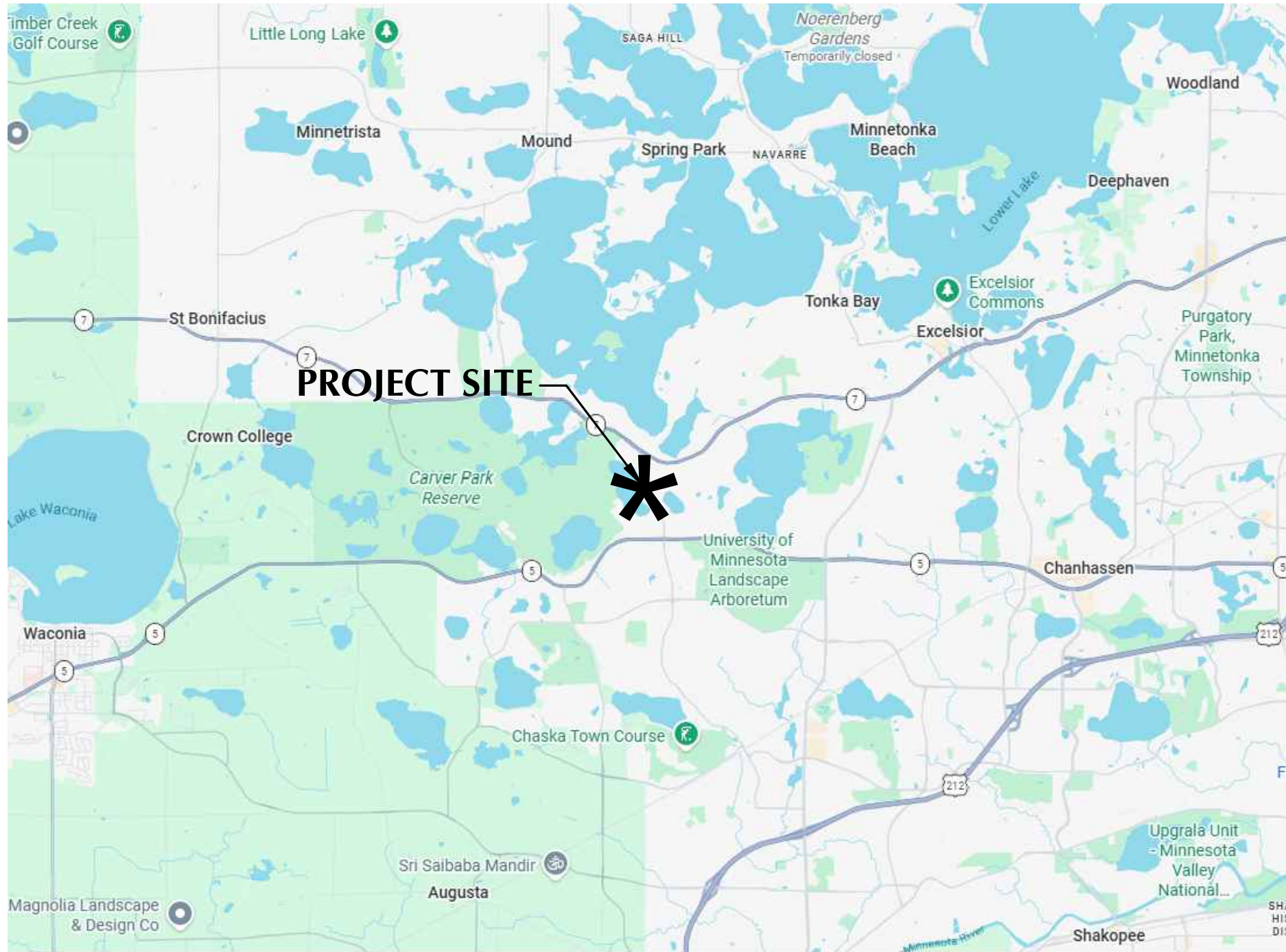


MOUNT OLIVET LUTHERN CHURCH - WEST CAMPUS

VICTORIA, MINNESOTA

PLANS FOR: PARKING LOT RECONSTRUCTION AND LANDSCAPE IMPROVEMENTS



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CALL BEFORE YOU DIG!

Gopher State One Call

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

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VICTORIA, MN 55386

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License No.	19624
Date	05/29/2026

QUALITY CONTROL

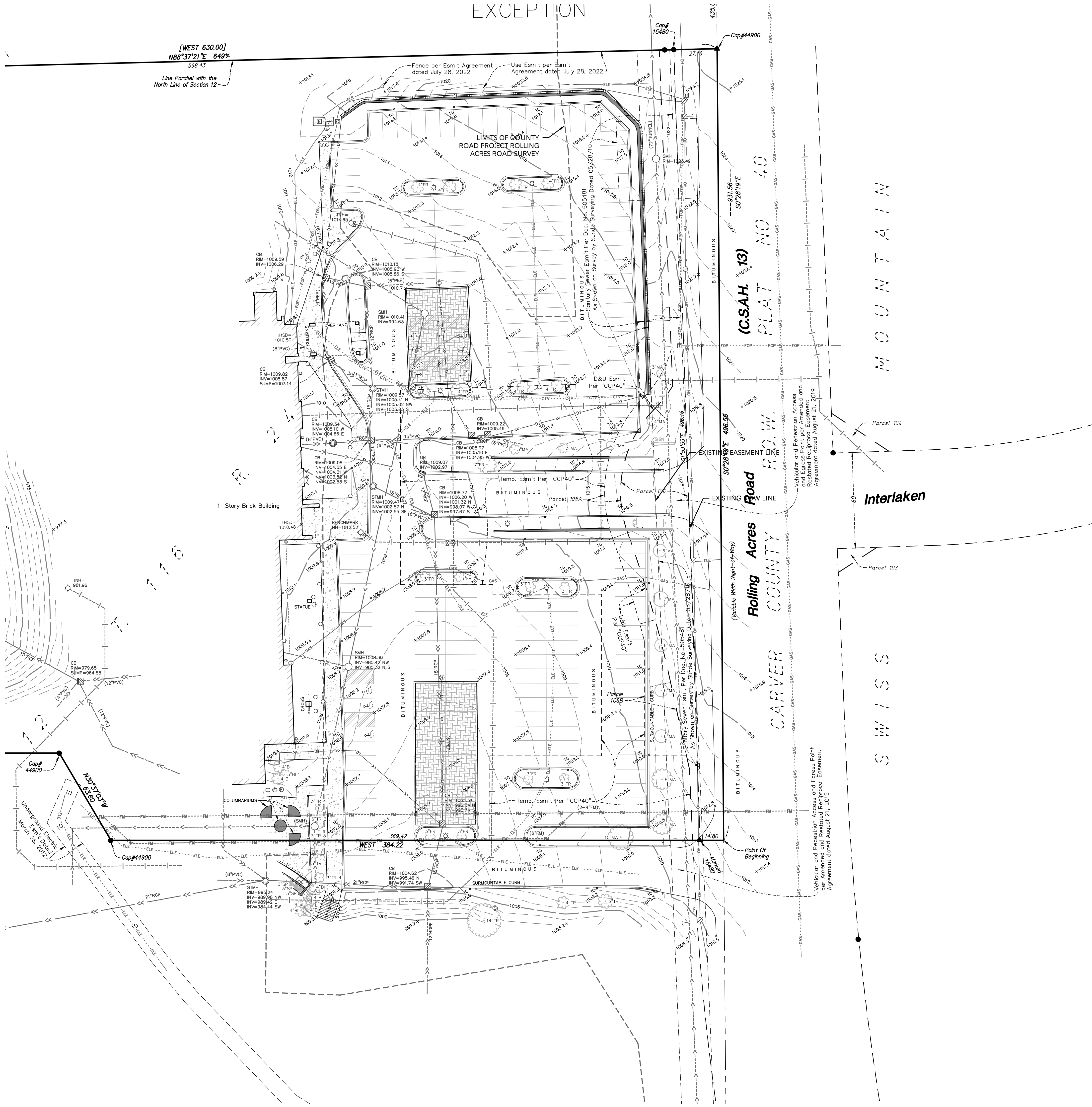
Loucks Project No.	250101
Project Lead	JAS
Drawn By	JDW / KVK
Checked By	JAS / KVK
Review Date	05/28/2026

C0-1	COVER SHEET
C1-1	EXISTING CONDITIONS PLAN
C1-2	SITE DEMOLITION
C1-2A	PHASED SITE DEMOLITION
C1-3	PLAN
C1-3	PARKING LOT MILL & OVERLAY PLAN
C2-1	SITE PLAN
C2-1A	PHASED SITE PLAN
C2-2	SITE SIGNAGE PLAN
C3-1	GRADING PLAN
C3-1A	GRADING PLAN NORTH
C3-1B	GRADING PLAN SOUTH
C3-2	EROSION CONTROL PLAN
C8-1	CIVIL DETAILS
L2-1	LANDSCAPE PLAN
L5-1	LANDSCAPE DETAILS

COVER SHEET

C0-1

EXCEPTION



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		
DRAINTILE		
SANITARY SEWER		
FORCEMAIN		
WATERMAIN		
SANITARY SEWER SERVICE		
WATER SERVICE		
UNDERGROUND ELECTRIC		
UNDERGROUND FIBER OPTIC		
UNDERGROUND GAS		
UNDERGROUND TELEPHONE		
OVERHEAD UTILITY		
FENCE		
CHAIN LINK FENCE		
CONCRETE CURB		
RETAINING WALL		
CONCRETE		
NO PARKING		
BUILDING		
CONTOUR		
SPOT ELEVATION		
DIRECTION OF FLOW		
TREE LINE		
PARKING SETBACK LINE		
BUILDING SETBACK LINE		

EXISTING CONDITIONS GENERAL NOTES

- THE INFORMATION SHOWN ON THIS EXISTING CONDITIONS PLAN WAS PREPARED FROM AN BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY LOUCKS. UTILITY INFORMATION SHOWN ON THIS PLAN, SUCH AS SANITARY SEWER, WATERMAIN, STORM SEWER, FORCEMAIN, ETC. IS PER RECORD PLANS PROVIDED BY THE CITY.
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE CARVER COUNTY COORDINATE SYSTEM NAD 83 (1986 ADJUST).
- WE HAVE SHOWN BURIED STRUCTURES AND UTILITIES ON AND/OR SERVING THE SITE TO THE BEST OF OUR ABILITY. SUBJECT TO THE FOLLOWING RESTRICTIONS:
 - UTILITY OPERATORS DO NOT CONSISTENTLY RESPOND TO LOCATE REQUESTS THROUGH THE GOPHER STATE ONE CALL SERVICE FOR BOUNDARY AND LOCATION PURPOSES SUCH AS THIS.
 - THOSE UTILITY OPERATORS THAT DO RESPOND, OFTEN WILL NOT LOCATE SERVICES FROM THE MAIN LINE TO THE CUSTOMER'S STRUCTURE OR FACILITY - THEY CONSIDER THOSE SEGMENTS PRIVATE INSTALLATIONS THAT ARE OUTSIDE OF THEIR JURISDICTION. IF A PRIVATE SERVICE TO AN ADJOINER'S SITE CROSSES THIS SITE OR A SERVICE TO THIS SITE CROSSES AN ADJOINER, IT MAY NOT BE LOCATED SINCE MOST OPERATORS WILL NOT MARK SUCH "PRIVATE" SERVICES.
 - MAPS PROVIDED BY UTILITY OPERATORS, EITHER ALONG WITH A FIELD LOCATION OR IN LIEU OF SUCH A LOCATION, ARE VERY OFTEN INACCURATE OR INCONCLUSIVE. MAPS PROVIDED BY UTILITY OPERATORS ARE VERY OFTEN AT A VERY SMALL SCALE, OR NO SCALE.
 - EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THE SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 651-454-0002.
 - UTILITY INFORMATION SHOWN ON THIS PLAN, SUCH AS NATURAL GAS, ELECTRIC LINES, TELEPHONE LINES, FIBER OPTIC LINES, CABLE TELEVISION LINES, UNDERGROUND PIPELINES, ETC. WAS SUPPLIED OR LOCATED BY GOPHER STATE ONE CALL, TICKET NUMBERS NOS. 260510355 AND 260510355.
 - SNOW AND ICE CONDITIONS DURING WINTER MONTHS MAY OBSCURE OTHERWISE VISIBLE EVIDENCE OF A BURIED STRUCTURE OR UTILITY.

PROJECT BENCHMARK

SITE BENCHMARK: TOP NUT OF HYDRANT NEAR NORTHWEST CORNER OF SOUTHERLY PARKING AREA, AS SHOWN HEREON.
ELEVATION = 1012.52 FEET (NAVD88)

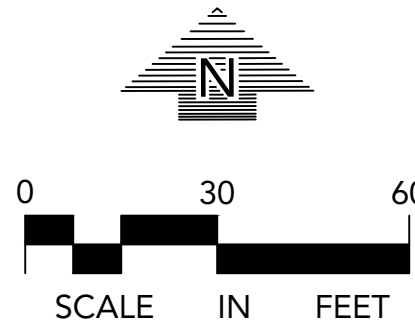


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License No. 19624
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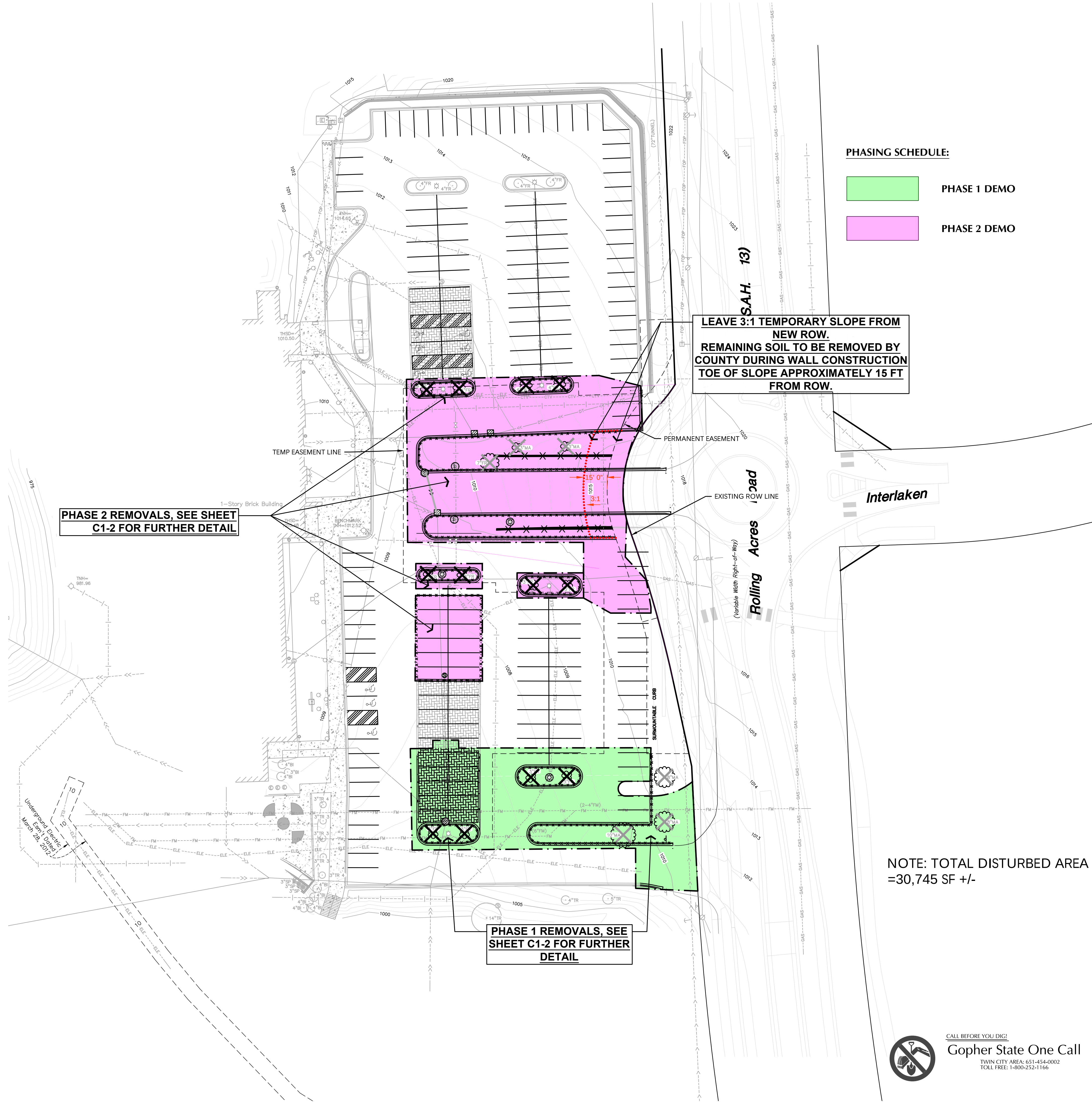
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C3-1	GRADING PLAN
C3-1A	GRADING PLAN NORTH
C3-1B	GRADING PLAN SOUTH
C3-2	EROSION CONTROL PLAN
C8-1	CIVIL DETAILS
L2-1	LANDSCAPE PLAN
L5-1	LANDSCAPE DETAILS

EXISTING
CONDITIONS
PLAN

C1-1

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SITE DEMOLITION NOTES

- CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES & OWNER.
- 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 OWNER(S) TO DISCUSS DISCONNECTIONS AND/OR RELOCATIONS.
- 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.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR ANY REPAIRS TO THE IRRIGATION SYSTEM THAT IS AFFECTED DURING CONSTRUCTION.
- UPON COMPLETION OF THE RECLAIMED BITUMINOUS SURFACE, MILLING MATERIAL SHALL BE GRADED, COMPACTED, AND LEFT IN PLACE UNTIL NEEDED FOR FILL IN NEWLY GRADED AREA. AS NECESSARY, THE CONTRACTOR SHALL REMOVE THE MILLINGS FOR USE IN THE FILL AREAS IN LIEU OF IMPORTING FILL. PRIOR TO PAVING, THE CONTRACTOR SHALL REMOVE THE MILLINGS TO ALLOW A 2 INCH BITUMINOUS MAT. ANY EXCESS MILLINGS SHALL BE HAULED OFF-SITE BY THE CONTRACTOR.

DEMOLITION LEGEND

- 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
- DISTURBED AREAS

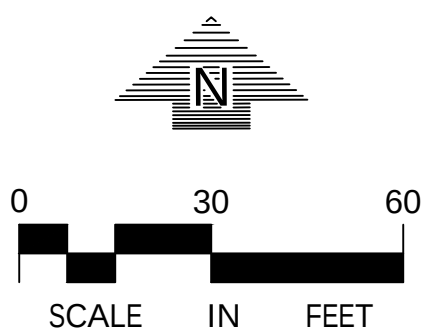
LEGEND

EXISTING	PROPOSED

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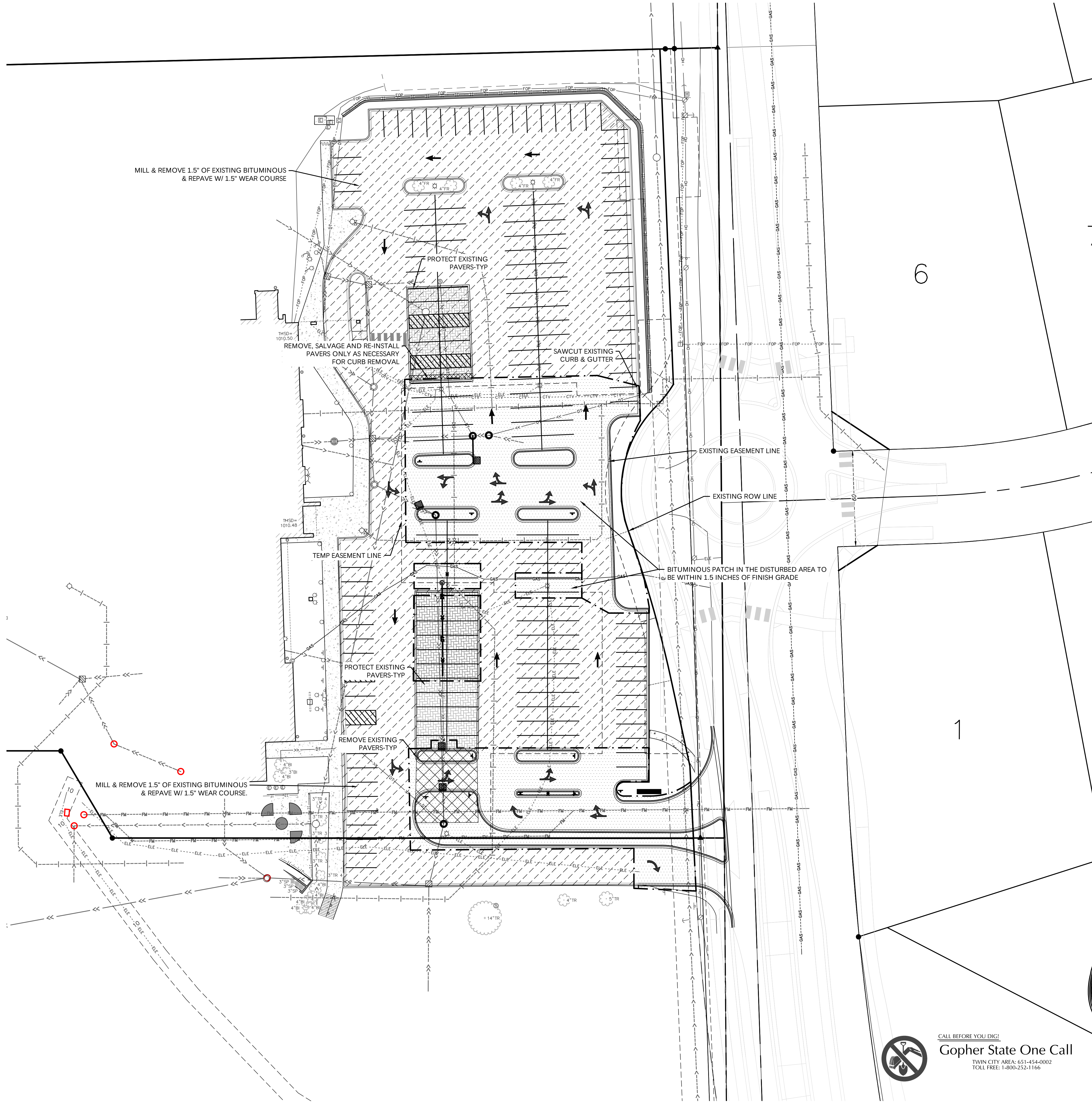
Loucks Project No. 250101
Project Lead JAS
Drawn By JDW / KVK
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C8-1	CIVIL DETAILS
L2-1	LANDSCAPE PLAN
L5-1	LANDSCAPE DETAILS

PHASED SITE DEOMLITION PLAN

C1-2A

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NOTES

- UPON COMPLETION OF IMPROVEMENTS THE EXISTING PAVEMENT SHALL BE MILLED, THE MILLED SURFACE SHOULD MATCH THE BITUMINOUS PATCHING IN THE DISTURBED AREA
- A 1.5 INCH BITUMINOUS WEAR COURSE SHALL THEN BE INSTALLED OVER THE ENTIRE LOT.
- ADJUST CASTINGS TO FINISH PAVEMENT

LEGEND

RECLAIM EXISTING BITUMINOUS (MILL AND OVERLAYED)

LEGEND

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

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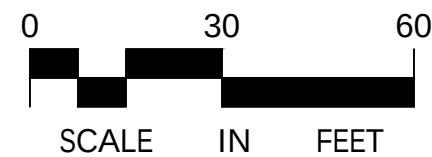
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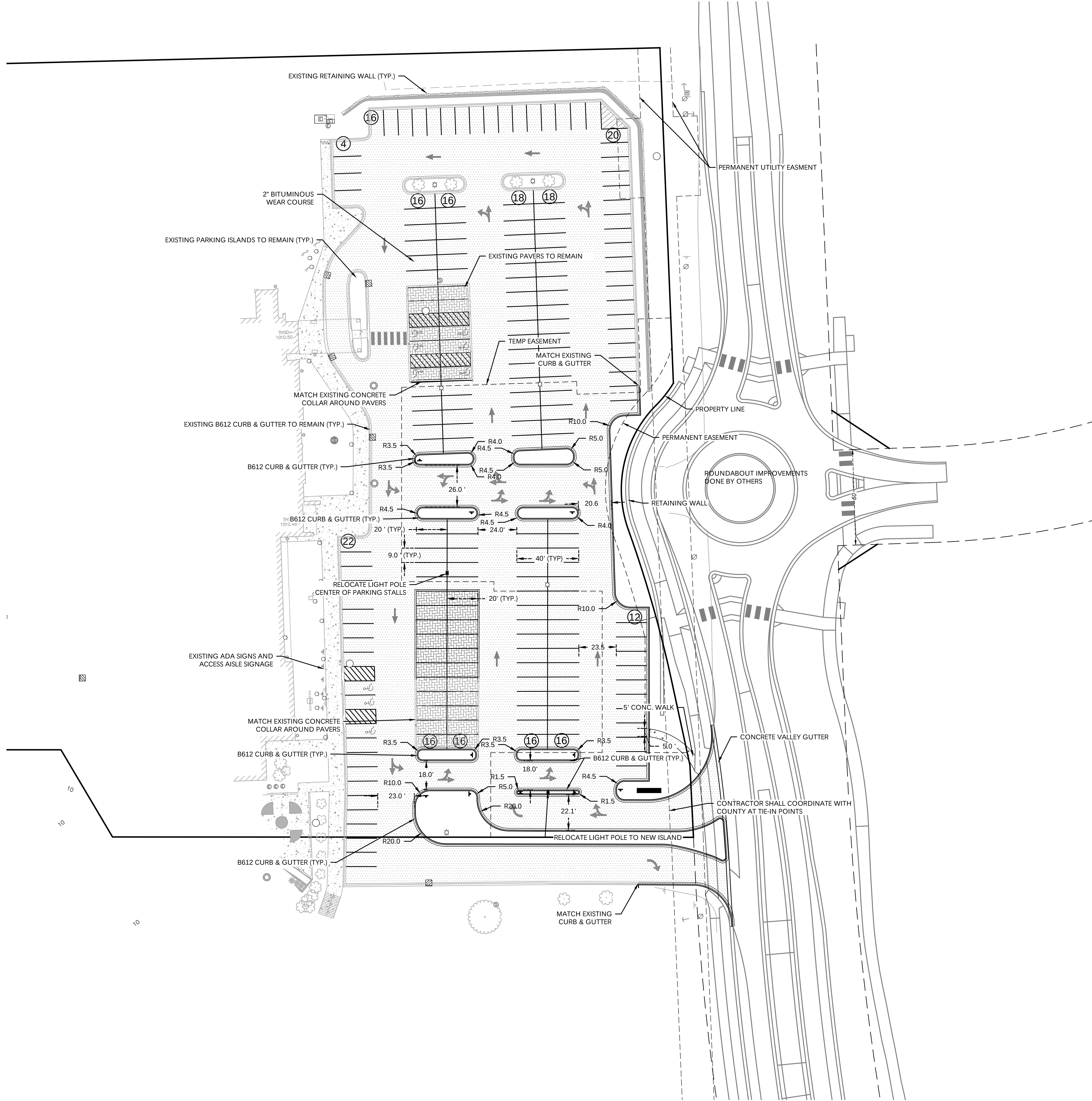
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PARKING LOT MILL & OVERLAY PLAN

C1-3

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PAVEMENT TYPES
 CONCRETE SIDEWALK
 1.5" BITUMINOUS PAVEMENT

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

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

PROPOSED
 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
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 SOIL BORING
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SITE NOTES

- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
- ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB 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.

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 PAVEMENT MARKING PAINT, 4" IN WIDTH.
- CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS, AS SHOWN, IN WHITE PAINT.

OFF-STREET PARKING CALCULATIONS

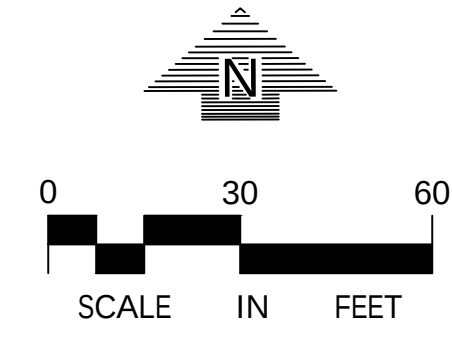
EXISTING STANDARD STALLS	= 180 STALLS
EXISTING ACCESSIBLE STALLS	= 9 STALLS
TOTAL EXISTING STALLS	= 189 STALLS
PROPOSED STANDARD SURFACE PARKING	= 197 STALLS
PROPOSED ACCESSIBLE SURFACE PARKING	= 9 STALLS
TOTAL PARKING PROVIDED	= 206 STALLS

PARKING LOT IMPERVIOUS BEFORE	= 81,066 SQ FT
PARKING LOT IMPERVIOUS AFTER	= 80,856 SQ FT

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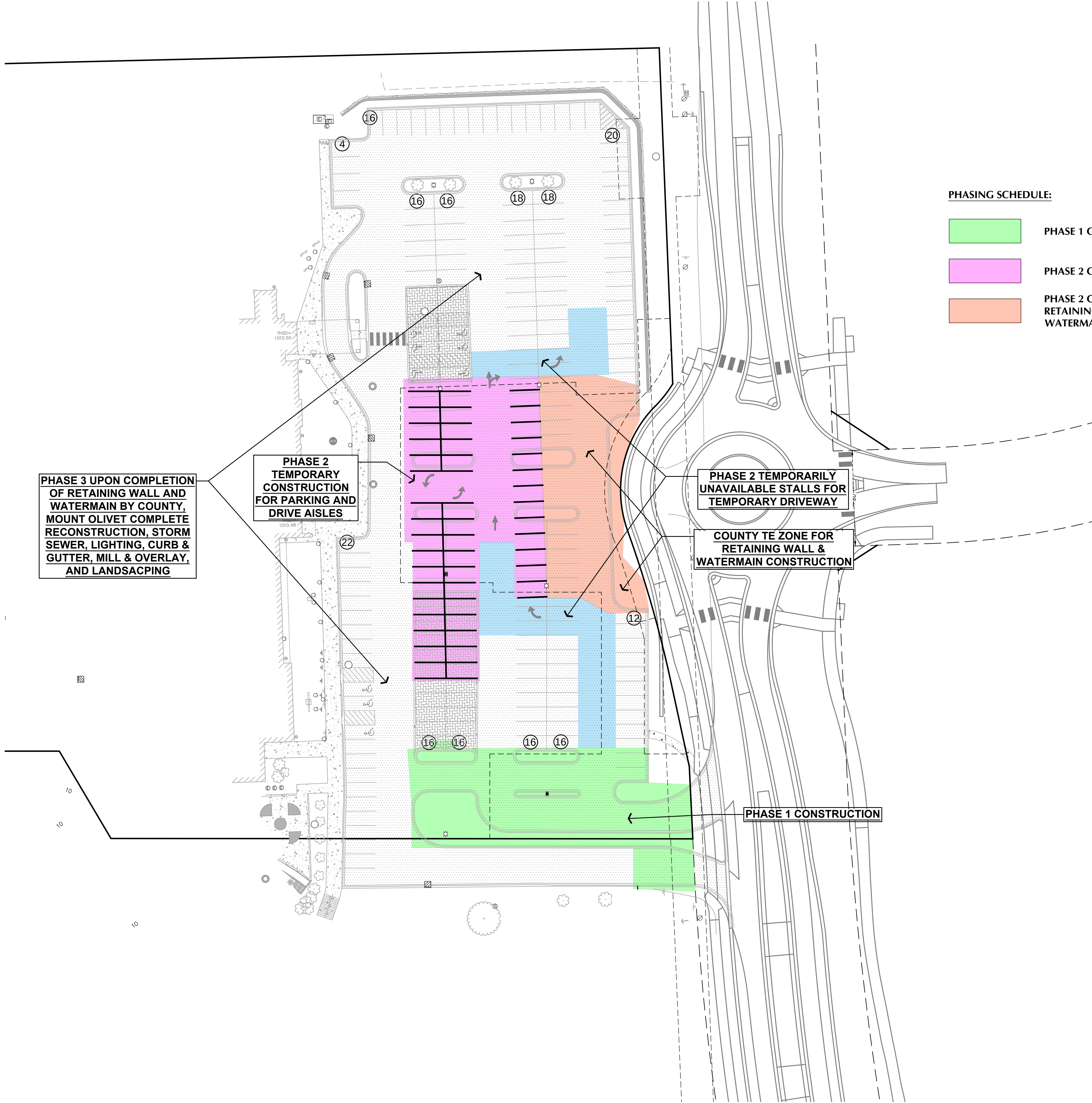
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QUALITY CONTROL	
Loucks Project No.	250101
Project Lead	JAS
Drawn By	JDW / KVK
Checked By	JAS / KVK
Review Date	05/28/2026

C0-1	COVER SHEET
C1-1	EXISTING CONDITIONS PLAN
C1-2	SITE DEMOLITION
C1-2A	PHASED SITE DEMOLITION PLAN
C1-3	PARKING LOT MILL & OVERLAY PLAN
C2-1	SITE PLAN
C2-1A	PHASED SITE PLAN
C2-2	SITE SIGNAGE PLAN
C3-1	GRADING PLAN
C3-1A	GRADING PLAN NORTH
C3-1B	GRADING PLAN SOUTH
C3-2	EROSION CONTROL PLAN
C8-1	CIVIL DETAILS
L2-1	LANDSCAPE PLAN
L5-1	LANDSCAPE DETAILS

SITE PLAN
C2-1

W:\2025\250101\Cadd Data\Civil.dwg Sheet File\C2-1 SITE PLAN
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PAVEMENT TYPES
 CONCRETE SIDEWALK

LEGEND
EXISTING
 PROPOSED

PHASING SCHEDULE:

PHASE 1 CONSTRUCTION

PHASE 2 CONSTRUCTION

PHASE 2 COUNTY AREA FOR RETAINING WALL AND WATERMAIN CONSTRUCTION

PHASE 3 UPON COMPLETION OF RETAINING WALL AND WATERMAIN BY COUNTY, MOUNT OLIVET COMPLETE RECONSTRUCTION, STORM SEWER, LIGHTING, CURB & GUTTER, MILL & OVERLAY, AND LANDSCAPING

PHASE 2 TEMPORARY CONSTRUCTION FOR PARKING AND DRIVE AISLES

PHASE 2 TEMPORARILY UNAVAILABLE STALLS FOR TEMPORARY DRIVEWAY

COUNTY TE ZONE FOR RETAINING WALL & WATERMAIN CONSTRUCTION

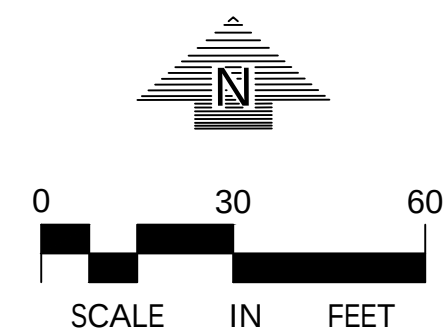
PHASE 1 CONSTRUCTION

- SITE NOTES**
 - ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
 - ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB 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.
- 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 PAVEMENT MARKING PAINT, 4" IN WIDTH.
 - CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS, AS SHOWN, IN WHITE PAINT.

OFF-STREET PARKING CALCULATIONS	
EXISTING STANDARD STALLS	= 180 STALLS
EXISTING ACCESSIBLE STALLS	= 9 STALLS
TOTAL EXISTING STALLS	= 189 STALLS
PROPOSED STANDARD SURFACE PARKING	= 197 STALLS
PROPOSED ACCESSIBLE SURFACE PARKING	= 9 STALLS
TOTAL PARKING PROVIDED	= 206 STALLS
PARKING LOT IMPERVIOUS BEFORE	= 81,066 SQ FT
PARKING LOT IMPERVIOUS AFTER	= 80,856 SQ FT

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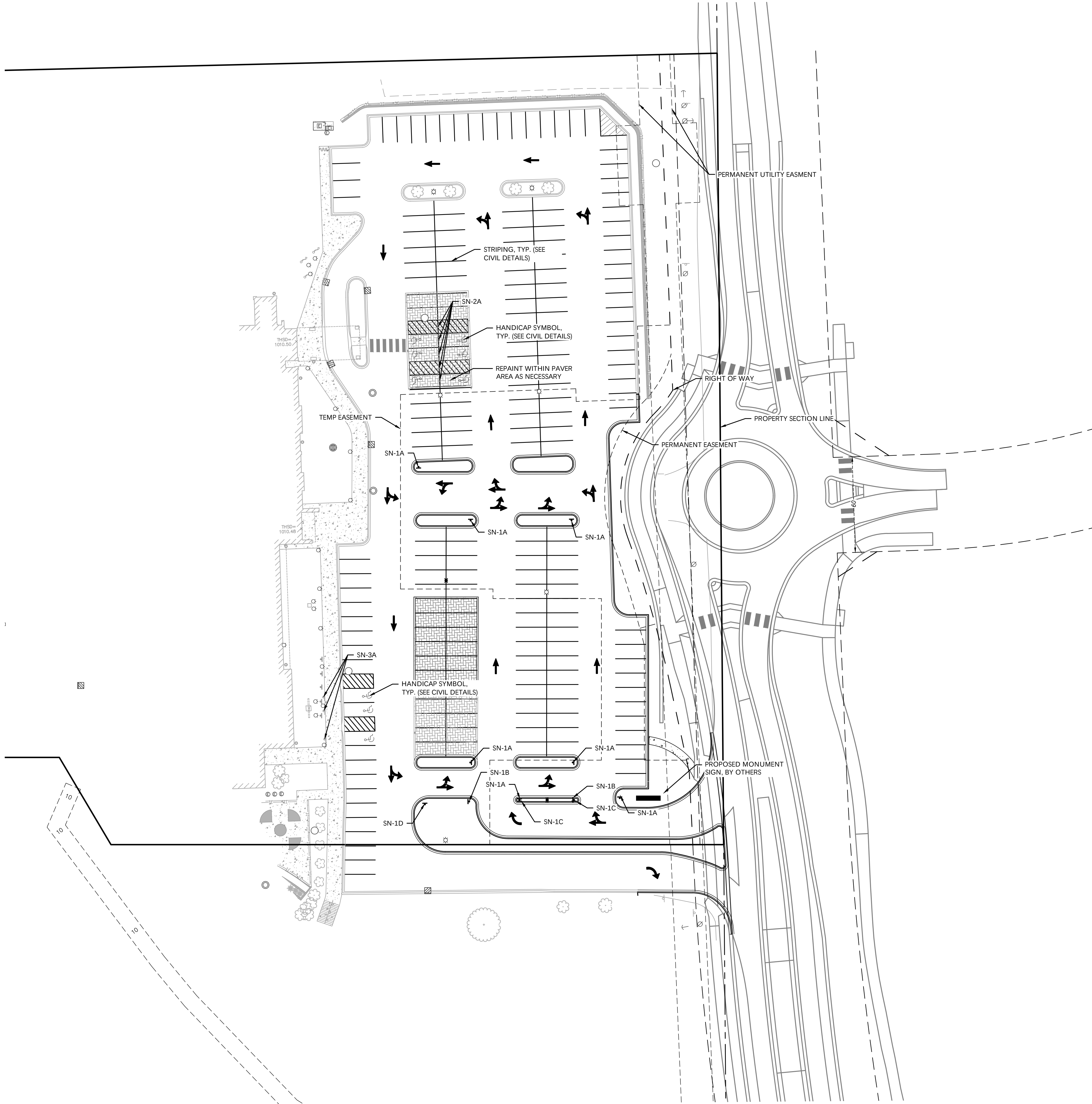
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L2-1	LANDSCAPE PLAN
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PHASED SITE PLAN
C2-1A

W:\2025\250101\Cadd Data\Civil.dwg Sheet File\C2-1 SITE SIGNAGE PLAN
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SIGNAGE NOTES

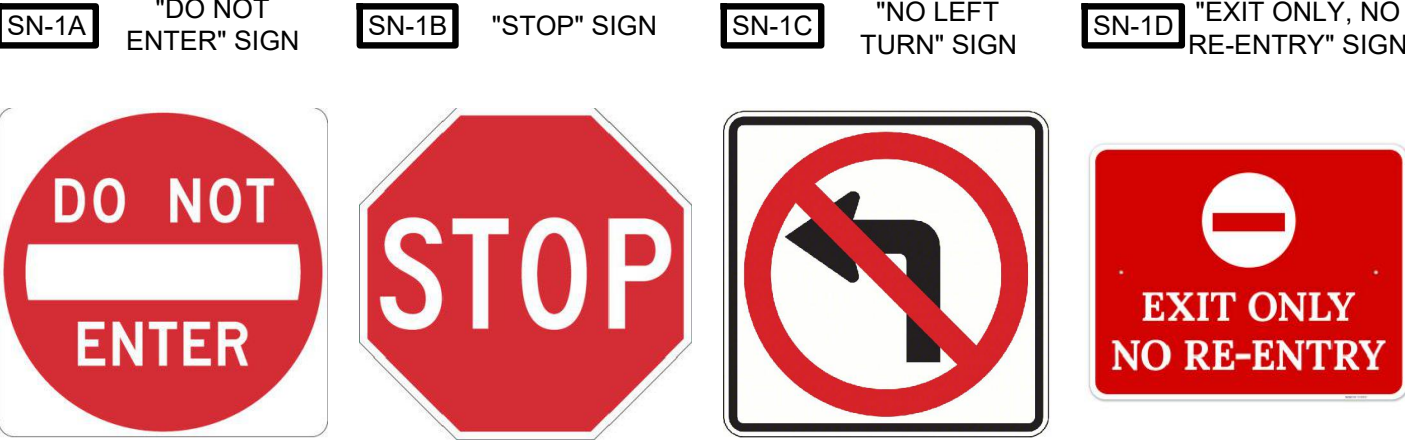
1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SIGNAGE AND STRIPING AS SHOWN ON THIS PLAN.
2. ALL SIGNAGE SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL CASING WHERE REQUIRED.
3. ALL SIGNAGE NOT PROTECTED BY CURB, LOCATED IN PARKING LOT OR OTHER PAVED AREAS TO BE PLACED IN STEEL CASING, FILLED WITH CONCRETE AND PAINTED YELLOW.
4. 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.
5. ALL SIGNS TO BE PLACED 18" BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MN MUTCD), LATEST EDITION, AND ALL APPLICABLE CITY OF VICTORIA REQUIREMENTS.

LEGEND

EXISTING	PROPOSED

SIGNAGE PLAN

PROPOSED



EXISTING TO BE SALVAGED



EXISTING TO REMAIN

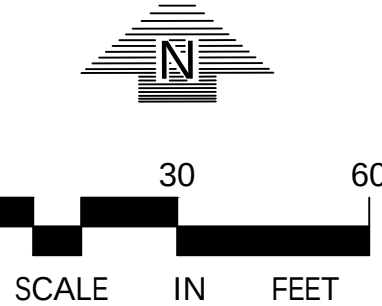


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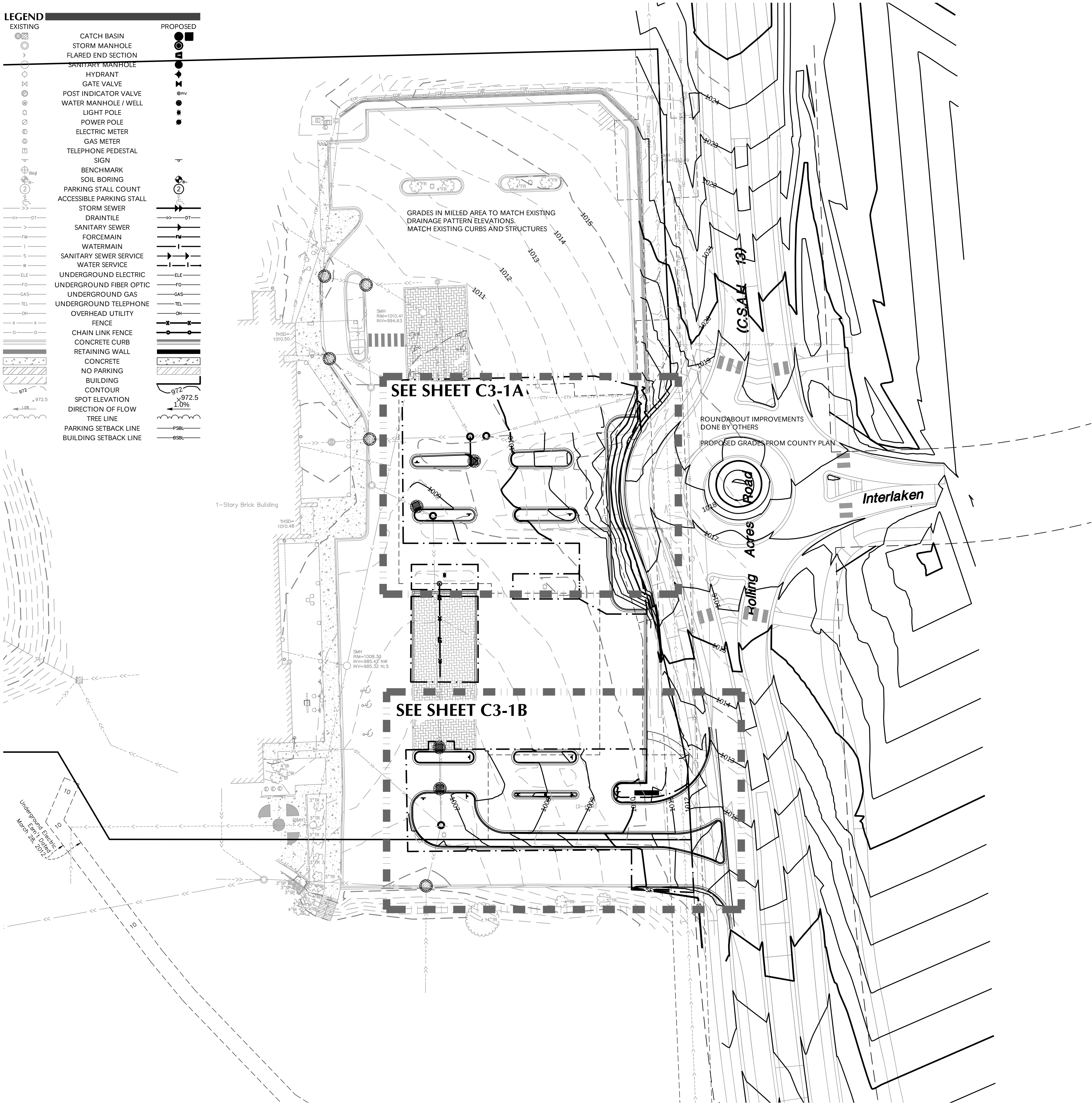
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SITE SIGNAGE PLAN

C2-2

EXISTING	PROPOSED



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- ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
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NOTE: TOTAL DISTURBED AREA
=30,745 SF +/-

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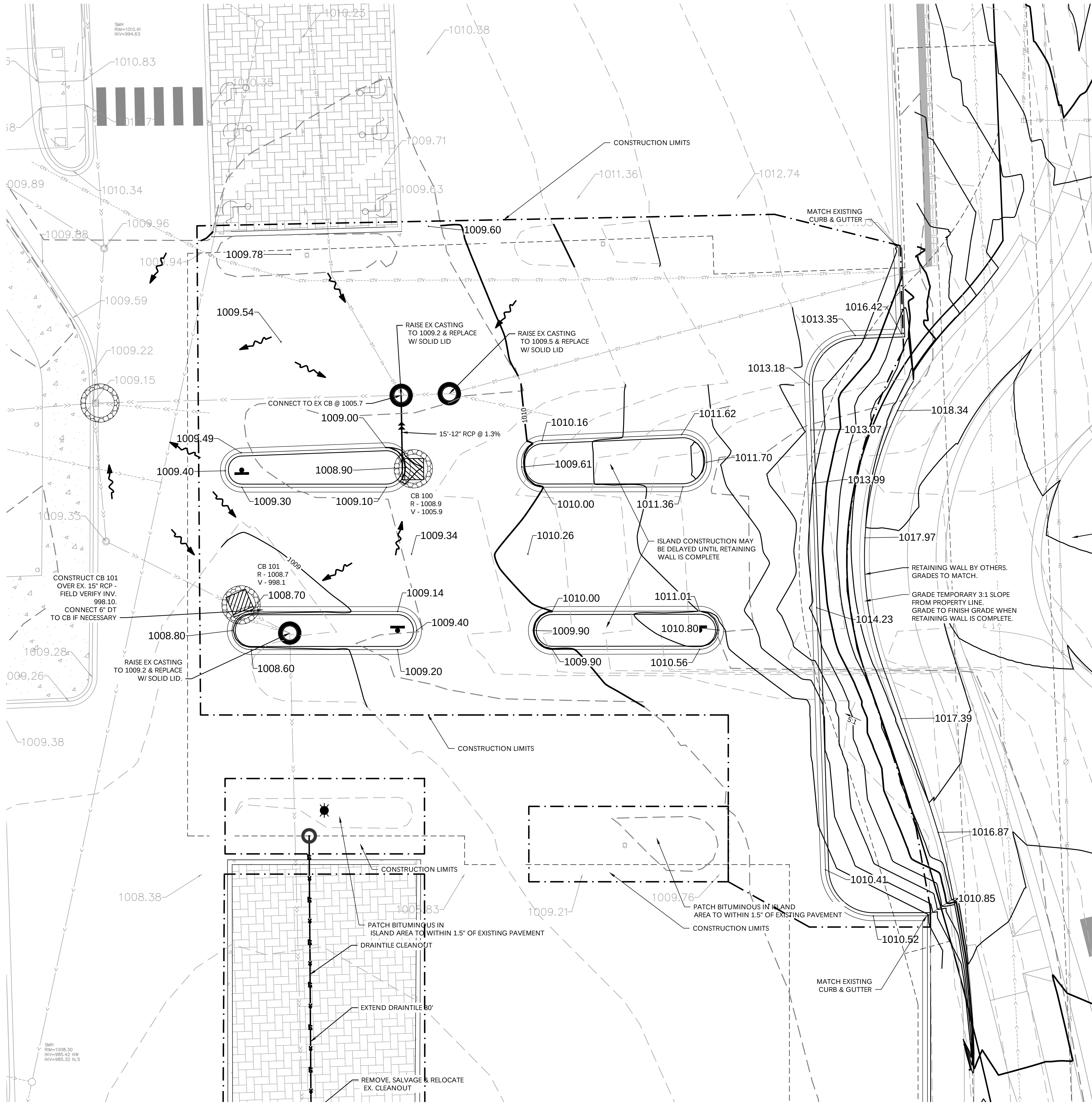


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SCALE IN FEET

GRADING
PLAN

C3-1

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

- NOTE:
- DISTURBED AREA TO BE PATCHED WITH A 2" BITUMINOUS NON-WEAR COURSE.
 - PATCH ELEVATION TO BE 1.5" BELOW FINISH GRADES & EXISTING PAVEMENT
 - RAMP EDGE OF BITUMINOUS TO MATCH EXISTING PAVMENT

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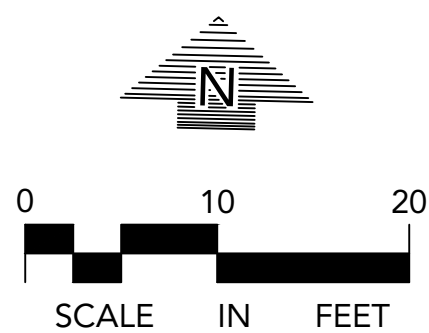


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C1-1

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C1-2A

PHASED SITE DEMOLITION

C1-3

PLAN

C1-3

PARKING LOT MILL & OVERLAY PLAN

C2-1

SITE PLAN

C2-1A

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C2-2

SITE SIGNAGE PLAN

C3-1

GRADING PLAN

C3-1A

GRADING PLAN NORTH

C3-1B

GRADING PLAN SOUTH

C3-2

EROSION CONTROL PLAN

C8-1

CIVIL DETAILS

L2-1

LANDSCAPE PLAN

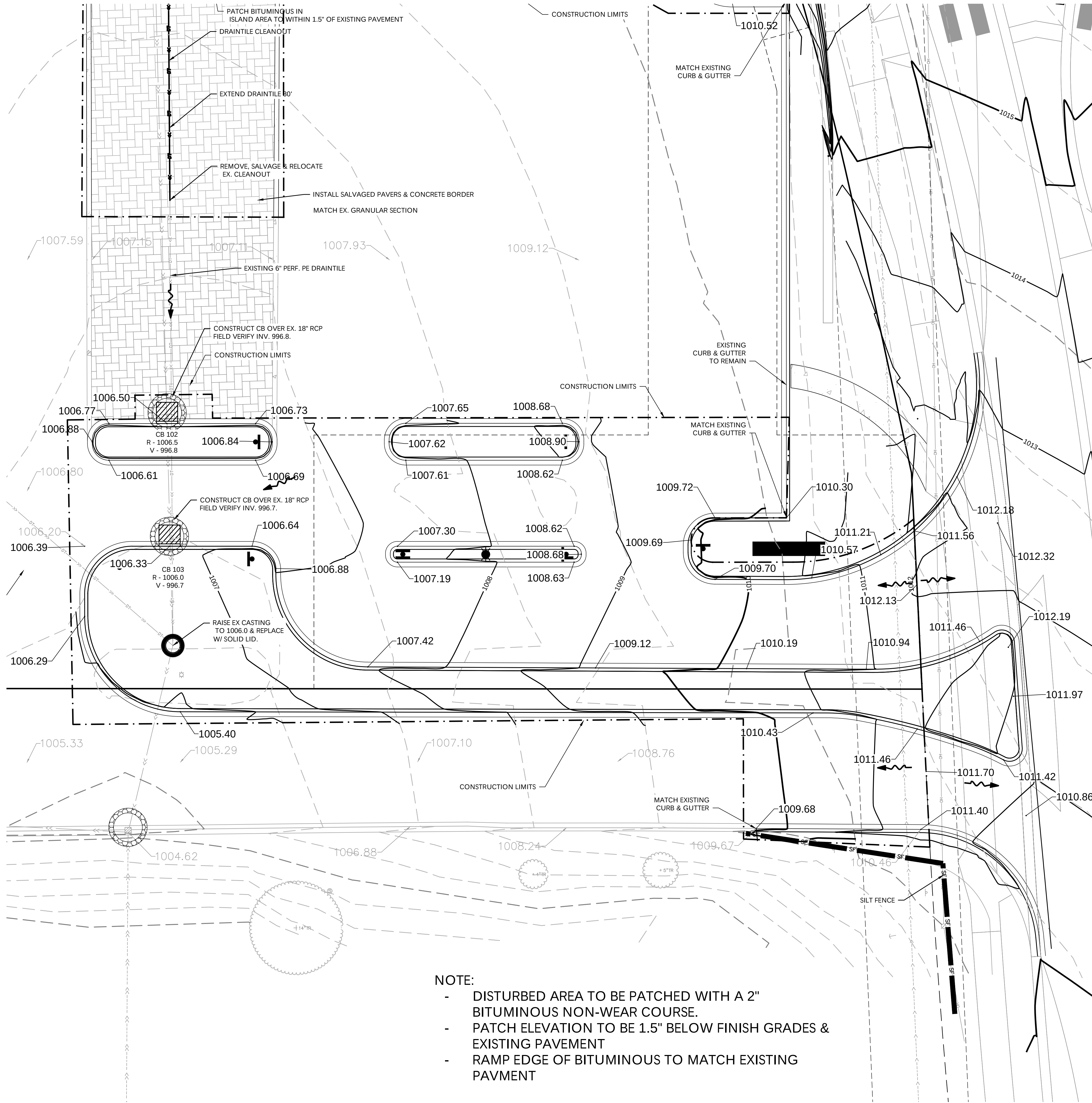
L5-1

LANDSCAPE DETAILS

GRADING
PLAN NORTH

C3-1A

W:\2025\250101\Cadd Data\Civil\Civil.dwg Sheet File\CS-1 GRADING PLAN
Plotted: 05/28/2026 3:54 PM



NOTE:

- DISTURBED AREA TO BE PATCHED WITH A 2" BITUMINOUS NON-WEAR COURSE.
- PATCH ELEVATION TO BE 1.5" BELOW FINISH GRADES & EXISTING PAVEMENT
- RAMP EDGE OF BITUMINOUS TO MATCH EXISTING PAVEMENT

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
	DRAINTILE
	SANITARY SEWER
	FORCE MAIN
	WATERMAIN
	SANITARY SEWER SERVICE
	WATER SERVICE
	UNDERGROUND ELECTRIC
	UNDERGROUND FIBER OPTIC
	UNDERGROUND GAS
	UNDERGROUND TELEPHONE
	OVERHEAD UTILITY
	FENCE
	CHAIN LINK FENCE
	CONCRETE CURB
	RETAINING WALL
	CONCRETE
	NO PARKING
	BUILDING CONTOUR
	SPOT ELEVATION
	DIRECTION OF FLOW
	TREE LINE
	PARKING SETBACK LINE
	BUILDING SETBACK LINE

GRADING, DRAINAGE & EROSION CONTROL NOTES

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
- AT TURNING POINTS ALONG THE ACCESSIBLE ROUTE THE PAVEMENT SHALL NOT EXCEED 2% IN ANY DIRECTION FOR AN AREA 60" IN DIAMETER.
- ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
- CITY AND WATERSHED SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION OF STORMWATER BMPs.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. REFER TO THE LANDSCAPE PLANS, DETAILS AND SPECIFICATIONS FOR FINAL SITE STABILIZATION.
- STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
- DUST MUST BE ADEQUATELY CONTROLLED.
- THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT.
- INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BALE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
- PER NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) REQUIREMENTS, THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
- CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF GRADING ACTIVITIES AS NEEDED PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.

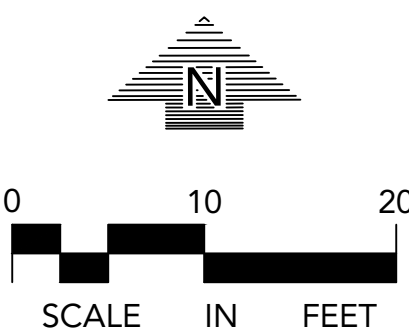


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TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

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MOUNT OLIVET LUTHERN CHURCH - WEST CAMPUS

7150 ROLLING ACRES RD.
VICTORIA, MN 55386



CIVIL ENGINEERING
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SUBMITTAL/REVISIONS

04/22/2026	PARKING REVISION
05/12/2026	GRADING REVISION
05/29/2026	CD SET

PROFESSIONAL SIGNATURE

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

Jeffrey A. Shopet, P.E.
License No. 19624
Date 05/29/2026

QUALITY CONTROL

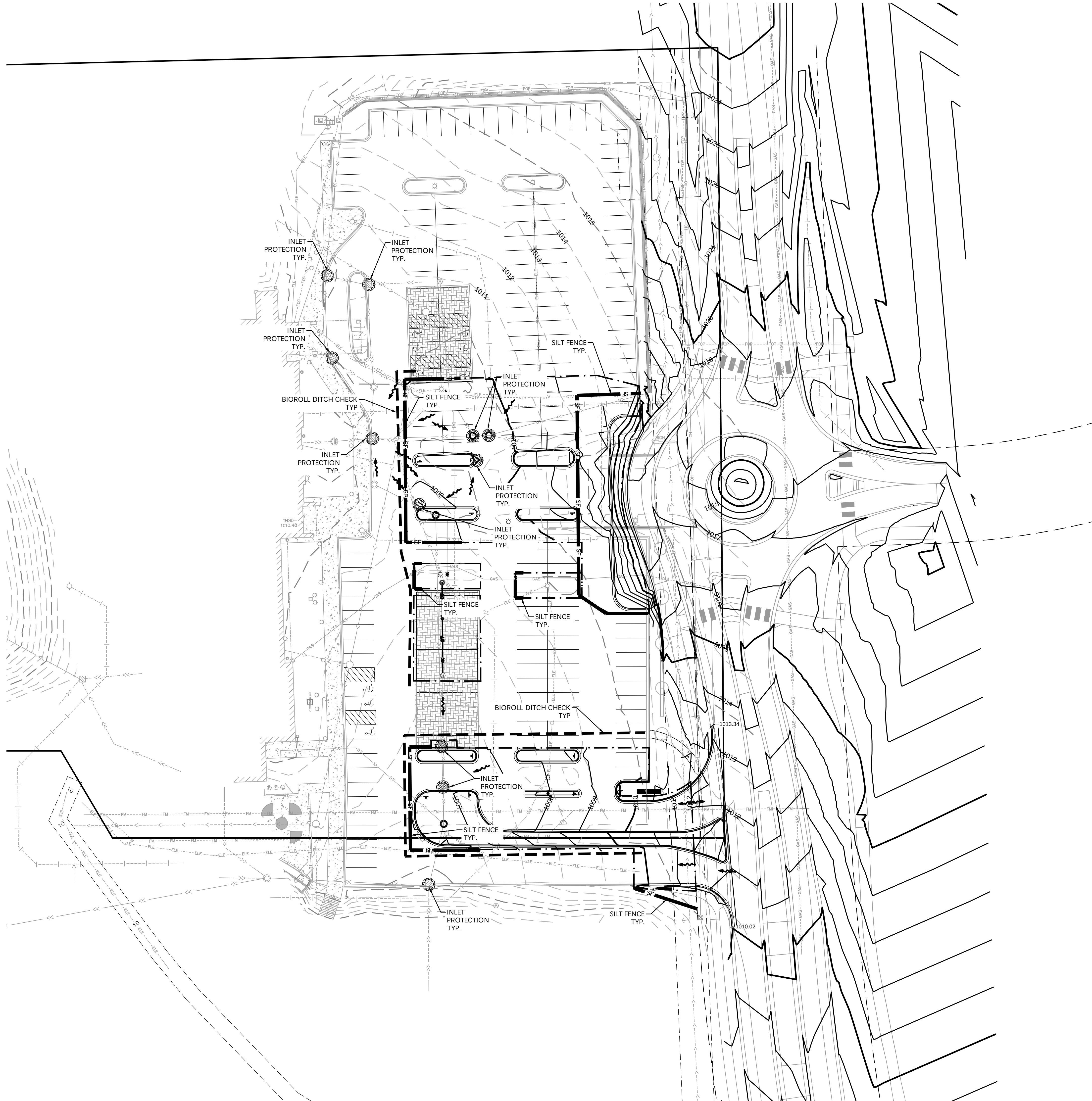
Loucks Project No. 250101
Project Lead JAS
Drawn By JDW / KVK
Checked By JAS / KVK
Review Date 05/28/2026

C0-1	COVER SHEET
C1-1	EXISTING CONDITIONS PLAN
C1-2	SITE DEMOLITION
C1-2A	PHASED SITE DEMOLITION PLAN
C1-3	PARKING LOT MILL & OVERLAY PLAN
C2-1	SITE PLAN
C2-1A	PHASED SITE PLAN
C2-2	SITE SIGNAGE PLAN
C3-1	GRADING PLAN
C3-1A	GRADING PLAN NORTH
C3-1B	GRADING PLAN SOUTH
C3-2	EROSION CONTROL PLAN
C8-1	CIVIL DETAILS
L2-1	LANDSCAPE PLAN
LS-1	LANDSCAPE DETAILS

GRADING PLAN SOUTH

C3-1B

Plotted: 05/28/2026 3:54 PM W:\2025\250101\cadd\Civil.dwg Sheet File: C3-2 SWPPP PLAN



SWPPP LEGEND

- SF SILT FENCE
- BIO ROLLS
- INLET PROTECTION
- PROPOSED DRAINAGE PATTERN

LEGEND

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

DRAINAGE & EROSION CONTROL NOTES

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NOTE: TOTAL DISTURBED AREA
=30,745 SF +/-



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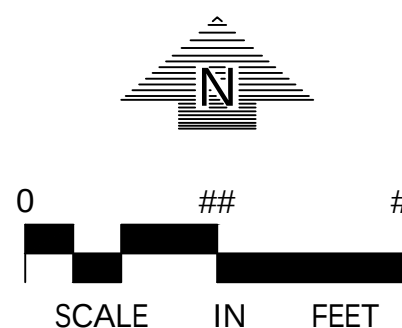
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Jeffrey A. Shopet, P.E.
License No. 19624
Date 05/29/2026

QUALITY CONTROL

Loucks Project No. 250101
Project Lead JAS
Drawn By JDW / KVK
Checked By JAS / KVK
Review Date 05/28/2026

NO.	DESCRIPTION
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L2-1	LANDSCAPE PLAN
L5-1	LANDSCAPE DETAILS

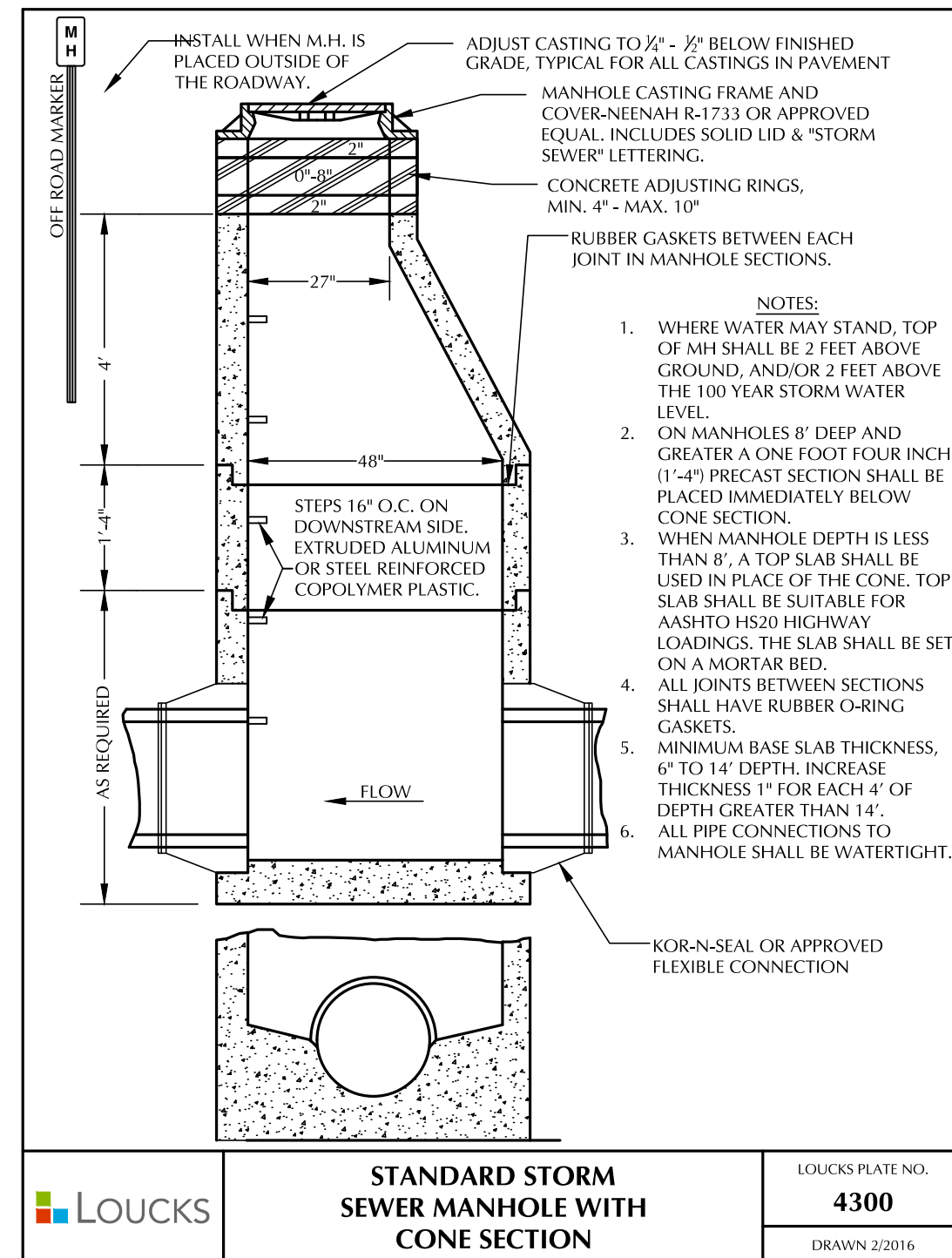
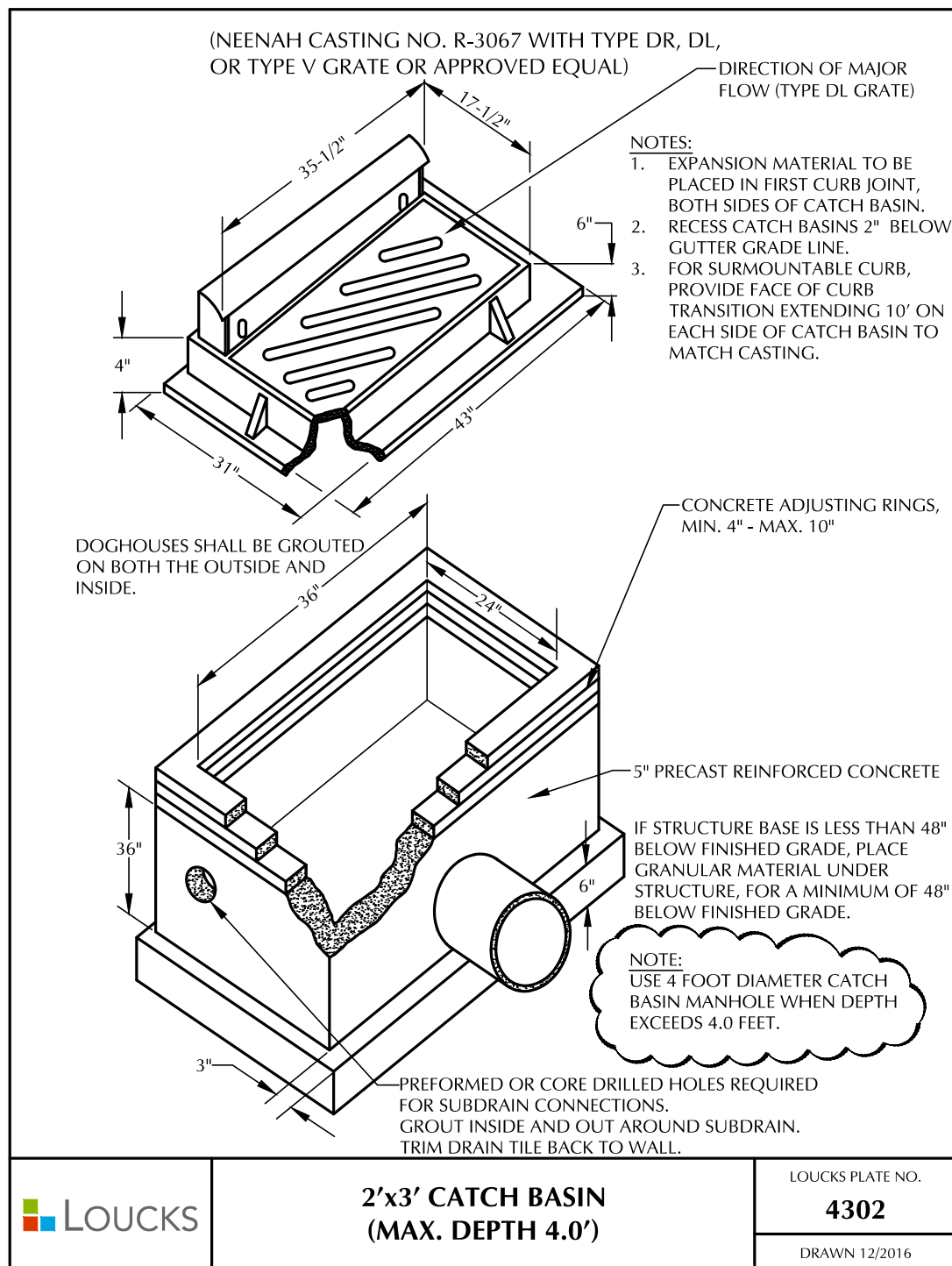
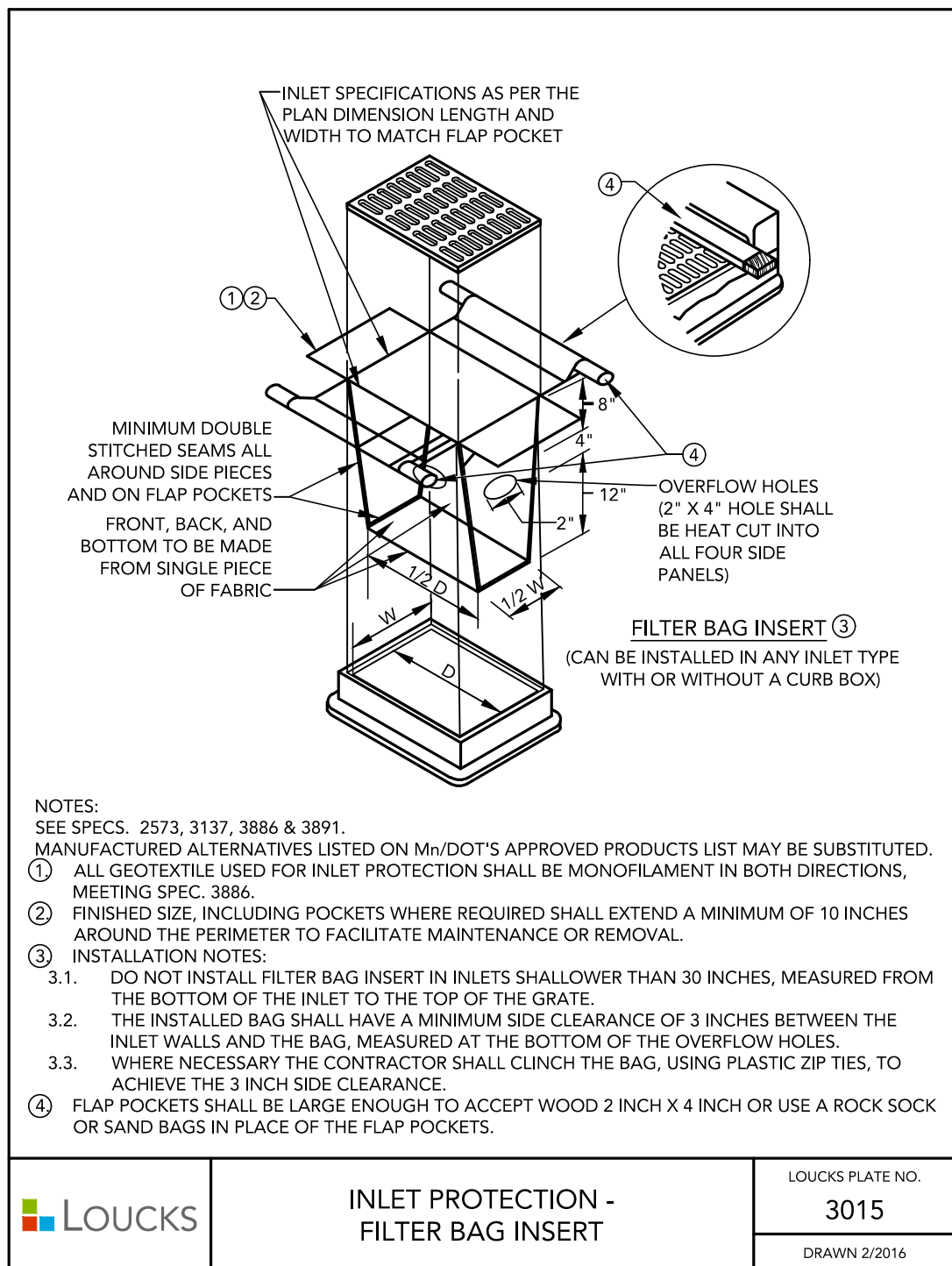
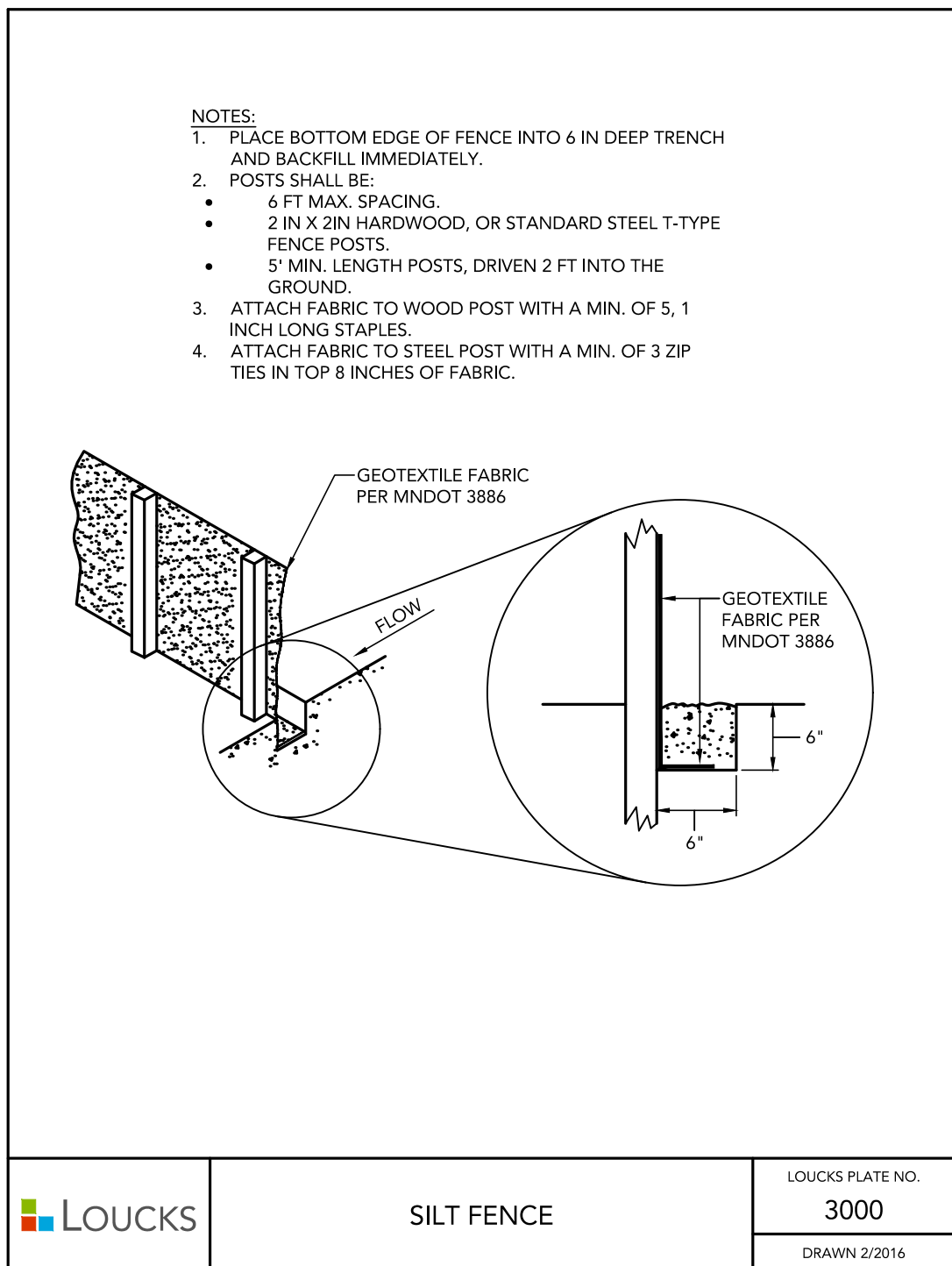
EROSION CONTROL PLAN

C3-2

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 Jeffrey A. Shopek - PE

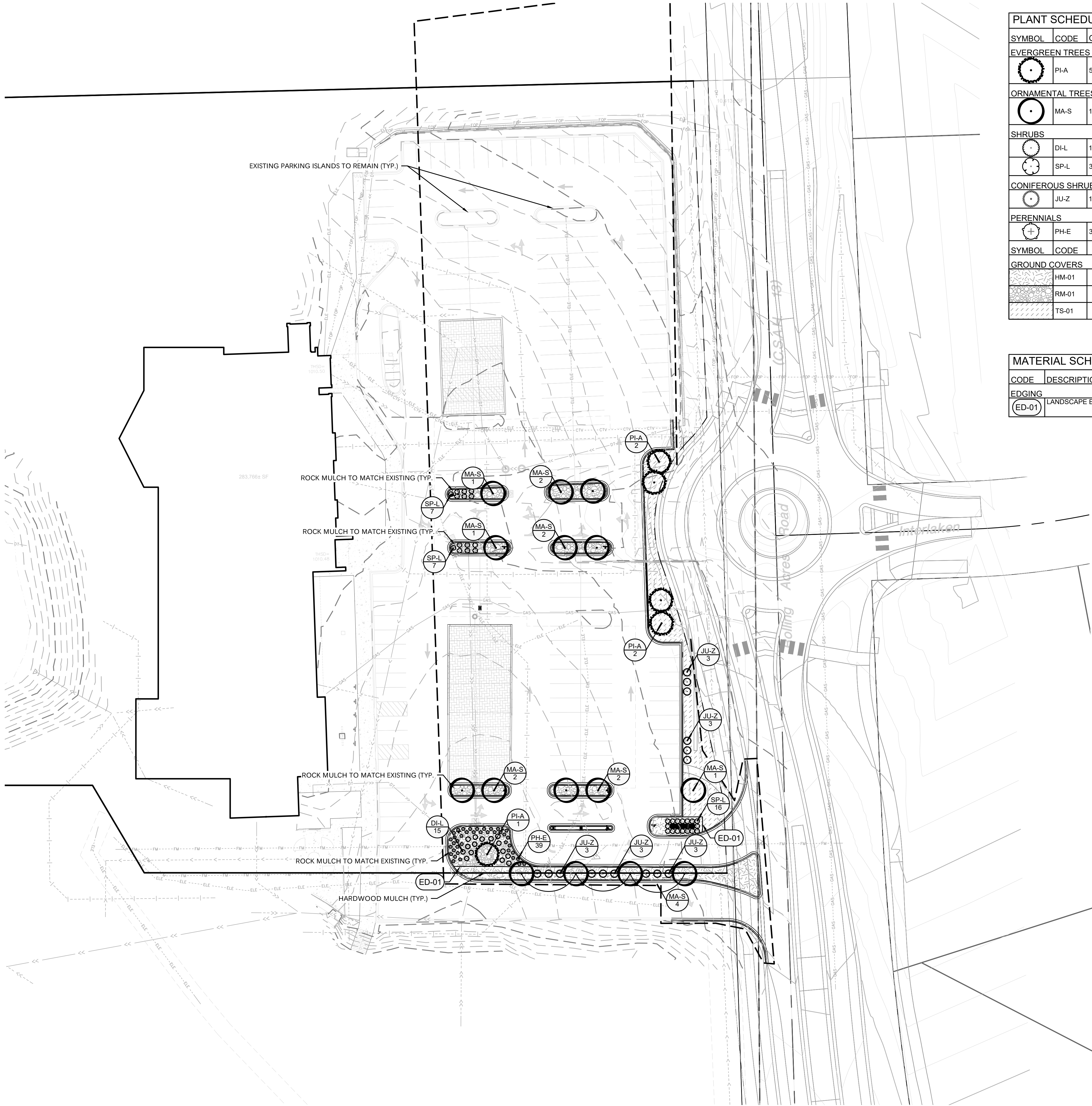
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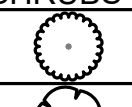
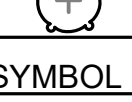
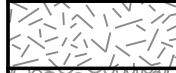
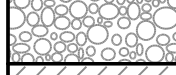
Loucks Project No. 250101
Project Lead JAS
Drawn By JDW / KVK
Checked By JAS / KVK
Review Date 05/28/2026

C-01	COVER SHEET
C-1	EXISTING CONDITIONS PLAN
C-1-2	SITE DEMOLITION
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C-3-1B	GRADING PLAN SOUTH
C-3-2	EROSION CONTROL PLAN
C-8-1	CIVIL DETAILS
L-2-1	LANDSCAPE PLAN
L-5-1	LANDSCAPE DETAILS

C8-1

Plotted: 05/28/2026 3:55 PM W:\2025\250101\cadd\Drawn Sheet Files\L2.1 LANDSCAPE PLAN



PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
EVERGREEN TREES						
	PI-A	5	PINUS ALBA	WHITE PINE	B&B	6' HGT
ORNAMENTAL TREES						
	MA-S	15	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	B&B	2.5" CAL
SHRUBS						
	DI-L	15	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	CONT	#5
	SP-L	30	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	CONT	#5
CONIFEROUS SHRUBS						
	JU-Z	15	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	CONT	#5
PERENNIALS						
	PH-E	39	PHLOX SUBULATA 'EMERALD BLUE'	EMERALD BLUE PHLOX	CONT	#1
SYMBOL	CODE		BOTANICAL NAME	COMMON NAME		
GROUND COVERS						
	HM-01		HARDWOOD MULCH	DYED CHOCOLATE BROWN MULCH BULK		
	RM-01		ROCK MULCH-TYPE 1	1 1/2" RIVER ROCK TO MATCH EXISTING		
	TS-01		TURF SOD	KENTUCKY BLUE GRASS BLEND		

MATERIAL SCHEDULE				
CODE	DESCRIPTION	MATERIAL	COLOR	COMMENTS
EDGING				
ED-01	LANDSCAPE EDGER	3/16" X 6" STEEL EDGING	BLACK	PROVIDE 15" STAKES

GENERAL NOTES

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND / OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS / GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES. CONTRACTOR TO PROVIDE THE NECESSARY PROTECTION FOR THE UTILITIES BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS. CONTRACTOR TO NOTIFY GENERAL CONTRACTOR OF ANY CONCERNS PRIOR TO INSTALLATION OF PLANTINGS.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB / GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND / OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

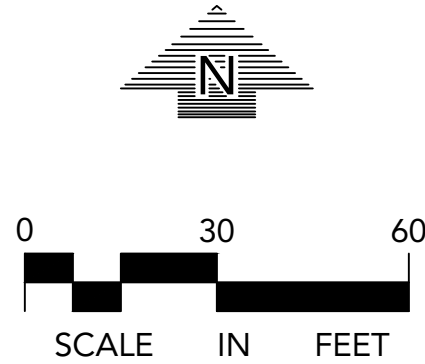


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Date 05/29/2026

QUALITY CONTROL

Locks Project No. 250101
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Drawn By JDW / KVK
Checked By JAS / KVK
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L2-1	LANDSCAPE PLAN
LS-1	LANDSCAPE DETAILS

LANDSCAPE PLAN
L2-1

LANDSCAPE INSTALLATION:

GENERAL NOTES

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, THE CONTRACTOR MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND / OR INSTALLATION.

PROTECT ALL EXISTING TREES ON SITE SCHEDULED TO REMAIN. IF EXISTING TREES ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING.

SOIL & GROUND COVER

ALL PLANTING AREAS RECEIVING PLANTED GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 24" DEPTH OF PLANTING SOIL (MNDOT 3877 - 2B OR EQUAL).

WHERE SOD / SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD / SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

LANDSCAPE CONTRACTOR SHALL VERIFY THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

PLANTINGS INFO

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, ALL SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO Y CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.

PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR / ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR / ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR / ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND / OR QUOTATION.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

FERTILIZER

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 27-3-3 AT 6 OZ PER 2.5" CALIPER PER TREE AND 3 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCER.

EDGING FOR PLANTING BEDS

BLACK METAL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD / SEED UNLESS NOTED OTHERWISE.

PLANTING BED PREPARATION

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP ROCK MULCH WITH WEED BARRIER AND HARDWOOD MULCH WITH NO WEED BARRIER. (SEE PLAN FOR LOCATIONS)

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP ROCK MULCH WITH FIBER MAT WEED BARRIER AND HARDWOOD MULCH WITH NO WEED BARRIER.(SEE PLAN FOR LOCATIONS)

ALL TREES NOT IN PLANTING BEDS TO RECEIVE 4" DEEP HARDWOOD MULCH RING WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED / INDICATED ON DRAWING OR IN SPECIFICATION.

INSPECTION AND WARRANTY

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE / PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (ONE (1) FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT

AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

TIMING OF INSTALLATION

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED / SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15; DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

TREES ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.

IRRIGATION NOTES:

VERIFY EXISTING / PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

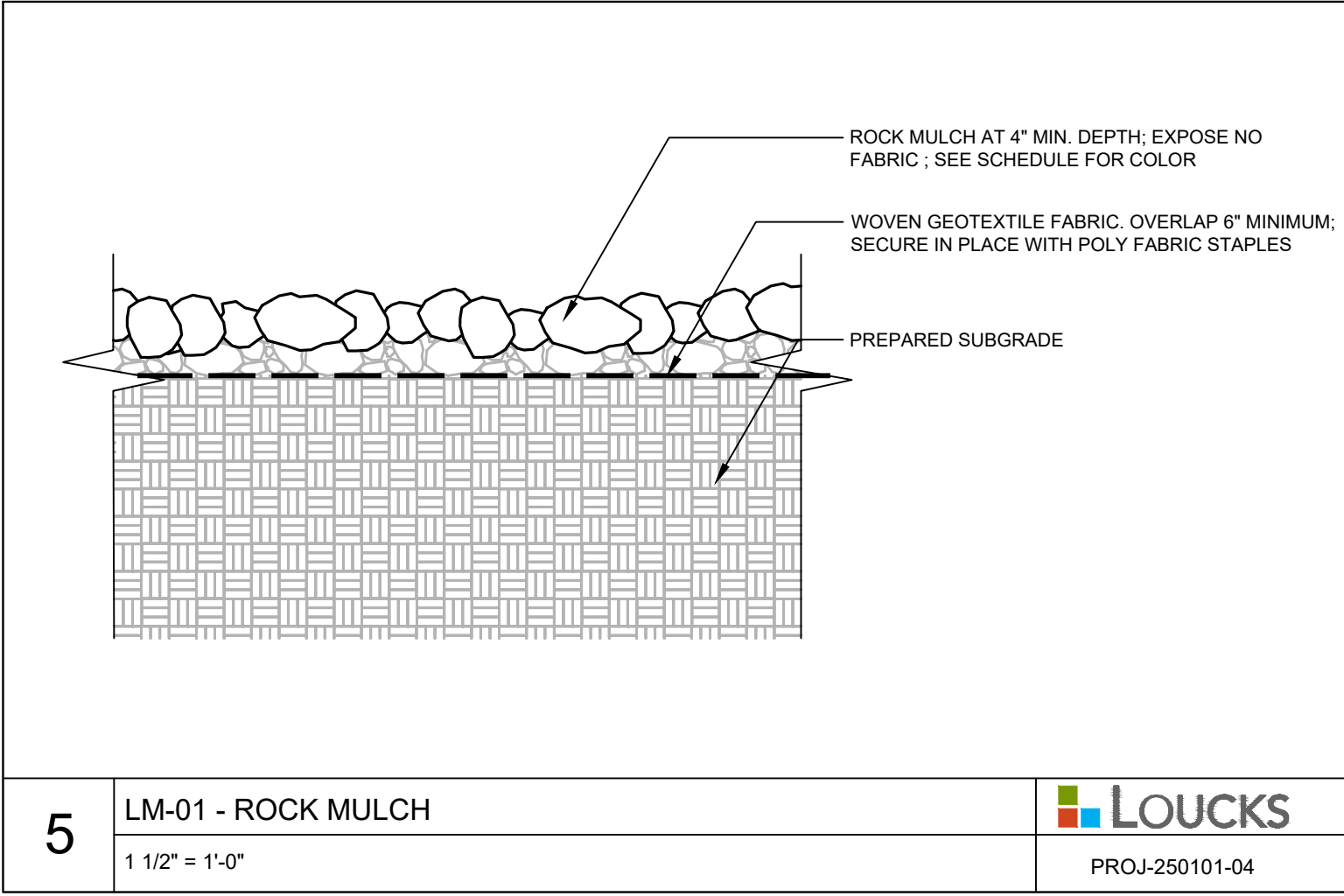
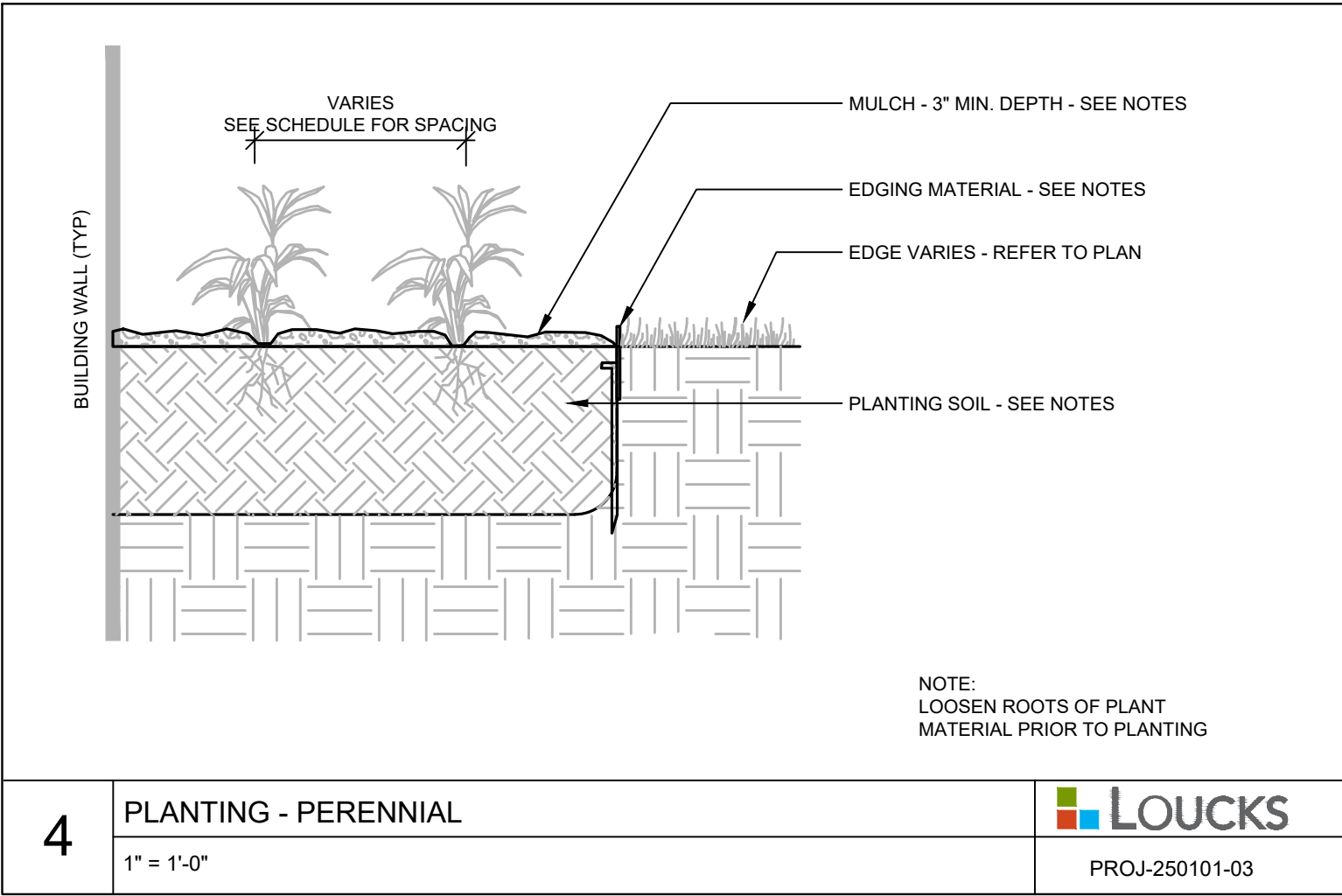
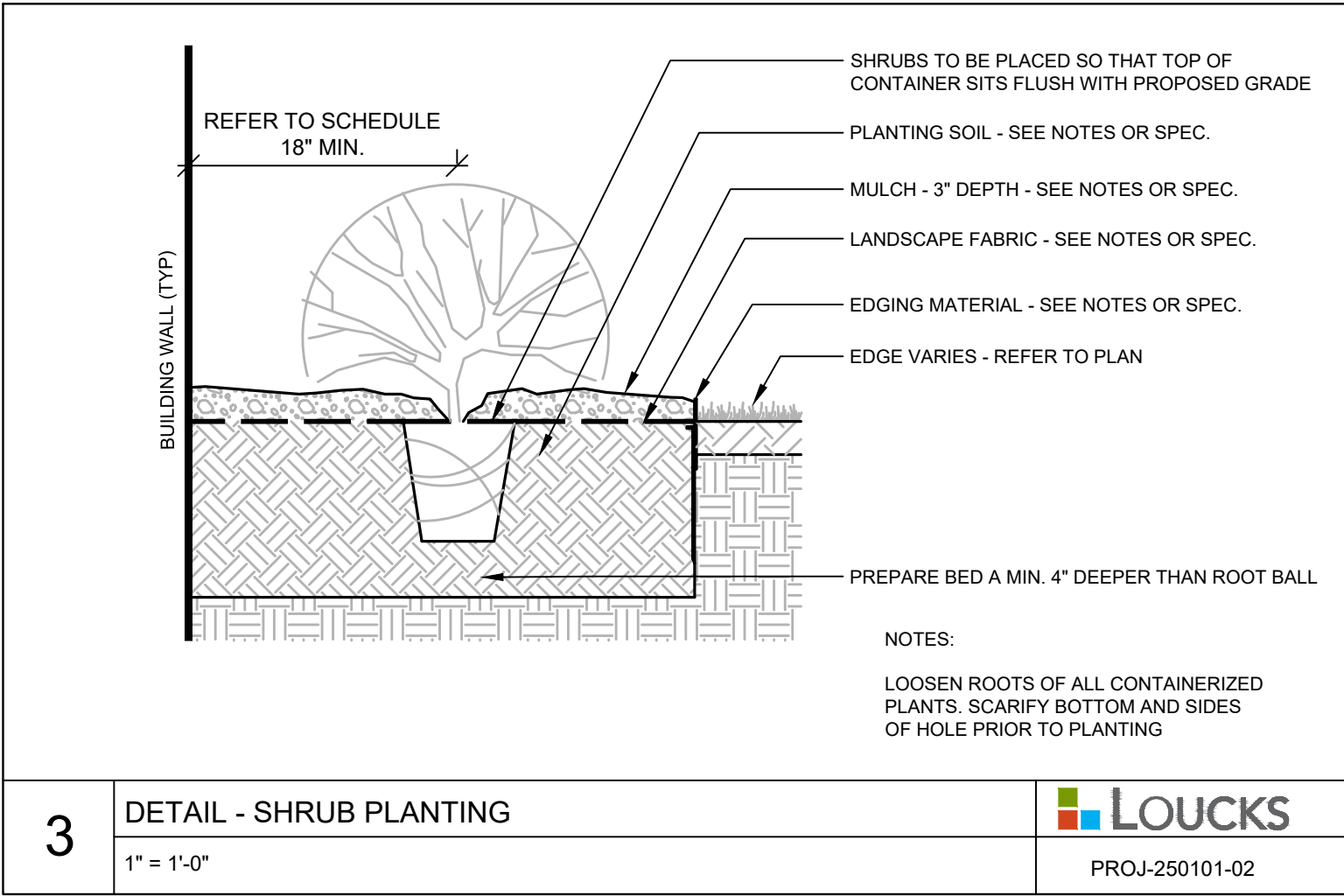
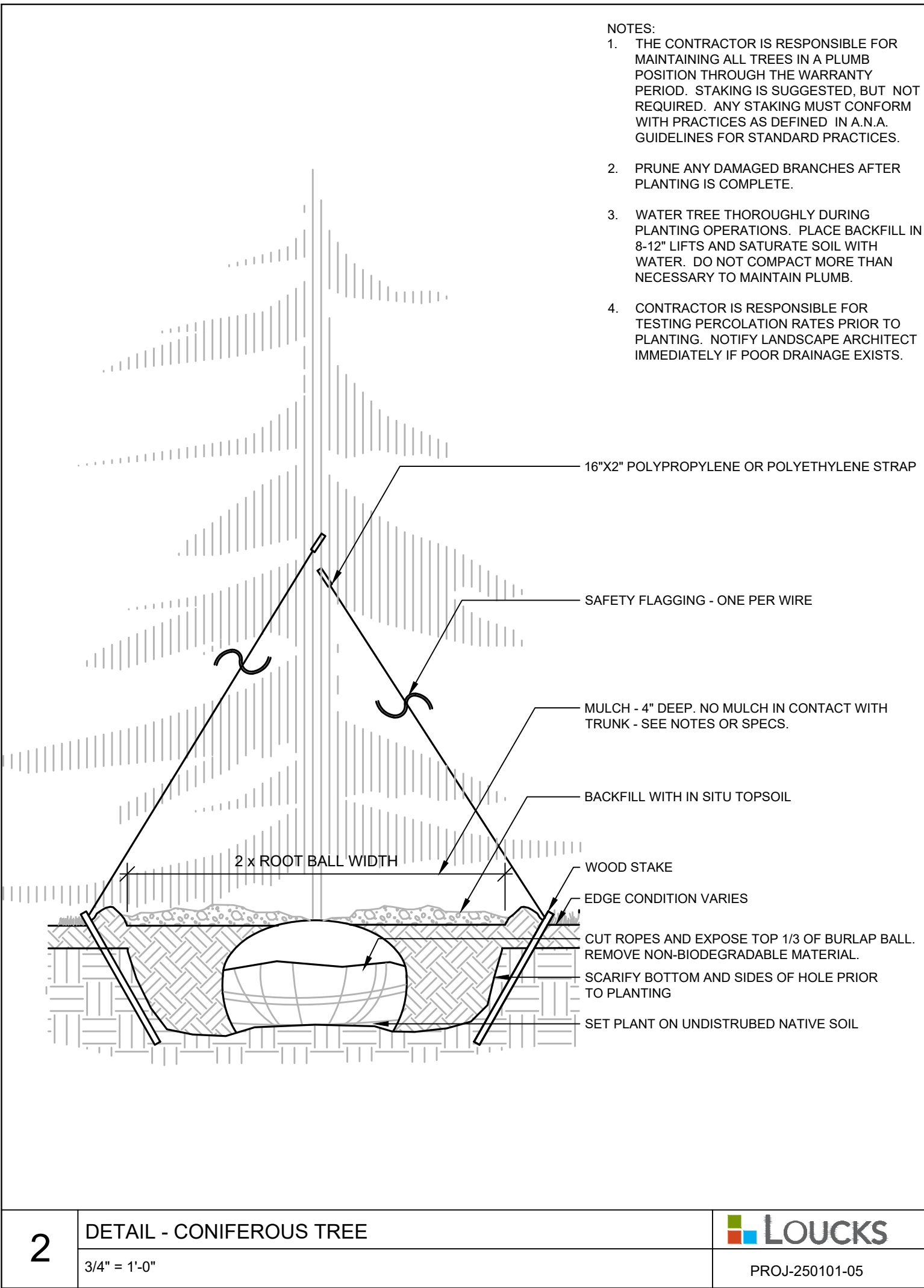
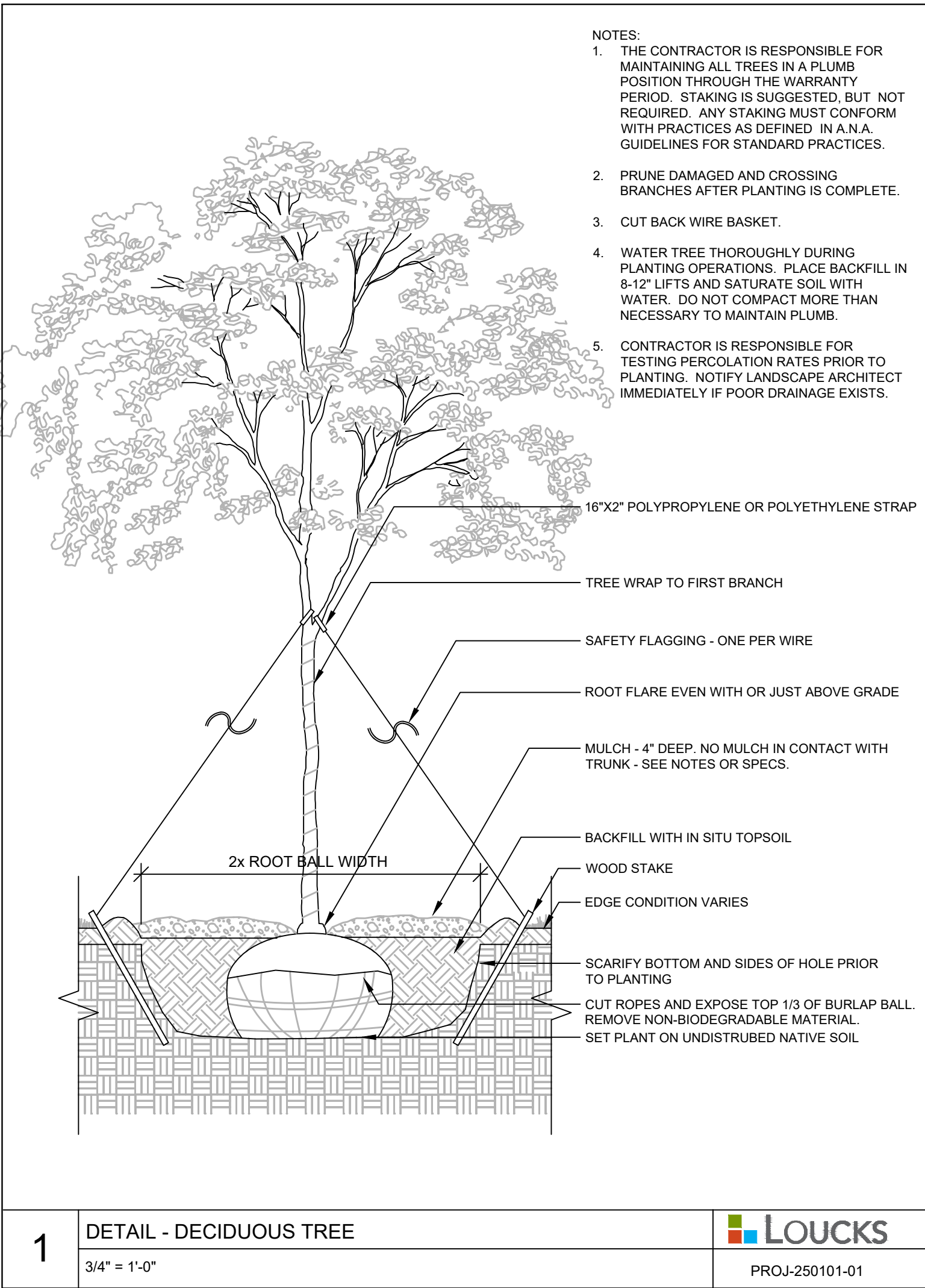
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND / OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED / SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

IRRIGATION SYSTEM IS NOT TO SPRINKLE ACROSS PAVEMENT NOR SHALL THE SYSTEM SPRINKLE THE BUILDING.

THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM.

PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING / SOD / SEED HAS BEEN ESTABLISHED.



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CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

04/22/2026 PARKING REVISION
05/12/2026 GRADING REVISION
05/29/2026 CD SET

PROFESSIONAL SIGNATURE

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

Kevin V. Kroen - LA
License No. 53757
Date 05/29/2026

QUALITY CONTROL

Loucks Project No. 250101
Project Lead JAS
Drawn By JDW / KVK
Checked By JAS / KVK
Review Date 05/28/2026

C0-1	COVER SHEET
C1-1	EXISTING CONDITIONS PLAN
C1-2	SITE DEMOLITION
C1-2A	PHASED SITE DEMOLITION
C1-3	PLAN
C1-3	PARKING LOT MILL & OVERLAY PLAN
C2-1	SITE PLAN
C2-1A	PHASED SITE PLAN
C2-2	SITE SIGNAGE PLAN
C3-1	GRADING PLAN
C3-1A	GRADING PLAN NORTH
C3-1B	GRADING PLAN SOUTH
C3-2	EROSION CONTROL PLAN
C8-1	CIVIL DETAILS
L2-1	LANDSCAPE PLAN
L5-1	LANDSCAPE DETAILS

LANDSCAPE
DETAILS

L5-1