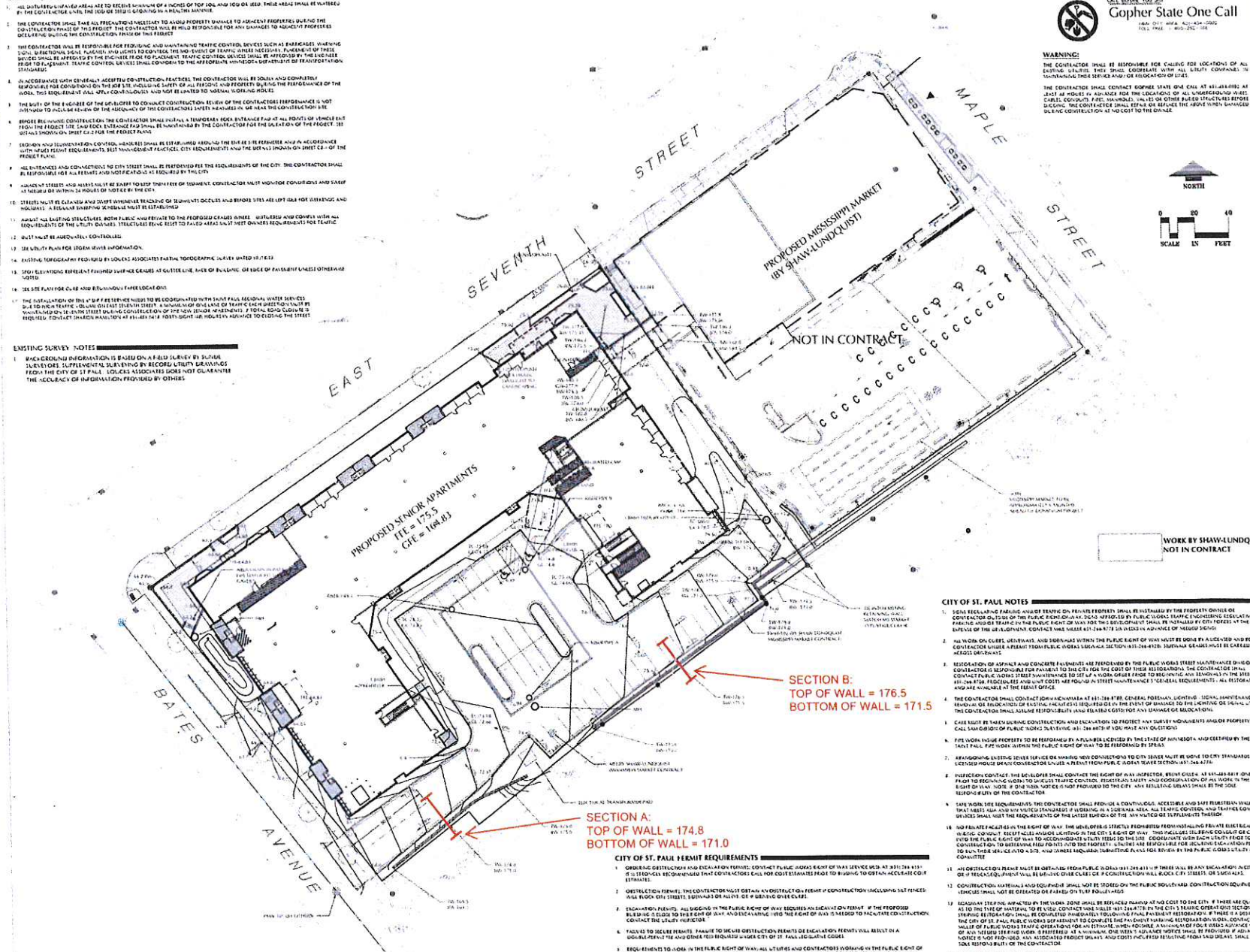


GRADING, DRAINAGE & EROSION CONTROL NOTES

1. ALL SURFACE DRAINAGE SHALL BE RECEIVED IN A DRAINAGE CURB OR DITCH. THESE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL THE END OF THE GRADING AND EROSION CONTROL PERIOD.
2. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTIES ADJACENT TO THE CONSTRUCTION PHASE OF THE PROJECT. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THE PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS TRAFFIC SIGNALS, TRAFFIC LIGHTS, TRAFFIC CONE PLACEMENT, TRAFFIC CONTROL DEVICES SHALL BE APPROVED BY THE LICENSEE IN CHARGE OF THE TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THESE DEVICES THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT.
4. ALL ACCESSWAYS WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITION OF THE ROAD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROAD. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
5. THE LIGHT OF THE LOCATION OF THE EXISTING CONSTRUCTION. REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT LIMITED TO THE REQUIREMENTS OF THE SPECIFICATIONS OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROAD THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT.
6. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL A TEMPORARY ROAD ENTRANCE PAD AT ALL POINTS OF TRAFFIC EXIT FROM THE PROJECT. THE ROAD ENTRANCE PAD SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT. THE ROAD ENTRANCE PAD SHALL BE 20 FEET WIDE.
7. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THESE MEASURES THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT.
8. ALL ENTRANCES AND CONDUITS TO CITY STREET SHALL BE PROVIDED FOR THE REQUIREMENTS OF THE CITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED BY THE CITY.
9. WORK ON STREET AND ADJACENT AREAS SHALL BE SUBJECT TO THE PERMITS AND NOTIFICATIONS AS REQUIRED BY THE CITY.
10. STREETS SHALL BE CLEANED AND SWEEPED IMMEDIATELY AFTER THE COMPLETION OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STREET THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT.
11. ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED WORK, SHALL BE MAINTAINED AND COMPLY WITH ALL REQUIREMENTS OF THE CITY. DAMAGED STRUCTURES SHALL BE REPAIRED TO MEET ALL CITY REQUIREMENTS FOR TRAFFIC.
12. ALL WORK SHALL BE APPROVED BY THE CITY.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTIFICATIONS AS REQUIRED BY THE CITY.
14. EXISTING TOPOGRAPHY PROVIDED BY SOURCE ASSOCIATED PARTIAL TOPOGRAPHIC SURVEY DATED 01/11/11.
15. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES AT OUTLINE. IN CASE OF CONFLICT, GRADES OF FINISHED SURFACE OTHERWISE NOTED.
16. SEE SITE PLAN FOR CURB AND BENCHMARK LOCATIONS.
17. THE INSTALLATION OF THIS CURB SHALL BE COORDINATED WITH ST. PAUL REGIONAL WATER SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTIFICATIONS AS REQUIRED BY THE CITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CURB THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CURB THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT.

EXISTING SURVEY NOTES

1. EXISTING SURVEY INFORMATION IS BASED ON A FIELD SURVEY BY SURVEYOR JAMES M. MURPHY, LICENSED SURVEYOR IN THE STATE OF MINNESOTA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTIFICATIONS AS REQUIRED BY THE CITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SURVEY THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT.



CALL BEFORE YOU DIG
Gopher State One Call
 800.451.1222
 1.800.451.1222
 1.800.451.1222

WARNING:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTIFICATIONS AS REQUIRED BY THE CITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITIES THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT.

BKV GROUP

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 Landscape Architecture
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 CONSULTANTS

**LOUCKS
 ASSOCIATES**

100%
 Construction
 Document Set
 12/08/14

PROJECT TITLE
 The Cambria
 East 7th & Bates
 Senior Apartments

KEY PLAN
 NORTH ARROW

CERTIFICATION
 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.

John J. M. Smith
 Michael J. St. Marie
 2440
 License Number
 Date

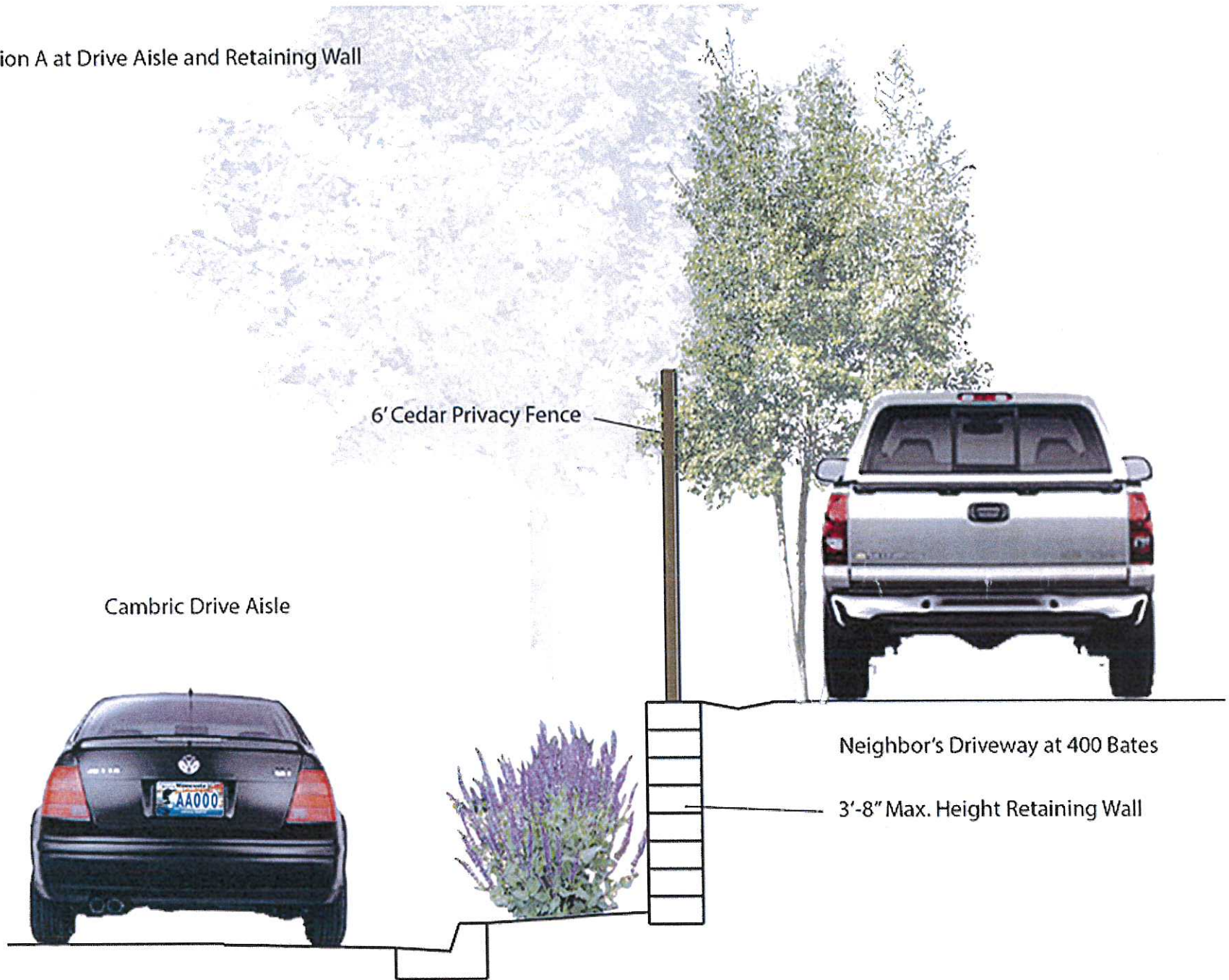
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 CHECKED BY
 CONSTRUCTION NO.
 SHEET TITLE

**GRADING &
 DRAINAGE PLAN**

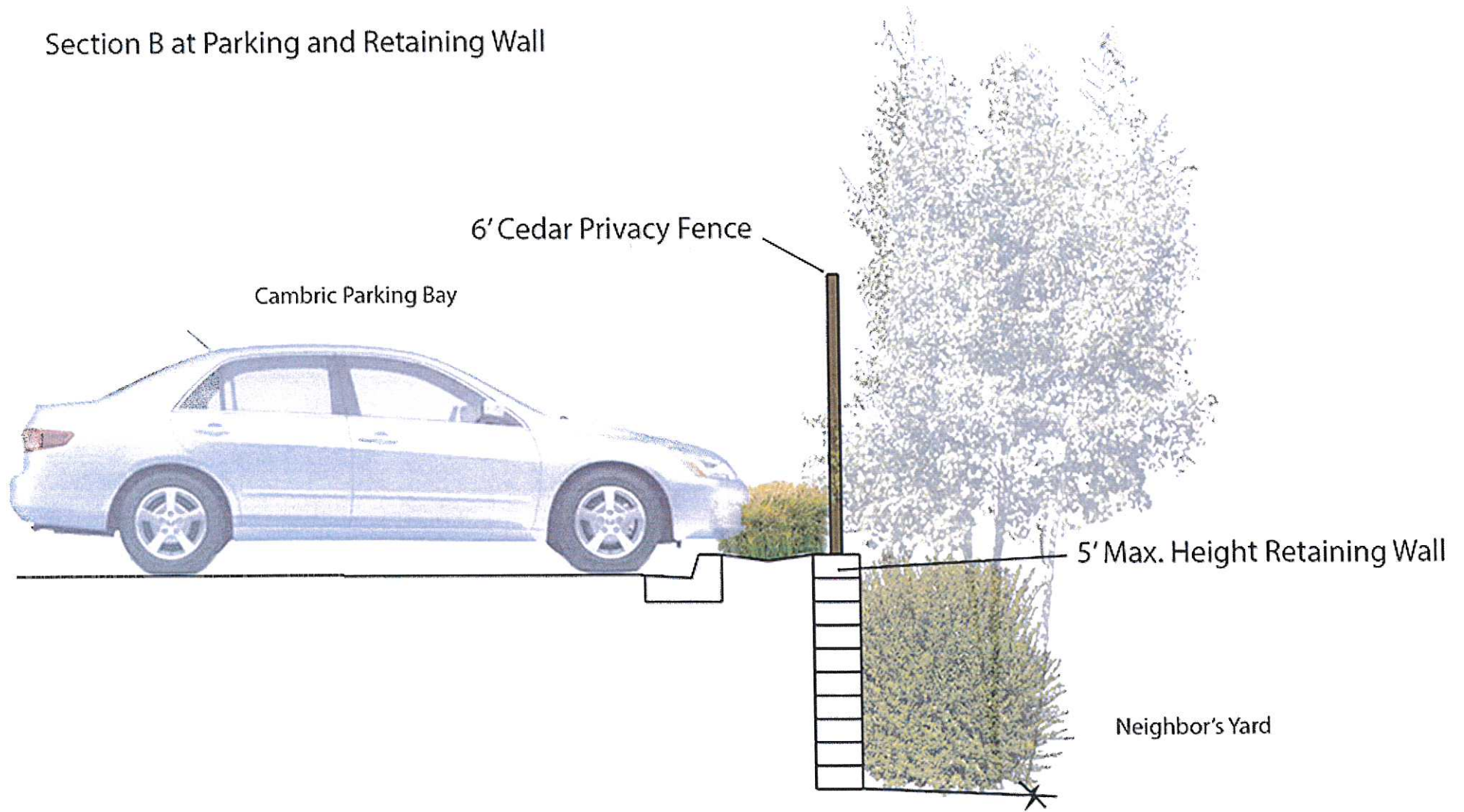
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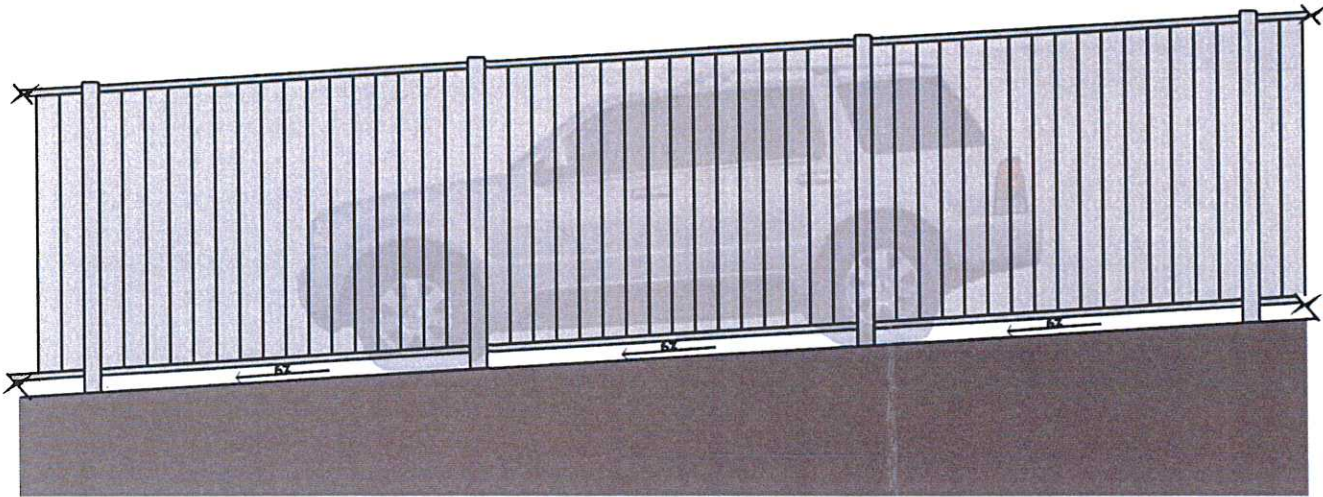
Section A at Drive Aisle and Retaining Wall



Section B at Parking and Retaining Wall



6' Tall Cedar Privacy Fence



Example



Location on Plan



Plant Materials at Retaining Walls and Screen Fence



Autumn Brilliance Serviceberry
Mature Size = 25' tall x 20' wide



Fireball Euonymus (Burning Bush)
Mature Size = 6' tall x 6' wide



Red Sunset Maple
Mature Size = 50' tall x 30' wide



Filigran Russian Sage
Size = 36" tall x 36" wide