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DEMOLITION LEGEND:			
	REMOVE EXISTING BUILDING		
	REMOVE EXISTING BITUMINOUS PAVING		
	REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ETC.		
	MILL AND OVERLAY EXISTING PARKING LOT		
· x · x · x · x · x · x · x · x · x · x	REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, FENCE, ETC.		
	REMOVE EXISTING UTILITIES		

METERS, SIGNS, ETC.

REMOVE EXISTING TREES

REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PARKING







CIVIL ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE ENVIRONMENTAL

7200 Hemlock Lane, Suite 300 Maple Grove, MN 55369 763.424.5505 www.loucksinc.com

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11/20/2019 WATERSHED SUBMITTAL 11/25/2019 WATERSHED SUBMITTAL 12/05/2019 CITY RESUBMITTAL

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Loucks Project No. Project Lead JBT Drawn By Checked By VJV 11/20/19 **Review Date**

SHEET INDEX

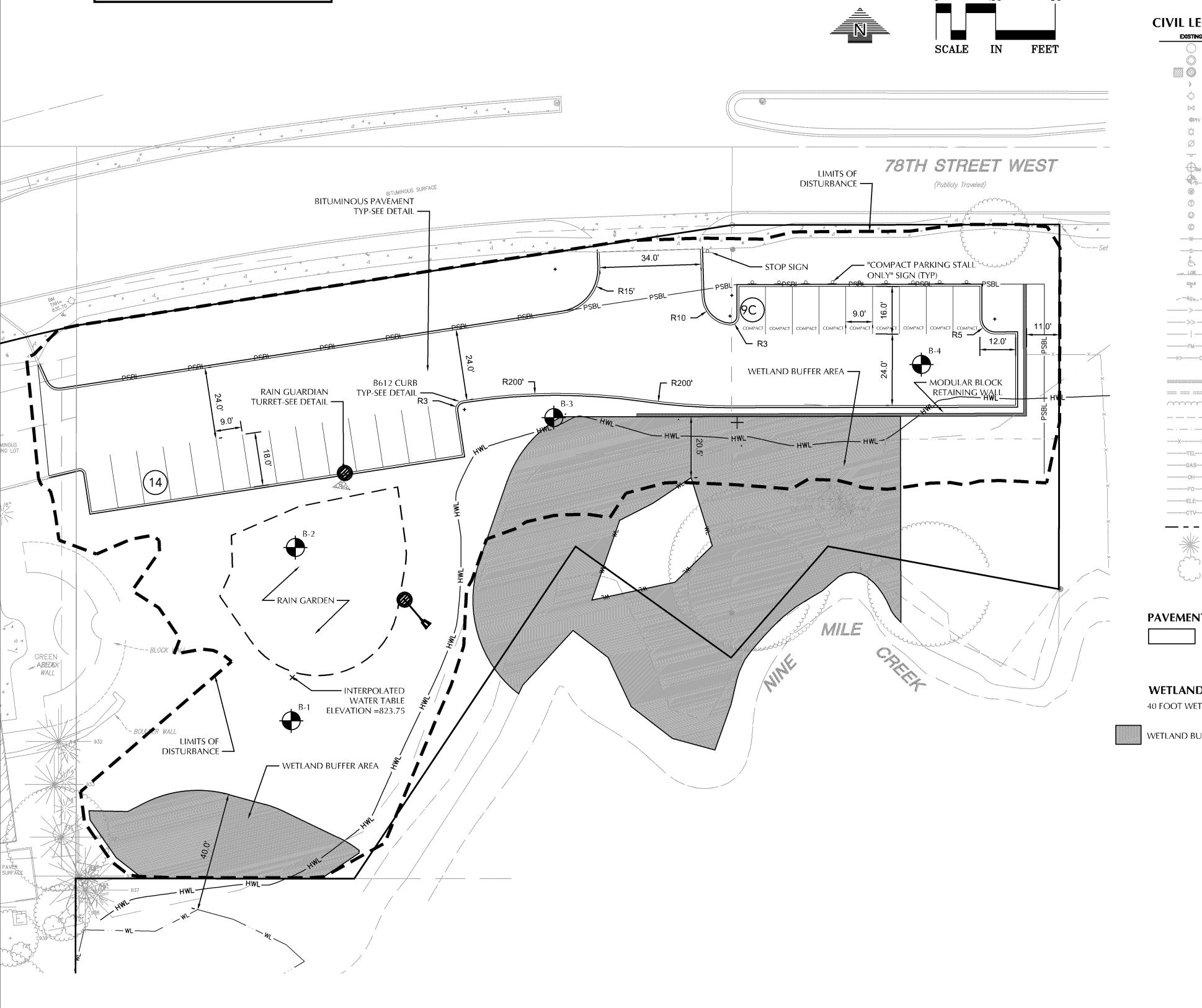


Gopher State One Call TWIN CITY AREA: 651-454-0002 TOLL FREE: I-800-252-II66

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	STORM MANHOLE	
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PAVEMENT TYPES

LIGHT DUTY BITUMINOUS PAVEMENT

WETLAND BUFFER AREA

40 FOOT WETLAND BUFFER REQUIRED: 10,114 SQ FT.

WETLAND BUFFER AREA PROVIDED: 10,115 SQ FT.

SITE NOTES ■

- 1. BACKGROUND INFORMATION IS BASED ON A FIELD SURVEY BY LOUCKS AND RECORD UTILITY DRAWINGS FROM THE CITY. LOUCKS DOES NOT GUARANTEE THE ACCURACY OF INFORMATION PROVIDED BY OTHERS.
- 2. 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 JURISDICTION REQUIREMENTS.
- 3. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
- 4. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE
- 5. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
- 6. ALL CURB RADII SHALL BE 5.0' UNLESS OTHERWISE NOTED.
- 7. BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
- 9. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
- 10. ALL PARKING LOT PAVEMENT MARKINGS SHALL BE 4" WIDE WHITE PAINTED STRIPING.

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SIGNAGE AND STRIPING AS

2. CONTRACTOR SHALL PAINT ALL ACCESSIBLE STALLS, LOGOS AND CROSS HATCH LOADING AISLES WITH WHITE PAVEMENT MARKING PAINT, 4" IN WIDTH.

3. ANY/ALL STOP SIGNS TO INCLUDE A 24" 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

4. ALL SIGNS TO BE PLACED 18" BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.

PARKING	
SURFACE COMPACT STALLS:	9 STALLS
SURFACE REGULAR STALLS:	14 STALLS
TOTAL STALLS:	23 STALLS

SIGNAGE AND STRIPING NOTES ■

SHOWN ON THIS PLAN.

BETWEEN LANES TO CURB.

CREEKVIEW **EAST PARKING**

PROJECT ADDRES





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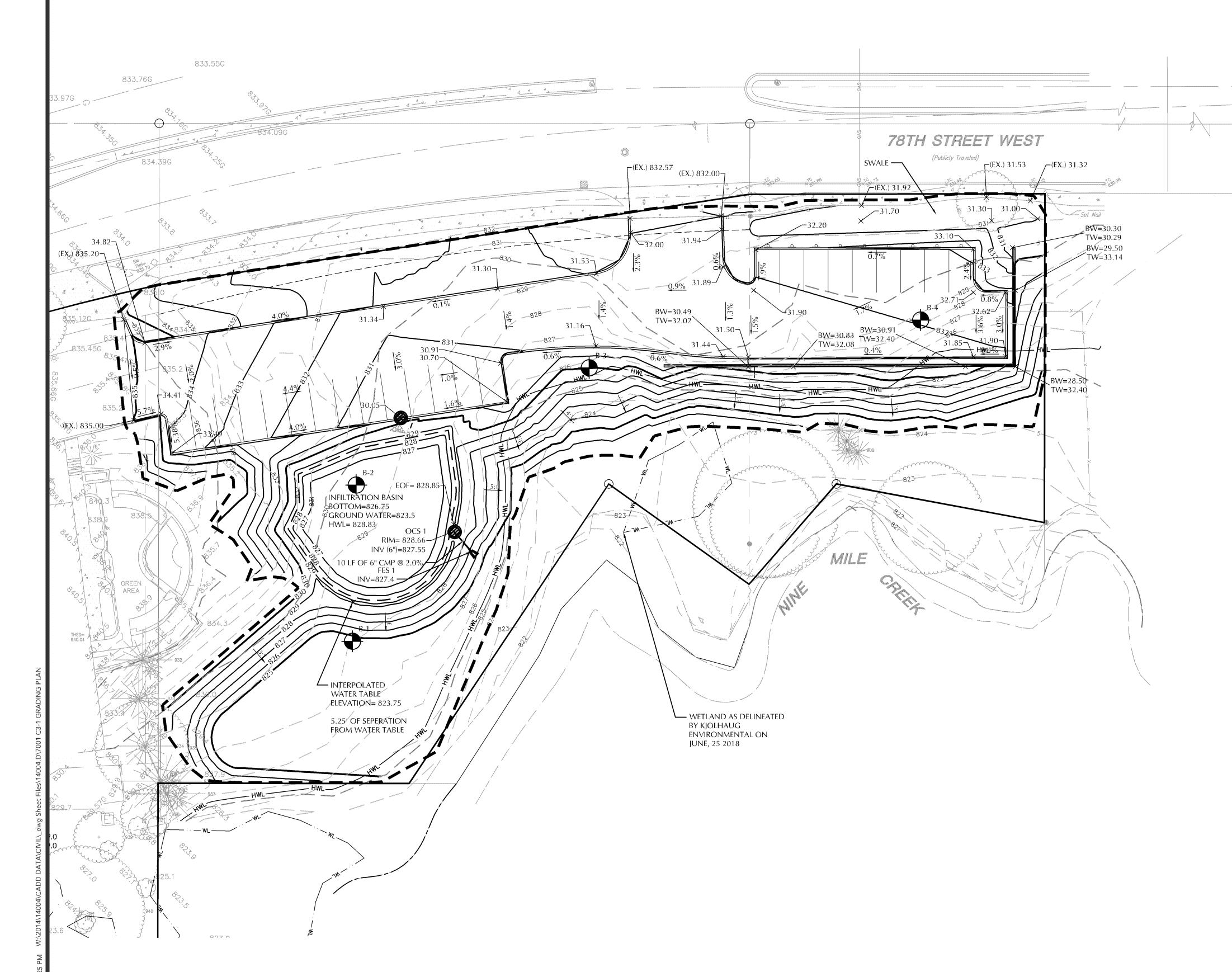


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GRADING, DRAINAGE & EROSION CONTROL NOTES

- 1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- 2. 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.
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- 4. FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP 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).
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- 6. DUST MUST BE ADEQUATELY CONTROLLED.
- 7. TREE PRESERVATION IS OF UTMOST IMPORTANCE. CONTRACTOR SHALL USE LIGHT EQUIPMENT TO AVOID DAMAGING TREE ROOTS DURING CONSTRUCTION.
- 8. SEE SHEET C2-1 FOR WETLAND BUFFER INFORMATION

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MINNEAPOLIS, MN 554

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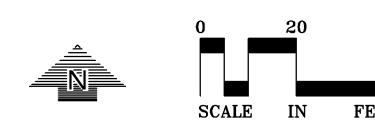
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QUALITY CONTROL Loucks Project No. Project Lead Drawn By Checked By

11/20/19 SHEET INDEX

JBT

VJV

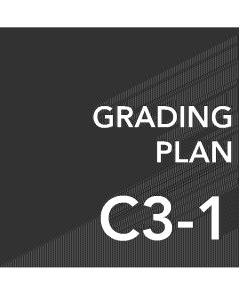


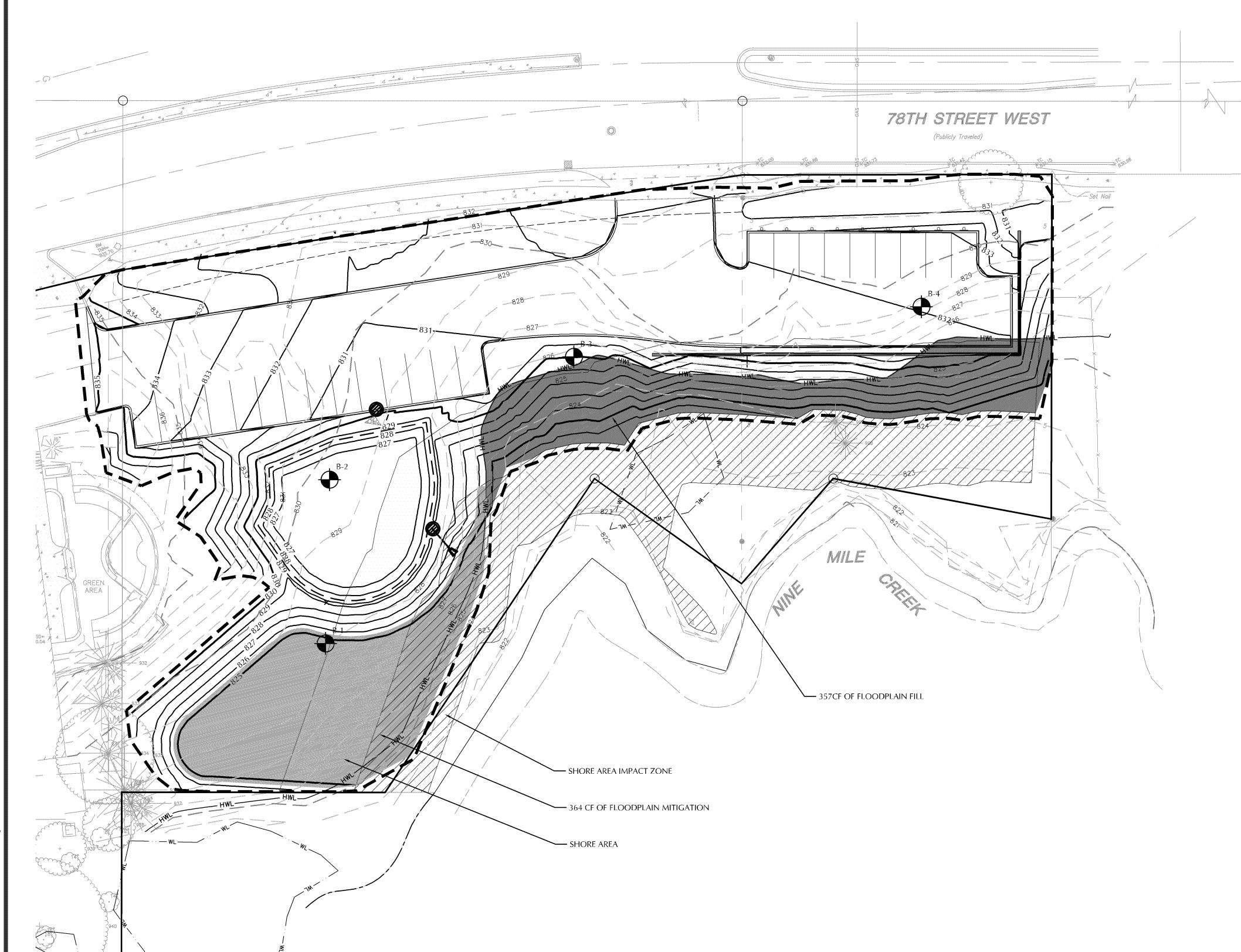


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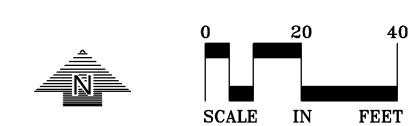
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Date 11/20/19

QUALITY CONTROL

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Project Lead VJV
Drawn By JBT
Checked By VJV
Review Date 11/20/19

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CALL BEFORE YOU DIGI

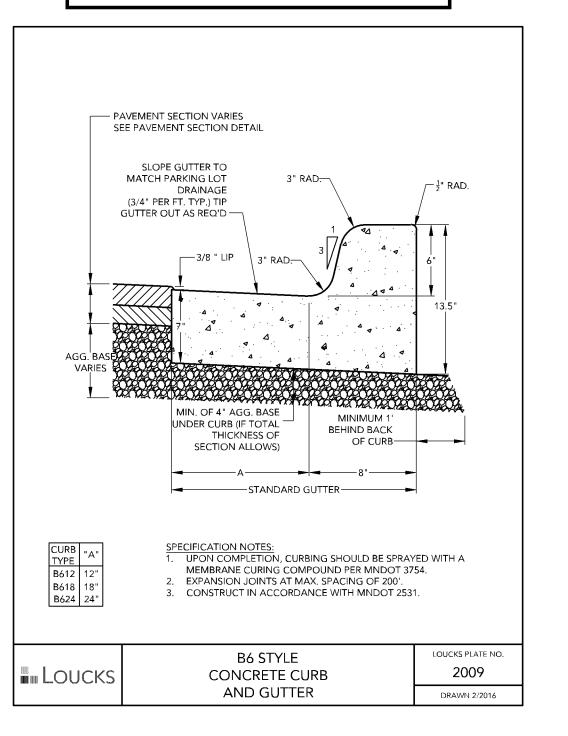
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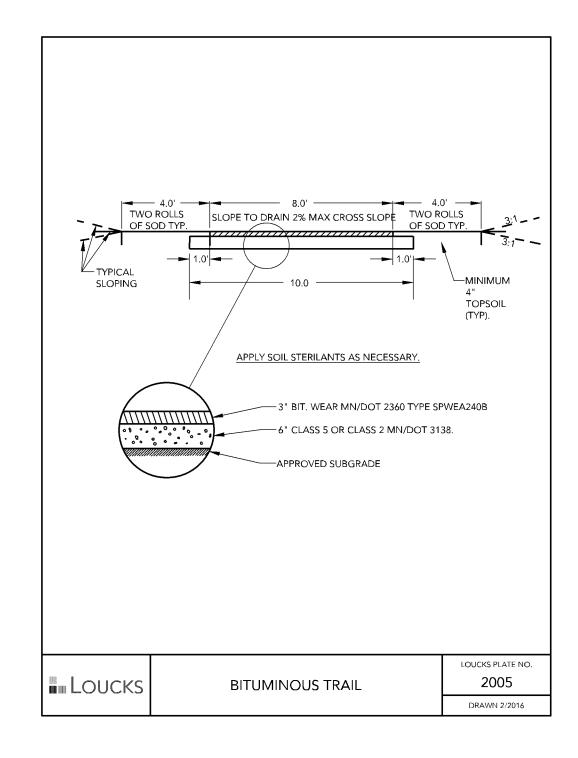
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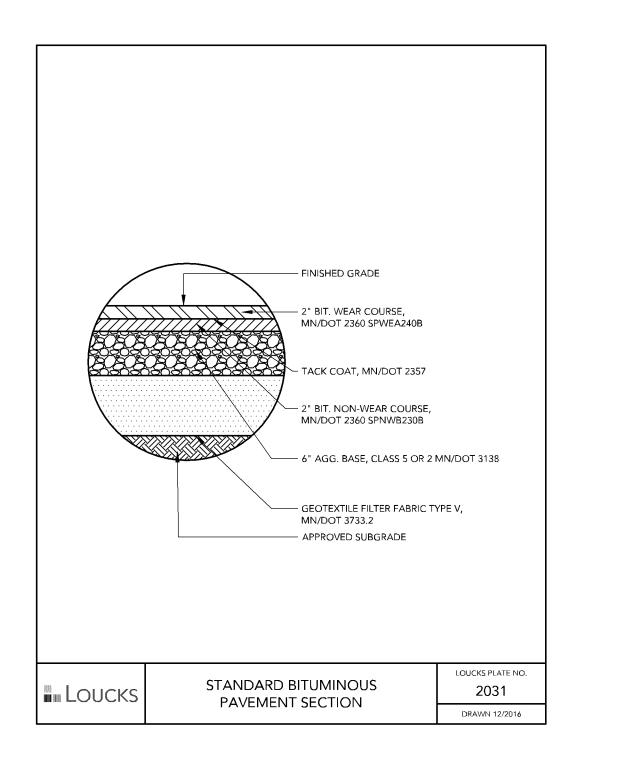
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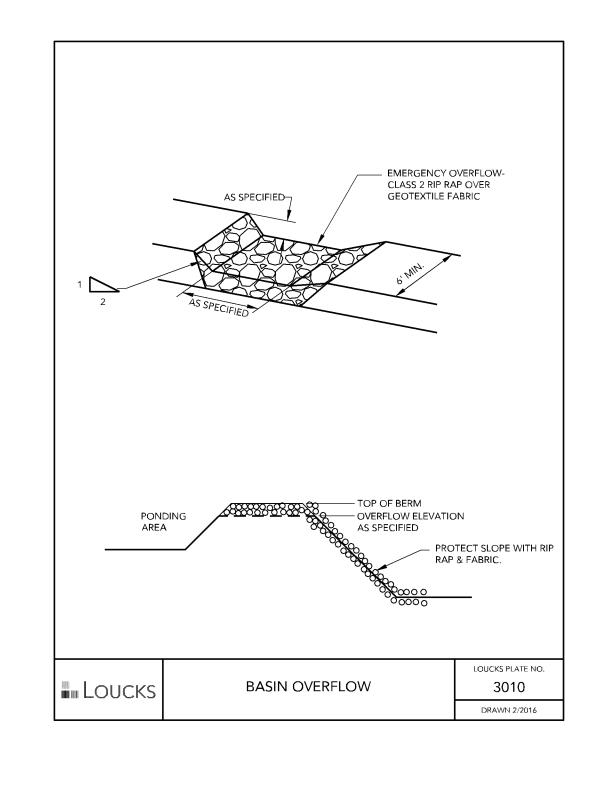
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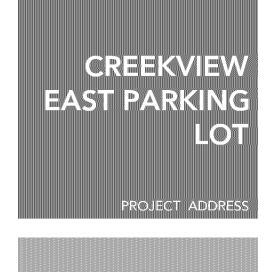














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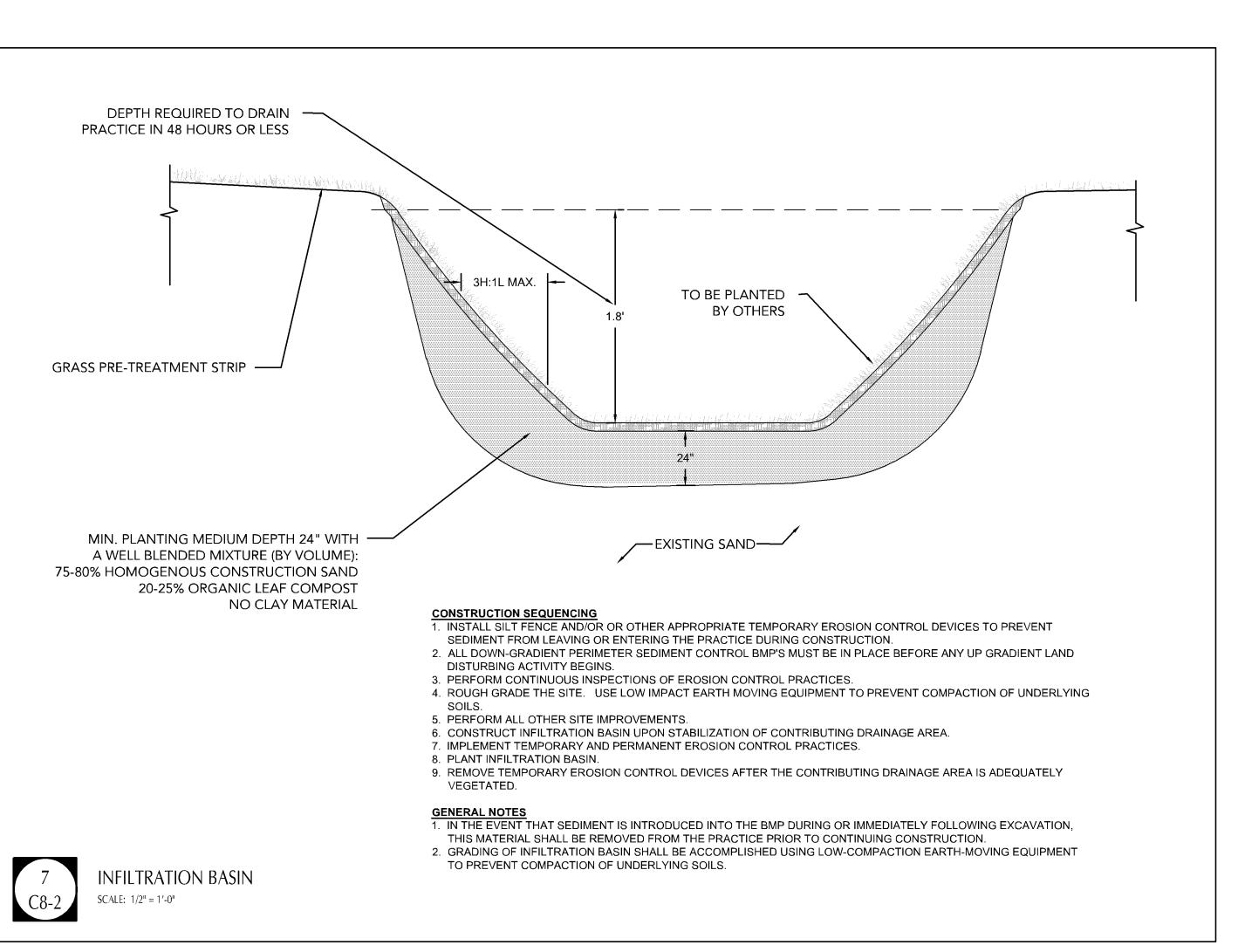
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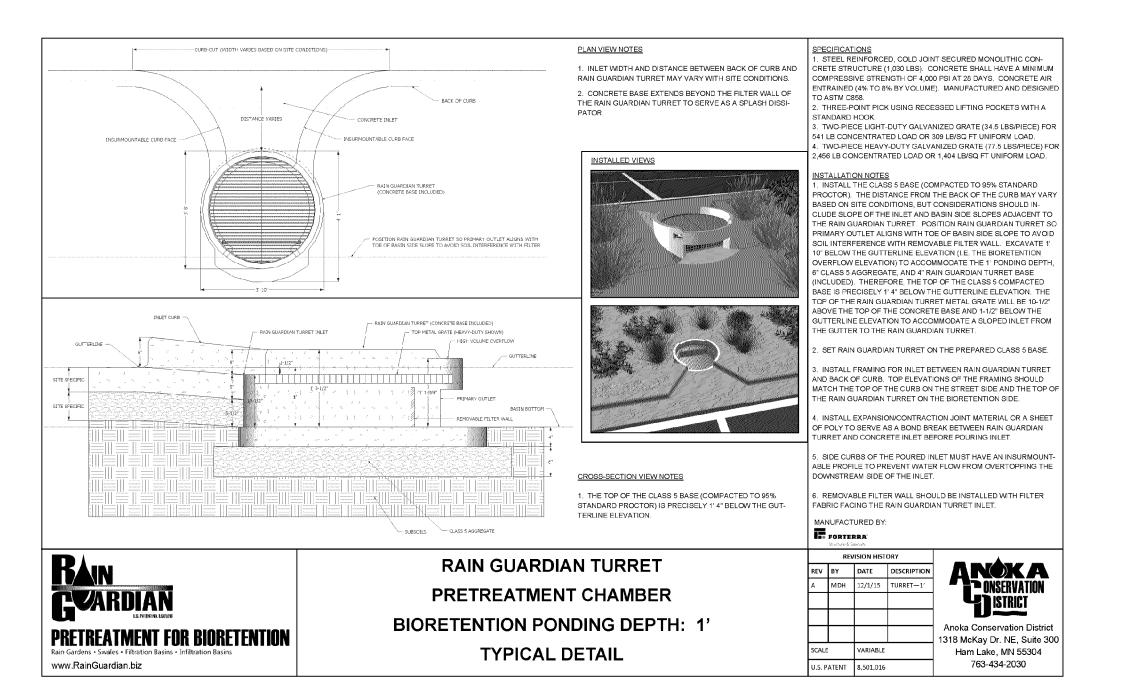
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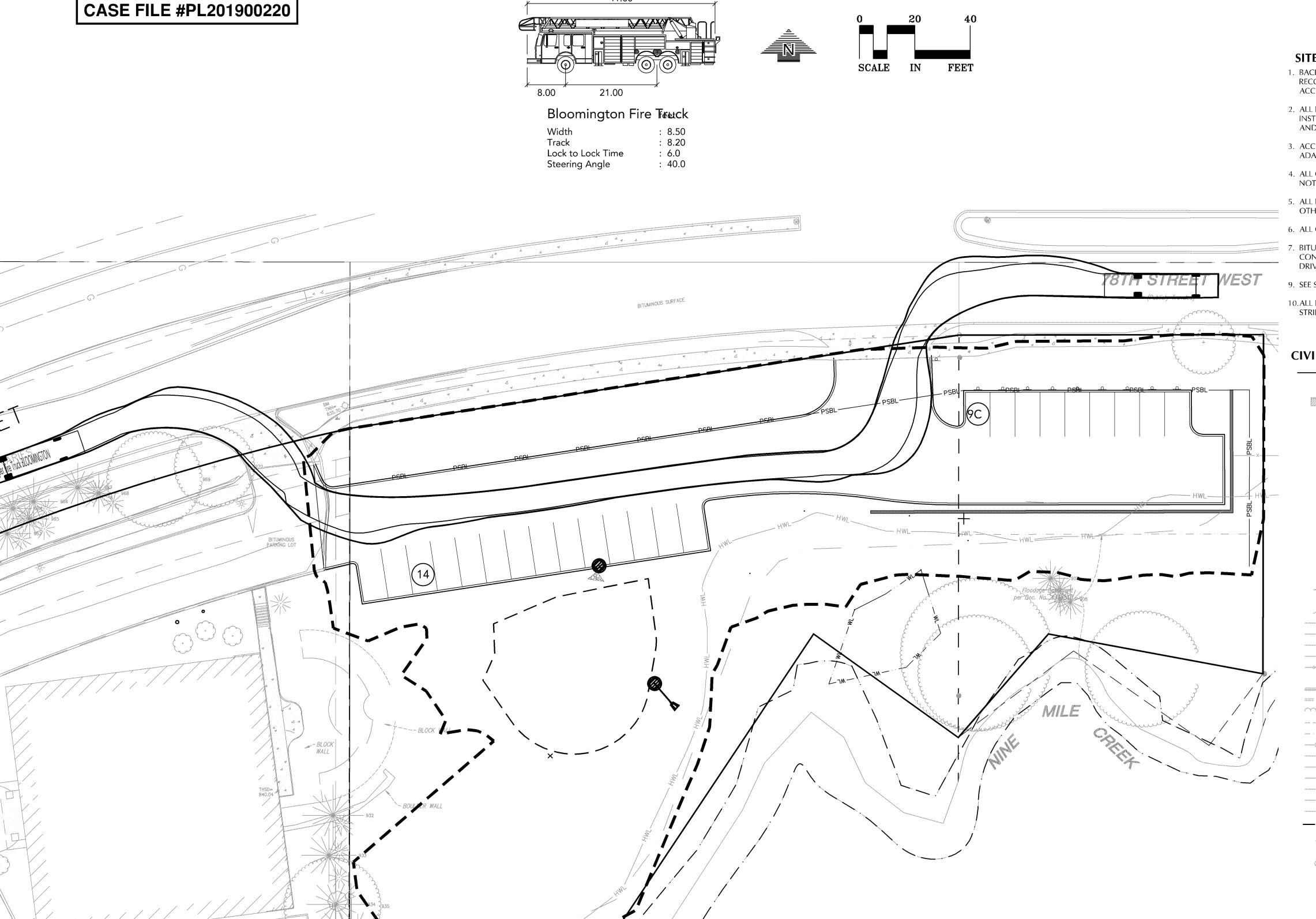
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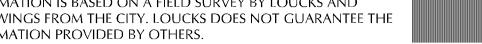
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	UNDERGROUND CABLE TV	
	PROPERTY LINE	
\\//	THOLENTI LINE	
4. N.N. 1 //		

CONIFEROUS TREE

DECIDUOUS TREE





CREEKVIEW

PROJECT ADDRESS

LOT

EAST PARKING



CIVIL ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE ENVIRONMENTAL

7200 Hemlock Lane, Suite 300 Maple Grove, MN 55369 763.424.5505 www.loucksinc.com

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SUBMITTAL/REVISIONS

11/20/2019 WATERSHED SUBMITTAL 11/25/2019 WATERSHED SUBMITTAL 12/05/2019 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. NOT FOR CONSTRUCTION

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Loucks Project No. Project Lead Drawn By JBT VJV Checked By 11/20/19

SHEET INDEX



Gopher State One Call TWIN CITY AREA: 651-454-0002 TOLL FREE: I-800-252-II66

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