

HARBOR HIGHLANDS - HOUSE TYPE H3.3

PROJECT
HARBOR HIGHLANDS
 HARBOR HIGHLANDS DRIVE
 DULUTH, MN 55805

CLIENT

ONEROOF COMMUNITY HOUSING
 C.O. DEBBIE FREEDMAN
 12 E 4TH STREET
 DULUTH, MN 55804
 dfreedman@1roofhousing.org

ARCHITECT

CITYDESKSTUDIO, INC.
 550 VANDALIA STREET
 SAINT PAUL, MN 55114
 651.644.1106 OFFICE
 www.citydeskstudio.com

Contact: BEN AWES, AIA

License No.
 46695

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

DRAWN BY

BENJAMIN OLSEN

CIVIL ENGINEER

NORTHLAND CONSULTING ENGINEERS
 C/O DAVE BOLF
 102 SOUTH 21ST AVE W. #1
 DULUTH, MINNESOTA 55806

NOT FOR CONSTRUCTION

PACKAGE ISSUE DATE
 PRICING SET 06.03.2026

DATE

PROJECT NO.

SHEET TITLE
TITLE SHEET AND DRAWING INDEX

SHEET NO.

A0.0

DRAWING INDEX:

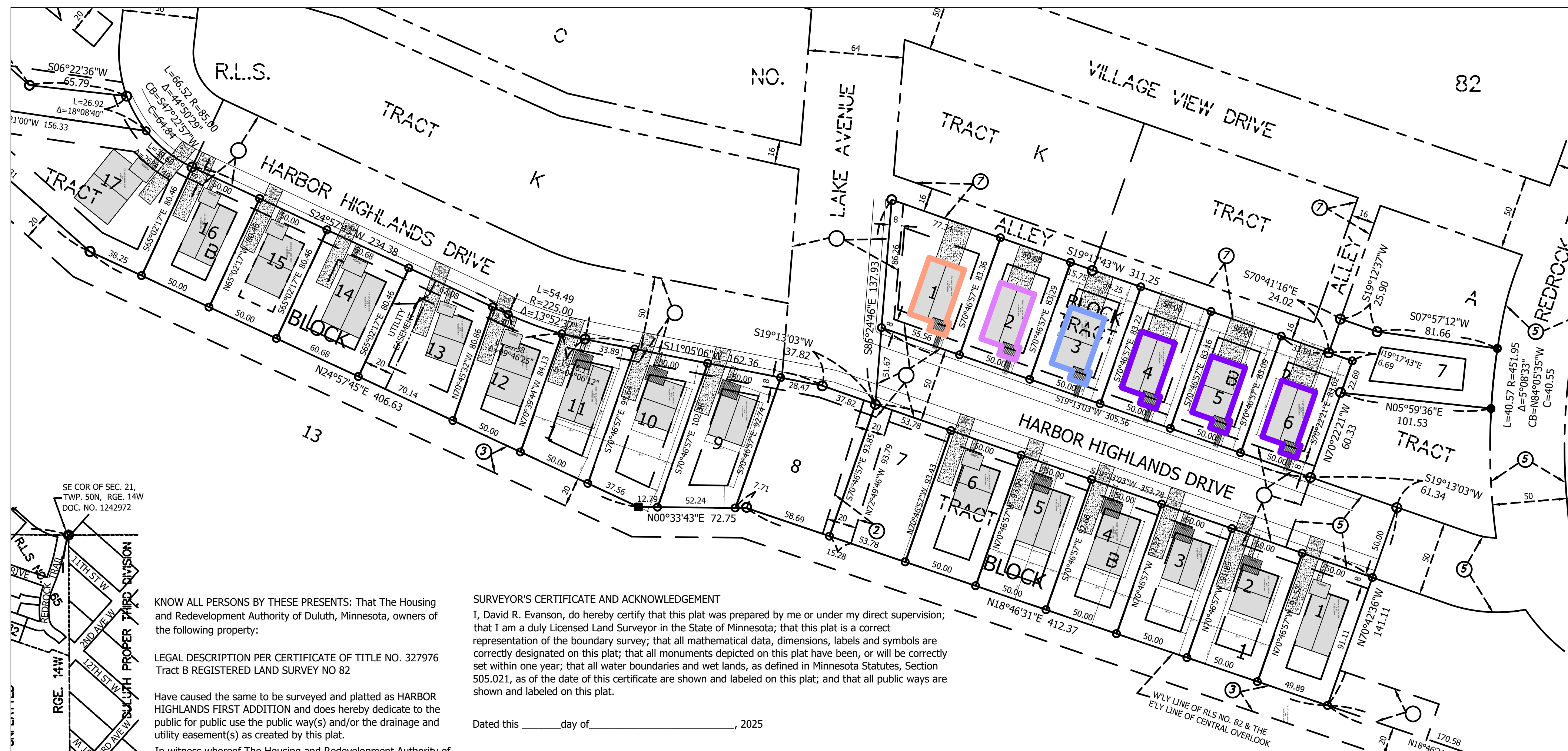
GENERAL		
A0.0	TITLE SHEET AND DRAWING INDEX	NO SCALE
A0.1	GENERAL NOTES	NO SCALE
SURVEY		
SURVEY 1	EXISTING CONDITIONS	SEE DRAWINGS
SURVEY 2	FINAL PLAT	SEE DRAWINGS
CIVIL ENGINEERING		
CIVIL SHEET NUMBERS 1-30		SEE DRAWINGS
ARCHITECTURAL		
PLANS		
A1.0-E4	LOT-SCALE SITE PLANS	1/4" = 1'-0"
A1.0-E5	LOT-SCALE SITE PLANS	1/4" = 1'-0"
A1.0-E6	LOT-SCALE SITE PLANS	1/4" = 1'-0"
A1.1	NOT USED	1/4" = 1'-0"
A1.2	FOUNDATION/FLOOR PLAN	1/4" = 1'-0"
A1.3	FLOOR PLAN	1/4" = 1'-0"
A1.4	ROOF PLAN - LONG RIDGE	1/4" = 1'-0"
A1.5	ROOF PLAN - SHORT RIDGE	1/4" = 1'-0"
ELEVATIONS		
A3.0	EXTERIOR ELEVATIONS - FRONT GABLE	1/4" = 1'-0"
A3.1	EXTERIOR ELEVATIONS - SIDE GABLE	1/4" = 1'-0"
SECTIONS		
A4.0	BUILDING SECTION - FRONT GABLE CROSS	3/8" = 1'-0"
A4.1	BUILDING SECTION - FRONT GABLE LONG	3/8" = 1'-0"
A4.2	BUILDING SECTION - SIDE GABLE CROSS	3/8" = 1'-0"
A4.3	BUILDING SECTION - SIDE GABLE LONG	3/8" = 1'-0"
A4.4	WALL SECTIONS	3/8" = 1'-0"
INTERIOR ELEVATIONS		
A5.0	INTERIOR ELEVATIONS - KITCHENS	1/2" = 1'-0"
A5.1	INTERIOR ELEVATIONS - BATH, MISC. MILLWORK	1/2" = 1'-0"



H3 FRONT GABLE



H3 SIDE GABLE



KNOW ALL PERSONS BY THESE PRESENTS: That The Housing and Redevelopment Authority of Duluth, Minnesota, owners of the following property:

LEGAL DESCRIPTION PER CERTIFICATE OF TITLE NO. 327976 Tract B REGISTERED LAND SURVEY NO 82

Have caused the same to be surveyed and platted as HARBOR HIGHLANDS FIRST ADDITION and does hereby dedicate to the public for public use the public way(s) and/or the drainage and utility easement(s) as created by this plat.

In witness whereof The Housing and Redevelopment Authority of

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, David R. Evanson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data, dimensions, labels and symbols are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.021, as of the date of this certificate are shown and labeled on this plat; and that all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2025

SE COR OF SEC. 21,
 TWP. 50N, RGE. 14W
 DOC. NO. 1242972

SE COR OF SEC. 21,
 TWP. 50N, RGE. 14W
 DOC. NO. 1242972

GENERAL NOTES

QUALITY ASSURANCE

CONTRACTOR TO COORDINATE CONSTRUCTION MEETINGS W/ PRIMARY SUB-CONTRACTORS AS REASONABLE THROUGHOUT CONSTRUCTION. MEETINGS SHOULD CONSIDER COORDINATION ISSUES BETWEEN TRADES AND CLARIFY RESPECTIVE WORK SCOPE.

PROJECT ALLOWANCES:

PROVIDE ALLOWANCES FOR:

- MILLWORK
 - CABINET LAYOUTS
 - BUILT IN BENCH
 - PEG RAILS
- HARDWARE
- KITCHEN APPLIANCES
- PLUMBING FIXTURES
- LIGHTING
 - EXTERIOR WALL SCONCES - 1 PER EXTERIOR DOOR
 - INTERIOR BATHROOM WALL SCONCES - 1 PER MEDICINE CABINET
- COUNTERTOPS
- FLOORING (WOOD, MARMOLEUM, CARPET)
- DOOR HARDWARE
 - BRUSHED NICKEL OR STAINLESS STEEL
 - LEVER SETS
- BATH ACCESSORIES

FIELD VERIFY ALL DIMENSIONS

PROVIDE WEEKLY CONSTRUCTION MEETINGS WITH PRIMARY SUBS UNLESS APPROVED BY OWNER OTHERWISE. TO INCLUDE OWNER (AND ARCHITECT VIA PHONE OR VIDEO CONFERENCE AS NEEDED)

REVIEW ALL CHANGES TO DRAWINGS WITH OWNER AND ARCHITECT PRIOR TO IMPLEMENTATION.

PROVIDE MOCK-UP SAMPLE OF ALL FINISH MATERIALS INCLUDING: PAINTED LP SMARTSIDE, MARMOLEUM, HARDWOOD FLOOR, CABINET DOORS, COUNTERTOPS, ALL METAL FLASHING

ARCHITECT TO BE SENT SAMPLES AS NEEDED FOR APPROVAL.

ARCHITECT TO BE GIVEN 2 WEEKS FOR SHOP DRAWING AND MATERIAL SAMPLE APPROVALS, FROM THE TIME OF RECEIPT.

GENERAL BUILDING ASSEMBLY / MATERIALS / SYSTEMS NOTES

02 SITEWORK

LANDSCAPING:

GENERAL CONTRACTOR TO PROVIDE ALL FINAL GRADING PER CIVIL DRAWINGS

03 CONCRETE

SEE STRUCTURAL AND ARCHITECTURAL PLANS FOR EXTENT AND ELEVATIONS OF CONCRETE FOOTINGS AND FOUNDATION.

FOOTINGS:

- PER FOUNDATION PLAN AND WALL SECTION, IN ACCORDANCE WITH MSRBC
- REFERENCE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ENGINEERING, SIZES, REINFORCEMENT, ETC.

CONCRETE FOUNDATION WALLS:

- PER FOUNDATION PLAN AND WALL SECTION, IN ACCORDANCE WITH MSRBC
- SEE FOUNDATION PLAN AND STRUCTURAL FOR LOCATION AND SIZES AND ELEVATIONS.

CONCRETE SLAB:

- PER FOUNDATION PLAN AND WALL SECTION, IN ACCORDANCE WITH MSRBC
- CONCRETE SLAB LAPS FOUNDATION FOAM AT FLOOR LEVEL OPENINGS (GARAGE DOOR, DOORWAYS, ETC.)

05 STRUCTURAL STEEL

- N/A

06 WOOD

- REFERENCE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ENGINEERING, SIZES, REINFORCEMENT, ETC.
- FLOOR TO FLOOR DIMENSIONS ASSUME PRECUT 8" STUDS AND 16" FLOOR TRUSSES, EXCEPT WHERE NOTED OTHERWISE. SEE BUILDING SECTIONS
- TRUSS FABRICATOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

WALL TYPES

SEE A6.0 FOR DETAILED DESCRIPTIONS AND DRAWINGS OF EACH WALL TYPE

07 THERMAL AND MOISTURE PROTECTION

FLASHING:

BREAK METAL:

- ALL DOOR & WINDOW HEADS PER MANUFACTURER RECOMMENDATION
- ALL SIDING HORIZONTAL JOINTS, AND AT LIMITED SIDING VERTICAL JOINTS - SEE ELEVATIONS
- ROOF EDGE CAP FLASHING
- SOFFIT EDGES
- TOP OF STUCCO WALLS
- BOTTOM OF SIDING
- COLOR: TBD
- CONFIRM GAUGE AND FINAL BREAK PROFILES WITH ARCHITECT.
- PROVIDE HIGH TEMP MEMBRANE FLASHING UNDER METAL COPINGS, METAL ROOFING, ROOF FLASHING, ETC.

GUTTERS AND DOWNSPOUTS:

- PAINTED BREAKMETAL BOX SCUPPERS, GUTTERS, AND DOWNSPOUTS PREFERRED

INSULATION:

MAIN ROOF: MINIMUM R49

- BLOWN CELLULOSE
- MIN R49 AT 14" ENERGY HEEL

WOOD STUD WALLS: MINIMUM R21 - SEE WALL TYPES

- FIBERGLASS BATT INSULATION
- CLOSED CELL SPRAYFOAM INSULATION AT PENETRATIONS

RIM JOISTS: WHERE RIM JOIST INSULATION REQUIRED - MINIMUM R30

- CLOSED CELL SPRAYFOAM INSULATION

RECESSED OVERHANGS

- CLOSED CELL SPRAYFOAM INSULATION

FOUNDATION INSULATION

- ICF FOUNDATION WALL SYSTEM
- BASEMENT ENERGY WALL NOT APPLICABLE WITH ICF FOUNDATION SYSTEM

CONCRETE FLOORS: R10

- 2" EXTRUDED RIGID INSULATION BELOW SLAB (R5 X 2 = R10)

FROST PROTECTION

- 2" PERIMETER INSULATION EXTENDED OUT 48" FROM FOOTING IN ALL DIRECTIONS
- DOUBLE AT CORNERS

WATERPROOFING:

- FOUNDATION WATERPROOFING PER G.C. IN ACCORDANCE WITH MSRBC
- NOTE: DO NOT EXTEND WATERPROOFING ABOVE GRADE. CONTRACTOR SHALL MASK OFF ALL ABOVE GRADE CONCRETE PRIOR TO APPLICATION OF WATERPROOFING.

DRAINTILE:

- DRAIN TILE ONLY REQUIRED FOR FULL BASEMENT FOUNDATIONS (HOUSE MODELS H3.1, H3.2, H3.3)
- DRAIN TILE TO OUTLET TO DAYLIGHT OR FRENCH DRAIN

ROOFING ASSEMBLIES:

ROOF OVER HOUSE

- PER WALL SECTION, IN ACCORDANCE WITH MSRBC
- MANUFACTURED ROOF TRUSSES HAVE EITHER FRONT-GABLE OR SIDE-GABLE PROFILE
 - FRONT-GABLE: 9:12 PITCH, TYP.
 - SIDE-GABLE: 8:12 PITCH, TYP.
- INTERIOR VAULT DIRECTION COORDINATES WITH ORIENTATION AND PITCH OF FRONT-GABLE OR SIDE-GABLE PROFILE
- ICE AND WATER SHIELD MUST EXTEND UP ROOF DECK 24" PAST EXTERIOR FACE OF FRAMING
- MINIMUM ENERGY HEEL OF 14" REQUIRED
 - IN MANY CASES, ENERGY HEEL MUST BE INCREASED IN ORDER FOR ROOF TRUSS TO RECEIVE PORCH ROOF FRAMING AT 2:12 SLOPE.
- PROVIDE VENTING AT LOW AND HIGH EDGES OF ROOF
 - LOW EDGE: VENTED SOFFIT OR LINEAR INTAKE VENT APPROVED. "TURTLE VENTS" WILL NOT BE ACCEPTED
 - HIGH EDGE/RIDGE: CONTINUOUS RIDGE VENT AND/OR GABLE END VENT APPROVED. "TURTLE VENTS" WILL NOT BE ACCEPTED

ROOF OVER PORCH

- PER WALL SECTION, IN ACCORDANCE WITH MSRBC
- PORCH ROOFS CAN BE HAND-FRAMED OR MANUFACTURED ROOF TRUSSES
 - 2:12 PITCH, TYPICAL
 - PROFILE PER BUILDING ELEVATIONS AND ROOF PLANS

WALL ASSEMBLIES:

SEE SHEET A6.0 FOR SECTION DETAILS OF ALL WALL TYPES. ALL FRAME WALLS MUST BE BUILT IN ACCORDANCE WITH MSRBC.

08 WINDOWS & DOORS

DOORS:

SEE ELEVATIONS & PLANS FOR SIZES & LOCATIONS

EXTERIOR DOORS:

HOUSE ENTRY DOOR

- FULL LITE STEEL OR FIBERGLASS
- ALL DOOR GLASS TO BE DOUBLE PANE
- GLASS - REVIEW WITH OWNER AND ARCHITECT COATINGS, LOW E, ARGON GAS
- TEMPERED
- WHITE EXTERIOR
- WHITE INTERIOR
- BRUSHED NICKEL OR STAINLESS HARDWARE

GARAGE ENTRY DOOR

- HALF LITE STEEL OR FIBERGLASS
- ALL DOOR GLASS TO BE DOUBLE PANE
- GLASS - REVIEW WITH OWNER AND ARCHITECT COATINGS, LOW E, ARGON GAS
- TEMPERED
- WHITE EXTERIOR
- WHITE INTERIOR
- BRUSHED NICKEL OR STAINLESS HARDWARE

GARAGE OVERHEAD DOOR

- NO PANELS (RAISED OR INSET)
- NO LITES
- SMOOTH (RATHER THAN PEBBLED) TEXTURE PREFERRED

INTERIOR DOORS:

SEE PLANS FOR SIZES & LOCATIONS

- SOLID CORE PREFINISHED SLAB DOORS. SEE SCHEDULE FOR LOCATION.
 - COLOR: WHITE
 - HARDWARE: STAINLESS STEEL OR BRUSHED NICKEL

WINDOWS:

SEE ELEVATIONS & PLANS FOR SIZES & LOCATIONS

- G.C. TO SELECT WINDOW VENDOR
- WINDOW SIZES ARE REPORTED AS R.O.
- WINDOW LAYOUT, SIZING, OPERATION, AND EGRESS TO MATCH DRAWINGS
- MINIMUM DUAL-PANE, LOW-E, ARGON-FILLED. MAX U-VALUE = .32
- WHERE REQUIRED, G.C. TO PROVIDE CODE COMPLIANT FALL PROTECTION
- WHERE REQUIRED, G.C. TO PROVIDE CODE COMPLIANT EGRESS WELL
- ALL WINDOW SUBSTITUTIONS TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT

09 FINISHES

FLOORING:

SEE FLOOR PLANS FOR FLOOR FINISHES

EXPOSED CONCRETE FLOOR

- HARD TROWELED FINISH
- 2 COATS H&C CLARISHIELD, MATTE
- PROTECT EXPOSED CONCRETE FLOORS DURING CONSTRUCTION

ENGINEERED WOOD FLOOR

- COLOR AND LINE TO BE APPROVED BY ARCHITECT AND OWNER
- 3/4" ENGINEERED WOOD FLOORING
 - INSTALL PER MANUFACTURER RECOMMENDATION
- 3/4" PLYWOOD SUBFLOOR
- WOOD FLOOR TRUSS

MARMOLEUM

- COLOR AND LINE TO BE APPROVED BY ARCHITECT AND OWNER
- INSTALL PER MANUFACTURER RECOMMENDATION

CARPET

- COLOR AND LINE TO BE APPROVED BY ARCHITECT AND OWNER
- INSTALL PER MANUFACTURER RECOMMENDATION

GARAGE (H3, H3.2, H3.3 ONLY)

- EXPOSED CONCRETE SLAB
 - SLOPED TOWARDS CENTER DRAIN
 - HARD-TROWELED FINISH
 - 6 MIL POLY VAPOR BARRIER
 - 2" RIGID INSULATION
 - 4" TAMPED CRUSHED GRAVEL BASE

PORCH:

- TREX OR SIMILAR

GWB:

- WALLS TO BE ½" PAINTED GWB - TWO COATS WITH PRIMER AND EGGSHELL TOP COAT.
- CEILINGS TO BE ½" PAINTED GWB - TWO COATS WITH PRIMER AND EGGSHELL TOP COAT ALL CEILINGS TO BE LEVEL 5 SMOOTH FINISH - NO KNOCKDOWN OR TEXTURE

INTERIOR TRIM:

WINDOWS:

- SHEETROCK RETURNS AT SIDE & HEAD
- PREFINISHED WHITE POPLAR SILL EXTENSIONS JAMB

DOORS

- PREFINISHED WHITE CASING

WALL BASE AT MAIN FLOOR:

- 3-1/4" PREFINISHED WHITE BASEBOARD
- CAULK TOP EDGE
- FILL AND PAINT NAIL HOLES

MILLWORK:

- ALLOWANCE PENDING APPROVED SHOP DRAWINGS AND MATERIALS SELECTIONS AND FINISHES
- FLAT PANEL FULL OVERLAY DOORS AND DRAWERS
- FINISH: ARUCO "PRISM" TFL FACING OR SIMILAR, TYP.
- HARDWARE: 3" BERENSON EDGE PULL, TYP

PORCH AND FALL PROTECTION DETAILS

EXTERIOR RAILINGS

- WHERE REQUIRED, COORDINATE WITH ARCHITECT TO SPECIFY AND FABRICATE CODE COMPLIANT, COST EFFECTIVE SOLUTION

EXTERIOR STAIR OR RAMP

- WHERE REQUIRED, COORDINATE WITH ARCHITECT TO SPECIFY AND FABRICATE CODE COMPLIANT, COST EFFECTIVE SOLUTION

COMFORT AND LIFE SAFETY SYSTEMS

HEATING

- GAS-FIRED COMBI BOILER
- HYDRONIC IN-SLAB HEAT (LOWEST LEVEL)
- HYDRONIC UNDER FLOOR HEAT (UPPER LEVELS)
- ALTERNATE HEATING SYSTEM BY APPROVAL OF OWNER

COOLING

- NO DEDICATED COOLING SYSTEM PROVIDED

VENTILATION

- HRV
- NO KITCHEN FAN REQ'D. UNLESS HRV DOES NOT MEET CFM REQ'D BY MSRBC
- BATH FANS PER CODE OR DUCTED THROUGH HRV

LIFE SAFETY

- G.C. TO PROVIDE CODE COMPLIANT SMOKE DETECTORS
- G.C. TO PROVIDE CODE COMPLIANT CARBON MONOXIDE DETECTORS
- G.C. TO PROVIDE CODE COMPLIANT PASSIVE RADON DETECTION SYSTEM

ELECTRICAL SYSTEMS

ELECTRICAL

- G.C. TO PROVIDE CODE COMPLIANT OUTLET AND SWITCH LAYOUTS
- G.C. TO PROVIDE DEDICATED CHASE/CONDUIT BETWEEN ELECTRICAL PANEL AND ROOF DECK TO FACILITATE FUTURE SOLAR CONNECTION

PROJECT

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NOT FOR CONSTRUCTION

PACKAGE	ISSUE DATE
PRICING SET	06.03.2026

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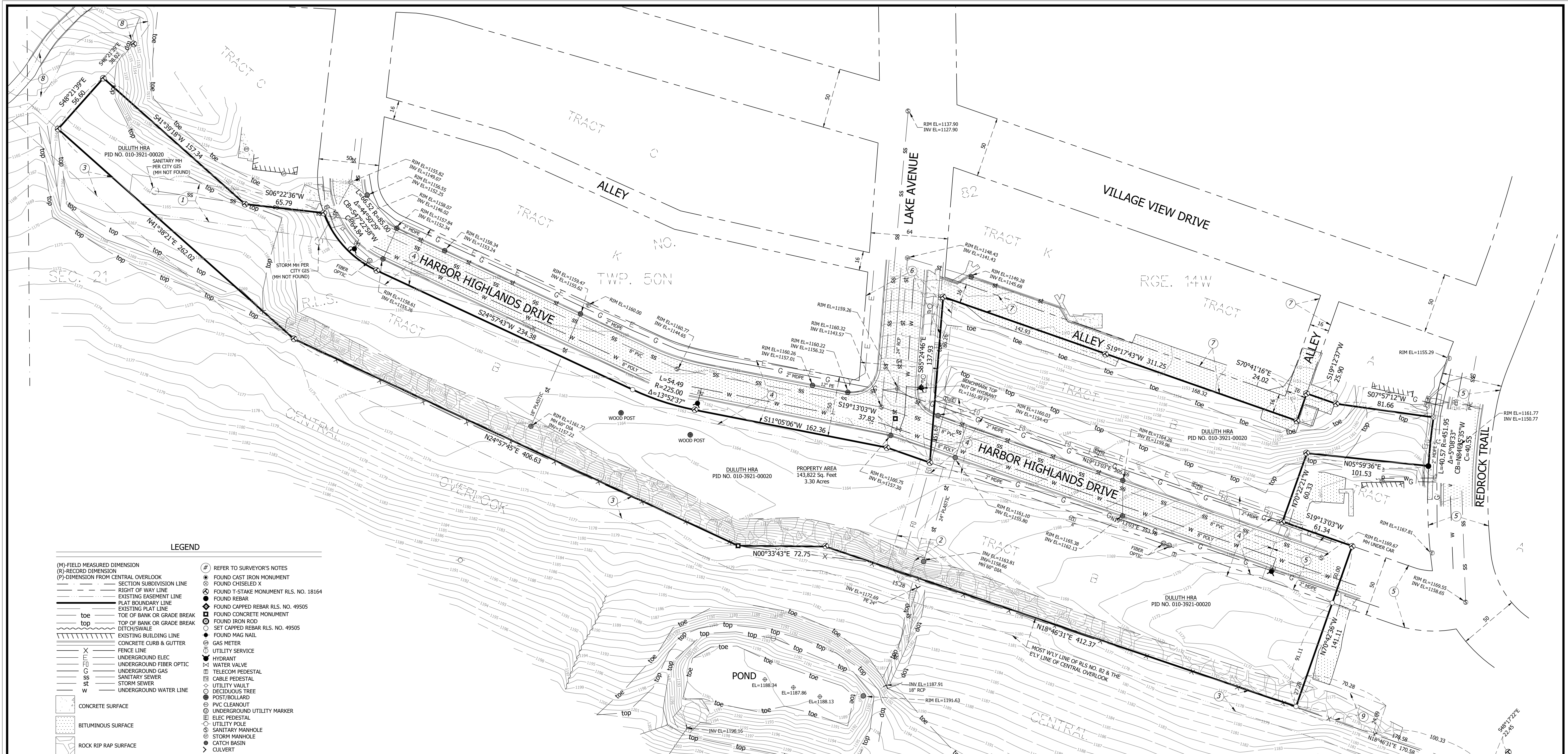
PROJECT NO.

SHEET TITLE

GENERAL NOTES

SHEET NO.

A0.1



LEGEND

- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------------|----------------------|-------------------------------------|---------------------------|--------------------------|------------------------|---------------------------------------|--------------------|-----------------------------------|----------------------------|----------------|---------------------------------|------------------------|------------|-----------------|---------|-------------|------------------|----------------|---------------|----------------|--------------|--------------|----------------------------|---------------|--------------|------------------|---------------|-------------|---------|
| (M) FIELD MEASURED DIMENSION | (R) RECORD DIMENSION | (P) DIMENSION FROM CENTRAL OVERLOOK | SECTION SUBDIVISION LINE | RIGHT OF WAY LINE | EXISTING EASEMENT LINE | PLAT BOUNDARY LINE | EXISTING PLAT LINE | TOE OF BANK OR GRADE BREAK | TOP OF BANK OR GRADE BREAK | DITCH/SWALE | EXISTING BUILDING LINE | CONCRETE CURB & GUTTER | FENCE LINE | UTILITY SERVICE | HYDRANT | WATER VALVE | TELECOM PEDESTAL | CABLE PEDESTAL | UTILITY VAULT | DECIDUOUS TREE | POST/BOLLARD | PVC CLEANOUT | UNDERGROUND UTILITY MARKER | ELEC PEDESTAL | UTILITY POLE | SANITARY MANHOLE | STORM MANHOLE | CATCH BASIN | CULVERT |
| CONCRETE SURFACE | BITUMINOUS SURFACE | ROCK RIP RAP SURFACE | REFER TO SURVEYOR'S NOTES | FOUND CAST IRON MONUMENT | FOUND CHISELED X | FOUND T-STAKE MONUMENT RLS. NO. 18164 | FOUND REBAR | FOUND CAPPED REBAR RLS. NO. 49505 | FOUND CONCRETE MONUMENT | FOUND IRON ROD | SET CAPPED REBAR RLS. NO. 49505 | FOUND MAG NAIL | GAS METER | UTILITY SERVICE | HYDRANT | WATER VALVE | TELECOM PEDESTAL | CABLE PEDESTAL | UTILITY VAULT | DECIDUOUS TREE | POST/BOLLARD | PVC CLEANOUT | UNDERGROUND UTILITY MARKER | ELEC PEDESTAL | UTILITY POLE | SANITARY MANHOLE | STORM MANHOLE | CATCH BASIN | CULVERT |

LEGAL DESCRIPTION PER CERTIFICATE OF TITLE NO. 327976
Tract B REGISTERED LAND SURVEY NO 82

SURVEYOR'S NOTES

- 30 FT UTILITY EASEMENT PER DOC. NO. 878634.
- 20 FT UTILITY EASEMENT PER DOC. NO. 878571.
- 20 FT SHARED USE PATH EASEMENT PER TORRENS DOCUMENT NO. 946969.
- 50 FT RIGHT OF WAY EASEMENT & 8 FT UTILITY EASEMENT PER DOCUMENT NO. 867024.
- PERMANENT STREET & UTILITY EASEMENT PER DOCUMENT NO. 848935.
- 64 FT RIGHT OF WAY EASEMENT & 8 FT UTILITY EASEMENT PER DOCUMENT NO. 867024.
- 16 FT ALLEY EASEMENT PER DOCUMENT NO. 867024.
- BIKEWAY EASEMENT PER TORRENS DOCUMENT NO. 436177 & 449749.
- BACKYARD EASEMENT AGREEMENT PER DOCUMENT NO. 836540.
- BEARINGS ARE BASED ON THE MOST WESTERLY LINE OF TRACT B RLS. NO. 82 WHICH IS ASSUMED TO HAVE A BEARING OF N18°46'31"E (ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1995) (NAD 83 2011).
- THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR SHOWING THE LOCATION OF RECORDED OR UNRECORDED EASEMENTS OR OTHER ENCUMBRANCES NOT PROVIDED TO THE SURVEYOR AS OF THE DATE OF THE SURVEY.
- NO SPECIFIC SOILS INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY ALTA LAND SURVEY COMPANY. THE SUITABILITY OF SOILS TO SUPPORT THE SPECIFIC STRUCTURE PROPOSED IS NOT THE RESPONSIBILITY OF ALTA LAND SURVEY COMPANY OR THE SURVEYOR.
- BENCHMARK SHOWN ON SURVEY.
- DUE TO SNOW AND ICE COVERAGE, SOME FEATURES MAY NOT HAVE BEEN VISIBLE DURING THE COURSE OF THIS SURVEY.

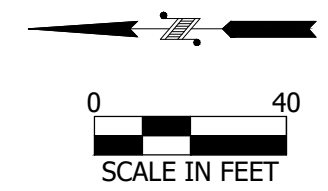
UNDERGROUND UTILITIES NOTES

- UTILITIES SHOWN HEREON, HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR, ENGINEER AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.
- UNDERGROUND UTILITIES SHOWN ON THE SURVEY ARE BASED IN PART ON MARKINGS PROVIDED BY COPPER STATE ONE CALL TICKET NUMBERS 269963260, 269963261, 269963263 AND 269963264.
- SOME UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED BY MAPS AND OR UTILITY SKETCHES PROVIDED BY UTILITY COMPANIES, CITY OR COUNTY GIS. LOCATIONS ARE APPROXIMATE.
- UTILITIES SHOWN ON THIS SURVEY ARE SHOWN FOR APPROXIMATE LOCATION ONLY AND SHOULD BE VERIFIED BEFORE ANY EXCAVATION OR CONSTRUCTION.
- PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY. CONTACT A PRIVATE UTILITY LOCATOR FOR LOCATIONS.
- FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION.



VACANT PROPERTY
HARBOR HIGHLANDS
DRIVE, DULUTH, MN 55805

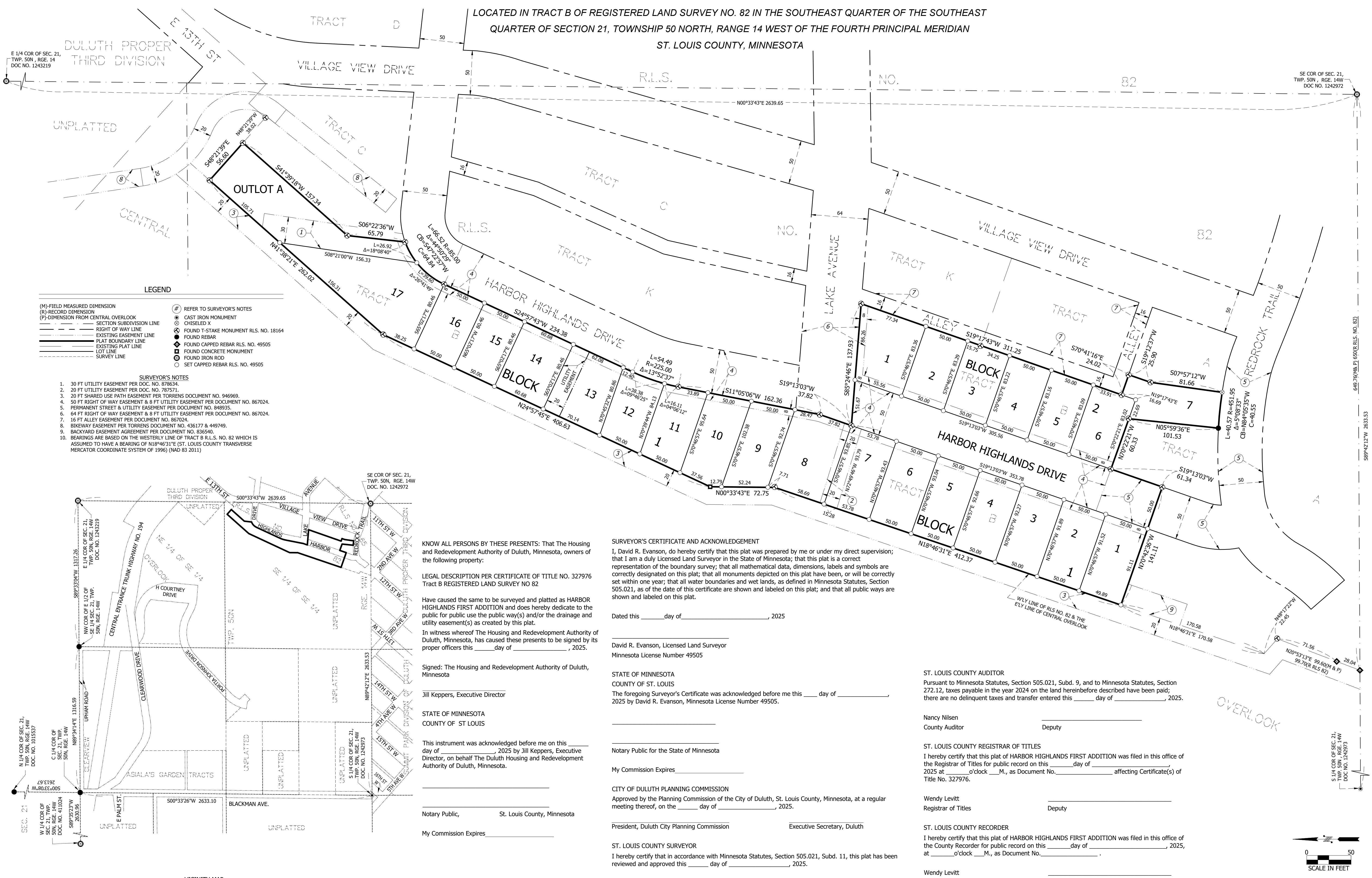
VICINITY MAP



<p>I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.</p> <p><i>David R. Evanson</i> David R. Evanson MN License #49505</p>		<p>BOUNDARY & TOPOGRAPHIC SURVEY</p> <p>CLIENT: ONE ROOF HOUSING ADDRESS: HARBOR HIGHLAND DRIVE</p>		<p>REVISIONS:</p>
<p>DATE: 04-15-2026</p>		<p>DATE: 04-15-2026</p>		<p>JOB NO: 24-1030 SHEET 1 OF 1</p>
<p>ALTA LAND SURVEY COMPANY</p> <p>PHONE: 218-727-5311 LICENSED IN MN & WI WWW.ALTLANDSURVEY.COM</p>				

PLAT OF HARBOR HIGHLANDS FIRST ADDITION

LOCATED IN TRACT B OF REGISTERED LAND SURVEY NO. 82 IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 50 NORTH, RANGE 14 WEST OF THE FOURTH PRINCIPAL MERIDIAN
ST. LOUIS COUNTY, MINNESOTA



LEGEND

- (M) - FIELD MEASURED DIMENSION
 - (R) - RECORD DIMENSION
 - (P) - DIMENSION FROM CENTRAL OVERLOOK
 - SECTION SUBDIVISION LINE
 - RIGHT OF WAY LINE
 - EXISTING EASEMENT LINE
 - PLAT BOUNDARY LINE
 - EXISTING PLAT LINE
 - LOT LINE
 - SURVEY LINE
- ⊕ REFER TO SURVEYOR'S NOTES
 - ⊕ CHISELED X
 - ⊕ FOUND T-STAKE MONUMENT R.L.S. NO. 18164
 - ⊕ FOUND REBAR
 - ⊕ FOUND CAPPED REBAR R.L.S. NO. 49505
 - ⊕ FOUND CONCRETE MONUMENT
 - ⊕ FOUND IRON ROD
 - ⊕ SET CAPPED REBAR R.L.S. NO. 49505

SURVEYOR'S NOTES

- 30 FT UTILITY EASEMENT PER DOC. NO. 878634.
- 20 FT UTILITY EASEMENT PER DOC. NO. 787571.
- 20 FT SHARED USE PATH EASEMENT PER TORRENS DOCUMENT NO. 946969.
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- PERMANENT STREET & UTILITY EASEMENT PER DOCUMENT NO. 848935.
- 64 FT RIGHT OF WAY EASEMENT & 8 FT UTILITY EASEMENT PER DOCUMENT NO. 867024.
- 16 FT ALLEY EASEMENT PER DOCUMENT NO. 867024.
- BIKEWAY EASEMENT PER TORRENS DOCUMENT NO. 436177 & 449749.
- BACKYARD EASEMENT AGREEMENT PER DOCUMENT NO. 836540.
- BEARINGS ARE BASED ON THE WESTERLY LINE OF TRACT B R.L.S. NO. 82 WHICH IS ASSUMED TO HAVE A BEARING OF N18°46'31"E (ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996) (NAD 83 2011)

KNOW ALL PERSONS BY THESE PRESENTS: That The Housing and Redevelopment Authority of Duluth, Minnesota, owners of the following property:

LEGAL DESCRIPTION PER CERTIFICATE OF TITLE NO. 327976 Tract B REGISTERED LAND SURVEY NO 82

Have caused the same to be surveyed and platted as HARBOR HIGHLANDS FIRST ADDITION and does hereby dedicate to the public for public use the public way(s) and/or the drainage and utility easement(s) as created by this plat.

In witness whereof The Housing and Redevelopment Authority of Duluth, Minnesota, has caused these presents to be signed by its proper officers this _____ day of _____, 2025.

Signed: The Housing and Redevelopment Authority of Duluth, Minnesota

Jill Keppers, Executive Director

STATE OF MINNESOTA
COUNTY OF ST LOUIS

This instrument was acknowledged before me on this _____ day of _____, 2025 by Jill Keppers, Executive Director, on behalf The Duluth Housing and Redevelopment Authority of Duluth, Minnesota.

Notary Public, St. Louis County, Minnesota

My Commission Expires _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT
I, David R. Evanson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data, dimensions, labels and symbols are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.021, as of the date of this certificate are shown and labeled on this plat; and that all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2025

David R. Evanson, Licensed Land Surveyor
Minnesota License Number 49505

STATE OF MINNESOTA
COUNTY OF ST. LOUIS
The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 2025 by David R. Evanson, Minnesota License Number 49505.

Notary Public for the State of Minnesota

My Commission Expires _____

CITY OF DULUTH PLANNING COMMISSION
Approved by the Planning Commission of the City of Duluth, St. Louis County, Minnesota, at a regular meeting thereof, on the _____ day of _____, 2025.

President, Duluth City Planning Commission Executive Secretary, Duluth

ST. LOUIS COUNTY SURVEYOR
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 2025.

Nick C. Stewart
County Surveyor Deputy

ST. LOUIS COUNTY AUDITOR
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, and to Minnesota Statutes, Section 272.12, taxes payable in the year 2024 on the land hereinbefore described have been paid; there are no delinquent taxes and transfer entered this _____ day of _____, 2025.

Nancy Nilsen
County Auditor Deputy

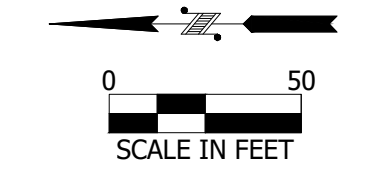
ST. LOUIS COUNTY REGISTRAR OF TITLES
I hereby certify that this plat of HARBOR HIGHLANDS FIRST ADDITION was filed in this office of the Registrar of Titles for public record on this _____ day of _____, 2025 at _____ o'clock _____ M., as Document No. _____ affecting Certificate(s) of Title No. 327976.

Wendy Levitt
Registrar of Titles Deputy

ST. LOUIS COUNTY RECORDER
I hereby certify that this plat of HARBOR HIGHLANDS FIRST ADDITION was filed in this office of the County Recorder for public record on this _____ day of _____, 2025, at _____ o'clock _____ M., as Document No. _____.

Wendy Levitt
County Recorder Deputy

VICINITY MAP
NO SCALE
SE 1/4 OF SEC. 21, TWP. 50N, RGE. 14W



LEGEND		
DESCRIPTION	PROPOSED	EXISTING
SITE PROPERTY	---	---
SECTION	---	---
RIGHT OF WAY	---	---
EASEMENT	---	---
LOT	---	---
BENCHMARK	△	△
SURVEY MONUMENT	⊙	⊙ T · X
CENTERLINE	---	---
PAVEMENT	---	---
PAVERS	---	---
CONCRETE	---	---
SIDEWALK	---	---
GRAVEL	---	---
RIP RAP	---	---
CURB & GUTTER	---	N/A
STRIPING	---	---
ADA DOMES	---	---
FLAG POLE	---	---
MAIL BOX	---	---
POST	---	---
BOLLARD	---	---
PARKING METER	---	---
SIGN	---	---
CHAIN LINK FNC	---	---
BARB WIRE FNC	---	---
FNC	---	---
GUARD RAIL	---	---
VEGETATION	---	---
TREE	---	---
WETLAND	N/A	---
BUILDING	---	---
WALL	---	---
DOORS	---	---
OVERHANG	---	---
STOOP	---	N/A
FOOTING	---	---
DOWN DRAIN	---	---
MJR CONTOUR	500	500
MNR CONTOUR	499	499
TOP OF SLOPE	TOP	TOP
TOE OF SLOPE	TOE	TOE
DAYLIGHT FILL	F	N/A
DAYLIGHT CUT	C	N/A
FLOW LINE	---	---
OVERHEAD	OH	OH
UTILITY POLE	---	---
GUY WIRE	---	---
VALVE	---	---
UTILITY BOX	---	---
METER	---	---
CLEANOUT	---	---
STORM PIPE	---	---
STORM MH	---	---
CB - SQUARE	---	---
CB - ROUND	---	---
APRON	---	---
FORCEMAIN	FM	FM
SANITARY	---	---
SANITARY MH	---	---
WATER LINE	W	W
WATER MH	---	---
HYDRANT	---	---
WELL	---	---
GAS PIPE	G	G
GAS MH	---	---
REGULATOR	---	---
ELECTRICAL	E	E
ELEC MH	---	---
LIGHT POLE	---	---
TRANSFORMER	---	---
OUTLET	---	---
FIBER OPTIC	FO	FO
TELECOM	T	T
CABLE	CBL	CBL
COMM MH	---	---

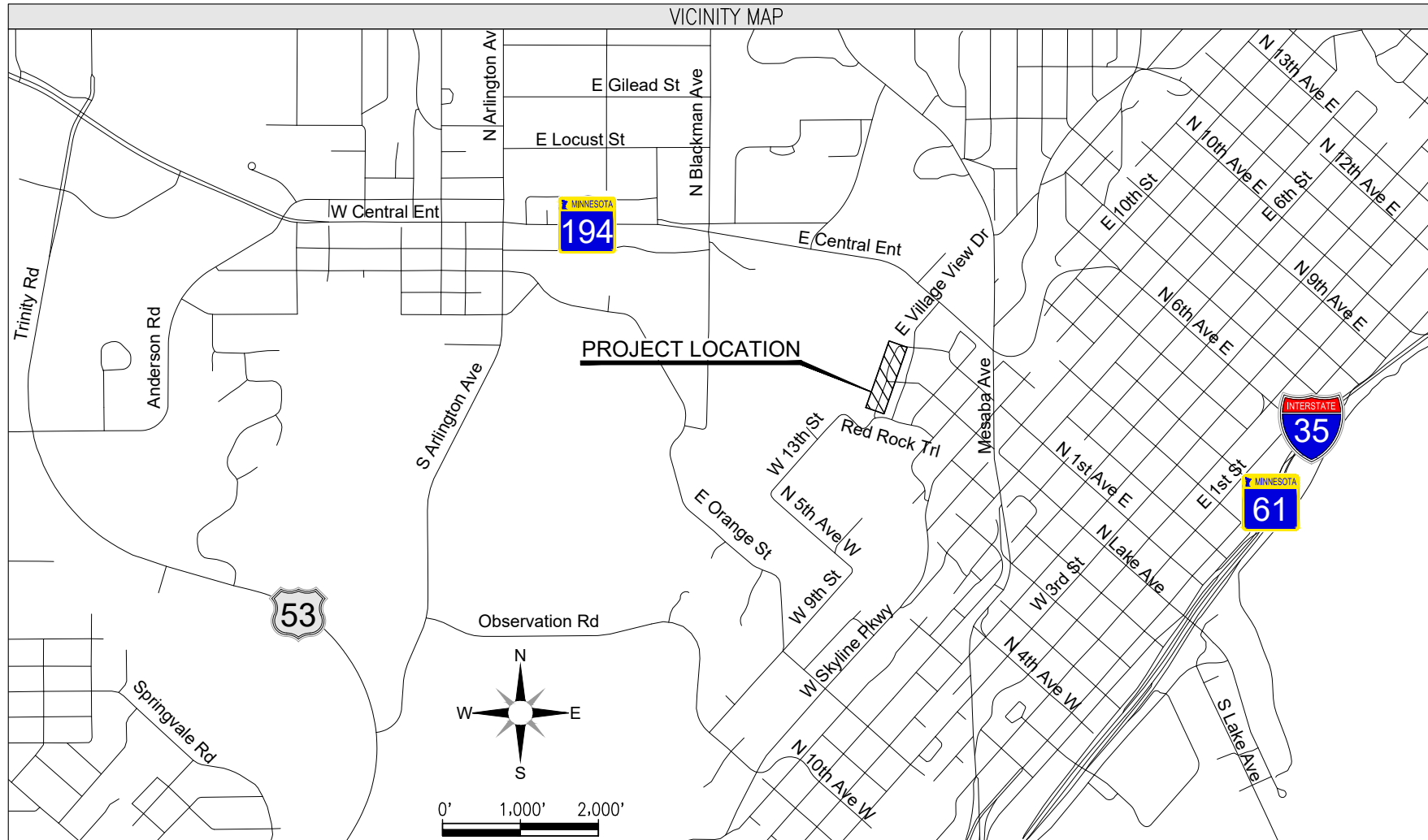
CITY OF DULUTH

DEPARTMENT OF PUBLIC WORKS AND UTILITIES

ENGINEERING DIVISION

CONSTRUCTION PLANS FOR:
W HARBOR HIGHLANDS DR IMPROVEMENTS
 DULUTH, MN 55805

CITY PROJECT NO. 2237



GOVERNING SPECIFICATIONS

THE 2025 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION 'STANDARD SPECIFICATIONS FOR CONSTRUCTION' SHALL GOVERN. AVAILABLE AT: <http://www.dot.state.mn.us/pre-letting/spec/>

THE 2026 EDITION OF THE CITY OF DULUTH STANDARD CONSTRUCTION SPECIFICATIONS AND SUPPLEMENTS OR ADDENDUMS SHALL APPLY. AVAILABLE AT: <http://www.duluthmn.gov/engineering/standard-construction-specifications/>

UTILITY DETAIL LEVEL

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".

WARNING:

LOCATION OF UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR. CALL BEFORE DIGGING. GOPHER STATE ONE CALL 1-800-252-1166 REQUIRED BY LAW.

BASIS OF BEARING/CONTROL

CONTROL BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996

POINT NAME:	NORTHING:	EASTING:	ELEVATION:
TNH	3345969.67	4841749.93	1161.93

SHEET INDEX

SHEET NO	DESCRIPTION
1	TITLE
2	GENERAL NOTES
3-4	TOPOGRAPHIC & BOUNDARY SURVEY + PLAT SHEET
5-6	DETAILS
7-10	EXISTING CONDITIONS & REMOVALS
11-14	SITE PLAN
15-18	GRADING PLAN
19-22	UTILITY PLAN
23-26	SWPPP LAYOUT
27	SWPPP TABLE
28	SWPPP NARRATIVE
29-30	SWPPP DETAILS

---THIS PLAN CONTAINS 30 SHEETS---

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David G. Bolf

**PRELIMINARY
NOT FOR CONSTRUCTION**

PROJECT ENGINEER DATE 40926 LIC. NO. 40926

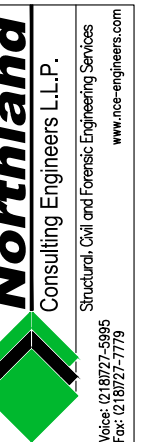
CITY APPROVAL

APPROVED _____ CHIEF ENGINEER OF TRANSPORTATION DATE _____

APPROVED _____ CHIEF ENGINEER OF UTILITIES DATE _____

APPROVED _____ CITY ENGINEER DATE _____

CITY OF DULUTH PROJECT NO. 2237



W HARBOR HIGHLANDS DR IMPROVEMENTS
DULUTH, MN 55805

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
 Lic. No. 40926
 5/29/26
 PRELIMINARY NOT FOR CONSTRUCTION
 Engineer: DAVID G. BOLFF

revision _____
 Proj: 26-096
 Date: 5/29/26
 Drawn: JFM
 Checked: TLL

TITLE
 Sheet Title
 Sheet Number
1

GENERAL CIVIL NOTES

SHOP DRAWINGS

SHOP DRAWINGS FOR THE FOLLOWING ITEMS, BUT NOT LIMITED TO, SHALL BE SUBMITTED FOR REVIEW PRIOR TO CONSTRUCTION IF APPLICABLE;

- A. BITUMINOUS MIX DESIGN
- B. CONCRETE MIX DESIGN
- C. STORM SEWER COMPONENTS
- D. WATER MAIN COMPONENTS
- E. SANITARY SEWER COMPONENTS
- F. CONCRETE STRUCTURES
- G. STORM WATER TREATMENT MATERIALS
- H. GEOSYNTHETIC PRODUCTS

DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD; THEREFORE, THEY SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY THE ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE ONE ELECTRONIC COPY TO BE MARKED AND RETURNED.

SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS, IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATION SHALL CONTROL AND SHALL BE FOLLOWED.

UTILITIES

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS TO UTILITY LEVEL "D" AS DEFINED BY CI/ASCE 38-22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "GSOC" AT (1-800-252-1166) TWO WORKING DAYS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

GEOTECHNICAL & MATERIAL TESTING

THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEOTECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE GEOTECHNICAL REPORT AND THE PLANS.

OWNER HAS OPTION TO COMPLETE QUALITY ASSURANCE OF MATERIAL TESTING. MATERIAL TESTING SHALL FOLLOW THE MnDOT SCHEDULE OF MATERIAL CONTROL UNLESS NOTED IN THE CONTRACT DOCUMENTS.

AMERICANS WITH DISABILITIES ACT (ADA)

ALL PEDESTRIAN FACILITIES ON THIS PROJECT MUST BE CONSTRUCTED ACCORDING TO PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) WHICH CAN BE FOUND AT: <http://www.dot.state.mn.us/ada/pdf/PROWAG.pdf> and MnDOT STANDARD PLANS 5-297.250 & 5-297.254

THE CONTRACTOR MUST DESIGNATE A RESPONSIBLE PERSON COMPETENT IN ALL ASPECTS OF PROWAG TO ASSESS PROPOSED SIDEWALK LAYOUT AT EACH SITE BEFORE WORK BEGINS. THE DESIGNATED PERSON MUST HAVE ATTENDED THE MnDOT ADA CONSTRUCTION CERTIFICATION COURSE AND RECEIVED A PASSING SCORE, WITHIN THE PAST 3 YEARS. FOR CLASS DATES AND LOCATIONS PLEASE REFER TO THE FOLLOWING LINK AT: <http://www.dot.state.mn.us/ada/training.html>. A MINIMUM OF ONE PERSON PER PROJECT MUST POSSESS A VALID ADA CONSTRUCTION CERTIFICATION CARD ANYTIME ADA WORK IS BEING PERFORMED ON THE PROJECT. IF WORK ON ELECTRICAL COMPONENTS IS THE ONLY ADA WORK TAKING PLACE ON THE PROJECT THE ELECTRICIAN MUST HAVE IN THEIR POSSESSION A CURRENT MnDOT SIGNALS AND LIGHTING CERTIFICATION.

THE CONTRACTOR AND THE ENGINEER SHALL WORK TOGETHER TO CONSTRUCT ALL PEDESTRIAN FACILITIES SET FORTH IN THE PLANS AND REQUIREMENTS OF PROWAG.

IF THE PLAN OR SITE CONDITIONS DO NOT ALLOW ACCESSIBILITY STANDARDS TO BE MET, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER TO DETERMINE A RESOLUTION. THE ENGINEER SHALL RESPOND TO THE CONTRACTOR, IN A TIMELY MANNER (UP TO 24 HOURS), WITH A SOLUTION ON HOW TO PROCEED. THE CONTRACTOR SHALL MITIGATE ANY POTENTIAL DELAYS BY PROGRESSING OTHER AVAILABLE WORK ON THE PROJECT.

IF THE CONTRACTOR CONSTRUCTS ANY PEDESTRIAN FACILITIES THAT ARE NOT PER PLAN, DO NOT MEET THE REQUIREMENTS OF PROWAG, OR DO NOT FOLLOW THE AGREED UPON RESOLUTION WITH THE ENGINEER, THE CONTRACTOR WILL BE RESPONSIBLE FOR CORRECTING THE DEFICIENT FACILITIES WITH NO COMPENSATION PAID FOR THE CORRECTIVE WORK.

SURVEY STAKES & BENCHMARKS

THE CONTRACTOR IS RESPONSIBLE FOR ALL STAKING OPERATIONS UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS.

IF NOTED IN THE CONTRACT DOCUMENTS FOR THE OWNER TO PROVIDE STAKING OPERATIONS, THE CONTRACTOR SHALL GIVE THE ENGINEER AT LEAST 72 HOURS NOTICE IN WRITING BEFORE REQUIRING ANY SURVEYS OR CONSTRUCTION STAKES TO BE SET, OR BEFORE COMMENCING WORK ON ANY PORTION OF THE CONTRACT, OR AT ANY NEW PLACE, AS WELL AS AT ANY PLACE WHERE WORK HAS BEEN RELINQUISHED OR STOPPED FOR ANY CAUSE.

THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF ALL SUCH STAKES AND BENCH MARKS IN THEIR PROPER POSITIONS, AND IN CASE OF ANY OF THEM BEING LOST, DESTROYED, OR OBLITERATED AFTER ONCE HAVING BEEN GIVEN, THE CONTRACTOR SHALL AT ONCE NOTIFY THE OWNER IN WRITING AND ALL EXPENSE INCURRED BY THE OWNER IN REPLACING THE SAME MAY BE CHARGED AGAINST THE CONTRACTOR AND DEDUCTED FROM THE ESTIMATES.

ENGINEER'S AUTHORITY

THE ENGINEER SHALL GIVE ALL ORDERS AND DIRECTIONS CONTEMPLATED UNDER THIS CONTRACT AND SPECIFICATIONS RELATIVE TO THE EXECUTION OF THE WORK. THE ENGINEER SHALL DETERMINE THE AMOUNT, QUALITY, ACCEPTABILITY, AND FITNESS OF THE SEVERAL KINDS OF WORK AND MATERIALS WHICH ARE TO BE PAID FOR UNDER THIS CONTRACT AND SHALL DECIDE ALL QUESTIONS WHICH MAY ARISE IN RELATION TO SAID WORK AND THE CONSTRUCTION THEREOF.

THE ENGINEER'S ESTIMATES AND DECISIONS SHALL BE FINAL AND CONCLUSIVE, EXCEPT AS HEREIN OTHERWISE EXPRESSLY PROVIDED. IN CASE ANY QUESTIONS SHALL ARISE BETWEEN THE PARTIES HERETO RELATIVE TO SAID CONTRACT OR SPECIFICATIONS, THE DETERMINATION OF DECISION OF THE ENGINEER SHALL BE A CONDITION PRECEDENT TO THE RIGHT OF THE CONTRACTOR TO RECEIVE ANY MONEY OR PAYMENT FOR WORK UNDER THIS CONTRACT AFFECTED IN ANY MANNER OR TO ANY EXTENT BY SUCH QUESTION.

THE ENGINEER SHALL DECIDE THE MEANING AND INTENT OF ANY PORTION OF THE SPECIFICATIONS AND OF ANY PLAN OR DRAWINGS WHERE THE SAME MAY BE FOUND OBSCURE OR BE IN DISPUTE. ANY DIFFERENCES OR CONFLICTS IN REGARD TO THEIR WORK WHICH MAY ARISE BETWEEN THE CONTRACTOR UNDER THIS CONTRACT AND OTHER CONTRACTORS PERFORMING WORK FOR THE OWNER SHALL BE ADJUSTED AND DETERMINED BY THE ENGINEER.

THE CONTRACTOR IS TO FURNISH THE ENGINEER OR SUPERVISOR WITH ALL REQUIRED ASSISTANCE TO FACILITATE THOROUGH INSPECTION, OR CULLING OVER REMOVAL OF DOUBTFUL OR DEFECTIVE MATERIAL, OR FOR THE THOROUGH EXAMINATION INTO ANY OF THE WORK PERFORMED, OR FOR ANY OTHER PURPOSE REQUIRED IN THE DISCHARGE OF THEIR DUTIES, FOR WHICH SERVICE NO ADDITIONAL ALLOWANCE WILL BE MADE. THE ENGINEER OR SUPERVISOR MAY STOP THE WORK ENTIRELY IF THERE IS NOT SUFFICIENT QUANTITY OF SUITABLE AND APPROVED MATERIALS ON THE SITE TO CARRY IT ON PROPERLY, OR FOR ANY GOOD AND SUFFICIENT CAUSE; ALSO TO SEE THAT ALL OF THE PROVISIONS OF THIS CONTRACT AND SPECIFICATION ARE FAITHFULLY ADHERE TO, AND SHALL HAVE THE POWER TO DISMISS ANY EMPLOYEE OF THE CONTRACTOR FOR INCOMPETENCE, INTOXICATION, WILLFUL NEGLIGENCE, OR DISREGARD OF ORDERS.

THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE ACTS OF OMISSIONS OF THE CONTRACTOR, OR ANY SUBCONTRACTORS, OR ANY OF THE THEIR SUPERINTENDENCE, AGENTS, OR EMPLOYEES.

CHANGES IN WORK

NO CHANGES IN THE WORK COVERED BY THE APPROVED CONTRACT DOCUMENTS SHALL BE MADE WITHOUT HAVING PRIOR WRITTEN APPROVAL BY THE ENGINEER.



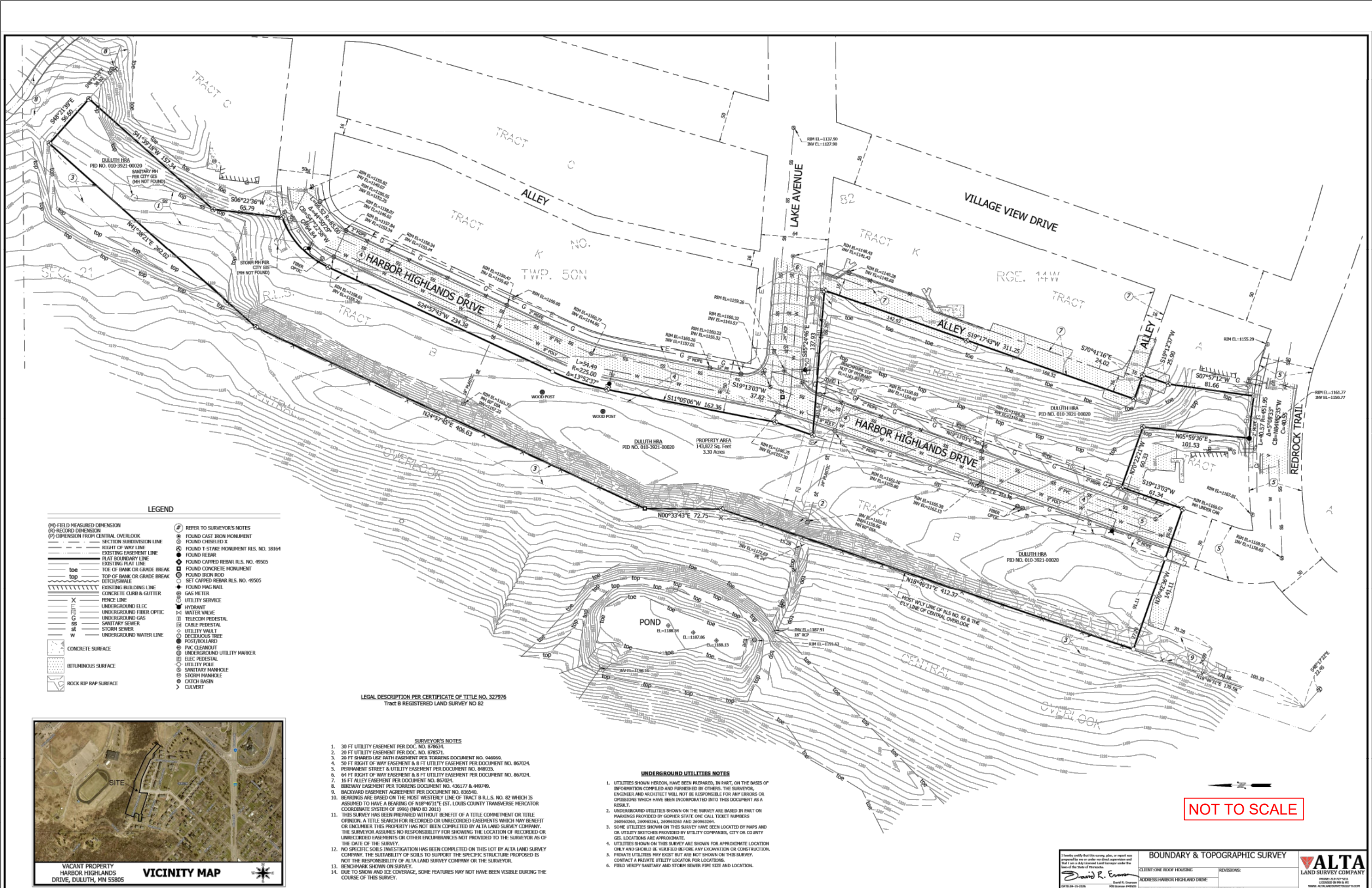
**W HARBOR HIGHLANDS DR
IMPROVEMENTS**
DULUTH, MN 55805

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
5/29/26
Lic. No: 40926
Engineer: DAVID G. BOLF

revision

Proj: 26-096
Date: 5/29/26
Drawn: JFM
Checked: TLL

GENERAL NOTES
Sheet Title
Sheet Number



LEGEND

(M) FIELD MEASURED DIMENSION	(R) RECORD DIMENSION	(P) DIMENSION FROM CENTRAL OVERLOOK	REFER TO SURVEYOR'S NOTES
SECTION SUBDIVISION LINE	FOUND CAST IRON MONUMENT	FOUND CHISELED X	FOUND T-STAKE MONUMENT RLS. NO. 18164
RIGHT OF WAY LINE	FOUND REBAR	FOUND CAPPED REBAR RLS. NO. 49505	FOUND CONCRETE MONUMENT
EXISTING EASEMENT LINE	FOUND IRON ROD	SET CAPPED REBAR RLS. NO. 49505	FOUND MAG NAIL
PLAT BOUNDARY LINE	POST/ROLLAND	GAS METER	UTILITY SERVICE
EXISTING PLAT LINE	HYDRANT	WATER VALVE	UNDERGROUND ELEC
TOE OF BANK OR GRADE BREAK	TELECOM PEDESTAL	SANITARY SEWER	UNDERGROUND FIBER OPTIC
TOP OF BANK OR GRADE BREAK	CABLE PEDESTAL	UTILITY VAULT	UNDERGROUND GAS
DITCH/SWALE	UTILITY VAULT	DECIDUOUS TREE	CONCRETE CURB & GUTTER
EXISTING BUILDING LINE	POST/ROLLAND	PVC CLEANOUT	FENCE LINE
CONCRETE CURB & GUTTER	UNDERGROUND UTILITY MARKER	ELEC PEDESTAL	UNDERGROUND ELEC
UTILITY SERVICE	ELEC PEDESTAL	UTILITY POLE	UNDERGROUND FIBER OPTIC
HYDRANT	UTILITY POLE	SANITARY MANHOLE	UNDERGROUND GAS
WATER VALVE	SANITARY MANHOLE	STORM MANHOLE	STORM SEWER
TELECOM PEDESTAL	STORM MANHOLE	CATCH BASIN	UNDERGROUND WATER LINE
CABLE PEDESTAL	CATCH BASIN	CLEWERK	
UTILITY VAULT			
DECIDUOUS TREE			
POST/ROLLAND			
PVC CLEANOUT			
UNDERGROUND UTILITY MARKER			
ELEC PEDESTAL			
UTILITY POLE			
SANITARY MANHOLE			
STORM MANHOLE			
CATCH BASIN			
CLEWERK			

LEGAL DESCRIPTION PER CERTIFICATE OF TITLE NO. 327976
Tract B REGISTERED LAND SURVEY NO 82

- SURVEYOR'S NOTES**
- 30 FT UTILITY EASEMENT PER DOC. NO. 878634.
 - 20 FT UTILITY EASEMENT PER DOC. NO. 878571.
 - 20 FT SHARED USE PATH EASEMENT PER TORRENS DOCUMENT NO. 046969.
 - 50 FT RIGHT OF WAY EASEMENT & 8 FT UTILITY EASEMENT PER DOCUMENT NO. 867024.
 - PERMANENT STREET & UTILITY EASEMENT PER DOCUMENT NO. 848935.
 - 64 FT RIGHT OF WAY EASEMENT & 8 FT UTILITY EASEMENT PER DOCUMENT NO. 867024.
 - 10 FT ALLEY EASEMENT PER DOCUMENT NO. 867024.
 - BIKEWAY EASEMENT PER TORRENS DOCUMENT NO. 436177 & 449749.
 - BACKYARD EASEMENT AGREEMENT PER DOCUMENT NO. 836590.
 - BEARINGS ARE BASED ON THE MOST WESTERLY LINE OF TRACT B R.L.S. NO. 82 WHICH IS ASSUMED TO HAVE A BEARING OF N18°46'31"E CST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996 (NAD 83 2011)
 - THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR SHOWING THE LOCATION OF RECORDED OR UNRECORDED EASEMENTS OR OTHER ENCUMBRANCES NOT PROVIDED TO THE SURVEYOR AS OF THE DATE OF THE SURVEY.
 - NO SPECIFIC SOILS INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY ALTA LAND SURVEY COMPANY. THE SUITABILITY OF SOILS TO SUPPORT THE SPECIFIC STRUCTURE PROPOSED IS NOT THE RESPONSIBILITY OF ALTA LAND SURVEY COMPANY OR THE SURVEYOR.
 - BENCHMARK SHOWN ON SURVEY.
 - DOE TO SNOW AND ICE COVERAGE, SOME FEATURES MAY NOT HAVE BEEN VISIBLE DURING THE COURSE OF THIS SURVEY.

- UNDERGROUND UTILITIES NOTES**
- UTILITIES SHOWN HEREON, HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR, ENGINEER AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.
 - UNDERGROUND UTILITIES SHOWN ON THE SURVEY ARE BASED IN PART ON MARKINGS PROVIDED BY GOPHER STATE ONE CALL TICKET NUMBERS 28993280, 28993291, 28993283 AND 28993294.
 - SOME UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED BY MAPS AND/OR UTILITY SKETCHES PROVIDED BY UTILITY COMPANIES, CITY OR COUNTY GIS. LOCATIONS ARE APPROXIMATE.
 - UTILITIES SHOWN ON THIS SURVEY ARE SHOWN FOR APPROXIMATE LOCATION ONLY AND SHOULD BE VERIFIED BEFORE ANY EXCAVATION OR CONSTRUCTION.
 - PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY. CONTACT A PRIVATE UTILITY LOCATOR FOR LOCATIONS.
 - FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION.



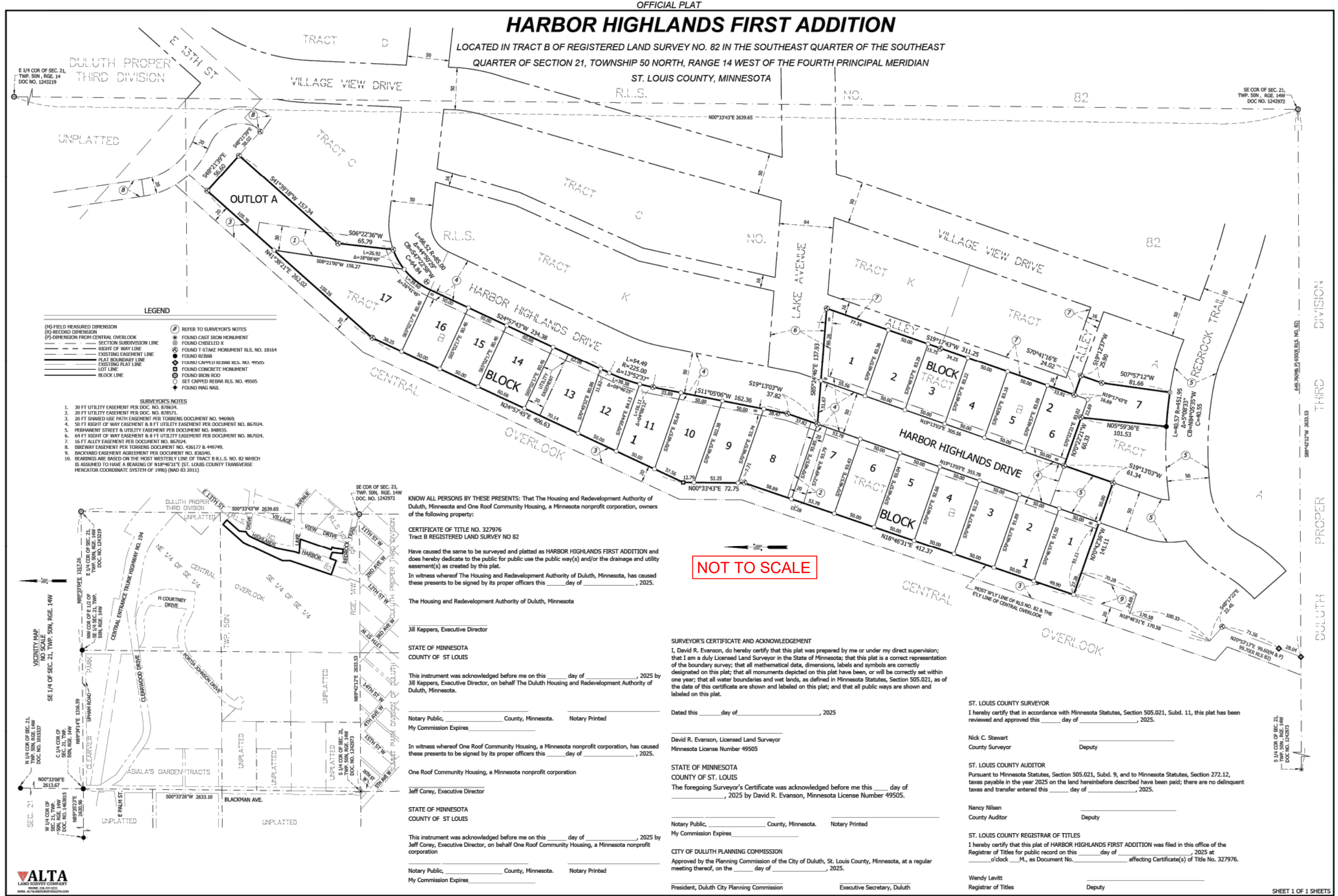
NOT TO SCALE

BOUNDARY & TOPOGRAPHIC SURVEY

CLIENT: ONE ROOF HOUSING
ADDRESS: HARBOR HIGHLAND DRIVE
DATE: 04-15-2026

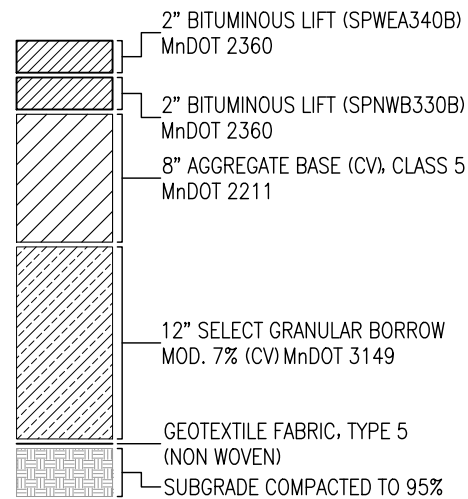
REVISIONS:

ALTA
LAND SURVEY COMPANY
REPID: 239-727-9511
WWW.ALTAENGINEERS.COM

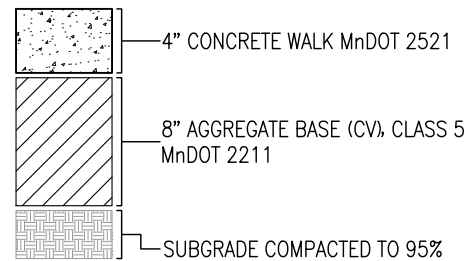


W:\Projects\26-096 - Harbor Highlands Housing\Design\Engineering\DWG_Survey.dwg May 29, 2026 3:45pm johnm

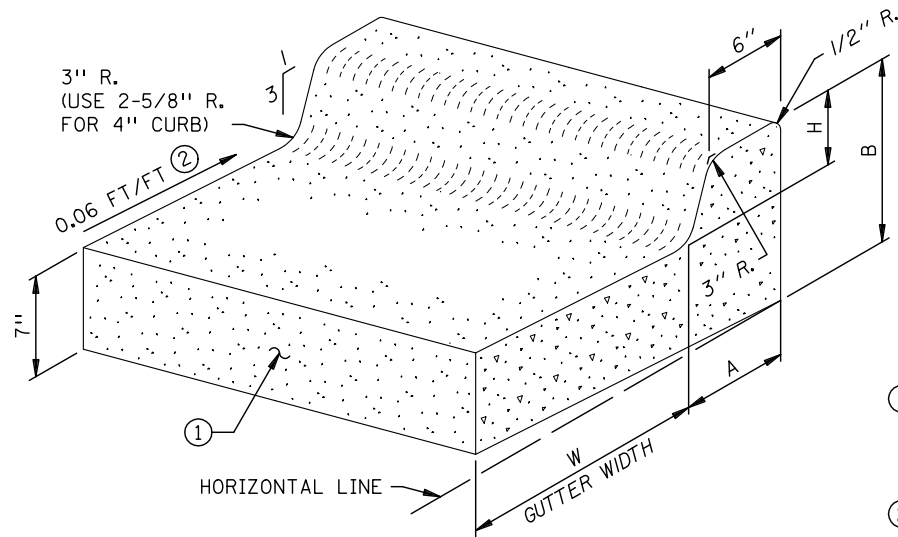




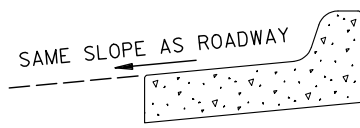
1
5 BITUMINOUS PAVEMENT SECTION
SCALE: 1" = 12"



2
5 CONCRETE SIDEWALK SECTION
SCALE: 1" = 12"



DESIGN B



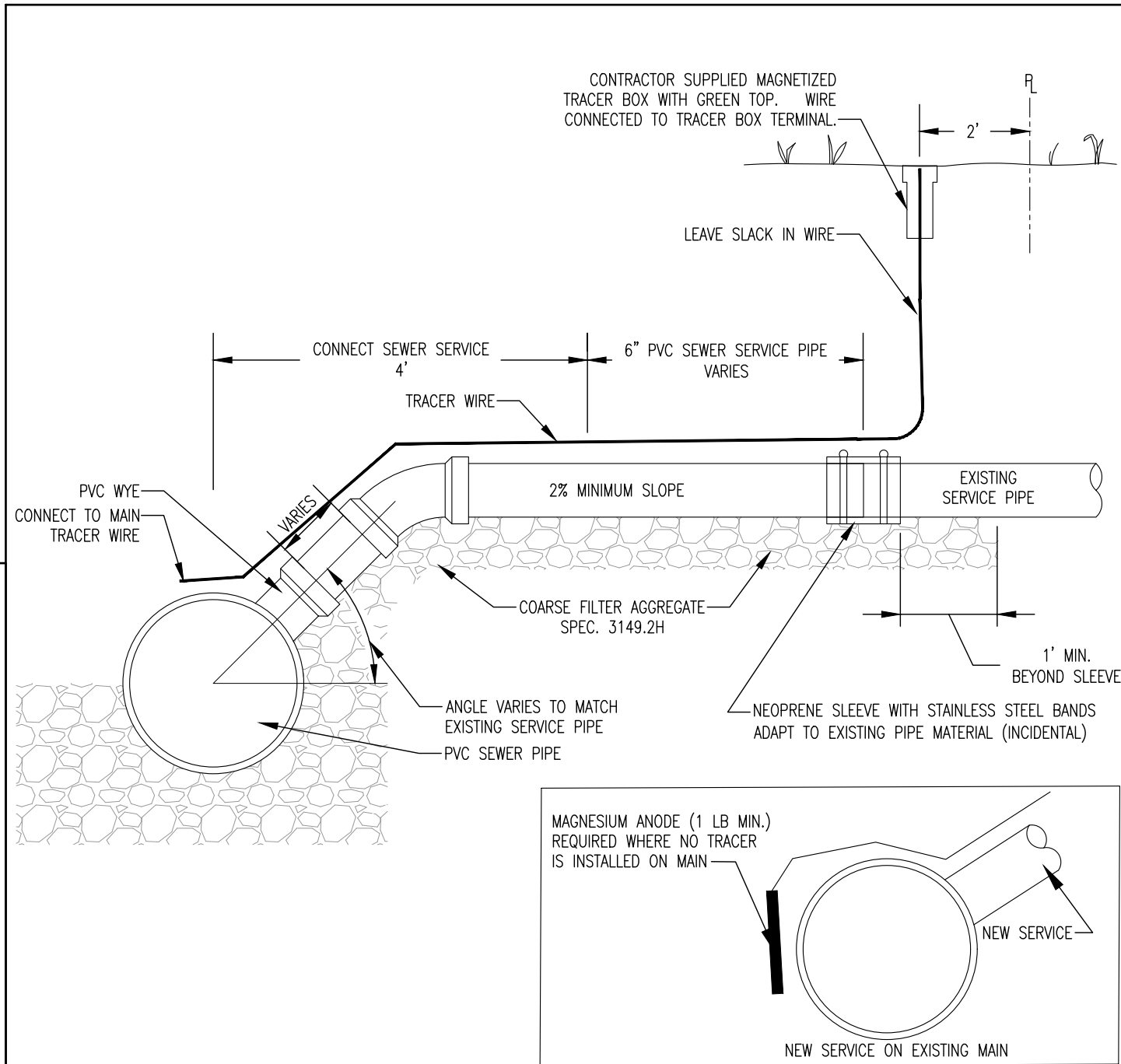
REVERSE SLOPE GUTTER SECTION
(FORMS MAY BE TILTED)

NOTES:

- ① LONGITUDINAL JOINT WHEN ADJACENT TO RIGID PAVEMENT OR BASE. SEE STANDARD PLANS MANUAL FOR JOINT INFORMATION.
- ② SLOPE 0.06 FT/FT NORMAL, UNLESS OTHERWISE SPECIFIED. IF A DIFFERENT GUTTER SLOPE IS PERMITTED, THE FORM MAY BE TILTED.

DESIGN B			W = 12"			W = 18"			W = 24"		
DIMENSIONS			DESIGN NO.	CONCRETE		DESIGN NO.	CONCRETE		DESIGN NO.	CONCRETE	
H	A	B		CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.		CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.		CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.
6	8"	13-1/2"	B612	0.0474	21.1	B618	0.0582	17.2	B624	0.0690	14.5

3
5 CONCRETE CURB AND GUTTER - DESIGN B624
SEE MnDOT STANDARD PLATE 7100H NTS.



NOTES

- 1. BID ITEM FOR PVC WYE INCLUDES FURNISHING AND INSTALLING WYE IN SEWER MAIN.
- 2. CONNECT SEWER SERVICE INCLUDES 6" PVC SEWER SERVICE PIPE (TO 4' FROM C/L) AND ALL FITTINGS
- 3. 6" PVC SEWER SERVICE PIPE IS INTENDED FOR THE RECONSTRUCTION OF SEWER SERVICES (WHEN FOUND TO BE IN NEED BY THE ENGINEER) COMPLETE IN PLACE FROM 4.0' BEYOND THE C/L OF THE SEWER MAIN TO A POINT DESIGNATED BY THE ENGINEER FOR NEW SERVICES, PIPE TO STOP AT RIGHT OF WAY
- 4. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED WITH SANITARY SEWER MAINS AND SERVICES. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER
- 5. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP.
- 6. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.

TYPICAL SEWER SERVICE CONNECTION

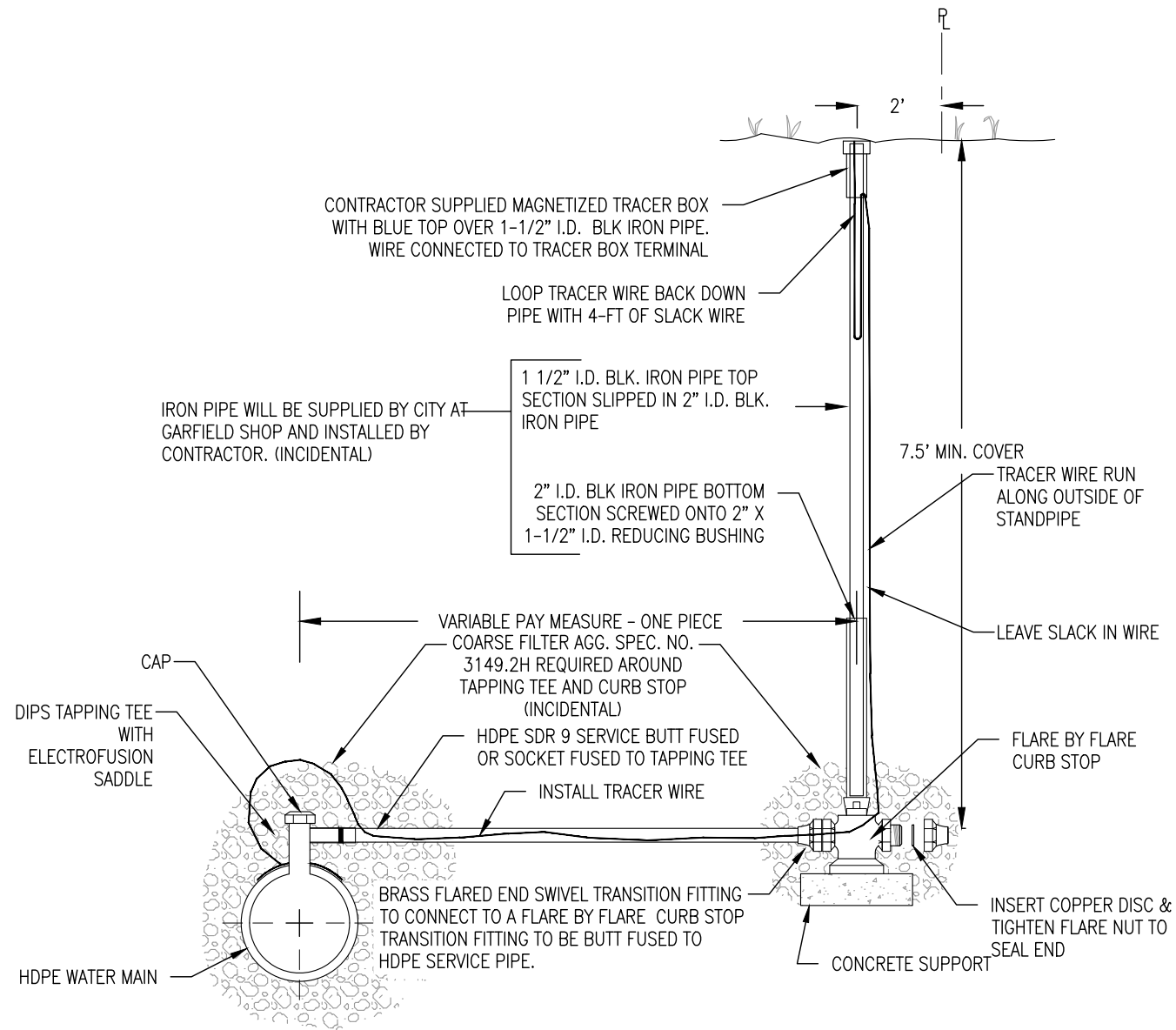
REVISED/APPROVED 02/19/2015

CITY OF DULUTH STANDARD DETAIL
DEPT. OF PUBLIC WORKS AND UTILITIES

4
5 SAN-2

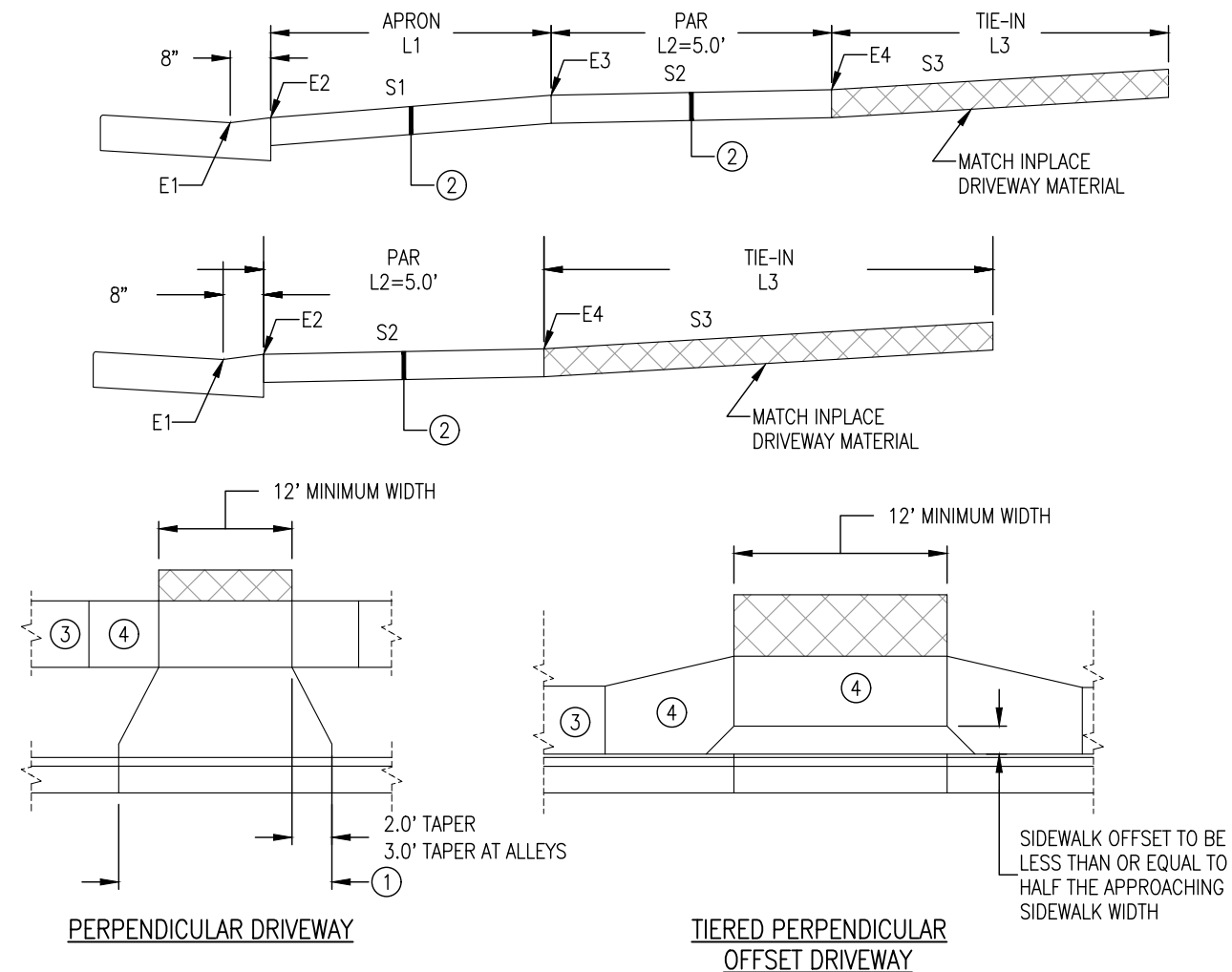
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NOTE: EXCAVATE 6" UNDER IN-PLACE MAIN AND BACKFILL WITH COURSE FILTER AGGREGATE MNDOT SPEC. # 3149.2H. CONTRACTOR SHALL PROVIDE & PLACE A TRENCH BOX WHEN REQUIRED.



GENERAL NOTES

- EXCAVATE 6" UNDER IN-PLACE MAIN AND BACKFILL WITH COURSE FILTER AGGREGATE MNDOT SPEC. #3149.2H. CONTRACTOR SHALL PROVIDE & PLACE A TRENCH BOX WHEN REQUIRED.
- SERVICE IS TO BE AIR TESTED PRIOR TO TAPPING MAIN.
- THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. THE NUMBER OF CONNECTIONS MUST BE KEPT TO A MINIMUM. ANY SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS OR CLIP TYPE CONNECTORS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.



NOTES:

WHERE THERE IS NO SIDEWALK OR THERE IS A GRASS BOULEVARD BETWEEN THE SIDEWALK AND THE BACK OF CURB THE DIFFERENCE BETWEEN E1 AND E4 MUST BE AT LEAST 6" TO CONTAIN RUNOFF.

ALL ENTRANCES SHALL BE CONSTRUCTED ACCORDING TO MnDOT STANDARD PLAN 5-297.254 "DRIVEWAY AND SIDEWALK DETAILS" EXCEPT WHERE NOTED WITHIN THIS DETAIL AND FOLLOW THE REQUIREMENTS OF ALL PEDESTRIAN ACCESS ROUTES.

PLAN VIEWS WITHIN ARE EXAMPLES ONLY. ACTUAL DESIGNED DRIVEWAY ENTRANCE GEOMETRY AND SLOPES WILL VARY ACCORDING TO MnDOT STANDARD PLAN 5-297.254.

THE GRADE DIFFERENTIAL BETWEEN GUTTER AND S1 SHALL NOT EXCEED A 15%.

- 16' MINIMUM WIDTH, 26' MAXIMUM (28' AT ALLEYS)
- 7" CONCRETE DRIVEWAY PAVEMENT FOR RESIDENTIAL DRIVES AND 8" CONCRETE DRIVEWAY PAVEMENT FOR ALLEY AND COMMERCIAL DRIVES. PAVEMENT IS TO BE CONSTRUCTED ON 12" OF AGGREGATE BASE CLASS 5 (INCIDENTAL).
- 4" CONCRETE WALK
- TRANSITION DRIVEWAY THICKNESS TO WALK THICKNESS
- PEDESTRIAN ACCESS ROUTE (S2 PAR) IS RECOMMENDED TO BE 1.5% NOT TO EXCEED 2.0%

TYPICAL HDPE WATER SERVICE FOR ≤12" HDPE MAINS - 1", 1-1/4", AND 2"

W-5A

REVISED/APPROVED 02/25/2026

CITY OF DULUTH STANDARD DETAIL
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NO SCALE

DRIVEWAY & ALLEY ENTRANCES

STR-5

REVISED/APPROVED 01/16/2026

CITY OF DULUTH STANDARD DETAIL
DEPT. OF PUBLIC WORKS AND UTILITIES



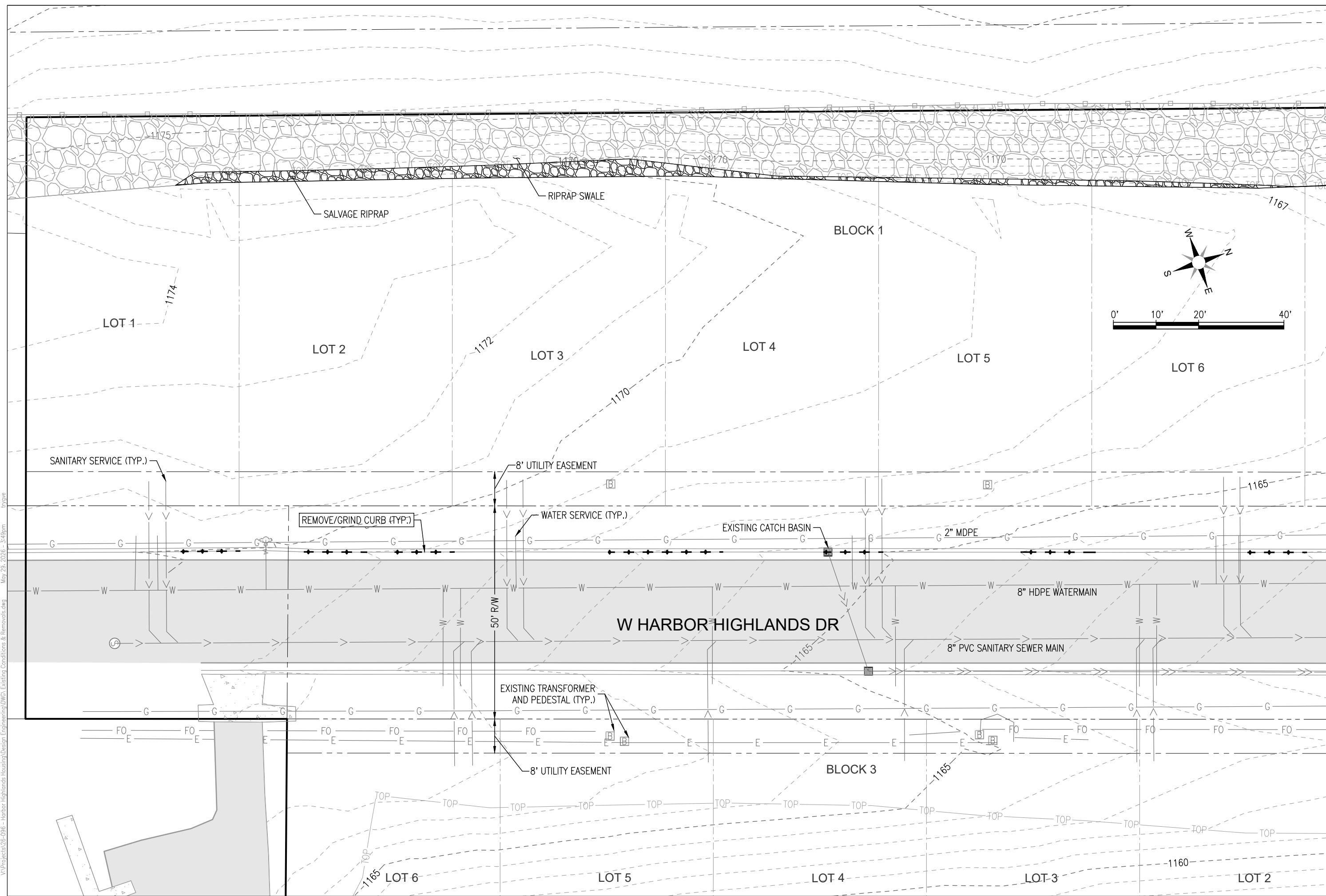
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Lic. No.: 40926
5/29/26

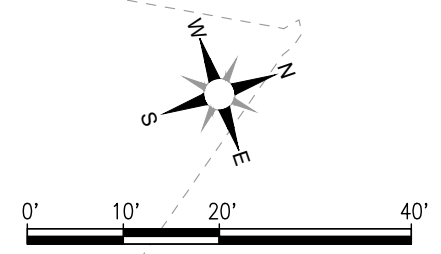
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DETAILS

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Sheet Number



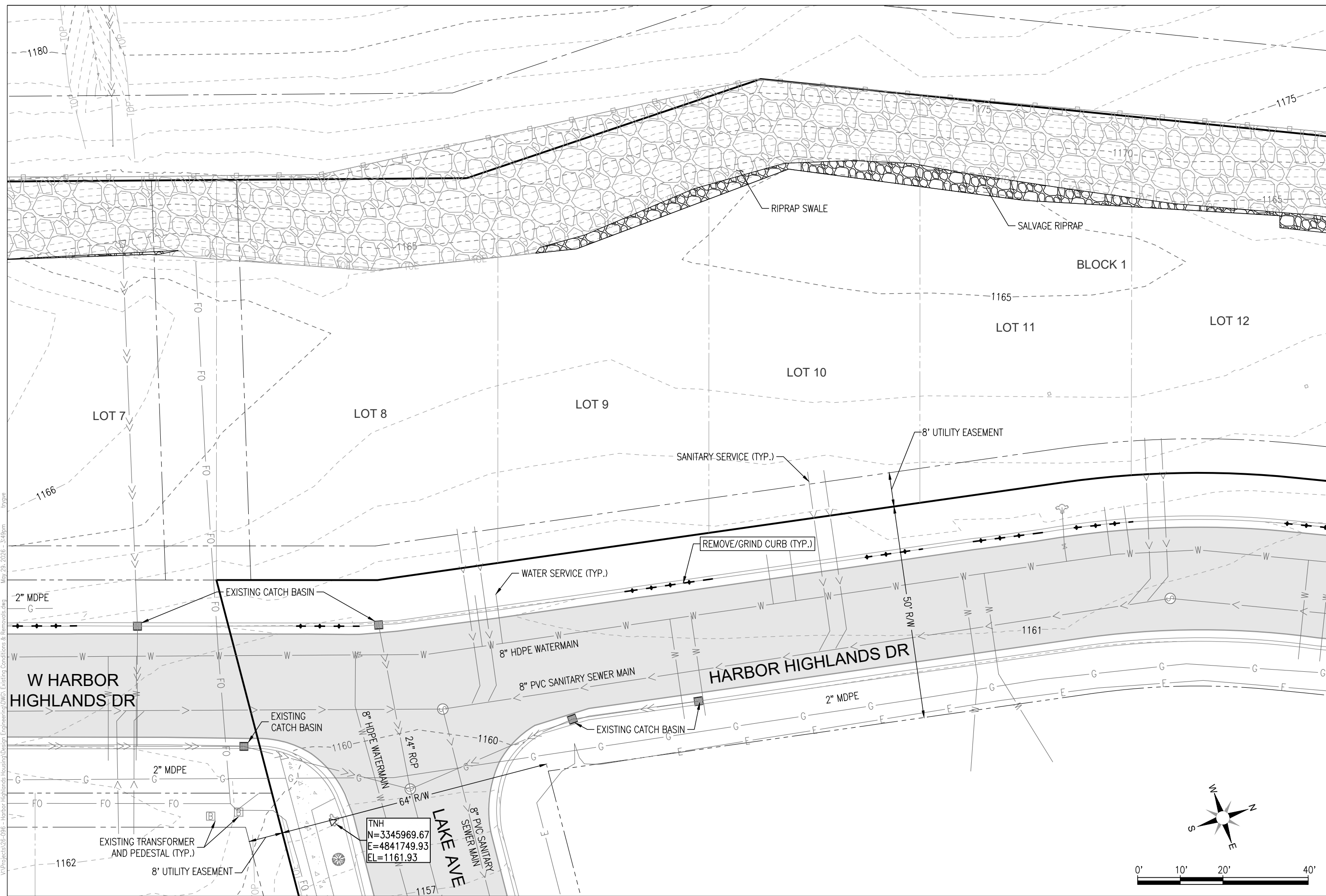
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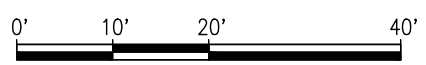
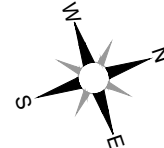
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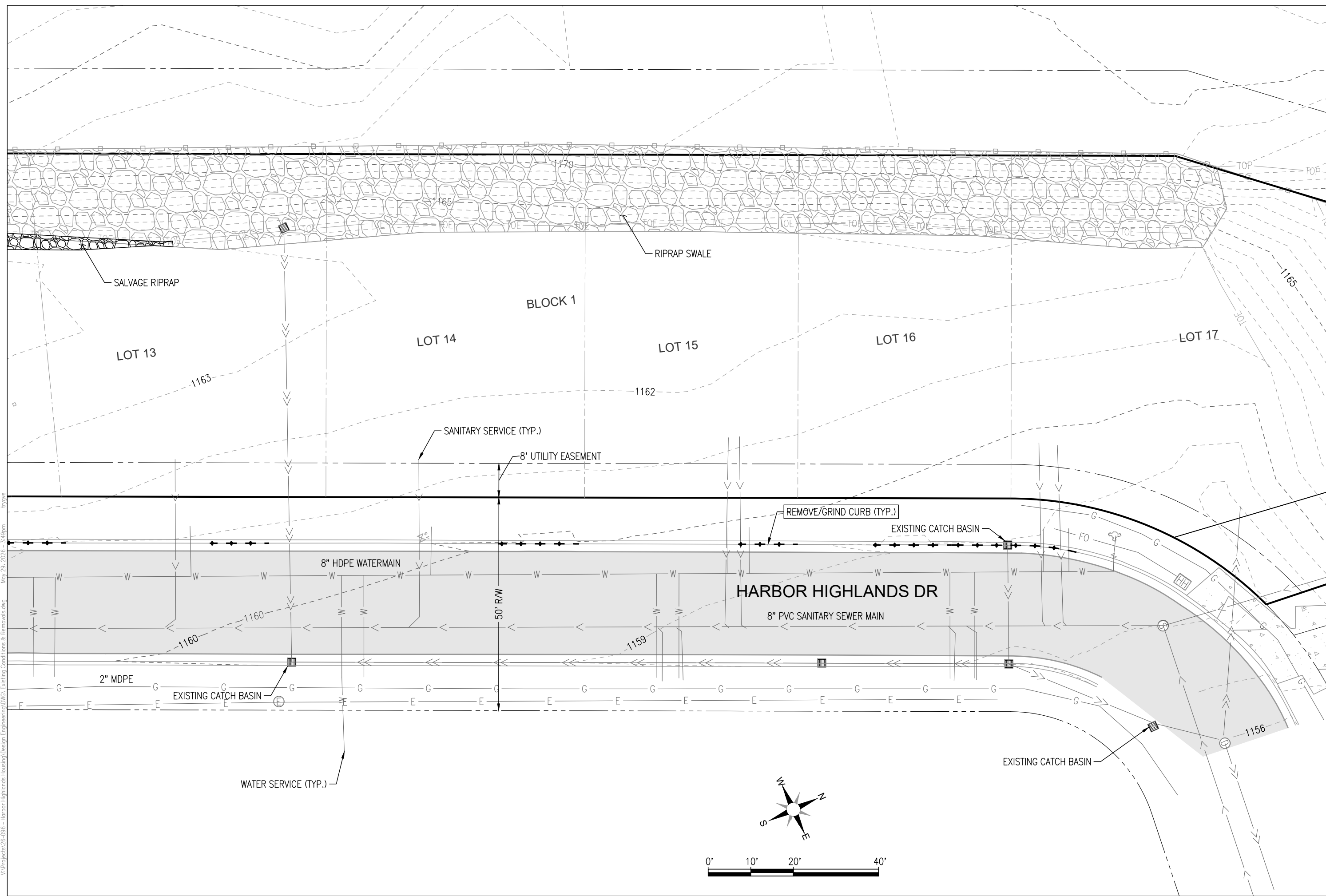
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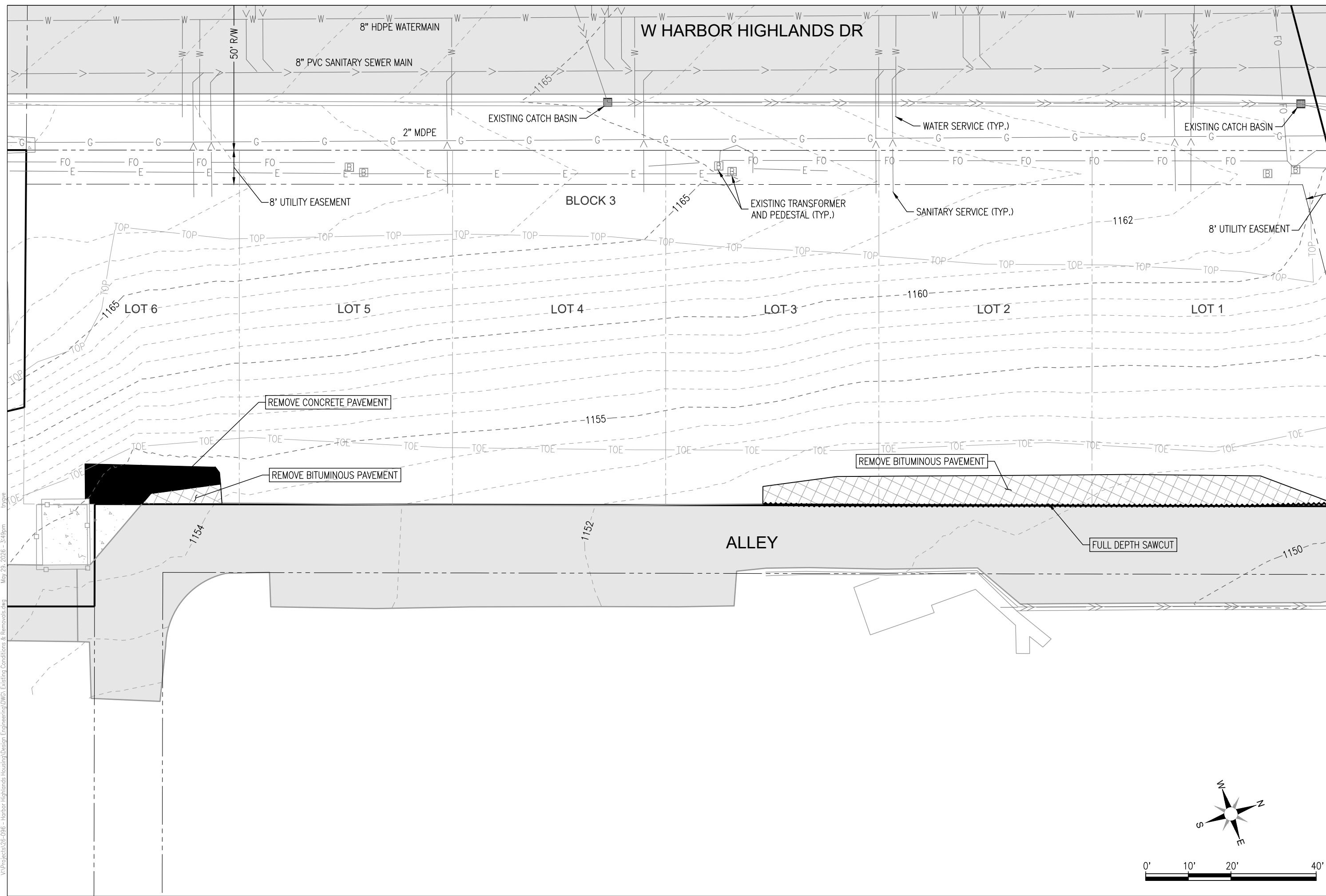


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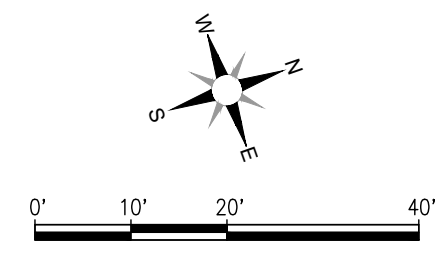
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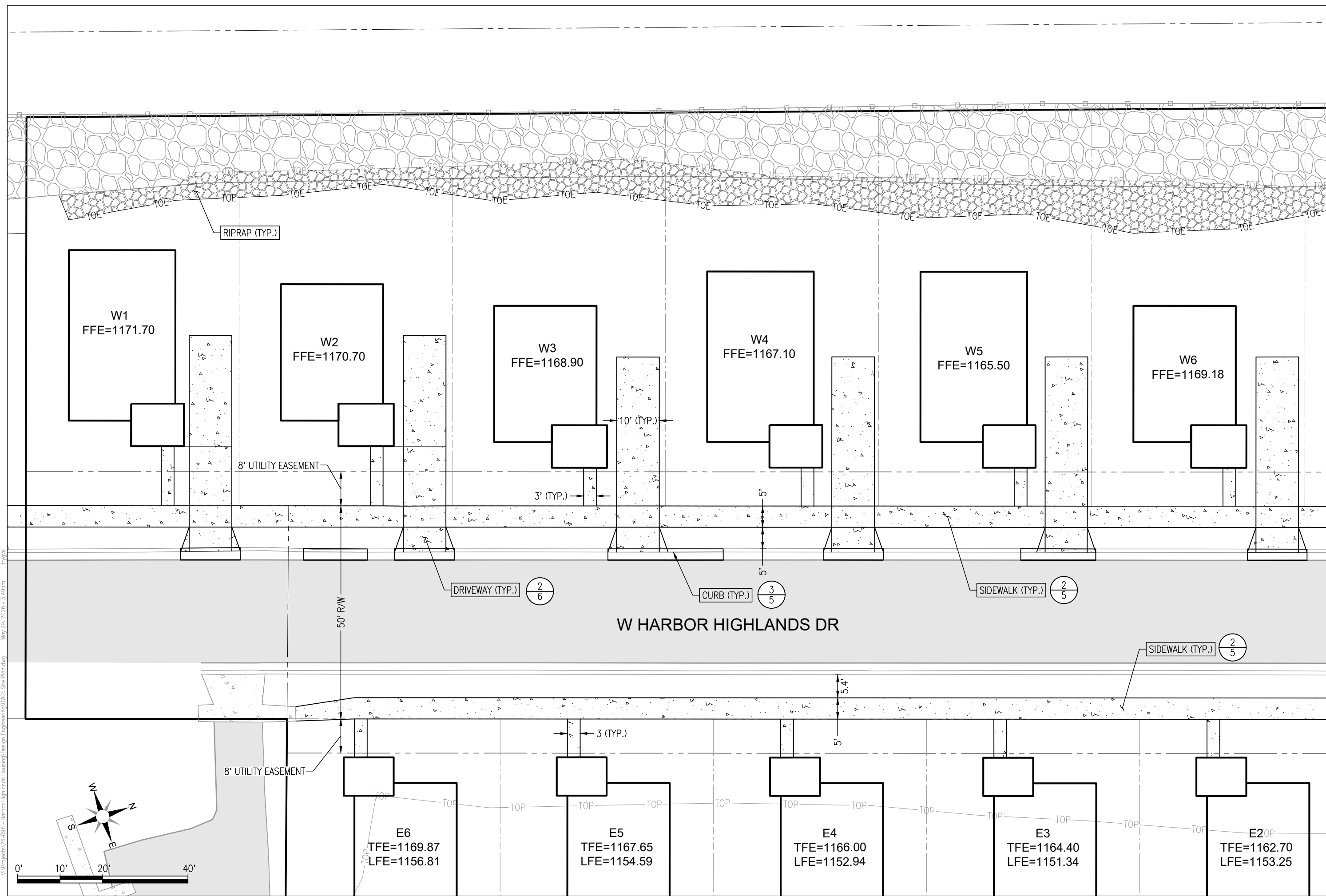


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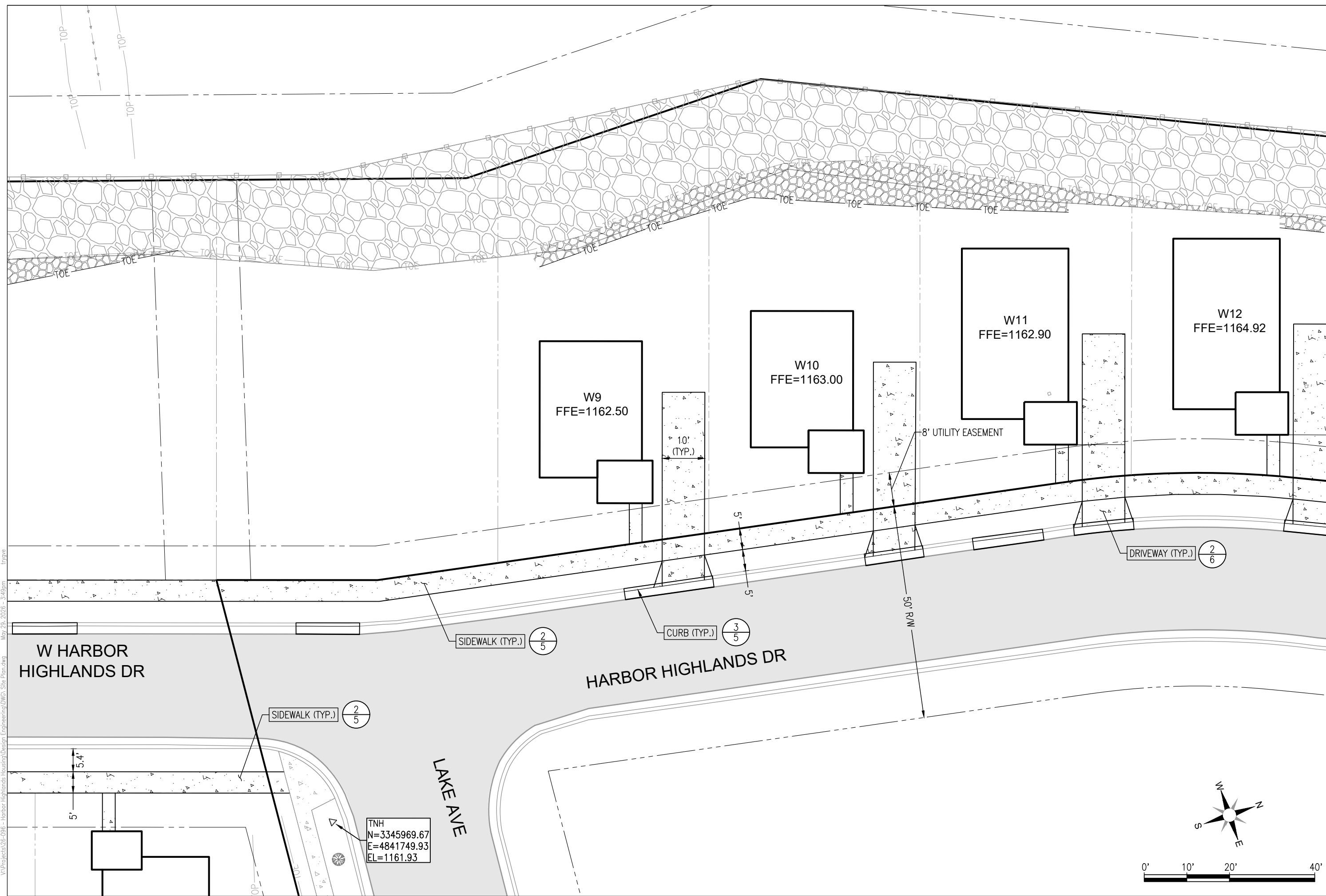
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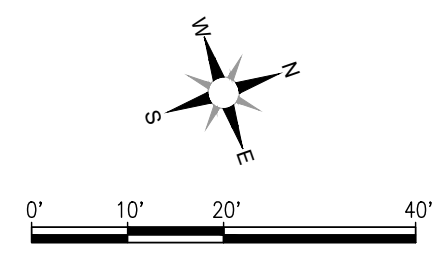
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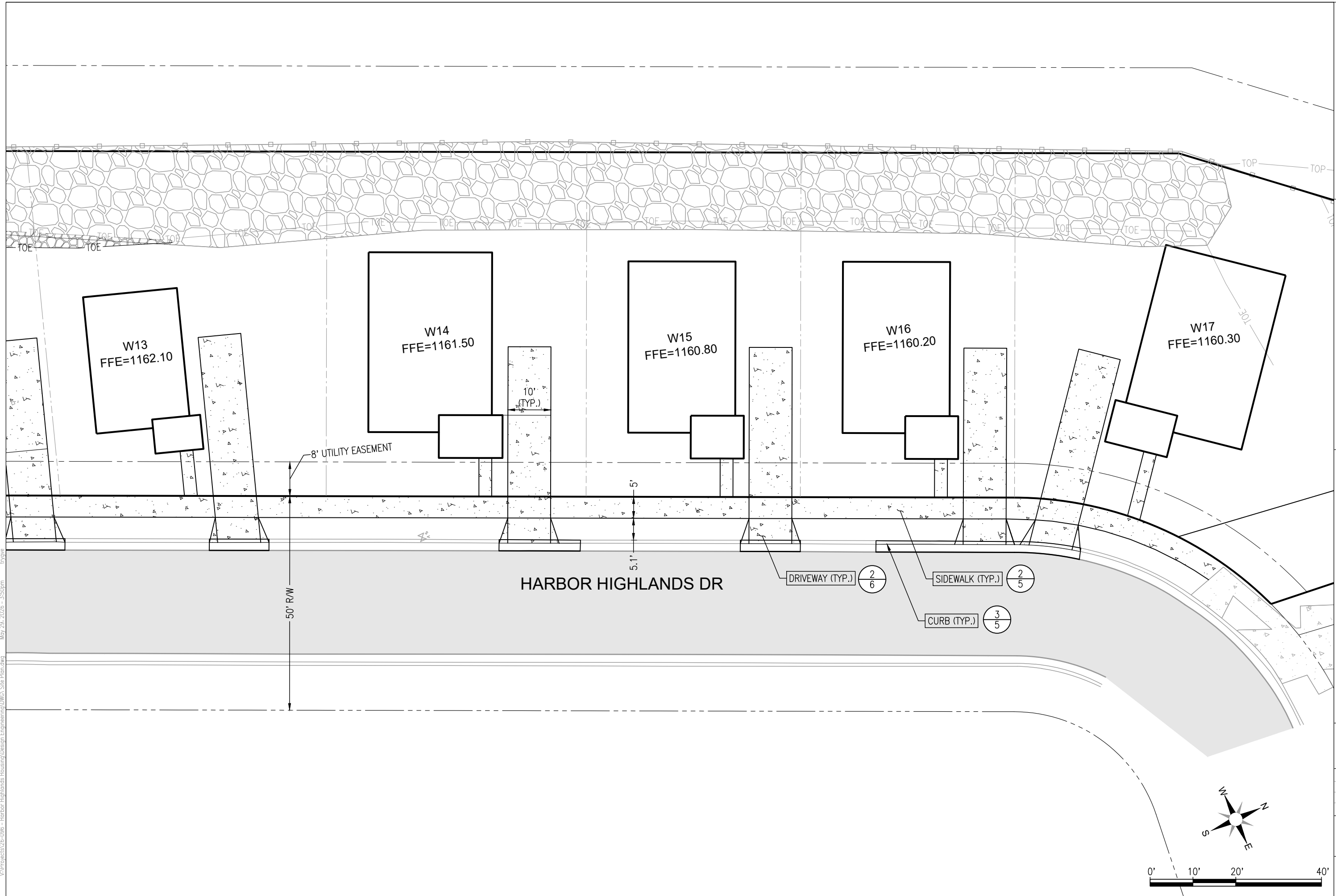
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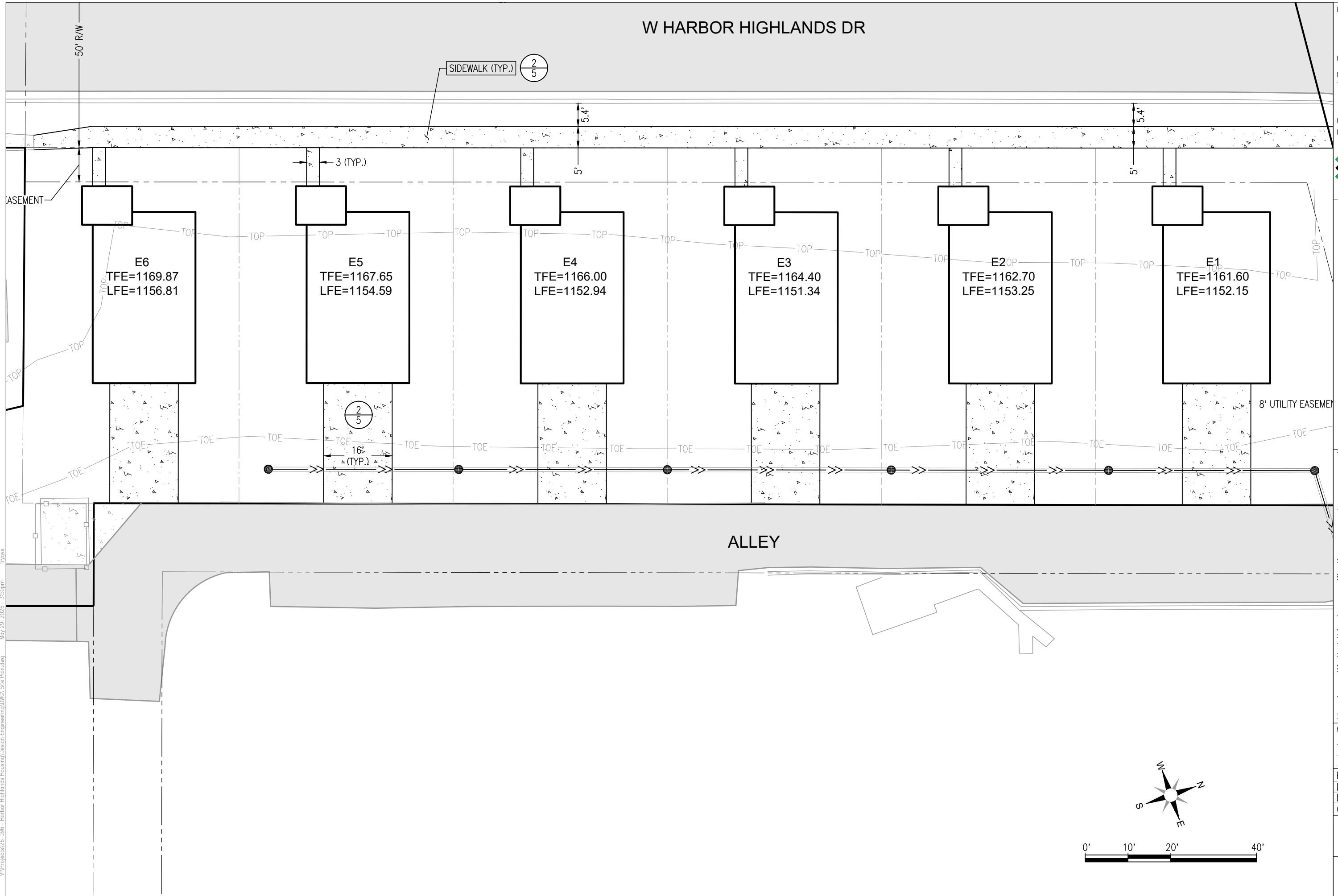
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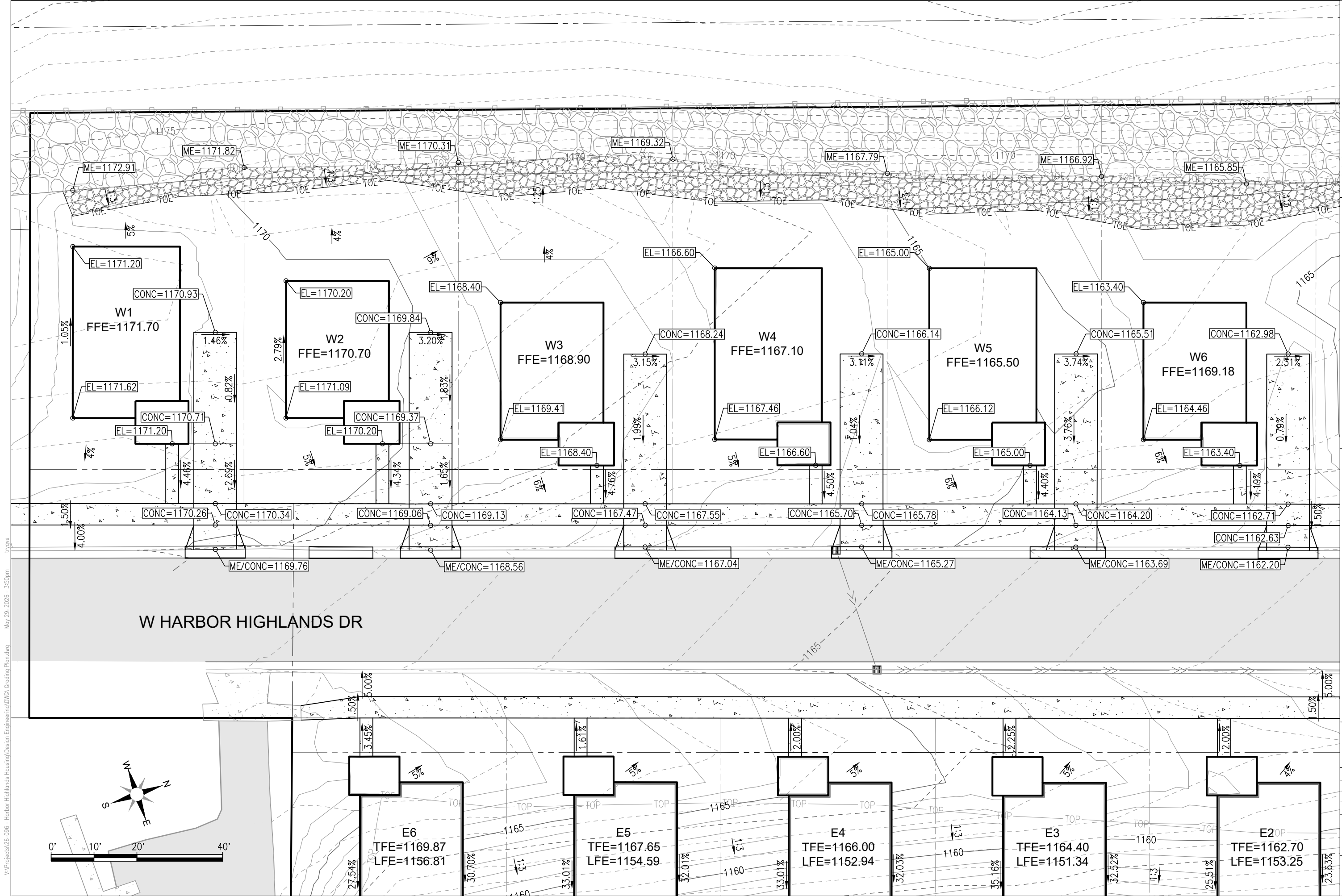
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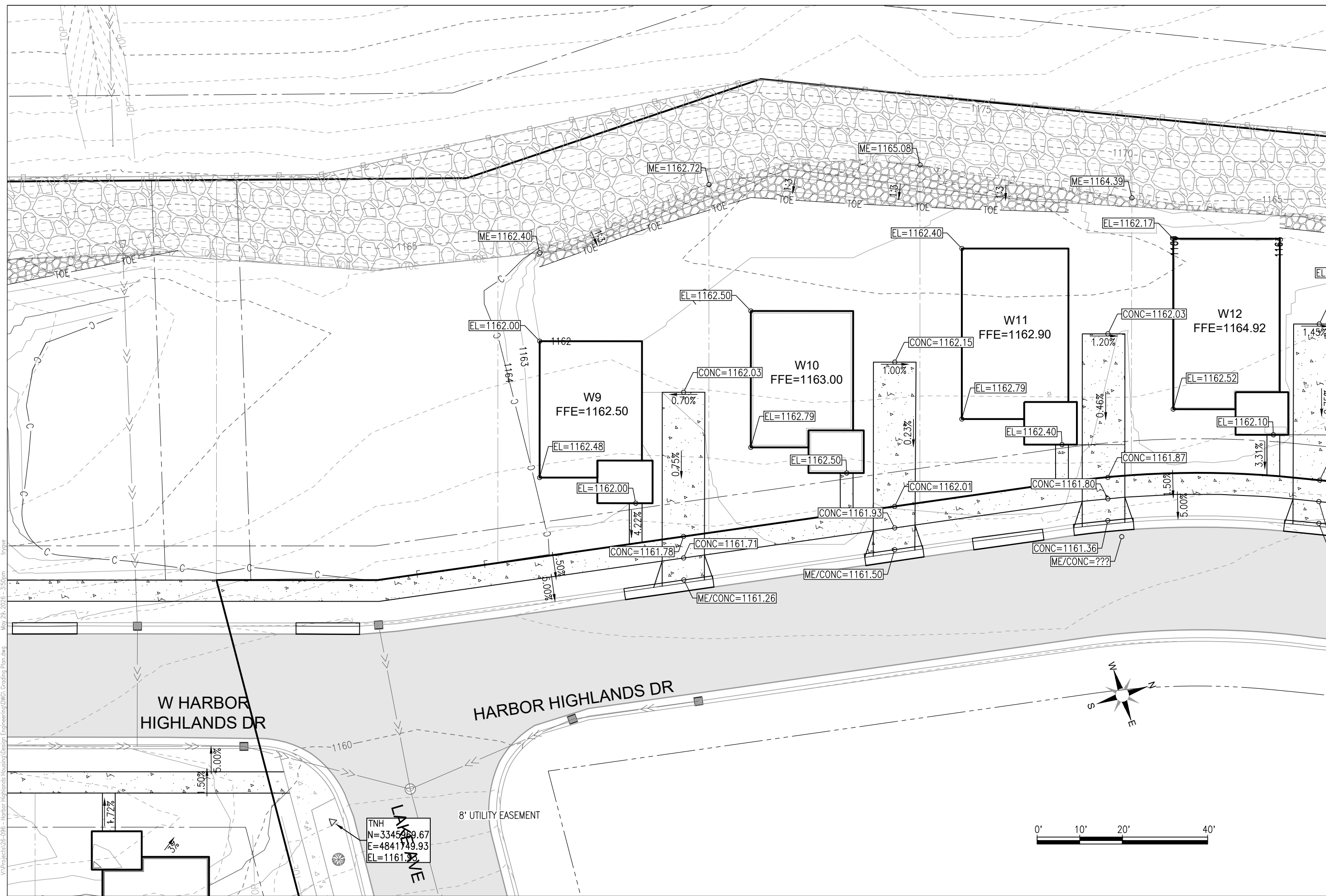


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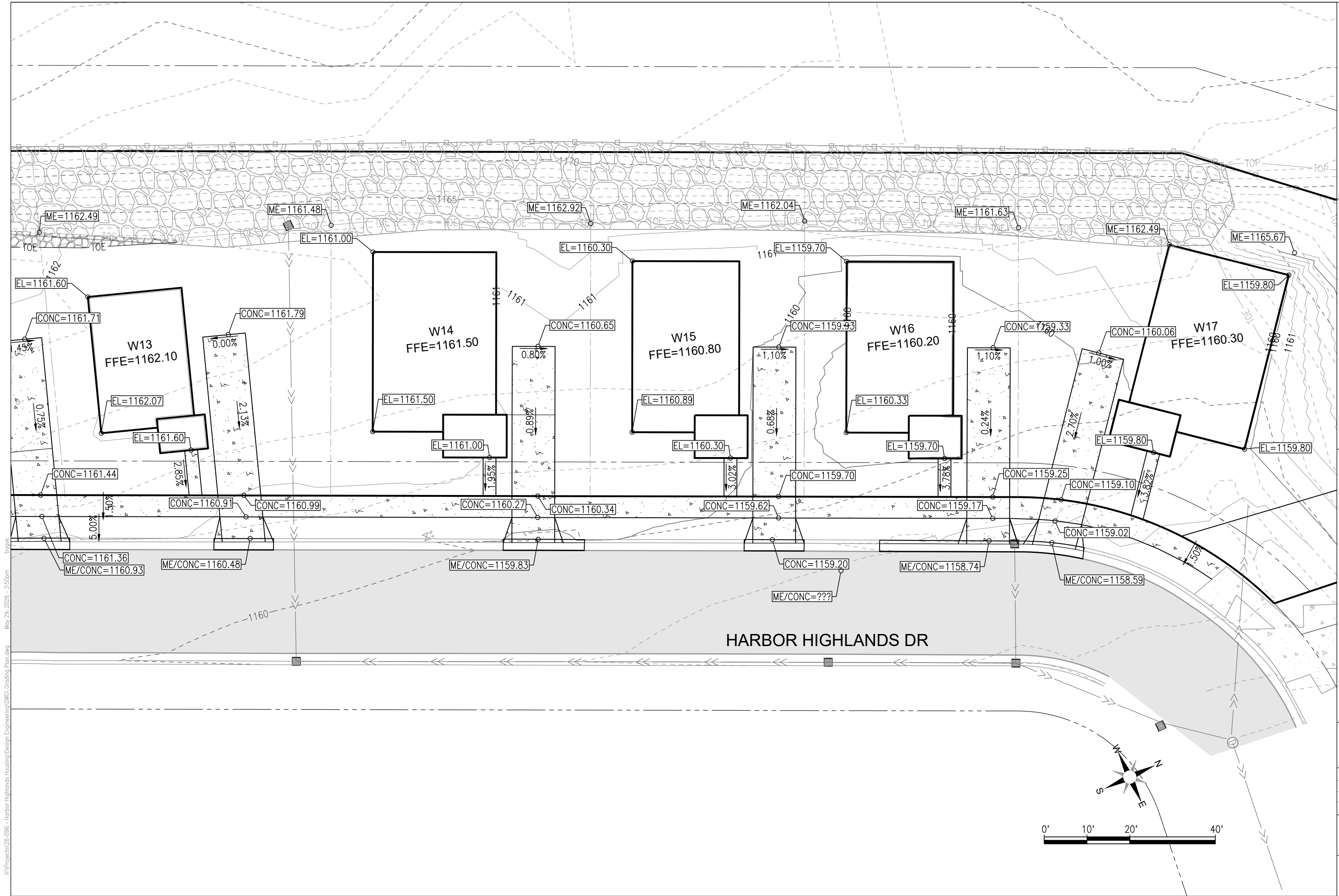
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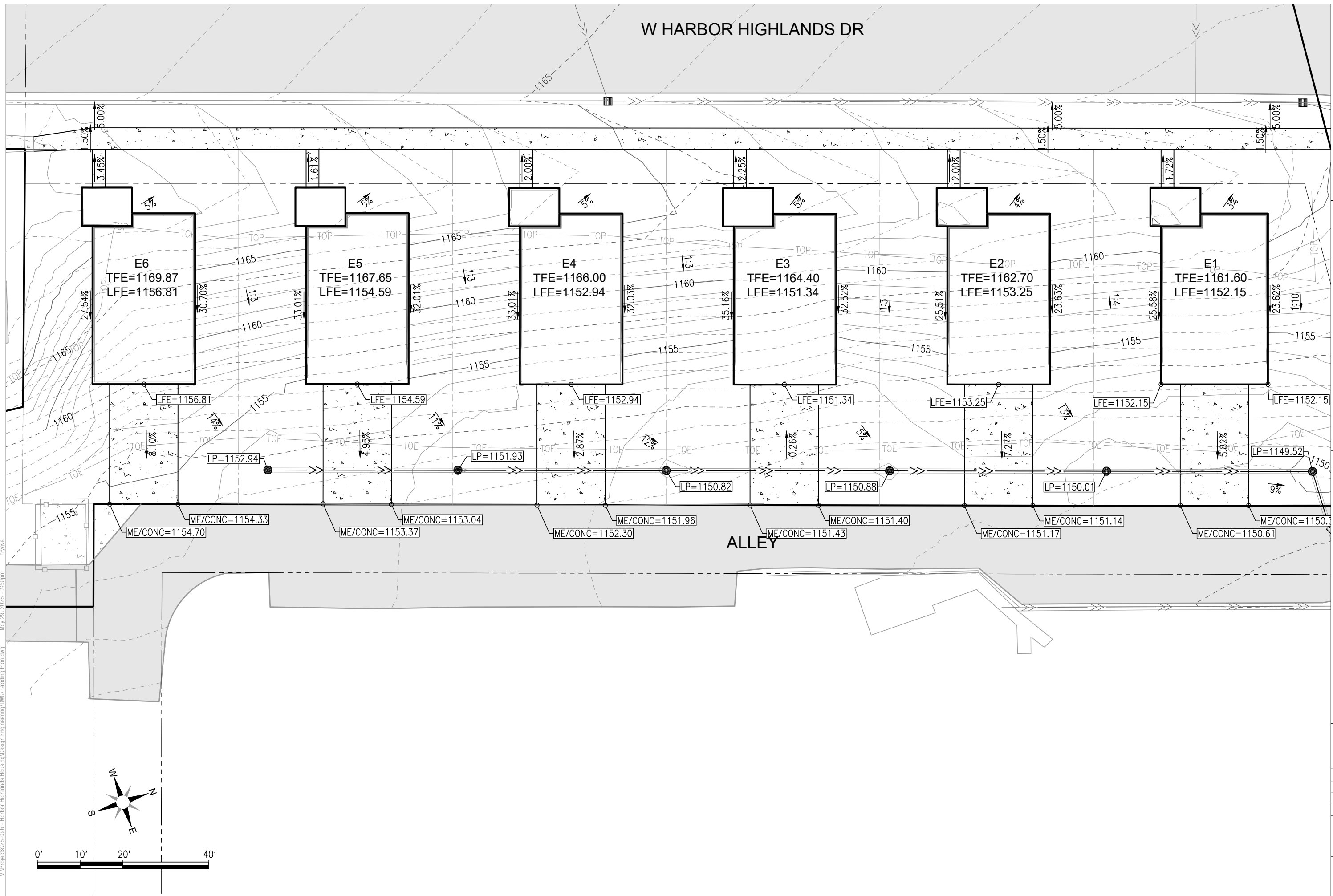
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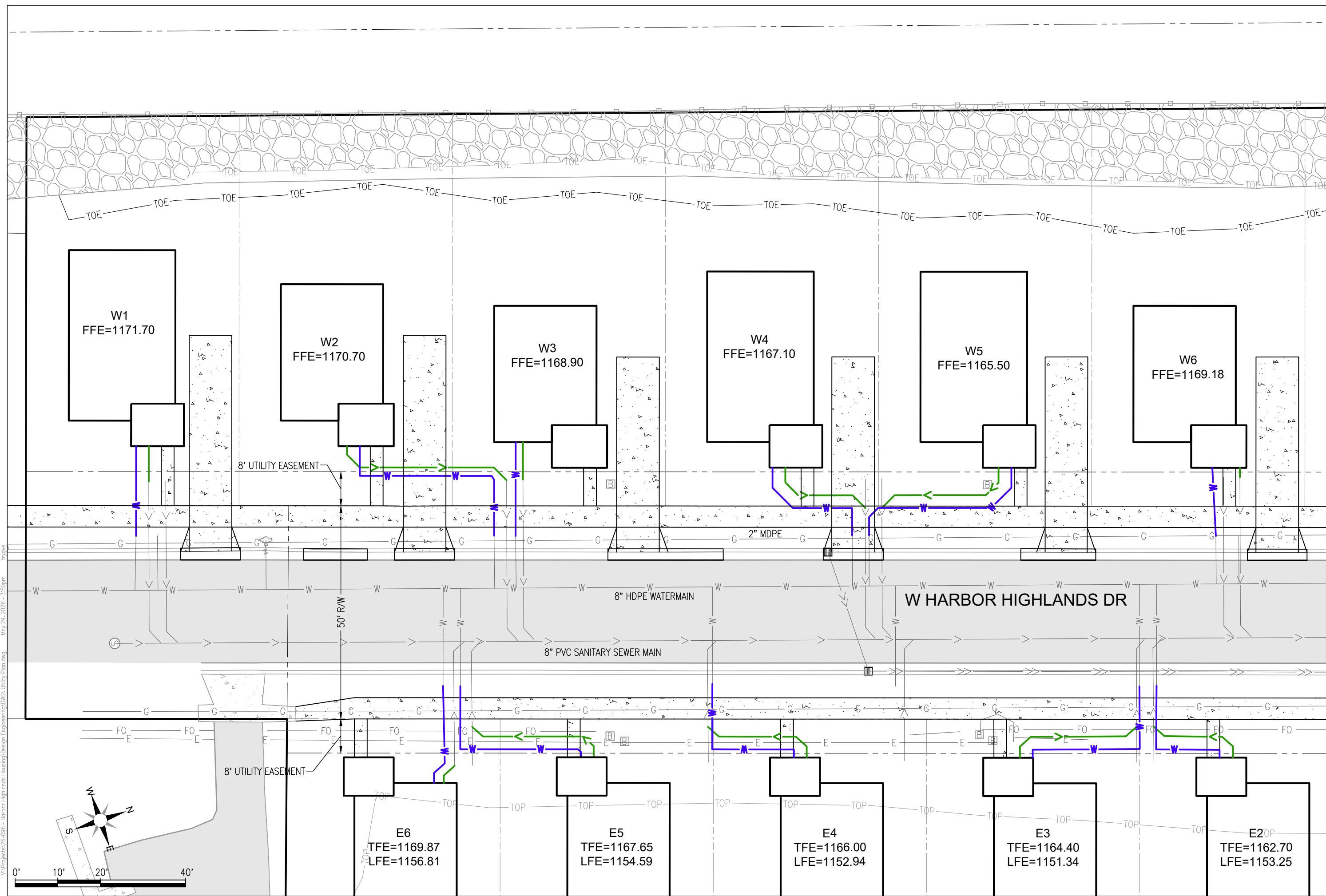
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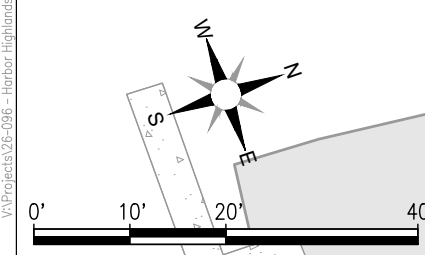
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Consulting Engineers L.L.P.
Structural, Civil and Forensic Engineering Services
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Fax: 612.977.7779
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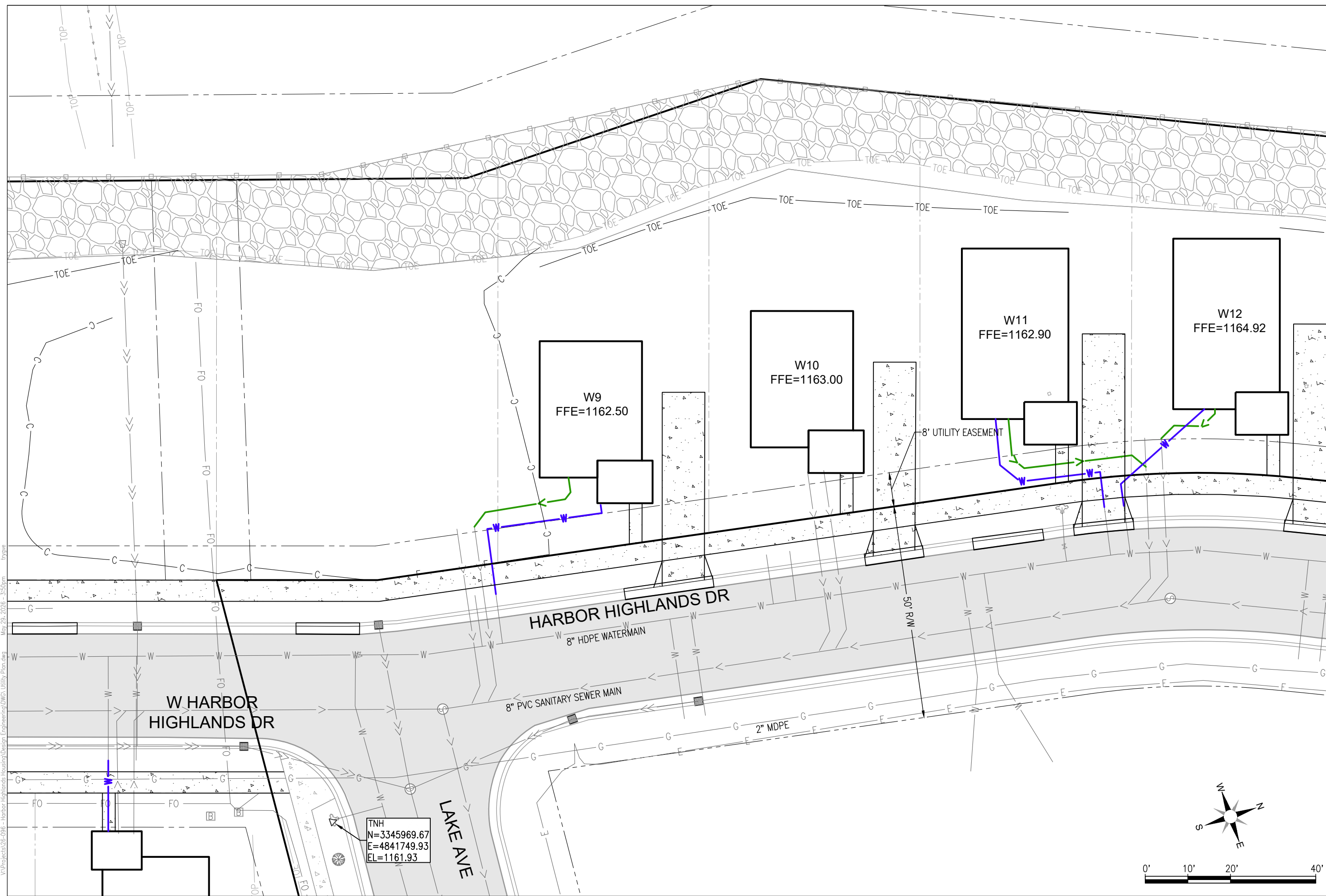
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Proj: 26-096	Date: 5/29/26
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Sheet Title	Sheet Number
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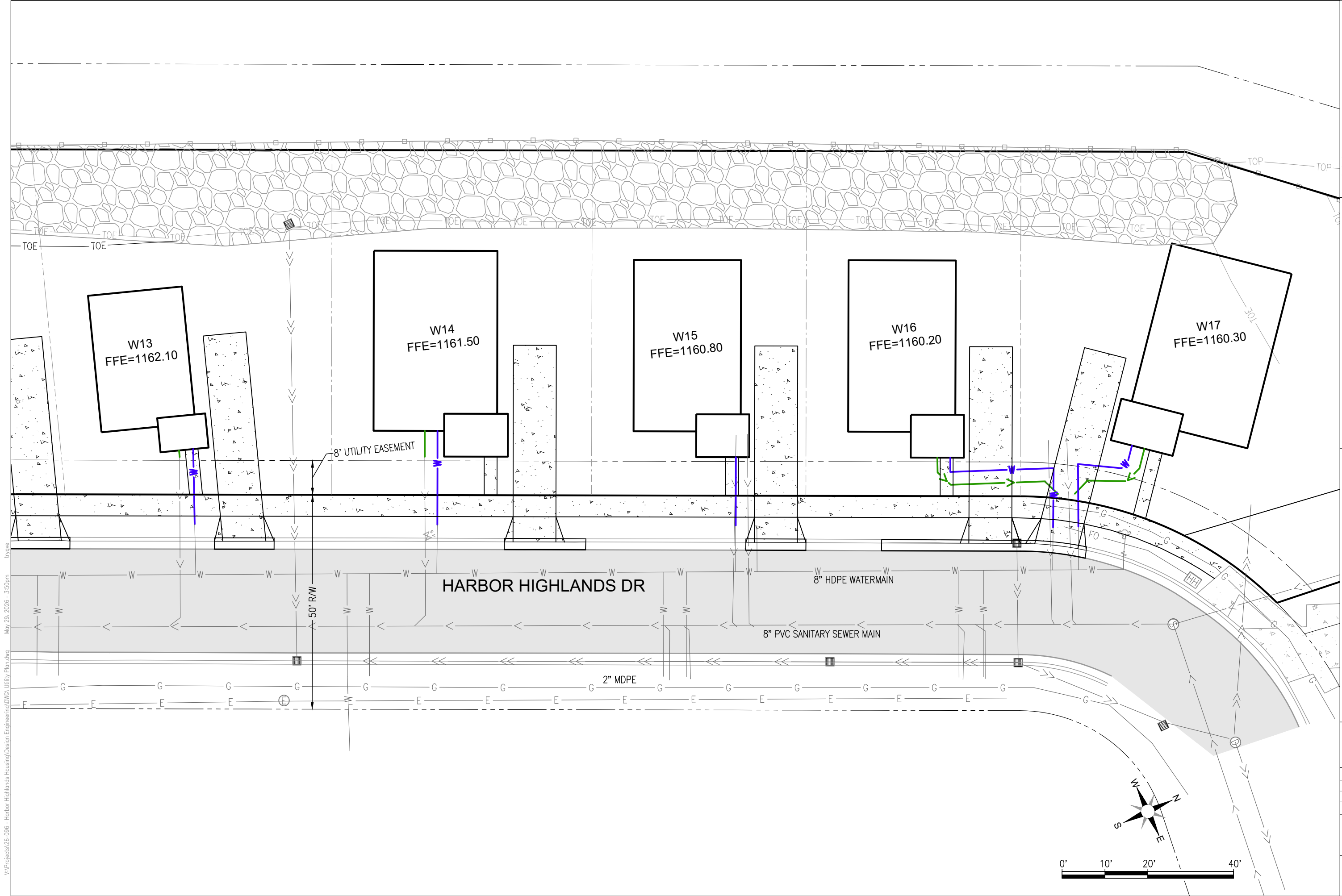


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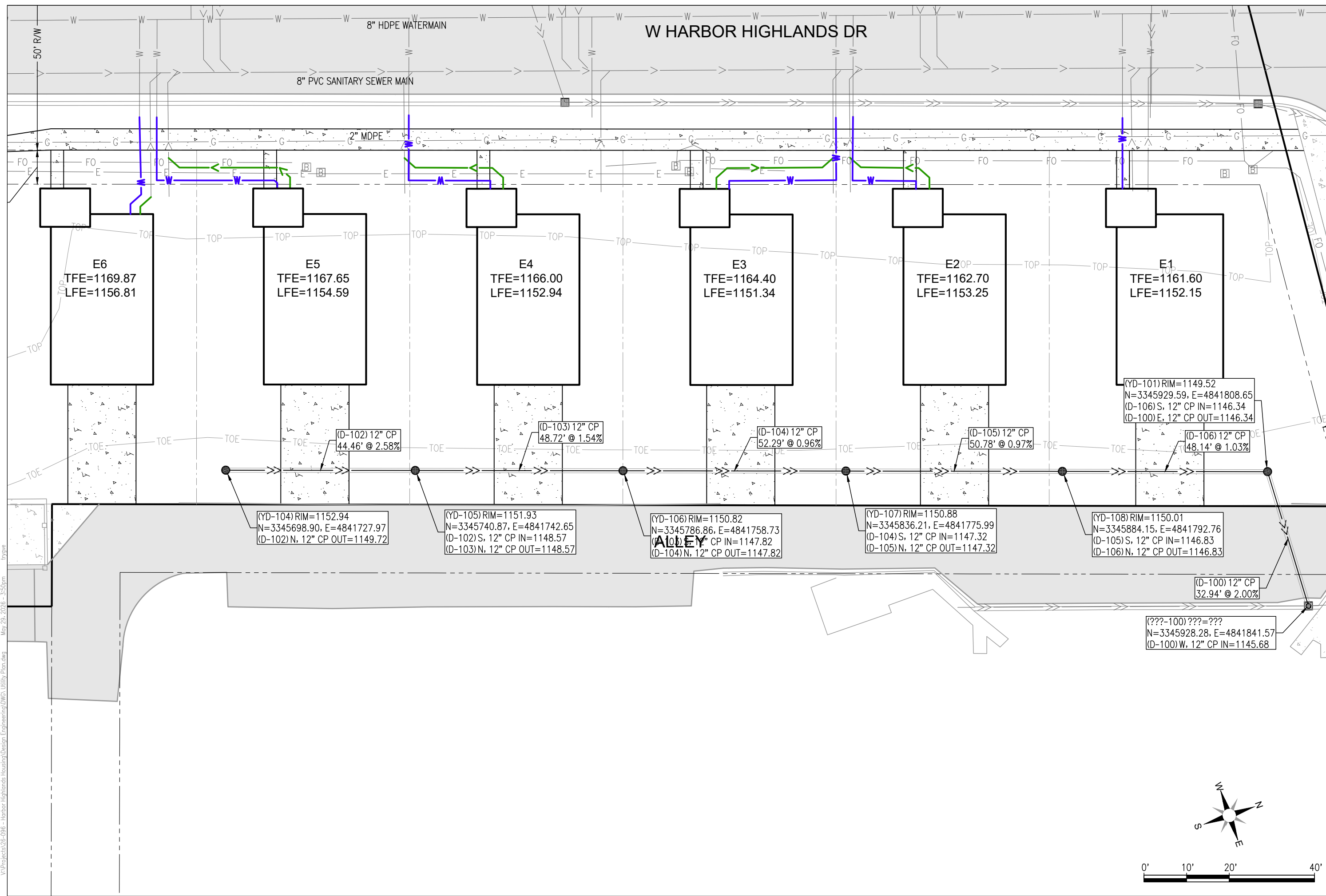


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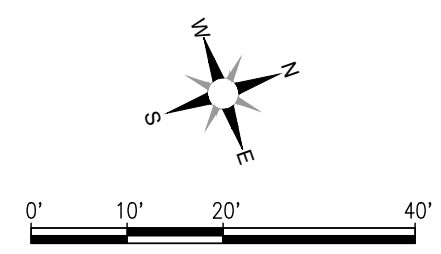


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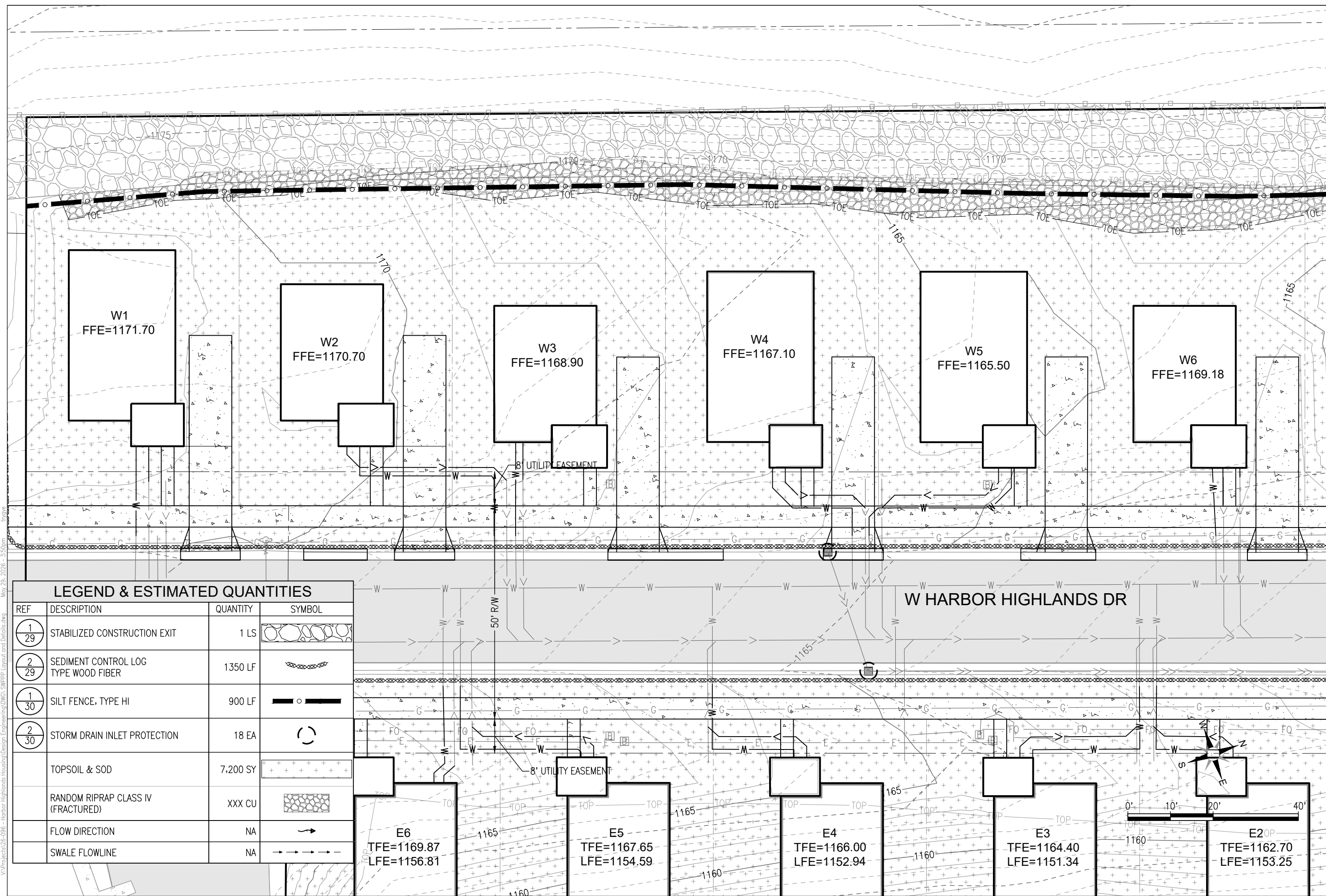
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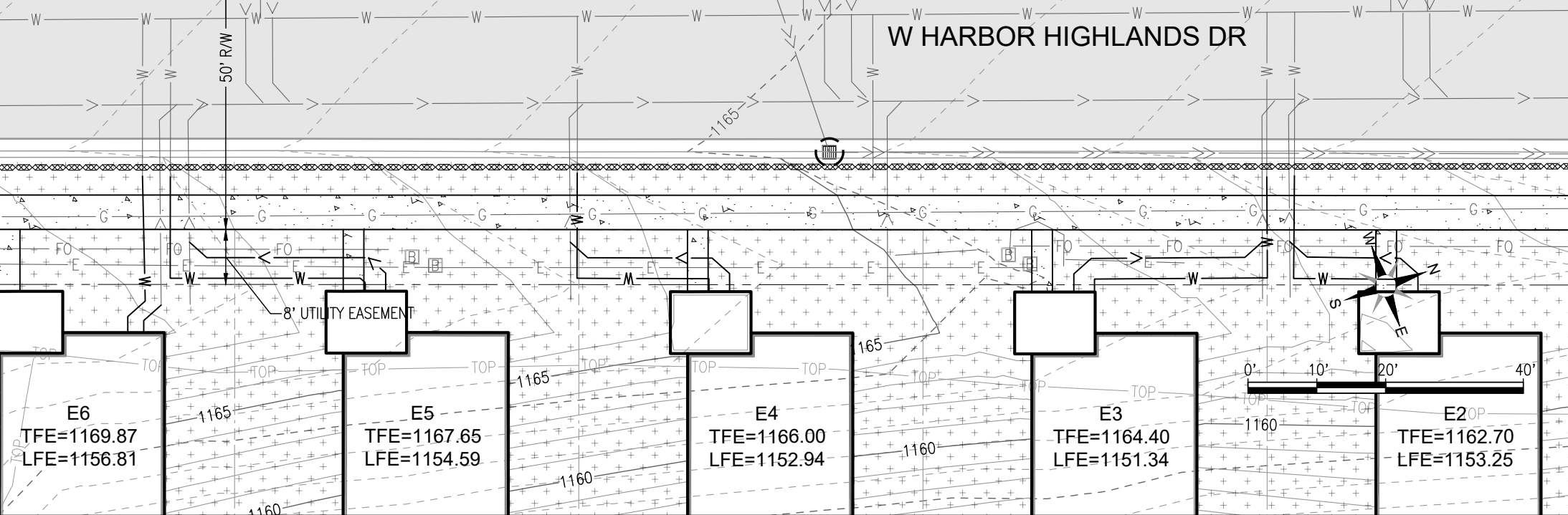
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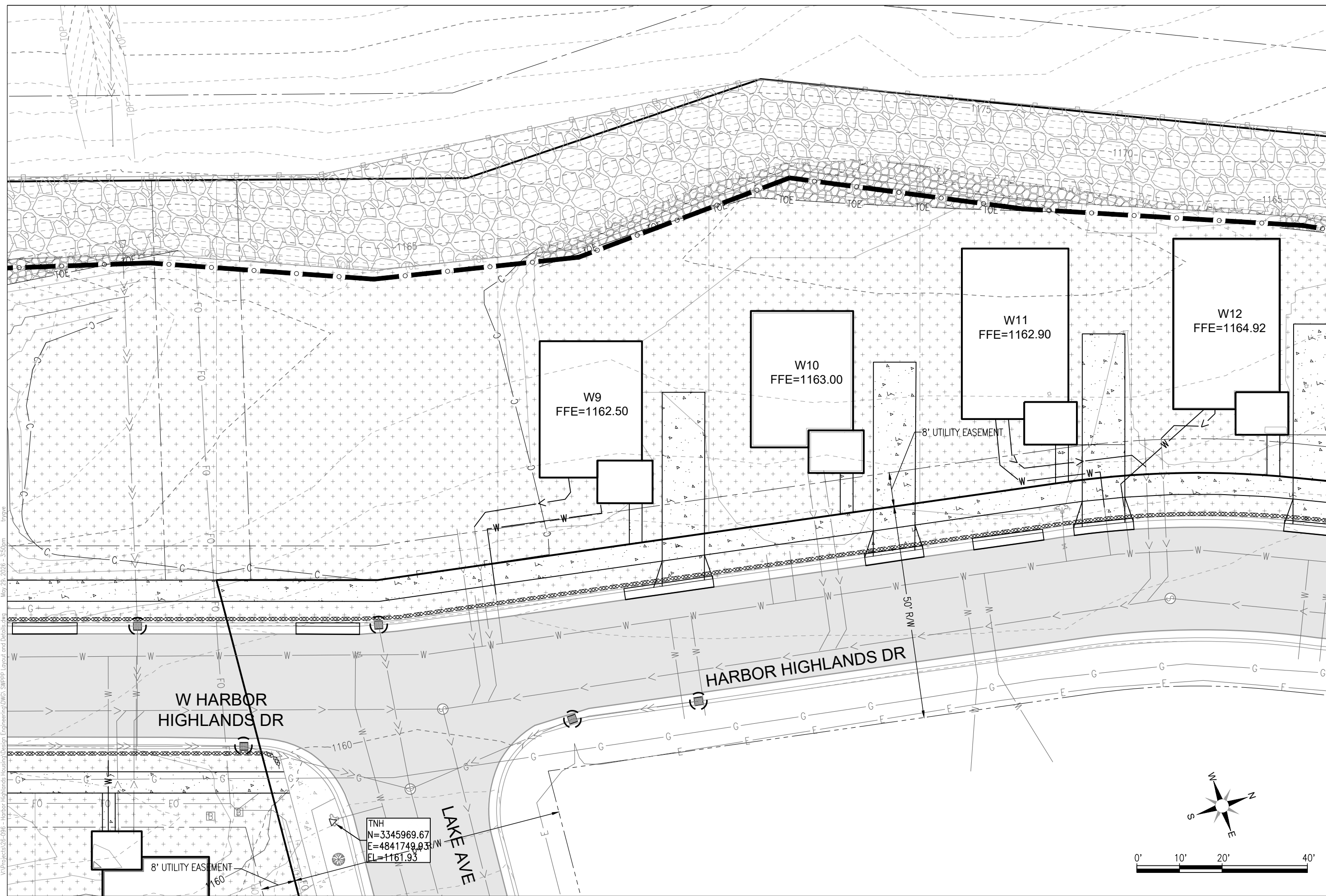
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1/30	SILT FENCE, TYPE HI	900 LF	
2/30	STORM DRAIN INLET PROTECTION	18 EA	
	TOPSOIL & SOD	7,200 SY	
	RANDOM RIPRAP CLASS IV (FRACTURED)	XXX CU	
	FLOW DIRECTION	NA	
	SWALE FLOWLINE	NA	



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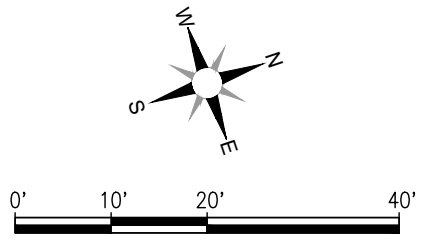
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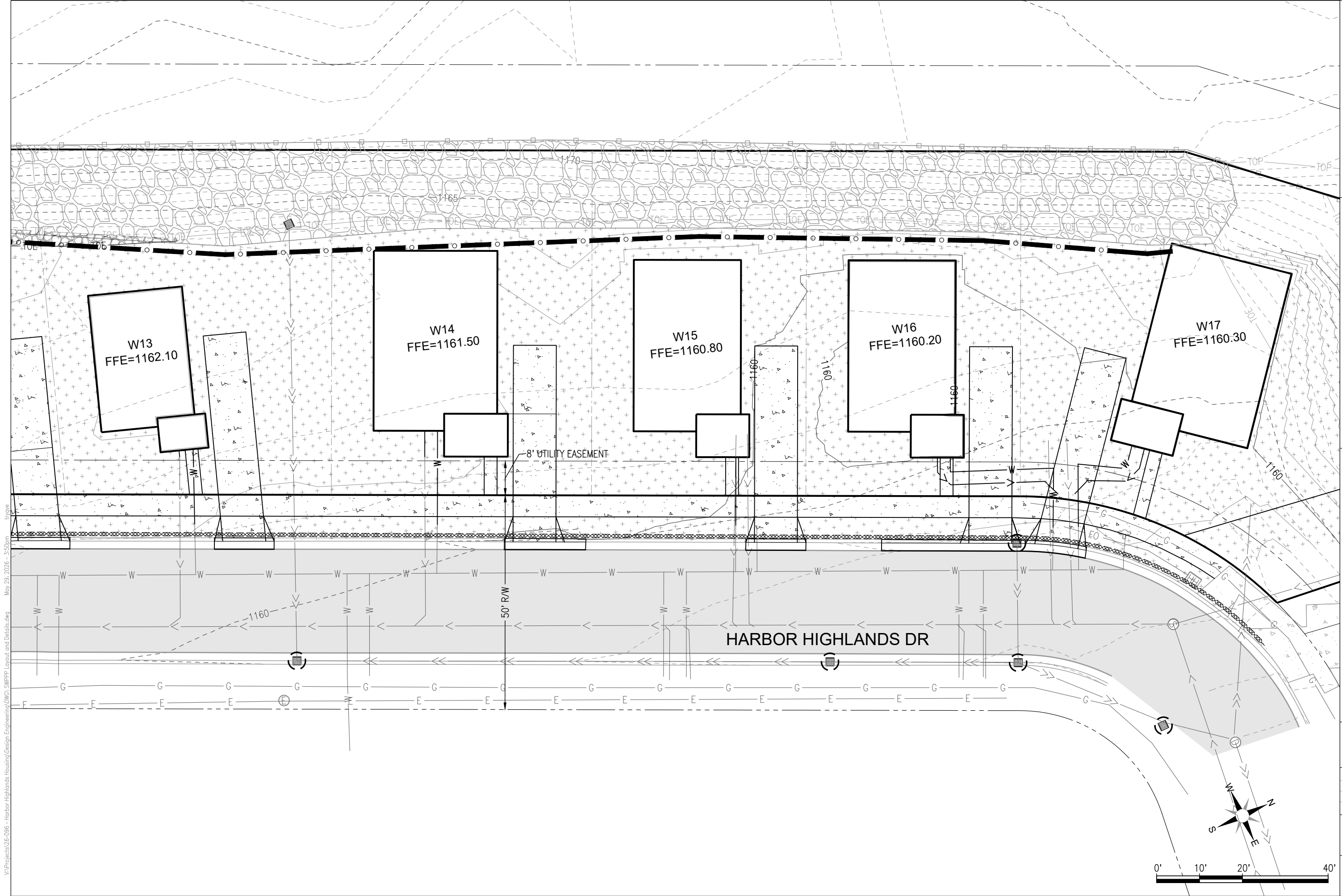
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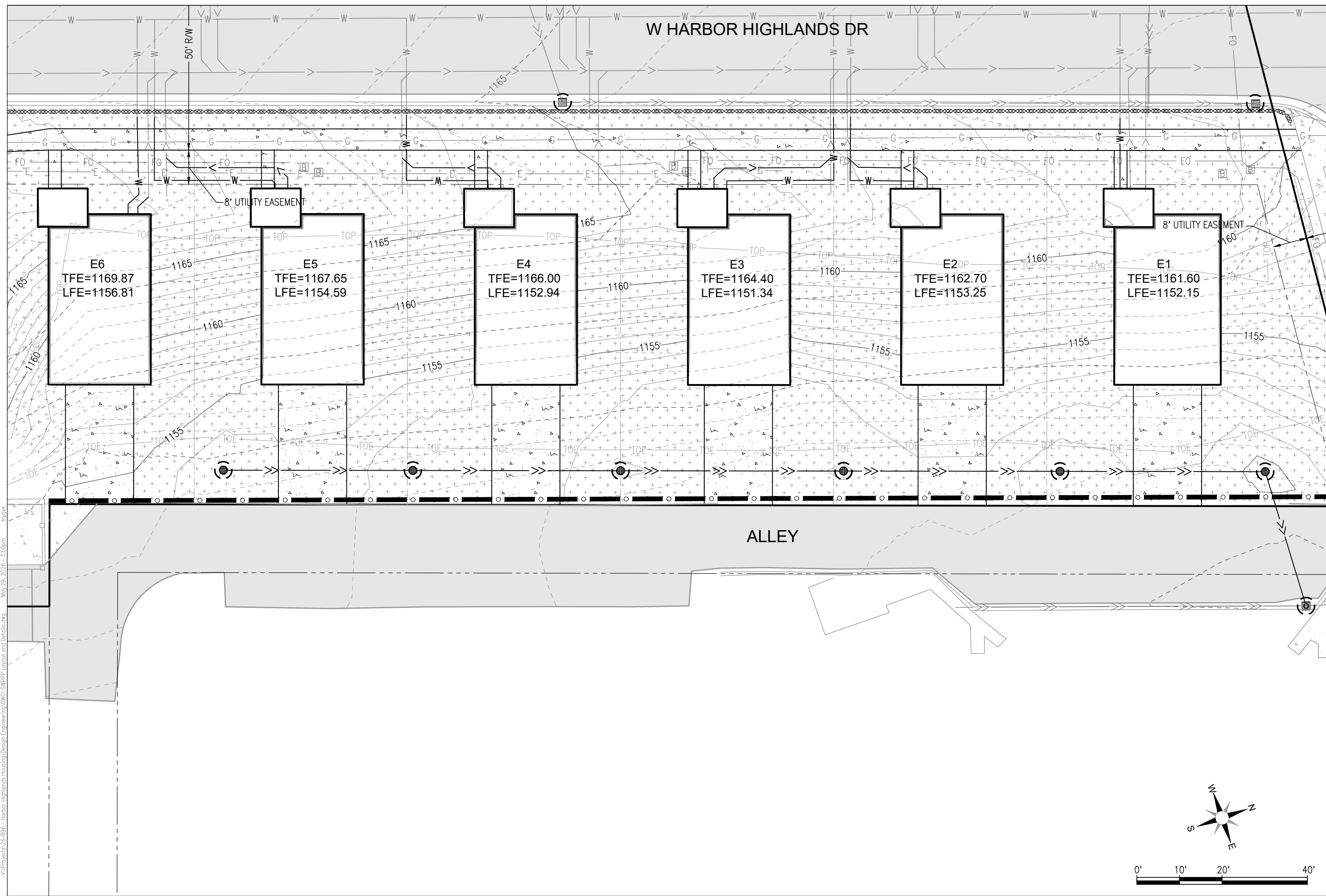


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Proj: 26-096	
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Sheet Number	25



W HARBOR HIGHLANDS DR

50' R/W

8' UTILITY EASEMENT

8' UTILITY EASEMENT

ALLEY

E6
TFE=1169.87
LFE=1156.81

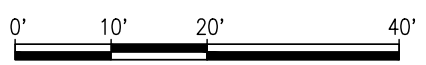
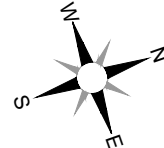
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LFE=1154.59

E4
TFE=1166.00
LFE=1152.94

E3
TFE=1164.40
LFE=1151.34

E2
TFE=1162.70
LFE=1153.25

E1
TFE=1161.60
LFE=1152.15



**W HARBOR HIGHLANDS DR
IMPROVEMENTS
DULUTH, MN 55805**

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
**PRELIMINARY
NOT FOR CONSTRUCTION**
Engineer: DAVID G. BOLF
Lic. No: 40926
5/29/26

revision	
Proj: 26-096	
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SWPPP LAYOUT	
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Sheet Number	26

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STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

THIS SWPPP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF THE MPCA NPDES CONSTRUCTION STORM WATER PERMIT. THE SWPPP DOCUMENT INCLUDES THE FOLLOWING DOCUMENTS TO DEFINE THE REQUIREMENTS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT AND EROSION CONTROL:

- 1.) SWPPP NARRATIVE & DETAILS
- 2.) PLAN SHEETS AND PROJECT SPECIFICATIONS
- 3.) STORMWATER MANAGEMENT PLAN

PROJECT INFORMATION:	
PROJECT LOCATION:	HARBOR HIGHLANDS DR.
LATITUDE AND LONGITUDE:	46.794645, -92.112917
PROJECT NAME:	W HARBOR HIGHLANDS DR IMPROVEMENTS
PROJECT DESCRIPTION:	HOUSING DEVELOPMENT WITH DRIVEWAYS, WATER AND SANITARY SEWER SERVICES, AND SIDEWALK.
EST. PROJECT TIMELINE:	SUMMER 2026

CONTACTS	
OWNER:	
CONTACT NAME:	DEBBIE FREEDMAN
ADDRESS:	12 E. 4TH STREET DULUTH, MN 55805
PHONE:	218-206-9152
EMAIL:	DFREEDMAN@1ROOFHOUSING.ORG
ENGINEER:	NORTHLAND CONSULTING ENGINEERS, L.L.P.
CONTACT NAME:	DAVID BOLF, P.E.
ADDRESS:	102 S. 21ST AVE. W., SUITE ONE, DULUTH, MN 55806
PHONE:	(218) 727-5995
EMAIL:	DAVID@NCE-DULUTH.COM

SWPPP DESIGNER TRAINING INFORMATION	
SWPPP DESIGNER:	TRYGVE LODIN
CERTIFICATION CLASS AND EXPIRATION YEAR:	DESIGN OF CONSTRUCTION SWPPP, 2029
NAME OF INSTRUCTOR:	UNIVERSITY OF MINNESOTA
EMPLOYER:	NORTHLAND CONSULTING ENGINEERS, L.L.P.

CONTRACTOR'S EROSION CONTROL

THE CONTRACTOR MUST PROVIDE AND ATTACH CONTACT INFORMATION FOR THEIR CERTIFIED EROSION CONTROL SUPERVISOR. THIS INFORMATION MUST ACCOMPANY THE SWPPP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. THIS PERSON SHALL BE TRAINED, KNOWLEDGEABLE AND EXPERIENCED IN THE IMPLEMENTATION OF EROSION AND SEDIMENT CONTROL MEASURES. THIS INDIVIDUAL MUST OVERSEE INSTALLATION, MAINTENANCE AND INSPECTION OF THE EROSION AND SEDIMENT CONTROL BMPs, AND MAKE PROPER REVISION AND/OR AMENDMENTS TO THE SWPPP. A CERTIFIED PERSON REPRESENTING THE CONTRACTOR MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE NECESSARY TRAINING AND CERTIFICATIONS FOR THEIR RESPONSIBLE INDIVIDUALS AND CONTRACTOR MUST PROVIDE SAID TRAINING CERTIFICATIONS FOR ANY INDIVIDUAL:

- 1.) OVERSEEING IMPLEMENTATION, INSTALLATION AND MAINTENANCE OF SWPPP ELEMENTS.
- 2.) REVISING AND/OR AMENDING OF THE SWPPP.
- 3.) CONDUCTING SWPPP INSPECTIONS.

CONTRACTOR MUST FILL OUT THE TABLE BELOW AND PROVIDE DOCUMENTATION OF TRAINED INDIVIDUALS AT THE TIME OF APPLICATION OR BEFORE CONSTRUCTION ACTIVITY COMMENCES.

CONTRACTOR'S EROSION CONTROL SUPERVISOR/S	
NAME/S:	
CERTIFICATION CLASS AND EXPIRATION YEAR:	CONSTRUCTION SITE MANAGEMENT -
NAME OF INSTRUCTOR:	UNIVERSITY OF MINNESOTA
EMPLOYER:	

GENERAL SWPPP IMPLEMENTATION PHASING	
1.)	CONSTRUCT VEHICLE TRACKING BMP(S)
2.)	INSTALL SEDIMENT CONTROL BMPs ON ALL DOWN GRADIENT PERIMETERS.
3.)	INSTALL STORM DRAIN INLET PROTECTION WHERE NECESSARY.
4.)	INSTALL ANY TEMPORARY STABILIZATION DURING CONSTRUCTION AS NEEDED.
5.)	MONITOR SITE FOR SEDIMENT AND REPAIR/REPLACE OR SUPPLEMENT BMPs AS REQUIRED.
6.)	INSTALL FINAL STABILIZATION AS REQUIRED PER CONTRACT.
7.)	AFTER SITE HAS ACHIEVED A DENSITY OF 70% PERMANENT COVERAGE, TEMPORARY BMPs MAY BE REMOVED. RE-STABILIZE ANY AREAS DISTURBED BY REMOVAL ACTIVITIES.

CONSTRUCTION STORMWATER PERMIT TIMELINES	
IMMEDIATELY	INSTALL PERIMETER CONTROL AT BASE STOCK PILES.
24 HOURS	STABILIZE EXPOSED SOILS WITHIN 200 FEET OF PUBLIC WATERS.
	STABILIZE WETTED PERIMETER OF DITCHES WITHIN 200 FEET AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE.
	INSTALL ENERGY DISSIPATION AT ALL PIPE OUTLETS.
	RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES.
7 DAYS	IF RECEIVING WATERS WITHIN 1 MILE OF THE SITE ARE SPECIAL OR IMPAIRED , EXPOSED SOILS MUST BE STABILIZED AFTER CONSTRUCTION HAS CEASED FOR 7 DAYS.
14 DAYS	IF RECEIVING WATERS WITHIN 1 MILE OF SITE ARE NOT SPECIAL OR IMPAIRED, EXPOSED SOILS MUST BE STABILIZED AFTER CONSTRUCTION HAS CEASED FOR 14 DAYS.

INSPECTION RECORDS

CONTRACTOR'S CERTIFIED EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ALL INSPECTION AND MAINTENANCE RECORDS. DOCUMENTS SHALL BE KEPT WITH THE SWPPP DOCUMENT.

OPERATION AND MAINTENANCE OF PERMANENT STORM WATER CONTROLS

FOLLOWING CONSTRUCTION COMPLETION THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR NOTICE OF TERMINATION OR TRANSFER OF PERMIT.

THE OPERATION AND MAINTENANCE OF THE PERMANENT STORM WATER CONTROLS SHALL BE THE RESPONSIBILITY OF THE OWNER. THE OWNER MUST FOLLOW THE LONG TERM OPERATIONS AND MAINTENANCE PLAN AS OUTLINED AS PART OF THE SWPPP IN THE STORM WATER MANAGEMENT PLAN.

TEMPORARY SEDIMENT BASIN CALCULATIONS

CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING OF TEMPORARY SEDIMENT BASINS BASED OFF THE INFORMATION SHOWN BELOW;

THE TEMPORARY BASIN MUST PROVIDE LIVE STORAGE FOR A CALCULATED VOLUME OF RUNOFF FROM A TWO (2)-YEAR, 24-HOUR STORM FROM EACH ACRE DRAINED TO THE BASIN OR 1,800 CUBIC FEET OF LIVE STORAGE PER ACRE DRAINED, WHICHEVER IS GREATER.

WHERE PERMITTEES HAVE NOT CALCULATED THE TWO (2)-YEAR, 24-HOUR STORM RUNOFF AMOUNT, THE TEMPORARY BASIN MUST PROVIDE 3,600 CUBIC FEET OF LIVE STORAGE PER ACRE OF THE BASINS' DRAINAGE AREA.

SWPPP IMPLEMENTATION CONTACTS - CITY OF DULUTH				
AGENCY	PERMIT	NAME	PHONE	E-MAIL
MINNESOTA POLLUTION CONTROL AGENCY	NPDES	JIM DEXTER	(218) 529-6253	JAMES.DEXTER@STATE.MN.US
SOIL AND WATER CONSERVATION DISTRICT	N/A	RC BOHEIM	(218) 723-4629	RC.BOHEIM@SOUTHSTLOUISWCD.ORG
MNDNR WATERS AREA HYDROLOGIST	N/A	BRIANNA SPELDRICH	(218) 302-3246	BRIANNA.SPELDRICH@STATE.MN.US
CORPS OF ENGINEERS	N/A	ANDY CHAMBERS	(218) 720-5291	ANDREW.R.CHAMBERS@USACE.ARMY.MIL
STATE DUTY OFFICER	N/A	MPCA	(800) 422-0798	
CITY REVIEW	N/A	TOM JOHNSON	(218) 730-5103	TAJOHNSON@DULUTHMN.GOV

CALCULATIONS	
SOILS INFORMATION: PREDOMINATELY CLAY SOILS	
DESCRIPTION	AREA (ACRES)
TOTAL AREA	3.302 ACRES
TOTAL DISTURBED AREA	2.381 ACRES
EXISTING IMPERVIOUS AREA	0 ACRES
POST CONSTRUCTION IMPERVIOUS AREA	0.473 ACRES
CHANGE IN IMPERVIOUS AREA	0.473 ACRES INCREASE

RECEIVING WATERS WITHIN ONE MILE OF PROJECT			
NAME	SPECIAL OR IMPAIRED	WORK IN WATER RESTRICTIONS	TMDL
LAKE SUPERIOR	IMPAIRED		NONE

SENSITIVE AREAS	
IS THE PROJECT LOCATION IN A KARST AREA:	NO
DOES THE PROJECT FLOW TO A CALCAREOUS FEN?	NO

SWPPP AMENDMENTS

THIS SWPPP IS A STARTING POINT FOR EROSION PREVENTION AND SEDIMENT CONTROL ON THE SITE. CONTRACTOR'S OPERATIONS AND PHASING OF CONSTRUCTION ACTIVITY WILL REQUIRE THE CONTRACTOR TO MODIFY AND AMEND THE SWPPP AND SUBSEQUENT BMPs USED ON SITE. IF SITE CONDITIONS PROVE IN-PLACE BMPs ARE INEFFECTIVE, THE SWPPP MUST BE AMENDED TO DOCUMENT ADDITIONAL OR MODIFIED BMPs AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED. ANY AMENDMENT SHALL BE NOTED ON THE PLAN AND KEPT AS RECORD AND AVAILABLE AT THE SITE.

AMENDMENTS TO THE SWPPP MUST BE DOCUMENTED AND SENT TO THE OWNER AND ENGINEER.

AMENDMENTS TO SWPPP	
NO. AND DESCRIPTION	DATE:
1.	
2.	
3.	
4.	
5.	

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W HARBOR HIGHLANDS DR IMPROVEMENTS DULUTH, MN 55805

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
 PRELIMINARY NOT FOR CONSTRUCTION
 Engineer: DAVID G. BOLF
 Lic. No: 40926
 5/29/26

revision _____

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 SWPPP TABLE
 Sheet Title
 Sheet Number
27

EROSION PREVENTION PRACTICES

PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES.

PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND IS NOT SCHEDULED FOR WORK ACTIVITIES FOR 7 OR 14 DAYS. SEE CONSTRUCTION STORMWATER PERMIT TIMELINES TABLE.

FOR PUBLIC WATERS THAT THE MNDNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.

PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.

TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION DO NO NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES.

PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.

PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.

PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11.

SEDIMENT CONTROL PRACTICES

PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMPS ON ALL DOWNGRAIDENT PERIMETERS OF THE SITE AND DOWNGRAIDENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER.

IF DOWNGRAIDENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3.

TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.

PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES, IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED. PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.

PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMPS DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET.

PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY. PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP.

PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRAIDENT PERIMETER.

PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.

PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE.

PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.

PERMITTEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14.

IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION.

PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE.

PERMITTEES MUST DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS UNLESS INFEASIBLE.

PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS. IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP.

PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

DEWATERING AND BASIN DRAINING

PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMPS SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.

IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGE.

PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.

IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

INSPECTIONS AND MAINTENANCE

PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS.

PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMPS.

PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMPS WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA.

DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS.

PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS.

PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE.

PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME.

PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2.B.

PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2.

PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND

THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:

- A. DATE AND TIME OF INSPECTIONS; AND
- B. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
- C. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
- D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
- E. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND
- F. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
- G. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS.

POLLUTION PREVENTION MANAGEMENT MEASURES

PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS THAT ARE CONSIDERED TO BE A SOURCE OF CONTAMINATION, PESTICIDES, FERTILIZERS, AND CHEMICALS UNDER COVER TO MINIMIZE CONTACT WITH STORMWATER.

PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.

PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035.

PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER.

PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS INFEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.

PERMITTEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE. PERMITTEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY. PERMITTEES MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS.

PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

PERMIT TERMINATION CONDITIONS

PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OF ALL AREAS. PERMANENT (VEGETATIVE) COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH.

PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECTION 15 THROUGH 19 AND IS OPERATING AS DESIGNED.

PERMITTEES MUST REMOVE ALL SEDIMENT FROM CONVEYANCE SYSTEMS

PERMITTEES MUST REMOVE ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPS. CONTRACTOR MAY LEAVE BMPS DESIGNED TO DECOMPOSE ON-SITE IN PLACE.

FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRAIDENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.

FOR CONSTRUCTION PROJECTS ON AGRICULTURAL LAND (E.G., PIPELINES ACROSS CROPLAND), PERMITTEES MUST RETURN THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOT.



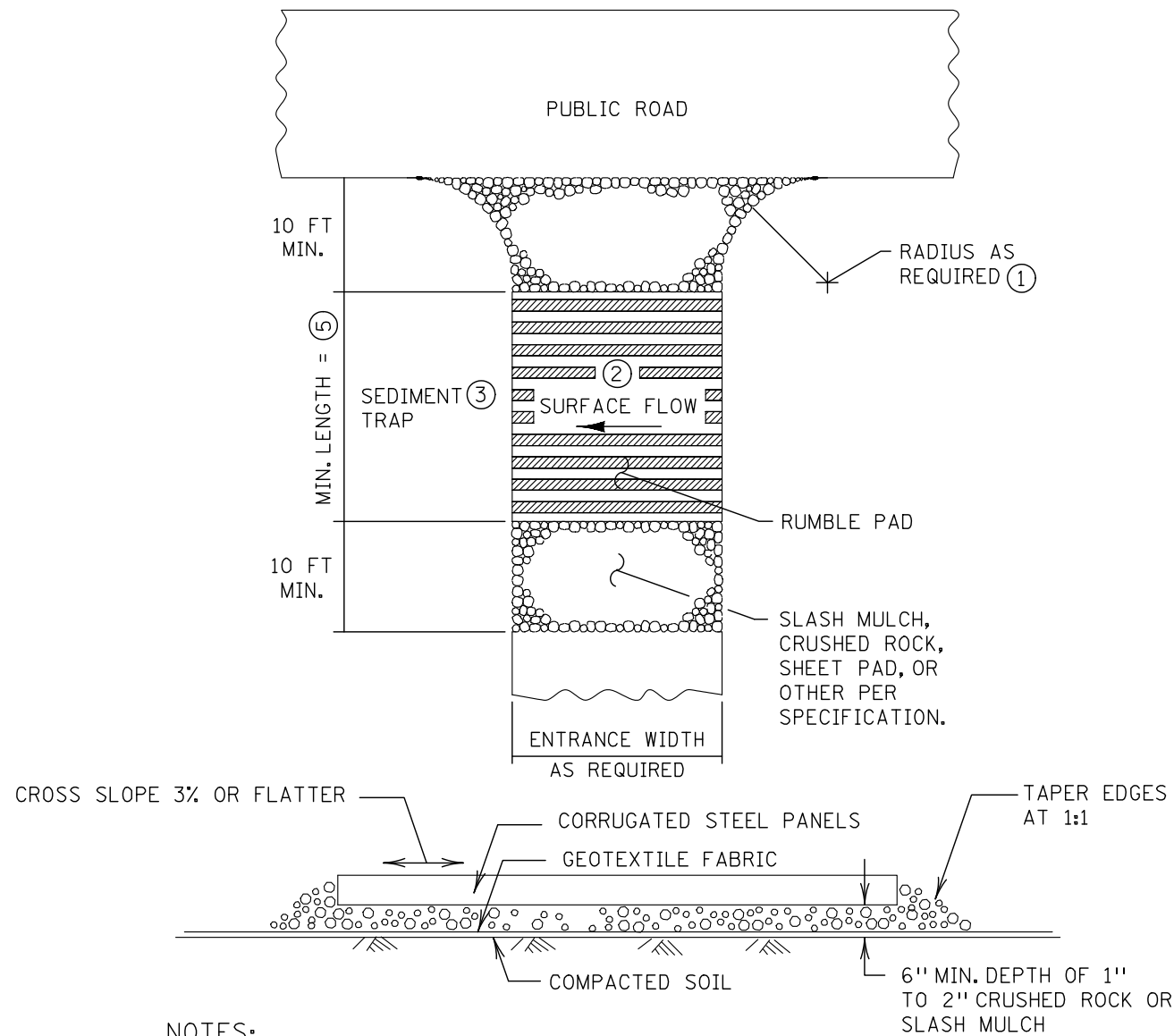
**W HARBOR HIGHLANDS DR
IMPROVEMENTS**
DULUTH, MN 55805

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
**PRELIMINARY
NOT FOR CONSTRUCTION**
Engineer: DAVID G. BOLF

revision

Proj: 26-096
Date: 5/29/26
Drawn: JFM
Checked: TLL

**SWPPP
NARRATIVE**
Sheet Title
Sheet Number

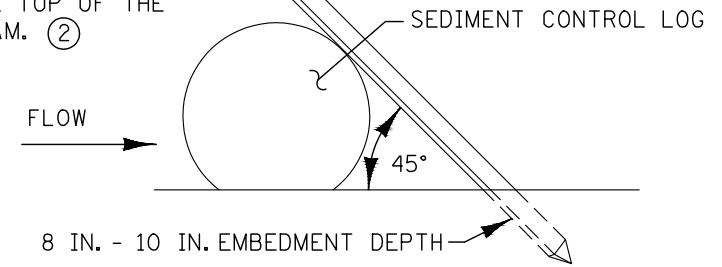


NOTES:
SEE MNDOT SPECS. 2573 & 3882. RUMBLE PAD

- ① PROVIDE RADIUS OR WIDEN PAD SUFFICIENTLY TO PREVENT VEHICLE TIRES FROM TRACKING OFF OF PAD WHEN LEAVING SITE.
- ② IF RUNOFF FROM DISTURBED AREAS FLOWS TOWARD CONSTRUCTION EXITS, PREVENT RUNOFF FROM DRAINING DIRECTLY TO PUBLIC ROAD OVER CONSTRUCTION EXIT BY CROWNING THE EXIT OR SLOPING TO ONE SIDE. IF SURFACE GRADING IS INSUFFICIENT, PROVIDE OTHER MEANS OF INTERCEPTING RUNOFF.
- ③ IF RUNOFF FROM CONSTRUCTION EXITS WILL DRAIN OFF OF PROJECT SITE, PROVIDE SEDIMENT TRAP WITH STABILIZED OVERFLOW.
- ④ IF A TIRE WASH OFF IS REQUIRED THE CONSTRUCTION EXITS SHALL BE GRADED TO DRAIN THE WASH WATER TO A SEDIMENT TRAP.
- ⑤ MINIMUM LENGTH OF RUMBLE PAD SHALL BE 20 FEET, OR AS REQUIRED TO REMOVE SEDIMENT FROM TIRES. IF SIGNIFICANT SEDIMENT IS TRACKED FROM THE SITE, THE RUMBLE PAD SHALL BE LENGTHENED OR THE DESIGN MODIFIED TO PROVIDE ADDITIONAL VIBRATION. WASH-OFF LENGTH SHALL BE AS REQUIRED TO EFFECTIVELY REMOVE CONSTRUCTION SEDIMENT FROM VEHICLE TIRES.
- ⑥ MAINTENANCE OF CONSTRUCTION EXITS SHALL OCCUR WHEN THE EFFECTIVENESS OF SEDIMENT REMOVAL HAS BEEN REDUCED. MAINTENANCE SHALL CONSIST OF REMOVING SEDIMENT AND CLEANING THE MATERIALS OR PLACING ADDITIONAL MATERIAL (SLASH MULCH OR CRUSHED ROCK) OVER SEDIMENT FILLED MATERIAL TO RESTORE EFFECTIVENESS.

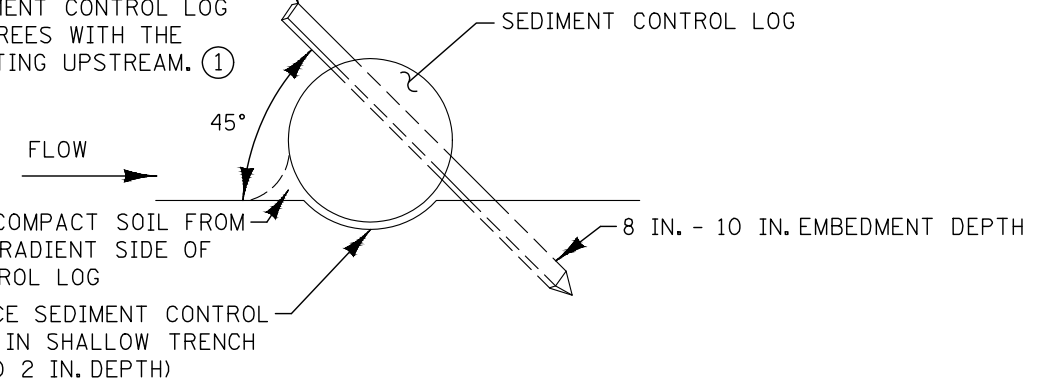
1
29 ———— TEMPORARY SEDIMENT CONTROL CONSTRUCTION EXIT (4) (6) ———— NTS.

1 IN. X 2 IN. X 24 IN. LONG WOODEN STAKES AS NEEDED. STAKES SHALL BE DRIVEN OVER THE SEDIMENT CONTROL LOG AT AN ANGLE OF 45 DEGREES WITH THE TOP OF THE STAKE POINTING UPSTREAM. ②



TYPES: WOOD CHIP, COMPOST, OR ROCK

1 IN. X 2 IN. X 24 IN. LONG WOODEN STAKES. STAKES SHALL BE DRIVEN THROUGH THE BACK HALF OF THE SEDIMENT CONTROL LOG AT AN ANGLE OF 45 DEGREES WITH THE TOP OF THE STAKE POINTING UPSTREAM. ①



TYPES: STRAW, WOOD FIBER, OR COIR

NOTES:

SEE MNDOT SPECS. 2573, 3874, 3882, & 3897.

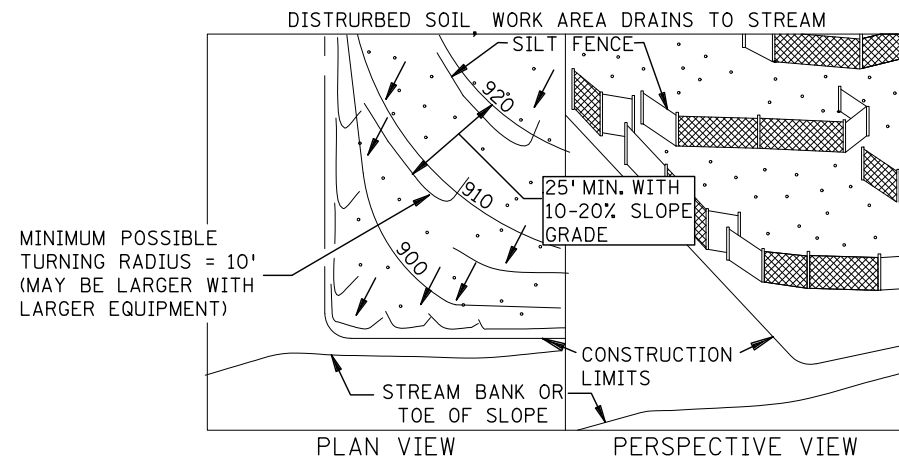
FOR DITCH CHECKS, PLACE SEDIMENT CONTROL LOG PERPENDICULAR TO FLOW AND IN A CRESCENT SHAPE WITH THE ENDS FACING UPSTREAM WITH ENDS 6 INCHES HIGHER THAN MIDDLE TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.

APPROXIMATE SPACING BETWEEN EACH DITCH CHECK SHOULD BE DETERMINED FROM THE FOLLOWING SPACING FORMULA:

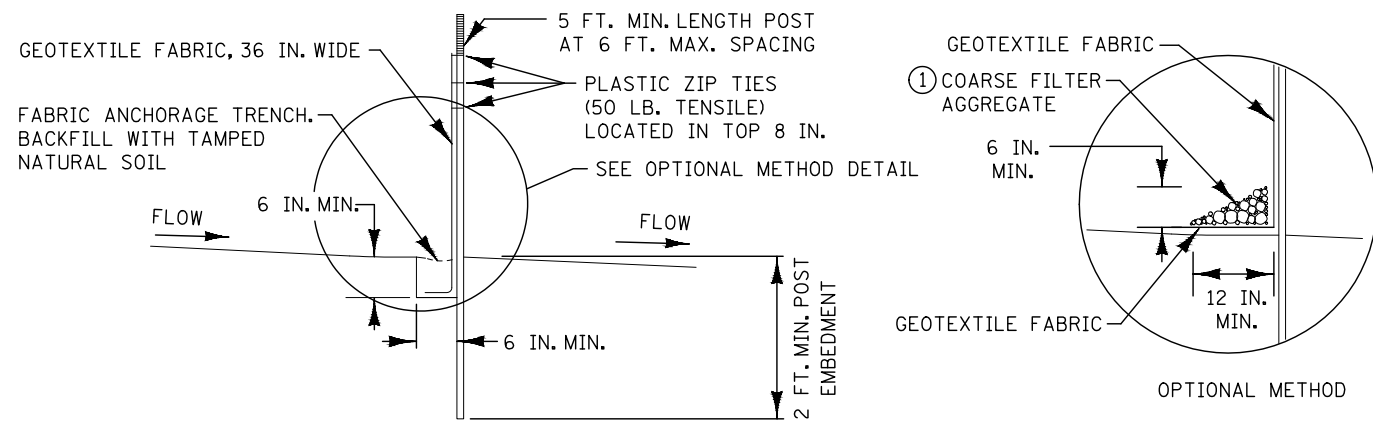
$$\text{APPROXIMATE SPACING OF DITCH CHECKS (FT.)} = Y = (\text{DITCH CHECK HEIGHT (FT.)} / \% \text{ CHANNEL SLOPE}) \times 100$$

- ① SPACE BETWEEN STAKES SHALL BE A MAXIMUM OF 1 FOOT FOR DITCH CHECKS OR 2 FEET FOR OTHER APPLICATIONS.
- ② PLACE STAKES AS NEEDED TO PREVENT MOVEMENT OF SEDIMENT CONTROL LOGS PLACED ON SLOPES OR AS NEEDED DUE TO OTHER FACTORS. STAKES SHALL BE INCIDENTAL.

2
29 ———— TEMPORARY SEDIMENT CONTROL SEDIMENT CONTROL LOGS ———— NTS.



J-HOOK INSTALLATION



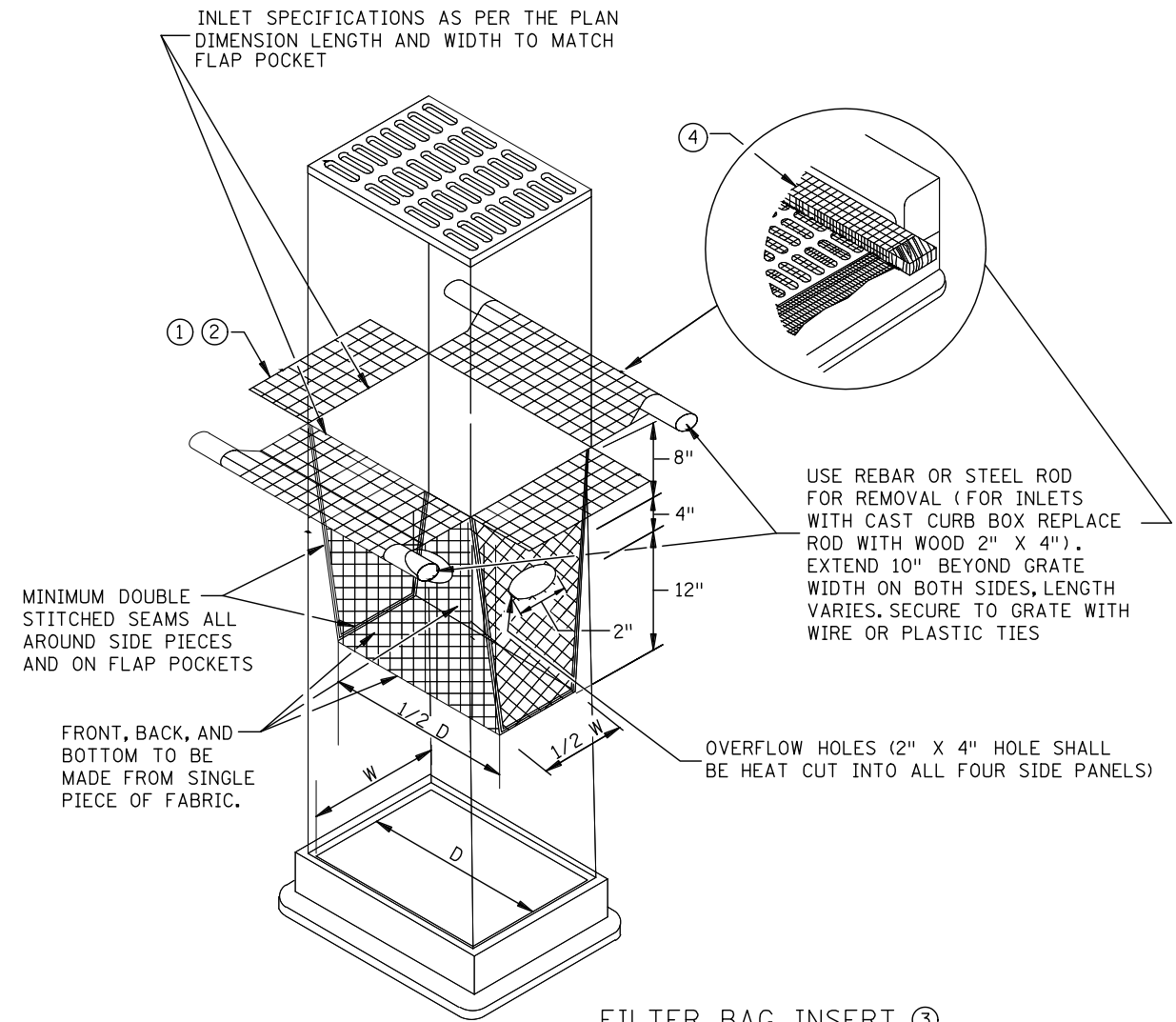
NOTES:

- SEE MNDOT SPECS. 2573, 3149 & 3886.
- ① COARSE FILTER AGGREGATE (SPEC. 3149) SHALL BE INCIDENTAL.
- ② TO PROTECT AREAS FROM SHEET FLOW. MAXIMUM CONTRIBUTING AREA: 1 ACRE.

SILT FENCE TYPE HI ②
(HAND INSTALLED)

1
30

NTS.



FILTER BAG INSERT ③
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX)

NOTES:

SEE MNDOT SPECS. 2573, 3137, & 3886.

DEVICES MUST BE ADJUSTED ACCORDINGLY AS TO NOT CAUSE FLOODING ON ROADWAY THAT WOULD IMPEED TRAFFIC FLOW.

- ① ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS, MEETING SPEC. 3886.
- ② FINISHED SIZE, INCLUDING POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- ③ INSTALLATION NOTES:
DO NOT PLACE FILTER BAG INSERT IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. THE PLACED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE OF 3 INCHES BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES. WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCH SIDE CLEARANCE.
- ④ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH OR USE A ROCK SOCK OR SAND BAGS IN PLACE OF THE FLAP POCKETS.

2
30

TEMPORARY SEDIMENT CONTROL
STORM DRAIN INLET PROTECTION

NTS.

HIGHLANDS DRIVE

16' W
DRIVE

ALLEY

16' WIDE
DRIVE

ALLEY



PROJECT
HARBOR HIGHLANDS
 HARBOR HIGHLANDS DRIVE
 DULUTH, MN 55805

CLIENT
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DRAWN BY
 BENJAMIN OLSEN

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 NORTHLAND CONSULTING ENGINEERS
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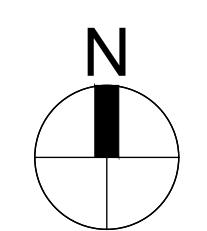
**NOT FOR
 CONSTRUCTION**

PACKAGE ISSUE DATE
 PRICING SET 06.03.2026

DATE
 PROJECT NO.

SHEET TITLE
LOT LEVEL SITE PLAN

SHEET NO.
A1.0-E4



1 E4
 1/4"=1'-0"



PROJECT
HARBOR HIGHLANDS
 HARBOR HIGHLANDS DRIVE
 DULUTH, MN 55805

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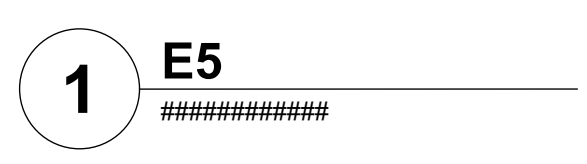
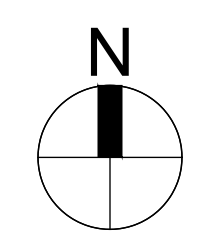
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PACKAGE PRICING SET	ISSUE DATE 06.03.2026
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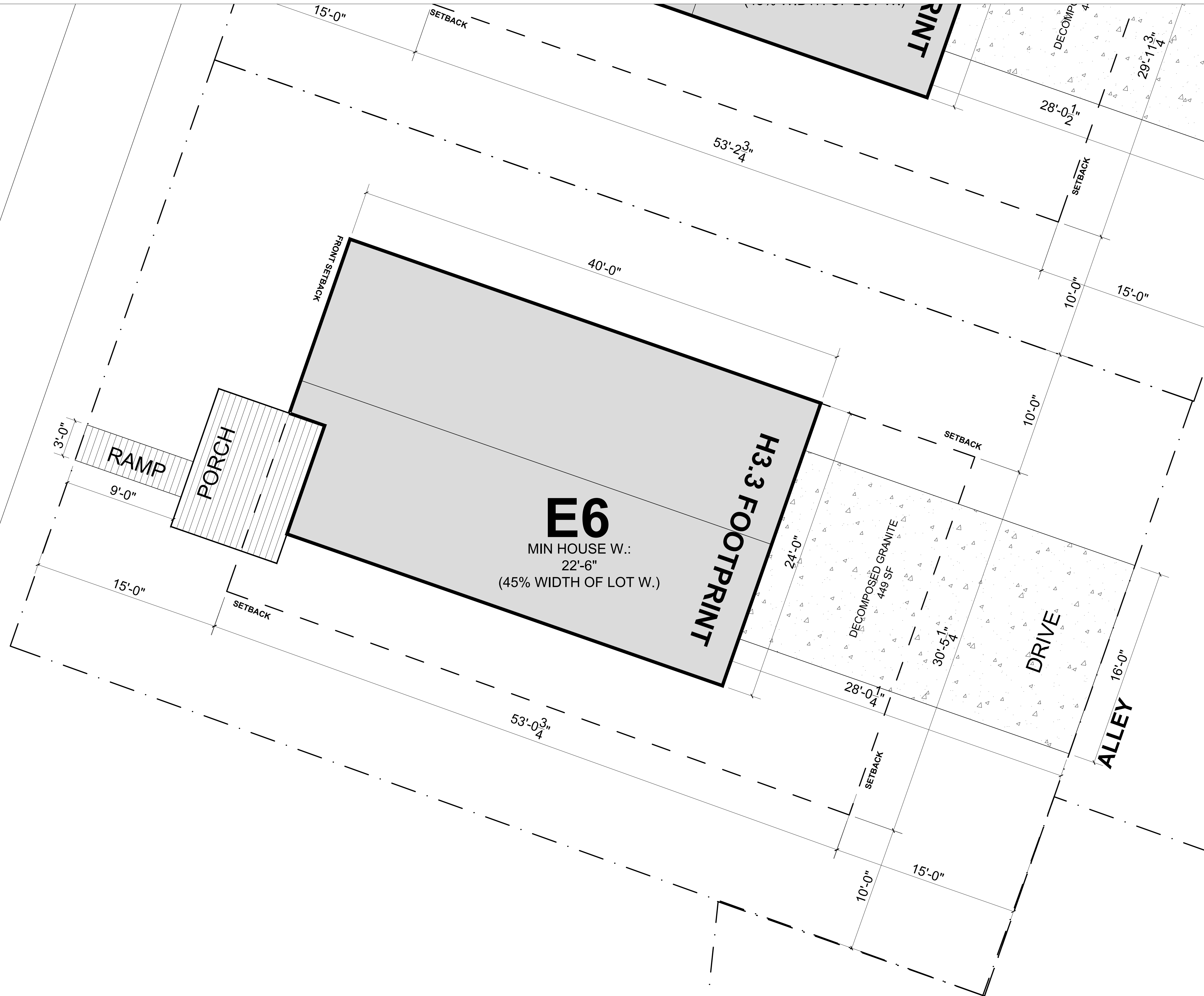
DATE _____
 PROJECT NO. _____

SHEET TITLE
LOT LEVEL SITE PLAN

SHEET NO.
A1.0-E5



HARBOR HIGHLANDS DRIVE



PROJECT
HARBOR HIGHLANDS
 HARBOR HIGHLANDS DRIVE
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 CONSTRUCTION**

PACKAGE	ISSUE DATE
PRICING SET	06.03.2026

DATE _____
 PROJECT NO. _____

SHEET TITLE
LOT LEVEL SITE PLAN

SHEET NO.
A1.0-E6

1 E6
 #####

PROJECT
HARBOR HIGHLANDS
 HARBOR HIGHLANDS DRIVE
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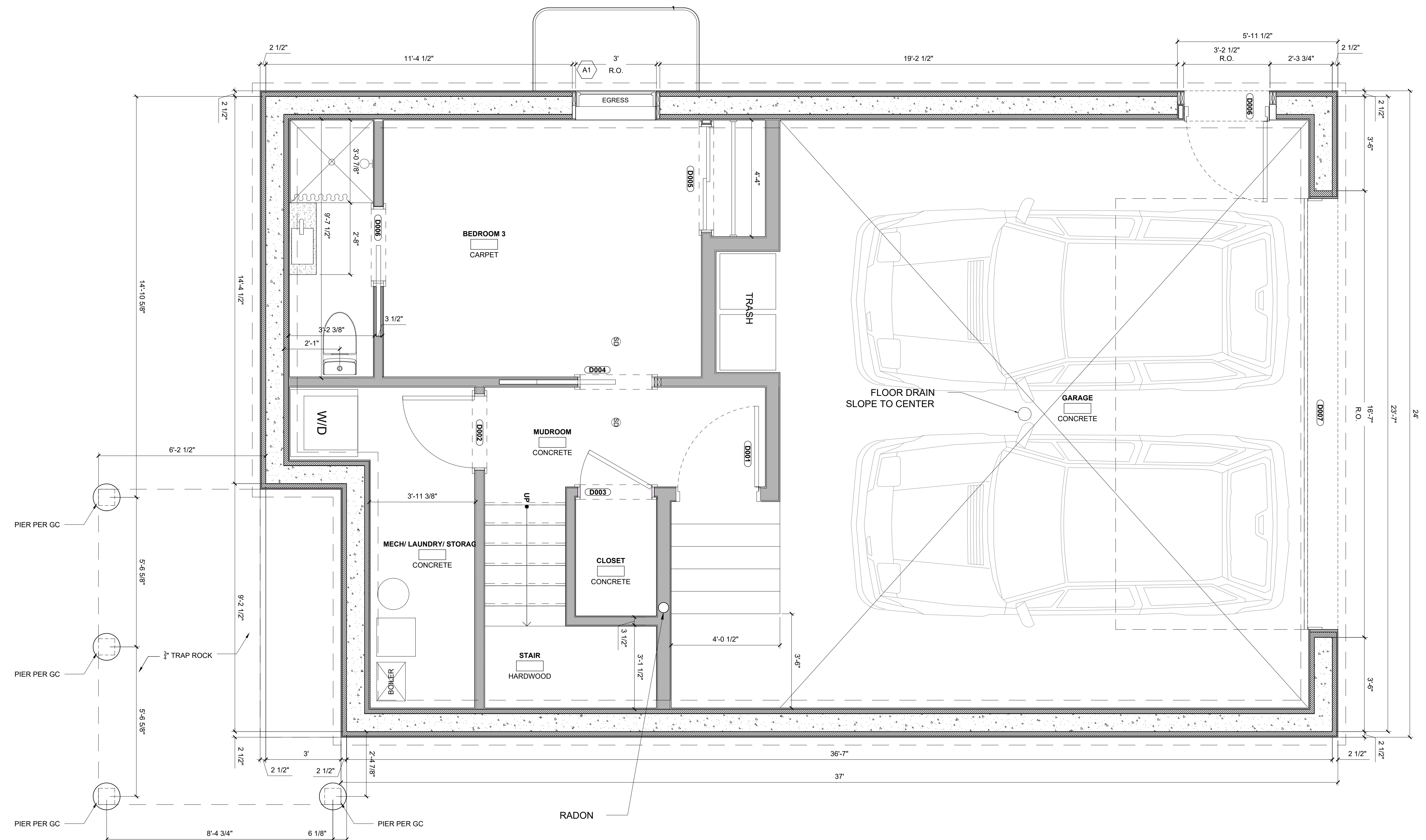
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PROJECT NO.

SHEET TITLE
H3.3 FLOOR PLAN

SHEET NO.
A1.2

NOTE: G.C. TO PROVIDE PASSIVE RADON DETECTION
 SYSTEM SUB-SLAB IN COMPLIANCE WITH MSRBC 1303.2402



1 H3.3 - FLOOR/FOUNDATION PLAN LOWER LEVEL
 1/2" = 1'-0"

PROJECT
HARBOR HIGHLANDS

HARBOR HIGHLANDS DRIVE
 DULUTH, MN 55805

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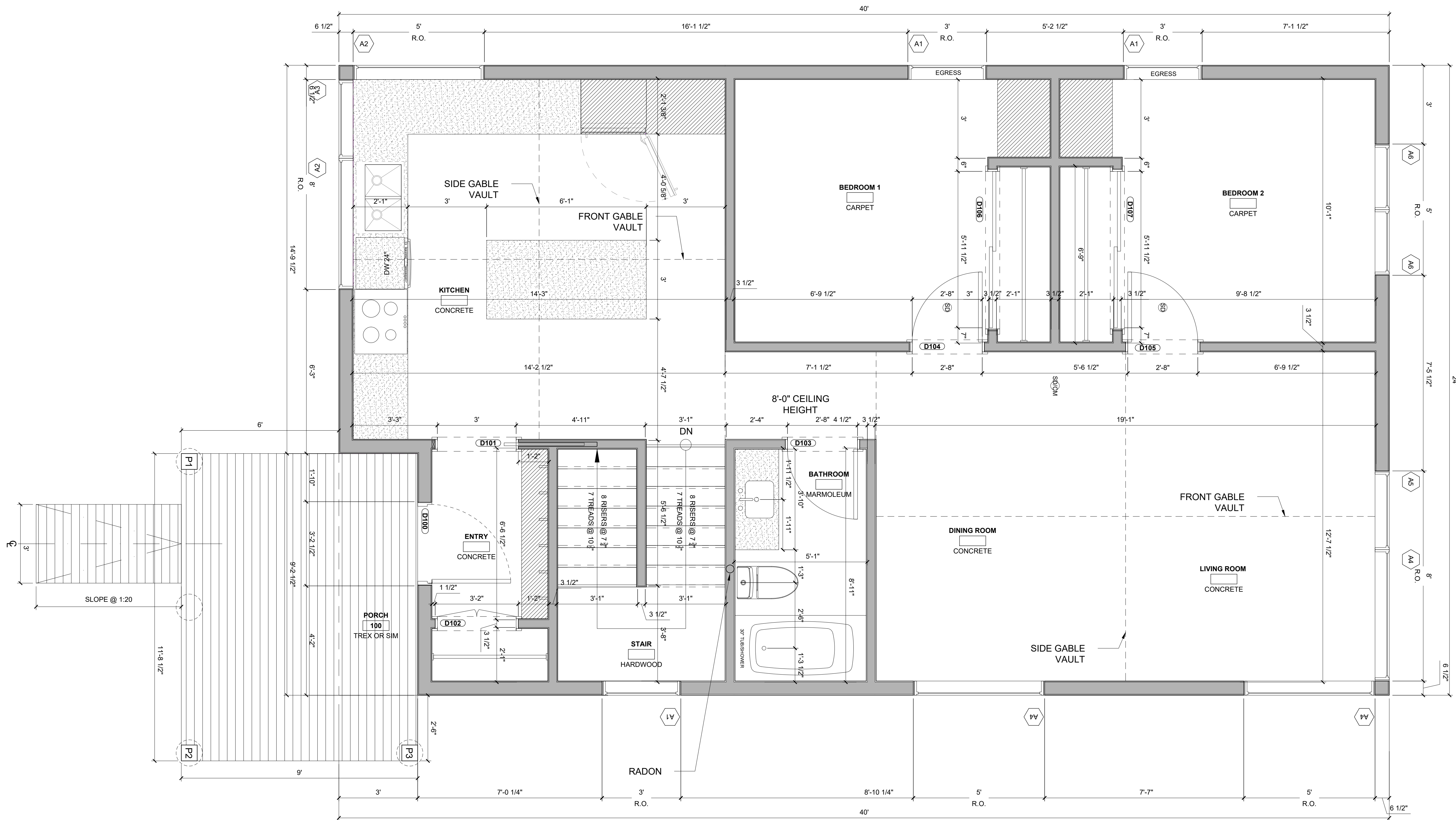
PROJECT NO.

SHEET TITLE

H3.3 FLOOR PLAN

SHEET NO.

A1.3



1 H3.3 - FLOOR PLAN MAIN LEVEL
 1/2" = 1'-0"

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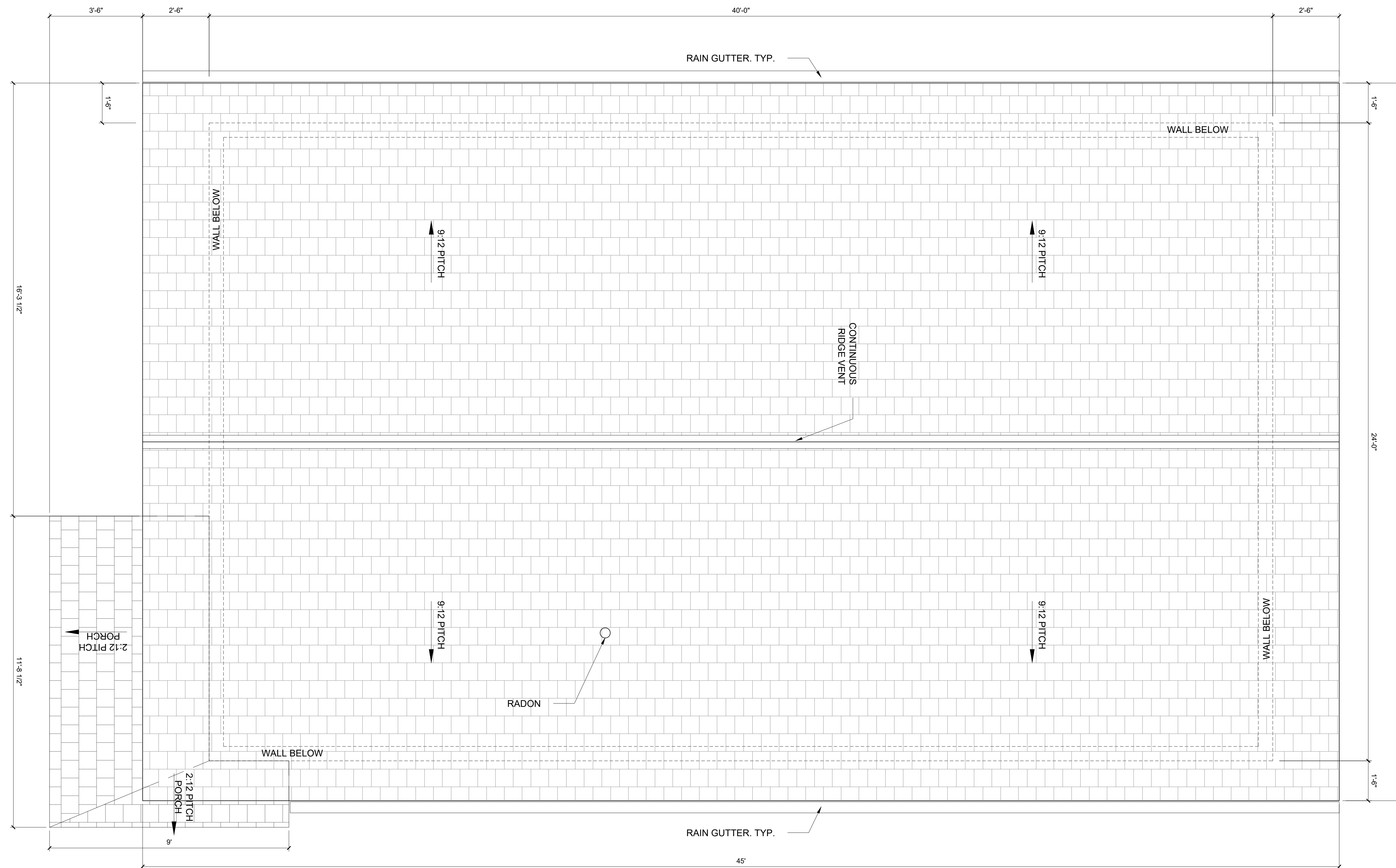
PACKAGE ISSUE DATE
PRICING SET 06.03.2026

DATE
PROJECT NO.

SHEET TITLE
H3.3 ROOF PLAN

SHEET NO.

A1.4



1 H3.3 - ROOF PLAN #1 - LONG RIDGE
1/2" = 1'-0"

PROJECT
HARBOR HIGHLANDS

HARBOR HIGHLANDS DRIVE
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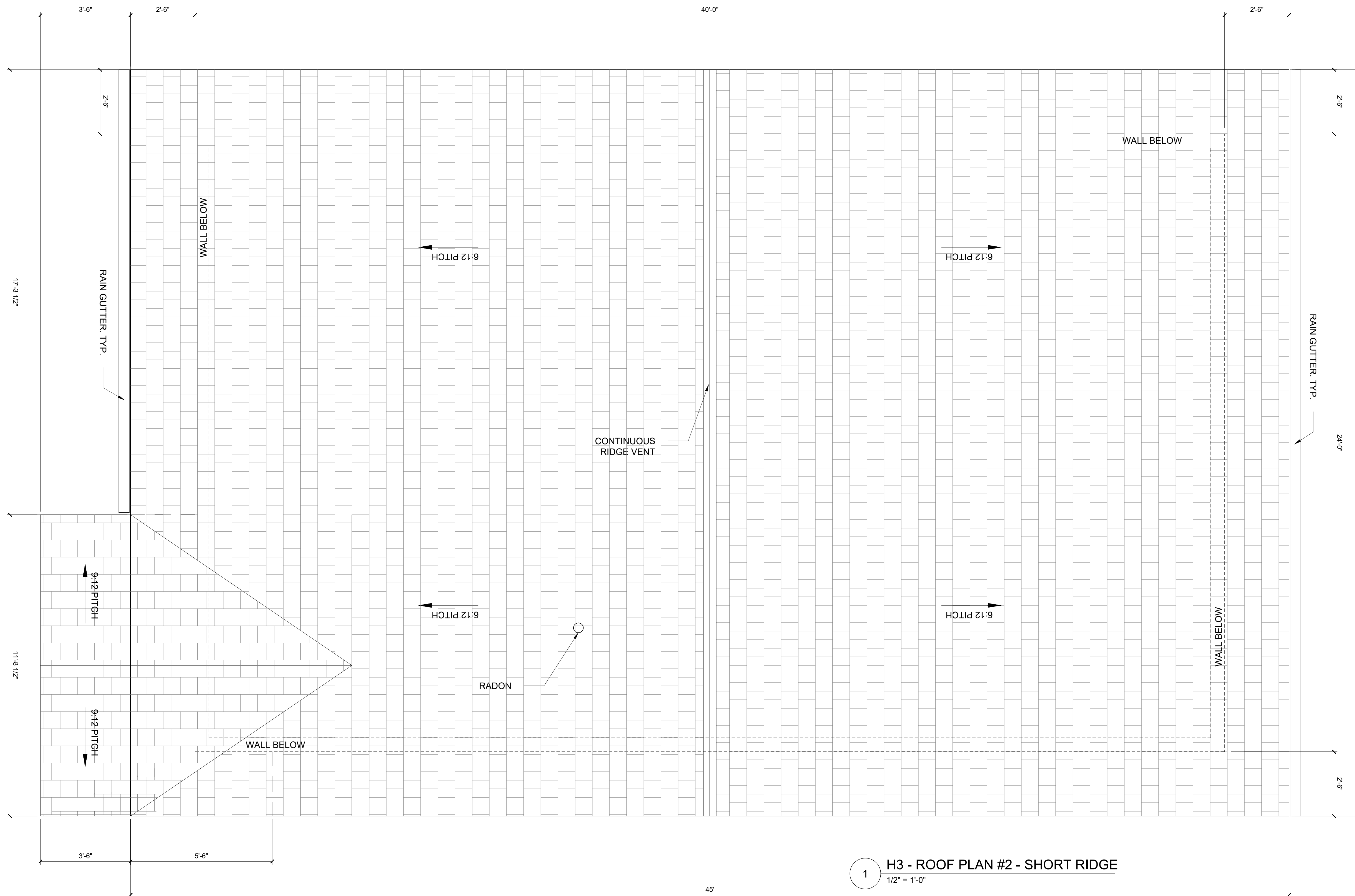
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SHEET TITLE

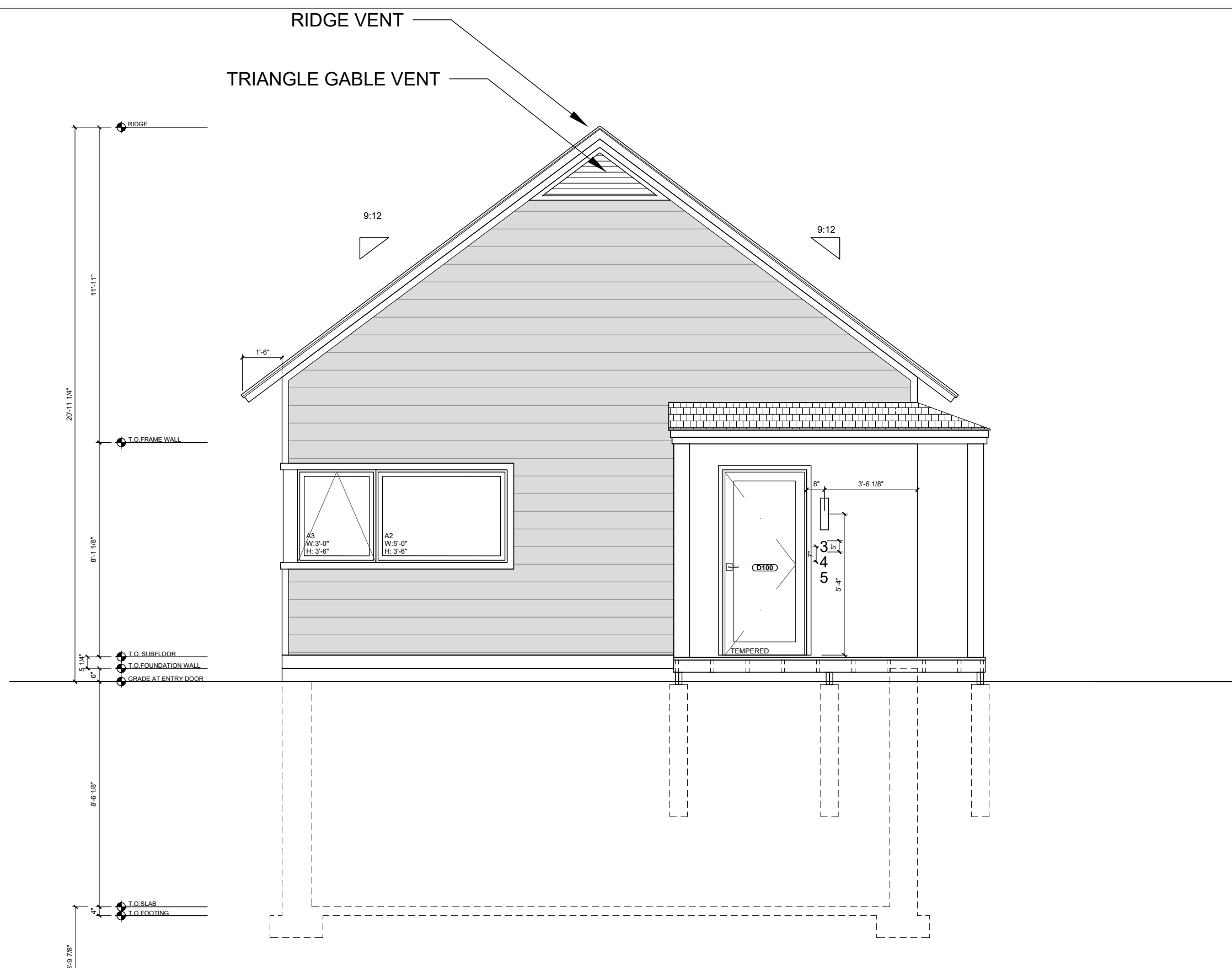
H3.3 ROOF PLAN

SHEET NO.

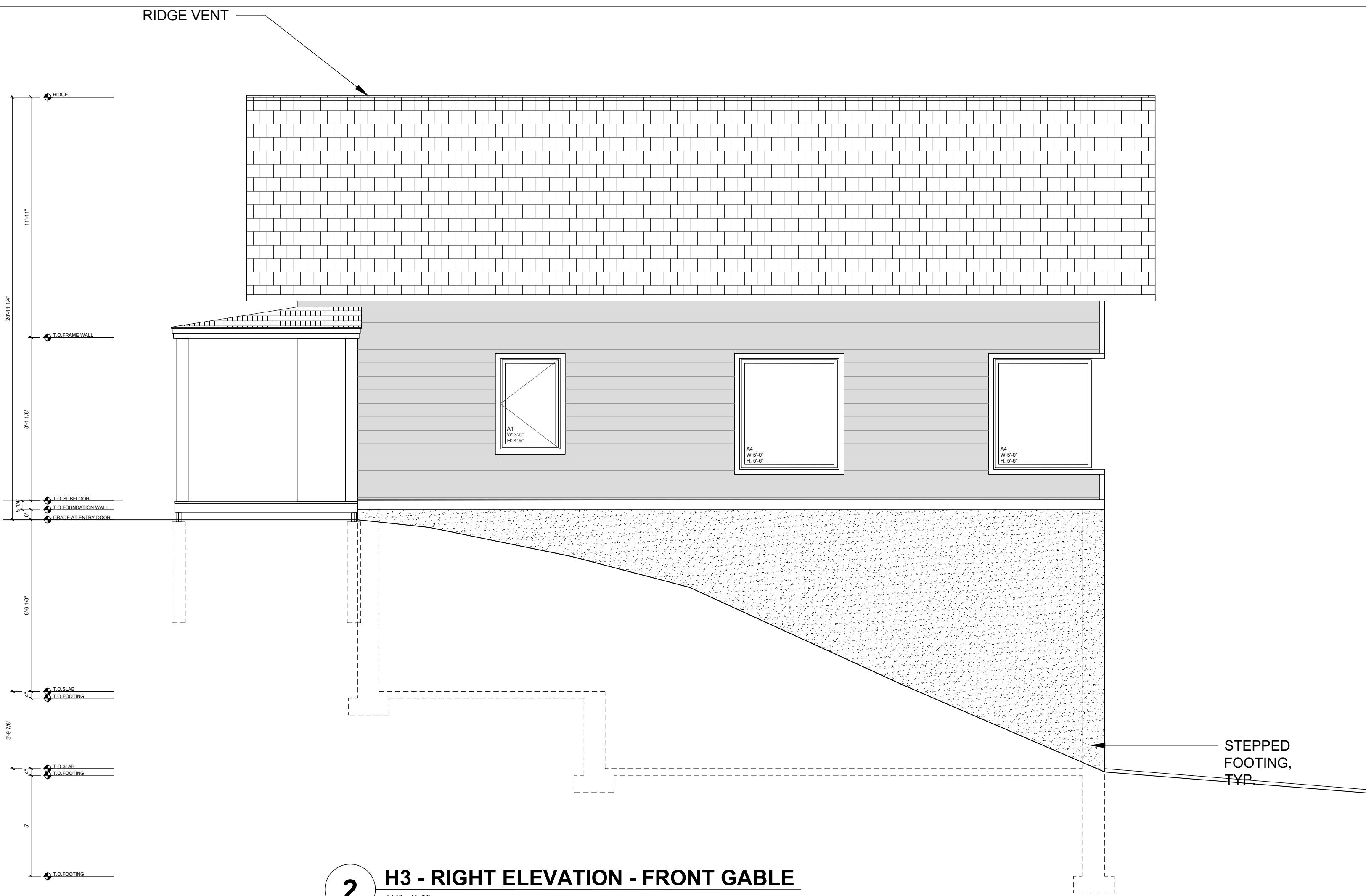
A1.5



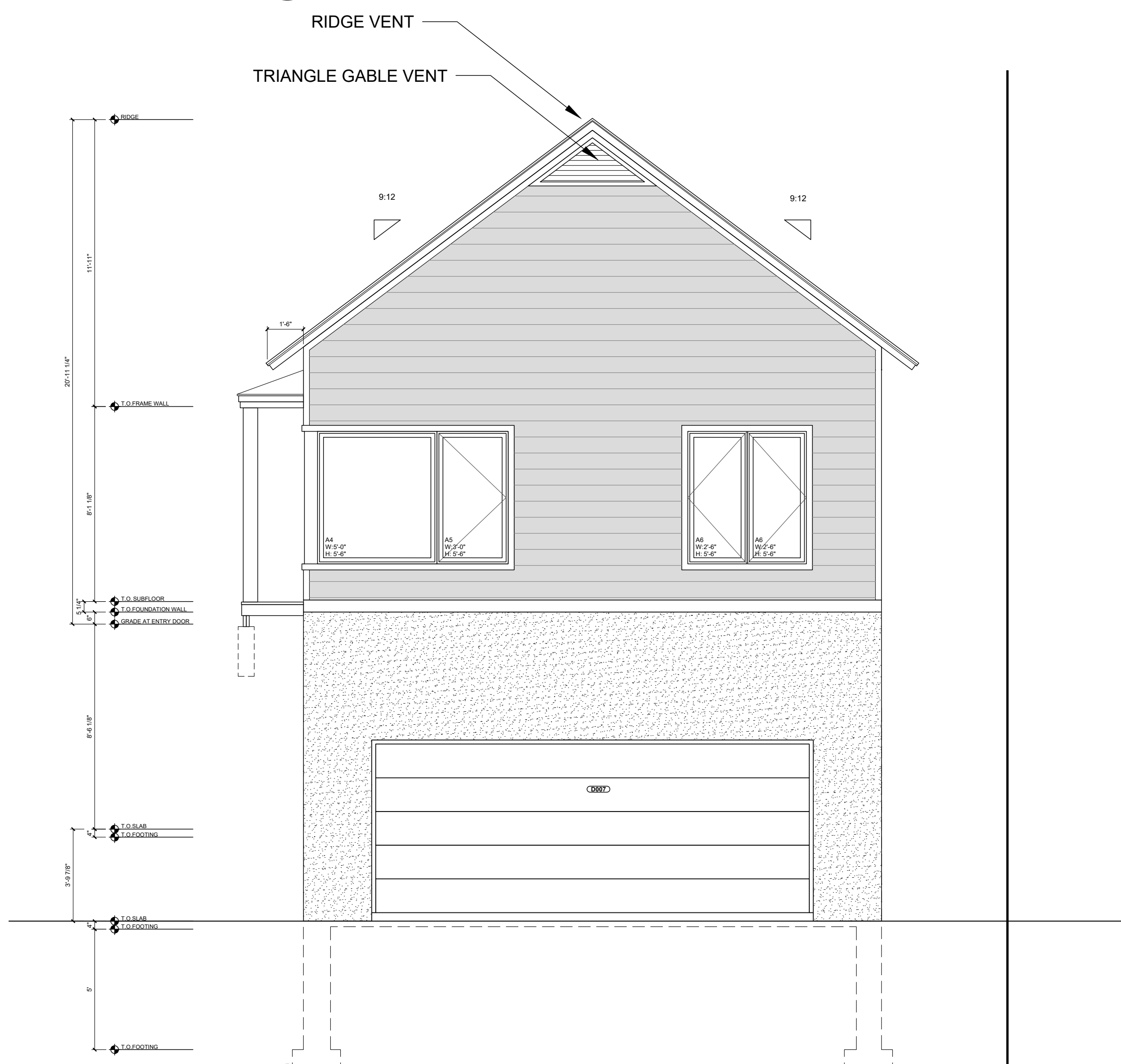
1 H3 - ROOF PLAN #2 - SHORT RIDGE
1/2" = 1'-0"



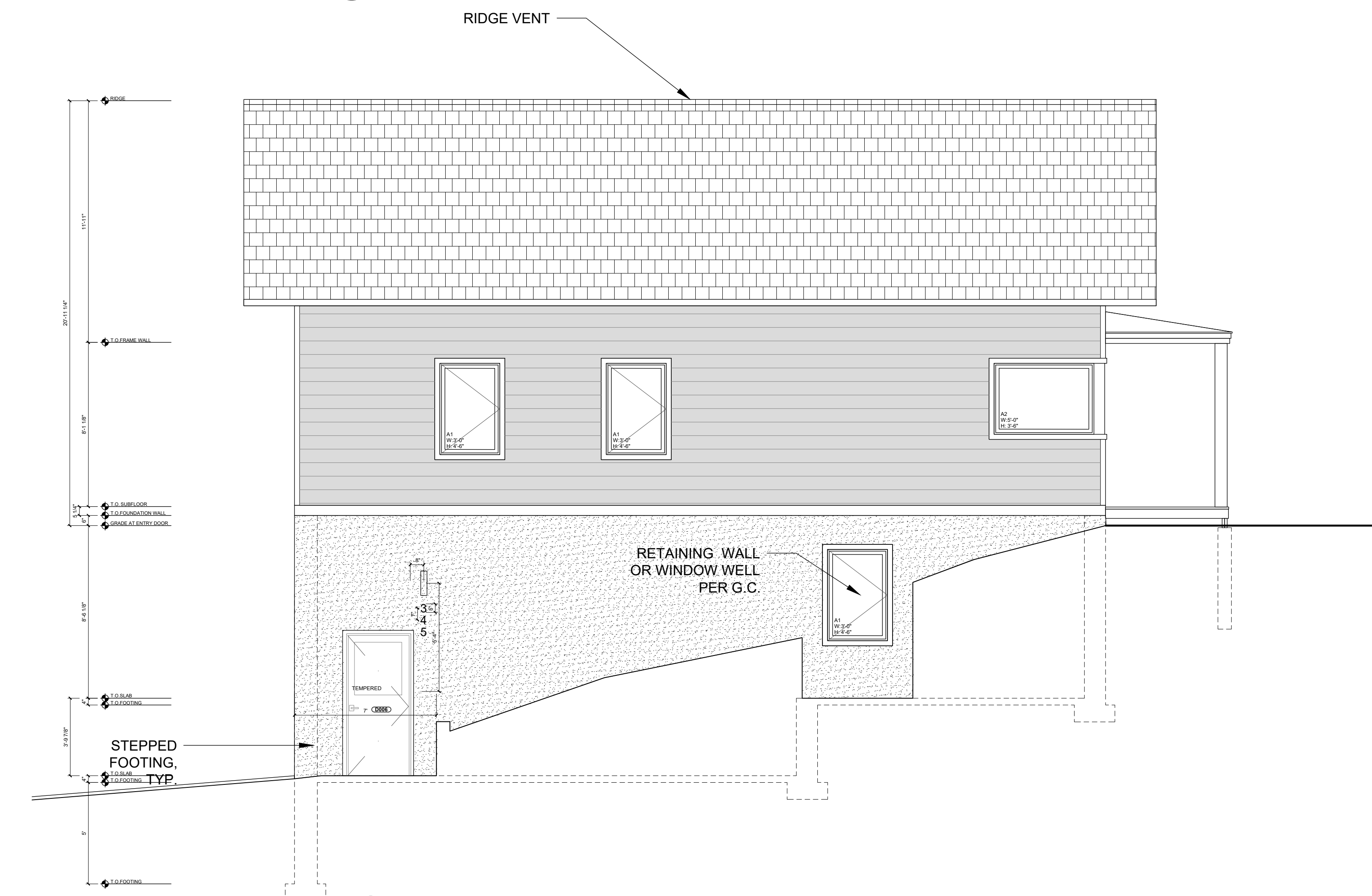
1 H3 - FRONT ELEVATION - FRONT GABLE
1/4"=1'-0"



2 H3 - RIGHT ELEVATION - FRONT GABLE
1/4"=1'-0"



3 H3 - BACK ELEVATION - FRONT GABLE
1/4"=1'-0"



4 H3 - LEFT ELEVATION - FRONT GABLE
1/4"=1'-0"

PROJECT
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HARBOR HIGHLANDS DRIVE
DULUTH, MN 55805

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102 SOUTH 21ST AVE W. #1
DULUTH, MINNESOTA 55806

**NOT FOR
CONSTRUCTION**

PACKAGE ISSUE DATE
PRICING SET 06.03.2026

DATE
PROJECT NO.

SHEET TITLE
**H3 ELEVATIONS -
FRONT GABLE**

SHEET NO.
A3.0

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HARBOR HIGHLANDS
 HARBOR HIGHLANDS DRIVE
 DULUTH, MN 55805

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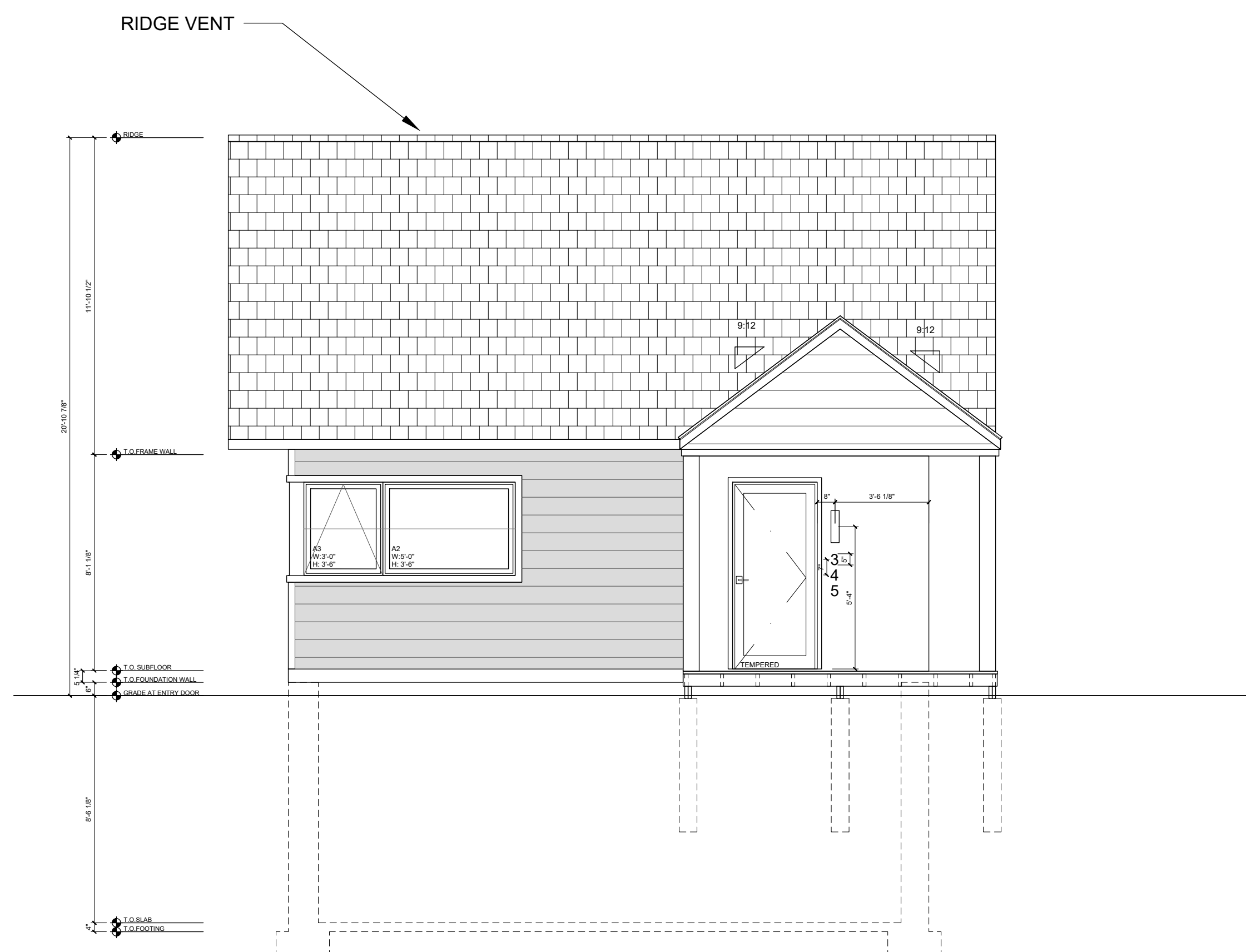
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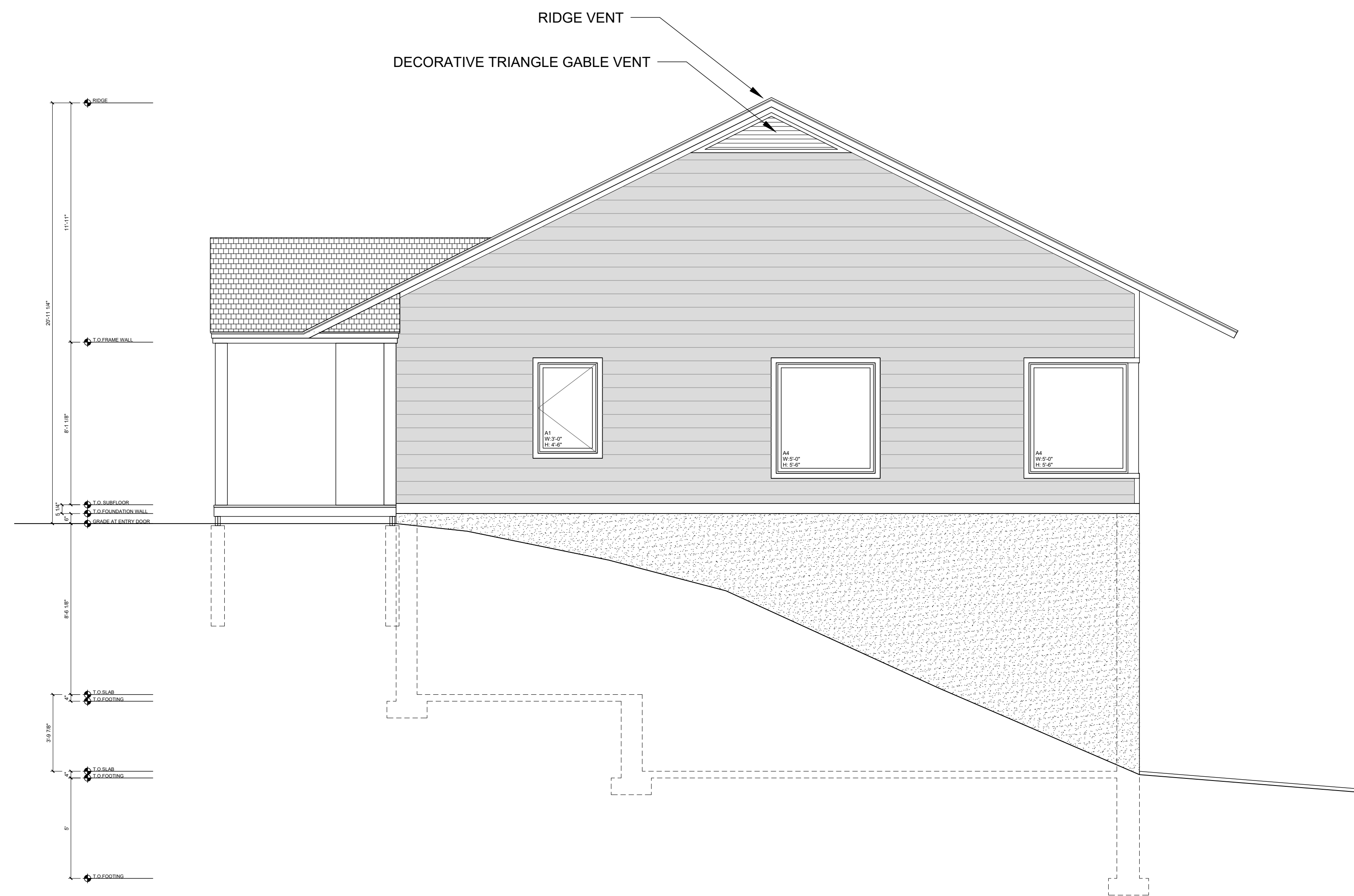
DATE
 PROJECT NO.

SHEET TITLE
**ELEVATIONS -
 SIDE GABLE**

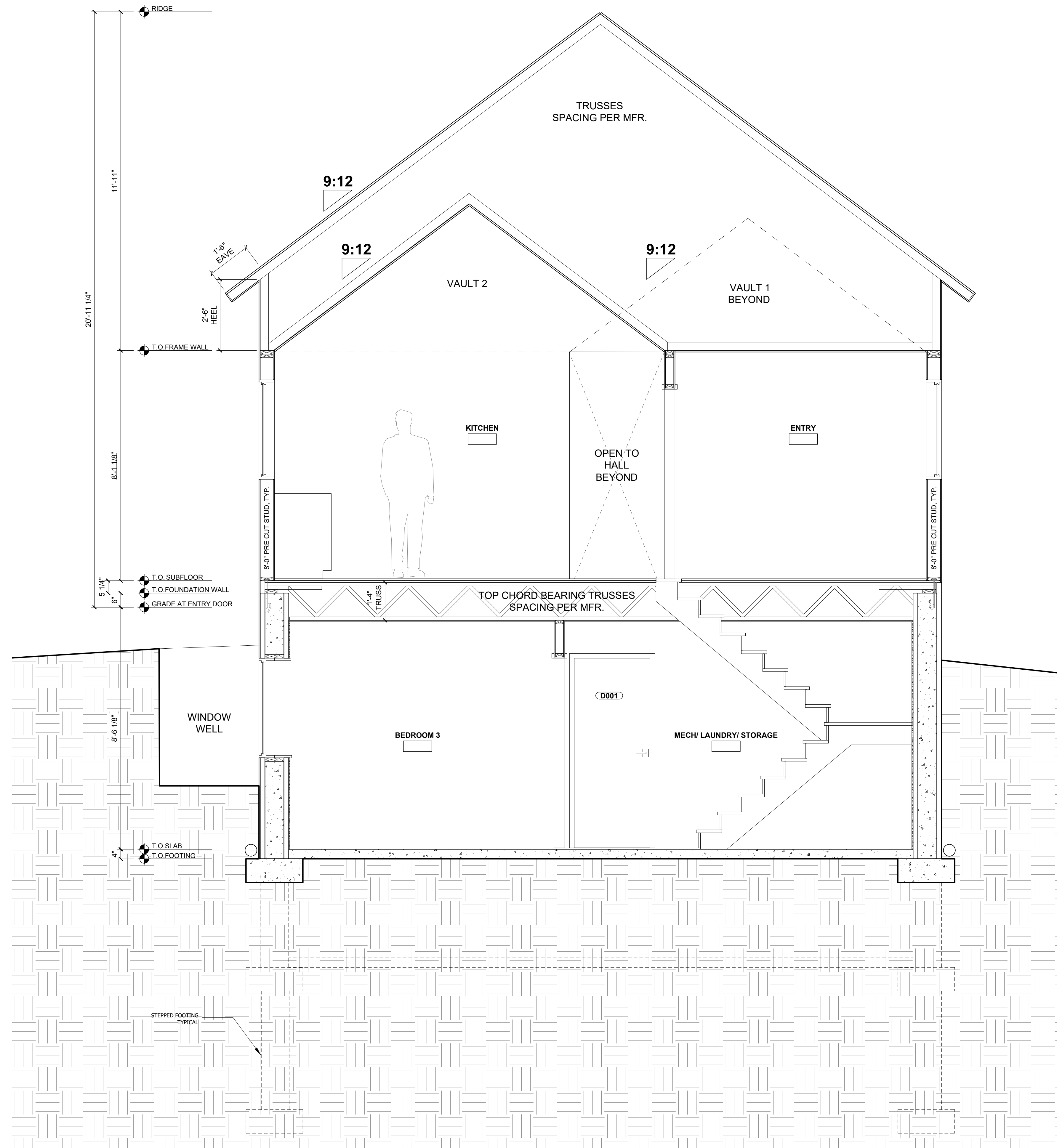
SHEET NO.
A3.1



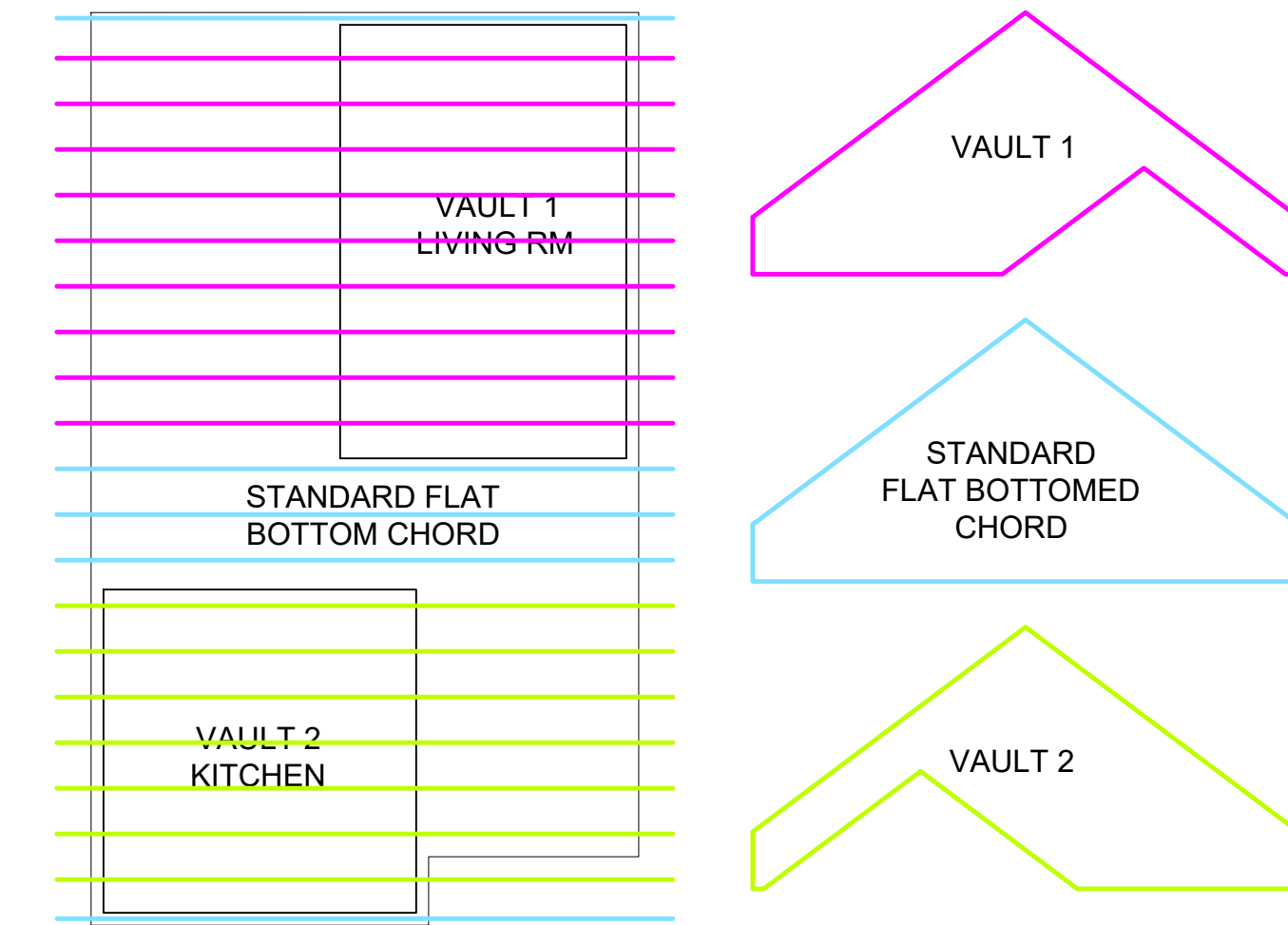
1 H3 - FRONT ELEVATION - SIDE GABLE
 1/4"=1'-0"



2 H3 - RIGHT ELEVATION - SIDE GABLE
 1/4"=1'-0"



NOTE:
ROOF FRAMING DIAGRAMMING IS FOR ILLUSTRATIVE PURPOSES ONLY



2 TRUSS TYPE DIAGRAM
1/8" = 1'-0"

1 H3 - FRONT GABLE - SECTION
1/4" = 1'-0"

PROJECT
HARBOR HIGHLANDS
HARBOR HIGHLANDS DRIVE
DULUTH, MN 55805

CLIENT
ONEROOF COMMUNITY HOUSING
C.O. DEBBIE FREEDMAN
12 E 4TH STREET
DULUTH, MN 55804
dfreedman@1roofhousing.org

ARCHITECT
CITYDESKSTUDIO, INC.
550 VANDALIA STREET
SAINT PAUL, MN 55114
651.644.1106 OFFICE
www.citydeskstudio.com
Contact: BEN AWES, AIA

License No.
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ME OR UNDER MY DIRECT SUPERVISION AND THAT
I AM A DULY LICENSED ARCHITECT UNDER THE
LAWS OF THE STATE OF MINNESOTA.

DRAWN BY
BENJAMIN OLSEN

CIVIL ENGINEER
NORTHLAND CONSULTING ENGINEERS
C/O DAVE BOLF
102 SOUTH 21ST AVE W. #1
DULUTH, MINNESOTA 55806

**NOT FOR
CONSTRUCTION**

PACKAGE ISSUE DATE
PRICING SET 06.03.2026

DATE
PROJECT NO.

SHEET TITLE
**H3 FRONT GABLE
HOUSE SECTIONS**

SHEET NO.
A4.0

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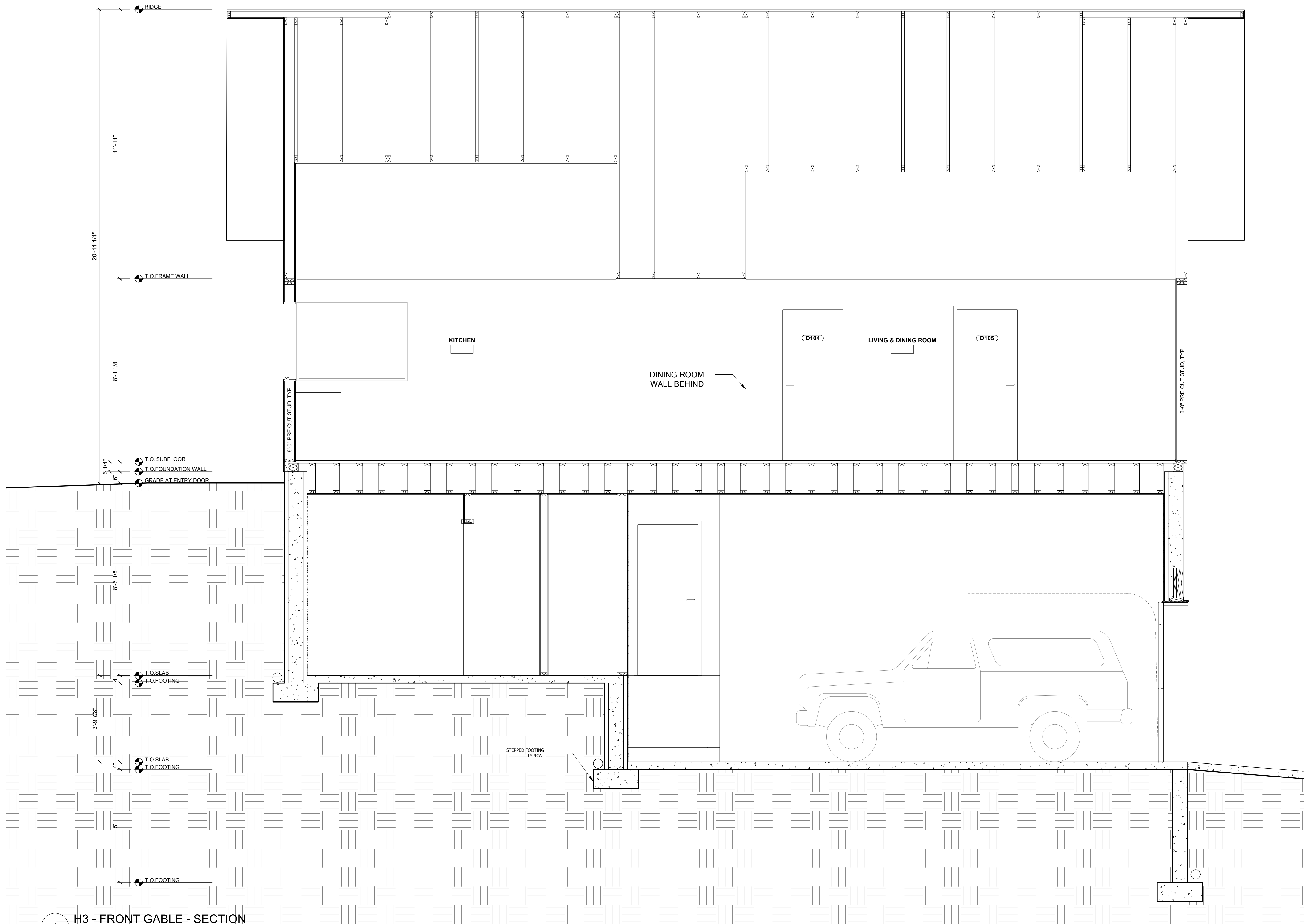
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SHEET TITLE

H3 FRONT GABLE HOUSE SECTIONS

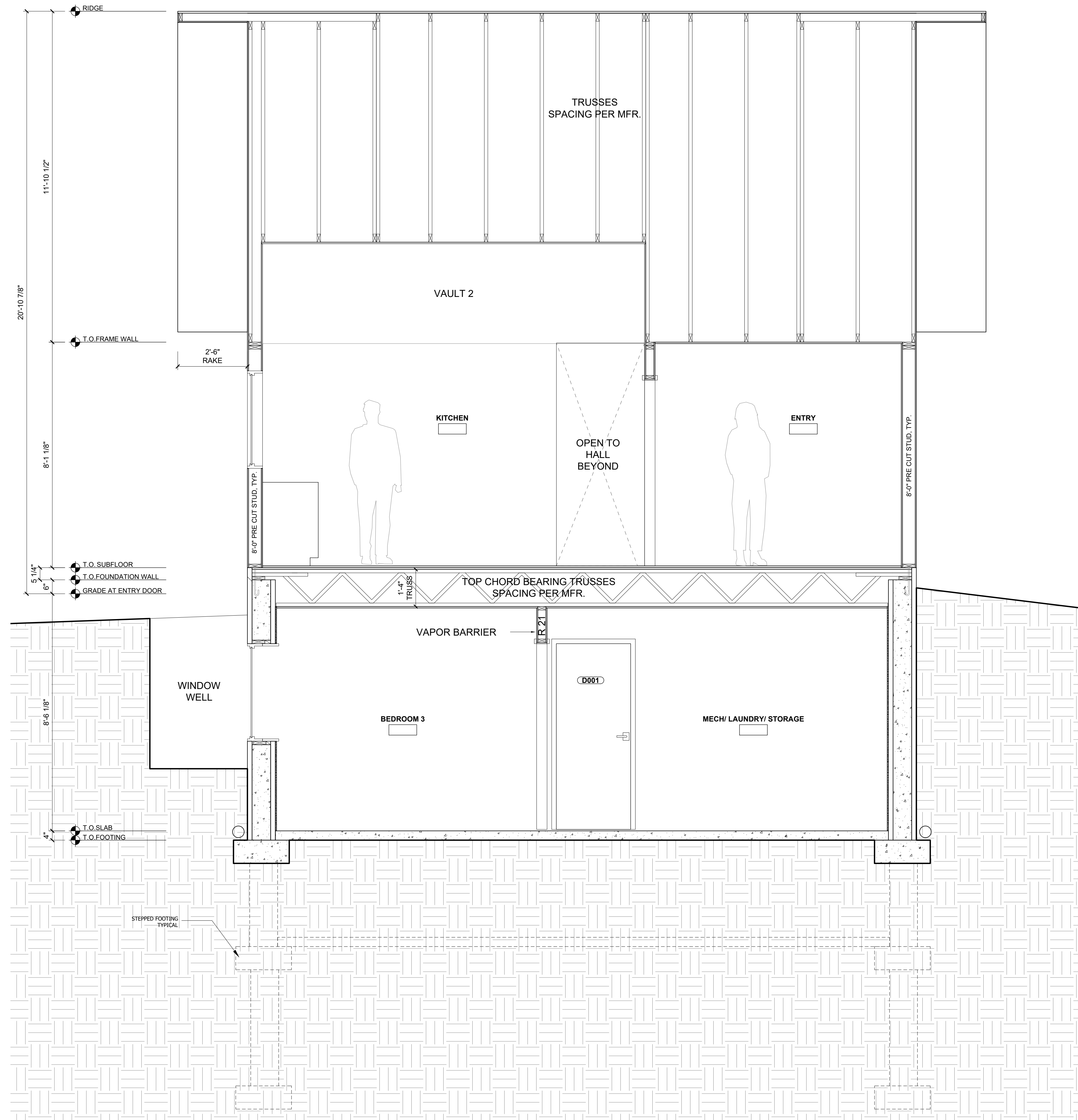
SHEET NO.

A4.1



H3 - FRONT GABLE - SECTION

3/8" = 1'-0"



1 H3 - SIDE GABLE - SECTION
1/4" = 1'-0"

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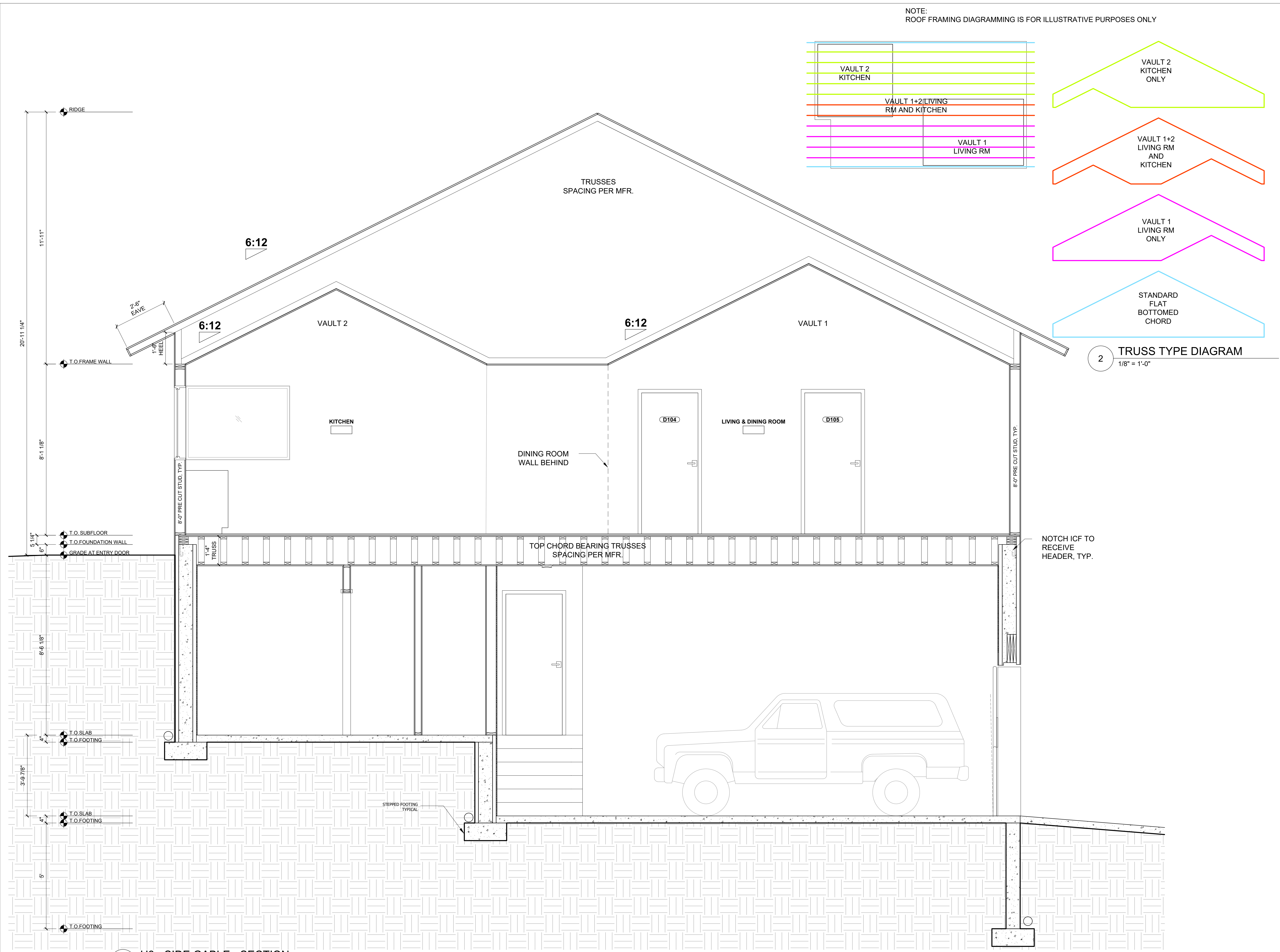
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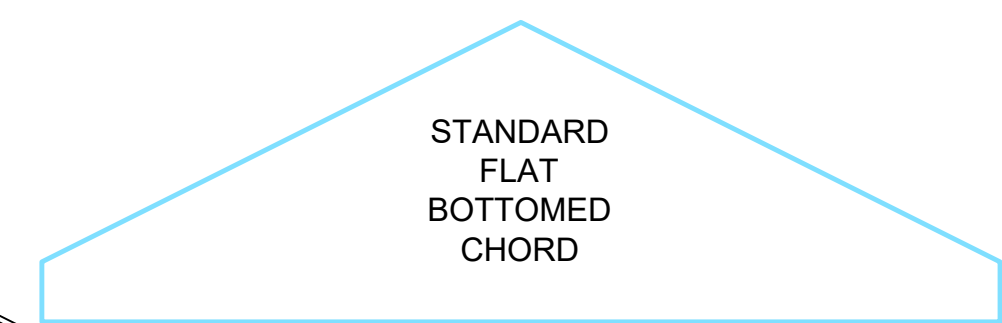
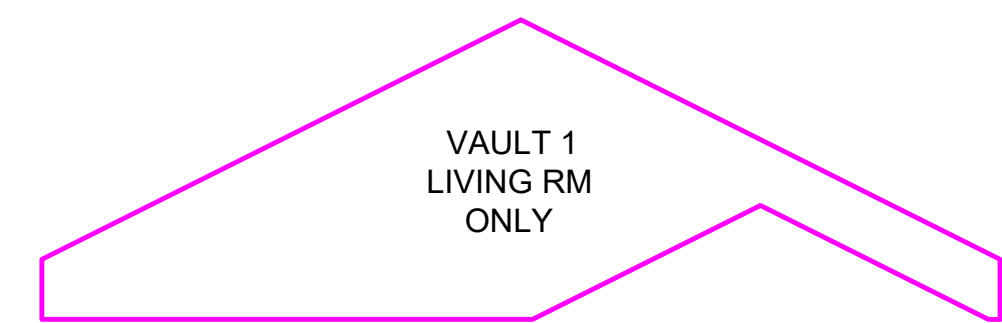
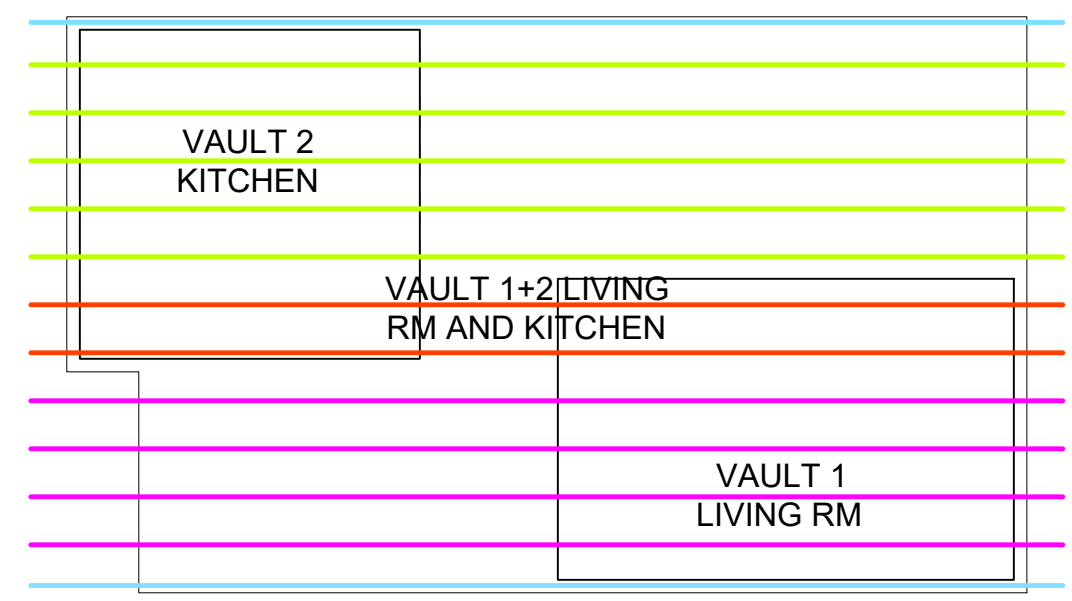
DATE
PROJECT NO.

SHEET TITLE
H3 SIDE GABLE
HOUSE SECTIONS

SHEET NO.
A4.2



NOTE:
ROOF FRAMING DIAGRAMMING IS FOR ILLUSTRATIVE PURPOSES ONLY



2 TRUSS TYPE DIAGRAM
1/8" = 1'-0"

1 H3 - SIDE GABLE - SECTION
1/2" = 1'-0"

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SHEET TITLE

H3 SIDE GABLE HOUSE SECTIONS

SHEET NO.

A4.3

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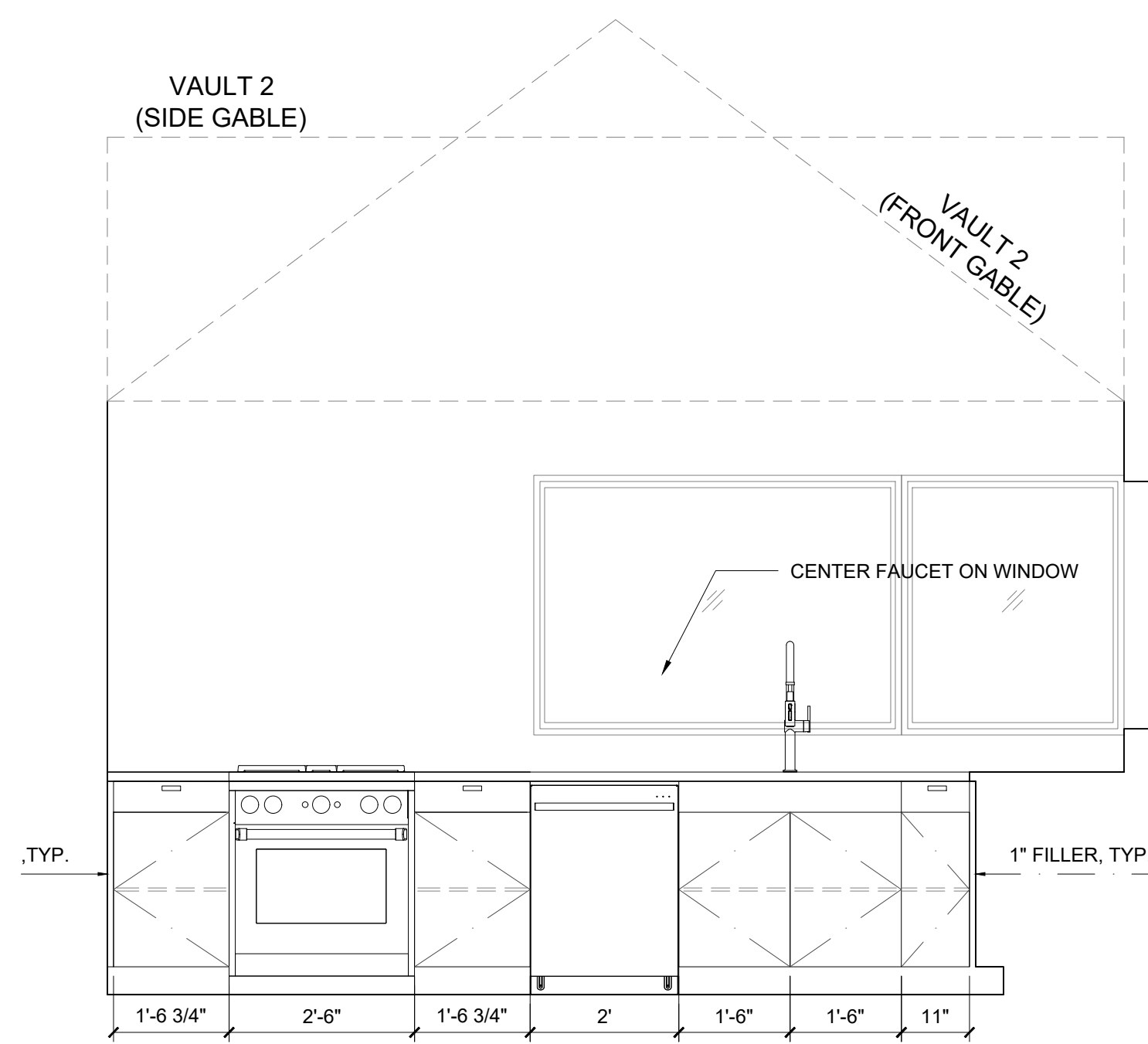
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SHEET TITLE

H3, H3.2, H3.3 INTERIOR ELEVATIONS

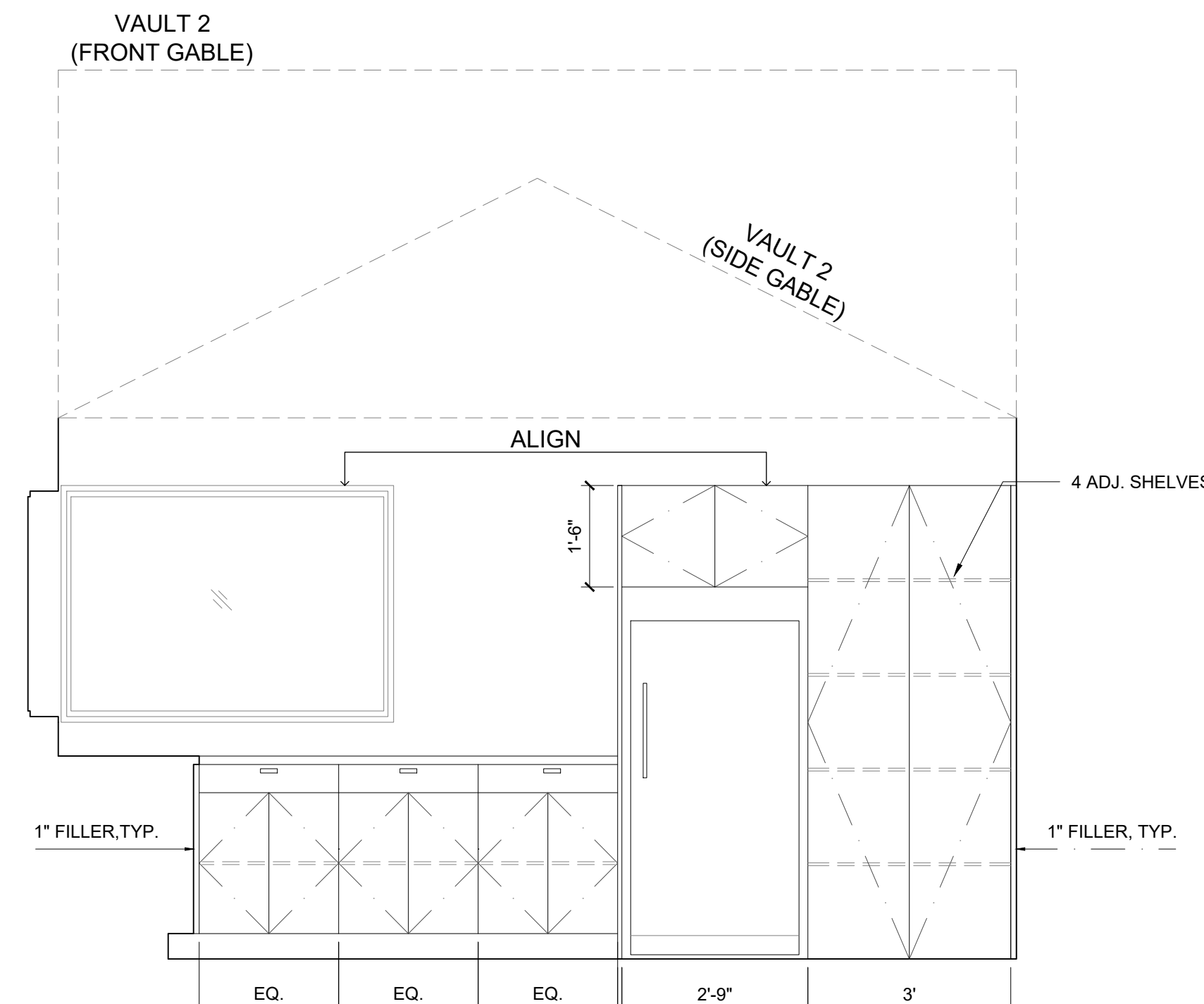
SHEET NO.

A5.0



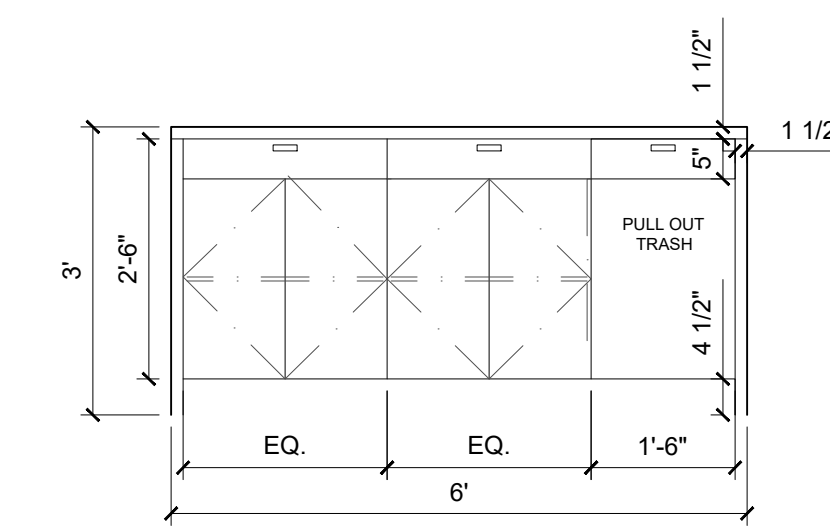
H3 END WALL

1 H3, H3.2, H3.3 KITCHEN ELEVATION
1/2" = 1'-0"

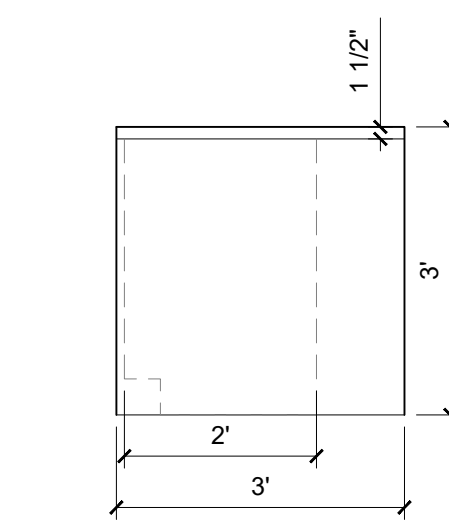


H3 SIDE WALL

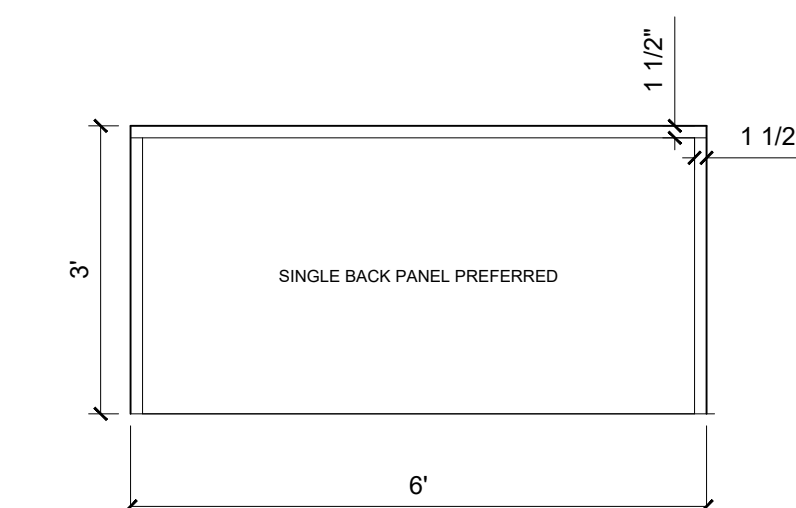
2 H3 KITCHEN ELEVATION
1/2" = 1'-0"



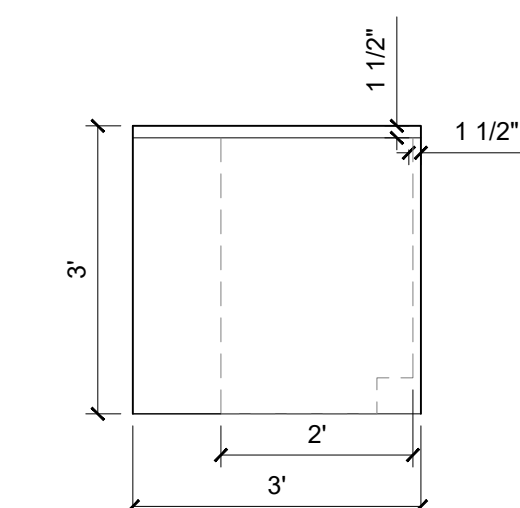
3 H3, H3.2, H3.3 KITCHEN ISLAND ELEV.
1/2" = 1'-0"



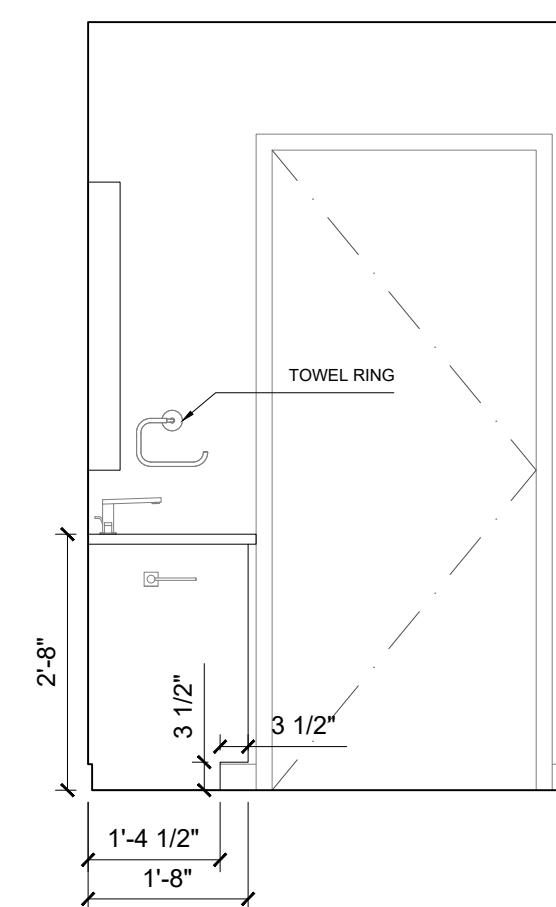
4 H3, H3.2, H3.3 KITCHEN ISLAND ELEV.
1/2" = 1'-0"



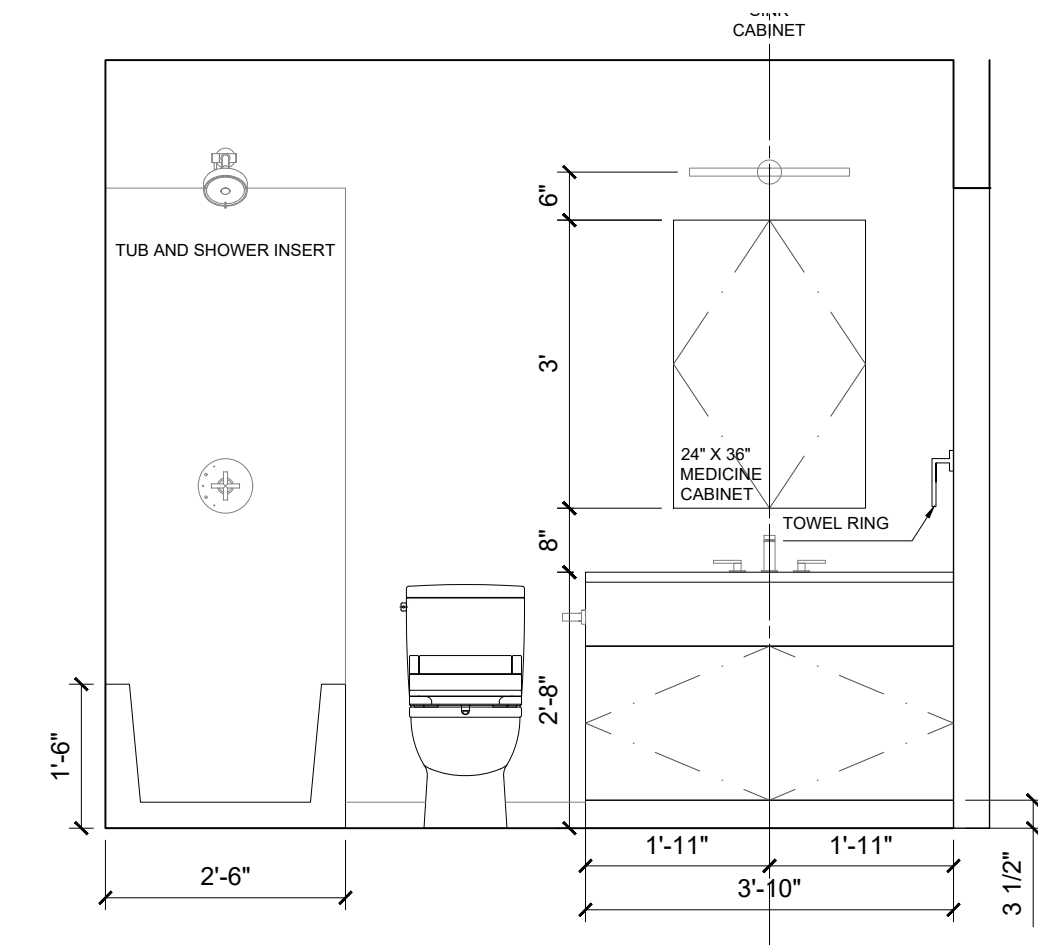
5 H3, H3.2, H3.3 KITCHEN ISLAND ELEV.
1/2" = 1'-0"



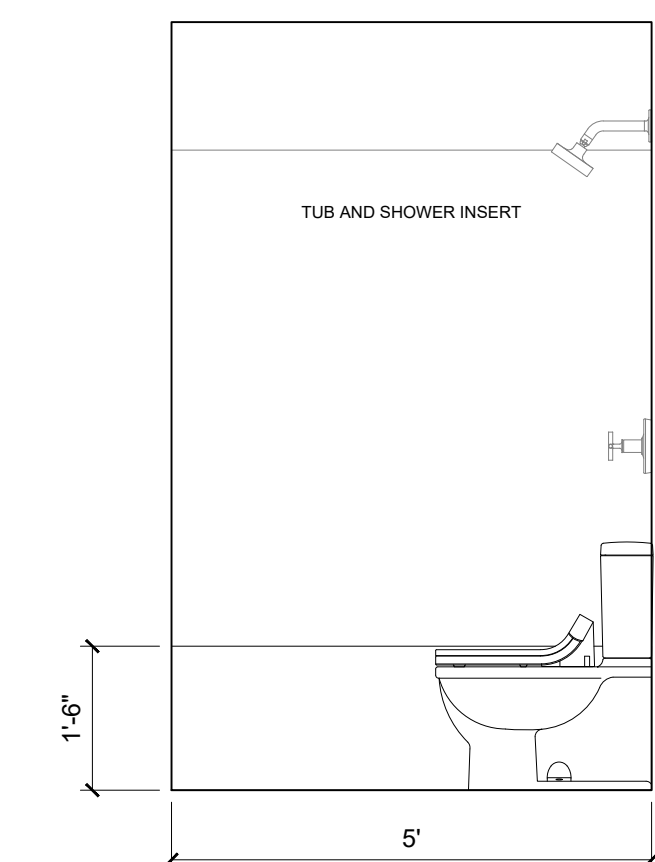
6 H3, H3.2, H3.3 KITCHEN ISLAND ELEV.
1/2" = 1'-0"



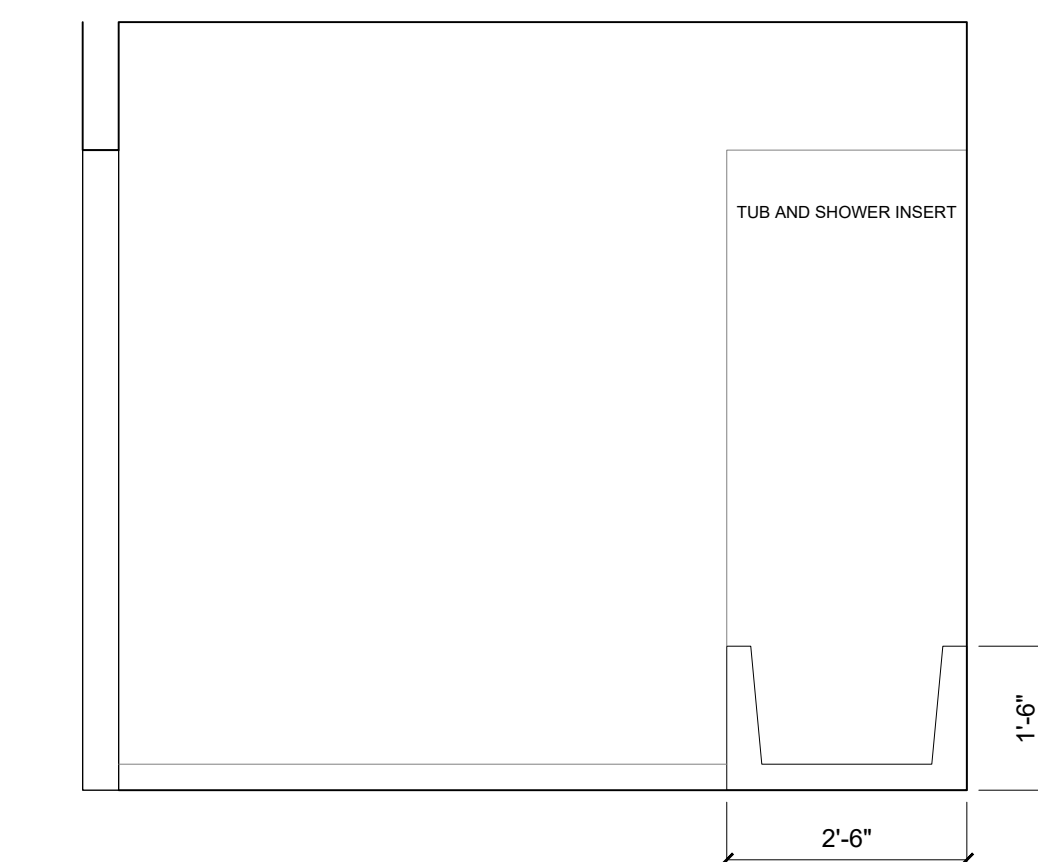
7 H3, H3.2, H3.3 MAIN L BATHROOM ELEV,
1/2" = 1'-0"



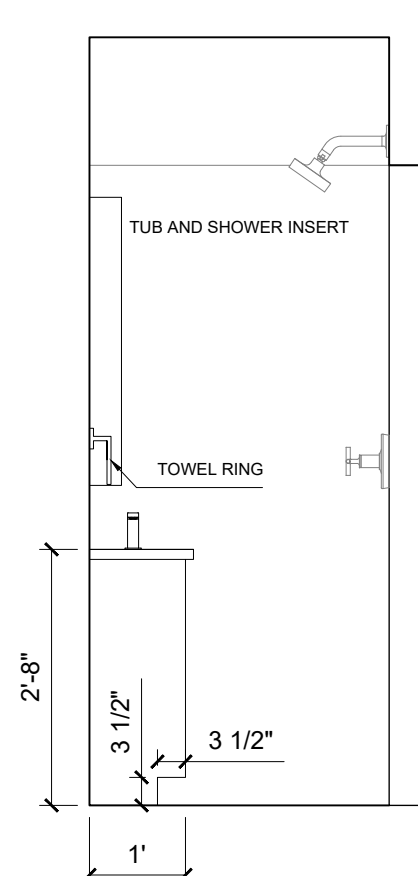
8 H3, H3.2, H3.3 MAIN L BATHROOM ELEV,
1/2" = 1'-0"



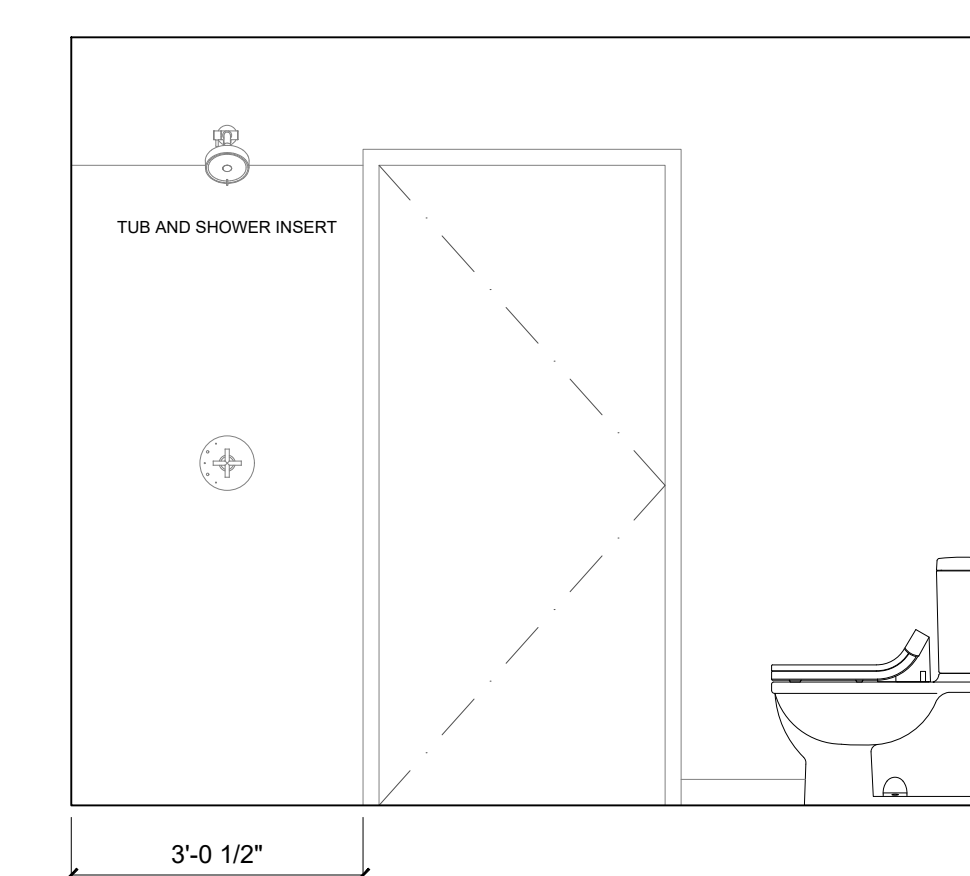
9 H3, H3.2, H3.3 MAIN L BATHROOM ELEV,
1/2" = 1'-0"



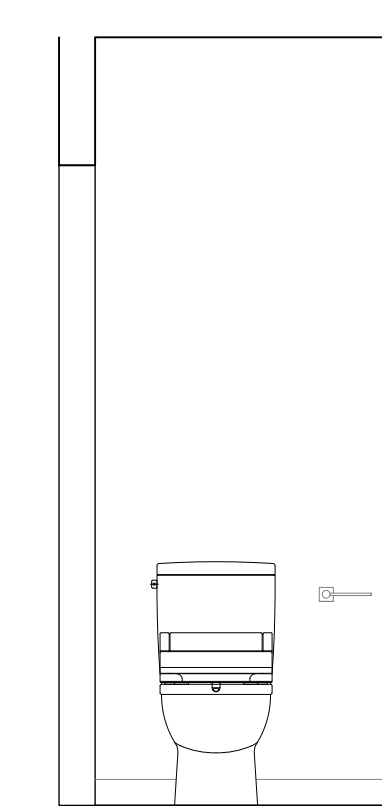
10 H3, H3.2, H3.3 MAIN L BATHROOM ELEV,
1/2" = 1'-0"



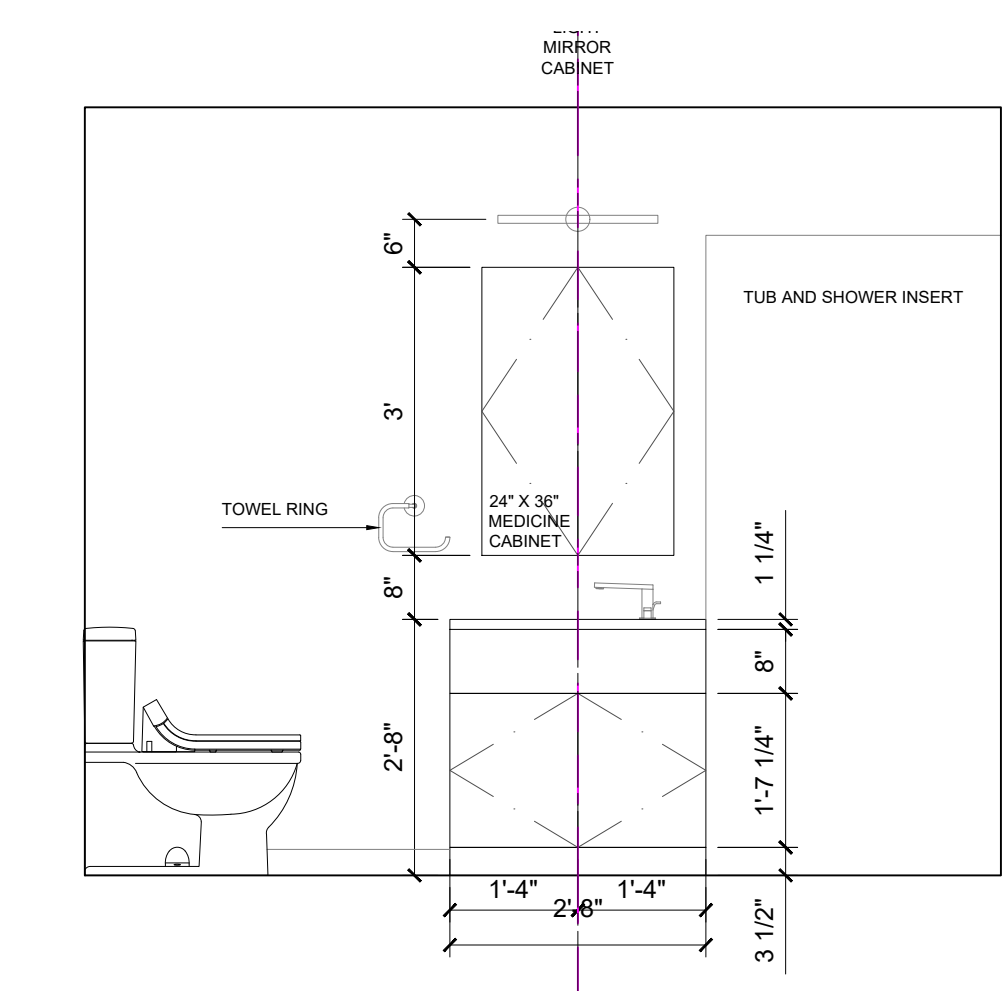
11 H3, H3.2, H3.3 LL BATHROOM ELEV,
1/2" = 1'-0"



12 H3, H3.2, H3.3 LL BATHROOM ELEV,
1/2" = 1'-0"



13 H3, H3.2, H3.3 LL BATHROOM ELEV,
1/2" = 1'-0"



14 H3, H3.2, H3.3 LL BATHROOM ELEV,
1/2" = 1'-0"

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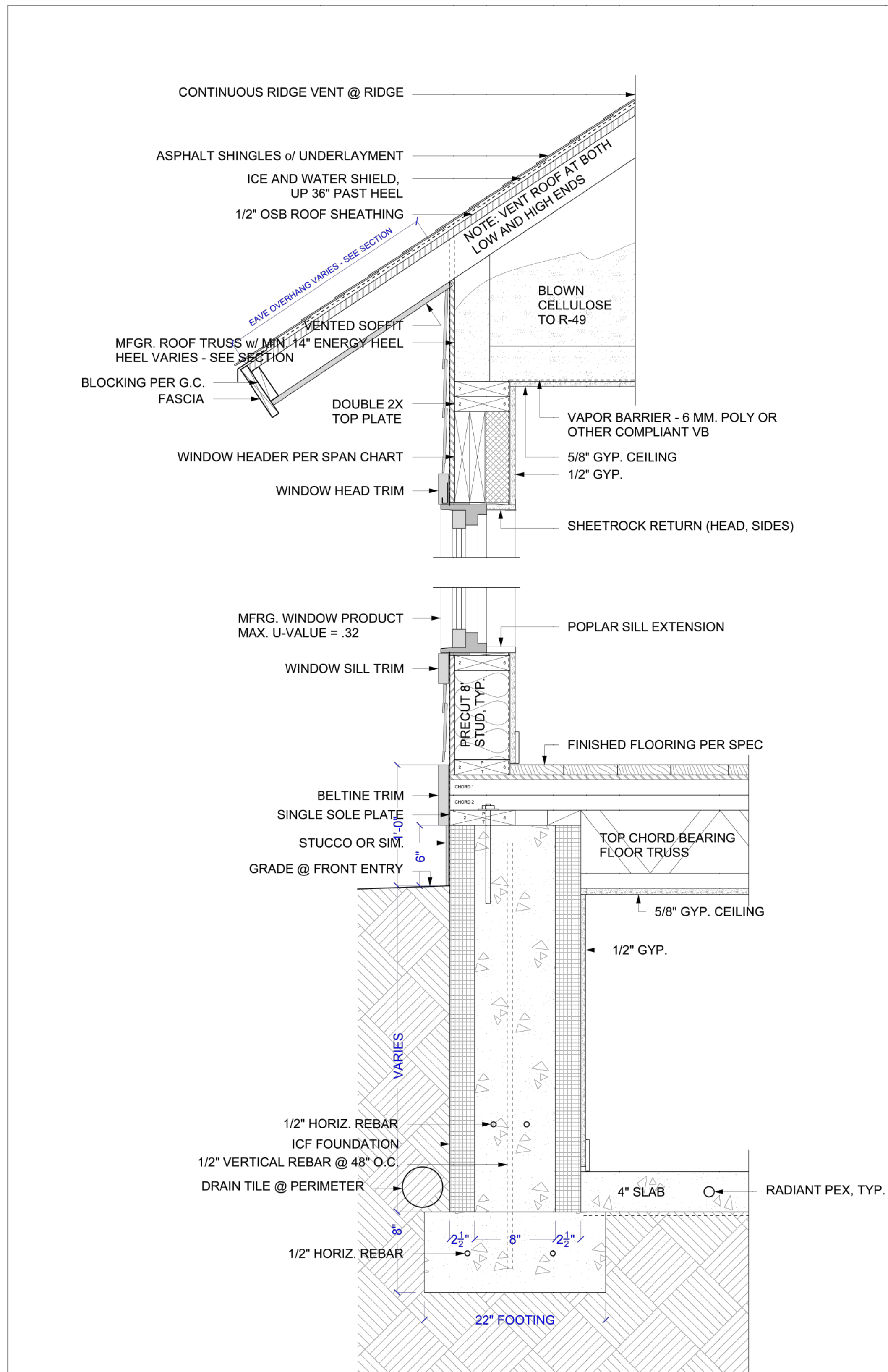
PROJECT NO.

SHEET TITLE

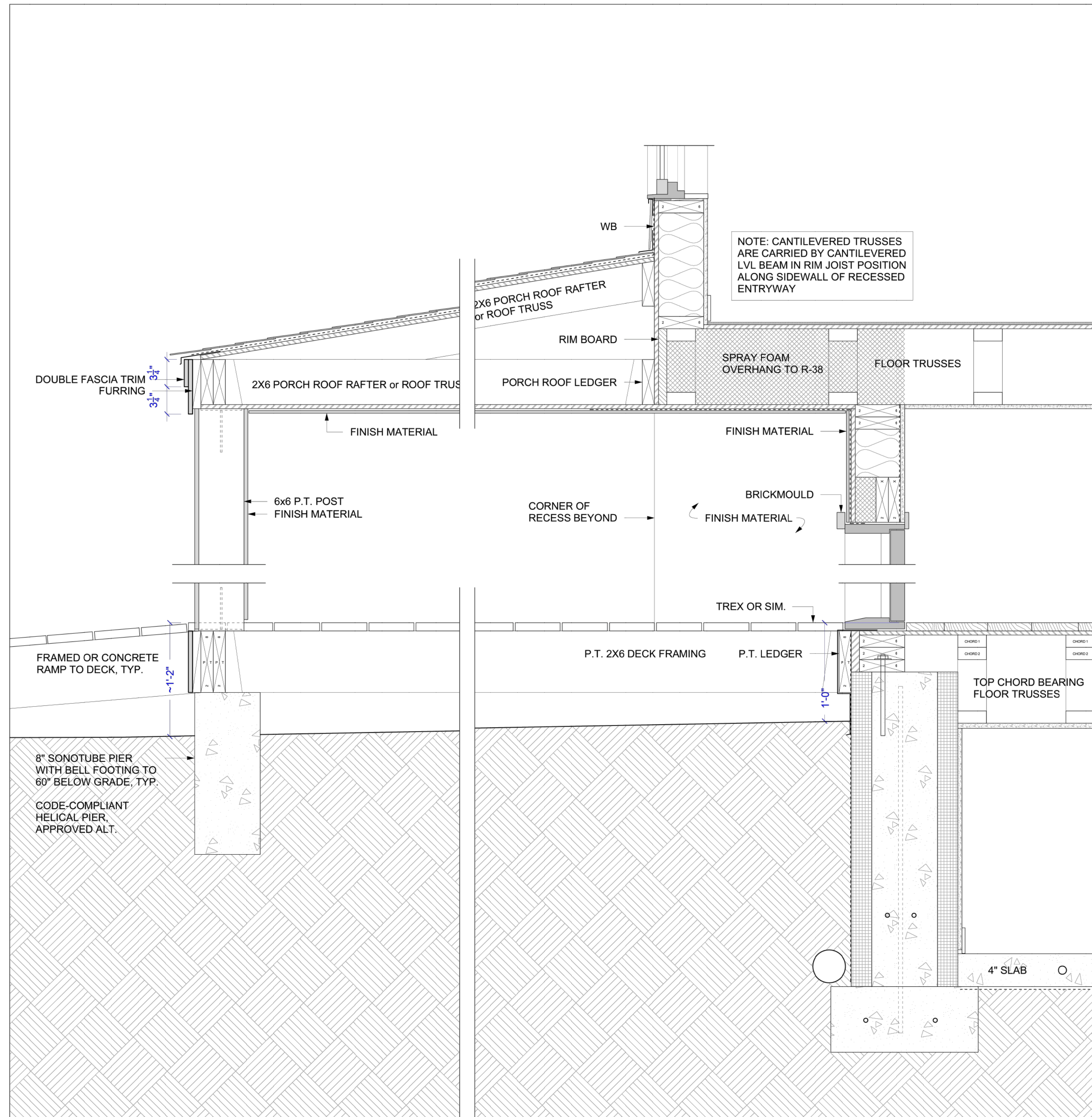
H3 - TYPICAL SECTION DETAILS

SHEET NO.

A6.0



1 H3, H3.2, H3.3 - TYPICAL WALL ASSEMBLY
 1-1/2" = 1'-0"



2 H3, H3.2, H3.3 - TYPICAL WALL ASSEMBLY
 1-1/2" = 1'-0"