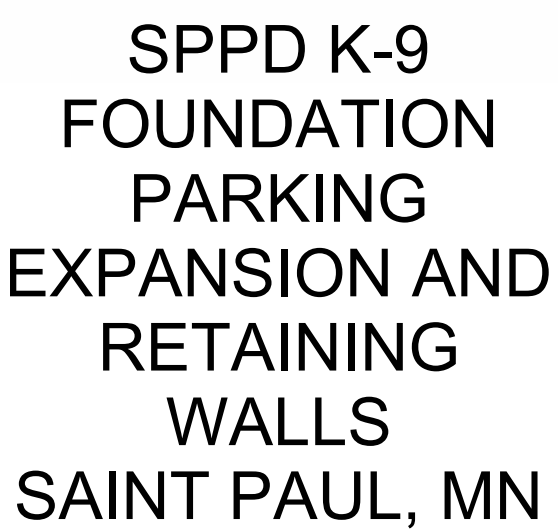


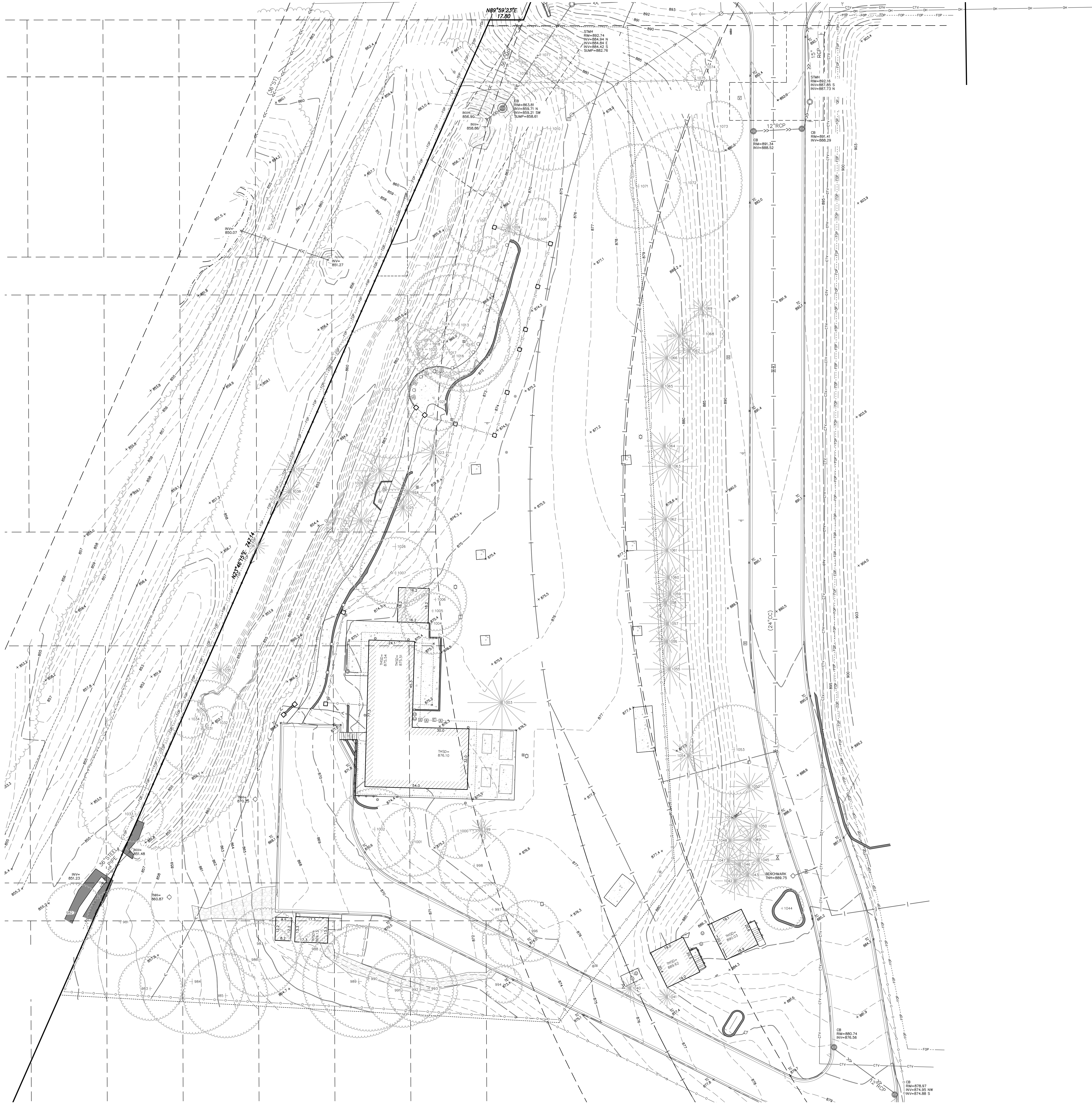
16 Roselawn Ave W
Maplewood, MN 55117

[illegible]

Contact: Michael Van De Riet
Phone: (763) 425-9960
MVanDeRiet@isseng.com

NOT FOR CONSTRUCTION

EXHIBIT E



LEGEND

● FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE	—> STORM SEWER
○ SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 48988"	—> SANITARY SEWER
○ CATCH BASIN	— WATERMAIN
○ STORM MANHOLE	— SANITARY SEWER SERVICE
○ SANITARY MANHOLE	— W WATER SERVICE
○ HYDRANT	— ELE UNDERGROUND ELECTRIC
⌘ GATE VALVE	— FDP UNDERGROUND FIBER OPTIC
⌘ ELECTRIC TRANSFORMER	— GAS UNDERGROUND GAS
⌘ ELECTRIC METER	— TEL UNDERGROUND TELEPHONE
⌘ GAS METER	— OH OVERHEAD UTILITY
— GUY WIRE	— CHAIN LINK FENCE
⌘ HAND HOLE	— CONCRETE CURB
⌘ LIGHT POLE	— RETAINING WALL
⌘ POWER POLE	— CONCRETE
⌘ ROOF DRAIN	— NO PARKING
⌘ TELEPHONE PEDESTAL	— EXISTING BUILDING
⌘ SIGN	— CONTOUR
⌘ PARKING STALL COUNT	— SPOT ELEVATION
⌘ DISABLED PARKING STALL	— TREE LINE
1 SCHEDULE B II ITEM	PI PINETREE
	AS ASH
	MA MAPLE
	TR TREE (GEN)

DESCRIPTION OF PROPERTY SURVEYED
(PER SCHEDULE A OF THE HEREIN REFERENCED TITLE COMMITMENT)

PARCEL A:
SECTION 18, TOWNSHIP 29, RANGE 22, RAMSEY COUNTY, MINNESOTA, SUBJECT TO ROSELAWN AVENUE AND HIGHWAY 49 AND EXCEPT THE PAUL WATER WORKS RIGHT OF WAY AND THE SOO LINE RAILWAY RIGHT OF WAY AND EXCEPT EISENMENGER AND ZASPELS LAKE PARK; PART OF THE NORTH 2/3 OF THE SOUTHWEST QUARTER LYING WEST AND NORTH OF A LINE BEGINNING AT A POINT ON THE NORTH LINE OF AND 671.8 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 878.8 FEET; THENCE EAST 70.85 FEET; THENCE SOUTH 633.5 FEET; THENCE WEST 713.75 FEET TO THE EASTERLY LINE OF THE ST. PAUL WATER WORKS RIGHT OF WAY; THENCE SOUTHERLY ON SAID EASTERLY LINE TO THE SOUTH LINE OF SAID NORTH 2/3 OF THE SOUTHWEST QUARTER AND THERE TERMINATING.

PARCEL B:
PART OF LOTS 1 AND 2 AND LOTS 12, 13 AND 14, EXCEPT RAILROAD, BLOCK 1, TOGETHER WITH VACATED ALLEY AND ROAD, EISENMENGER & ZASPELS LAKE PARK, RAMSEY COUNTY, MINNESOTA, AND

LOTS 1, 2, 3, PART OF LOTS 4 AND 5, PART OF LOTS 8, 9, EXCEPT RAILROAD, AND ALL OF LOTS 10, 11, 12, 13, 14 AND 15, BLOCK 2, EISENMENGER & ZASPELS LAKE PARK, TOGETHER WITH VACATED ALLEY AND ROAD, RAMSEY COUNTY, MINNESOTA, AND

LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND PART OF LOT 9, EXCEPT RAILROAD, BLOCK 6, TOGETHER WITH VACATED ALLEY AND ROAD, RAMSEY COUNTY, MINNESOTA.

PARCEL C:
A STRIP OF LAND ONE HUNDRED (100) FEET WIDE, OVER AND ACROSS THE NORTH 1/3 OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 29, RANGE 22, RAMSEY COUNTY, MINNESOTA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, AND BEING A STRIP OF LAND FIFTY (50) FEET IN WIDTH ON EACH SIDE OF THE CONDUIT LINE AS ESTABLISHED BY THE BOARD OF WATER COMMISSIONERS OF THE CITY OF SAINT PAUL AS APPEARS OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS OF RAMSEY COUNTY, MINNESOTA.

ABSTRACT PROPERTY

EXISTING CONDITIONS GENERAL NOTES

- THE INFORMATION SHOWN ON THIS EXISTING CONDITIONS PLAN WAS PREPARED FROM AN A PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY LOUCKS. UTILITY INFORMATION SHOWN ON THIS PLAN, SUCH AS SANITARY SEWER, WATERMAIN, STORM SEWER, FORCEMAIN, ETC. IS PER RECORD PLANS PROVIDED BY THE CITY.
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE RAMSEY COUNTY COORDINATE SYSTEM NAD 83 (1986 ADJUST).
- WE HAVE SHOWN BURIED STRUCTURES AND UTILITIES ON AND/OR SERVING THE SITE TO THE BEST OF OUR ABILITY. SUBJECT TO THE FOLLOWING RESTRICTIONS:
 - UTILITY OPERATORS DO NOT CONSISTENTLY RESPOND TO LOCATE REQUESTS THROUGH THE GOPHER STATE ONE CALL SERVICE FOR BOUNDARY AND LOCATION PURPOSES SUCH AS THIS.
 - THOSE UTILITY OPERATORS THAT DO RESPOND, OFTEN WILL NOT LOCATE SERVICES FROM THE MAIN LINE TO THE CUSTOMER'S STRUCTURE OR FACILITY - THEY CONSIDER THOSE SEGMENTS PRIVATE INSTALLATIONS THAT ARE OUTSIDE OF THEIR JURISDICTION. IF A PRIVATE SERVICE TO AN ADJOINER'S SITE CROSSES THIS SITE OR A SERVICE TO THIS SITE CROSSES AN ADJOINER, IT MAY NOT BE LOCATED SINCE MOST OPERATORS WILL NOT MARK SUCH PRIVATE SERVICES.
 - MAPS PROVIDED BY UTILITY OPERATORS, EITHER ALONG WITH A FIELD LOCATION OR IN LIEU OF SUCH A LOCATION, ARE VERY OFTEN INACCURATE OR INCONCLUSIVE. MAPS PROVIDED BY UTILITY OPERATORS ARE VERY OFTEN AT A VERY SMALL SCALE, OR NO SCALE.
 - EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THE SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 651-454-0002.
 - UTILITY INFORMATION SHOWN ON THIS PLAN, SUCH AS NATURAL GAS, ELECTRIC LINES, TELEPHONE LINES, FIBER OPTIC LINES, CABLE TELEVISION LINES, UNDERGROUND PIPELINES, ETC. WAS SUPPLIED OR LOCATED BY GOPHER STATE ONE CALL.

PROJECT BENCHMARK

SITE BENCHMARK: TOP NUT OF HYDRANT LOCATED ON WEST SIDE OF SYLVAN STREET, NEAR SOUTHEAST CORNER OF PROPERTY AS SHOWN HEREON.
ELEVATION = 889.75 FEET (NGVD29)

EXHIBIT E

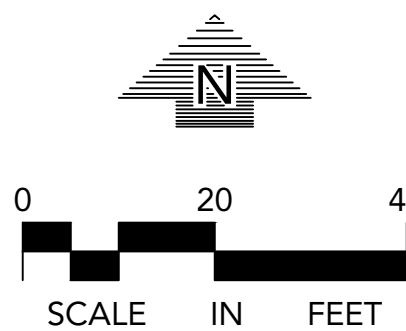
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LOUCKS

**EXISTING
CONDITIONS PLAN**

ISSUES & REVISIONS	DATE
DD PRICING SET	07-03-24
CONSTRUCTION DOCUMENTS	05-05-25

05/05/2025
LOUCKS PROJECT NUMBER: 24065A

COMMISSION NO: 65431-21208

DRAWN BY:

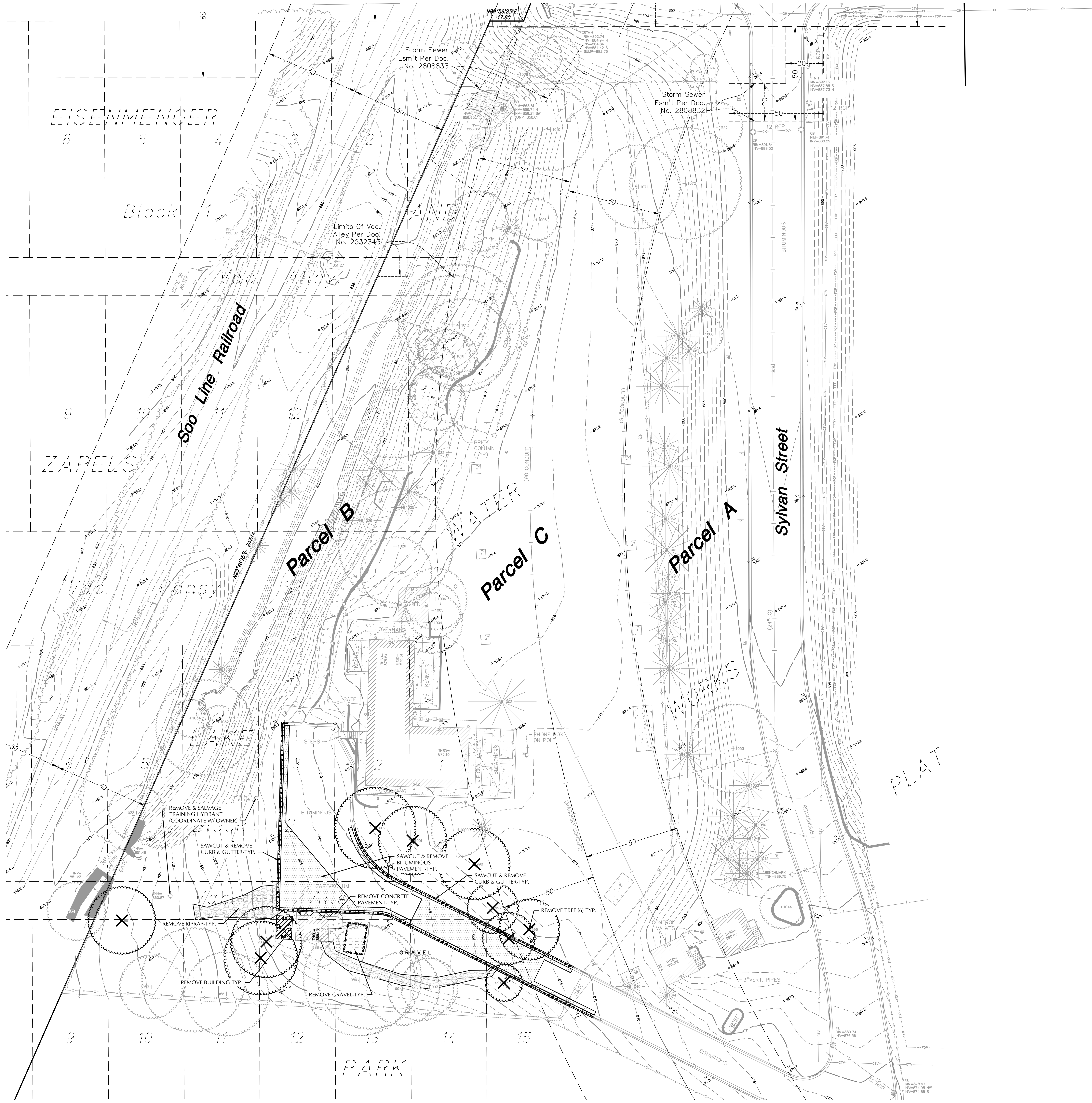
CHECKED BY:

SHEET

C1-1

TRUE SHEET SCALE
0" 1/2" 1"

Printed: 04/30/2025 2:4 PM W:\02424065\CADD\DATA\DWG\Sheet\Site\1-2 SITE DEMO PLAN



- LEGEND**
- FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
 - SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 48988"
 - ⊙ CATCH BASIN
 - ⊙ STORM MANHOLE
 - SANITARY MANHOLE
 - ⊙ HYDRANT
 - ⊙ GATE VALVE
 - ⊙ ELECTRIC TRANSFORMER
 - ⊙ ELECTRIC METER
 - ⊙ GAS METER
 - GUY WIRE
 - ⊙ HAND HOLE
 - ⊙ LIGHT POLE
 - ⊙ POWER POLE
 - ⊙ ROOF DRAIN
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ SIGN
 - ⊙ PARKING STALL COUNT
 - ⊙ DISABLED PARKING STALL
 - STORM SEWER
 - SANITARY SEWER
 - WATERMAIN
 - SANITARY SEWER SERVICE
 - WATER SERVICE
 - UNDERGROUND ELECTRIC
 - UNDERGROUND FIBER OPTIC
 - UNDERGROUND GAS
 - UNDERGROUND TELEPHONE
 - OVERHEAD UTILITY
 - CHAIN LINK FENCE
 - CONCRETE CURB
 - RETAINING WALL
 - CONCRETE
 - NO PARKING
 - EXISTING BUILDING
 - CONTOUR
 - ⊙ SPOT ELEVATION
 - TREE LINE
 - PI PINE
 - AS DECIDUOUS TREE
 - AS ASH
 - MA MAPLE
 - TR TREE (GEN)

SITE DEMOLITION NOTES

- CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES & OWNER.
- CLEAR AND GRUB AND REMOVE ALL TREES NOTED FOR REMOVAL, VEGETATION AND SITE DEBRIS WITHIN CONSTRUCTION LIMITS PRIOR TO GRADING. STRIP TOP SOIL AND STOCKPILE ON-SITE. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE GRADING & EROSION CONTROL PLAN.
- CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL. CONTRACTOR TO NOTIFY ENGINEER WITH ANY CONFLICTS OR PLAN DISCREPANCIES.
- CONTRACTOR TO SCHEDULE PRE-CONSTRUCTION MEETING(S) WITH UTILITY OWNERS(S) TO DISCUSS DISCONNECTIONS AND/OR RELOCATIONS.
- REFER TO LANDSCAPE PLAN FOR REMOVAL AND REPLACEMENT OF ON SITE TREES.
- CONTRACTOR TO VERIFY LOCATION OF SEPTIC FIELDS(S) & WELLS(S) ON SITE. COORDINATE REMOVALS AND/OR ABANDONMENT WITH THE APPLICABLE GOVERNING AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS. WELLS ON THE PROPERTY SHALL BE SEALED BY A MINNESOTA DEPARTMENT OF HEALTH (MDH) LICENSED CONTRACTOR.
- 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.
- 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.
- CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE APPLICABLE GOVERNING AGENCIES. ALL WORK SHALL BE PERFORMED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
- CONTRACTOR TO COORDINATE ALL WORK WITHIN THE ADJACENT PROPERTIES WITH THE OWNER AND ADJACENT PROPERTY OWNER.
- CONTRACTOR TO COORDINATE DEMOLITION PHASING WITH ALL DISCIPLINES INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, & OWNER.
- REFER TO THE GEOTECHNICAL REPORT PREPARED BY XXX, DATED XX, XXXX FOR INFORMATION INCLUDING BUT NOT LIMITED TO GROUNDWATER CONDITIONS AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR ANY REPAIRS TO THE IRRIGATION SYSTEM THAT IS AFFECTED DURING CONSTRUCTION.

DEMOLITION LEGEND

- REMOVE EXISTING BUILDING
- REMOVE EXISTING BITUMINOUS PAVING
- REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ETC.
- MILL AND OVERLAY EXISTING PARKING LOT
- REMOVE EXISTING GRAVEL
- REMOVE EXISTING TREES/WOODS
- ***** REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, FENCE, ETC.
- REMOVE EXISTING UTILITIES
- REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PARKING METERS, SIGNS, ETC.
- REMOVE EXISTING TREES
- TREE PROTECTION FENCE

EXHIBIT E

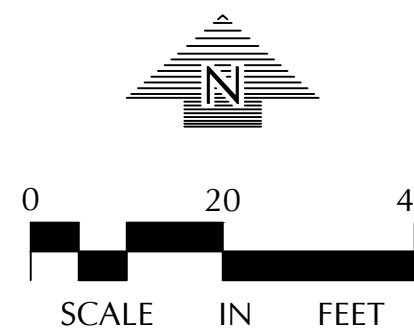
NOTE:
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CALL BEFORE YOU DIG!
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TOLL FREE: 1-800-251-1166

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SAINT PAUL, MN

LOUCKS

**SITE DEMOLITION
PLAN**

ISSUES & REVISIONS	DATE
DD PRICING SET	07-03-24
CONSTRUCTION DOCUMENTS	05-05-25

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.

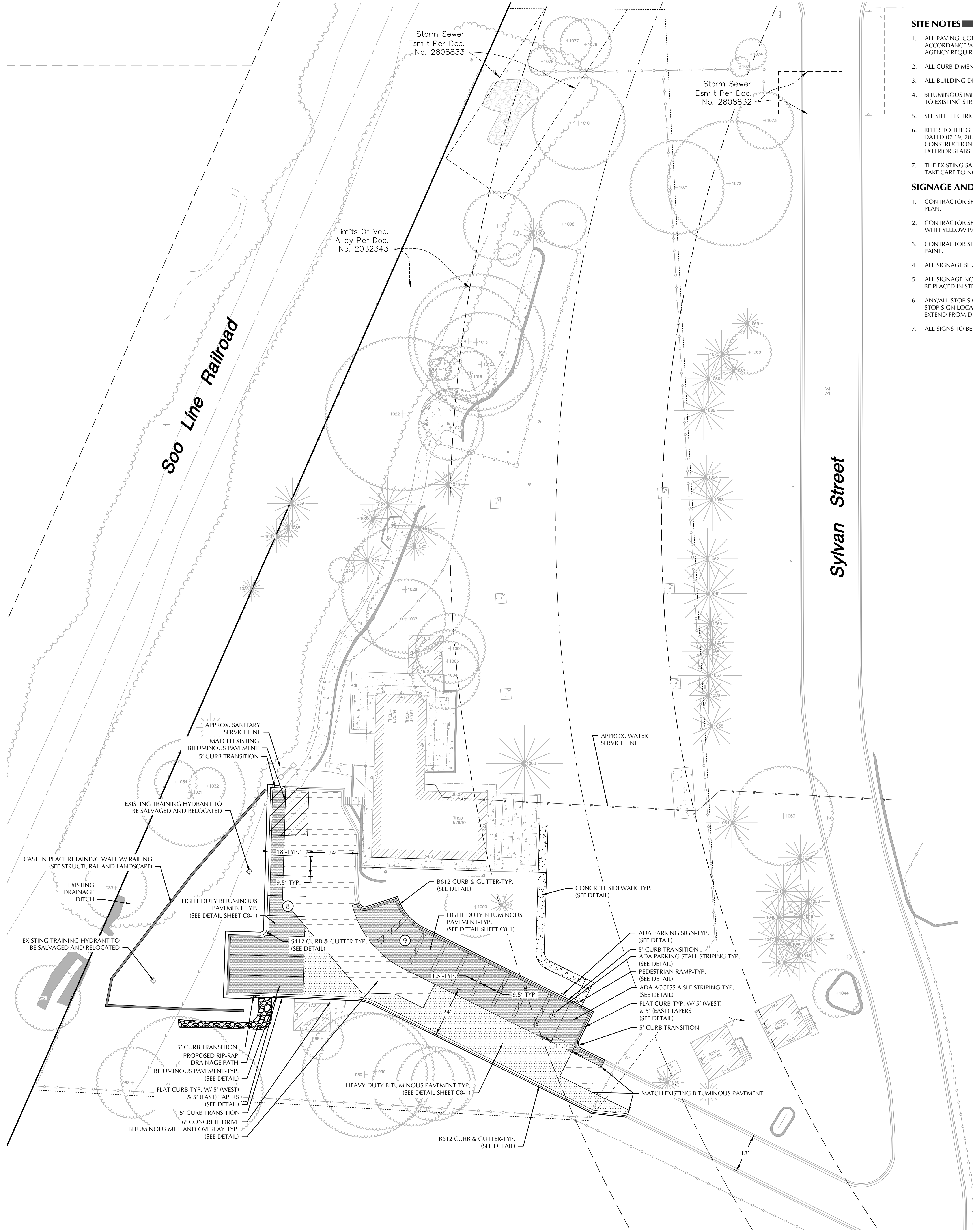
License No. 58666
Date 05/05/2025
LOUCKS PROJECT NUMBER: 24065A

COMMISSION NO: 65431-21208
DRAWN BY: JRM
CHECKED BY: JJD

SHEET

C1-2
TRUE SHEET SCALE
0" 1/2" 1"

W:\024\240651\CADD\DATA\DWG\Sheet\K2-1 SITE PLAN
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SITE NOTES

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 APPLICABLE GOVERNING AGENCY REQUIREMENTS.
2. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
4. BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
5. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
6. REFER TO THE GEOTECHNICAL REPORT PREPARED BY NATHAN MCKINNEY WITH BRAUN INTEREC, DATED 07/19/2024 FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO PAVEMENTS AND EXTERIOR SLABS.
7. THE EXISTING SANITARY SERVICE SHALL BE PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL TAKE CARE TO NOT CRUSH OR INTERRUPT THE EXISTING SANITARY SERVICE.

SIGNAGE AND STRIPING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SIGNAGE AND STRIPING AS SHOWN ON THIS PLAN.
2. CONTRACTOR SHALL PAINT ALL ACCESSIBLE STALLS, LOGOS AND CROSS HATCH LOADING AISLES WITH YELLOW PAVEMENT MARKING PAINT, 4" IN WIDTH.
3. CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS, AS SHOWN, IN YELLOW PAINT.
4. ALL SIGNAGE SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL CASING WHERE REQUIRED.
5. ALL SIGNAGE NOT PROTECTED BY CURB, LOCATED IN PARKING LOT OR OTHER PAVED AREAS TO BE PLACED IN STEEL CASING, FILLED WITH CONCRETE AND PAINTED YELLOW. REFER TO DETAILS(S).
6. ANY/ALL STOP SIGNS TO INCLUDE A 2" WIDE PAINTED STOP BAR IN WHITE PAINT, PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK IF APPLICABLE. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO CURB.
7. ALL SIGNS TO BE PLACED 18" BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.

SITE DATA

CURRENT ZONING: FARM RESIDENTIAL
PROPOSED ZONING: FARM RESIDENTIAL
PROPERTY AREA (GROSS LEASED AREA): 2.36 ± AC
BUILDABLE PROPERTY AREA (NET): 0.71 ± AC
DISTURBED AREA: 0.50 ± AC
EXISTING IMPERVIOUS AREA: 0.42 ± AC (17.8%)*
PROPOSED IMPERVIOUS AREA: 0.53 ± AC (22.5%)*
*IMPERVIOUS AREAS BASED ON DISTURBED AREA ONLY
DEVELOPMENT AND DESIGN STANDARDS
BUILDING HEIGHT: 35 FT MAXIMUM
MINIMUM PARKING LAYOUT DIMENSIONS (90 DEGREE PATTERN):
PARKING SPACE WIDTH = 9.5 FT
PARKING SPACE LENGTH = 18 FT
DRIVE LANE WIDTH = 24 FT

PAVEMENT TYPES

- CONCRETE SIDEWALK
- HEAVY DUTY BITUMINOUS PAVEMENT (SEE DETAIL SHEET C8-1)
- LIGHT DUTY BITUMINOUS PAVEMENT (SEE DETAIL SHEET C8-1)
- BITUMINOUS PAVEMENT 2" MILL AND OVERLAY

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

CURB TYPES

- B612 CURB & GUTTER (STANDARD)
- B612 CURB & GUTTER (TIP OUT)
- FLAT CURB & GUTTER (STANDARD)
- FLAT CURB & GUTTER (TIP OUT)
- SURMOUNTABLE CURB & GUTTER (STANDARD)
- SURMOUNTABLE CURB & GUTTER (TIP OUT)

NOTE:
SEE CURB & GUTTER DETAILS ON SHEET C8-1.

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
	DRAIN TILE	
	SANITARY SEWER	
	FORCE MAIN	
	WATER MAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING CONTOUR	
	SPOT ELEVATION	
	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	
	BUILDING SETBACK LINE	

EXHIBIT E

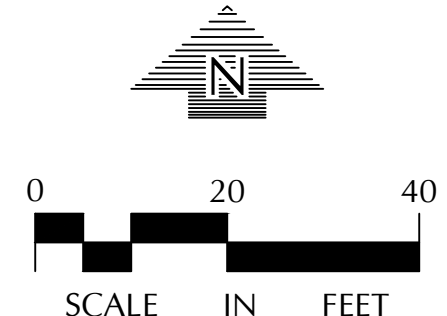
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SITE PLAN

ISSUES & REVISIONS	DATE
DD PRICING SET	07-03-24
CONSTRUCTION DOCUMENTS	05-05-25

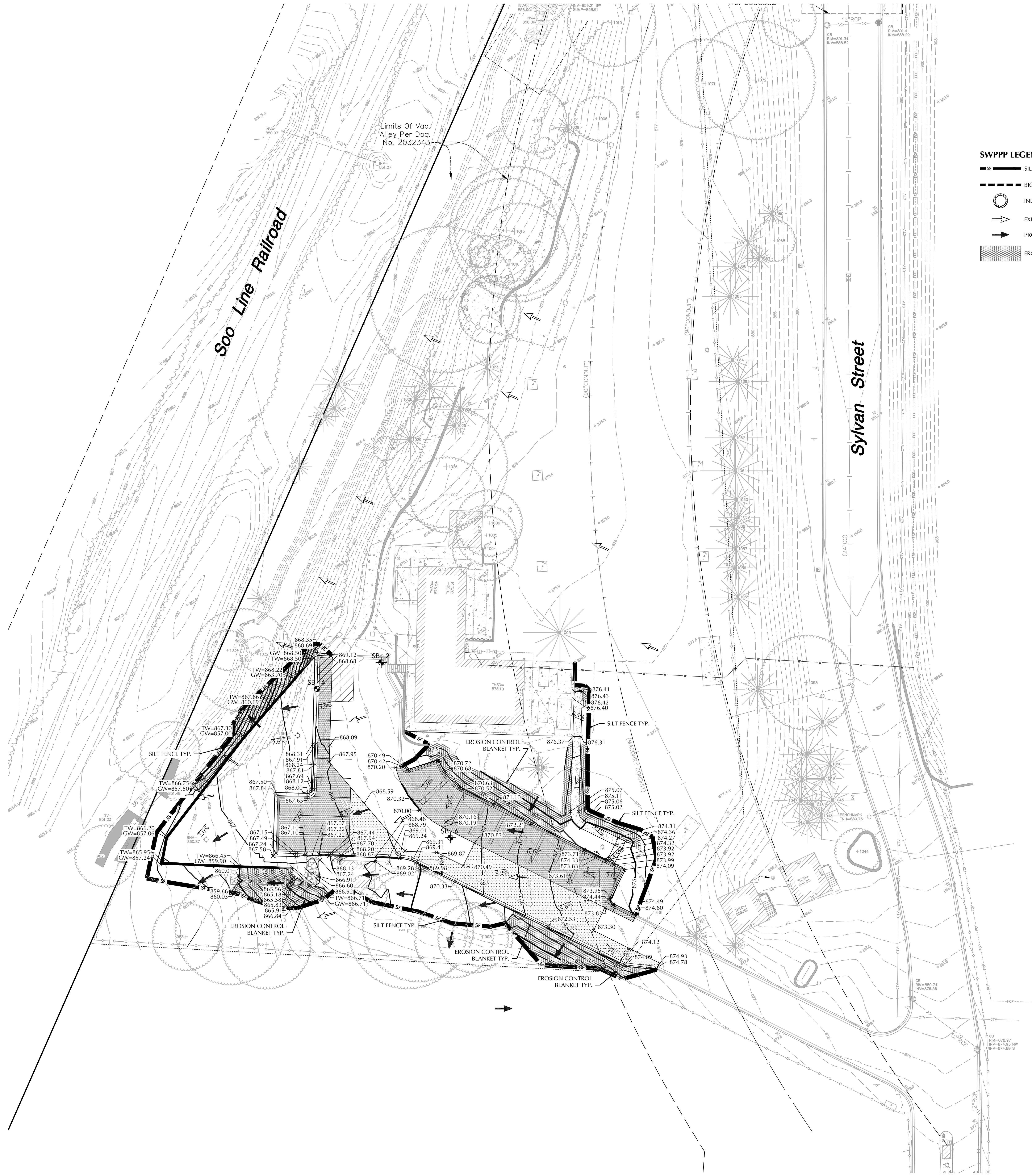
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

License No.	Jacob R. Mittel - PE	58666
Date		05/05/2025
LOUCKS PROJECT NUMBER: 24065A		
COMMISSION NO:	65431-21208	
DRAWN BY:	JRM	
CHECKED BY:	JJD	

SHEET

C2-1
TRUE SHEET SCALE
0" 1/2" 1"

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SWPPP LEGEND	
	SILT FENCE
	BIO ROLLS
	INLET PROTECTION
	EXISTING DRAINAGE PATTERN
	PROPOSED DRAINAGE PATTERN
	EROSION CONTROL BLANKET

SWPPP LEGEND	
	SILT FENCE
	BIO ROLLS
	INLET PROTECTION
	EXISTING DRAINAGE PATTERN
	PROPOSED DRAINAGE PATTERN
	EROSION CONTROL BLANKET

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

GRADING, DRAINAGE & EROSION CONTROL NOTES

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/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 GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
- REFER TO GEOTECHNICAL EVALUATION REPORT (REPORT 45791), DATED 07/19/2024 AS PREPARED BY NATHAN MCKINNEY WITH BRAUN INTEREC, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
 - REUSE OF ON-SITE SOILS
 - GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
 - SITE GRADING AND SUBGRADE PREPARATION.
 - PAVEMENTS AND EXTERIOR SLABS.
 - TRENCH EXCAVATION AND BACKFILL.
 - EXTERIOR UTILITY SUPPORTS.
 - FROST PROTECTION.
- EXISTING SOILS ARE ASSUMED TO BE SANDY-GRAINED SOILS (SM, SP-SM, ML, SP) PER THE UNIFIED SOIL CLASSIFICATION. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS DIFFER FROM ASSUMED SOIL CONDITIONS.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. REFER TO THE LANDSCAPE PLANS, DETAILS AND SPECIFICATIONS FOR FINAL SITE STABILIZATION.
- FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL), "GW" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
- FOR SITE STAIRS, "TS" EQUALS SURFACE ELEVATION AT TOP OF STAIRS AND "BS" EQUALS SURFACE ELEVATION AT BOTTOM OF STAIRS. REFER TO SITE PLAN FOR NUMBER OF RISERS AND RISER HEIGHT.
- STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
- DUST MUST BE ADEQUATELY CONTROLLED.
- SEE GRADING, DRAINAGE, & EROSION CONTROL PLAN FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
- REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING ELEVATIONS.
- THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT.
- INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BAILE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
- PER NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) REQUIREMENTS, THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
- CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF GRADING ACTIVITIES AS NEEDED PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.

EXHIBIT E

NOTE:
EXISTING CONDITIONS INFORMATION
SHOWN IS FROM A PARTIAL BOUNDARY
& TOPOGRAPHIC SURVEY PREPARED BY
LOUCKS, DATED 3/28/2024.



CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-251-1166

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LOUCKS

GRADING & EROSION CONTROL PLAN

ISSUES & REVISIONS	DATE
DD PRICING SET	07-03-24
CONSTRUCTION DOCUMENTS	05-05-25

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.

Jacob R. Mittel - PE
License No. 58666
Date 05/05/2025
LOUCKS PROJECT NUMBER: 24065A

COMMISSION NO: 65431-21208

DRAWN BY: JRM

CHECKED BY: JJD

SHEET

C3-1

DESIGN: TMS	DATE: 12-17		CITY OF MAPLEWOOD—ENGINEERING DEPT.	PLATE NO.
DRAWN: RKL	FILENAME: P:\WORKS\240\PLATE2014 V.P.250		TEMPORARY SEDIMENT CONTROL, CONSTRUCTION EXIT	750
REVISIONS	6-21			

Diagram illustrating the cross-section of a Flat Curb and Gutter (12") with various layers and dimensions:

- PAVEMENT SECTION VARIES** (indicated by a bracket on the left side of the diagram)
- SLOPE GUTTER TO MATCH PARKING LOT DRAINAGE TIP GUTTER OUT AS REQ'D** (indicated by an arrow pointing to the sloped gutter surface)
- CONCRETE SIDEWALK—WIDTH & SECTION VARY REFER TO SITE PLAN** (indicated by an arrow pointing to the concrete sidewalk on the right)
- 3/8" LIP** (dimensioned on the top edge of the curb)
- 1/2" RAD.** (dimensioned on the top edge of the curb, indicating a radius)
- AGG. BASE VARIES** (indicated by a bracket on the left side of the diagram, pointing to the aggregate base layer)
- MIN. OF 4" AGG. BASE UNDER CURB (IF TOTAL THICKNESS OF SECTION ALLOWS)** (dimensioned on the vertical axis, indicating the minimum aggregate base thickness under the curb)
- 12"** (dimensioned on the horizontal axis, indicating the curb width)
- 8"** (dimensioned on the horizontal axis, indicating the gutter width)
- 20"** (dimensioned on the horizontal axis, indicating the total width of the curb and gutter section)

SPECIFICATION NOTES:

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

DRAWN 2/2016

	HEAVY DUTY BITUMINOUS PAVEMENT SECTION	LOUCKS PLATE NO. 2031 DRAWN 12/2016
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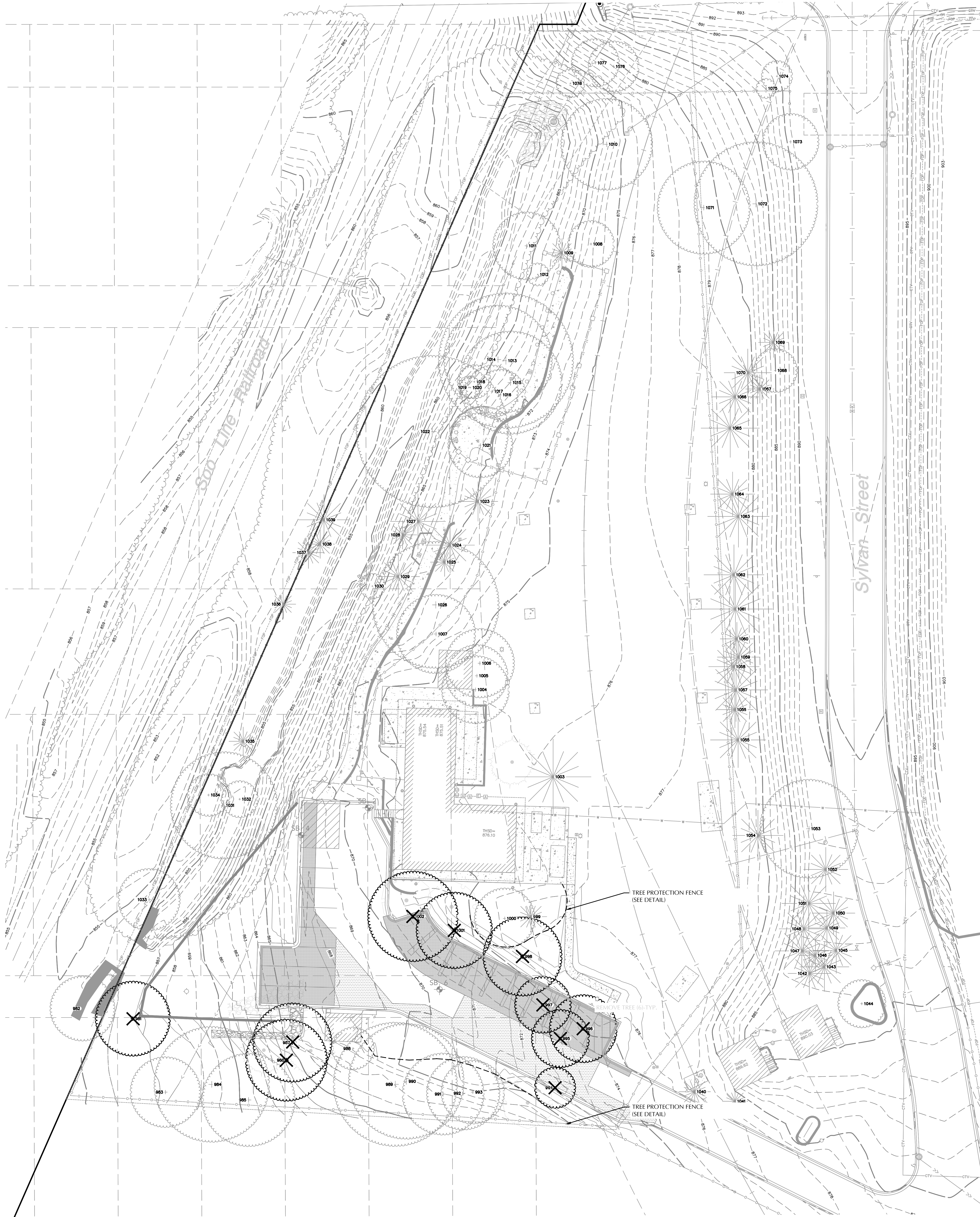
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CIVIL DETAILS

C8-1

TRUE SHEET SCALE

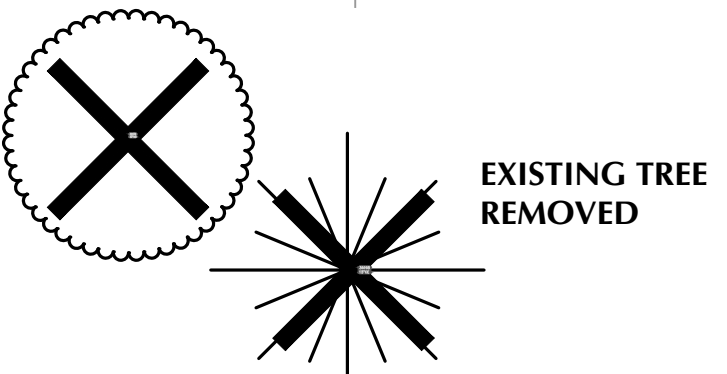
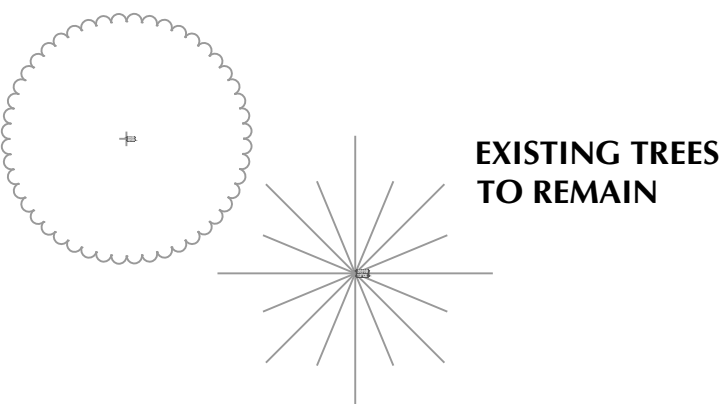




NUMBER	SPECIES	DBH (IN)	CONDITION	CLASSIFICATION	REMOVED	REMAIN
981	BASSWOOD	25.5	IN	GOOD	SIGNIFICANT	X
982	SIBERIAN ELM	22	IN	GOOD	SIGNIFICANT	
983	BOXELDER	24	IN	FAIR		
984	BOXELDER	40	IN	FAIR		
985	COTTONWOOD	32	IN	GOOD	SIGNIFICANT	
986	COTTONWOOD	28	IN	GOOD	SPECIMEN	X
987	COTTONWOOD	27	IN	GOOD	SIGNIFICANT	X
988	AMERICAN ELM	14	IN	GOOD	SIGNIFICANT	
989	COTTONWOOD	43	IN	GOOD	SPECIMEN	
990	COTTONWOOD	40	IN	FAIR		
991	COTTONWOOD	28	IN	GOOD	SIGNIFICANT	
992	BLACK CHERRY	25	IN	GOOD	SIGNIFICANT	
993	BLACK LOCUST	21.5	IN	GOOD	SIGNIFICANT	
994	GREEN ASH	13.5	IN	FAIR		
995	PIN OAK	19.5	IN	FAIR		X
996	BUR OAK	23	IN	GOOD	SIGNIFICANT	X
997	BUR OAK	19	IN	GOOD	SIGNIFICANT	X
998	BUR OAK	27	IN	GOOD	SIGNIFICANT	X
999	PINE	10	IN	GOOD	SIGNIFICANT	X
1000	PIN OAK	20.5	IN	GOOD	SIGNIFICANT	
1001	PIN OAK	26	IN	GOOD	SIGNIFICANT	X
1002	PIN OAK	31	IN	GOOD	SPECIMEN	X
1003	PINE	24	IN	GOOD	SIGNIFICANT	
1004	BUR OAK	23	IN	GOOD	SIGNIFICANT	
1005	BUR OAK	21	IN	GOOD	SIGNIFICANT	
1006	BUR OAK	23.5	IN	GOOD	SIGNIFICANT	
1007	BOXELDER	27	IN	FAIR		
1008	SIBERIAN ELM	15.5	IN	FAIR		
1009	PINE	9	IN	FAIR		
1010	AMERICAN ELM	31.5	IN	FAIR		
1011	AMERICAN ELM	23	IN	GOOD	SIGNIFICANT	
1012	BUR OAK	7	IN	GOOD	SIGNIFICANT	
1013	BLACK CHERRY	47	IN	FAIR		
1014	COTTONWOOD	37.5	IN	GOOD	SPECIMEN	
1015	COTTONWOOD	35.5	IN	GOOD	SPECIMEN	
1016	BUR OAK	17	IN	GOOD	SIGNIFICANT	
1017	BUR OAK	17.5	IN	GOOD	SIGNIFICANT	
1018	PIN OAK	11	IN	FAIR		
1019	BUR OAK	7	IN	GOOD	SIGNIFICANT	
1020	BUR OAK	6.5	IN	GOOD	SIGNIFICANT	
1021	BUR OAK	22	IN	GOOD	SIGNIFICANT	
1022	BOXELDER	53	IN	FAIR		
1023	PINE	12.5	IN	FAIR		
1024	PINE	15.5	IN	GOOD	SIGNIFICANT	
1025	PINE	9	IN	GOOD	SIGNIFICANT	
1026	BUR OAK	44	IN	GOOD	SPECIMEN	
1027	PINE	17.5	IN	GOOD	SIGNIFICANT	
1028	SPRUCE	9	IN	FAIR		
1029	PINE	13.5	IN	FAIR		
1030	BUR OAK	8	IN	GOOD	SIGNIFICANT	
1031	BOXELDER	37	IN	FAIR		
1032	BOXELDER	12	IN	FAIR		
1033	SIBERIAN ELM	21	IN	FAIR		
1034	SIBERIAN ELM	14	IN	GOOD	SIGNIFICANT	
1035	RED CEDAR	9	IN	GOOD	SIGNIFICANT	
1036	SPRUCE	8	IN	FAIR		
1037	SPRUCE	10	IN	FAIR		
1038	PINE	9	IN	GOOD	SIGNIFICANT	
1039	PINE	16	IN	GOOD	SIGNIFICANT	
1040	SPRUCE	10	IN	FAIR		
1041	SPRUCE	8	IN	GOOD	SIGNIFICANT	
1042	RED CEDAR	13.5	IN	GOOD	SIGNIFICANT	
1043	RED CEDAR	15.5	IN	GOOD	SIGNIFICANT	
1044	SILVER MAPLE	16	IN	GOOD	SIGNIFICANT	
1045	RED CEDAR	14.5	IN	GOOD	SIGNIFICANT	
1046	RED CEDAR	10.5	IN	GOOD	SIGNIFICANT	
1047	RED CEDAR	17	IN	GOOD	SIGNIFICANT	
1048	RED CEDAR	15.5	IN	GOOD	SIGNIFICANT	
1049	RED CEDAR	11.5	IN	GOOD	SIGNIFICANT	
1050	RED CEDAR	13.5	IN	GOOD	SIGNIFICANT	
1051	RED CEDAR	17	IN	GOOD	SIGNIFICANT	
1052	RED CEDAR	14	IN	GOOD	SIGNIFICANT	
1053	AMERICAN ELM	34	IN	GOOD	SPECIMEN	
1054	SPRUCE	16	IN	FAIR		
1055	SPRUCE	17.5	IN	FAIR		
1056	SPRUCE	11.5	IN	FAIR		
1057	PINE	20	IN	GOOD	SIGNIFICANT	
1058	PINE	16	IN	GOOD	SIGNIFICANT	
1059	SPRUCE	13.5	IN	FAIR		
1060	SPRUCE	10.5	IN	FAIR		
1061	SPRUCE	23.5	IN	FAIR		
1062	SPRUCE	19	IN	FAIR		
1063	SPRUCE	19.5	IN	FAIR		
1064	SPRUCE	14	IN	FAIR		
1065	PINE	18.5	IN	FAIR		
1066	PINE	15	IN	GOOD	SIGNIFICANT	
1067	RED CEDAR	9	IN	GOOD	SIGNIFICANT	
1068	BOXELDER	14.5	IN	GOOD	SIGNIFICANT	
1069	RED CEDAR	9.5	IN	GOOD	SIGNIFICANT	
1070	PINE	15	IN	GOOD	SIGNIFICANT	
1071	WALNUT	32	IN	GOOD	SPECIMEN	
1072	MULBERRY	43	IN	FAIR		

NUMBER	SPECIES	DBH (IN)	CONDITION	CLASSIFICATION	REMOVED	REMAIN
1073	GREEN ASH	19	IN	FAIR		
1074	MULBERRY	10	IN	GOOD	SIGNIFICANT	
1075	MULBERRY	6	IN	GOOD	SIGNIFICANT	
1076	BOXELDER	17	IN	FAIR		
1077	BOXELDER	16	IN	FAIR		
1078	GREEN ASH	9	IN	FAIR		

LEGEND:



TREE PRESERVATION CALCULATIONS:

EXISTING TREES:
98 SIGNIFICANT OR SPECIMEN TREES SURVEYED
1,908 CALIPER INCHES OF EXISTING TREES

TREES REMOVED:
10 TREES
236 CALIPER INCHES OF SIGNIFICANT OR SPECIMEN TREES REMOVED
12 % OF THE EXISTING TREES

EXHIBIT E

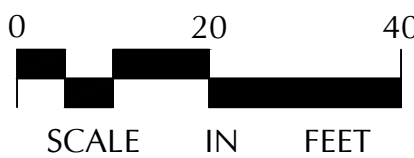
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LOUCKS, DATED 3/28/2024.



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TREE PRESERVATION
PLAN

ISSUES & REVISIONS	DATE
DD PRICING SET	07-03-24
CONSTRUCTION DOCUMENTS	05-05-25

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.

Kevin V. Kroen - LA
License No. 53757
Date 05/05/2025
LOUCKS PROJECT NUMBER: 24065A

COMMISSION NO: 65431-21208

DRAWN BY: KVK
CHECKED BY: KVK

SHEET

L1.1

TRUE SHEET SCALE
0" 1/2" 1"

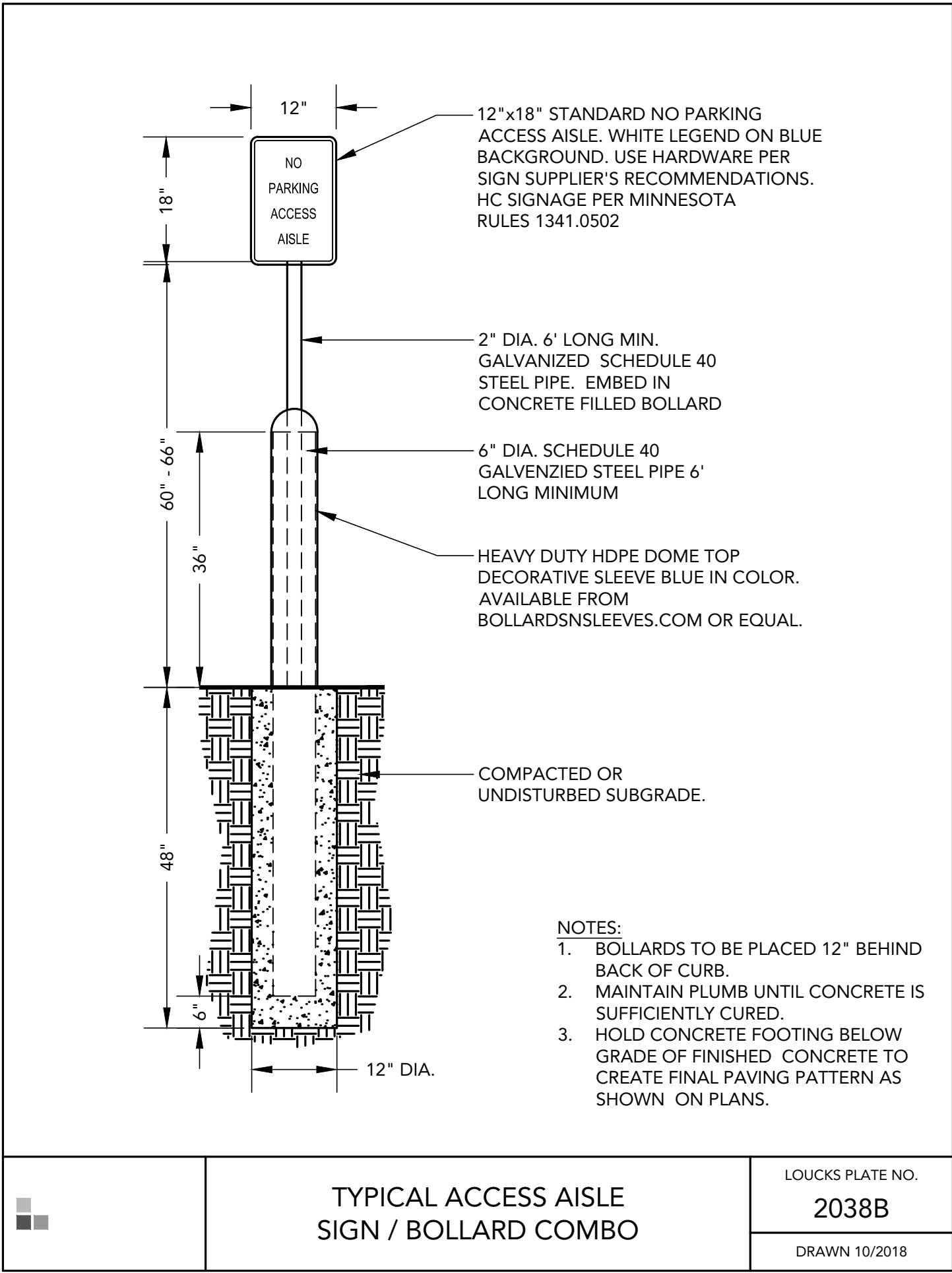
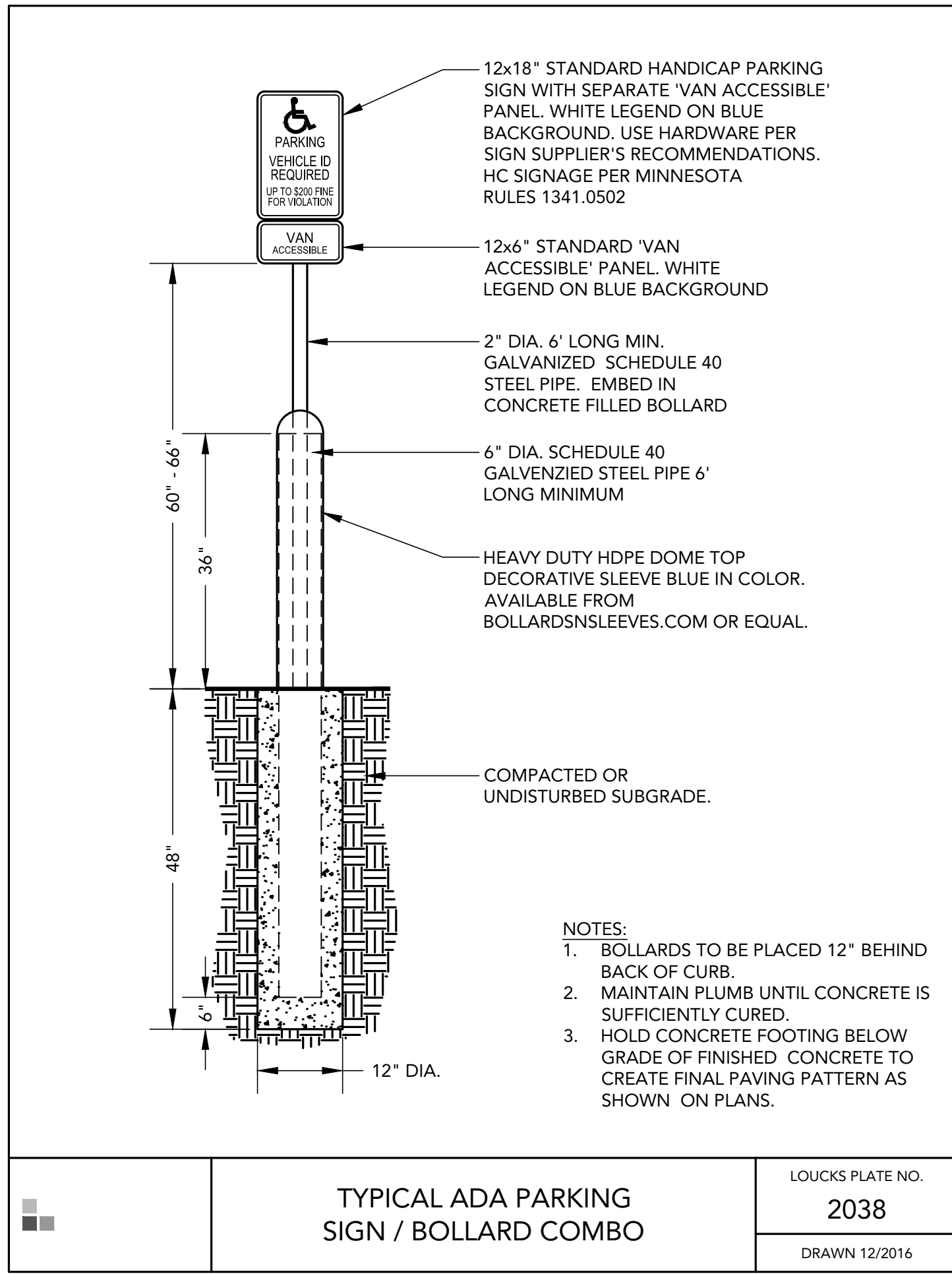
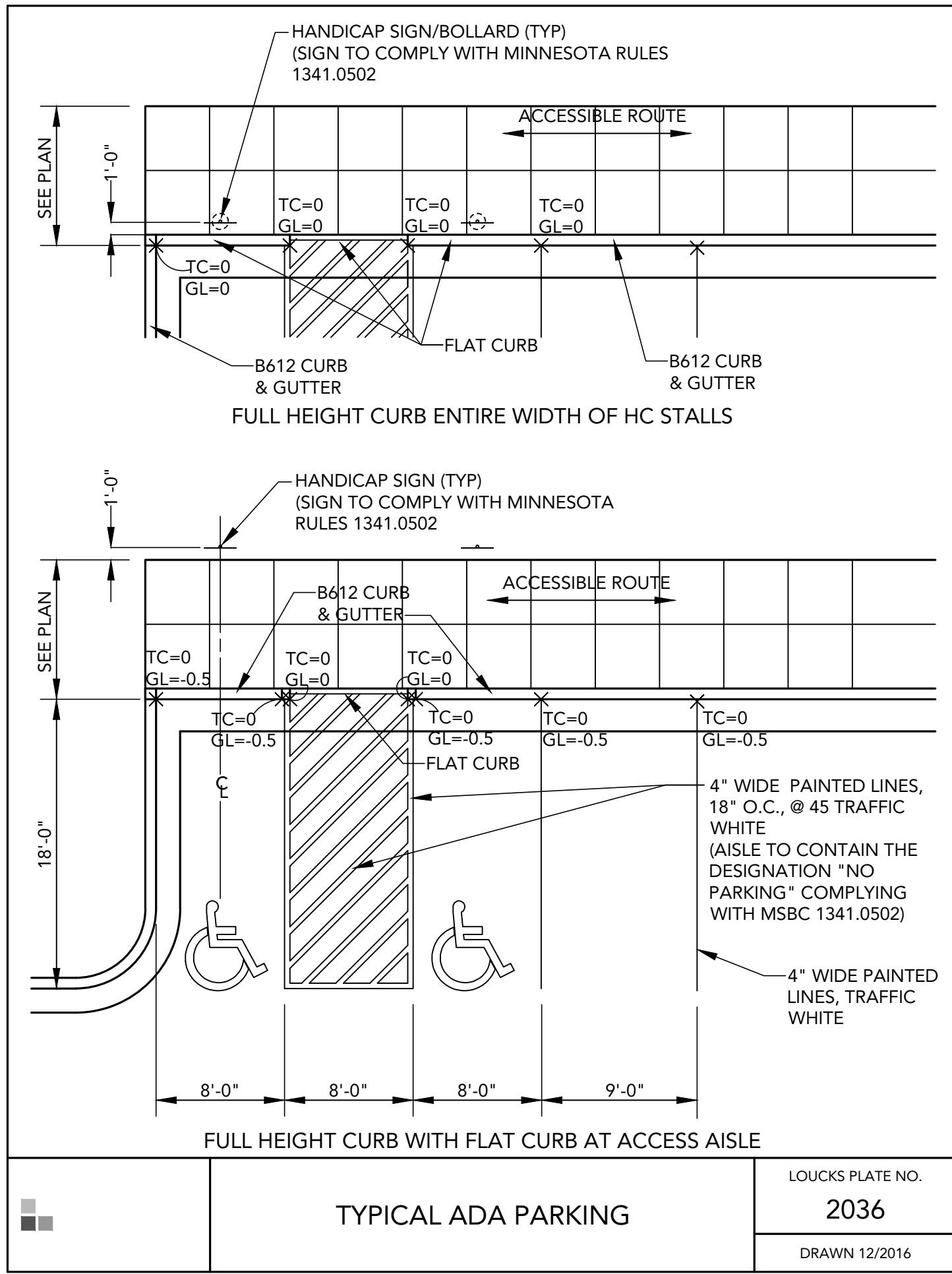
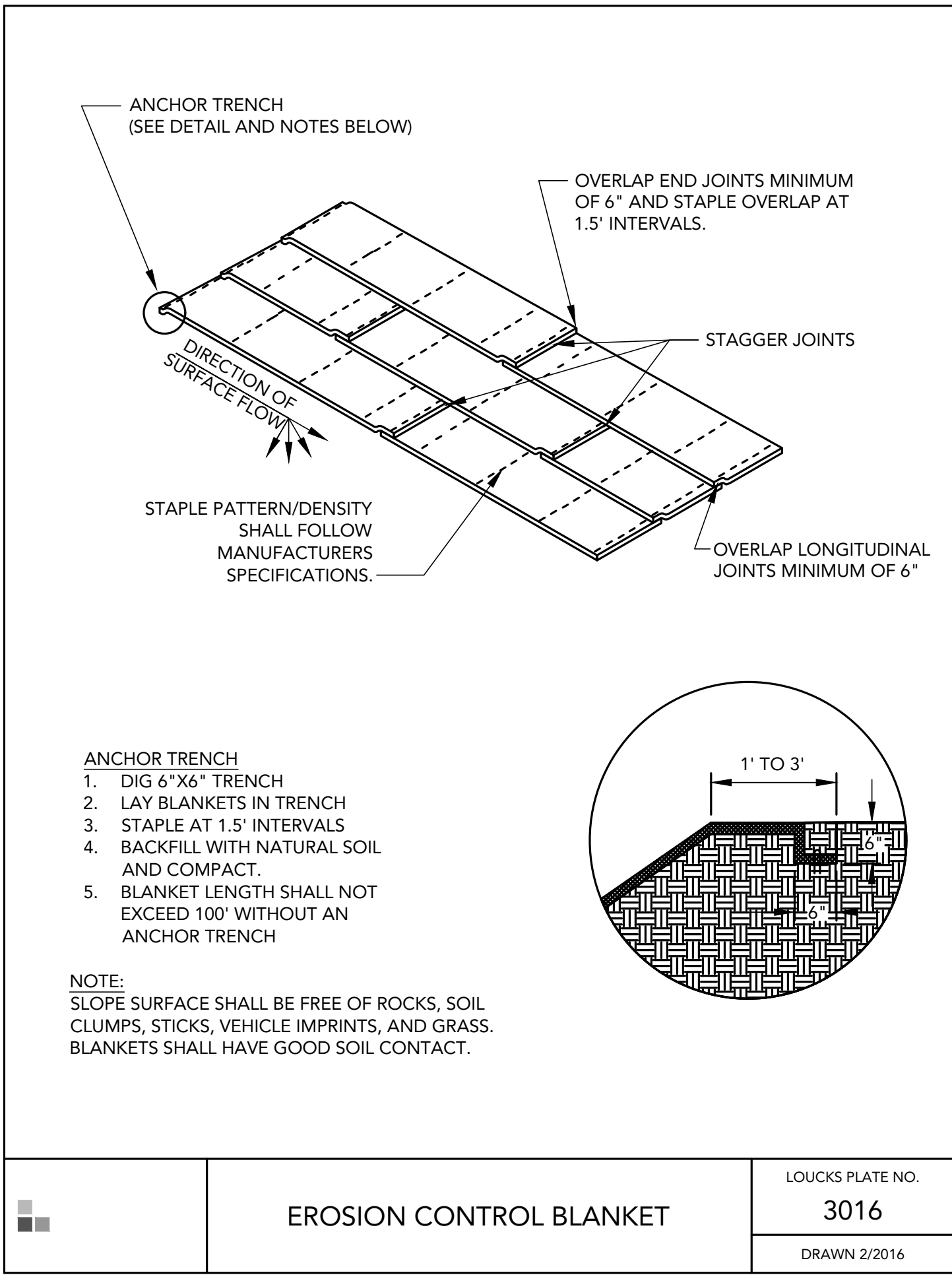
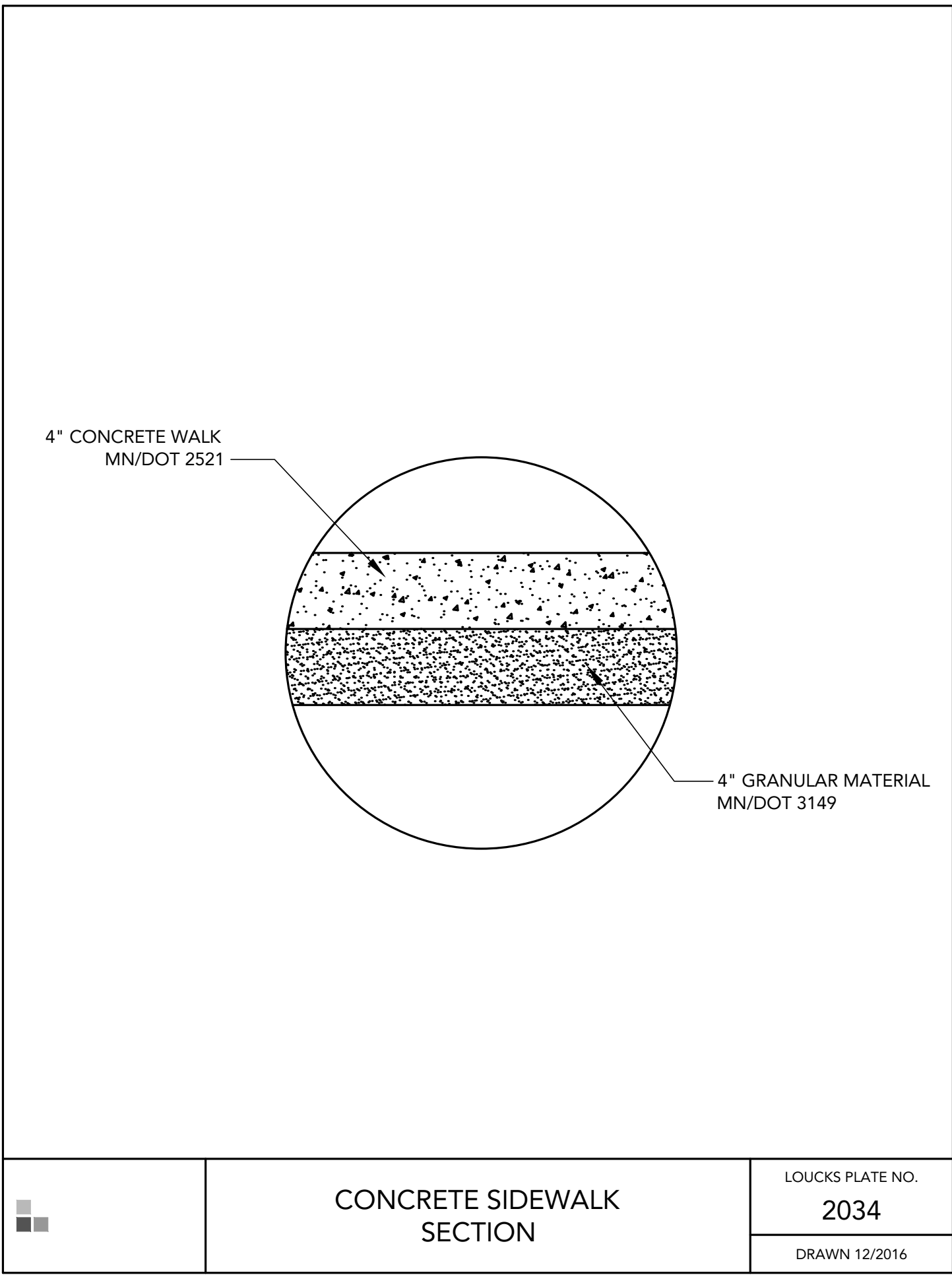


EXHIBIT E

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LOUCKS

CIVIL DETAILS

ISSUES & REVISIONS	DATE
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Jacob R. Mitzel - PE
License No. 58666
Date 05/05/2025
LOUCKS PROJECT NUMBER: 24065A

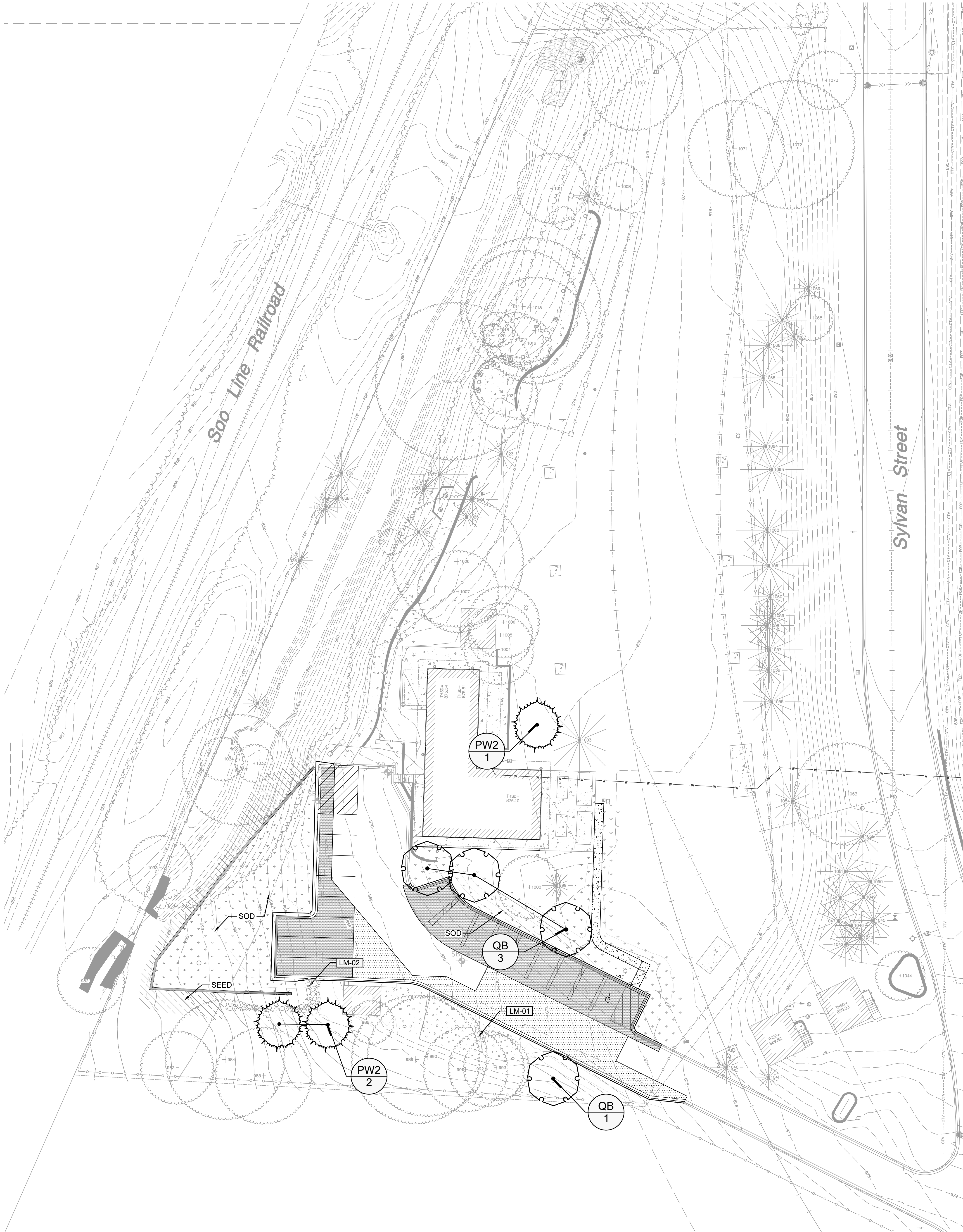
COMMISSION NO: 65431-21208
DRAWN BY: JRM
CHECKED BY: JJD

SHEET

C8-2

TRUE SHEET SCALE
0" 1/2" 1"

W:\024\240651\CADD\DATA\LANDSCAPE.dwg Sheet: Sheet File: L2.1 LANDSCAPE PLAN
Printed: 04/30/2025 2:4 PM



PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	
DECIDUOUS TREES							
	QB	4	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL	
EVERGREEN TREES							
	PW2	3	PINUS ALBA	WHITE PINE	B & B	10' HGT.	
SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING
GROUND COVERS							
	SEED			TURF SEED	SEED		
	SOD			TURF SOD	SOD		

MATERIAL SCHEDULE

SYMBOL	CODE	DESCRIPTION	DETAIL
--------	------	-------------	--------

LANDSCAPE MATERIALS

	LM-01	3/4" TRAP ROCK GRAVEL	5/L3.1
	LM-02	5" - 8" DECORATIVE TRAP ROCK RIP-RAP	4/L3.1

EXHIBIT E

GENERAL NOTES:

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE 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 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.

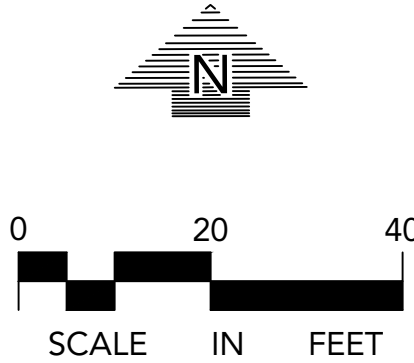


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LANDSCAPE PLAN

ISSUES & REVISIONS	DATE
DD PRICING SET	07-03-24
CONSTRUCTION DOCUMENTS	05-05-25

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License No. 53757
Date 05/05/2025
LOUCKS PROJECT NUMBER: 24065A

COMMISSION NO: 65431-21208
DRAWN BY: KVK
CHECKED BY: KVK

SHEET

L2.1

TRUE SHEET SCALE
0" 1/2" 1"

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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 ALL 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, THE CONTRACTOR 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 PLANTED GROUND COVER, 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.

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.

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 NO 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 (1) CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (ONE (1) 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.

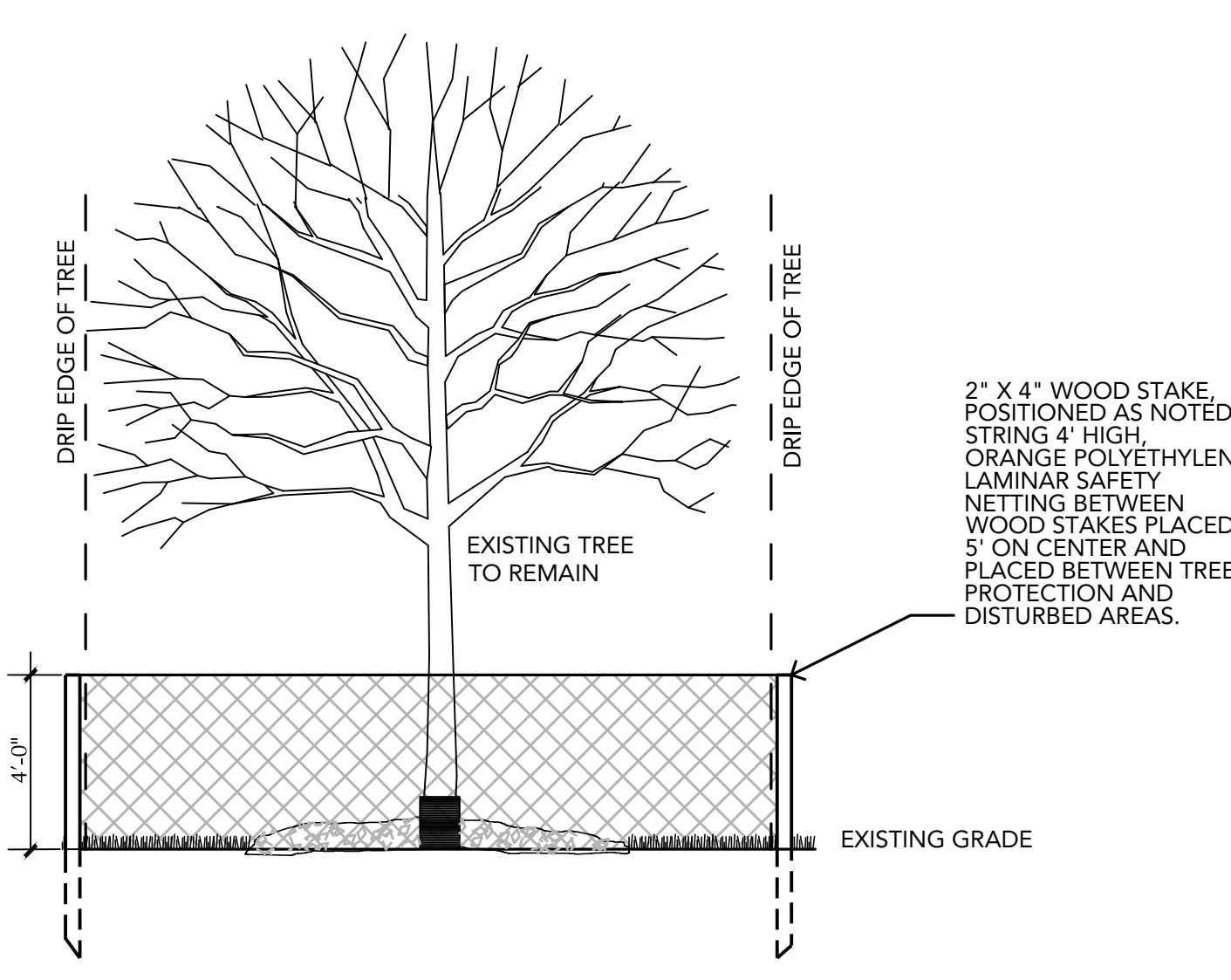
FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15; DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING 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/WATERING NOTES:

IRRIGATION IS NOT PLANNED FOR THIS SITE. FOR THE HEALTH AND SURVIVAL OF ALL PROPOSED PLANTINGS, REGULAR WATERING OF THE PLANTINGS IS RECOMMENDED.

FOR ESTABLISHMENT OF PLANTINGS, THE CONTRACTOR IS TO REGULARLY WATER NEWLY INSTALLED PLANTINGS DURING PROJECT CONSTRUCTION. CONTRACTOR TO PROVIDE OWNER WITH WATERING RECOMMENDATIONS OR WATERING CONTRACT FOR THE ONE (1) YEAR WARRANTY PERIOD.



2' X 4' WOOD STAKE, POSITIONED AS NOTED. STRING 4' HIGH, ORANGE POLYETHYLENE LAMINAR SAFETY NETTING BETWEEN WOOD STAKES PLACED 5' ON CENTER AND PLACED BETWEEN TREE PROTECTION AND DISTURBED AREAS.

4' x 4'

EXISTING GRADE

DRIP EDGE OF TREE

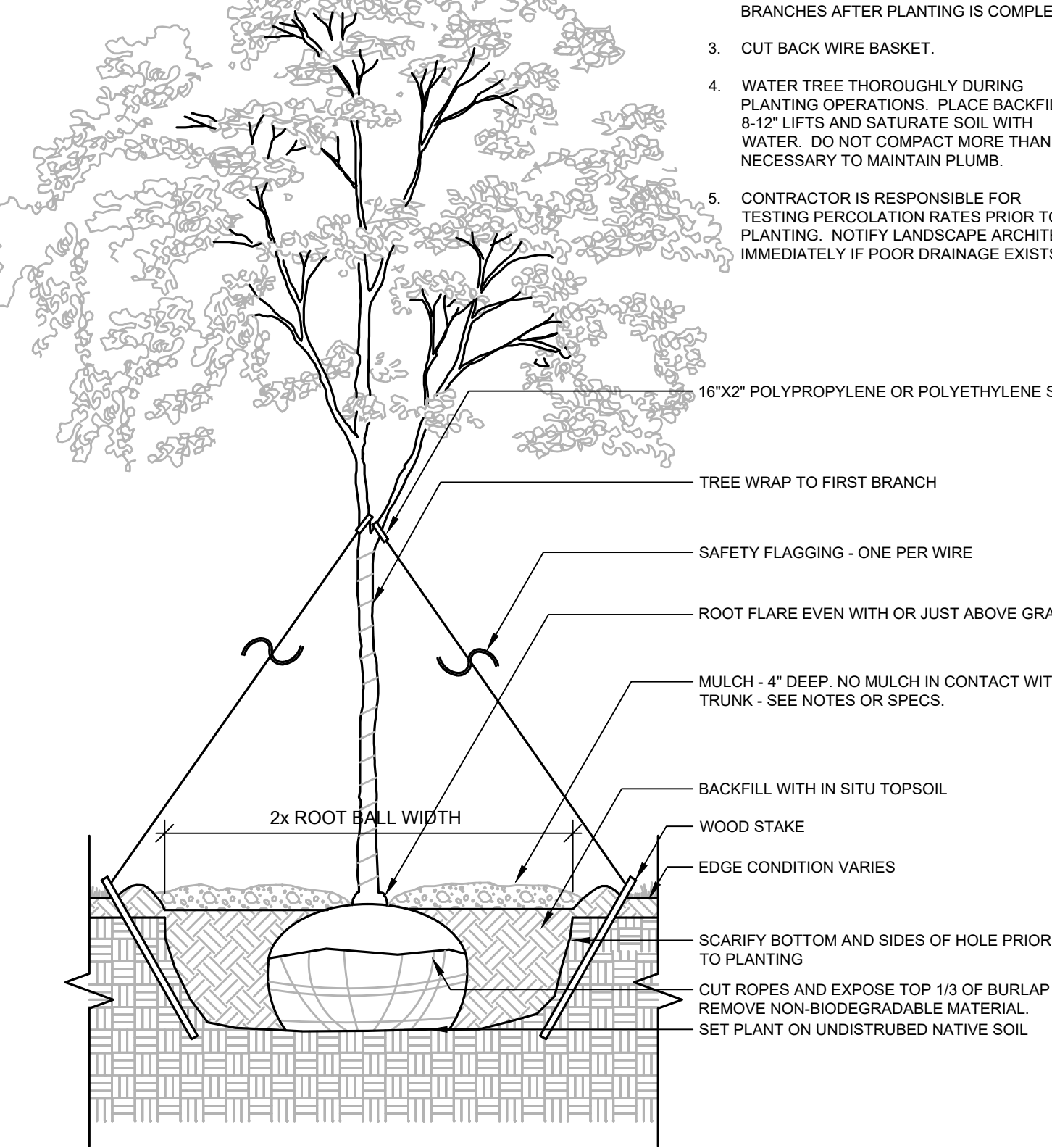
EXISTING TREE TO REMAIN

DRIP EDGE OF TREE

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. THE PERIMETERS FOR TREES BEING PROTECTED SHALL BE DESIGNATED AT ALL TIMES DURING CONSTRUCTION ACTIVITY AND SIGNAGE SHALL BE INSTALLED AT ALL TREE PROTECTION AREAS THAT INSTRUCTS WORKERS TO STAY OUT. CONTRACTOR SHALL AVOID ALL AREAS WITHIN TREE PROTECTION FENCE. SOIL SHOULD BE PROTECTED FROM EROSION AND CHANGES IN CHEMISTRY FROM CONCRETE OR TOXIC MATERIALS SUCH AS FUELS AND PAINTS.

THE CONTRACTOR SHALL HAVE "TREE PAINT" ON SITE AT ALL TIMES. IF AN OAK IS WOUNDED DURING CONSTRUCTION, THE CONTRACTOR MUST IMMEDIATELY APPLY PAINT TO THE WOUND IN ORDER TO PREVENT OAK WILT. ALL DAMAGE TO TREES TO BE PROTECTED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT.

1	TREE PROTECTION	
	1/4" = 1'-0"	PROJ-24065-08



16'X12' POLYPROPYLENE OR POLYETHYLENE STRAP

TREE WRAP TO FIRST BRANCH

SAFETY FLAGGING - ONE PER WIRE

ROOT FLARE EVEN WITH OR JUST ABOVE GRADE

MULCH - 4" DEEP. NO MULCH IN CONTACT WITH TRUNK - SEE NOTES OR SPECS.

BACKFILL WITH IN SITU TOPSOIL

WOOD STAKE

EDGE CONDITION VARIES

2x ROOT BALL WIDTH

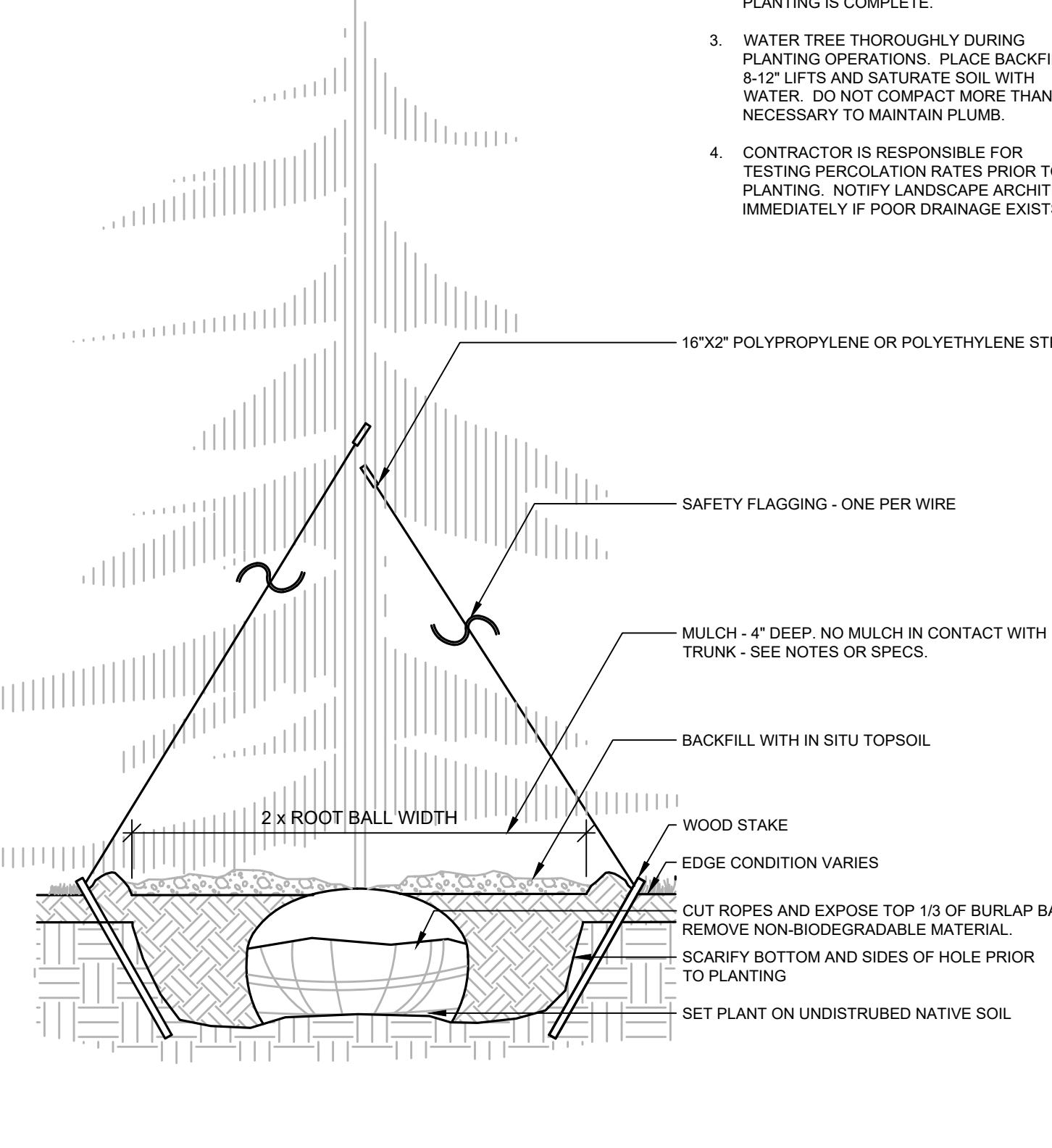
SCAFFRY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING

CUT ROPES AND EXPOSE TOP 1/3 OF BURLAP BALL. REMOVE NON-BIODEGRADABLE MATERIAL. SET PLANT ON UNDISTURBED NATIVE SOIL.

NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGHOUT THE WARRANTY PERIOD. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED IN A.N.A. GUIDELINES FOR STANDARD PRACTICES.
- PRUNE DAMAGED AND CROSSING BRANCHES AFTER PLANTING IS COMPLETE.
- CUT BACK WIRE BASKET.
- WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.
- CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS.

2	PLANTING - DECIDUOUS TREE	
	3/4" = 1'-0"	PROJ-24065-01



16'X12' POLYPROPYLENE OR POLYETHYLENE STRAP

SAFETY FLAGGING - ONE PER WIRE

MULCH - 4" DEEP. NO MULCH IN CONTACT WITH TRUNK - SEE NOTES OR SPECS.

BACKFILL WITH IN SITU TOPSOIL

WOOD STAKE

EDGE CONDITION VARIES

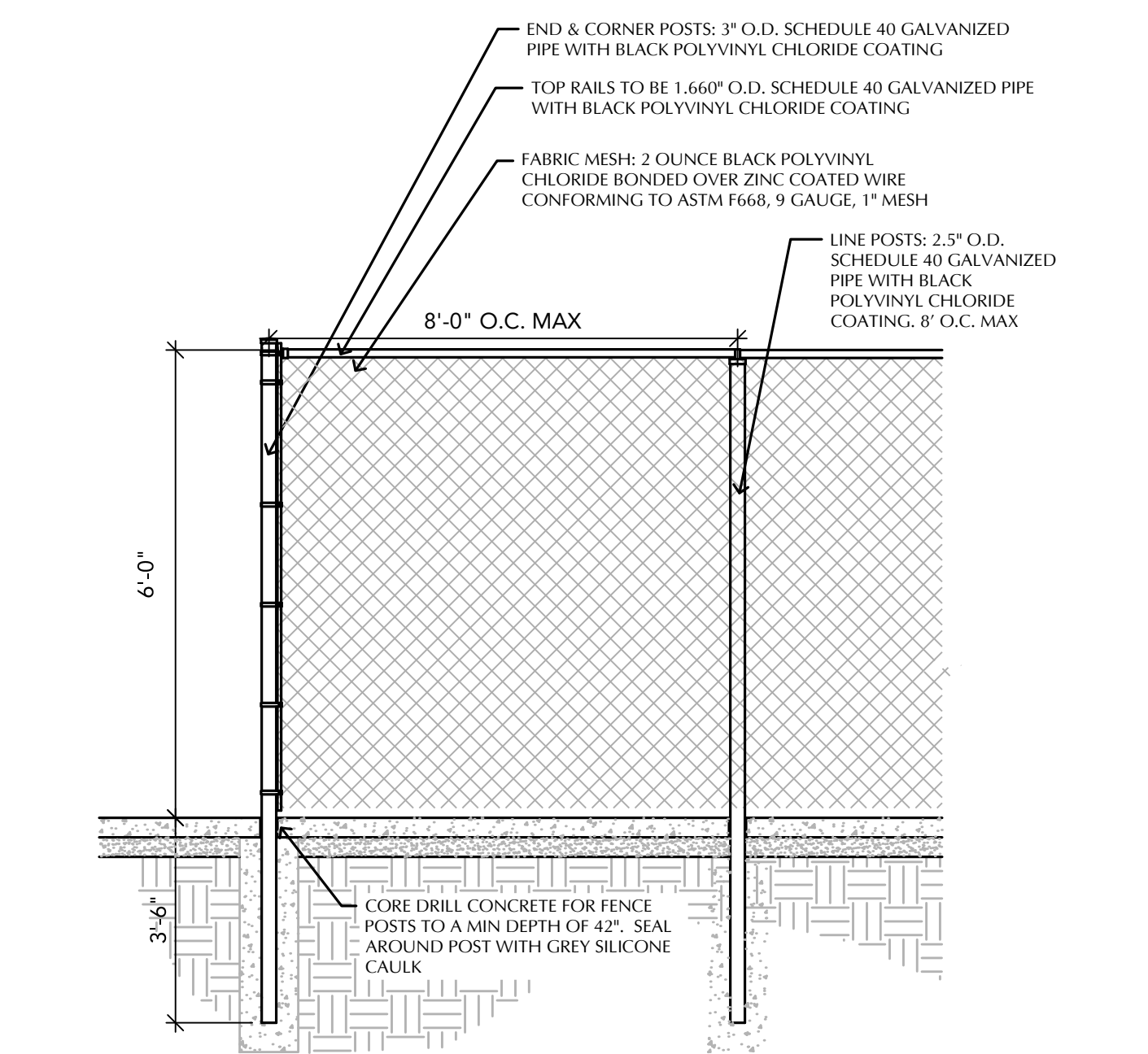
2x ROOT BALL WIDTH

CUT ROPES AND EXPOSE TOP 1/3 OF BURLAP BALL. REMOVE NON-BIODEGRADABLE MATERIAL. SET PLANT ON UNDISTURBED NATIVE SOIL.

NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGHOUT THE WARRANTY PERIOD. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED IN A.N.A. GUIDELINES FOR STANDARD PRACTICES.
- PRUNE ANY DAMAGED BRANCHES AFTER PLANTING IS COMPLETE.
- WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.
- CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS.

3	PLANTING - CONIFEROUS TREE	
	3/4" = 1'-0"	PROJ-24065-02



END & CORNER POSTS: 3" O.D. SCHEDULE 40 GALVANIZED PIPE WITH BLACK POLYVINYL CHLORIDE COATING

TOP RAILS TO BE 1.660" O.D. SCHEDULE 40 GALVANIZED PIPE WITH BLACK POLYVINYL CHLORIDE COATING

FABRIC MESH: 2 OUNCE BLACK POLYVINYL CHLORIDE BONDED OVER ZINC COATED WIRE CONFORMING TO ASTM F668, 9 GAUGE, 1" MESH

LINE POSTS: 2.5" O.D. SCHEDULE 40 GALVANIZED PIPE WITH BLACK POLYVINYL CHLORIDE COATING, 8' O.C. MAX.

8'-0" O.C. MAX

6'-0"

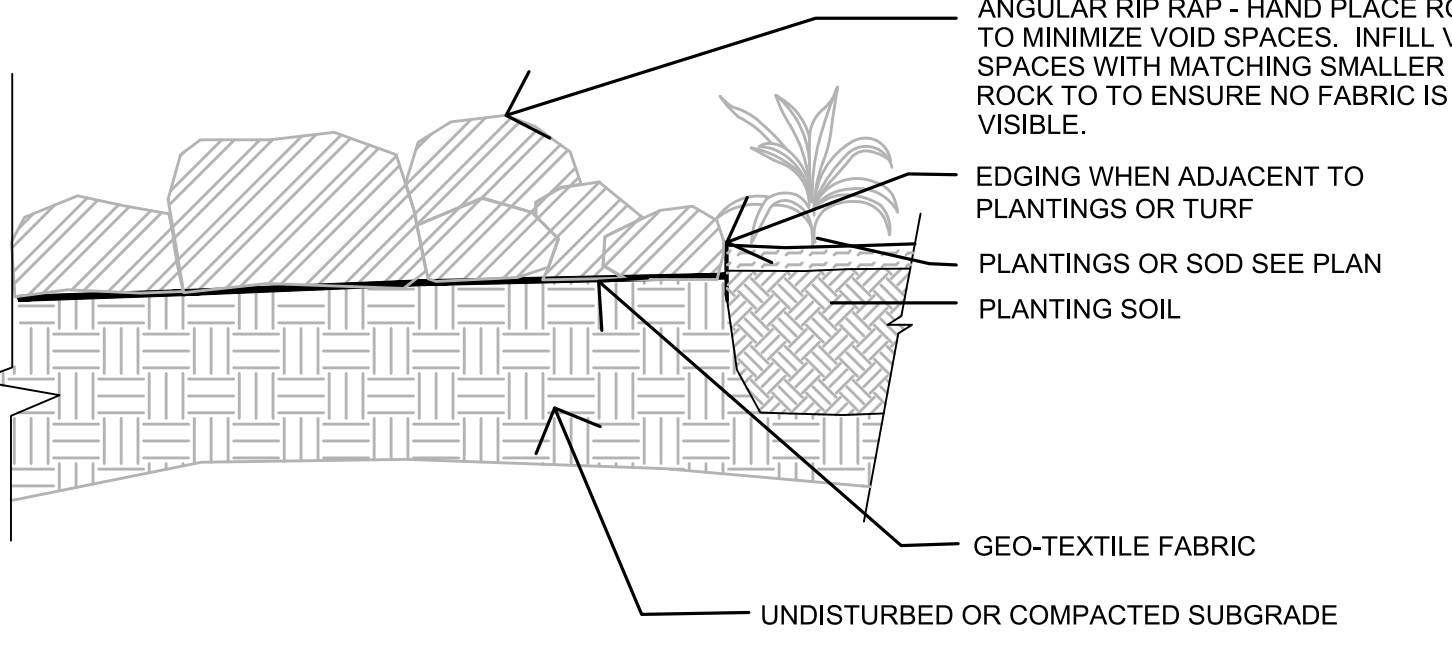
3'-6"

CORE DRILL CONCRETE FOR FENCE POSTS TO A MIN DEPTH OF 42". SEAL AROUND POST WITH GREY SILICONE CAULK.

NOTES:

- END & CORNER POSTS SHALL BE SET 48" INTO A 1/2" DIA. CONCRETE FOOTING. LINE POSTS SHALL BE SET 42" INTO A 6" DIA. CONCRETE FOOTING.
- ALL FITTINGS SHALL BE GALVANIZED BLACK POLYVINYL CHLORIDE COATED PRESSED STEEL.
- TIES SHALL BE 9 GAUGE VINYL COATED ALUMINUM, SPACED MAXIMUM 12" O.C. ON HORIZONTAL RAIS AND ON VERTICAL POSTS.
- CONTRACTOR TO VERIFY UTILITY LOCATIONS AND FIELD ALTER POST LOCATIONS AS NEEDED.

4	VINYL COATED CHAIN LINK FENCE	
	3/8" = 1'-0"	PROJ-24065-12



ANGULAR RIP RAP - HAND PLACE ROCKS TO MINIMIZE VOID SPACES. INFILL VOID SPACES WITH MATCHING SMALLER ROCK TO TO ENSURE NO FABRIC IS VISIBLE.

EDGING WHEN ADJACENT TO PLANTINGS OR TURF

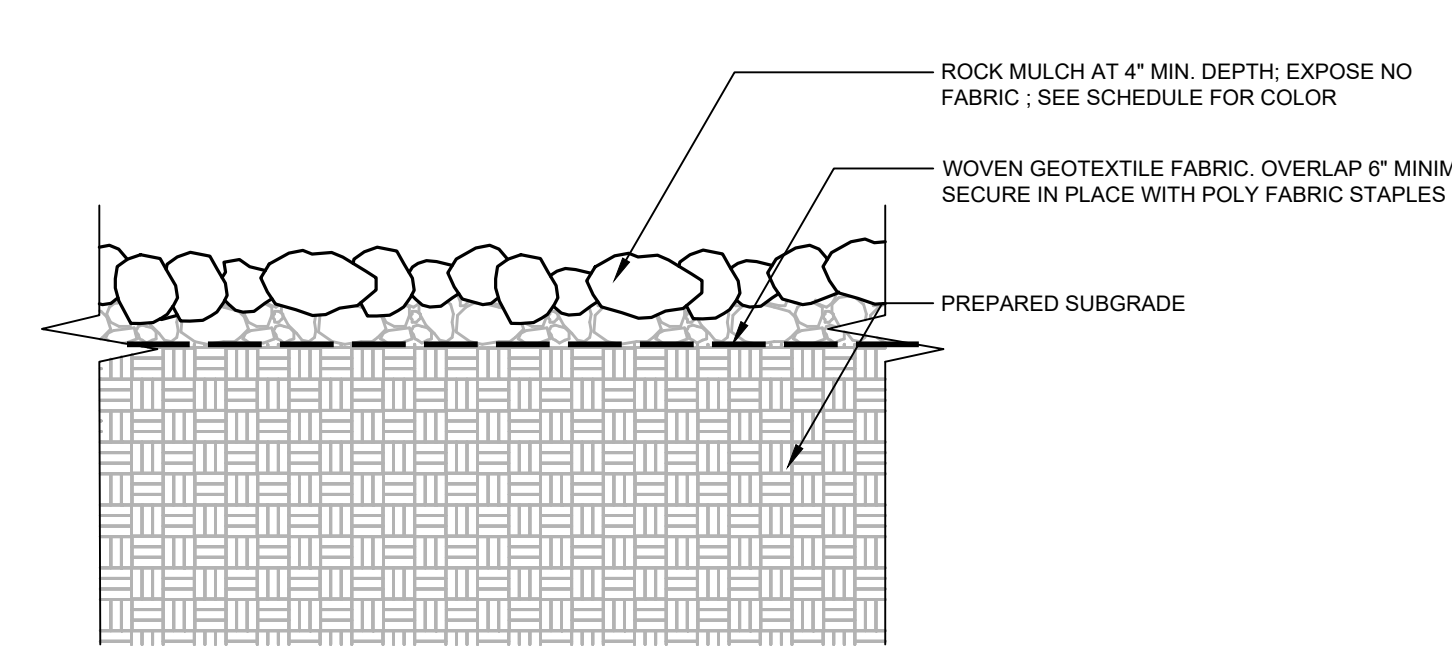
PLANTINGS OR SOD SEE PLAN

PLANTING SOIL

GEO-TEXTILE FABRIC

UNDISTURBED OR COMPACTED SUBGRADE

5	DECORATIVE RIP-RAP	
	1 1/2" = 1'-0"	PROJ-24065-07



ROCK MULCH AT 4" MIN. DEPTH. EXPOSE NO FABRIC; SEE SCHEDULE FOR COLOR

WOVEN GEOTEXTILE FABRIC. OVERLAP 6" MINIMUM. SECURE IN PLACE WITH POLY FABRIC STAPLES

PREPARED SUBGRADE

6	LM-01 - ROCK MULCH	
	1 1/2" = 1'-0"	PROJ-24065-04

LANDSCAPE DETAILS

ISSUES & REVISIONS	DATE
DD PRICING SET	07-03-24
CONSTRUCTION DOCUMENTS	05-05-25

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.	Kevin V. Kroen - LA	53757
Date		05/05/2025
LOUCKS PROJECT NUMBER: 24065A		
COMMISSION NO:	65431-21208	
DRAWN BY:	KVK	
CHECKED BY:	KVK	

SHEET

L3.1

TRUE SHEET SCALE

0" 1/2" 1"

TRUE SHEET SCALE

0" 1/2" 1"

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