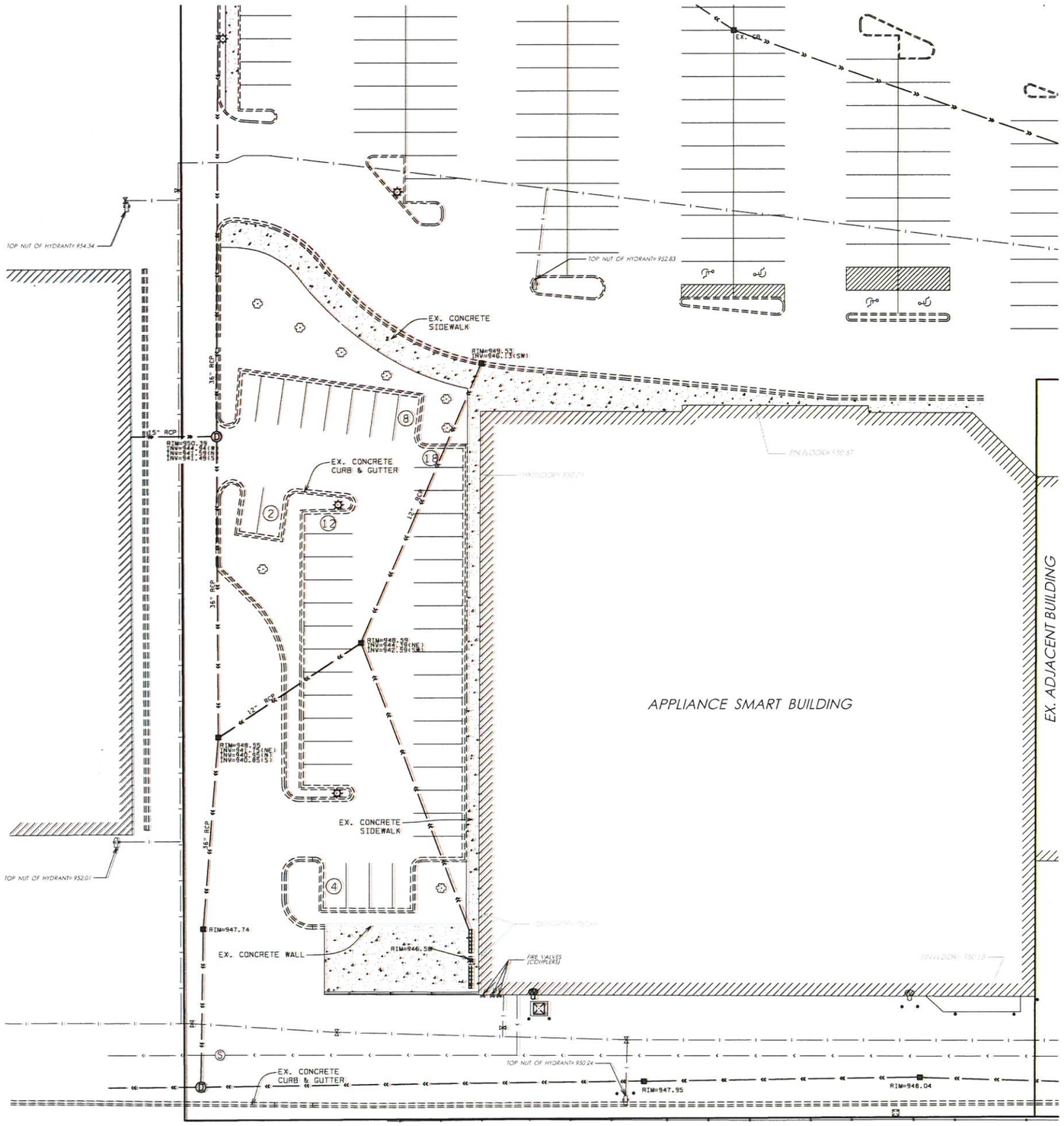


GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NOTES:

1. BASE PLAN USED IS A TOPOGRAPHIC SURVEY PREPARED BY KRAMER LEAS DELEO.

MAR 07 2018

REVIEW PLAN
NOT FOR CONSTRUCTION

STARK ENGINEERING
www.starkengineer.com
320-249-2811
Sauk Rapids, Minnesota

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

Date: 3/6/18

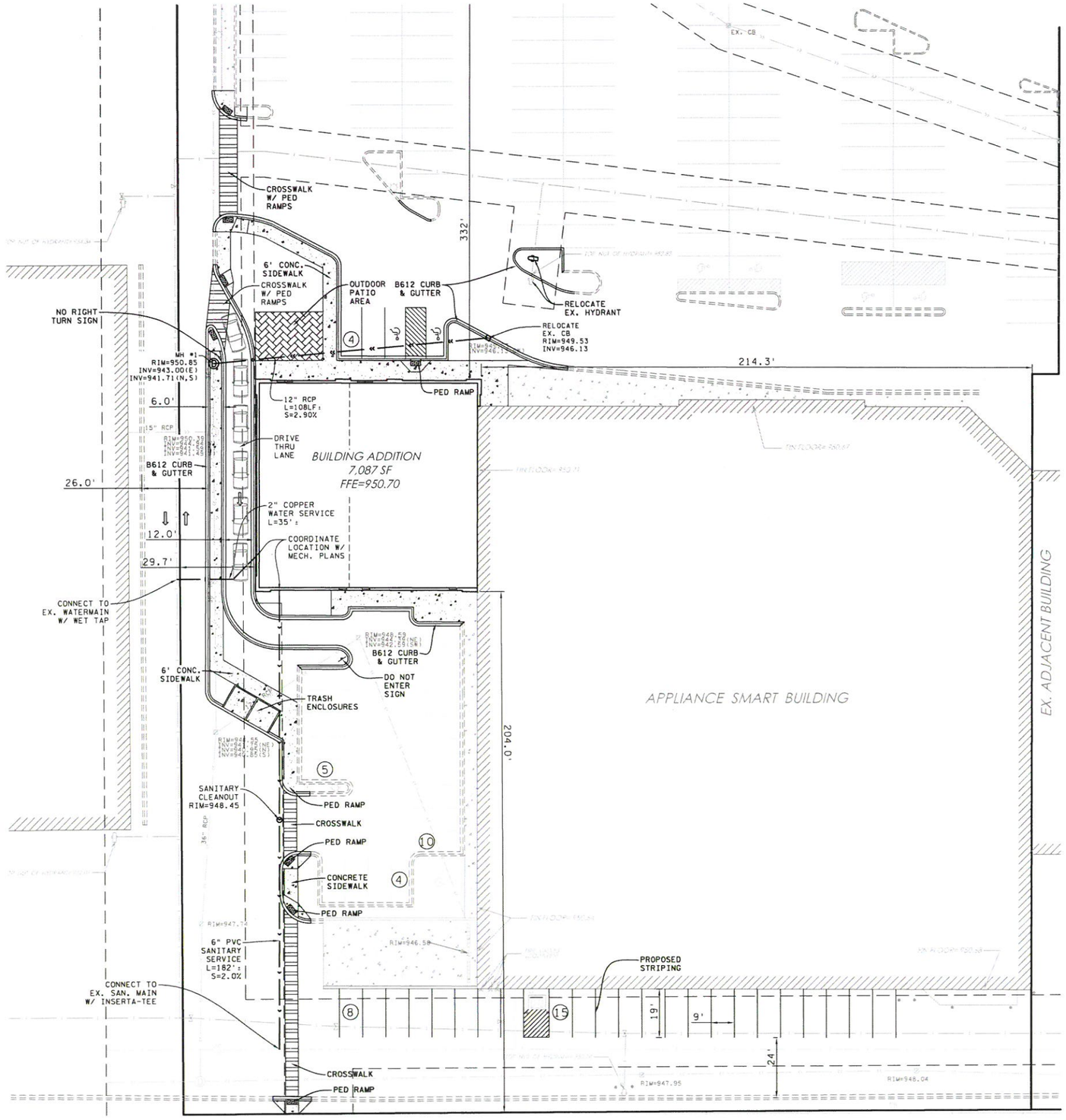
Wayne C.B. Stark, P.E.
Registration No. 26093

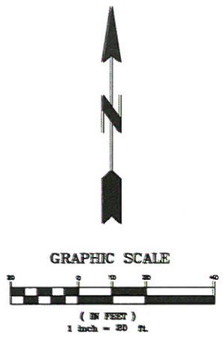
ISSUED

EXISTING CONDITIONS

BUILDING ADDITION
APPLE VALLEY, MN
for:
GROOTWASSINK REAL ESTATE

SHEET
C-0





NOTES:

1. BASE PLAN USED IS A TOPOGRAPHIC SURVEY PREPARED BY KRAMER LEAS DELEO.
2. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL CONFIRM ALL LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT GOPHER STATE ONE-CALL.
3. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RESTRICTIVE OF THE PROJECT SPECIFICATIONS, THE STANDARD SPECIFICATIONS OF THE CITY OF APPLE VALLEY AND THE LATEST EDITION OF THE MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
4. EXISTING PARKING STALLS = 44
   PROPOSED PARKING STALLS = 46 (INCLUDES 2 HANDICAPPED STALLS)
5. TOTAL PROJECT AREA = 27,018 SF
   EXISTING IMPERVIOUS AREA = 21,483 SF
   PROPOSED IMPERVIOUS AREA = 23,818 SF
   NET IMPERVIOUS AREA INCREASE = 2,335 SF



REVIEW PLAN
NOT FOR CONSTRUCTION

STARK ENGINEERING
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Sauk Rapids, Minnesota

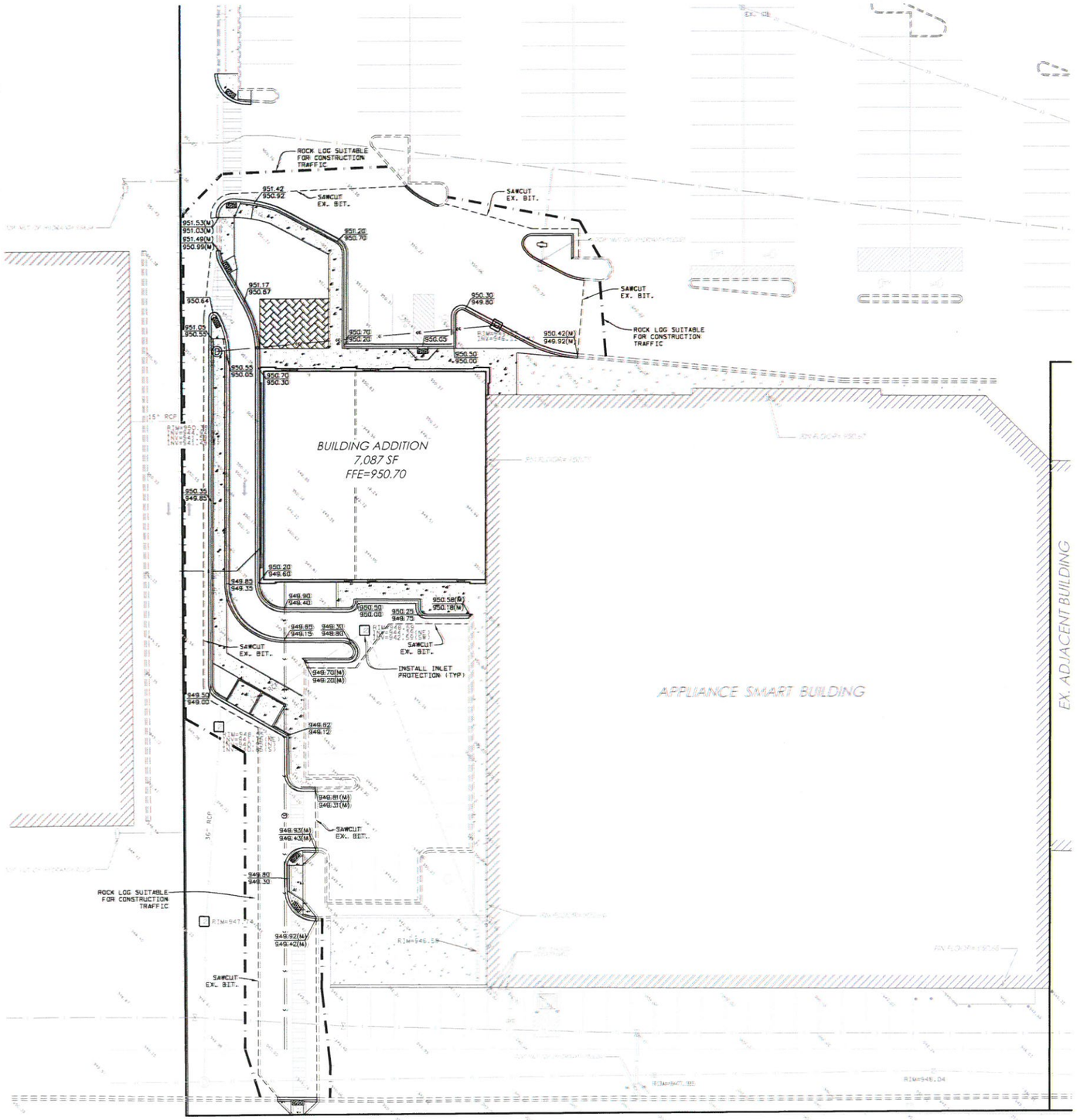
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Date: 3/6/18
Wayne C.B. Stark, P.E.
Registration No. 26093

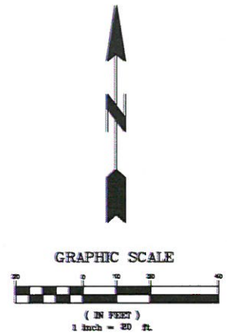
REVISIONS

SITE AND UTILITY PLAN

BUILDING ADDITION
APPLE VALLEY, MN
for:
GROOTWASSINK REAL ESTATE

SHEET
C-1A





NOTES:

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3. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RESTRICTIVE OF THE PROJECT SPECIFICATIONS, THE STANDARD SPECIFICATIONS OF THE CITY OF APPLE VALLEY AND THE LATEST EDITION OF THE MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
4. THE FOLLOWING SEQUENCE SHALL BE FOLLOWED FOR THE EROSION AND SEDIMENT CONTROL DURING THE SITE DEVELOPMENT PROCESS:
   A. INSTALL ROCK LOGS AND INLET PROTECTION AS SHOWN ON THE PLANS.
   B. PERFORM SITE REMOVALS, GRADING, EXCAVATION AND EMBANKMENT. MULCH ALL DISTURBED AREAS OUTSIDE OF PROPOSED PAVEMENT AREAS WITHIN 72 HOURS OF THIS WORK.
   C. INSTALL CONCRETE CURBS AND BITUMINOUS PAVEMENT.
   D. BACKFILL BEHIND CURBS AND RESTORE GREEN AREAS PER LANDSCAPE PLAN.
   E. INSPECT EROSION AND SEDIMENT CONTROL DEVICES AFTER EVERY 1/4" RAINFALL EVENT. CLEAN AND MAINTAIN THESE DEVICES AS NEEDED.
5. CONTRACTOR SHALL MAINTAIN ALL ADJACENT STREETS; KEEPING THEM CLEAN AND SWEPT OF ALL DIRT AND DEBRIS DURING CONSTRUCTION.

RECEIVED
MAR 07 2018

REVIEW PLAN
NOT FOR CONSTRUCTION

www.starkengineer.com
320-249-2811
Sauk Rapids, Minnesota
STARK ENGINEERING

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Date: 3/6/18

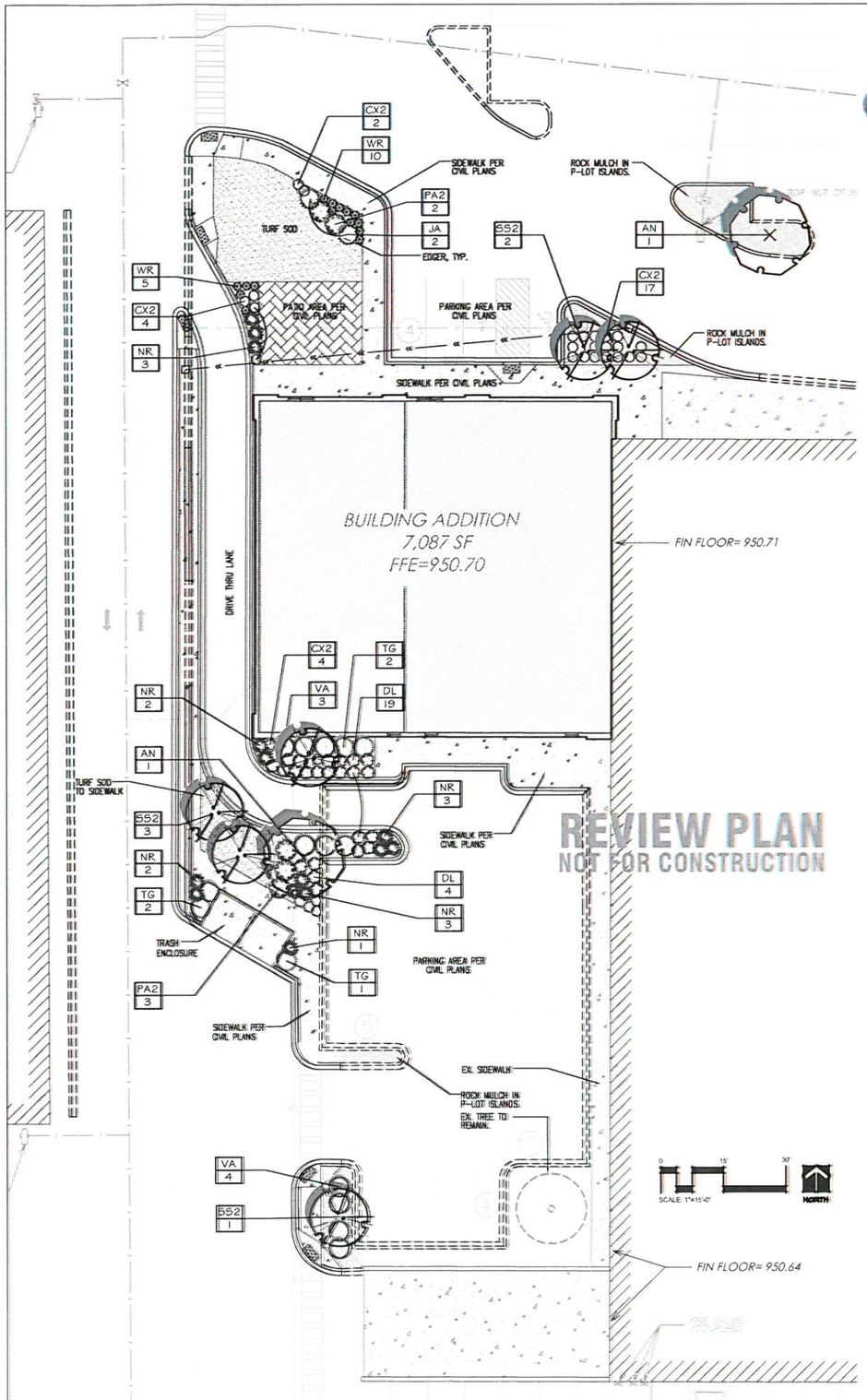
Wayne C.B. Stark, P.E.
Registration No. 28093

ISSUED

GRADING & EROSION CONTROL PLAN

BUILDING ADDITION
APPLE VALLEY, MN
for:
GROOTWASSINK REAL ESTATE

SHEET
C-2A



PRELIMINARY LANDSCAPE PLAN

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	AN	Acer rubrum `Northwood`	Northwood Maple	2.5" Cal.	B&B	2	
	SS2	Syringa reticulata `Summer Snow`	Summer Snow Japanese Tree Lilac	2" Cal.	B&B	6	
SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**	**REMARKS**
	CX2	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal.	Pot	31	
	DL	Diervilla lonicera	Dwarf Bush Honeysuckle	5 gal.	Pot	23	
	JA	Juniperus sabina `Arcadia`	Arcadia Juniper	5 gal.	Pot	2	
	NR	Nepeta racemosa `Walker`s Low`	Catmint	1 gal.	Pot	14	
	PA2	Potentilla fruticosa `Absaraka`	Absaraka Potentilla	5 gal.	Pot	5	
	TG	Thuja occidentalis `Golden Globe`	Golden Globe Cedar	5 gal.	Pot	5	
	VA	Viburnum trilobum `Compactum`	Compact American Cranberry Viburnum	5 gal.	Pot	10	
	WR	Weigela florida `Rumba`	Rumba Weigela	5 gal.	Pot	15	
GROUND COVERS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**SPACING**	**QTY**	**REMARKS**
	PA	Poa pratensis `Admiral`	Kentucky Bluegrass	sod			1,024 sf	

Landscape Notes:

1. Tree saucer mulch to be four inches (4") depth natural single-shred hardwood mulch for trees outside of a plant bed. Install per tree planting detail.
2. Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified.
4. Plan takes precedence over plant schedule if discrepancies in quantities exist.
5. All proposed plants shall be located and installed nearest to the location shown on the layout plan.
6. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
8. Landscape contractor shall be responsible for moving existing trees noted for re-location with either a mechanical tree spade or field ball and burlap, to the new locations noted on the landscape plan. Coordinate tree moving with site construction activities.
9. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
10. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiences to the attention of the landscape architect & client prior to bid submission.
11. Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
12. Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.
13. The contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 10% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
14. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.
15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
16. Plant size & species substitutions must be approved in writing prior to acceptance in the field.
17. The landscape contractor extend the existing irrigation system to cover new plantings proposed, if applicable.
18. No landscape edger is required for this project.
19. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
20. All planting areas are to receive crushed buff limestone rock mulch, 4" depth of 3/4"-1" dia. over 3oz. needle-punch filter fabric, turned up at edges. Submit samples for approval.
21. All sod areas shall be prepared prior to planting with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc. Any alternate seed mixture, rate, & application method noted shall be sumbitted to the landscape architect for approval.
22. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.
23. Refer to the civil engineer's plans for all necessary erosion control measures. Coordinate planting activities with grading contractor.
24. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the building inspector/governing agency. This includes silt curtain fencing and sediment logs placed in the landscape.
25. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coodinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.
26. Coordinate landscape staging area with general contractor.
27. Repair any adjacent turf areas disturbed during construction activities to original conditions, including public boulevard.
28. Install irrigation system for newly planted and sodded areas. Submit irrigation layout plan to Landscape Architect for approval. All materials to be Hunter Irrigation Commercial. Sleeve under pavement as necessary to reach all newly planted areas. Coordinate irrigation system connection point in mechanical room with Architect and General Contractor. Irrigation system to conform to MN Plumbing Code.
29. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.

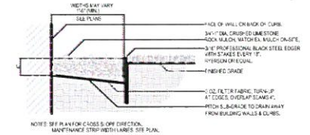
LANDSCAPE DETAILS, NOTES, + SCHEDULES:

CALYX
DESIGN GROUP
Landscape Architecture
370 Selby Avenue, Suite 301
St. Paul, MN 55102
telephone: 651.768.3018
web: calyxdesigngroup.com

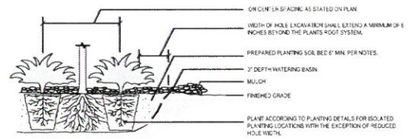
Landscape Requirements Summary:

Commercial Projects: 2.5% of Construction Budget
Projected Landscape Budget Required: $37,500
Projected Landscape Cost: $32,000

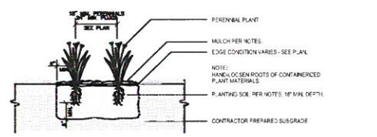
811 Know what's below. Call before you dig.



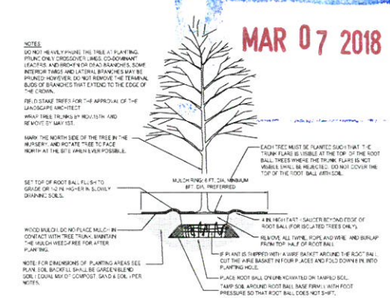
1 L-1 MINERAL MULCH MAINTENANCE STRIP
NOT TO SCALE



2 L-1 TYP. SHRUB PLANTING - SECTION
NOT TO SCALE



3 L-1 TYP. PERENNIAL PLANTING - SECTION
NOT TO SCALE



4 L-1 DECIDUOUS TREE PLANTING - SECTION
NOT TO SCALE

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STARK ENGINEERING
www.starkengineer.com
880-840-8611
Rock Rapids, Minnesota

I hereby certify that this plan, specification, or report was prepared by me and that I am a duly licensed professional engineer under the laws of the State of Minnesota.
Date: XX/XX/XX
Benjamin D. Hartberg, ASLA
MN No. 46084

REVISIONS

3.7.18	Initial City Review

PRELIMINARY LANDSCAPE PLAN

BUILDING ADDITION
APPLE VALLEY, MN
for:
GROOTWASSINK REAL ESTATE

SHEET
L-1