

CADD QUALIFICATION
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SUBMITTAL/REVISIONS

06/12/20	CITY SUBMITTAL
07/17/20	CITY RE-SUBMITTAL
07/24/20	WATERSHED SUBMITTAL
08/04/20	WATERSHED SUBMITTAL
08/12/20	CITY RE-SUBMITTAL
10/05/20	FOOTINGS & FOUNDATIONS
11/05/20	PERMIT SET
11/18/20	COUNTY SUBMITTAL

ELEVATION NOTES

864.00 = ARCHITECTURAL 100' 0" (VERIFY WITH ARCHITECTURAL)

OFF-STREET PARKING CALCULATIONS

TOTAL PROPOSED SURFACE PARKING PROVIDED = 289 STALLS
PROPOSED GARAGE LOWER LEVEL = 189
TOTAL ABOVE GROUND STALLS = 478 STALLS

PROPOSED HANDICAPPED STALLS = 12 STALLS (ABOVE GROUND)
REQUIRED HANDICAP STALLS FOR 200-300 STALLS = 7 STALLS (ABOVE GROUND)

PROFESSIONAL SIGNATURE
I hereby certify that this plan, specification or report was prepared under my direction and supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

License No. 49933
Date 11/05/20

QUALITY CONTROL
Loucks Project No. 20236B
Project Lead PJD
Drawn By DDL
Checked By PJD
Review Date 10/05/20

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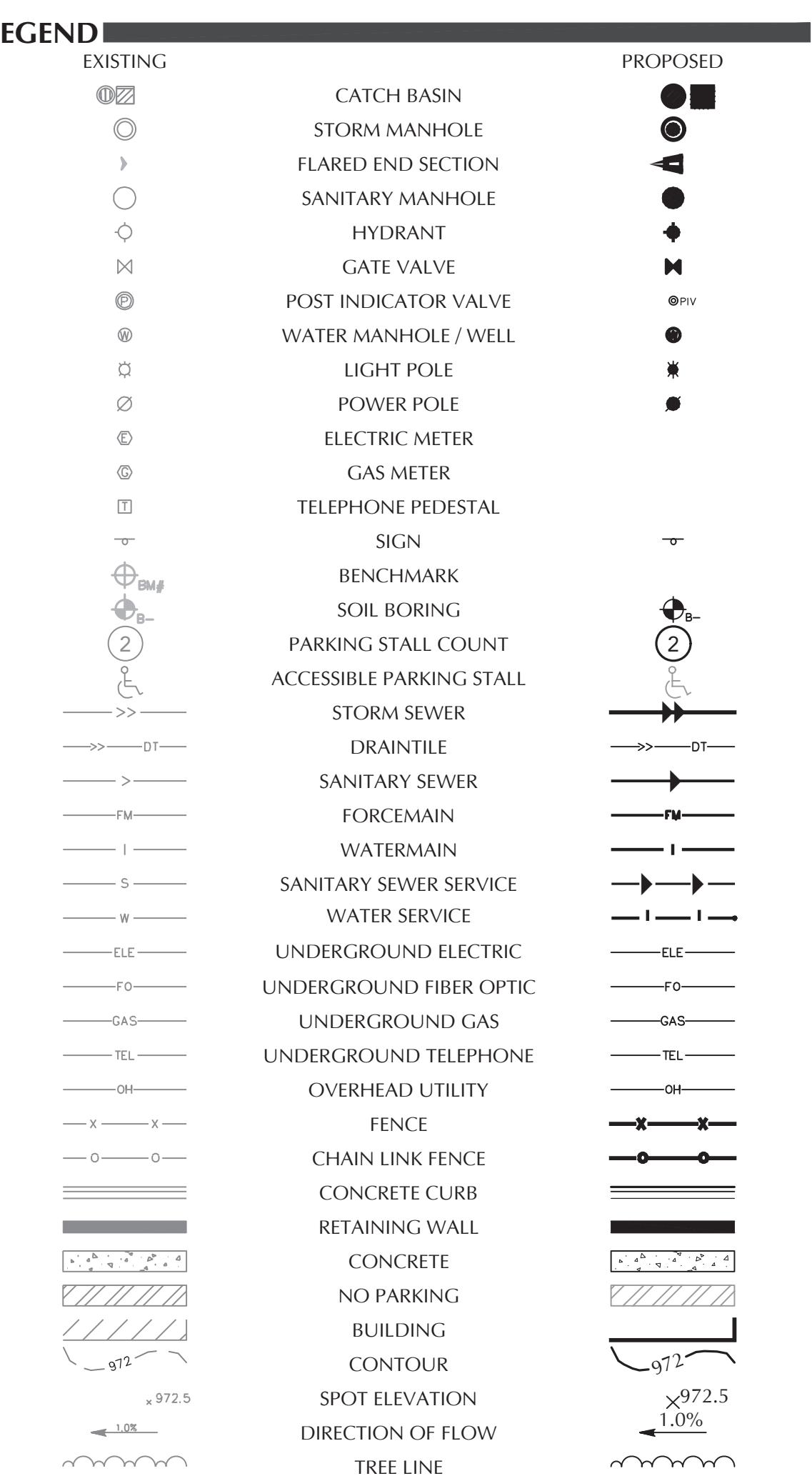
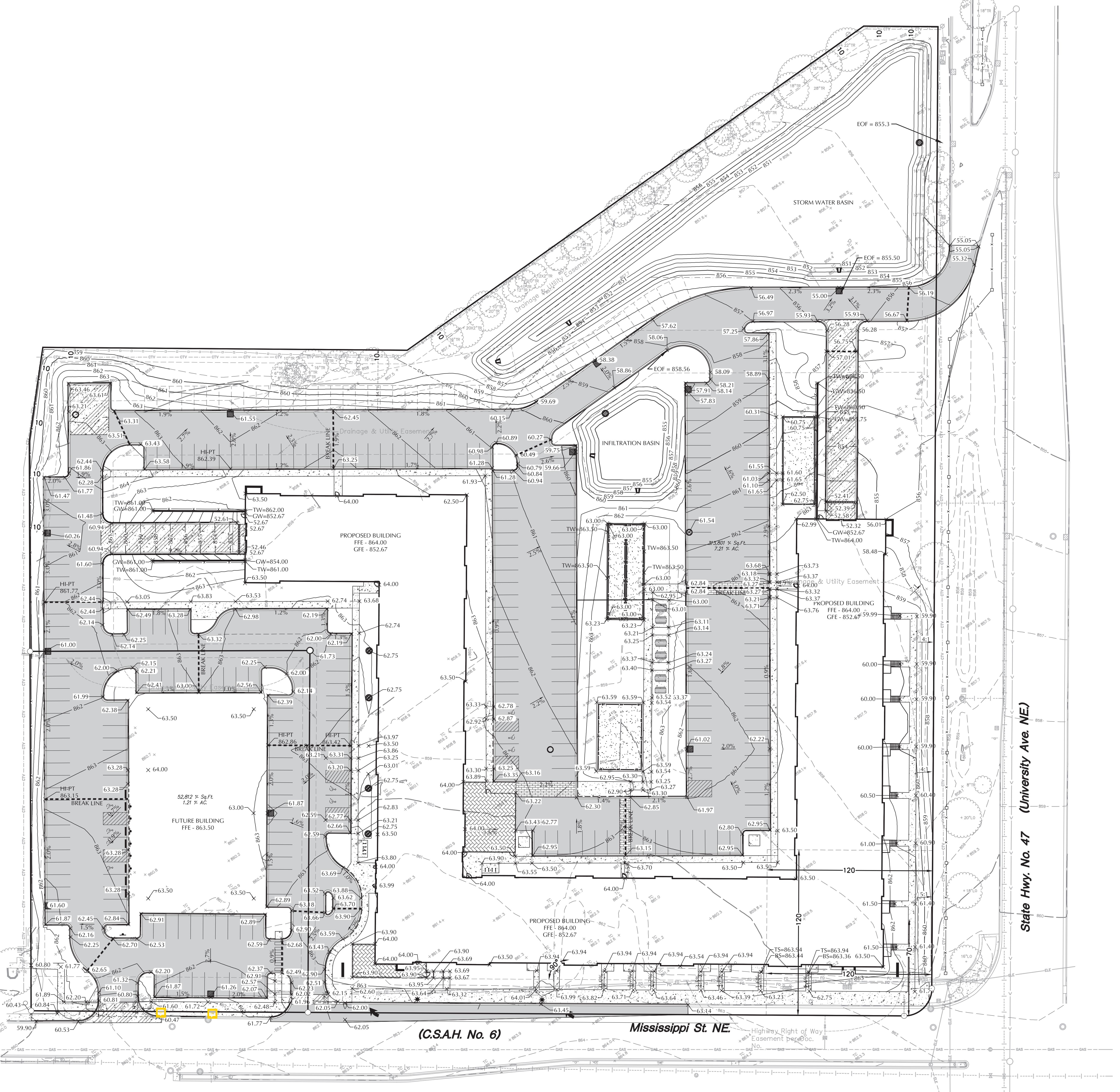
SITE NOTES

- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEETS AND STATE/LOCAL JURISDICTION REQUIREMENTS.
- ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
- ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
- TYPICAL FULL SIZED PARKING STALL IS 9' X 18' WITH A 24' WIDE TWO WAY DRIVE UNLESS OTHERWISE NOTED.
- ALL CURB RADII SHALL BE 3.0' UNLESS OTHERWISE NOTED.
- BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
- SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
- ANY EXISTING CONCRETE INFRASTRUCTURE IN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO PUBLIC SIDEWALKS, CURB AND GUTTER, AND ADA PEDESTRIAN RAMPS, THAT IS EITHER CURRENTLY DEFECTIVE OR THAT IS DAMAGED DURING THE TIME OF SITE RE-DEVELOPMENT, MUST BE REMOVED AND REPLACED AT THE TIME OF SITE RE-DEVELOPMENT.
- SNOW TO BE REMOVED FROM SITE AS NEEDED TO KEEP ALL PARKING STALLS OPEN.



THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.





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GRADING, DRAINAGE & EROSION CONTROL NOTES

1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.16 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
3. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE A MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL EROSION IS ESTABLISHED.
4. FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL), AND "GW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
5. RETAINING WALLS OVER 4 FEET IN HEIGHT WILL REQUIRE A BUILDING PERMIT.
6. STREETS MUST BE CLEANED AND SWEEP WHENEVER TRACING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
7. DUST MUST BE ADEQUATELY CONTROLLED.
8. SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
9. SEE UTILITY PLANS FOR WATER, STORM AND SANITARY SEWER INFORMATION.
10. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS
11. A POST CONSTRUCTION TEST ON THE FILTRATION TANKS AND RAIN GARDEN WILL BE CONDUCTED BY FILLING THE BASIN TO A MINIMUM DEPTH OF 6 INCHES WITH WATER AND MONITOR THE TIME NECESSARY TO DRAIN. THE COON CREEK WATERSHED DISTRICT SHALL BE NOTIFIED PRIOR TO THE TEST TO WITNESS THE RESULTS.
12. NO GROUNDWATER PUMPING IS ANTICIPATED. IF PUMPING IS REQUIRED CONTRACTOR TO PROVIDE WELL-FIELD LOCATION, RATES, DISCHARGE LOCATION, SCHEDULE AND QUANTITIES. APPLY FOR DNR WATER APPROPRIATION PERMIT.
13. CONCRETE SIDEWALKS AND HANDICAP RAMPS ARE DESIGNED TO COMPLY WITH ADA REGULATIONS. CONTRACTOR TO NOTIFY CIVIL ENGINEER SHOULD RUNNING SLOPES EXCEED 5% AND CROSS SLOPES EXCEED 2%.

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WARNING:
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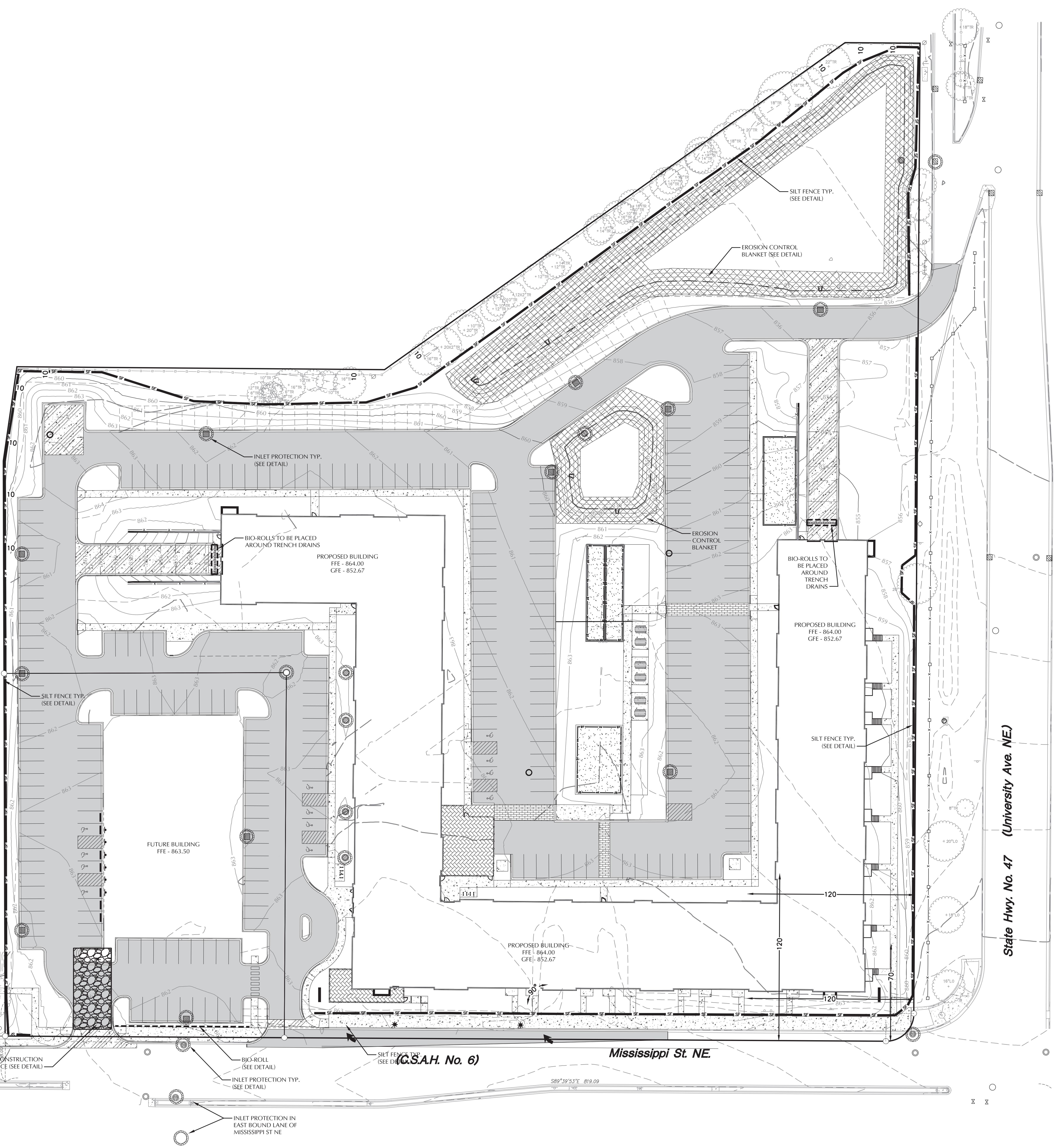
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GRADING
PLAN

C3-1

LEGEND

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



SWPPP LEGEND

SF	SILT FENCE
—	BIO-ROLL
○	INLET PROTECTION
▨	EROSION CONTROL BLANKET
▨▨	ROCK CONSTRUCTION ENTRANCE

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



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0 30 60
SCALE IN FEET

SWPPP

C3-2

SWPPP NOTES

- THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING AN APARTMENT BUILDING AND A DAYCARE BUILDING, ASSOCIATED SURFACE PAVEMENTS, STORMWATER MANAGEMENT SYSTEMS AND UTILITIES.
- THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:

- 1.1. INSTALL VEHICLE TRACKING BMP
- 1.2. INSTALL SILT FENCE AROUND SITE
- 1.3. CLEAR AND STABILIZE SITE
- 1.4. STRIP AND STOCKPILE TOPSOIL
- 1.5. REMOVE PAVEMENTS AND UTILITIES
- 1.6. CONSTRUCT STORMWATER MANAGEMENT FACILITY
- 1.7. ROUGH GRADE SITE
- 1.8. IMPROVE GRADE FOR REPLACEMENT AND BALANCE
- 1.9. INSTALL UTILITIES
- 1.10. INSTALL BUILDING FOUNDATIONS
- 1.11. INSTALL CURB AND GUTTER
- 1.12. INSTALL SIDEWALKS AND WALKS
- 1.13. FINAL GRADE SITE
- 1.14. REMOVE ACCUMULATED SEDIMENT FROM STORMWATER SYSTEMS
- 1.15. SEED AND MULCH
- 1.16. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

2. SITE DATA:

AREA OF DISTURBANCE:	8.0± AC
PRE-CONSTRUCTION IMPERVIOUS AREA:	7.25± AC
POST-CONSTRUCTION IMPERVIOUS AREA:	5.08± AC
3. GENERAL SOIL TYPE: SEE GEOTECHNICAL EVALUATION REPORT
4. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.
5. ALL DISTURBED GROUND LEFT INACTIVE FOR FOURTEEN (14) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.
6. ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES. SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.
7. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.
8. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.
9. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.
10. SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
11. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE PROPERLY CONTAINED.
12. NO ENGINE DEGREASING IS ALLOWED ON SITE.
13. THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR) WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE FOR PART I.B, PART II.C, PART II.B-F, PART V, PART IV AND APPENDIX A CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN APPENDIX A, PART C, OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.
14. TERMINATION OF COVERAGE PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITTEES(M) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
 - FINAL STABILIZATION: PER NPDES PART IV.G. HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTE IS RESPONSIBLE.
 - TRANSFER OF OWNERSHIP AS DESCRIBED IN THE PERMIT.
15. INSPECTIONS
 - INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
 - EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.
 - STABILIZED AREAS: ONCE EVERY 30 DAYS
 - FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.

E. INSPECTION AND MAINTENANCE RECORDS MUST BE RETAINED FOR 3 YEARS AFTER FILING OF THE NOTICE OF TERMINATION, AND MUST INCLUDE DATE AND TIME OF ACTION, NAME OF PERSON(S) CONDUCTING WORK, FINDING OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTION, DATE AND AMOUNT OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.

16. MINIMUM MAINTENANCE

- SILT FENCE TO BE REPAIRED, REPLACED, SUPPLEMENTED WHEN NONFUNCTIONAL, OR 1/3 FULL; WITHIN 24 HOURS
- SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME. REMOVAL MUST BE COMPLETE WITHIN 72 HOURS OF DISCOVERY.
- SEDIMENT REMOVED FROM SURFACE WATERS WITHIN 7/SEVEN DAYS
- CONSTRUCTION SITE EXITS INSPECTED, TRACKED SEDIMENT REMOVED WITHIN 24 HOURS.
- PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS GREATER THAN 0.5 IN 24 HOURS

17. THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION ACTIVITY BY THE PERMITTEE(S) WHO HAVE OPERATIONAL CONTROL OF THE SITE.

18. OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT. THE SWPPP, ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS AFTER FILING NPDES NOTICE OF TERMINATION.

19. SWPPP MUST BE AMENDED WHEN:

- THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE
- INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
- THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.

20. CONCRETE WASHOUT AREA

- CONTRACTOR TO PROVIDE PREFABRICATED CONCRETE WASH-OUT CONTAINER WITH RAIN GAGE
- CONCRETE WASH-OUT TO BE IDENTIFIED WITH SIGNAGE STATING "CONCRETE WASHOUT AREA DO NOT OVERFILL".
- CONCRETE WASHOUT WATER NEEDS TO BE PUMPED WITHIN 24 HOURS OF STANDING WATER IN WASHOUT AREA.

21. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.

22. PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

23. FINAL STABILIZATION

FINAL STABILIZATION REQUIREMENTS THAT ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY.

24. RESPONSIBILITIES

- THE OWNER MUST IDENTIFY A PERSON WHO WILL OVERSEE THE SWPPP IMPLEMENTATION AND THE PERSON RESPONSIBLE FOR INSPECTION AND MAINTENANCE:

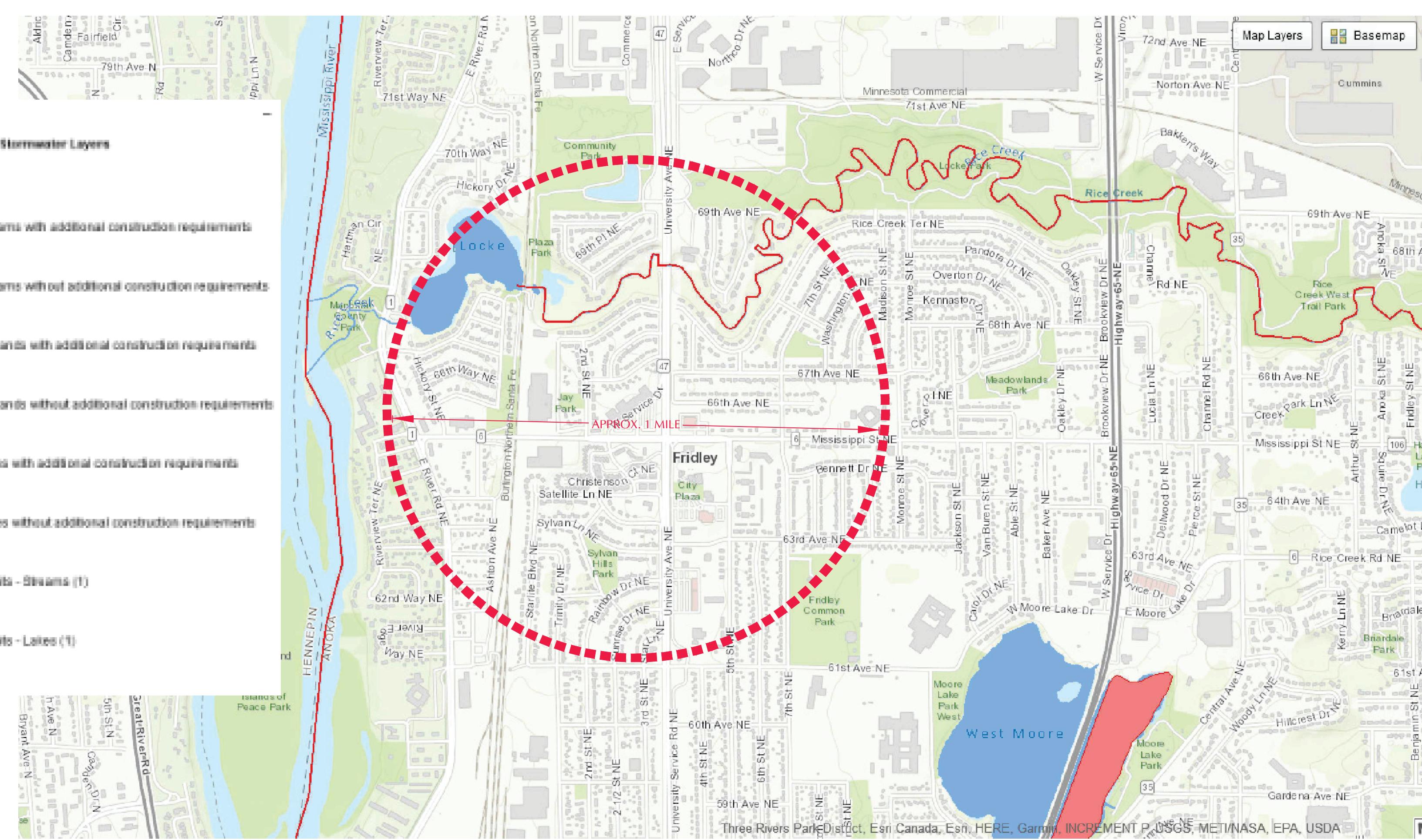
CONTACT: _____
COMPANY: _____
PHONE: _____

B. THE OWNER MUST IDENTIFY A PERSON WHO WILL BE RESPONSIBLE FOR LONG TERM OPERATIONS AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM:

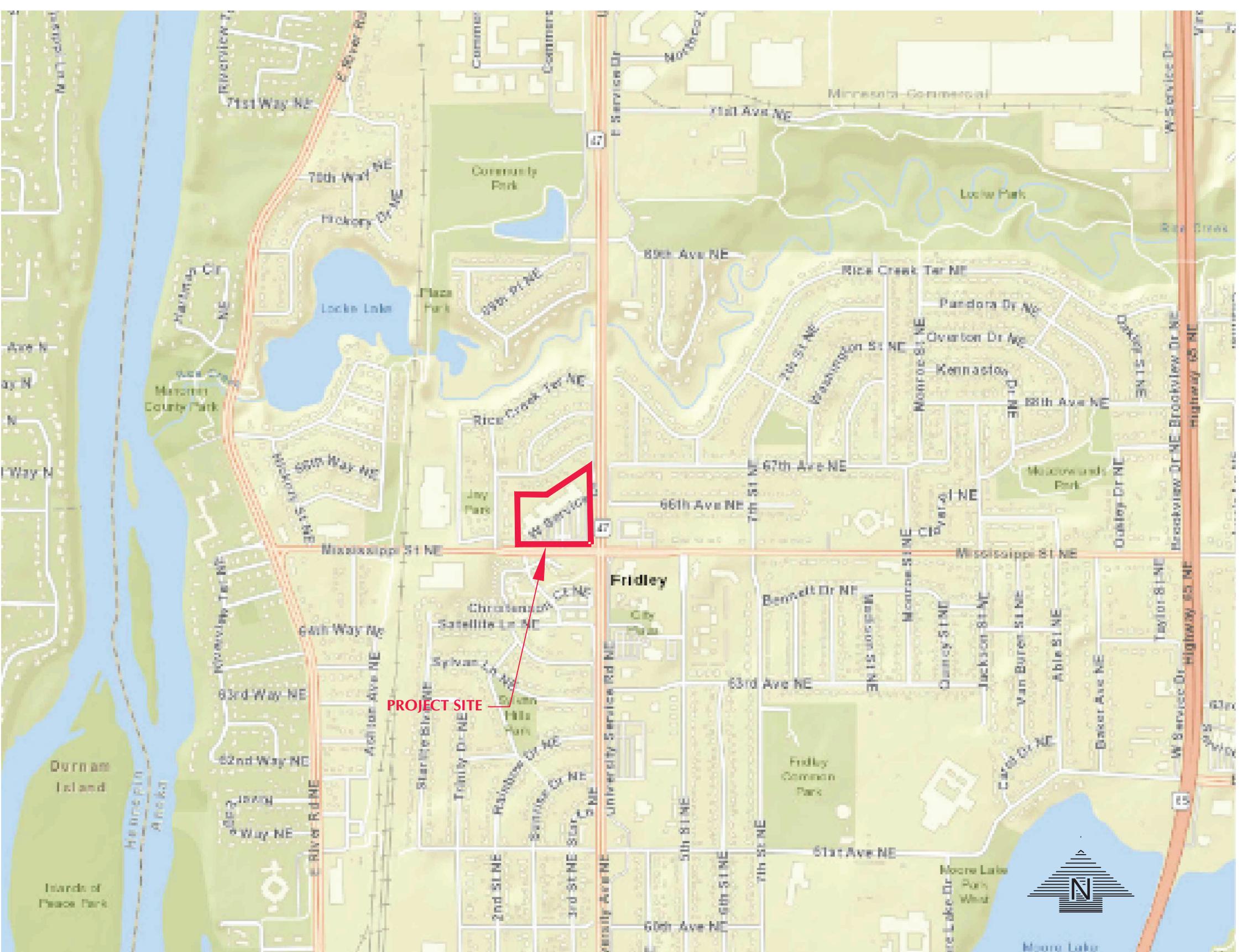
CONTACT: _____
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25. THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS OR AS-BUILT DRAWINGS VERIFYING PROPER CONSTRUCTION OF THE BMP'S.

CONSTRUCTION STORMWATER SPECIAL WATERS SEARCH MAP



SITE VICINITY MAP



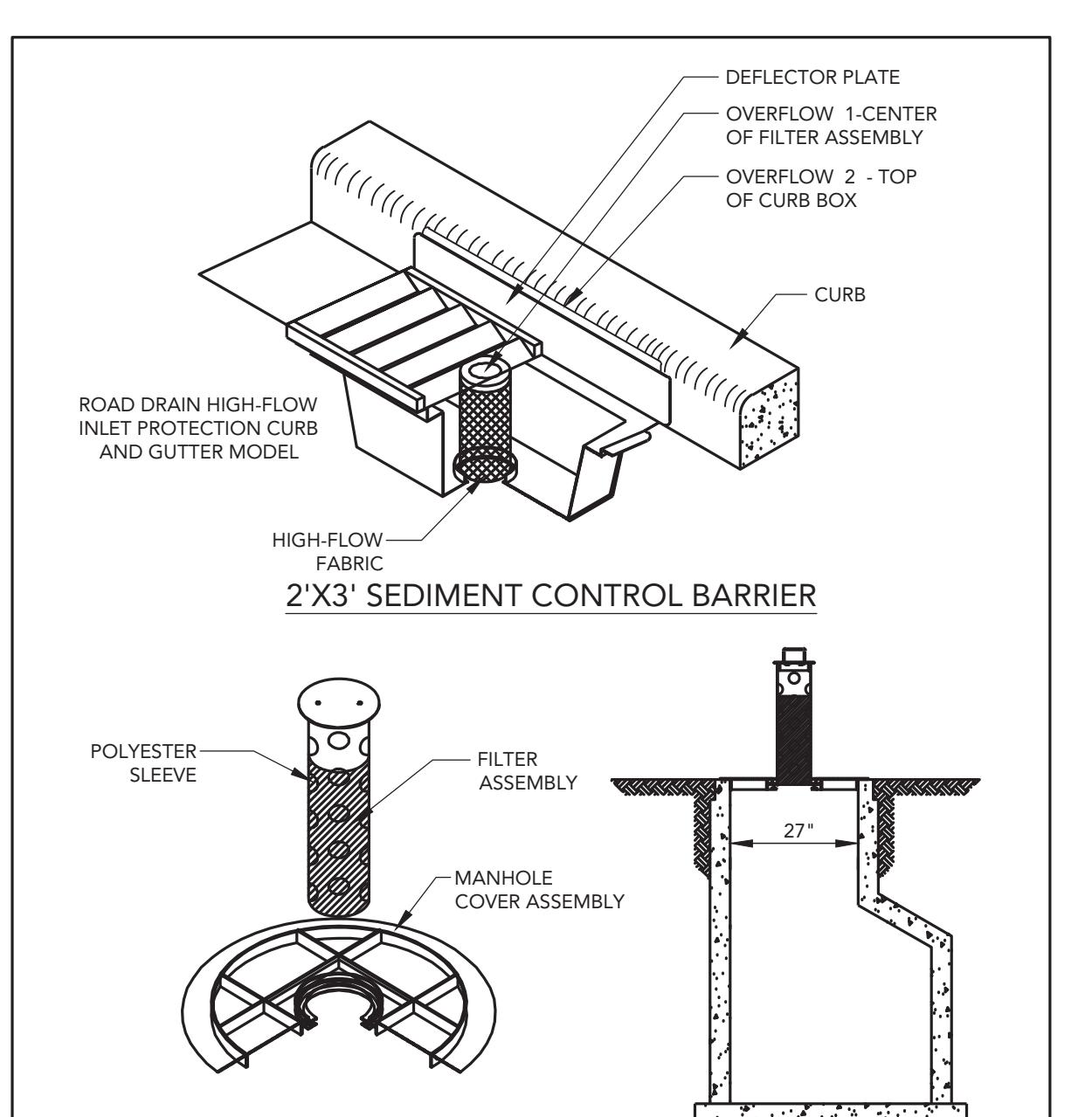
ESTIMATED QUANTITIES

DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	1
SILT FENCE (STANDARD)	LF	2,280
BIO-ROLL	LF	200
INLET PROTECTION	EA	22

UNIVERSITY OF MINNESOTA

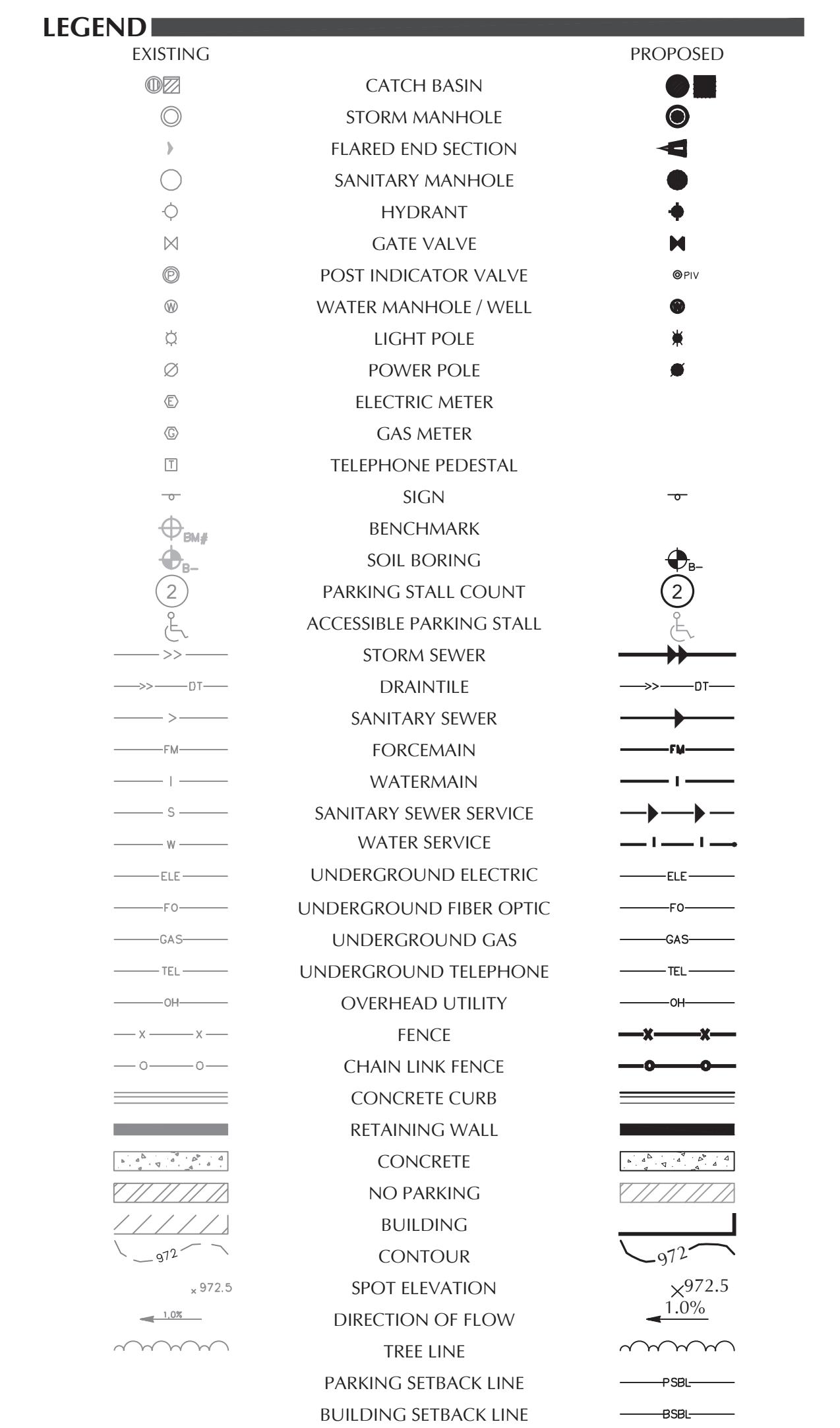
Zachary H. Webber

Design of Construction SWPPP (May 31 2021)



WIMCO ROAD DRAIN, OR APPROVED EQUAL





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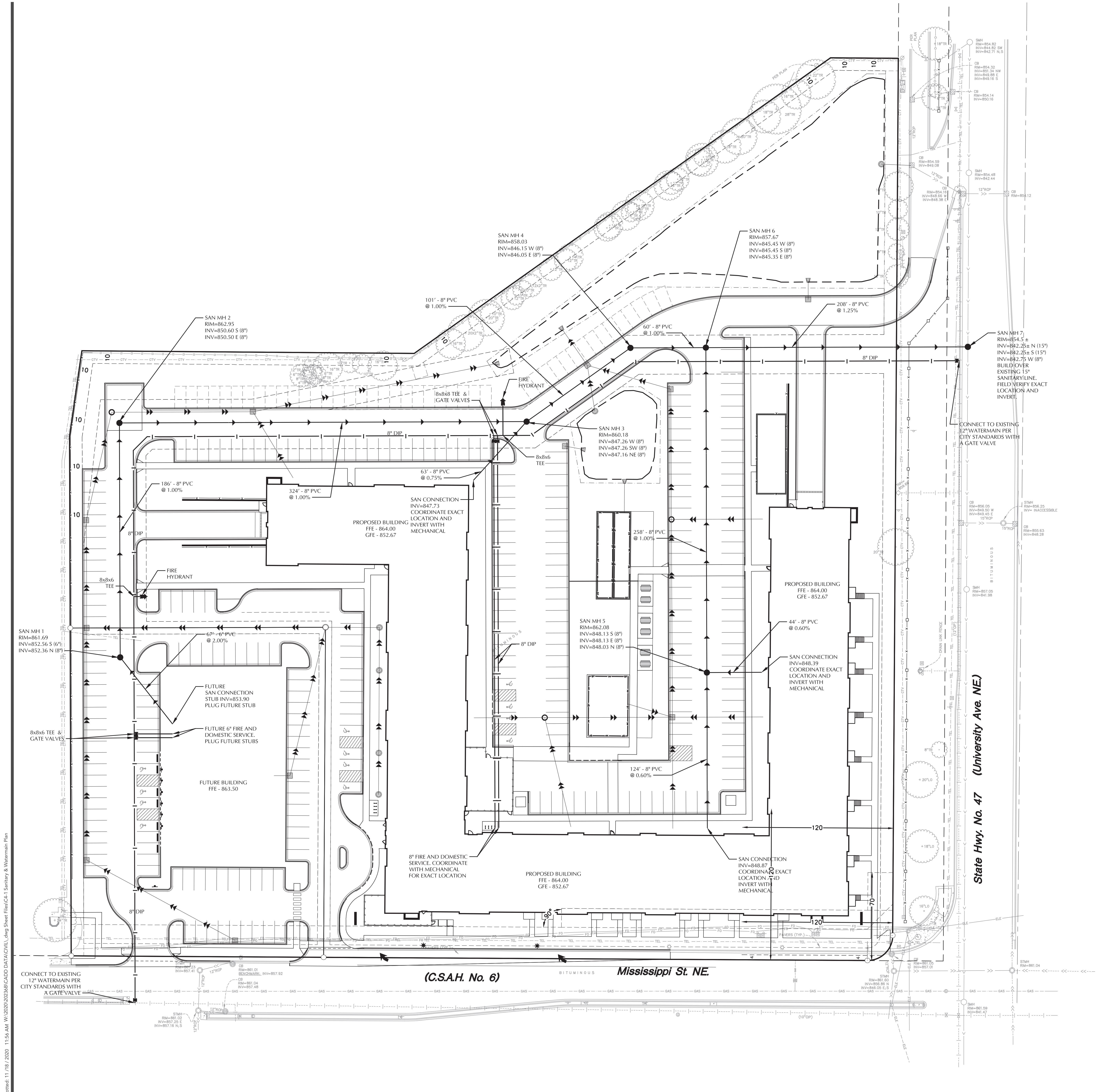
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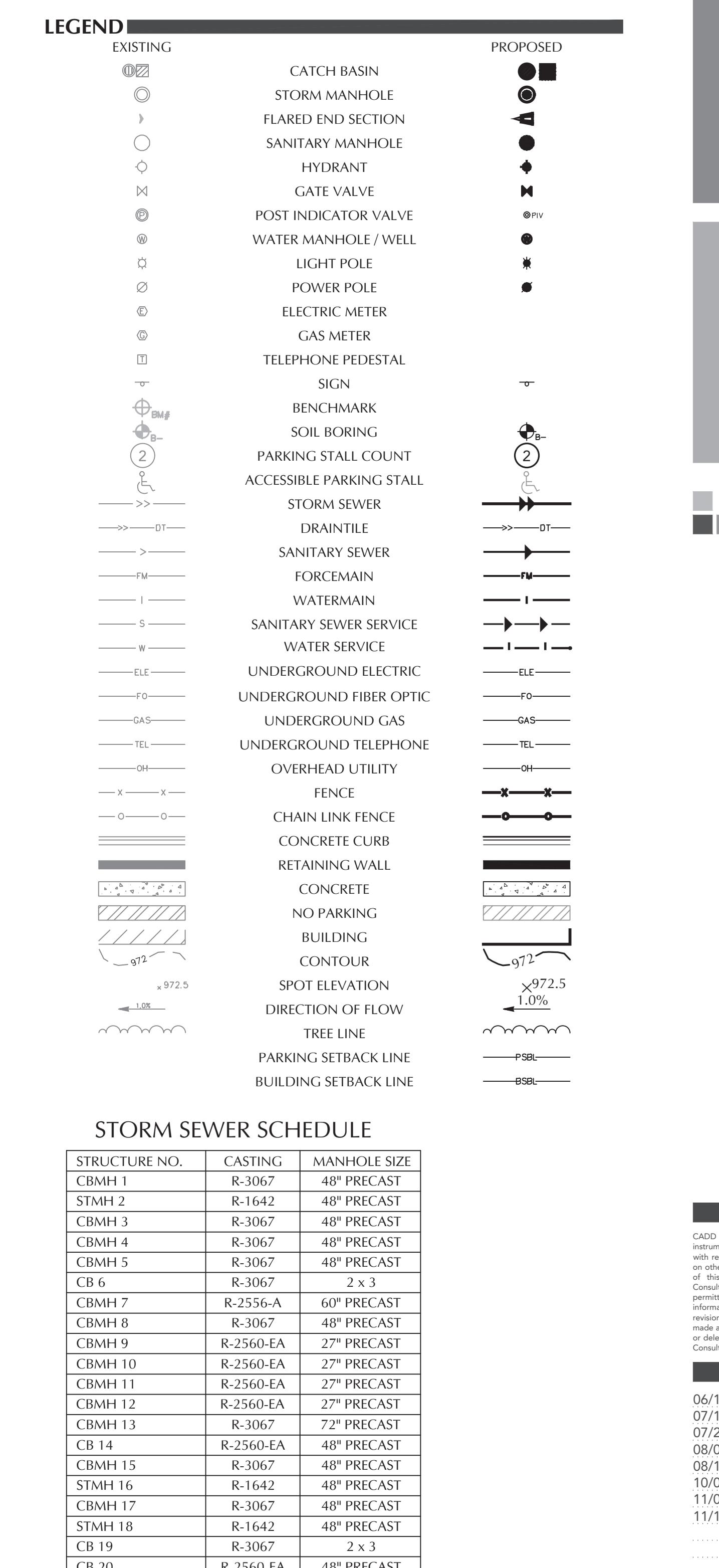
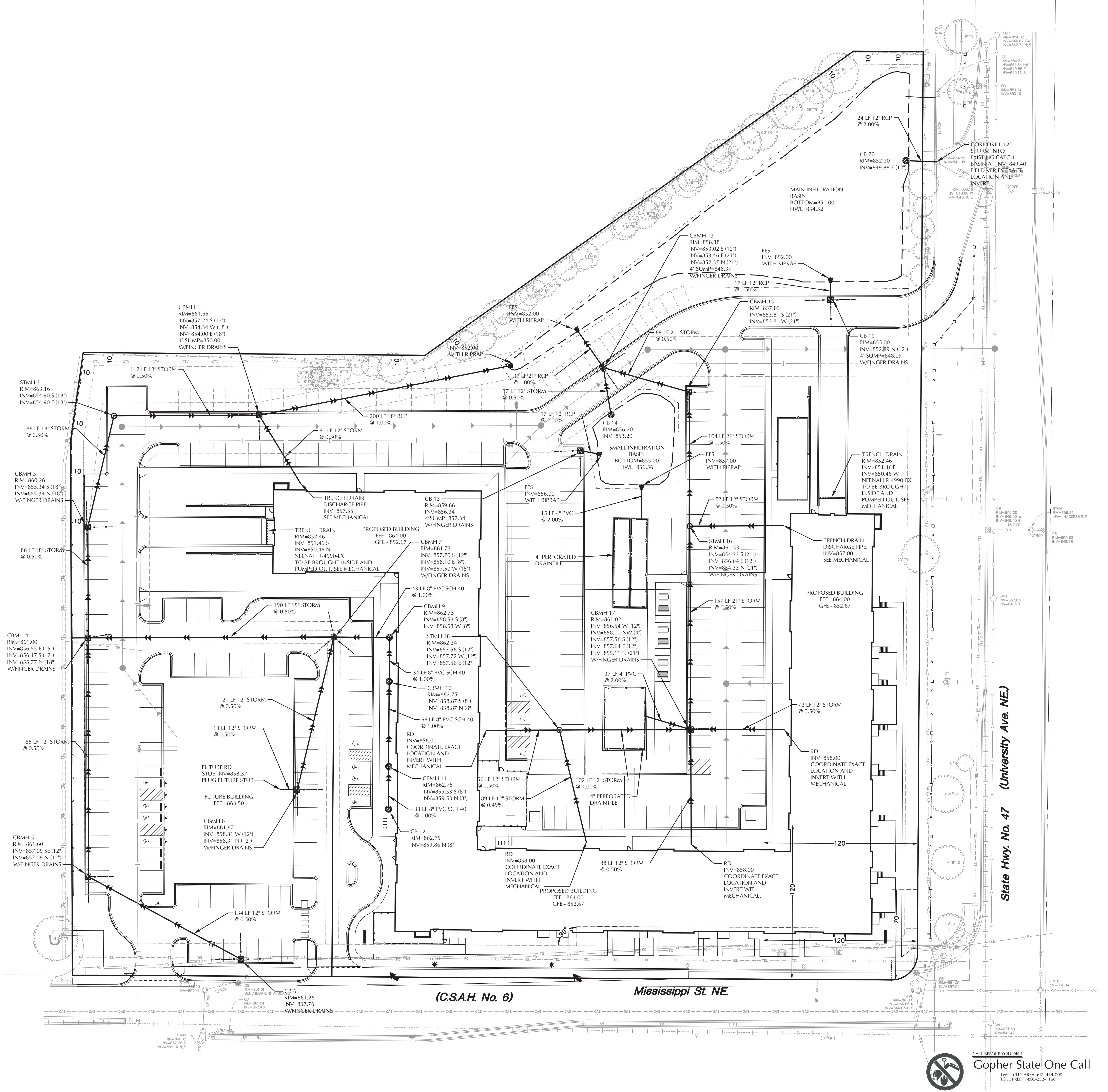
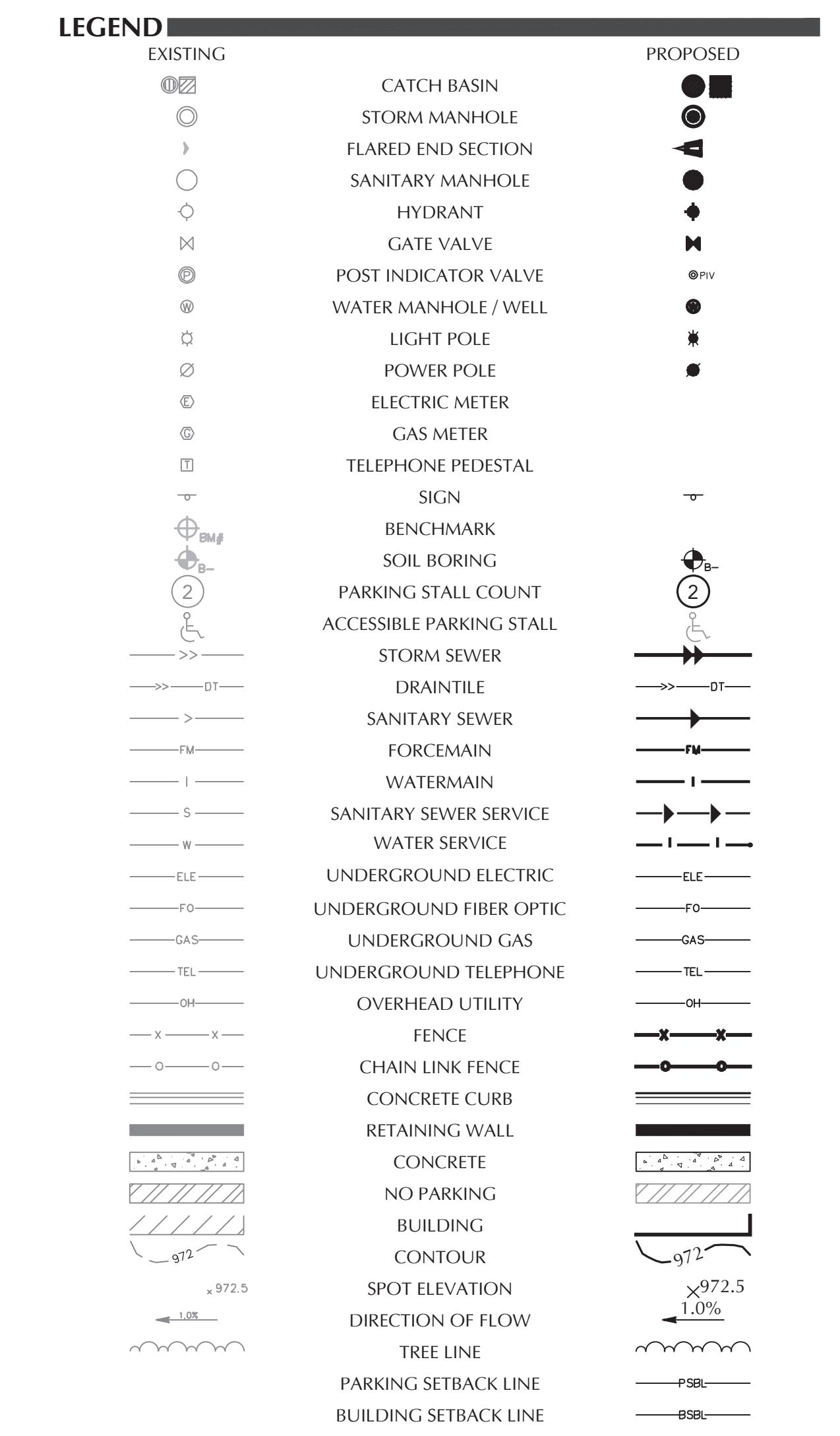
Call Before You Dig!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

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

SANITARY & WATERMAIN PLAN

C4-1





PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of *Minnesota*.

License No. *49933*
Date *11/05/20*

QUALITY CONTROL

Loucks Project No. *20236B*
Project Lead *PJD*
Drawn By *DDL*
Checked By *PJD*
Review Date *10/30/20*

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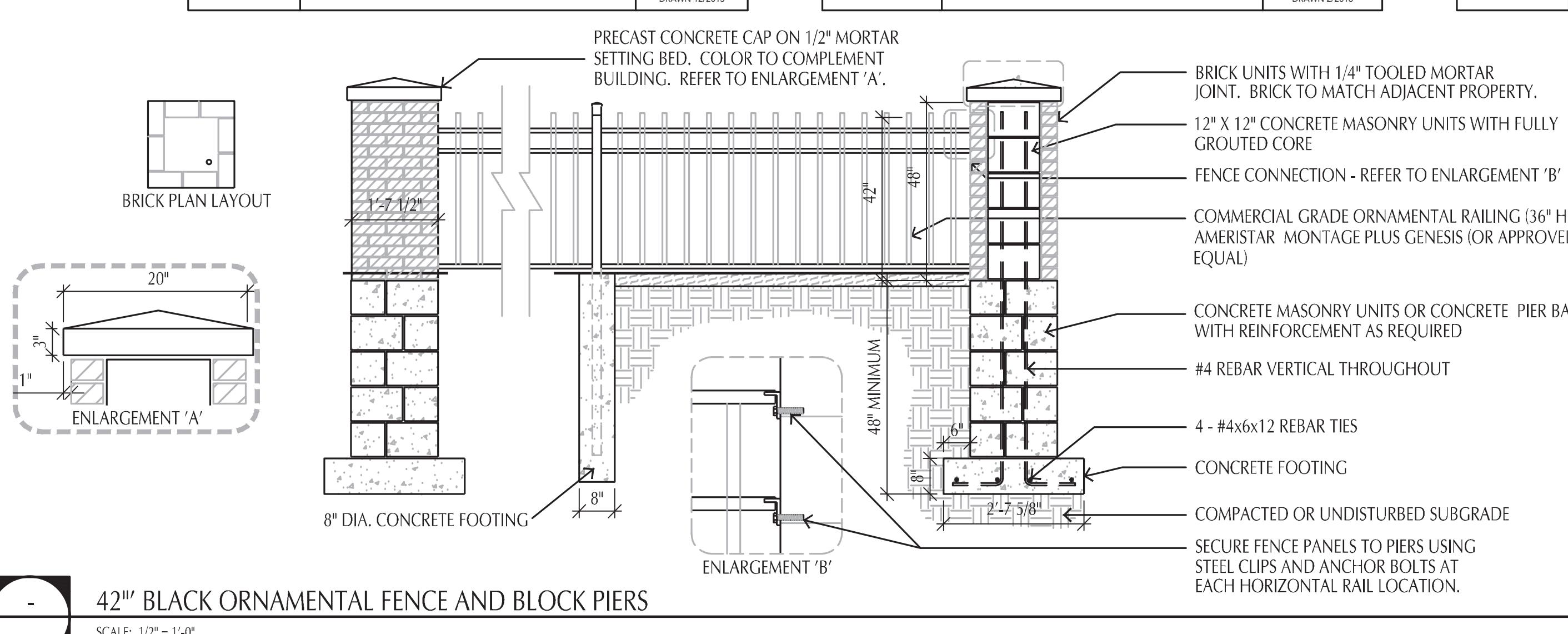
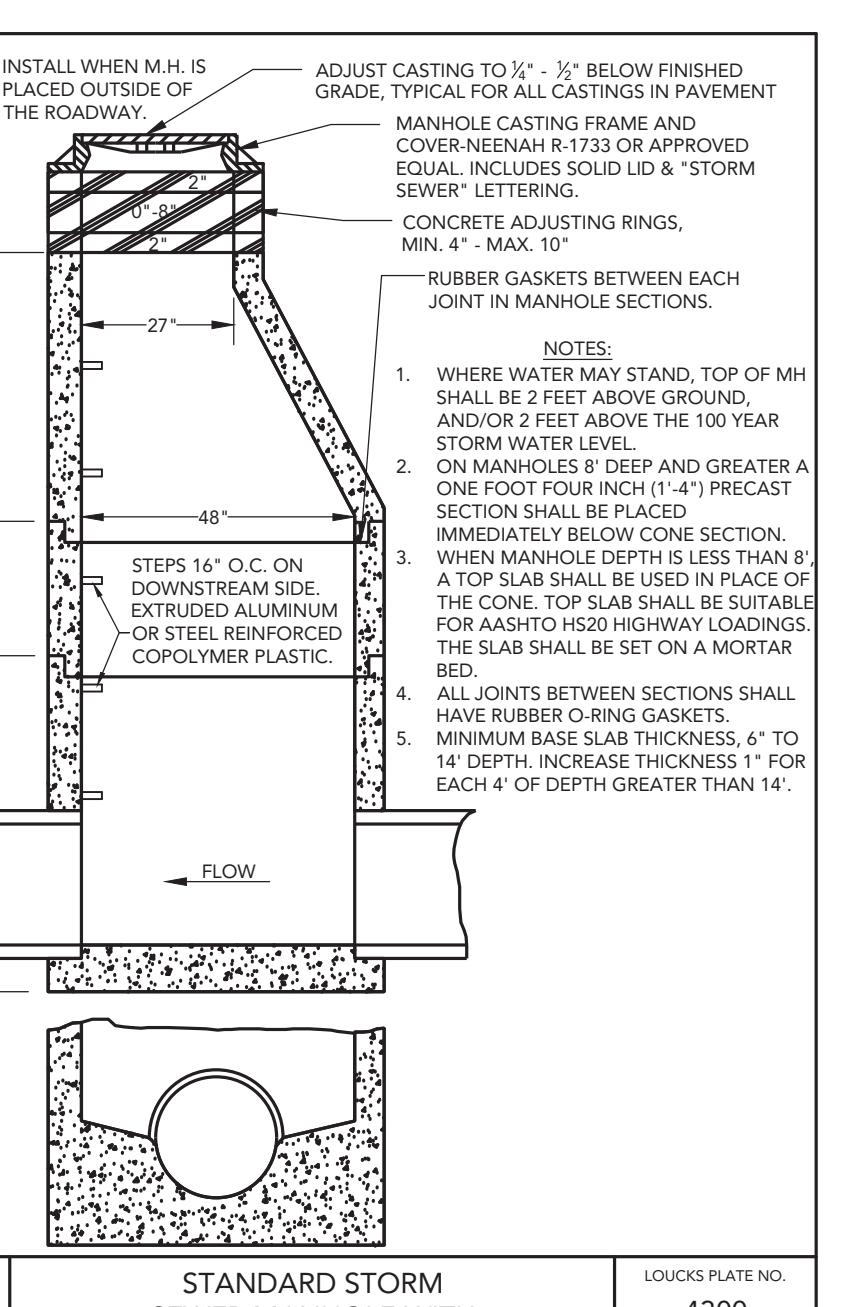
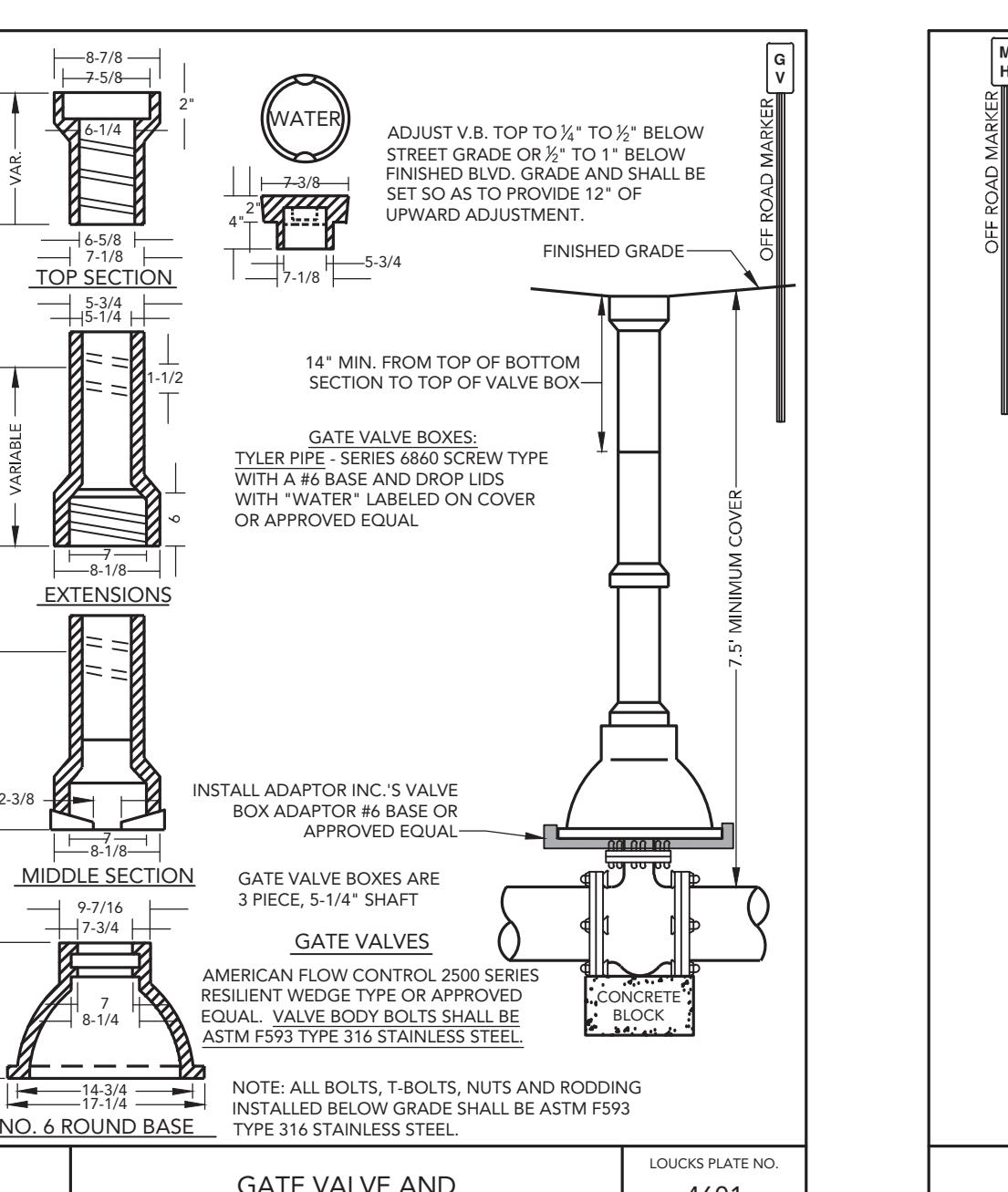
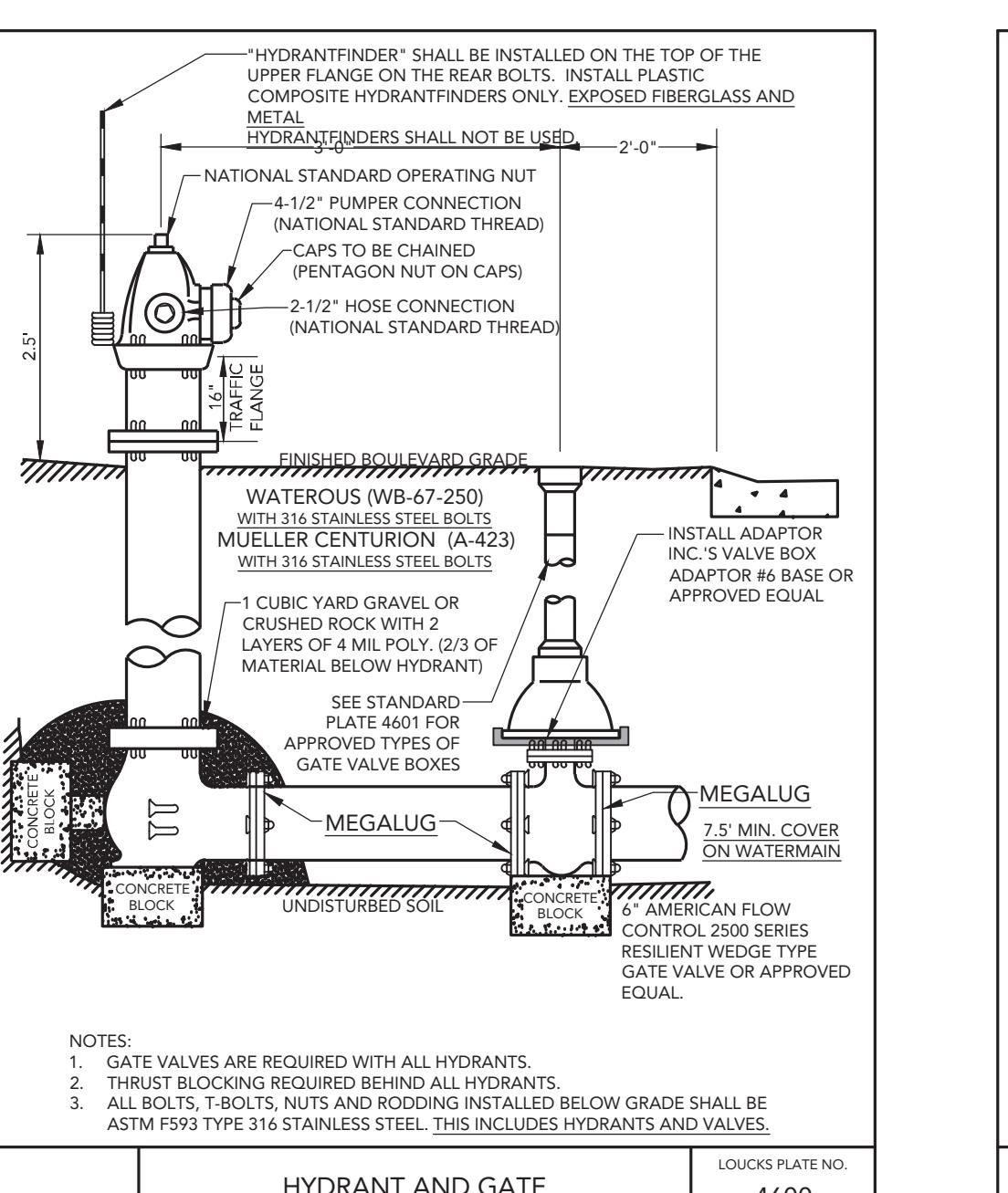
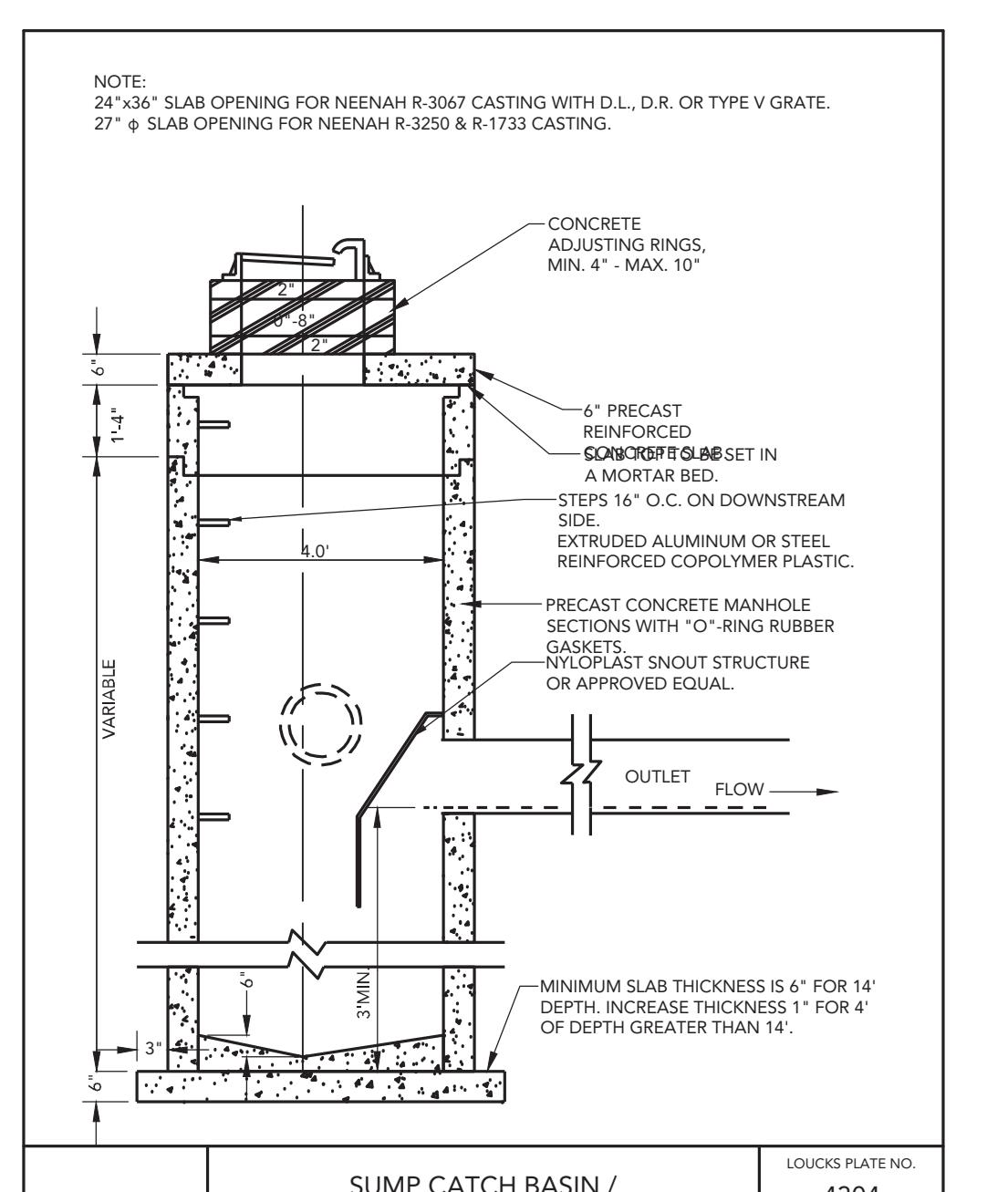
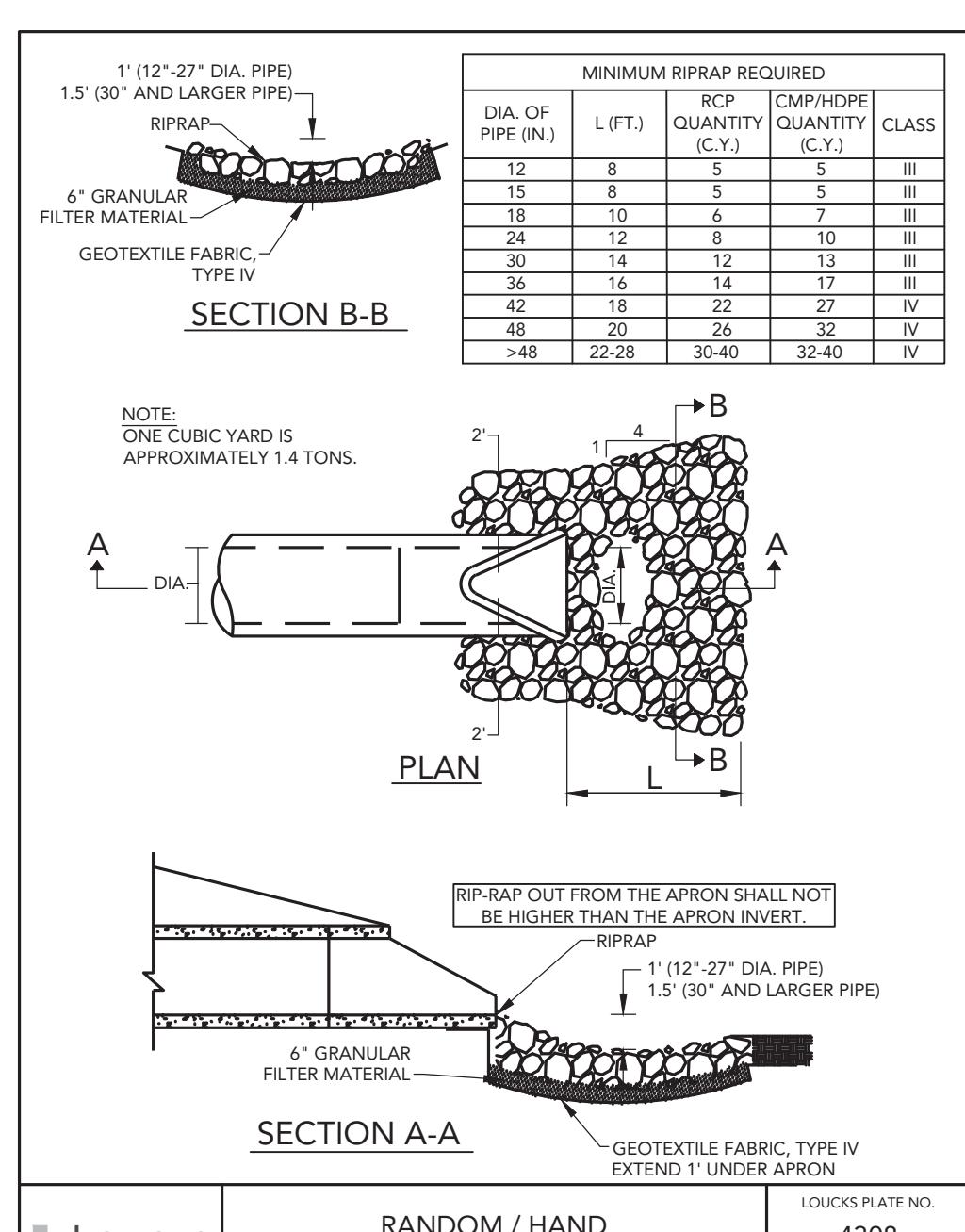
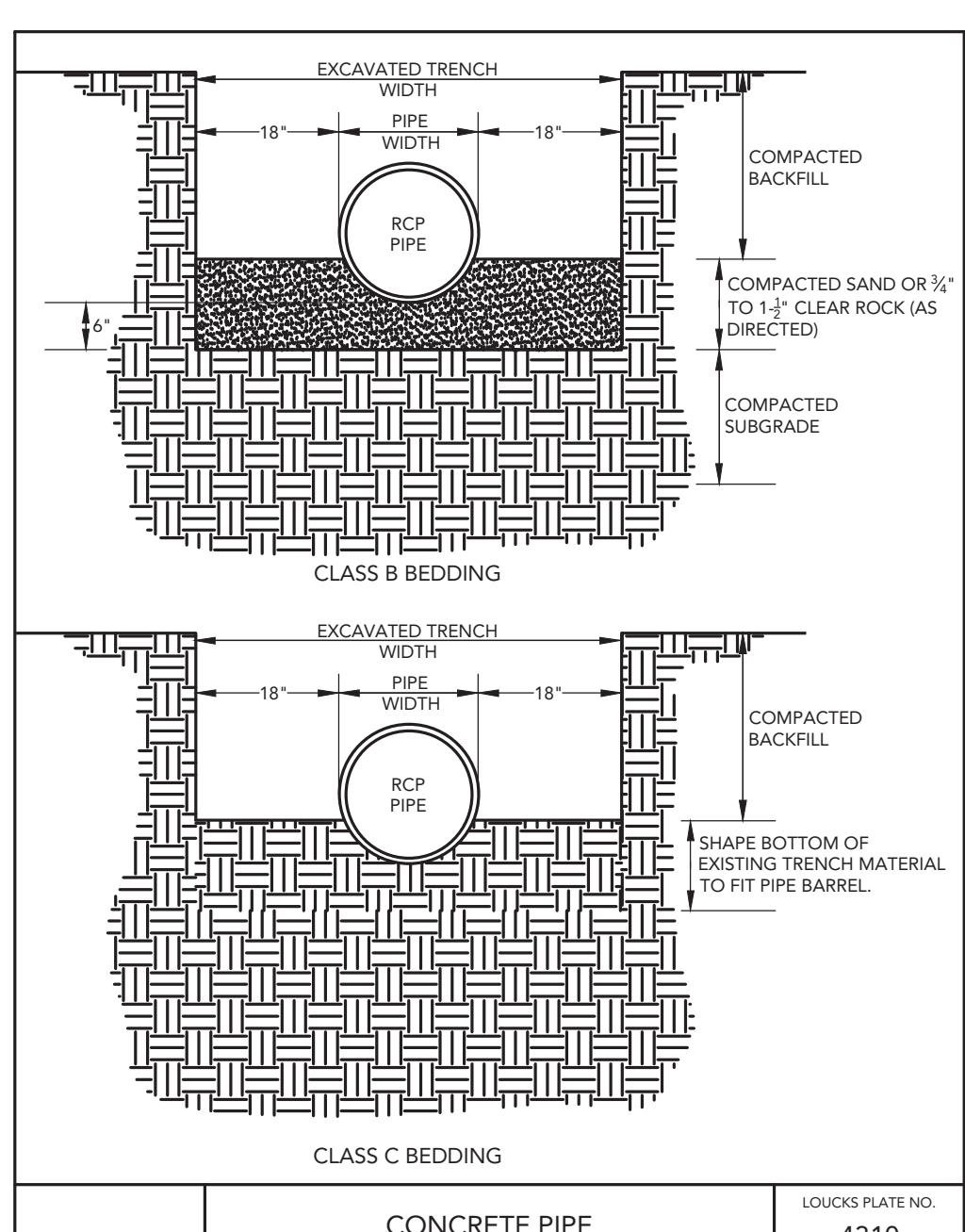
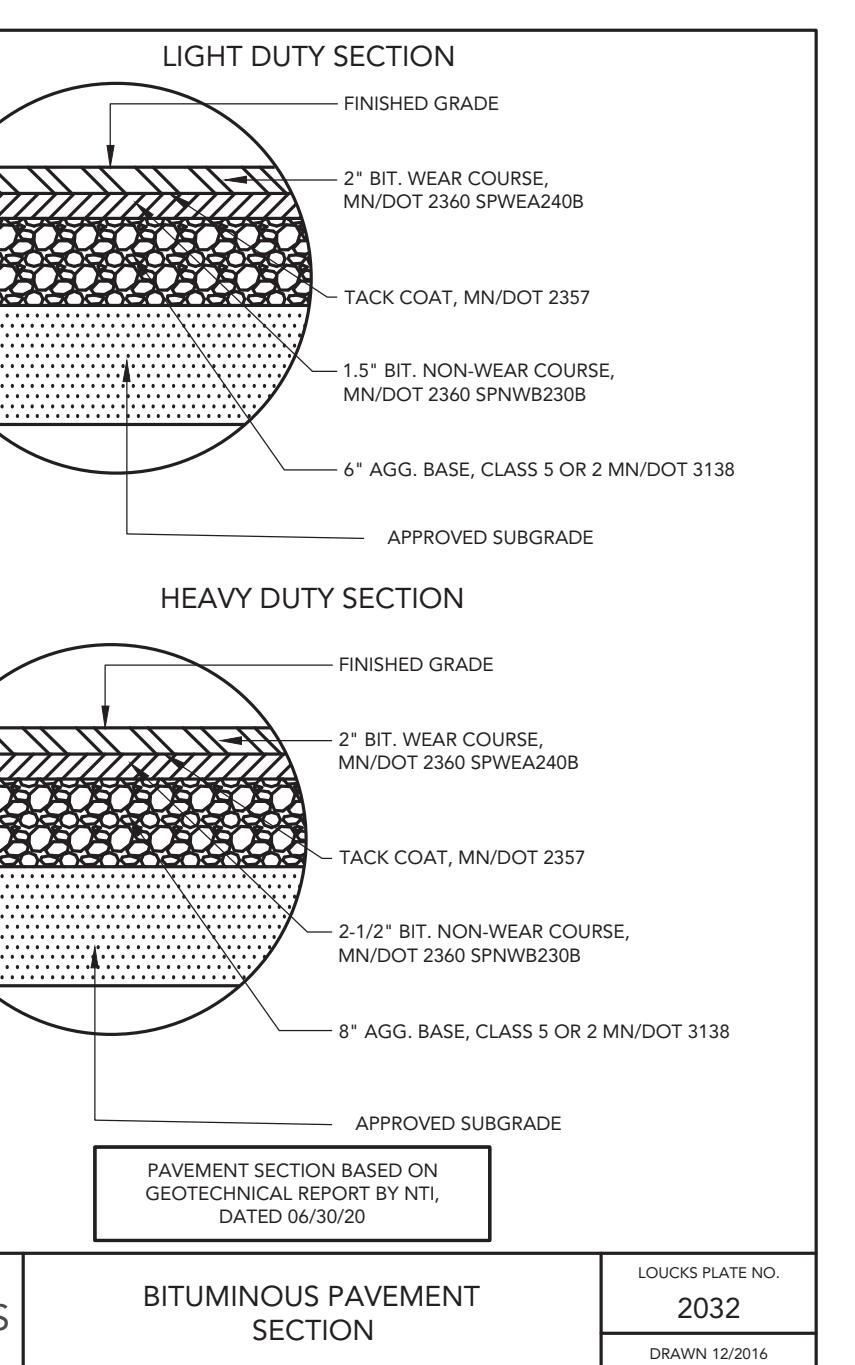
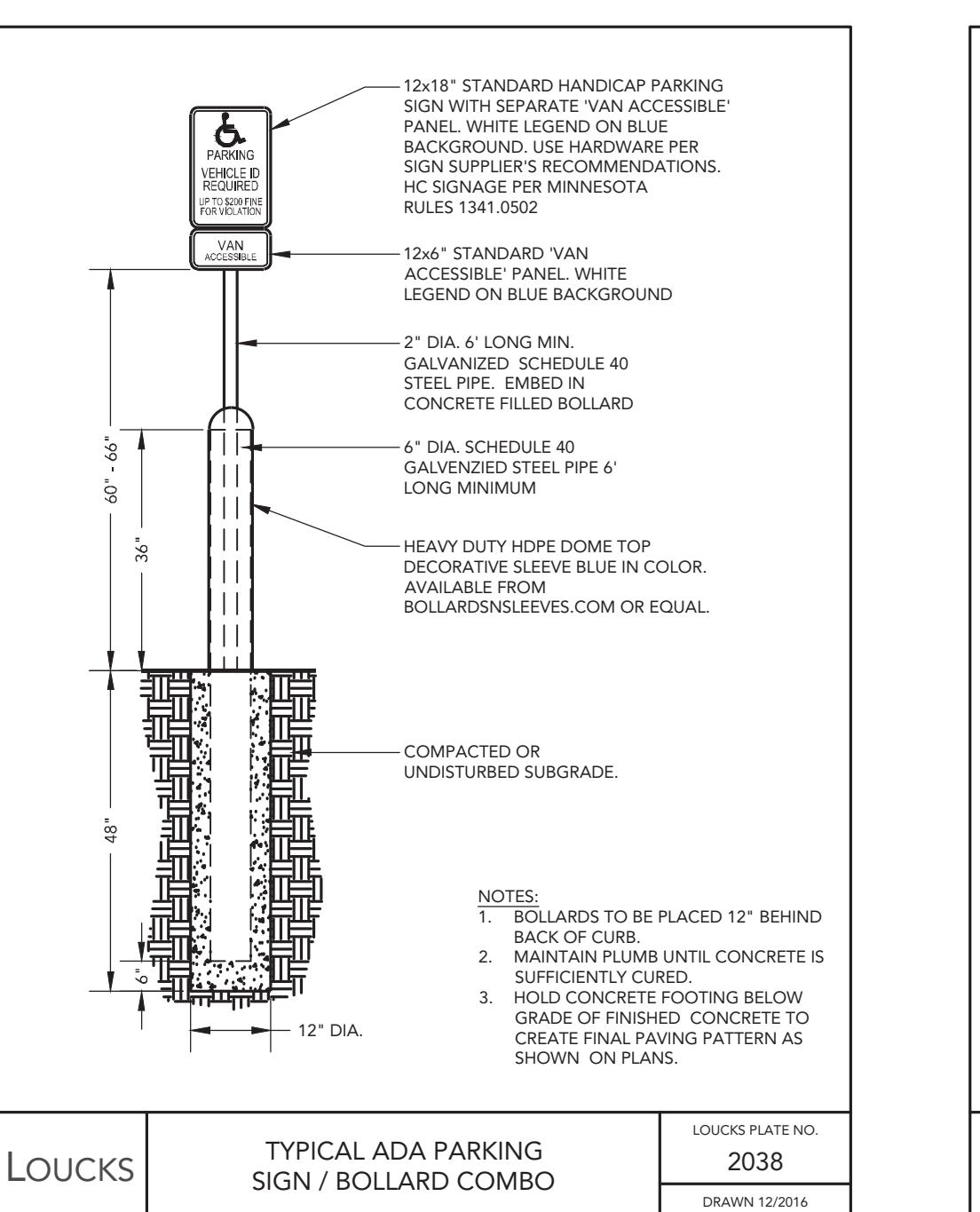
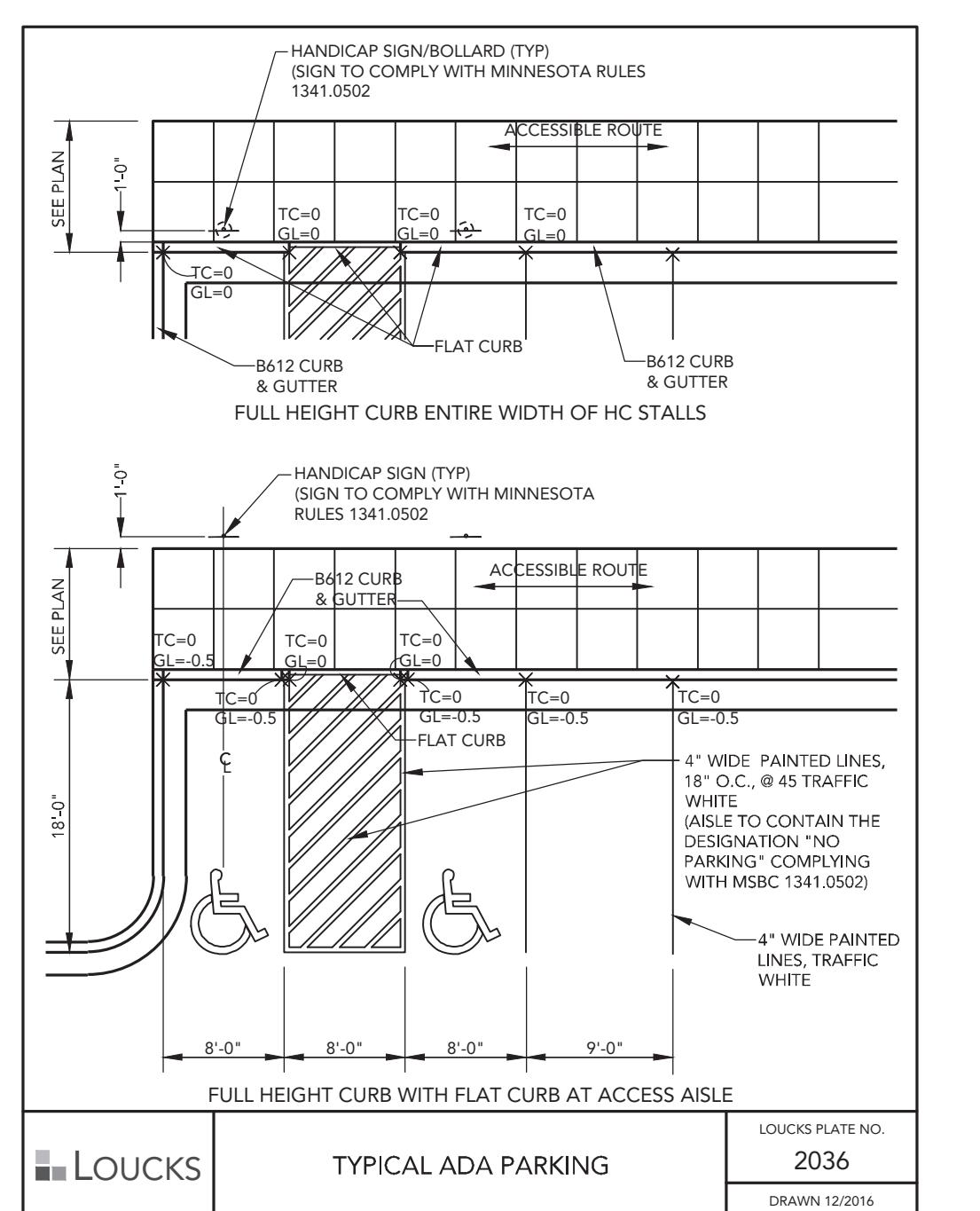
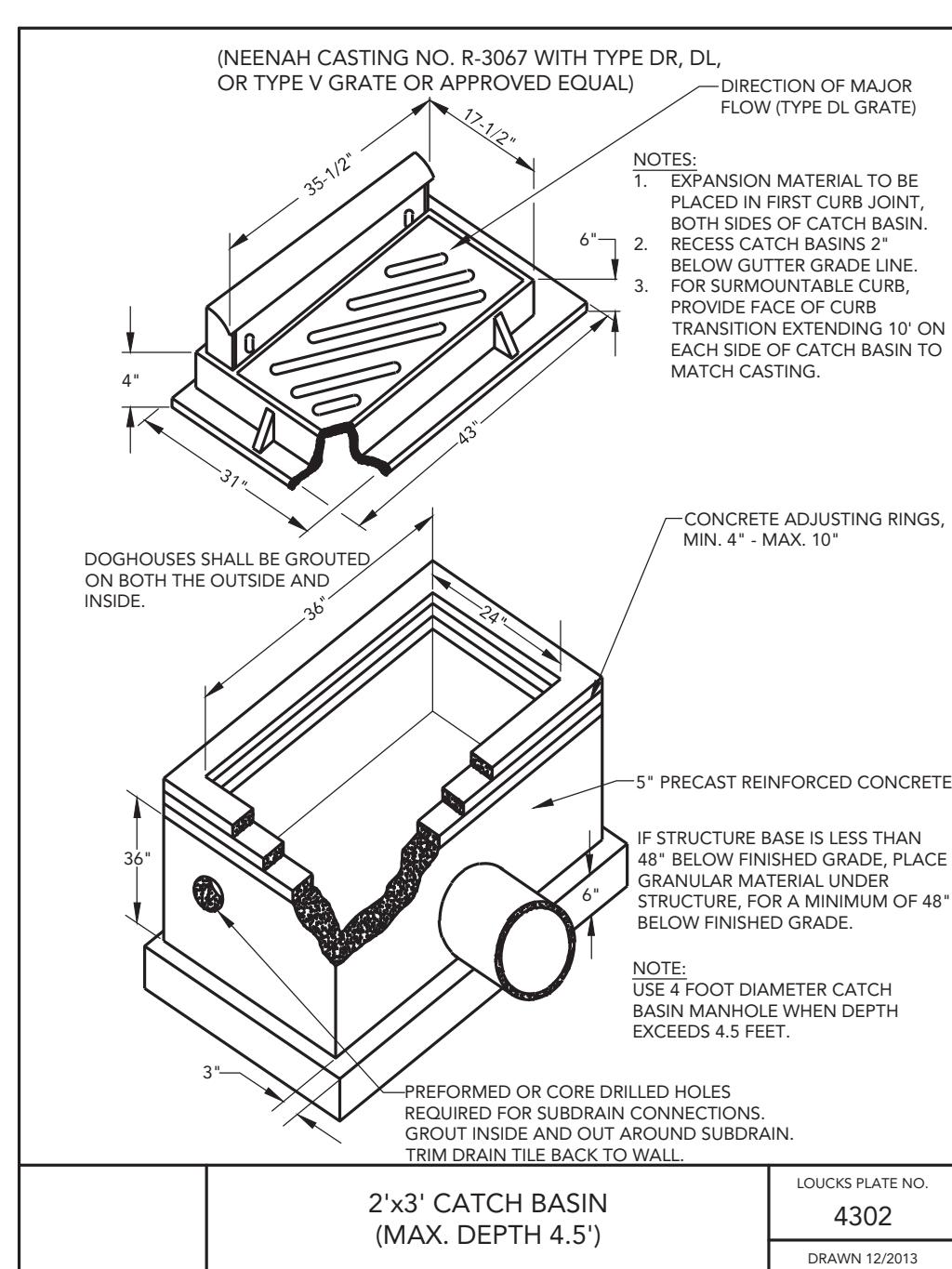
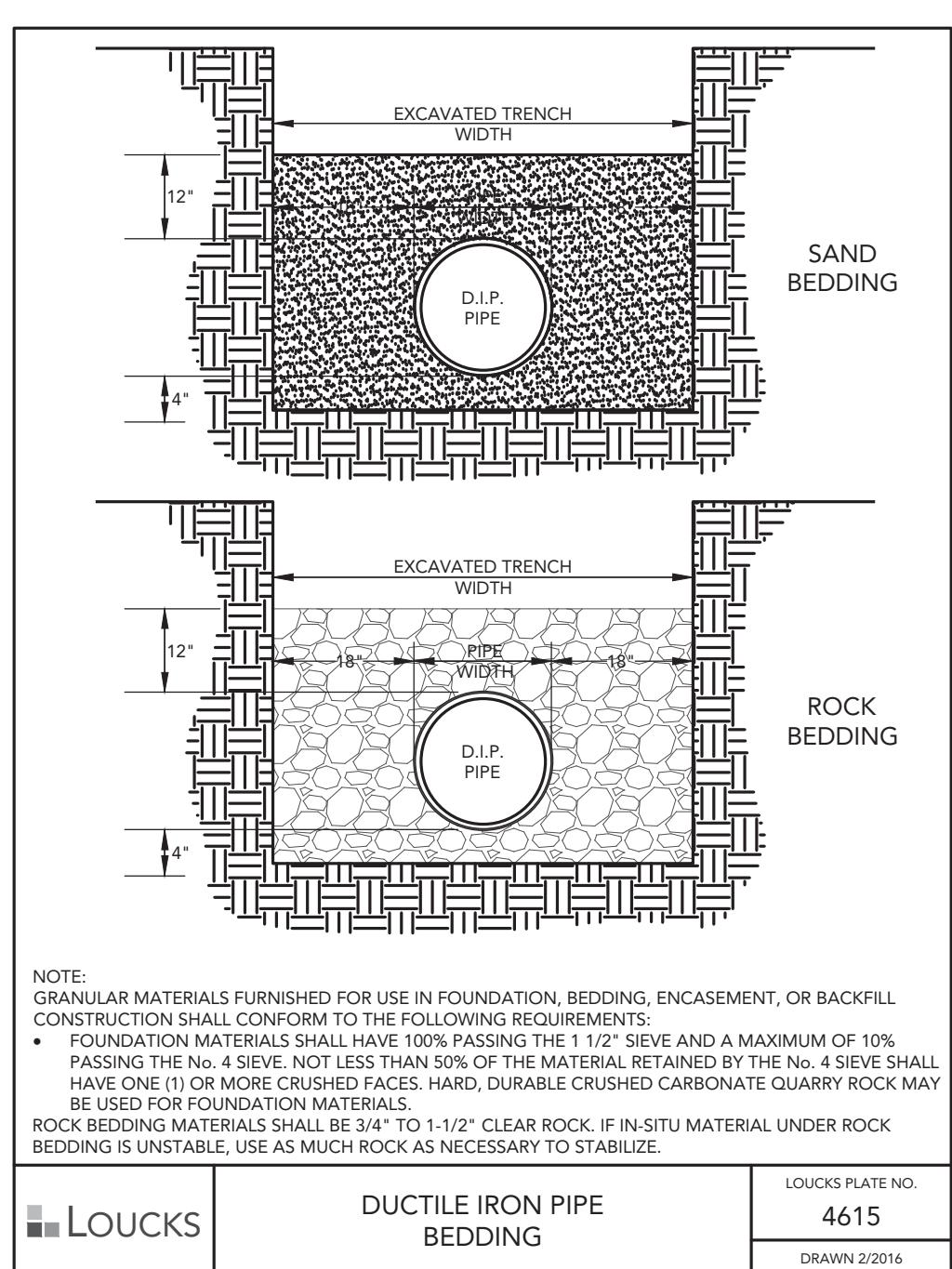
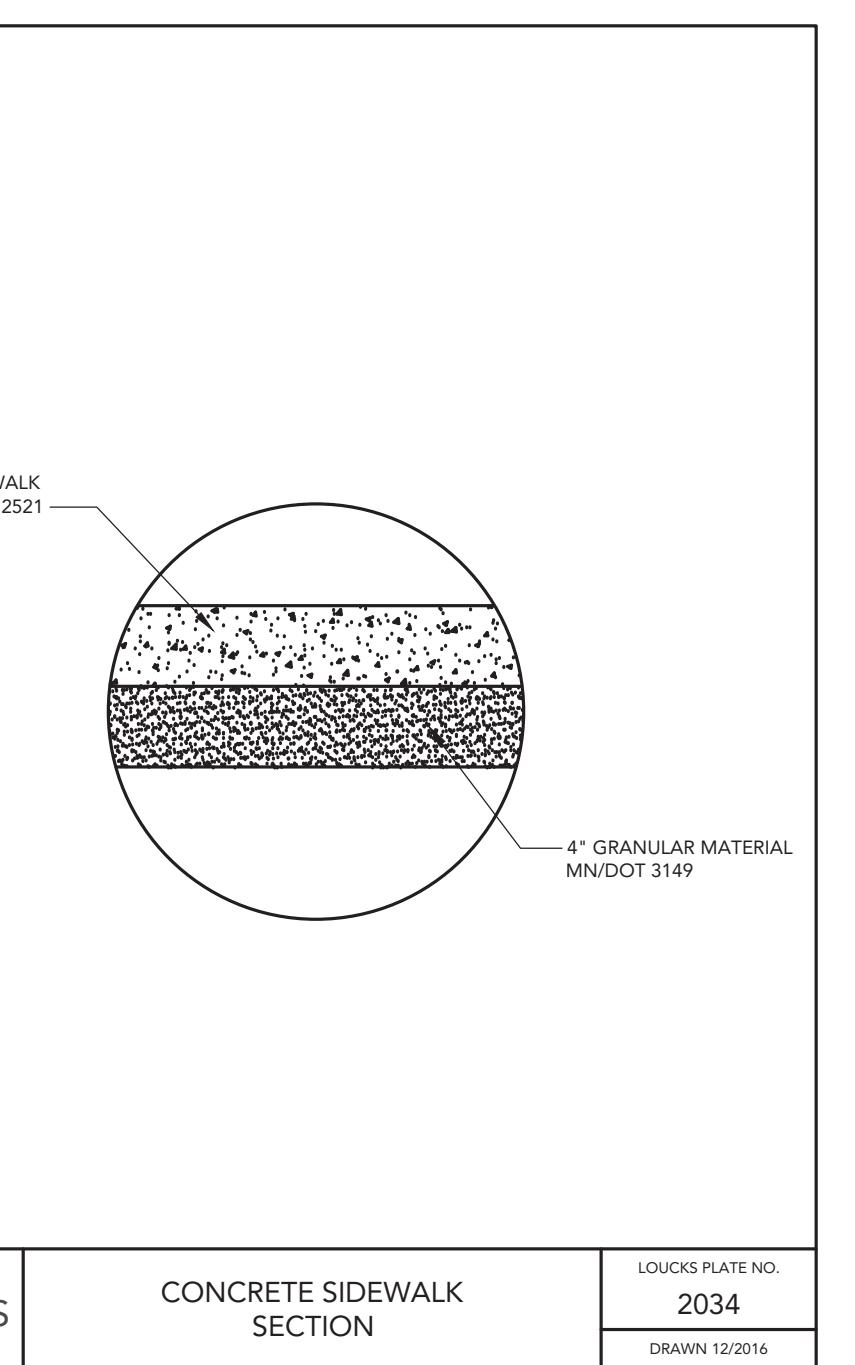
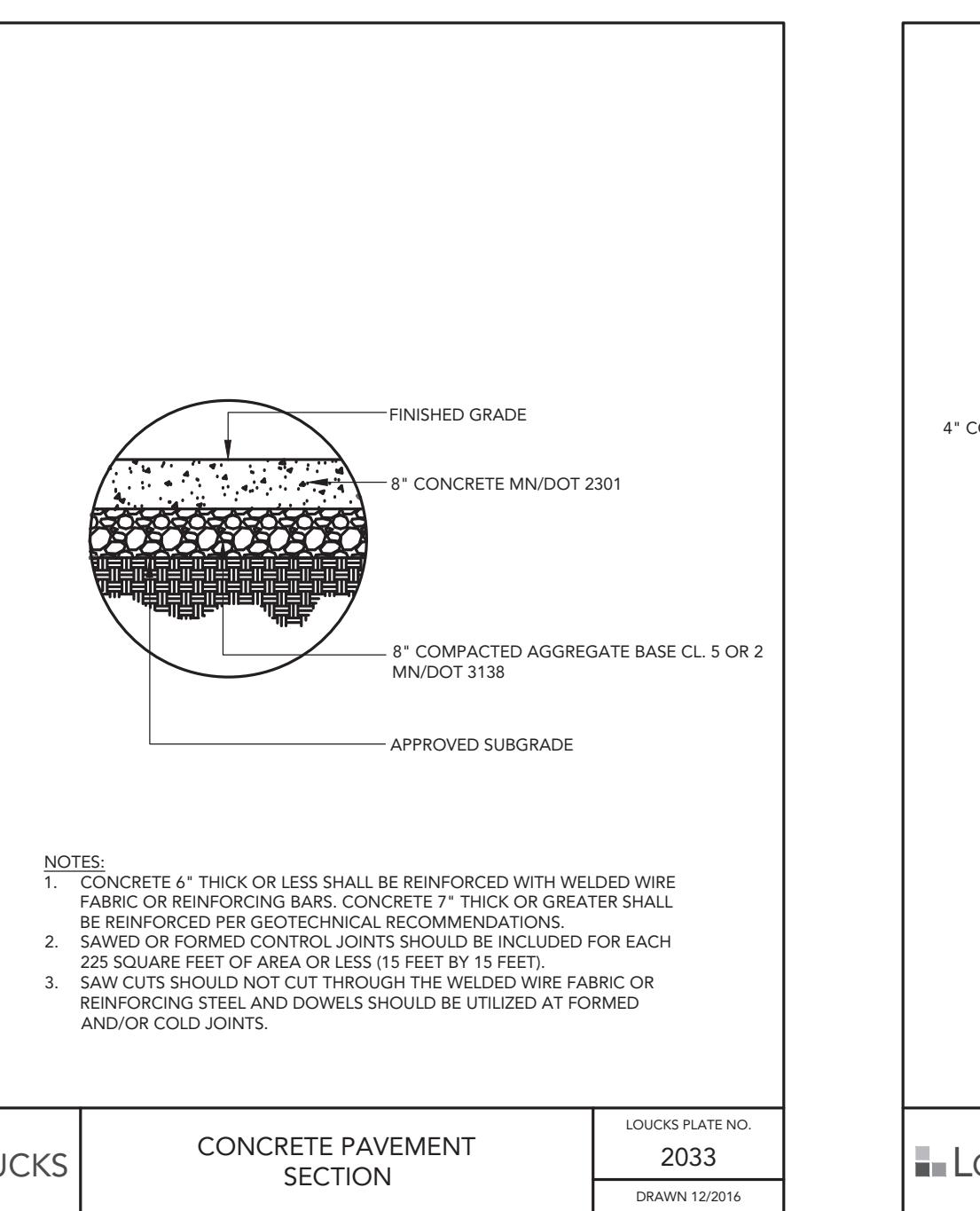
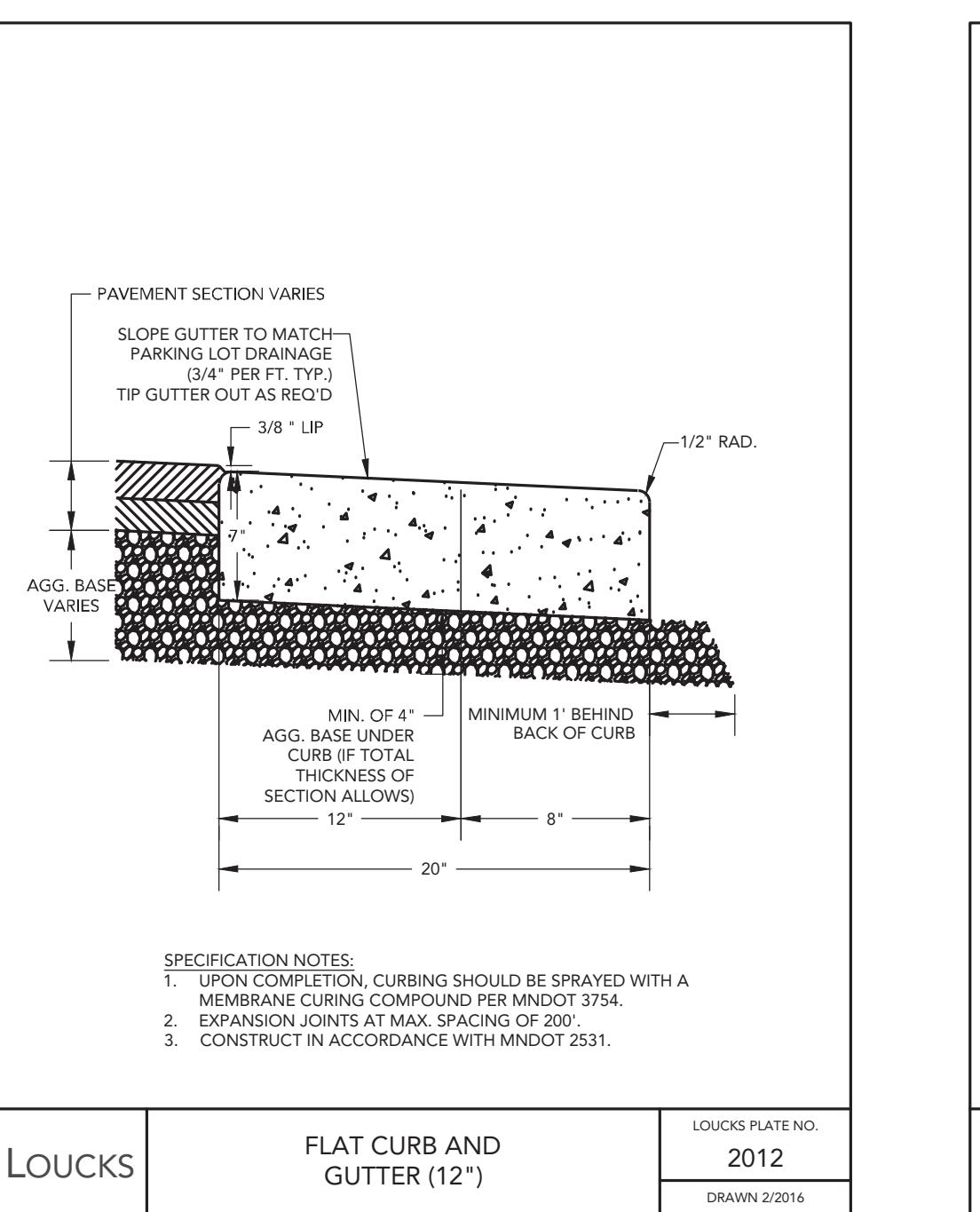
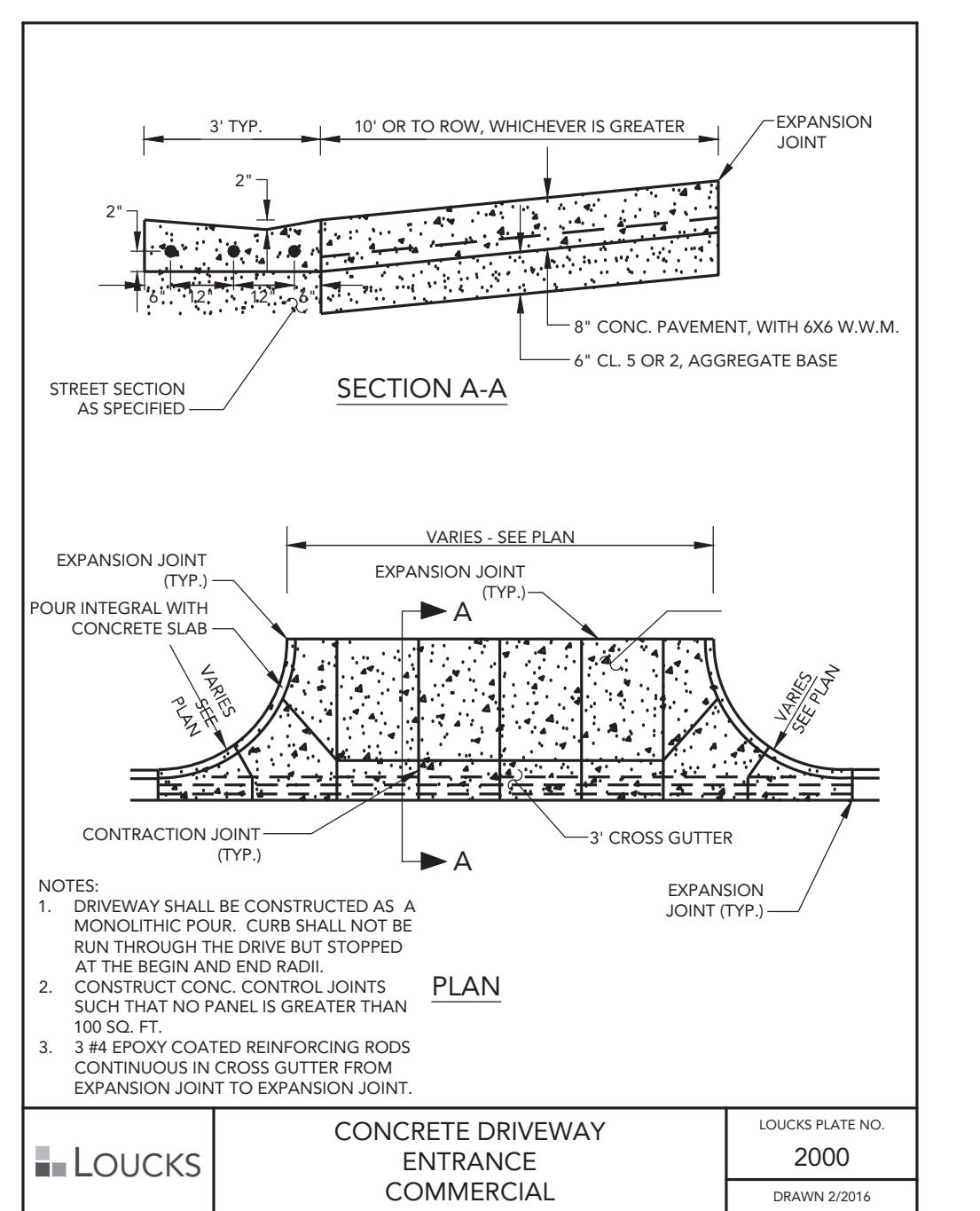
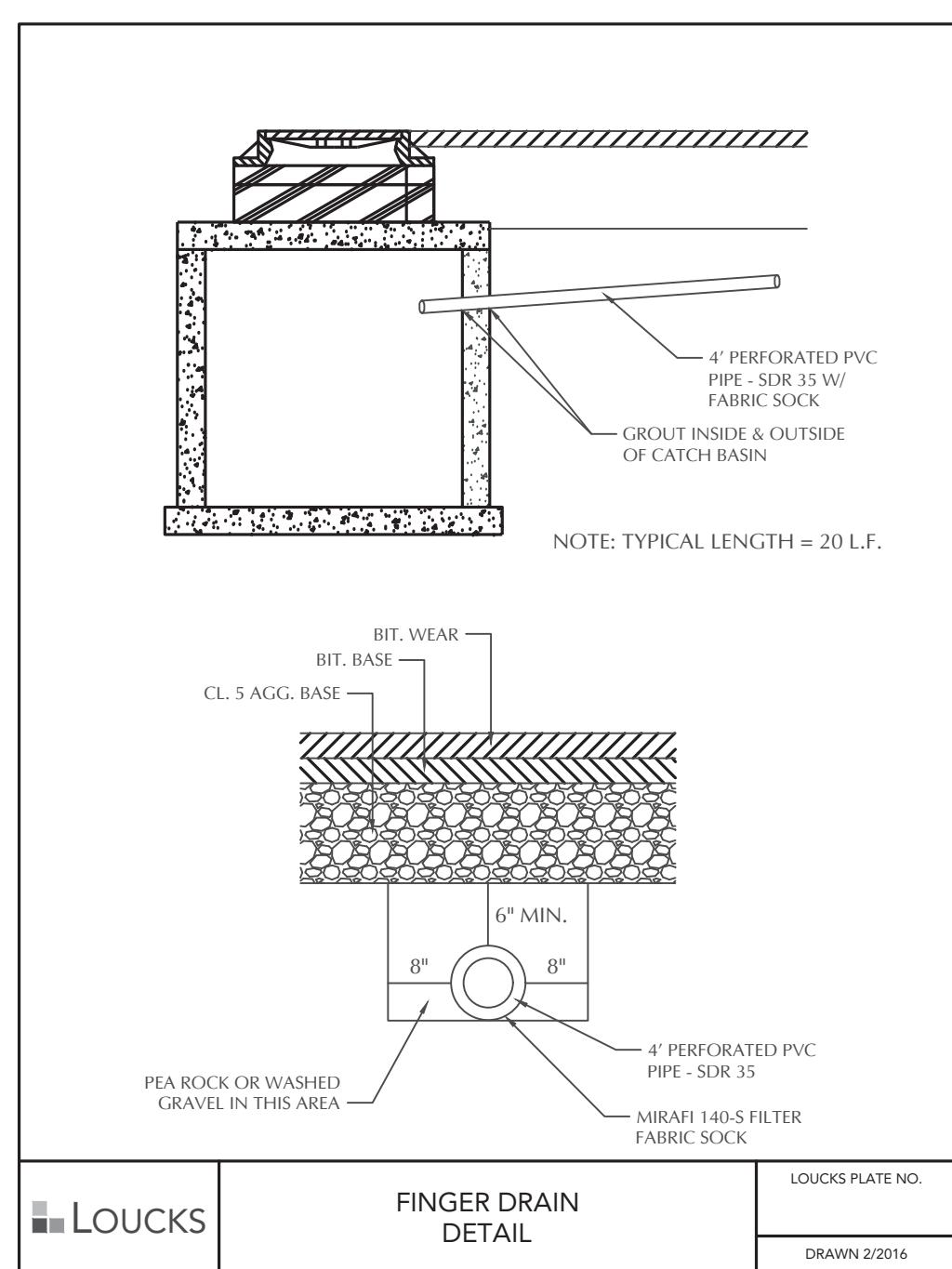
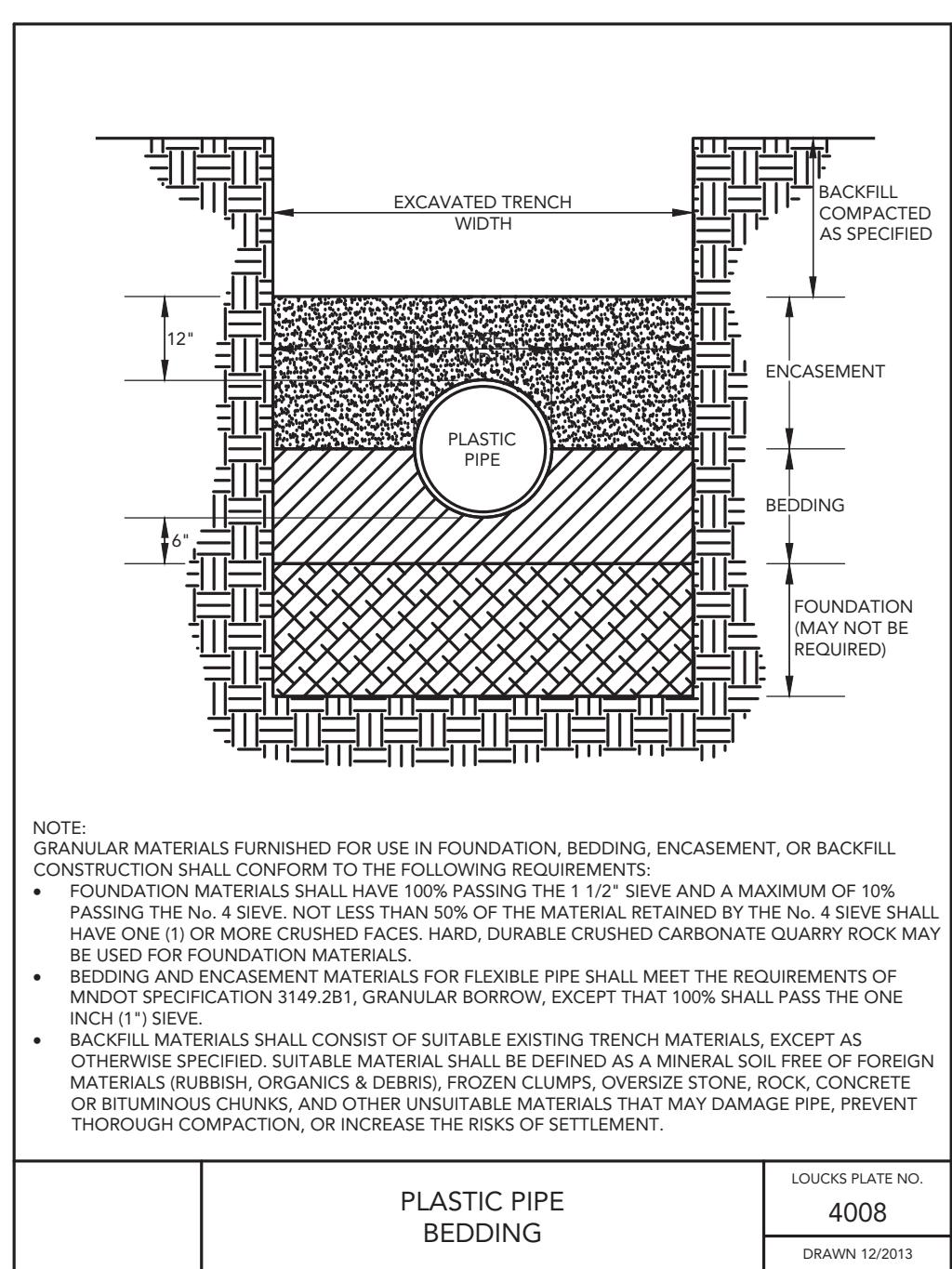
STORM SEWER PLAN

C4-2

WARNING:

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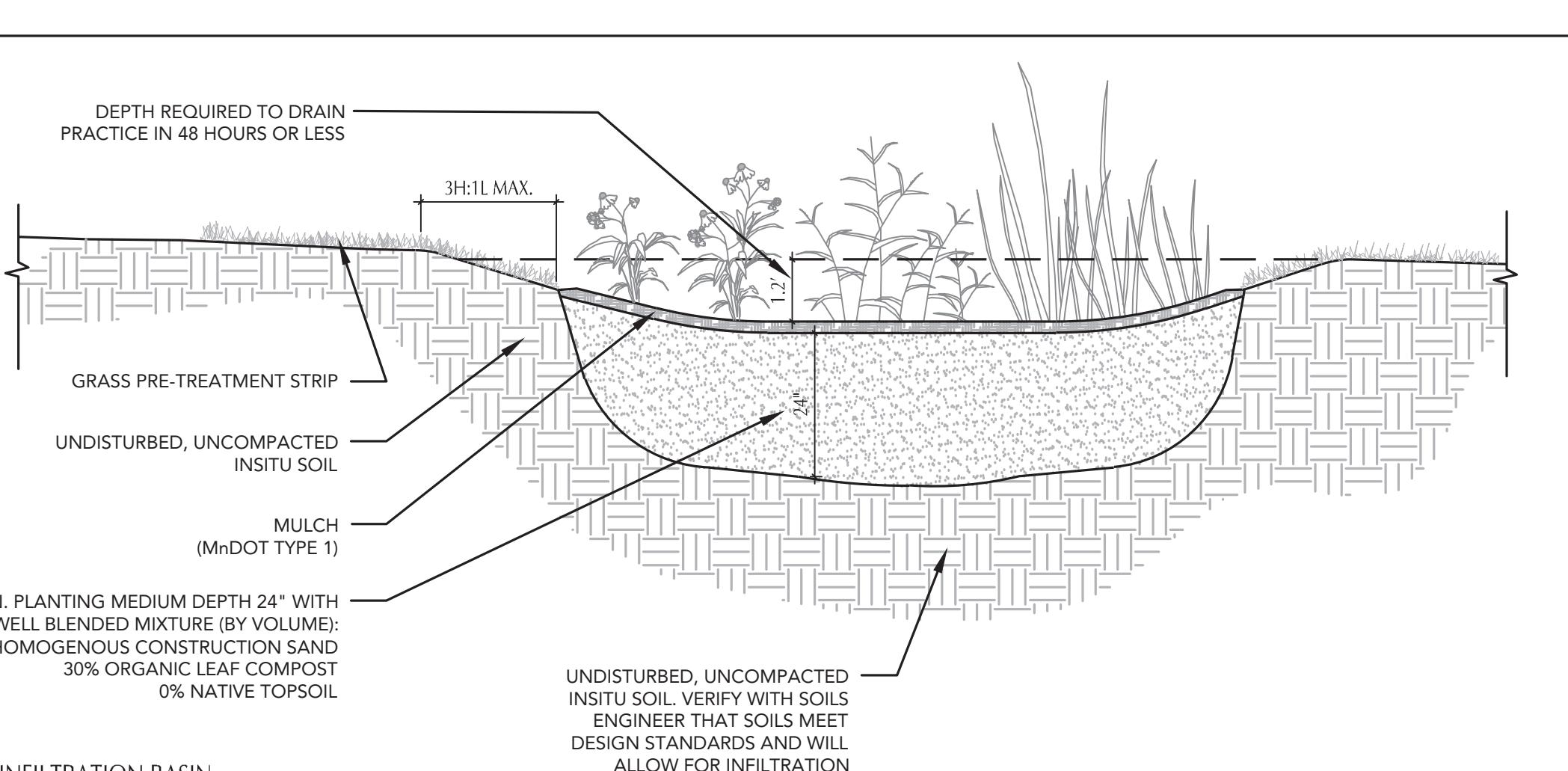


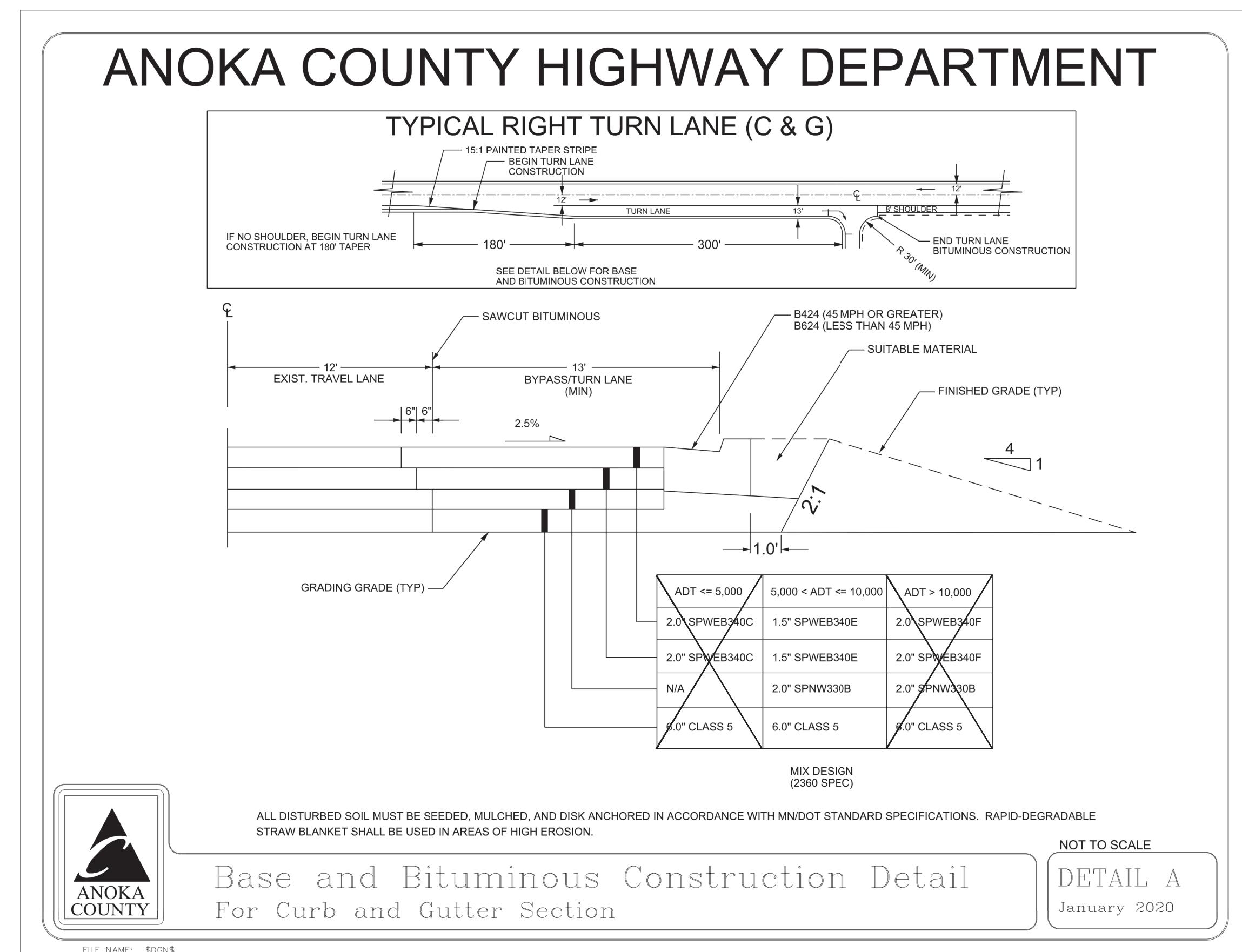
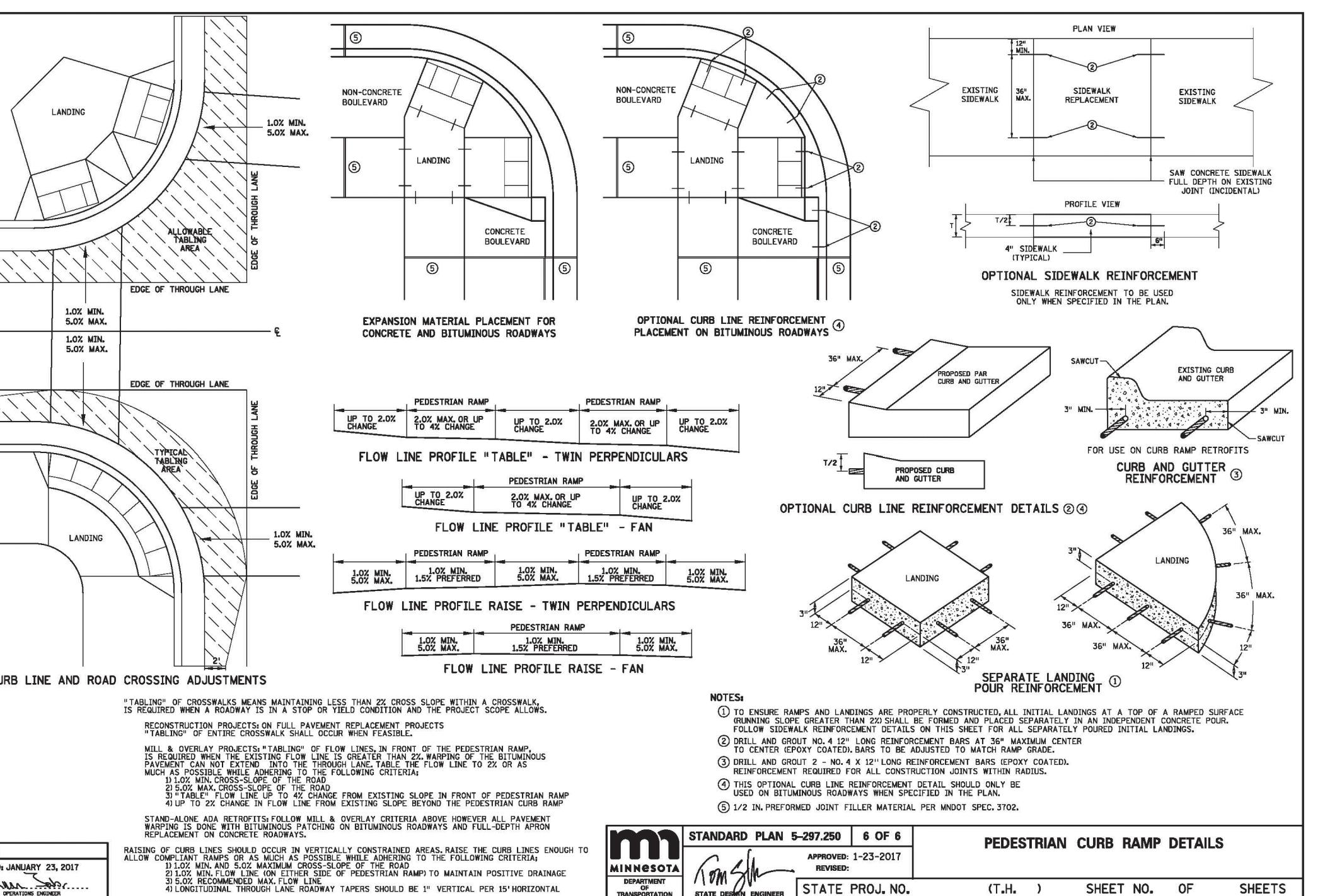
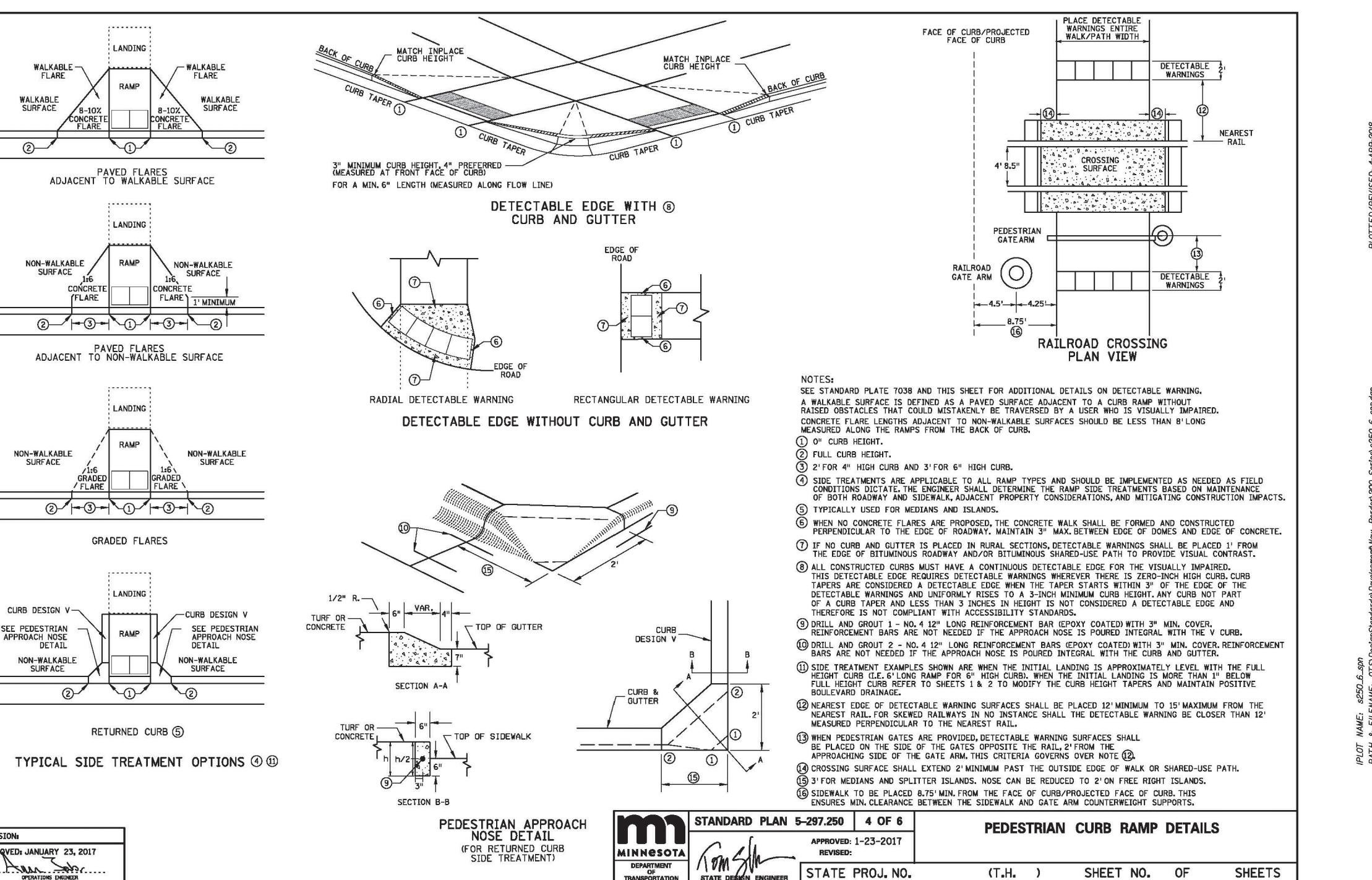
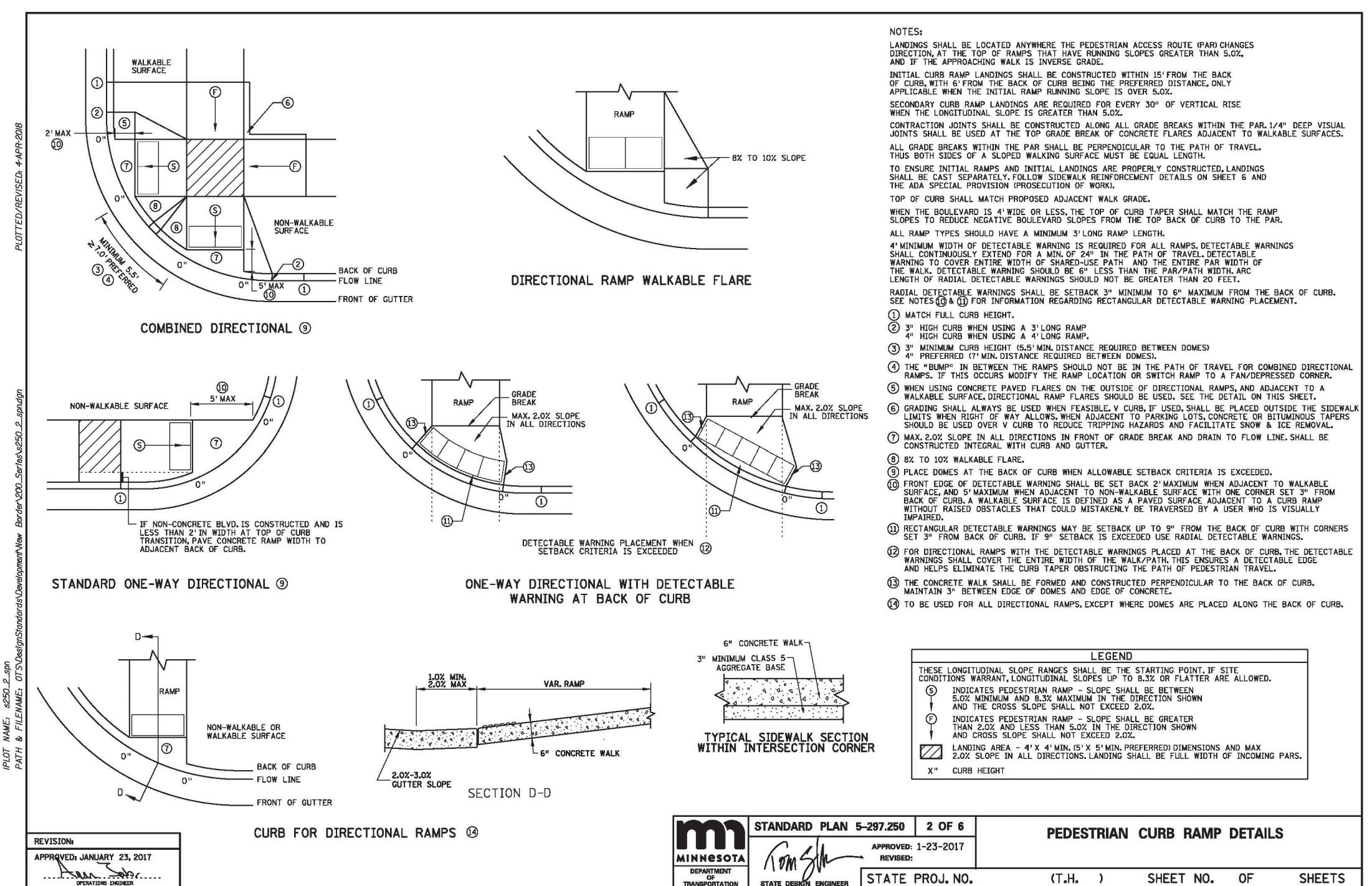
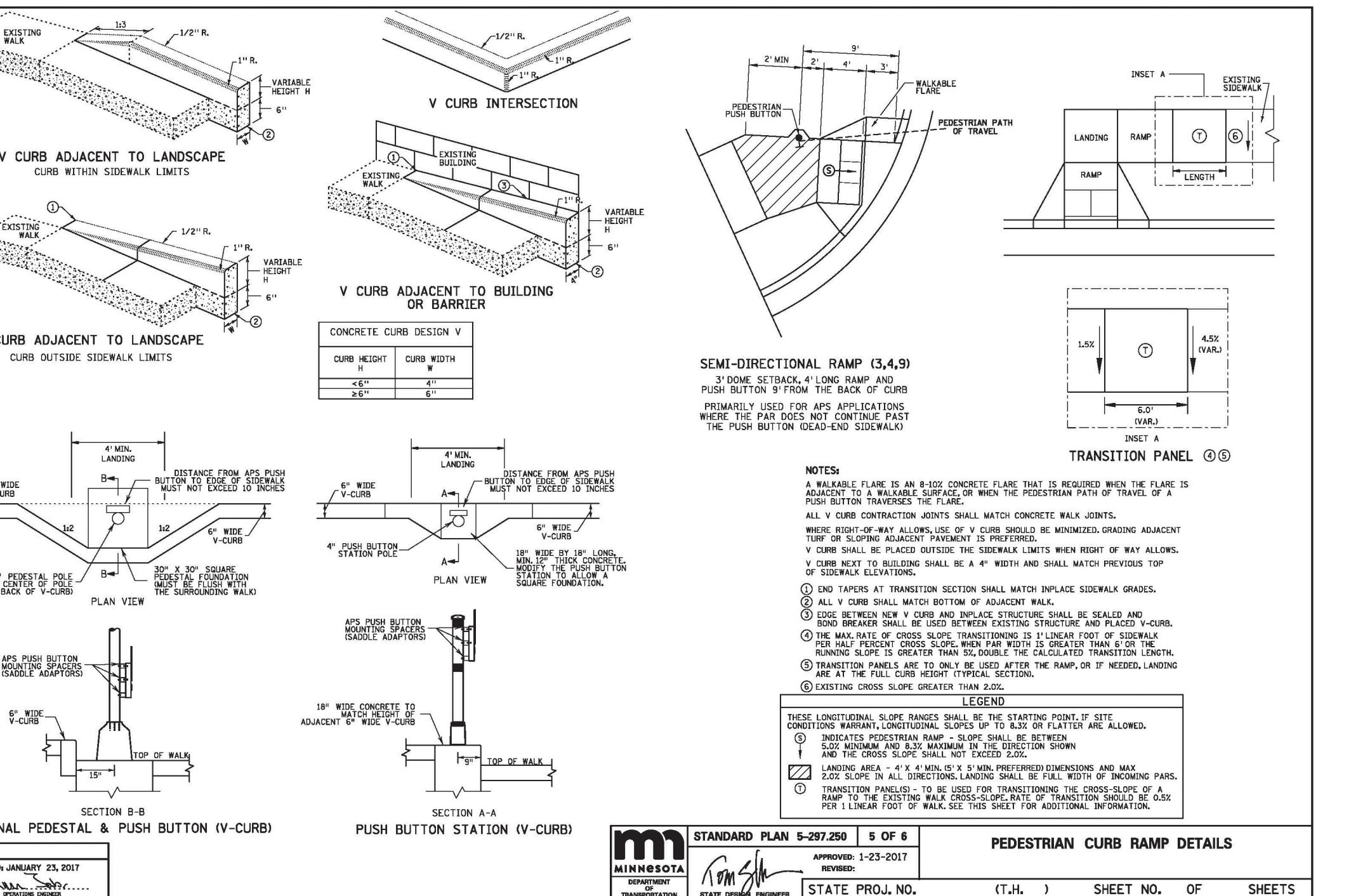
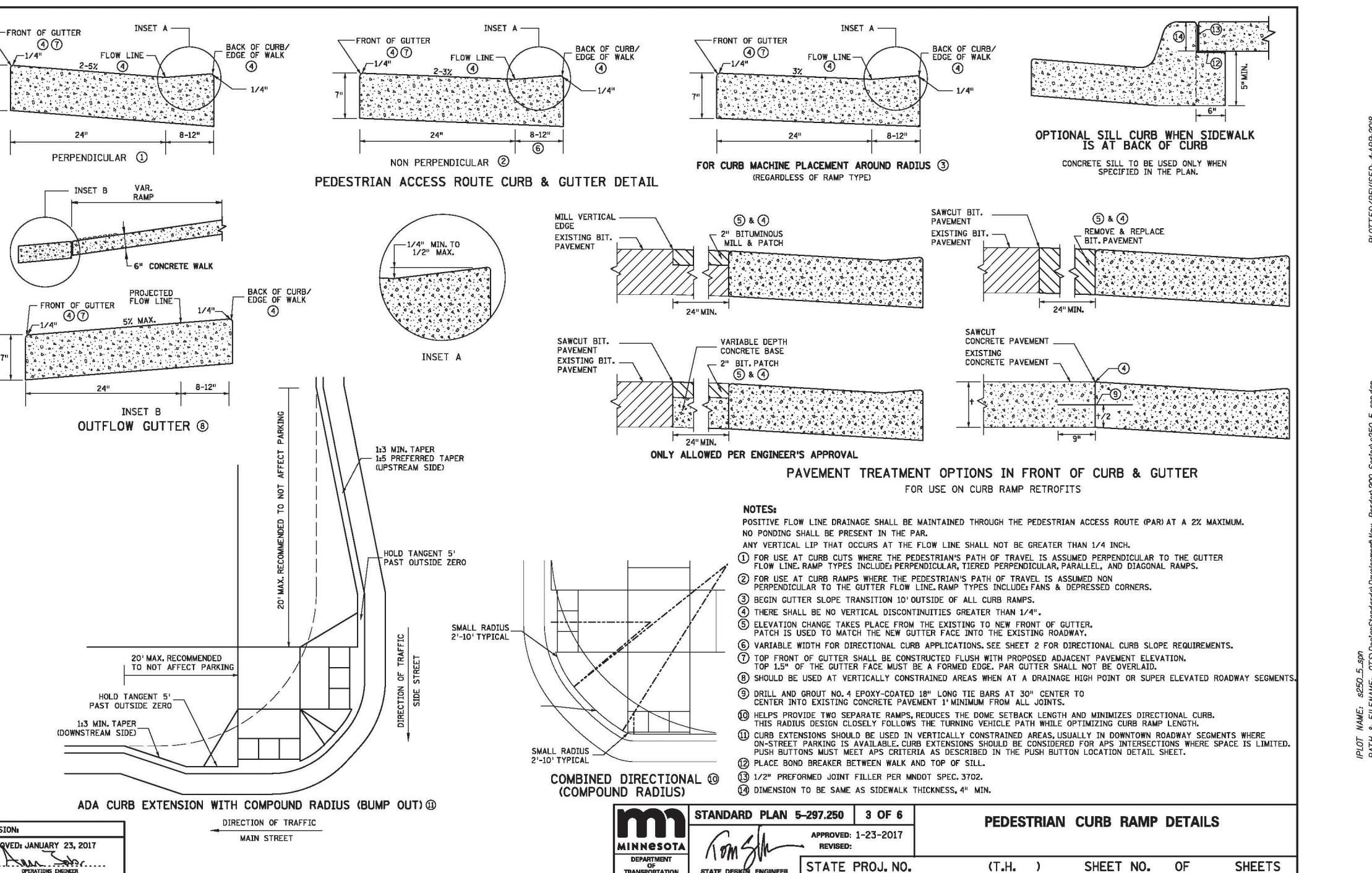
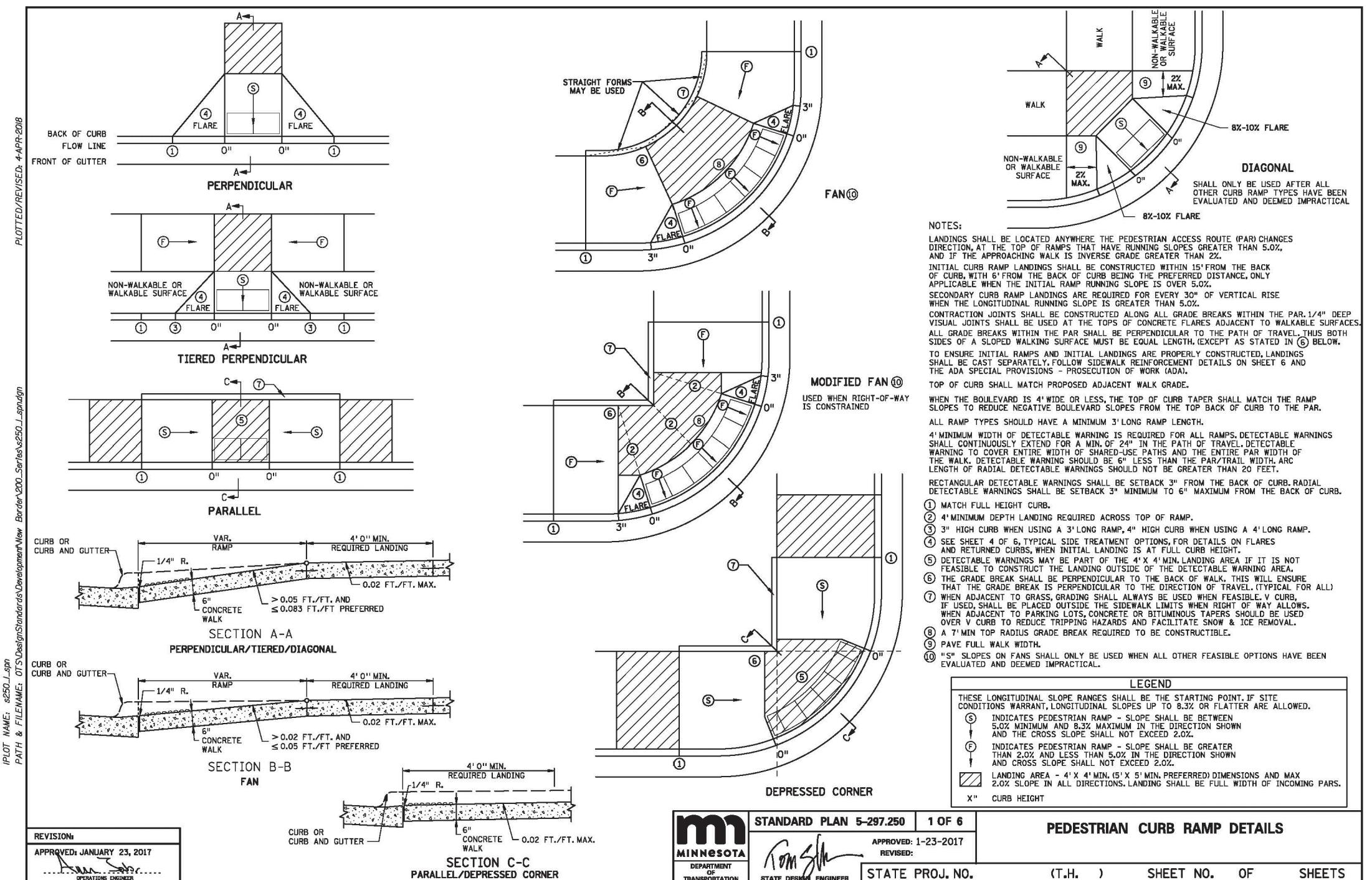
CONSTRUCTION SEQUENCING

1. INSTALL SILT FENCE AND/OR OTHER APPROPRIATE TEMPORARY EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
2. ALL DOWN-GRADIENT PERIMETER SEDIMENT CONTROL BMP'S MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITY BEGINS.
3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
4. INSTALL UTILITIES (WATER, SANITARY, SEWER, ELECTRIC, PHONE, FIBER OPTIC, ETC) PRIOR TO SETTING FINAL GRADE OF BIORETENTION DEVICE.
5. ROUGH GRADE THE SITE. IF BIORETENTION AREAS ARE BEING USED AS TEMPORARY SEDIMENT SOILS LEAVE A MINIMUM OF 3 FEET OF COVER OVER THE PRACTICE TO PROTECT THE UNDERLYING SOILS FROM CLOGGING.
6. PERFORM ALL OTHER SITE IMPROVEMENTS.
7. SEED AND MULCH ALL AREAS AFTER DISTURBANCE.
8. CONSTRUCT BIORETENTION DEVICE UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA.
9. IMPLEMENT TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES.
10. PLANT AND MULCH BIORETENTION DEVICE.
11. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.

GENERAL NOTES

1. IF IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING CONSTRUCTION.
2. GRADING OF BIORETENTION DEVICES SHALL BE ACCOMPLISHED USING LOW-COMPACTION EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.
3. ALL SUB MATERIALS BELOW THE SPECIFIED BIORETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.





PROFESSIONAL SIGNATURE
I hereby certify that this plan, specification or report was prepared under my direction and supervision and that I am a duly Licensed Professional Engineer under the laws of the State of *Minnesota*.
[Signature]
License No. 49933
Date 11/05/2020

QUALITY CONTROL
Loucks Project No. 2023B
PJD
Drawn By PJD
Checked By PJD
Review Date 10/05/2020

SHEET INDEX
C1-1 DEMO PLAN
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C9-1 PRELIMINARY PLAT
L1-1 LANDSCAPE PLAN
L2-1 LANDSCAPE DETAILS

LANDSCAPE REQUIREMENTS:

SITE REQUIREMENTS:
PERIMETER LANDSCAPING GREATER OF:
(1) TREE/1,000 BUILDING FLOOR AREA = (71,015 SF / 1,000) = 71 TREES
OR (1) TREE/50 LF. OF SITE PERIMETER = (2,569 LF / 50) = 52 TREES

INTERIOR PARKING LOT: 180 SF MIN AREA, TO BE LANDSCAPED WITH TREES/GROUNDCOVER.
(1) TREE PER (15) SURFACE PARKING STALLS = (289/15) = 19.2 = 20 TREES
PROPOSED TREES: 45 DECIDUOUS, 12 CONIFEROUS, 25 ORNAMENTAL =
82 TREES PROPOSED
(50 EXISTING TREES SAVED)
91 TREES REQUIRED

GENERAL NOTES:
CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND / OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS / CUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10'-0" CLEARANCE).

ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB / GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND / OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

REFER TO SHEET L1.1 FOR OVERALL PLANT SCHEDULE, PLANTING NOTES, IRRIGATION NOTES, AND PLANTING DETAILS.

67th Ave. NE

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Lot 2

Lot 3

Lot 4

Lot 5

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