

COUNTY 12 TURN LANE IMPROVEMENTS BLAINE, MINNESOTA

PERMIT SET

APRIL 29th, 2025

LEGEND	
EXISTING	PROPOSED
□□	CATCH BASIN
○	STORM MANHOLE
➤	FLARED END SECTION
○	SANITARY MANHOLE
○	HYDRANT
➤	GATE VALVE
○	POST INDICATOR VALVE
○	WATER MANHOLE / WELL
○	LIGHT POLE
○	POWER POLE
○	ELECTRIC METER
○	GAS METER
○	TELEPHONE PEDESTAL
—	SIGN
○ BM#	BENCHMARK
○ B-	SOIL BORING
○ 2	PARKING STALL COUNT
○	ACCESSIBLE PARKING STALL
—>—	STORM SEWER
—>—DT—	DRAINTILE
—>—	SANITARY SEWER
—FM—	FORCEMAIN
—I—	WATERMAIN
—S—	SANITARY SEWER SERVICE
—W—	WATER SERVICE
—ELE—	UNDERGROUND ELECTRIC
—FO—	UNDERGROUND FIBER OPTIC
—GAS—	UNDERGROUND GAS
—TEL—	UNDERGROUND TELEPHONE
—OH—	OVERHEAD UTILITY
—X—X—	FENCE
—O—O—	CHAIN LINK FENCE
—	CONCRETE CURB
—	RETAINING WALL
—	CONCRETE
—	NO PARKING
—	BUILDING
—	CONTOUR
—	SPOT ELEVATION
—	DIRECTION OF FLOW
—	TREE LINE
—	PARKING SETBACK LINE
—	BUILDING SETBACK LINE
—	PSBL—
—	BSBL—

SHEET INDEX				
<input checked="" type="checkbox"/>	X	03-28-25	C0-1	COVER SHEET
<input checked="" type="checkbox"/>	X	03-28-25	C1-1	DEMOLITION PLAN
<input checked="" type="checkbox"/>	X	03-28-25	C2-1	SITE PLAN
<input checked="" type="checkbox"/>	X	03-28-25	C2-2	STRIPING & SIGNAGE PLAN
<input checked="" type="checkbox"/>	X	03-28-25	C3-1	GRADING AND EROSION CONTROL PLAN
<input checked="" type="checkbox"/>	X	03-28-25	C3-2	CROSS SECTIONS
<input checked="" type="checkbox"/>	X	03-28-25	C4-1	DETAILS

APPROVED FOR ANOKA COUNTY TURN LANE ITEMS ONLY

DATE: _____
ANOKA CO. ENGINEER

COUNTY ROAD 12 & JENKINS TURN LANE IMPROVEMENTS

BLAINE, MN

EB BLAINE DEVELOPMENT

020 FRANCE AVENUE SOUTH
MINNEAPOLIS, MN 55416

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
SCAPE ARCHITECTURE
ENVIRONMENTAL

55 Highway 55, Suite R100
Plymouth 55441
763.424.5505

www.loucksinc.com

CADD QUALIFICATION

SUBMITTAL/REVISIONS

PROFESSIONAL SIGNATURE

..... PJ Disch - PE 49933
License No. 04-29-25
Date

QUALITY CONTROL	
Loucks Project No.	23026C
Project Lead	PJD
Drawn By	DDL
Checked By	PJD
Review Date	04.29.25

SHEET INDEX	
C1-1	DEMOLITION PLAN
C2-1	SITE PLAN
C2-2	STRIPING & SIGNAGE PLAN
C3-1	GRADING & EROSION
	CONTROL PLAN
C3-2	CROSS SECTIONS
C4-1	DETAIL SHEET



CALL BEFORE YOU DIG!

Gopher State One Call

TWIN CITY AREA: 651-454-0002

WARNING:

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.

Plotted: 04/29/2025 12:3 PM W:\2023\23026C\CADD DATA\CIVIL\dwg Sheet Files\109TH TURN LANES\CO-1 COVER SHEET

COUNTY ROAD
12 & JENKINS
TURN LANE
IMPROVEMENTS

BLAINE, MN

EB BLAINE
DEVELOPMENT

3020 FRANCE AVENUE SOUTH
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SUBMITTAL/REVISIONS

COUNTY SUBMITTAL 02/26/25
COUNTY RESPONSE 03/28/25
PERMIT SET 04/29/25

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.

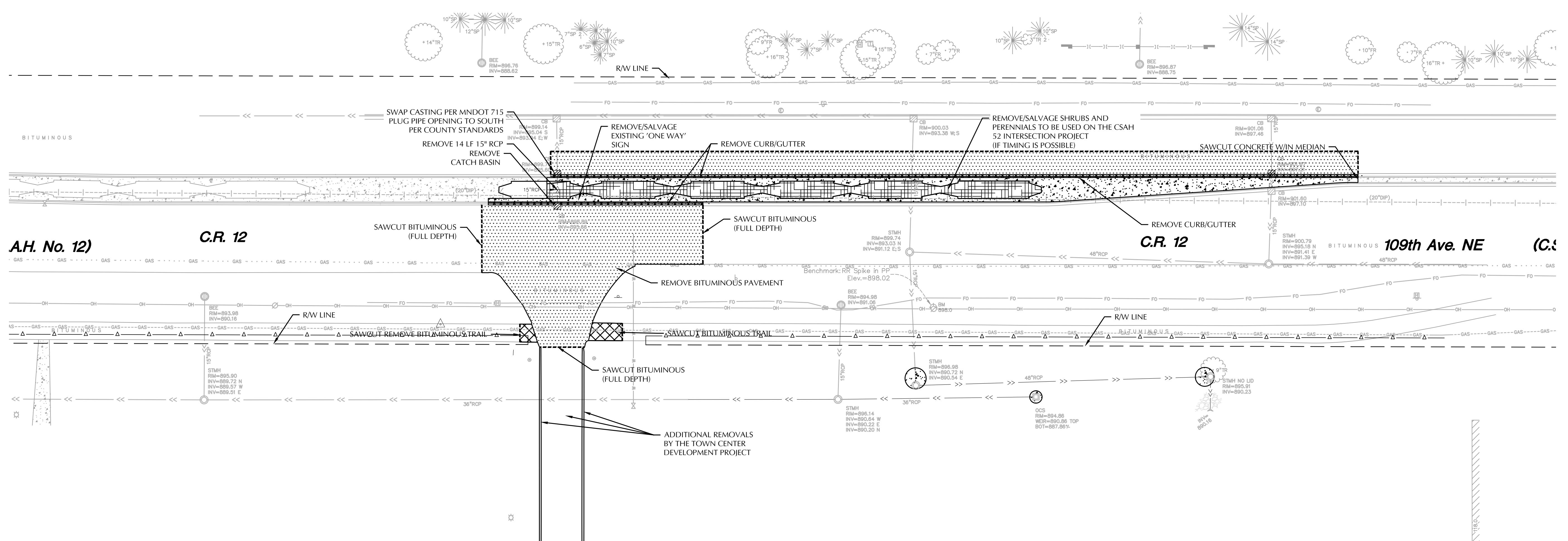
PJ Disch - PE
License No. 49933
Date 04-29-25

QUALITY CONTROL

Loucks Project No. 23026C
Project Lead PJD
Drawn By DDL
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C2-1 SITE PLAN
C2-2 STRIPING & SIGNAGE PLAN
C3-1 GRADING & EROSION
CONTROL PLAN
C3-2 CROSS SECTIONS
C4-1 DETAIL SHEET



LEGEND

● FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE	—>— STORM SEWER
○ SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 48988"	—>— SANITARY SEWER
■ CATCH BASIN	— — WATERMAIN
○ STORM MANHOLE	—S— SANITARY SEWER SERVICE
○ SANITARY MANHOLE	—W— WATER SERVICE
○ HYDRANT	—ELE— UNDERGROUND ELECTRIC
△ GATE VALVE	—FOP— UNDERGROUND FIBER OPTIC
□ ELECTRIC TRANSFORMER	—GAS— UNDERGROUND GAS
○ ELECTRIC METER	—TEL— UNDERGROUND TELEPHONE
○ GAS METER	—OH— OVERHEAD UTILITY
← GUY WIRE	—O— O CHAIN LINK FENCE
■ HAND HOLE	—CONCRETE— CONCRETE CURB
○ LIGHT POLE	—RETAINING WALL— RETAINING WALL
○ POWER POLE	—CONCRETE— CONCRETE
○ ROOF DRAIN	—NO PARKING— NO PARKING
■ TELEPHONE PEDESTAL	—EXISTING BUILDING— EXISTING BUILDING
— SIGN	—CONTOUR— CONTOUR
2 PARKING STALL COUNT	x 972.5 SPOT ELEVATION
○ DISABLED PARKING STALL	—TREE LINE— TREE LINE
1 SCHEDULE B II ITEM	—PI— CONIFEROUS TREE
	—MA— DECIDUOUS TREE
	—AS— ASH
	—MAPLE— MAPLE
	—TR— TREE (GEN)

SITE DEMOLITION NOTES

1. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES & OWNER.
2. ALL REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL.
3. CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL. CONTRACTOR TO NOTIFY ENGINEER WITH ANY CONFLICTS OR PLAN DISCREPANCIES.
4. CONTRACTOR TO SCHEDULE PRE-CONSTRUCTION MEETING(S) WITH UTILITY OWNER(S) TO DISCUSS DISCONNECTIONS AND/OR RELOCATIONS.
5. BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE TO A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
6. CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER AND OTHER Poured CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT. SAW CUT AS NECESSARY FOR A NEAT EDGE OF REMOVAL.
7. ANY DAMAGE TO ITEMS NOT NOTED TO BE REMOVED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION WITH NO ADDITIONAL COMPENSATION.
8. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE APPLICABLE GOVERNING AGENCIES. ALL WORK SHALL BE PERFORMED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
9. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE ADJACENT PROPERTIES WITH THE OWNER AND ADJACENT PROPERTY OWNER.
10. REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION INCLUDING BUT NOT LIMITED TO GROUNDWATER CONDITIONS AND RECOMMENDATIONS FOR EXCAVATION Dewatering.
11. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR ANY REPAIRS TO THE IRRIGATION SYSTEM THAT IS Affected DURING CONSTRUCTION.

DEMOLITION LEGEND

■ REMOVE BITUMINOUS PAVEMENT (ROADWAY)
■ REMOVE BITUMINOUS PAVEMENT (TRAIL)
■ REMOVE CONCRETE
■ LANDSCAPING

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

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0 20 40
SCALE IN FEET

DEMOLITION PLAN
C1-1

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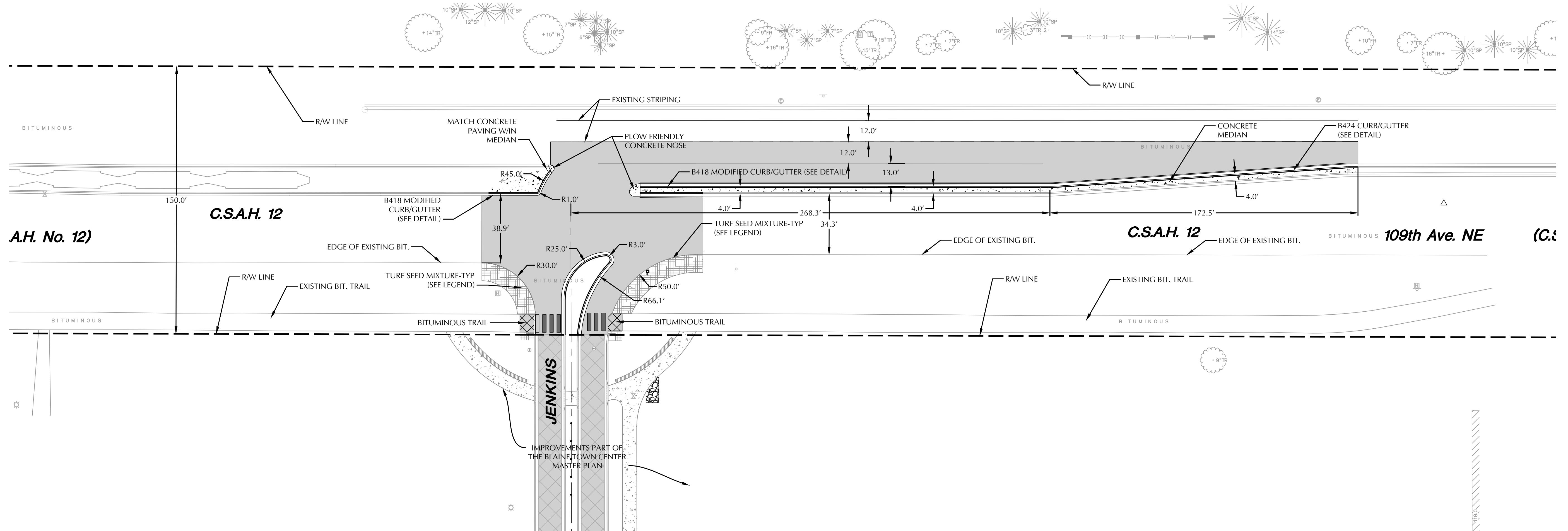
PJ Disch - PE
License No. 49933
Date 04-29-25

QUALITY CONTROL

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C3-2 CROSS SECTIONS
C4-1 DETAIL SHEET



LEGEND

EXISTING	PROPOSED
○	CATCH BASIN
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○	CONCRETE
○	NO PARKING
○	BUILDING
○	CONTOUR
○	SPOT ELEVATION
○	DIRECTION OF FLOW
○	TREE LINE
○	PARKING SETBACK LINE
○	BUILDING SETBACK LINE

GENERAL NOTES

- MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
- THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
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PAVEMENT TYPES

CONCRETE MEDIAN
BITUMINOUS TRAIL
BITUMINOUS PAVEMENT

GROUND COVER

COMMERCIAL TURF MNDOT: 25-131 SEED MIXTURE RATE: 220 LBS/ACRE MULCH: HYDROSEED

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0 30 60
SCALE IN FEET

SITE PLAN
C2-1

COUNTY ROAD 12 & JENKINS TURN LANE IMPROVEMENTS

BLAINE, MN

EB BLAINE DEVELOPMENT

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Part No 23026C

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SHEET INDEX

DEMOLITION PLAN

LEGEND

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3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
7. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, STATE AND LOCAL REQUIREMENTS AND THE DETAILS SHOWN ON THE DETAIL SHEET(S) OF THE PROJECT PLANS.
8. ALL CONSTRUCTION PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
10. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES.
11. ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
12. EXISTING TOPOGRAPHY PROVIDED BY LOUCKS ASSOCIATES, TOPOGRAPHIC SURVEY.
13. SUBGRADE PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2112. THE TOP 3 FEET SHALL BE COMPACTED TO 100% OF THE STANDARD PROCTOR DENSITY.
14. AGGREGATE BASE SHALL BE MNDOT 2211 CLASS 5. COMPACTION SHALL BE BY THE QUALITY COMPACTION METHOD.
15. PLANT MIXED BITUMINOUS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH MNDOT 2360 WITH MIX DESIGN AS SHOWN ON THE DETAILS. COMPACTION SHALL BE BY THE ORDINARY COMPACTION METHOD.
16. CONCRETE CURB & GUTTER SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2531. CURING SHALL BE BY THE MEMBRANE CURING METHOD. EXPANSION JOINTS EVERY 200 FEET AT ALL FIXED OBJECTS. CONTRACTIONS JOINTS EVERY 10 FEET.
17. CONCRETE WALK SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2521. CURING SHALL BE BY THE MEMBRANE CURING METHOD. EXPANSION JOINTS AT ALL FIVES OBJECTS. CONTRACTION JINTS EVERY 5 FEET.
18. WORKING HOURS ARE 7 AM - 9 PM (MONDAY - FRIDAY) AND 7 AM - 9 PM (SATURDAY.) A 48 HOUR NOTICE IS REQUIRED FOR SATURDAY WORK.
19. THE CONTRACTOR MUST HAVE A CITY LICENSE.
20. A CITY RIGHT-OF-WAY PERMIT IS REQUIRED TO WORKING WITHIN CITY ROW.
21. THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.
22. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
2. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED



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A scale bar consisting of a horizontal line with a break in the middle. The word "SCALE" is written below the left end, "IN" is written below the break, and "FEET" is written below the right end. Above the bar, the number "30" is written above the break, and "60" is written at the right end.

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MINNEAPOLIS, MN 55416

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ENVIRONMENTAL
12755 Highway 55, Suite R100
Plymouth 55441
763.424.5505
www.loucksinc.com

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SUBMITTAL/REVISIONS

COUNTY SUBMITTAL 02/26/25
COUNTY RESPONSE 03/28/25
PERMIT SET 04/29/25

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.

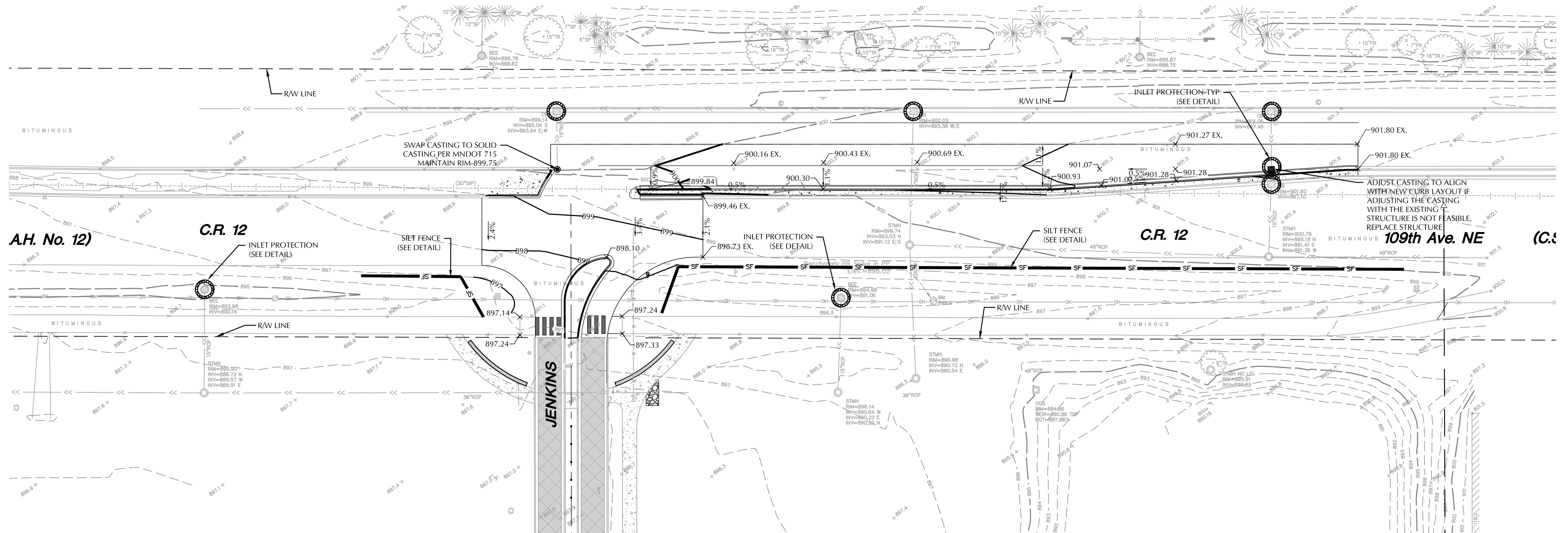
PJ Disch - PE
License No. 49933
Date 04-29-25

QUALITY CONTROL

Loucks Project No. 23026C
Project Lead PJD
Drawn By DDL
Checked By PJD
Review Date 04-29-25

SHEET INDEX

C1-1 DEMOLITION PLAN
C2-1 SITE PLAN
C2-2 STRIPING & SIGNAGE PLAN
C3-1 GRADING & EROSION
CONTROL PLAN
C3-2 CROSS SECTIONS
C4-1 DETAIL SHEET



LEGEND

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

GRADING, DRAINAGE & EROSION CONTROL NOTES

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
- 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.
- CITY AND WATERSHED SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION OF STORMWATER BMPs.
- 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. REFER TO THE LANDSCAPE PLANS, DETAILS AND SPECIFICATIONS FOR FINAL SITE STABILIZATION.
- STREETS MUST BE CLEANED AND SWEEPED 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 UTILITY PLAN FOR WATERMAIN, STORM SEWER, AND SANITARY SEWER INFORMATION.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
- THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS.
- INSTALL EROSION CONTROL MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BALE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
- PER NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) REQUIREMENTS, THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
- CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF GRADING ACTIVITIES AS NEEDED PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.

EROSION CONTROL LEGEND

— SF —	SILT FENCE
○	INLET PROTECTION

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

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0 30 60
SCALE IN FEET

GRADING &
EROSION
CONTROL
PLAN
C3-1

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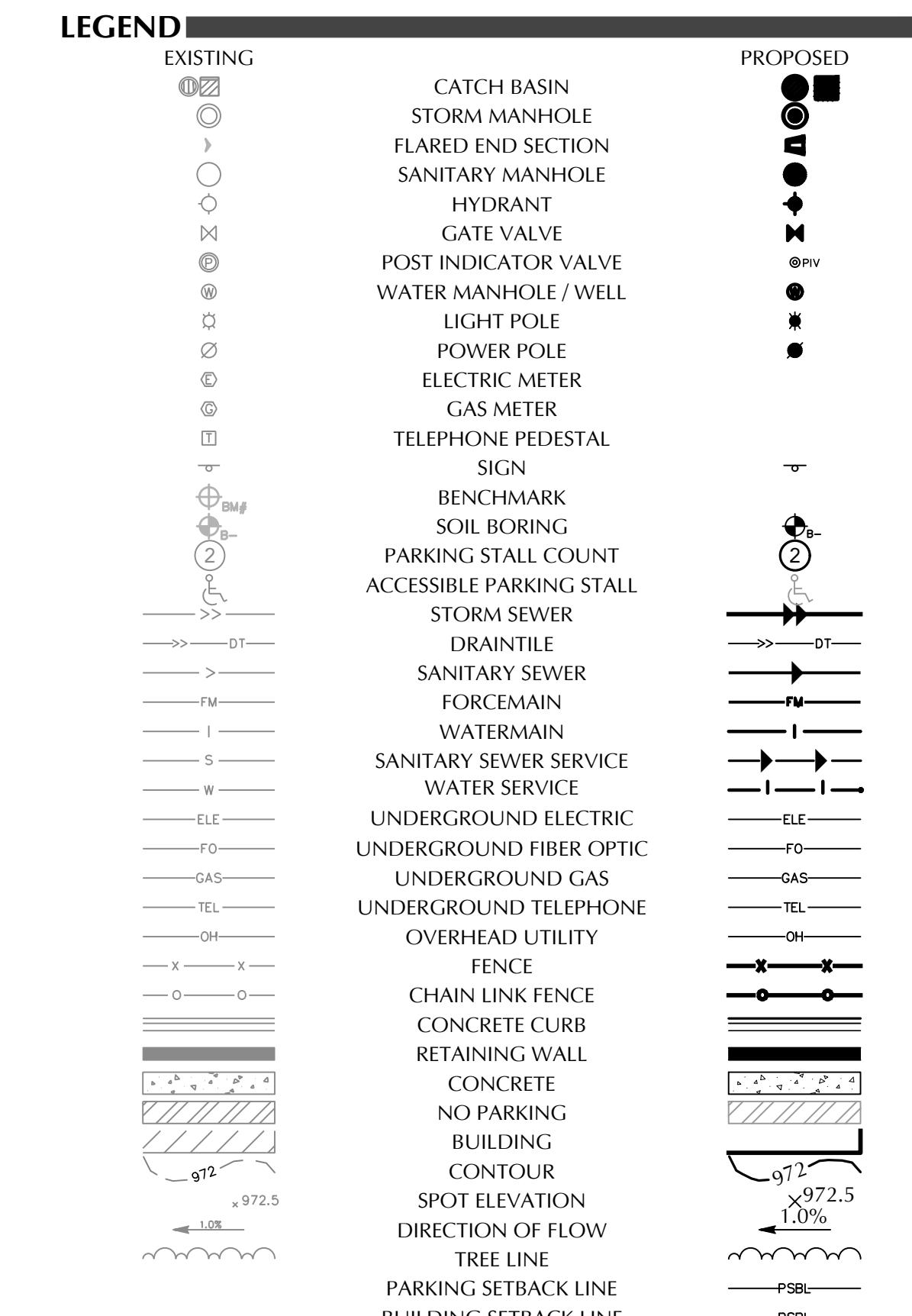
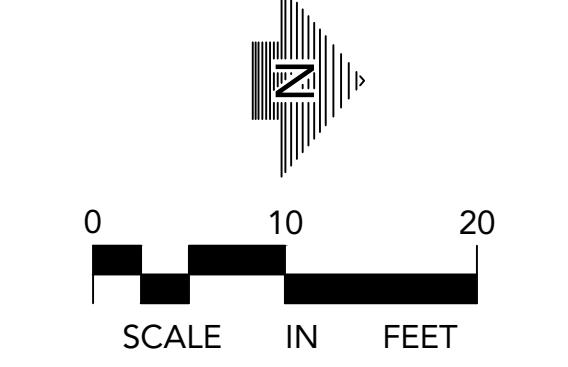
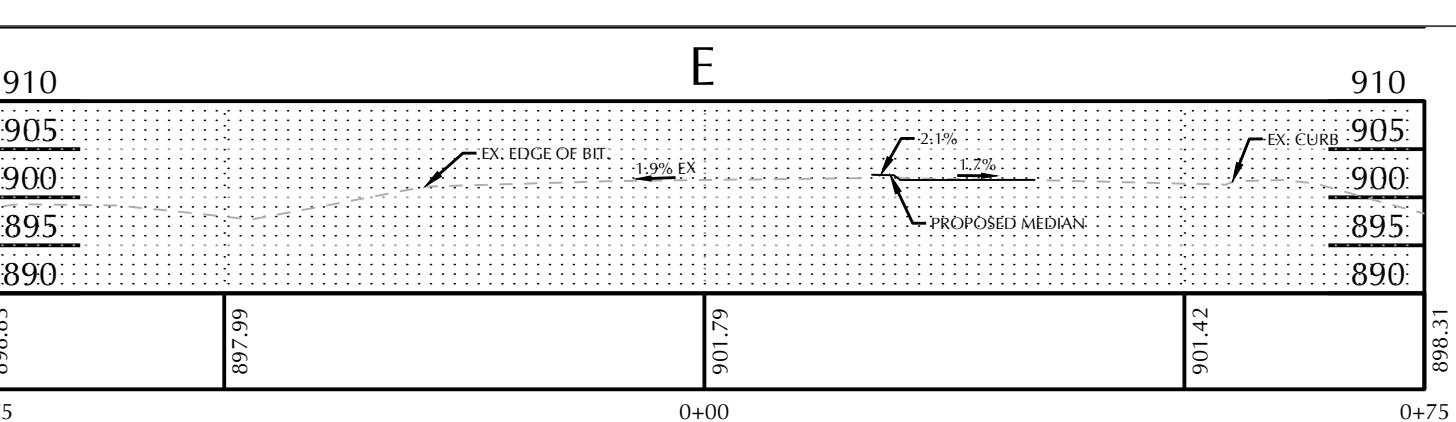
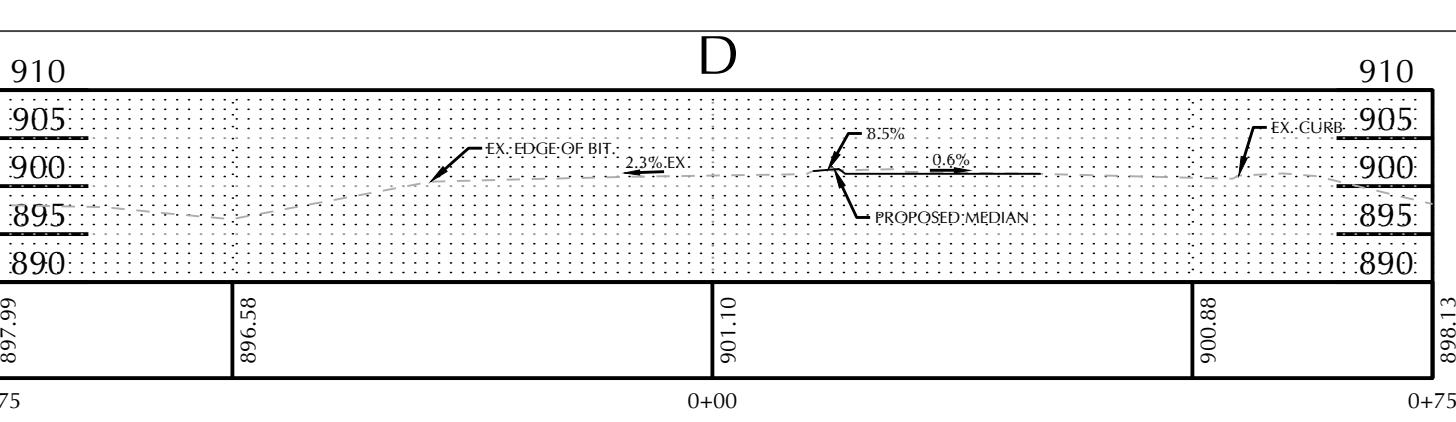
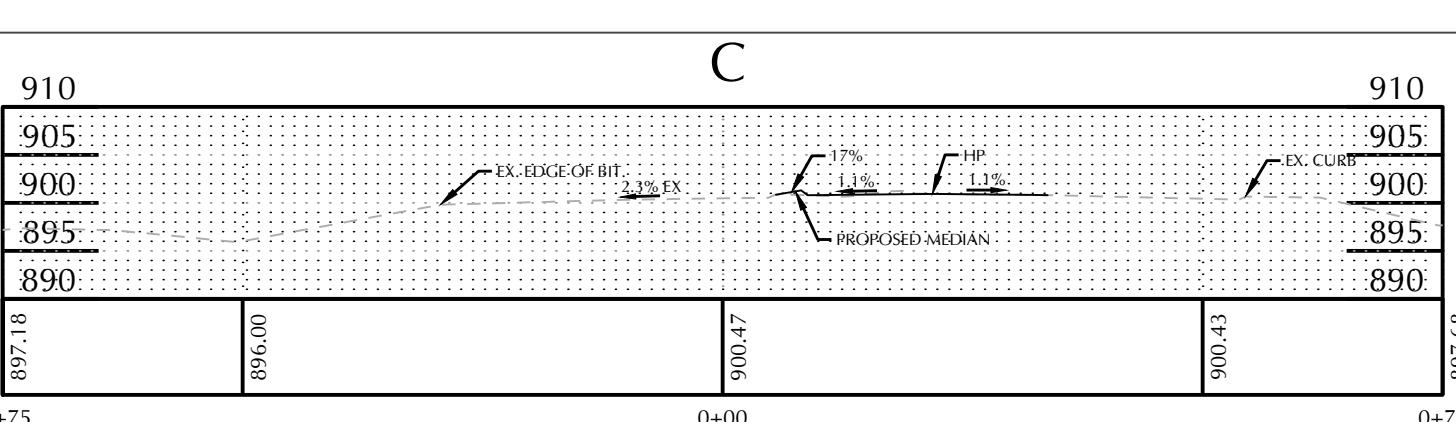
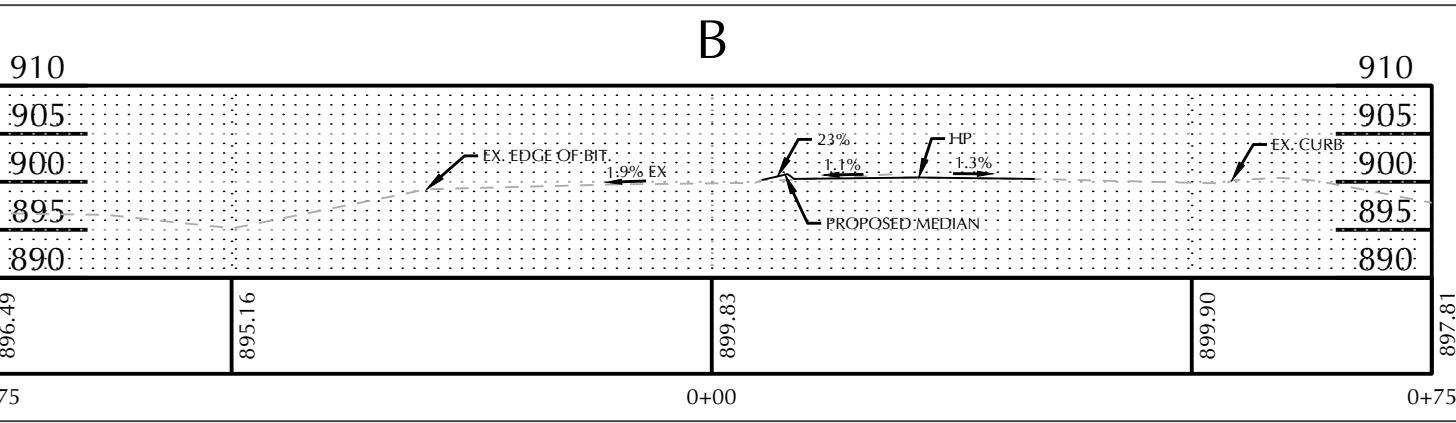
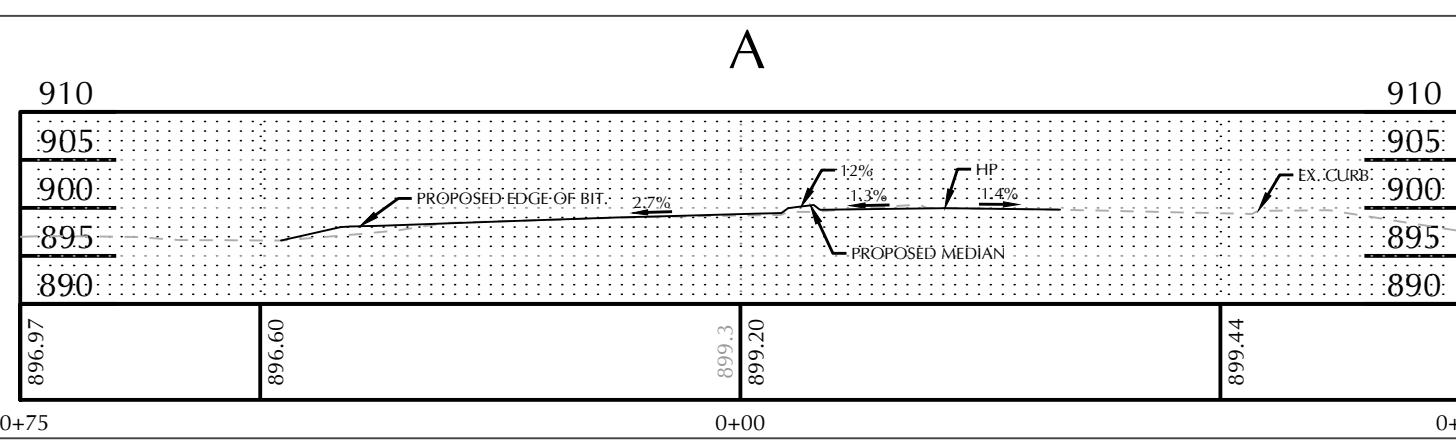
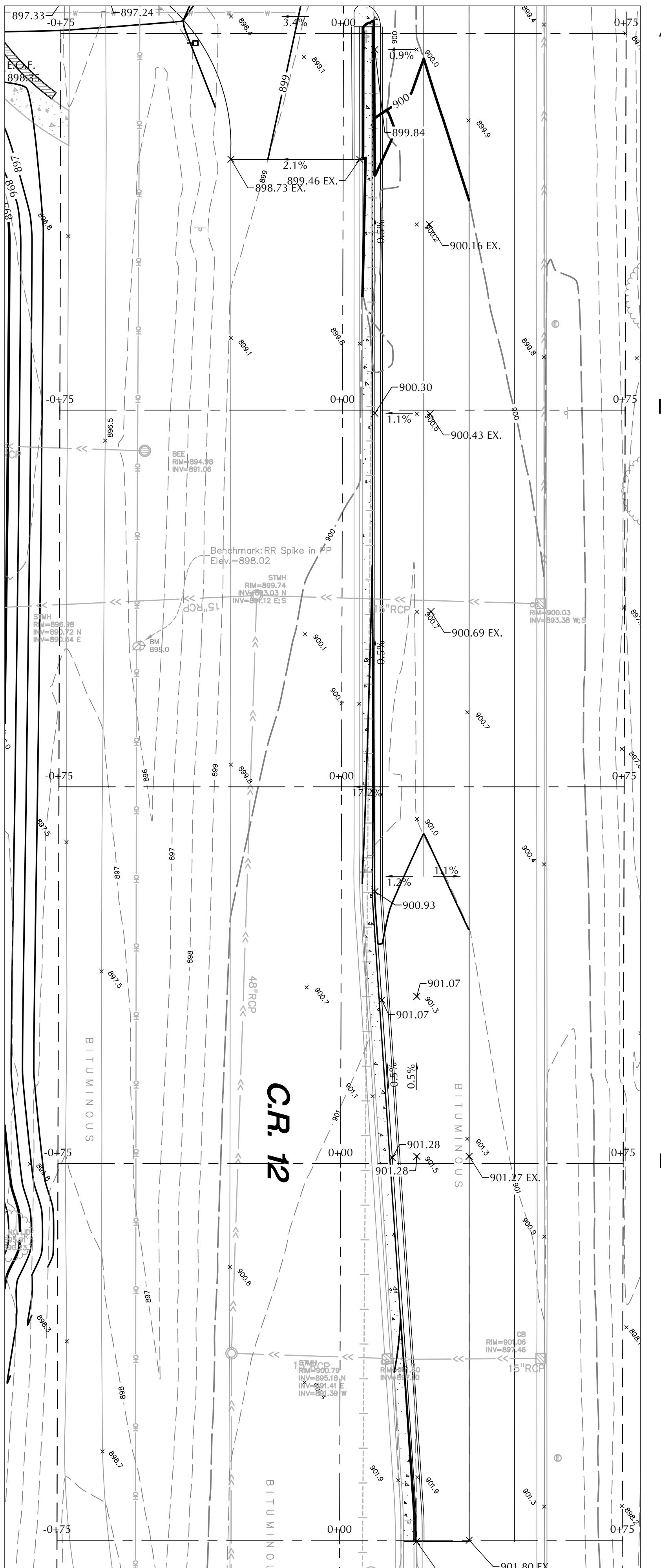
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**CROSS
SECTIONS**
C3-2



*SEE DETAIL SHEET (C4-1) FOR ROAD PAVEMENT SECTION



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