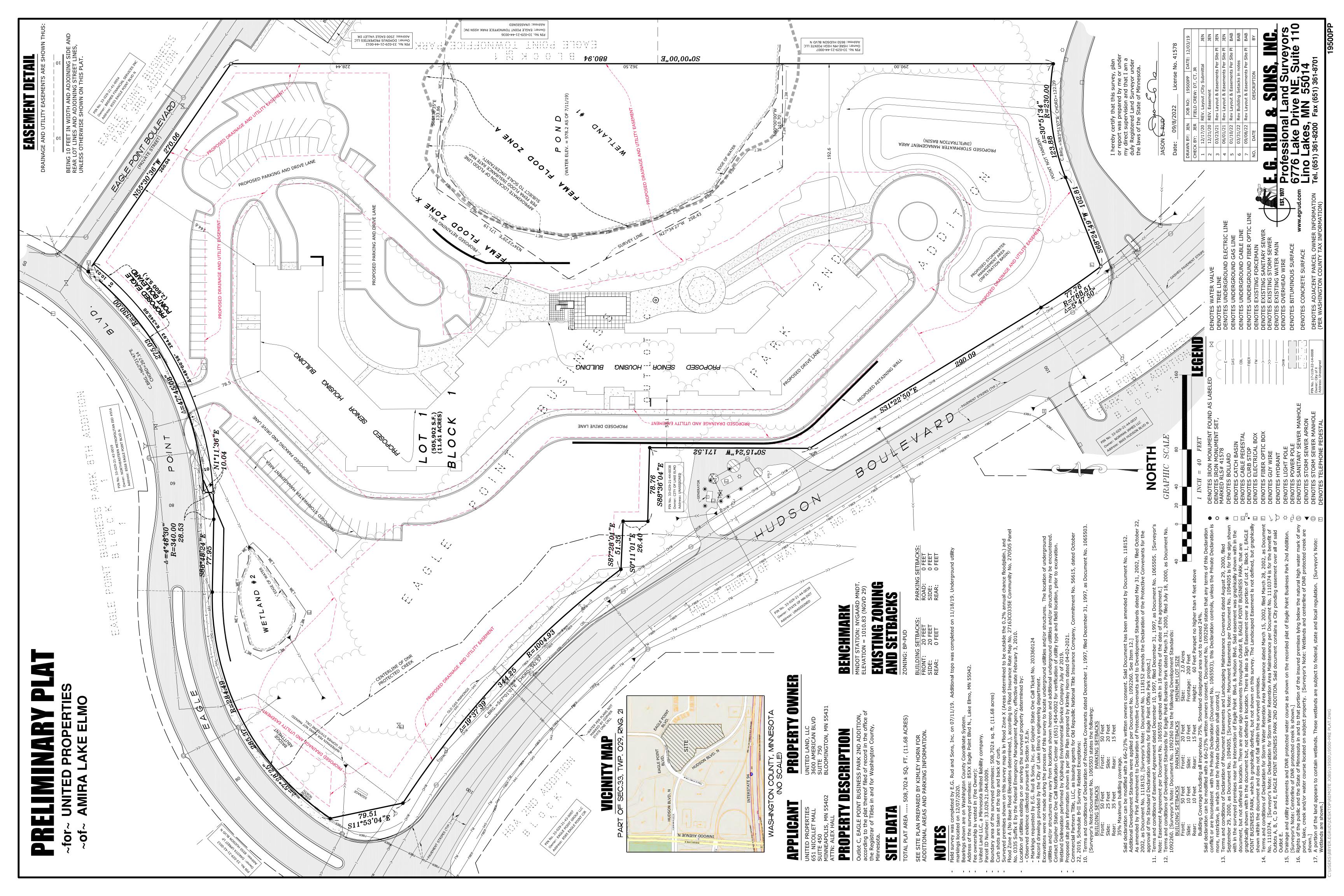
AMIRA LAKE ELMO

EAGLE POINT BUSINESS PARK 8TH ADDITION KNOW ALL PERSONS BY THESE PRESENTS: United Properties Residential LLC, a Minnesota limited liability company, owner of the following described property: △ =4°48'30" Outlot C, EAGLE POINT BUSINESS PARK 2ND ADDITION, according to the plat thereof filed of record in the office of the Registrar of Titles in and for Washington County, R=340.00Minnesota. 28.53 Has caused the same to be surveyed and platted as AMIRA LAKE ELMO and does hereby dedicate to the public for public use the public ways as shown on this plat, and also S88°48'24"E dedicate the drainage and utility easements created by this plat. 77.95 In witness whereof said United Properties Residential LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this _____ day UNITED PROPERTIES RESIDENTIAL LLC DRAINAGE AND UTILITY EASEMENT James Alexander Hall, Senior Vice President Mark W. Nelson, Executive Vice President N89°36'57"E 683.18 COUNTY OF This instrument was acknowledged before me on this _____ day of ____ Residential LLC, a Minnesota limited liability company, on behalf of the company. ____, by James Alexander Hall as Senior Vice President of United Properties (signature) BUSINESS N88°35'32"W OF THE , T.29N, My Commission Expires_ STATE OF POINT COUNTY OF_ This instrument was acknowledged before me on this _____ day of _ LLC, a Minnesota limited liability company, on behalf of the company. N89°36'57"E 146.11 20_____, by Mark W. Nelson as Executive Vice President of United Properties Residential S86°38'35"E Notary Public, LOT My Commission Expires___ BLOCK I Jason E. Rud do hereby certify that I have surveyed and platted or directly supervised the survey and platting of the property described on this plat as AMIRA LAKE ELMO; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been set; that all water boundaries and wet lands as defined in MS Section 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat. Jason E. Rud, Licensed Land Surveyor DENOTES FOUND IRON MONUMENT MARKED BY RLS 16456 UNLESS OTHERWISE NOTED. Minnesota License No. 41578 o DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET AND MARKED BY RLS NO. 41578. STATE OF MINNESOTA S87°28'01"E COUNTY OF___ The foregoing Surveyor's Certificate was acknowledged before me on this_by Jason E. Rud, Licensed Land Surveyor, Minnesota License No. 41578. 51.35 A DENOTES WASHINGTON COUTY CAST IRON MONUMENT ORIENTATION OF THIS BEARING SYSTEM IS S0°11'01"E _ (signature) OUTLOT BASED ON THE WASHINGTON COUNTY RLS 8612 COORDINATE SYSTEM. (NAD 83) **EASEMENT DETAIL** 78.76 ___ County, Minnesota WETLAND DELINEATION PERFORMED BY My Commission Expires_ S88°36'04"E KJOLHAUG ENVIRONMENTAL SERVICE COMPANY DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: IN JULY OF 2019. LAKE ELMO PLANNING COMMISSION BENCHMARK: MNDOT STATION NYGAARD MNDT. Approved by the Planning Commission of the City of Lake Elmo, Minnesota, this _____day of __ ELEVATION = 1010.83 (NGVD 29)PLANNING COMMISSION, CITY OF LAKE ELMO, MINNESOTA CITY OF LAKE ELMO, MINNESOTA BEING 10 FEET IN WIDTH AND ADJOINING ALL LOT The foregoing plat of AMIRA LAKE ELMO was approved by the City Council of Lake Elmo, Minnesota, this ____day of _ compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subdivision 2. , 20____, and hereby certifies LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT. CITY OF LAKE ELMO, MINNESOTA **VICINITY MAP** NOT TO SCALE Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved Washington County Surveyor Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20___ on the land hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer has been entered on this _____ day of ______, 20_____. NORTH Washington County Auditor/Treasurer COUNTY REGISTRAR OF TITLES I hereby certify that this instrument was filed in the Office of the Registrar of Titles for record on this ____ day of ___ at ____ o'clock ___. M., and was duly recorded in Washington County Records. Washington County Registrar of Titles 1/2 INCH IRON PIPE OPEN 4TH STREET N. HUDSON GRAPHIC SCALE C.BRG.=N83°51'07"E SCALE IN FEET **NORTH** INTERSTATE HIGHWAY 94 E.G. RUD & SONS, INC.

1ST. 1977 Professional Land Surveyors 1 INCH = 60 FEET683.44 SECTION 33, TOWNSHIP 29N, RANGE 21W CITY OF LAKE ELMO SOUTH 1/4 CORNER SOUTH LINE OF THE SE 1/4 SEC. 33, T.29N, R.21W-OF SEC. 33, T.29N, R.21W

(NO MONUMENT)



SITE DEVELOPMENT PLANS **FOR**

AMIRA LAKE ELMO

SECTION 33, TOWNSHIP 29N, RANGE 21W LAKE ELMO, WASHINGTON COUNTY, MN

PROJECT TEAM:

ENGINEER & LANDSCAPE ARCHITECT KIMLEY-HORN AND ASSOCIATES, INC.



PREPARED BY: JARED F. JONES, PE MITCHELL G. COOKAS, PLA 767 EUSTIS STREET, SUITE 100

ST. PAUL, MN 55114 TELEPHONE (651) 645-4197

GEOTECHNICAL ENGINEER **BRAUN INTERTEC** 11001 HAMPSHIRE AVE S, MINNEAPOLIS, MN 55438 TELEPHONE: (952) 995-200

OWNER / DEVELOPER UNITED PROPERTIES



651 NICOLLET MALL, SUITE 450 MINNEAPOLIS, MN 55402 TELEPHONE: (952) 835-5300 CONTACT: JENNIFER MASON

SURVEYOR E.G. RUD & SONS, INC. 6776 LAKE DRIVE NE, SUITE 110 LINO LAKES, MN 55014 TELEPHONE: (651) 361-8701 FAX: (651) 361-8701 CONTACT: JASON RUDD

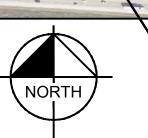
ARCHITECT LSE ARCHITECTS 100 PORTLAND AVE. S, SUITE 100 MINNEAPOLIS, MN TELEPHONE: (612) 343-1010 CONTACT: IAN SIMONSON

UTILITY CONTACTS							
WATER/WASTEWATER & STORM DEPARTMENT	CITY OF LAKE ELMO PUBLIC WORKS PHONE: (651) 747-3940						
ELECTRIC COMPANY	XCEL ENERGY CONTACT: BURKE ANDERSON PHONE: (651) 779-3185 EMAIL: BURKE.L.ANDERSON@XCELENERGY.COM						
GAS COMPANY	XCEL ENERGY CONTACT: DON PILLA PHONE: (651) 229-2329 EMAIL: DONALD.J.PILLA@XCELENERGY.COM						
TELECOM COMPANY	CENTURY LINK / LUMEN CONTACT: BRANDEN HEIDELBERGER PHONE: (651) 312-7184 EMAIL: BRANDEN.HEIDELBERGER1@CENTURYLINK.COM						
TELECOM COMPANY	COMCAST CONTACT: BEN UELAND PHONE: (651) 493-5158 EMAIL: BENJAMIN_UELAND@COMCAST.COM						

*CONTRACTOR IS TO COORDINATE **CONSTRUCTION OF HUDSON BOULEVARD & EAGLE POINT BOULEVARD IMPROVEMENTS** WITH ALL DRY UTILTIES WITHIN THE AREA PRIOR TO AND THROUGHOUT CONSTRUCTION*



VICINITY N.T.S.



SITE

NOTES:

- 1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
- 2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 24x36 SHEET. 3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
- 4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

	DRAWING INDEX
Sheet Number	Sheet Title
C000	COVER SHEET
C001	EXISTING SURVEY
C100	PRIVATE INFRASTRUCTURE GENERAL NOTES
C200	EXISTING CONDITIONS & REMOVAL PLA
C201	EXISTING CONDITIONS & REMOVAL PLA
C202	EXISTING CONDITIONS & REMOVAL PLA
C203	EXISTING CONDITIONS & REMOVAL PLA
C204	EXISTING CONDITIONS & REMOVAL PLA
C205	EXISTING CONDITIONS & REMOVAL PLA
C300	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
C301	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2
C302	HUDSON BLVD EROSION AND SEDIMEN CONTROL PLAN
C303	SWPPP NOTES
C400	SITE PLAN
C401	FIRE ACCESS PLAN
C402	HUDSON BLVD CONSTRUCTION NOTES
C403	HUDSON BLVD & EAGLE POINT BLVD TYPICAL SECTIONS
C404	HUDSON BLVD SUPERELEVATION PLAN
C405	HUDSON BLVD ALIGNMENT PLAN AND TABULATION
C406	HUDSON BLVD STREET AND STORM SEWER PLAN & PROFILE
C407	HUDSON BLVD STREET AND STORM SEWER PLAN & PROFILE
C408	HUDSON BLVD STREET AND STORM SEWER PLAN & PROFILE
C409	HUDSON BLVD INTERSECTION DETAIL
C410	HUDSON BLVD SIGNING & STRIPING TITLE
C411	HUDSON BLVD SIGNING & STRIPING PLAN
C412	HUDSON BLVD SIGNING & STRIPING DETAILS
C413	HUDSON BLVD SIGNING & STRIPING DETAILS
C414	HUDSON BLVD CROSS SECTIONS
C415	HUDSON BLVD CROSS SECTIONS
C416	HUDSON BLVD CROSS SECTIONS

C500	OVERALL GRADING AND DRAINAGE PLAN
C501	GRADING AND DRAINAGE PLAN
C502	GRADING AND DRAINAGE PLAN
C503	GRADING AND DRAINAGE PLAN
C504	GRADING AND DRAINAGE PLAN
C505	GRADING AND DRAINAGE PLAN
C506	OVERALL STORMWATER MANAGEMENT PLAN
C507	STORMWATER MANAGEMENT PLAN
C508	STORMWATER MANAGEMENT PLAN
C509	STORMWATER MANAGEMENT PLAN
C510	STORMWATER MANAGEMENT PLAN
C511	STORMWATER MANAGEMENT PLAN
C512	STORMWATER DETAILS
C513	STORMWATER DETAILS
C600	UTILITY PLAN
C700	CIVIL DETAILS
C701	CIVIL DETAILS
C702	CIVIL DETAILS
C703	CIVIL DETAILS
C704	CIVIL DETAILS
C705	CIVIL DETAILS
C706	CIVIL DETAILS
C800	TRAFFIC CONTROL DETAILS
C801	TRAFFIC CONTROL DETAILS
C802	TRAFFIC CONTROL DETAILS
C803	TRAFFIC CONTROL PLAN
C804	DETOUR PLAN
L100	LANDSCAPE PLAN
L101	LANDSCAPE ENLARGEMENT
L102	LANDSCAPE ENLARGEMENT
L103	LANDSCAPE DETAILS
L104	CITY LANDSCAPE DETAILS
L200	TREE INVENTORY AND PRESERVATION PLAN
L201	TREE INVENTORY AND PRESERVATION PLAN



ARCHITECTS

LSE ARCHITECTS, INC. 100 Portland Ave South, Suite 100

612.338.2280

UNITED PROPERTIES



CREATING DEEP ROOTS

AMIRA LAKE ELMO

HUDSON BOULEVARD LAKE ELMO, MINNESOTA

PLANNING

COVER SHEET

19.1001.04 Drawing Number 09/09/2022 BAW

Checked by JFJ

FACILITY OPERATORS NOTIFIED EXISTING CONDITIONS SURVEY BP PIPELINE CITY OF LAKE ELMO (800)548-6482 (651)747-3900 BPAMC001 (800)548-6482 (800)548-6482 CLKLMO01 (651)747-3940 (651)248-1688 ~for~ UNITED PROPERTIES COMCST01 (651)493-5127 CENTURYLINK - CTLO (877)366-8344 (612)714-3720 CWDBRY01 (651)714-3720 (651)485-3139 MCICOL01 (800)624-9675 ~of~ APPLEWOOD POINTE OF LAKE ELMO MINGAS03 (612)321-4421 MNSDOT01 (651)366-5750 (651)366-5750 (651)366-5750 LEVEL 3 IS NOW CENTURYLINE (800)848-7558 (888)968-9235 (800)895-4999 (888)267-1063 EAGLE POINT BUSINESS PARK 8TH ADDITION B L O C K 1 △ =4°48'30" R = 340.00EAGLE POINT BUSINESS PARK 5TH ADDITION ×993.7 78.76 S88°36'04"E **VICINITY MAP** PART OF SEC.33, TWP. O29, RNG. 21 HUDSON BLVD. N WASHINGTON COUNTY, MINNESOTA (NO SCALE) PROPERTY DESCRIPTION BENCHMARK MNDOT STATION: NYGAARD MNDT. Outlot C, EAGLE POINT BUSINESS PARK 2ND ELEVATION = 1010.83 (NGVD 29)ADDITION, according to the plat thereof filed of record in the office of the Registrar of Titles in and for Washington County, Minnesota. **NOTES** Field survey was completed by E.G. Rud and Sons, Inc. on 07/11/19. Additional topo was completed on 11/18/19. Underground utility markings located on 12/07/2020. Additional topo was completed on 3/9/2022. Bearings shown are on Washington County Coordinate System. Address of the surveyed premises: 85XX Eagle Point Blvd N., Lake Elmo, MN 55042. Fee ownership is vested in (Fee Owner): United Land LLC, a Minnesota limited liability company. Parcel ID Number: 33.029.21.044.0009. Boundary area of the surveyed premises: 508,702± sq. ft. (11.68 acres) 975.2 975.4 MHST Curb shots are taken at the top and back of curb. Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.) and Flood Zone A (No Base Flood Elevations determined.), according to Flood Insurance Rate Map No. 27163C0335E Community No. 270505 Panel No. 0335 Suffix E by the Federal Emergency Management Agency, effective date February 3, 2010. Location of utilities existing on or serving the surveyed property determined by: - Observed evidence collected pursuant to Section 5.E.iv. - Markings requested by E.G. Rud & Sons, Inc. per Gopher State One Call Ticket No. 203360124. - Record drawings provided by the City of Lake Elmo's engineering department. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The 976.2× location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation. ×978.7 Wetland Delineation performed by Kjolhaug Environmental Service Company July of 2019. Commercial Partners Title, LLC, as issuing agents for Old Republic National Title Insurance Company, Commitment No. 56615, dated October 22, 2019, Schedule B-II Survey Related Exceptions: 10. Terms and conditions of Declaration of Protective Covenants dated December 1, 1997, filed December 31, 1997, as Document No. 1065503, [Surveyor's Note: Document No. 1065503 states the following: BUILDING SETBACKS PARKING SETBACKS Front: 50 Feet Front: 50 Feet 20 Feet Side: 25 Feet Side: 35 Feet Rear: 15 Feet Rear: 35% Maximum building coverage. Said declaration can be modified with a 66-2/3% written owners consent. Said Document has been amended by Document No. 118152. Additional Development Standards were applied per Document No. 1092260. See Item 12.1 I hereby certify that this survey, plan As amended by First Amendment to Declaration of Protective Covenants and to Development Standards dated May 31, **NORTH** or report was prepared by me or under 2002, filed October 22, 2002, as Document No. 1118152. [Surveyor's Note: Document No. 1118152 amends the my direct supervision and that I am a Declaration of the Protective Convenants for the approval of the Standard Declaration violations for Eagle Point Office duly Registered Land Surveyor under the laws of the State of Minnesota. GRAPHIC SCALE 11. Terms and conditions of Easement Agreement dated December 10, 1997, filed December 31, 1997, as Document No. 1065505. [Surveyor's Note: Easement Agreement per Document No. 1065505 expired with in 18 months of the date of

1 INCH = 60 FEET

LEGEND

•	DENOTES IRON MONUMENT FOUND AS LA	ABELED I
0	DENOTES IRON MONUMENT SET, MARKET	O RLS# 41578 ⋈
•	DENOTES BOLLARD	**************************************
	DENOTES CATCH BASIN	
C CS	DENOTES CABLE PEDESTAL	
•CS	DENOTES CURB STOP	245
E	DENOTES ELECTRICAL BOX	GAS
X 952.36	DENOTES EXISTING SPOT ELEVATION	
F	DENOTES FIBER OPTIC BOX	FIBER
~	DENOTES GUY WIRE	FM
V	DENOTES HYDRANT	>
\Rightarrow	DENOTES LIGHT POLE	>>
B	DENOTES POWER POLE	OHW
S	DENOTES SANITARY SEWER MANHOLE	OHW-
-		

DENOTES STORM SEWER APRON

DENOTES STORM SEWER MANHOLE

DENOTES TELEPHONE PEDESTAL DENOTES WATER VALVE DENOTES EXISTING CONTOURS

DENOTES TREE LINE DENOTES UNDERGROUND ELECTRIC LINE DENOTES UNDERGROUND GAS LINE DENOTES UNDERGROUND CABLE LINE DENOTES UNDERGROUND FIBER OPTIC LINE DENOTES EXISTING FORCEMAIN

DENOTES CONCRETE SURFACE

DENOTES EXISTING SANITARY SEWER DENOTES EXISTING STORM SEWER DENOTES EXISTING WATER MAIN www.egrud.com DENOTES OVERHEAD WIRE DENOTES BITUMINOUS SURFACE

DRAWN BY: JEN | JOB NO: 19500PP | DATE: 07/17/19 CHECK BY: JER | FIELD CREW: DT, CT, JR 1 | 11/19/19 Added additional Topo JEN 2 | 12/03/19 | Change from Cert to Ex. Conditions JEN 3 | 12/05/19 | Revise Per Title Commitment JEN 4 | 12/08/20 | Locate utility markings JEN JEN BAB BAB

3/31/2022 License No. 41578

5 | 12/17/20 | City Submittal 6 03/11/22 Additional Topo 7 03/31/22 Additional Topo NO. DATE BY DESCRIPTION

Tel. (651) 361-8200 Fax (651) 361-8701

E.G. RUD & SONS, INC.

Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014

[Surveyor's Note: Wetlands are shown.] C:\USERS\BBYER.EGRUD\DESKTOP\REMOTE JOBS\19500\19500-EXCOND-EMAIL (3-24-21).DWG

centerline of DNR protected creek are shown.]

BUILDING SETBACKS

50 Feet

10 Feet

the document and does not fall within the surveyed premises.

document contains a City ponding easement over all of said Outlot E.

Park 2nd Addition. [Surveyor's Note: Centerline of DNR protected creek is shown.]

Front:

Side:

12. Terms and conditions of Development Standards for Eagle Point Business Park dated March 31, 2000, filed July 18, 2000, as Document No. 1092260. [Surveyor's Note: Document No. 1092260 has the following Development Standards:

Said declaration can be modified with a 66-2/3% written owners consent. Document No. 1092260 states that any terms

2000, filed September 29, 2000, as Document No. 1094005. [Surveyor's Note: Monument Easements per Document No.

1094005 is for the sign shown with in the surveyed premises near the intersection of Eagle Point Blvd. & Hudson Blvd.

Said easement was graphically shown with in the document, but not defined in location. There are other sign easements

throughout Outlot B, EAGLE POINT BUSINESS PARK, that are graphically shown with in the document but, not defined in

graphically defined, but not shown on this survey. The Landscaped Easement is not defined, but graphically shown within

Document No. 1110374 is for the benefit of Outlots A, B, C, D and E, EAGLE POINT BUSINESS PARK 2ND ADDITION. Said

of this Declaration conflict or are inconsistent with the Private Declaration (Document No. 1065503), this Declaration

PARKING SETBACKS

20 Feet

10 Feet

15 Feet

Building Coverage including all impervious 75%. Shoreland designated area not to exceed 24%.

controls, unless the Private Declaration is more, restrictive, in which case the Private Declaration shall control.] 13. Terms and conditions of Declaration of Monument Easements and Landscaping Maintenance Covenants dated August 29,

location. There is also a Sign Easement over a portion of Lot 1, Block 1, EAGLE POINT BUSINESS PARK, which is

14. Terms and conditions of Declaration for Storm Water Retention Area Maintenance dated March 15, 2002, filed March 28, 2002, as Document No. 1110374. [Surveyor's Note: Declaration for Storm Water Retention Area Maintenance per

15. Drainage and utility easements and DNR protected water course as shown on the recorded plat of Eagle Point Business

17. A portion of the land appears to contain wetlands. These wetlands are subject to federal, state and local regulation.

16. Rights of the public and the State of Minnesota in and to that portion of the insured premises lying below the natural high

water mark of any pond, lake, creek and/or water course located on subject property. [Surveyor's Note: Wetlands and

Front:

Side:

Rear:

MINIMUM LOT SIZE

Frontage: 200 Feet

2.0 Acres

Height: 60 Feet Parapet no higher than 4 feet above

Size:

19500PP

GENERAL CONSTRUCTION NOTES

- THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE MN DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
- THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
- 6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
- ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST. RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF MN PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
- 10. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
- 11. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
- 13. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.

TYPICAL OWNER/ENGINEER OBSERVATIONS

CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

> PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION, INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES

3RD PARTY TEST REPORTS REQ'D

TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:

- DENSITY TEST REPORTS - BACTERIOLOGICAL TESTS OF WATER SYSTEM - PRESSURE TEST OF WATER/SEWER
- LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS - ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

EARTHWORK NOTES

- THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM ACCUMULATING IN EXCAVATIONS.
- CONTRACTOR SHALL COMPLETELY REMOVE EXISTING UNSUITABLE FILL BELOW BUILDIING PAD, FOUNDATIONS, AND OVERSIZING ZONES AND REPLACE WITH STRUCTURAL FILL TO STRUCTURAL GRADES. UNSUITABLE SOIL IS ANY LOOSE SOILS FORM BENEATH FOUNDATIONS. REMOVAL OF FILL SHALL OCCUR A MINIMUM OF 12" BELOW FOUNDATIONS, FOOTINGS, AND SLABS. ALL SUBGRADE SHALL BE PROOFROLLED PRIOR TO INSTALLATION OF
- STRUCTURAL FILL SHALL CONSIST OF NONORGANIC EXCAVATED MATERIAL THAT CAN BE PROPERLY PLACED AND COMPACTED. NON-ORGANC MATERIAL SHALL CONSIST OF SOIL CONTAINING LESS THAN 2 PERCENT ORGANIC MATERIAL BY WEIGHT. ON-SITE SOILS (SP, SM, SP-SM, SC) CAN BE REUSED BELOW FLOOR SLABS, FOUNDATIONS, AND PAVEMENT LAYERS UPON APPROVAL FROM GEOTECHNICAL ENGINEER.
- 7. COMPACT MATERIALS AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 BY AERATION OR CONTRACTOR IS RESPONSIBLE FOR DESIGNING, INSTALLING, AND MAINTAINING SHORING SYSTEMS TO FACILITATE CONSTRUCTION. STRUCTURES, SLABS, AND PAVEMENTS ADJACENT TO THE EXCAVATION COULD BECOME UNDERMINED IF SLOUGHING OCCURS WHILE THE EXCAVATION REMAINS OPEN DURING CONSTRUCTION. FLOWABLE FILLS, MUDJACKING, OR GROUTING COULD BE NEEDED DURING BACKFILLING OPERATIONS ADJACENT TO EXISTING 7.1.
- ENGINEERED FILL MATERIAL SHOULD MEET THE REQUIREMENTS AS SHOWN BELOW. REFER TO GEOTECHNICAL REPORT FOR SOIL CLASSIFICATIONS. ALL ENGINEERED FILL SHALL SATISFY APPLICABLE ENVIRONMENTAL
- AGGREGATE BASE: GRAVEL OR CRUSHED STONE GRADED FOR INTENDED USE AS SUBBASE FOR PAVING AND SIDEWALK - CLASS 5 AGGREGATE BASE PER MNDOT SPEC SECTION 3138.
- DRAINAGE LAYER/FILL BELOW WATER/NON-FROST-SUSCEPTIBLE: GP, GW, SP, SW SOILS MEETING GRADATION -100% PASSING 1-INCH SIEVE, <50% PASSING #40 SIEVE AND <5% PASSING #200 SIEVE WITH <3% ORGANIC
- CONTENT, WASHED GRAVEL OR CRUSHED STONE, 1/4 INCH TO 3/4-INCH SIZE; ASTM C33, SIZE 67. STRUCTURAL FILL BELOW FOUNDATIONS AND INTERIOR FLOOR SLABS: ON-SITE SOILS MEETING SP, SM, SC SOILS MEETING GRADATION - 100% PASSING 2-INCH SIEVE AND <40% PASSING #40 SIEVE.
- NON STRUCTURAL FILL BELOW LANDSCAPED SURFACES: 100% PASSING 6" SIEVE WITH <10% ORGANIC CONTENT
- 5.5. PAVEMENT FILL: SEE DETAILS

APPROPRIATE LABORATORY TESTS, INCLUDING STANDARD PROCTOR (ASTM D698) MOISTURE DENSITY

EROSION CONTROL NOTES

- . THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF MN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
- SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO PUBLIC AREAS SHALL BE PAID BY THE CONTRACTOR.
- TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
- THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- 8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- 9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- 11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- 12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS IS PRACTICABLE.
- 13. ALL STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THESE AREAS WITH SOME PROTECTIVE MEASURE WILL BE NECESSARY.
- 14. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH THEY DISTURB. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION, SEDIMENTATION, OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUEL AND LUBRICANT OIL, PESTICIDES, AND ANY SOLID WASTE MATERIALS.
- 15. EROSION CONTROL DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT
- 16. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE **EROSION CONTROL MAINTENANCE**
- ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER 17. ALL CONCRETE/ASPHALT SHALL BE INSTALLED PER GEOTECH REPORT, CITY OF LAKE ELMO AND MN/DOT 18. ALL ROOF AND SANITARY SEWER DRAINS SHALL BE INSULATED IF 7' OF COVER CANNOT BE PROVIDED. POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

- SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO THE STANDARD SPECIFICATIONS.
- 2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE 22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE. REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
- 3. THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
- 4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
- 5. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.
- RELATIONSHIP TESTS AND ATTERBERG LIMITS TESTS FOR COHESIVE SOILS SHOULD BE PERFORMED ON PROPOSED FILL MATERIALS PRIOR TO THEIR USE AS STRUCTURAL FILL. FURTHER EVALUATION OF ANY ON-SITE SOILS OR PROPOSED IMPORTED FILL MATERIALS SHOULD BE PERFORMED BY GEOTECHNICAL ENGINEER PRIOR TO THEIR USE IN COMPACTED FILL SECTIONS. GEOTECHNICAL ENGINEER SHOULD BE RETAINED TO MONITOR FILL PLACEMENT AND TO PERFORM FIELD DENSITY TESTS AS EACH LIFT OF FILL IS PLACED IN ORDER TO EVALUATE COMPLIANCE WITH THE DESIGN REQUIREMENTS. GEOTECHNICAL ENGINEER SHOULD BE RETAINED TO OBSERVE AND TEST SUBGRADES IMMEDIATELY PRIOR TO FLOOR SLAB CONSTRUCTION AND PAVING.
- EXISTING UNDOCUMENTED FILL, BURIED STRUCTURES OR DEBRIS, ORGANIC/SWAMP DEPOSITS, SOFT OR VERY 6. PLACE ACCEPTABLE MATERIALS IN LAYERS NOT MORE THAN 9 INCHES LOOSE DEPTH FOR MATERIALS COMPACTED BY HEAVY EQUIPMENT AND NOT MORE THAN 4 INCHES LOOSE DEPTH FOR MATERIALS COMPACTED BY HAND EQUIPMENT. FILL SHALL BE FREE OF DEBRIS AND RUBBLE.
 - STRUCTURAL FILL: UNDER FOUNDATIONS, AND SLABS ON GRADE,
 - FREE DRAINING/NON-FROST-SUSCEPTIBLE: UNDER BUILDING SLABS, AT FOUNDATION DRAINAGE, ELSEWHERE AS INDICATED ON ARCHITECTURAL AND STRUCTURAL DRAWINGS.
 - AGGREGATE BASE MATERIAL: UNDER PAVEMENT, WALKS, STEPS, PIPING, AND CONDUIT.
 - WETTING, AND AS DIRECTED BY THE GEOTECHNICAL INVESTIGATION REPORT AND/OR ENGINEER, TO THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY (ASTM D698 STANDARD PROCTOR):
 - BELOW FOUNDATIONS AND OVERSIZING ZONES: 98 PERCENT OF MAXIMUM DRY DENSITY, -±3% OF OPTIMUM MOISTURE FOR MATERIAL WITH <20% PASSING #200 SIEVE OR -2 TO +3 % OF OPTIMUM MOISTURE FOR MATERIAL WITH >20% PASSING #200 SIEVE .
 - ABOVE FOUNDATIONS AND BELOW INTERIOR SLABS MORE THAN ONE FOOT BELOW SUBGRADE: 95 PERCENT OF MAXIMUM DRY DENSITY, ±3% OF OPTIMUM MOISTURE FOR MATERIAL WITH <20% PASSING #200 SIEVE OR -2 TO +3 % OF OPTIMUM MOISTURE FOR MATERIAL WITH >20% PASSING #200 SIEVE. WITHIN 1 FEET OF PAVEMENT SUBGRADE: 98 PERCENT OF MAXIMUM DRY DENSITY, ±3% OF OPTIMUM MOISTURE
 - FOR MATERIAL WITH <20% PASSING #200 SIEVE OR -2 TO +3 % OF OPTIMUM MOISTURE FOR MATERIAL WITH >20% PASSING #200 SIEVE MORE THAN 1 FEET BELOW PAVEMENT SUBGRADE: 95 PERCENT OF MAXIMUM DRY DENSITY, ±3% OF OPTIMUM
 - MOISTURE FOR MATERIAL WITH <12% PASSING #200 SIEVE OR ±3% OF OPTIMUM MOISTURE FOR MATERIAL WITH >20% PASSING #200 SIEVE BELOW LANDSCAPED AREAS: 90 PERCENT OF MAXIMUM DRY DENSITY, ±5% OF OPTIMUM MOISTURE FOR
 - MATERIAL WITH <12% PASSING #200 SIEVE OR ±4% OF OPTIMUM MOISTURE FOR MATERIAL WITH >12% PASSING ADJACENT TO BELOW-GRADE WALL: 95 PERCENT OF MAXIMUM DRY DENSITY, ±3% OF OPTIMUM MOISTURE FOR
 - MATERIAL WITH <12% PASSING #200 SIEVE OR -2 TO +1 % OF OPTIMUM MOISTURE FOR MATERIAL WITH >12% PASSING #200 SIEVE

GRADING AND DRAINAGE NOTES

- 1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
- CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES
- CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
- 5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
- AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
- WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
- 10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
- 11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO MN/DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- 12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- 14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
- 15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
- 16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND MN/DOT SPECIFICATION.
- SPOT ELEVATIONS ARE TO FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
- 19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
- 20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
- 1. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS 21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION

 - 23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.
 - 24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - 25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS
 - 26. CONTRACTOR SHALL ENSURE MINIMUM GRADES ARE MET WITHIN PAVED AREAS, 1.2% FOR ASPHALT PAVING AND 0.6% FOR CONCRETE PAVING.

PAVING AND STRIPING NOTES

- ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR MN/DOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.
- CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.
- 4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.
- 5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET
- ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT
- 7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.
- CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.
- ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
- 10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
- 11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET

WATER STORM SEWER & SANITARY SEWER NOTES

- 1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS. EQUIPMENT. MACHINERY. TOOLS. MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
- DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
- ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- 6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
- ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- 8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF MN PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
- 9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE. BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
- 10. CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10' AND A VERTICAL

CLEARANCE OF 18" BETWEEN WATER AND SANITARY SEWER MANHOLES AND LINES.

- 11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- 12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.
- 13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION. THEN THE CONTRACTOR SHALL SUPPLY. AT THEIR EXPENSE. A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- 15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO
- 16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT
- 17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 1% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.
- 19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE
- TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS. 20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF
- 21. A MINIMUM OF 5' SEPARATION IS REQUIRED BETWEEN UTILITIES AND TREES UNLESS A ROOT BARRIER IS
- UTILIZED. 22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE
- FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.

SPECIFICATIONS.

- 23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION. 24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND
- 25. REFERENCE ARCHITECTURAL PLANS (BY OTHERS). FOR EXACT BUILDING DIMENSIONS, AND MATERIALS
- 26. REFERENCE M.E.P. PLANS (BY OTHERS) FOR ROOF DRAINAGE AND MECHANICAL EQUIPMENT DIMENSIONS
- 27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR FOUNDATIONS, STOOPS, RETAINING WALLS, AND OTHER STRUCTURAL FEATURES.
- 28. CONTRACTOR SHALL REFERENCE M.E.P PLANS (BY OTHERS) FOR ELECTRICAL AND LIGHT PLANS.

RETAINING WALL COORDINATION NOTES

2. RETAINING WALLS SHALL BE AS NOTED ON PLAN OR APPROVED EQUAL.

- 1. RETAINING WALLS SHOWN ARE SCHEMATIC. ACTUAL DETAILS SHALL BE DESIGNED BY THE CONTRACTOR/OTHERS AND SUBMITTED FOR APPROVAL BY ENGINEER.
- 3. THE CONTRACTOR SHALL DETERMINE ALL DIMENSIONS AND DETAILS NECESSARY FOR INSTALLATION.
- 5. CONTRACTOR SHALL COORDINATE TIMING OF THE INSTALLATION OF THE RETAINING WALL WITH ALL UTILITIES, SPECIFICALLY THE SITE LIGHTING, STORM SEWER, SANITARY, AND WATERMAIN ADJACENT TO

4. TAKE SPECIAL PRECAUTION ADJACENT TO WETLAND AS TO NOT DISTURB AREAS WITHIN DELINEATED

- THE PROPOSED WALLS.
- 6. REFER TO THE GEOTECHNICAL RECOMMENDATIONS BASED ON THE REPORT LISTED ON SHEET C100. 7. FINISHED ELEVATIONS ON THE GRADING PLAN ARE AS STATED ON THE PLAN WITH THE TOP OF WALL SPOTS AND BOTTOM OF WALL SPOTS DENOTING THE FINISHED GRADE ELEVATIONS. ACTUAL BOTTOM AND TOP OF RETAINING WALL ELEVATIONS MAY VARY DUE TO MANUFACTURER REQUIREMENTS AND
- THE CONTRACTOR SHALL COORDINATE ALL ACTIVITIES WITH THE WALL REINFORCING AND ROADWAY CONSTRUCTION, WETLAND LIMITS, AND RIGHT-OF-WAY LIMITS. CONTRACTOR SHALL PERFORM ALL NECESSARY COORDINATION, STAGING, TEMPORARY SHORING, AND SEQUENCING AT NO EXTRA COST.

BRAUN INTERTEC CORPORATION 11001 HAMPSHIRE AVENUE S MINNEAPOLIS, MN 55438 DATED JANUARY 2, 2020

REFER TO GEOTECHNICAL REPORT NO. B1911555

RECOMMENDATIONS.

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JARED F. JONES, PE

MINNESOTA.

01/10/2022 Revision Description

AMIRA LAKE ELMO

HUDSON BOULEVARD

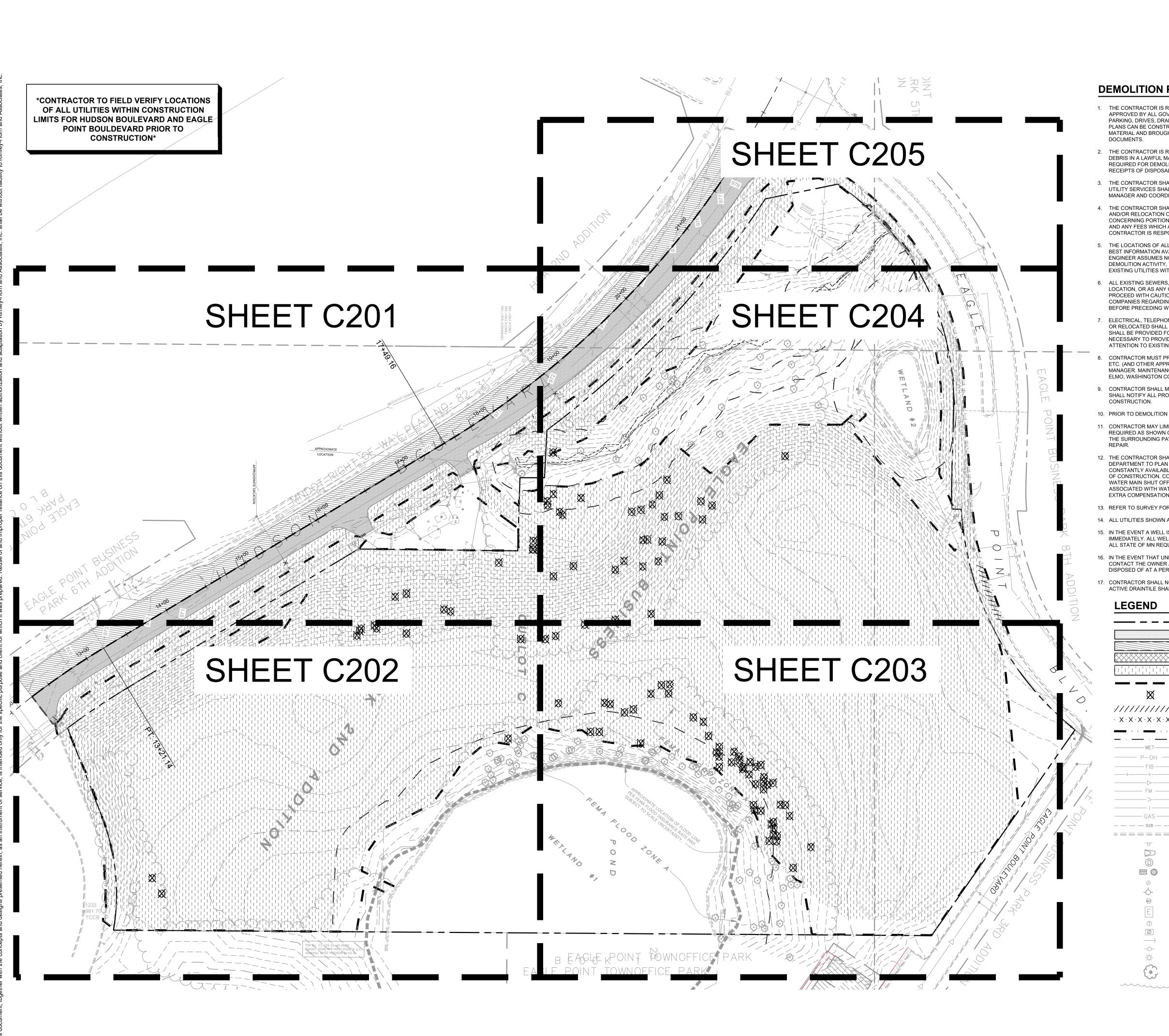
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PLANNING

PRIVATE INFRASTRUCTURE GENERAL NOTES

19.1001.04 Drawing Number 09/09/2022 BAW

Checked by JFJ



DEMOLITION PLAN NOTES

- 1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT
- 2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE.
- 3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
- 4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- 5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES WITHIN ALL AREAS OF PROPOSED WORK.
- 6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS ANY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PRECEDING WITH THE WORK.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH LAKE ELMO, WASHINGTON COUNTY AND MN/DOT.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ALL PROPERTIES IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING
- 10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- 11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND
- 12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY WATER DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF LAKE ELMO DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
- 13. REFER TO SURVEY FOR ALL EXISTING INVERT AND RIM ELEVATIONS.
- 14. ALL UTILITIES SHOWN ARE EXISTING UTILITIES.
- 15. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH ALL STATE OF MN REQUIREMENTS
- 16. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
- 7. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINTILE IS ENCOUNTERED ON SITE. NO ACTIVE DRAINTILE SHALL BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.

EXISTING GAS MAIN

PROPERTY LINE REMOVE BITUMINOUS SURFACE MILL EXISTING BITUMINOUS SURFACE REMOVE BUILDING CLEARING & GRUBBING

FULL DEPTH SAWCUT REMOVE TREE, REFERENCE L200-201 FOR TREE INVENTORY REMOVE CONCRETE CURB & GUTTER

REMOVE UTILITY LINES SETBACK/ BUFFER WETLAND DELINEATION EXISTING OVERHEAD POWER LINE **EXISTING FIBER**

EXISTING CHAINLINK FENCE **EXISTING SANITARY SEWER EXISTING FORCEMAIN EXISTING STORM SEWER** EXISTING WATERMAIN

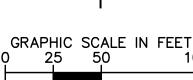
EXISTING CONTOUR EXISTING SIGN EXISTING FLARED END SECTION EXISTING STORM MANHOLE

EXISTING STORM CATCHBASIN EXISTING GATE VALVE EXISTING HYDRANT EXISTING METAL COVER EXISTING ELECTRICAL METER EXISTING TELEPHONE MANHOLE

EXISTING TREE

EXISTING TREE LINE

EXISTING CABLE BOX EXISTING GUY WIRE EXISTING POWER POLE EXISTING LIGHT POLE



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JARED F. JONES, PE

AMIRA LAKE ELMO

HUDSON BOULEVARD LAKE ELMO, MINNESOTA

Checked by JFJ

PLANNING

EXISTING CONDITIONS & REMOVAL PLAN

19.1001.04 Drawing Number 09/09/2022 BAW Drawn by

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Kev Plan



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MN NATE: 01/10/2022 LIC NO. 46

ATE: 01/10/2022 LIC. NO. 46610

Date Revision Description

AMIRA LAKE ELMO

HUDSON BOULEVARD LAKE ELMO, MINNESOTA

PLANNING

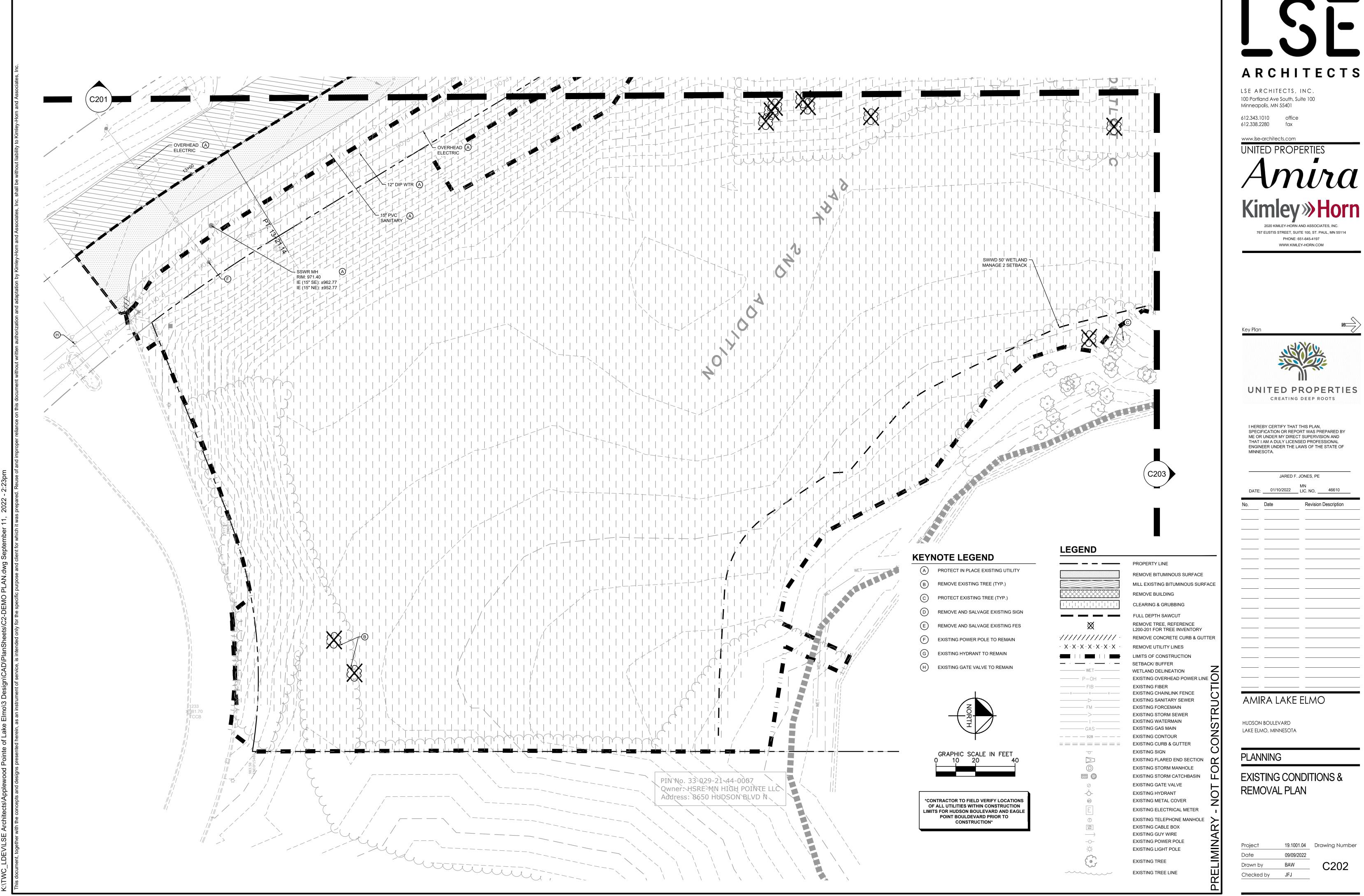
EXISTING CONDITIONS & REMOVAL PLAN

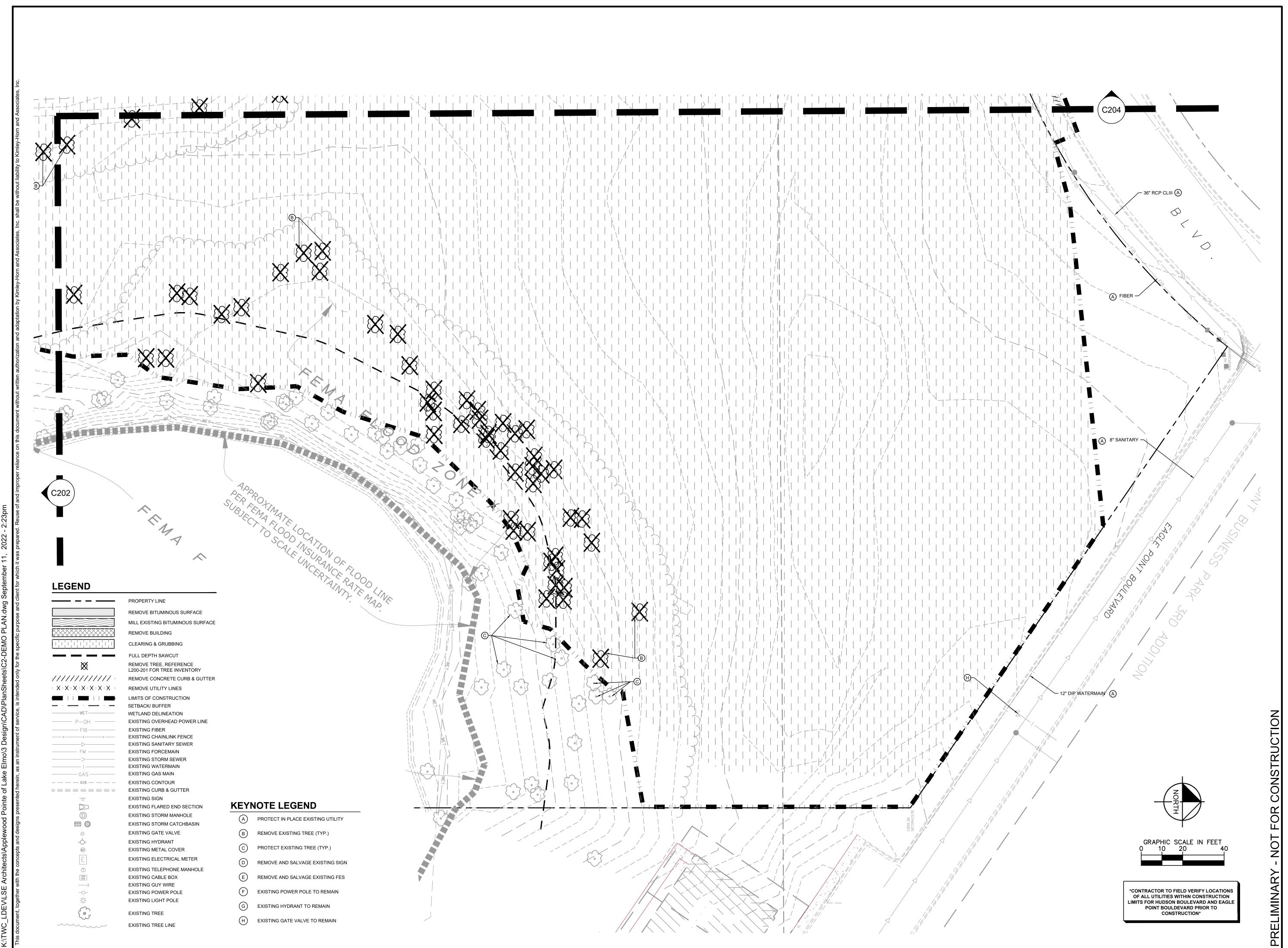
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 19.1001.04
 Drawing Number

 Date
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MN DATE: 01/10/2022 LIC NO 46

No. Date Revision Description

AMIRA LAKE ELMO

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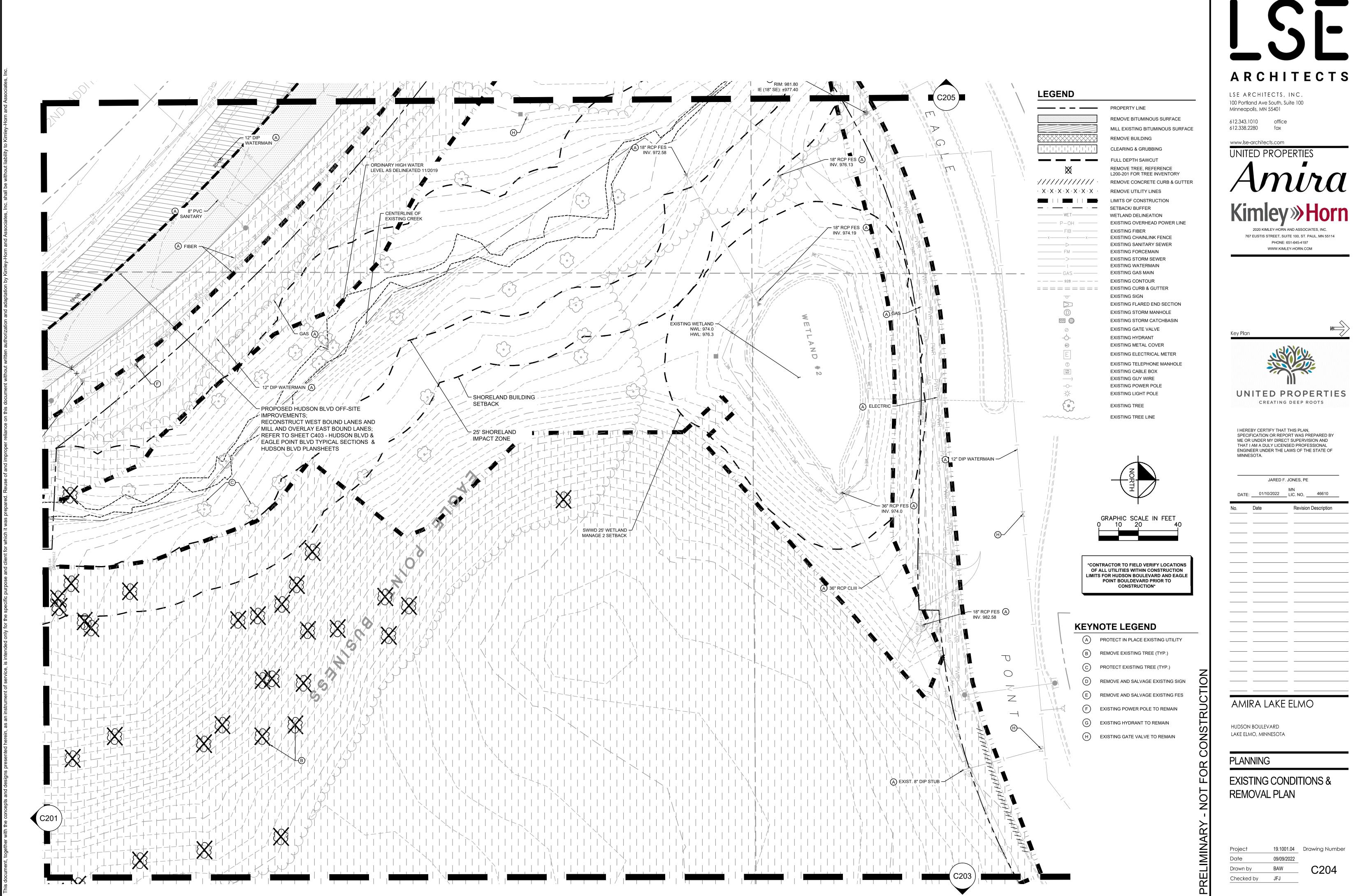
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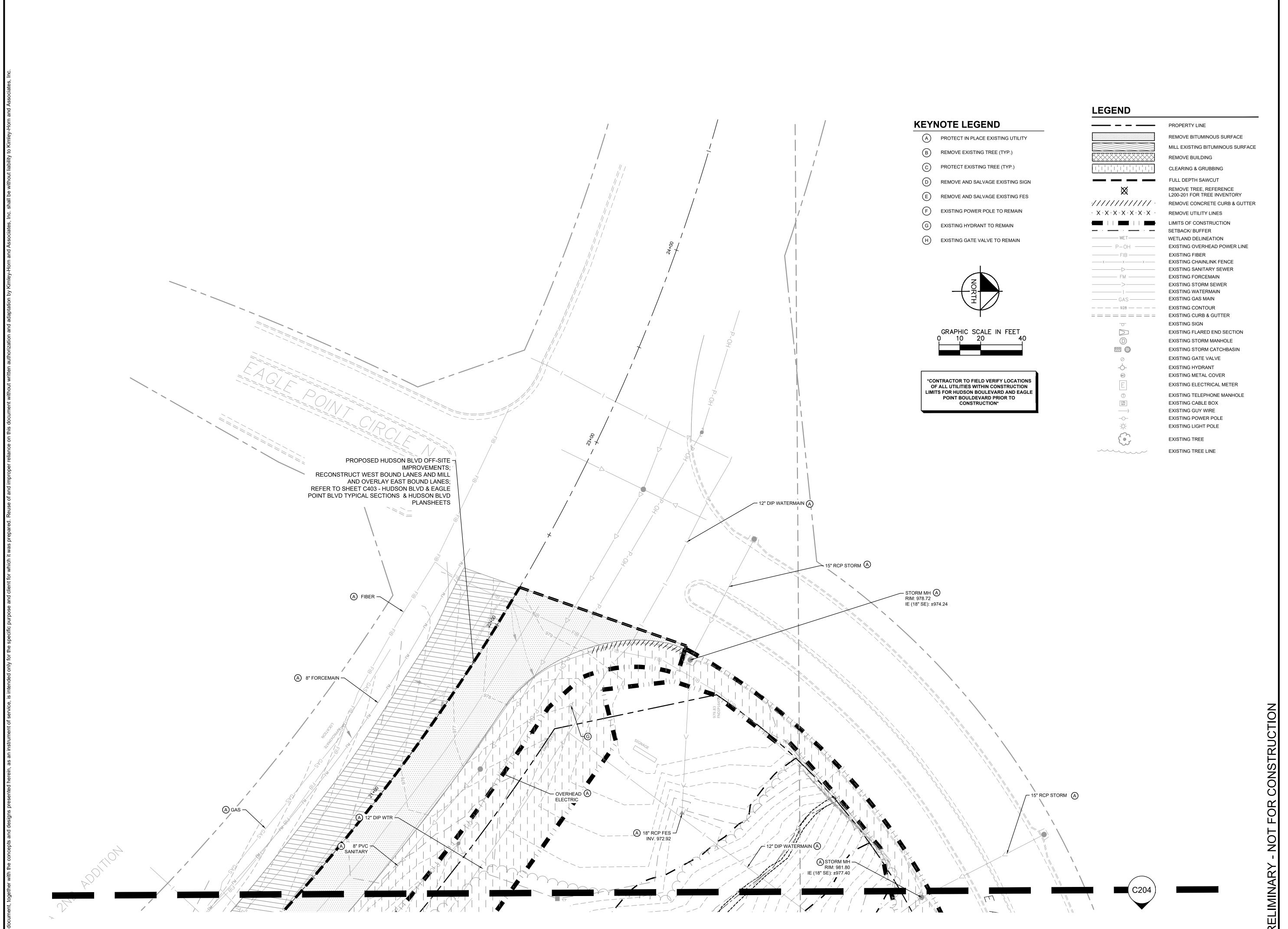


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EXISTING CONDITIONS & REMOVAL PLAN

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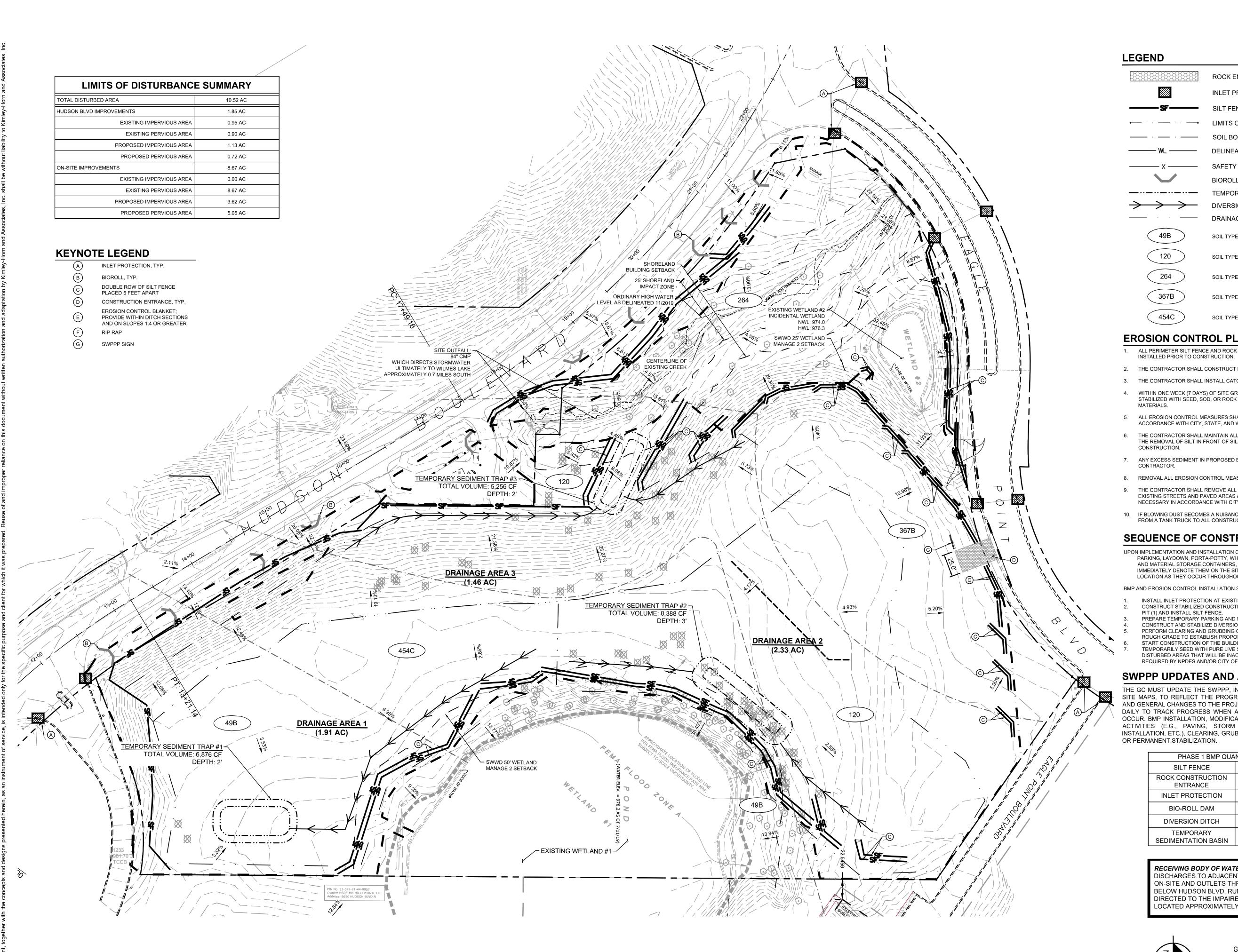
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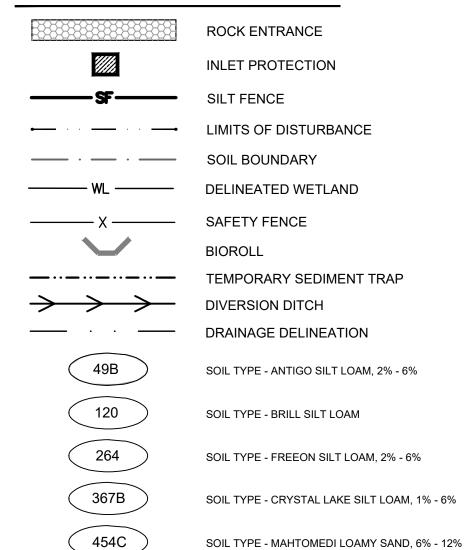
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EROSION CONTROL PLAN NOTES

- 1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE
- 2. THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
- 3. THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
- 4. WITHIN ONE WEEK (7 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR
- 5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
- 6. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE
- 7. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE
- 8. REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED. 9. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
- IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

- INSTALL INLET PROTECTION AT EXISTING STORMWATER CULVERTS. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1), CONCRETE WASHOUT PIT (1) AND INSTALL SILT FENCE.
- PREPARE TEMPORARY PARKING AND STORAGE AREA. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT TRAPS. PERFORM CLEARING AND GRUBBING OF THE SITE. PERFORM MASS GRADING.
- ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
 START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY NPDES AND/OR CITY OF LAKE ELMO GRADING PERMIT.

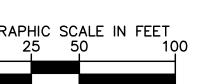
SWPPP UPDATES AND AMENDMENTS

THE GC MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE BINDER AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

PHASE 1 BMP QUA	NTITIES
SILT FENCE	±5,800 LF
ROCK CONSTRUCTION ENTRANCE	1 EA
INLET PROTECTION	±10 EA
BIO-ROLL DAM	±10 EA
DIVERSION DITCH	±1,100 LF
TEMPORARY SEDIMENTATION BASIN	3 EA

RECEIVING BODY OF WATER: THE SITE DISCHARGES TO ADJACENT UNNAMED CREEK ON-SITE AND OUTLETS THROUGH A 84" CMP BELOW HUDSON BLVD. RUNOFF IS THEN DIRECTED TO THE IMPAIRED WILMES LAKE LOCATED APPROXIMATELY 0.7 MILES SOUTH.





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DATE: 01/10/2022 MN LIC. NO. _

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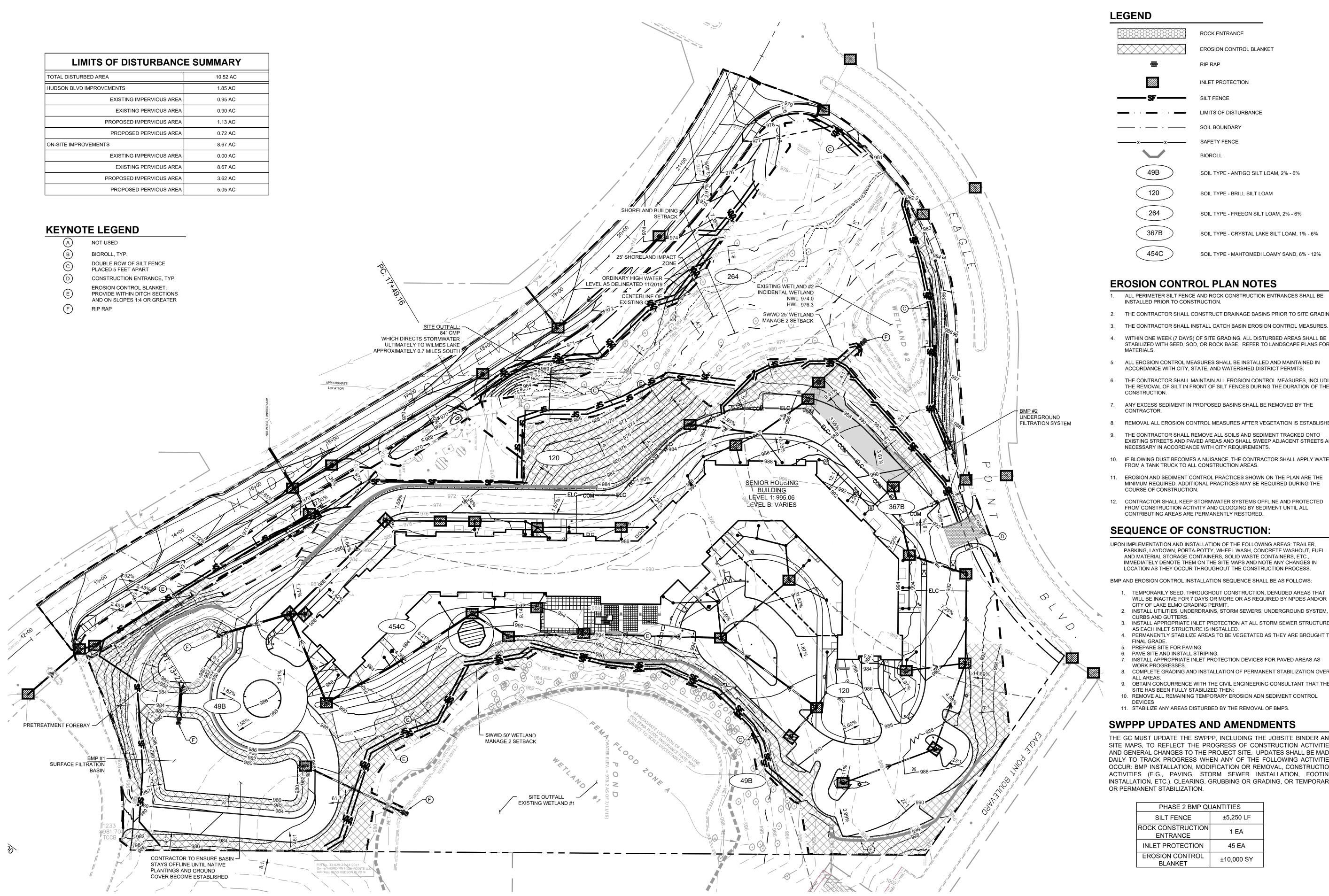
AMIRA LAKE ELMO

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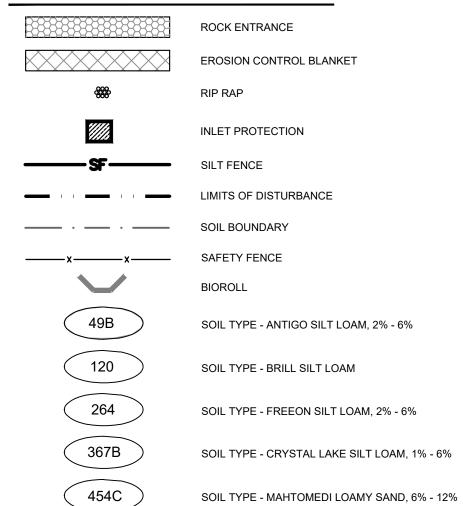
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EROSION AND SEDIMENT CONTROL PLAN - PHASE 1

19.1001.04 Drawing Number 09/09/2022 BAW Drawn by Checked by JFJ



LEGEND



EROSION CONTROL PLAN NOTES

1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.

- 2. THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
- 3. THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES. 4. WITHIN ONE WEEK (7 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR
- 5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
- 6. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE
- 7. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE
- 8. REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
- 9. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
- 10. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.
- 11. EROSION AND SEDIMENT CONTROL PRACTICES SHOWN ON THE PLAN ARE THE MINIMUM REQUIRED. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.
- 12. CONTRACTOR SHALL KEEP STORMWATER SYSTEMS OFFLINE AND PROTECTED FROM CONSTRUCTION ACTIVITY AND CLOGGING BY SEDIMENT UNTIL ALL CONTRIBUTING AREAS ARE PERMANENTLY RESTORED.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC.. IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

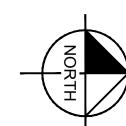
- 1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY NPDES AND/OR CITY OF LAKE ELMO GRADING PERMIT.
- CURBS AND GUTTERS. 3. INSTALL APPROPRIATE INLET PROTECTION AT ALL STORM SEWER STRUCTURES
- AS EACH INLET STRUCTURE IS INSTALLED. 4. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO
- FINAL GRADE. 5. PREPARE SITE FOR PAVING.
- . PAVE SITE AND INSTALL STRIPING. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS
- WORK PROGRESSES.
- 8. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER 9. OBTAIN CONCURRENCE WITH THE CIVIL ENGINEERING CONSULTANT THAT THE
- SITE HAS BEEN FULLY STABILIZED THEN: 10. REMOVE ALL REMAINING TEMPORARY EROSION ADN SEDIMENT CONTROL

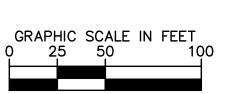
SWPPP UPDATES AND AMENDMENTS

THE GC MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE BINDER AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

PHASE 2 BMP QUANTITIES					
SILT FENCE	±5,250 LF				
ROCK CONSTRUCTION ENTRANCE	1 EA				
INLET PROTECTION	45 EA				
EROSION CONTROL BLANKET	±10,000 SY				

RECEIVING BODY OF WATER: THE SITE DISCHARGES TO ADJACENT UNNAMED CREEK ON-SITE AND OUTLETS THROUGH A 84" CMP BELOW HUDSON BLVD. RUNOFF IS THEN DIRECTED TO THE IMPAIRED WILMES LAKE LOCATED APPROXIMATELY 0.7 MILES SOUTH.





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JARED F. JONES, PE

DATE	1 01/10/2022	MN LIC. NO	46610	
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No.	Date	Revision	Description	
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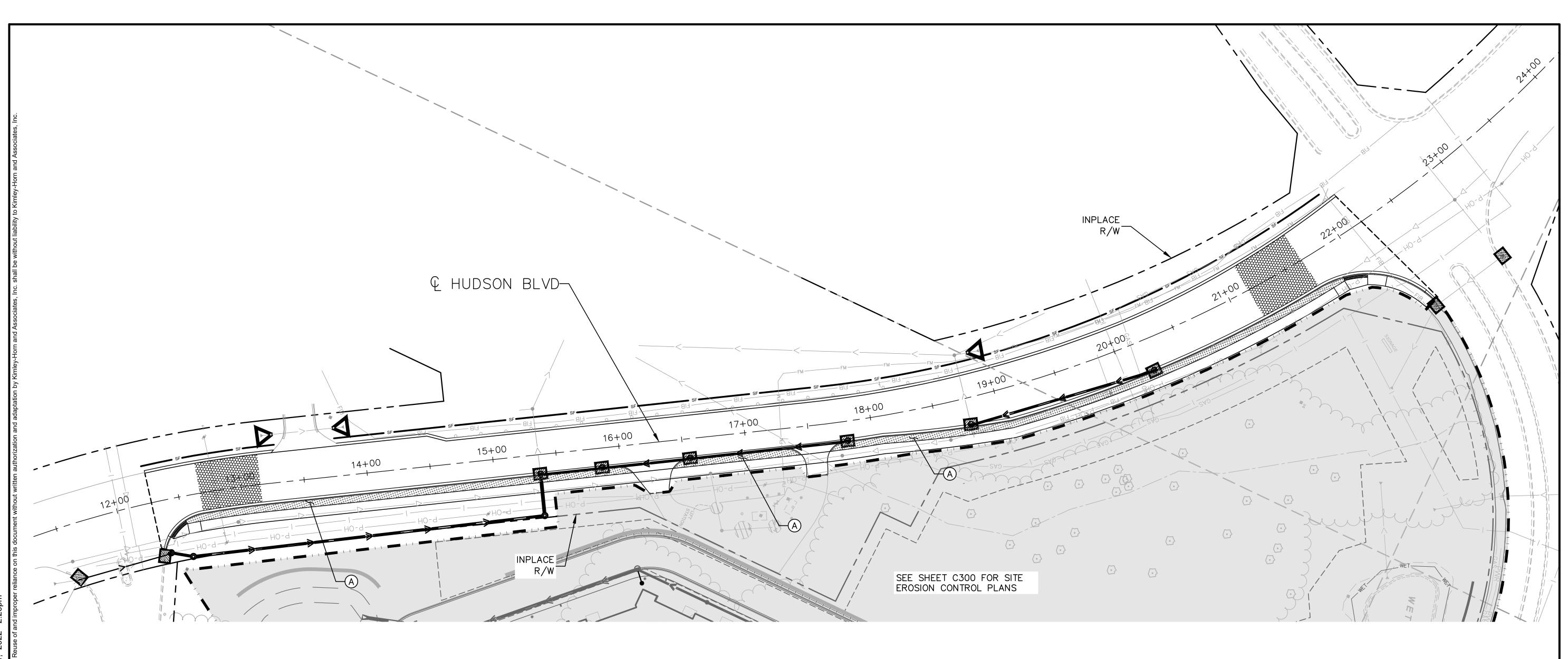
AMIRA LAKE ELMO

HUDSON BOULEVARD LAKE ELMO, MINNESOTA

PLANNING

EROSION AND SEDIMENT CONTROL PLAN - PHASE 2

19.1001.04 Drawing Number 09/09/2022 BAW Checked by JFJ



LEGEND

PROPERTY LINE

INLET PROTECTION

ROCK ENTRANCE

EROSION CONTROL BLANKET

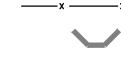


• SILT FENCE



■ SITE LIMITS (SEE SITE PLANS FOR DETAILS)

SAFETY FENCE



BIOROLL



CULVERT END CONTROLS



SEEDING - HYDROSEED METHOD WITH 6" TOPSOIL BORROW SEED MIX - MnDOT NO. 25-141 @ 59 LBS/ACRE FERTILIZER - MnDOT TYPE 3 @ 350 LBS/ACRE ROLLED EROSION PREVENTION CATEGORY 20 WEED SPRAYING (WEED SPRAYING MIXTURE)

EROSION CONTROL PLAN NOTES

- ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
- 2. THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
- THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
 WITHIN ONE WEEK (7 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE

STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR

- 5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
- 6. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE
- CONSTRUCTION.
- ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
- 8. REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
- 9. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
- 10. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

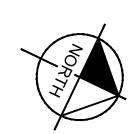
BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

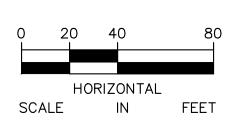
- I. INSTALL INLET PROTECTION AT EXISTING STORMWATER CULVERTS AND CATCH
- BASINS.
 2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1), CONCRETE WASHOUT
- PIT (1) AND INSTALL SILT FENCE.
 3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
- CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT TRAPS.
 PERFORM CLEARING AND GRUBBING OF THE SITE. PERFORM MASS GRADING.
- ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.

 START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
- TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS

REQUIRED BY NPDES AND/OR CITY OF LAKE ELMO GRADING PERMIT. SWPPP UPDATES AND AMENDMENTS

THE GC MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE BINDER AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.





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JARED F. JONES, PE

MN
DATE: XX/XX/2022 LIC. NO. 4661

No. Date Revision Description

AMIRA LAKE ELMO

HUDSON BOULEVARD LAKE ELMO, MINNESOTA

PLANNING

HUDSON BLVD EROSION AND SEDIMENT CONTROL PLAN

 Project
 19.1001.04
 Drawing Number

 Date
 09/09/2022

 Drawn by
 BAW
 C302

 Checked by
 JFJ

PROJECT OFFICE WALL SWPPP POSTINGS:

THE FOLLOWING ITEMS MUST BE POSTED TOGETHER IN A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS (ALL PHASES); 2) SWPPP DETAIL SHEETS; 3) MAP SHOWING LOCATION OF OFFSITE IMPORT OR EXPORT FACILITY; 4) REVISIONS TO DETAILS, SITE MAPS, OR SWPPP-RELATED RFIS; 5) SITE SWPPP BINDER; 6) SWCT PLACARD; 7) CURRENT OWNER STORMWATER COMPLIANCE TRAINING CERTIFICATES FOR SUPERINTENDENT(S) AND COMPLIANCE OFFICER(S); AND 8) CERTIFICATIONS AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM INSPECTIONS BY THE APPLICABLE CONSTRUCTION GENERAL PERMIT OR AUTHORITY HAVING JURISDICTION.

PERMITTED PROJECT AREA:

FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, 'PERMITTED PROJECT AREA' IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE, AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN THE NOTICE OF INTENT TO THE AGENCY. ALL GROUND-DISTURBING AND CONSTRUCTION-RELATED ACTIVITIES (MATERIAL STORAGE, DUMPSTERS, PARKING AREAS, PROJECT OFFICE TRAILER, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF

ALL AREAS OUTSIDE THE PERMITTED PROJECT AREA (I.E., LIMITS OF DISTURBANCE) ACQUIRED FOR USE BY THE GC OR A SUBCONTRACTOR OF THE GC (BORROW SOURCES, DISPOSAL AREAS, ETC.) MUST BE MANAGED IN ACCORDANCE WITH THE NPDES PERMIT. THE CONTRACTOR IS REQUIRED TO LOCATE OFFICE TRAILERS AND MATERIAL STORAGE AREAS FOR THE PROJECT WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR MAY REQUEST USE OF OFF-SITE LOCATIONS FOR OFFICE TRAILERS OR NON-ERODIBLE MATERIAL STORAGE; HOWEVER, APPROVAL MUST BE OBTAINED FROM THE CONSTRUCTION MANAGER, AND THE ENGINEER PRIOR TO THEIR USE. REQUESTS WILL BE REVIEWED ON A CASE BY CASE BASIS AND IF APPROVED, LIMITATIONS ON USE WILL BE PROVIDED BY THE ENGINEER.

SPECIAL PROJECT AREAS:

THERE ARE NO SPECIAL PROJECTS, LOCATED BEYOND THE OWNER PERMITTED PROJECT AREA, REQUIRING INSPECTION AND MAINTENANCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT.

D.1 NON-STORMWATER DISCHARGES:

THE GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBITS MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT, ARE INCLUDED IN THE SECTION PART IV.D. OF THE GENERAL PERMIT.

BEST MANAGEMENT PRACTICES (BMPS) MUST BE IMPLEMENTED FOR THE GENERAL PERMIT ALLOWABLE DISCHARGES FOR THE DURATION OF THE PERMIT. THE TECHNIQUES DESCRIBED IN THIS SWPPP FOCUS ON PROVIDING CONTROL OF POLLUTANT DISCHARGES WITH PRACTICAL APPROACHES THAT UTILIZE READILY AVAILABLE EXPERTISE, MATERIAL, AND EQUIPMENT.

NON-STORMWATER COMPONENTS OF SITE DISCHARGES MUST BE UNCONTAMINATED NON-TURBID WATER. ALL NON-STORMWATER DISCHARGES MUST BE ROUTED TO A STORMWATER CONTROL PRIOR TO DISCHARGE. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE; IT CAN BE RETAINED IN RETENTION PONDS UNTIL IT INFILTRATES OR EVAPORATES. WHEN NON-STORMWATER IS DISCHARGED FROM THE SITE, IT MUST BE DONE IN A MANNER SUCH THAT IT DOES NOT CAUSE EROSION OF THE SOIL DURING DISCHARGE.

D.2 POWER WASHING:

PROCESS WATER SUCH AS POWER WASHING WATER AND CONCRETE CUTTING EFFLUENT, AMONG OTHERS, MUST BE COLLECTED FOR TREATMENT AND DISPOSAL. IT MUST NOT BE FLUSHED INTO THE SITE STORM DRAIN SYSTEM OR DISCHARGED OFF-SITE.

DISCHARGE POINTS:

ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENTATION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE AND/OR IMPACTS TO RECEIVING WATERS. SEDIMENT ACCUMULATION DOWNGRADIENT OF DISCHARGE LOCATIONS SHALL BE REPORTED AS A SEDIMENT DISCHARGE AND THE POTENTIAL UPSTREAM CAUSE SHALL BE INVESTIGATED TO PREVENT FUTURE OCCURRENCE. CONTACT THE CM AND CEC TO DETERMINE APPROPRIATE ACTION FOR CLEANUP OF DISCHARGED SEDIMENT THAT MAY BE OUTSIDE OF THE LIMITS OF DISTURBANCE. SEE SAMPLING AND MONITORING OF EFFLUENT PLAN (IF APPLICABLE).

EROSION AND SEDIMENT CONTROL NOTES

- SUBCONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REOUIREMENTS OR MANUAL OF PRACTICE. AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- SUBCONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCE, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.
- ALL DENUDED/BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 7 DAYS.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED IMMEDIATELY, AND COMPLETED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER REQUIREMENTS IN THESE E&S CONTROL NOTES.
- DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.
- ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.
- STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS. THE SITE-SPECIFIC POST CONSTRUCTION STORM WATER OPERATION AND MAINTENANCE (O&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS.
- ALL PERMANENT CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.

HAZARDOUS MATERIAL MANAGEMENT & SPILL REPORTING

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE SUBCONTRACTOR TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE SUBCONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH

THE SUBCONTRACTOR SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE SUBCONTRACTOR SHALL PROVIDE NOTICE TO OWNER, VIA THE ONLINE CRITICAL INCIDENT REPORT, IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL. SPILL REPORT FORMS ARE AVAILABLE IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER. COPIES OF SPILL CRITICAL INCIDENT REPORTS SHALL BE PRINTED AND MAINTAINED IN THE JOBSITE

ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) AND THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES (1-800-943-0003)

THE STATE REQUIRES REPORTING WHEN:

- THERE IS AN IMPACT TO HUMAN HEALTH • THERE IS AN IMPACT TO THE ENVIRONMENT
- THERE IS A FIRE, EXPLOSION, OR SAFETY HAZARD
- A SPILL IS NOT IMMEDIATELY CLEANED UP
- THE SPILL WAS MORE THAN THE REPORTABLE QUANTITY OF 1 GALLON OF A
 - PETROLEUM PRODUCT

THE REPORT SHOULD BE FILED WITH THE STATE OF MINNESOTA. ALL REPORTS SHOULD BE FILED WITHIN 24 HOURS OF A SPILL OCCURRING.

THE REPORTABLE QUANTITY FOR HAZARDOUS MATERIALS CAN BE FOUND IN 40 CFR 302 AND

THE US EPA WEBSITE:

HTTP://WWW.EPA.GOV/SUPERFUND/POLICY/RELEASE/RG

TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

- 1) ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE. CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.
- 2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.
- 3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT. BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.
- a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.
- b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER

4) ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.

5) ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.

6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.



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AMIRA LAKE ELMO

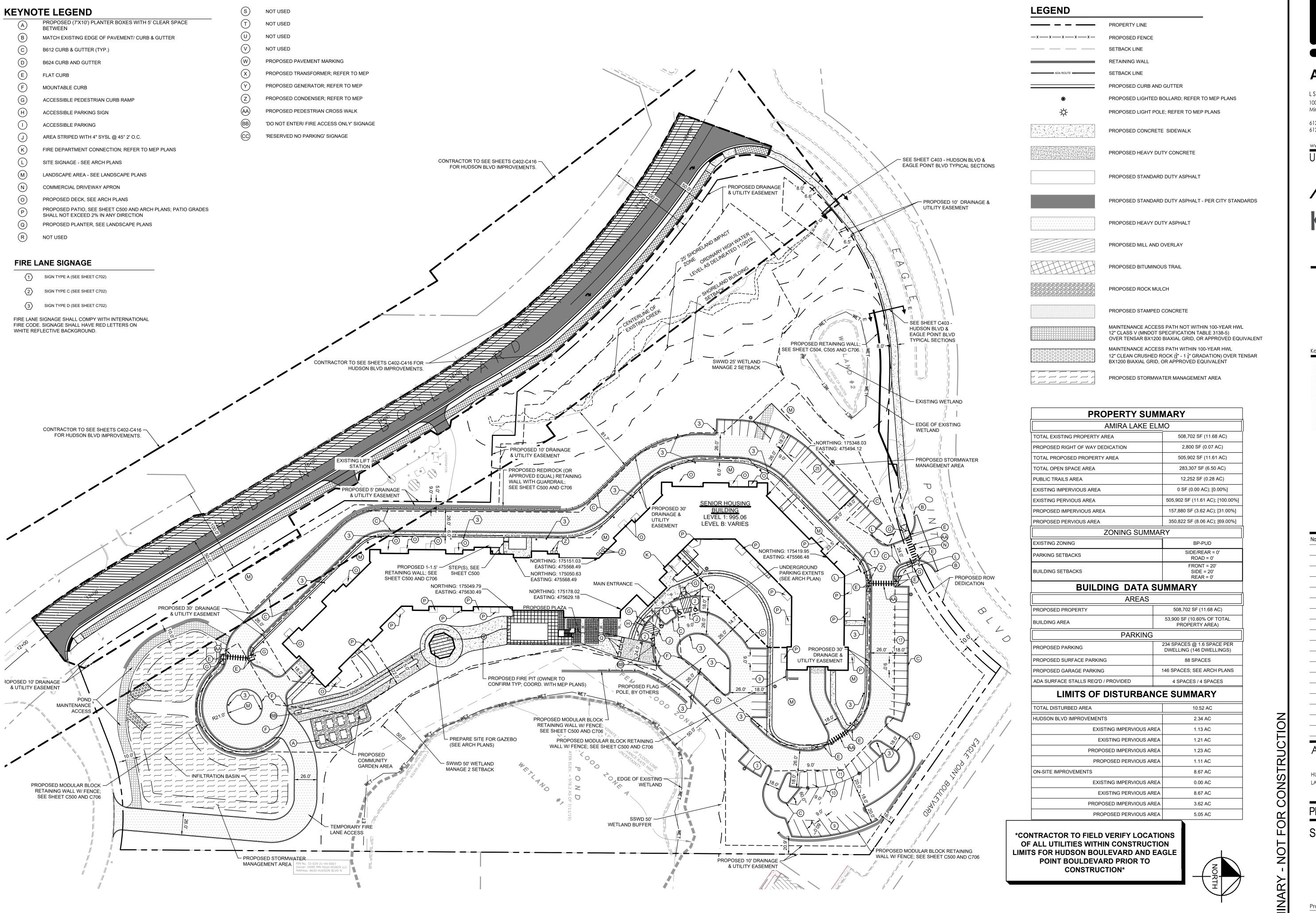
LAKE ELMO, MINNESOTA

HUDSON BOULEVARD

PLANNING

SWPPP NOTES

19.1001.04 Drawing Number 09/09/2022 BAW Drawn by Checked by JFJ



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JARED F. JONES, PE

MN 01/10/2022 LIC NO 46610

Date Revision Description

AMIRA LAKE ELMO

HUDSON BOULEVARD LAKE ELMO, MINNESOTA

PLANNING

SITE PLAN

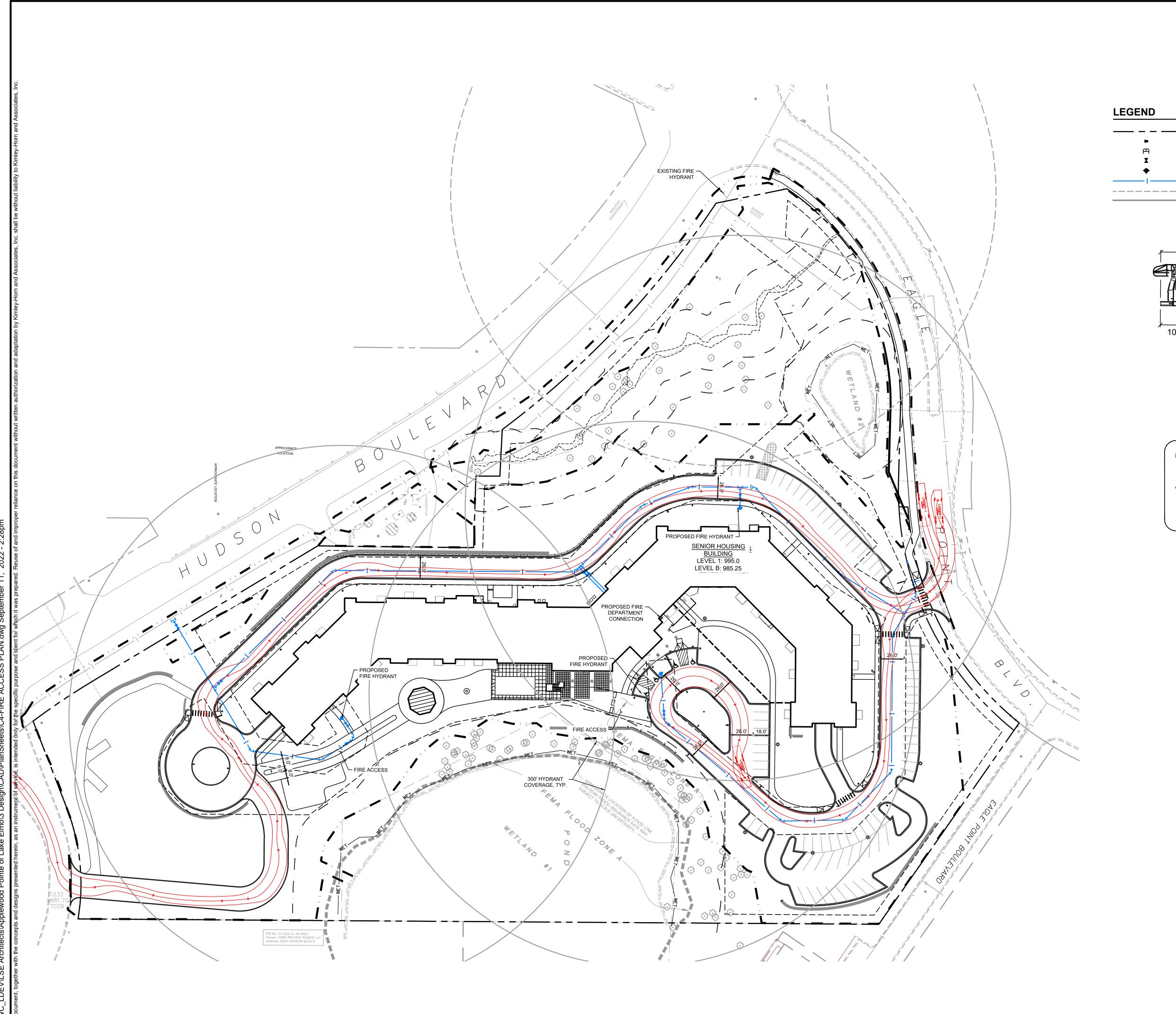
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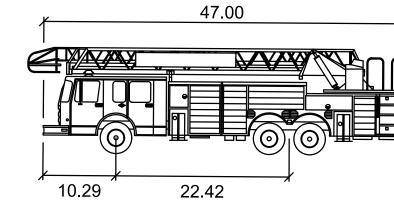
GRAPHIC SCALE IN FEET
0 25 50 100



PROPERTY LINE PROPOSED REDUCER PROPOSED TEE PROPOSED GATE VALVE PROPOSED HYDRANT PROPOSED WATERMAIN

EXISTING FIRE HYDRANT 300' RADIUS COVERAGE PROPOSED FIRE HYDRANT 300' RADIUS COVERAGE

FIRE TRUCK - LADDER 1



LADDER - 1

Width Track : 8.33 Lock to Lock Time : 6.0 Steering Angle : 33.0

THE VEHICLE MANEUVERINGS
IDENTIFIED ON THIS PLAN WERE PREPARED USING AUTOTURN SOFTWARE AND DOES NOT NECESSARILY REPRESENT ACTUAL CONDITIONS NOR DOES IT ACCOUNT FOR EXTERNAL FACTORS. THIS ANALYSIS SHOULD NOT BE USED AS THE SOLE BASIS FOR THE CLIENT'S **DECISION MAKING**

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JARED F. JONES, PE

AMIRA LAKE ELMO

HUDSON BOULEVARD LAKE ELMO, MINNESOTA

PLANNING

FIRE ACCESS PLAN

BAW Checked by JFJ

- CONSTRUCTION NOTES:

 1. SUITABLE GRADING MATERIAL ON THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, DEBRIS, ORGANIC MATERIAL, MUCK AND OTHER UNSTABLE MATERIAL.
- <u>SUITABLE GRADING MATERIAL</u> FROM ALL PORTIONS OF THE PROJECT SHALL BE USED IN FILL AREAS, AS REQUIRED, THROUGHOUT THE PROJECT.
- GRADING FOR HUDSON BOULEVARD SHALL BE COMPLETED TO THE EXTENT POSSIBLE WITH ON-SITE SUITABLE MATERIAL. NO IMPORT OF SUITABLE GRADING MATERIAL WILL BE ALLOWED UNTIL ON-SITE, REUSABLE MATERIAL IS USED.
- UNDERGROUND UTILITIES EXIST WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO THE START OF CONSTRUCTION AND COORDINATE THE WORK SCHEDULE WITH UTILITY COMPANY CREWS PERFORMING RELOCATION WORK.
- 5. NO DISPOSAL SITE IS PROVIDED. ALL EXCESS MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR FOR DISPOSAL. THE CONTRACTOR SHALL DISPOSE OF MATERIAL UNSUITABLE FOR USE IN THE CONSTRUCTION FOLLOWING ALL RULES AND REGULATIONS.
- CONCRETE PIPE TIES SHALL BE FURNISHED AND INSTALLED PER MNDOT SPEC. 2501 AND 2503. CONCRETE PIPE TIES SHALL BE INCIDENTAL.
- GRADING: WHERE A PROPOSED ROADWAY BEGINS AT OR TERMINATES AT AN EXISTING ROADWAY, PROVIDE A VERTICAL NOTCH TO THE BOTTOM OF THE AGGREGATE OR BITUMINOUS BASE AND A 1:20 TAPER
- PROVIDE 1:20 TAPERS BETWEEN LONGITUDINAL CHANGES IN SUBCUT DEPTHS.
- A NUCLEAR GAUGE SHALL NOT BE USED TO DETERMINE DENSITY OR MOISTURE CONTENT FOR QUALITY ASSURANCE OR VERIFICATION TESTING FOR ANY MATERIAL MEETING MNDOT SPEC. 2105, 2106, 2112, 2211, 2215, 2118, 2221, 2331, 2451, 2502, OR 2511. USE OF A NUCLEAR GAUGE FOR QUALITY CONTROL TESTING IS ALLOWED ACCORDING TO THE GRADING & BASE MANUAL.
- 10. PROVIDE A UNIFORM TACK COAT (INCIDENTAL) BETWEEN ALL BITUMINOUS LAYERS AND PRIOR TO PLACING ANY BITUMINOUS MIXTURES ON EXISTING PAVEMENT IN ACCORDANCE WITH SPECIFICATION 2357.
- 11. STRIP AND REUSE AS SLOPE DRESSING ALL TOPSOIL AND EXISTING SLOPE DRESSING WHERE PRESENT IN AREAS TO BE DISTURBED BY CONSTRUCTION. ALL SLOPE DRESSING SHALL MEET THE REQUIREMENTS OF "TOPSOIL BORROW" (SPEC. 3877).
- 12. DURING CONSTRUCTION, TRAFFIC SHOULD BE NO CLOSER THAN AN IMAGINARY 2:1 LINE DRAWN FROM THE BOTTOM OF ANY SUBCUT TO THE TRAVELED SURFACE.
- 13. COMPACTION OF AGGREGATE ITEMS SHALL BE BY THE "PENETRATION INDEX METHOD" AS DESCRIBED IN MNDOT SPEC. 2211.3D.2.C. FOR RECYCLED AGGREGATE. SPECIFIED DENSITY METHOD SHALL BE USED FOR VIRGIN
- 14. PROVIDE FOR A SAWCUT WHERE PLACING NEW PAVEMENT NEXT TO INPLACE PAVEMENT. PROVIDE A SLURRY MANAGEMENT PLAN FOR ALL SAWCUTS.
- 15. PLACE A MINIMUM OF 6" TOPSOIL OR SLOPE DRESSING ON ALL AREAS DISTURBED BY CONSTRUCTION AND SCHEDULED FOR PERMANENT TURF ESTABLISHMENT UNLESS SPECIFIED OTHERWISE.
- 16. WORK SHALL BE PERFORMED IN ACCORDANCE WITH:
- A. THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, (MnDOT SPECIFICATIONS) AND ANY SUPPLEMENTS OR AMENDMENTS THERETO ISSUED PRIOR TO THE DATE OF THE CONTRACT DOCUMENTS.
- B. THE CITY OF LAKE ELMO ENGINEERING DESIGN AND CONTRUCTION STANDARDS MANUAL FOR PUBLIC IMPROVEMENTS AND PRIVATE DEVELOPMENTS DATED APRIL, 2019.
- 17. PHASING OF ROADWAY EARTHWORK PREPARATION AND OPERATIONS SHALL BE AS DESCRIBED BELOW:
- A. STRIP UNSUITABLE MATERIALS CONSISTING OF TOPSOIL, ROOT ZONES, VEGETATION AND THE ALLUVIAL CLAYEY
- B. REVIEW EXISTING SUBGRADE SOILS WITH ON-SITE GEOTECHNICAL ENGINEER FOR POTENTIAL ADDITIONAL SUBGRADE CORRECTION NEEDS.
- C. COMPACT THE EXISTING SUBGRADE PRIOR TO PLACING FILL MATERIAL. STATIC ROLLING SHALL BE UTILIZED WITHIN 3 VERTICAL FEET OF WET SOILS/GROUNDWATER.
- 18. DEWATERING ACTIVITIES ARE ANTICIPATED DURING UTILITY, CULVERT AND EXCAVATION WORK. CONTRACTOR SHALL SUBMIT A DEWATERING PLAN FOR REVIEW PRIOR TO DEWATERING ACTIVITIES OCCURRING.
- 19. IF SOFT CLAYS OR PERCHED WATER IS ENCOUNTERED DURING UTILITY INSTALLATIONS AT THE INVERT ELEVATIONS, CONTRACTOR SHALL REVIEW SUITABILITY OF MATERIAL WITH ON-SITE ENGINEER PRIOR TO CONTINUING UTILITY INSTALLATION. REMOVAL OF THIS MATERIAL AND REPLACEMENT WITH SAND OR CRUSHED ROCK MAY BE NECESSARY FOR PROPER PIPE SUPPORT.
- 20. ALL EXCAVATION SUPPORT IS TO BE DESIGNED, FURNISHED, INSTALLED AND MAINTAINED BY THE CONTRACTOR. ALL LOCAL REGULATIONS AND OSHA REQUIREMENTS MAINTAINED.
- 21. MANHOLES: PRECAST MANHOLES PER ASTM C478 AND CITY DETAILS. PROVIDE A STATE OF MN PE CERTIFIED DESIGN FOR MANHOLES OVER 20-FT DEEP. SUBMIT FOR ENGINEER REVIEW.
- 22. ALL APPROVED FILL SOILS SHOULD BE PLACED IN 6-INCH LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY, PER ASTM-D698. TWO DENSITY TESTS SHALL BE PERFORMED FOR EVERY TWO VERTICAL FEET OF COMPACTED FILL. CERTAIN JURISDICTIONAL REQUIREMENTS MAY REQUIRE ADDITIONAL TESTING, THE MORE STRINGENT SPECIFICATIONS SHOULD BE FOLLOWED. TEST PIPE BEDDING AND ENCASEMENT AT SPRING LINE OF PIPE, AND TOP OF PIPE, TWO TESTS MINIMUM PER 200-FT OF PIPE LENGTH.
- 23. ALL EARTHWORK, EXCAVATIONS, AND BACKFILL SHALL BE SUBJECT TO OBSERVATION BY GEOTECHNICAL ENGINEER, DESIGNATED BY OWNER, WHOSE APPROVAL IS REQUIRED PRIOR TO PLACEMENT OF CONCRETE BASE SLABS, STRUCTURES, AND PIPES. COORDINATE SCHEDULES TO FACILITATE OBSERVATION.

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Key Plan



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JARED F. JONES, PE DATE: XX/XX/2022 LIC. NO.

Revision Description Date

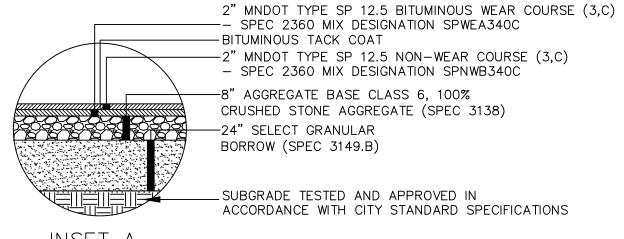
AMIRA LAKE ELMO

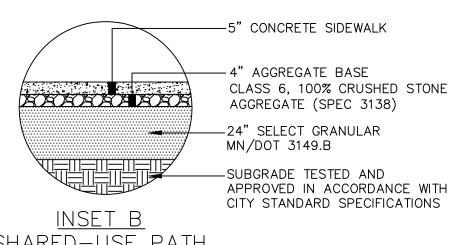
HUDSON BOULEVARD LAKE ELMO, MINNESOTA

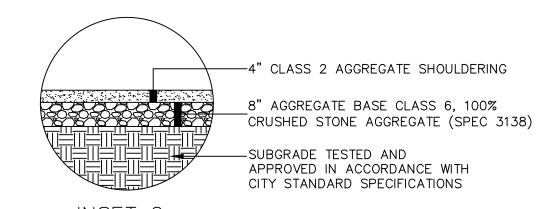
PLANNING

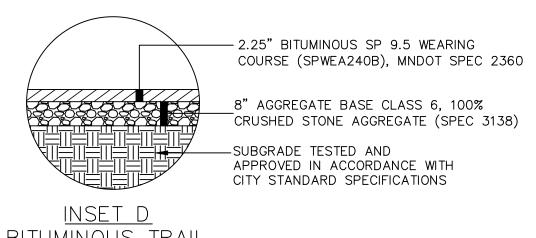
HUDSON BLVD CONSTRUCTION NOTES

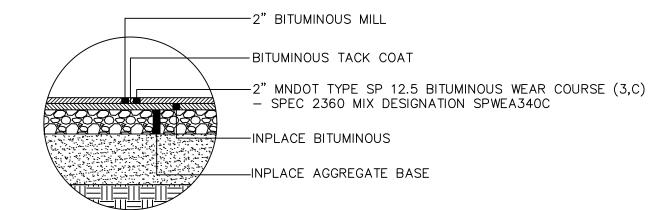
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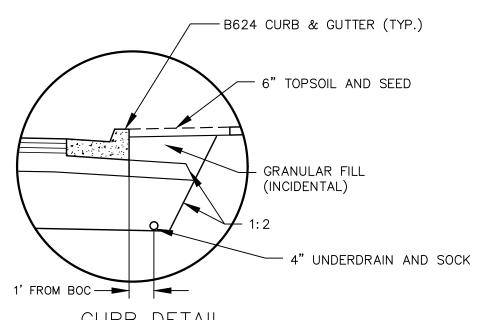












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).	Date	Revision Description
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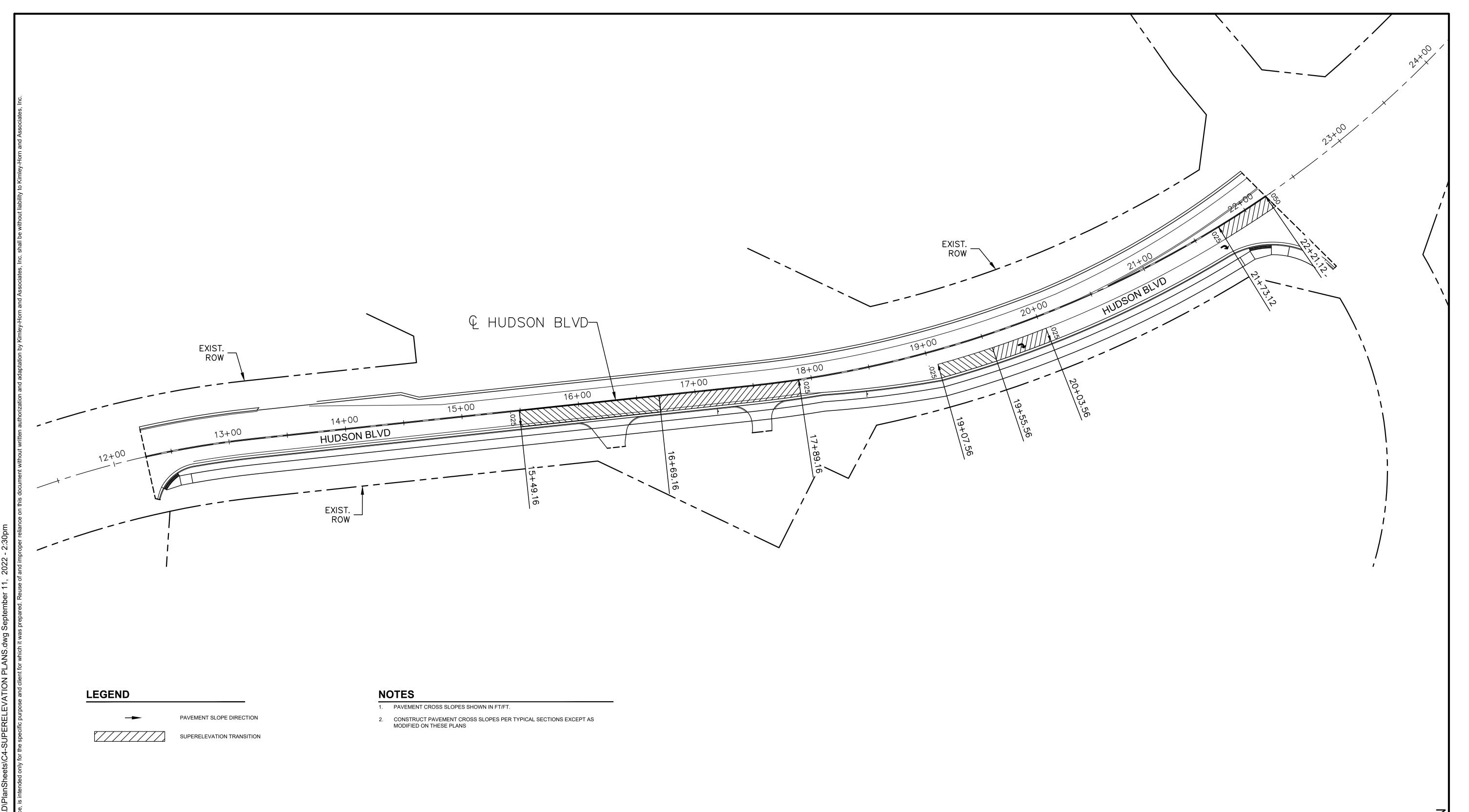
AMIRA LAKE ELMO

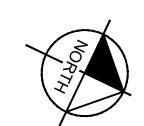
HUDSON BOULEVARD LAKE ELMO, MINNESOTA

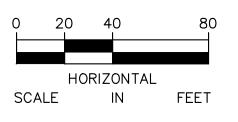
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HUDSON BLVD & EAGLE POINT BLVD TYPICAL SECTIONS

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HUDSON BOULEVARD LAKE ELMO, MINNESOTA

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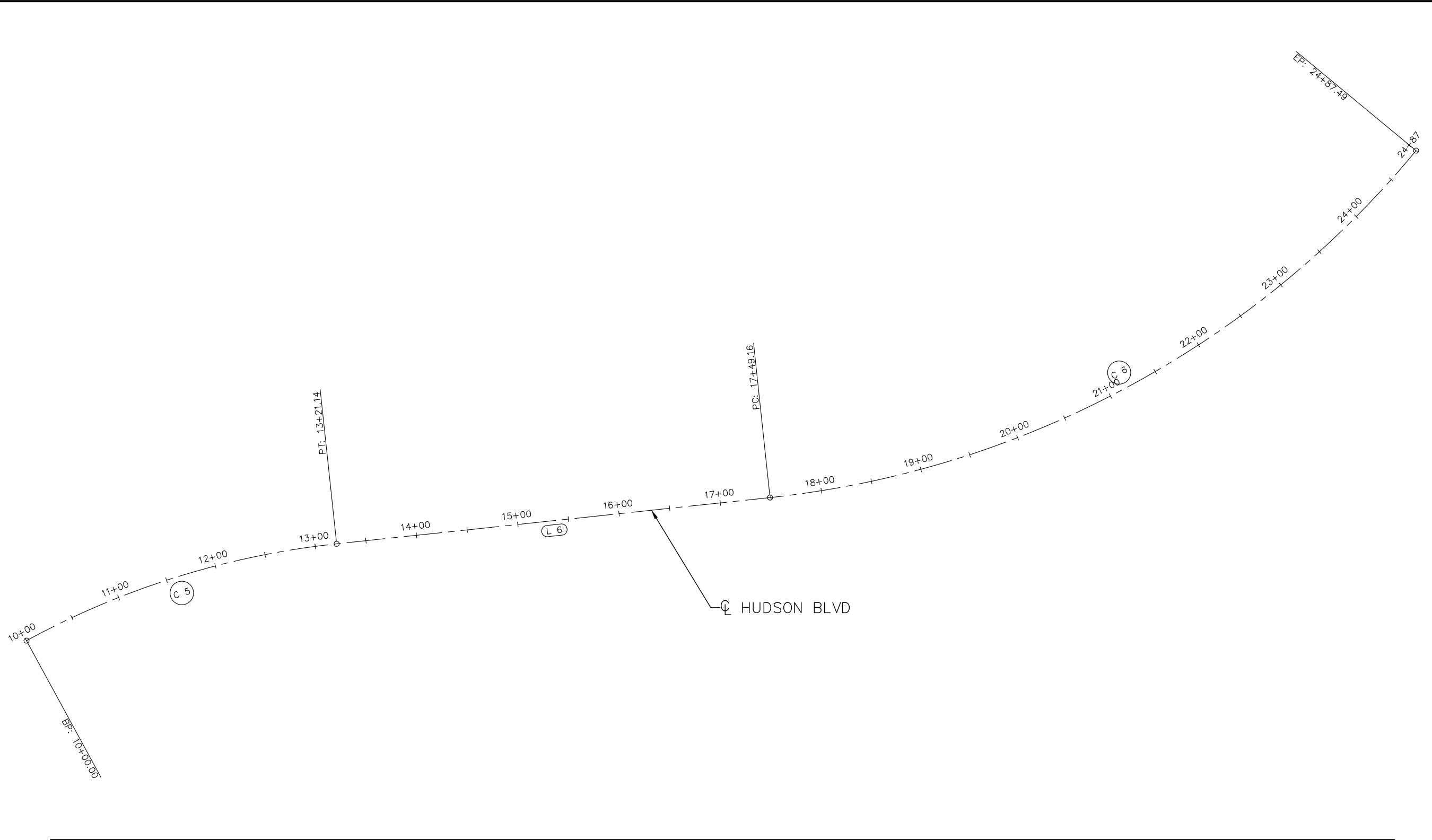
HUDSON BLVD SUPERELEVATION PLANS

 Project
 19.1001.04
 Drawing Number

 Date
 09/09/2022

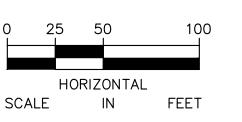
 Drawn by
 BAW
 C404

 Checked by
 JFJ



	ALIGNMENT DATA HUDSON BLVD													
SEGMENT NUMBER	BEGINNING STATION		PI STATION	NOTES	DELTA	DEGREE	RADIUS (FT)	TANGENT (FT)	LENGTH (FT)	BEGINNING COORDINATES NORTHING	BEGINNING COORDINATES EASTING	ENDING COORDINATES NORTHING	ENDING COORDINATES EASTING	AZIMUTH
C 5	10+00.00	13+21.14	11+62.66		22°28'49"	7°00'00.34"	818.50	162.66	321.14	174342.83	475827.69	174577.63	475611.62	306°08'21" 328°37'10"
L 6	13+21.14	17+49.16							428.01	174577.63	475611.62	174943.04	475388.75	328 ° 37 ' 10"
C 6	17+49.16	24+87.49	21+37.88		44*17'47"	5*59'58.41"	955.00	388.72	738.33	174943.04	475388.75	175371.07	474809.69	328 ° 37'10" 284 ° 19'23"





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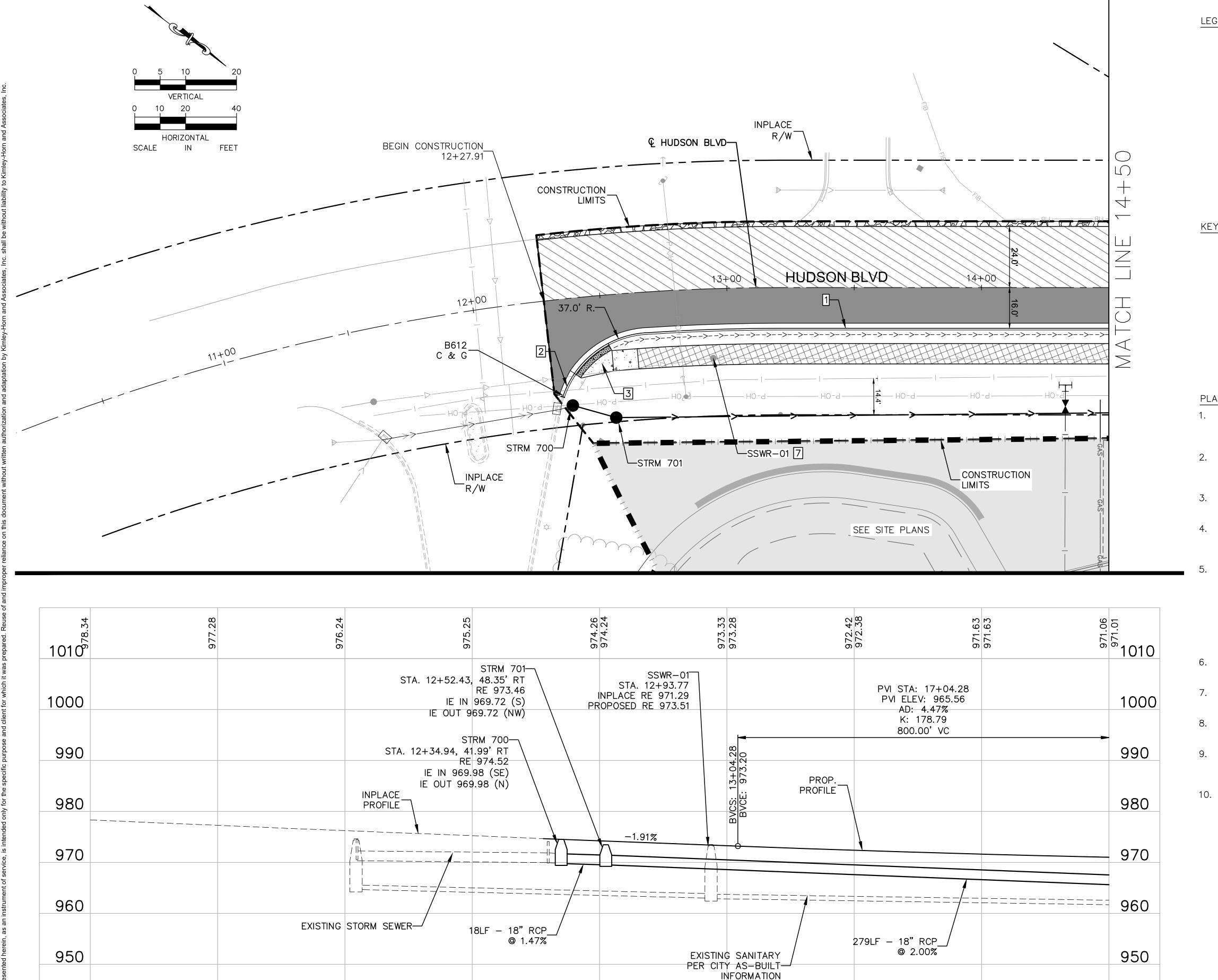
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HUDSON BLVD ALIGNMENT PLAN AND TABULATION

19.1001.04 Drawing Number ^{BAW} C405 Checked by JFJ



13+00

940

930

920

11 + 00

12+00

LEGEND

PROPERTY LINE/RIGHT-OF-WAY CURB AND GUTTER

PROPOSED STORM SEWER

STREET DRAINTILE

CONCRETE WALK

BITUMINOUS PAVEMENT - SEE TYPICAL SECTIONS

BITUMINOUS TRAIL - SEE TYPICAL SECTIONS

MILL AND OVERLAY

GRAVEL SHOULDER - SEE TYPICAL SECTIONS

KEYNOTE LEGEND

- B624 CURB & GUTTER (TYP.)
- CURB TRANSITION
- ACCESSIBLE CURB RAMP
- BITUMINOUS COMMERCIAL DRIVEWAY
- CONNECT DRAINTILE TO PROPOSED STORM STRUCTURE
- ADJUST FRAME AND RING CASTING
- RECONSTRUCT SANITARY SEWER MANHOLE

PLAN NOTES

940

930

920

14+00

- 1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- 2. ALL DISTURBED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- 3. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- 4. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAÍNAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE
- 6. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY E.G. RUD AND SONS, INC.
- 7. CONTRACTOR IS REQUIRED TO ENSURE ALL SIDEWALKS MEET ADA STANDARDS.
- 8. RESTORE CITY STREET BY COMPLYING WITH THE LAKE ELMO CITY STREET IMPROVEMENT POLICY.
- 9. STREET LIGHTING AND INTERCONNECT CONDUIT MUST BE EXPOSED FOR CITY INSPECTION PRIOR TO POURING CONCRETE OR BACKFILLING EXCAVATION IN CITY RIGHT-OF-WAY.
- 10. SEE HUDSON BLVD TYPICAL SECTIONS FOR PAVEMENT INSETS.

CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL UTILITIES WITHIN CONSTRUCTION LIMITS FOR HUDSON BOULEVARD AND EAGLE POINT BOULDEVARD PRIOR TO CONSTRUCTION

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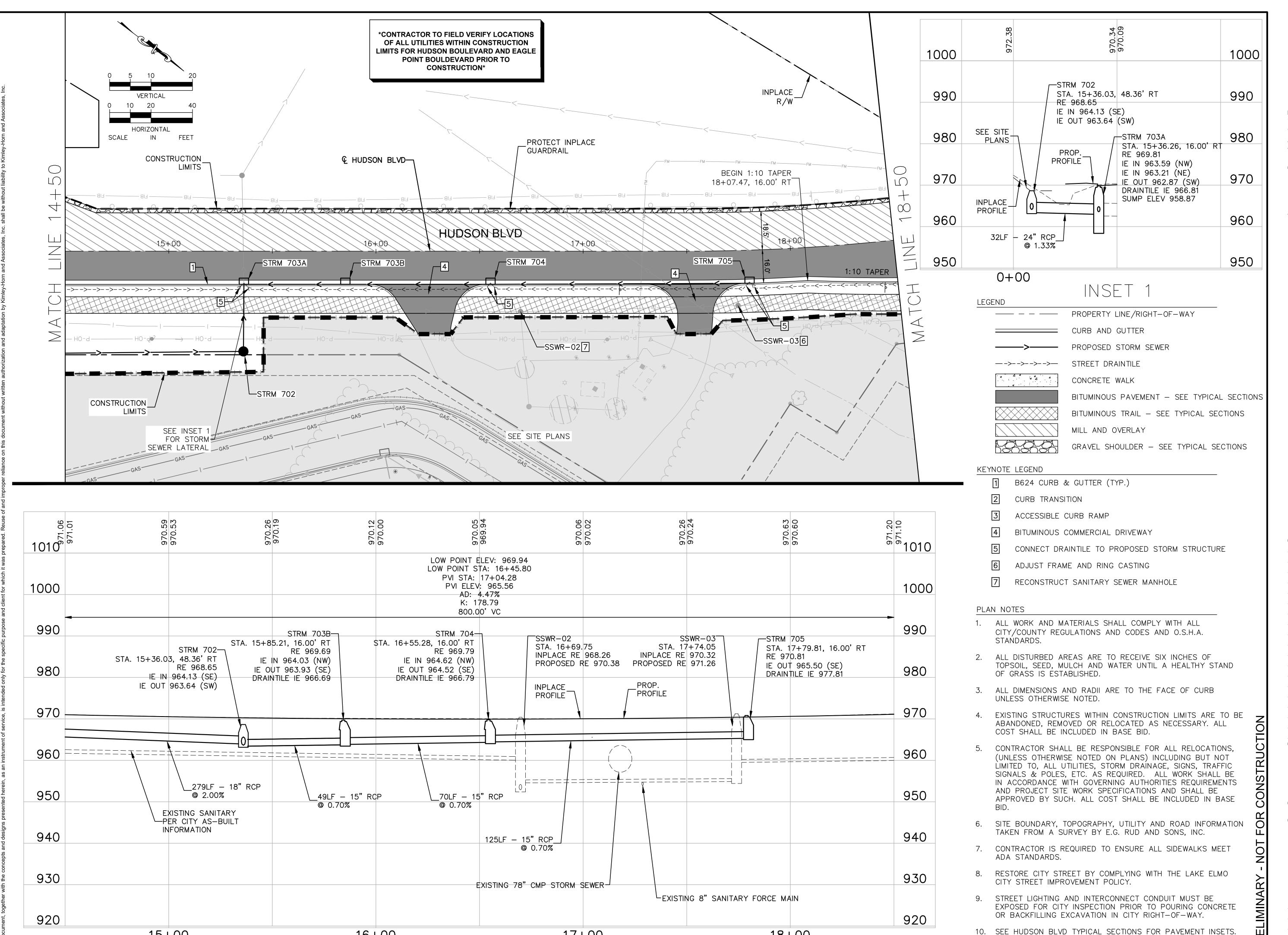
HUDSON BOULEVARD LAKE ELMO, MINNESOTA

Checked by JFJ

PLANNING

HUDSON BLVD STREET AND STORM SEWER PLAN & **PROFILE**

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17+00

18+00

16+00

15+00

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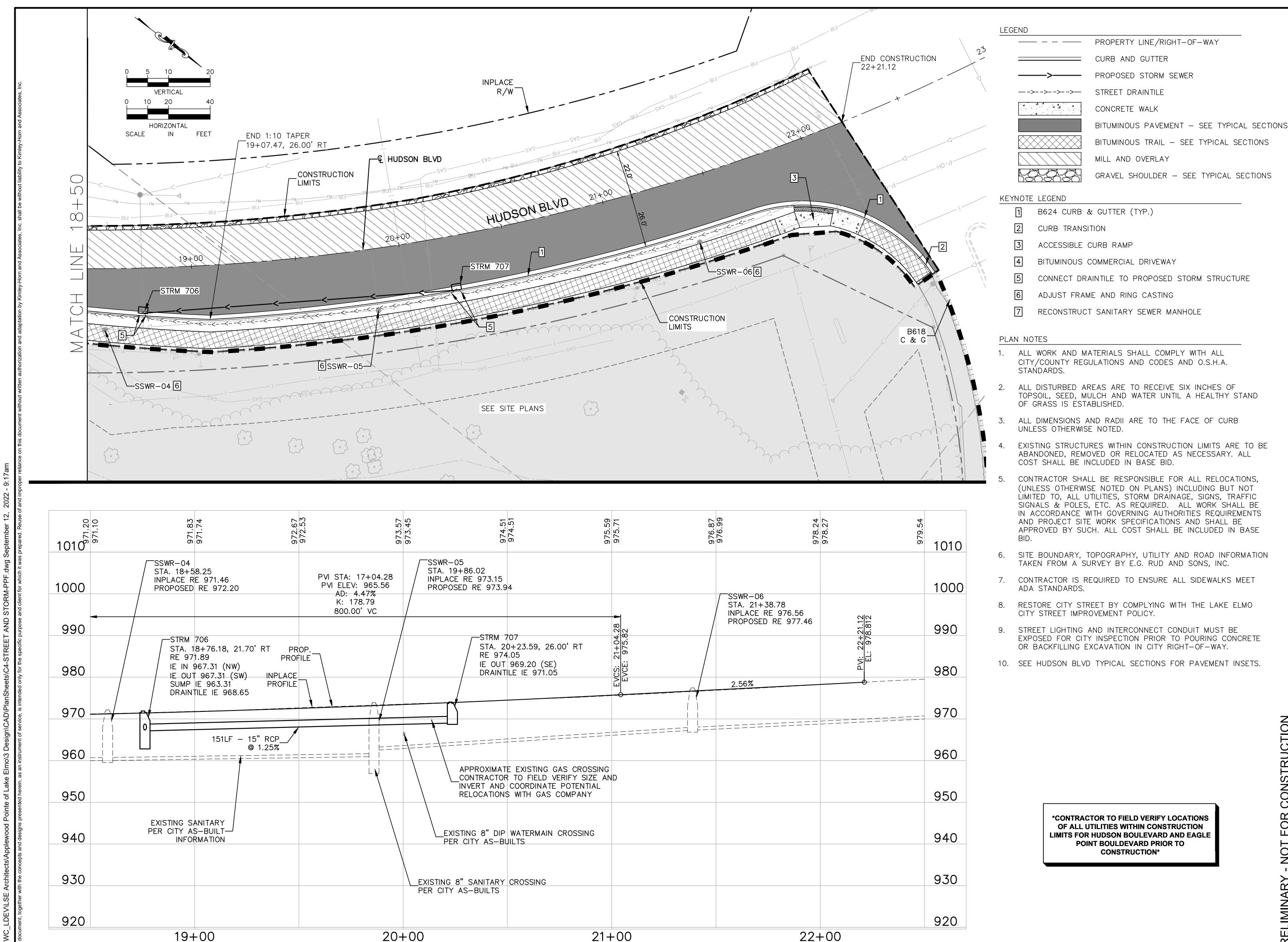
AMIRA LAKE ELMO

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HUDSON BLVD STREET AND STORM SEWER PLAN & PROFILE

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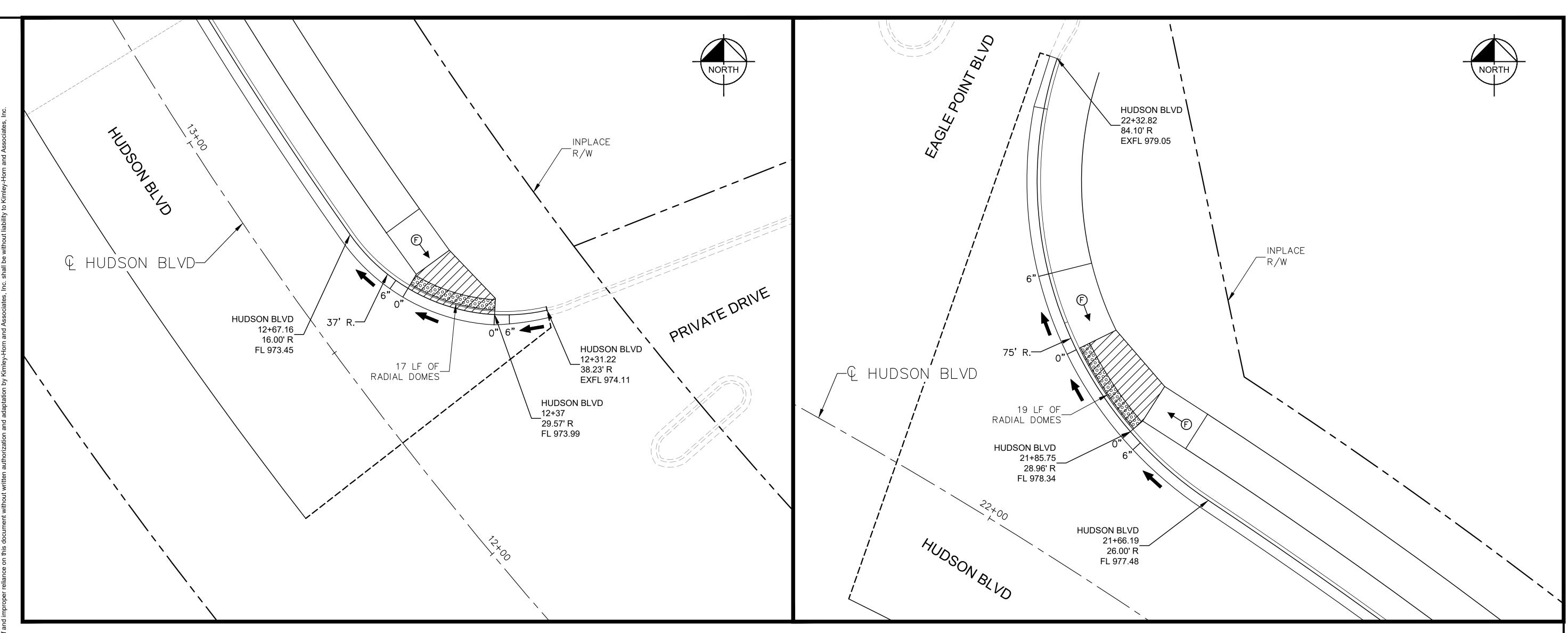
HUDSON BOULEVARD LAKE ELMO, MINNESOTA

PLANNING

HUDSON BLVD STREET AND STORM SEWER PLAN & **PROFILE**

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*CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL UTILITIES WITHIN CONSTRUCTION LIMITS FOR HUDSON BOULEVARD AND EAGLE POINT BOULDEVARD PRIOR TO **CONSTRUCTION***



LEGEND

CONTROL POINTS



TRUNCATED DOMES (SEE STANDARD PLATE 7038)

CURB HEIGHT



LANDING AREA - 4' X 4' MIN. DIMENSIONS LANDING AREA - 4 X 4 MIN. DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS



INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%



INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%

→ DRAINAGE FLOW ARROW

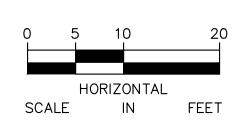
FL FLOW LINE

EXFL INPLACE FLOW LINE - MATCH EXISTING ELEVATION

NOTES

1. ALL STATIONS AND OFFSETS ARE WITH RESPECT TO HUDSON BLVD \P UNLESS OTHERWISE NOTED.

- 2. ALL PANELS SHALL BE SEPARATE POURS.
- 3. ALL CURB PANELS SHALL BE DOWELED.



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AMIRA LAKE ELMO

HUDSON BOULEVARD lake elmo, minnesota

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HUDSON BLVD INTERSECTION DETAILS

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SIGNING AND STRIPING PLAN NOTES AND GUIDELINES

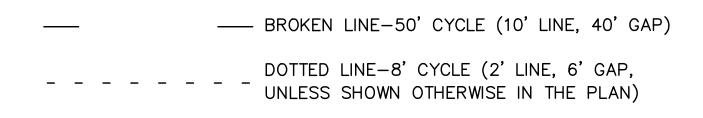
GENERAL INFORMATION:

- 1. ALL SIGNS MUST CONFORM WITH MN MUTCD STANDARDS.
- 2. ALL SIGN SHEATHING TO BE TYPE 1X DIAMOND GRADE (DG3).
- 3. SIGN POSTS TO BE SQUARE TUBE SIGN STANDARD WITH OMNI BASE.
- 4. DEVELOPER TO FURNISH AND INSTALL STREET SIGNS PER CITY STANDARDS.
- 5. EPOXY RESIN AND DROP—ON GLASS BEADS FOR ALL PAVEMENT MARKINGS, EXCEPT PAVEMENT SYMBOLS, SHALL MEET THE REQUIREMENTS OF MnDOT "SPECIFICATIONS FOR CONSTRUCTION, 2018 EDITION."
- 6. ALL PAVEMENT MARKING SYMBOLS SHALL BE GROUND IN PREFORMED THERMOPLASTIC PAVEMENT MATERIAL.
- 7. APPLY ALL PAVEMENT MARKINGS AS RECOMMENDED BY THE MATERIAL MANUFACTURER.
- 8. REFER TO CITY OF LAKE ELMO STANDARD PLATES 900A AND 902 FOR SIGNING AND STRIPING DETAILS.
- 9. MOUNTING HEIGHT IS MINIMUM (WITH A +6 INCH TOLERANCE)
- 10. SEE MNDOT STANDARD SIGNS AND MARKINGS MANUAL FOR PUNCH CODES AND DETAILED DRAWINGS OF SIGN PANELS.

TRAFFIC SIGN INSTALLATION NOTES:

- 1) ALL SIGNS AND PAVEMENT MARKINGS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN ON THE PLAN ARE NOT TO BE DISTURBED.
- 2) TEMPORARY STOP SIGNS SHALL BE PLACED PRIOR TO REMOVAL OF ANY STOP SIGNS TO BE REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO TRAFFIC CONTOL.
- 3) CONTRACTOR TO FURNISH AND INSTALL STREET SIGNS PER CITY STANDARDS.

SYMBOLS & MATERIALS LEGEND



CROSSWALK BLOCK

PAVEMENT MESSAGE (LEFT ARROW)

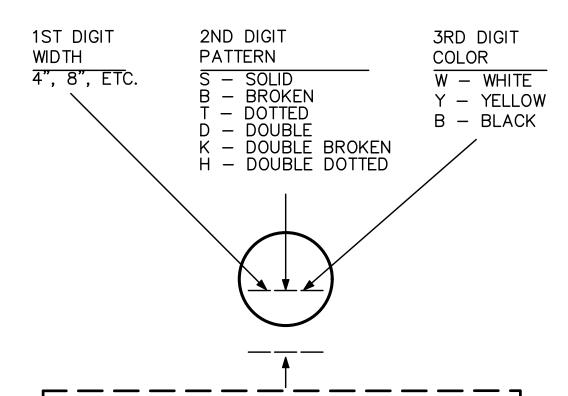
STRIPING KEY

CIRCLE-MULTI COMP

OCTAG

P OCTAGON-PREF THERMO

SQUARE-PREF TAPE



G=GROUND IN W=WET REFLECTIVE
C=CONTRAST E=ENHANCED SKID RESISTANCE

=4" SOLID LINE WHITE PREF THERMO GROUND IN, CONTRAST, WET REFLECTIVE . STREET LIGHTING SHALL BE INSTALLED PER CITY STANDARDS 5 FEET BACK OF CURB IN LOCATIONS SHOWN ON PLAN.

- 2. ALL SIGNS MUST MEET MMUTCD.
- 3. ALL SIGN SHEATHING TO BE TYPE IX DIAMOND GRADE (DG3).
- 4. SIGN POSTS TO BE SQUARE TUBE SIGN STANDARD WITH OMNI BASE.
- 5. DEVELOPER TO FURNISH AND INSTALL STREET SIGNS PER CITY STANDARDS.
- 6. EPOXY RESIN AND DROP—ON GLASS BEADS FOR ALL PAVEMENT MARKINGS, EXCEPT PAVEMENT SYMBOLS, SHALL MEET THE REQUIREMENTS OF MnDOT "SPECIFICATIONS FOR CONSTRUCTION, 2018 EDITION".
- 7. ALL PAVEMENT MARKING SYMBOLS SHALL BE GROUND IN PREFORMED THERMOPLASTIC PAVEMENT MATERIAL.

STANDARD PLAN NOTES
SIGNING/PAVEMENT MARKINGS/LIGHTING PLANS

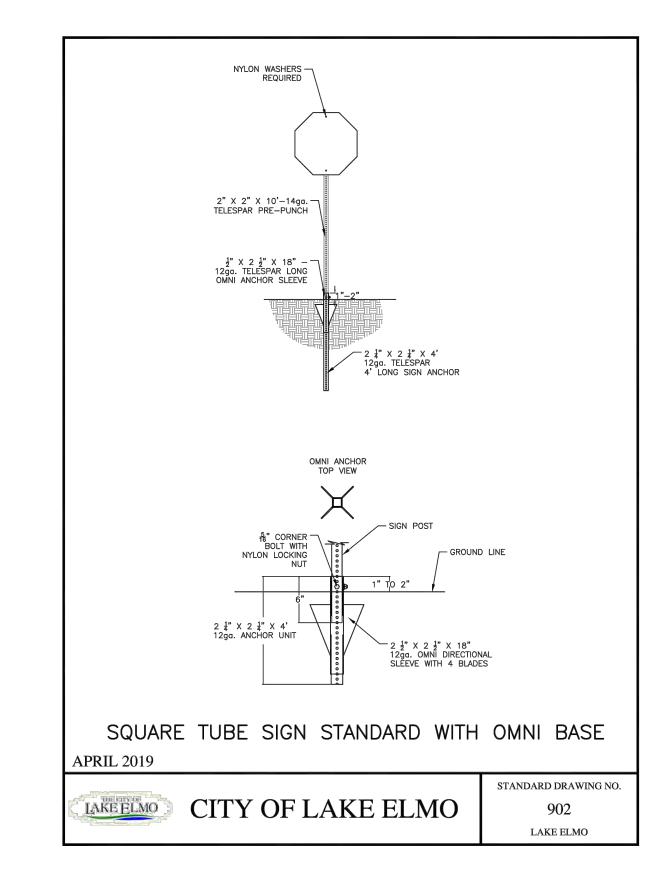
APRIL 2019

CITY OF LAKE ELMO

STANDARD DRAWING NO.

900A

LAKE ELMO



PAVEMENT MARKING TABULATION							
ITEM	UNIT	QUANTITY	NOTES				
4" SOLID LINE MULTI COMP	LF	2,119	WHITE				
4" DBLE SOLID LINE MULTI COMP		1,146	YELLOW				
PVMT MSSG PREFORM THERMOPLASTIC MATERIAL GROUND IN	SF	30	2 RIGHT TURN ARROW AT 15 SF				

SIGN AND DELINEATOR / MARKER									
	PANEL			SUPPORT					
SIGN NUMBER	PANEL CODE	LEGEND	SIZE (W x H)	MOUNTING HEIGHT	TYPE	RISER POST SIZE	NUMBER OF POSTS	SALVAGE SIGN	INSTALL SIGN
			INCH	FEET		INCHES	1	EACH	EACH
S-1	R2-1	SPEED LIMIT 40	24 x 30	7	SQ-SOIL	2	1	1	1
S-2	R3-X1	RIGHT TURN LANE	24 x 24	7	SQ-SOIL	2	1	1	1
S-3	W6-3	TWO-WAY TRAFFIC	36 x 36	7	SQ-SOIL	2	2	1	1
S-4	X3-5	SNOWPLOW MARKER	6 X 12	4	SQ-SOIL	2	1	1	1
							TOTAL	4	4

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No. Date Revision Description

DATE: XX/XX/2022 LIC. NO.

AMIRA LAKE ELMO

HUDSON BOULEVARD LAKE ELMO, MINNESOTA

PLANNING

HUDSON BLVD SIGNING & STRIPING TITLE

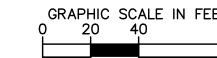
 Project
 19.1001.04
 Drawing Number

 Date
 09/09/2022

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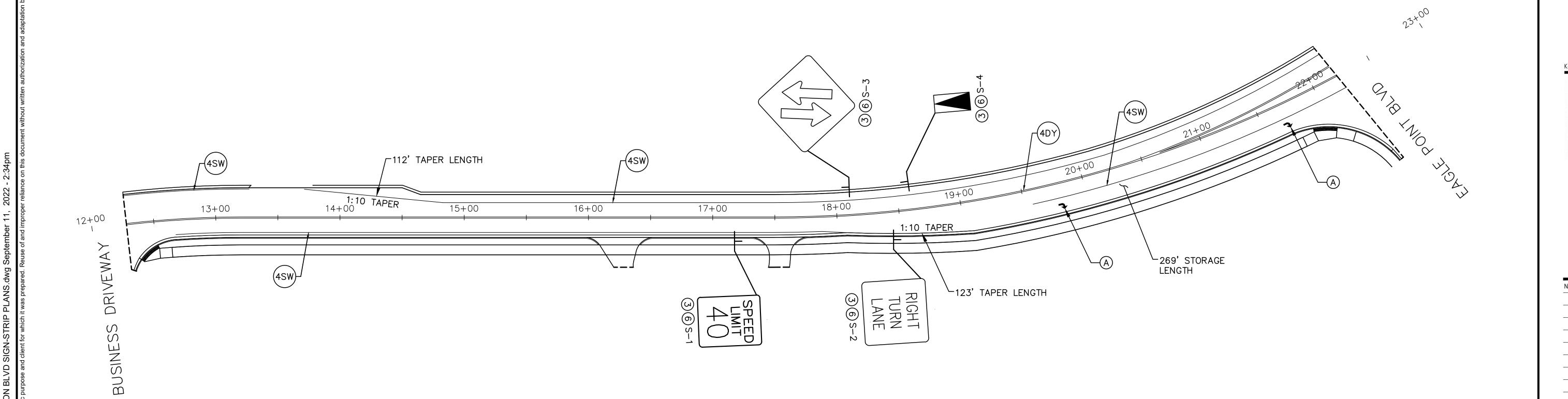
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SPECIFIC NOTES:

- 3 SALVAGE
- 6 INSTALL
- A PAVEMENT MESSAGE (RIGHT ARROW) PREFORM THERMOPLASTIC GROUND IN



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JARED F. JONES, PE

DATE: XX/XX/2022 MN LIC. NO. 46610

Date Revision Description

AMIRA LAKE ELMO

HUDSON BOULEVARD LAKE ELMO, MINNESOTA

PLANNING

HUDSON BLVD SIGNING & STRIPING PLAN

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XX/XX/2022 LIC. NO.

Revision Description

AMIRA LAKE ELMO

HUDSON BOULEVARD LAKE ELMO, MINNESOTA

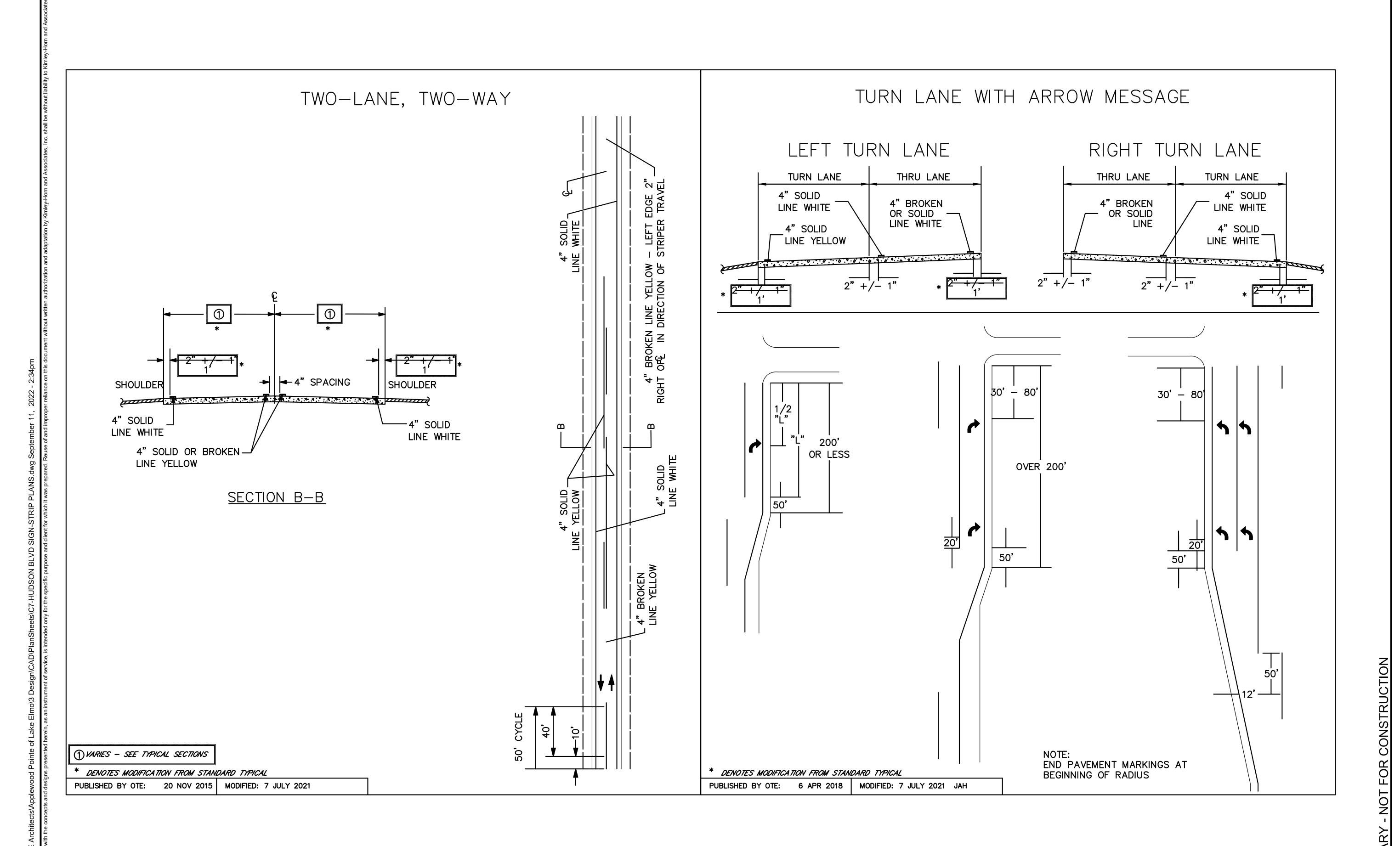
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AMIRA LAKE ELMO

HUDSON BOULEVARD LAKE ELMO, MINNESOTA

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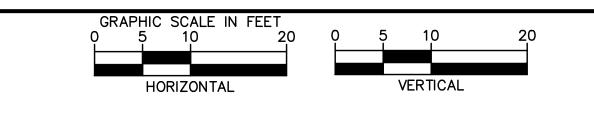
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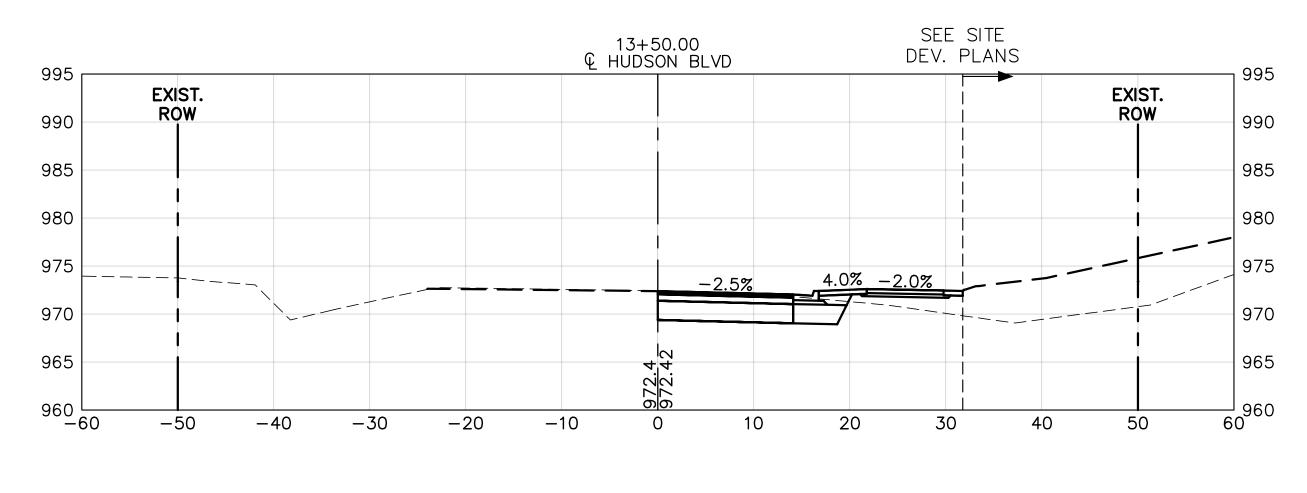
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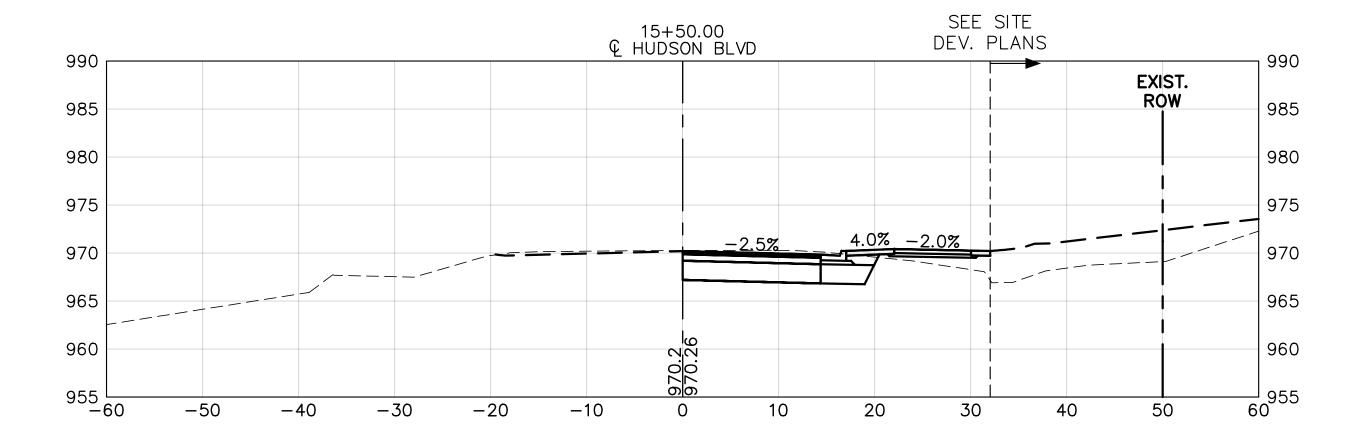
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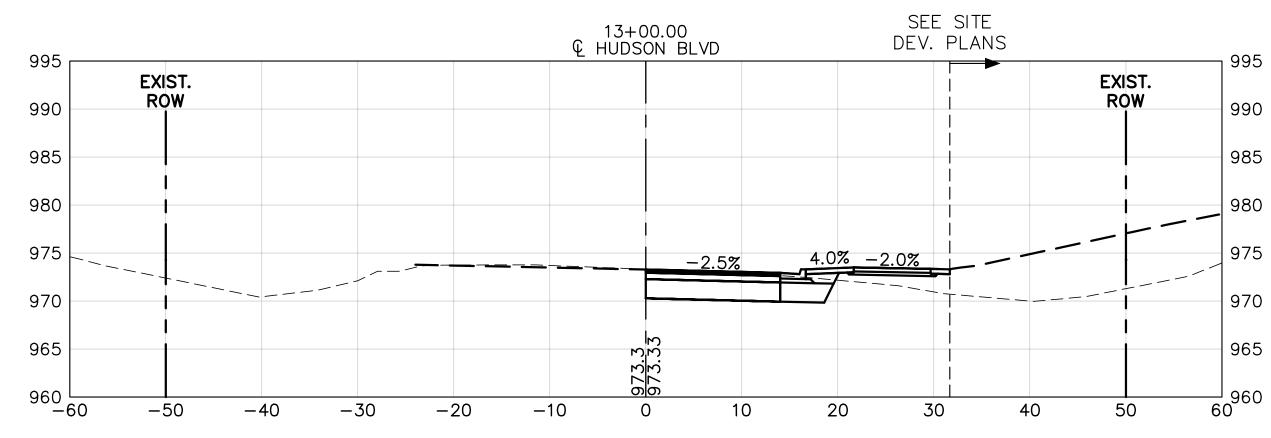
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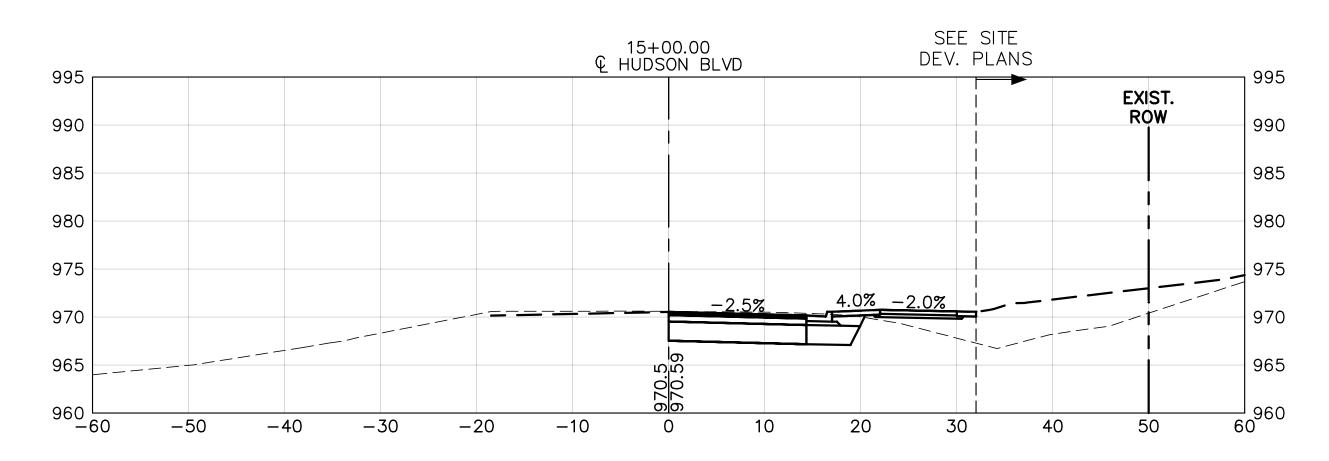
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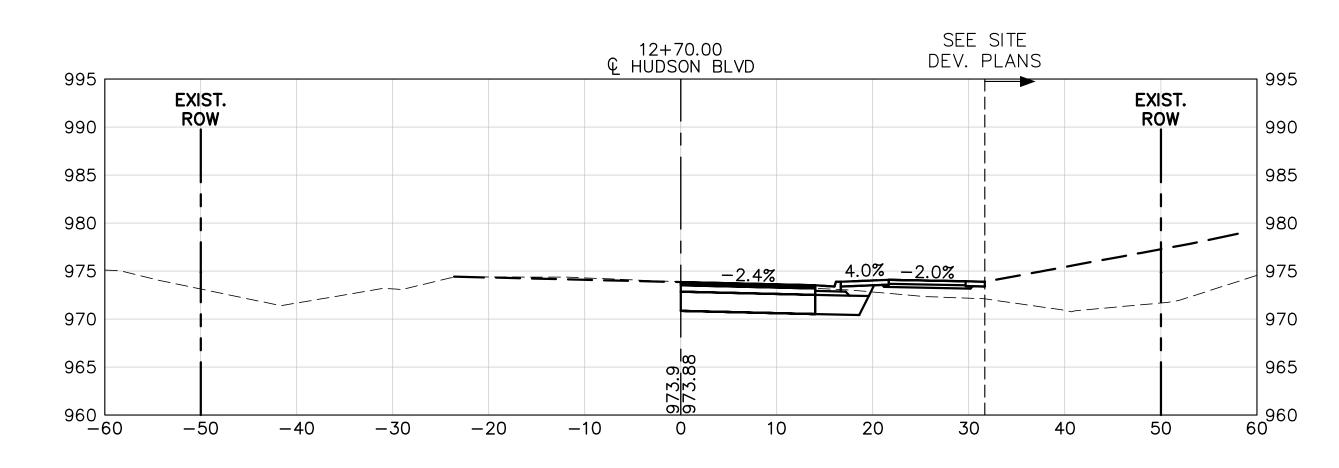


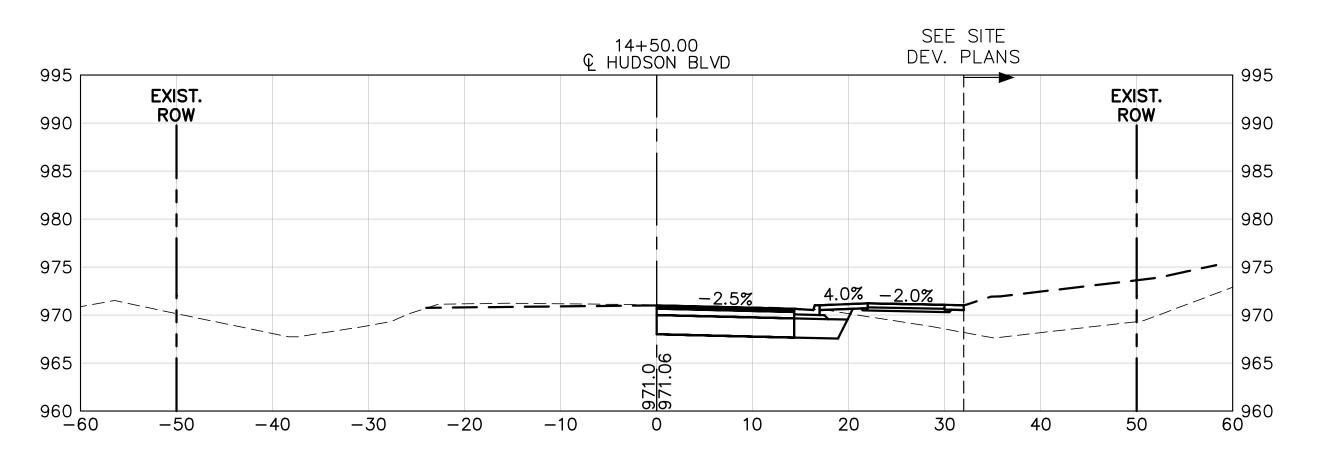


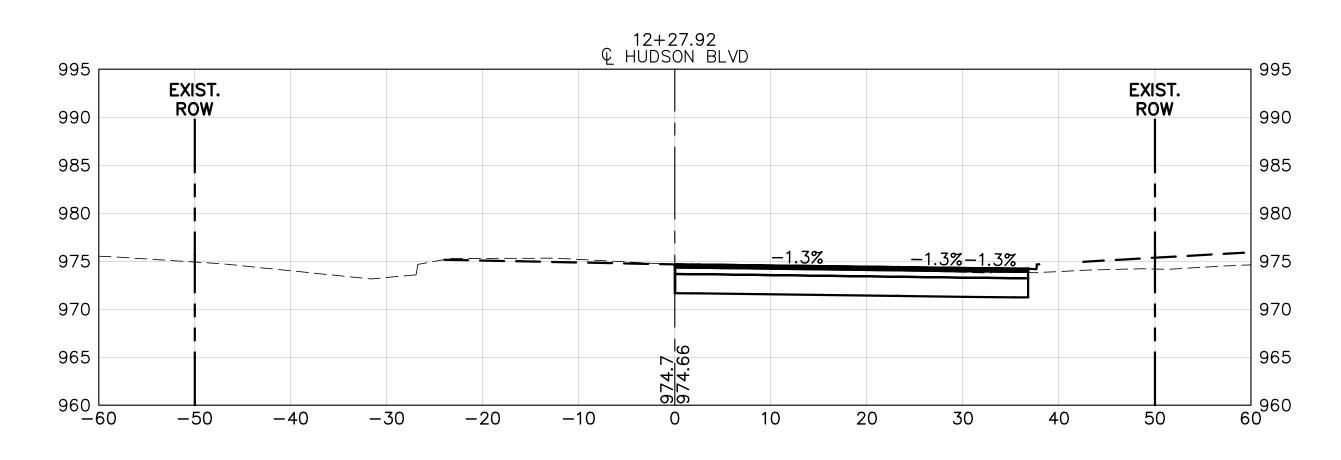


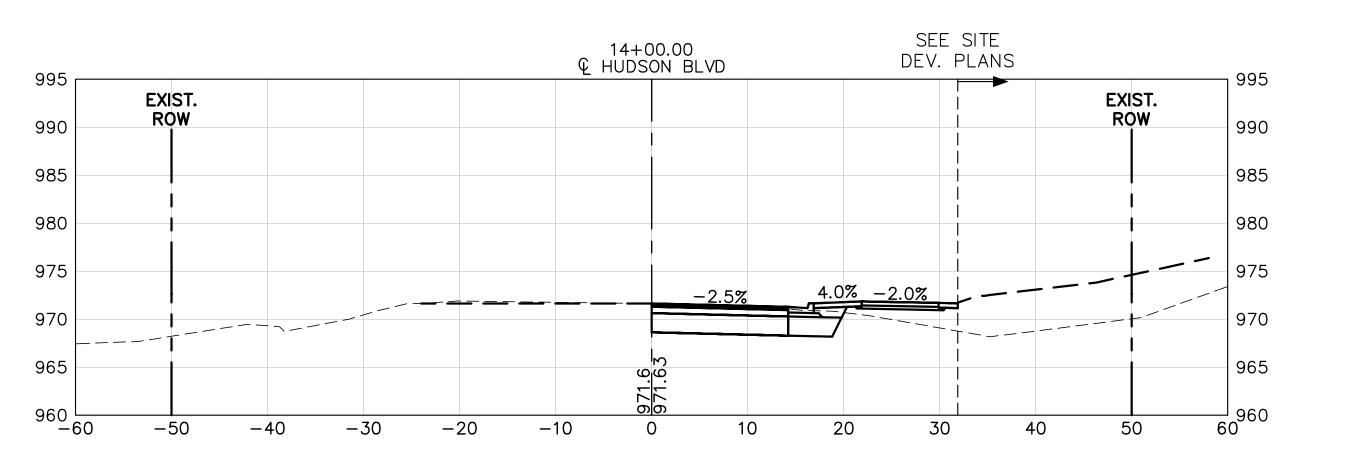












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CREATING DEEP ROOTS

o. Date Revision Description

AMIRA LAKE ELMO

HUDSON BOULEVARD LAKE ELMO, MINNESOTA

PLANNING

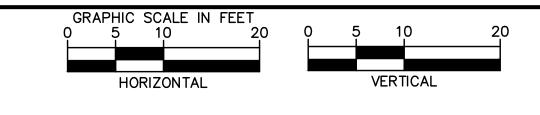
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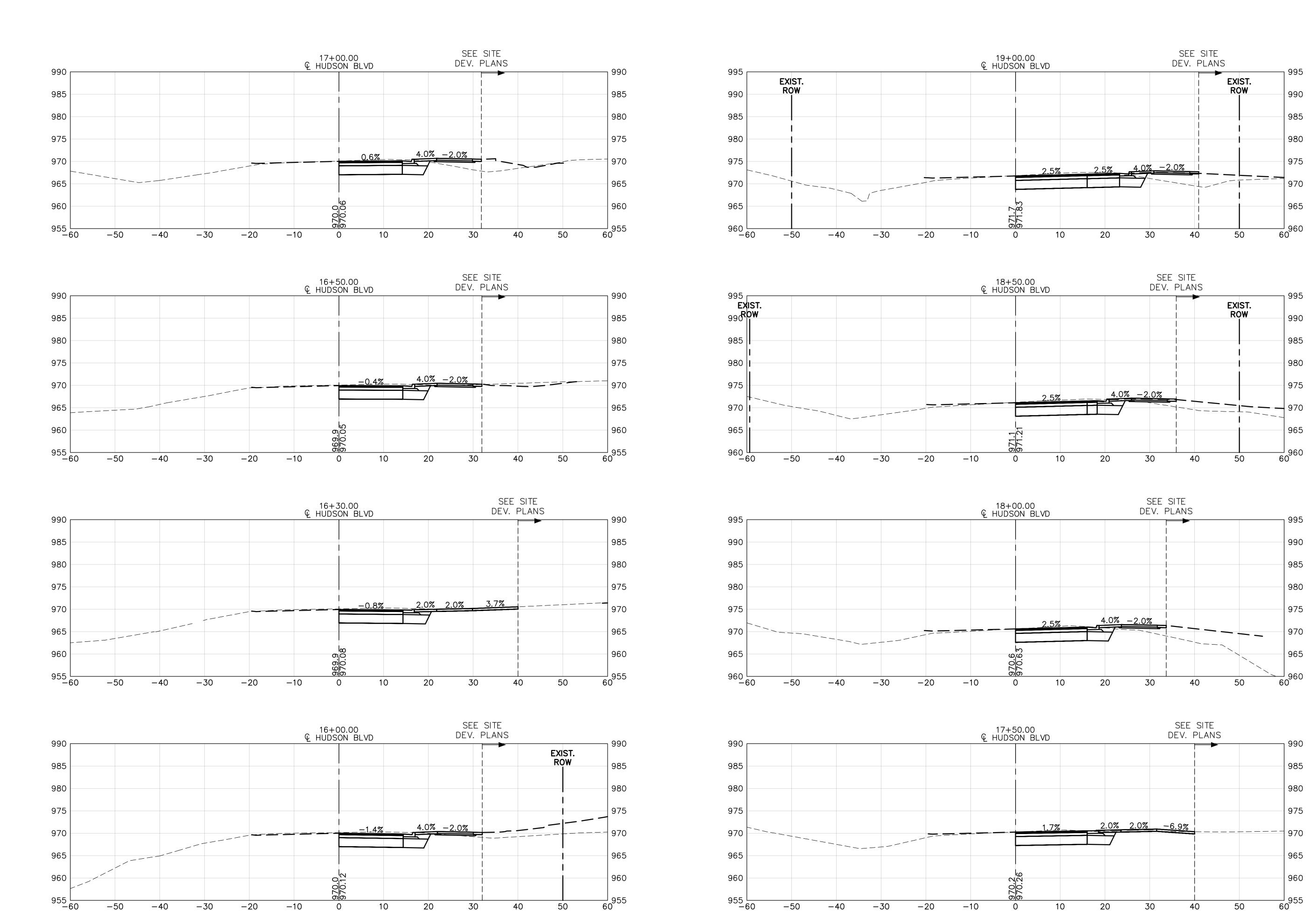
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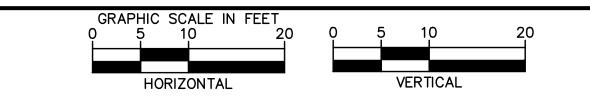
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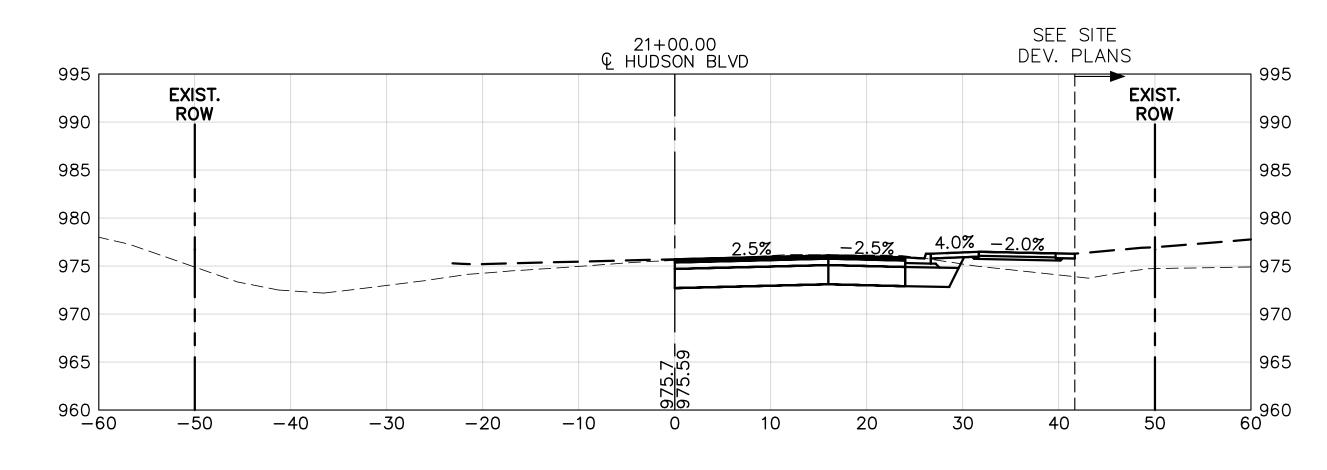
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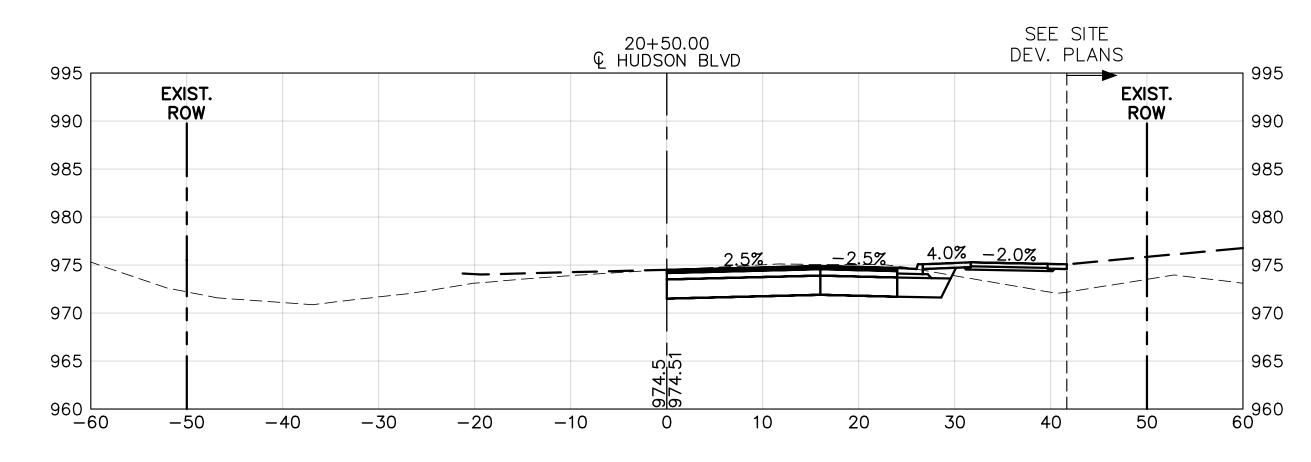
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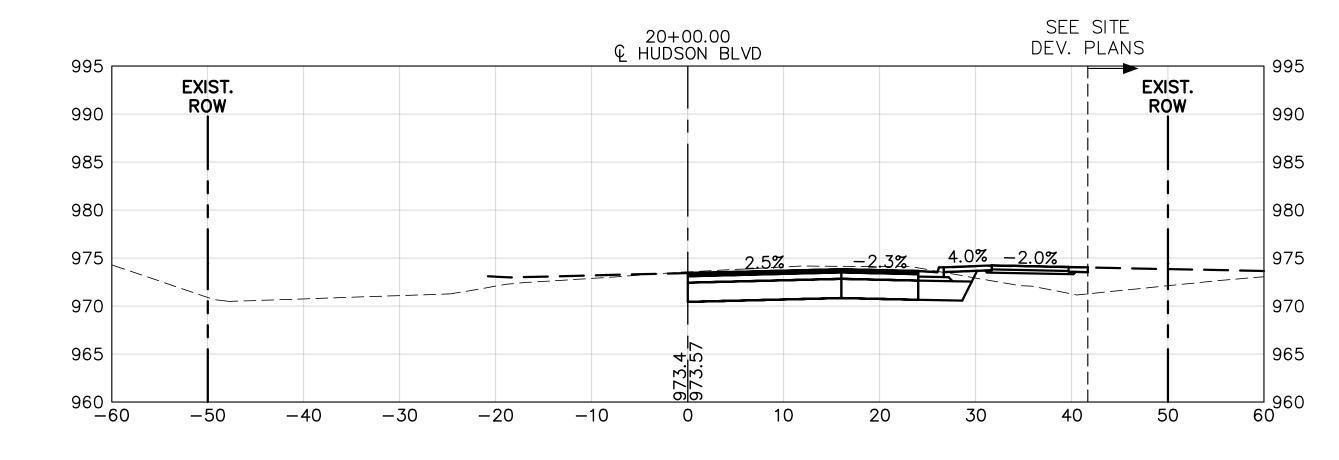
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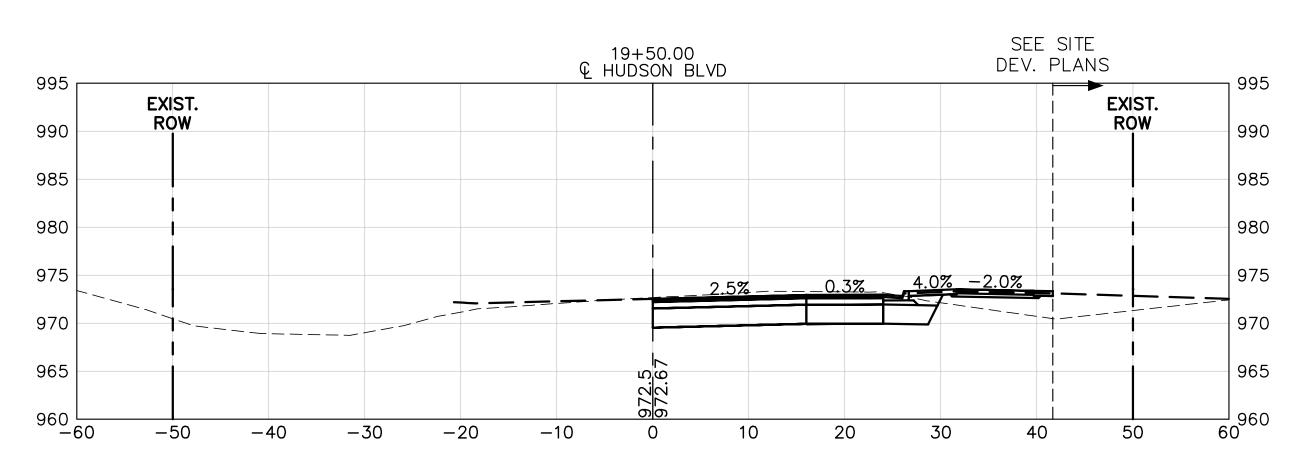
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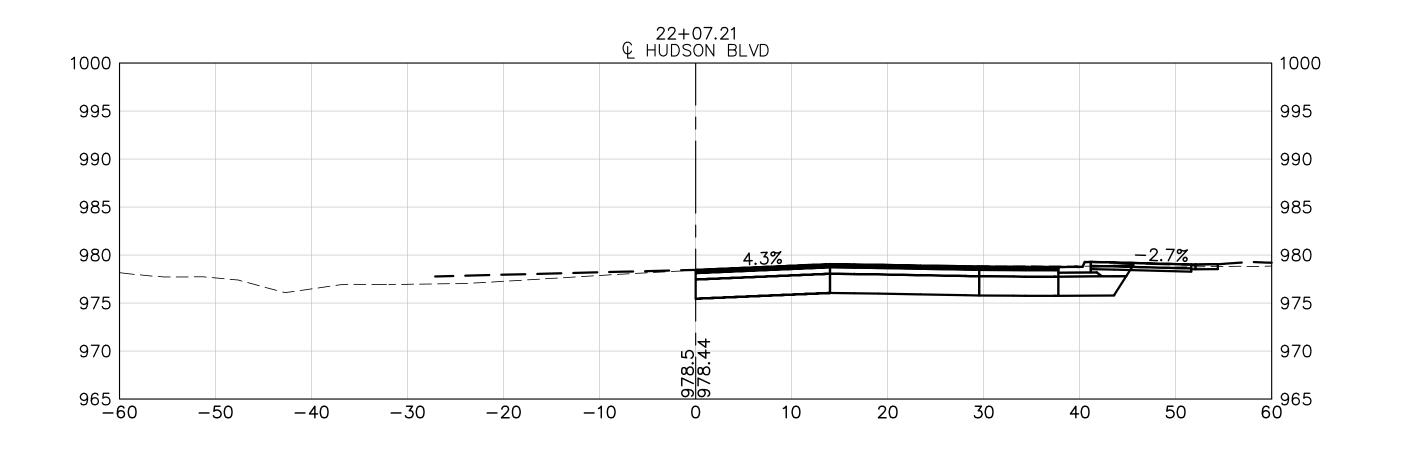


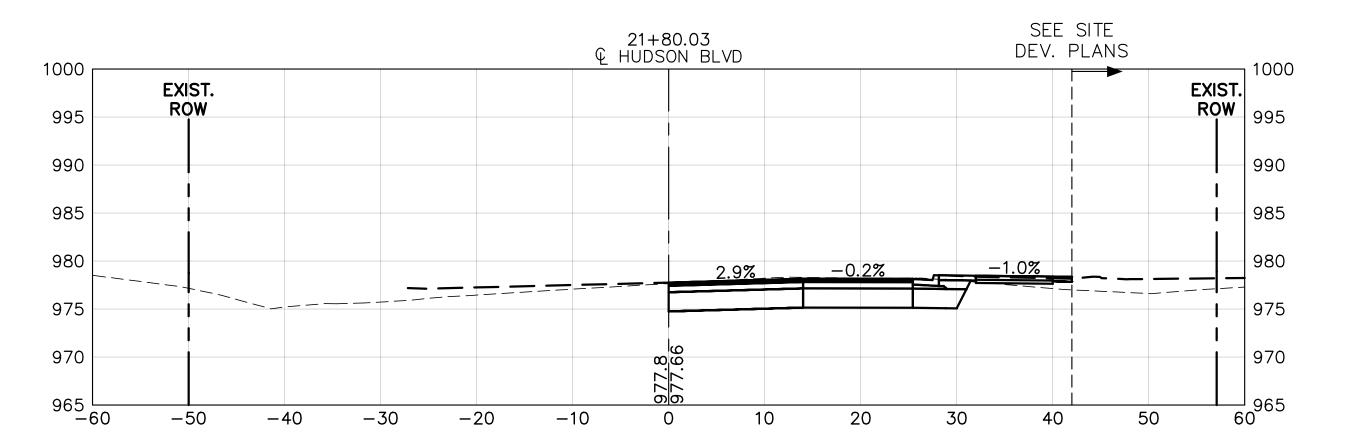


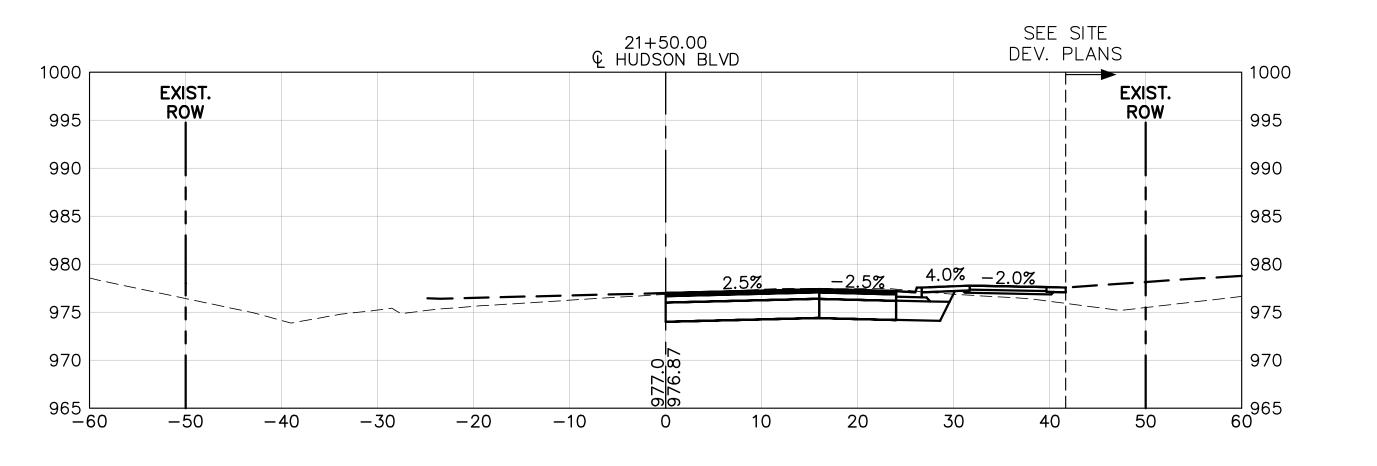












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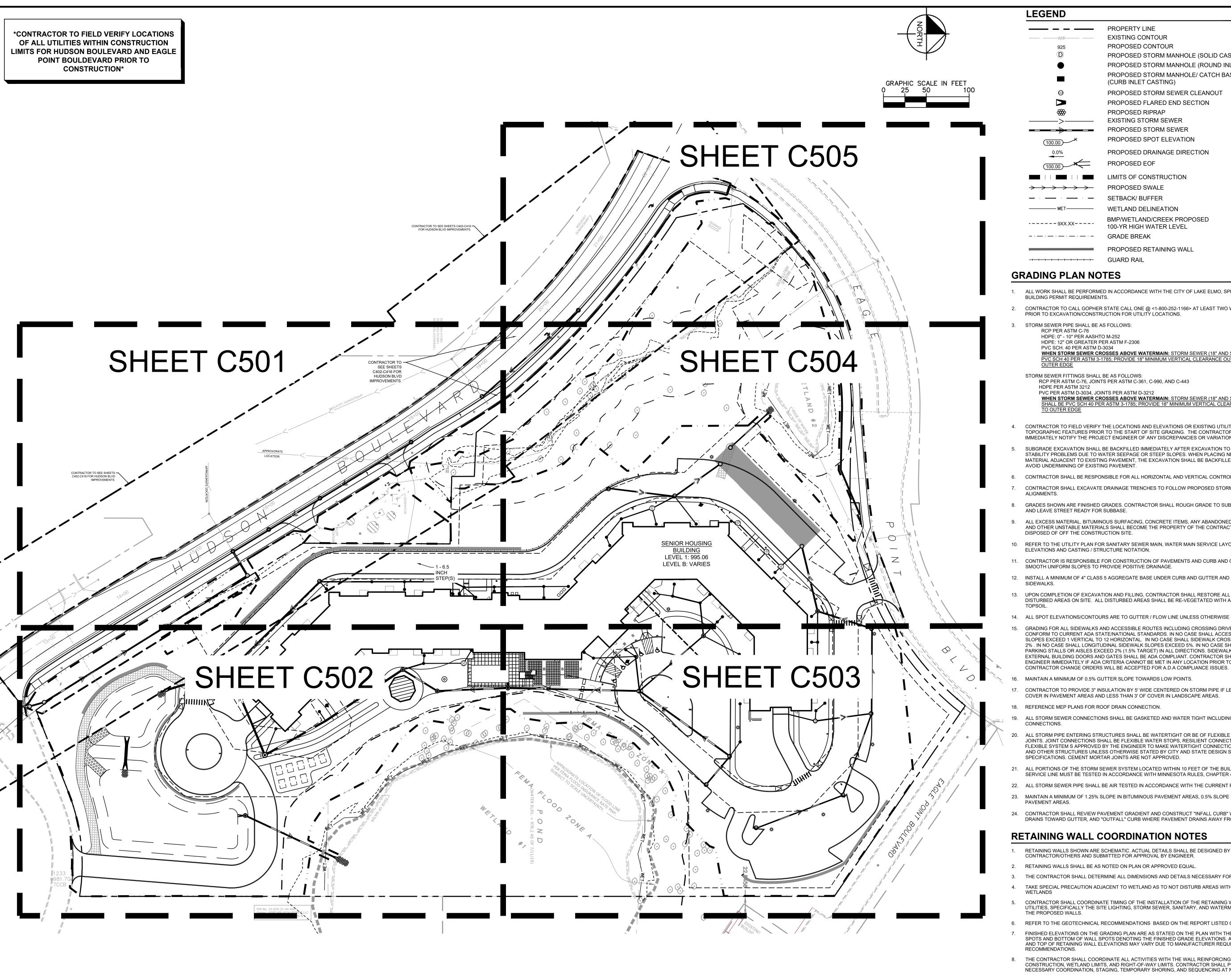
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PROPERTY LINE **EXISTING CONTOUR** PROPOSED CONTOUR PROPOSED STORM MANHOLE (SOLID CASTING) PROPOSED STORM MANHOLE (ROUND INLET CASTING) PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING) PROPOSED STORM SEWER CLEANOUT PROPOSED FLARED END SECTION PROPOSED RIPRAP EXISTING STORM SEWER PROPOSED STORM SEWER PROPOSED SPOT ELEVATION PROPOSED DRAINAGE DIRECTION PROPOSED EOF LIMITS OF CONSTRUCTION PROPOSED SWALE SETBACK/ BUFFER WETLAND DELINEATION BMP/WETLAND/CREEK PROPOSED ----9XX.XX----100-YR HIGH WATER LEVEL **GRADE BREAK** PROPOSED RETAINING WALL GUARD RAIL

GRADING PLAN NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF LAKE ELMO, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
- CONTRACTOR TO CALL GOPHER STATE CALL ONE @ <1-800-252-1166> AT LEAST TWO WORKING DAYS
- STORM SEWER PIPE SHALL BE AS FOLLOWS:

HDPE: 0" - 10" PER AASHTO M-252

HDPE: 12" OR GREATER PER ASTM F-2306 PVC SCH. 40 PER ASTM D-3034

STORM SEWER FITTINGS SHALL BE AS FOLLOWS: RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443

HDPE PER ASTM 3212 PVC PER ASTM D-3034, JOINTS PER ASTM D-3212

- CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
- SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
- CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER
- GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION
- ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE
- 10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND
- 11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH
- 12. INSTALL A MINIMUM OF 4" CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE
- 13. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4" OF
- 14. ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP
- SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO
- MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
- 17. CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
- 18. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
- 19. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE WATERTIGHT OR BE OF FLEXIBLE COMPRESSION JOINTS. JOINT CONNECTIONS SHALL BE FLEXIBLE WATER STOPS, RESILIENT CONNECTORS, OR OTHER FLEXIBLE SYSTEM S APPROVED BY THE ENGINEER TO MAKE WATERTIGHT CONNECTION TO MANHOLES AND OTHER STRUCTURES UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS. CEMENT MORTAR JOINTS ARE NOT APPROVED.
- 21. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 474, SECTION 1109.
- 22. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
- 23. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE
- 24. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

RETAINING WALL COORDINATION NOTES

- RETAINING WALLS SHOWN ARE SCHEMATIC. ACTUAL DETAILS SHALL BE DESIGNED BY THE CONTRACTOR/OTHERS AND SUBMITTED FOR APPROVAL BY ENGINEER.
- RETAINING WALLS SHALL BE AS NOTED ON PLAN OR APPROVED EQUAL.
- 3. THE CONTRACTOR SHALL DETERMINE ALL DIMENSIONS AND DETAILS NECESSARY FOR INSTALLATION.
- TAKE SPECIAL PRECAUTION ADJACENT TO WETLAND AS TO NOT DISTURB AREAS WITHIN DELINEATED
- CONTRACTOR SHALL COORDINATE TIMING OF THE INSTALLATION OF THE RETAINING WALL WITH ALL UTILITIES, SPECIFICALLY THE SITE LIGHTING, STORM SEWER, SANITARY, AND WATERMAIN ADJACENT TO
- 6. REFER TO THE GEOTECHNICAL RECOMMENDATIONS BASED ON THE REPORT LISTED ON SHEET C100. FINISHED ELEVATIONS ON THE GRADING PLAN ARE AS STATED ON THE PLAN WITH THE TOP OF WALL SPOTS AND BOTTOM OF WALL SPOTS DENOTING THE FINISHED GRADE ELEVATIONS. ACTUAL BOTTOM AND TOP OF RETAINING WALL ELEVATIONS MAY VARY DUE TO MANUFACTURER REQUIREMENTS AND
- 8. THE CONTRACTOR SHALL COORDINATE ALL ACTIVITIES WITH THE WALL REINFORCING AND ROADWAY CONSTRUCTION, WETLAND LIMITS, AND RIGHT-OF-WAY LIMITS. CONTRACTOR SHALL PERFORM ALL NECESSARY COORDINATION, STAGING, TEMPORARY SHORING, AND SEQUENCING AT NO EXTRA COST.

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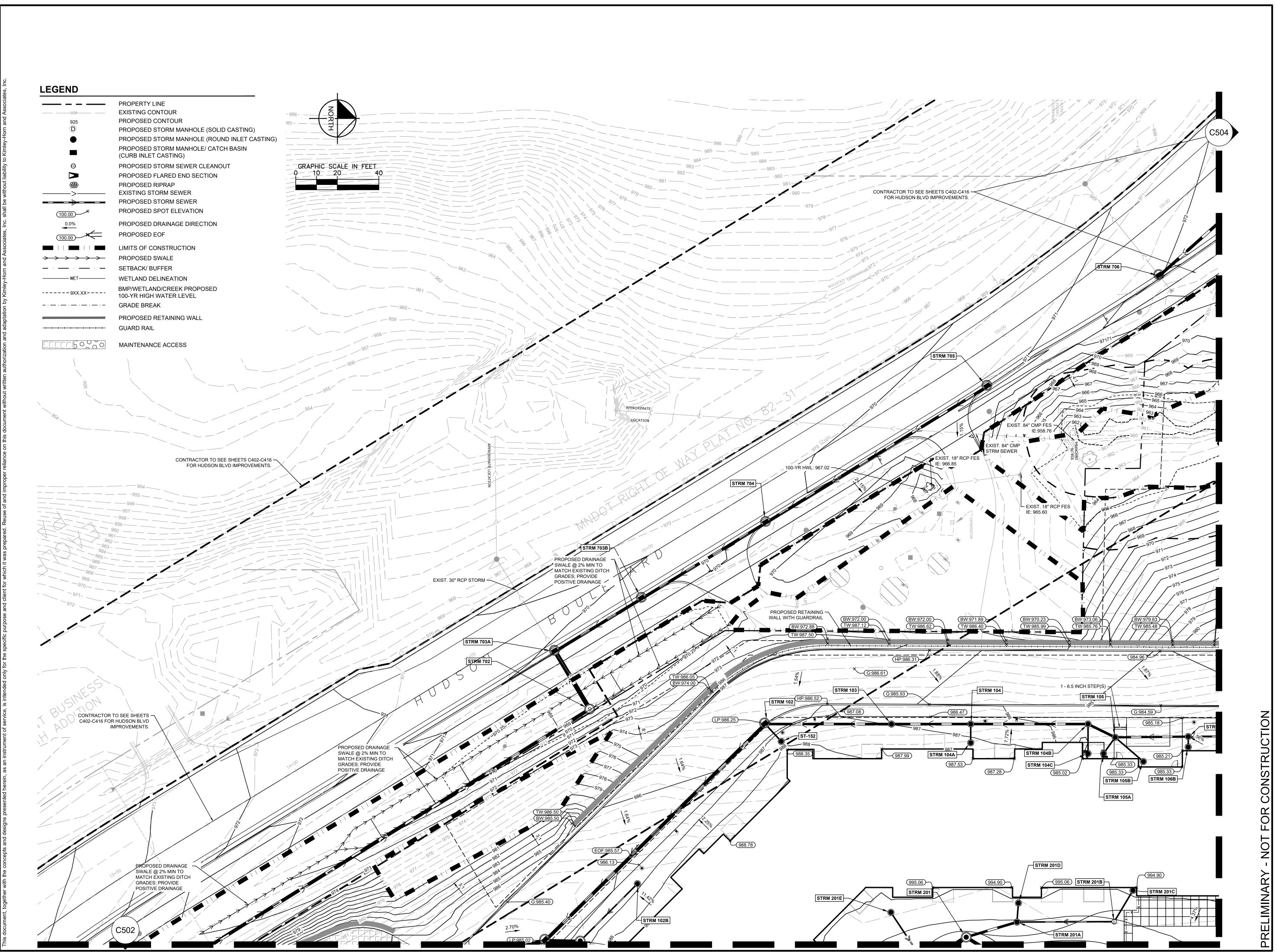
AMIRA LAKE ELMO

HUDSON BOULEVARD LAKE ELMO, MINNESOTA

PLANNING

OVERALL GRADING AND DRAINAGE PLAN

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JARED F. JONES, PE

MN -- 01/10/2022 He No 46610

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AMIRA LAKE ELMO

HUDSON BOULEVARD LAKE ELMO, MINNESOTA

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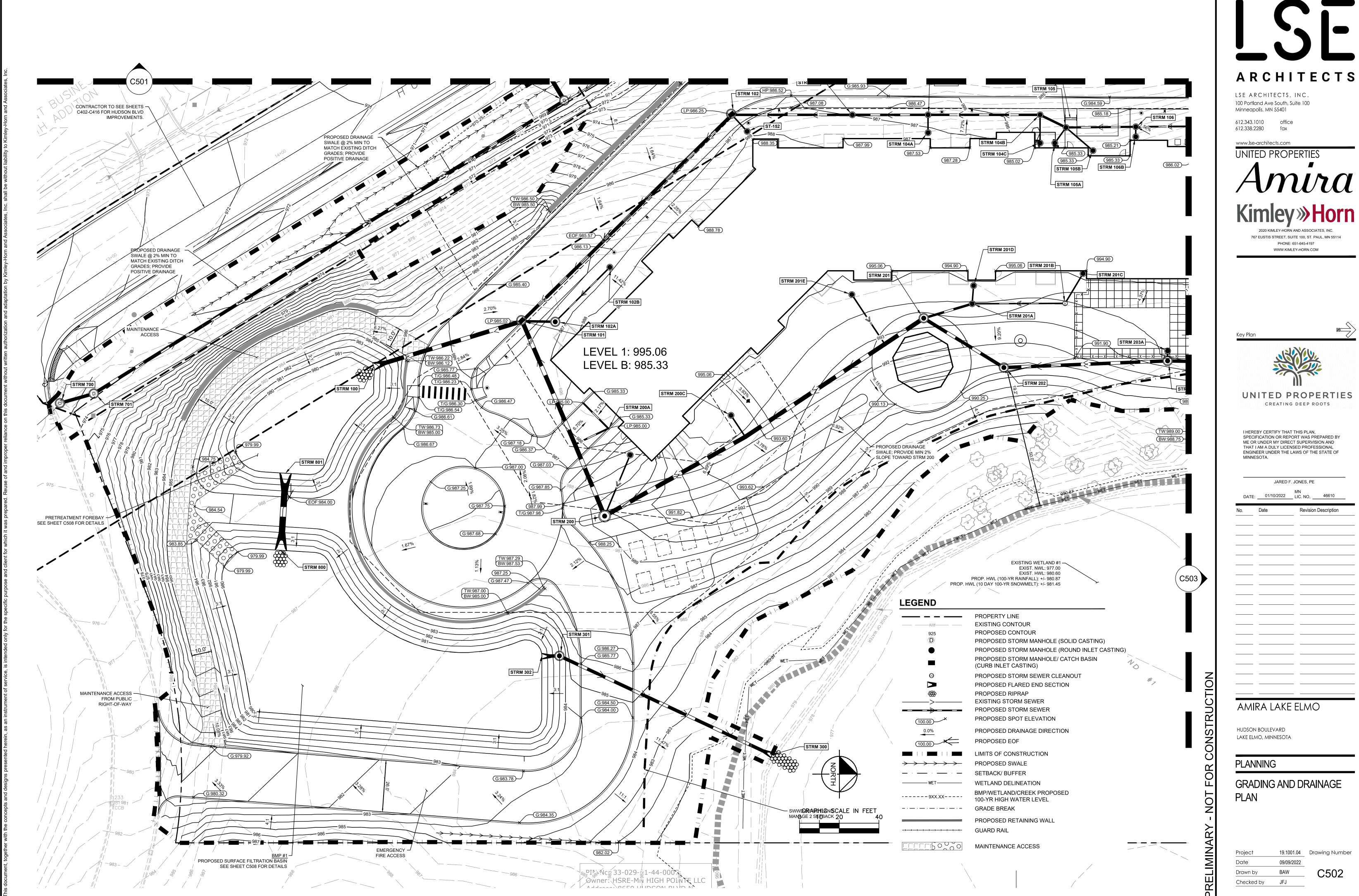
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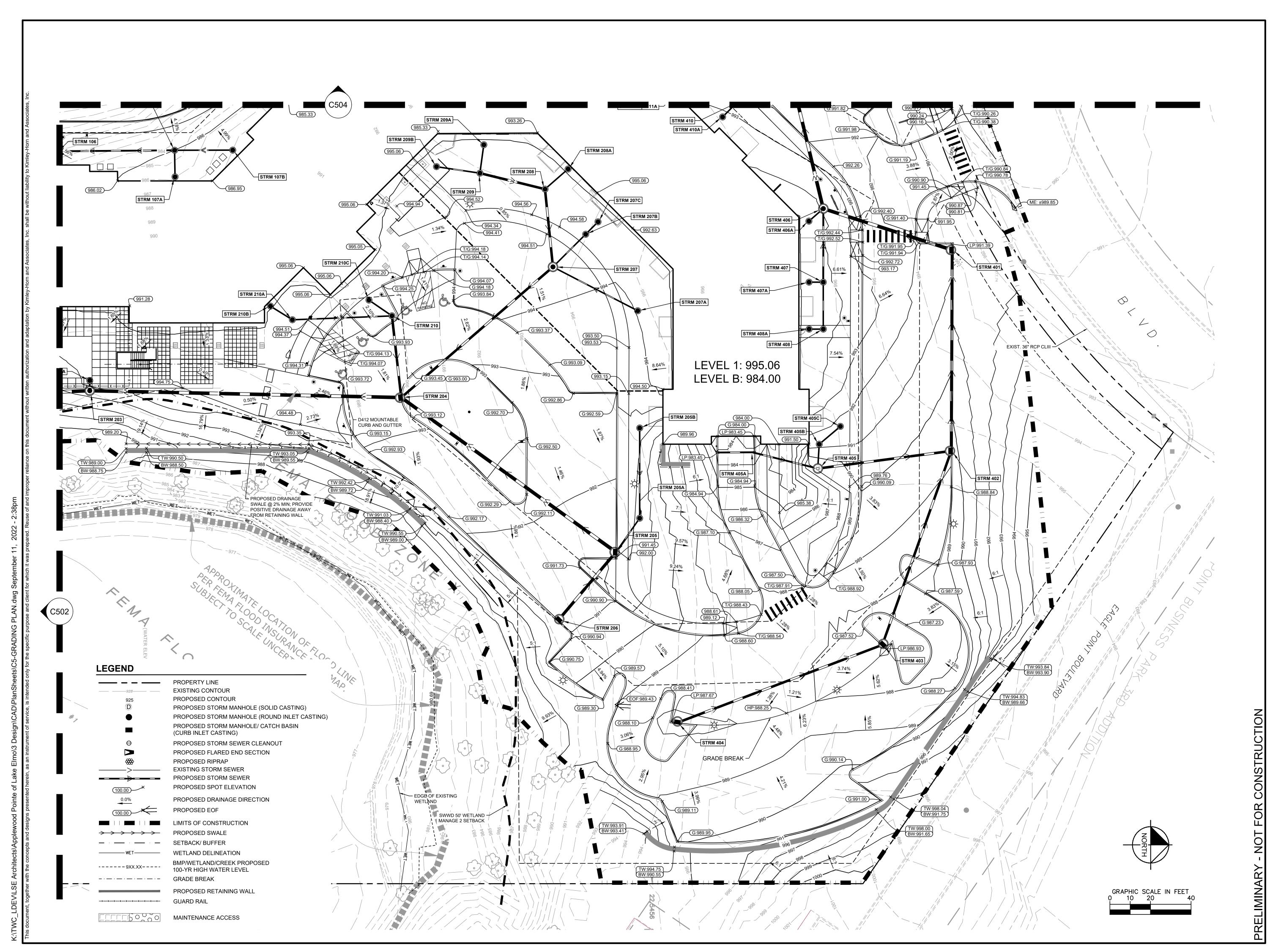
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HUDSON BOULEVARD lake elmo, minnesota

GRADING AND DRAINAGE

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AMIRA LAKE ELMO

HUDSON BOULEVARD LAKE ELMO, MINNESOTA

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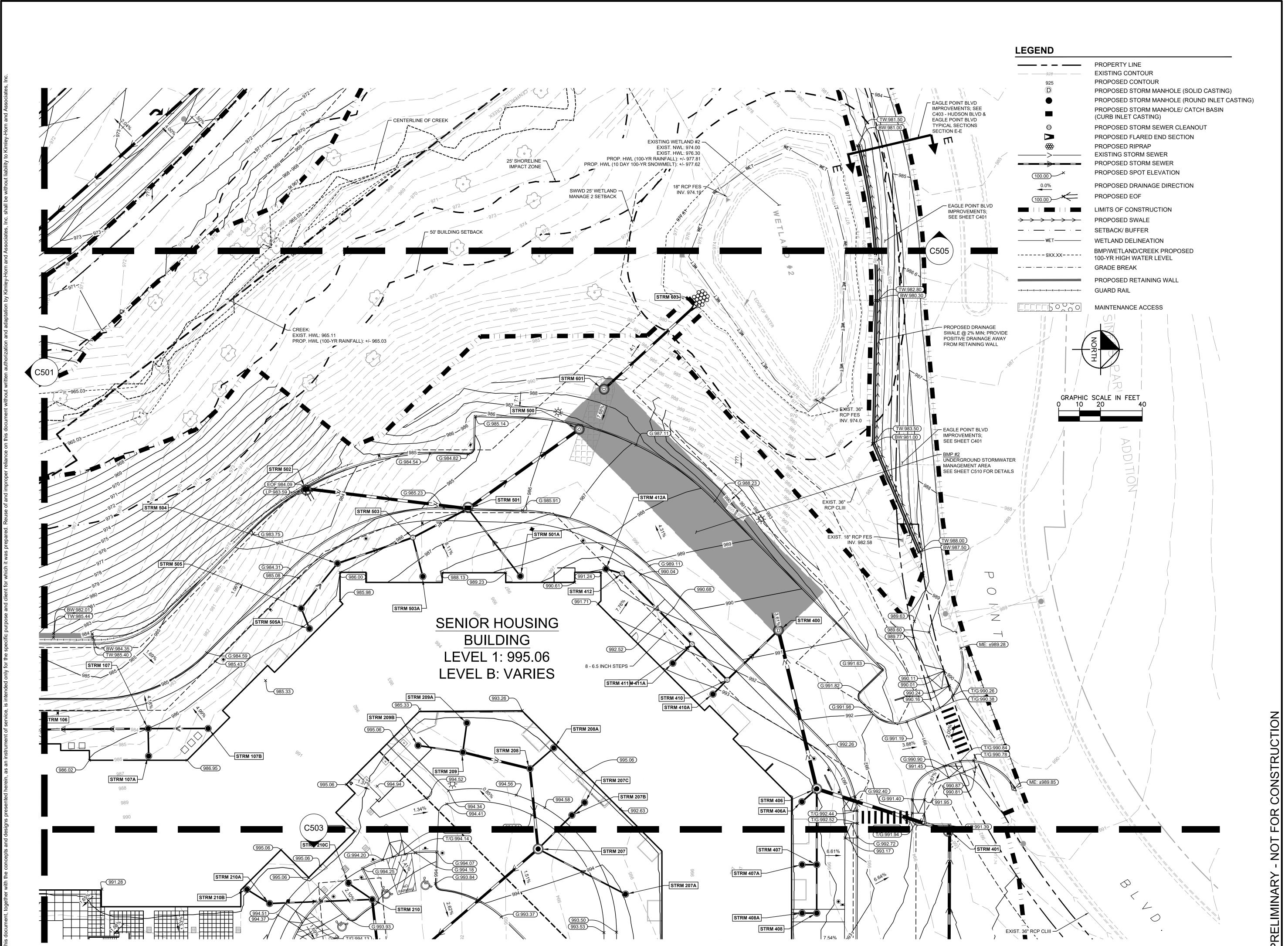
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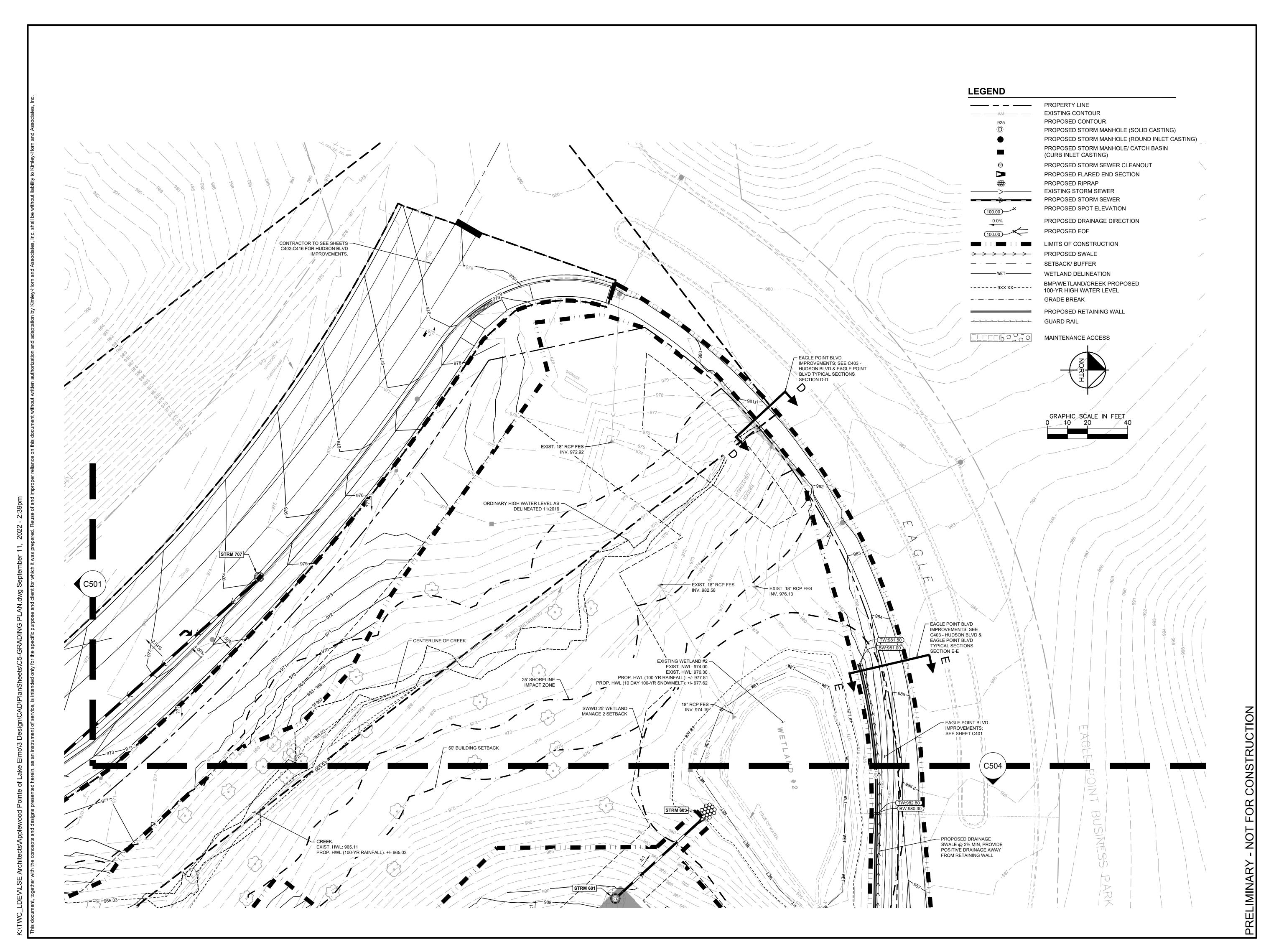
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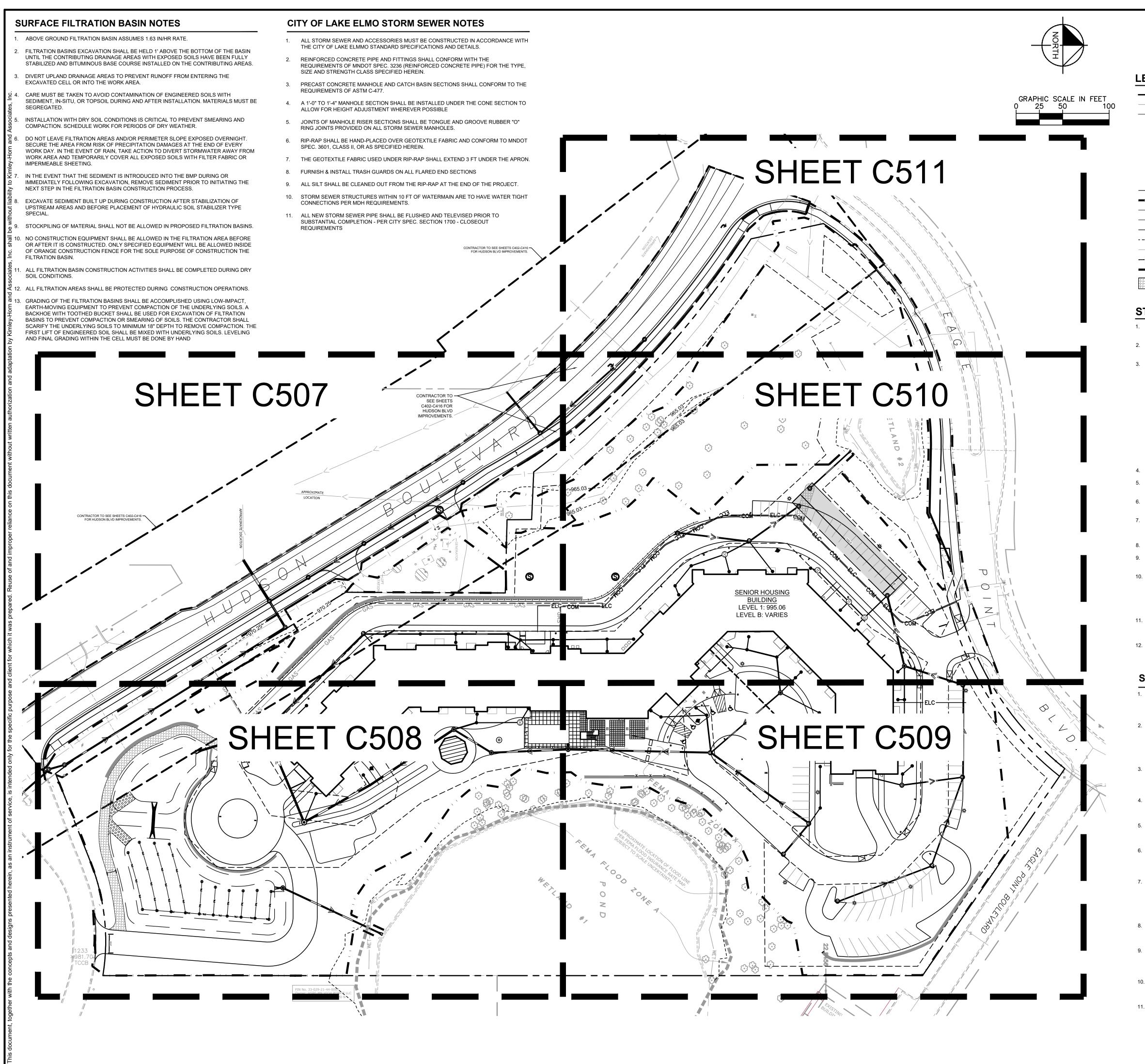
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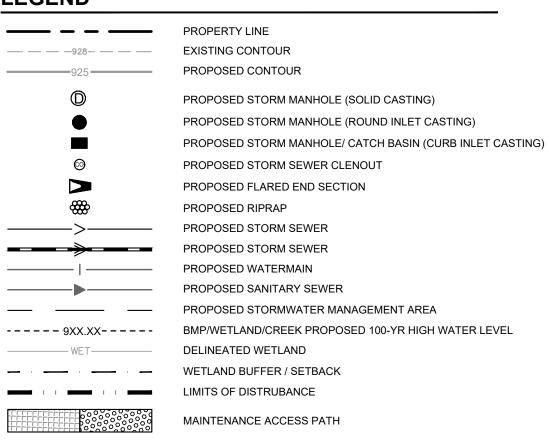
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LEGEND



STORMWATER MANAGEMENT PLAN NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF LAKE ELMO, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
- 2. CONTRACTOR TO CALL GOPHER STATE CALL ONE @ 1-800-252-1166 AT LEAST TWO
- WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
- 3. STORM SEWER PIPE SHALL BE AS FOLLOWS: RCP PER ASTM C-76
 - HDPE: 0" 10" PER AASHTO M-252 HDPE: 12" OR GREATER PER ASTM F-2306
 - PVC SCH. 40 PER ASTM D-3034
 - WHEN STORM SEWER CROSSES ABOVE WATERMAIN: STORM SEWER (18" AND SMALLER) SHALL BE PVC SCH 40 PER ASTM D-1785; PROVIDE 18" MINIMUM
- STORM SEWER FITTINGS SHALL BE AS FOLLOWS: RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
- HDPE PER ASTM 0-70, JOINTS PER ASTM 0-301, 0-990, AND 0-4 PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
- WHEN STORM SEWER CROSSES ABOVE WATERMAIN: STORM SEWER (18" AND SMALLER) FITTINGS SHALL BE PVC SCH 40 PER ASTM D-1785; PROVIDE 18" MINIMUM VERTICAL CLEARANCE OUTER EDGE TO OUTER EDGE
- VERTICAL CLEARANCE OUTER EDGE TO OUTER EDGE

 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL
- CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM
- SEWER ALIGNMENTS.
- REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
- 7. CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN
- LANDSCAPE AREAS.

 8. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.

CEMENT MORTAR JOINTS ARE NOT APPROVED.

- 9. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING
- 10. ALL STORM PIPE ENTERING STRUCTURES SHALL BE WATERTIGHT OR BE OF FLEXIBLE COMPRESSION JOINTS. JOINT CONNECTIONS SHALL BE FLEXIBLE WATER STOPS, RESILIENT CONNECTORS, OR OTHER FLEXIBLE SYSTEM S APPROVED BY THE ENGINEER TO MAKE WATERTIGHT CONNECTION TO MANHOLES AND OTHER STRUCTURES UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.
- 11. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 474, SECTION 1109.
- 12. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.

STORMWATER MANAGEMENT NOTES

- CONTRACTOR TO PROVIDE (2) DOUBLE RING INFILTROMETER TESTS WITHIN THE UNDERGROUND SYSTEM EXCAVATION PRIOR TO INSTALLATION OF THE UNDERGROUND SYSTEM. THE CONTRACTOR SHALL PROVIDE THE RESULTS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OF THE UNDERGROUND SYSTEM.
- 2. CONTRACTOR SHALL OVER-EXCAVATE ANY ENCOUNTERED UNSUITABLE CLAY SOILS TO AN ELEVATION OF APPROXIMATELY 975.00. EXCAVATION SHALL BE REPLACED WITH SUITABLE ENGINEERED FILL MEETING THE MNDOT SPECIFICATION FOR COARSE FILTER AGGREGATE PER SECTION 3149.2H. DEPTHS OF UNSUITABLE CLAY EXPECTED TO VARY, CONTRACTOR SHALL VERIFY DEPTHS OF EXCAVATION AND PERFORM INFILTROMETER TESTS PRIOR TO INSTALLING UNDERGROUND SYSTEM.
- IF NATIVE SUBGRADE SOILS ARE DETERMINED TO NOT BE CONDUCIVE TO THE DESIGN INFILTRATION REQUIREMENTS, THE CONTRACTOR SHALL REMOVE AND REPLACE THE POORLY INFILTRATING SOILS TO A DEPTH WHERE THE EXISTING NATIVE SUBGRADE SOILS MEET OR EXCEED THE DESIGN INFILTRATION RATE AS REVIEWED BY THE ENGINEER.
- UPON COMPLETION OF THE STORMWATER BMP AND FINAL STABILIZATION OF THE TRIBUTARY DRAINAGE AREA, THE CONTRACTOR SHALL PROVIDE DOCUMENTATION THAT THE BMP DRAWS DOWN WITHIN 48 HOURS AFTER A SIGNIFICANT RAIN EVENT.
- 5. NO CONSTRUCTION EQUIPMENT SHALL TRAVEL WITHIN THE UNDERGROUND INFILTRATION SYSTEM AREA. USE EXCAVATOR WITH TOOTHED BUCKET FOR INFILTRATION BASIN EXCAVATION TO AVOID COMPACTING OR SMEARING OF SOILS.
- 6. FINAL EXCAVATION OF UNDERGROUND INFILTRATION SYSTEM AREA AND INSTALLATION OF OF ENGINEERED SOIL MUST OCCUR IN DRY SOIL CONDITIONS TO PREVENT SMEARING AND COMPACTION. DO NOT WORK IN INFILTRATION SYSTEM AREA IF SOIL CONDITIONS ARE WET.
- 7. IMMEDIATELY FOLLOWING SYSTEM CONSTRUCTION, THE EXCAVATION FOR THE TRENCH SHALL BE IMMEDIATELY BACKFILLED WITH APPROVED BACKFILL MATERIAL PER MANUFACTURER'S RECOMMENDATION, OR THE EXCAVATION SHALL BE PROTECTED WITH SILT FENCE AND OR BIO-ROLLS SUCH THAT ON-SITE SOILS DO NOT ENTER THE TRENCH EXCAVATION AND CLOG UP THE BOTTOM/SIDES OF THE TRENCH LIMITING THE INFILTRATION CAPACITY OF THE UNDERGROUND SYSTEM.
- 8. IF ANY SOILS ENTER THE TRENCH PRIOR TO BACKFILLING, THE CONTRACTOR SHALL REMOVE SOILS AND CONFIRM THE INFILTRATION CAPACITY OF THE NATIVE SUBGRADE SOILS IS MET WITH INFILTROMETER TESTS.
- ONTRACTOR SHALL COORDINATE AND COMPLETE CERTIFIED AS-BUILT PLANS DEMONSTRATING ALL CONSTRUCTED STORMWATER CONVEYANCE STRUCTURES, AND STORMWATER MANAGEMENT FACILITIES (INCLUDING AS-BUILT VOLUMES) CONFORM TO DESIGN AND/OR PLANS AS APPROVED BY THE CITY.
- 10. CONTRACTOR TO PROVIDE DAILY OBSERVATION LOGS AND PHOTOGRAPHS SHOWING THE STORMWATER FACILITY HAS DRAWN DOWN WITHIN 48 HOURS FROM THE COMPLETION OF TWO 1- INCH SEPARATE RAINFALL EVENTS.
- 11. CONTRACTOR TO CONFIRM THE STORMWATER FACILITY HAS BEEN CONSTRUCTED AND INSTALLED PER PLAN AND IS FUNCTION AS DESIGNED AND PERMITTED.

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JARED F JONES PE

MN 01/10/2022 LIC. NO. _____46610

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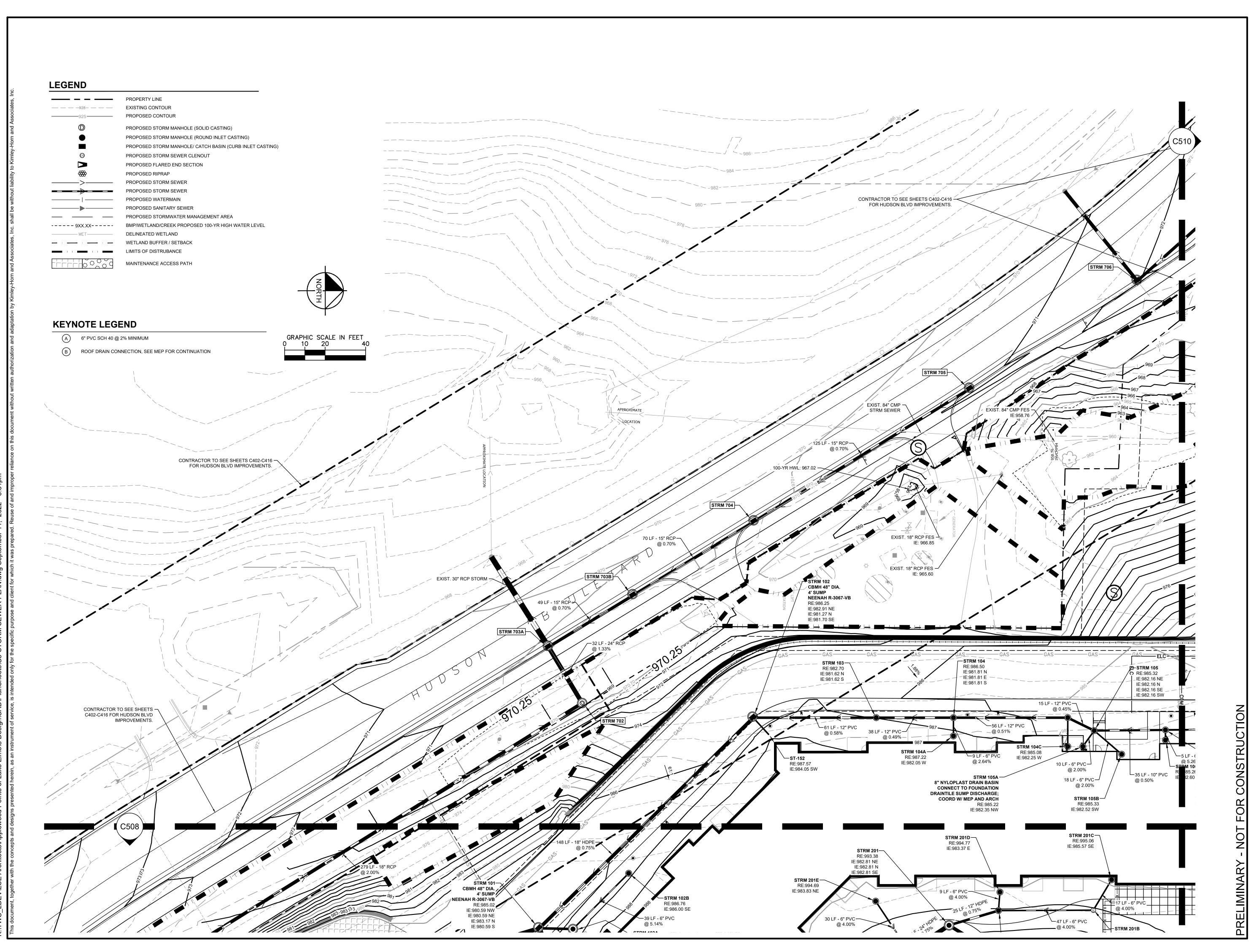
HUDSON BOULEVARD LAKE ELMO, MINNESOTA

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PLANNING

OVERALL STORMWATER MANAGEMENT PLAN

ect 19.1001.04 Drawing Number 09/09/2022 Drawing Number C506



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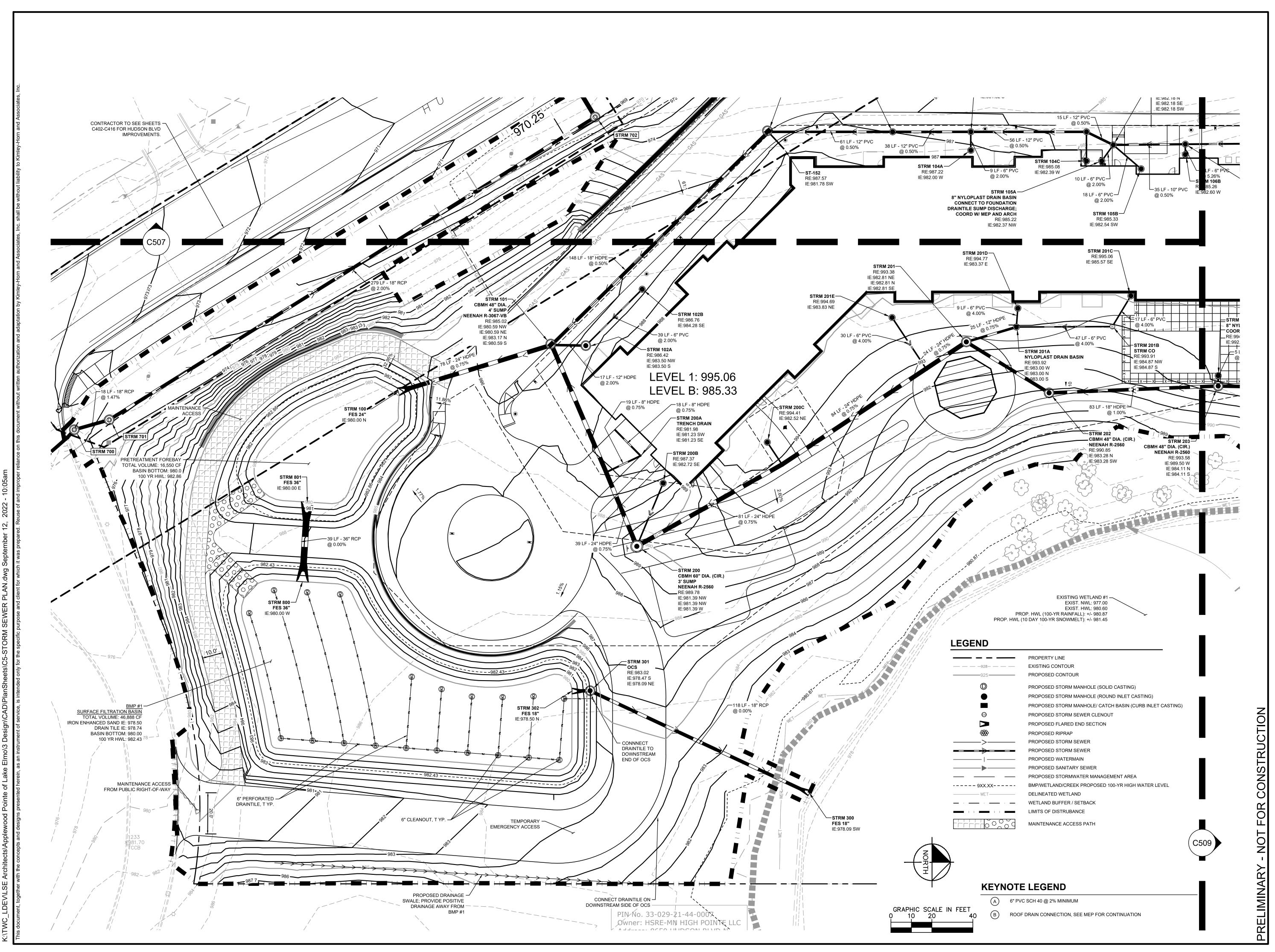
STORMWATER
MANAGEMENT PLAN

 Project
 19.1001.04
 Drawing Number

 Date
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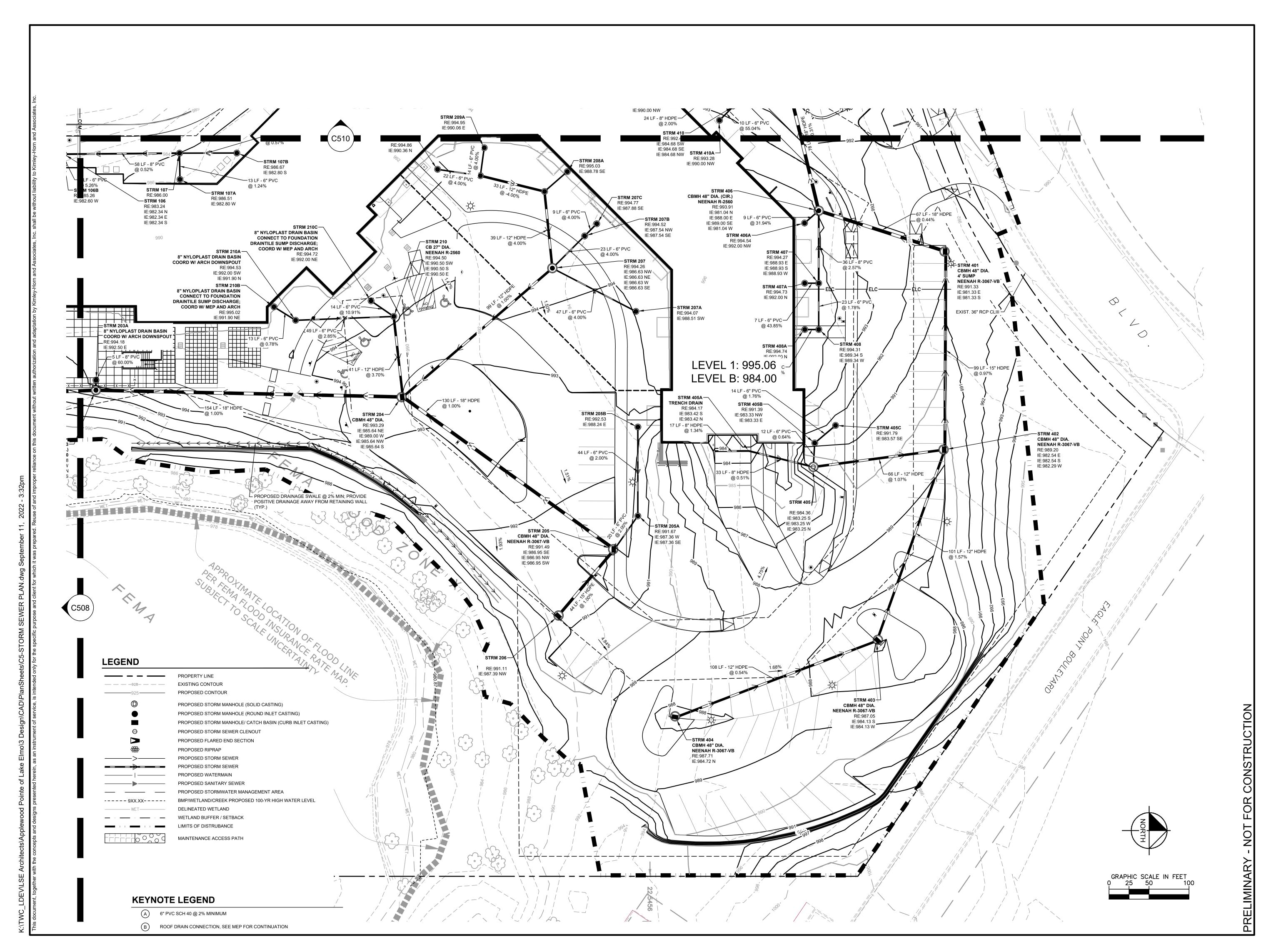
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MANAGEMENT PLAN

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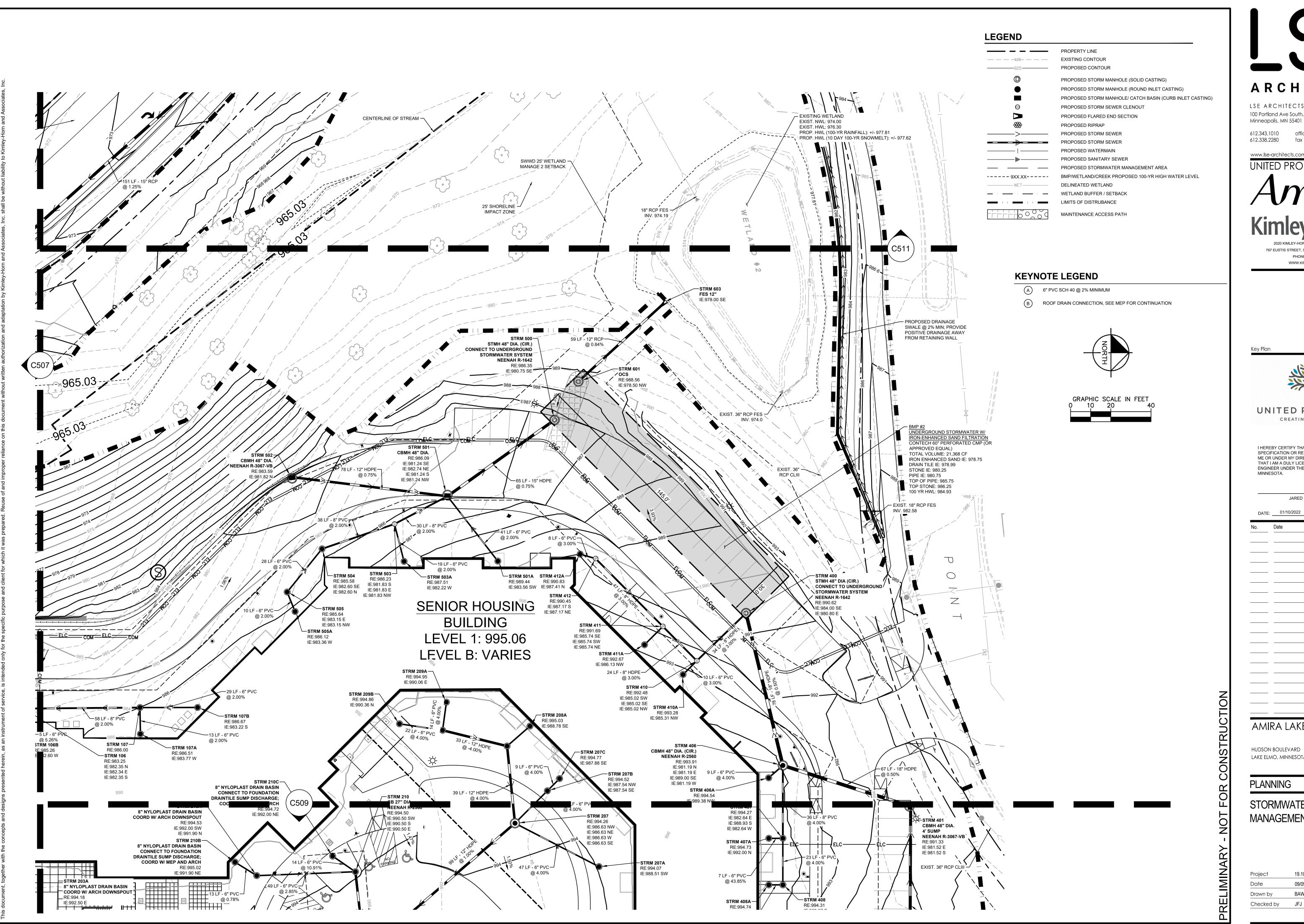
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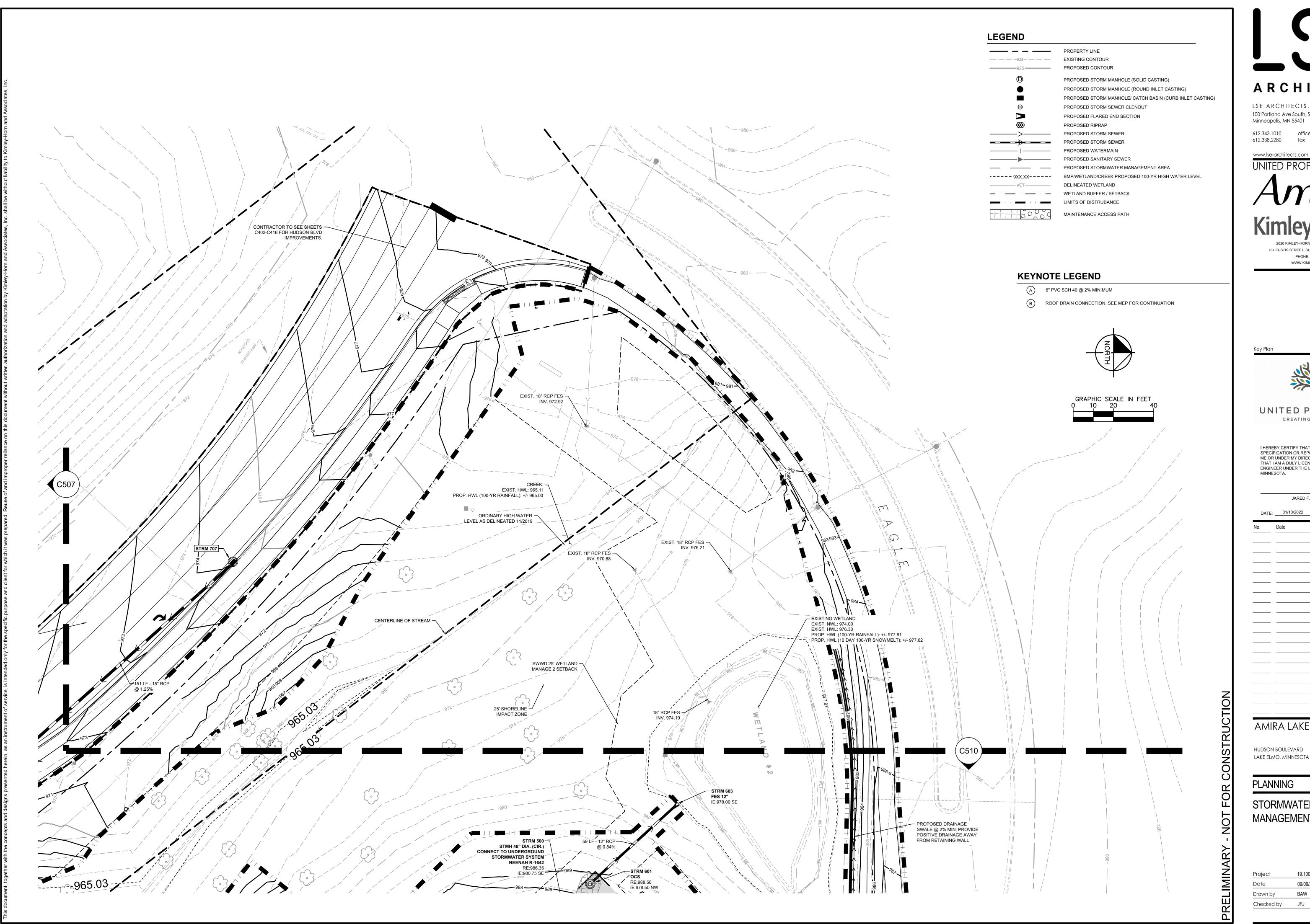
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STORMWATER MANAGEMENT PLAN

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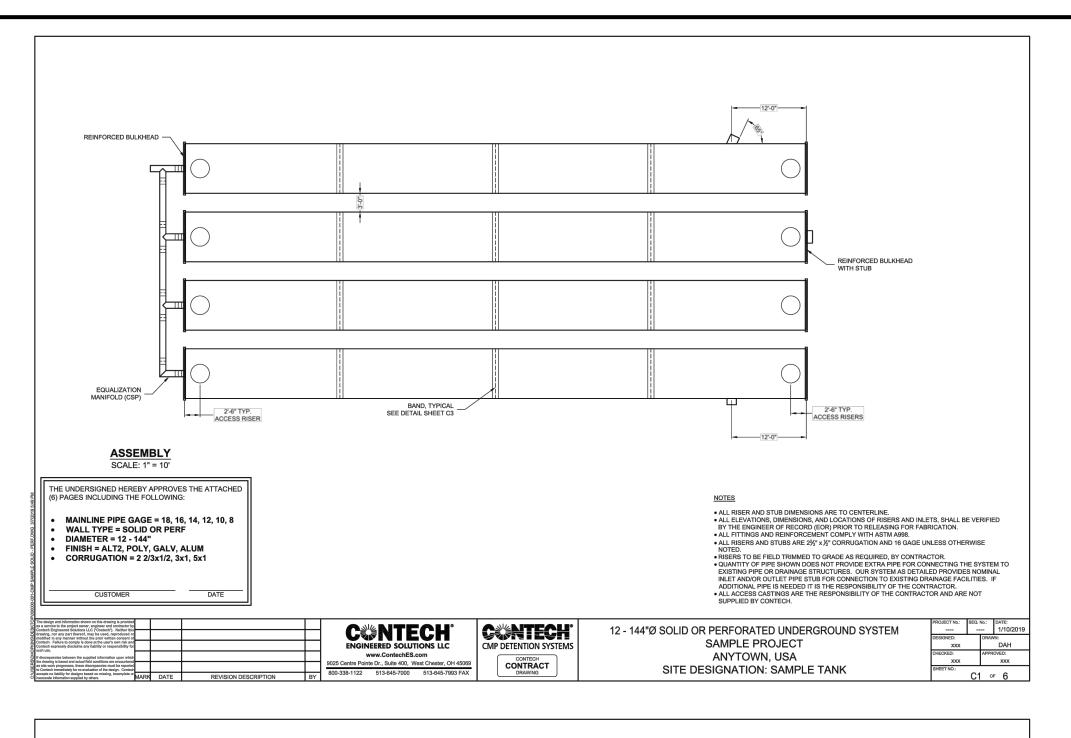
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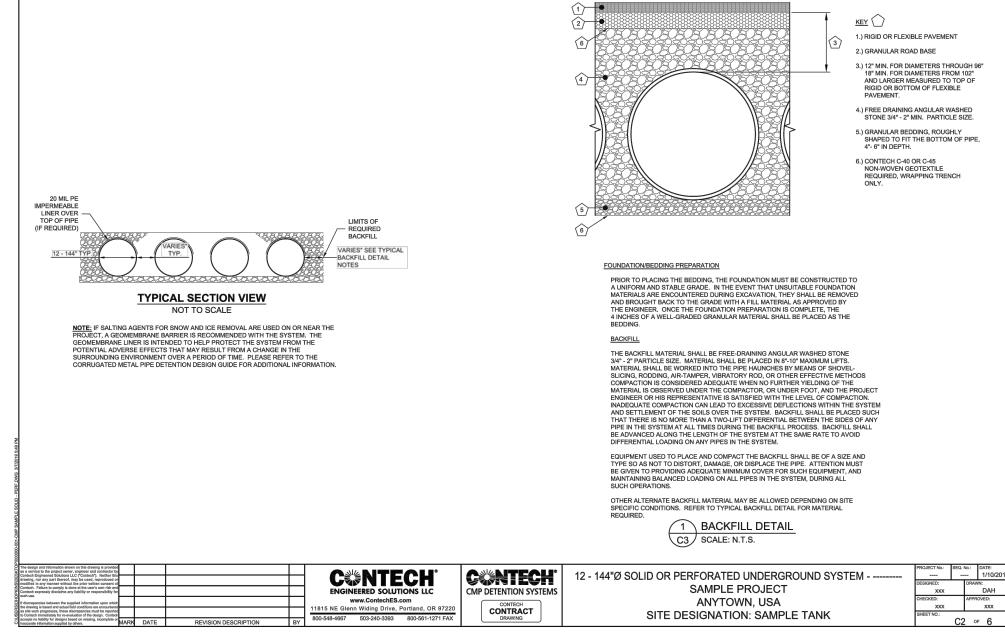
HUDSON BOULEVARD lake elmo, minnesota

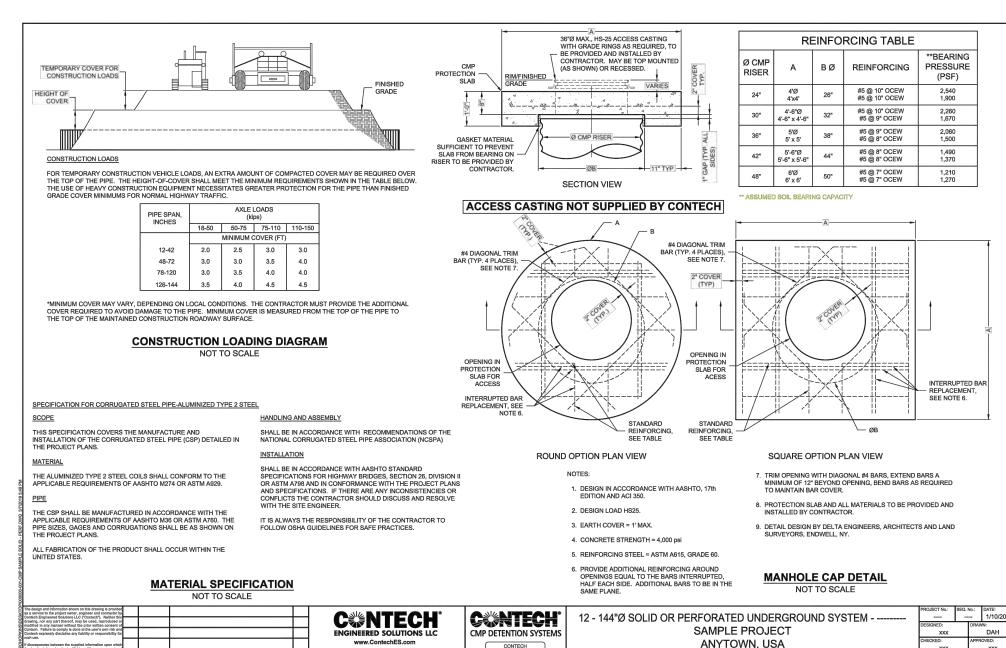
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STORMWATER MANAGEMENT PLAN

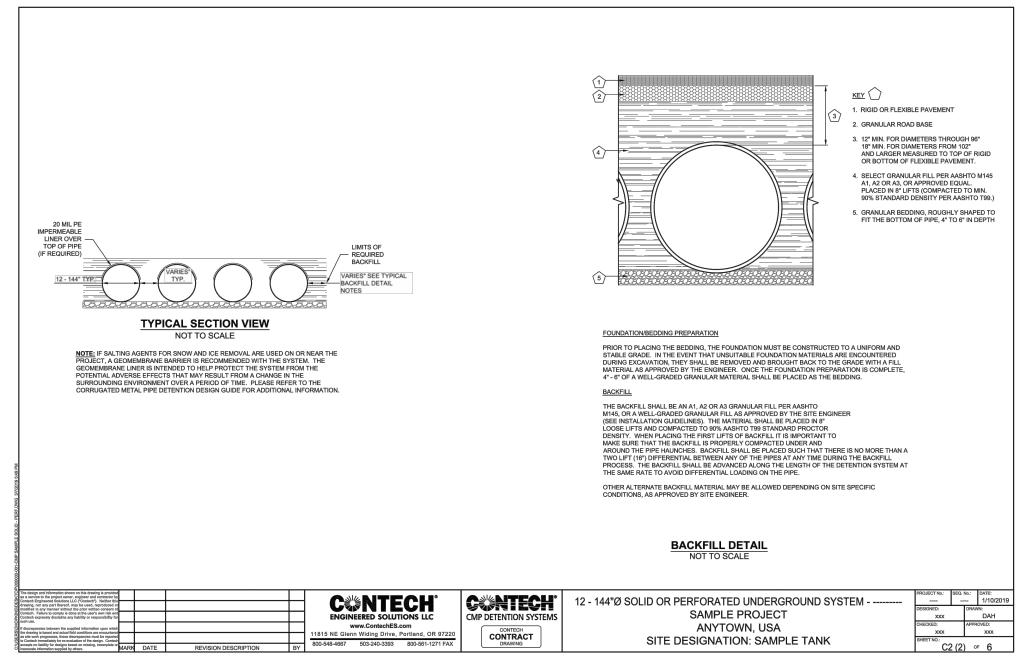
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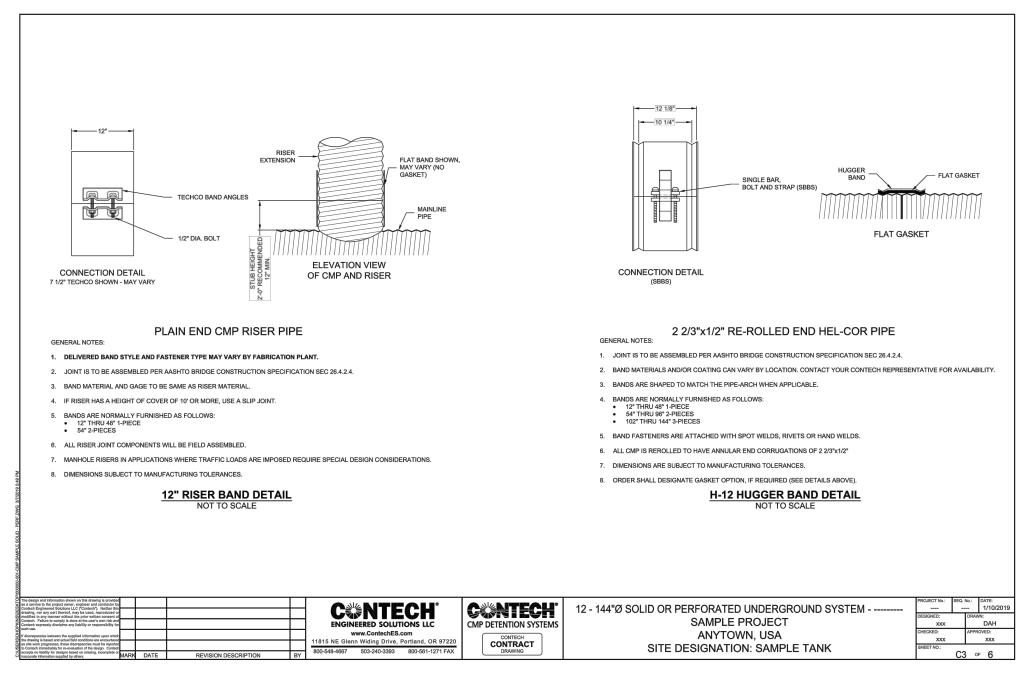


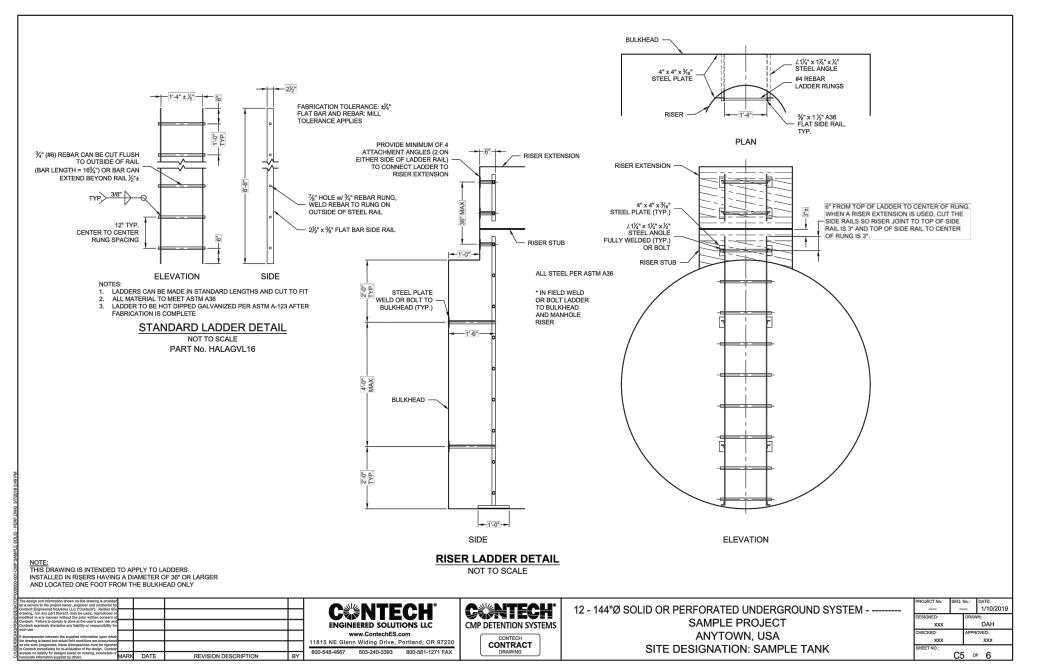


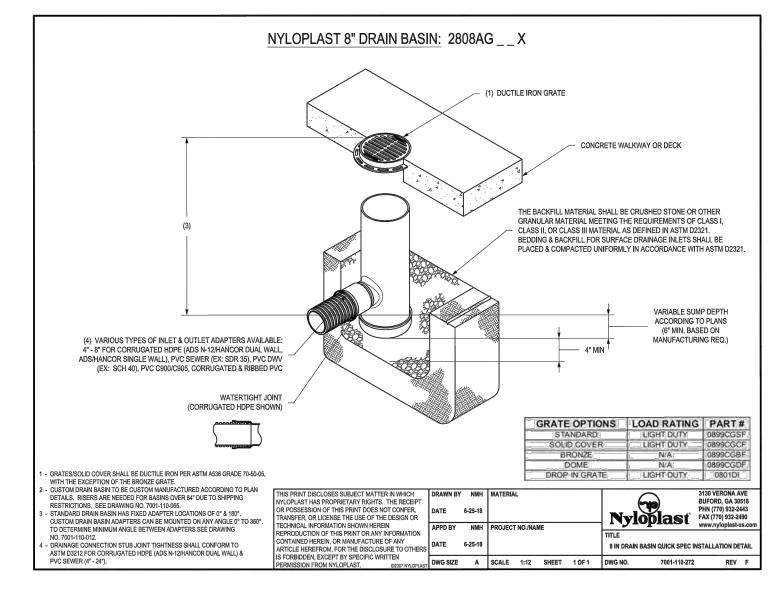


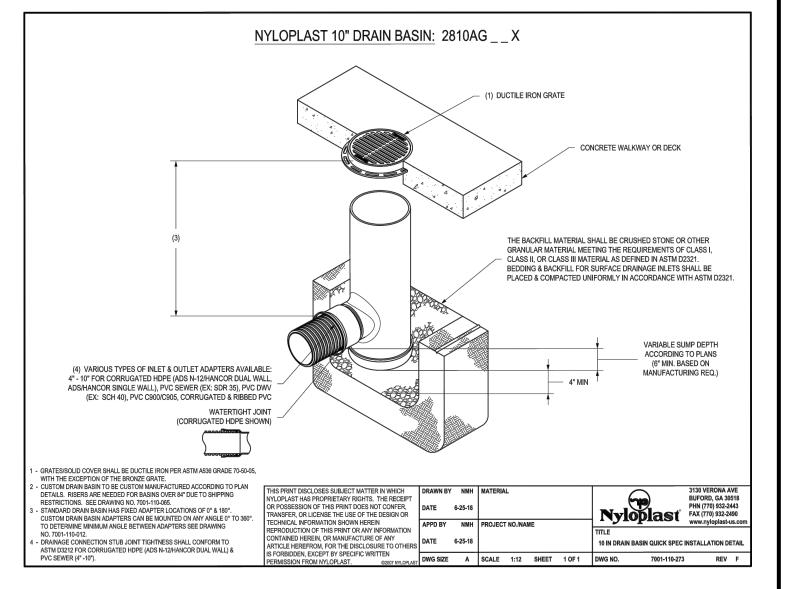
SITE DESIGNATION: SAMPLE TANK











Tensar.

Tensar International Corporation 2500 Northwinds Pkwy, Suite 500 Alpharetta, Georgia 30009 Phone: 800-TENSAR-1 www.tensarcorp.com

Product Specification - Biaxial Geogrid BX1200

Tensar International Corporation reserves the right to change its product specifications at any time. It is the responsibility of the specifier and purchaser to ensure that product specifications used for design and procurement purposes are current and consistent with the products used in each instance.

Product Type: Integrally Formed Biaxial Geogrid Positive Mechanical Interlock Load Transfer Mechanism: Spectra System (Base Stabilization, Subgrade Improvement) Primary Applications: **Product Properties** MD Values¹ XMD Values¹ Index Properties Aperture Dimensions² mm (in) 25 (1.0) 33 (1.3) Rib Thickness² 1.27 (0.05) mm (in) 1.27 (0.05) Tensile Strength @ 2% Strain³ kN/m (lb/ft) 6.0 (410) 9.0 (620) Tensile Strength @ 5% Strain³ kN/m (lb/ft) 11.8 (810) 19.6 (1,340) Ultimate Tensile Strength³ kN/m (lb/ft) 19.2 (1,310) 28.8 (1,970) Structural Integrity Junction Efficiency⁴ Overall Flexural Rigidity⁵ mg-cm 750,000 Aperture Stability⁶ m-N/deg 0.65 Durability Resistance to Installation Damage %SC / %SW / %GP 95 / 93 / 90 Resistance to Long Term Degradation⁸ Resistance to UV Degradation⁹ Dimensions and Delivery

The biaxial geogrid shall be delivered to the jobsite in roll form with each roll individually identified and nominally measuring 4.0 meters (13.1 feet) in width and 50.0 meters (164 feet) in length and 3.93 meters (12.9 feet) in width and 50.0 meters (164 feet) in length.

- Notes

 1. Unless indicated otherwise, values shown are minimum average roll values determined in accordance with ASTM D4759-02. Brief descriptions of test procedures are given in the following notes.
- 2. Nominal dimensions.
 3. Determined in accordance with ASTM D6637-10 Method A.
 4. Lord transfer combility determined in accordance with ASTM D773.
- Load transfer capability determined in accordance with ASTM D7737-11.
 Resistance to bending force determined in accordance with ASTM D7748/D7748M-14.
- 6. Resistance to in-plane rotational movement measured in accordance with ASTM D7864/D7864M-15.

 7. Resistance to loss of load capacity or structural integrity when subjected to mechanical installation stress in clayey sand (SC), well graded sand (SW), and crushed stone classified as poorly graded gravel (GP). The geogrid shall be sampled in accordance with
- graded sand (SW), and crushed stone classified as poorly graded gravel (GP). The geogrid shall be sampled in accordance with ASTM D5818 and load capacity shall be determined in accordance with ASTM D6637.

 8. Resistance to loss of load capacity or structural integrity when subjected to chemically aggressive environments in accordance with
- EPA 9090 immersion testing.

 9. Resistance to loss of load capacity or structural integrity when subjected to 500 hours of ultraviolet light and aggressive weathering in accordance with ASTM D4355-05.

Tensar International Corporation warrants that at the time of delivery the geogrid furnished hereunder shall conform to the specification stated herein. Any other warranty including merchantability and fitness for a particular purpose, are hereby excluded. If the geogrid does not meet the specifications on this page and Tensar is notified prior to installation, Tensar will replace the geogrid at no cost to the customer.

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Key Plan

WITED PROPERTIES

CREATING DEEP ROOTS

No. Date Revision Description

AMIRA LAKE ELMO

HUDSON BOULEVARD LAKE ELMO, MINNESOTA

PLANNING

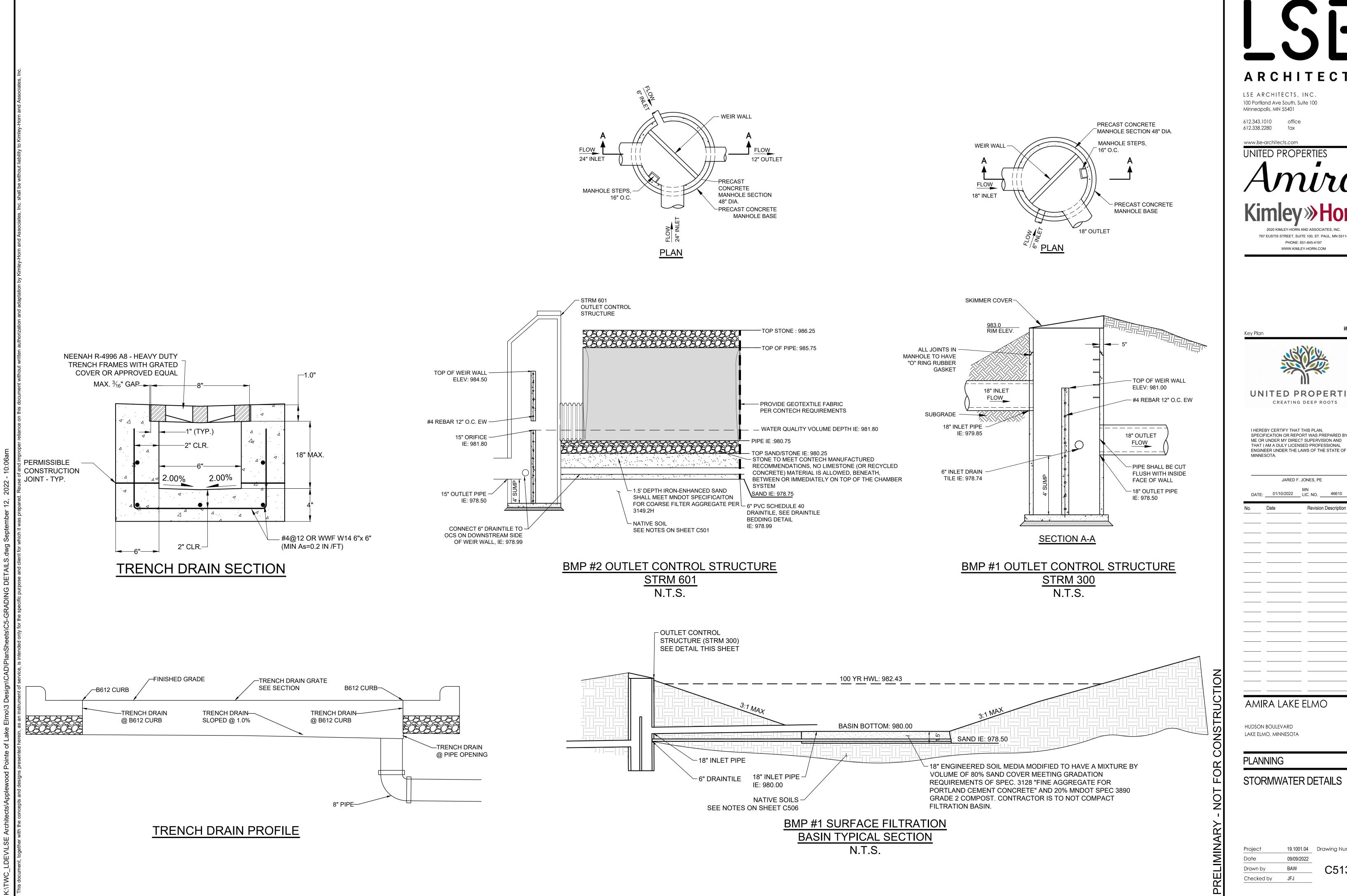
STORMWATER DETAILS

 Project
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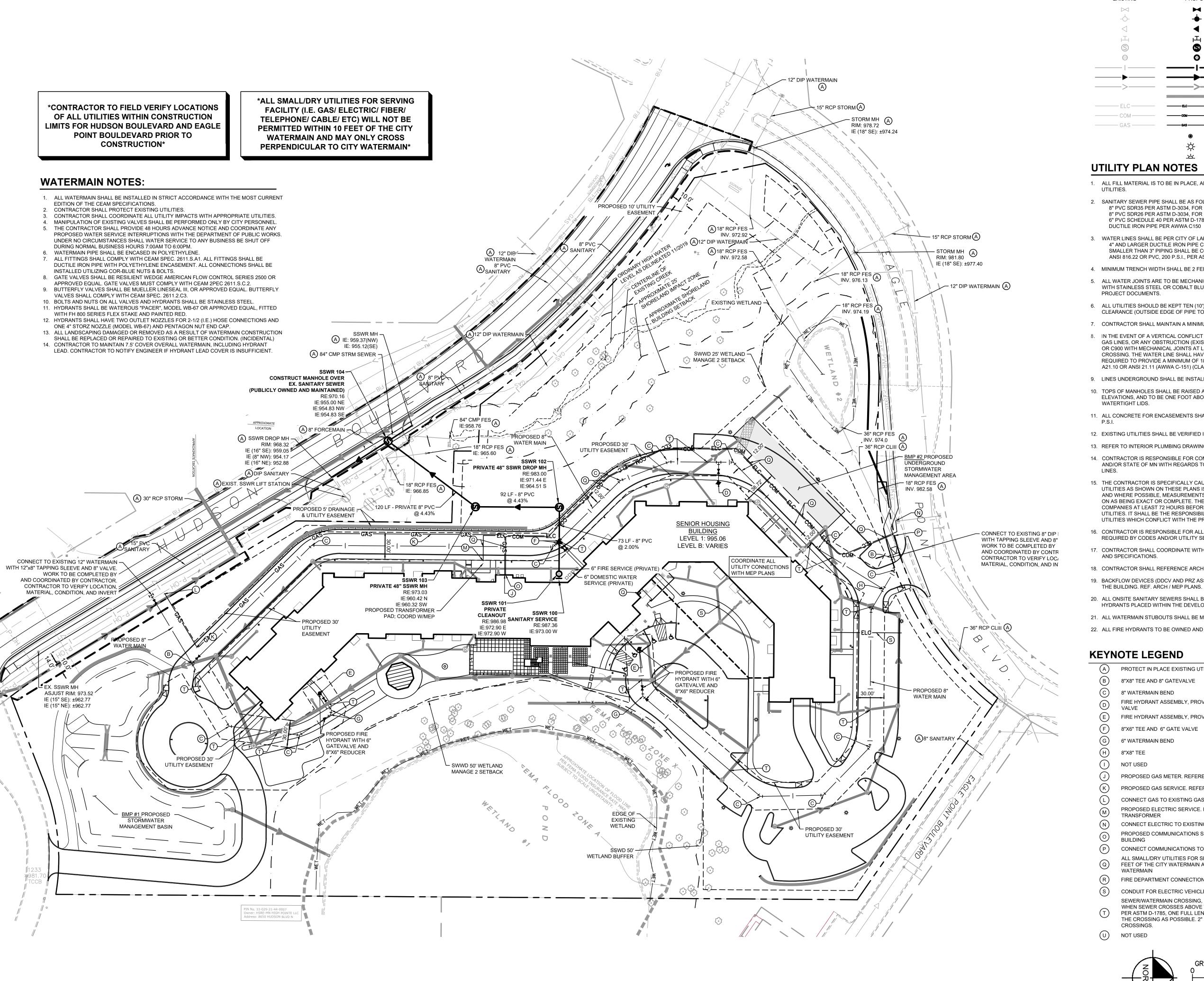
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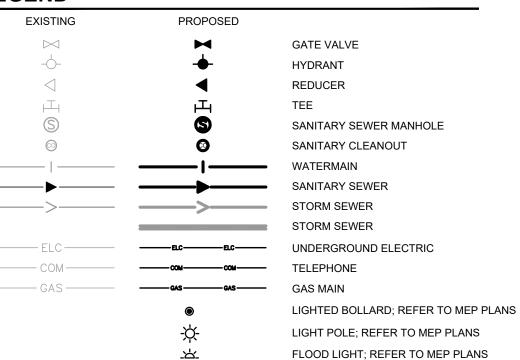
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STORMWATER DETAILS

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LEGEND

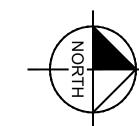


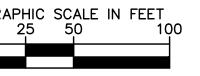
UTILITY PLAN NOTES

- 1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED
- 2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS: 8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP 8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP 6" PVC SCHEDULE 40 PER ASTM D-1785
- 3. WATER LINES SHALL BE PER CITY OF LAKE ELMO ENGINEERING DESIGN CITY STANDARDS:: 4" AND LARGER DUCTILE IRON PIPE CLASS 52 PER AWWA C150 SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
- 4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- 5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
- 6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
- 7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
- 8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
- 9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- 10. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH
- 11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000
- 12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- 13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- 14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF LAKE ELMO AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER
- 15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- 16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
- 17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS
- 18. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- 19. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF
- 20. ALL ONSITE SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED. ALL WATERMAINS AND HYDRANTS PLACED WITHIN THE DEVELOPMENT WILL REMAIN CITY OWNED AND OPERATED.
- 21. ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.
- 22. ALL FIRE HYDRANTS TO BE OWNED AND MAINTAINED BY THE CITY.

KEYNOTE LEGEND

- (A) PROTECT IN PLACE EXISTING UTILITY
- (B) 8"X8" TEE AND 8" GATEVALVE
- 8" WATERMAIN BEND
- FIRE HYDRANT ASSEMBLY, PROVIDE 8"X6" TEE, 6" WATERMAIN AND 6" GATE
- FIRE HYDRANT ASSEMBLY, PROVIDE 6" BEND, AND 6" WATERMAIN
- (F) 8"X6" TEE AND 6" GATE VALVE
- 6" WATERMAIN BEND
- NOT USED
- PROPOSED GAS METER. REFERENCE MEP PLANS FOR LOCATION AT BUILDING
- PROPOSED GAS SERVICE. REFERENCE MEP PLANS FOR ENTRY AT BUILDING CONNECT GAS TO EXISTING GAS MAIN; COORD W/ UTILITY PROVIDER
- PROPOSED ELECTRIC SERVICE. REFERENCE MEP PLANS FOR CONNECTION AT
- CONNECT ELECTRIC TO EXISTING POWER; COORD W/ UTILITY PROVIDER
- PROPOSED COMMUNICATIONS SERVICE. REFERENCE MEP PLANS FOR ENTRY AT CONNECT COMMUNICATIONS TO EXISTING FIBER; COORD W/ UTILITY PROVIDER
- ALL SMALL/DRY UTILITIES FOR SERVING FACILITY ARE NOT PERMITTED WITHIN 10 FEET OF THE CITY WATERMAIN AND MAY ONLY CROSS PERPENDICULAR TO CITY
- FIRE DEPARTMENT CONNECTION SEE MEP PLANS
- CONDUIT FOR ELECTRIC VEHICLE CHARGING SEE MEP PLANS
- SEWER/WATERMAIN CROSSING, PROVIDE MINIMUM 18" VERTICAL SEPARATION, WHEN SEWER CROSSES ABOVE WATER, THE PIPE SHALL BE PVC SCHEDULE 40 PER ASTM D-1785, ONE FULL LENGTH OF WATER PIPE SHALL BE CENTERED AT THE CROSSING AS POSSIBLE. 2" INSULATION REQUIRED AT STORM/WATER CROSSINGS.
- NOT USED





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Revision Description

JARED F. JONES, PE

AMIRA LAKE ELMC

HUDSON BOULEVARD LAKE ELMO, MINNESOTA

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UTILITY PLAN

19.1001.04 Drawing Number 09/09/2022 BAW

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- 1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND IMPLEMENT MINNESOTA POLLUTION CONTROL AGENCY (MPCA) BEST MANAGEMENT PRACTICES (BMP) TO CONTROL SITE SILTATION AND EROSION INTO DRAINAGE WAYS. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AND COMPLETION DATES RELATIVE TO ALL PERMITS ISSUED FOR THE WORK TO BE COMPLETED. THE ENGINEER MAY ISSUE A STOP WORK ORDER FOR ALL DEVELOPMENT WORK AND BUILDING CONSTRUCTION FOR NONCOMPLIANCE WITH THESE MEASURES.
- 2. SEQUENCING, ALL SILT FENCE AND OTHER EROSION CONTROL MEASURES SHALL BE IN PLACE AND APPROVED BY ENGINEER PRIOR TO ANY REMOVALS, EXCAVATION OR CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED AND APPROVED BY THE ENGINEER.
- 3. SILT FENCE, THE CONTRACTOR SHALL INSTALL SILT FENCE AT THE LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CITY STANDARD DETAILS. SILT FENCE DAMS AND INTERIM SUMPS SHALL BE PLACED TO INTERCEPT SILT FROM CONCENTRATED RUNOFF FROM OPEN GRADED AREAS, ADDITIONAL SILT FENCE SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER.
- 4. STOCKPILES. ALL STOCKPILE AREAS SHALL HAVE SILT FENCE OR SEDIMENT TRAPPING SYSTEMS PLACED AROUND THE ENTIRE PERIMETER.
- 5. INLET PROTECTION. THE CONTRACTOR SHALL INSTALL INLET PROTECTION ON ALL EXISTING STORM SEWER INLETS IN ACCORDANCE WITH THE CITY STANDARD DETAILS. INLET PROTECTION SHALL ALSO BE PROVIDED ON ALL PROPOSED STORM SEWER INLETS IMMEDIATELY FOLLOWING CONSTRUCTION OF THE INLET. INLET PROTECTION MUST BE INSTALLED IN A MANNER THAT WILL NOT IMPOUND WATER FOR EXTENDED PERIODS OF TIME OR IN A MANNER THAT PRESENTS A HAZARD TO VEHICULAR OR PEDESTRIAN TRAFFIC.
- 6. TEMPORARY SEDIMENT BASINS. THE CONTRACTOR SHALL INCORPORATE TEMPORARY SEDIMENT BASINS THROUGHOUT THE CONSTRUCTION SITE TO CAPTURE RUNOFF AND SLOW THE FLOW OF WATER AND ALLOW SEDIMENT TO SETTLE OUT. TEMPORARY SEDIMENT BASINS SHALL BE INSTALLED AS DIRECTED BY THE CITY ENGINEER.
- 7. ROCK CONSTRUCTION ENTRANCE. A ROCK ENTRANCE SHALL BE CONSTRUCTED AND MAINTAINED AS SHOWN ON THE PLAN TO REDUCE TRACKING OF SILT AND DIRT ONTO THE PUBLIC STREETS. A GEOTEXTILE FABRIC SHALL BE PLACED UNDERNEATH THE ROCK. THE ROCK SHALL BE PERIODICALLY REPLENISHED TO MAINTAIN THE INTENDED PERFORMANCE. MUD AND DEBRIS SHALL BE REMOVED OR SCRAPED FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.
- 8. STREET SWEEPING, ALL STREETS USED FOR ACCESS TO THE SITE AND HAUL ROUTES USED FOR CONSTRUCTION EQUIPMENT AND MATERIAL SUPPLIES SHALL BE CLEANED AT THE END OF EACH WORKING DAY. THE CITY OR ENGINEER MAY ORDER ADDITIONAL SWEEPING OF THE STREETS AS DEEMED REQUIRED AT DEVELOPER/CONTRACTOR EXPENSE.

STANDARD PLAN NOTES

GRADING AND EROSION CONTROL PLANS

APRIL 2019

COMPACTED

GEOTEXTILE TO

TRENCH.

APRIL 2019

LAKE ELMO

OVERLAP THROUGH

NOTE : -SILT FENCE INSTALLATION SHALL CONFORM TO

-MATERIALS SHALL CONFORM TO MNDOT 3886.

MNDOT2573.3, TYPE MS/HI NEAR VEHICLE/CONSTRUCTION TRAFFIC,

TYPE PA AT ALL OTHER LOCATIONS.

SILT FENCE

CITY OF LAKE ELMO

LAKE ELMO CITY OF LAKE ELMO

5' T-SHAPED METAL FENCE POST

OR 2"x2" WOOD POST

(NEAR VEHICLE/CONSTRUCTION TRAFFIC)

STANDARD DRAWING NO. 600A

LAKE ELMO

9. DEWATERING. EACH EXCAVATION SHALL BE KEPT DRY DURING THE COURSE OF ALL WORK HEREIN, INCLUDING SUBGRADE CORRECTION, PIPE INSTALLATION, STRUCTURE CONSTRUCTION AND BACKFILLING, TO THE EXTENT THAT NO DAMAGE FROM HYDROSTATIC PRESSURE, FLOATATION OR OTHER DAMAGE RESULTS. ALL EXCAVATIONS SHALL BE DEWATERED TO A DEPTH OF AT LEAST 3 INCHES BELOW THE BOTTOM OF THE CONCRETE SLAB OR PIPE TO BE INSTALLED THEREIN. THE CONTRACTOR MAY USE ANY METHOD OR COMBINATION OF METHODS FOR FOR DEWATERING HE CHOOSES; HOWEVER, ALL DEWATERING METHODS AND EQUIPMENT WHICH IN THE OPINION OF THE ENGINEER, ARE INEFFECTIVE SHALL BE ABANDONED, IMPROVED REPLACED OR THERWISE ALTERED TO OBTAIN EFFECTIVE DEWATERING. THE CONTRACTOR SHALL PROVIDE ALL POWER, PUMPS, MATERIALS AND APPARATUS NECESSARY, AND SHALL BE RESPONSIBLE FOR DISPOSING OF THE WATER PUMPED FROM THE EXCAVATION IN A MANNER WHICH WILL NOT INTERFERE WITH OTHER WORK WITHIN THE AREA AND NOT TO DAMAGE PUBLIC OR PRIVATE PROPERTY. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE CONDITION OF ANY PIPE, CONDUIT, DITCH, CHANNEL OR NATURAL WATERCOURSE UTILIZED FOR DRAINAGE PURPOSES, AND ALL EROSION, SEDIMENT OR OTHER ADVERSE RESULTS OF THEIR USE SHALL BE REPAIRED.

- 10. POSITIVE DRAINAGE AND PROTECTION. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE SITE AT ALL TIMES. LOW POINTS WITHIN AND ALONG ROADWAYS ARE EXPRESSLY PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS TO FACILITATE PROPER DRAINAGE DURING CONSTRUCTION. TO PROTECT PREVIOUSLY GRADED AREAS FROM EROSION, WOOD FIBER BLANKET SHALL BE PLACED IMMEDIATELY ON STEEP SLOPES (1:3 OR GREATER) AND EMBANKMENTS, PERMANENT AND TEMPORARY PONDS, AND OUTLETS AND OVERFLOWS TO PROTECT THE COMPLETED GRADE AND MINIMIZE SILT IN THE RUNOFF.
- 11. DRAINAGE DITCHES. THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. STABILIZATION OF THE LAST 200 LINEAL FEET MUST BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER. STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES MUST BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.
- 12. TURF ESTABLISHMENT. ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

STANDARD PLAN NOTES

GRADING AND EROSION CONTOL PLANS

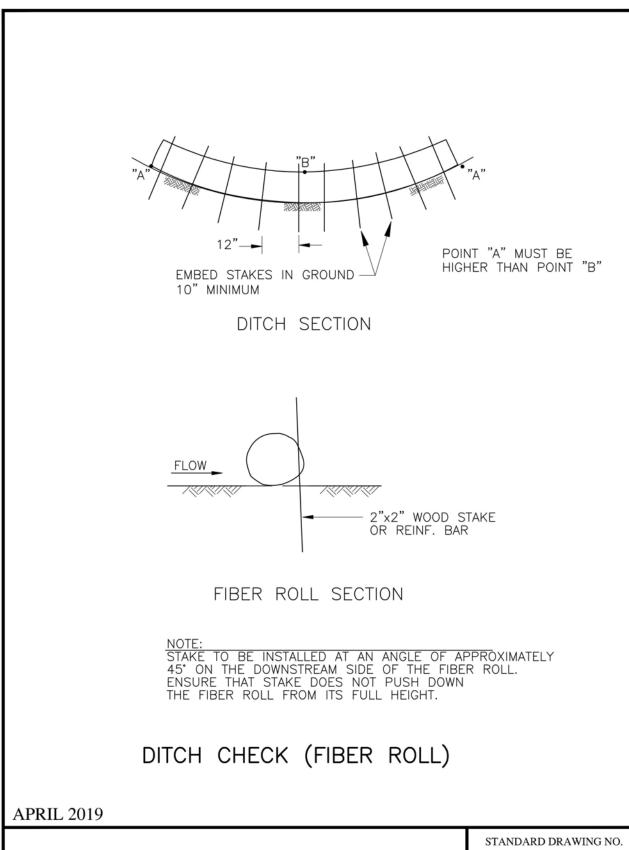
APRIL 2019

CITY OF LAKE ELMO

STANDARD DRAWING NO. 600B LAKE ELMO

603

LAKE ELMO



CITY OF LAKE ELMO

13. MAINTENANCE AND INSPECTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND UNTIL SATISFACTORY ESTABLISHMENT OF PERMANENT GROUND COVER IS OBTAINED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, AND STORMWATER OUTFALLS MUST BE INSPECTED WEEKLY, AND WITHIN 24 HOURS OF THE SITE RECEIVING 0.5 INCHES OF RAIN. REPAIRS MUST BE MADE ON THE SAME DAY OR FOLLOWING DAY OF THE INSPECTION. UNSATISFACTORY CONDITIONS NOT REPAIRED OR CLEANED UP WITHIN 48-HOURS OF NOTIFICATION SHALL RESULT IN A STOP WORK ORDER, AND/OR SAID WORK SHALL BE COMPLETED AT CONTRACTOR'S EXPENSE.

- 14. REMOVAL, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TEMPORARY EROSION CONTROL MEASURES, STRUCTURES AND DEVICES ONLY AFTER RECEIVING ENGINEER APPROVAL. ALL DEBRIS, STAKES, AND SILTS ALONG SILT FENCES SHALL BE REMOVED AND DISPOSED OFF SITE. THE CONTRACTOR SHALL HAND RAKE SILTED AREAS ALONG THE FENCE LOCATIONS TO PROVIDE A SMOOTH FINAL GRADE AND SHALL RESTORE THE GROUND SURFACE WITH SEED OR SOD, AS REQUIRED, TO MATCH THE FINISHED GRADE TO THE ADJACENT AREA.
- 15. FINAL STORM SEWER SYSTEM. AT THE COMPLETION OF THE WORK AND BEFORE THE FINAL WALK THROUGH, THE CONTRACTOR SHALL REMOVE STORM SEWER INLET PROTECTION MEASURES AND THOROUGHLY FLUSH THE STORM SEWER SYSTEM. SEDIMENT AND DEBRIS SHALL BE COMPLETELY REMOVED AND CLEANED AT THE INLETS. OUTLETS, AND DOWNSTREAM OF EACH OUTLET. RIPRAP AND GEOTEXTILE FABRIC MAY REQUIRE REPLACEMENT AS DIRECTED BY THE ENGINEER TO OBTAIN A LIKE NEW INSTALLATION ACCEPTABLE TO THE CITY.
- 16. DITCH CHECK (BIOROLL BLANKET SYSTEM). BIOROLL AND BLANKET SYSTEMS SHALL BE BE INSTALLED AS DITCH CHECKS ONLY IN SPECIFIED LOCATIONS AS APPROVED BY THE CITY ENGINEER. BIOROLLS ARE NOT TO BE UTILIZED IN AREAS WHERE VEHICLE AND CONSTRUCTION TRAFFIC OCCUR.
- 17. FLOTATION SILT CURTAIN. FLOTATION SILT CURTAIN SHALL BE UTILIZED WHEN CONSTRUCTION ACTIVITIES OCCUR DIRECTLY ADJACENT TO LAKES, STREAMS OR WETLANDS IN ORDER TO CONTAIN SEDIMENTS NEAR THE BANKS OF WORKING AREAS. THE INSTALLATION OF FLOTATION SILT CURTAINS WILL BE REQUIRED AS DIRECTED BY THE CITY ENGINEER.
- 18. CONCRETE WASHOUT ONSITE. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER, A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

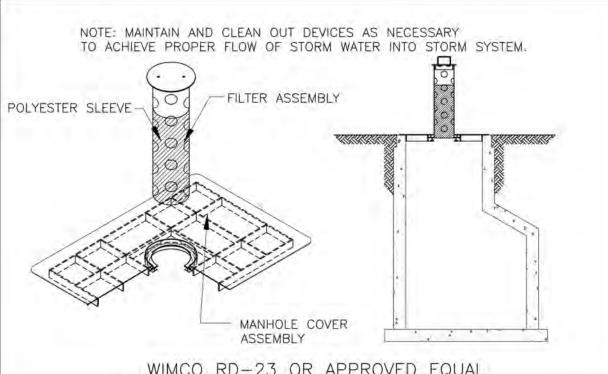
STANDARD PLAN NOTES

GRADING AND EROSION CONTOL PLANS

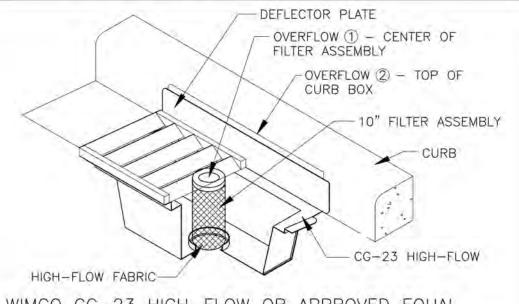
APRIL 2019

LAKE ELMO CITY OF LAKE ELMO

STANDARD DRAWING NO. 600C LAKE ELMO



WIMCO RD-23 OR APPROVED EQUAL



WIMCO CG-23 HIGH-FLOW OR APPROVED EQUAL

SEDIMENT CONTROL AROUND STORM SEWER INLET

APRIL 2019

CITY OF LAKE ELMO

STANDARD DRAWING NO. LAKE ELMO

- RESTORE ALL DISTURBED AREAS WITH 6 INCHES OF TOPSOIL CONFORMING TO MNDOT 3877.
- PROTECT ALL STORM SEWER INLETS AS SPECIFIED HEREIN AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED.
- MAINTAIN ALL SILT FENCE AND REPAIR OR REPLACE AS NEEDED OR REQUIRED UNTIL TURF HAS BEEN ESTABLISHED.
- . RESTORATION WORK SHALL BEGIN WITHIN 7 DAYS OF FINAL GRADING.
- BOULEVARD AND DITCH RESTORATION INCLUDES FINE GRADING, WHICH INCLUDES THE REMOVAL OF ROCKS, DEBRIS AND SOIL CHUNKS, WHILE MAINTAINING POSITIVE

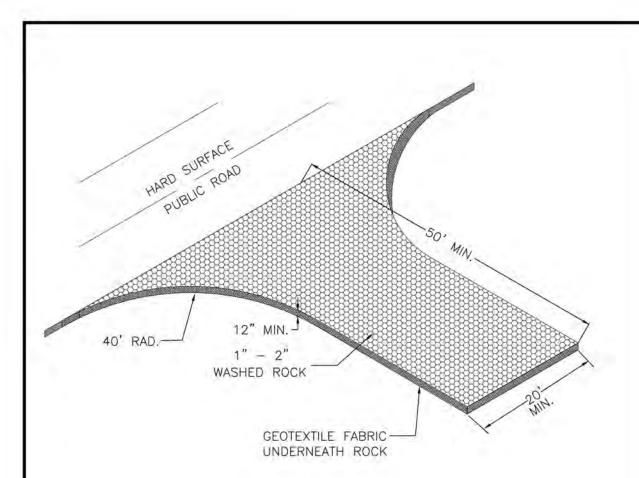
STANDARD PLAN NOTES

SITE RESTORATION PLANS

APRIL 2019

LAKE ELMO CITY OF LAKE ELMO

STANDARD DRAWING NO. 600D LAKE ELMO



NOTES:

- 1 MAXIMUM WIDTH OF CONSTRUCTION ENTRANCE IS 24 FEET.
- 2 A MNDOT 3733 TYPE V GEOTEXTILE FABRIC SHALL BE USED UNDER THE ROCK TO PREVENT MIGRATION OF THE UNDERLYING SOIL INTO THE STONE.
- 3 CONSTRUCTION ENTRANCE IS REQUIRED FOR ALL NEW HOME CONSTRUCTION AND NEW STREET CONSTRUCTION.

4 CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF MUD

DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ROCK ENTRANCE. 5 REMOVE MUD AND DEBRIS FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO

ONTO ROADWAYS THAT ADJOIN THE PROJECT. THIS WILL REQUIRE PERIODIC TOP

LEAVING THE SITE.

ROCK CONSTRUCTION ENTRANCE

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CITY OF LAKE ELMO

STANDARD DRAWING NO. 605 LAKE ELMO

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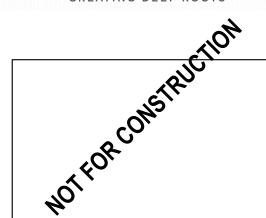
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Revision Description

AMIRA LAKE ELMO

HUDSON BOULEVARD LAKE ELMO, MINNESOTA

PLANNING

CIVIL DETAILS

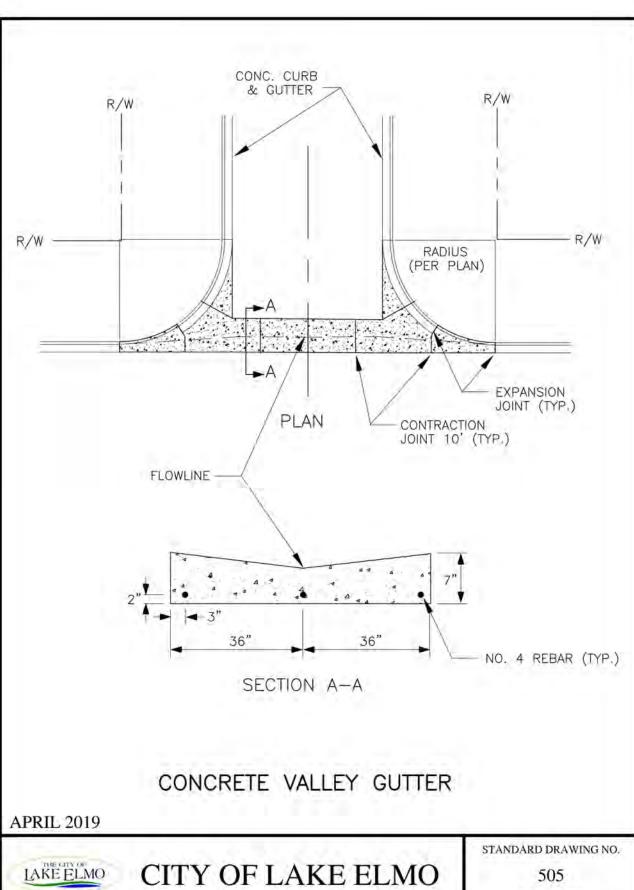
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LAKE ELMO

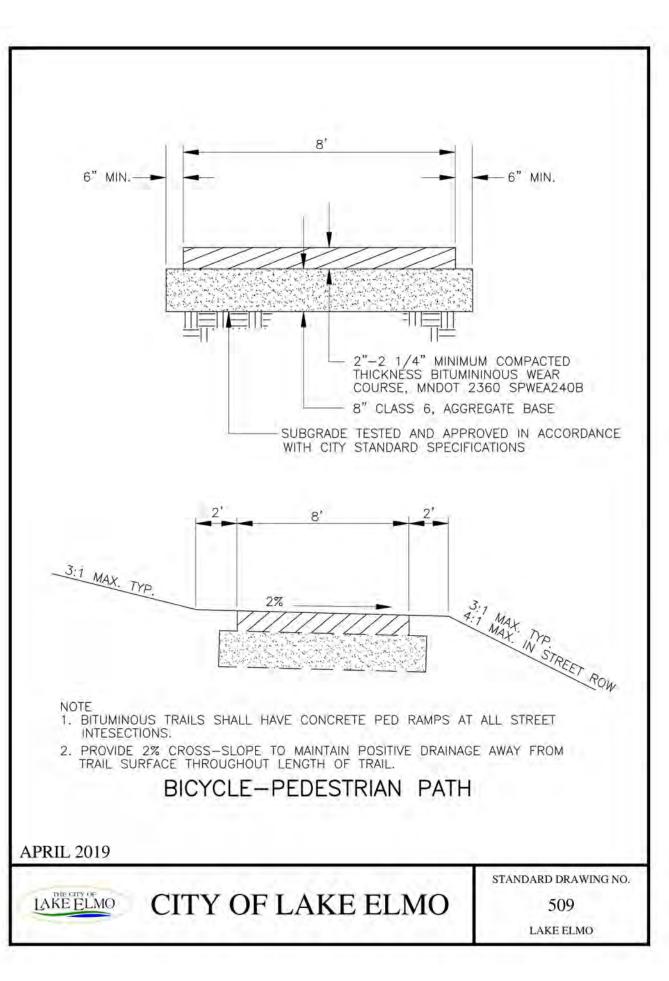
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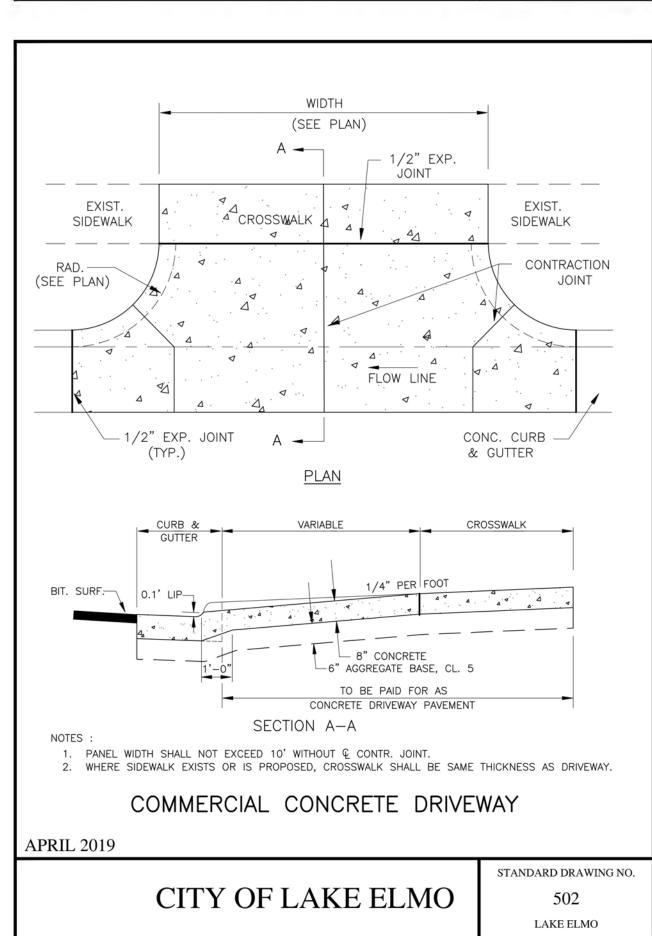
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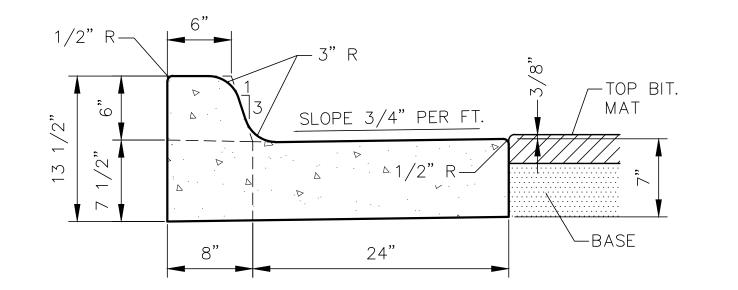




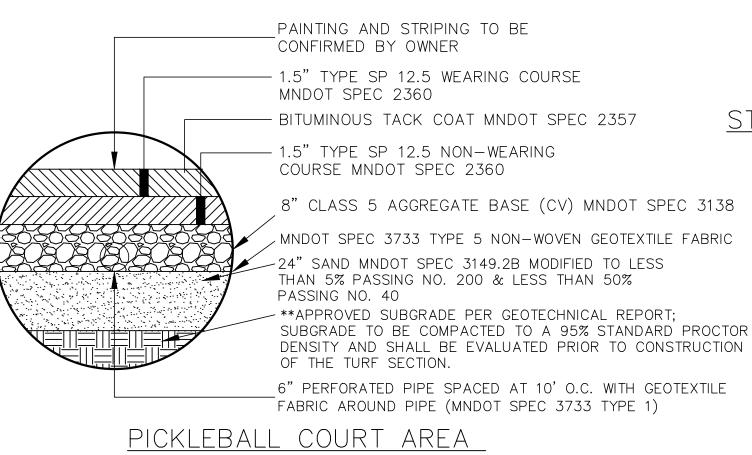
LAKE ELMO

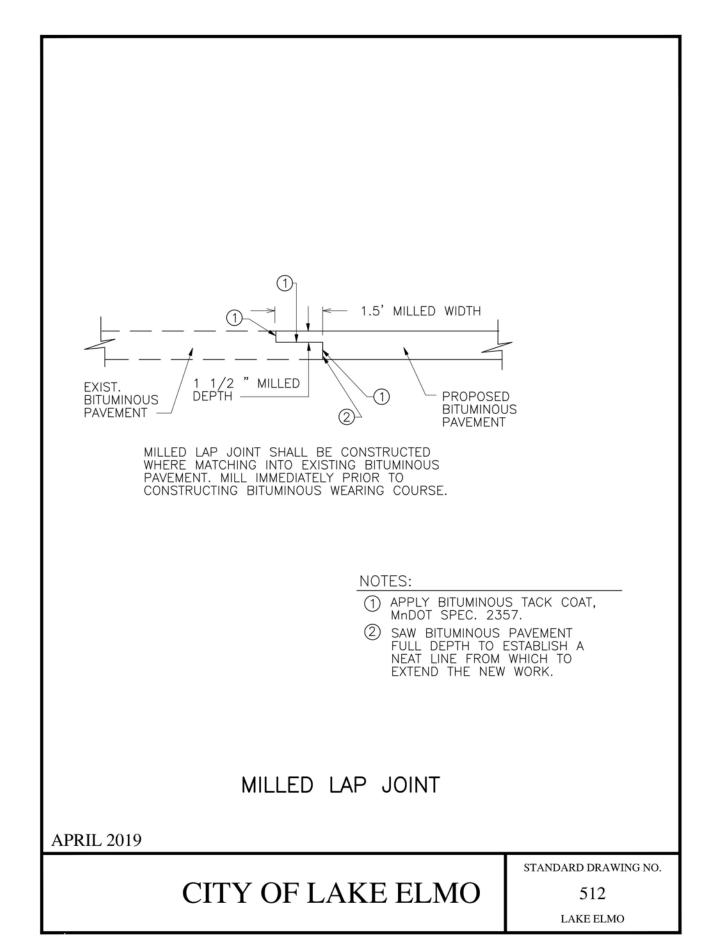


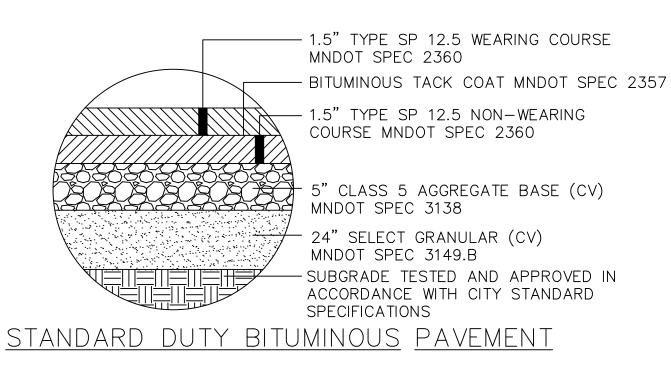


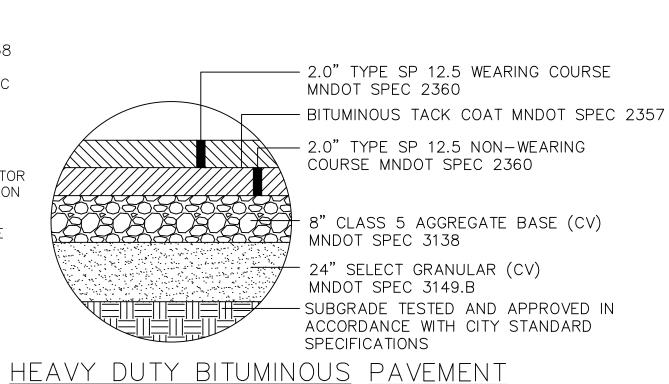


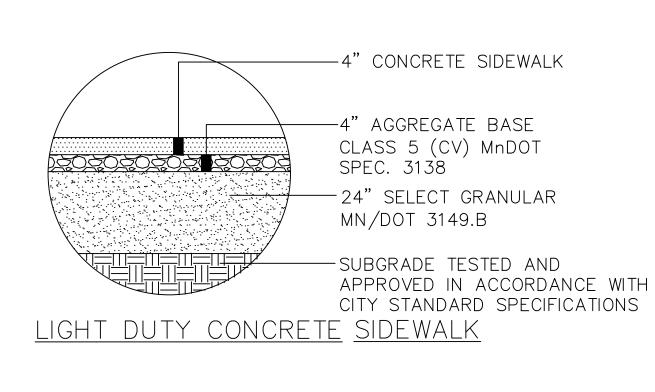
B624 CURB & GUTTER

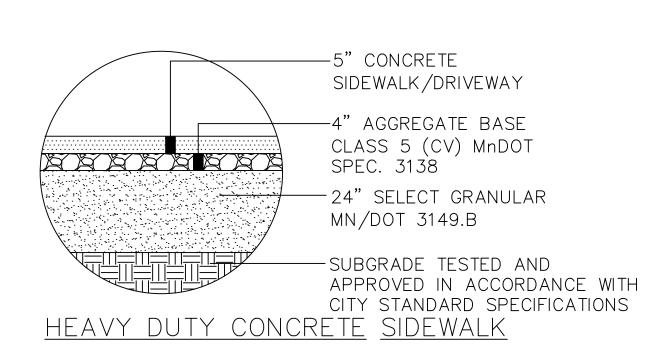












NOTE: PAVEMENT SECTIONS ARE PROVIDED FOR REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT FOR ALL PAVEMENT, SUBGRADE PREPARATION, AND COMPACTION REQUIREMENTS



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No.	Date	Revision Description

AMIRA LAKE ELMO

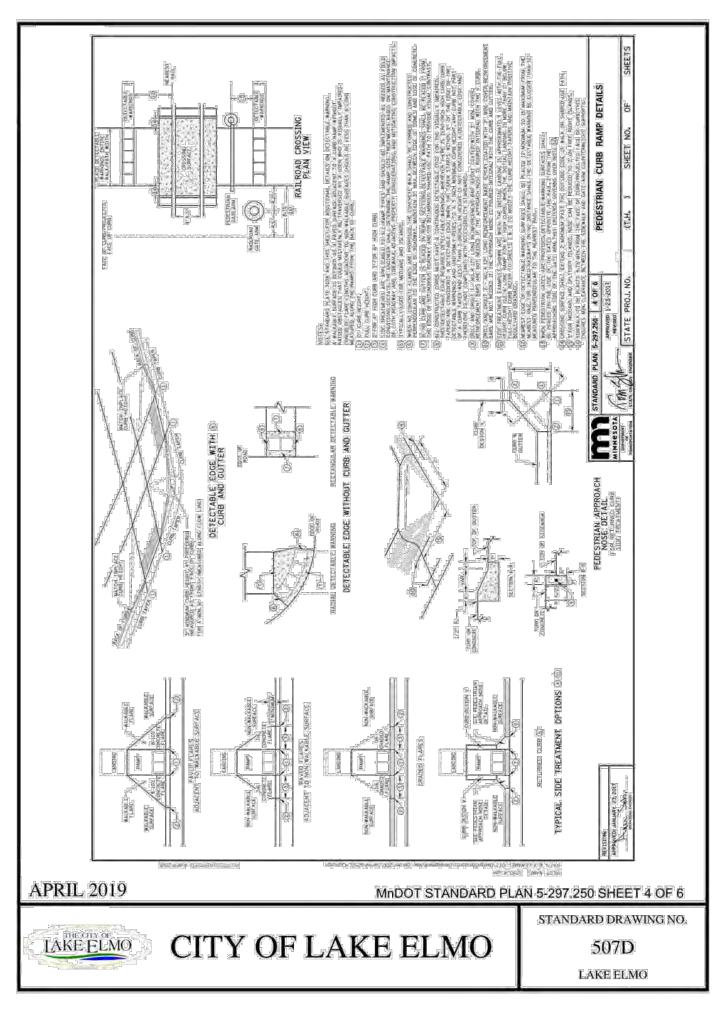
HUDSON BOULEVARD LAKE ELMO, MINNESOTA

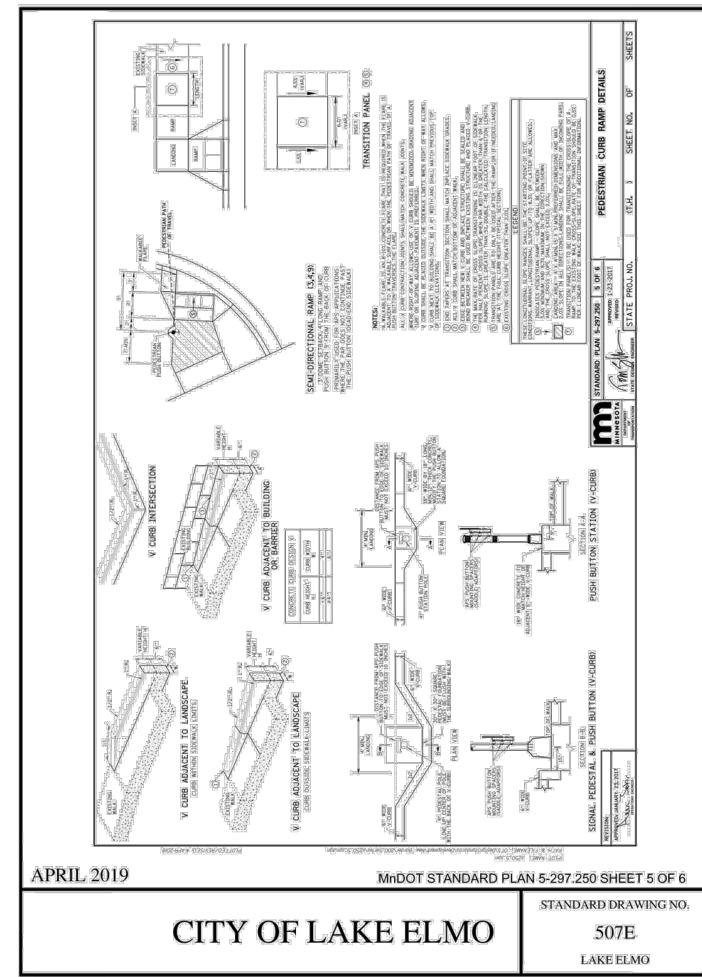
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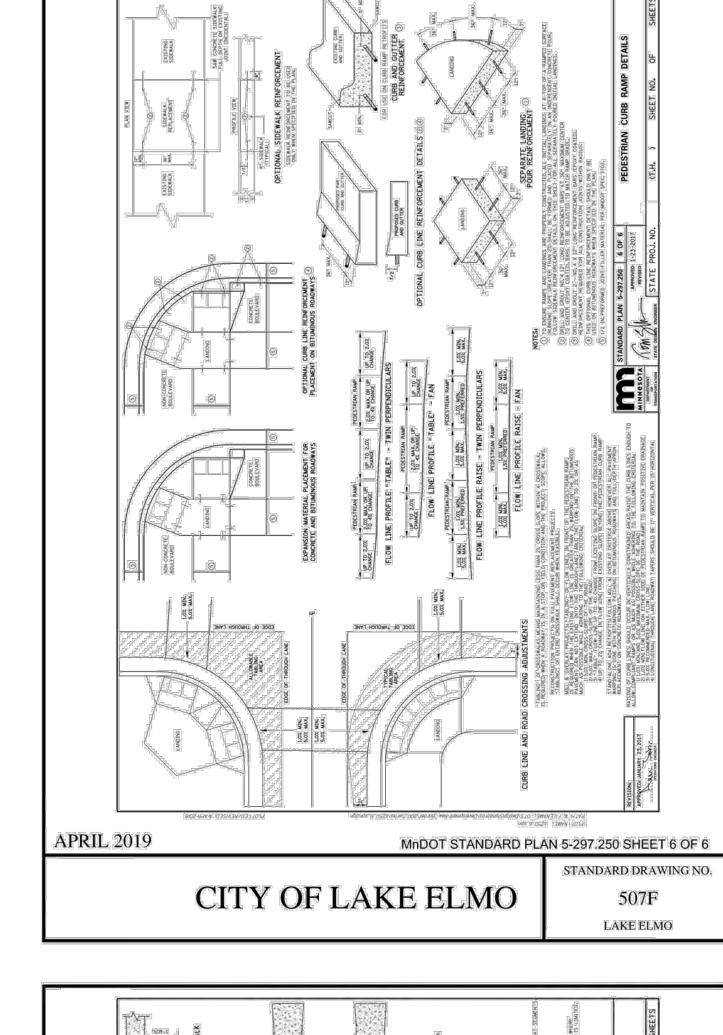
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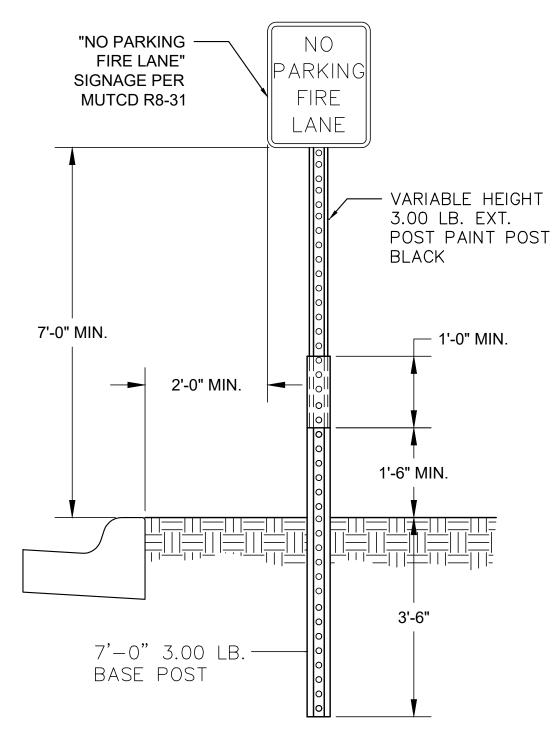
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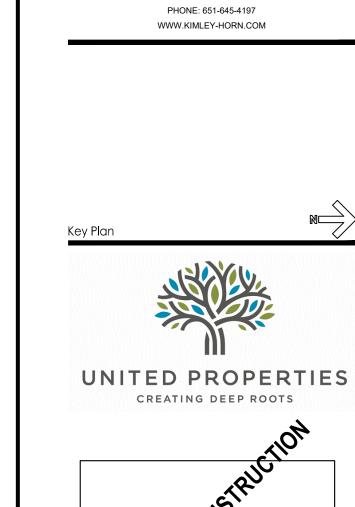




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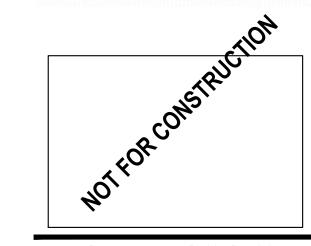
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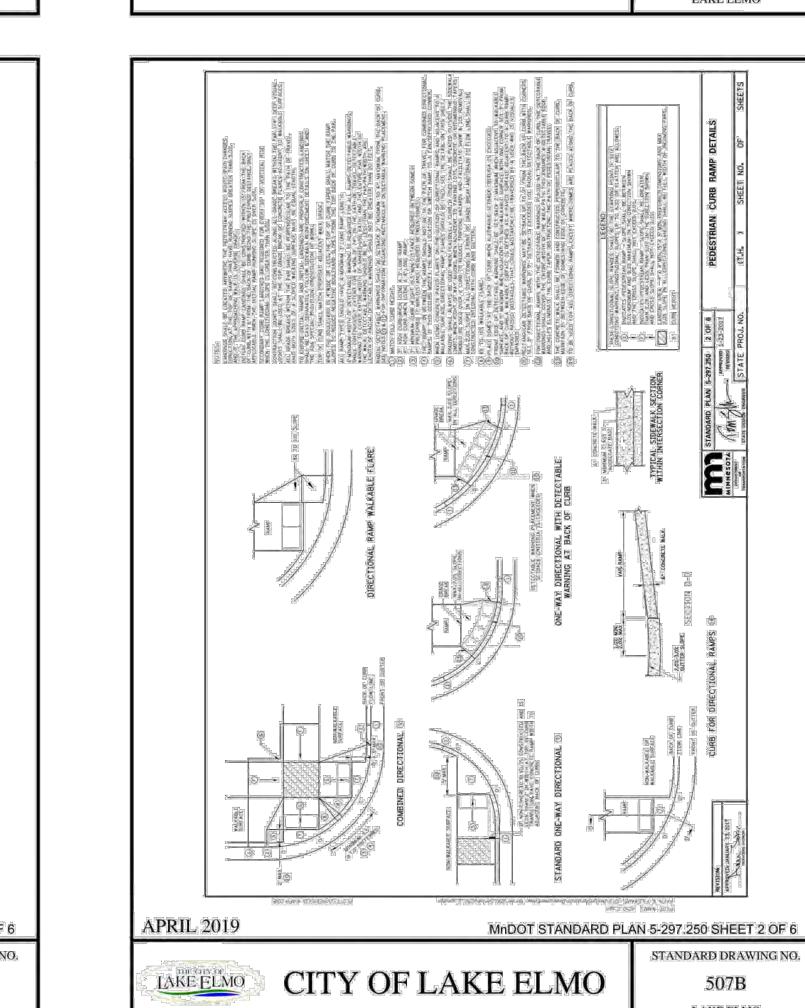


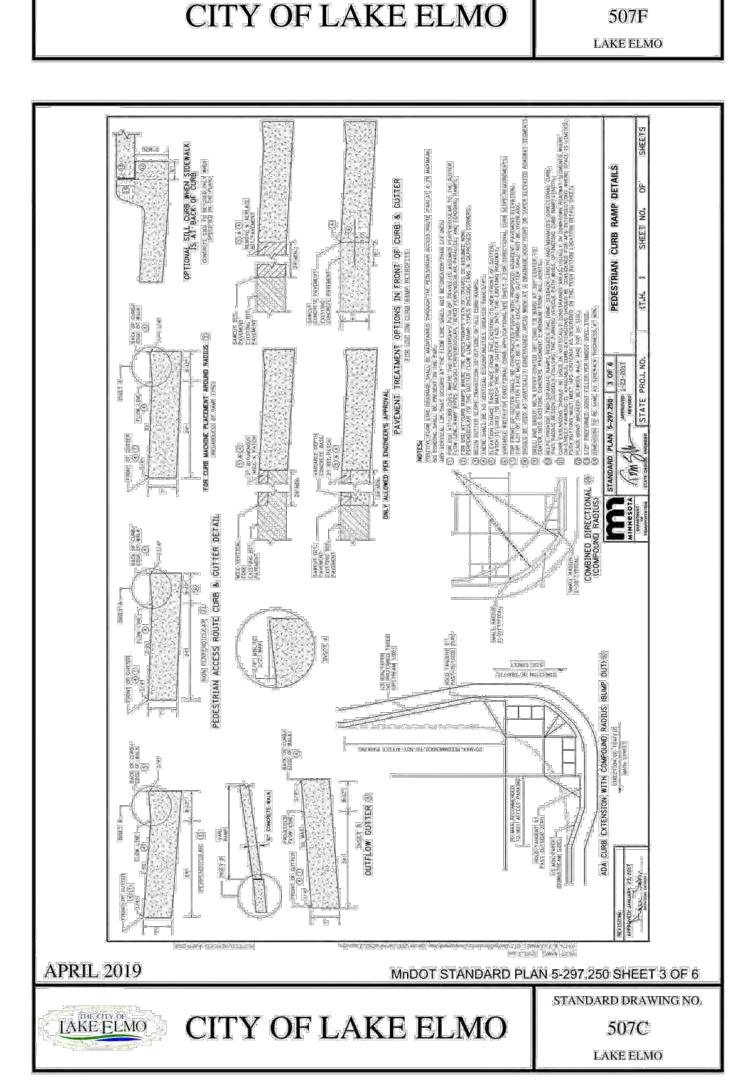
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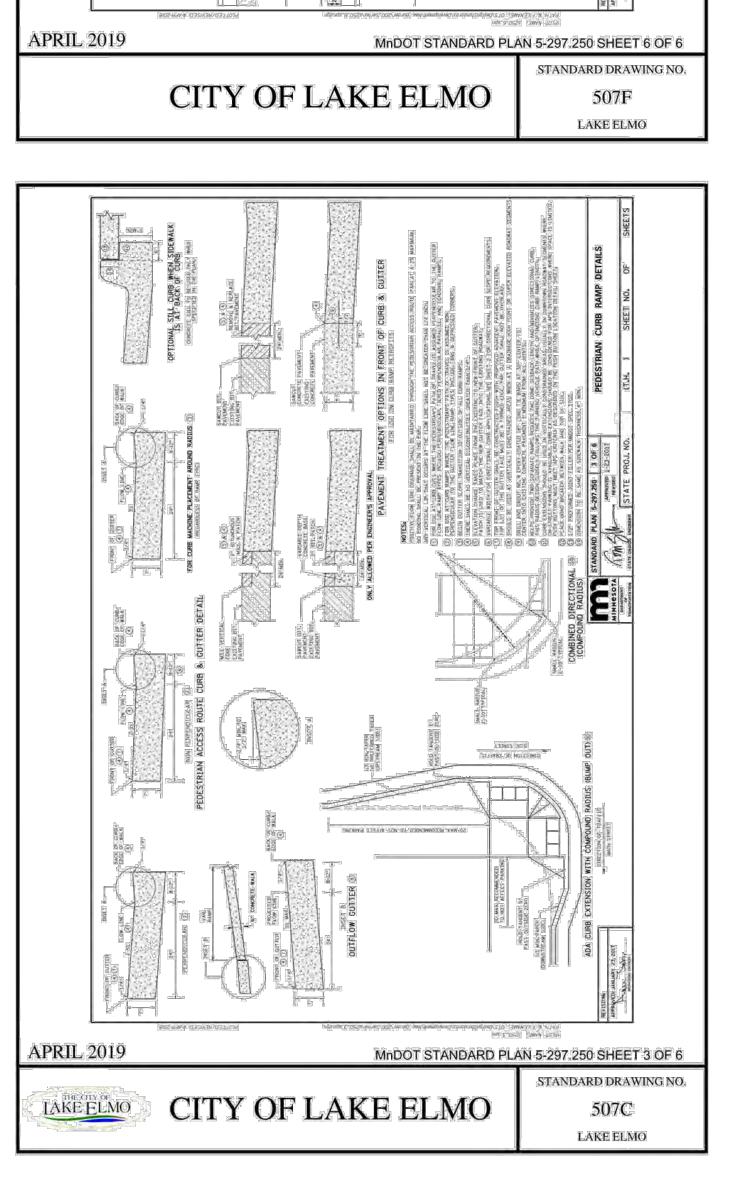
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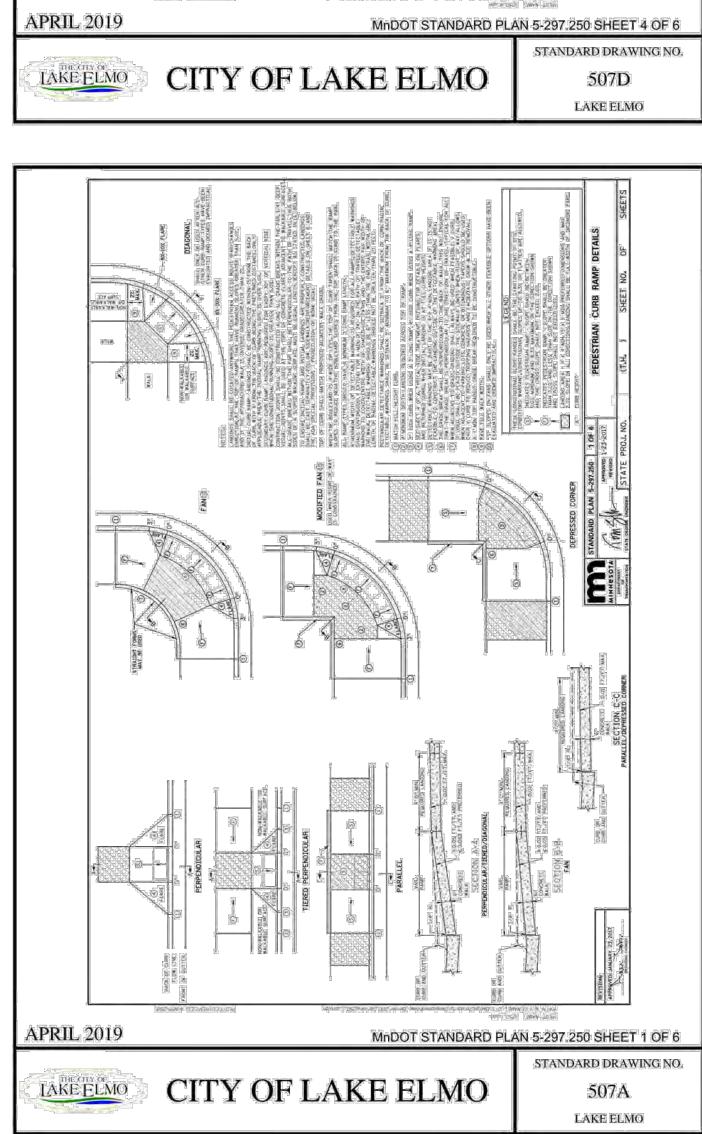
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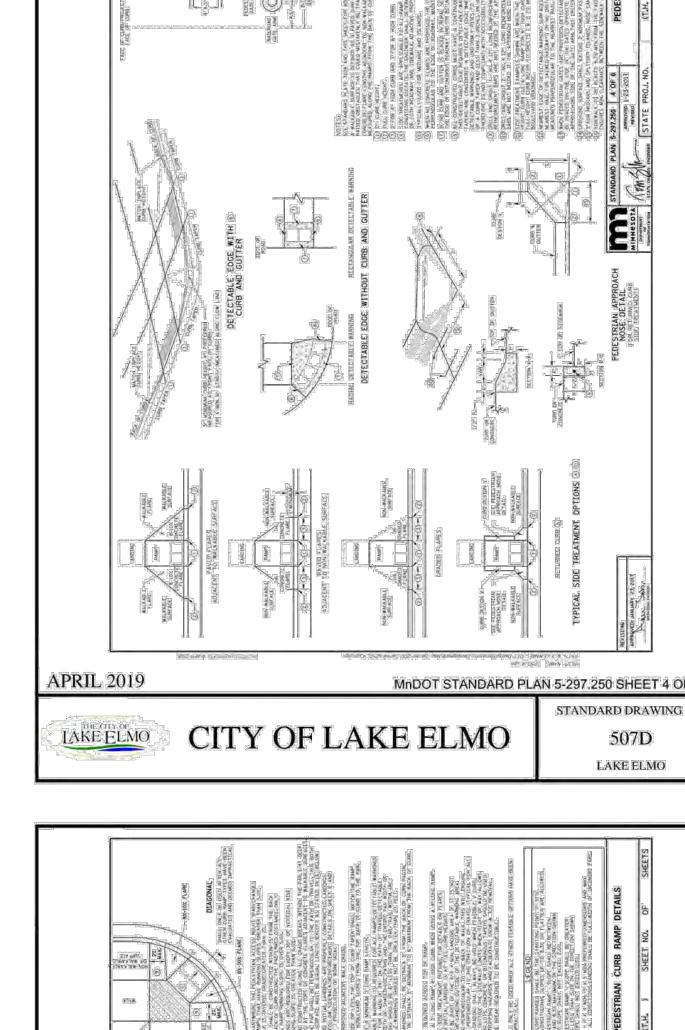
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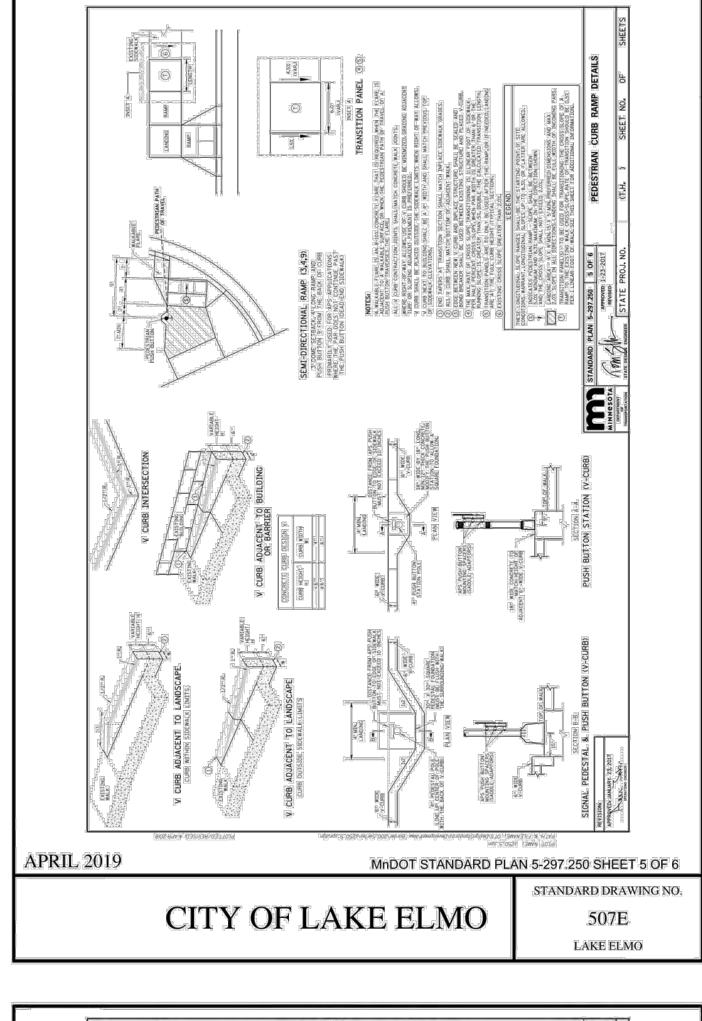


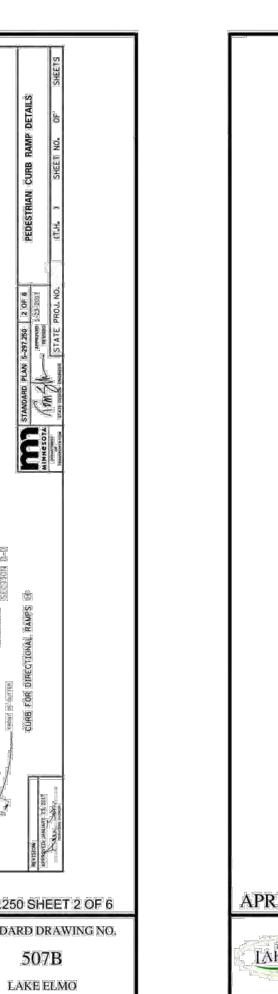














2. HYDRANTS SHALL HAVE TWO OUTLET NOZZLES FOR 2-1/2 (I.D.) HOSE CONNECTIONS

AND ONE 4" STORZ NOZZLE (MODEL WB-67) AND PENTAGON NUT END CAP.

3. THE CURB STOP SERVICE ASSEMBLY SHALL HAVE A MINIMUM 1-FT ADJUSTMENT

RANGE AND SHALL EXTEND 6 INCHES ABOVE FINISHED GRADE FULLY EXTENDED.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER TO HOMES AND

BUSINESSES WHOSE WATER SUPPLY IS DISRUPTED DURING THE COURSE OF THE

STANDARD PLAN NOTES

WATERMAIN PLANS

APRIL 2019

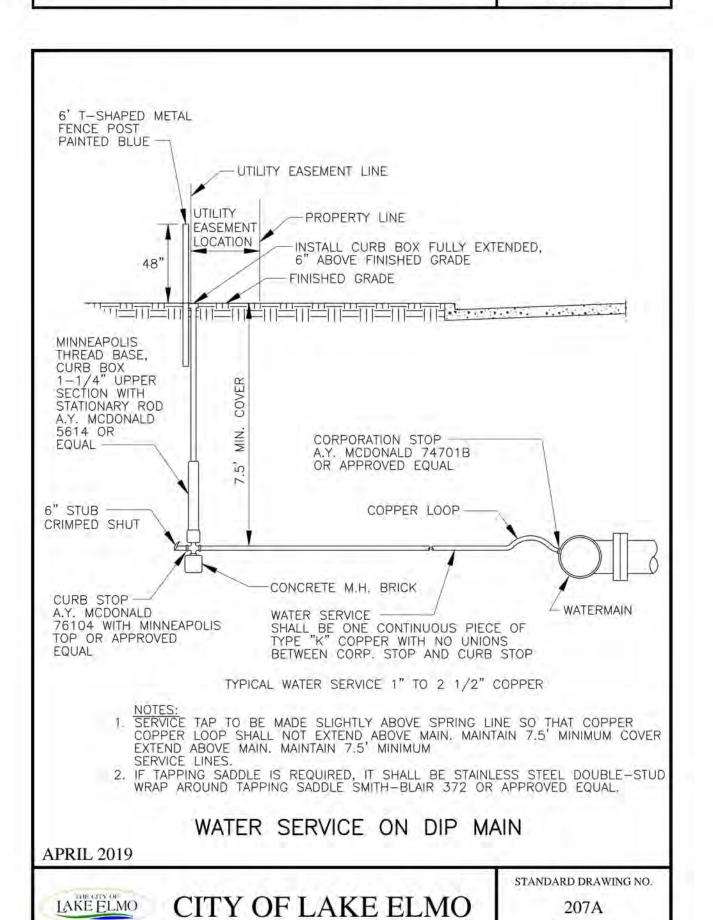
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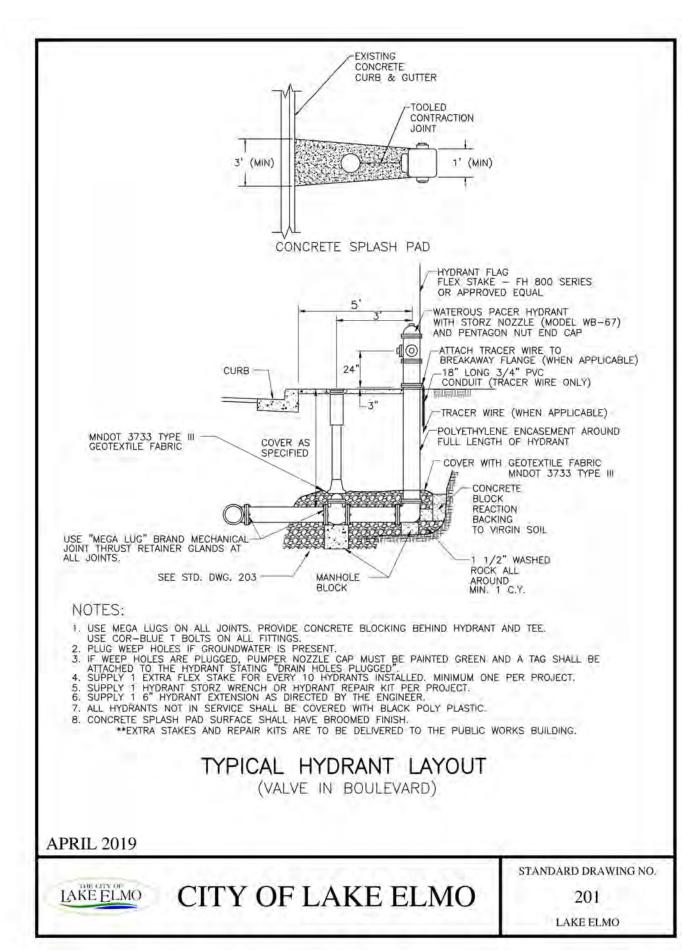
CITY OF LAKE ELMO

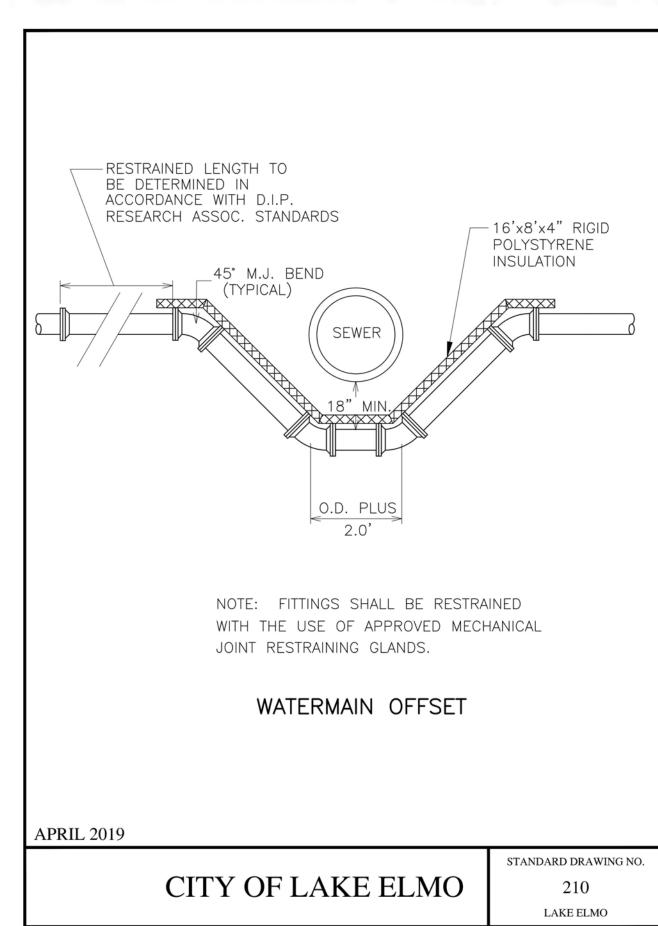
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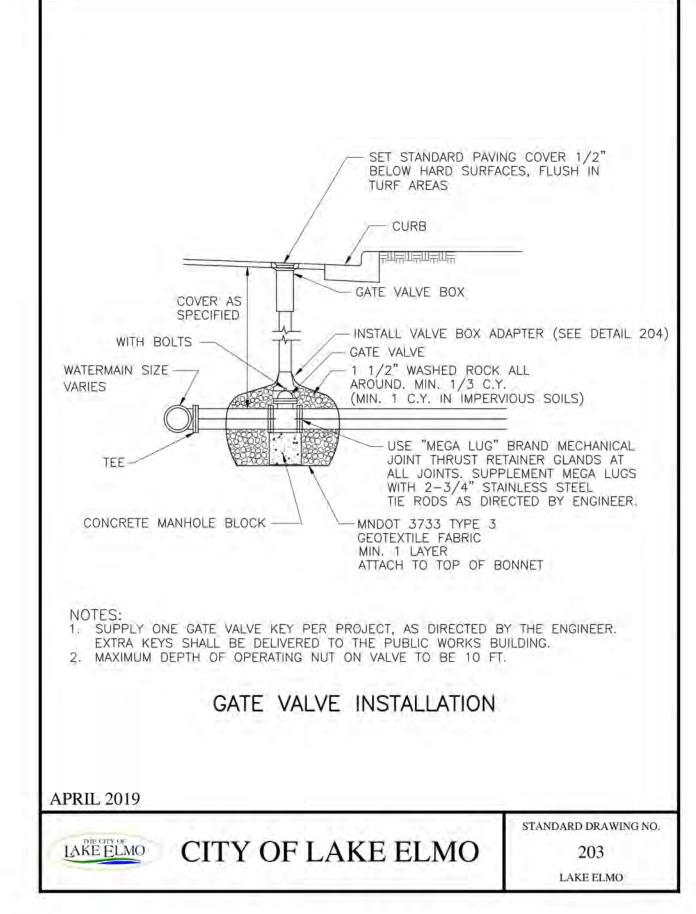
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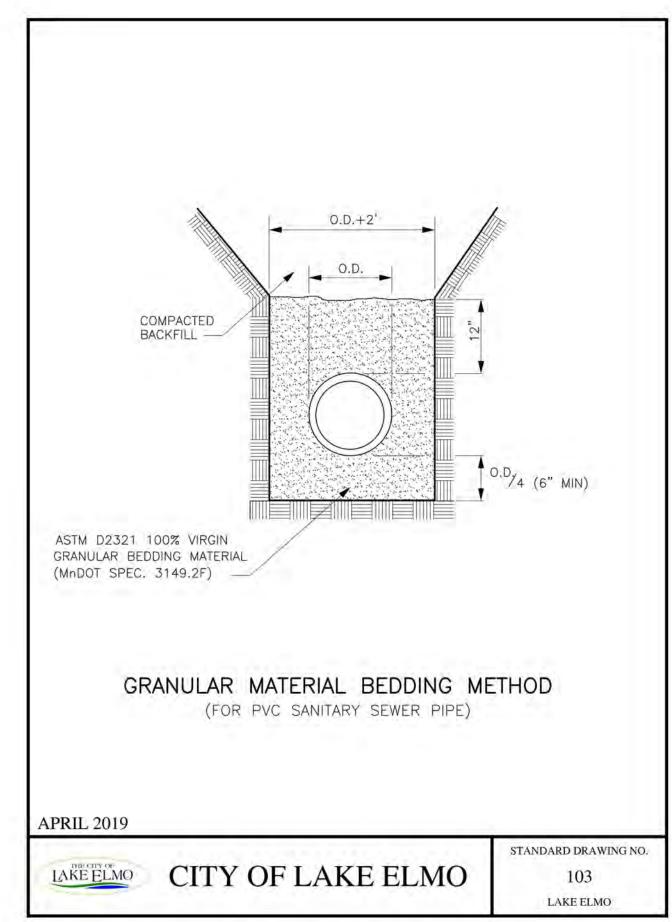
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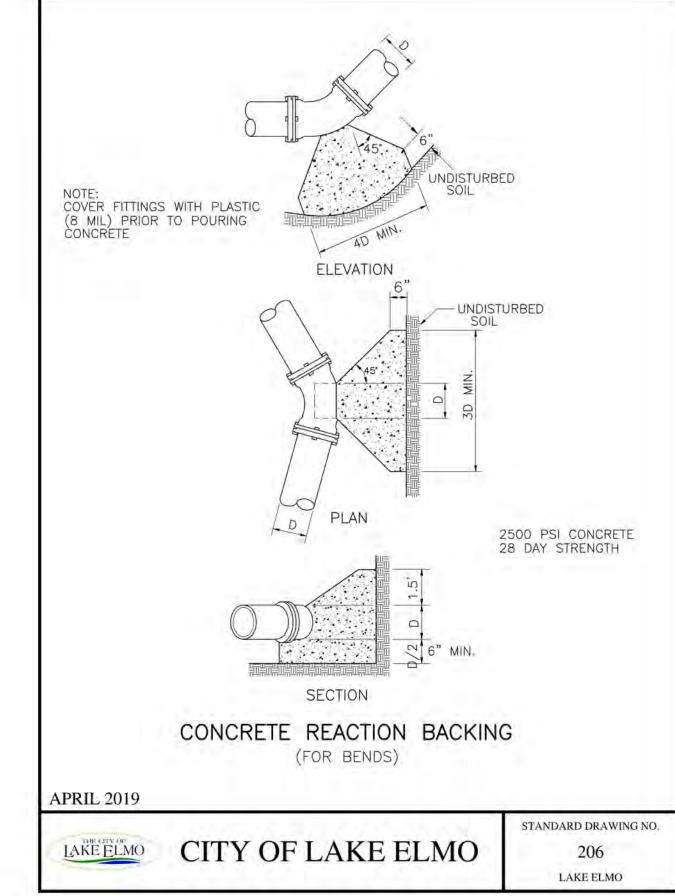


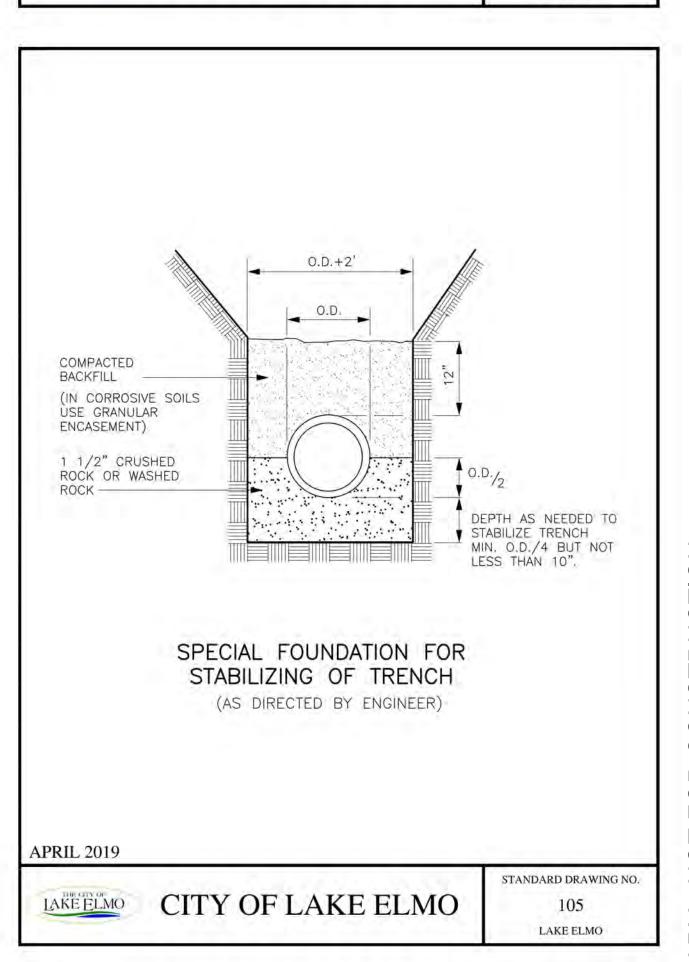














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UNITED PROPERTIES CREATING DEEP ROOTS

Revision Description

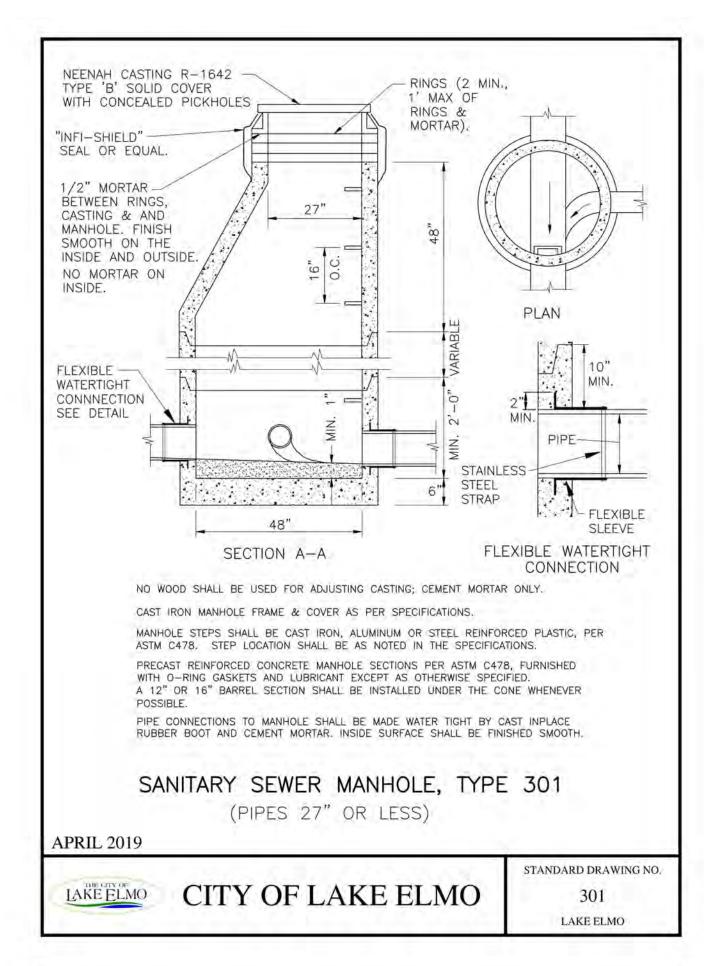
AMIRA LAKE ELMO

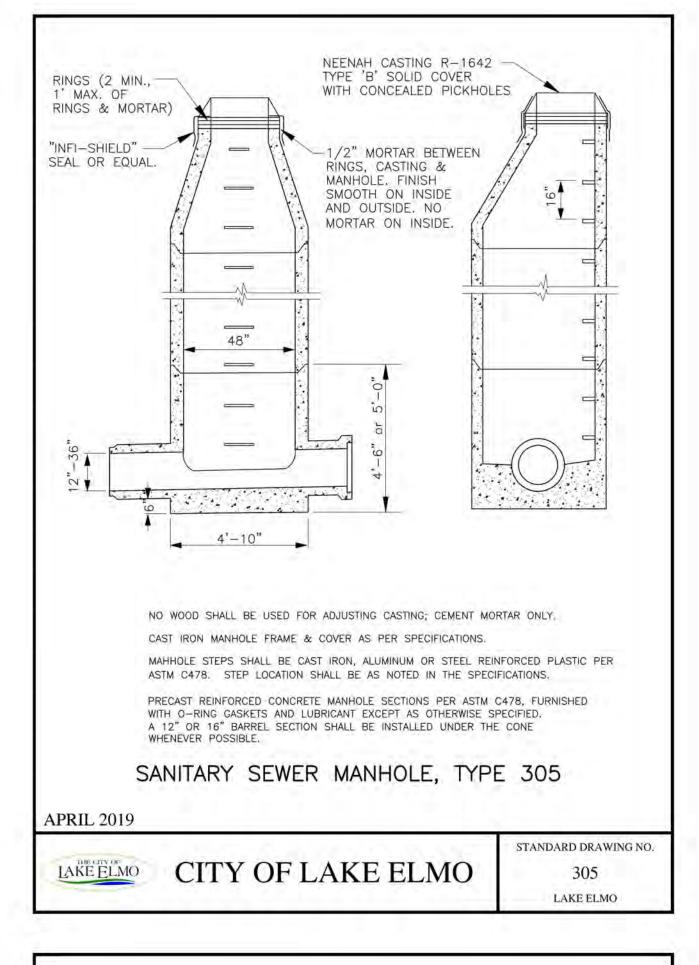
HUDSON BOULEVARD LAKE ELMO, MINNESOTA

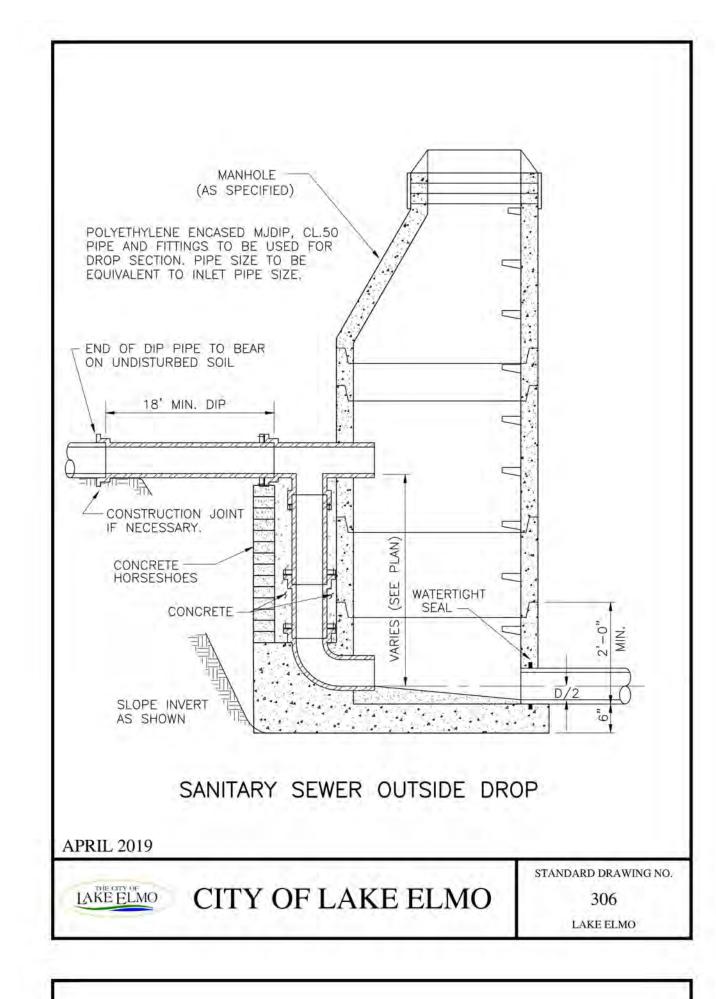
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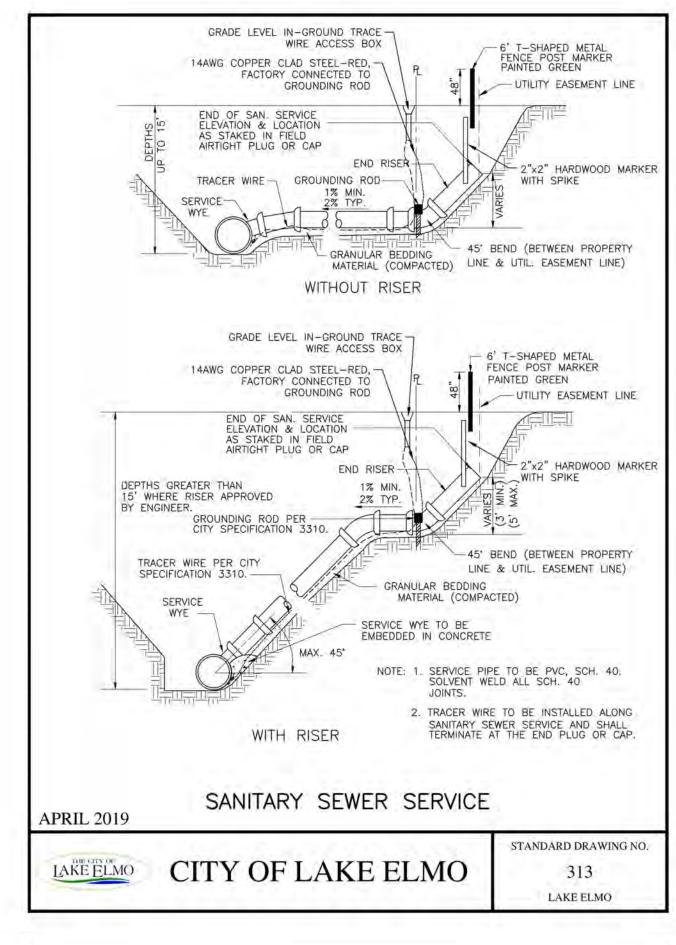
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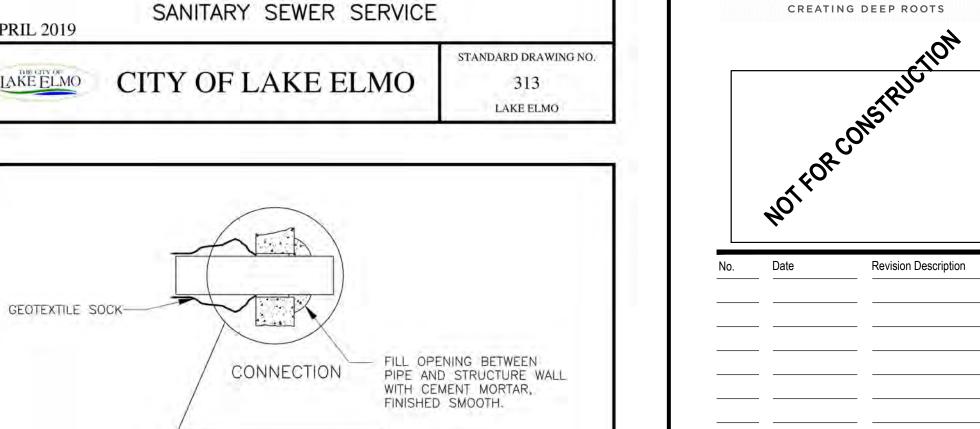
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STANDARD DRAWING NO.

420

LAKE ELMO

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UNITED PROPERTIES

AMIRA LAKE ELMO

HUDSON BOULEVARD LAKE ELMO, MINNESOTA

PLANNING

CIVIL DETAILS

Checked by JFJ

19.1001.04 Drawing Number 09/09/2022 BAW Drawn by

. ALL SANITARY SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.

2. ALL SANITARY SEWER PVC PIPE SHALL BE INSTALLED ACCORDING TO CITY STANDARD DRAWING 103 "GRANULAR MATERIAL BEDDING METHOD (FOR PVC SANITARY SEWER

3. UNLESS NOTED OTHERWISE, ALL SMOOTH WALLED SANITARY SEWER PVC PIPE AND FITTINGS SHALL BE SDR 35 WITH ELASTOMERIC GASKETED JOINTS.

4. ALL SANITARY SEWER SERVICES SHALL BE 4-INCH PVC, SCH. 40.

. SMOOTH WALLED PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034 FOR THE SIZE, STANDARD DIMENSION RATIO (SDR), AND STRENGTH REQUIREMENTS INDICATED ON THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.

6. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MnDOT SPEC 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.

. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL SANITARY SEWER MANHOLES.

S. SANITARY SEWER INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED, FLEXIBLE, WATERTIGHT CONNECTION TO ALLOW DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE TO TAKE PLACE.

9. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.

O. ALL SERVICE LINE STUBS MUST HAVE A 2"x2" HARDWOOD MARKER WITH METAL SPIKE RUNNING FROM THE END OF PIPE TO FINISHED GRADE ELEVATION.

1. UPON MAKING A CONNECTION TO AN EXISTING SANITARY SEWER STUB OR MANHOLE, DIRT AND DEBRIS SHALL BE PREVENTED FROM ENTERING THE EXISTING SEWER BY IMMEDIATELY INSTALLING WATERTIGHT PLUGS AS NEEDED IN THE EXISTING MANHOLE.

12. ALL MAINLINE SANITARY SEWER AND SERVICES SHALL HAVE TRACER WIRE PER CITY SPECIFICATIONS AND DETAILS.

STANDARD PLAN NOTES

SANITARY SEWER PLANS

APRIL 2019

CITY OF LAKE ELMO LAKE ELMO

STANDARD DRAWING NO. 300A LAKE ELMO

ALL STORM SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.

OF MnDOT SPEC 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.

REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS

PRECAST CONCRETE MANHOLE AND CATCH BASIN SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-477.

. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.

. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL STORM SEWER MANHOLES.

RIP-RAP SHALL BE HAND-PLACED OVER GEOTEXTILE FABRIC AND CONFORM TO MnDOT SPEC. 3601, CLASS III, OR AS SPECIFIED HEREIN.

THE GEOTEXTILE FABRIC USED UNDER RIP-RAP SHALL EXTEND 3 FT UNDER THE APRON.

8. FURNISH & INSTALL TRASH GUARDS ON ALL FLARED END SECTIONS.

. ALL SILT SHALL BE CLEANED OUT FROM THE RIP-RAP AT THE END OF THE PROJECT.

O. STORM SEWER STRUCTURES WITHIN 10 FT OF WATERMAIN ARE TO HAVE WATER TIGHT CONNECTIONS PER MDH REQUIREMENTS.

. ALL NEW STORM SEWER PIPE SHALL BE FLUSHED AND TELEVISED PRIOR TO SUBSTANTIAL COMPLETION - SEE SPECIFICATION SECTION 1700 - CLOSEOUT REQUIREMENTS.

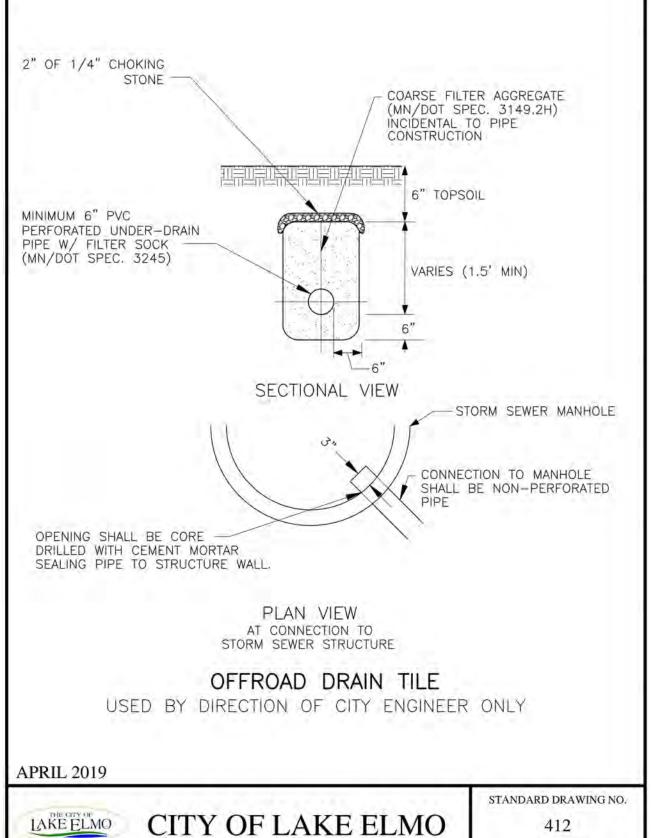
STANDARD PLAN NOTES

STORM SEWER PLANS

APRIL 2019

CITY OF LAKE ELMO

400A LAKE ELMO



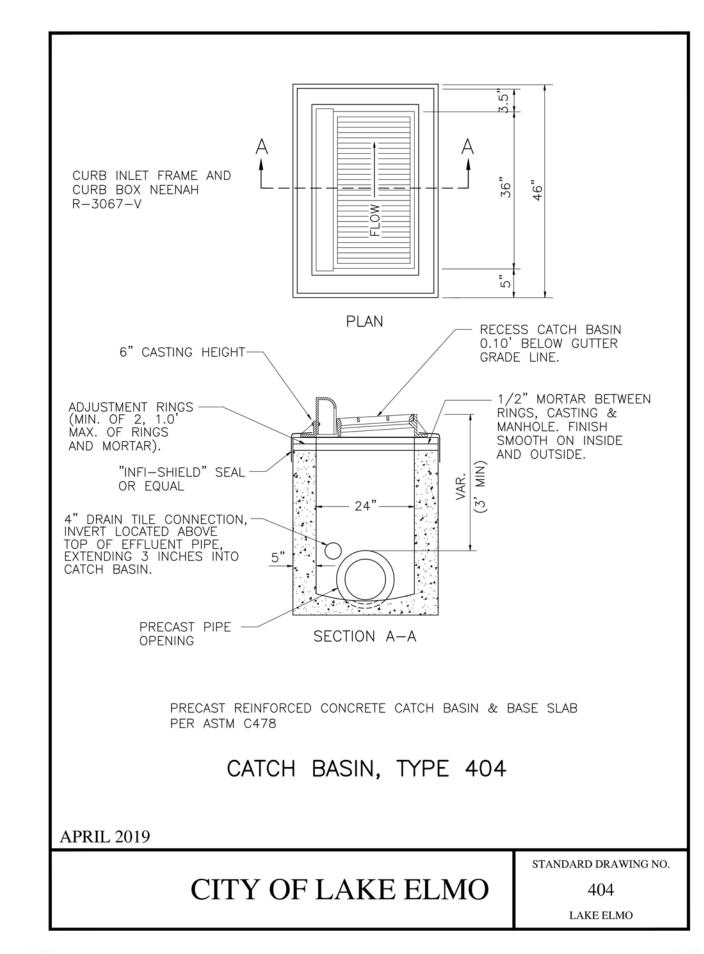
LAKE ELMO

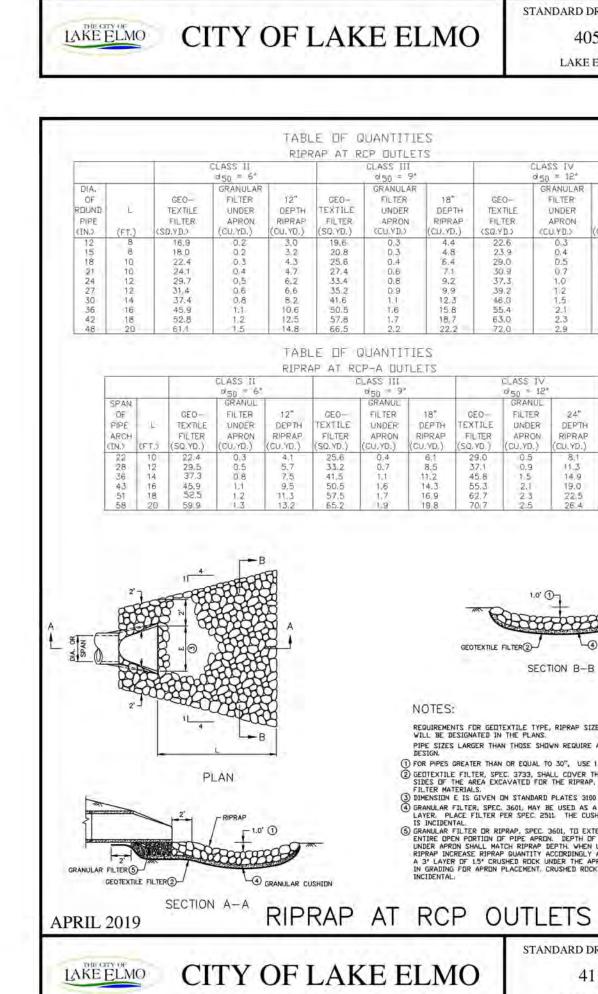
APRIL 2019

- STORM SEWER MANHOLE 45' BEND (TYP.) PLAN VIEW AT CONNECTION TO INCLUDE PVC BEND OF STORM SEWER STRUCTURE SAME SIZE AND TYPE AS DRAINPIPE - INCIDENTAL TO CONSTRUCTION DRAIN TILE CONNECTIONS

CITY OF LAKE ELMO

STANDARD DRAWING NO.





6" CASTING HEIGHT-

(4' MIN.)

VARIABLE

SECTION WITH 1/2" MORTARED EXTERIOR

INSIDE SURFACE SHALL BE FINISHED SMOOTH.

1/2" MORTAR BETWEEN -

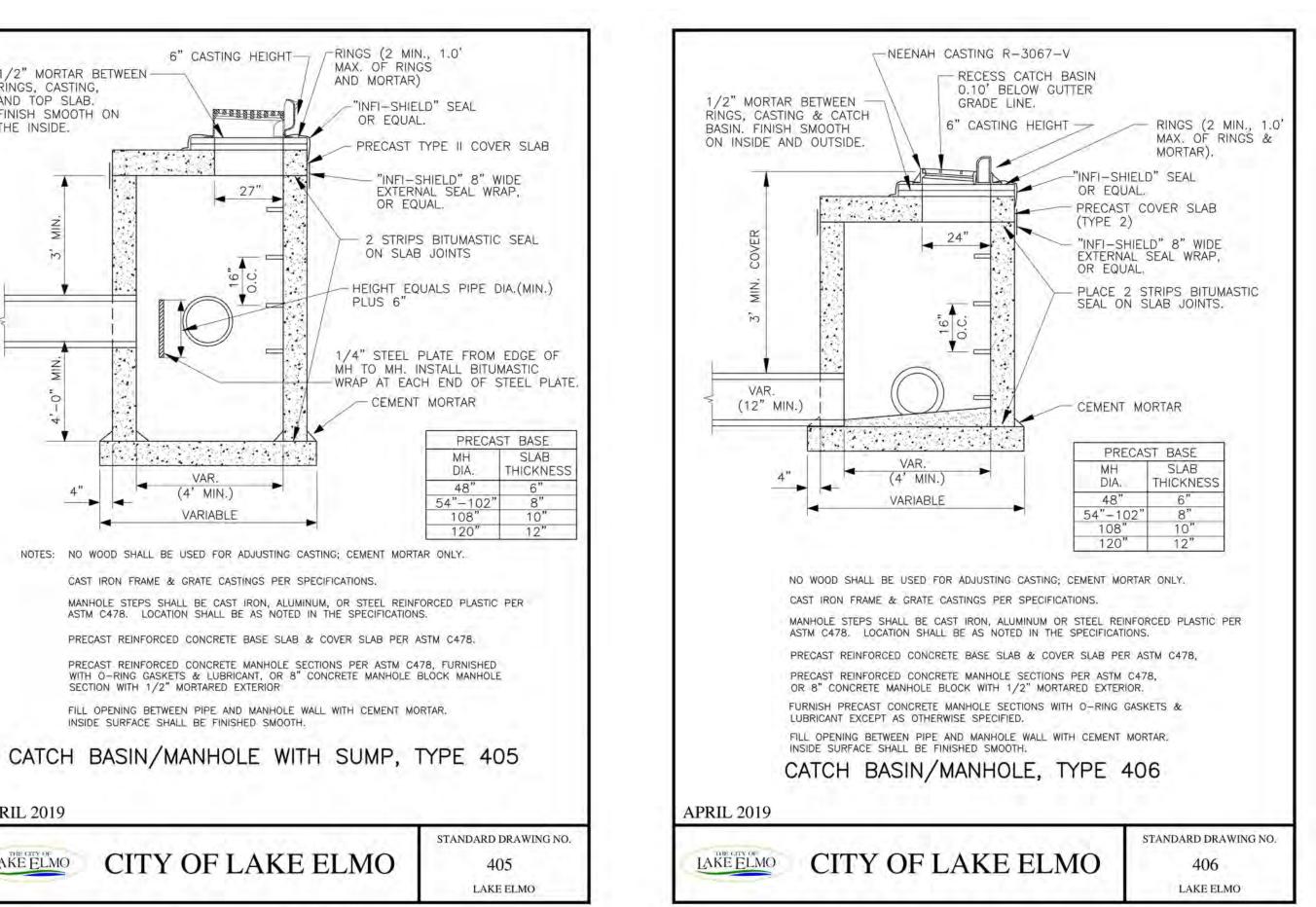
RINGS, CASTING,

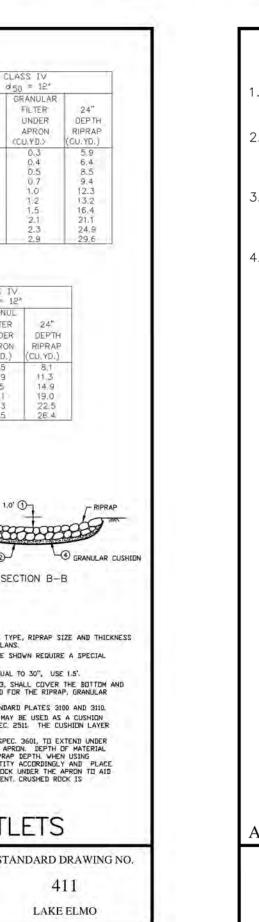
AND TOP SLAB.

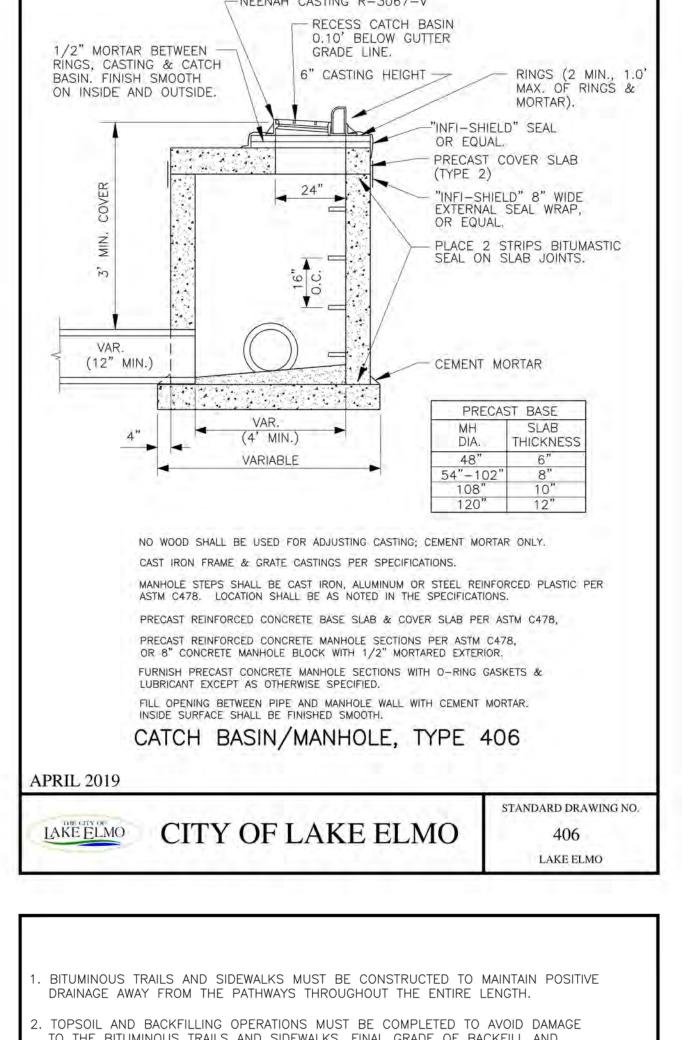
THE INSIDE.

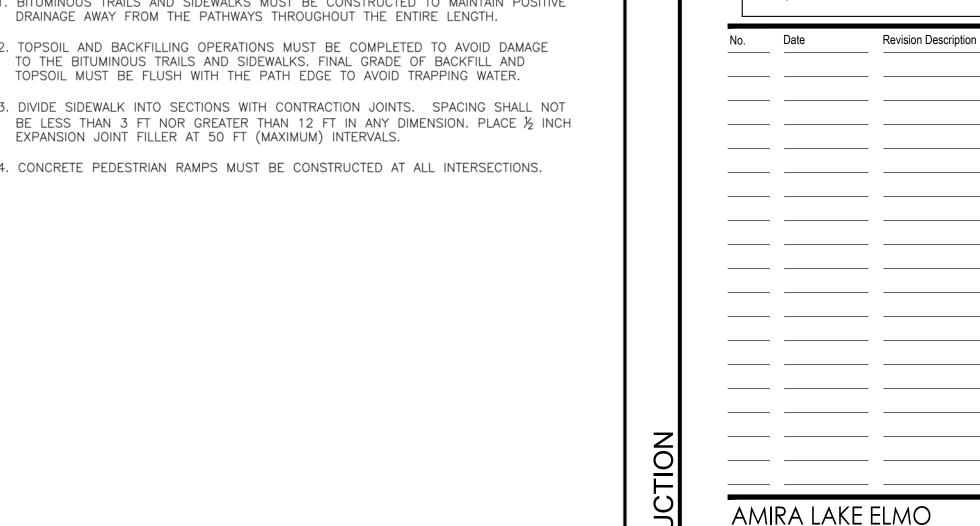
APRIL 2019

FINISH SMOOTH ON









STANDARD DRAWING NO.

500A

LAKE ELMO

AMIRA LAKE ELMO HUDSON BOULEVARD

LAKE ELMO, MINNESOTA

PLANNING

CIVIL DETAILS

19.1001.04 Drawing Number 09/09/2022 BAW Drawn by Checked by JFJ

ARCHITECTS

767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114

PHONE: 651-645-4197

WWW.KIMLEY-HORN.COM

UNITED PROPERTIES CREATING DEEP ROOTS

LSE ARCHITECTS, INC.

Minneapolis, MN 55401

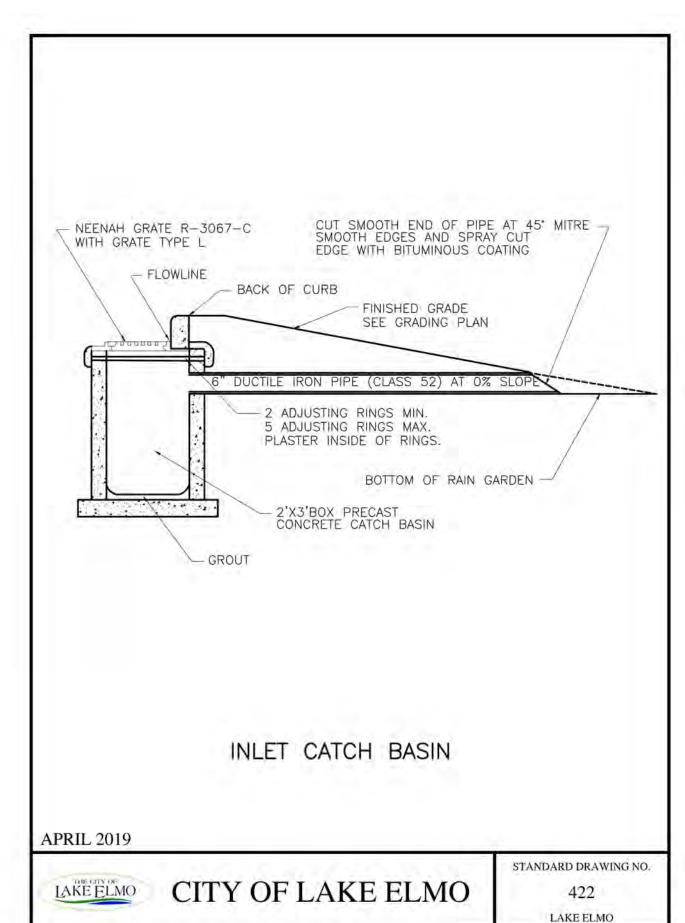
612.338.2280

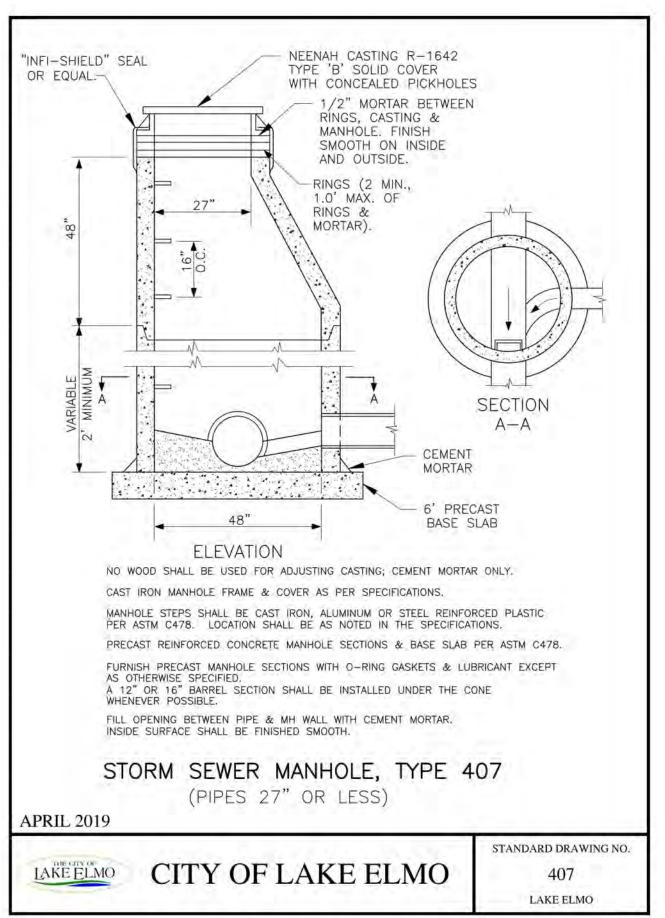
612.343.1010 office

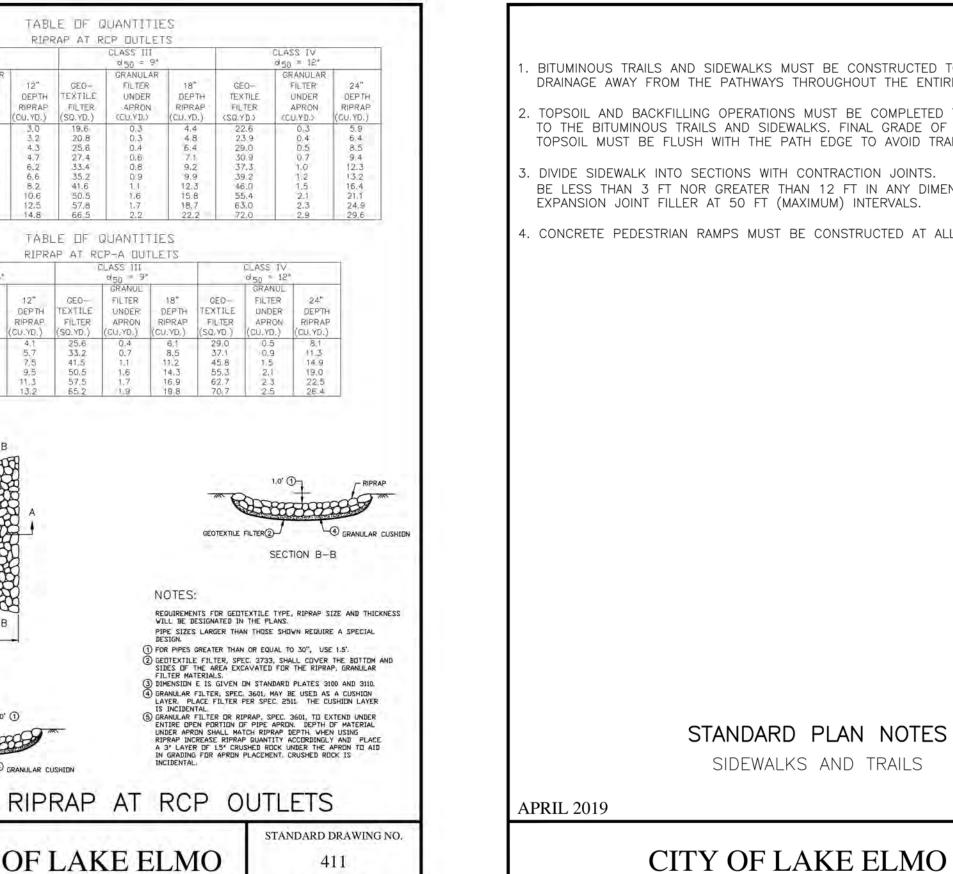
www.lse-architects.com

100 Portland Ave South, Suite 100

UNITED PROPERTIES







RETAINING WALL (48" OR LESS) STANDARD DETAIL

*DETAIL PROVIDED FOR REFERENCE ONLY, FINAL WALL TO BE DESIGNED AND CONSTRUCTED PER MANUFACTURERS DETAILS

APPROVAL. FIELD VERIFY CONDITIONS.

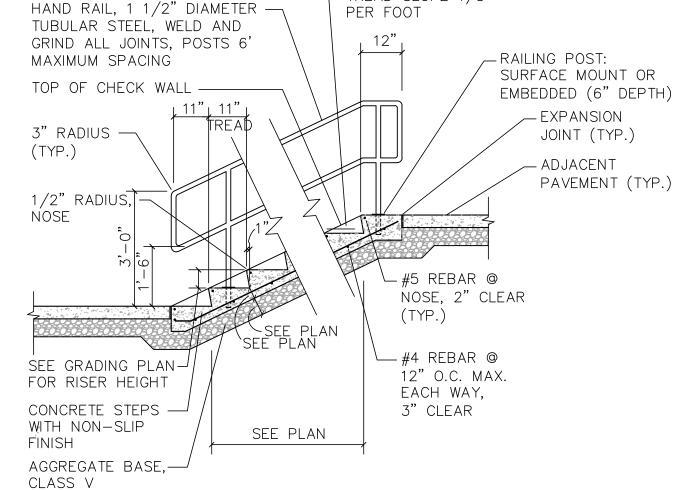
2. RAILING AND STAIRS BOTH SIDES OF STAIRS
AND PER ADA REQUIREMENTS.

3. ALL HARDWARE TO BE GALVANIZED OR
STAINLESS STEEL, AND FINISH TO MATCH RAILING.

4. RAILING FINISH TO BE PRIMED AND PAINTED—
BLACK POWDER—COAT. OWNER/ TENANT TO
APPROVE COLOR.

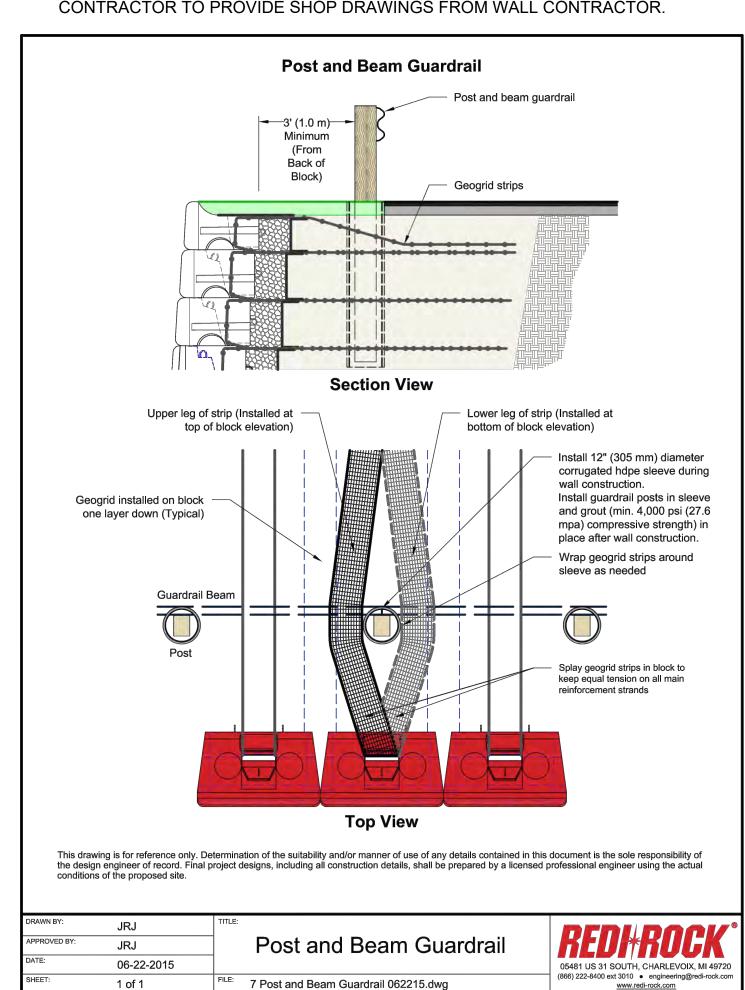
TREAD SLOPE 1/8"
HAND RAIL, 1 1/2" DIAMETER — PER FOOT

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR

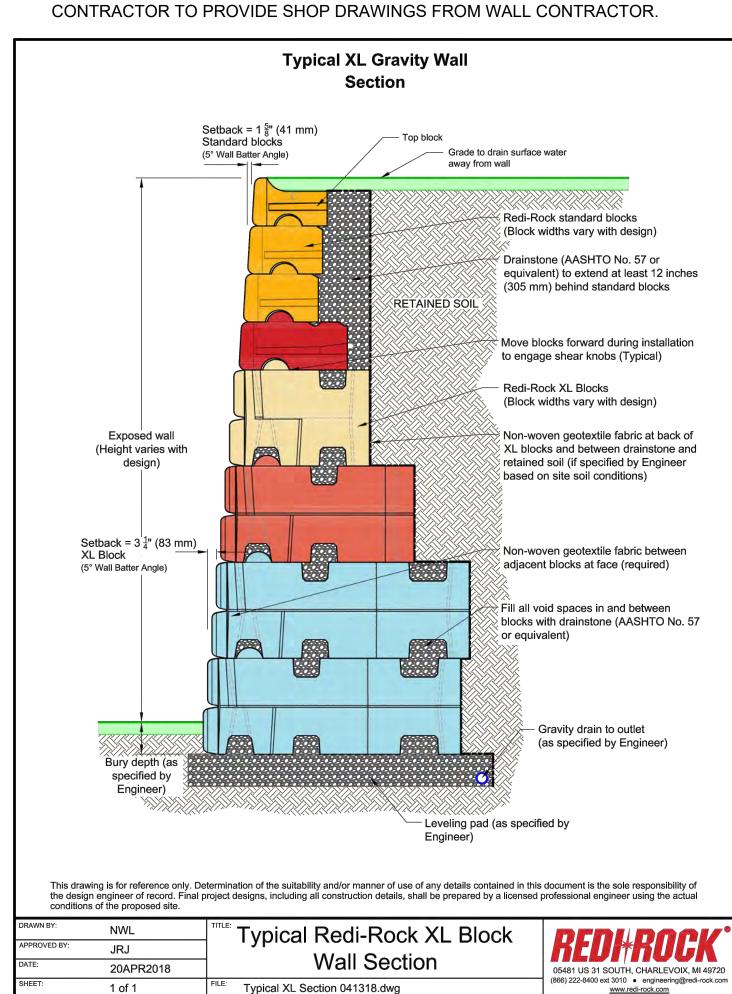


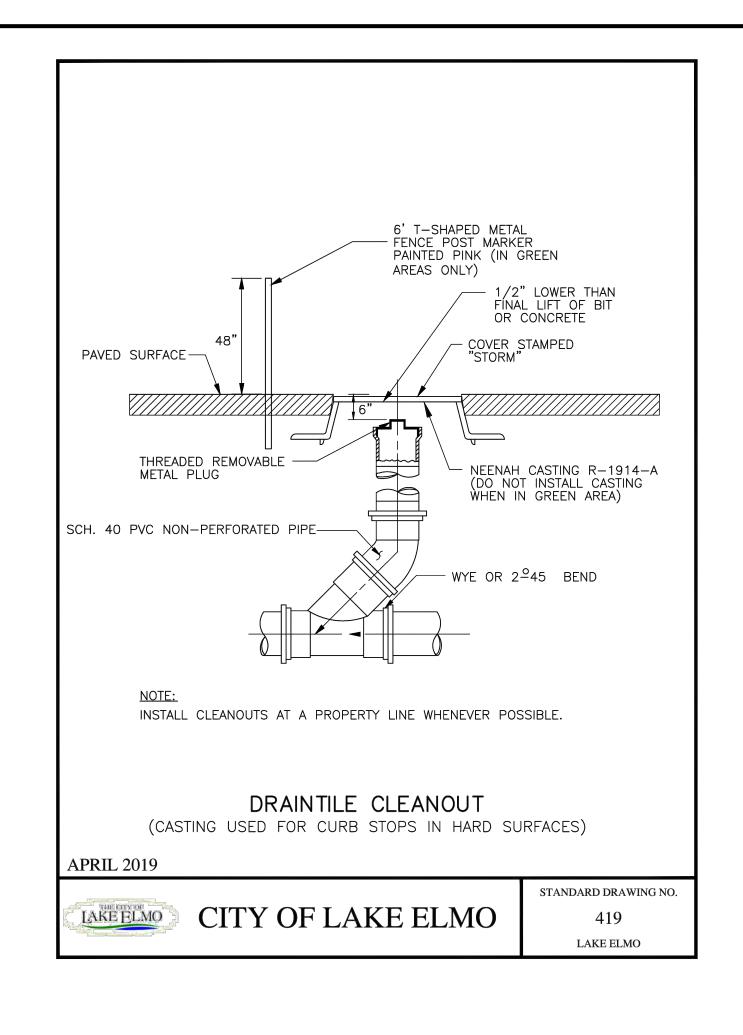
CONCRETE STAIR AND RAILING DETAIL

*DETAIL PROVIDED FOR REFERENCE ONLY, FINAL WALL TO BE DESIGNED AND CONSTRUCTED PER MANUFACTURERS DETAILS CONTRACTOR TO PROVIDE SHOP DRAWINGS FROM WALL CONTRACTOR.

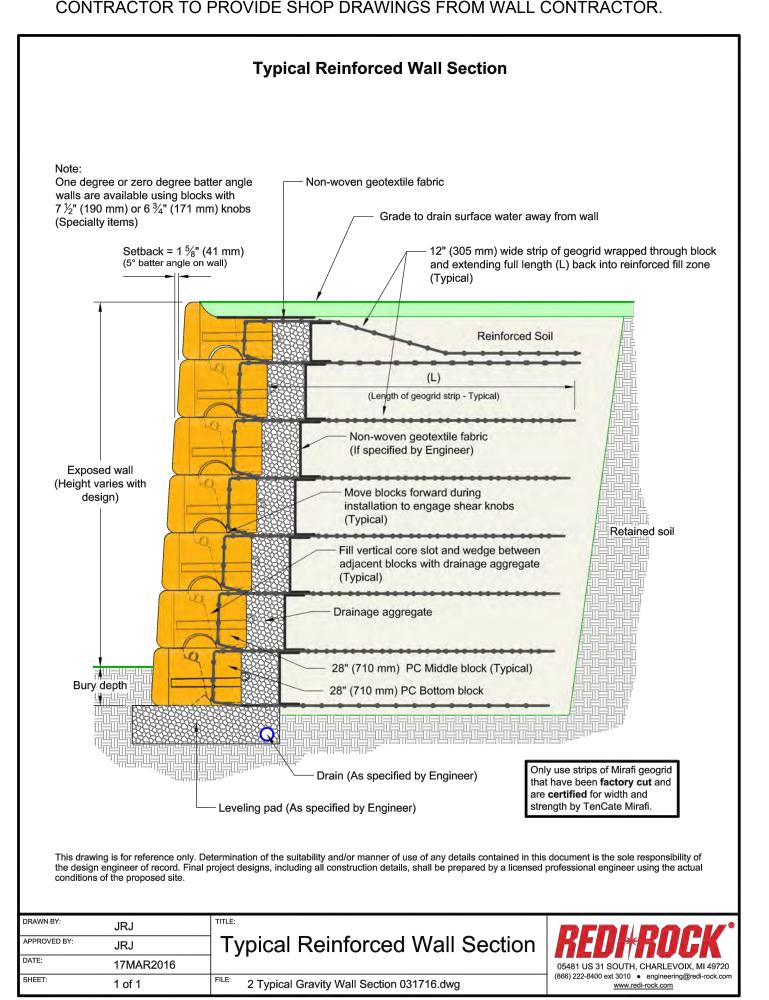


*DETAIL PROVIDED FOR REFERENCE ONLY, FINAL WALL TO BE DESIGNED AND CONSTRUCTED PER MANUFACTURERS DETAILS CONTRACTOR TO PROVIDE SHOP DRAWINGS FROM WALL CONTRACTOR.





*DETAIL PROVIDED FOR REFERENCE ONLY, FINAL WALL TO BE DESIGNED AND CONSTRUCTED PER MANUFACTURERS DETAILS CONTRACTOR TO PROVIDE SHOP DRAWINGS FROM WALL CONTRACTOR.





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Amura

Anura

2020 KIMLEY-HORN AND ASSOCIATES, INC. 767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-645-4197

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K D



CREATING DEEP ROOTS

No.	Date	Revision Description

AMIRA LAKE ELMC

HUDSON BOULEVARD LAKE ELMO, MINNESOTA

PLANNING

CIVIL DETAILS

Project	19.1001.04	Drawing Number
Date	09/09/2022	
Drawn by	BAW	C706
Checked by	JFJ	0.00

NOTES & GUIDELINES

GENERAL INFORMATION:

- 1. ALL DISTANCES ARE APPROXIMATE.
- 2. CONTRACTOR MUST MAINTAIN ACCESS TO ALL DRIVEWAYS AND BUILDING ENTRANCES AT ALL TIMES UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY ENGINEER FOR ANY SHORT—TERM PLANNED CLOSURES (INCIDENTAL).

SIGNING:

- 1. ALL TEMPORARY SIGNS ARE REQUIRED TO BE CRASHWORTHY PER THE AASHTO MANUAL FOR ASSESSING SAFETY HARDWARE 2016 (MASH-2016). TEMPORARY SIGN STRUCTURES THAT ARE CRASHWORTHY UNDER THE NATIONAL COOPERATIVE HIGHWAY RESEARCH PROGRAM REPORT 350 (NCHRP-350) MAY BE USED PROVIDED THE DEVICES WERE ACQUIRED BY THE CONTRACTOR PRIOR TO DECEMBER 31ST, 2019. THE MINNESOTA TYPE "C" AND "D" BRACED LEG U-CHANNEL (KNEE BRACE) SIGN SUPPORT IS NOT ALLOWED.
- 2. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE FINAL SIGNS TO ASSURE THAT THE FINAL SIGNS ARE PLACED AS NEEDED, OR PROVIDE TEMPORARY SIGNING UNTIL THE FINAL SIGNING IS PLACED.
- WHEN MULTIPLE GROUND MOUNTED SIGN STRUCTURES ARE PLACED ADJACENT TO EACH OTHER THERE SHOULD BE NO MORE THAN 2 POSTS WITHIN 84" OF EACH OTHER. WHEN THIS SPACING CAN NOT BE MAINTAINED, THEN SIGN STRUCTURES SHALL BE OFFSET, AND STAGGERED WITH A MINIMUM OF 4" BETWEEN SIGN STRUCTURES BOTH LATERALLY AND LONGITUDINALLY. EXAMPLE SHOWS DETOUR SIGNAGE, BUT THIS REQUIREMENT APPLIES TO ALL SIGNAGE.
- 4. WHEN A SIGN OR BARRICADE IS ORIENTED SUCH THAT VISIBILITY TO ROAD USERS INCLUDING BIKES AND PEDESTRIANS IS REDUCED ENOUGH TO CAUSE A HAZARD, DELINEATE THE SIGN/BARRICADE WITH APPROPRIATE DEVICES.
- 5. TEMPORARY SIGNS SHALL BE PLACED SUCH THAT OBSTACLES DO NOT BLOCK THEM FROM BEING VIEWED BY APPROACHING ROAD USERS. OBSTACLES MAY INCLUDE, BUT ARE NOT LIMITED TO, LIGHT POLES, TREES, SIGNS, AND BUILDINGS.
- 6. TEMPORARY SIGNS SHALL BE PLACED AND ORIENTED APPROXIMATELY AS SHOWN IN THE PLAN, AT RIGHT ANGLES TO DIRECTION OF AND FACING THE TRAFFIC THEY ARE INTENDED TO SERVE, UNLESS OTHERWISE SPECIFIED.
- 7. LONGITUDINAL DROPOFFS SHALL BE SIGNED AS SHOWN IN THE "MINNESOTA TEMPORARY TRAFFIC CONTROL FIELD MANUAL" PAGES (6K-aj) THRU (6K-al) UNLESS OTHERWISE SPECIFIED IN THESE PLANS.
- 8. AFTER REMOVAL OF SIGN AND/OR SIGN BASE, BACK FILL, COMPACT, AND LEVEL SOIL TO MATCH SURROUNDING SOIL.

PAVEMENT MARKING:

- 1. MASK OR REMOVE ANY CONFLICTING PAVEMENT MARKINGS AS DIRECTED BY THE ENGINEER.
- 2. ALL TEMPORARY PAVEMENT MARKINGS SHALL BE WET REFLECTIVE. ALL PAVEMENT MARKINGS IN TAPERS AND TRANSITIONS SHALL BE 6" IN WIDTH.
- 3. SEE 2582 IN THE SPECIAL PROVISIONS FOR PAVEMENT MARKING SPOTTING RESPONSIBILITIES.

CONSTRUCTION INFORMATION SIGNING:

. THE CONTRACTOR SHALL USE CONSTRUCTION INFORMATION SIGNING AS SHOWN IN THE PLAN WHICH ARE TO BE USED AS FOLLOWS:

PLACE THE G20-X1 ADVANCE CLOSURE NOTICE SIGNS 14 DAYS PRIOR TO THE PLANNED CLOSURE DATE.

TRAFFIC CONTROL DEVICES & SYMBOLS LEGEND

SYMBOL DESCRIPTION

AREA CLOSED TO TRAFFIC / WORK AREA

TRAFFIC CONTROL SIGN

TYPE III BARRICADE =



ME OR UNDER MY DIRECT SUPERVISION AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF
MINNESOTA.

ALP
JOEL A. HINNENKAMP, P.E.

MN
MN
DATE: 7/16/21 LIC. NO. 53081

TRAFFIC CONTROL

AMIRA LAKE ELMO
PREPARED FOR
LAUNCH PROPERTIES/
SROSSROADS PROPERTIES

SHEET NUMBER
C800

	"G" SERIES								
	SIGN	SIGN NO.	COLOR	SIZE (IN. X IN.) (WxH)	ASSEMBLY (IN. X IN.) (WxH)	NUMBER OF POST	POST SPACING INCHES		
	ROAD CLOSED BEGINNING MONTH DAY	G20-X1	BLACK ON ORANGE	72" X 60"	72" X 60"	2	42		
(A)	BUSINESS ACCESS	G20-X6	BLACK ON ORANGE	36" X 24"	36" X 24"	1			

BARRICADI	E MOU	NTED S	<u>SIGNS</u>
SIGN	SIGN NO.	COLOR	SIZE (IN. X IN.) (WxH)
ROAD	R11-2M	BLACK ON WHITE	48" X 30"
ROAD CLOSED TO THRU TRAFFIC	R11-4	BLACK ON WHITE	60" X 30"
ROAD CLOSED 1 MILE AHEAD OPEN TO JADE TR	WZ-2	BLACK ON ORANGE	60" X 30"

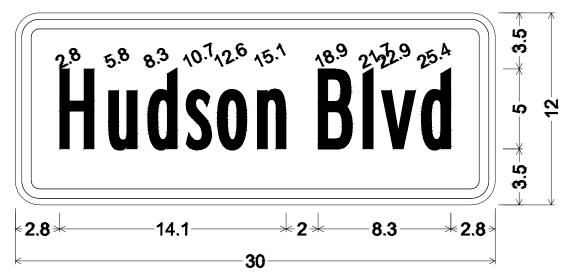
GENERAL NOTES;

- 1. SIGN STRUCTURE TABULATIONS INDICATE SQUARE TUBE GROUND MOUNTED SIGN STRUCTURES THAT ARE MASH-16 COMPLIANT.
- 2. USE PRODUCTS FROM THE BASES FOR SQUARE TUBE SIGN STRUCTURES APPROVED/QUALIFIED PRODUCTS LIST FOR THE INDICATED SQUARE TUBE RISER POST SIZE. PLACE PER THE MANUFACTURER'S SPECIFICATIONS.
- 3. ALUMINUM STRINGERS SHALL BE USED FOR SIGNS 36 INCHES AND WIDER. SEE MANUFACTURER'S SPECIFICATIONS FOR SQUARE TUBE MOUNTING DETAILS.
 STRINGERS ON SINGLE POST ASSEMBLIES ARE REQUIRED TO BE AT LEAST 9 INCHES IN FROM THE EDGE OF THE SIGN.
- 4. UNLESS OTHERWISE INDICATED, USE 2-1/2 INCH RISER POSTS FOR GROUND MOUNTED SIGN STRUCTURES.

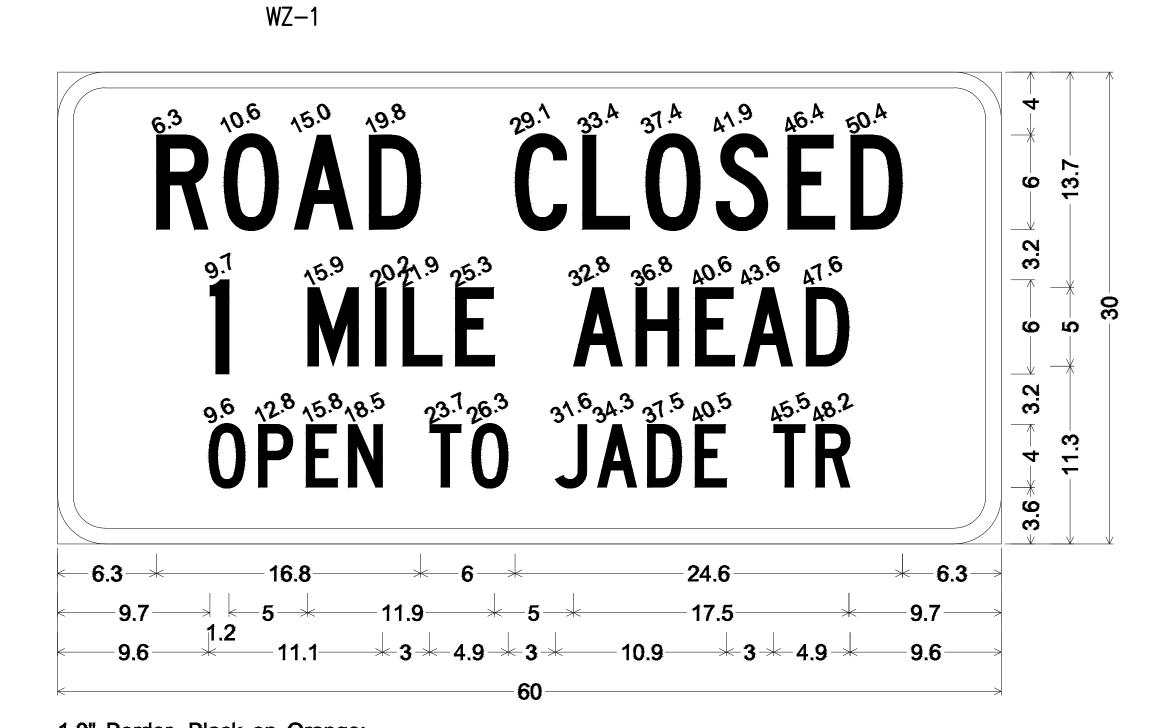
SPECIFIC NOTES:

(A) MAY USE 2" SQUARE TUBE POST WITH FIN BASE.

"W" CEDIEC								
			N SER	<u>IES</u>				
SIGN	SIGN NO.	COLOR	SIZE (IN. X IN.) (WxH)	ASSEMBLY (IN. X IN.) (WxH)	NUMBER OF POST	POST SPACING INCHES		
Hudson Blvd	WZ-1	BLACK ON ORANGE	30" X 12"	- 36" X 48"	1			
DETOUR AHEAD	W20-2	BLACK ON ORANGE	36" X 36"	30 X 40	,			
Hudson Blvd	WZ-1	BLACK ON ORANGE	30" X 12"	- 36" X 48"	1			
ROAD CLOSED AHEAD	W20-3	BLACK ON ORANGE	36" X 36"	30 X 40	•			
ROAD CLOSED AHEAD	W20-3	BLACK ON ORANGE	36" X 36"	36" Y 60"	1			
1000 FEET	W16-2P	BLACK ON ORANGE	30" X 24"	- 36" X 60"	1			



1.5" Radius, 0.6" Border, 0.4" Indent, Black on, Orange; "Hudson Blvd", B 2K;



1.0" Border, Black on Orange; "ROAD", C specified length; "CLOSED", C; "1 MILE AHEAD", C; "OPEN TO JADE TR", C; WZ-2

orn

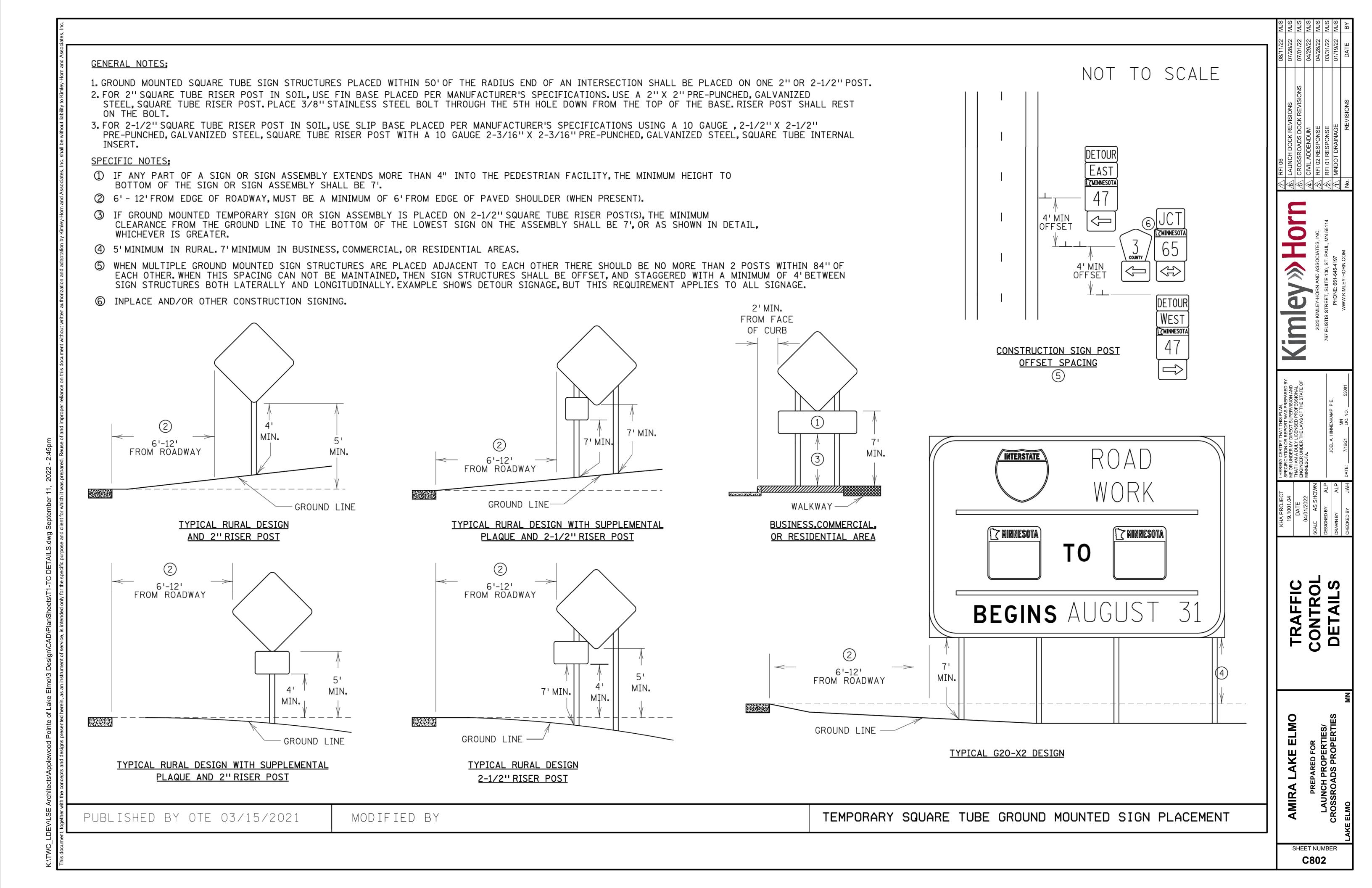
Kimley»H

TRAFFIC CONTROL DETAILS

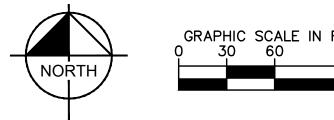
PREPARED FOR LAUNCH PROPERTIES/CROSSROADS PROPERTIES

AMIRA LAKE ELMO SHEET NUMBER

C801







1. THE CONTRACTOR SHALL PLACE ALL TRAFFIC CONTROL IN ACCORDANCE WITH THE MN MUTCD AND MINNESOTA TEMPORARY TRAFFIC CONTROL FIELD MANUAL. THE CONTRACTOR SHALL SUBMIT PROPOSED TRAFFIC CONTROL TO THE ENGINEER A MINIMUM OF 14 CALENDAR DAYS IN ADVANCE OF PLACING TRAFFIC CONTROL.



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PHONE: 651-645-4197 WWW.KIMLEY-HORN.COM



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: XX/XX/2022 MN LIC. NO. 46610

No.	Date	Revision Description
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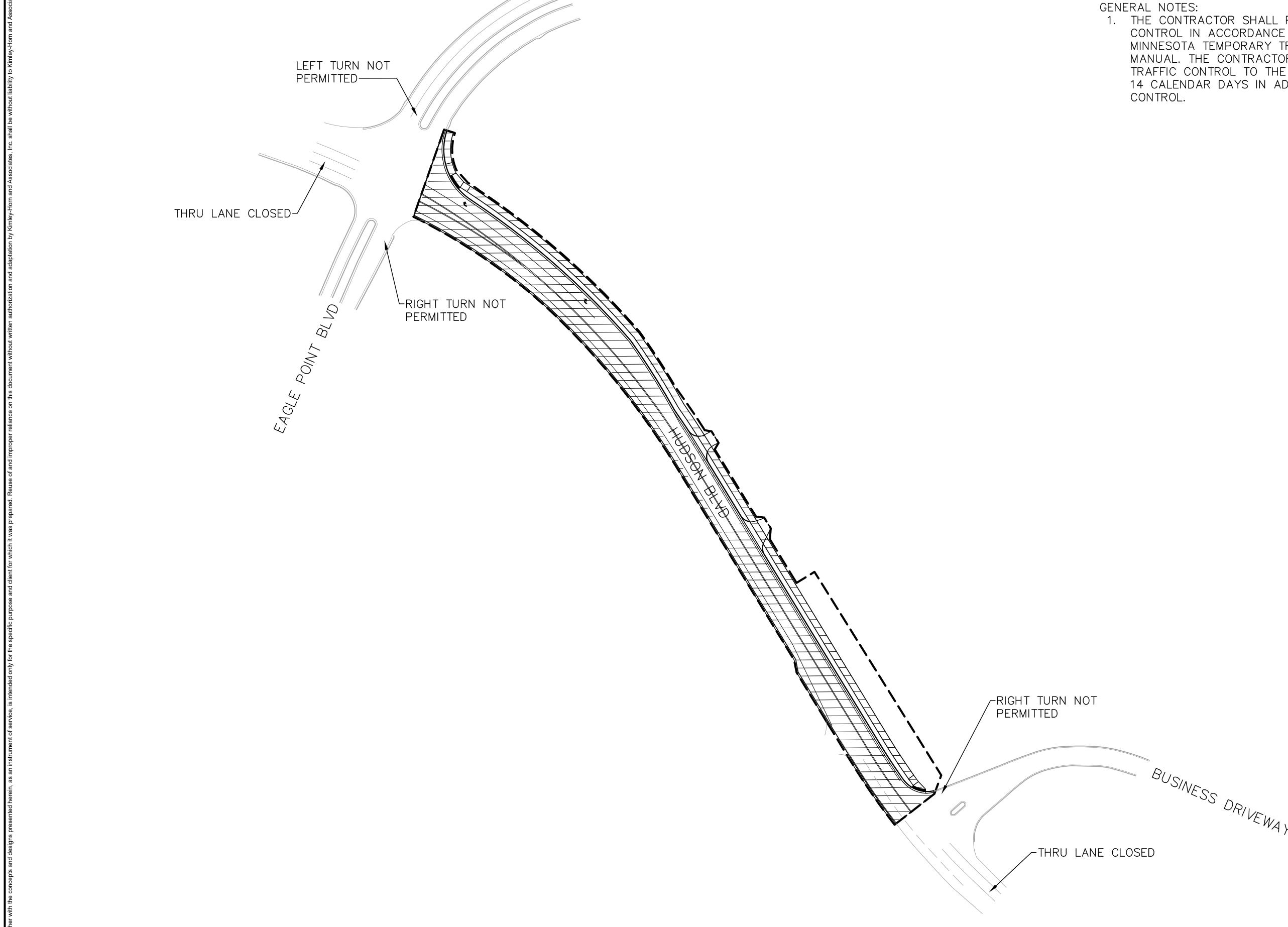
AMIRA LAKE ELMO

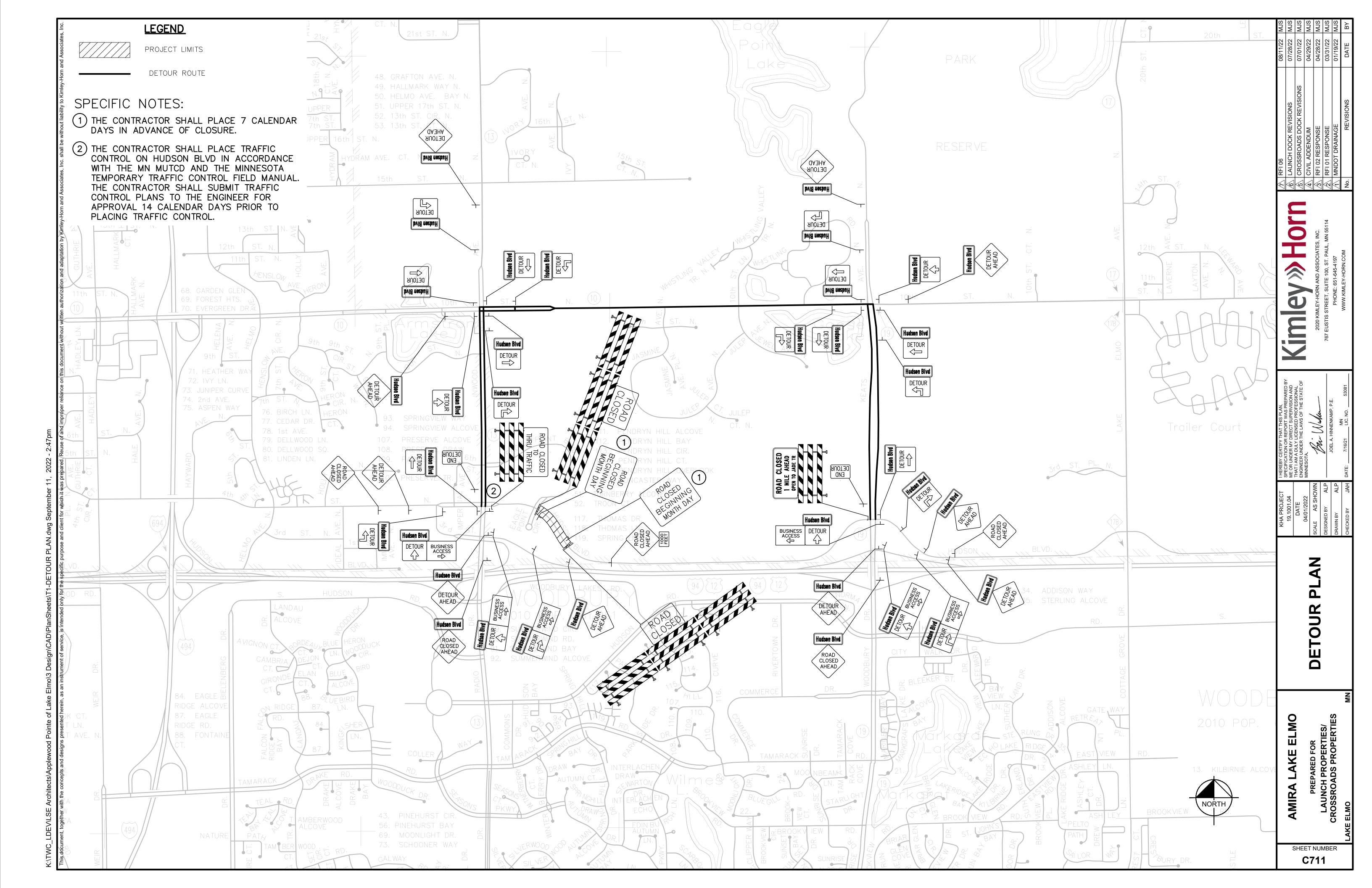
HUDSON BOULEVARD LAKE ELMO, MINNESOTA

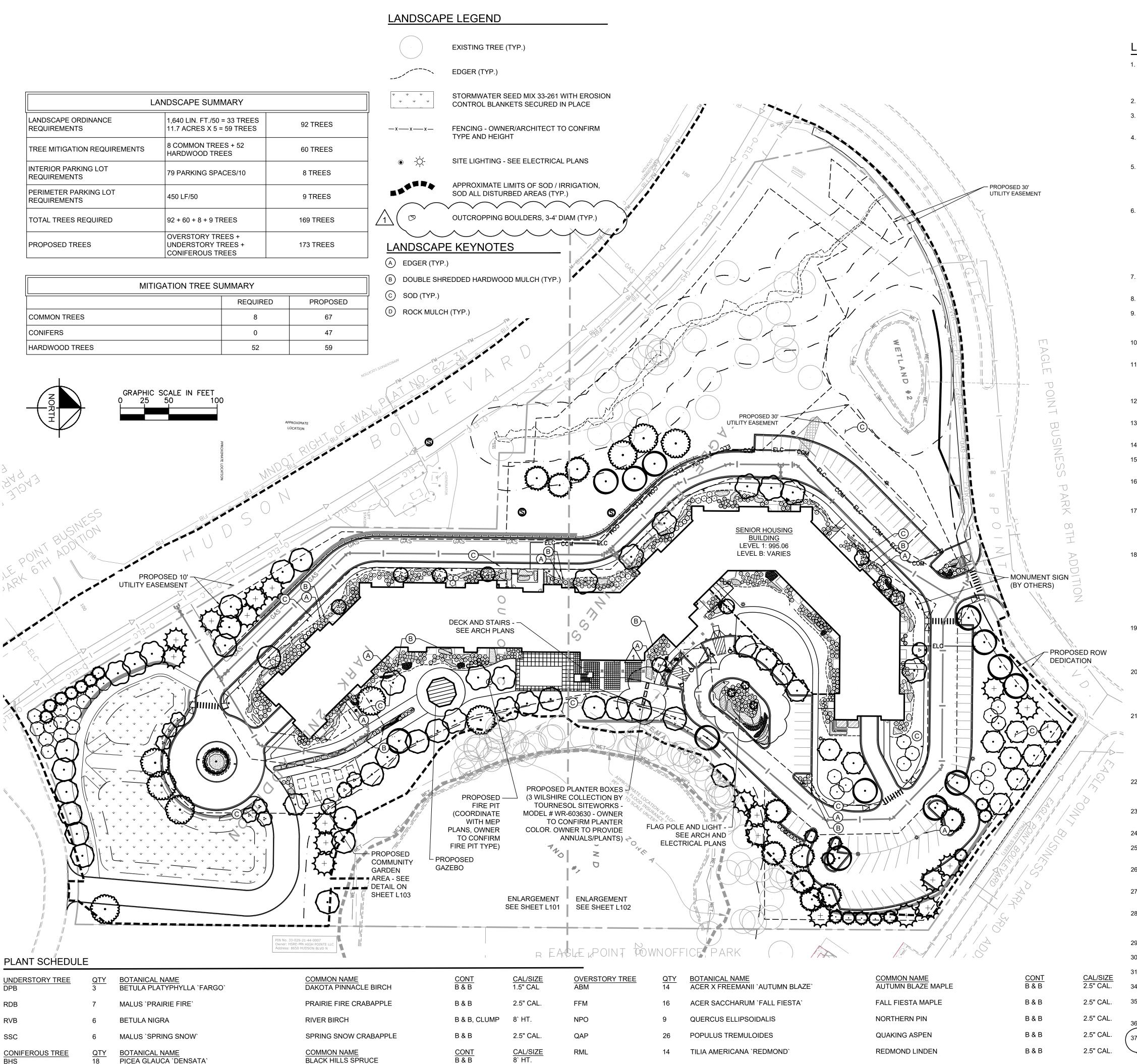
PLANNING

TRAFFIC CONTROL PLAN

Project	19.1001.04	Drawing Numb
Date	09/09/2022	
Drawn by	BAW	C803
Checked by	JFJ	







CANADIAN HEMLOCK

WHITE PINE

TSUGA CANADENSIS

19 PINUS STROBUS

B & B

B & B

LANDSCAPE NOTES

- 1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND CONTRACTOR TO LOCATE ANY EXISTING PRIVATE UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE
- 2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- 3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- 4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR. CITY TO APPROVE SUBSTITUTIONS PRIOR TO PLACEMENT OF PLANT MATERIAL.
- 5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING. CONTRACTOR TO PROTECT AND MAINTAIN ALL PLANTINGS AND PLANT BEDS UNTIL THE END OF THE WARRANTY PERIOD.
- 6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS: ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC. ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING. CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- 7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- 8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
- 9. ALL TREE LOCATIONS TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE LOCATIONS WITH THE CITY AND LANDSCAPE ARCHITECT PRIOR TO ANY TREE INSTALLATION.
- 10. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- 11. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- 12. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- 13. PRUNE PLANTS AS NECESSARY PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- 14. WRAP ALL SMOOTH-BARKED TREES FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- 15. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- 16. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- 17. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- 18. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. OWNER TO CONFIRM MULCH COLOR. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL. ROCK MULCH TYPE TO BE DETERMINED BY OWNER, 1.5" - 2" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE.
- 19. EDGING TO BE COMMERCIAL GRADE POLY EDGING OR SPADED EDGE, AS INDICATED. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED

MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.

- 20. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- 21. PROVIDE IRRIGATION TO ALL PLANTED AND SODDED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE IRRIGATION PLAN AND SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE TWO-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
- 22. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- 23. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- 24. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- 25. APPLY PRE-EMERGENT HERBICIDE PREEN (OR APPROVED EQUAL) IN ANNUAL, PERENNIAL, AND SHRUB BEDS FOLLOWED BY SHREDDED HARDWOOD MULCH.
- 26. CONTRACTOR TO CONFIRM WATER AND POWER SUPPLY LOCATIONS AND DETAILS WITH GENERAL CONTRACTOR FOR IRRIGATION SYSTEM.
- 27. CONTRACTOR SHALL MAINTAIN ALL PLANTS AND TURF PER THE MANUFACTURERS' INSTRUCTIONS THROUGHOUT THE GUARANTEE PERIOD.
- 28. OWNER OR CONTRACTOR TO BROADCAST PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) TWO TIMES PER YEAR ACROSS ALL PLANTING BEDS AND SHALL INSTALL NEW MULCH AS NEEDED FOR PERPETUITY.
- 29. SEE ELECTRICAL PLANS FOR SITE LIGHTING.

2.5" CAL.

SWAMP WHITE OAK

QUERCUS BICOLOR

- 30. COORDINATE WAYFINDING SIGNAGE WITH ARCHITECT AND OWNER.
- 31. OWNER TO CONFIRM ROCK/MULCH TYPE FOR ALL PLANTERS AND PLANTING BEDS.
- 34. OWNER/ARCHITECT TO CONFIRM SITE FURNISHINGS, SUCH AS BIKE RACKS, BENCHES, AND TRASH/RECYCLING RECEPTACLES.
- 35. OWNER TO CONFIRM DETAILS FOR PICKLE BALL COURT, COMMUNITY GARDEN, FIRE PIT, AND PLANTER BOXES WITH LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR BEFORE ORDERING ANY MATERIALS.
- 36. SEE MEP PLANS FOR CONDENSERS, TRANSFORMERS, GENERATOR AND ALL 37. PLANTER BOXES SHALL INCLUDE SOIL MIX WITH INSTALLATION. OWNER TO PROVIDE ANNUALS/PLANTS FOR PLANTER BOXES.

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MITCHELL G. COOKAS, PLA

HUDSON BOULEVARD

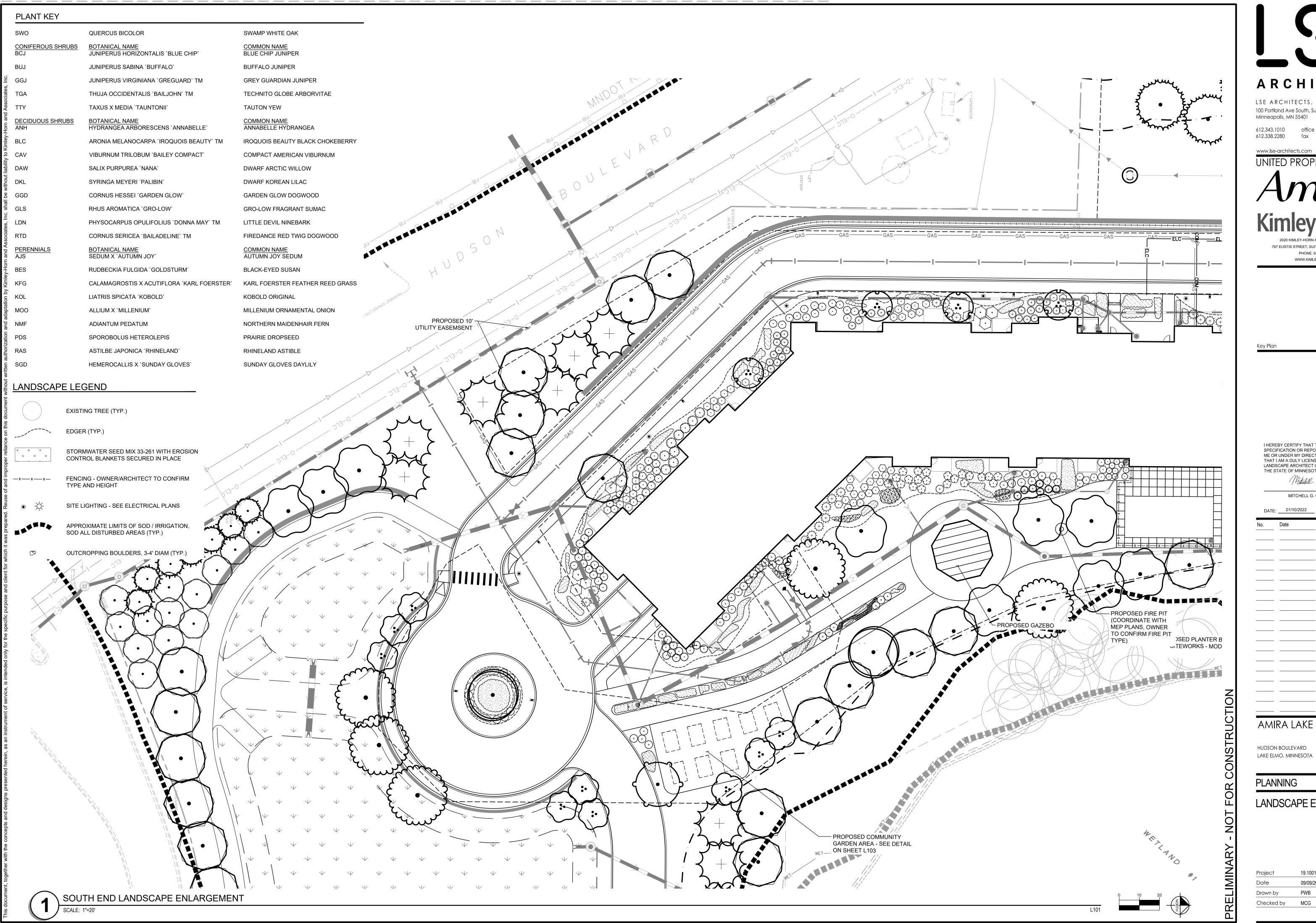
AMIRA LAKE ELMC

PLANNING

LAKE ELMO, MINNESOTA

LANDSCAPE PLAN

19.1001.04 Drawing Number MCG Checked by



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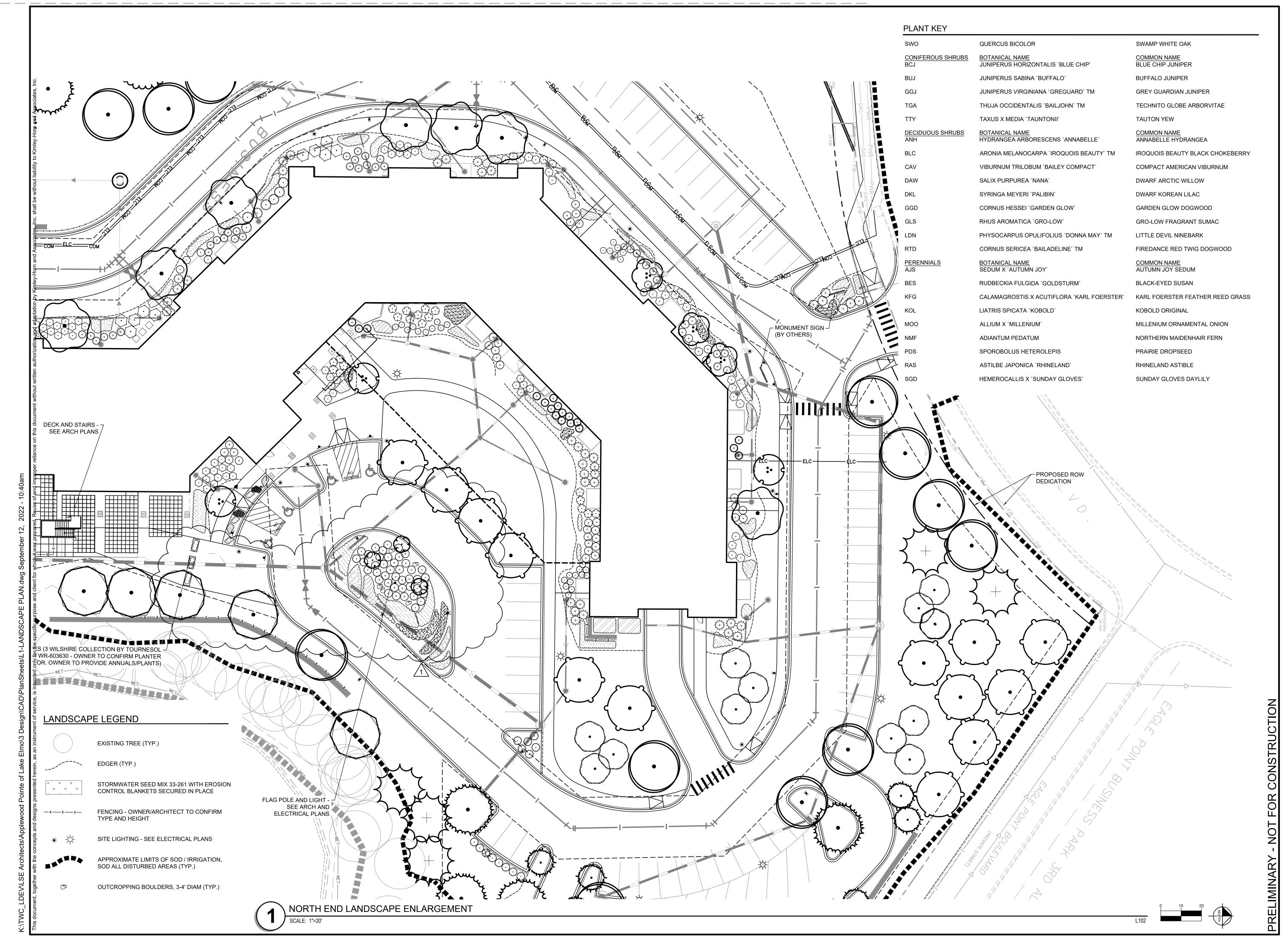
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AMIRA LAKE ELMO

HUDSON BOULEVARD lake elmo, minnesota

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MITCHELL G. COOKAS, PLA MN

01/10/2022 MN LIC. NO. 56522

AMIRA LAKE ELMO

HUDSON BOULEVARD LAKE ELMO, MINNESOTA

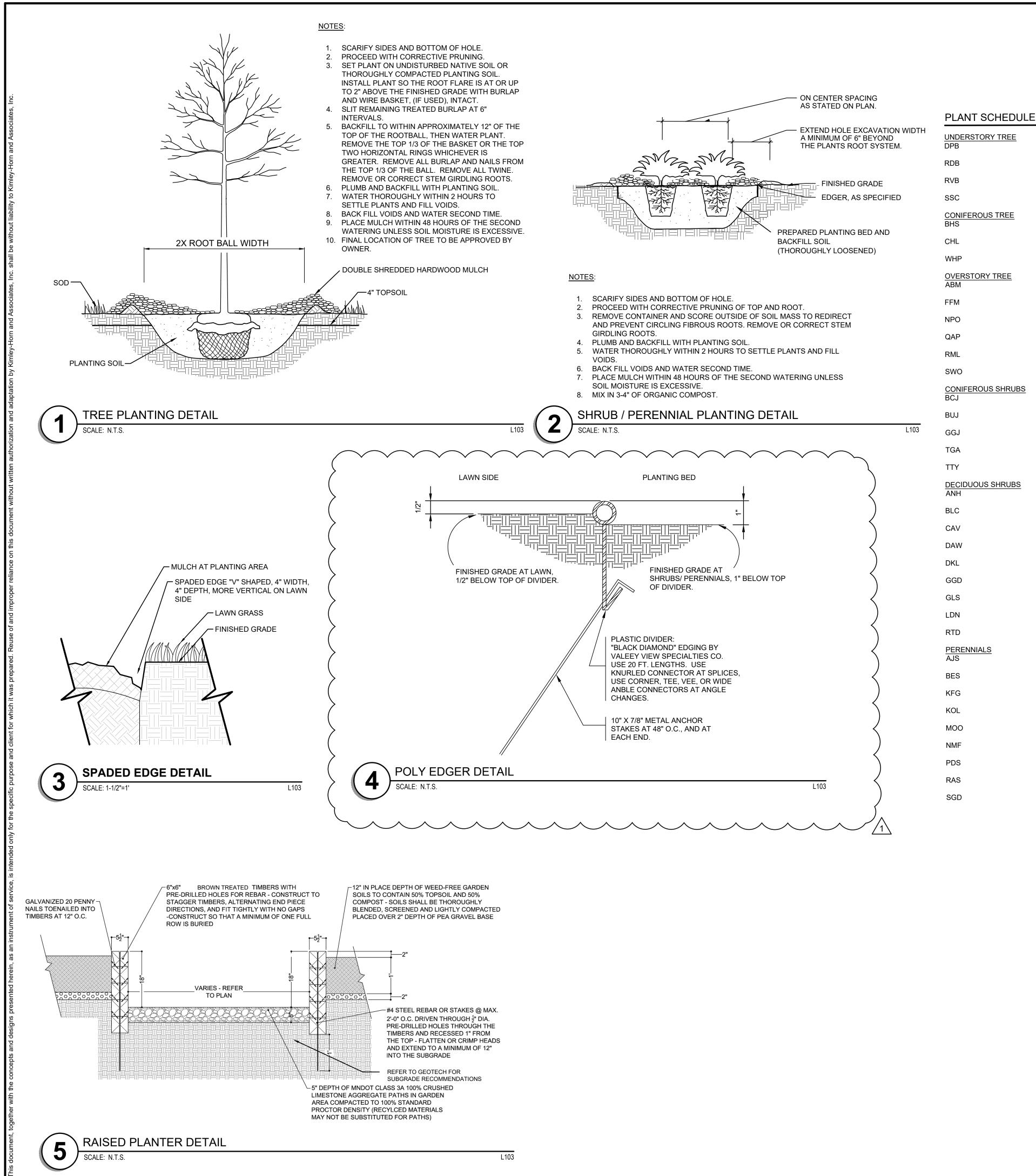
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 Project
 19.1001.04
 Drawing Number

 Date
 09/09/2022



UNDERSTORY TREE DPB	QTY 3	BOTANICAL NAME BETULA PLATYPHYLLA `FARGO`	COMMON NAME DAKOTA PINNACLE BIRCH	CONT B & B	CAL/SIZE 1.5" CAL	
RDB	7	MALUS 'PRAIRIE FIRE'	PRAIRIE FIRE CRABAPPLE	B & B	2.5" CAL.	
RVB	6	BETULA NIGRA	RIVER BIRCH	B & B, CLUMP	8` HT.	
SSC	6	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	B & B	2.5" CAL.	
CONIFEROUS TREE BHS	<u>QTY</u> 18	BOTANICAL NAME PICEA GLAUCA `DENSATA`	COMMON NAME BLACK HILLS SPRUCE	CONT B & B	CAL/SIZE 8` HT.	
CHL	10	TSUGA CANADENSIS	CANADIAN HEMLOCK	B & B	8` HT.	
WHP	19	PINUS STROBUS	WHITE PINE	B & B	8` HT.	
OVERSTORY TREE ABM	<u>QTY</u> 14	BOTANICAL NAME ACER X FREEMANII `AUTUMN BLAZE`	COMMON NAME AUTUMN BLAZE MAPLE	CONT B & B	CAL/SIZE 2.5" CAL.	
FFM	16	ACER SACCHARUM 'FALL FIESTA'	FALL FIESTA MAPLE	B & B	2.5" CAL.	
NPO	9	QUERCUS ELLIPSOIDALIS	NORTHERN PIN	B & B	2.5" CAL.	
QAP	26	POPULUS TREMULOIDES	QUAKING ASPEN	B & B	2.5" CAL.	
RML	14	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	B & B	2.5" CAL.	
SWO	25	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL.	
CONIFEROUS SHRUBS BCJ	QTY 3	BOTANICAL NAME JUNIPERUS HORIZONTALIS `BLUE CHIP`	COMMON NAME BLUE CHIP JUNIPER	CONT #5 CONT.	SPACING 5' O.C.	
BUJ	64	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#5 CONT.		
GGJ	25	JUNIPERUS VIRGINIANA 'GREGUARD' TM	GREY GUARDIAN JUNIPER	#5 CONT.		
TGA	51	THUJA OCCIDENTALIS 'BAILJOHN' TM	TECHNITO GLOBE ARBORVITAE	#5 CONT.		
TTY	104	TAXUS X MEDIA 'TAUNTONII'	TAUTON YEW	#5 CONT.	4` OC	
DECIDUOUS SHRUBS ANH	<u>QTY</u> 25	BOTANICAL NAME HYDRANGEA ARBORESCENS 'ANNABELLE'	COMMON NAME ANNABELLE HYDRANGEA	CONT #5 CONT.	SPACING 4` O.C.	
BLC	40	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' TM	IROQUOIS BEAUTY BLACK CHOKEBERRY	#5 CONT.	4` O.C.	
CAV	19	VIBURNUM TRILOBUM 'BAILEY COMPACT'	COMPACT AMERICAN VIBURNUM	#5 CONT.	6" O.C.	
DAW	31	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	#5 CONT.	4` O.C.	
DKL	16	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	#5 CONT.	5` O.C.	
GGD	8	CORNUS HESSEI 'GARDEN GLOW'	GARDEN GLOW DOGWOOD	#5 CONT.	3` O.C.	
GLS	65	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	#5 CONT.	4` O.C.	
LDN	33	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' TM	LITTLE DEVIL NINEBARK	#1 CONT.		
RTD	120	CORNUS SERICEA 'BAILADELINE' TM	FIREDANCE RED TWIG DOGWOOD	#5 CONT.	4` O.C.	
<u>PERENNIALS</u> AJS	<u>QTY</u> 135	BOTANICAL NAME SEDUM X `AUTUMN JOY`	COMMON NAME AUTUMN JOY SEDUM	CONT #1 CONT	SIZE	SPACINO 18" o.c.
BES	136	RUDBECKIA FULGIDA `GOLDSTURM`	BLACK-EYED SUSAN	#1 CONT		18" o.c.
KFG	247	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT		30" o.c.
KOL	99	LIATRIS SPICATA 'KOBOLD'	KOBOLD ORIGINAL	#1 CONT.		18" o.c.
MOO	176	ALLIUM X 'MILLENIUM'	MILLENIUM ORNAMENTAL ONION	#1 CONT		18" o.c.
NMF	93	ADIANTUM PEDATUM	NORTHERN MAIDENHAIR FERN	#1 CONT		18" o.c.
PDS	177	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1 CONT		24" o.c.
RAS	406	ASTILBE JAPONICA `RHINELAND`	RHINELAND ASTIBLE	#1 CONT		18" o.c.
SGD	306	HEMEROCALLIS X 'SUNDAY GLOVES'	SUNDAY GLOVES DAYLILY	#1 CONT		20" o.c.

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MITCHELL G. COOKAS, PLA

MN DATE: 01/10/2022 LIC. NO. 56522 Revision Description

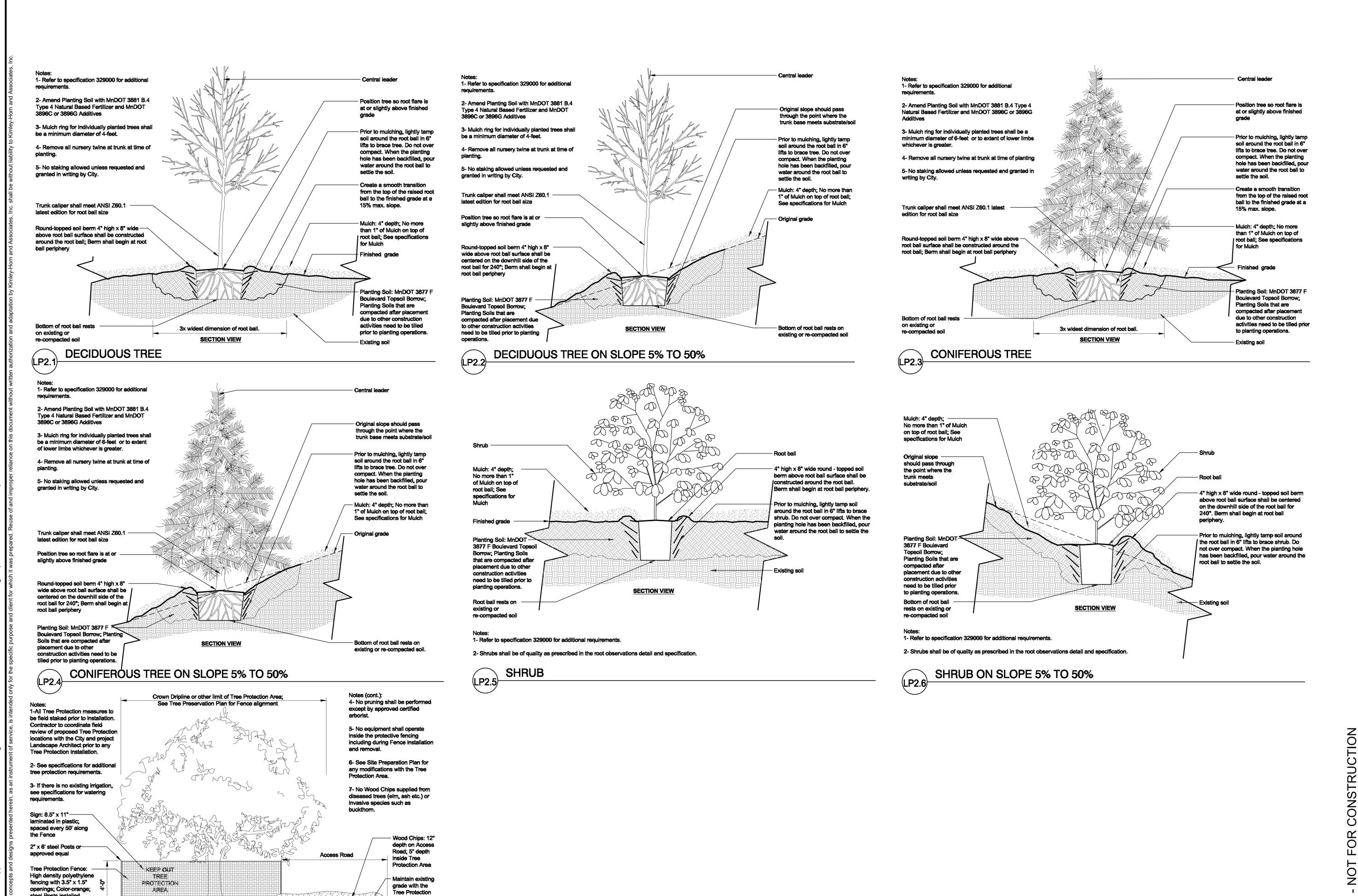
AMIRA LAKE ELMO

HUDSON BOULEVARD LAKE ELMO, MINNESOTA

PLANNING

LANDSCAPE DETAILS

19.1001.04 Drawing Number 09/09/2022 MPI Drawn by Checked by MGC



steel Posts installed

TREE PROTECTION

Contractor to bore under the Crown Dripline of the tree

at 8' o.c.

Fence unless

Contractor can excavate open

trench outside of the Crown

_otherwise indicated on the

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Revision Description Date

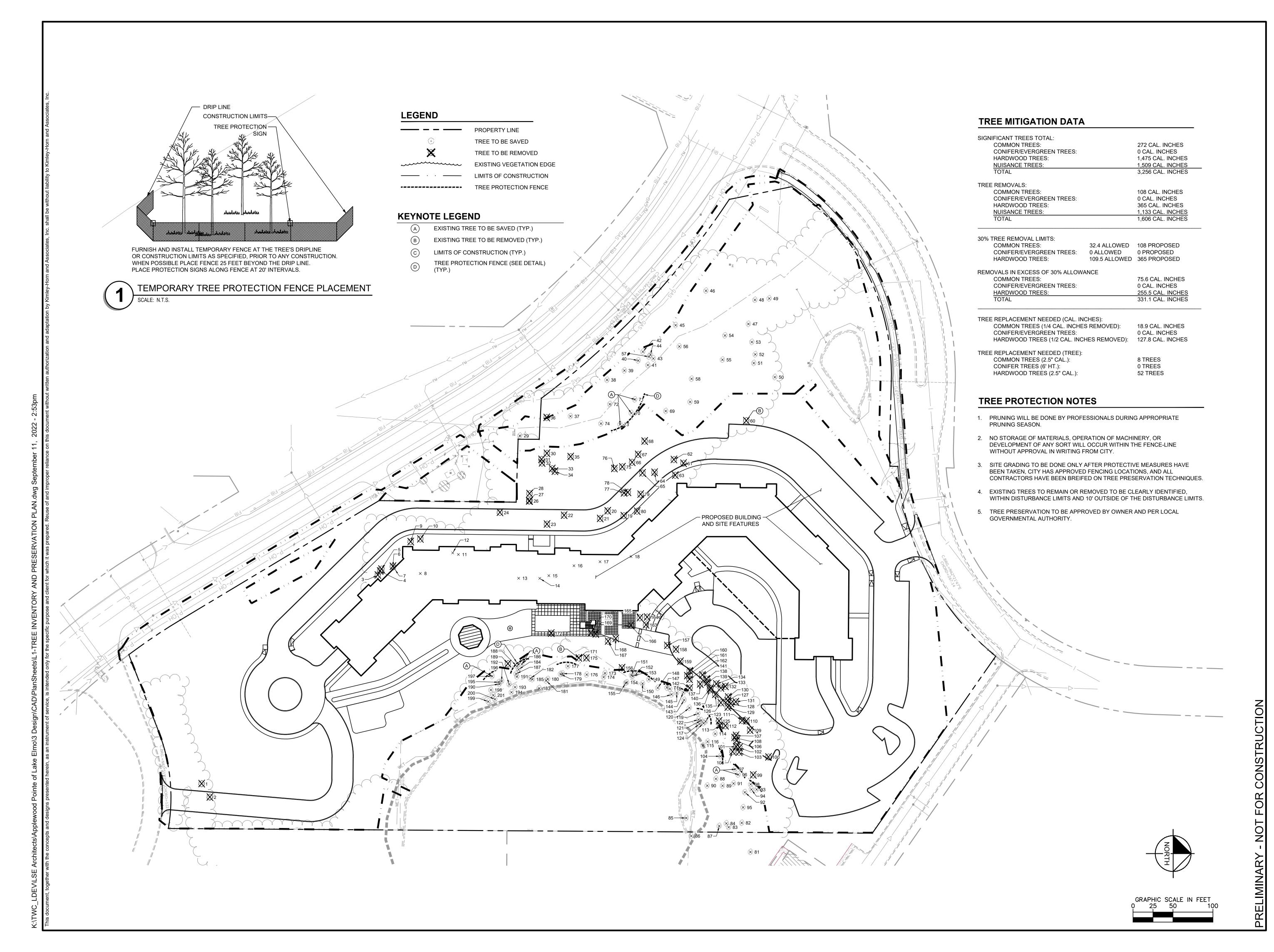
AMIRA LAKE ELMO

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MITCHELL G. COOKAS, PLA

MN
01/10/2022 HD NO 56522

E: ______MN LIC. NO. _____56522

AMIRA LAKE ELMO

HUDSON BOULEVARD LAKE ELMO, MINNESOTA

PLANNING

TREE INVENTORY AND PRESERVATION PLAN

 Project
 19.1001.04
 Drawing Number

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 09/09/2022

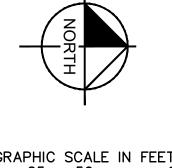
 Drawn by
 MPI
 L200

 Checked by
 MGC

TREE INVENTORY SCHEDULE

Tag#	Species	Diamete	r Status	36	Cottonwood, Eastern	23	REMOVE	71	Cottonwood, Eastern	50	SAVE	106	Oak, Red	6	REMOVE	141	Oak, Red	16	REMOVE	176	Oak, Red	
1	Cottonwood, Eastern	44	REMOVE	37	Cottonwood, Eastern	20	SAVE	72	Willow, black	30	SAVE	107	Oak, Red	10	REMOVE	142	Oak, Red	8	REMOVE	177	Oak, bur	
2	Cottonwood, Eastern	44	REMOVE	38	Oak, Red	8	SAVE	73	Oak, bur	14	SAVE	108	Oak, Red	7	REMOVE	143	Oak, Red	8	SAVE	178	Oak, Red	
3	Cottonwood, Eastern	20	REMOVE	39	Cherry, black	6	SAVE	74	Cottonwood, Eastern	6	SAVE	109	Oak, Red	7	REMOVE	144	Oak, Red	7	SAVE	179	Oak, Red	
4	Cottonwood, Eastern	16	REMOVE	40	Oak, Red	7	SAVE	75	Cottonwood, Eastern	29	REMOVE	110	Oak, Red	12	REMOVE	145	Oak, Red	7	SAVE	180	Oak, Red	
5	Cottonwood, Eastern	18	REMOVE	41	Willow, black	35	SAVE	76	Cottonwood, Eastern	12	REMOVE	111	Box elder	14	REMOVE	146	Oak, Red	7	SAVE	181	Oak, bur	
6	Elm, siberian	17	REMOVE	42	Oak, Red	8	SAVE	77	Elm, siberian	24	REMOVE	112	Oak, Red	10	REMOVE	147	Oak, Red	8	SAVE	182	Oak, Red	
7	Cottonwood, Eastern	20	REMOVE	43	Oak, Red	8	SAVE	78	Cottonwood, Eastern	13	REMOVE	113	Oak, Red	7	REMOVE	148	Oak, bur	25	SAVE	183	Oak, Red	
8	Cottonwood, Eastern	15	REMOVE	44	Oak, Red	10	SAVE	79	Cottonwood, Eastern	15	REMOVE	114	Cherry, black	8	SAVE	149	Cherry, black	12	SAVE	184	Oak, Red	
9	Elm, siberian	12	REMOVE	45	Cottonwood, Eastern	16	SAVE	80	Cottonwood, Eastern	14	REMOVE	115	Cherry, black	8	SAVE	150	Oak, Red	25	SAVE	185	Oak, bur	
10	Cottonwood, Eastern	39	REMOVE	46	Willow, black	41	SAVE	81	Oak, bur	31	SAVE	116	Cherry, black	9	SAVE	151	Cottonwood, Eastern	23	SAVE	186	Oak, Red	
11	Cottonwood, Eastern	12	REMOVE	47	Cottonwood, Eastern	22	SAVE	82	Oak, Red	23	SAVE	117	Oak, bur	24	SAVE	152	Oak, Red	10	SAVE	187	Oak, Red	
12	Cottonwood, Eastern	12	REMOVE	48	Cottonwood, Eastern	33	SAVE	83	Oak, Red	9	SAVE	118	Oak, bur	28	SAVE	153	Oak, Red	9	SAVE	188	Oak, Red	
13	Cottonwood, Eastern	27	REMOVE	49	Willow, black	22	SAVE	84	Oak, bur	22	SAVE	119	Oak, Red	12	SAVE	154	Oak, Red	7	SAVE	189	Oak, Red	
14	Cottonwood, Eastern	13	REMOVE	50	Cottonwood, Eastern	12	SAVE	85	Oak, bur	11	SAVE	120	Oak, Red	14	SAVE	155	Oak, Red	7	SAVE	190	Oak, Red	
15	Cottonwood, Eastern	14	REMOVE	51	Cottonwood, Eastern	18	SAVE	86	Oak, Red	28	SAVE	121	Cherry, black	8	SAVE	156	Ash, green	14	REMOVE	191	Oak, Red	
16	Cottonwood, Eastern	16	REMOVE	52	Cottonwood, Eastern	36	SAVE	87	Oak, Red	14	SAVE	122	Cherry, black	10	SAVE	157	Elm, siberian	14	REMOVE	192	Oak, Red	
17	Cottonwood, Eastern	16	REMOVE	53	Cottonwood, Eastern	22	SAVE	88	Oak, Red	65	SAVE	123	Oak, Red	10	SAVE	158	Elm, siberian	12	REMOVE	193	Oak, Red	
18	Cottonwood, Eastern	23	REMOVE	54	Cottonwood, Eastern	46	SAVE	89	Oak, Red	34	SAVE	124	Cherry, black	12	SAVE	159	Oak, Red	12	REMOVE	194	Oak, Red	
19	Cottonwood, Eastern	12	REMOVE	55	Cottonwood, Eastern	16	SAVE	90	Willow, black	24	SAVE	125	Oak, Red	12	REMOVE	160	Oak, Red	8	REMOVE	195	Oak, Red	
20	Cottonwood, Eastern	12	REMOVE	56	Cottonwood, Eastern	19	SAVE	91	Cherry, black	8	SAVE	126	Oak, Red	12	REMOVE	161	Oak, Red	6	REMOVE	196	Oak, bur	
21	Cottonwood, Eastern	12	REMOVE	57	Willow, black	12	SAVE	92	Oak, Red	12	SAVE	127	Oak, Red	6	REMOVE	162	Oak, Red	11	REMOVE	197	Oak, Red	
22	Cottonwood, Eastern	14	REMOVE	58	Cottonwood, Eastern	13	SAVE	93	Oak, Red	11	SAVE	128	Oak, Red	6	REMOVE	163	Cottonwood, Eastern	14	REMOVE	198	Oak, Red	
23	Cottonwood, Eastern	12	REMOVE	59	Cottonwood, Eastern	12	SAVE	94	Oak, Red	8	SAVE	129	Cherry, black	16	REMOVE	164	Cottonwood, Eastern	26	REMOVE	199	Oak, Red	
24	Cottonwood, Eastern	13	REMOVE	60	Cottonwood, Eastern	15	REMOVE	95	Cherry, black	10	SAVE	130	Oak, Red	7	REMOVE	165	Cottonwood, Eastern	49	REMOVE	200	Cherry, black	
26	Cottonwood, Eastern	17	REMOVE	61	Cottonwood, Eastern	14	REMOVE	96	Oak, Red	8	SAVE	131	Oak, Red	9	REMOVE	166	Cottonwood, Eastern	12	REMOVE	201	Oak, Red	
27	Cottonwood, Eastern	14	REMOVE	62	Cottonwood, Eastern	14	REMOVE	97	Oak, Red	12	SAVE	132	Oak, Red	6	REMOVE	167	Cottonwood, Eastern	38	REMOVE			
28	Cottonwood, Eastern	14	REMOVE	63	Cottonwood, Eastern	22	REMOVE	98	Oak, Red	12	SAVE	133	Oak, Red	19	REMOVE	168	Cottonwood, Eastern	14	REMOVE			
29	,		SAVE	64	Cottonwood, Eastern	13	REMOVE	99	Oak, Red	8	REMOVE	134	Oak, Red	17	REMOVE	169	Cottonwood, Eastern	16	REMOVE			
30	Cottonwood, Eastern		REMOVE	65	Cottonwood, Eastern	14	REMOVE	100	Oak, Red	12	REMOVE	135	Oak, Red	7	REMOVE	170	Cottonwood, Eastern	23	REMOVE			
31	Cottonwood, Eastern		REMOVE	66	Cottonwood, Eastern	25	REMOVE	101	Oak, Red	9	REMOVE	136	Oak, Red	10	REMOVE	171	Cottonwood, Eastern	17	REMOVE			
32	Cottonwood, Eastern		REMOVE	67	Cottonwood, Eastern	15	REMOVE	102	Oak, Red	7	REMOVE	137	Oak, Red	12	REMOVE	172	Elm, siberian	15	REMOVE			
33	Cottonwood, Eastern		REMOVE	68	Cottonwood, Eastern	14	REMOVE	103	Oak, Red	7	REMOVE	138	Oak, Red	8	REMOVE	173	Oak, Red	25	SAVE			
34	Cottonwood, Eastern		REMOVE	69	Cottonwood, Eastern	12	SAVE	104	Oak, Red	10	SAVE	139	Oak, Red	10	REMOVE	174	Oak, Red	16	SAVE			
35	Cottonwood, Eastern		REMOVE	70	Oak, Red	18	SAVE	105	Oak, Red	6	25.40.45	140	Oak, Red	8	REMOVE	175	Oak, Red	16	REMOVE			
		. =							, ·- ··				,				,					

NOTE: ONLY SIGNIFICANT TREES IN THE SUBJECT PROPERTY SHOWN ON PLAN/ INVENTORY.



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Mitable G. Cohn

AMIRA LAKE ELMO

HUDSON BOULEVARD LAKE ELMO, MINNESOTA

PLANNING

TREE INVENTORY AND PRESERVATION PLAN

Project	19.1001.04	Drawing Num
Date	09/09/2022	
Drawn by	MPI	L201
Checked by	MGC	

GRAPHIC SCALE IN FEET
0 25 50 L20100

Luminaire Sch	nedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens
	4	A3	Single	0.900	EX-LITE ARCH AREA LIGHT: SAL-150W-T3 MOUNTING HEIGHT 18.5FT. POLE 15FT ON A 30IN RAISED BASE	150	20950
	4	A4	Single	0.900	EX-LITE ARCH AREA LIGHT: SAL-150W-T4 MOUNTING HEIGHT 18.5FT. POLE 15FT ON A 30IN RAISED BASE	150.899	20457
1	2	A5	Single	0.900	EX-LITE ARCH AREA LIGHT: SAL-150W-T5 MOUNTING HEIGHT 18.5FT. POLE 15FT ON A 30IN RAISED BASE	150	22015
	16	В	Single	0.900	EX-LITE: BLRD 22W 42in bollard	21.4	2736
	2	С	Single	0.900	EX-LIGHT CANOPY: HH6-LED-900L-DIM10-MVOLT-WD-40K-90-HH6-6501-CL-WH MOUNTED AT 9FT	8.62	920
Ю	2	D	Single	0.900	NUVO 62-1613 WALL MOUNT AT APPROX 7FT	10	900
	15	L	Single	0.900	EX-LITE: BULLET SHAPPED FLOOD LIGHT GROUND MOUNT	1.6	132
	2	W1	Single	0.900	EX-LITE SLIM: WPS-120W WALL PACK MOUNTED AT 15FT	120	15549
	8	W2	Single	0.900	EX-LITE SLIM: WPS-35W WALL PACK MOUNTED AT 10FT	35	4498

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
TOTAL SITE	Illuminance	Fc	0.6	28.4	0.0	N.A.	N.A.













TYPE C



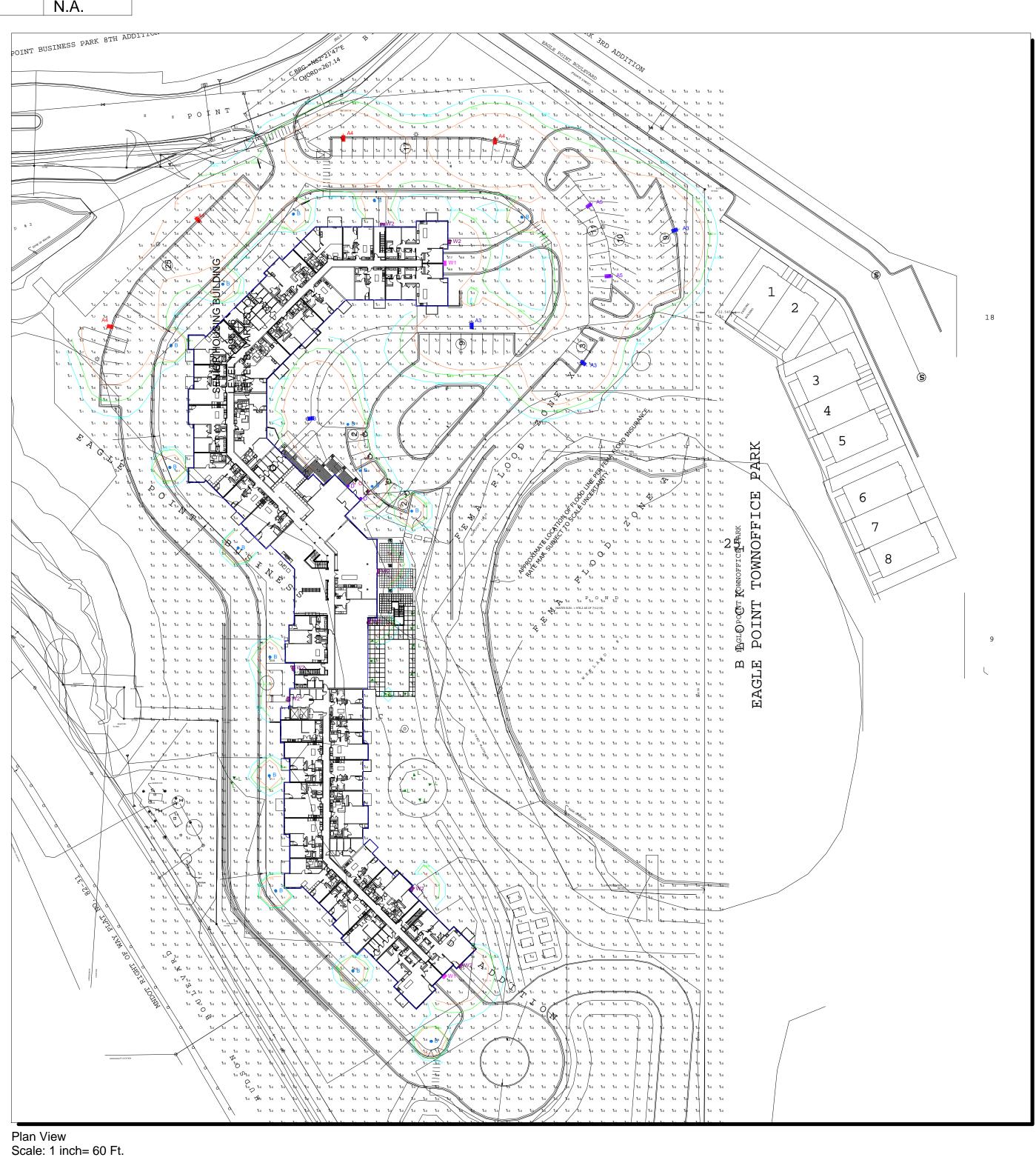
TYPE W

GENERAL NOTES:

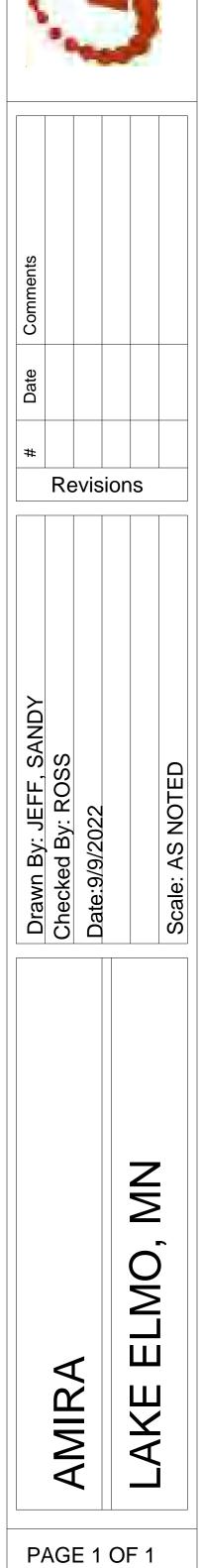
A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLAINCE TO THE LOCAL, STATE, OR FEDERAL LIGHTNG CODES OR ORDINANCES.

B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.

C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON OBJECTS/SURFACES.



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AMIRA OF LAKE ELMO

146-UNIT ACTIVE SENIOR APARTMENTS

LAKE ELMO, MN

FOR UNITED PROPERTIES RESIDENTIAL, LLC





Designation	Unit	Unit Name	1st	2nd	3rd	4th	Total	Gross Area (Sq.Ft.)	Net Rentable Area	Total Gross Area	Total Rentable Net Area	Dimensio
	STUDIO	Studio	2	4	3	3	12	671	617	8,052	7404	
	A1	One Bed	7	8	9	9	33	723	675	23,859	22275	
	A2	One Bed	2	2	2	2	8	976	915	7,808	7320	
	B1	One Bed/Den	1	1	1	1	4	1,067	996	4,268	3984	
	B2	One Bed/Den	5	6	6	6	23	1,010	950	23,230	21850	
	C1	Two Bed	4	4	4	4	16	1,204	1129	19,264	18064	
	C2	Two Bed	1	1	1	1	4	1,192	1,126	4,768	4504	
	C3	Two Bed	3	3	3	3	12	1,155	1,069	13,860	12828	
	C4	Two Bed	0	1	1	1	3	1,296	1,218	3,888	3654	
	C5	Two Bed	1	0	0	0	1	1,303	1,234	1,303	1234	
	D1	Two Bed/Den	1	1	1	1	4	1,419	1,344	5,676	5376	
	D2	Two Bed/Den	1	1	1	1	4	1,647	1,572	6,588	6288	
	D3	Two Bed/Den	0	0	1	1	2	1,712	1,624	3,424	3248	
	D4	Two Bed/Den	0	0	1	1	2	1,676	1,577	3,352	3154	
	D5	Two Bed/Den	0	0	1	1	2	1,673	1581	3,346	3162	
	E1	Three Bed	4	4	4	4	16	1,636	1,546	26,176	24736	
			32	36	39	39	146			158,862	149,081	

	1st	2nd	3rd	4th	Total
Total Units	32	36	39	39	146
Average Unit Size					1,088
Overall Building Gross Area					277,186
Building Efficiency					57%

Level	Gross Area
Garage Level	62,946
Level 1	54,006
Level 2	53,706
Level 3	53,264
Level 4	53,264

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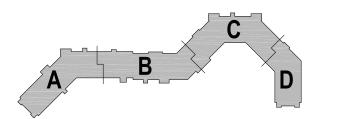
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C000 C001	COVER SHEET EXISTING SURVEY
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C804

DETOUR PLAN

LANDSC L100 L101 L102 L103 L104	CAPE LANDSCAPE PLAN LANDSCAPE ENLARGEMENT LANDSCAPE ENLARGEMENT LANDSCAPE DETAILS CITY LANDSCAPE DETAILS
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A400 A401 A402	CONCEPTUAL EXTERIOR RENDERING EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS & MATERIALS

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Phone: 952 995.2000

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Contact: Jason Rudd Email:-Phone: 651 361.8701

Revision Description

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AMIRA OF LAKE ELMO

HUDSON BOULEVARD LAKE ELMO, MINNESOTA

PLANNING

Drawn by
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TITLE SHEET

Project		Drawing Numb
Date	SEPT 9, 2022	



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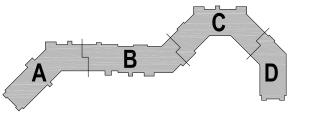
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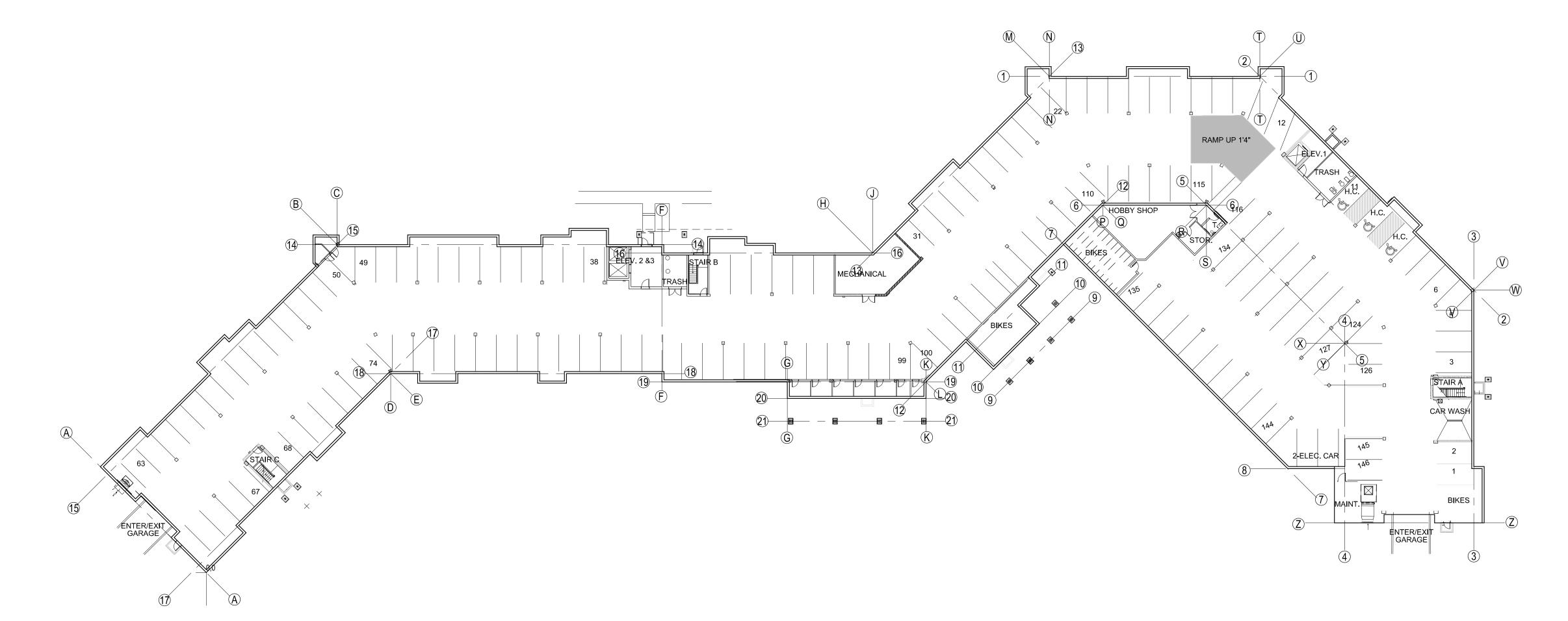
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RENDERED SITE PLAN

Date SEPT 9, 2022 Drawn by A100

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GARAGE PLAN 62, 946 S.F.





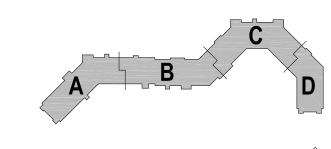
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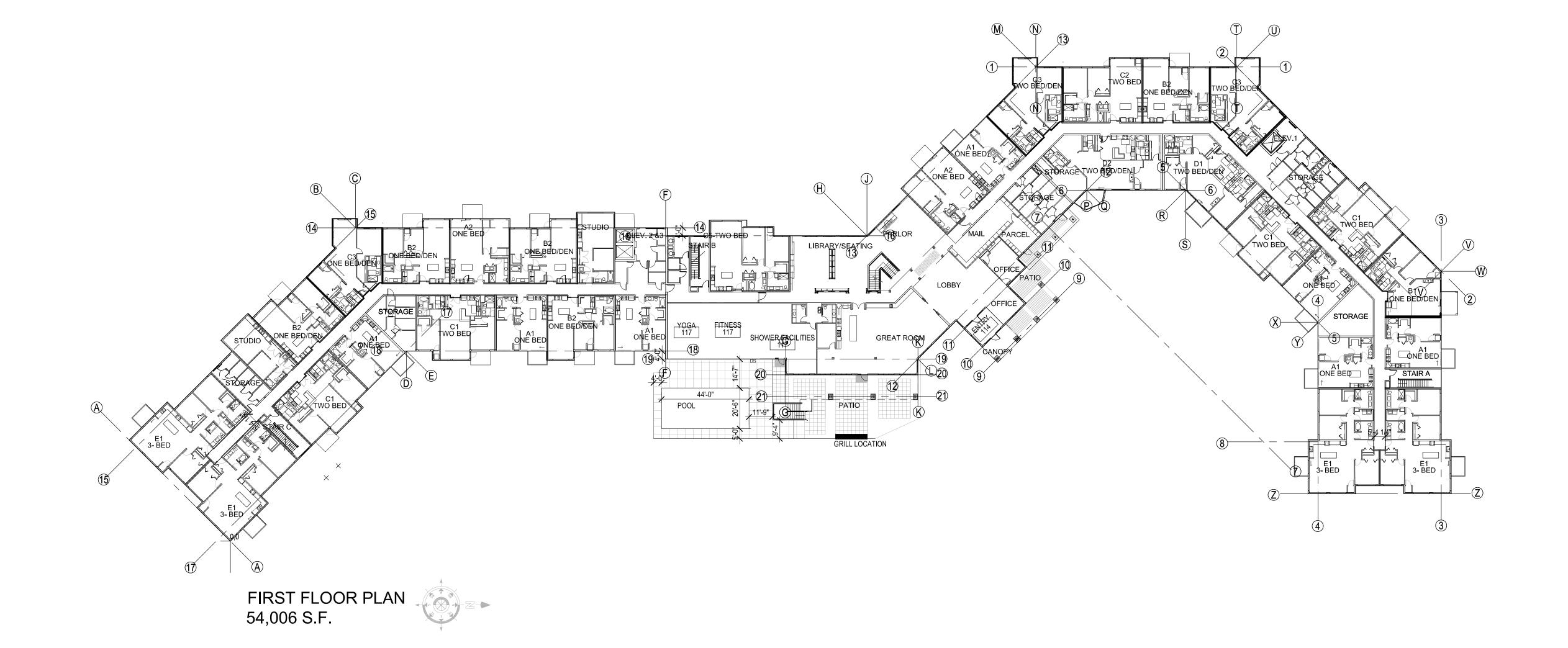
OVERALL FLOOR PLAN GARAGE LEVEL

Project
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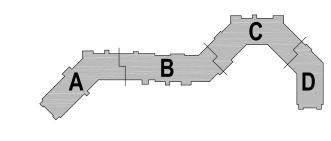
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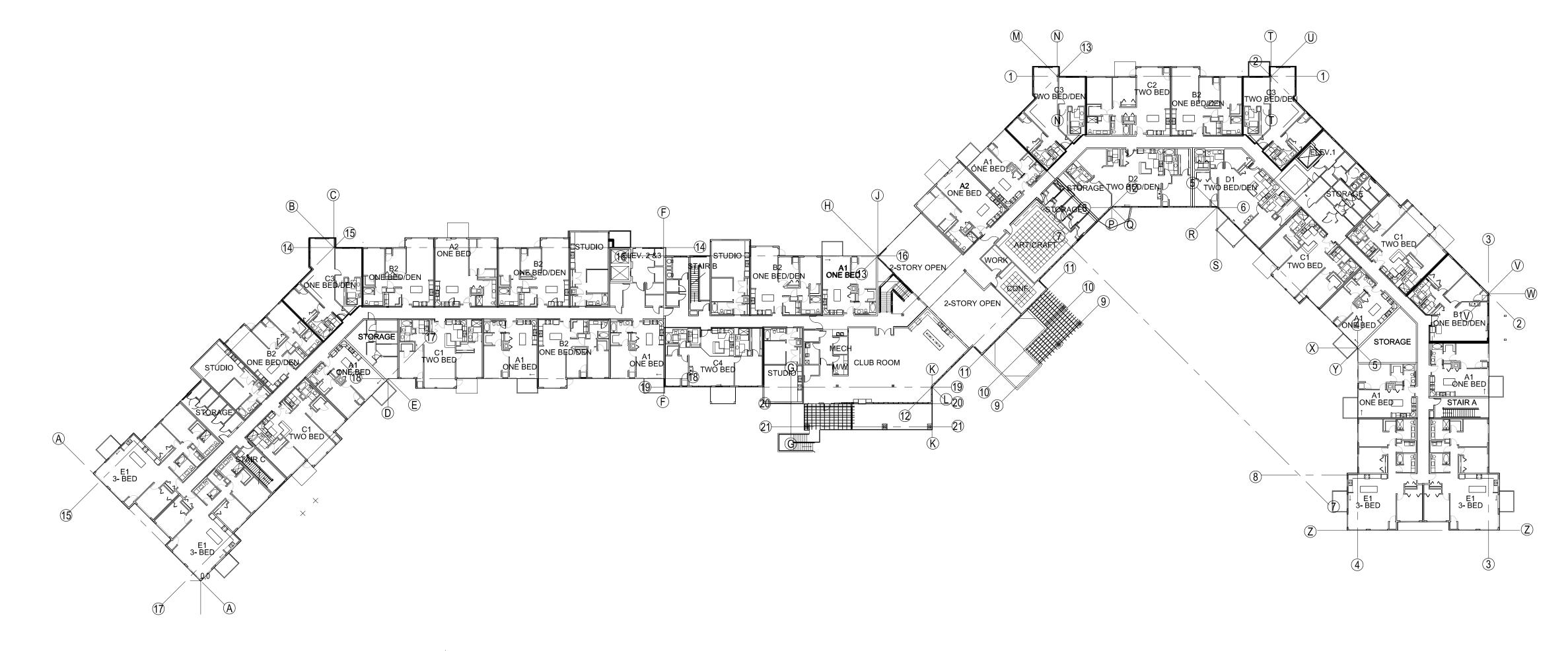
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OVERALL FLOOR PLAN LEVEL 1

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SECOND FLOOR PLAN 53,706 S.F.



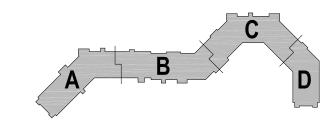
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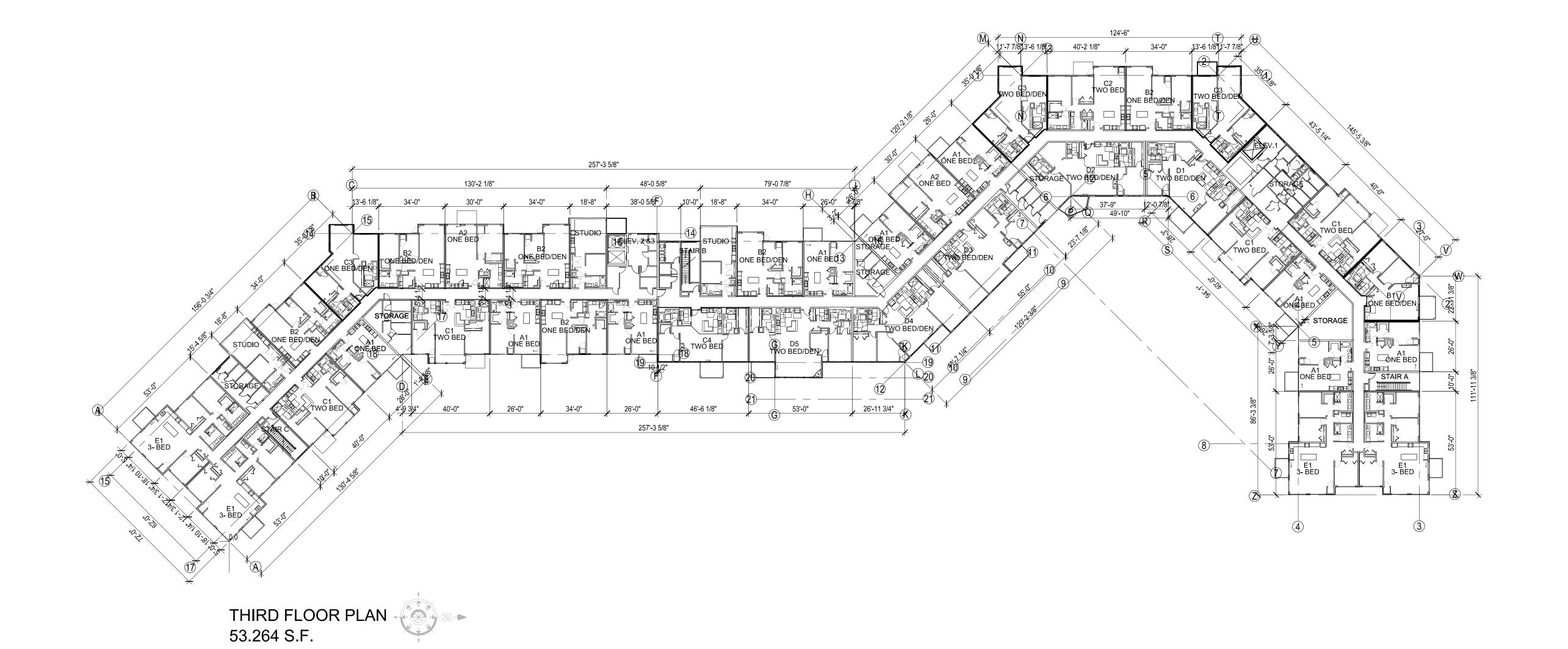
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OVERALL FLOOR PLAN LEVEL 2

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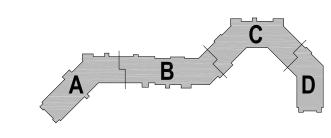
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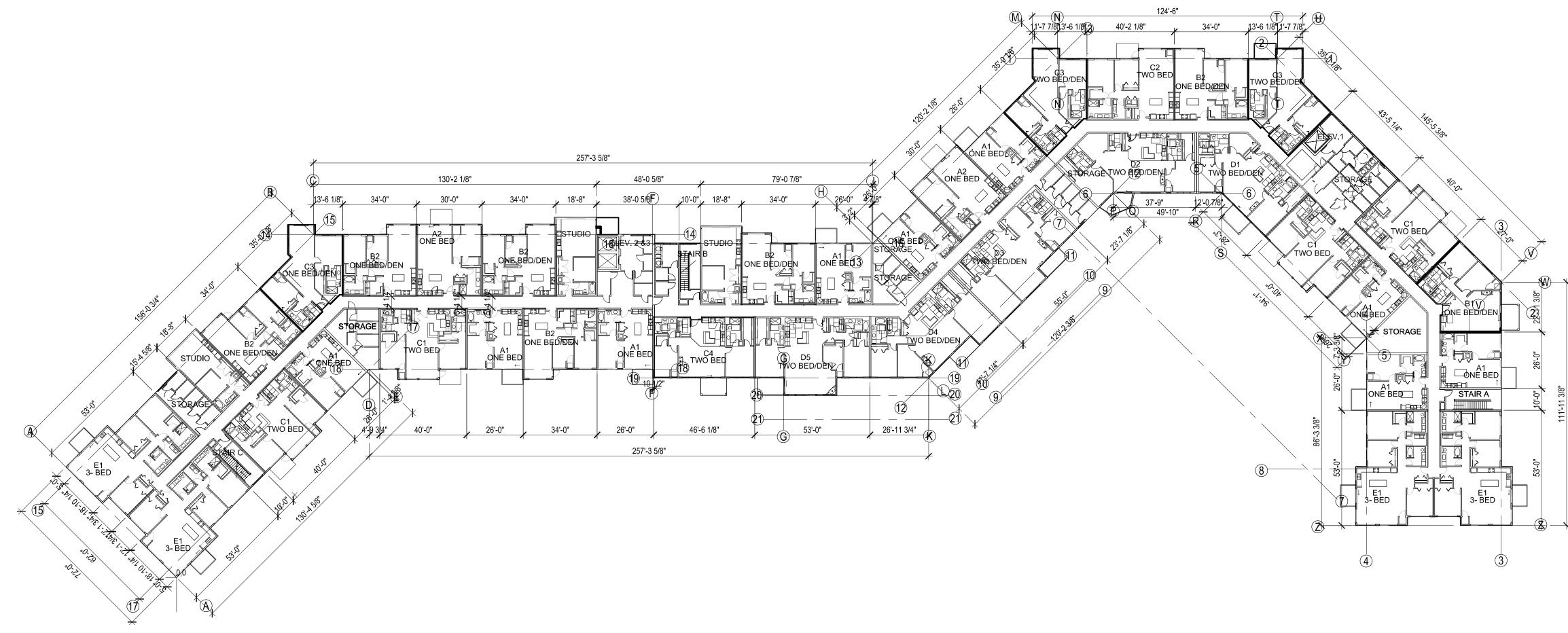
OVERALL FLOOR PLAN LEVEL 3

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FOURTH FLOOR PLAN 53.264 S.F.





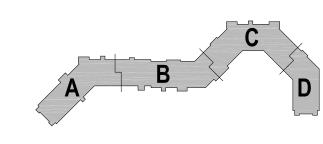
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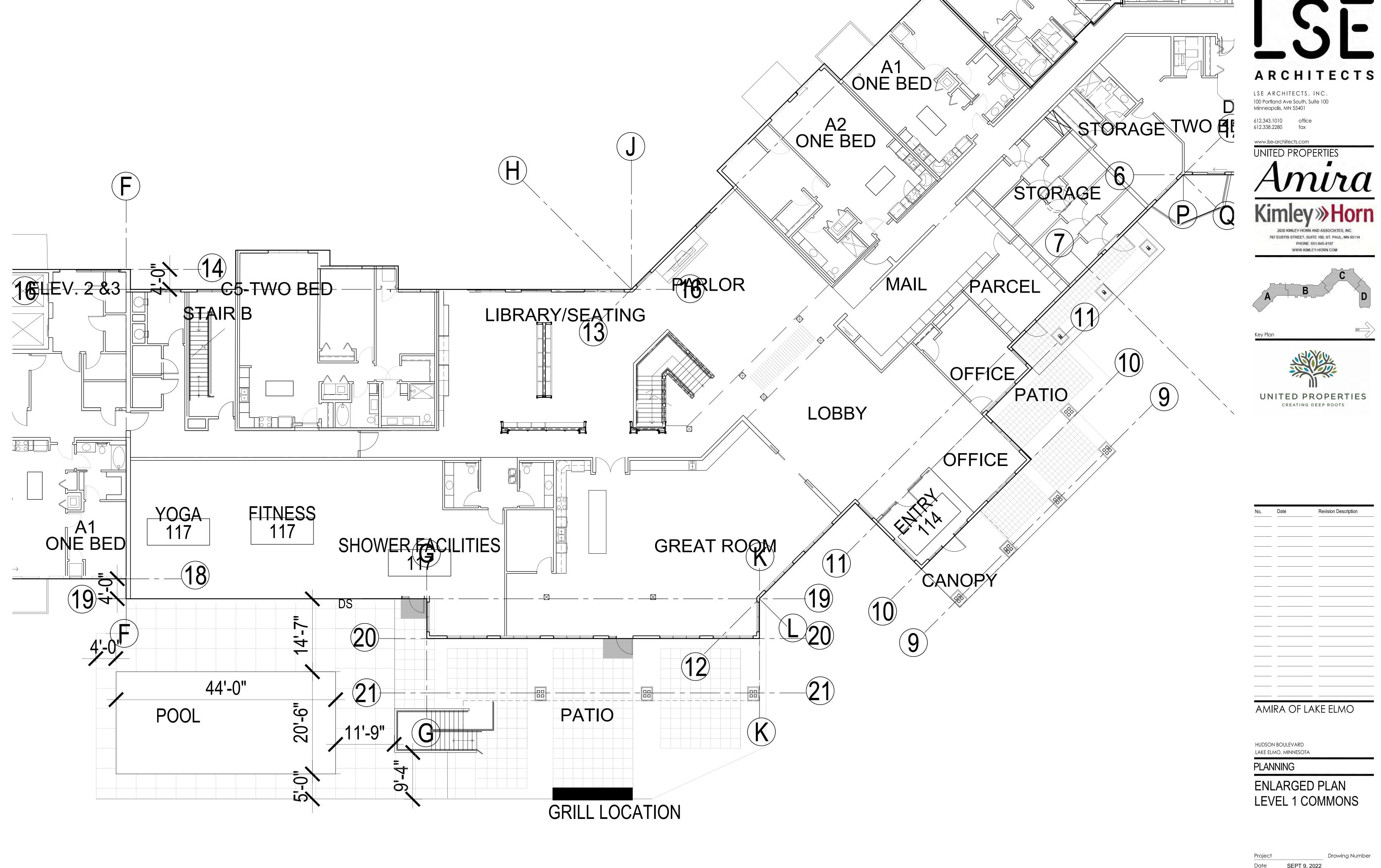
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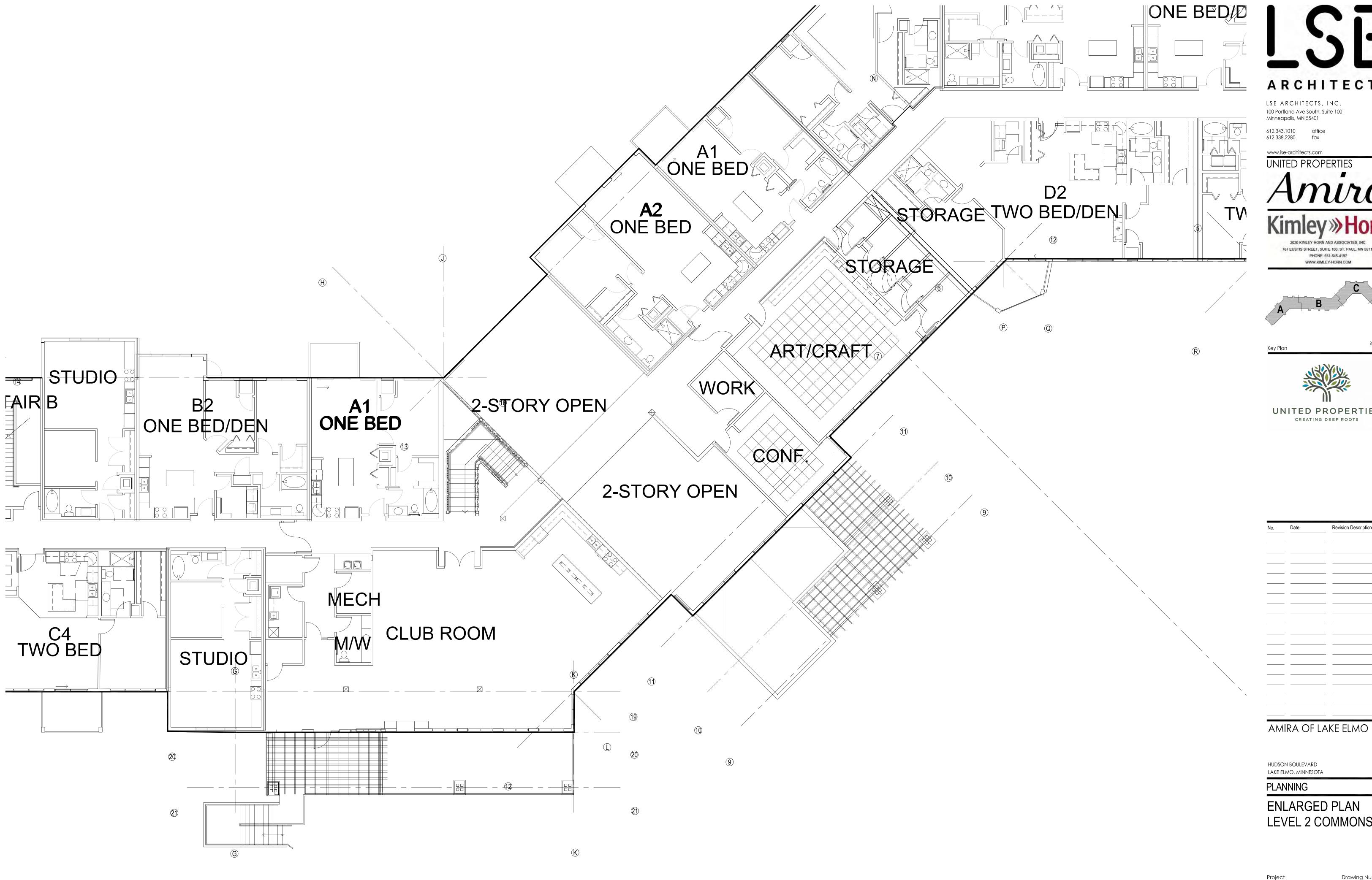
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OVERALL FLOOR PLAN LEVEL 4

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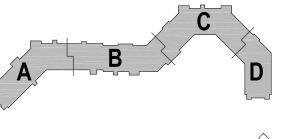


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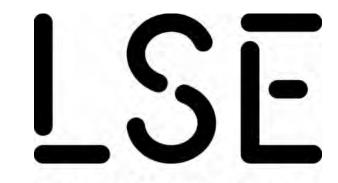


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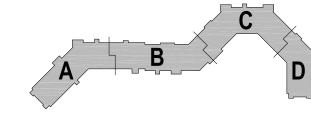
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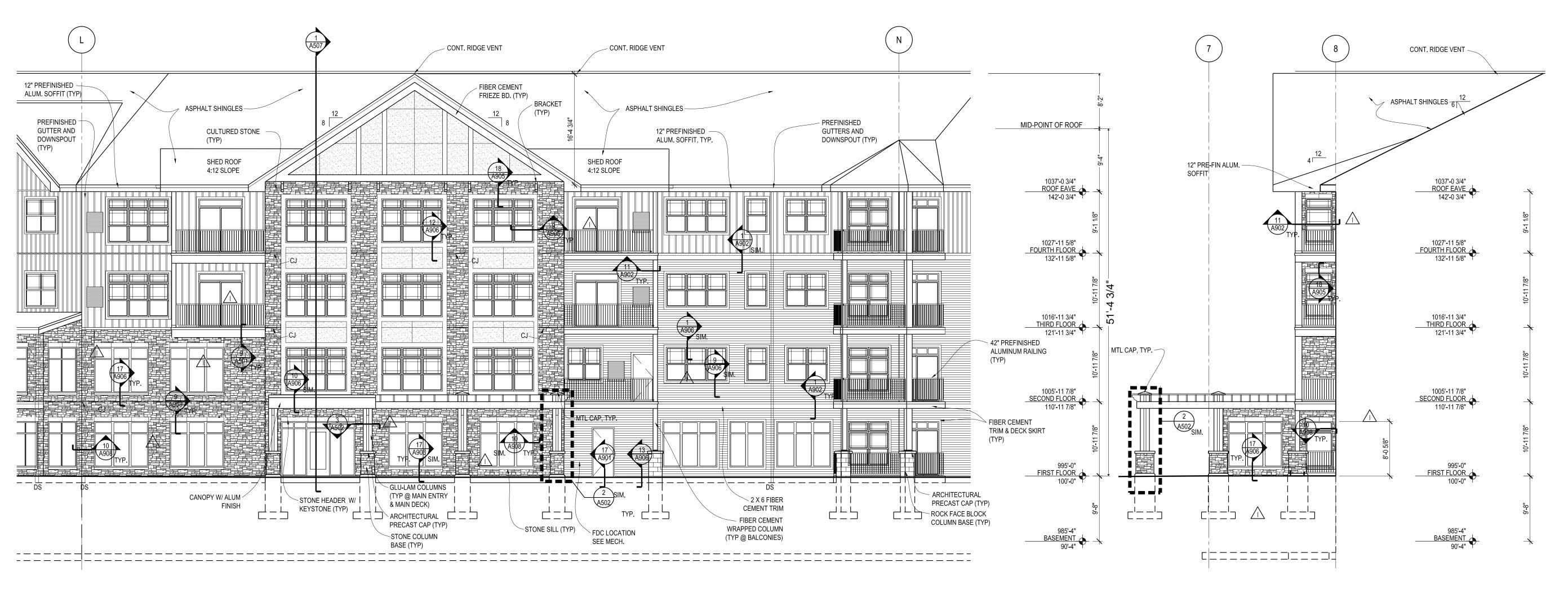
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CONCEPTUAL EXTERIOR RENDERING

Project Drawing Number Drawing Number Drawn by Checked by Drawn Drawing Number Dr

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NORTHEAST ELEVATION MAIN ENTRY (CONCEPTUAL ELEVATION)

1/8" = 1'-0"





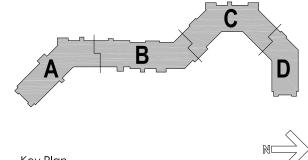
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EXTERIOR
ELEVATIONS

HUDSON BOULEVARD LAKE ELMO, MINNESOTA

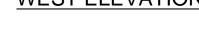
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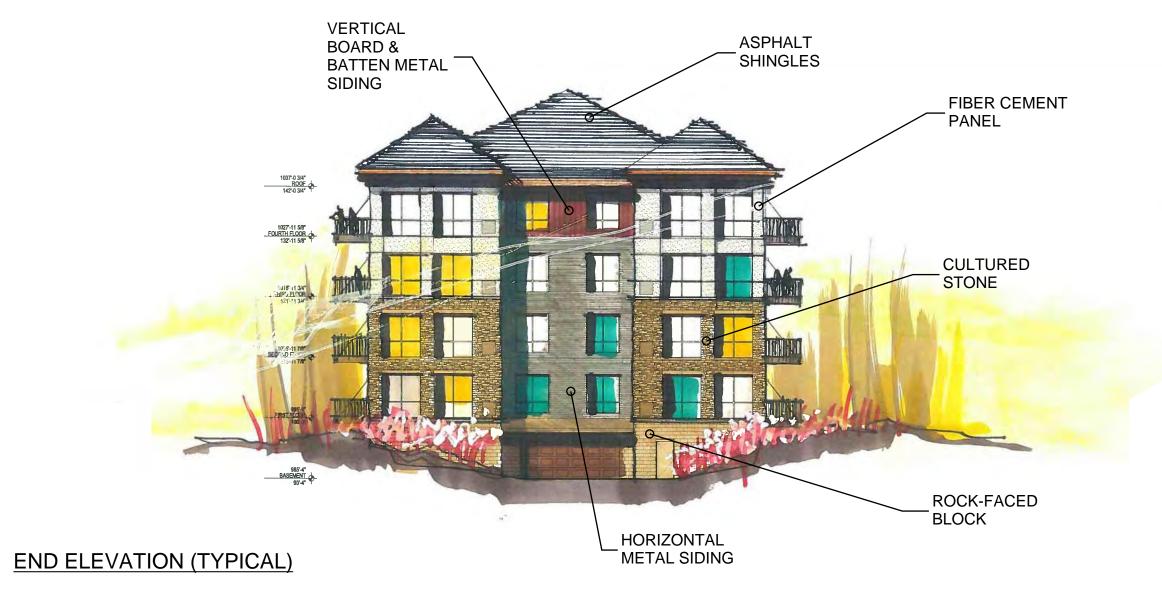




EAST ELEVATION AT POOL AND DECK AREA









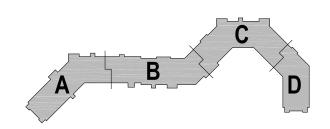
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AMIRA OF LAKE ELMO

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EXTERIOR ELEVATIONS & MATERIALS

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