

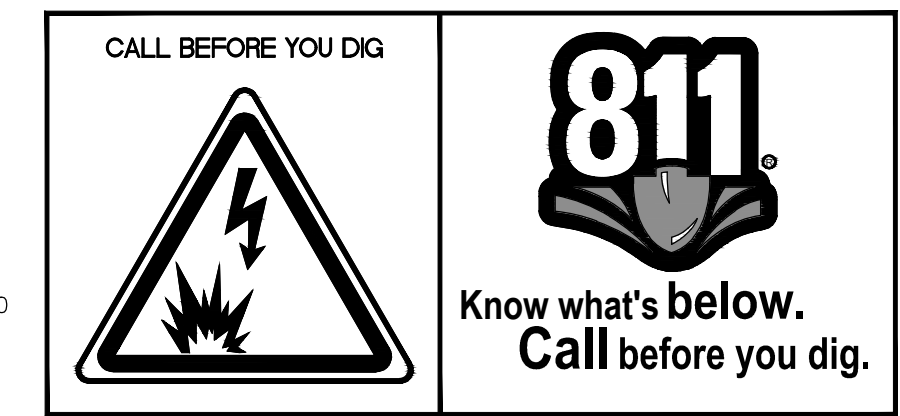
#	DATE	DESCRIPTION
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—

---

DRAWN BY	JTR
SCALE	GRAPHIC
PROJ. NO.	7967-00
DATE	2019-06-28

SHEET 1078 SP1

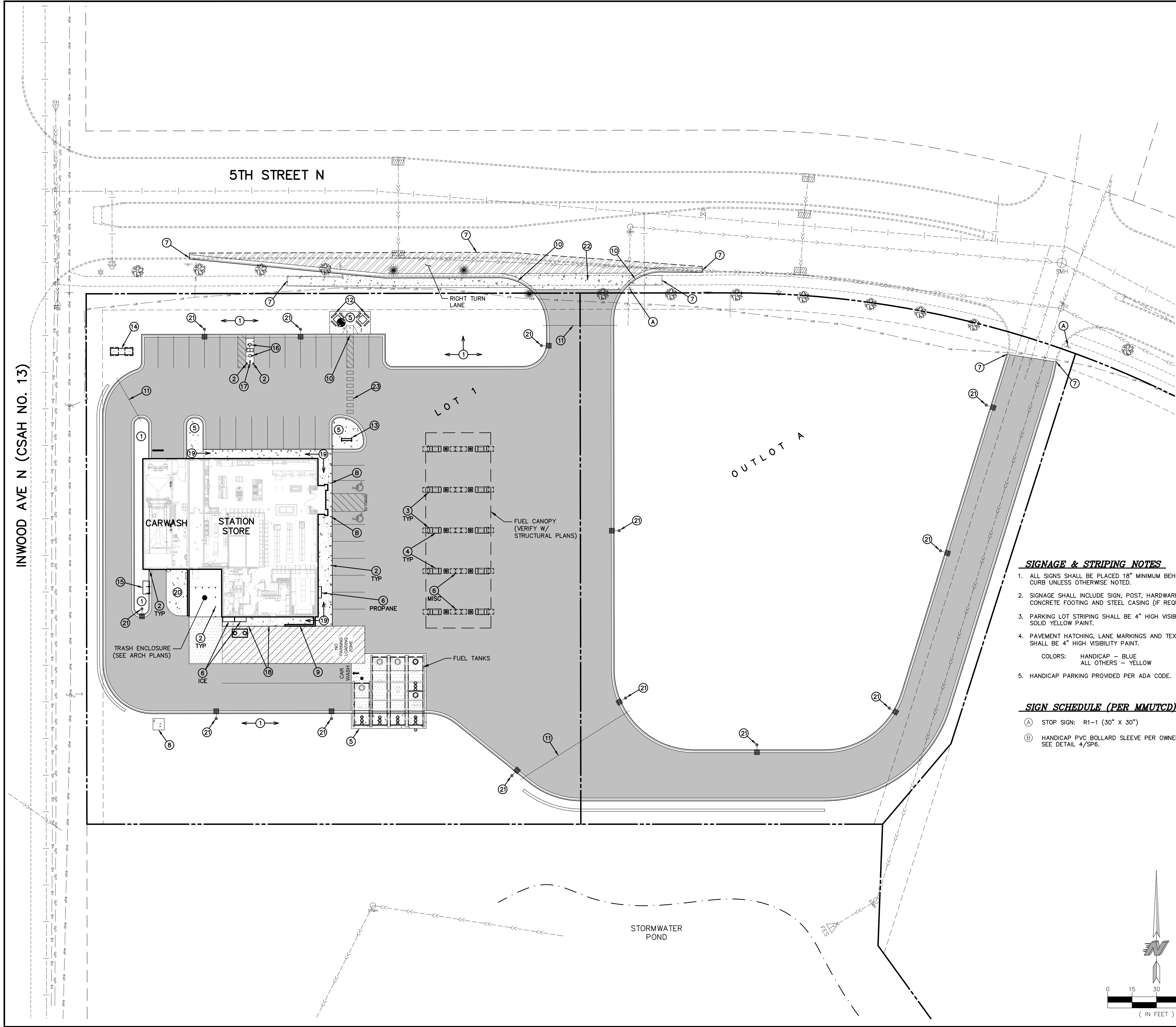




#	DATE	DESCRIPTION
DRAWN BY		JTR
SCALE		GRAPHIC
PROJ. NO.		7967-00
DATE		2019-06-28
SHEET		

1078 SP2





PLAN LEGEND	
EXISTING	PROPOSED
CURB	
BITUMINOUS	
CONCRETE PAVEMENT	
CONCRETE WALK	
PROPERTY LINE	
EASEMENT LINE	
STORM SEWER	
SANITARY SEWER	
WATER MAIN	
UNDERGROUND GAS	
UNDERGROUND ELECTRIC	
UNDERGROUND TELEPHONE	
OVERHEAD ELECTRIC	
UNDERGROUND TELEVISION	
SANITARY MANHOLE	
HYDRANT	
GATE VALVE	
CATCH BASIN	
POWER POLES	
GUY WIRE	
ELECTRIC BOX	
TELEPHONE BOX	
LIGHT POLE	
SIGN	

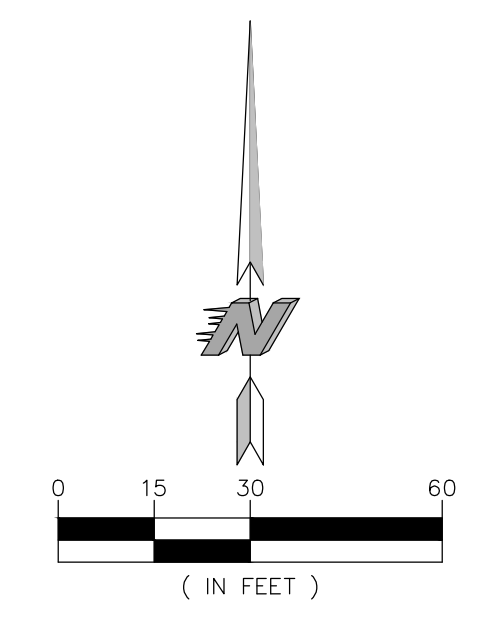
- SITE PLAN KEYNOTES**
- LANDSCAPE AREA. SEE SHEET L1.
  - 30" HEIGHT, 6" DIAMETER CONCRETE FILLED PIPE BOLLARD. SEE DETAIL 2/SP6.
  - 36" HEIGHT, 6" DIAMETER CONCRETE FILLED PIPE BOLLARD. SEE DETAIL 3/SP6.
  - CONCRETE ISLAND WITH 6" EXPOSURE WITH FUEL DISPENSER. DISPENSER PER OWNER.
  - 4" CONCRETE WALK.
  - OUTDOOR MERCHANDISING.
  - MATCH EXISTING CURB & GUTTER/SIDEWALK/PAVEMENT.
  - TRANSFORMER LOCATION.
  - TOTE SCREENING WALL. SEE ARCHITECTURAL PLANS.
  - PEDESTRIAN CURB RAMP. SEE SHEET SP8.
  - PVC IRRIGATION SLEEVE UNDER PAVEMENT. VERIFY WITH IRRIGATION PLAN FOR EXACT SIZE AND LOCATION BEFORE INSTALLATION.
  - PICNIC TABLE PROVIDED BY OWNER.
  - BIKE RACK PER OWNER.
  - PYLON SIGN.
  - CARWASH KEYPAD PER OWNER. PROVIDE TRASH CONTAINER PER OWNER.
  - AUTO VACUUM PER OWNER ON CONCRETE ISLAND WITH 6" EXPOSURE. PROVIDE TRASH CONTAINER PER OWNER.
  - "FREE AIR" COMPRESSOR PER OWNER. PROVIDE SIGNAGE PER OWNER.
  - PAINT FACE OF CURB TRANSITION WITH HIGH VISIBILITY YELLOW PAINT.
  - 6" INTEGRAL CONCRETE WALK/CURB.
  - CONCRETE CURB ISLAND.
  - SITE AREA LIGHT WITH CONCRETE BASE PER DETAIL 1/SP6.
  - CONCRETE DRIVEWAY ENTRANCE PER CITY STANDARD PLATE 502.
  - CROSS-WALK MARKING.

- SIGNAGE & STRIPING NOTES**
- ALL SIGNS SHALL BE PLACED 18" MINIMUM BEHIND CURB UNLESS OTHERWISE NOTED.
  - SIGNAGE SHALL INCLUDE SIGN, POST, HARDWARE, CONCRETE FOOTING AND STEEL CASING (IF REQUIRED).
  - PARKING LOT STRIPING SHALL BE 4" HIGH VISIBILITY SOLID YELLOW PAINT.
  - PAVEMENT HATCHING, LANE MARKINGS AND TEXT SHALL BE 4" HIGH VISIBILITY PAINT.  
COLORS: HANDICAP - BLUE  
ALL OTHERS - YELLOW
  - HANDICAP PARKING PROVIDED PER ADA CODE.

- SIGN SCHEDULE (PER MMUTCD)**
- STOP SIGN: R1-1 (30" X 30")
  - HANDICAP PVC BOLLARD SLEEVE PER OWNER. SEE DETAIL 4/SP6.

**BENCHMARKS**

1. TOP NUT OF HYDRANT LOCATED ON THE SOUTH SIDE OF EAGLE POINT ROAD APPROXIMATELY 1280 FT. EASTERLY OF THE INTERSECTION OF EAGLE POINT ROAD AND INWOOD AVENUE NORTH.  
ELEVATION = 1006.57 (NAVD 88)



CALL BEFORE YOU DIG

KWIK TRIP, Inc.  
P.O. BOX 2107  
1626 OAK STREET  
LA CROSSE, WI 54602-2107  
PH. (608) 781-8988  
FAX (608) 781-8960

ENVIRONMENTAL - ENGINEERING - SURVEYING  
3890 Pheasant Ridge Dr, #100, Blaine, MN 55449  
Phone: 763-489-7900 Fax: 763-489-7959

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.  
Name: Joseph T. Radach, P.E.  
Signature: [Signature]  
Date: 06/28/19 License #: 45889

SITE PLAN (KEYNOTE)

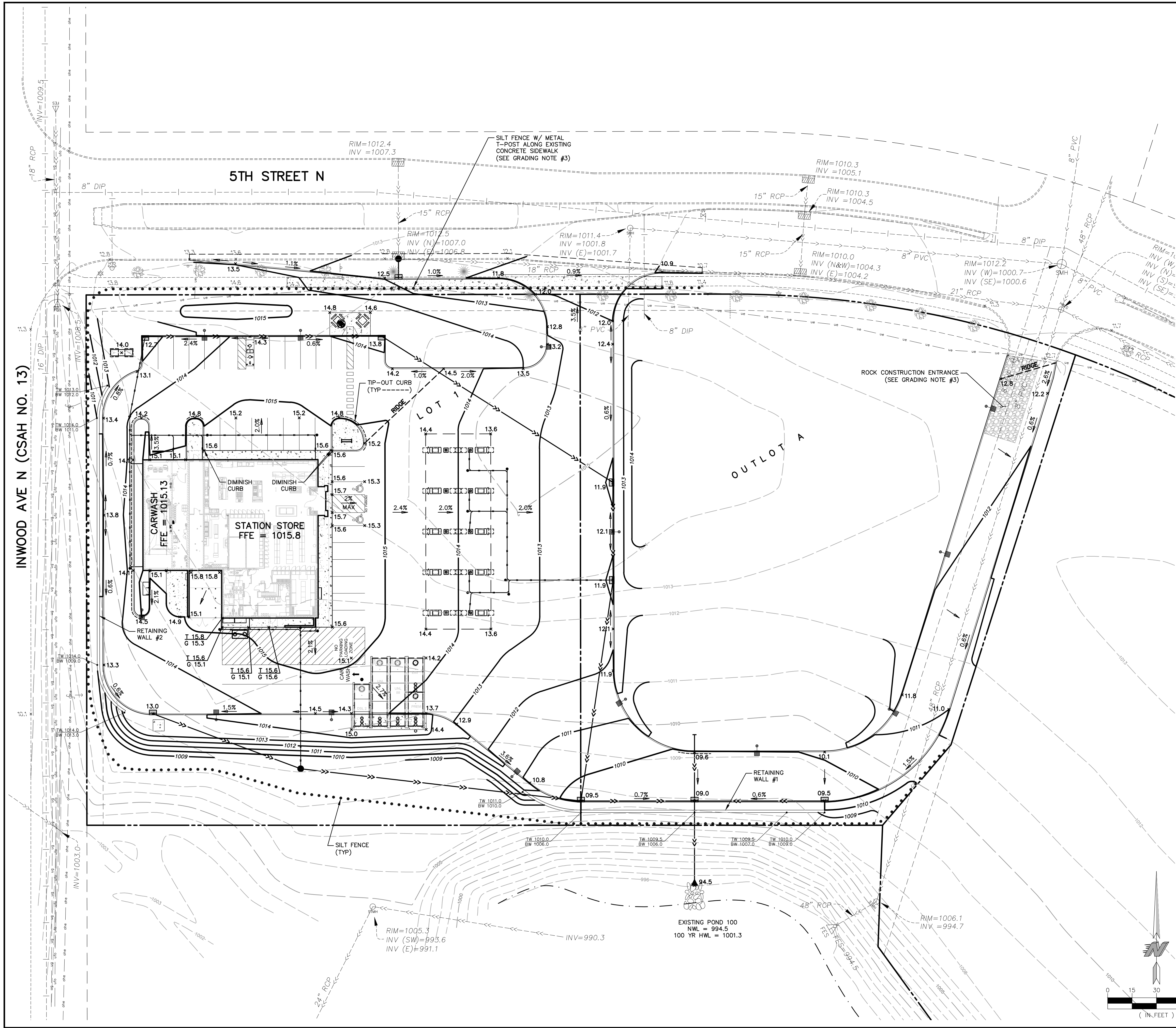
CONVENIENCE STORE #1078  
WITH SINGLE BAY CARWASH

INWOOD AVE N & 5TH STREET N  
LAKE ELMO, MINNESOTA

#	DATE	DESCRIPTION

DRAWN BY JTR  
SCALE GRAPHIC  
PROJ. NO. 7967-00  
DATE 2019-06-28  
SHEET 1078 SP2.1





**PLAN LEGEND**

EXISTING	PROPOSED
CURB	
BITUMINOUS	
CONCRETE PAVEMENT	
CONCRETE WALK	
PROPERTY LINE	
EASEMENT LINE	
STORM SEWER	
SANITARY SEWER	
WATER MAIN	
UNDERGROUND GAS	
UNDERGROUND ELECTRIC	
UNDERGROUND TELEPHONE	
OVERHEAD ELECTRIC	
UNDERGROUND TELEVISION	
SANITARY MANHOLE	
HYDRANT	
GATE VALVE	
CATCH BASIN	
POWER POLES	
GUY WIRE	
ELECTRIC BOX	
TELEPHONE BOX	
LIGHT POLE	
SIGN	
5' CONTOUR	
1' CONTOUR	
SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)	
SILT FENCE	

- GOVERNING SPECIFICATIONS**
- ALL WORK SHALL CONFORM TO THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS. WHERE SAID SPECIFICATIONS DOES NOT COVER THE PROPOSED WORK, THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATION SHALL APPLY.
  - THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

- GRADING NOTES**
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND PAVEMENTS PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
  - CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 6" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODED, SEED OR LANDSCAPED.
  - PROTECT EXISTING CONCRETE SIDEWALK, BOULEVARD SOD, AND CURB AND GUTTER ALONG ENTIRE LENGTH OF 5TH STREET NORTH, UNLESS OTHERWISE NOTED. SILT FENCE TO REMAIN IN PLACE FOR CONSTRUCTION DURATION WITHOUT EXCEPTION. NO CONSTRUCTION TRAFFIC SITE ACCESS IS PERMITTED AT ANY TIME EXCEPT FOR APPROVED ROCK CONSTRUCTION ENTRANCE LOCATIONS.
  - CONSTRUCTION PARKING, INCLUDING DELIVERIES AND EQUIPMENT LOADING/UNLOADING TO BE MAINTAINED INTERIOR TO THE CONSTRUCTION SITE UNLESS SPECIFICALLY PERMITTED BY THE CITY FOR SPECIFIED LIMITED DATES.
  - NO CHANGE IN THE BUILDING ROOF CONVEYANCE AND DISCHARGE LOCATIONS IS ALLOWED WITHOUT PRIOR CITY APPROVAL.
  - SEE SHEET SP7 FOR CITY OF LAKE ELMO STANDARD GRADING NOTES.

**BENCHMARKS**

1. TOP NUT OF HYDRANT LOCATED ON THE SOUTH SIDE OF EAGLE POINT ROAD APPROXIMATELY 1290 FT. EASTERLY OF THE INTERSECTION OF EAGLE POINT ROAD AND INWOOD AVENUE NORTH.  
ELEVATION = 1006.57 (NAVD 88)

CALL BEFORE YOU DIG

811

Know what's below.  
Call before you dig.

**Kwik Trip**

**Kwik Star**

KWIK TRIP, Inc.  
P.O. BOX 2107  
1626 OAK STREET  
LA CROSSE, WI 54602-2107  
PH. (608) 781-8988  
FAX (608) 781-8960

**Carlson McCain**

ENVIRONMENTAL - ENGINEERING - SURVEYING  
3890 Pheasant Ridge Dr, #100, Blaine, MN 55449  
Phone: 763-489-7900 Fax: 763-489-7959

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.

Name: Joseph T. Radach, P.E.  
Signature: [Signature]  
Date: 06/28/19 License #: 45889

**GRADING & EROSION CONTROL PLAN**

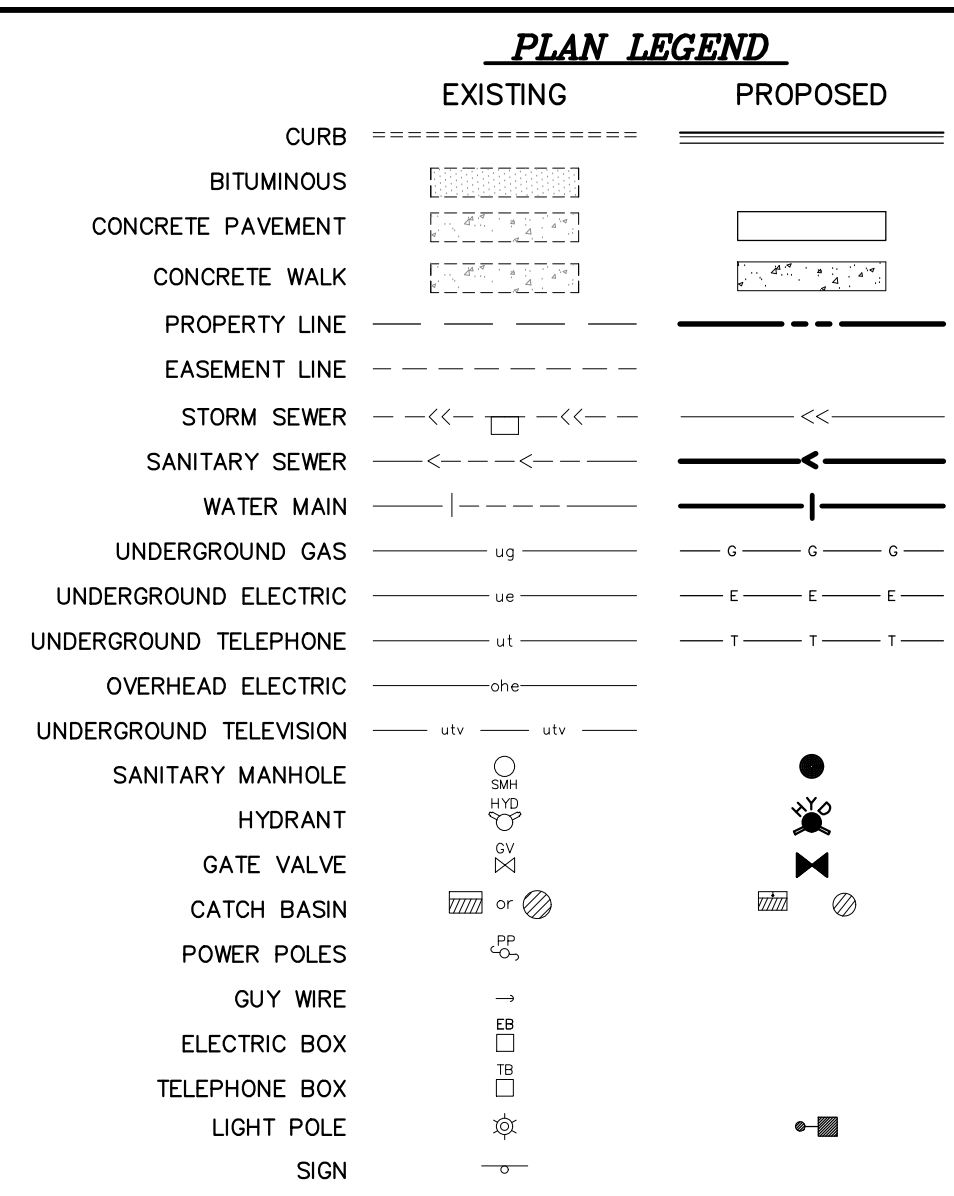
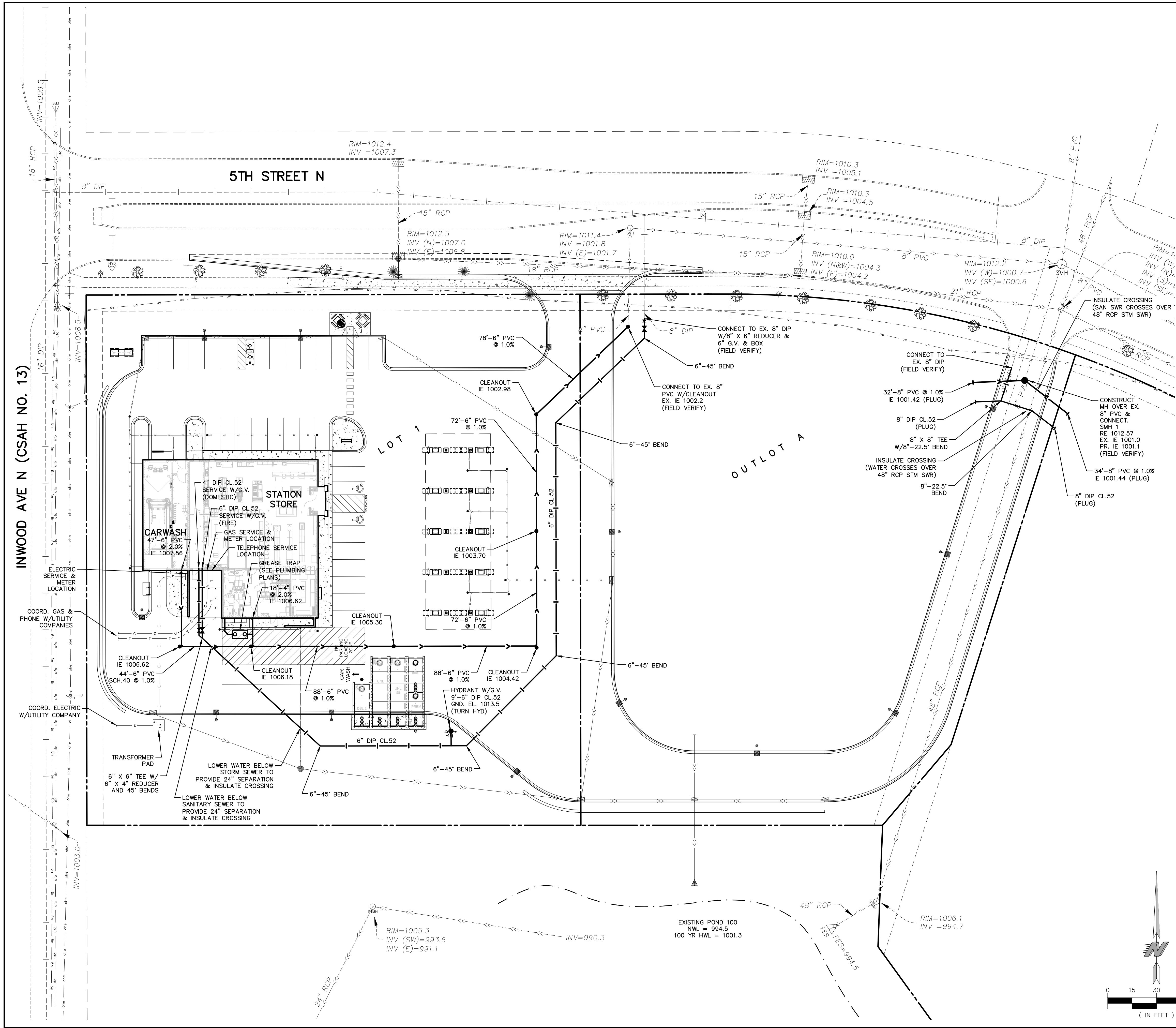
**CONVENIENCE STORE #1078 WITH SINGLE BAY CARWASH**

**INWOOD AVE N & 5TH STREET N  
LAKE ELMO, MINNESOTA**

#	DATE	DESCRIPTION

DRAWN BY: JTR  
SCALE: GRAPHIC  
PROJ. NO.: 7967-00  
DATE: 2019-06-28  
SHEET: 1078 SP3



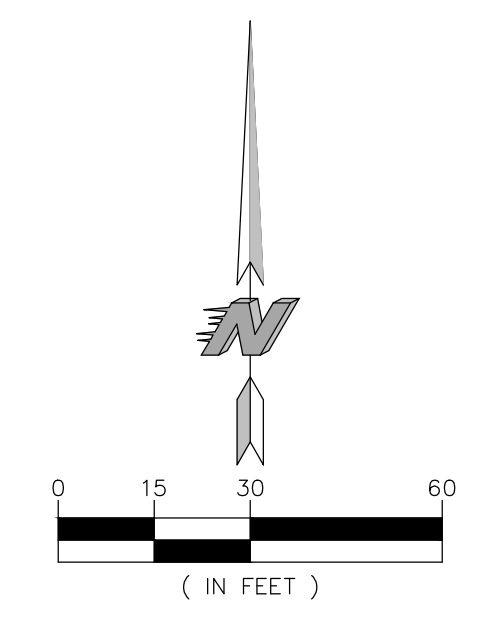


- GOVERNING SPECIFICATIONS**
- ALL WORK SHALL CONFORM TO THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS. WHERE SAID SPECIFICATION DOES NOT COVER THE PROPOSED WORK, THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR CONSTRUCTION", THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATION AND THE MINNESOTA PLUMBING CODE SHALL APPLY.
  - THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).

- UTILITY PLAN NOTES**
- SEE SHEET SP7 FOR UTILITY NOTES.
  - VERIFY SEWER AND WATER SERVICES LOCATIONS, AND THE DOWNSPOUT LOCATIONS WITH MEP PLANS.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES ON SITE AND TO NOTIFY THE OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLAN.

**BENCHMARKS**

1. TOP NUT OF HYDRANT LOCATED ON THE SOUTH SIDE OF EAGLE POINT ROAD APPROXIMATELY 1280 FT. EASTERLY OF THE INTERSECTION OF EAGLE POINT ROAD AND INWOOD AVENUE NORTH.  
ELEVATION = 1006.57 (NAVD 88)



CALL BEFORE YOU DIG

KWIK TRIP, Inc.  
P.O. BOX 2107  
1626 OAK STREET  
LA CROSSE, WI 54602-2107  
PH. (608) 781-8988  
FAX (608) 781-8960

ENVIRONMENTAL - ENGINEERING - SURVEYING  
3890 Pheasant Ridge Dr, #100, Blaine, MN 55449  
Phone: 763-489-7900 Fax: 763-489-7959

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.

Name: Joseph T. Radach, P.E.  
Signature:   
Date: 06/28/19 License #: 455889

UTILITY PLAN

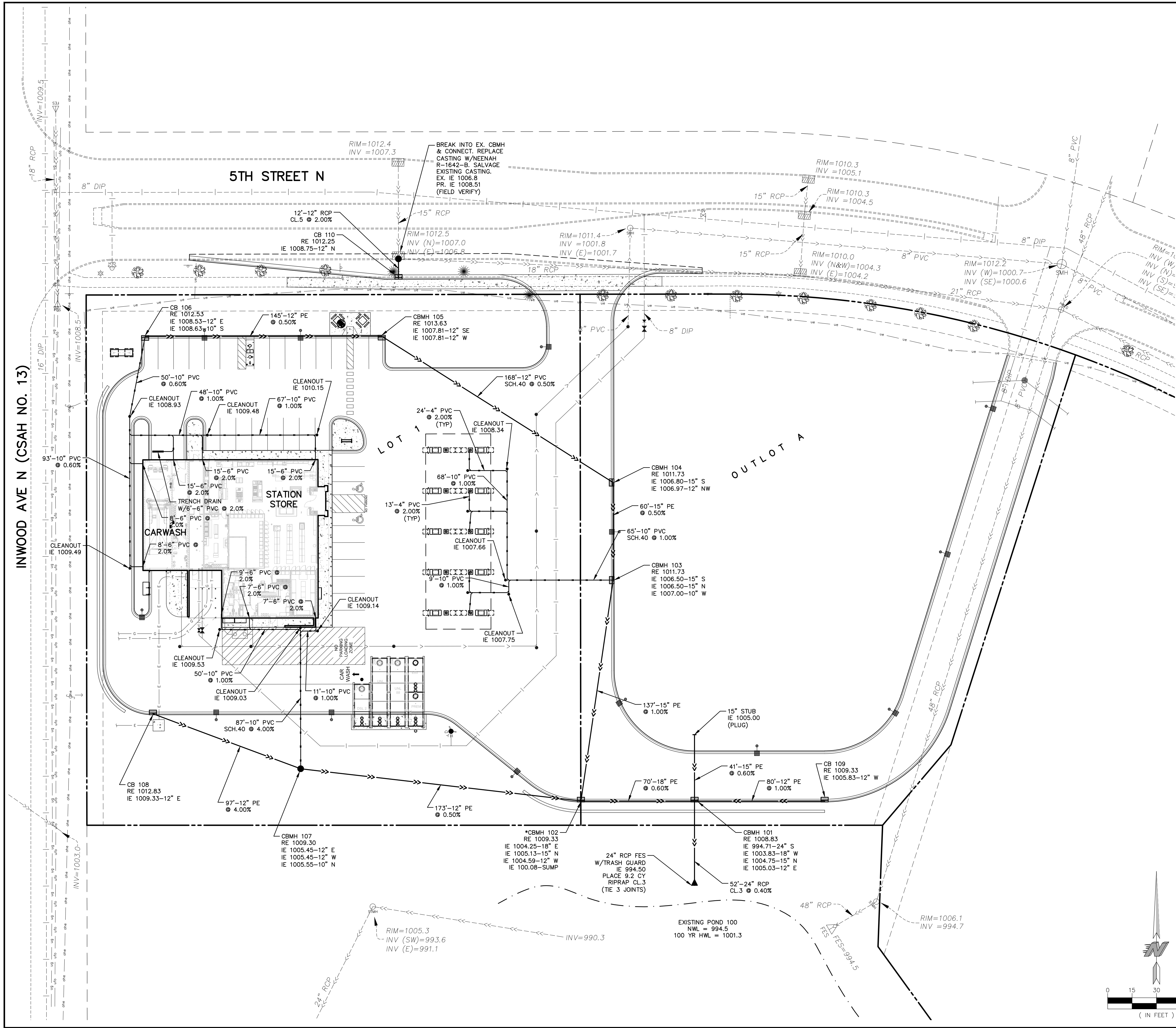
CONVENIENCE STORE #1078  
WITH SINGLE BAY CARWASH

INWOOD AVE N & 5TH STREET N  
LAKE ELMO, MINNESOTA

#	DATE	DESCRIPTION

DRAWN BY	JTR
SCALE	GRAPHIC
PROJ. NO.	7967-00
DATE	2019-06-28
SHEET	1078 SP4





PLAN LEGEND		
EXISTING		PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER		
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS		
UNDERGROUND ELECTRIC		
UNDERGROUND TELEPHONE		
OVERHEAD ELECTRIC		
UNDERGROUND TELEVISION		
SANITARY MANHOLE		
HYDRANT		
GATE VALVE		
CATCH BASIN		
POWER POLES		
GUY WIRE		
ELECTRIC BOX		
TELEPHONE BOX		
LIGHT POLE		
SIGN		

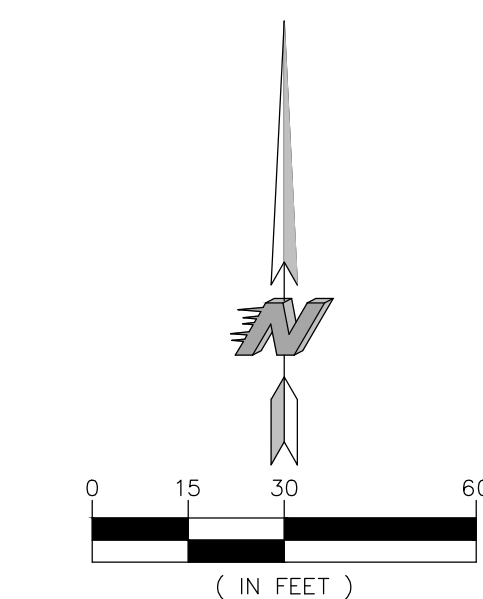
- GOVERNING SPECIFICATIONS**
- ALL WORK SHALL CONFORM TO THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS. WHERE SAID SPECIFICATION DOES NOT COVER THE PROPOSED WORK, THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR CONSTRUCTION", THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATION AND THE MINNESOTA PLUMBING CODE SHALL APPLY.
  - THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).

- UTILITY PLAN NOTES**
- SEE SHEET SP7 FOR UTILITY NOTES.
  - VERIFY SEWER AND WATER SERVICES LOCATIONS, AND THE DOWNSPOUT LOCATIONS WITH MEP PLANS.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES ON SITE AND TO NOTIFY THE OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLAN.

STORM SEWER SCHEDULE		
STRUCTURE	NEENAH CASTING or EQUAL	
TYPE & No.	SIZE	
CB-110	24" X 36"	R-3067-V**
CB-109	24" X 36"	R-3067-V
CB-108	24" X 36"	R-3067-VB
STMH-107	48" DIA.	R-1642-B
CB-106	24" X 36"	R-3067-V
CBMH-105	48" DIA.	R-3067-V
CBMH-104	48" DIA.	R-3067-VB
CBMH-103	48" DIA.	R-3067-VB
*CBMH-102	48" DIA.	R-3067-V
CBMH-101	48" DIA.	R-3067-VB

\* INSTALL 24R SNOOT OIL & DEBRIS STOP AS MANUFACTURED BY BMP, INC.  
\*\* SALVAGED CASTING



BENCHMARKS	
1. TOP NUT OF HYDRANT LOCATED ON THE SOUTH SIDE OF EAGLE POINT ROAD APPROXIMATELY 1280 FT. EASTERLY OF THE INTERSECTION OF EAGLE POINT ROAD AND INWOOD AVENUE NORTH.	
ELEVATION = 1006.57 (NAVD 88)	




CALL BEFORE YOU DIG



Know what's below.  
Call before you dig.

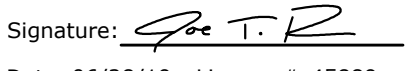


KWIK TRIP, Inc.  
P.O. BOX 2107  
1626 OAK STREET  
LA CROSSE, WI 54602-2107  
PH. (608) 781-8988  
FAX (608) 781-8960



ENVIRONMENTAL - ENGINEERING - SURVEYING  
3890 Pheasant Ridge Dr, #100, Blaine, MN 55449  
Phone: 763-489-7900 Fax: 763-489-7959

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.

Name: Joseph T. Radach, P.E.  
Signature:   
Date: 06/28/19 License #: 45889

UTILITY PLAN (STORM SEWER)

CONVENIENCE STORE #1078  
WITH SINGLE BAY CARWASH

INWOOD AVE N & 5TH STREET N  
LAKE ELMO, MINNESOTA

#	DATE	DESCRIPTION

DRAWN BY JTR

SCALE GRAPHIC

PROJ. NO. 7967-00

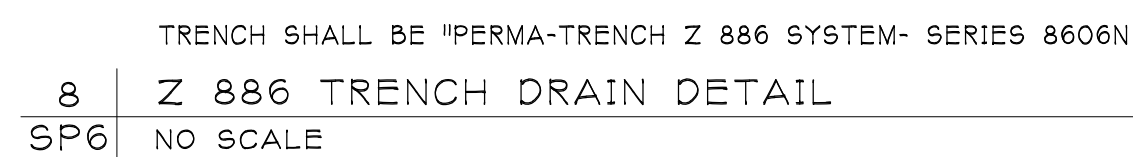
DATE 2019-06-28

SHEET 1078 SP4.1



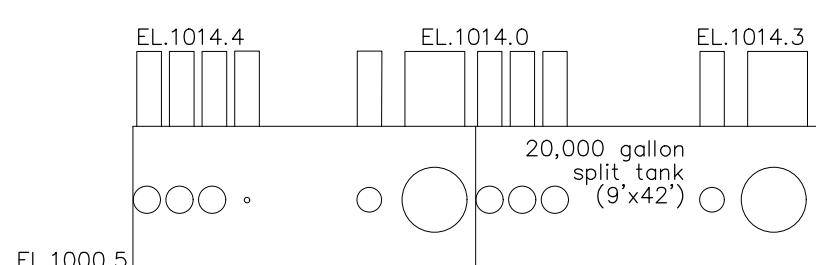
INWOOD AVE N & 5TH STREET N  
LAKE ELMO MINNESOTA





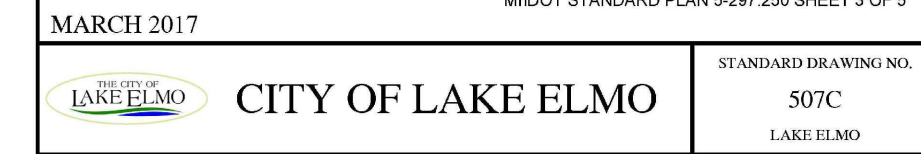
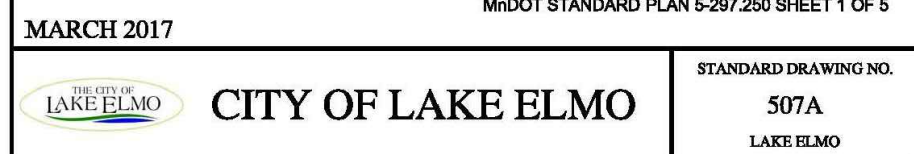
#	DATE	DESCRIPTION
DRAWN BY		JTR
SCALE		GRAPHIC
PROJ. NO.		7967-00
DATE		2019-06-28
SHEET		1078 SP6





1078 SP7





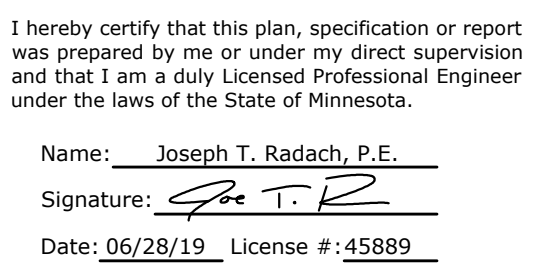
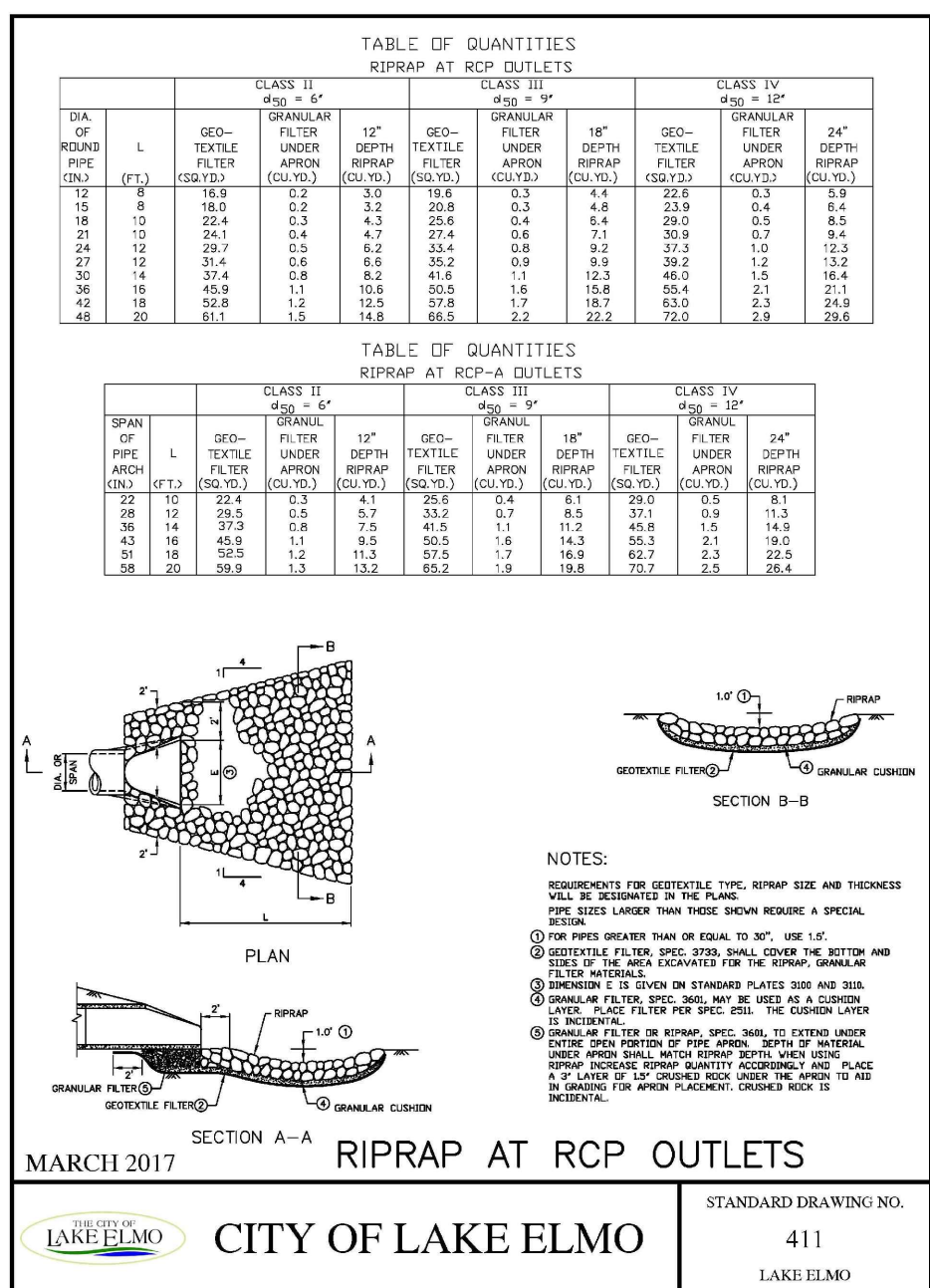
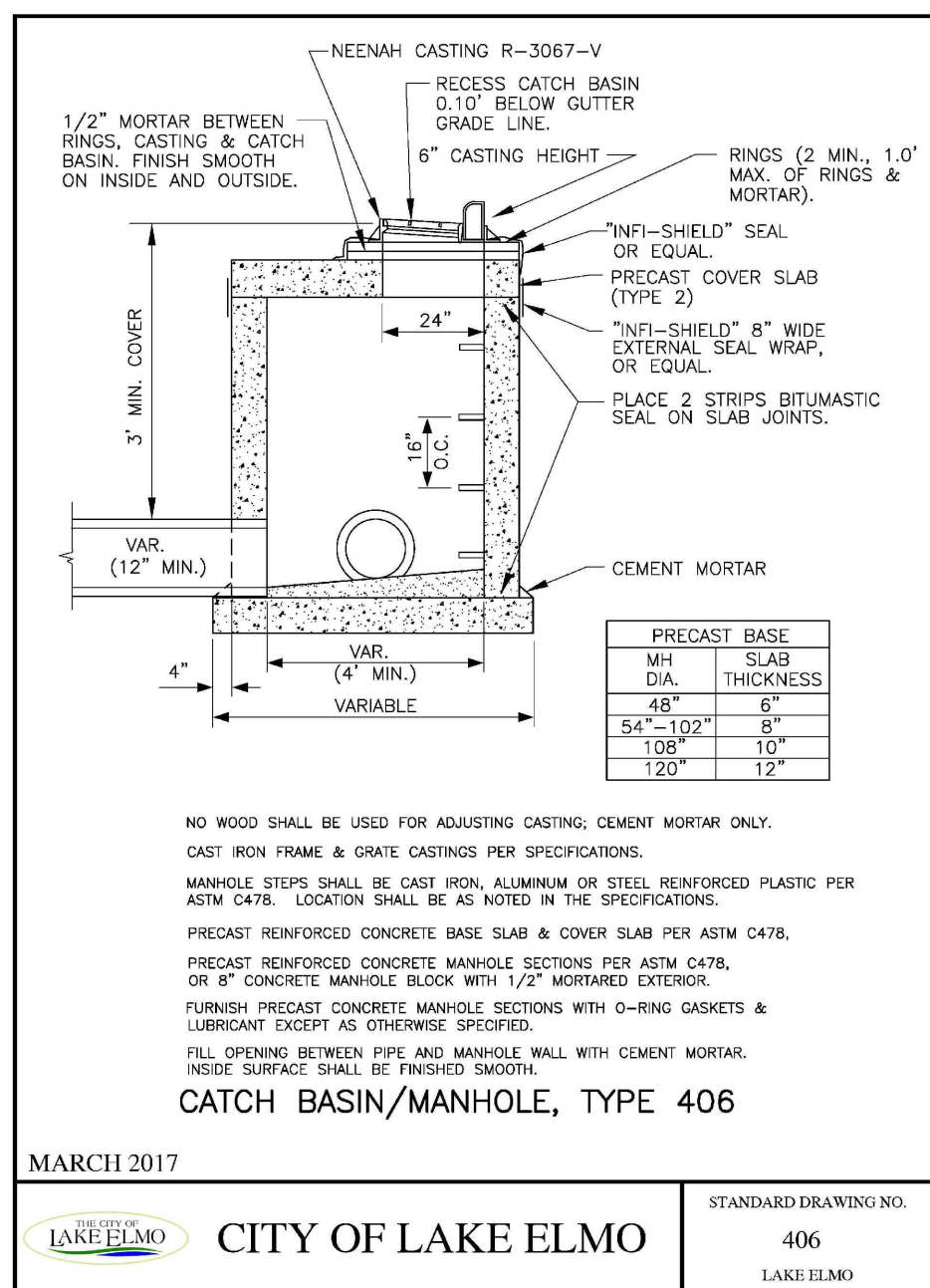
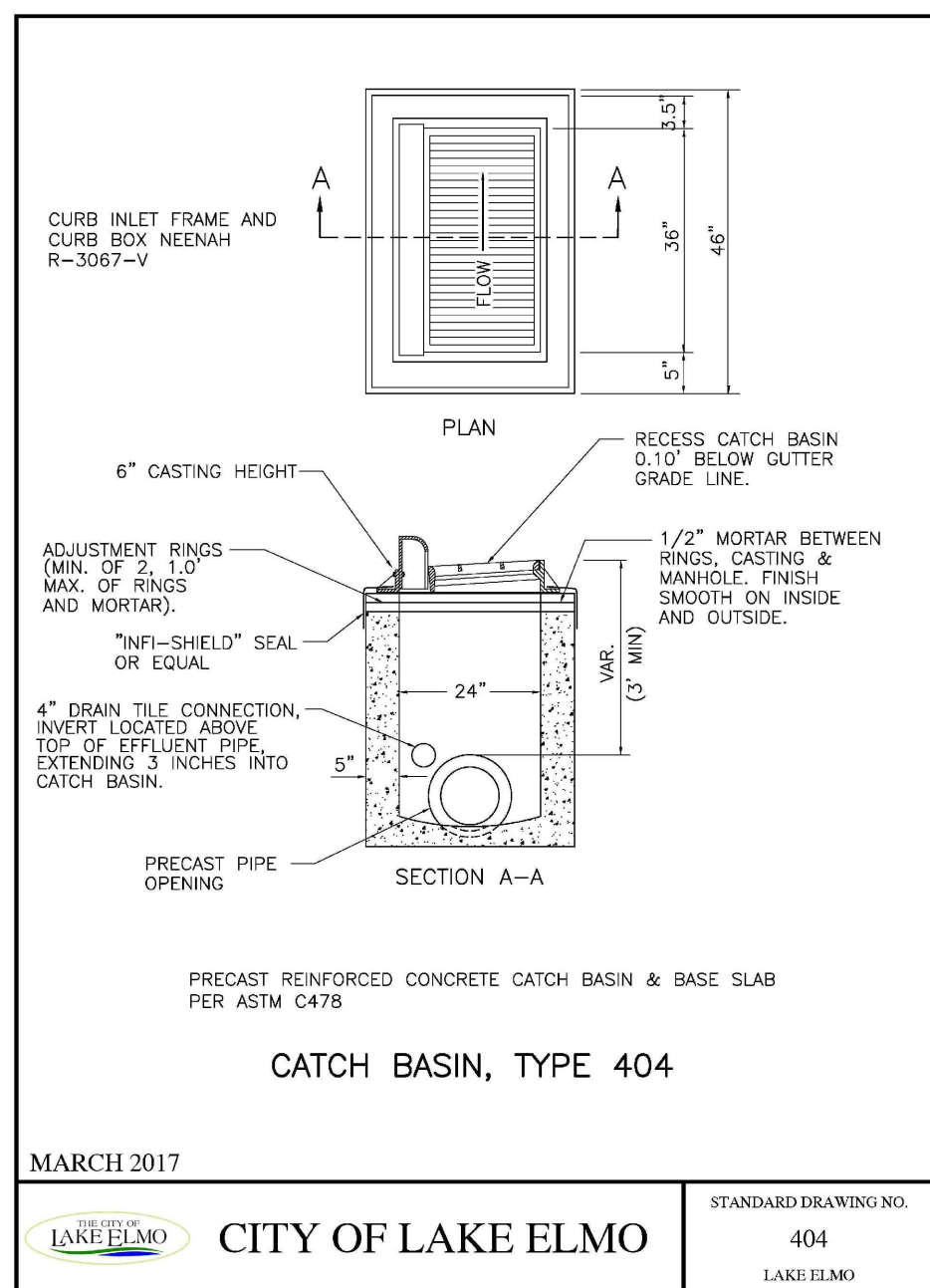
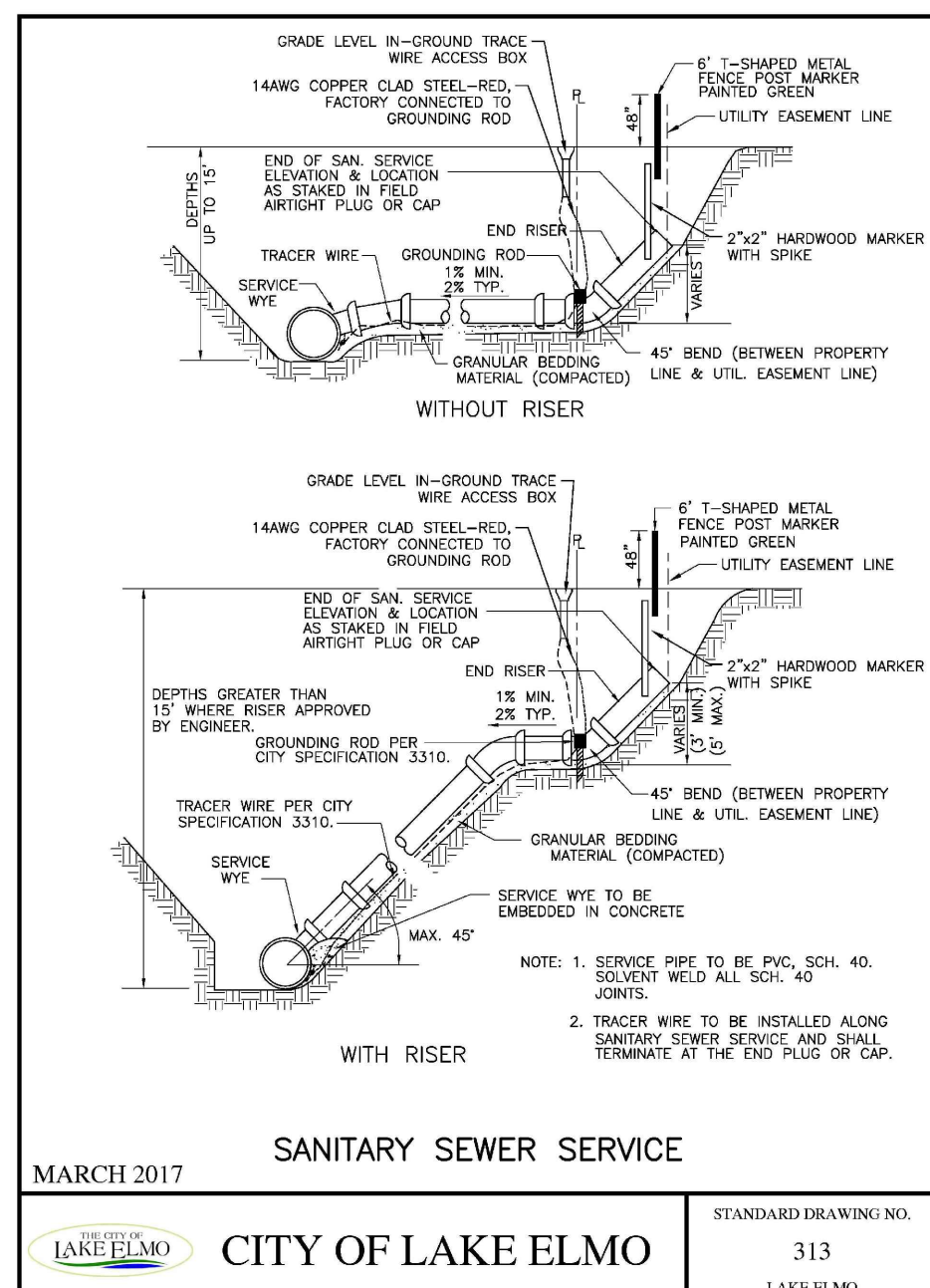
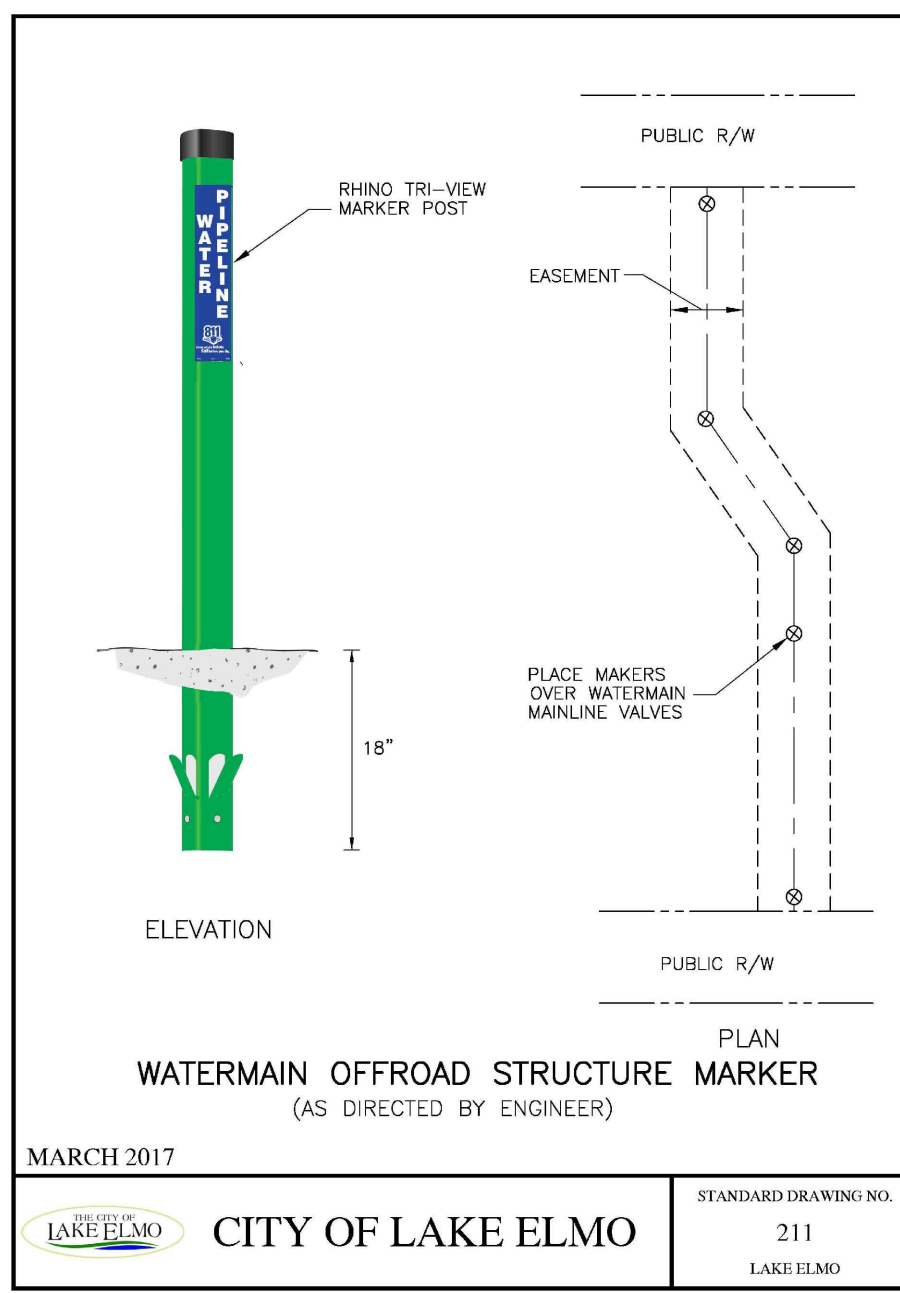
#	DATE	DESCRIPTION

DRAWN BY	JTR
SCALE	GRAPHIC
PROJ. NO.	7967-00
DATE	2019-06-28

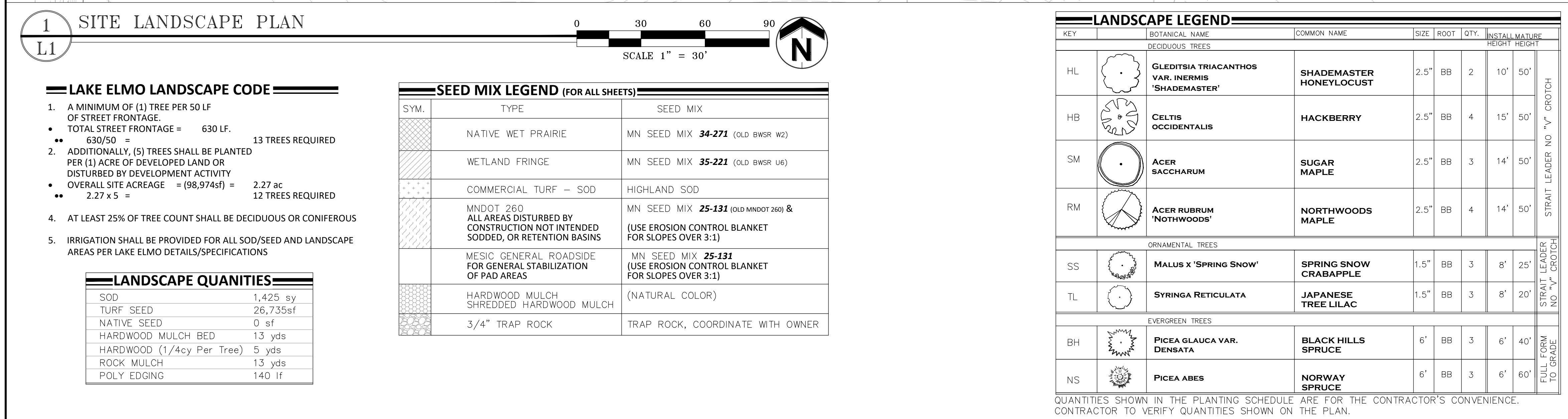
SHEET

1078 SP8



[illegible]





ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.

ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.

LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.

NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK", ANSI-Z60, LATEST EDITION AND TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.

EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH A 4" HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL POSTS AT 6" O.C. MAXIMUM SPACING.

ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING AREAS. FILLING IN OF ANY UNDESIRABLE AREAS MUST TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANTING MATERIALS.

ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.

MULCH: SWEETENED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.

PLANTING: PLANTS TO BE DELIVERED TO SITE FROM ALL ROCK MULCHED AREAS. FILTER FABRIC SHALL BE 100% INTERWOVEN 5.1oz NEEDLE PUNCHED POLYPROPYLENE FABRIC MANUFACTURED BY DEWITT. USE PRO 5 "WEED BARRIER" OR APPROVED EQUIV.

PLACE EDGING BETWEEN ALL PLANTING/ROCK BEDS AND TURF. EDGING SHALL BE POLYPROPYLENE.

CONTRACTOR SHALL TAKE UP ANY OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING STOCK QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE LANDSCAPE LEGEND.

LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ALL PLANTS NOT PLANTED ON DAY OF DELIVERY SHALL BE HEeled IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED. ANY DAMAGES TO SAVED PLANTS OR LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELACEMENT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.

LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND CONTACT THE UTILITY COMPANY FOR ALL PUBLIC UTILITIES (METRO AREA) OR 800-252-1166 (GREATER MINNESOTA) 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND RELOCATION OF ANY DAMAGES TO SAVED PLANTS. LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELACEMENT.

USE ANTI-DESICCATANT (WILTPROOF OR APPROVED EQUIV.) ON ALL PLANTS TO BE PLANTED. ALL EVERGREENS MUST BE MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.

PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRABLE LOAM CONTAINING A LIBERAL AMOUNT OF HUMUS, CAPABLE OF RETAINING MOISTURE. THE SOIL SHOULD BE GROWN IN. IT SHALL COMPLY WITH MN/DOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL MIXTURE SHALL BE FREE FROM HARDPAK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS. SOIL ANALYSIS SHALL BE REQUIRED. ANALYSIS 6.1 AND 7.5 AND 10-0-0 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED BY ROTOTILLING TO THE TOP OF THE BED.

ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASON (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE PERIOD OF REPAIR OR REPLACEMENT OF DEAD PLANTS.

CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE NOTIFICATION SHALL INCLUDE QUANTITY, SPECIES, AND AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.

SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT OFF-SEASONS ENTIRELY AT HIS/HER RISK.

DECIDUOUS POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1  
DECIDUOUS B&B: 4/1 - 6/1; 9/21 - 11/1  
EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1  
EVERGREEN B&B: 4/1 - 6/1; 9/21 - 11/1  
TURF/LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20  
NATIVE MIX SEEDING: 4/1 - 7/20; 9/20-10/20

MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANTING OF THE WORK. THE CONTRACTOR SHALL PROTECT AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN COMPLETED AND PLANTING HAS BEEN ACCEPTED BY THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, REPLANTING PLANTS TO CORRECT DEFECTIVE PLANTS IN A PLANT POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE REPLACED PROMPTLY AT THE CONTRACTOR'S EXPENSE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.

WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK, IN EXTREMELY HOT, DRY WEATHERS WATERING OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS, SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE A DETAILED WATERING SCHEDULE.

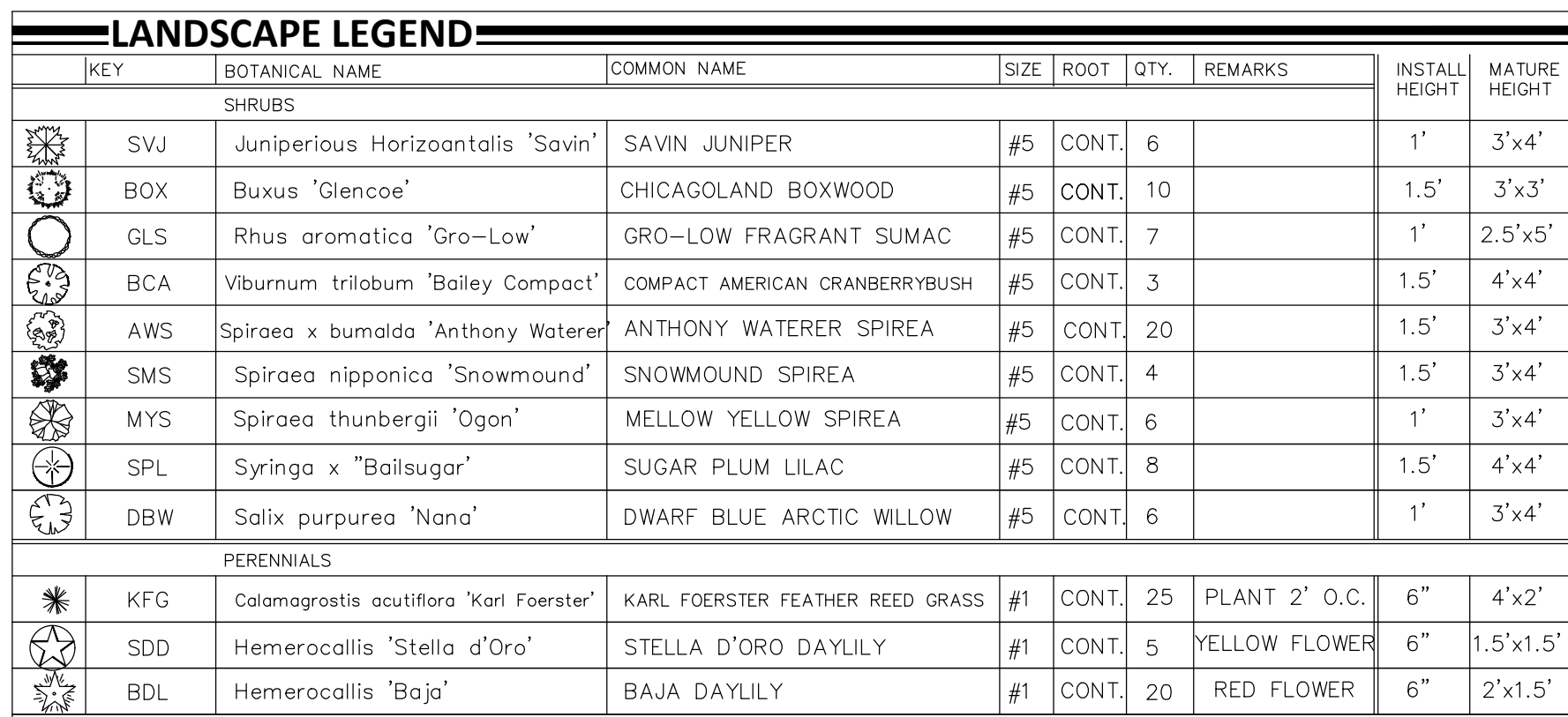
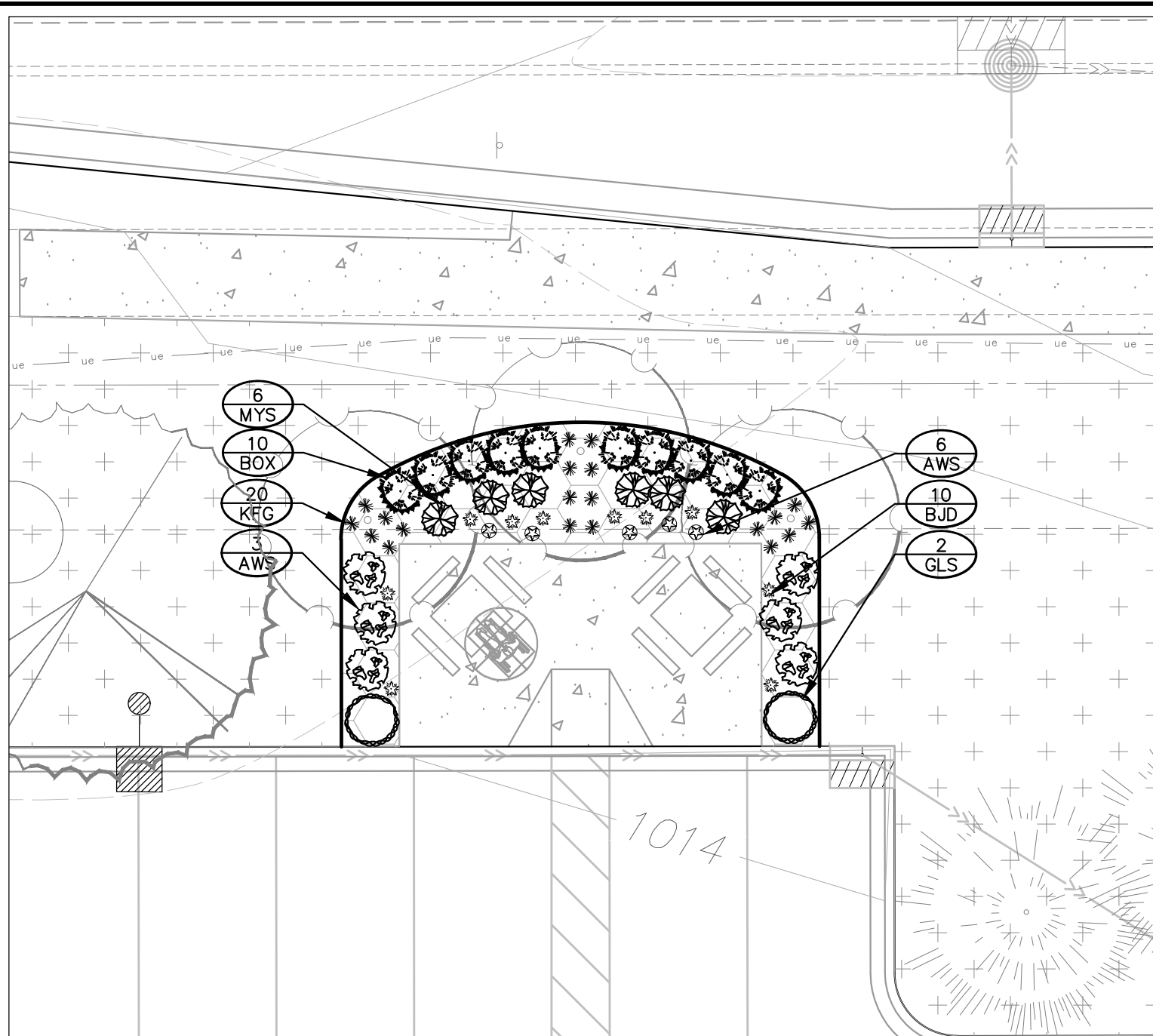
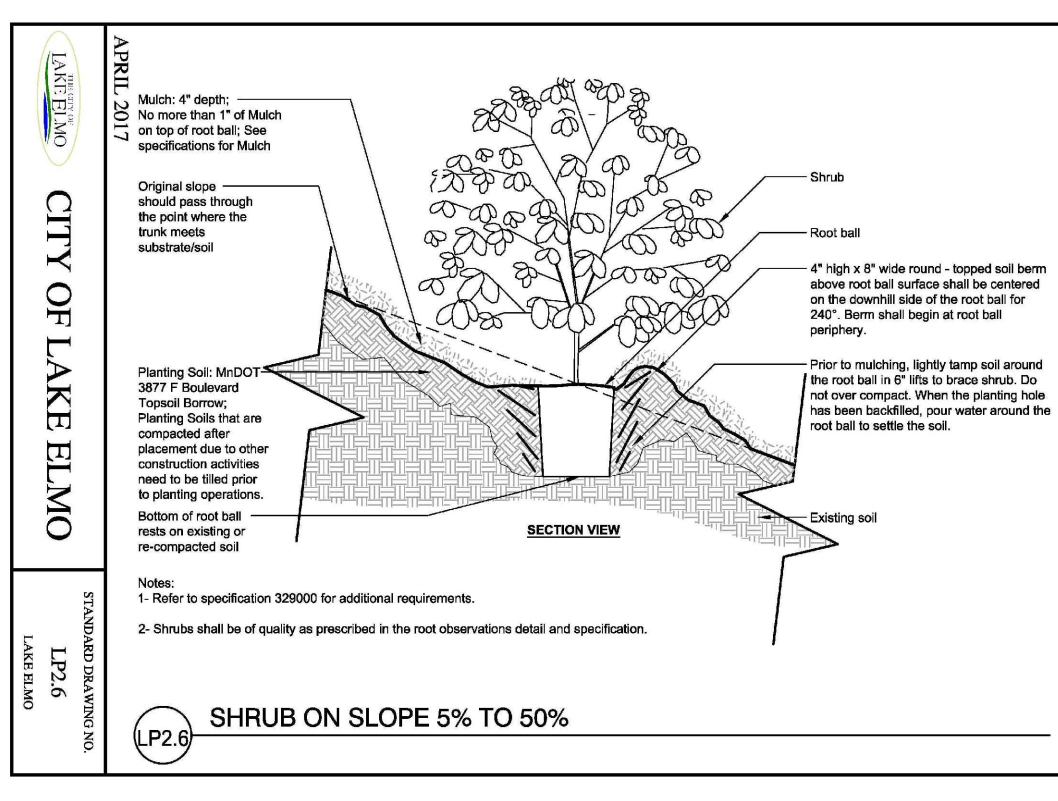
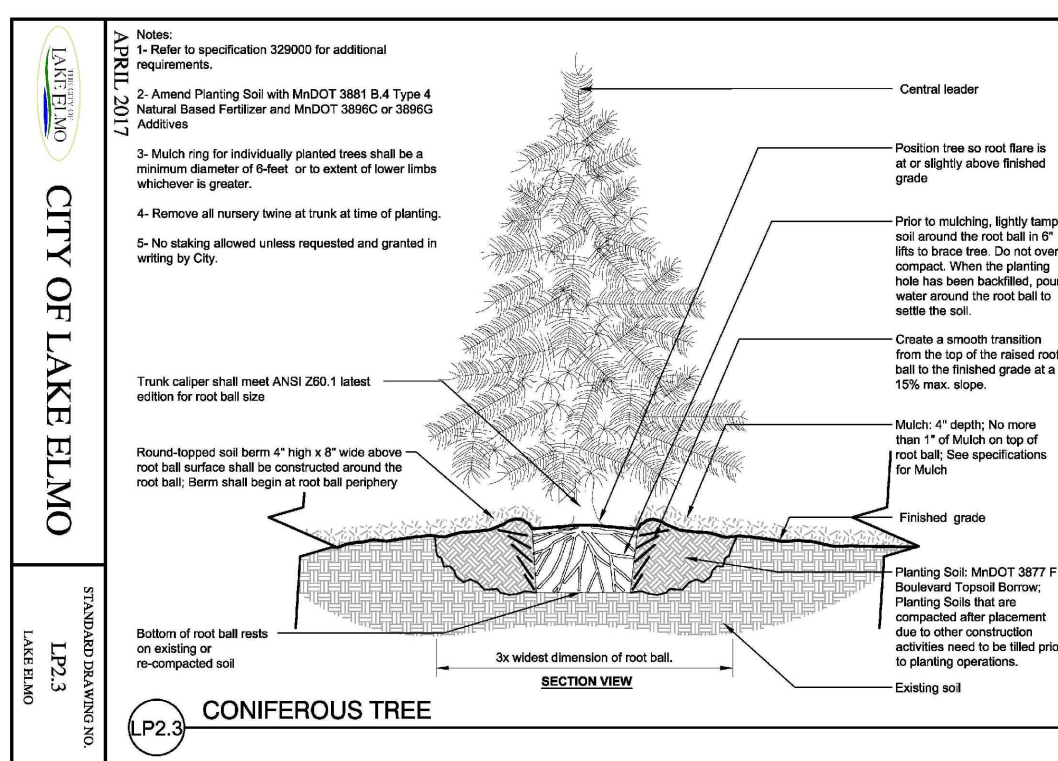
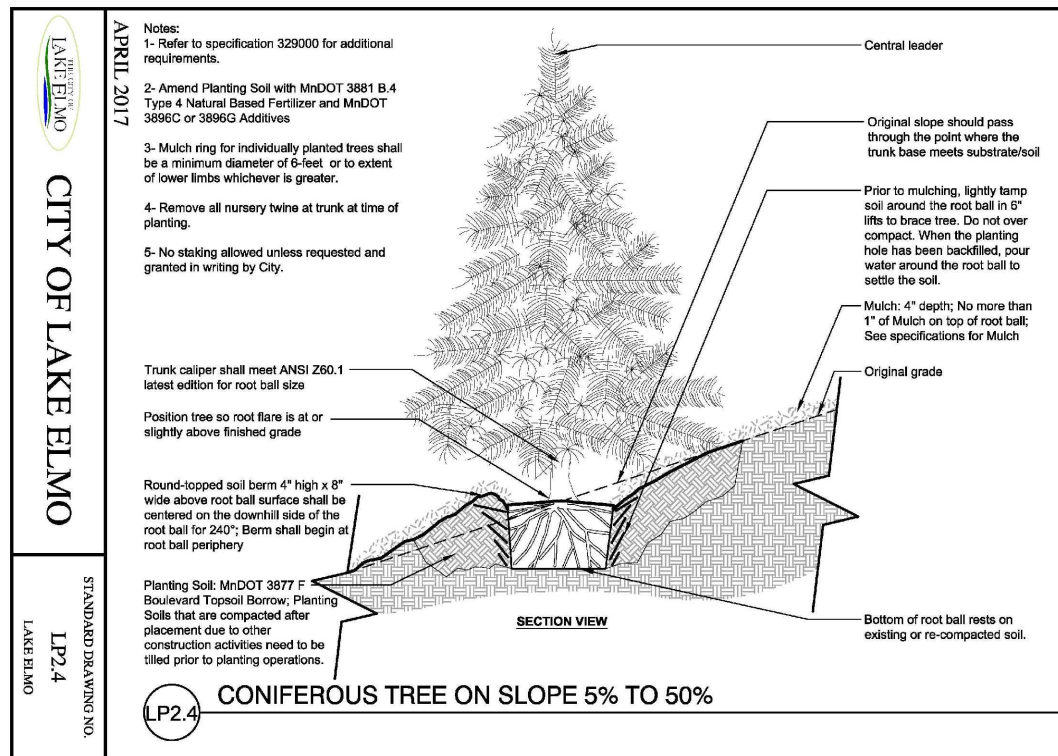
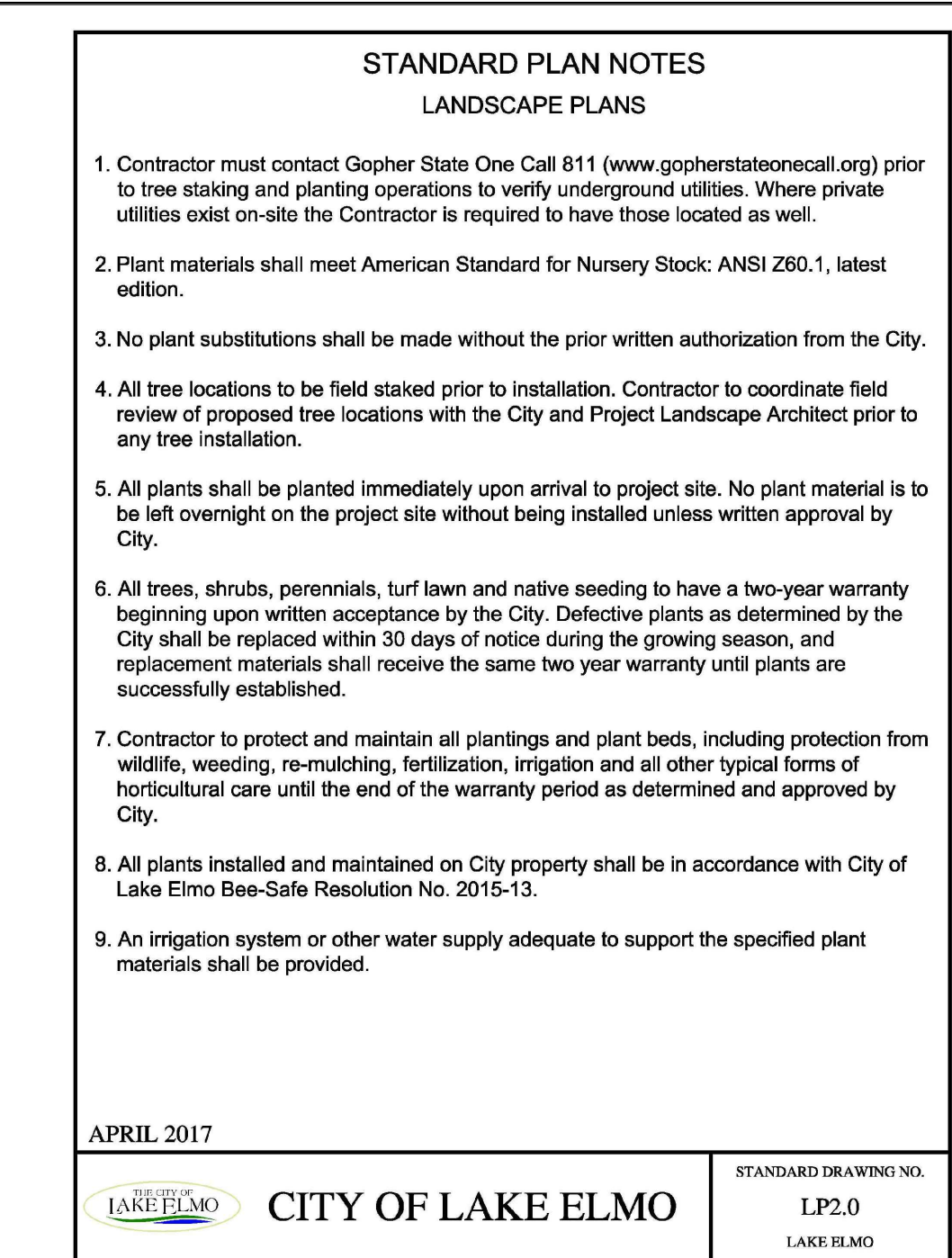
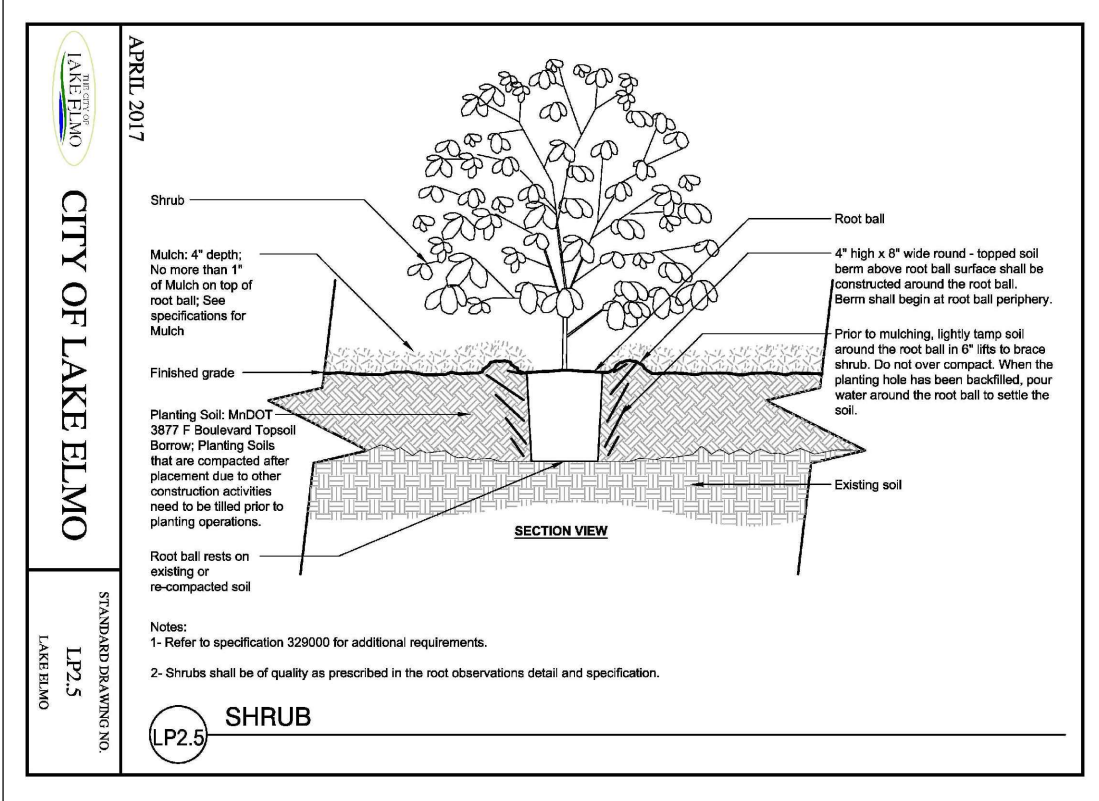
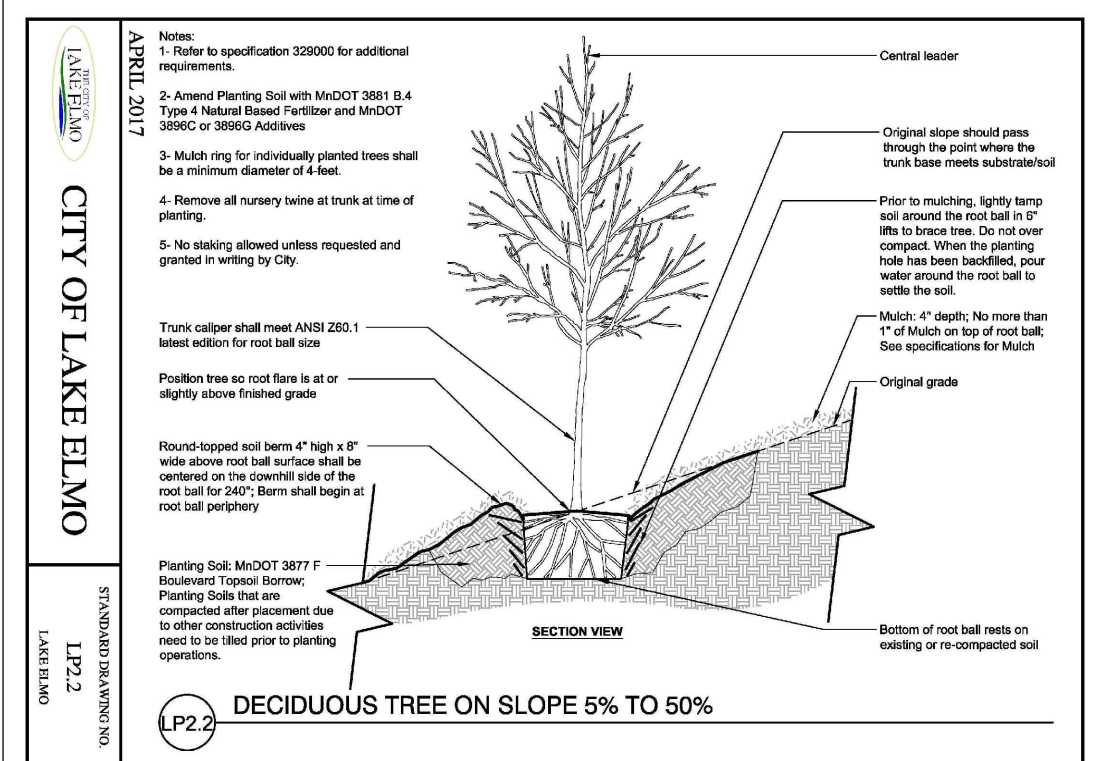
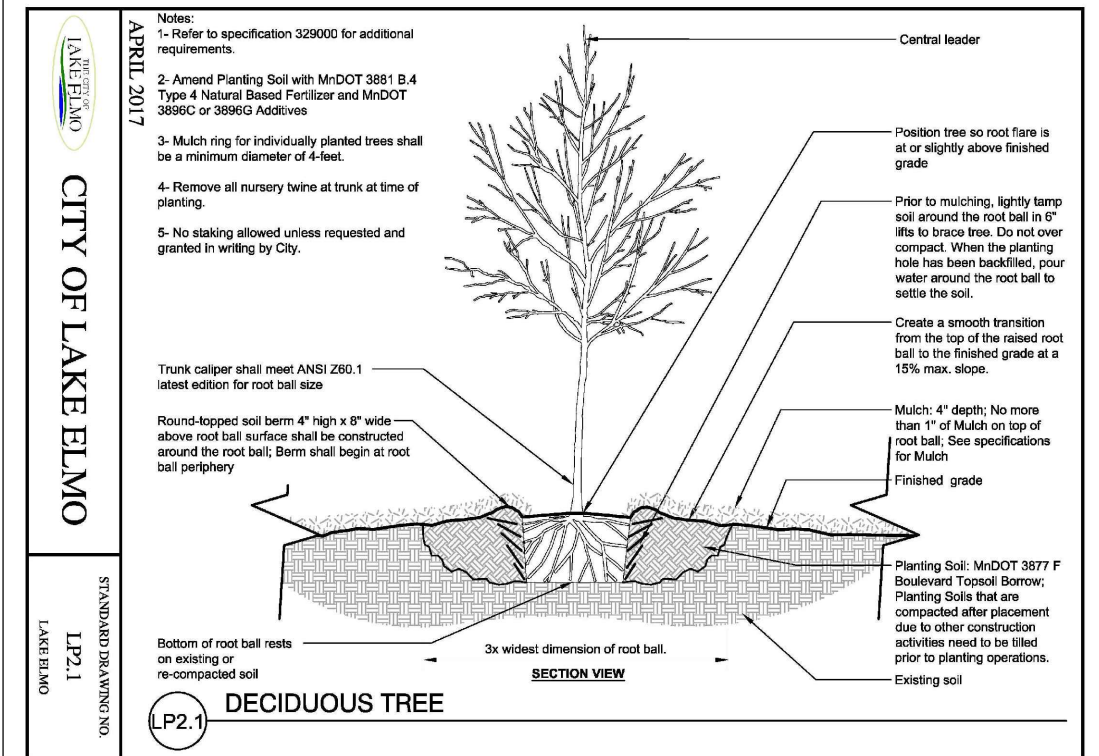
CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

REPLANTING: UNPLANTED AREAS TO BE TURF SEEDED, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

ALL DISTURBED AREAS TO RECEIVE NATIVE WETLAND SEED, AND TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

[illegible]



[illegible]

**Kwik  
STAR**

**Carlson  
McCain**  
ENVIRONMENTAL • ENGINEERING • SURVEYING  
8990 Pheasant Ridge Dr., #100, Blaine, MN 55449  
Phone: 763-489-7900 Fax: 763-489-7959

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.

Name: James A. Kalkes, RLA

Signature: *James A. Kalkes*

Date: 06/28/19 License #: 45071

SHRUB PLAN

CONVENIENCE STORE #1078  
WITH SINGLE BAY CARWASH

INWOOD AVE N & 5TH STREET N  
LAKE ELMO, MINNESOTA

[illegible]

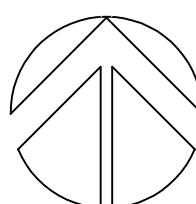




 **Carlson  
McCain**  
ENVIRONMENTAL • ENGINEERING • SURVEYING  
890 Pheasant Ridge Dr., #100, Blaine, MN 55449  
Phone: 763-489-7900 Fax: 763-489-7959

Name: Joseph T. Radach, P.E.  
Signature: \_\_\_\_\_  
Date: 06/28/19 License #: 45889

INWOOD AVE N & 5TH STREET N  
LAKE ELMO, MINNESOTA

E1

- A - LSI LIGHTING: SCV-LED-23L-SCFT-UNV-50-WHT  
MOUNTED UNDER GAS CANOPY  
MOUNT FIXTURES WITH FORWARD THROW OPTIC AIMING AT STORE FRONT.
- B - LED STRIP LIGHT MOUNTED IN GABLE  
LITHONIA - T2LN-L96
- C - RECESSED LED DOWNLIGHT  
GOTHAM EVO-35/30-8AR-WD-120-TRU
- D - LSI LIGHTING: SCV-LED-15L-SC-UNV-50-WHT  
MOUNTED UNDER GAS CANOPY
- E - LSI LIGHTING: 5LM-LED-9L-61L-2-UNV-50-10CRI-WHT
- F - LSI LIGHTING: 5LM-LED-9L-91L-FT-L-UNV-50-10CRI-WHT  
ORDER FIXTURE WITH OPTICS ROTATED TO THE LEFT
- G - LSI LIGHTING: 5LM-LED-9L-91L-FT-UNV-50-10CRI-WHT



**GRAEF**  
One Honey Creek Corporate Center  
125 South 84th Street, Suite 401  
Milwaukee, WI 53214-1470  
414 / 259 1500  
414 / 259 0037 fax