



DEMOLITION LEGEND:

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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

SITE DEMOLITION NOTES _____

1. CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES.
2. CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL.
3. CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION WITHIN CONSTRUCTION LIMITS, STRIP TOP SOIL, AND STOCKPILE ON-SITE. REFER TO GRADING PLAN AND EROSION CONTROL PLAN FOR SEDIMENT AND EROSION CONTROL REQUIREMENTS.
4. CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CHIPPING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE EROSION CONTROL PLAN.
5. CONTRACTOR SHALL REMOVE ALL SITE SURFACE FEATURES WITHIN REMOVAL LIMITS UNLESS OTHERWISE NOTED.

PROFESSIONAL SIGNATURE

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.

License No. 49933
Date 11/05/20

QUALITY CONTROL

Loucks Project No.	202368
Project Lead	PJG
Drawn By	DD
Checked By	PJG
Review Date	10/05/20

SHEET INDEX

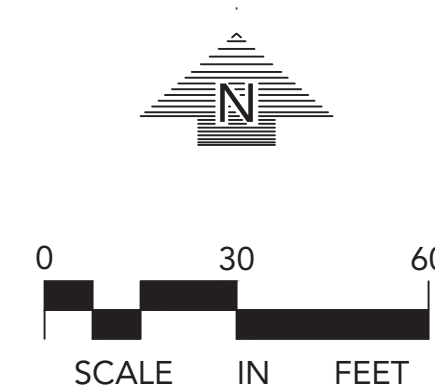
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WARNING:

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.

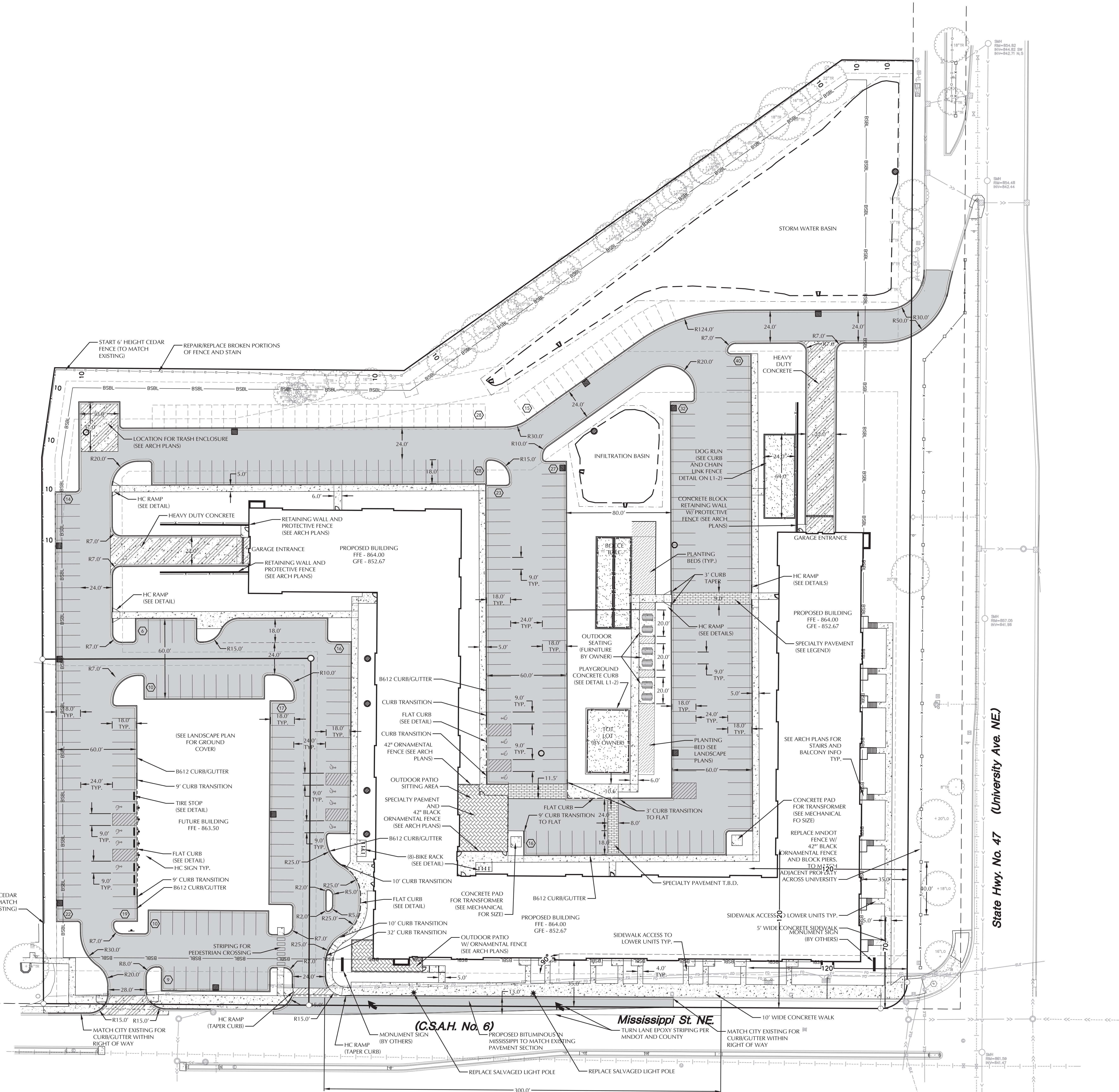
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DEMOLITION PLAN

C1-1

Plotted: 11/18/2020 11:50 AM W:\2020\202368\CADD\CADD\DWG\Sheet\Plan\202368-C2-1 Site Plan



LEGEND

EXISTING	PROPOSED

SITE PLAN LEGEND

	CONCRETE SIDEWALK
	SPECIALTY PAVEMENT - STAMPED AND COLORED CONCRETE - TBD
	HEAVY-DUTY BITUMINOUS PAVEMENT
	HEAVY-DUTY CONCRETE PAVEMENT

SITE DATA

CURRENT ZONING:	C-3 GENERAL SHOPPING
PROPOSED ZONING:	S-2 REDEVELOPMENT DISTRICT - FOLLOW R-3
PROPERTY AREA:	366,588 SF
EXISTING IMPERVIOUS AREA:	315,903 (86.17%)
PROPOSED IMPERVIOUS AREA:	221,345 (60.38%)

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 HANDICAPPED STALLS FOR 200-300 STALLS	= 7 STALLS (ABOVE GROUND)

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 ADJOINT 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.



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

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**FRIDLEY
MULTI-FAMILY**

FRIDLEY, MN

ROERS COMPANIES

110 Cheshire Lane, Suite 120
Minnetonka, MN 55305

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CIVIL ENGINEERING
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763.424.5505
www.loucksinc.com

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Date: 11/05/20

License No. 49933

Project No. 202368

Project Lead: PJD

Drawn By: DDJ

Checked By: PJD

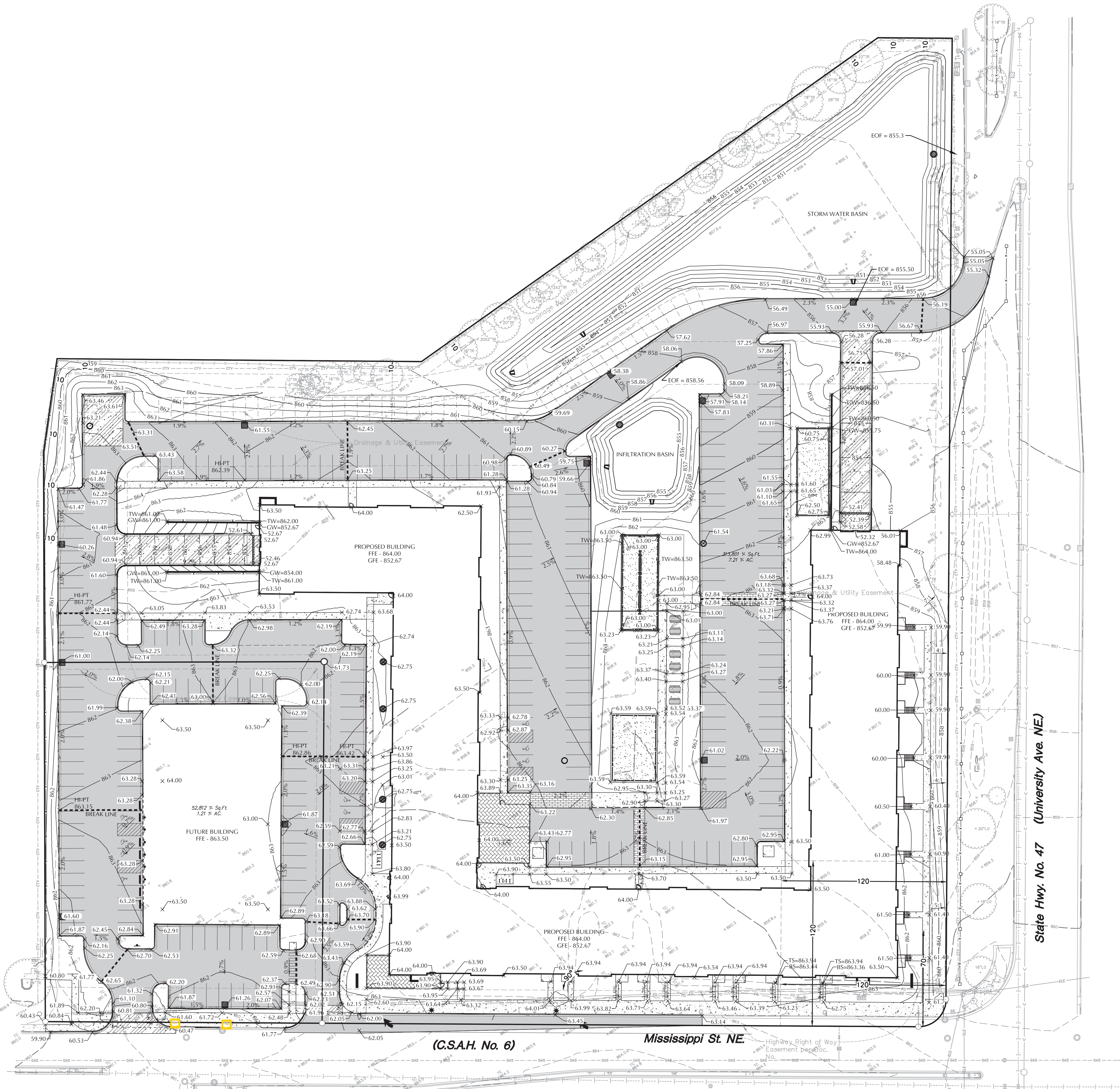
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L2-1	LANDSCAPE DETAILS

SITE PLAN

C2-1



LEGEND	
EXISTING	PROPOSED

GRADING, DRAINAGE & EROSION CONTROL NOTES

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/LOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED.
- 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).
- RETAINING WALLS OVER 4 FEET IN HEIGHT WILL REQUIRE A BUILDING PERMIT.
- STREETS MUST BE CLEANED AND SWEEP WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
- DUST MUST BE ADEQUATELY CONTROLLED.
- SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
- SEE UTILITY PLANS FOR WATER, STORM AND SANITARY SEWER INFORMATION.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
- 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.
- 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.
- 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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Signature: [Signature]

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Date 11/05/20

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Loucks Project No. 202368
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Drawn By DDL
Checked By PJD
Review Date 10/05/20

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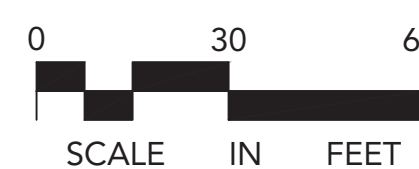


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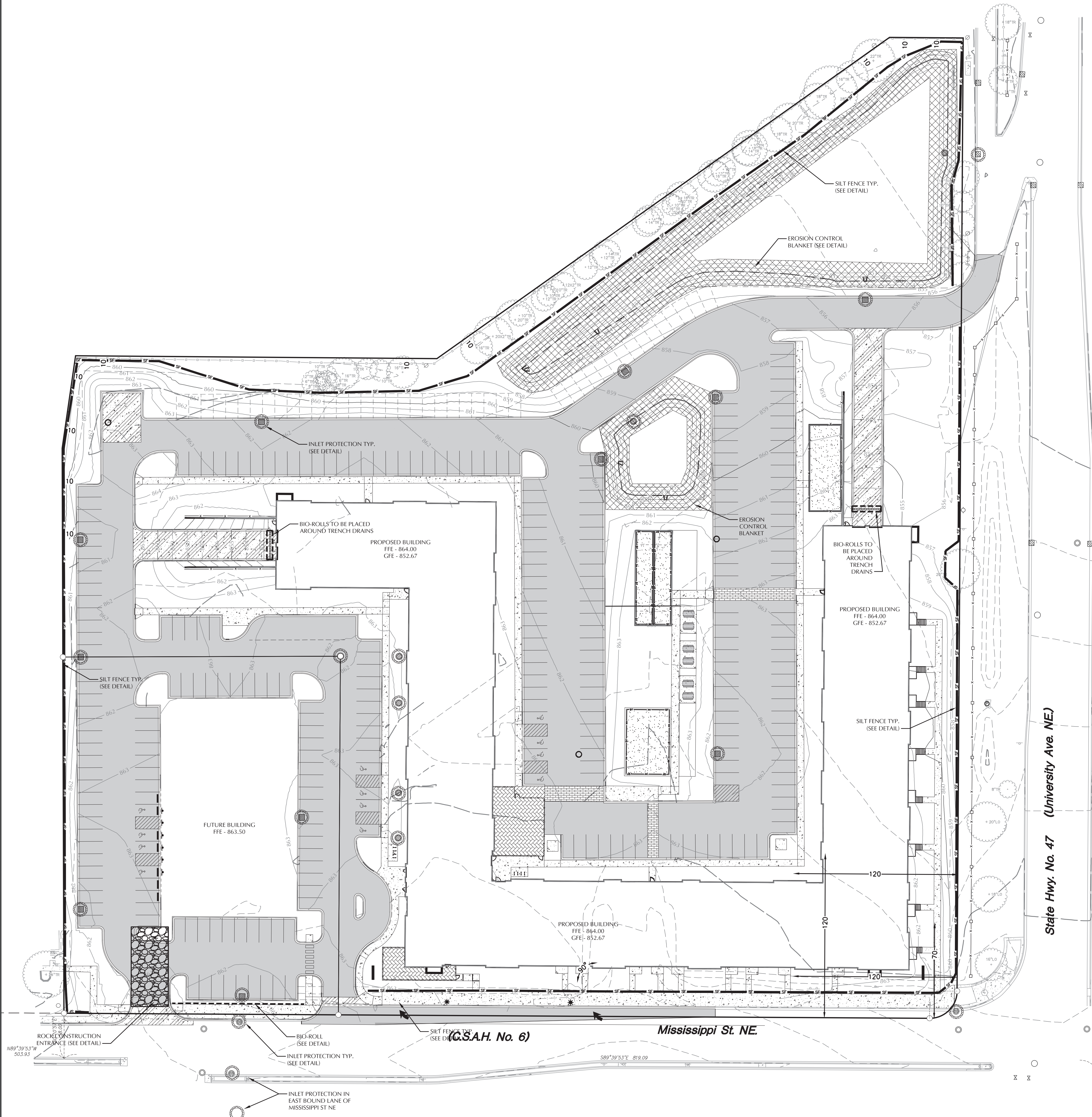
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GRADING
PLAN

C3-1

Plotted: 11/18/2020 11:54 AM W:\2020\202348\CADD\DATA\CIVIL.dwg Sheet File: C3-2 SWPPP



LEGEND	
EXISTING	PROPOSED

SWPPP LEGEND	
	EROSION CONTROL BLANKET
	BIO-ROLL
	INLET PROTECTION
	ROCK CONSTRUCTION ENTRANCE

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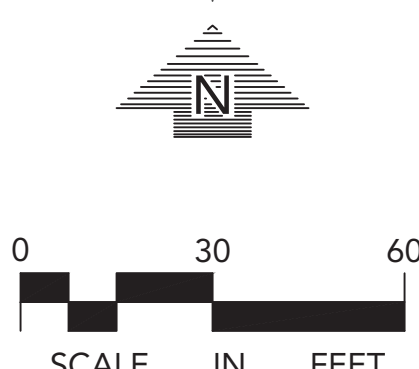
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SWPPP NOTES

1. THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING AN APARTMENT BUILDING AND A DAYCARE BUILDING, ASSOCIATED SURFACE PAVEMENTS, STORMWATER MANAGEMENT SYSTEMS AND UTILITIES.

2. 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 GRUB 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. IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE

1.9. INSTALL UTILITIES

1.10. INSTALL BUILDING FOUNDATIONS

1.11. INSTALL CURB AND GUTTER

1.12. INSTALL PAVEMENTS 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

GENERAL SOIL TYPE: SEE GEOTECHNICAL EVALUATION REPORT

3. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC., BEFORE CONSTRUCTION BEGINS.

4. ALL DISTURBED GROUND LEFT INACTIVE FOR FOURTEEN (14) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SOODING ONLY AVAILABLE PRIOR TO SEPTEMBER 151 OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.

5. ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES. SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.

6. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.

7. 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 EXEPT EX: CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.

8. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.

9. SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

10. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE PROPERLY CONTAINED.

11. NO ENGINE DEGRADING IS ALLOWED ON SITE.

12. 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 PARTS IIB, PART IIC, PART IIE-F, PART V, PART IV AND APPLICABLE 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.

13. TERMINATION OF COVERAGE-PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:

A. FINAL STABILIZATION, PER NPDES PERMIT PART IV G, HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.

B. TRANSFER OF OWNERSHIP AS DESCRIBED IN THE PERMIT.

15. INSPECTIONS

A. INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.

B. EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.

C. STABILIZED AREAS: ONCE EVERY 30 DAYS

D. FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.

16. MINIMUM MAINTENANCE

A. SILT FENCE TO BE REPAIRED, REPLACED, SUPPLEMENTED WHEN NONFUNCTIONAL, OR 1/3 FULL: WITHIN 24 HOURS

B. SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME. REMOVAL MUST BE COMPLETE WITHIN 72 HOURS OF DISCOVERY.

C. SEDIMENT REMOVED FROM SURFACE WATERS WITHIN 7 (SEVEN) DAYS

D. CONSTRUCTION SITE EXITS INSPECTED, TRACKED SEDIMENT REMOVED WITH 24 HOURS.

E. PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS GREATER THAN 1/2" 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 PERMITTEES 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:

A. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE

B. INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.

C. THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.

19. CONCRETE WASHOUT AREA

A. CONTRACTOR TO PROVIDE PREFABRICATED CONCRETE WASH-OUT CONTAINER WITH RAIN PROTECTION PER PLAN.

B. CONCRETE WASH-OUT TO BE IDENTIFIED WITH SIGNAGE STATING "CONCRETE WASHOUT AREA DO NOT OVERFILL"

C. CONCRETE WASHOUT WATER NEEDS TO BE PUMPED WITHIN 24 HOURS OF STANDING WATER IN WASHOUT AREA.

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

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

22. FINAL STABILIZATION

FINAL STABILIZATION REQUIRES 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.

23. RESPONSIBILITIES

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

CONTACT: _____

COMPANY: _____

PHONE: _____

C. 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

FRIDLEY MULTI-FAMILY

FRIDLEY, MN

ROERS COMPANIES

110 Cheshire Lane, Suite 120
Minnetonka, MN 55305

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Maple Grove, MN 55369
763.424.5505
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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)

NOTES:

 1. PLACE BOTTOM EDGE OF FENCE INTO 6 IN DEEP TRENCH AND BACKFILL IMMEDIATELY.
 2. POSTS SHALL BE:
 - 6 FT MAX. SPACING.
 - 2 IN X 2 IN HARDWOOD, OR STANDARD STEEL T-TYPE FENCE POSTS.
 - 5' MIN. LENGTH POSTS, DRIVEN 2 FT INTO THE GROUND.
 3. ATTACH FABRIC TO WOOD POST WITH A MIN. OF 5, 1 INCH LONG STAPLES.
 4. ATTACH FABRIC TO STEEL POST WITH A MIN. OF 3 ZIP TIES IN TOP 8 INCHES OF FABRIC.

SILT FENCE
PRE-ASSEMBLED OR MACHINE SLICED

LOUCKS PLATE NO.

3000

DRAWN 2/2016

ROCK ENTRANCE TO
CONSTRUCTION SITE

LOUCKS PLATE NO.

3004

DRAWN 2/2016

WIMCO ROAD DRAIN, OR APPROVED EQUAL

INLET PROTECTION -
EXISTING STORM STRUCTURES

LOUCKS PLATE NO.

3011

DRAWN 2/2016

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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

PROFESSIONAL SIGNATURE

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.

PJ Olson

License No. 49933

Date 11/05/20

QUALITY CONTROL

Loucks Project No.	202368
Project Lead	PJD
Drawn By	DDL
Checked By	PJD
Review Date	10/05/20

SHEET INDEX

C1-1	DEMO PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP NOTES
C4-1	SANITARY AND WATERMAIN
C4-2	STORM SEWER
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
C9-1	PRELIMINARY PLAT
L1-1	LANDSCAPE PLAN
L2-1	LANDSCAPE DETAILS

SWPPP

C3-3

Plotted: 11/18/2020 11:54 AM W:\2020\202368\CADD\DATA\CIVIL.dwg Sheet File:C3-3 SWPPP

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License No. 49993
Date 11/05/20

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Loucks Project No.	202368
Project Lead	PJH
Drawn By	DDH
Checked By	DDH
Review Date	10/05/20

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L1-1	LANDSCAPE PLAN
L2-1	LANDSCAPE DETAILS

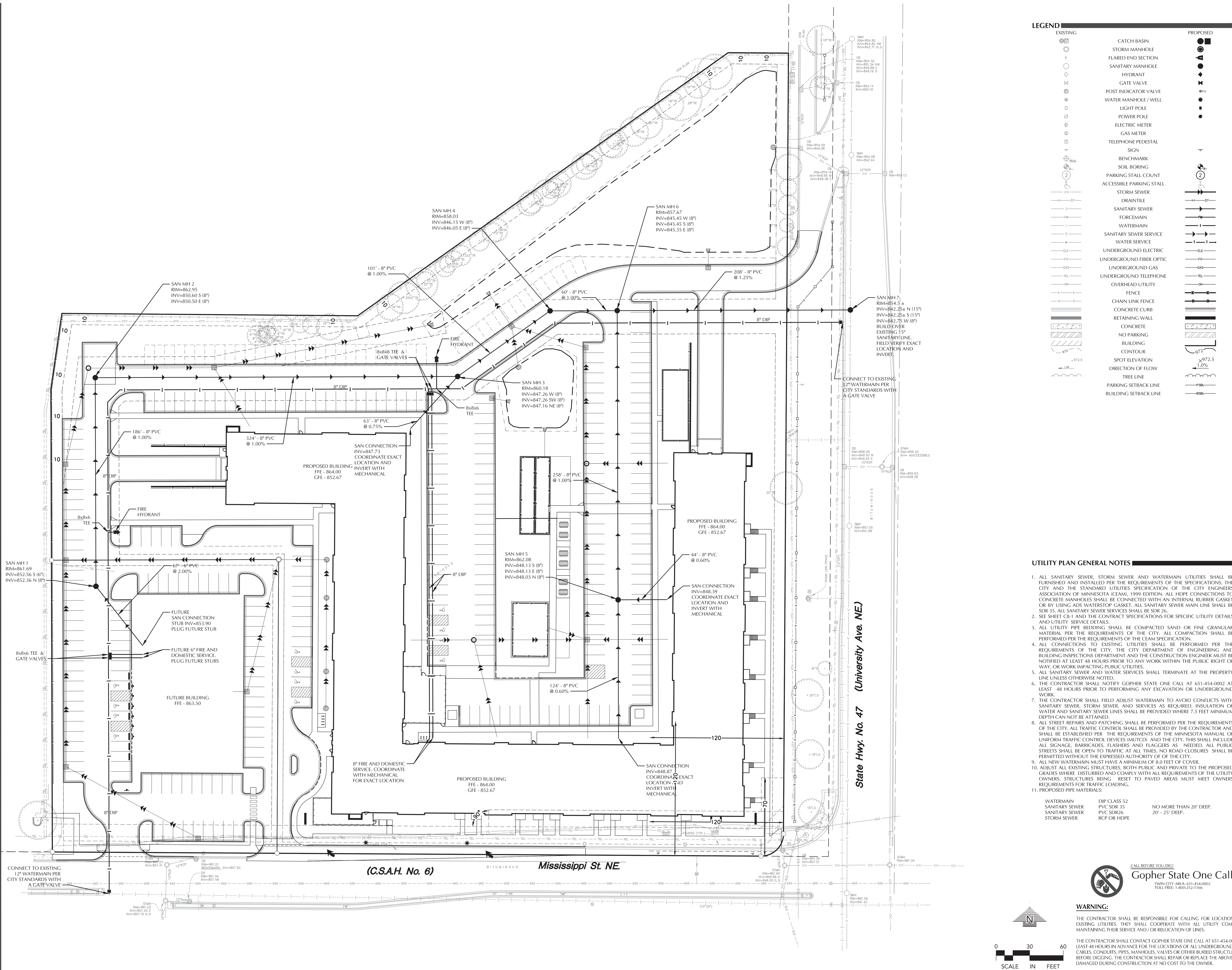


WARNING:

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.

C4-1





STRUCTURE NO.	CASTING	MANHOLE SIZE
CBMH 1	R-3067	48" PRECAST
STMH 2	R-1642	48" PRECAST
CBMH 3	R-3067	48" PRECAST
CBMH 4	R-3067	48" PRECAST
CBMH 5	R-3067	48" PRECAST
CB 6	R-3067	2 x 3
CBMH 7	R-2556-A	60" PRECAST
CBMH 8	R-3067	48" PRECAST
CBMH 9	R-2560-EA	27" PRECAST
CBMH 10	R-2560-EA	27" PRECAST
CBMH 11	R-2560-EA	27" PRECAST
CBMH 12	R-2560-EA	27" PRECAST
CBMH 13	R-3067	72" PRECAST
CB 14	R-2560-EA	40" PRECAST
CBMH 15	R-3067	48" PRECAST
STMH 16	R-1642	48" PRECAST
CBMH 17	R-3067	48" PRECAST
STMH 18	R-1642	48" PRECAST
CB 19	R-3067	2 x 3
CB 20	R-2560-EA	48" PRECAST

UTILITY PLAN GENERAL NOTES

1. ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE CITY AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS AS WELL AS THE MINNESOTA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. CONCRETE MAN-HOLES SHALL BE CONNECTED WITH AN INTERNAL RUBBER GASKET OR BY USING ADS WATERSTOP GASKET. ALL SANITARY SEWER MAIN LINE SHALL BE 36" DIAMETER SANITARY SEWER. SEE SPECIFICATION SECTION 26.01.
2. SEE SHEET C-8.1 AND THE CONTRACT SPECIFICATIONS FOR SPECIFIC UTILITY DETAILS AND UTILITY SERVICE DETAILS.
3. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. PER THE REQUIREMENTS OF THE CITY ENGINEERS SHALL BE PERFORMED PER THE REQUIREMENTS OF THE TEAM SPECIFICATION.
4. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY ENGINEERS AND THE MINNESOTA STANDARD SPECIFICATIONS. BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
5. ALL SANITARY SEWER AND STORM SERVICES SHALL TERMINATE AT THE PROPERTY LINE UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL NOTIFY GOMPHRE SEWER ONE CALL AT 651-554-0002 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION OR UNDERGROUND WORK.
7. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF ALL SANITARY SEWER AND STORM SERVICES SHALL BE PROVIDED WHERE 7.5 FEET MINIMUM DEPTH CANNOT BE ATTAINED.
8. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY ENGINEERS. ALL THE CITY PROVIDED PATCHING SHALL BE PERFORMED. SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE THE USE OF BARRIERS, CONE TRAFFIC CONTROL, AND OTHER TRAFFIC CONTROL DEVICES. STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT THE EXPRESSED AUTHORITY OF THE CITY.
9. ALL NEW WATERMAIN MUST HAVE A MINIMUM OF 7.5 FEET OF COVER.
10. ALL EXISTING AND NEW UTILITY DEPTHS SHALL BE MAINTAINED TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING REPT TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRUCK LOADING.
11. PROPOSED PIPE MATERIALS:

WATERMAIN	DIP CLASS 52	NO LESS THAN 7.5' DEEP.
SANITARY SEWER	PVC SDR 35	NO MORE THAN 20' DEEP
SANITARY SEWER	PVC SDR26	20' - 25' DEEP.
STORM SEWER	PVC SDR 35	NO MORE THAN 20' DEEP

12. VERIFY WITH SOILS ENGINEER SOILS BELOW INFILTRATION BASIN MEET DESIGN STANDARDS AND ARE NOT COMPACTED SO THEY AFFECT THE INFILTRATION OF STORMWATER INTO THE SOILS.

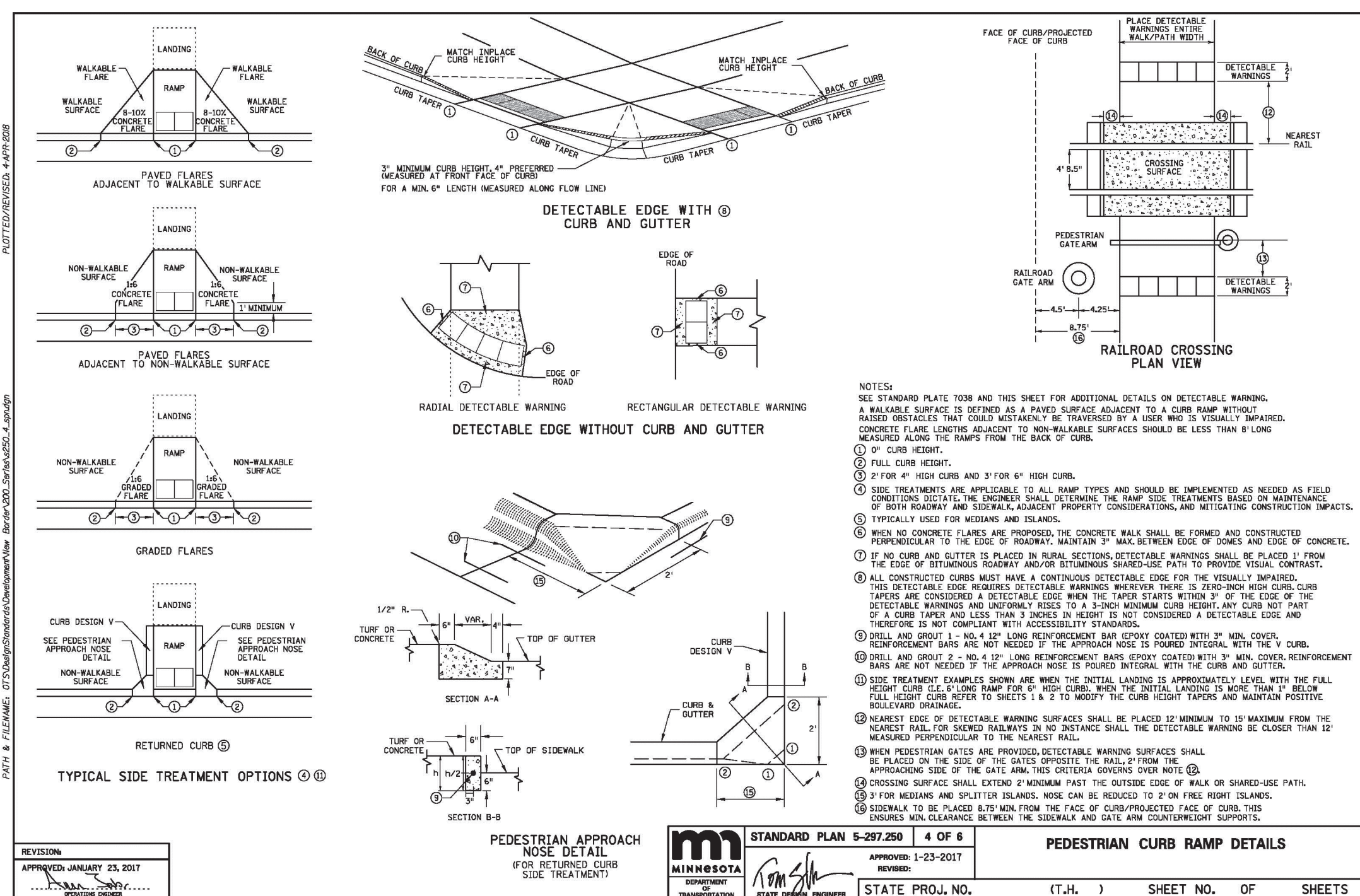
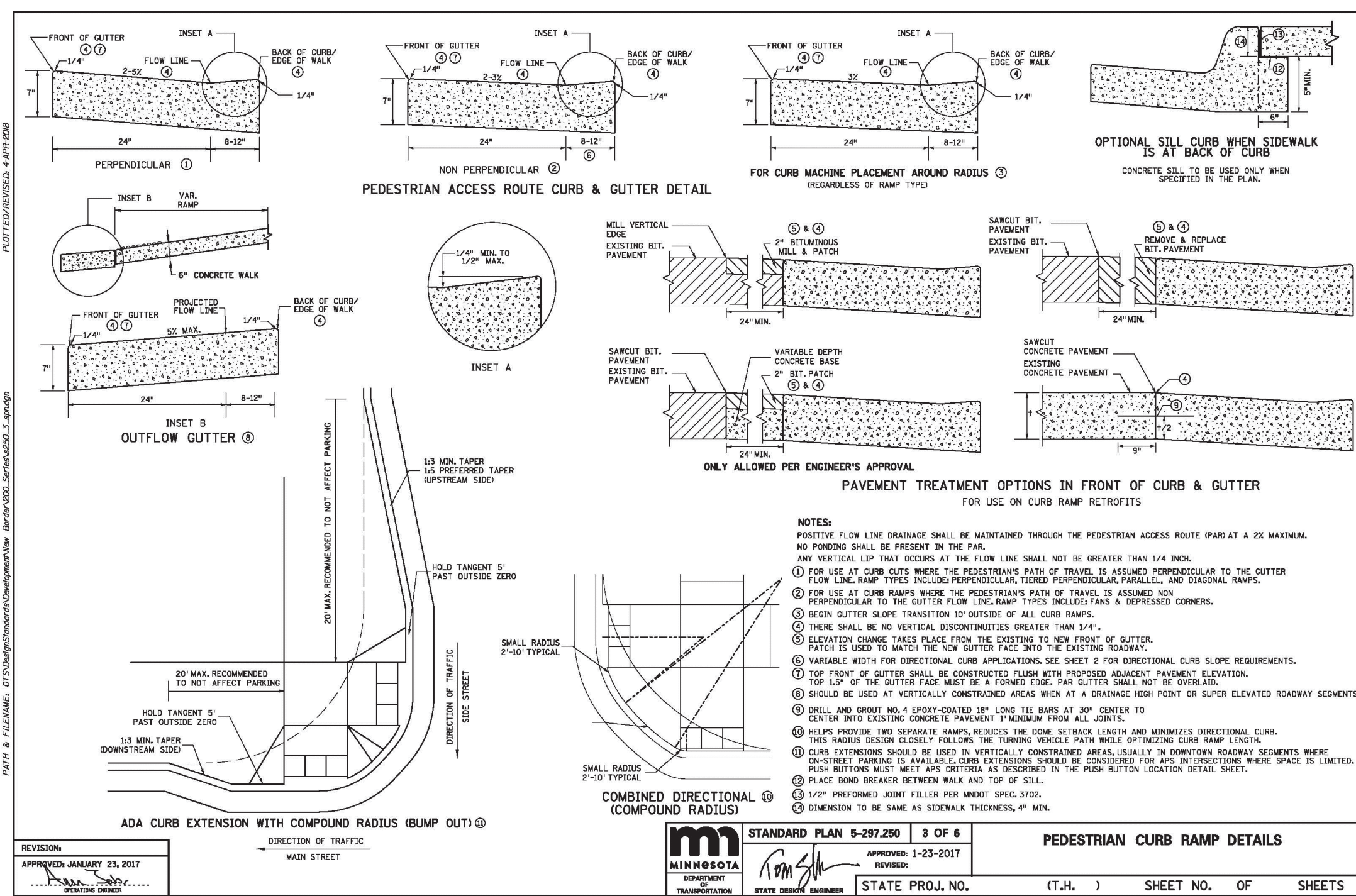
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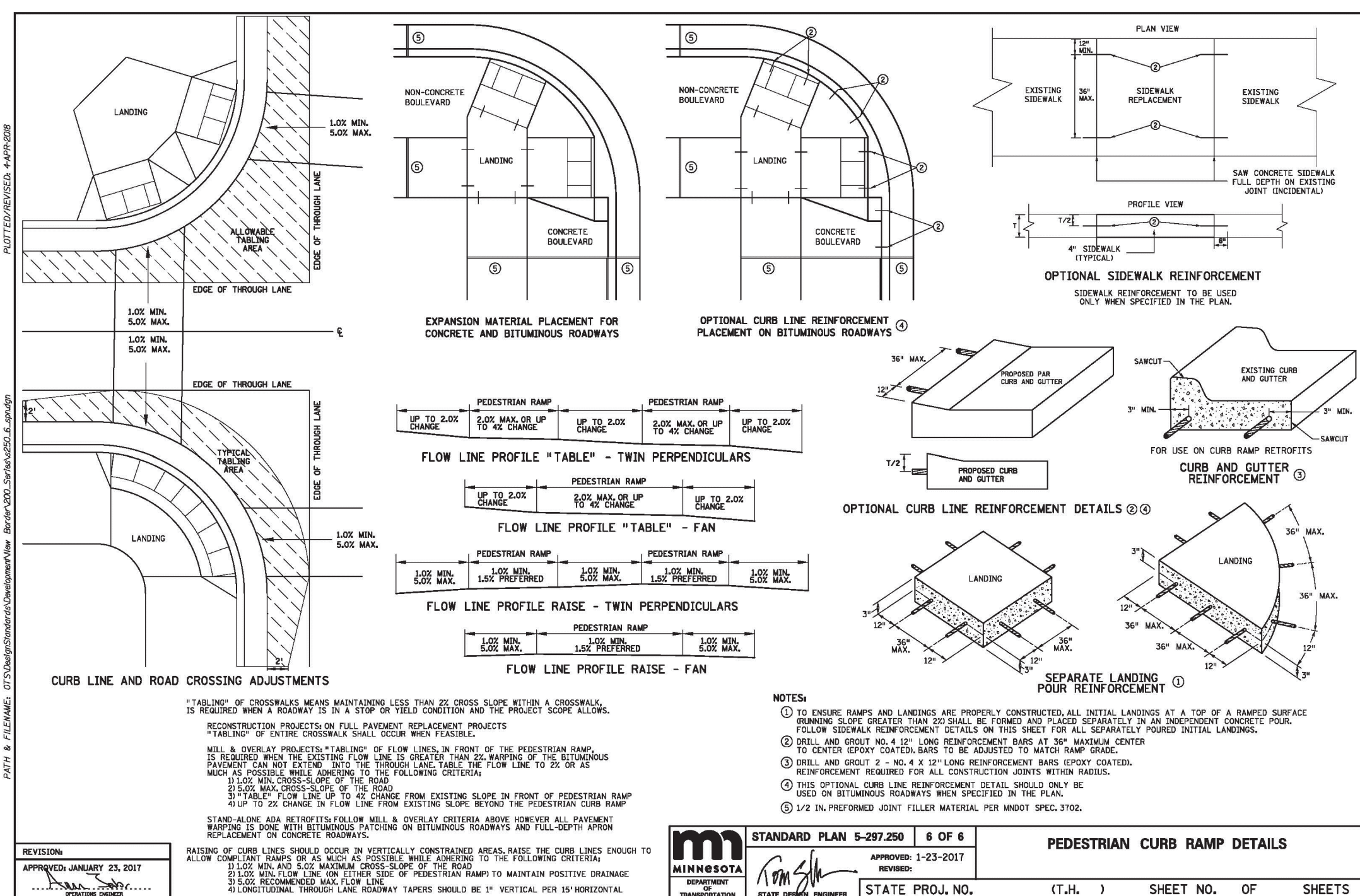
STORM SEWER PLAN

C4-2

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Maple Grove, MN 55369
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License No. 49933
Date 11/05/20

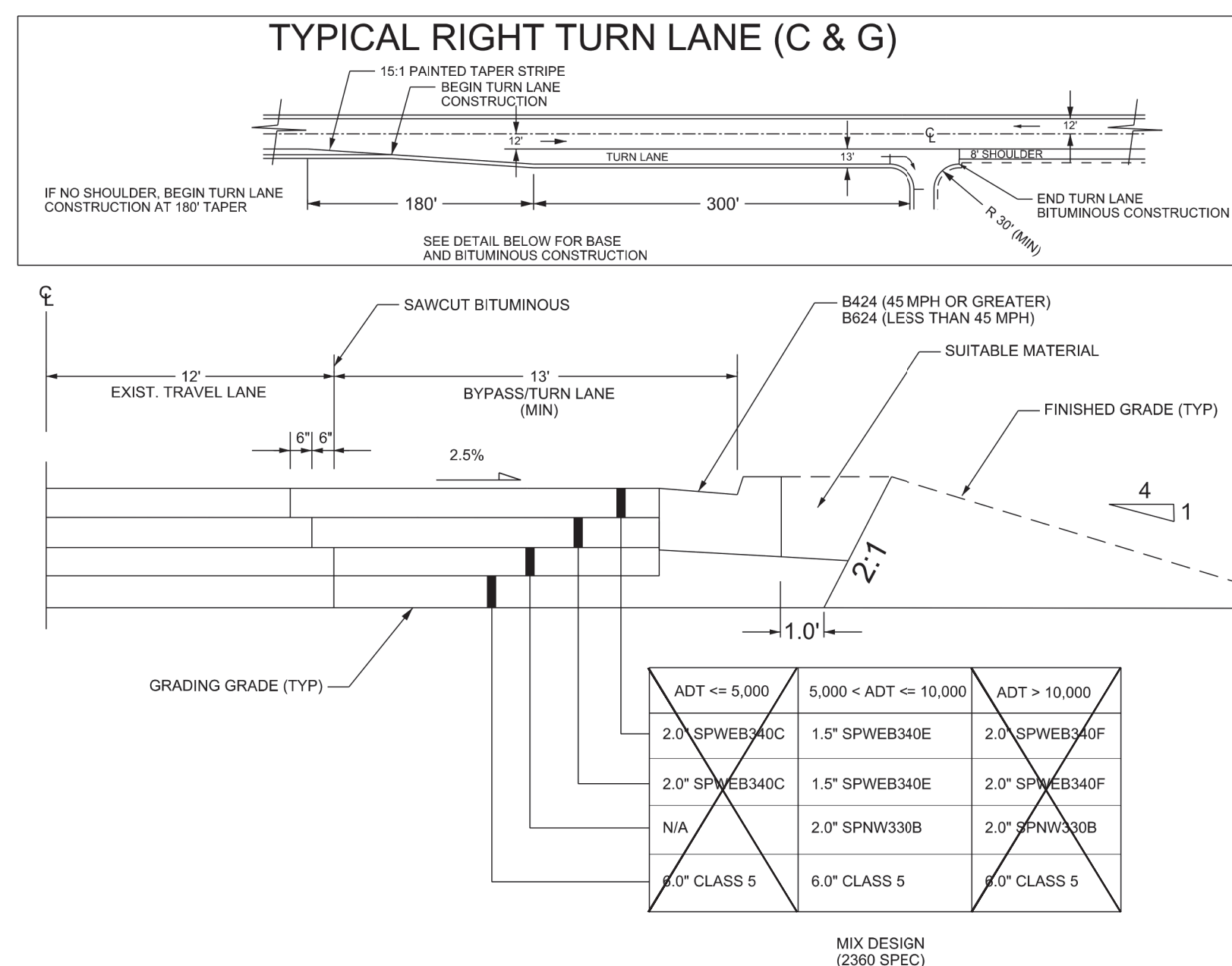
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Loucks Project No.	202368
Project Lead	PJD
Drawn By	DD
Checked By	PJD
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ANOKA COUNTY HIGHWAY DEPARTMENT



ALL DISTURBED SOIL MUST BE SEEDED, MULCHED, AND DISK ANCHORED IN ACCORDANCE WITH MN/DOT STANDARD SPECIFICATIONS. RAPID-DEGRADABLE STRAW BLANKET SHALL BE USED IN AREAS OF HIGH EROSION.



Base and Bituminous Construction Detail For Curb and Gutter Section

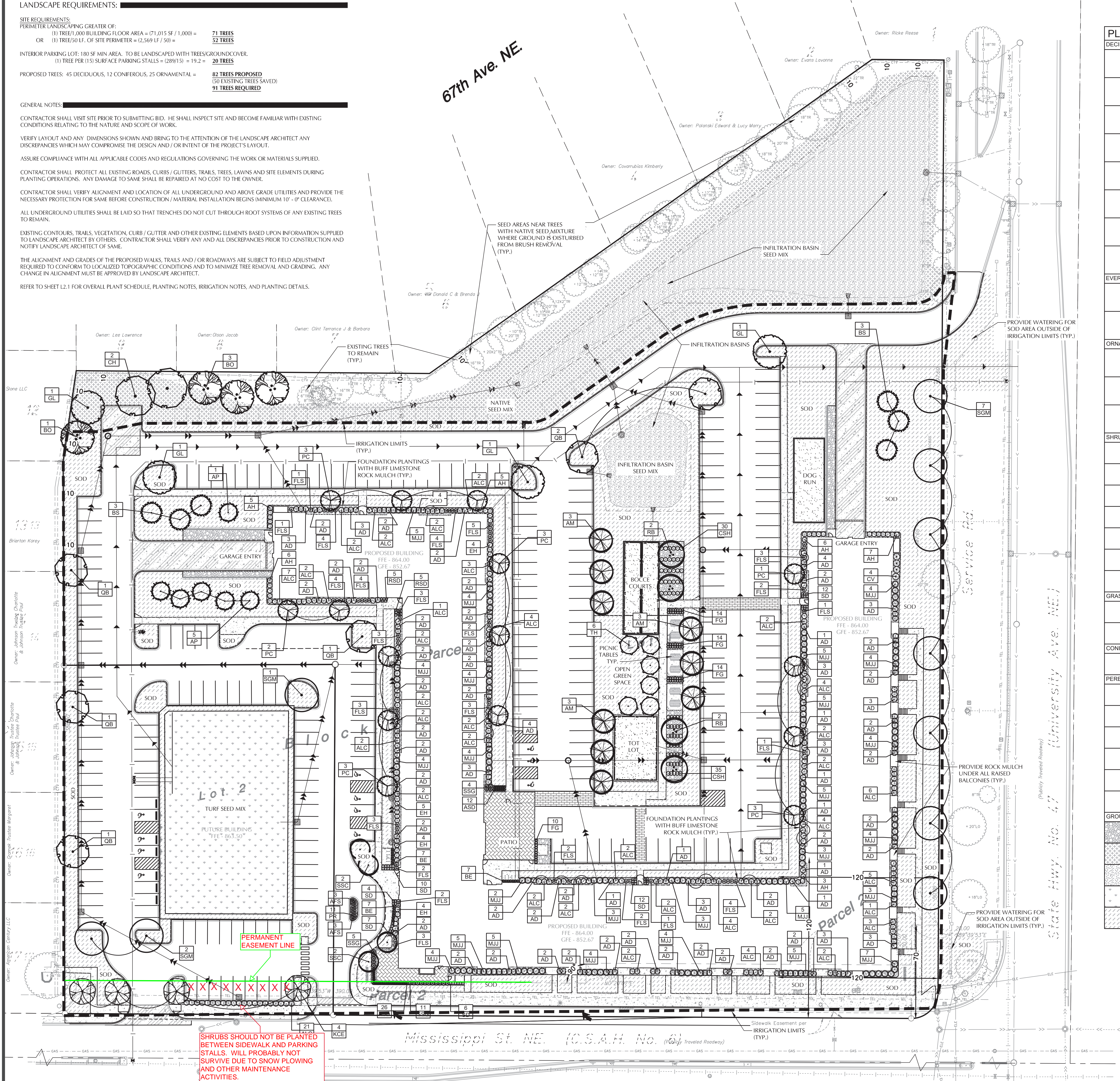
NOT TO SCALE

DETAIL A
January 2020

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 / GUTTERS, 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 L2.1 FOR OVERALL PLANT SCHEDULE, PLANTING NOTES, IRRIGATION NOTES, AND PLANTING DETAILS.



PLANT SCHEDULE			
DECIDUOUS TREES	CODE	COMMON NAME	BOTANICAL NAME
	AM	ARMSTRONG MAPLE	Acer freemanii 'Armstrong'
	SGM	SIENNA GLEN MAPLE	Acer freemanii 'Sienna Glen'
	RB	RIVER BIRCH	Betula nigra
	CH	COMMON HACKBERRY	Celtis occidentalis
	KCE	KENTUCKY COFFEETREE ESPRESSO	Gymnocladus dioica 'Espresso'
	QB	SWAMP WHITE OAK	Quercus bicolor
	BO	BURR OAK	Quercus macrocarpa
	GL	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'
EVERGREEN TREES	CODE	COMMON NAME	BOTANICAL NAME
	BS	BLACK HILLS SPRUCE	Picea glauca 'Densata'
	AP	AUSTRIAN PINE	Pinus nigra
ORNAMENTAL TREES	CODE	COMMON NAME	BOTANICAL NAME
	TH	THORNLESS HAWTHORN	Crataegus crus-galli 'Inermis'
	PC	PRAIRIFIRE CRABAPPLE	Malus x 'Prairifire'
	SSC	SPRING SNOW CRABAPPLE	Malus x 'Spring Snow'
SHRUBS	CODE	COMMON NAME	BOTANICAL NAME
	AD	ARCTIC FIRE DOGWOOD	Cornus sericea 'Arctic Fire'
	CSH	COOL SPLASH HONEYSUCKLE	Diervilla sessilifolia 'Cool Splash'
	AH	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Annabelle'
	EH	ENDLESS SUMMER HYDRANGEA	Hydrangea macrophylla 'Endless Summer' TM
	ALC	ALPINE CURRANT	Ribes alpinum
	FLS	FIRE LIGHT SPIREA	Spiraea x 'Fire Light'
	CV	COMPACT AMERICAN VIBURNUM	Viburnum trilobum 'Bailey Compact'
GRASSES	CODE	COMMON NAME	BOTANICAL NAME
	FG	FEATHER REED GRASS	Calamagrostis x acutiflora 'Karl Foerster'
	SSG	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenendoah'
CONIFEROUS SHRUBS	CODE	COMMON NAME	BOTANICAL NAME
	MJJ	MINT JULEP JUNIPER	Juniperus chinensis 'Monlep'
PERENNIALS	CODE	COMMON NAME	BOTANICAL NAME
	ASD	APRICOT SPARKLES DAYLILY	Hemerocallis x 'Apricot Sparkles'
	RSD	RUBY STELLA DAYLILY	Hemerocallis x 'Ruby Stella'
	SD	STELLA D' ORO DAYLILY	Hemerocallis x 'Stella de Oro'
	BE	BLACK EYED SUSAN	Rudbeckia fulgida 'Goldstrum'
	PR	POT OF GOLD RUDBECKIA	Rudbeckia fulgida 'Pot of Gold'
	AFS	AUTUMN FIRE SEDUM	Sedum x 'Autumn Fire'
GROUND COVERS	COMMON NAME	BOTANICAL NAME	
	STONE MULCH		
	NATIVE SEED MIX		
	INFILTRATION SEED MIX		
	TURF SEED MIX		
	TURF SOD		

FRIDLEY
MULTI-FAMILY

FRIDLEY, MN

ROERS COMPANIES

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License No. 45591
Date 11/05/20

QUALITY CONTROL

Loucks Project No. 20236B

Project Lead PJD

Drawn By DD

Checked By DD

Review Date 10/05/20

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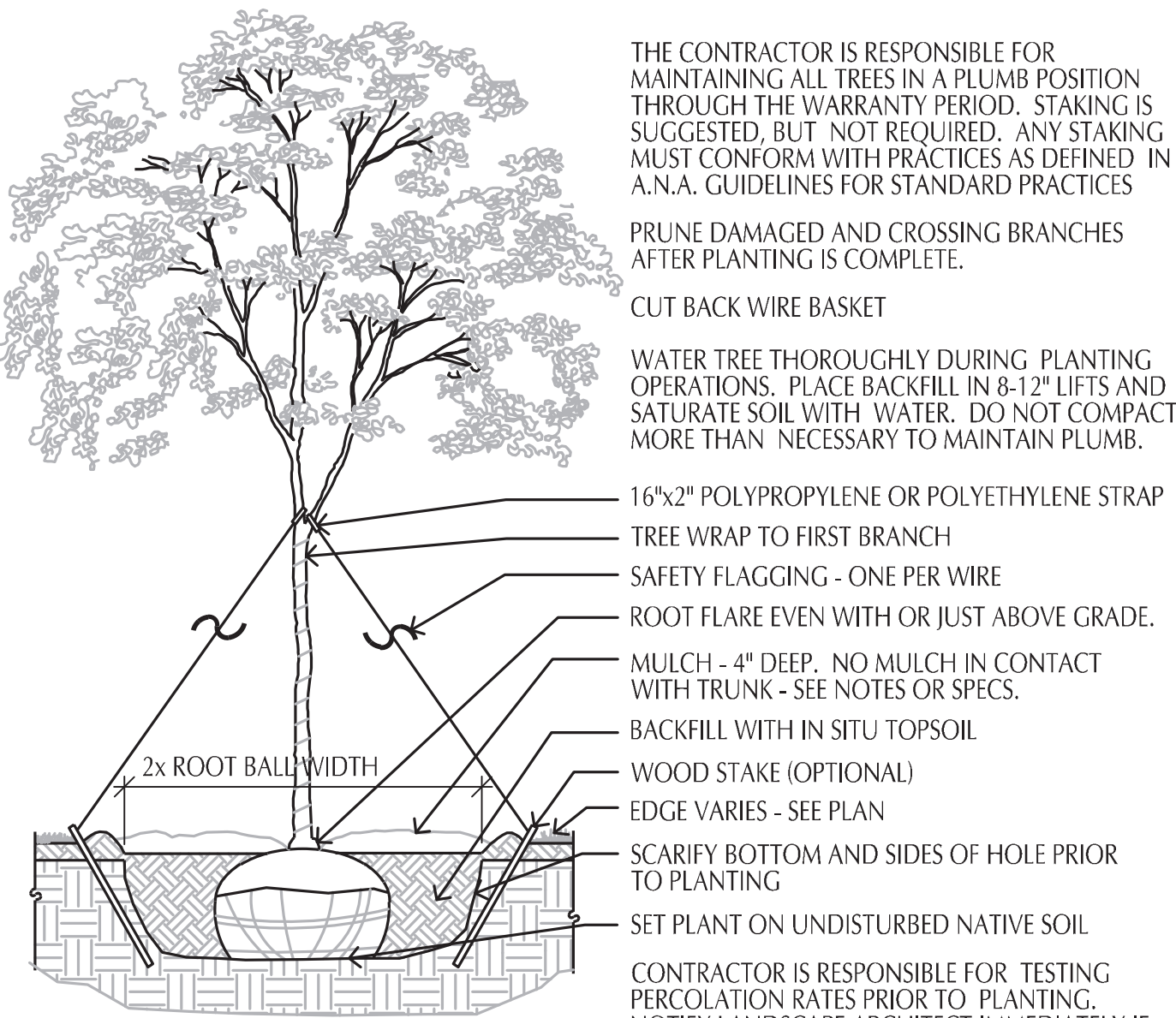
CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA 651-454-0002
TOLL FREE 1-800-252-1166

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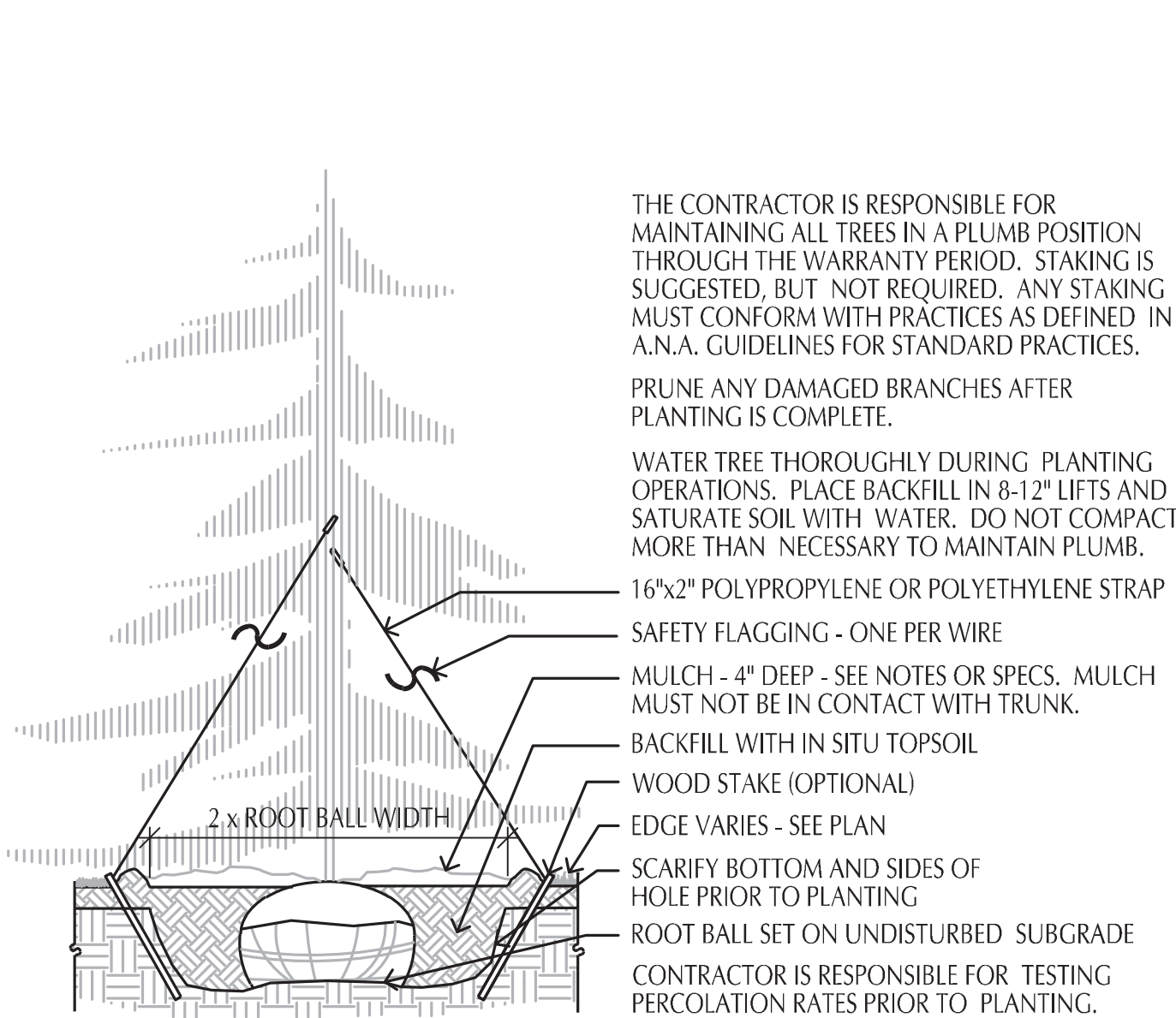
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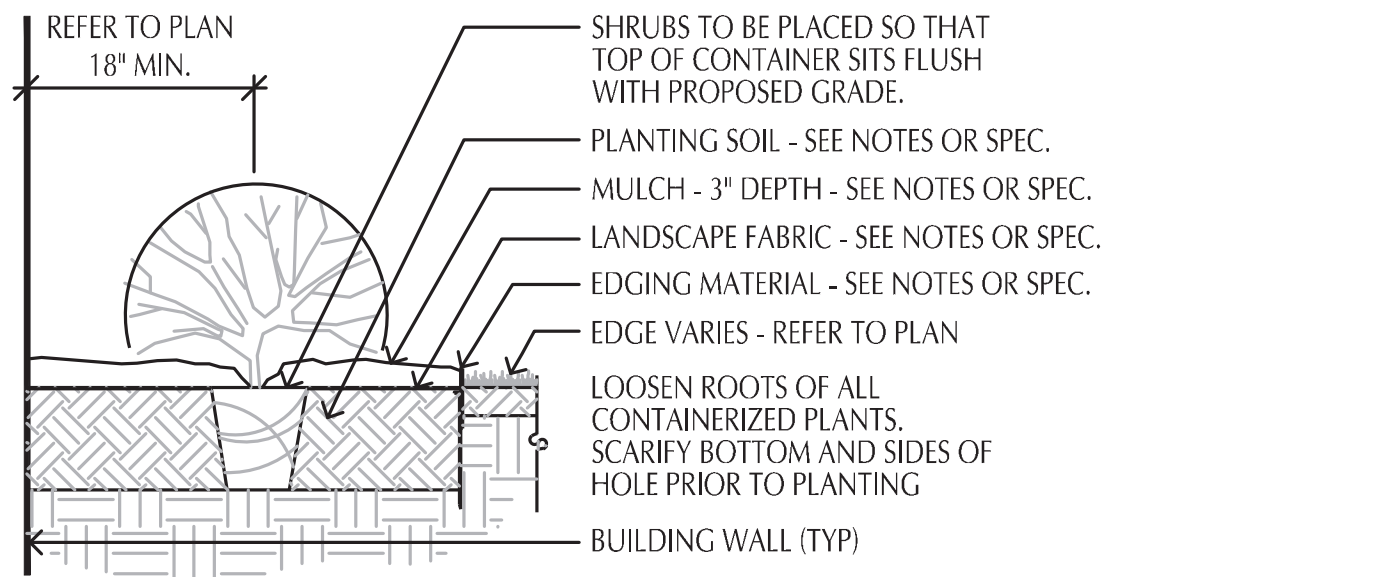
1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"

Deciduous Tree DWG

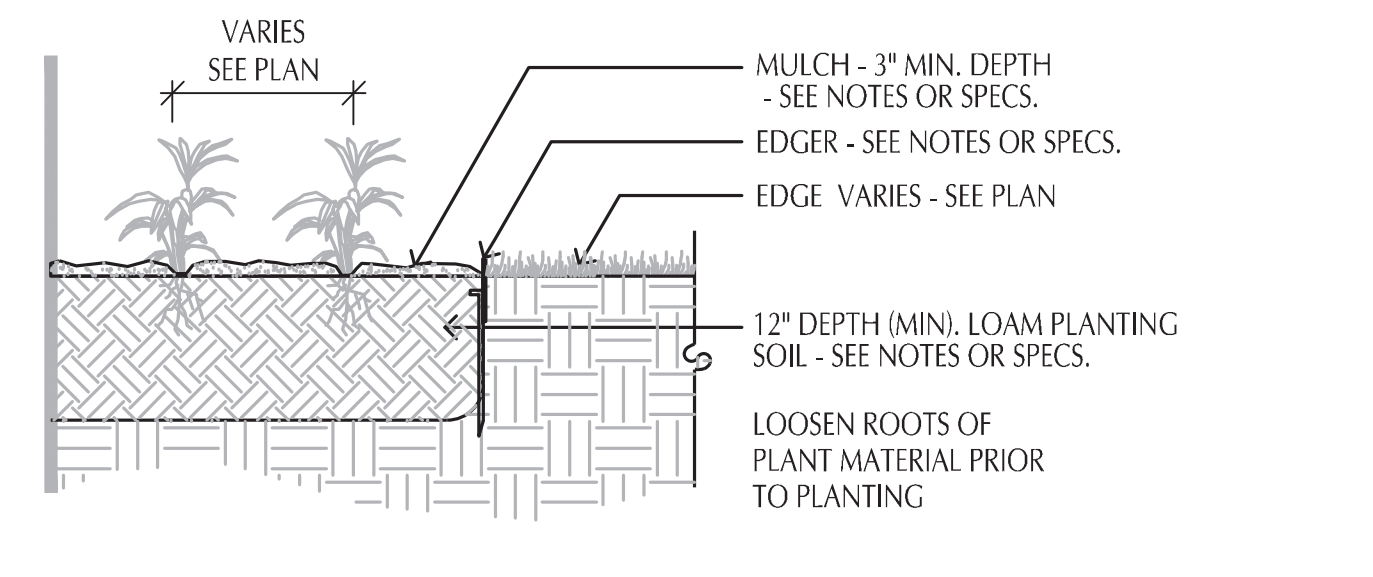


2 CONIFEROUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"

Coniferous Tree DWG

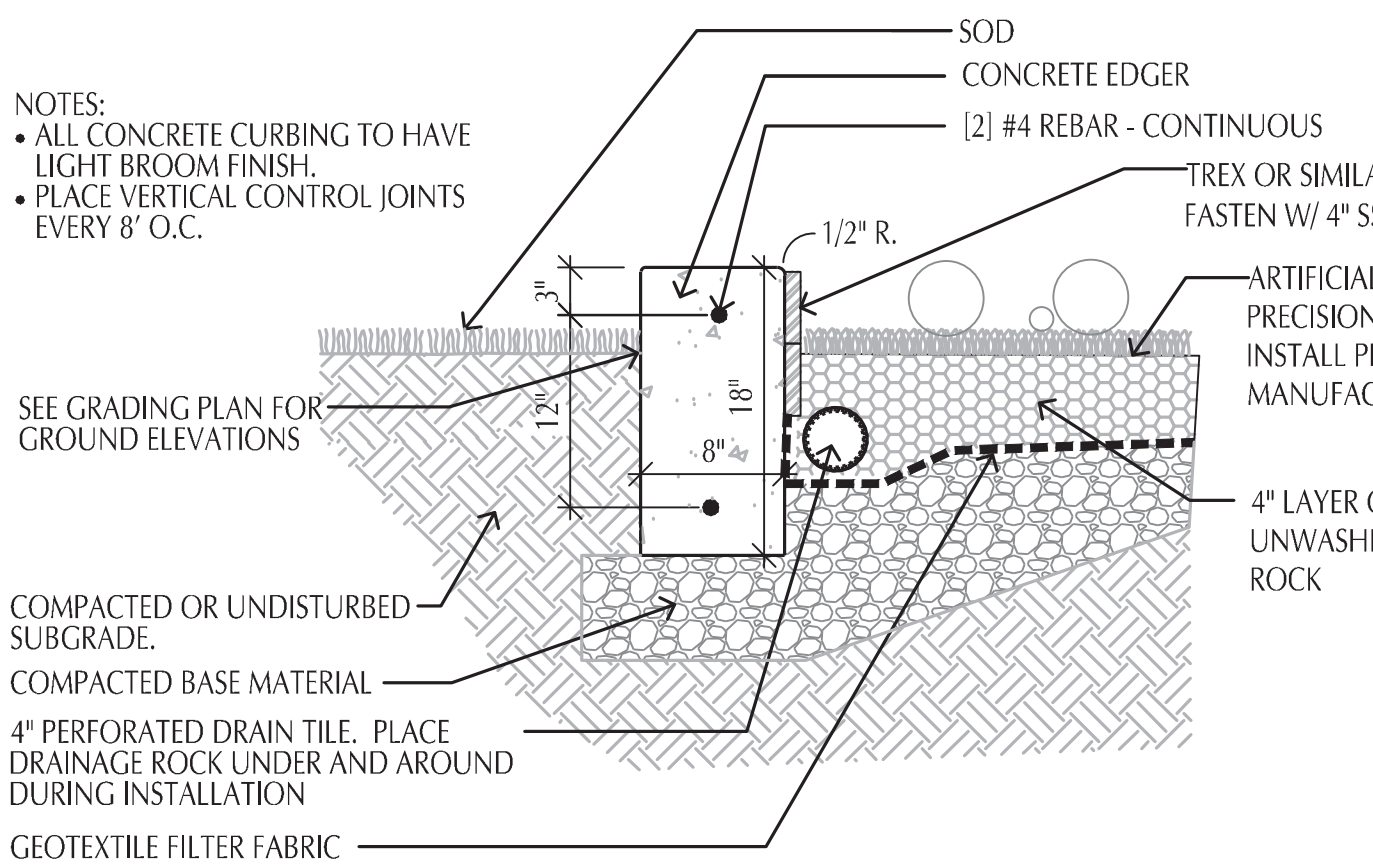


3 SHRUB PLANTING DETAIL
SCALE: 3/4" = 1'-0"

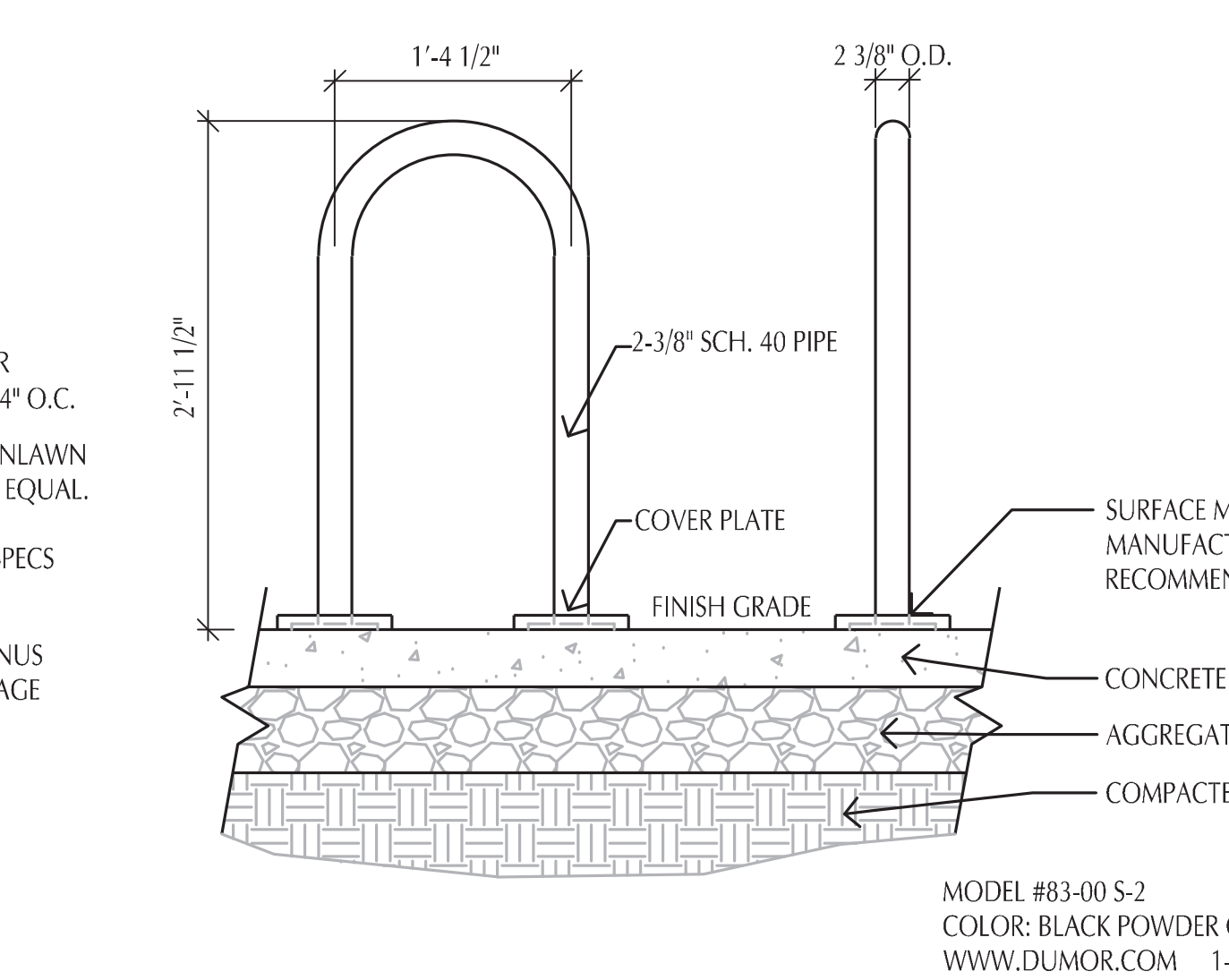


4 PERENNIAL PLANTING
SCALE: 3/4" = 1'-0"

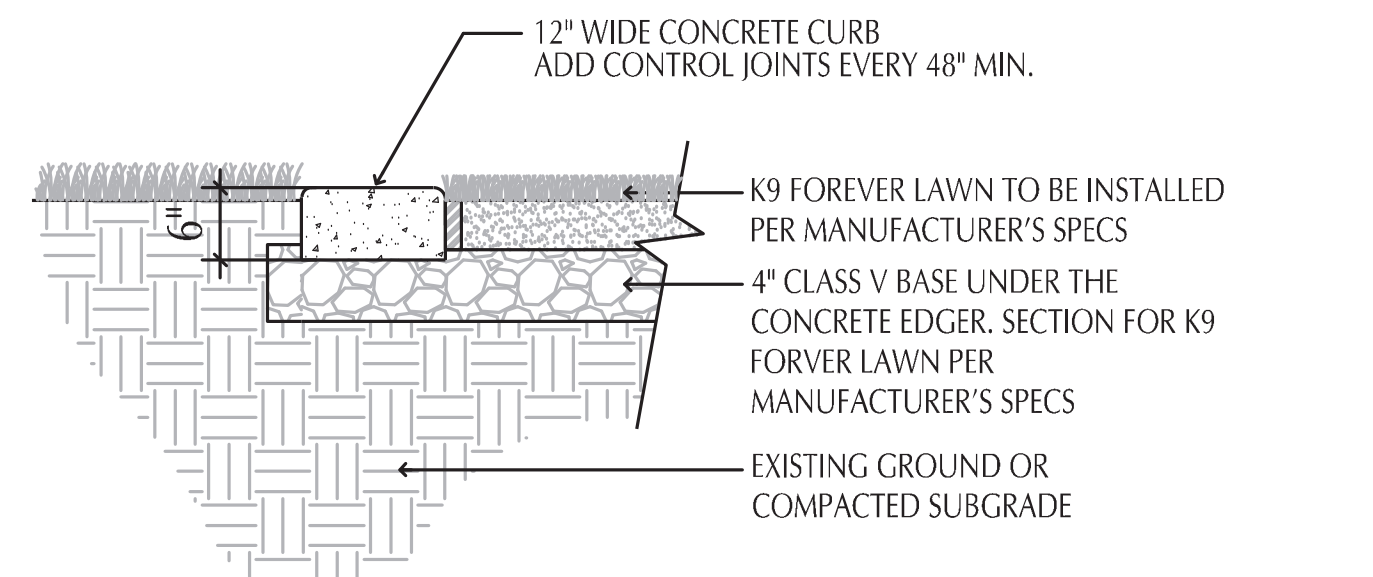
Perennial Dwg



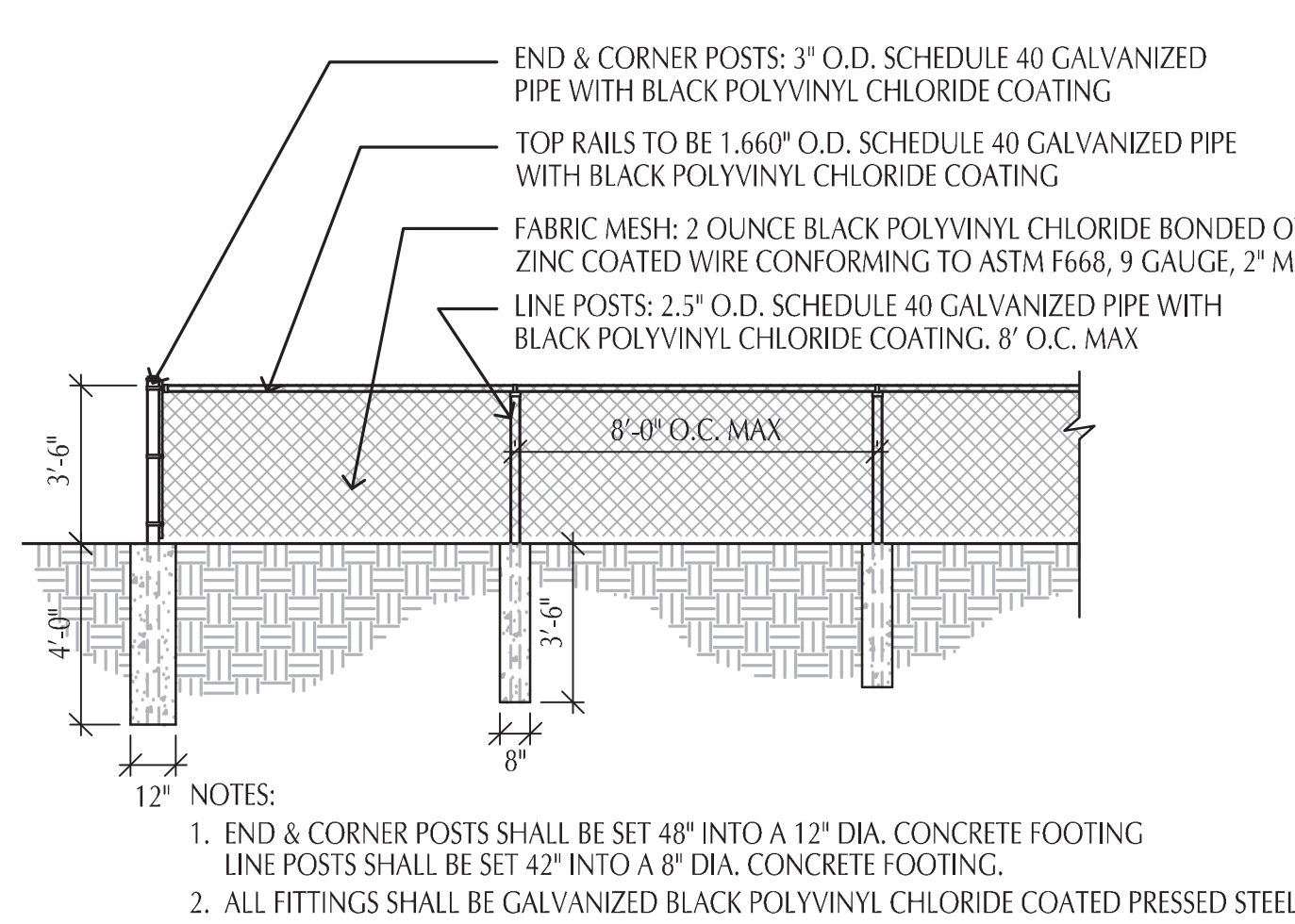
L1-2 8" x 18" CONCRETE EDGER AND SYNTHETIC TURF (BOCCE COURT)
SCALE: 1" = 1'-0"



5 DUMOR LOOP BIKE RACK #83-00 (S-2)
SCALE: 1" = 1'-0"



7 CONCRETE CURB EDGER (AT DOG RUN)
SCALE: 3/4" = 1'-0"



8 42" BLACK VINYL COATED CHAINLINK FENCE
SCALE: 1/4" = 1'-0"

L1-2

LANDSCAPE INSTALLATION:

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL COMPLETE GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

WHERE SOD / SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD / SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. SEED SHALL BE INSTALLED AND MULCHED AS PER MINDOT SPECS.

SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN, UNLESS NOTED OTHERWISE. ALL SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND ROULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND / OR QUOTATION.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR URAP 27-3-3 AT 6 OZ PER 2.5" CALIPER PER TREE AND 1 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCER.

ALL PLANTING AREAS RECEIVING PERENNIALS, GROUND COVER, ANNUALS, AND / OR VINES SHALL RECEIVE A MINIMUM OF 1" DEPTH OF PLANTING SOIL, CONSISTING OF 5 PARTS CLEAN TOPSOIL AND 1 PART PEAT. SHRUBS AND TREES TO BE BACKFILLED WITH SAME PLANTING SOIL.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO L2-1 AND REMOVE ALL WRAPPING AFTER 5-1.

BLACK POLY EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD / SEED UNLESS NOTED OTHERWISE.

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP BUFF LIMESTONE ROCK MULCH WITH NO WEED BARRIER. ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP BUFF LIMESTONE ROCK MULCH AND FIBER MAT WEED BARRIER. ALL TREES TO RECEIVE 4" DEEP BUFF LIMESTONE ROCK MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

MAINTENANCE STRIPS TO HAVE EDGER AND BUFF LIMESTONE ROCK MULCH AS SPECIFIED / INDICATED ON DRAWING OR IN SPECIFICATION.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND / OR INSTALLATION.

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE / PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (ONE FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED / SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15; DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

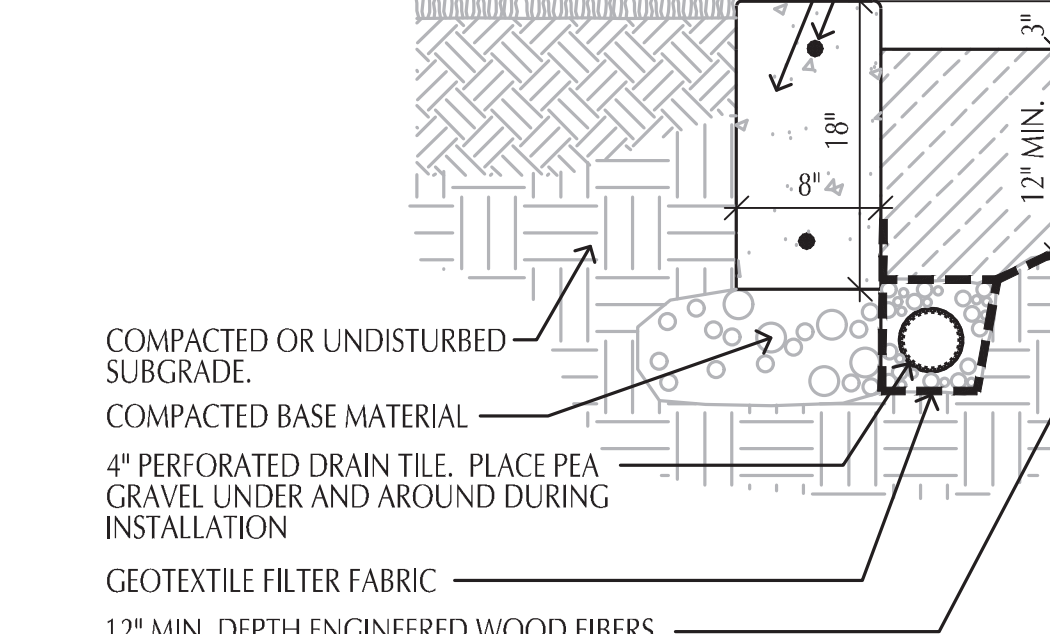
PROTECT ALL EXISTING OAKS ON SITE SCHEDULED TO REMAIN. IF EXISTING OAKS ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALT TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING. OAKS ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.

LANDSCAPE CONTRACTOR SHALL ESTABLISH TO HIS SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

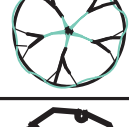
REFER TO SHEET L1-1 FOR PLANTING PLAN, LANDSCAPE REQUIREMENTS, PLANT CALL-OUTS, AND GENERAL NOTES.

NOTES:

- ALL CONCRETE CURBING TO HAVE LIGHT BROOM FINISH.
- PLACE VERTICAL CONTROL JOINTS EVERY 8' O.C.



9 8" x 18" CONCRETE PLAY EDGER (TOT LOT)
SCALE: 1" = 1'-0"

PLANT SCHEDULE						
DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL
	AM	9	ARMSTRONG MAPLE	Acer freemanii 'Armstrong'	B & B	2.5'Cal
	SGM	10	SIENNA GLEN MAPLE	Acer freemanii 'Sienna Glen'	B & B	2.5'Cal
	RB	4	RIVER BIRCH CLUMP	Betula nigra	B & B	
	CH	2	COMMON HACKBERRY	Celtis occidentalis	B & B	2.5'Cal
	KCE	4	KENTUCKY COFFEETREE ESPRESSO	Gymnocladus dioica 'Espresso'	B & B	2.5'Cal
	QB	6	SWAMP WHITE OAK	Quercus bicolor	B & B	2.5'Cal
	BO	4	BURR OAK	Quercus macrocarpa	B & B	2.5'Cal
	GL	4	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'	B & B	2.5'Cal
EVERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL
	BS	6	BLACK HILLS SPRUCE FULL FORM	Picea glauca 'Densata'	B & B	6' MIN. HGT.
	AP	6	AUSTRIAN PINE FULL FORM	Pinus nigra	B & B	6' MIN. HGT.
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL
	TH	6	THORNLESS HAWTHORN	Crataegus crus-galli 'Inermis'	B & B	1.5'Cal
	PC	15	PRAIRIFIRE CRABAPPLE	Malus x 'Prairifire'	B & B	1.5'Cal
	SSC	4	SPRING SNOW CRABAPPLE	Malus x 'Spring Snow'	B & B	1.5'Cal
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE AT PLANTING
	AD	134	ARCTIC FIRE DOGWOOD	Cornus sericea 'Arctic Fire'	5 gal	24" HGT
	CSH	65	COOL SPLASH HONEYSUCKLE	Diervilla sessilifolia 'Cool Splash'	5 gal	24" HGT
	AH	32	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Annabelle'	5 gal	24" HGT
	EH	17	ENDLESS SUMMER HYDRANGEA	Hydrangea macrophylla 'Endless Summer' TM	5 gal	24" HGT
	ALC	111	ALPINE CURRANT	Ribes alpinum	5 gal	24" HGT
	FLS	63	FIRE LIGHT SPIREA	Spiraea x 'Fire Light'	5 gal	
	CV	4	COMPACT AMERICAN VIBURNUM	Viburnum trilobum 'Bailey Compact'	5 gal	24" HGT
GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE AT PLANTING
	FG	52	FEATHER REED GRASS	Calamagrostis x acutiflora 'Karl Foerster'	1 gal	
	SSG	20	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenendoah'	1 gal	
CONIFEROUS SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE AT PLANTING
	MJJ	109	MINT JULEP JUNIPER	Juniperus chinensis 'Monlep'	5 gal	18" SPRD
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE AT PLANTING
	ASD	38	APRICOT SPARKLES DAYLILY	Hemerocallis x 'Apricot Sparkles'	1 gal	
	RSD	10	RUBY STELLA DAYLILY	Hemerocallis x 'Ruby Stella'	1 gal	
	SD	51	STELLA D' ORO DAYLILY	Hemerocallis x 'Stella de Oro'	1 gal	
	BE	21	BLACK EYED SUSAN	Rudbeckia fulgida 'Goldstrum'	1 gal	
	PR	11	POT OF GOLD RUDBECKIA	Rudbeckia fulgida 'Pot of Gold'	1 gal	
	AFS	6	AUTUMN FIRE SEDUM	Sedum x 'Autumn Fire'	1 gal	
GROUND COVERS	COMMON NAME	BOTANICAL NAME				
	STONE MULCH					
	CRUSHED BUFF LIMESTONE 3/4" MINUS 3" DEPTH					
	NATIVE SEED MIX					
	MNDOT SEED MIX 35-241					
	MESIC PRAIRIE GENERAL					
	INFILTRATION SEED MIX					
	MNDOT SEED MIX 33-262					
	DRY SWALE / POND					
	TURF SEED MIX					
	MNDOT SEED MIX 25-131					
	LOW MAINTENANCE TURF					
	TURF SOD					

IRRIGATION NOTES:

VERIFY EXISTING / PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND / OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED / SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

IRRIGATION SYSTEM IS NOT TO SPRINKLE ACROSS PAVEMENT. THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM.

PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING / SOD / SEED HAS BEEN ESTABLISHED.



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.

FRIDLEY MULTI-FAMILY

FRIDLEY, MN

ROERS COMPANIES

110 Cheshire Lane, Suite 120
Minnetonka, MN 55305

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are prepared by the Consultant professional services for use only with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made in the full file of the party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

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

PROFESSIONAL SIGNATURE

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 Landscape Architect under the laws of the State of Minnesota.

License No. 45591
Date 11/05/20
Loucks Project No. 202368
Project Lead PJD
Drawn By DDL
Checked By DDL
Review Date 10/05/20

C1-1	DEMO PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP NOTES
C4-1	SANITARY AND WATERMAIN STORM SEWER
C4-2	CIVIL DETAILS
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
C9-1	PRELIMINARY PLAN
L1-1	LANDSCAPE PLAN
L2-1	LANDSCAPE DETAILS

LANDSCAPE DETAILS

L2-1