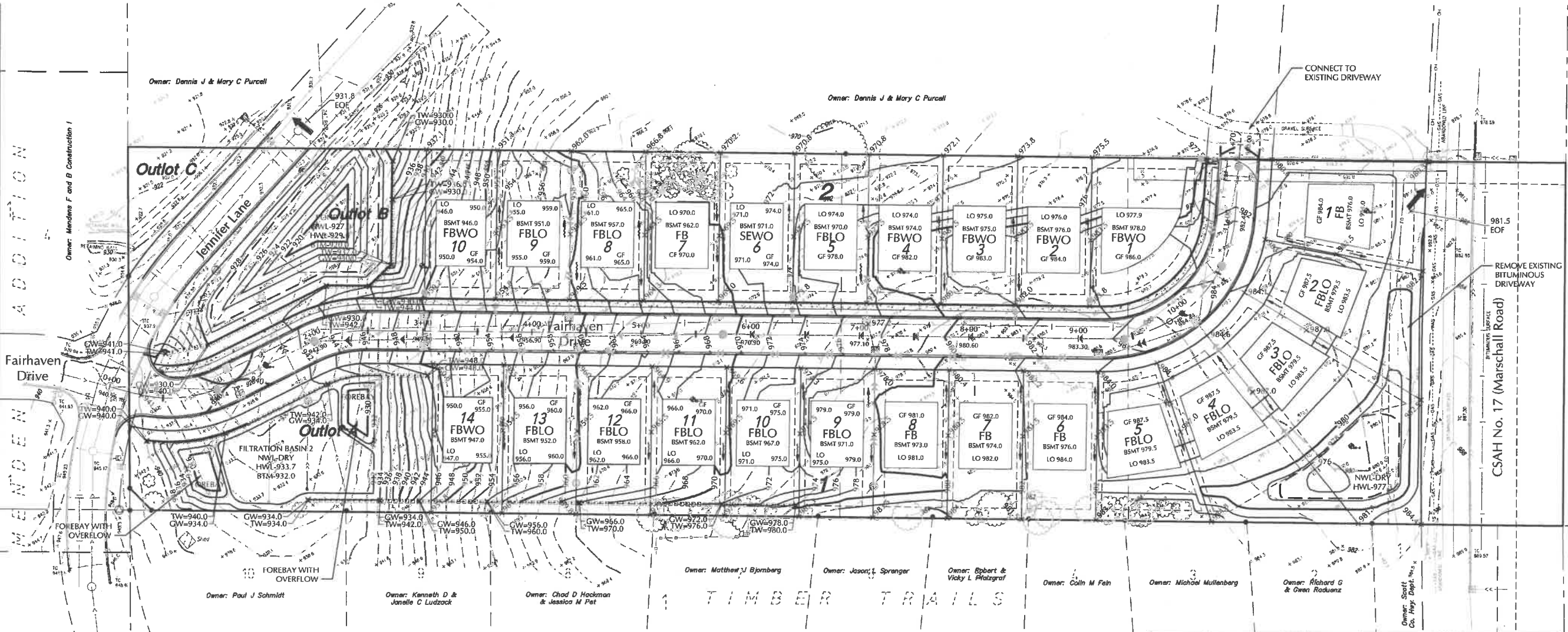




CALL BEFORE YOU DIG!
Gopher State One Call
 TWIN CITY AREA: 651-454-0002
 TOLL FREE: 1-800-252-1166

WARNING:

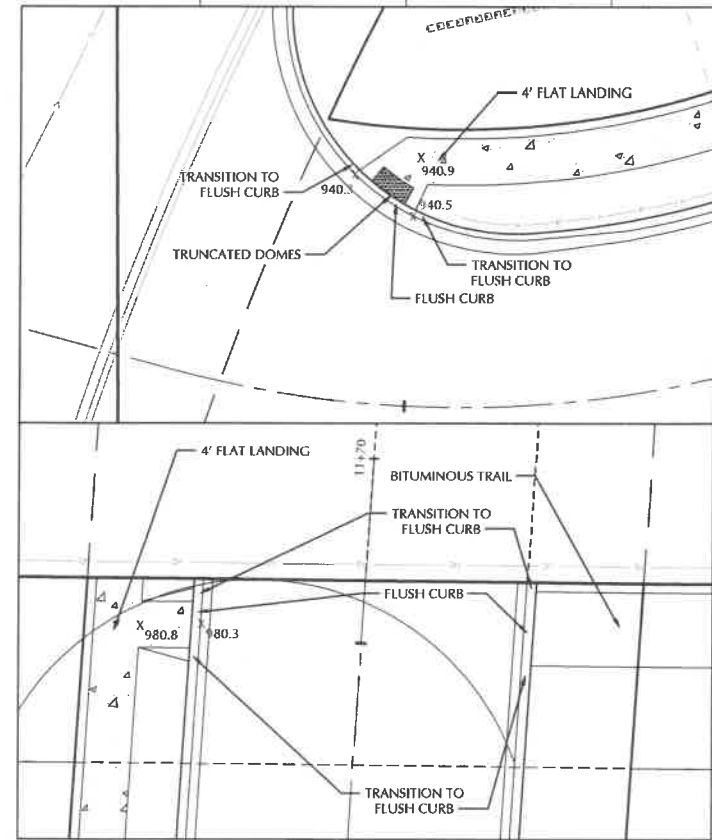
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FOREMAIN	
	DRAINAGE	
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREE LINE	
	EASEMENT LINE	
	SETBACK LINE	
	FENCE LINE	
	UNDERGROUND TELE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	

GRADING, DRAINAGE & EROSION CONTROL NOTES

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
- GRADING OF THE FILTRATION AREAS SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. SMALL TRACKED DOZERS AND BOBCATS WITH RUNNER TRACKS ARE RECOMMENDED.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 6 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED.
- FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL), "GW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
- REFER TO THE REPORT OF GEOTECHNICAL EXPLORATION (REPORT NO. 17085), DATED NOVEMBER 8, 2017 AS PREPARED BY ITCO ALLIED ENGINEERING COMPANY FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS.
- STREETS MUST BE CLEANED AND SWEEP WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
- DUST MUST BE ADEQUATELY CONTROLLED.
- SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
- SEE UTILITY PLAN FOR WATER, STORM AND SANITARY SEWER INFORMATION.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
- RETAINING WALLS OVER 4 FEET IN HEIGHT SHALL BE DESIGNED BY A STRUCTURAL ENGINEER. WALL PLANS SHALL BE SUBMITTED FOR REVIEW.



PRAIRIE MEADOWS 2ND ADDITION

PRAIRIE MEADOWS, LLC

LOUCKS

PLANNING
 CIVIL ENGINEERING
 LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL

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

CADD QUALIFICATION

CADD files prepared by the Consultant for the project are the property of the Consultant. The Consultant warrants that the files will be used only for the project for which they were prepared. The Consultant warrants that the files will not be used for any other project without the written consent of the Consultant. The Consultant warrants that the files will not be used for any other project without the written consent of the Consultant. The Consultant warrants that the files will not be used for any other project without the written consent of the Consultant.

SUBMITTAL/REVISIONS

12/07/17 CITY SUBMITTAL
 01/30/18 CITY COMMENTS

PROFESSIONAL SIGNATURE

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

Licensed Professional Engineer - PE 20383

QUALITY CONTROL

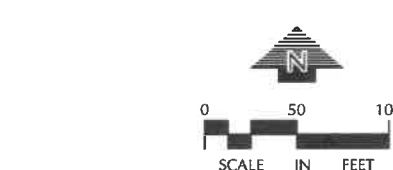
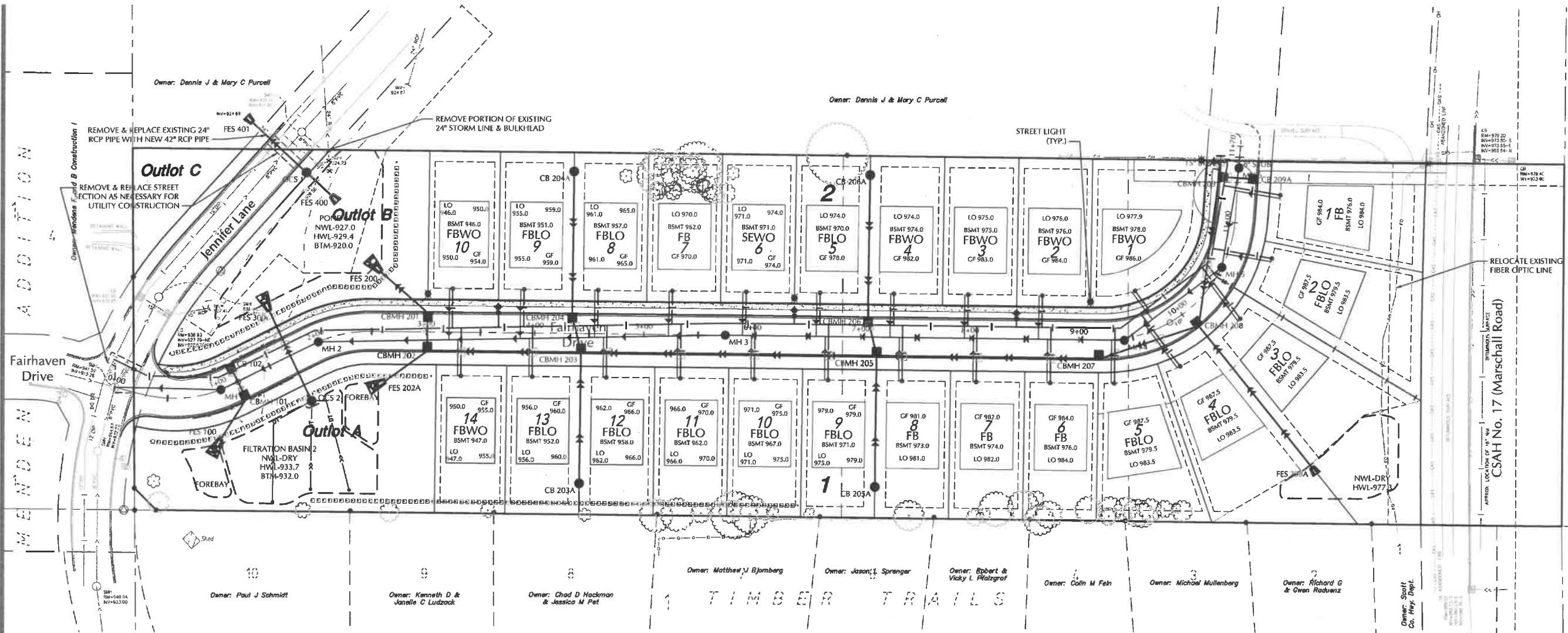
Loucks Project No. 162658
 Project Lead TW/M
 Drawn By ZH/W
 Checked By TW/M
 Review Date 01/30/18

SHEET INDEX

C0-1 COVER SHEET
 C1-1 EXISTING CONDITIONS
 C2-1 SITE PLAN
 C3-1 GRADING PLAN
 C3-2 - C3-3 SWPPP PLAN & NOTES
 C4-0 OVERALL UTILITY PLAN
 C4-1 - C4-2 SANITARY SEWER & WATERMAIN PLAN
 C5-1 - C5-3 STREET & STORM SEWER PLAN
 C8-1 - C8-3 DETAILS
 L1-1 LANDSCAPE PLAN
 L2-1 TREE PRESERVATION PLAN

GRADING PLAN

C3-1



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

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOL. BORING	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FOREMAN	
	DRIVEWAY	
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREE LINE	
	EASEMENT LINE	
	SETBACK LINE	
	FENCE LINE	
	UNDERGROUND TELE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	

UTILITY NOTES

- ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 2013 EDITION.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
- ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 7.5 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATER AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 7.5 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
- PROPOSED PIPE MATERIALS:

WATERMAIN	DIP	8" TO 12" DIAMETER
SANITARY SEWER	PVC SDR 35/26	8" DIAMETER
STORM SEWER	RCP	12" TO 42" DIAMETER
- ALL SANITARY SEWER SERVICES SHALL BE 4" PVC SDR 26.
- CONNECTION TO EXISTING SANITARY SEWER MUST BE CORE-DRILLED AND FITTED WITH A WATERTIGHT JOINT.

DENOTES 8' x 8' INSULATION

STORM SEWER SCHEDULE

STRUCTURE NO.	CASTING	MANHOLE SIZE
CBMH 101	R-3067	48" PRECAST
CB 102	R-3067	2'x3' PRECAST
CBMH 201	R-3067	48" PRECAST
CBMH 202	R-3067	48" PRECAST
CBMH 203	R-3067	48" PRECAST
CB 203A	R-4342	27" PRECAST
CBMH 204	R-3067	48" PRECAST
CB 204A	R-4342	27" PRECAST
CBMH 205	R-3067	48" PRECAST
CB 205A	R-4342	27" PRECAST
CBMH 206	R-3067	48" PRECAST
CB 206A	R-4342	27" PRECAST
CBMH 207	R-3067	48" PRECAST
CBMH 208	R-3067	48" PRECAST
CBMH 209	R-3067	48" PRECAST
CB 209A	R-3067	2'x3' PRECAST
OCS 1	SEE DETAIL	72" PRECAST
OCS 2	SEE DETAIL	48" PRECAST

PRAIRIE MEADOWS 2ND ADDITION

PRAIRIE MEADOWS, LLC

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

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

CADD QUALIFICATION

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

SUBMITTAL/REVISIONS

12/07/17	CITY SUBMITTAL
01/30/18	CITY COMMENTS

PROFESSIONAL SIGNATURE

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

Licenses: 162658
Date: 01/30/18

QUALITY CONTROL

Loucks Project No. 162658
Project Lead: TWV
Drawn By: ZHW
Checked By: TWV
Review Date: 01/30/18

SHEET INDEX

C0-1	COVER SHEET
C1-1	EXISTING CONDITIONS
C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2 - C3-3	SWPPP PLAN & NOTES
C4-0	OVERALL UTILITY PLAN
C4-1 - C4-2	SANITARY SEWER & WATERMAIN PLAN
C5-1 - C5-3	STREET & STORM SEWER PLAN
C8-1 - C8-3	DETAILS
L1-1	LANDSCAPE PLAN
L2-1	TREE PRESERVATION PLAN

OVERALL UTILITY PLAN

C4-0