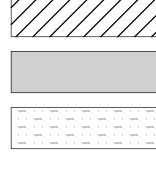


GENERAL NOTES

SITE DEMOLITION NOTES

- 1. CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES.
- 2. CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL.
- 3. 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.
- 4. CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- 5. CONTRACTOR SHALL REMOVE ALL SITE SURFACE FEATURES WITHIN REMOVAL LIMITS UNLESS OTHERWISE NOTED. 6. BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE TO A VERTICAL SAW CUT OR TO A NEAT
- MILLED EDGE. 7. 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. 8. 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
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ALL SIGNS, MAILBOXES, ETC.
- 10. 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.

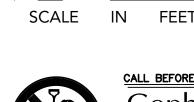
DEMOLITION LEGEND:



REMOVE EXISTING BITUMINOUS PAVING

REMOVE EXISTING BUILDING

REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PARKING METERS, SIGNS, ETC. **REMOVE EXISTING TREES**



L 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.

MINNETONKA SENIO **APARTMENTS 8** ASSISTED LIVING

MINNETONKA, N



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Maple Grove, MN 55369 763.424.5505 www.loucksinc.com

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SUBMITTAL/REVISIONS
10/18/23 CITY SUBMITTAL 01/31/24 CITY SUBMITTAL 02/28/24 CITY RESUBMITTAL

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

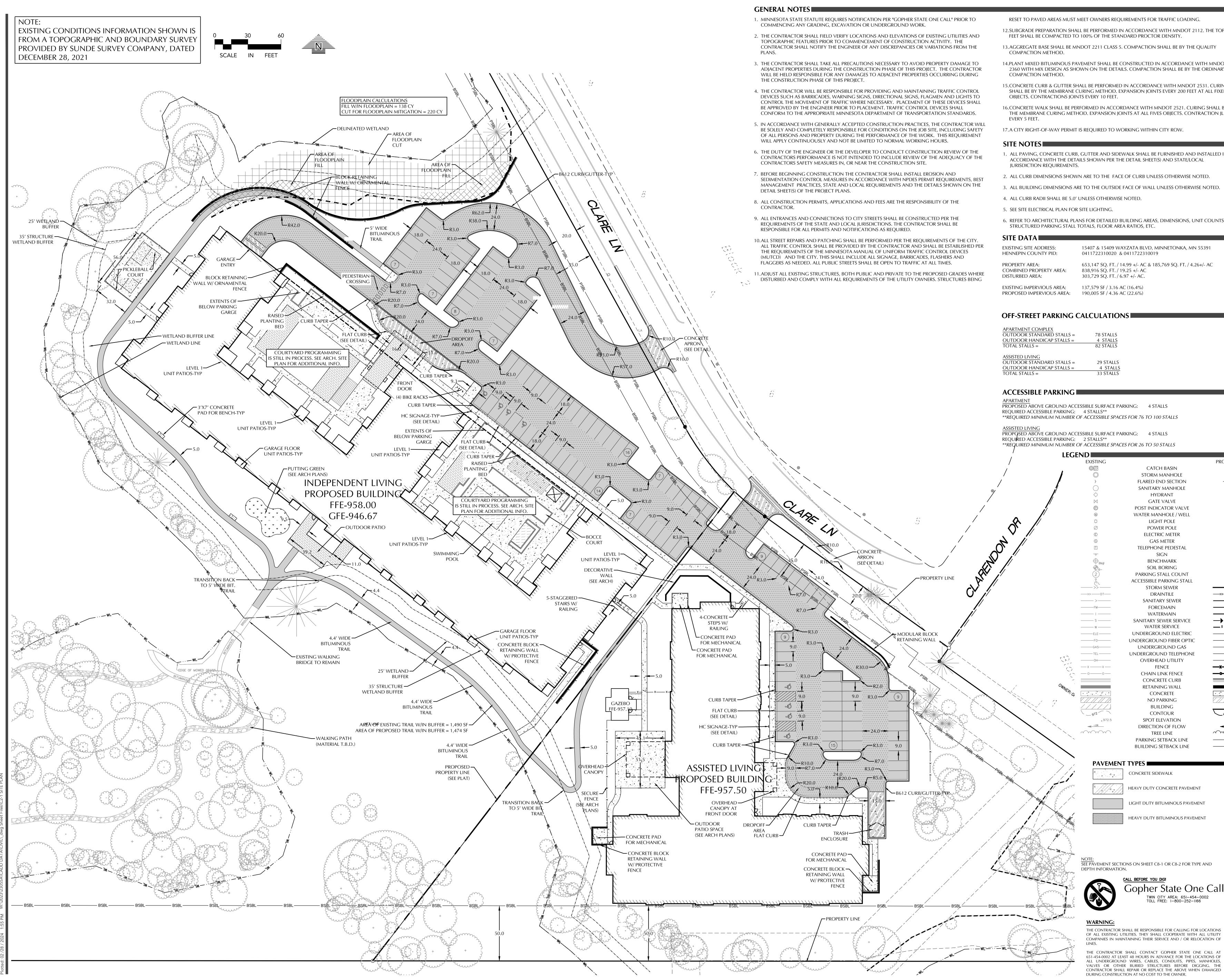
PJ Disch - PE

laws of the State of Minnesota.

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Loucks Project Project Lead Drawn By Checked By Review Date	t No. 23055A PJD DDL PJD 02/28/24
	SHEET INDEX
C2-1 C3-1 C3-2 C3-3 C4-1 WATE C4-2 C8-1 C8-2 C8-3 L1-1 L1-2 L1-3 TR L1-4 TR L1-5 L1-6	DEMOLITION PLAN SITE PLAN GRADING PLAN SWPPP SWPPP NOTES SWPPP NOTES TR MAIN AND SANITARY STORM SEWER CIVIL DETAILS CIVIL DETAILS CIVIL DETAILS CIVIL DETAILS TREE INVENTORY PLAN TREE INVENTORY DETAILS EE INVENTORY DETAILS LANDSCAPE DETAILS

DEMLITION PLAN

REMOVE EXISTING GRAVEL PAVEMENT



RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING. 12.SUBGRADE PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2112. THE TOP 3

13.AGGREGATE BASE SHALL BE MNDOT 2211 CLASS 5. COMPACTION SHALL BE BY THE QUALITY

- 14.PLANT MIXED BITUMINOUS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH MNDOT 2360 WITH MIX DESIGN AS SHOWN ON THE DETAILS. COMPACTION SHALL BE BY THE ORDINARY
- 15.CONCRETE CURB & GUTTER SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2531. CURING SHALL BE BY THE MEMBRANE CURING METHOD. EXPANSION JOINTS EVERY 200 FEET AT ALL FIXED
- 16.CONCRETE WALK SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2521. CURING SHALL BE BY THE MEMBRANE CURING METHOD. EXPANSION JOINTS AT ALL FIVES OBJECTS. CONTRACTION JLINTS

- 1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND STATE/LOCAL
- 2. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

6. REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING AREAS, DIMENSIONS, UNIT COUNTS,

SIT	ΈC	DA	ΤΑΙ

KISTING SITE ADDRESS:	15407 & 15409 WAYZATA BLVD, MINNETONKA, MN 5
ENNEPIN COUNTY PID:	0411722310020 & 0411722310019
ROPERTY AREA:	653,147 SQ. FT. / 14.99 +/- AC & 185,769 SQ. FT. / 4.26
Ombined property area:	838,916 SQ. FT. / 19.25 +/- AC
Isturbed area:	303,729 SQ. FT. / 6.97 +/- AC.
KISTING IMPERVIOUS AREA:	137,579 SF / 3.16 AC (16.4%)
ROPOSED IMPERVIOUS AREA:	190,005 SF / 4.36 AC (22.6%)

APARTMENT COMPLEX	
OUTDOOR STANDARD STALLS =	78 STALLS
OUTDOOR HANDICAP STALLS =	4 STALLS
TOTAL STALLS =	82 STALLS
ASSISTED LIVING	
OUTDOOR STANDARD STALLS =	29 STALLS
OUTDOOR HANDICAP STALLS =	4 STALLS
TOTAL STALLS =	33 STALLS

55391

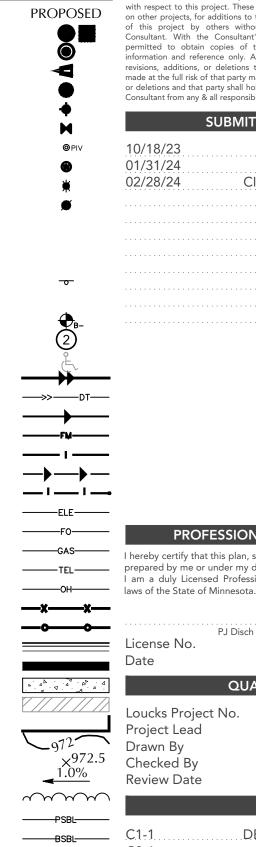
26+/- AC

MINNETONKA SENIO **APARTMENTS 8** ASSISTED LIVING MINNETONKA, I

MINNEAPOLIS, MN I

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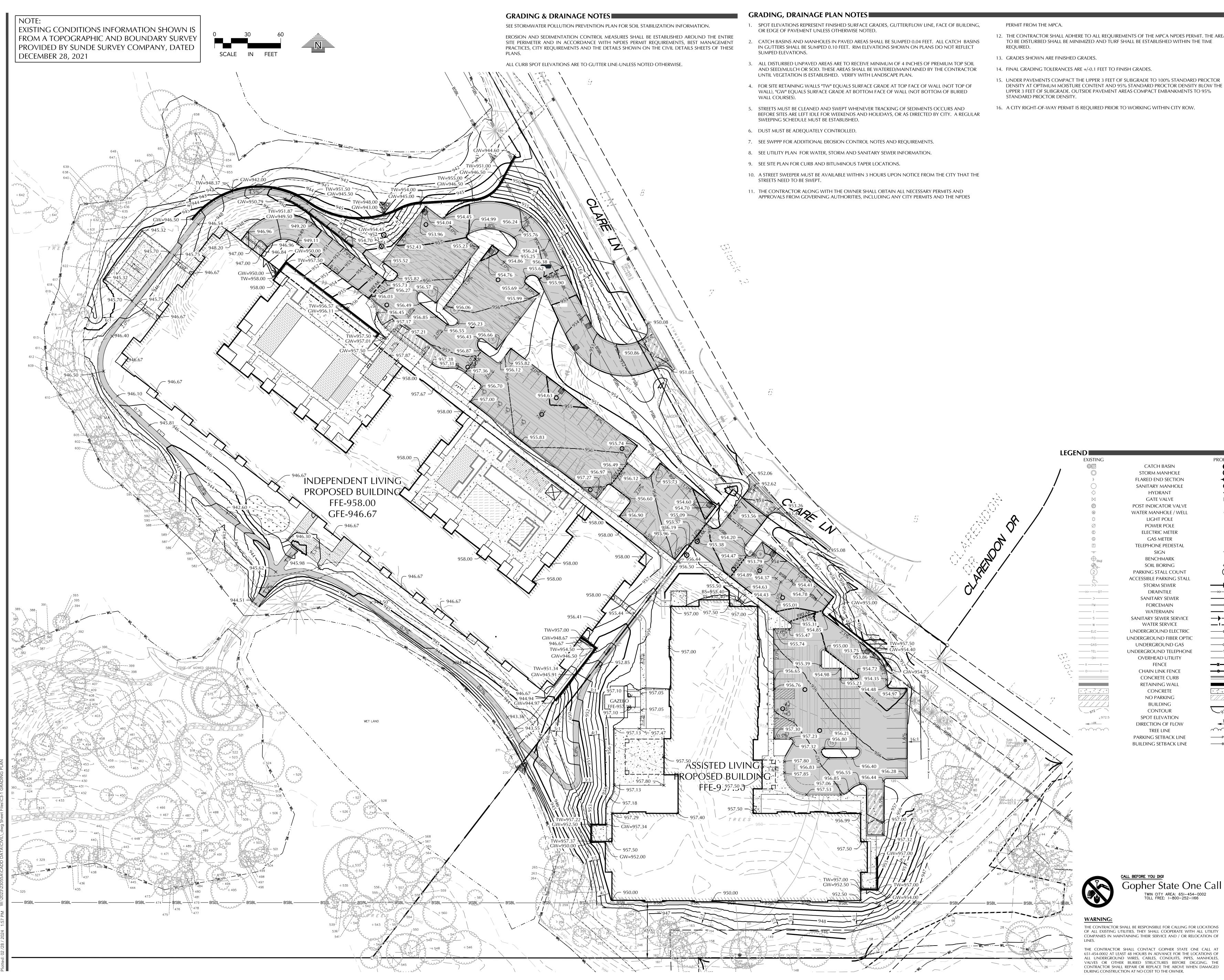
ADD files prepared by the Consultant for this project an

uments of the Consultant professional services for use solely

PROFESSIONAL SIGNATURE I hereby certify that this plan, specification or report was _____TEL_____ prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the

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C1-1 DEMOLITION C2-1 SITE C3-1 GRADING C3-2 S C3-3 SWPPP N C4-1 WATER MAIN AND SAN C4-2 STORM S C8-1 CIVIL DE C8-2 CIVIL DE C8-3 CIVIL DE C8-3 CIVIL DE C8-3 CIVIL DE C8-3 CIVIL DE C1-1 TREE INVENTORY L1-2 TREE INVENTORY L1-2 TREE INVENTORY DE L1-4 TREE INVENTORY DE L1-4 TREE INVENTORY DE L1-5 LANDSCAPE DE	PLAN PLAN WPPP JOTES ITARY EWER TAILS TAILS PLAN TAILS PLAN TAILS





- 12. 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

- 15. UNDER PAVEMENTS COMPACT THE UPPER 3 FEET OF SUBGRADE TO 100% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT AND 95% STANDARD PROCTOR DENSITY BLOW THE UPPER 3 FEET OF SUBGRADE. OUTSIDE PAVEMENT AREAS COMPACT EMBANKMENTS TO 95%

16. A CITY RIGHT-OF-WAY PERMIT IS REQUIRED PRIOR TO WORKING WITHIN CITY ROW.

MINNETONKA SENIO **APARTMENTS 8** ASSISTED LIVING

MINNETONKA, N

GRFC

MINNEAPOLIS, MN 5



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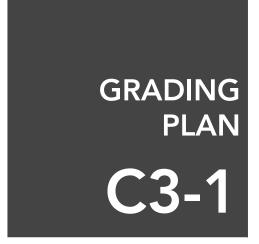
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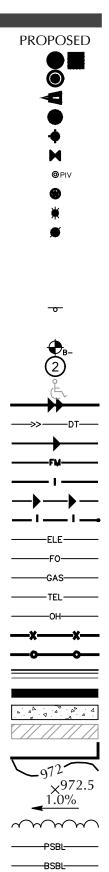
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PROFESSIONAL SIGNATURE GAS I hereby certify that this plan, specification or report was _____TEL_____ prepared by me or under my direct supervision and that

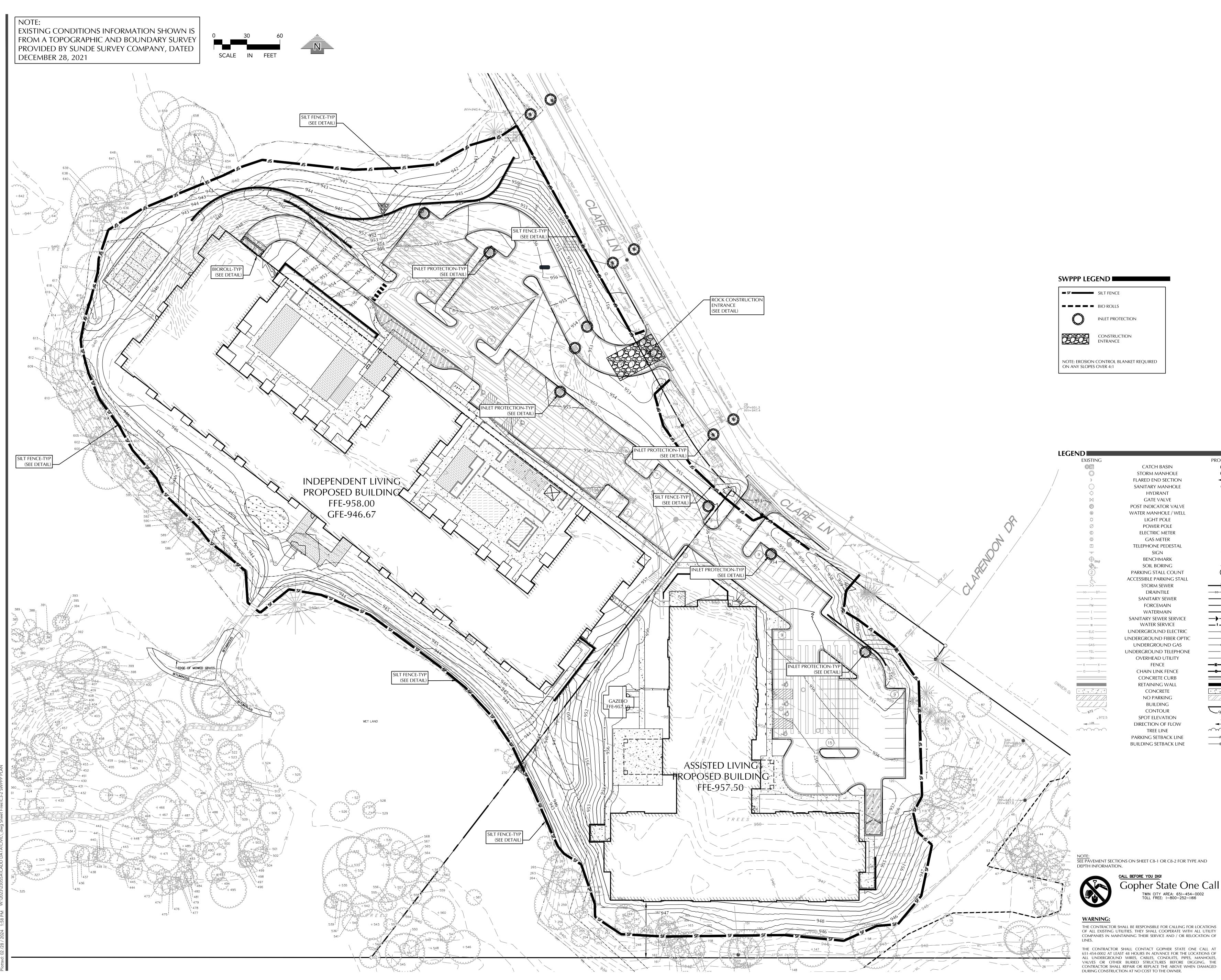
I am a duly Licensed Professional Engineer under the -----OH------ laws of the State of Minnesota.

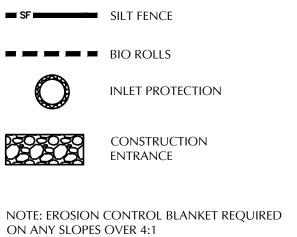
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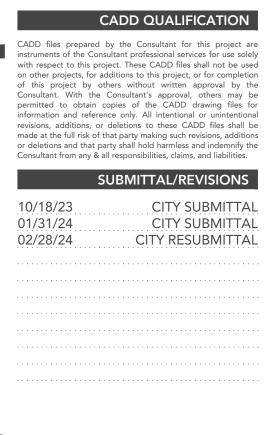






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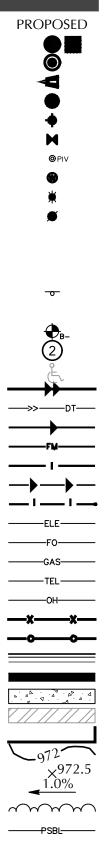


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_____TEL_____ prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the -----OH------- laws of the State of Minnesota.

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-----BSBL------

1.	THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING TWO PROPOSED BUILDINGS, PARKING LOT, SURFACE PAVEMENTS, AND UTILITIES.		A.B. THE PERMANENT STO CONSTRUCTED, MEE
2.	THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:		AS DESIGNED. A.C. ALL TEMPORARY SYN SEDIMENT CONTROL
1. 2. 3. 4. 5.	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)		A.D. CLEAN OUT SEDIMEN PERMANENT STORM DESIGN CAPACITY).
5. 6. 7. 8. 9. 10. 11. 12. 13.	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)	23.	 INSPECTIONS A. INITIAL INSPECTION FOLL REPRESENTATIVE IS REQU B. EXPOSED SOIL AREAS: ON FOLLOWING A 0.5" OVER C. STABILIZED AREAS: ONCI D. FROZEN GROUND: AS SC
13. 14. 15. 16.	REMOVE ACCUMULATED SEDIMENT FROM STORMWATER SYSTEMS (FALL 2022) SEED AND MULCH (FALL 2022) WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS		 E. INSPECTION AND MAINTI YEARS AFTER FILING OF T
3.	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		INCLUDE: DATE AND TIM CONDUCTING WORK, FIN RECOMMENDATIONS FOI AMOUNT OF RAINFALL E
	PRE-CONSTRUCTION IMPERVIOUS AREA:3.16 ACPOST-CONSTRUCTION IMPERVIOUS AREA:4.36 AC		HOUR PERIOD. F. Observe Any Discharg Corrective Actions ta And Photographed.
	GENERAL SOIL TYPE: SEE PRELIMINARY GEOTECHNICAL SOIL BORINGS BY HAUGO GEOTTECHICAL SERVICES DATED 09/11/23 HYDROLOGY INFORMATION: SEE HYDROLOGY REPORT PREPARED BY LOUCKS DATED OCTOBER 2, 2023	24.	MINIMUM MAINTENANCE A. ALL NONFUNCTIONAL BI SUPPLEMENTED WITH FU BUSINESS DAY AFTER DISC
4.	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.		 CONDITIONS ALLOW. B. REPAIR, REPLACE, OR SUP WHEN THEY BECOME NC ¹/₂ THE HEIGHT OF THE DE C. SEDIMENT BASINS DRAIN REACHES 1/2 STORAGE VC D. SEDIMENT REMOVED FRC CALENDAR DAYS OF DISC
5.	HENNEPIN COUNTY RECEIVES AN AVERAGE OF 32 INCHES OF PRECIPITATION PER YEAR. THE FOLLOWING HENNEPIN COUNTY 24-HOUR STORM EVENTS ARE BASED ON ATLAS 14 RAINFALL DATA: 2-YR 2.86 INCHES		 E. CONSTRUCTION SITE EXIT REMOVED WITHIN (1)ON F. PROVIDE COPIES OF EROS ENGINEER FOR ALL EVENT
	10-YR4.26 INCHES100-YR7.32 INCHES	25.	THE SWPPP, INCLUDING ALL CH MAINTENANCE RECORDS MUST CONSTRUCTION ACTIVITY BY T
6.	SEE "EXHIBIT:PROPOSED DRAINAGE AREAS" FOR SITE MAP WITH DRAINAGE Area Boundaries.	26.	CONTROL OF THE SITE.
7.	THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.		PROJECT, THE SWPPP, ALL INSPI OPERATION AND MAINTENANC CALCULATIONS FOR TEMPORA MANAGEMENT SYSTEMS. THES YEARS AFTER FILING NPDES NO
8.	CONTRACTOR SHALL INSTALL RAIN GAUGE ON SITE.	27.	SWPPP MUST BE AMENDED WH
9.	NO DEWATERING IS EXPECTED TO OCCUR ON SITE. NO GROUNDWATER EXPECTED TO BE ENCOUNTERED DURING CONSTRUCTION. IF DEWATERING IS REQUIRED, REFER TO CITY REGULATIONS.		 A. THERE IS A CHANGE IN D WEATHER OR SEASONAL EFFECT ON DISCHARGE B. INSPECTIONS INDICATE T
10.	CONTAMINATION EXPECTED TO BE ENCOUNTERED DURING EXCAVATION.		DISCHARGE IS EXCEEDING C. THE BMP'S IN THE SWPPP
11.	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.	28.	DISCHARGES OR IS NOT O CONDITIONS OF THE PER CONCRETE WASHOUT AREA
12.	ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.		A. CONCRETE WASH-OUT SI CONTAINED ON TRUCKSB. ALL SPILLS SHALL BE CLEAR
	DENOTES SLOPES GREATER THAN 3:1. ALL 3:1 SLOPES TO BE STABILIZED WITH EROSION CONTROL BLANKET	29.	IN THE EVENT OF ENCOUNTERI Construction Contractor Notify Engineer.
13.	ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.	30.	PIPE OULTETS MUST BE PROVID ENERGY DISSIPATION WITHIN 2
14.	SOIL COMPACTION SHALL BE MINIMIZED DURING CONSTRUCTION.	21	SURFACE WATER. FINAL STABILIZATION
15.	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 EXEPMT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.	31.	FINAL STABILIZATION FINAL STABILIZATION REQUIRES HAVE BEEN COMPLETED AND T A UNIFORM PERENNIAL VEGET/ FINAL DENSITY, AND THAT ALL INSTALLED. ALL TEMPORARY B STABILIZED, AND SEDIMENT SH CONVEYANCES AND SEDIMENT
16.	SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED ON ALL DOWNGRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER ZONES.	3 .0	POND TO DESIGN CAPACITY.
17.	SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.	32.	RESPONSIBILITIES A. THE OWNER MUST IDENT SWPPP IMPLEMENTATION INSPECTION AND MAINTE
18.	SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.		Contact: Company: Phone:
19.	NO VEHICLE WASHING ALLOWED ON SITE.		
20.	NO ENGINE DEGREASING IS ALLOWED ON SITE.		B. THE OWNER MUST IDENT RESPONSIBLE FOR LONG THE PERMANENT STORM
21.	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.		CONTACT: COMPANY: PHONE:
22.	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:	33.	THE WATERSHED DISTRICT OR INSPECTIONS OR AS-BUILT DRA OF THE BMPS.
	 A. PERMIT TERMINATION CONDITIONS, PER NPDES PERMIT SECTION 13.1 HAVE BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE. A.A. PERMANENT UNIFORM PERENNIAL VEGETATIVE COVER MUST BE 	34.	EROSION CONTROL DEVICES CA WATERSHED DISTRICT HAS DET RESTABALIZED AND SHALL BE R

'0% DENSITY OF ITS EXPECTED FINAL GROWTH. STORMWATER TREATMENT SYSTEM IS 1EETS ALL REQUIREMENTS, AND IS OPERATING

SYNTHETIC EROSION PREVENTION AND OL BMPS MUST BE REMOVED. 1ENT FROM CONVEYANCE SYSTEMS AND MWATER TREATMENT SYSTEMS (RETURN TO

DLLOWING SILT FENCE INSTALLATION BY CITY UIRED. ONCE EVERY 7 DAYS AND WITHIN 24 HOURS

/ER 24 HOUR RAIN EVENT. NCE EVERY 30 DAYS

S SOON AS RUNOFF OCCURS OR PRIOR TO

NTENANCE RECORDS MUST BE RETAINED FOR 3 THE NOTICE OF TERMINATION AND MUST IME OF ACTION, NAME OF PERSON(S) FINDING OF INSPECTIONS AND OR CORRECTIVE ACTION, DATE AND

L EVENTS GREATER THAN 0.5 INCHES IN A 24

RGE OCCURRING ONSITE AND DOCUMENT TAKEN. DISCHARGE SHOULD BE DESCRIBED

. BMPS MUST BE REPAIRED, REPLACED, OR UNCTIONAL BMPS BY THE END OF THE NEXT ISCOVERY OR AS SOON AS FIELD

UPPLEMENT ALL PERIMETER CONTROL DEVICES NONFUNCTIONAL OR THE SEDIMENT REACHES DEVICE.

INED AND SEDIMENT REMOVED WHEN VOLUME.

ROM SURFACE WATERS WITHIN (7)SEVEN ISCOVERY. XITS INSPECTED, TRACKED SEDIMENT

NE CALENDAR DAY. ROSION INSPECTION RESULTS TO CITY ENTS GREATER THAN $\frac{1}{2}$ " IN 24 HOURS.

CHANGES TO IT, AND INSPECTIONS AND IST BE KEPT AT THE SITE DURING THE PERMITTEE(S) WHO HAVE OPERATIONAL

S OF ALL PERMITS REQUIRED FOR THE SPECTIONS AND MAINTENANCE, PERMANENT NCE AGREEMENTS, AND REOUIRED RARY AND PERMANENT STORM WATER ESE RECORDS MUST BE RETAINED FOR THREE NOTICE OF TERMINATION.

VHEN:

DESIGN, OPERATION, MAINTENANCE, L CONDITIONS THAT HAS A SIGNIFICANT

E THAT THE SWPPP IS NOT EFFECTIVE AND NG WATER QUALITY STANDARDS. PPP ARE NOT CONTROLLING POLLUTANTS IN CONSISTENT WITH THE TERMS AND ERMIT.

SITES NOT ALLOWED ON SITE AND MUST BE EANED UP IMMEDIATELY.

ERING A WELL OR SPRING DURING OR TO CEASE CONSTRUCTION ACTIVITY AND

/IDED WITH TEMPORARY OR PERMANENT 1 24 HOURS AFTER CONNECTION TO A

RES THAT ALL SOIL DISTURBING ACVTIVITIES THAT DISTURBED AREAS ARE STABILIZED BY ETATIVE COVER WITH 70% OF THE EXPECTED LL PERMANENT PAVEMENTS HAVE BEEN BMP'S SHALL BE REMOVED, DITCHES SHALL BE REMOVED FROM PERMANENT NTATION BASINS IN ORDER TO RETURN THE

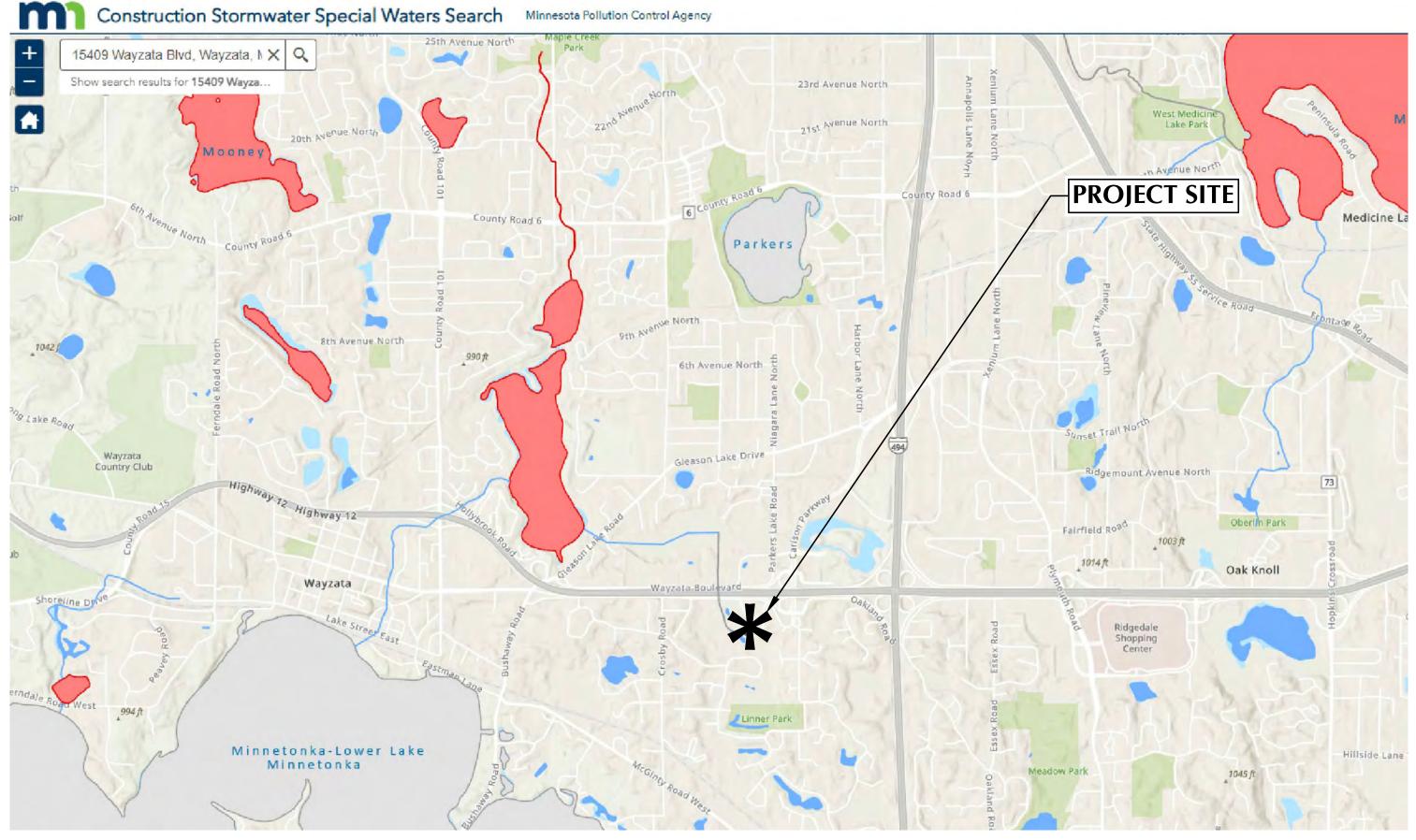
INTIFY A PERSON WHO WILL OVERSEE THE ON AND THE PERSON RESPONSIBLE FOR NTENANCE:

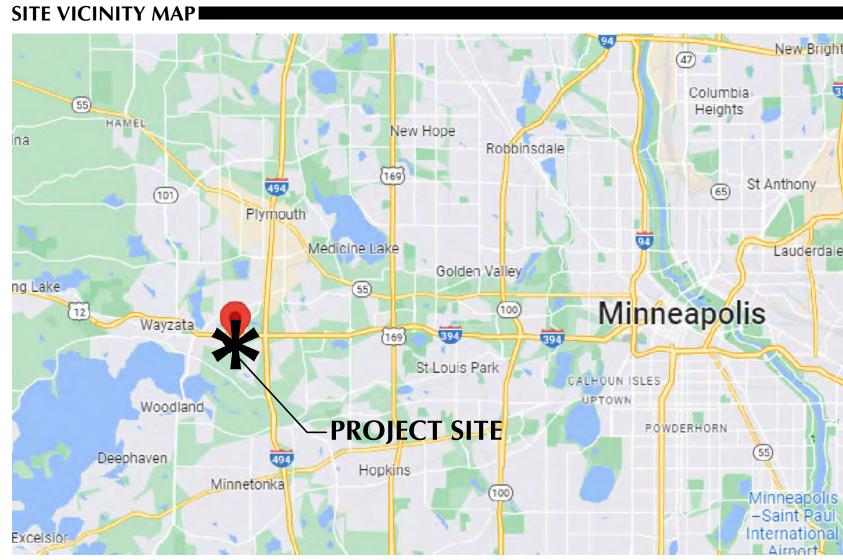
NTIFY THE A PERSON WHO WILL BE IG TERM OPERATIONS AND MAINTENANCE OF MWATER MANAGEMENT SYSTEM:

OR THE CITY MAY HAVE REQUIREMENTS FOR RAWINGS VERIFYING PROPER CONSTRUCTION

CANNOT BE REMOVED UNTIL THE ETERMINED THE SITE HAS BEEN PERMANENTLY E REMOVED WITHIN 30 DAYS THEREAFTER.

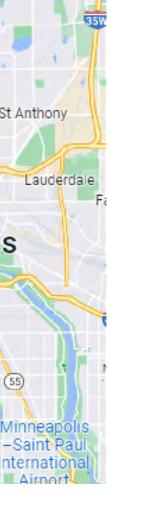
CONSTRUCTION STORMWATER SPECIAL WATERS SEARCH MAP

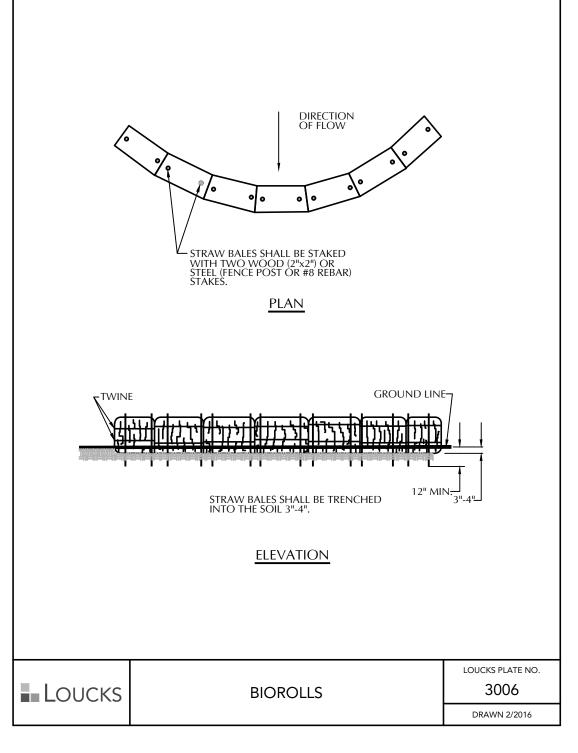


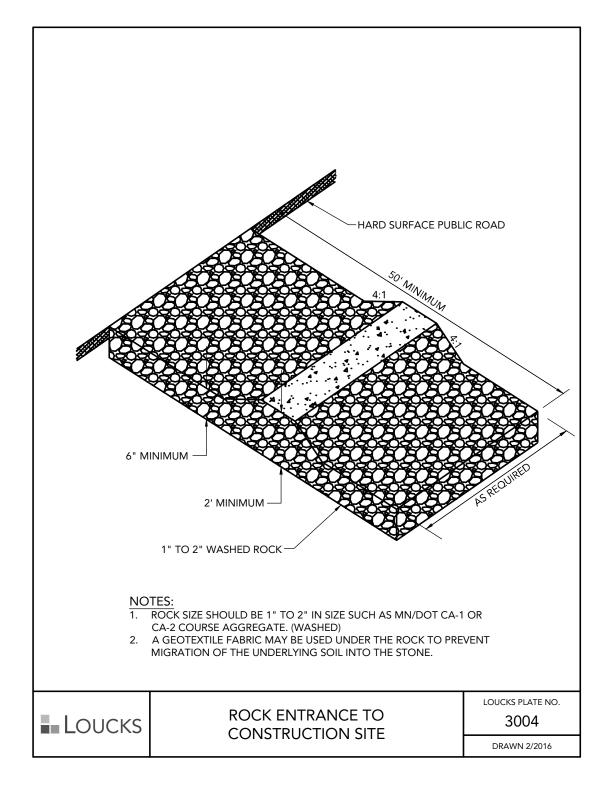


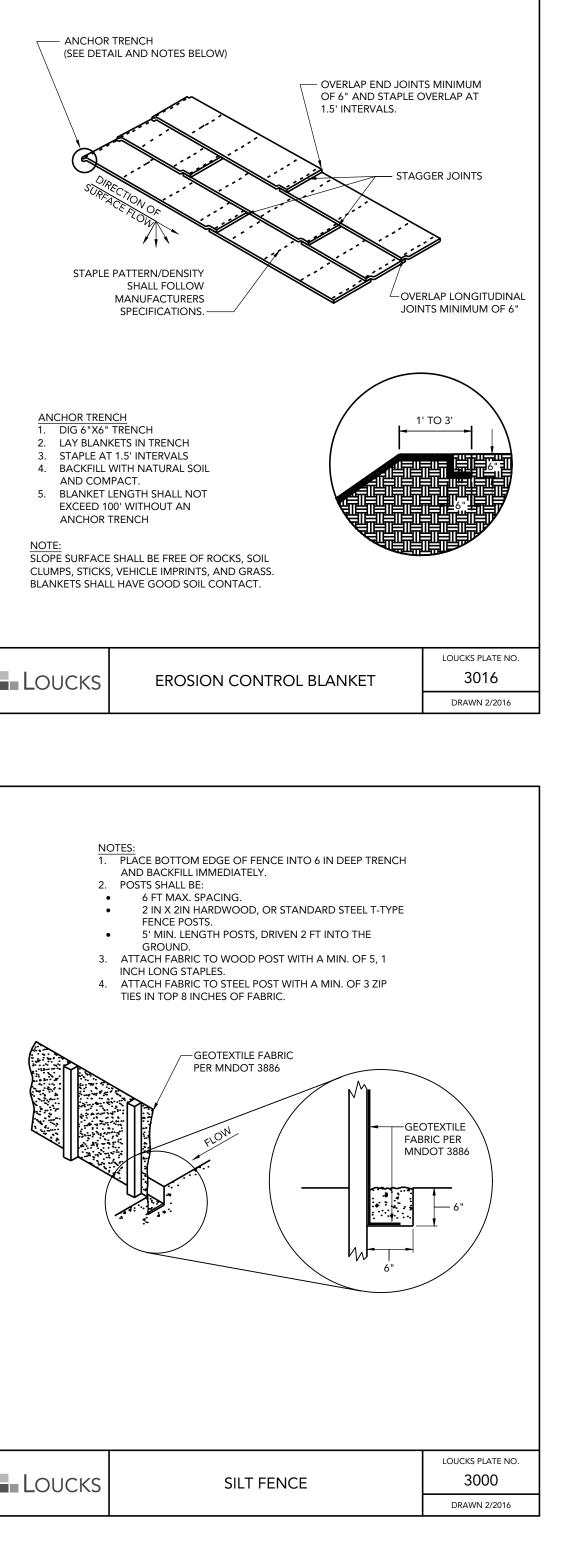
ESTIMATED QUANTITIES

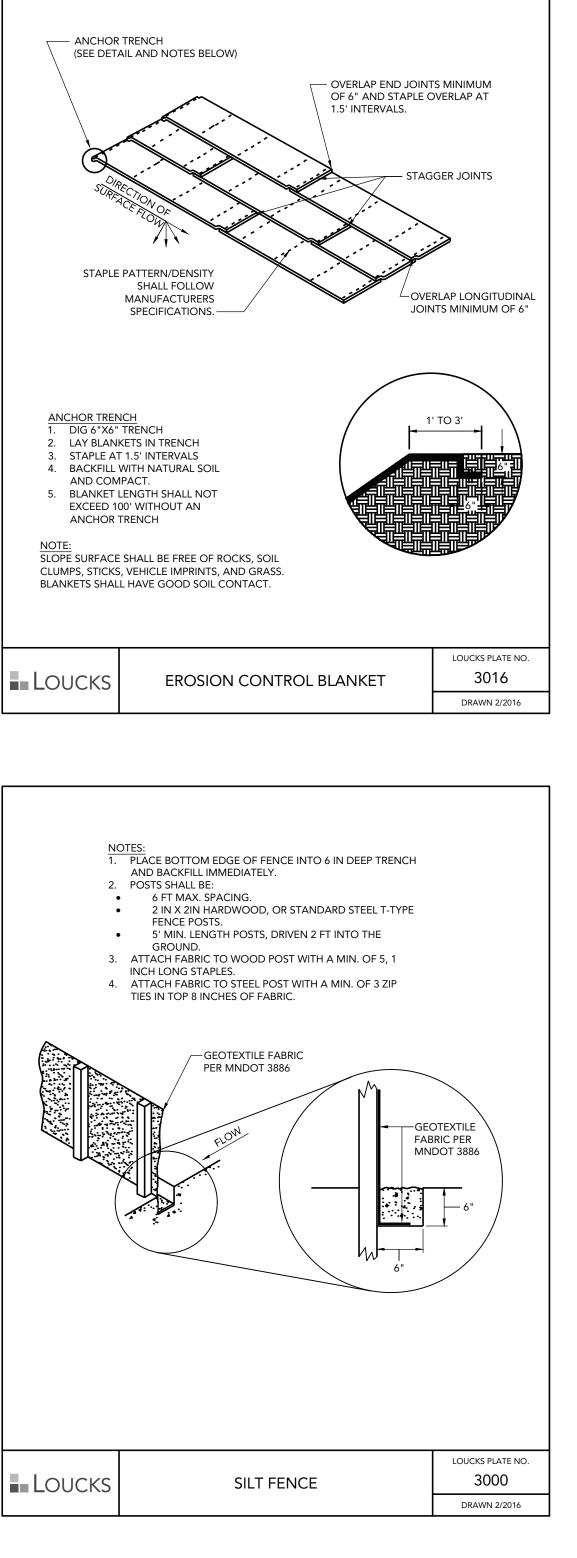
DESCRIPTION	UNIT	QL
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	
PREFABRICATED CONCRETE WASHOUT	EA	
SILT FENCE (STANDARD)	LF	4
EROSION CONTROL BLANKET	SY	Gen
INLET PROTECTION	ΕA	
BIO-ROLL	LF	

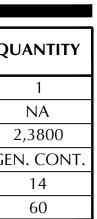












MINNETONKA SENIOF **APARTMENTS 8** ASSISTED LIVING

MINNETONKA, N

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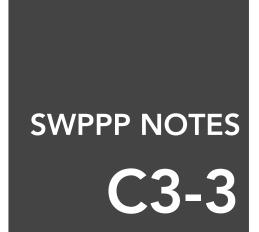
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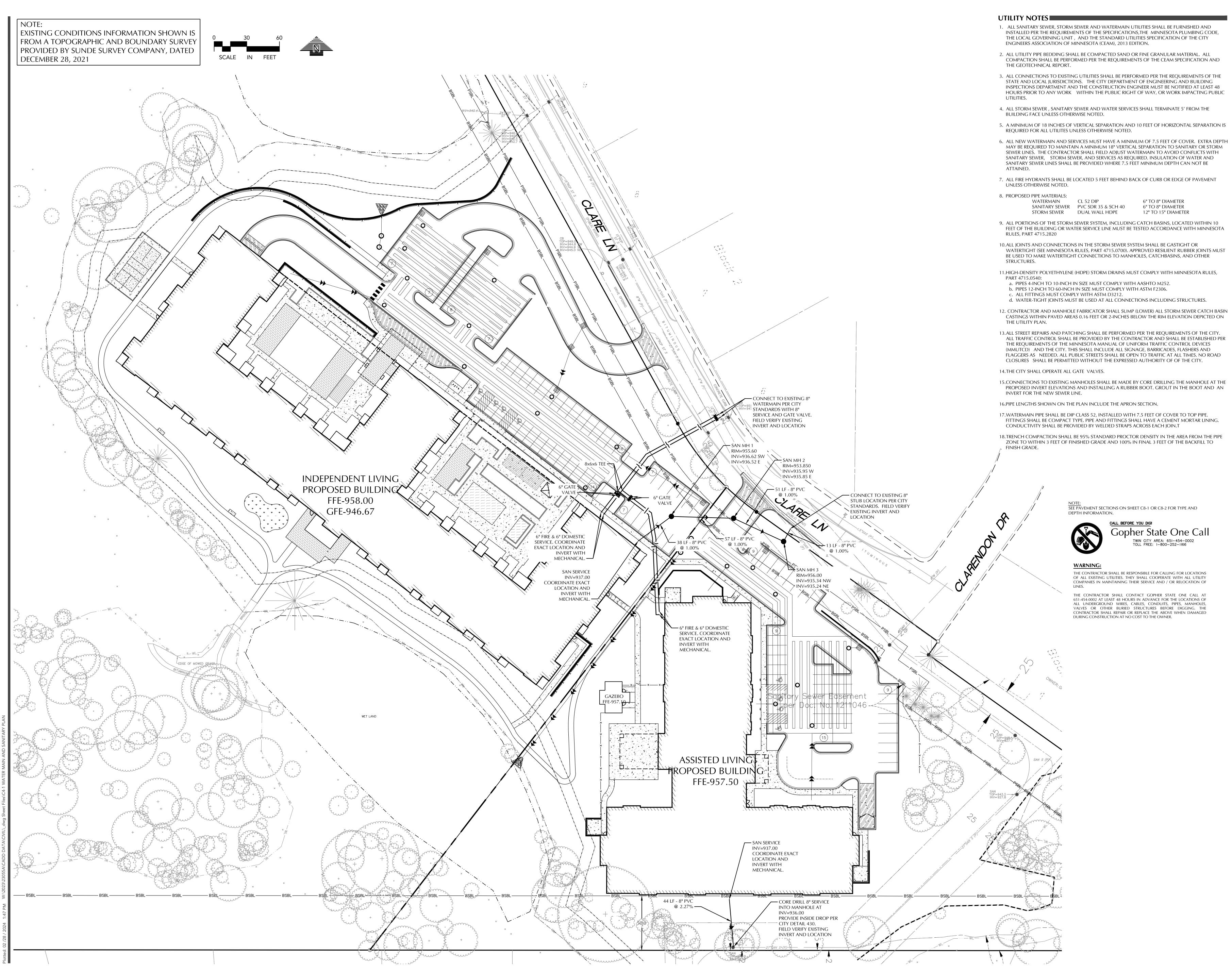
	CADD QUALIFICATION
instruments of the Cons with respect to this pro on other projects, for ar of this project by ot Consultant. With the permitted to obtain of information and referen revisions, additions, or made at the full risk of t or deletions and that pa	by the Consultant for this project a sultant professional services for use sol oject. These CADD files shall not be us dditions to this project, or for complet thers without written approval by the Consultant's approval, others may copies of the CADD drawing files nee only. All intentional or unintentio deletions to these CADD files shall hat party making such revisions, additionarty shall hold harmless and indemnify to all responsibilities, claims, and liabilities.
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10/18/23	CITY SUBMITTA
10/18/23	CITY SUBMITTA CITY SUBMITTA
10/18/23 01/31/24 02/28/24	
01/31/24	CITY SUBMITTA

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.

License No. Date	TO DISCHT TE	49933 -
	QUALITY	CONTROL
Loucks Proje Project Lead Drawn By Checked By Review Date	ct No.	23055A PJD DDL PJD 02/28/24
	SH	IEET INDEX
C2-1 C3-1 C3-2 C3-3 C4-1 WA ⁻ C4-2 C8-1 C8-2 C8-3 L1-1 L1-2 L1-3 T L1-4 T L1-5 L1-6	GR SV FER MAIN AN ST C C C TREE INVE TREE INVE TREE INVENT REE INVENT LAND LANDSC	LITION PLAN SITE PLAN ADING PLAN SWPPP WPPP NOTES ID SANITARY ORM SEWER IVIL DETAILS IVIL DETAILS IVIL DETAILS IVIL DETAILS ORY DETAILS ORY DETAILS ORY DETAILS





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MINNEAPOLIS, MN 5

PLANNING CIVIL ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE ENVIRONMENTAL 7200 Hemlock Lane, Suite 300 Maple Grove, MN 55369

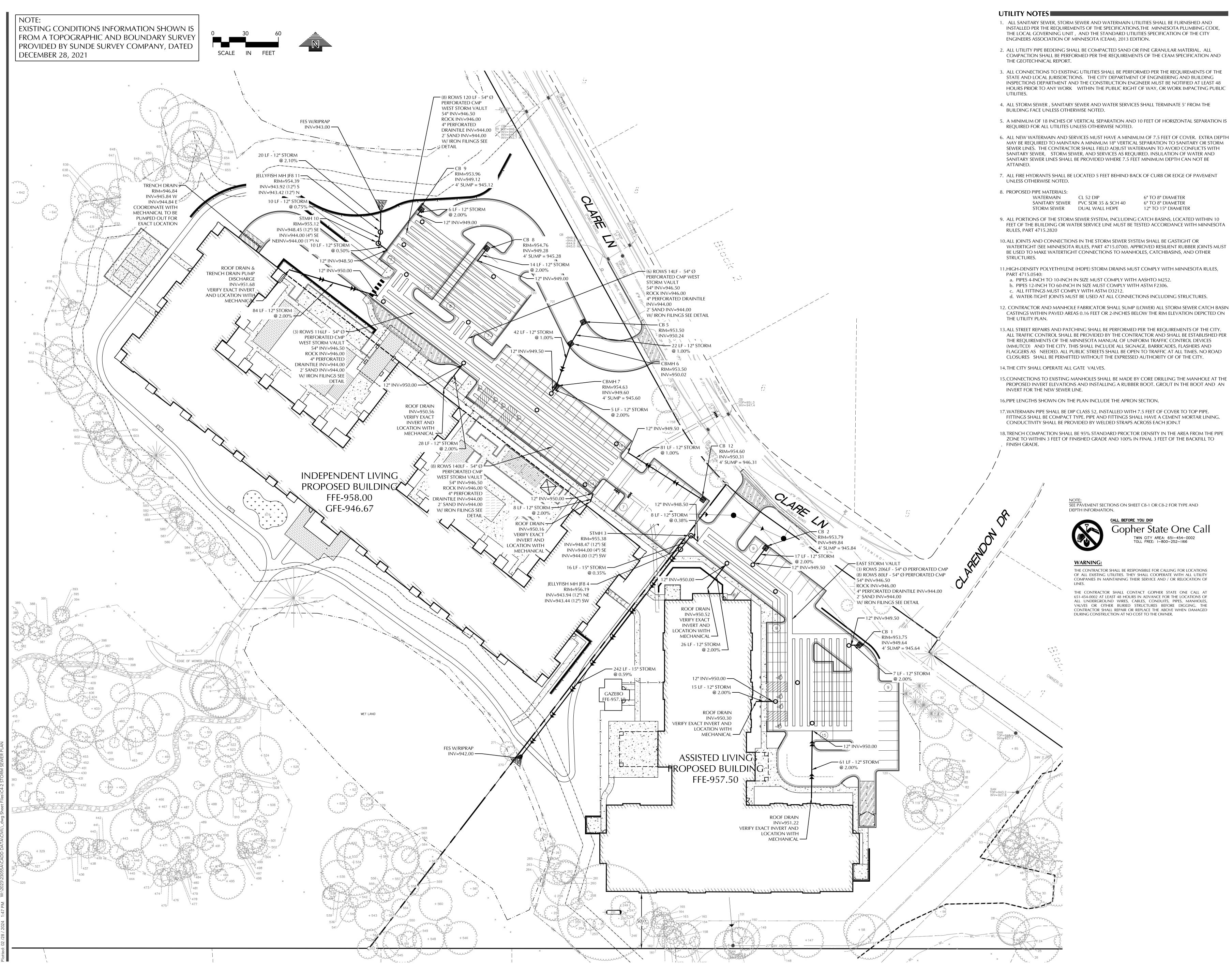
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	DD QUALIFICATION
instruments of the Consultar with respect to this project. on other projects, for additic of this project by others Consultant. With the Cons permitted to obtain copies information and reference c revisions, additions, or dele made at the full risk of that p or deletions and that party sl	he Consultant for this project are the professional services for use solely These CADD files shall not be used ons to this project, or for completion without written approval by the sultant's approval, others may be s of the CADD drawing files for only. All intentional or unintentional tions to these CADD files shall be arry making such revisions, additions hall hold harmless and indemnify the ponsibilities, claims, and liabilities.
SUB	MITTAL/REVISIONS
10/18/23	CITY SUBMITTAL
01/31/24	CITY SUBMITTAL
02/28/24	CITY RESUBMITTAL

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.

License Date	e No.	49933 -
	QUALIT	Y CONTROL
Loucks Project Drawn Checke Review	By ed By 7 Date	23055A PJD DDL PJD 02/28/24
	S	HEET INDEX
C2-1 C3-1 C3-2 C3-3 C4-1 C4-2 C8-1 C8-2 C8-3 L1-1 L1-2 L1-3 L1-4 L1-5 L1-6	DEM G WATER MAIN A S TREE INV TREE INVEN TREE INVEN TREE INVEN LAN LANDS	SITE PLAN RADING PLAN SWPPP NOTES ND SANITARY TORM SEWER CIVIL DETAILS CIVIL DETAILS CIVIL DETAILS ENTORY PLAN ENTORY PLAN TORY DETAILS DSCAPE PLAN CAPE DETAILS





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MINNEAPOLIS, MN 5

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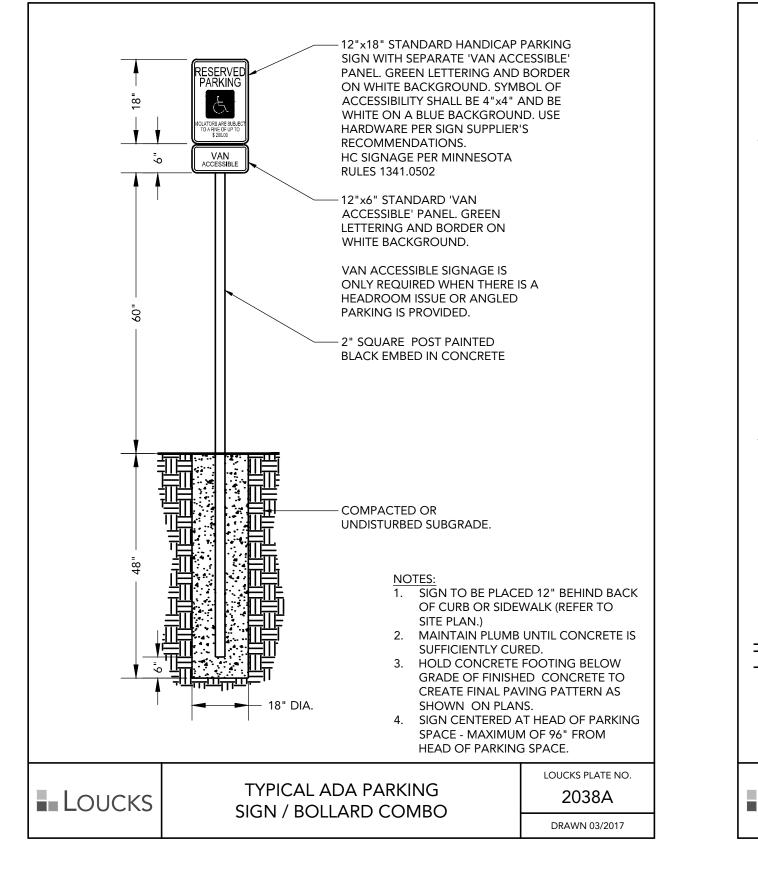
> 763.424.5505 www.loucksinc.com

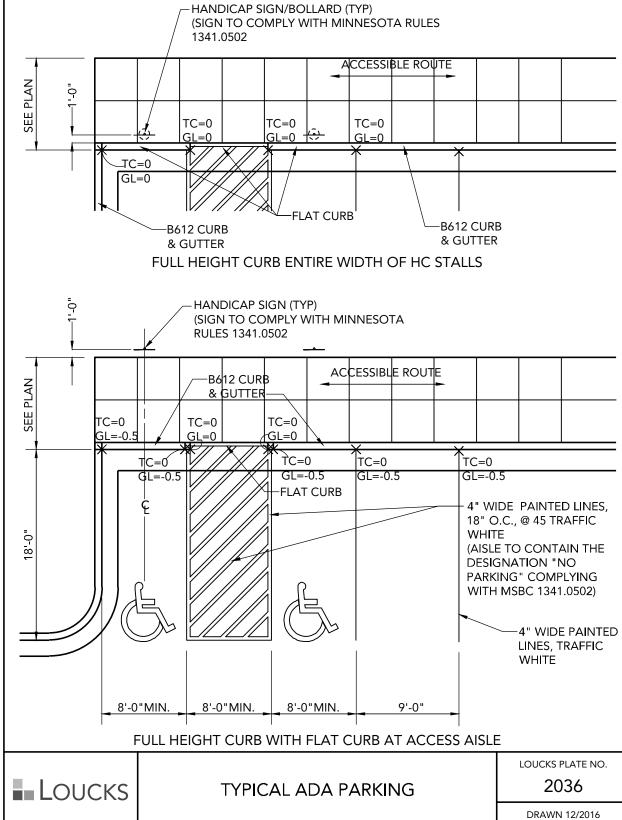
CA	DD QUALIFICATION
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SUI	BMITTAL/REVISIONS
01/31/24	CITY SUBMITTAL CITY SUBMITTAL CITY RESUBMITTAL

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.

License No. Date		49933 -
	QUALITY	CONTROL
Loucks Proje Project Lead Drawn By Checked By Review Date	,	23055A PJD DDL PJD 02/28/24
	SH	EET INDEX
C2-1 C3-1 C3-2 C3-3 C4-1 WA C4-2 C8-1 C8-2 C8-3 L1-1 L1-2 L1-3 L1-4 L1-5 L1-6	DEMOI GR/ SV TER MAIN AN STI C C C C TREE INVEN TREE INVEN TREE INVENTO TREE INVENTO TREE INVENTO LANDSC/	SITE PLAN ADING PLAN SWPPP VPPP NOTES D SANITARY ORM SEWER IVIL DETAILS IVIL DETAILS IVIL DETAILS NTORY PLAN NTORY PLAN ORY DETAILS SCAPE PLAN APE DETAILS







\ 3" RAD.--

B6 STYLE

MINIMUM 1'

OF CURB

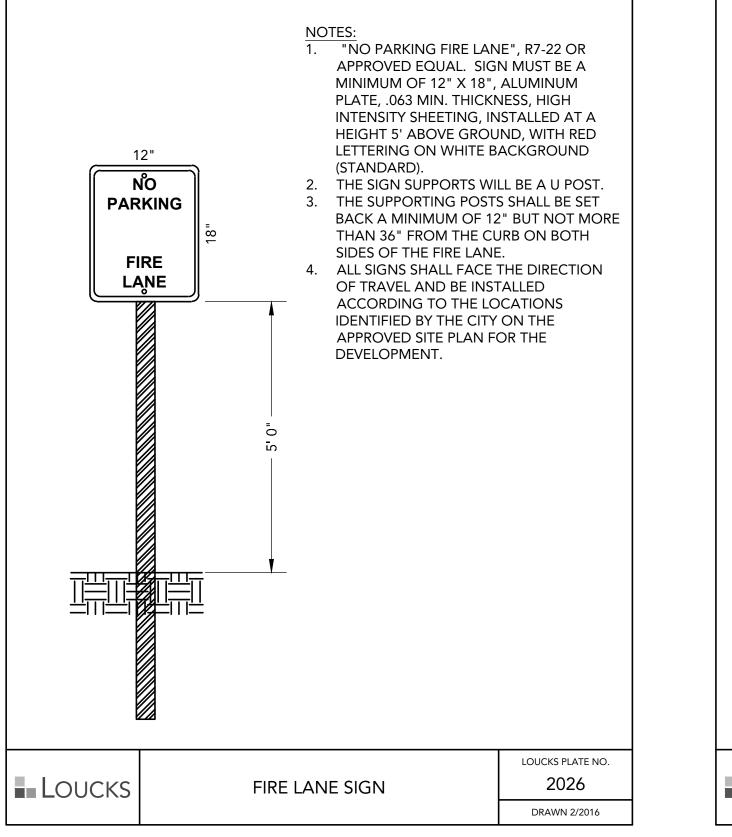
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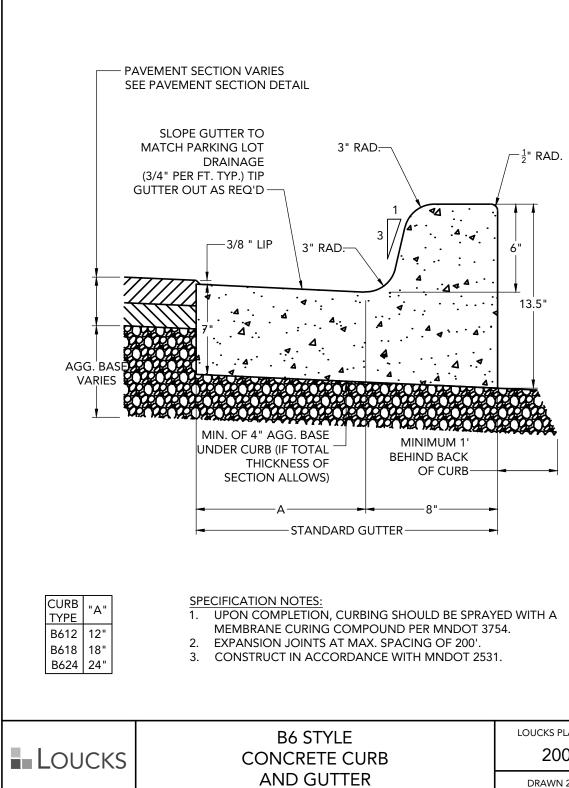
2009

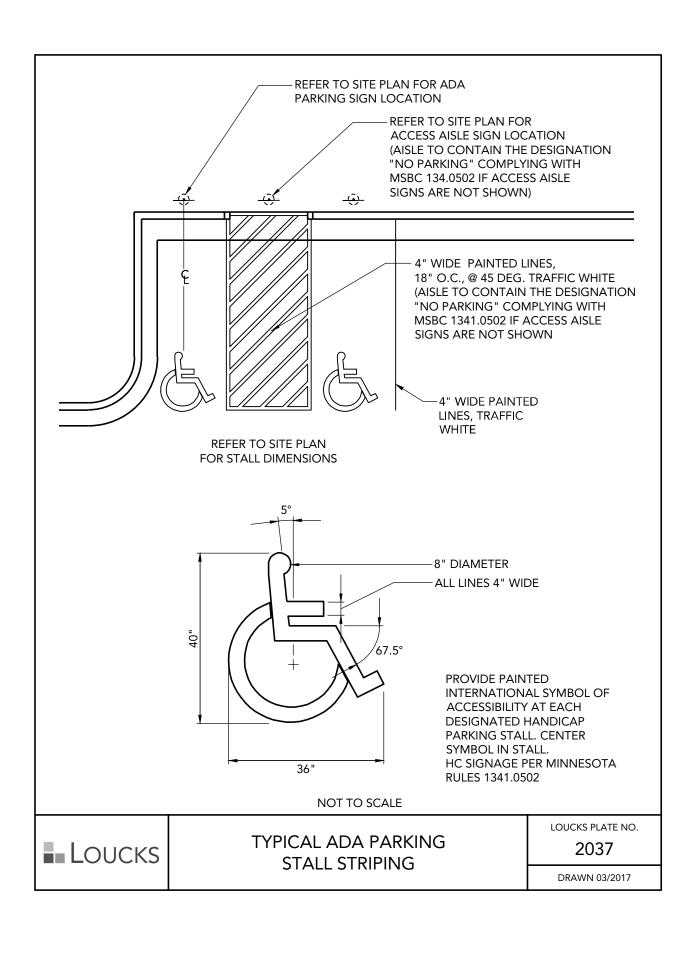
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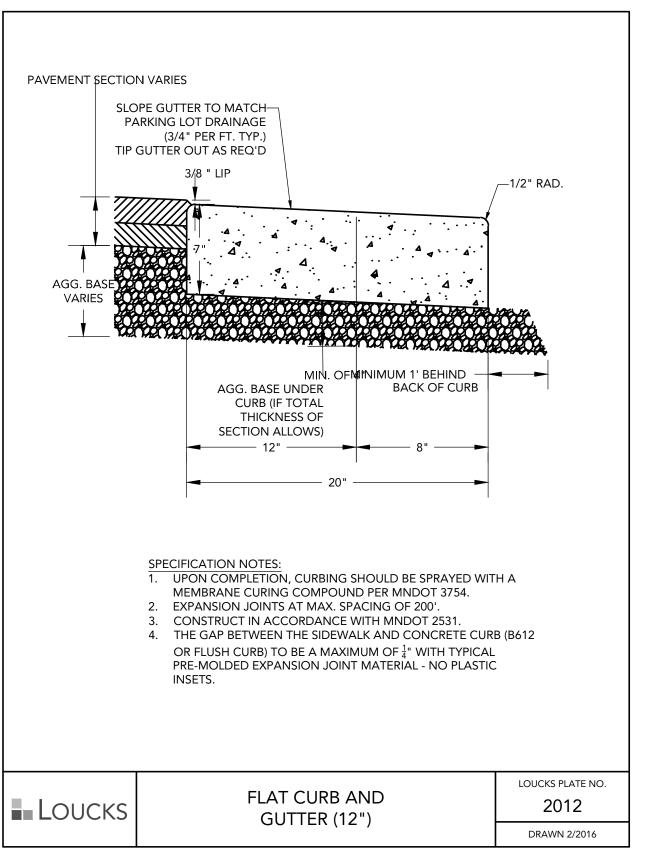
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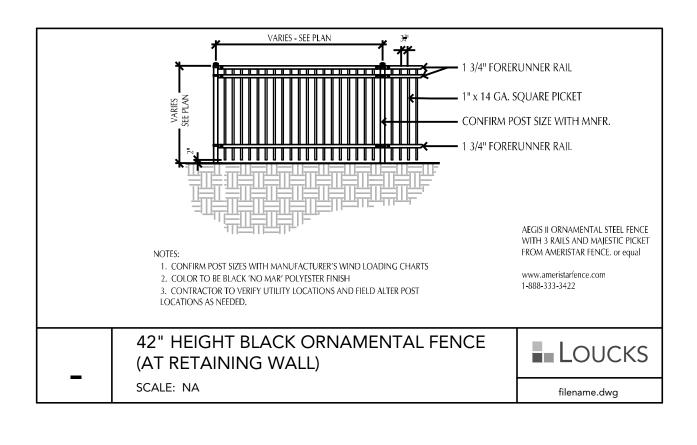
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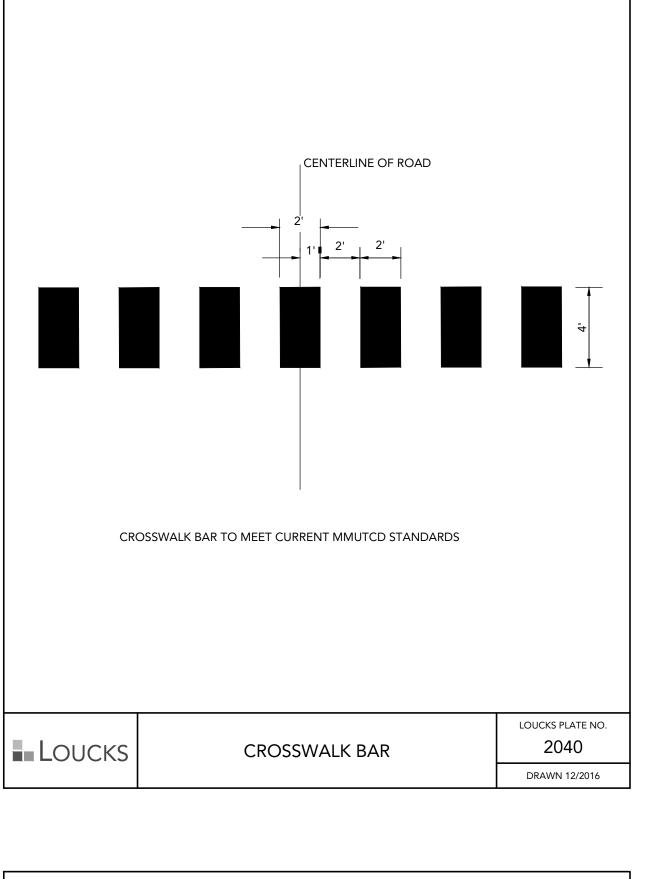


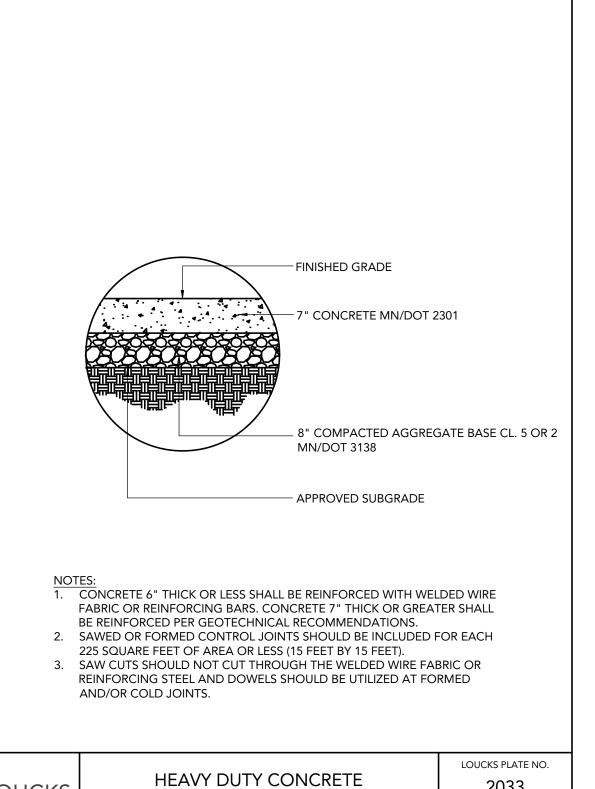






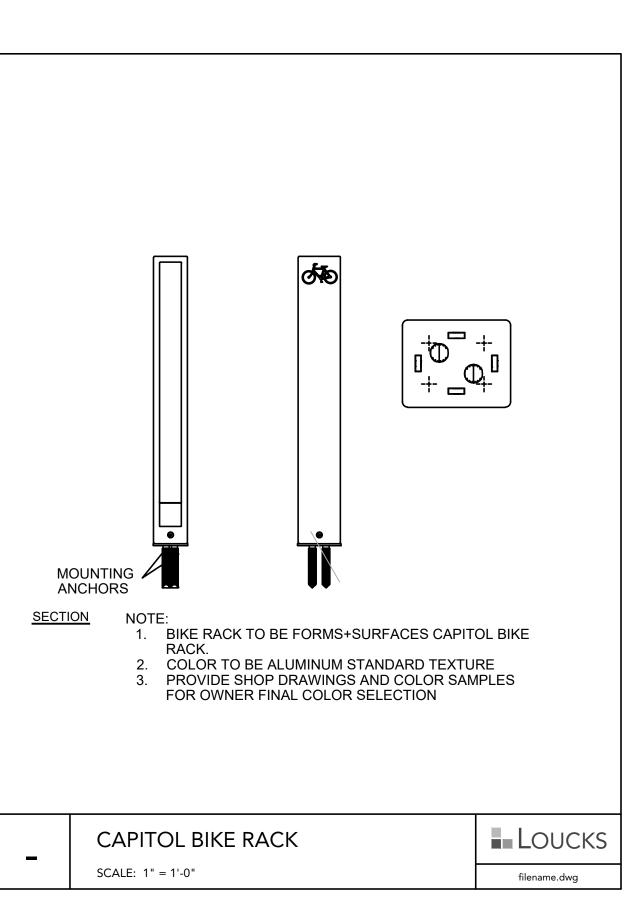




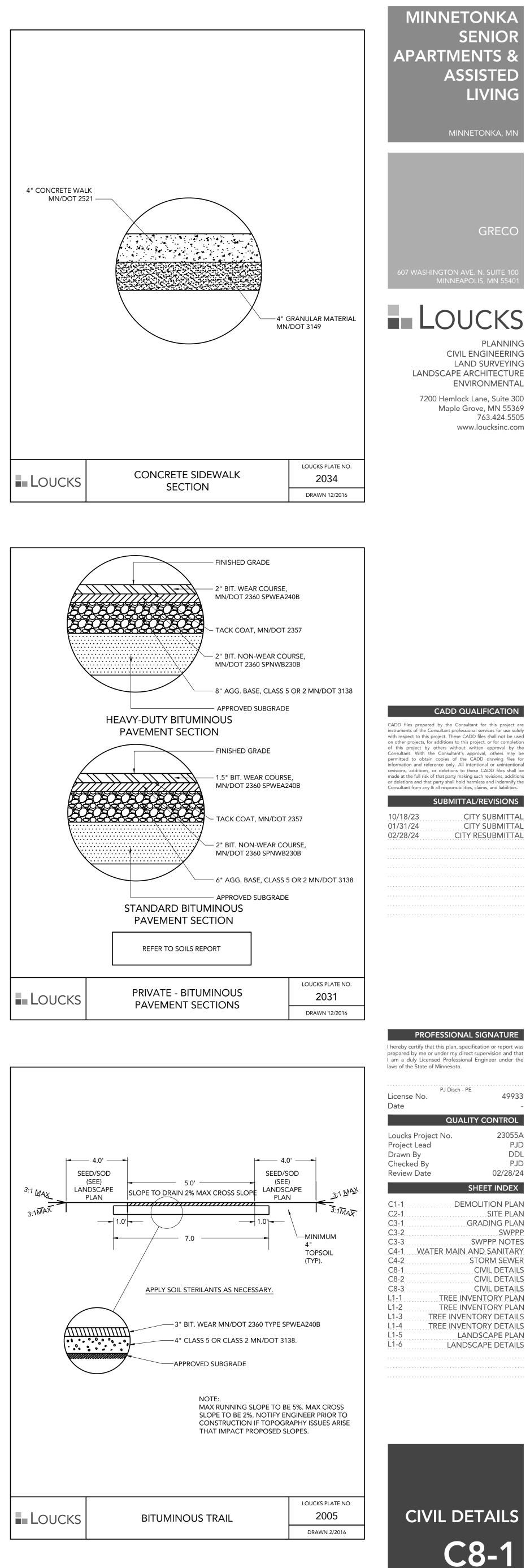


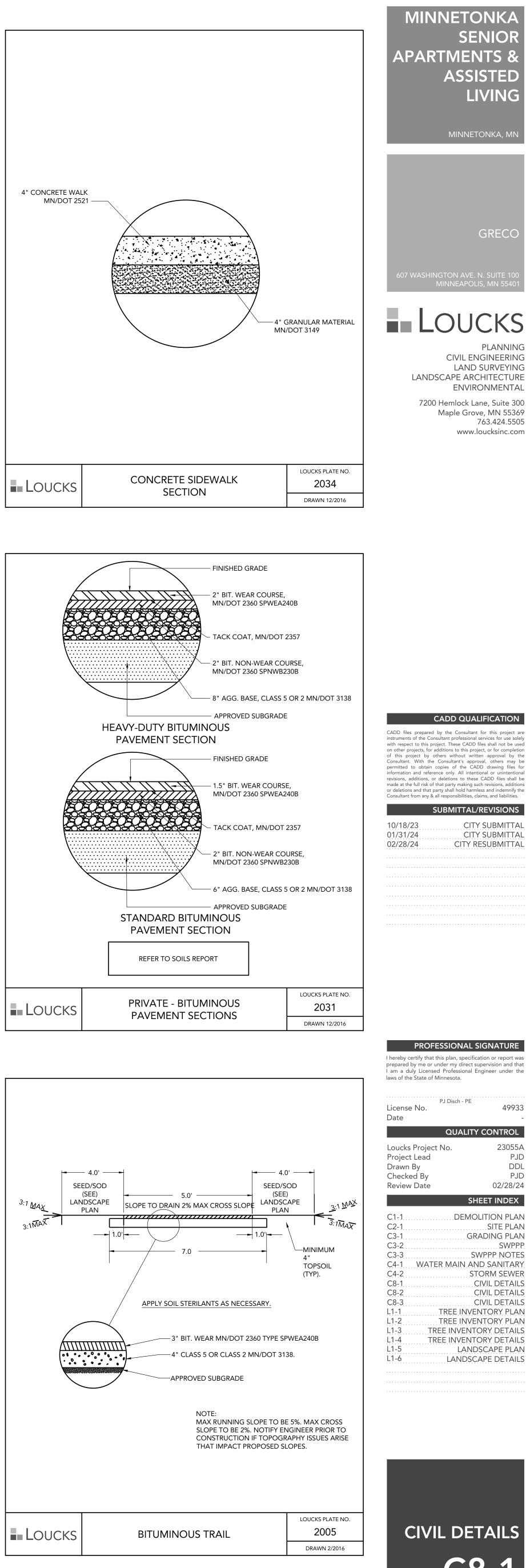
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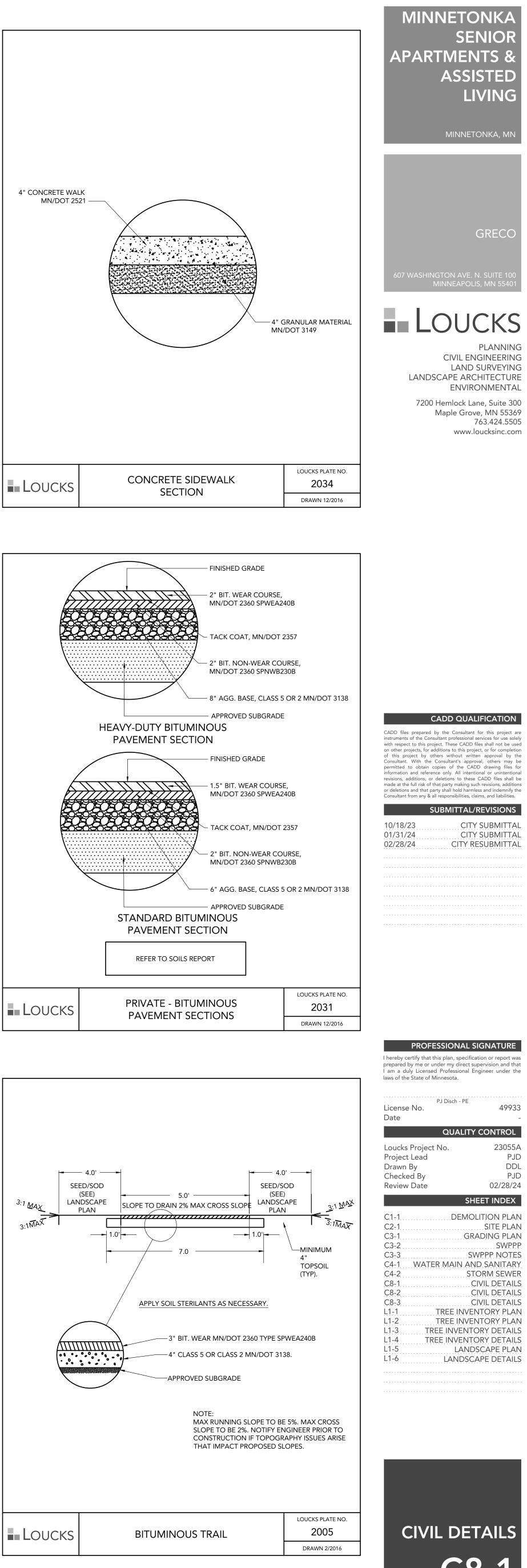
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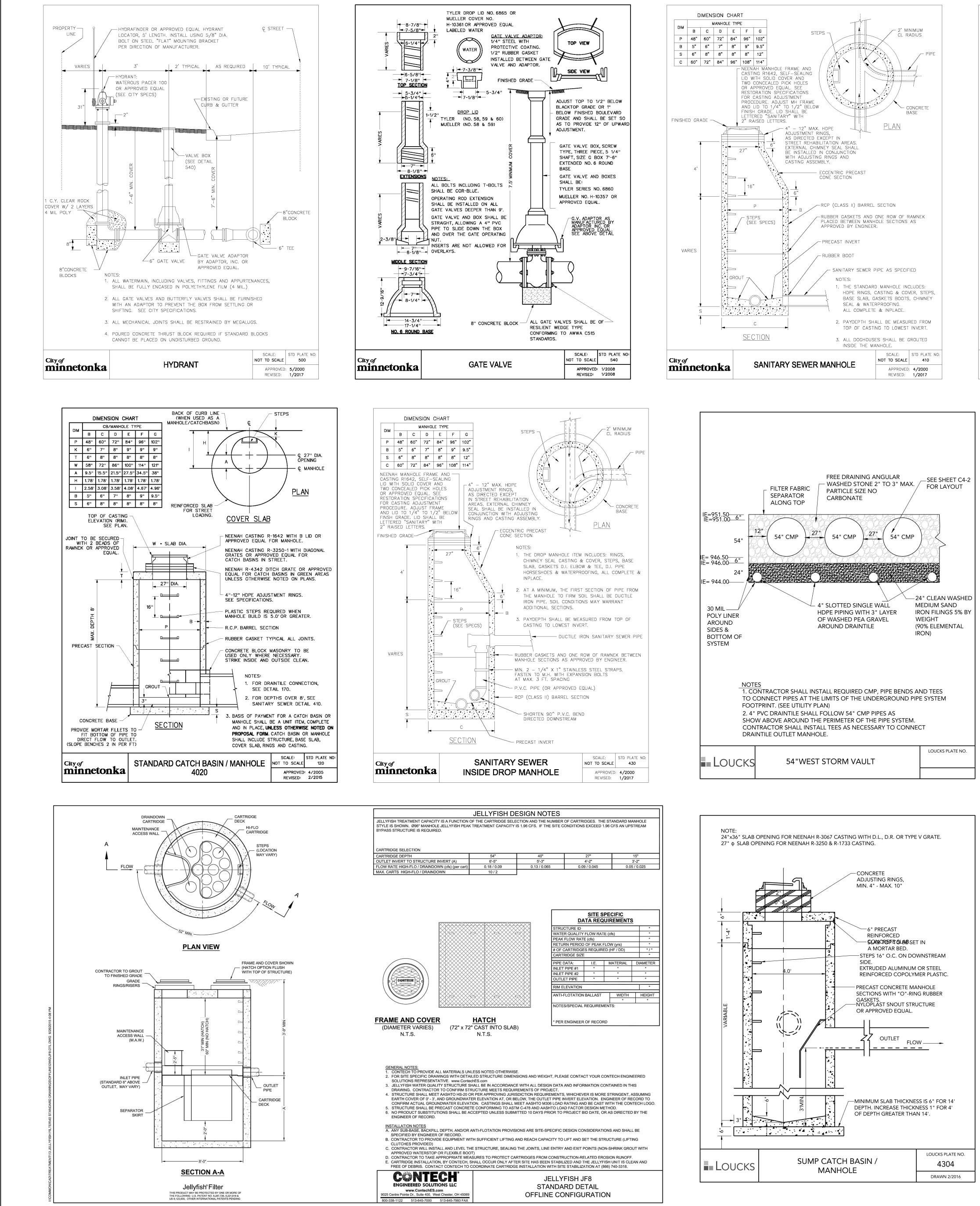


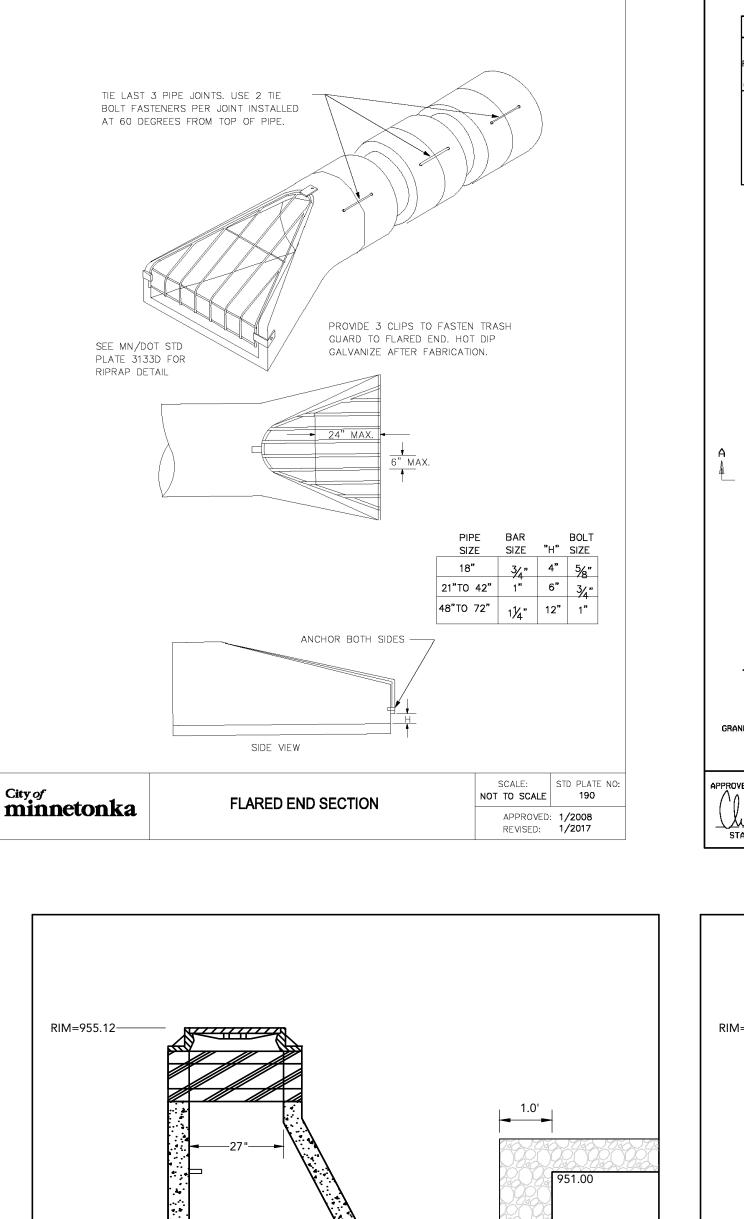
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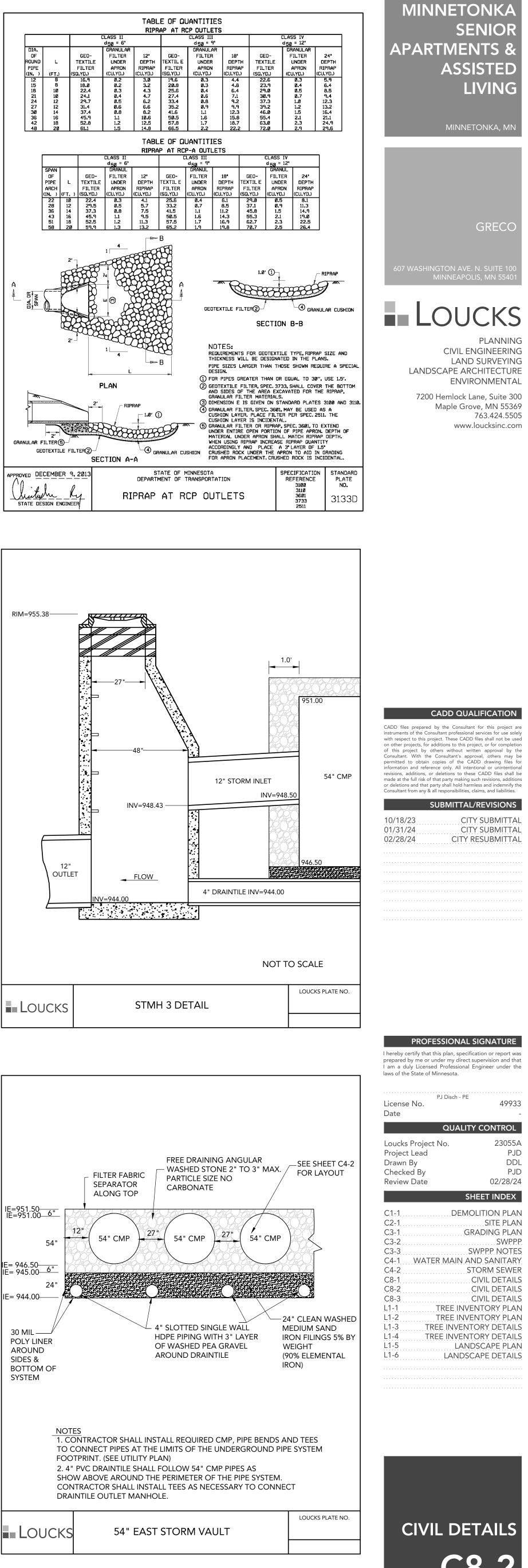


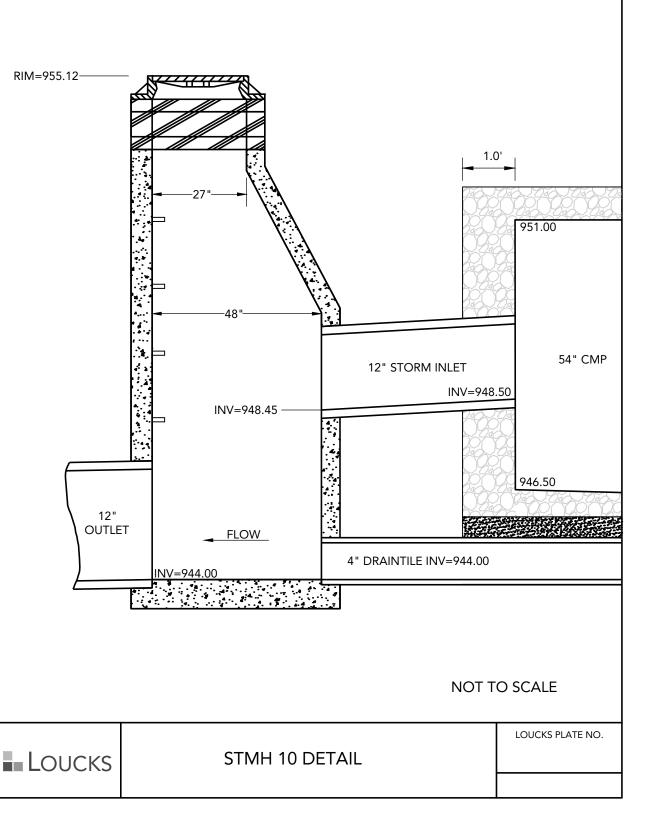


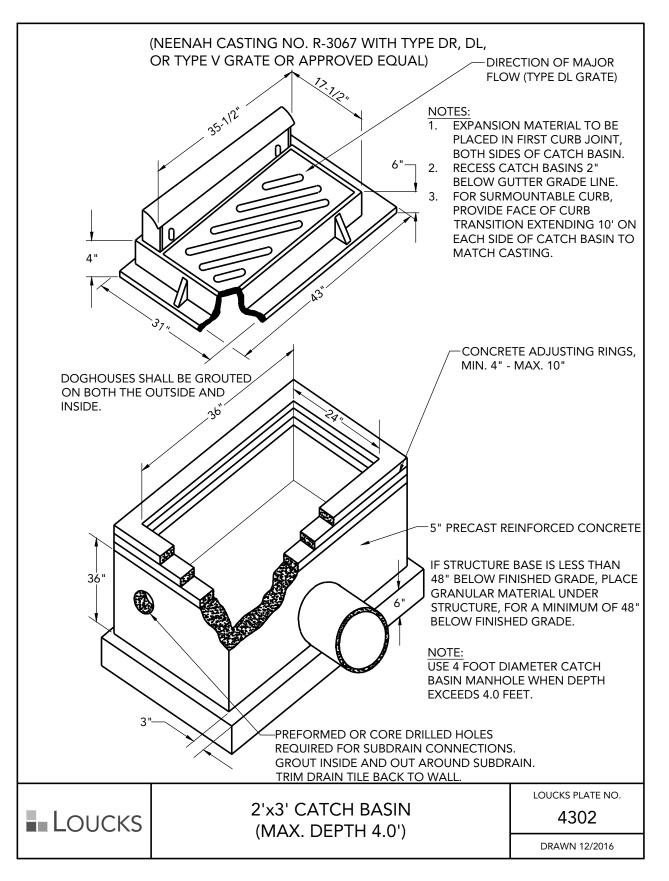


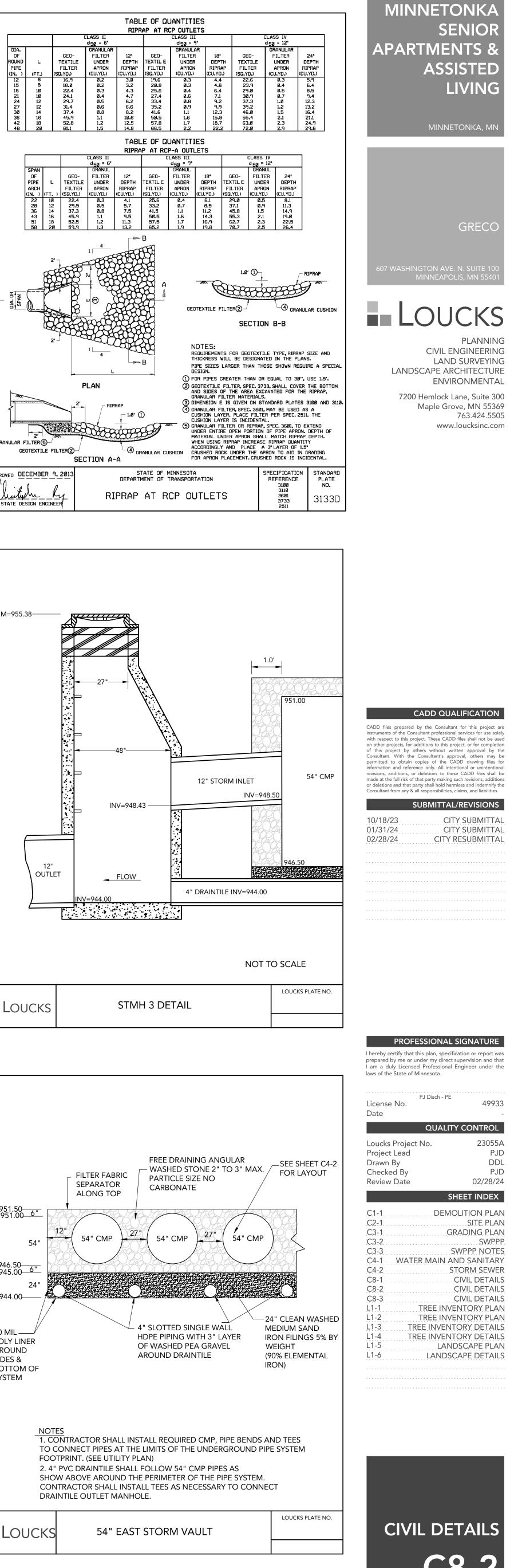


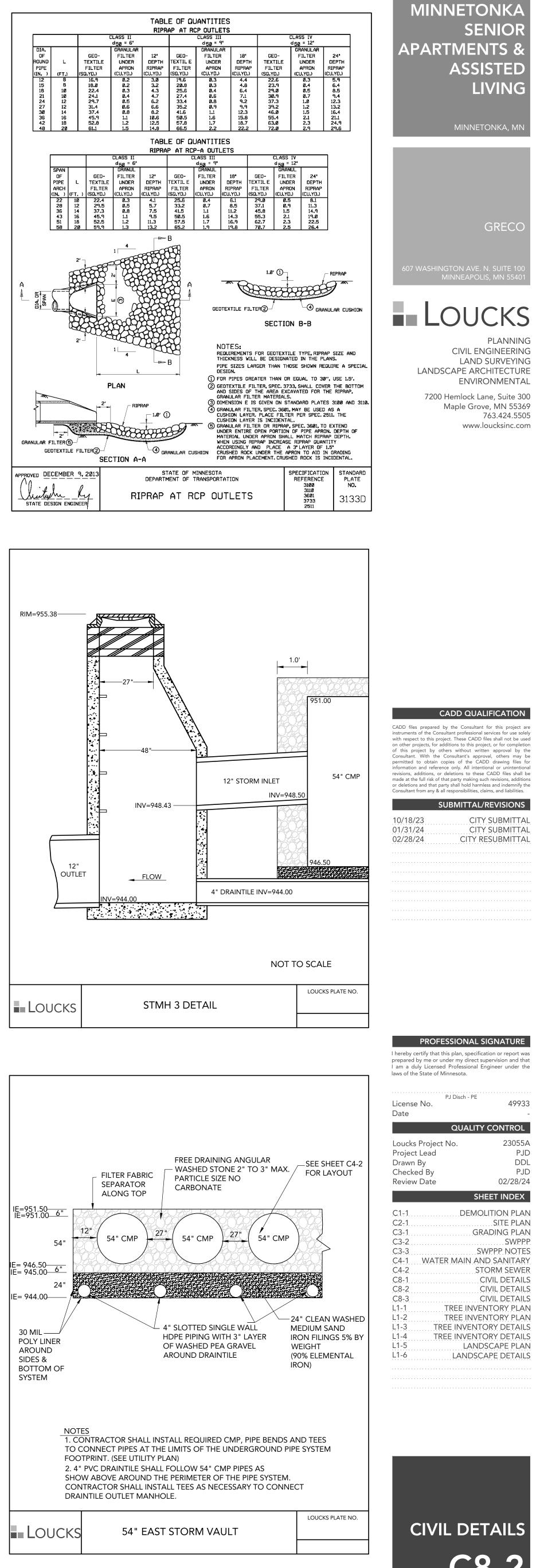


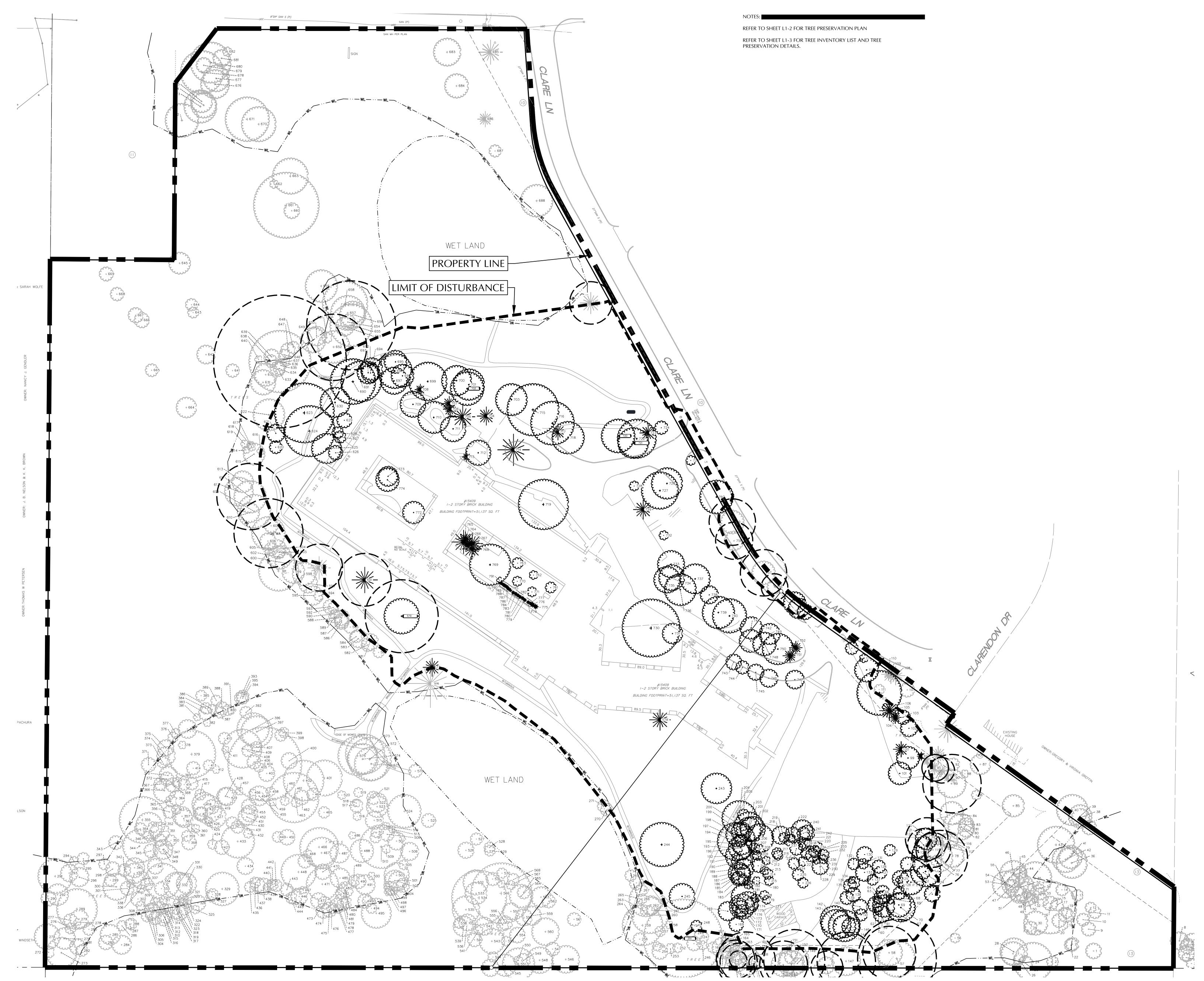












SCALE IN FEET



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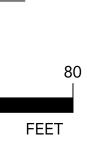
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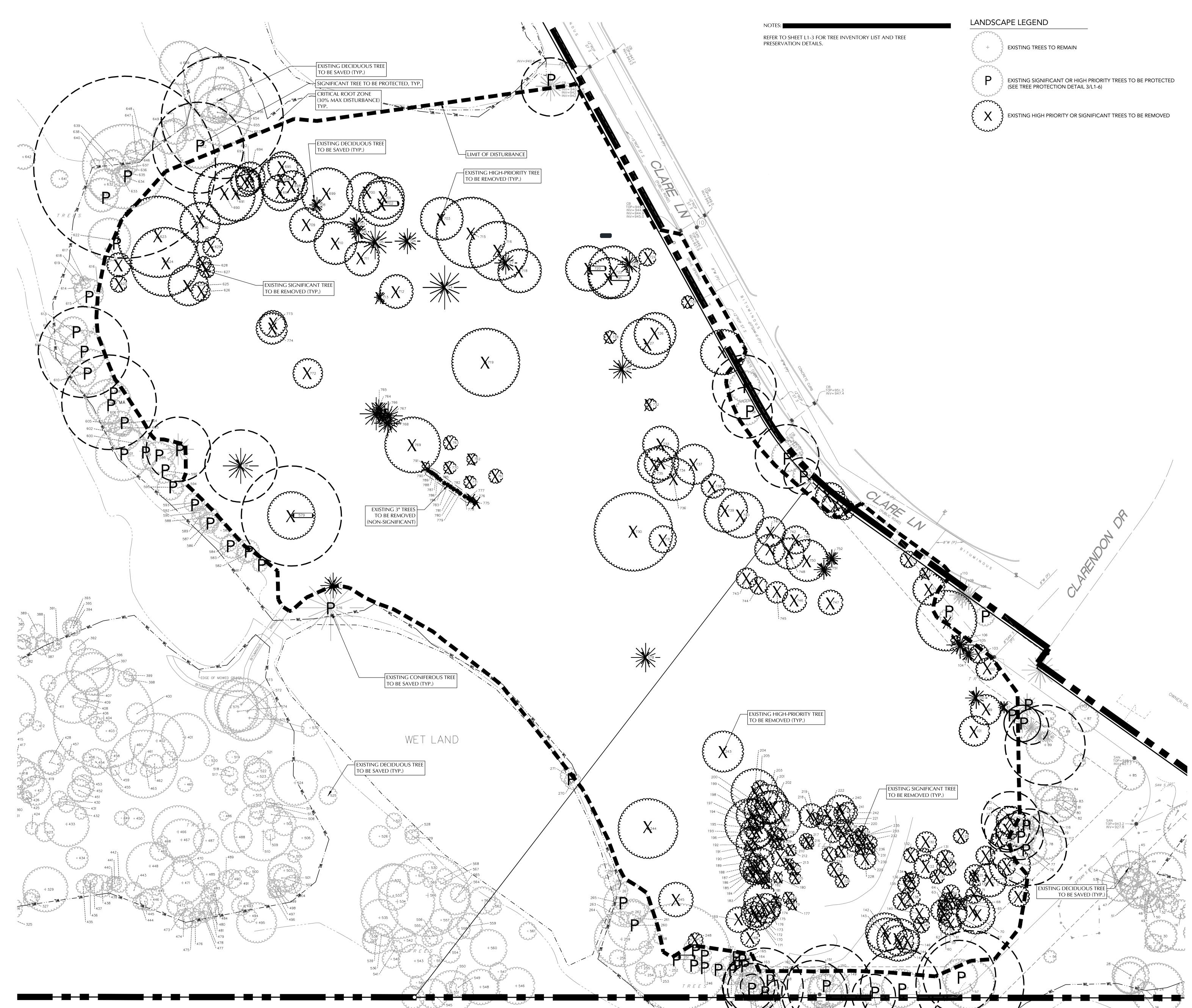
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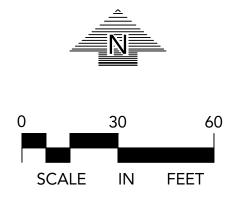
Douglas D. Loken - LA License No.	45591
Date	-

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Loucks Project Drawn Checke Review	By d By	23055A PJD DDL DDL 02/28/24
C2-1 C3-1 C3-2 C3-3 C4-1 C4-2 C8-1 C8-2 C8-3 L1-1 L1-2 L1-3 L1-4 L1-5	WATER M TRE TRE TREE II TREE II	DEMOLITION PLAN SITE PLAN GRADING PLAN SWPPP SWPPP NOTES AIN AND SANITARY STORM SEWER CIVIL DETAILS CIVIL DETAILS CIVIL DETAILS E INVENTORY PLAN VENTORY DETAILS NVENTORY DETAILS LANDSCAPE DETAILS











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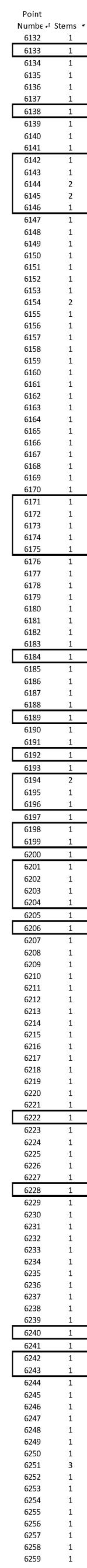
PROFESSIONAL SIGNATURE

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

Loucks Project No. 23055A Project Lead PJD Drawn By DDL Checked By DDL Review Date 02/28/24 C1-1 DEMOLITION PLAN C2-1 SITE PLAN C3-1 GRADING PLAN C3-2 SWPPF 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 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		QU	ALITY CONTROL
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	C2-1 C3-1 C3-2 C3-3 C4-1 C4-2 C8-1 C8-2 C8-3 L1-1 L1-2 L1-3 L1-4 L1-5	WATER MAI TREE TREE TREE INV TREE INV	SITE PLAN GRADING PLAN SWPPP NOTES SWPPP NOTES IN AND SANITARY STORM SEWER CIVIL DETAILS CIVIL DETAILS CIVIL DETAILS INVENTORY PLAN VENTORY DETAILS LANDSCAPE PLAN



Point					SIGNIFICAN OR 'HIGH PRIORITY'	REMOVED TREES	CONIFER HEIGHT II
Numbe + 6001		Species	• Conditic • Fair	DBH • 11		SE-TREE-S	FEET
6002	1 1	Ash; green Ash; green	Poor	6.5	NO	SE-TREE-S	
6003	1	Ash; green	Good	5	NO	SE-TREE-S	
6004	1	Basswood	Good	11.5	HP	SE-TREE-S	
6005 6006	1 1	Boxelder	Poor	9.5 8.5	NO NO	SE-TREE-S SE-TREE-S	
6007	1 1	Ash; green Boxelder	Good Poor	12.5	NO	SE-TREE-S	
6008	1	Ash; green	Good	13	NO	SE-TREE-S	
6009	1	Boxelder	Good	9.5	S	SE-TREE-S	
6010	1	Ash; green	Good	8.5	NO	SE-TREE-S	
6011	1	Ash; green	Poor	8	NO	SE-TREE-S	
6012	1	Boxelder	Good	7	S	SE-TREE-S	
6013	1	Boxelder	Fair	7.5	S	SE-TREE-S	
6014	1	Boxelder	Good	8	S	SE-TREE-S	
6015	1	Elm; American	Good	10	HP	SE-TREE-S	
6016	4	Cottonwood	Good	84.2	HP	SE-TREE-S	
6017	1	Elm; American	Good	8.5	S	SE-TREE-S	
6018	1	Boxelder	Fair	10.5	HP	SE-TREE-S	
6019	1	Boxelder	Good	6.5	S	SE-TREE-S	
6020	1	Boxelder	Poor	9.5	NO	SE-TREE-S	
6021	1	Boxelder	Fair	9	S	SE-TREE-S	
6022	1	Boxelder	Fair	9	S	SE-TREE-S	
6023	1	Boxelder	Poor	7.5	NO	SE-TREE-S	
6024	1	Cottonwood	Good	30.5	HP	SE-TREE-S	
6025	1	Elm; American	Good	9.5	S	SE-TREE-S	
6026	1	Boxelder	Good	7	S	SE-TREE-S	
6027	1	Cottonwood	Good	18	HP	SE-TREE-S	
6028	1	Cottonwood Boxelder	Good	21	HP	SE-TREE-S	
6029	1	Boxelder	Fair	9	S	SE-TREE-S	
6030	1	Cottonwood	Good	18	HP	SE-TREE-S	
6031	1	Boxelder	Poor	8	NO	SE-TREE-S	
6032	1	Elm; American	Good	4	S	SE-TREE-S	
6033	1	Boxelder	Good	8	S	SE-TREE-S	
6034	1	Boxelder	Good	5	S	SE-TREE-S	
6035	1	Cottonwood	Good	26	HP	SE-TREE-S	
6036	1	Cottonwood	Good	24	HP	SE-TREE-S	
6037	1	Boxelder	Fair	10	HP	SE-TREE-S	
6038	1	Boxelder	Good	13	HP	SE-TREE-S	
6039	1	Boxelder	Good	17.5	HP	SE-TREE-S	
6040	1	Boxelder	Fair	24	HP	SE-TREE-S	
6041	1	Cottonwood	Good	17.5	HP	SE-TREE-S	
6042	1	Cottonwood	Good	20	HP	SE-TREE-S	
6043	1	Cottonwood	Good	29	HP	SE-TREE-S	
6044	1	Elm; American	Good	8.5	S	SE-TREE-S	
6045	1	Boxelder	Poor	5.5	NO	SE-TREE-S	
6046	1	Cottonwood	Good	20.5	HP	SE-TREE-S	
6047	1	Cottonwood	Good	21	HP	SE-TREE-S	
6048	1	Cottonwood	Good	15.5	HP	SE-TREE-S	
6049	1	Boxelder	Fair	5.5	S	SE-TREE-S	
6050	1	Elm; American	Good	10	HP	SE-TREE-S	
6051	1	Boxelder	Poor	12.5	NO	SE-TREE-S	
6052	1	Cottonwood	Good	21.5	HP	SE-TREE-S	
6053	1	Cottonwood	Good	9	S	SE-TREE-S	
6054	1	Cottonwood	Good	7	S	SE-TREE-S	
6055	1	Cottonwood	Good	20.5	HP	SE-TREE-S	
6056	1	Boxelder	Fair	6	S	SE-TREE-S	
6057	1	Cottonwood	Good	29	HP	SE-TREE-S	
6058 6059	1	Boxelder Boxelder	Fair Fair	20 12	HP HP	SE-TREE-S SDE-TREE-S	
6060	1	Ash; green	Good	4.5	NO	SDE-TREE-S	
6061	1	Ash; green	Good	5	NO	SDE-TREE-S	
6062	1	Ash; green	Good	11.5	NO	SDE-TREE-S	
6063	1	Ash; green	Fair	4	NO	SDE-TREE-S	
6064	1	Ash; green	Fair	9	NO	SDE-TREE-S	
6065	1	Ash; green	Good	9	NO	SDE-TREE-S	
6066	1	Ash; green	Good	9	NO	SDE-TREE-S	
6067	1	Ash; green	Fair	16.5	NO	SDE-TREE-S	
6068 6069	1	Ash; green Cottonwood	Fair Good	5 18.5	NO HP	SDE-TREE-S SDE-TREE-S	
6069 6070	1	Cottonwood Cottonwood	Good Good	18.5 22	HP HP	SDE-TREE-S SDE-TREE-S	
6071	1	Ash; green	Good	8.5	NO	SDE-TREE-S	
6072	2	Boxelder	Fair	19	HP	SDE-TREE-S	
6073	1	Ash; green	Good	11	NO	SDE-TREE-S	
6074	1	Cherry; black	Good	9	S	SDE-TREE-S	
6075	1	Ash; green	Fair	23.5	NO	SDE-TREE-S	
6076	1	Ash; green	Good	7	NO	SE-TREE-S	
6077	1	Cherry; black	Fair	21	HP	SE-TREE-S	
6078	1	Cottonwood	Good	17	HP	SE-TREE-S	
6079	1	Ash; green Boxelder	Good	11.5	NO	SE-TREE-S	
6080 6081	1 1	Crabapple	Fair Fair	11.5 9.5	HP S	SE-TREE-S SE-TREE-S	
6082	1	Ash; green	Good	20	NO	SE-TREE-S	
6083	1	Boxelder	Fair	16	HP	SE-TREE-S	
6084	2	Ash; green	Good	17.5	NO	SE-TREE-S	
6085	1	Willow	Fair	16.5	HP	SE-TREE-S	
6086	1	Plum	Fair	6	S	SE-TREE-S	
6087	4	Birch; paper	Fair	15	HP	SE-TREE-S	
6088	1	Crabapple	Good	4.5	S	SE-TREE-S	
6089	1	Cottonwood	Good	22	HP	SE-TREE-S	
6090	1	Spruce; white	Fair	8	HP	SE-TREE-S	30
6091	1	Spruce; white	Fair	8	HP	SE-TREE-S	30
6092	1	Cherry	Good	8.5	S	SE-TREE-S	
6093	1	Arborvitae	Good	13	HP	SE-TREE-S	30
6094	1	Spruce; white	Fair	9	HP	SE-TREE-S	40
6095	1	Spruce; white	Fair	10	HP	SE-TREE-S	40
6096	1	Spruce; white	Fair	7	HP	SDE-TREE-S	40
6097		Spruce; Norway	Fair	6.5	HP	SDE-TREE-S	35
6098	1	Spruce; white	Fair	20	HP	SE-TREE-S	50
6099	1	Ash; green	Good	17	NO	SDE-TREE-S	45
6100	1	Spruce; blue	Poor	12	NO	SDE-TREE-S	
6101 6102	1	Ash; green	Good	17	NO HP	SDE-TREE-S	
6102 6103	3	Crabapple Crabapple	Fair Fair	12 10	HP HP	SDE-TREE-S SDE-TREE-S	
6104 6105	1	Spruce; blue	Poor	9.5 15	NO HP	SDE-TREE-S	40 45
6105	1	Spruce; blue	Fair	15	HP	SDE-TREE-S	45
6106	1	Crabapple	Fair	4	S	SDE-TREE-S	
6107	1	Plum	Good	10	HP	SE-TREE-S	25
6108	3	Arborvitae	Good	14	HP	SE-TREE-S	25
6109	4	Arborvitae	Fair	14	HP	SE-TREE-S	25
6110	1	Arborvitae	Good	8	HP	SE-TREE-S	25
6111	1	Ash; green	Good	6.5	NO	SE-TREE-S	
6112	4	Mulberry	Fair	35.5	HP	SDE-TREE-S	
6113	8	Maple; amur	Fair	18	NO	SDE-TREE-S	
6114	1	Cherry	Good	5	S	SDE-TREE-S	
6115	1	Crabapple	Fair	8.5	S	SDE-TREE-S	
6116	1	Ash; green	Good	7	NO	SE-TREE-S	
6117	1	Ash; green	Fair	10	NO	SE-TREE-S	
6118	1	Boxelder	Fair	13.5	HP	SE-TREE-S	
6119	1	Ash; green	Good	13	NO	SE-TREE-S	
6120	1	Cherry; black	Fair	5	S	SE-TREE-S	
6121	1	Ash; green	Good	16	NO	SDE-TREE-S	
6122	1	Ash; green	Poor	12.5	NO	SDE-TREE-S	
6123	1	Ash; green	Good	8	NO	SDE-TREE-S	
6124	1	Ash; green	Good	10	NO	SDE-TREE-S	
6125	1	Ash; green	Good	11.5	NO	SDE-TREE-S	
6126	1	Ash; green	Good	4	NO	SDE-TREE-S	
6127	1	Ash; green	Good	8.5	NO	SDE-TREE-S	
6128	1	Ash; green	Fair	9	NO	SDE-TREE-S	
	1 1	Asn; green Ash; green	Fair Good	9 7.5	NO NO	SDE-TREE-S SDE-TREE-S	
6129 6130	1	Cherry; black	Fair	11	HP	SDE-TREE-S	



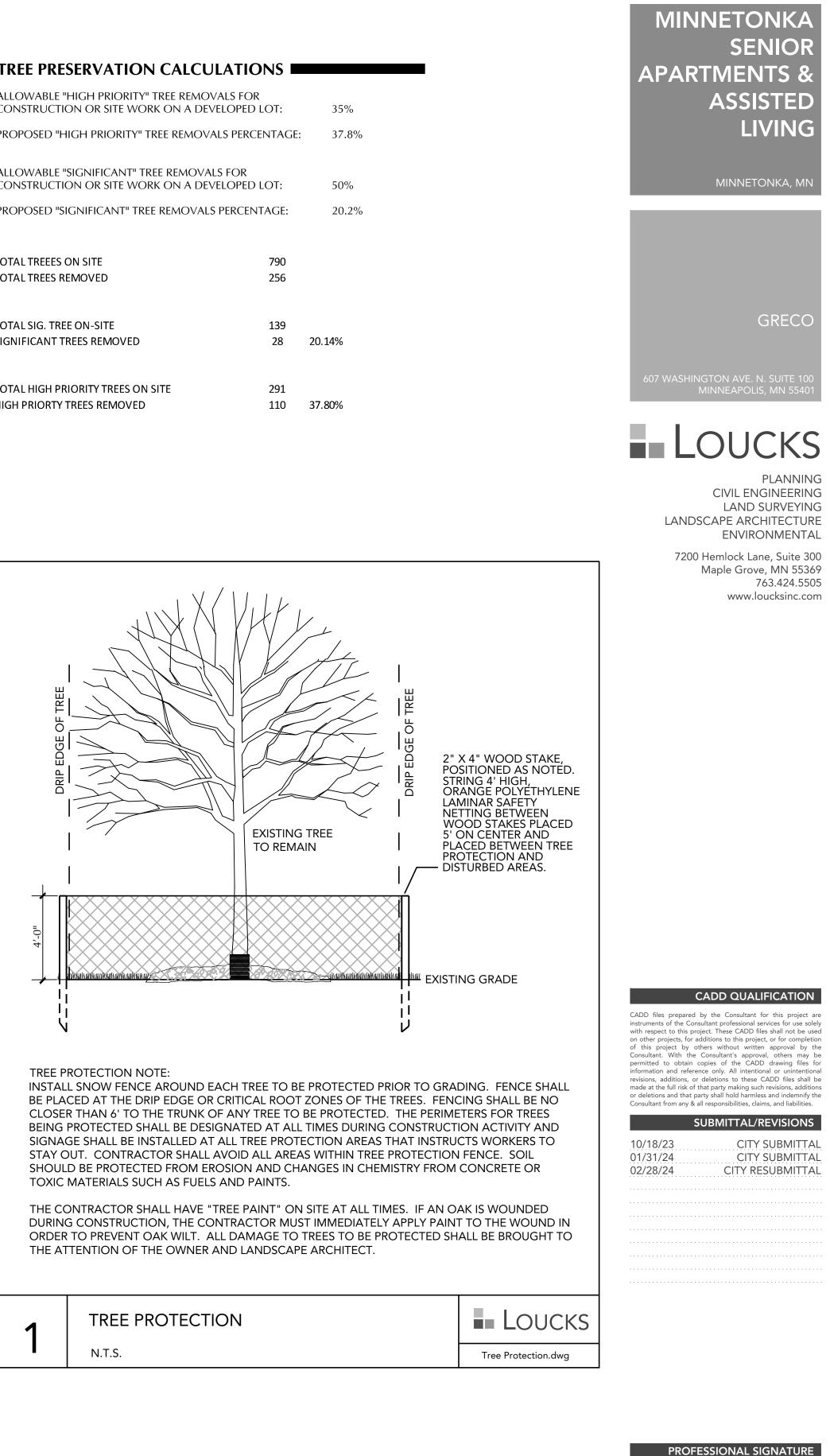
to 6131 1

			SIGNIFICANT OR 'HIGH		CONIFER
Species	• Conditic •	DBH •	PRIORITY' TREES	REMOVED TREES "SDE" -	HEIGHT IN FEET
Ash; green	Good	7.5	NO	SDE-TREE-S	
Boxelder	Good	13	HP	SDE-TREE-S	
Ash; green	Fair	4	NO	SDE-TREE-S	
Ash; green	Good	9	NO	SDE-TREE-S	
Ash; green	Good	8	NO	SDE-TREE-S	
Ash; green	Good	7	NO	SDE-TREE-S	
Boxelder	Good	10	HP	SDE-TREE-S	
Ash; green	Good	9	NO	SDE-TREE-S	
Ash; green	Good	10.5	NO	SDE-TREE-S	
Boxelder	Fair	8	S	SDE-TREE-S	
Cottonwood	Good	22	HP	SDE-TREE-S	
Cottonwood	Good	23	HP	SDE-TREE-S	
Cottonwood	Fair	17	HP	SDE-TREE-S	
Cottonwood	Good	24.5	HP	SDE-TREE-S	
Cottonwood	Good	13 22	HP HP	SDE-TREE-S SE-TREE-S	
Cottonwood Boxelder	Poor Fair	12 8	NO S	SE-TREE-S SE-TREE-S SE-TREE-S	
Cottonwood Boxelder	Fair Fair	8 23 9	HP S	SE-TREE-S SE-TREE-S SE-TREE-S	
Cottonwood Cottonwood	Good	20 18	HP HP	SE-TREE-S SE-TREE-S	
Boxelder Cottonwood	Fair Fair	13 5.5	HP	SE-TREE-S SE-TREE-S	
Cottonwood Cottonwood	Good	22 14	HP HP	SE-TREE-S SE-TREE-S SE-TREE-S	
Elm; American Cottonwood	Good Good	6.5 14.5	S HP	SE-TREE-S SE-TREE-S SE-TREE-S	
Cottonwood Cottonwood	Fair Good	14.5 11 14	HP	SE-TREE-S SE-TREE-S	
Cottonwood Boxelder	Good Good	14 16 10	HP	SE-TREE-S SE-TREE-S	
Boxelder Boxelder	Fair Fair	10 10.5 8	HP HP S	SE-TREE-S SE-TREE-S SE-TREE-S	
Boxelder	Good	7	S S	SE-TREE-S	
Boxelder Ash; green	Fair Good	4 10	NO	SE-TREE-S SDE-TREE-S	
Ash; green	Good	14	NO	SDE-TREE-S	
Cottonwood	Good	8.5	S	SDE-TREE-S	
Cottonwood	Good	11.5	HP	SDE-TREE-S	
Cottonwood	Good	19	HP	SDE-TREE-S	
Cottonwood	Good	11	HP	SDE-TREE-S	
Cottonwood	Good	19	HP	SDE-TREE-S	
Cottonwood	Good	16.5	HP	SDE-TREE-S	
Cottonwood	Good	9	S	SDE-TREE-S	
Ash; green	Good	5	NO	SDE-TREE-S	
Ash; green	Fair	5.5	NO	SDE-TREE-S	
Ash; green	Good	5	NO	SDE-TREE-S	
Ash; green	Good	4.5	NO	SDE-TREE-S	
Ash; green	Good	5.5	NO	SDE-TREE-S	
Ash; green	Good	4.5	NO	SDE-TREE-S	
Ash; green	Good	7	NO	SDE-TREE-S	
Cottonwood	Good	10	HP	SDE-TREE-S	
Ash; green	Good	4.5	NO	SDE-TREE-S	
Cottonwood	Good	15	HP	SDE-TREE-S	
Cottonwood	Good	16	HP	SDE-TREE-S	
Ash; green	Good	5	NO	SDE-TREE-S	
Cottonwood	Good	14	HP	SDE-TREE-S	
Cottonwood	Good	9	S	SDE-TREE-S	
Ash; green	Poor	5	NO	SDE-TREE-S	
Cottonwood	Good	21	HP	SDE-TREE-S	
Cottonwood	Good	6	S	SDE-TREE-S	
Cottonwood	Fair	30	HP	SDE-TREE-S	
Cottonwood	Good	15	HP	SDE-TREE-S	
Cottonwood	Good	18	HP	SDE-TREE-S	
Cottonwood	Good	8	S	SDE-TREE-S	
Cottonwood	Good	17.5	HP	SDE-TREE-S	
Cottonwood	Good	14.5	HP	SDE-TREE-S	
Boxelder	Fair	4	S	SDE-TREE-S	
Cottonwood	Good	18.5	HP	SDE-TREE-S	
Cottonwood	Good	19	HP	SDE-TREE-S	
Cottonwood	Good	22.5	HP	SDE-TREE-S	
Cottonwood	Good	27	HP	SDE-TREE-S	
Boxelder	Good	8	S	SDE-TREE-S	
Cherry; black	Fair	22	HP	SDE-TREE-S	
Ash; green	Good	7.5	NO	SDE-TREE-S	
Ash; green	Good	5.5	NO	SDE-TREE-S	
Ash; green	Good	6	NO	SDE-TREE-S	
Ash; green	Good	5.5	NO	SDE-TREE-S	
Ash; green	Good	9	NO	SDE-TREE-S	
Ash; green Ash; green Ash; green	Good Good	5 5	NO NO NO	SDE-TREE-S SDE-TREE-S	
Ash; green Ash; green Ash; green	Good Good	6.5 5.5	NO NO NO	SDE-TREE-S SDE-TREE-S	
Ash; green Ash; green Ash; green	Good Good	6 7	NO NO	SDE-TREE-S SDE-TREE-S	
Ash; green Ash; green Ash; green	Good Good	7 13 6	NO NO NO	SDE-TREE-S SDE-TREE-S SDE-TREE-S	
Ash; green Ash; green Ash; green	Good Fair	7.5 4	NO NO NO	SDE-TREE-S SDE-TREE-S	
Boxelder	Good	11	HP	SDE-TREE-S	
Ash; green	Good	9	NO	SDE-TREE-S	
Ash; green	Good	7.5	NO	SDE-TREE-S	
Ash; green	Fair	7.5	NO	SDE-TREE-S	
Ash; green	Good	6.5	NO	SDE-TREE-S	
Ash; green	Good	6	NO	SDE-TREE-S	
Cherry; black	Good	11.5	HP	SDE-TREE-S	
Ash; green	Good	5	NO	SDE-TREE-S	
Ash; green	Good	5.5	NO	SDE-TREE-S	
Ash; green	Good	7	NO	SDE-TREE-S	
Ash; green	Good	9	NO	SDE-TREE-S	
Ash; green	Good	5	NO	SDE-TREE-S	
Cherry; black	Good	6	S	SDE-TREE-S	
Ash; green	Good	8	NO	SDE-TREE-S	
Ash; green	Good	7.5	NO	SDE-TREE-S	
Ash; green	Good	5	NO	SDE-TREE-S	
Ash; green	Good	4.5	NO	SDE-TREE-S	
Ash; green	Good	7	NO	SDE-TREE-S	
Cottonwood	Good	16	HP	SDE-TREE-S	
Cottonwood	Good	8.5	S	SDE-TREE-S	
Cottonwood	Good	10.5	HP	SDE-TREE-S	
Honeylocust	Fair	23.5	HP	SDE-TREE-S	
Ash; green	Fair	35	NO	SDE-TREE-S	
Ash; green Ash; green Boxelder	Good Poor	35 19.5 5.5	NO NO NO	SDE-TREE-S SDE-TREE-S SDE-TREE-S	
Boxelder	Poor	5.5	NO	SDE-TREE-S	
Boxelder	Good	10	HP	SE-TREE-S	
Boxelder	Fair	7.5	S	SDE-TREE-S	
Boxelder	Good	11.5	HP	SE-TREE-S	
Boxelder Cottonwood Boxelder	Poor Good Good	10 64	NO NO	SE-TREE-S SE-TREE-S	
Boxelder Boxelder Boxelder	Good Poor Good	6 6.5 11	S NO	SE-TREE-S SE-TREE-S	
Boxelder Boxelder Boxelder	Good Good	11 5.5	HP S	SE-TREE-S SE-TREE-S	
Boxelder	Good	8.5	S	SE-TREE-S	
Boxelder	Good	6.5	S	SE-TREE-S	
Boxelder	Fair	4.5	S	SE-TREE-S	
Cottonwood	Good	32	HP	SE-TREE-S	

.				
Point Numbe +r	Stems 🔹	Species	• Conditic •	DB
6260	1	Cottonwood	Good	28.
6261 6262	1 1	Boxelder Cottonwood	Good Good	7 14
6263	1	Boxelder	Fair	5
6264 6265	1 1	Elm; American Cottonwood	Good Good	4 26
6266	1	Boxelder	Fair	6.5
6267 6268	1 1	Boxelder Boxelder	Poor Good	8 9.!
6269	1	Ash; green	Good	7.
6270 6271	2 1	Boxelder Willow	Good Good	8.! 8.!
6272	1	Ash; green	Good	7.
6273 6274	1 1	Oak; red Ash; green	Good Fair	23. 19.
6275	1	Ash; green	Good	16
6276 6277	1 1	Elm; American Cherry; black	Good Poor	7 9
6278	1	Oak; bur	Fair	4
6279 6280	1 1	Cherry; black Oak; bur	Good Good	13. 8
6281	1	Boxelder	Poor	11
6282	1	Basswood	Poor	7.
6283 6284	1 1	Ash; green Ash; green	Good Poor	10 14
6285	2	Ash; green	Good	15
6286 6287	1 1	Ash; green Ash; green	Good Fair	6.! 6
6288	1	Ash; green	Good	7.
6289 6290	1 1	Oak; red Cherry; black	Good Fair	32 10.
6291	1	Oak; red	Good	27
6292 6293	1 1	Basswood Aspen	Fair Poor	1€ 12.
6294	1	Ash; green	Good	5.
6295 6296	1 1	Ash; green Elm; American	Good Good	8 14
6297	1	Oak; bur	Good	7.
6298 6299	1 1	Ash; green Ash; green	Good Good	10 8
6300	1	Ash; green	Good	20.
6301 6302	1 1	Oak; bur Oak; bur	Good Good	10 10
6303	1	Ash; green	Good	6
6304 6305	1 1	Ash; green	Good Good	8 8
6306	1	Ash; green Ash; green	Good	9
6307	1	Ash; green	Good	11
6308 6309	1 1	Ash; green Oak; bur	Good Good	5. 4.
6310	1	Ash; green	Good	8
6311 6312	1 1	Ash; green Ash; green	Fair Good	5 6
6313	1	Ash; green	Good	4.
6314 6315	1 1	Ash; green Ash; green	Fair Poor	4.! 8.!
6316	1	Ash; green	Poor	8.
6317 6318	1 2	Ash; green Ash; green	Good Good	6. 13
6319	1	Ash; green	Good	5
6320 6321	1 1	Ash; green Ash; green	Good Good	4. 6.
6322	1	Ash; green	Good	5.
6323 6324	1 1	Ash; green Ash; green	Fair Good	9 5
6325	1	Ash; green	Fair	5
6326 6327	1 1	Ash; green Ash; green	Good Good	11 7
6328	1	Ash; green	Good	, 7.!
6329 6330	1 1	Ash; green Basswood	Good Good	26 15
6331	1	Basswood	Fair	21
6332 6333	1 1	Ash; green	Fair Cood	19
6333 6334	1	Cherry; black Oak; bur	Good Good	9.! 28
6335 6336	1 1	Elm; American Oak; bur	Good Fair	8.! 5
6337	1	Cherry; black	Good	12.
6338	1	Ash; green	Good	5
6339 6340	1 1	Oak; pin Ash; green	Good Good	15 14.
6341	1	Oak; red	Good	11
6342 6343	1 1	Oak; bur Ash; green	Good Good	8. 9.
6344	1	Oak; pin	Good	26
6345 6346	1 1	Elm; American Oak; bur	Good Good	9.: 7
6347	1	Oak; pin	Good	8
6348 6349	1 1	Oak; pin Cherry; black	Good Poor	6. 14.
6350	1	Elm; American	Good	7
6351 6352	1 1	Oak; pin Oak; bur	Good Good	14. 7
6353	1	Oak; pin	Good	20
6354 6355	1 1	Ash; green Maple; silver	Good Fair	8 37
6356	1	Ash; green	Good	8.
6357 6358	1 1	Ash; green Ash; green	Good Good	14 10
6359	1	Ash; green	Good	7
6360 6361	1 1	Ash; green Ash; green	Good Fair	5 4.!
6362	1	Ash; green	Fair	13
6363 6364	1 1	Ash; green	Good Good	6 11
6365	1	Oak; bur Oak; red	Good	7.5
6366 6367	1 1	Oak; bur Ash; green	Good Fair	16. 8.!
6368	1	Oak; bur	Good	8 10
6369 6370	1	Oak; pin	Good	6 13
6370 6371	1 1	Ash; green Ash; green	Good Fair	13 10
6372 6373	1	Oak; bur	Good	9.! 7 '
6373 6374	1 2	Ash; green Ash; green	Good Good	7.! 13.
6375	1	Ash; green	Good	11.
6376 6377	1 1	Ash; green Ash; green	Good Good	6.! 6
6378	1	Ash; green	Good	4.
6379 6380	1 1	Oak; bur Ash; green	Fair Good	38 13.
6381	1	Ash; green	Good	4
6382 6383	1 1	Ash; green Ash; green	Good Good	4.! 9.!
6384	1	Ash; green	Good	7.
6385 6386	1 1	Ash; green Ash; green	Good Good	7 6
6387	1	Ash; green	Good	7.
6388 6389	1 1	Ash; green Ash; green	Fair Good	9 7
6390	1 1	Ash; green Ash; green	Good	7
6391	1	Ash; green	Good	4.!

	SIGNIFICANT		000
	OR 'HIGH PRIORITY'		CONIFER HEIGHT IN
DBH 🝷 28.5	TREES -	"SDE" ✓ SE-TREE-S	FEET 🔸
7	S	SE-TREE-S	
14	HP	SE-TREE-S	
5	S	SE-TREE-S	
4	S	SE-TREE-S	
26	HP	SE-TREE-S	
6.5	S	SE-TREE-S	
8	NO	SE-TREE-S	
9.5	S	SE-TREE-S	
7.5	NO	SE-TREE-S	
8.5	S	SE-TREE-S	
8.5	S	SE-TREE-S	
7.5	NO	SE-TREE-S	
23.5	HP	SE-TREE-S	
19.5	NO	SE-TREE-S	
16	NO	SE-TREE-S	
7	S	SE-TREE-S	
9	NO	SE-TREE-S	
4	S	SE-TREE-S	
13.5	HP	SE-TREE-S	
8	S	SE-TREE-S	
11	NO	SE-TREE-S	
7.5	NO	SE-TREE-S	
10	NO	SE-TREE-S	
14	NO	SE-TREE-S	
15	NO	SE-TREE-S	
6.5 6	NO	SE-TREE-S SE-TREE-S	
7.5	NO	SE-TREE-S	
32	HP	SE-TREE-S	
10.5	HP	SE-TREE-S	
27	HP	SE-TREE-S	
16	HP	SE-TREE-S	
12.5	NO	SE-TREE-S	
5.5	NO	SE-TREE-S	
8	NO	SE-TREE-S	
14	HP	SE-TREE-S	
7.5	S	SE-TREE-S	
10	NO	SE-TREE-S	
8	NO	SE-TREE-S	
20.5	NO	SE-TREE-S	
10	HP	SE-TREE-S	
10	HP	SE-TREE-S	
6	NO	SE-TREE-S	
8	NO	SE-TREE-S	
8	NO	SE-TREE-S	
9	NO	SE-TREE-S	
11	NO	SE-TREE-S	
5.5	NO	SE-TREE-S	
4.5	S	SE-TREE-S	
8	NO	SE-TREE-S	
5	NO	SE-TREE-S	
6	NO	SE-TREE-S	
4.5 4.5	NO	SE-TREE-S SE-TREE-S	
8.5	NO	SE-TREE-S	
8.5	NO	SE-TREE-S	
6.5	NO	SE-TREE-S	
13	NO	SE-TREE-S	
5 4.5	NO NO NO	SE-TREE-S SE-TREE-S SE-TREE-S	
6.5 5.5	NO	SE-TREE-S	
9	NO NO	SE-TREE-S SE-TREE-S	
5	NO	SE-TREE-S	
5	NO	SE-TREE-S	
11	NO	SE-TREE-S	
7	NO	SE-TREE-S	
7.5	NO	SE-TREE-S	
26	NO	SE-TREE-S	
15	HP	SE-TREE-S	
21	HP	SE-TREE-S	
19	NO	SE-TREE-S	
9.5	S	SE-TREE-S	
28	HP	SE-TREE-S	
8.5	S	SE-TREE-S	
5	S	SE-TREE-S	
12.5	HP	SE-TREE-S	
5	NO	SE-TREE-S	
15	HP	SE-TREE-S	
14.5	NO	SE-TREE-S	
11	HP	SE-TREE-S	
8.5	S	SE-TREE-S	
9.5	NO	SE-TREE-S	
26	HP	SE-TREE-S	
9.5	S	SE-TREE-S	
7	S	SE-TREE-S	
8	S	SE-TREE-S	
6.5	S	SE-TREE-S	
14.5	NO	SE-TREE-S	
7	S	SE-TREE-S	
14.5	HP	SE-TREE-S	
7 20	S HP	SE-TREE-S SE-TREE-S	
8	NO	SE-TREE-S	
37	HP	SE-TREE-S	
8.5	NO	SE-TREE-S	
14	NO	SE-TREE-S	
10	NO	SE-TREE-S	
7	NO	SE-TREE-S	
5	NO	SE-TREE-S	
4.5	NO	SE-TREE-S	
13	NO	SE-TREE-S	
6	NO	SE-TREE-S	
11	HP	SE-TREE-S	
7.5	S	SE-TREE-S	
16.5	HP	SE-TREE-S	
8.5	NO	SE-TREE-S	
10	HP	SE-TREE-S	
6	S	SE-TREE-S	
13	NO	SE-TREE-S	
10	NO	SE-TREE-S	
9.5	S	SE-TREE-S	
7.5	NO	SE-TREE-S	
13.5	NO	SE-TREE-S	
11.5	NO	SE-TREE-S	
6.5	NO	SE-TREE-S	
6	NO	SE-TREE-S	
4.5	NO	SE-TREE-S	
38	HP	SE-TREE-S	
13.5	NO	SE-TREE-S	
4	NO	SE-TREE-S	
4.5	NO	SE-TREE-S	
9.5	NO	SE-TREE-S	
7.5	NO	SE-TREE-S	
7 6	NO	SE-TREE-S SE-TREE-S	
7.5 9	NO	SE-TREE-S SE-TREE-S	
7 7 7	NO	SE-TREE-S SE-TREE-S	
4.5	NO	SE-TREE-S	

TREE PRESERVATION CALCULATIO	NS 🗖	
ALLOWABLE "HIGH PRIORITY" TREE REMOVALS FOR CONSTRUCTION OR SITE WORK ON A DEVELOPED I	35%	
PROPOSED "HIGH PRIORITY" TREE REMOVALS PERCE	NTAGE:	37.8%
ALLOWABLE "SIGNIFICANT" TREE REMOVALS FOR CONSTRUCTION OR SITE WORK ON A DEVELOPED I PROPOSED "SIGNIFICANT" TREE REMOVALS PERCENT		50% 20.2%
TOTAL TREES ON SITE TOTAL TREES REMOVED	790 256	
TOTAL SIG. TREE ON-SITE SIGNIFICANT TREES REMOVED	139 28	20.14%
TOTAL HIGH PRIORITY TREES ON SITE HIGH PRIORTY TREES REMOVED	291 110	37.80%



Douglas D. Loker License No. Date	- LA 45591 -
QUALI	TY CONTROL
Loucks Project No. Project Lead Drawn By Checked By Review Date	23055A PJD DDL DDL 02/28/24
C4-1 WATER MAIN / C4-2 C8-1 C8-2 C8-3 L1-1 TREE INV L1-2 TREE INVEN L1-3 TREE INVEN L1-4 TREE INVEN	SITE PLAN GRADING PLAN SWPPP NOTES AND SANITARY STORM SEWER CIVIL DETAILS CIVIL DETAILS CIVIL DETAILS CIVIL DETAILS /ENTORY PLAN /ENTORY PLAN JTORY DETAILS JTORY DETAILS



						SIGNIFICANT OR 'HIGH		CONIFER		
	Point Numbe ना	Stems 🔻	Species	• Conditic •	DBH •	PRIORITY'	REMOVED TREES "SDE" +	HEIGHT IN FEET	Point Numbe 🗗 Stem	NS #
	6392	1	Elm; American	Good	8	S	SE-TREE-S		6526 1	
	6393 6394	1 1	Ash; green Ash; green	Good Fair	8 8	NO NO	SE-TREE-S SE-TREE-S		6527 1 6528 1	-
	6395 6396	1 1	Ash; green Oak; bur	Fair Good	8.5 25	NO HP	SE-TREE-S SE-TREE-S		6529 1 6530 1	-
	6397 6398	1 1	Oak; bur Ash; green	Good Fair	24.5 8	HP NO	SE-TREE-S SE-TREE-S		6531 1 6532 1	
	6399 6400	1 1	Ash; green Boxelder	Fair Poor	6.5 11.5	NO NO	SE-TREE-S SE-TREE-S		6533 2 6534 1	
	6401 6402	1 1	Oak; bur Oak; bur	Good Good	28 32	HP HP	SE-TREE-S SE-TREE-S		6535 1 6536 1	-
	6403 6404	1 2	Ash; green Oak; bur	Good Good	11.5 60	NO HP	SE-TREE-S SE-TREE-S		6537 1 6538 1	-
	6405 6406	1 1	Cherry; black Elm; American	Fair Good	6 9.5	S S	SE-TREE-S SE-TREE-S		6539 1 6540 1	
	6407 6408	1 1	Ash; green Elm; American	Good Good	7 7.5	NO S	SE-TREE-S SE-TREE-S		6541 1 6542 1	
	6409 6410	1 1	Oak; bur Cherry; black	Good Fair	30.5 8	HP S	SE-TREE-S SE-TREE-S		6543 1 6544 1	-
	6411 6412	1 1	Ash; green Ash; green	Fair Fair	4 4.5	NO NO	SE-TREE-S SE-TREE-S		6545 1 6546 1	
	6413 6414	- 1 1	Ash; green Ash; green	Fair Good	7 9	NO	SE-TREE-S SE-TREE-S		6547 1 6548 1	
	6415 6416	1	Oak; bur Oak; bur	Fair Good	8.5 7.5	S S	SE-TREE-S SE-TREE-S		6549 1 6550 1	
	6417 6418	1 2	Ash; green Basswood	Good Fair	7 18	NO HP	SE-TREE-S SE-TREE-S		6551 2 6552 1	
	6419	1	Basswood	Good	10	HP	SE-TREE-S		6553 1	. с
	6420 6421	1 1	Basswood Cherry; black	Good Good	22 8.5	HP S	SE-TREE-S SE-TREE-S		6555 1	
	6422 6423	1 1	Cherry; black Cherry; black	Good Good	9.5 10	S HP	SE-TREE-S SE-TREE-S		6556 1 6557 1	
	6424 6425	1 1	Cherry; black Oak; pin	Poor Fair	6 5	NO S	SE-TREE-S SE-TREE-S		6558 1 6559 1	
	6426 6427	1 1	Ash; green Ash; green	Fair Good	4 16.5	NO NO	SE-TREE-S SE-TREE-S		6560 1 6561 1	
	6428 6429	1 1	Aspen Cottonwood	Poor Good	12.5 13.5	NO HP	SE-TREE-S SE-TREE-S		6562 1 6563 1	
	6430 6431	1 1	Ash; green Birch; paper	Good Fair	8 8.5	NO S	SE-TREE-S SE-TREE-S		6564 1 6565 1	
	6432 6433	1 1	Elm; American Ash; green	Good Good	5.5 26	S NO	SE-TREE-S SE-TREE-S		6566 1 6567 1	
	6434 6435	1 1	Oak; bur Ash; green	Good Good	12 7	HP NO	SE-TREE-S SE-TREE-S		6568 1 6569 1	
	6436 6437	1 1	Ash; green Ash; green	Good Good	7 10	NO NO	SE-TREE-S SE-TREE-S		6570 1 6571 1	
	6438 6439	2 1	Ash; green Ash; green	Good Fair	12 4	NO NO	SE-TREE-S SE-TREE-S		6572 1 6573 1	
	6440 6441	1 1	Ash; green Ash; green	Good Good	5.5 7	NO NO	SE-TREE-S SE-TREE-S		6574 1 6575 1	-
	6442 6443	1 1	Ash; green Ash; green	Good Good	8 8.5	NO NO	SE-TREE-S SE-TREE-S		6576 6 6577 1	
	6444 6445	1 1	Ash; green Ash; green	Good Good	7.5 9.5	NO NO	SE-TREE-S SE-TREE-S		6578 1 6579 1	
	6446 6447	1 1	Ash; green Ash; green	Fair Fair	12 4	NO NO	SE-TREE-S SE-TREE-S		6580 1 6581 1	
	6448 6449	1 1	Oak; bur Ash; green	Good Good	27.5 7	HP NO	SE-TREE-S SE-TREE-S		6582 2 6583 1	
	6450 6451	1 1	Aspen Aspen	Poor Fair	11 12.5	NO HP	SE-TREE-S SE-TREE-S		6584 1 6585 1	
	6452 6453	1 1	Aspen Aspen	Fair Good	12 10.5	HP HP	SE-TREE-S SE-TREE-S		6586 1 6587 1	-
	6454 6455	1 1	Cherry; black Cottonwood	Good Good	5 14.5	S HP	SE-TREE-S SE-TREE-S		6588 1 6589 1	-
	6456 6457	1 1	Ash; green Ash; green	Good Fair	4 4.5	NO NO	SE-TREE-S SE-TREE-S		6590 1 6591 1	-
	6458 6459	1 1	Cherry; black Cherry; black	Fair Fair	5.5 4.5	S S	SE-TREE-S SE-TREE-S		6592 1 6593 1	-
	6460 6461	1 1	Ash; green Oak; bur	Good Good	5.5 40	NO HP	SE-TREE-S SE-TREE-S		6594 1 6595 1	
	6462 6463	1 1	Cherry; black Cherry; black	Good Good	10 6	HP S	SE-TREE-S SE-TREE-S		6596 1 6597 1	
	6464 6465	1 1	Ash; green Ash; green	Good Good	8.5 7.5	NO NO	SE-TREE-S SE-TREE-S		6598 1 6599 1	. S
	6466 6467	1 1	Oak; bur Oak; bur	Good Good	30.5 24	HP HP	SE-TREE-S SE-TREE-S		6600 1 6601 3	
	6468 6469	1 1	Ash; green Cherry; black	Good Good	5 9.5	NO S	SE-TREE-S SE-TREE-S		6602 1 6603 1	
	6470 6471	1 1	Cherry; black Ash; green	Good Good	11 25	HP NO	SE-TREE-S SE-TREE-S		6604 1 6605 1	
	6472 6473	2 1	Ash; green Ash; green	Fair Good	11 8.5	NO	SE-TREE-S SE-TREE-S		6606 1	- -
	6474 6475	1	Ash; green Ash; green	Good Good	10.5 10.5	NO	SE-TREE-S SE-TREE-S		6608 1 6609 1	
	6476 6477	1	Ash; green Ash; green	Fair Good	5.5 5.5	NO NO	SE-TREE-S SE-TREE-S		6610 1 6611 1	
	6478	1	Ash; green	Good	9.5	NO	SE-TREE-S		6612 1 6613 1	-
	6479 6480 6481	1 1 1	Ash; green Ash; green Ash: green	Good Fair Good	8.5 9.5 7.5	NO NO NO	SE-TREE-S SE-TREE-S SE-TREE-S		6614 1 6615 1	
	6482	1 1 1	Ash; green Cherry; black Oak: bur	Good	7	S	SE-TREE-S		6616 1 6617 1	
	6483 6484	1 1	Oak; bur Oak; red	Good Good	5 11 14 5	S HP	SE-TREE-S SE-TREE-S		6618 1 6619 1	-
	6485 6486 6487	1 1 1	Ash; green Ash; green Cherny: black	Good Good Fair	14.5 4 14	NO NO HP	SE-TREE-S SE-TREE-S SE-TREE-S		6620 1 6621 1	- -
	6487 6488 6489	1 1 1	Cherry; black Ash; green Oak: bur	Fair Good Good	14 17.5 7 5	NO	SE-TREE-S SE-TREE-S SE-TREE-S		6622 1 6623 1	. (
	6489 6490 6491	1 1 1	Oak; bur Ash; green Cherry; black	Good Good Good	7.5 10 14.5	S NO HP	SE-TREE-S SE-TREE-S SE-TREE-S		6624 1 6625 1	. (
DETAILS	6491 6492 6493	1	Ash; green Ash; green	Good Good Good	14.5 10 7	NO NO	SE-TREE-S SE-TREE-S SE-TREE-S		6626 1 6627 1	
I UKY L	6493 6494 6495	1 1 1	Ash; green Ash; green Ash; green	Good Good Good	7 6.5 23	NO NO NO	SE-TREE-S SE-TREE-S SE-TREE-S		6628 1 6629 1	-
INVENIORY	6495 6496 6497	1 1 1	Asn; green Ash; green Ash; green	Good Poor Fair	23 4 5.5	NO NO NO	SE-TREE-S SE-TREE-S SE-TREE-S		6630 1 6631 1	
- IKEE	6498 6499	1	Ash; green Ash; green Ash; green	Good Fair	9.5 6.5	NO NO	SE-TREE-S SE-TREE-S		6632 1 6633 1	
es/L1-2	6500 6501	1 1	Ash; green Ash; green Ash; green	Good Good	4.5 15.5	NO NO	SE-TREE-S SE-TREE-S		6634 1 6635 1	
neet Files'	6502 6503	1	Ash; green	Good	14	NO NO	SE-TREE-S		6636 1 6637 1	. (
_dwg She	6503 6504 6505	1 1 1	Ash; green Ash; green Ash; green	Good Fair Good	19 9.5 6	NO NO NO	SE-TREE-S SE-TREE-S SE-TREE-S		6638 1 6639 1	
APE/	6505 6506 6507	1 1	Boxelder Ash; green	Poor Good	6 13 13	NO NO NO	SE-TREE-S SE-TREE-S SE-TREE-S		6640 1 6641 1	
VLANDSC/	6507 6508 6509	1	Ash; green	Good Good Poor	13 9.5 5	NO NO NO	SE-TREE-S SE-TREE-S SE-TREE-S		6642 1 6643 1	
AIA	6510	1 1 1	Cherry; black Oak; bur Ash: green	Poor	34.5	NO	SE-TREE-S		6644 1 6645 1	
	6511 6512 6513	1 1 1	Ash; green Ash; green Ash; green	Fair Fair Fair	7 7 4	NO NO	SE-TREE-S SE-TREE-S SE-TREE-S		6646 1 6647 1	
VAcc022	6513 6514 6515	1 1 1	Ash; green Ash; green Boyelder	Fair Fair Fair	4 4 13	NO NO HP	SE-TREE-S SE-TREE-S SE-TREE-S		6648 1 6649 1	
W:\Z0Z3\Z:	6515 6516 6517	1 1 1	Boxelder Ash; green Ash: groop	Fair Fair Good	13 5 0	HP NO	SE-TREE-S SE-TREE-S		6650 1 6651 1	-
	6517 6518 6519	1 1 1	Ash; green Boxelder Ash: green	Good Poor Good	9 4.5 6	NO NO	SE-TREE-S SE-TREE-S SE-TREE-S		6652 1 6653 1	
1:49 PM	6519 6520 6521	1 1 1	Ash; green Ash; green Ash: green	Good Fair Good	6 5 9	NO NO	SE-TREE-S SE-TREE-S SE-TREE-S		6654 1 6655 1	
2024	6521 6522 6523	1 1 1	Ash; green Boxelder Boxelder	Good Fair Fair	9 14 16	NO HP HP	SE-TREE-S SE-TREE-S SE-TREE-S		6656 1 6657 1	
Plotted: 02 /28 /	6523 6524 6525	1 3 1	Boxelder Boxelder Ash; green	Poor Good	26 9.5	NO NO	SE-TREE-S SE-TREE-S SE-TREE-S		6658 1 6659 1	
lotted:		-	, green	300u	لى، ت		JE INELJ			
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			SIGNIFICANT OR 'HIGH		CONIFER
Species	- Conditic -	DBH	PRIORITY'	REMOVED TREES "SDE"	HEIGHT IN FEET -
Ash; green	Good	11.5	NO	SE-TREE-S	
Boxelder	Good	8	S	SE-TREE-S	
Boxelder	Fair	7	S	SE-TREE-S	
Boxelder	Good	7	S	SE-TREE-S	
Boxelder	Fair	6.5	S	SE-TREE-S	
Boxelder	Good	9	S	SE-TREE-S	
Boxelder	Fair	19	HP	SE-TREE-S	
Boxelder Cottonwood	Fair Good	16.5 44	HP	SE-TREE-S SE-TREE-S	
Ash; green	Poor	21	NO	SE-TREE-S	
Ash; green	Fair	12	NO	SE-TREE-S	
Ash; green	Good	7	NO	SE-TREE-S	
Ash; green	Good	6	NO	SE-TREE-S	
Ash; green	Good	15	NO	SE-TREE-S	
Ash; green	Fair	9.5	NO	SE-TREE-S	
Ash; green	Fair	5.5	NO	SE-TREE-S	
Ash; green	Good	13	NO	SE-TREE-S	
Ash; green	Fair	19	NO	SE-TREE-S	
Ash; green	Good	6.5	NO	SE-TREE-S	
Oak; bur	Good	16.5	HP	SE-TREE-S	
Boxelder Boxelder	Fair Good	21 9.5	HP	SE-TREE-S SE-TREE-S	
Oak; bur	Good	20	HP	SE-TREE-S	
Ash; green	Good	9.5	NO	SE-TREE-S	
Cherry; black	Good	5.5	S	SE-TREE-S	
Oak; bur	Good	25	HP	SE-TREE-S	
Ash; green	Fair	12.5	NO	SE-TREE-S	
Cherry; black	Good	6	S	SE-TREE-S	
Ash; green	Good	11	NO	SE-TREE-S	
Boxelder	Fair	8	S	SE-TREE-S	
Ash; green	Good	9.5	NO	SE-TREE-S	
Boxelder	Fair	12	HP	SE-TREE-S	
Boxelder	Poor	12	NO	SE-TREE-S	
Boxelder Boxelder	Fair Fair	12 14 21	HP HP	SE-TREE-S SE-TREE-S SE-TREE-S	
Boxelder Ash; green	Good Fair	9 9	S	SE-TREE-S SE-TREE-S	
Ash; green	Poor	15	NO	SE-TREE-S	
Boxelder	Fair	17.5	HP	SE-TREE-S	
Ash; green	Good	8.5	NO	SE-TREE-S	
Cottonwood	Good	49	HP	SE-TREE-S	
Boxelder	Good	5.5	S	SE-TREE-S	
Boxelder	Fair	8	S	SE-TREE-S	
Boxelder	Fair	4.5	S	SE-TREE-S	
Willow	Poor	9	NO	SE-TREE-S	
Cottonwood Cottonwood Cottonwood	Good Good Good	26 34.5 31	HP HP	SE-TREE-S SE-TREE-S SE-TREE-S	
Cottonwood	Good	31	HP	SE-TREE-S	
Cottonwood	Good	24	HP	SE-TREE-S	
Cottonwood	Poor	31	NO	SE-TREE-S	
Arborvitae	Good	72	NO	SE-TREE-S	20
Spruce; blue	Poor	14	NO	SDE-TREE-S	45
Spruce; blue	Fair	16	HP	SDE-TREE-S	40
Ash; green	Good	27.5	NO	SDE-TREE-S	
Ash; green	Good	7	NO	SE-TREE-S	
Ash; green	Good	12	NO	SE-TREE-S	
Ash; green	Fair	9	NO	SE-TREE-S	
Ash; green	Good	13	NO	SE-TREE-S	
Ash; green	Fair	8	NO	SE-TREE-S	
Ash; green	Good	8.5	NO	SE-TREE-S	
Ash; green	Good	10	NO	SE-TREE-S	
Ash; green	Good	10	NO	SE-TREE-S	
Ash; green	Good	11	NO	SE-TREE-S	
Ash; green Ash; green Ash; green	Good Good	8.5 6	NO NO NO	SE-TREE-S SE-TREE-S SE-TREE-S	
Spruce; white	Fair	19.5	HP	SDE-TREE-S	45
Ash; green	Good	7	NO	SE-TREE-S	
Ash; green	Good	10	NO	SE-TREE-S	
Boxelder	Poor	6	NO	SE-TREE-S	
Elm; American	Good	14	HP	SE-TREE-S	
Boxelder	Good	14	HP	SE-TREE-S	
Spruce; white Boxelder	Fair Good	17 17.5	HP HP HP	SE-TREE-S SE-TREE-S	50 、
Boxelder	Good	17	HP	SE-TREE-S	
Boxelder	Good	14.5	HP	SE-TREE-S	
Ash; green	Fair	63	NO	SE-TREE-S	
Boxelder Boxelder	Fair Good	17.5 8.5	HP	SE-TREE-S SE-TREE-S	
Boxelder	Good	13.5	HP	SE-TREE-S	
Boxelder	Good	9	S	SE-TREE-S	
Boxelder	Good	11.5	HP	SE-TREE-S	
Ash; green	Good	9.5	NO	SE-TREE-S	
Boxelder	Poor	26	NO	SE-TREE-S	
Boxelder	Good	14.5	HP	SE-TREE-S	
Boxelder Boxelder	Fair Good Good	25 22 16	HP HP NO	SE-TREE-S SE-TREE-S SE-TREE-S	
Ash; green Boxelder Ash; green	Good Good	4 16	S NO	SE-TREE-S SE-TREE-S SE-TREE-S	
Elm; American Boxelder	Good Good	4	S S	SE-TREE-S SE-TREE-S	
Boxelder	Good	4	S	SE-TREE-S	
Boxelder	Good	4.5	S	SE-TREE-S	
Boxelder	Good	8.5	S	SDE-TREE-S	
Ash; green	Fair	13	NO	SDE-TREE-S	
Boxelder	Poor	24.5	NO	SE-TREE-S	
Cottonwood	Good	48	HP	SDE-TREE-S	
Oak; bur	Good	40.5	HP	SDE-TREE-S	
Cottonwood	Good	23	HP	SDE-TREE-S	
Ash; green	Good	10	NO	SDE-TREE-S	
Ash; green	Good	8	NO	SDE-TREE-S	
Ash; green	Good	7.5	NO	SDE-TREE-S	
Ash; green Basswood	Good	10.5 23	NO NO HP	SDE-TREE-S	
Boxelder	Poor	19	NO	SE-TREE-S	
Ash; green	Fair	17	NO	SE-TREE-S	
Elm; American	Good	10.5	HP	SE-TREE-S	
Boxelder	Good	8	S	SE-TREE-S	
Boxelder	Good	7	S	SE-TREE-S	
Cottonwood	Good	50	HP	SE-TREE-S	
Boxelder Boxelder Boxelder	Good Fair	5 8.5	S S	SE-TREE-S SE-TREE-S	
Boxelder	Fair	11	HP	SE-TREE-S	
Boxelder	Fair	4.5	S	SE-TREE-S	
Boxelder	Fair	9	S	SE-TREE-S	
Boxelder Ash; green	Fair Good	9 13.5 7	HP NO	SE-TREE-S SE-TREE-S SE-TREE-S	
Ash; green	Fair	8	NO	SE-TREE-S	
Ash; green	Fair	16	NO	SE-TREE-S	
Ash; green	Good	7	NO	SE-TREE-S	
Boxelder	Fair	10.5	HP	SE-TREE-S	
Boxelder	Fair	8	S	SE-TREE-S	
Boxelder	Fair	19	HP	SE-TREE-S	
Boxelder	Fair	14	HP	SE-TREE-S	
Elm; American	Good	6.5	S	SE-TREE-S	
Boxelder	Fair	25	HP	SE-TREE-S	
Boxelder	Fair	25	HP	SE-TREE-S	
Boxelder	Good	13.5	HP	SE-TREE-S	
Ash; green	Good	10.5	NO	SE-TREE-S	
Cottonwood	Good	33.5	HP	SE-TREE-S	
Boxelder	Fair	20	HP	SE-TREE-S	
Cottonwood	Good	27	HP	SE-TREE-S	
Boxelder	Fair	36	HP	SE-TREE-S	
Boxelder	Fair	25	HP	SE-TREE-S	

Point				
Numbe 🖅		Species	• Conditic •	DBH 🔹
6660 6661	1 5	Boxelder Boxelder	Fair Poor	11 53
6662 6663	1	Ash; green Boxelder	Fair Fair	5
6664	1 2	Ash; green	Fair	28 15
6665 6666	1 1	Ash; green Ash; green	Good Good	8.5 10.5
6667	1	Ash; green	Good	10.5
6668 6669	1 1	Elm; American Ash; green	Good Good	9 9.5
6670 6671	1 1	Boxelder Cottonwood	Fair Good	27 35
6672	1	Cherry; black	Good	26
6673 6674	1 1	Cottonwood Elm; Siberian	Good Good	25.5 19
6675	1	Cottonwood	Good	16.5
6676 6677	1 1	Cottonwood Cottonwood	Good Good	22 20
6678 6679	2 1	Cottonwood Cottonwood	Good Good	34 10.5
6680	1	Cottonwood	Good	32
6681 6682	2 1	Boxelder Boxelder	Fair Good	12 5.5
6683	1	Ash; green	Good	21
6684 6685	1 1	Ash; green Spruce; blue	Good Fair	18 18
6686	1	Spruce; white	Fair	11.5
6687 6688	1 1	Crabapple Ash; green	Good Good	8 25
6689 6690	1 1	Spruce; white Oak; red	Fair Poor	16 36
6691	1	Basswood	Poor	32
6692 6693	1 1	Basswood Basswood	Fair Good	13.5 16.5
6694	1	Basswood	Fair	16.5
6695 6696	1 1	Oak; bur Oak; bur	Fair Fair	17 27
6697	1	Basswood	Fair	20.5
6698 6699	1 1	Oak; bur Oak; bur	Good Fair	17 30
6700 6701	1 1	Oak; bur	Good Good	23 24
6702	L	Oak; bur Basswood	Fair	24 26
6703 6704	1	Oak; bur	Good	24.5
6704 6705	1 1	Spruce; white Spruce; blue	Poor Good	14 18.5
6706	1	Spruce; blue	Fair	11.5
6707 6708	1 1	Spruce; blue Spruce; blue	Fair Fair	11 8.5
6709 6710	3 1	Birch; paper Oak; white	Fair Good	19.5 24.5
6711	1	Ash; green	Good	19.5
6712 6713	1	Ash; green Arborvitae	Good Good	19 7
6714	1	Arborvitae	Fair	24
6715 6716	1 1	Maple; silver Oak; bur	Good Good	41.5 34.5
6717	1	Spruce; blue	Fair	12.5
6718 6719	1 3	Oak; white Treelilac	Good Fair	25 40
6720	1	Oak; red	Good	26
6721 6722	1	Ash; green Oak; bur	Poor Good	23.5 30.5
6723	1	Spruce; white	Fair	13
6724 6725	1 1	Crabapple Crabapple	Good Fair	9 6
6726	1	Ash; green	Fair	24 29
6727		Oak: nin		23
6727 6728	1	Oak; pin Crabapple	Good Good	6
6728 6729	1 1	Crabapple Spruce; white	Good Fair	6 15
6728	1	Crabapple	Good	6
6728 6729 6730 6731 6732	1 1 0 2 1	Crabapple Spruce; white Elm; Siberian Treelilac Crabapple	Good Fair Fair Fair Good	6 15 46.5 15 5.5
6728 6729 6730 6731	1 1 0 2	Crabapple Spruce; white Elm; Siberian Treelilac	Good Fair Fair Fair	6 15 46.5 15
6728 6729 6730 6731 6732 6733 6733 6734 6735	1 1 0 2 1 1 1 1 1	Crabapple Spruce; white Elm; Siberian Treelilac Crabapple Oak; white Oak; bur Oak; bur	Good Fair Fair Fair Good Good Good	6 15 46.5 15 5.5 20.5 19.5 20
6728 6729 6730 6731 6732 6733 6734	1 1 0 2 1 1 1	Crabapple Spruce; white Elm; Siberian Treelilac Crabapple Oak; white Oak; bur	Good Fair Fair Fair Good Good Good	6 15 46.5 15 5.5 20.5 19.5
6728 6729 6730 6731 6732 6733 6734 6735 6736 6737 6738	1 0 2 1 1 1 1 2 1 2 1 2	Crabapple Spruce; white Elm; Siberian Treelilac Crabapple Oak; white Oak; bur Oak; bur Basswood Basswood Ironwood	Good Fair Fair Fair Good Good Good Good Good Poor Good	6 15 46.5 15 5.5 20.5 19.5 20 24.5 23 13
6728 6729 6730 6731 6732 6733 6734 6735 6736 6736 6737 6738 6739 6740	1 0 2 1 1 1 1 2 1 2 1 2 1 2 1 2	Crabapple Spruce; white Elm; Siberian Treelilac Crabapple Oak; white Oak; bur Oak; bur Basswood Basswood Ironwood Oak; pin Oak; pin	Good Fair Fair Fair Good Good Good Good Poor Good Good Good Good	6 15 46.5 15 5.5 20.5 19.5 20 24.5 23 13 25 26.5
6728 6729 6730 6731 6732 6733 6733 6734 6735 6736 6737 6738 6739	1 1 0 2 1 1 1 1 2 1 2 1 2 1	Crabapple Spruce; white Elm; Siberian Treelilac Crabapple Oak; white Oak; bur Oak; bur Basswood Basswood Ironwood Oak; pin	Good Fair Fair Good Good Good Good Good Poor Good Good	6 15 46.5 15 5.5 20.5 19.5 20 24.5 23 13 25
6728 6729 6730 6731 6732 6733 6734 6735 6736 6737 6738 6739 6740 6741 6741 6742 6743	1 1 0 2 1 1 1 1 2 1 2 1 2 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 1 2 1 1 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1	Crabapple Spruce; white Elm; Siberian Treelilac Crabapple Oak; white Oak; bur Oak; bur Basswood Basswood Ironwood Oak; pin Oak; pin Oak; pin Oak; pin	Good Fair Fair Fair Good Good Good Good Good Good Good Goo	6 15 46.5 15 5.5 20.5 19.5 20 24.5 23 13 25 26.5 16.5 16.5 17 11
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PLANNING CIVIL ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE ENVIRONMENTAL 7200 Hemlock Lane, Suite 300 Maple Grove, MN 55369 763.424.5505

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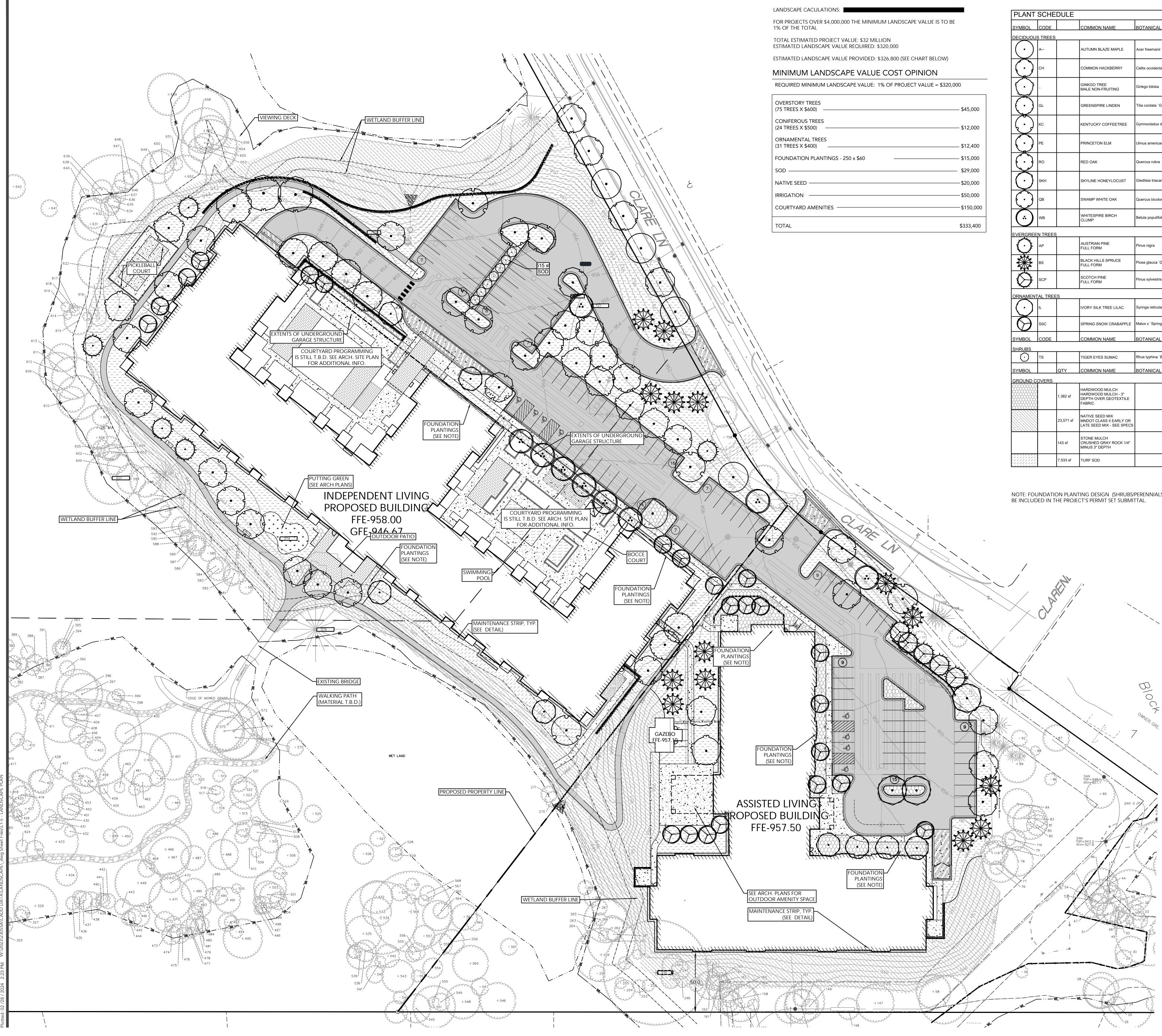
CADD QUALIFICATION CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others 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 intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities. SUBMITTAL/REVISIONS 10/18/23 CITY SUBMITTAL 01/31/24 CITY SUBMITTAL 02/28/24 CITY RESUBMITTAL

PROFESSIONAL SIGNATURE

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

	QUA	LITY CONTROL
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C2-1 C3-1 C3-2 C3-3 C4-1 C4-2 C8-1 C8-2 C8-3 L1-1 L1-2 L1-3 L1-4 L1-5 L1-6	WATER MAIN TREE I TREE I TREE INV TREE INV LAN	EMOLITION PLAN SITE PLAN GRADING PLAN SWPPP SWPPP NOTES VAND SANITARY STORM SEWER CIVIL DETAILS CIVIL DETAILS CIVIL DETAILS CIVIL DETAILS NVENTORY PLAN NVENTORY PLAN ENTORY DETAILS ANDSCAPE PLAN DSCAPE DETAILS





	- \$45,000
	- \$12,000
	- \$12,400
250 x \$60	- \$15,000
	\$29,000
	-\$20,000
	-\$50,000
	-\$150,000
	\$333,400

PLANT	SCHE	DULE				
SYMBOL	CODE		COMMON NAME	BOTANICAL NAME	CONT	SIZE
		• :				
$\overline{(\cdot)}$	A-		AUTUMN BLAZE MAPLE	Acer freemanii `Autumn Blaze`	В&В	2.5"Cal
$\overline{\bigcirc}$	сн		COMMON HACKBERRY	Celtis occidentalis	В&В	2.5"Cal
\bigcirc			GINKGO TREE MALE NON-FRUITING	Ginkgo biloba	В&В	2.5"Cal
$\overline{\bigcirc}$	GL		GREENSPIRE LINDEN	Tilia cordata `Greenspire`	В&В	2.5"Cal
$\left(\cdot \right)$	кс		KENTUCKY COFFEETREE	Gymnocladus dioica	В&В	2.5"Cal
\bigcirc	PE		PRINCETON ELM	Ulmus americana `Princeton`	В&В	2.5"Cal
	RO		RED OAK	Quercus rubra	B & B	2.5"Cal
\bigcirc	sкн		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.`	В&В	8` HGT
EVERGREE	N TREES	6				
\bigcirc	AP		AUSTRIAN PINE FULL FORM	Pinus nigra	В&В	6` HGT
*	BS		BLACK HILLS SPRUCE FULL FORM	Picea glauca `Densata`	В&В	6` HGT
\bigcirc	SCP		SCOTCH PINE FULL FORM	Pinus sylvestris	В&В	6` HGT
	TAL TREE	<u>=s</u>	1	1		
(\cdot)	IL		IVORY SILK TREE LILAC	Syringa reticulata `Ivory Silk`	B & B	1.5"Cal
(\mathcal{G})	SSC		SPRING SNOW CRABAPPLE	Malus x `Spring Snow`	В&В	1.5"Cal
SYMBOL	CODE		COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZ
	TS		TIGER EYES SUMAC	Rhus typhina `Baltiger` TM	5 gal	24" HGT
SYMBOL		QTY	COMMON NAME	BOTANICAL NAME		
GROUND C	<u>OVER</u> S					
		1,382 sf	HARDWOOD MULCH HARDWOOD MULCH - 3" DEPTH OVER GEOTEXTILE FABRIC			
		23,571 sf	NATIVE SEED MIX MNDOT CLASS II EARLY OR LATE SEED MIX - SEE SPECS			
		143 sf	STONE MULCH CRUSHED GRAY ROCK 1/4" MINUS 3" DEPTH			
· · · · · · · · · · · · · · · · · · ·		7,533 sf	TURF SOD			

NOTE: FOUNDATION PLANTING DESIGN (SHRUBS/PERENNIALS) WILL

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, CURBS/GUTTERS, 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 Date 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.

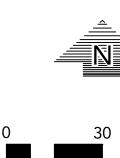


CALL BEFORE YOU DIG! Gopher State One Cal TWIN CITY AREA: 651-454-0002 TOLL FREE: 1-800-252-1166

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.

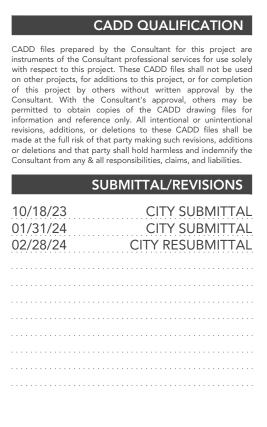


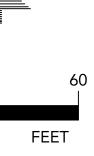
SCALE IN FEET



CIVIL ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE ENVIRONMENTAL 7200 Hemlock Lane, Suite 300 Maple Grove, MN 55369

763.424.5505 www.loucksinc.com





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.

Douglas D. Loken - LA 45591 License No.

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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 & GROUNDCOVER

ALL PLANTING AREAS RECEIVING GROUND COVER PLANTS, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 24" 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 GROUND.

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.

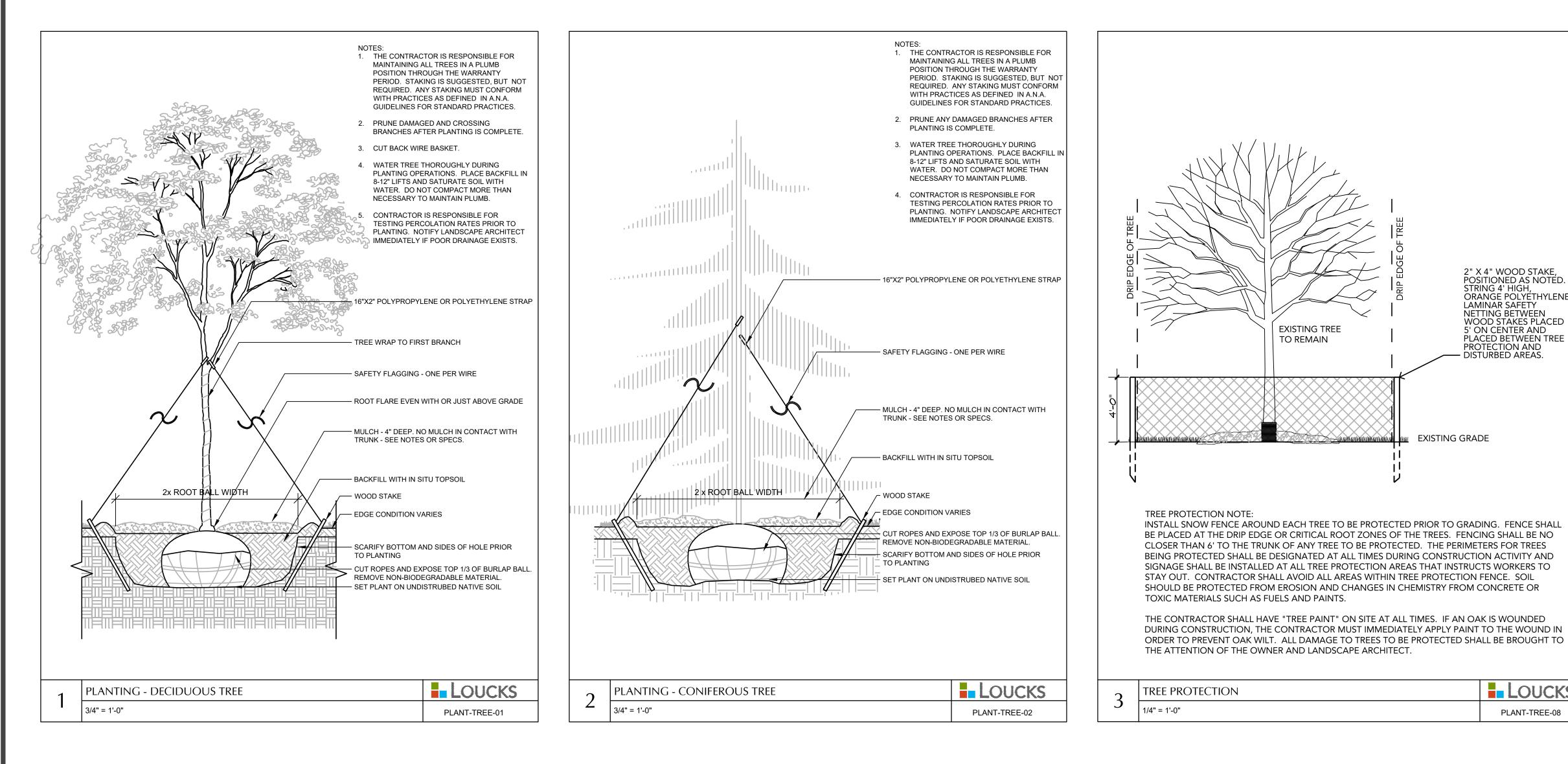
FERTILIZER

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.





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

RECOMMENDATIONS UNDER ALL MULCHED AREAS.

DRAWING OR IN SPECIFICATION. INSPECTION AND WARRANTY

FIBER MAT WEED BARRIER.

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/SEEDED 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.

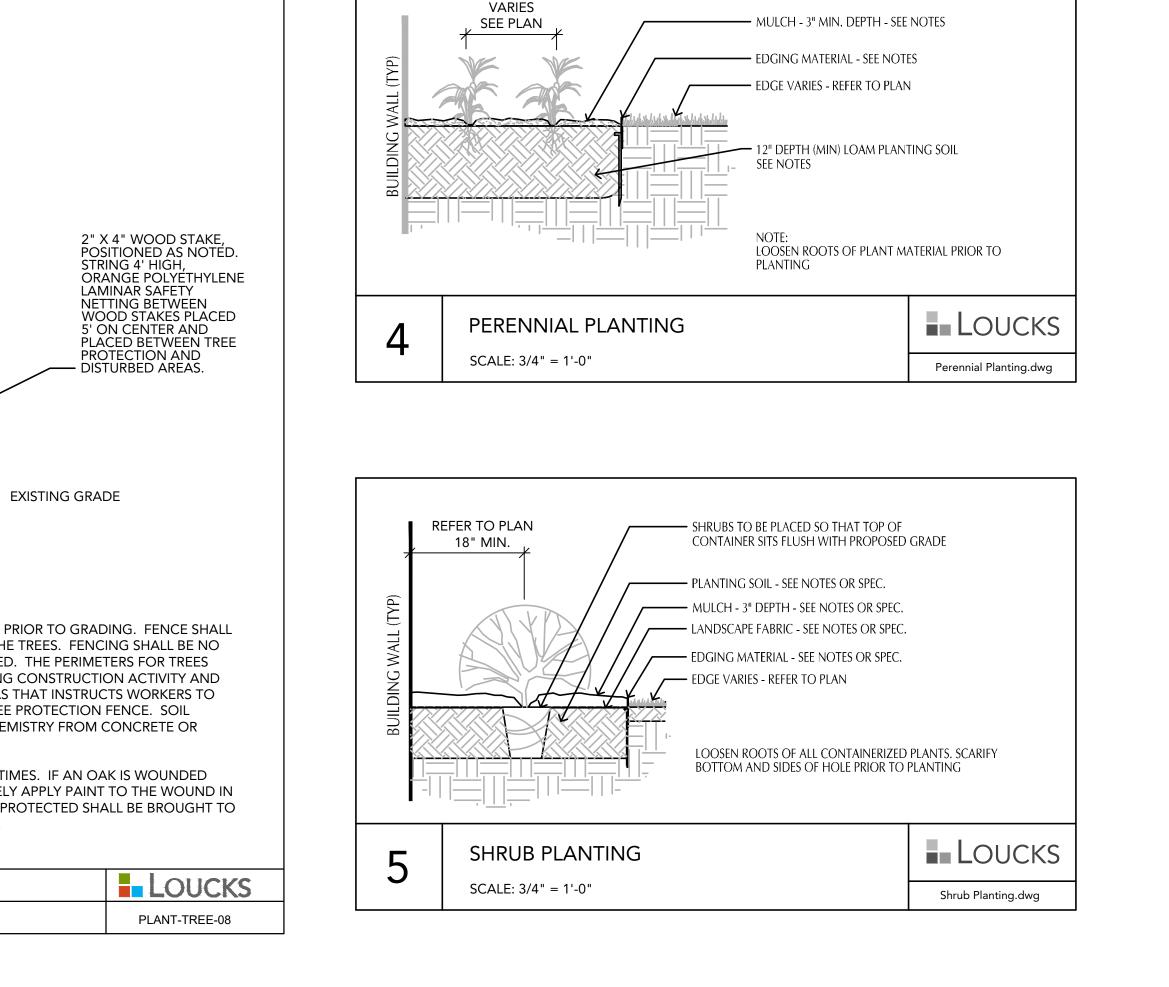
THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM.

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

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

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED/INDICATED ON





CIVIL ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE ENVIRONMENTAL 7200 Hemlock Lane, Suite 300 Maple Grove, MN 55369

> 763.424.5505 www.loucksinc.com

C	ADD QUALIFICATION		
CADD files prepared by the Consultant for this project are instruments of 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 completion 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 intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.			
Sl	JBMITTAL/REVISIONS		
10/18/23 01/31/24 02/28/24	CITY SUBMITTAL CITY SUBMITTAL CITY RESUBMITTAL		
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PROFESSIONAL SIGNATURE

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

	QUA	LITY CONTROL
Loucks Project Drawn Checke Review	By d By	23055A PJD DDL DDL 02/28/24
C2-1 C3-1 C3-2 C3-3 C4-1 C4-2 C8-1 C8-2 C8-3 L1-1 L1-2 L1-3 L1-4 L1-5 L1-6	WATER MAIN TREE I TREE I TREE INV TREE INV LAN	EMOLITION PLAN SITE PLAN GRADING PLAN SWPPP SWPPP NOTES NAND SANITARY STORM SEWER CIVIL DETAILS CIVIL DETAILS CIVIL DETAILS NVENTORY PLAN NVENTORY PLAN ENTORY DETAILS ENTORY DETAILS ANDSCAPE DETAILS

