COBBLESTREET MARKET

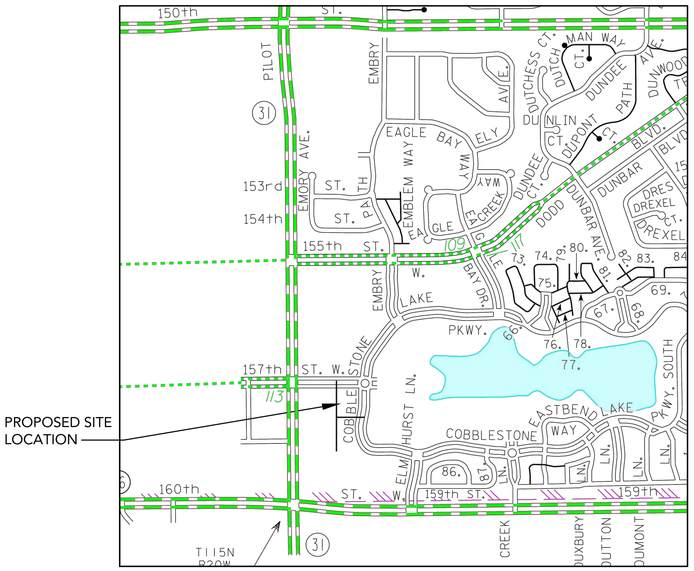
APPLE VALLEY, MN

PRELIMINARY PLANS FOR:
SITE PLAN REVIEW SUBMITTAL

SHEET INDEX

C0-1	COVER SHEET
C1-1	EXISTING CONDITIONS DEMO PLAN
C2-1	SITE PLAN
C3-1	GRADING & DRAINAGE PLAN
C3-2	EROSION CONTROL PLAN
C4-1	UTILITY PLAN
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
L1-1	LANDSCAPE PLAN

VICINITY MAP



PROPOSED SITE LOCATION

WARNING:

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

GENERAL NOTES

1. This Existing Conditions Plan was prepared by a field survey prepared by Loucks Associates and record utility drawings from the City of Apple Valley.
2. We have shown buried structures and utilities on and/or serving the site to the best of our ability, subject to the following restrictions:
   a. Utility operators do not consistently respond to locate requests through the Gopher State One Call service for boundary purposes such as this.
   b. Those utility operators that do respond, often will not locate services from their main line to the customer's structure or facility - they consider those segments private installations that are outside their jurisdiction. If a private service to an adjoiner's site crosses this site or a service to this site crosses an adjoiner, it may not be located since most operators will not mark such "private" services.
   c. Snow and ice conditions during winter months may obscure otherwise visible evidence of a buried structure or utility.
   d. Maps provided by operators, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive.
   e. The surface features and elevations shown on this drawing were located by Loucks Associates.
   f. All of the underground utility information and location shown on this plan were prepared from record drawings obtained from the client and the City of Apple Valley records.
   g. EXTREME CAUTION MUST BE EXCERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 651/454-0002.

EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATEVALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FORCEMAIN	
	DRAINTILE	
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREELINE	
	EASEMENT LINE	
	SETBACK LINE	
	FENCE LINE	
	UNDERGROUND TELE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	

DESIGN CONSULTANTS

CIVIL ENGINEER
LOUCKS ASSOCIATES
7200 HEMLOCK LANE
SUITE 300
MAPLE GROVE, MINNESOTA 55369

VICKI VAN DELL
TEL: 763-424-5505
FAX: 763-424-5822

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HEMPEL COMPANIES
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PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Vicki J. Van Dell - PE
License No. 41352
Date

QUALITY CONTROL

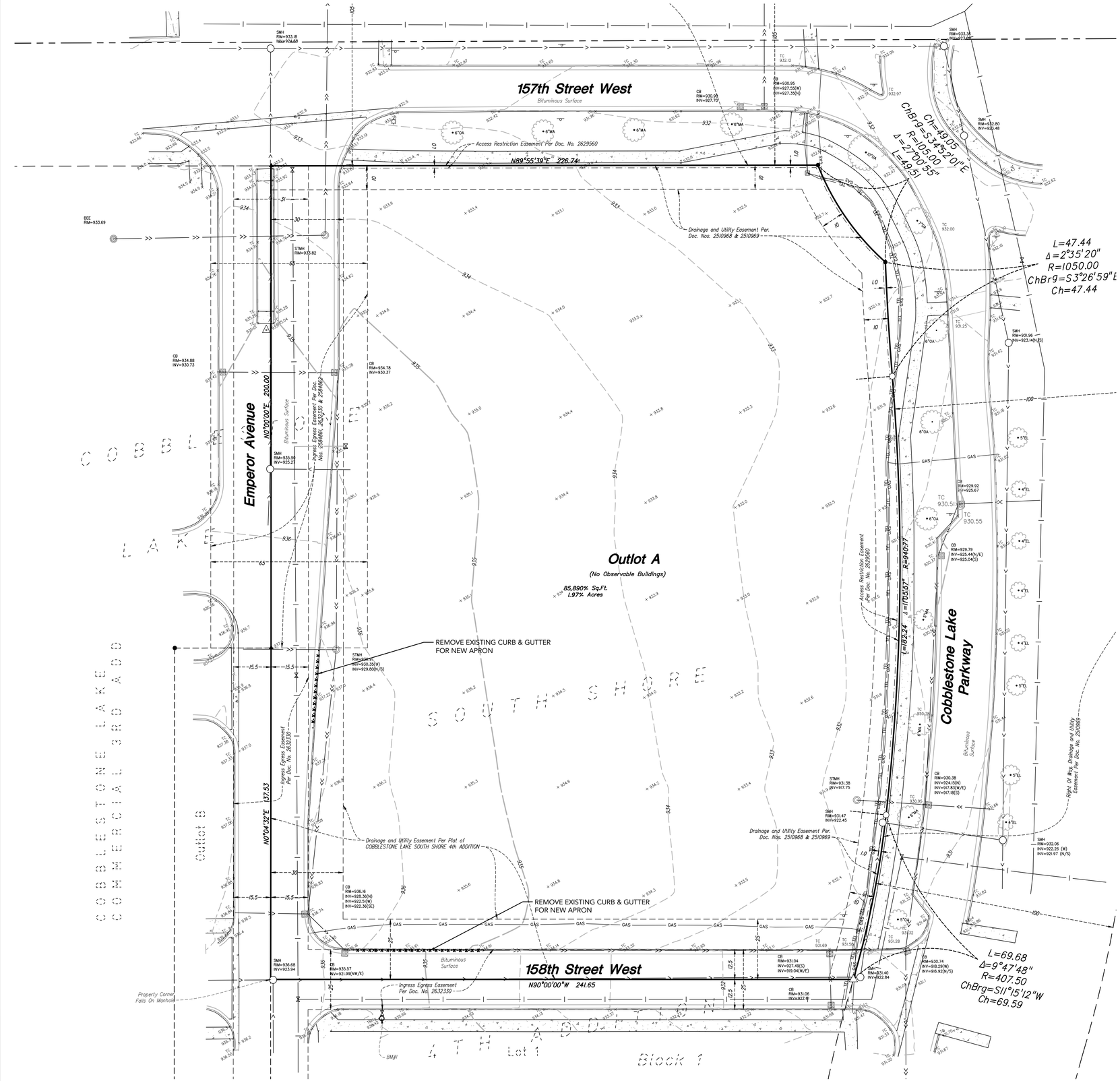
Loucks Project No.	17052.00
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Drawn By	WBS
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COVER SHEET
C0-1

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SURVEY LEGEND

BO BOXELDER	CATCH BASIN	STORM SEWER	
FR MISC FRUIT	STORM MANHOLE	SANITARY SEWER	
OA OAK	SANITARY MANHOLE	WATERMAIN	
PI PINE	HYDRANT	SANITARY SEWER SERVICE	
SP SPRUCE	GATE VALVE	WATER SERVICE	
TR TREE (GEN)	POWER POLE	UNDERGROUND CABLE TV	
THSD ELEV @ THRESHOLD	LIGHT POLE	UNDERGROUND ELECTRIC	
TC TOP OF CURB	YARD LIGHT	UNDERGROUND GAS	
TW TOP OF RET. WALL	GUY WIRE	UNDERGROUND TELEPHONE	
CONIFEROUS TREE	972.5 SPOT ELEVATION	OVERHEAD UTILITY	
	CABLE TV PEDESTAL	CHAIN LINK FENCE	
DECIDUOUS TREE	ELECTRIC TRANSFORMER	TRAFFIC SIGNAL	
	TELEPHONE PEDESTAL	CONCRETE CURB	
	ELECTRIC MANHOLE	CONCRETE	
	ELECTRIC METER	872 CONTOUR	
	GAS METER		

GENERAL NOTES

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2. THERE MAY BE OTHER UTILITIES ON THE SITE THAT ARE NOT SHOWN ON THIS PLAN. NOTIFY THE ENGINEER IF THERE ARE OTHER SERVICES FOUND.

COBBLESTREET MARKET

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HEMPEL COMPANIES

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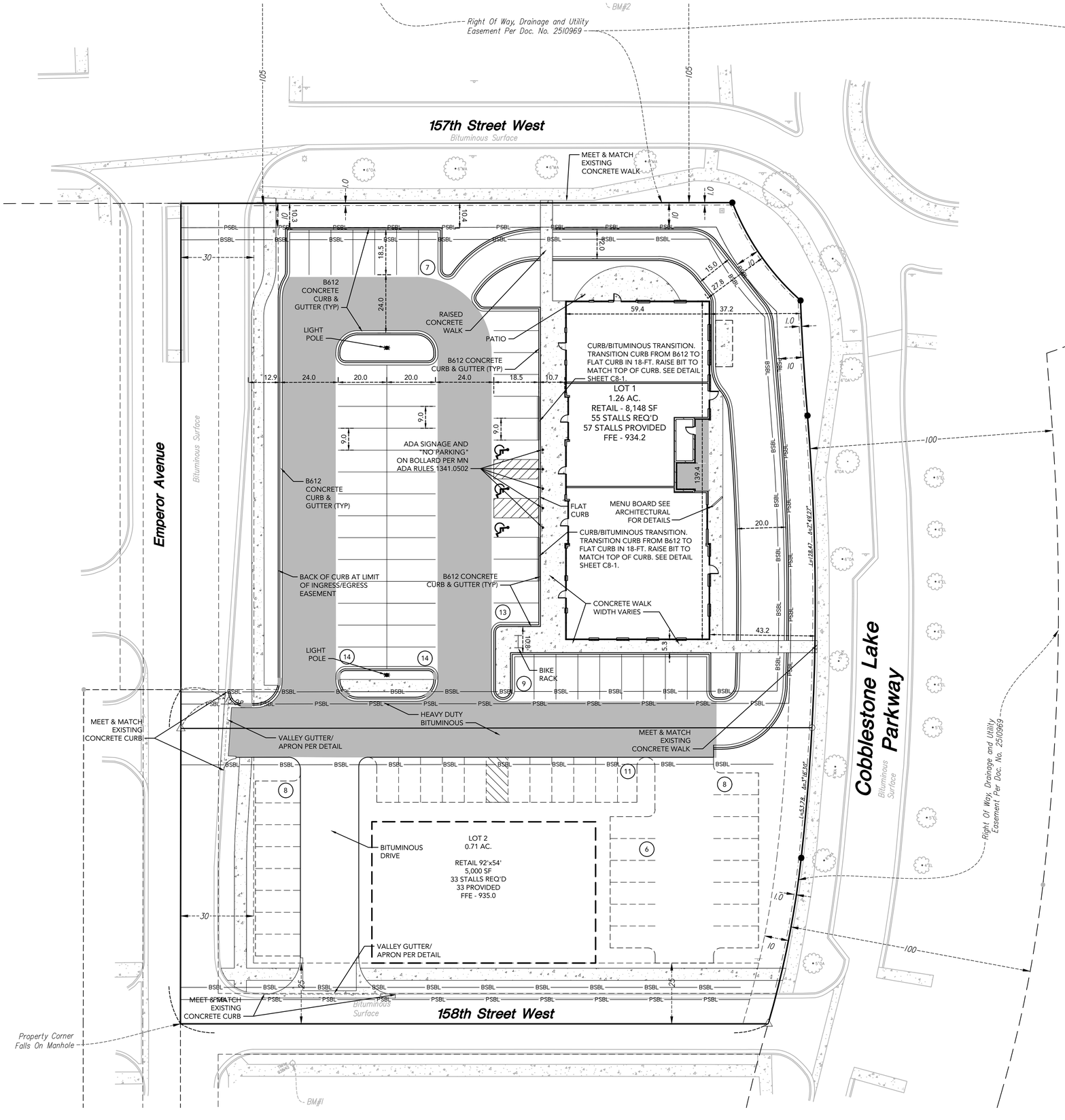
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L1-1	LANDSCAPE PLAN

EXISTING CONDITION & DEMOLITION PLAN

C1-1

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2. MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
3. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
4. ALL DIMENSIONS ARE SHOWN TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. PROVIDE A 3 FOOT TAPER AT ALL CURB TERMINI.
6. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE REQUIREMENTS OF THE CITY. SEE LANDSCAPE AND ARCHITECTURAL PLANS FOR ANY ADDITIONAL HARDSCAPE APPLICATIONS.
7. A SIGNIFICANT PORTION OF SITE IMPROVEMENTS NOT SHOWN ON THIS SHEET ARE DESCRIBED AND PROVIDED IN FURTHER DETAIL ON THE ARCHITECTURAL AND LANDSCAPE PLANS. THIS INCLUDES LANDSCAPING, LIGHTING AND OTHER FIXTURES.
8. B612 CONCRETE CURB AND GUTTER SHALL BE INSTALLED AT THE EDGE OF ALL COMMON DRIVES AND PARKING LOTS WITHIN THE SITE, UNLESS NOTED OTHERWISE.
9. SEE SHEETS C3-1 AND C4-1 FOR GRADING AND UTILITIES.
10. ALL PARKING LOT PAVEMENT MARKINGS SHALL BE 4" WIDE WHITE PAINTED STRIPING.
11. DISABLED PARKING SIGNAGE & PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH ADA & MMUTCD.

AREAS

LOT 1 AREA	55,103 SF, 100%
IMPERVIOUS AREA	40,180 SF, 72.9%
PERVIOUS AREA	14,923 SF, 27.1%
OVERALL CN = 91	
LOT 2 AREA	30,787 SF

STALL COUNT ANALYSIS

LOT 1

PARKING REQUIRED =	56 STALLS
STANDARD PARKING PROVIDED =	54 STALLS
ADA PARKING PROVIDED =	3 STALLS
TOTAL PARKING PROVIDED =	57 STALLS

HEAVY DUTY PAVEMENT

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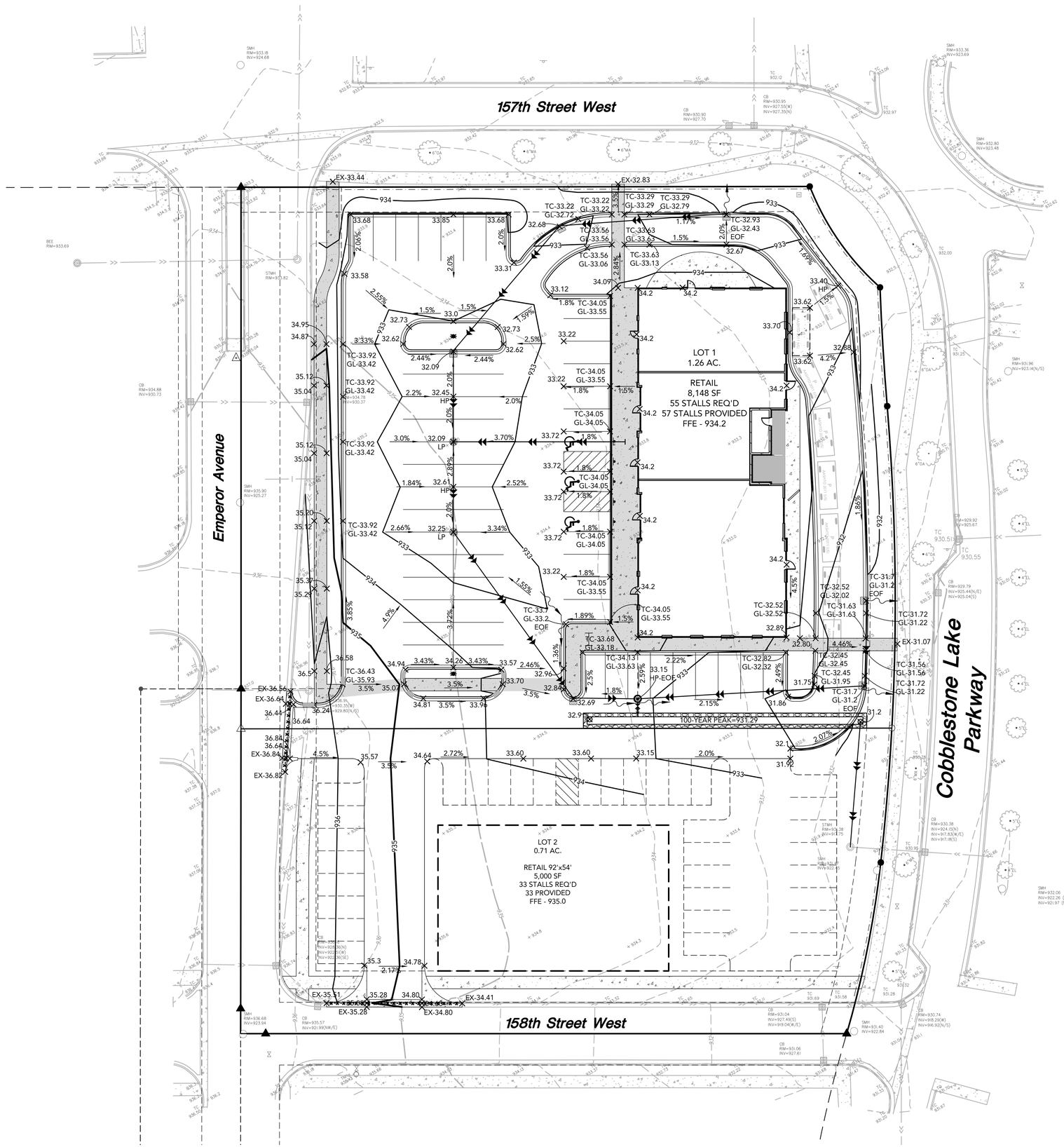
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C8-1	CIVIL DETAILS
L1-1	LANDSCAPE PLAN

SITE PLAN C2-1

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LEGEND

EXISTING		PROPOSED
800	TOPOGRAPHIC CONTOUR	800
X 800.0±	SPOT ELEVATION	X 800.0
	DRAINAGE SLOPE	X.XX%
ST	STORM SEWER	
	STORM MANHOLE	
	CATCH BASIN	
	BENCHMARK	
	EMERGENCY OVERFLOW	
	CONSTRUCTION LIMITS	
	ACCESSIBLE ROUTE	

NOTE:
CATCH BASINS RIMS ARE 2 INCHES LOWER THAN FLOW LINE ELEVATION.

NOTE:
SPOT ELEVATIONS AT CURB LINES INDICATE BASE OF CURB AND GUTTER LINE (I.E. FLOW LINE) ELEVATIONS UNLESS OTHERWISE NOTED.

GRADING PLAN NOTES

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2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDINGS, VESTIBULES, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, ENTRY LOCATIONS AND LOCATIONS OF DOWNSPOUTS.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
5. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL A TEMPORARY ROCK ENTRANCE PAD AT ALL POINTS OF VEHICLE EXIT FROM THE PROJECT SITE. SAID ROCK ENTRANCE PAD SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT.
6. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ESTABLISHED AROUND THE ENTIRE SITE PERIMETER AND IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, AND CITY REQUIREMENTS.
7. ALL SPOT ELEVATIONS SHOWN REPRESENT FINISHED SURFACE OR GUTTER LINE ELEVATIONS UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY EXISTING INFORMATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY PLAN DISCREPANCIES.
9. EXISTING UTILITY LOCATIONS AS-PER CITY AS-BUILT PLANS AND FIELD SHOTS.
10. SEE SHEET C3-2 FOR EROSION CONTROL INFORMATION.
11. GENERAL CONTRACTOR MUST VERIFY ALL TIE IN GRADES.

ABBREVIATION LEGEND
FFE=FINISHED FLOOR ELEVATION
TW=TOP OF RETAINING WALL
GW=GROUND AT FACE OF RETAINING WALL
HP=HIGH POINT
LP=LOW POINT
TC=TOP OF CURB
GL=GUTTER LINE

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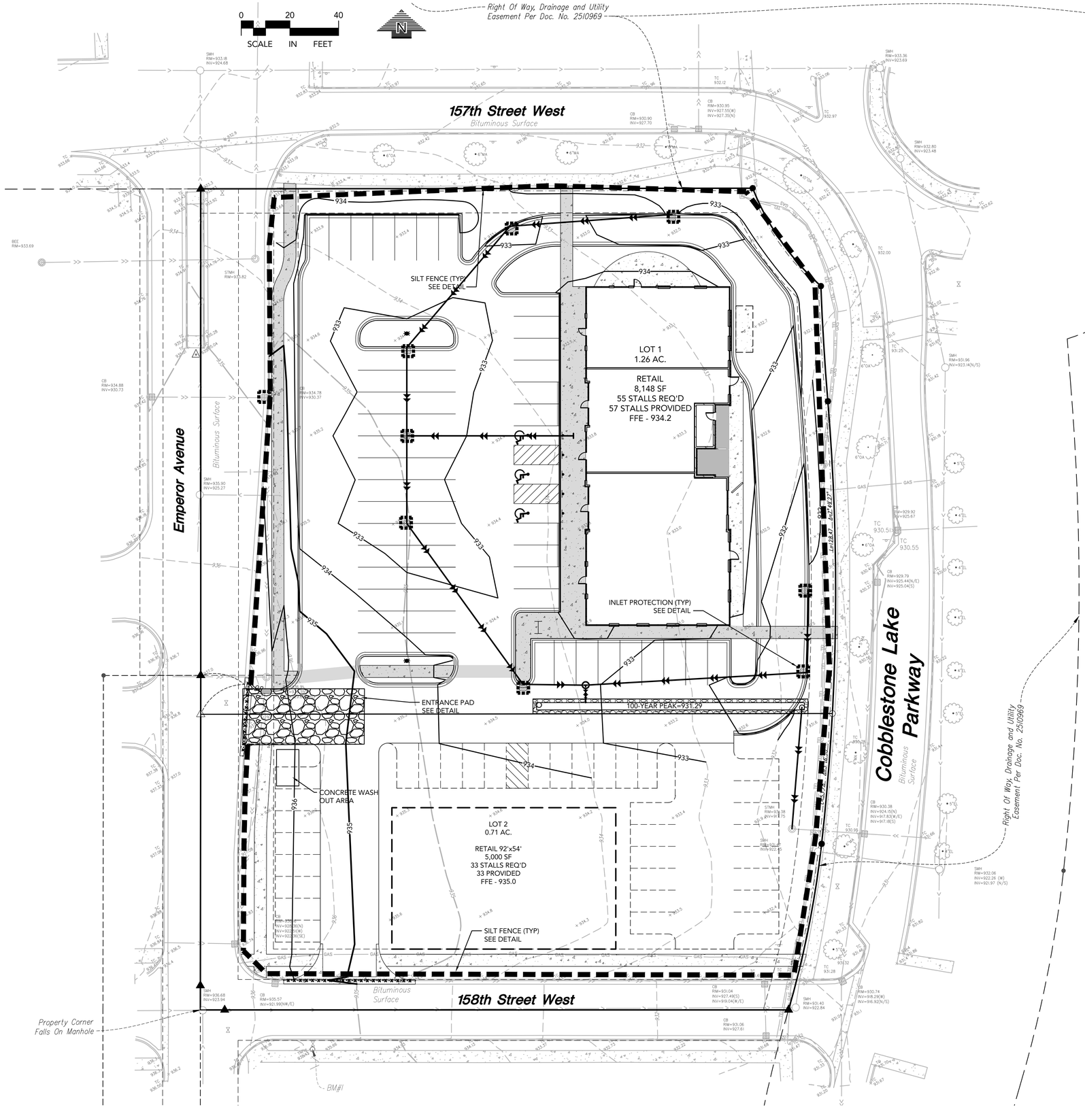
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GRADING & DRAINAGE PLAN

C3-1

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EROSION CONTROL SCHEDULE

1. CONTRACTOR MUST NOTIFY THE CITY OF APPLE VALLEY 48 HOURS BEFORE ANY CONSTRUCTION ACTIVITY.
2. INSTALL EROSION CONTROL MEASURES AT LOCATIONS SHOWN ON EROSION CONTROL PLAN PRIOR TO ANY LAND DISTURBANCE. INSTALL SEDIMENT FILTERS IMMEDIATELY FOLLOWING INSTALLATION OF STRUCTURE.
3. REMOVE ALL SOILS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS AND MAY BE ORDERED BY INSPECTORS AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
4. SLOPES MUST BE STABILIZED BY BEING SEEDED AND COVERED WITH AN EROSION CONTROL BLANKET OR MULCHED WITH A TACKIFYING AGENT AS SOON AS POSSIBLE AFTER GRADING AND NO LATER THAN 14 DAYS.
5. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR/PERMITTEE UNTIL THE SITE HAS BEEN RE-VEGETATED, AT WHICH TIME THEY SHALL BE REMOVED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY. FOR PROPOSED PAVED SURFACE AREA, THE CONTRACTOR MAY REMOVE NECESSARY SILT FENCING TO CONSTRUCT ROADWAY WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREAS.
6. LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN SEVEN DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT BARRIERS AROUND THE PILES. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF A MINIMUM OF 4" OF TOPSOIL FOR DISTURBED AREAS THAT ARE TO BE REVEGETATED.
7. INSTALL INLET PROTECTION AT ALL PUBLIC AND PRIVATE CATCH BASIN INLETS, WHICH RECEIVE RUNOFF FROM THE DISTURBED AREAS. CATCH BASIN INSERTS OR OTHER APPROVED PRODUCT ARE REQUIRED IN UNDISTURBED AREAS THAT MAY RECEIVE RUNOFF FROM THE PROJECT AREA. HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.
8. THE CONTRACTOR/PERMITTEE SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND ROADWAY CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED WITHIN 14 DAYS AFTER COMPLETION OF FINAL GRADING OR AFTER 14 DAYS OF GRADING INACTIVITY. ALL MULCH MATERIAL SHALL BE DISCED INTO THE SOIL IN DIRECTION PERPENDICULAR TO THE STORMWATER FLOW OVER SUCH AREAS. AN EARLY APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED IS RECOMMENDED THEREFORE MINIMIZING EROSION POTENTIAL.
9. READY MIXED CONCRETE AND CONCRETE BATCH PLANTS ARE PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. ALL CONCRETE RELATED PRODUCTION, CLEANING AND MIXING ACTIVITIES SHALL BE DONE IN THE DESIGNATED CONCRETE MIXING/WASHOUT LOCATION AS SHOWN ON THE EROSION CONTROL PLAN. UNDER NO CIRCUMSTANCES MAY THE WASHOUT WATER DRAIN ONTO THE PUBLIC RIGHT OF WAY OR INTO ANY PUBLIC OR PRIVATE STORM SEWER CONVEYANCE.

EROSION CONTROL MAINTENANCE PROGRAM

1. INSPECT CONSTRUCTION SITE ON A DAILY BASIS AND WITHIN 24 HOURS OF A RAINFALL EVENT OF MORE THAN 0.5 INCHES IN 24 HOUR PERIOD. WEEKLY INSPECTION REPORTS REQUIRED, A COPY OF THE SWPPP SHALL BE KEPT ON-SITE FOR REVIEW, THE SWPPP SHALL BE AMENDED AND UPDATED AS CONDITIONS CHANGE ON-SITE.
2. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
3. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED WITH THE APPROPRIATE SEED MIX.
4. IN THOSE AREAS WHERE WOOD FIBER BLANKET OR OTHER SLOPE STABILIZATION METHOD HAS FAILED, THE SLOPE SHALL BE REESTABLISHED, SEED AND TOPSOIL REPLACED, AND ADDITIONAL SLOPE TREATMENT INSTALLED.
5. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPE AREA HAS BEEN PERMANENTLY STABILIZED. REMOVAL IS REQUIRED WITH ALL TEMPORARY EROSION CONTROL FACILITIES (SEDIMENT FILTERS, HAY BALES, ETC.) ONCE SITE IS PERMANENTLY STABILIZED BY THE BUILDER.
6. ALL PERMANENT SEDIMENTATION BASINS MUST BE RESTORED TO THEIR DESIGN AND REMOVAL OF ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION WITH PERMANENT VEGETATION ESTABLISHMENT. FINAL STABILIZATION FOR PURPOSES OF THIS REMOVAL IS 70% ESTABLISHED COVER OVER DENUDED AREA.

LEGEND

EXISTING		PROPOSED
000	TOPOGRAPHIC CONTOUR	000
X 000.0x	SPOT ELEVATION	X 000.0
	DRAINAGE SLOPE	X.XX%
ST	STORM SEWER	
	STORM MANHOLE	
	CATCH BASIN	
	SANITARY SEWER	
	WATERMAIN	
	BENCHMARK	
	EMERGENCY OVERFLOW	
	SILT FENCE	
	INLET PROTECTION (TYPICAL)	

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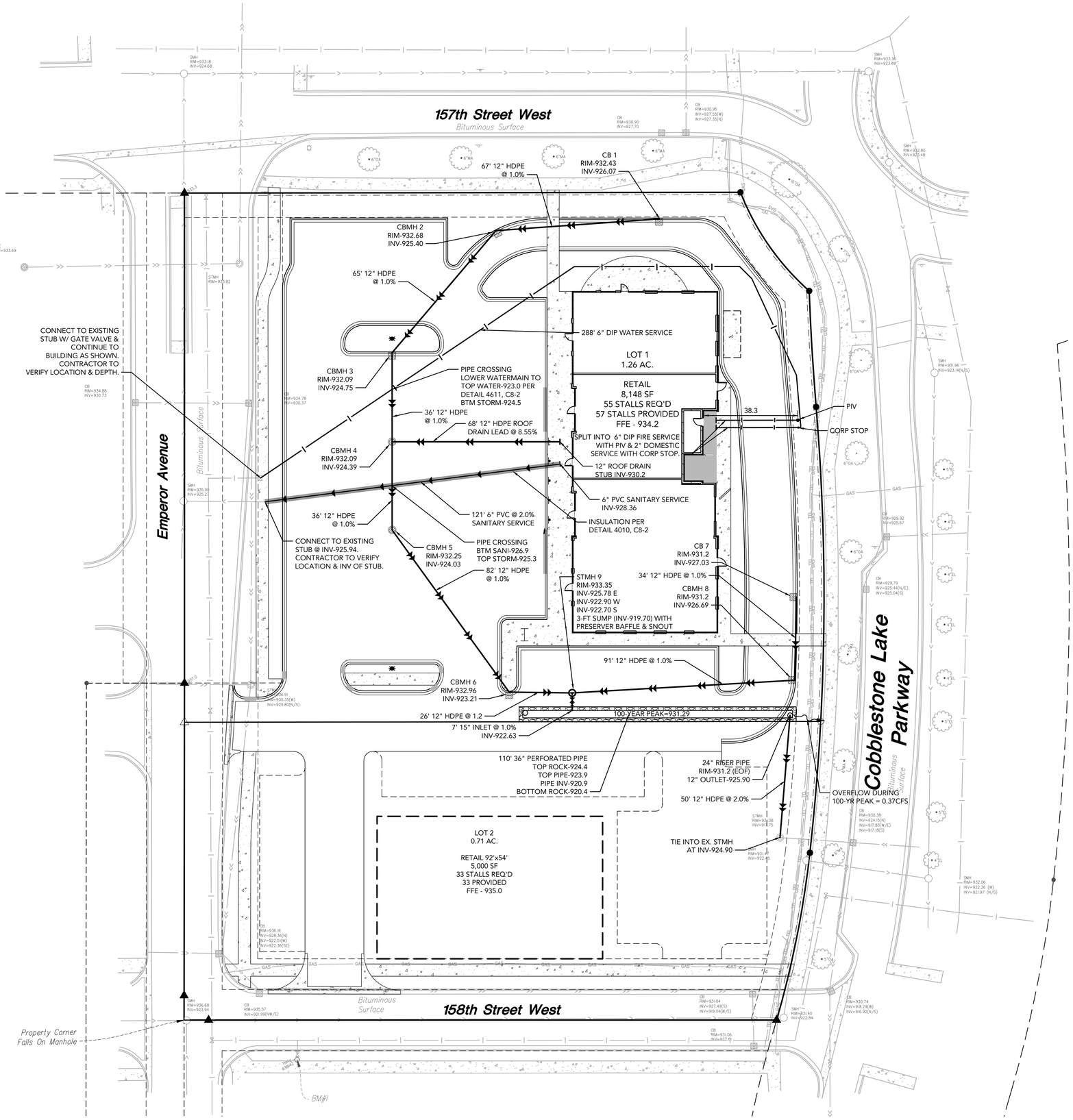
Loucks Project No.	17052.00
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C8-1	CIVIL DETAILS
C8-1	CIVIL DETAILS
L1-1	LANDSCAPE PLAN

EROSION CONTROL PLAN
C3-2

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0 20 40

SCALE IN FEET

CALL BEFORE YOU DIG!

Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

NOTES:

1. BACKGROUND INFORMATION IS BASED ONAN ALTA SURVEY BY LOUCKS, DATED MAY 5, 2017, AND RECORD UTILITY DRAWINGS FROM THE CITY OF APPLE VALLEY. LOUCKS ASSOCIATES DOES NOT GUARANTEE THE ACCURACY OF INFORMATION PROVIDED BY OTHERS.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER LOCATIONS ARE APPROXIMATED. NO SURVEY INFORMATION WAS PROVIDED. IF ANY DISCREPANCIES ARISE, NOTIFY THE ENGINEER FOR RESOLUTION.
3. ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE CITY AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 1999 EDITION. HDPE PIPE CONNECTIONS INTO ALL CONCRETE STRUCTURES SHALL BE MADE WITH WATER TIGHT MATERIALS, UTILIZING AN A-LOK OR WATERSTOP GASKET OR BOOT, CAST-IN-PLACE RUBBER BOOT, OR APPROVED EQUAL. WHERE THE ALIGNMENT PRECLUDES THE USE OF THE ABOVE APPROVED WATERTIGHT METHODS, CONSEAL 231 WATERSTOP SEALANT, OR APPROVED EQUAL WILL ONLY BE ALLOWED AS APPROVED BY THE ENGINEER. ALL SANITARY SEWER MAIN LINE SHALL BE SDR 35. ALL SANITARY SEWER SERVICES SHALL BE SDR 26.
4. SEE SHEETS C8-1 AND THE CONTRACT SPECIFICATIONS FOR SPECIFIC UTILITY DETAILS AND UTILITY SERVICE DETAILS.
5. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL PER THE REQUIREMENTS OF THE CITY. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION.
6. THE CONTRACTOR SHALL NOTIFY GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION OR UNDERGROUND WORK.
7. ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
8. PROPOSED PIPE MATERIALS:

STORM SEWER	N12 HDPE-WT	12" - 15" DIAMETER.
SANITARY SERVICE	PVC	6" DIAMETER.
WATER SERVICE	DIP	6" DIAMETER.
WATER SERVICE	COPPER, TYPE K	2" DIAMETER.

9. STORM SEWER PIPE SHALL MEET OF EXCEED AASHTO M294 MINIMUM PIPE STIFFNESS PER ASTM D2412 60PSI FOR 8"-18".
10. ALL CONSTRUCTION & POST-CONSTRUCTION PARKING SHALL BE ON-SITE. NO ON-STREET PARKING/ LOADING/ UNLOADING ALLOWED.
11. PROPOSED GAS, TELEPHONE & ELECTRIC SERVICES ARE APPROXIMATE LOCATIONS ONLY. COORDINATE EACH SERVICE WITH THE UTILITY OWNER AND GENERAL CONTRACTOR. IF ANY PROPOSED SERVICE LOCATION VARY SIGNIFICANTLY OR CONFLICT, THE ENGINEER MUST BE NOTIFIED PRIOR TO THE INSTALLATION OF THE SERVICE.
12. THE REMOVAL OF EXISTING SERVICES WITHIN THE CONSTRUCTION LIMITS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR AND UTILITY OWNER. ADDITIONAL SERVICES MAY EXIST.

NOTES

1. CITY OF APPLE VALLEY REQUIRES A HYDRO STATIC PRESSURE TEST ON THE WATER SERVICES.
2. BACTERIA TEST, APPROVED BY A LAB, MUST BE SUBMITTED TO THE CITY OF APPLE VALLEY PLUMBING/ MECHANICAL INSPECTOR.
3. WATER SERVICES SHALL BE WRAPPED IN APPROVED SLEEVE WRAPPING.
4. A CONDUCTIVITY TEST WILL BE REQUIRED.
5. CONTACT ROY KINGSLEY, FIRE MARSHALL TO DO FIRE FLUSH. 952-953-2676.
6. 5LBS AIR TEST REQUIRED FOR SEWER LINE INTO BUILDING.
7. ALL STORM SEWER MUST BE INSPECTED PRIOR TO BACKFILL. CONTACT 952-953-2588 TO SET UP INSPECTION DATES & TIMES.

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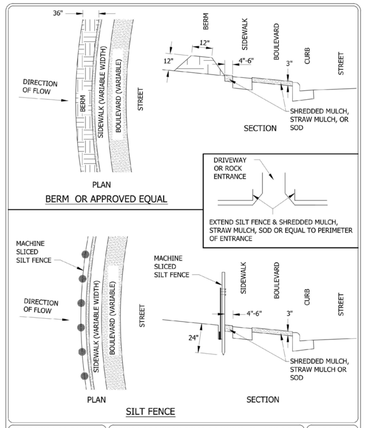
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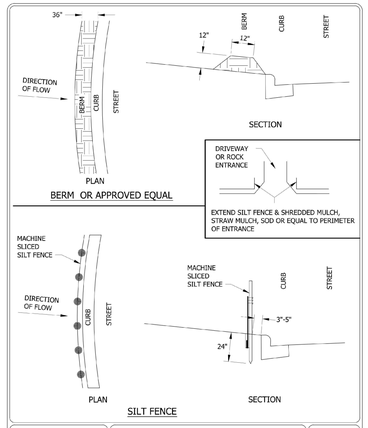
UTILITY PLAN

C4-1

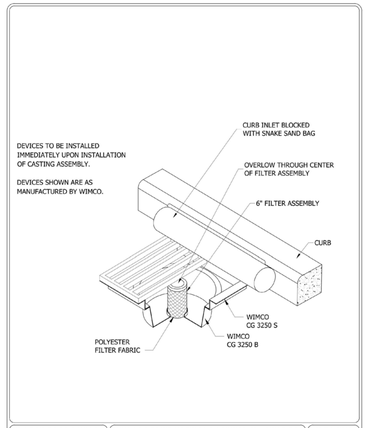
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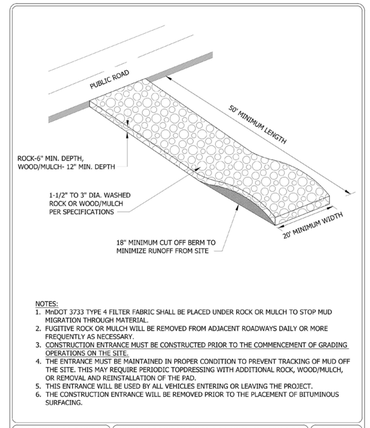
Apple Valley	BACK OF CURB PERIMETER CONTROL WITH SIDEWALK	LAST REVISION: JUNE 2009
		PLATE NO. ERO-4



Apple Valley	BACK OF CURB PERIMETER CONTROL NO SIDEWALK	LAST REVISION: JUNE 2009
		PLATE NO. ERO-5

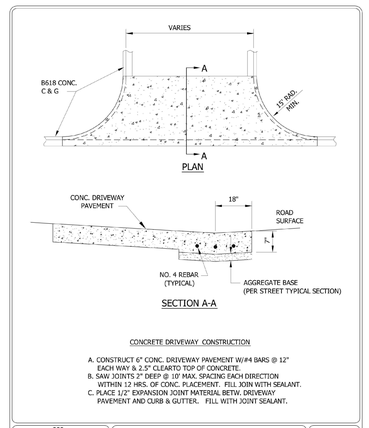


Apple Valley	INLET PROTECTION, TYPE C WIMCO	LAST REVISION: JUNE 2009
		PLATE NO. ERO-17



NOTES:
1. MnDOT 3733 TYPE 4 FILTER FABRIC SHALL BE PLACED UNDER ROCK OR MULCH TO STOP MUD MIGRATION THROUGH MATERIAL.
2. FUGITIVE ROCK OR MULCH WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.
3. CONSTRUCTION ENTRANCE MUST BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS ON THE SITE.
4. THE ENTRANCE MUST BE MAINTAINED IN PROPER CONDITION TO PREVENT TRACKING OF MUD OFF THE SITE. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL ROCK, WOOD/MULCH, OR REMOVAL AND REINSTALLATION OF THE PAD.
5. THIS ENTRANCE WILL BE USED BY ALL VEHICLES ENTERING OR LEAVING THE PROJECT.
6. THE CONSTRUCTION ENTRANCE WILL BE REMOVED PRIOR TO THE PLACEMENT OF BITUMINOUS SURFACING.

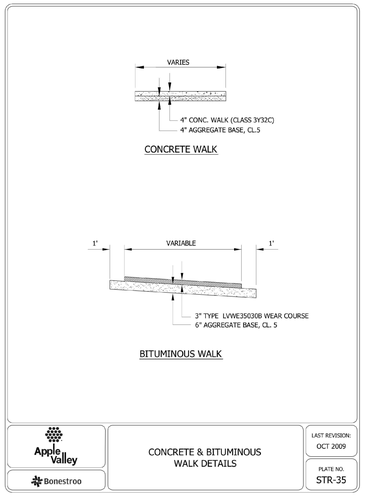
Apple Valley	CONSTRUCTION ENTRANCE ROCK WOOD / MULCH	LAST REVISION: JUNE 2009
		PLATE NO. ERO-22



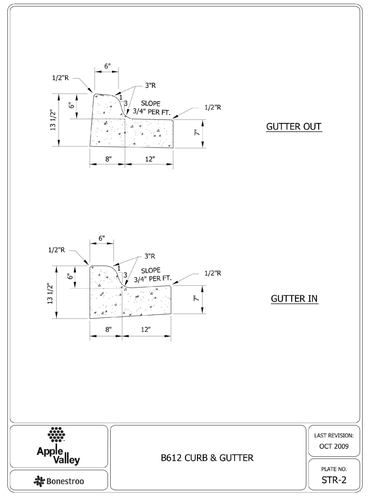
CONCRETE DRIVEWAY CONSTRUCTION

A. CONSTRUCT 6" CONC. DRIVEWAY PAVEMENT W/#4 BARS @ 12" EACH WAY & 2.5" CLEARTO TOP OF CONCRETE.
B. SAW JOINTS 2" DEEP @ 10' MAX. SPACING EACH DIRECTION WITHIN 12 HRS. OF CONC. PLACEMENT. FILL JOIN WITH SEALANT.
C. PLACE 1/2" EXPANSION JOINT MATERIAL BETW. DRIVEWAY PAVEMENT AND CURB & GUTTER. FILL WITH JOINT SEALANT.

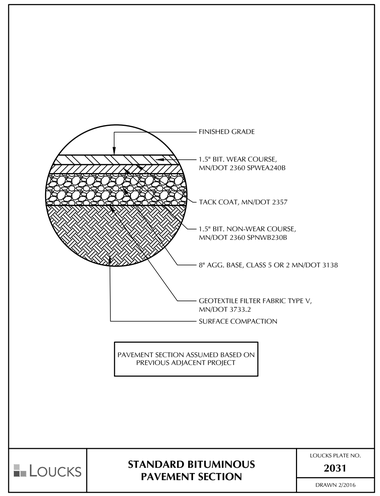
Apple Valley / Bonestroo	COMMERCIAL DRIVEWAY (CONCRETE ENTRANCE)	LAST REVISION: JUNE 2009
		PLATE NO. STR-5



Apple Valley / Bonestroo	CONCRETE & BITUMINOUS WALK DETAILS	LAST REVISION: OCT 2009
		PLATE NO. STR-35

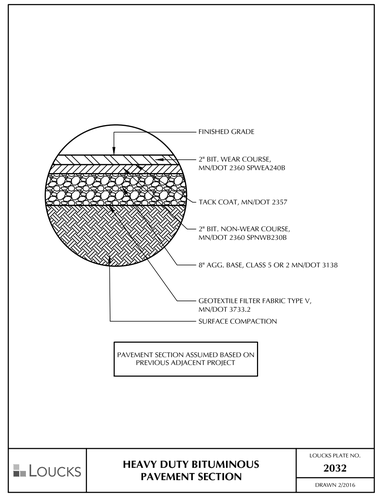


Apple Valley / Bonestroo	B612 CURB & GUTTER	LAST REVISION: OCT 2009
		PLATE NO. STR-2



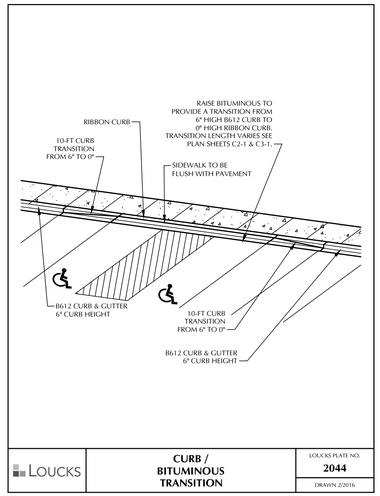
PAVEMENT SECTION ASSUMED BASED ON PREVIOUS ADJACENT PROJECT

LOUCKS	STANDARD BITUMINOUS PAVEMENT SECTION	LOUCKS PLATE NO. 2031
		DRAWN 2/2016

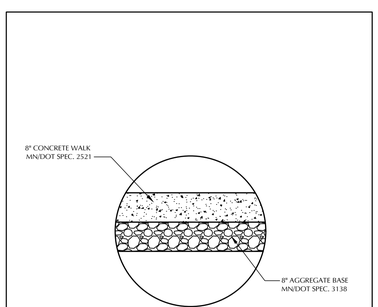


PAVEMENT SECTION ASSUMED BASED ON PREVIOUS ADJACENT PROJECT

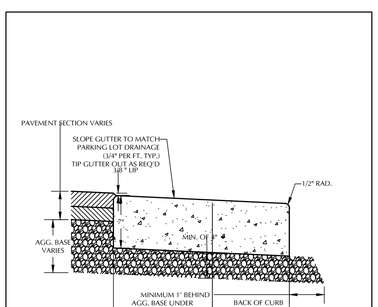
LOUCKS	HEAVY DUTY BITUMINOUS PAVEMENT SECTION	LOUCKS PLATE NO. 2032
		DRAWN 2/2016



LOUCKS	CURB / BITUMINOUS TRANSITION	LOUCKS PLATE NO. 2044
		DRAWN 2/2016

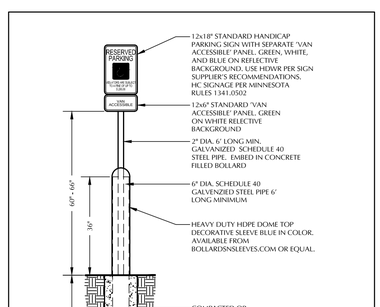


LOUCKS	CONCRETE SLAB	LOUCKS PLATE NO. 2036
		DRAWN 2/2016



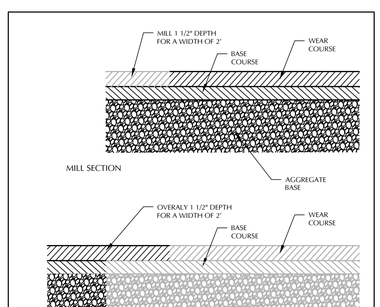
SPECIFICATION NOTES:
1. UPON COMPLETION, CURBING SHOULD BE SPRAYED WITH A MEMBRANE CURING COMPOUND PER MNDOT 3754.
2. EXPANSION JOINTS AT MAX. SPACING OF 200'.
3. CONSTRUCT IN ACCORDANCE WITH MNDOT 2531.

LOUCKS	RIBBON CURB	LOUCKS PLATE NO. 2012
		DRAWN 2/2016



NOTES:
1. BOLLARDS TO BE PLACED 12" BEHIND BACK OF CURB.
2. MAINTAIN PLUMB UNTIL CONCRETE IS SUFFICIENTLY CURED.
3. HOLD CONCRETE FOOTING BELOW GRADE OF FINISHED CONCRETE TO CREATE FINAL PAVING PATTERN AS SHOWN ON PLANS.

LOUCKS	TYPICAL ADA PARKING SIGN / BOLLARD COMBO	LOUCKS PLATE NO. 2039
		DRAWN 2/2016



LOUCKS		LOUCKS PLATE NO. 2042
		DRAWN 2/2016

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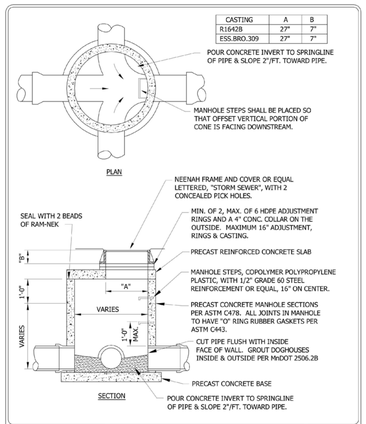
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DETAIL SHEET

C8-1

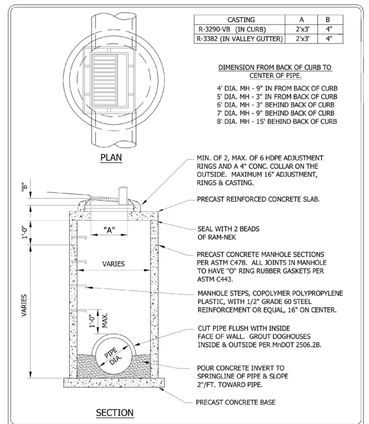


Apple Valley | Bonestroo

STORM SEWER JUNCTION MANHOLE WITH REINFORCED TOP SLAB

LAST REVISION: APR 2009

PLATE NO. STO-4

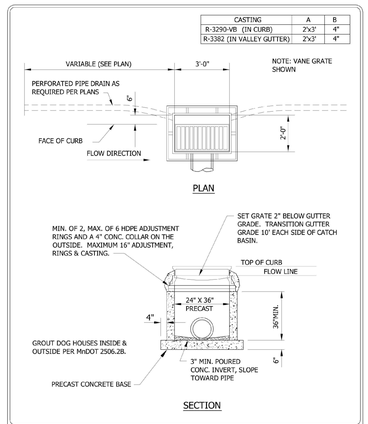


Apple Valley | Bonestroo

TYPE II CATCHBASIN MANHOLE

LAST REVISION: APR 2009

PLATE NO. STO-5

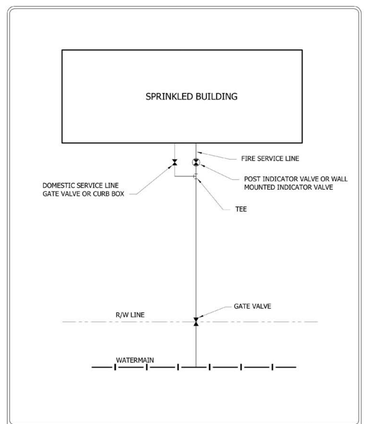


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TYPE II CATCHBASIN

LAST REVISION: OCT 2009

PLATE NO. STO-6

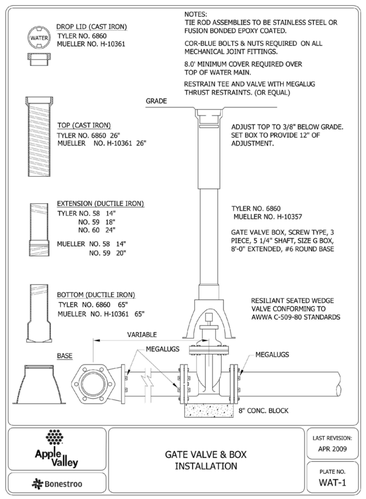


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BUILDING SPRINKLER SERVICE

LAST REVISION: OCT 2009

PLATE NO. SER-6

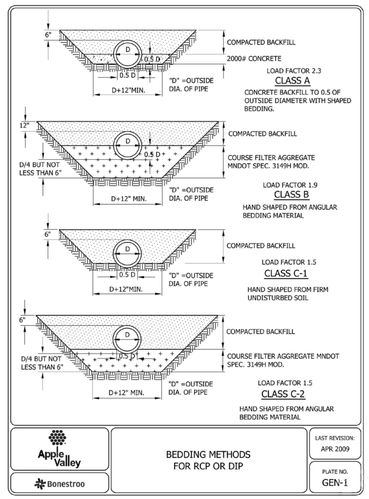


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GATE VALVE & BOX INSTALLATION

LAST REVISION: APR 2009

PLATE NO. WAT-1

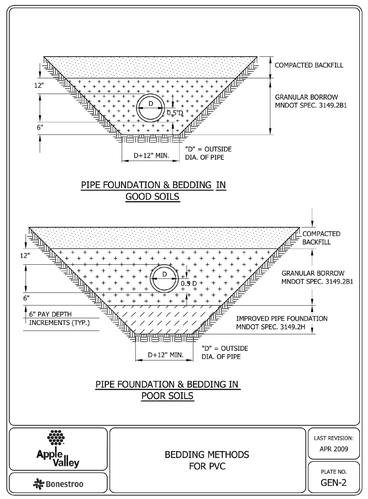


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BEDDING METHODS FOR RCP OR DIP

LAST REVISION: APR 2009

PLATE NO. GEN-1

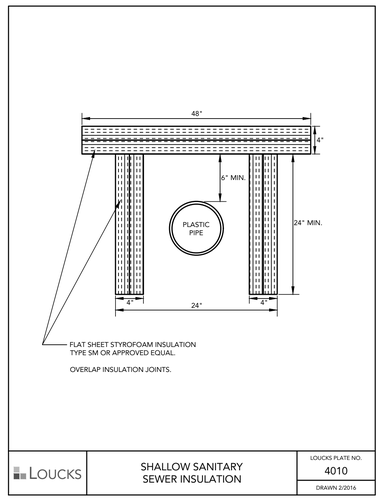


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BEDDING METHODS FOR PVC

LAST REVISION: APR 2009

PLATE NO. GEN-2

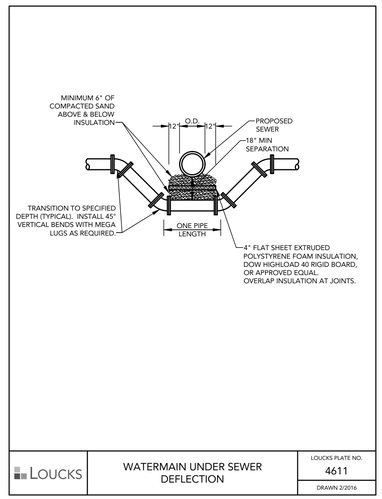


LOUCKS

SHALLOW SANITARY SEWER INSULATION

LOUCKS PLATE NO. 4010

DRAWN 2/2016

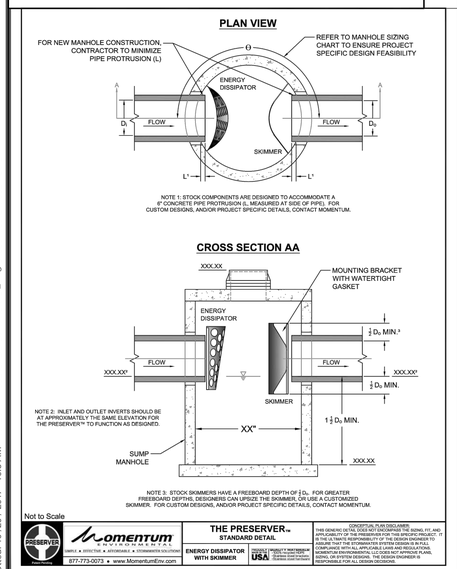


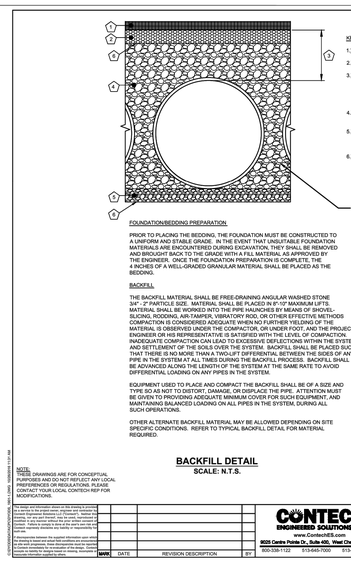
LOUCKS

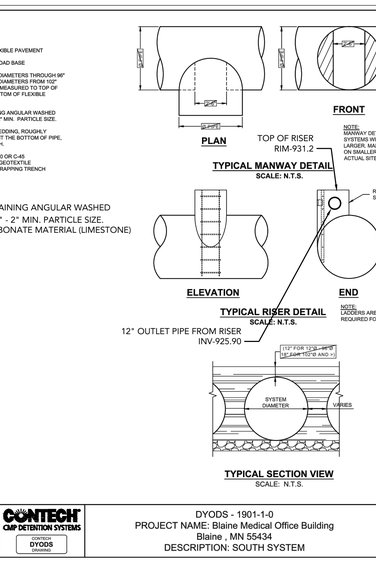
WATERMAIN UNDER SEWER DEFLECTION

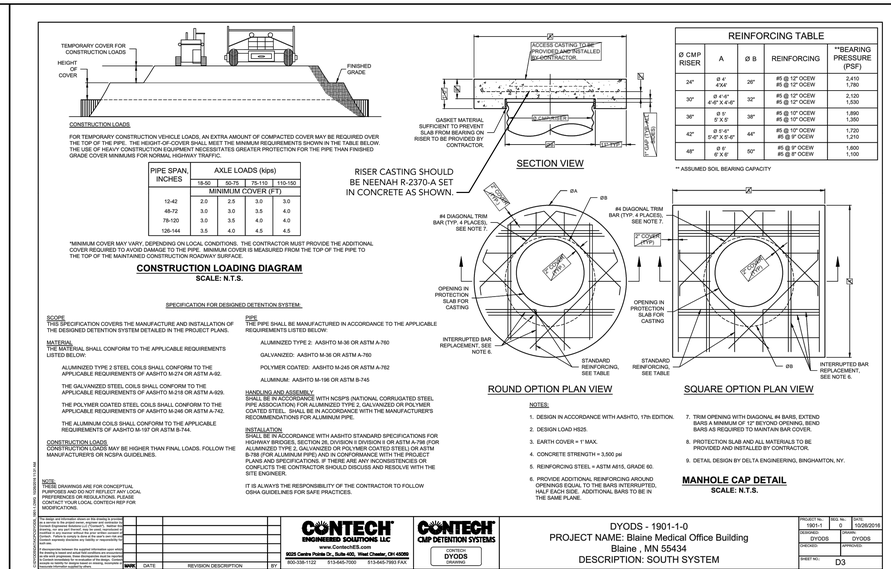
LOUCKS PLATE NO. 4611

DRAWN 2/2016









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800-338-1122 | 513-645-7000 | 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
DRAWING: DYODS

DYODS - 1901-1-0
PROJECT NAME: Blaine Medical Office Building
Blaine , MN 55434
DESCRIPTION: SOUTH SYSTEM

PROJECT No.: 1901-1 | REV. No.: 0 | DATE: 10/26/2016
DESIGNED: DYODS | DRAWN: DYODS
CHECKED: | APPROVED:
SHEET NO.: D2 | D3

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MARK	DATE	REVISION DESCRIPTION	BY

Plotted: 10 /20 / 2017 10:8 AM W:\2017\17052\CADD DATA\CIVIL_dwg Sheet Files\17052 - C8-2

COBBLESTREET MARKET
APPLE VALLEY, MN

HEMPEL COMPANIES
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(612) 355-2600

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7200 Hemlock Lane, Suite 300
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SUBMITTAL/REVISIONS

5/24/17	Pre Final-Plat Submittal
8/23/17	Site Plan Submittal
9/29/17	Revised City Submittal
10/20/17	Revised City Submittal

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Vicki J. Van Dell - PE
License No. 41352
Date

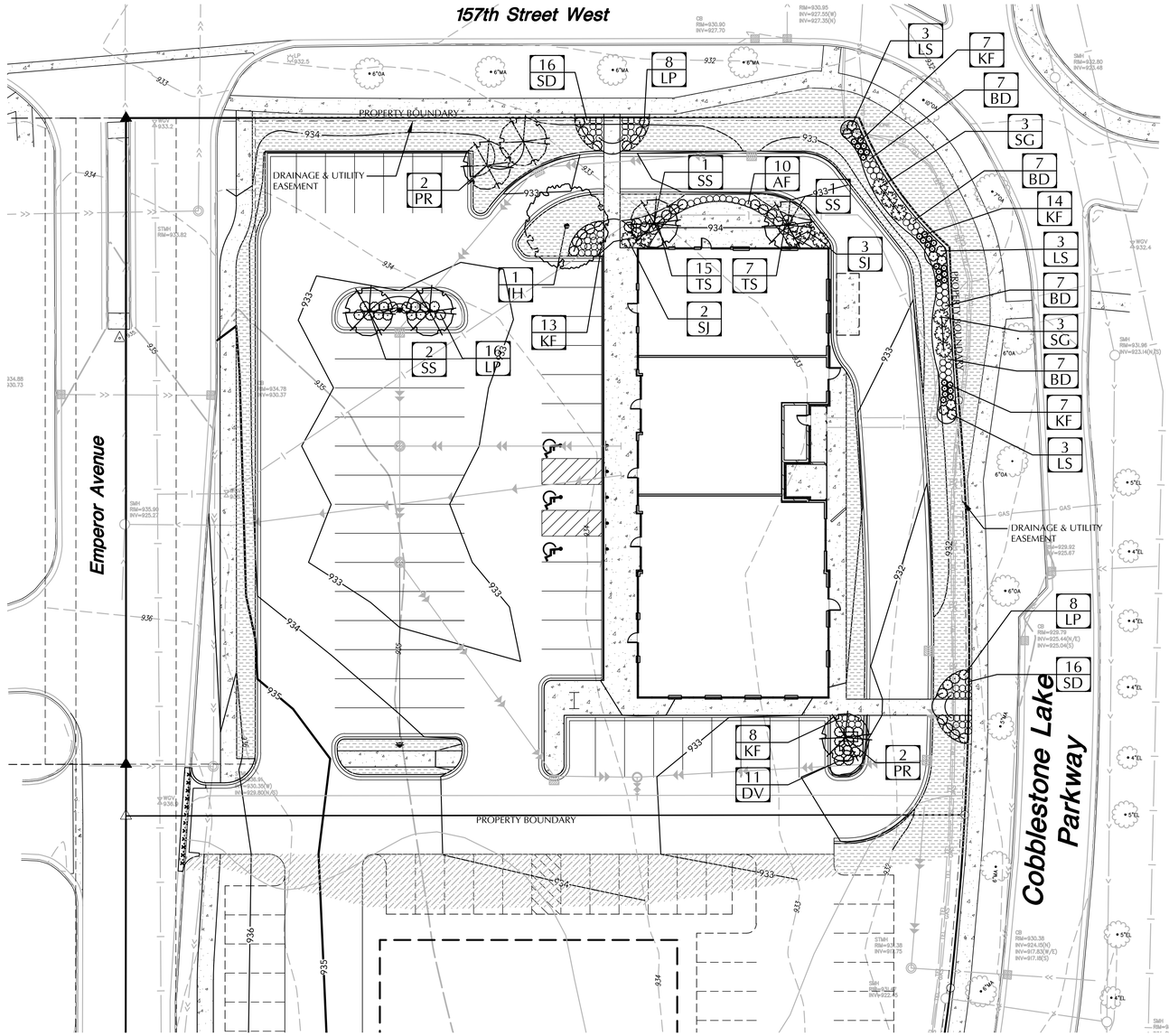
QUALITY CONTROL

Loucks Project No.	17052.00
Project Lead	VJV
Drawn By	WBS
Checked By	VJV
Review Date	10/20/17

SHEET INDEX

C0-1	COVER SHEET
C1-1	EX CONDITIONS-DEMO PLAN
C2-1	SITE PLAN
C3-1	GRADING & DRAINAGE PLAN
C3-2	EROSION CONTROL PLAN
C4-1	UTILITY PLAN
C8-1	CIVIL DETAILS
C8-1	CIVIL DETAILS
L1-1	LANDSCAPE PLAN

DETAIL SHEET
C8-2



LANDSCAPE LEGEND

- OVERSTORY TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- CONIFEROUS SHRUBS
- GRASSES / PERENNIALS

GROUNDCOVER LEGEND

- SOD / TOPSOIL - SEE NOTES
- MNDOT NATIVE SEED MIX 35-241 MESIC PRAIRIE GENERAL

PLANT LIST

KEY	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	COMMENTS
		OVERSTORY TREES			
IH	1	IMPERIAL HONEYLOCUST	Tilia americana 'Boulevard'	2-1/2" CAL B.B.	H 50-60' W 25-30'
		ORNAMENTAL TREES			
SS	4	SPRING SNOW CRABAPPLE	Malus 'Spring Snow' (clump H 6')	1-1/2" CAL B.B.	H 25-30' W 15-20'
PR	3	PRAIRIE ROSE CRABAPPLE	Malus 'Prairie Rose'	1-1/2" CAL B.B.	H 20' W 20'
		DECIDUOUS SHRUBS			
TS	22	TOR SPIREA	Spirea betulifolia 'Tor'	#5 CONT	H 3' W 3'
DV	11	DWARF EUROPEAN VIBURNUM	Viburnum opulus 'Nanum'	#5 CONT	H 24" W 2-3'
LP	32	LITTLE PRNCESS SPIREA	Spirea japonica 'Little Princess'	#5 CONT	H 2-2' W 3'
		CONIFEROUS SHRUBS			
SJ	5	SCANDIA JUNIPER	Picea sabina 'Scandia'	#5 CONT	H 18" W 3-5'
SG	6	SPRING GREEN JUNIPER	Pidean chinensis 'Sea Green'	#5 CONT	H 4-6' W 3-5'
		GRASSES / PERENNIALS			
KF	49	KARL FOERSTER GRASS	Calamagrostis aculiflora 'Karl Foerster'	#1 CONT	24" O.C.
SD	32	STELLA DE ORO	Hemerocallis 'Stella de Oro'	#1 CONT	24" O.C.
AF	10	AUTUMN FIRE SEDUM	Sedum x 'Autumn fire'	#1 CONT	24" O.C.
LS	9	LITTLE SPIRE RUSSIAN SAGE	Perovskia x 'Little Spire'	#1 CONT	36" O.C.
BD	28	BAJA DAYLILY	Hemerocallis 'Baja'	#1 CONT	24" O.C.

CALL BEFORE YOU DIG!

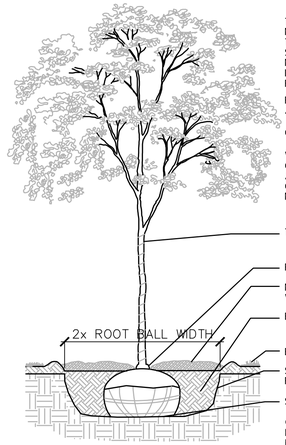
Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED IN A.N.A. GUIDELINES FOR STANDARD PRACTICES

PRUNE DAMAGED AND CROSSING BRANCHES AFTER PLANTING IS COMPLETE.

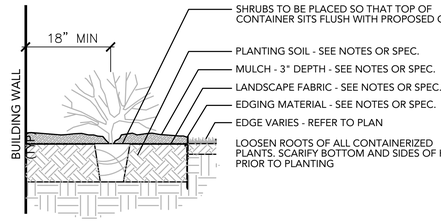
CUT BACK WIRE BASKET

WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.

- TREE WRAP TO FIRST BRANCH
- ROOT FLARE EVEN WITH OR JUST ABOVE GRADE.
- MULCH - 4" DEEP. NO MULCH IN CONTACT WITH TRUNK - SEE NOTES OR SPECS.
- BACKFILL WITH IN SITU TOPSOIL
- EDGE VARIES - SEE PLAN
- SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
- SET PLANT ON UNDISTURBED NATIVE SOIL

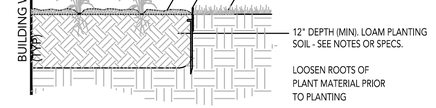
CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS.

1 / L1-1 — DECIDUOUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"
Deciduous Tree.DWG



- SHRUBS TO BE PLACED SO THAT TOP OF CONTAINER SITS FLUSH WITH PROPOSED GRADE.
- PLANTING SOIL - SEE NOTES OR SPEC.
- MULCH - 3" DEPTH - SEE NOTES OR SPEC.
- LANDSCAPE FABRIC - SEE NOTES OR SPEC.
- EDGING MATERIAL - SEE NOTES OR SPEC.
- EDGE VARIES - REFER TO PLAN
- LOOSEN ROOTS OF ALL CONTAINERIZED PLANTS. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING

2 / L1-1 — SHRUB PLANTING DETAIL
SCALE: 3/4" = 1'-0"



- MULCH - 3" MIN. DEPTH - SEE NOTES OR SPECS.
- EDGER - SEE NOTES OR SPECS.
- EDGE VARIES - SEE PLAN
- 12" DEPTH (MIN), LOAM PLANTING SOIL - SEE NOTES OR SPECS.
- LOOSEN ROOTS OF PLANT MATERIAL PRIOR TO PLANTING

3 / L1-1 — PERENNIAL PLANTING
SCALE: 3/4" = 1'-0"
Perennial.Dwg

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PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Gregory A. Johnson - LA
License No. 24610
Date

QUALITY CONTROL

Loucks Project No.	17052.00
Project Lead	VJV
Drawn By	GAJ
Checked By	VJV
Review Date	10/20/17

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LANDSCAPE PLAN L1-1

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