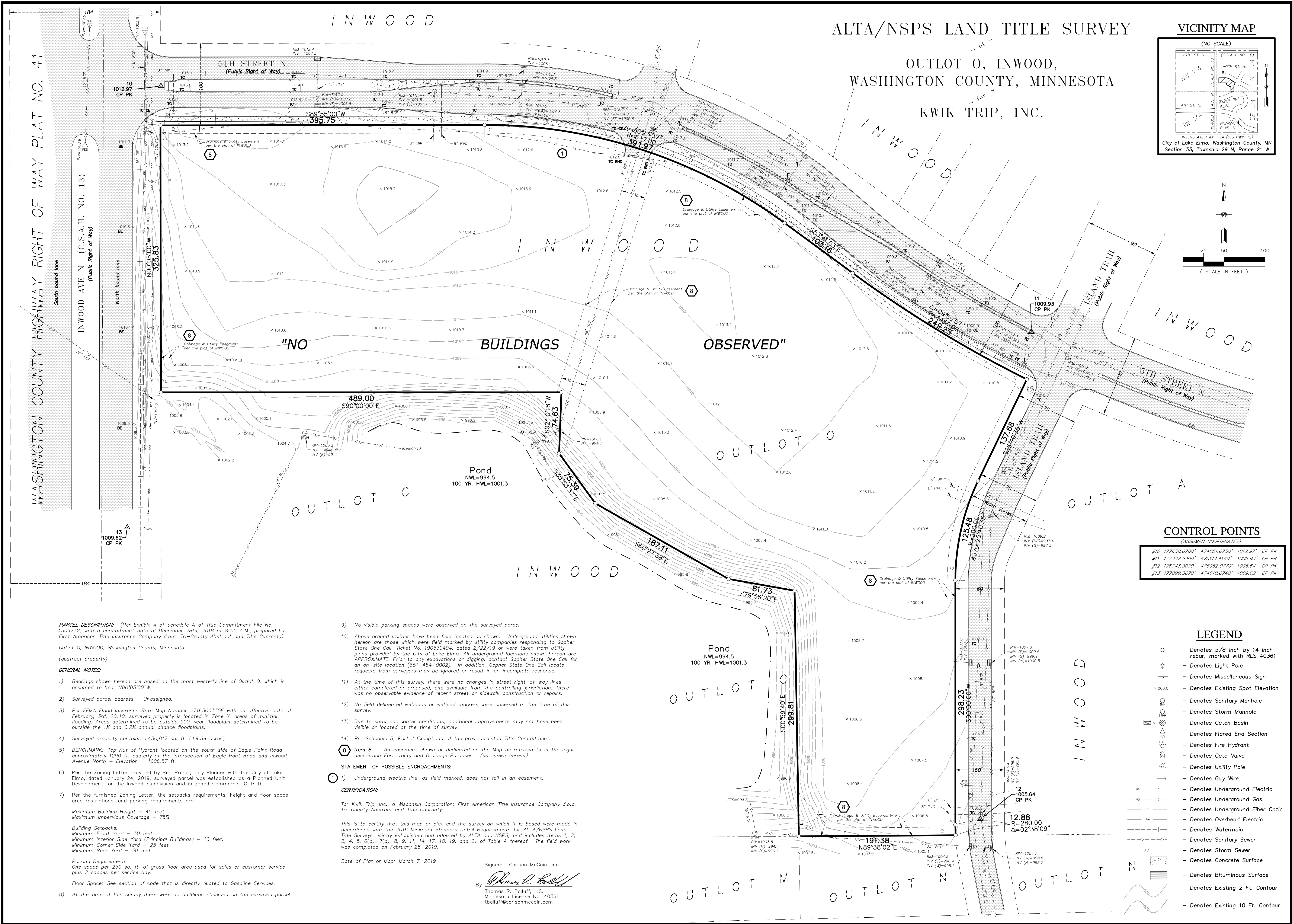




**Carlson
McCain**

ENVIRONMENTAL-ENGINEERING SURVEYING
3890 Pleasant Ridge Drive NE,
Suite 100, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

ALTA/NSPS LAND TITLE SURVEY

**PROPOSED KWIK TRIP 1078 SITE
(Outlot O, INWOOD)**
Lake Elmo, Minnesota

KWIK TRIP, INC.
P.O. BOX 2107
1626 Oak Street
Lacrosse, WI, 54602

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	

DRAWN BY: bjc
ISSUE DATE: 3/07/19
FILE NO: 1870

THOMAS R. BALLUFF
REGISTERED
LAND SURVEYOR
40361
STATE OF MINNESOTA

1 OF 1

The logo for the Carlson McCain campaign, featuring a stylized leaf icon to the left of the text "Carlson McCain".

PRELIMINARY PLAT

INWOOD 6TH ADDITION

RPS LEGACY LLC
2935 Country Drive, Suite 1
Little Canada, MN 55117

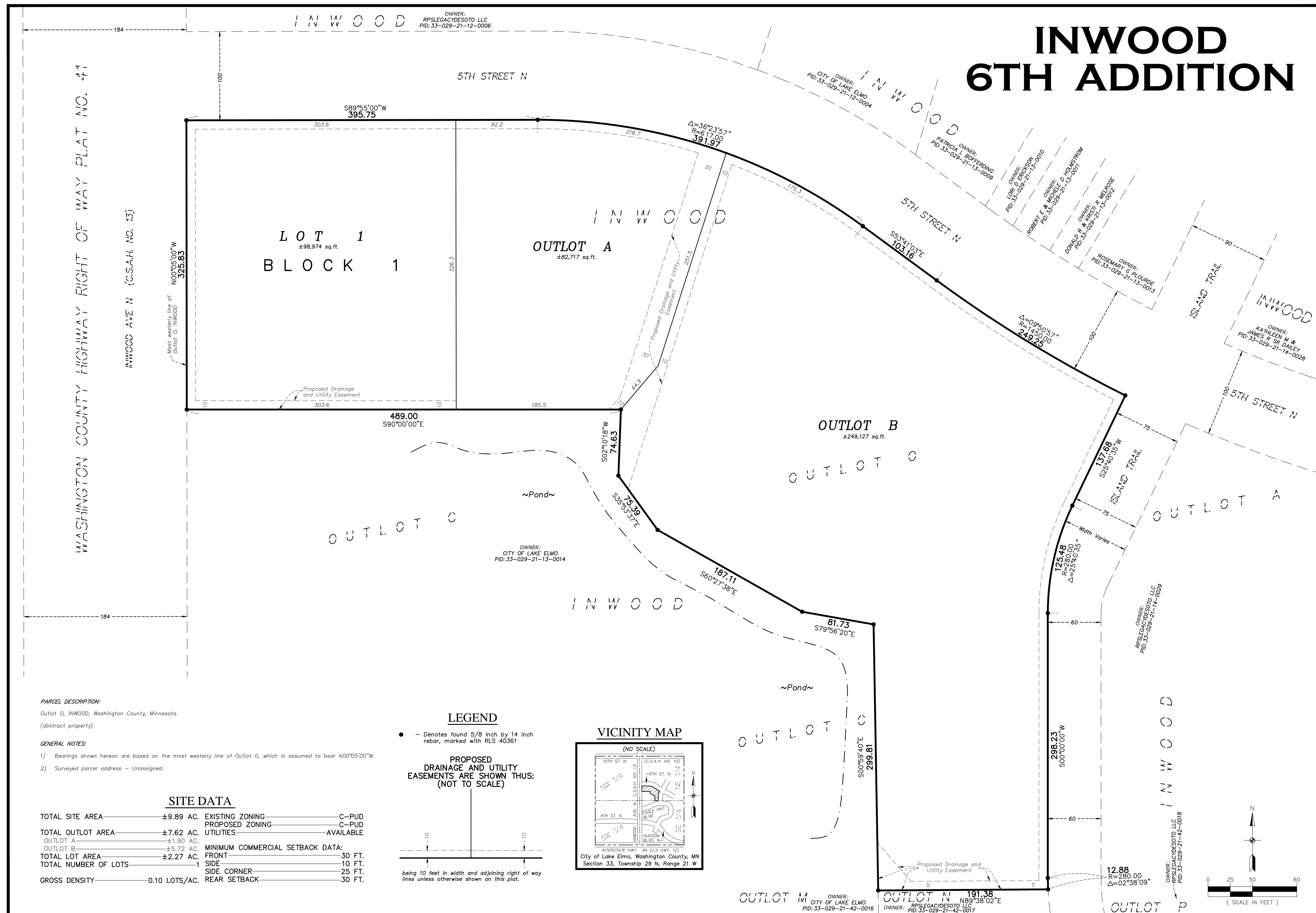
REVISIONS

- | | |
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| 1. | |
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| 6. | |
| DRAWN BY: | KCM |
| ISSUE DATE: | 6/28/19 |
| FILE NO: | 1870 |

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.

Name: Thomas R. Balluff
Signature: *Thomas R. Balluff*
Date: 6/28/19 License #: 40361

1 of 2





Property Viewer



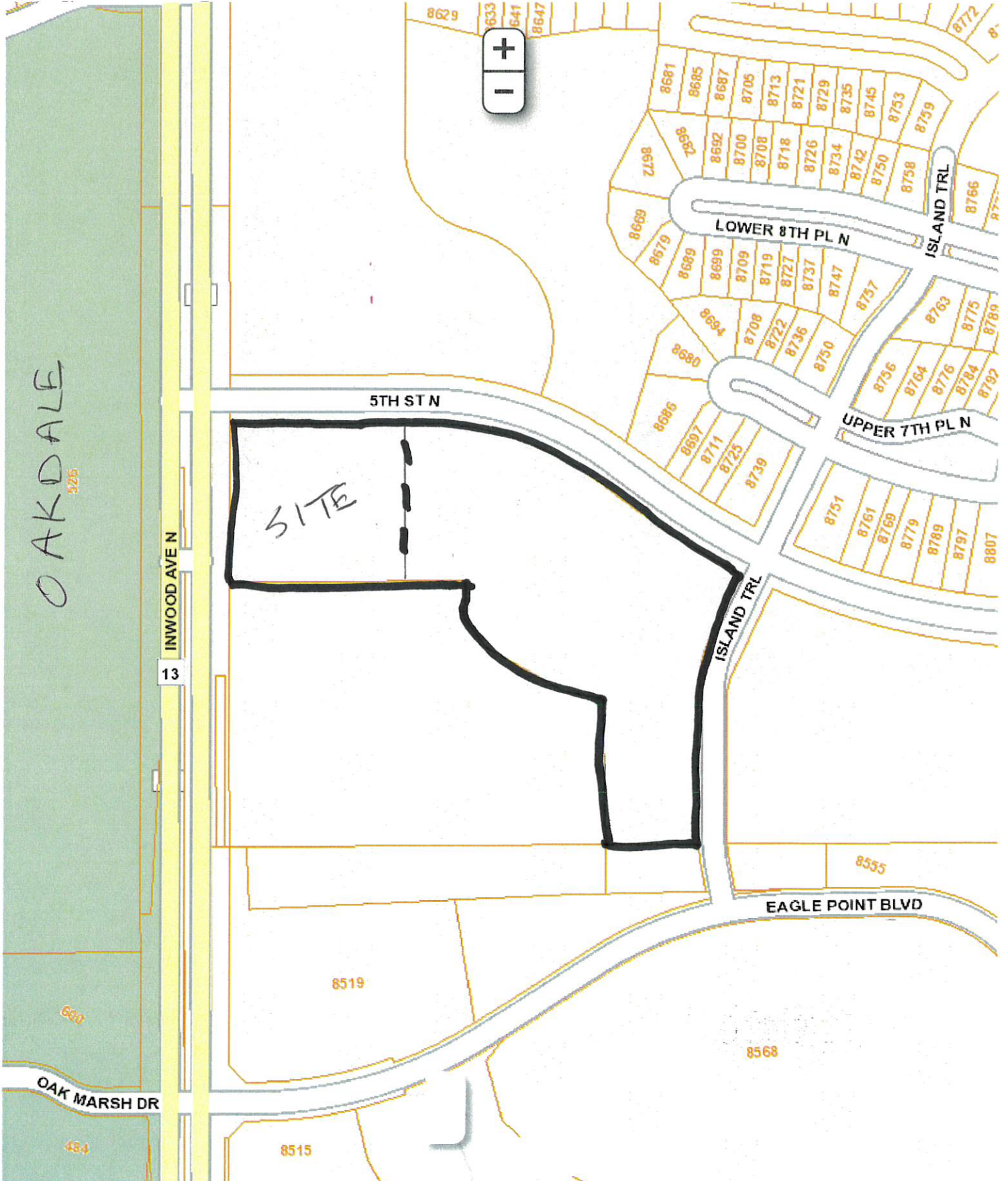


Property Viewer

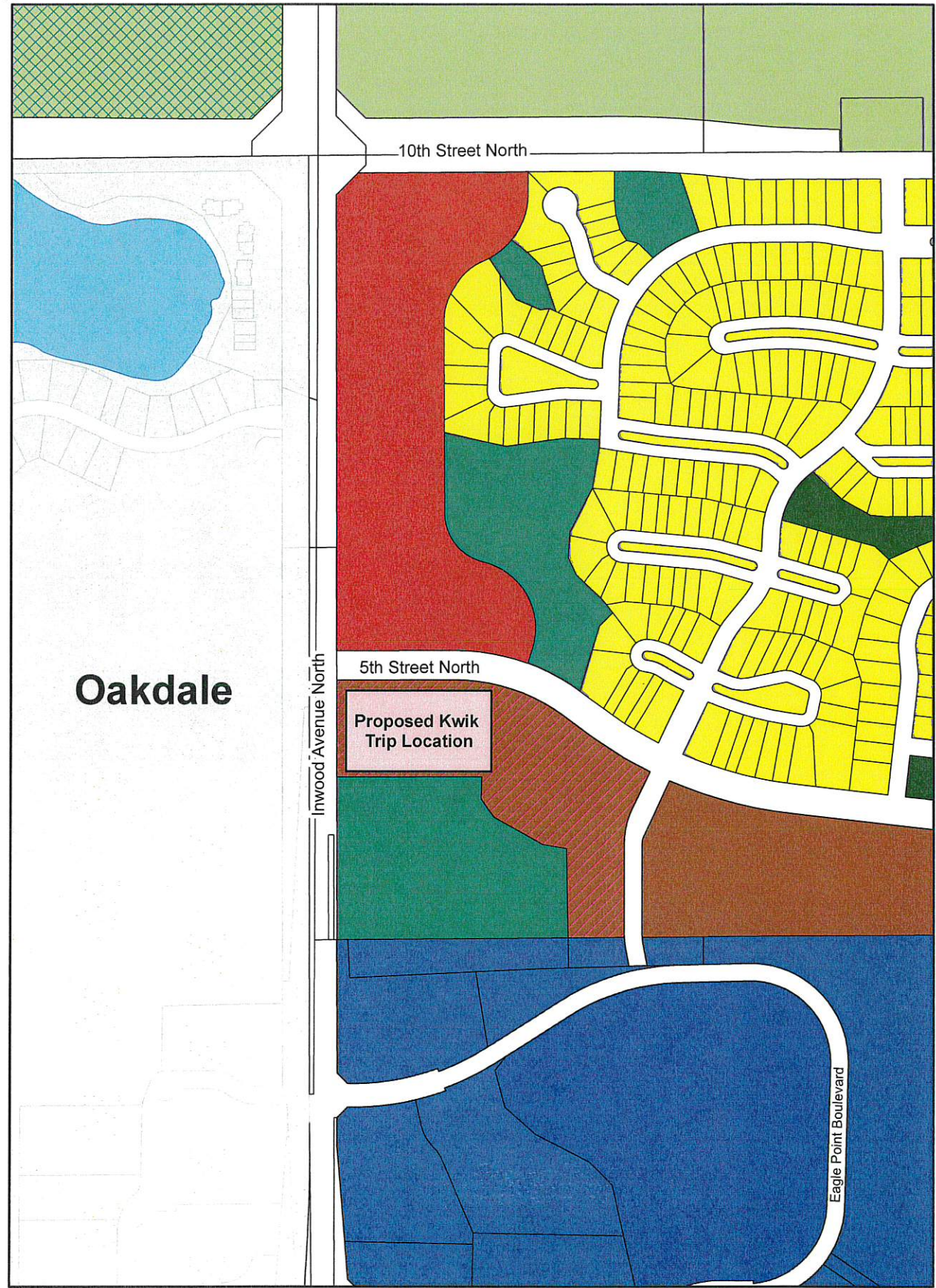




Property Viewer



Proposed Kwik Trip Location - Lake Elmo 2040 Future Land Use

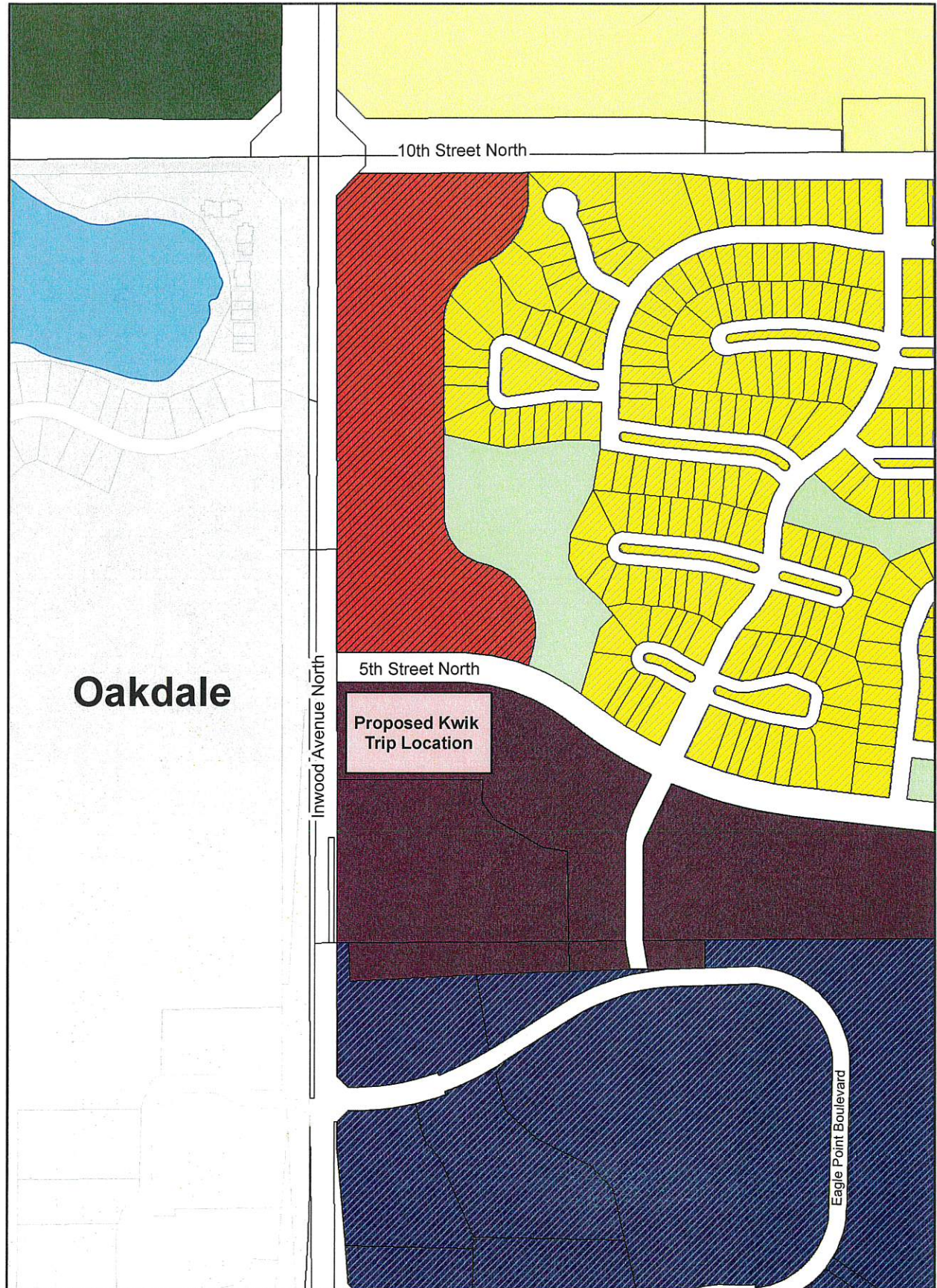


2040 Future Land Use

- | | | | |
|----|---------------|------|-----|
| AP | HDR | MU-C | RAD |
| BP | Institutional | Park | ROW |
| C | LDR | PSP | |



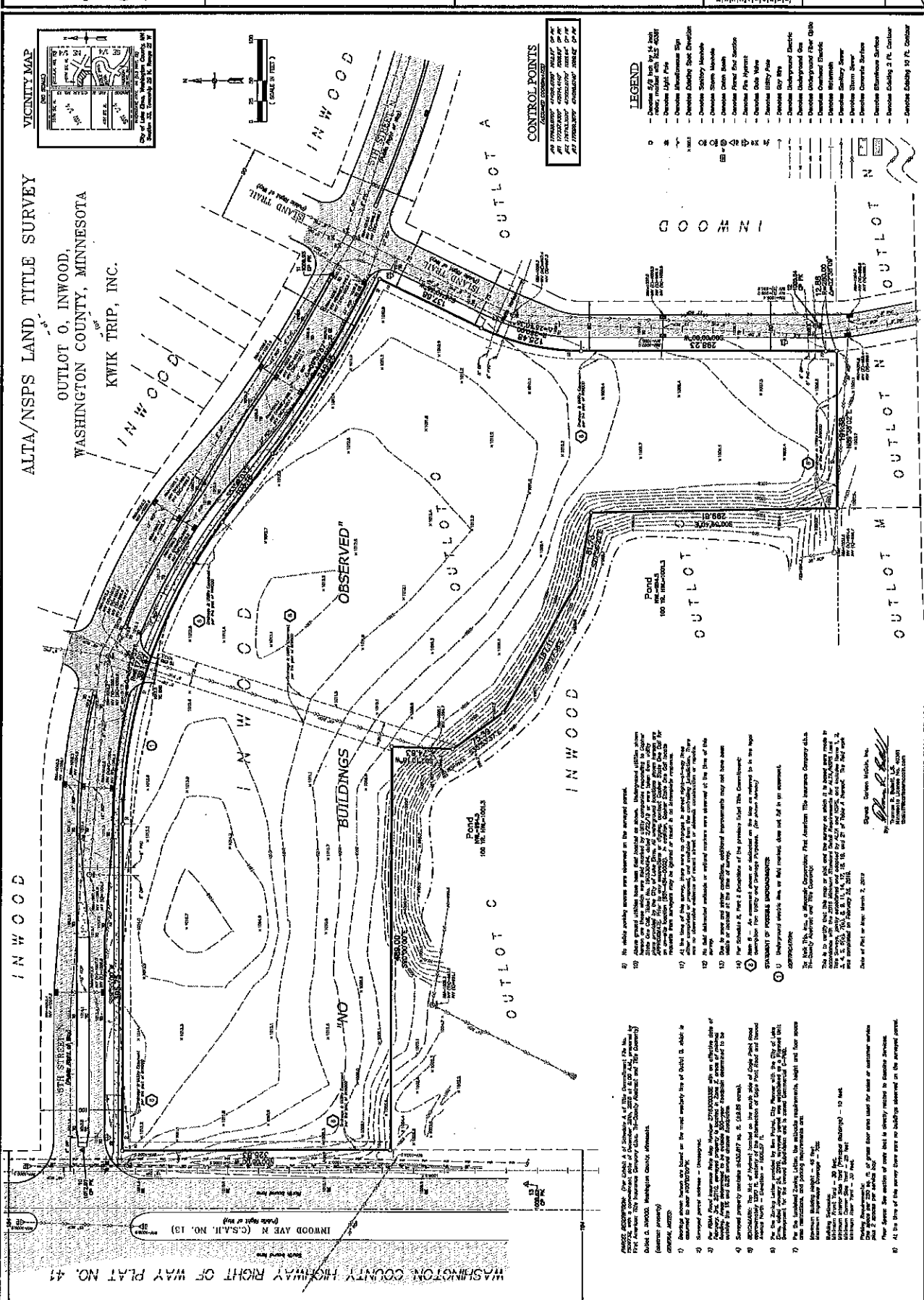
Proposed Kwik Trip Location - Lake Elmo Current Zoning



Zoning Districts

A	C-PUD	LDR-PUD	ROW
BP-PUD	HDR-PUD	PF	RR





WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 41

INWOOD

OUTLOT A

OUTLOT B

OUTLOT C

OUTLOT D

OUTLOT E

OUTLOT F

OUTLOT G

OUTLOT H

OUTLOT I

OUTLOT J

OUTLOT K

OUTLOT L

OUTLOT M

OUTLOT N

OUTLOT O

OUTLOT P

OUTLOT Q

OUTLOT R

OUTLOT S

OUTLOT T

OUTLOT U

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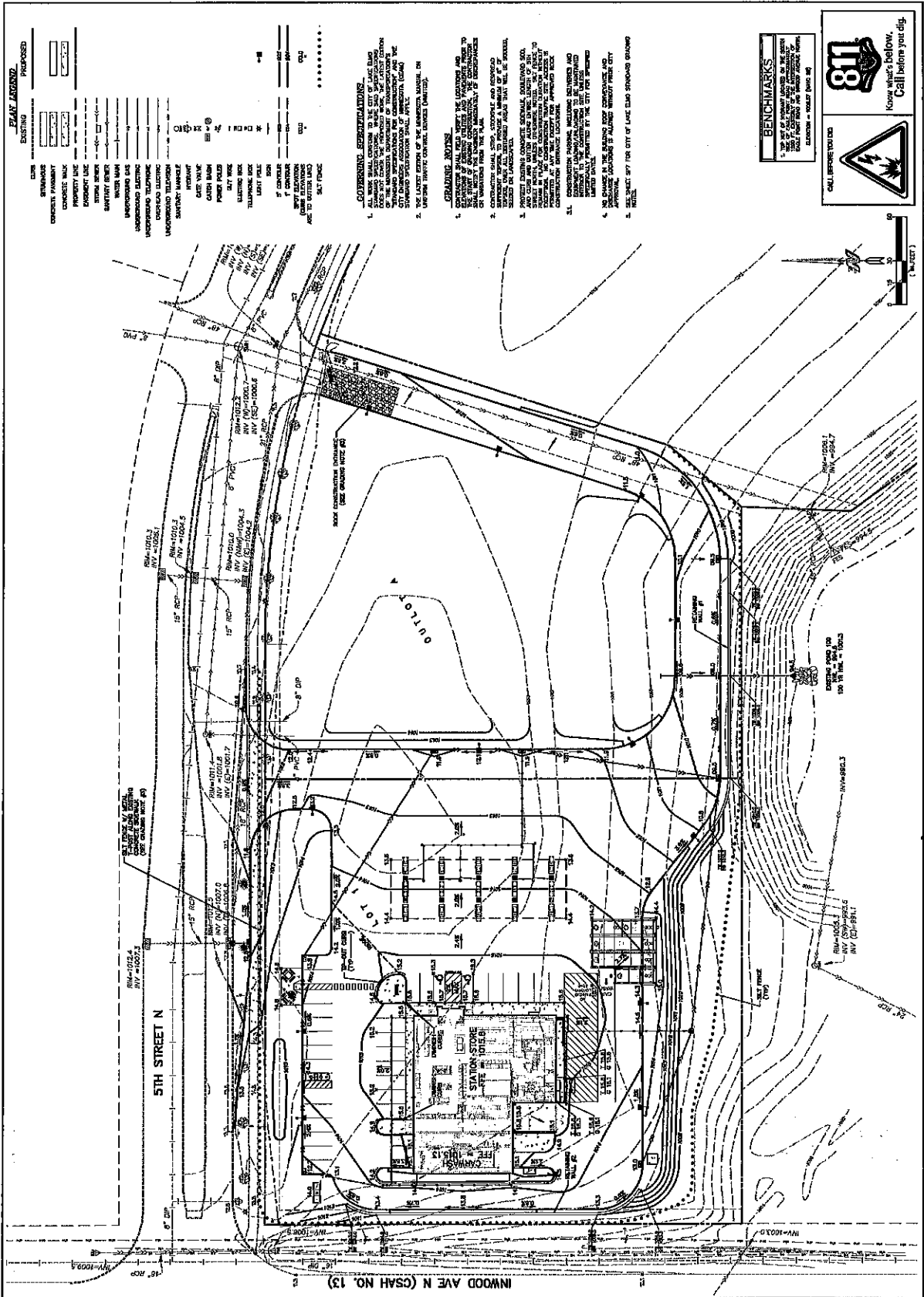
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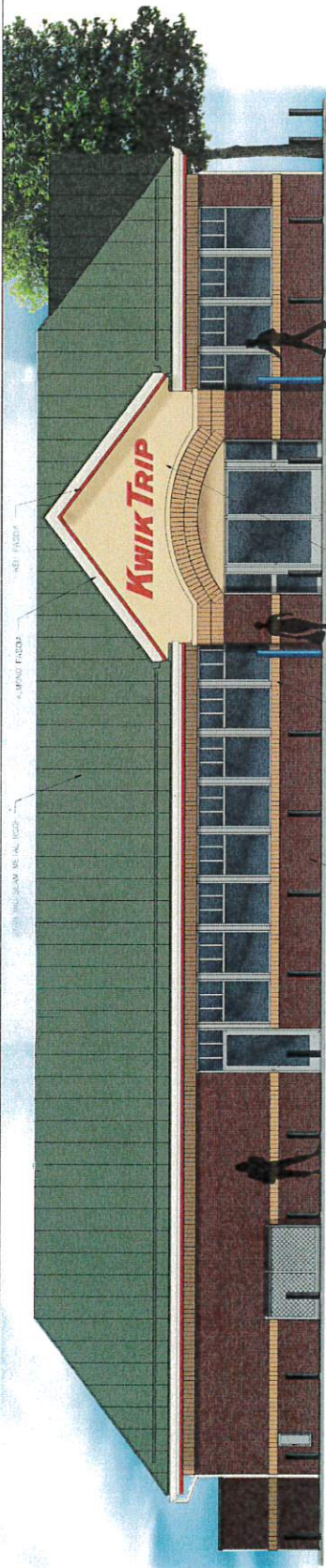
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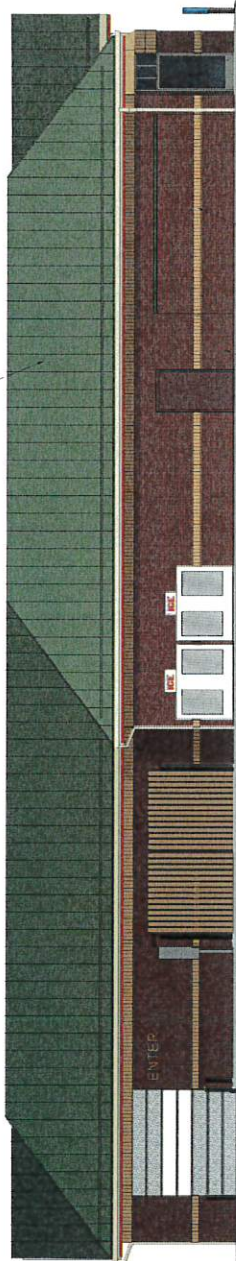
INWOOD

DATE	2019-06-28
PROJ NO	785750
SCALE	GRAPHIC
DRAWN BY	JTR
SHEET	1078 SP3

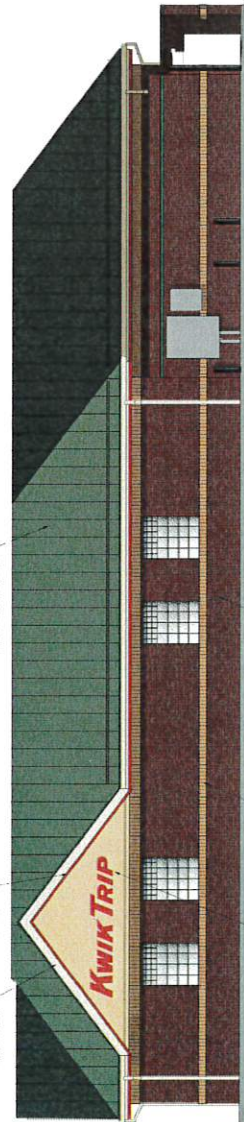




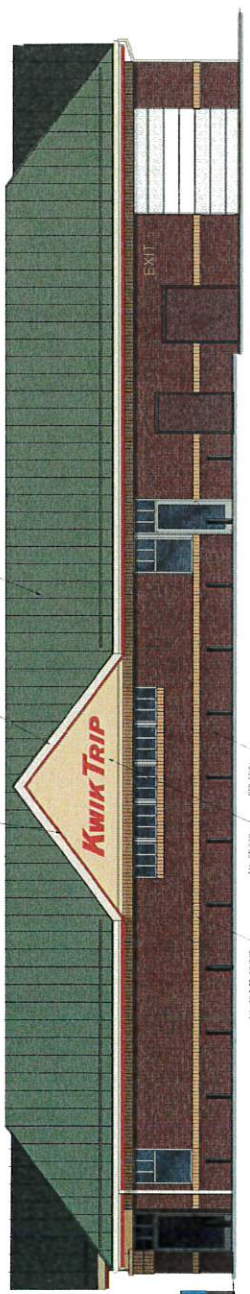
1 FRONT ELEVATION
1/4" = 1'-0"



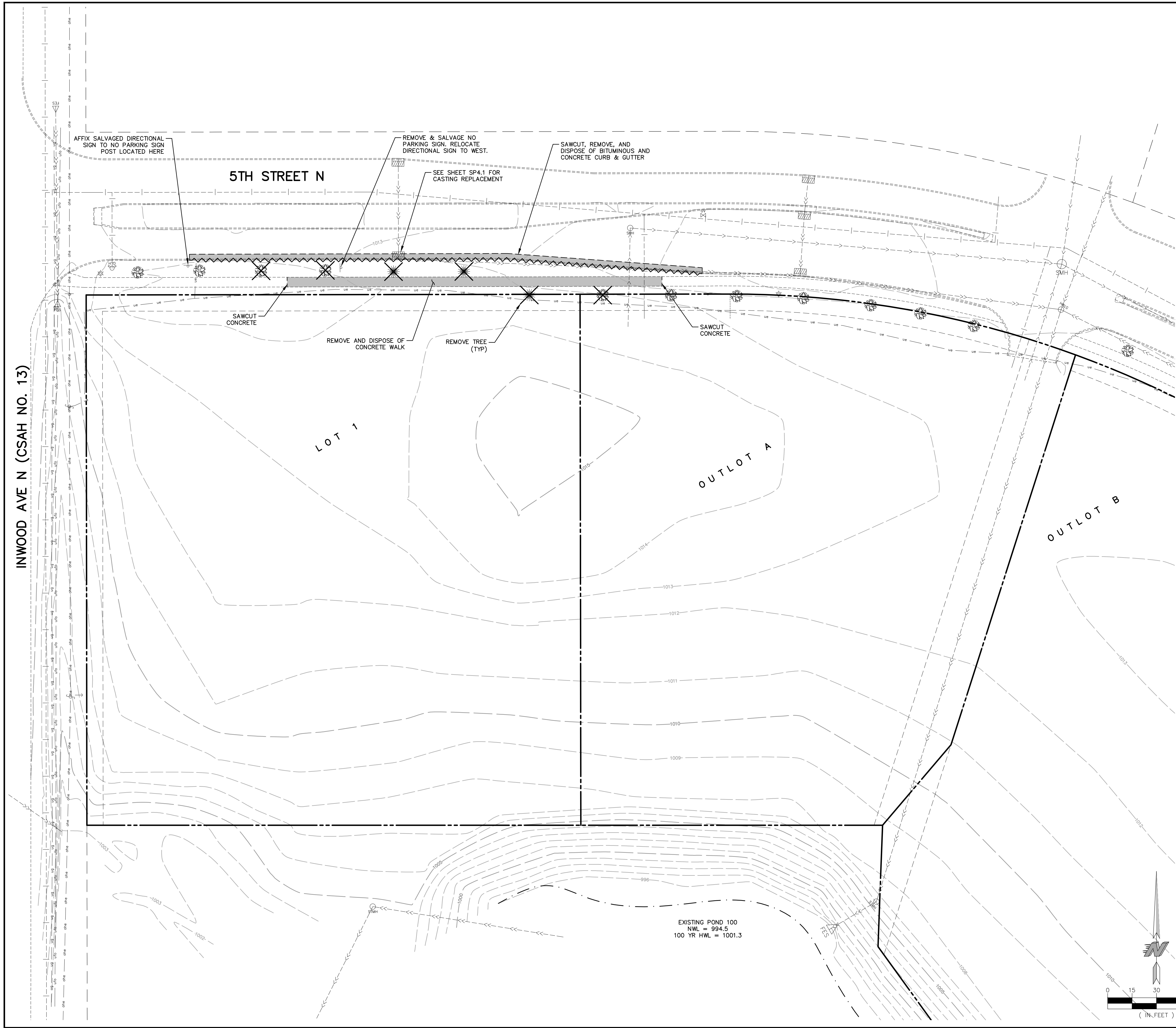
2 LEFT ELEVATION
3/16" = 1'-0"



3 REAR ELEVATION
3/16" = 1'-0"



4 RIGHT ELEVATION
3/16" = 1'-0"

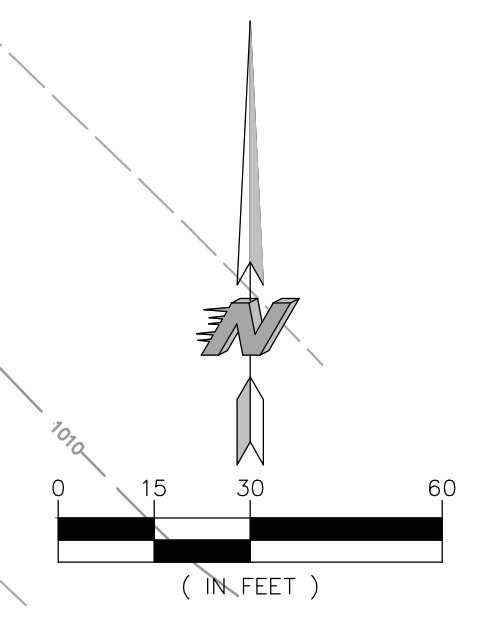


PLAN LEGEND	
EXISTING	PROPOSED
CURB	
BITUMINOUS	
CONCRETE PAVEMENT	
CONCRETE WALK	
PROPERTY LINE	
EASEMENT LINE	
STORM SEWER	
SANITARY SEWER	
WATER MAIN	
UNDERGROUND GAS	
UNDERGROUND ELECTRIC	
UNDERGROUND TELEPHONE	
OVERHEAD ELECTRIC	
UNDERGROUND TELEVISION	
SANITARY MANHOLE	
HYDRANT	
GATE VALVE	
CATCH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

REMOVAL PLAN NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, DEPTH AND TYPES OF EXISTING UTILITIES AND TO NOTIFY THE OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, APPURTENANCES AND STRUCTURES NOT INDICATED FOR REMOVAL. DAMAGE CAUSED BY DEMOLITION OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR TO REMOVE/RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. THE CONTRACTOR SHALL COORDINATE THESE ACTIVITIES WITH THE UTILITY COMPANIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL THE REMOVALS SHOWN ON THE PLANS AND SHALL CONFORM/ADHERE TO ALL GOVERNING STATE AND LOCAL REGULATIONS. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL SAWCUTS SHALL BE FULL-DEPTH CUTS.

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)



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1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

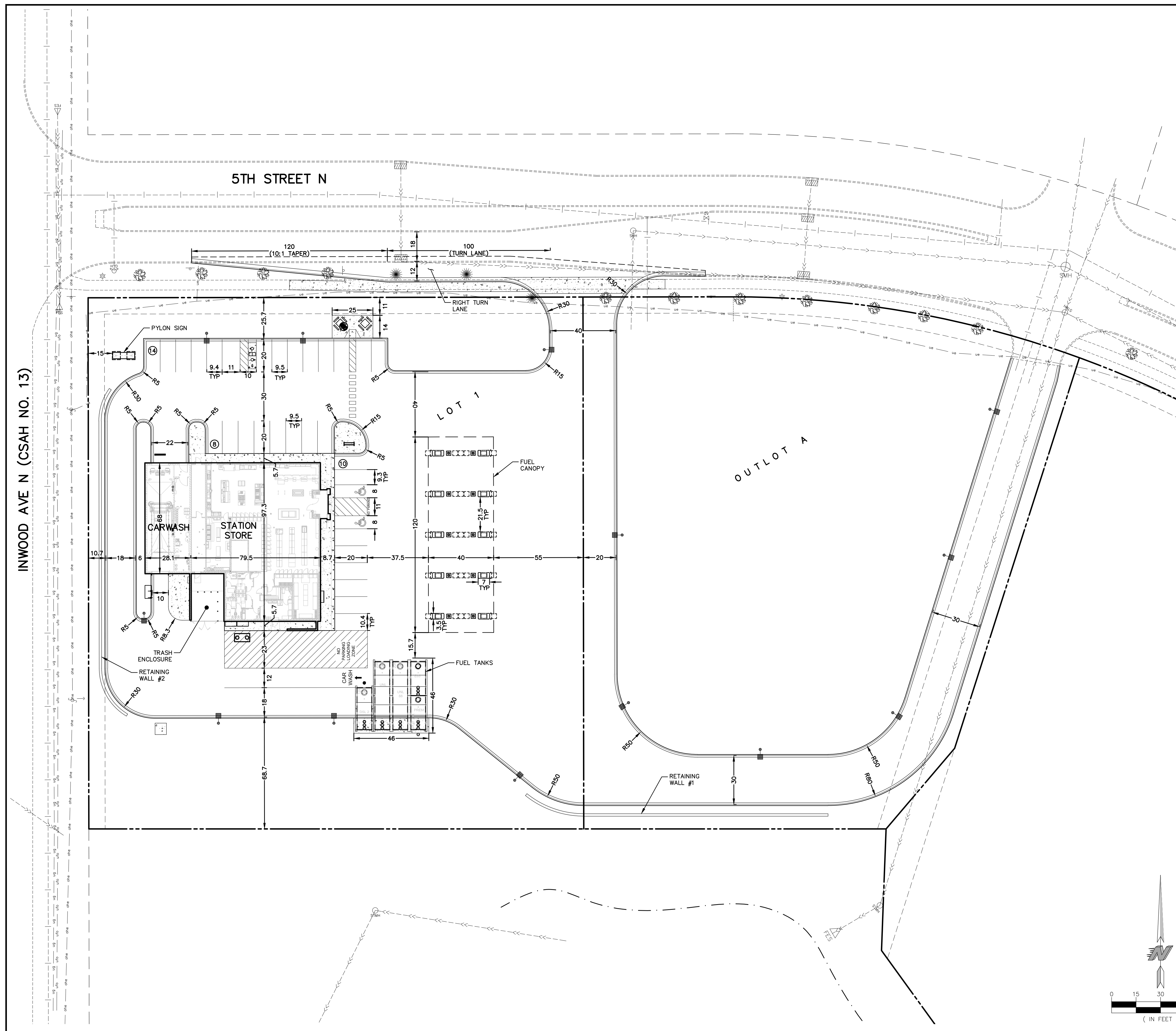
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3890 Pheasant Ridge Dr, #100, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

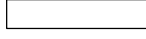
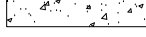
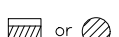
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Name: Joseph T. Radach, P.E.
Signature:
Date: 06/28/19 License #: 45889

EXISTING CONDITIONS & REMOVALS 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 SP1



	EXISTING	PROPOSED
CURB	=====	=====
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE	— — — — —	=====
EASEMENT LINE	— — — — —	
STORM SEWER	— < < —  — < < —	
SANITARY SEWER	— < — — — < — — —	
WATER MAIN	— — — — — —	
UNDERGROUND GAS	— — — — — ug	
UNDERGROUND ELECTRIC	— — — — — ue	
UNDERGROUND TELEPHONE	— — — — — ut	
OVERHEAD ELECTRIC	— — — — — ote	
UNDERGROUND TELEVISION	— — — — — utv — — — — — utv	
SANITARY MANHOLE		
HYDRANT		
GATE VALVE		
CATCH BASIN		
POWER POLES		
GUY WIRE	— →	
ELECTRIC BOX		
TELEPHONE BOX		
LIGHT POLE		
SIGN	— □ —	

SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. CONCRETE CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
4. UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINT AND EXPANSION JOINTS IN SLAB ON GRADE SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:

CONTROL JOINT MAX. SPACING:	WALKS-8' O.C. ALL OTHERS-10' O.C.
SAW CUT CONTROL JOINTS MINIMUM $\frac{1}{4}$ CONCRETE THICKNESS.	
EXPANSION JOINT MAX. SPACING:	WALKS-24' O.C. *ALL OTHERS-40' O.C.

*ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS SHALL HAVE AN EXPANSION JOINT.

DOWELL ALL EXPANSION JOINTS:	24" O.C. MAX.
CONCRETE SEALER SHALL BE TK-28UV.	

SITE DATA (LOT 1)

ZONING: C-PUD, COMMERCIAL PLANNED DEVELOPMENT UNIT

PARCEL AREA: 98,974 SF

HARD SURFACE AREA:

STATION STORE:	7,243 SF	7%
CARWASH:	1,913 SF	2%
P/MENT:	59,689 SF	60%
TOTAL:	68,845 SF	70%

PERVIOUS SURFACE AREA: 30,129 SF 30%

BUILDING HEIGHTS

STATION STORE:	24.0 FT
CARWASH:	14.0 FT
FUEL CANOPIES:	15.5 FT

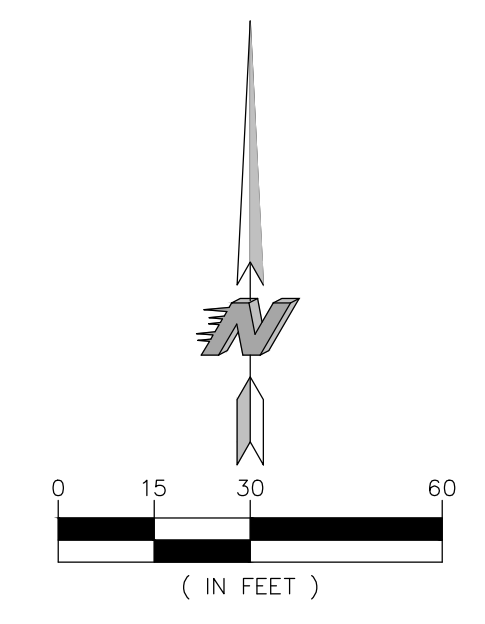
PARKING SUMMARY

STANDARD STALLS	30
HANDICAP STALLS	2
FUEL CANOPY STALLS	20
TOTAL STALLS	52

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)



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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: 

Date: 06/28/19 License #: 45889

SITE PLAN (LAYOUT)

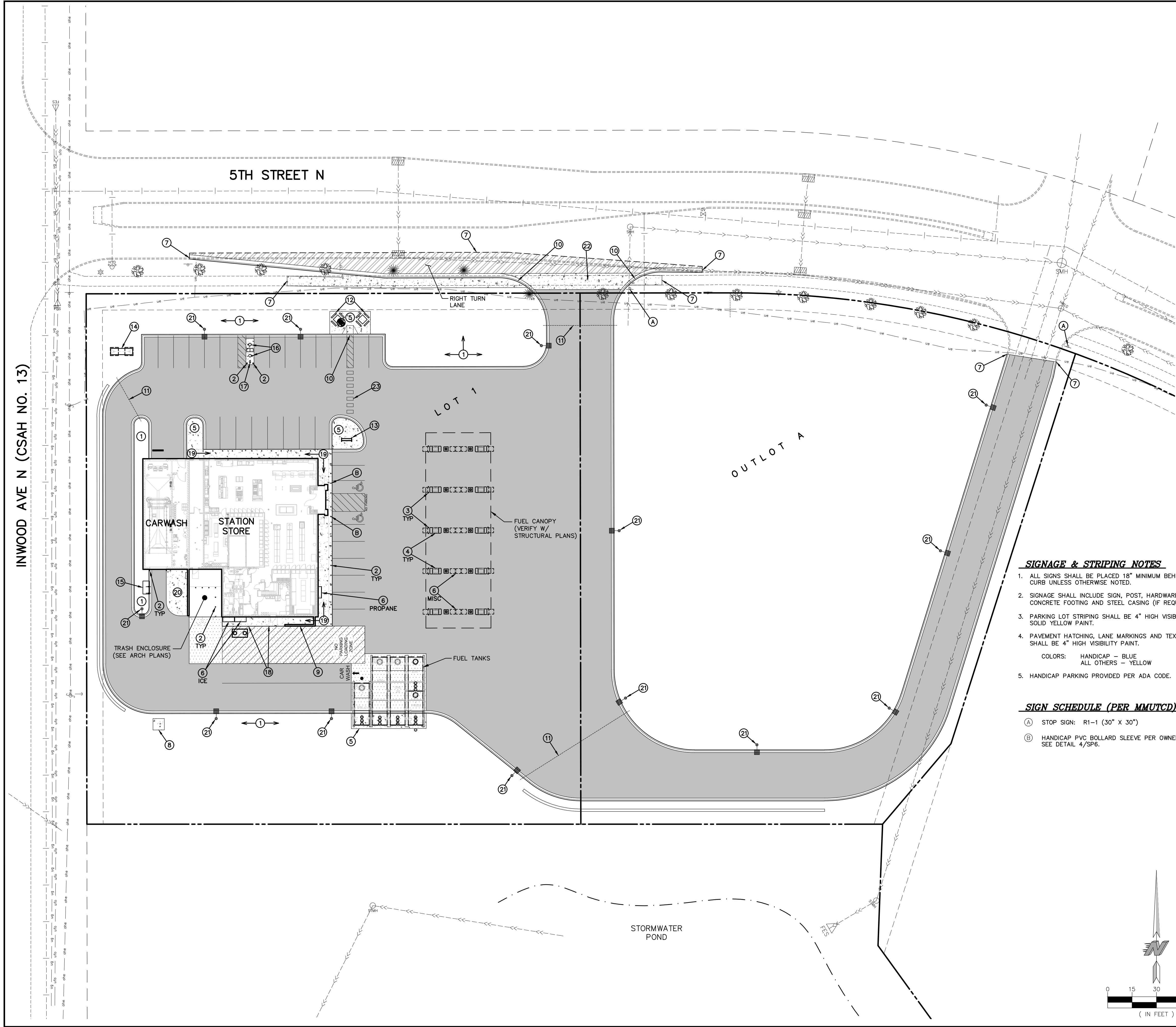
CONVENIENCE STORE #1078
WITH SINGLE BAY CARWASH

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



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.

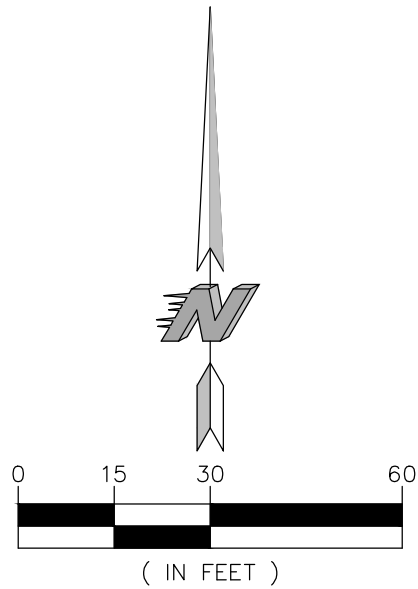
SIGNAGE & STRIPING NOTES

- 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)

- (A) STOP SIGN: R1-1 (30" X 30")
(B) 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)	



Kwik Trip

Kwik Star

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Signature: [Signature]
Date: 06/28/19 License #: 45889

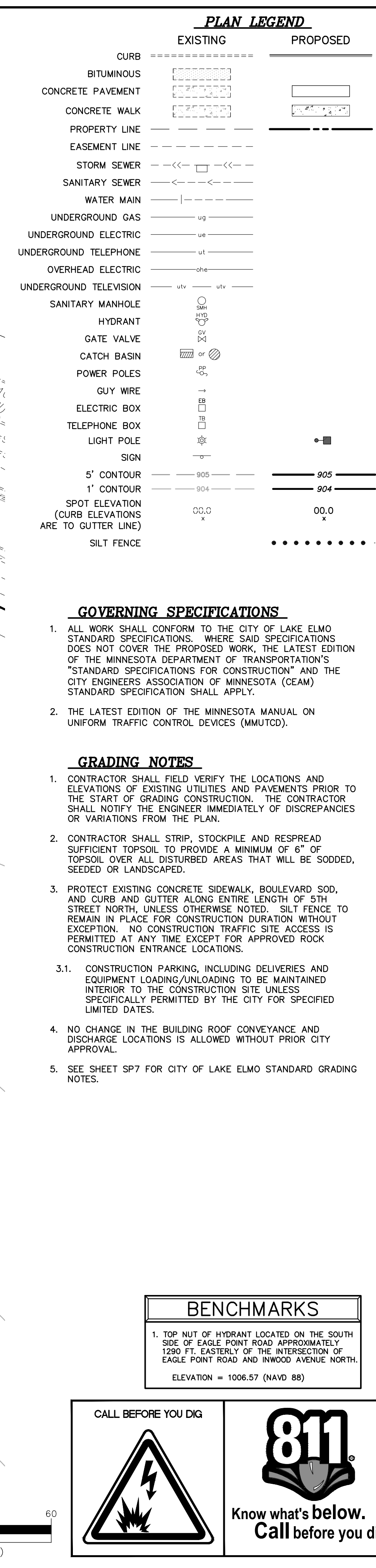
SITE PLAN (KEYNOTE)

CONVENIENCE STORE #1078
WITH SINGLE BAY CARWASH

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

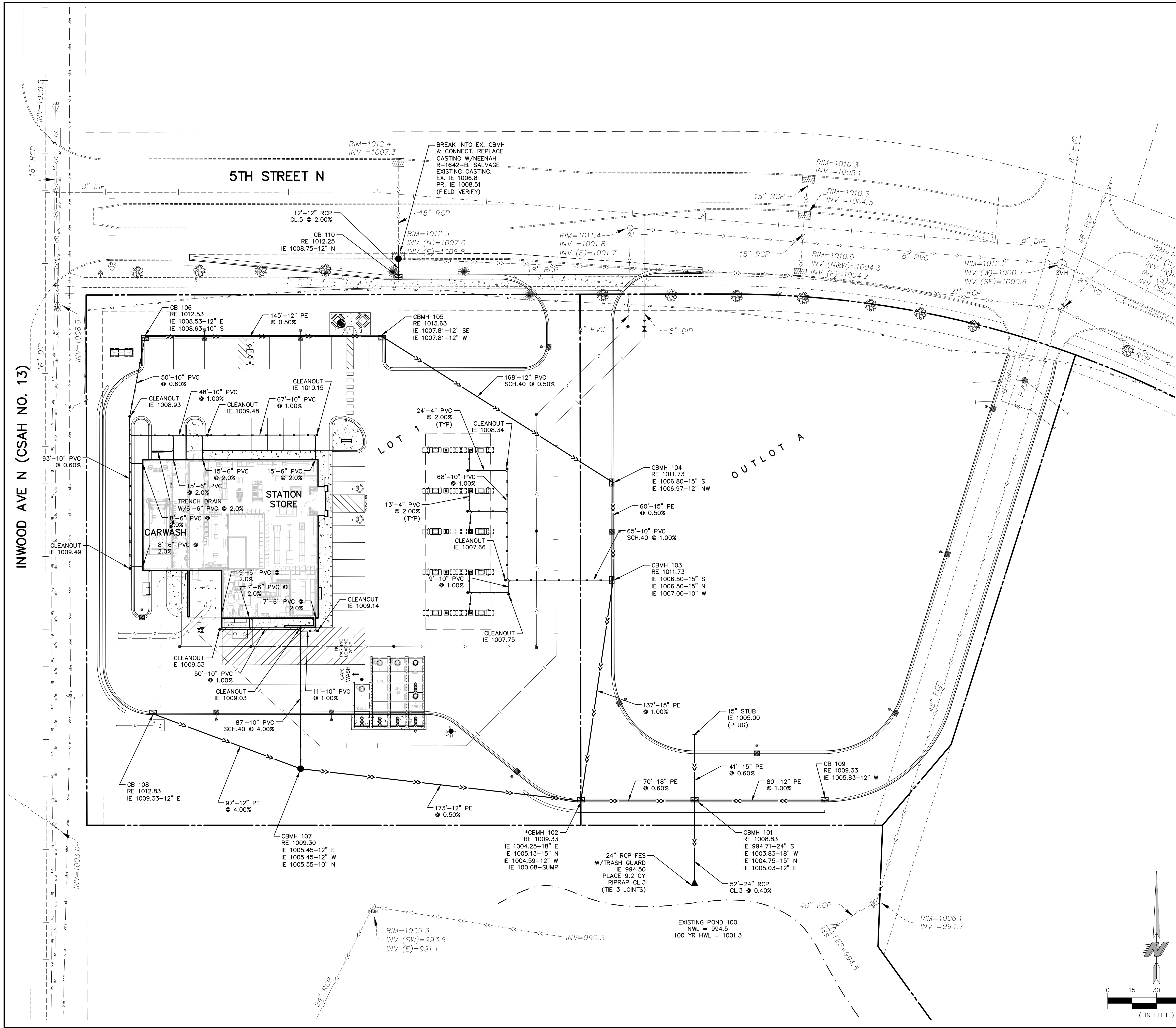
#	DATE	DESCRIPTION

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



#	DATE	DESCRIPTION

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



PLAN LEGEND	
EXISTING	PROPOSED
CURB	
BITUMINOUS	
CONCRETE PAVEMENT	
CONCRETE WALK	
PROPERTY LINE	
EASEMENT LINE	
STORM SEWER	
SANITARY SEWER	
WATER MAIN	
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LIGHT POLE	
SIGN	

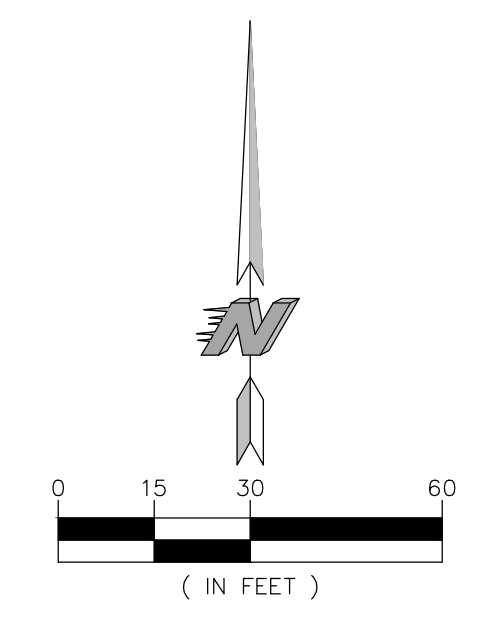
- GOVERNING SPECIFICATIONS**
- ALL WORK SHALL CONFORM TO THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS. WHERE SAID SPECIFICATION DOES NOT COVER THE PROPOSED WORK, THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR CONSTRUCTION", THE CITY ENGINEERS ASSOCIATION 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	SIZE	NEENAH CASTING or EQUAL
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	
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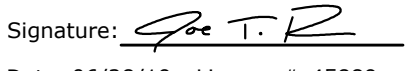
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1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960



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: 
Date: 06/28/19 License #: 45889

UTILITY PLAN (STORM SEWER)

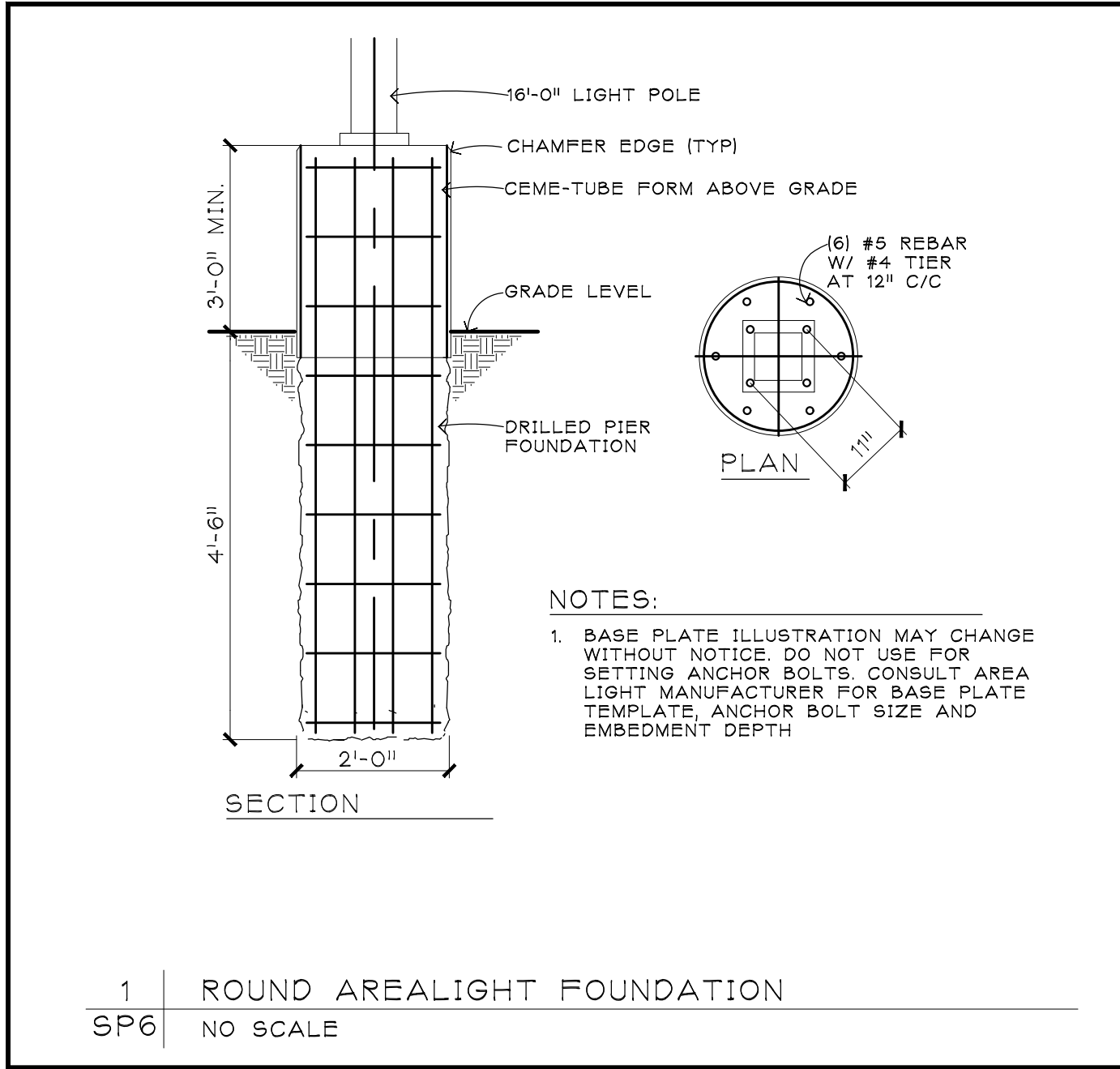
CONVENIENCE STORE #1078
WITH SINGLE BAY CARWASH

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

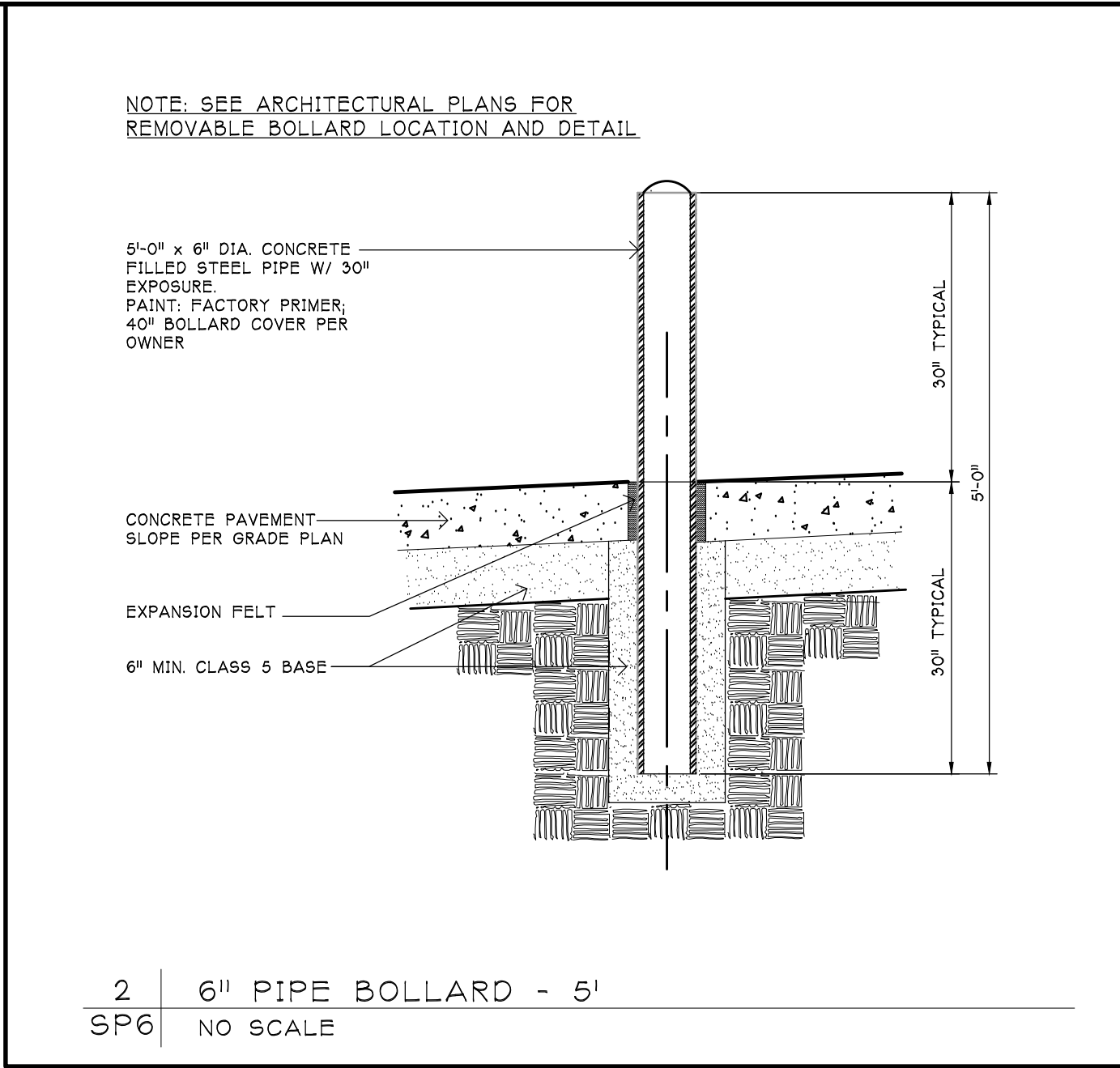
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PROJ. NO. 7967-00
DATE 2019-06-28
SHEET 1078 SP4.1

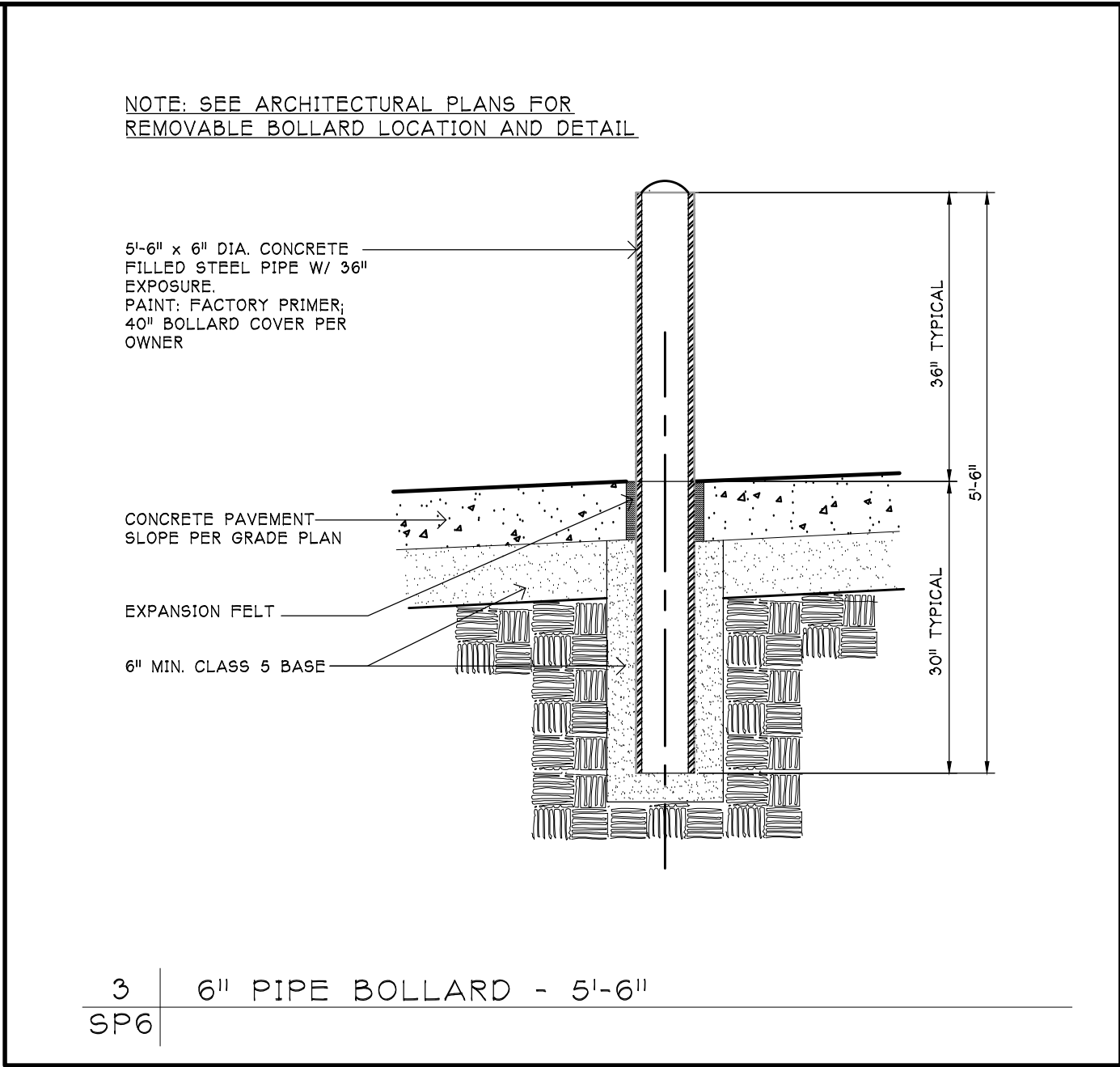
1078 SP5



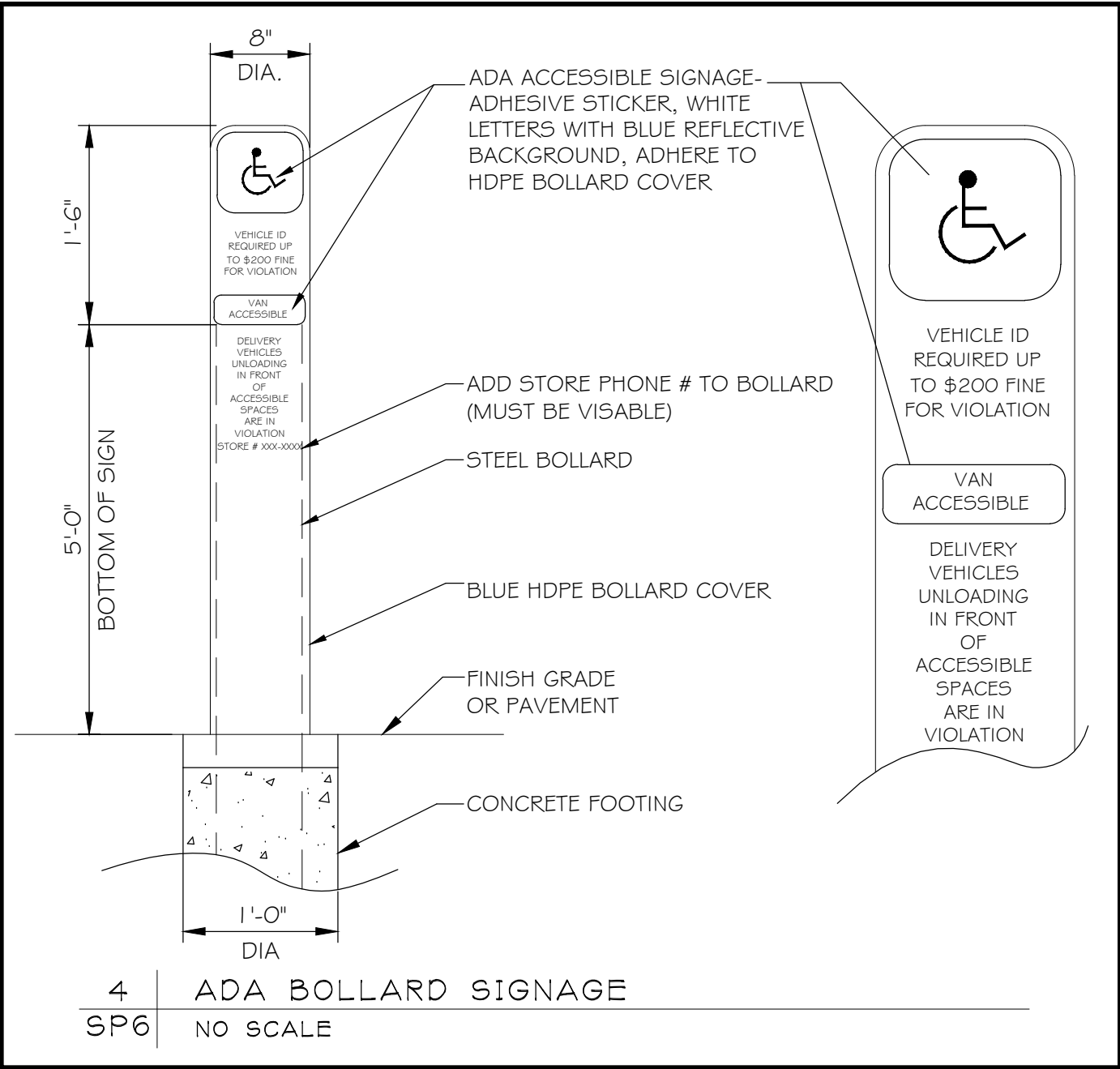
1 ROUND AREALIGHT FOUNDATION
SP6 NO SCALE



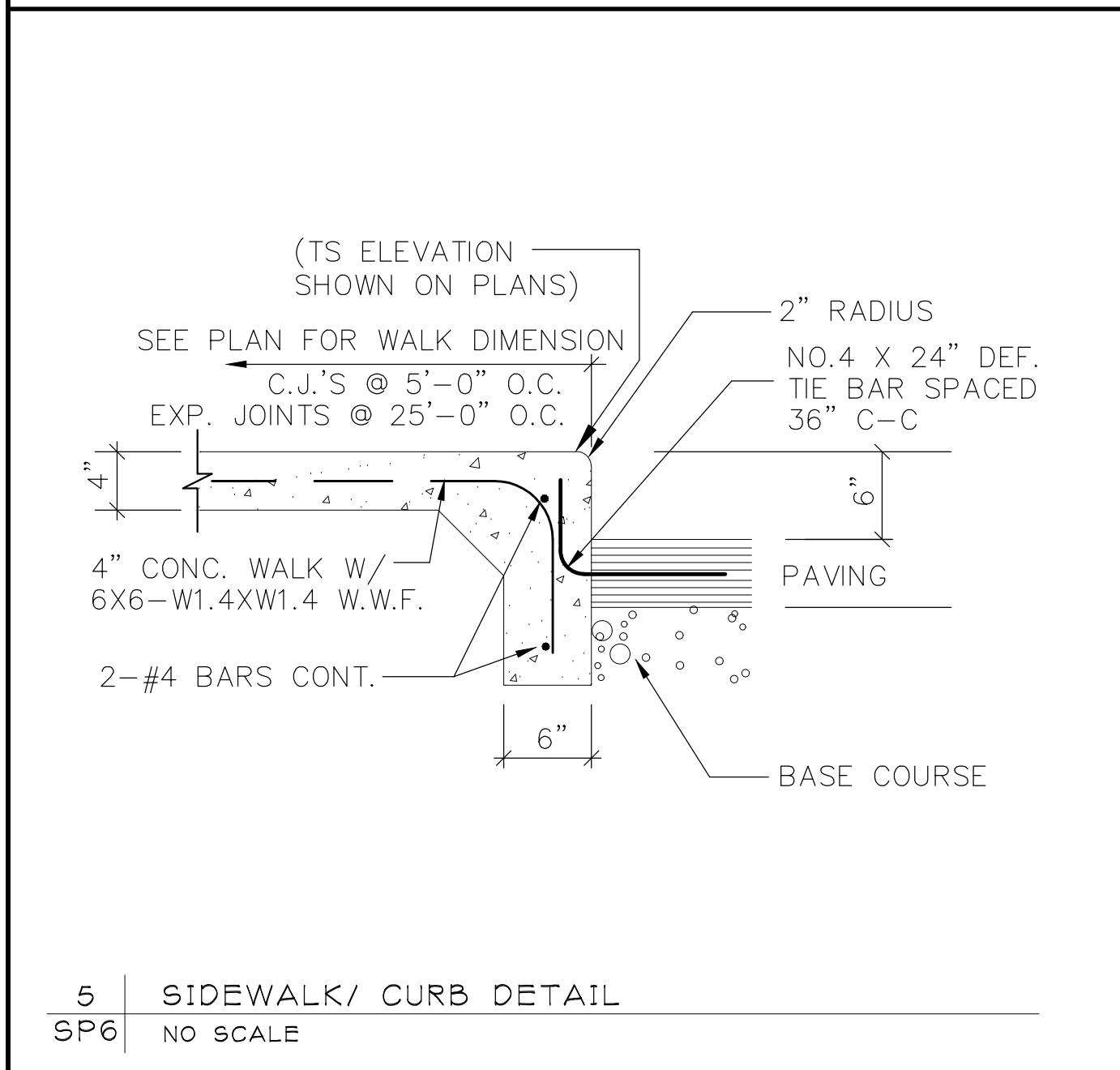
2 6" PIPE BOLLARD - 5'
SP6 NO SCALE



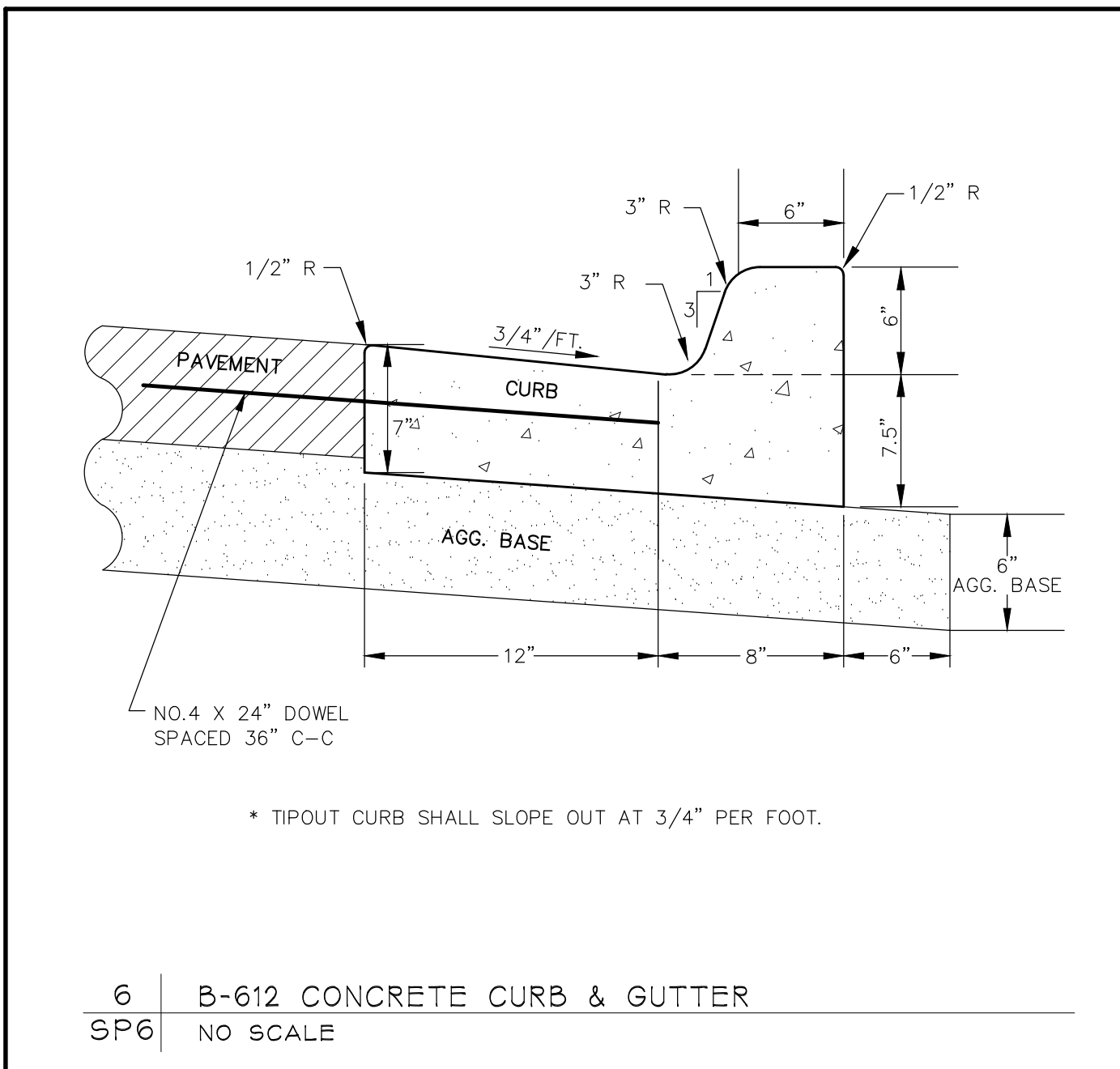
3 6" PIPE BOLLARD - 5'-6"
SP6 NO SCALE



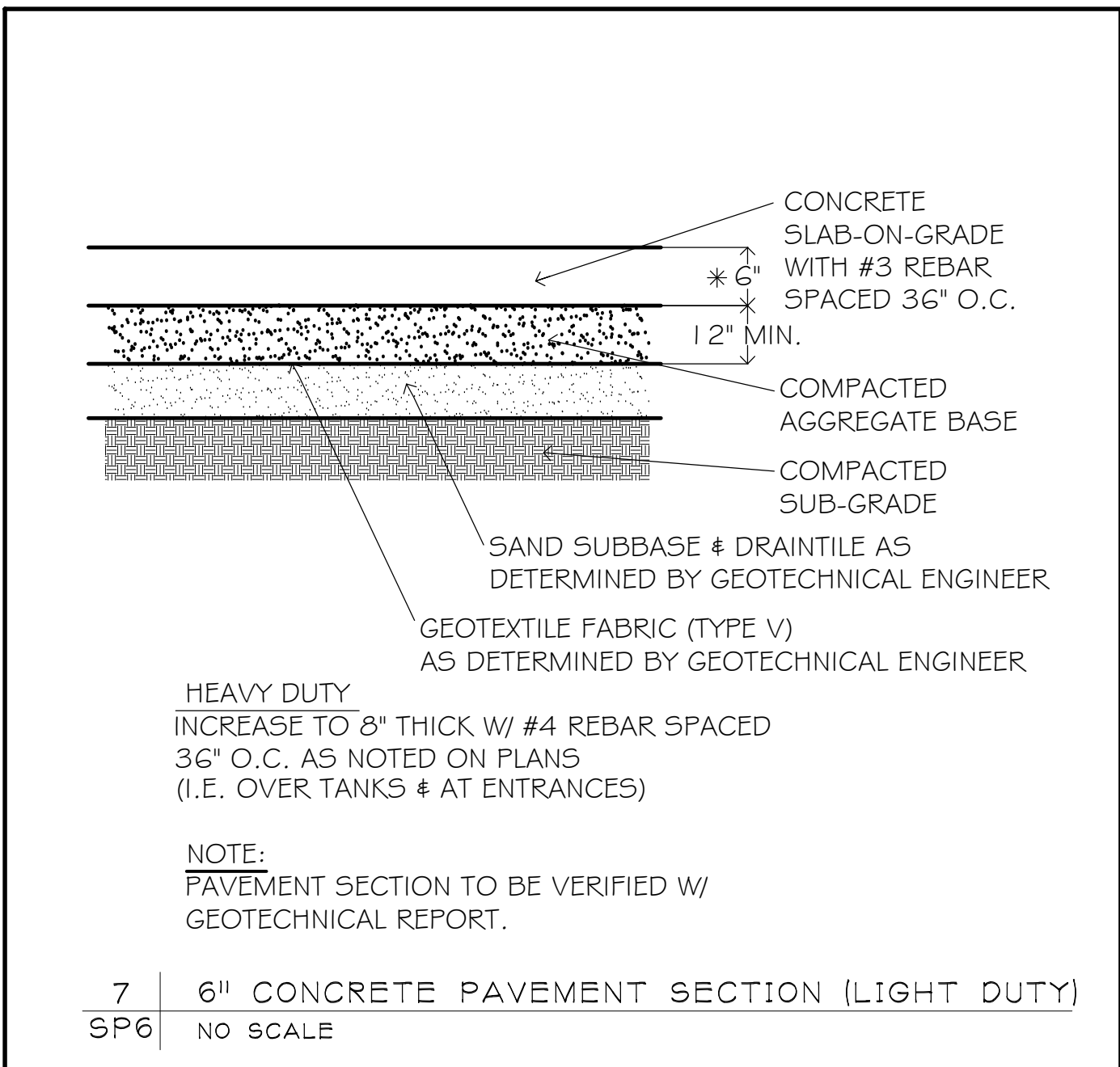
4 ADA BOLLARD SIGNAGE
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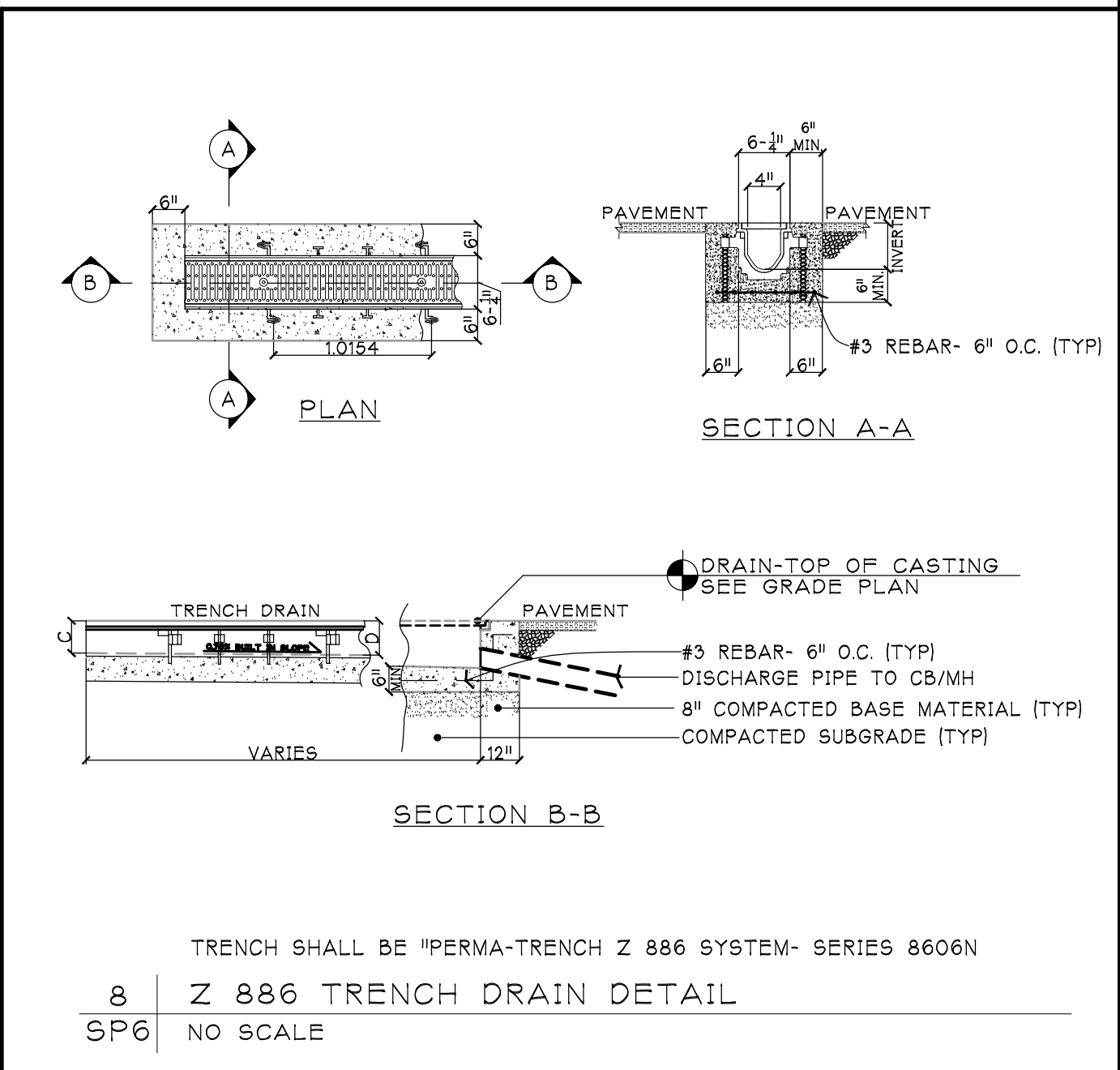
5 SIDEWALK/ CURB DETAIL
SP6 NO SCALE



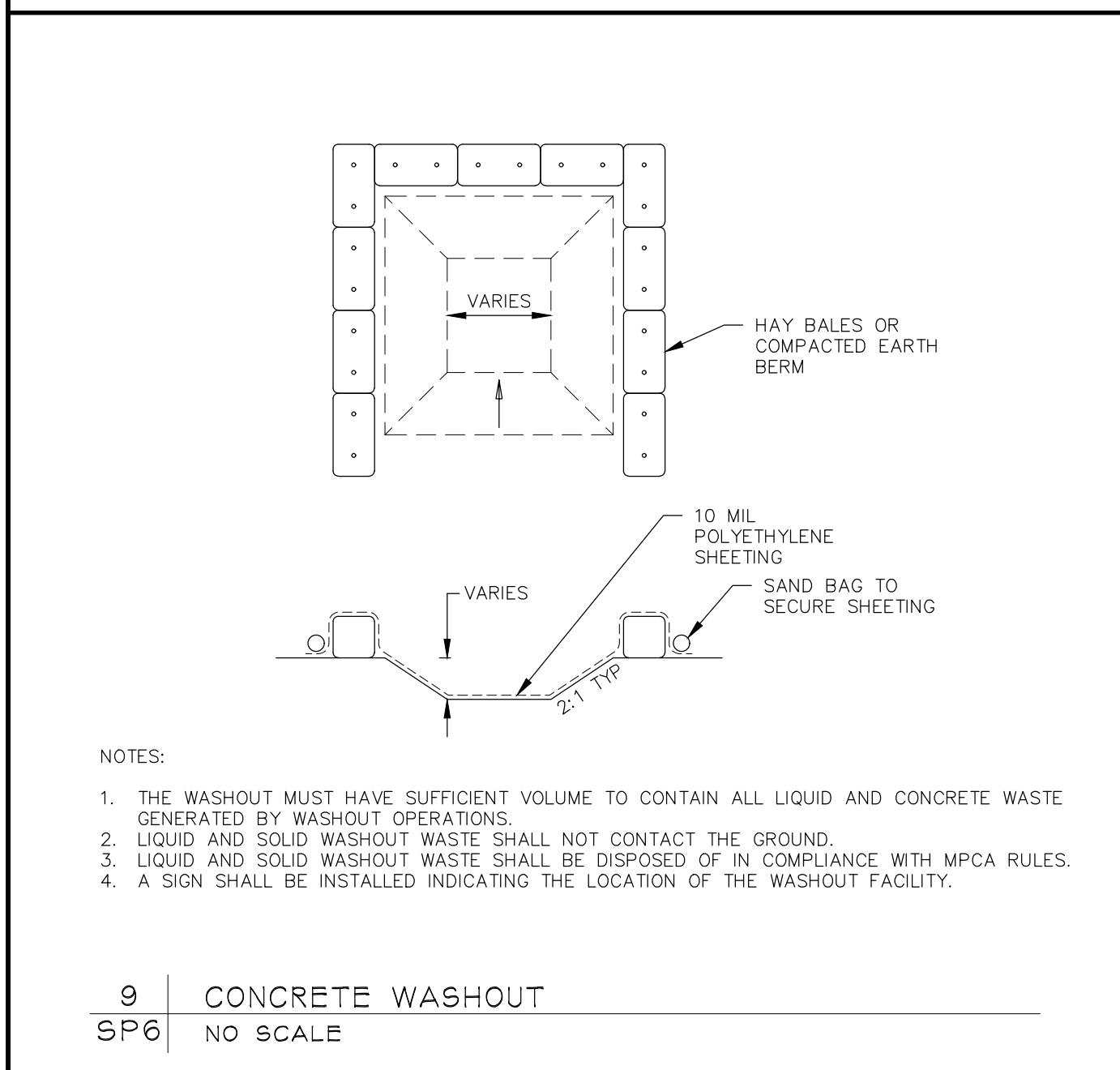
6 B-612 CONCRETE CURB & GUTTER
SP6 NO SCALE



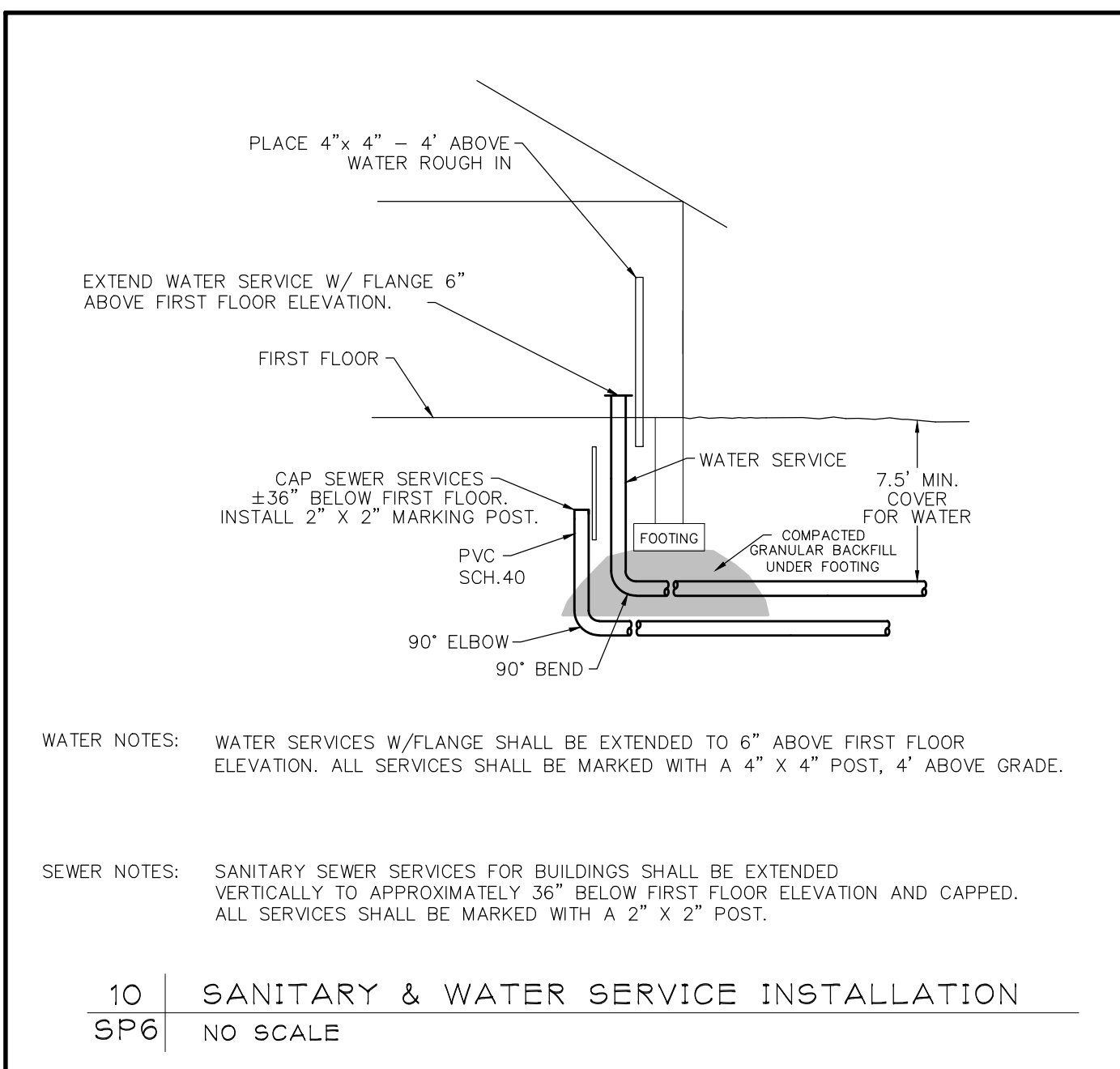
7 6" CONCRETE PAVEMENT SECTION (LIGHT DUTY)
SP6 NO SCALE



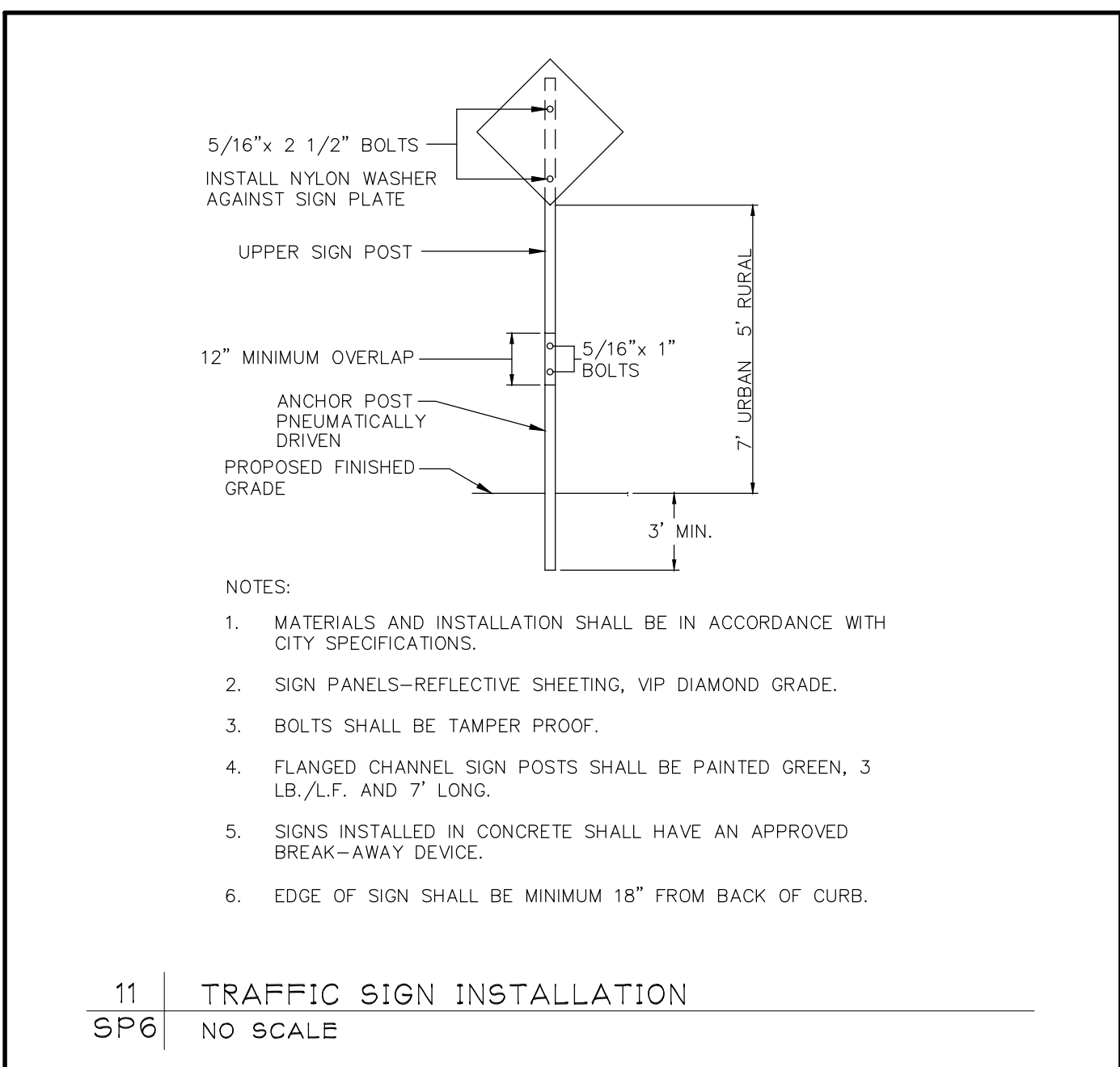
8 Z 886 TRENCH DRAIN DETAIL
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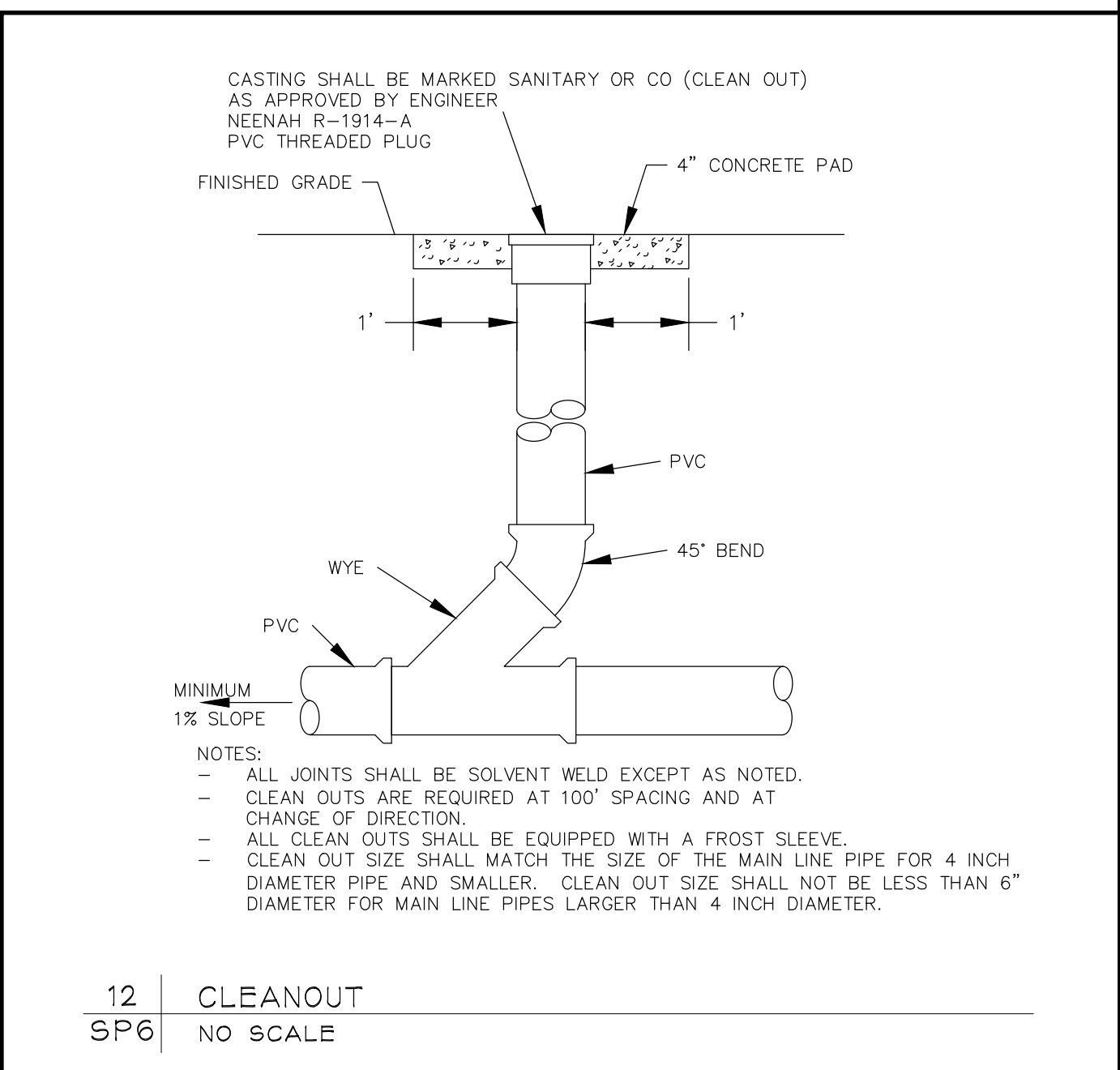
9 CONCRETE WASHOUT
SP6 NO SCALE



10 SANITARY & WATER SERVICE INSTALLATION
SP6 NO SCALE



11 TRAFFIC SIGN INSTALLATION
SP6 NO SCALE



12 CLEANOUT
SP6 NO SCALE

Kwik Trip

Kwik Star

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

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Signature: *Joseph T. Radach*
Date: 06/28/19 License #: 45889

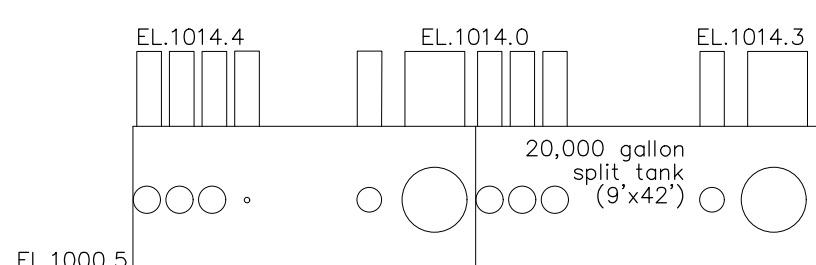
DETAILS

CONVENIENCE STORE #1078
WITH SINGLE BAY CARWASH

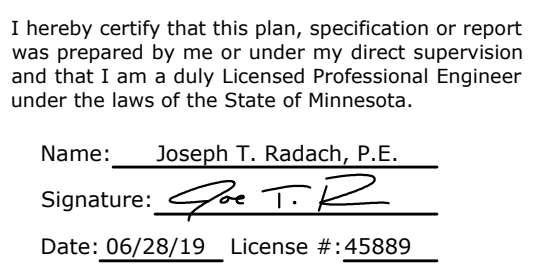
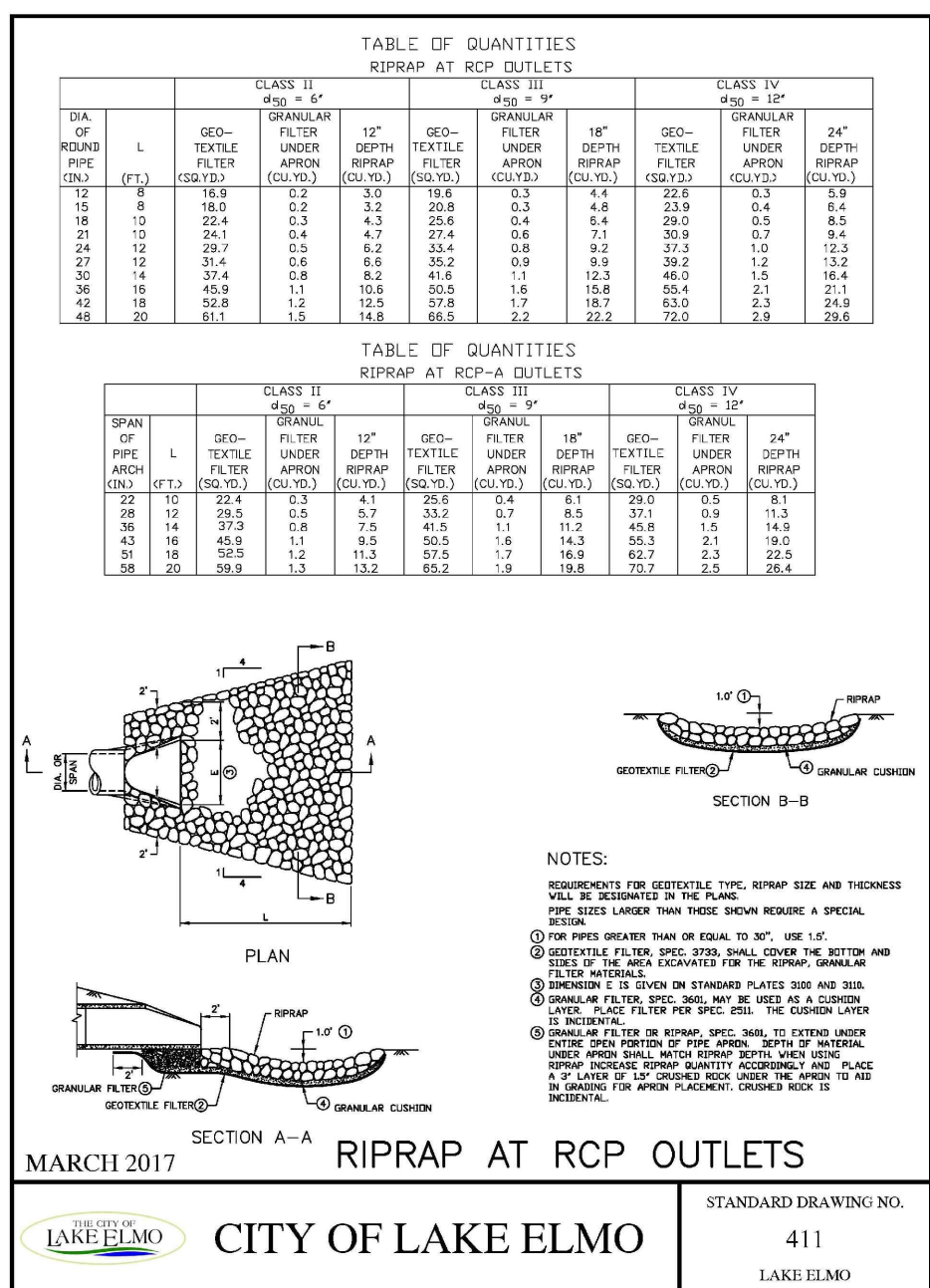
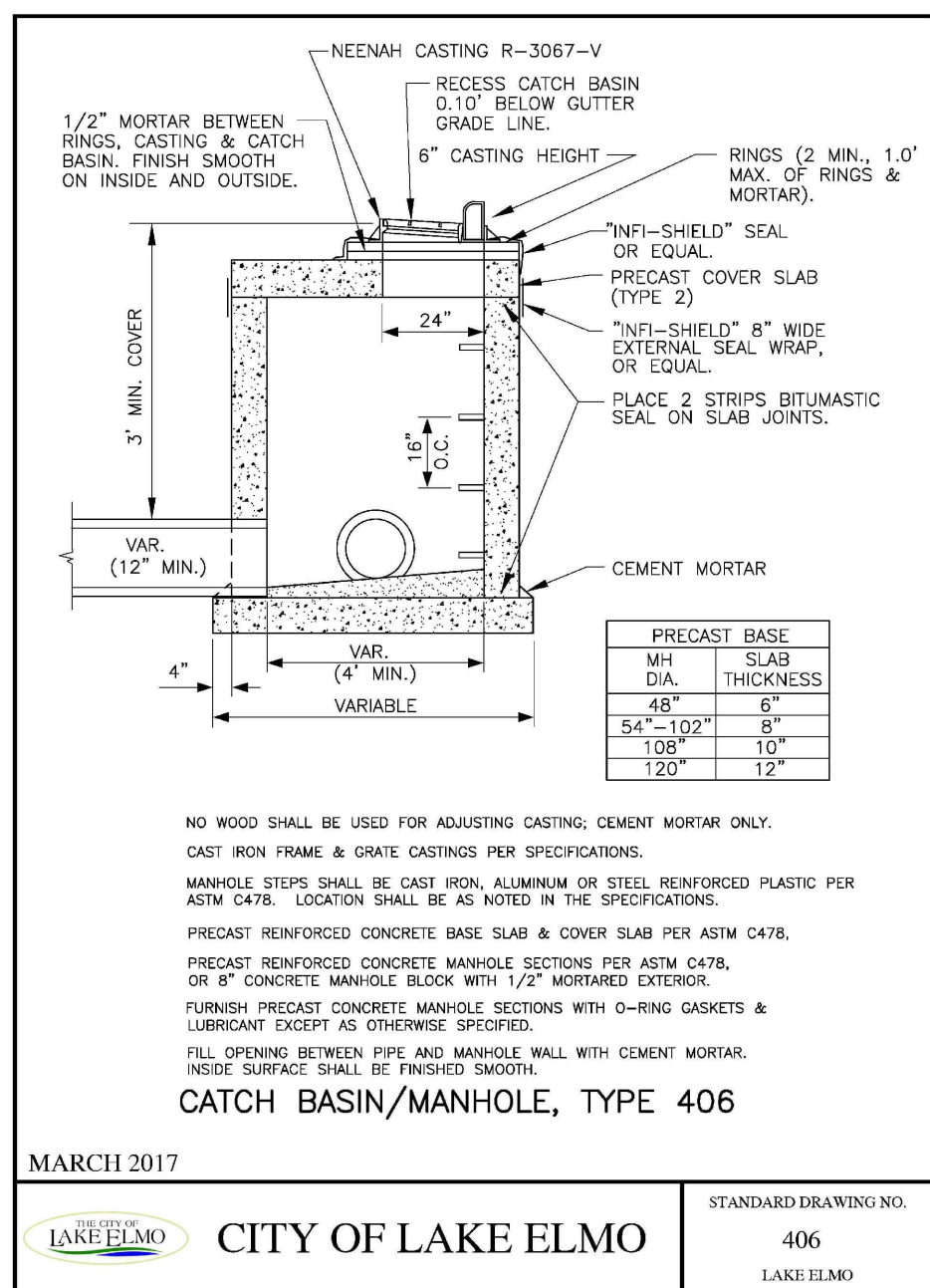
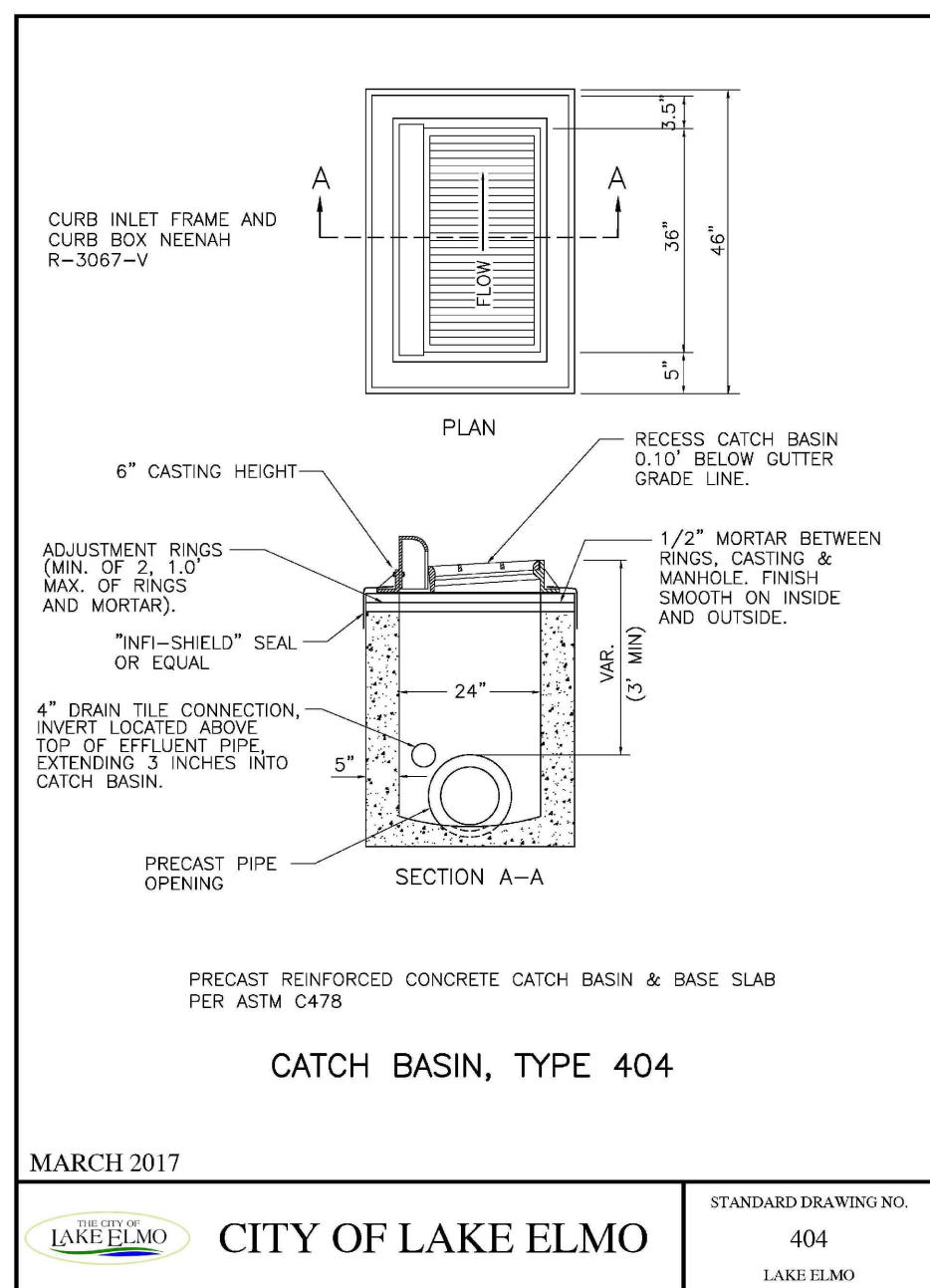
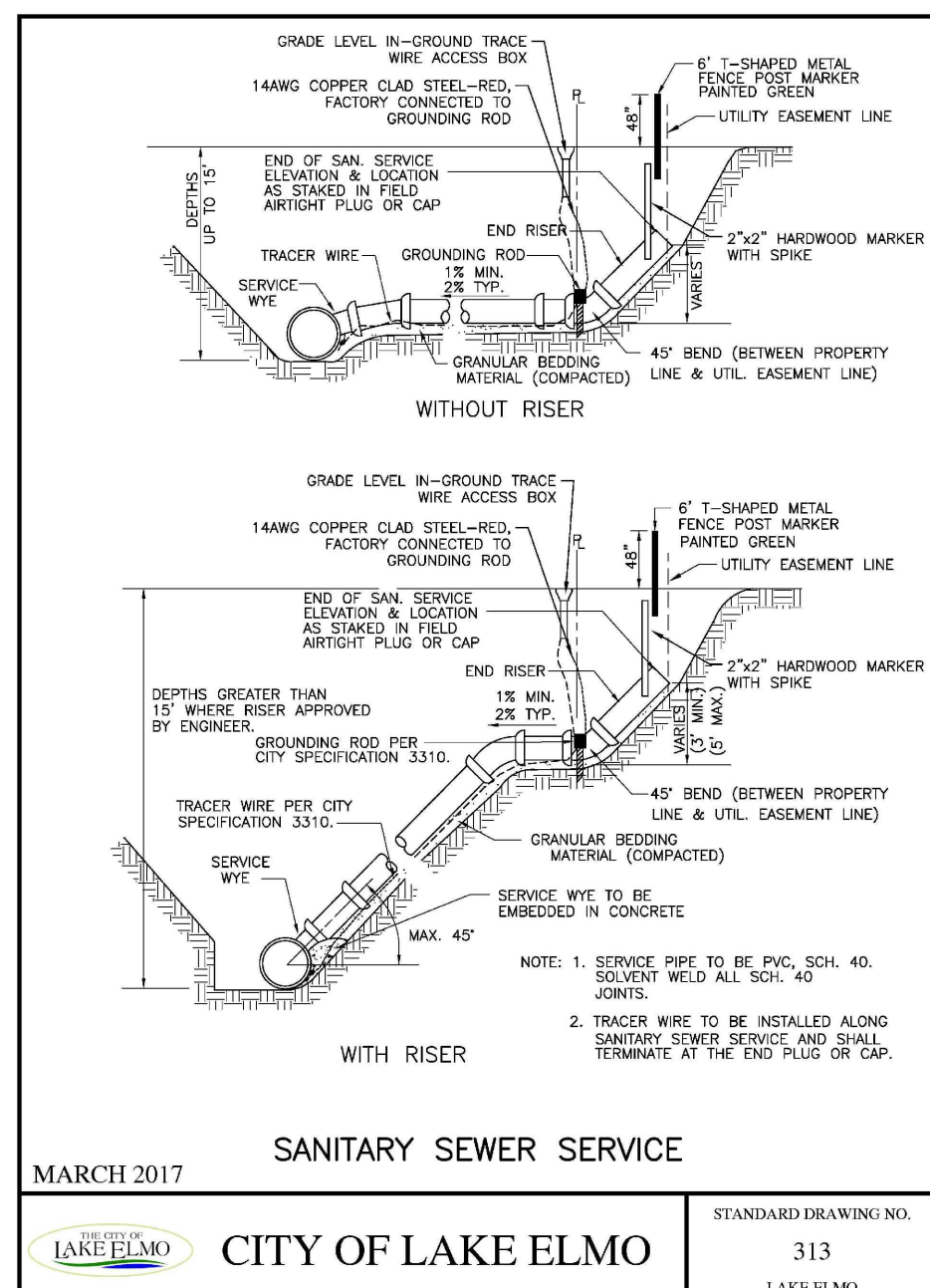
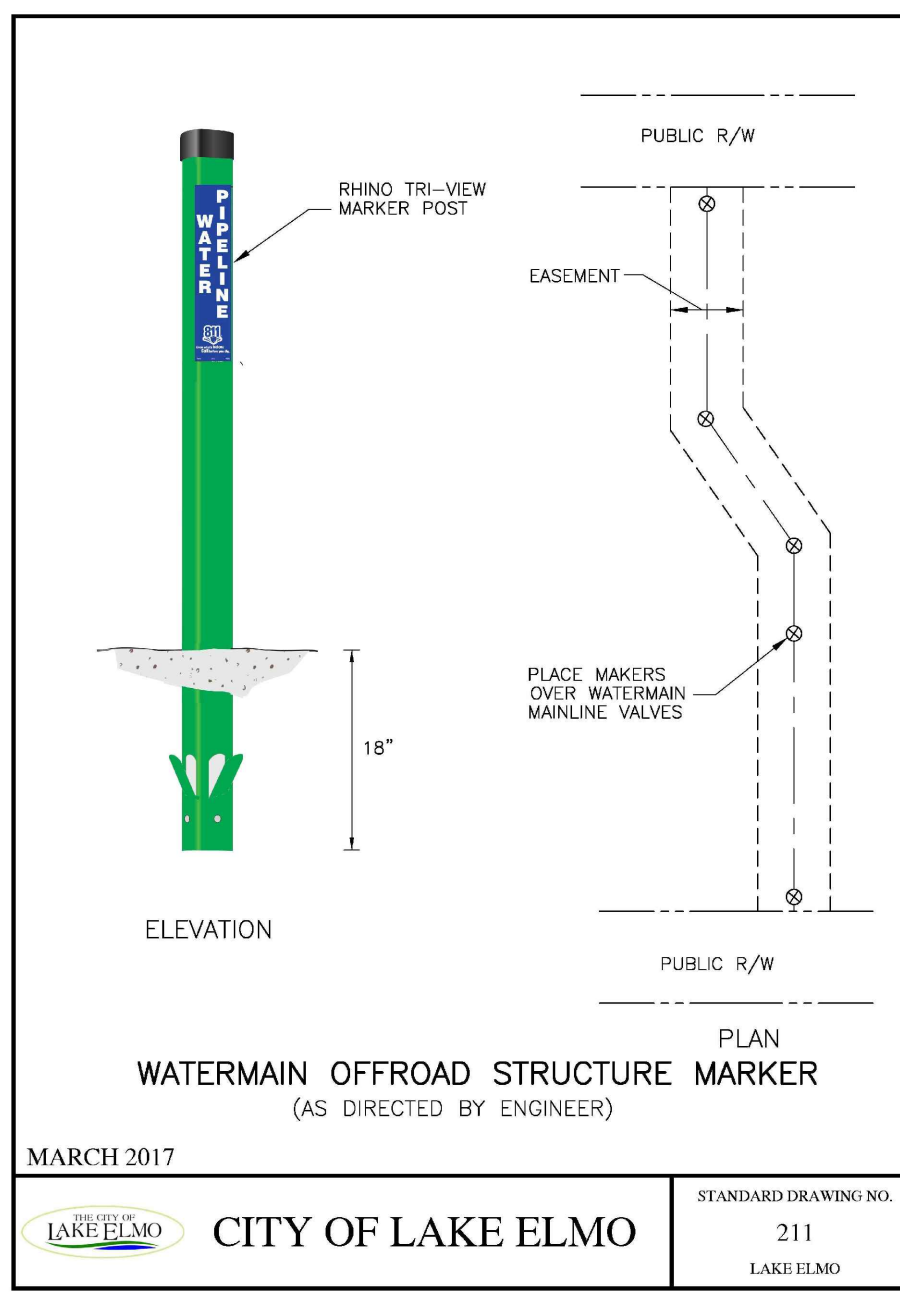
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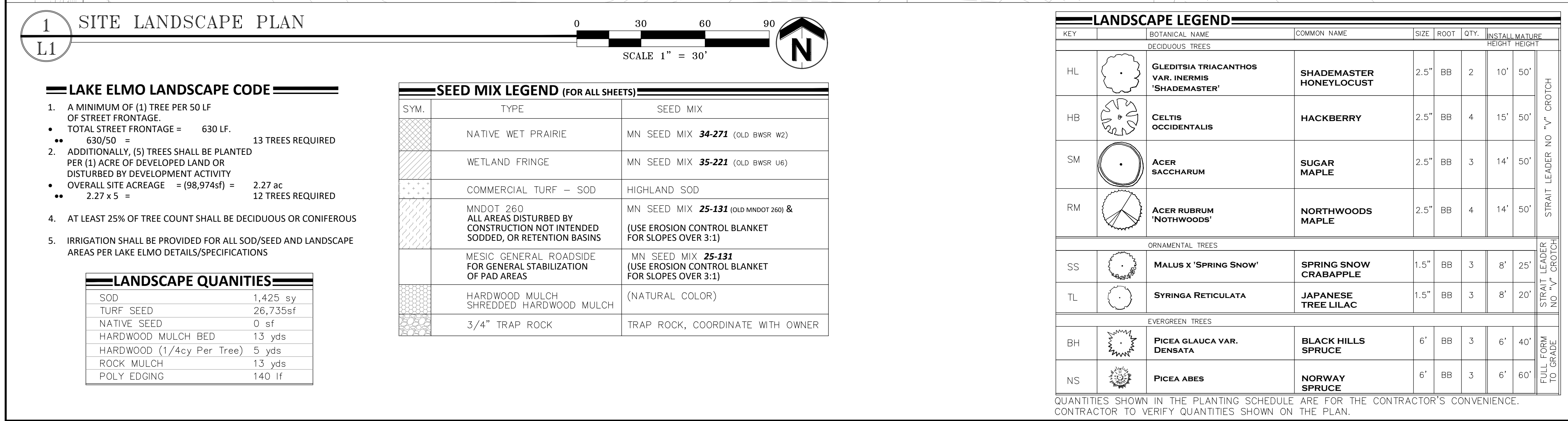
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SHEET 1078 SP6



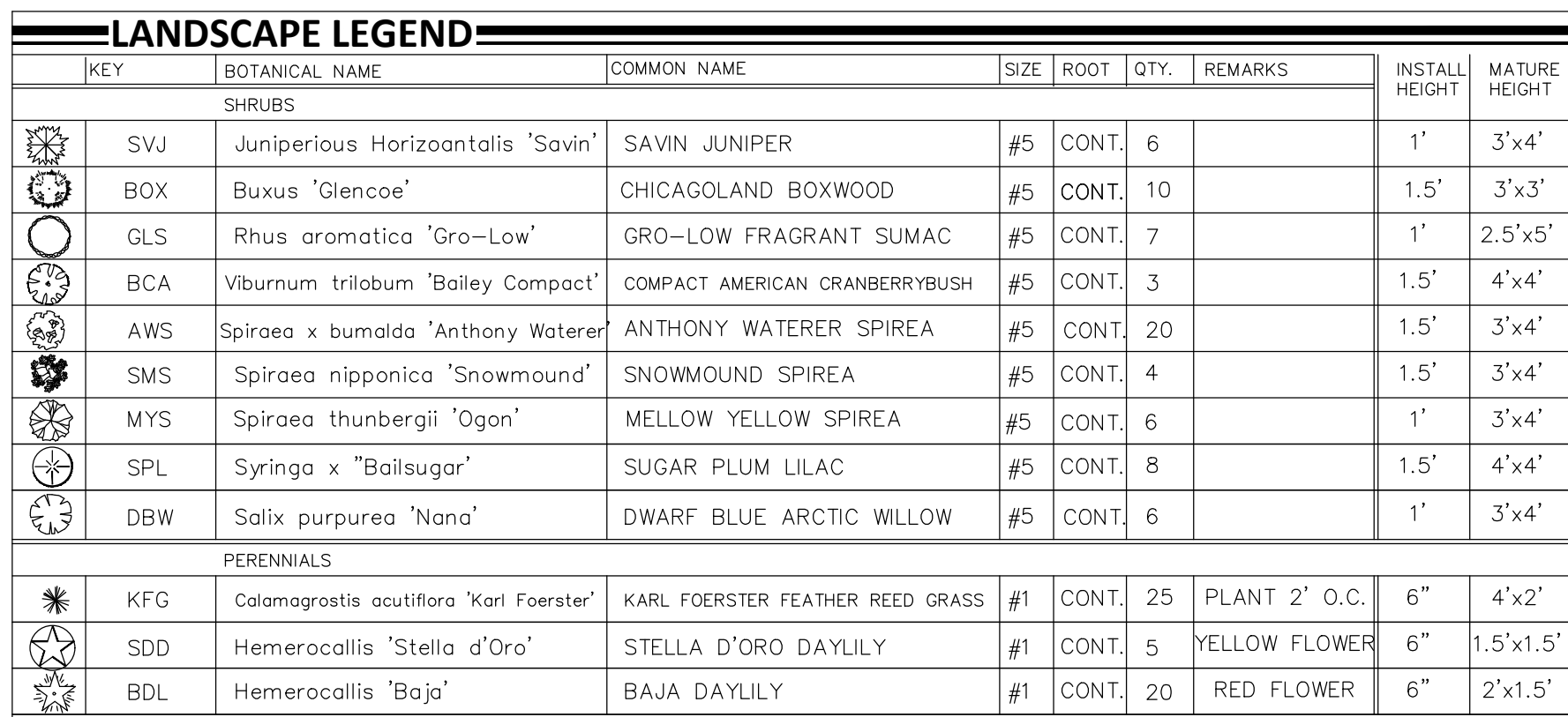
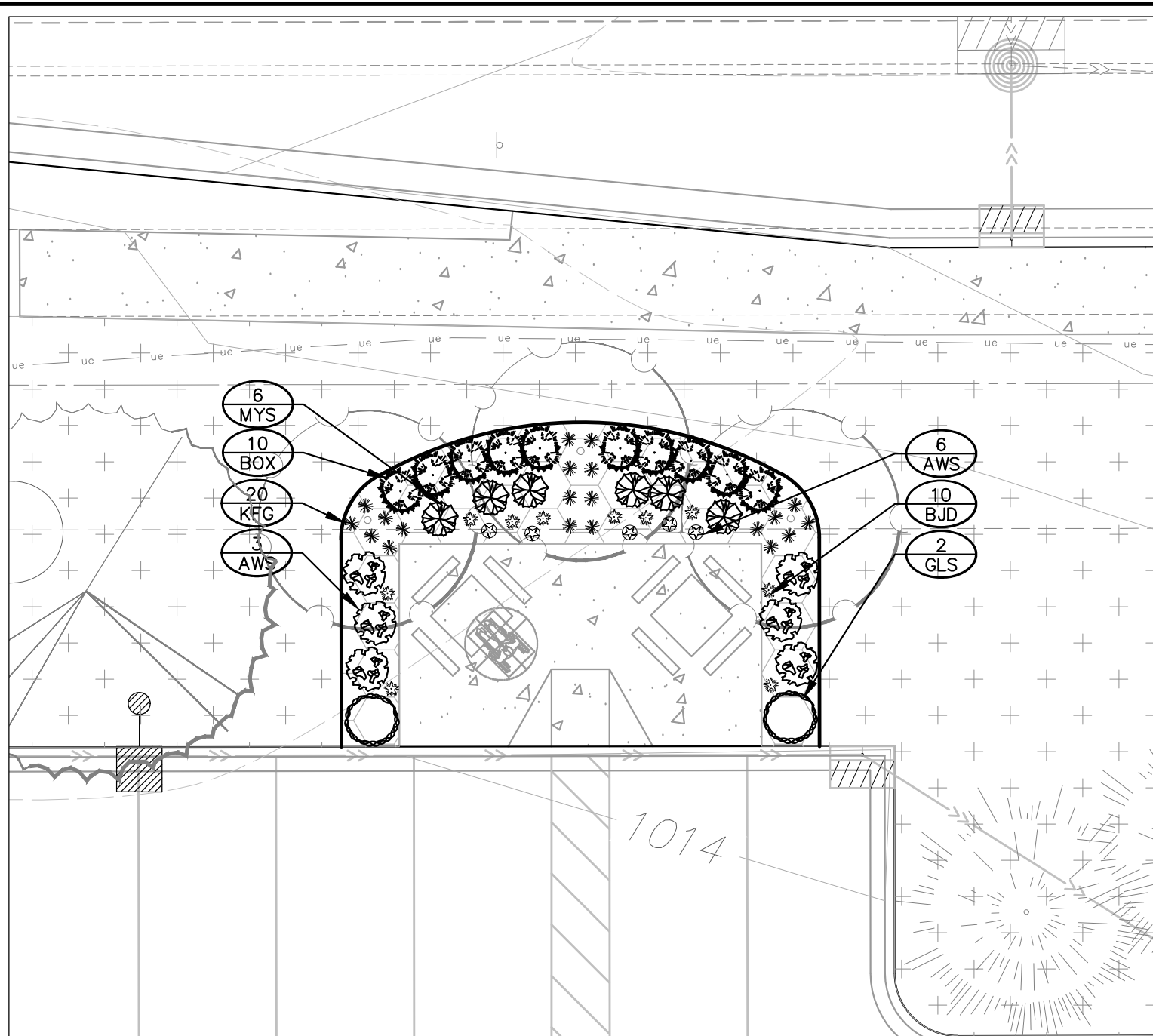
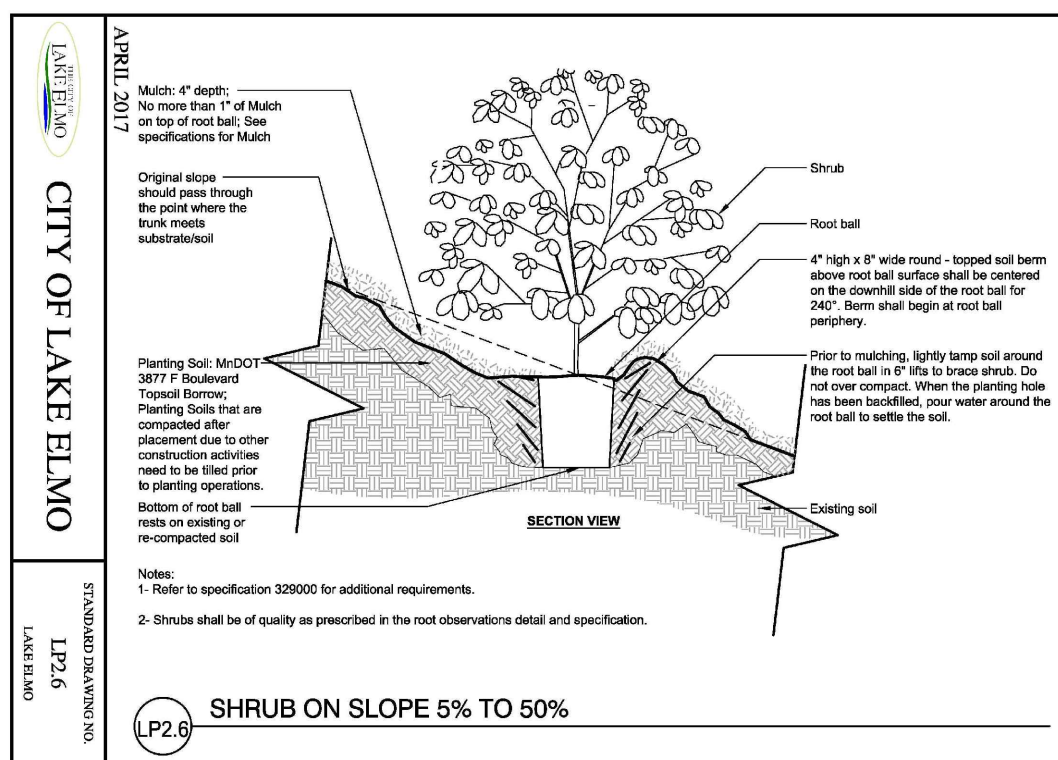
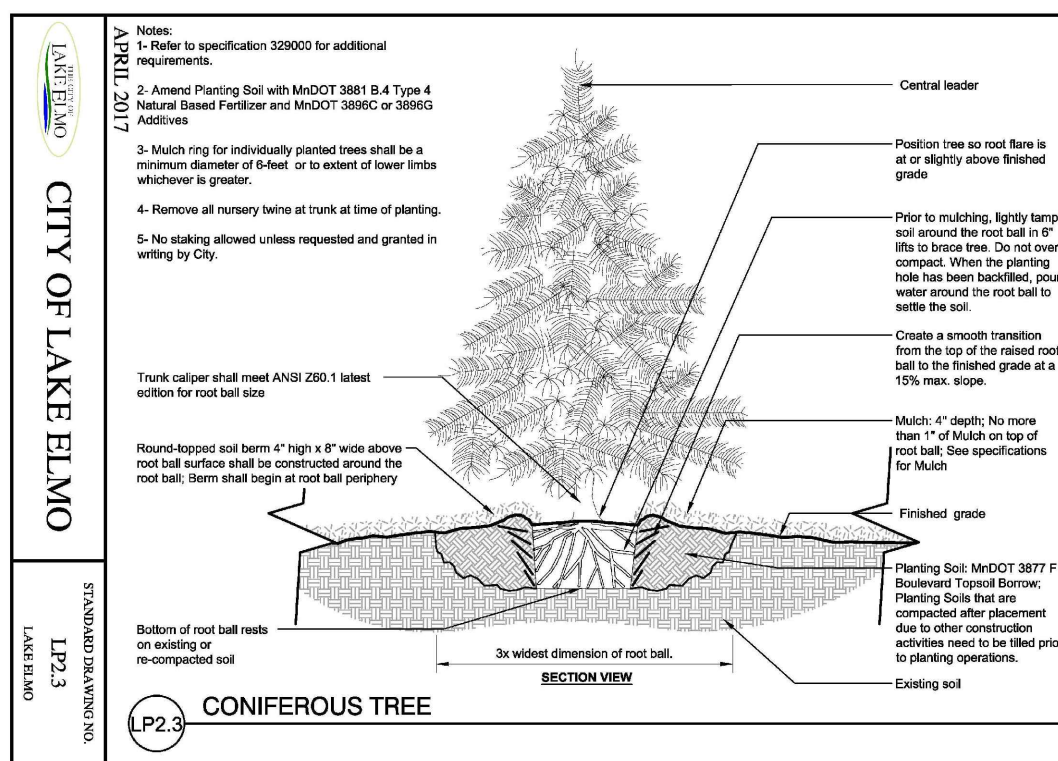
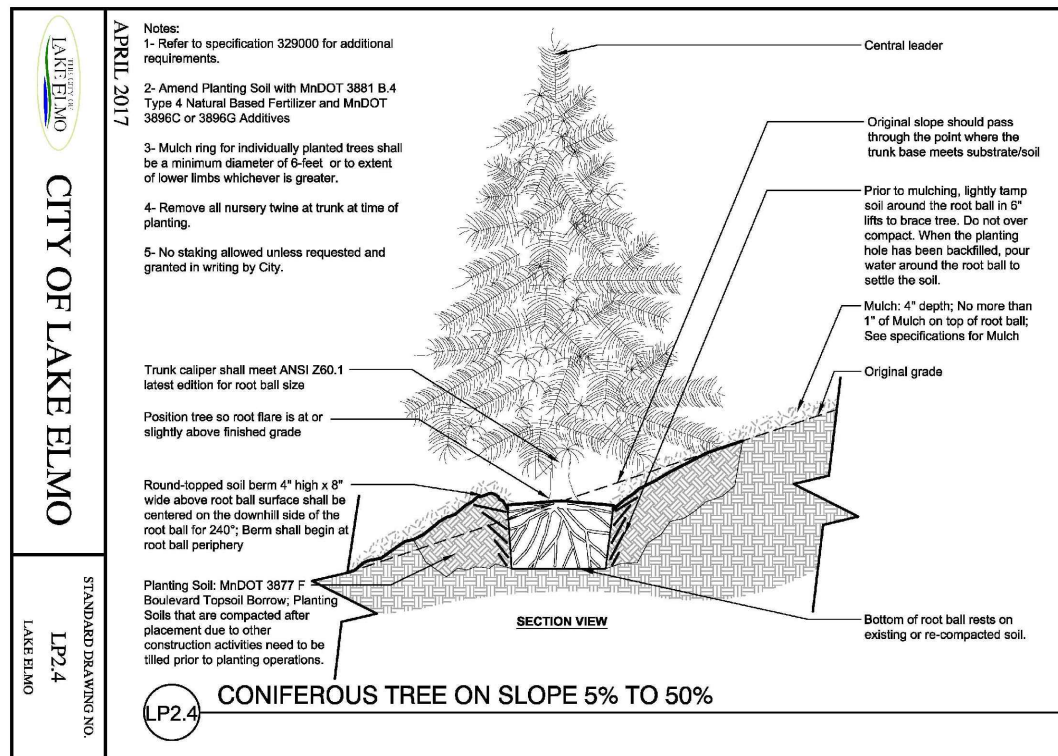
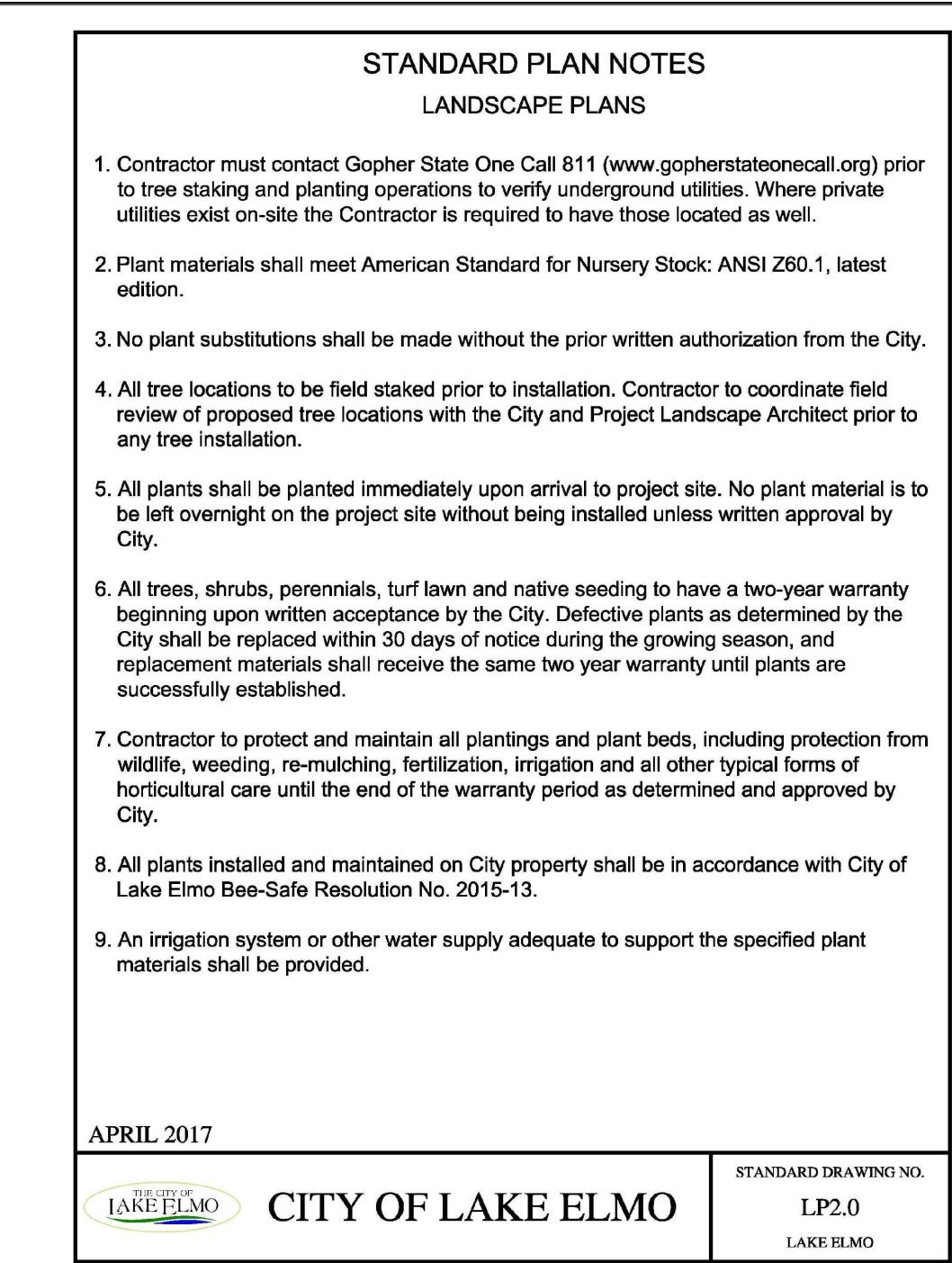
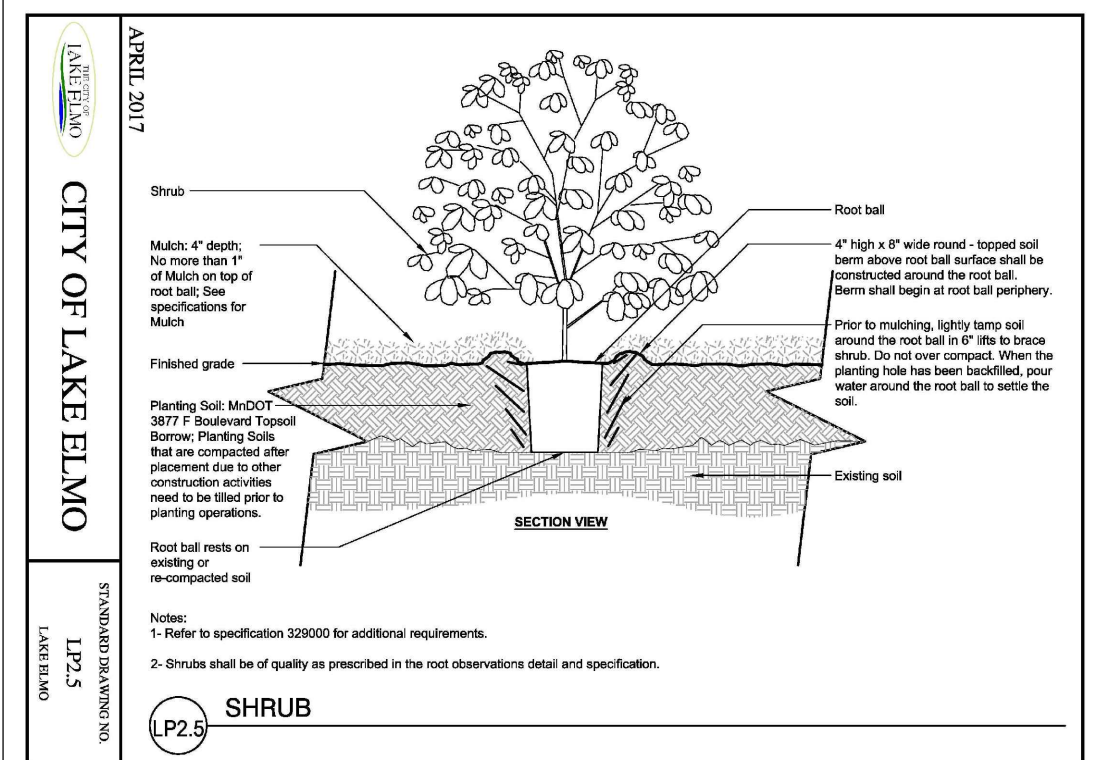
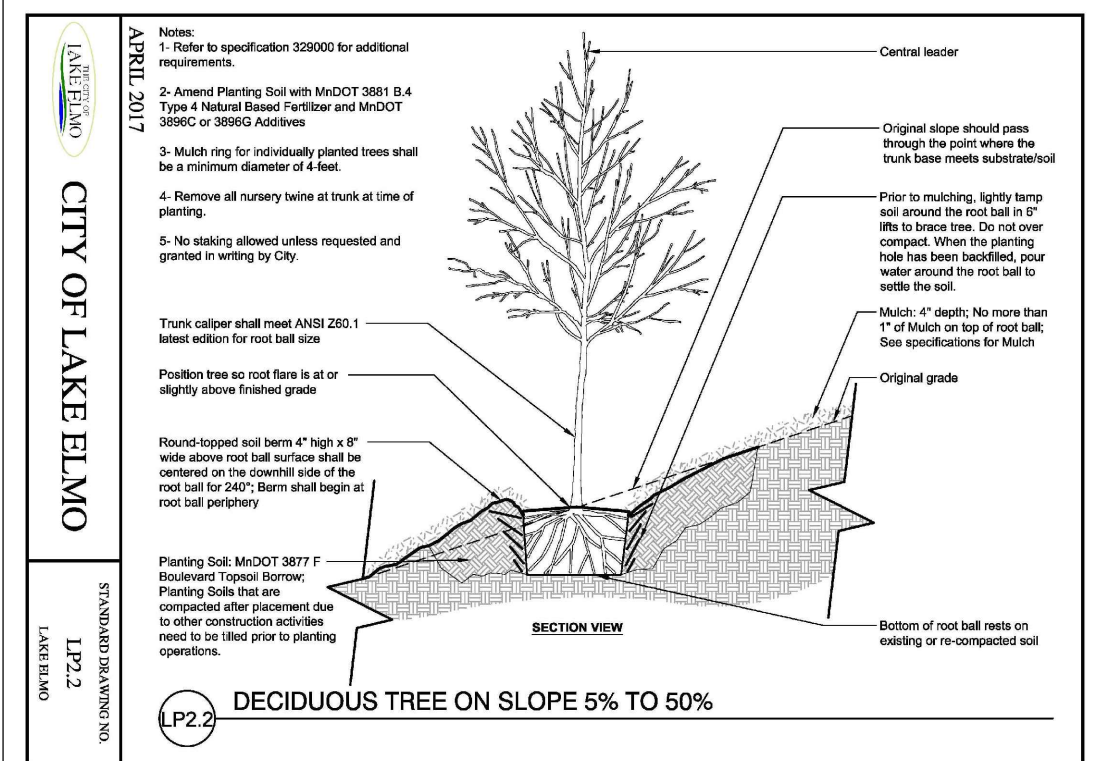
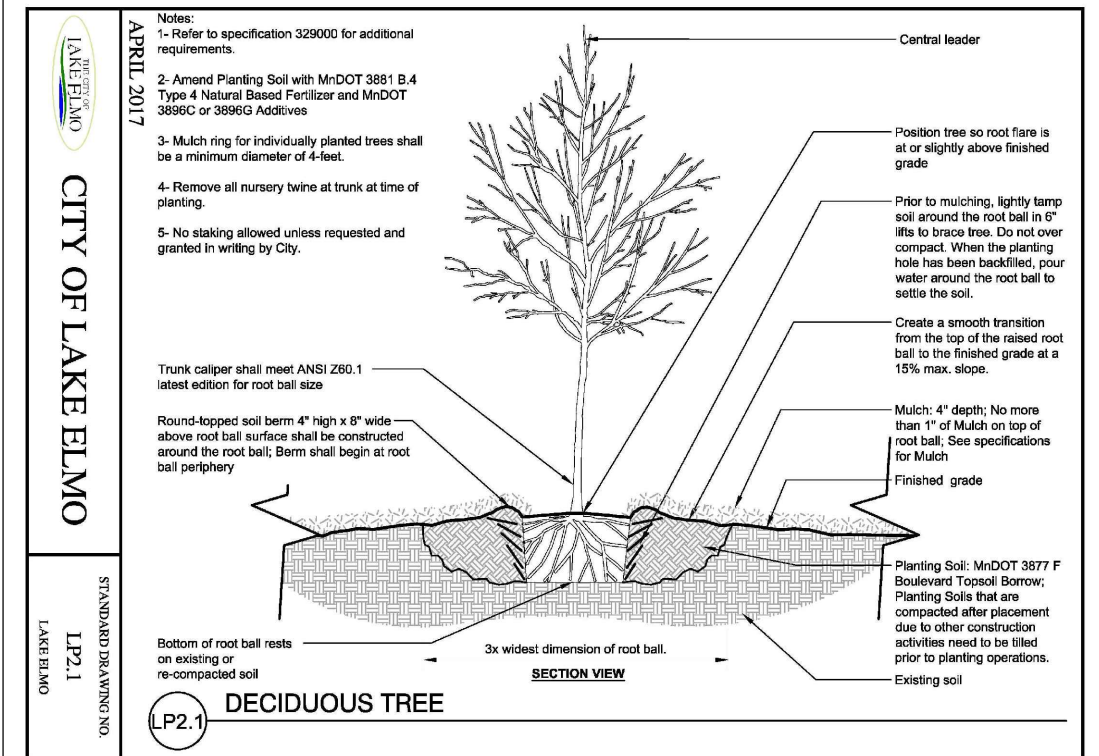
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DATE	2019-06-28
SHEET	1078 SP7

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1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BARE ROOTED AND BURLED UP AS INDICATED IN THE LANDSCAPE LEGEND.
2. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
3. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
4. THE LANDSCAPE ARCHITECT'S WRITTEN MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
5. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD" FOR PLANTING STOCK, THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
6. EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS, ETC. WITH 4" HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL POSTS AT 6 FEET SPACING.
7. ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANTING MATERIALS PRIOR TO INSTALLATION.
8. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS FOLLOWS:
 - a. 3" SHREDDED 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.
 - b. 4" FOR SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVERS, UNLESS OTHERWISE DIRECTED.
9. PLACE LANDSCAPE FILTER FABRIC UNDER ALL ROCK MULCHED AREAS. FILTER FABRIC SHALL BE 100% INTERWOVEN 5.1oz NEEDLE PUNCHED POLYPROPYLENE FABRIC MANUFACTURED BY DELMITT. USE PRO-5 "WEEP BARRIER" OR APPROVED EQUIVALENT.
10. PLACE EDGING BETWEEN ALL PLANTING/ROCK BEDS AND TURF. EDGING SHALL BE POLY-1" OVER THE LANDSCAPE LEGEND.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LANDSCAPE LEGEND. IF DISCREPANCIES EXIST, THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
12. 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.
13. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
14. THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNDAUNED, ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ALL PLANTING STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HEeled IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER SHALL BE REJECTED. ALL PLANTING STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE REPAVED AT THE CONTRACTOR'S EXPENSE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
16. LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, PRIOR TO PLANTING. ADVISE ALL UTILITIES AND Gopher State ONE CALL AT 454-0002 (TWIN CITIES METRO AREA) OR 800-252-1166 (GREATER MINNESOTA) 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
17. USE ANTI-DESICCANT (WILTRUP OR APPROVEQUAL) ON ALL PLANTS TO BE PLANTED. PROVIDE LEAD AND FOR EVERGREENS MOVED ANTI-DESICCANT. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
18. PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRABLE LOAM CONTAINING A LIBERAL AMOUNT OF HUMUS. SOIL CAPACITY SHOULD BE 10% ORGANIC MATTER GROWTH. IT SHALL COMPLY WITH MN/DOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL MIXTURE SHALL BE FREE FROM HARD-PACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, OR SOIL WITH A PH OF 6.0 TO 6.5. FERTILIZER 6.1 AND 7.5 AND 10-10-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE FERTILIZER THROUGHOUT THE ENTIRE BED BY ROTILLING IT INTO THE TOP 2" OF SOIL.
19. ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASON (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL INCLUDE THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
20. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
21. SEASONAL TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ERECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
 - DECIDUOUS POITED PLANTS: 4/1 - 6/1; 9/21 - 11/1
 - DECIDUOUS ~~BARB~~ 4/1 - 6/1; 9/21 - 11/1
 - EVERGREEN ~~BARB~~ 4/1 - 6/1; 9/21 - 11/1
 - EVERGREEN ~~BARB~~ 4/1 - 5/1; 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
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. THE PROTECTION HAS TO BE MAINTAINED UNTIL THE PLANTS ARE ACCEPTED BY THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, REPAIR OF PLANTS TO BE REPLACED, AND REPLANTING OF PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
23. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DECOMPOSES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
24. WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATERING MAY BE REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING. TO DETERMINE NEED, CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS TO WATERING.
25. CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.
26. TREES PLANTED TO BE IN TURF SEEDER, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
27. ALL DISTURBED AREAS TO RECEIVE NATIVE WETLAND SEEDS, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

[illegible]

[illegible]

**Kwik
STAR**

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Name: James A. Kalkes, RLA

Signature: *James A. Kalkes*

Date: 06/28/19 License #: 45071

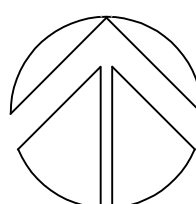
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INWOOD AVE N & 5TH STREET N
LAKE ELMO, MINNESOTA

E1

- A - LSI LIGHTING: SCV-LED-23L-9CFT-UNV-50-WHT
MOUNTED UNDER GAS CANOPY
MOUNT FIXTURES WITH FORWARD THROW OPTIC AIMING AT STORE FRONT.
- B - LED STRIP LIGHT MOUNTED IN GABLE
LITHIONIA - TLZLN-196
- C - RECESSED LED DOWNLIGHT
GOTHAM EVO-35/30-8AR-WD-120-TRU
- D - LSI LIGHTING: SCV-LED-15C-SC-UNV-50-WHT
MOUNTED UNDER GAS CANOPY
- E - LSI LIGHTING: 5LM-LED-9L-6IL-2-UNV-50-10CRI-WHT
- F - LSI LIGHTING: 5LM-LED-9L-9IL-FT-L-UNV-50-10CRI-WHT
ORDER FIXTURE WITH OPTICS ROTATED TO THE LEFT
- G - LSI LIGHTING: 5LM-LED-9L-9IL-FT-UNV-50-10CRI-WHT



GRAEF
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414 / 259 0037 fax