

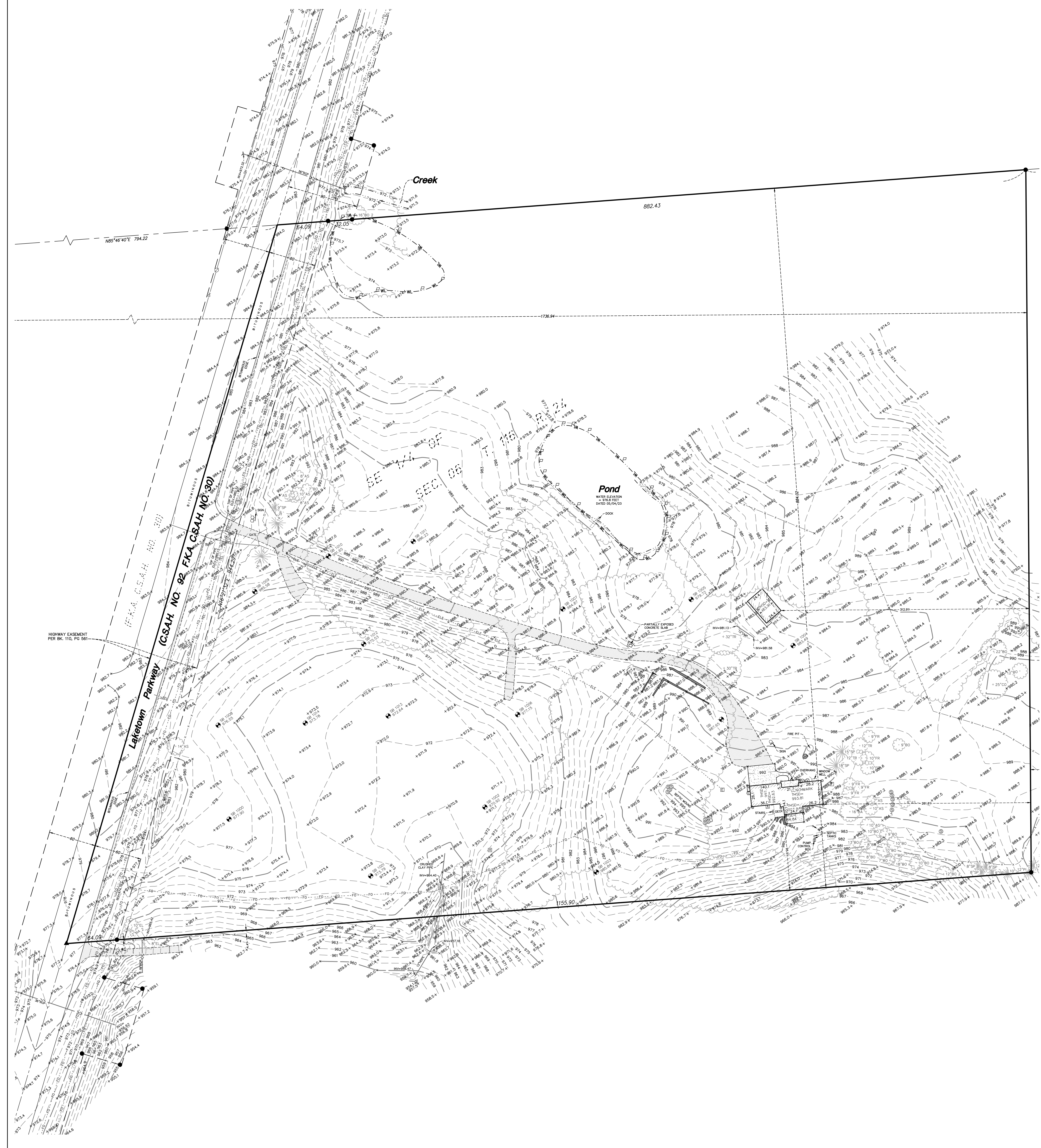
NOTE:  
EXISTING CONDITIONS INFORMATION  
SHOWN IS FROM A BOUNDARY &  
PARTIAL TOPOGRAPHIC SURVEY  
PREPARED BY LOUCKS, DATED 09/05/2023.

**LEGEND**

● FOUND CAST IRON MONUMENT	⊠ AIR CONDITIONING UNIT	—> CULVERT
○ FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE	⊠ ELECTRIC METER	—> UNDERGROUND CABLE TV
▲ FOUND PK NAIL	⊠ ELECTRIC TRANSFORMER	—> UNDERGROUND ELECTRIC
1/16" ELEV @ THRESHOLD	⊠ FLARED END SECTION	---> MAPPED UNDERGROUND FIBER OPTIC
A5 ASH	⊠ FUEL TANK	---> MAPPED UNDERGROUND TELEPHONE
B0 BOXELDER	⊠ POST	---> BARBED WIRE FENCE
CD COTTONWOOD	⊠ HAND HOLE	---> CHAIN LINK FENCE
EL ELM	⊠ MAILBOX	---> GATE
FR MISC FRUIT	⊠ ROOF DRAIN	---> WOOD FENCE
MA MAPLE	⊠ SERVICE CLEANOUT	---> RETAINING WALL
PI PINE	⊠ SIGN	---> CONCRETE
SP SPRUCE	⊠ SPIGOT	---> GRAVEL
TR TREE (GENERAL)	⊠ TELEPHONE PEDESTAL	---> EXISTING BUILDING
○ TREE LINE	⊠ VENT	---> CONTOUR
○ CONIFEROUS TREE	⊠ WELL	---> SPOT ELEVATION
○ DECIDUOUS TREE	⊠ YARD LIGHT	---> WATER LINE

**GENERAL NOTES**

- MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
- THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE APPLICABLE GOVERNING AGENCIES. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES UNLESS APPROVED BY THE GOVERNING AGENCY.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
- BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, STATE AND LOCAL REQUIREMENTS AND THE ASSOCIATED PROJECT PLANS AND DETAILS.
- ALL CONSTRUCTION PERMITS, APPLICATIONS, BONDS, AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL ENTRANCES, CONNECTIONS TO CITY STREETS, SIDEWALKS, CURBS AND RAMPS IN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
- ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- THE ENGINEER SHALL NOT HAVE ANY CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTORS SCHEDULES OR FAILURE TO CARRY OUT THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR OR THEIR AGENTS OR EMPLOYEES OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF WORK.
- THE INFORMATION SHOWN ON THIS EXISTING CONDITIONS PLAN WAS PREPARED FROM AN ALTA/NPS LAND TITLE SURVEY PREPARED BY LOUCKS. UTILITY INFORMATION SHOWN ON THIS PLAN, SUCH AS SANITARY SEWER, WATERMAIN, STORM SEWER, FORCEMAIN, ETC. WAS PROVIDED BY THE CITY RECORD PLANS. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE CARVER COUNTY COORDINATE SYSTEM NAD 83 (1986-ADJUST). ELEVATIONS ARE ON NAVD83.



PRELIMINARY  
CONTRACT FOR  
CONSTRUCTION

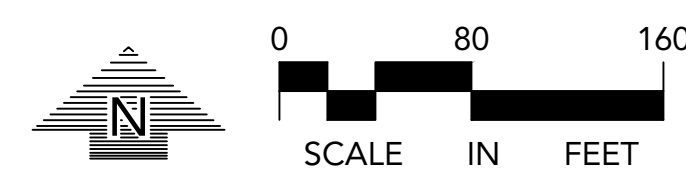
Issue No. \_\_\_\_\_ Date \_\_\_\_\_

ISSUE RECORD	DATE	DESCRIPTION
1	7/25/2024	WATERSHED SUBMITTAL
2	8/1/2024	CD REVISION
3	8/1/2024	CD REVISION
4	9/20/2024	WATERSHED RESUBMITTAL

**CALL BEFORE YOU DIG!**  
Gopher State One Call  
TWIN CITY AREA: 651-454-0002  
TOLL FREE: 1-800-552-1186

**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.

NOTE:  
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PARTIAL TOPOGRAPHIC SURVEY  
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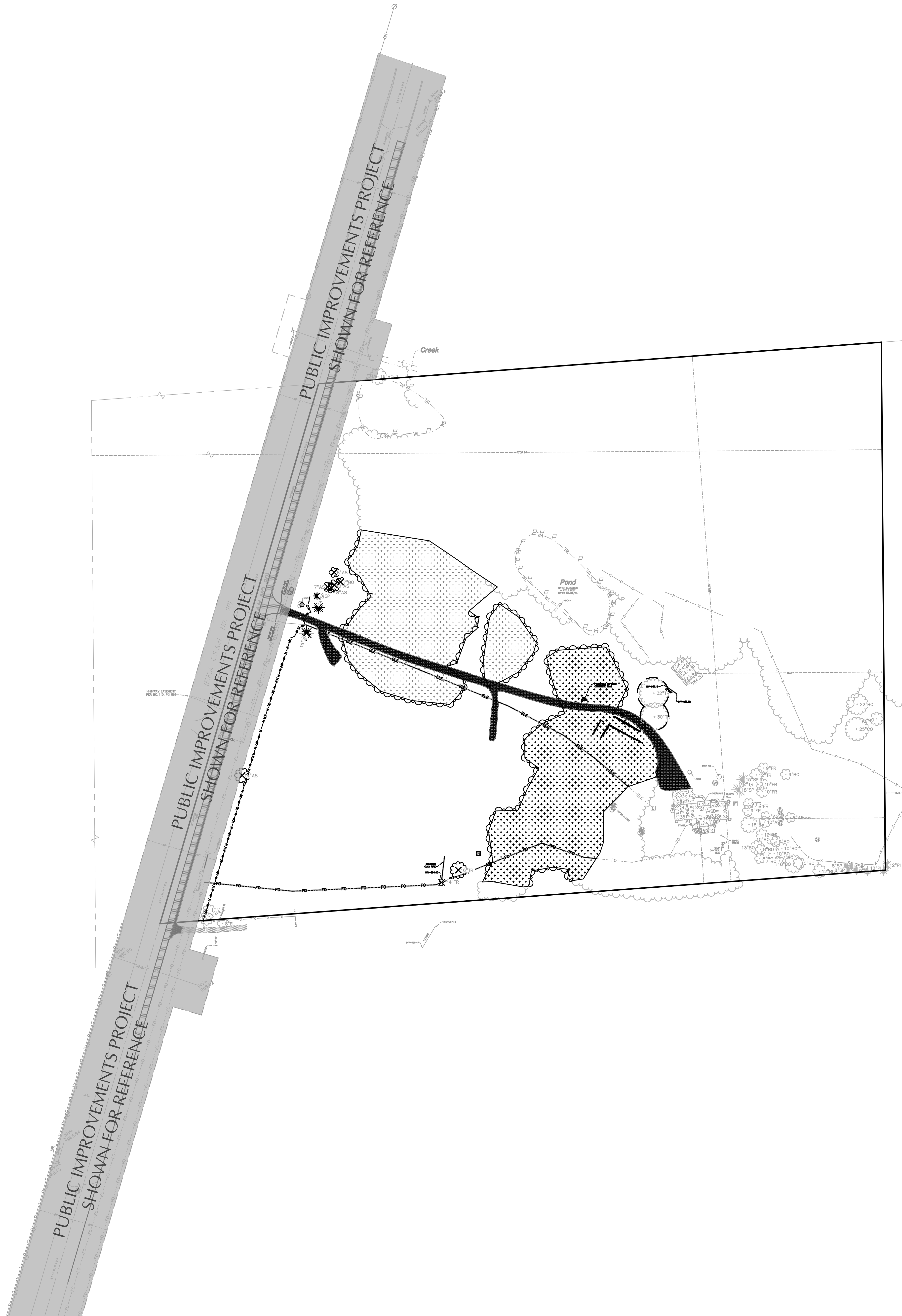


EXISTING	PROPOSED

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

**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 TO 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 STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- 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) TO DISCUSS DISCONNECTIONS AND/OR RELOCATIONS.
- REFER TO LANDSCAPE PLAN FOR REMOVAL AND REPLACEMENT OF ON SITE TREES. NO TREES SHALL BE REMOVED, WITHOUT VERIFICATION OF THE TREE PRESERVATION PLAN & TREE INVENTORY SCHEDULE.
- 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 HAUGO GEOTECHNICAL SERVICES DATED JANUARY 11, 2024 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.



**SRA**  
ARCHITECTURE + INTERIORS

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PH: 959-996-9668  
WWW.SRA-WI.COM

**LOUCKS**  
12755 Highway 65 Suite R100  
Plymouth, MN 55441  
763.424.5505  
www.loucksinc.com  
LOUCKS PROJECT NO. 22624

PRELIMINARY  
NO CONSTRUCTION

ISSUE #	DATE	DESCRIPTION	WATERSHED SUBMITTAL	WATERSHED RESUBMITTAL
1	07/05/24	ISSUE		
2	07/05/24	ISSUE		
3	07/05/24	ISSUE		
4	07/05/24	ISSUE		

**FRESHWATER CHURCH**  
6635 LAKETOWN PARKWAY  
WACONIA, MN 55387

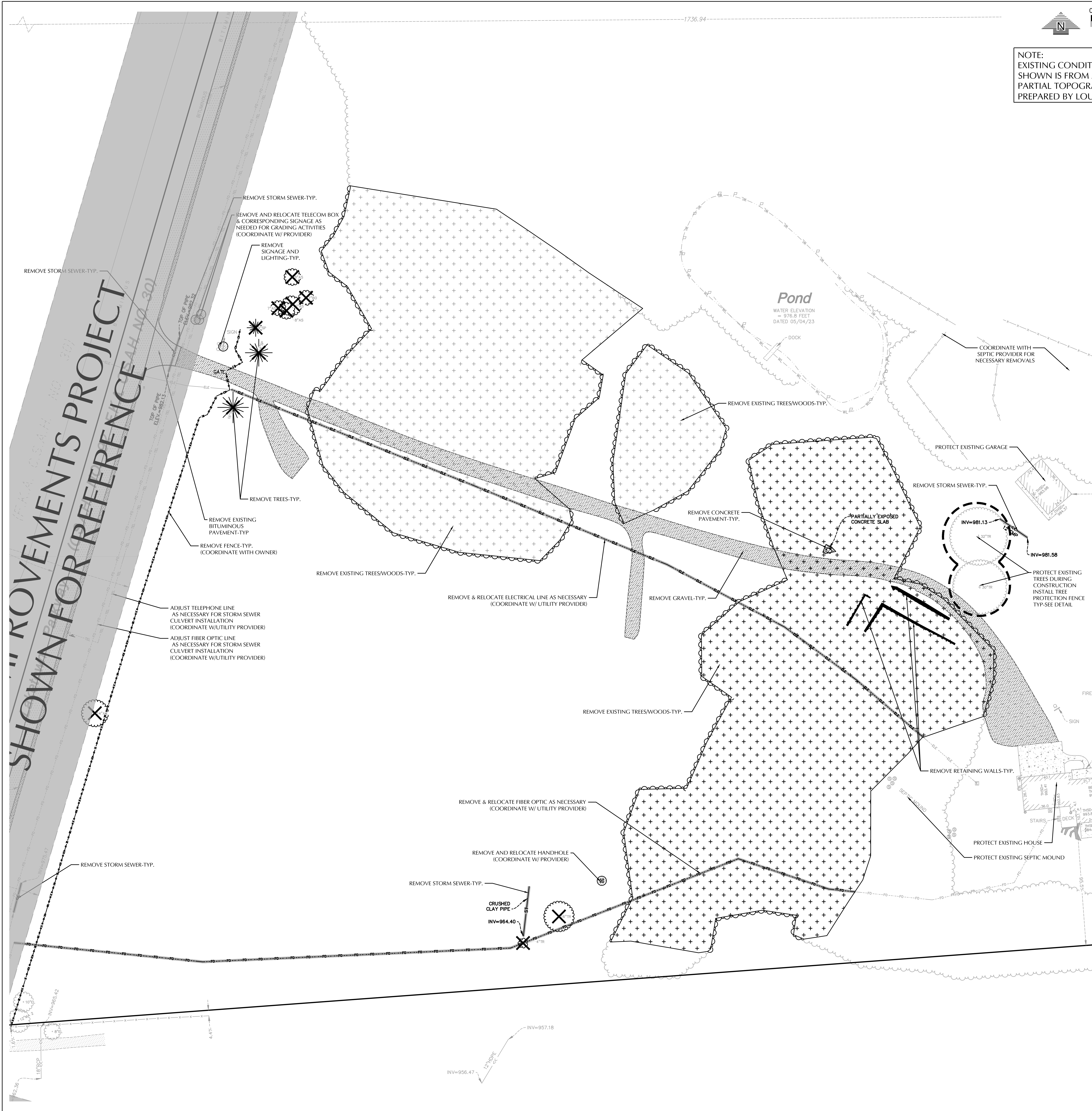
DEMOLITION PLAN - OVERALL

CALL BEFORE YOU DIG!  
**Gopher State One Call**  
TWIN CITY AREA: 651-454-2002  
TOLL FREE: 1-800-352-1166

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PROJECT NO: 22624  
DRAWN BY: EJA/HDCR  
CHECKED BY: TDGDCR

**C102**



NOTE:  
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PARTIAL TOPOGRAPHIC SURVEY  
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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 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

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12755 Highway 65 Suite R100  
Plymouth, MN 55441  
763.424.5505  
www.loucksinc.com  
LOUCKS PROJECT NO. 22624

PRELIMINARY  
CONSTRUCTION

Issue Record

ISSUE #	DATE	DESCRIPTION	STATUS
1	7/25/2024	WATERSHED SUBMITTAL	OPEN
2	7/25/2024	CLIP RESON	OPEN
3	8/13/2024	WATERSHED RESUBMITTAL	OPEN
4	9/23/2024	WATERSHED RESUBMITTAL	OPEN

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION	STATUS
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**FRESHWATER CHURCH**

6635 LAKETOWN PARKWAY  
WACONIA, MN 55387

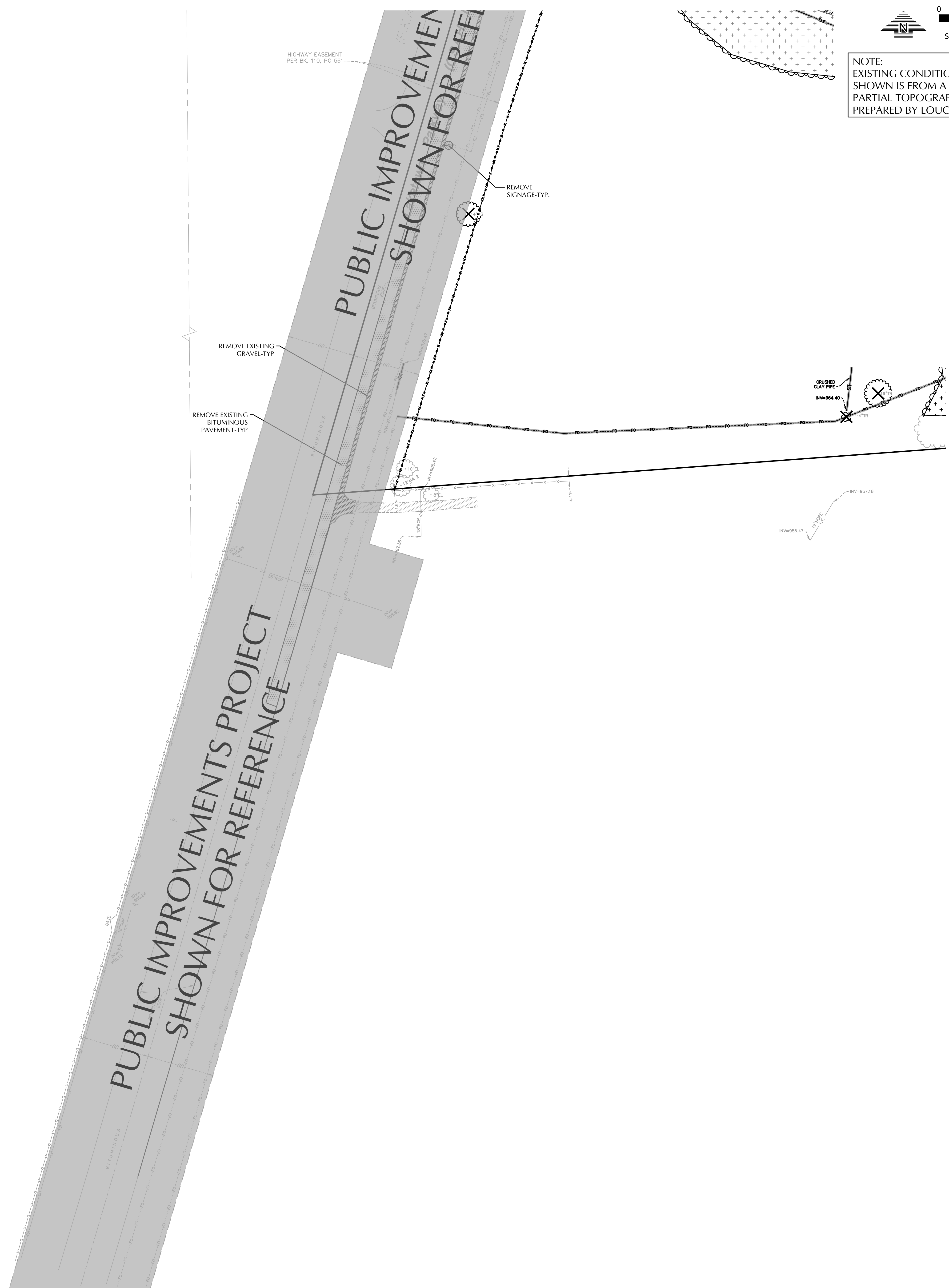
DEMOLITION PLAN - SITE

PROJECT NO: 22624  
DRAWN BY: EKAHDCR  
CHECKED BY: TDGDCR

**C103**

CALL BEFORE YOU DIG!  
**Gopher State One Call**  
TWIN CITY AREA: 651-454-0002  
TOLL FREE: 1-800-292-1868

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PREPARED BY LOUCKS, DATED 09/05/2023.

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 GRAVEL
	REMOVE EXISTING TREES/WOODS
	REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, FENCE, ETC.
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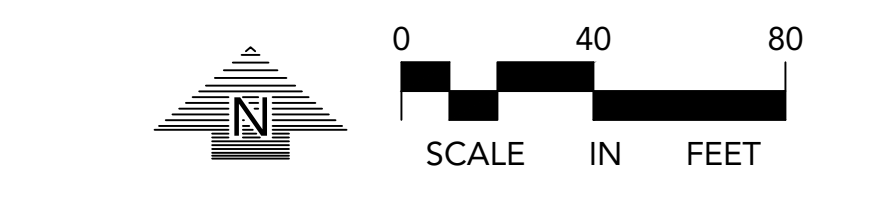
Professional seal and stamp area for the engineer. Includes a diamond-shaped stamp that reads 'PRELIMINARY - NO CONSTRUCTION'.

ISSUE RECORD	
ISSUE #	DESCRIPTION
1	DATE: 7/26/2024 WATERSHED/INITIAL: [Blank]
2	DATE: 7/26/2024 WATERSHED/INITIAL: [Blank]
3	DATE: 8/14/2024 WATERSHED/INITIAL: [Blank]
4	DATE: 9/20/2024 WATERSHED/INITIAL: [Blank]

DEMOLITION PLAN - PUBLIC IMPROVEMENTS  
PROJECT NO: 22624  
DRAWN BY: EJA/HDCR  
CHECKED BY: TDG/DC

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

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PREPARED BY LOUCKS, DATED 09/05/2023.

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
	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
	TREE LINE
	DIRECTION OF FLOW
	PARKING SETBACK LINE
	BUILDING SETBACK LINE

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

**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 TO 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 STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- 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) TO DISCUSS DISCONNECTIONS AND/OR RELOCATIONS.
- REFER TO LANDSCAPE PLAN FOR REMOVAL AND REPLACEMENT OF ON SITE TREES. NO TREES SHALL BE REMOVED, WITHOUT VERIFICATION OF THE TREE PRESERVATION PLAN & TREE INVENTORY SCHEDULE.
- 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 HAUGO GEOTECHNICAL SERVICES DATED JANUARY 11, 2024 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.

CALL BEFORE YOU DIG!  
Gopher State One Call  
TWIN CITY AREA: 651-454-0002  
TOLL FREE: 1-800-252-1168

**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.



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LOUCKS PROJECT NO. 22624

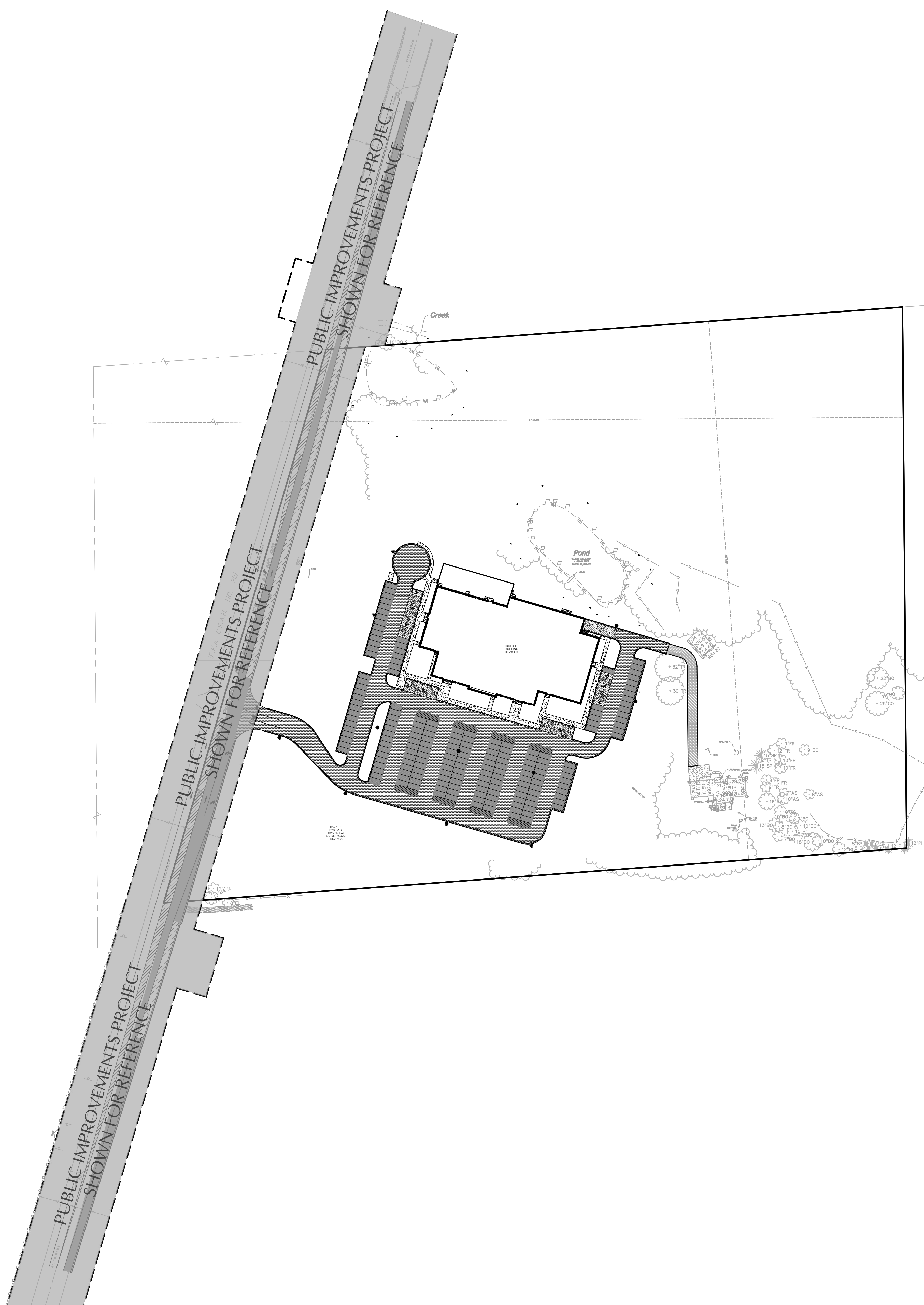


Having reviewed the report and the information that it contains, I certify that the information is true and correct to the best of my knowledge and belief.  
**PRELIMINARY - NO FOR CONSTRUCTION**  
License No. 0000000000  
Date

ISSUE RECORD	
ISSUE #	DESCRIPTION
1	DATE: 7/25/24 WATERSHED SUBMITTAL
2	DATE: 7/25/24 CLIP REVISION
3	DATE: 8/01/24 WATERSHED SUBMITTAL
4	DATE: 9/20/24 WATERSHED SUBMITTAL

DEMOLITION PLAN -  
PUBLIC IMPROVEMENTS

PROJECT NO: 22624  
DRAWN BY: EJA/HDCR  
CHECKED BY: TDG/DC



**NOTE:**  
EXISTING CONDITIONS INFORMATION SHOWN IS FROM A BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY PREPARED BY LOUCKS, DATED 09/05/2023.

**PAVEMENT TYPES**

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- GRAVEL PAVEMENT
- COUNTY ROAD 92 BITUMINOUS DRIVE LANE PAVEMENT
- COUNTY ROAD 92 BITUMINOUS SHOULDER PAVEMENT

**NOTE:**  
SEE PAVEMENT SECTIONS ON SHEET C801 AND C802 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 SHEETS C801

**LEGEND**

**EXISTING**

- 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
- TREE LINE
- DIRECTION OF FLOW
- PARKING SETBACK LINE
- BUILDING SETBACK LINE

**PROPOSED**

**SCALE**  
0 80 160  
IN FEET

**SITE DATA**

CURRENT ZONING: AGRICULTURE ZONING DISTRICT  
PROPOSED ZONING: AGRICULTURE ZONING DISTRICT

PROPERTY AREA:	21,980 ± AC
EXISTING IMPERVIOUS AREA:	1,005 ± AC (4.6%)*
PROPOSED IMPERVIOUS AREA:	4,186 ± AC (19.0%)*
PUBLIC IMPROVEMENT AREA:	2,472 ± AC
EXISTING IMPERVIOUS AREA:	0,997 ± AC (40.3%)*
PROPOSED IMPERVIOUS AREA:	1,355 ± AC (54.8%)*
TOTAL PROJECT AREA:	24,452 ± AC

DISTURBED AREA (WITHIN PROPERTY AREA): 8,001 ± AC  
DISTURBED AREA (PUBLIC IMPROVEMENT AREA): 1,604 ± AC  
TOTAL DISTURBED AREA: 9,605 ± AC

\*INCLUDES 0.569 ACRES OF IMPERVIOUS AREA FROM WETLAND WATER SURFACE (8P & 9P). IMPERVIOUS PERCENTAGES AND TOTAL ARE BASED ON PROPERTY AREA

**DEVELOPMENT AND DESIGN STANDARDS**

**YARD (BUILDING) SETBACKS:**

FRONT	120' FT MINIMUM FROM ROAD CENTERLINE (CAN BE REDUCED TO 80')
SIDE	15 FT MINIMUM
REAR	30 FT MINIMUM

**OFF-STREET PARKING SETBACKS (AREAS NEAR PUBLIC ROW):**

FRONT	120 FT MINIMUM
SIDE	15 FT MINIMUM
REAR	30 FT MINIMUM

**MINIMUM PARKING LAYOUT DIMENSIONS (90 DEGREE PATTERN):**

PARKING SPACE WIDTH	= 9 FT
PARKING SPACE LENGTH	= 20 FT
DRIVE LANE WIDTH	= 24 FT

**OFF-STREET PARKING CALCULATIONS**

TOTAL PARKING REQUIRED: 541 SEATS/3 = 181 STALLS  
(1 STALL FOR EVERY 3 SEATS BASED ON DESIGN CAPACITY OF THE MAIN ASSEMBLY HALL)

EXISTING PARKING	= 0 STALLS
PARKING REMOVED	= -0 STALLS
PROPOSED SURFACE PARKING	= 201 STALLS
TOTAL PARKING PROVIDED	= 201 STALLS

**ACCESSIBLE PARKING**

EXISTING ACCESSIBLE PARKING:	0 STALLS
REMOVED ACCESSIBLE PARKING:	-0 STALLS
PROPOSED SURFACE ACCESSIBLE PARKING:	18 STALLS
TOTAL	18 STALLS

REQUIRED ACCESSIBLE PARKING: 7 STALLS\*\*  
\*\*REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 201 TO 300 STALLS

- SITE NOTES**
- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEETS(S) AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
  - ACCESSIBLE PARKING, AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
  - ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
  - BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
  - SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
  - REFER TO THE GEOTECHNICAL REPORT PREPARED BY HAUGO GEOTECHNICAL SERVICES, DATED JANUARY 11, 2024 FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO PAVEMENTS AND EXTERIOR SLABS.

- SIGNAGE AND STRIPING NOTES**
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SIGNAGE AND STRIPING AS SHOWN ON THIS PLAN.
  - CONTRACTOR SHALL PAINT ALL ACCESSIBLE STALLS, LOGOS AND CROSS HATCH LOADING AISLES WITH WHITE OR YELLOW PAVEMENT MARKING PAINT, 4" IN WIDTH.
  - CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS, AS SHOWN, IN WHITE OR YELLOW PAINT.
  - ALL SIGNAGE SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL CASING WHERE REQUIRED.
  - 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).
  - 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.
  - ALL SIGNS TO BE PLACED 18" BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.



**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.  
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LOUCKS PROJECT NO. 22624

PROJECT NO: 22624  
DRAWN BY: EJA/HDC  
CHECKED BY: TDG/DC

**PRELIMINARY**  
**NO CONSTRUCTION**

Issue Record Table:

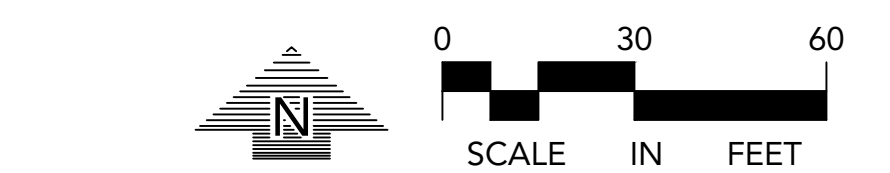
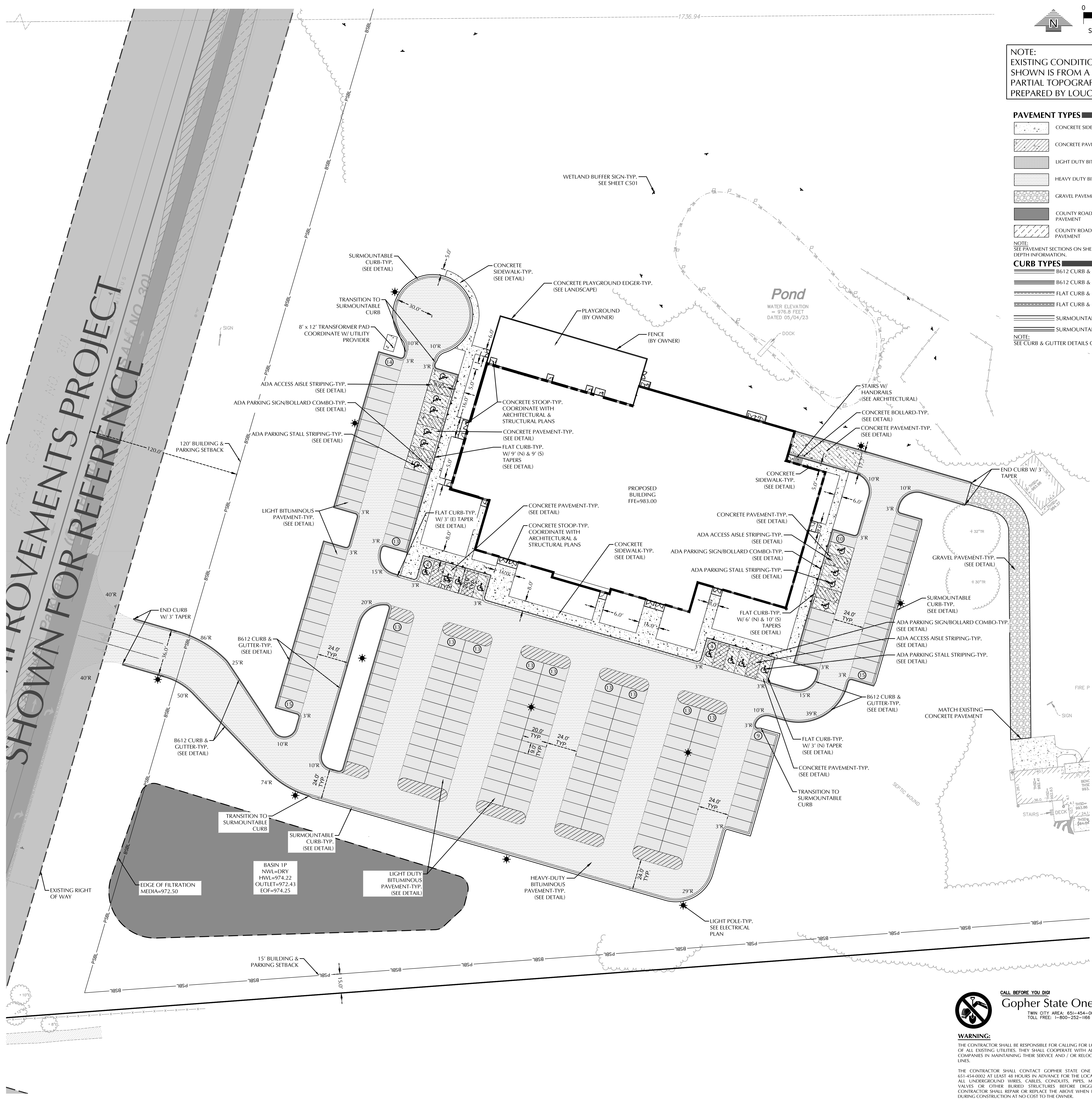
ISSUE #	DATE	DESCRIPTION	STATUS
1	7/25/2024	WATERSHED SUBMITTAL	OPEN
2	7/25/2024	CLIP REVISION	OPEN
3	8/01/2024	CLIP REVISION	OPEN
4	9/20/2024	WATERSHED RESUBMITTAL	OPEN

**FRESHWATER CHURCH**

6635 LAKETOWN PARKWAY  
WACONIA, MN 55387

**SITE PLAN - OVERALL**

**C201**



**NOTE:**  
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**PAVEMENT TYPES**

[Symbol]	CONCRETE SIDEWALK
[Symbol]	CONCRETE PAVEMENT
[Symbol]	LIGHT DUTY BITUMINOUS PAVEMENT
[Symbol]	HEAVY DUTY BITUMINOUS PAVEMENT
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**CURB TYPES**

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[Symbol]	B612 CURB & GUTTER (TIP OUT)
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**NOTE:**  
SEE CURB & GUTTER DETAILS ON SHEETS C801

**LEGEND**

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

**SITE DATA**

CURRENT ZONING:	AGRICULTURE ZONING DISTRICT
PROPOSED ZONING:	AGRICULTURE ZONING DISTRICT
PROPERTY AREA:	21,980 ± AC
EXISTING IMPERVIOUS AREA:	1,005 ± AC (4.6%)*
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**DEVELOPMENT AND DESIGN STANDARDS**

**YARD (BUILDING) SETBACKS:**

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SIDE	15' FT MINIMUM
REAR	30' FT MINIMUM

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**MINIMUM PARKING LAYOUT DIMENSIONS (90 DEGREE PATTERN):**

PARKING SPACE WIDTH	= 9' FT
PARKING SPACE LENGTH	= 20' FT
DRIVE LANE WIDTH	= 24' FT

**OFF-STREET PARKING CALCULATIONS**

TOTAL PARKING REQUIRED	541 SEATS/3 = 181 STALLS
(1 STALL FOR EVERY 3 SEATS BASED ON DESIGN CAPACITY OF THE MAIN ASSEMBLY HALL)	
EXISTING PARKING	= 0 STALLS
PARKING REMOVED	= 0 STALLS
PROPOSED SURFACE PARKING	= 201 STALLS
TOTAL PARKING PROVIDED	= 201 STALLS

**ACCESSIBLE PARKING**

EXISTING ACCESSIBLE PARKING:	0 STALLS
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\*\*REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 201 TO 300 STALLS

**SITE NOTES**

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- SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
- REFER TO THE GEOTECHNICAL REPORT PREPARED BY HAUGO GEOTECHNICAL SERVICES, DATED JANUARY 11, 2024 FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO PAVEMENTS AND EXTERIOR SLABS.

**SIGNAGE AND STRIPING NOTES**

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LOUCKS PROJECT NO. 22624

**PRELIMINARY**  
**NO CONSTRUCTION**

Issue No. 4  
Date 9/20/2024  
Watershed Resubmittal

**ISSUE RECORD**

ISSUE #	DATE	DESCRIPTION
1	7/25/2024	WATERSHED SUBMITTAL
2	7/25/2024	WATERSHED SUBMITTAL
3	8/01/2024	CLIP REVISION
4	9/20/2024	WATERSHED RESUBMITTAL

**FRESHWATER CHURCH**

6635 LAKETOWN PARKWAY  
WACONIA, MN 55387

**SITE PLAN - SITE**

PROJECT NO: 22624  
DRAWN BY: EJA/HDCR  
CHECKED BY: TDG/DC

**C202**