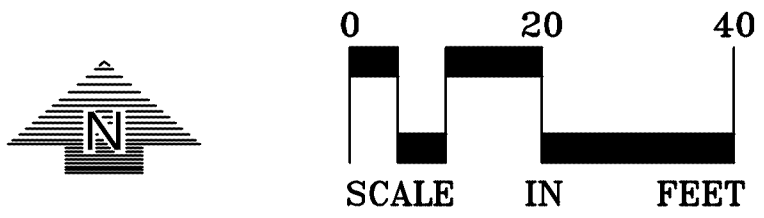


CASE FILE #PL201900220

City of Edina provides water in this area, verify if they require disconnected water services to be abandoned (disconnected 2011 and 2015)



CIVIL LEGEND

EXISTING	PROPOSED

DEMOLITION LEGEND:

	REMOVE EXISTING BUILDING
	REMOVE EXISTING BITUMINOUS PAVING
	REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ETC.
	MILL AND OVERLAY EXISTING PARKING LOT
	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

CREEKVIEW
EAST PARKING
LOT

PROJECT ADDRESS

FRAUENSHUH

7101 WEST 7TH STREET
MINNEAPOLIS, MN 55439

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

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

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant's 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

11/20/2019 WATERSHED SUBMITTAL

PROFESSIONAL SIGNATURE

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

NOT FOR CONSTRUCTION

Vicki J. Van Dell - PE
License No. 41352
Date 11/20/19

QUALITY CONTROL

Loucks Project No. 14004.D
Project Lead VJV
Drawn By JBT
Checked By VJV
Review Date 11/20/19

SHEET INDEX

Show new plat property and easement lines on all sheets.

No retaining walls within drainage and utility easements.

Looks like construction limits over property line. Is there an agreement for construction on City Property?



CALL BEFORE YOU DIG!

Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

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DEMO PLAN

C1-2

CASE FILE #PL201900220

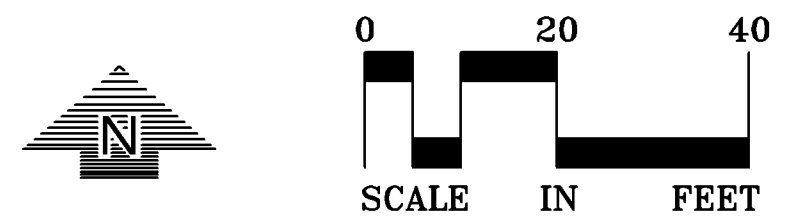
Per City Code section 21.301.06(c)(2)(C)(iii) compact parking spaces require pavement markings to identify the compact spaces

label parking stall dimensions and drive aisle dimension.

Parking lot screening must be provided to a height between three and four feet (Sec. 19.52(d)(3)).

Parking island must be three feet shorter than adjacent parking stall. A deciduous tree must be provided within the island.

Parking lot screening must be provided to a height between three and four feet (Sec. 19.52(d)(3)).



Provide for the new parking area and maintain for existing structures emergency vehicle access throughout the property.

Provide adequate turning radius for BFD Ladder 4 for all emergency vehicle access lanes.

CIVIL LEGEND	
EXISTING	PROPOSED

- 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 NOTED.
 5. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
 6. PARKING STALLS ARE 8.5'X16.5'.
 7. ALL CURB RADII SHALL BE 5.0' UNLESS OTHERWISE NOTED.
 8. 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.

PARKING SURFACE COMPACT STALLS:	10 STALLS
SURFACE REGULAR STALLS:	13 STALLS
TOTAL STALLS:	23 STALLS

This parking stall dimension is only allowable in the compact spaces, the remaining spaces must be a minimum of 9' by 18'

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

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.

Show new plat property and easement lines on all sheets.

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Looks like construction limits over property line. Is there an agreement for construction on City Property?

CREEKVIEW EAST PARKING LOT

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SITE PLAN

C2-1

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.
- 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.
- 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).
- 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.
- TREE PRESERVATION IS OF UTMOST IMPORTANCE. CONTRACTOR SHALL USE LIGHT EQUIPMENT TO AVOID DAMAGING TREE ROOTS DURING CONSTRUCTION.
- SEE SHEET C2-1 FOR WETLAND BUFFER INFORMATION

CIVIL LEGEND

EXISTING	PROPOSED

Must meet 2015 MN State
Accessibility Code

Retaining walls over four feet
in height must meet principal
building setbacks (B-1 zoning:
front - 35 feet, side - 10 feet).

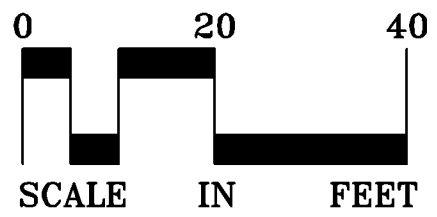
Wetland area within
proposed impact
area

Show new plat property and easement lines on all sheets.

No retaining walls within drainage and utility easements.

Looks like construction limits over
property line. Is there an agreement
for construction on City Property?

Label wetland areas
consistent with
delineation report



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8. SEE SHEET C2-1 FOR WETLAND BUFFER INFORMATION

CIVIL LEGEND

EXISTING	PROPOSED

REGULATION LEGEND

	FLOODPLAIN FILL
	FLOODPLAIN MITIGATION
	SHORE AREA
	SHORE AREA IMPACT ZONE

78TH STREET WEST
(Publicly Traveled)

NINE MILE CREEK

363 CF OF FLOODPLAIN FILL
Show new plat property and easement lines on all sheets.

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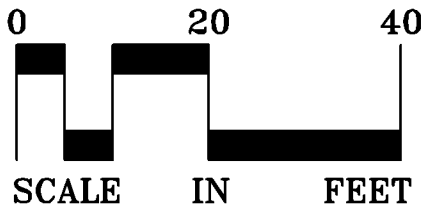
SHORE AREA IMPACT ZONE

364 CF OF FLOODPLAIN MITIGATION

SHORE AREA

Looks like construction limits over property line. Is there an agreement for construction on City Property?

2

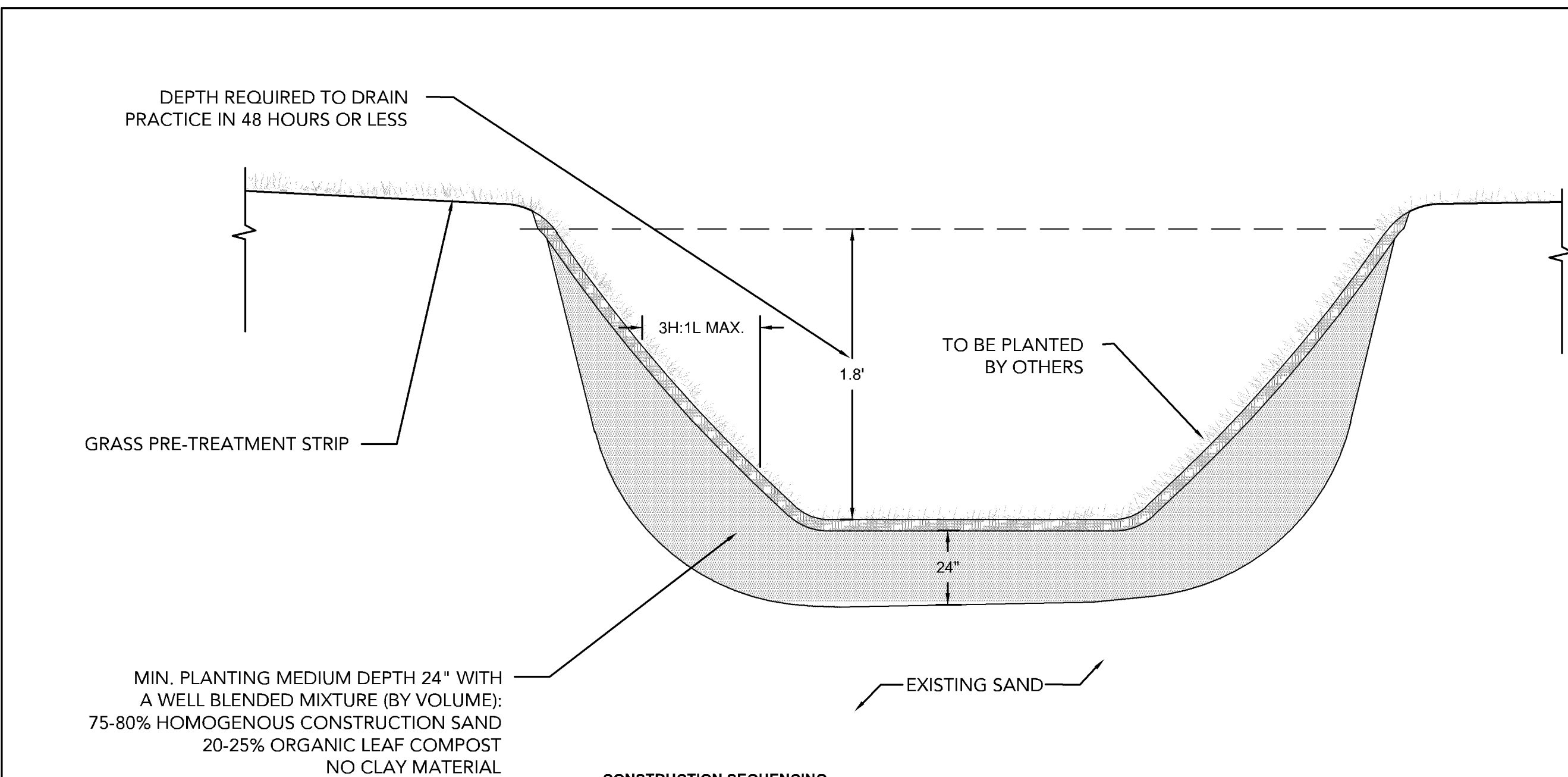
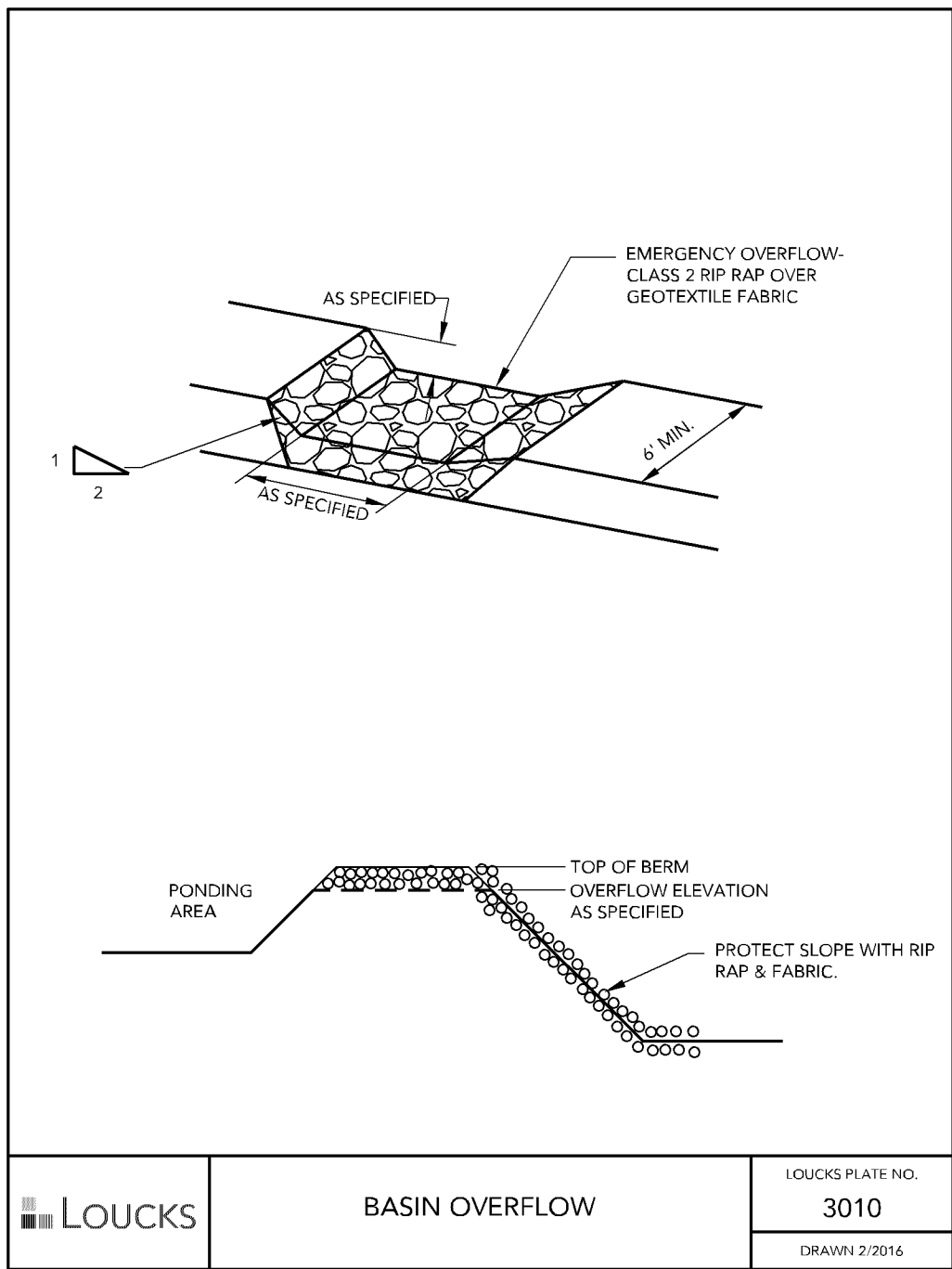
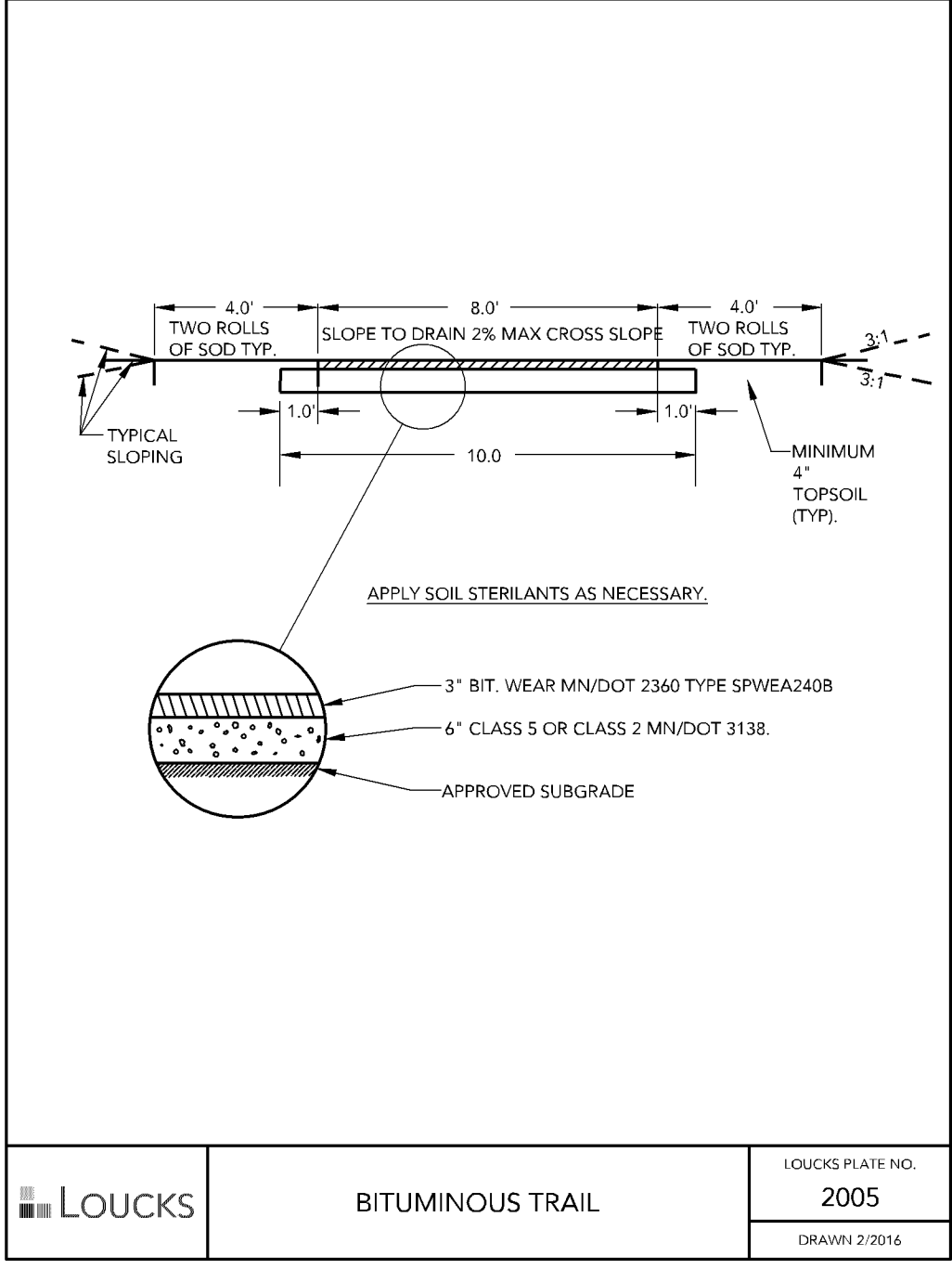


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- GENERAL NOTES**
1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
 2. GRADING OF INFILTRATION BASIN SHALL BE ACCOMPLISHED USING LOW-COMPACTION EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.