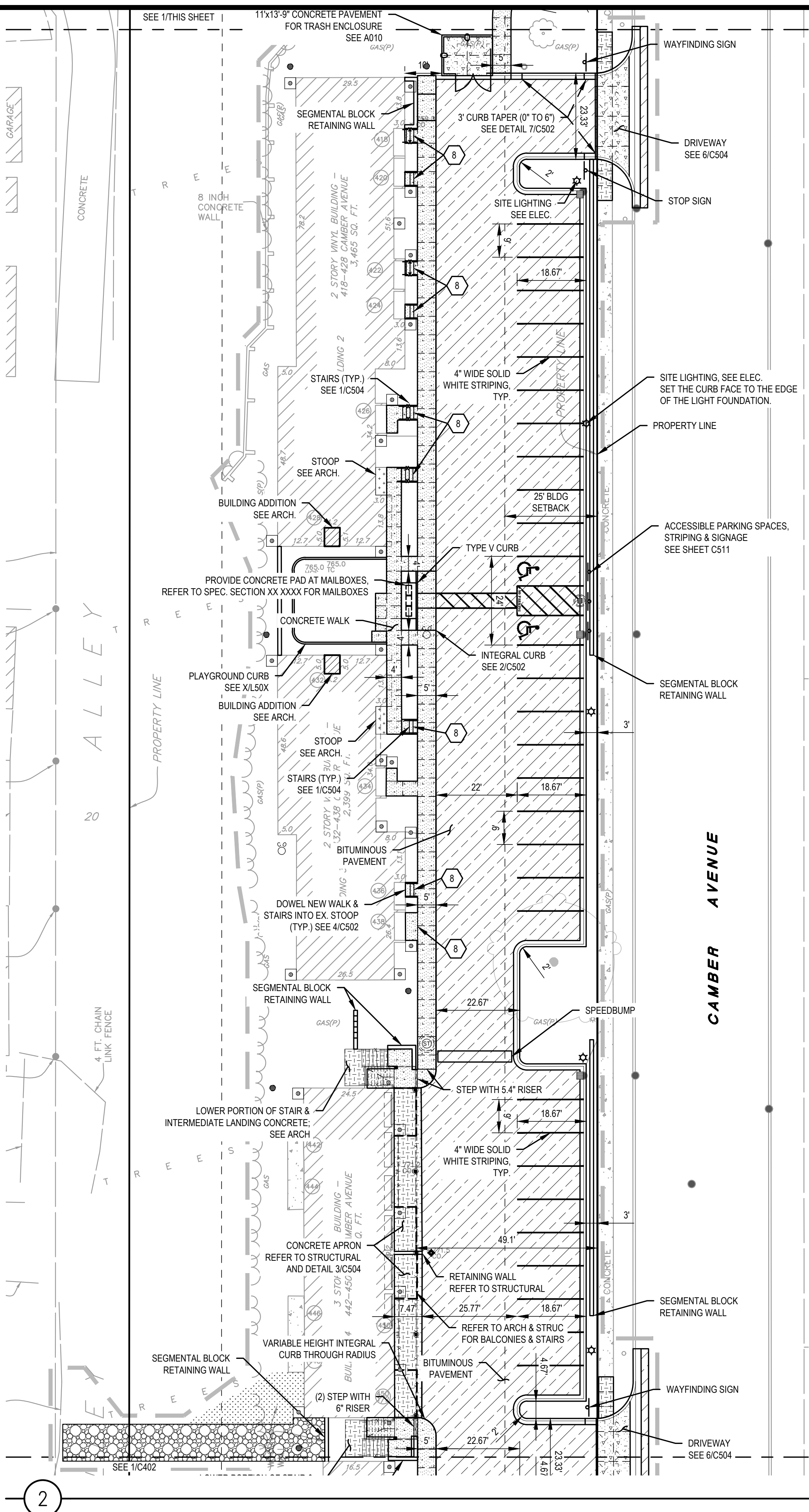
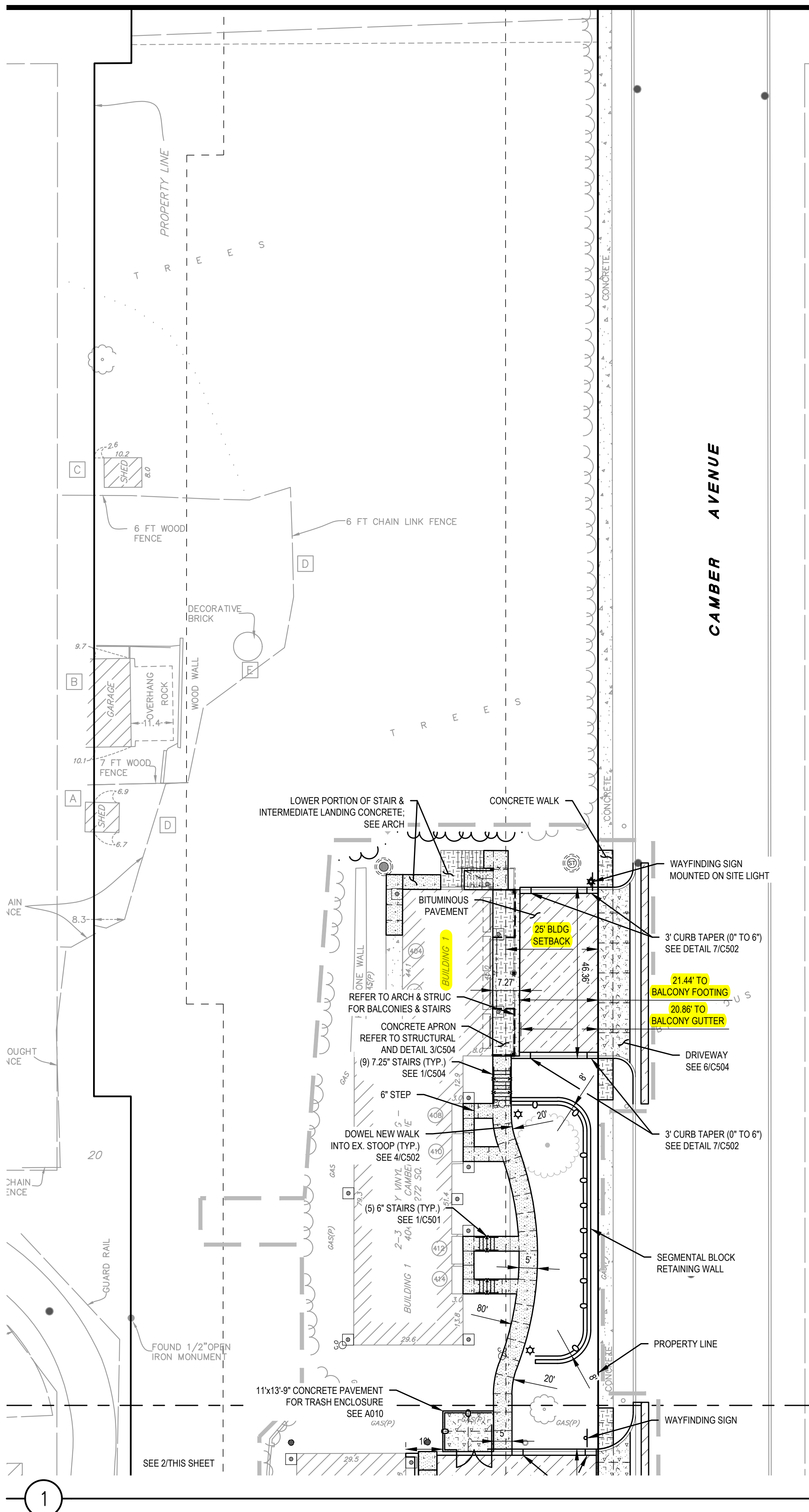
CAMBER HILL
TOWNHOMES
RENOVATION

DRAWING TITLE:

GRADING PLAN

DRAWN BY: DPG
CHECKED BY: MJJ
PROJ. NO: 250020
DRAWING NO:

C307



LEGEND

- CONSTRUCTION LIMITS
- BITUMINOUS PAVEMENT. SEE 1/C502, INSET A
- CONCRETE PAVEMENT. SEE 1/C502, INSET C
- CONCRETE WALK. SEE 1/C502, INSET B
- CONCRETE WALK IN CITY ROW, SEE 1/C502, INSET D
- REVERSE CURB & GUTTER
- LIGHT POLE, REFER TO ELECTRICAL
- RETAINING WALL GUARDRAIL, SEE 7/C503
- HANDRAIL/GUARDRAIL AT UNITS, SEE ARCH.

GENERAL NOTES

- REFER TO L101 FOR PERMANENT TURF ESTABLISHMENT REQUIREMENTS.
- SITE LIGHTING IS SHOWN FOR LOCATION ONLY. REFER TO ELECTRICAL FOR ADDITIONAL REQUIREMENTS.
- PREVENT FORM DAMAGE ALL SURFACES OUTSIDE THE CONSTRUCTION LIMITS. RESTORE ALL DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITIES TO PRE-CONSTRUCTION CONDITION UNLESS OTHERWISE NOTED IN THE DRAWINGS.
- ADJUST ALL CASTINGS, VALVE BOXES AND JUNCTION BOXES TO FINISH GRADE.
- PROVIDE BITUMINOUS TACK COAT BETWEEN PROPOSED BITUMINOUS PAVEMENTS AND ALL ADJACENT CONCRETE OR BITUMINOUS SURFACES.
- PROVIDE BITUMINOUS TACK COAT BETWEEN THE WEARING AND NON-WEARING COURSES FOR ALL PROPOSED BITUMINOUS PAVEMENTS.
- DOWELING SHALL BE PROVIDED AT ALL LOCATIONS WHERE PROPOSED CONCRETE WALK IS ADJACENT TO EXISTING CONCRETE OR STOOPS, PER DETAIL 4 ON SHEET C502.
- STAIR TREADS WITH VARIABLE HEIGHT RISERS SHALL HAVE THE LEADING EDGE MARKED WITH A DISTINCTIVE STRIPE AND PROVIDED WITH A SLIP-RESISTANT SURFACE. THE MARKING STRIPE SHALL NOT BE LESS THAN 1 INCH AND NOT MORE THAN 2 INCHES IN WIDTH. PAINTED MARKINGS SHALL BE BLACK AND COMPLY WITH MPI 82 EPOXY DECK COATING (SLIP-RESISTANT).

SITE TABULATION

EXISTING		PROPOSED	
IMPERVIOUS (ACRES)	2.34	IMPERVIOUS (ACRES)	2.41
PROPERTY AREA (ACRES)	4.64	PROPERTY AREA (ACRES)	4.64
% IMPERVIOUS	50.4	% IMPERVIOUS	51.9

PARKING TABULATION

EXISTING		PROPOSED	
STANDARD	66	STANDARD	64
ACCESSIBLE	2	ACCESSIBLE	3
GARAGE	19	GARAGE	20
TOTAL	87	TOTAL	87

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0 10' 20' 40'



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PROJECT NAME:

**CAMBER HILL
TOWNHOMES
RENOVATION**

DRAWING TITLE:

**SURFACING & LAYOUT
PLAN**

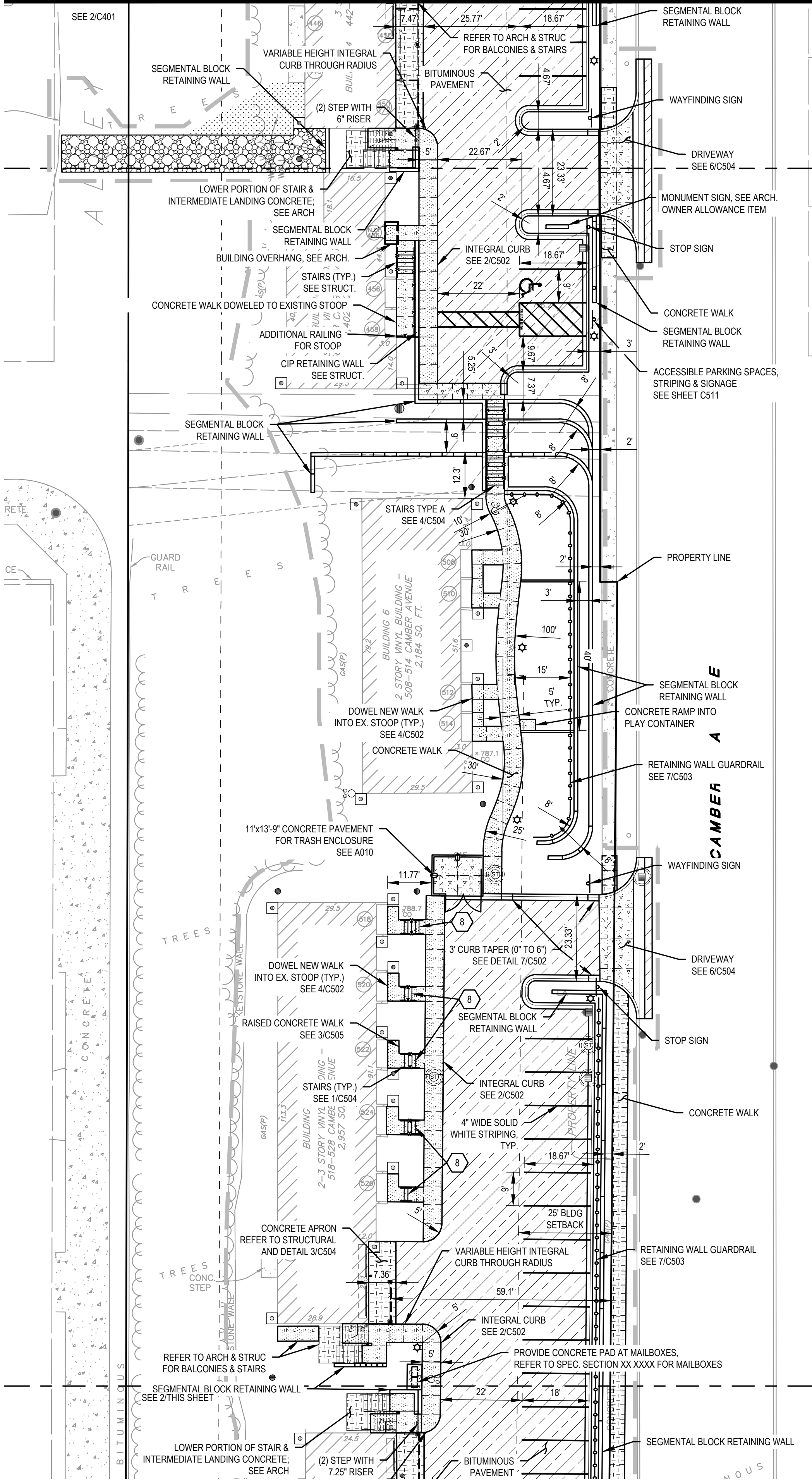
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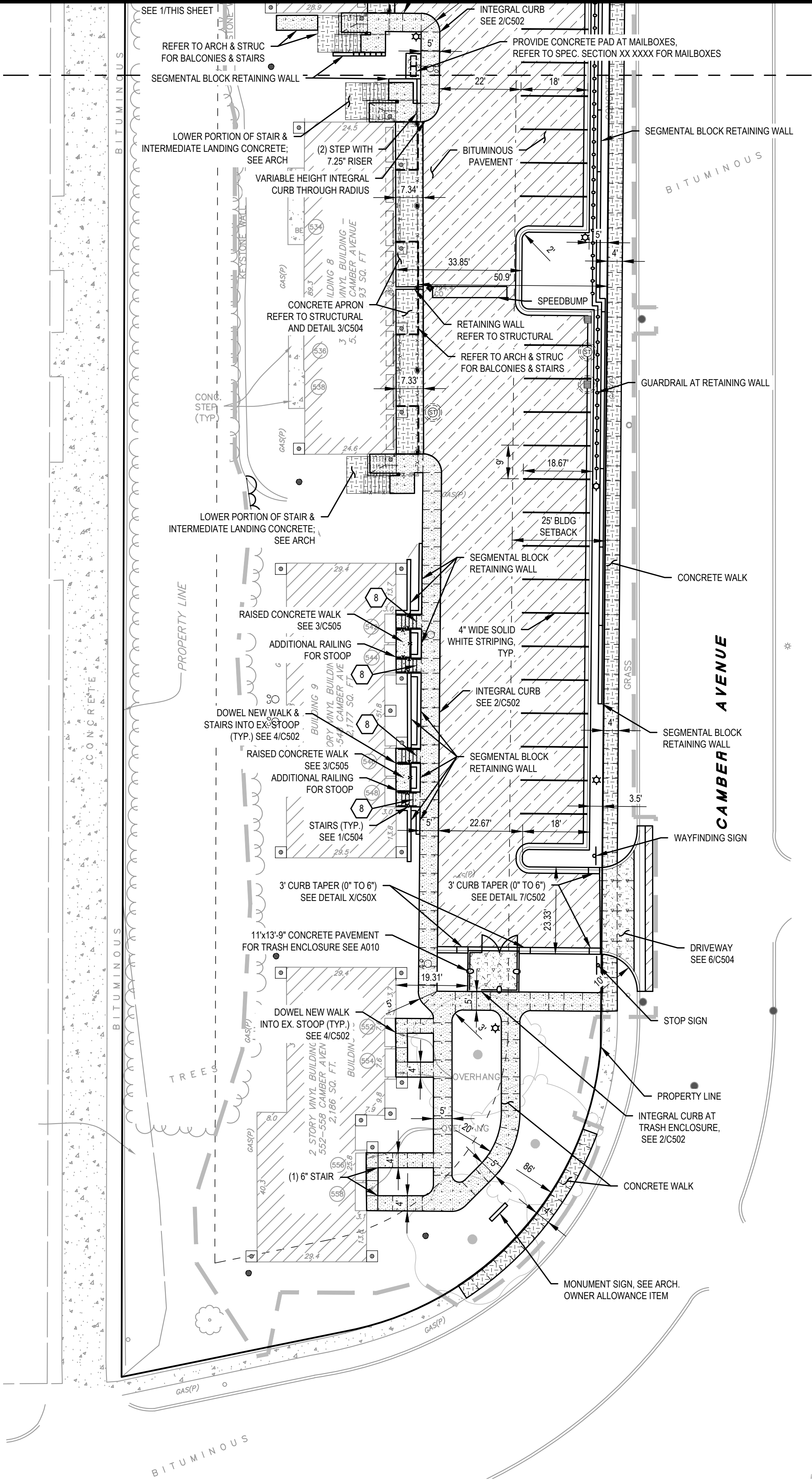
PROJ. NO: 250020

DRAWING NO:

C401



1



2

LEGEND

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2	03/11/2026	30% CD CHECK SET
1	01/26/2026	DD PRICING SET
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PROJECT NAME:

CAMBER HILL
TOWNHOMES
RENOVATION

DRAWING TITLE:

SURFACING & LAYOUT
PLAN

DRAWN BY: DPG

CHECKED BY: MJJ

PROJ. NO: 250020

DRAWING NO:

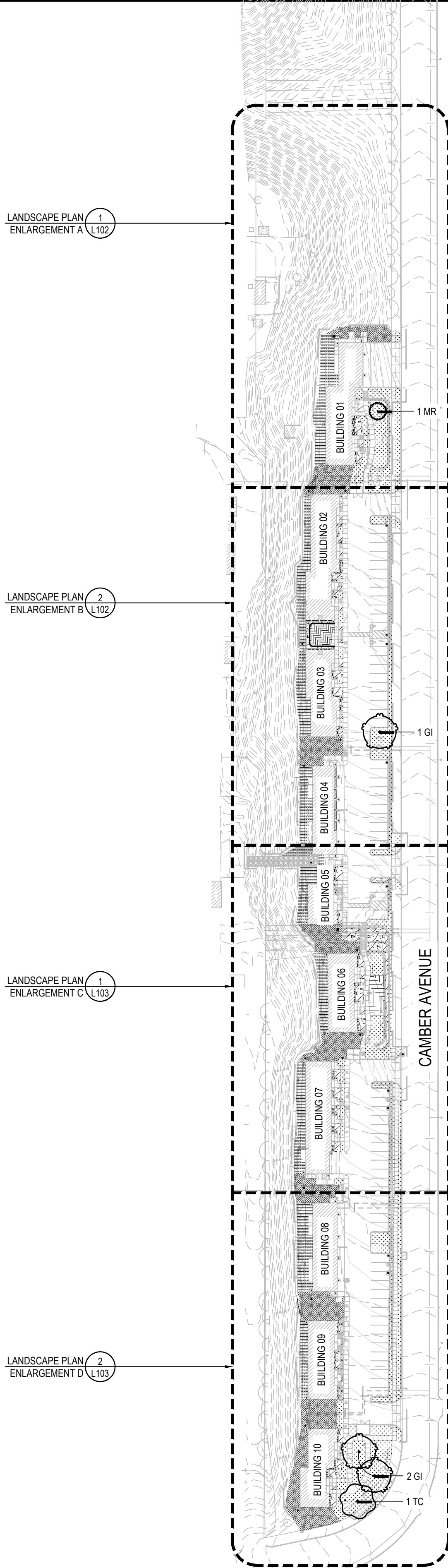
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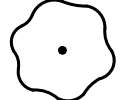
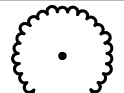
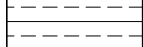
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LANDSCAPE INDEX PLAN

Scale: 1"=80'



TREE AND GROUNDCOVER SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>
TREES				
	GI	3	Gleditsia triacanthos inermis 'Impcole' / Imperial® Honey Locust	2-1/2" B&B
	TC	1	Tilia cordata 'Greenspire' / Greenspire Tilia cordata	2-1/2" B&B
ORNAMENTAL TREE				
	MR	1	Malus x 'Spring Snow' / Spring Snow Crabapple	2-1/2" B&B
<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	
GROUND COVERS				
	1,118 sf	Engineered Wood Fiber	None	
	3,595 sf	Hardwood Mulch Landscape Bed / See 4/L501	None	
	593 sf	Rock Mulch / See 7/L501	Mulch	
	13,530 sf	Salt Tolerant Sod / See Spec 32 9223	None	
	10,187 sf	Slope Stabilization Seed Mix / See Spec 32 9219	None	
	8,929 sf	Sun & Shade Turf Seed Mix / See Spec 32 9219	None	

LANDSCAPE NOTES

GENERAL LANDSCAPE NOTES:

- THIS DRAWING DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THE SITE. CONFIRM ALL LOCATIONS OF SURFACE AND SUB-SURFACE FEATURES BEFORE BEGINNING INSTALLATION. ADVISE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- CONFIRM ALL QUANTITIES, SHAPES, AND LOCATIONS OF LANDSCAPE AREAS, AND ADJUST TO CONFORM TO THE SITE CONDITIONS. CONFIRM ANY ADJUSTMENTS WITH THE LANDSCAPE ARCHITECT.
- VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH PLANT INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MULCHES AND SOIL QUANTITIES TO COMPLETE THE WORK SHOWN IN THE DRAWINGS. VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- REFER TO SECTION 31 2323 FILL FOR SOIL REQUIREMENTS. DO NOT BEGIN PLANTING OPERATIONS IF SOIL CONDITIONS ARE NOT AS SPECIFIED.
- REMOVE FROM THE SITE ALL TURF WHICH HAS BEEN REMOVED FOR NEW PLANT BEDS. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE IS NOT ALLOWED. THE PLAN TAKES PRECEDENCE OVER THE PLANT SCHEDULE IF DISCREPANCIES EXIST. ADVISE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- STAKE TREE AND PLANTING BED LAYOUT IN-FIELD FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING OPERATIONS.
- COORDINATE WITH CITY FOR THE INSTALLATION OF TREES IN THE BOULEVARD.

PROTECTIONS

- AVOID DAMAGING EXISTING TREES. DO NOT STORE OR DRIVE HEAVY MATERIALS OVER TREE ROOTS. DO NOT DAMAGE TREE BARK OR BRANCHES.
- KEEP PAVEMENTS, FIXTURES AND BUILDINGS CLEAN AND UNSTAINED. ANY DAMAGE TO EXISTING FACILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. KEEP THE PROJECT SITE CLEAR OF CONSTRUCTION WASTES AND DEBRIS.
- PROVIDE AND MAINTAIN INLET AND PERIMETER EROSION CONTROL BMPS AS SPECIFIED ON CIVIL SHEETS.
- ALL AREAS OF THE SITE DISTURBED BY CONSTRUCTION WILL BE RESTORED WITH SEED OR SOD UNLESS OTHERWISE NOTED. SEE SPECIFICATIONS FOR TURF RESTORATION REQUIREMENTS.

PLANT MATERIAL

- PLANT TREE ROOT BALLS FLUSH WITH FINAL GRADE AND THE TOP OF ROOT FLARE EXPOSED, PER PLANTING DETAILS.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY.
- ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK", ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- HEEL IN AND WATER ANY PLANT STOCK NOT PLANTED WITHIN 24 HOURS OF DELIVERY UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
- REFER TO SPECIFICATIONS FOR WARRANTY REQUIREMENTS AND OTHER PLANTING ACCESSORIES.

MAINTENANCE AND CARE

- BEGIN PLANT MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE.
- MAINTENANCE INCLUDES WATERING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL PRIOR TO GROWING SEASON, RE-SETTING PLANTS AND PROPER GRADE, AND KEEPING PLANTS IN A PLUMB POSITION.
- REFER TO SPECIFICATIONS FOR FULL INSPECTION, MAINTENANCE, AND WARRANTY REQUIREMENTS.

ALTERNATES

- IRRIGATION: INSTALL IRRIGATION SYSTEM AT ALL FRONT AND SIDE YARDS.

WARNING

LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.
CALL BEFORE DIGGING

MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D



701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
TWIN CITIES HOUSING
DEVELOPMENT
CORPORATION
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

THIS SQUARE APPEARS 1/2" x 1/2"
ON FULL SIZE SHEETS

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NO	DATE	REVISION
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04/06/2026

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PROJECT NAME:

CAMBER HILL
TOWNHOMES
RENOVATION

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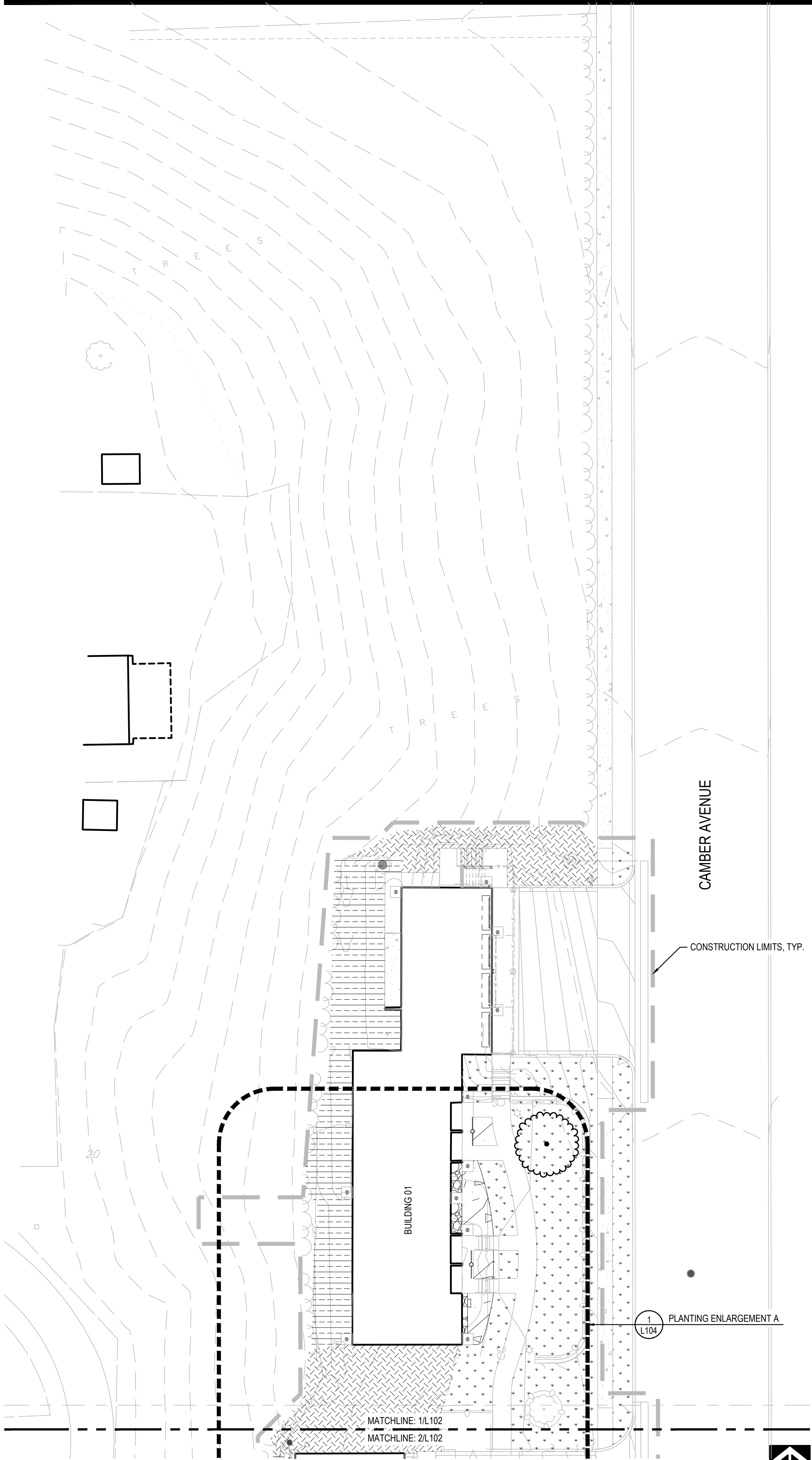
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CHECKED BY: LAM
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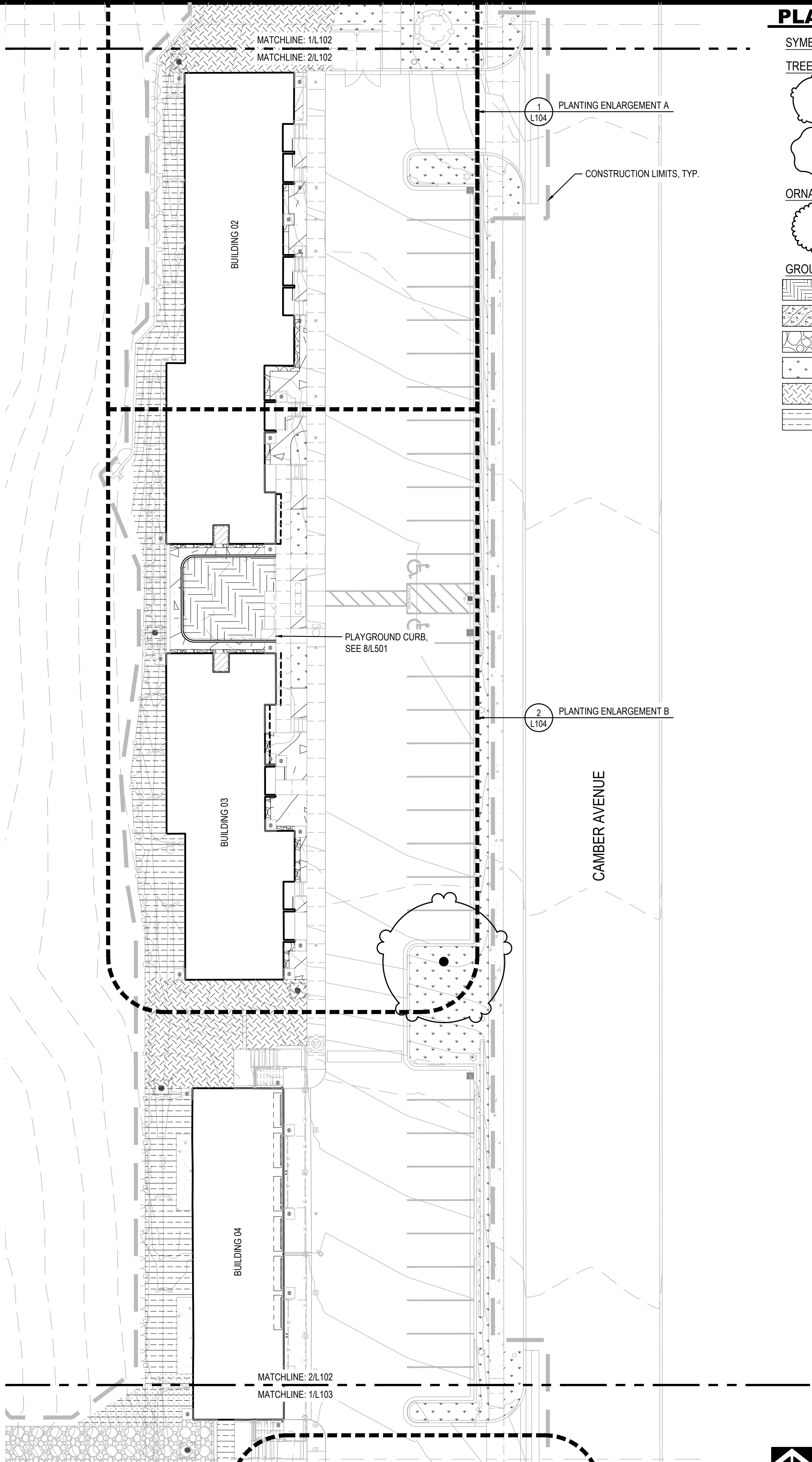
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Plot Date: 4/6/2026 11:55 AM

1 LANDSCAPE PLAN ENLARGEMENT A
Scale: 1"=20'



2 LANDSCAPE PLAN ENLARGEMENT B
Scale: 1"=20'



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	Gleditsia triacanthos inermis 'Impcoke' / Imperial® Honey Locust
	Tilia cordata 'Greenspire' / Greenspire Tilia cordata
ORNAMENTAL TREE	
	Malus x 'Spring Snow' / Spring Snow Crabapple
GROUND COVERS	
	Engineered Wood Fiber
	Hardwood Mulch Landscape Bed / See 4/L501
	Rock Mulch / See 7/L501
	Salt Tolerant Sod / See Spec 32 9223
	Slope Stabilization Seed Mix / See Spec 32 9219
	Sun & Shade Turf Seed Mix / See Spec 32 9219



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PROJECT NAME:
**CAMBER HILL
TOWNHOMES
RENOVATION**

DRAWING TITLE:
**LANDSCAPE
ENLARGEMENT**

WARNING
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UTILITIES SHALL BE VERIFIED BY
THE CONTRACTOR.
CALL BEFORE DIGGING

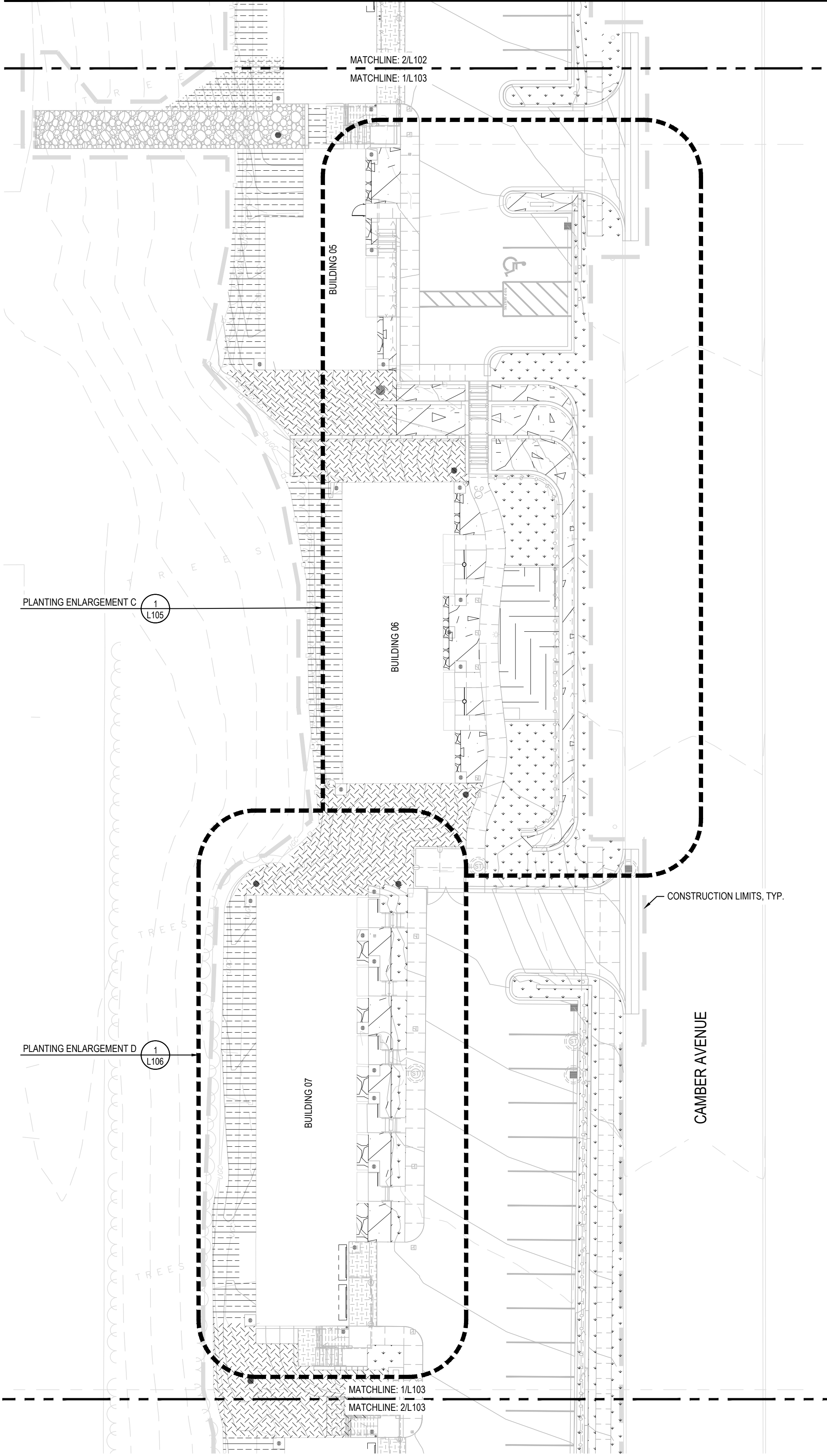
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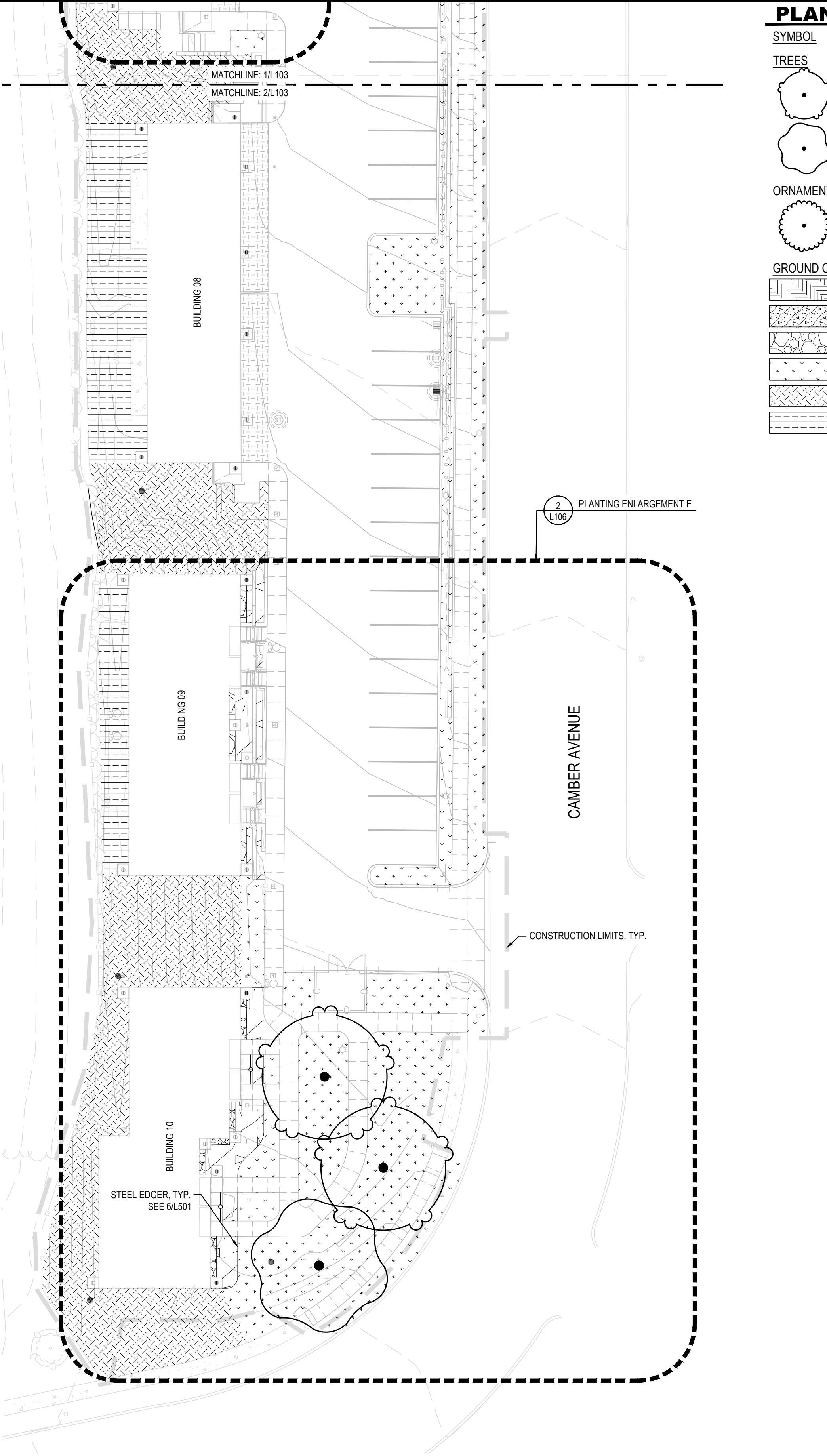
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Plot Date: 4/6/2026 11:55 AM

1 LANDSCAPE PLAN ENLARGEMENT C
Scale: 1"=20'



2 LANDSCAPE PLAN ENLARGEMENT D
Scale: 1"=20'



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	Gleditsia triacanthos inermis 'Impcole' / Imperial® Honey Locust
	Tilia cordata 'Greenspire' / Greenspire Tilia cordata
ORNAMENTAL TREE	
	Malus x 'Spring Snow' / Spring Snow Crabapple
GROUND COVERS	
	Engineered Wood Fiber
	Hardwood Mulch Landscape Bed / See 4/L501
	Rock Mulch / See 7/L501
	Salt Tolerant Sod / See Spec 32 9223
	Slope Stabilization Seed Mix / See Spec 32 9219
	Sun & Shade Turf Seed Mix / See Spec 32 9219

WARNING
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1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

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PROJECT NAME:
CAMBER HILL TOWNHOMES RENOVATION

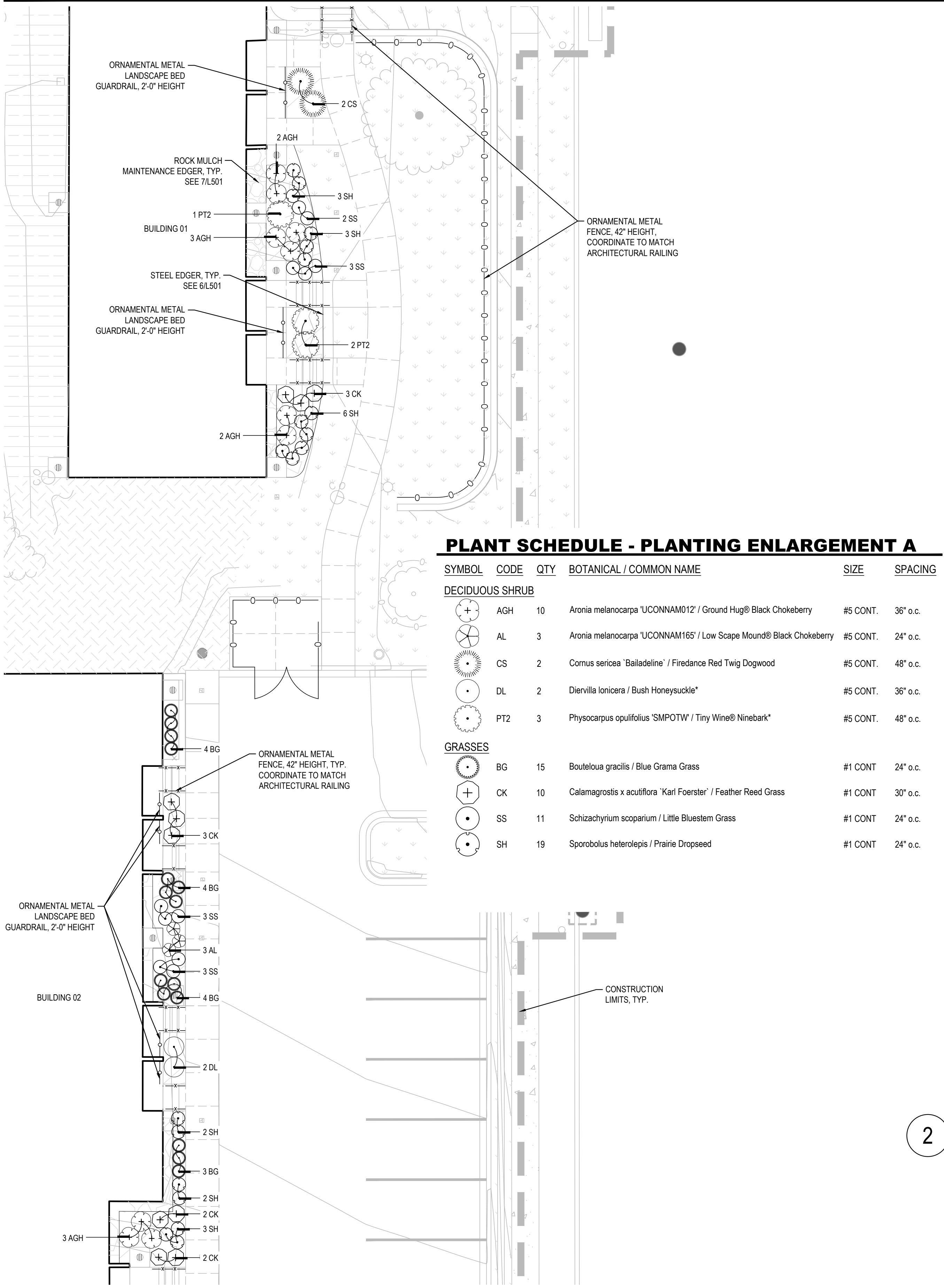
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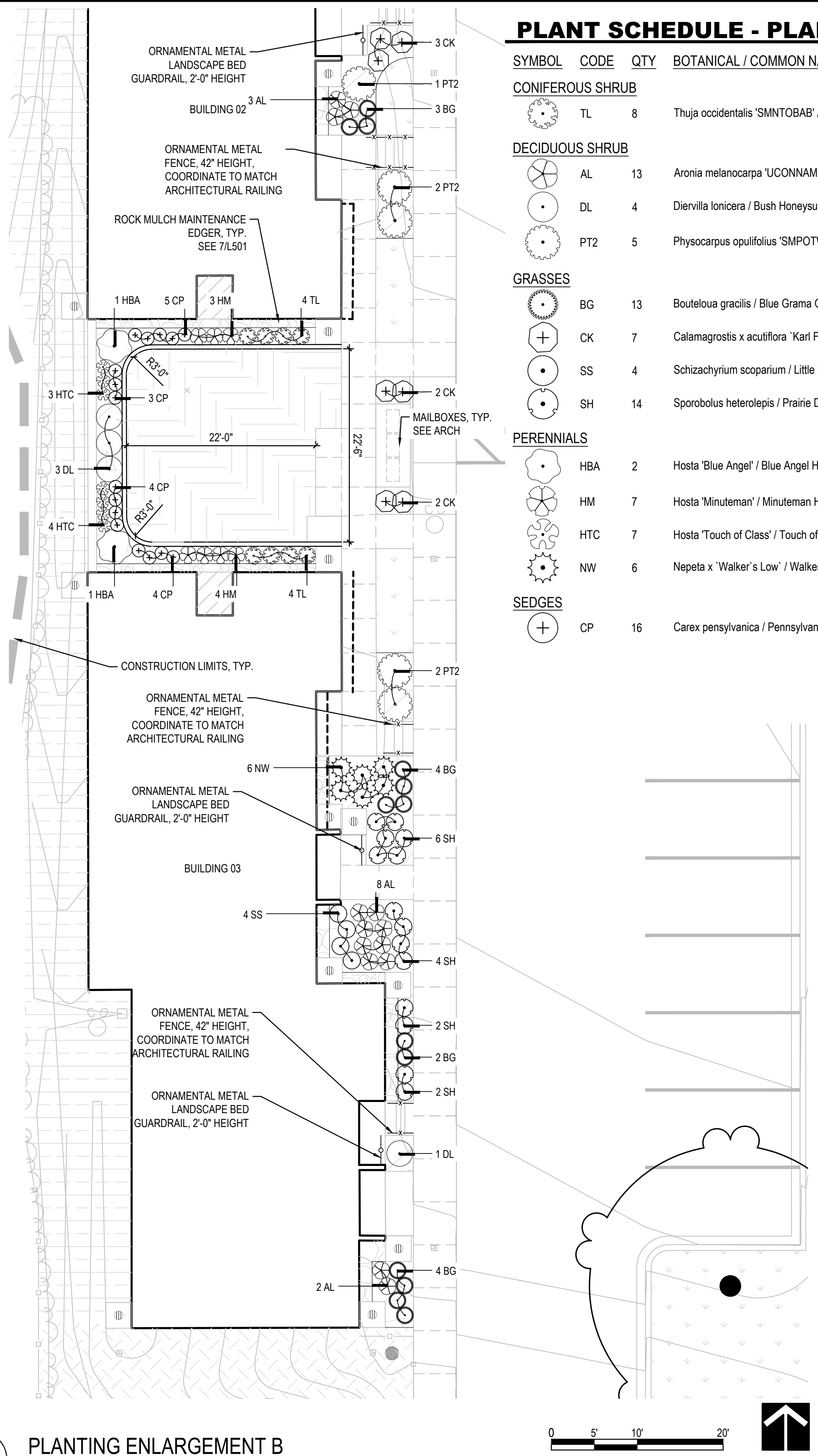
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Plot Date: 4/6/2026 11:55 AM

1 PLANTING ENLARGEMENT A
Scale: 1"=10'



PLANT SCHEDULE - PLANTING ENLARGEMENT A					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
DECIDUOUS SHRUB					
	AGH	10	Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry	#5 CONT.	36" o.c.
	AL	3	Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry	#5 CONT.	24" o.c.
	CS	2	Cornus sericea 'Bailadeline' / Firedance Red Twig Dogwood	#5 CONT.	48" o.c.
	DL	2	Diervilla lonicera / Bush Honeysuckle*	#5 CONT.	36" o.c.
	PT2	3	Physocarpus opulifolius 'SMPOTW' / Tiny Wine® Ninebark*	#5 CONT.	48" o.c.
GRASSES					
	BG	15	Bouteloua gracilis / Blue Grama Grass	#1 CONT.	24" o.c.
	CK	10	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	#1 CONT.	30" o.c.
	SS	11	Schizachyrium scoparium / Little Bluestem Grass	#1 CONT.	24" o.c.
	SH	19	Sporobolus heterolepis / Prairie Dropseed	#1 CONT.	24" o.c.

2 PLANTING ENLARGEMENT B
Scale: 1"=10'



PLANT SCHEDULE - PLANTING ENLARGEMENT B					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
CONIFEROUS SHRUB					
	TL	8	Thuja occidentalis 'SMNTOBAB' / Tater Tot® Arborvitae	#2 CONT.	24" o.c.
DECIDUOUS SHRUB					
	AL	13	Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry	#5 CONT.	24" o.c.
	DL	4	Diervilla lonicera / Bush Honeysuckle*	#5 CONT.	36" o.c.
	PT2	5	Physocarpus opulifolius 'SMPOTW' / Tiny Wine® Ninebark*	#5 CONT.	48" o.c.
GRASSES					
	BG	13	Bouteloua gracilis / Blue Grama Grass	#1 CONT.	24" o.c.
	CK	7	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	#1 CONT.	30" o.c.
	SS	4	Schizachyrium scoparium / Little Bluestem Grass	#1 CONT.	24" o.c.
	SH	14	Sporobolus heterolepis / Prairie Dropseed	#1 CONT.	24" o.c.
PERENNIALS					
	HBA	2	Hosta 'Blue Angel' / Blue Angel Hosta	#1 CONT.	48" o.c.
	HM	7	Hosta 'Minuteman' / Minuteman Hosta	#1 CONT.	24" o.c.
	HTC	7	Hosta 'Touch of Class' / Touch of Class Hosta	#1 CONT.	18" o.c.
	NW	6	Nepeta x 'Walker's Low' / Walker's Low Catmint	#1 CONT.	30" o.c.
SEDGES					
	CP	16	Carex pensylvanica / Pennsylvania Sedge	#1 CONT.	18" o.c.



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1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

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PROJECT NAME:

CAMBER HILL TOWNHOMES RENOVATION

DRAWING TITLE:

LANDSCAPE ENLARGEMENT

WARNING
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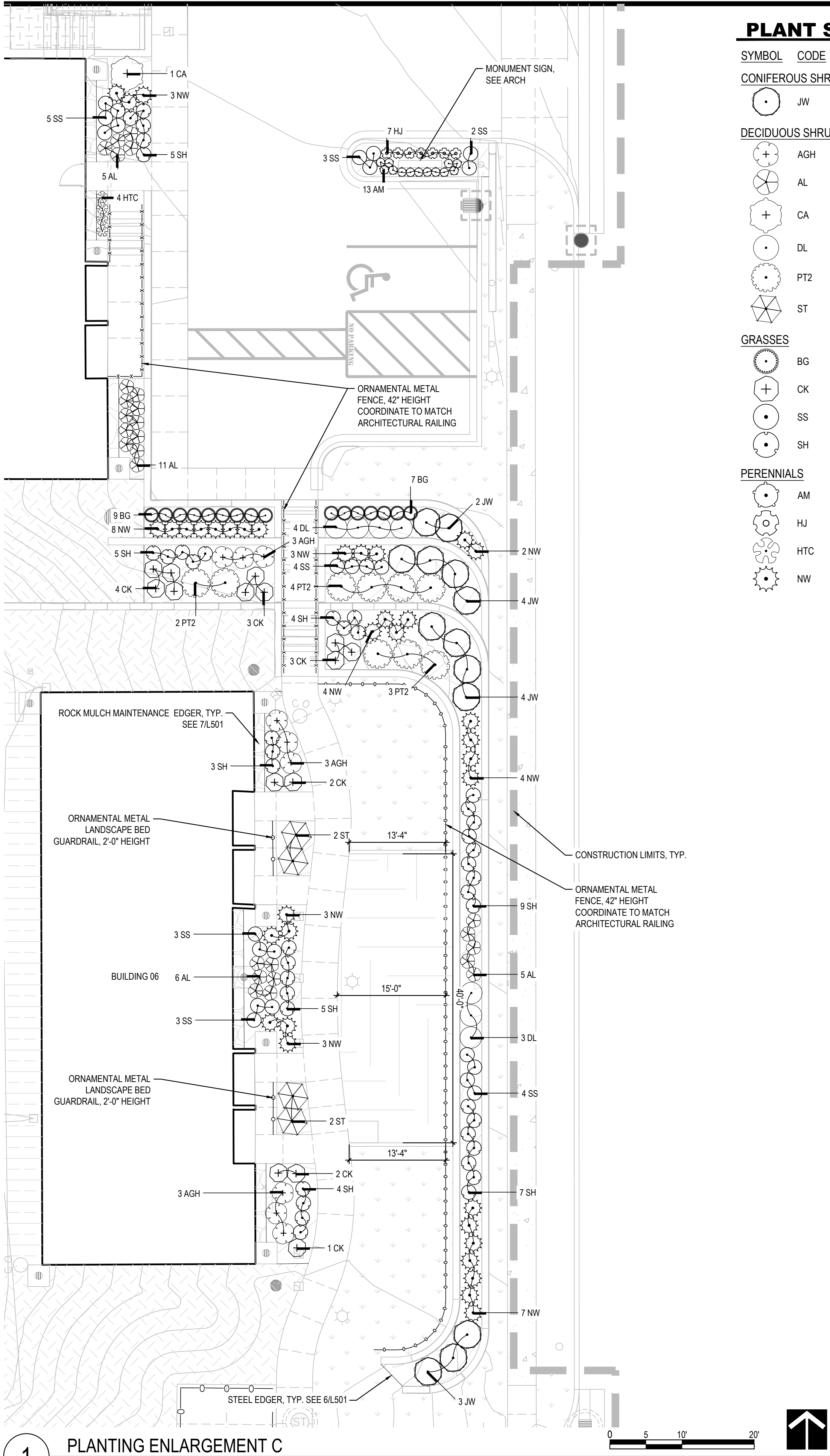
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DRAWING NO:

L104

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1 PLANTING ENLARGEMENT C
Scale: 1"=10'



PLANT SCHEDULE - PLANTING ENLARGEMENT C

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
CONIFEROUS SHRUB					
	JW	13	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	#2 CONT	48" o.c.
DECIDUOUS SHRUB					
	AGH	9	Aronia melanocarpa 'UConnAM012' / Ground Hug® Black Chokeberry	#5 CONT.	36" o.c.
	AL	27	Aronia melanocarpa 'UConnAM165' / Low Scape Mound® Black Chokeberry	#5 CONT.	24" o.c.
	CA	1	Ceanothus americanus / New Jersey Tea	#1 CONT	60" o.c.
	DL	7	Diervilla lonicera / Bush Honeysuckle*	#5 CONT.	36" o.c.
	PT2	9	Physocarpus opulifolius 'SMPOTW' / Tiny Wine® Ninebark*	#5 CONT.	48" o.c.
	ST	4	Spiraea betulifolia 'Tor Gold' / Glow Girl® Birchleaf Spiraea	#5 CONT.	48" o.c.
GRASSES					
	BG	16	Bouteloua gracilis / Blue Grama Grass	#1 CONT	24" o.c.
	CK	15	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	#1 CONT	30" o.c.
	SS	24	Schizachyrium scoparium / Little Bluestem Grass	#1 CONT	24" o.c.
	SH	42	Sporobolus heterolepis / Prairie Dropseed	#1 CONT	24" o.c.
PERENNIALS					
	AM	13	Allium x 'Millenium' / Millenium Ornamental Onion	#1 CONT	15" o.c.
	HJ	7	Hemerocallis x 'Jolyene Nichole' / Jolyene Nichole Daylily	#1 CONT	18" o.c.
	HTC	4	Hosta 'Touch of Class' / Touch of Class Hosta	#1 CONT	18" o.c.
	NW	37	Nepeta x 'Walker's Low' / Walker's Low Catmint	#1 CONT	30" o.c.



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CORPORATION
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

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PROJECT NAME:
CAMBER HILL
TOWNHOMES
RENOVATION

DRAWING TITLE:

LANDSCAPE
ENLARGEMENT

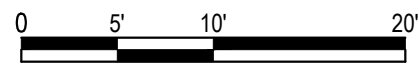
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DRAWING NO:

L105

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Plot Date: 4/6/2026 11:55 AM

1 PLANTING ENLARGEMENT D
Scale: 1"=10'



PLANT SCHEDULE - PLANTING ENLARGEMENT D

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
DECIDUOUS SHRUB					
	AL	3	Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry	#5 CONT.	24" o.c.
	SD	10	Spiraea x 'NCSX2' / Double Play Doozie® Spirea	#5 CONT.	30" o.c.
GRASSES					
	BG	5	Bouteloua gracilis / Blue Grama Grass	#1 CONT.	24" o.c.
	CK	15	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	#1 CONT.	30" o.c.
	SS	6	Schizachyrium scoparium / Little Bluestem Grass	#1 CONT.	24" o.c.
	SH	7	Sporobolus heterolepis / Prairie Dropseed	#1 CONT.	24" o.c.
PERENNIALS					
	NW	6	Nepeta x 'Walker's Low' / Walker's Low Catmint	#1 CONT.	30" o.c.

2 PLANTING ENLARGEMENT E
Scale: 1"=10'



PLANT SCHEDULE- PLANTING ENLARGEMENT E

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
DECIDUOUS SHRUB					
	AGH	9	Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry	#5 CONT.	36" o.c.
	AL	14	Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry	#5 CONT.	24" o.c.
	RA	2	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#2 CONT.	48" o.c.
	ST	4	Spiraea betulifolia 'Tor Gold' / Glow Girl® Birchleaf Spirea	#5 CONT.	48" o.c.
GRASSES					
	BG	14	Bouteloua gracilis / Blue Grama Grass	#1 CONT.	24" o.c.
	SS	14	Schizachyrium scoparium / Little Bluestem Grass	#1 CONT.	24" o.c.
	SH	20	Sporobolus heterolepis / Prairie Dropseed	#1 CONT.	24" o.c.
PERENNIALS					
	NW	11	Nepeta x 'Walker's Low' / Walker's Low Catmint	#1 CONT.	30" o.c.



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PROJECT NAME:
CAMBER HILL
TOWNHOMES
RENOVATION

DRAWING TITLE:
LANDSCAPE
ENLARGEMENT

DRAWN BY: KAT
CHECKED BY: LAM
PROJ. NO: 250020
DRAWING NO:

L106



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CORPORATION

1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

CONSULTANT #1:

CONSULTANT #1 NAME

ADDRESS LINE 1

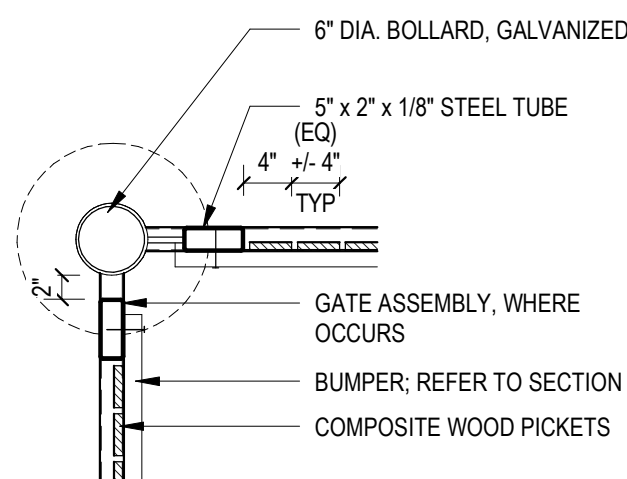
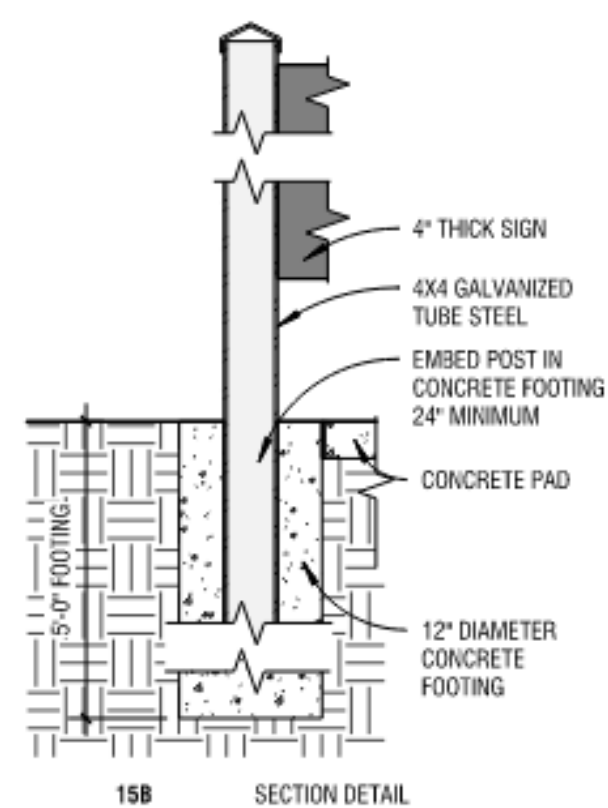
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CONSULTANT #2:

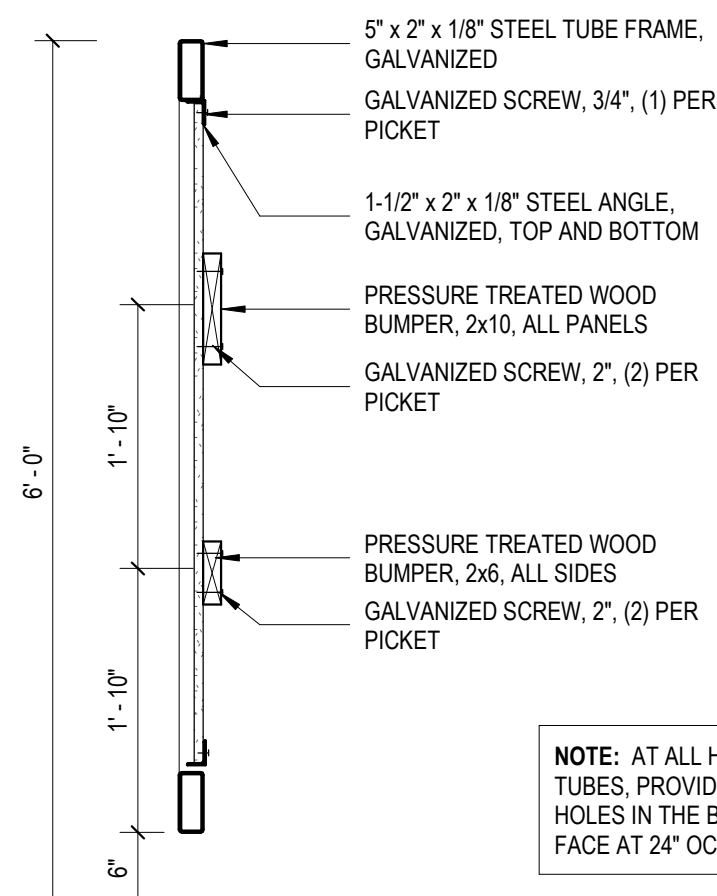
CONSULTANT #2 NAME

ADDRESS LINE 1

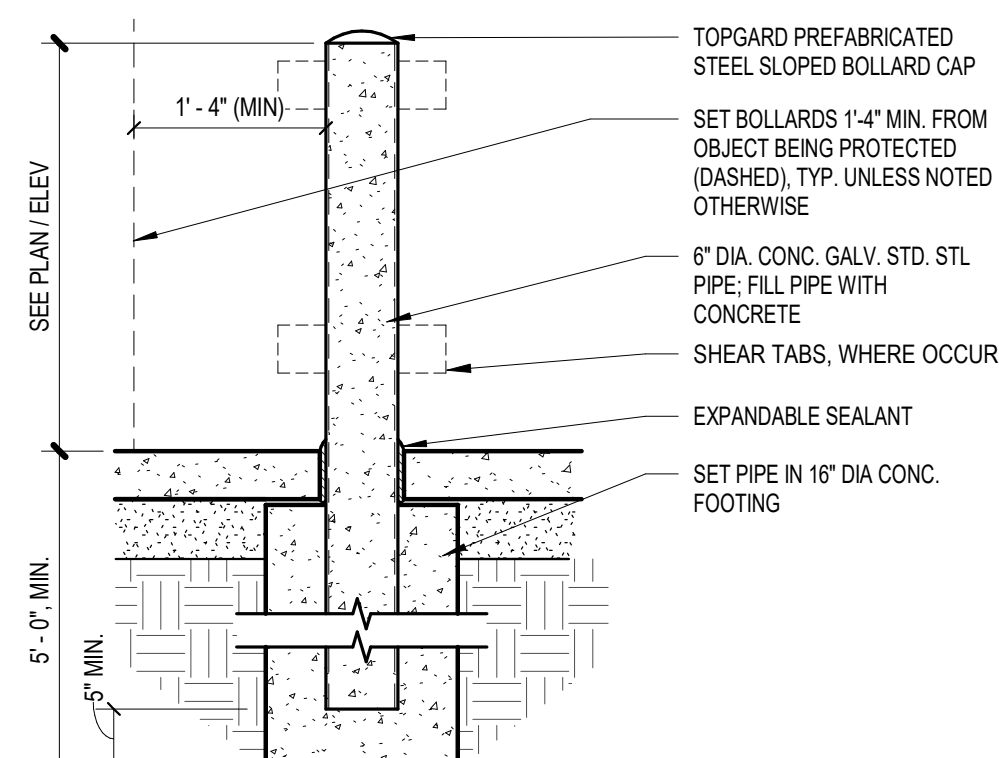
ADDRESS LINE 2



C2 TRASH ENCLOSURE CORNER DETAIL
A010 3/4" = 1'-0"

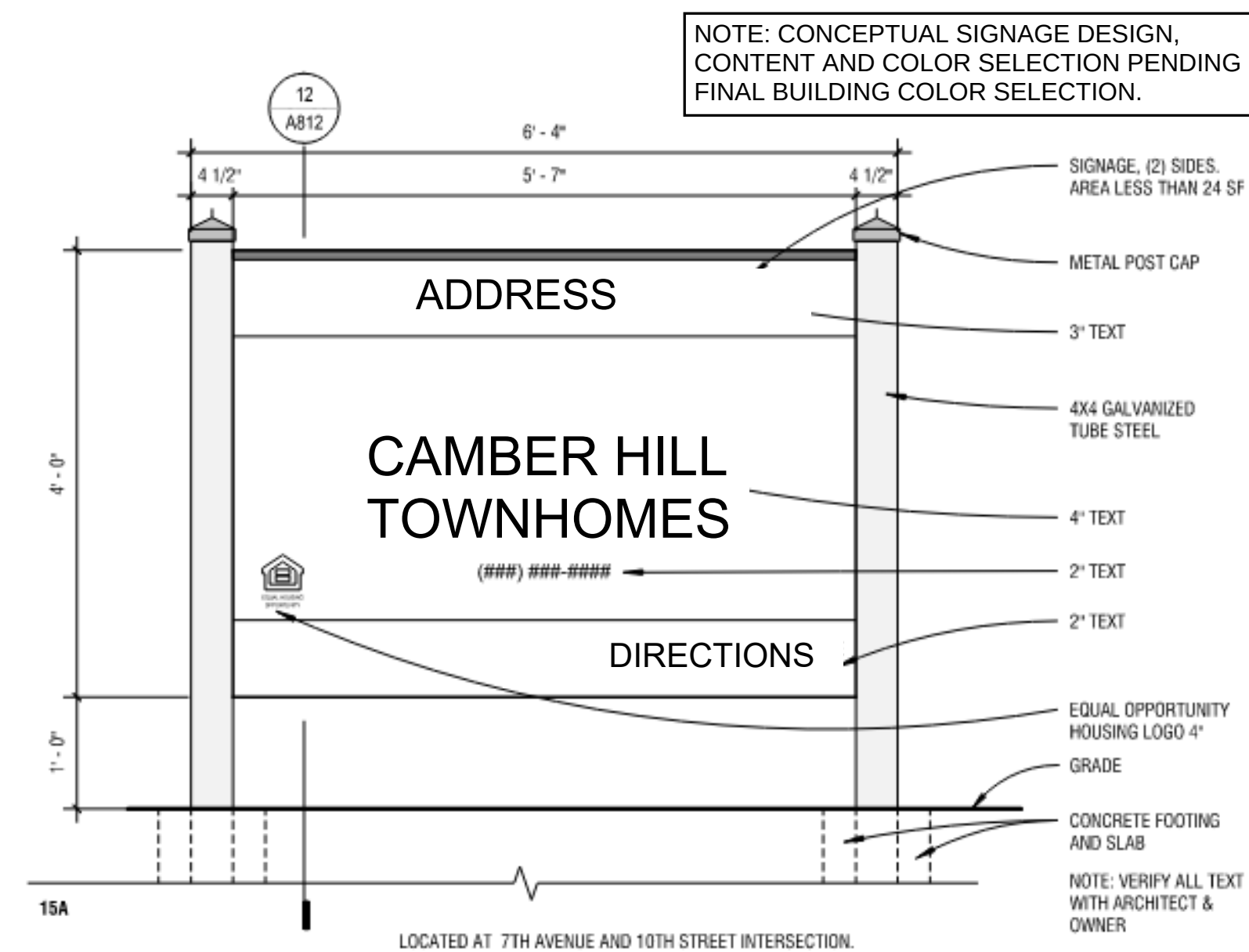
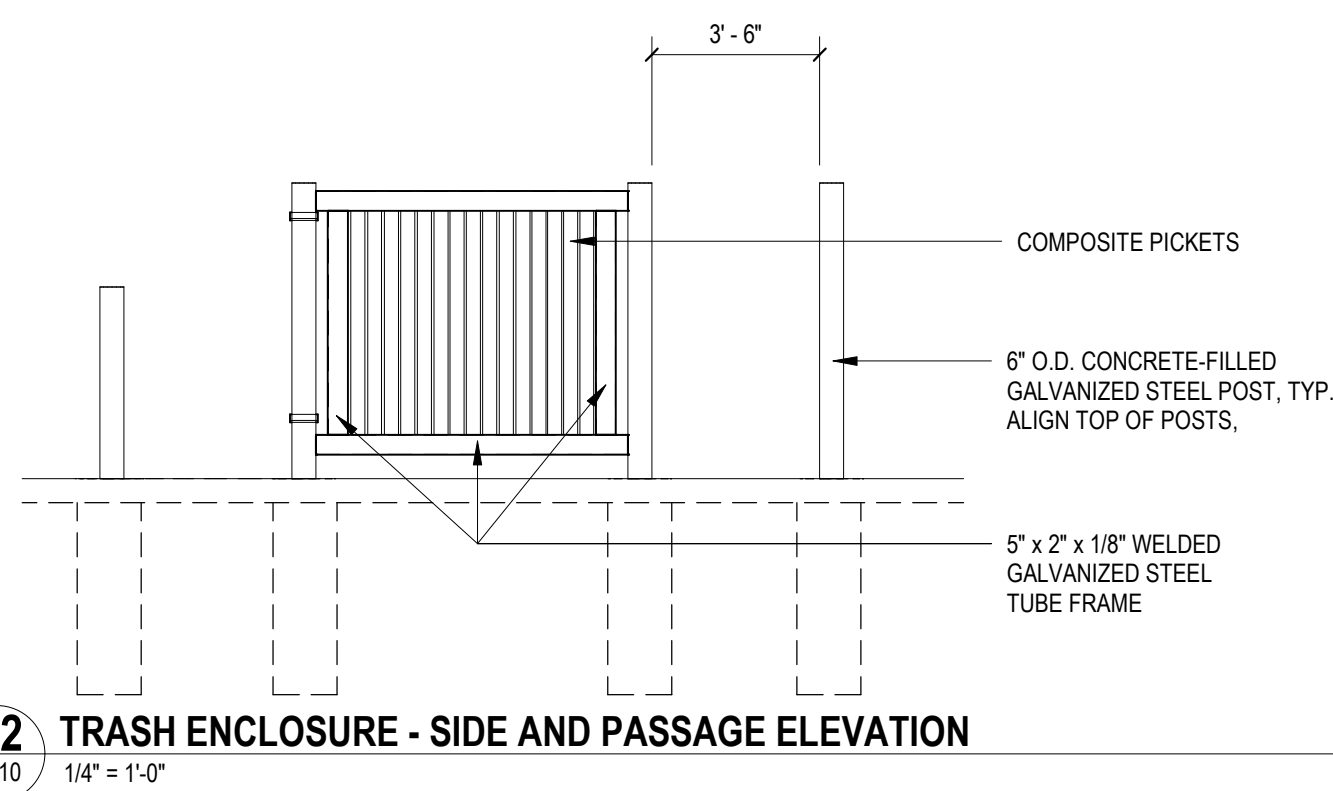
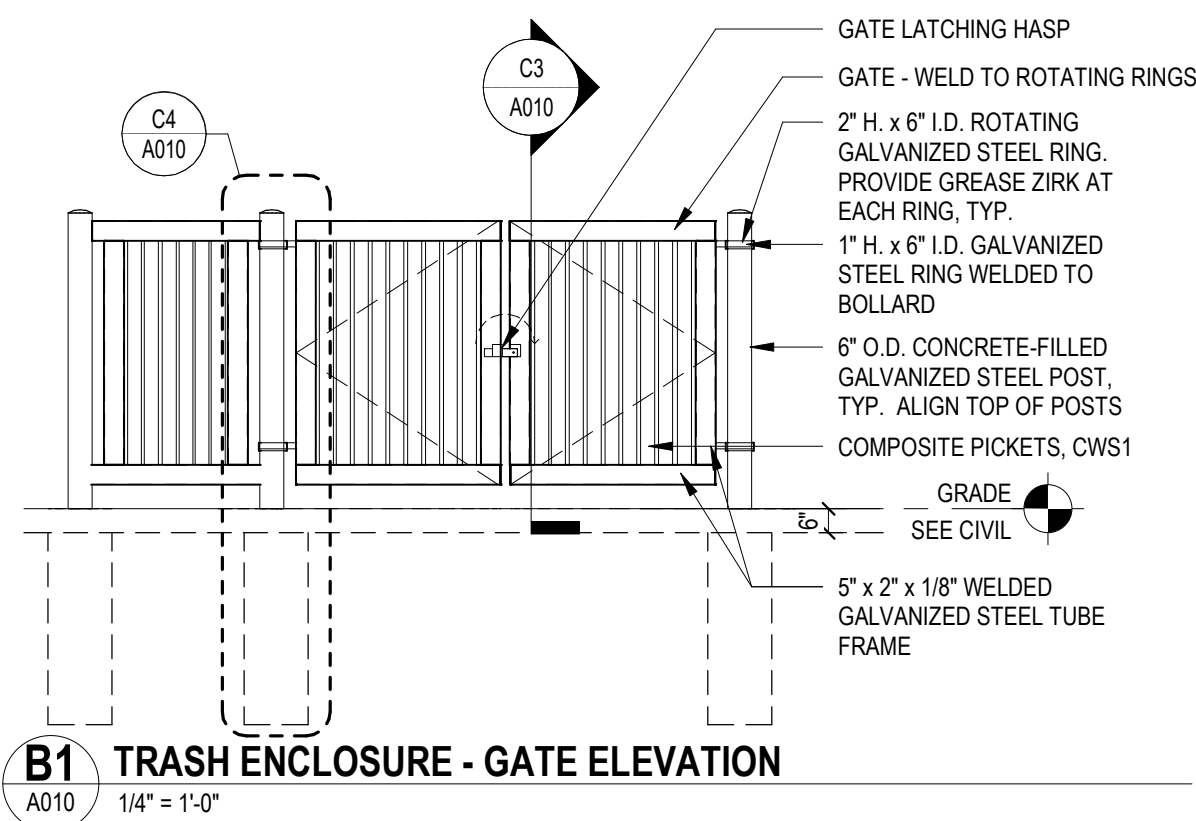


C3 TRASH ENCLOSURE - PANEL SECTION
A010 3/4" = 1'-0"

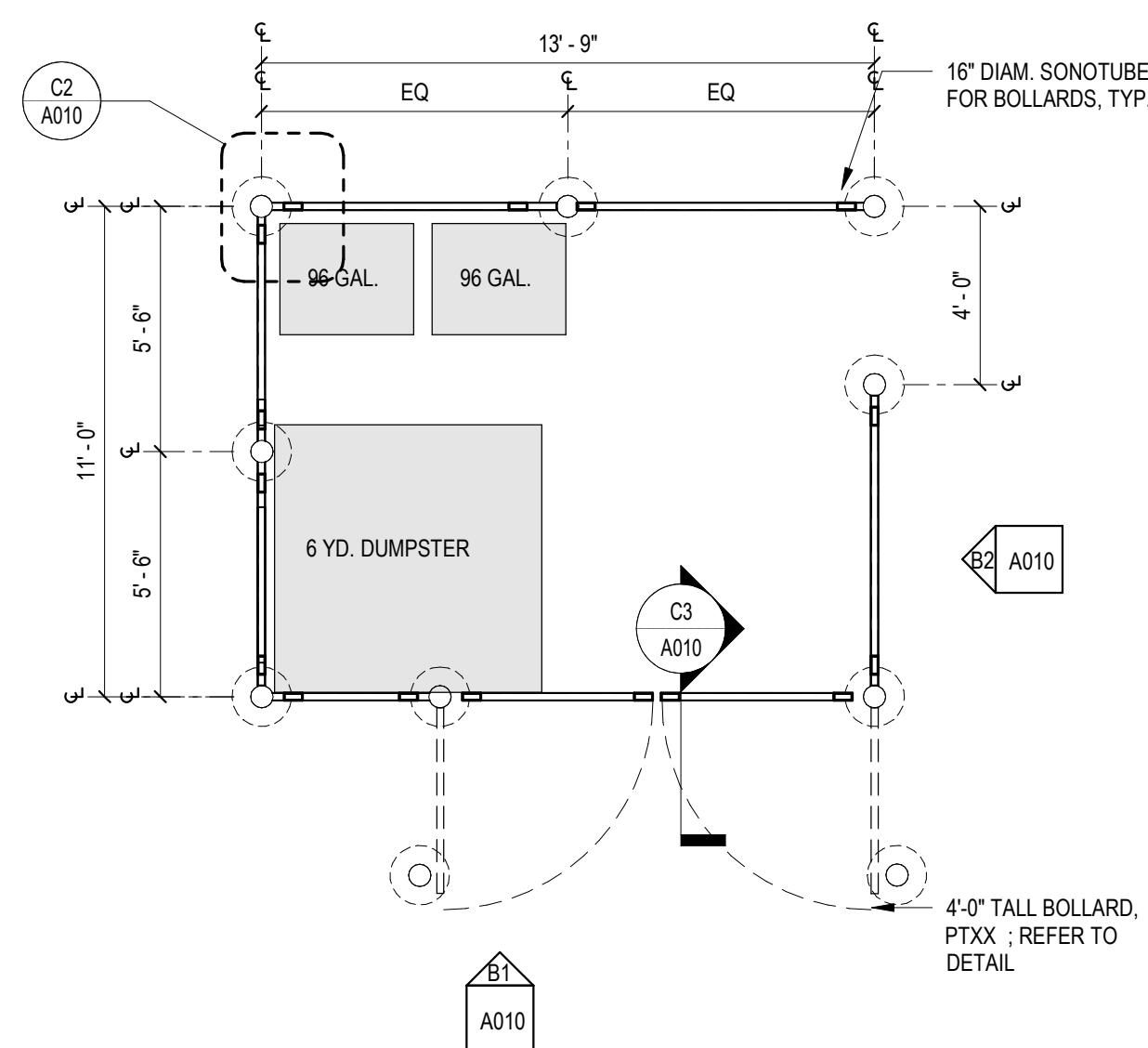
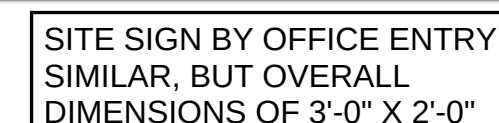


C4 TRASH ENCLOSURE - BOLLARD DETAIL

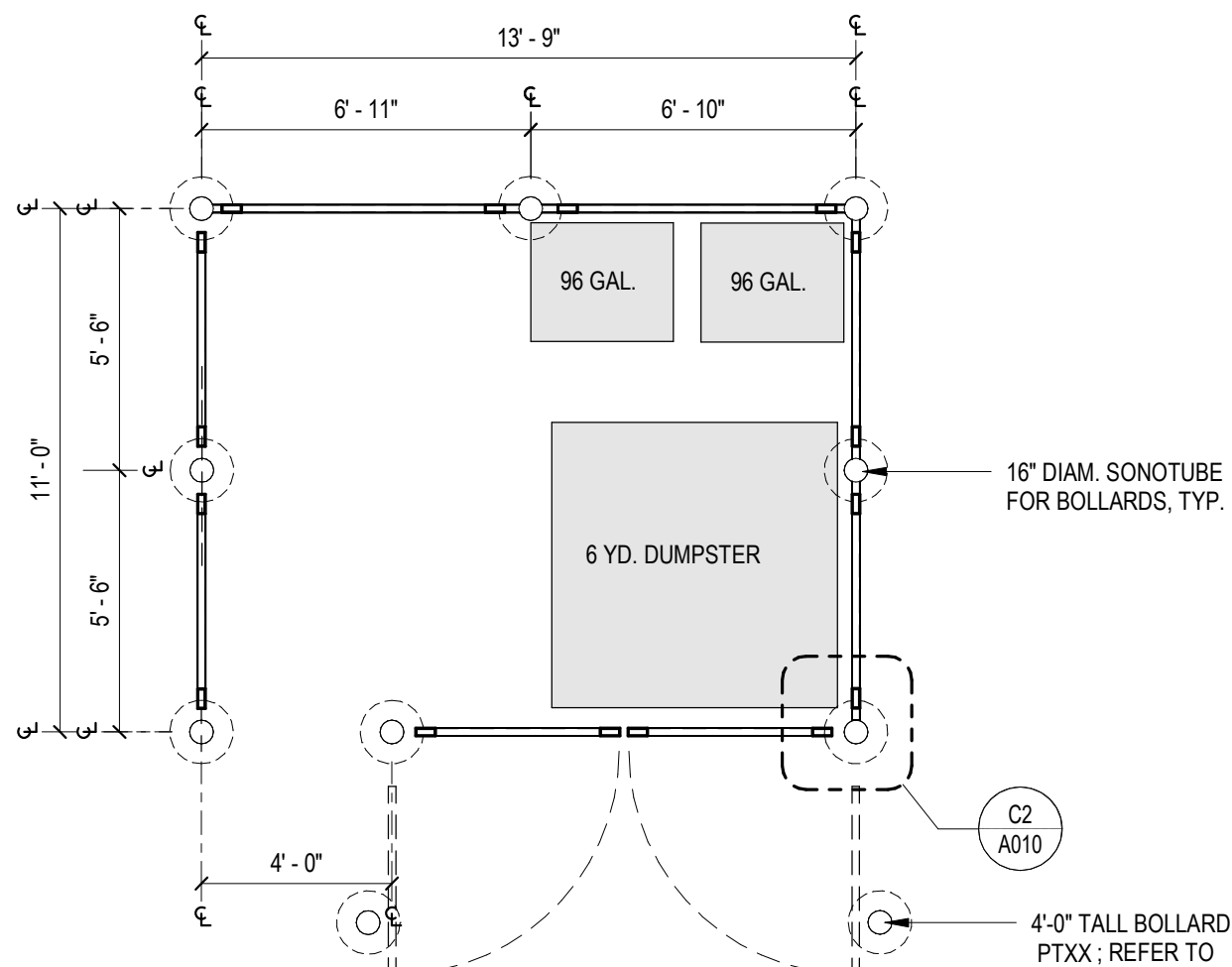
12 SIGN TYPE ST28- DETAIL



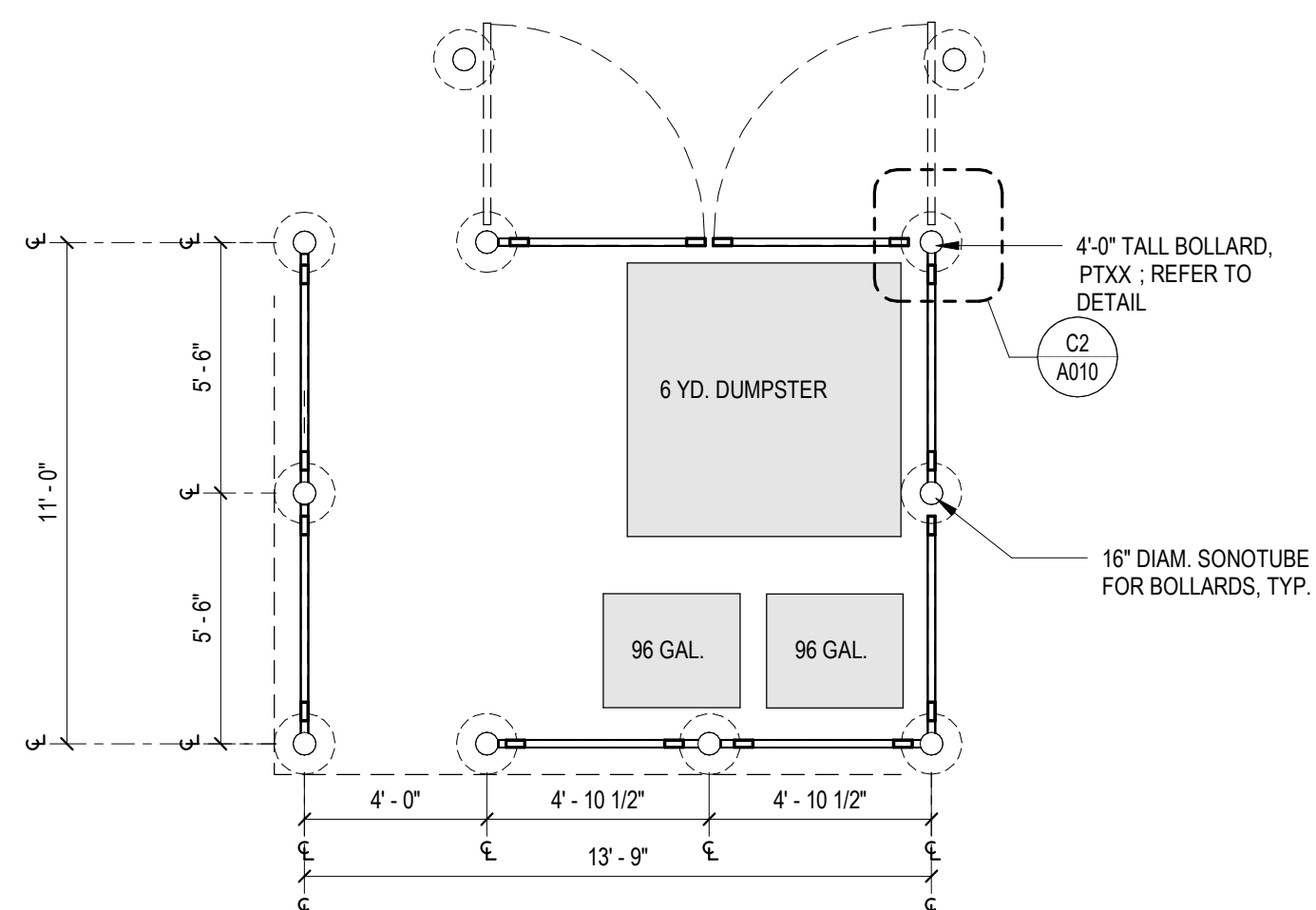
11 SIGN TYPE ST28 - MONUMENT SIGN
3/4" = 1'-0"



A1 TRASH ENCLOSURE 1
A010 1/4" = 1'-0"



A2 TRASH ENCLOSURE 2
A010 1/4" = 1'-0"



A4 TRASH ENCLOSURE 3
A010 1/4" = 1'-0"

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

2	03/11/2026	30% CHECK SET
1	01/26/2026	DD PRICING SET
NO	DATE	ISSUED FOR

NO	DATE	REVISION
----	------	----------

PRELIMINARY
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01/26/2026

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PROJECT NAME

CAMBER HILL TOWNHOMES RENOVATION

DRAWING TITLE

ARCHITECTURAL SITE DETAILS

DRAWN BY: XXX
CHECKED BY: XXX
PROJ. NO: 250020
DRAWING NO:

A010



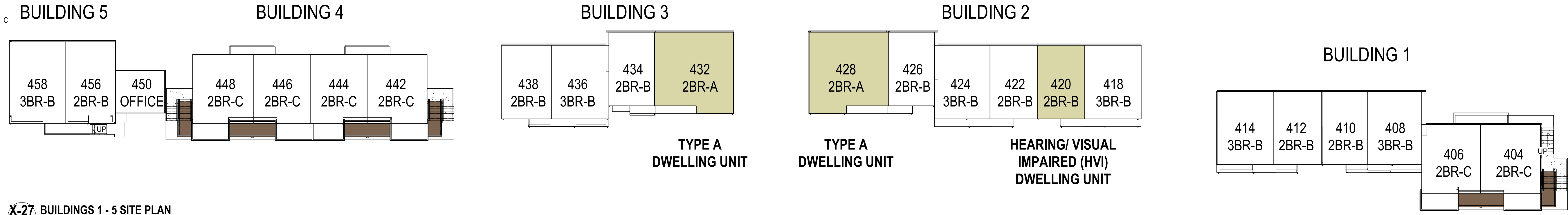
701 WASHINGTON AVE. N, STE 200 | MINNEAPOLIS, MN 55401 | 612.338.2029

CLIENT:
TWIN CITIES HOUSING
DEVELOPMENT
CORPORATION
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

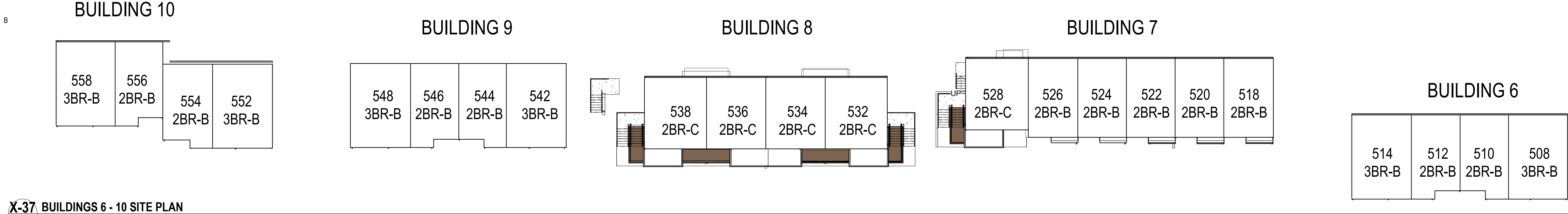
CONSULTANT #1:
CONSULTANT #1 NAME
ADDRESS LINE 1
ADDRESS LINE 2

CONSULTANT #2:
CONSULTANT #2 NAME
ADDRESS LINE 1
ADDRESS LINE 2

D



X-27 BUILDINGS 1 - 5 SITE PLAN
A100 3/64" = 1'-0"



X-37 BUILDINGS 6 - 10 SITE PLAN
A100 3/64" = 1'-0"

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NOT FOR CONSTRUCTION
01/26/2026

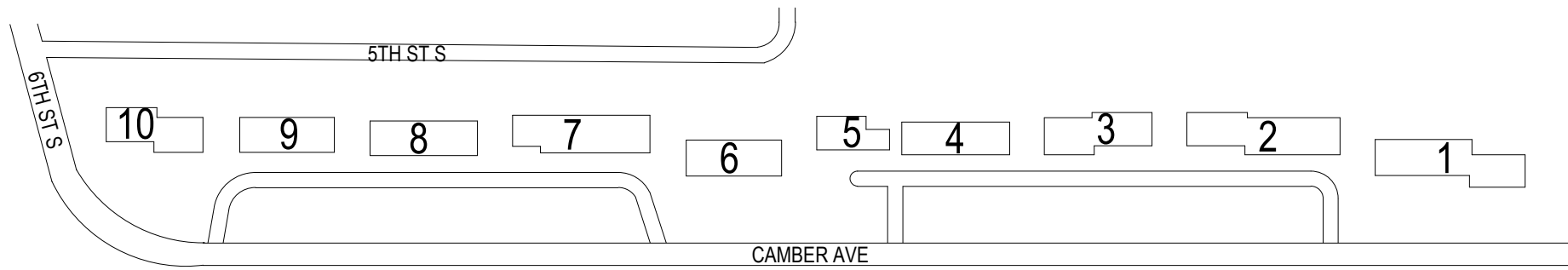
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PROJECT NAME:
CAMBER HILL
TOWNHOMES
RENOVATION

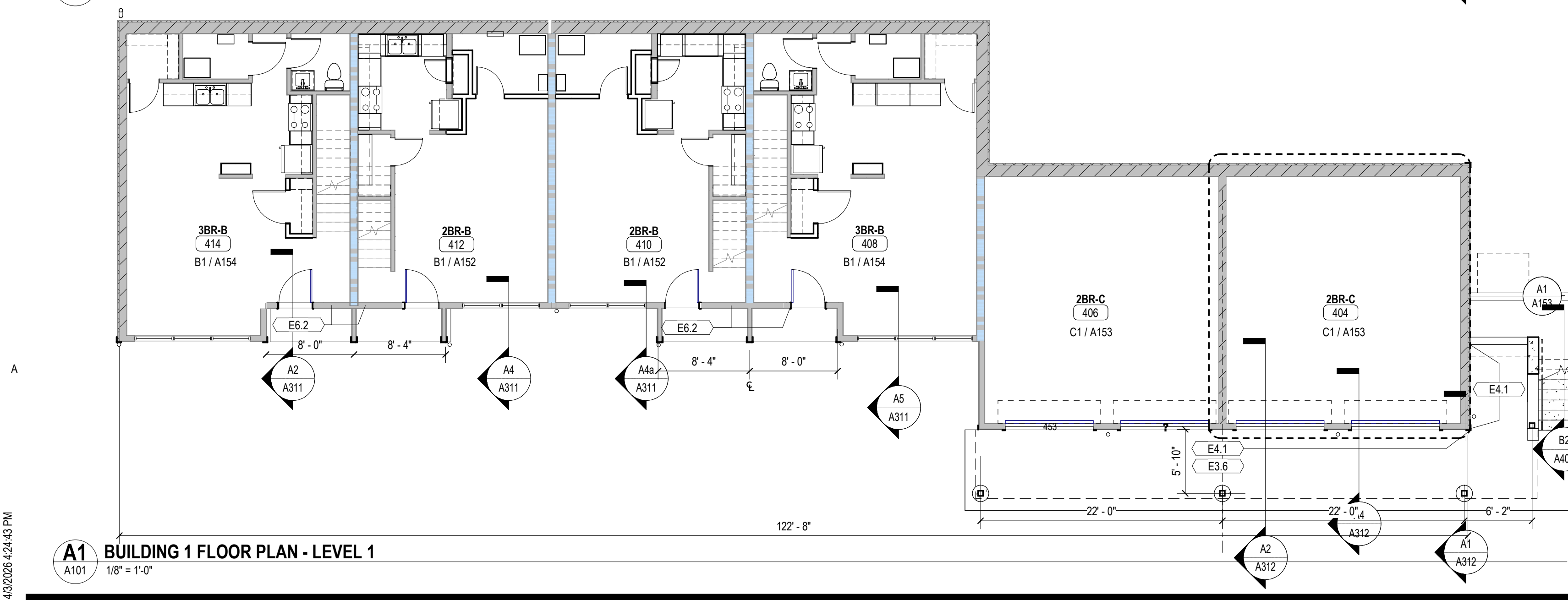
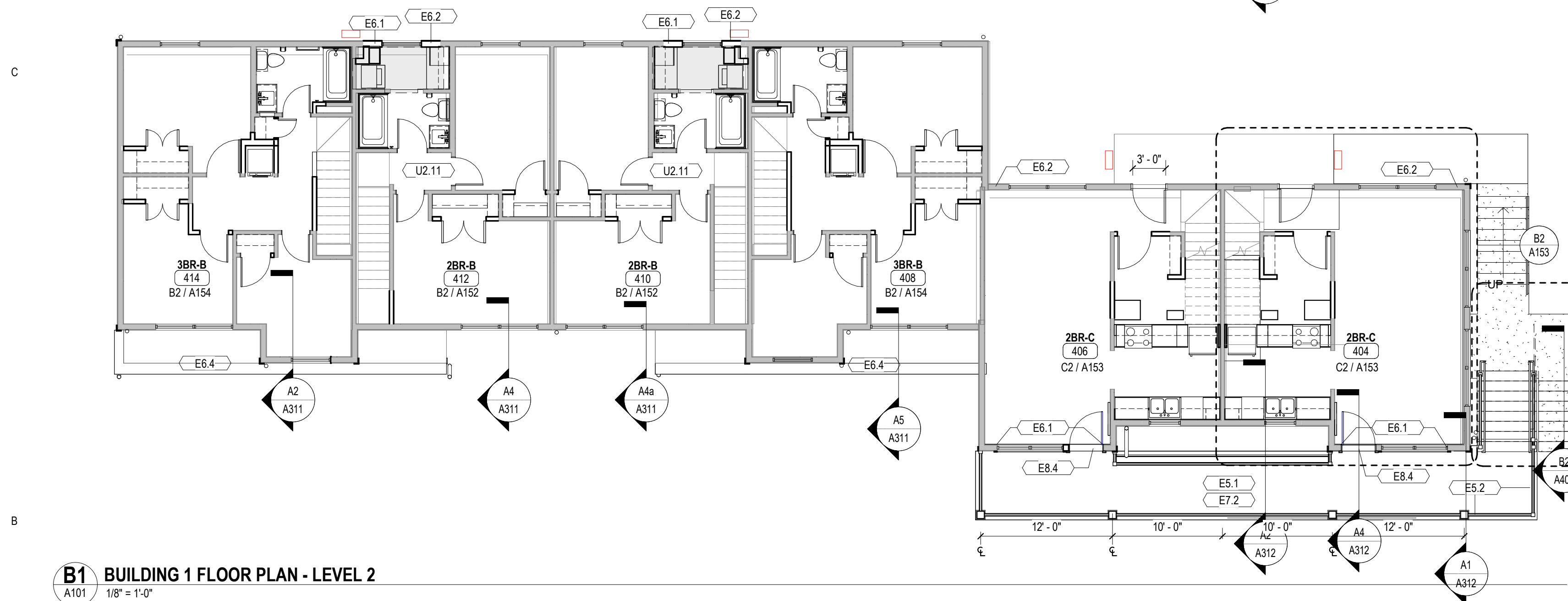
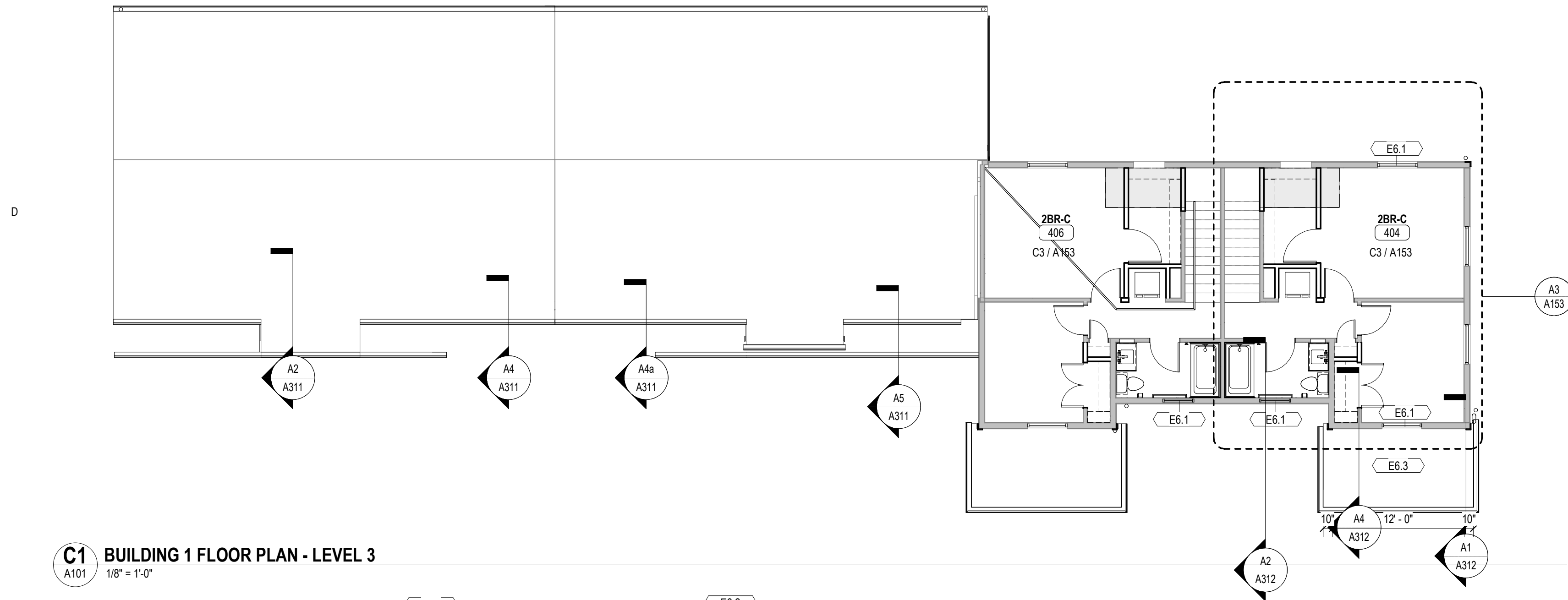
DRAWING TITLE:
OVERALL BUILDING
LAYOUT

DRAWN BY: XXX
CHECKED BY: XXX
PROJ. NO: 250020
DRAWING NO:

A100



Autodesk Docs//250020 Camber Hill Renovation/250020 Camber Hill A25.rvt
4/2/2026 4:24:43 PM

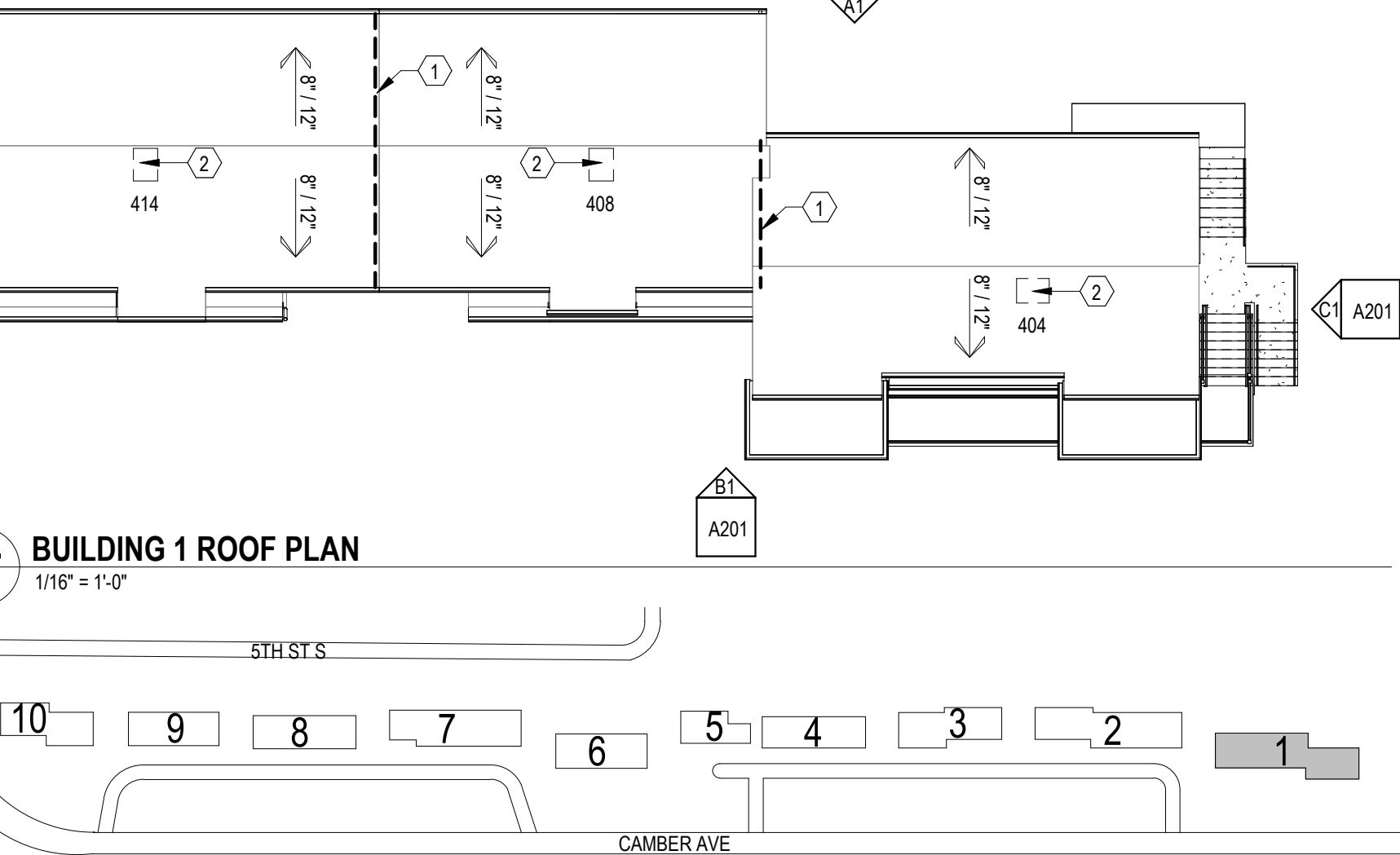
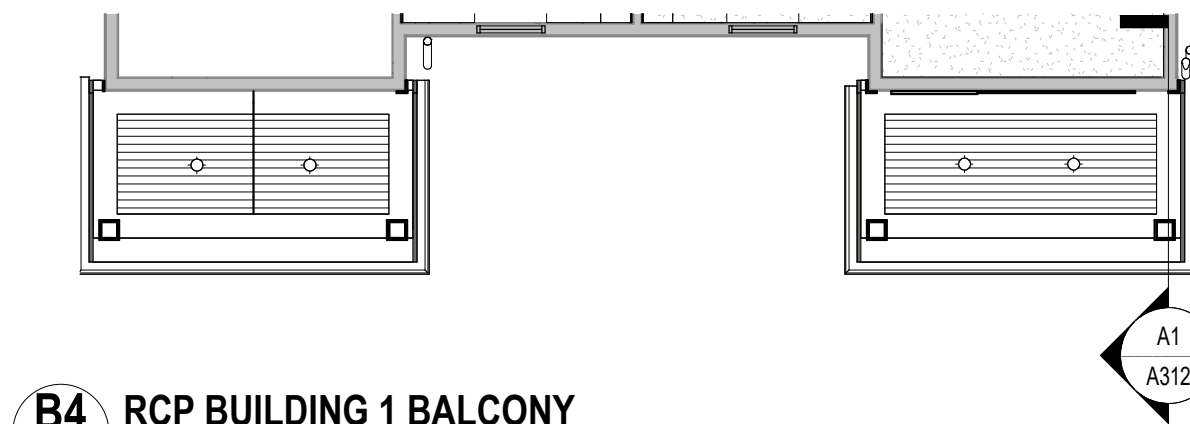


KEYED SHEET NOTES

- ATTIC DRAFT STOPPING
- ATTIC ACCESS, SEE ENLARGED PLANS FOR LOCATION IN UNIT SPECIFIED; ATTIC ACCESS IN UNITS: 404, 408, 414
- ADD DESCRIPTION HERE
- ADD DESCRIPTION HERE

GENERAL SHEET NOTES

- A. TESTING
B. NOTE.
C. NOTE.



KEYPLAN

BUILDING EXTERIOR - SCOPE OF WORK		
DIV	ITEM #	LOCATION
NOTES	REFER TO DEMOLITION PLANS FOR DEMOLITION SCOPE	
	REFER TO DETAILS FOR ADDITIONAL INFORMATION	
	REFER TO SIGNAGE SCHEDULE FOR SIGNAGE SCOPE	
	REFER TO CIVIL, LANDSCAPE, MECHANICAL AND ELECTRICAL DRAWINGS FOR SCOPE OF WORK PERTAINING TO THOSE DISCIPLINES	
03	E3.1	PROVIDE FOUNDATION, SLAB ON GRADE, AND EXTERIOR WALL ASSEMBLY
	E3.2	REPLACE PARGE COAT AT EXISTING CONCRETE STOOPS
	E3.3	PROVIDE CONCRETE RETAINING WALL, LANDING, AND STAIRS
	E3.4	PROVIDE CONCRETE RETAINING WALL
04	E3.5	REPAIR WALL WHERE EXISTING MASONRY WALL OR CONCRETE STAIR DETACHED FROM BUILDING.
	E3.6	PROVIDE CONCRETE APRON, SEE DETAIL XXX
	E4.1	PROVIDE CMU APRON LEDGE AT EAST WALL OF BUILDING, SEE DETAIL A2 / A312
	E4.1	PROVIDE BALCONY AND STAIR FRAMING
05	E5.1	PROVIDE GUARDRAILS AND HAND RAILS
	E5.2	PROVIDE FRAMING AT NEW AND MODIFIED OPENINGS
	E5.3	INFILL EXTERIOR WALL ASSEMBLY
	E5.4	PROVIDE WOOD ROOF TRUSS
06	E6.1	PROVIDE ROOF EXTENSIONS AT UNIT ENTRIES
	E6.1	ALLOWANCE: PROVIDE NEW SHEATHING AT DAMAGED LOCATIONS (APPROXIMATELY 5% OF ELEVATIONS)
	E6.2	PROVIDE COMPOSITE DECKING AT BALCONIES AND CONNECTING STAIRS.
	E6.3	PROVIDE COMPOSITE TRIM AT COLUMNS AND BEAMS
07	E6.4	PROVIDE AIR BARRIER, SIDING AND TRIM
	E6.5	PROVIDE POLYASH SKIRTBOARD AT BASE OF BUILDING
	E6.6	PROVIDE FASCIA WRAP AND SOFFIT PANELS AT ROOF, SEE DETAILS FOR VENTING REQUIREMENTS
	E6.7	PROVIDE ICE & WATER SHIELD, UNDERLAYMENT, SHINGLES, METAL TRIM AND FLASHING, PROVIDE CONTINUOUS RIDGE VENT
08	E6.8	PROVIDE GUTTER AND DOWNSPOUTS. PROVIDE GUTTER GUARD AT WEST ELEVATION.
	E6.9	REPLACE WINDOWS
	E6.10	PROVIDE WINDOWS AT NEW OPENINGS
	E6.11	PROVIDE SEGMENTAL OVERHEAD DOORS AND OPENER
09	E6.12	PROVIDE DOOR AND FRAME
	E6.13	PAINT FIBER CEMENT SIDING UP TO 3 COLORS AND FIBER CEMENT TRIM UP TO 2 COLORS
	E6.14	PROVIDE VINYL SIGNAGE ON GLASS
	E6.15	PROVIDE SIGNAGE
10	E6.16	PROVIDE DWELLING UNIT ADDRESS NUMBERS
	E6.17	SUPPORT GAS METER
	E6.18	PROVIDE MECHANICAL EQUIPMENT ON EXISTING STOOP OR NEW PAD
	E6.19	PROVIDE EXTERIOR SITE AND BUILDING LIGHTING
25	SEE ELEC	SEE KEYNOTE ON PLAN, SEE ELECTRICAL DRAWINGS



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CLIENT:
TWIN CITIES HOUSING DEVELOPMENT CORPORATION
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

CONSULTANT #1:
CONSULTANT #1 NAME
ADDRESS LINE 1
ADDRESS LINE 2

CONSULTANT #2:
CONSULTANT #2 NAME
ADDRESS LINE 1
ADDRESS LINE 2

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

3	04/06/2026	SITE PLAN REVIEW
2	03/11/2026	30% CHECK SET
1	01/26/2026	DD PRICING SET
NO	DATE	ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
01/26/2026

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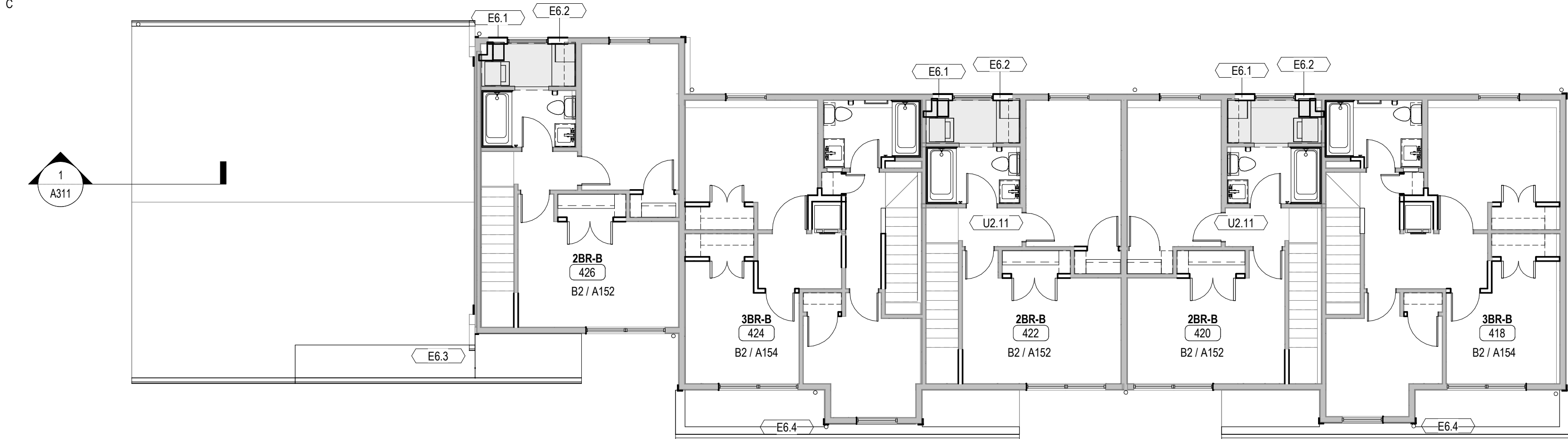
PROJECT NAME:
CAMBER HILL TOWNHOMES RENOVATION

DRAWING TITLE:
BUILDING 1 FLOOR PLAN

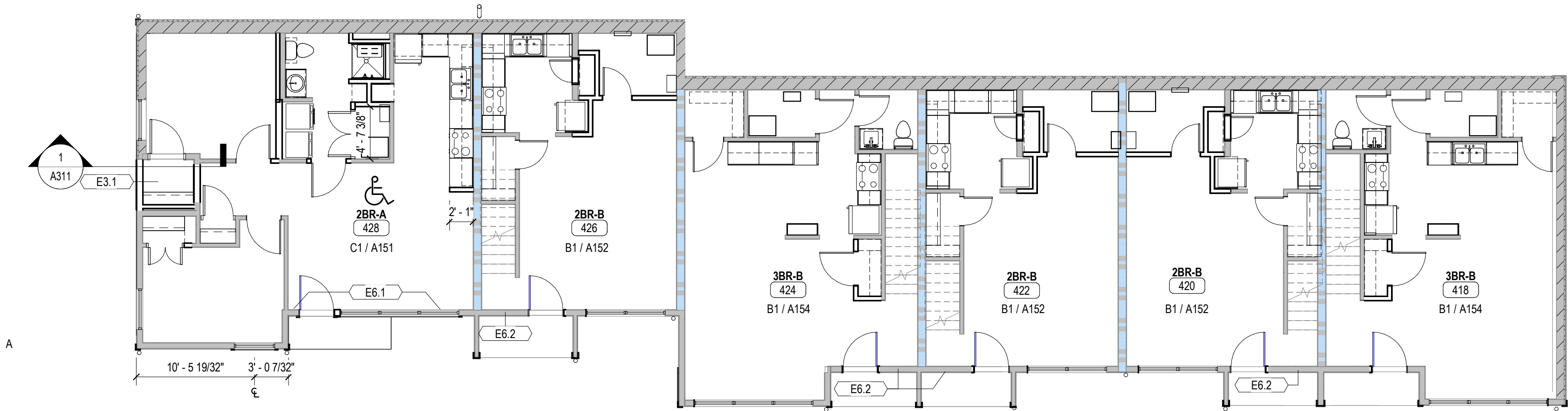
DRAWN BY: XXX
CHECKED BY: XXX
PROJ. NO: 250020
DRAWING NO:

A101

Autodesk Docs//250020 Camber Hill Renovation/250020 Camber Hill A205.rvt
4/2/2026 4:24:44 PM



B1 BUILDING 2 FLOOR PLAN - LEVEL 2
A102 1/8" = 1'-0"

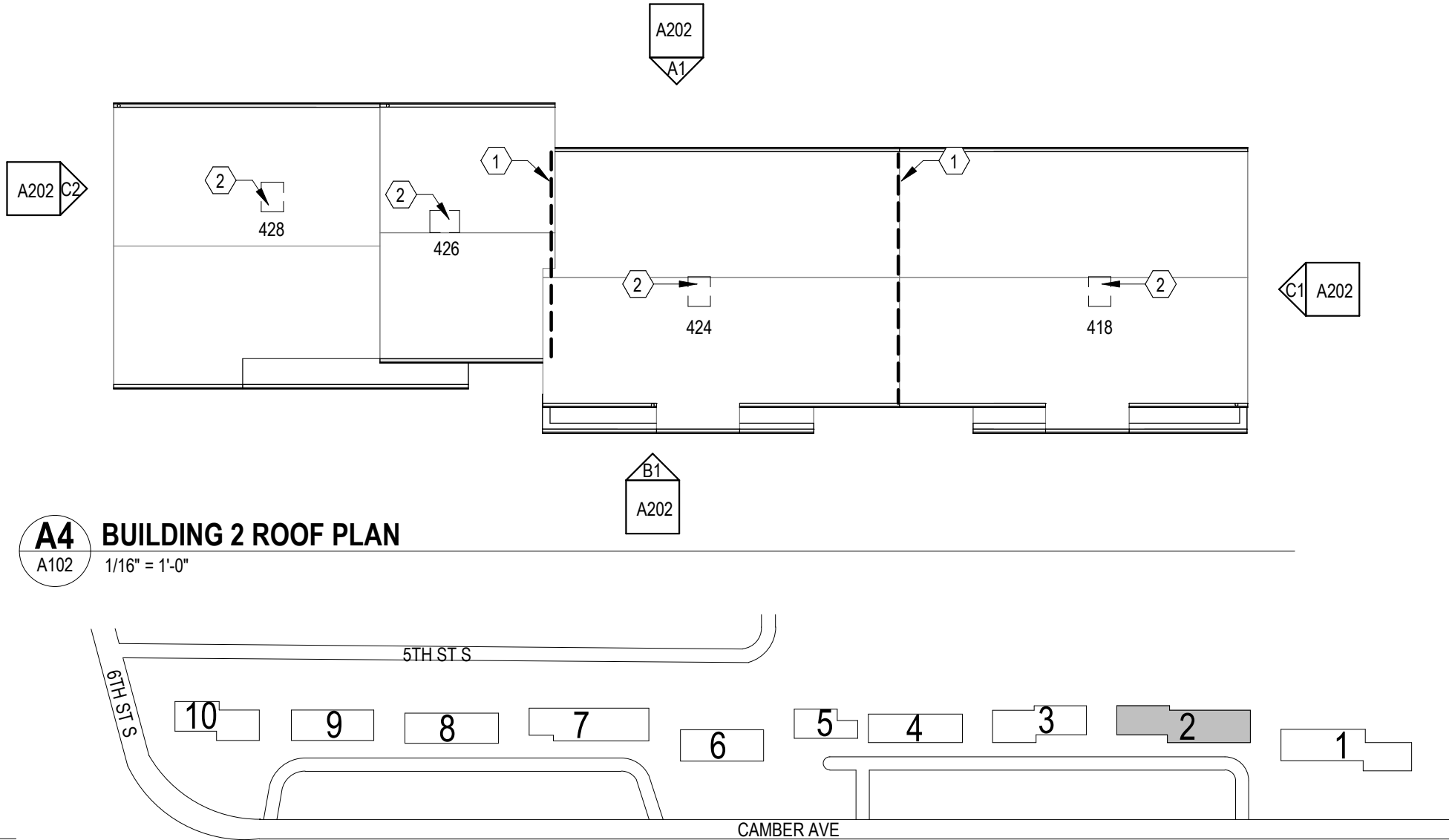


A1 BUILDING 2 FLOOR PLAN - LEVEL 1
A102 1/8" = 1'-0"

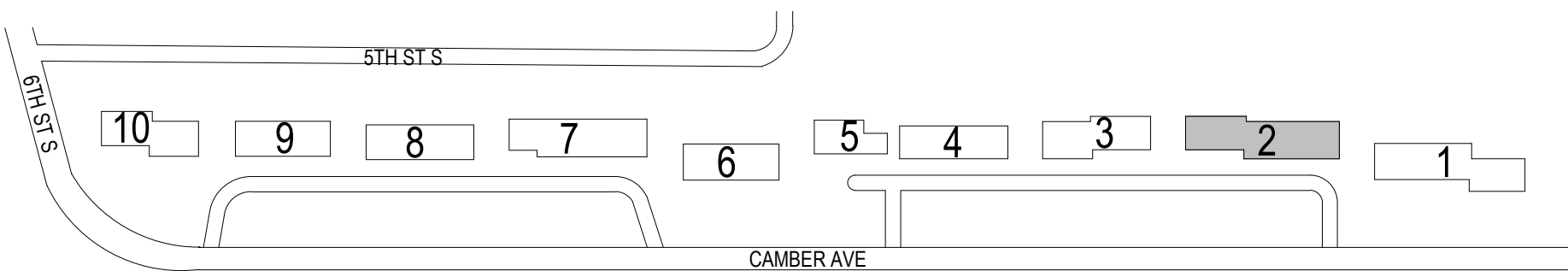
- # KEYED SHEET NOTES**
- 1 ATTIC DRAFT STOPPING
 - 2 ATTIC ACCESS. SEE ENLARGED PLANS FOR LOCATION IN UNIT SPECIFIED; ATTIC ACCESS IN UNITS: 418, 424, 426, 428
 - 3 ADD DESCRIPTION HERE
 - 4 ADD DESCRIPTION HERE

GENERAL SHEET NOTES

- A. TESTING
- B. NOTE.
- C. NOTE.



A4 BUILDING 2 ROOF PLAN
A102 1/16" = 1'-0"



KEYPLAN

BUILDING EXTERIOR - SCOPE OF WORK		
DIV	ITEM #	LOCATION
NOTES	REFER TO DEMOLITION PLANS FOR DEMOLITION SCOPE	
	REFER TO DETAILS FOR ADDITIONAL INFORMATION	
	REFER TO SIGNAGE SCHEDULE FOR SIGNAGE SCOPE	
	REFER TO CIVIL, LANDSCAPE, MECHANICAL AND ELECTRICAL DRAWINGS FOR SCOPE OF WORK PERTAINING TO THOSE DISCIPLINES	
03	E3.1	PROVIDE FOUNDATION, SLAB ON GRADE, AND EXTERIOR WALL ASSEMBLY
	E3.2	REPLACE PARGE COAT AT EXISTING CONCRETE STOOPS
	E3.3	PROVIDE CONCRETE RETAINING WALL, LANDING, AND STAIRS
	E3.4	PROVIDE CONCRETE RETAINING WALL
	E3.5	REPAIR WALL WHERE EXISTING MASONRY WALL OR CONCRETE STAIR DETACHED FROM BUILDING.
	E3.6	PROVIDE CONCRETE APRON, SEE DETAIL XXX
04	E4.1	PROVIDE CMU APRON LEDGE AT EAST WALL OF BUILDING, SEE DETAIL A2 / A312
	E4.1	PROVIDE BALCONY AND STAIR FRAMING
05	E5.1	PROVIDE GUARDRAILS AND HAND RAILS
	E5.2	PROVIDE FRAMING AT NEW AND MODIFIED OPENINGS
	E5.3	INFILL EXTERIOR WALL ASSEMBLY
	E5.4	PROVIDE WOOD ROOF TRUSS
	E5.5	PROVIDE ROOF EXTENSIONS AT UNIT ENTRIES
	E5.6	ALLOWANCE: PROVIDE NEW SHEATHING AT DAMAGED LOCATIONS (APPROXIMATELY 5% OF ELEVATIONS)
06	E6.1	PROVIDE COMPOSITE DECKING AT BALCONIES AND CONNECTING STAIRS.
	E6.2	PROVIDE COMPOSITE TRIM AT COLUMNS AND BEAMS
	E6.3	PROVIDE AIR BARRIER, SIDING AND TRIM
	E6.4	PROVIDE POLYASH SKIRTBOARD AT BASE OF BUILDING
	E6.5	PROVIDE FASCIA WRAP AND SOFFIT PANELS AT ROOF, SEE DETAILS FOR VENTING REQUIREMENTS
	E6.6	PROVIDE ICE & WATER SHIELD, UNDERLAYMENT, SHINGLES, METAL TRIM AND FLASHING, PROVIDE CONTINUOUS RIDGE VENT
07	E7.1	PROVIDE GUTTER AND DOWNSPOUTS. PROVIDE GUTTER GUARD AT WEST ELEVATION
	E7.2	REPLACE WINDOWS
	E7.3	PROVIDE WINDOWS AT NEW OPENINGS
	E7.4	PROVIDE SEGMENTAL OVERHEAD DOORS AND OPENER
	E7.5	PROVIDE DOOR AND FRAME
	E7.6	PAIN FIBER CEMENT SIDING UP TO 3 COLORS AND FIBER CEMENT TRIM UP TO 2 COLORS
08	E8.1	PROVIDE VINYL SIGNAGE ON GLASS
	E8.2	PROVIDE SIGNAGE
	E8.3	PROVIDE DWELLING UNIT ADDRESS NUMBERS
	E8.4	SUPPORT GAS METER
	E8.5	PROVIDE MECHANICAL EQUIPMENT ON EXISTING STOOP OR NEW PAD
	E8.6	PROVIDE EXTERIOR SITE AND BUILDING LIGHTING
26	SEE ELEC	



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CLIENT:
TWIN CITIES HOUSING DEVELOPMENT CORPORATION
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

CONSULTANT #1:
CONSULTANT #1 NAME
ADDRESS LINE 1
ADDRESS LINE 2

CONSULTANT #2:
CONSULTANT #2 NAME
ADDRESS LINE 1
ADDRESS LINE 2

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
3	04/08/2026	SITE PLAN REVIEW
2	03/11/2026	30% CHECK SET
1	01/26/2026	DD PRICING SET

NO	DATE	REVISION
----	------	----------

PRELIMINARY
NOT FOR CONSTRUCTION
01/26/2026

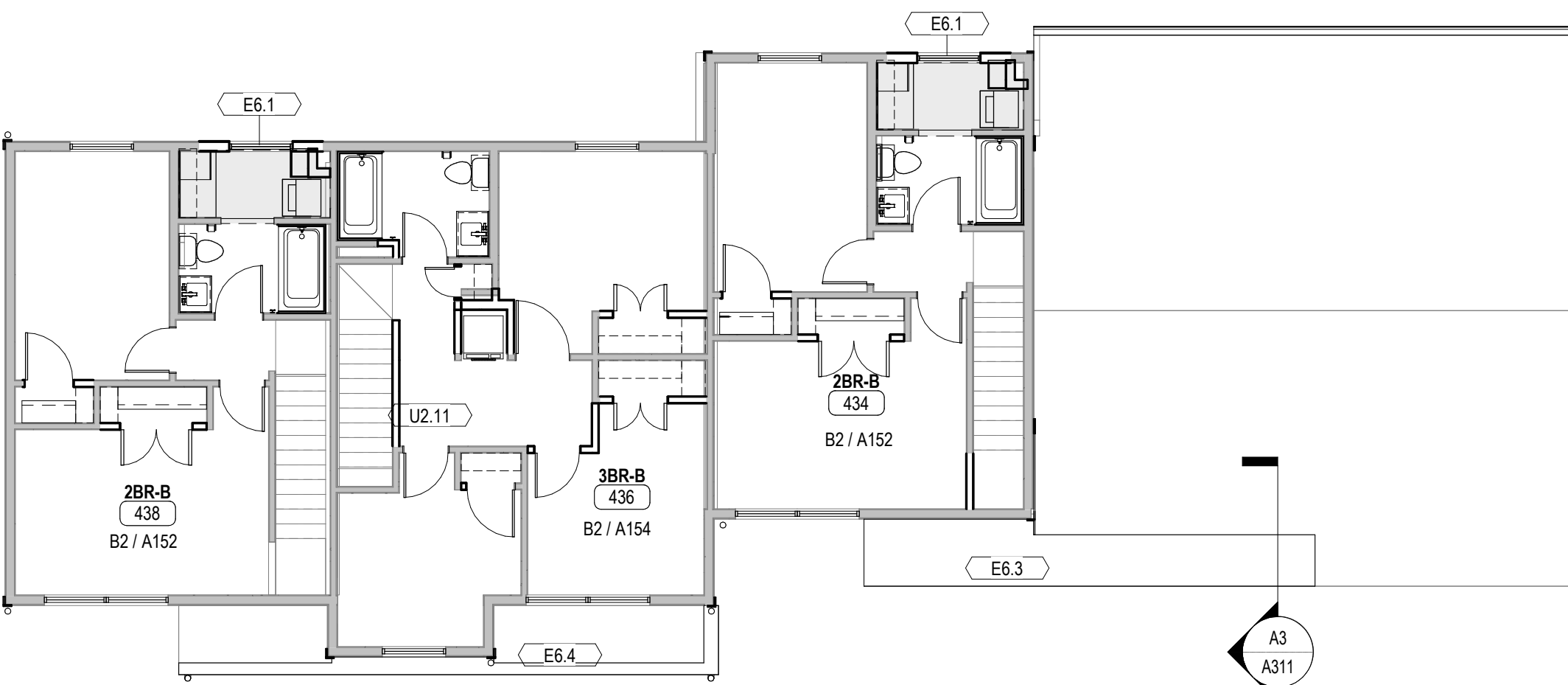
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PROJECT NAME:
CAMBER HILL TOWNHOMES RENOVATION

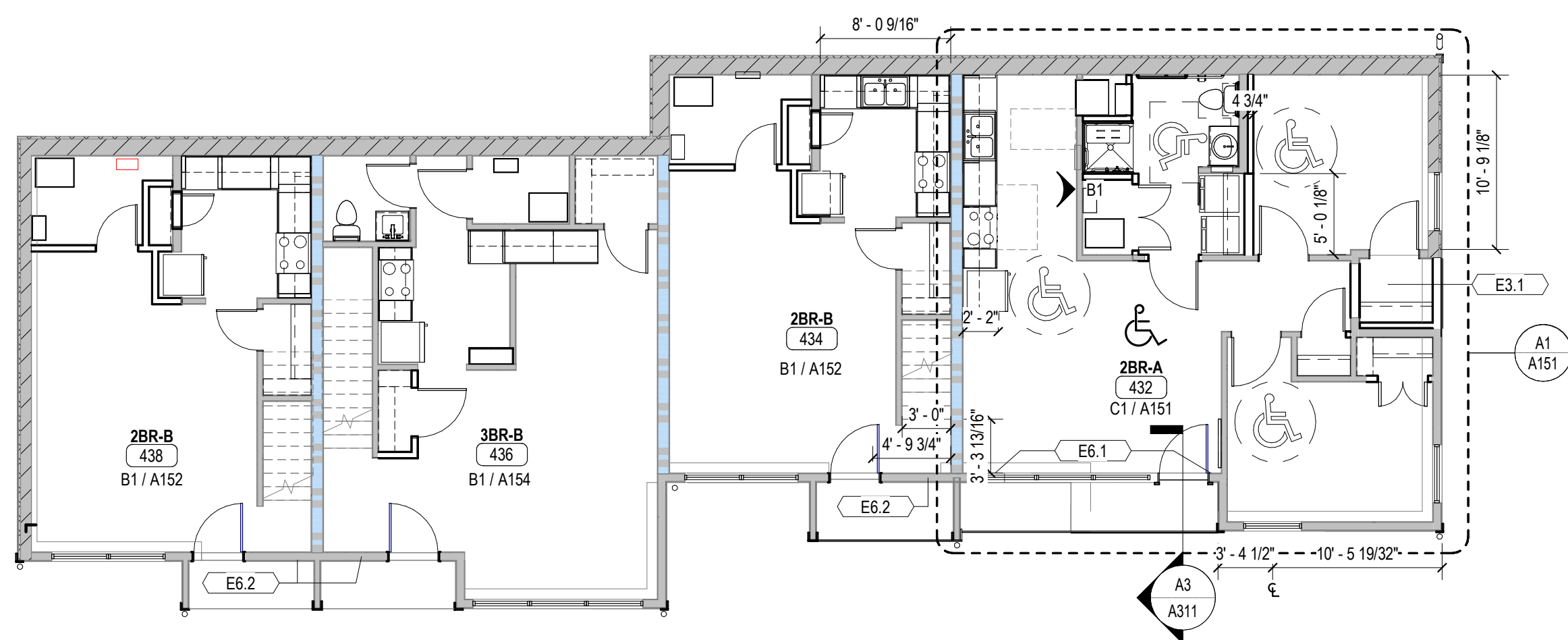
DRAWING TITLE:
BUILDING 2 FLOOR PLAN

DRAWN BY: XXX
CHECKED BY: XXX
PROJ. NO: 250020
DRAWING NO:

A102



B1 BUILDING 3 FLOOR PLAN - LEVEL 2
A103 1/8" = 1'-0"



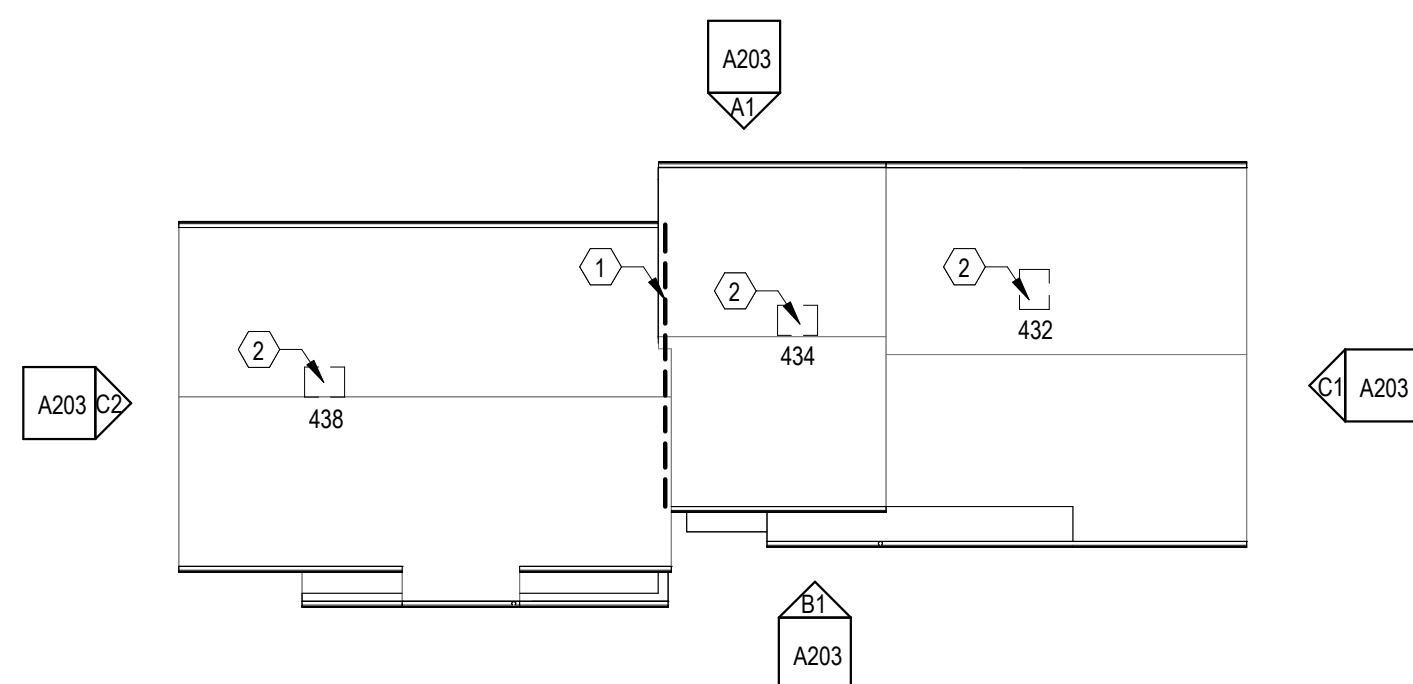
A1 BUILDING 3 FLOOR PLAN - LEVEL 1
A103 1/8" = 1'-0"

KEYED SHEET NOTES

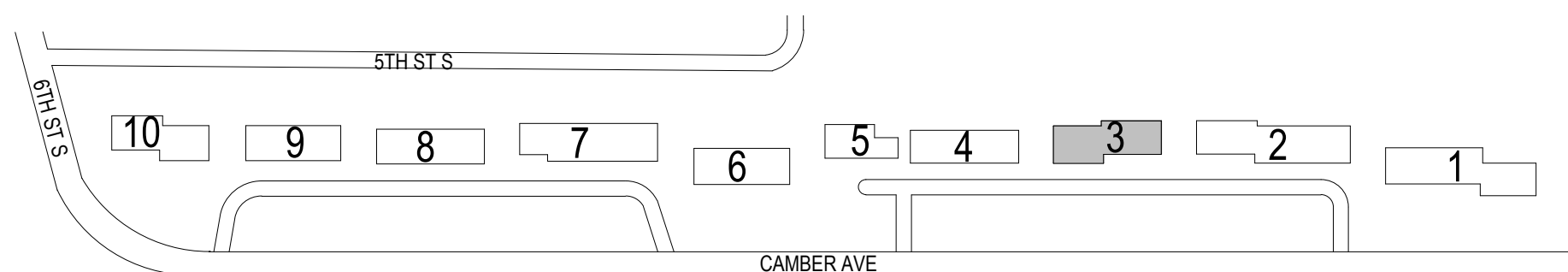
- 1 ATTIC DRAFT STOPPING
- 2 ATTIC ACCESS. SEE ENLARGED PLANS FOR LOCATION IN UNIT SPECIFIED; ATTIC ACCESS IN UNITS:
- 3 ADD DESCRIPTION HERE
- 4 ADD DESCRIPTION HERE

GENERAL SHEET NOTES

- A. TESTING.
- B. NOTE.
- C. NOTE.



A4 BUILDING 3 ROOF PLAN
A103 1/16" = 1'-0"



KEYPLAN

BUILDING EXTERIOR - SCOPE OF WORK			
DIV	ITEM #	SCOPE	LOCATION
	NOTES	REFER TO DEMOLITION PLANS FOR DEMOLITION SCOPE REFER TO DETAILS FOR ADDITIONAL INFORMATION REFER TO SIGNAGE SCHEDULE FOR SIGNAGE SCOPE REFER TO CIVIL, LANDSCAPE, MECHANICAL AND ELECTRICAL DRAWINGS FOR SCOPE OF WORK PERTAINING TO THOSE DISCIPLINES	
03	E3.1	PROVIDE FOUNDATION, SLAB ON GRADE, AND EXTERIOR WALL ASSEMBLY	SEE KEYNOTE ON PLANS
	E3.2	REPLACE PARGE COAT AT EXISTING CONCRETE STOOPS	ALL LOCATIONS
	E3.3	PROVIDE CONCRETE RETAINING WALL, LANDING, AND STAIRS	SEE KEYNOTE ON PLAN
	E3.4	PROVIDE CONCRETE RETAINING WALL	SEE KEYNOTE ON PLAN
	E3.5	REPAIR WALL WHERE EXISTING MASONRY WALL OR CONCRETE STAIR DETACHED FROM BUILDING	SEE KEYNOTE ON PLAN
	E3.6	PROVIDE CONCRETE APRON, SEE DETAIL XXX	SEE KEYNOTE ON PLAN
04	E4.1	PROVIDE CMU APRON LEAVE AT EAST WALL OF BUILDING, SEE DETAIL A2 / A312	SEE KEYNOTE ON PLANS
05	E5.1	PROVIDE BALCONY AND STAIR FRAMING	SEE KEYNOTE ON PLAN
	E5.2	PROVIDE GUARDRAILS AND HAND RAILS	SEE KEYNOTE ON PLANS
06	E6.1	PROVIDE FRAMING AT NEW AND MODIFIED OPENINGS	SEE KEYNOTE ON PLAN
	E6.2	INFILL EXTERIOR WALL, ASSEMBLY	SEE KEYNOTE ON PLANS
	E6.3	PROVIDE WOOD ROOF TRUSS	SEE KEYNOTE ON PLANS
	E6.4	PROVIDE ROOF EXTENSIONS AT UNIT ENTRIES	SEE KEYNOTE ON PLANS
	E7.1	ALLOWANCE: PROVIDE NEW SHEATHING AT DAMAGED LOCATIONS (APPROXIMATELY 5% OF ELEVATIONS)	EXACT LOCATIONS TO BE DETERMINED
	E7.2	PROVIDE COMPOSITE DECKING AT BALCONIES AND CONNECTING STAIRS.	SEE KEYNOTE ON PLAN, SEE WALL SECTION, AT BLDGS 1, 4, 7, 8
07	E7.3	PROVIDE COMPOSITE TRIM AT COLUMNS AND BEAMS	SEE KEYNOTE ON PLAN,
	E7.4	PROVIDE AIR BARRIER, SIDING AND TRIM	ALL LOCATIONS, SEE ELEVATIONS FOR SIZES
	E7.5	PROVIDE POLYASH SKIRTBOARD AT BASE OF BUILDING	ALL LOCATIONS, SEE MATERIAL KEYNOTE ON ELEVATIONS
	E7.6	PROVIDE FASCIA WRAP AND SOFFIT PANELS AT ROOF, SEE DETAILS FOR VENTILATION REQUIREMENTS	ALL LOCATIONS
	E7.7	PROVIDE ICE & WATER SHIELD, UNDERLAYMENT, SHINGLES, METAL TRIM AND FLASHING, PROVIDE CONTINUOUS RIDGE VENT	ALL LOCATIONS
	E7.8	PROVIDE GUTTER AND DOWNSPOUTS. PROVIDE GUTTER GUARD AT WEST ELEVATION.	ALL LOCATIONS
08	E8.1	REPLACE WINDOWS	ALL LOCATIONS, SEE WINDOW SCHEDULE
	E8.2	PROVIDE WINDOWS AT NEW OPENINGS	ALL LOCATIONS, SEE WINDOW SCHEDULE
	E8.3	PROVIDE SEGMENTAL OVERHEAD DOORS AND OPENER	ALL LOCATIONS, SEE DOOR SCHEDULE
	E8.4	PROVIDE DOOR AND FRAME	SEE KEYNOTE ON PLAN AND DOOR SCHEDULE FOR TYPE
09	E9.1	PAINT FIBER CEMENT SIDING UP TO 3 COLORS AND FIBER CEMENT TRIM UP TO 2 COLORS	ALL LOCATIONS, SEE ELEVATIONS
10	E10.1	PROVIDE VINYL SIGNAGE ON GLASS	SEE KEYNOTE ON PLAN AND SIGNAGE SCHEDULE
	E10.2	PROVIDE SIGNAGE	SEE KEYNOTE ON PLAN AND SIGNAGE SCHEDULE
	E10.3	PROVIDE DWELLING UNIT ADDRESS NUMBERS	SEE KEYNOTE ON PLAN AND SIGNAGE SCHEDULE
11	E11.1	SUPPORT GAS METER	SEE MECHANICAL DRAWINGS
	E11.2	PROVIDE MECHANICAL EQUIPMENT ON EXISTING STOOP OR NEW PAD	SEE MECHANICAL DRAWINGS
26	E26.1	PROVIDE EXTERIOR SITE AND BUILDING LIGHTING	SEE KEYNOTE ON PLAN, SEE ELECTRICAL DRAWINGS



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CLIENT:
TWIN CITIES HOUSING
DEVELOPMENT
CORPORATION
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

CONSULTANT #1:
CONSULTANT #1 NAME
ADDRESS LINE 1
ADDRESS LINE 2

CONSULTANT #2:
CONSULTANT #2 NAME
ADDRESS LINE 1
ADDRESS LINE 2

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

3	04/06/2026	SITE PLAN REVIEW
2	03/11/2026	30% CHECK SET
1	01/26/2026	DD PRICING SET
NO	DATE	ISSUED FOR

PRELIMINARY
NOT FOR CONSTRUCTION
01/26/2026

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PROJECT NAME

CAMBER HILL TOWNHOMES RENOVATION

DRAWING TITLE

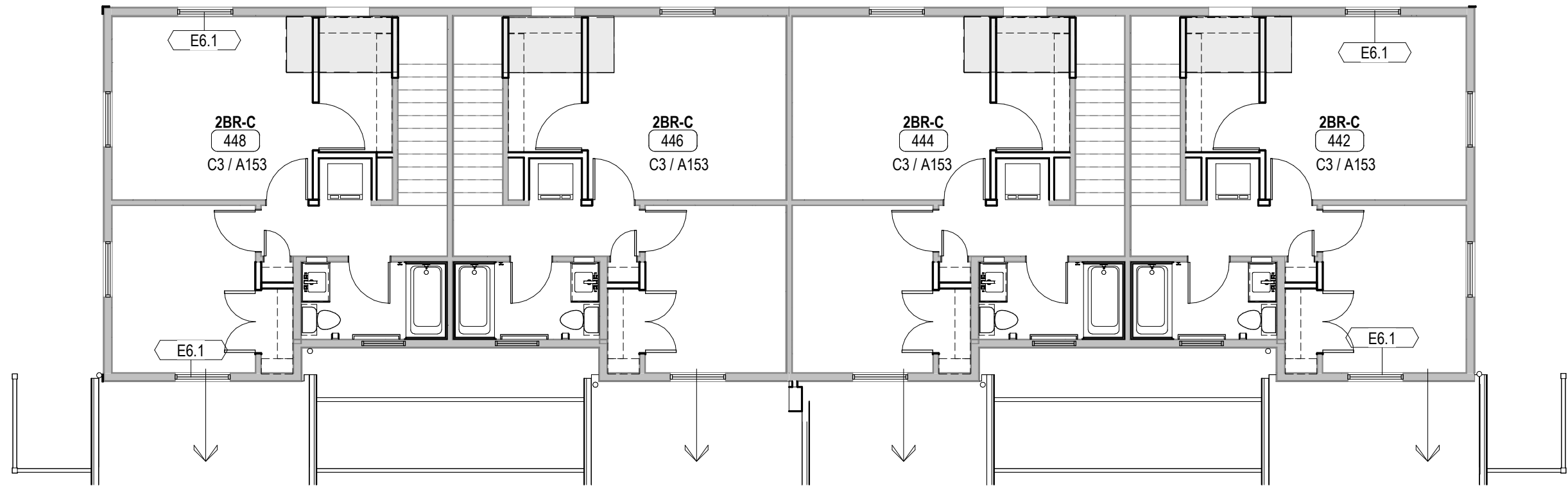
BUILDING 3 FLOOR
PLAN

DRAWN BY: XXX
CHECKED BY: XXX
PROJ. NO: 250020
DRAWING NO:

A103

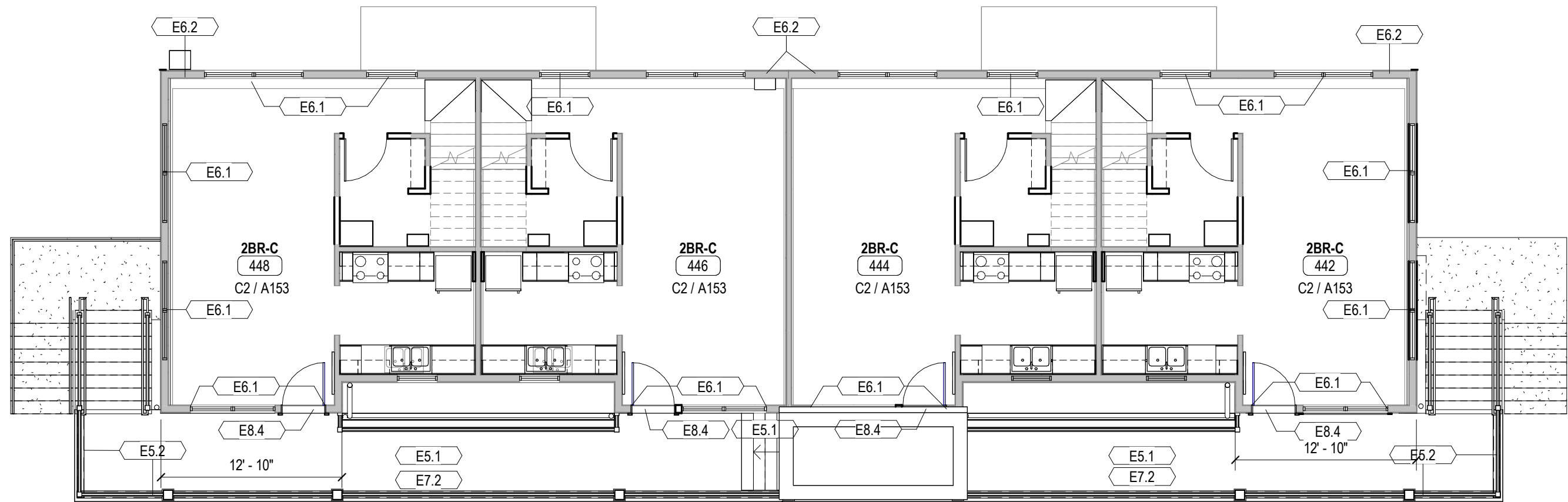
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4/2/2026 4:24:46 PM

D



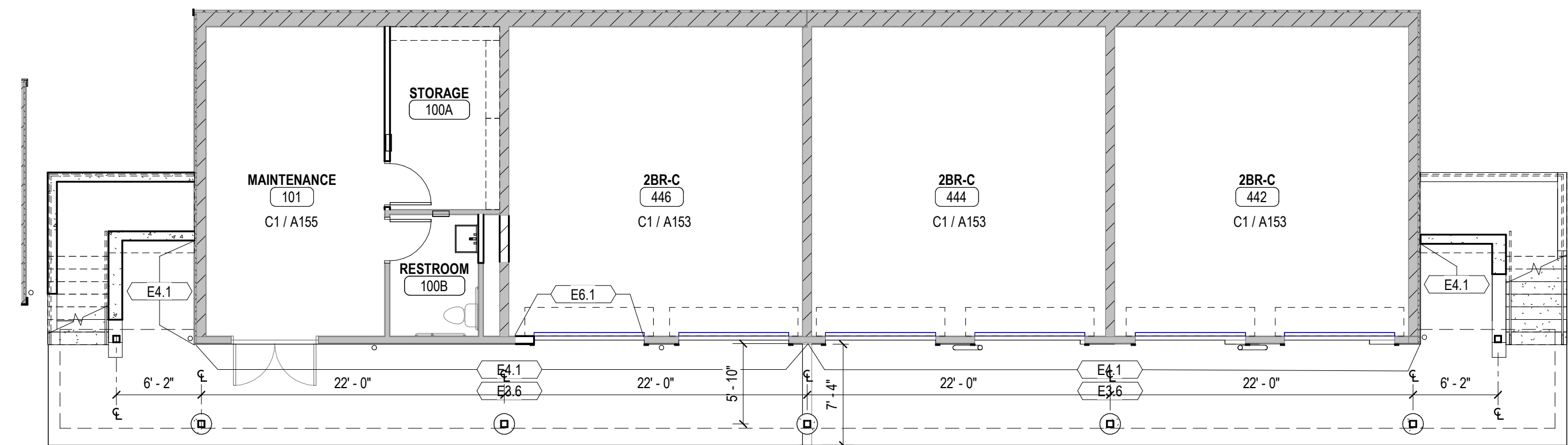
C1 BUILDING 4 FLOOR PLAN - LEVEL 3
A104 1/8" = 1'-0"

C



B1 BUILDING 4 FLOOR PLAN - LEVEL 2
A104 1/8" = 1'-0"

B



A1 BUILDING 4 FLOOR PLAN - LEVEL 1
A104 1/8" = 1'-0"

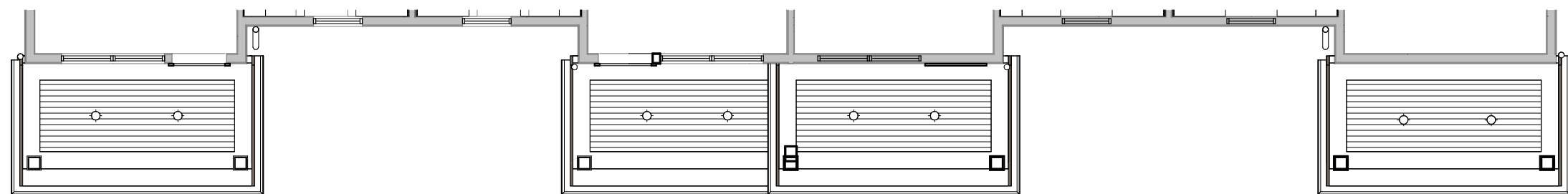
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KEYED SHEET NOTES

- ATTIC DRAFT STOPPING
- ATTIC ACCESS. SEE ENLARGED PLANS FOR LOCATION IN UNIT SPECIFIED; ATTIC ACCESS IN UNITS.
- ADD DESCRIPTION HERE
- ADD DESCRIPTION HERE

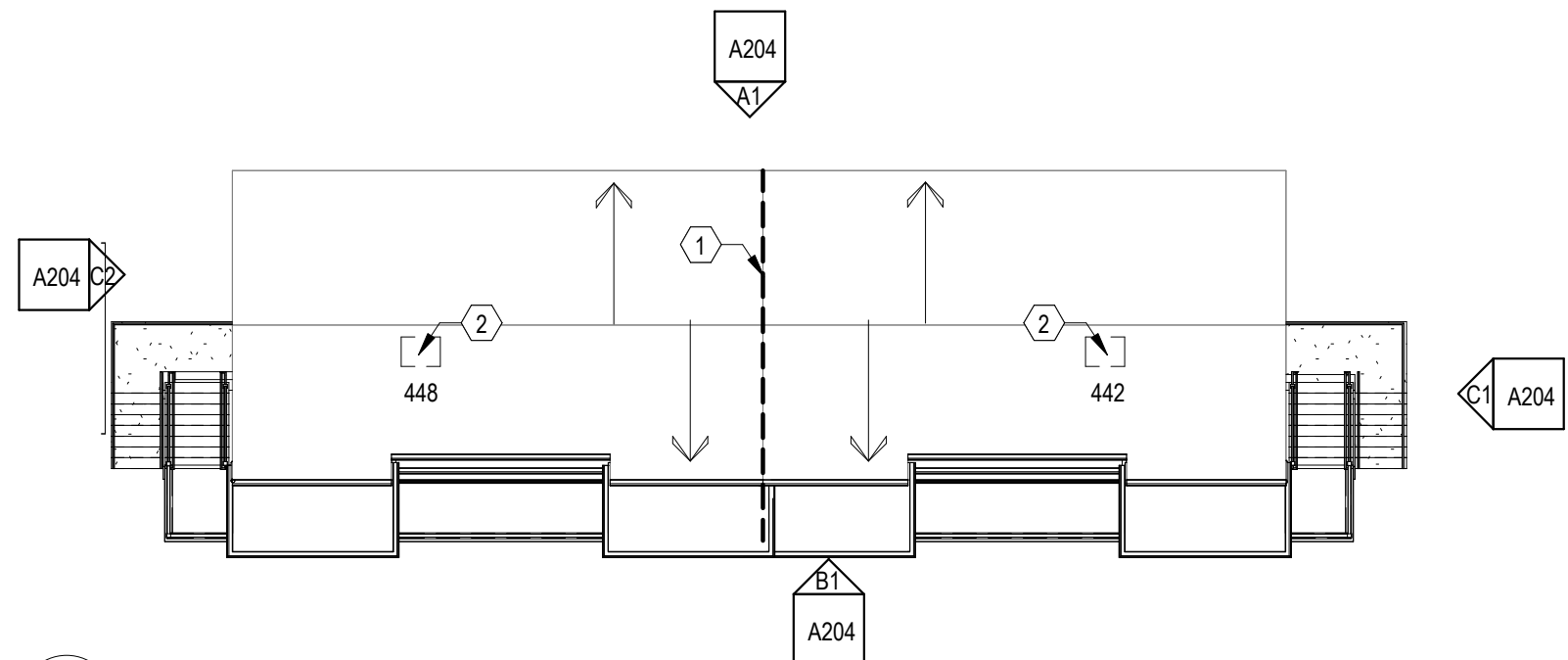
GENERAL SHEET NOTES

- TESTING
- NOTE.
- NOTE.



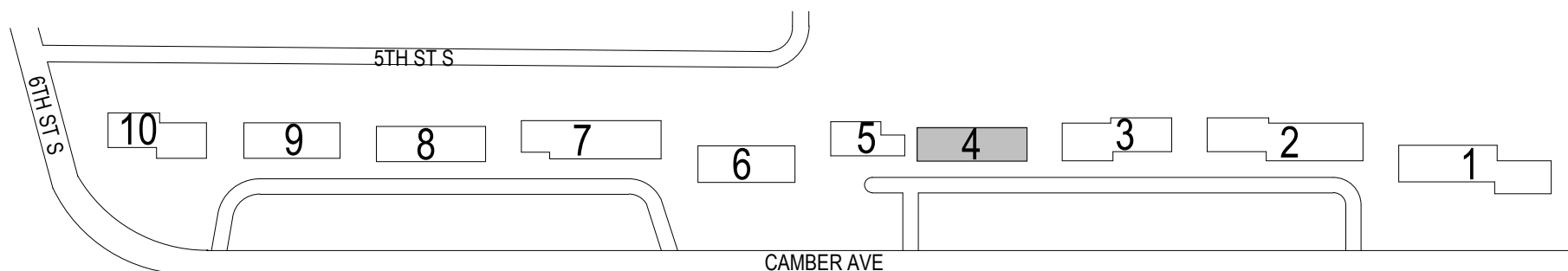
B3 RCP BUILDING 4 BALCONY
A104 1/8" = 1'-0"

B



A4 BUILDING 4 ROOF PLAN
A104 1/16" = 1'-0"

A



KEYPLAN

BUILDING EXTERIOR - SCOPE OF WORK		
DIV	ITEM #	LOCATION
NOTES	REFER TO DEMOLITION PLANS FOR DEMOLITION SCOPE	
	REFER TO DETAILS FOR ADDITIONAL INFORMATION	
	REFER TO SIGNAGE SCHEDULE FOR SIGNAGE SCOPE	
	REFER TO CIVIL, LANDSCAPE, MECHANICAL AND ELECTRICAL DRAWINGS FOR SCOPE OF WORK PERTAINING TO THOSE DISCIPLINES	
03	E3.1	PROVIDE FOUNDATION, SLAB ON GRADE, AND EXTERIOR WALL ASSEMBLY
	E3.2	REPLACE PARGE COAT AT EXISTING CONCRETE STOOPS
	E3.3	PROVIDE CONCRETE RETAINING WALL, LANDING, AND STAIRS
	E3.4	PROVIDE CONCRETE RETAINING WALL
04	E4.1	REPAIR WALL WHERE EXISTING MASONRY WALL OR CONCRETE STAIR DETACHED FROM BUILDING.
	E4.2	PROVIDE CONCRETE APRON, SEE DETAIL XXX
	E4.3	PROVIDE CMU APRON LEDGE AT EAST WALL OF BUILDING, SEE DETAIL A2 / A312
	E4.4	PROVIDE BALCONY AND STAIR FRAMING
05	E5.1	PROVIDE GUARDRAILS AND HAND RAILS
	E5.2	PROVIDE FRAMING AT NEW AND MODIFIED OPENINGS
	E5.3	INFILL EXTERIOR WALL ASSEMBLY
	E5.4	PROVIDE WOOD ROOF TRUSS
06	E6.1	PROVIDE ROOF EXTENSIONS AT UNIT ENTRIES
	E6.2	ALLOWANCE: PROVIDE NEW SHEATHING AT DAMAGED LOCATIONS (APPROXIMATELY 5% OF ELEVATIONS)
	E6.3	PROVIDE COMPOSITE DECKING AT BALCONIES AND CONNECTING STAIRS.
	E6.4	PROVIDE COMPOSITE TRIM AT COLUMNS AND BEAMS
07	E7.1	PROVIDE AIR BARRIER, SIDING AND TRIM
	E7.2	PROVIDE POLYASH SKIRTBOARD AT BASE OF BUILDING
	E7.3	PROVIDE FASCIA WRAP AND SOFFIT PANELS AT ROOF, SEE DETAILS FOR VENTING REQUIREMENTS
	E7.4	PROVIDE ICE & WATER SHIELD, UNDERLAYMENT, SHINGLES, METAL TRIM AND FLASHING, PROVIDE CONTINUOUS RIDGE VENT
08	E8.1	PROVIDE GUTTER AND DOWNSPOUTS. PROVIDE GUTTER GUARD AT WEST ELEVATION.
	E8.2	REPLACE WINDOWS
	E8.3	PROVIDE WINDOWS AT NEW OPENINGS
	E8.4	PROVIDE SEGMENTAL OVERHEAD DOORS AND OPENER
09	E9.1	PROVIDE DOOR AND FRAME
	E9.2	PAINT FIBER CEMENT SIDING UP TO 3 COLORS AND FIBER CEMENT TRIM UP TO 2 COLORS
	E9.3	PROVIDE VINYL SIGNAGE ON GLASS
	E9.4	PROVIDE VINYL SIGNAGE ON GLASS
10	E10.1	PROVIDE SIGNAGE
	E10.2	PROVIDE DWELLING UNIT ADDRESS NUMBERS
	E10.3	SUPPORT GAS METER
	E10.4	PROVIDE MECHANICAL EQUIPMENT ON EXISTING STOOP OR NEW PAD
11	E11.1	PROVIDE EXTERIOR SITE AND BUILDING LIGHTING
	E11.2	SEE KEYNOTE ON PLAN, SEE ELECTRICAL DRAWINGS
	E11.3	SEE KEYNOTE ON PLAN, SEE ELECTRICAL DRAWINGS
	E11.4	SEE KEYNOTE ON PLAN, SEE ELECTRICAL DRAWINGS



701 WASHINGTON AVE, N, STE 200 | MINNEAPOLIS, MN 55401 | 612.338.2029

CLIENT:
TWIN CITIES HOUSING DEVELOPMENT CORPORATION
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

CONSULTANT #1:
CONSULTANT #1 NAME
ADDRESS LINE 1
ADDRESS LINE 2

CONSULTANT #2:
CONSULTANT #2 NAME
ADDRESS LINE 1
ADDRESS LINE 2

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
3	04/06/2026	SITE PLAN REVIEW
2	03/11/2026	30% CHECK SET
1	01/26/2026	DD PRICING SET

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
01/26/2026

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PROJECT NAME:
CAMBER HILL TOWNHOMES RENOVATION

DRAWING TITLE:
BUILDING 4 FLOOR PLAN

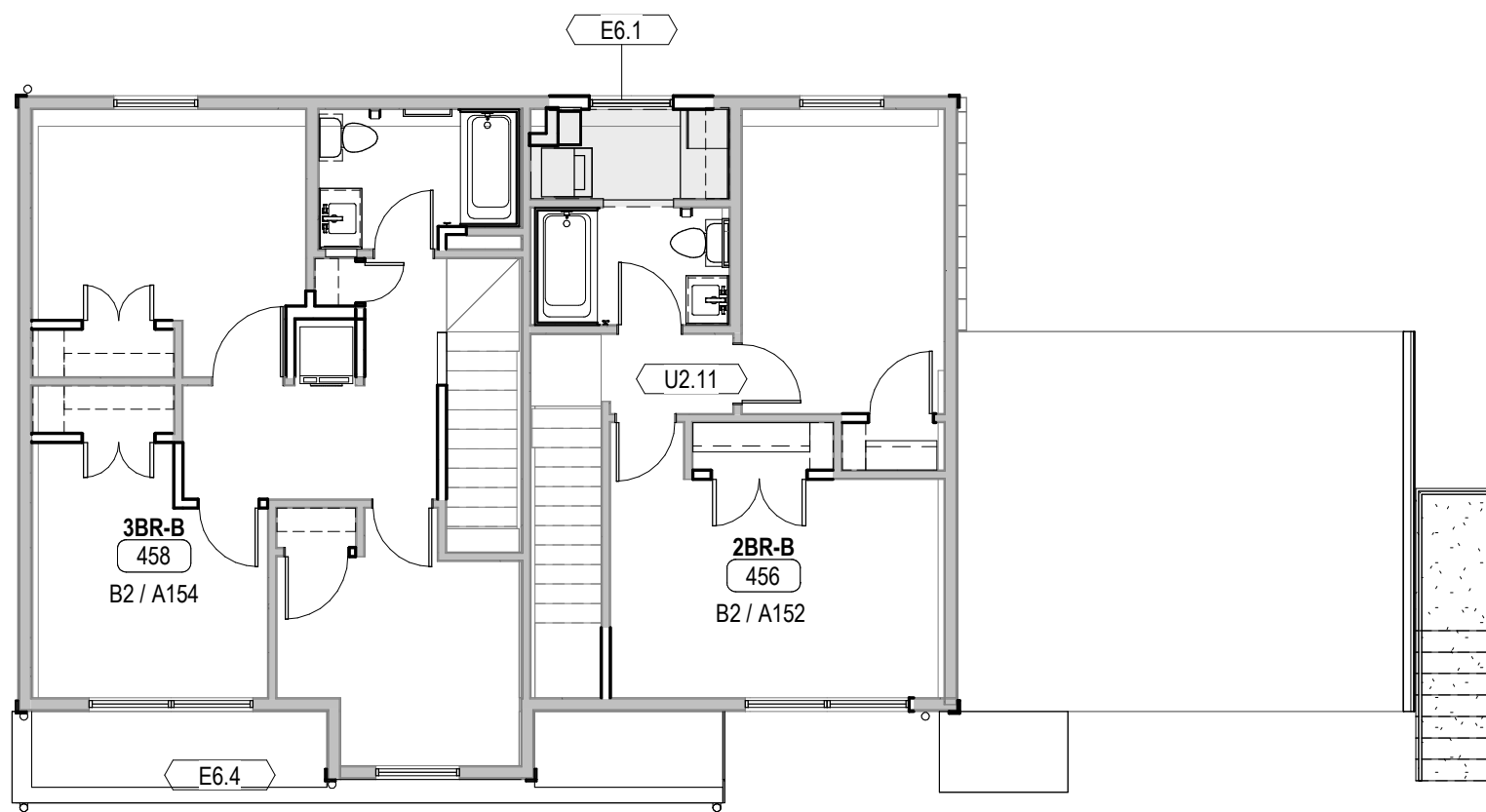
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CHECKED BY: XXX
PROJ. NO: 250020
DRAWING NO:

A104

Autodesk Docs/250020 Camber Hill Renovation/250020 Camber Hill A205.rvt
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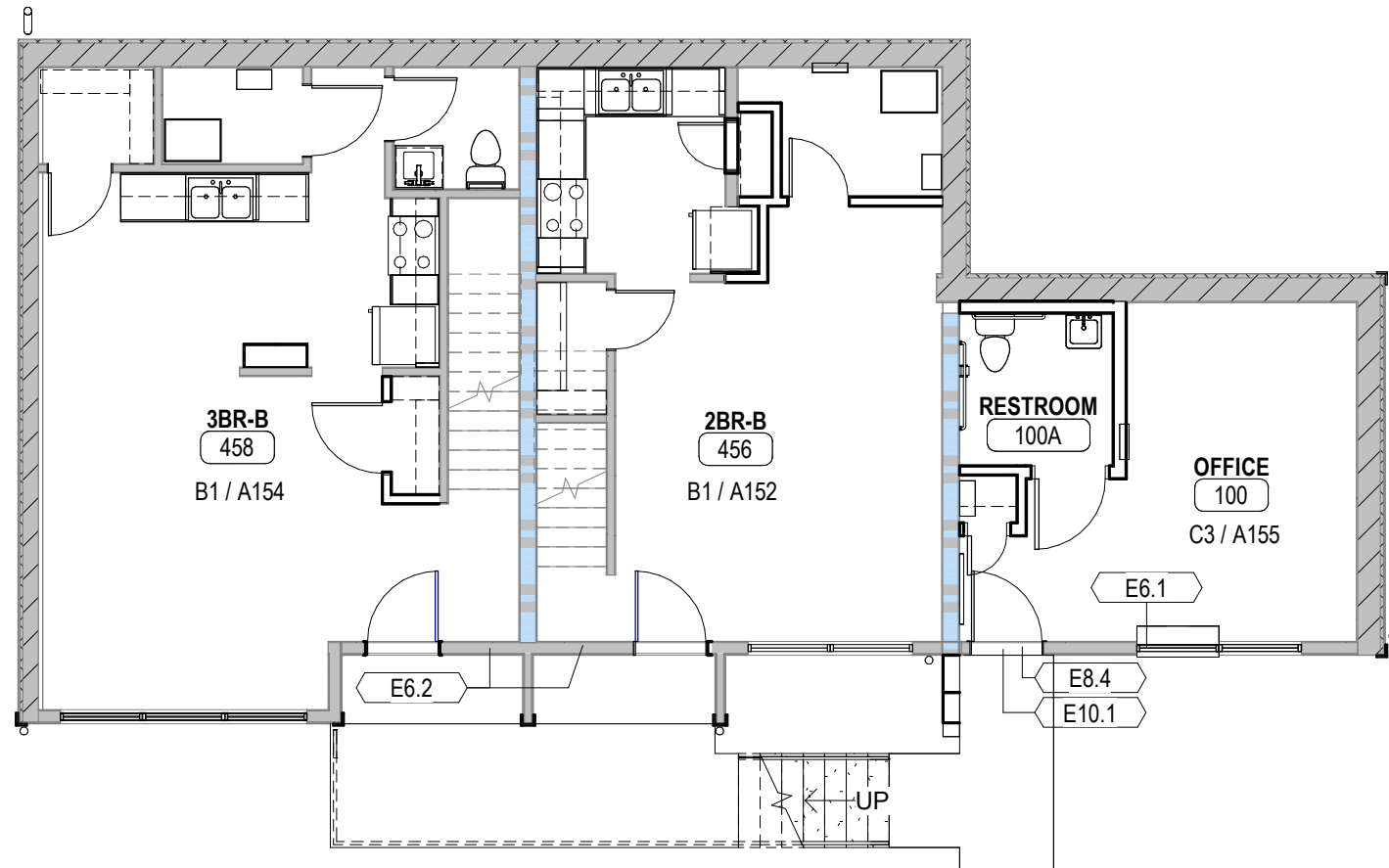
C



B

B1 BUILDING 5 FLOOR PLAN - LEVEL 2
A105 1/8" = 1'-0"

A



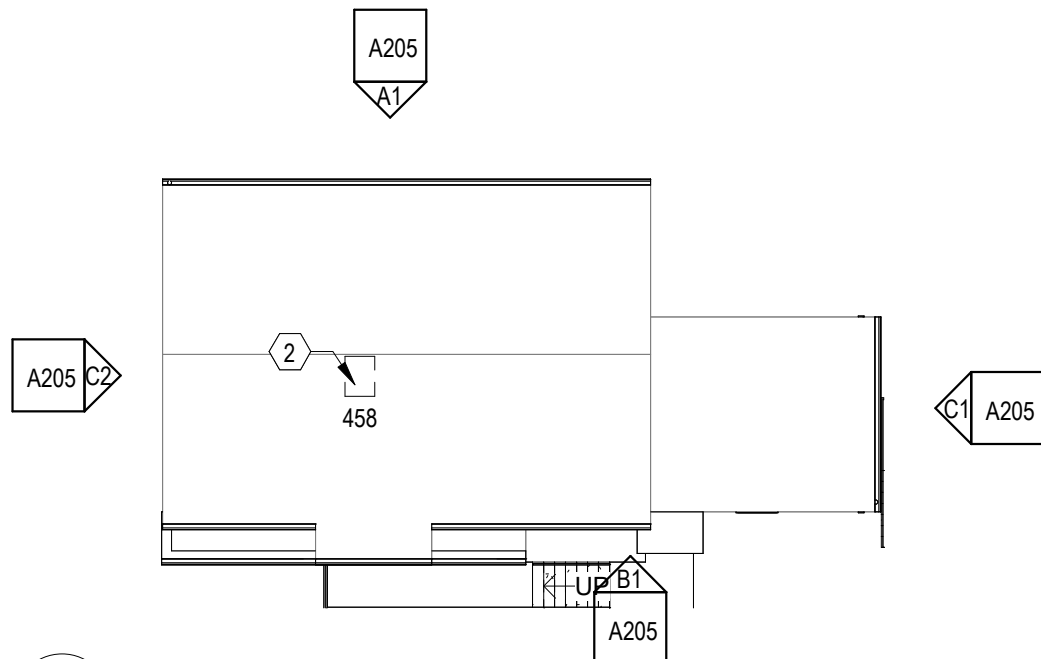
A1 BUILDING 5 FLOOR PLAN - LEVEL 1
A105 1/8" = 1'-0"

KEYED SHEET NOTES

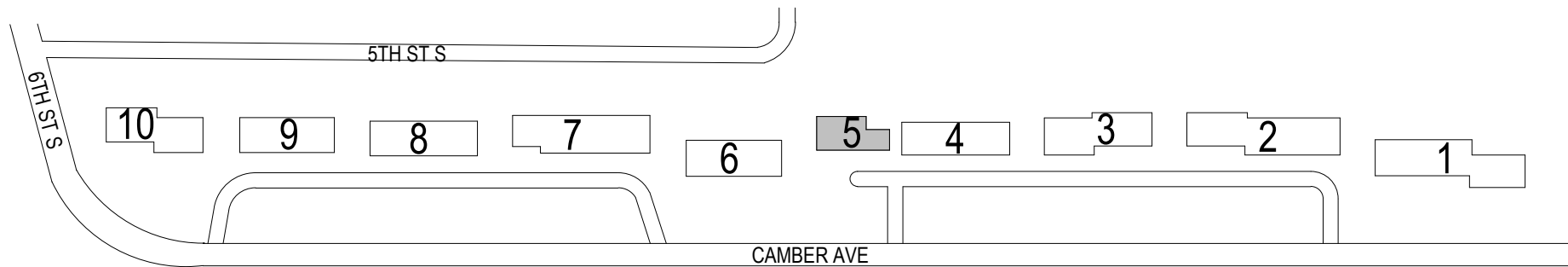
- 1 ATTIC DRAFT STOPPING
- 2 ATTIC ACCESS, SEE ENLARGED PLANS FOR LOCATION IN UNIT SPECIFIED; ATTIC ACCESS IN UNITS.
- 3 ADD DESCRIPTION HERE
- 4 ADD DESCRIPTION HERE

GENERAL SHEET NOTES

- A. TESTING
- B. NOTE.
- C. NOTE.



A4 BUILDING 5 ROOF PLAN
A105 1/16" = 1'-0"



KEYPLAN

BUILDING EXTERIOR - SCOPE OF WORK		
DIV	ITEM #	LOCATION
NOTES	REFER TO DEMOLITION PLANS FOR DEMOLITION SCOPE	
	REFER TO DETAILS FOR ADDITIONAL INFORMATION	
	REFER TO SIGNAGE SCHEDULE FOR SIGNAGE SCOPE	
	REFER TO CIVIL, LANDSCAPE, MECHANICAL AND ELECTRICAL DRAWINGS FOR SCOPE OF WORK PERTAINING TO THOSE DISCIPLINES	
03	E3.1	PROVIDE FOUNDATION, SLAB ON GRADE, AND EXTERIOR WALL ASSEMBLY
	E3.2	REPLACE PARGE COAT AT EXISTING CONCRETE STOOPS
	E3.3	PROVIDE CONCRETE RETAINING WALL, LANDING, AND STAIRS
	E3.4	PROVIDE CONCRETE RETAINING WALL
	E3.5	REPAIR WALL WHERE EXISTING MASONRY WALL OR CONCRETE STAIR DETACHED FROM BUILDING.
	E3.6	PROVIDE CONCRETE APRON, SEE DETAIL XXX
04	E4.1	PROVIDE CMU APRON LEDGE AT EAST WALL OF BUILDING, SEE DETAIL A2 / A312
	E4.1	PROVIDE BALCONY AND STAIR FRAMING
05	E5.1	PROVIDE BALCONY AND STAIR FRAMING
	E5.2	PROVIDE GUARDRAILS AND HAND RAILS
	E6.1	PROVIDE FRAMING AT NEW AND MODIFIED OPENINGS
	E6.2	INFILL EXTERIOR WALL ASSEMBLY
	E6.3	PROVIDE WOOD ROOF TRUSS
	E6.4	PROVIDE ROOF EXTENSIONS AT UNIT ENTRIES
06	E7.1	ALLOWANCE: PROVIDE NEW SHEATHING AT DAMAGED LOCATIONS (APPROXIMATELY 5% OF ELEVATIONS)
	E7.2	PROVIDE COMPOSITE DECKING AT BALCONIES AND CONNECTING STAIRS.
	E7.3	PROVIDE COMPOSITE TRIM AT COLUMNS AND BEAMS
	E7.4	PROVIDE AIR BARRIER, SIDING AND TRIM
	E7.5	PROVIDE POLYASH SKIRTBOARD AT BASE OF BUILDING
	E7.6	PROVIDE FASCIA WRAP AND SOFFIT PANELS AT ROOF, SEE DETAILS FOR VENTING REQUIREMENTS
	E7.7	PROVIDE ICE & WATER SHIELD, UNDERLAYMENT, SHINGLES, METAL TRIM AND FLASHING, PROVIDE CONTINUOUS RIDGE VENT
	E7.8	PROVIDE GUTTER AND DOWNSPOUTS. PROVIDE GUTTER GUARD AT WEST ELEVATION.
	E8.1	REPLACE WINDOWS
	E8.2	PROVIDE WINDOWS AT NEW OPENINGS
08	E8.3	PROVIDE SEGMENTAL OVERHEAD DOORS AND OPENER
	E8.4	PROVIDE DOOR AND FRAME
09	E9.1	PAINT FIBER CEMENT SIDING UP TO 3 COLORS AND FIBER CEMENT TRIM UP TO 2 COLORS
	E10.1	PROVIDE VINYL SIGNAGE ON GLASS
	E10.2	PROVIDE SIGNAGE
10	E10.3	PROVIDE DWELLING UNIT ADDRESS NUMBERS
	E11.1	SUPPORT GAS METER
	E11.2	PROVIDE MECHANICAL EQUIPMENT ON EXISTING STOOP OR NEW PAD
	E26.1	PROVIDE EXTERIOR SITE AND BUILDING LIGHTING
26 SEE ELEC		SEE KEYNOTE ON PLANS, SEE ELECTRICAL DRAWINGS



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CLIENT:
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1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

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CONSULTANT #1 NAME
ADDRESS LINE 1
ADDRESS LINE 2

CONSULTANT #2:
CONSULTANT #2 NAME
ADDRESS LINE 1
ADDRESS LINE 2

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ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
3	04/06/2026	SITE PLAN REVIEW
2	03/11/2026	30% CHECK SET
1	01/26/2026	DD PRICING SET

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
01/26/2026

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PROJECT NAME:
CAMBER HILL TOWNHOMES RENOVATION

DRAWING TITLE:
BUILDING 5 FLOOR PLAN

DRAWN BY: XXX
CHECKED BY: XXX
PROJ. NO: 250020
DRAWING NO:

A105

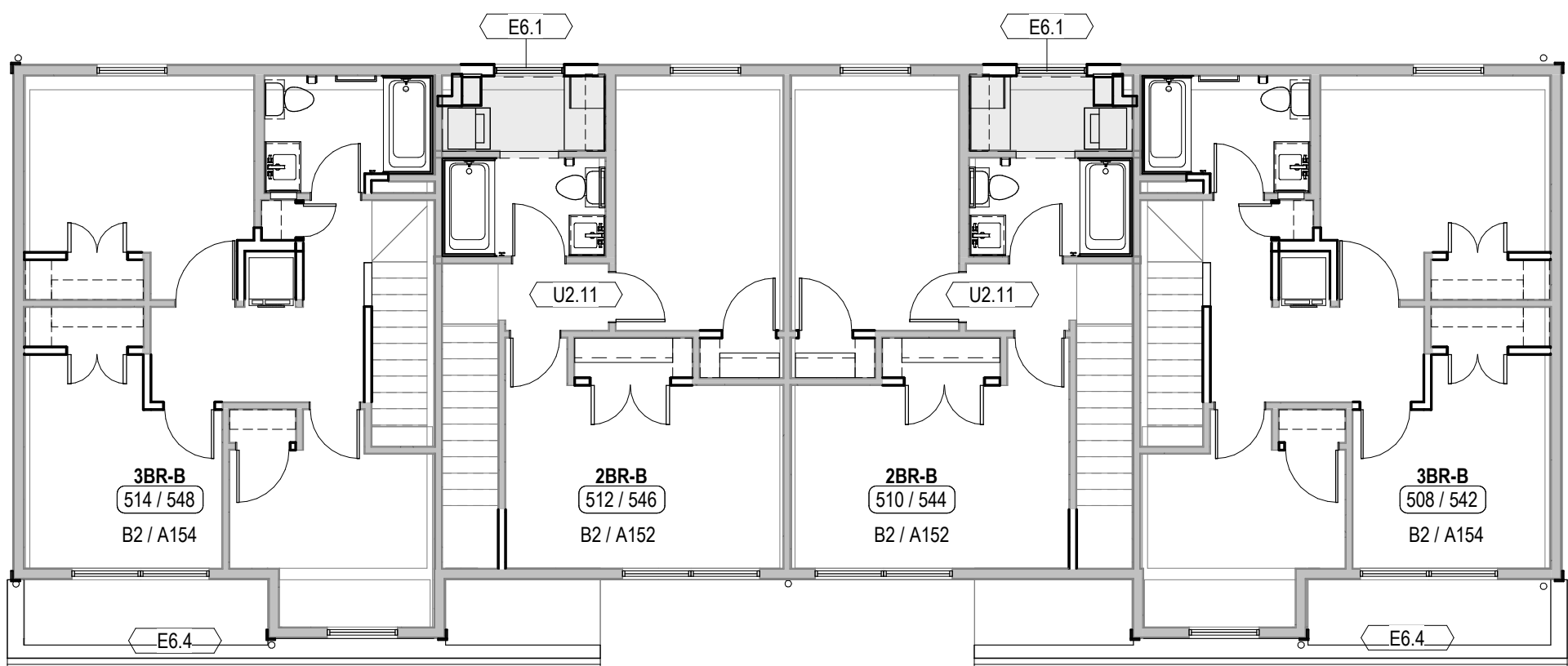
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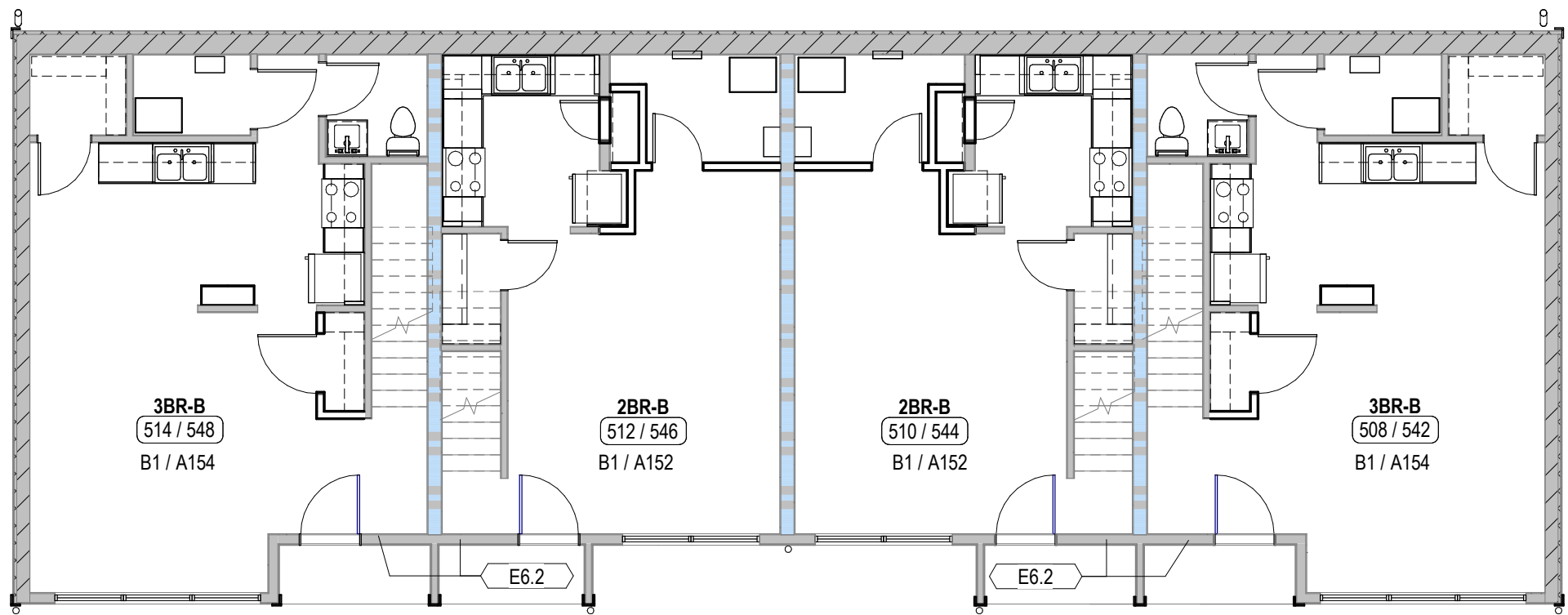
C

B

A



B1 BUILDING 6&9 FLOOR PLAN - LEVEL 2
A106 1/8" = 1'-0"



A1 BUILDING 6&9 FLOOR PLAN - LEVEL 1
A106 1/8" = 1'-0"

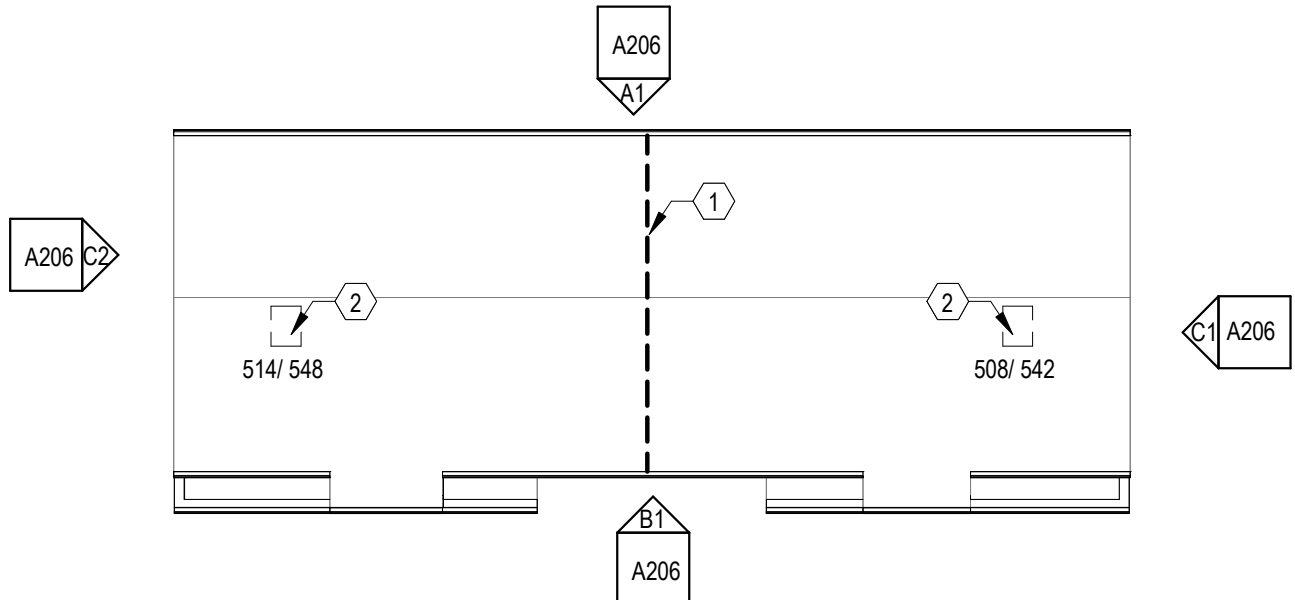
BUILDING EXTERIOR - SCOPE OF WORK		
DIV	ITEM #	LOCATION
NOTES	REFER TO DEMOLITION PLANS FOR DEMOLITION SCOPE	
	REFER TO DETAILS FOR ADDITIONAL INFORMATION	
	REFER TO SIGNAGE SCHEDULE FOR SIGNAGE SCOPE	
	REFER TO CIVIL, LANDSCAPE, MECHANICAL AND ELECTRICAL DRAWINGS FOR SCOPE OF WORK PERTAINING TO THOSE DISCIPLINES	
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	E3.2	REPLACE PARGE COAT AT EXISTING CONCRETE STOOPS
	E3.3	PROVIDE CONCRETE RETAINING WALL, LANDING, AND STAIRS
	E3.4	PROVIDE CONCRETE RETAINING WALL
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	E6.2	INFILL EXTERIOR WALL ASSEMBLY
	E6.3	PROVIDE WOOD ROOF TRUSS
	E6.4	PROVIDE ROOF EXTENSIONS AT UNIT ENTRIES
	E7.1	ALLOWANCE: PROVIDE NEW SHEATHING AT DAMAGED LOCATIONS (APPROXIMATELY 5% OF ELEVATIONS)
07	E7.2	PROVIDE COMPOSITE DECKING AT BALCONIES AND CONNECTING STAIRS.
	E7.3	PROVIDE COMPOSITE TRIM AT COLUMNS AND BEAMS
	E7.4	PROVIDE AIR BARRIER, SIDING AND TRIM
	E7.5	PROVIDE POLYASH SKIRTBOARD AT BASE OF BUILDING
	E7.6	PROVIDE FASCIA WRAP AND SOFFIT PANELS AT ROOF, SEE DETAILS FOR VENTING REQUIREMENTS
08	E7.7	PROVIDE ICE & WATER SHIELD, UNDERLAYMENT, SHINGLES, METAL TRIM AND FLASHING, PROVIDE CONTINUOUS RIDGE VENT
	E7.8	PROVIDE GUTTER AND DOWNSPOUTS. PROVIDE GUTTER GUARD AT WEST ELEVATION.
	E8.1	REPLACE WINDOWS
	E8.2	PROVIDE WINDOWS AT NEW OPENINGS
	E8.3	PROVIDE SEGMENTAL OVERHEAD DOORS AND OPENER
09	E8.4	PROVIDE DOOR AND FRAME
	E9.1	PAIN FIBER CEMENT SIDING UP TO 3 COLORS AND FIBER CEMENT TRIM UP TO 2 COLORS
10	E10.1	PROVIDE VINYL SIGNAGE ON GLASS
	E10.2	PROVIDE SIGNAGE
	E10.3	PROVIDE DWELLING UNIT ADDRESS NUMBERS
11	E11.1	SUPPORT GAS METER
	E11.2	PROVIDE MECHANICAL EQUIPMENT ON EXISTING STOOP OR NEW PAD
26 SEE ELEC	E26.1	PROVIDE EXTERIOR SITE AND BUILDING LIGHTING

KEYED SHEET NOTES

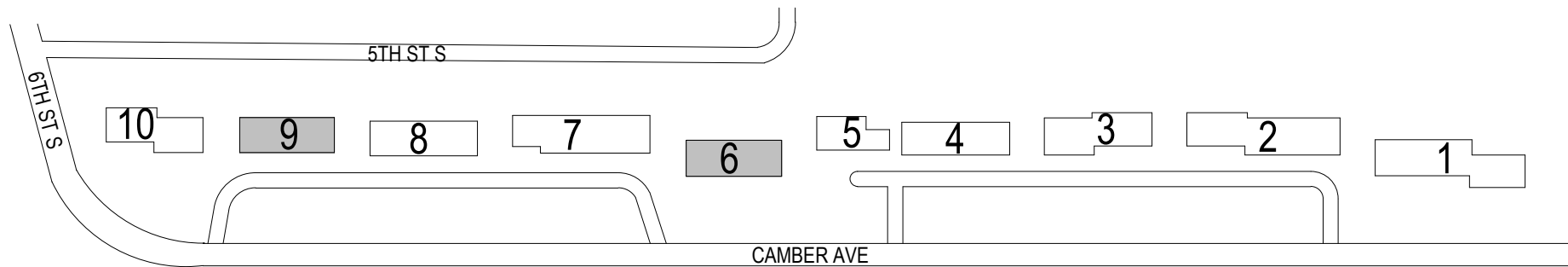
- ATTIC DRAFT STOPPING
- ATTIC ACCESS, SEE ENLARGED PLANS FOR LOCATION IN UNIT SPECIFIED; ATTIC ACCESS IN UNITS.
- ADD DESCRIPTION HERE
- ADD DESCRIPTION HERE

GENERAL SHEET NOTES

- A. TESTING
- B. NOTE.
- C. NOTE.



A4 BUILDING 6,9 ROOF PLAN
A106 1/16" = 1'-0"



KEYPLAN



701 WASHINGTON AVE, N, STE 200 | MINNEAPOLIS, MN 55401 | 612.338.2029

CLIENT:
TWIN CITIES HOUSING DEVELOPMENT CORPORATION
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

CONSULTANT #1:
CONSULTANT #1 NAME
ADDRESS LINE 1
ADDRESS LINE 2

CONSULTANT #2:
CONSULTANT #2 NAME
ADDRESS LINE 1
ADDRESS LINE 2

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
3	04/06/2026	SITE PLAN REVIEW
2	03/11/2026	30% CHECK SET
1	01/26/2026	DD PRICING SET

NO	DATE	REVISION
----	------	----------

PRELIMINARY
NOT FOR CONSTRUCTION
01/26/2026

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PROJECT NAME:
CAMBER HILL TOWNHOMES RENOVATION

DRAWING TITLE:
BUILDING 6,9 FLOOR PLAN

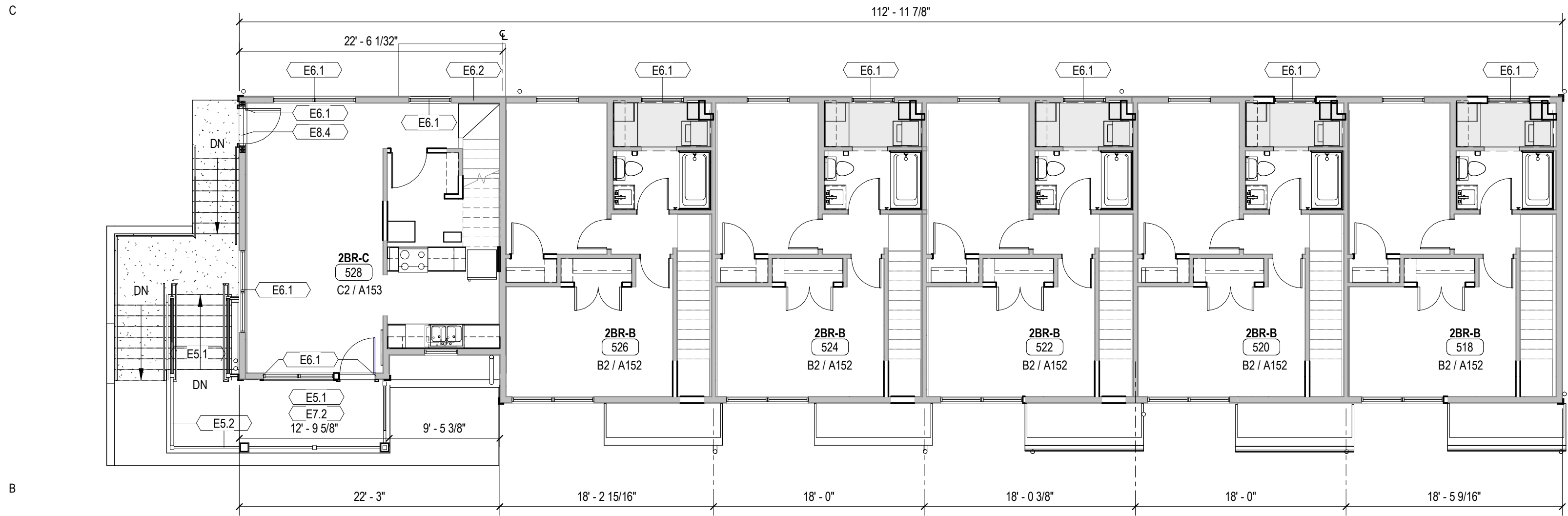
DRAWN BY: XXX
CHECKED BY: XXX
PROJ. NO: 250020
DRAWING NO:

A106

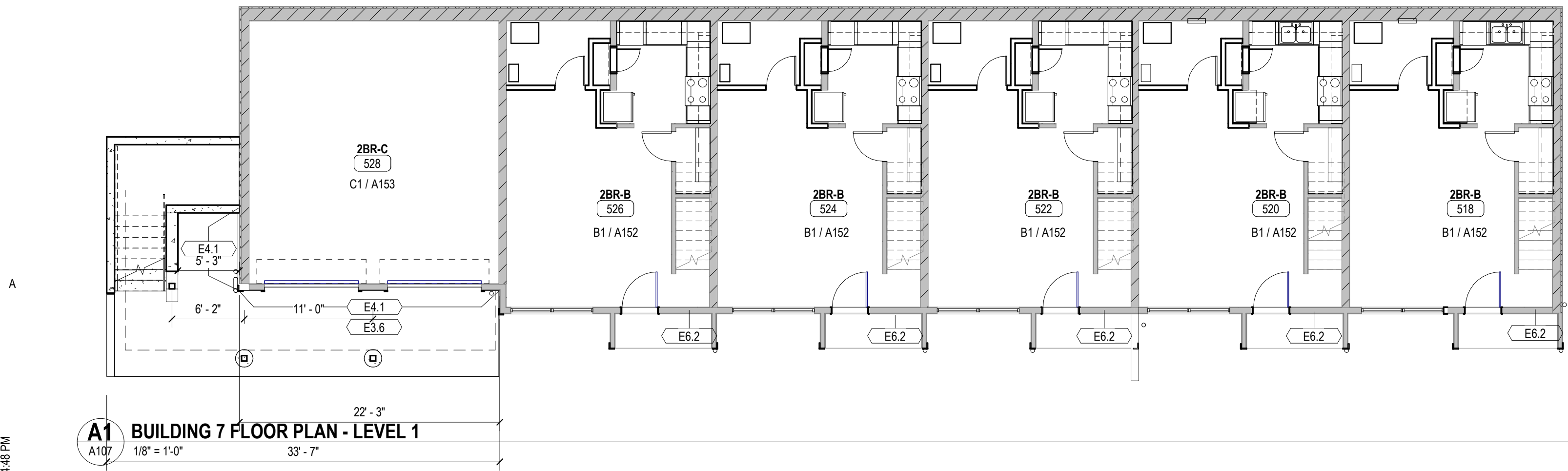
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4/2/2026 4:24:48 PM



C1 BUILDING 7 FLOOR PLAN - LEVEL 3
A107 1/8" = 1'-0"



B1 BUILDING 7 FLOOR PLAN - LEVEL 2
A107 1/8" = 1'-0"



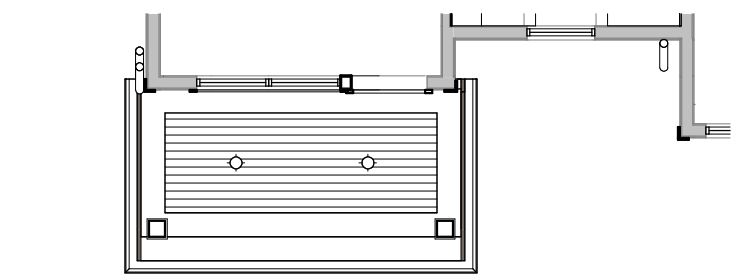
A1 BUILDING 7 FLOOR PLAN - LEVEL 1
A107 1/8" = 1'-0"

KEYED SHEET NOTES

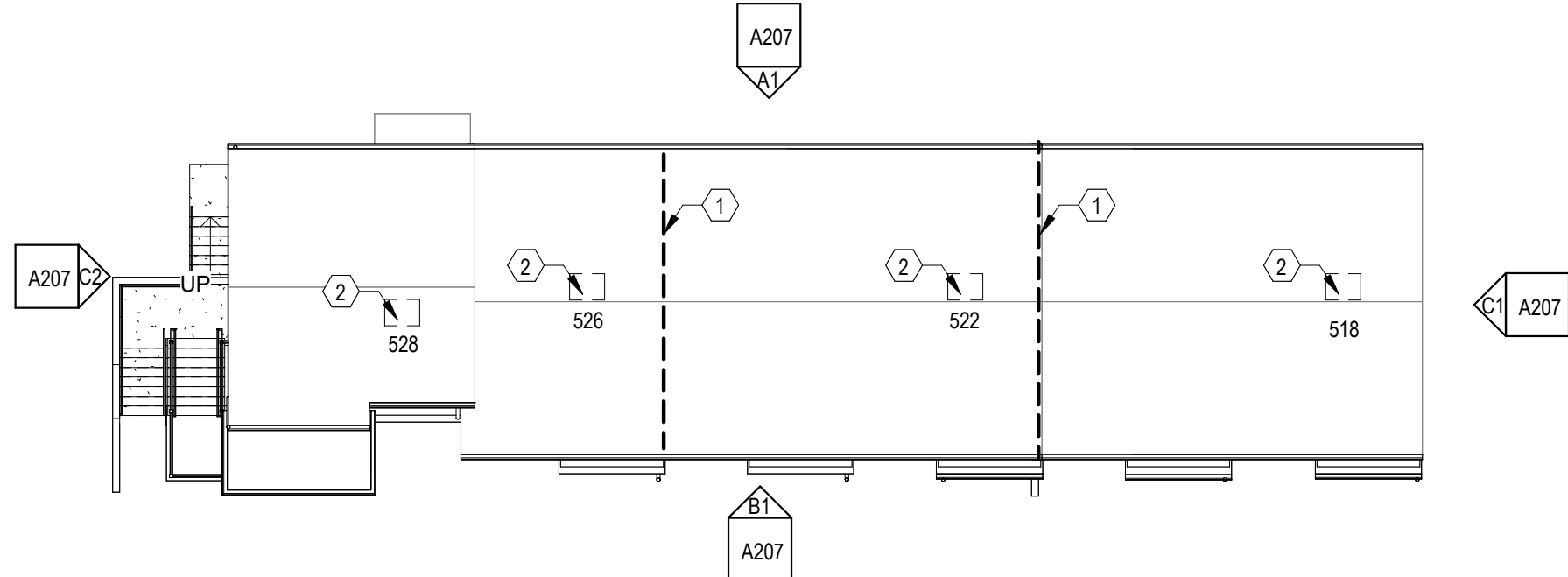
- ATTIC DRAFT STOPPING
- ATTIC ACCESS, SEE ENLARGED PLANS FOR LOCATION IN UNIT SPECIFIED; ATTIC ACCESS IN UNITS.
- ADD DESCRIPTION HERE
- ADD DESCRIPTION HERE

GENERAL SHEET NOTES

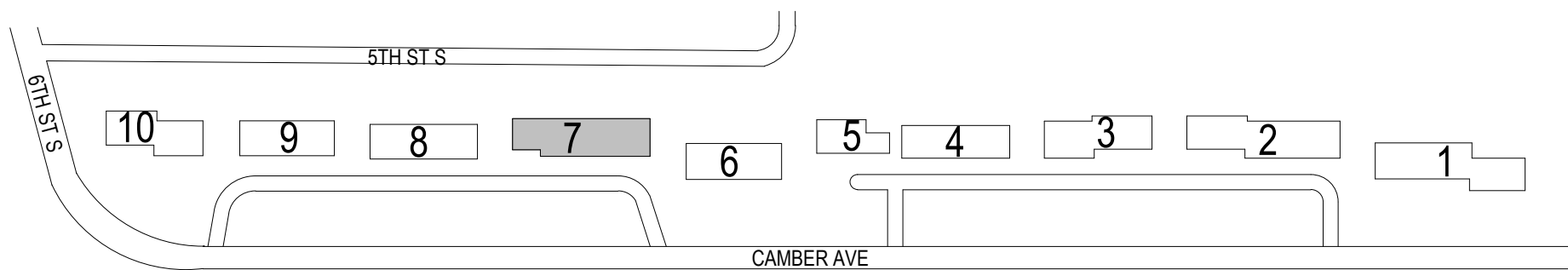
- A. TESTING
B. NOTE.
C. NOTE.



B4 RCP BUILDING 7 BALCONY
A107 1/8" = 1'-0"



A4 BUILDING 7 ROOF PLAN
A107 1/16" = 1'-0"



KEYPLAN

BUILDING EXTERIOR - SCOPE OF WORK		
DIV	ITEM #	LOCATION
NOTES	REFER TO DEMOLITION PLANS FOR DEMOLITION SCOPE	
	REFER TO DETAILS FOR ADDITIONAL INFORMATION	
	REFER TO SIGNAGE SCHEDULE FOR SIGNAGE SCOPE	
	REFER TO CIVIL, LANDSCAPE, MECHANICAL AND ELECTRICAL DRAWINGS FOR SCOPE OF WORK PERTAINING TO THOSE DISCIPLINES	
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	E3.4	PROVIDE CONCRETE RETAINING WALL
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	E3.6	PROVIDE CONCRETE APRON, SEE DETAIL XXX
	E4.1	PROVIDE CMU APRON LEDGE AT EAST WALL OF BUILDING, SEE DETAIL A2 / A312
	E4.2	PROVIDE BALCONY AND STAIR FRAMING
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	E5.4	PROVIDE WOOD ROOF TRUSS
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	E8.2	PAINT FIBER CEMENT SIDING UP TO 3 COLORS AND FIBER CEMENT TRIM UP TO 2 COLORS
	E8.3	PROVIDE VINYL SIGNAGE ON GLASS
	E8.4	PROVIDE SIGNAGE
10	E9.1	PROVIDE DWELLING UNIT ADDRESS NUMBERS
	E9.2	SUPPORT GAS METER
	E9.3	PROVIDE MECHANICAL EQUIPMENT ON EXISTING STOOP OR NEW PAD
	E9.4	PROVIDE EXTERIOR SITE AND BUILDING LIGHTING
SEE ELEC	E26.1	SEE KEYNOTE ON PLAN, SEE ELECTRICAL DRAWINGS



701 WASHINGTON AVE, N, STE 200 | MINNEAPOLIS, MN 55401 | 612.338.2029

CLIENT:
TWIN CITIES HOUSING DEVELOPMENT CORPORATION
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

CONSULTANT #1:
CONSULTANT #1 NAME
ADDRESS LINE 1
ADDRESS LINE 2

CONSULTANT #2:
CONSULTANT #2 NAME
ADDRESS LINE 1
ADDRESS LINE 2

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

NO	DATE	REVISION
3	04/06/2026	SITE PLAN REVIEW
2	03/11/2026	30% CHECK SET
1	01/26/2026	DD PRICING SET
NO	DATE	ISSUED FOR

NO DATE REVISION

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01/26/2026

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PROJECT NAME:
CAMBER HILL TOWNHOMES RENOVATION

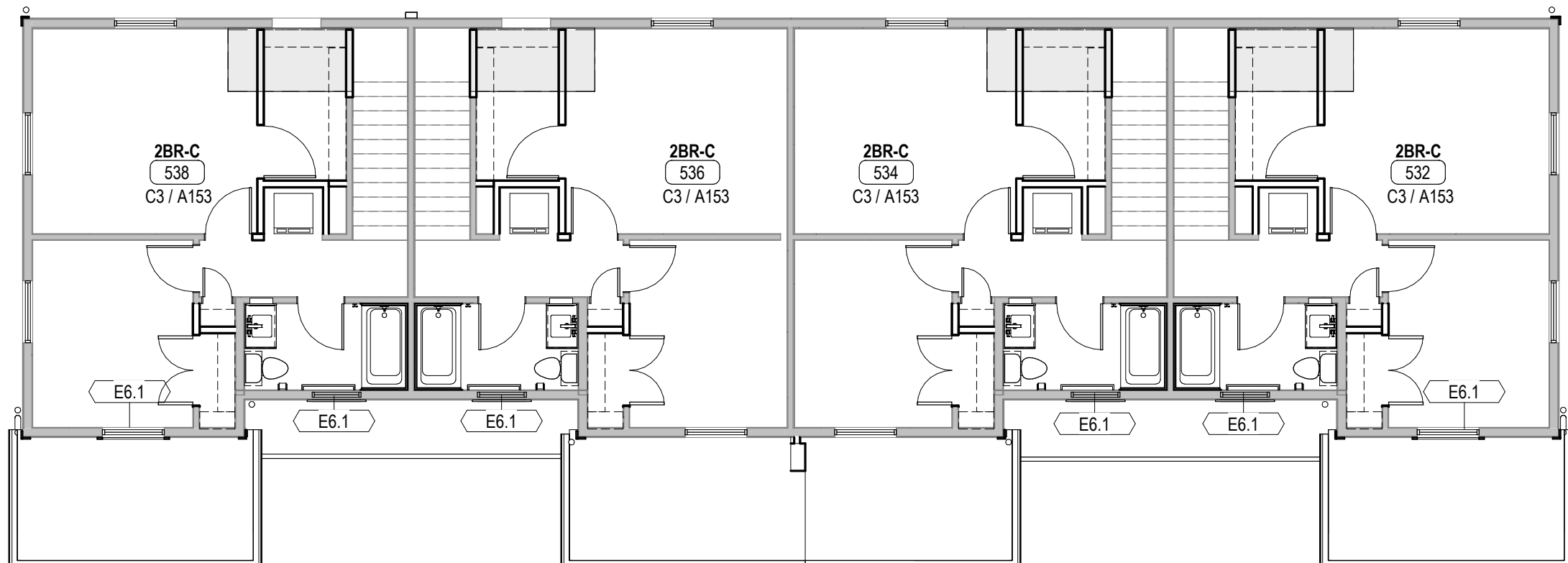
DRAWING TITLE:
BUILDING 7 FLOOR PLAN

DRAWN BY: XXX
CHECKED BY: XXX
PROJ. NO: 250020
DRAWING NO:

A107

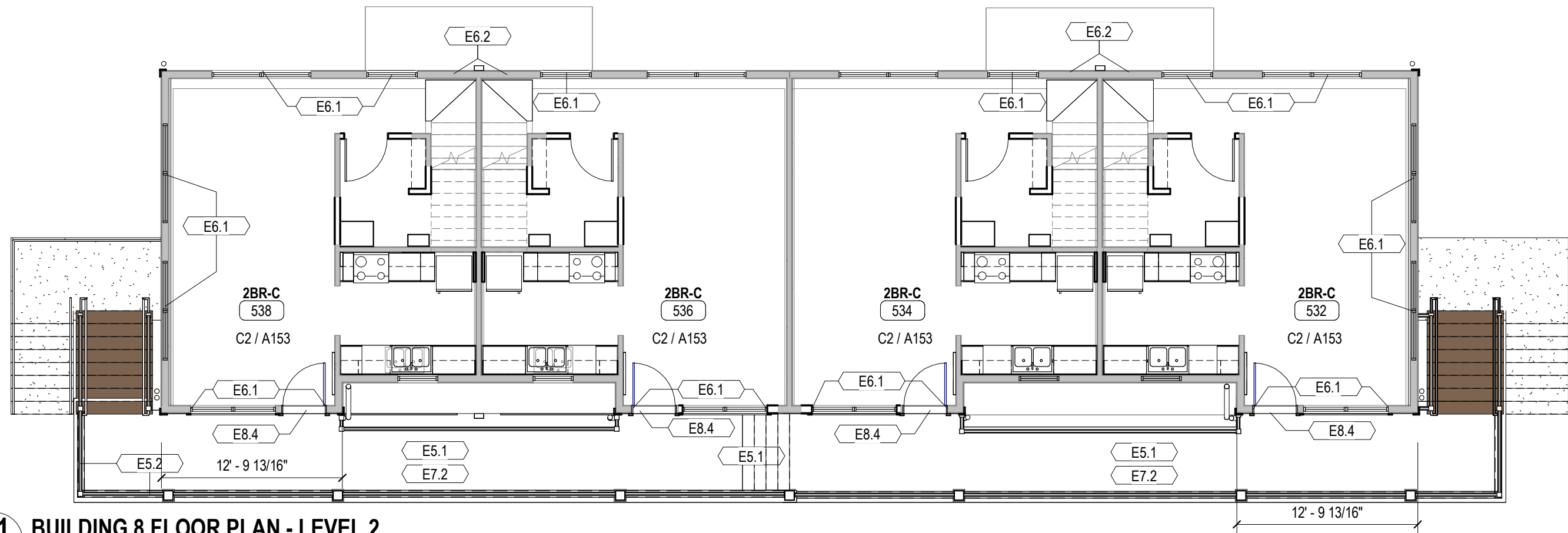
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4/2/2026 4:24:49 PM

D



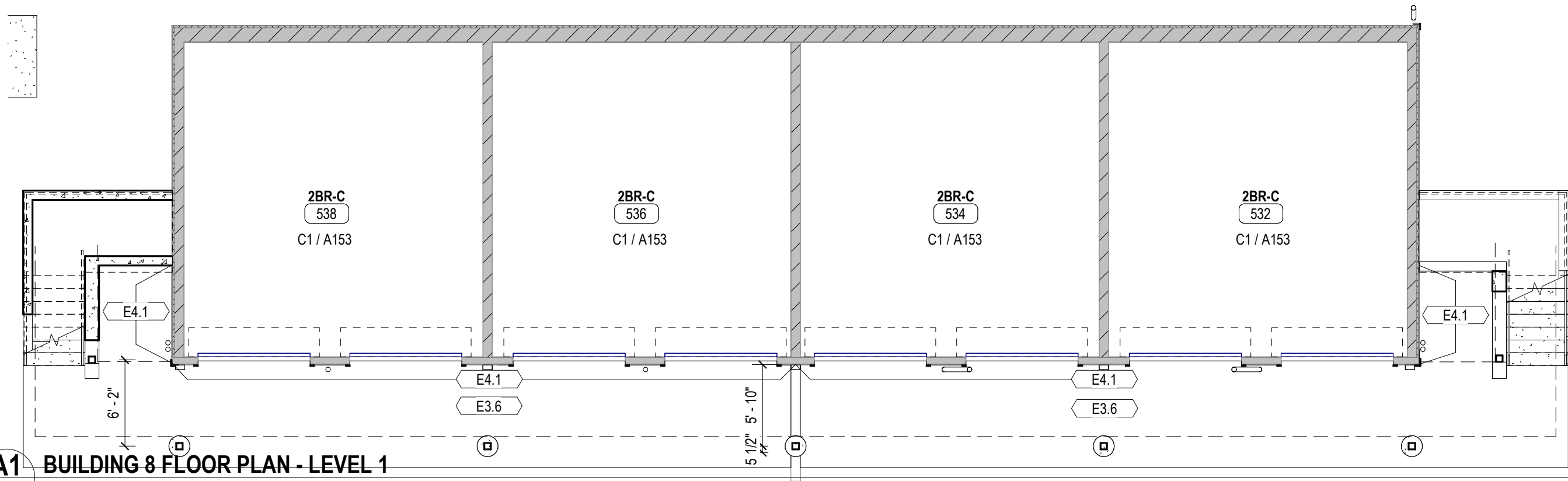
C1 BUILDING 8 FLOOR PLAN - LEVEL 3
A108 1/8" = 1'-0"

C



B1 BUILDING 8 FLOOR PLAN - LEVEL 2
A108 1/8" = 1'-0"

B



A1 BUILDING 8 FLOOR PLAN - LEVEL 1
A108 1/8" = 1'-0"

A

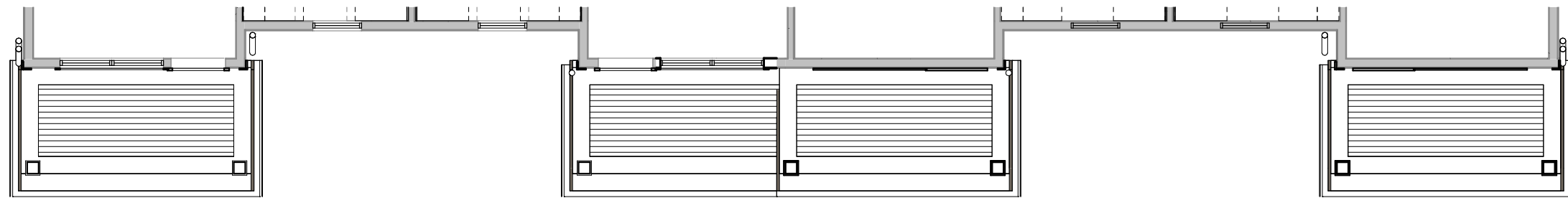
KEYED SHEET NOTES

- 1 ATTIC DRAFT STOPPING
- 2 ATTIC ACCESS, SEE ENLARGED PLANS FOR LOCATION IN UNIT SPECIFIED; ATTIC ACCESS IN UNITS.
- 3 ADD DESCRIPTION HERE
- 4 ADD DESCRIPTION HERE

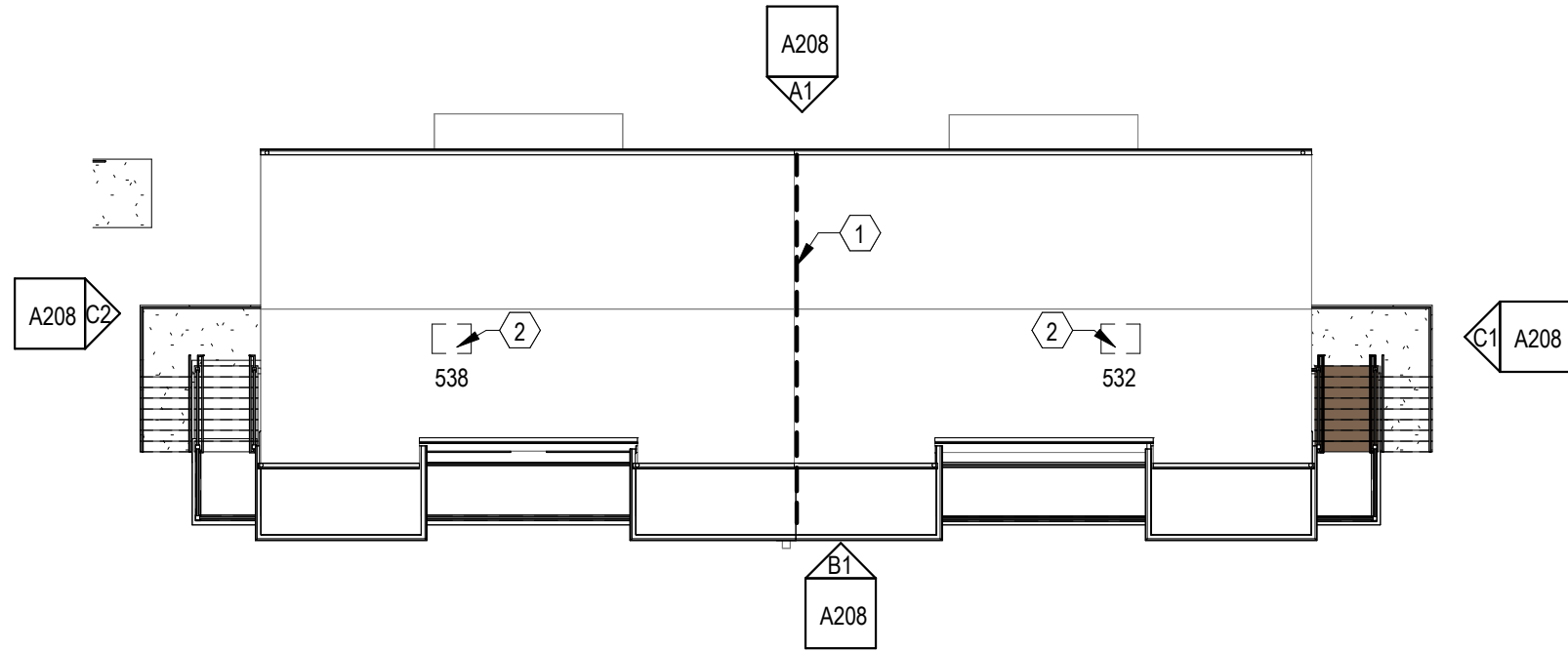
GENERAL SHEET NOTES

- A. TESTING
- B. NOTE.
- C. NOTE.

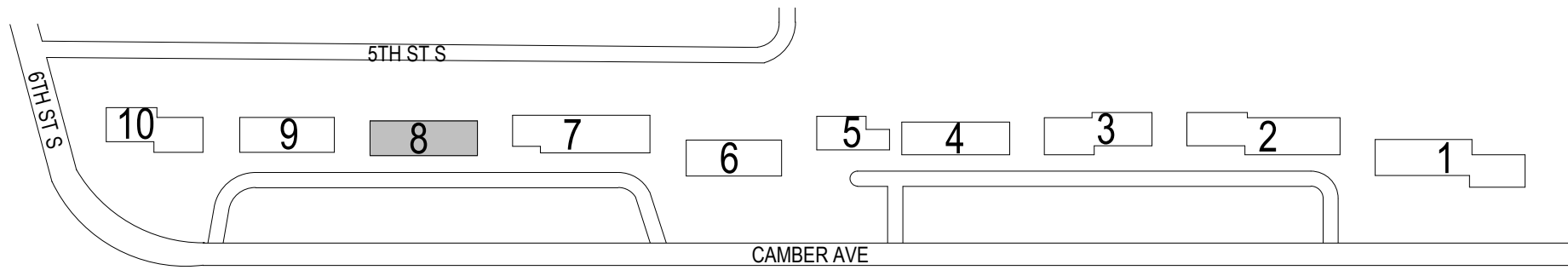
BUILDING EXTERIOR - SCOPE OF WORK		
DIV	ITEM #	LOCATION
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	REFER TO DETAILS FOR ADDITIONAL INFORMATION	
	REFER TO SIGNAGE SCHEDULE FOR SIGNAGE SCOPE	
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	E3.3	PROVIDE CONCRETE RETAINING WALL, LANDING, AND STAIRS
	E3.4	PROVIDE CONCRETE RETAINING WALL
04	E3.5	REPAIR WALL WHERE EXISTING MASONRY WALL OR CONCRETE STAIR DETACHED FROM BUILDING.
	E3.6	PROVIDE CONCRETE APRON, SEE DETAIL XXX
05	E4.1	PROVIDE CMU APRON LEDGE AT EAST WALL OF BUILDING, SEE DETAIL A2 / A312
	E5.1	PROVIDE BALCONY AND STAIR FRAMING
	E5.2	PROVIDE GUARDRAILS AND HAND RAILS
	E6.1	PROVIDE FRAMING AT NEW AND MODIFIED OPENINGS
06	E6.2	INFILL EXTERIOR WALL ASSEMBLY
	E6.3	PROVIDE WOOD ROOF TRUSS
	E6.4	PROVIDE ROOF EXTENSIONS AT UNIT ENTRIES
	E7.1	ALLOWANCE: PROVIDE NEW SHEATHING AT DAMAGED LOCATIONS (APPROXIMATELY 5% OF ELEVATIONS)
07	E7.2	PROVIDE COMPOSITE DECKING AT BALCONIES AND CONNECTING STAIRS.
	E7.3	PROVIDE COMPOSITE TRIM AT COLUMNS AND BEAMS
	E7.4	PROVIDE AIR BARRIER, SIDING AND TRIM
	E7.5	PROVIDE POLYASH SKIRTBOARD AT BASE OF BUILDING
08	E7.6	PROVIDE FASCIA WRAP AND SOFFIT PANELS AT ROOF, SEE DETAILS FOR VENTING REQUIREMENTS
	E7.7	PROVIDE ICE & WATER SHIELD, UNDERLAYMENT, SHINGLES, METAL TRIM AND FLASHING, PROVIDE CONTINUOUS RIDGE VENT
	E7.8	PROVIDE GUTTER AND DOWNSPOUTS. PROVIDE GUTTER GUARD AT WEST ELEVATION.
	E8.1	REPLACE WINDOWS
09	E8.2	PROVIDE WINDOWS AT NEW OPENINGS
	E8.3	PROVIDE SEGMENTAL OVERHEAD DOORS AND OPENER
	E8.4	PROVIDE DOOR AND FRAME
	E9.1	PAINT FIBER CEMENT SIDING UP TO 3 COLORS AND FIBER CEMENT TRIM UP TO 2 COLORS
10	E10.1	PROVIDE VINYL SIGNAGE ON GLASS
	E10.2	PROVIDE SIGNAGE
	E10.3	PROVIDE DWELLING UNIT ADDRESS NUMBERS
	E11.1	SUPPORT GAS METER
11	E11.2	PROVIDE MECHANICAL EQUIPMENT ON EXISTING STOOP OR NEW PAD
	E26.1	PROVIDE EXTERIOR SITE AND BUILDING LIGHTING



B3 RCP BUILDING 8 BALCONY
A108 1/8" = 1'-0"



A4 BUILDING 8 ROOF PLAN
A108 1/16" = 1'-0"



KEYPLAN



701 WASHINGTON AVE, N, STE 200 | MINNEAPOLIS, MN 55401 | 612.338.2029

CLIENT:
TWIN CITIES HOUSING DEVELOPMENT CORPORATION
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

CONSULTANT #1:
CONSULTANT #1 NAME
ADDRESS LINE 1
ADDRESS LINE 2

CONSULTANT #2:
CONSULTANT #2 NAME
ADDRESS LINE 1
ADDRESS LINE 2

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

3	04/08/2026	SITE PLAN REVIEW
2	03/11/2026	30% CHECK SET
1	01/26/2026	DD PRICING SET
NO	DATE	ISSUED FOR

NO DATE REVISION

PRELIMINARY
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01/26/2026

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PROJECT NAME:
CAMBER HILL TOWNHOMES RENOVATION

DRAWING TITLE:
BUILDING 8 FLOOR PLAN

DRAWN BY: XXX
CHECKED BY: XXX
PROJ. NO: 250020
DRAWING NO:

A108

Autodesk Docs/250020 Camber Hill Renovation/250020 Camber Hill A25.rvt
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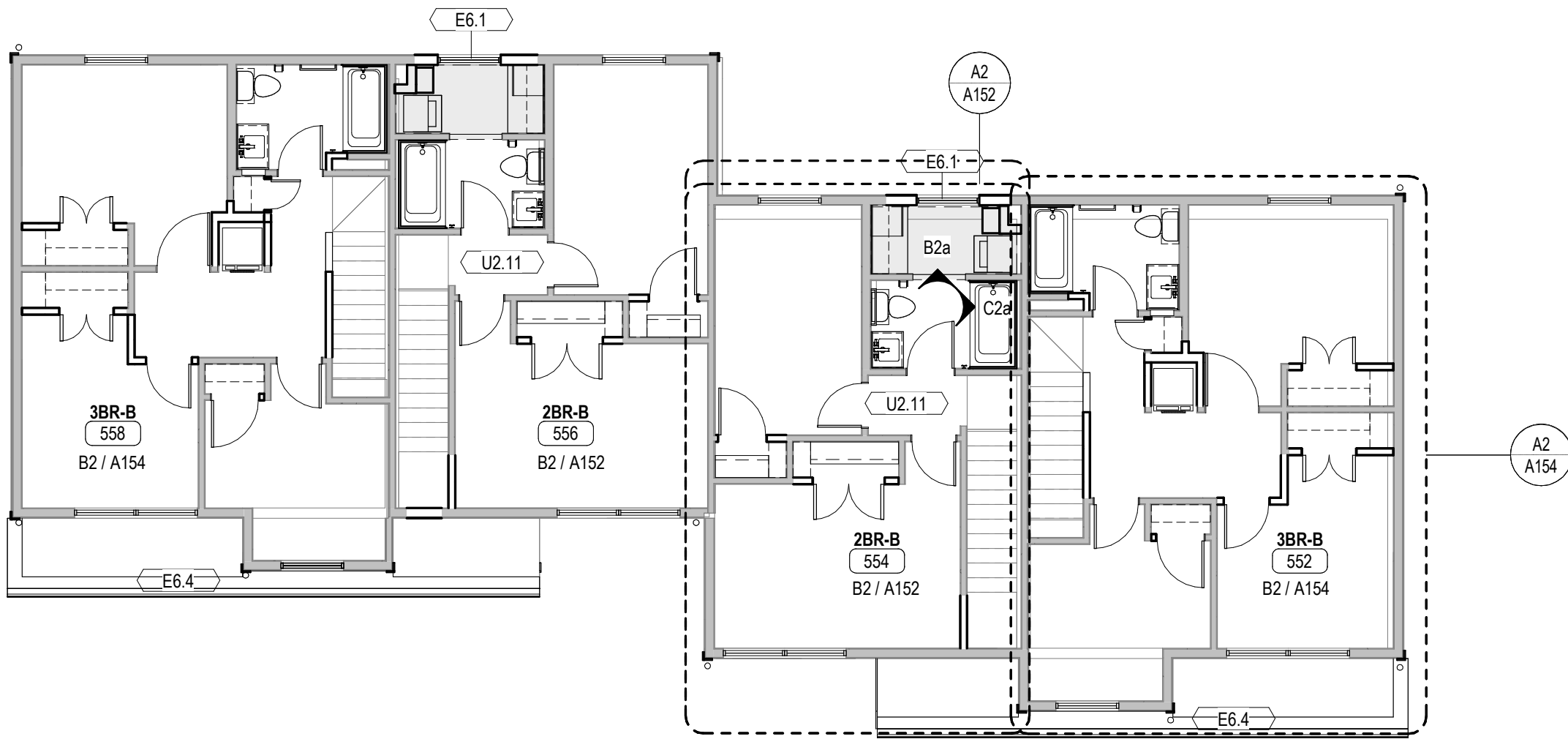
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C

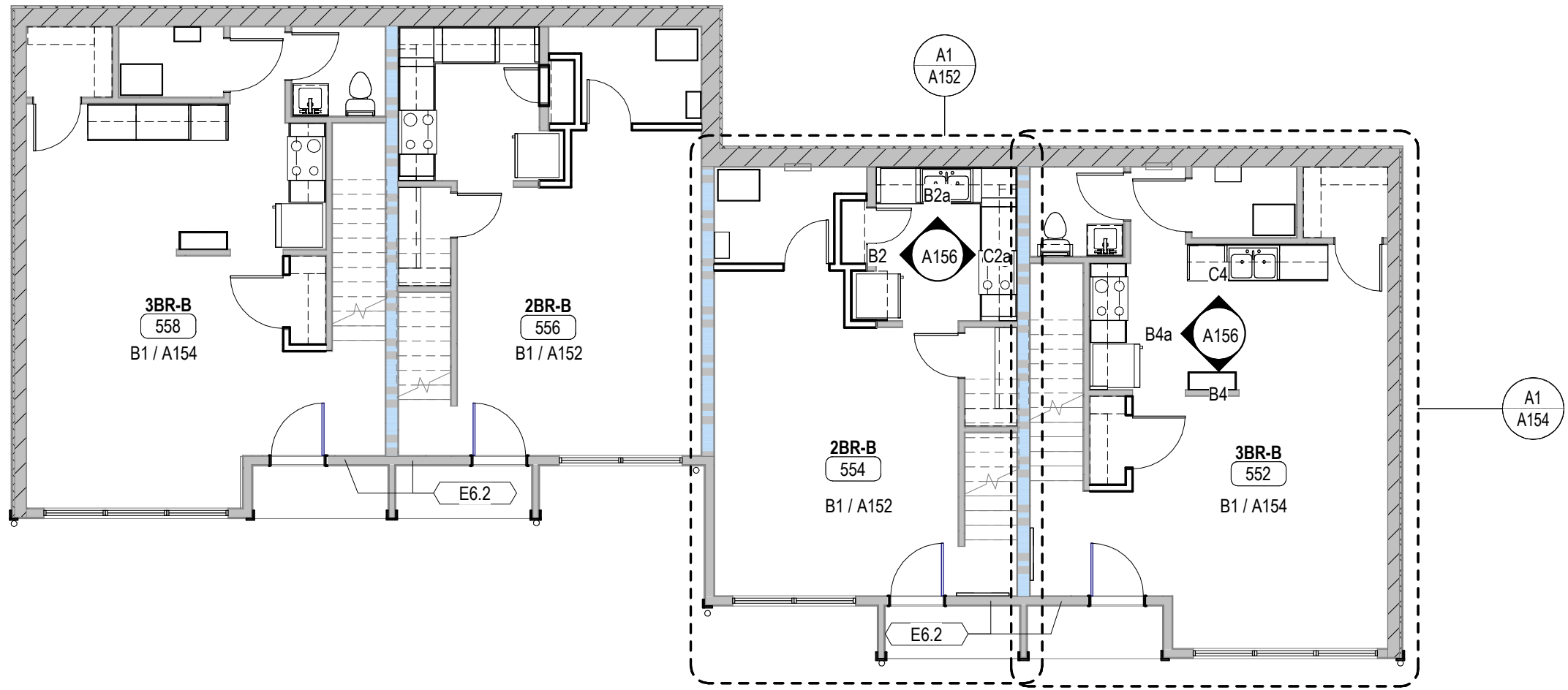
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A

B1 BUILDING 10 FLOOR PLAN - LEVEL 2
A109 1/8" = 1'-0"



A1 BUILDING 10 FLOOR PLAN - LEVEL 1
A109 1/8" = 1'-0"

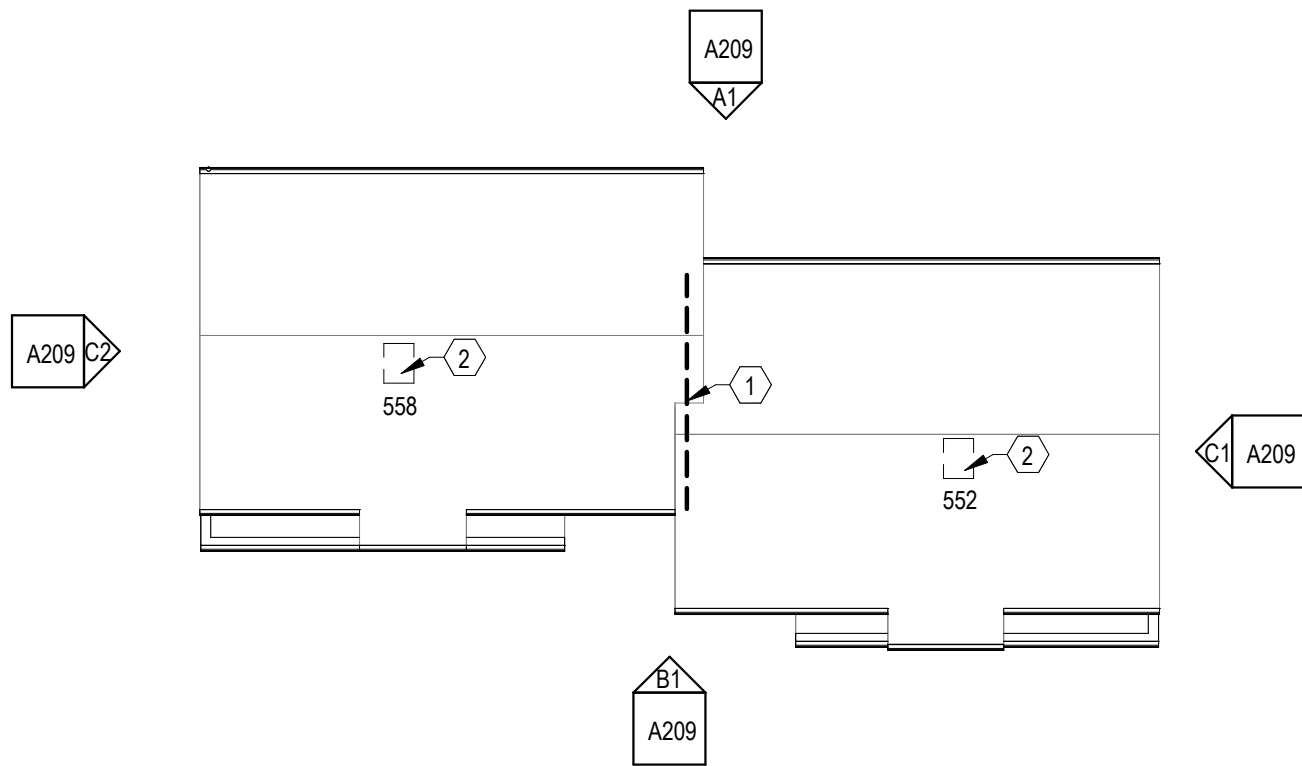


KEYED SHEET NOTES

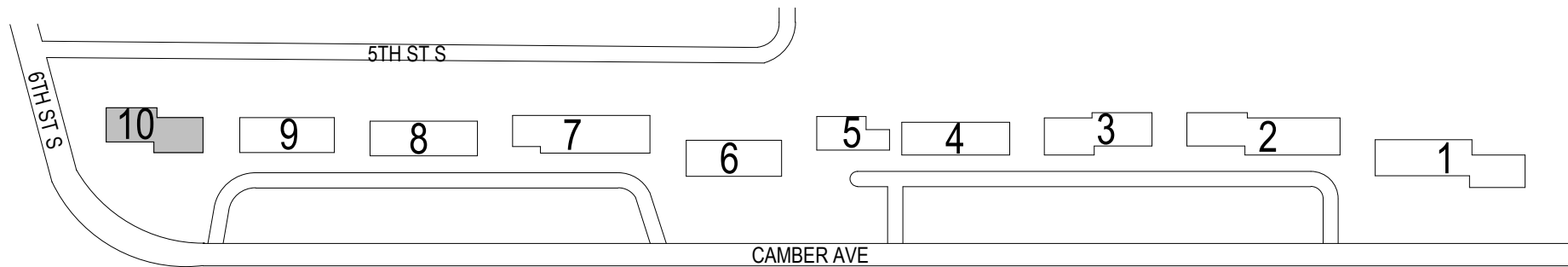
- ATTIC DRAFT STOPPING
- ATTIC ACCESS. SEE ENLARGED PLANS FOR LOCATION IN UNIT SPECIFIED; ATTIC ACCESS IN UNITS.
- ADD DESCRIPTION HERE
- ADD DESCRIPTION HERE

GENERAL SHEET NOTES

- TESTING
- NOTE.
- NOTE.



A4 BUILDING 10 ROOF PLAN
A109 1/16" = 1'-0"



KEYPLAN

BUILDING EXTERIOR - SCOPE OF WORK		
DIV	ITEM #	LOCATION
NOTES	REFER TO DEMOLITION PLANS FOR DEMOLITION SCOPE	
	REFER TO DETAILS FOR ADDITIONAL INFORMATION	
	REFER TO SIGNAGE SCHEDULE FOR SIGNAGE SCOPE	
	REFER TO CIVIL, LANDSCAPE, MECHANICAL AND ELECTRICAL DRAWINGS FOR SCOPE OF WORK PERTAINING TO THOSE DISCIPLINES	
03	E3.1	PROVIDE FOUNDATION, SLAB ON GRADE, AND EXTERIOR WALL ASSEMBLY. SEE KEYNOTE ON PLANS
	E3.2	REPLACE PARGE COAT AT EXISTING CONCRETE STOOPS
	E3.3	PROVIDE CONCRETE RETAINING WALL, LANDING, AND STAIRS
	E3.4	PROVIDE CONCRETE RETAINING WALL
	E3.5	REPAIR WALL WHERE EXISTING MASONRY WALL OR CONCRETE STAIR DETACHED FROM BUILDING.
	E3.6	PROVIDE CONCRETE APRON. SEE DETAIL XXX
04	E4.1	PROVIDE CMU APRON LEDGE AT EAST WALL OF BUILDING. SEE DETAIL A2 / A312
	E4.2	PROVIDE BALCONY AND STAIR FRAMING
05	E5.1	PROVIDE GUARDRAILS AND HAND RAILS
	E5.2	PROVIDE FRAMING AT NEW AND MODIFIED OPENINGS
	E5.3	INFILL EXTERIOR WALL ASSEMBLY
	E5.4	PROVIDE WOOD ROOF TRUSS
	E5.5	PROVIDE ROOF EXTENSIONS AT UNIT ENTRIES
	E5.6	EXACT LOCATIONS TO BE DETERMINED
06	E6.1	ALLOWANCE: PROVIDE NEW SHEATHING AT DAMAGED LOCATIONS (APPROXIMATELY 5% OF ELEVATIONS)
	E6.2	PROVIDE COMPOSITE DECKING AT BALCONIES AND CONNECTING STAIRS.
	E6.3	PROVIDE COMPOSITE TRIM AT COLUMNS AND BEAMS
	E6.4	PROVIDE AIR BARRIER, SIDING AND TRIM
	E6.5	PROVIDE POLYASH SKIRTBOARD AT BASE OF BUILDING
	E6.6	PROVIDE FASCIA WRAP AND SOFFIT PANELS AT ROOF. SEE DETAILS FOR VENTING REQUIREMENTS
	E6.7	PROVIDE ICE & WATER SHIELD, UNDERLAYMENT, SHINGLES, METAL TRIM AND FLASHING. PROVIDE CONTINUOUS RIDGE VENT
	E6.8	PROVIDE GUTTER AND DOWNSPOUTS. PROVIDE GUTTER GUARD AT WEST ELEVATION.
	E6.9	REPLACE WINDOWS
	E6.10	PROVIDE WINDOWS AT NEW OPENINGS
07	E7.1	PROVIDE SEGMENTAL OVERHEAD DOORS AND OPENER
	E7.2	PROVIDE DOOR AND FRAME
	E7.3	PAINT FIBER CEMENT SIDING UP TO 3 COLORS AND FIBER CEMENT TRIM UP TO 2 COLORS
	E7.4	PROVIDE VINYL SIGNAGE ON GLASS
08	E8.1	PROVIDE SIGNAGE
	E8.2	PROVIDE DWELLING UNIT ADDRESS NUMBERS
	E8.3	SUPPORT GAS METER
	E8.4	PROVIDE MECHANICAL EQUIPMENT ON EXISTING STOOP OR NEW PAD
09	E9.1	PROVIDE EXTERIOR SITE AND BUILDING LIGHTING
	E9.2	SEE KEYNOTE ON PLAN, SEE ELECTRICAL DRAWINGS
	E9.3	SEE KEYNOTE ON PLAN AND SIGNAGE SCHEDULE
	E9.4	SEE KEYNOTE ON PLAN AND SIGNAGE SCHEDULE
10	E10.1	SEE KEYNOTE ON PLAN AND SIGNAGE SCHEDULE
	E10.2	SEE KEYNOTE ON PLAN AND SIGNAGE SCHEDULE
	E10.3	SEE KEYNOTE ON PLAN AND SIGNAGE SCHEDULE
	E10.4	SEE MECHANICAL DRAWINGS
11	E11.1	SEE MECHANICAL DRAWINGS
	E11.2	SEE MECHANICAL DRAWINGS
	E11.3	SEE MECHANICAL DRAWINGS
	E11.4	SEE MECHANICAL DRAWINGS



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CLIENT:
TWIN CITIES HOUSING DEVELOPMENT CORPORATION
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

CONSULTANT #1:
CONSULTANT #1 NAME
ADDRESS LINE 1
ADDRESS LINE 2

CONSULTANT #2:
CONSULTANT #2 NAME
ADDRESS LINE 1
ADDRESS LINE 2

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ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
3	04/06/2026	SITE PLAN REVIEW
2	03/11/2026	30% CHECK SET
1	01/26/2026	DD PRICING SET

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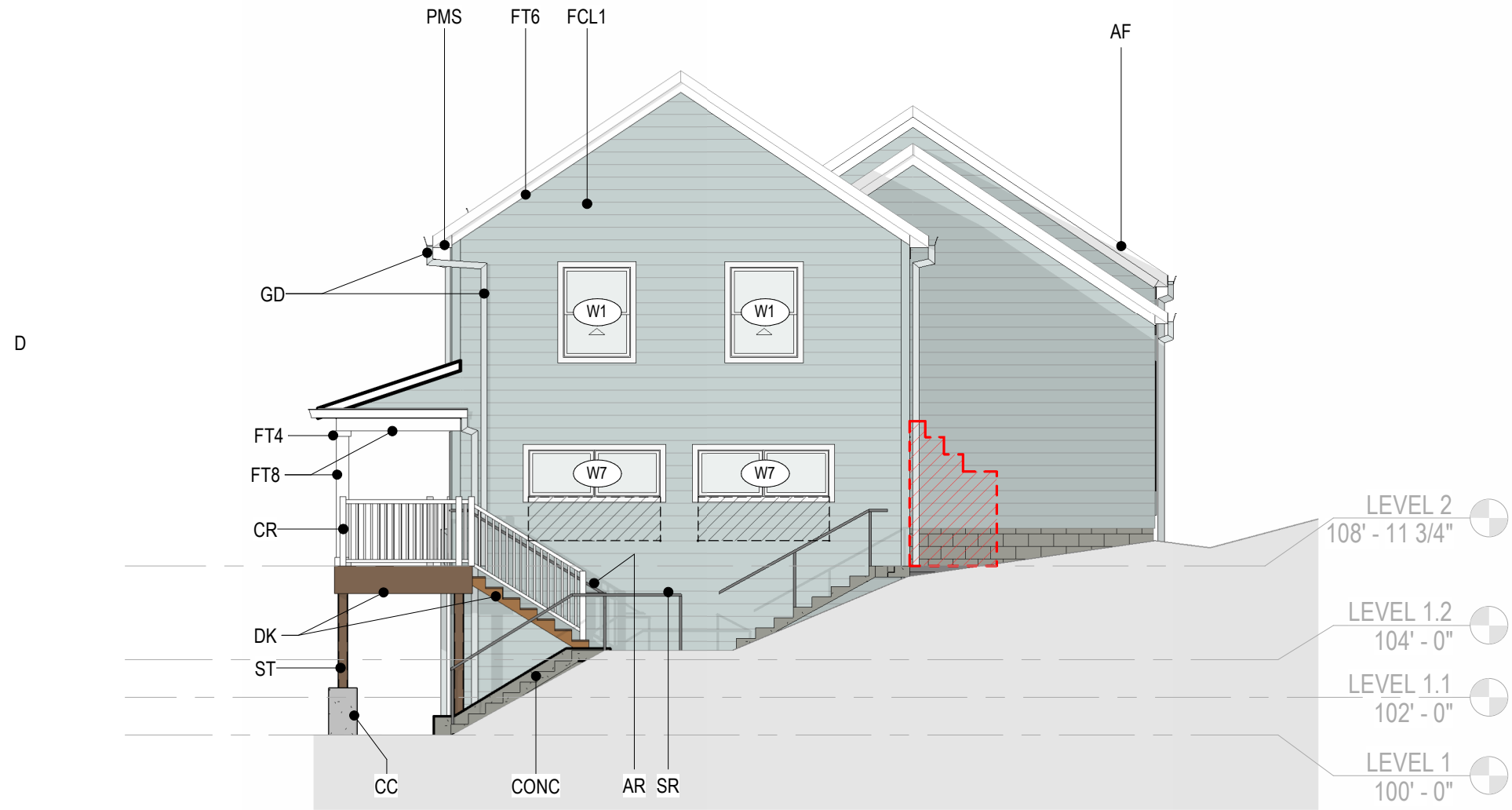
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PROJECT NAME:
CAMBER HILL TOWNHOMES RENOVATION

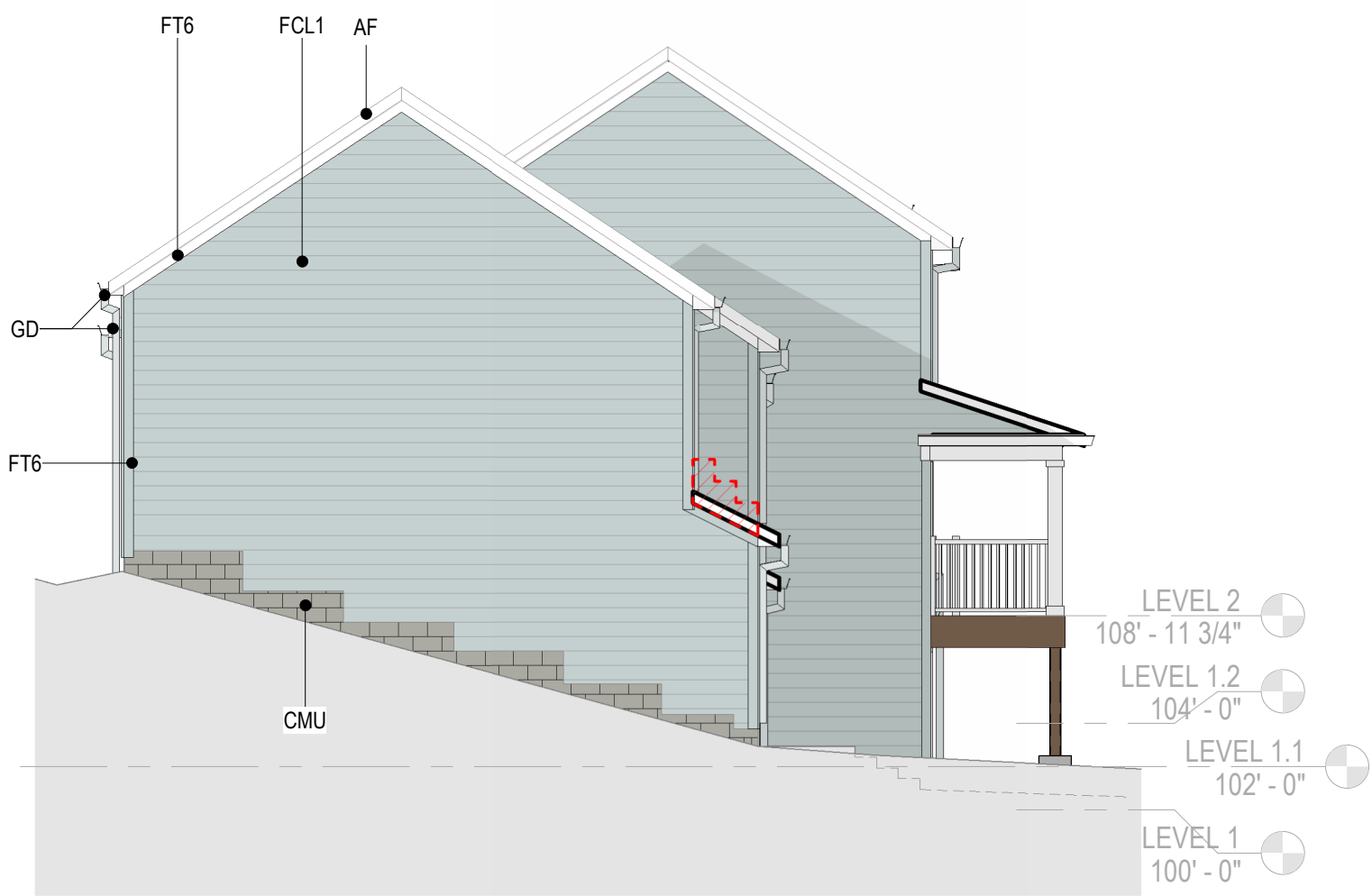
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BUILDING 10 FLOOR PLAN

DRAWN BY: XXX
CHECKED BY: XXX
PROJ. NO: 250020
DRAWING NO:

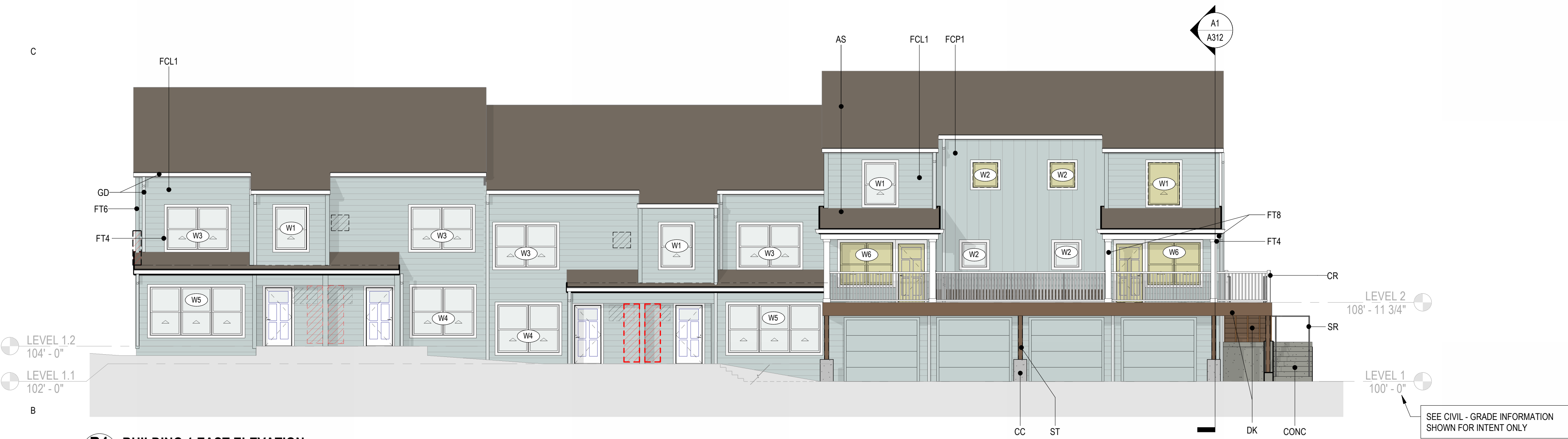
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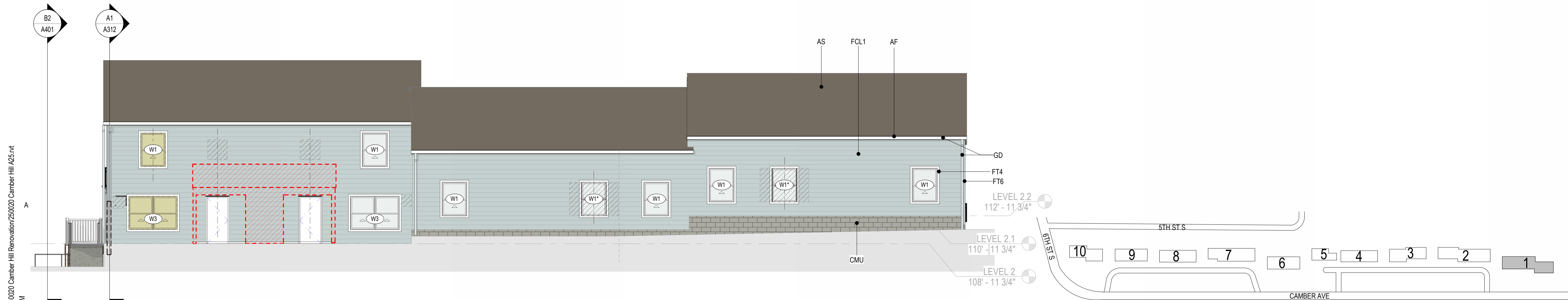
C1 BUILDING 1 NORTH ELEVATION
A201 1/8" = 1'-0"



C2 BUILDING 1 SOUTH ELEVATION
A201 1/8" = 1'-0"



B1 BUILDING 1 EAST ELEVATION
A201 1/8" = 1'-0"



A1 BUILDING 1 WEST ELEVATION
A201 1/8" = 1'-0"

EXTERIOR MATERIAL KEYNOTES

- AF ALUMINUM FASCIA, TYPICAL @ EXISTING & NEW ROOF EXTENSIONS
- AS ASPHALT SHINGLES
- AR ALUMINUM RAILING
- BL BOLLARD
- CC CONCRETE COLUMN BASE, SEE STRUCTURAL
- CMU CONCRETE MASONRY UNIT
- CONC CAST-IN PLACE CONCRETE
- CR COMPOSITE RAILING
- DA DOOR ACTUATOR, SEE SHEET G010 FOR MOUNTING HEIGHT
- DK COMPOSITE WOOD DECKING
- FCL1 FIBER CEMENT LAP SIDING - 6" EXPOSURE, PREFINISHED COLOR 1
- FCP1 FIBER CEMENT PANEL BOARD, PREFINISHED
- FT4 TRIM BOARD: 5/4 X 4, TYPICAL @ OPENINGS
- FT6 TRIM BOARD: 5/4 X 6, TYPICAL @ OUTSIDE CORNERS & GABLES
- FT8 TRIM BOARD: 5/4 X 8
- FT10 TRIM BOARD: 5/4 X 10
- FT12 TRIM BOARD: 5/4 X 12
- GD GUTTER AND DOWNSPOUT
- LV ARCHITECTURAL LOUVER
- PMF PREFINISHED METAL FLASHING
- PMS PREFINISHED METAL SOFFIT, TYPICAL @ EAVES
- ST STEEL, SEE STRUCTURAL
- ST STEEL RAILING
- W WINDOW
- WD WOOD COLUMN, SEE STRUCTURAL

EXTERIOR ELEVATION LEGEND

- INFILL WALL/ROOF- SEE DEMO PLANS FOR REMOVED ELEMENTS. PATCH AS REQ'D.
- DEMOLISH EXISTING FEATURE - SEE DEMO PLANS. PATCH ADJACENT WALLS & ROOF AS REQ'D
- NEW OPENING LOCATION - DEMOLISH EXISTING WALLS AS REQ'D TO CREATE NEW OPENING



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CLIENT:
TWIN CITIES HOUSING DEVELOPMENT CORPORATION
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

CONSULTANT #1:
CONSULTANT #1 NAME
ADDRESS LINE 1
ADDRESS LINE 2

CONSULTANT #2:
CONSULTANT #2 NAME
ADDRESS LINE 1
ADDRESS LINE 2

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3	04/06/2026	SITE PLAN REVIEW
2	03/11/2026	30% CHECK SET
1	01/26/2026	DD PRICING SET
NO	DATE	ISSUED FOR

NO	DATE	REVISION
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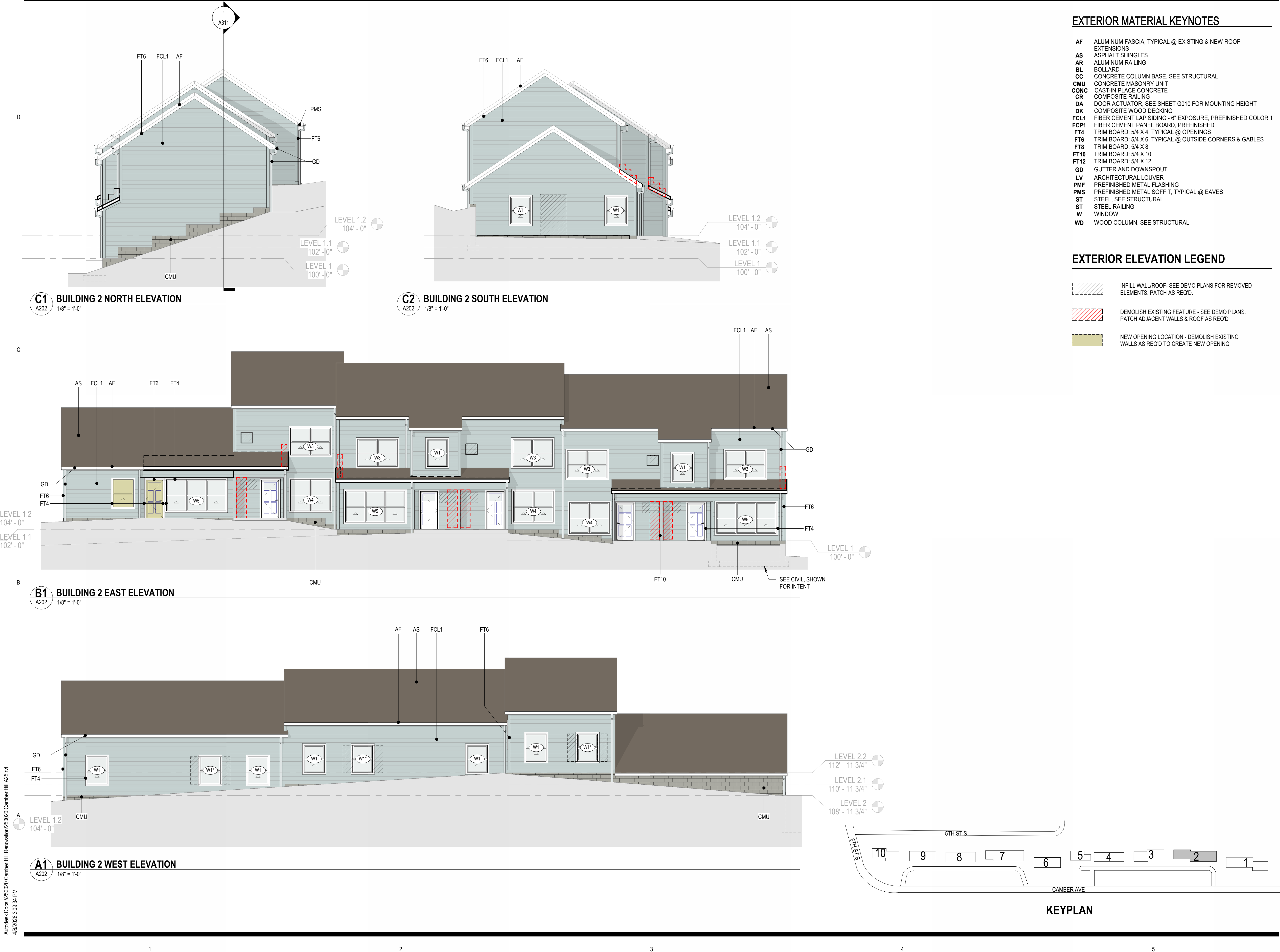
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PROJECT NAME:
CAMBER HILL TOWNHOMES RENOVATION

DRAWING TITLE:
BUILDING 1 - EXTERIOR ELEVATIONS

DRAWN BY: XXX
CHECKED BY: XXX
PROJ. NO: 250020
DRAWING NO:

A201



EXTERIOR MATERIAL KEYNOTES

- AF ALUMINUM FASCIA, TYPICAL @ EXISTING & NEW ROOF EXTENSIONS
- AS ASPHALT SHINGLES
- AR ALUMINUM RAILING
- BL BOLLARD
- CC CONCRETE COLUMN BASE, SEE STRUCTURAL
- CMU CONCRETE MASONRY UNIT
- CONC CAST-IN PLACE CONCRETE
- CR COMPOSITE RAILING
- DA DOOR ACTUATOR, SEE SHEET G010 FOR MOUNTING HEIGHT
- DK COMPOSITE WOOD DECKING
- FCL1 FIBER CEMENT LAP SIDING - 6" EXPOSURE, PREFINISHED COLOR 1
- FCP1 FIBER CEMENT PANEL BOARD, PREFINISHED
- FT4 TRIM BOARD: 5/4 X 4, TYPICAL @ OPENINGS
- FT6 TRIM BOARD: 5/4 X 6, TYPICAL @ OUTSIDE CORNERS & GABLES
- FT8 TRIM BOARD: 5/4 X 8
- FT10 TRIM BOARD: 5/4 X 10
- FT12 TRIM BOARD: 5/4 X 12
- GD GUTTER AND DOWNSPOUT
- LV ARCHITECTURAL LOUVER
- PMF PREFINISHED METAL FLASHING
- PMS PREFINISHED METAL SOFFIT, TYPICAL @ EAVES
- ST STEEL, SEE STRUCTURAL
- W WINDOW
- WD WOOD COLUMN, SEE STRUCTURAL

EXTERIOR ELEVATION LEGEND

- INFILL WALL/ROOF - SEE DEMO PLANS FOR REMOVED ELEMENTS. PATCH AS REQ'D.
- DEMOLISH EXISTING FEATURE - SEE DEMO PLANS. PATCH ADJACENT WALLS & ROOF AS REQ'D
- NEW OPENING LOCATION - DEMOLISH EXISTING WALLS AS REQ'D TO CREATE NEW OPENING



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CLIENT:
TWIN CITIES HOUSING DEVELOPMENT CORPORATION
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

CONSULTANT #1:
CONSULTANT #1 NAME
ADDRESS LINE 1
ADDRESS LINE 2

CONSULTANT #2:
CONSULTANT #2 NAME
ADDRESS LINE 1
ADDRESS LINE 2

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3	04/06/2026	SITE PLAN REVIEW
2	03/11/2026	30% CHECK SET
1	01/26/2026	DD PRICING SET
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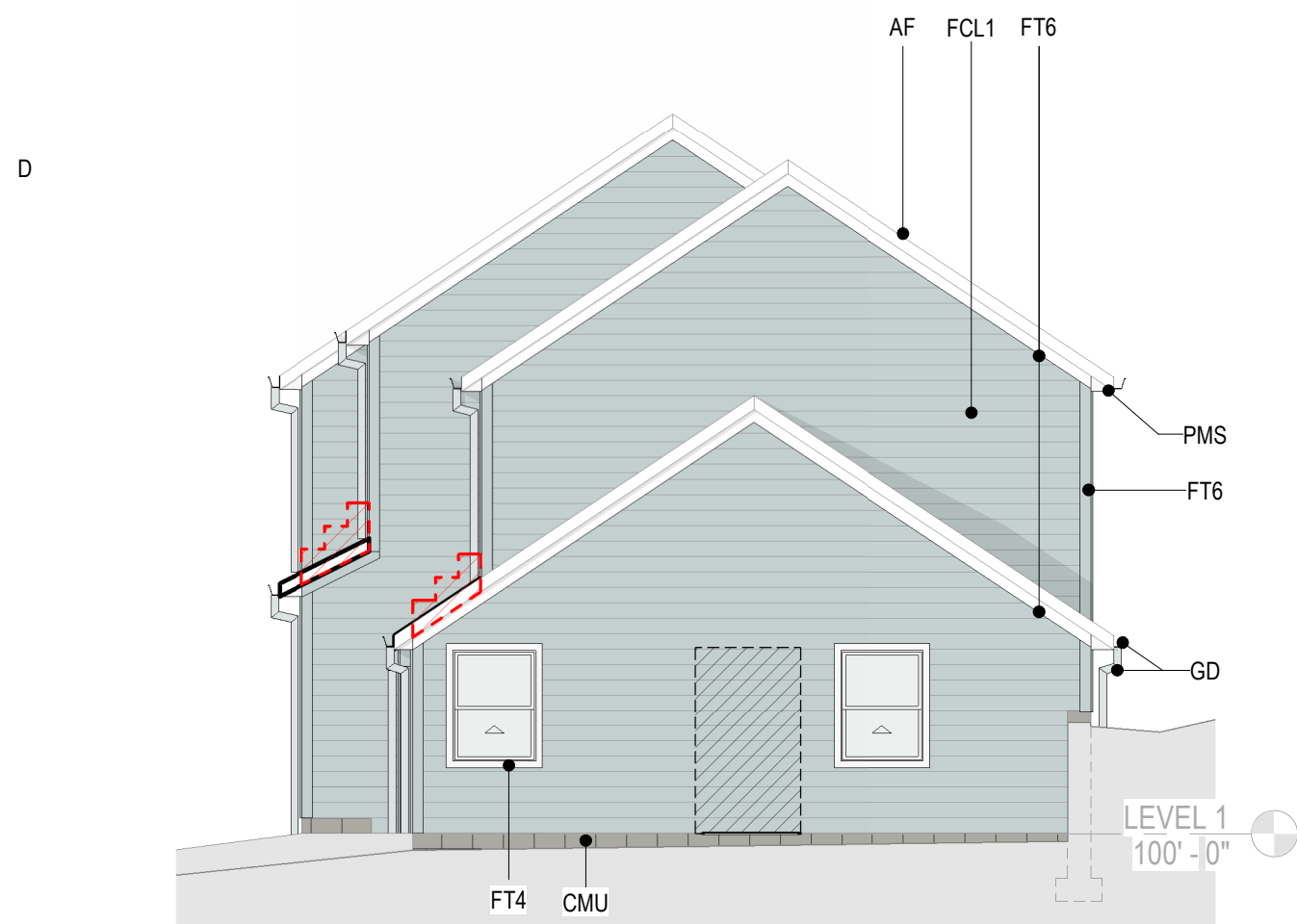
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CAMBER HILL TOWNHOMES RENOVATION

DRAWING TITLE:
BUILDING 2 - EXTERIOR ELEVATIONS

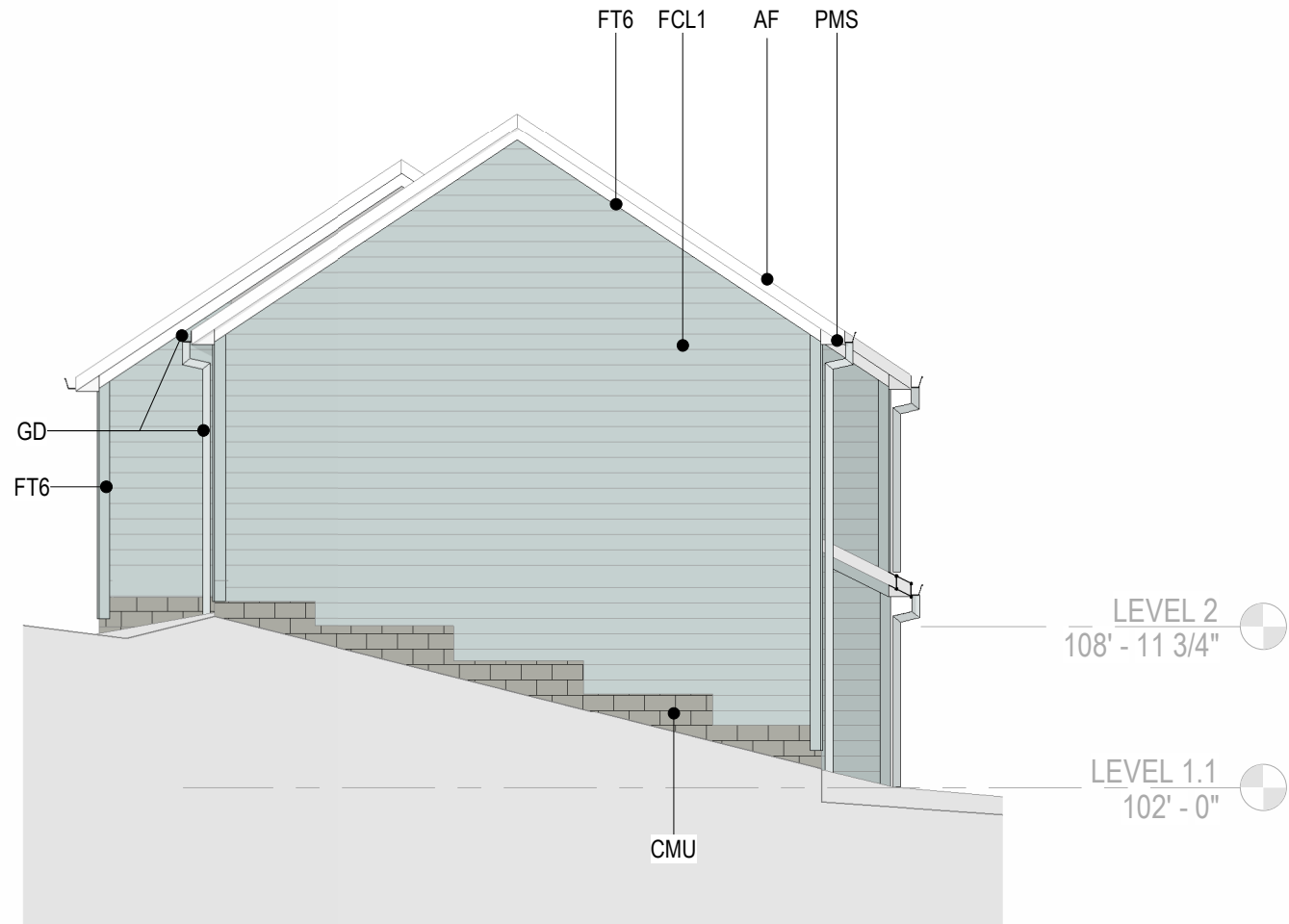
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A202

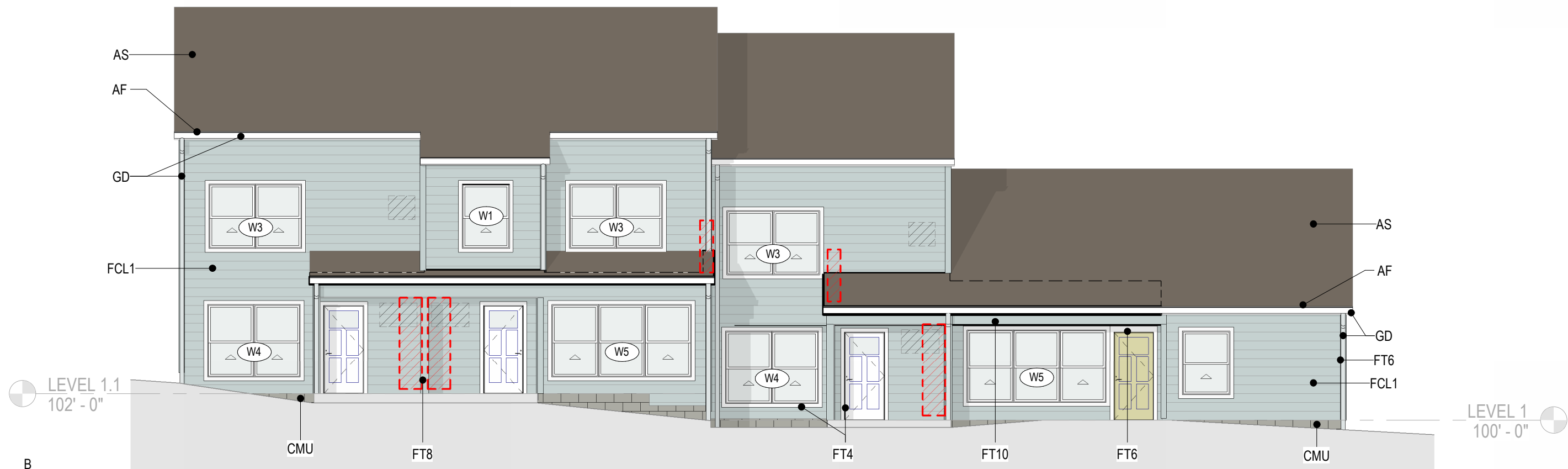
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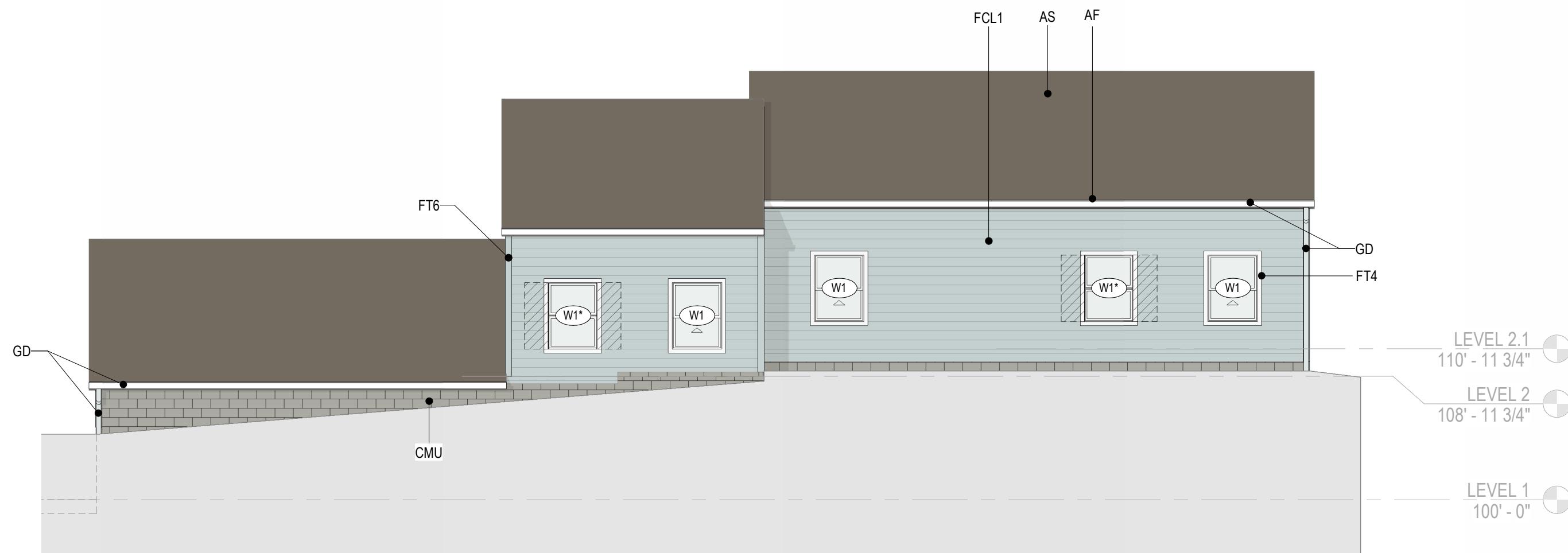
C1 BUILDING 3 NORTH ELEVATION
A203 1/8" = 1'-0"



C2 BUILDING 3 SOUTH ELEVATION
A203 1/8" = 1'-0"



B1 BUILDING 3 EAST ELEVATION
A203 1/8" = 1'-0"



A1 BUILDING 3 WEST ELEVATION
A203 1/8" = 1'-0"

EXTERIOR MATERIAL KEYNOTES

AF	ALUMINUM FASCIA, TYPICAL @ EXISTING & NEW ROOF EXTENSIONS
AS	ASPHALT SHINGLES
AR	ALUMINUM RAILING
BL	BOLLARD
CC	CONCRETE COLUMN BASE, SEE STRUCTURAL
CMU	CONCRETE MASONRY UNIT
CONC	CAST-IN PLACE CONCRETE
CR	COMPOSITE RAILING
DA	DOOR ACTUATOR, SEE SHEET G010 FOR MOUNTING HEIGHT
DK	COMPOSITE WOOD DECKING
FCL1	FIBER CEMENT LAP SIDING - 6" EXPOSURE, PREFINISHED COLOR 1
FCP1	FIBER CEMENT PANEL BOARD, PREFINISHED
FT4	TRIM BOARD: 5/4 X 4, TYPICAL @ OPENINGS
FT6	TRIM BOARD: 5/4 X 6, TYPICAL @ OUTSIDE CORNERS & GABLES
FT8	TRIM BOARD: 5/4 X 8
FT10	TRIM BOARD: 5/4 X 10
FT12	TRIM BOARD: 5/4 X 12
GD	GUTTER AND DOWNSPOUT
LV	ARCHITECTURAL LOUVER
PMF	PREFINISHED METAL FLASHING
PMS	PREFINISHED METAL SOFFIT, TYPICAL @ EAVES
ST	STEEL, SEE STRUCTURAL
ST	STEEL RAILING
W	WINDOW
WD	WOOD COLUMN, SEE STRUCTURAL

EXTERIOR ELEVATION LEGEND

	INFILL WALL/ROOF- SEE DEMO PLANS FOR REMOVED ELEMENTS. PATCH AS REQ'D.
	DEMOLISH EXISTING FEATURE - SEE DEMO PLANS. PATCH ADJACENT WALLS & ROOF AS REQ'D
	NEW OPENING LOCATION - DEMOLISH EXISTING WALLS AS REQ'D TO CREATE NEW OPENING



701 WASHINGTON AVE, N, STE 200 | MINNEAPOLIS, MN 55401 | 612.338.2029

CLIENT:

**TWIN CITIES HOUSING
DEVELOPMENT
CORPORATION**

**1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108**

CONSULTANT #1:

CONSULTANT #1 NAME

ADDRESS LINE 1

ADDRESS LINE 2

CONSULTANT #2:

CONSULTANT #2 NAME

ADDRESS LINE 1

ADDRESS LINE 2

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ON FULL SIZE SHEETS

3	04/06/2026	SITE PLAN REVIEW
2	03/11/2026	30% CHECK SET
1	01/26/2026	DD PRICING SET
NO	DATE	ISSUED FOR

NO	DATE	REVISION
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PROJECT NAME:

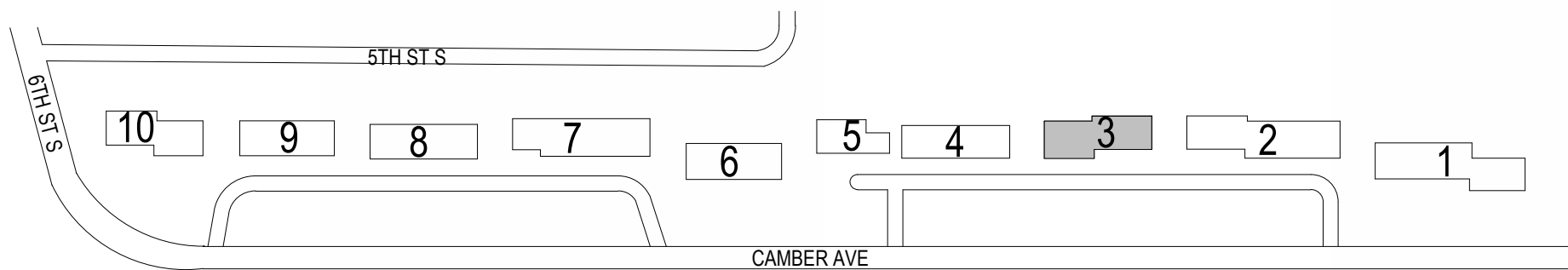
**CAMBER HILL
TOWNHOMES
RENOVATION**

DRAWING TITLE:

**BUILDING 3 -
EXTERIOR
ELEVATIONS**

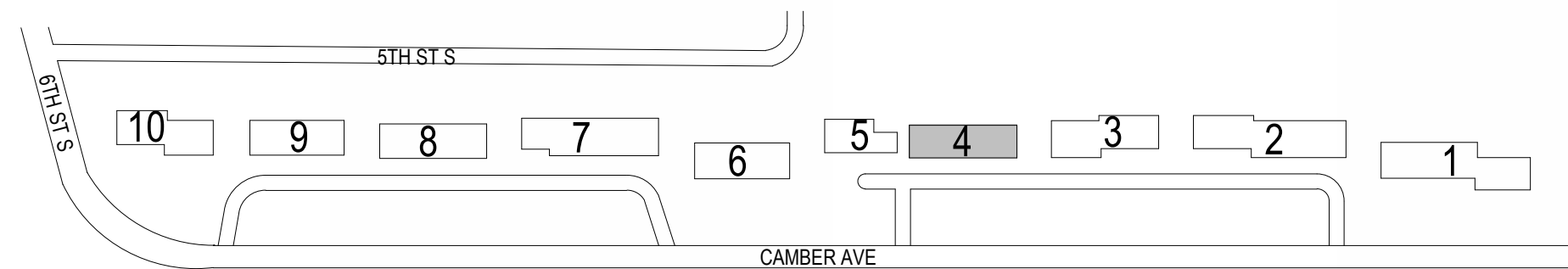
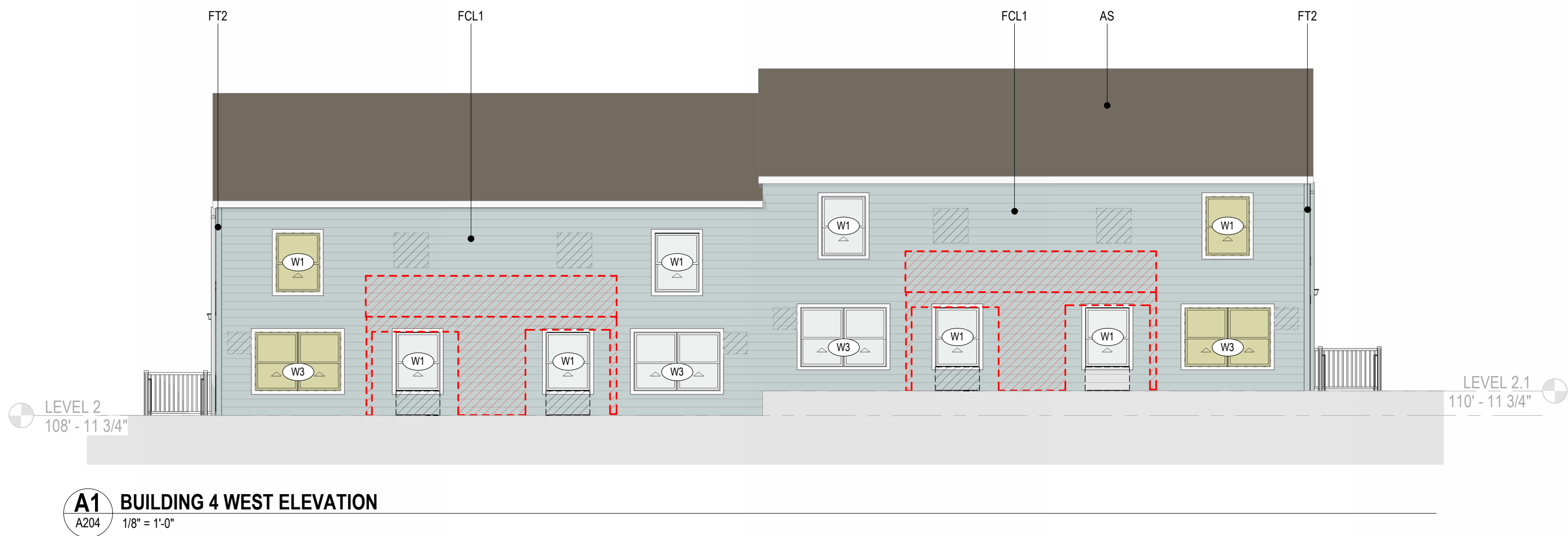
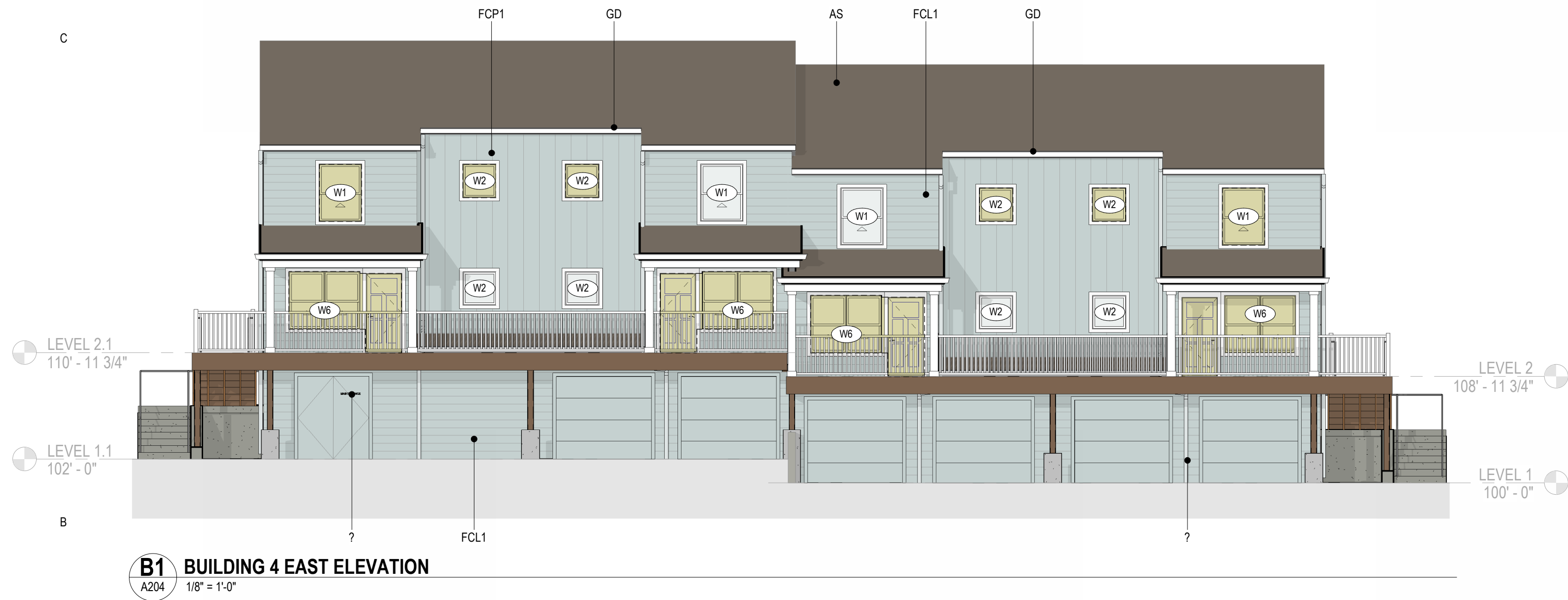
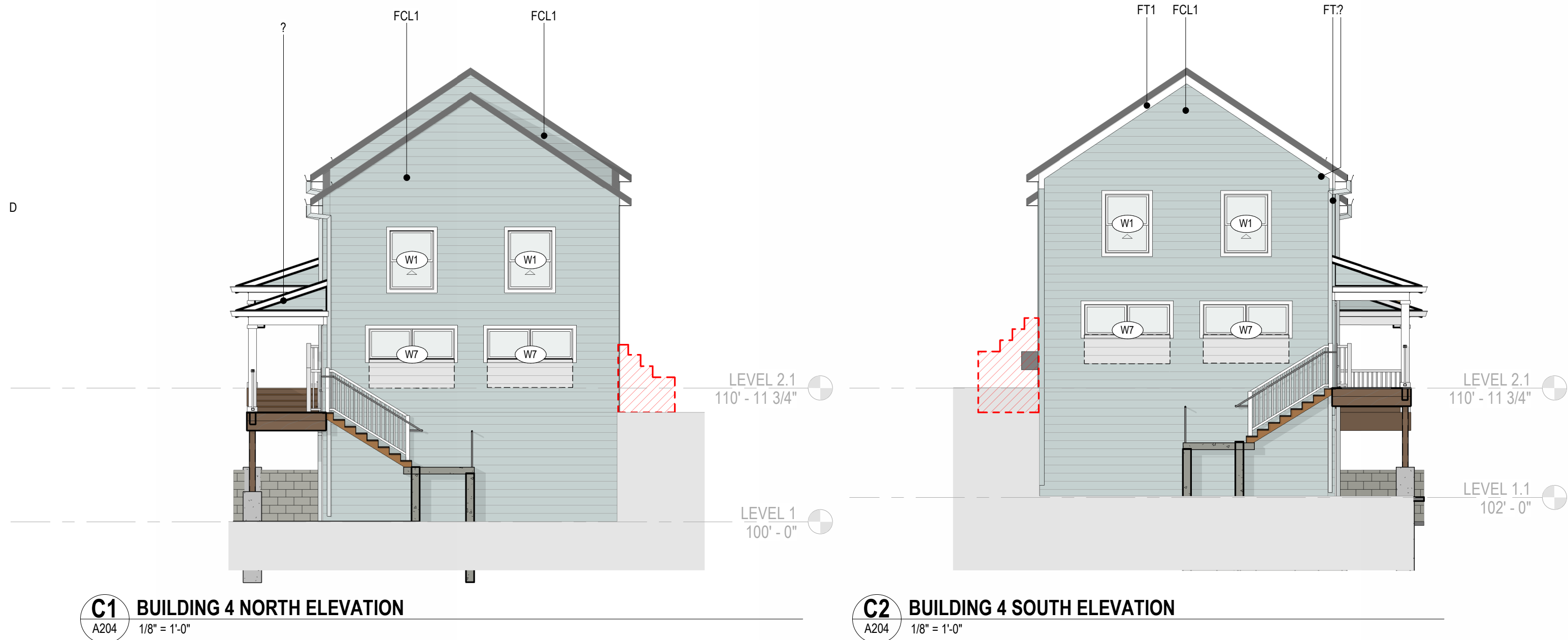
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CHECKED BY: XXX
PROJ. NO: 250020
DRAWING NO:

A203



KEYPLAN

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4/6/2026 3:09:49 PM



EXTERIOR MATERIAL KEYNOTES

- AF ALUMINUM FASCIA, TYPICAL @ EXISTING & NEW ROOF EXTENSIONS
- AS ASPHALT SHINGLES
- AR ALUMINUM RAILING
- BL BOLLARD
- CC CONCRETE COLUMN BASE, SEE STRUCTURAL
- CMU CONCRETE MASONRY UNIT
- CONC CAST-IN PLACE CONCRETE
- CR COMPOSITE RAILING
- DA DOOR ACTUATOR, SEE SHEET G010 FOR MOUNTING HEIGHT
- DK COMPOSITE WOOD DECKING
- FCL1 FIBER CEMENT LAP SIDING - 6" EXPOSURE, PREFINISHED COLOR 1
- FCP1 FIBER CEMENT PANEL BOARD, PREFINISHED
- FT4 TRIM BOARD: 5/4 X 4, TYPICAL @ OPENINGS
- FT6 TRIM BOARD: 5/4 X 6, TYPICAL @ OUTSIDE CORNERS & GABLES
- FT8 TRIM BOARD: 5/4 X 8
- FT10 TRIM BOARD: 5/4 X 10
- FT12 TRIM BOARD: 5/4 X 12
- GD GUTTER AND DOWNSPOUT
- LV ARCHITECTURAL LOUVER
- PMF PREFINISHED METAL FLASHING
- PMS PREFINISHED METAL SOFFIT, TYPICAL @ EAVES
- ST STEEL, SEE STRUCTURAL
- ST STEEL RAILING
- W WINDOW
- WD WOOD COLUMN, SEE STRUCTURAL

EXTERIOR ELEVATION LEGEND

- INFILL WALL/ROOF- SEE DEMO PLANS FOR REMOVED ELEMENTS. PATCH AS REQ'D.
- DEMOLISH EXISTING FEATURE - SEE DEMO PLANS. PATCH ADJACENT WALLS & ROOF AS REQ'D
- NEW OPENING LOCATION - DEMOLISH EXISTING WALLS AS REQ'D TO CREATE NEW OPENING



701 WASHINGTON AVE, N, STE 200 | MINNEAPOLIS, MN 55401 | 612.338.2029

CLIENT:
TWIN CITIES HOUSING DEVELOPMENT CORPORATION
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

CONSULTANT #1:
CONSULTANT #1 NAME
ADDRESS LINE 1
ADDRESS LINE 2

CONSULTANT #2:
CONSULTANT #2 NAME
ADDRESS LINE 1
ADDRESS LINE 2

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

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2	03/11/2026	30% CHECK SET
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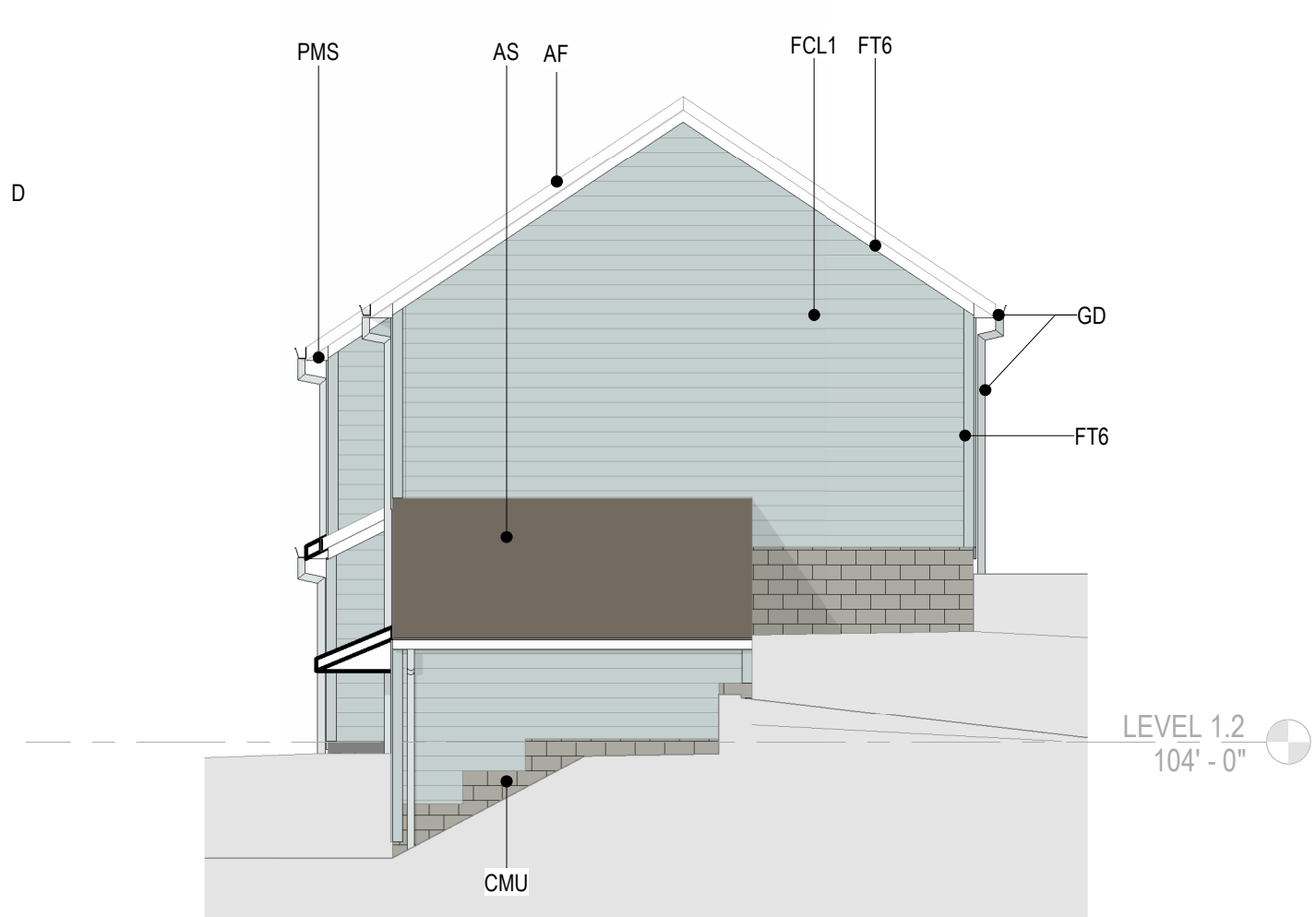
PROJECT NAME:
CAMBER HILL TOWNHOMES RENOVATION

DRAWING TITLE:
BUILDING 4 - EXTERIOR ELEVATIONS

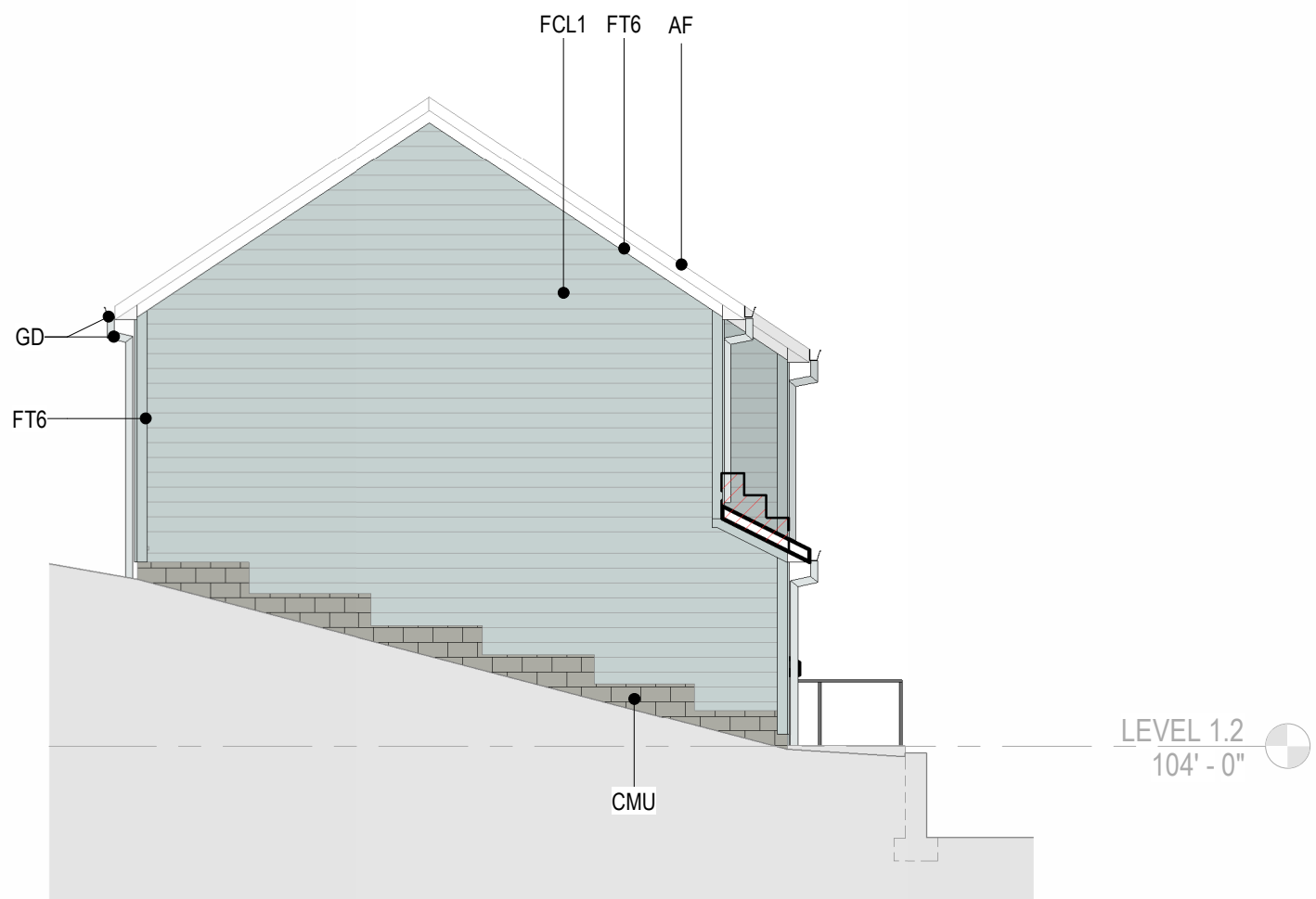
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PROJ. NO: 250020
DRAWING NO:

A204

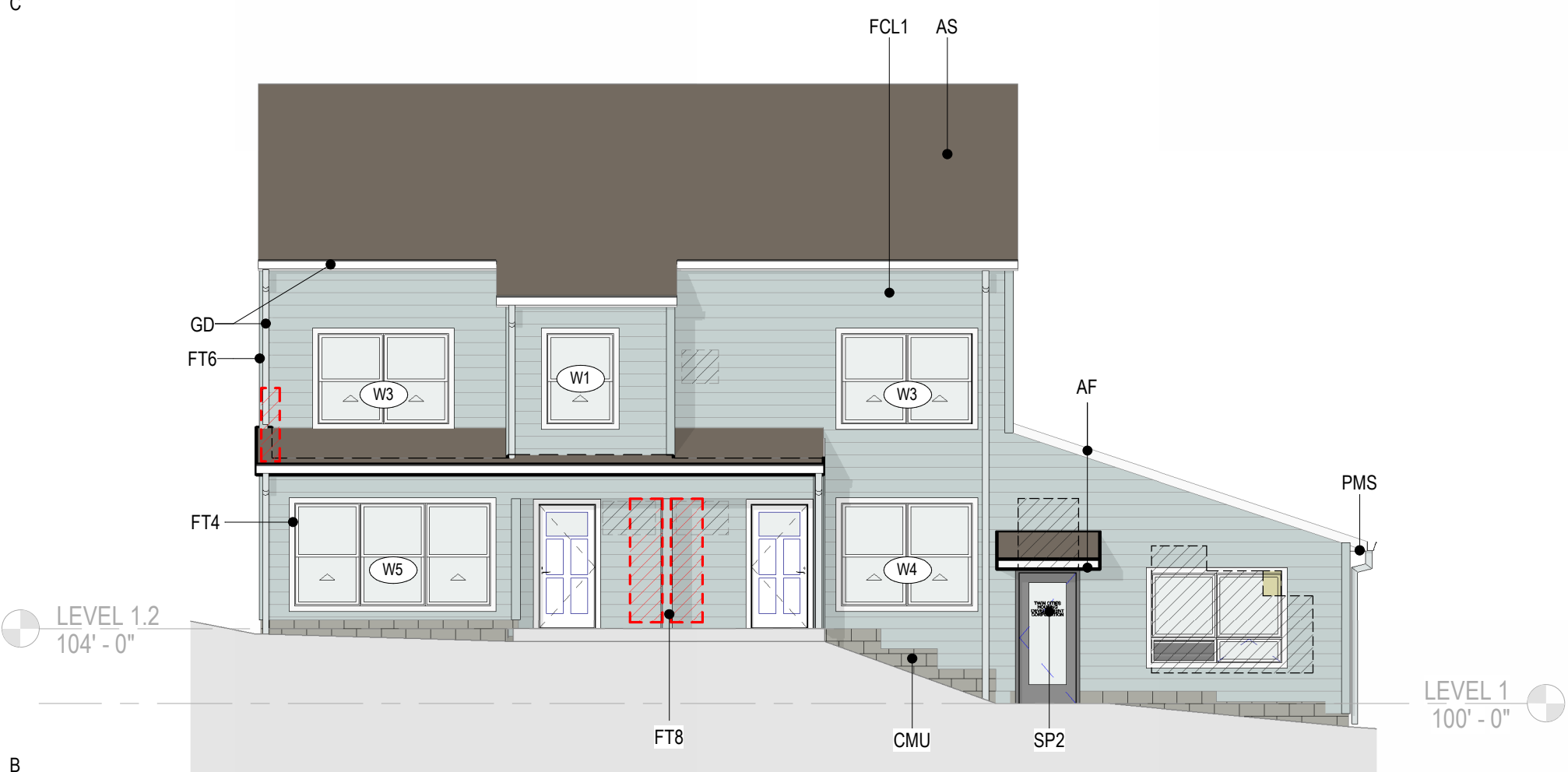
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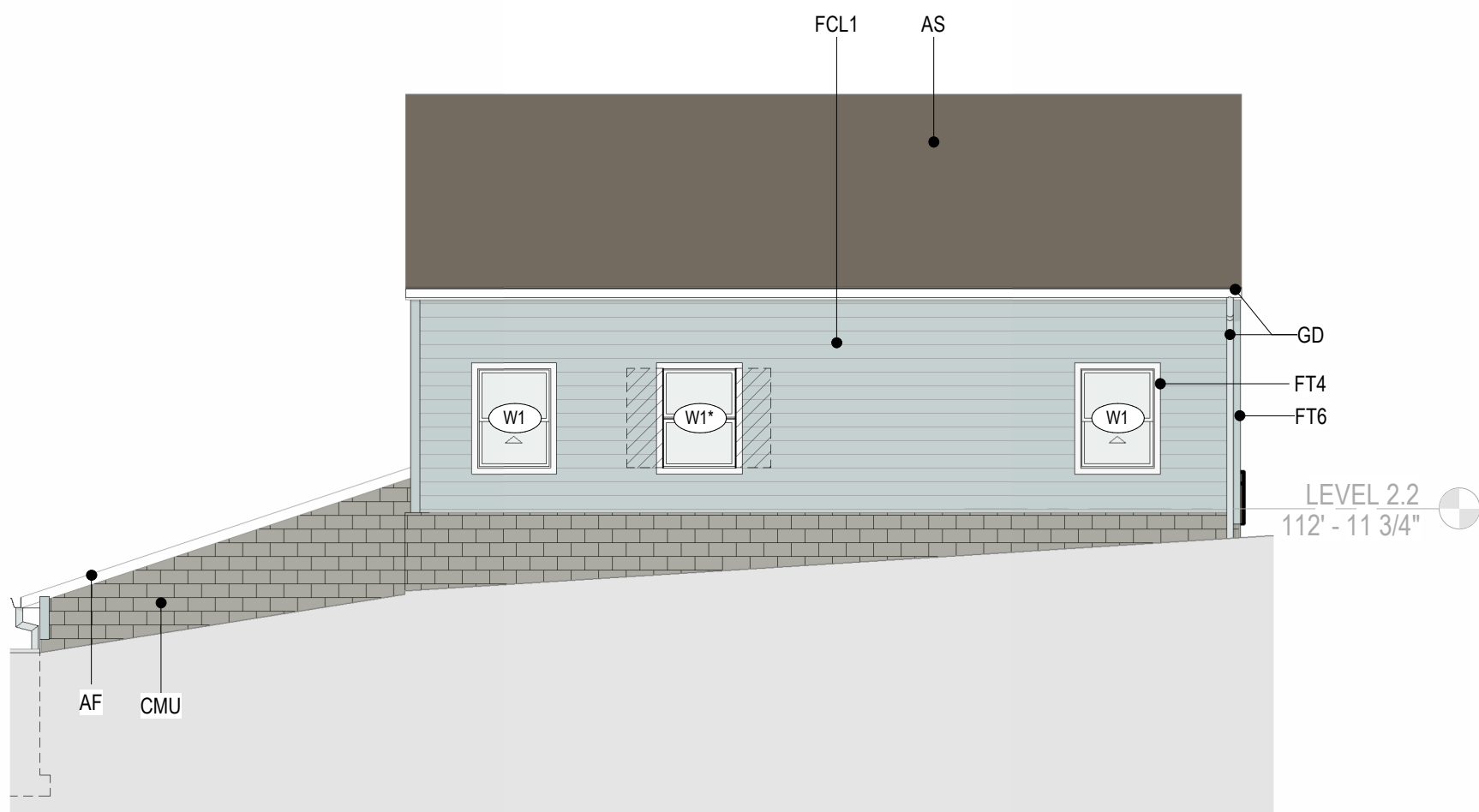
C1 BUILDING 5 NORTH ELEVATION
A205 1/8" = 1'-0"



C2 BUILDING 5 SOUTH ELEVATION
A205 1/8" = 1'-0"



B1 BUILDING 5 EAST ELEVATION
A205 1/8" = 1'-0"



A1 BUILDING 5 WEST ELEVATION
A205 1/8" = 1'-0"

EXTERIOR MATERIAL KEYNOTES

AF	ALUMINUM FASCIA, TYPICAL @ EXISTING & NEW ROOF EXTENSIONS
AS	ASPHALT SHINGLES
AR	ALUMINUM RAILING
BL	BOLLARD
CC	CONCRETE COLUMN BASE, SEE STRUCTURAL
CMU	CONCRETE MASONRY UNIT
CONC	CAST-IN PLACE CONCRETE
CR	COMPOSITE RAILING
DA	DOOR ACTUATOR, SEE SHEET G010 FOR MOUNTING HEIGHT
DK	COMPOSITE WOOD DECKING
FCL1	FIBER CEMENT LAP SIDING - 6" EXPOSURE, PREFINISHED COLOR 1
FCP1	FIBER CEMENT PANEL BOARD, PREFINISHED
FT4	TRIM BOARD: 5/4 X 4, TYPICAL @ OPENINGS
FT6	TRIM BOARD: 5/4 X 6, TYPICAL @ OUTSIDE CORNERS & GABLES
FT8	TRIM BOARD: 5/4 X 8
FT10	TRIM BOARD: 5/4 X 10
FT12	TRIM BOARD: 5/4 X 12
GD	GUTTER AND DOWNSPOUT
LV	ARCHITECTURAL LOUVER
PMF	PREFINISHED METAL FLASHING
PMS	PREFINISHED METAL SOFFIT, TYPICAL @ EAVES
ST	STEEL, SEE STRUCTURAL
ST	STEEL RAILING
W	WINDOW
WD	WOOD COLUMN, SEE STRUCTURAL

EXTERIOR ELEVATION LEGEND

	INFILL WALL/ROOF- SEE DEMO PLANS FOR REMOVED ELEMENTS. PATCH AS REQ'D.
	DEMOLISH EXISTING FEATURE - SEE DEMO PLANS. PATCH ADJACENT WALLS & ROOF AS REQ'D
	NEW OPENING LOCATION - DEMOLISH EXISTING WALLS AS REQ'D TO CREATE NEW OPENING



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CLIENT:
TWIN CITIES HOUSING DEVELOPMENT CORPORATION
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

CONSULTANT #1:
CONSULTANT #1 NAME
ADDRESS LINE 1
ADDRESS LINE 2

CONSULTANT #2:
CONSULTANT #2 NAME
ADDRESS LINE 1
ADDRESS LINE 2

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
3	04/06/2026	SITE PLAN REVIEW
2	03/11/2026	30% CHECK SET
1	01/26/2026	DD PRICING SET

NO	DATE	REVISION
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NOT FOR CONSTRUCTION
01/26/2026

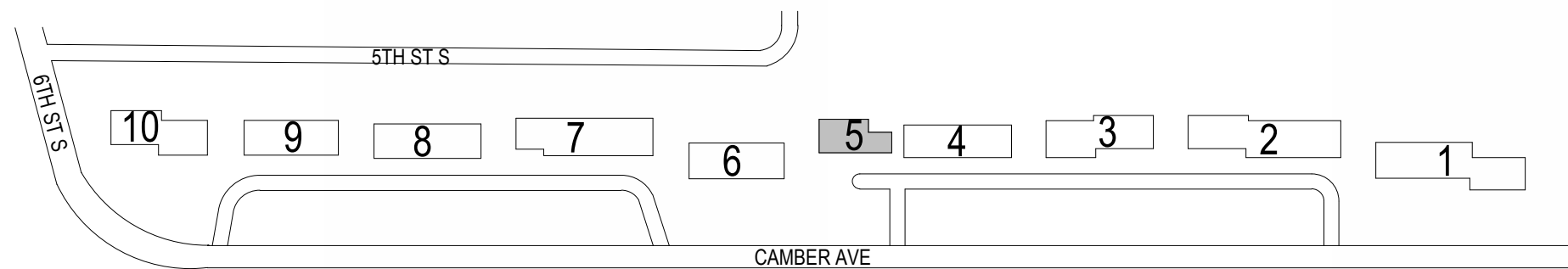
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PROJECT NAME:
CAMBER HILL TOWNHOMES RENOVATION

DRAWING TITLE:
BUILDING 5 - EXTERIOR ELEVATIONS

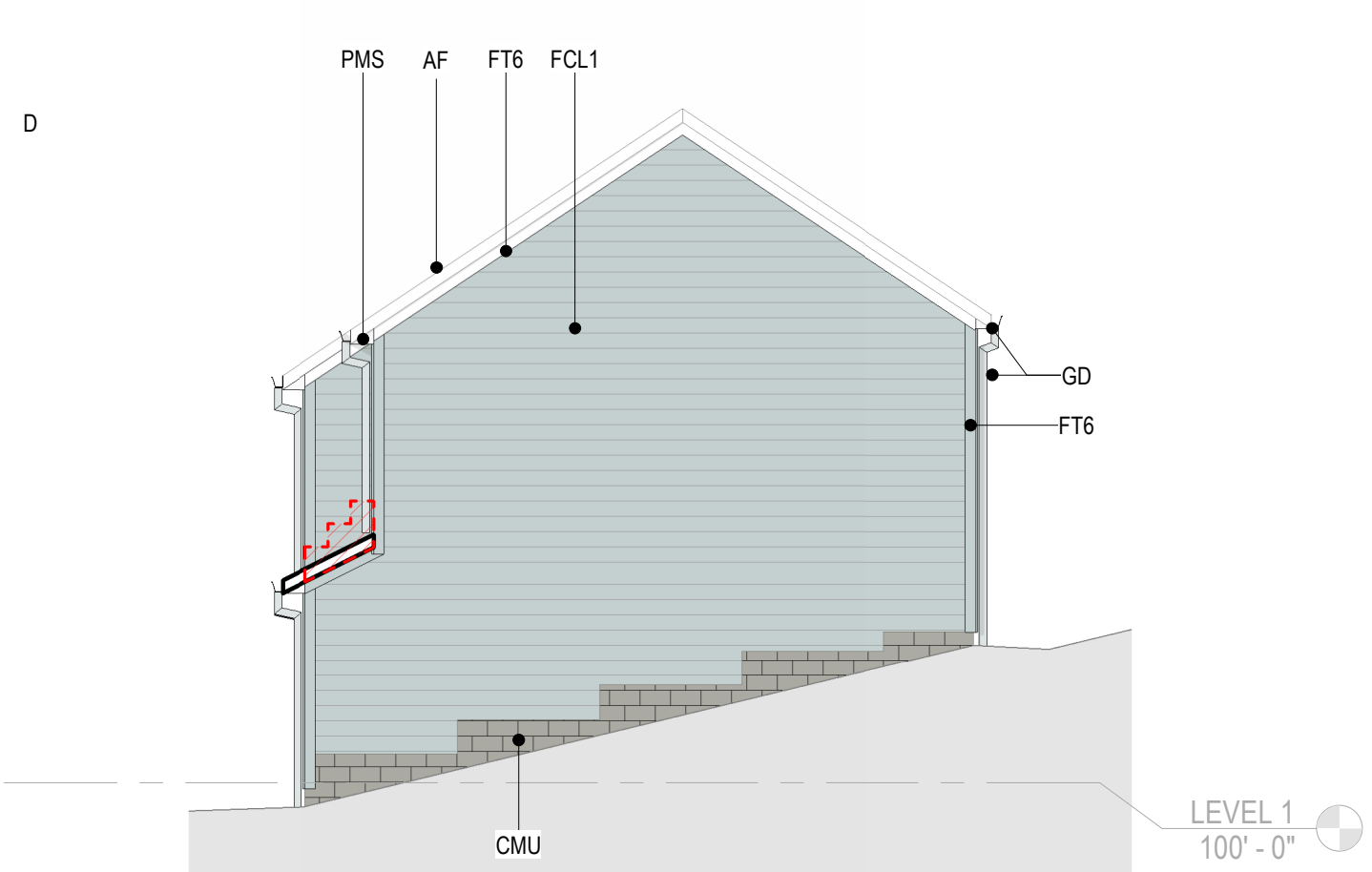
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PROJ. NO: 250020
DRAWING NO:

A205

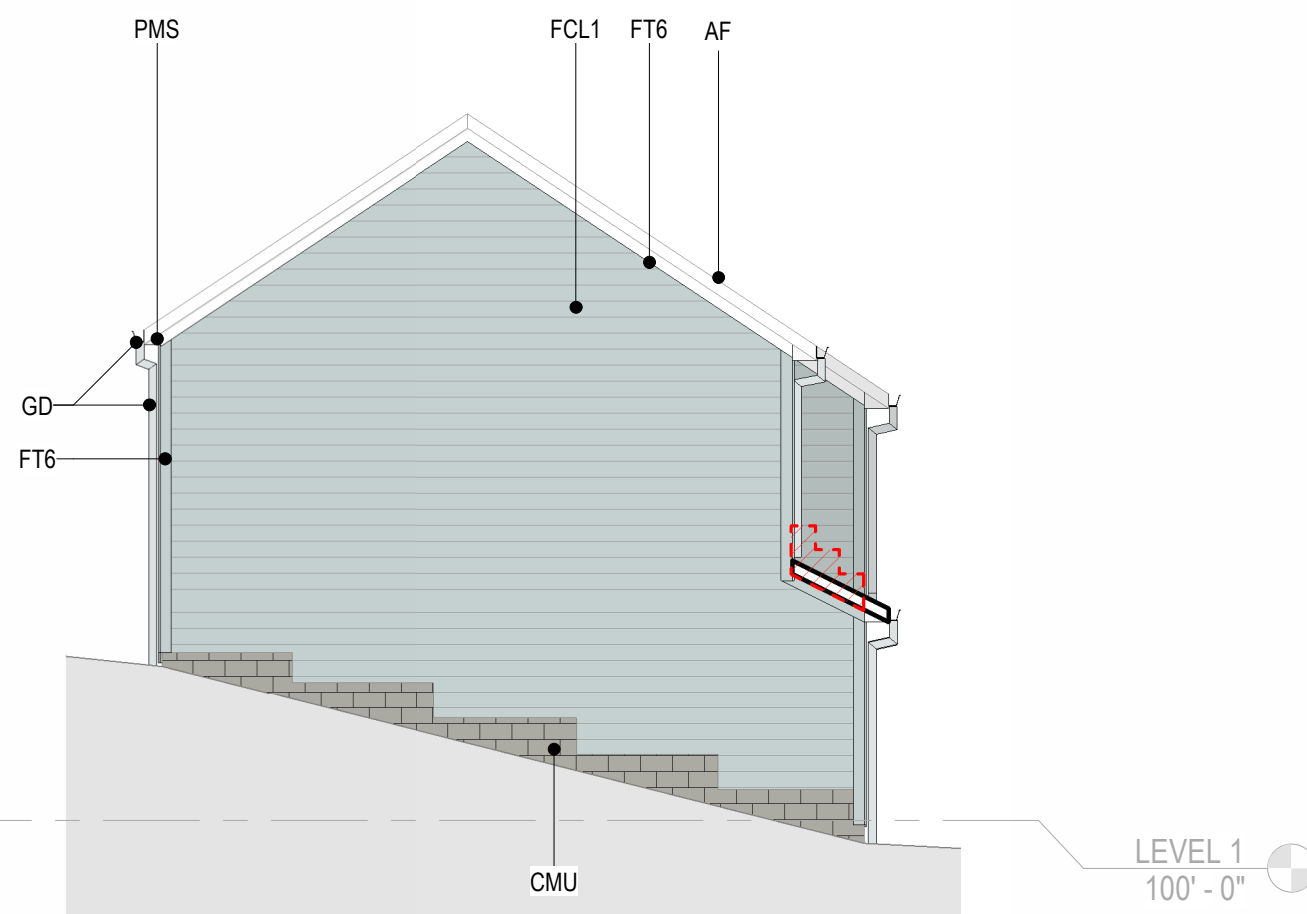


KEYPLAN

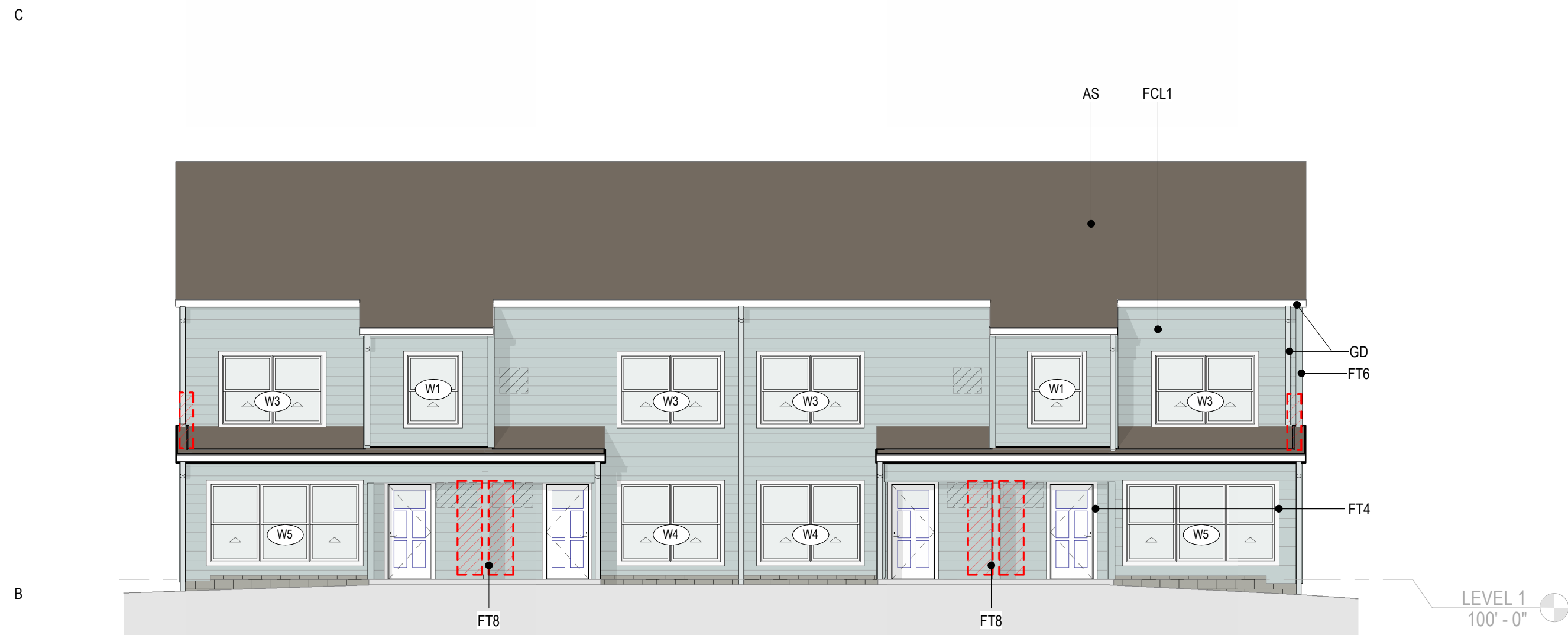
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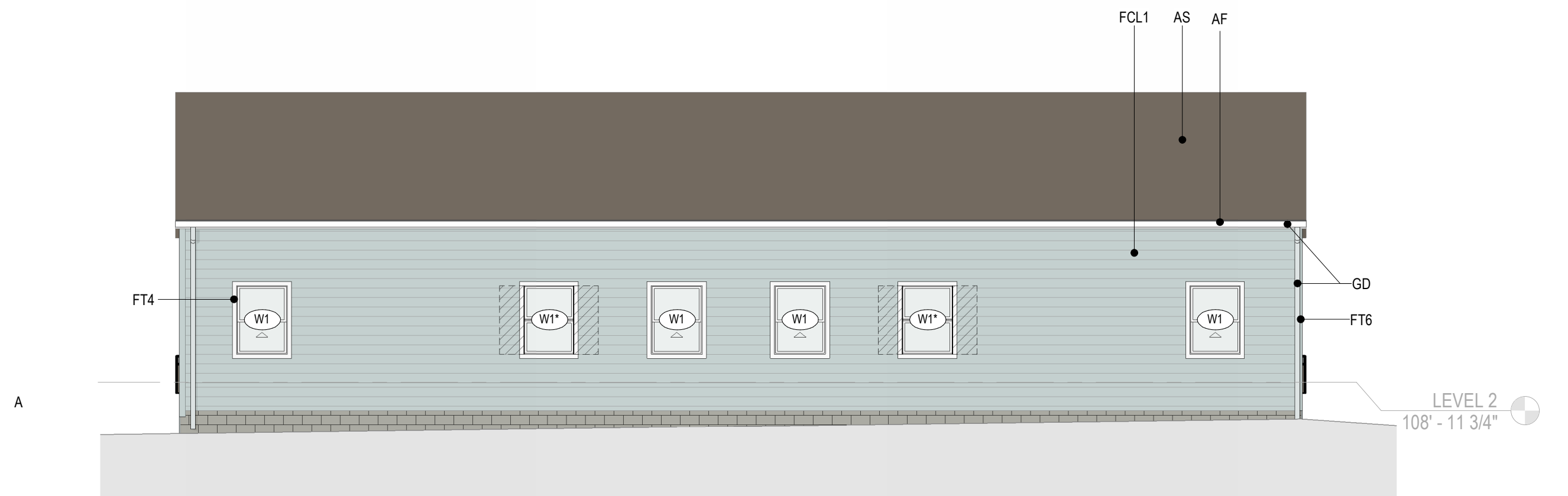
C1 BUILDING 6,9 NORTH ELEVATION
A206 1/8" = 1'-0"



C2 BUILDING 6,9 SOUTH ELEVATION
A206 1/8" = 1'-0"



B1 BUILDING 6,9 EAST ELEVATION
A206 1/8" = 1'-0"

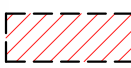


A1 BUILDING 6,9 WEST ELEVATION
A206 1/8" = 1'-0"

EXTERIOR MATERIAL KEYNOTES

- AF ALUMINUM FASCIA, TYPICAL @ EXISTING & NEW ROOF EXTENSIONS
AS ASPHALT SHINGLES
AR ALUMINUM RAILING
BL BOLLARD
CC CONCRETE COLUMN BASE, SEE STRUCTURAL
CMU CONCRETE MASONRY UNIT
CONC CAST-IN PLACE CONCRETE
CR COMPOSITE RAILING
DA DOOR ACTUATOR, SEE SHEET G010 FOR MOUNTING HEIGHT
DK COMPOSITE WOOD DECKING
FCL1 FIBER CEMENT LAP SIDING - 6" EXPOSURE, PREFINISHED COLOR 1
FCP1 FIBER CEMENT PANEL BOARD, PREFINISHED
FT4 TRIM BOARD: 5/4 X 4, TYPICAL @ OPENINGS
FT6 TRIM BOARD: 5/4 X 6, TYPICAL @ OUTSIDE CORNERS & GABLES
FT8 TRIM BOARD: 5/4 X 8
FT10 TRIM BOARD: 5/4 X 10
FT12 TRIM BOARD: 5/4 X 12
GD GUTTER AND DOWNSPOUT
LV ARCHITECTURAL LOUVER
PMF PREFINISHED METAL FLASHING
PMS PREFINISHED METAL SOFFIT, TYPICAL @ EAVES
ST STEEL, SEE STRUCTURAL
ST STEEL RAILING
W WINDOW
WD WOOD COLUMN, SEE STRUCTURAL

EXTERIOR ELEVATION LEGEND

-  INFILL WALL/ROOF- SEE DEMO PLANS FOR REMOVED ELEMENTS. PATCH AS REQ'D.
-  DEMOLISH EXISTING FEATURE - SEE DEMO PLANS. PATCH ADJACENT WALLS & ROOF AS REQ'D
-  NEW OPENING LOCATION - DEMOLISH EXISTING WALLS AS REQ'D TO CREATE NEW OPENING



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CLIENT:
TWIN CITIES HOUSING DEVELOPMENT CORPORATION
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

CONSULTANT #1:
CONSULTANT #1 NAME
ADDRESS LINE 1
ADDRESS LINE 2

CONSULTANT #2:
CONSULTANT #2 NAME
ADDRESS LINE 1
ADDRESS LINE 2

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3	04/06/2026	SITE PLAN REVIEW
2	03/11/2026	30% CHECK SET
1	01/26/2026	DD PRICING SET

NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
01/26/2026

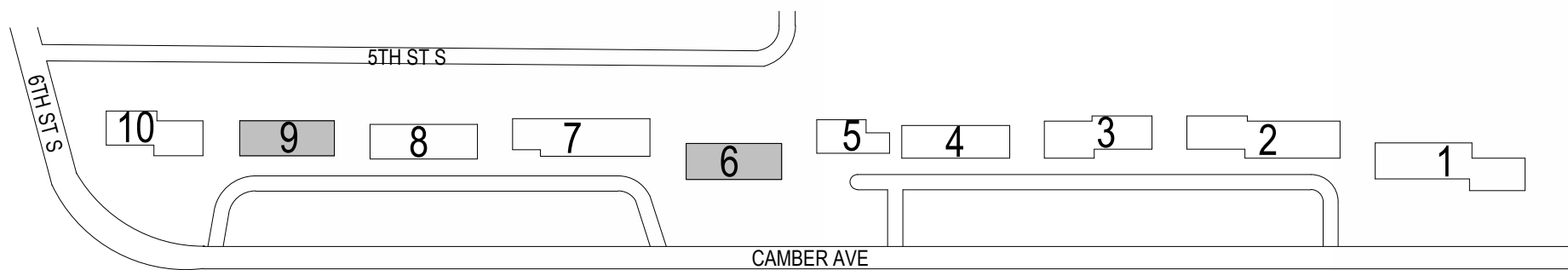
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PROJECT NAME:
CAMBER HILL TOWNHOMES RENOVATION

DRAWING TITLE:
BUILDING 6,9 - EXTERIOR ELEVATIONS

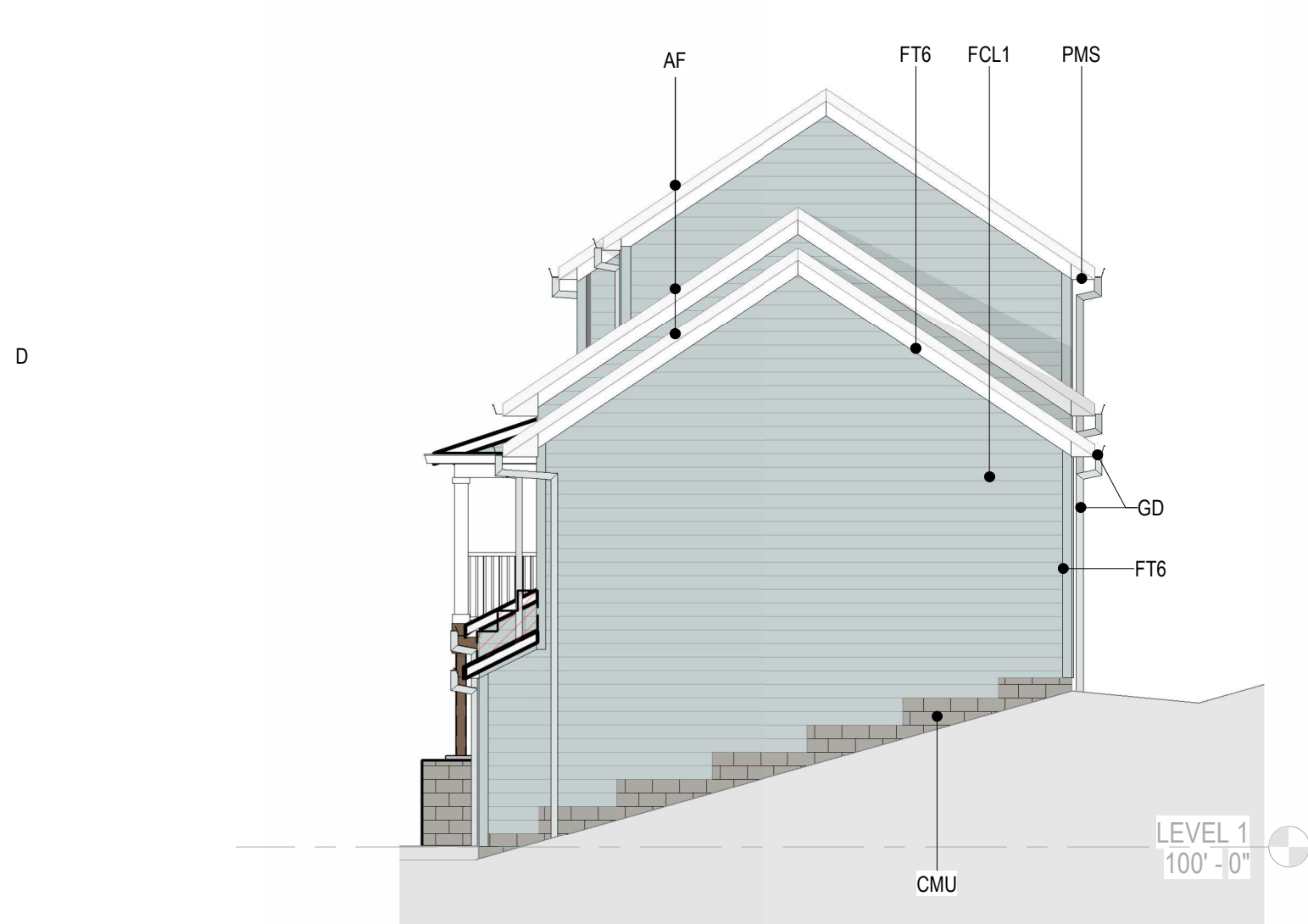
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PROJ. NO: 250020
DRAWING NO:

A206

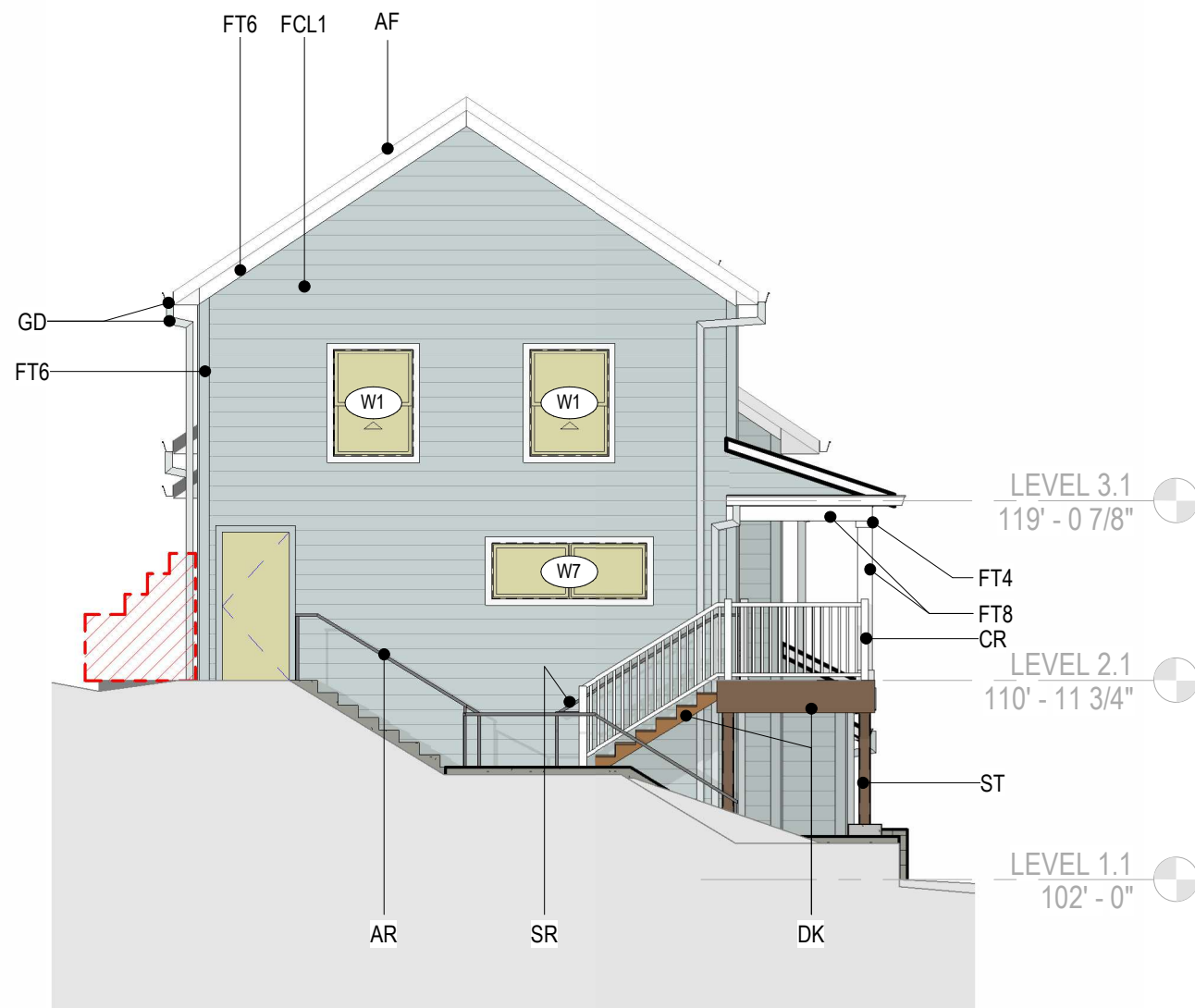


KEYPLAN

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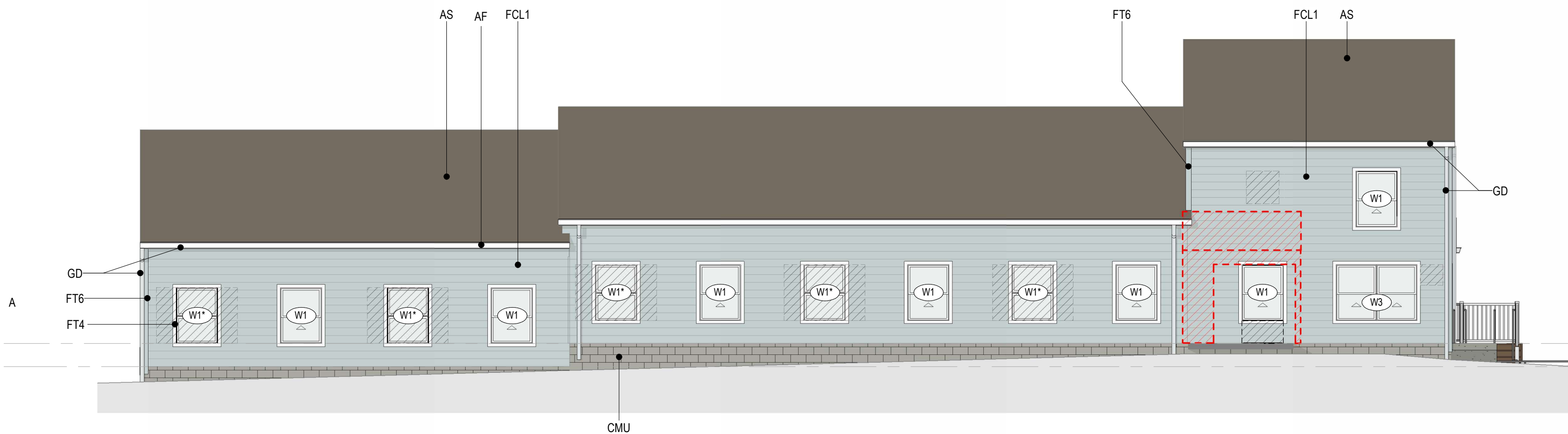
C1 BUILDING 7 NORTH ELEVATION
A207 1/8" = 1'-0"



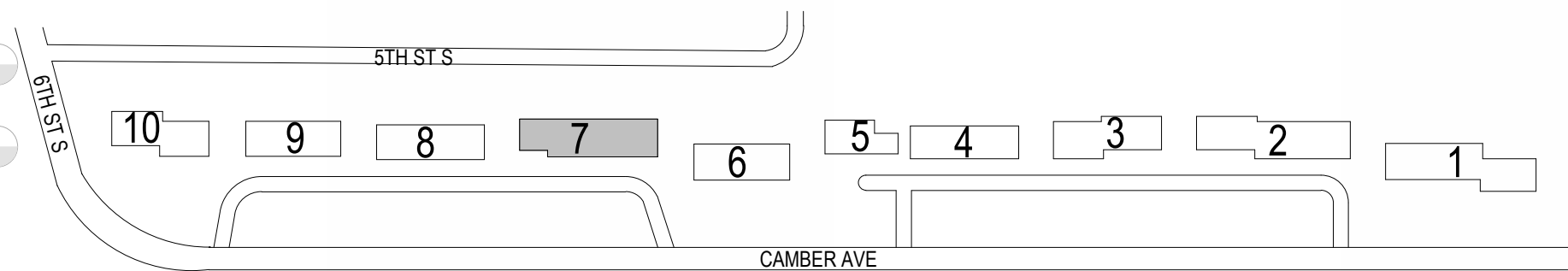
C2 BUILDING 7 SOUTH ELEVATION
A207 1/8" = 1'-0"



B1 BUILDING 7 EAST ELEVATION
A207 1/8" = 1'-0"



A1 BUILDING 7 WEST ELEVATION
A207 1/8" = 1'-0"



KEYPLAN

EXTERIOR MATERIAL KEYNOTES

AF	ALUMINUM FASCIA, TYPICAL @ EXISTING & NEW ROOF EXTENSIONS
AS	ASPHALT SHINGLES
AR	ALUMINUM RAILING
BL	BOLLARD
CC	CONCRETE COLUMN BASE, SEE STRUCTURAL
CMU	CONCRETE MASONRY UNIT
CONC	CAST-IN PLACE CONCRETE
CR	COMPOSITE RAILING
DA	DOOR ACTUATOR, SEE SHEET G010 FOR MOUNTING HEIGHT
DK	COMPOSITE WOOD DECKING
FCL1	FIBER CEMENT LAP SIDING - 6" EXPOSURE, PREFINISHED COLOR 1
FCP1	FIBER CEMENT PANEL BOARD, PREFINISHED
FT4	TRIM BOARD: 5/4 X 4, TYPICAL @ OPENINGS
FT6	TRIM BOARD: 5/4 X 6, TYPICAL @ OUTSIDE CORNERS & GABLES
FT8	TRIM BOARD: 5/4 X 8
FT10	TRIM BOARD: 5/4 X 10
FT12	TRIM BOARD: 5/4 X 12
GD	GUTTER AND DOWNSPOUT
LV	ARCHITECTURAL LOUVER
PMF	PREFINISHED METAL FLASHING
PMS	PREFINISHED METAL SOFFIT, TYPICAL @ EAVES
ST	STEEL, SEE STRUCTURAL
ST	STEEL RAILING
W	WINDOW
WD	WOOD COLUMN, SEE STRUCTURAL

EXTERIOR ELEVATION LEGEND

	INFILL WALL/ROOF- SEE DEMO PLANS FOR REMOVED ELEMENTS. PATCH AS REQ'D.
	DEMOLISH EXISTING FEATURE - SEE DEMO PLANS. PATCH ADJACENT WALLS & ROOF AS REQ'D
	NEW OPENING LOCATION - DEMOLISH EXISTING WALLS AS REQ'D TO CREATE NEW OPENING



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CLIENT:
TWIN CITIES HOUSING DEVELOPMENT CORPORATION
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

CONSULTANT #1:
CONSULTANT #1 NAME
ADDRESS LINE 1
ADDRESS LINE 2

CONSULTANT #2:
CONSULTANT #2 NAME
ADDRESS LINE 1
ADDRESS LINE 2

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
3	04/06/2026	SITE PLAN REVIEW
2	03/11/2026	30% CHECK SET
1	01/26/2026	DD PRICING SET

NO	DATE	REVISION
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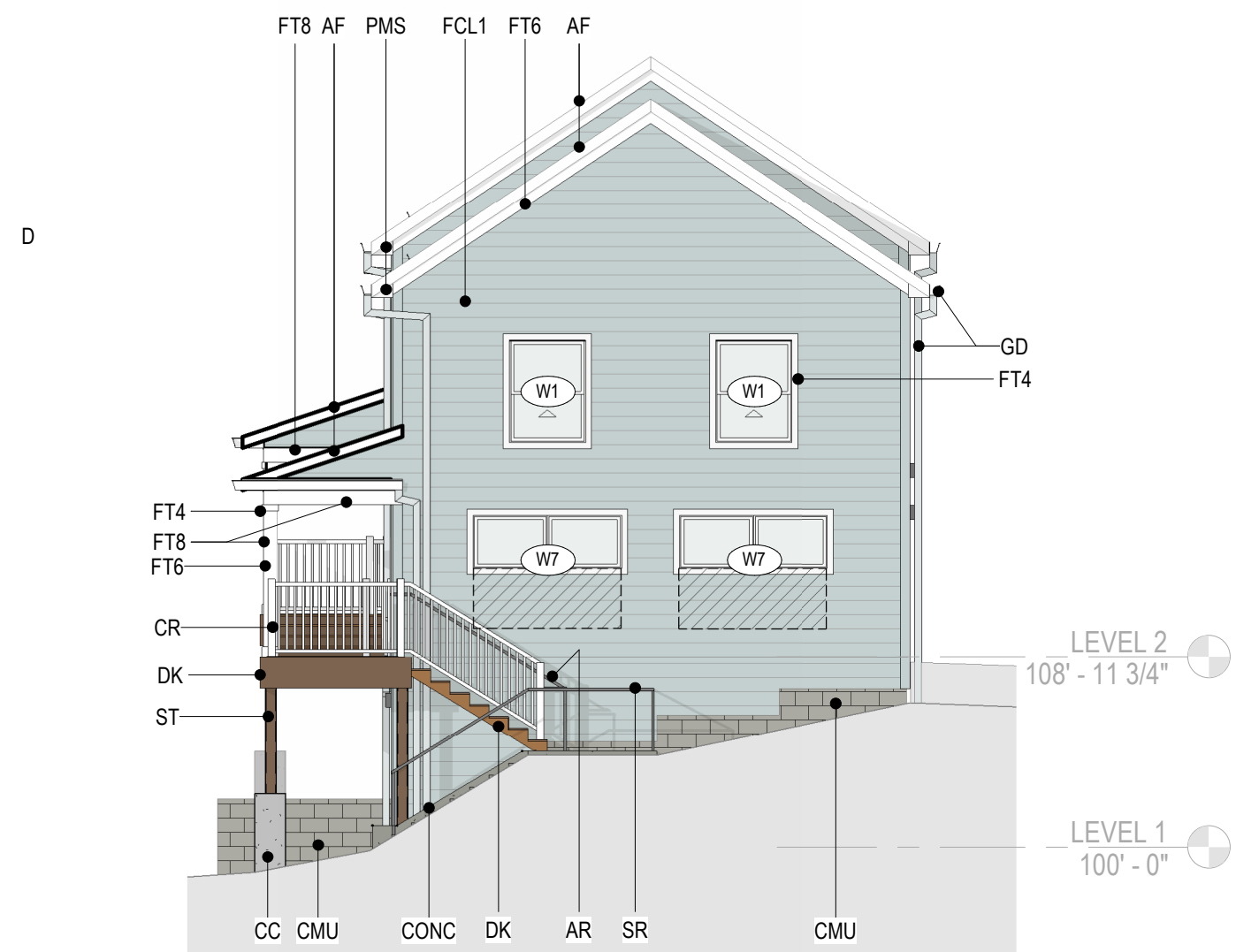
PROJECT NAME:
CAMBER HILL TOWNHOMES RENOVATION

DRAWING TITLE:
BUILDING 7 - EXTERIOR ELEVATIONS

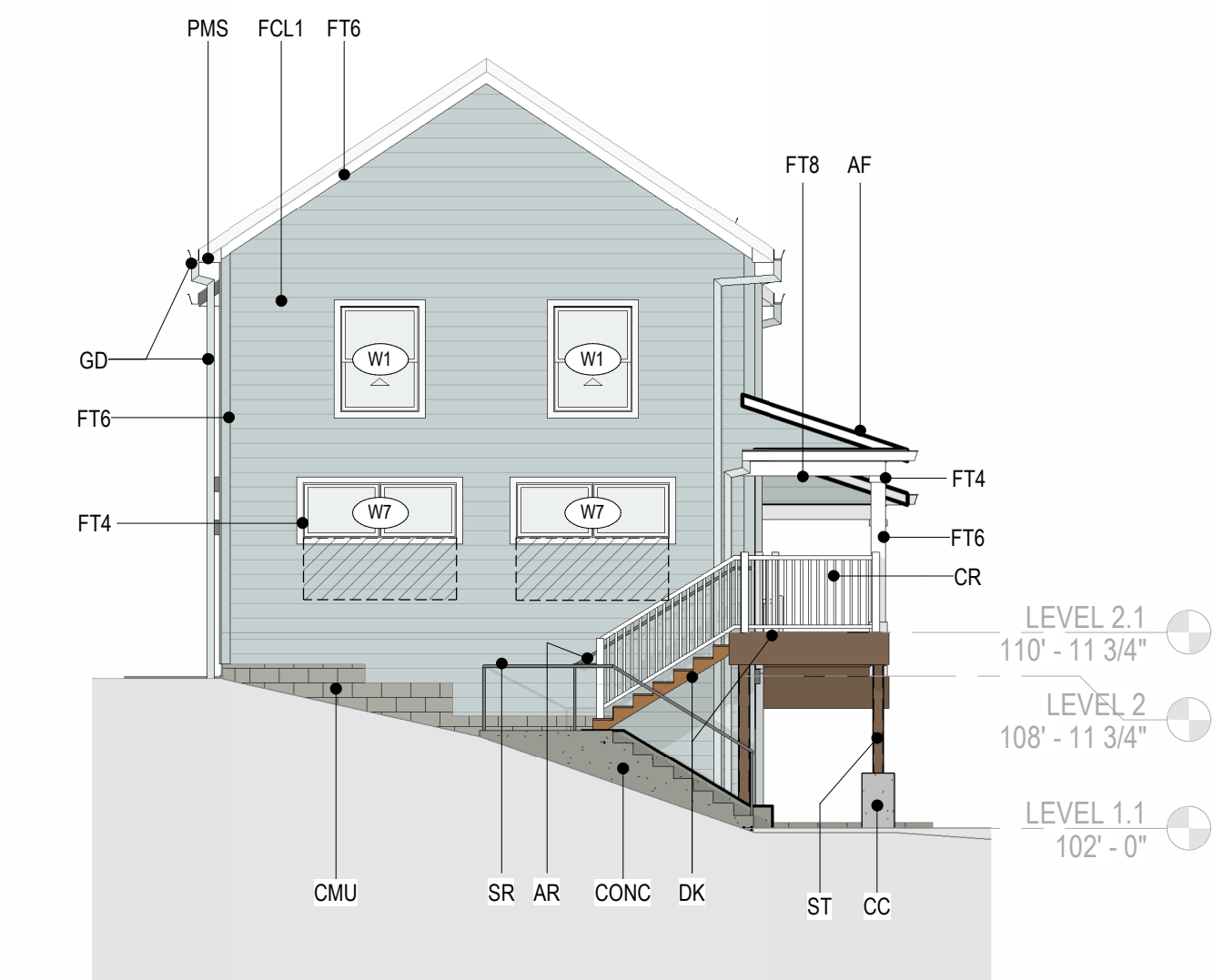
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PROJ. NO: 250020
DRAWING NO:

A207

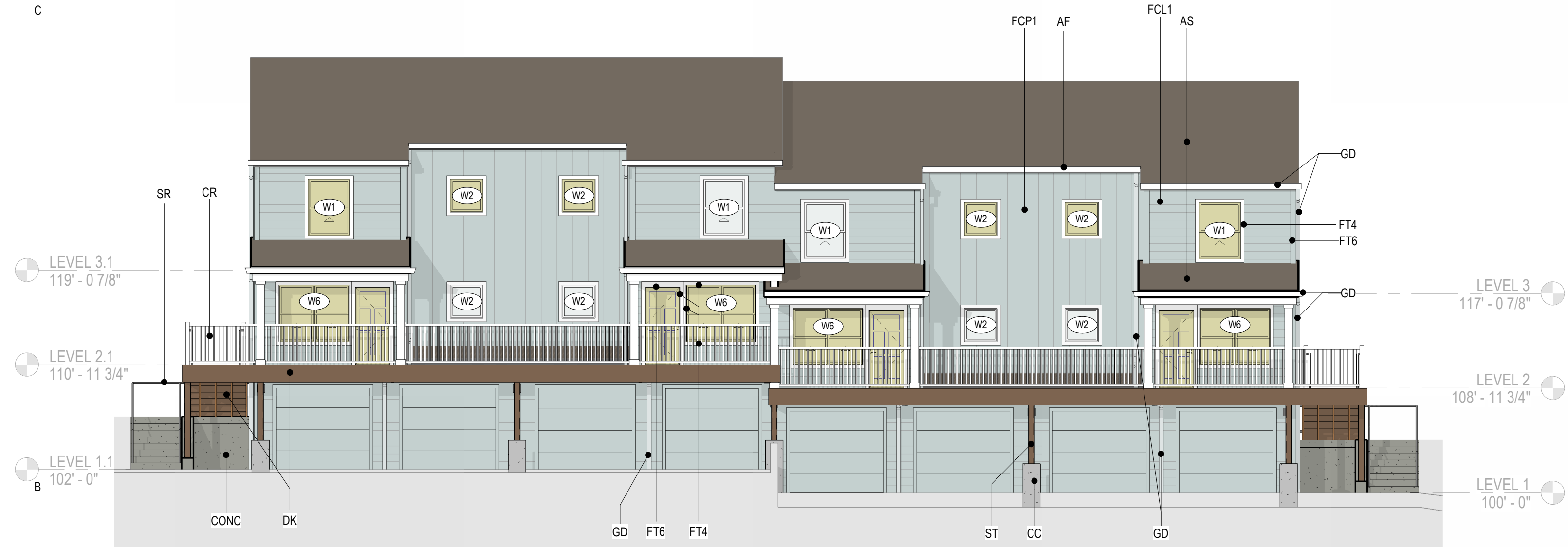
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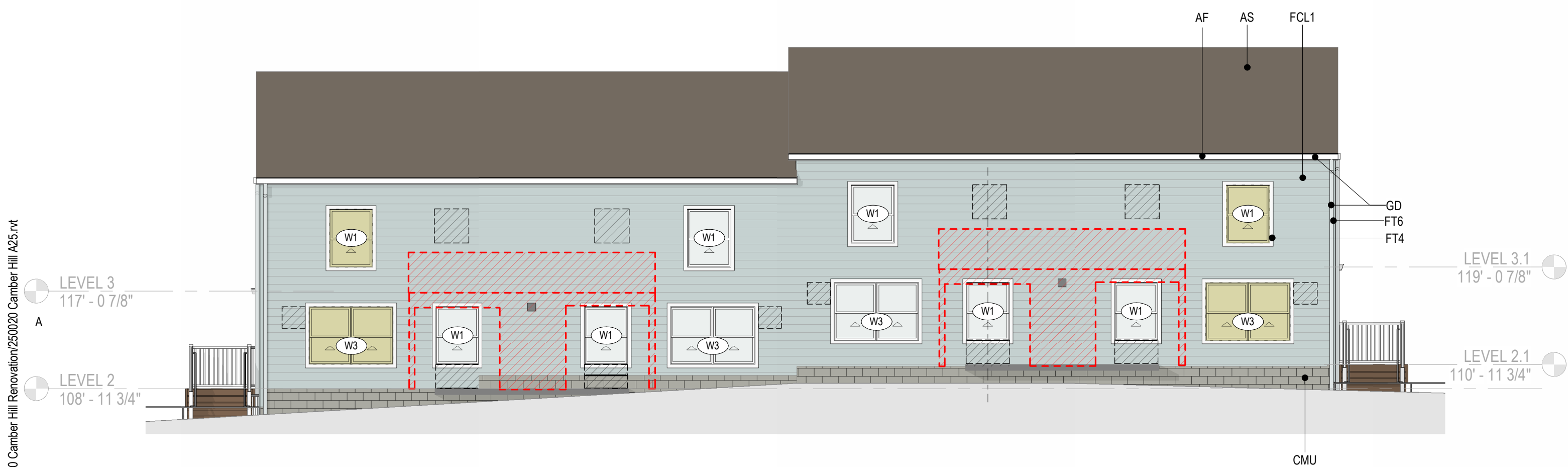
C1 BUILDING 8 NORTH ELEVATION
A208 1/8" = 1'-0"



C2 BUILDING 8 SOUTH ELEVATION
A208 1/8" = 1'-0"



B1 BUILDING 8 EAST ELEVATION
A208 1/8" = 1'-0"



A1 BUILDING 8 WEST ELEVATION
A208 1/8" = 1'-0"

EXTERIOR MATERIAL KEYNOTES

AF	ALUMINUM FASCIA, TYPICAL @ EXISTING & NEW ROOF EXTENSIONS
AS	ASPHALT SHINGLES
AR	ALUMINUM RAILING
BL	BOLLARD
CC	CONCRETE COLUMN BASE, SEE STRUCTURAL
CMU	CONCRETE MASONRY UNIT
CONC	CAST-IN PLACE CONCRETE
CR	COMPOSITE RAILING
DA	DOOR ACTUATOR, SEE SHEET G010 FOR MOUNTING HEIGHT
DK	COMPOSITE WOOD DECKING
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FCP1	FIBER CEMENT PANEL BOARD, PREFINISHED
FT4	TRIM BOARD: 5/4 X 4, TYPICAL @ OPENINGS
FT6	TRIM BOARD: 5/4 X 6, TYPICAL @ OUTSIDE CORNERS & GABLES
FT8	TRIM BOARD: 5/4 X 8
FT10	TRIM BOARD: 5/4 X 10
FT12	TRIM BOARD: 5/4 X 12
GD	GUTTER AND DOWNSPOUT
LV	ARCHITECTURAL LOUVER
PMF	PREFINISHED METAL FLASHING
PMS	PREFINISHED METAL SOFFIT, TYPICAL @ EAVES
ST	STEEL, SEE STRUCTURAL
ST	STEEL RAILING
W	WINDOW
WD	WOOD COLUMN, SEE STRUCTURAL

EXTERIOR ELEVATION LEGEND

	INFILL WALL/ROOF- SEE DEMO PLANS FOR REMOVED ELEMENTS. PATCH AS REQ'D.
	DEMOLISH EXISTING FEATURE - SEE DEMO PLANS. PATCH ADJACENT WALLS & ROOF AS REQ'D
	NEW OPENING LOCATION - DEMOLISH EXISTING WALLS AS REQ'D TO CREATE NEW OPENING



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CLIENT:
TWIN CITIES HOUSING DEVELOPMENT CORPORATION
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

CONSULTANT #1:
CONSULTANT #1 NAME
ADDRESS LINE 1
ADDRESS LINE 2

CONSULTANT #2:
CONSULTANT #2 NAME
ADDRESS LINE 1
ADDRESS LINE 2

THIS SQUARE APPEARS 1/2"x1/2"
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3	04/06/2026	SITE PLAN REVIEW
2	03/11/2026	30% CHECK SET
1	01/26/2026	DD PRICING SET
NO	DATE	ISSUED FOR

NO	DATE	REVISION
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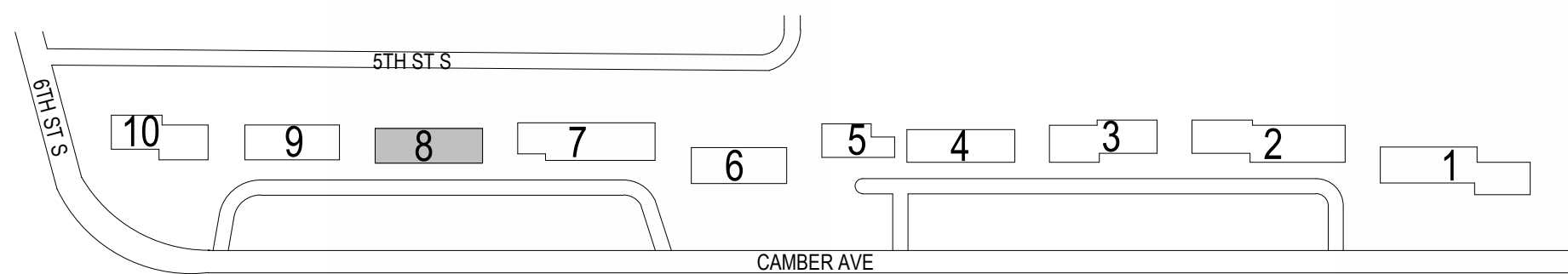
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PROJECT NAME:
CAMBER HILL TOWNHOMES RENOVATION

DRAWING TITLE:
BUILDING 8 - EXTERIOR ELEVATIONS

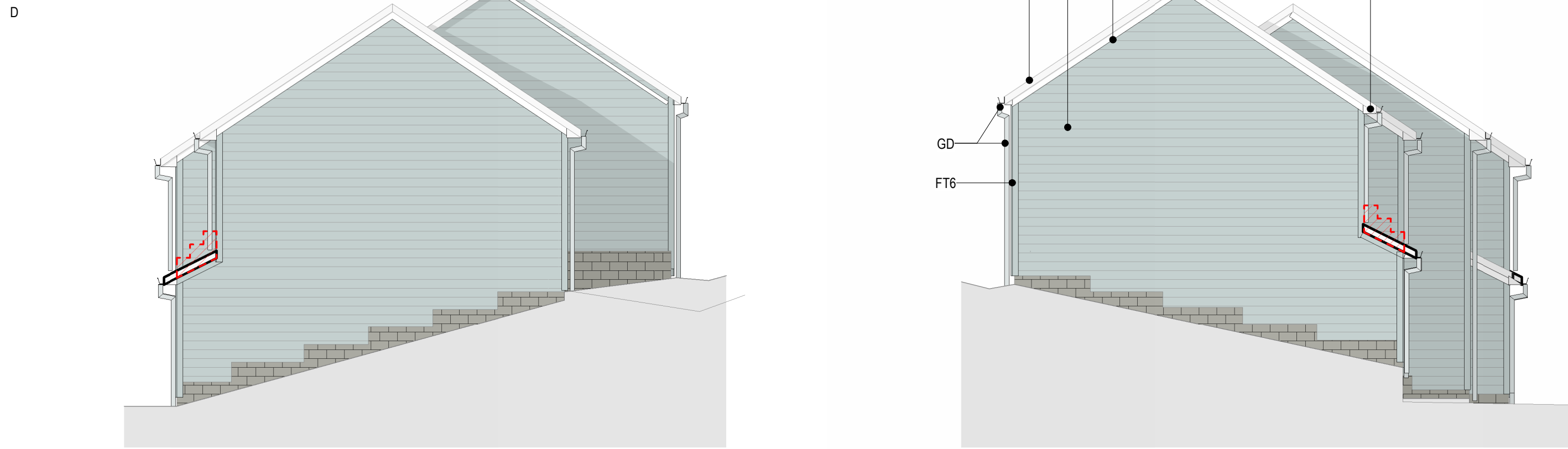
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A208



KEYPLAN

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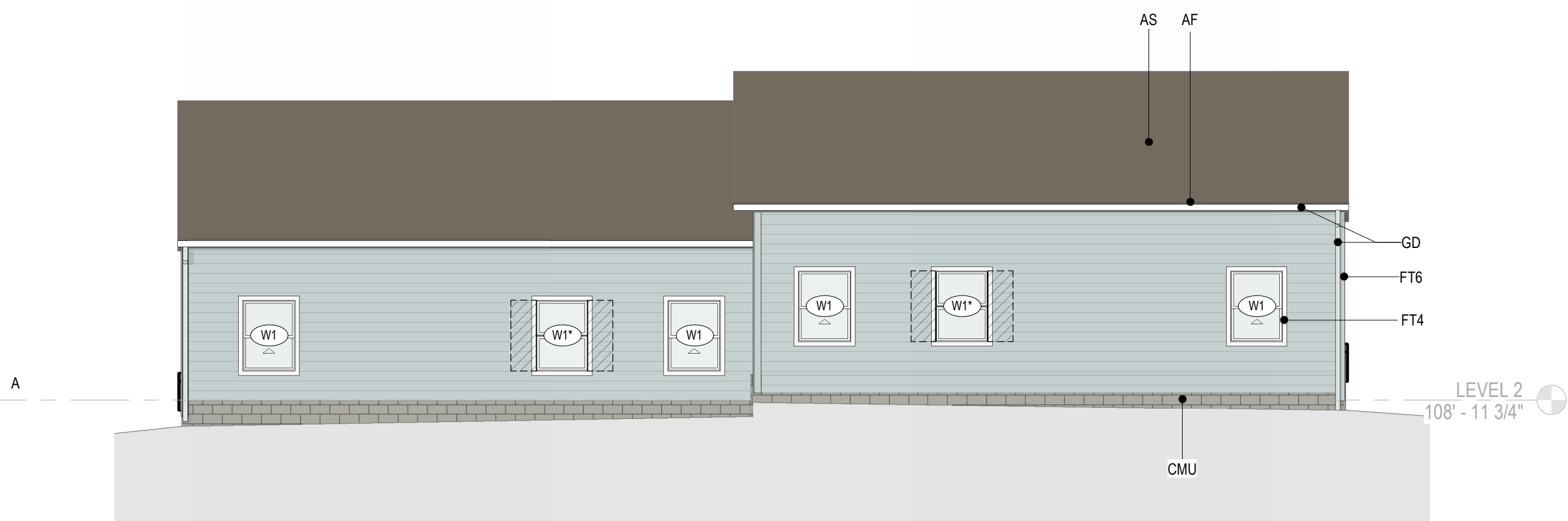


C1 BUILDING 10 NORTH ELEVATION
A209 1/8" = 1'-0"

C2 BUILDING 10 SOUTH ELEVATION
A209 1/8" = 1'-0"



B1 BUILDING 10 EAST ELEVATION
A209 1/8" = 1'-0"



A1 BUILDING 10 WEST ELEVATION
A209 1/8" = 1'-0"

EXTERIOR MATERIAL KEYNOTES

AF	ALUMINUM FASCIA, TYPICAL @ EXISTING & NEW ROOF EXTENSIONS
AS	ASPHALT SHINGLES
AR	ALUMINUM RAILING
BL	BOLLARD
CC	CONCRETE COLUMN BASE, SEE STRUCTURAL
CMU	CONCRETE MASONRY UNIT
CONC	CAST-IN PLACE CONCRETE
CR	COMPOSITE RAILING
DA	DOOR ACTUATOR, SEE SHEET G010 FOR MOUNTING HEIGHT
DK	COMPOSITE WOOD DECKING
FCL1	FIBER CEMENT LAP SIDING - 6" EXPOSURE, PREFINISHED COLOR 1
FCP1	FIBER CEMENT PANEL BOARD, PREFINISHED
FT4	TRIM BOARD: 5/4 X 4, TYPICAL @ OPENINGS
FT6	TRIM BOARD: 5/4 X 6, TYPICAL @ OUTSIDE CORNERS & GABLES
FT8	TRIM BOARD: 5/4 X 8
FT10	TRIM BOARD: 5/4 X 10
FT12	TRIM BOARD: 5/4 X 12
GD	GUTTER AND DOWNSPOUT
LV	ARCHITECTURAL LOUVER
PMF	PREFINISHED METAL FLASHING
PMS	PREFINISHED METAL SOFFIT, TYPICAL @ EAVES
ST	STEEL, SEE STRUCTURAL
ST	STEEL RAILING
W	WINDOW
WD	WOOD COLUMN, SEE STRUCTURAL

EXTERIOR ELEVATION LEGEND

	INFILL WALL/ROOF- SEE DEMO PLANS FOR REMOVED ELEMENTS. PATCH AS REQ'D.
	DEMOLISH EXISTING FEATURE - SEE DEMO PLANS. PATCH ADJACENT WALLS & ROOF AS REQ'D
	NEW OPENING LOCATION - DEMOLISH EXISTING WALLS AS REQ'D TO CREATE NEW OPENING



701 WASHINGTON AVE, N, STE 200 | MINNEAPOLIS, MN 55401 | 612.338.2029

CLIENT:
TWIN CITIES HOUSING DEVELOPMENT CORPORATION
1360 ENERGY PARK DRIVE,
SUITE 210, ST PAUL, MN 55108

CONSULTANT #1:
CONSULTANT #1 NAME
ADDRESS LINE 1
ADDRESS LINE 2

CONSULTANT #2:
CONSULTANT #2 NAME
ADDRESS LINE 1
ADDRESS LINE 2

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

3	04/06/2026	SITE PLAN REVIEW
2	03/11/2026	30% CHECK SET
1	01/26/2026	DD PRICING SET
NO	DATE	ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
01/26/2026

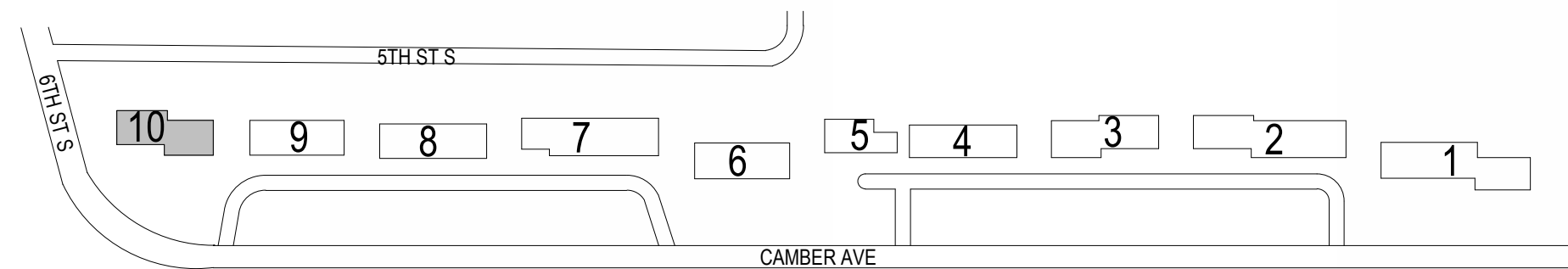
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PROJECT NAME:
CAMBER HILL TOWNHOMES RENOVATION

DRAWING TITLE:
BUILDING 10 - EXTERIOR ELEVATIONS

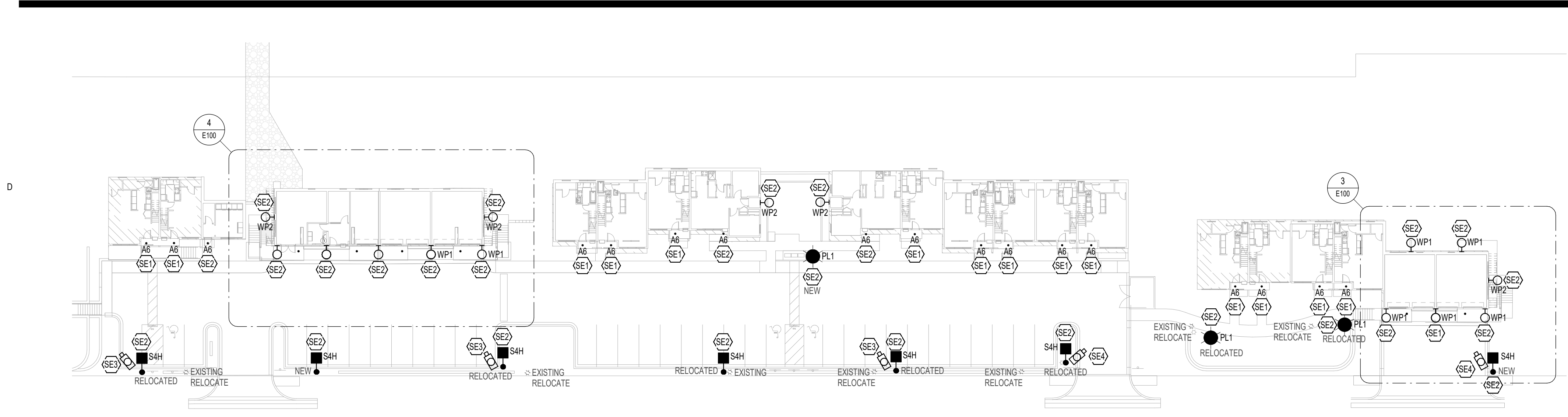
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CHECKED BY: Checker
PROJ. NO: 250020
DRAWING NO:

A209

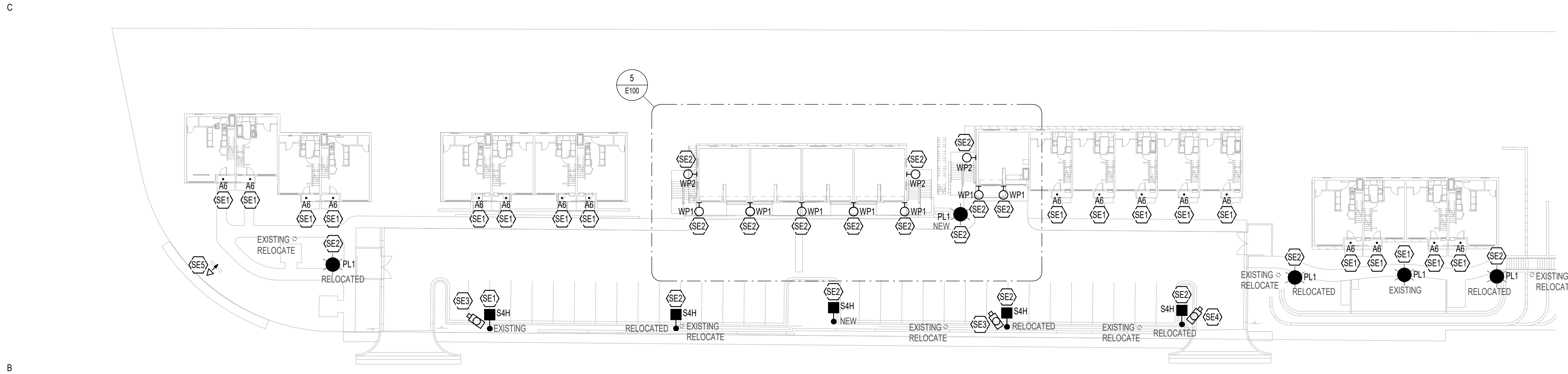


KEYPLAN

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4/3/2026 1:51:37 PM

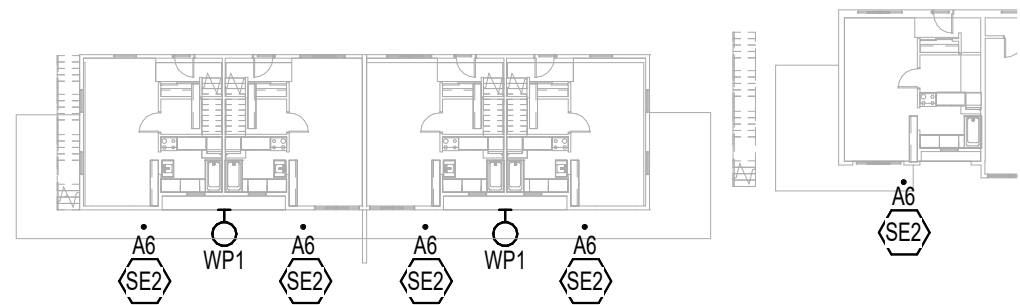


1 ELECTRICAL SITE PLAN - TOWNHOMES 1-5
1" = 30'-0"

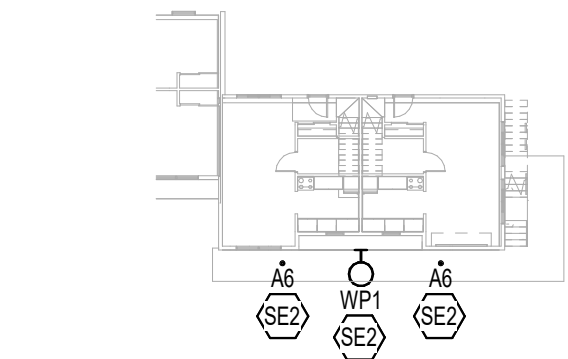


2 ELECTRICAL SITE PLAN - TOWNHOMES 6-10
1" = 30'-0"

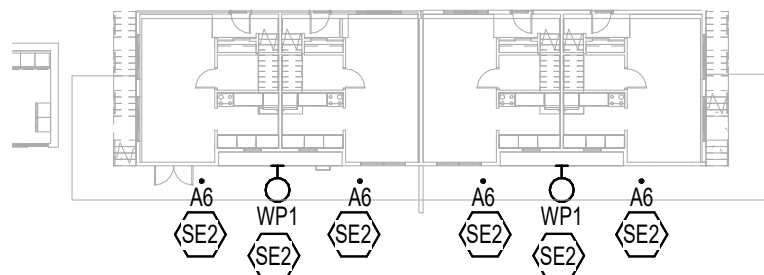
ELECTRICAL PLAN SCOPE OF WORK			
DIV.	KEYNOTE	SCOPE	LOCATION
SITE ELECTRICAL	SE1	REMOVE AND REPLACE LIGHT FIXTURE. VERIFY EXISTING MOUNTING CONDITIONS. SEE E800 FOR DETAILS.	SEE KEYNOTES.
	SE2	NEW LIGHT FIXTURE IN NEW OR MODIFIED LOCATION AS INDICATED BY PLANS - EXTEND WIRING AND CONTROLS.	SEE KEYNOTES.
	SE3	PROVIDE NEW CAMERA TO REPLACE EXISTING AT SAME LOCATION. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.	SEE KEYNOTES.
	SE4	PROVIDE NEW CAMERA AT NEW LOCATION. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.	SEE KEYNOTES.
	SE5	NEW MONUMENT FLOOD LIGHT IN NEW LOCATION AS INDICATED BY PLANS - CONNECT TO EXISTING SITE LIGHTING CIRCUIT.	SEE KEYNOTES.



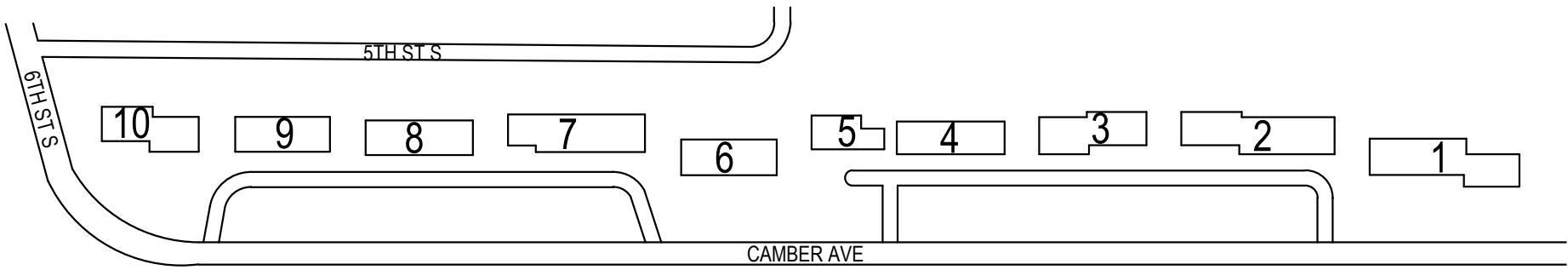
5 ELEC SITE PLAN - BLDGS 7-8 LEVEL 2 ENTRIES
1" = 30'-0"



3 ELEC SITE PLAN - BLDG 1 LEVEL 2 ENTRIES
1" = 30'-0"



4 ELEC SITE PLAN - BLDG 4 LEVEL 2 ENTRIES
1" = 30'-0"



KEYPLAN



21 W. SUPERIOR ST., STE 500 | DULUTH, MN 55802 | 218.727.8446

CLIENT:

TWIN CITIES HOUSING
DEVELOPMENT
CORPORATION
1360 ENERGY PARK DRIVE,
SUITE 210



SUSTAINABLE MEP ENGINEERING

3433 BROADWAY STREET NE - SUITE 475, MINNEAPOLIS, MN 55413
MAIN: 612.279.4200 || FAX: 612.279.4201 || www.ctamep.com
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THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

3	04/06/2026	SITE PLAN REVIEW
1	03/11/2026	30% CD CHECK SET
NO	DATE	ISSUED FOR

NO	DATE	REVISION
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NOT FOR CONSTRUCTION
03/11/2026

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PROJECT NAME:

CAMBER HILL
RENOVATION

DRAWING TITLE:

ELECTRICAL SITE
PLAN

DRAWN BY: TJD
CHECKED BY: DMC
PROJ. NO: 25-144
DRAWING NO:

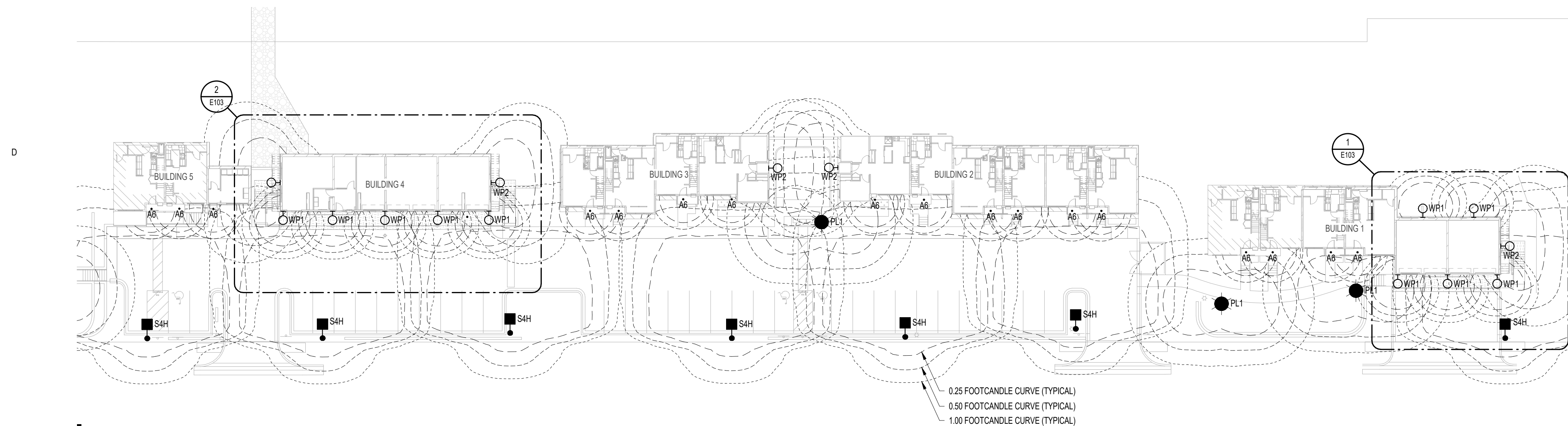
E100

CLIENT:
TWIN CITIES HOUSING
DEVELOPMENT
CORPORATION
1360 ENERGY PARK DRIVE,
SUITE 210

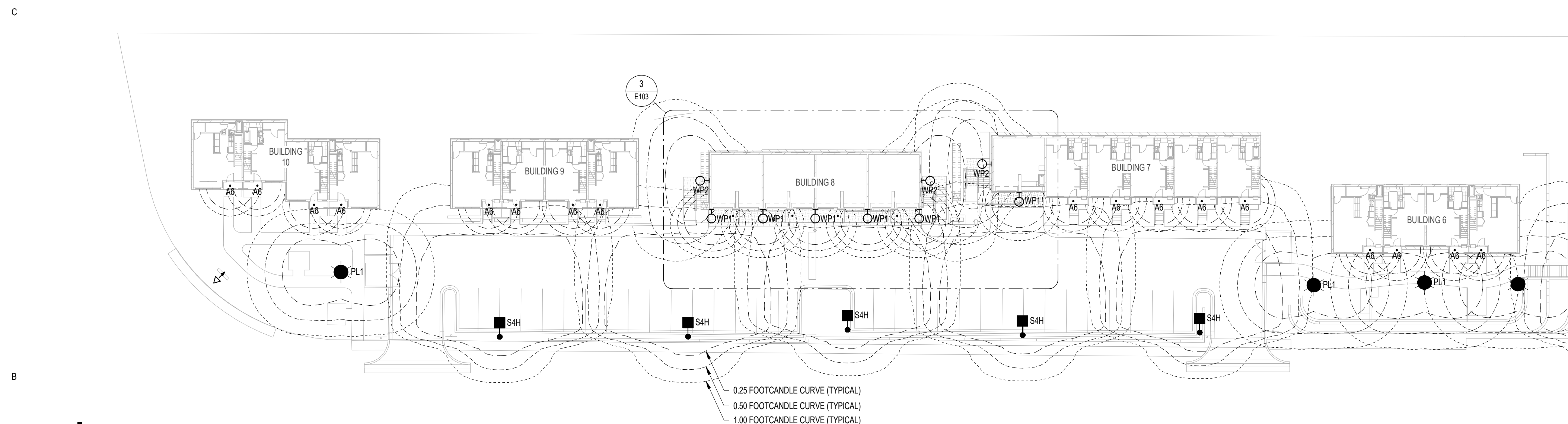


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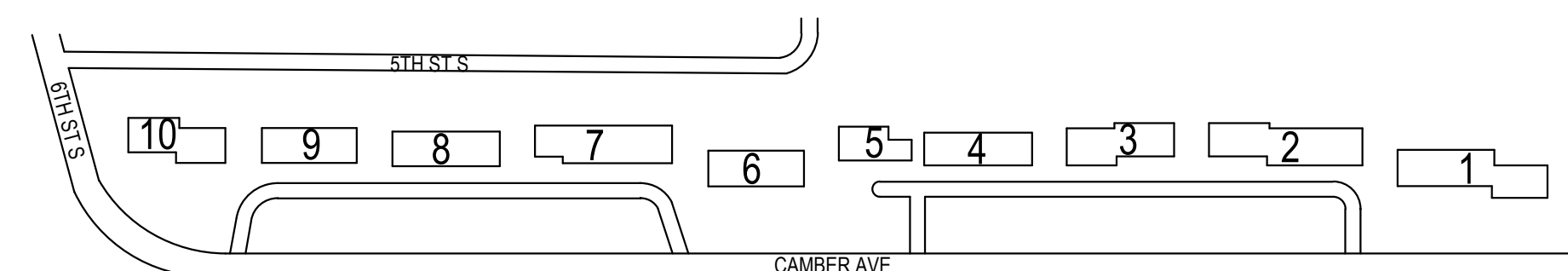
1 ELECTRICAL SITE PHOTOMETRIC PLAN - TOWNHOMES 1-5

$$1'' = 30'-0''$$


ELECTRICAL SITE PHOTOMETRIC PLAN - TOWNHOMES 6-10

$$1'' = 30'-0''$$

Exterior Lighting Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
●■	S4H	12	Lithonia Lighting	DSX0 LED P5 40K 80CRI TFTM HS	D-Series Size 0 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Forward Throw Houseside Shield	1	9507	1	90.12
☀	PL1	7	Lithonia Lighting	RADPT P2 40K PATH	RADEAN Post-Top with P2 4000K Pathway distribution	1	4009	1	38.01
○	A6	45	SATCOJNUVO 62-1758		SMF-CE42b-1300-120-13	1	1296	1	12.3847
⦿	WP1	21	Lithonia Lighting	WPX0 LED ALO @1650LM SWW2 @4000K MVOLT	WPX0 LED, 1650 Lumen setting, 4000K Setting, 120-277V	1	1645	1	12.4511
⦿	WP2	8	Lithonia Lighting	WPX1 LED P2 40K Mvolt	WPX1 LED wallpack 3000lm 4000K color temperature 120-277 Volts	1	2913	1	24.42



KEYPLAN

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

3	04/06/2026	SITE PLAN REVIEW
1	03/30/2026	SITE LIGHTING STUDY
NO	DATE	ISSUED FOR

NO	DATE	REVISION
----	------	----------

PRELIMINARY
NOT FOR CONSTRUCTION
3/30/2026

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PROJECT NAME

CAMBER HILL RENOVATION

DRAWING TITLE

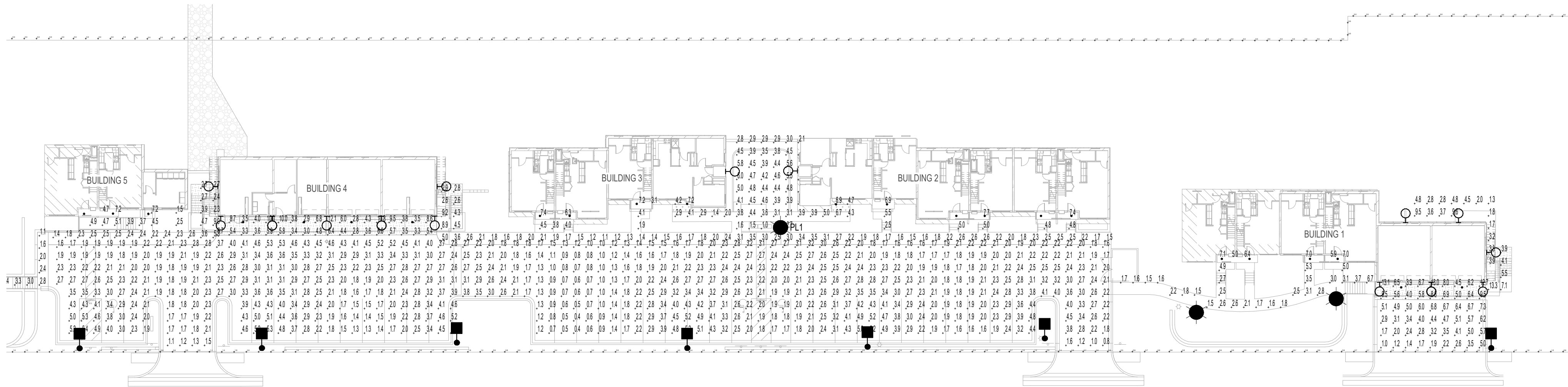
ELECTRICAL SITE LIGHTING PHOTOMETRICS

DRAWN BY: CAP
CHECKED BY: DMC
PROJ. NO: 25-144
DRAWING NO:

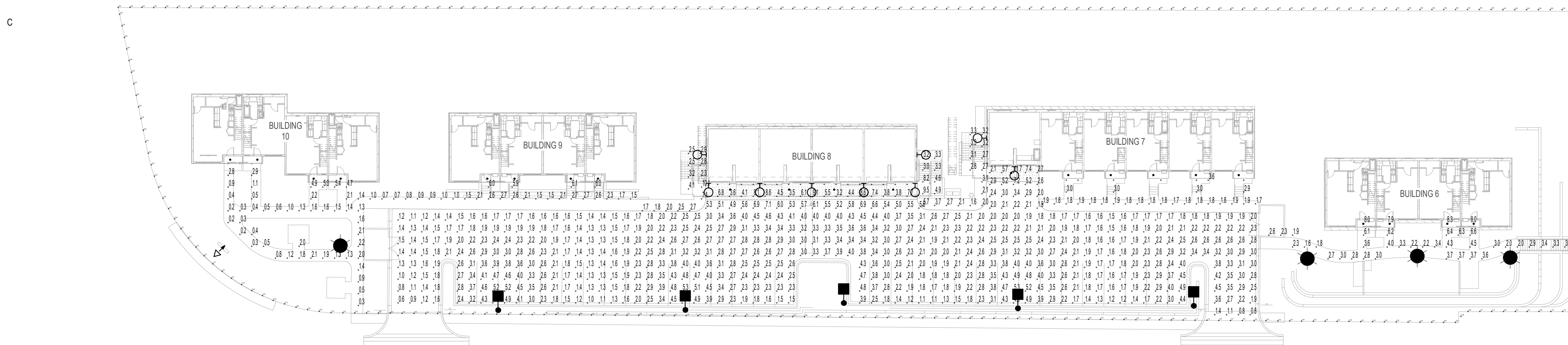
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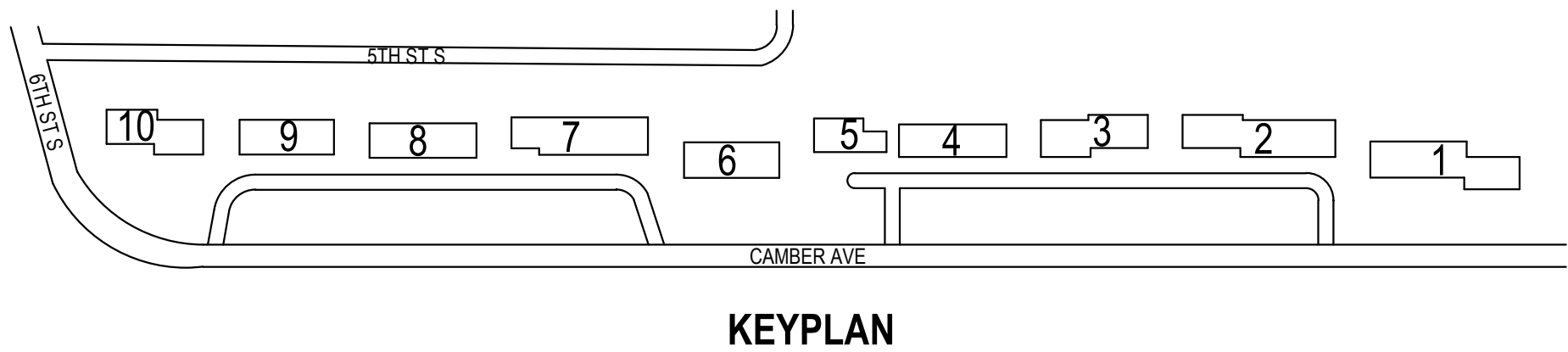
1 ELECTRICAL SITE POINT-BY-POINT PLAN-TOWNHOMES 1-5
1" = 30'-0"



2 ELECTRICAL SITE POINT-BY-POINT PLAN-TOWNHOMES 6-10
1" = 30'-0"



Lighting Calculation Statistics						
Description	Symbol	Average Footcandles	Maximum Footcandles	Minimum Footcandles	Maximum/Minimum Uniformity Ratio	Average / Minimum Uniformity Ratio
Level 2 Entry Deck Bldg 1	+	6.4 fc	11.7 fc	1.5 fc	7.8:1	4.3:1
Level 2 Entry Deck Building 4 North	+	5.7 fc	11.5 fc	1.3 fc	8.8:1	4.4:1
Level 2 Entry Deck Building 7	+	3.6 fc	7.3 fc	1.6 fc	4.6:1	2.3:1
Level 2 Entry Deck Building 8 North	+	5.7 fc	11.4 fc	1.3 fc	8.8:1	4.4:1
Level 2 Entry Deck Building 8 South	+	5.7 fc	11.6 fc	1.2 fc	9.7:1	4.8:1
Level 2 Entry Deck Building 4 South	+	5.7 fc	11.5 fc	1.1 fc	10.5:1	5.2:1
Mailbox Bldg 7-8 Resident Face	+	2.3 fc	2.5 fc	2.1 fc	1.2:1	1.1:1
Mailbox Bldg 7-8 Postal Face	+	2.4 fc	2.8 fc	2.0 fc	1.4:1	1.2:1
Mailbox Building 2-3 Postal Face	+	2.3 fc	2.7 fc	1.9 fc	1.4:1	1.2:1
Mailbox Building 2-3 Resident Face	+	1.8 fc	2.0 fc	1.6 fc	1.3:1	1.1:1
Parking Bldg 1 (Pavement)	+	5.2 fc	13.1 fc	1.0 fc	13.1:1	5.2:1
Parking Bldgs 1-6 (Pavement)	+	2.6 fc	12.1 fc	0.4 fc	30.3:1	6.5:1
Parking Bldgs 6-10 (Pavement)	+	2.8 fc	11.7 fc	0.6 fc	19.5:1	4.7:1
Property Line	+	0.4 fc	4.8 fc	0.0 fc	N/A	N/A
Sidewalk Bldg 1-2	+	3.5 fc	7.1 fc	1.5 fc	4.7:1	2.3:1
Sidewalk Bldg 1 Backside	+	4.6 fc	13.3 fc	1.3 fc	10.2:1	3.5:1
Sidewalk Bldg 5-7	+	3.6 fc	8.3 fc	1.1 fc	7.5:1	3.3:1
Sidewalk Bldg 7	+	2.8 fc	6.6 fc	1.7 fc	3.9:1	1.6:1
Sidewalk Bldg 8 South Stair	+	2.9 fc	4.1 fc	2.3 fc	1.8:1	1.3:1
Sidewalk Bldgs 2-4	+	3.4 fc	9.2 fc	0.0 fc	N/A	N/A
Sidewalk Bldgs 4-5	+	3.6 fc	9.9 fc	1.4 fc	7.1:1	2.6:1
Sidewalk Bldgs 7-8	+	3.6 fc	9.9 fc	1.6 fc	5.9:1	2.3:1
Sidewalk Bldgs 8-10	+	2.5 fc	10.1 fc	0.2 fc	50.5:1	12.5:1



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THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
3	04/06/2026	SITE PLAN REVIEW
1	03/30/2026	SITE LIGHTING STUDY

NO	DATE	REVISION
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PRELIMINARY
NOT FOR CONSTRUCTION
3/30/2026

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PROJECT NAME:

CAMBER HILL
RENOVATION

DRAWING TITLE:

ELECTRICAL SITE
LIGHTING
POINT-BY-POINT
CALCULATIONS

DRAWN BY: CAP
CHECKED BY: DMC
PROJ. NO: 25-144
DRAWING NO:

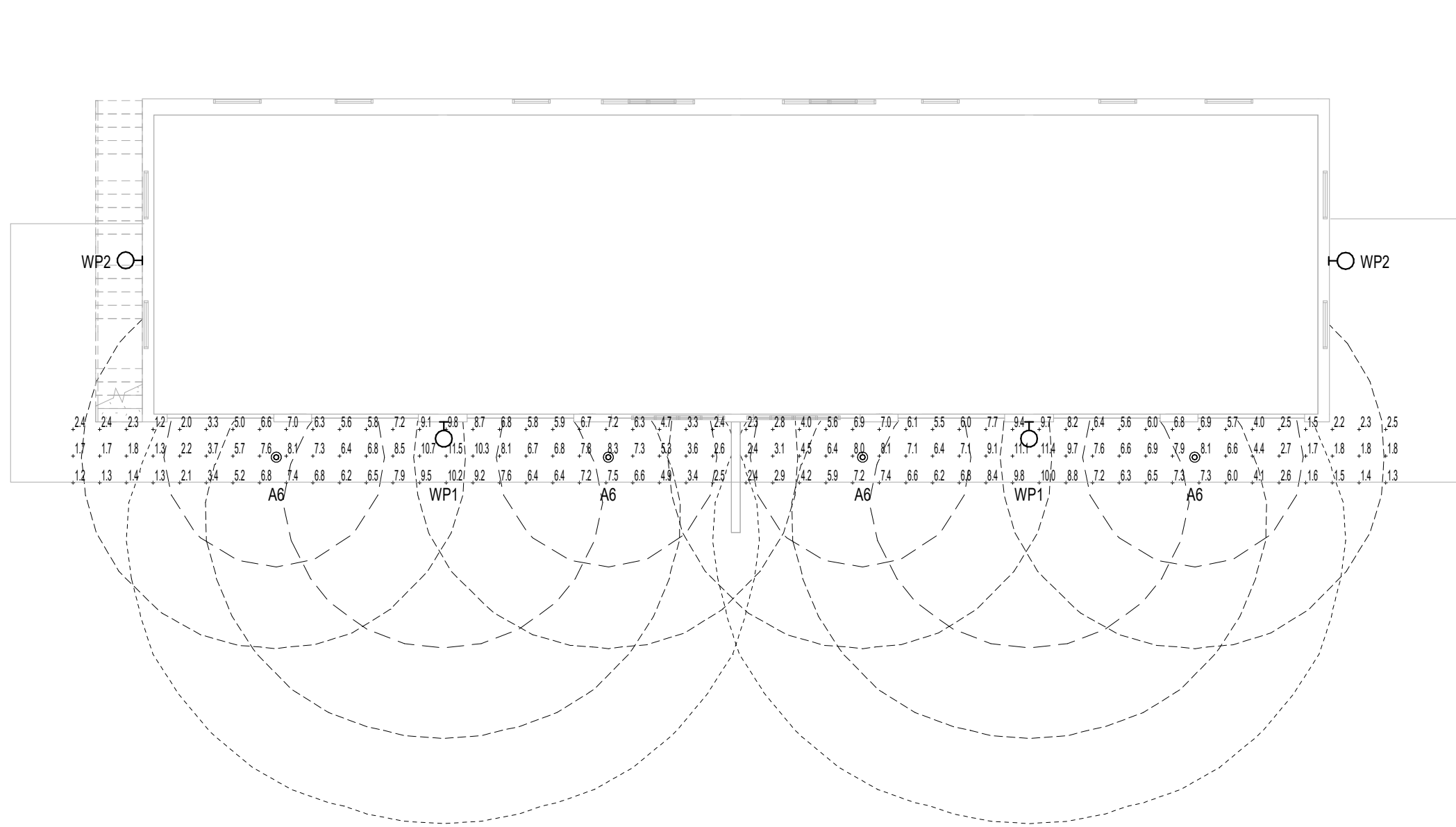
E102

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4/3/2026 1:51:45 PM

A

3 ELECTRICAL SITE LIGHTING CALC PLAN - BLDGS 7-8 LEVEL 2 ENTRIES

1" = 10'-0"

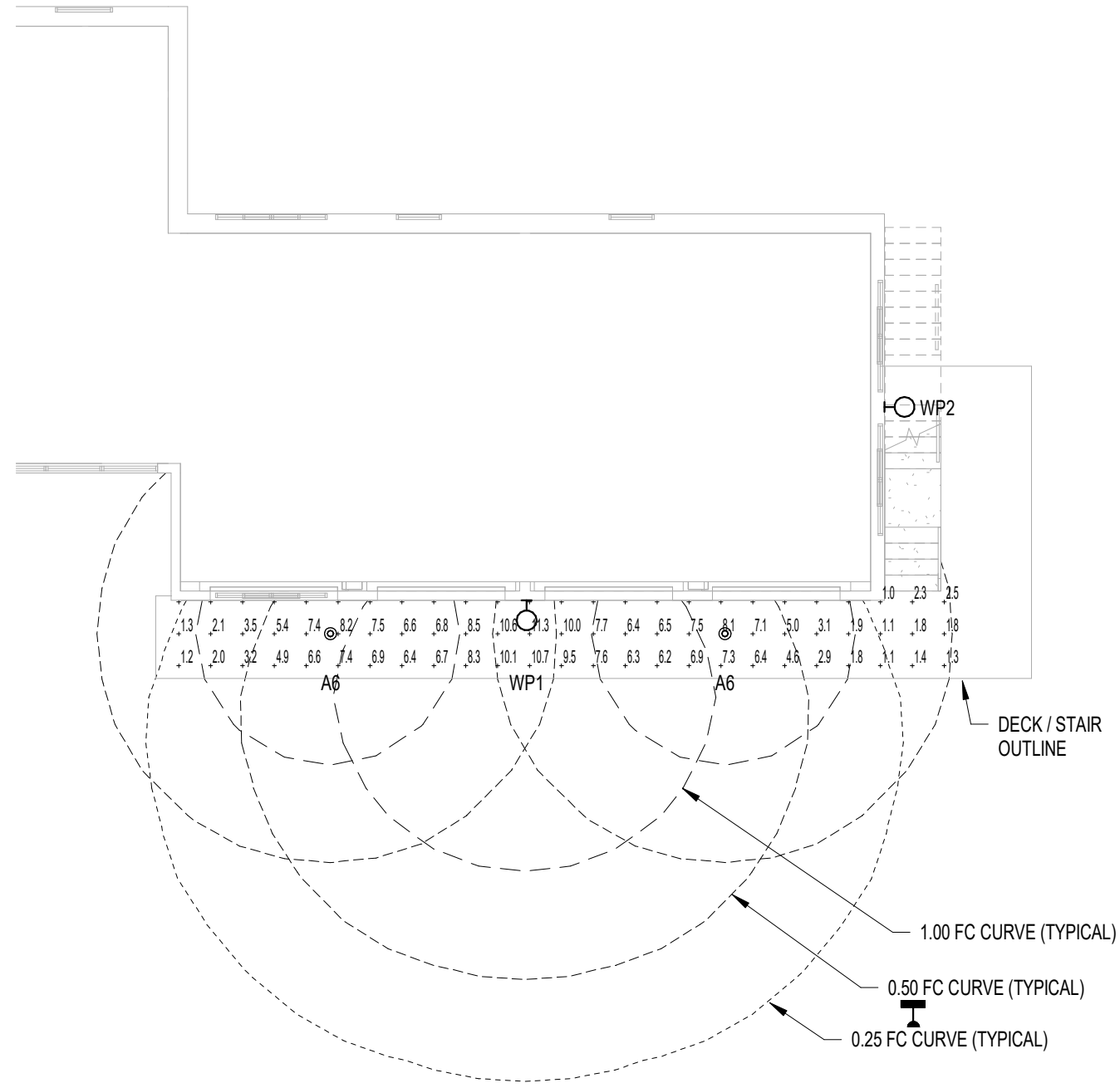


B

C

1 ELECTRICAL SITE LIGHTING CALC PLAN - BLDG 1 LEVEL 2 ENTRIES

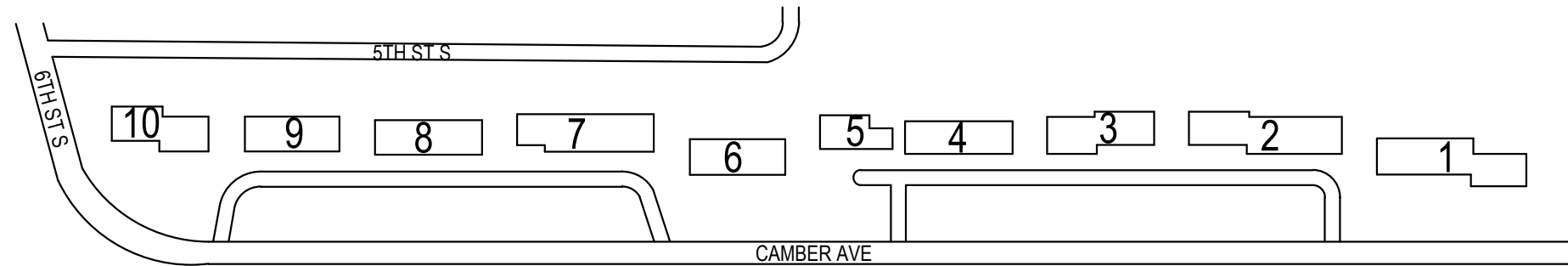
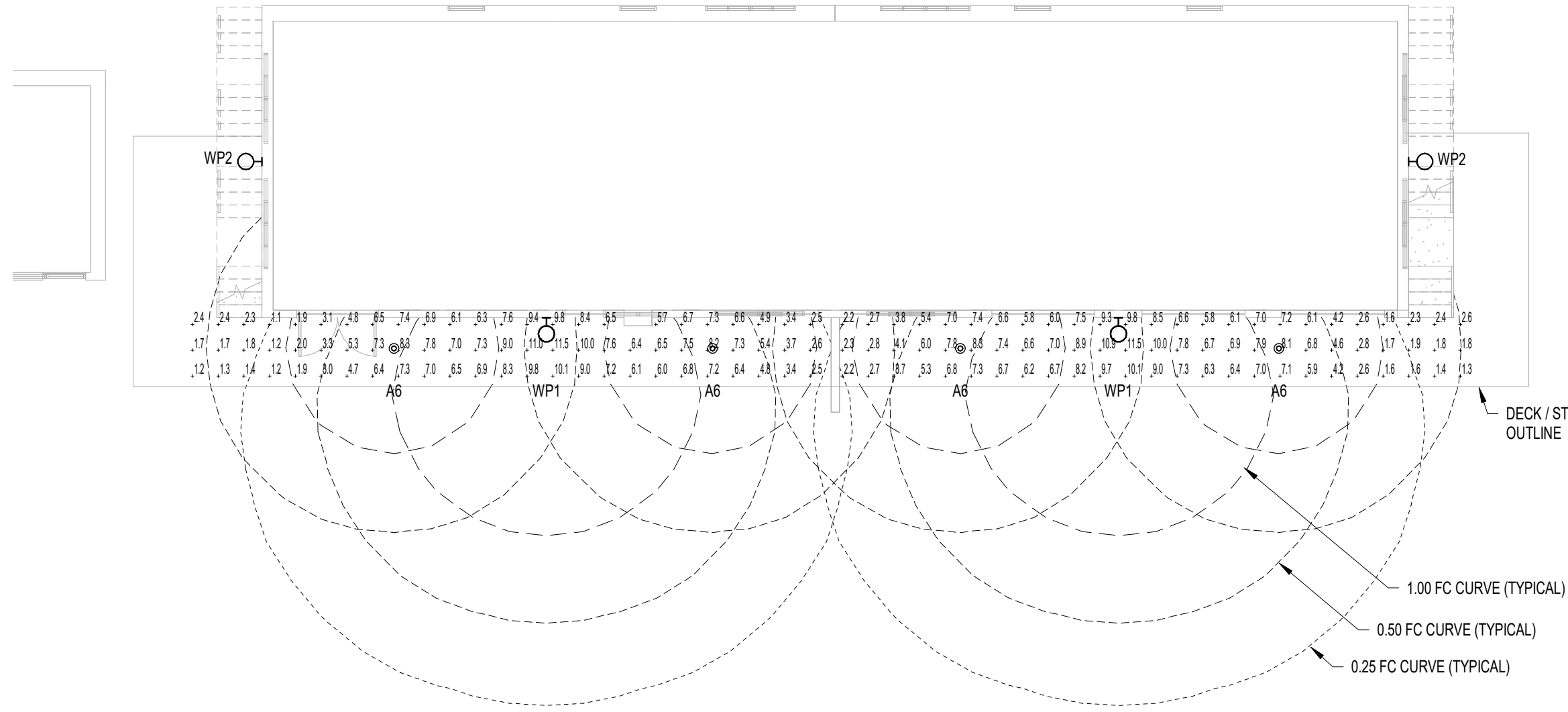
1" = 10'-0"



D

2 ELECTRICAL SITE LIGHTING CALC PLAN - BLDG 4 LEVEL 2 ENTRIES

1" = 10'-0"



KEYPLAN

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ON FULL SIZE SHEETS

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1	03/30/2026	SITE LIGHTING STUDY

NO	DATE	REVISION
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3/30/2026

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PROJECT NAME:

CAMBER HILL
RENOVATION

DRAWING TITLE:

ELECTRICAL SITE
LIGHTING ENLARGED
CALCULATION PLANS

DRAWN BY: CAP
CHECKED BY: DMC
PROJ. NO: 25-144
DRAWING NO:

E103



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SUITE 210



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The retaining walls are an important part of the site stormwater management system. The walls work with the proposed drainage infrastructure to collect and direct runoff toward catch basins and storm sewer systems rather than allowing uncontrolled flow down steep slopes between buildings.

The proposed design improves existing site conditions by reducing erosion potential and improving slope stability. Although the retaining walls require relief from certain ordinance standards, the design remains consistent with the intent of the bluff protection regulations by improving drainage control and minimizing erosion impacts.

Engineering drawings and supporting design documentation for the retaining walls will be prepared during construction and submitted to the City. The drawings will include wall layouts, grading, drainage improvements, and structural design information demonstrating that the retaining walls are designed for safe installation and long-term performance in accordance with applicable engineering standards.

LHB, INC.



MICHAEL JOST, PROJECT CIVIL ENGINEER

c: LHB Project No. 240481

m:\25proj\250020\300 design\regulatory\city of south st paul\2026-06-01 site plan review resubmittal\wall statement letter_camber hill.docx