



OAK PARK COMMONS

Oak Park Heights, MN

CLIENT:

CSM Corporation: Oak Park Commons at Oak Park Heights

REFERENCE:

John Gelderman, CSM
Director of Retail Development

SERVICES PROVIDED:

- Commercial Pad Site Design
- Hydrologic and Hydraulic Design
- Frontage Road Design
- Sensitive Resource Management
- Coordination with Government Agencies
- Traffic Study Planning

CONSTRUCTION COST:

Project Description:

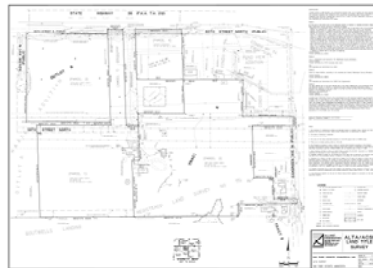
Oak Park Commons located in Oak Park Heights will consist of a 138,000 square foot Lowe's Home Improvement center, 48,000 square feet of commercial/retail shops, and an 836 parking space lot. The Project will be located on a 19.5-acre parcel in the southwest quadrant of Trunk Highway (TH) 36 and the Nova Scotia Avenue intersection. In addition to the 19.5-acre development, the project will require the reconstruction of a TH 36 frontage road and the construction of two city streets.



Roles and Responsibilities:

Utilizing the latest GPS and Robotic Total Station Technology, Alliant Engineering Survey Department responded rapidly to provide accurate and thorough existing conditions/boundary survey maps to be used as the basis for various design teams. A complex array of torrens and abstract documents affecting this multi-parcel property were represented and depicted through a number of ALTA surveys.

Commencement of the design phase necessitated coordination with various owners, city, county and state entities. To produce preliminary and final plats in order to facilitate municipal and state requirements, a number of easement descriptions and exhibits were generated to accommodate public and private needs.



End Result:

Numerous engineering, design and coordination challenges were presented and overcome by the working relationship between Alliant Engineering and CSM Corporation. Construction began in June 2006 with potential openings scheduled for later this year.



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