

DESCRIPTION OF PROPERTY SURVEYED
(Per Certificate of Title 179304)

Parcel 1:
Tract A, Registered Land Survey No. 1084, County of Hennepin, except that part thereof which lies easterly and westerly of the following described line:
Beginning at a point on the West line of said Tract A distant 330.00 feet South of the Northwest corner of said Tract A thence East at a right angle to said West line a distance of 140.00 feet, thence North deflecting to the left by 20 degrees 00 minutes 00 seconds a distance of 200.00 feet; thence Northwesterly deflecting to the right 37 degrees 00 minutes 00 seconds a distance of 78.66 feet to the North line of said Tract A and said line there terminating.

Parcel 2:
That part of the Northeast Quarter of the Southwest Quarter lying Southerly of the Southerly line of Lauer's 1st Addition and Registered Land Survey No. 1084, Section 4, Township 17, Range 22, except that part thereof which lies East of the Southerly extension of the East line of said part of Lauer's 1st Addition.

Property is located in Hennepin County, Minnesota.

TITLE COMMITMENT

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

GENERAL NOTES

- Survey coordinates and bearing basis: Hennepin County Coordinate System
- There were no wellhead delineation markers observed in the process of conducting the fieldwork.
- At the time fieldwork was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.

UTILITY NOTES

- Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities showing existing, existing, and proposed, the exact location of underground features cannot be accurately, completely and reliably depicted in addition, Copier State One Call locate requests from surveyors may be ignored or result in an inappropriate response. Where additional or more detailed information is required, excavation and/or private utility locate request may be necessary.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Copier State One Call, ticket number 132220413.
- Contact COPHER STATE ONE CALL at 651-454-0002 (800-252-1168) for precise onsite location of utilities prior to any excavation.

AREA

Area = 843,862 square feet or 19.372 acres

LEGEND

- Denotes found iron monument marked P.L.S. 43933 unless otherwise noted
- AC Denotes air conditioner
- ADP Denotes above ground pipe
- AS Denotes operating/retention sign
- BE Denotes building entrance
- BT Denotes top of bituminous curb
- BT Denotes beaver tail curb
- CB Denotes catch basin
- CBX Denotes control box
- CS Denotes communication box
- CM Denotes communication manhole
- CM Denotes corrugated metal pipe
- COL Denotes culvert
- CS Denotes cast iron pipe
- DB Denotes ductile iron pipe
- EB Denotes electric box
- EM Denotes electric meter
- EMTP Denotes guy pole with electric meter
- FS Denotes fire hose
- FP Denotes fire plug
- FW Denotes face of work
- G Denotes gutter
- GM Denotes gas meter
- GP Denotes guard post
- GR Denotes guy wire
- HCPB Denotes handicap door push button
- HCS Denotes handicap ramp
- HIS Denotes handicap sign
- HLD Denotes horizontal inlet
- LA Denotes landscaping
- LD Denotes loading dock
- LP Denotes light pole
- LC Denotes load center
- MH Denotes manhole
- MRAL Denotes metal railing
- GRU Denotes overhead utility lines
- PP Denotes per pipe
- PP Denotes polyethylene pipe
- PPE Denotes playground equipment
- PV Denotes post/vindicator valve
- PS Denotes parking sign
- PPU Denotes power pole with underground utility
- PVC Denotes polyvinylchloride pipe
- RSP Denotes reinforced concrete pipe
- RD Denotes road drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMB Denotes storm manhole
- ST S Denotes storm sewer
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- TD Denotes trench drain
- TRANS Denotes transformer
- UC Denotes underground communication line
- UE Denotes underground electric line
- VE Denotes vent
- VCP Denotes vitrified clay pipe
- VP Denotes vent pipe
- W Denotes water line
- WV Denotes water valve
- ABB Denotes Arborvitae
- BLAS Denotes Blackwood tree
- BR Denotes Birch tree
- BOX Denotes Boxelder tree
- CED Denotes Cedar tree
- COT Denotes Cottonwood tree
- CRAB Denotes Crowsfoot tree
- LSC Denotes Locust tree
- MPL Denotes Maple tree
- FRS Denotes Fir tree
- POP Denotes Poplar tree
- SH Denotes Shrub
- SPR Denotes Spruce tree
- TR Denotes Deciduous tree

BENCHMARKS (BM)
(NOV 20)

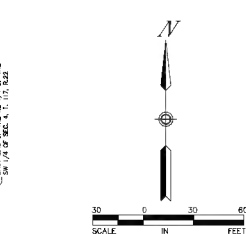
- Top of top nut of the hydrant on the east side of Clare Lane at #15221 Wayzata Boulevard. Elevation = 352.45 feet
- Top of top nut of the hydrant on the west side of Clare Lane at the north entrance to #15409 Wayzata Boulevard. Elevation = 354.02 feet
- Top of top nut of the hydrant on the east side of Clare Lane opposite the south entrance to #15409 Wayzata Boulevard. Elevation = 357.89 feet

29°30'W
49°33'E
R=186.26
L=81.16
BM #
TM=402.46

A=25°36'00"
R=245.34
L=109.62

APPROXIMATE LOCATION OF SHIP PASSAGE FOR REVIEW OF RECORD FOR DOC. NO. 1419308

EXCEPTION
LAST LINE OF LAUER'S 1ST ADDITION
SEE SHEET 176.00



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Dated this 16th day of January, 2020

SUNDE LAND SURVEYING, LLC
By: Leonard F. Carlson, P.L.S. Minn. Lic. No. 44880

Drawing Title: **BOUNDARY, LOCATION, TOPOGRAPHIC AND UTILITY SURVEY FOR GOLDEN LIVING**
15409 Wayzata Boulevard, Minnetonka, MN
SUNDE LAND SURVEYING
190 East Broadway, Minnetonka, MN 55305-5131
763-891-9910 (Toll Free: 800-886-9255)
www.sunde.com
Product: 2019-15P
Drawing No.: 2019-0860/1
Transaction: Range 22, Section 04
Date: 2/19/2020
Sheet: 1 of 2

INTERSTATE HWY. NO. 394

(U.S. HWY. NO. 12)

WAYZATA BLVD E

FRETTHAM ADDITION

HOLDRIDGE SECOND ADDITION REARRANGEMENT

OUTLOT A

51

54

55

56

BLOCK 3

7

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NW COR TRACT A, RLS 1084

W LINE OF TRACT A, RLS 1084

S89°35'24"E
140.00

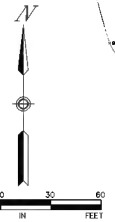
FOUND 3/4" OPEN ROH

Dated this 16th day of January, 2020

Certified by Leonard F. Carlson, P.L.S. Minn. Lic. No. 44880

SUNDE
LAND SURVEYING

3001 East Riverdale Parkway, Suite 110
Riverdale, Minnesota 55127-3431
952-981-2625 (Fax) 952-989-9539
www.sunde.com
File: 2019/08001.dwg Sheet: 2 of 2



TRACT A

SOUTH LINE OF TRACT A, RLS 1084

SOUTH LINE OF THE NE 1/4 OF THE SW 1/4 OF SEC. 4, T. 117, R. 22

BLOCK 1
HOLDRIDGE EAST

103.50
103.50
24°38'00"
183.35
L=81.16
BM #1
744+52.46

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103.50
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L=81.16
BM #1
744+52.46

BLOCK 3
N89°30'37"
799.84
N00°24'35"E

FOUND 1/2" OPEN ROH

FOUND 1/2" OPEN ROH

FOUND 1/2" OPEN ROH

FOUND 1/2" OPEN ROH

FOUND 1/2" OPEN ROH

FOUND 1/2" OPEN ROH

FOUND 3/4" OPEN ROH

FOUND 3/8" REBAR

FOUND 1/2" OPEN ROH

FOUND 1/2" OPEN ROH

FOUND 1/2" OPEN ROH

FOUND 1/2" OPEN ROH

FOUND 1/2" OPEN ROH

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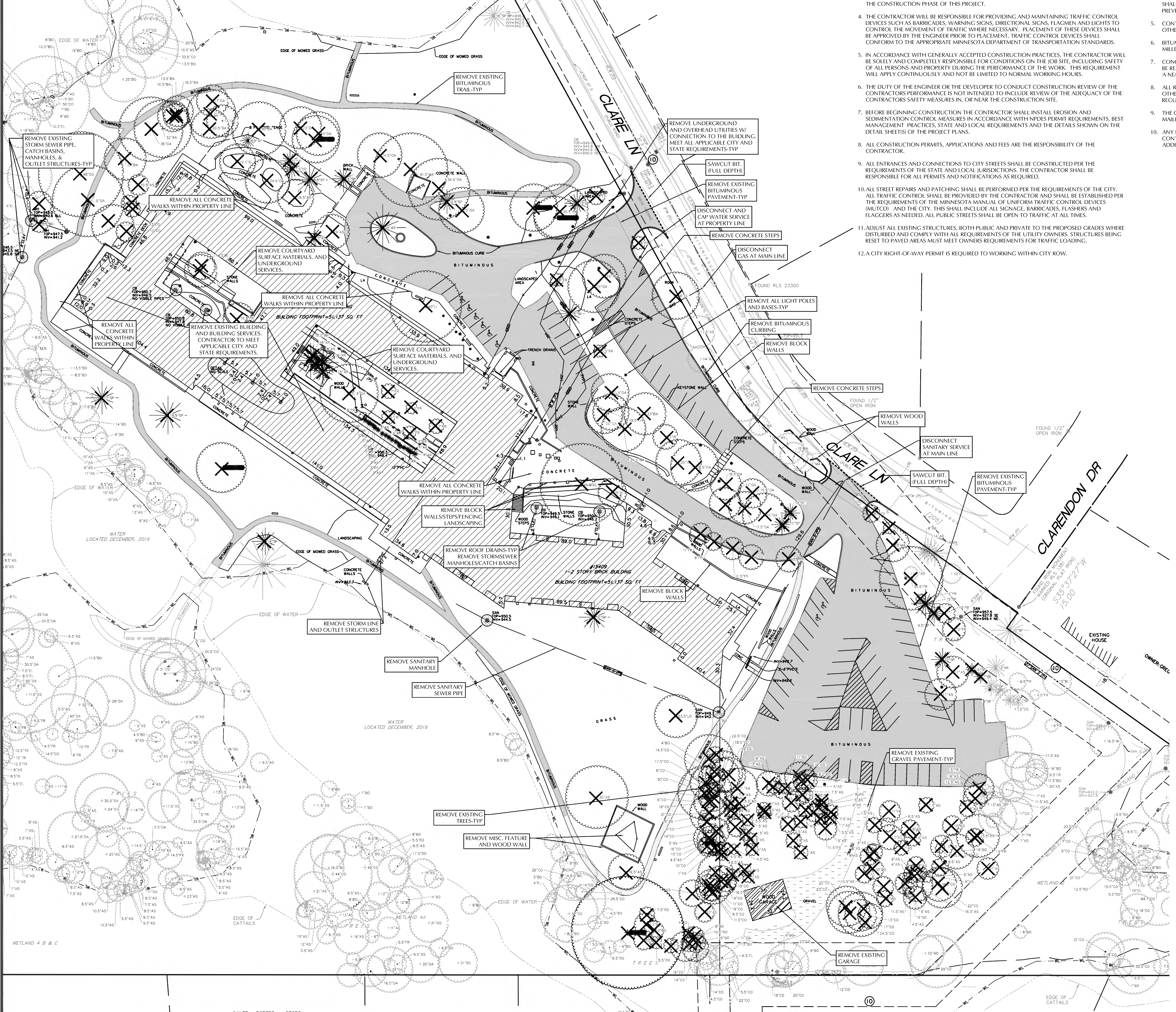
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- ### GENERAL NOTES
- MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
 - THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
 - 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.
 - THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
 - 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.
 - THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
 - BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, STATE AND LOCAL REQUIREMENTS AND THE DETAILS SHOWN ON THE DETAIL SHEETS OF THE PROJECT PLANS.
 - ALL CONSTRUCTION PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
 - ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES.
 - 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.
 - A CITY RIGHT-OF-WAY PERMIT IS REQUIRED TO WORKING WITHIN CITY ROW.

- ### SITE DEMOLITION NOTES
- CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES.
 - CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL.
 - CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION WITHIN CONSTRUCTION LIMITS, STRIP TOP SOIL, AND STOCKPILE ON-SITE. REFER TO GRADING PLAN AND SWPPP FOR SEDIMENT AND EROSION CONTROL REQUIREMENTS.
 - CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HULLED FROM THE SITE DAILY. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVE. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
 - CONTRACTOR SHALL REMOVE ALL SITE SURFACE FEATURES WITHIN REMOVAL LIMITS UNLESS OTHERWISE NOTED.
 - BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE TO A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
 - CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT. SAW CUT AS NECESSARY FOR A NEAT EDGE OF REMOVAL.
 - ALL REMOVAL ITEMS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFIED OTHERWISE AND SHALL BE DISPOSED OF OFF-SITE IN A MANNER MEETING ALL APPLICABLE REGULATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ALL SIGNS, MAILBOXES, ETC.
 - ANY DAMAGE TO ITEMS NOT NOTED TO BE REMOVED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION WITH NO ADDITIONAL COMPENSATION.

DEMOLITION LEGEND:

- REMOVE EXISTING BUILDING
- REMOVE EXISTING BITUMINOUS PAVING
- REMOVE EXISTING GRAVEL PAVEMENT
- REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PARKING METERS, SIGNS, ETC.
- REMOVE EXISTING TREES

MINNETONKA SENIOR APARTMENTS & ASSISTED LIVING
MINNETONKA, MN

GRECO
407 WASHINGTON AVE. N. SUITE 100
MINNEAPOLIS, MN 55401

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.louckscinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are prepared in accordance with the Consultant's standard CADD file naming convention. These CADD files shall not be used for any other project. The Consultant is not responsible for the use of these files for any other project. All users of these files shall be held responsible for any errors or omissions. The Consultant is not responsible for any errors or omissions in these files. The Consultant is not responsible for any errors or omissions in these files. The Consultant is not responsible for any errors or omissions in these files.

SUBMITTALS/REVISIONS

10/18/23	C TY SUBM TTAL
01/31/24	C TY SUBM TTAL

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.

PJ Diefel - PE
Date: 01/31/24
License No.: 49933

QUALITY CONTROL

Locks Project No.: 23055A
Project Lead: PJD
Drawn By: DDL
Checked By: PJD
Review Date: 01/31/24

SHEET INDEX

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C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
C8-3	CIVIL DETAILS
L1-1	TREE INVENTORY PLAN
L1-2	TREE INVENTORY DETAILS
L1-3	TREE INVENTORY DETAILS
L1-4	TREE INVENTORY DETAILS
L1-5	LANDSCAPE PLAN
L1-6	LANDSCAPE DETAILS

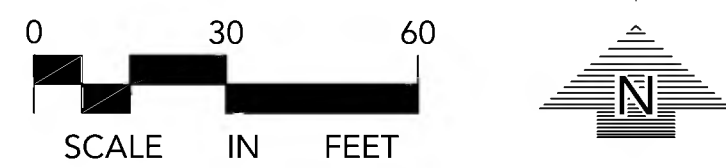
CALL BEFORE YOU DIG
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1099

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.

DEMOLITION PLAN
C1-1

OWNER: CATHERINE FRIEDRICH & ERIC S'S
OWNER: ROBERT J LIDFORS & BARBARA L LIDFORS
OWNER: CRAIG W & JEAN W STOERMER
OWNER: BRIDGET TOPOUSS & ALEXANDER TOPOUSS
OWNER: CITY OF MINNETONKA

NOTE:
EXISTING CONDITIONS INFORMATION SHOWN IS FROM A TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY SUNDE SURVEY COMPANY, DATED DECEMBER 28, 2021



GRADING & DRAINAGE NOTES

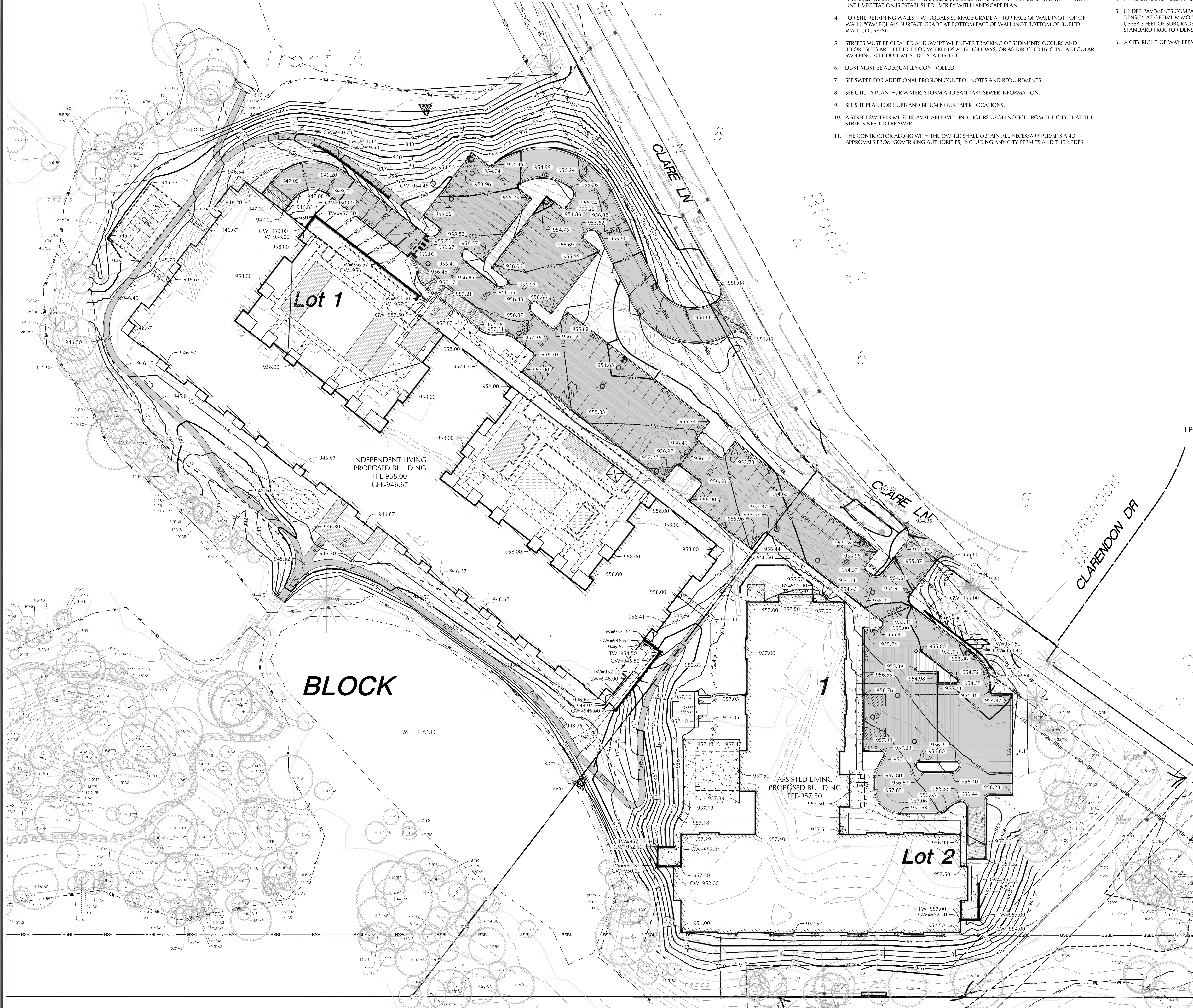
SEE STORMWATER POLLUTION PREVENTION PLAN FOR SOIL STABILIZATION INFORMATION.

EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ESTABLISHED AROUND THE ENTIRE SITE PERIMETER AND IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, CITY REQUIREMENTS AND THE DETAILS SHOWN ON THE CIVIL DETAILS SHEETS OF THESE PLANS.

ALL CURB SPOT ELEVATIONS ARE TO GUTTER LINE UNLESS NOTED OTHERWISE.

GRADING, DRAINAGE PLAN NOTES

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, CUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN CUTTERS SHALL BE SUMPED 0.10 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF PREMIUM TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. VERIFY WITH LANDSCAPE PLAN.
- FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL). "CW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
- STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS, OR AS DIRECTED BY CITY. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
- DUST MUST BE ADEQUATELY CONTROLLED.
- SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
- SEE UTILITY PLAN FOR WATER, STORM AND SANITARY SEWER INFORMATION.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
- A STREET SWEEPER MUST BE AVAILABLE WITHIN 3 HOURS UPON NOTICE FROM THE CITY THAT THE STREETS NEED TO BE SWEEPED.
- THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT FROM THE MPCA.
- THE CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS OF THE MPCA NPDES PERMIT. THE AREA TO BE DISTURBED SHALL BE MINIMIZED AND TURF SHALL BE ESTABLISHED WITHIN THE TIME REQUIRED.
- GRADES SHOWN ARE FINISHED GRADES.
- FINAL GRADING TOLERANCES ARE +0.1 FEET TO FINISH GRADES.
- UNDER PAVEMENTS COMPACT THE UPPER 3 FEET OF SUBGRADE TO 100% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT AND 95% STANDARD PROCTOR DENSITY BELOW THE UPPER 3 FEET OF SUBGRADE. OUTSIDE PAVEMENT AREAS COMPACT EMBANKMENTS TO 95% STANDARD PROCTOR DENSITY.
- A CITY RIGHT-OF-WAY PERMIT IS REQUIRED PRIOR TO WORKING WITHIN CITY ROW.



LEGEND	
	EXISTING CATCH BASIN
	EXISTING STORM MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING HYDRANT
	EXISTING GATE VALVE
	EXISTING POST INDICATOR VALVE
	EXISTING WATER MANHOLE/WELL
	EXISTING LIGHT POLE
	EXISTING POWER POLE
	EXISTING ELECTRIC METER
	EXISTING GAS METER
	EXISTING TELEPHONE PEDESTAL
	EXISTING SIGN
	EXISTING BENCHMARK
	EXISTING SOIL BORING
	EXISTING PARKING STALL COUNT
	EXISTING ACCESSIBLE PARKING STALL
	EXISTING STORM SEWER
	EXISTING DRAIN TILE
	EXISTING SANITARY SEWER
	EXISTING FORCEMAIN
	EXISTING WATERMAIN
	EXISTING SANITARY SEWER SERVICE
	EXISTING WATER SERVICE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND TELEPHONE
	EXISTING OVERHEAD UTILITY
	EXISTING CHAIN LINK FENCE
	EXISTING CONCRETE CURB
	EXISTING RETAINING WALL
	EXISTING CONCRETE
	EXISTING NO PARKING BUILDING
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING DIRECTION OF FLOW
	EXISTING TREE LINE
	EXISTING PARKING SETBACK LINE
	EXISTING BUILDING SETBACK LINE
	PROPOSED CATCH BASIN
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED HYDRANT
	PROPOSED GATE VALVE
	PROPOSED POST INDICATOR VALVE
	PROPOSED WATER MANHOLE/WELL
	PROPOSED LIGHT POLE
	PROPOSED POWER POLE
	PROPOSED ELECTRIC METER
	PROPOSED GAS METER
	PROPOSED TELEPHONE PEDESTAL
	PROPOSED SIGN
	PROPOSED BENCHMARK
	PROPOSED SOIL BORING
	PROPOSED PARKING STALL COUNT
	PROPOSED ACCESSIBLE PARKING STALL
	PROPOSED STORM SEWER
	PROPOSED DRAIN TILE
	PROPOSED SANITARY SEWER
	PROPOSED FORCEMAIN
	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED WATER SERVICE
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED UNDERGROUND FIBER OPTIC
	PROPOSED UNDERGROUND GAS
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10/18/23	C TY SUBM TTAL
01/31/24	C TY SUBM TTAL

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License No. PJDash-PE 49933
Date

QUALITY CONTROL

Locks Project No. 23055A
Project Lead PJD
Drawn By DDL
Checked By PJD
Review Date 01/31/24

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L1-6	LANDSCAPE DETAILS

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Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

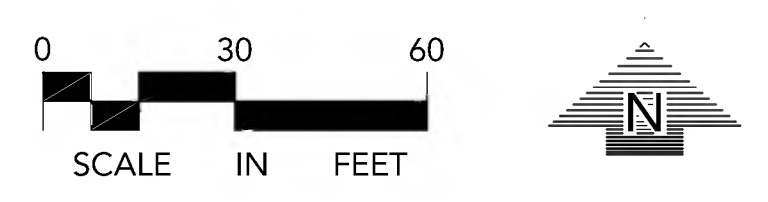
WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

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.

GRADING PLAN
C3-1

Printed: 01/31/2024 8:59 AM W:\2023\23055A\CADD\DATA\CADD\DWG\Sheet Files\C3-1 GRADING PLAN

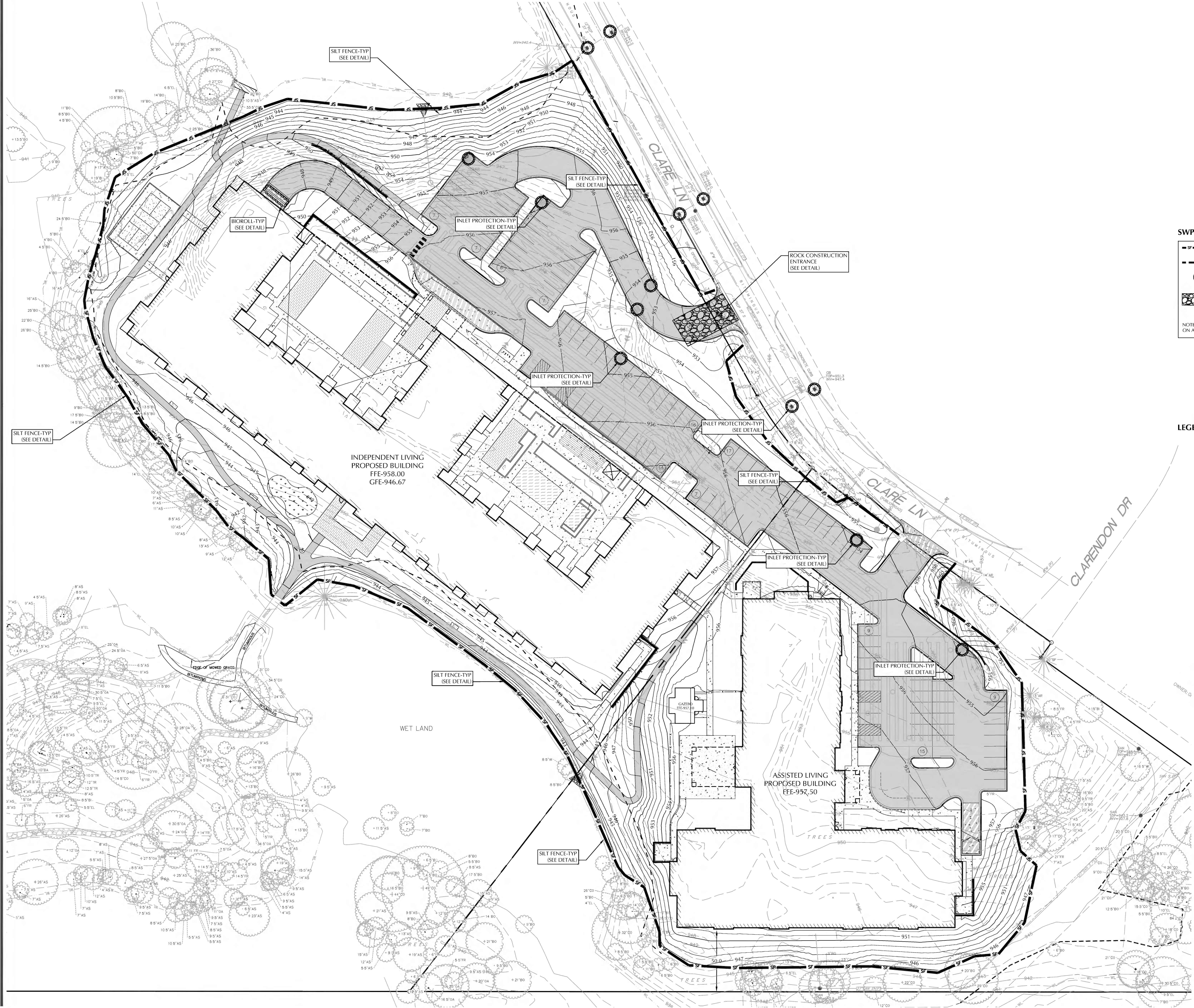
NOTE:
EXISTING CONDITIONS INFORMATION SHOWN IS
FROM A TOPOGRAPHIC AND BOUNDARY SURVEY
PROVIDED BY SUNDE SURVEY COMPANY, DATED
DECEMBER 28, 2021



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SWPPP LEGEND

- SILT FENCE
- BIO ROLLS
- INLET PROTECTION
- CONSTRUCTION ENTRANCE

NOTE: EROSION CONTROL BLANKET REQUIRED ON ANY SLOPES OVER 4:1

LEGEND

EXISTING	PROPOSED

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TOLL FREE: 1-800-252-1066

SWPPP
C3-2

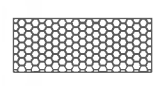
Released: 01/31/2024 9:26 AM W:\2023\23055A\CADD\DATA\CIVIL.dwg Sheet File=C3-2 SWPPP PLAN

SWPPP NOTES

- THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING TWO PROPOSED BUILDINGS, PARKING LOT, SURFACE PAVEMENTS, AND UTILITIES.
- THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:
 - INSTALL VEHICLE TRACKING BMP (SPRING 2022)
 - INSTALL INLET PROTECTION (SPRING 2022)
 - INSTALL SILT FENCE AROUND SITE (SPRING 2022)
 - CLEAR AND GRUB SITE (SPRING 2022)
 - STRIP AND STOCKPILE TOPSOIL (SPRING 2022)
 - REMOVE PAVEMENTS AND UTILITIES (SPRING 2022)
 - ROUGH GRADE SITE (SPRING 2022)
 - IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE (SPRING 2022)
 - INSTALL UTILITIES (SPRING 2022)
 - INSTALL BUILDING FOUNDATIONS (SPRING 2022)
 - INSTALL CURB AND GUTTER (SUMMER 2022)
 - INSTALL PAVEMENTS AND WALKS (SUMMER 2022)
 - FINAL GRADE SITE (SUMMER 2022)
 - REMOVE ACCUMULATED SEDIMENT FROM STORMWATER SYSTEMS (FALL 2022)
 - SEED AND MULCH (FALL 2022)
 - WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE, INLET PROTECTION, AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.
- SITE DATA:

PROPERTY AREA / DISTURBED AREA:	19.25 AC / 6.97 AC
PRE-CONSTRUCTION IMPERVIOUS AREA:	3.16 AC
POST-CONSTRUCTION IMPERVIOUS AREA:	4.36 AC
- GENERAL SOIL TYPE: SEE PRELIMINARY GEOTECHNICAL SOIL BORINGS BY HAUGO GEOTECHNICAL SERVICES DATED 09/11/23
HYDROLOGY INFORMATION: SEE HYDROLOGY REPORT PREPARED BY LOUCKS DATED OCTOBER 2, 2023
- EROSION AND SEDIMENT CONTROLS WERE DESIGNED TO EFFECTIVELY CONTROL STORMWATER RUNOFF WITHIN THE PROJECT AREAS. EROSION AND SEDIMENT CONTROL HAVE BEEN PROPOSED TO MINIMIZE CHANNEL EROSION AND SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS. FACTORS THAT WERE CONSIDERED INCLUDE PROPOSED IMPERVIOUS AREAS, SLOPE OF IMPERVIOUS SURFACES, STORMWATER INFRASTRUCTURE DISCHARGE POINTS, AND ANNUAL AVERAGE PRECIPITATION DATA FOR THE PROJECT AREA.

2-YR	2.86 INCHES
10-YR	4.26 INCHES
100-YR	7.32 INCHES
- SEE "EXHIBIT-PROPOSED DRAINAGE AREAS" FOR SITE MAP WITH DRAINAGE AREA BOUNDARIES.
- THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR SHALL INSTALL RAIN GAUGE ON SITE.
- NO DEWATERING IS EXPECTED TO OCCUR ON SITE. NO GROUNDWATER EXPECTED TO BE ENCOUNTERED DURING CONSTRUCTION. IF DEWATERING IS REQUIRED, REFER TO CITY REGULATIONS.
- CONTAMINATION EXPECTED TO BE ENCOUNTERED DURING EXCAVATION.
- ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.
- ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.

	DENOTES SLOPES GREATER THAN 3:1. ALL 3:1 SLOPES TO BE STABILIZED WITH EROSION CONTROL BLANKET
---	---
- ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.
- SOIL COMPACTION SHALL BE MINIMIZED DURING CONSTRUCTION.
- TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.
- SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED ON ALL DOWNGRADIENT PERIMETERS AND UPGRADEMENT OF ANY BUFFER ZONES.
- SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.
- SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
- NO VEHICLE WASHING ALLOWED ON SITE.
- NO ENGINE DEGREASING IS ALLOWED ON SITE.
- THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR IS RESPONSIBLE FOR COMPLIANCE WITH SECTIONS 3, 4, 6-22, 24 AND APPLICABLE REQUIREMENTS FOR CONSTRUCTION ACTIVITY IN SECTION 23.
- TERMINATION OF COVERAGE-PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER THE FOLLOWING CONDITIONS HAVE BEEN MET:
 - PERMIT TERMINATION CONDITIONS, PER NPDES PERMIT SECTION 13.1 HAVE BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
 - PERMANENT UNIFORM PERENNIAL VEGETATIVE COVER MUST BE

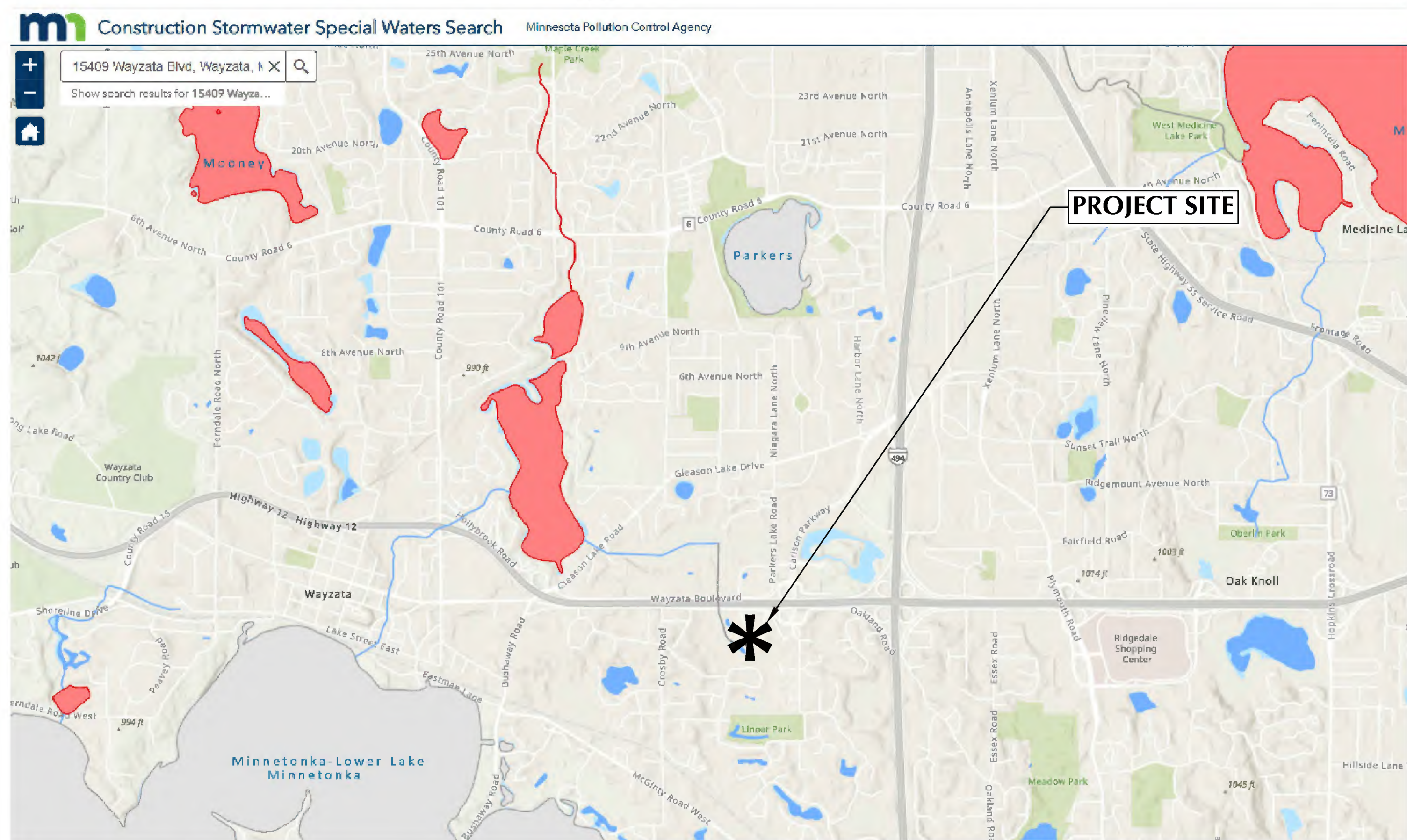
- ESTABLISHED AT 70% DENSITY OF ITS EXPECTED FINAL GROWTH. THE PERMANENT STORMWATER TREATMENT SYSTEM IS CONSTRUCTED, MEETS ALL REQUIREMENTS, AND IS OPERATING AS DESIGNED.
 - ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S MUST BE REMOVED.
 - CLEAN OUT SEDIMENT FROM CONVEYANCE SYSTEMS AND PERMANENT STORMWATER TREATMENT SYSTEMS (RETURN TO DESIGN CAPACITY).
- INSPECTIONS
 - INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
 - EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.
 - STABILIZED AREAS: ONCE EVERY 30 DAYS
 - FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
 - INSPECTION AND MAINTENANCE RECORDS MUST BE RETAINED FOR 3 YEARS AFTER FILING OF THE NOTICE OF TERMINATION AND MUST INCLUDE: DATE AND TIME OF ACTION, NAME OF PERSON(S) CONDUCTING WORK, FINDING OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTION, DATE AND AMOUNT OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.
 - OBSERVE ANY DISCHARGE OCCURRING ONSITE AND DOCUMENT CORRECTIVE ACTIONS TAKEN. DISCHARGE SHOULD BE DESCRIBED AND PHOTOGRAPHED.
 - MINIMUM MAINTENANCE
 - ALL NONFUNCTIONAL BMP'S MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR AS SOON AS FIELD CONDITIONS ALLOW.
 - REPAIR, REPLACE, OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 THE HEIGHT OF THE DEVICE.
 - SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME.
 - SEDIMENT REMOVED FROM SURFACE WATERS WITHIN (7) SEVEN CALENDAR DAYS OF DISCOVERY.
 - CONSTRUCTION SITE EXITS INSPECTED, TRACKED SEDIMENT REMOVED WITHIN (1) ONE CALENDAR DAY.
 - PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS GREATER THAN 1/2" IN 24 HOURS.
 - THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION ACTIVITY BY THE PERMITTEE(S) WHO HAVE OPERATIONAL CONTROL OF THE SITE.
 - OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT, THE SWPPP, ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS AFTER FILING NPDES NOTICE OF TERMINATION.
 - SWPPP MUST BE AMENDED WHEN:
 - THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE
 - INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
 - THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.
 - CONCRETE WASHOUT AREA
 - CONCRETE WASH-OUT SITES NOT ALLOWED ON SITE AND MUST BE CONTAINED ON TRUCKS.
 - ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY.
 - IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.
 - PIPE OULTETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
 - FINAL STABILIZATION

FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACTVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY.
 - RESPONSIBILITIES
 - THE OWNER MUST IDENTIFY A PERSON WHO WILL OVERSEE THE SWPPP IMPLEMENTATION AND THE PERSON RESPONSIBLE FOR INSPECTION AND MAINTENANCE:

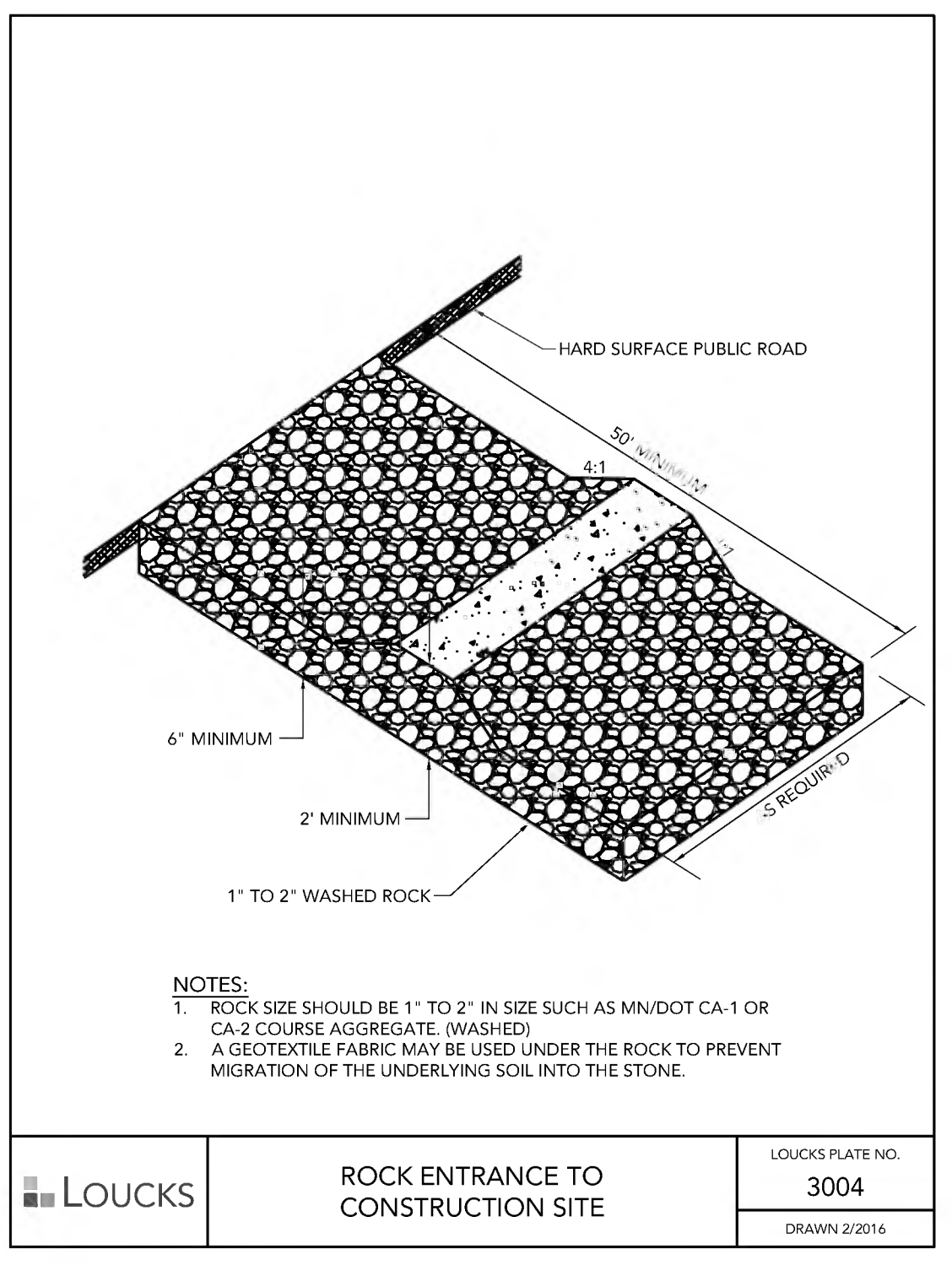
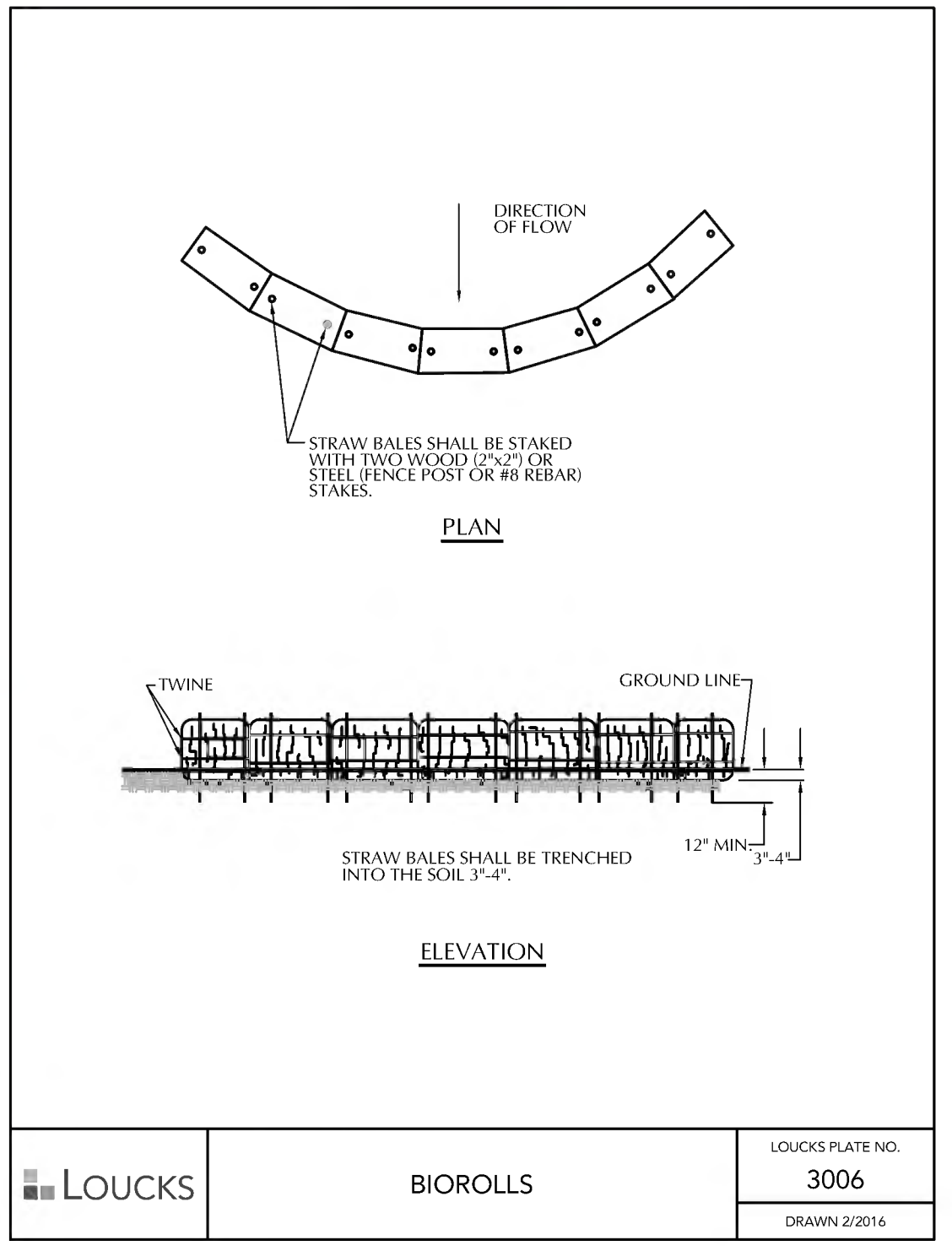
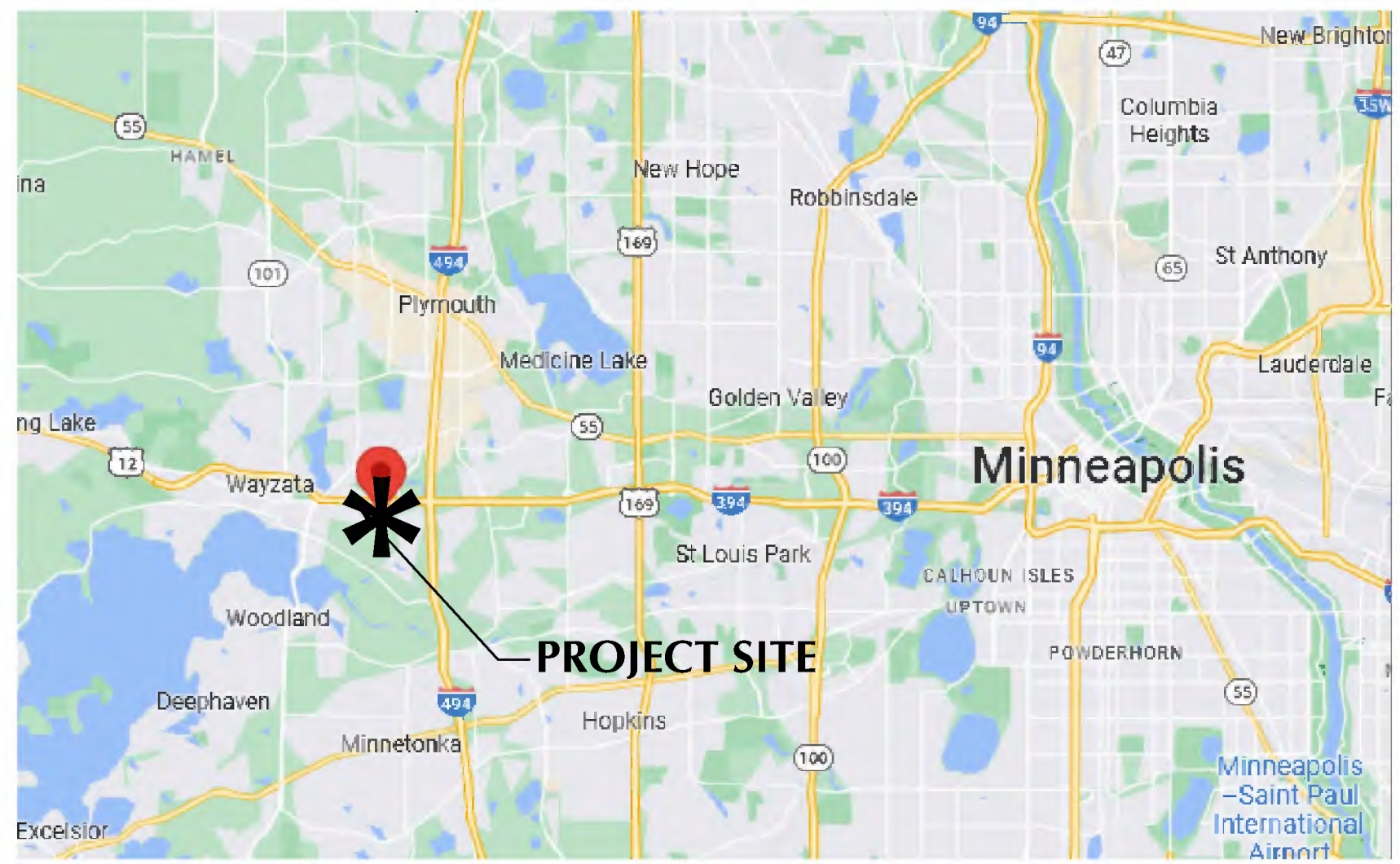
CONTACT:
COMPANY:
PHONE:
 - THE OWNER MUST IDENTIFY THE A PERSON WHO WILL BE RESPONSIBLE FOR LONG TERM OPERATIONS AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM:

CONTACT:
COMPANY:
PHONE:
 - THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS OR AS-BUILT DRAWINGS VERIFYING PROPER CONSTRUCTION OF THE BMP'S.
 - EROSION CONTROL DEVICES CANNOT BE REMOVED UNTIL THE WATERSHED DISTRICT HAS DETERMINED THE SITE HAS BEEN PERMANENTLY RESTABILIZED AND SHALL BE REMOVED WITHIN 30 DAYS THEREAFTER.

CONSTRUCTION STORMWATER SPECIAL WATERS SEARCH MAP

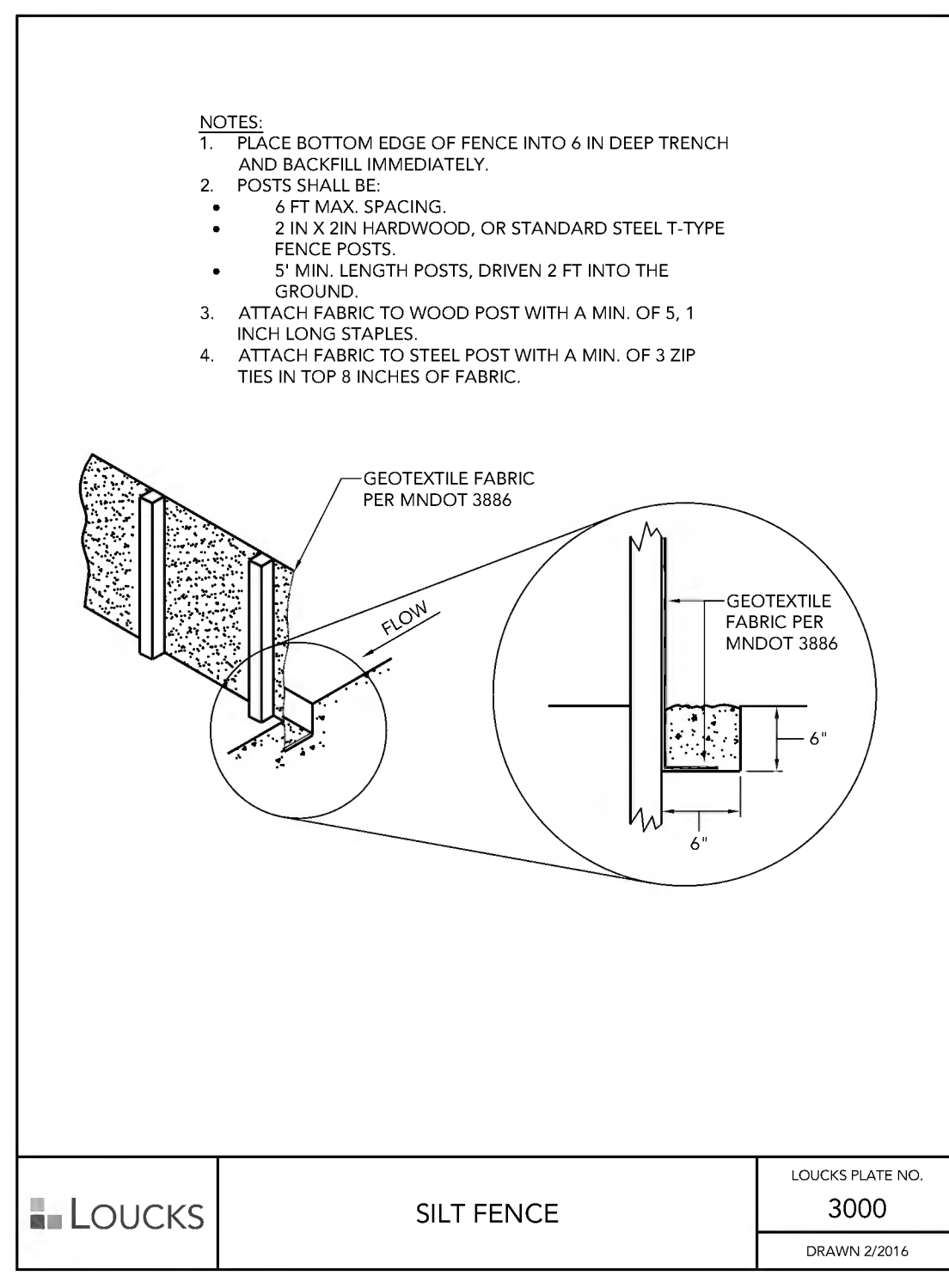
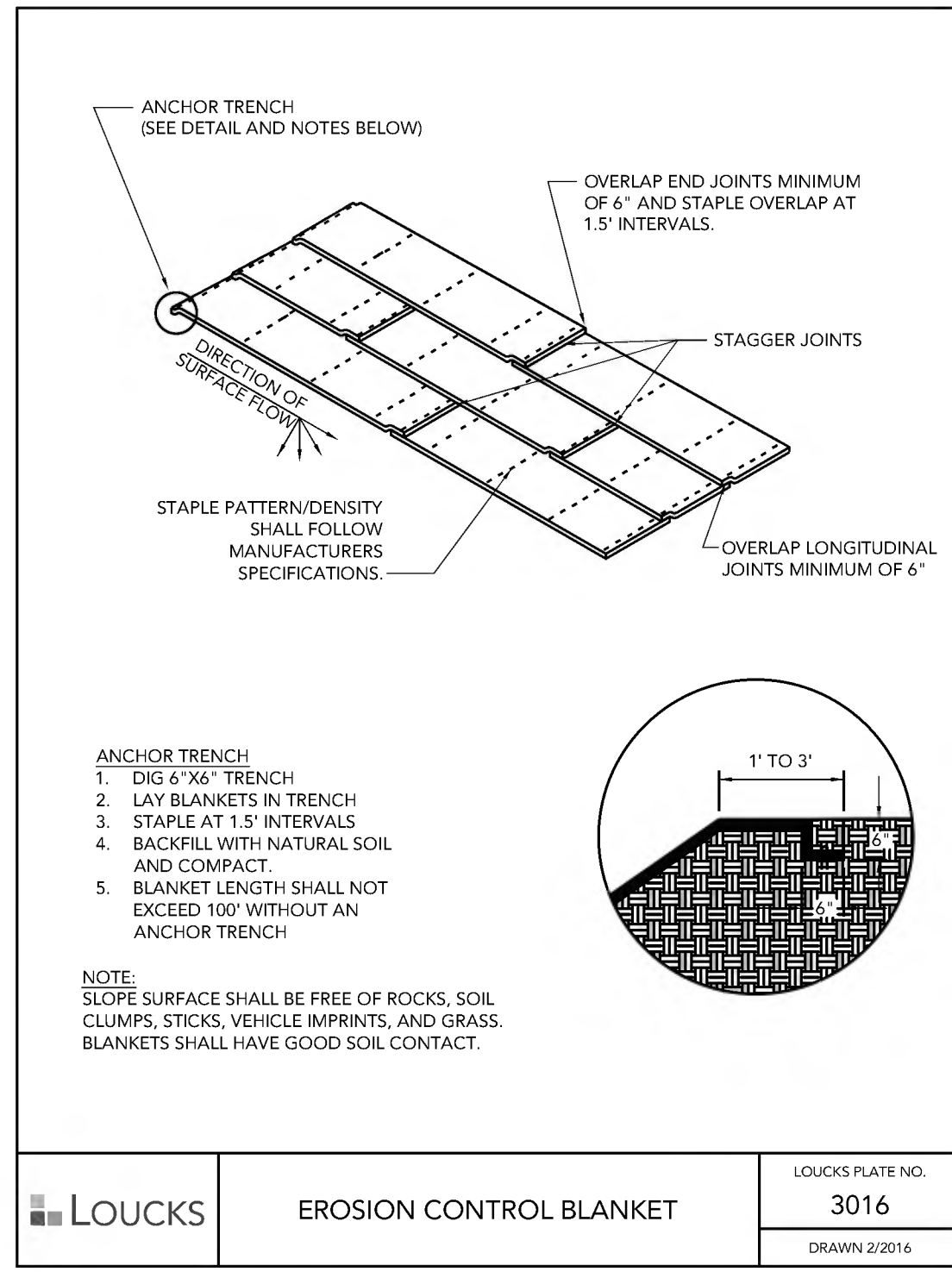


SITE VICINITY MAP



ESTIMATED QUANTITIES

DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	1
PREFABRICATED CONCRETE WASHOUT	EA	NA
SILT FENCE (STANDARD)	LF	2,3800
EROSION CONTROL BLANKET	SY	GEN. CONT.
INLET PROTECTION	EA	13
BIO-ROLL	LF	60



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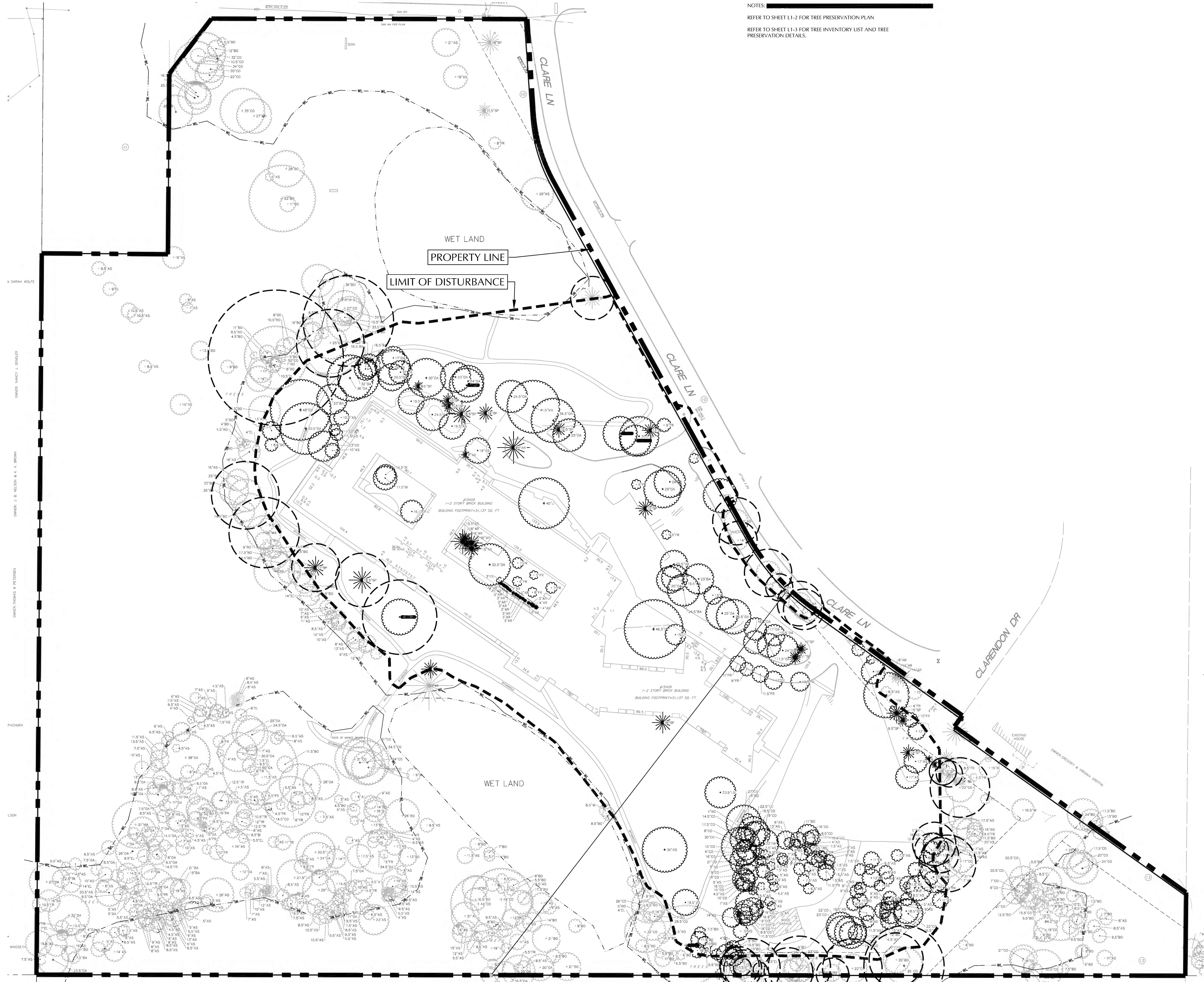
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L1-6	LANDSCAPE DETAILS

SWPPP NOTES

C3-3

NOTES:
REFER TO SHEET L1-2 FOR TREE PRESERVATION PLAN
REFER TO SHEET L1-3 FOR TREE INVENTORY LIST AND TREE PRESERVATION DETAILS.



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License No. Douglas D. Loken - LA 45591
Date

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Project Lead PJD
Drawn By IDL
Checked By IDL
Review Date 01/31/24

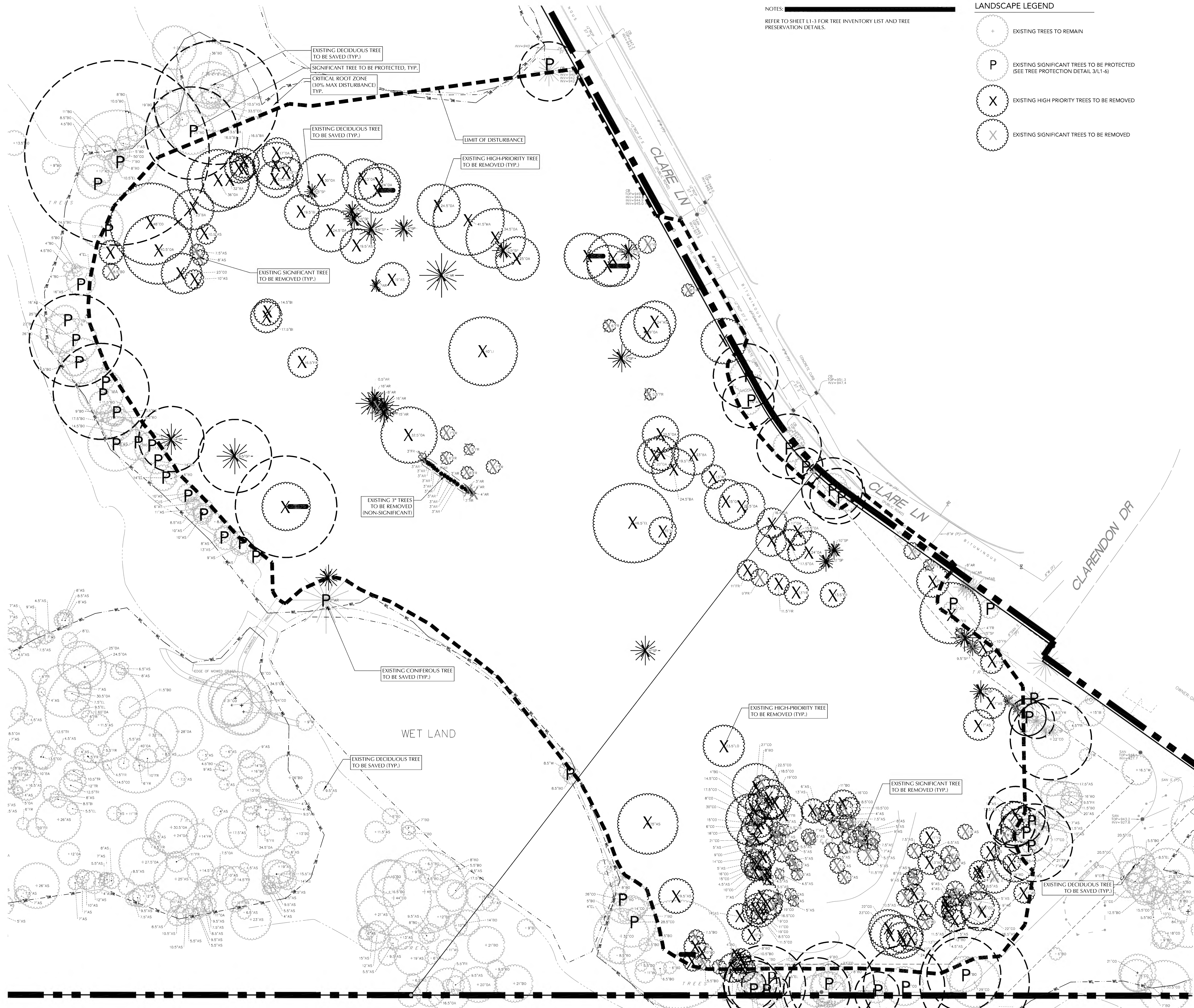
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OWNER: SARAH WOLFE
OWNER: NANCY J. DENNER
OWNER: J. B. NELSON & K. C. BROWN
OWNER: THOMAS W. PETERSEN
PACHURA
LISON

NOTES:
REFER TO SHEET L1-3 FOR TREE INVENTORY LIST AND TREE PRESERVATION DETAILS.

LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- EXISTING SIGNIFICANT TREES TO BE PROTECTED (SEE TREE PROTECTION DETAIL 3/L1-6)
- EXISTING HIGH PRIORITY TREES TO BE REMOVED
- EXISTING SIGNIFICANT TREES TO BE REMOVED



CADD QUALIFICATION

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SUBMITTAL/REVISIONS

DATE	DESCRIPTION
10/18/23	C TY SUBM TTAL
01/31/24	C TY 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 Landscape Architect under the laws of the State of Minnesota.

License No. Douglas D. Loken - LA 45591
Date

QUALITY CONTROL

Locks Project No. 23055A
Project Lead PJD
Drawn By DDL
Checked By DDL
Review Date 01/31/24

C1-1	DEMOLITION PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP NOTES
C4-1	WATER MAIN AND SANITARY
C4-2	STORM SEWER
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
C8-3	CIVIL DETAILS
L1-1	TREE INVENTORY PLAN
L1-2	TREE INVENTORY PLAN
L1-3	TREE INVENTORY DETAILS
L1-4	TREE INVENTORY DETAILS
L1-5	LANDSCAPE PLAN
L1-6	LANDSCAPE DETAILS

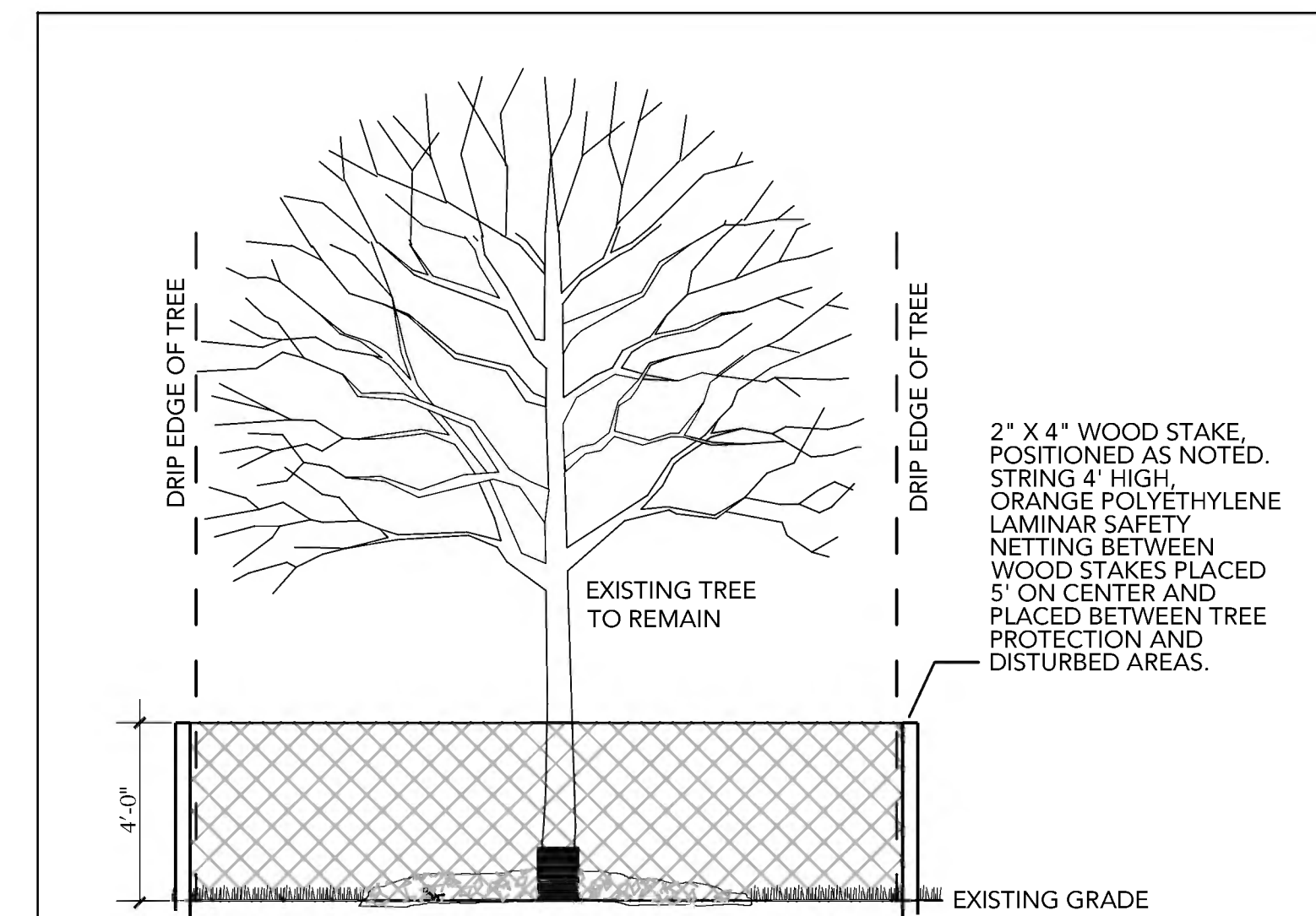
Table with columns: Point Number, Species, REMOVED TREES "SDE" > 4 INCH, CONDI, DBH, CONIFER HEIGHT IN FEET, SIGNIFICANT 'HIGH PRIORITY' TREES. Contains tree inventory data for points 6001 through 6130.

Table with columns: Point Number, Species, REMOVED TREES "SDE" > 4 INCH, CONDI, DBH, CONIFER HEIGHT IN FEET, SIGNIFICANT 'HIGH PRIORITY' TREES. Contains tree inventory data for points 6131 through 6261.

Table with columns: Point Number, Species, REMOVED TREES "SDE" > 4 INCH, CONDI, DBH, CONIFER HEIGHT IN FEET, SIGNIFICANT 'HIGH PRIORITY' TREES. Contains tree inventory data for points 6262 through 6392.

TREE PRESERVATION CALCULATIONS

Summary table showing tree preservation statistics: ALLOWABLE 'HIGH PRIORITY' TREE REMOVALS FOR CONSTRUCTION OR SITE WORK ON A DEVELOPED LOT: 35%, PROPOSED 'HIGH PRIORITY' TREE REMOVALS PERCENTAGE: 33.5%, etc.



TREE PROTECTION NOTE: INSTALL SNOW FENCE AROUND EACH TREE TO BE PROTECTED PRIOR TO GRADING. FENCE SHALL BE PLACED AT THE DRIP EDGE OR CRITICAL ROOT ZONES OF THE TREES. FENCING SHALL BE NO CLOSER THAN 6" TO THE TRUNK OF ANY TREE TO BE PROTECTED.

1 TREE PROTECTION N.T.S. LOUCKS Tree Protection.dwg

MINNETONKA SENIOR APARTMENTS & ASSISTED LIVING MINNETONKA, MN

GRECO 607 WASHINGTON AVE. N. SUITE 100 MINNEAPOLIS, MN 55401

LOUCKS CIVIL ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE ENVIRONMENTAL 7200 Hemlock Lane, Suite 300 Maple Grove, MN 55369 763.424.5505 www.louckscinc.com

CADD QUALIFICATION CADW files prepared by the Consultant for this project are the property of the Consultant and shall not be used for any other project without the written approval of the Consultant.

SUBMITTALS/REVISIONS 10/18/23 C TV SUBM TTAL 01/31/24 C TV SUBM TTAL

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License No. Douglas D. Loken - LA 45591 Date - Loucks Project No. 23055A Project Lead PJD Drawn By DDL Checked By DDL Review Date 01/31/24

QUALITY CONTROL C1-1 DEMOLITION PLAN C2-1 SITE PLAN C3-1 GRADING PLAN C3-2 SWPPP C3-3 SWPPP NOTES C4-1 WATER MAIN AND SANITARY C4-2 STORM SEWER C8-1 CIVIL DETAILS C8-2 CIVIL DETAILS C8-3 CIVIL DETAILS L1-1 TREE INVENTORY PLAN L1-2 TREE INVENTORY PLAN L1-3 TREE INVENTORY DETAILS L1-4 TREE INVENTORY DETAILS L1-5 LANDSCAPE PLAN L1-6 LANDSCAPE DETAILS

TREE INVENTORY DETAILS L1-3

Table with columns: Point Number, Species, REMOVED TREES "SDE", > 4 INCH, CONDITION, DBH, CONIFER HEIGHT IN FEET, SIGNIFICANT "HIGH PRIORITY" TREES. Contains tree inventory data for points 6393 to 6523.

Table with columns: Point Number, Species, REMOVED TREES "SDE", > 4 INCH, CONDITION, DBH, CONIFER HEIGHT IN FEET, SIGNIFICANT "HIGH PRIORITY" TREES. Contains tree inventory data for points 6524 to 6658.

Table with columns: Point Number, Species, REMOVED TREES "SDE", > 4 INCH, CONDITION, DBH, CONIFER HEIGHT IN FEET, SIGNIFICANT "HIGH PRIORITY" TREES. Contains tree inventory data for points 6659 to 6791.

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QUALITY CONTROL Loucks Project No. 23055A Project Lead PJD Drawn By DDJ Checked By DDJ Review Date 01/31/24

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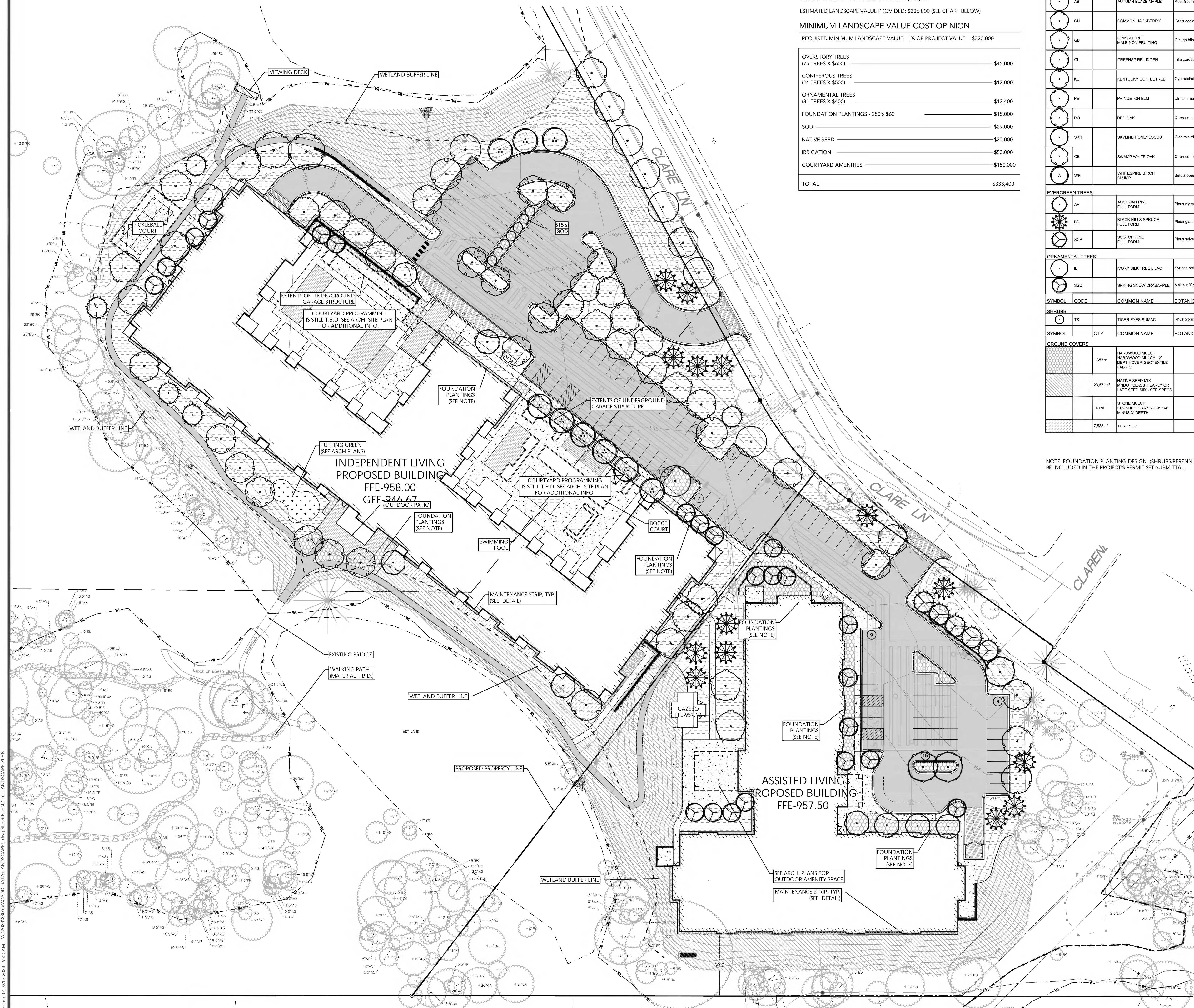
TREE INVENTORY DETAILS L1-4

LANDSCAPE CALCULATIONS:
FOR PROJECTS OVER \$4,000,000 THE MINIMUM LANDSCAPE VALUE IS TO BE 1% OF THE TOTAL
TOTAL ESTIMATED PROJECT VALUE: \$32 MILLION
ESTIMATED LANDSCAPE VALUE REQUIRED: \$320,000
ESTIMATED LANDSCAPE VALUE PROVIDED: \$326,800 (SEE CHART BELOW)
MINIMUM LANDSCAPE VALUE COST OPINION
REQUIRED MINIMUM LANDSCAPE VALUE: 1% OF PROJECT VALUE = \$320,000

OVERSTORY TREES (75 TREES X \$600)	\$45,000
CONIFEROUS TREES (24 TREES X \$500)	\$12,000
ORNAMENTAL TREES (31 TREES X \$400)	\$12,400
FOUNDATION PLANTINGS - 250 x \$60	\$15,000
SOD	\$29,000
NATIVE SEED	\$20,000
IRRIGATION	\$50,000
COURTYARD AMENITIES	\$150,000
TOTAL	\$333,400

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME	CONT.	SIZE
DECIDUOUS TREES					
AB		AUTUMN BLAZE MAPLE	Acer freemanii 'Autumn Blaze'	B & B	2.5" Cal
CH		COMMON HACKBERRY	Celtis occidentalis	B & B	2.5" Cal
GB		GINKGO TREE MALE NON-FRUITING	Ginkgo biloba	B & B	2.5" Cal
GL		GREENSPICE LINDEN	Tilia cordata 'Greenspire'	B & B	2.5" Cal
KC		KENTUCKY COFFEETREE	Gymnocladus dioica	B & B	2.5" Cal
PE		PRINCETON ELM	Ulmus americana 'Princeton'	B & B	2.5" Cal
RO		RED OAK	Quercus rubra	B & B	2.5" Cal
SKH		SKYLINE HONEYLOCUST	Gleditsia triacanthos 'Skycole'	B & B	2.5" Cal
QB		SWAMP WHITE OAK	Quercus bicolor	B & B	2.5" Cal
WB		WHITESPIRE BIRCH CLUMP	Betula populifolia 'Whitespire Sr.'	B & B	8' HGT
EVERGREEN TREES					
AP		AUSTRIAN PINE FULL FORM	Pinus nigra	B & B	6' HGT
BS		BLACK HILLS SPRUCE FULL FORM	Picea glauca 'Densata'	B & B	6' HGT
SCP		SCOTCH PINE FULL FORM	Pinus sylvestris	B & B	6' HGT
ORNAMENTAL TREES					
IL		IVORY SILK TREE LILAC	Syringa reticulata 'Ivory Silk'	B & B	1.5" Cal
SSC		SPRING SNOW CRABAPPLE	Malus x 'Spring Snow'	B & B	1.5" Cal
SHRUBS					
TS		TIGER EYES SUMAC	Rhus typhina 'Baltiger' TM	5 gal	24" HGT
GROUND COVERS					
		1,382 sf	HARDWOOD MULCH HARDWOOD MULCH - 2" DEPTH OVER GEOTEXTILE FABRIC		
		23,671 sf	NATIVE SEED MIX MIDOT CLASS II EARLY DR LATE SEED MIX - SEE SPEC'S		
		143 sf	STONE MULCH CRUSHED GRAY ROCK 1/4" MINUS 3" DEPTH		
		7,633 sf	TURF SOD		

NOTE: FOUNDATION PLANTING DESIGN (SHRUBS/PERENNIALS) WILL BE INCLUDED IN THE PROJECT'S PERMIT SET SUBMITTAL.



GENERAL NOTES:

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. CONTRACTOR SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES. CONTRACTOR TO PROVIDE THE NECESSARY PROTECTION FOR THE UTILITIES BEFORE CONSTRUCTION MATERIAL INSTALLATION BEGINS. CONTRACTOR TO NOTIFY GENERAL CONTRACTOR OF ANY CONCERNS PRIOR TO INSTALLATION OF PLANTINGS.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

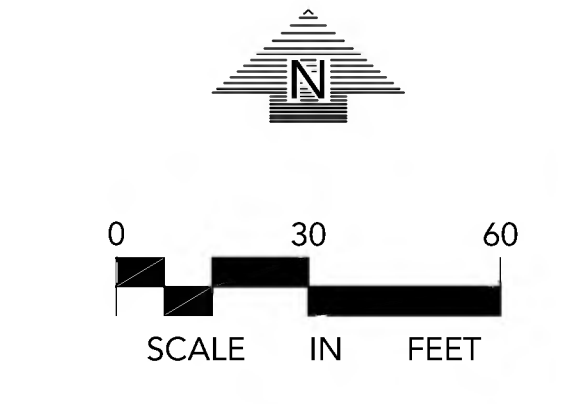
THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

CALL BEFORE YOU DIG!
Gopher State One Call
TOWN CITY AREA: 651-454-0002
TOLL FREE: 1-800-522-1166

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.



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L1-4 TREE INVENTORY DETAILS
L1-5 LANDSCAPE PLAN
L1-6 LANDSCAPE DETAILS

LANDSCAPE INSTALLATION:

GENERAL NOTES

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL COMPLETE GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.

PROTECT ALL EXISTING TREES ON SITE SCHEDULED TO REMAIN. IF EXISTING TREES ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING.

SOIL & GROUND COVER

ALL PLANTING AREAS RECEIVING GROUND COVER PLANTS, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 2" DEPTH OF PLANTING SOIL (MNDOT 3877 - 2B OR EQUAL).

WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC. AND INSTALLED OVER A MIN. 4" TOPSOIL CLEAR OF STONES, ROOTS, GRASS, WEEDS, DEBRIS, AND OTHER FOREIGN NON-ORGANIC MATERIAL.

SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE SLOPE.

LANDSCAPE CONTRACTOR SHALL VERIFY THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

PLANTINGS INFO

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, ALL SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.

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.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

FERTILIZER

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 27-3-3 AT 6 OZ PER 2.5" CALIPER PER TREE AND 3 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCER.

EDGING FOR PLANTING BEDS

BLACK METAL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD/SEED UNLESS NOTED OTHERWISE.

PLANTING BED PREPARATION

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH AND FIBER MAT WEED BARRIER.

ALL TREES NOT IN PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH RING WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED/INDICATED ON DRAWING OR IN SPECIFICATION.

INSPECTION AND WARRANTY

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS 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 NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (ONE FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

TIMING OF INSTALLATION

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED/SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15. DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

TREES ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.

IRRIGATION NOTES:

VERIFY EXISTING/PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

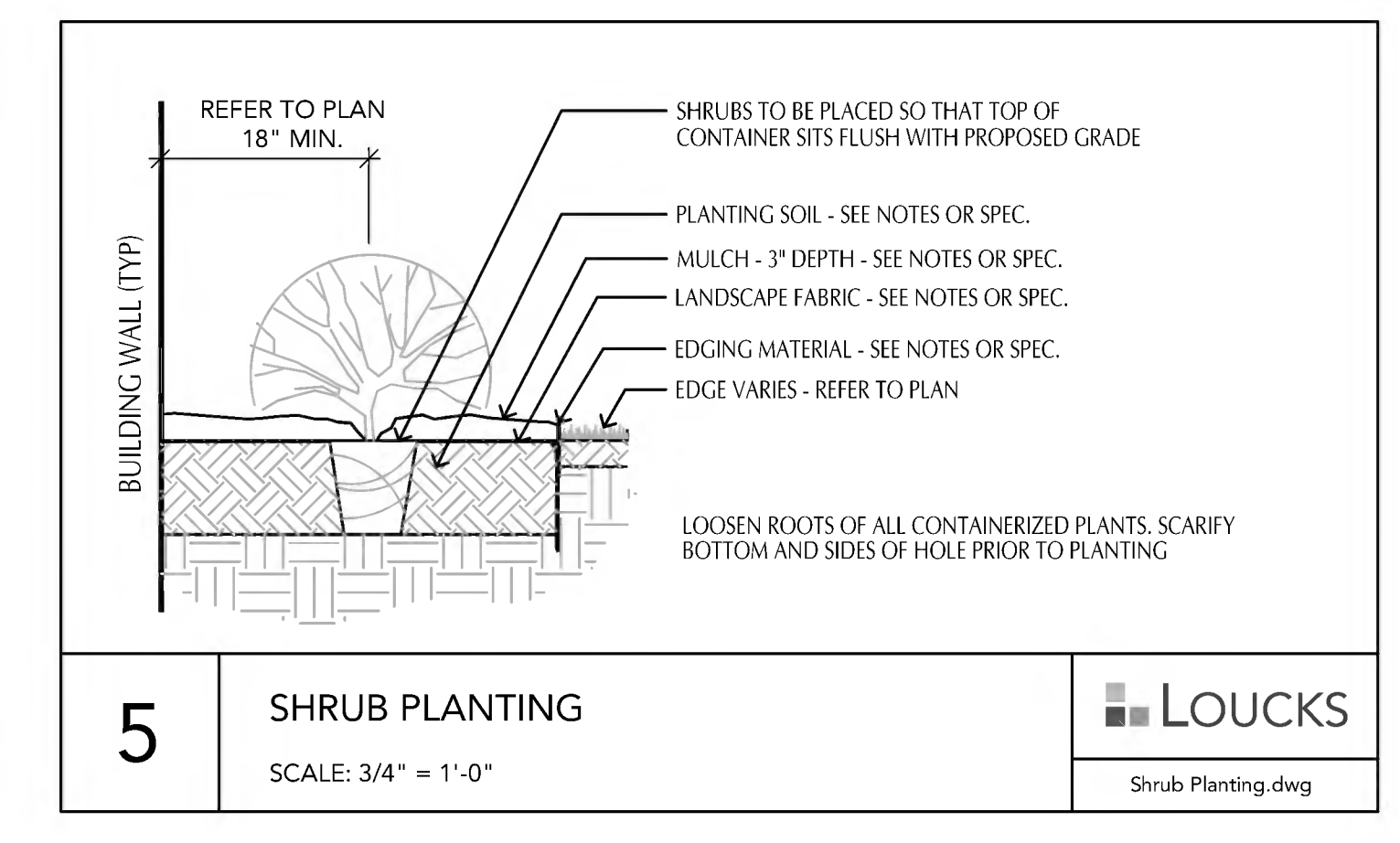
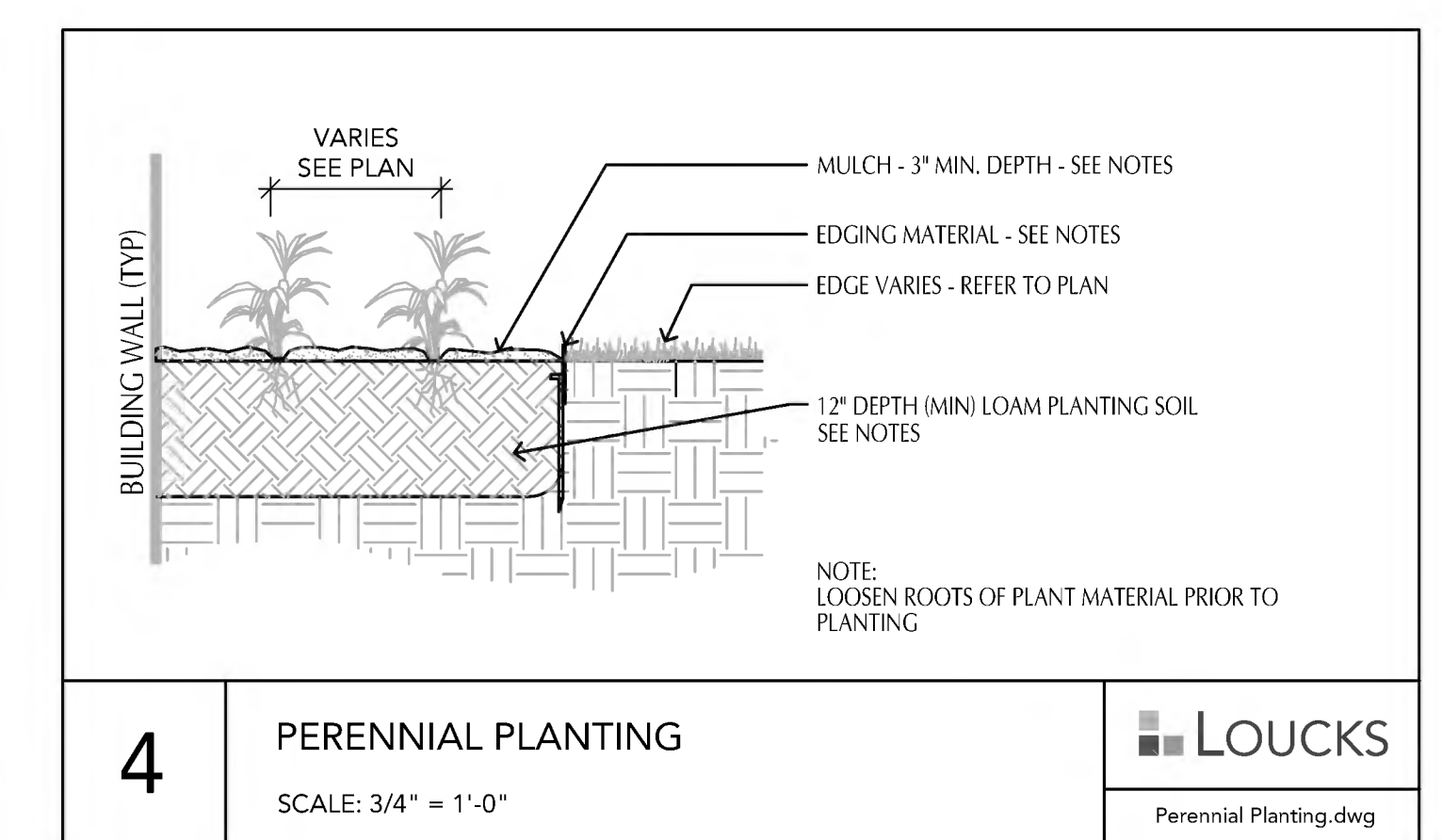
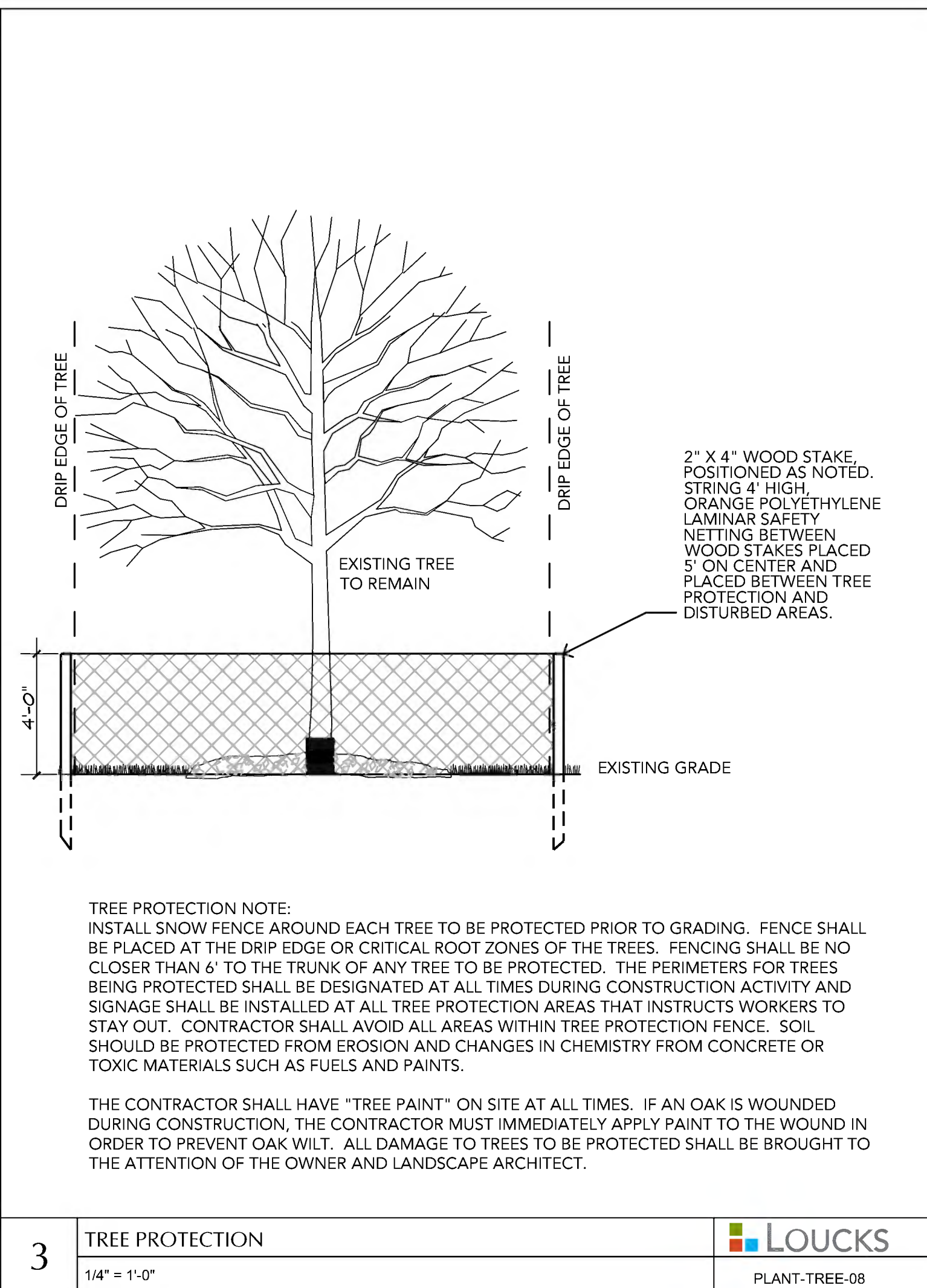
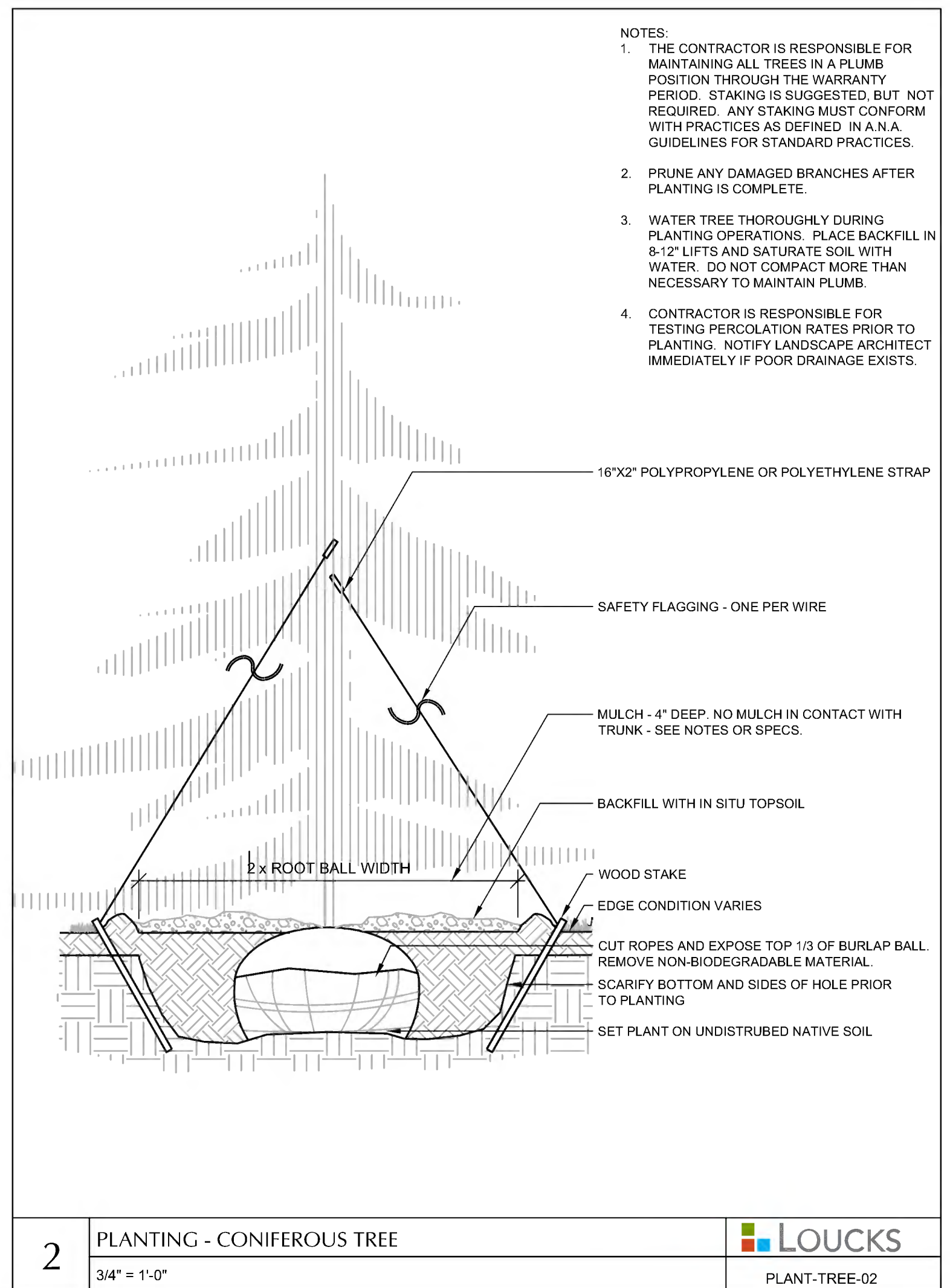
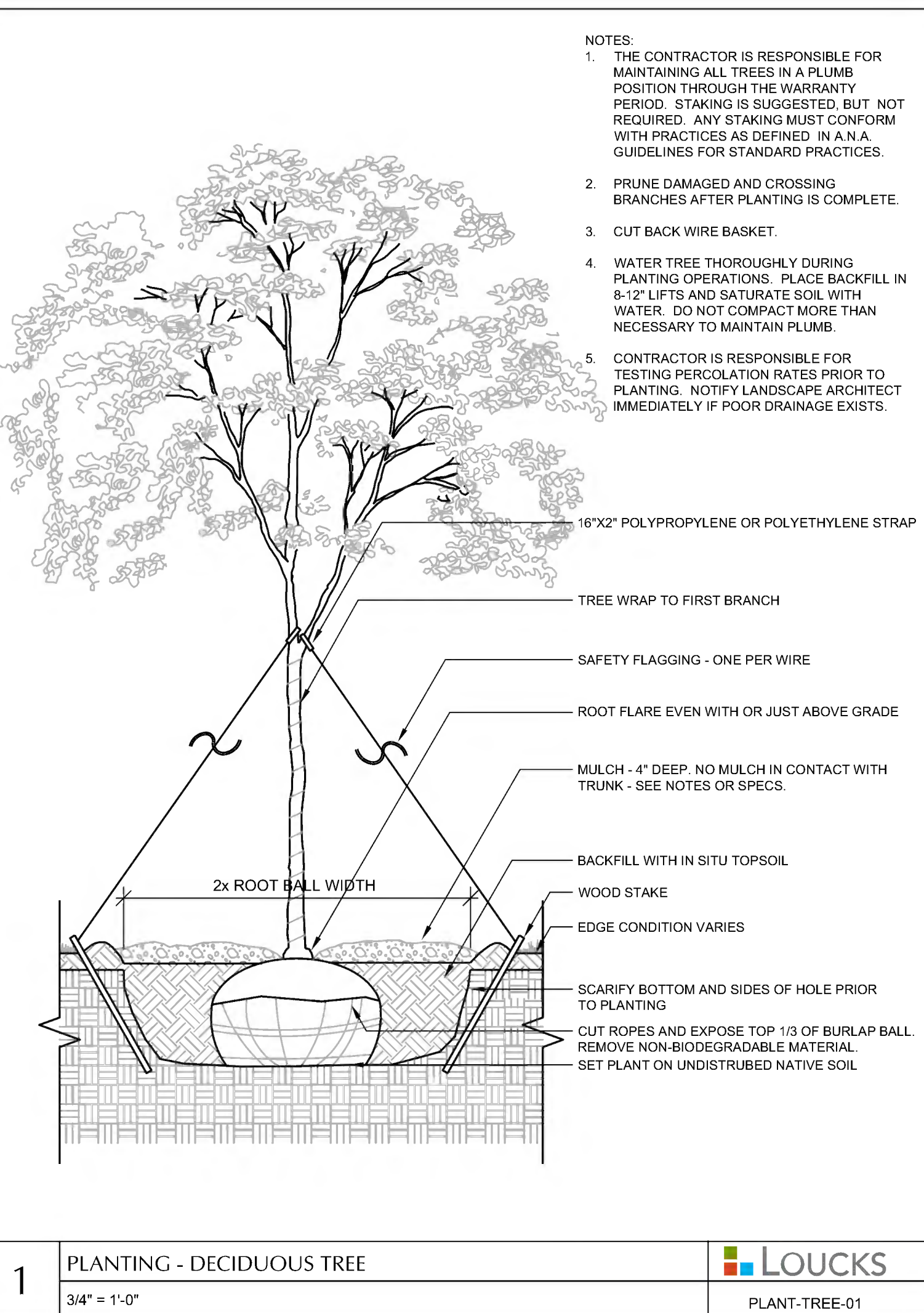
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED/SEED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

IRRIGATION SYSTEM IS NOT TO SPRINKLE ACROSS PAVEMENT NOR SHALL THE SYSTEM SPRINKLE THE BUILDING.

THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM.

PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING/SOD/SEED HAS BEEN ESTABLISHED.



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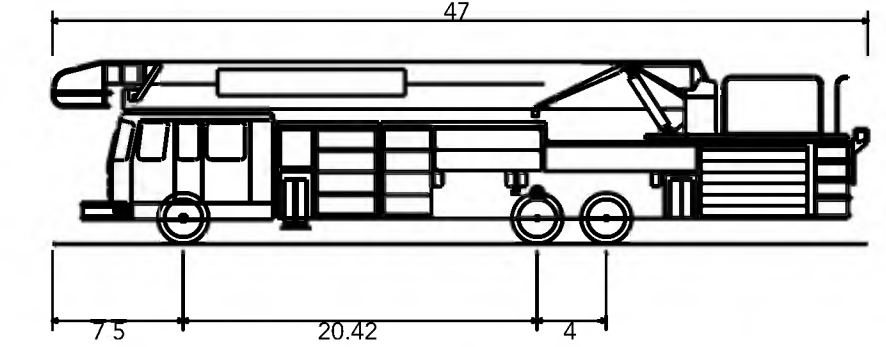
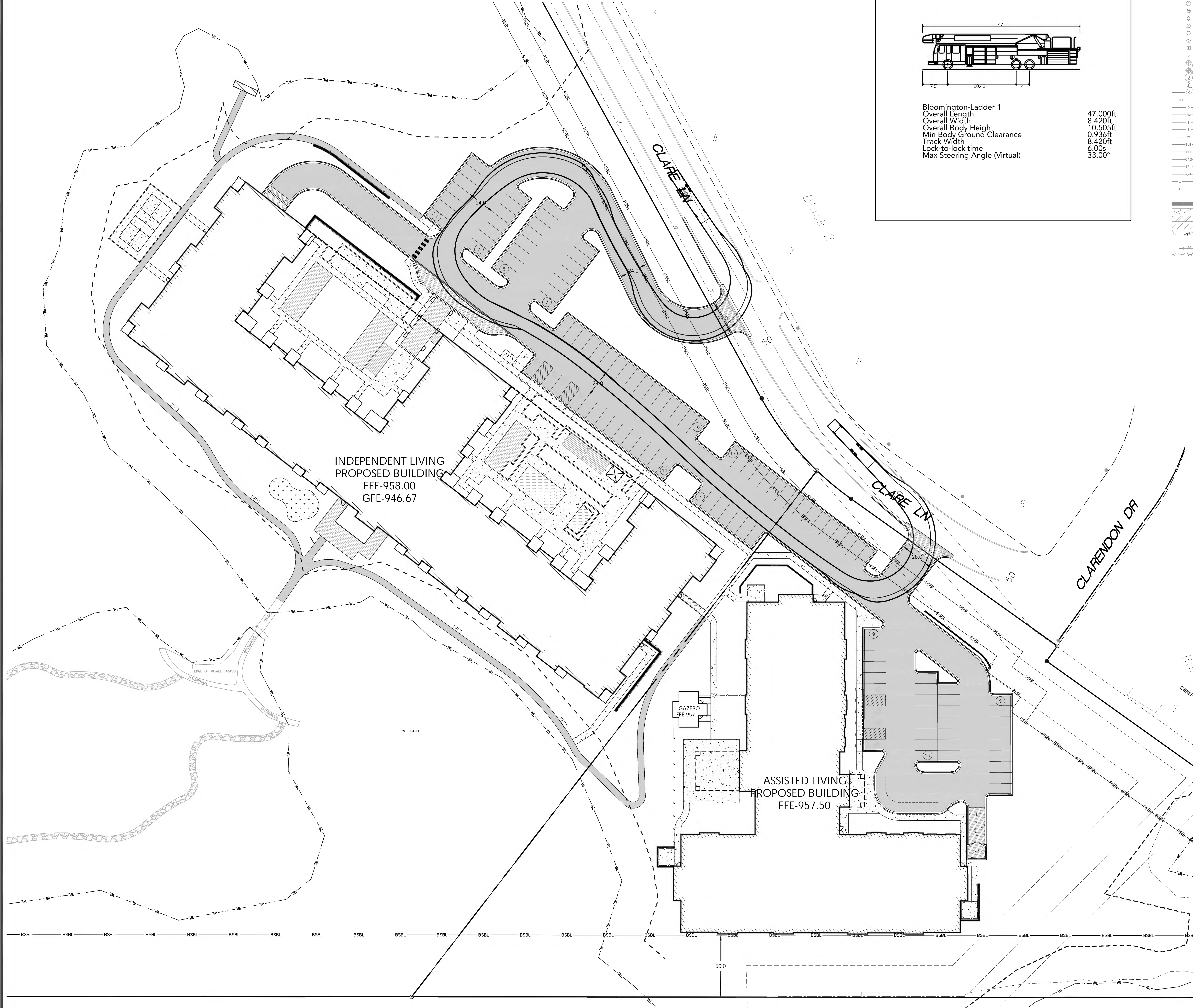
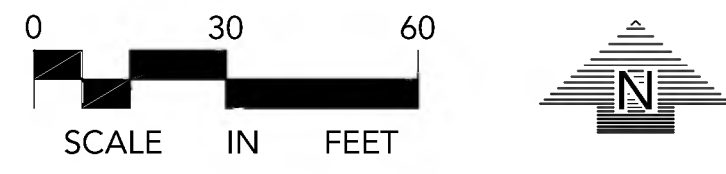
License No. Douglas D. Loken - LA 45591
Date -

QUALITY CONTROL

Loecks Project No. 23055A
Project Lead PJD
Drawn By DDL
Checked By DDL
Review Date 01/31/24

C1-1	DEMOLITION PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP NOTES
C4-1	WATER MAIN AND SANITARY
C4-2	STORM SEWER
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
C8-3	CIVIL DETAILS
L1-1	TREE INVENTORY PLAN
L1-2	TREE INVENTORY PLAN
L1-3	TREE INVENTORY DETAILS
L1-4	TREE INVENTORY DETAILS
L1-5	LANDSCAPE PLAN
L1-6	LANDSCAPE DETAILS

NOTE:
EXISTING CONDITIONS INFORMATION SHOWN IS
FROM A TOPOGRAPHIC AND BOUNDARY SURVEY
PROVIDED BY SUNDE SURVEY COMPANY, DATED
DECEMBER 28, 2021



Bloomington-Ladder 1
Overall Length 47.00ft
Overall Width 7.50ft
Overall Body Height 20.42ft
Min Body Ground Clearance 4.00ft
Track Width 8.42ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 33.00°

EXISTING	PROPOSED

MINNETONKA
SENIOR
APARTMENTS &
ASSISTED
LIVING
MINNETONKA, MN

GRECO
607 WASHINGTON AVE. N. SUITE 100
MINNEAPOLIS, MN 55401

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksmc.com

CADD QUALIFICATION	
CADD files prepared by the Consultant for this project are prepared by the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for reproduction of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intellectual or proprietary matters, additions, or deletions to these CADD files shall be made in the field of the project and such matters, additions or deletions shall not be held to be the responsibility of the Consultant from any & all responsibilities, claims, and liabilities.	
SUBMITTALS/REVISIONS	
10/18/23	C TY SUBM TTAL
01/31/24	C TY SUBM TTAL

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.
P.J. Dech - PE
Date 10/18/23
License No. 49933
Date 01/31/24

QUALITY CONTROL	
Loucks Project No.	23055A
Project Lead	PJD
Drawn By	DDL
Checked By	PJD
Review Date	01/31/24

SHEET INDEX	
C1-1	DEMOLITION PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
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C3-3	SWPPP NOTES
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L1-5	LANDSCAPE PLAN
L1-6	LANDSCAPE DETAILS

NOTE:
SEE PAVEMENT SECTIONS ON SHEET C8-1 OR C8-2 FOR TYPE AND DEPTH INFORMATION.
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.

FIRE TRUCK
TURNING
EXHIBIT
EX-1

Released: 01/31/2024 10:16 AM \\V:\2023\23055A\CADD\DATA\CIVIL.dwg Sheet FFE-957.50 FIRE TRUCK TURNING EXHIBIT