CITY OF ANNANDALE
PLANNING COMMISSION MEETING AGENDA

TUESDAY, MAY 7, 2024
5:30 P.M.
COUNCIL CHAMBERS

Chair:	Lonnie Baack
Commissioners:	Christopher Strand
	Emily Combs
	Jeff Harkman
	Rob Tengwall

1. GENERAL BUSINESS

A. Call to Order/Roll Call
B. Citizen Comments
C. Consideration of Adding Items to the Agenda
D. Consideration to Approve Agenda

2. MINUTES

A. Regular Meeting – April 23, 2024

3. PUBLIC HEARINGS

A. Consideration of a Request for Preliminary & Final Plat of Neutz Addition and Conditional Use Permit for Garage Standards Exceeding 1,200 Square Feet to Accommodate a Detached Garage in the One Family Residential District (R-1).
Applicant: Gary R and Jean M Neutz

B. Consideration of a Request for Preliminary Plat of Pintail Preserve and Site Plan Review of a 58-unit Multifamily Apartment in the R-5 High Density Multi-Family Residential District.
Applicant: Pintail Preserve LLC (Brian Bruggeman)

4. ADDED ITEMS

5. ADJOURNMENT

CITY OF ANNANDALE
PLANNING COMMISSION SPECIAL MEETING MINUTES

TUESDAY, APRIL 23, 2024
5:00 P.M.
COUNCIL CHAMBERS

Commissioners Present: Lonnie Baack, Christopher Strand, Jeff Harkman, and Robert Tengwall
Commissioners Absent: Emily Combs

Staff Present: Community Development Director Jacob Thunander

1. GENERAL BUSINESS

A. CALL TO ORDER/ROLL CALL
Baack called the Regular Meeting of the Annandale Planning Commission to order at 5:00 p.m.

B. CITIZEN COMMENTS
None.

C. CONSIDERATION OF ADDING ITEMS TO THE AGENDA
None.

D. CONSIDERATION TO APPROVE AGENDA
A motion was made by Harkman and seconded by Tengwall to approve the agenda. The motion carried, 4-0.

2. MINUTES

A. REGULAR MEETING – March 12, 2024
A motion was made by Strand and seconded by Tengwall to approve the Regular Meeting Minutes of March 12, 2024. The motion carried, 4-0.

3. PUBLIC HEARING

A. Consideration of a request for a variance to the side and rear yard setback to construct an approximately 2,040 square foot addition in the C-2 (Central Business District - Fringe) District
Applicant: Spilled Grain Brewhouse (Dave Hartley)
Thunander presented the land use application for Spilled Grain Brewhouse. It was noted that the applicants were looking to complete a 2,040 square foot expansion on the north side of their existing building. The applicants were seeking a site plan review and variance to the side and rear yard setback.

Thunander explained that the brewhouse was originally approved in 2014. In 2021, a similar application for expansion was approved for site plan review and variance, however

because the project did not commence within one year of approval, City Code states that the request is null and void.

Thunander reviewed with the Commission the applicant's site plan against the City Code, covering the following areas: setbacks, lot coverage, building height and elevations, lighting, signage, parking , landscaping, and trash enclosures. It was noted that the applicants were planning to meet all codes except were proposing a variance of approximately 42 feet into the required rear yard and approximately 5 feet into the required side interior yard. The evaluation of variance requests criteria was provided to the Commission.

It was also noted that the property is guided for residential in the City's Comprehensive Plan. Staff recommended that any area that directly abuts State Highway 55 be preserved and guided for Commercial use. Staff requested that the property also be amended in the Comprehensive Plan to Commercial as a part of the conditions of approval.

It was noted that several of the Exhibit Z comments noted conditions identified in the 2021 approval.

The Planning Commission reviewed the proposed site plan and variance. They asked the applicants if they have discussed the project with the residential property owners to the north. The applicants (Josh Hart and Jacob Schnabel) noted that they have a good relationship with those property owners and that they would be installing a fence on the north property line. The Commission also asked about the garage doors and what the space would be used for on the expansion. It was noted that this would be access and storage for ingredients and storage cans. Any deliveries would occur outside of normal business hours and no parking stalls would be impeded. The applicants (Josh Hart and Jacob Schnabel) requested that with the upcoming MnDOT highway reconstruction that the additional parking stalls be placed after the reconstruction.

Baack opened the public hearing.

Hearing no further comments, the public hearing was closed. In addition, no written comments were received prior to the hearing.

The Commission further discussed the application. The Commission wanted to ensure that the applicants would meet the commitment to install the parking spaces. Thunander noted that the City would hold an escrow payment that is paid at the time of building permit. Once the stalls are installed satisfactory to the City, the escrow would be released back to the applicants.

A motion was made by Harkman and seconded by Strand to recommend approval of the site plan and the variance request subject to the Exhibit Z with the addition of a recommending approval of a comprehensive plan amendment guiding the property from residential to commercial use. The motion carried, 4-0.

DRAFT

EXHIBIT Z

1. The site plan shall include two trees that will be planted.
2. An exterior lighting plan shall be provided. Exterior lighting shall be downcast and not exceed 0.4 foot candles at any property line.
3. Seven additional bituminous parking stalls shall be provided.
4. Outdoor storage is not permitted on the site.
5. A designated trash enclosure with screening must be designated on the site plan and constructed.
6. The survey shall be updated to include drainage and utility easements around the perimeter of the property. The easement will be recorded at Wright County.
7. A screening plan must be provided along the north side of the property.
8. All comments from the City Engineer, Fire Chief, Building Official, City Attorney, and other City Staff shall be addressed.
9. A comprehensive plan amendment guiding the property from residential to commercial. - ***ADDED CONDITION-***

4. ADDED ITEMS

None.

5. ADJOURNMENT

A motion was made by Tengwall and seconded by Baack to adjourn the meeting at 5:21 p.m. The motion carried, 4-0.

Respectfully submitted,

Jacob Thunander, Community Development Director

DRAFT

CITY OF ANNANDALE

REQUEST FOR COMMISSION ACTION

Originating Department: **Planning**	Meeting Date: **May 7, 2024**	Agenda No. **3A.**
Agenda Section: **Public Hearing**	Item: **Consideration of a Request for Preliminary & Final Plat of Neutz Addition and Conditional Use Permit for Garage Standards Exceeding 1,200 Square Feet to Accommodate a Detached Garage in the One Family Residential District (R-1).** **Applicant: Gary & Jean Neutz**	

SITE INFORMATION & BACKGROUND

PID:	102-040-002010 & 102-057-001011
Legal Description:	Lengthy – See City Hall
Zoning District:	One Family Residential (R-1)
Comprehensive Plan:	Residential
Surrounding Site Use:	North: R-1/Residential East: R-1/Residential South: R-1/Residential West: R-1/Residential
Planning Case Number:	2024-07
Deadline for Decision:	**June 7, 2024 (60-day deadline)** August 6, 2024 (120-day deadline)

BACKGROUND

Gary & Jean Neutz have applied for a preliminary plat to combine two lots and a conditional use permit to accommodate a 24’ x 24 (576 square foot) detached accessory building/garage in the rear yard. The property contains a single family house with attached garage of 3,122 square feet and a detached accessory storage building of 104 square feet.

ANALYSIS

<u>Preliminary Plat</u>

The subject property consists of two previously platted parcels:

- Lot 1, Block 2 of Marohn Addition (current location of home)
- Lot 1, Block 1 of Marohn Second Addition (proposed location of detached accessory structure).

The lots are required to be combined to allow for an accessory use to be placed on the property. Due to the parcels being in two separate plats, Wright County required the property be replatted to be combined. The proposed Neutz Addition plat is for one lot that has an area of approximately .58 acres.

The applicant is proposing to dedicate 5 feet of right-of-way as a part of the plat so that Cedar Court right-of-way is 55 feet in width along the eastern plat boundary.

Site Plan
In residential zoning districts, the following code applies for Garage Standards and Accessory Buildings (Section 150.48):

Garages used or intended for storage of automobiles shall be accessed by a concrete or bituminous driveway. Garages may not exceed 1200 square feet of gross area. Total garage area may exceed 1200 square feet by conditional use. In no case shall any such structure exceed the area of the building footprint of the house residential/dwelling unit and no such structure may exceed 25% of the total area of the rear yard. No access door or other opening may exceed the height of 10 feet. In no case shall there be more than one attached and one detached garage. Garages may not exceed the height of the principal structure.

Only one detached garage and one additional accessory building shall be allowed on each lot. Accessory buildings must be located in the rear yard and may not occupy more than 25% of the rear yard. All accessory structures (including garages) of 200 square feet or more in size shall be of similar style, quality and appearance to the principal structure. No accessory building or detached garage shall be located less than 6 feet from any other structure on the lot.

The following is a summary of the applicant's proposal:

- Existing residential building footprint: 2,400 square feet
- Existing attached garage space: 684 square feet
- Proposed detached garage space: 576 square feet
- Total existing and proposed garage space: 1,260 square feet, requiring conditional use permit
- Proposed garage location: rear yard, estimated at under 5 percent of total rear yard space
- Proposed garage height: Approximately 15 feet with 7 foot garage door
- Building materials of proposed garage: architectural shingles and residential siding

The applicant depicts a second access for the garage, which would require pavement or concrete. By code, properties are allowed one curb cut access. It is noted that a shared driveway access easement is recorded with the undeveloped property to the south. The proposed access for the garage is in the same location as the future shared access by the southern lot.

Staff believes that this driveway location was approved with the minor subdivision for the lot to the south and that the documents recorded against the property suggest that this location was approved for a driveway already and will be shared with the lot to the south. This condition could not be replicated elsewhere in the City, as it would no longer be allowed by the Zoning Ordinance.

The following setbacks are required for the proposed detached structure: 5 feet from rear and side property lines. The applicant is proposing 10 feet from the rear property line and 30 feet to the side property line. The proposed garage is more than 6 feet from any other structures on the site.

Conditional Use Permit
Since the garage space exceeds 1,200 square feet, a conditional use permit is required.

The following criteria should be met if the Planning Commission recommends approval of the application.

A. The use will not create an excessive burden on existing parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the area.
B. The use will be sufficiently compatible with, or separated by distance or screening from, adjacent lands so that existing or future adjacent uses will not be depreciated in value, the use will not change the essential character of the neighborhood, and there will be no deterrence to development of vacant land.
C. The structure and site shall have an appearance that will not have an adverse effect upon adjacent properties.
D. The use, in the opinion of the Council, is reasonably related to the overall needs of the City and to the existing land use and will not endanger the public health, safety, morals, comfort, convenience, or general welfare of the neighborhood or the City.
E. The use is consistent with the purposes of this Chapter and the purposes of the zoning district in which the applicant intends to locate the proposed use.
F. The use is not in conflict with the Comprehensive Plan of the City.
G. The use will not cause a traffic hazard or congestion.
H. Adequate utilities, access roads, drainage and necessary facilities have been or will be provided.
I. The use will not impair an adequate supply of light and air to adjacent property.

STAFF RECOMMENDED ACTION

The Planning Commission should consider the preliminary plat and conditional use permit requested against the review criteria in State Statutes.

Staff would recommend approval of the plat to combine the lots and the conditional use permit with the comments in Exhibit Z. The applicant does not exceed the area footprint of the residential dwelling unit with the proposed addition.

Attachments:

A. Aerial Image
B. Applicant Narrative
C. Preliminary Plat
D. Final Plat
E. Elevations and Floorplans
F. City Engineer's Letter, Dated April 18, 2024
Z. Conditions of Approval

EXHIBIT Z

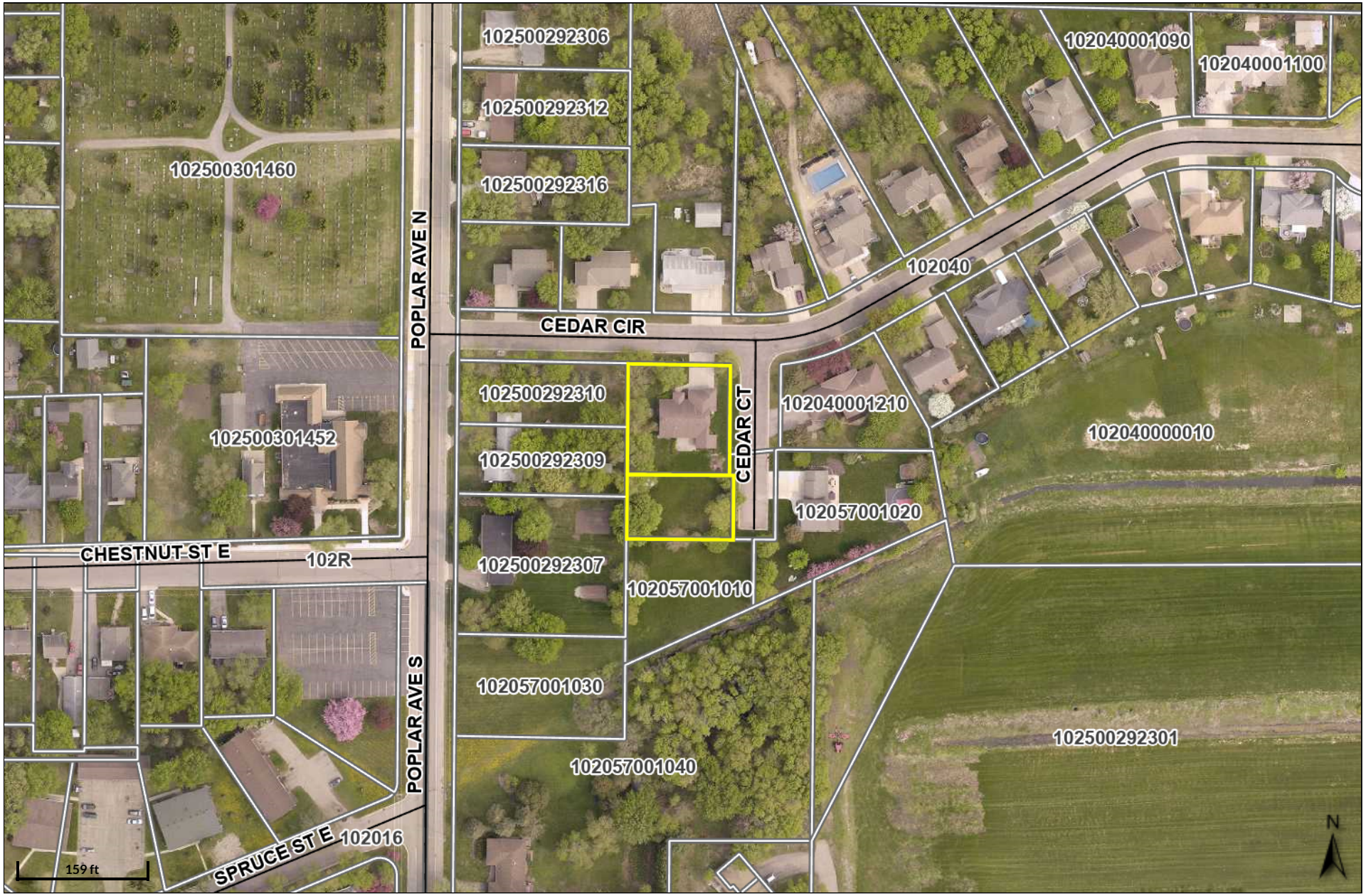
1. The plat for Neutz Addition and the Conditional Use Permit proceeding document shall be recorded at Wright County.
2. The garage shall not exceed the height of the principal structure or 20 feet, whichever is less.
3. Garage must be accessed by concrete or bituminous.

4. The applicant should verify building materials and shall include brick (at the same height as house) on the street facing façade.
5. All comments from the City Engineer and City Staff shall be addressed.

Applicant: Gary & Jean Neutz | Request for Preliminary & Final Plat, Conditional Use Permit

485 Cedar Circle | PIDs: 102040002010 & 102057001011

Created by: City of Annandale

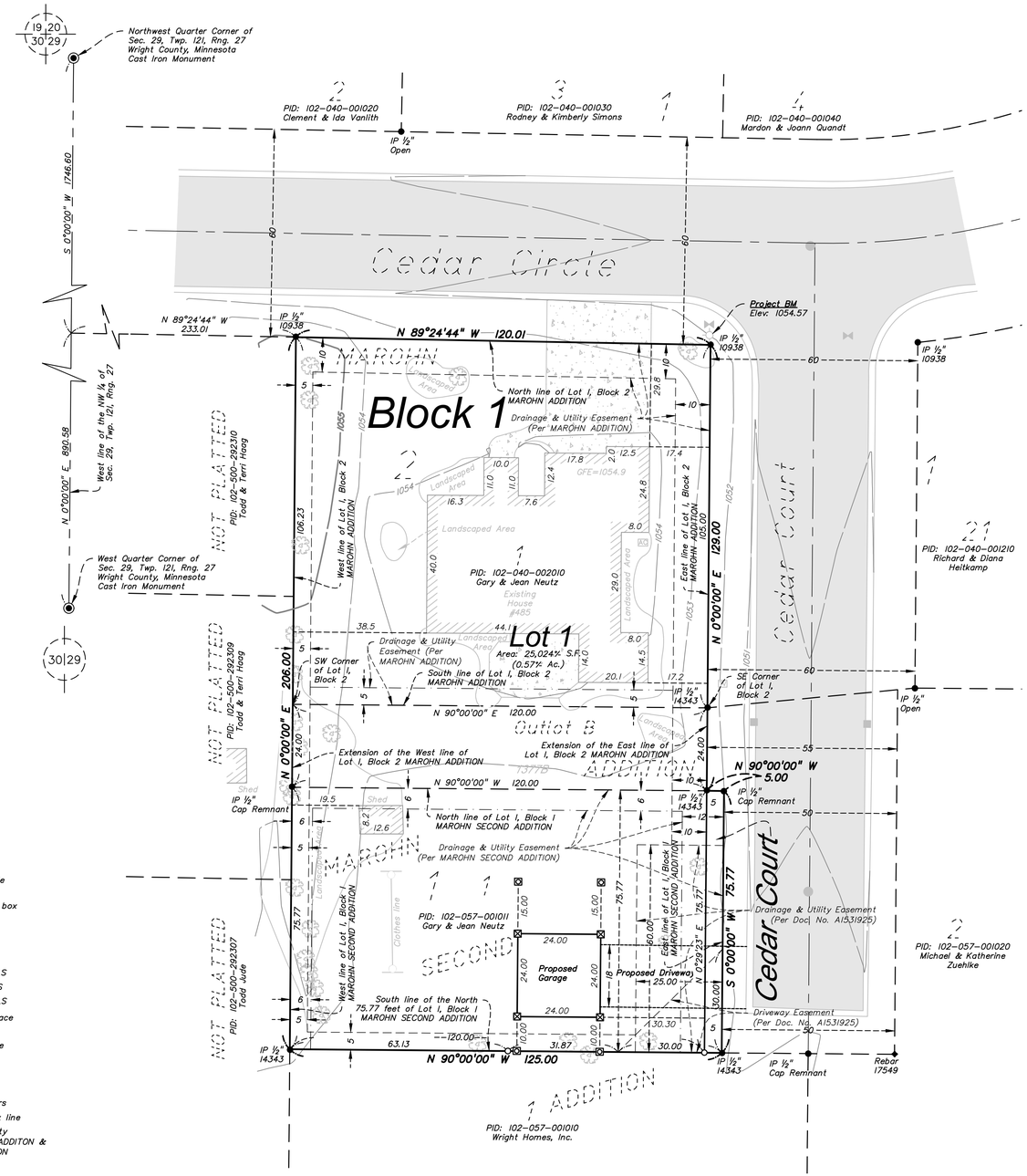


Description of Request

The City requires that we combine our two lots into one parcel, which will enable us to build a detached storage building with dimensions of 24 feet wide by 24 feet deep on our property.

Preliminary Plat of NEUTZ ADDITION

CITY OF ANNANDALE
WRIGHT COUNTY, MN



Property Description (Warranty Deed – Doc. No. A1531926):
The North 75.77 feet of Lot 1, Block 1, MAROHN SECOND ADDITION, Wright County, Minnesota.

AND

Lot 1, Block 2, MAROHN ADDITION, according to plat on file and of record in the Office of the County Recorder, in and for the County of Wright, State of Minnesota, said property being located in the City of Annandale;

AND ALSO

That part of Outlot B, MAROHN ADDITION, Wright County, Minnesota, according to the recorded plat thereof described as follows: Beginning at the Southeast corner of Lot 1, Block 2, of said MAROHN ADDITION; thence on an assumed bearing of South 00 degrees 00 minutes 00 seconds East on an extension of the East line of said Lot 1 a distance of 24.00 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 120 feet to the intersection with the west line of said Lot 1 extended southerly; thence North 00 degrees 00 minutes 00 seconds East along said west line extended a distance of 24.00 feet to the Southwest corner of said Lot 1; thence North 90 degrees 00 minutes 00 seconds East along the South line of said Lot 1 a distance 120.00 feet to the point of beginning, Wright County, Minnesota

SOILS CHART

Map symbol & soil name	Hydrologic group*	Water table depth (in)
1377B: Dorset–Two Inlets complex, 2 to 6 percent slopes	A	>80

* Data from USDA Web Soil Survey

Survey Notes:
1. *This survey was performed without the benefit of a title report. Limited search for restrictions or easements was made by the surveyor. We reserve the right to update this survey upon receipt of title documentation.*
2. *Contours were created using RTK GPS methods.*
3. *Subject property is not within a flood plain district as mapped by FEMA.*
4. *Existing Drainage and Utility Easements located within subject property as shown on the plats of MAROHN ADDITION AND MAROHN SECOND ADDITION shall be vacated prior to recording of the final plat.*

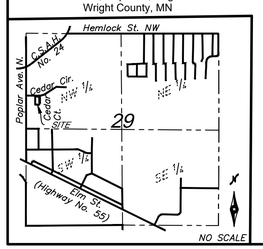
I hereby certify that a boundary survey has been completed for the preliminary plat of NEUTZ ADDITION, Wright County, MN

Signed: Craig Wensmann
Craig A. Wensmann
Date: 4/4/24 Lic. No. 47466

IMPERVIOUS SURFACES (STRUCTURES)
Total lot Area = 25,024% S.F.
House Area = 3,122% S.F.
Shed Area = 104% S.F.
Total Existing Impervious Area = 3,226% S.F. (12.9%)

Proposed Garage Area = 576% S.F. (2.3%)
Total Impervious Area = 3,802% S.F. (15.2%)

VICINITY MAP
Sec. 29, Twp. 121, Rng. 27
Wright County, MN



LEGEND:

- Denotes set hub offset
- Denotes set lath
- Denotes catch basin
- Denotes sanitary manhole
- Denotes watervalve
- Denotes cable television box
- Denotes hydrant
- Denotes air conditioning
- Denotes tree, deciduous
- LS 10938 Denotes Paul Johnson, LS
- LS 14343 Denotes Edward Otto, LS
- LS 17549 Denotes Tony Ellestad, LS
- Denotes bituminous surface
- Denotes concrete surface
- Denotes easement
- Denotes major contour
- Denotes minor contour
- Denotes existing adjoiners
- SBL Denotes building setback line
- Denotes drainage & utility easement per MAROHN ADDITON & MAROHN SECOND ADDITON

BOGART, PEDERSON & ASSOCIATES, INC.

Bearings are based on the plats of MAROHN ADDITION and MAROHN SECOND ADDITION

- ● Denotes found iron monument
- ◆ Denotes found rebar
- ○ Denotes set ½ inch by 14 inch iron monument with a plastic plug stamped R.L.S. 47466

REFERENCE BENCHMARK:
MNDOT Geodetic Monument "TREVOR RESET"
Elevation = 1049.24 feet (NAVD 88)

PROJECT BENCHMARK:
Top nut hydrant in the SW. quadrant of Cedar Street and Cedar Court.
Elevation = 1054.57 feet (NAVD 88)

OWNER/DEVELOPER:
Gary and Jean Neutz
485 Cedar Circle
Annandale, MN 55302
(763) 528-3102

SURVEYORS & ENGINEERS:
Bogart, Pederson & Associates, Inc.
13076 First Street
Becker, MN 55308-9322
763-262-8822

TOTAL AREA: 0.57±. Acres

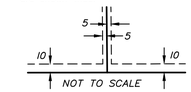
EXISTING ZONING: R-1

PROPOSED ZONING: R-1

MINIMUMS:
10,000 S.F.
75' Width
35% structures per lot

DENOTES BUILDING SETBACKS:
30' Front
10' Side
20' Side (Street)
20' Rear
5' Side/Rear (detached accessory)

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining right of way line, also being 5 feet in width and adjoining lot lines and plat boundary lines, unless otherwise indicated, as shown on the plat.

DATE: 3/5/24
FIELD DATE: March 4th, 2024
BK/PG: 86.25/Pg. 72
DRAWN BY: CK
CHECKED BY: CAW/CEG
DWG FILE: 24-0077 Prelim
FILE NO: 24-0077.00

REVISIONS:
1. 4/18/24 City Comments

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

Signed: Craig Wensmann
Craig A. Wensmann
Date: 4/4/24 Lic. No. 47466

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

PRELIMINARY PLAT
for
Gary and Jean Neutz
NEUTZ ADDITION
City of Annandale
Wright County, MN

NEUTZ ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Gary Neutz and Jean Neutz, spouses married to each other, fee owners of the following described property situated in the County of Wright, State of Minnesota, to wit:

The North 75.77 feet of Lot 1, Block 1, MAROHN SECOND ADDITION, Wright County, Minnesota.

AND

Lot 1, Block 2, MAROHN ADDITION, according to plat on file and of record in the Office of the County Recorder, in and for the County of Wright, State of Minnesota, said property being located in the City of Annandale;

AND ALSO

That part of Outlot B, MAROHN ADDITION, Wright County, Minnesota, according to the recorded plat thereof described as follows: Beginning at the Southeast corner of Lot 1, Block 2, of said MAROHN ADDITION; thence on an assumed bearing of South 00 degrees 00 minutes 00 seconds East on an extension of the East line of said Lot 1 a distance of 24.00 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 120 feet to the intersection with the west line of said Lot 1 extended southerly; thence North 00 degrees 00 minutes 00 seconds East along said west line extended a distance of 24.00 feet to the Southwest corner of said Lot 1; thence North 90 degrees 00 minutes 00 seconds East along the South line of said Lot 1 a distance 120.00 feet to the point of beginning, Wright County, Minnesota

Have caused the same to be surveyed and platted as NEUTZ ADDITION and do hereby dedicate to the public for public use forever the public way and drainage and utility easements as created by this plat.

In witness whereof said Gary Neutz and Jean Neutz, spouses married to each other, have hereunto set their hands this _____ day of _____, 20____.

Gary Neutz Jean Neutz

STATE OF MINNESOTA

COUNTY OF _____

This foregoing instrument was acknowledged before me this _____day of _____, 20_____, by Gary Neutz and Jean Neutz, spouses married to each other.

Signature Print

Notary Public, _____County, Minnesota My Commission Expires _____

I, Craig A. Wensmann, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Craig A. Wensmann, Licensed Land Surveyor
Minnesota License No. 47466

STATE OF MINNESOTA

COUNTY OF _____

The foregoing surveyor's certificate was acknowledged before me this _____ day of _____, 20_____, by Craig A. Wensmann, Licensed Land Surveyor, Minnesota License Number 47466.

Signature Print

Notary Public, _____County, Minnesota My Commission Expires _____

CITY OF ANNANDALE PLANNING COMMISSION
Be it known that at a meeting held on this _____ day of _____, 20____, the Planning Commission of the City of Annandale, Minnesota did hereby approve this plat of NEUTZ ADDITION.

Chairperson

CITY COUNCIL, CITY OF ANNANDALE, MINNESOTA
This plat of NEUTZ ADDITION was approved and accepted by the City Council of the City of Annandale, Minnesota at a regular meeting thereof held on this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Mayor City Administrator

WRIGHT COUNTY SURVEYOR
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

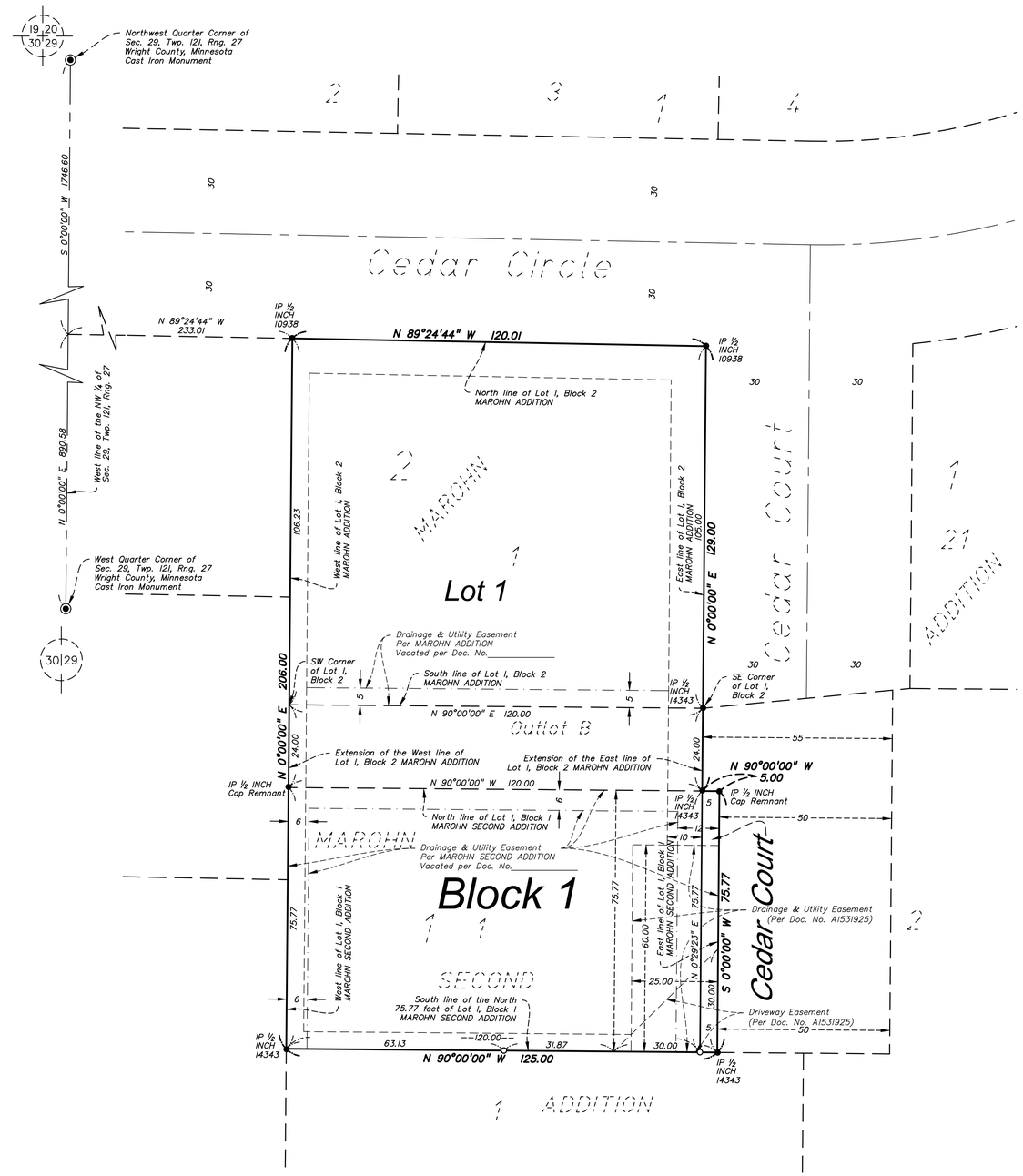
Wright County Surveyor

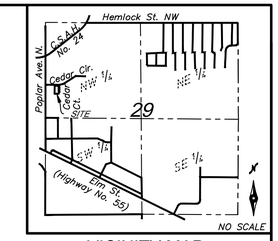
WRIGHT COUNTY LAND RECORDS
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable for the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Wright County Land Records Administrator

WRIGHT COUNTY RECORDER
I hereby certify that this instrument was filed in the Office of the County Recorder for record on this _____ day of _____ 20_____, at _____ o'clock _____.M., and was duly recorded in Cabinet No. _____, Sleeve _____, as Document No. _____.

Wright County Recorder



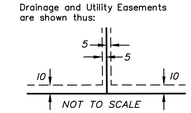


VICINITY MAP
Sec. 29, Twp. 121, Rng. 27
Wright County, MN

0 20
(SCALE IN FEET)
SCALE: 1 INCH = 20 FEET

For the purpose of this plat, the West line of the NW¼ , Section 29, Township 121, Range 27, Wright County, Minnesota is assumed to bear North 0 degrees 00 minutes 00 seconds East

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining right of way lines, also being 5 feet in width and adjoining lot lines and plat boundary lines, unless otherwise indicated, as shown on the plat.

Note: All drainage and drainage and utility easements lying within and shown on Lot 1, Block 2, MAROHN ADDITION and that part of the North 75.77 feet of Lot 1, Block 1, MAROHN SECOND ADDITION have been vacated per the City of Annandale Resolution No. 2024–XX, recorded as Doc. No._____.

○	Denotes set ½ inch x 14 inch iron monument with a plastic plug stamped R.L.S. 47466
◆	Denotes found rebar
●	Denotes found iron monument
◉	Denotes found cast iron monument
– – – – – –	Denotes easement
—— —— ——	Denotes existing adjoiners
LS 10938	Denotes Paul Johnson, LS
LS 14343	Denotes Edward Otto, LS

BOGART, PEDERSON & ASSOCIATES, INC.

THIS PROJECT SHALL BE CONSTRUCTED TO THE CURRENT MN RESIDENTIAL BUILDING CODE, INCORPORATING THE AMENDED 2020 MRC AND MN RULES 1322 RESIDENTIAL ENERGY CODE.

GENERAL NOTES:
THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. LOCAL CODE AND VARIANCE REVIEW TO BE DONE BY OTHERS.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

1 ALL CONTRACTORS MUST FAMILIARIZE THEMSELVES WITH ALL FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, BUILDING CODES, AND ANY REGULATIONS WHICH IN ANY MANNER, AFFECT THOSE ENGAGED IN OR EMPLOYED ON THE WORK, OR THE MATERIALS OR REQUIREMENTS USED, OR WHICH- IF ANY WAY- AFFECT THE CONDUCT OF THE WORK, FI NOT SPECIFICALLY STATED ON THE PLANS OR IN THE SPECIFICATIONS, THE APPROPRIATE CODE SHALL GOVERN SIZES, QUALITIES, AND QUANTITIES OF ALL WORK.
2. VERIFY LOCATION & INVERT ELEVATION AT SANITARY SERVICE. PENETRATION THRU FOOTING MAY BE NECESSARY.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT, ERRORS OR OMISSIONS DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

FRAMING NOTES:
PROVIDE POSITIVE VENTILATION AT EA. END OF EA. RAFTER SPACE AT VAULTED CEILING AREAS.
PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.
PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.

GENERAL PORCH/ DECK NOTES:
ATTACH DECK LEDGER WITH LAG BOLTS/SCREWS THAT PENETRATE INTO RIM JOIST OR WALL STUDS PER MINNESOTA CODE REQUIREMENTS.

BEAMS AND HEADERS:
ALL HEADERS TO BE (2) 2x10 SPF UNLESS OTHERWISE NOTED. IF ANY BEAMS OR HEADERS ARE NOTED ON THE PLAN, DEPTH OF SUCH SHALL NOT BE EXCEEDED.

MIN. DBL STUDS @ ALL WINDOW AND DOOR OPENINGS LARGER THEN 6 FT, AND POINT LOADS UNLESS OTHERWISE NOTED.

BEAM HEADER SUPPLIER TO VERIFY THAT ALL BEAMS AND HEADERS WILL SUPPORT ROOF AND FLOOR LOAD TRUSS LOADS PRIOR TO CONSTRUCTION.

TRUSSES:
TRUSSES SHALL BE ATTACHED TO WALL ASSEMBLY WITH METAL CONNECTOR CAPABLE OF RESISTING MIN. UPLIFT FORCE OF TABLE R802.11 EXPOSURE B OR THE VALUES GIVEN IN THE TRUSS DESIGN DRAWINGS.

WALL PANEL NOTES:
B.P. BRACED WALL PANEL
3'-4" MIN. LENGTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 3" o/c AT ALL PANEL EDGES, 6" o/c FIELD.

I.B.P. INTERIOR BRACED WALL PANEL
1/2" GYP. BD PER R 602.10.3(5); 1/2 GWB EACH SIDE w/ #6 X 1 1/4 TYPE S OR W SCREWS PERS ASTM C1002 @ 7" o/c @ ALL SUPPORTS

A.B.P. ALTERNATE BRACED WALL PANEL
2'-8" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 3" o/c AT ALL PANEL EDGES, 6" o/c FIELD & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 1800# MIN. HOLDDOWN EACH END *HPAHD22 OR STD10)

ALL BRACED WALL PANELS TO BEGIN WITHIN 10'-0" FROM EACH END OF A BRACED WALL LINE.
DISTANCE BETWEEN ADJACENT EDGES OF A BRACED WALL PANEL SHALL BE NO GREATER THAN 20'-0".

BUILDING PERFORMANCE:
HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

FLASHING NOTES:
(IRC. R103.8 FLASHING)
ALL OPENINGS TO THE EXTERIOR MUST BE CAULKED AND FLASHED. FLASHING IS REQUIRED WHERE ALL ROOF & VERTICAL SURFACES MEET, AT WALL AND ROOF INTERSECTIONS, AND WHERE SIDING MATERIAL CHANGES.

ICE DAM PROTECTION:
1 LAYER OF 40# COATED ROOFING OR COATED CLASS C BASE SHEET SHALL BE APPLIED FROM THE EAVES TO A LINE 12" INSIDE THE EXTERIOR WALL LINE

ATTIC:
- VENTILATION- NET FREE AREA TO BE EQUAL TO 1/50TH OF THE ATTIC AREA, OR 1/300TH OF THE ATTIC AREA PROVIDED WITH AT LEAST 50% IN THE UPPER PORTION OF ROOF WITH THE BALANCE IN VENTED SOFFIT.
- PROVIDE ATTIC ACCESS TO ENCLOSED ATTIC AREAS 30 SQ FT OR GREATER, WITH A CEILING HGT 30" OR GREATER. ACCESS SHALL BE 22"x30" AND PLACED IN A READILY ACCESSIBLE LOCATION. IF PLACED IN A WALL, THE ACCESS SHALL BE A MINIMUM OF 22" WIDE BY 30" TALL

FIRE BLOCKING:
- PROVIDE FIRE BLOCKING AROUND ALL OPENINGS BETWEEN FLOORS PER R302.11

- ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED BY MIN. 1/2" DRYWALL

- GARAGE AND IT'S ATTIC IS REQUIRED TO BE SEPARATED FROM THE DWELLING AND ITS ATTIC BY NOT LESS THAN 1/2" DRYWALL FASTENED PER TABLE R702.3.5. IF DWELLING EXTENDS ABOVE GARAGE, THEN GARAGE CEILING TO BE PROTECTED WITH NOT LESS THAN 5/8" TXPE- X GYPSUM ATTACHED PERPENDICULAR TO THE FRAMING USING MIN. 1-7/8" 6D NAILS OR EQUIV. SCREWS 6" O.C.
ALL STRUCTURE THAT SUPPORTS REQUIRED SEPARATION IS TO BE PROTECTED WITH 1/2" GYPSUM FASTENED PER TABLE 702.3.5

- WALL AND CEILING FINISHES ARE REQUIRED TO HAVE NOT MORE THAN 200/240 FLAME SPREAD/ SMOKE DEVELOPED WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
ALTERNATE TESTING IS ALLOWED TO NFPA 286 PROVIDED IT MEETS REQUIREMENTS 1-5 OF SECTION R302.9.4. FOAM PLASTIC INSUL. THAT IS NOT SEPARATED FROM THE BUILDINGS INTERIOR WITH THE REQUIRED 1/2" DRYWALL, 23/32" WOOD PANEL OR OTHER THERMAL BARRIER TESTED IN ACCORDANCE WITH NFPA 275 IS REQUIRED TO HAVE NOT MORE THAN A 75/450 FLAME SPREAD/SMOKE DEVELOPED WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.

DRAFT STOPPING: (IF NEEDED)
- PROVIDE DRAFT STOPPING WHEN THERE IS CONCEALED SPACE BETWEEN FLOORS PER R302.12
- INSTALL DRAFT STOPPING CONSISTING OF MIN. 1/2" DRYWALL OR 3/8" WOOD STRUCTURAL PANEL PARALLEL TO FLOOR FRAMING SO CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT. DRAFT STOPPING SHALL DIVIDE CONCEALED SPACES INTO APPROX. EQUAL AREAS. THE INTEGRITY OF DRAFT-STOPPING SHALL BE MAINTAINED.

SMOKE ALARMS:
PROVIDED AND INSTALLED PER IRC SECTION 313.2.1
PROVIDE HARDWIRED AND INTERCONNECTED SMOKE ALARMS IN EVERY BEDROOM AND IN THE CORRIDOR GIVING ACCESS TO THE BEDROOMS. AT LEAST ONE PER FLOOR- INCLUDING BASEMENTS WHERE NO BEDROOMS EXIST, AND HABITABLE ATTICS.
- IONIZING SMOKE ALARMS SHALL BE INSTALLED NO CLOSER THAN 20' TO COOKING APPLIANCES
- IONIZING SMOKE ALARMS WITH A SILENCING SWITCH SHALL NOT BE INSTALLED CLOSER THAN 10" TO COOKING APPLIANCES
- PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED CLOSER THAN 6' TO COOKING APPLIANCES
- ALARMS ADJACENT BATHROOMS: NO ALARMS SHALL BE INSTALLED WITHIN 3' HORIZONTALLY OF A TUB OR SHOWER CONTAINING BATHROOM UNLESS THIS INTERFERES WITH OTHER PLACEMENT REQUIREMENTS.

CARBON MONOXIDE ALARMS:
PROVIDED AND INSTALLED PER MINNESOTA STATUE 299F.50
PROVIDE HARDWIRED AND INTERCONNECTED CO ALARMS OUTSIDE OF AND WITHIN 10 FEET OF EVERY BEDROOM OR SLEEPING.
- CO ALARM IS REQUIRED ON EVERY LEVEL THAT CONTAINS A BEDROOM OR SLEEPING AREA.
- CO ALARM IS REQUIRED INSIDE BEDROOMS WHEN THAT BEDROOM OR ATTACHED BATHROOM CONTAINS A FUEL FIRED APPLIANCE.
*INTERCONNECTION MAY BE ACHIEVED BY USE OF A UL217 OR UL2034 LISTED WIRELESS SYSTEM.
* EXCEPTIONS: EXISTING SPACES, WHERE INTERIOR FINISHES ARE NOT REMOVED EXPOSING THE STRUCTURE, MAY HAVE BATTERY OPERATED SMOKE OR CO ALARMS THAT ARE NOT INTERCONNECTED.
- ALL REQUIRED ALARMS MUST BE INSTALLED AND OPERATIONAL AT TIME OF FINAL BUILDING INSPECTION.

DOOR AND WINDOW NOTES:
EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 120 MINUTES.

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

FOUNDATION NOTES:
ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL.
STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH,
3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI).
3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION.
MAXIMUM SLUMP, 4"

CONCRETE EXPANSION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR EQUIVALENT.

INFILTRATION,
ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

* JOINTS AROUND WINDOW AND DOOR FRAMES
* JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
* JOINTS BETWEEN WALL AND FOUNDATION
* JOINTS BETWEEN WALL AND ROOF
* JOINTS BETWEEN WALL PANELS
* UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

ADHERED MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.12,1, SECTION 703.7.1 AND ARTICLE 3.3C OF TMS 602 OR IN ACCORDANCE WITH MANUF. INSTRUCTIONS,
LATH INSPECTION MAY BE REQUIRED.

HOUSE/ GARAGE DRAINAGE NOTES:

TIE WELL DRAINAGE INTO HOUSE DRAINAGE. (TYP.)

GARAGE FLOOR DRAINS SHALL NOT CONNECT TO SANITARY. DISCHARGE TO DAYLIGHT TO RUN ACROSS A GREEN SPACE OR OTHER PERVIOUS SURFACE BEFORE MAKING IT TO THE CURB OR STORM DRAIN.

GENERAL PLUMBING AND VENTING NOTES:
PROVIDE AIR BARRIER PROTECTION FOR INSULATION BEHIND/ BELOW TUB/SHOWER UNITS INSTALLED ON EXTERIOR WALLS AS REQ'D BY ENERGY CODE.

ALL PLUMBING SHALL BE ADEQUATELY PROTECTED FROM FREEZING.
OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES SHALL BE PROTECTED WITH AN APPROVED MATERIAL, MEETING ASTM E136 TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS

BATHROOM VENTILATION REQUIRED.

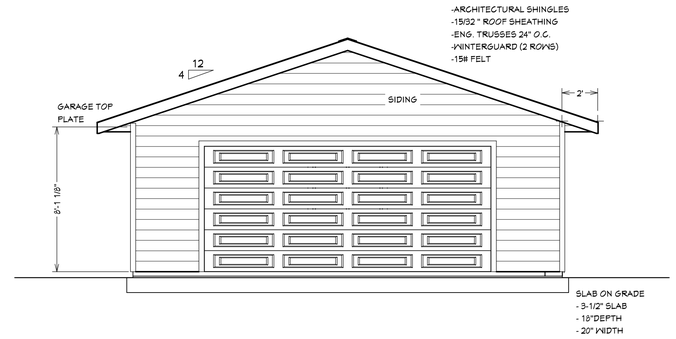
EERO REQUIREMENTS:
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING (EERO). WHERE BASEMENTS CONTAIN SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE PROVIDED IN EACH SLEEPING ROOM, BUT NOT REQUIRED IN THE ADJOINING AREAS OF THE BASEMENT. THE REQUIRED EERO SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO THE PUBLIC WAY.
- REQUIRED DIMENSIONS ARE AS FOLLOWS AND ARE MEASURED TO THE EDGE OF THE CLEAR OPENING: MAX. SILL HEIGHT ABOVE FINISHED FLOOR- 44" ; MIN. OPENING AREA OF 5.7 SQ FT, EXCEPT GRADE FLOOR OPENINGS SHALL HAVE 5.0 SQ FT MIN.; MIN. OPENING HGT. OF 24"; MIN. OPENING WIDTH OF 20"
- OPENINGS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, KEYS OR SPECIAL KNOWLEDGE.

GRADING NOTES:

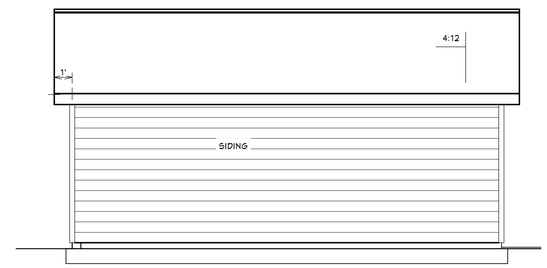
1 CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2 PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
3 FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD LOT LINES AND SWAILS.
4 AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.

EROSION CONTROL NOTES:

1 INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
2 MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
3 IT IS RECOMMENDED THE CONTRACTOR COVER ALL EXPOSED SOIL WITH MULCHED STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION.
4 DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.

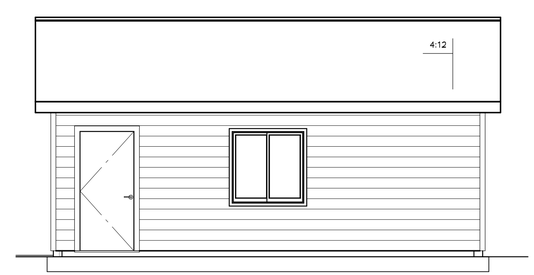


FRONT ELEVATION
1/4"=1'-0"



LEFT ELEVATION
1/4"=1'-0"

BACK ELEVATION
1/4"=1'-0"



RIGHT ELEVATION
1/4"=1'-0"

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320-980-2827

PROJECT:
Gary Neutz
485 Cedar Circle
Annandale, MN 55302

DATE
4/01/2024

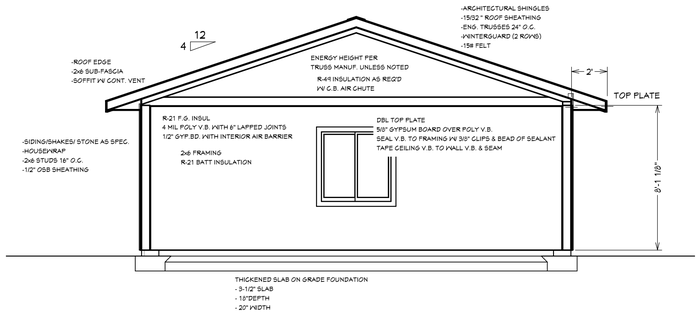
REVISION

NOTES, ELEVATIONS

SHEET:
A-1

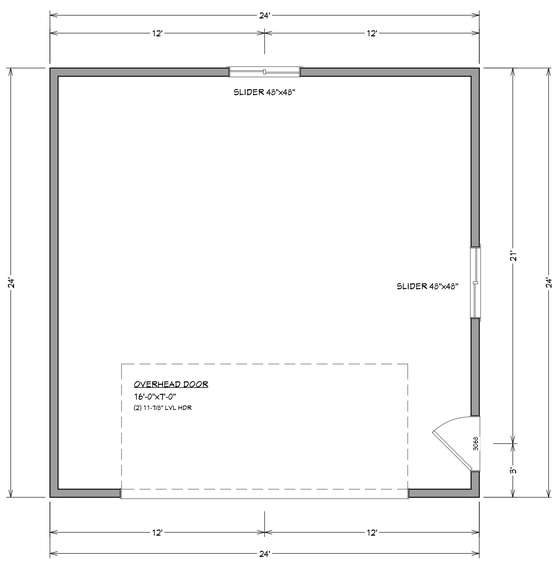
FOUNDATION LAYOUT

1/4"=1'-0"



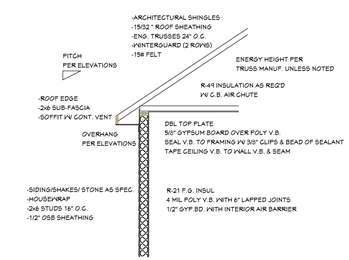
GARAGE BUILDING SECTION DETAIL

1/4"=1'-0"



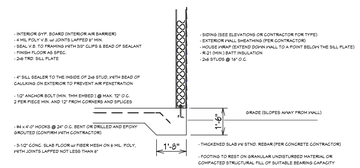
FRAMING LAYOUT

1/4"=1'-0"



GARAGE WALL SECTION DETAIL

1/4"=1'-0"



GARAGE
FOOTING SECTION

1/4"=1'-0"

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Gary Neutz
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DATE
4/01/2024

REVISION

FRAMING LAYOUTS, SECTION DETAILS

SHEET:
A-2

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April 18, 2024

Jacob Thunander, Community Development Director
City of Annandale

via e-mail: jthunander@annandale.mn.us

RE: Neutz Addition Review
City of Annandale, Minnesota
Project No.: 0W1.133227

Dear Jacob,

We have reviewed the information submitted via email on April 9, 2024 for the above referenced project and have the following comments:

1. The Preliminary Plat shall identify the building setback lines.
2. The Final Plat contains a typo in the legal description following the "AND ALSO" – Outiot vs. Outlot.
3. Five feet of right-of-way shall be dedicated as part of the plat such that Cedar Court right-of-way is 55 feet in width along the eastern plat boundary.
4. Applicant shall submit a current Title Commitment.
5. Existing drainage and utility easements shall be vacated and dedicated as part of the platting process.
6. The proposed garage construction will require a grading plan complete with existing and proposed elevations.

We recommend approval of the Preliminary and Final Plats contingent on the above-referenced comments and those comments as submitted by city staff, commissions, and council.

If you have any questions on the above, please call.

Sincerely,

Bolton & Menk, Inc.

Jared Voge, P.E.
City Engineer

H:\ANNA\0W1133227\1_Corres\C_To Others\2024-04-18 133227 Neutz Addition Review.docx

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CITY OF ANNANDALE

REQUEST FOR COMMISSION ACTION

Originating Department: **Administration**	Meeting Date: **May 7, 2024**	Agenda No. **3B.**
Agenda Section: **Public Hearing**	Item: **Consideration of a Request for Preliminary Plat of Pintail Preserve and Site Plan Review of a 58-unit Multifamily Apartment in the R-5 High Density Multi-Family Residential District.** **Applicant: Pintail Preserve LLC (Brian Bruggeman)**	

SITE INFORMATION & BACKGROUND

PID: 102-500-304303
Legal Description: Unplatted Land
Zoning District: R-5 High Density Multi-Family Residential District
Comprehensive Plan: Multi-family Residential
Surrounding Site Use: North: R-1, I-1/ single family residential and industrial warehouse
East: R-1/single family residential
South: Pintail Ponds PUD/single family residential and wetlands
West: R-4/Cottages of Annandale

Planning Case Number: 2024-02

Deadline for Decision: **June 6, 2024 (60-day deadline)**
August 5, 2024 (120-day deadline)

BACKGROUND
Pintail Preserve LLC (Brian Bruggeman) has submitted a land use application for preliminary plat and site and building plan review in order to build a 58 unit apartment building and two detached garage structures on the property located at the southern terminus of Willow Drive West and east of the Cottages of Annandale and west of Purcel Ponds.

The preliminary plat depicts a single lot development with a dedicated right-of-way for an extension of Ash Street. There is also an outlot on the south side of the road, which is a wetland.

CONCEPT PLAN REVIEW
The Planning Commission and City Council reviewed this project as a concept plan in August 2023. The Commission and Council overall were supportive of the proposal and recommended the following comments:

1. Density must be no greater than 15 units/acre.
2. An extension of Ash Street will be required per the Comprehensive Plan goals.
3. Road design shall meet code requirements.
4. Apartment sizes shall meet code requirements.
5. Parking shall meet code requirements.
6. Landscaping shall meet code requirements.
7. A land use application showing all required documents must be submitted for development

review.

8. A rezoning will need to be approved for the site to be consistent with all facets of the Comprehensive Plan.
9. All comments from the City Engineer, City Staff including Fire Chief, and the Planning Commission should be addressed.

The City Engineering Letter dated July 21, 2023 noted the following comments:

1. Ash Street right-of-way shall be platted a minimum of 60 feet in width.
2. A 10-foot trail shall be constructed along Ash Street.
3. A cul-de-sac or other turnaround acceptable to the Fire Chief and Public Works Director shall be constructed at the end of Willow Drive and shall be contained within platted right-of-way.
4. All wetlands shall be delineated.
5. All wetlands and the associated buffers shall be contained within outlots.
6. All utilities shall be contained within easements or public right of way.
7. Watermain shall be extended along Ash Street and connected to the existing watermain located at the western and eastern property boundaries.
8. The applicant shall enter into a stormwater maintenance agreement for the proposed pond.
9. The proposed stormwater pond shall be contained within an easement.
10. The applicant shall avoid existing utilities or re-route them as necessary to accommodate the proposed improvements.
11. Access as required by the Fire Chief, shall be provided around the building perimeter.
12. The applicant shall be responsible for obtaining all required permits.
13. The applicant shall submit all documents required by the Preliminary Plat application at the time of Preliminary Plat.
14. All construction shall be in accordance with City of Annandale standards.

ZONING

The subject site was approved for a rezoning to High Density Multi-Family (R-5) by the City Council on November 13, 2023.

PROPOSED DEVELOPMENT PLAN / SITE PLAN / PRELIMINARY PLAT

Project Density

The proposed density of development is 14.9 units per acre. The project site is 4.9 acres but after platting, the development site is 3.88 acres.

The R-5 Zoning District allows as a permitted use, multi-family apartment structures up to 15 units per acre.

Site Access & Circulation

The applicant is proposing an extension of Ash Street for the primary access to the site. A trail is proposed on the north side of Ash Street which is proposed within the right-of-way. A fire lane is proposed around the site for emergency vehicle access, as required by the Fire Department.

On the plat, Ash Street is being dedicated within a 60 foot right-of-way, which meets ordinance requirements. Some road improvements will be required to be placed on City owned land to the south of the site.

The terminus of Willow Drive is proposed to be connected to the site from the north for a secondary access. This will allow for people to enter the site from Willow Street and access the parking areas on the north side of the building directly. During this process, the City has received negative comments from the neighbors that reside to the north regarding this being a connection. The City may request that it be removed.

There is a parking lot south and north of the proposed building. The proposed parking lot has 26' wide drive aisles, which is sufficient for two-way traffic. The access point is 26' wide at the right-of-way line, which is less than the 30' maximum permitted by the Zoning Ordinance. The internal drive system loops around the site and accesses the side of the building which is the entrance to the parking area in the building.

The trash area is within the building. There are parking spaces in between the drive aisle and the door.

The applicant will need to address any additional comments from the Fire Chief related to fire code requirements.

Apartment Types & Sizes
The applicant is proposing 58 apartment units. Please see the following table below for the apartment size and unit type breakdown:

Unit Style:	Proposed Unit Count:	Proposed Unit Size	Minimum Floor Area Required by Code
Studio	5	515 square feet	500 square feet, maximum of 9 units (15% of total units)
One Bedroom	22	710-814 square feet	700 square feet
Two Bedroom	29	998-1,165 square feet	800 square feet
Three Bedroom	2	1,325 square feet	880 square feet

The applicant is exceeding the minimum standards.

Building Materials
The applicant is providing a building exterior that includes frequent modulation and relief.

The City's Ordinance requires that for multi-family structures "exterior building finishes shall consist of materials comparable in grade and quality to brick; natural stone; stucco; wood, provided the surfaces are finished for exterior use and wood of proven exterior durability is used,

such as cedar, redwood, cypress (or residential metal or vinyl siding manufactured to resemble wood siding)."

The building materials include mostly vinyl siding, some vertical and some horizontal. The accent materials are vinyl shakes and metal panels with a wood appearance.

Setbacks & Performance Standards
Setbacks in the R-5 District are required at "30 feet from exterior property line; 50 feet from any R-1 or R-2 district property". The proposed structure is meeting these standards. The building is 70.5 feet to the R-1 property to the north, over 170 feet to the R-1 property to the east, 79 feet to the Ash Street right-of-way, and 132 feet to the property to the west.

The lot coverage permitted for the apartment building is a 35% maximum requirement in the R-5 District, the lot appears to be at 12.24% building coverage.

The maximum height of a building is 40 feet. The height of the building is 39 feet. Since the building is over 30 feet in height, there is a requirement for an extra five feet in setback to the side lot line, which is being met.

Parking
Parking is required at 2.25 stalls per unit. The ordinance also requires one parking stall per unit to be placed in a garage. With 58 units, the required parking is 131 stalls with 58 in a garage. The applicant is proposing 135 stalls with 61 in an interior parking area within the building or in a detached accessory building.

The applicant is also demonstrating three handicapped accessible spaces to meet the minimum requirements.

Lighting
A general photometric plan has been provided. It is required that footcandle readings be 0.4 or less at the property lines. It appears generally consistent with the requirement. It also requires that light cast from the property not exceed 1.0 footcandles at the street centerline.

Landscaping
The City's zoning ordinance requires 30% landscaped open space for a multi-family structure. The site includes 3.88 acres of which 1.9 acres are impervious surfaces. Of the remaining site, about 0.5 acres is stormwater ponding. This leaves about 38% of the site available for landscaping, which meets the requirements of the ordinance.

The landscaping plan is required to provide a minimum of 1 tree per unit for a multi-family structure. The ordinance requires a minimum of 25% coniferous and 25% deciduous. Deciduous trees are required to be 2" in diameter and evergreen trees are required to be six feet in height.

The applicant is proposing 26 coniferous trees, 22 deciduous trees, and 10 ornamental trees. This equals exactly 58 trees.

Details on the foundation plantings need to be supplied for review and approval by City Staff.

Natural Resources
The applicant is proposing to remove 10 significant trees totaling 140 inches. This is less than the 70% allowed for removal.

There is a wetland south of the proposed Ash Street extension that will be placed in an outlot.

Signage
The applicant is proposing a monument sign that will need to conform to code requirements. A sign permit application will be required.

Grading & Drainage
The applicant will need to follow the recommendations of the City Engineer relating to grading, drainage, and utilities. Engineering comments are attached for review.

Public Land Dedication
Park dedication will be required at time of final plat. The Park Commission held their meeting on February 27, 2024 and recommended cash-in-lieu (10% fair market value) for public land dedication. The Park Commission was interested in having an east/west connecting trail from Excelsior Avenue S in front of the Cottages of Annandale to the developer's required trail. This would be a credit to the park dedication fees paid by the developer.

The developer will not be credited for private recreational amenities or sidewalks/trails on the subject parcel as they are required by the City's subdivision ordinance.

REQUEST ANALYSIS
There are two actions before the Planning Commission related to this request: Preliminary Plat and Site Plan Review. The preliminary plat requires a public hearing.

The applicant appears to be meeting the criteria for Preliminary Plat and Site Plan Review and would recommend approval with Exhibit Z conditions.

Attachments:

A. Aerial Image
B. Applicant Narrative
C. Preliminary Plat
D. Building & Site Plan
E. Letters from Utility Providers
F. City Engineer's Letter, April 22, 2024
Z. Conditions of Approval

Exhibit Z – Conditions of Approval

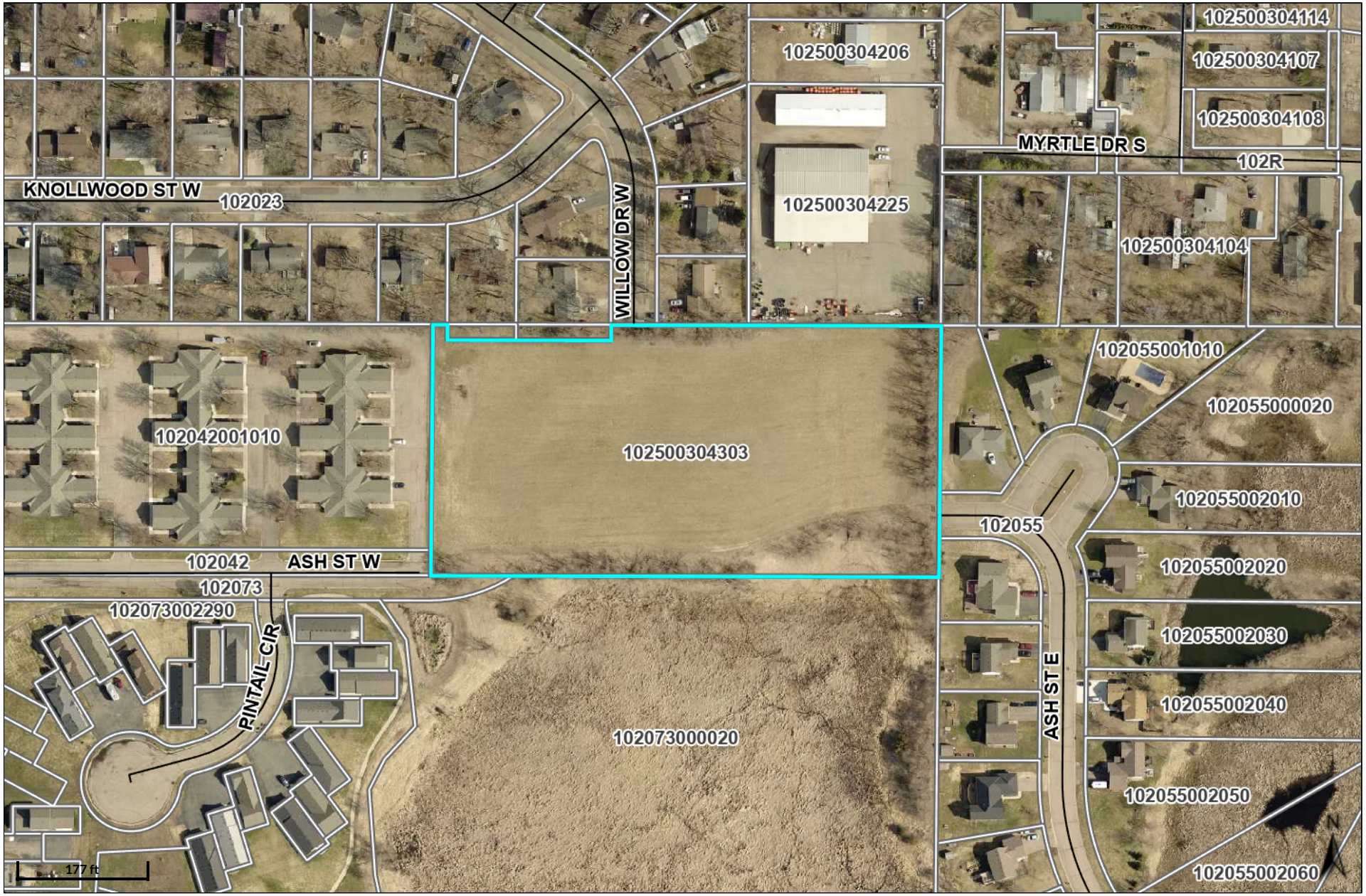
1. Park Commission recommendations shall be met regarding public land dedication.
2. Signage details shall be provided meeting code requirements. A separate sign permit application will be required at the time of building permit.

3. Details on the foundation plantings shall be provided.
4. Compliance with the terms and comments of the City Engineer's Letter dated April 22, 2024.
5. All comments from the Fire Chief, other City Staff, and the Planning Commission shall be addressed and satisfactory to the City.
6. Final plat shall be submitted for review within one year of approval of the preliminary plat.

Applicant: Pintail Preserve LLC (Brian Bruggeman) | Request for PrePlat & Building/Site Plan Review

PID: 102-500-304303

Created by: City of Annandale



April 8 , 2024

Land Use Application: Description of Request continuation

Pintail Preserve LLC is submitting a Land Use Application for a Site Plan Review & Preliminary Plat for PID parcel 102-500-304303 currently zoned R-5 High Density Multi-Family Residential.

Preliminary Plat

Preliminary Plat Documents are submitted per Preliminary Plan Check list *(See exhibit #1 plat drawings & Exhibit 2 Civil drawings))*

Site & Building plan review : (*See exhibit #2 civil drawings & Exhibit #3 Architectural drawings*)

The applicant is submitting civil site development plans, building's exterior elevation with proposed finishes, building floor plans and a building image. The project is comprised of a three story, 58 unit apartment building on approximately 3.88 acres. Unit density is 14.95 units per acre. The apartment will accommodate 38 interior park stalls incorporated in the 1st level of the structure and two single story garages with 10 stalls per garage for a total of 58 covered parking stalls (1 stall / unit). An additional 73 surface parking stalls provide a net 2.25 stalls /unit parking ratio.

The proposed design is compatible with the adjacent multi-family and single family finishes. The roof design will be a pitched roof incorporating accent dormers Overall height of the apartment is within zoning height limitations. Exterior finish will consist of a combination of Horizontal and vertical board and batten vinyl siding and wood grained steel siding accents. Suspended balconies will be provided at selected apartment units.

Site amenities include an outdoor patio and dog walking area. A 10 ft trail is provided parallel to Ash Steet for access to existing walks and trails in the neighborhood and is linked to the apartment complex via a private walk.

This submittal complies with Annandale's City Code Title 15 Land use and related zoning requirements except for the following:

Willow Street West Dead-end condition

The existing condition at Willow Street West is a dead end condition with no provisions provided for turn around by the original developer of the Oak Knoll Second Addition. As a condition for development of this site, the city requires that emergency and city maintenance vehicle are provided with a means to effectively turn around their vehicles at this dead end condition.

The applicant is proposing an extension of Willow Street West onto the applicant's property and granting an access easement to permit emergency and city maintenance vehicles access to accommodate a turnaround maneuver. To minimize impacting the site's gross area and setback criteria the applicant in incorporating the extension of Willow Street with the fire access loop road at the perimeter of the building. The applicant and city staff are working on a solution that will restrict public access to the applicant's site through narrowing of the street, use of a gate or some other restrictive method.

Miscellaneous Submittal documents:

The following supplemental documents are provided as part of the application:

Exhibit 4 Geotechnical soil reports for Ash Street and Building Site
Exhibit 5 Wetland Delineation Report
Exhibit 6 Storm Water Report
Exhibit 7 Utility Service letters (enclosed is letter from CenterPoint Energy, Excel Energy and Midco.

SITE DEVELOPMENT PLANS
FOR

PINTAIL PRESERVE

SECTION 30, TOWNSHIP 121N, RANGE 27W
ANNANDALE, WRIGHT COUNTY, MN

PROJECT TEAM:

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED BY: MICHAEL C. BRANDT
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114
TELEPHONE (651) 645-4197

OWNER / DEVELOPER
PINTAIL PRESERVE LLC
7177 ISAAK AVE NW
ANNANDALE, MN 55302
CONTACT: BRIAN BRUGGEMAN

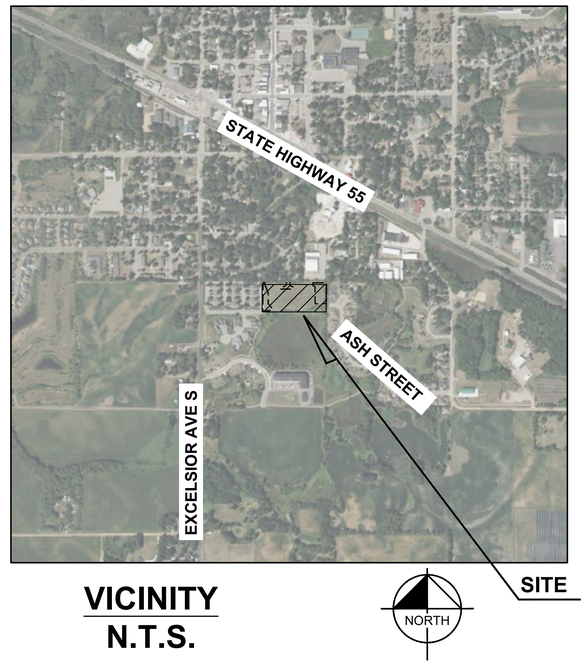
LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED BY: RYAN A. HYLLESTED
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114
TELEPHONE (651) 645-4197

SURVEYOR
EGAN, FIELD, & NOWAK, INC.
475 OLD HIGHWAY 8 NW, SUITE 200
NEW BRIGHTON, MINNESOTA 55112
TELEPHONE: (612) 466-3300
CONTACT: ERIC ROESER

GEOTECHNICAL ENGINEER
CHOSEN VALLEY TESTING
245 E. ROSELAWN, ST. PAUL, MINNESOTA
TELEPHONE: (651) 756 - 7384
CONTACT: HANNAH FISCHER

ARCHITECT
AMCON CONSTRUCTION
5565 BLAIN AVE E. INVER GROVE HEIGHTS, MINNESOTA 55076
TELEPHONE: (612) 759-6990
CONTACT: DENNIS CORNELIUS



VICINITY
N.T.S.

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A ---- SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C100	GENERAL NOTES
C101	ALTA TOPOGRAPHIC SURVEY
C102	PINTAIL PRESERVE PRELIMINARY PLAT
C200	SITE DEMOLITION PLAN
C300	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
C301	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2
C302	EROSION AND SEDIMENT CONTROL DETAILS
C400	SITE DIMENSION PLAN
C401	FIRE TRUCK MOVEMENT
C402	SITE DETAILS
C403	SITE DETAILS
C404	SITE DETAILS
C500	GRADING AND DRAINAGE PLAN
C501	STREET AND UTILITY PLAN AND PROFILE
C502	GRADING DETAILS
C503	EAST POND DETAIL
C504	WEST PONT DETAIL
C600	UTILITY PLAN
C601	UTILITY DETAILS
C700	TREE PRESERVATION PLAN
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS
L200	IRRIGATION PLAN
L201	IRRIGATION DETAILS

BENCHMARKS

BENCHMARKS: TOP OF MINNESOTA DEPARTMENT OF TRANSPORTATION GEODETIC MONUMENT 8611 Q RESET.
ELEVATION = 1067.44 (NAVD88)

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 TOP NUT OF HYDRANT LOCATED IN THE SOUTHEAST CORNER OF THE SURVEYED PROPERTY
ELEVATION=1066.11 (NAVD88)

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	02/13/2024	ZTR
2	UPDATED SITE PLAN	04/05/2024	ZTR

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

MICHAEL C. BRANDT
DATE: 01/05/2024 MN LIC. NO. 42661

KHA PROJECT 161136000
DATE 01/09/2024
SCALE AS SHOWN
DESIGNED BY ZTR
DRAWN BY ZTR
CHECKED BY MCB

COVER SHEET

PINTAIL PRESERVE
PREPARED FOR
PINTAIL PRESERVE LLC
ANNANDALE MN

SHEET NUMBER
C000

K:\TWC_LDEV\Amcon\Annandale Apartments\3 Design\CAD\PlanSheets\C0-COVER SHEET.dwg April 08, 2024 - 11:43am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TWC_LDEV\Amcon\Annandale Apartments\3 Design\CAD\PlanSheets\C1-GENERAL NOTES.dwg April 08, 2024 - 11:43am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS OF THE LOCAL JURISDICTION AND STATE DEPARTMENT OF TRANSPORTATION AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.

3. PERFORM ALL WORK IN COMPLIANCE WITH APPLICABLE CITY REGULATIONS, STATE CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING THE NECESSARY MATERIALS & LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS, AND IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE APPROPRIATE APPROVING AUTHORITIES.

4. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.

5. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

8. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

9. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

10. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

12. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

13. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

15. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.

16. CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES: PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION, ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION, INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES.

THIRD PARTY SUPPLEMENTAL INFORMATION

KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED WITHIN SUPPLEMENTAL INFORMATION PROVIDED BY THIRD PARTY CONSULTANTS.

1. **BOUNDARY & TOPOGRAPHIC SURVEY**
PERFORMED BY: EGAN, FIELD, & NOWAK, INC.
ADDRESS: 475 OLD HIGHWAY 8 NW, SUITE 200, NEW BRIGHTON, MINNESOTA 55112
PHONE: (612) 466-3300
DATED: 09/13/2023

2. **GEOTECHNICAL EVALUATION REPORT**
PERFORMED BY: CHOSEN VALLEY TESTING
ADDRESS: 245 E ROSELAWN, ST. PAUL, MINNESOTA
PHONE: (651) 756-7384
DATED: 09/12/2023

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.

5. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.

6. BMPS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5-INCH OR GREATER RAINFALL EVENT.

7. EROSION & SEDIMENT CONTROL BMPS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:

7.1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

7.2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO VERIFY THAT A HEALTHY STAND OF VEGETATION IS MAINTAINED. SEEDED AREAS SHOULD BE FERTILIZED, WATERED AND RE-SEEDED AS NEEDED. REFER TO THE LANDSCAPE PLAN AND PROJECT SPECIFICATIONS.

7.3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.

7.4. THE ROCK CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC ADDITIONS OF ROCK TOP DRESSING AS CONDITIONS DEMAND.

7.5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC ADDITIONS OF TOP DRESSING IF THE TEMPORARY PARKING CONDITIONS DEMAND.

7.6. PERFORM ALL MAINTENANCE OPERATIONS IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL CITY OR COUNTY SPECIFICATIONS AND STANDARDS, OR THE STATE DOT SPECIFICATIONS AND STANDARDS IF NOT COVERED BY LOCAL CITY OR COUNTY REGULATIONS.

2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.

3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.

4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.

5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.

6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.

7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.

8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.

9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.

10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.

11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.

4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.

5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.

6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.

7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.

8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.

9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.

11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO STATE DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL GROWTH IS ESTABLISHED TO MINIMUM COVERAGE OF 70% IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.

15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND STATE DOT SPECIFICATIONS.

17. PAVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATION OF THE SITE SPECIFIC GEOTECHNICAL EVALUATION REPORT AND CITY & STATE DOT SPECIFICATIONS.

18. SPOT ELEVATIONS REPRESENT THE FINISHED SURFACE GRADE OR FLOWLINE OF CURB UNLESS OTHERWISE NOTED.

19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.

20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.

21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.

22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.

23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.

24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.

3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.

4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.

5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.

7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

8. UNDERGROUND UTILITY LINES SHALL BE SURVEYED BY A STATE LICENSED PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.

9. CONTRACTOR SHALL PERFORM, AT THEIR OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

10. BETWEEN WATER AND SEWER MANHOLES AND PIPES, CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10-FEET AND A MINIMUM VERTICAL SEPARATION OF 18-INCHES.

11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GASKETED AND/OR GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.

13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.

14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.

15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.

17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 2.0% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.

18. PROVIDE INSULATION OF UNDERGROUND ROOF DRAINS AND SANITARY SEWER SERVICES IF ADEQUATE FROST DEPTH CANNOT BE PROVIDED.

19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.

20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.

21. A MINIMUM SEPARATION OF 5-FEET IS REQUIRED BETWEEN UNDERGROUND UTILITIES AND TREES UNLESS A ROOT BARRIER IS UTILIZED.

22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.

23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.

24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.

25. REFERENCE ARCHITECTURAL PLANS (BY OTHERS) FOR EXACT BUILDING DIMENSIONS, MATERIALS SPECIFICATIONS.

26. REFERENCE M.E.P. PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS.

27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR FOOTING AND FOUNDATION PAD PREPARATION SPECIFICATIONS.

28. CONTRACTOR SHALL REFERENCE M.E.P PLANS (BY OTHERS) FOR ROUTING OF PROPOSED ELECTRICAL & COMMUNICATIONS SERVICES AND SITE LIGHTING LAYOUT.

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	02/13/2024	ZTR
2	UPDATED SITE PLAN	04/05/2024	ZTR

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MICHAEL C. BRANDT
DATE: 01/05/2024 MN LIC. NO. 42661

KHA PROJECT 161136000
DATE 01/09/2024
SCALE AS SHOWN
DESIGNED BY ZTR
DRAWN BY ZTR
CHECKED BY MCB

GENERAL NOTES

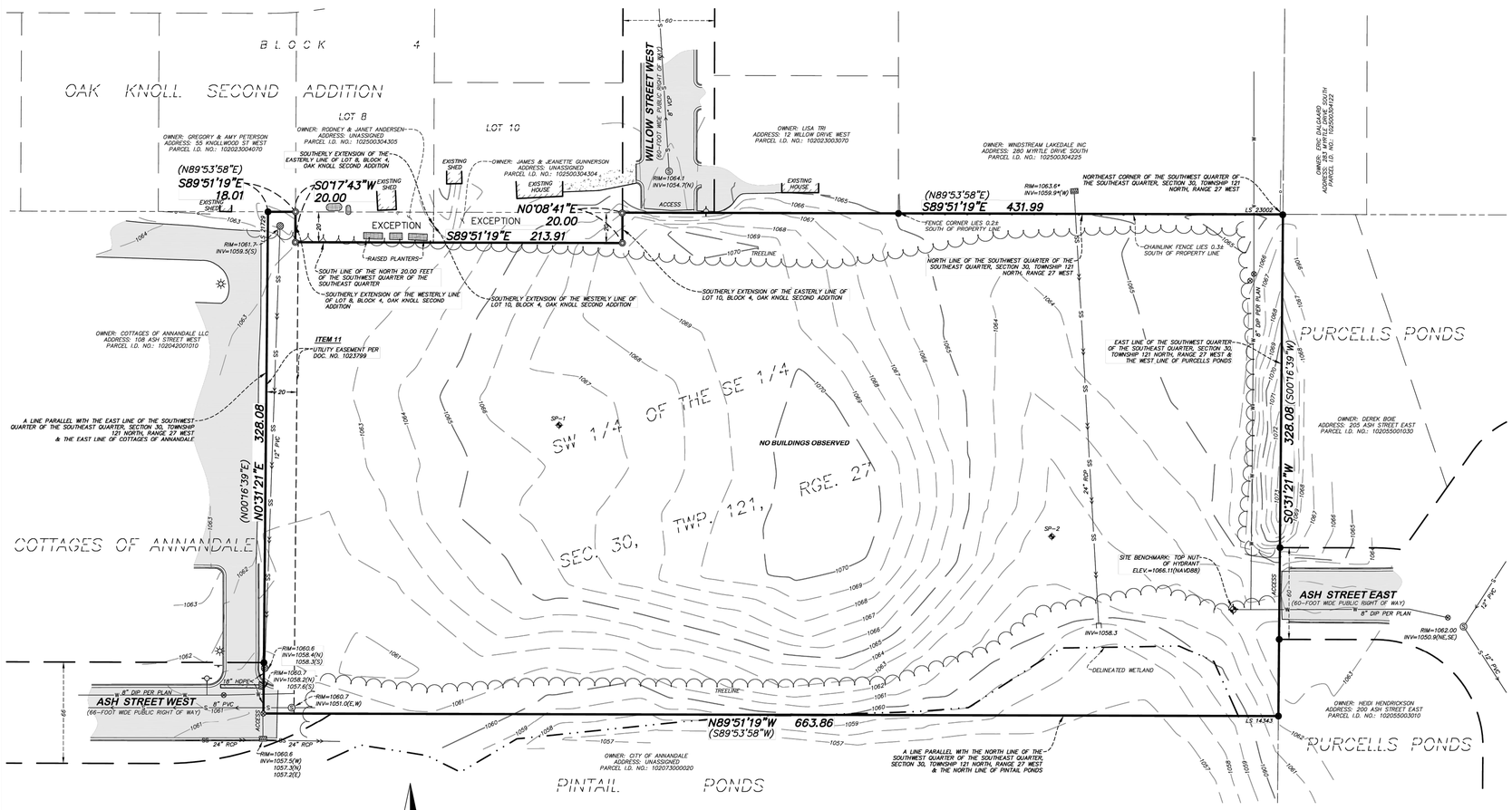
PINTAIL PRESERVE
PREPARED FOR
PINTAIL PRESERVE LLC
ANNANDALE MN

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER
C100

K:\TWC_LDEV\Amcon\Annandale Apartments\3 Design\CAD\PlanSheets\C1-SURVEY.dwg April 08, 2024 - 11:43am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ALTA/NSPS LAND TITLE SURVEY FOR:
Kimley Horn & Associates, Inc.



LEGAL DESCRIPTION:

That part of the Southwest Quarter of the Southeast Quarter of Section 30, Township 121, Range 27, described as follows:

Commencing at the Northeast corner of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 16 minutes 39 seconds West, along the East line of said Southwest Quarter, a distance of 328.08 feet; thence South 89 degrees 53 minutes 58 seconds West, parallel to the North line of said Southwest Quarter, a distance of 663.86 feet; thence North 00 degrees 16 minutes 39 seconds East, parallel to the East line of said Southwest Quarter, a distance of 328.08 feet to the North line of said Southwest Quarter; thence North 89 degrees 53 minutes 58 seconds East, along said North line, a distance of 663.86 feet to the point of beginning,

EXCEPT that part contained within the following described property:

That part of the Southwest Quarter of the Southeast Quarter of Section 30, Township 121, Range 27, described as follows:

Commencing at the Northeast corner of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 31 minutes 22 seconds West, assumed bearing, along the East line of said Southwest Quarter of the Southeast Quarter, a distance of 328.08 feet to the point of beginning of the land to be described; thence continue South 00 degrees 31 minutes 22 seconds West, along said East line, a distance of 1002.52 feet to the Southeast corner of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 42 minutes 31 seconds West, along the South line of said Southwest Quarter of the Southeast Quarter, a distance of 1311.99 feet to the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 17 minutes 43 seconds East, along the West line of said Southwest Quarter of the Southeast Quarter, a distance of 992.53 feet to the intersection with a line drawn North 89 degrees 51 minutes 19 seconds West from the point of beginning; thence South 89 degrees 51 minutes 19 seconds East, along said line, a distance of 1315.95 feet to the point of beginning.

AND EXCEPT:

The North 20.00 feet of the Southwest Quarter of the Southeast Quarter of Section 30, Township 121 North, Range 27 West, Wright County, Minnesota, lying easterly of the southerly extension of the westerly line of Lot 10, Block 4 of Oak Knoll Second Addition, and lying westerly of the southerly extension of the easterly line of said Lot 10, Block 4.

AND EXCEPT:

The North 20.00 feet of the Southwest Quarter of the Southeast Quarter of Section 30, Township 121 North, Range 27 West, Wright County, Minnesota, lying easterly of the southerly extension of the westerly line of Lot 8, Block 4 of Oak Knoll Second Addition, and lying westerly of the southerly extension of the easterly line of said Lot 8, Block 4.

Abstract Property.

GENERAL SURVEY NOTES:

1. The orientation of this bearing system is based on the Wright County coordinate grid (NAD 83–2011 Adj.).
2. The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance issued by Land Title, Inc. as agent for Old Republic National Title Insurance Company, Commitment No. 677808 dated May 5, 2023 at 7:00 am.
3. The surveyed property has direct access to Ash Street East and Willow Drive West, both being public right of ways.
4. The first described metes and bounds exception in the provided legal description is not necessary. Said first exception describes the area currently platted as PINTAIL PONDS.

OPTIONAL TABLE A ITEMS:

1. Monuments have been placed at all major corners of the surveyed property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
2. The address of the property described hereon is Unassigned, Ash Street West, Annandale, MN 55302.
3. The property described hereon has not had a flood hazard study completed by FEMA; therefore, a flood map has not been published at this time
4. The total area of the property described hereon is 213,517 square feet or 4.90168 acres.
5. The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.

   BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument 8611 Q RESET Elevation = 1067.44 feet. (NAVD88)

   SITE BENCHMARK: Top of nut of hydrant located in the Southeast corner of the surveyed property Elevation = 1066.11 feet. (NAVD88)

6a. No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a), as set forth in the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.

7a. No buildings were observed in the process of conducting the fieldwork.

7b1. No buildings were observed in the process of conducting the fieldwork.

7c. No buildings were observed in the process of conducting the fieldwork.

8. Substantial features observed in the process of conducting the fieldwork are depicted hereon.
9. As of the date of this survey the property described hereon contains no striped parking spaces.

11a. Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 232342862. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

13. The names of adjoining owners according to current tax records are depicted hereon.
14. The intersection of Willow Drive West and Knollwood Street is 285 feet North of surveyed property.
16. As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.
18. The plottable offsite easements or servitudes disclosed in documents provided to the surveyor are depicted hereon.

CERTIFICATION:

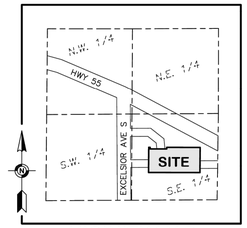
To Brian J. Bruggeman; Steven A. Bruggeman, as Trustee of the Steven A Bruggeman Trust an undivided 1/2 interest and Kelly R. Bruggeman Trustee of the Kelly R Bruggeman Trust and undivided 1/2 interest; Land Title, Inc.; and Old republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, and 18 of Table A thereof. The fieldwork was completed on September 7, 2023.

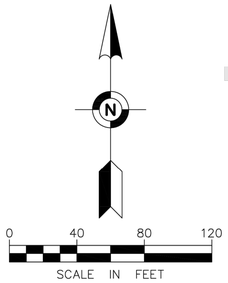
Date of Plat or Map: September 13, 2023

Eric A. Roeser
Minnesota License No. 47476
eroeser@efnsurvey.com

SECTION 30, T 121 N, R 27 W



VICINITY MAP
NO SCALE



- ● FOUND IRON MONUMENT
- ⊗ FOUND PK NAIL
- ◎ SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 232342862.

CITY OF ANNANDALE
MIDCONTINENT COMMUNICATIONS
CENTER POINT ENERGY
WINDSTREAM COMMUNICATIONS
XCEL ENERGY

SURVEY ITEMS PER SCHEDULE B:

ITEM 11: Perpetual Easement for Utilities dated July 3, 2006, filed August 31, 2006 as Document Number 1023799.

Said easement affects the surveyed property and is depicted hereon. Said easement was not provided to the surveyor, but is currently depicted based on the location shown on previous surveys of record. Once a copy of the easement document is provided to the surveyor, the location of the easement will be verified.

LEGEND:

- BENCHMARK
- SANITARY MANHOLE
- CATCH BASIN
- CULVERT
- GATE VALVE
- HYDRANT
- LIGHT
- SIGN
- RIM AND INVERT NOT FIELD LOCATED INFORMATION OBTAIN FROM PLANS
- CHAIN LINK FENCE
- WATERMAIN
- STORM SEWER
- SANITARY SEWER
- TREELINE
- 920 EXISTING CONTOUR LINE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- LANDSCAPE AREA

FIELD BOOK	PAGE

DRAWING NAME: 41564.dwg
JOB NO. 41564
FILE NO. 6068

FIELDWORK CHIEF: BW
DRAWN BY: DAV
CHECKED BY: EAR

REVISIONS

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Kimley Horn & Associates, Inc.

PROPERTY ADDRESS:
Unassigned Ash Street West
Annandale, Minnesota 55302

EFN
Egan, Field & Nowak, Inc.
land surveyors since 1872
475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM
COPYRIGHT © 2023 By EGAN, FIELD & NOWAK, INC.

SHEET 1 OF 1

No.	REVISIONS	DATE	BY
1.	CITY COMMENTS	02/13/2024	ZTR
2.	UPDATED SITE PLAN	04/05/2024	ZTR

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

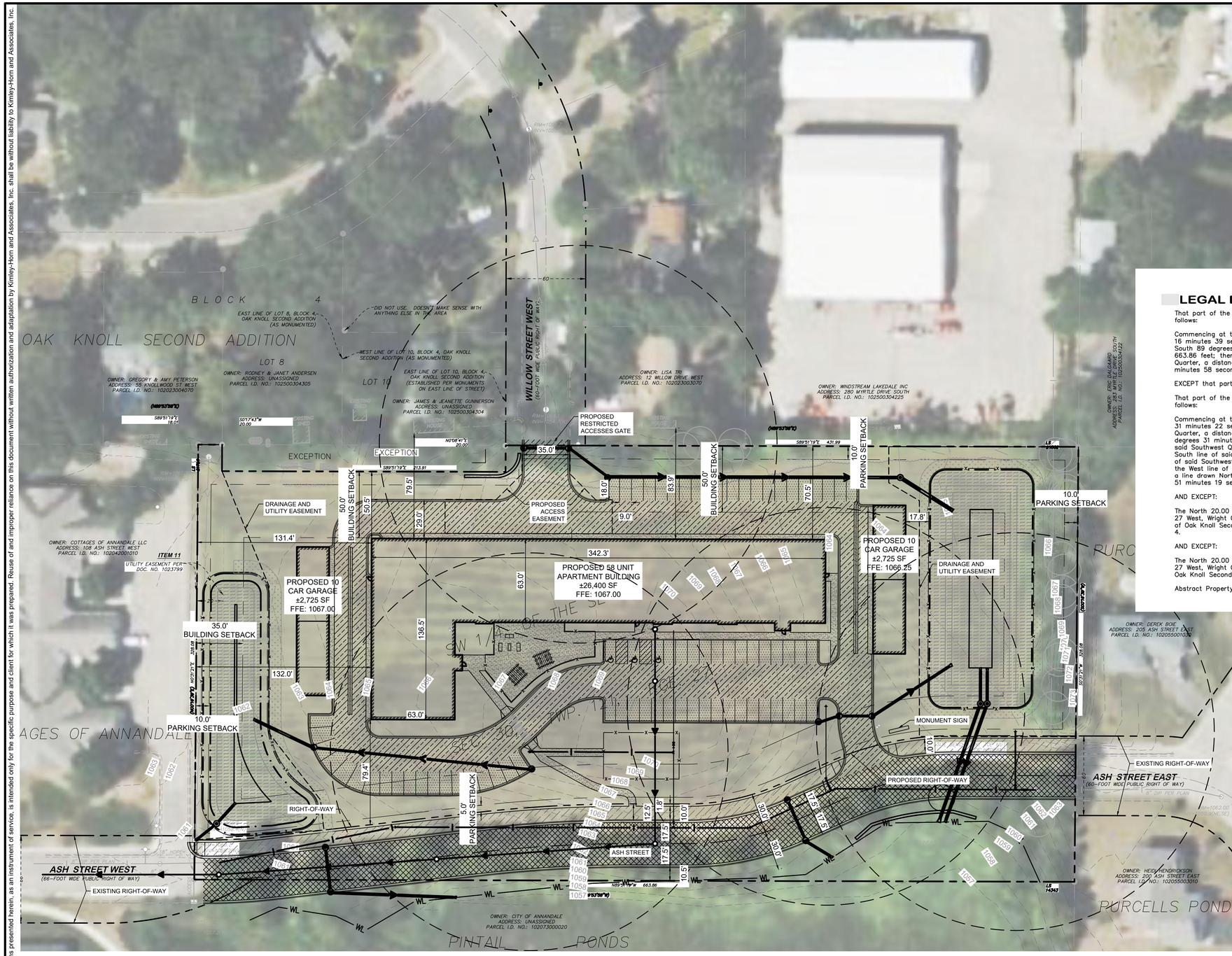
KHA PROJECT 161136000
DATE 01/09/2024
SCALE AS SHOWN
DESIGNED BY ZTR
DRAWN BY ZTR
CHECKED BY MGB

ALTA TOPOGRAPHIC SURVEY

PRELIMINARY - NOT FOR CONSTRUCTION

PINTAIL PRESERVE
PREPARED FOR
PINTAIL PRESERVE LLC
ANNANDALE MN

SHEET NUMBER
C101



LEGEND

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- STANDARD DUTY ASPHALT PAVMENT — SEE DETAILS FOR SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE DETAILS FOR SECTION
- RIGHT OF WAY PAVEMENT — SEE DETAILS FOR SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE DETAILS FOR SECTION
- CONCRETE SIDEWALK — SEE DETAILS FOR SECTION
- ASPHALT TRAIL — SEE DETAILS FOR SECTION
- STORM WATER AREA — SEE GRADING PLAN FOR DETAILS

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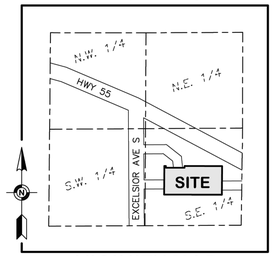
Abstract Property.

SECTION 30, T 121 N, R 27 W



VICINITY MAP
NO SCALE

PROPERTY SUMMARY

TOTAL PROPERTY AREA	4.90 AC
RIGHT-OF-WAY DEDICATION	1.02 AC
ON-SITE WETLAND AREA	0.15 AC
NET PROPERTY AREA (LOT1 BLOCK 1)	3.88 AC
DISTURBED AREA	4.62 AC
EXISTING IMPERVIOUS AREA	0.00 AC
EXISTING PERVIOUS AREA	4.90 AC

PROPOSED ON-SITE IMPERVIOUS AREA	1.90 AC
PROPOSED ROW IMPERVIOUS AREA	0.69 AC
PROPOSED TOTAL IMPERVIOUS AREA	2.54 AC
PROPOSED PERVIOUS AREA	2.36 AC
NET INCREASE IN IMPERVIOUS AREA	2.59 AC

SITE DATA

ZONING	R-5 HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT

PROPOSED LAND USE	APARTMENT
PARKING SETBACKS	SIDE/REAR = 10' RIGHT OF WAY = 5'
BUILDING SETBACKS	PROPERTY LINE = 30' R-1 OR R-2 RESIDENTIAL = 50' SIDE = 35'

BUILDING DATA

TOTAL BUILDING FOOTPRINT	±26,400 SF
PERCENT OF TOTAL PROPERTY AREA	12.24%

PARKING SUMMARY

REQUIRED PARKING	131 SPACES @ 2.25 SPACE/ DWELLING UNIT
TOTAL PROPOSED PARKING	135 SPACES TOTAL (61 INTERIOR & 74 EXTERIOR)
REQUIRED ACCESSIBLE PARKING	3 STANDARD SPACES
PROPOSED ACCESSIBLE PARKING	3 STANDARD SPACES

ESTIMATED SEWER AND WATER FLOWS

58 APARTMENT UNITS	312 GPD PER UNIT	18,084 GPD SEWER FLOW
58 UNITS AVG 3 PEOPLE PER UNIT	114 GPD	19,800 GPD WATER FLOW

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

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	02/13/2024	ZTR
2	UPDATED SITE PLAN	04/05/2024	ZTR

Kimley»Horn
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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MICHAEL C. BRANDT
DATE: 01/05/2024 MN LIC. NO. 42661

KHA PROJECT 161136000
DATE 01/09/2024
SCALE AS SHOWN
DESIGNED BY ZTR
DRAWN BY ZTR
CHECKED BY MCB

PRELIMINARY - NOT FOR CONSTRUCTION

PINTAIL PRESERVE PRELIMINARY PLAT

PINTAIL PRESERVE
PREPARED FOR
PINTAIL PRESERVE LLC
ANNANDALE MN

SHEET NUMBER
C102

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K:\TWC_LDEV\Amcon\Annandale Apartments\3 Design\CAD\PlanSheets\C4-PRELIMINARY PLAT.dwg April 08, 2024 - 11:43am

K:\TWC_LDEV\Amcon\Annandale Apartments\3 Design\CAD\PlanSheets\C2-DEMO PLAN.dwg April 08, 2024 - 11:44am

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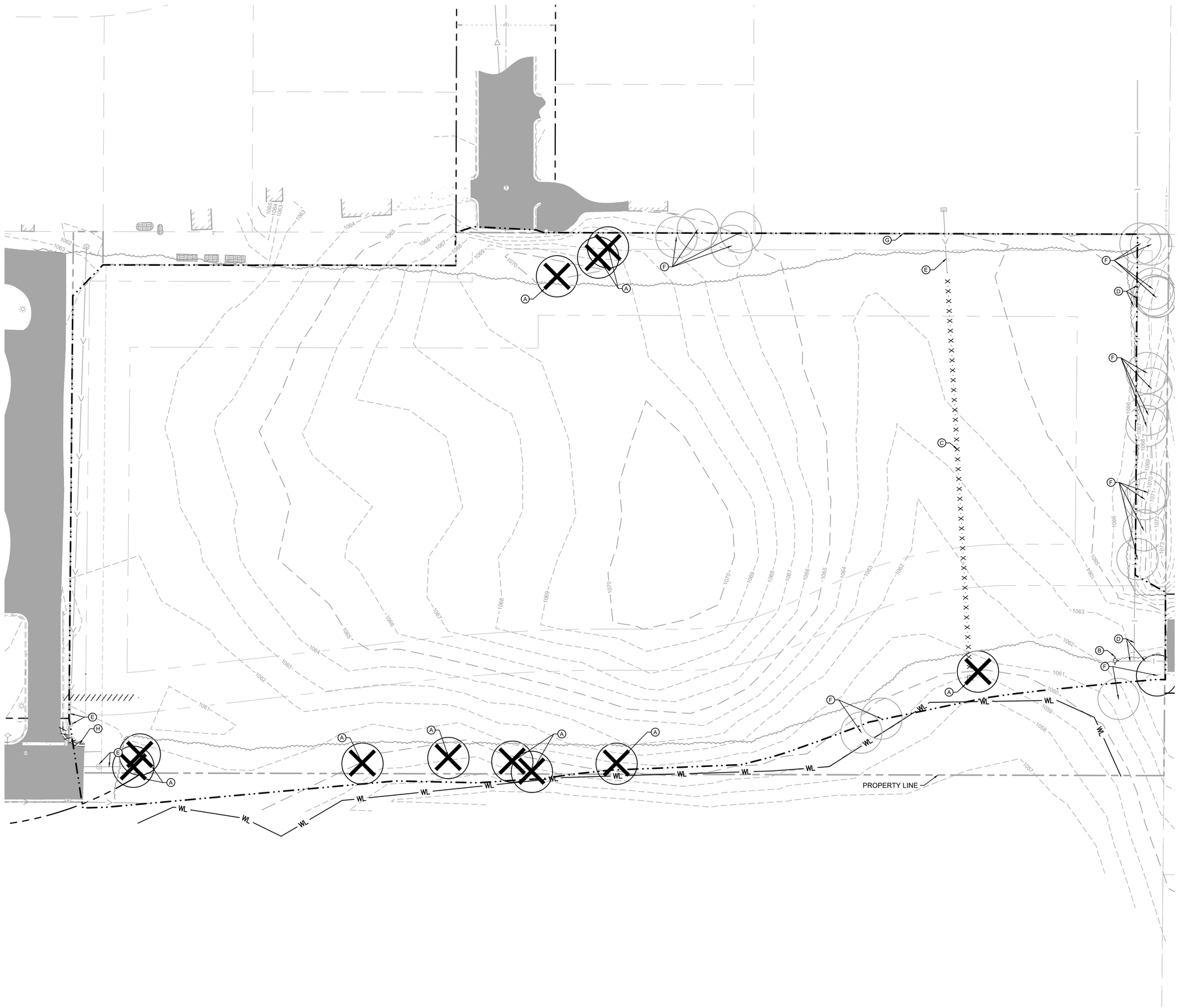

LEGEND

- PROPERTY LINE
- CLEARING & GRUBBING
- REMOVE TREE
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINES
- LIMITS OF CONSTRUCTION
- EXISTING CHAINLINK FENCE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING FLARED END SECTION
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING TREE
- EXISTING TREE LINE

DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER AND IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEMOLITION AND DISPOSAL FROM THE APPROPRIATE LOCAL AND STATE AGENCIES. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE, INCLUDING THE TYPE OF DEBRIS AND LOCATION WHERE IT WAS DISPOSED.
3. THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES TO PROVIDE LOCATIONS OF EXISTING UTILITIES WITHIN PROPOSED WORK AREA.
6. EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD PLAN DATA AND/OR FIELD UTILITY MARKINGS AND ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION. ADDITIONAL UNMARKED OBSTACLES MAY EXIST ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED UNDERGROUND FEATURES. GIVE NOTICE TO AFFECTED UTILITY COMPANIES REGARDING REMOVAL OF SERVICE LINES AND CAP ANY ABANDONED LINES BEFORE PRECEDING WITH THE PROPOSED WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH THE CITY, COUNTY, AND STATE DOT AS NECESSARY.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ADJACENT PROPERTY OWNERS IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO THE START OF DEMOLITION, INSTALL EROSION CONTROL BMP'S IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS / SWPPP.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT OR CURB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE CITY WATER AND FIRE DEPARTMENTS TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND SURROUNDING PROPERTIES THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH STATE REQUIREMENTS.
14. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
15. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINTILE IS ENCOUNTERED ON SITE; ACTIVE DRAINTILE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.
16. IF CONTAMINATED MATERIAL IS ENCOUNTERED ON THE PROJECT SITE, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.

KEYNOTE LEGEND

- (A) REMOVE EXISTING TREE
- (B) REMOVE EXISTING WATER LINE / HYDRANT / VALVE
- (C) REMOVE EXISTING SEWER LINE / STRUCTURE
- (D) PROTECT EXISTING WATER LINE / HYDRANT / VALVE
- (E) PROTECT EXISTING SEWER LINE / STRUCTURE
- (F) PROTECT EXISTING TREE
- (G) PROTECT EXISTING FENCE
- (H) REMOVE EXISTING CURB AND GUTTER

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PRELIMINARY - NOT FOR CONSTRUCTION

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1	CITY COMMENTS	02/13/2024	ZTR
2	UPDATED SITE PLAN	04/05/2024	ZTR

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MICHAEL C. BRANDT

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KHA PROJECT 161136000	
DATE	01/05/2024
SCALE	AS SHOWN
DESIGNED BY	ZTR
DRAWN BY	ZTR
CHECKED BY	MCB

SITE DEMOLITION PLAN

PINTAIL PRESERVE
PREPARED FOR
PINTAIL PRESERVE LLC
ANNANDALE MN

SHEET NUMBER
C200

LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE
- LIMITS OF DISTURBANCE
- SAFETY FENCE
- BIOROLL

EROSION CONTROL PLAN NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH LAND DISTURBING ACTIVITIES SHALL OBTAIN A COPY OF THE SWPPP AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT, AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY, ENGINEER OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC ROADWAY FROM THE CONSTRUCTION SITE MUST BE REMOVED AS SOON AS PRACTICABLE. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ANY FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO A PUBLIC RIGHT OF WAY SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE LAND DISTURBANCE AND CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON THE PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER FROM THE CONSTRUCTION SITE (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED BEFORE DISPOSAL.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED OUTSIDE OF DRAINAGE WAYS SUCH THAT STORM WATER RUNOFF WILL NOT BE ADVERSELY AFFECTED. PROVIDE STABILIZATION MEASURES SUCH AS PERIMETER EROSION CONTROL BMP'S, SEEDING, OR OTHER COVERING AS NECESSARY TO PREVENT EROSION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL BMP DISTURBED DURING CONSTRUCTION OPERATIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OF STORM WATER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING, CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUELS, LUBRICANT OILS, PESTICIDES, AND SOLID WASTE MATERIALS.
14. EROSION CONTROL BMP'S SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT, AND INITIATED AS SOON AS PRACTICABLE.
15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
16. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.

SWPPP UPDATES & AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

PHASE 1 SEQUENCE OF CONSTRUCTION

1. INSTALL PERIMETER EROSION CONTROL (I.E. SILT FENCE) AND INLET PROTECTION AT EXISTING STORMWATER INLETS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT BASINS.
5. CLEAR AND GRUB THE SITE.
6. BEGIN MASS SITE GRADING AND ROUGH GRADE SITE SUFFICIENTLY TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY THE NPDES AND/OR CITY GRADING PERMIT(S).

NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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AREA SUMMARY	
TOTAL PROPERTY AREA	4.90 AC
EXISTING IMPERVIOUS AREA	0.00 AC
EXISTING PERVIOUS AREA	4.90 AC
PROPOSED IMPERVIOUS AREA	2.54 AC
PROPOSED PERVIOUS AREA	2.36 AC
TOTAL DISTURBED AREA	4.62 AC

PHASE I BMP QUANTITIES	
SILT FENCE	±5,400 LF
INLET PROTECTION	4 EA
ROCK CONSTRUCTION ENTRANCE	1 EA

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2	UPDATED SITE PLAN	04/05/2024	ZTR

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MICHAEL C. BRANDT
DATE: 01/05/2024 MN LIC. NO. 42661

KHA PROJECT	161136000
DATE	01/09/2024
SCALE	AS SHOWN
DESIGNED BY	ZTR
DRAWN BY	ZTR
CHECKED BY	MCB

EROSION AND SEDIMENT CONTROL PLAN - PHASE 1

PINTAIL PRESERVE
PREPARED FOR
PINTAIL PRESERVE LLC
ANNANDALE MN

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER
C300

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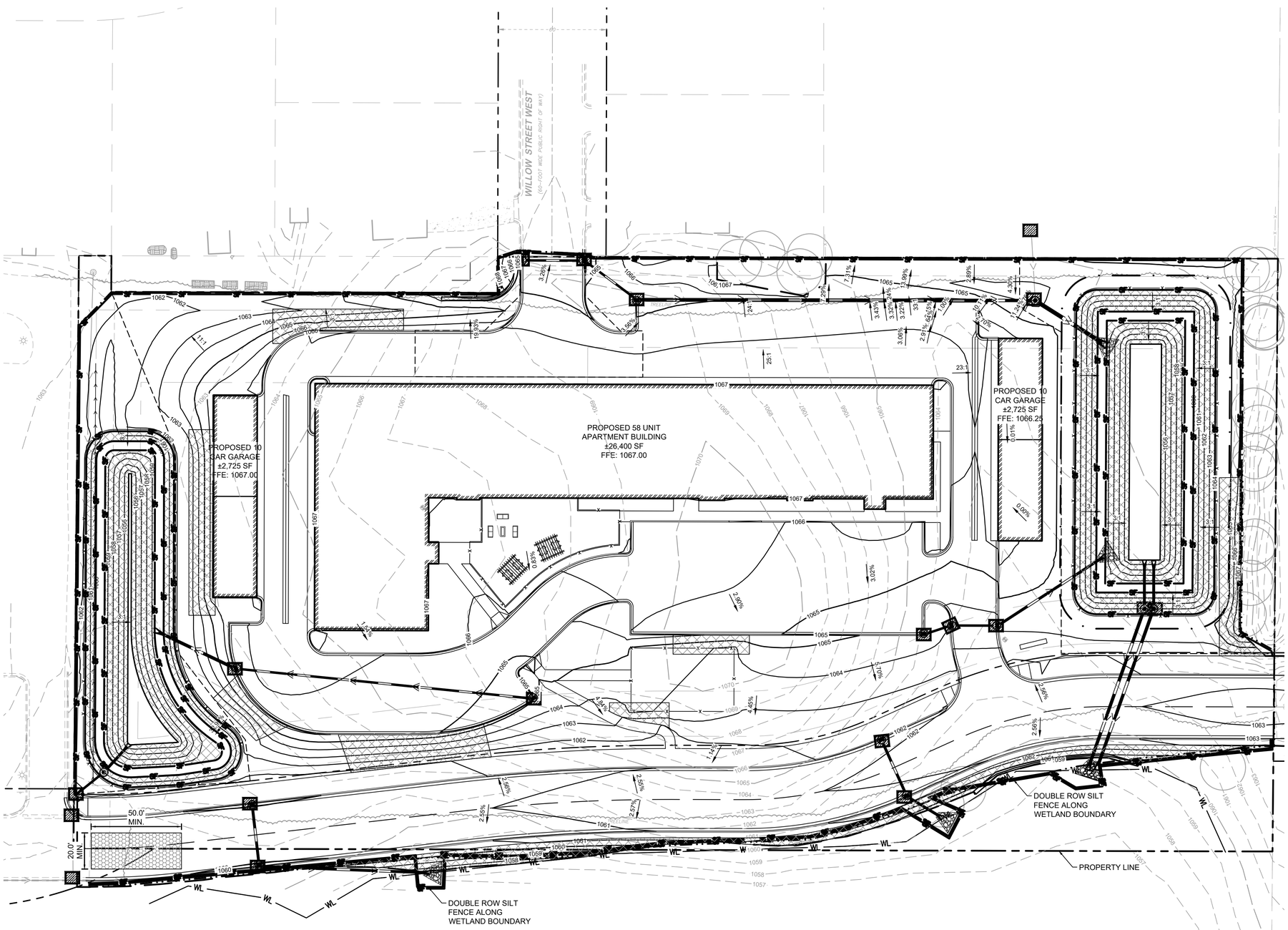

LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE
- LIMITS OF DISTURBANCE
- SAFETY FENCE
- BIOROLL

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16. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.

SWPPP UPDATES & AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

PHASE 2 SEQUENCE OF CONSTRUCTION

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
2. CONSTRUCT UNDERGROUND SITE UTILITIES AND STORM SEWER, INCLUDING UNDERGROUND STORMWATER MANAGEMENT SYSTEM.
3. INSTALL APPROPRIATE INLET PROTECTION AT ANY NEW STORM SEWER STRUCTURES AS EACH STRUCTURE IS CONSTRUCTED.
4. COMPLETE SITE GRADING AND PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PLACE PAVEMENT BASE MATERIAL AND INSTALL SUBDRAINAGE SYSTEM.
6. CONSTRUCT PAVEMENTS, CURB & GUTTER, AND SIDEWALKS.
7. AS APPROPRIATE, REPLACE & MAINTAIN INLET PROTECTION DEVICES WITHIN PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE FINAL GRADING AND INSTALL OF PERMANENT STABILIZATION (SEEDING, SODDING, ETC.) WITHIN LANDSCAPED AREAS.
9. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION AS DEFINED BY THE APPLICABLE EROSION CONTROL PERMITS, REMOVE ALL REMAINING TEMPORARY EROSION & SEDIMENT CONTROL BMP'S AND RE-STABILIZE ANY AREAS DISTURBED BY THE REMOVAL.

NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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

AREA SUMMARY	
TOTAL PROPERTY AREA	4.90 AC
EXISTING IMPERVIOUS AREA	0.00 AC
EXISTING PERVIOUS AREA	4.90 AC
PROPOSED IMPERVIOUS AREA	2.54 AC
PROPOSED PERVIOUS AREA	2.36 AC
TOTAL DISTURBED AREA	4.62 AC

PHASE 2 BMP QUANTITIES	
SILT FENCE	±5,400 LF
INLET PROTECTION	19 EA
ROCK CONSTRUCTION ENTRANCE	1 EA
MNDOT CATEGORY 25 WOOD FIBER BLANKET	±27,122 SF

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	02/13/2024	ZTR
2	UPDATED SITE PLAN	04/05/2024	ZTR

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MICHAEL C. BRANDT
DATE: 01/05/2024 MN LIC. NO. 42661

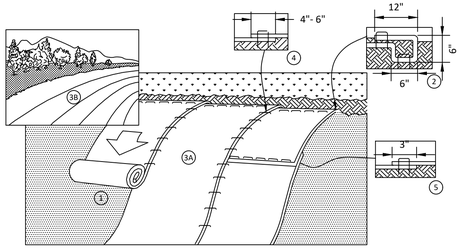
KHA PROJECT	161136000
DATE	01/09/2024
SCALE	AS SHOWN
DESIGNED BY	ZTR
DRAWN BY	ZTR
CHECKED BY	MCB

EROSION AND SEDIMENT CONTROL PLAN - PHASE 2

PRELIMINARY - NOT FOR CONSTRUCTION

PINTAIL PRESERVE
PREPARED FOR
PINTAIL PRESERVE LLC
ANNANDALE MN

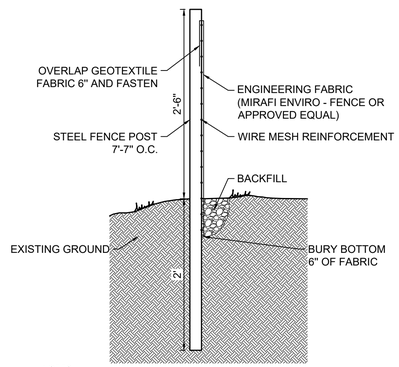
SHEET NUMBER
C301



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 4"-6" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3"OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12"APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURE RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

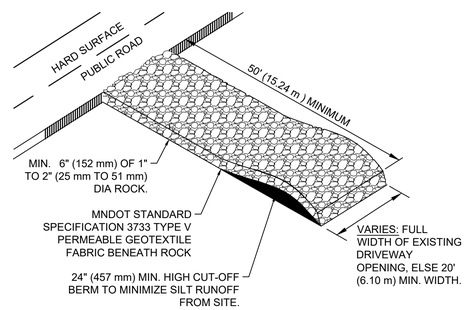
NOTES:
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION

1 EROSION CONTROL BLANKET
NO SCALE

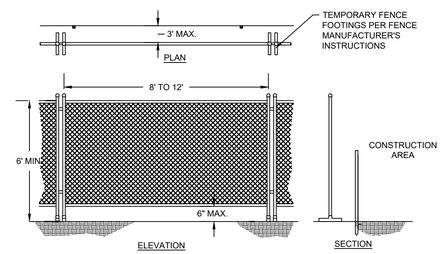


NOTES:
1. PAID FOR AS SILT FENCE - HEAVY DUTY
2. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL EROSION CONTROL MATERIALS FOLLOWING TURF ESTABLISHMENT

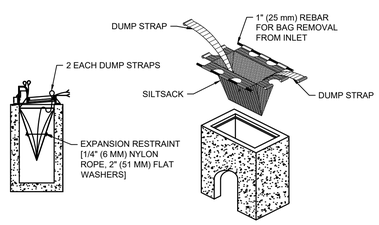
2 SILT FENCE
NO SCALE



3 ROCK CONSTRUCTION ENTRANCE
NO SCALE



4 CONSTRUCTION FENCE
NO SCALE



5 INLET PROTECTION - SEDIMENT FILTER SACK
NO SCALE

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	02/13/2024	ZTR
2	UPDATED SITE PLAN	04/05/2024	ZTR

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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MICHAEL C. BRANDT
DATE: 01/05/2024 MN LIC. NO. 42661

KHA PROJECT	161136000
DATE	01/09/2024
SCALE	AS SHOWN
DESIGNED BY	ZTR
DRAWN BY	ZTR
CHECKED BY	MCB

EROSION AND SEDIMENT CONTROL DETAILS

PRELIMINARY - NOT FOR CONSTRUCTION

PINTAIL PRESERVE
PREPARED FOR
PINTAIL PRESERVE LLC
ANNANDALE MN

SHEET NUMBER
C302

K:\TWC_LDEV\Amcon\Annandale Apartments\3 Design\CAD\PlanSheets\C3-EROS DETAILS.dwg April 08, 2024 - 11:44am
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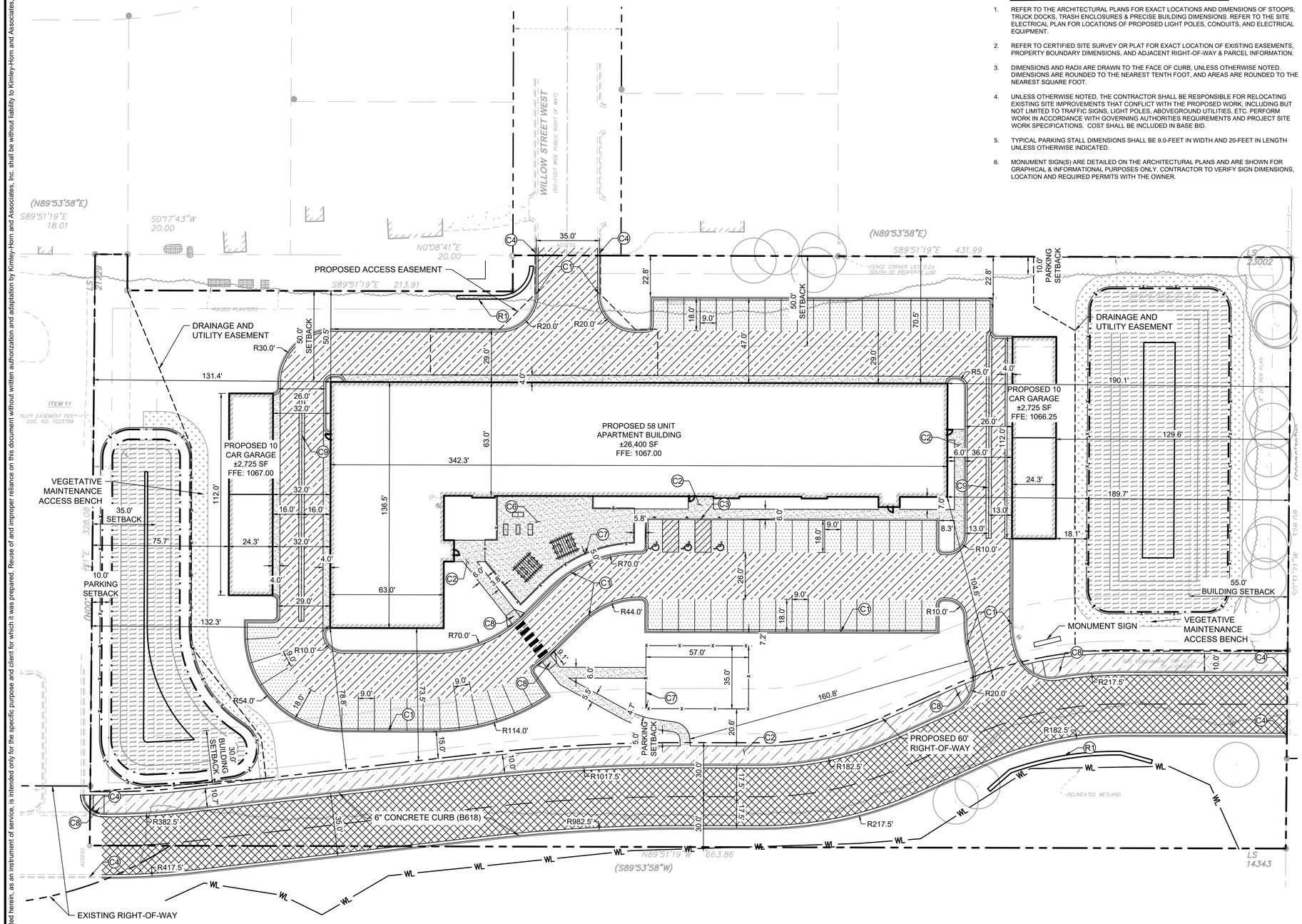

SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
2. REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
3. DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
5. TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 20-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
6. MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.

LEGEND

- STANDARD DUTY ASPHALT PAVMENT — SEE DETAILS FOR SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE DETAILS FOR SECTION
- RIGHT OF WAY ASPHALT PAVEMENT — SEE DETAILS FOR SECTION
- CONCRETE SIDEWALK — SEE DETAILS FOR SECTION
- ASPHALT TRAIL — SEE DETAILS FOR SECTION
- STORM WATER AREA — SEE GRADING PLAN FOR DETAILS
- PEA GRAVEL — SEE DETAILS FOR SECTION
- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- PROPOSED CURB
- RETAINING WALL

KEYNOTE LEGEND

CURB, SIDEWALK & PAVEMENT

- C1 6" CONCRETE CURB (B612) - SEE DETAIL
- C2 CONCRETE SIDEWALK - SEE DETAIL
- C3 SIDEWALK FLUSH WITH PAVEMENT - SEE GRADING PLAN
- C4 MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- C5 COMMERCIAL DRIVEWAY APRON - SEE DETAIL
- C6 CONCRETE PATIO
- C7 FENCE - SEE ARCH PLANS FOR DETAILS
- C8 ACCESSIBLE CURB RAMP - SEE DETAIL
- C9 VALLEY GUTTER

PAVEMENT MARKINGS

- P1 ACCESSIBLE PARKING SYMBOL & LOADING AREA - SEE DETAIL
- P2 STRIPED WHITE CROSS-HATCH AREA 4" SOLID LINES @ 45° 2' O.C.
- P3 4" WIDE WHITE PAINTED SOLID PARKING LOT LINE

REFERENCE NOTES

- R1 RETAINING WALL (BY OTHERS) - REFER TO GRADING PLAN

PROPERTY SUMMARY

TOTAL PROPERTY AREA	4.90 AC
ASH STREET RIGHT-OF-WAY DEDICATION	1.02 AC
UNIT DENSITY CALCULATION (58 UNITS)	14.95 UNITS/ACRE
ON-SITE WETLAND AREA	0.15 AC
NET ROW & WETLAND AREA	0.87 AC
NET PROPERTY AREA (LOT1 BLOCK 1)	3.88 AC
DISTURBED AREA	4.62 AC
EXISTING IMPERVIOUS AREA	0.00 AC
EXISTING PERVIOUS AREA	4.90 AC
PROPOSED ON-SITE IMPERVIOUS AREA	1.90 AC
PROPOSED ROW IMPERVIOUS AREA	0.69 AC
PROPOSED TOTAL IMPERVIOUS AREA	2.54 AC
PROPOSED PERVIOUS AREA	2.36 AC
NET INCREASE IN IMPERVIOUS AREA	2.59 AC

SITE DATA

ZONING	R-5 HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT
PROPOSED LAND USE	APARTMENT
PARKING SETBACKS	SIDE/REAR = 10' RIGHT OF WAY = 5'
BUILDING SETBACKS	PROPERTY LINE = 30' R-1 OR R-2 RESIDENTIAL = 50' SIDE = 35'

PARKING SUMMARY

REQUIRED PARKING	131 SPACES @ 2.25 SPACE/ DWELLING UNIT
TOTAL PROPOSED PARKING	135 SPACES TOTAL (61 INTERIOR & 74 EXTERIOR)
REQUIRED ACCESSIBLE PARKING	3 STANDARD SPACES
PROPOSED ACCESSIBLE PARKING	3 STANDARD SPACES

BUILDING DATA

TOTAL BUILDING FOOTPRINT	±26,400 SF
PERCENT OF TOTAL PROPERTY AREA	12.37%

Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	02/13/2024	ZTR
2	UPDATED SITE PLAN	04/05/2024	ZTR

Kimley»Horn

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MICHAEL C. BRANDT
DATE: 01/05/2024 MN LIC. NO. 42651

KHA PROJECT 161136000
DATE 01/09/2024
SCALE AS SHOWN
DESIGNED BY ZTR
DRAWN BY ZTR
CHECKED BY MCB

SITE DIMENSION PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

PINTAIL PRESERVE
PREPARED FOR
PINTAIL PRESERVE LLC
ANNANDALE MN

SHEET NUMBER
C400

K:\TWC_LDEV\Amcon\Annandale Apartments\3 Design\CAD\PlanSheets\C4-SITE PLAN.dwg April 08, 2024 - 11:44am
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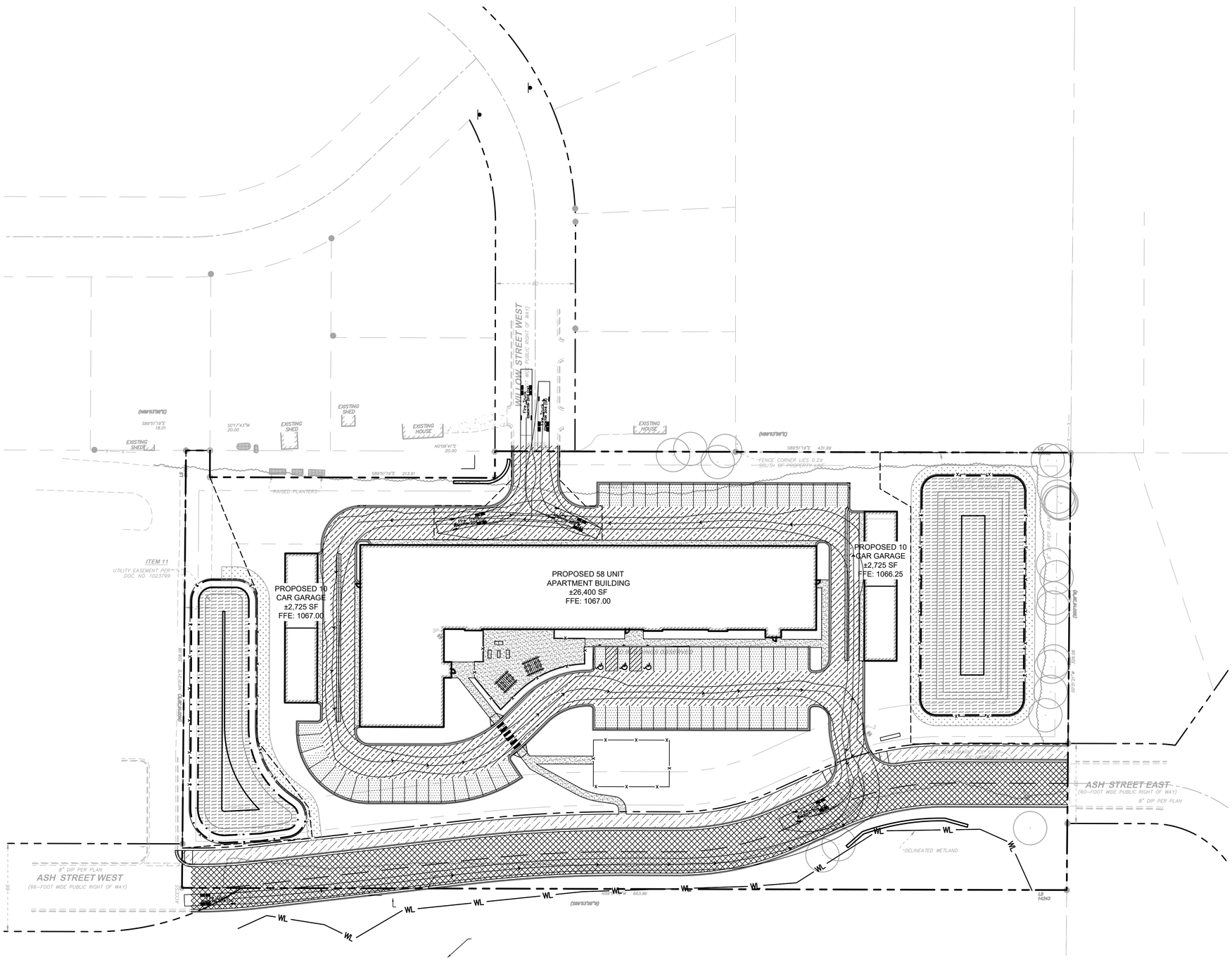
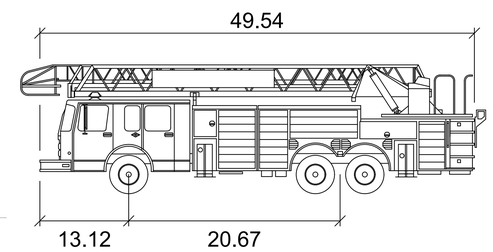


LEGEND

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- STANDARD DUTY ASPHALT PAVMENT — SEE DETAILS FOR SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE DETAILS FOR SECTION
- RIGHT OF WAY PAVEMENT — SEE DETAILS FOR SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE DETAILS FOR SECTION
- CONCRETE SIDEWALK — SEE DETAILS FOR SECTION
- ASPHALT TRAIL — SEE DETAILS FOR SECTION
- GRAVEL PAVEMENT — SEE DETAILS FOR SECTION
- STORM WATER AREA — SEE GRADING PLAN FOR DETAILS



Fire Truck

		feet
Width	:	8.53
Track	:	8.53
Lock to Lock Time	:	6.0
Steering Angle	:	32.6

Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	02/13/2024	ZTR
2	UPDATED SITE PLAN	04/05/2024	ZTR

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MICHAEL C. BRANDT

DATE: 01/05/2024 MN LIC. NO. 42661

KHA PROJECT	161136000
DATE	01/09/2024
SCALE	AS SHOWN
DESIGNED BY	ZTR
DRAWN BY	ZTR
CHECKED BY	MCB

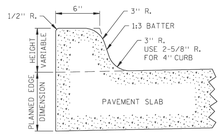
PRELIMINARY - NOT FOR CONSTRUCTION

FIRE TRUCK TURNING MOVEMENT

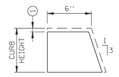
PINTAIL PRESERVE
PREPARED FOR
PINTAIL PRESERVE LLC

ANNANDALE MN

SHEET NUMBER
C401

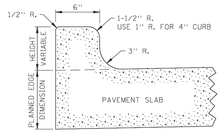


DESIGN NO.	CURB HEIGHT	TABULAR VALUES CU. YD. CONC. PER LIN. FT.	LIN. FT. PER CU. YD. CONCRETE
B3	3''	0.0049	206.2
B4	4''	0.0068	147.3
B6	6''	0.0108	92.8
B8	8''	0.0151	66.4
B9	9''	0.0173	57.7
B10	10''	0.0197	50.8

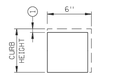


PREFORMED JOINT MATERIAL

DESIGN B

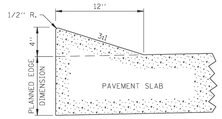


DESIGN NO.	CURB HEIGHT	TABULAR VALUES CU. YD. CONC. PER LIN. FT.	LIN. FT. PER CU. YD. CONCRETE
V4	4''	0.0064	156.6
V6	6''	0.0094	105.9
V8	8''	0.0125	79.8
V9	9''	0.0141	71.1
V10	10''	0.0156	64.0



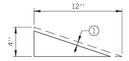
PREFORMED JOINT MATERIAL

DESIGN V



CUBIC YARDS OF CONCRETE PER LINEAL FOOT = 0.0062

LINEAL FEET PER CUBIC YARD OF CONCRETE = 162.0



PREFORMED JOINT MATERIAL

DESIGN D

NOTES:

ALL CURB SLOPE MEASUREMENTS ARE IN RELATION TO ADJACENT PAVEMENT SLOPE.

WHERE SAWED TRANSVERSE JOINTS ARE USED IN THE PAVEMENT SLAB, THE JOINTS IN THE CURB MAY BE SAWED WHERE THE CURB HEIGHT IS 4'' OR LESS.

AT LOCATIONS WHERE TRANSVERSE JOINTS IN THE CURB SECTION ARE SAWED, THE PREFORMED JOINT MATERIAL WILL NOT BE REQUIRED.

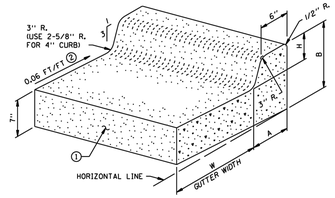
SAWED JOINTS IN THE CURB SECTION SHALL BE 1/8'' WIDER THAN THE PAVEMENT SECTION.

ALL JOINTS SHALL BE FILLED WITH JOINT SEALER.

JOINT MATERIAL SHALL BE OF 1/2'' THICKNESS, 1 THICKNESS REQUIRED AT CONTRACTION JOINTS, 2 THICKNESSES REQUIRED AT 1/2'' EXPANSION JOINTS AND 3 THICKNESSES REQUIRED AT 1'' EXPANSION JOINTS.

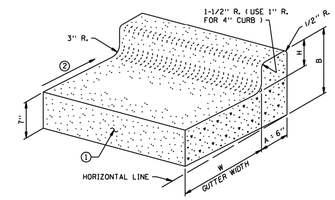
(1) 1/2'' LESS THAN CURB DIMENSIONS FOR APPLICATION OF SEALER.

APPROVED Sept. 13,1973 ASST. COMMISSIONER RESEARCH AND STANDARDS	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION INTEGRANT CURBS DESIGN B, DESIGN V AND DESIGN D	SPECIFICATION REFERENCE 2301 2531	STANDARD PLATE NO. 7000E



DESIGN B

REVERSE SLOPE GUTTER SECTION
(FORMS MAY BE TILTED)



DESIGN V

NOTES:

(1) LONGITUDINAL JOINT WHEN ADJACENT TO RIGID PAVEMENT OR BASE.

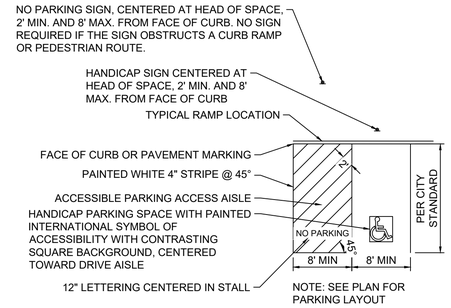
SEE STANDARD PLANS MANUAL FOR JOINT INFORMATION.

(2) SLOPE 0.06 FT/FT NORMAL, UNLESS OTHERWISE SPECIFIED. IF A DIFFERENT GUTTER SLOPE IS PERMITTED, THE FORM MAY BE TILTED.

DESIGN B	W = 12''				W = 18''				W = 24''				W = 30''				W = 36''			
		CONCRETE				CONCRETE				CONCRETE				CONCRETE				CONCRETE		
DIMENSIONS				DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.	DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.	DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.	DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.	DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.
H	A	B																		
4	7-3/8''	11-1/2''	B412	0.0421	23.8	B418	0.0529	18.9	B424	0.0637	15.7	B430	0.0745	13.4	B436	0.0853	11.7
6	8''	13-1/2''	B612	0.0474	21.1	B618	0.0582	17.2	B624	0.0690	14.5	B630	0.0798	12.5	B636	0.0906	11.0
8	8-5/8''	15-1/2''	B812	0.0529	18.9	B818	0.0637	15.7	B824	0.0745	13.4	B830	0.0853	11.7	B836	0.0962	10.4
9	9''	16-5/8''	B912	0.0559	17.9	B918	0.0667	15.0	B924	0.0775	12.9	B930	0.0883	11.3	B936	0.0991	10.1
10	9-3/8''	17-5/8''	B1012	0.0589	17.0	B1018	0.0697	14.4	B1024	0.0805	12.4	B1030	0.0913	11.0	B1036	0.1021	9.8

DESIGN V	W = 12''				W = 18''				W = 24''				W = 30''				W = 36''			
		CONCRETE				CONCRETE				CONCRETE				CONCRETE				CONCRETE		
DIMENSIONS				DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.	DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.	DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.	DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.	DESIGN NO.	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.
H	A	B																		
4	6''	11-3/8''	V412	0.0396	25.3	V418	0.0504	19.9	V424	0.0612	16.4	V430	0.0720	13.9	V436	0.0828	12.1
6	6''	13-3/8''	V612	0.0426	23.5	V618	0.0534	18.7	V624	0.0642	15.6	V630	0.0750	13.4	V636	0.0858	11.7
8	6''	15-3/8''	V812	0.0457	21.9	V818	0.0565	17.7	V824	0.0673	14.9	V830	0.0781	12.8	V836	0.0889	11.3
9	6''	16-3/8''	V912	0.0472	21.2	V918	0.0580	17.2	V924	0.0688	14.5	V930	0.0796	12.6	V936	0.0904	11.1
10	6''	17-3/8''	V1012	0.0487	20.5	V1018	0.0595	16.8	V1024	0.0703	14.2	V1030	0.0811	12.4	V1036	0.0919	10.9

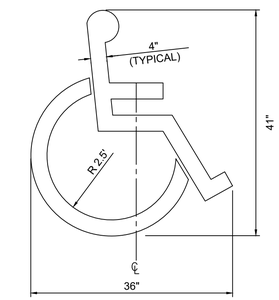
APPROVED MARCH 11, 1994 R.H. Campbell ACTING STATE DESIGN ENGINEER	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION CONCRETE CURB AND GUTTER DESIGN B AND DESIGN V	SPECIFICATION REFERENCE 2531 REVISION DATE 2-28-05	STANDARD PLATE NO. 7100H



NOTE: SEE PLAN FOR PARKING LAYOUT

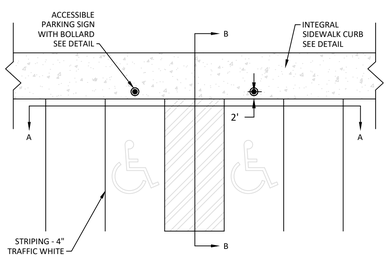
ACCESIBLE PARKING STRIPING & SIGNAGE

NO SCALE



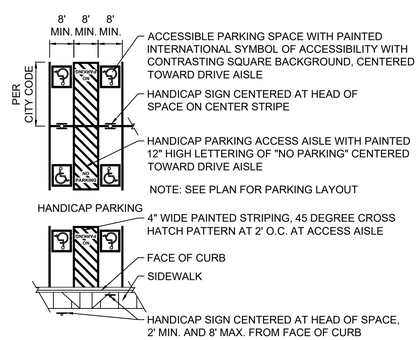
ACCESSIBLE PARKING SYMBOL

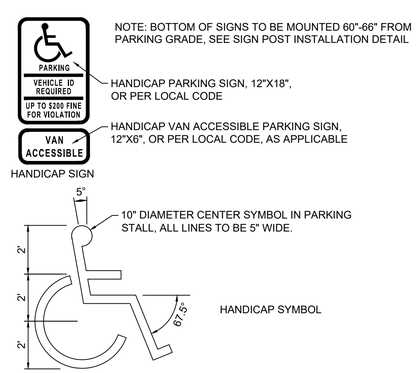
NO SCALE



20 ADA PARKING WITH INTEGRAL CURB

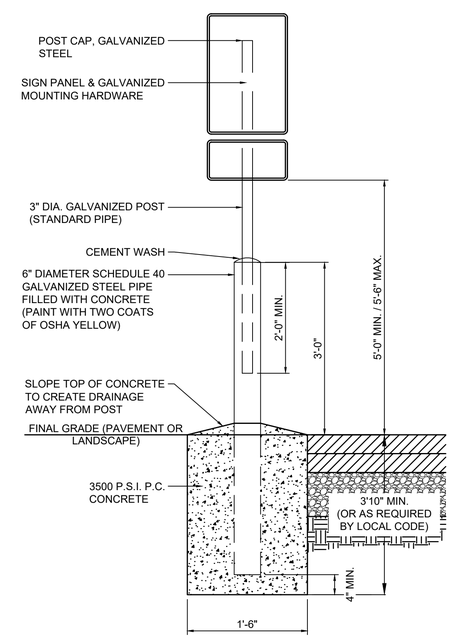
N.T.S.





HANDICAP ACCESSIBLE SIGNAGE AND STRPING

NO SCALE



ACCESSIBLE PARKING SIGN IN BOLLARD (ALTERNATE)

NO SCALE

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	02/13/2024	ZTR
2	UPDATED SITE PLAN	04/05/2024	ZTR

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

MICHAEL C. BRANDT

DATE: 01/05/2024 MN LIC. NO. 42661

KHA PROJECT 161136000	
DATE 01/09/2024	
SCALE	AS SHOWN
DESIGNED BY	ZTR
DRAWN BY	ZTR
CHECKED BY	MCB

SITE DETAILS

PINTAIL PRESERVE
PREPARED FOR
PINTAIL PRESERVE LLC
ANNANDALE MN

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER
C402

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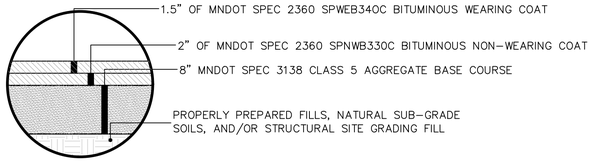
K:\TWC_LDEV\Amcon\Annandale Apartments\3 Design\CAD\PlanSheets\C4-SITE DETAILS.dwg April 08, 2024 - 11:45am

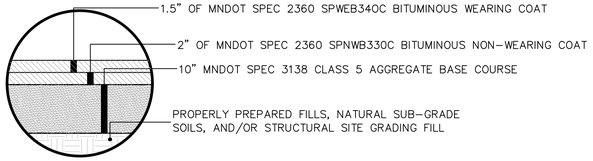
PAVEMENT SECTIONS SHOWN ARE PROVIDED AS A REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT FOR ALL PAVEMENT, SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS.



-- LIGHT DUTY ASPHALT PAVMENT SECTION

NO SCALE

PAVEMENT SECTIONS SHOWN ARE PROVIDED AS A REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT FOR ALL PAVEMENT, SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS.



-- HEAVY DUTY ASPHALT PAVMENT SECTION

NO SCALE

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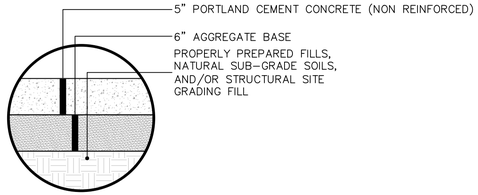
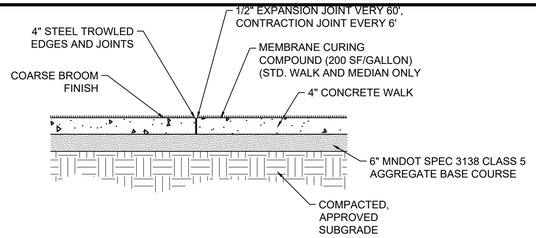


-- LIGHT DUTY CONCRETE PAVMENT SECTION

NO SCALE

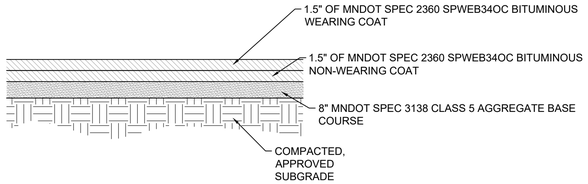


NOTES:

1. ALL EXCAVATION, COMPACTION AND BACKFILL INCIDENTAL TO UNIT PRICE BID FOR 4" SIDEWALK

-- CONCRETE SIDEWALK

NO SCALE

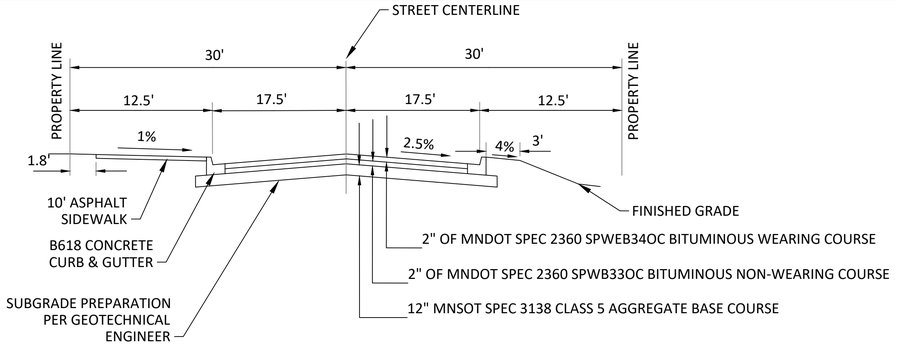


NOTES:

1. ALL EXCAVATION, COMPACTION AND BACKFILL INCIDENTAL TO UNIT PRICE BID FOR 4" SIDEWALK

-- ASPHALT SIDEWALK

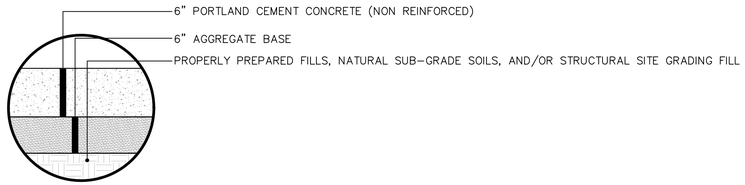
NO SCALE



01 ASH STREET EXTENSION TYPICAL STREET SECTION WITH B618 CURB

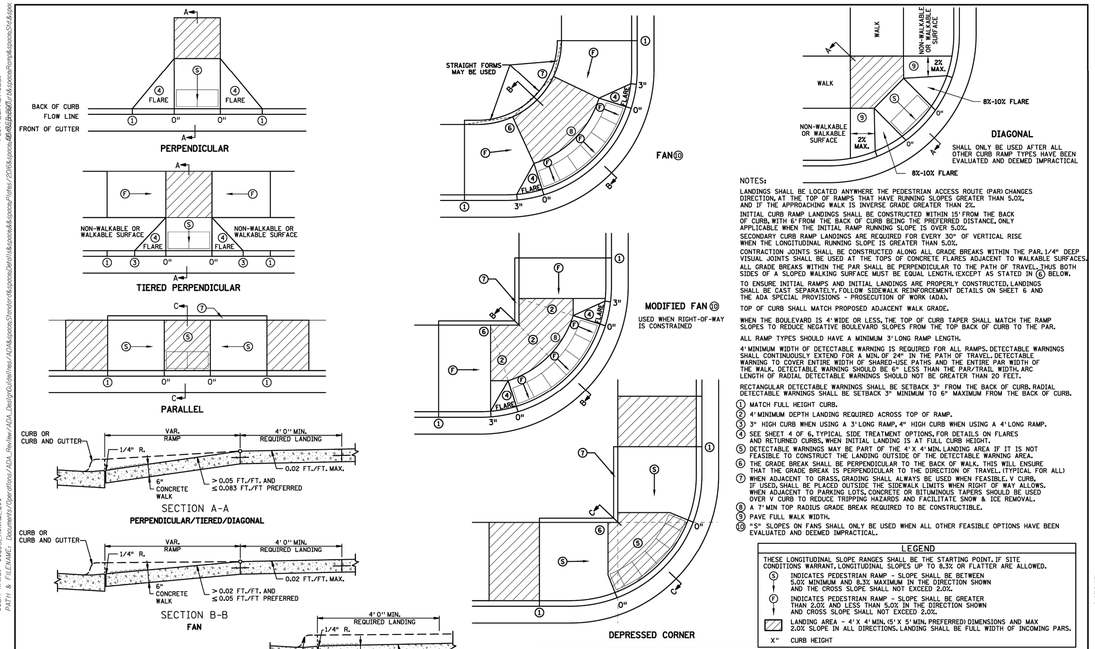
N.T.S.

PAVEMENT SECTIONS SHOWN ARE PROVIDED AS A REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT FOR ALL PAVEMENT, SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS.



-- HEAVY DUTY CONCRETE PAVMENT SECTION

NO SCALE



NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES. ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL, THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH. (EXCEPT AS STATED IN (5) BELOW.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISIONS - PROSECUTION OF WORK (ADA).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3'-LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/TRAIL WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

1. MATCH FULL HEIGHT CURB.
2. 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
3. 3" HIGH CURB WHEN USING A 3'-LONG RAMP, 4" HIGH CURB WHEN USING A 4'-LONG RAMP.
4. SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS, WHEN INITIAL LANDING IS AT FULL CURB HEIGHT.
5. DETECTABLE WARNINGS MAY BE PART OF THE 4'X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
6. THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)
7. WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
8. A 7' MIN TOP RADIUS GRADE BREAK REQUIRED TO BE CONSTRUCTIBLE.
9. PAVE FULL WALK WIDTH.
10. *5" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

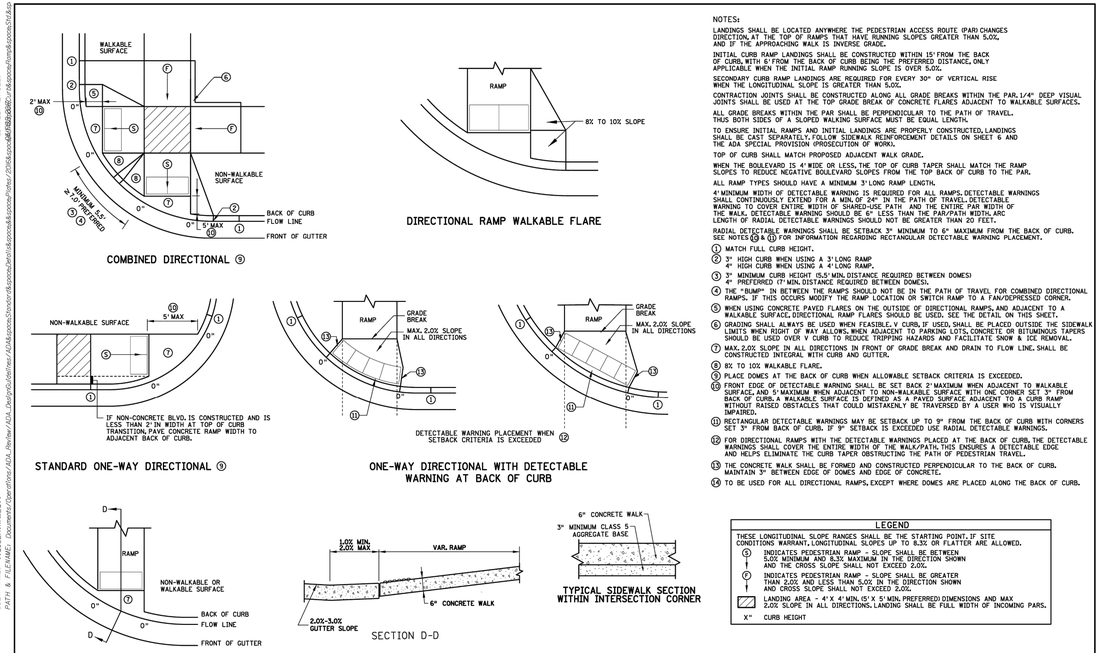
- (S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
- (P) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- X" CURB HEIGHT

REVISION: APPROVED: JANUARY 23, 2017 — OPERATIONS ENGINEER

REVISION: APPROVED: 1-23-2017 — STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 1 OF 6



NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES. ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL, THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISIONS - PROSECUTION OF WORK (ADA).

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WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3'-LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/TRAIL WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES (9) & (11) FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

1. MATCH FULL CURB HEIGHT.
2. 3" HIGH CURB WHEN USING A 3'-LONG RAMP 4" HIGH CURB WHEN USING A 4'-LONG RAMP.
3. 3" MINIMUM CURB HEIGHT (5.5" MIN. DISTANCE REQUIRED BETWEEN DOMES) 4" PREFERRED (7" MIN. DISTANCE REQUIRED BETWEEN DOMES).
4. THE "BUMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.
5. WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHOULD BE USED. SEE THE DETAIL ON THIS SHEET.
6. GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
7. MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.
8. 8% TO 10% WALKABLE FLARE.
9. PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.
10. FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE, AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
11. RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 9" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.
12. FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.
13. THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
14. TO BE USED FOR ALL DIRECTIONAL RAMPS. EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

- (S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
- (P) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- X" CURB HEIGHT

REVISION: APPROVED: JANUARY 23, 2017 — OPERATIONS ENGINEER

REVISION: APPROVED: 1-23-2017 — STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 2 OF 6

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	02/13/2024	ZTR
2	UPDATED SITE PLAN	04/05/2024	ZTR

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MICHAEL C. BRANDT

DATE: 01/05/2024 MN LIC. NO. 42661

KHA PROJECT	161136000
DATE	01/09/2024
SCALE	AS SHOWN
DESIGNED BY	ZTR
DRAWN BY	ZTR
CHECKED BY	MCB

SITE DETAILS

PRELIMINARY - NOT FOR CONSTRUCTION

PINTAIL PRESERVE
PREPARED FOR
PINTAIL PRESERVE LLC
ANNANDALE MN

SHEET NUMBER
C403

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K:\TWC_LDEV\Amcon\Annandale Apartments\3 Design\CAD\PlanSheets\C4-SITE DETAILS.dwg April 08, 2024 - 11:45am

K:\TWC_LDE\Ancon\Annandale Apartments\3 Design\CAD\PlanSheets\C4-SITE DETAILS.dwg April 08, 2024 - 11:45am
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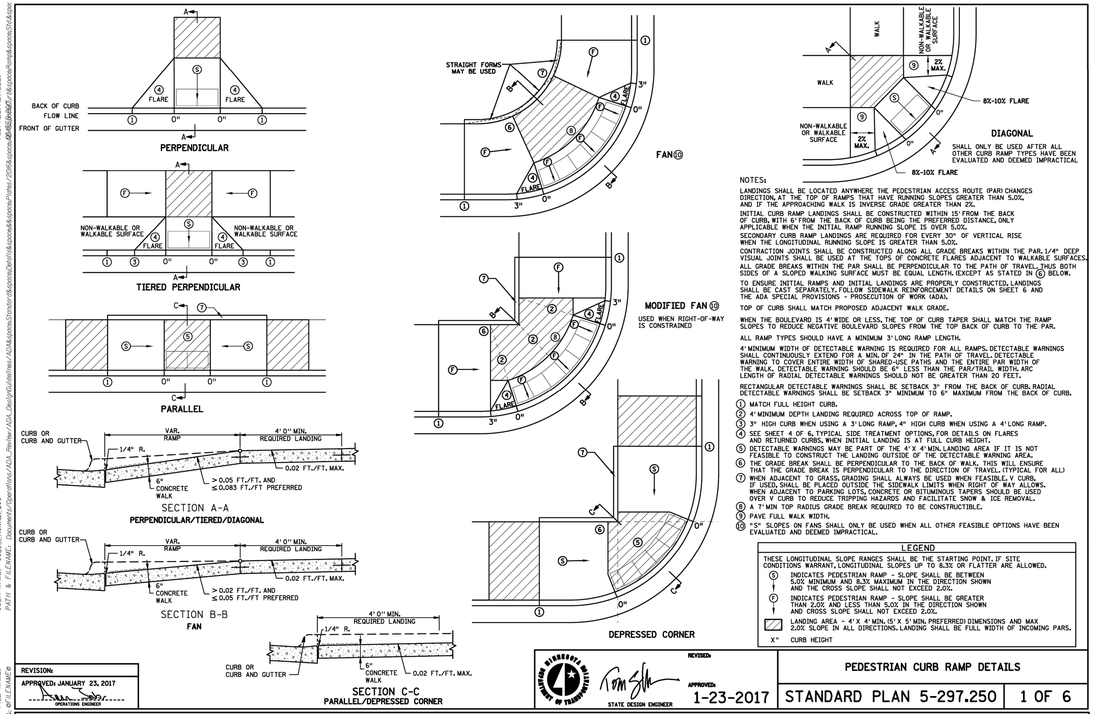

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CORRECTE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL, THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH. (EXCEPT AS STATED IN (6) BELOW.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISIONS - PROSECUTION OF WORK (ADA).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4" MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/TRAIL WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

1. MATCH FULL HEIGHT CURB.
2. 4" MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
3. 3" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.
4. SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS, WHEN INITIAL LANDING IS AT FULL CURB HEIGHT.
5. DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
6. THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)
7. WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
8. A 7' MIN TOP RADIUS GRADE BREAK REQUIRED TO BE CONSTRUCTIBLE.
9. PAVE FULL WALK WIDTH.
10. "S" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT, IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

- (S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
- (P) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- X" CURB HEIGHT

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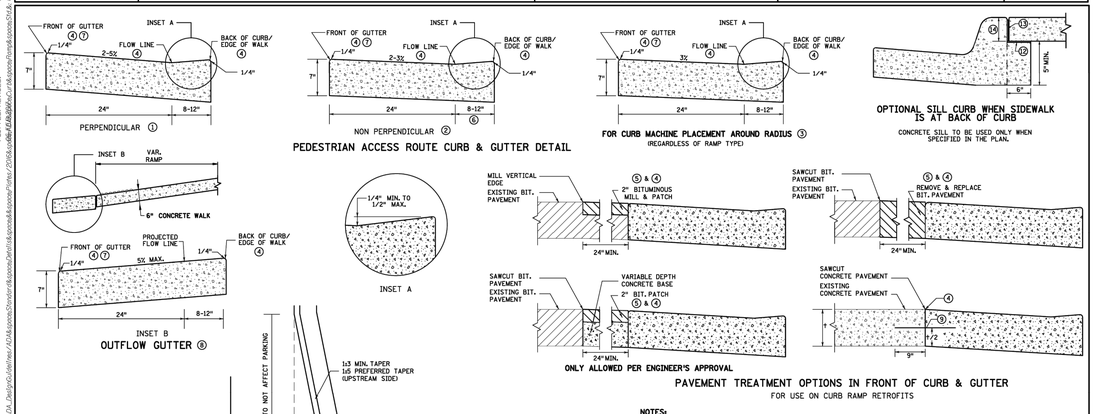
PEDESTRIAN CURB RAMP DETAILS
STANDARD PLAN 5-297.250 | 1 OF 6



NOTES:

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM. NO PONDING SHALL BE PRESENT IN THE PAR. ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

1. FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.
2. FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS & DEPRESSED CORNERS.
3. BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.
4. THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".
5. ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.
6. VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.
7. TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP 1.5" OF THE GUTTER FACE MUST BE A FORMED EDGE. PAR GUTTER SHALL NOT BE OVERLAID.
8. SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.
9. DRILL AND GROUT NO. 4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 1' MINIMUM FROM ALL JOINTS.
10. HELPS PROVIDE TWO SEPARATE RAMPS, REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.
11. EXTENSIONS WOULD BE USED IN VERTICALLY CONSTRAINED AREAS, USUALLY IN DOWNTOWN ROADWAY SEGMENTS WHERE ON-STREET PARKING IS AVAILABLE. CURB EXTENSIONS SHOULD BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED. PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.
12. PLACE BOND BREAKER BETWEEN WALK AND TOP OF SILL.
13. 1/2" PREFORMED JOINT FILLER PER MNDOT SPEC. 3702.
14. DIMENSION TO BE SAME AS SIDEWALK THICKNESS, 4" MIN.

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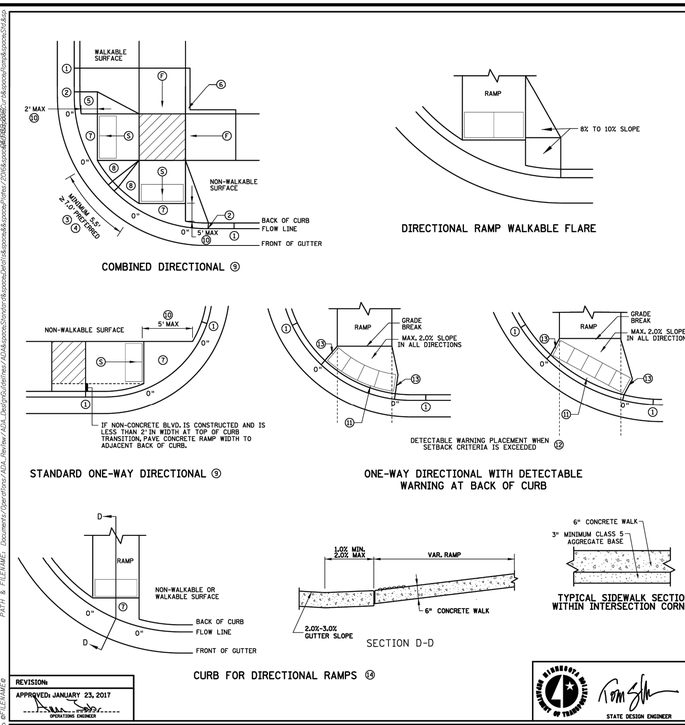
PEDESTRIAN CURB RAMP DETAILS
STANDARD PLAN 5-297.250 | 3 OF 6



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CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL, THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION (PROSECUTION OF WORK).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

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ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4" MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATH AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/PATH WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES (2) & (3) FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

1. MATCH FULL CURB HEIGHT.
2. 3" HIGH CURB WHEN USING A 3' LONG RAMP. 4" HIGH CURB WHEN USING A 4' LONG RAMP.
3. 3" MINIMUM CURB HEIGHT (5.5" MIN. DISTANCE REQUIRED BETWEEN DOMES) 4" PREFERRED (7" MIN. DISTANCE REQUIRED BETWEEN DOMES).
4. THE "BUMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.
5. WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHOULD BE USED. SEE THE DETAIL ON THIS SHEET.
6. GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
7. MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.
8. 8% TO 10% WALKABLE FLARE.
9. PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.
10. FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE, AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
11. RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 9" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.
12. FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.
13. THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
14. TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT, IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

- (S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
- (P) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- X" CURB HEIGHT

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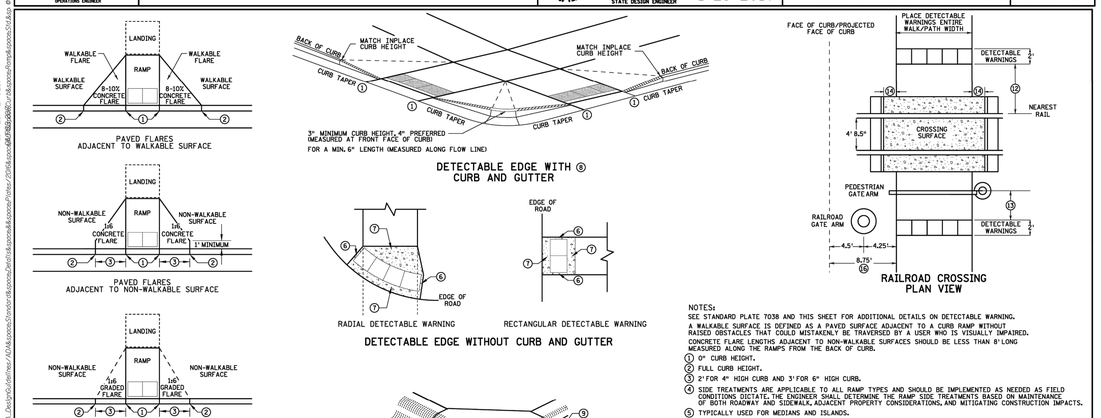
PEDESTRIAN CURB RAMP DETAILS
STANDARD PLAN 5-297.250 | 2 OF 6



NOTES:

SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.

A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

1. 0" CURB HEIGHT.
2. FULL CURB HEIGHT.
3. 2' FOR 4" HIGH CURB AND 3' FOR 6" HIGH CURB.
4. SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.
5. TYPICALLY USED FOR MEDIANS AND ISLANDS.
6. WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY, MAINTAIN 3" MAX. BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
7. IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.
8. ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.
9. DRILL AND GROUT 1 - NO. 4 12" LONG REINFORCEMENT BAR (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.
10. DRILL AND GROUT 2 - NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.
11. SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E. 6' LONG RAMP FOR 6" HIGH CURB). WHEN THE INITIAL LANDING IS MORE THAN 1" BELOW FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE.
12. NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12" MINIMUM TO 15" MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12" MEASURED PERPENDICULAR TO THE NEAREST RAIL.
13. WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE (2).
14. CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED-USE PATH.
15. 3' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.
16. SIDEWALK TO BE PLACED 8.75' MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.

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PEDESTRIAN CURB RAMP DETAILS
STANDARD PLAN 5-297.250 | 4 OF 6

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	02/13/2024	ZTR
2	UPDATED SITE PLAN	04/05/2024	ZTR

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

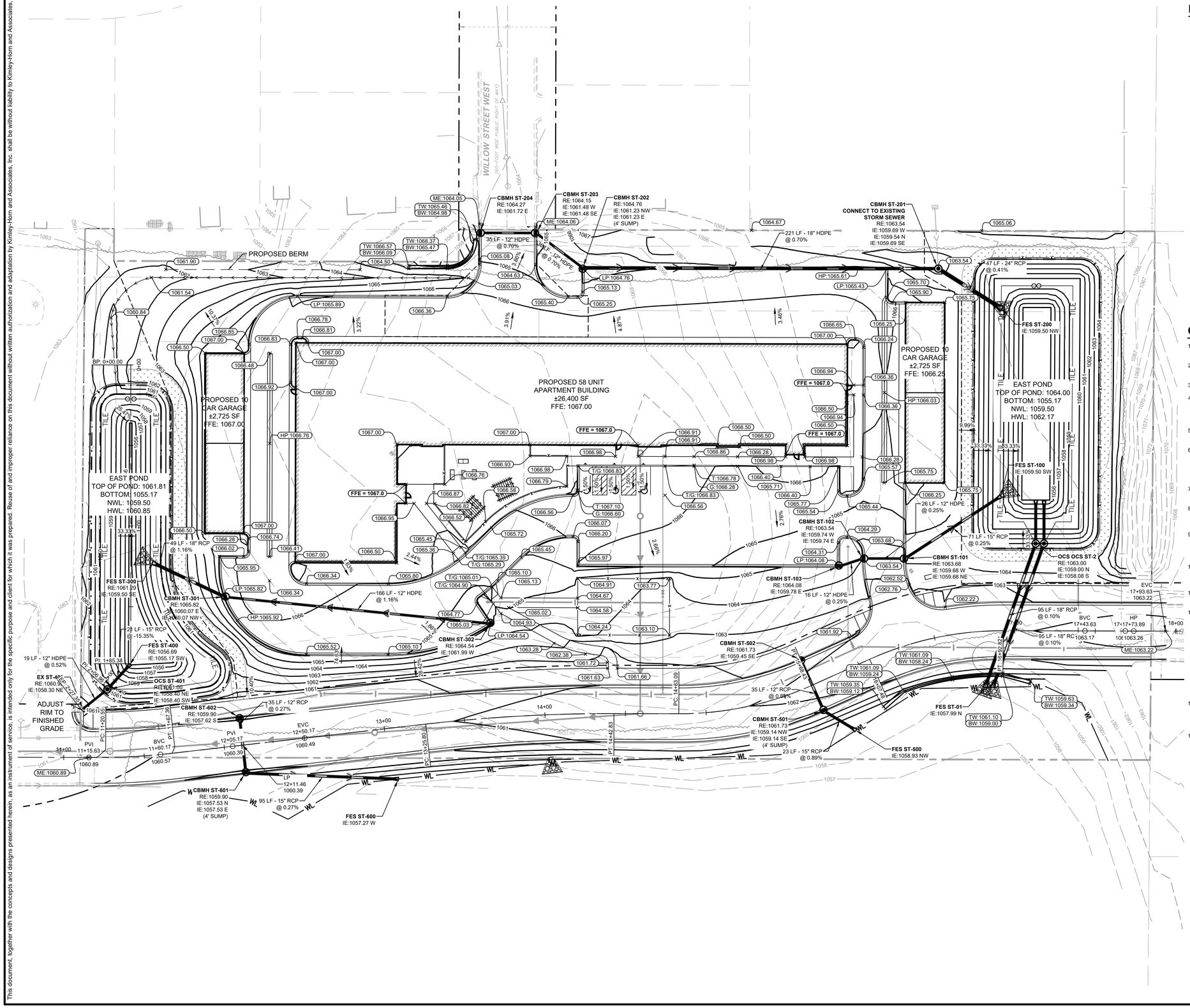
KHA PROJECT 161136000
DATE 01/09/2024
SCALE AS SHOWN
DESIGNED BY ZTR
DRAWN BY ZTR
CHECKED BY MCB

SITE DETAILS

PRELIMINARY - NOT FOR CONSTRUCTION

PINTAIL PRESERVE
PREPARED FOR
PINTAIL PRESERVE LLC
ANNANDALE MN

SHEET NUMBER
C404



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED DRAINTILE
- PROPOSED SWALE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERFLOW ELEVATION
- PROPOSED TOP/BOTTOM OF WALL ELEVATION
- PROPOSED DRAINAGE DIRECTION

GRADING PLAN NOTES

1. PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
5. IN PAVED AREAS, ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE THE SITE READY FOR SUB-BASE.
6. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
7. ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SPOT ELEVATIONS ALONG CURB & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED
8. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
9. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM SLOPE OF 1.25% IN ASPHALT PAVEMENT AREAS AND A MINIMUM SLOPE OF 0.50% IN CONCRETE PAVEMENT AREAS.
10. MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER. REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
11. INSTALL A MINIMUM OF 4-INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED CONCRETE CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
12. GRADING FOR SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO CURRENT STATE & NATIONAL ADA STANDARDS:

    ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12).
    SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
    LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5.0%.
    ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM SLOPE OF 1.50% IS PREFERRED.

    SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVEMENT INSTALLATION. CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
13. UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4-INCHES OF TOPSOIL.
14. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS.

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

PRELIMINARY - NOT FOR CONSTRUCTION

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Kimley»Horn

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MICHAEL C. BRANDT

DATE: 01/05/2024 MN LIC. NO. 42661

KHA PROJECT 161136000

DATE	01/09/2024
SCALE	AS SHOWN
DESIGNED BY	ZTR
DRAWN BY	ZTR
CHECKED BY	MCB

GRADING AND DRAINAGE PLAN

PINTAIL PRESERVE
PREPARED FOR
PINTAIL PRESERVE LLC
ANNANDALE MN

SHEET NUMBER
C500

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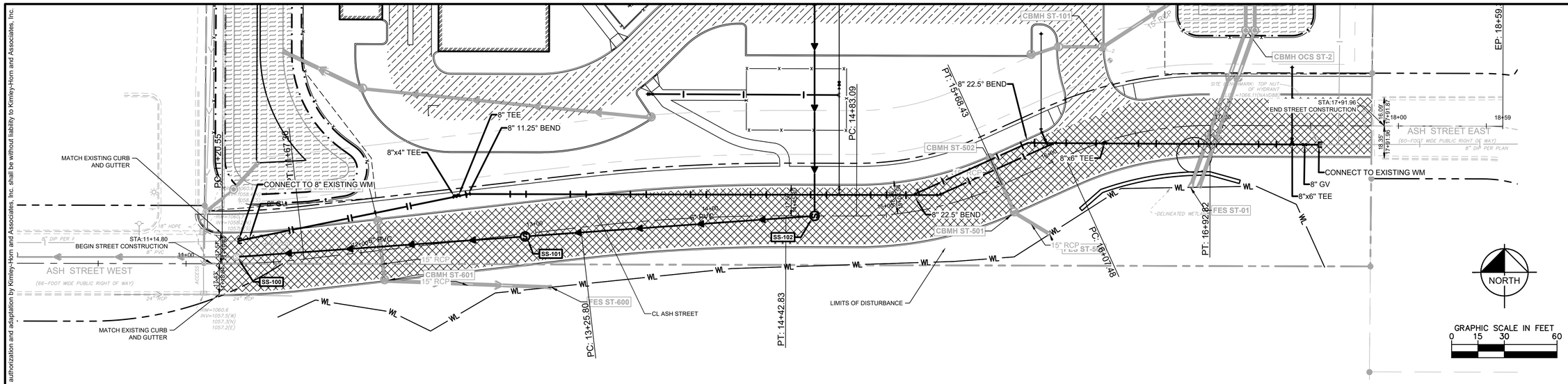
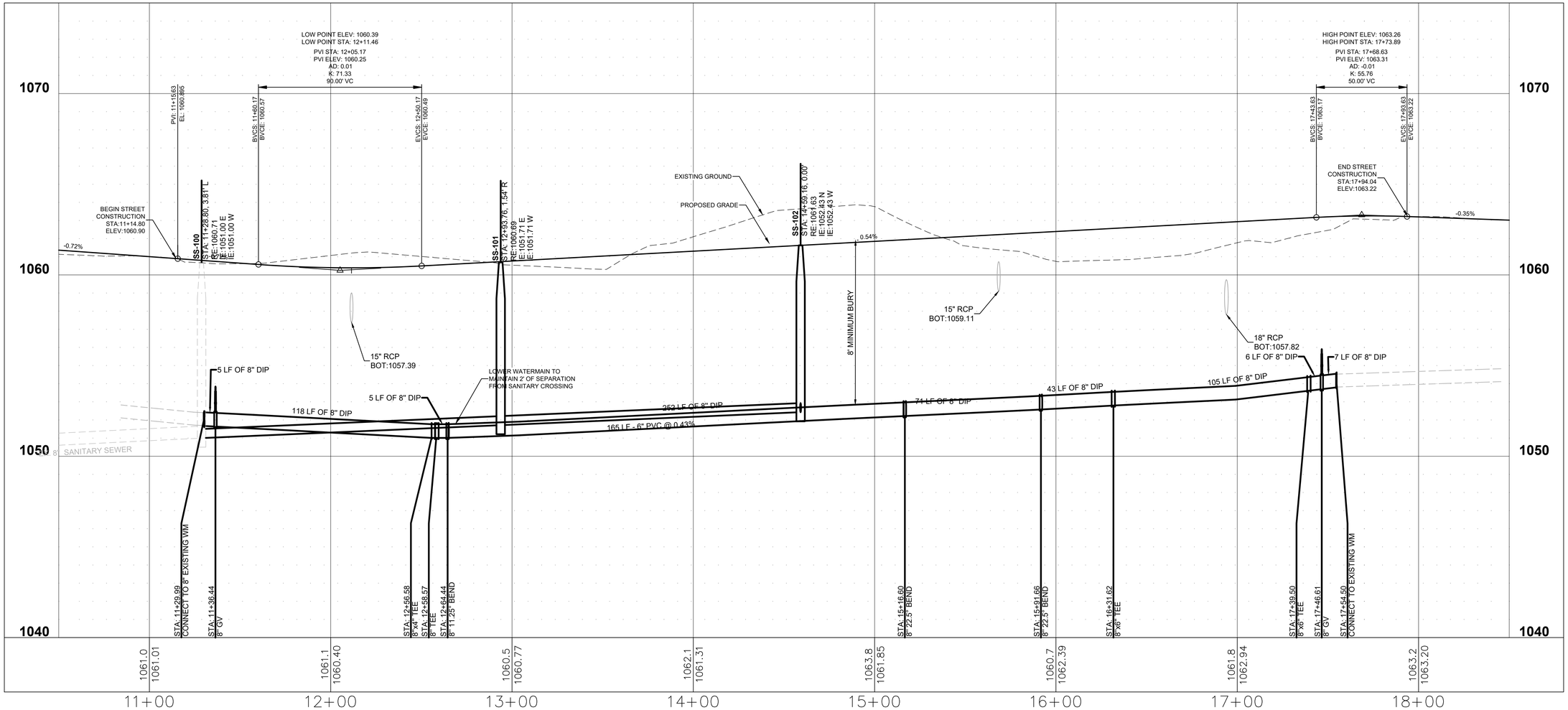


ASH STREET PROFILE



No.	REVISIONS	DATE	BY
1	CITY COMMENTS	02/13/2024	ZTR
2	UPDATED SITE PLAN	04/05/2024	ZTR

Kimley»Horn

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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STREET AND UTILITY PLAN AND PROFILE

PRELIMINARY - NOT FOR CONSTRUCTION

PINTAIL PRESERVE
PREPARED FOR
PINTAIL PRESERVE LLC
ANNANDALE MN

SHEET NUMBER
C501

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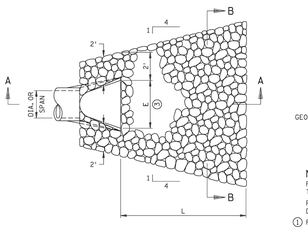
TABLE OF QUANTITIES
RIPRAP AT RCP OUTLETS

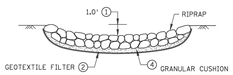
		CLASS II d_{50} = 6"			CLASS III d_{50} = 9"			CLASS IV d_{50} = 12"		
DIA. OF ROUND PIPE (IN.)	L (FT.)	GEO-TEXTILE FILTER (SQ.YD.)	GRANULAR FILTER UNDER APRON (CU.YD.)	12" DEPTH RIPRAP (CU.YD.)	GEO-TEXTILE FILTER (SQ.YD.)	GRANULAR FILTER UNDER APRON (CU.YD.)	18" DEPTH RIPRAP (CU.YD.)	GEO-TEXTILE FILTER (SQ.YD.)	GRANULAR FILTER UNDER APRON (CU.YD.)	24" DEPTH RIPRAP (CU.YD.)
12	8	16.9	0.2	3.0	19.6	0.3	4.4	22.6	0.3	5.9
15	8	18.0	0.2	3.2	20.8	0.3	4.8	23.9	0.4	6.4
18	10	22.4	0.3	4.3	25.6	0.4	6.4	29.0	0.5	8.5
21	10	24.1	0.4	4.7	27.4	0.6	7.1	30.9	0.7	9.4
24	12	29.7	0.5	6.2	33.4	0.8	9.2	37.3	1.0	12.3
27	12	31.4	0.6	6.6	35.2	0.9	9.9	39.2	1.2	13.2
30	14	37.4	0.8	8.2	41.6	1.1	12.3	46.0	1.5	16.4
36	16	45.9	1.1	10.6	50.5	1.6	15.8	55.4	2.1	21.1
42	18	52.8	1.2	12.5	57.8	1.7	18.7	63.0	2.3	24.9
48	20	61.1	1.5	14.8	66.5	2.2	22.2	72.0	2.9	29.6

TABLE OF QUANTITIES
RIPRAP AT RCP-A OUTLETS

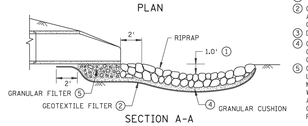
		CLASS II d_{50} = 6"			CLASS III d_{50} = 9"			CLASS IV d_{50} = 12"		
SPAN OF PIPE ARCH (IN.)	L (FT.)	GEO-TEXTILE FILTER (SQ.YD.)	GRANUL FILTER UNDER APRON (CU.YD.)	12" DEPTH RIPRAP (CU.YD.)	GEO-TEXTILE FILTER (SQ.YD.)	GRANUL FILTER UNDER APRON (CU.YD.)	18" DEPTH RIPRAP (CU.YD.)	GEO-TEXTILE FILTER (SQ.YD.)	GRANUL FILTER UNDER APRON (CU.YD.)	24" DEPTH RIPRAP (CU.YD.)
22	10	22.4	0.3	4.1	25.6	0.4	6.1	29.0	0.5	8.1
28	12	29.5	0.5	5.7	33.2	0.7	8.5	37.1	0.9	11.3
36	14	37.3	0.8	7.5	41.5	1.1	11.2	45.8	1.5	14.9
43	16	45.9	1.1	9.5	50.5	1.6	14.3	55.3	2.1	19.0
51	18	52.5	1.2	11.3	57.5	1.7	16.9	62.7	2.3	22.5
58	20	59.9	1.3	13.2	65.2	1.9	19.8	70.7	2.5	26.4



PLAN



SECTION B-B



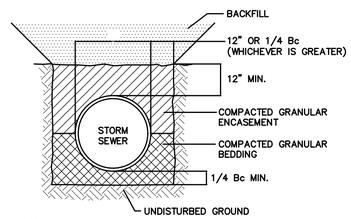
SECTION A-A

NOTES:
REQUIREMENTS FOR GEOTEXTILE TYPE, RIPRAP SIZE AND THICKNESS WILL BE DESIGNATED IN THE PLANS.

PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN.

1. FOR PIPES GREATER THAN OR EQUAL TO 30", USE 1.5'.
2. GEOTEXTILE FILTER, SPEC. 3733, SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIPRAP, GRANULAR FILTER MATERIALS.
3. DIMENSION E IS GIVEN ON STANDARD PLATES 3100 AND 3110.
4. GRANULAR FILTER, SPEC. 3601, MAY BE USED AS A CUSHION LAYER. PLACE FILTER PER SPEC. 2511. THE CUSHION LAYER IS INCIDENTAL.
5. GRANULAR FILTER OR RIPRAP, SPEC. 3601, TO EXTEND UNDER ENTIRE OPEN PORTION OF PIPE APRON. DEPTH OF MATERIAL UNDER APRON SHALL MATCH RIPRAP DEPTH. WHEN USING RIPRAP INCREASE RIPRAP QUANTITY ACCORDINGLY AND PLACE A 3" LAYER OF 1.5" CRUSHED ROCK UNDER THE APRON TO AID IN GRADING FOR APRON PLACEMENT. CRUSHED ROCK IS INCIDENTAL.

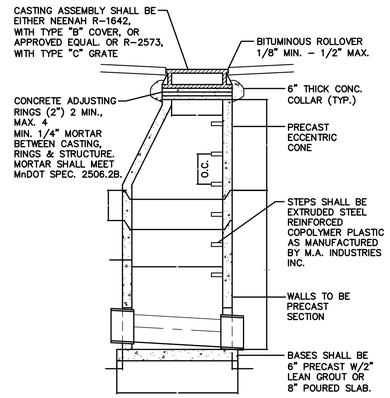
APPROVED DECEMBER 9, 2013 STATE DESIGN ENGINEER	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION RIPRAP AT RCP OUTLETS	SPECIFICATION REFERENCE 3100 3110 3601 3733 2511	STANDARD PLATE NO. 3133D



NOTE:
ALL PIPES SHALL BE BEDDED IN THE EXISTING POORLY GRADED SANDS. SUBCUT BELOW PIPES A MINIMUM OF 1FT AND BACKFILL WITH POORLY GRADED SANDS.

1 RCP STORM SEWER PIPE BEDDING

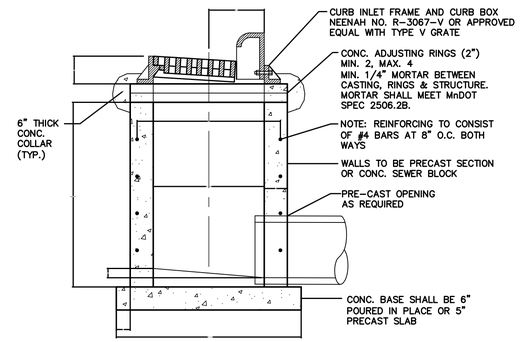
SCALE: NTS



NOTE:
MANHOLE INVERT SHALL BE SLOPED TO PROVIDE SMOOTH FLOW FROM INLET TO OUTLET.

2 STANDARD STORM MANHOLE

SCALE: NTS



3 RECTANGULAR CATCH BASIN (2' X 3')

SCALE: NTS

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GRADING DETAILS

PRELIMINARY - NOT FOR CONSTRUCTION

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PREPARED FOR
PINTAIL PRESERVE LLC
ANNANDALE MN

SHEET NUMBER
C502

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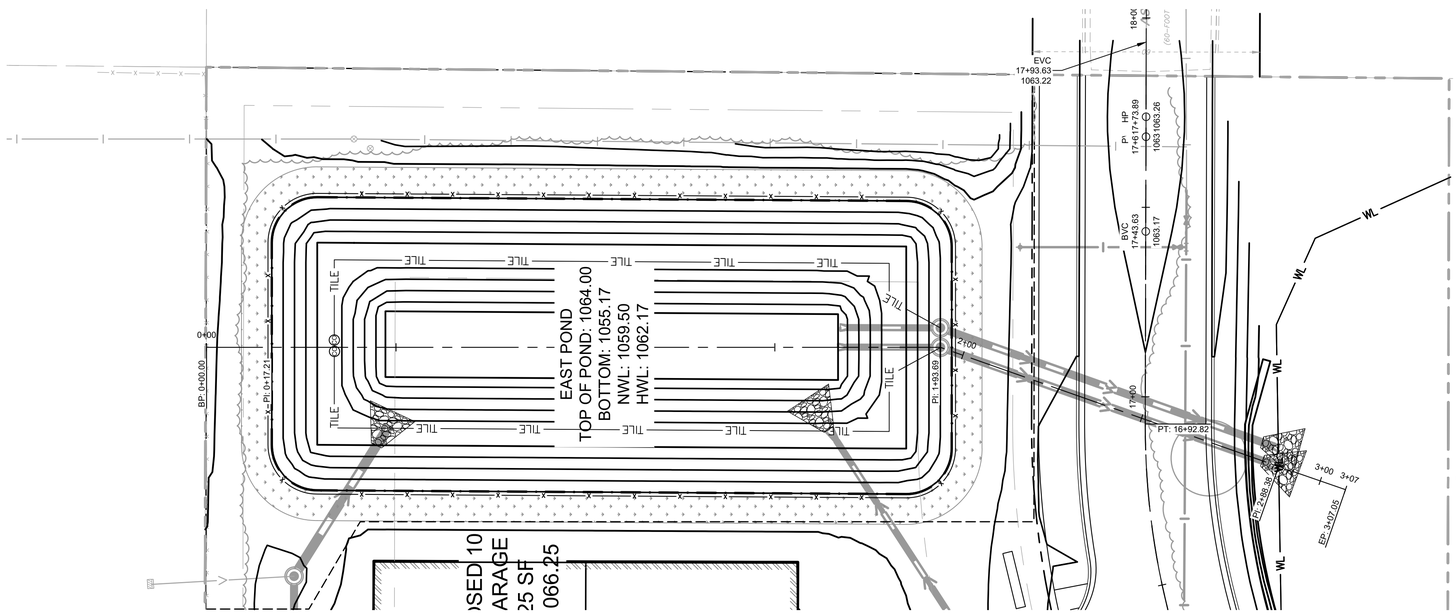
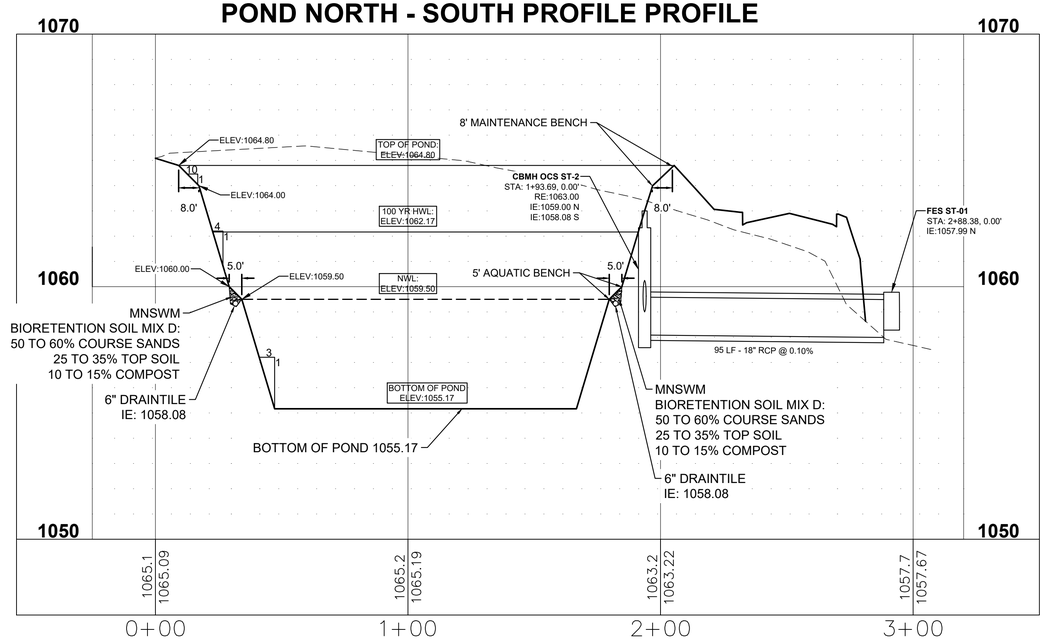


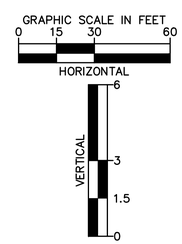
LEGEND

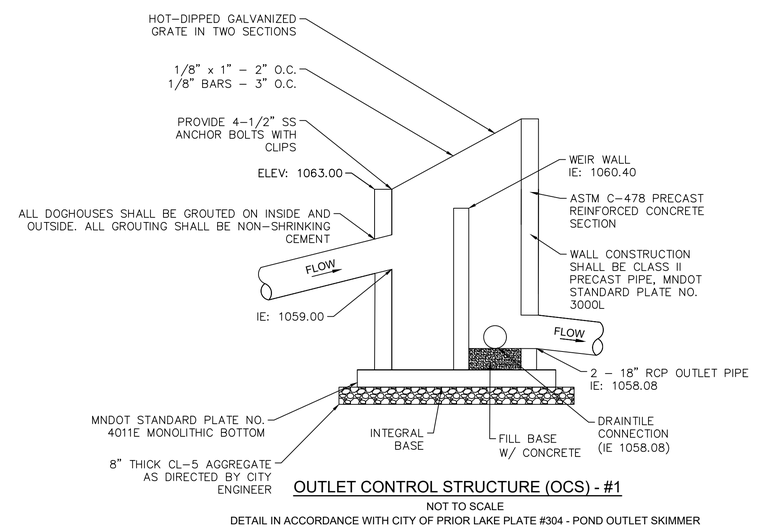
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERFLOW ELEVATION
- PROPOSED TOP/BOTTOM OF WALL ELEVATION
- PROPOSED DRAINAGE DIRECTION

POND NORTH - SOUTH PROFILE PROFILE



WEST POND PROFILE





OUTLET CONTROL STRUCTURE (OCS) - #1

NOT TO SCALE

DETAIL IN ACCORDANCE WITH CITY OF PRIOR LAKE PLATE #304 - POND OUTLET SKIMMER

NOTES:

1. NO STRUCTURE SHALL BE ORDERED UNTIL ENGINEER APPROVES SHOP DRAWINGS.
2. USE 7'-2" MANHOLE IF THE DISTANCE BETWEEN HOLES IS LESS THAN 1/2 OF SMALLEST PIPE OUTSIDE DIAMETER.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING POND OUTLET SKIMMER PRIOR TO FINAL ACCEPTANCE.
4. PLACE GEOTEXTILE BLANKET UNDER ALL RIPRAP.

Know what's below. Call before you dig.

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EAST POND DETAIL

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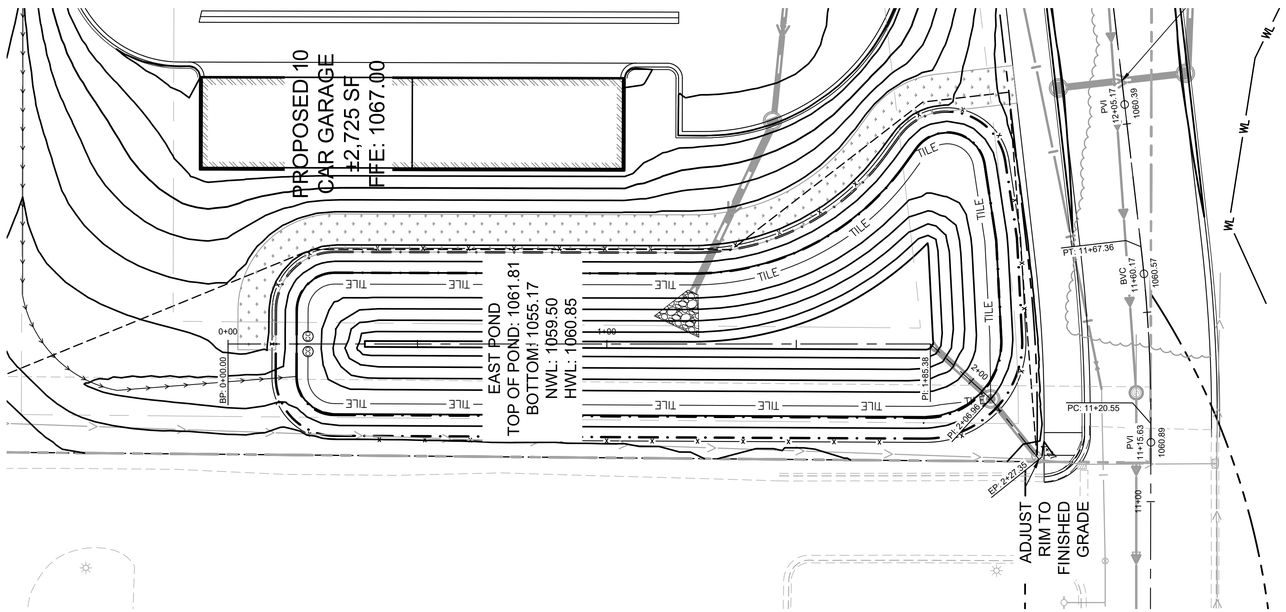

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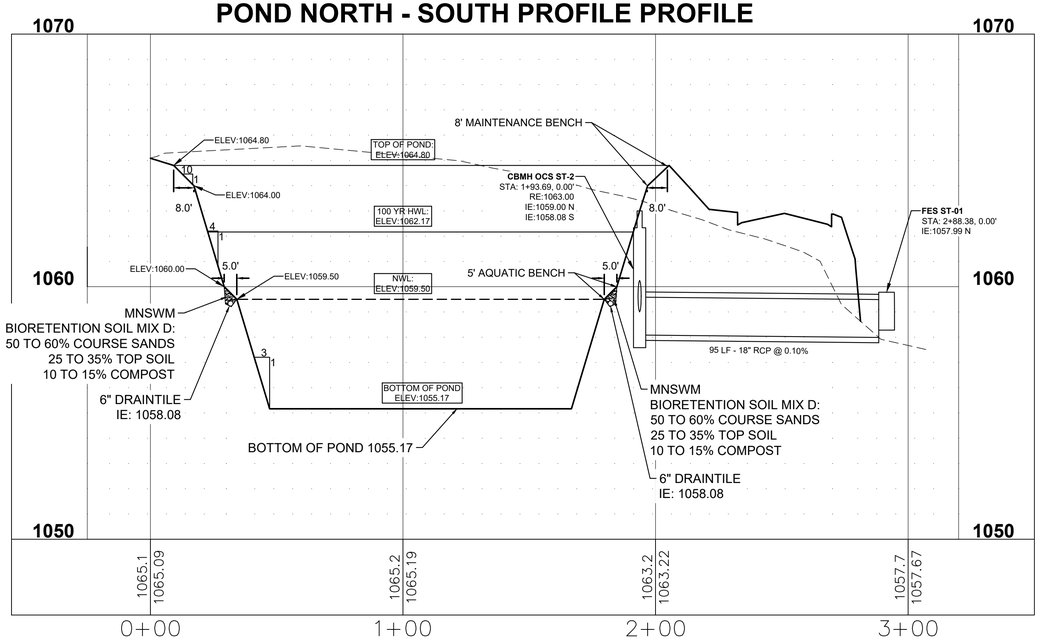
- PROPOSED EMERGENCY OVERFLOW ELEVATION
- PROPOSED TOP/BOTTOM OF WALL ELEVATION
- PROPOSED DRAINAGE DIRECTION

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

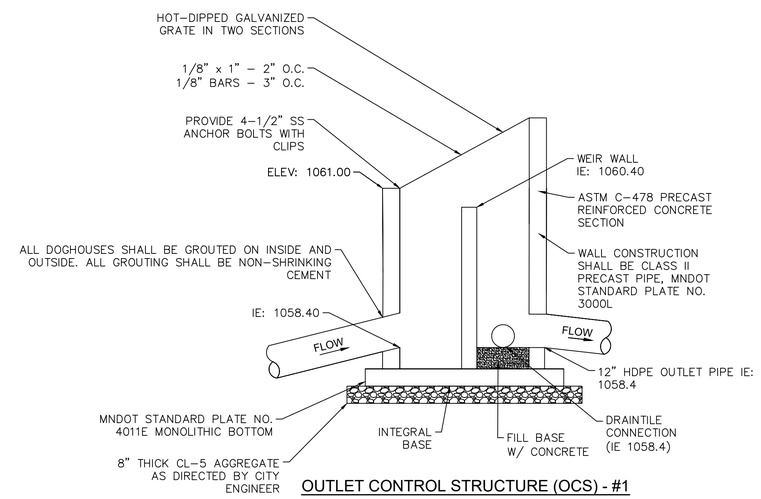
POND NORTH - SOUTH PROFILE PROFILE



WEST POND PROFILE

GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

VERTICAL
6
3
1.5
0



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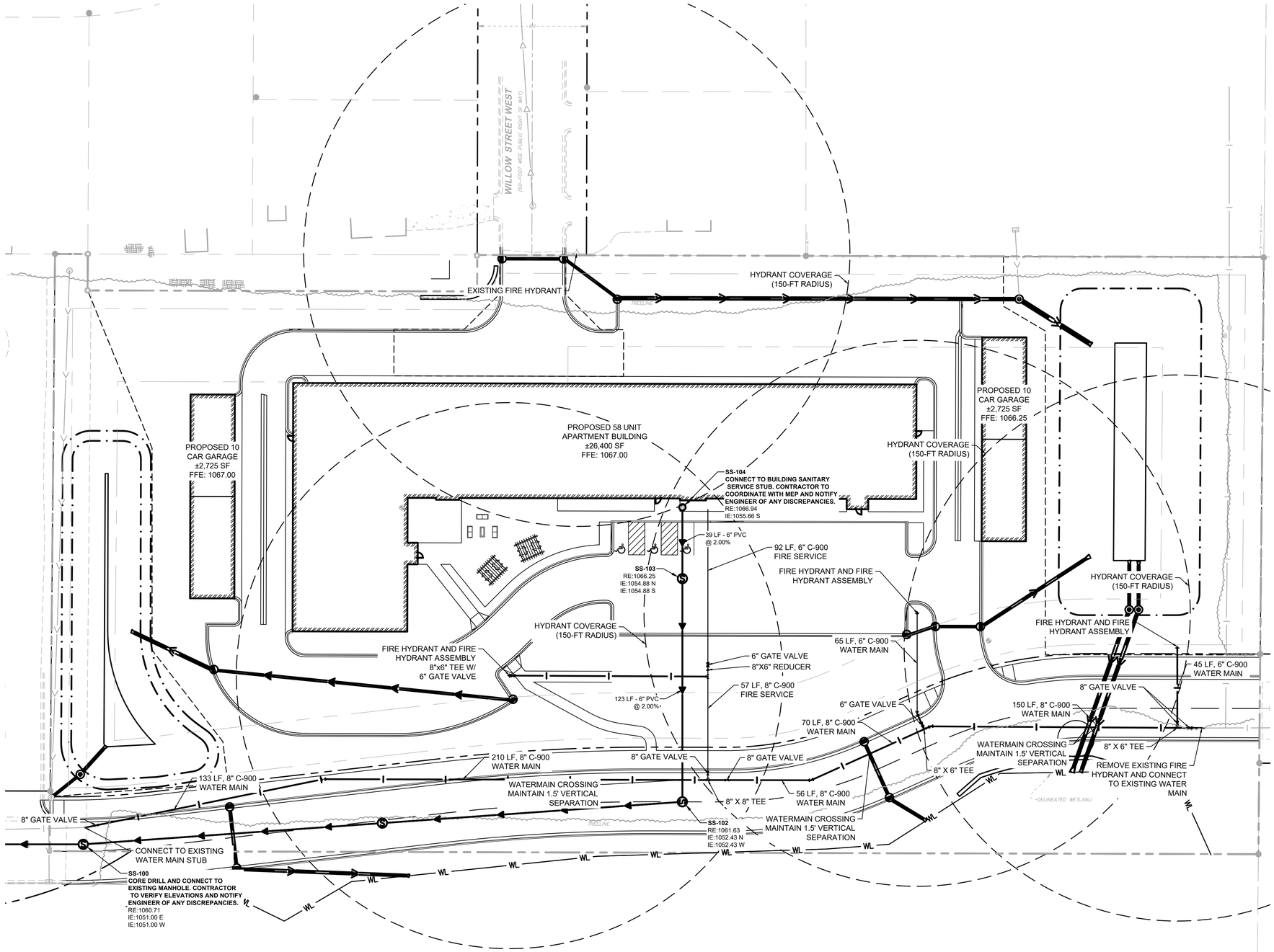

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
POW	POW	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

UTILITY PLAN NOTES

1. INSTALL UTILITIES IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. SANITARY SEWER PIPE SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH 40: ASTM D-1785, F-714, F-894
   SANITARY SEWER FITTINGS SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH40: ASTM D-2665, F-2794, F-1866
5. WATER MAIN PIPE SHALL BE:
   PVC: ASTM D-1785, D-2241, AWWA C-900
   DUCTILE IRON: AWWA C115
   WATER MAIN FITTINGS SHALL BE:
   PVC: ASTM D-2464, D-2466, D-2467, F-1970, AWWA C-907
   DUCTILE IRON: AWWA C-153, C-110, ASME 316.4
5. STORM SEWER PIPE SHALL BE:
   RCP: ASTM C-76
   HDPE: ASTM F-714, F-894
   PVC: ASTM D-2729
   PVC SCH40: ASTM D-1785, D-2665, F-794
   DRAIN TILE SHALL BE:
   PE: ASTM F-6667
   PVC: ASTM D-2729
   STORM SEWER FITTINGS SHALL BE:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D-3212
   PVC: ASTM D-2729, JOINTS PER ASTM D-3212
   PVC SCH40: ASTM D-2665, F-794, F-1866
6. WHEN CONNECTING TO AN EXISTING UTILITY LINE, FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF THE EXISTING PIPE(S) PRIOR TO INSTALLATION OF THE NEW LINES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
7. PLACE AND COMPACT ALL FILL MATERIAL PRIOR TO INSTALLATION OF PROPOSED UNDERGROUND UTILITIES. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
8. MAINTAIN A MINIMUM OF 7'-6" COVER ON ALL WATER LINES.
9. FOR WATER LINES AND STUB-OUTS UTILIZE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
10. MAINTAIN 18-INCH MINIMUM VERTICAL SEPARATION WHERE SEWER PIPE CROSSES WATER LINES (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE). PROVIDE 10-FOOT HORIZONTAL SEPARATION BETWEEN SEWER PIPE AND WATER LINES.

II. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (OR ANY OBSTRUCTION EXISTING AND PROPOSED), THE SANITARY PIPE MATERIAL SHALL BE PVC SCHEDULE 40 OR PVC C900 AND HAVE MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCH VERTICAL SEPARATION MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).

12. ALL PVC & HDPE SEWER AND WATER PIPE SHALL HAVE A TRACER WIRE INSTALLED IN THE TRENCH AND TERMINATED PER THE DETAILS.
13. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO PLACING BACKFILL.
14. IN PAVEMENT AREAS, RAISE MANHOLE CASTINGS TO BE FLUSH WITH PROPOSED FINISHED SURFACE GRADE. IN GREEN AREAS, RAISE MANHOLE CASTINGS TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATION & INSTALL A WATERTIGHT LID.
15. REFER TO PLUMBING PLANS FOR LOCATION, SIZE AND ELEVATION OF UTILITY SERVICE CONNECTIONS AND ROOF DRAINS TO THE INTERIOR BUILDING SYSTEMS. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) & METERS ARE LOCATED INSIDE THE BUILDING.
16. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. REFER TO THE SITE ELECTRICAL PLANS FOR SPECIFICATIONS OF THE PROPOSED SITE LIGHTING AND ELECTRICAL EQUIPMENT.
19. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
20. EXCESS MATERIAL, ABANDONED UTILITY ITEMS, AND OTHER UNUSABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
21. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
22. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
23. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
24. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
25. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

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

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	02/13/2024	ZTR
2	UPDATED SITE PLAN	04/05/2024	ZTR

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

MICHAEL C. BRANDT

DATE: 01/05/2024 MN LIC. NO. 42661

KHA PROJECT	161136000
DATE	01/09/2024
SCALE	AS SHOWN
DESIGNED BY	ZTR
DRAWN BY	ZTR
CHECKED BY	MCB

UTILITY PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

PINTAIL PRESERVE
PREPARED FOR
PINTAIL PRESERVE LLC
ANNANDALE MN

SHEET NUMBER
C600

K:\TWC_LDEV\Amcon\Annandale Apartments\3 Design\CAD\PlanSheets\C6-UTILITY PLAN.dwg April 08, 2024 - 11:46am
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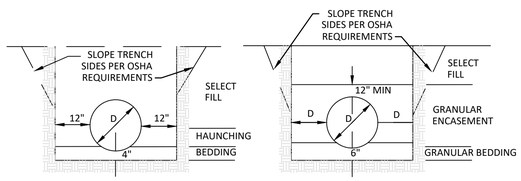


REINFORCED CONCRETE PIPE OR DIP

1. BEDDING AND HAUNCHING MATERIAL SHALL BE ASTM D2321-Cl.I, II, III, OR IV A SOILS, AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE. COMPACT BEDDING MATERIAL TO 95% STANDARD PROCTOR.
2. SELECT FILL SHALL BE SELECT MATERIAL FREE OF LARGE ROCKS (3"+) AND SHALL BE PLACED IN 8" MAX. LOOSE LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.

FLEXIBLE PIPE: INCLUDES CORRUGATED METAL PIPE

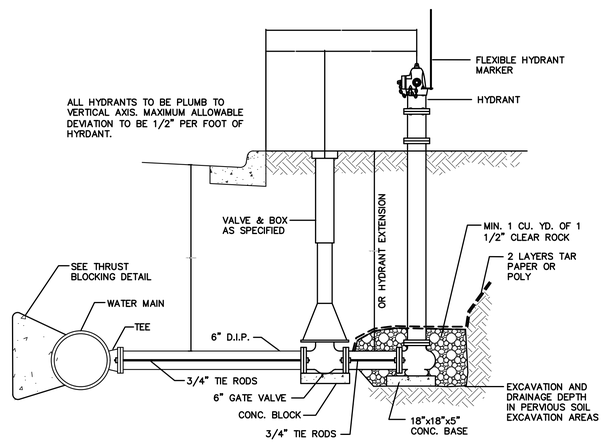
CORRUGATED POLYETHYLENE PIPE AND/OR POLYVINYL CHLORIDE PIPE

1. GRANULAR BEDDING AND ENCASEMENT MATERIAL SHALL BE CLASS I OR II (REF. ASTM D2321 OR MN/DOT 3149.2F) GRANULAR MATERIAL, AND SHALL BE COMPACTED TO 95% STANDARD PROCTOR.
2. SELECT FILL PLACEMENT AND COMPACTION. SAME AS FOR RCP.

NOTE:
FOR HDPE INSTALLED BELOW EXISTING OR FUTURE GROUND WATER ELEVATIONS, PIPE BEDDING AND ENCASEMENT SHALL BE CLASS I, CRUSHED ROCK PER ASTM D2321.

1 WATERMAIN BEDDING

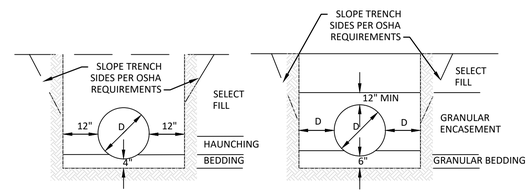
SCALE: NTS



NOTES:
1) ALL HYDRANTS SHALL HAVE WEEPHOLES.
2) JOINTS SHALL BE TIED TO TEE ON MAINLINE WITH 2 – 3/4" O TIE RODS AND RETAINER GLANDS. IF VALVE IS LOCATED MORE THAN 36' AWAY FROM MAIN, VALVE SHALL BE TIED TO THE FIRST 2 PIPE JOINTS.

2 TYPICAL HYDRANT INSTALLATION

SCALE: NTS



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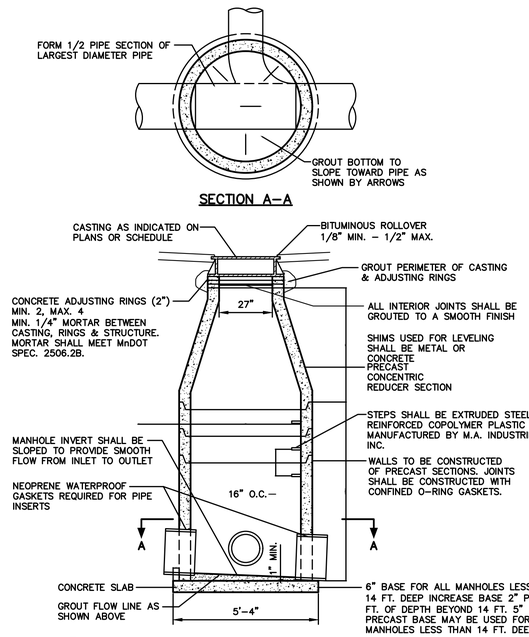
2. SELECT FILL PLACEMENT AND COMPACTION. SAME AS FOR RCP.

NOTE:
FOR HDPE INSTALLED BELOW EXISTING OR FUTURE GROUND WATER ELEVATIONS, PIPE BEDDING AND ENCASEMENT SHALL BE CLASS I, CRUSHED ROCK PER ASTM D2321.

3 SANITARY SEWER BEDDING

SCALE: NTS



4 SANITARY SEWER STANDARD MANHOLE

SCALE: NTS

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	02/13/2024	ZTR
2	UPDATED SITE PLAN	04/05/2024	ZTR

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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MICHAEL C. BRANDT

DATE: 01/05/2024 MN LIC. NO. 42661

KHA PROJECT	161136000
DATE	01/09/2024
SCALE	AS SHOWN
DESIGNED BY	ZTR
DRAWN BY	ZTR
CHECKED BY	MCB

UTILITY DETAILS

PRELIMINARY - NOT FOR CONSTRUCTION

PINTAIL PRESERVE
PREPARED FOR
PINTAIL PRESERVE LLC
ANNANDALE MN

SHEET NUMBER
C601

K:\TWC_LDEV\Amcon\Annandale Apartments\3 Design\CAD\PlanSheets\L1-TREE INVENTORY AND PRESERVATION PLAN.dwg April 08, 2024 - 11:47am
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TREE MITIGATION DATA

SIGNIFICANT TREE REMOVALS ALLOWED:	134 INCHES = 30% OF TOTAL DBH (447)
SIGNIFICANT TREE REMOVAL PROPOSED:	140 INCHES
SIGNIFICANT TREE MITIGATION REQUIRED:	NO MITIGATION REQUIRED

TREE PROTECTION NOTES

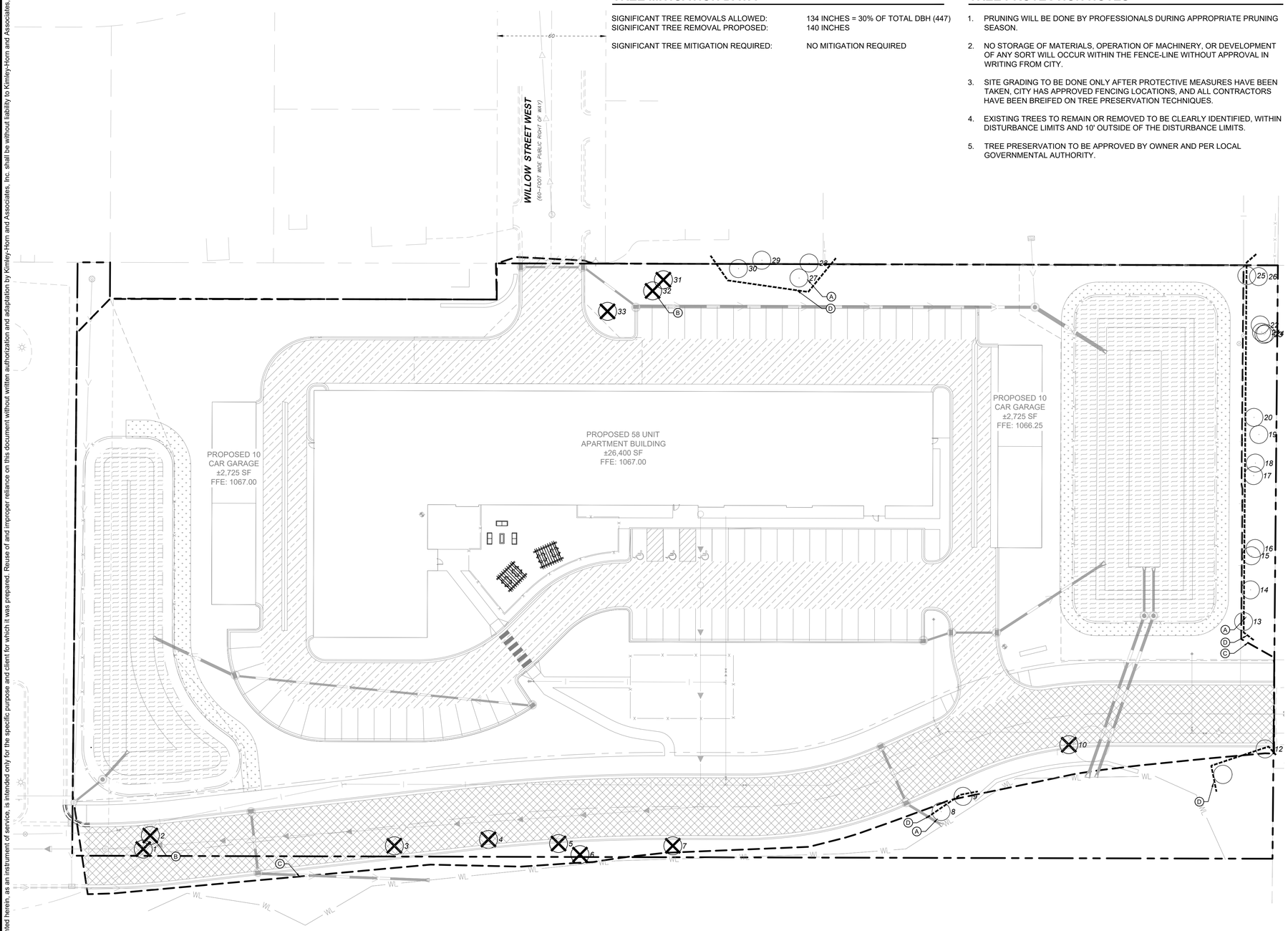
1. PRUNING WILL BE DONE BY PROFESSIONALS DURING APPROPRIATE PRUNING SEASON.
2. NO STORAGE OF MATERIALS, OPERATION OF MACHINERY, OR DEVELOPMENT OF ANY SORT WILL OCCUR WITHIN THE FENCE-LINE WITHOUT APPROVAL IN WRITING FROM CITY.
3. SITE GRADING TO BE DONE ONLY AFTER PROTECTIVE MEASURES HAVE BEEN TAKEN, CITY HAS APPROVED FENCING LOCATIONS, AND ALL CONTRACTORS HAVE BEEN BREIFED ON TREE PRESERVATION TECHNIQUES.
4. EXISTING TREES TO REMAIN OR REMOVED TO BE CLEARLY IDENTIFIED, WITHIN DISTURBANCE LIMITS AND 10' OUTSIDE OF THE DISTURBANCE LIMITS.
5. TREE PRESERVATION TO BE APPROVED BY OWNER AND PER LOCAL GOVERNMENTAL AUTHORITY.

LEGEND

- PROPERTY LINE
- TREE TO REMAIN
- TREE TO BE REMOVED
- EXISTING VEGETATION EDGE
- LIMITS OF CONSTRUCTION
- TREE PROTECTION FENCE

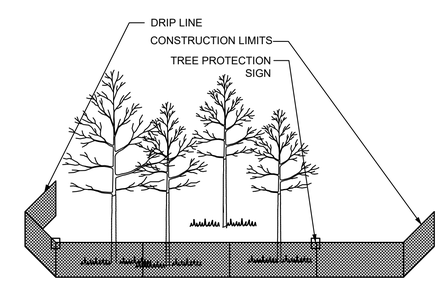
KEYNOTE LEGEND

- (A) EXISTING TREE TO BE SAVED (TYP.)
- (B) EXISTING TREE TO BE REMOVED (TYP.)
- (C) LIMITS OF CONSTRUCTION (TYP.)
- (D) TREE PROTECTION FENCE (SEE DETAIL) (TYP.)



TAG	SPECIES	DBH	STATUS
1	Elm, siberian	11	REMOVED
2	Elm, siberian	12	REMOVED
3	Boxelder	40	REMOVED
4	Boxelder	10	REMOVED
5	Boxelder	9	REMOVED
6	Boxelder	8	REMOVED
7	Boxelder	16	REMOVED
8	Boxelder	12	SAVED
9	Boxelder	9	SAVED
10	Boxelder	8	SAVED
11	Ash, green	8	SAVED
12	Cottonwood, eastern	18	SAVED
13	Ash, green	9	SAVED
14	Ash, green	10	SAVED
15	Ash, green	11	SAVED
16	Elm, american	12	SAVED
17	Ash, green	13	SAVED
18	Ash, green	23	SAVED
19	Ash, green	9	SAVED
20	Ash, green	9	SAVED
21	Boxelder	10	SAVED
22	Boxelder	8	SAVED
23	Elm, siberian	13	SAVED
24	Boxelder	19	SAVED
25	Boxelder	8	SAVED
26	Oak, bur	39	SAVED
27	Ash, green	17	SAVED
28	Boxelder	11	SAVED
29	Boxelder	21	SAVED
30	Boxelder	10	SAVED
31	Elm, american	12	REMOVED
32	Elm, american	11	REMOVED
33	Elm, american	11	REMOVED

NOTE: ONLY SIGNIFICANT TREES IN THE SUBJECT PROPERTY SHOWN ON PLAN/ INVENTORY.



FURNISH AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIPLINE OR CONSTRUCTION LIMITS AS SPECIFIED, PRIOR TO ANY CONSTRUCTION. WHEN POSSIBLE PLACE FENCE 25 FEET BEYOND THE DRIP LINE. PLACE PROTECTION SIGNS ALONG FENCE AT 20' INTERVALS.

1 TEMPORARY TREE PROTECTION FENCE PLACEMENT
SCALE: N.T.S. C700

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

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	02/13/2024	ZTR
2	UPDATED SITE PLAN	04/05/2024	ZTR

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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MICHAEL C. BRANDT
MN
DATE: 01/05/2024 LIC. NO. 42661

KHA PROJECT	161136000
DATE	01/09/2024
SCALE	AS SHOWN
DESIGNED BY	ZTR
DRAWN BY	ZTR
CHECKED BY	MCB

TREE PRESERVATION PLAN

PINTAIL PRESERVE
PREPARED FOR
PINTAIL PRESERVE LLC
ANNANDALE MN

SHEET NUMBER
C700

K:\TWC_LDEV\Amcon\Annandale Apartments\3 Design\CAD\PlanSheets\L1-LANDSCAPE PLAN.DWG April 08, 2024 - 11:47am
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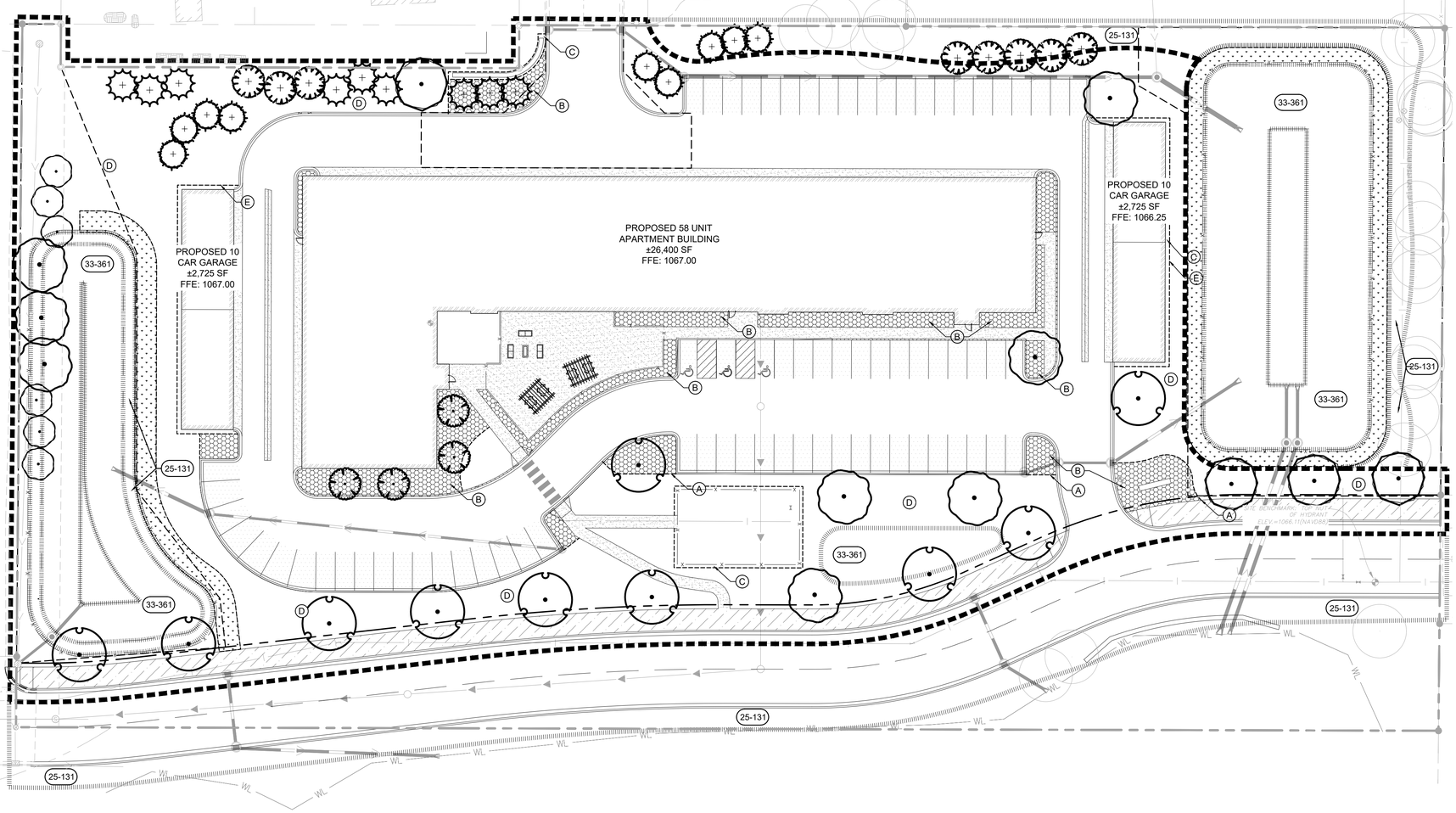

LANDSCAPE SUMMARY

LANDSCAPE REQUIREMENTS

LANDSCAPE AREA REQUIRED:	30% OF TOTAL PROPERTY AREA (4.9 AC)
LANDSCAPE AREA PROVIDED:	47% OF TOTAL PROPERTY AREA = 2.3 AC
TREES REQUIRED:	58 TREES = 1 TREE/ DWELLING UNIT (58 UNITS)
TREES PROVIDED:	58 TREES
FOUNDATION PLANTS REQUIRED:	25 SHRUBS = 1 SHRUB / 20 L.F. OF BUILDING FOUNDATION (500 L.F.)
FOUNDATION PLANTS PROVIDED:	SEE PLAN

SEEDING KEYNOTES (22-112)

(25-131) SEED WITH MNDOT 25-131: LOW MAINTENANCE TURF SEED MIX (TYP.)

(33-261) SEED WITH MNDOT 33-261: STORMWATER SOUTH & WEST SEED MIX (TYP.)

LANDSCAPE LEGEND

EXISTING DECIDUOUS TREE (TYP.)

EXISTING CONIFEROUS TREE (TYP.)

EXISTING SHRUB (TYP.)

EDGER (TYP.)

APPROXIMATE LIMITS OF SODDING / IRRIGATION (TYP.)

SEED / SOD EDGE (TYP.)

SHRUB PLANTING BED, SEE DETAIL (TYP.)

LANDSCAPE KEYNOTES (A)

(A) EDGER (TYP.)

(B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)

(C) ROCK MULCH (TYP.)

(D) SOD (TYP.)

(E) MAINTENANCE STRIP (TYP.)

PLANT KEY

SYMBOL	CODE	QTY	COMMON NAME
CONIFEROUS TREE			
	BHS	9	BLACK HILLS SPRUCE
	ERC	8	EASTERN RED CEDAR
	WHP	9	WHITE PINE
ORNAMENTAL TREE			
	QUA	6	QUAKING ASPEN
	TCH	4	THORNLESS COCKSPUR HAWTHORN
OVERSTORY TREE			
	HCK	10	COMMON HACKBERRY
	PRE	8	AMERICAN ELM
	SWO	4	SWAMP WHITE OAK

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

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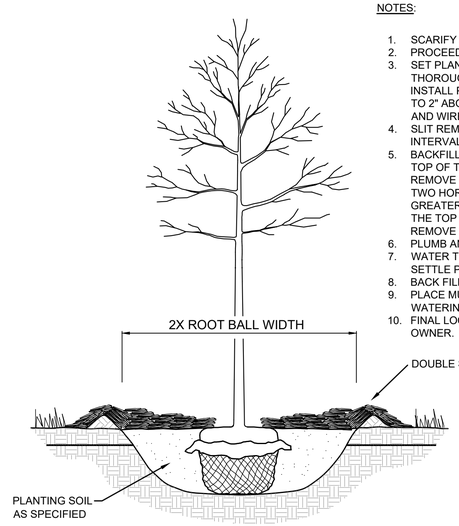
RYAN A. HYLLESTED, PLA
DATE: 01/09/2024 MN LIC. NO. 53828

KHA PROJECT	161136000
DATE	01/09/2024
SCALE	AS SHOWN
DESIGNED BY	CFK
DRAWN BY	CFK
CHECKED BY	RAH

LANDSCAPE PLAN

PINTAIL PRESERVE
PREPARED FOR
PINTAIL PRESERVE LLC
ANNANDALE MN

SHEET NUMBER
L100

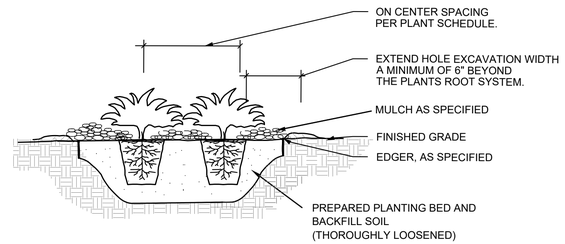


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING DETAIL

SCALE: N.T.S. L101

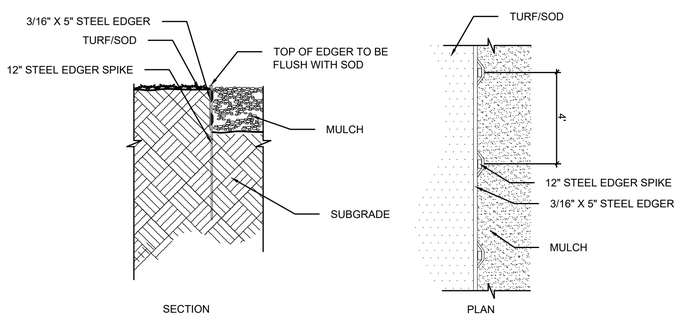


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

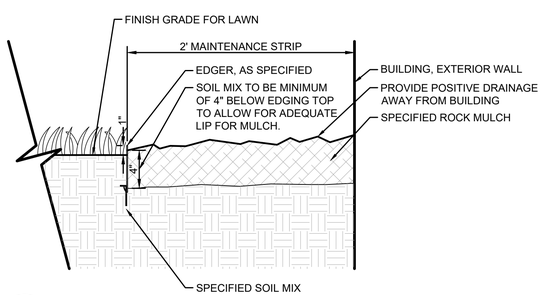
2 SHRUB / PERENNIAL PLANTING DETAIL

SCALE: N.T.S. L101



3 STEEL EDGER DETAIL

SCALE: N.T.S. L101



4 MAINTENANCE STRIP DETAIL

SCALE: 1-1/2"=1' L101

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CAL/SIZE
CONIFEROUS TREE						
	BHS	9	PICEA GLAUCA `DENSATA`	BLACK HILLS SPRUCE	B & B	6` HT.
	ERC	8	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B & B	6` HT.
	WHP	9	PINUS STROBUS	WHITE PINE	B & B	6` HT.
ORNAMENTAL TREE						
	QUA	6	POPULUS TREMULOIDES	QUAKING ASPEN	B & B	2" CAL.
	TCH	4	CRATAEGUS CRUS-GALLI INERMIS TM	THORNLESS COCKSPUR HAWTHORN	B & B	2" CAL.
OVERSTORY TREE						
	HCK	10	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL.
	PRE	8	ULMUS AMERICANA `PRINCETON`	AMERICAN ELM	B & B	2.5" CAL.
	SWO	4	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL.

LANDSCAPE NOTES

PLANTING

1. CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. INSTALL PLANTS BY PLANT INSTALLATION PERIOD INFORMATION IN THE LATEST STANDARD PLANTING DETAILS FROM MNDOT. PLANTINGS BEFORE OR AFTER THESE DATES ARE DONE AT RISK.
10. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
11. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLARE 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 FLARE. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
12. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
13. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
14. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
15. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.

SOIL

16. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
17. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MNDOT STANDARD SPECIFICATION 3877 (LOAM TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.

MULCH

18. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL IN COLOR (DYE-FREE), OR APPROVED EQUAL. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

EDGER

19. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING; 3/16" THICK x 5" TALL, COLOR BLACK, OR SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH TOP OF EDGER AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARD. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

SEED/SOD

20. ALL DISTURBED AREAS TO BE SEEDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED, PER MNDOT SPECIFICATIONS AND SUPPLIER/MANUFACTURER RECOMMENDATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.

IRRIGATION

21. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. SYSTEM SHALL INCLUDE A RAIN SENSOR AND APPROPRIATE TECHNOLOGY.

ESTABLISHMENT

22. PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
23. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.

WARRANTY

24. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
25. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD; 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 60 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECITES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.
26. SEE ELECTRICAL PLANS FOR SITE LIGHTING.

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RYAN A. HYLLESTED, PLA
MN LIC. NO. 53828
DATE: 01/09/2024

KHA PROJECT	161136000
DATE	01/09/2024
SCALE	AS SHOWN
DESIGNED BY	CFK
DRAWN BY	CFK
CHECKED BY	RAH

LANDSCAPE DETAILS

PINTAIL PRESERVE
PREPARED FOR
PINTAIL PRESERVE LLC
ANNANDALE MN

SHEET NUMBER
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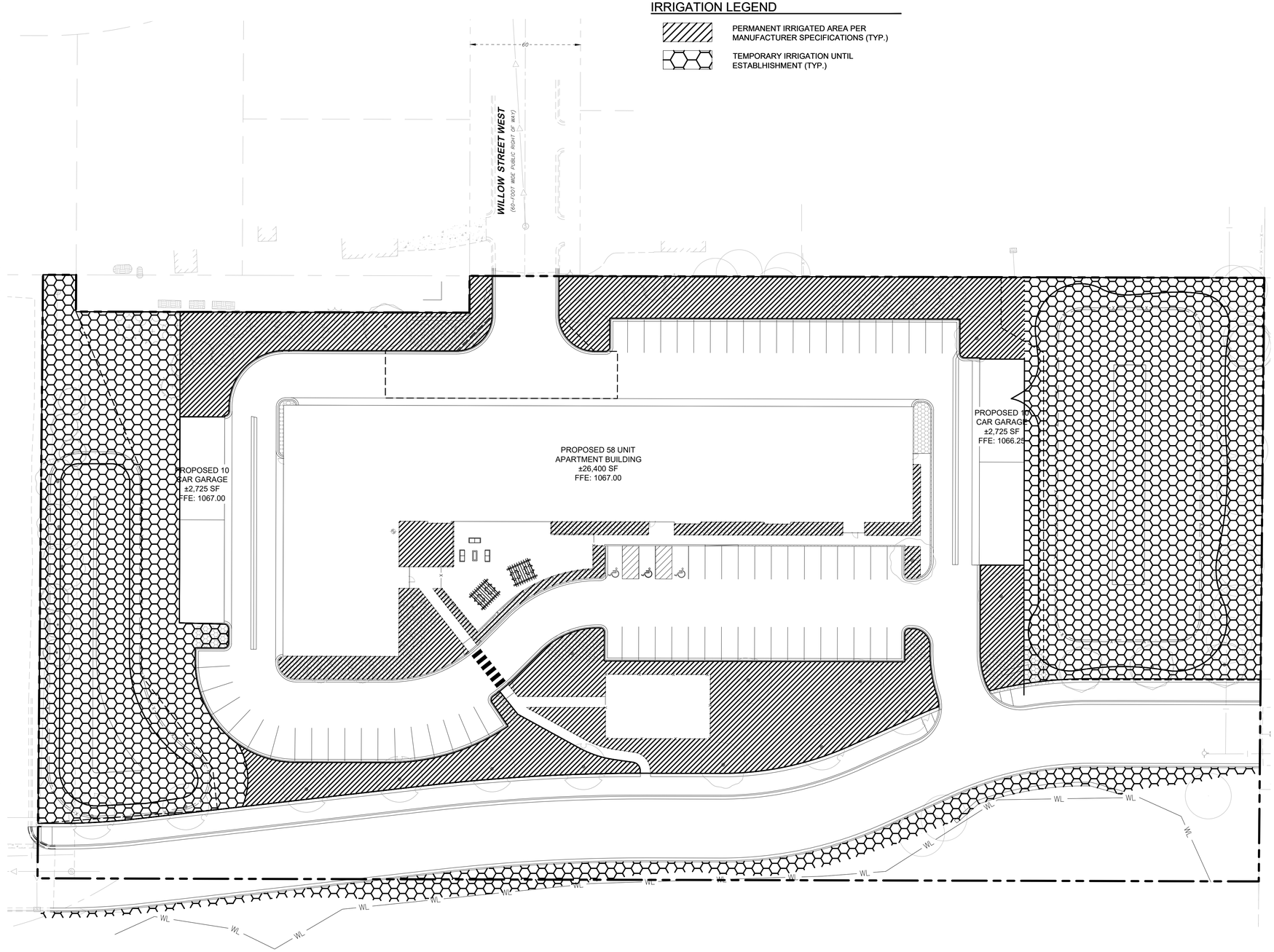

IRRIGATION LEGEND

PERMANENT IRRIGATED AREA PER MANUFACTURER SPECIFICATIONS (TYP.)

TEMPORARY IRRIGATION UNTIL ESTABLHISHMENT (TYP.)

IRRIGATION NOTES

1. IRRIGATION SYSTEM IS DIAGRAMMATIC, CONTRACTOR TO VERIFY AND DESIGN PER ACTUAL PRESSURE, PER LOCAL CODES, AND PER SITE REQUIREMENTS. FIELD VERIFY LOCATION OF COMPONENTS WITH ACTUAL CONDITIONS PRIOR TO INSTALLATION, ADJUST AS NEEDED FOR COMPLETE COVERAGE. SYSTEM TO INCLUDE ALL PLUMBING AND ELECTRICAL, INCLUDING CONDUIT, SLEEVING, AND WEATHER-PROOF ENCLOSURES. SYSTEM SHALL BE COMPLETE. CONTRACTOR TO PROVIDE SHOP DRAWINGS, DESIGN PRESSURE DESIGN CALCULATIONS, AND RELATED PRODUCT SHEETS FOR OWNER OR LANDSCAPE ARCHITECT APPROVAL. CONTRACTOR TO PROVIDE "AS-BUILT" DRAWINGS OF IRRIGATION SYSTEM AT THE COMPLETION OF THE PROJECT. SYSTEM SHALL HAVE A ONE-YEAR WARRANTY ON PARTS AND LABOR. THE IRRIGATION SYSTEM SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION. SEE SITE IRRIGATION SPECIFICATION SECTION FOR ADDITIONAL REQUIREMENTS, IF APPLICABLE. ZONE PARAMETERS: TURF AREAS SHALL HAVE SPRAYS/ROTORS, SHRUB/ PERENNIAL AREAS SHALL HAVE DRIP, AND TREES SHALL HAVE BUBBLERS.
2. ALL PIPE 1.5" OR GREATER SHALL BE SDR 26 CLASS 200 FOR MAINLINE AND CLASS 160 FOR LATERLINE PVC PIPE(DO NOT EXCEED 35 GPM FOR 1.5" AND 58 GPM FOR 2"). ALL PIPE 1.25" OR 1" SHALL BE 100 POLY PIPE OR CLASS 160 PVC PIPE, AS INDICATED(DO NOT EXCEED 13 GPM FOR 1" AND 22 GPM FOR 1.25"). PIPE SIZE TO BE IDENTIFIED BY CONTRACTOR PER ZONE REQUIREMENTS. DEPTH OF PIPE TO BE APPROXIMATELY 18" FOR MAINLINE AND 12" FOR LATERAL LINES, OR AS REQUIRED, FIELD VERIFY. LOCATE IRRIGATION PIPE AWAY FROM PLANT MATERIAL.
3. ALL WIRING, BACKFLOW PREVENTOR, AND PLUMBING AS PER LOCAL CODE. WATER CONNECTION BY MECHANICAL AND UTILITY CONTRACTOR. VERIFY AND ADD BOOSTER PUMP AS REQUIRED. VERIFY POWER CONNECTION WITH ELECTRICAL.
4. ALL VALVES, FLOW SENSORS, AND QUICK COUPLERS SHALL BE LOCATED IN VALVE BOXES(SIZED FOR NORMAL MAINTENANCE, FLUSH WITH FINAL GRADE. PROVIDE (2) QUICK COUPLER KEYS AND HOSE SWIVELS. PROVIDE DECODERS FOR 2-WIRE SYSTEM AT EACH VALVE. FOR DRIP ZONES, PROVIDE DRIP KIT OF VALVE, PRESSURE REDUCER, AND FILTER WITHIN ONE VALVE BOX. DRIP ZONE AIR RELIEF VALVE AND FLUSH VALVE TO BE IN SEPARATE VALVE BOXES.
5. CONTROLLER TO BE COMMERCIAL TYPE, SIZED FOR NUMBER OF ZONES, CAPABLE OF 2-WIRE TECHNOLOGY, INCLUDING DECODER MODULE AND SURGE PROTECTION. SYSTEM TO BE 2-WIRE TECHNOLOGY WITH REQUIRED GROUNDING(LIGHTING PROTECTION). MOUNT AND CONNECT CONTROLLER AND OTHER CONTROLLER ACCESSORIES, SUCH AS HAND HELD REMOTE, WEATHER/RAIN/FREEZE SENSOR, FLOW SENSOR, AND OTHER RELATED ITEMS. THIS ALSO INCLUDES PAINTED CONDUIT AND MOUNTING BOARDS AND HARDWARE FOR ALL EXPOSED AREA, AS DIRECTED BY OWNER. INSTALL WEATHER/RAIN/FREEZE SENSOR ON EXTERIOR WEATHER EXPOSED VERTICAL SURFACE(S) PER OWNER'S APPROVAL.
6. FIRST YEAR WINTERIZATION AND SPRING START UP OF SYSTEM SHALL BE PERFORMED BY IRRIGATION CONTRACTOR, UNLESS INDICATED OTHERWISE.
7. MINIMUM 4" PVC SCHEDULE 40 SLEEVING SHALL BE REQUIRED UNDER ALL WALKS AND PAVEMENTS FOR IRRIGATION PIPE AND WIRES. PROVIDE 12" LENGTH OF #3 REBAR AT EACH TEMPORARILY SEALED END, STAND PIPE, OR OTHER APPROVED METHODS FOR FUTURE LOCATING. EXTEND SLEEVING AT LEAST 1 FOOT BEYOND EDGE OF PAVEMENT. PROVIDE PVC STAND PIPE FOR LOCATING ENDS OF SLEEVING. PROVIDE MINIMUM TWO SIZES LARGER THAN PIPE SIZE. PROVIDE ADDITIONAL SLEEVING FOR WIRING, AS NEEDED. SLEEVE DEPTH IS PRIMARILY 18 INCHES, OR AS REQUIRED. COORDINATE AND PLACE SLEEVING PRIOR TO PAVEMENT INSTALLATION. DIRECTIONAL BORE UNDER PAVEMENT IN EXISTING CONDITIONS TO REMAIN.
8. BIDDING CONTRACTORS SHOULD BECOME THOROUGHLY FAMILIAR WITH ALL FACETS OF THE PROPOSED IRRIGATION SYSTEM. FAILURE TO CLARIFY MISUNDERSTANDINGS, OR INTENT OF THESE DRAWINGS AND SPECIFICATIONS BEFORE SUBMITTAL OF BID SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. THE IRRIGATION CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES AND SHALL TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB UTILITIES OR EXISTING CONDITIONS. CONTRACTOR SHALL REPAIR/RESTORE ANY DAMAGE INVOLVING IRRIGATION INSTALLATION.
10. INSTALL WEATHER/RAIN/FREEZE SENSOR(S) ON EXTERIOR WEATHER EXPOSED VERTICAL SURFACE(S). COORDINATE WITH OWNER'S AUTHORIZED REPRESENTATIVE AS TO FINAL LOCATION.
11. CONTROL WIRE WILL BE SOLID COPPER WIRE U.L. APPROVED FOR DIRECT BURIAL IN GROUND, MINIMUM GAUGE: MINIMUM #14 U.F. FOR EITHER MULTI-STRAND OR TWO-WIRE. COMMON GROUND WIRE, IF APPLICABLE, SHALL BE MINIMUM #12 GAUGE WHITE. FOR MULTI-STRAND SYSTEMS, PROVIDE TWO EXTRA CIRCUIT WIRES AND ONE EXTRA COMMON GROUND WIRE FOR ENTIRE MAINLINE LENGTH, MARK AS APPROPRIATE. 24 VAC WIRE SPLICING MATERIAL WILL BE DIRECT BURIAL SPLICE KIT AS MANUFACTURED BY 3M.
12. SOME AREAS MAY REQUIRE RISER EXTENSIONS FOR SPRINKLERS OR A FIXED RISER WITH A SHRUB HEAD OR SHRUB ADAPTER TO OBTAIN PROPER COVERAGE. ROTOR NOZZLES TO PROVIDE PROPER COVERAGE AND MATCH PRECIPITATION, AS REQUIRED. FIELD ADJUST AS NEEDED. SPRAY HEADS IN TURF AREAS TO BE 6" POP-UPS AND IN LANDSCAPE BEDS TO BE 12" POP-UPS. INSTALL ROTOR AND SPRAY HEADS TO LATERAL LINE WITH FLEX TUBING OR SWING JOINTS. BUBBLERS TO BE ON 6" POP-UP.
13. VERIFY AND COORDINATE FINAL LOCATION OF WATER SOURCE AND ELECTRICAL POWER CONNECTION.
14. COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH OTHER IMPROVEMENTS.
15. PROVIDE 1" VALVES FOR SPRAY AND ROTOR ZONES FOR 30 GPM OR LESS, AND 1.5" VALVE FOR ZONES GREATER THAN 31 GPM. DRIP ZONES PROVIDE 3/4" OR 1" VALVES PER DEMAND OF ZONE.
16. CONTRACTOR TO SCHEDULE AND PROGRAM CONTROLLER AND VALVES FOR APPROPRIATE LANDSCAPE WATER REQUIREMENTS. VERIFY WITH OWNER AS TO TIME AND SPECIFIC REQUIREMENTS.
17. DRIP IRRIGATION TO FOLLOW MANUFACTURERS RECOMMENDATION FOR TYPE, SIZE, AND LOCATION PER LANDSCAPE CONDITION. EACH DRIP ZONE SHALL HAVE ZONE VALVE, PRESSURE REDUCER, AND FILTER, AIR RELIEF VALVE, FLUSH VALVE, SUPPLY LATERAL LINES, DRIP TUBING WITH EMBEDDED EMITTERS, AND OTHER RELATED ITEMS. DRIP TUBING SHALL BE ANCHORED AND UNDER LANDSCAPE MULCH, HIDDEN FROM VIEW, WITH EMITTERS LOCATED AT PLANT LOCATIONS. DRIP TUBING SHALL ALSO BE LOOPED AND INTERCONNECTED, WITH NO DEAD-ENDS. ANY ADDITIONAL EMITTERS, AS NOTED ON PLAN.

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

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DATE: 01/09/2024 LIC. NO. 53828 MN

KHA PROJECT	161136000
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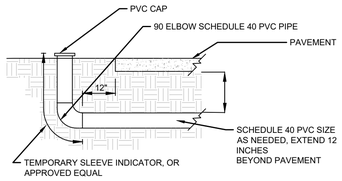
DESIGNED BY	CFK
DRAWN BY	CFK
CHECKED BY	RAH

IRRIGATION PLAN

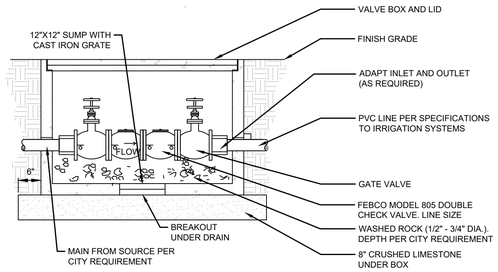
PINTAIL PRESERVE
PREPARED FOR
PINTAIL PRESERVE LLC
ANNANDALE MN

SHEET NUMBER
L200



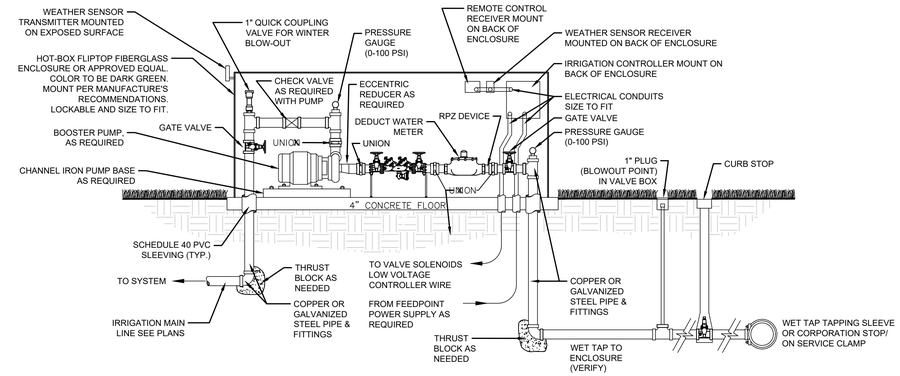
1 TYPICAL SLEEVE DETAIL

SCALE: NTS L201



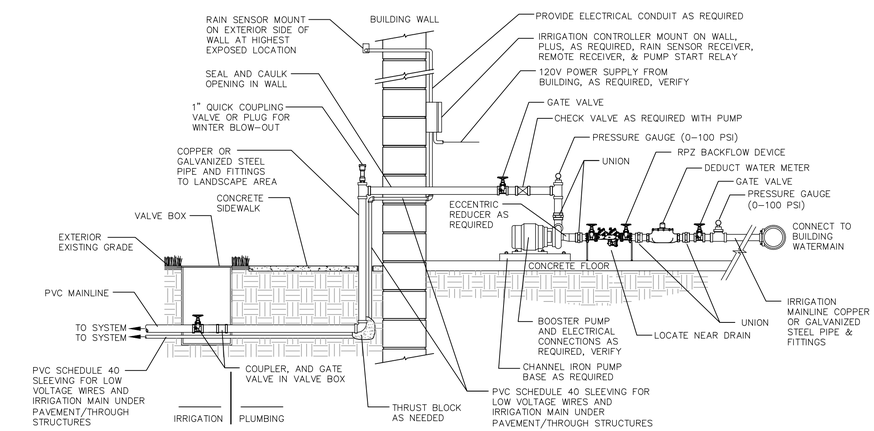
2 TYPICAL BACKFLOW PREVENTER

SCALE: NTS L201



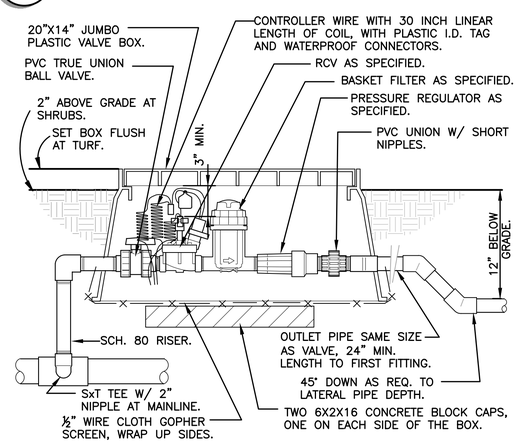
3 SCHEMATIC ILLUSTRATION OF EXTERIOR ENCLOSURE IRRIGATION CONNECTION

SCALE: NTS L201



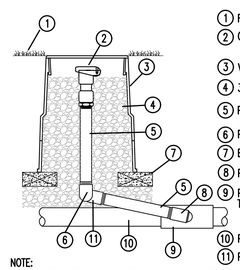
4 SCHEMATIC ILLUSTRATION OF EXTERIOR ENCLOSURE IRRIGATION CONNECTION

SCALE: NTS L201



4 1" DRIP VALVE W/BASKET FILTER

SCALE: NTS L201



1. FINISH GRADE
2. QUICK-COUPLING VALVE
3. VALVE BOX WITH COVER- 12 INCH SIZE, COLOR TO MATCH SURROUNDINGS
4. 3/4" MINUS WASHED GRAVEL
5. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
6. PVC SCH 40 STREET ELL
7. BRICK SUPPORTS (2)
8. PVC SCH 40 STREET ELL
9. PVC SCH 40 TEE OR ELL
10. PVC MAINLINE PIPE
11. PVC SCH 40 ELL

NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

5 QUICK COUPLING VALVE

SCALE: NTS L201

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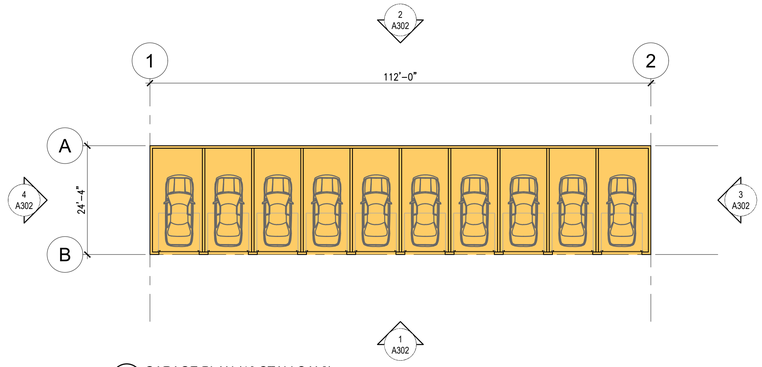
exhibit 3



2 A101 GARAGE PLAN (10 STALLS X 2)

SCALE: 1/16" = 1'-0"

1 A101 FIRST LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

NORTH

UNIT TYPE	DESCRIPTION	"RENTABLE AREA"	"TOTAL RENTABLE AREA (SF) PER UNIT TYPE"	LEVEL 1	LEVEL 2	LEVEL 3	"TOTAL UNITS"	"% OF TOTAL UNITS"
STUDIO								
ALCOVE A1	ALCOVE	515	2,575	1	2	2	5	
TOTALS			2,575	1	2	2	5	8.6%
1 BEDROOM UNIT								
1 BED A1	1 BD/BA	814	4,070	1	2	2	5	
1 BED A2	1BD/1BA	710	4,970	1	3	3	7	
1 BED A3	1BD/1BA	713	7,130	2	4	4	10	
TOTALS			16,170	4	9	9	22	37.9%
2 BEDROOM UNIT								
2BED A1	2BR/1BA	998	18,962	1	9	9	19	
2BED B1	2BR/1BA	1,024	5,120	1	2	2	5	
2BED C1	2BR/1BA	1,165	2,330	0	1	1	2.0	
2BED D1	2BR/1BA	1,078	3,234	1	1	1	3	
TOTALS			29,646	3	13	13	29	50.0%
3 BEDROOM UNIT								
3BED A1	3BR/2BA	1,325	2,650	0	1	1	2	
TOTALS			2,650	0	1	1	2	3.5%
TOTALS			21,395	8	25	25	58	100%

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GREGORY S. KINNEY,AIA REG. NO.42048

XX.XX.2024
DATE

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DRAWN BY: EJP/GK/BS

PROPOSED APARTMENT

ANNANDALE APARTMENTS

ANNANDALE, MN

ISSUES / REVISIONS:

City Submittal 4.8.2024

FIRST FLOOR PLAN

A101

PROJECT NUMBER
23003

M:\23003 Annandale Apartments\Plans\23003 A101 Floor Plans.dwg | Jul 08, 2024 - 11:19 AM | BY: Erik Peterson

1 A102 SECOND LEVEL FLOOR PLAN

NORTH

SCALE: 1/16" = 1'-0"

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PROPOSED APARTMENT

ANNANDALE APARTMENTS

ANNANDALE, MN

ISSUES / REVISIONS:

City Submittal	4.8.2024

SECOND FLOOR PLAN

A102

PROJECT NUMBER
23003

1 A103 THIRD LEVEL FLOOR PLAN

NORTH

SCALE: 1/16" = 1'-0"

M:\23003 Annandale Apartments\Plans\23003 A101 Floor Plans.dwg | 04.04.2024 12:44 PM (Office Use Only) | BY: Erik Peterson

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PROPOSED APARTMENT
ANNANDALE APARTMENTS
ANNANDALE, MN

ISSUES / REVISIONS:

City Submittal	4.8.2024

THIRD
FLOOR PLAN

A103

PROJECT NUMBER
23003

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PROPOSED APARTMENT

ANNANDALE APARTMENTS

ANNANDALE, MN

ISSUES / REVISIONS:

City Submittal	4.8.2024

BUILDING RENDERING

A300

PROJECT NUMBER
23003

1 A301 SOUTH ELEVATION

1/16"=1'-0"

EXTERIOR FINISH SCHEDULE	
A	BOARD & BATTEN VINYL SIDING COLOR: MEDIUM GRAY
B	LAP VINYL SIDING – COLOR 1 COLOR: WHITE, TEXTURE: WOOD-GRAIN
C	LAP VINYL SIDING – COLOR 2 COLOR: GRAY, TEXTURE: WOOD-GRAIN
D	VERTICAL WOOD-GRAIN PANEL (METAL) COLOR: TBD
E	ACCENT VINYL BAND COLOR: WHITE
F	SHINGLE VINYL SIDING COLOR: DARK GRAY
G	VINYL TRIM COLOR: WHITE
H	ASPHALT SHINGLES COLOR: DARK GRAY
J	VINYL SINGLE HUNG WINDOWS COLOR: WHITE
K	ALUMINUM DECK AND RAILING SYSTEM COLOR: BLACK
L	FASCIA AND SOFFIT (VINYL) COLOR: WHITE
M	SECTIONAL OVERHEAD DOOR COLOR: TBD

2 A301 EAST ELEVATION

1/16"=1'-0"

3 A301 WEST ELEVATION

1/16"=1'-0"

4 A301 NORTH ELEVATION

1/16"=1'-0"

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PROPOSED APARTMENT

ANNANDALE APARTMENTS

ANNANDALE, MN

ISSUES / REVISIONS:

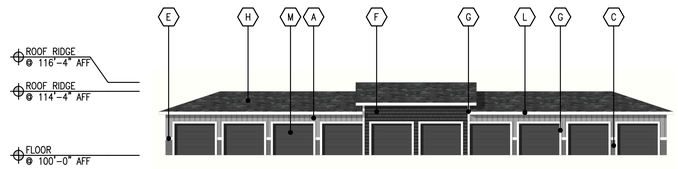
City Submittal	4.8.2024

BUILDING ELEVATIONS

A301

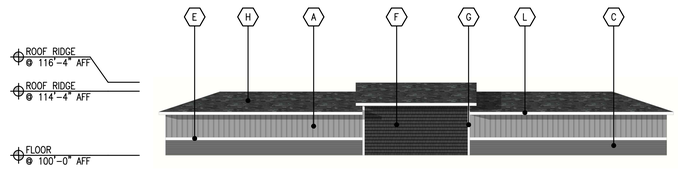
PROJECT NUMBER
23003

K:\23003 Annandale Apartments\Plans\23003 Elevations.dwg | BY: Mark Haas



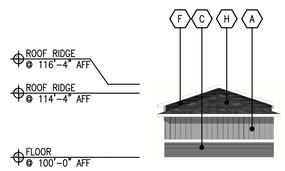
1 A302 FRONT ELEVATION - GARAGE

1/16"=1'-0"



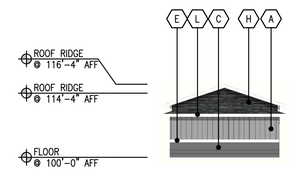
2 A302 REAR ELEVATION - GARAGE

1/16"=1'-0"



3 A302 END ELEVATION - GARAGE

1/16"=1'-0"



4 A302 END ELEVATION - GARAGE

1/16"=1'-0"

EXTERIOR FINISH SCHEDULE

A	BOARD & BATTEN VINYL SIDING COLOR: MEDIUM GRAY
B	LAP VINYL SIDING – COLOR 1 COLOR: WHITE, TEXTURE: WOOD-GRAIN
C	LAP VINYL SIDING – COLOR 2 COLOR: GRAY, TEXTURE: WOOD-GRAIN
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L	FASCIA AND SOFFIT (VINYL) COLOR: WHITE
M	SECTIONAL OVERHEAD DOOR COLOR: TBD

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PROPOSED APARTMENT

ANNANDALE APARTMENTS

ANNANDALE, MN

ISSUES / REVISIONS:

City Submittal	4.8.2024

GARAGE ELEVATIONS

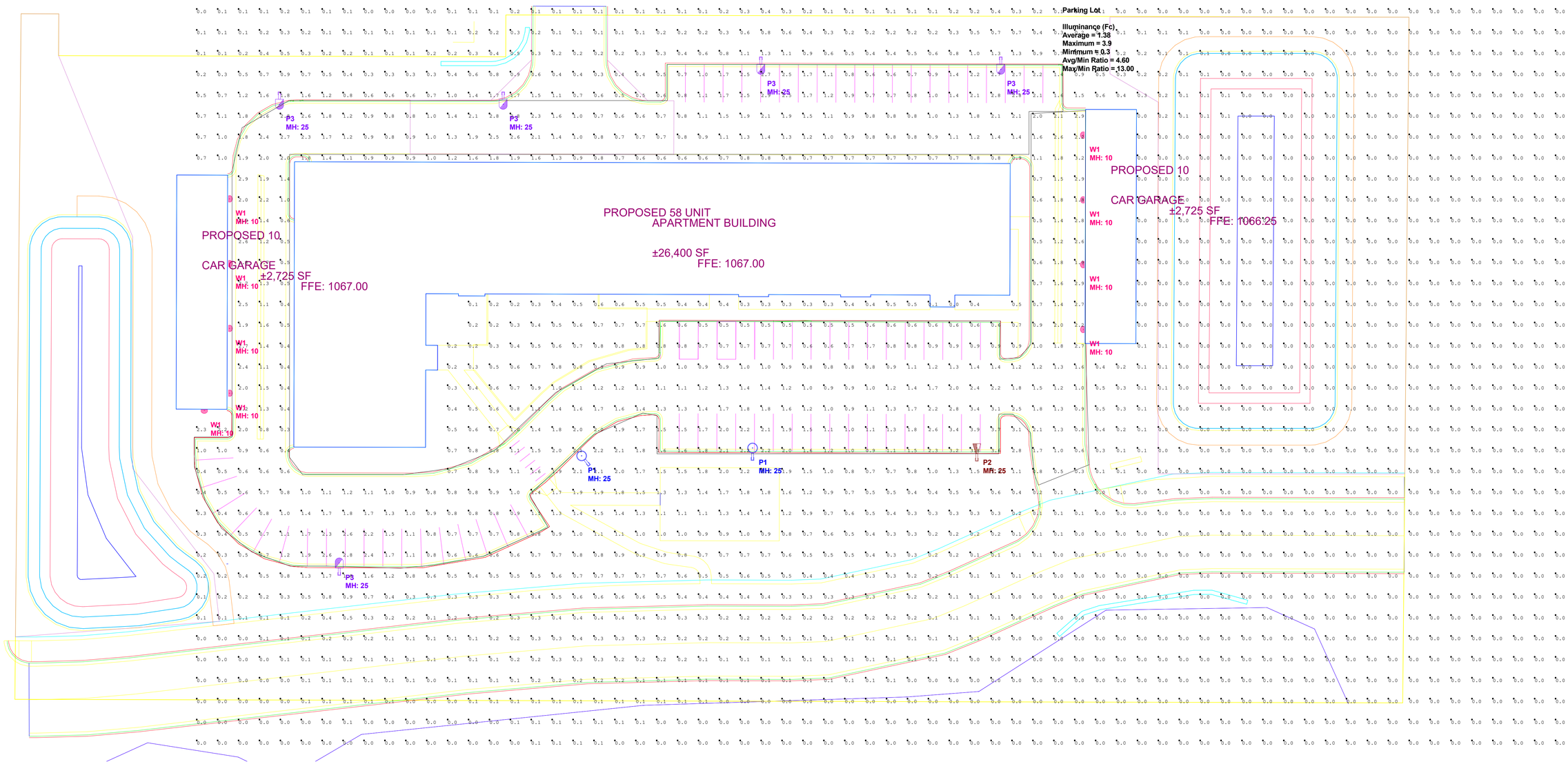
A302

PROJECT NUMBER
23003

M:\23003 Annandale Apartments\Plans\23003 Elevations.dwg | | BY: Mark Ruoss

Luminaire Schedule						
Symbol	Qty	Label	Mounting Height	Lum. Watts	LLF	Description
	9	W1	10	20.9	0.900	PWS-196L-450-NW-G2-4-UNV
	2	P1	25	122.2	0.900	OPF-S-A06-740-T5W
	1	P2	25	90.68	0.900	OPF-S-A04-740-T4M
	5	P3	25	63.59	0.900	OPF-S-A03-740-T3M

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Site	Fc	0.45	3.9	0.0	N.A.	N.A.
Parking Lot	Fc	1.38	3.9	0.3	4.60	13.00



DISCLAIMER: Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping or any other architectural elements unless noted.

Fixture nomenclature to be finalized by engineer and/or architect. This drawings is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Illuminated Design Service

PULSE never ordinary

Designed By: K. Tomczak
Checked By: Rob Chassé
Date:4/10/2024

Scale: 1" = 25'

Annandale Apartments

Exhibit 7

700 West Linden Avenue
PO Box 1165
Minneapolis, MN 5540-1165

January 4, 2024

Amcon Construction
Attn: Dennis Cornelius
6121 Baker Road, #101
Minnetonka, MN 55345

Re: Natural Gas Service, Pintail Preserve

To Whom It May Concern:

Natural Gas service is currently available and will continue to remain available to serve a commercial building consisting of 66 units to be known as Pintail Preserve near intersection Ash Street West and Excelsior Avenue South in the City of Annandale. Natural gas service will be provided from an existing gas main in the area. Note: Additional system reinforcement may be required to maintain adequate pressure and capacity.

This service is subject to the rules and regulations in force at the time of application.

The CenterPoint Energy representative for this project is Christine Zachman. Christine can be contacted at 763-785-5432 and email at Christine.Zachman@CenterPointEnergy.com.

Should you have any questions please contact either Christine or me.

Thank you for your cooperation.

Sincerely,

Austin Sowers

Austin Sowers
Administration Engineer
CenterPoint Energy
612-321-5421
Austin.Sowers@CenterPointEnergy.com

Pc: Christine Zachman

exhibit 7

January 24th, 2024

Amcon Construction
Attn: Dennis Cornelius
6121 Baker Road
Suite 101
Minnetonka, MN 553445

RE: Pintail Preserve Apartments

Dear Mr. Cornelius,

Please be advised that Midcontinent Communications does have cable, internet and phone service available in the vicinity of the following property:

Proposed Address: TBD
PID parcel # 102-500-304303
Located adjacent to Ash St West and East.

Once you have your plans finalized you will need to contact Midcontinent Communications to make arrangements for the formal request of service to be extended to the property. Once the project is approved by our corporate office and weather permits, it is our intent to design plant during the time the lots are platted and installed at the time the lots are brought to final grade and ready for such installation. Should you have any questions please don't hesitate to contact me at (763)645-1182.

Our service will be provided under the rules, regulations and tariffs now on file with the State of Minnesota. Services offered are telephone, high speed internet and digital cable television.

Sincerely,

JasonSachs

Jason Sachs
General Manager – Field Operations
Midcontinent Communications
(763)645-1182
jason.sachs@midco.com

exhibit 7

WILL SERVE LETTER

January 9, 2024

Amcon Construction
6121 Baker Rd Suite 101
Minnetonka, MN 55345

Re: Will serve letter

Dear Pintail Reserve LLC.

This letter is to confirm that Xcel Energy is your utility provider for electrical service. Adequate facilities can be made available that are consistent with Xcel Energy's current Rules and Regulations on file with the Minnesota Public Utilities Commission to serve the project at PARCEL # 102500304303. The cost for the Company to provide facilities will be determined based on the scope of the project.

Your utility service(s) will be provided after the following steps are completed:

- ***Application submitted to the "Builders Call Line (BCL)"*** – once your application is accepted you will be assigned a design department representative who will be your primary point of contact.
- ***Utility design is completed*** – All required information is provided, and all applicable documents are signed and returned to your design representative.
- ***Payment is received in full.***
- ***Required easements are granted*** -you must sign and return applicable easement documents. (If applicable)
- ***Site is ready for utility construction -*** the site ready information can be found on our website and may be viewed at Construction and Inspection | Xcel Energy.

An estimated scheduled in-service date will be provided once these requirements have been met. It is important to keep in mind that the terms and conditions of utility service, per Xcel Energy tariffs, require that you provide adequate space on your property for all gas and electric facilities required to serve your project, including but not limited to gas and electrical lines and metering equipment, transformers, and pedestals. General guidelines for these requirements can be found at xcelenergy.com/partner-resources/build-remodel.

Xcel Energy looks forward to working with you on your project and if I can be of further assistance, please contact me at the phone number or email listed below.

Sincerely,

Christopher Rosenthal
Electric Distribution Designer II
Xcel Energy | Responsible By Nature
3515 3rd Street N. Saint Cloud, MN 56303
320-250-7830

Christopher.j.rosenthal@xcelenergy.com

BOLTON & MENK
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2040 Highway 12 East
Willmar, MN 56201-5818

Ph: (320) 231-3956
Fax: (320) 231-9710
Bolton-Menk.com

April 22, 2024

Jacob Thunander, Community Development Director
City of Annandale

via e-mail: jthunander@annandale.mn.us

RE: Bruggeman Preliminary Plat Application
City of Annandale, Minnesota
Project No.: 0W1.130913

Dear Jacob,

We have reviewed the information submitted with the above referenced application dated 04/08/2024. We have the following comments:

1. The applicant shall enter into a Development Agreement with the City of Annandale for the proposed improvements.
2. Drainage and utility easements shall be platted around the perimeter of Lot 1 Block 1.
3. The preliminary plat shall include a drainage and utility easement over the proposed storm sewer from CBMH ST-203 to the pond.
4. The applicant shall be responsible for obtaining a NPDES Construction Stormwater Permit. A copy of the permit shall be provided to the city prior to any construction on the site.
5. The applicant shall enter into a Stormwater Maintenance Agreement for the proposed stormwater pond.
6. Provide a legal description for a roadway easement to be recorded for the portion of Ash Street that is identified as being constructed outside of the dedicated right of way on city property.
7. The applicant shall provide cross sections for Ash Street.
8. In lieu of the proposed retaining wall near Sta. 16+00 – Sta. 17+25, the applicant shall pursue a wetland replacement plan.
9. Clearly note the existing watermain near the eastern property line on the grading plan.
10. All watermain material shall be PVC C-900. Sheet C501 references DIP.
11. Fire hydrants shall be Mueller Super Centurion A-403 with Aqua Grip fittings.
12. All gate valves shall be supplied with aqua grip connections.
13. Gate valve extension stems shall be installed on all gate valves, no bolts.
14. Cor-Blue tee bolts or approved equal shall be used on all watermain fittings.
15. A minimum of 2 large zinc anode caps shall be installed on each side of all watermain fittings.
16. All watermain shall be constructed beneath the Ash Street bituminous surface. See Sheet C501.

Bolton & Menk is an equal opportunity employer.

17. The contractor shall be responsible for obtaining two consecutive passing bacteriological tests from the proposed watermain. Testing results shall be provided to the city. Test water shall not be disposed of into the city's sanitary sewer system.
18. All catch basins shall accommodate a Neenah R-3250-1 castings. 2' X 3' structures will not be permitted. Change out detail #3 on Sheet C502.
19. All mortar used on concrete structures and adjusting rings shall be approved for underground utility use with 8 to 9% air entrainment.
20. A trace system meeting the requirements of Minnesota Rural Water Standards shall be installed on all non-conductive piping located within the right of way. Trace wire shall be 12 AWG colored blue for water and green for sewer.
21. All manhole adjusting rings shall be HDPE and installed with the manufacturer's approved butyl sealant.
22. Sheet C500: Show an emergency overflow elevation east of CBMH ST-201 in case the casting on this structure becomes obstructed.
23. Sheet C500: The west pond is labeled the "East Pond", please correct this.
24. The wetland high water elevation shall be included on the grading and utility plan sheets.
25. All rip-rap shall be granite.
26. CB ST-203 shall be constructed with a minimum 3-foot sump.
27. The storm sewer piping between CBMH ST-204 and CBMH ST-203 shall be RCP, PVC, A-2000, or HP Storm.
28. The two 18-inch diameter pipe crossings from the east pond south to the wetland shall be consolidated into one larger diameter circular or arch pipe.
29. The following pipes should be enlarged, due to the stormwater calculations showing the pipe flow is greater than the capacity of the pipe: ST-201 to ST-200, ST-103 to ST-102, ST-102 to ST-101, ST-602 to ST-601, and ST-601 to ST-600.
30. The proposed HydroCad model for Pond 1P has an 18" pipe as the primary outlet, but the plans show a 12" pipe outletting from OCS ST-401, please update the calculations.
31. A pre-construction meeting shall be scheduled with the City of Annandale and conducted at Annandale City Hall prior to construction at the site.
32. Revised plans incorporating the above-mentioned comments shall be submitted for the review of the City of Annandale.

We recommend approval of the Preliminary Plat contingent on the above-referenced comments and those comments as submitted by other city staff, commissions, and council.

If you have any questions on the above, please call.

Sincerely,

Bolton & Menk, Inc.

Jared Voge, P.E.
City Engineer

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