

SITE CONSTRUCTION PLANS

FOR

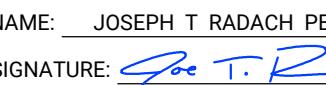
NORTH MEADOWS THIRD ADDITION

BLAINE, MN

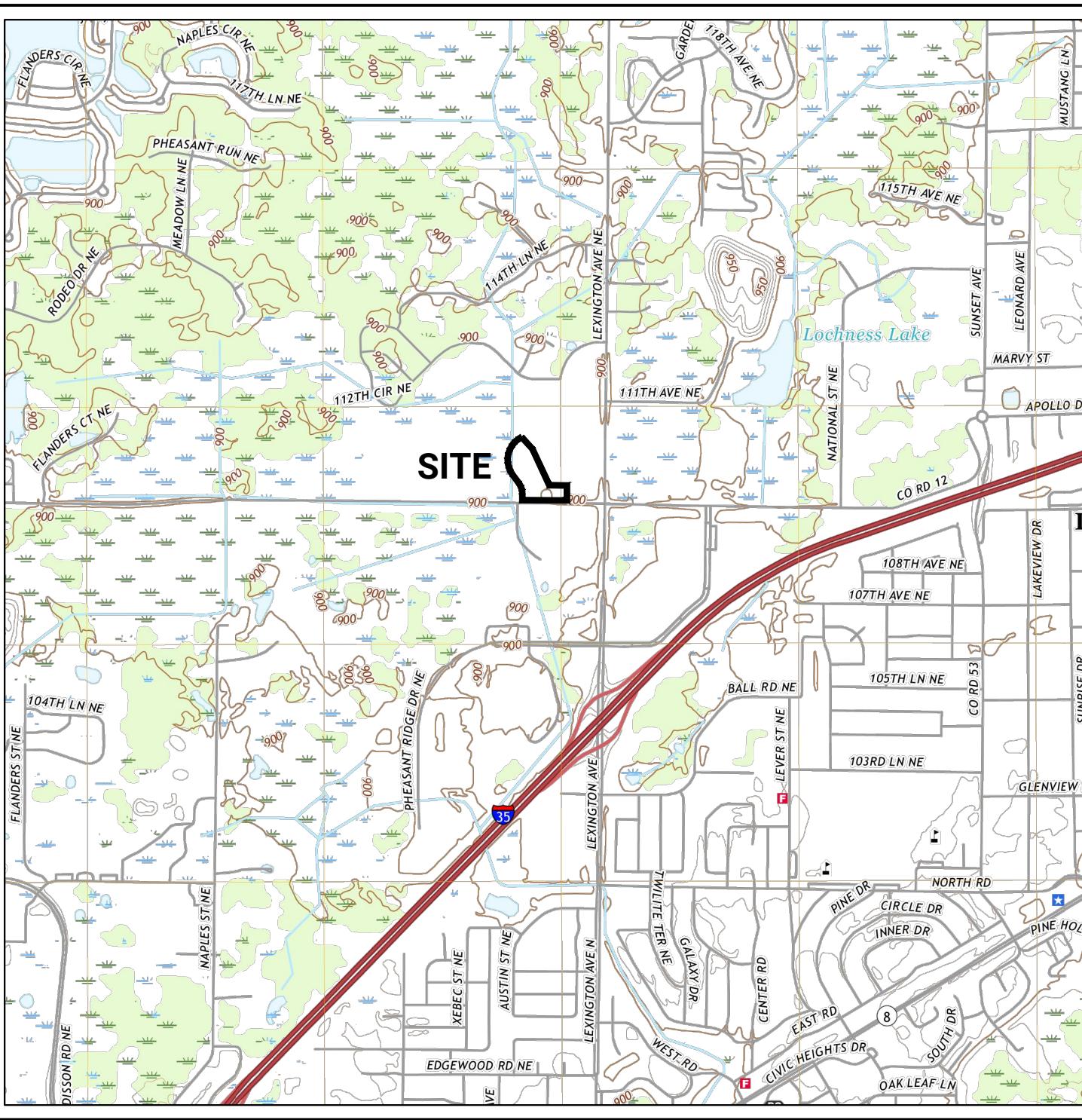


P.O. BOX 89, ROCKFORD, MINNESOTA 55373
TEL: 612.392.2265 | WWW.CONTOURCD.COM

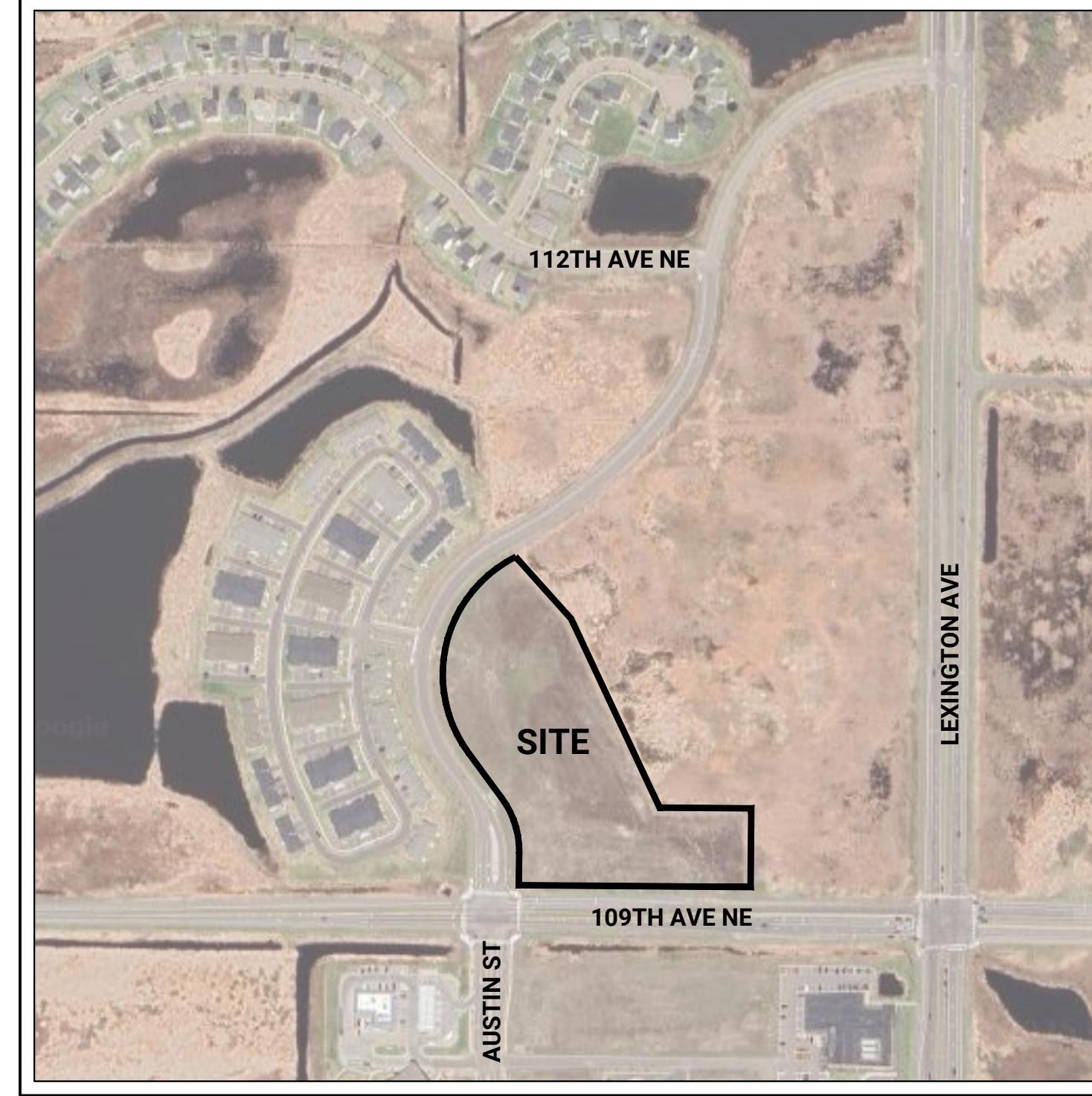
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED UNDER ME OVERSIGHT MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

NAME: JOSEPH T RADACH PE
SIGNATURE: 
DATE: 10/31/25 LIC #: 45889

SITE LOCATION MAP



AERIAL MAP



CERTIFICATE OF SURVEY

FOR: WELLINGTON MANAGEMENT
OF: XXX AUSTIN STREET NE, BLAINE, MINNESOTA

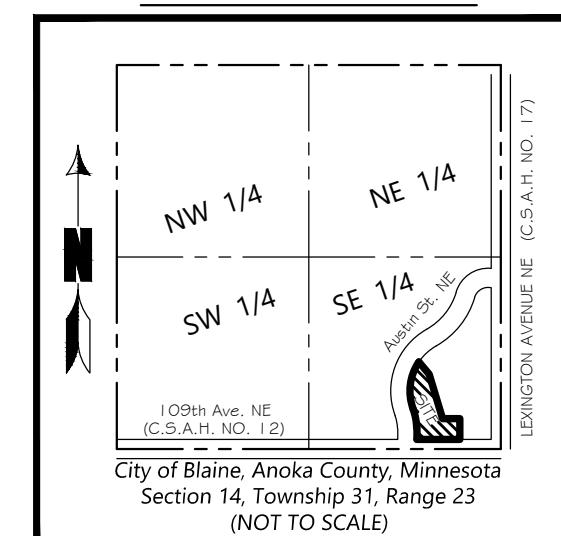


PARCEL DESCRIPTION:

Outlot J, North Meadows, according to the recorded plat thereof, Anoka County, Minnesota.

Abstract Property

VICINITY MAP

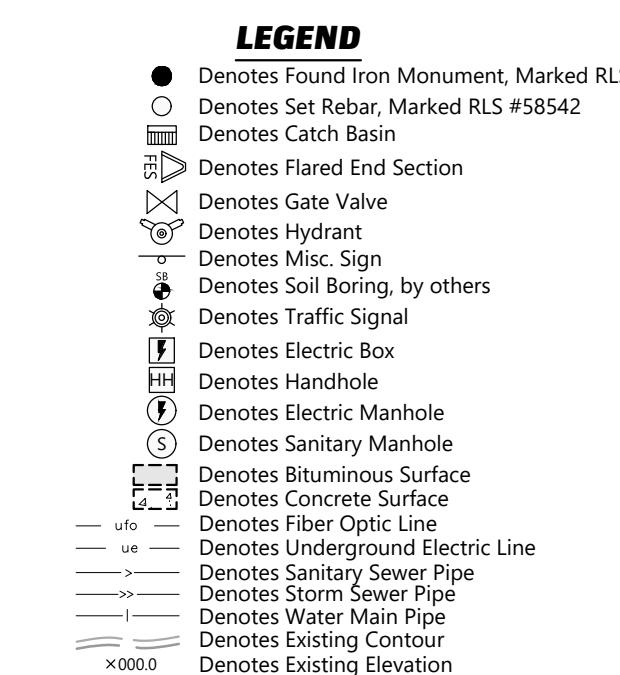


GENERAL NOTES

1. Title of the surveyed parcel is vested in North Meadows LLC, a Minnesota limited liability company.
2. Address of the surveyed parcel: Unassigned Austin Street NE, Blaine, Minnesota 55449.
3. According to FEMA Letter of Map Revision Based on Fill Case No. 21-05-4039A, dated September 01, 2021, affecting Map Panel Number 27003C0345E with an effective date of 12/16/2025, the surveyed parcel is Flood Zone X (areas determined to be outside the 0.2% annual chance floodplain).
4. The surveyed parcel boundary contains 364,271 sq. ft. (± 8.36 acres).
5. Bearings shown hereon are based upon the Anoka County Coordinate System.
6. Benchmark: Minnesota Department of Transportation GSID Station #823 (Name: LINO MNDT); Elevation: 929.35 feet (NAVD 88).
7. No zoning endorsement letter was furnished to the surveyor at the time of the survey. According to the current zoning information, as made available by the City of Blaine, the surveyed parcel is zoned DF (Development Flex). For more information regarding setbacks, contact the City of Blaine Planning and Zoning Department at (763) 785-6180.
8. No designated parking stalls were observed at the time of the survey.
9. The above-ground utilities have been field located as shown. The underground utilities were field marked by utility companies in response to Gopher State One Call Ticket Number 252550610, dated 9/18/2025, or were taken from plans provided by the City of Blaine. On-site excavations were not performed to determine the exact location, depth, and existence of the utilities, and as such, the locations shown hereon are approximate. Additionally, utility locate requests made by surveyors may be ignored or result in an incomplete response. Prior to any digging or excavation, contact Gopher State One Call at (651) 454-0002 for a utility locate.
10. The surveyed parcel has direct access to Austin Street NE, a public street.
11. Condition, quality, and existence of subsurface materials were not examined for the duration of this survey. Northwind Land Surveying, LLC makes no statement concerning the suitability of soils within the surveyed parcel boundary, which may affect use or development.

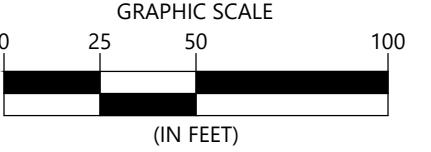
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Signed: Northwind Land Surveying, LLC
By: Kevin C. McCain
Kevin C. McCain, Lic. No. 58542
Date: 10/13/2025



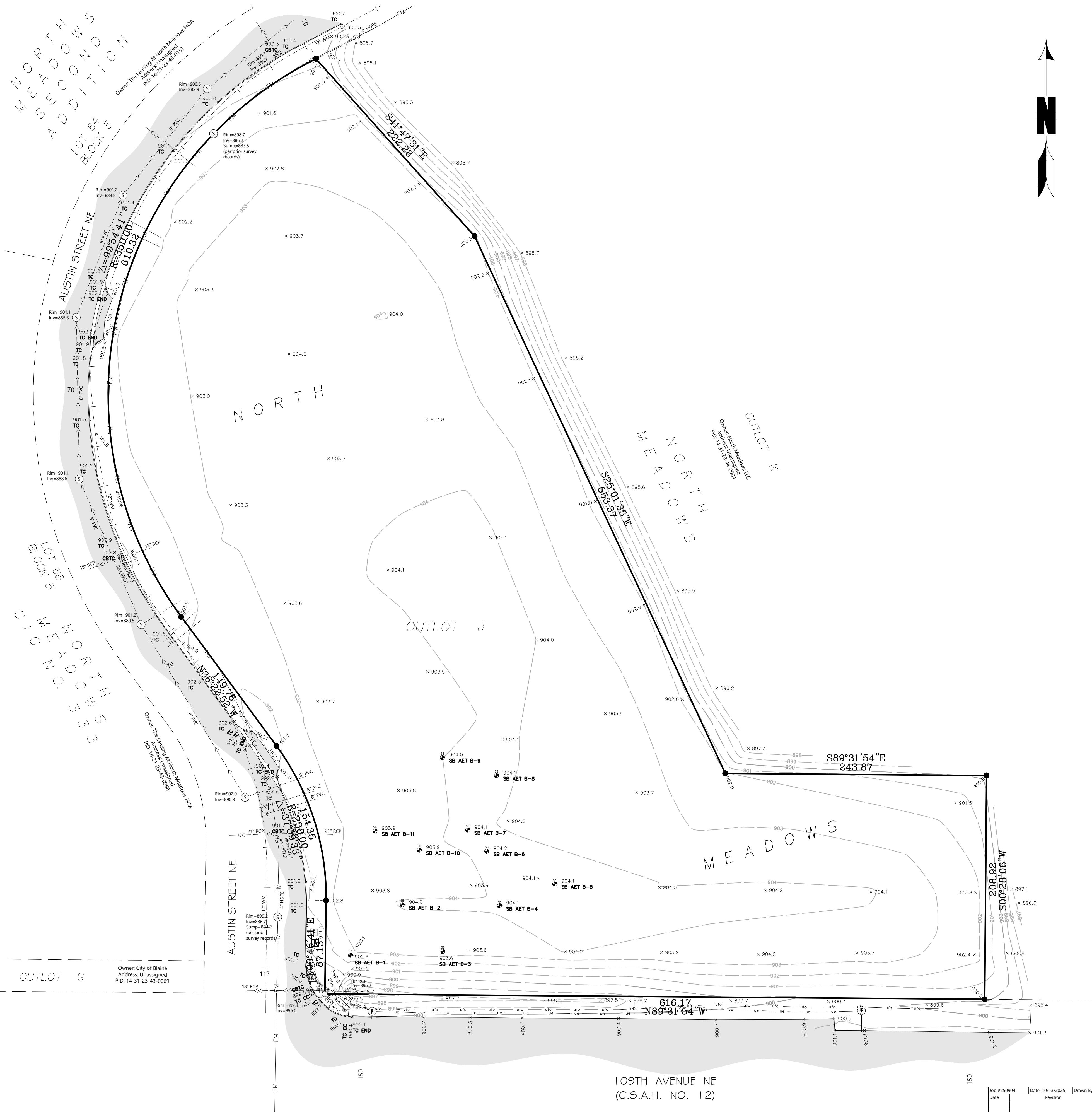
BENCHMARK

Minnesota Department of Transportation
GSID Station #823 (Name: LINO MNDT)
Elevation: 929.35 (NAVD 88)



NORTHWIND
LAND SURVEYING, LLC

11876 EVERGREEN CIRCLE NW
COON RAPIDS, MN 55448
TEL 612-718-1698
WWW.NORTHWINDLS.COM



PRELIMINARY PLAT OF:

NORTH MEADOWS THIRD ADDITION

FOR: WELLINGTON MANAGEMENT

OF: XXX AUSTIN STREET NE, BLAINE, MINNESOTA



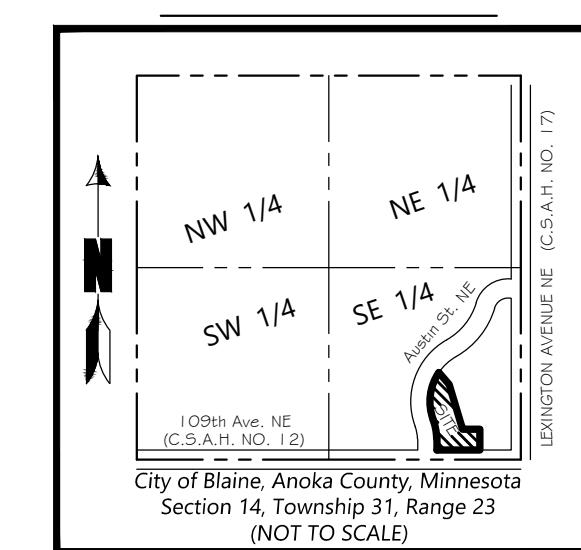
PARCEL DESCRIPTION:

(Per Title Commitment No. CP75840, prepared by Commercial Partners Title, a division of Chicago Title Insurance Company, dated August 20, 2025)

Outlot J, North Meadows, according to the recorded plat thereof.

Anoka County, Minnesota
Abstract Property

VICINITY MAP



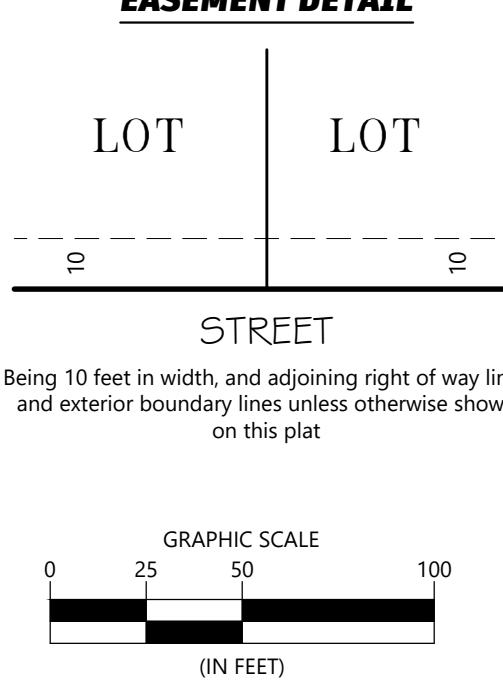
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7. The surveyed parcel has direct access to Austin Street NE, a public street.

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.

Signed: Northwind Land Surveying, LLC
By: *Kevin C. McCain*
Kevin C. McCain, Lic. No. 58542
Date: 10/13/2025

DRAINAGE AND UTILITY EASEMENT DETAIL

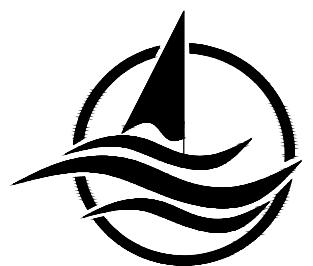
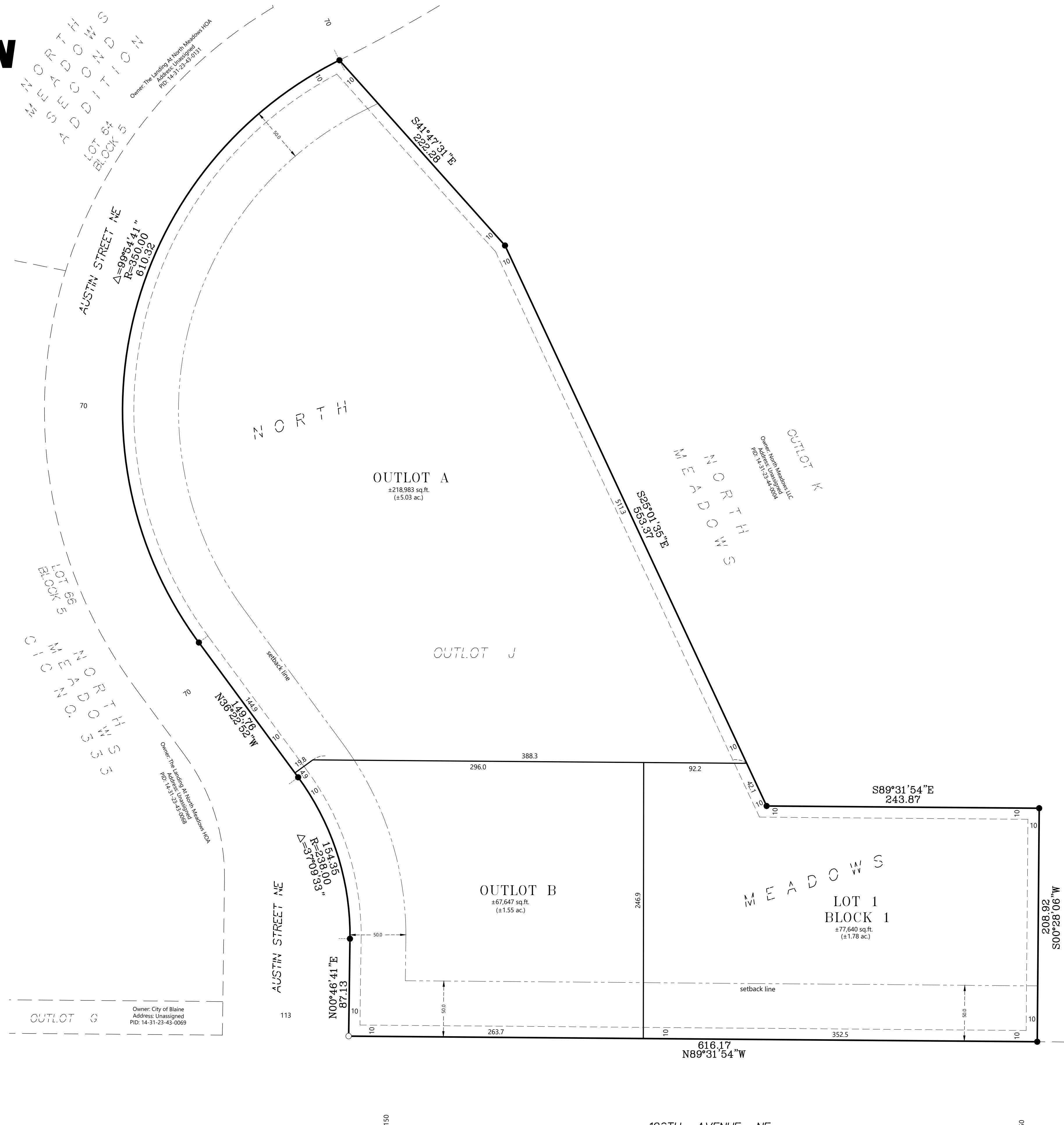


SITE DATA

TOTAL SITE AREA	± 36 AC.
TOTAL OUTLOT AREA	± 11.2 AC.
TOTAL OUTLOT AREA	± 36 AC.
SMALLEST OUTLOT	± 67.647 S.F.
LARGEST OUTLOT	± 218.983 S.F.
AVERAGE OUTLOT	± 143.313 S.F.
TOTAL NUMBER OF OUTLOTS	2
EXISTING ZONING	DF
UTILITIES	AVAILABLE

Being 10 feet in width, and adjoining right of way lines and exterior boundary lines unless otherwise shown on this plat

● Denotes Found Iron Monument, Marked RLS #40361
○ Denotes Set Rebar, Marked RLS #58542

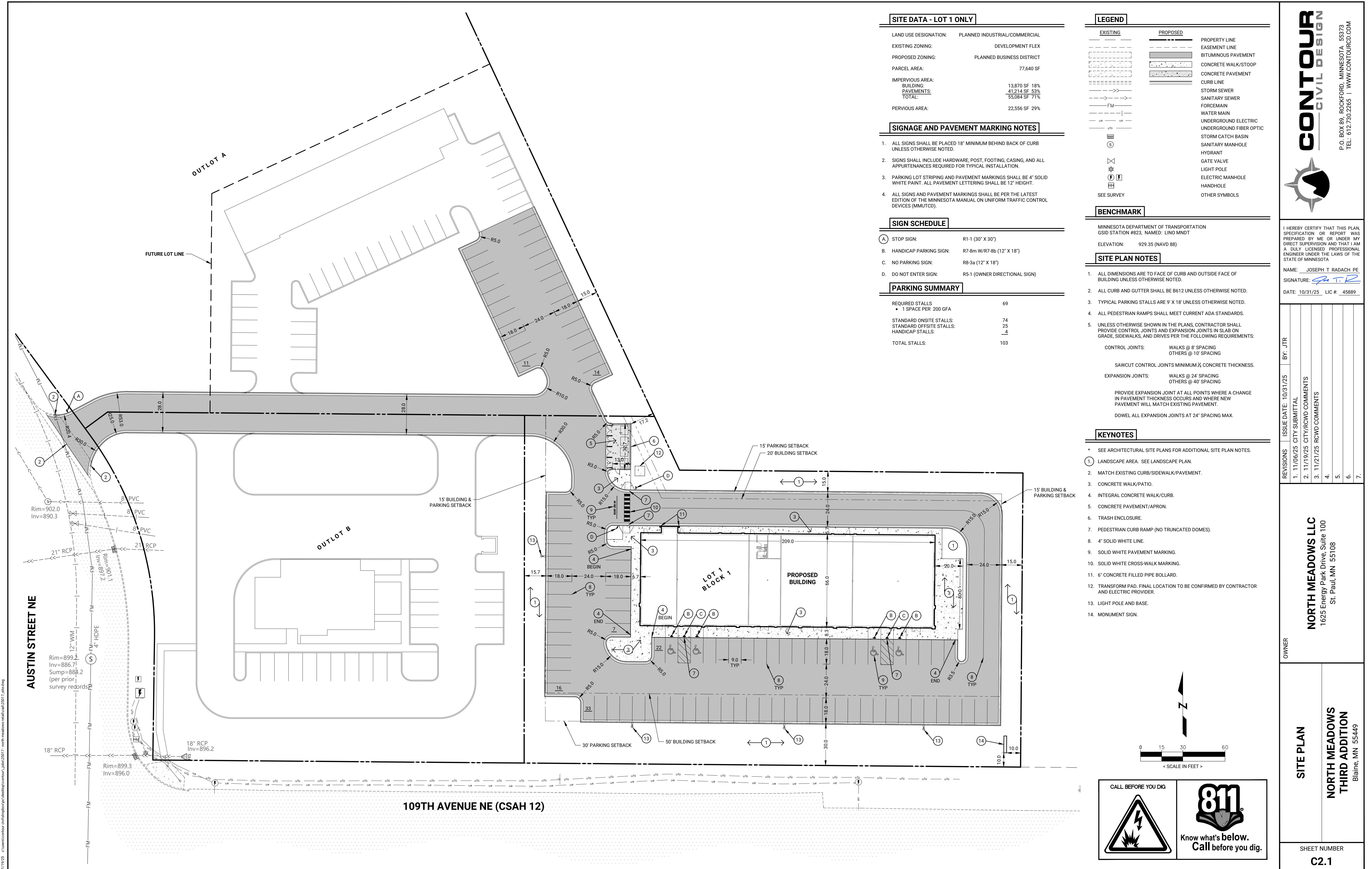


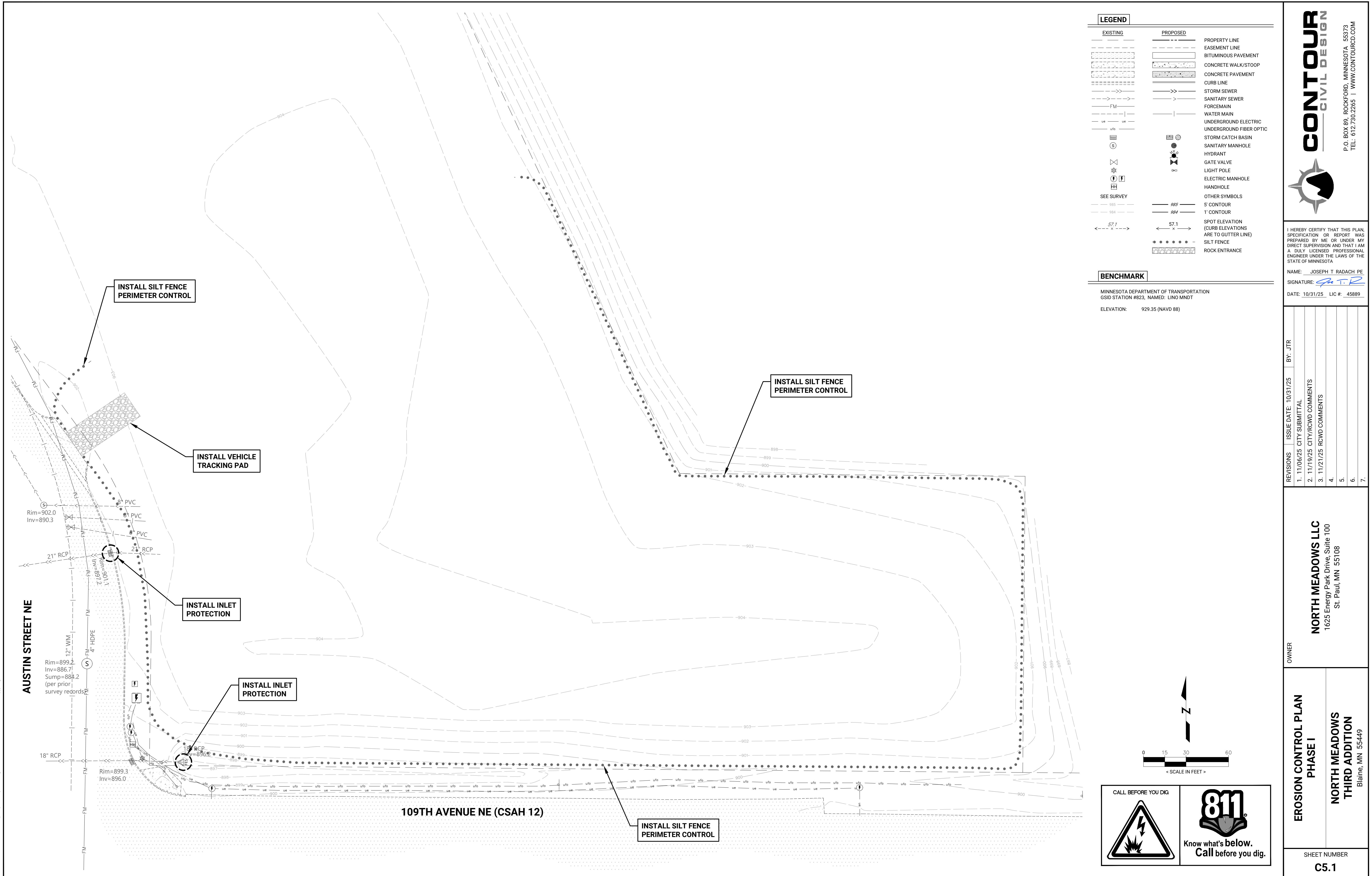
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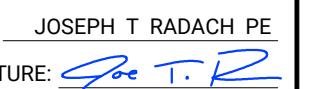
109TH AVENUE NE
(C.S.A.H. NO. 12)

Job #250904 Date: 10/13/2025 Drawn By: KCM
Date: 10/13/2025 Revision: By: KCM
10/13/25 Per Client Comment: KCM





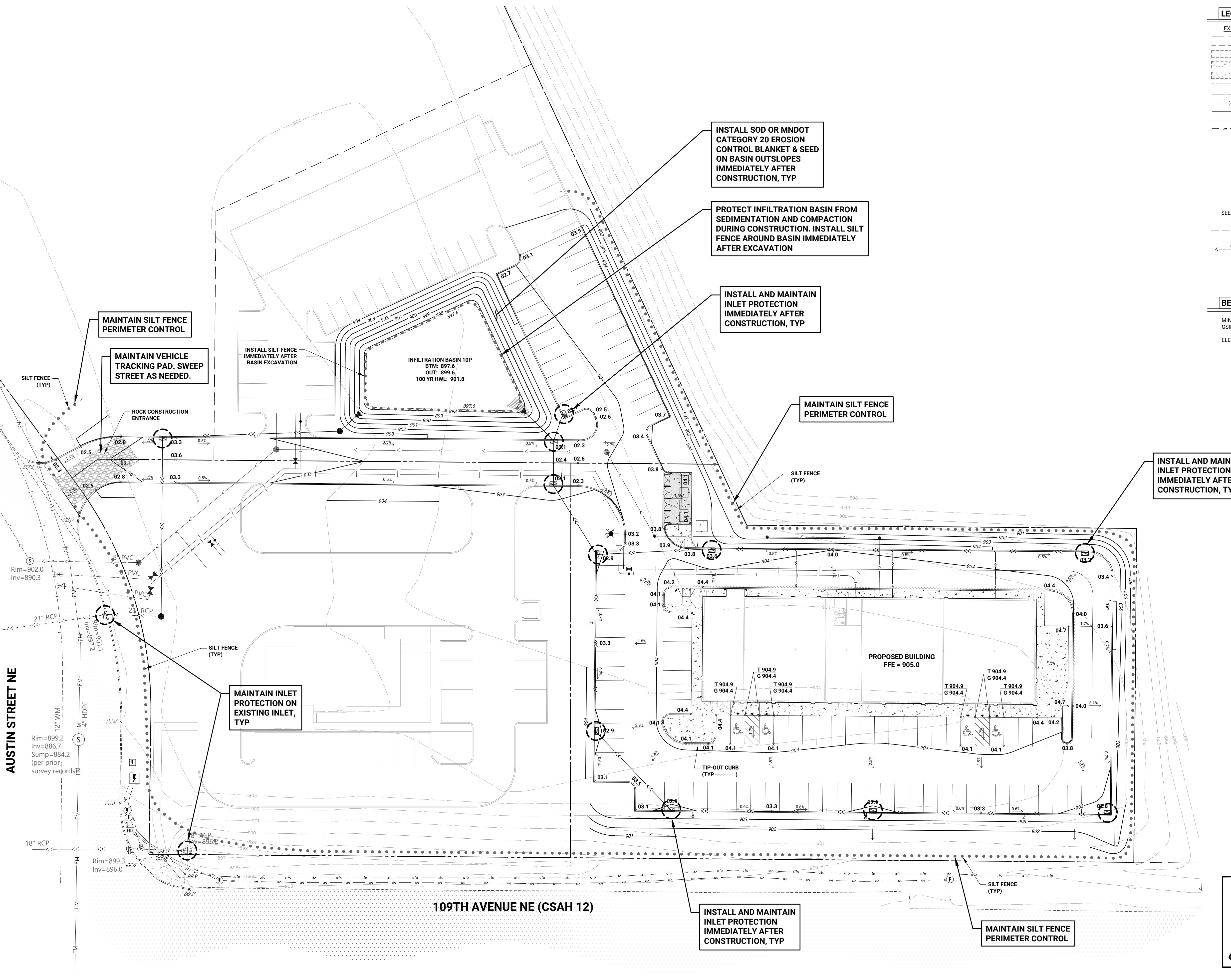
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NAME: JOSEPH T RADACH PE
SIGNATURE: 
DATE: 10/31/25 LIC #: 45889

LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	EASEMENT LINE
EASEMENT LINE	BITUMINOUS PAVEMENT
CONCRETE WALK/STOOP	CONCRETE PAVEMENT
CONCRETE PAVEMENT	CURB LINE
STORM SEWER	STORM SEWER
SANITARY SEWER	FORCEMAIN
FORCEMAIN	WATER MAIN
WATER MAIN	UNDERGROUND ELECTRIC
UNDERGROUND FIBER OPTIC	UNDERGROUND FIBER OPTIC
STORM CATCH BASIN	STORM CATCH BASIN
SANITARY MANHOLE	HYDRANT
HYDRANT	GATE VALVE
GATE VALVE	LIGHT POLE
ELECTRIC MANHOLE	ELECTRIC MANHOLE
HANDHOLE	HANDHOLE
OTHER SYMBOLS	OTHER SYMBOLS
SEE SURVEY	5' CONTOUR
985	984
984	1' CONTOUR
57.1	SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)
57.1	SILT FENCE
57.1	ROCK ENTRANCE

BENCHMARK
MINNESOTA DEPARTMENT OF TRANSPORTATION GSID STATION #023, NAMED: LINO MNDT ELEVATION: 929.35 (NAVD 88)

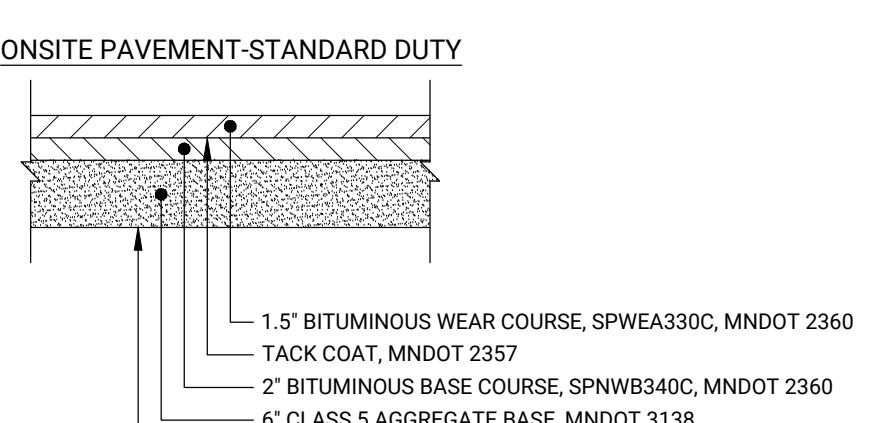
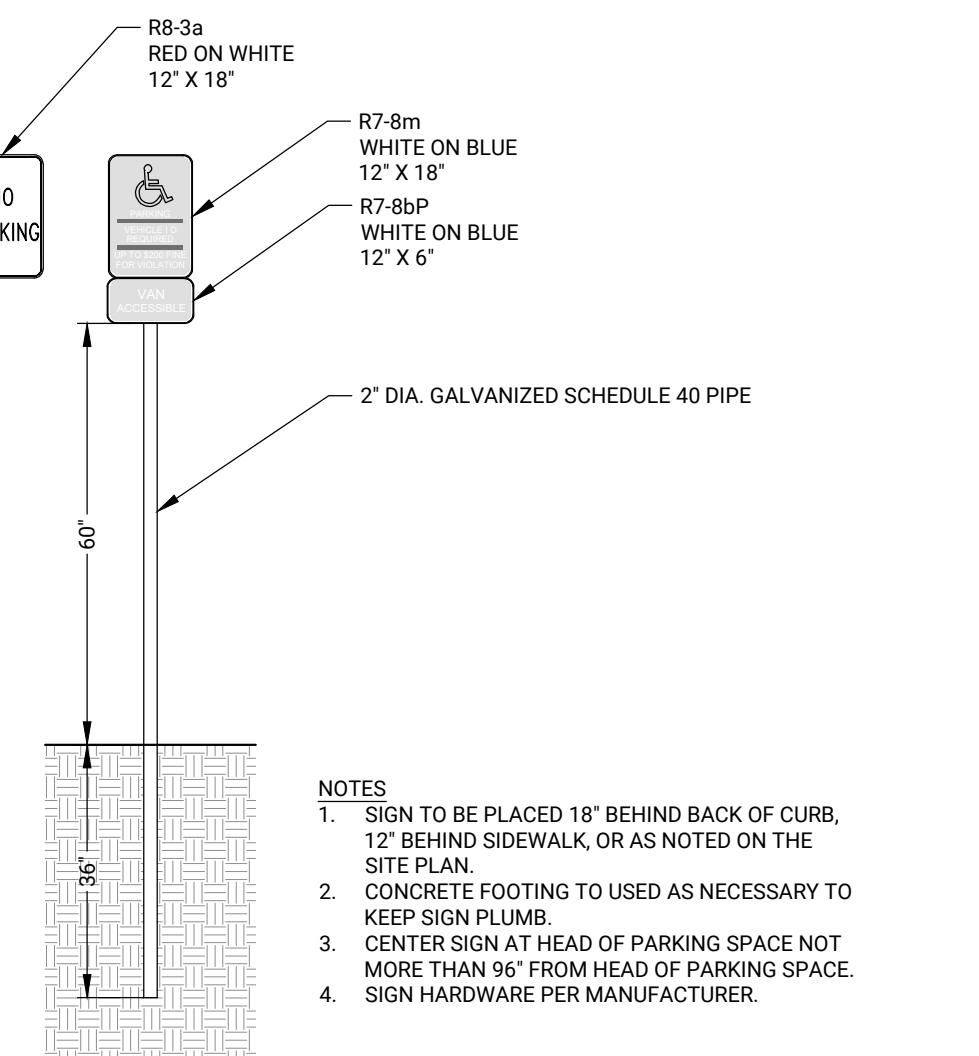
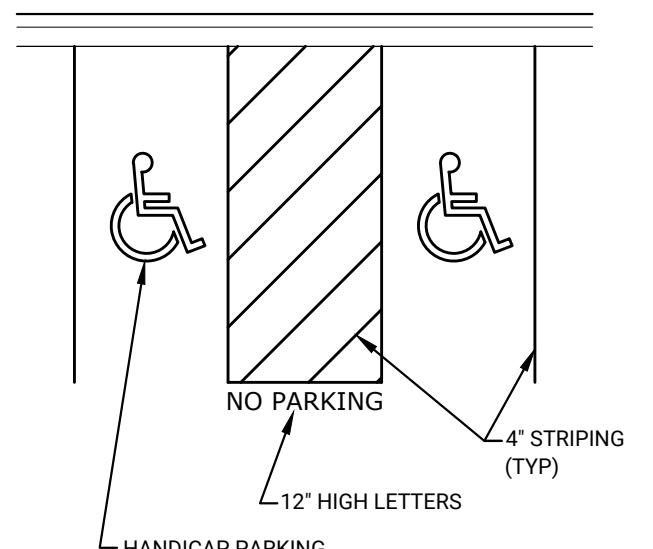
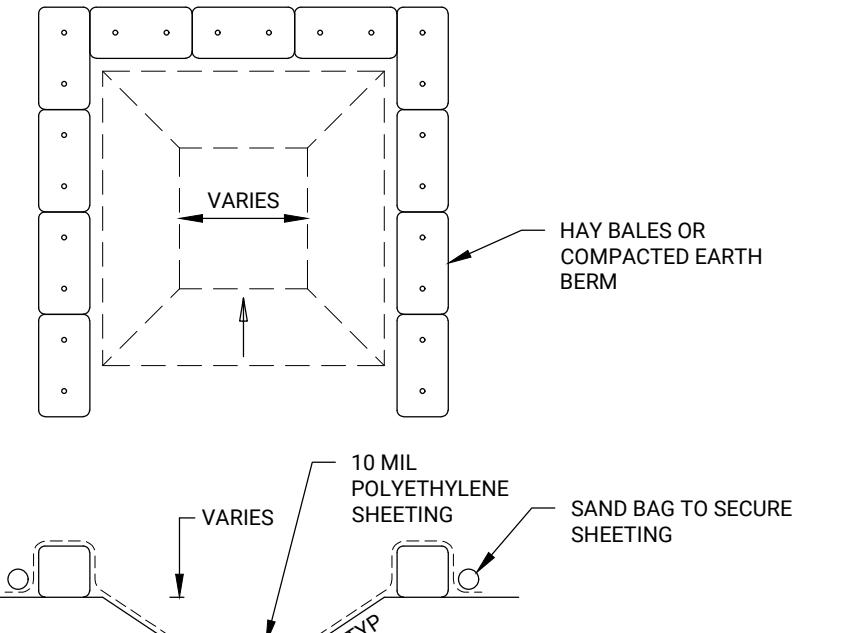
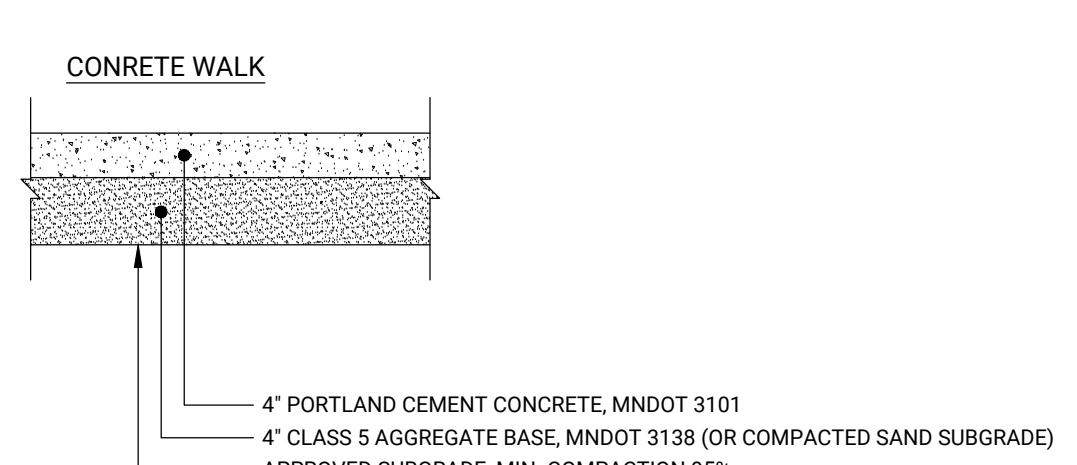
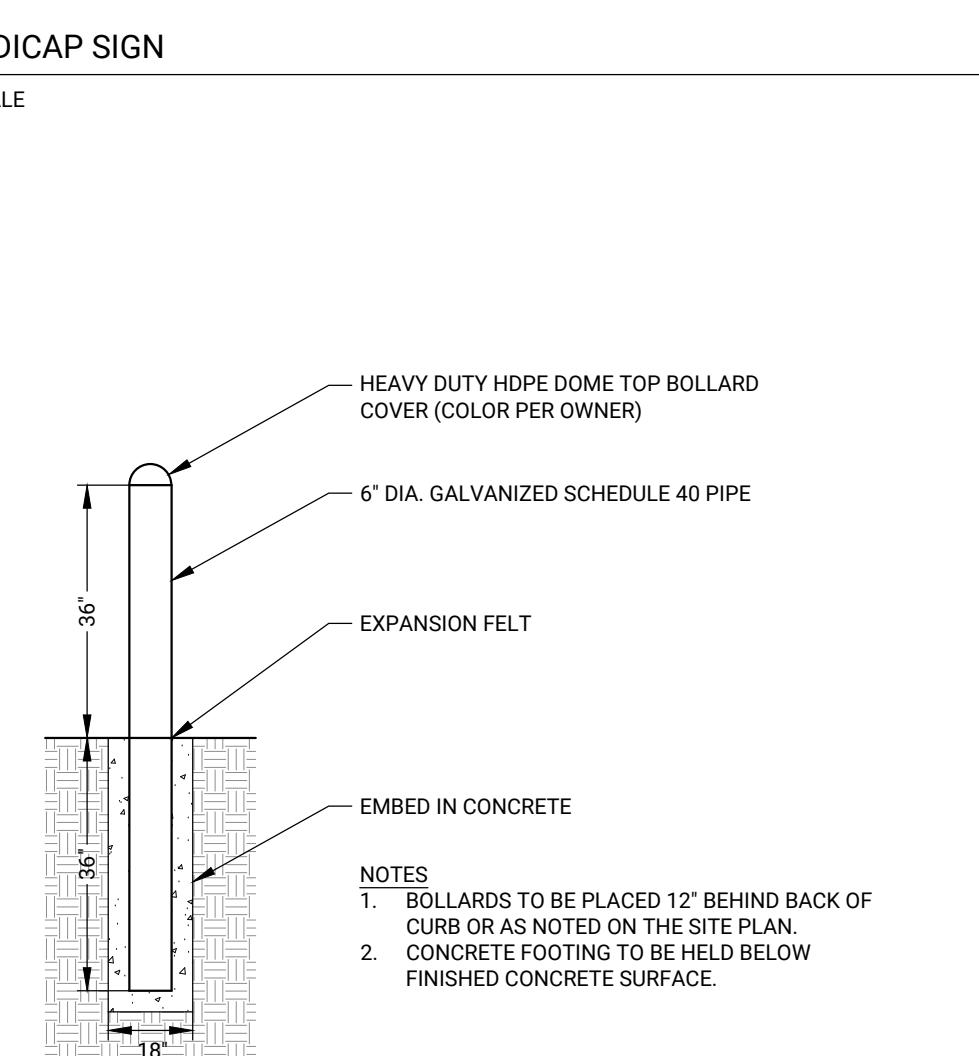
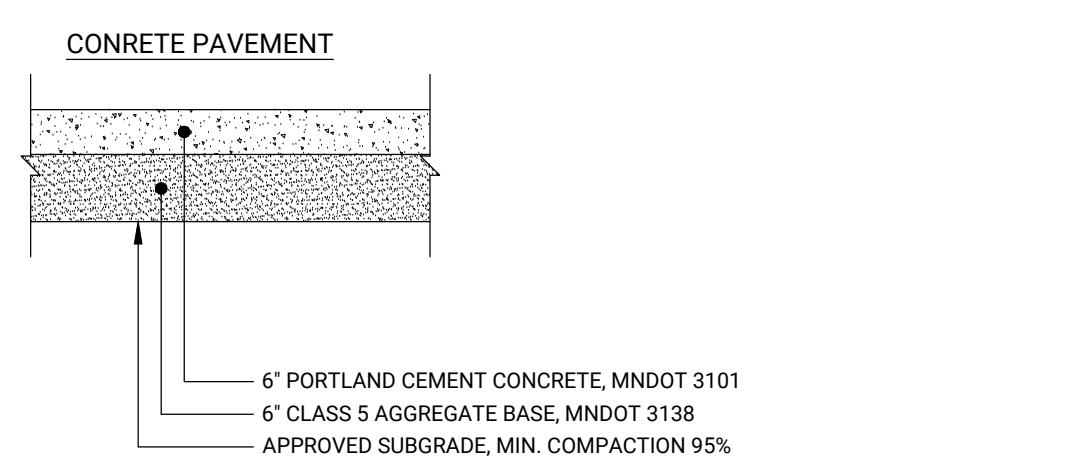
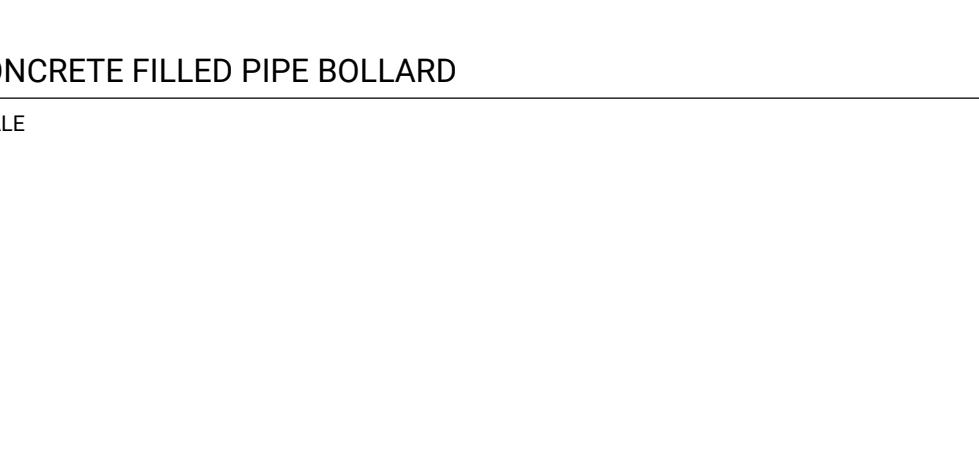
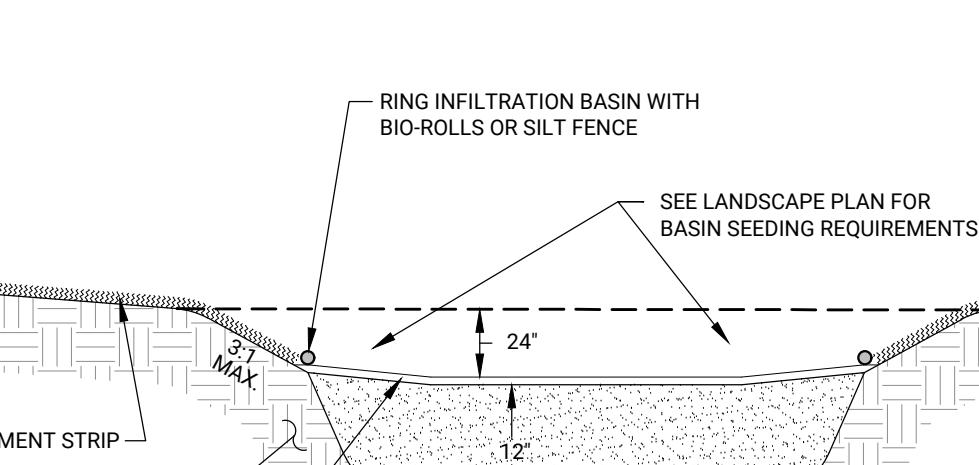
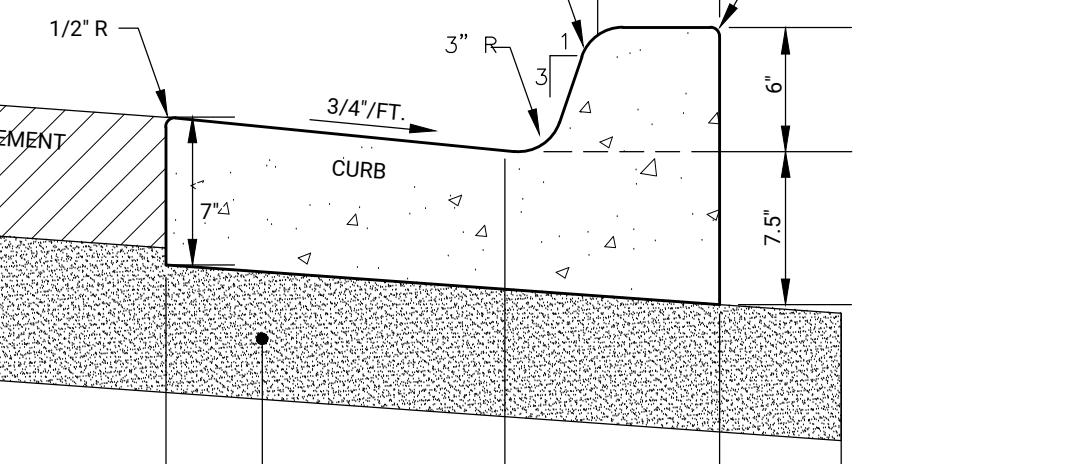
REVISIONS	ISSUE DATE: 10/31/25	BY: JTR
1. 11/06/25 CITY SUBMITTAL		
2. 11/19/25 RCWD COMMENTS		
3. 11/21/25 RCWD COMMENTS		
4.		
5.		
6.		
7.		



PROJECT INFORMATION PROJECT NAME: NORTH MEADOWS THIRD ADDITION STREET ADDRESS: 30XX AUSTIN STREET NE CITY: BLAINE COUNTY: ANOKA STATE: MINNESOTA ZIP CODE: 55449 LAT/LONG: 45.1682, -93.1659 BOUNDARY AREA: 8.363 ACRES DRAINAGE ANALYSIS AREA: 3.175 ACRES EXISTING IMPERVIOUS: 0.000 ACRES NEW IMPERVIOUS: 1.671 ACRES FUTURE IMPERVIOUS: 0.453 ACRES TOTAL NEW IMPERVIOUS: 2.124 ACRES DISTURBED AREA: 2.7 ACRES OWNER: WELLINGTON MANAGEMENT RESPONSIBLE PARTIES SWPPP DESIGN: JOSEPH RADACH PE TRAINING: DESIGN OF CONSTRUCTION SWPPP, U OF MN (5/26 EXPIRATION) SITE MANAGER: _____ TRAINING: _____ LONG TERM O&M: WELLINGTON MANAGEMENT SWPPP CONTENT The SWPPP contains all sheets within the construction plan set and includes the stormwater management plan, incorporated herein by reference. In developing this SWPPP, the temporary and permanent BMPs were designed based on expected rainfalls of 3 inches in 24 hours during construction, with extreme events ranging from 5 to 7 inches in 24 hours.		PERMIT REQUIREMENTS & SWPPP IMPLEMENTATION THE FOLLOWING SECTIONS WERE TAKEN FROM THE MPCA CONSTRUCTION STORMWATER GENERAL PERMIT. IT IS THE RESPONSIBILITY OF THE PERMITTEE TO FOLLOW ALL REQUIREMENTS OF THE MPCA CONSTRUCTION STORMWATER GENERAL PERMIT. 3.1 APPLICATION AND COVERAGE EFFECTIVE DATE. [MINN. R. 7090] 3.2 THE OWNER AND OPERATOR MUST SUBMIT A COMPLETE AND ACCURATE ON-LINE APPLICATION WITH THE APPROPRIATE FEE TO THE MPCA FOR EACH PROJECT THAT DISTURBS ONE (1) OR MORE ACRES OF LAND OR FOR A COMMON PLAN OF DEVELOPMENT OR SALE THAT WILL ULTIMATELY DISTURB ONE (1) OR MORE ACRES. [MINN. R. 7090] 3.3 FOR PROJECTS OR COMMON PLANS OF DEVELOPMENT OR SALE THAT DISTURB LESS THAN 50 ACRES OR DO NOT DISCHARGE STORMWATER WITHIN 1 MILE (AERIAL RADIUS MEASUREMENT) OF A SPECIAL OR IMPAIRED WATER, PERMITTIES DO NOT NEED TO SUBMIT THE SWPPP WITH THE APPLICATION. PERMIT COVERAGE FOR THESE PROJECTS IS EFFECTIVE UPON APPLICATION AND COMPLETING THE PAYMENT PROCESS. [MINN. R. 7090] 3.4 FOR CERTAIN PROJECTS OR COMMON PLANS OF DEVELOPMENT OR SALE DISTURBING 50 ACRES OR MORE, THE COMPLETE SWPPP MUST BE INCLUDED WITH THE APPLICATION AND SUBMITTED AT LEAST 30 DAYS BEFORE THE START OF CONSTRUCTION ACTIVITY. THIS APPLIES IF THERE IS A DISCHARGE POINT ON THE PROJECT WITHIN ONE MILE (AERIAL RADIUS MEASUREMENT) OF, AND FLOWS TO, A SPECIAL WATER LISTED IN ITEM 23.3 THROUGH 23.6 OR AN IMPAIRED WATER AS DESCRIBED IN ITEM 23.7. PERMIT COVERAGE FOR THESE PROJECTS IS EFFECTIVE UPON SUBMITTING THE APPLICATION AND COMPLETING SWPPP. 3.5 THE APPLICATION REQUIRES LISTING ALL PERSONS MEETING THE DEFINITION OF OWNER AND OPERATOR AS PERMITTIES. THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THIS PERMIT. THE OPERATOR IS RESPONSIBLE FOR COMPLIANCE WITH SECTIONS 3, 4, 6-22, 24 AND APPLICABLE REQUIREMENTS FOR CONSTRUCTION ACTIVITY IN SECTION 23. [MINN. R. 7090] 3.6 PERMITTIES WILL RECEIVE COVERAGE NOTIFICATION IN A MANNER DETERMINED BY THE MPCA. [MINN. R. 7090] 3.7 FOR CONSTRUCTION PROJECTS WHERE THE OWNER OR OPERATOR CHANGES (E.G., AN ORIGINAL DEVELOPER SELLS PORTIONS OF THE PROPERTY TO VARIOUS HOMEBUILDERS OR SELLS THE ENTIRE SITE TO A NEW OWNER), THE CURRENT OWNER AND THE NEW OWNER OR OPERATOR MUST SUBMIT A COMPLETE PERMIT MODIFICATION FORM PROVIDED BY THE MPCA. THE CURRENT OWNER AND THE NEW OWNER OR OPERATOR MUST SUBMIT THE FORM PRIOR TO THE NEW OWNER OR OPERATOR COMMENCING CONSTRUCTION ACTIVITY OR NO LATER THAN 30 DAYS AFTER TAKING OWNERSHIP OF THE PROPERTY. [MINN. R. 7090] 3.8 FOR CONSTRUCTION PROJECTS WHERE THE OWNER OR OPERATOR CHANGES, THE CURRENT OWNER MUST PROVIDE A SWPPP TO THE NEW OWNER AND OPERATOR THAT SPECIFICALLY ADDRESSES THE REMAINING CONSTRUCTION ACTIVITY. THE NEW OWNER OR OPERATOR CAN IMPLEMENT THE ORIGINAL SWPPP, MODIFY THE SWPPP, OR DEVELOP A NEW SWPPP. PERMITTIES MUST ENSURE THEIR ACTIVITIES DO NOT RENDER ANOTHER PARTY'S EROSION PREVENTION AND SEDIMENT CONTROL BMPS INEFFECTIVE. [MINN. R. 7090] 4.1 TERMINATION OF COVERAGE. [MINN. R. 7090] 4.2 PERMITTIES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE. [MINN. R. 7090] 4.3 PERMITTIES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTIES' COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT. [MINN. R. 7090] 4.4 PERMITTIES MAY TERMINATE PERMIT COVERAGE PRIOR TO COMPLETION OF ALL CONSTRUCTION ACTIVITY IF THEY MEET ALL OF THE FOLLOWING CONDITIONS: a. CONSTRUCTION ACTIVITY HAS CEASED FOR AT LEAST 90 DAYS; AND b. AT LEAST 90 PERCENT (BY AREA) OF ALL ORIGINALLY PROPOSED CONSTRUCTION ACTIVITY HAS BEEN COMPLETED AND PERMANENT COVER HAS BEEN ESTABLISHED ON THOSE AREAS; AND c. ON AREAS WHERE CONSTRUCTION ACTIVITY IS NOT COMPLETE, PERMANENT COVER HAS BEEN ESTABLISHED; AND d. THE SITE COMPLIES WITH ITEM 13.3 THROUGH 13.7. AFTER PERMIT COVERAGE IS TERMINATED UNDER THIS ITEM, ANY SUBSEQUENT DEVELOPMENT ON THE REMAINING PORTIONS OF THE SITE WILL REQUIRE PERMIT COVERAGE IF THE SUBSEQUENT DEVELOPMENT ITSELF OR AS PART OF THE REMAINING COMMON PLAN OF DEVELOPMENT OR SALE WILL RESULT IN LAND DISTURBING ACTIVITIES OF ONE (1) OR MORE ACRES IN SIZE. [MINN. R. 7090] 4.5 PERMITTIES MAY TERMINATE COVERAGE UPON MPCA APPROVAL AFTER SUBMITTING INFORMATION DOCUMENTING THE OWNER CANCELLED THE PROJECT. [MINN. R. 7090] 6.1 SWPPP AMENDMENTS. [MINN. R. 7090] 6.2 ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS. [MINN. R. 7090] 6.3 PERMITTIES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER. [MINN. R. 7090] 6.4 PERMITTIES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCESSIONS (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.020, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL. [MINN. R. 7050.020] 7.1 BMP SELECTION AND INSTALLATION. [MINN. R. 7090] 7.2 PERMITTIES MUST SELECT, INSTALL, AND MAINTAIN THE BMPs IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES. [MINN. R. 7090] 8.1 EROSION PREVENTION PRACTICES. [MINN. R. 7090] 8.2 BEFORE WORK BEGINS, PERMITTIES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED. [MINN. R. 7090] 8.3 PERMITTIES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTIES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE GRADING AND TERRACING). [MINN. R. 7090] 8.4 PERMITTIES 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 NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTIES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE. [MINN. R. 7090] 8.5 FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPawning TIME FRAMES, PERMITTIES 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. [MINN. R. 7090] 8.6 PERMITTIES 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. PERMITTIES 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. [MINN. R. 7090] 8.7 TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIG ROLLS, SILT DIKES, ETC.) NOT NEED TO BE STABILIZED. PERMITTIES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES. [MINN. R. 7090] 8.8 PERMITTIES 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. [MINN. R. 7090] 8.9 PERMITTIES 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. [MINN. R. 7090] 8.10 PERMITTIES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11. [MINN. R. 7090] 9.1 SEDIMENT CONTROL PRACTICES. [MINN. R. 7090] 9.2 PERMITTIES MUST ESTABLISH SEDIMENT CONTROL BMPs ON ALL DOWNGRADIENT PERIMETERS OF THE SITE AND DOWNGRADIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTIES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTIES 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. [MINN. R. 7090] 9.3 IF DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTIES 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. [MINN. R. 7090] 9.4 TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS. [MINN. R. 7090] EROSION AND SEDIMENT CONTROL ESTIMATED QUANTITIES VEHICLE TRACKING PAD 1 EA SILT FENCE 1,850 LF INLET PROTECTION 13 EA EROSION CONTROL BLANKET AS NEEDED TURF ESTABLISHMENT 1.5 AC DURING CONSTRUCTION, IMPLEMENT THE FOLLOWING BMPs: <ul style="list-style-type: none"> • PHASED GRADING • STEEP SLOPES • STABILIZATION OF EXPOSED SOILS • STABILIZATION OF DITCHES OR SWALES • STOCKPILE PERIMETER CONTROL & STABILIZATION • MINIMIZATION OF SOIL COMPACTION AND PRESERVATION OF TOPSOIL • CONCRETE WASHOUT AREA • STORM DRAIN INLET PROTECTION Prior to construction, implement the following BMPs: <ul style="list-style-type: none"> • VEHICLE TRACKING PAD • PERIMETER CONTROL • STORM DRAIN INLET PROTECTION During construction, implement the following BMPs: <ul style="list-style-type: none"> • PHASED GRADING • STEEP SLOPES • STABILIZATION OF EXPOSED SOILS • STABILIZATION OF DITCHES OR SWALES • STOCKPILE PERIMETER CONTROL & STABILIZATION • MINIMIZATION OF SOIL COMPACTION AND PRESERVATION OF TOPSOIL • CONCRETE WASHOUT AREA • STORM DRAIN INLET PROTECTION erosion and sediment control estimated quantities VEHICLE TRACKING PAD 1 EA SILT FENCE 1,850 LF INLET PROTECTION 13 EA EROSION CONTROL BLANKET AS NEEDED TURF ESTABLISHMENT 1.5 AC		9.5 A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP-RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTIES MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER. [MINN. R. 7090] 9.6 PERMITTIES 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. PERMITTIES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE. [MINN. R. 7090] 9.7 PERMITTIES 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. [MINN. R. 7090] 9.8 PERMITTIES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (E.G. STREET FLOODING/FREEZING) IS IDENTIFIED BY THE PERMITTIES OR THE JURISDICTIONAL AUTHORITY (E.G., CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTIES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP. [MINN. R. 7090] 9.9 PERMITTIES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRADIENT PERIMETER. [MINN. R. 7090] 9.10 PERMITTIES 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. [MINN. R. 7090] 9.11 PERMITTIES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE. [MINN. R. 7090] 9.12 PERMITTIES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMPs ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET. [MINN. R. 7090] 9.13 PERMITTIES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14. [MINN. R. 7090] 9.14 IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTIES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION. [MINN. R. 7090] 9.15 PERMITTIES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INEFFECTIVE. [MINN. R. 7090] 9.16 PERMITTIES MUST DIRECT DISCHARGES FROM BMPs TO VEGETATED AREAS UNLESS INEFFECTIVE. [MINN. R. 7090] 9.17 PERMITTIES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INEFFECTIVE ON THE SITE, PROVIDE REDUNDANT (DOUBLE) 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. PERMITTIES 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, JETTY DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS. IF PRESERVING THE BUFFER IS INEFFECTIVE, PERMITTIES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER. [MINN. R. 7090] 9.18 PERMITTIES 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 PERMITTIES 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. [MINN. R. 7090] 10.1 DEWATERING AND BASIN DRAINING. [MINN. R. 7090] 10.2 PERMITTIES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAGGING) TO A TEMPORARY OR PERMANENT BASIN ON THE PROJECT SITE UNLESS INEFFECTIVE. PERMITTIES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (SEE MINN. R. 7050.020, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTIES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTIES MUST TREAT IT WITH APPROPRIATE BMPs SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES. [MINN. R. 7050.020] 10.3 IF PERMITTIES 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. [MINN. R. 7090] 10.4 PERMITTIES 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. [MINN. R. 7090] 10.5 IF PERMITTIES 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. [MINN. R. 7090] 11.1 INSPECTIONS AND MAINTENANCE. [MINN. R. 7090] 11.2 PERMITTIES 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. [MINN. R. 7090] 11.3 PERMITTIES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMPs. [MINN. R. 7090] 11.4 PERMITTIES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTIES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NON-FUNCTIONAL 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. PERMITTIES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA. [MINN. R. 7090] 11.5 DURING EACH INSPECTION, PERMITTIES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS. FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION, PERMITTIES 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. PERMITTIES MUST USE REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTIES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS, IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. PERMITTIES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS. [MINN. R. 7090] 11.6 PERMITTIES 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. PERMITTIES 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. [MINN. R. 7090] 11.7 PERMITTIES 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. [MINN. R. 7090] 11.8 PERMITTIES 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. [MINN. R. 7090] 11.9 PERMITTIES 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. [MINN. R. 7090] 11.10 PERMITTIES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2 AS FOLLOWS: a. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR b. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL, AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; OR c. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST. [MINN. R. 7090] 	
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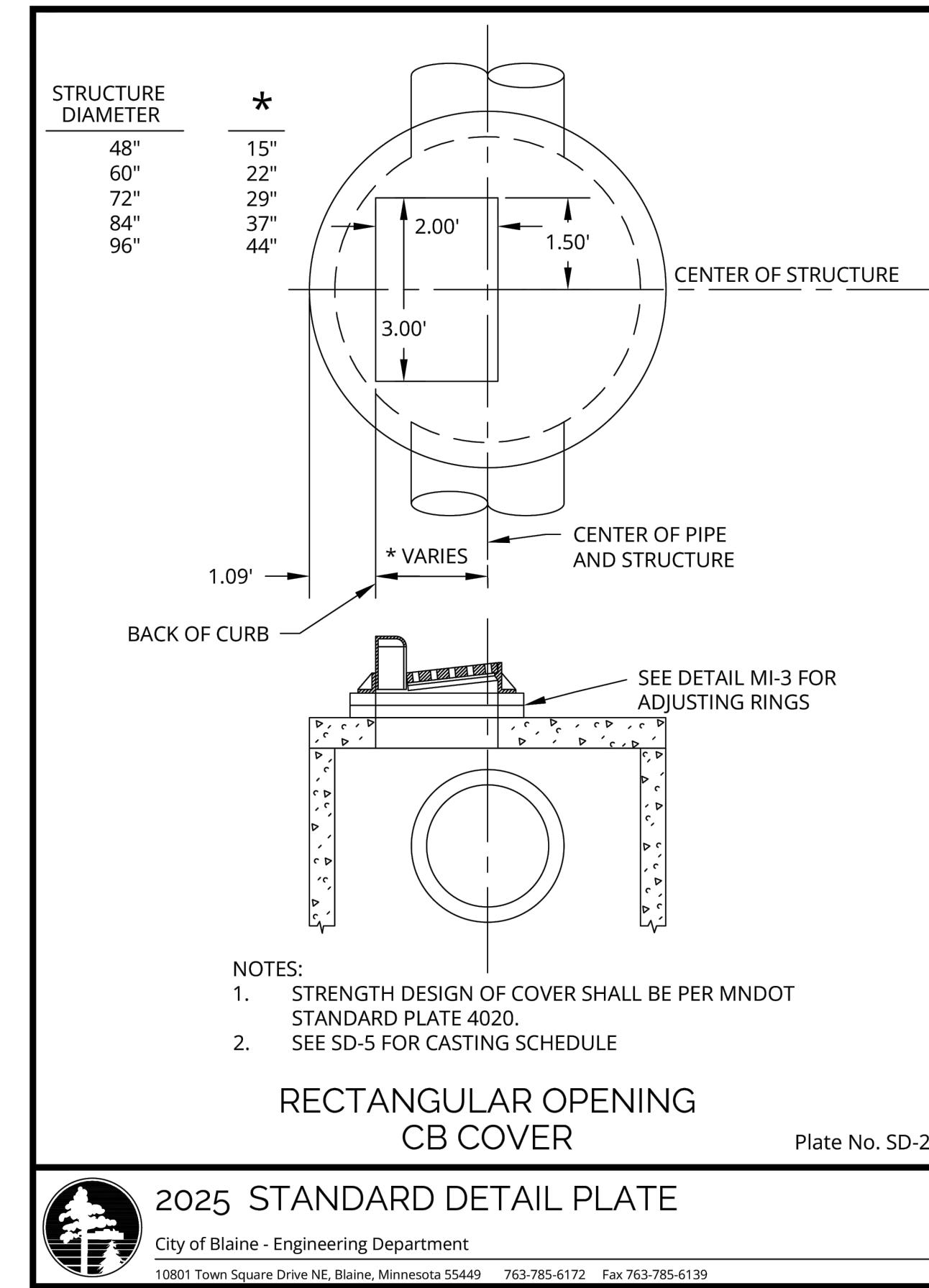
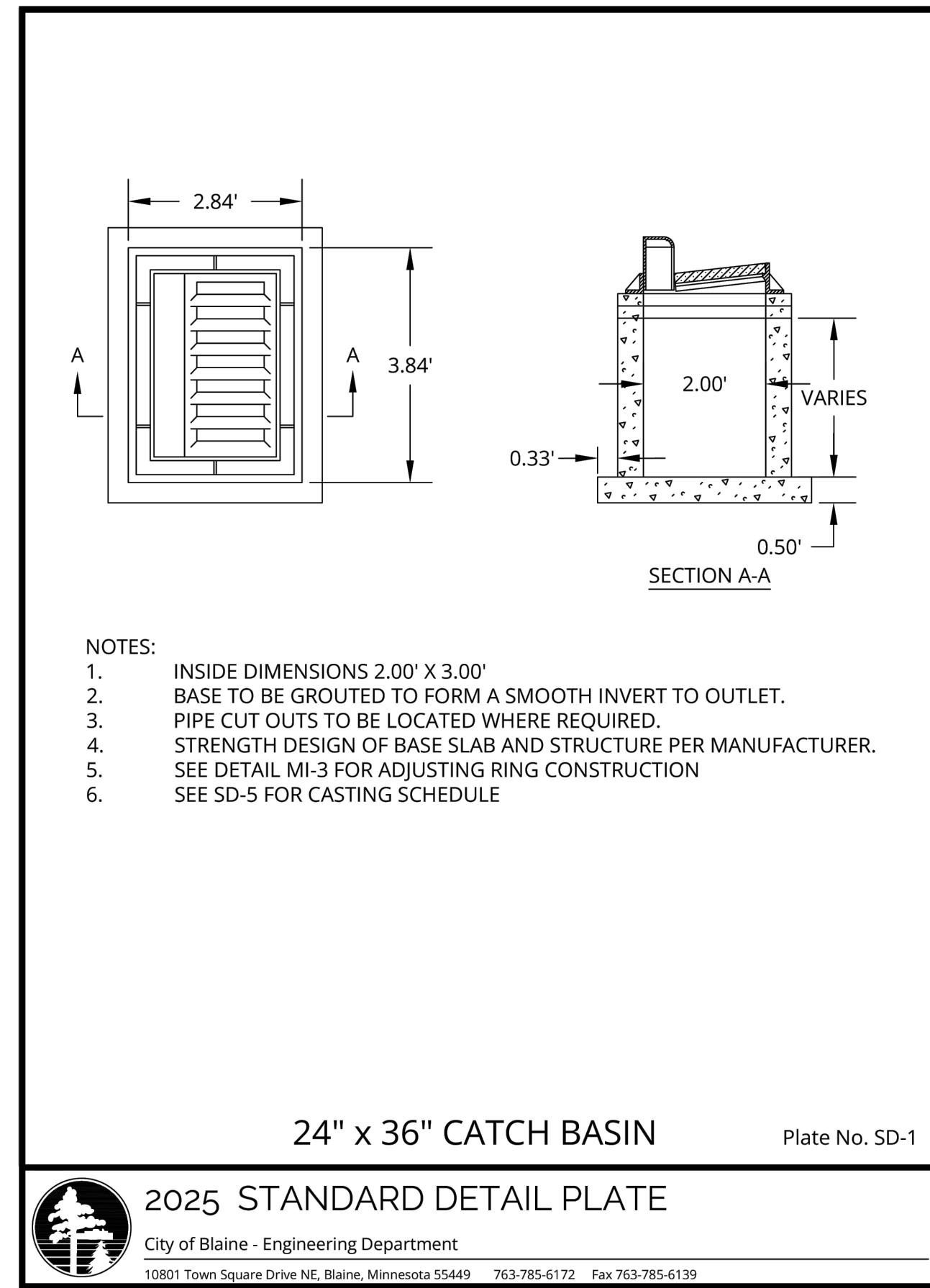
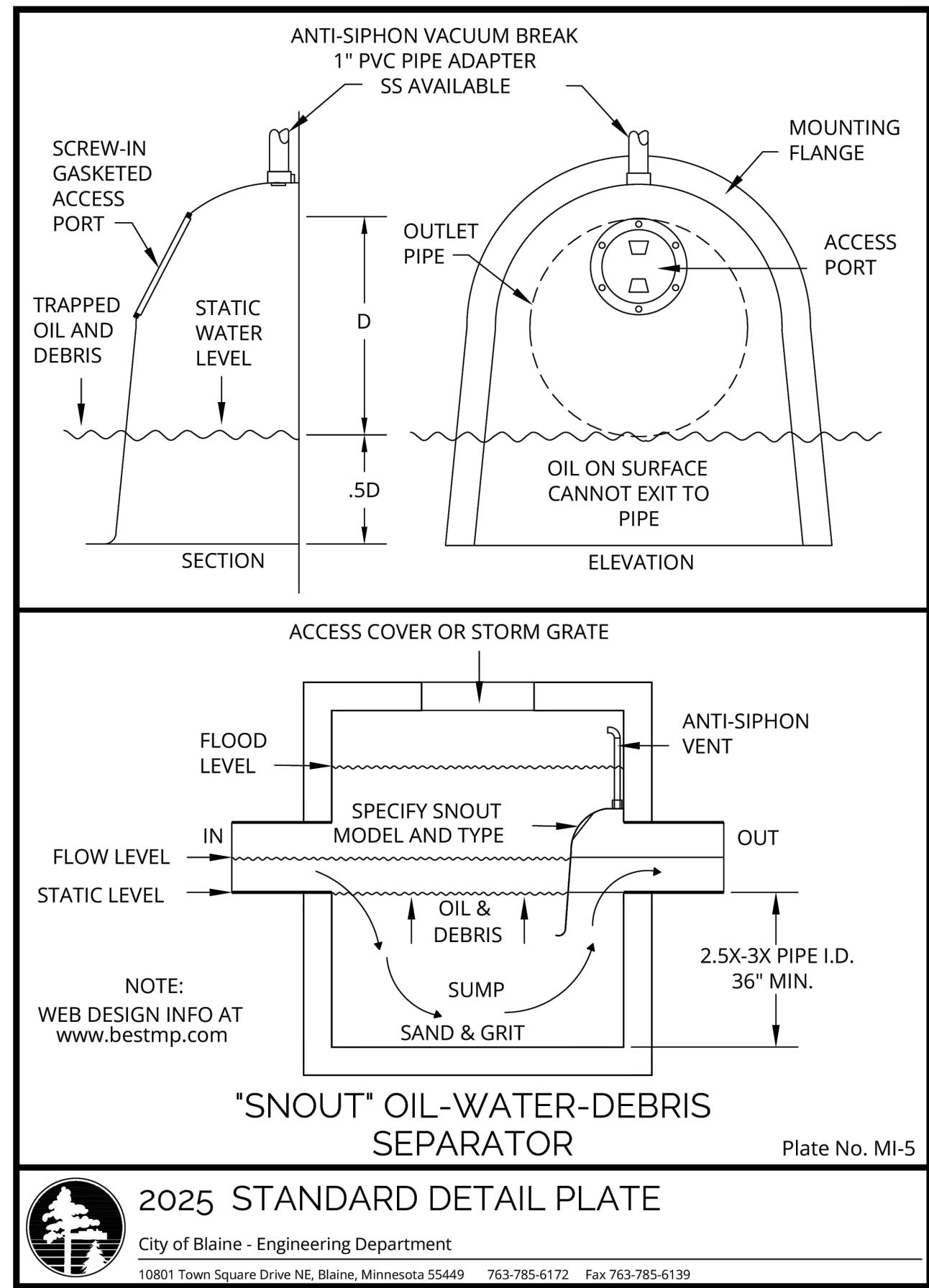
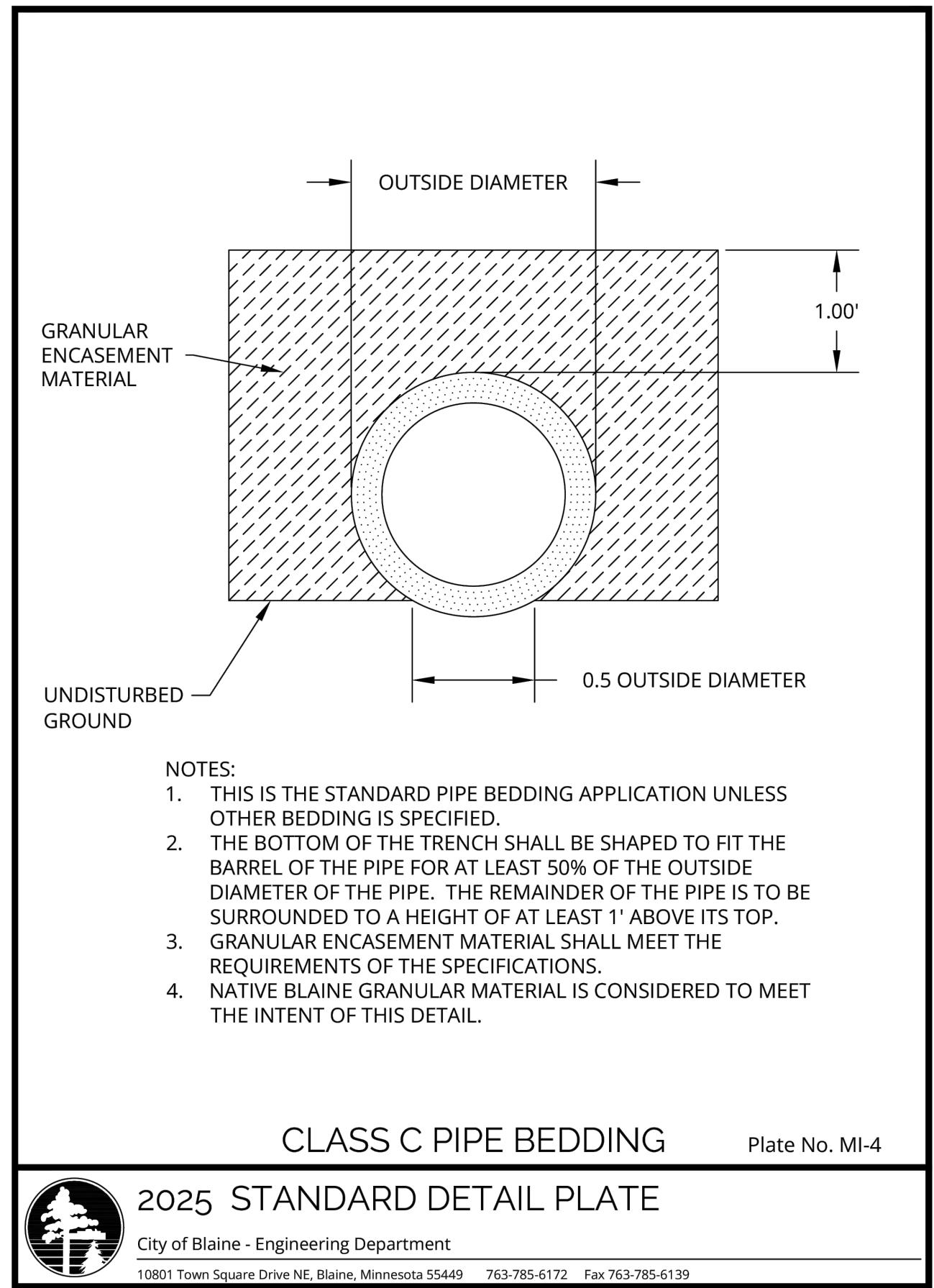
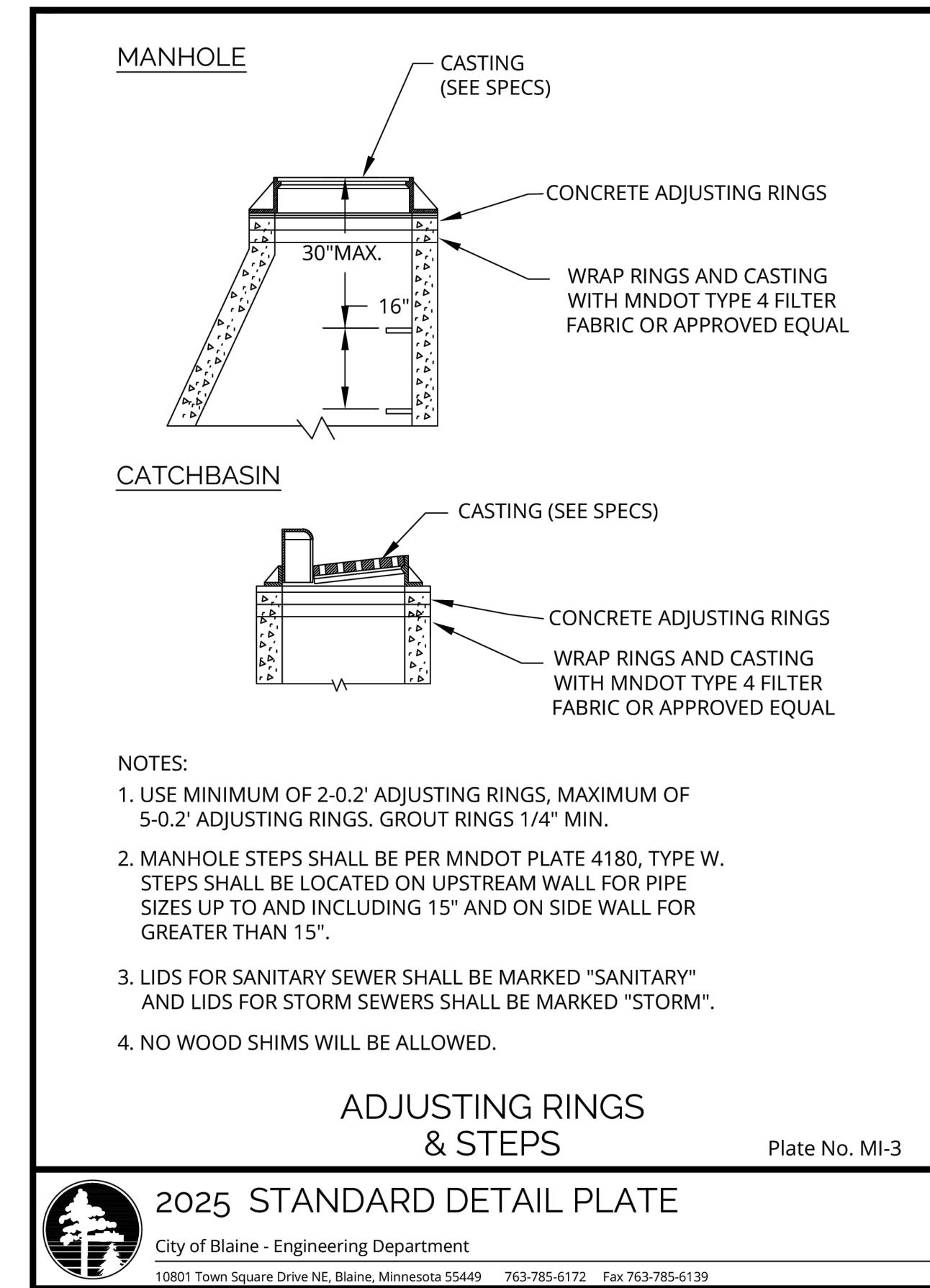
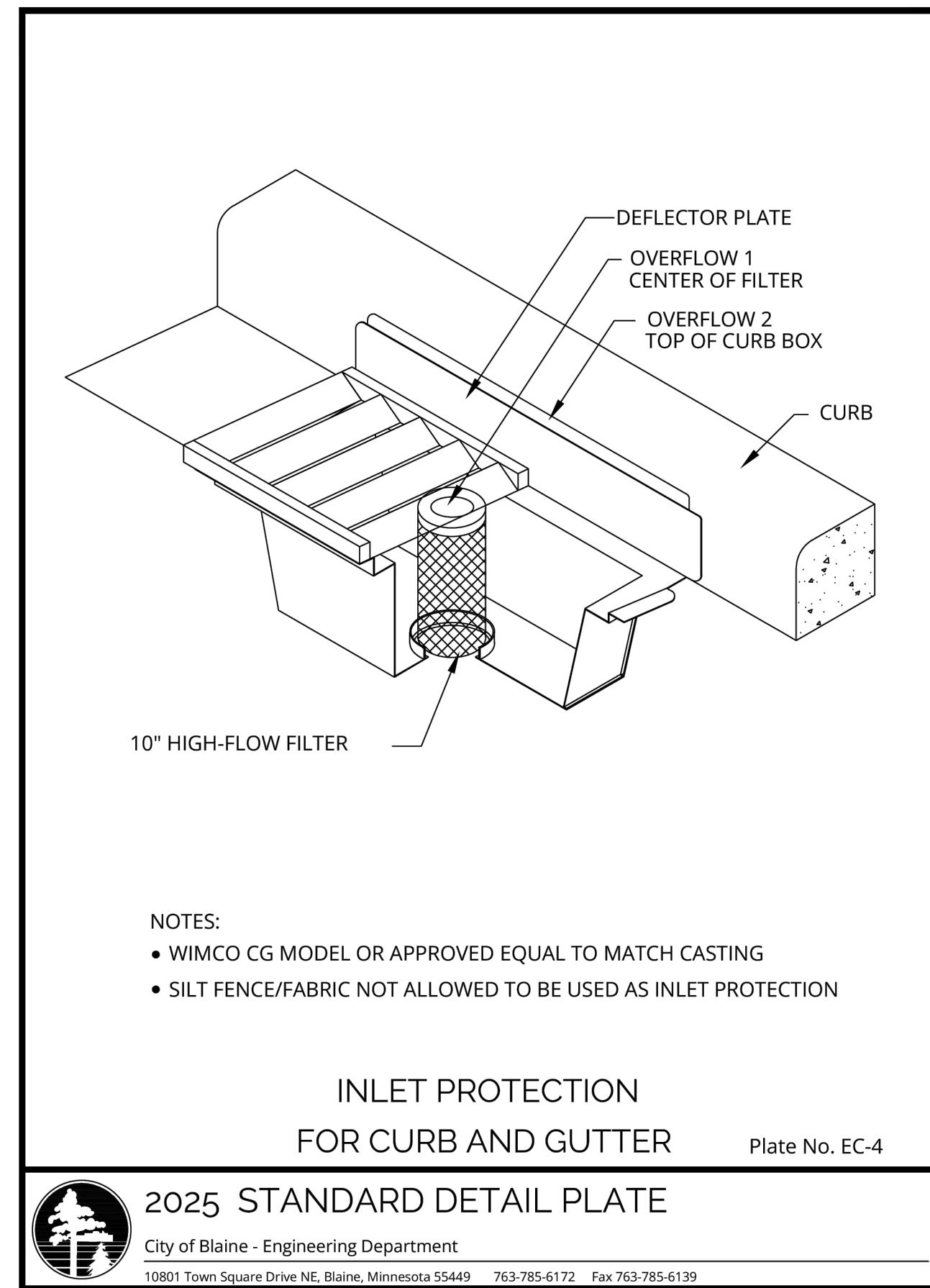
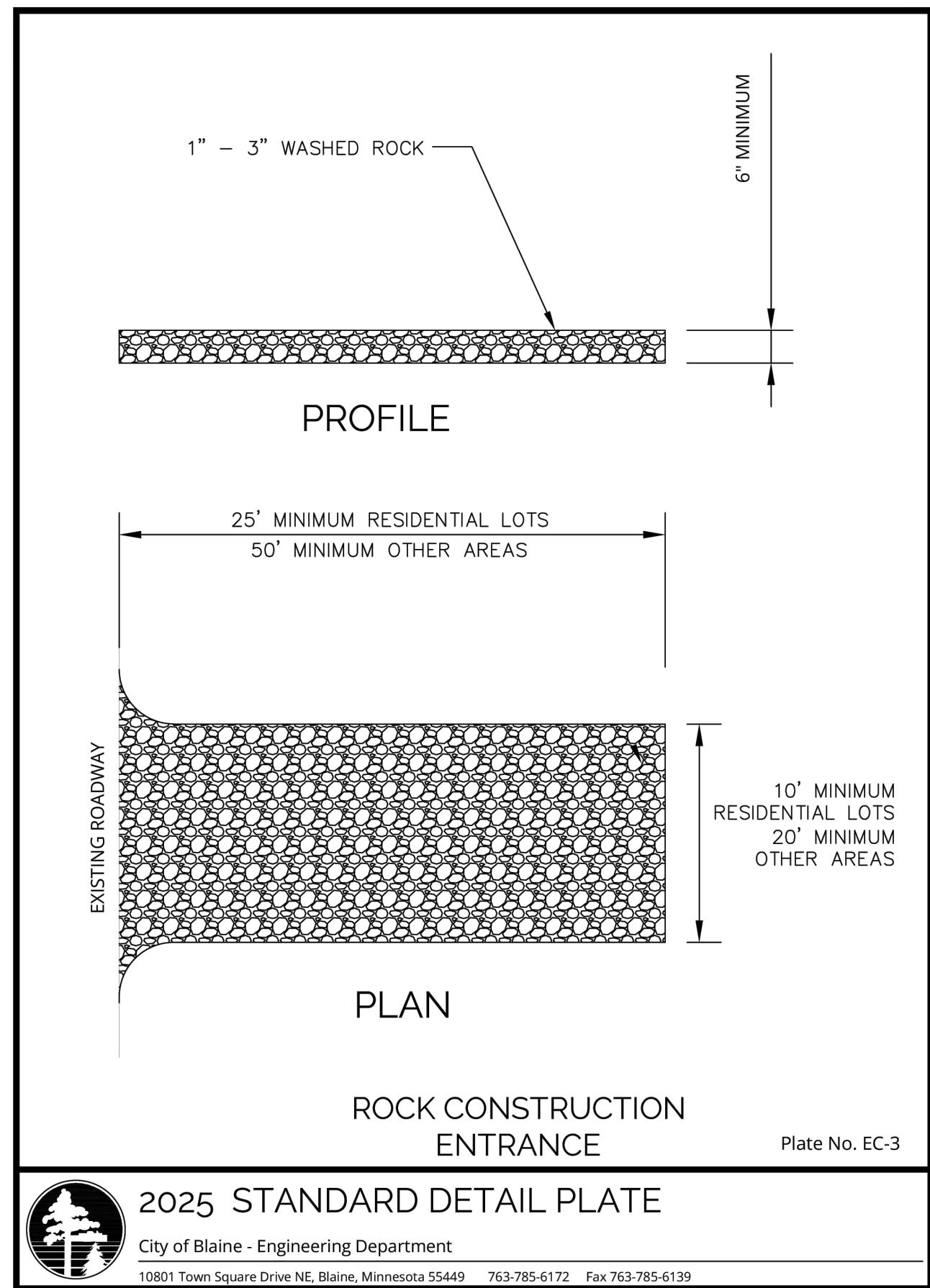
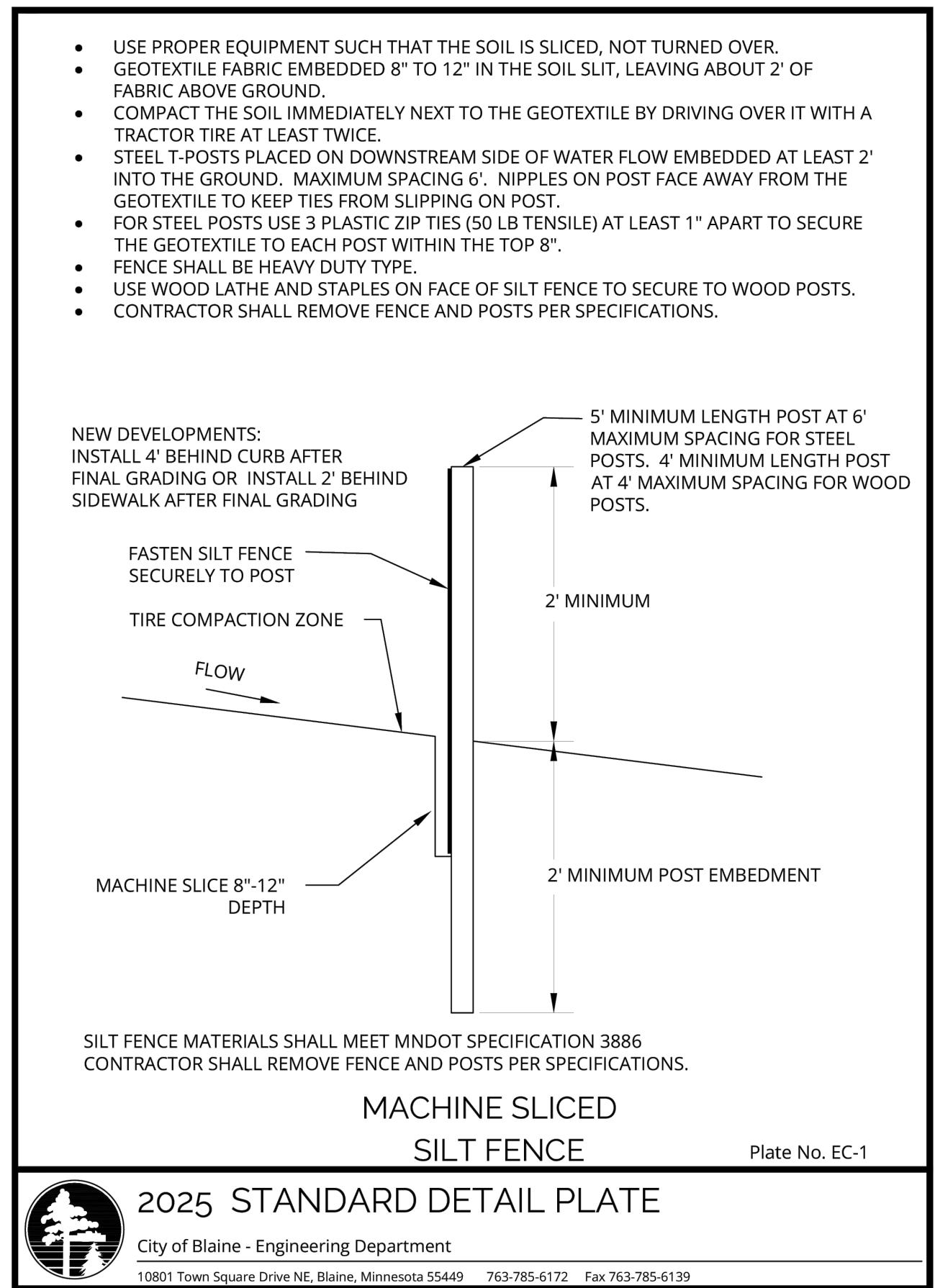
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECTION, SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

NAME: JOSEPH T RADACH PE
SIGNATURE: J.T. R.
DATE: 10/31/25 LIC #: 45889

 <p>ONSITE PAVEMENT-STANDARD DUTY</p> <p>1.5" BITUMINOUS WEAR COURSE, SPWEA330C, MNDOT 2360 TACK COAT, MNDOT 2357 2" BITUMINOUS BASE COURSE, SPNWB340C, MNDOT 2360 6" CLASS 5 AGGREGATE BASE, MNDOT 3138 APPROVED SUBGRADE, MIN. COMPACTION 95%</p> <p>NOTES</p> <ol style="list-style-type: none"> FINAL PAVEMENT SECTIONS AND SUBGRADE COMPACTION REQUIREMENTS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER OF RECORD 	 <p>NO PARKING R8-3a RED ON WHITE 12" X 18" R7-8m WHITE ON BLUE 12" X 18" R7-8n WHITE ON BLUE 12" X 6" 2" DIA. GALVANIZED SCHEDULE 40 PIPE</p> <p>NOTES</p> <ol style="list-style-type: none"> SIGN TO BE PLACED 18" BEHIND BACK OF CURB, 12" BEHIND SIDEWALK, OR AS NOTED ON THE SITE PLAN. CONCRETE FOOTING TO USED AS NECESSARY TO KEEP SIGN PLUMB. CENTER SIGN AT HEAD OF PARKING SPACE NOT MORE THAN 96" FROM HEAD OF PARKING SPACE. SIGN HARDWARE PER MANUFACTURER. 	 <p>NO PARKING 12" HIGH LETTERS HANDICAP PARKING SYMBOL (TYP) 4" STRIPING (TYP)</p>	 <p>HAY BALES OR COMPACTED EARTH BERM 10 MIL POLYETHYLENE SHEETING SAND BAG TO SECURE SHEETING</p> <p>NOTES</p> <ol style="list-style-type: none"> THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS. Liquid and solid washout waste shall not contact the ground. Liquid and solid washout waste shall be disposed of in compliance with MPCA rules. A sign shall be installed indicating the location of the washout facility.
<p>1 FLEXIBLE PAVEMENT SECTIONS NO SCALE</p>  <p>CONCRETE WALK</p> <p>4" PORTLAND CEMENT CONCRETE, MNDOT 3101 4" CLASS 5 AGGREGATE BASE, MNDOT 3138 (OR COMPACTED SAND SUBGRADE) APPROVED SUBGRADE, MIN. COMPACTION 95%</p> <p>CONCRETE PAVEMENT</p> <p>6" PORTLAND CEMENT CONCRETE, MNDOT 3101 6" CLASS 5 AGGREGATE BASE, MNDOT 3138 APPROVED SUBGRADE, MIN. COMPACTION 95%</p> <p>NOTES</p> <ol style="list-style-type: none"> FINAL PAVEMENT SECTIONS AND SUBGRADE COMPACTION REQUIREMENTS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER OF RECORD 	<p>4 HANDICAP SIGN NO SCALE</p>  <p>HEAVY DUTY HOPE DOME TOP BOLLARD COVER (COLOR PER OWNER) 6" DIA. GALVANIZED SCHEDULE 40 PIPE EXPANSION FELT EMBED IN CONCRETE</p> <p>NOTES</p> <ol style="list-style-type: none"> BOLLARDS TO BE PLACED 12" BEHIND BACK OF CURB OR AS NOTED ON THE SITE PLAN. CONCRETE FOOTING TO BE HELD BELOW FINISHED CONCRETE SURFACE. 	<p>7 HANDICAP PARKING SPACE PAVEMENT MARKINGS NO SCALE</p> <p>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 WILL NOT RESUME FOR A PERIOD EXCEEDING 10 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED WITHIN 10 CALENDAR DAYS AFTER CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED USE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G. CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE.</p> <p>TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH MNDOT 2575 AND SHALL BE AS FOLLOWS:</p> <p>SEED: 21-111 AT 100 LBS PER ACRE OR 21-112 AT 100 LBS PER ACRE MULCH: TYPE 1 AT 2 TONS PER ACRE FERTILIZER: 10-20-20 AT 300 LBS PER ACRE</p> <p>PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH MNDOT 2575 AND SHALL BE AS FOLLOWS, UNLESS SHOWN OTHERWISE ON THE PLANS:</p> <p>SEED: 25-131 AT 220 LBS PER ACRE OR 25-141 AT 59 LBS PER ACRE MULCH: TYPE 1 AT 2 TONS PER ACRE FERTILIZER: 10-10-10 AT 200 LBS PER ACRE</p>	<p>10 CONCRETE WASHOUT NO SCALE</p>
<p>2 RIGID PAVEMENT SECTIONS NO SCALE</p>  <p>PAVEMENT 1/2" R 3/4"/FT CURB 3" R 3" R 6" R 12" 8" 6" COMPACTED SAND SUBGRADE</p> <p>NOTES</p> <ol style="list-style-type: none"> TIPOUT CURB SHALL SLOPE OUT AT 3/4" PER FOOT. WHERE CURB MEETS CONCRETE PAVEMENT, INSTALL 24" NO.4 DOWELS SPACED 36" ON CENTER. 	<p>5 6" CONCRETE FILLED PIPE BOLLARD NO SCALE</p>  <p>3" R 6" R 12" 8" 6" CURB 3" R 3" R 6" R 12" 8" 6" PAVEMENT</p>	<p>8 TURF ESTABLISHMENT NO SCALE</p>  <p>RING INFILTRATION BASIN WITH BIO-ROLLS OR SILT FENCE SEE LANDSCAPE PLAN FOR BASIN SEEDING REQUIREMENTS</p> <p>GRASS PRE-TREATMENT STRIP UNDISTURBED, UNCOMPACTED SOIL EROSION CONTROL BLANKET ON BOTTOM AND SIDE SLOPES (MnDOT CATEGORY 20) RIPPED SOIL RIP SOIL TO DEPTH OF 12"</p>	<p>11 NOT USED NO SCALE</p>
<p>3 CONCRETE CURB & GUTTER NO SCALE</p>  <p>PAVEMENT 1/2" R 3/4"/FT CURB 3" R 3" R 6" R 12" 8" 6" COMPACTED SAND SUBGRADE</p> <p>NOTES</p> <ol style="list-style-type: none"> WHERE CURB MEETS CONCRETE PAVEMENT, INSTALL 24" NO.4 DOWELS SPACED 36" ON CENTER. 	<p>6 INFILTRATION BASIN NO SCALE</p>  <p>3" MAX 24" 12"</p>	<p>9 NOT USED NO SCALE</p>	<p>12 NOT USED NO SCALE</p>
<p>11/19/25 <small>contour.civil\driveway\driveway\mndot 2307\north meadows.wkf\100\details.dwg</small></p>	<p>12 DETAILS NORTH MEADOWS LLC 1625 Energy Park Drive, Suite 100 St. Paul, MN 55108</p>	<p>12 DETAILS NORTH MEADOWS THIRD ADDITION Blaine, MN 55449</p>	<p>12 SHEET NUMBER C6.1</p>

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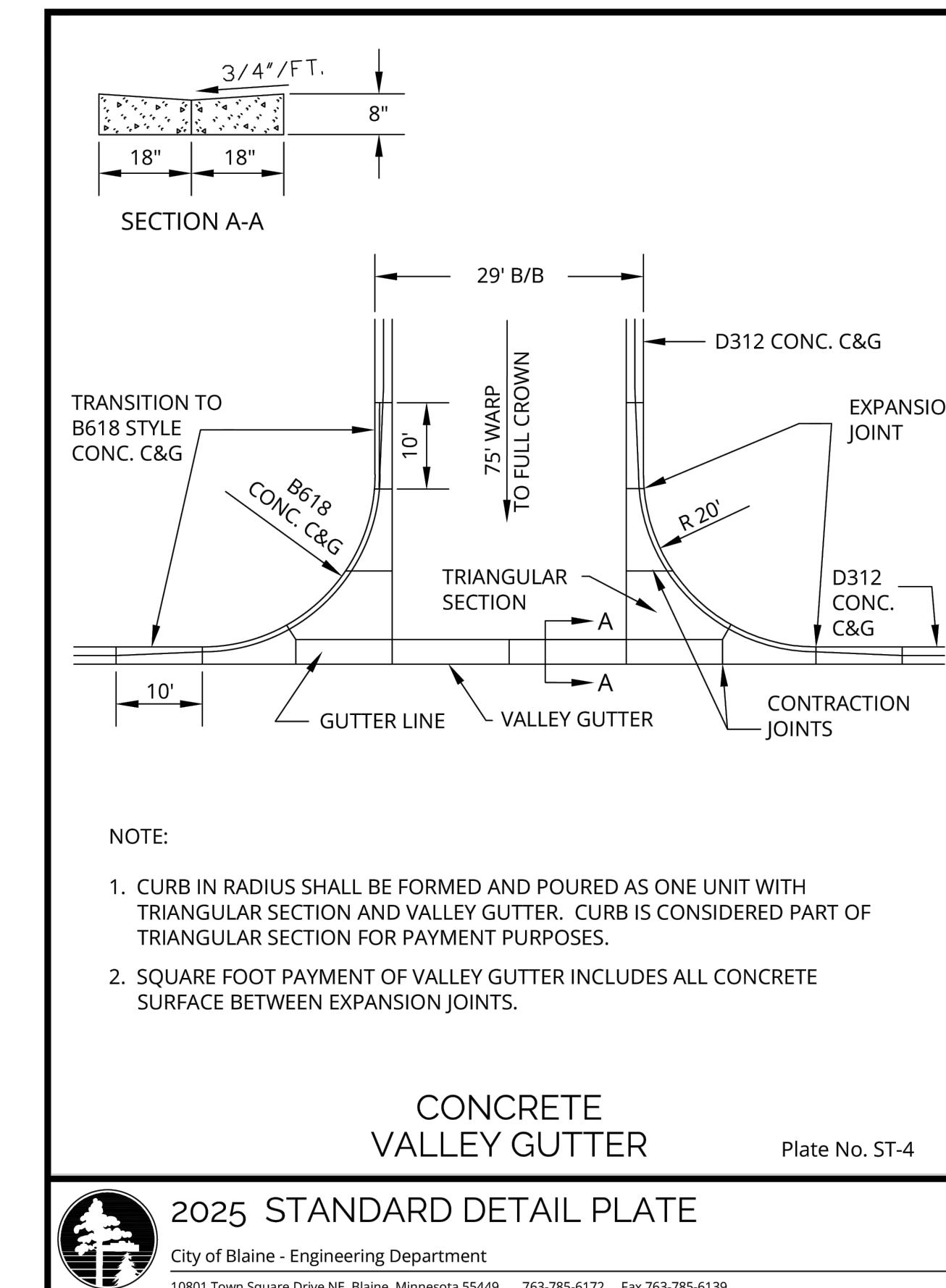
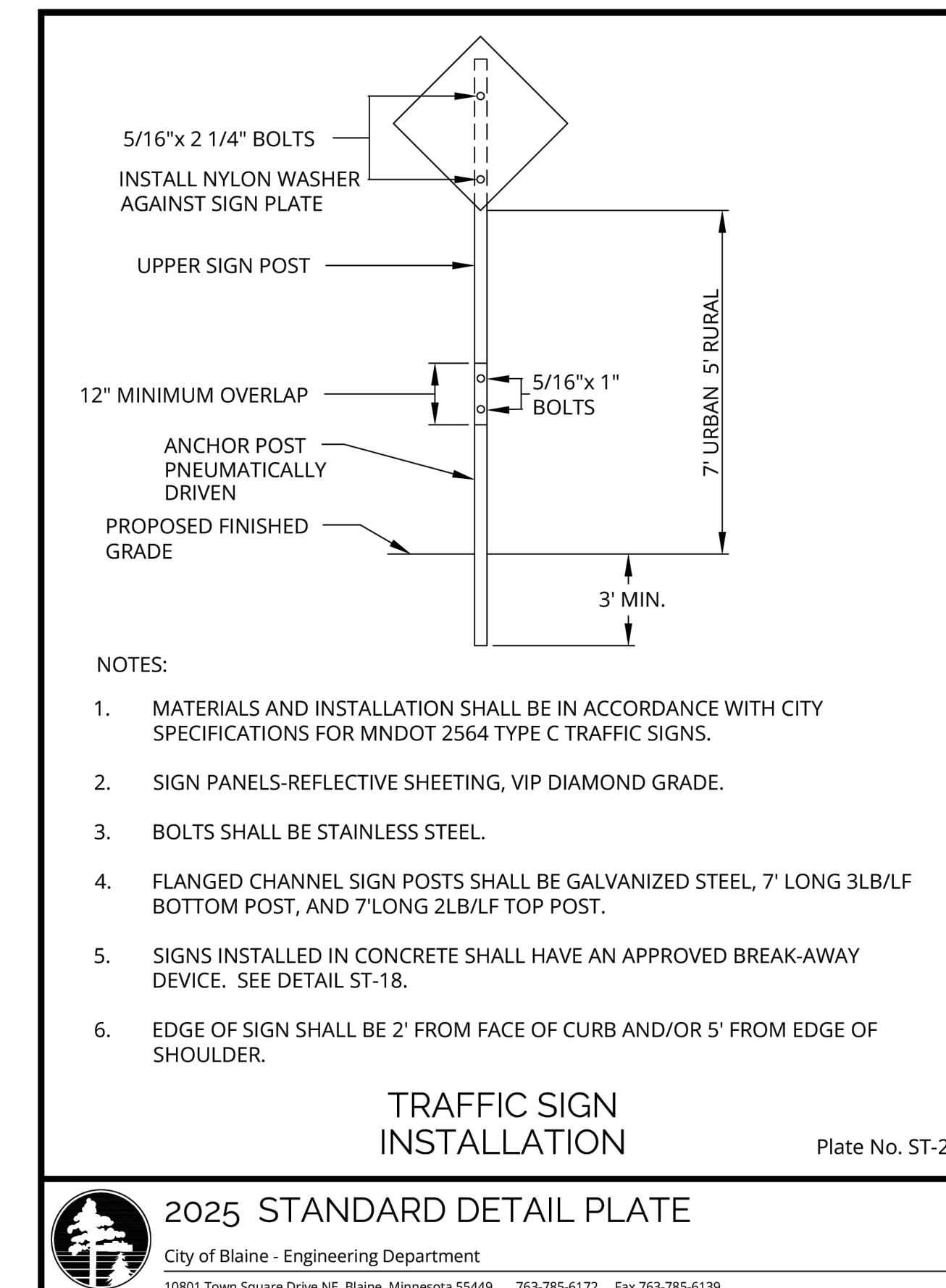
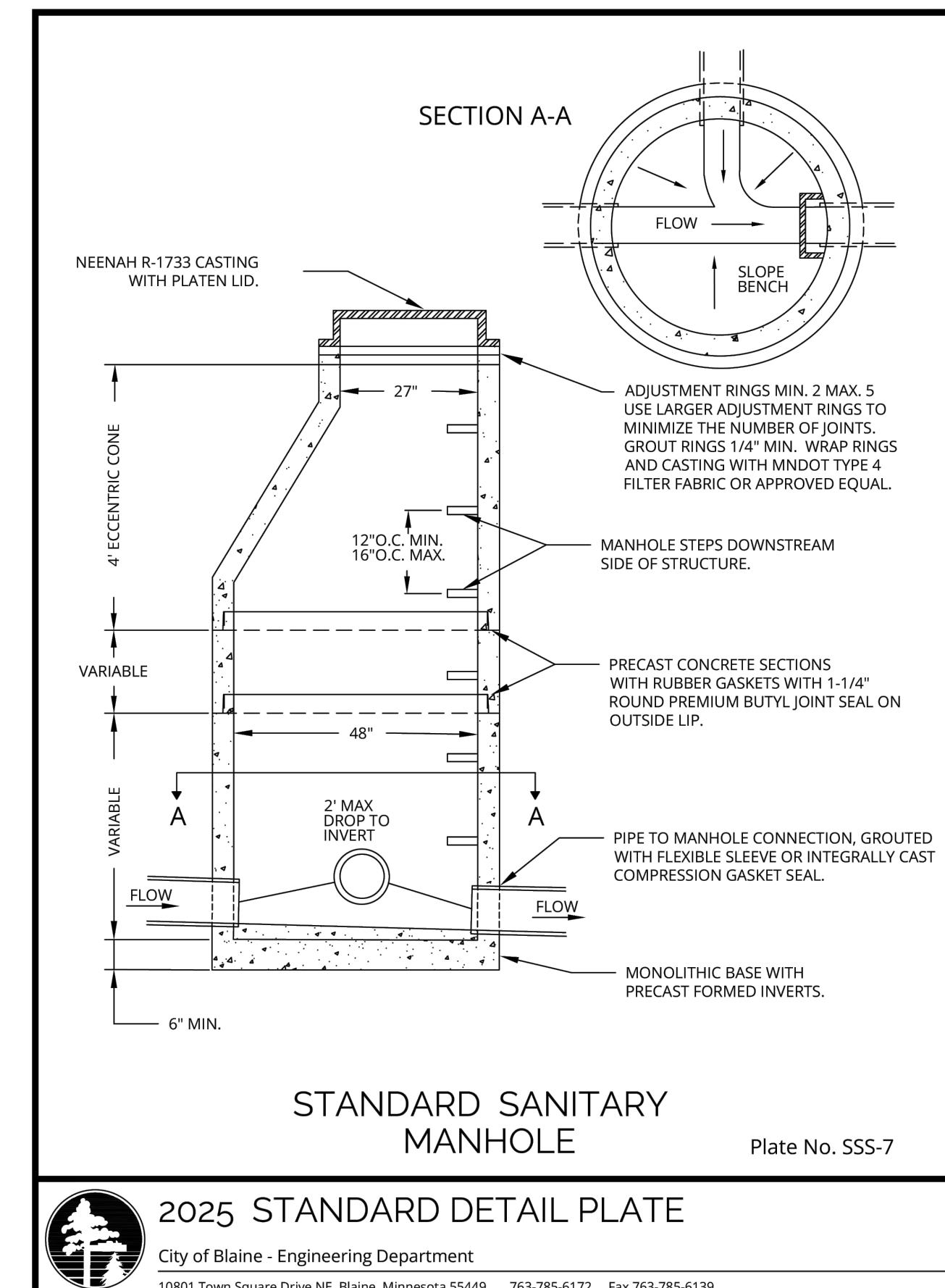
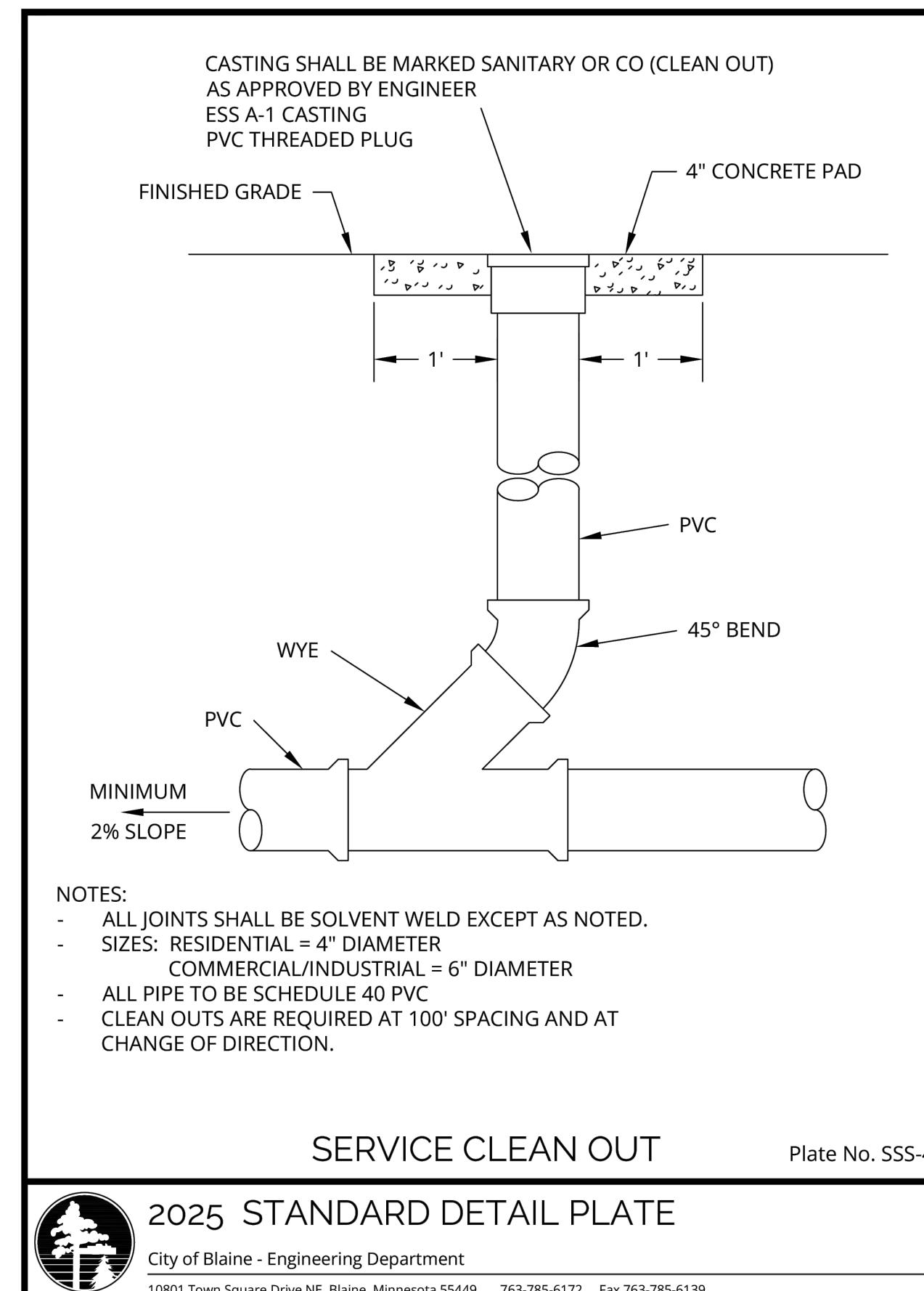
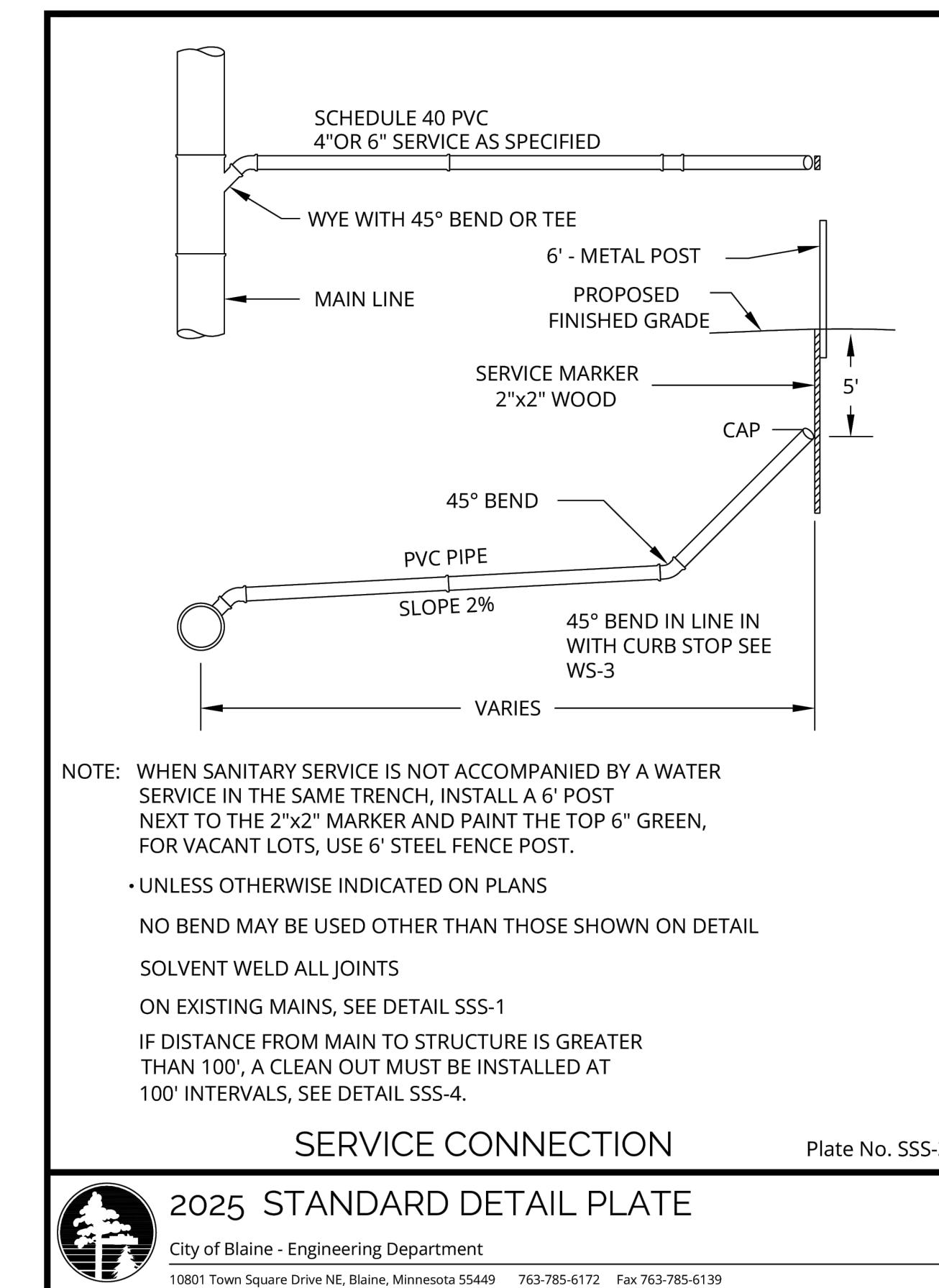
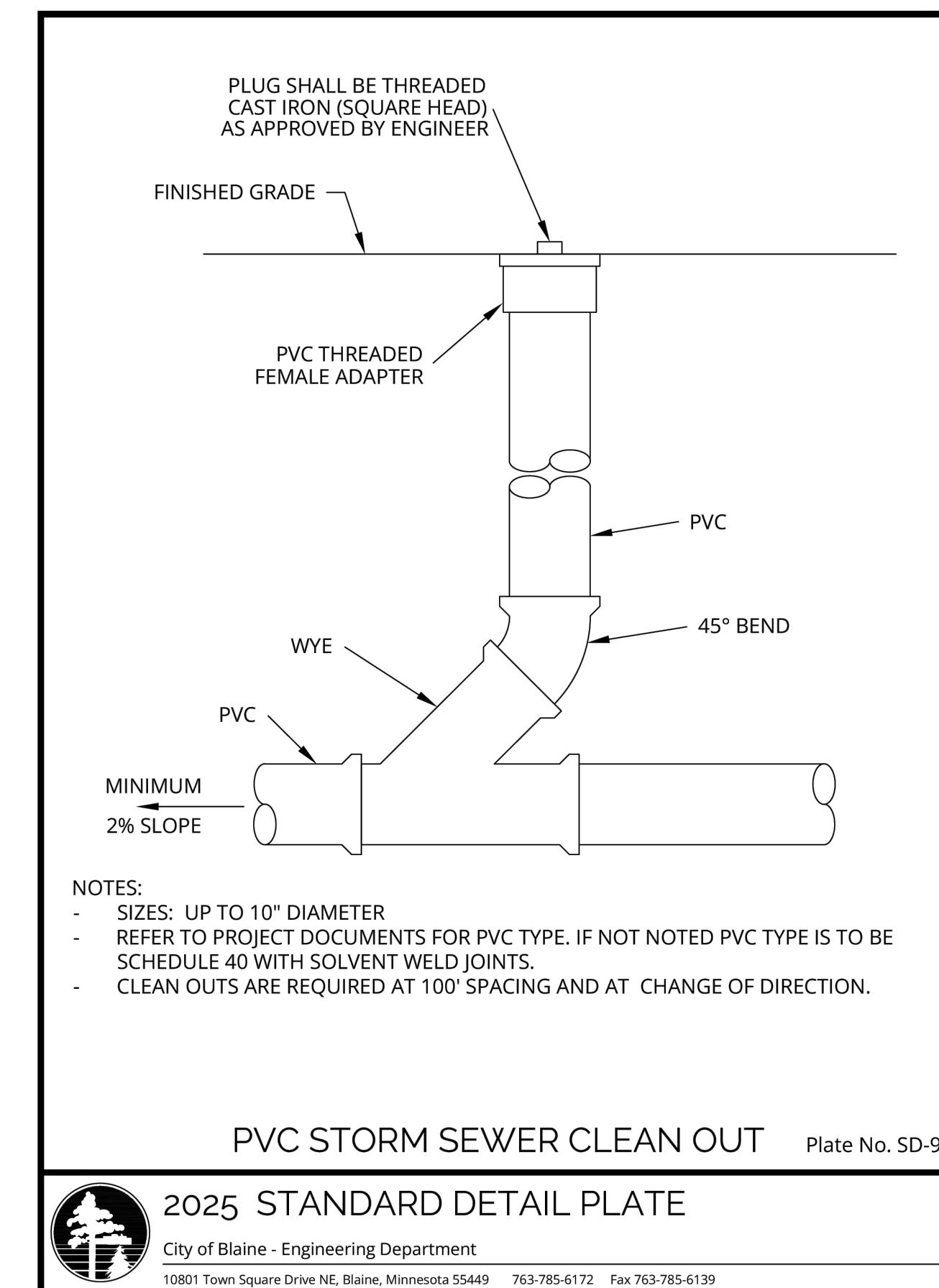
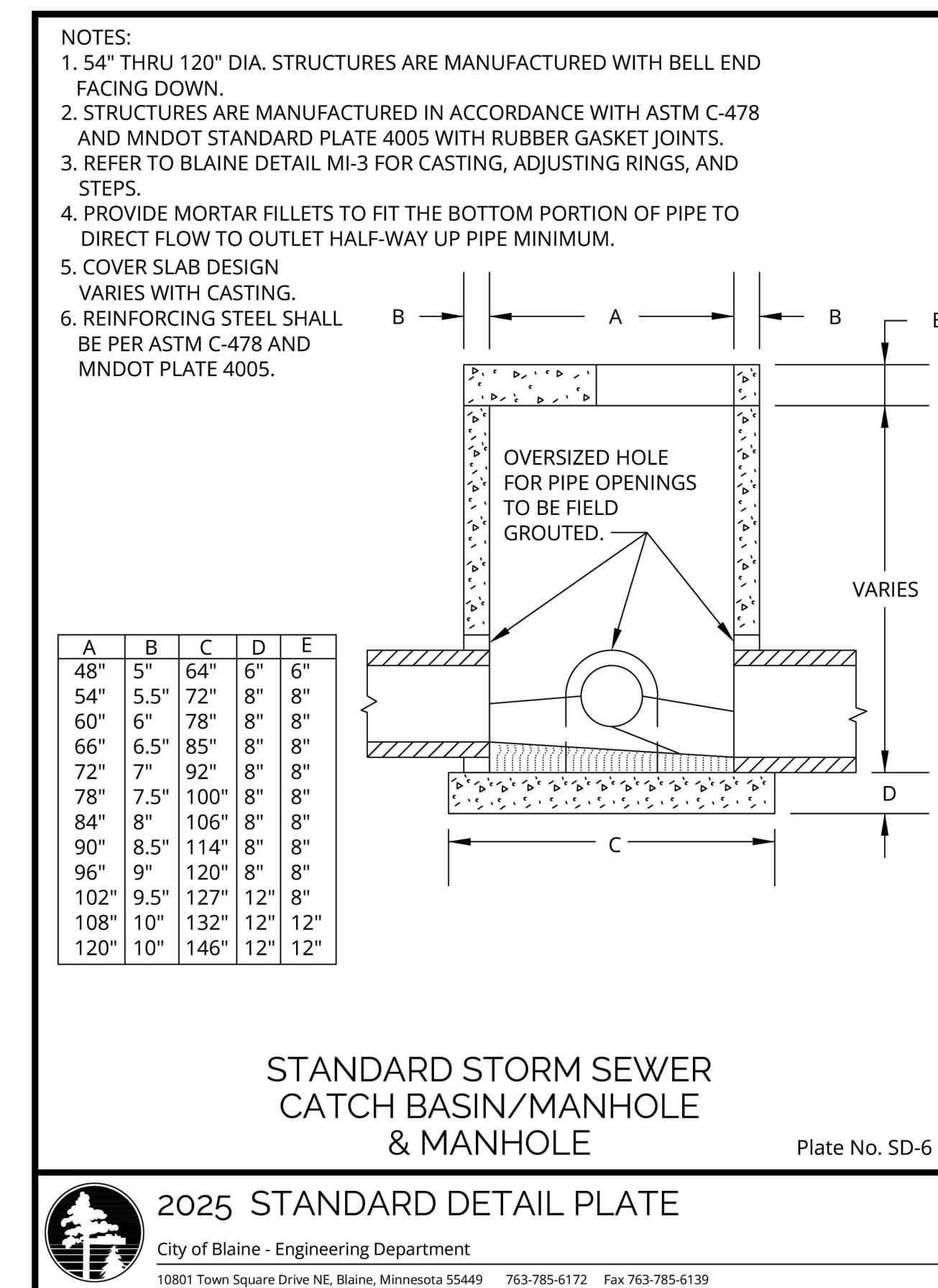
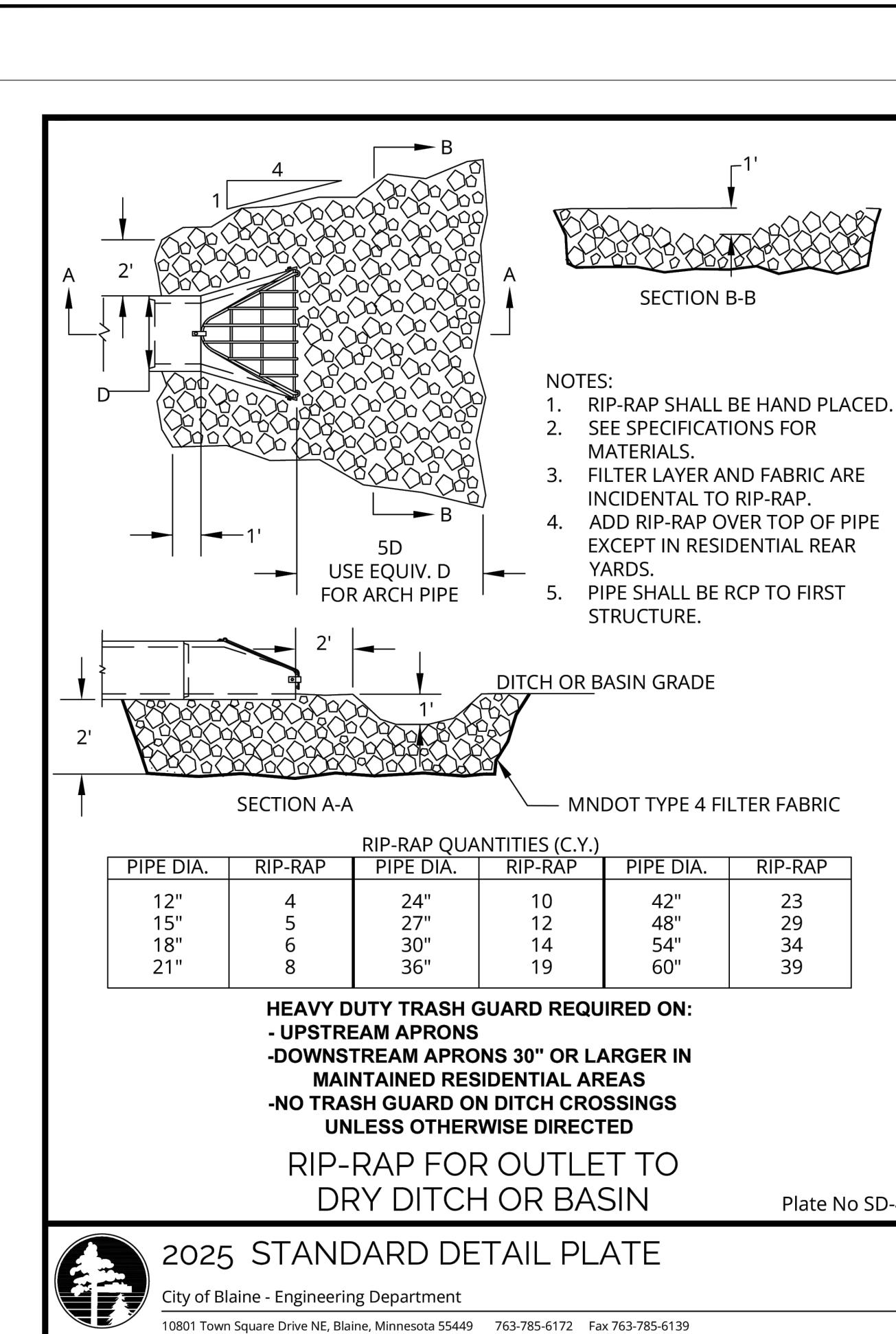
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1. 11/06/25 CITY SUBMITTAL
2. 11/19/25 RCWD COMMENTS
3. 11/21/25 RCWD COMMENTS
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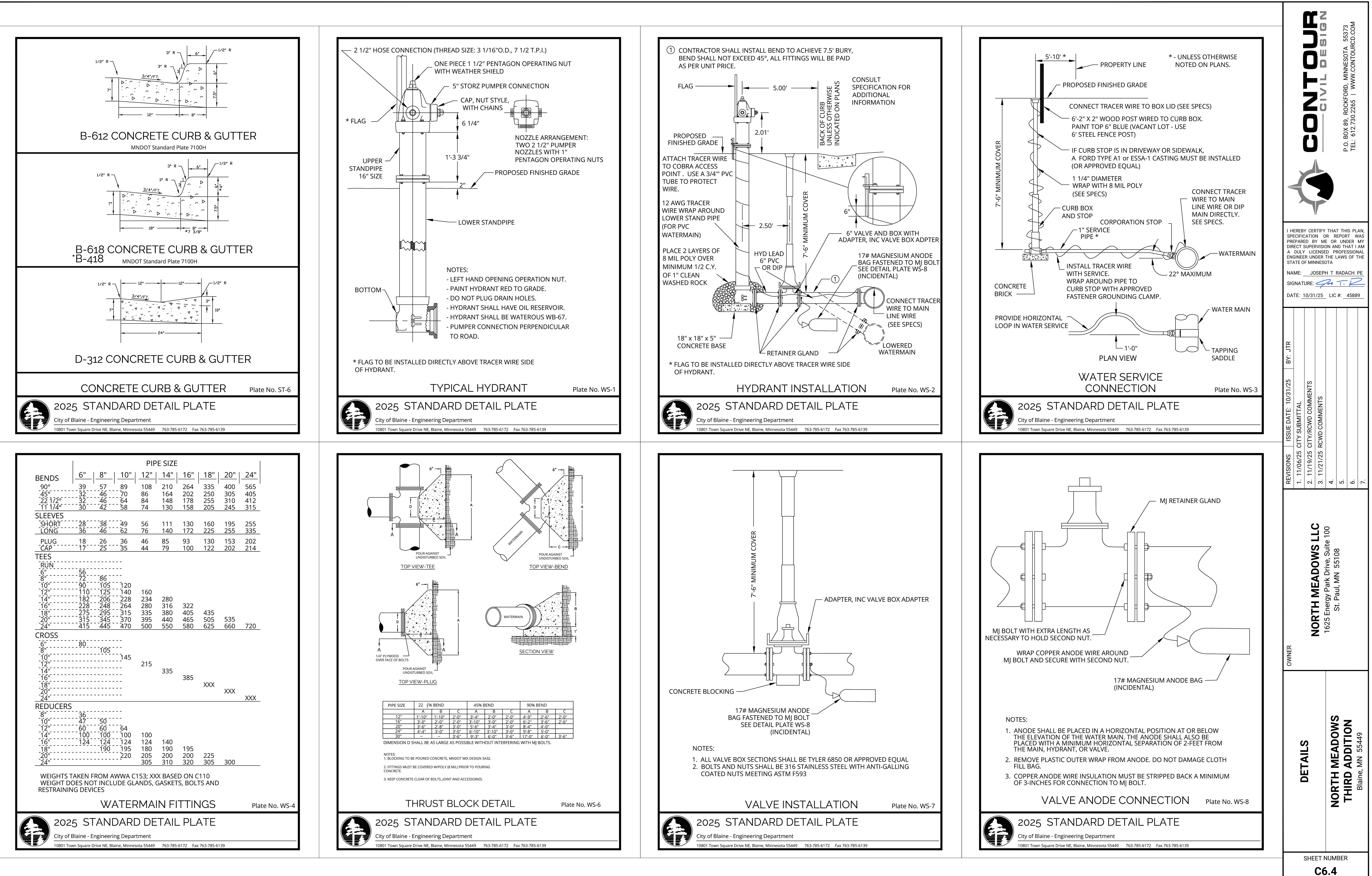
NORTH MEADOWS LLC
1625 Energy Park Drive, Suite 100
St. Paul, MN 55108

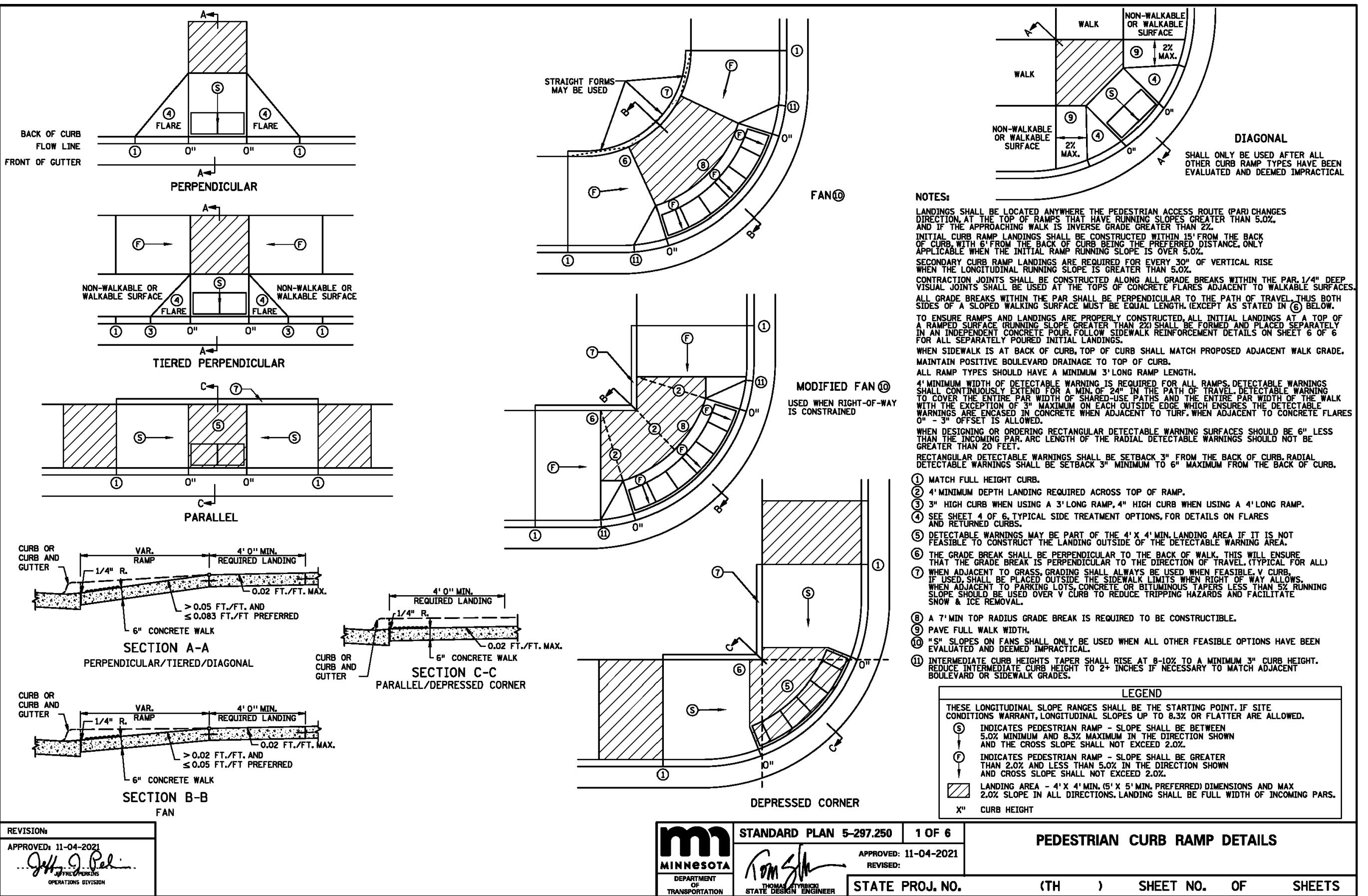
OWNER
NORTH MEADOWS THIRD ADDITION
Blaine, MN 55449

DETAILS

SHEET NUMBER
C6.2

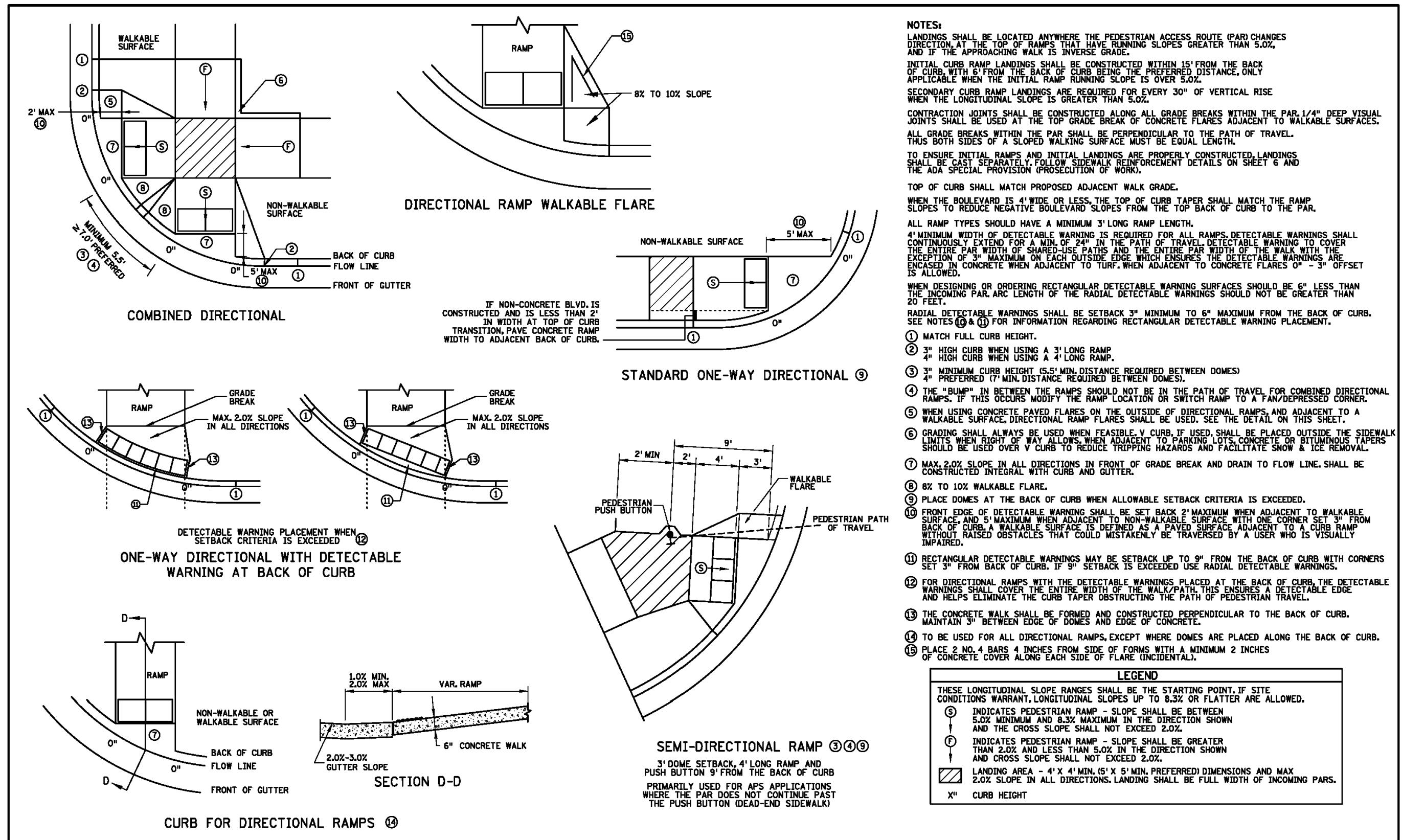






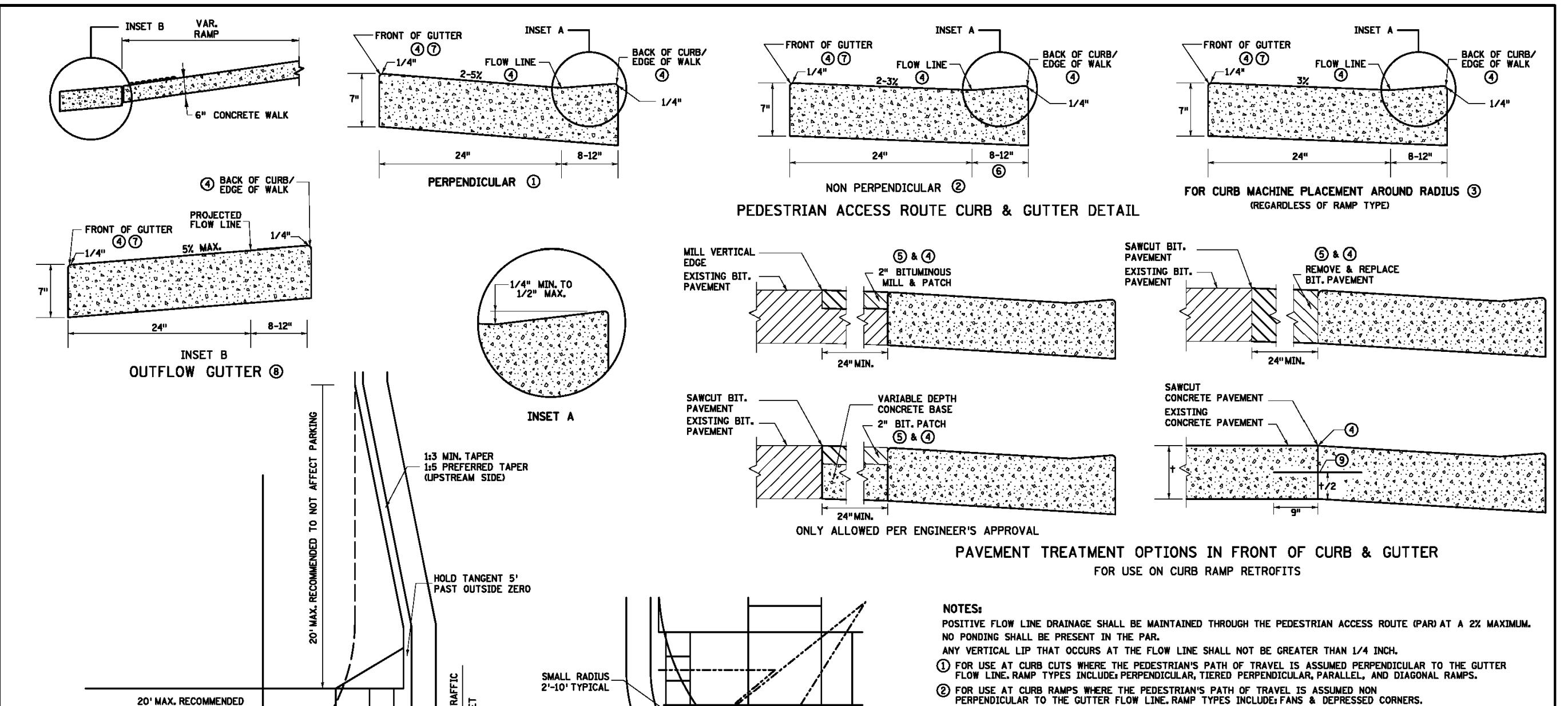
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APPROVED: 11-04-2021
Signature: J. Radach
OPERATING DIVISION

STANDARD PLAN 5-297.250 1 OF 6
PEDESTRIAN CURB RAMP DETAILS
APPROVED: 11-04-2021
REVISED:
STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS



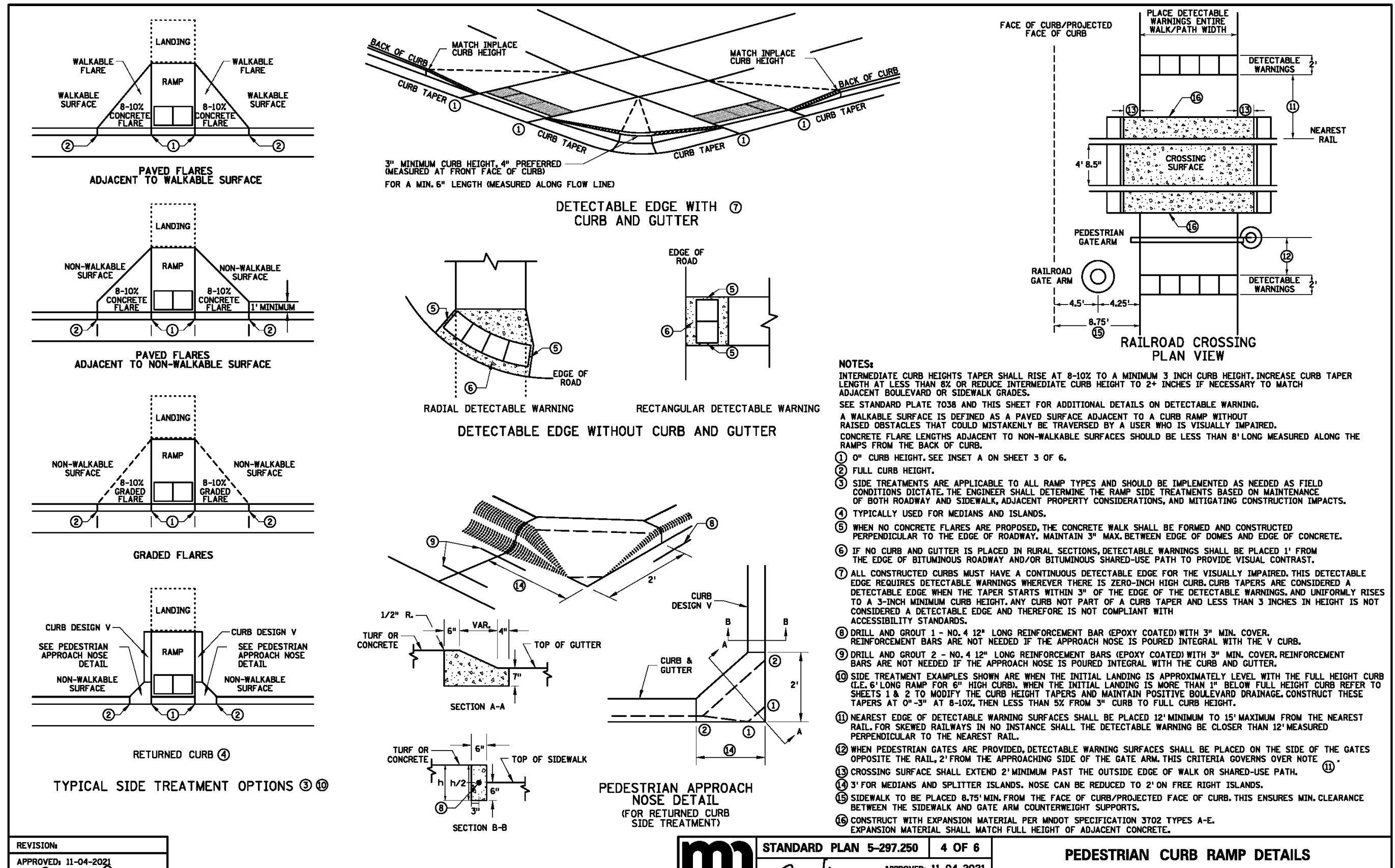
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APPROVED: 11-04-2021
Signature: J. Radach
OPERATING DIVISION

STANDARD PLAN 5-297.250 2 OF 6
PEDESTRIAN CURB RAMP DETAILS
APPROVED: 11-04-2021
REVISED:
STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS



REVISION:
APPROVED: 11-04-2021
Signature: J. Radach
OPERATING DIVISION

STANDARD PLAN 5-297.250 3 OF 6
PEDESTRIAN CURB RAMP DETAILS
APPROVED: 11-04-2021
REVISED:
STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS



REVISION:
APPROVED: 11-04-2021
Signature: J. Radach
OPERATING DIVISION

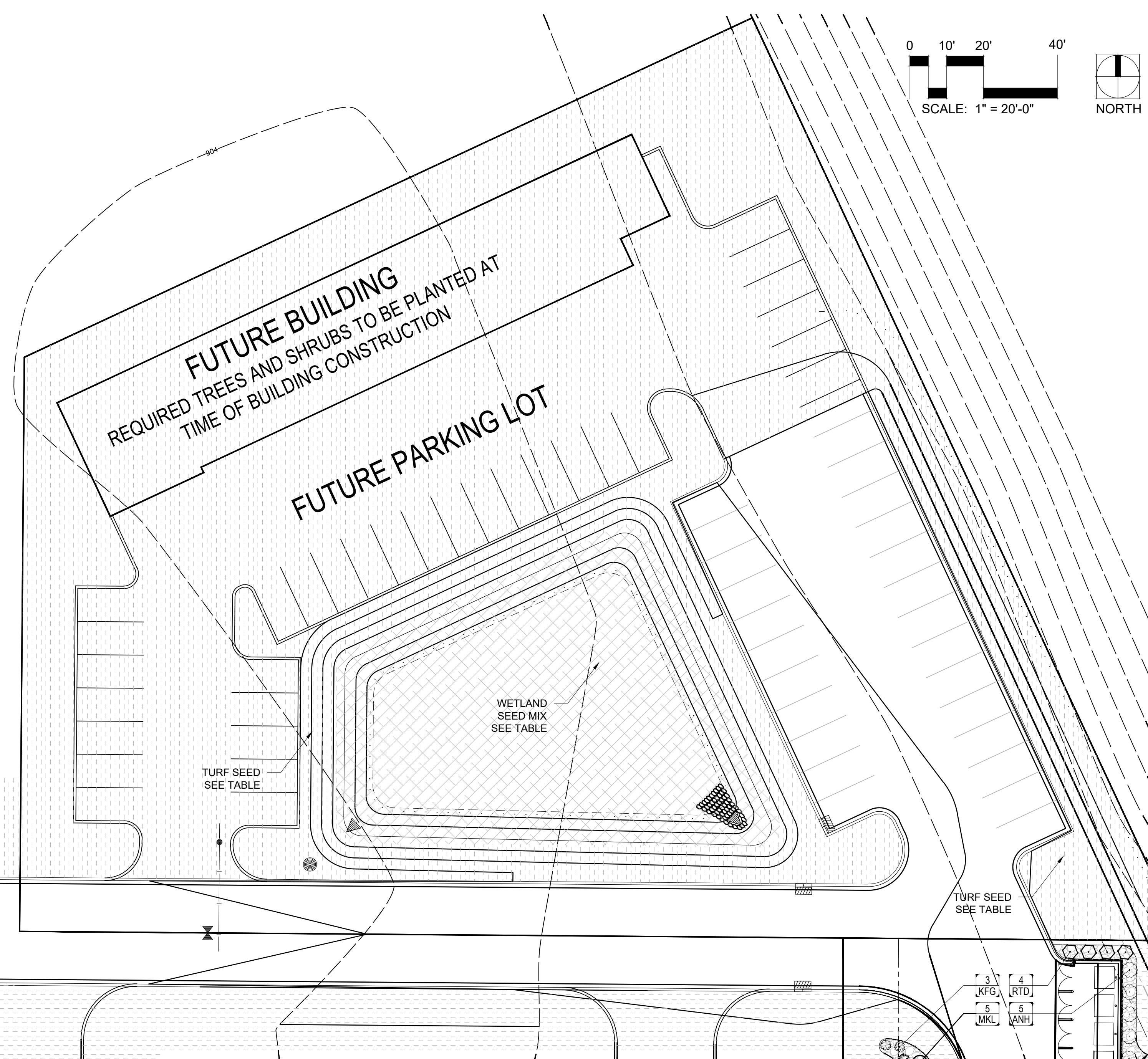
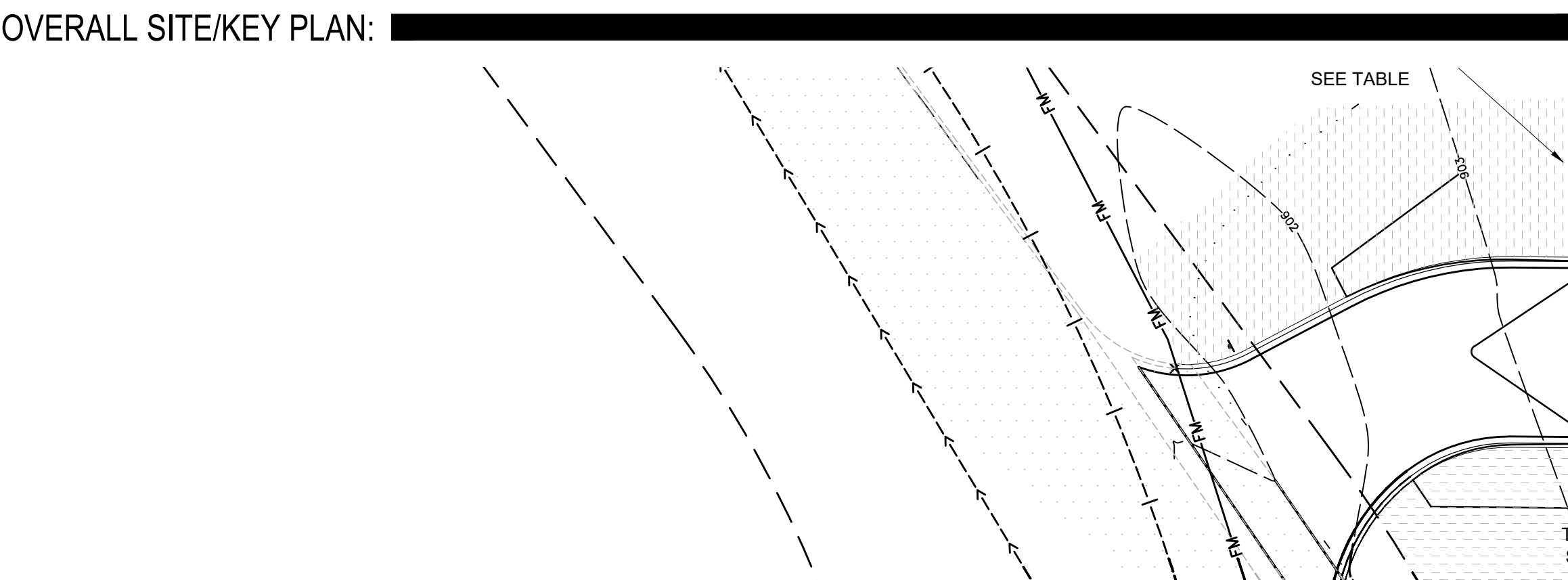
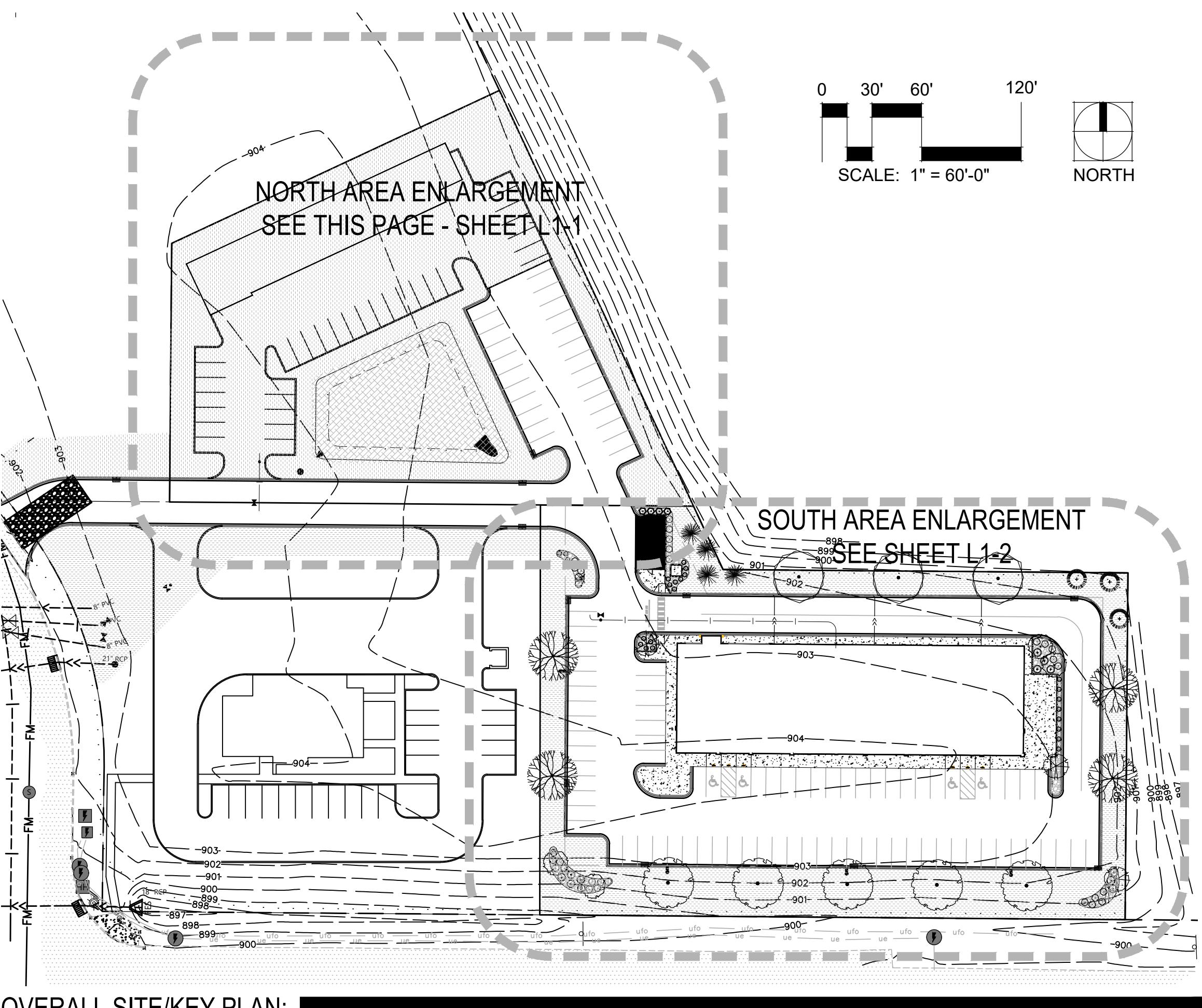
STANDARD PLAN 5-297.250 4 OF 6
PEDESTRIAN CURB RAMP DETAILS
APPROVED: 11-04-2021
REVISED:
STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

NORTH MEADOWS LLC
1625 Energy Park Drive, Suite 100
St. Paul, MN 55108

OWNER

NORTH MEADOWS
THIRD ADDITION
Blaine, MN 55449

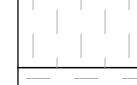
SHEET NUMBER
C6.5



NORTH AREA LANDSCAPE PLAN:

PER THE CITY OF BLAINE LANDSCAPE ORDINANCE, REQUIRED LANDSCAPE QUANTITIES FOR THIS PROJECT ARE DETERMINED BY USING THE FOLLOWING QUANTIFIABLE ELEMENTS:

1. BUILDING AREA = 5,490 SF FUTURE
2. SITE PERIMETER = 966 LF
3. LANDSCAPING REQUIRED AS FOLLOWS:
 - OVERSTORY TREES - THE GREATER OF THE FOLLOWING:
 - 1 per 2,000 SF OF BUILDING OR = 3 TREES
 - 1 per 100 LF SITE PERIMETER = 10 TREES
 - CONIFEROUS TREES - THE GREATER OF THE FOLLOWING:
 - 1 per 2,000 SF OF BUILDING = 3 TREES
 - 1 per 200 LF SITE PERIMETER = 5 TREES
 - 5 TREES WILL BE PROVIDED AT THE TIME A FUTURE BUILDING IS CONSTRUCTED
4. TREES WILL BE PLANTED AT THE MINIMUM SIZES AS SHOWN ON THE PLANT SCHEDULE.
PROPOSED MINIMUM SIZES ARE:
 - 2.5" CAL. FOR DECIDUOUS TREES
 - 6' HEIGHT FOR CONIFEROUS TREES
 - 2.0" CAL. FOR ORNAMENTAL TREES
 - 24" HEIGHT FOR SHRUBS

GRAPHIC	MATERIAL	SPECIFICATION	NOTES
	ROCK MULCH	1.5" DIAMETER CRUSHED GRANITE ROCK MULCH	3" DEPTH N/A
	WETLAND SEED MIX	NATIVE SEED MIX MNDOT SEED MIX WD - WET DITCH	20 LBS/AC
	TURF SEED	LOW MAINTENANCE TURF SEED MNDOT SEED MIX SB - SOUTHERN BOULEVARD	160 LBS/AC
	SOD	BLUEGRASS PER SOD	N/A N/A

GROUNDCOVER SCHEDULE:

LANDSCAPE CALCULATIONS (NORTH AREA ONLY):

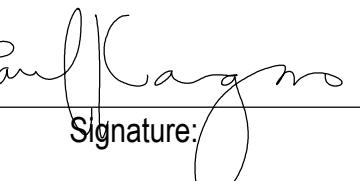
Blaine, Minnesota

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I hereby certify that this plan was prepared by
me or under my direct supervision and that I am
Registered Landscape Architect under the laws
of the State of Minnesota.

Name: Paul Kangas
Registration #: 26017


Signature:

Project #: 25-015
Date: CITY SUBMITTAL | 10-31-2025
Revision: PER CITY COMMENTS | 11-19-2025
Drawn By: PK
Checked By: PK

Sheet Title:
LANDSCAPE PLAN
SOUTH AREA

Sheet Number:

L1-2

GRAPHIC	MATERIAL	SPECIFICATION	NOTES
ROCK MULCH	1.5" DIAMETER CRUSHED GRANITE ROCK MULCH	3" DEPTH	
WETLAND SEED MIX TYPE 'A'	BWLR SEED MIX #34-182 EMERGING WETLANDS	5 LBS/AC	
WETLAND SEED MIX TYPE 'B'	BWLR SEED MIX #35-242 MEADOWS	36.5 LBS/AC	
WETLAND SEED MIX TYPE 'C'	BWLR SEED MIX #34-182 TEMPORARY EMERGING WETLANDS	5 LBS/AC	
SOD	BLUEGRASS PEAT SOD	N/A	

GROUNDCOVER SCHEDULE:

PER THE CITY OF BLAINE LANDSCAPE ORDINANCE, REQUIRED LANDSCAPE QUANTITIES FOR THIS PROJECT ARE DETERMINED BY USING THE FOLLOWING QUANTIFIABLE ELEMENTS:

1. BUILDING AREA = 13,856 SF
2. SITE PERIMETER = 1,186 LF

3. LANDSCAPING REQUIRED AS FOLLOWS:

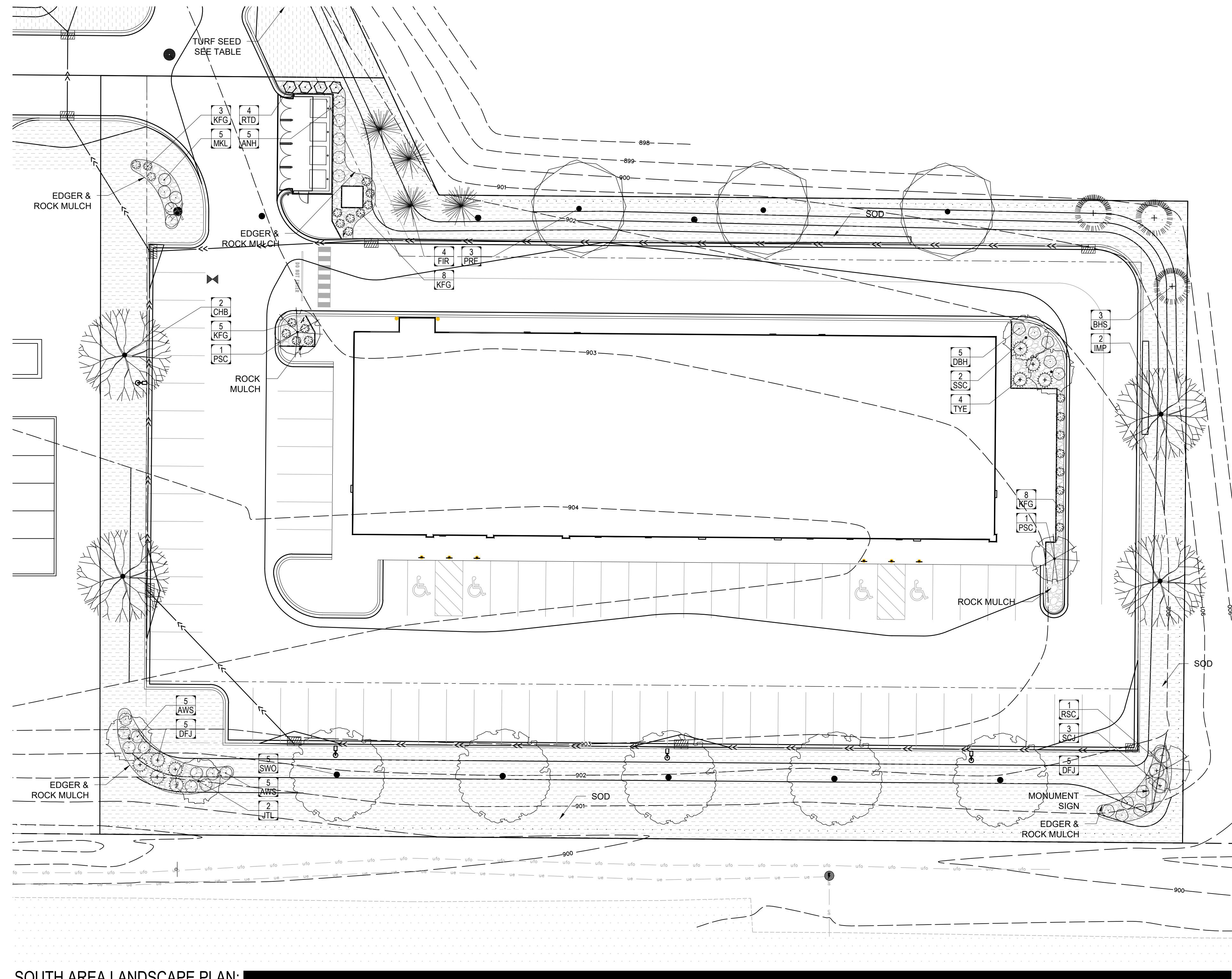
- OVERSTORY TREES - THE GREATER OF THE FOLLOWING:
1 per 2,000 SF OF BUILDING OR = 7 TREES
1 per 100 LF SITE PERIMETER = 12 TREES
12 PROVIDED
- CONIFEROUS TREES - THE GREATER OF THE FOLLOWING:
1 per 2,000 SF OF BUILDING = 7 TREES
1 per 200 LF SITE PERIMETER = 6 TREES
7 PROVIDED
- ORNAMENTAL TREES - THE GREATER OF THE FOLLOWING:
1 per 2,000 SF OF BUILDING = 7 TREES
1 per 200 LF SITE PERIMETER = 6 TREES
7 PROVIDED
- SHRUBS - THE GREATER OF THE FOLLOWING:
1 per 300 SF OF BUILDING = 46 SHRUBS
1 per 30 LF SITE PERIMETER = 40 SHRUBS
46 SHRUBS AND 24 ORNAMENTAL GRASSES PROVIDED

4. TREES WILL BE PLANTED AT THE MINIMUM SIZES AS SHOWN ON THE PLANT SCHEDULE.

PROPOSED MINIMUM SIZES ARE:

- 2.5" CAL. FOR DECIDUOUS TREES
- 6' HEIGHT FOR CONIFEROUS TREES
- 2.0" CAL. FOR ORNAMENTAL TREES
- 24" HEIGHT FOR SHRUBS

LANDSCAPE CALCULATIONS (SOUTH AREA ONLY):



SOUTH AREA LANDSCAPE PLAN:

SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT	COMMENTS
DECIDUOUS SHRUBS						
ANH	5	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Annabelle'	24" HGT	POT	5' O.C.
AWS	10	ANTHONY WATERER SPIREA	Spiraea x bumalda 'Anthony Waterer'	24" HGT	POT	5' O.C.
DBH	10	DWARF BUSH HONEYSUCKLE	Diervilla lonicera	24" HGT	POT	5' O.C.
MKL	5	MISS KIM LILAC	Syringa patula 'Miss Kim'	24" HGT	POT	5' O.C.
RTD	4	RED TWIGGED DOGWOOD	Cornus sericea 'Bailey'	24" HGT	POT	5' O.C.
CONIFEROUS SHRUBS						
DFJ	5	DAUB'S FROSTED JUNIPER	Juniperus chinensis 'Daub's Frosted'	5 GAL	POT	5' O.C.
SCJ	3	SCANDIA JUNIPER	Juniperus sabina 'Scandia'	5 GAL	POT	5' O.C.
TYE	4	TAUNTON YEW	Taxus x media 'Taunton'	5 GAL	POT	5' O.C.
ORNAMENTAL GRASSES						
KFG	24	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	2 GAL	POT	--

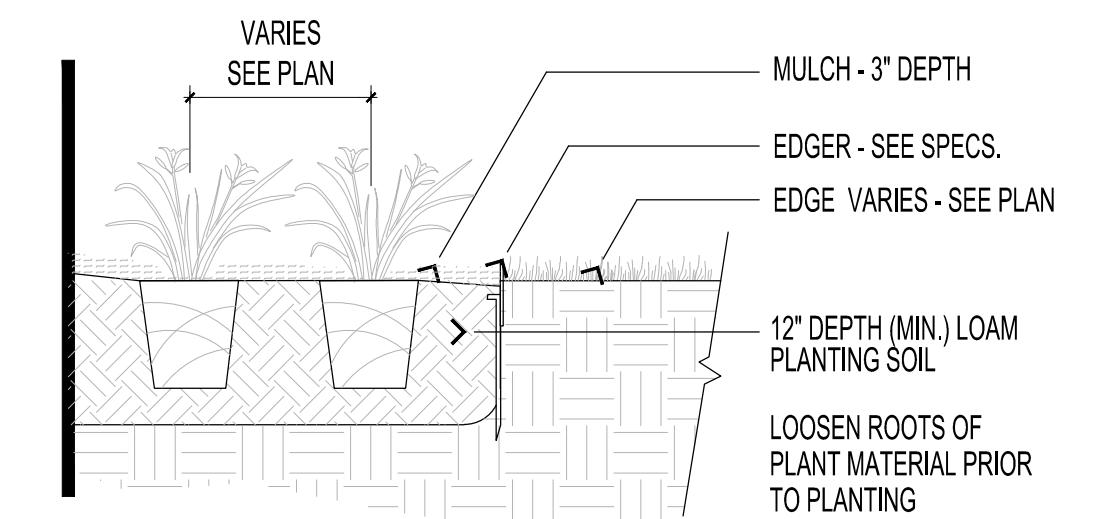
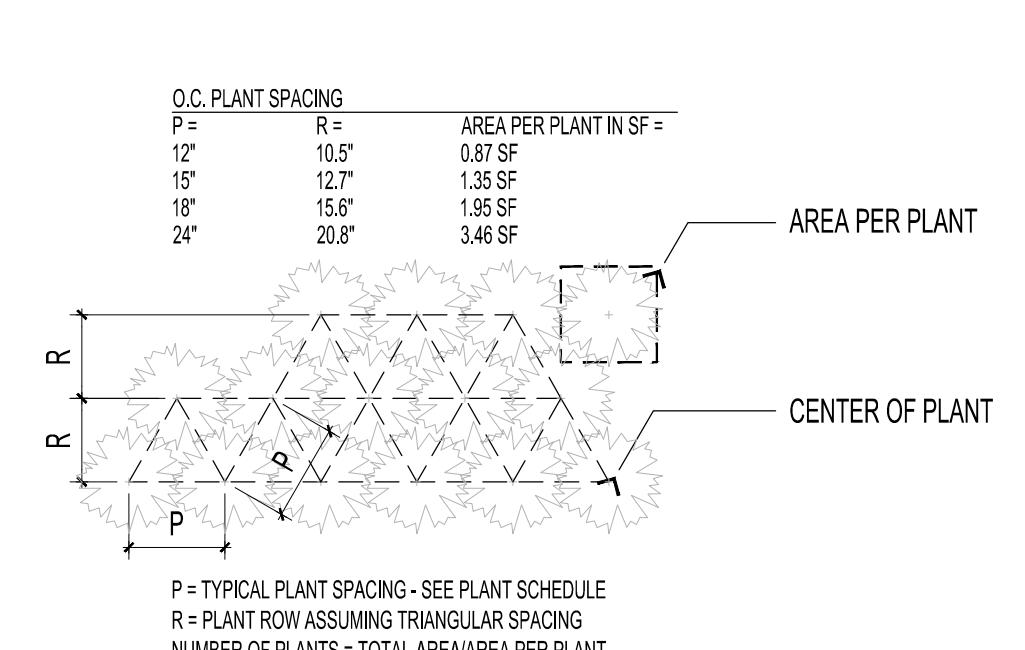
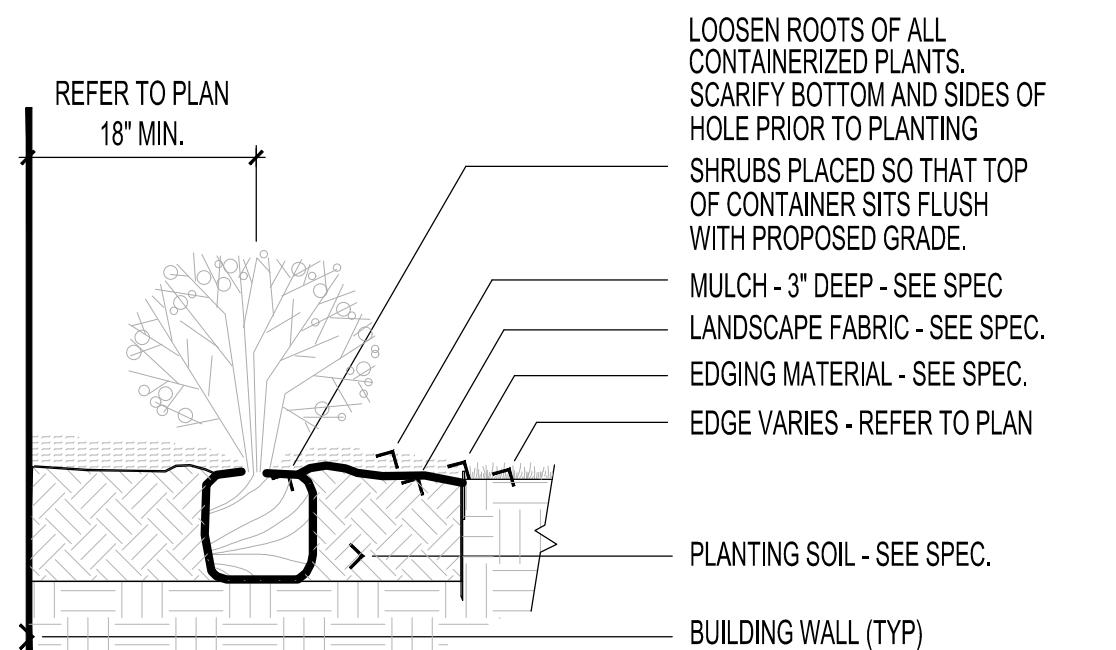
PLANTING SCHEDULE (THIS PAGE ONLY):

DECIDUOUS TREES						
CHB	2	COMMON HACKBERRY	Celtis occidentalis	2.5" CAL	B&B	SINGLE STEM
IMP	2	IMPERIAL HONEYLOCUST	Gleditsia triacanthos var. inermis 'Imperial'	2.5" CAL	B&B	SINGLE STEM
PRE	3	PRINCETON ELM	Ulmus americana 'Princeton'	2.5" CAL	B&B	SINGLE STEM
SWO	5	SWAMP WHITE OAK	Quercus bicolor	2.5" CAL	B&B	SINGLE STEM

ORNAMENTAL TREES						
JTL	2	JAPANESE TREE-LILAC	Syringa reticulata 'Ivory Silk'	2.0" CAL	B&B	SINGLE STEM
PSC	2	PINK SPIRES CRABAPPLE	Malus x 'Pink Spires'	2.0" CAL	B&B	SINGLE STEM
RSC	1	RED SPLENDOR CRABAPPLE	Malus x 'Red Splendor'	2.0" CAL	B&B	SINGLE STEM
SSC	2	SPRING SNOW CRABAPPLE	Malus x 'Spring Snow'	2.0" CAL	B&B	SINGLE STEM

EVERGREEN TREES						
BHS	3	BLACK HILLS SPRUCE	Picea glauca densata	6' HGT	B&B	FULL FORM
FIR	4	WHITE FIR (aka CONCOLOR FIR)	Abies concolor	6' HGT	B&B	FULL FORM

TREE PLANTING SCHEDULE (THIS PAGE ONLY):



1 SHRUB PLANTING DETAIL

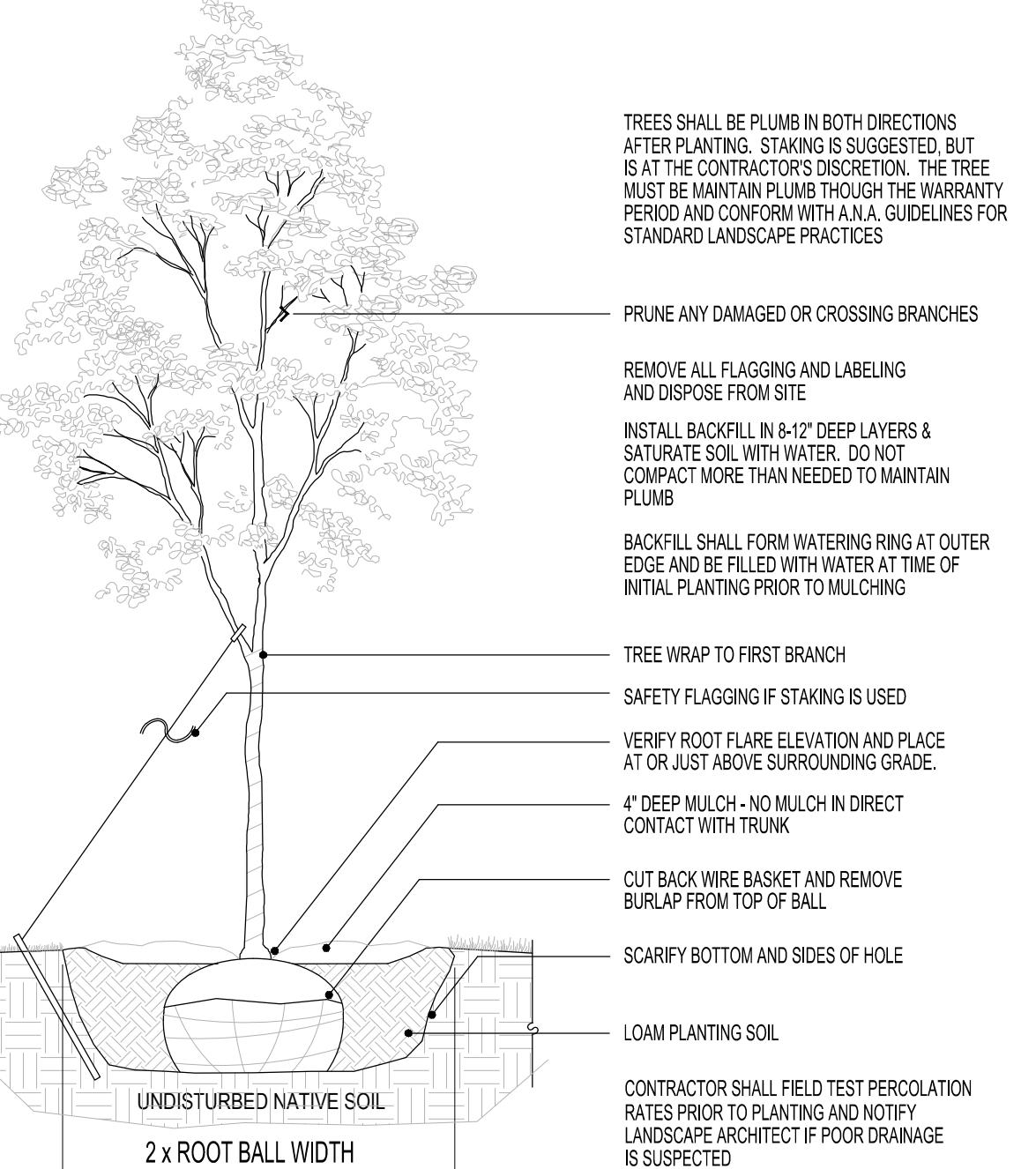
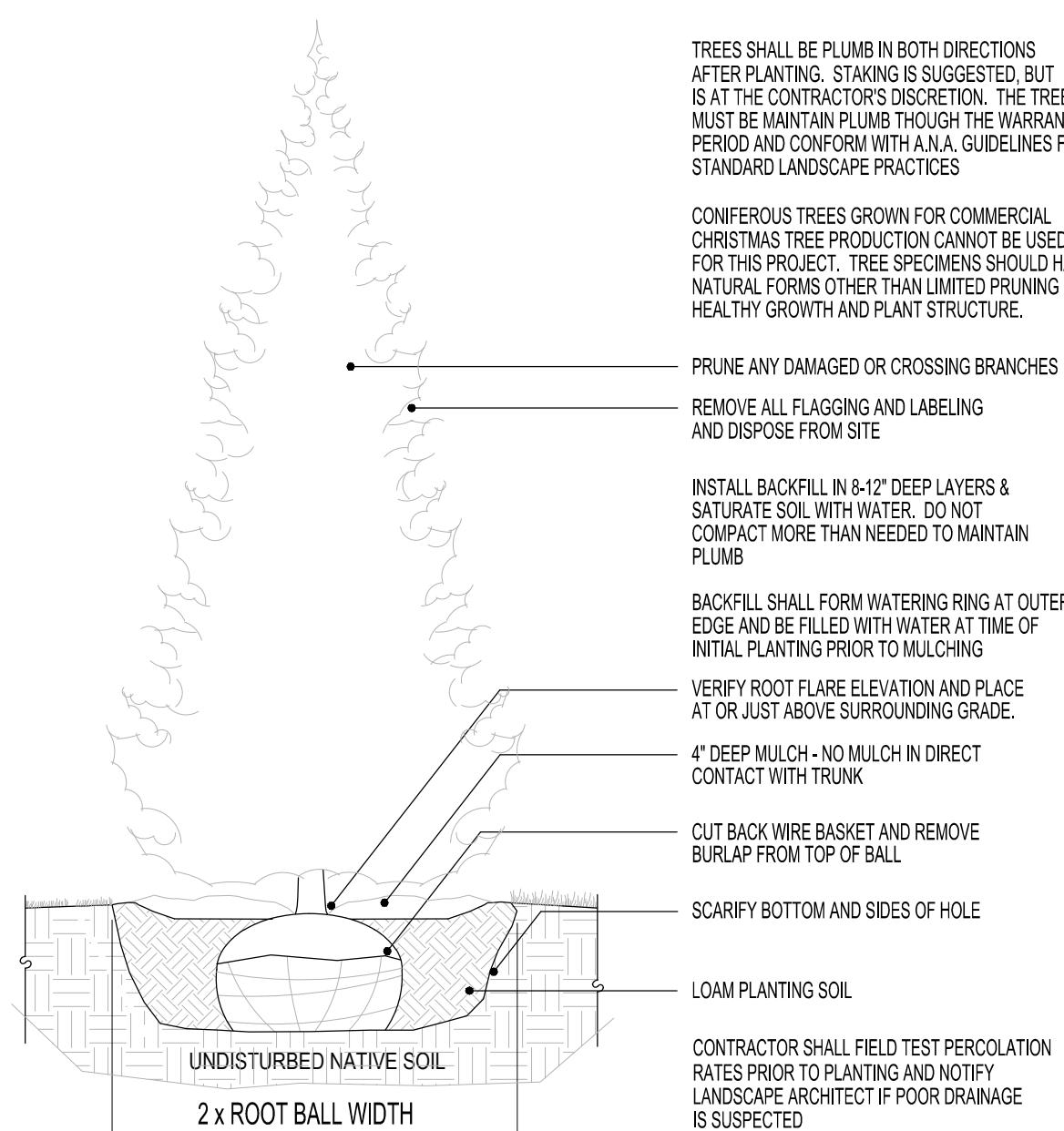
SCALE: 3/4" = 1'-0"

2 PERENNIAL SPACING GUIDELINES

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

3 PERENNIAL PLANTING

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



4 CONIFEROUS TREE PLANTING DETAIL

SCALE: 1/2" = 1'-0"

5 DECIDUOUS TREE PLANTING DETAIL

SCALE: 1/2" = 1'-0"

PLANTING DETAILS: [REDACTED]

THE CONTRACTOR SHALL:

VISIT SITE PRIOR TO SUBMITTING BID TO INSPECT INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE SCOPE OF WORK.

VERIFY THE LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES THAT WOULD COMPROMISE THE DESIGN OR INTENT OF THE PROJECT LAYOUT.

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

PROTECT ALL EXISTING FEATURES FROM DAMAGE DURING PLANTING OPERATIONS. ANY DAMAGE SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER.

CALL GOPHER-ONE TO VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS.

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

UTILITIES, BACKGROUND INFORMATION, AND LAYOUT:

ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN. ADEQUATELY COMPACT ANY EXCAVATED AREAS TO AVOID FUTURE SETTLEMENT.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION PROVIDED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES THAT WOULD COMPROMISE THE DESIGN INTENT PRIOR TO BEGINNING CONSTRUCTION.

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.

LANDSCAPE INSTALLATION AND PHASING:

COORDINATE THE LANDSCAPING AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTINGS SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE PLANTING AREAS.

PLANT MATERIALS:

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE NURSERY STOCK STANDARDS AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA).

PLANTS SHALL NOT BE STOCKPILED ON SITE ANY LONGER THAN NECESSARY AND SHALL HAVE ADEQUATE WATERING AT ALL TIMES PRIOR TO PLANTING. PLANTS THAT SHOW OBVIOUS SIGNS OF DISTRESS FROM HEAT, OR LACK OF WATER, SHALL NOT BE INSTALLED. ROOT BALLS FOR ALL TREES SHALL BE COVERED WITH MULCH WHILE AWAITING PLANTING.

UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED SHRUB HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROCHETS AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE THE ROOT FLARE. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE THE ROOT FLARE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL HAVE A FULL, NATURAL FORM CONSISTENT WITH THE SPECIES.

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

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. LANDSCAPE ARCHITECT MUST APPROVE ALL STAKING PRIOR TO ANY DIGGING.

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

ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS ARE OCCASIONALLY NEEDED IN THE FIELD. SHOULD AN ADJUSTMENT BE REQUIRED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED IN ADVANCE TO DISCUSS AN ACCEPTABLE MODIFICATION.

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL, OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 0-20-20 OF 12 OZ PER 2.5" CALIPER PER TREE AND 6 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-10-10 THE FOLLOWING SPRING IN THE TREE SAUCER.

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 8" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEACOMPOST AND 10 PARTS SAND.

ALL PLANTS SHALL BE INSTALLED PER THE PLANTING DETAILS.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THEIR PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTION, 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.

EDGING AND MAINTENANCE STRIPS:

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

MAINTENANCE STRIPS SHALL HAVE EDGER AND MULCH AS SPECIFIED OR AS INDICATED ON DRAWINGS.

PLANTING NOTES: [REDACTED]

MULCHING:

ROCK MULCH OR COBBLE SHALL BE CLEAN AND FREE OF ANY SIGNIFICANT DIRT, SOIL, OR ORGANIC MATTER THAT WILL PROMOTE WEED GROWTH. HIGH QUALITY GEOTEXTILE FABRIC, WITH EDGES OVERLAPPED AT LEAST 12", SHALL BE PLACED UNDER ALL ROCK MULCH.

ALL SHRUB BED MASSES SHALL RECEIVE 3" COMPACTED DEPTH LAYER OF BROWN SHREDDED WOOD MULCH WITH A UNIFORM TREATMENT OF PRE-EMERGENT HERBICIDE (PREEN OR EQUAL) APPLIED PRIOR TO MULCHING.

ALL PERENNIAL PLANTING BEDS SHALL RECEIVE 3" COMPACTED DEPTH LAYER OF BROWN SHREDDED WOOD MULCH WITH A UNIFORM TREATMENT OF PRE-EMERGENT HERBICIDE (PREEN OR EQUAL) APPLIED PRIOR TO MULCHING.

ALL TREES SHALL HAVE A MULCH RING (MINIMUM 48" DIAMETER) OF 4" DEEP SHREDDED HARDWOOD MULCH WITH NONE IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDED RATES UNDER ALL MULCHED AREAS INCLUDING TREE MULCH RINGS.

IRRIGATION:

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

UNLESS SPECIFICALLY NOTED OTHERWISE, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SHOP DRAWING AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THE IRRIGATION SHOP DRAWINGS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDERING MATERIALS OR INSTALLATION.

THE LANDSCAPE CONTRACTOR SHALL INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

TURF OR OTHER SEDED AREAS SHALL BE ON DIFFERENT ZONES THAN PLANTING BEDS IN ORDER TO CONTROL WATER FLOW TO DIFFERENT PLANT SPECIES.

IRRIGATION TRENCHES SHALL BE ADEQUATELY COMPACTED TO AVOID SETTLEMENT IN THE FUTURE.

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

SEEDING AND SODDING:

SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. SOD SHALL BE INSTALLED AND MULCHED PER MNDOT SPECIFICATIONS UNLESS OTHERWISE NOTED.

ALL SEDED AREAS WITH SLOPES STEEPER THAN 4:1 SHALL HAVE STRAW MAT, OR OTHER SUITABLE EROSION CONTROL METHODS, IN PLACE IMMEDIATELY AFTER SEEDING.

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

SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. SOD MUST BE STAKED WITH WOOD LATH OR METAL STAKES ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES.

CALENDAR OR CLIMATIC RESTRICTIONS:

THE PREFERRED SODDING WINDOW IS FROM AUGUST 15th - OCTOBER 15th. HOWEVER, SOD MAY BE INSTALLED AT ANY TIME PROVIDED ADEQUATE IRRIGATION COVERAGE IS AVAILABLE. IF NO IRRIGATION IS AVAILABLE, THE CONTRACTOR IS RESPONSIBLE FOR SUPPLEMENTAL WATERING AS NEEDED FOR SOD ESTABLISHMENT.

THE PREFERRED FALL SEEDING WINDOW, FOR SITES WITHOUT IRRIGATION, IS FROM AUGUST 15th - SEPTEMBER 15th.

DORMANT SEEDING MAY OCCUR AFTER SOIL TEMPERATURES ARE CONSISTENTLY BELOW 45 DEGREES AND SHOULD GENERALLY NOT OCCUR PRIOR TO NOVEMBER 1st.

LANDSCAPE PLANTING SHOULD GENERALLY OCCUR FROM MAY 1st - JUNE 15th OR FROM SEPTEMBER 1st - OCTOBER 15th. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED, BUT CAN OCCUR WITH PROPER CARE OF NURSERY STOCK ON SITE AND WITH AMPLE WATERING.

PLANTING SHALL NOT OCCUR IF TEMPERATURES ARE HIGHER THAN 85 F. DEGREES, OR IF WINDS EXCEED 15 MPH DURING PLANTING OPERATIONS.

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 ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING. OAKS ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15th AND JULY 1st.

OWNER ACCEPTANCE AND WARRANTY REQUIREMENTS

THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR OWNER ACCEPTANCE OF THE PLANTING MATERIALS AND SITE IMPROVEMENTS.

THE 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.

THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.

AT A MINIMUM, THE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE. THE WARRANTY (INCLUDING AT LEAST 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. PARTIAL ACCEPTANCE WILL NOT BE CONSIDERED.

REPRODUCIBLE AS-BUILT DRAWING(S) OF ALL LANDSCAPE INSTALLATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.

Blaine, Minnesota

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am Registered Landscape Architect under the laws of the State of Minnesota.

Name: Paul Kangas

Registration #: 26017


Signature:

Project #: 25-015

Date: CITY SUBMITTAL | 10-31-2025

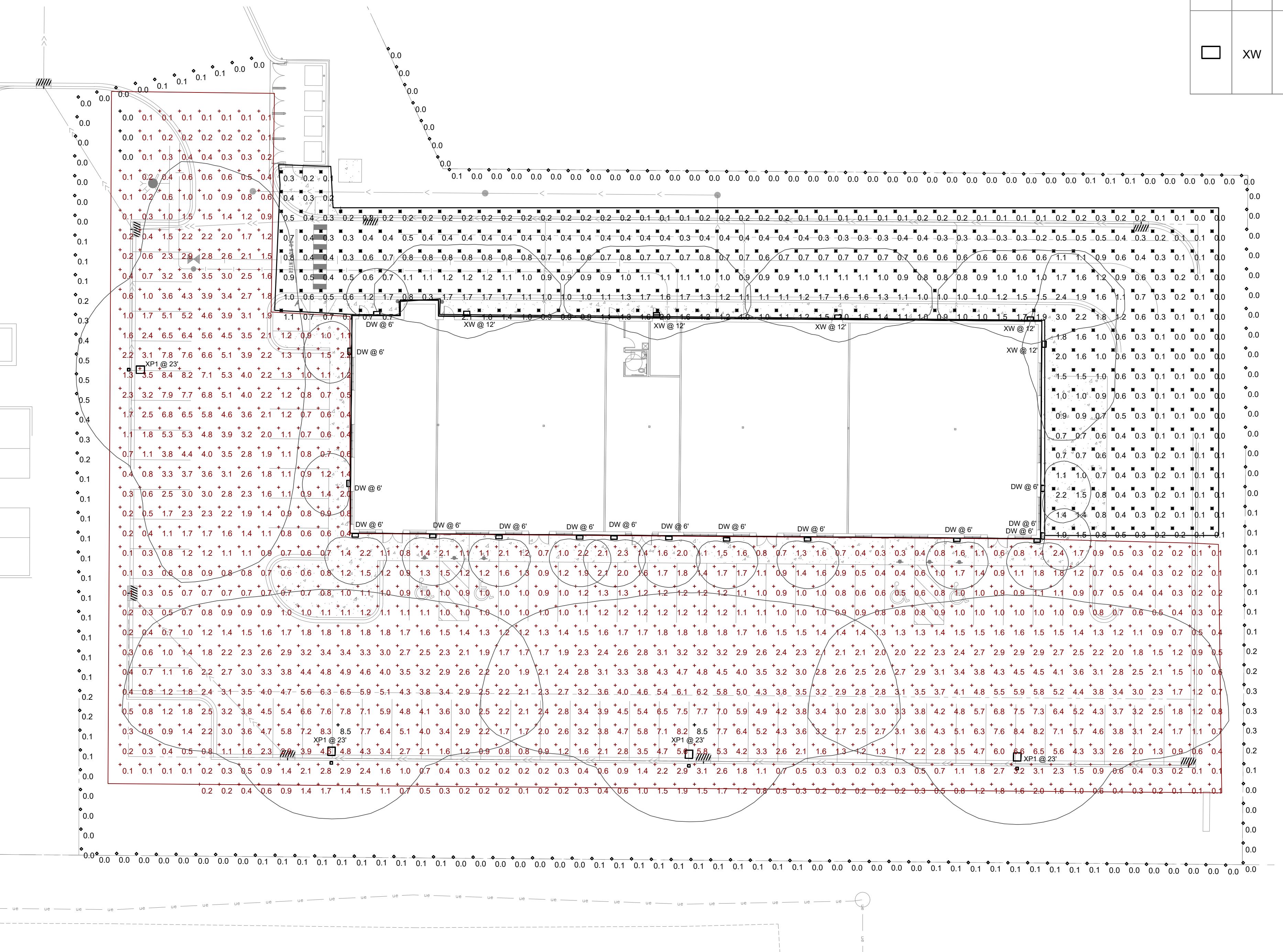
Revision: PER CITY COMMENTS | 11-19-2025

Drawn By: PK

Checked By: PK

Sheet Title:

LANDSCAPE NOTES AND DETAILS



109TH AVENUE NE
(C.S.A.H. NO. 12)

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	XP1	4	Lithonia Lighting	RSX2 LED P5 40K R4 HS	RSX LED Area Luminaire Size 2 P5 Lumen Package 4000K CCT Type R4 Distribution with HS shield	1	19056	0.91	213.48
□	DW	15	BETA CALCO INC	ENTE1E03-FL27-CR80-CTA40-FA20	SENTINEL III	72	17	0.95	14
□	XW	5	Lithonia Lighting	WDGE2 LED P2 40K 80CRIT3M	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CR, TYPE 3 MEDIUM OPTIC	1	2062	0.95	18.9815

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

DATE: _____ REG. # _____

SIGNED: _____

DRAWN BY: K. KUEHN

CHECKED BY: K. RAASCH

DATE: 11-5-25

JOB NUMBER:

FILE NAME:

REVISIONS

#	DATE

Statistics					
Description	Symbol	Avg	Max	Min	Max/Min
parking lot	+	2.1 fc	8.5 fc	0.0 fc	N/A
Property line	◇	0.1 fc	0.5 fc	0.0 fc	N/A
Drive	×	0.7 fc	3.0 fc	0.0 fc	N/A

NORTH MEADOWS
THIRD ADDITION

BLAINE, MN 55449

SITE PHOTOMETRIC
PLAN

SCALE: 1"=20'-0"

E60

