

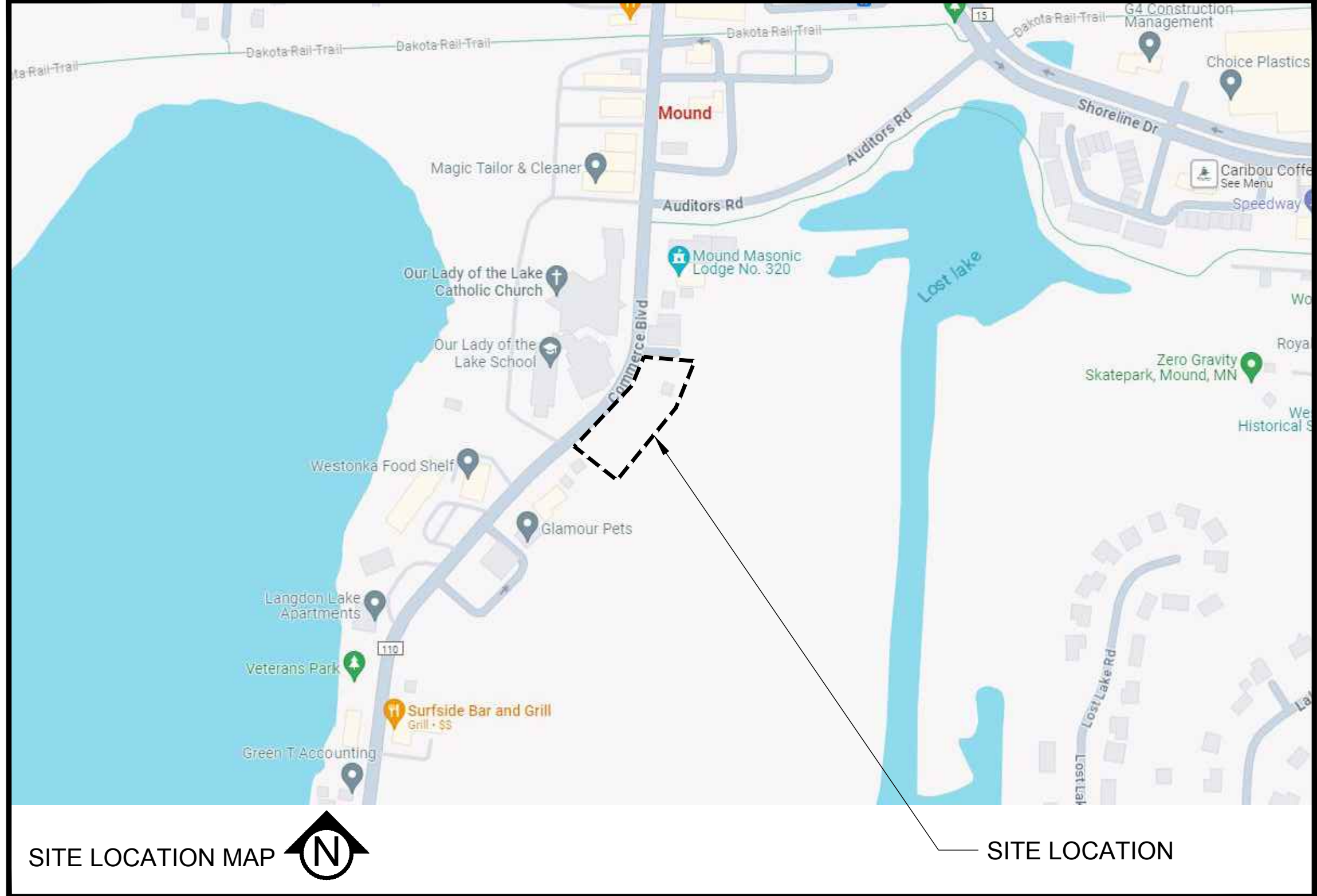
LAKE MINNETONKA FLATS

MOUND, MINNESOTA

ISSUED FOR: WATERSHED RESUBMITTAL

**PRELIMINARY:
 NOT FOR
 CONSTRUCTION**

PROJECT
LAKE MINNETONKA FLATS
 2400-2420 COMMERCE BLVD, MOUND, MN 55364
 OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
 441 SECOND STREET, EXCELSIOR, MN 55331



SITE LOCATION MAP

SITE LOCATION

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.

Matthew R. Pavek
 Matthew R. Pavek
 DATE 09/25/24 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
07/31/24	CITY SUBMITTAL
08/01/24	WATERSHED SUBMITTAL
08/27/24	CITY RESUBMITTAL
09/06/24	CITY WATERSHED RESUBMITTAL
09/18/24	CITY RESUBMITTAL
09/25/24	WATERSHED RESUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X701
DRAWN BY	MD, MP, RB
REVIEWED BY	MP, RB
PROJECT NUMBER	23360

REVISION SUMMARY	
DATE	DESCRIPTION

PROJECT CONTACTS		
	NAME & ADDRESS	CONTACT
CIVIL ENGINEER	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	MATT PAVEK 612-615-0060 MPAVEK@CIVILSITEGROUP.COM
LANDSCAPE ARCHITECT	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	ROB BINDER 612-615-0060 RBINDER@CIVILSITEGROUP.COM
PROPERTY OWNER	MONARCH DEVELOPMENT PARTNERS, LLC 441 SECOND STREET EXCELSIOR, MN 55331	CARL RUNCK 612-209-8688 CARL@MONARCHDEVELOPMENTSPARTNERS.COM
ARCHITECT	WHITTEN ASSOCIATES 4159 HEATHERTON PLACE MINNETONKA, MN 55345	TIM WHITTEN 612-747-0771 TIM@WHITTENASSOCIATES.COM
SURVEYOR	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	RORY SYNSTELIEN 612-615-0060 RORY@CIVILSITEGROUP.COM
GEOTECHNICAL ENGINEER	HAUGO GEOTECHNICAL SERVICES 2825 CEDAR AVENUE S MINNEAPOLIS, MN 55407	PAUL GIONFRIDDO 612-729-2959 PGIONFRIDDO@HAUGOGTS.COM

ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



Know what's below.
 Call before you dig.

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C2.0	SITE PLAN - OVERALL
C2.1	SITE PLAN
C2.2	OPENSOURCE EXHIBIT
W1.0	75' BUFFER EXHIBIT
W1.1	SHORELAND IMPACT EXHIBIT
W1.2	FLOODPLAIN EXHIBIT
C3.0	GRADING PLAN
C4.0	UTILITY PLAN - SAN & WATER
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SW1.5	SWPPP - ATTACHMENTS

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TITLE SHEET
C0.0
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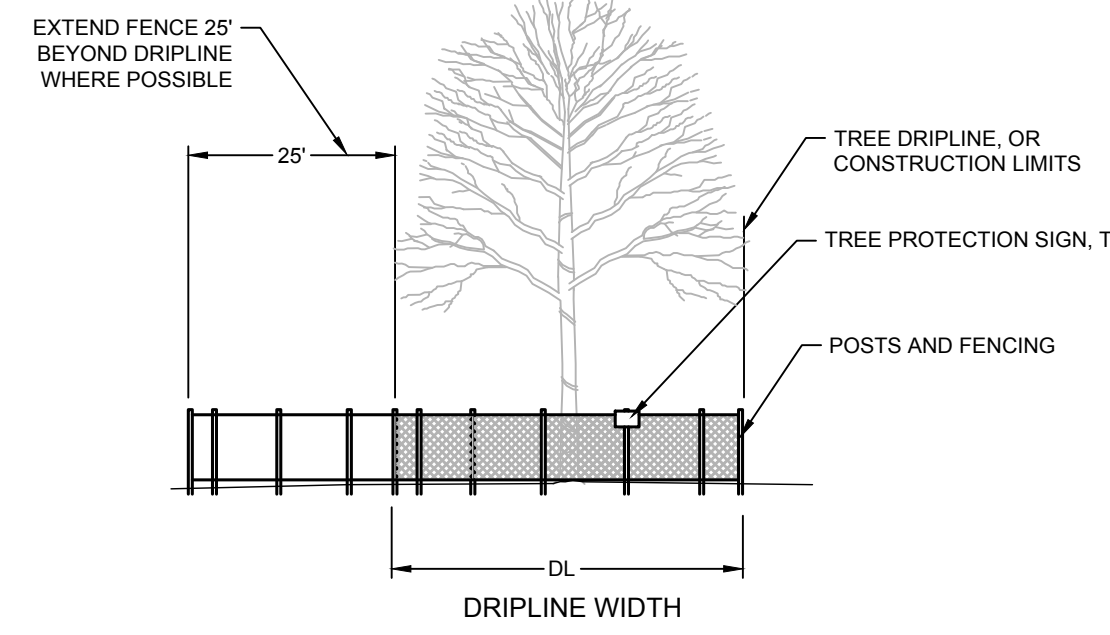
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REMOVALS PLAN
C1.0
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REMOVAL NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
- REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
- REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
- EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
- REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
- EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
- PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
- MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
- DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
- PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
- VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
- ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



FURNISH A AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN, PRIOR TO ANY CONSTRUCTION. WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

1 TREE PROTECTION
 NTS

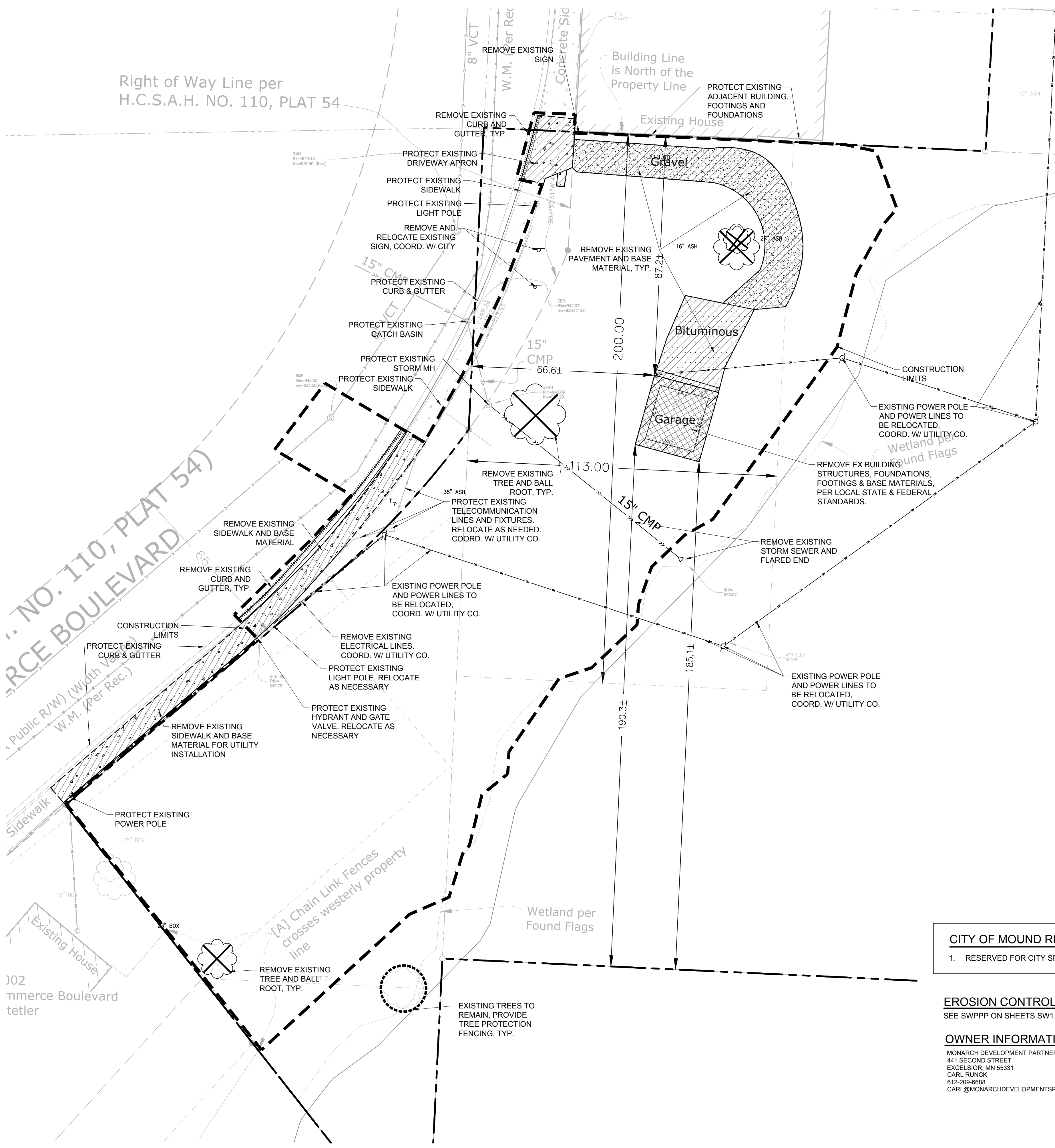
REMOVALS LEGEND:

- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PAVTS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVAL OF TREES AND VEGETATION INCLUDING STUMPS AND ROOT SYSTEMS
- CONSTRUCTION LIMITS
- PROPERTY LINE
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

CITY OF MOUND REMOVAL NOTES:
 1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

EROSION CONTROL NOTES:
 SEE SWPPP ON SHEETS SW1.0 - SW1.5

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 441 SECOND STREET
 EXCELSIOR, MN 55331
 CARL RUNCK
 612-209-8688
 CARL@MONARCHDEVELOPMENTSPARTNERS.COM



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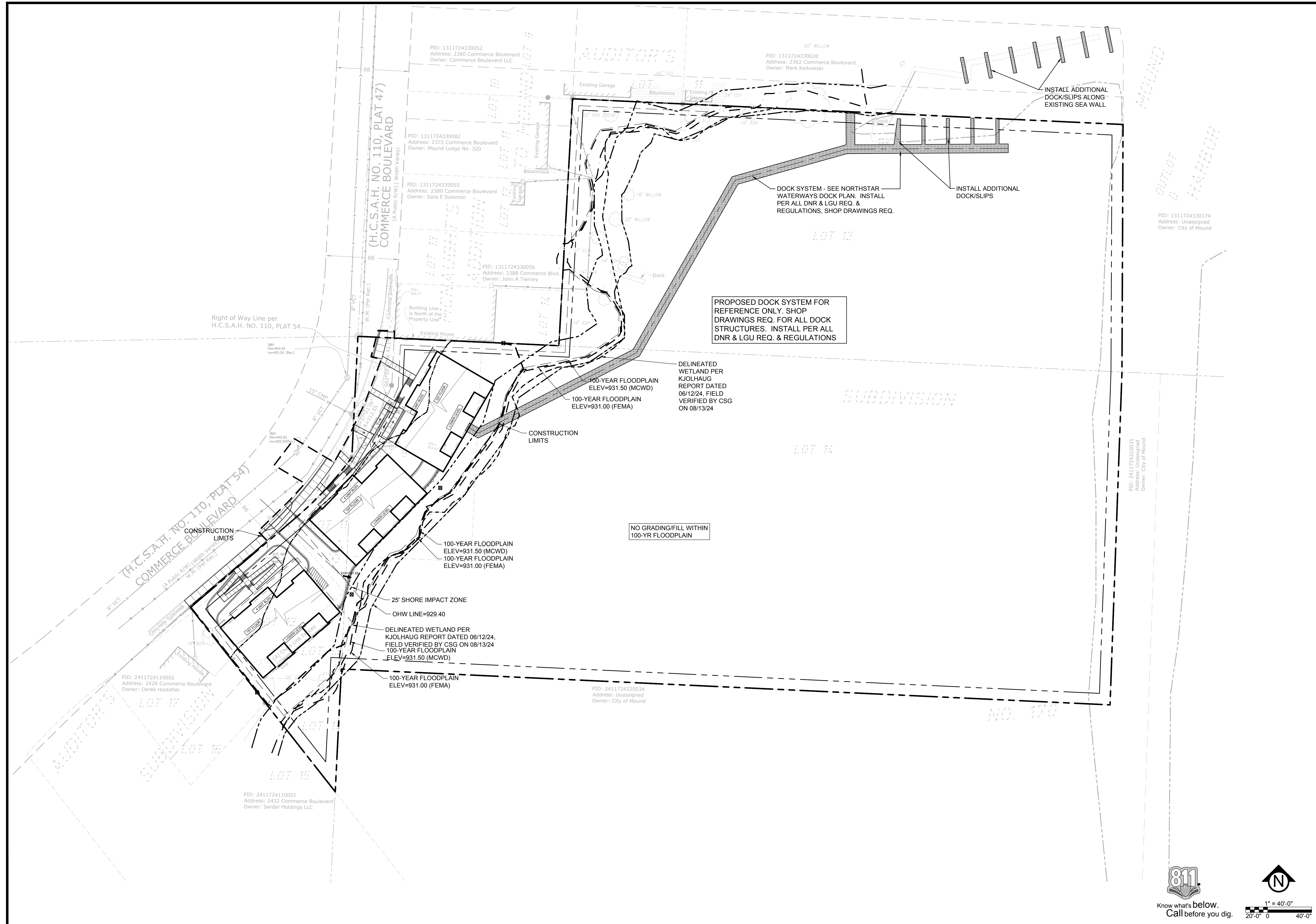
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SITE PLAN - OVERALL

C2.0



811
 Know what's below.
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1" = 40'-0"
 20'-0" 0 40'-0"

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OWNER

SITE LAYOUT NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS AND NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
- CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBING PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. **CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24-HOURS PRIOR TO ANY CURB AND/OR SIDEWALK INSTALLATION TO REVIEW AND INSPECT CURB STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY CURB OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.**

CITY OF MOUND SITE SPECIFIC NOTES:
1. RESERVED FOR CITY SPECIFIC SITE NOTES.

OWNER INFORMATION

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CARL RUNKO
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PROPERTY LINE

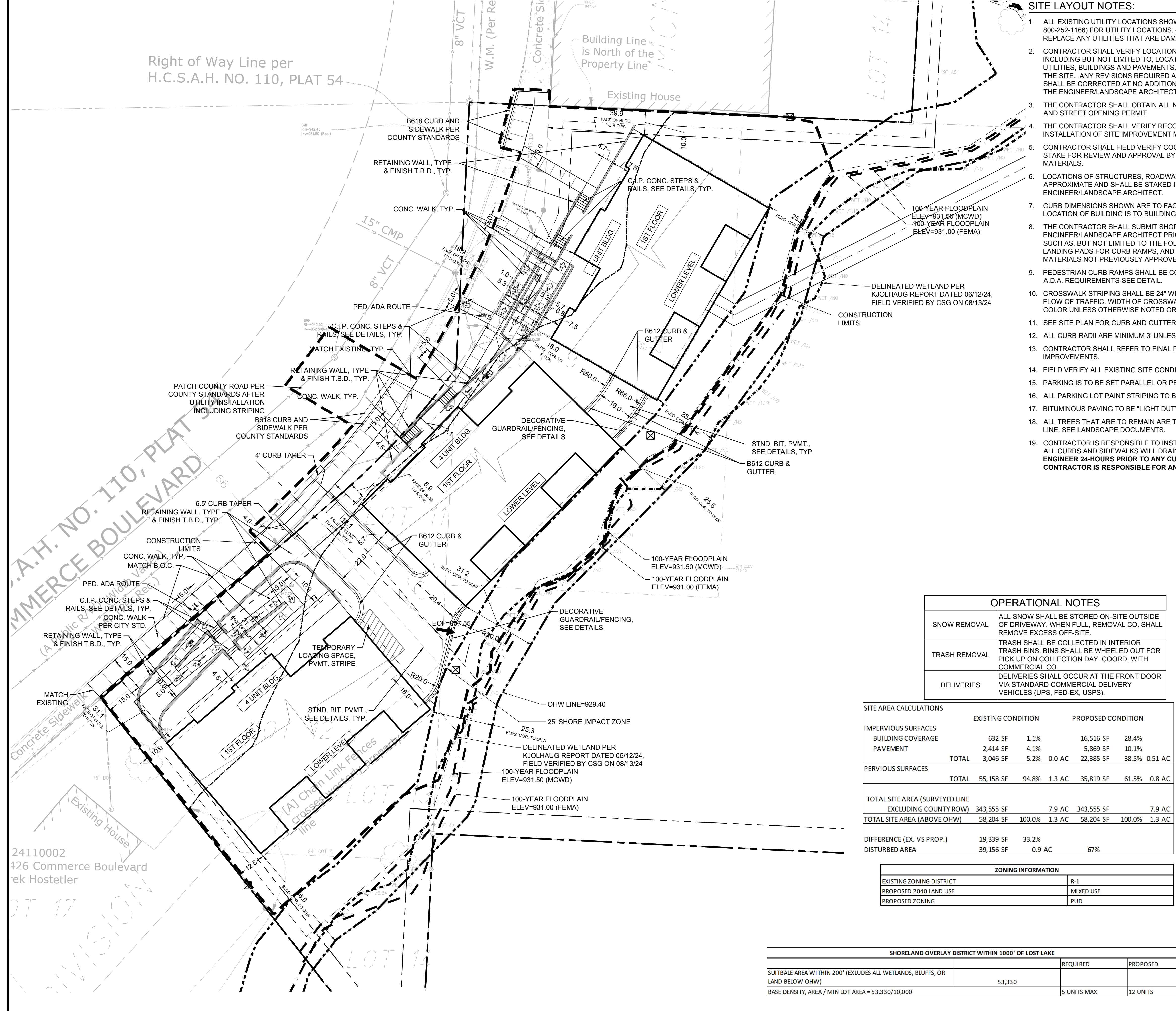
CONSTRUCTION LIMITS

CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN

SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
HC = ACCESSIBLE SIGN
NP = NO PARKING FIRE LANE
ST = STOP
CP = COMPACT CAR PARKING ONLY

SITE PLAN

C2.1



OPERATIONAL NOTES

SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE OF DRIVEWAY. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE.
TRASH REMOVAL	TRASH SHALL BE COLLECTED IN INTERIOR TRASH BINS. BINS SHALL BE WHEELED OUT FOR PICK UP ON COLLECTION DAY. COORD. WITH COMMERCIAL CO.
DELIVERIES	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

SITE AREA CALCULATIONS

	EXISTING CONDITION		PROPOSED CONDITION	
	SQ. FT.	AC.	SQ. FT.	AC.
IMPERVIOUS SURFACES				
BUILDING COVERAGE	632 SF	1.1%	16,516 SF	28.4%
PAVEMENT	2,414 SF	4.1%	5,869 SF	10.1%
TOTAL	3,046 SF	5.2%	22,385 SF	38.5%
PERVIOUS SURFACES				
TOTAL	55,158 SF	94.8%	35,819 SF	61.5%
TOTAL SITE AREA (SURVEYED LINE EXCLUDING COUNTY ROW)	343,555 SF	7.9 AC	343,555 SF	7.9 AC
TOTAL SITE AREA (ABOVE OHW)	58,204 SF	100.0%	58,204 SF	100.0%
DIFFERENCE (EX. VS PROP.)	19,339 SF	33.2%		
DISTURBED AREA	39,156 SF	0.9 AC	67%	

ZONING INFORMATION

EXISTING ZONING DISTRICT	R-1
PROPOSED 2040 LAND USE	MIXED USE
PROPOSED ZONING	PUD

SHORELAND OVERLAY DISTRICT WITHIN 1000' OF LOST LAKE

	REQUIRED	PROPOSED
SUITABLE AREA WITHIN 200' (EXCLUDES ALL WETLANDS, BLUFFS, OR LAND BELOW OHW)	53,330	
BASE DENSITY, AREA / MIN LOT AREA = 53,330/10,000	5 UNITS MAX	12 UNITS

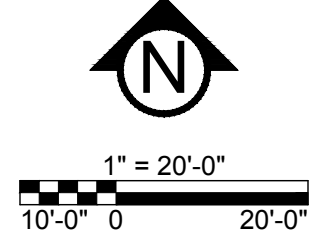
Right of Way Line per H.C.S.A.H. NO. 110, PLAT 54

COMMERCE BOULEVARD
H.C.S.A.H. NO. 110, PLAT 54

24110002
426 Commerce Boulevard
rek Hostetler



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OPENSACE EXHIBIT

C2.2

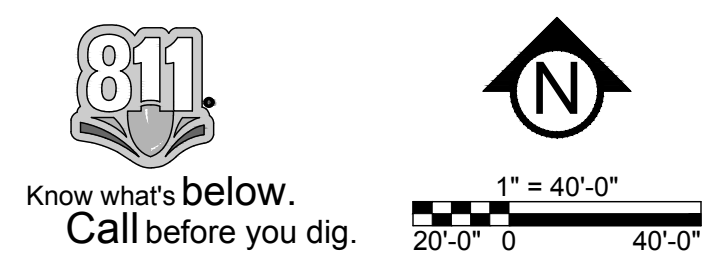


NO GRADING/FILL WITHIN 100-YR FLOODPLAIN

SITE PLAN LEGEND:

- AREAS EXCLUDED FROM OPENSACE SUCH AS COUNTY ROW, OHW, DWELLING UNITS, PARKING AREAS, OR OTHER STRUCTURES
- OPENSACE AREA

PUD OPEN SPACE CALCULATION			
		REQUIRED	PROPOSED
TOTAL PROJECT AREA	346,197 SF		
COUNTY ROW	2,641 SF		
OHW	284,058 SF		
REMAINING SITE AREA	59,498 SF		
OPEN SPACE (EXCLUDES DWELLING UNITS, ROAD RIGHTS-OF-WAY, OR LAND COVERED BY ROAD SURFACES, PARKING AREAS, OR OTHER STRUCTURES)	40,605 SF	50% MIN.	68.2%



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75' BUFFER EXHIBIT

W1.0
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WETLAND BUFFER AREA TABLE		
	REQUIRED	PROVIDED
AVERAGE BUFFER	75 FEET (PRESERVE)	25.9 FEET*
MINIMUM BUFFER	67 FEET (PRESERVE)	8.0 FEET
MAXIMUM BUFFER	N/A	37.7 FEET
75' BUFFER AREA ON SITE		44,243 SF
REDUCED BUFFER AREA (RED)		21,820 SF
PROPOSED BUFFER AREA ON SITE (GREEN)		22,423 SF
*Length of buffer=864 22,423 sf/864 ft=25.9 ft		

SEE LANDSCAPE PLAN FOR SOIL AMENDMENT AND SEEDING INFORMATION

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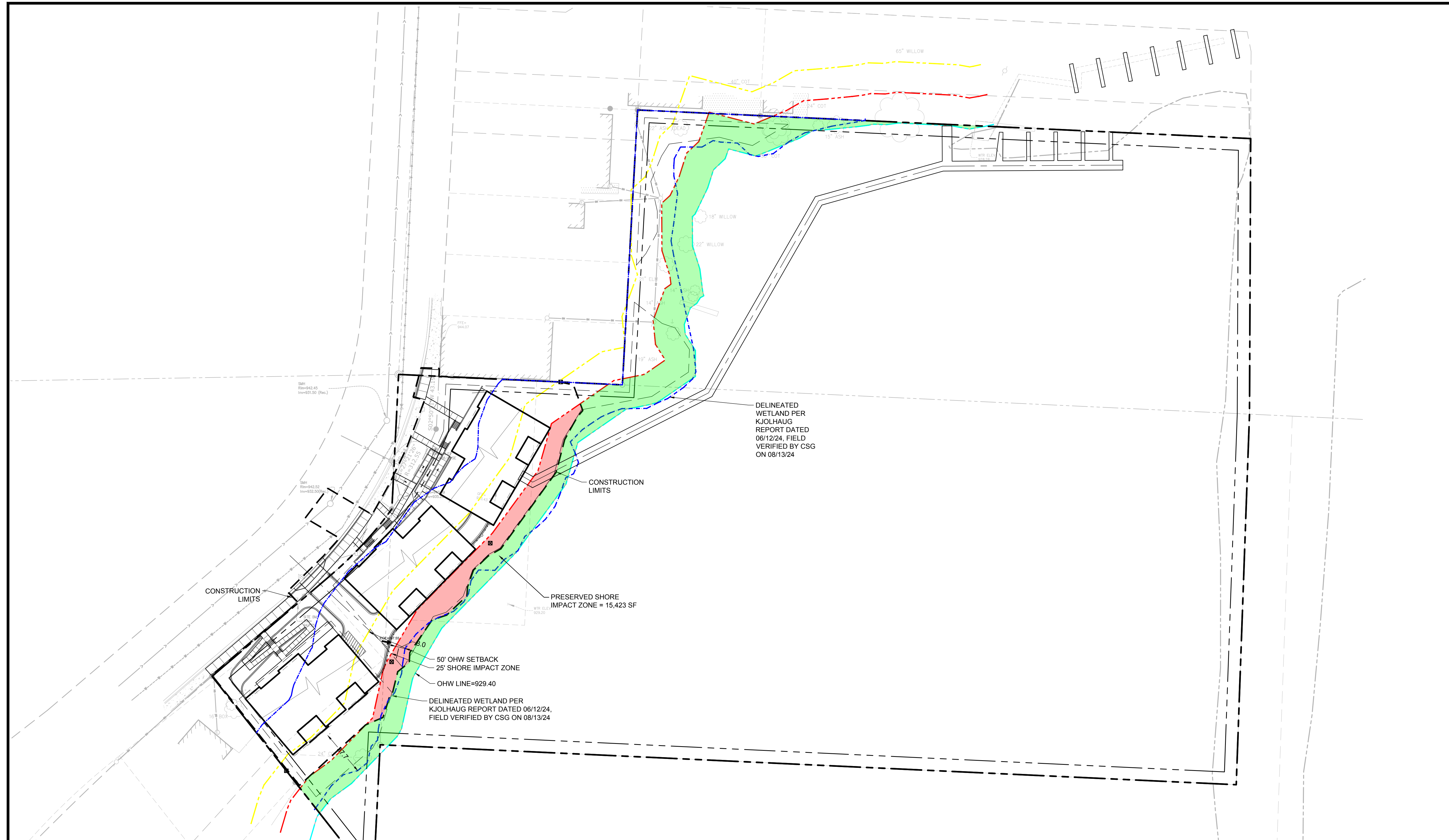
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SHORELAND IMPACT EXHIBIT



W1.1

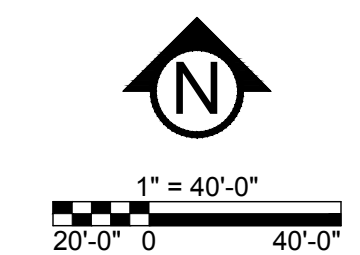
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SHORELAND IMPACT ZONE			
		REQUIRED	PROPOSED
SHORE IMPACT ZONE (25' FROM OHW)	19,593 SF		
PRESERVED SHORE IMPACT ZONE AREA	15,423 SF	70%	78.7%

SITE PLAN LEGEND:

-  DISTURBED SHORE IMPACT ZONE
-  PRESERVED SHORE IMPACT ZONE



**PRELIMINARY:
 NOT FOR
 CONSTRUCTION**

PROJECT
LAKE MINNETONKA FLATS
 2400-2420 COMMERCE BLVD, MOUND, MN 55364
 OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
 441 SECOND STREET, EXCELSIOR, MN 55331

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.

Matthew R. Pavdek
 Matthew R. Pavdek
 DATE 09/25/24 LICENSE NO. 44263

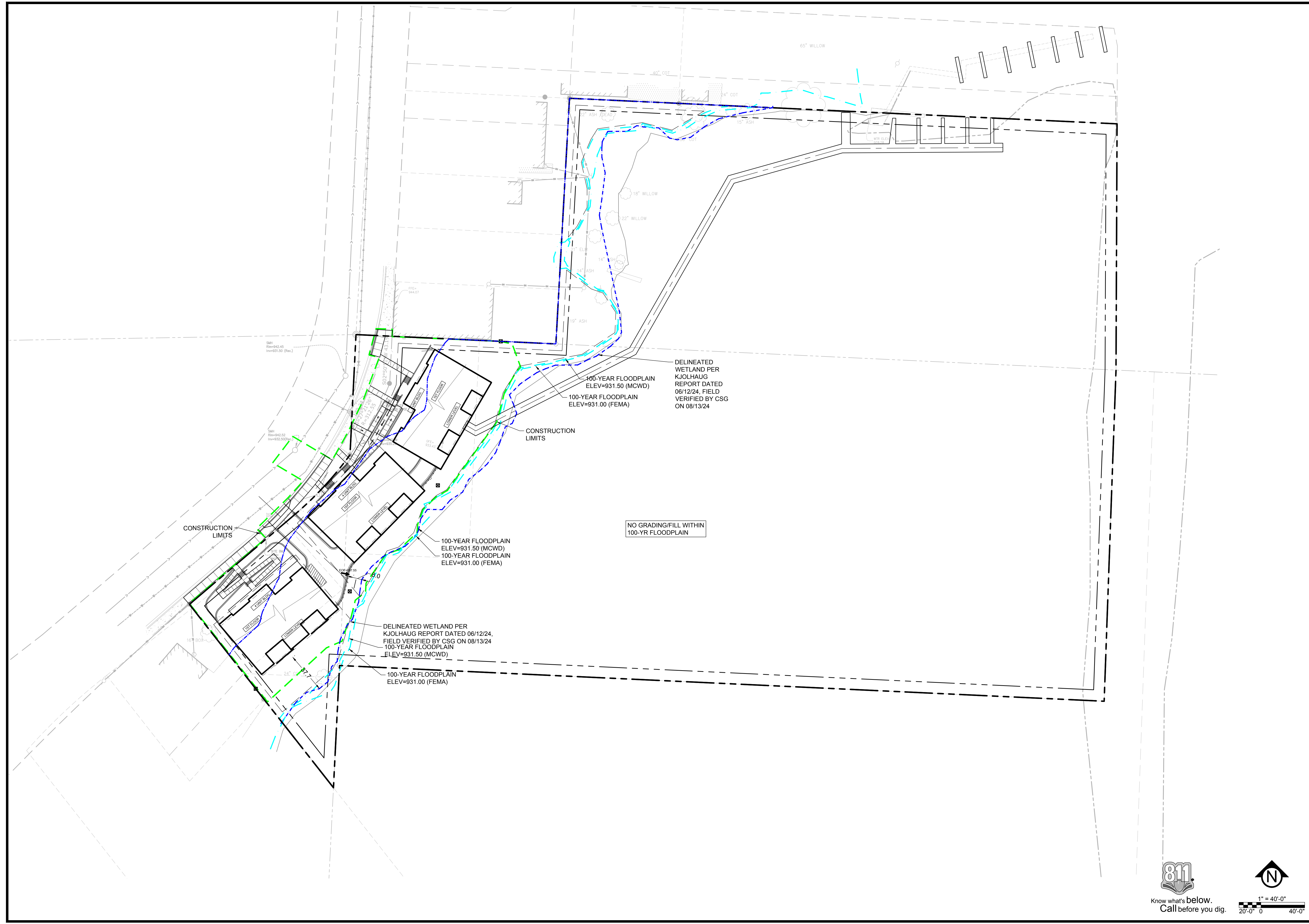
ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
07/31/24	CITY SUBMITTAL
08/01/24	WATERSHED SUBMITTAL
08/27/24	CITY RESUBMITTAL
09/06/24	CITY/WATERSHED RESUBMITTAL
09/18/24	CITY RESUBMITTAL
09/25/24	WATERSHED RESUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

REVISION SUMMARY	
DATE	DESCRIPTION

FLOODPLAIN EXHIBIT

W1.2



811
 Know what's below.
 Call before you dig.

1" = 40'-0"
 20'-0" 0 40'-0"

N

**PRELIMINARY:
 NOT FOR
 CONSTRUCTION**

LAKE MINNETONKA FLATS
 2400-2420 COMMERCE BLVD, MOUND, MN 55364
MONARCH DEVELOPMENT PARTNERS, LLC
 441 SECOND STREET, EXCELSIOR, MN 55331

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08/18/24	CITY RESUBMITTAL
08/25/24	WATERSHED RESUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

REVISION SUMMARY	
DATE	DESCRIPTION

GRADING PLAN

C3.0

GENERAL GRADING NOTES:

- CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
- PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
- IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
- TOLERANCES
 - THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- MAINTENANCE
 - THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
 - CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
 - WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

GROUNDWATER ELEVATION PER BORING	
BORING	GROUND WATER ELEVATION
SB-1	931.00
SB-2	932.50
SB-3	921.50
SB-4	918.50
SB-5	927.00
SB-6	NA

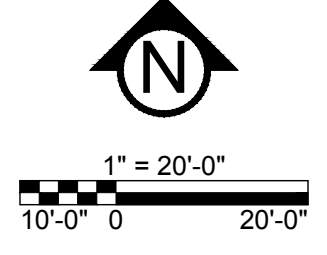
PER GEOTECHNICAL REPORT COMPLETED BY HAUGO GEOTECHNICAL SERVICES ON 05/15/2024.

CITY OF MOUND GRADING NOTES:

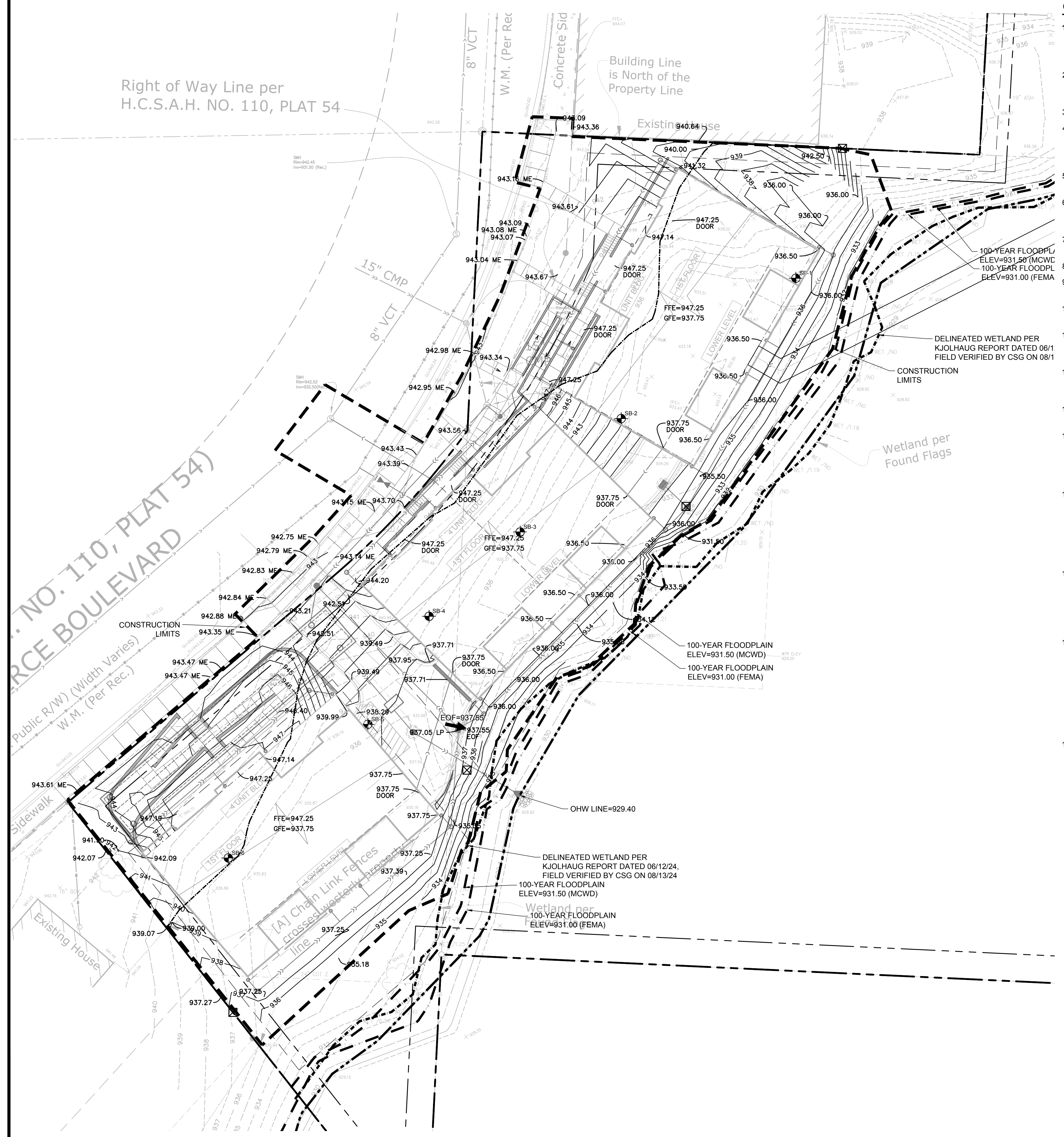
- RESERVED FOR CITY SPECIFIC GRADING NOTES.

GRADING PLAN LEGEND:

- 1125 EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 1.0' CONTOUR ELEVATION INTERVAL
- 41.26 SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
- 891.00 G SPOT GRADE ELEVATION GUTTER
- 891.00 TC SPOT GRADE ELEVATION TOP OF CURB
- 891.00 BS/TS SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
- 891.00 ME SPOT GRADE ELEVATION MATCH EXISTING
- GB GRADE BREAK - HIGH POINTS
- T.O. CURB AND GUTTER (T.O. = TIP OUT)
- EOF=1135.52 EMERGENCY OVERFLOW
- CONSTRUCTION LIMITS



EROSION CONTROL NOTES:
 SEE SWPPP ON SHEETS SW1.0 - SW1.5



**PRELIMINARY:
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 CONSTRUCTION**

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 2400-2420 COMMERCE BLVD, MOUND, MN 55364
MONARCH DEVELOPMENT PARTNERS, LLC
 441 SECOND STREET, EXCELSIOR, MN 55331

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Matthew R. Pavlek
 Matthew R. Pavlek
 DATE 09/25/24 LICENSE NO. 44263

DATE	DESCRIPTION
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08/01/24	WATERSHED SUBMITTAL
08/27/24	CITY RESUBMITTAL
09/06/24	CITY WATERSHED RESUBMITTAL
09/18/24	CITY RESUBMITTAL
09/25/24	WATERSHED RESUBMITTAL

DATE	DESCRIPTION

DATE	DESCRIPTION

UTILITY PLAN - SAN & WATER
C4.0
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GENERAL UTILITY NOTES:

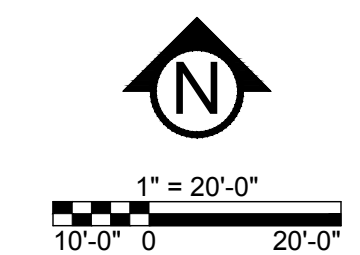
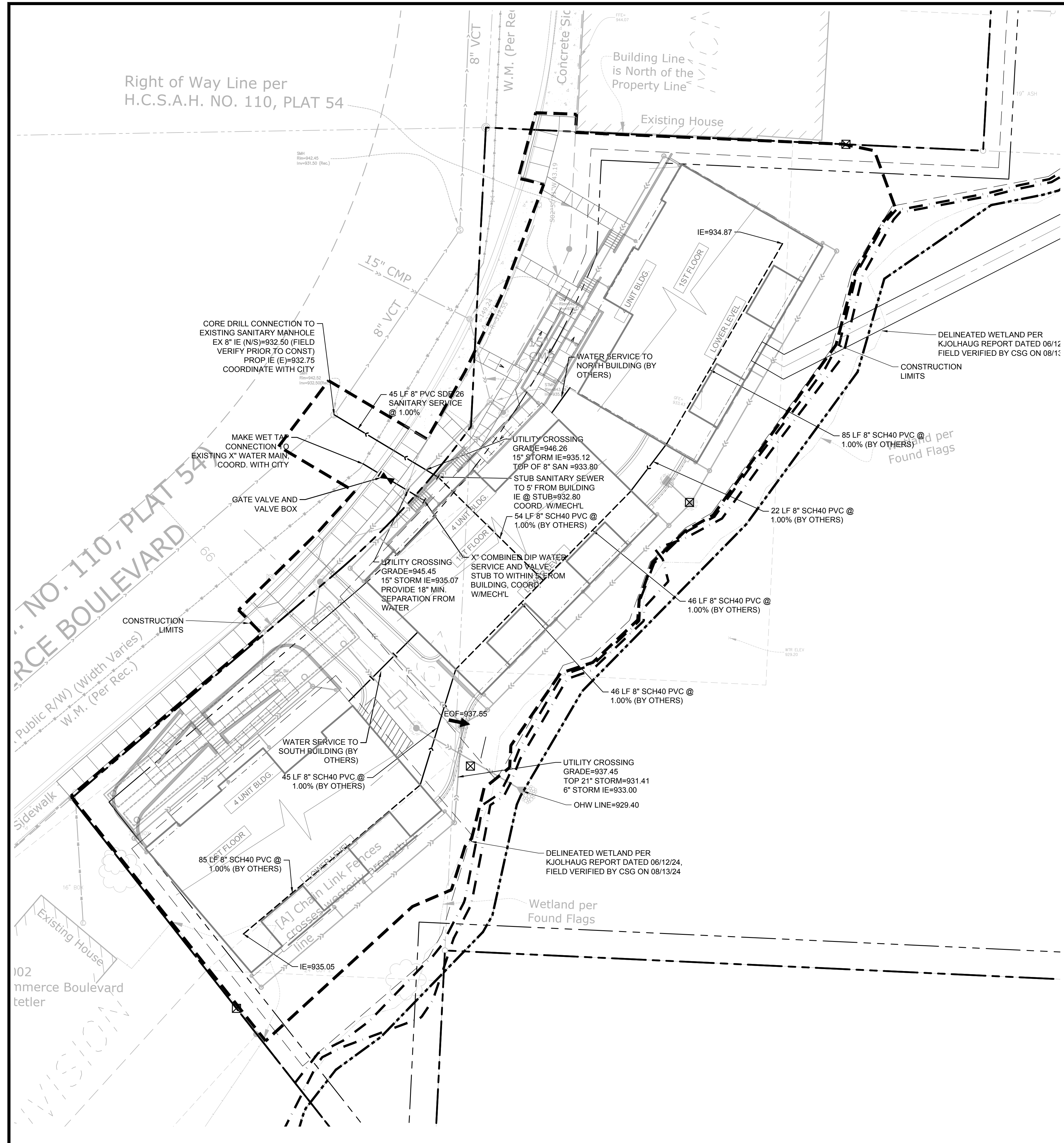
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
- CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F679, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1866) UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
- PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
- A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
- ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
- ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.
- FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.

CITY OF MOUND UTILITY NOTES:

- RESERVED FOR CITY SPECIFIC UTILITY NOTES.

UTILITY LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP
- TRENCH DRAIN
- CONSTRUCTION LIMITS



**PRELIMINARY:
 NOT FOR
 CONSTRUCTION**

LAKE MINNETONKA FLATS

2400-2420 COMMERCE BLVD, MOUND, MN 55364

MONARCH DEVELOPMENT PARTNERS, LLC

PROJECT

OWNER

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Matthew R. Pavak
 Matthew R. Pavak
 DATE 09/25/24 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

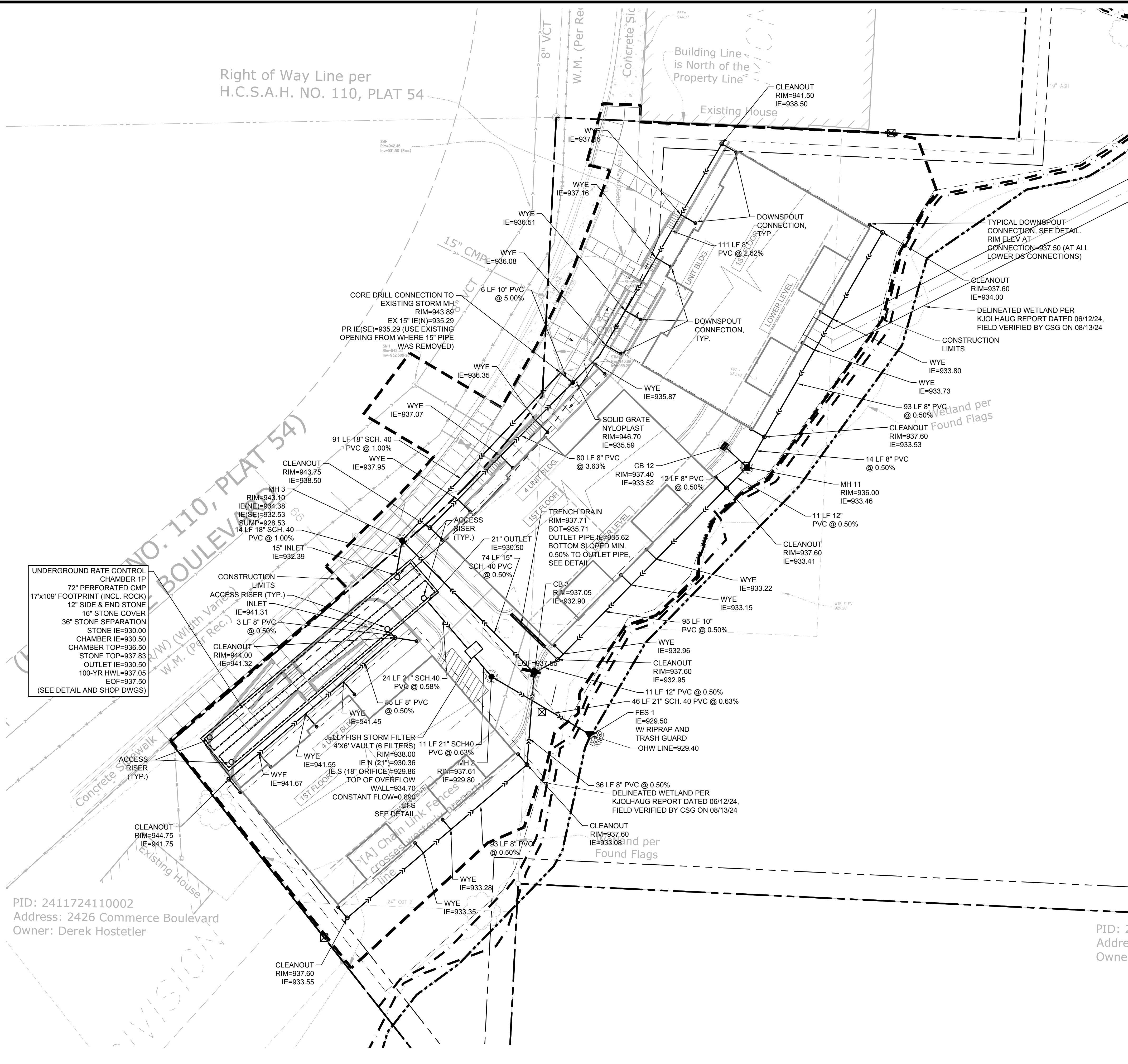
DATE	DESCRIPTION
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09/18/24	CITY RESUBMITTAL
09/25/24	WATERSHED RESUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN - STORM

C4.1



UNDERGROUND RATE CONTROL CHAMBER 1P
 72" PERFORATED CMP
 17'x109' FOOTPRINT (INCL. ROCK)
 12" SIDE & END STONE
 16" STONE COVER
 36" STONE SEPARATION
 STONE IE=930.00
 CHAMBER IE=930.50
 CHAMBER TOP=936.50
 STONE TOP=937.83
 OUTLET IE=930.50
 100-YR HWL=937.05
 EOF=937.50
 (SEE DETAIL AND SHOP DWGS)

PID: 2411724110002
 Address: 2426 Commerce Boulevard
 Owner: Derek Hostetler

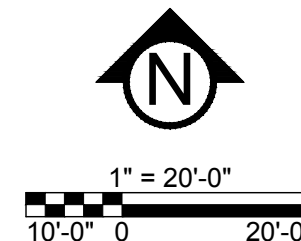
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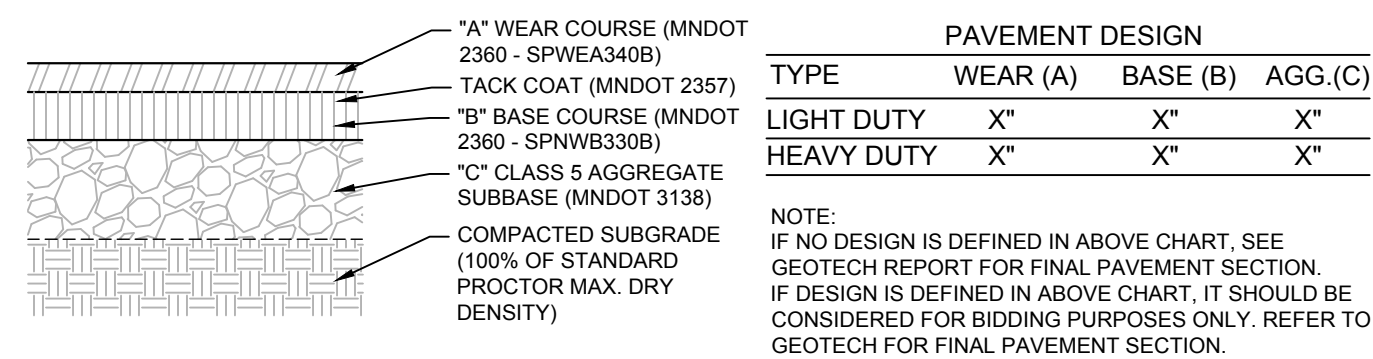
UTILITY LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP
- TRENCH DRAIN
- CONSTRUCTION LIMITS



Know what's below.
 Call before you dig.





TYPE	WEAR (A)	BASE (B)	AGG.(C)
LIGHT DUTY	X"	X"	X"
HEAVY DUTY	X"	X"	X"

NOTE: IF NO DESIGN IS DEFINED IN ABOVE CHART. SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION. IF DESIGN IS DEFINED IN ABOVE CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

1 BITUMINOUS PAVEMENT - ALL TYPES

NTS

LEAVE TOP OF MULCH DOWN 1" FROM TOP OF WALK
THIS OCCURS ONLY WHERE MULCH MEETS EDGE OF WALK

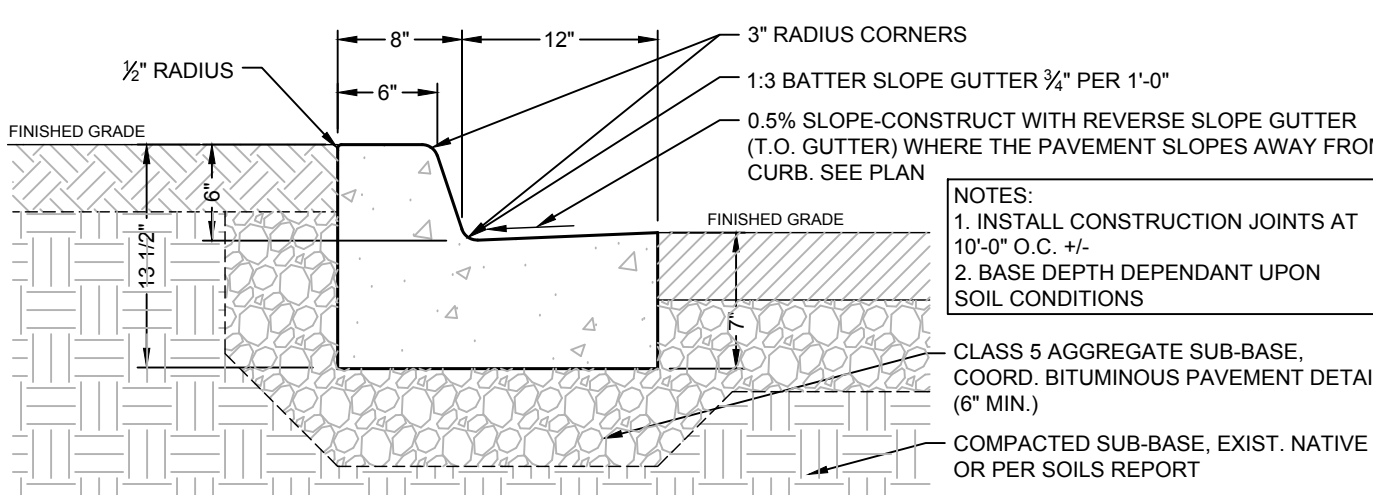
- NOTES:
- INSTALLATION SHALL BE CERTIFIED AND IN ACCORDANCE TO AN ON-SITE A.C.I. TECHNICIAN AS SPECIFIED.
 - SEE GEO-TECHNICAL RECOMMENDATIONS FOR GROSS WEIGHT REQUIREMENTS.
 - SEE LAYOUT DRAWINGS FOR LIMITS OF WALKS.
 - SEE CONCRETE JOINT DETAIL FOR REQUIREMENTS.
 - 1/2" WIDE EXPANSION JOINT AND SEALANT AT ALL CURBS.
 - IF NO DESIGN IS DEFINED IN CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
 - IF DESIGN IS DEFINED IN CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

TYPE	CONC. (A)	AGG.(B)
WALKS	5"	6"
CONC. PVMT.	X"	X"

1. CURING:
- 1.1. APPLY CURING COMPOUNDS IMMEDIATELY UPON FINISHING OF CONC. SURFACE.
 - 1.2. ALL CONC. SURFACES SHALL HAVE CURING COMPOUNDS APPLIED PER ASTM C-109. AT 200 S.F. PER GAL.
 - 1.3. ALL CURING COMPOUNDS SHALL BE TYPE 1 (CLEAR) AND CONTAIN ACRYLIC BASED CLASS B RESTRICTED RESIN SOLIDS.

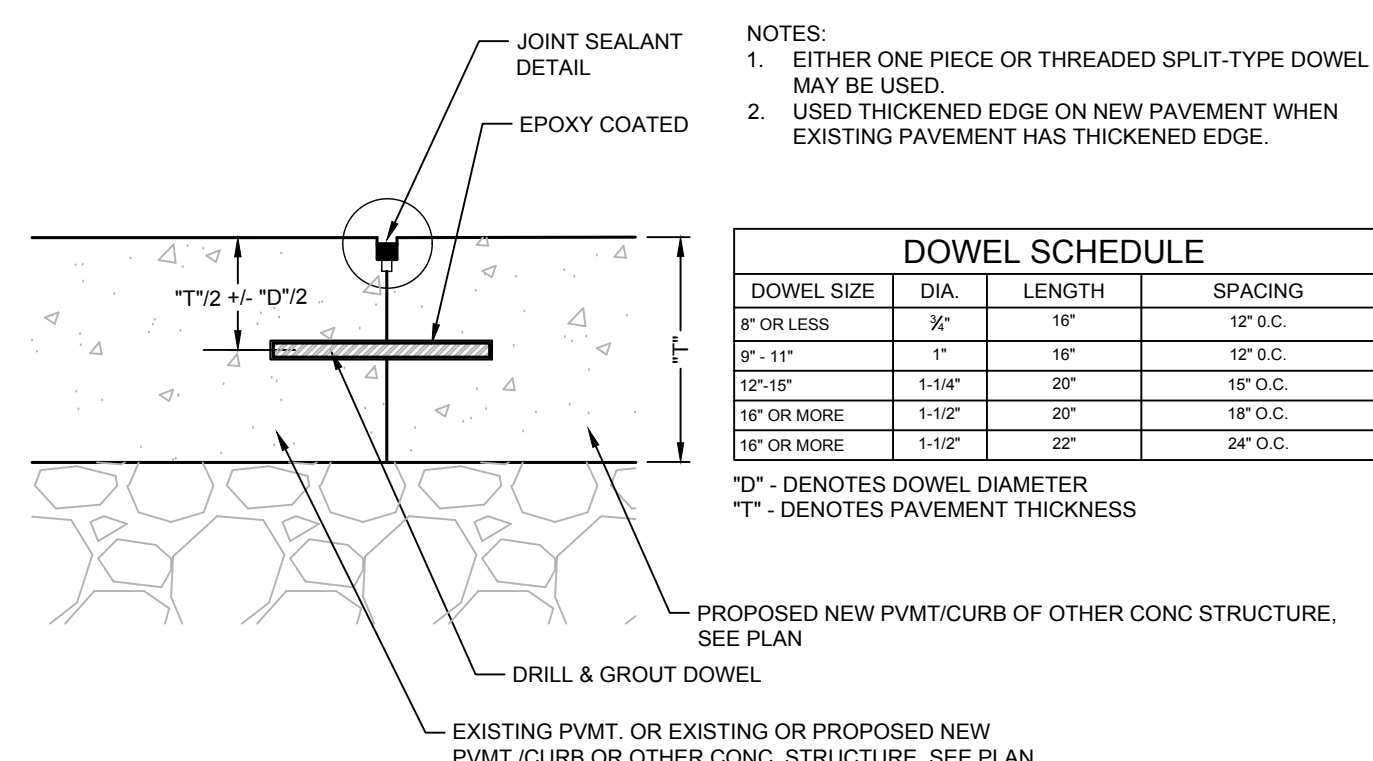
2 CONCRETE PVMT./WALK/PAD

NTS (PRIVATE PROPERTY)



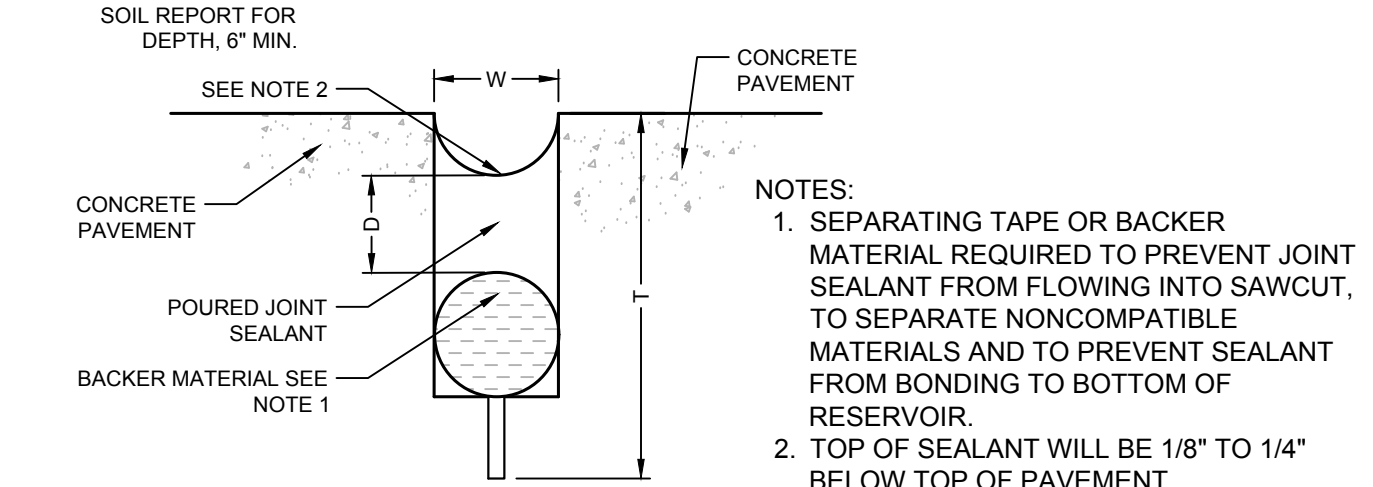
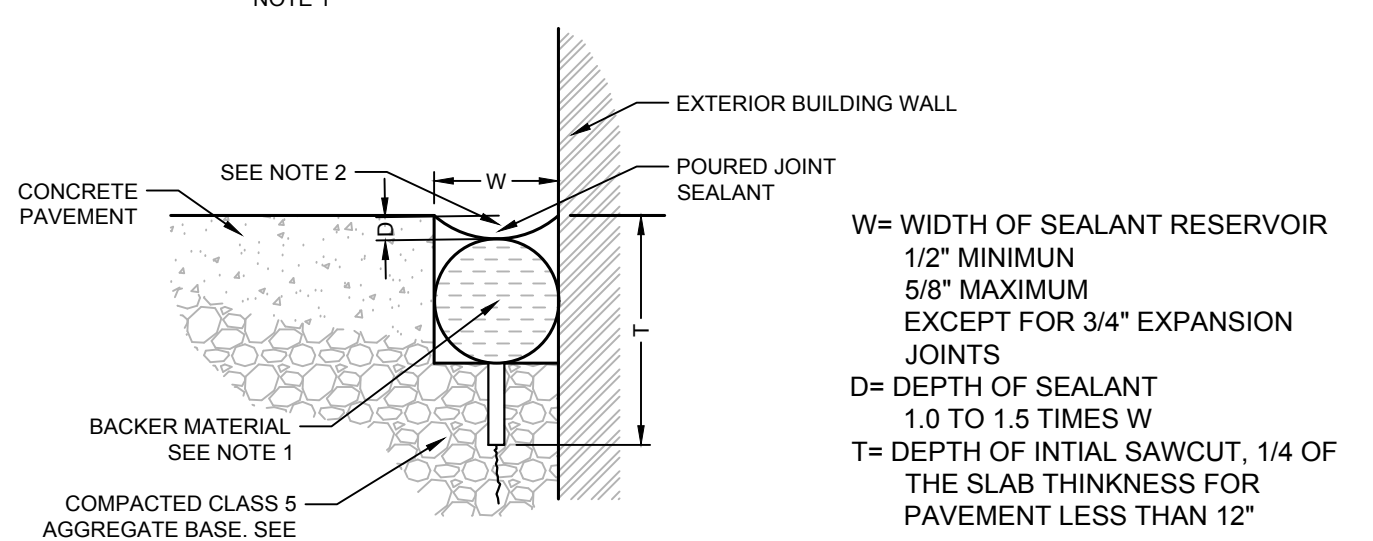
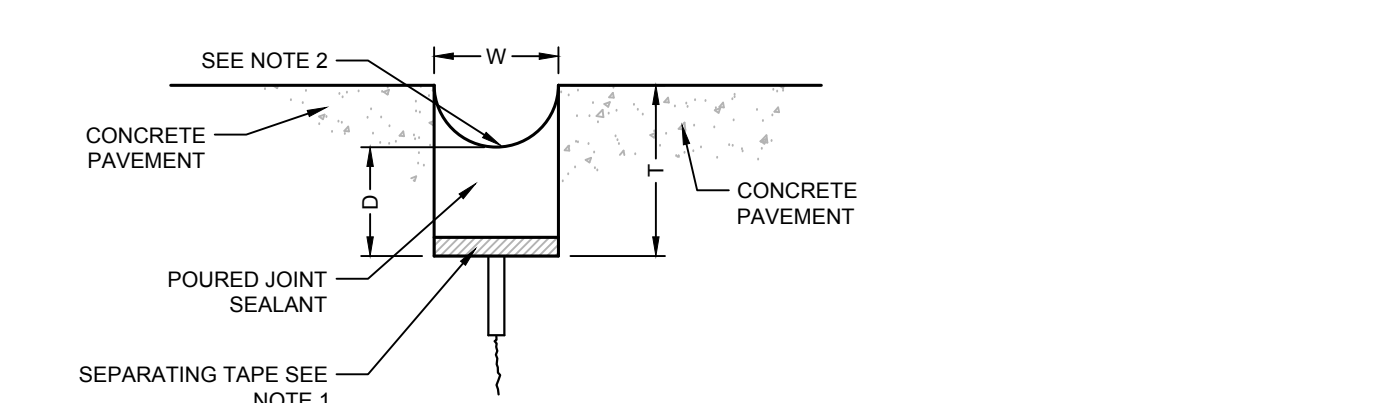
3 B-612 CONCRETE CURB AND GUTTER

NTS



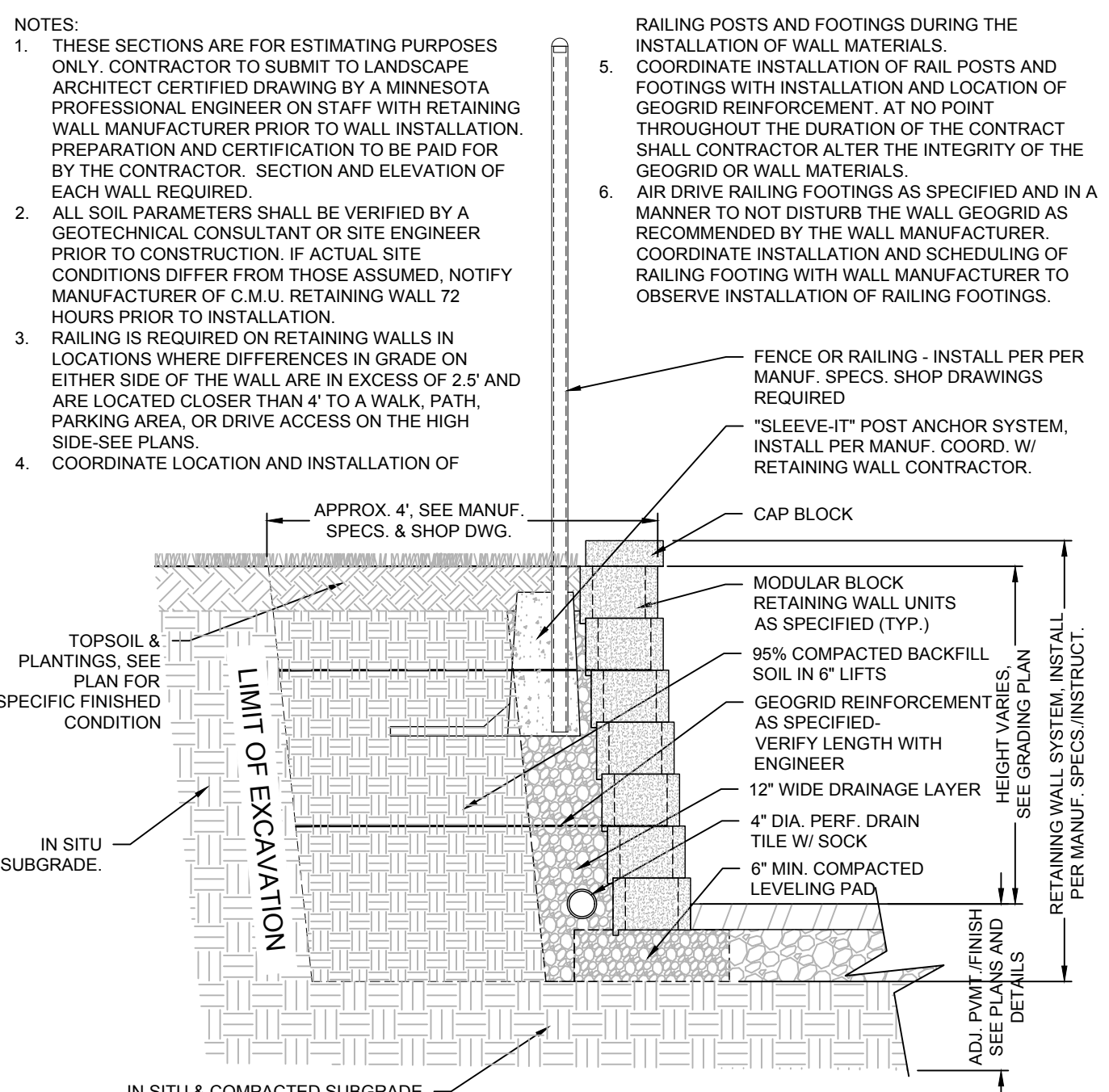
4 DOWELED JOINT BETWEEN TWO PAVEMENTS

NTS



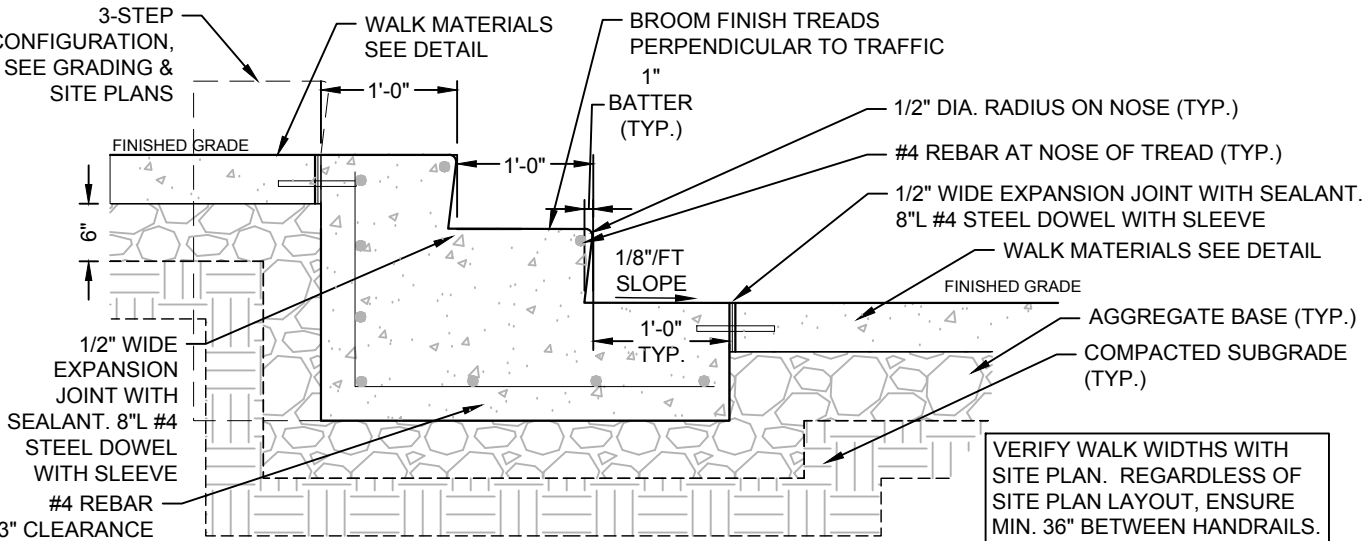
5 EXPANSION JOINT SEALANT DETAILS

NTS



6 RETAINING WALL

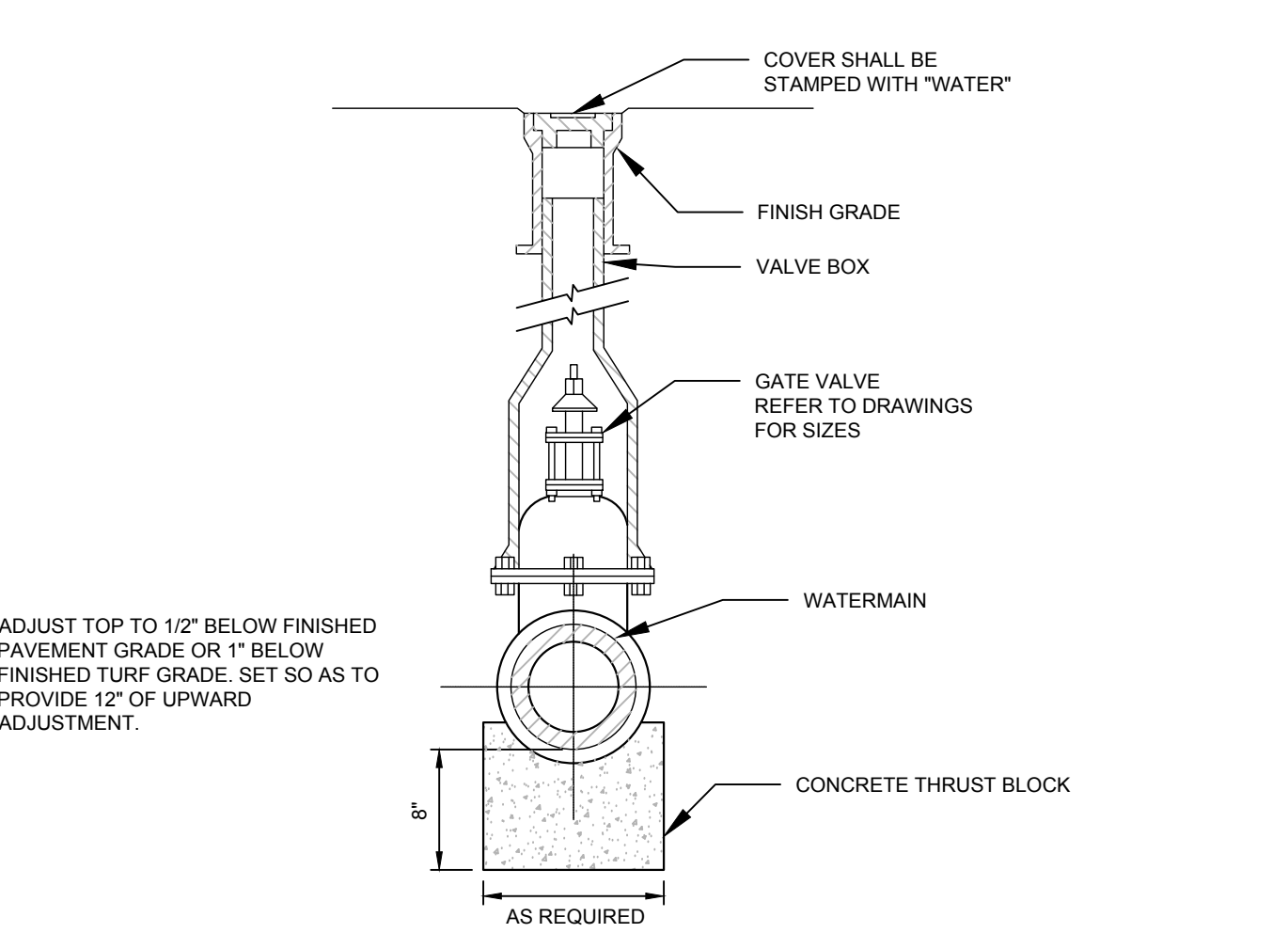
NTS



- NOTES:
- SOIL TESTING, COMPACTION, AND BACKFILLING SHALL BE IN ACCORDANCE TO THE GEO-TECHNICAL RECOMMENDATIONS OR AS SPECIFIED.
 - AS NECESSARY, SUBMIT RAILING SHOP DRAWINGS FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION. COORDINATE FABRICATION OF RAILING WITH OTHER RAIL OR FENCE TYPES. SHOP DRAWINGS SHALL BE COMPLIANT WITH CURRENT ADA ACCESSIBILITY REQUIREMENTS.
 - COORDINATE INSTALLATION OF RETAINING WALL OR ADJACENT CURB PRIOR TO INSTALLATION OF STAIRS-SEE DETAIL.
 - NO SPACE SHALL BE ALLOWED BETWEEN STAIRS AND ADJACENT STRUCTURES UNLESS OTHERWISE SHOWN. CONCRETE SHALL DIRECTLY ABUT FACE OF ADJACENT STRUCTURE. SEE SITE PLAN.

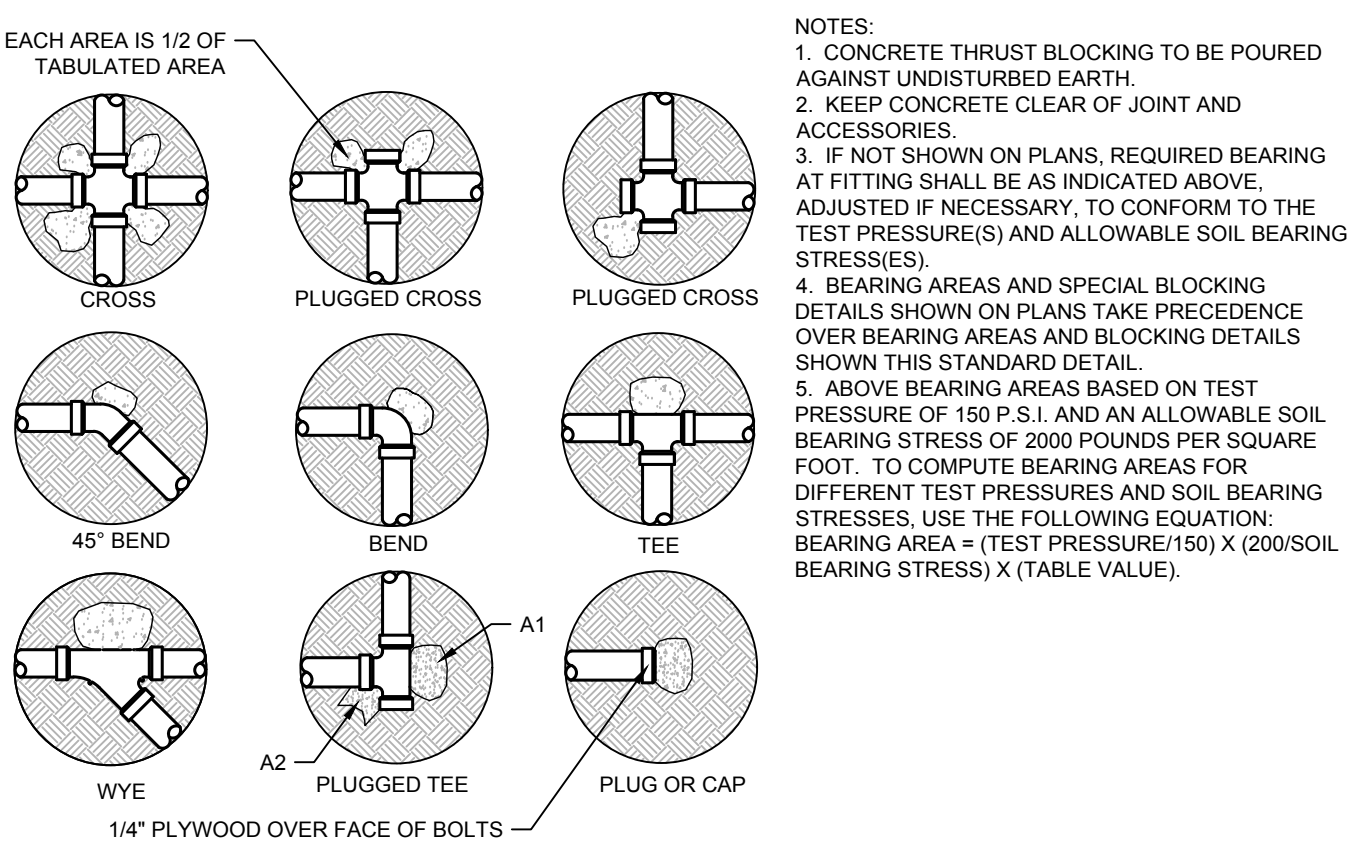
7 EXTERIOR SITE STEP - 2-3 STEP DESIGN

NTS USE ONLY WITH IRC BUILDING TYPES



8 GATE VALVE BOX

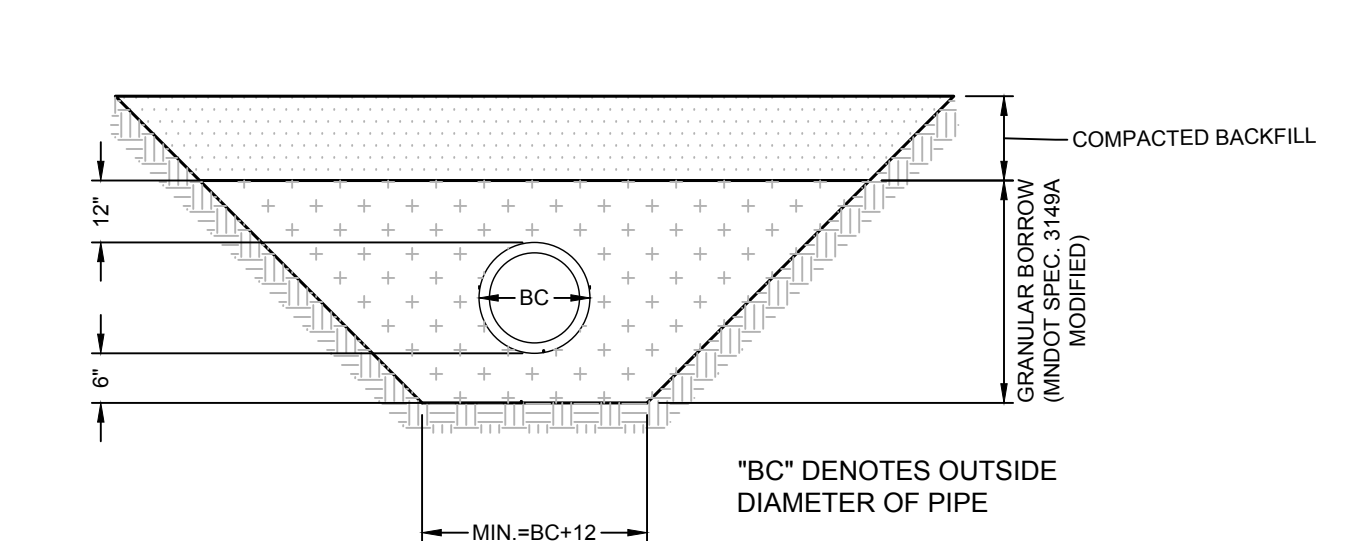
NTS



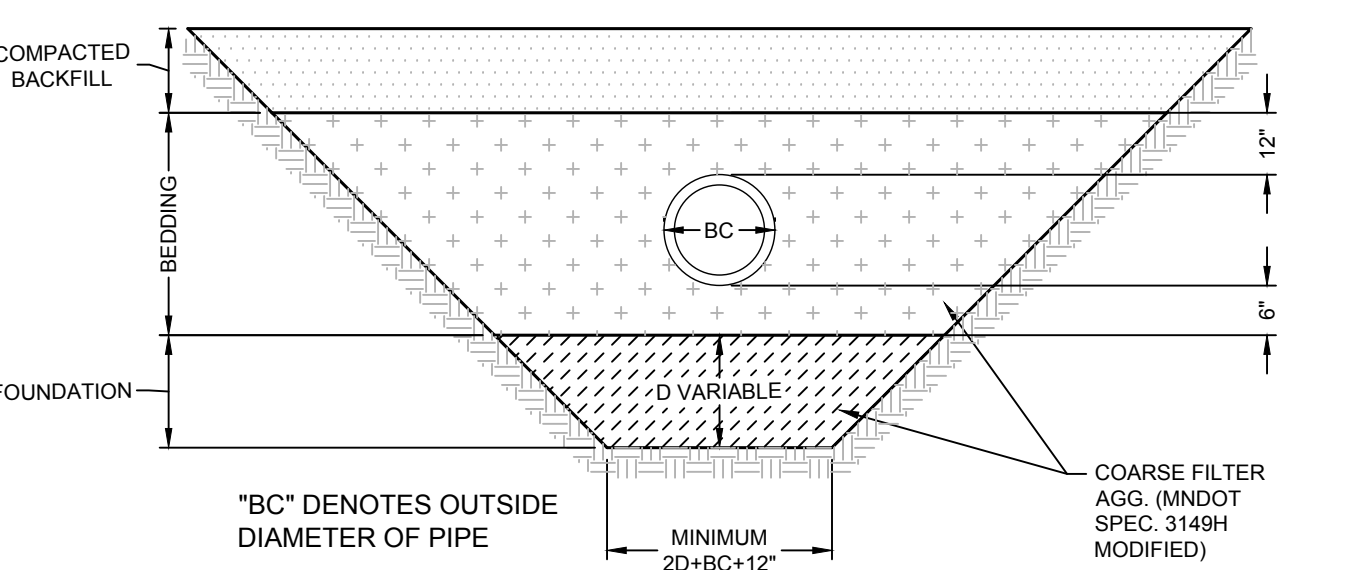
NOMINAL FITTING SIZE (IN.)	TEE, WYE, PLUG OR CAP	90° BEND, PLUGGED CROSS	TEE PLUGGED ON RUN	45° BEND	22.5° BEND	11.25° BEND
4	1.0	1.4	1.9	1.4	1.0	-
6	2.1	3	4.3	3	1.6	1
8	3.8	5.3	7.6	5.4	2.9	1.5
10	5.9	8.4	11.8	8.4	4.6	2.6
12	8.5	12.0	17.0	12.0	6.6	2.4
14	11.5	16.3	23.0	16.3	8.9	4.6
16	15.0	21.3	30.0	21.3	11.6	6.0
18	19.0	27.0	38.0	27.0	14.6	7.6
20	23.5	33.3	47.0	33.3	18.1	9.4
24	34.0	48.0	68.0	48.0	26.2	13.6

9 THRUST BLOCK

NTS



PIPE FOUNDATION & BEDDING IN GOOD SOILS



PIPE FOUNDATION & BEDDING IN GOOD SOILS

10 PIPE BEDDING - PVC

NTS



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.

Matthew R. Pavlek
DATE: 09/25/24 LICENSE NO. 44263

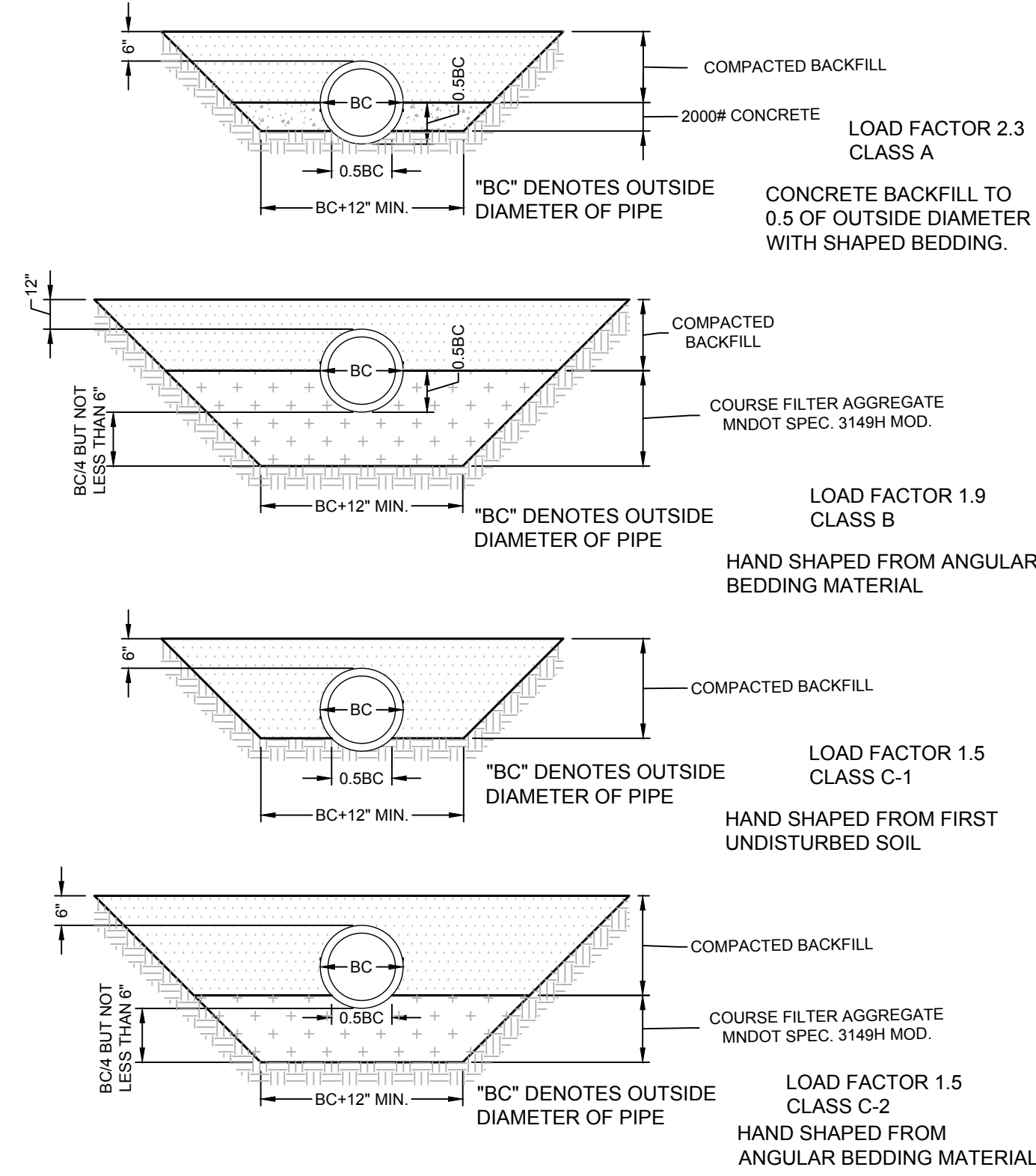
ISSUE/SUBMITTAL SUMMARY	DATE	DESCRIPTION
07/31/24	CITY SUBMITTAL	
08/01/24	WATERSHED SUBMITTAL	
08/27/24	CITY RESUBMITTAL	
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08/18/24	CITY RESUBMITTAL	
08/25/24	WATERSHED RESUBMITTAL	

REVISION SUMMARY	
DATE	DESCRIPTION

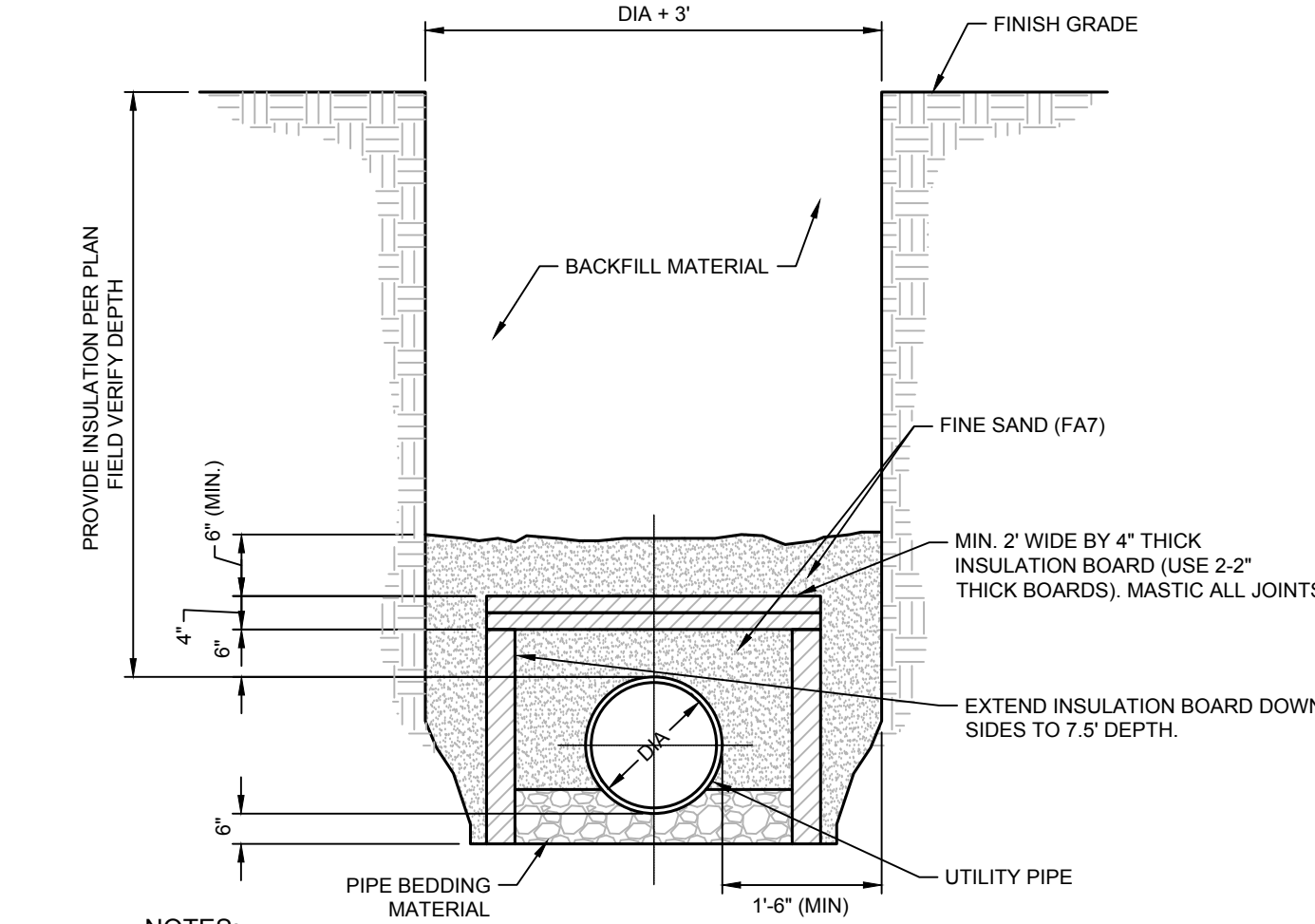
GENERAL DETAILS NOTES:

CONTRACTOR SHALL REVIEW ALL CIVIL AND ARCHITECTURAL DETAILS PRIOR TO WORK. ANY REDUNDANT, CONTRADICTORY OR CONFLICTING INFORMATION PRESENTED IN ANY PLAN OR DETAIL THROUGHOUT THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT AND CIVIL ENGINEER AND RESOLVED PRIOR TO WORK COMMENCING.

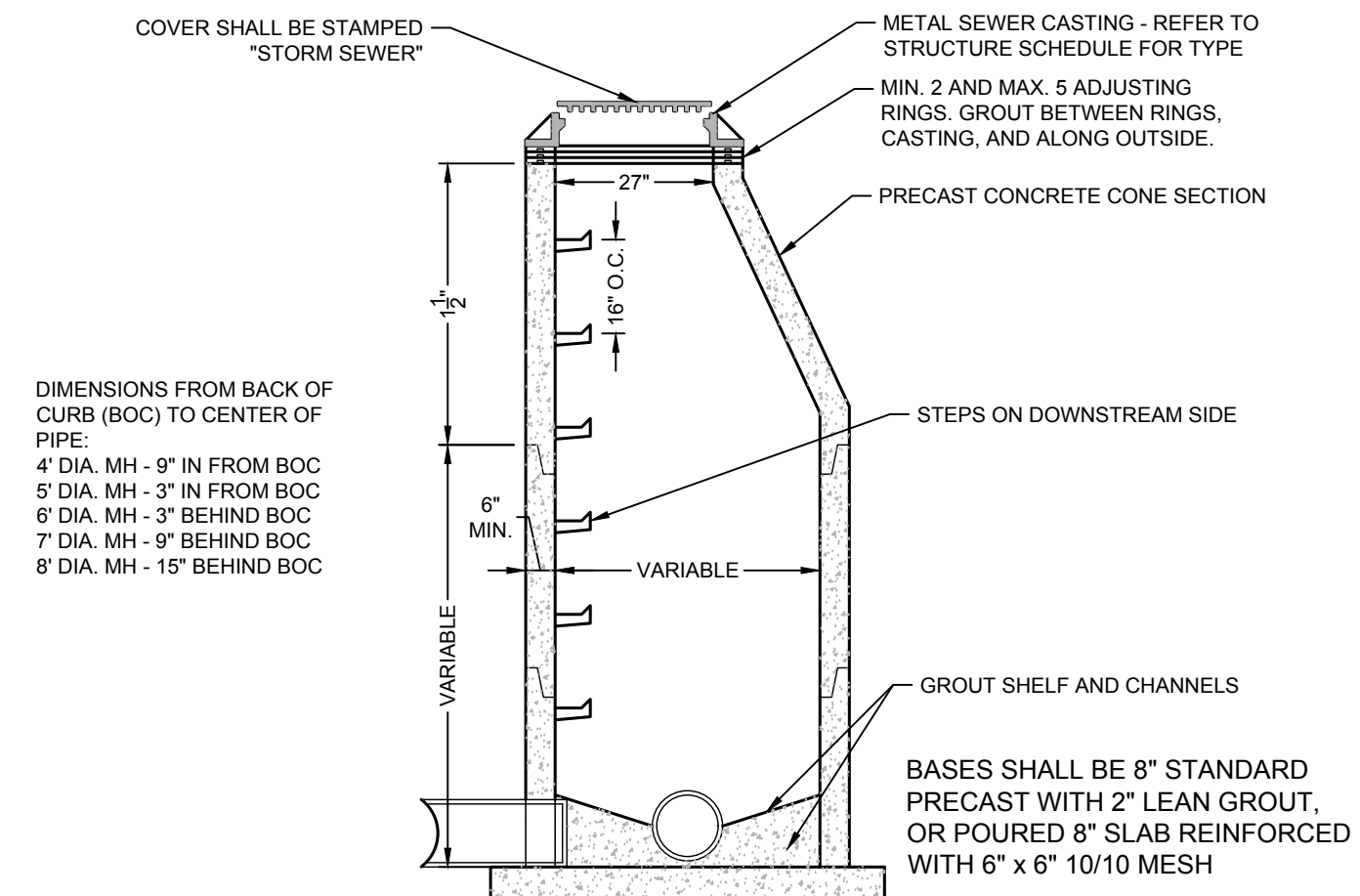
**PRELIMINARY:
NOT FOR CONSTRUCTION**



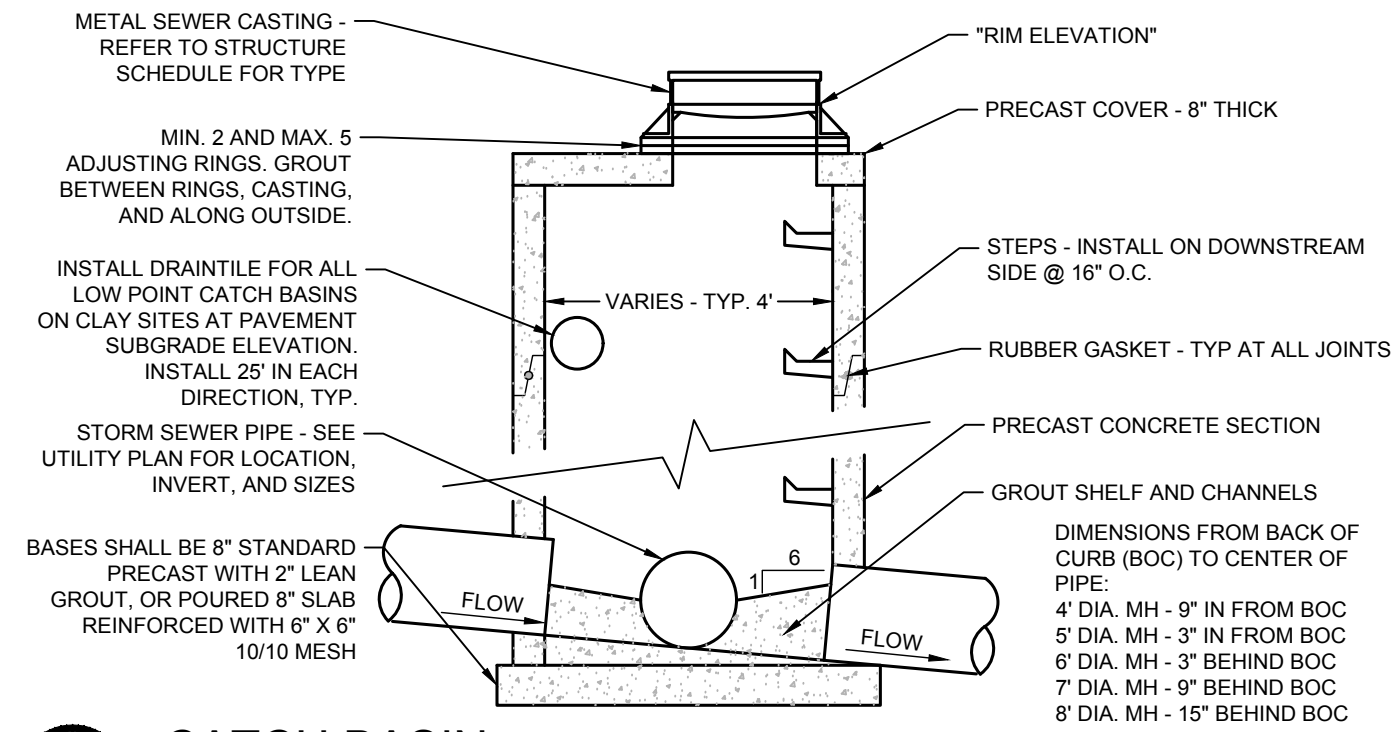
1 PIPE BEDDING - RCP & DIP
NTS



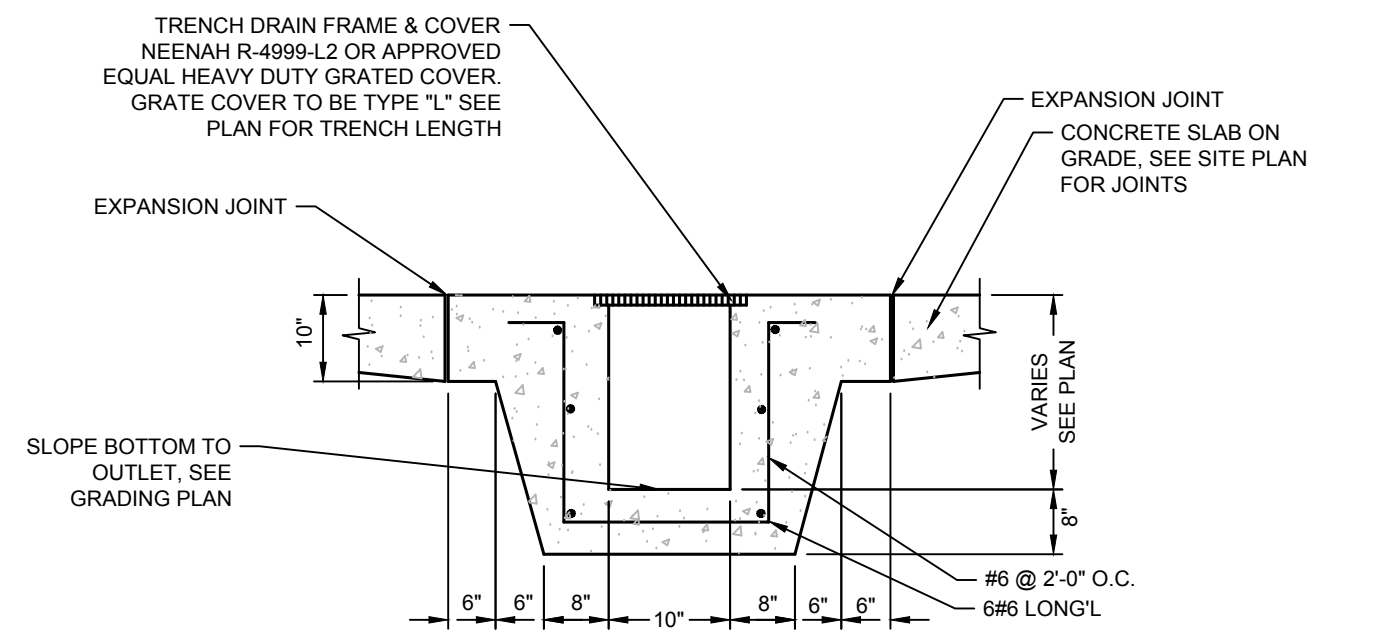
2 UTILITY PIPE INSULATION DETAIL
NTS



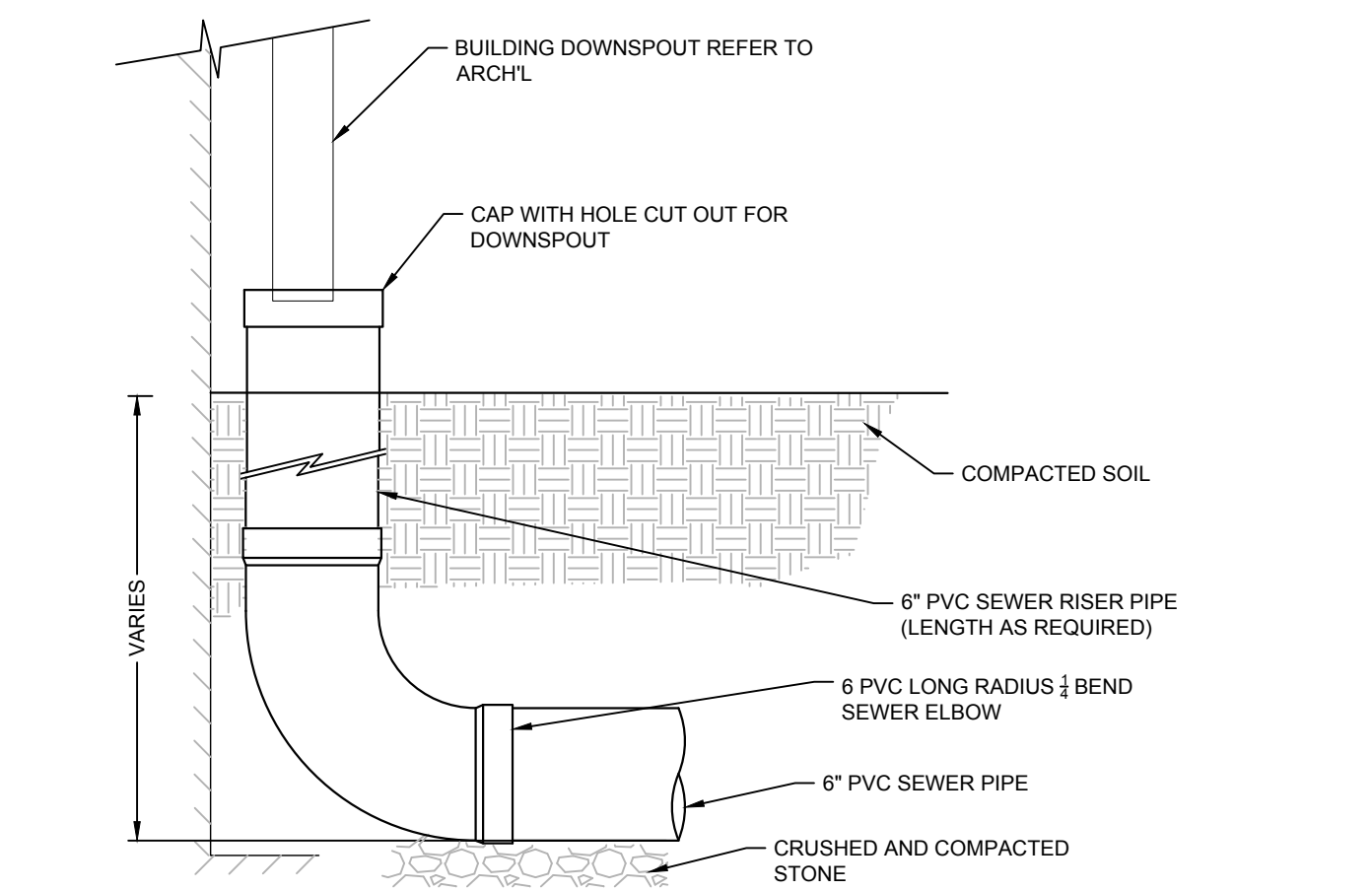
3 STORM MANHOLE
NTS



4 CATCH BASIN
NTS



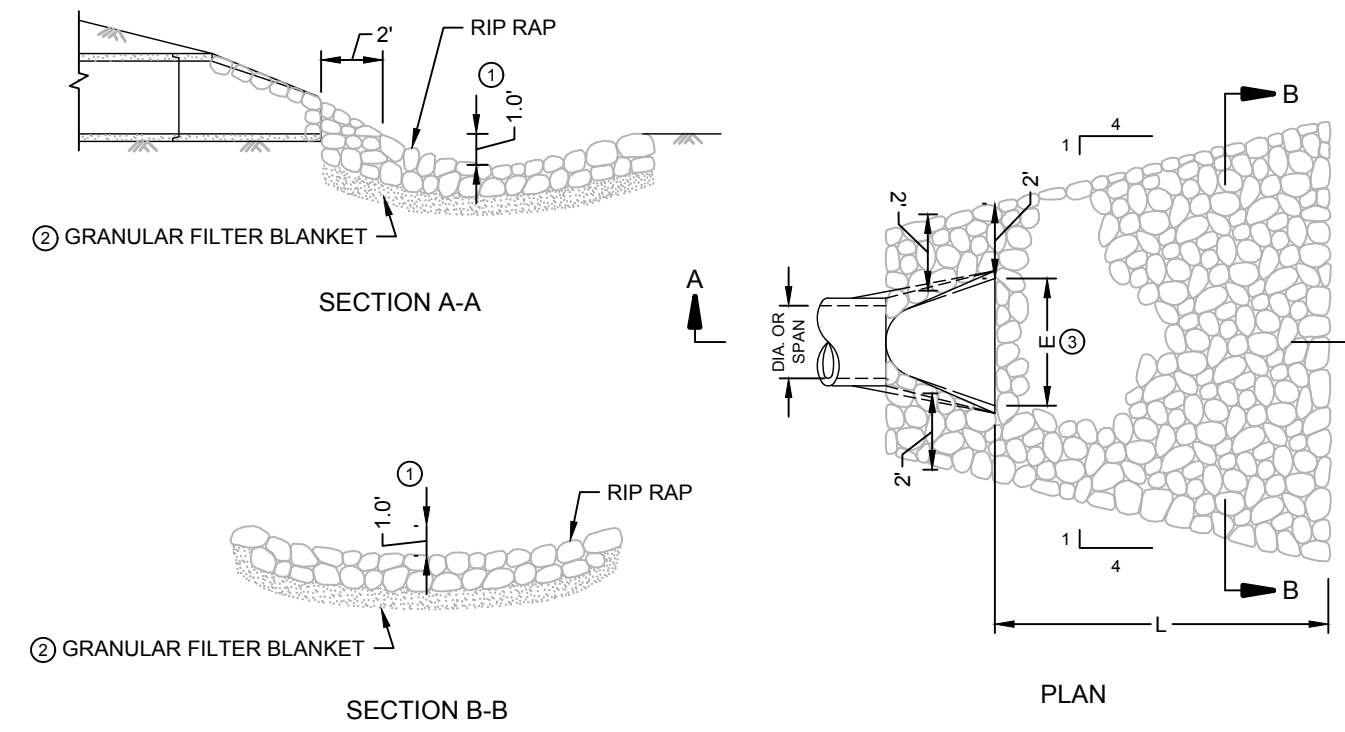
5 TRENCH DRAIN
NTS



6 DOWNSPOUT TO PIPE CONNECTION
NTS

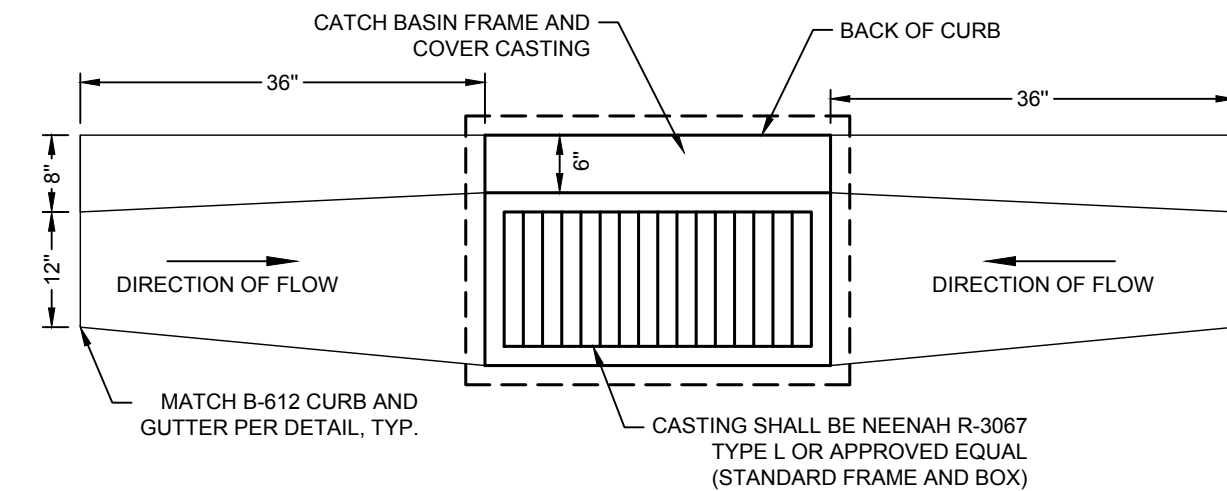
DIA. OF ROUND PIPE (IN)	L (FT)	CLASS II $d_{50} = 6"$		CLASS III $d_{50} = 9"$		CLASS IV $d_{50} = 12"$	
		12" DEPTH RIP RAP (CY)	6" DEPTH GRANULAR FILTER (CY)	18" DEPTH RIP RAP (CY)	9" DEPTH GRANULAR FILTER (CY)	24" DEPTH RIP RAP (CY)	12" DEPTH GRANULAR FILTER (CY)
12	8	2.8	1.4	4.1	2.1	5.5	2.8
15	8	3.9	1.9	5.4	2.7	7.4	3.6
18	10	3.9	2.0	5.9	3.0	7.8	3.9
21	10	4.2	2.1	6.3	3.2	8.4	4.2
24	12	5.5	2.9	8.3	4.2	11.0	5.5
27	12	5.8	2.9	8.7	4.4	11.6	5.8
30	14	7.3	3.7	10.9	5.5	14.5	7.2
36	16	9.2	4.6	13.8	6.9	18.3	9.2
42	18	10.9	5.5	16.3	8.2	21.7	10.9
48	20	12.8	6.3	19.4	9.7	26.8	12.8

SPAN OF PIPE, ARCH (IN)	L (FT)	CLASS II $d_{50} = 6"$		CLASS III $d_{50} = 9"$		CLASS IV $d_{50} = 12"$	
		12" DEPTH RIP RAP (CY)	6" DEPTH GRANULAR FILTER (CY)	18" DEPTH RIP RAP (CY)	9" DEPTH GRANULAR FILTER (CY)	24" DEPTH RIP RAP (CY)	12" DEPTH GRANULAR FILTER (CY)
22	10	3.8	2.0	5.9	3.0	7.8	3.9
26	12	5.5	2.9	8.2	4.1	10.9	5.5
30	14	7.2	3.9	10.8	5.4	14.3	7.2
43	16	9.2	4.6	13.7	6.9	18.3	9.2
51	18	10.9	5.5	16.3	8.2	21.7	10.9
58	20	12.7	6.4	19.0	9.5	25.4	12.7



7 RIPRAP @ FLARED END SECTION
NTS

- NOTES:
- PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN.
 - REQUIREMENTS FOR RIPRAP SIZE AND THICKNESS AND FILTER BLANKET WILL BE DESIGNATED IN THE PLANS. FOR PIPES GREATER THAN OR EQUAL TO 30", USE 1.5'.
 - THE CONTRACTOR, AT HIS OPTION, MAY SUBSTITUTE A GEOTEXTILE FABRIC, SPEC. 3733, FOR THE GRANULAR FILTER BLANKET UNLESS OTHERWISE SPECIFIED IN THE PLANS. THE FABRIC SHOULD COVER THE AREA OF THE RIPRAP AND EXTEND UNDER THE CURVE APRON 3 FT.
 - DIMENSION E IS GIVEN ON STANDARD PLATES 3100 AND 3110.



NOTE: CATCH BASIN TO BE DEPRESSED BELOW DESIGN GUTTER GRADE PER DETAIL 110 ON SHEET C5.2

8 B-612 CURB AND GUTTER AT CATCH BASIN
NTS

PROJECT
LAKE MINNETONKA FLATS
2400-2420 COMMERCE BLVD, MOUND, MN 55364
OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

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Matthew R. Pavlek
Matthew R. Pavlek
DATE 09/25/24 LICENSE NO. 44263

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REVISION SUMMARY

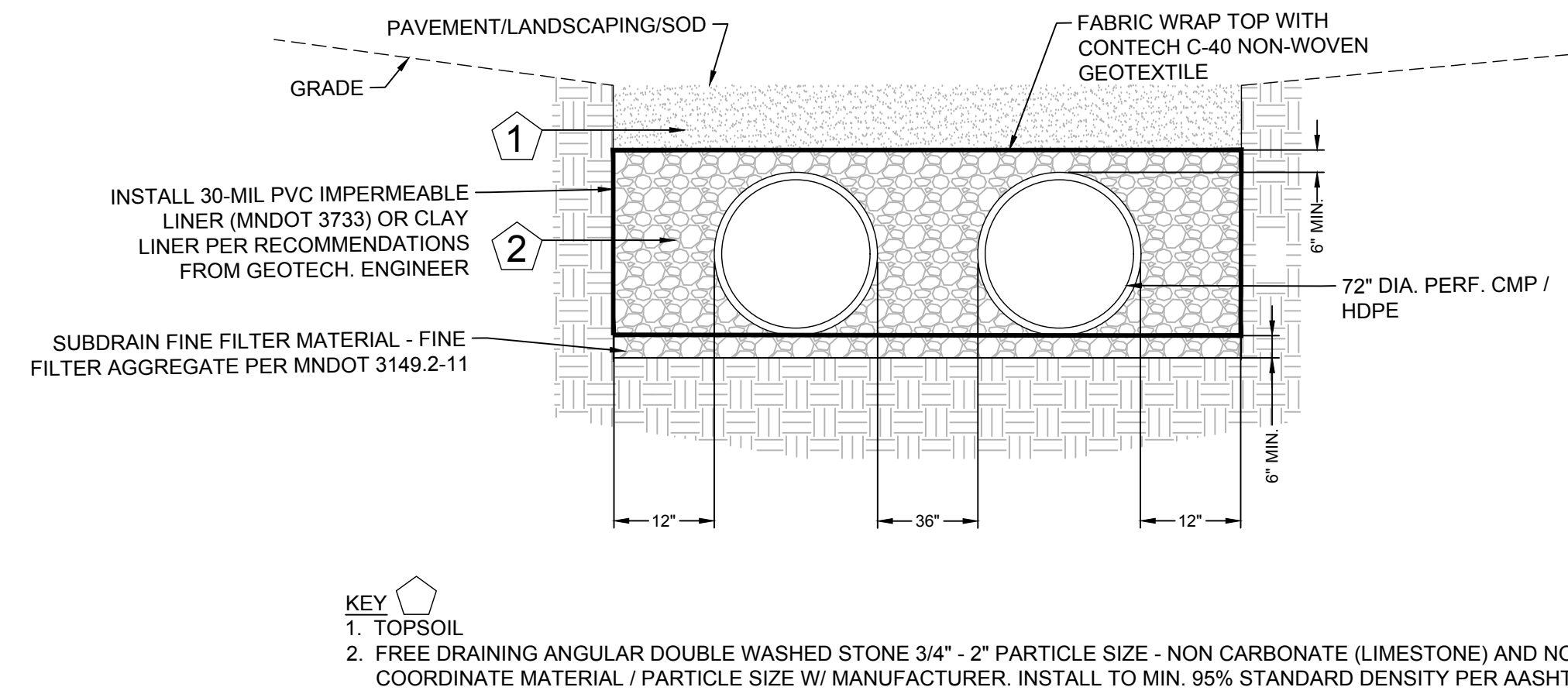
DATE	DESCRIPTION

CIVIL DETAILS

C5.1

**PRELIMINARY:
 NOT FOR
 CONSTRUCTION**

PROJECT
LAKE MINNETONKA FLATS
 2400-2420 COMMERCE BLVD., MOUND, MN 55364
OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
 441 SECOND STREET, EXCELSIOR, MN 55331



CONSTRUCTION SEQUENCING

1. INSTALL SILT FENCE AND/OR OTHER APPROPRIATE TEMPORARY EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
2. ALL DOWN-GRADIENT PERIMETER SEDIMENT CONTROL BMP'S MUST BE IN PLACE BEFORE ANY UP-GRADIENT LAND DISTURBING ACTIVITY BEGINS.
3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
4. INSTALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, PHONE, FIBER OPTIC, ETC) PRIOR TO THE STORMWATER SYSTEM.
5. PERFORM ALL OTHER SITE IMPROVEMENTS.
6. SEED AND MULCH ALL AREAS AFTER DISTURBANCE.
7. CONSTRUCT RETENTION DEVICE UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA.
8. IMPLEMENT TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES.
9. PLANT AND MULCH SITE.
10. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.

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 RETENTION DEVICES SHALL BE ACCOMPLISHED USING LOW-COMPACTION EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.
3. ALL SUB MATERIALS BELOW THE SPECIFIED RETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.
4. SEE UTILITY PLAN / SHOP DRAWINGS FOR SYSTEM LAYOUT.
5. TYPICAL DETAILS ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH REVIEWED SHOP DRAWINGS.

1 UNDERGROUND RATE CONTROL BASIN WITH LINER
 N T S

JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT, CURB INLET OR SHALLOW PIPE INLET OPTIONS ARE AVAILABLE. PEAK CAPACITY CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.

CARTRIDGE SELECTION	54"	40"	27"	15"
CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-0"	5'-4"	4'-3"	3'-3"
FLOW RATE (HIGH FLOW) DRAINDOWN (GFS) (PER CART)	0.178 / 0.089	0.132 / 0.067	0.086 / 0.045	0.049 / 0.025
MAX. TREATMENT (GFS)	0.95	0.67	0.45	0.25
DECK TO INSIDE TOP (MIN) (B)	5'-0"	4'-0"	4'-0"	4'-0"

FRAME AND COVER
 (DIAMETER VARIES)
 N.T.S.

24" TRENCH COVER
 N.T.S.

GENERAL NOTES:

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.contechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION AND SITE SPECIFIC EARTH COVER REQUIREMENT. TYPICAL CASTINGS SHALL MEET AASHTO M306 LOAD RATINGS AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-867, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE (WHERE APPLICABLE) AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES:

- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
- C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS NON-SHRINK GROUT WITH APPROVED WATERS TOP OR FLEXIBLE BOOT.
- D. CARTRIDGE INSTALLATION BY CONTECH SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
 2025 Centre Pointe Dr., Suite 400, West Chester, OH 45399
 800-338-1122 513-445-7000 513-445-7993 FAX

JELLYFISH JFPD0406
 STANDARD DETAIL
 PEAK DIVERSION CONFIGURATION

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Matthew R. Pavek
 Matthew R. Pavek
 DATE 09/25/24 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

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08/01/24	WATERSHED SUBMITTAL
08/27/24	CITY RESUBMITTAL
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08/18/24	CITY RESUBMITTAL
08/25/24	WATERSHED RESUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION
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PROJECT MANAGER MATT PAVEK
CONTACT NUMBER 612-615-0060 / 701
DRAWN BY MD, MP, RB
REVIEWED BY MP, RB
PROJECT NUMBER 23280

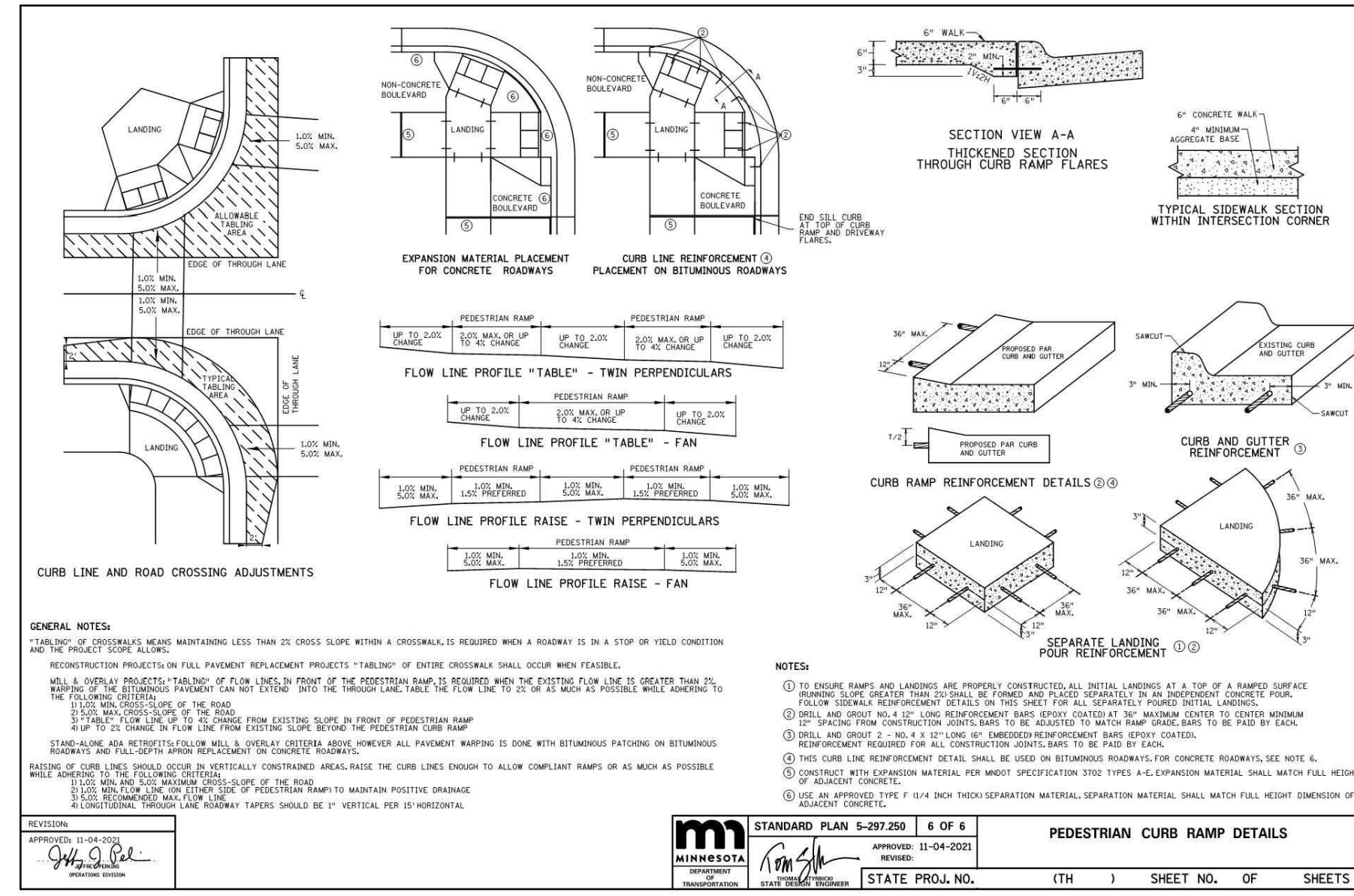
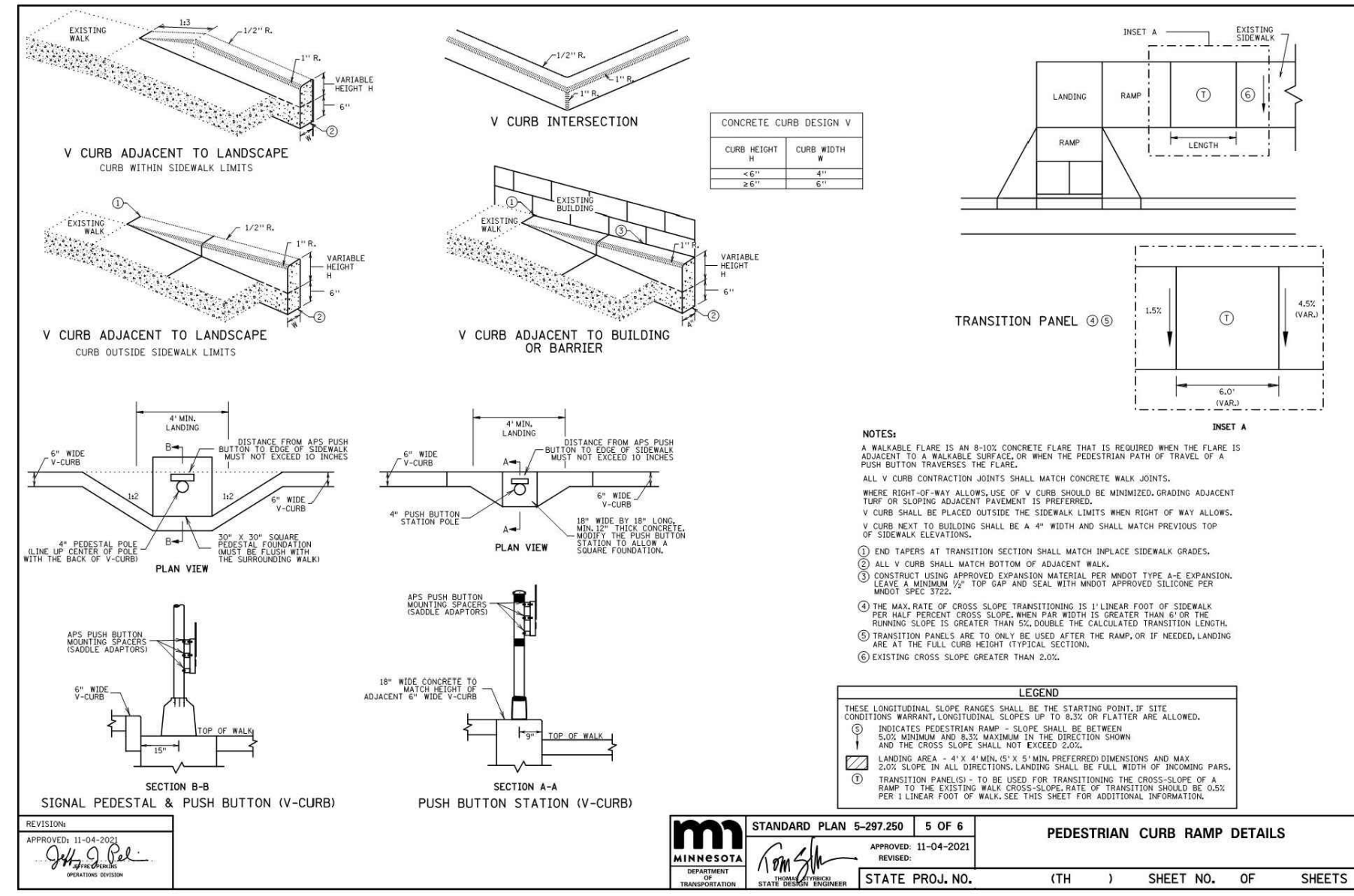
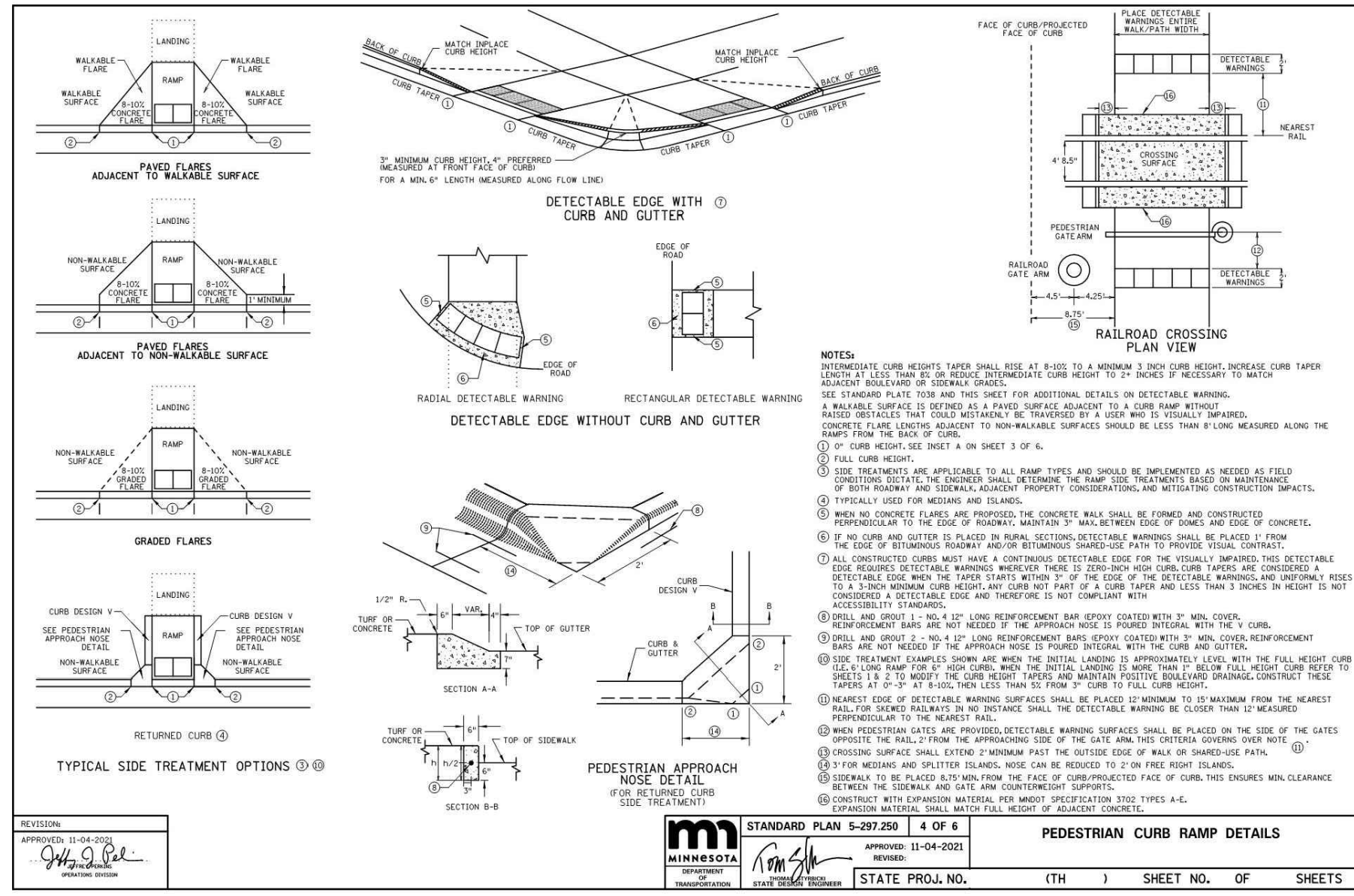
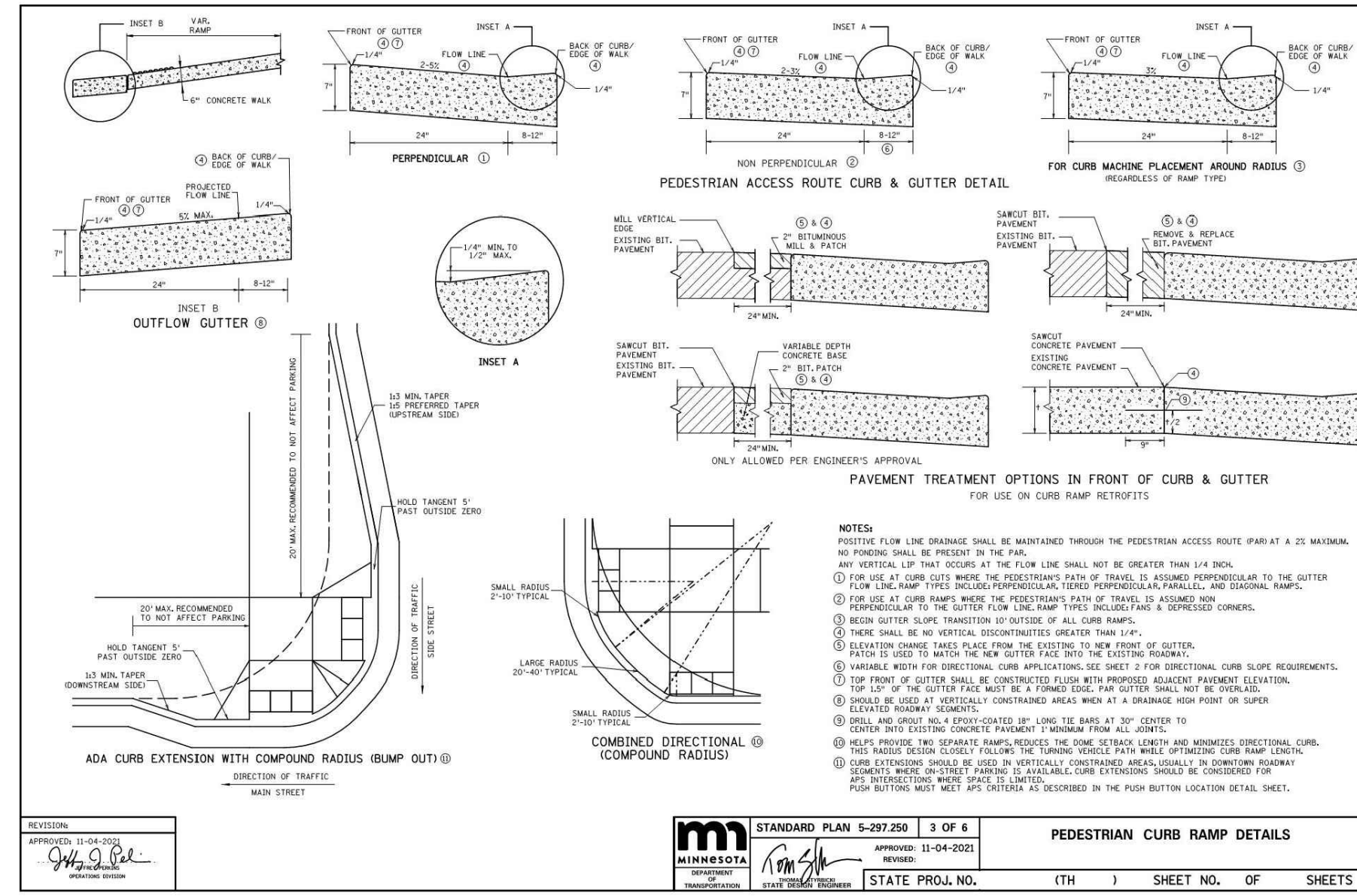
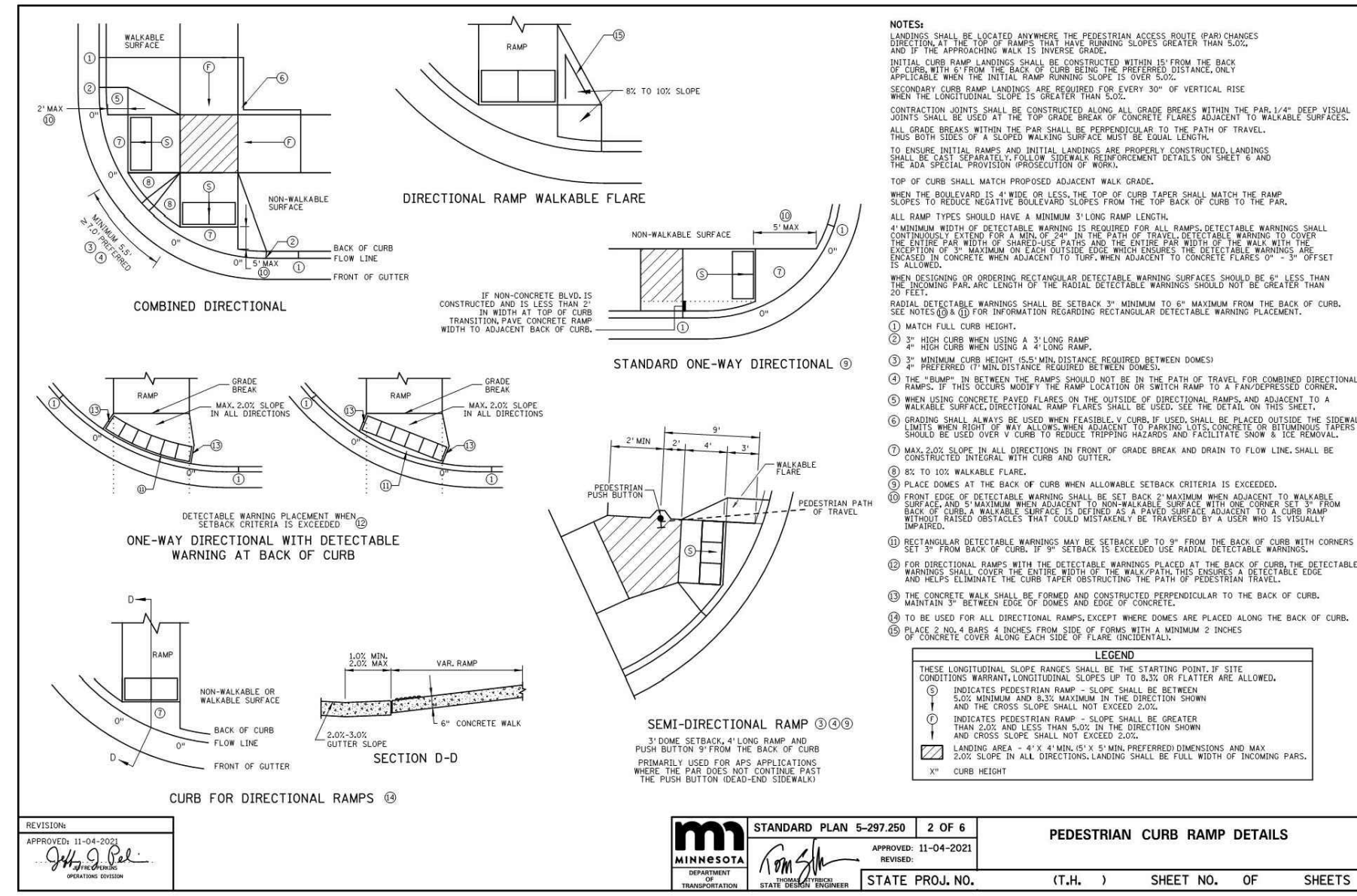
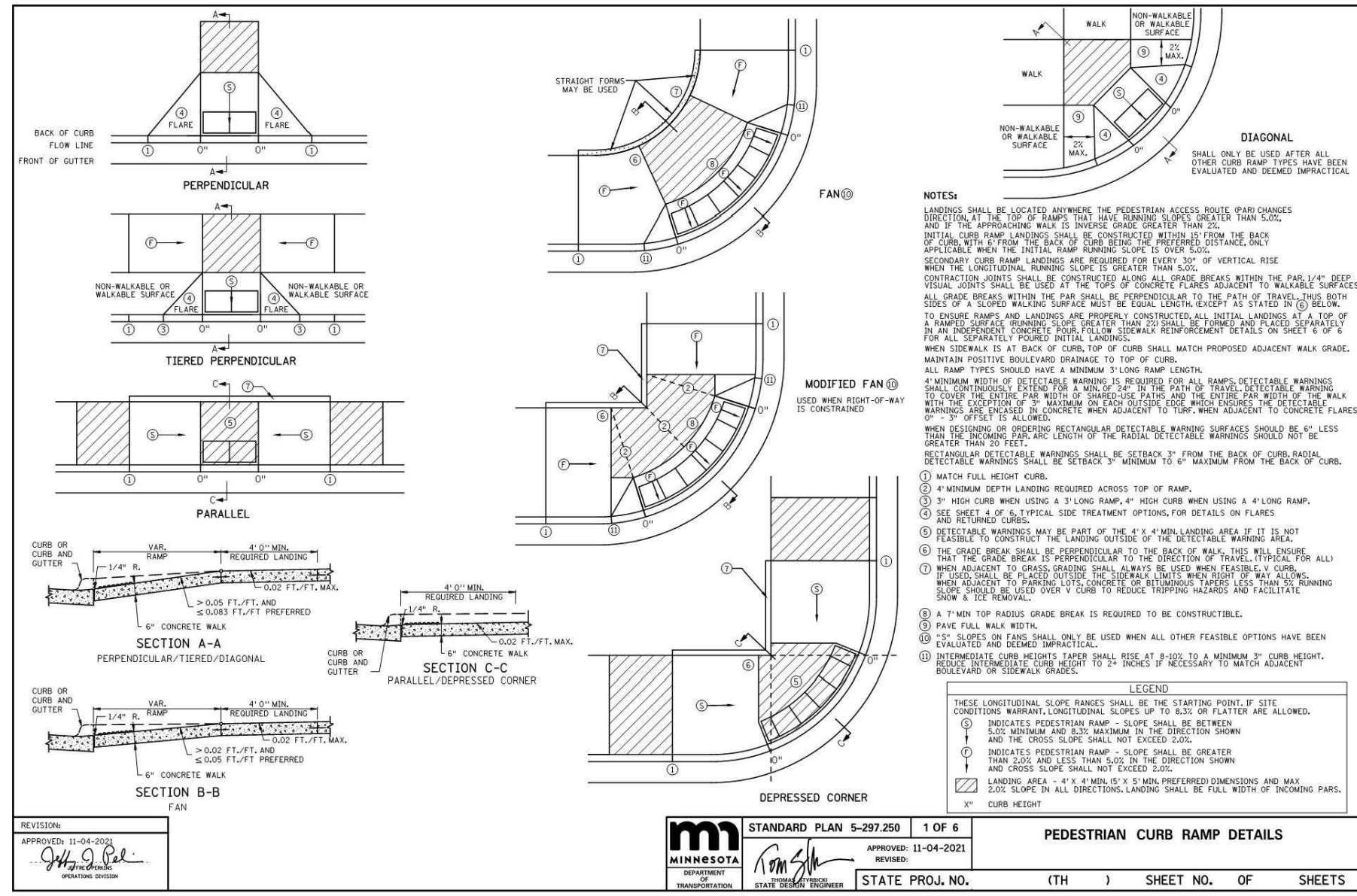
REVISION SUMMARY

DATE	DESCRIPTION
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C5.2
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 MONARCH DEVELOPMENT PARTNERS, LLC
 441 SECOND STREET, EXCELISOR, MN 55331



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.

Matthew R. Pavek
 DATE 09/25/24 LICENSE NO. 44263

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09/25/24	WATERSHED RESUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

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MONARCH DEVELOPMENT PARTNERS, LLC
 441 SECOND STREET, EXCELSIOR, MN 55331

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 Robert L. Binder
 DATE 09/25/24 LICENSE NO. 25821

DATE	DESCRIPTION
07/31/24	CITY SUBMITTAL
08/01/24	WATERSHED SUBMITTAL
08/27/24	CITY RESUBMITTAL
09/06/24	CITY WATERSHED RESUBMITTAL
09/18/24	CITY RESUBMITTAL
09/25/24	WATERSHED RESUBMITTAL

PROJECT MANAGER	MATT PAVAK
CONTACT NUMBER	612-615-0060 x701
DRAWN BY	MD, MP, RB
REVIEWED BY	MP, RB
PROJECT NUMBER	23380

DATE	DESCRIPTION

LANDSCAPE PLAN

L1.0
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LANDSCAPE NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- REFERENCE MULCH SCHEDULE FOR MULCH MATERIALS AND LOCATIONS.
- ALL TREES SHALL BE MULCHED WITH SHREDDED CEDAR MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
- IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
- PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
- UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

AREA	MULCH TYPE	EDGING	FABRIC	REMARKS
TREE RINGS	4" DEPTH, SHREDDED CEDAR	YES	NO	SEE DETAIL SHT. L1.1
PLANTING BEDS	4" DEPTH, SHREDDED CEDAR	YES	NO	
MAINT. STRIP AT BUILDING FOUNDATION	NA	NA	NA	
NATIVE SEED AREAS	PUNCHED STRAW	NA	NA	INSTALL PER MNDOT SEEDING MANUAL, INCLUDING COVER CROP

NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION, PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS

PLANT SCHEDULE

CODE	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
TREES					
AN	2	Northwood Red Maple / <i>Acer rubrum</i> 'Northwood'	2.5" Cal. B&B	NATIVE CULTIVAR	Y
EK	3	Espresso Kentucky Coffeetree / <i>Gymnocladus dioica</i> 'Espresso'	2.5" Cal. B&B	NATIVE CULTIVAR	N
QB	4	Swamp White Oak / <i>Quercus bicolor</i>	2.5" Cal. B&B	NATIVE	Y
9	SUBTOTAL:				
EVERGREEN TREES					
PF	3	Pyramidal White Pine / <i>Pinus strobus</i> 'Fastigiata'	6' HT. B&B	NATIVE CULTIVAR	N
3	SUBTOTAL:				

LEGEND

SYMBOL	COMMON / BOTANICAL NAME	QTY	SIZE
GROUND COVERS			
	Lower Basin Native Seed Mix MNDOT 34-262 WET PRAIRIE, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)	6,384 sf	Seed Mix
	Blue Grass Based / Sod Commercial grade, locally grown, "Big Roll" preferred	6,135 sf	Sod

PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR, INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUC./SPECS.

DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 18"-30" DIA.

CONSTRUCTION LIMITS

SOIL AMENDMENT (WETLAND BUFFER AREAS):

- WETLAND BUFFER AREAS SHALL BE SEEDED PER PLAN AND SEED SCHEDULE.
- SUBSOIL MUST BE DE-COMPACTED TO A DEPTH OF 6 INCHES PRIOR TO PLACEMENT OF 6" (MINIMUM) TOPSOIL. DE-COMPACTATION METHOD SHALL BE SCARIFY/LOOSEN TOP 6" OF SOIL WITH GRADING CHISEL, PRIOR TO PLACEMENT OF 6" TOPSOIL.

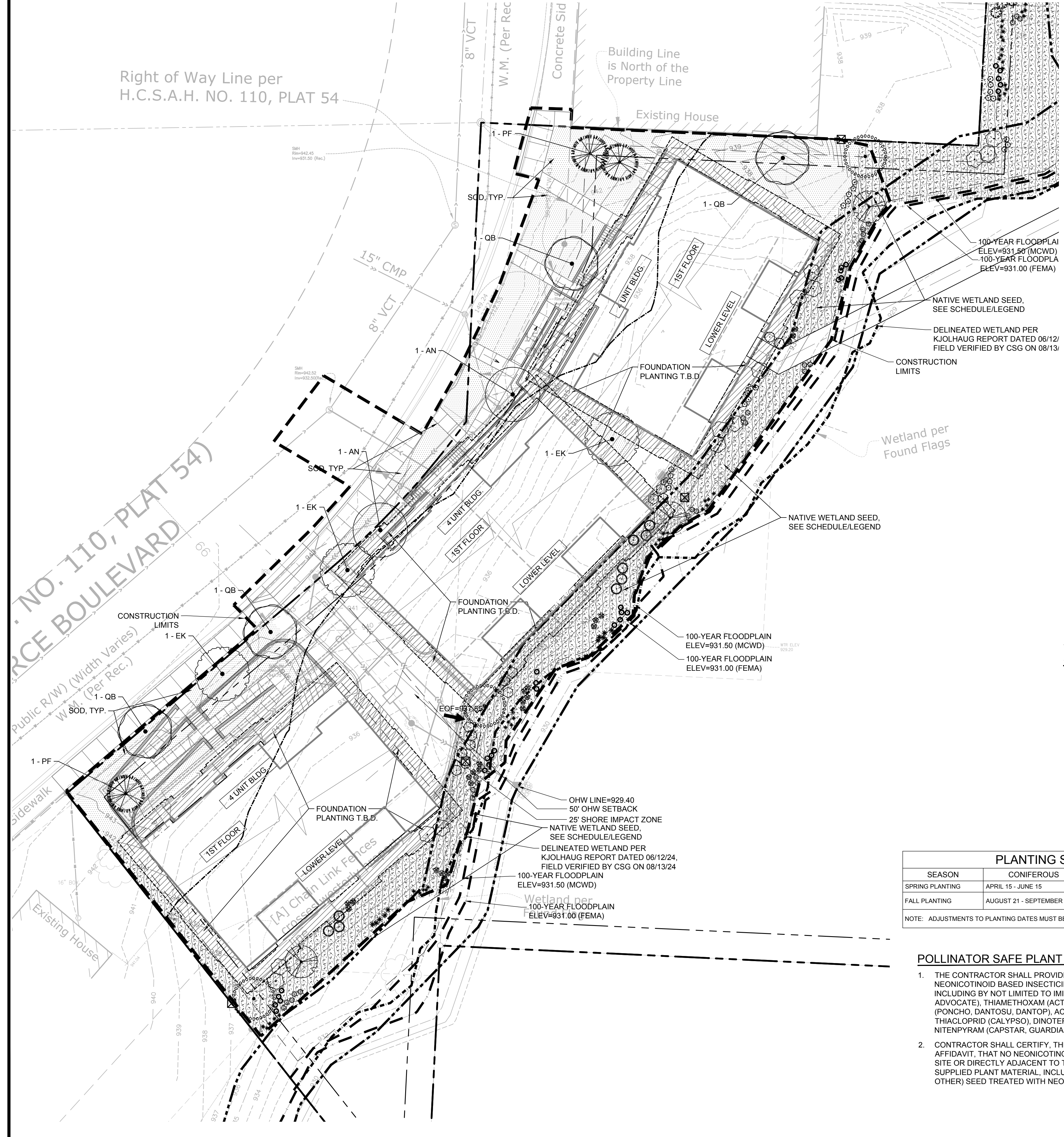
PLANTING SEASON SCHEDULE

SEASON	CONIFEROUS	DECIDUOUS	REMARKS
SPRING PLANTING	APRIL 15 - JUNE 15	APRIL 15 - JUNE 15	
FALL PLANTING	AUGUST 21 - SEPTEMBER 30	AUGUST 15 - NOVEMBER 15	

NOTE: ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

POLLINATOR SAFE PLANT MATERIAL:

- THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BY NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (PONCHO, DANTOSU, DANTOP), ACETAMIPRID (MOSPILAN, ASSAIL, CHIPCOTRISTAR), THIACTOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).
- CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIERS POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS.



1" = 20'-0"
 10'-0" 20'-0"

**PRELIMINARY:
 NOT FOR
 CONSTRUCTION**

PROJECT
LAKE MINNETONKA FLATS
 2400-2420 COMMERCE BLVD, MOUND, MN 55364
 OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
 441 SECOND STREET, EXCELSIOR, MN 55331

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.

Robert L. Binder
 Robert L. Binder
 DATE 09/25/24 LICENSE NO. 25821

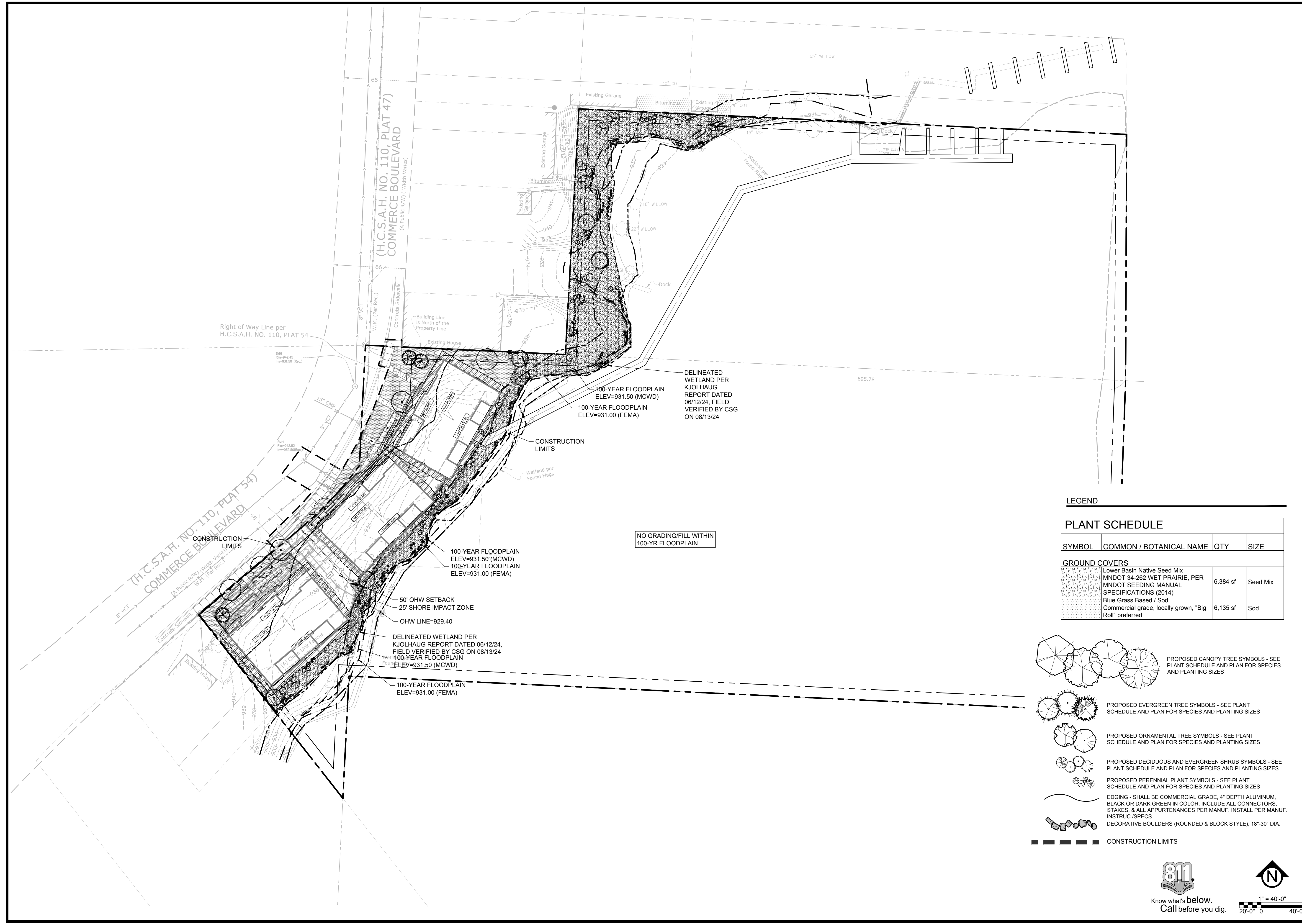
ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
07/31/24	CITY SUBMITTAL
08/01/24	WATERSHED SUBMITTAL
08/27/24	CITY RESUBMITTAL
09/06/24	CITY/WATERSHED RESUBMITTAL
09/18/24	CITY RESUBMITTAL
09/25/24	WATERSHED RESUBMITTAL

PROJECT MANAGER	MATT PAVAK
CONTACT NUMBER	612-615-0060 x701
DRAWN BY	MD, MP, RB
REVIEWED BY	MP, RB
PROJECT NUMBER	23360

REVISION SUMMARY	
DATE	DESCRIPTION

VEGETATED BUFFER PLAN

L1.1



LEGEND

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME	QTY	SIZE
GROUND COVERS			
	Lower Basin Native Seed Mix MNDOT 34-262 WET PRAIRIE, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)	6,384 sf	Seed Mix
	Blue Grass Based / Sod Commercial grade, locally grown, "Big Roll" preferred	6,135 sf	Sod

PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR, INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUC./SPECS.

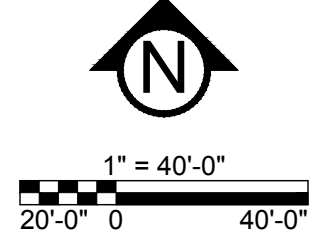
DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 18"-30" DIA.

CONSTRUCTION LIMITS

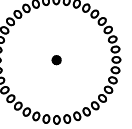
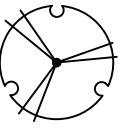




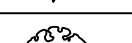

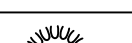
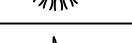
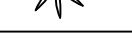
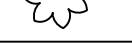

NO GRADING/FILL WITHIN
 100-YR FLOODPLAIN



Know what's below.
 Call before you dig.



PLANT SCHEDULE - BUFFER ONLY

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
TREES						
	LL	5	Tamarack / Larix laricina	1" CAL. B&B	NATIVE	N
		5	SUBTOTAL:			
ORNAMENTAL TREES						
	AG	9	Autumn Brilliance Apple Serviceberry / Amelanchier x grandiflora 'Autumn Brilliance'	1" CAL. B&B	NATIVE CULTIVAR	Y
		9	SUBTOTAL:			
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
SHRUBS						
	AL	9	Leadplant / Amorpha canescens	#2 CONT	NATIVE	Y
	AA	22	Autumn Magic Black Chokeberry / Aronia melanocarpa 'Autumn Magic'	#3 CONT	NATIVE CULTIVAR	Y
	AM	12	Iroquois Beauty™ Black Chokeberry / Aronia melanocarpa 'Morton'	#3 CONT	NATIVE CULTIVAR	Y
	RB	11	Smooth Rose / Rosa blanda	#2 CONT	NATIVE CULTIVAR	Y
	SM	10	White Meadowsweet / Spiraea alba	#2 CONT	NATIVE CULTIVAR	Y
		64	SUBTOTAL:			
PERENNIALS						
	AT	75	Butterfly Milkweed / Asclepias tuberosa	#1 CONT	NATIVE	Y
	BC	45	Side Oats Grama / Bouteloua curtipendula	4" POT	NATIVE	Y
	CB	35	Bebb's Sedge / Carex bebbii	4" POT	NATIVE	Y
	CR	38	Eastern Star Sedge / Carex radiata	4" POT	NATIVE	Y
	EP	28	Coneflower / Echinacea purpurea	#1 CONT	NATIVE	Y
	RG	32	Black-eyed Susan / Rudbeckia fulgida sullivantii 'Goldsturm'	#1 CONT	NATIVE	Y
		253	SUBTOTAL:			


IRRIGATION NOTES:

- ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.
- SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
- CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
- SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
- CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
- IRRIGATION WATER LINE CONNECTION SIZE IS 1-1/2" AT BUILDING. VERIFY WITH MECHANICAL PLANS.
- ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
- ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.
- ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
- CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
- CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
- FABRICATE ALL PIPE TO MANUFACTURER'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
- BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
- ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
- GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
- IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
- CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
- AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
- ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
- USE SCREENS ON ALL HEADS.
- A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
- ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
- ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
- THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

PROJECT
LAKE MINNETONKA FLATS
2400-2420 COMMERCE BLVD, MOUND, MN 55364
OWNER
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

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.


Robert L. Binder
DATE 09/25/24 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
07/31/24	CITY SUBMITTAL
08/01/24	WATERSHED SUBMITTAL
08/27/24	CITY RESUBMITTAL
09/06/24	CITY/WATERSHED RESUBMITTAL
08/18/24	CITY RESUBMITTAL
09/25/24	WATERSHED RESUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	M.D. MP, RB
REVIEWED BY	MP, RB
PROJECT NUMBER	23360

REVISION SUMMARY	
DATE	DESCRIPTION

LANDSCAPE PLAN
NOTES & DETAILS

L1.2

SEE SHEET L1.0 FOR GENERAL
LANDSCAPE NOTES & LEGEND



Know what's below.
Call before you dig.



1" = 20'-0"
10'-0" 0 20'-0"

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

LAKE MINNETONKA FLATS
2400-2420 COMMERCE BLVD, MOUND, MN 55364
MONARCH DEVELOPMENT PARTNERS, LLC
441 SECOND STREET, EXCELSIOR, MN 55331

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.

Matthew R. Pavek
Matthew R. Pavek
DATE 09/25/24 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
07/31/24	CITY SUBMITTAL
08/01/24	WATERSHED SUBMITTAL
08/27/24	CITY RESUBMITTAL
09/06/24	CITY/WATERSHED RESUBMITTAL
09/18/24	CITY RESUBMITTAL
09/25/24	WATERSHED RESUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

REVISION SUMMARY	
DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS

SW1.0

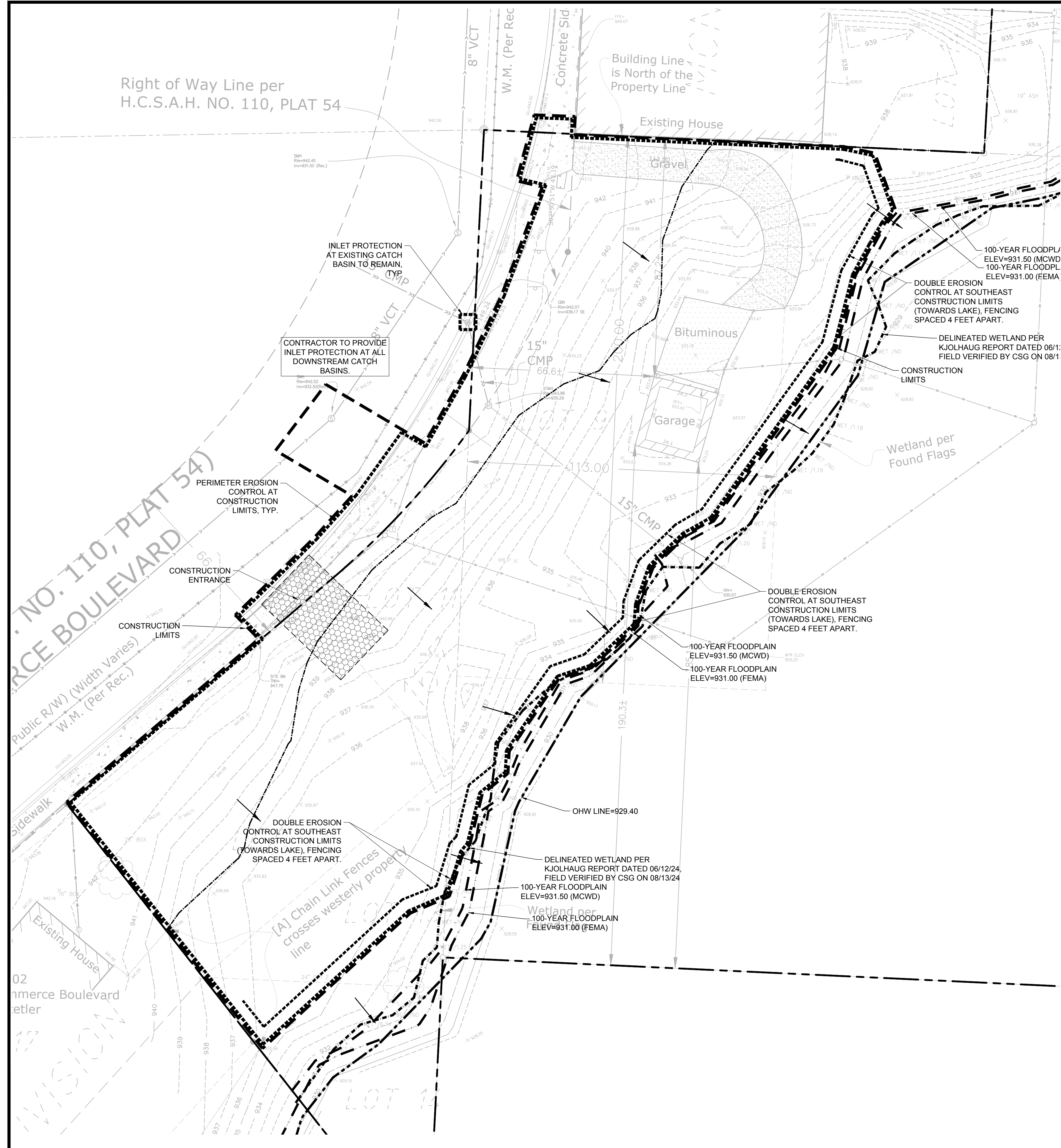
SWPPP NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
- SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
- SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
- CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

CITY OF MOUND EROSION CONTROL NOTES:

- RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.



LEGEND:

- 1125 --- EX. 1' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- ▨ STABILIZED CONSTRUCTION ENTRANCE

811
Know what's below.
Call before you dig.

1" = 20'-0"
10'-0" 0 20'-0"

**PRELIMINARY:
 NOT FOR
 CONSTRUCTION**

LAKE MINNETONKA FLATS
 2400-2420 COMMERCE BLVD, MOUND, MN 55364
MONARCH DEVELOPMENT PARTNERS, LLC
 441 SECOND STREET, EXCELSIOR, MN 55331

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 Matthew R. Pavlek
 DATE 09/25/24 LICENSE NO. 44263

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09/18/24	CITY RESUBMITTAL
09/25/24	WATERSHED RESUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

REVISION SUMMARY	
DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS
SW1.1
 © COPYRIGHT 2023 CIVIL SITE GROUP INC.

- SWPPP NOTES:**
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
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 - SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
 - SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
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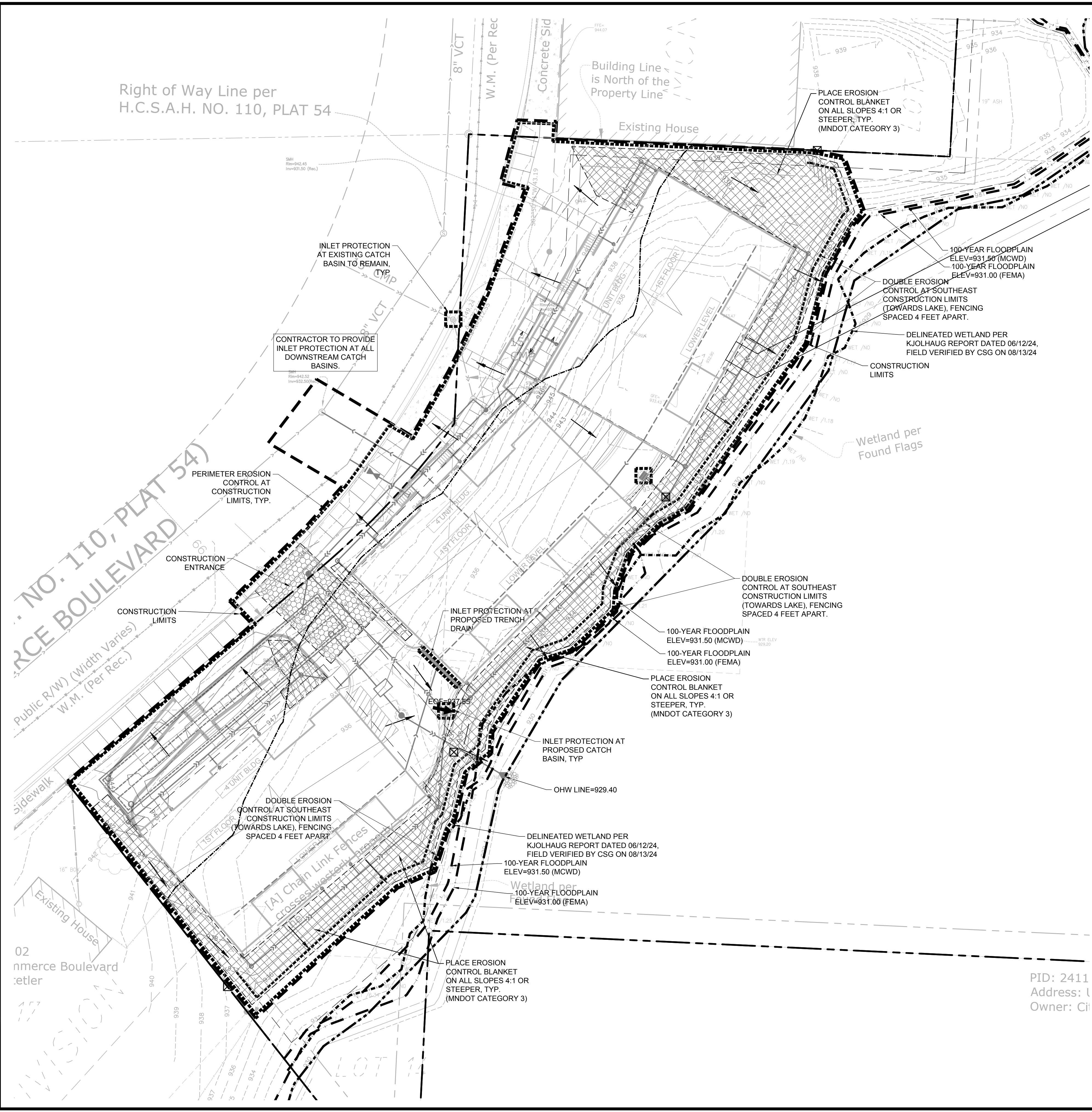
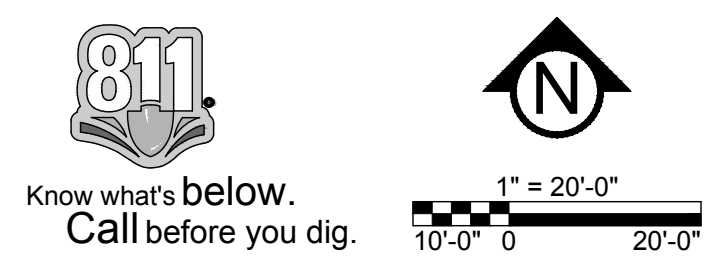
CITY OF MOUND EROSION CONTROL NOTES:

- RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

LEGEND:

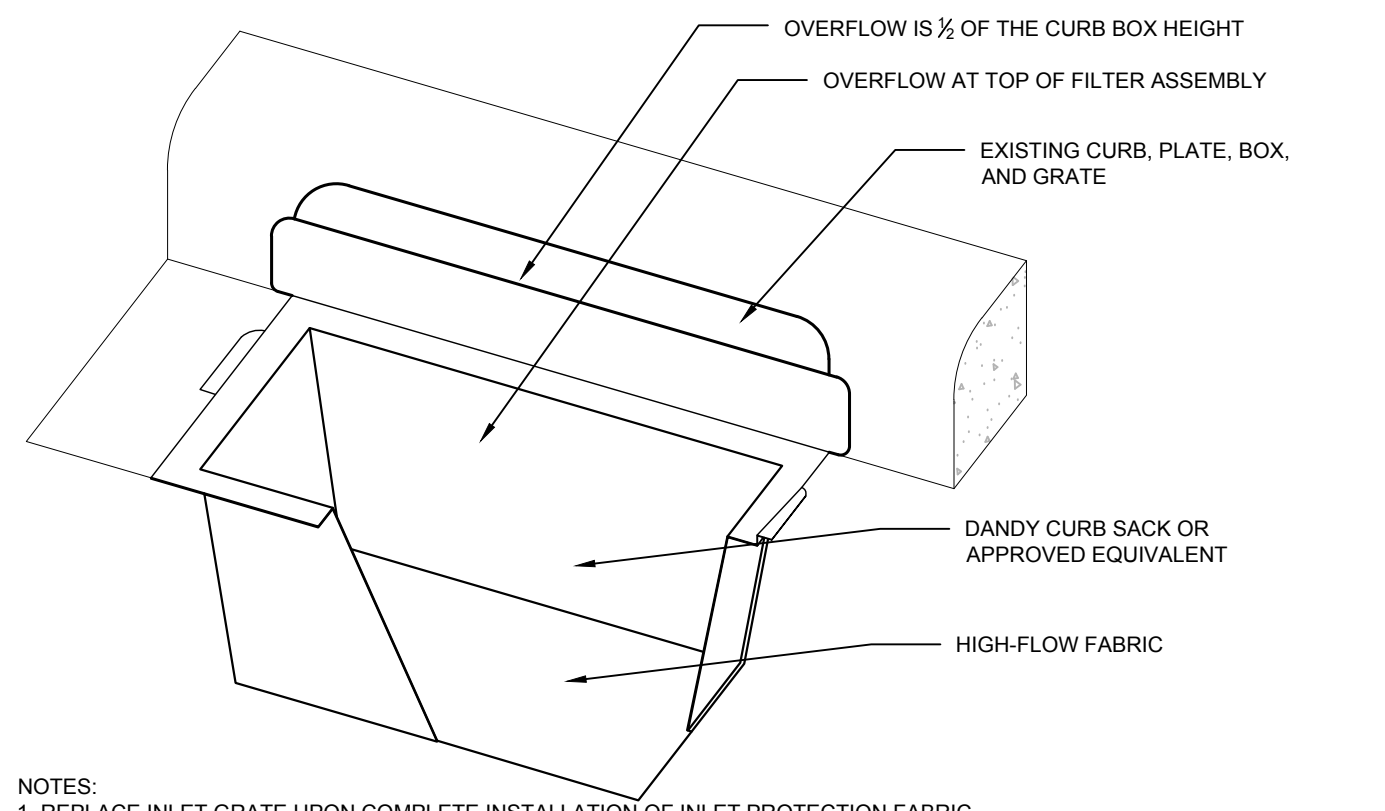
	1125	EX. 1' CONTOUR ELEVATION INTERVAL
	1137	1.0' CONTOUR ELEVATION INTERVAL
		DRAINAGE ARROW
		SILT FENCE / BIOROLL - GRADING LIMIT
		INLET PROTECTION
		STABILIZED CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET



PID: 2411
 Address: L
 Owner: Ci

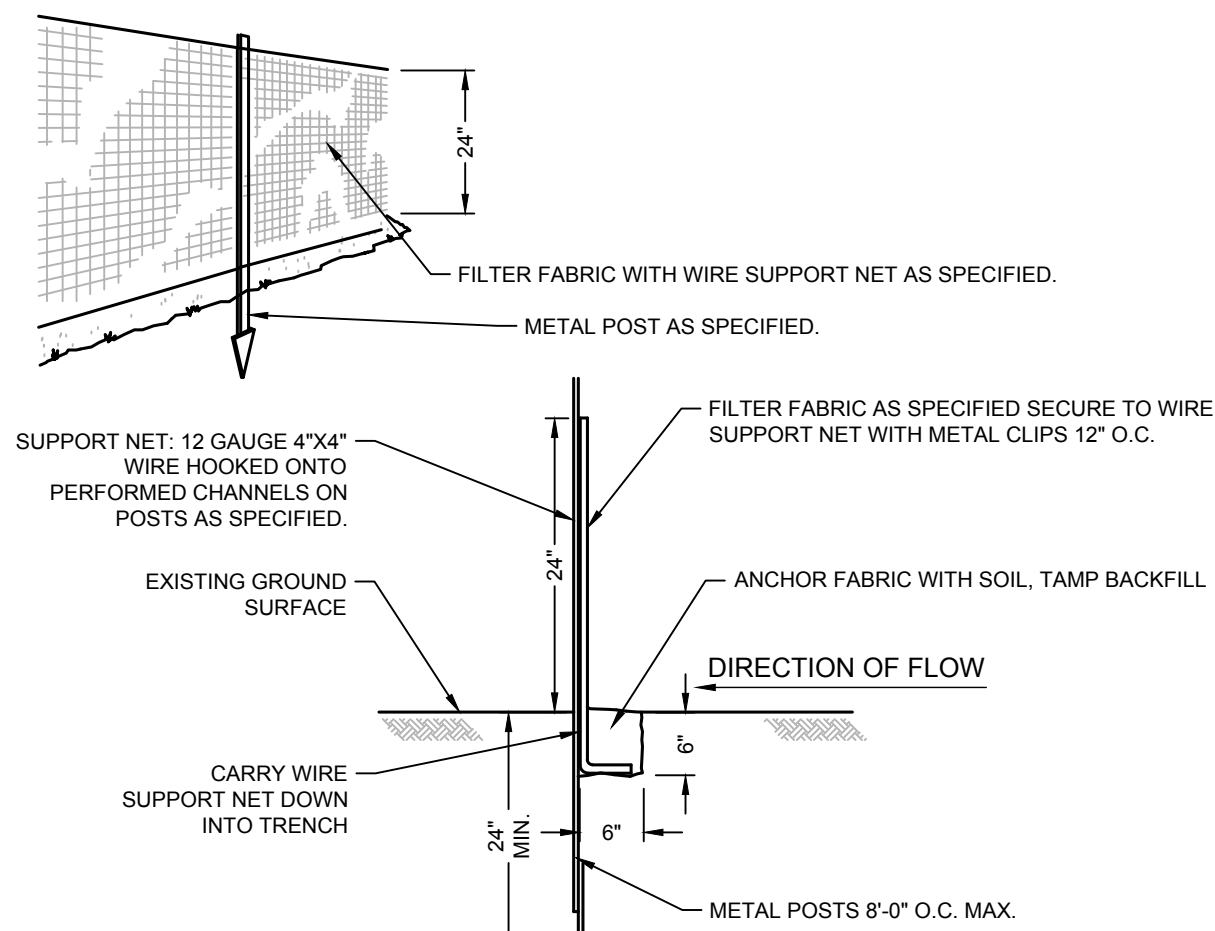
**PRELIMINARY:
 NOT FOR
 CONSTRUCTION**

LAKE MINNETONKA FLATS
 2400-2420 COMMERCE BLVD, MOUND, MN 55364
MONARCH DEVELOPMENT PARTNERS, LLC
 441 SECOND STREET, EXCELSIOR, MN 55331

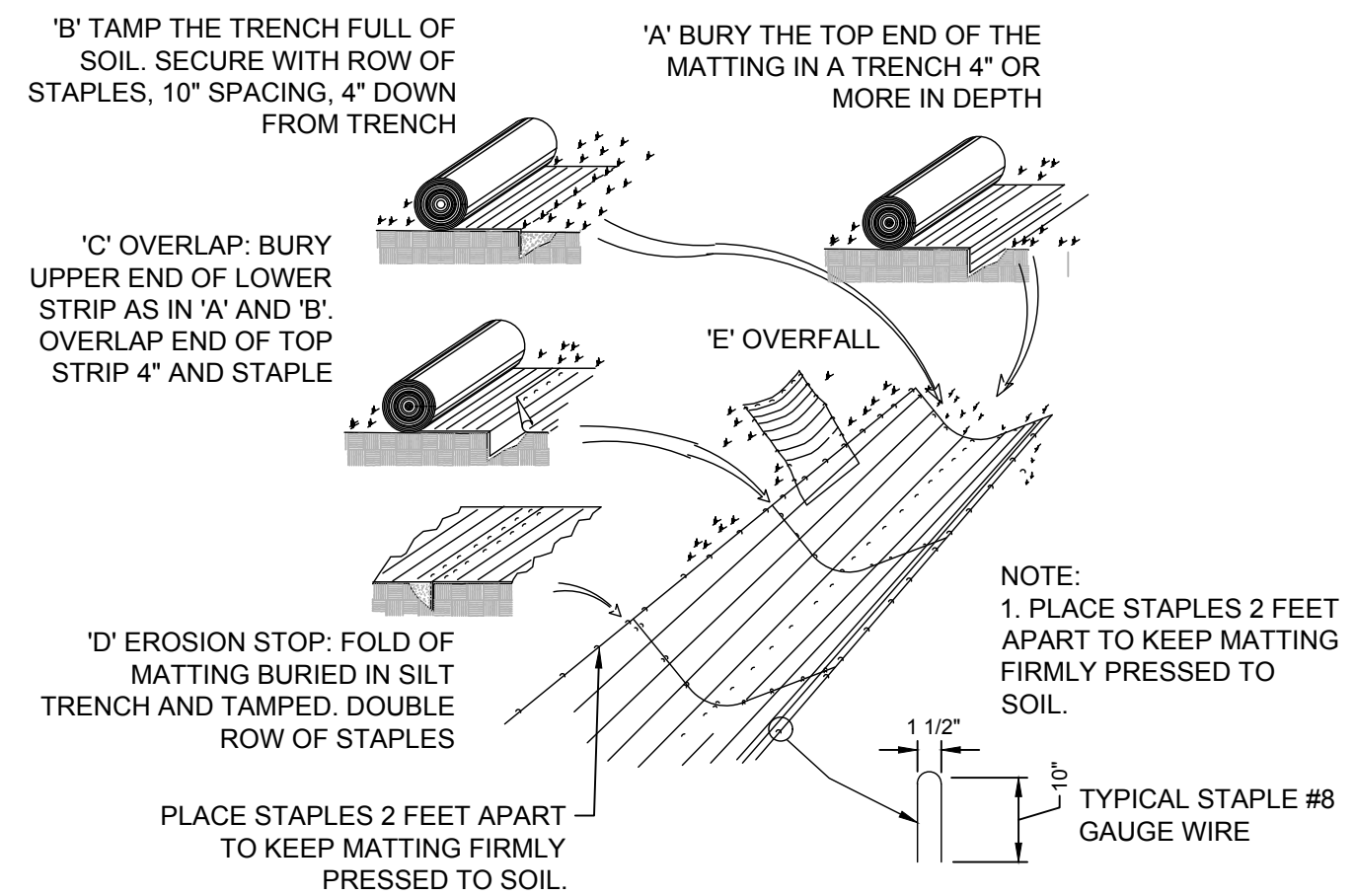


NOTES:
 1. REPLACE INLET GRATE UPON COMPLETE INSTALLATION OF INLET PROTECTION FABRIC.
 2. CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE OF THE SYSTEM AFTER EACH STORM EVENT AND AT THE COMPLETION OF THE CONTRACT.
 3. CONTRACTOR SHALL USE DANDY SACK OR APPROVED EQUIVALENT FOR STRUCTURES WITHOUT CURBING.

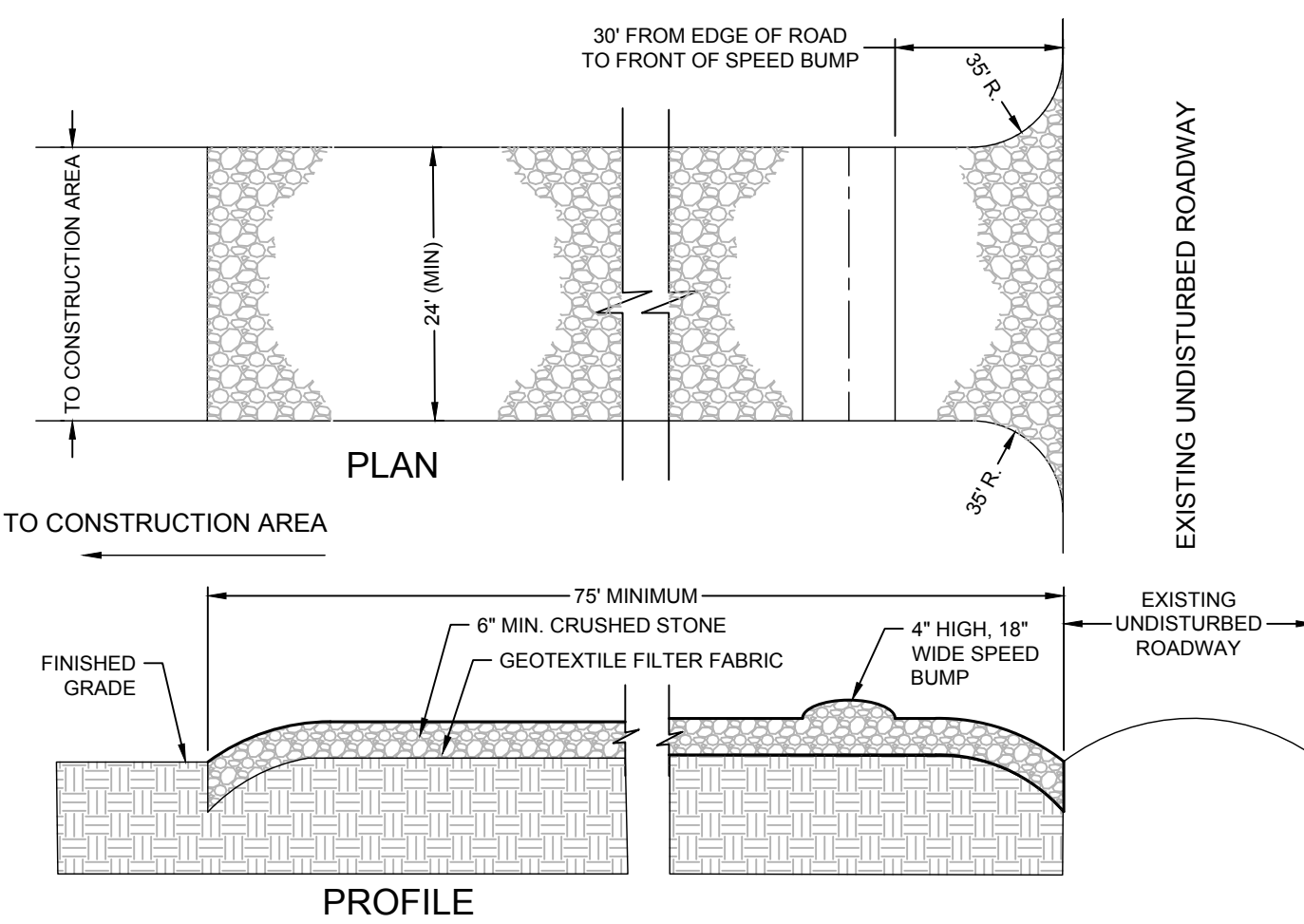
1 CURB INLET SACK
 N T S



2 SEDIMENT FENCE
 N T S

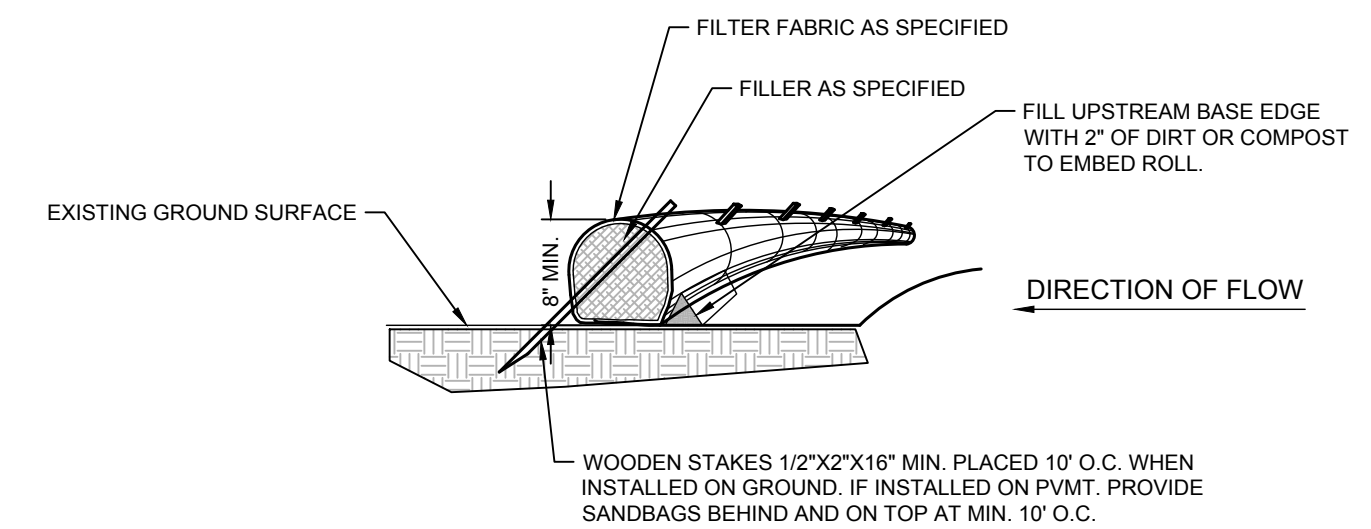


3 EROSION BLANKET
 N T S



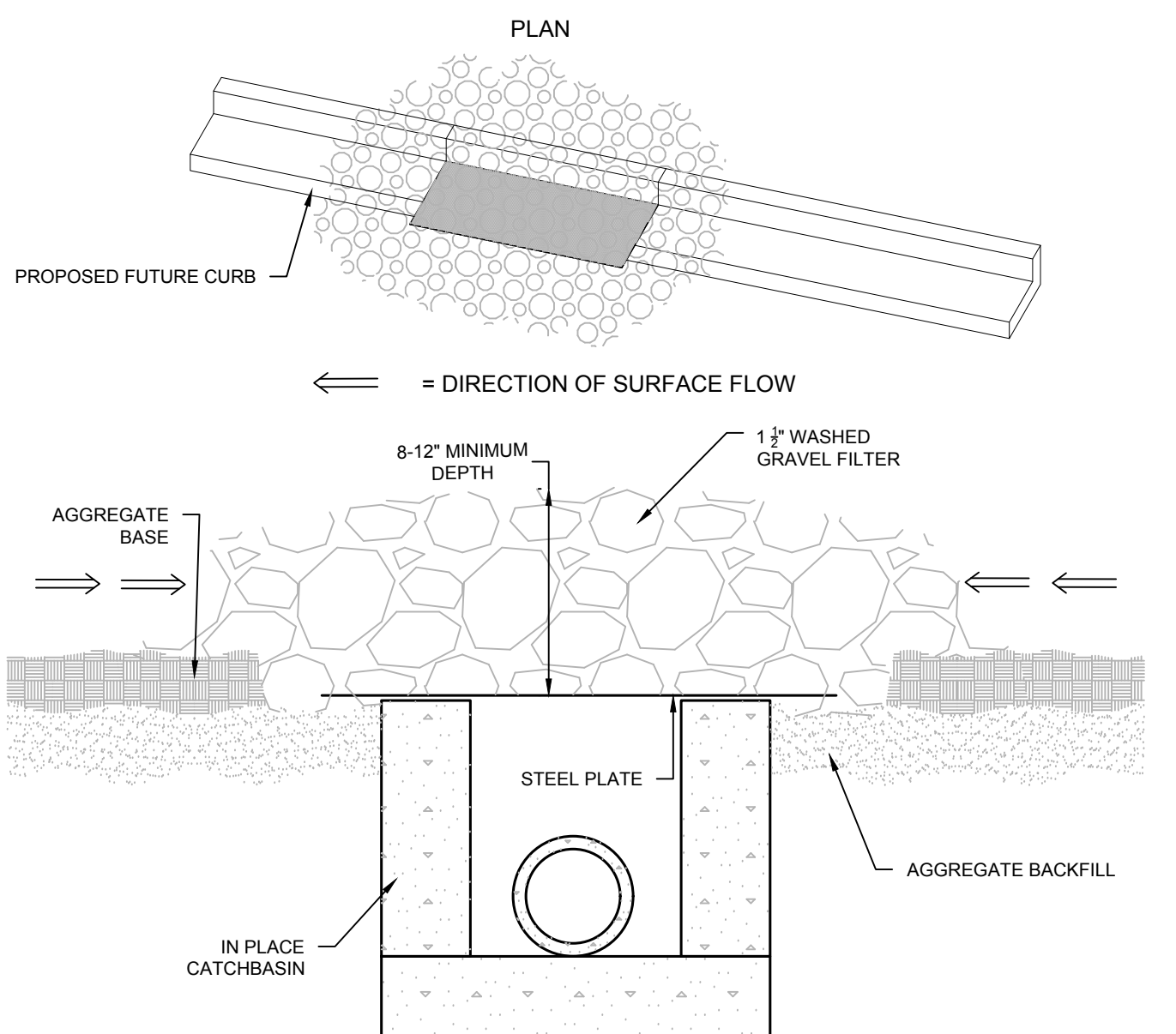
NOTES:
 1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND UNDISTURBED ROADWAY.
 2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO UNDISTURBED ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.
 3. REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
 4. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO UNDISTURBED ROADWAY SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
 5. FINAL LOCATION AND INSTALLATION SHALL BE COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
 6. CRUSHED STONE SHALL BE 1-1/2" DIA. CLOSE GRADED, AND IN ACCORDANCE TO MNDOT SECTION 2118.

4 STABILIZED CONSTRUCTION ACCESS
 N T S



NOTE:
 1. COMPOST FILTER LOGS (BIO ROLLS) SHALL BE FILTREXX EROSION CONTROL SOXX OR APPROVED EQUAL.
 2. COMPOST FILLER TO BE MADE FROM A COMPOST BLEND 30%-40% GRADE 2 (SPEC 3890) AND 60%-70% PARTIALLY DECOMPOSED WOOD CHIPS, PER MNDOT SPEC 3897.
 3. FILTER FABRIC SHALL BE GEOTEXTILE KNITTED MATERIAL WITH MAX. OPENINGS OF 3/8".
 4. IF MULTIPLE ROLLS NEEDED, OVERLAP BY MIN. 12" AT ENDS AND STAKE.
 5. SILT SHALL BE REMOVED ONCE IT REACHES 80% OF THE HEIGHT OF THE ROLL OR AS DEEMED NECESSARY BY SITE CONTRACTOR TO MAINTAIN PROPER FUNCTION.

5 SEDIMENT BIO-ROLL / COMPOST FILTER LOG
 N T S



6 INLET PROTECTION ROCK FILTER
 N T S

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.
 Matthew R. Pavek
 DATE 09/25/24 LICENSE NO. 44263

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DATE	DESCRIPTION
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09/18/24	CITY RESUBMITTAL
09/25/24	WATERSHED RESUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

REVISION SUMMARY	
DATE	DESCRIPTION

ATTACHMENT B: SWPPP INSPECTION FORM

NOTE: THIS INSPECTION REPORT DOES NOT ADDRESS ALL ASPECTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) CONSTRUCTION STORMWATER PERMIT (PERMIT) ISSUED ON AUGUST 1, 2018. THE COMPLETION OF THIS CHECKLIST DOES NOT GUARANTEE THAT ALL PERMIT REQUIREMENTS ARE IN COMPLIANCE; IT IS THE RESPONSIBILITY OF THE PERMITTEE(S) TO READ AND UNDERSTAND THE PERMIT REQUIREMENTS.

FACILITY INFORMATION

SITE NAME: _____
 SITE ADDRESS: _____ PERMIT NUMBER: _____
 CITY: _____ STATE: _____ ZIP CODE: _____

INSPECTION INFORMATION

INSPECTOR NAME: _____ PHONE NUMBER: _____
 ORGANIZATION/COMPANY MAN: _____
 DATE (MM/DD/YYYY): _____ TIME: _____ AM / PM Y N
 IS THE INSPECTOR CERTIFIED IN SEDIMENT AND EROSION CONTROL AND IS IT DOCUMENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)?
 IS THIS INSPECTION ROUTINE OR IN RESPONSE TO A STORM EVENT?
 7 DAY RAIN

RAINFALL AMOUNT (IF APPLICABLE): _____ Y N
 IS SITE WITHIN ONE AERIAL MILE OF SPECIAL OR IMPAIRED WATER THAT CAN POTENTIALLY RECEIVE DISCHARGE FROM THE SITE?
 IF YES, FOLLOW SECTION 23 AND OTHER APPLICABLE PERMIT REQUIREMENTS

NOTE: IF N/A IS SELECTED AT ANY TIME, SPECIFY WHY IN THE COMMENT AREA FOR THAT SECTION.

EROSION CONTROL REQUIREMENT (SECTION 8.1)

	Y	N	N/A
1. ARE SOILS STABILIZED WHERE NO CONSTRUCTION ACTIVITY HAS OCCURRED FOR 14 DAYS (INCLUDING STOCKPILES)? (7 DAYS WHERE APPLICABLE, OR 24 HOURS DURING MINNESOTA DEPARTMENT OF NATURAL RESOURCES [DNR] FISH SPAWNING RESTRICTIONS)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. HAS THE NEED TO DISTURB STEEP SLOPES BEEN MINIMIZED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. IF STEEP SLOPES ARE DISTURBED, ARE STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES USED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. ALL DITCHES/SWALES STABILIZED 200' BACK FROM POINT OF DISCHARGE OR PROPERTY EDGE WITHIN 24 HOURS? (MULCH, HYDROMULCH, TACKIFIER, OR SIMILAR BEST MANAGEMENT PRACTICES [BMPs] ARE NOT ACCEPTABLE IN DITCHES/SWALES IF THE SLOPE IS GREATER THAN 2%) ARE APPROPRIATE BMPs INSTALLED PROTECTING INLETS/OUTLETS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. DO PIPE OUTLETS HAVE ENERGY DISSIPATION (WITHIN 24 HOURS OF CONNECTION)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. IS CONSTRUCTION PHASING BEING FOLLOWED IN ACCORDANCE WITH THE SWPPP?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. ARE AREAS NOT TO BE DISTURBED MARKED OFF (FLAGS, SIGNS, ETC.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

SEDIMENT CONTROL REQUIREMENTS (SECTION 9.1)

	Y	N	N/A
1. ARE PERIMETER SEDIMENT CONTROLS INSTALLED PROPERLY ON ALL DOWN GRADIENT PERIMETERS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. ARE APPROPRIATE BMPs INSTALLED PROTECTING INLETS, CATCH BASINS, AND CULVERT INLETS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. IS A 50 FOOT NATURAL BUFFER PRESERVED AROUND ALL SURFACE WATERS DURING CONSTRUCTION?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1. IF NO, HAVE REDUNDANT SEDIMENT CONTROLS BEEN INSTALLED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. DO ALL ERODIBLE STOCKPILES HAVE PERIMETER CONTROL IN PLACE?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. IS THERE A TEMPORARY SEDIMENT BASIN ON SITE, AND IS IT BUILT AS REQUIRED IN SECTION 14 OF THE PERMIT?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. IS SOIL COMPACTION BEING MINIMIZED WHERE NOT DESIGNED FOR COMPACTION?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. IS TOPSOIL BEING PRESERVED UNLESS INFEASIBLE?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. IF CHEMICAL FLOCCULANTS ARE USED, IS THERE A CHEMICAL FLOCCULANT PLAN IN PLACE?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

MAINTENANCE AND INSPECTIONS (SECTION 11)

	Y	N	N/A
1. ARE ALL PREVIOUSLY STABILIZED AREAS MAINTAINING GROUND COVER?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. ARE PERIMETER CONTROLS MAINTAINED AND FUNCTIONING PROPERLY, SEDIMENT REMOVED WHEN ONE-HALF FULL?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. ARE INLET PROTECTION DEVICES MAINTAINED AND ADEQUATELY PROTECTING INLETS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. ARE THE TEMPORARY SEDIMENT BASINS BEING MAINTAINED AND FUNCTIONING PROPERLY?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. ARE VEHICLE TRACKING BMPs AT SITE EXISTS IN PLACE AND MAINTAINED AND FUNCTIONING PROPERLY?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. IS ALL TRACKED SEDIMENT BEING REMOVED WITHIN 24 HOURS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. HAVE ALL SURFACE WATERS, DITCHES, CONVEYANCES, AND DISCHARGE POINTS BEEN INSPECTED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. WERE ANY DISCHARGES SEEN DURING THIS INSPECTION (I.E., SEDIMENT, TURBID WATER, OR OTHERWISE)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

IF YES, RECORD THE LOCATION OF ALL POINTS OF DISCHARGE. PHOTOGRAPH AND DESCRIBE THE DISCHARGE (SIZE, COLOR, ODOR, FOAM, OIL SHEEN, TIME, ETC.). DESCRIBE HOW THE DISCHARGE WILL BE ADDRESSED. WAS THE DISCHARGE A SEDIMENT DELTA? IF YES, WILL THE DELTA BE RECOVERED WITHIN SEVEN DAYS AND IN ACCORDANCE WITH ITEM 11.5 OF THE PERMIT?

COMMENTS:

POLLUTION PREVENTION (SECTION 12)

	Y	N	N/A
1. ARE ALL CONSTRUCTION MATERIALS THAT CAN LEACH POLLUTANTS UNDER COVER OR PROTECTED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. ARE HAZARDOUS MATERIALS BEING PROPERLY STORED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. ARE APPROPRIATE BMPs BEING USED TO PREVENT DISCHARGES ASSOCIATED WITH FUELING AND MAINTENANCE OF EQUIPMENT OR VEHICLES?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. ARE ALL SOLID WASTES BEING PROPERLY CONTAINED AND DISPOSED OF?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. IS THERE A CONCRETE/OTHER MATERIAL WASHOUT AREA ON SITE AND IS IT BEING USED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. IS THE CONCRETE WASHOUT AREA MARKED WITH A SIGN?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. ARE THE CONCRETE/OTHER MATERIAL WASHOUT AREAS PROPERLY MAINTAINED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

OTHER

	Y	N	N/A
1. IS A COPY OF THE SWPPP, INSPECTION RECORDS, AND TRAINING DOCUMENTATION LOCATED ON THE CONSTRUCTION SITE, OR CAN IT BE MADE AVAILABLE WITHIN 72 HOURS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. HAS THE SWPPP BEEN FOLLOWED AND IMPLEMENTED ON SITE, AND AMENDED AS NEEDED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. IS ANY DEWATERING OCCURRING ON SITE? IF YES, WHAT BMPs ARE BEING USED TO ENSURE THAT CLEAN WATER IS LEAVING THE SITE AND THE DISCHARGE IS NOT CAUSING EROSION OR SCOUR?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. WILL A PERMANENT STORMWATER MANAGEMENT SYSTEM BE CREATED FOR THIS PROJECT IF REQUIRED AND IN ACCORDANCE WITH SECTION 15 OF THE PERMIT (IF ADDING AN ACRE OR MORE OF NEW IMPERVIOUS SURFACE)? IF YES, DESCRIBE:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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5. IF INFILTRATION/FILTRATION SYSTEMS ARE BEING CONSTRUCTED, ARE THEY MARKED AND PROTECTED FROM COMPACTION AND SEDIMENTATION?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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6. DESCRIPTION OF AREAS OF NON-COMPLIANCE NOTED DURING THE INSPECTION, REQUIRED CORRECTIVE ACTIONS, AND RECOMMENDED DATE OF COMPLETION OF CORRECTIVE ACTIONS:			
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7. PROPOSED AMENDMENTS TO THE SWPPP:			
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8. POTENTIAL AREAS OF FUTURE CONCERN:			
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9. ADDITIONAL COMMENTS			
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DISCLOSURES:

- AFTER DISCOVERY, THE PERMIT REQUIRES MANY OF THE DEFICIENCIES THAT MAY BE FOUND ON SITE BE CORRECTED WITHIN A SPECIFIED PERIOD OF TIME. SEE PERMIT FOR MORE DETAILS.
- THE PERMITTEE(S) IS/ARE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPs AS WELL AS EROSION PREVENTION AND SEDIMENT CONTROL BMPs UNTIL ANOTHER PERMITTEE HAS OBTAINED COVERAGE UNDER THIS PERMIT ACCORDING TO SECTION 3, OR THE PROJECT HAS MET THE TERMINATION CONDITIONS OF THE PERMIT AND A NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MINNESOTA POLLUTION CONTROL AGENCY.

ATTACHMENT C: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEM

ATTACHMENT C - CHAMBER FACILITY MANAGEMENT SCHEDULE

- ALL GRIT CHAMBERS, SUMP CATCH BASINS, SUMP MANHOLES, OUTLET STRUCTURES, CULVERTS, OUTFALL STRUCTURES AND OTHER STORM WATER FACILITIES FOR WHICH MAINTENANCE REQUIREMENTS ARE NOT OTHERWISE SPECIFIED HEREIN MUST BE INSPECTED IN THE SPRING, SUMMER AND FALL OF EACH YEAR. WITHIN 30 DAYS OF THE INSPECTION DATE, ALL ACCUMULATED SEDIMENT AND DEBRIS MUST BE REMOVED SUCH THAT EACH STORM WATER FACILITY OPERATES AS DESIGNED AND PERMITTED. CONTRIBUTING DRAINAGE AREAS MUST BE KEPT CLEAR OF LITTER AND VEGETATIVE DEBRIS, INFLOW PIPES AND OVERFLOW SPILLWAYS KEPT CLEAR, INLET AREAS KEPT CLEAN, AND UNDESIRABLE VEGETATION REMOVED. EROSION IMPAIRING THE FUNCTION OR INTEGRITY OF THE FACILITIES, IF ANY, WILL BE CORRECTED, AND ANY STRUCTURAL DAMAGE IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF THE FACILITIES MUST BE REPAIRED.
- VOLUME CONTROL FACILITIES AND CONTRIBUTING DRAINAGE AREAS MUST BE INSPECTED EVERY THREE MONTHS DURING THE OPERATIONAL PERIOD (BETWEEN SPRING SNOWMELT AND FIRST SUBSTANTIAL SNOWFALL) AND MONITORED AFTER RAINFALL EVENTS OF 1 INCH OR MORE TO ENSURE THAT THE CONTRIBUTING DRAINAGE AREA IS CLEAR OF LITTER AND DEBRIS, INFLOW PIPES AND OVERFLOW SPILLWAYS ARE CLEAR, INLET AREAS ARE CLEAN, UNDESIRABLE VEGETATION IS REMOVED AND THERE IS NO EROSION IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF A FACILITY. IF SEDIMENT HAS ACCUMULATED IN A INFILTRATION FEATURE, WITHIN 30 DAYS OF INSPECTION DEPOSITED SEDIMENTS MUST BE REMOVED, THE INFILTRATION CAPACITY OF THE UNDERLYING SOILS MUST BE RESTORED, AND ANY SURFACE DISTURBANCE MUST BE STABILIZED. INSPECTION MUST ENSURE THAT SEDIMENT TRAPS AND FOREBAYS ARE TRAPPING SEDIMENT AND THAT MORE THAN 50 PERCENT OF THE STORAGE VOLUME REMAINS, THE CONTRIBUTING DRAINAGE AREA IS STABLE (I.E., NO EROSION IS OBSERVED), AND INLETS AND OUTLET/OVERFLOW SPILLWAYS ARE IN GOOD CONDITIONS WITH NO EROSION. MAINTENANCE TECHNIQUES USED MUST PROTECT THE INFILTRATION CAPACITY OF THE PRACTICE BY LIMITING SOIL COMPACTION TO THE GREATEST EXTENT POSSIBLE (E.G., BY USING LOW-IMPACT EARTH-MOVING EQUIPMENT).
- UNDERGROUND STORAGE CHAMBERS MUST BE INSPECTED AT LEAST ONCE A YEAR TO ENSURE THAT ADEQUATE STORAGE CAPACITY REMAINS. CAPACITY WILL BE CONSIDERED INADEQUATE IF SEDIMENT HAS DECREASED THE STORAGE VOLUME BY 50 PERCENT OF ITS ORIGINAL DESIGN VOLUME. ACCUMULATED DEBRIS AND SEDIMENT WILL BE REMOVED, AND INLET AND OUTLET STRUCTURES WILL BE CLEARED OF ANY FLOW IMPEDIMENTS.



LAKE MINNETONKA FLATS
 2400-2420 COMMERCE BLVD, MOUND, MN 55364
MONARCH DEVELOPMENT PARTNERS, LLC
 441 SECOND STREET, EXCELSIOR, MN 55331

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.

Matthew R. Pavlek
 Matthew R. Pavlek
 DATE 09/25/24 LICENSE NO. 44263

DATE	DESCRIPTION
07/31/24	CITY SUBMITTAL
08/01/24	WATERSHED SUBMITTAL
08/27/24	CITY RESUBMITTAL
09/06/24	CITY/WATERSHED RESUBMITTAL
09/18/24	CITY RESUBMITTAL
09/25/24	WATERSHED RESUBMITTAL

PROJECT MANAGER	MATT PAVLEK
CONTACT NUMBER	612-615-0060 x701
DRAWN BY	MD, MP, RB
REVIEWED BY	MP, RB
PROJECT NUMBER	23360

REVISION SUMMARY	
DATE	DESCRIPTION

SWPPP - ATTACHMENTS

SW1.5