

CITY SUBMITTAL

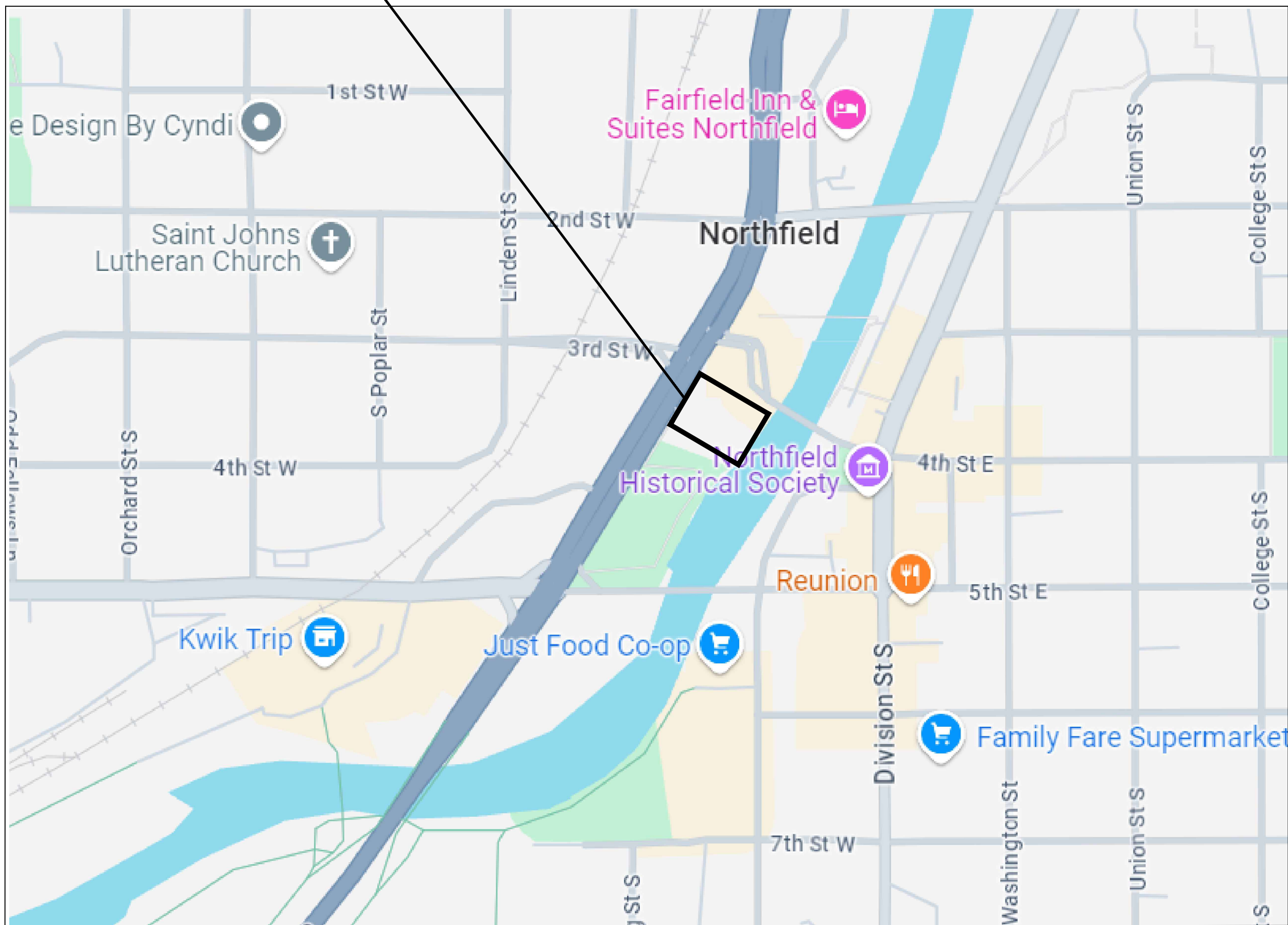
2025 SURFACE LOT REPLACEMENT

FOR

POST BRANDS - LOT AMES MILLS

NORTHFIELD, MINNESOTA

PROJECT  
LOCATION



Sheet List Table	
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S2.0	DETAILS AND GENERAL STRUCTURAL NOTES

SUBSURFACE UTILITY INFORMATION

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THE DRAWINGS CONCERNING TYPE AND LOCATION OF UTILITIES HAS BEEN DESIGNATED UTILITY QUALITY LEVEL 'C'. THESE QUALITY LEVELS WERE DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02. ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".

PROJECT CONTACTS

DEVELOPER  
TRENT SOBERG  
POST BRANDS  
701 W. 5TH STREET  
NORTHFIELD, MN 55057  
TEL: 507-645-6681 EXT. 4302  
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CIVIL ENGINEER  
KATHY MELODY, PE  
SOLUTION BLUE, INC.  
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TEL: 651-294-0038 (O)  
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SURVEYOR  
W. BROWN LAND SURVEYING, INC.  
8030 OLD CEDAR AVENUE S.  
SUITE 228  
BLOOMINGTON, MN 55425  
TEL: 952-854-4055

CONTRACTOR  
LUKE CAPISTRANT  
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9202 202ND ST W  
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BENCHMARK(S) (Bms)

BENCHMARK #1: T.N.H. = 911.13  
BENCHMARK #2: T.N.H. = 910.87



LOEFFLER  
CONSTRUCTION AND  
CONSULTING  
LAKEVILLE, MN

POST BRANDS - LOT AMES MILLS

319 WATER ST. SOUTH NORTHFIELD, MN 55057

PERMITTING PLANS

SUMMARY

DESIGNED: KMM DRAWN: KMM  
REVIEWED: KMM  
PHASE: CITY SUB. INITIAL ISSUE: 2/14/2025

ISSUE AND REVISION HISTORY		
#	DATE	DESCRIPTION

CERTIFICATION

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

Kathy Melody  
KATHY MELODY, P.E.

DATE: 2/14/2025 REG. NO. 21770

COVER SHEET

SOLUTION BLUE PROJECT NO: 240602

C000

## GENERAL NOTES

1. THE DESIGN SHOWN IS BASED ON ENGINEER'S UNDERSTANDING OF EXISTING CONDITIONS BASED UPON THE FIELD SURVEY COMPLETED BY W. BROWN. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, CONTRACTOR SHALL HAVE MADE, AT OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
2. ALL CONTROL OF WATER AND EROSION AND SEDIMENT CONTROL MEASURES SHALL BE SEQUENCED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE PROJECT. SEE SWPPP PLAN AND NOTES FOR ADDITIONAL INFORMATION.
4. THE CONTRACTOR SHALL MINIMIZE DISTURBANCE OF TREES/SHRUBS NOT MARKED FOR REMOVAL, INCLUDING MINIMIZING DISTURBANCE OF SOILS WITHIN THE TREES' DRILLPILE ZONES. CONTRACTOR SHALL NOT STOCKPILE MATERIAL INSIDE THE TREE DRILLPILES.
5. NO CONCRETE OR RUBBLE SHALL BE BACKFILLED ONSITE. BURNING OF DEBRIS ON SITE SHALL NOT BE ALLOWED.

## GENERAL SITE DEMOLITION AND CLEARING NOTES

3. DEMOLITION NOTES ARE NOT COMPREHENSIVE. CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
2. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR PROTECTING EXISTING SITE FEATURES (STRUCTURES, CURBS, WALKS, PAVEMENTS, UTILITIES, SIGNAGE, FENCES, ETC.) WHICH ARE TO REMAIN. REPAIR OR REPLACE, TO OWNER'S SATISFACTION, ANY DAMAGE TO EXISTING STRUCTURE OR SITE FEATURES WHICH ARE TO REMAIN, AT NO ADDITIONAL COST.
3. COORDINATE DISRUPTION OF UTILITY SERVICES WITH THE OWNER'S PROJECT REPRESENTATIVE AND UTILITY OWNER, PUBLIC OR PRIVATE. CONTRACTOR TO PROVIDE TEMPORARY UTILITIES AS NECESSARY TO MAINTAIN BUILDING SERVICES.
4. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. TO THE BEST PRACTICES.
5. PRIOR TO START OF ANY WORK, ALL EROSION AND SEDIMENT CONTROL PROTECTION MEASURES SHALL BE IN PLACE. SEE EROSION CONTROL PLAN OR SWPPP FOR DETAILS.
6. CONTRACTOR SHALL PRESERVE ALL VEGETATION NOT TO BE REMOVED BY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-SEEDING OR SODDING AREAS DISTURBED BY CONSTRUCTION.
7. CLEARLY IDENTIFY AND LABEL EACH TREE THAT IS TO REMAIN PRIOR TO STARTING SITE CLEARING. CONTRACT OWNER'S PROJECT REPRESENTATIVE FOR SITE INSPECTION AFTER ALL "TO REMAIN" TREES HAVE BEEN IDENTIFIED. TREES THAT ARE TO BE PROTECTED SHALL HAVE TEMPORARY FENCING PLACED AT THE DRIP LINE AROUND EACH TREE.
8. STOCKPILE TOPSOIL FOR REUSE ON SITE. VERIFY THE STRIPPED TOPSOIL MEETS SPECIFICATIONS FOR THE PROPOSED USE. VERIFY THE AMOUNT OF TOPSOIL NEEDED AND REMOVE EXCESS FROM SITE.
9. ALL MATERIAL REMOVED SHALL BE DISPOSED OF OFF-SITE AND IN A LEGAL MANNER.
10. MATERIAL TO BE SALVAGED FOR REUSE BY OWNER SHALL BE REMOVED UNDAMAGED IN USABLE CONDITION. TEMPORARY PROTECTED STORAGE ON-SITE MAY BE REQUIRED.
11. ON-SITE BROKERAGE OF MATERIALS SALVAGED BY CONTRACTOR FROM MATERIALS TO BE REMOVED IS NOT PERMITTED WITHOUT PRIOR OWNER APPROVAL.
12. LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE ENGINEER ANY DISCREPANCIES BETWEEN THEIR MEASUREMENTS AND THESE PLANS. CONTRACTOR SHALL ALSO MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS. IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES, CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
13. CONTRACTOR SHALL LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.

## GENERAL GEOMETRIC AND PAVING NOTES

1. SITE DIMENSIONS SHOWN ON THIS PLAN SHALL BE USED FOR ALL LAYOUT WORK. CHECK ALL PLAN AND DETAIL DIMENSIONS. PAVING SHALL BE LAID OUT ON SITE BY A REGISTERED LAND SURVEYOR.
2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE. THE FACE OF CURB IS ASSUMED TO BE 6 INCHES FROM THE BACK OF CURB. ALL CURB & GUTTER TO BE B612 UNLESS OTHERWISE NOTED. SEE DETAIL SHEET C900.
3. ALL SIDEWALKS SHALL HAVE POSITIVE SLOPE AWAY FROM THE BUILDING. THE MAXIMUM CROSS SLOPE SHALL BE 2.0% AND THE MAXIMUM LONGITUDINAL SLOPE SHALL BE 5.0% UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
4. FOR ALL PEDESTRIAN CURB RAMPS, SEE MNDOT STANDARD PLANS FOR CONSTRUCTION DETAILS. SEE GRADING PLAN SHEET C400 FOR CURB TAPERS.
5. DETECTABLE WARNING SHALL BE USED ON ALL ACCESSIBLE ROUTE RAMPS.
6. NO SLOPE IN ANY DIRECTION SHALL EXCEED 2% IN ACCESSIBLE PARKING AND LOADING AREAS.
7. MATCH NEW AND EXISTING PAVEMENT SURFACES, SIDEWALKS AND CURBS AT SAWCUT LINES, ALLOWING NO PONDING OF WATER AT JOINTS. PROVIDE SMOOTH GRADE TRANSITION ACROSS NEW AND EXISTING JOINTS.
8. ALLOW MINIMUM OF SEVEN DAYS CURE FOR CURB AND GUTTER PRIOR TO PAVING.
9. ALLOW MINIMUM OF 24 HOUR COOLING PRIOR TO ALLOWING TRAFFIC ON BITUMINOUS PAVING.
10. SEE DETAIL SHEET C900 FOR BITUMINOUS & CONCRETE PAVEMENT SECTION DEPTHS AND SPECIFICATIONS.
11. SEE ELECTRICAL PLANS BY OTHERS FOR SITE LIGHTING.

## GEOTECHNICAL EXPLORATION & REVIEW

CONTRACTOR SHALL COMPLETE THE SITE GRADING IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

COMPANY: AMERICAN ENGINEERING TESTING  
ADDRESS: 550 CLEVELAND AVENUE NORTH ST. PAUL, MN 55114-1804  
PHONE: 800-972-6364  
DATE: JULY 30, 2024

CONTRACTOR SHALL OBTAIN A COPY OF THIS REPORT.

## GENERAL UTILITY NOTES

1. CONTRACTOR TO ADJUST ALL EXISTING AND PROPOSED CATCH BASINS AND MANHOLES TO BE FLUSH WITH FINAL GRADE.
2. THE CONTRACTOR SHALL CLEAN ALL SURFACE FLOW CHANNELS, PIPES AND STRUCTURES AFTER FINAL SURFACES ARE ESTABLISHED AND PRIOR TO PROJECT CLOSEOUT.

### GENERAL GRADING NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE BEFORE BEGINNING SITE GRADING ACTIVITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY WHEN CONSTRUCTION ACTIVITY FOR THE PROJECT DISTURBS GREATER THAN 1 ACRE. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THE CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIAL TO BE HANDLED, AND FOR THE AMOUNT OF GRADING TO BE DONE. ALL COSTS ASSOCIATED WITH IMPORTING SUITABLE MATERIAL AND EXPORTING UNSUITABLE/EXCESS/WASTE MATERIAL SHALL BE INCLUDED IN THE BID PRICE.
4. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
5. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
6. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
7. REPLACE ALL SUBGRADE SOIL DISTURBED DURING CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
8. CONTRACTOR SHALL STRIP, STOCKPILE AND RE-SPREAD EXISTING ONSITE TOPSOIL, IF MATERIAL IS APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS. PROVIDE A UNIFORM THICKNESS OF 6" MINIMUM IN ALL DISTURBED AREAS TO BE LANDSCAPED.
9. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL UNLESS OTHERWISE DIRECTED.
10. MAINTAIN TEMPORARY PROTECTION MEASURES DURING CONSTRUCTION ACTIVITIES. SEE SITE REMOVALS PLAN FOR ADDITIONAL INFORMATION. PROVIDE ADDITIONAL PROTECTION AS NECESSARY AS WORK PROGRESSES.
11. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE TO FINISHED SURFACE GRADE.
12. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL TIMES.
13. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
14. NO GRADED SLOPES SHALL EXCEED 3:1 (HORIZONTAL TO VERTICAL) UNLESS OTHERWISE NOTED.
15. UNIFORMLY GRADED AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
16. LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE AND CONDUCT GRADING OPERATIONS IN A MANNER TO MINIMIZE THE POTENTIAL FOR EROSION.
17. SEE DETAIL SHEET C201 FOR BMP CONSTRUCTION DETAILS.

## GENERAL EROSION AND SEDIMENT CONTROL NOTES

- INSTALL PERMEABLE EROSION CONTROL AT THE LOCATIONS SHOWN ON THE PLANS PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES. SILT FENCE SHALL FOLLOW EXISTING CONTOURS AS CLOSELY AS FEASIBLE.
- BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WHERE VEHICLES EXIT THE CONSTRUCTION SITE. USE 1.5 INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST 6 INCHES THICK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 50 FEET INTO THE CONSTRUCTION ZONE USING A GEO-TEXTILE FABRIC BENEATH THE AGGREGATE TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW.
- GENERAL CONTRACTOR SHALL DENOTE ON 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 LOCATION PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.
- REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
- INSTALL INLET PROTECTION AT ALL PUBLIC AND PRIVATE CATCH BASIN INLETS, WHICH RECEIVE RUNOFF FROM THE DISTURBED AREAS. CONTRACTOR SHALL CLEAN, REMOVE SEDIMENT OR REPLACE STORM DRAIN INLET PROTECTION DEVICES ON A ROUTINE BASIS SUCH THAT THE DEVICES ARE FULLY FUNCTIONAL FOR THE NEXT RAIN EVENT. SEDIMENT DEPOSITED IN AND/OR PLUGGING DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF THE CONTRACTOR. HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.
- LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN 48 HOURS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT BARRIERS AROUND THE PILES. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS.
- MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
- TEMPORARILY OR PERMANENTLY STABILIZE ALL CONSTRUCTION AREAS WHICH HAVE UNDERGONE FINAL GRADING, AND ALL AREAS IN WHICH GRADING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY AGAINST EROSION DUE TO RAIN, WIND AND RUNNING WATER WITHIN 7 DAYS. USE SEED AND MULCH, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION WITH PERMANENT VEGETATION ESTABLISHMENT. FINAL STABILIZATION FOR PURPOSES OF THIS REMOVAL IS 70% ESTABLISHED COVER OVER DENuded AREA.
- READY MIXED CONCRETE AND CONCRETE BATCH/MIX PLANTS ARE PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. ALL CONCRETE RELATED PRODUCTION, CLEANING AND MIXING ACTIVITIES SHALL BE DONE IN THE DESIGNATED CONCRETE MIXING/WASHOUT LOCATIONS AS DETERMINED BY THE CONTRACTOR. UNDER NO CIRCUMSTANCES MAY WASHOUT WATER DRAIN INTO THE PUBLIC RIGHT OF WAY OR INTO ANY PUBLIC OR PRIVATE STORM DRAIN CONVEYANCE.
0. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES TO PREVENT EROSION.
1. CHANGES TO APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE EROSION CONTROL INSPECTOR PRIOR TO IMPLEMENTATION. CONTRACTOR TO PROVIDE INSTALLATION AND DETAILS FOR ALL PROPOSED ALTERNATE TYPE DEVICES.
2. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.



# POST BRANDS - LOT AMES MILLS

319 WATER ST. SOUTH NORTHFIELD, MN 55057

# PERMITTING PLANS

## SUMMARY

DESIGNED: KMM    DRAWN: KMM  
REVIEWED: KMM  
PHASE: CITY SUB. INITIAL ISSUE: 2/14/2025

## ISSUE AND REVISION HISTORY

[illegible]

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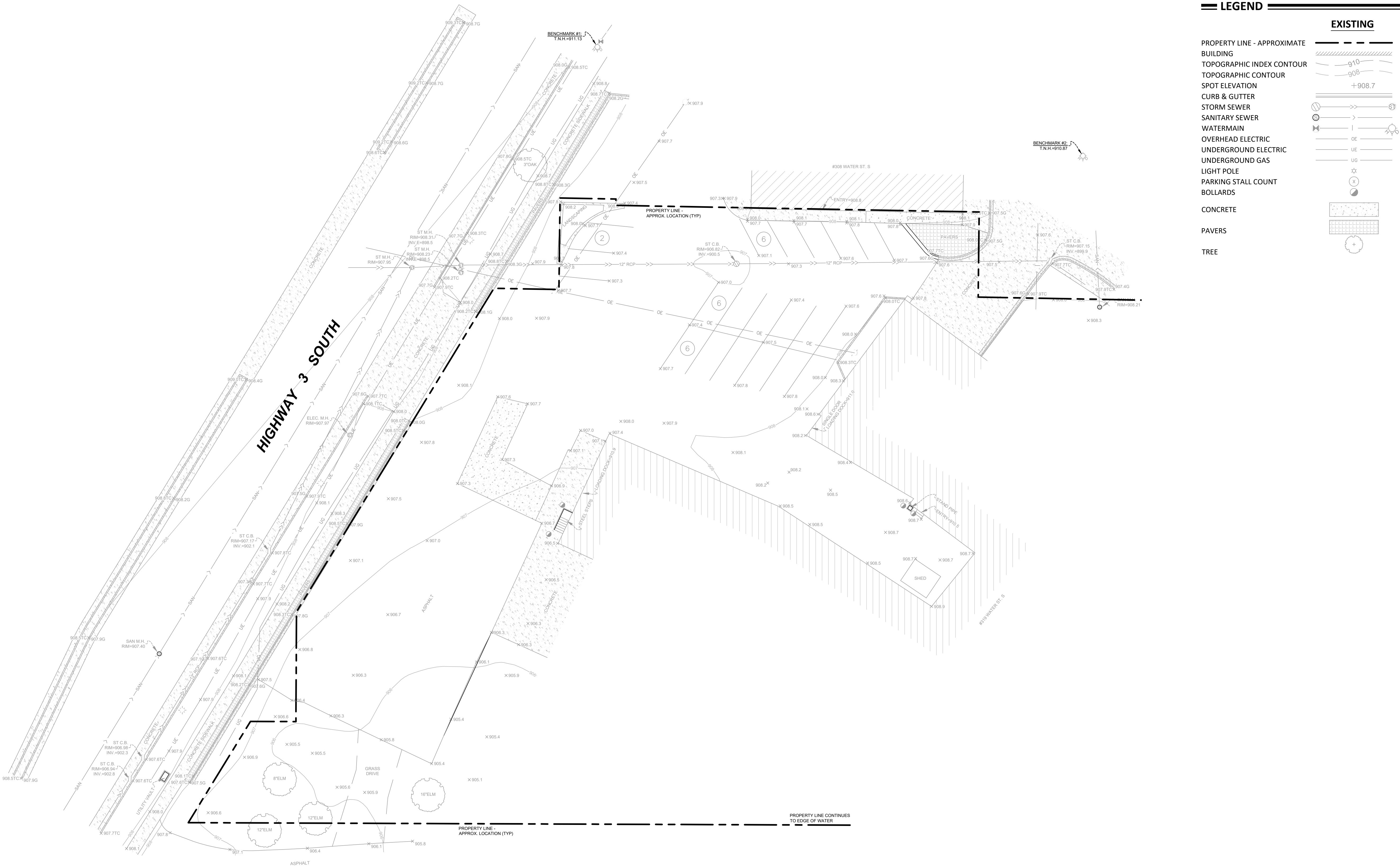
DATE: 2/14/2025 REG. NO. 21770

## EXISTING CONDITIONS

SOLUTION BLUE PROJECT NO: 240602

# C100

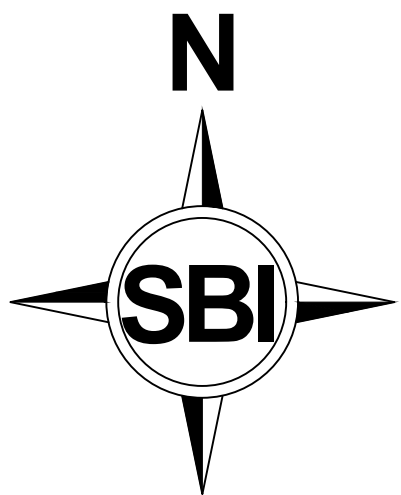
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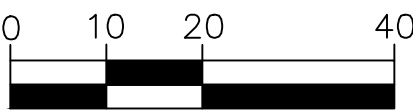
Know what's **below**.  
**Call** before you dig.

STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL 811 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES. THIS SERVICE LOCATES UTILITY OWNED LINES BUT NOT PRIVATE LINES.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE EXACT LOCATION OF ALL UTILITIES (PUBLIC AND PRIVATE) MUST BE DETERMINED BEFORE COMMENCING WORK.



### GRAPHIC SCALE



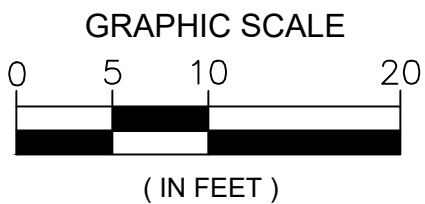
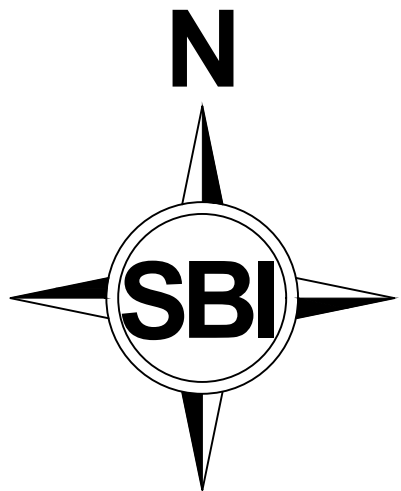
( IN FEET )

### BENCHMARK(S) (BM(s))

BENCHMARK #1: T.N.H. = 911.13  
BENCHMARK #2: T.N.H. = 910.87



THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE EXACT LOCATION OF ALL UTILITIES (PUBLIC AND PRIVATE) MUST BE DETERMINED BEFORE COMMENCING WORK.



BENCHMARK #1: T.N.H. = 911.13  
BENCHMARK #2: T.N.H. = 910.87

## LEGEND

PROPERTY LINE - APPROXIMATE BUILDING

TOPOGRAPHIC INDEX CONTOUR

TOPOGRAPHIC CONTOUR

SPOT ELEVATION

CURB & GUTTER

STORM SEWER

SANITARY SEWER

WATERMAIN

OVERHEAD ELECTRIC

UNDERGROUND ELECTRIC

UNDERGROUND GAS

LIGHT POLE

PARKING STALL COUNT

BOLLARDS

CONCRETE

PAVERS

TREE

SAWCUT

BITUMINOUS REMOVAL

**EXISTING**

**REMOVALS**

1. REMOVE BITUMINOUS
2. REMOVE BITUMINOUS TO CONSTRUCT REINFORCED CIP CONCRETE HAUNCH (SEE STRUCTURAL PLANS)
3. REMOVE BOLLARD
4. REMOVE CONCRETE STEPS & METAL RAILING
5. REMOVE AND TEMPORARILY RELOCATE SHED TO SUPPORT CONSTRUCTION ACTIVITIES
6. SAWCUT

1. CONTRACTOR SHALL PROTECT SITE FEATURES NOT LABELED FOR REMOVAL.

ITEM	UNIT	QUANTITY
BITUMINOUS PAVEMENT - REMOVAL	SF	2,375
BOLLARDS	EA	2
CONCRETE STEPS	EA	2
METAL RAILING	EA	1

ITEM	UNIT	QUANTITY
BITUMINOUS PAVEMENT - REMOVAL	SF	2,375
BOLLARDS	EA	2
CONCRETE STEPS	EA	2
METAL RAILING	EA	1

6110 Blue Circle Dr, Suite 230 651-294-0038  
Minnetonka, MN 55343 [www.SolutionBlue.com](http://www.SolutionBlue.com)

LOEFFLER  
CONSTRUCTION AND  
CONSULTING  
LAKEVILLE, MN

319 WATER ST. SOUTH NORTHFIELD, MN 55057

# PERMITTING PLANS

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SOLUTION BLUE PROJECT NO: 240602

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## KEYNOTES

1. FLEX STORM INLET PROTECTION (SEE PLATE ERO-9/C201)
2. SEDIMENT CONTROL LOG (SEE 1/C201)

### EROSION CONTROL MATERIALS QUANTITIES

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

*Kathryn M. Melody*  
KATHRYN MELODY, P.E.

# EROSION & SEDIMENT CONTROL

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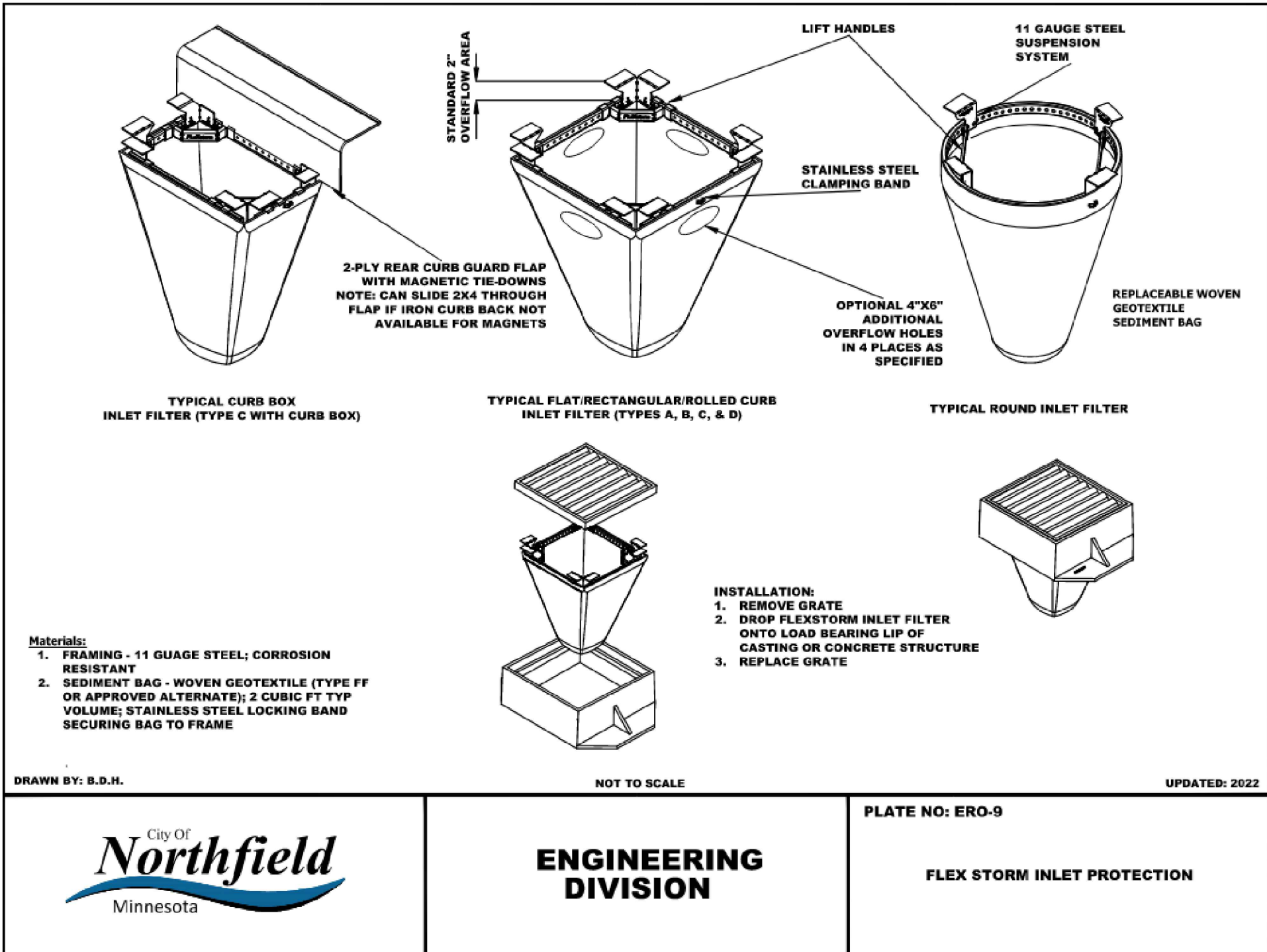
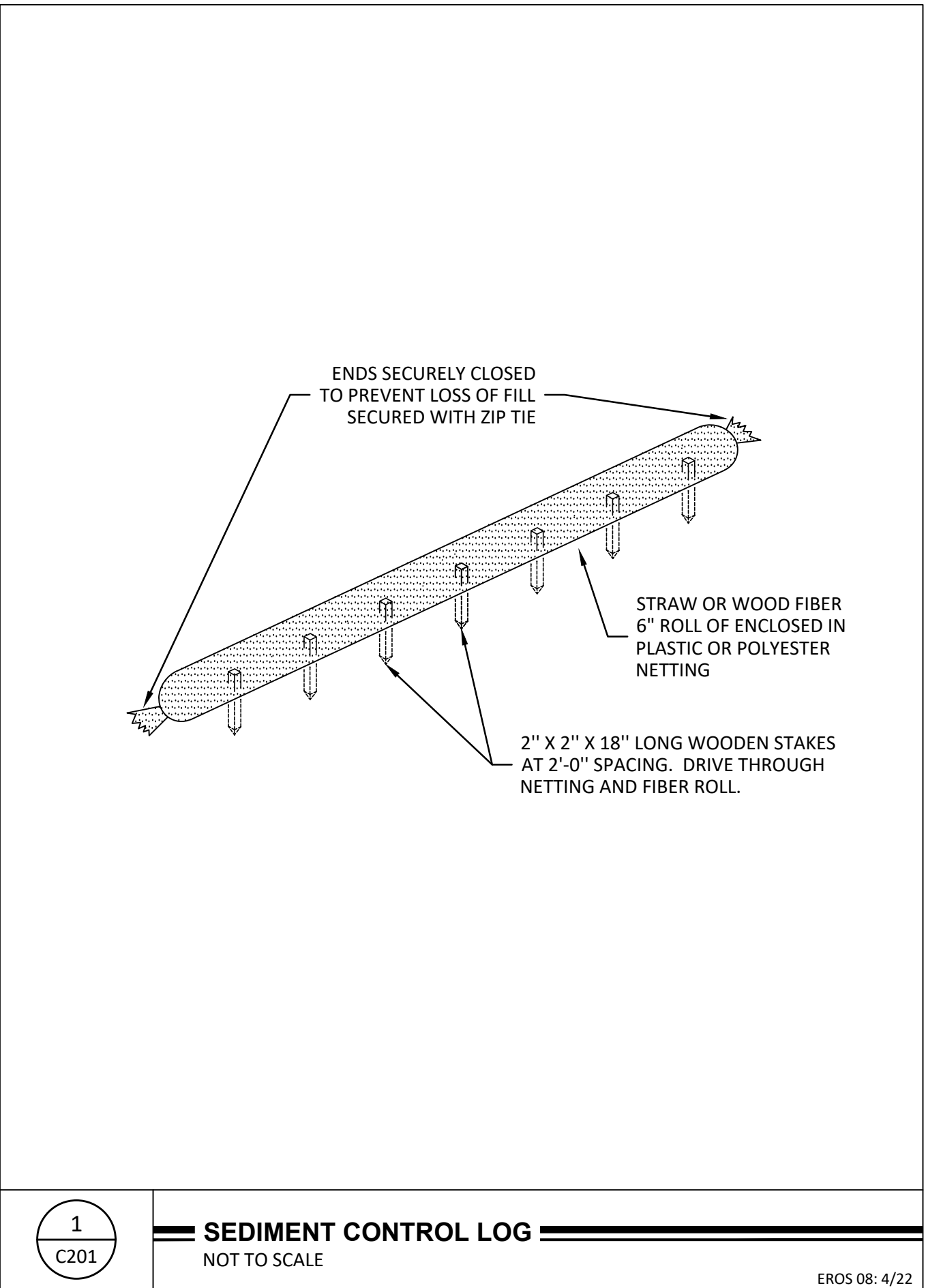
SOLUTION BLUE PROJECT NO: 240602

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## C200

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CADD USER: KATHY.MELODY\KATHY.DROBOX\PROJECTS\240602 - POST LOT AMES - LOEFFLER\WORKING FILES\CADD\DWG\PLAN SHEETS\C200 - EROS.DWG PLOT SCALE: 1:1 PLOT DATE: 2/14/2025 8:12 AM



POST BRANDS - LOT AMES MILLS

319 WATER ST. SOUTH NORTHFIELD, MN 55057

PERMIT PLANS

SUMMARY

DESIGNED: KMM    DRAWN: KMM  
REVIEWED: KMM  
PHASE: CITY SUB, INITIAL ISSUE: 2/14/2025

ISSUE AND REVISION HISTORY		
#	DATE	DESCRIPTION

CERTIFICATION

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

*Kathryn Melody*  
KATHRYN MELODY, P.E.

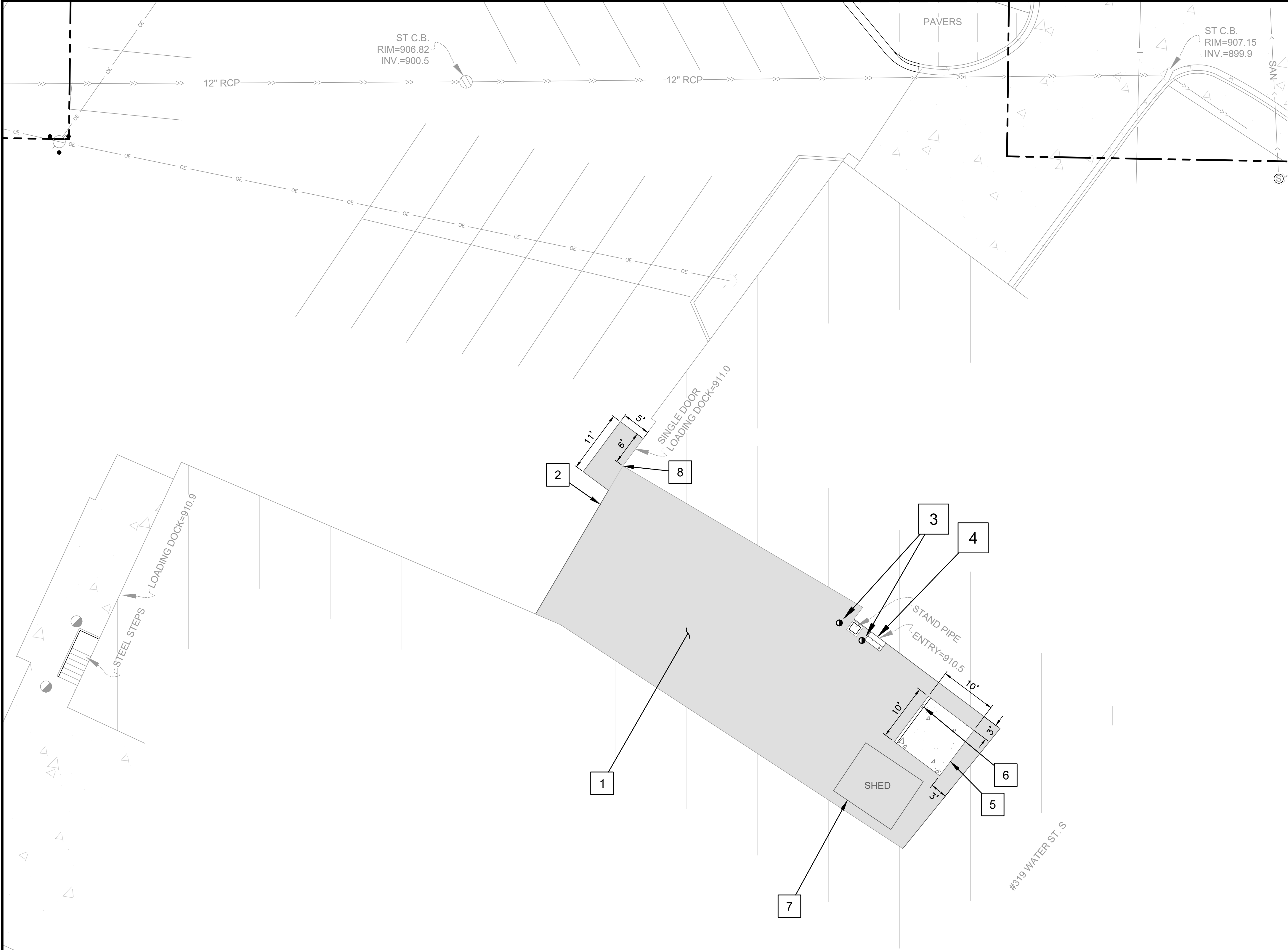
DATE: 2/14/2025    REG. NO. 21770

EROSION & SEDIMENT  
CONTROL DETAILS

SOLUTION BLUE PROJECT NO: 240602

C201

CAAD USER: KATHY FILE: C:\USERS\KATHY\PROJECTS\40602 - POST LOT AMES - LOEFFLER\WORKING FILES\CAAD\DWG\PLAN SHEETS\C300 - SITE.DWG PLOT SCALE: 1"=1' PLOT DATE: 2/14/2025 8:15 AM



LEGEND

	PROPOSED	EXISTING
PROPERTY LINE - APPROXIMATE		
BUILDING		
CURB & GUTTER		
LIGHT POLE		
PARKING STALL COUNT		
TREE		
BITUMINOUS PAVEMENT		
CONCRETE PAD		
BOLLARD		
CONCRETE STAIRS		

KEYNOTES

1. BITUMINOUS PAVEMENT (SEE DETAIL 1/C900)
2. MATCH BITUMINOUS PAVEMENT
3. FIXED BOLLARD (SEE DETAIL 2/C900)
4. CONCRETE STEPS & METAL RAILING (PER POST REQUIREMENTS)
5. GENERATOR AND CONCRETE PAD (BY OTHERS)
6. GENERATOR SCREENING (SEE DETAIL 3/C900)
7. REINSTALL EXISTING SHED
8. DOWNSPOUT ELBOW (SEE NOTE 1)

NOTES

1. CONTRACTOR SHALL PROVIDE DOWNSPOUT ELBOW TO DIRECT ROOF RUNOFF NORTHWEST TO EXISTING CATCH BASIN.

AREA SUMMARY - PROPOSED ITEMS

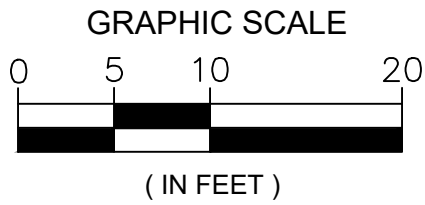
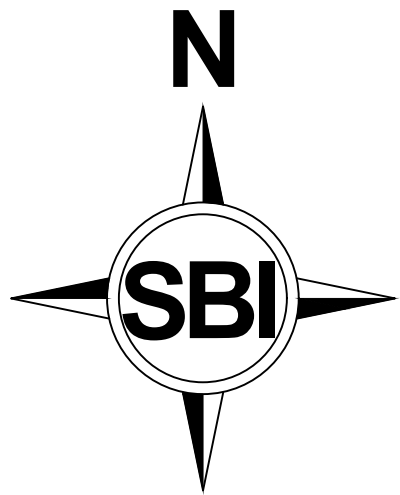
ITEM	UNIT	QUANTITY
NEW BITUMINOUS PAVEMENT	SF	2,275
CONCRETE GENERATOR PAD	EF	100
BOLLARDS	EA	2
CONCRETE STEPS	EA	2
METAL RAILING	EA	1
DOWNSPOUT ELBOW	EA	1



Know what's below.  
Call before you dig.

STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL 811 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES. THIS SERVICE LOCATES UTILITY OWNED LINES BUT NOT PRIVATE LINES.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE EXACT LOCATION OF ALL UTILITIES (PUBLIC AND PRIVATE) MUST BE DETERMINED BEFORE COMMENCING WORK.



BENCHMARK(S) (Bms)

BENCHMARK #1: T.N.H. = 911.13  
BENCHMARK #2: T.N.H. = 910.87



LOEFFLER  
CONSTRUCTION AND  
CONSULTING  
LAKEVILLE, MN

POST BRANDS - LOT AMES MILLS

319 WATER ST. SOUTH NORTHFIELD, MN 55057

PERMITTING PLANS

SUMMARY

DESIGNED: KMM DRAWN: KMM  
REVIEWED: KMM  
PHASE: CITY SUB. INITIAL ISSUE: 2/14/2025

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KATHY MELODY, P.E.  
DATE: 2/14/2025 REG. NO. 21770

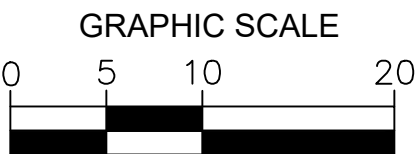
SITE PLAN

SOLUTION BLUE PROJECT NO: 240602

C300

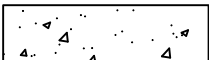




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BENCHMARK #1: T.N.H. = 911.13  
BENCHMARK #2: T.N.H. = 910.87

LEGEND	PROPOSED	EXISTING
PROPERTY LINE - APPROXIMATE		
BUILDING		
CURB & GUTTER		
TOPOGRAPHIC INDEX CONTOUR		
TOPOGRAPHIC CONTOUR		
SPOT ELEVATION	+950.00 (ME)	+950.00
MATCH EXISTING	1.0%	
DRAINAGE SLOPE	←	
SURFACE INCREASE OVER EXISTING	(+3")	
CONCRETE PAD		
BOLLARDS		
CONCRETE STAIRS		

## 1. MATCH EXISTING BITUMINOUS

**NOTES**

1. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE TO FINISHED SURFACE GRADES.
2. REFER TO C300 FOR DOWNSPOUT ELBOW LOCATION.



**Solution Blue**  
water matters<sup>SM</sup>

6110 Blue Circle Dr, Suite 230  
Minnetonka, MN 55343

651-294-0038  
[www.SolutionBlue.com](http://www.SolutionBlue.com)

LOEFFLER  
CONSTRUCTION AND  
CONSULTING  
LAKEVILLE, MN

# POST BRANDS - LOT AMES MILLS

319 WATER ST. SOUTH NORTHFIELD, MN 55057

# PERMITTING PLANS

SUMMARY

DESIGNED: KMM    DRAWN: KMM  
REVIEWED: KMM  
PHASE: CITY SUB. INITIAL ISSUE: 2/14/2025

[illegible]

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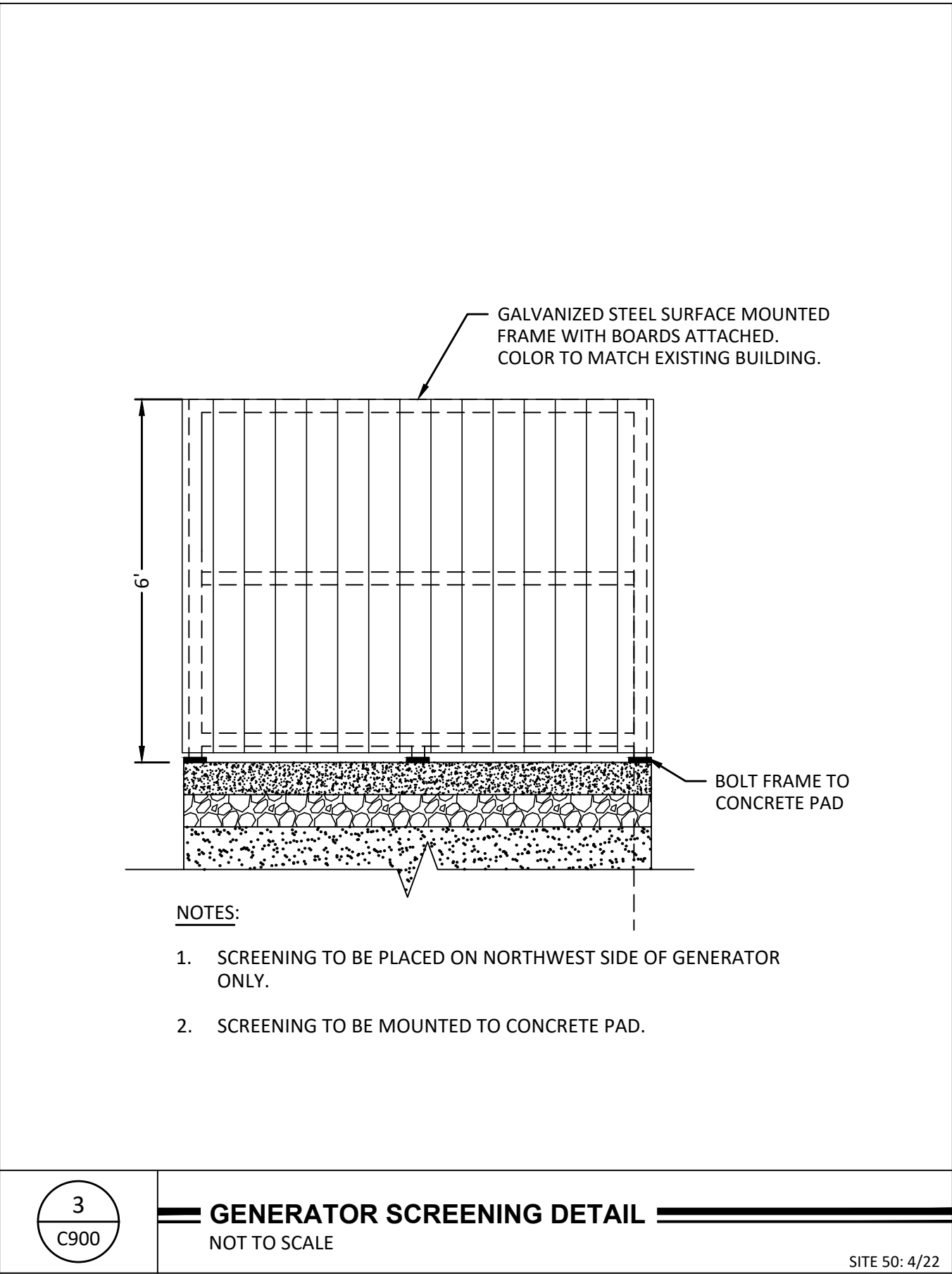
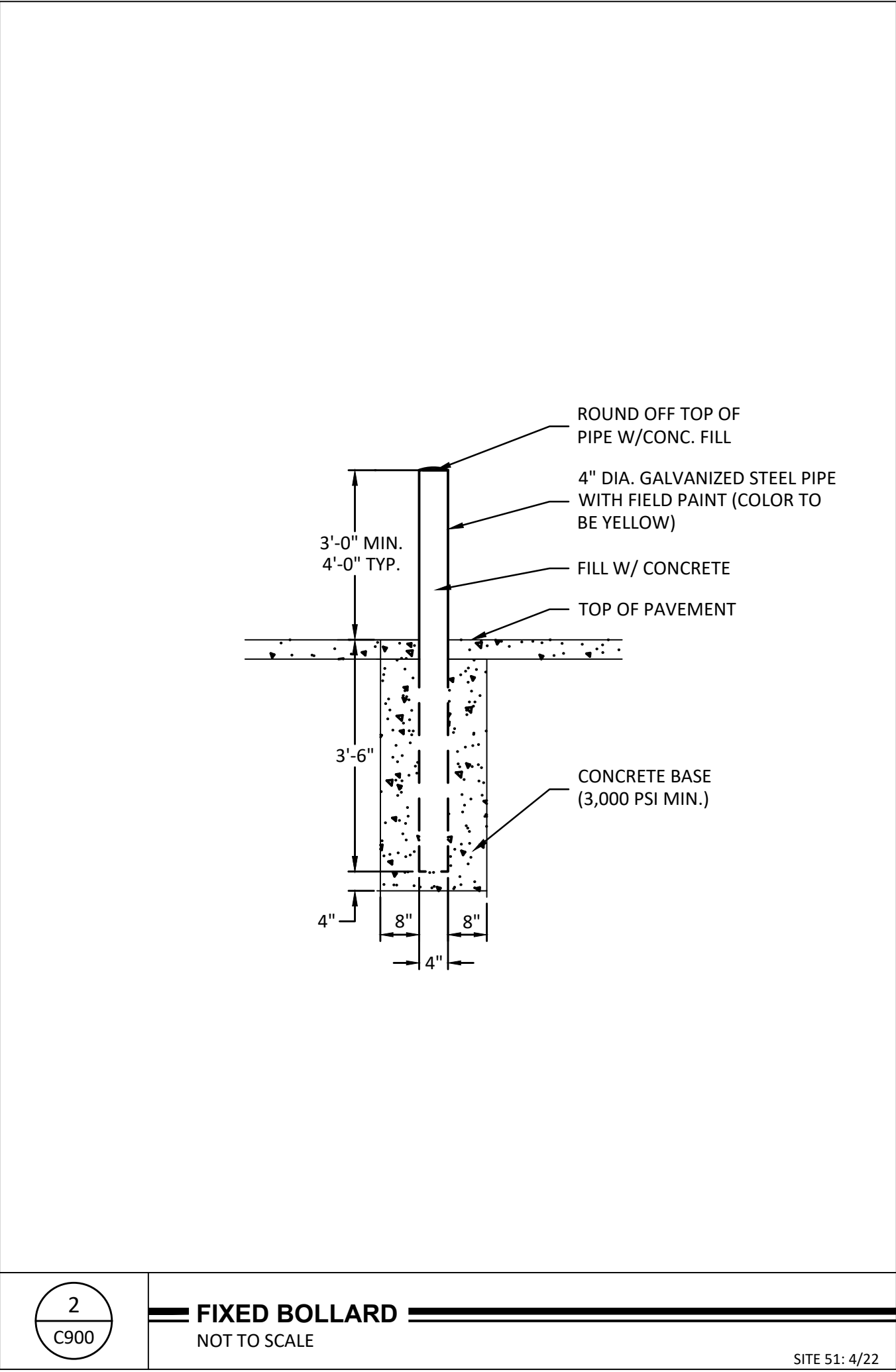
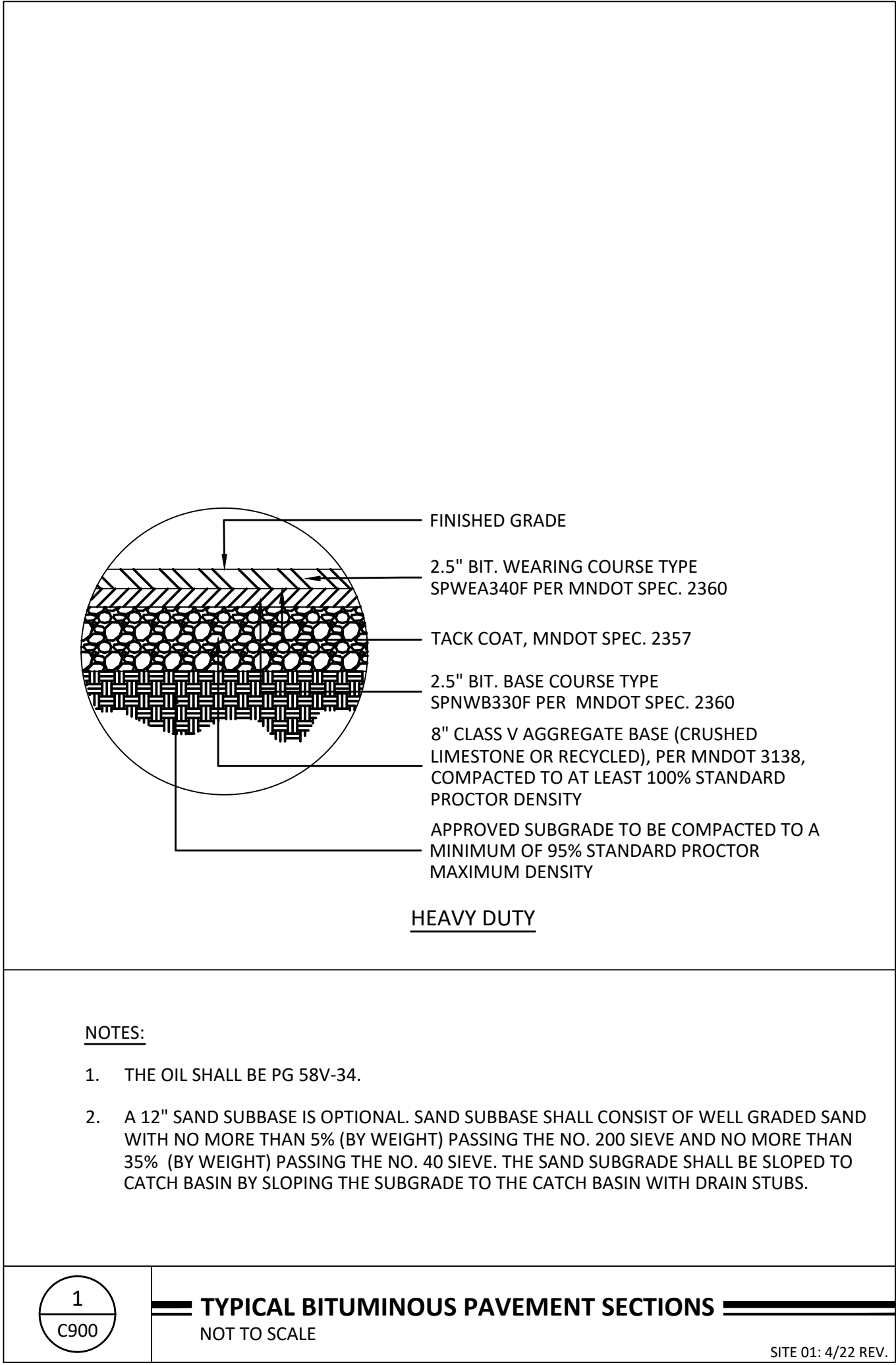
KATHRYN MELODY, P.E.  
DATE: 2/14/2025 REG. NO. 21770

# GRADING PLAN

SOLUTION BLUE PROJECT NO: 240602

# C400

CADD USER: kathy FILE: C:\USERS\KATHY\PROJECTS\240602 - POST LOT AMES - LOEFFLER WORKING FILES\CADD\DWG\PLAN SHEETS\C900 - DETL.DWG PLOT SCALE: 1:1 PLOT DATE: 2/14/2025 8:29 AM



**SUMMARY**

DESIGNED: KMM DRAWN: KMM  
REVIEWED: KMM  
PHASE: CITY SUB. INITIAL ISSUE: 2/14/2025

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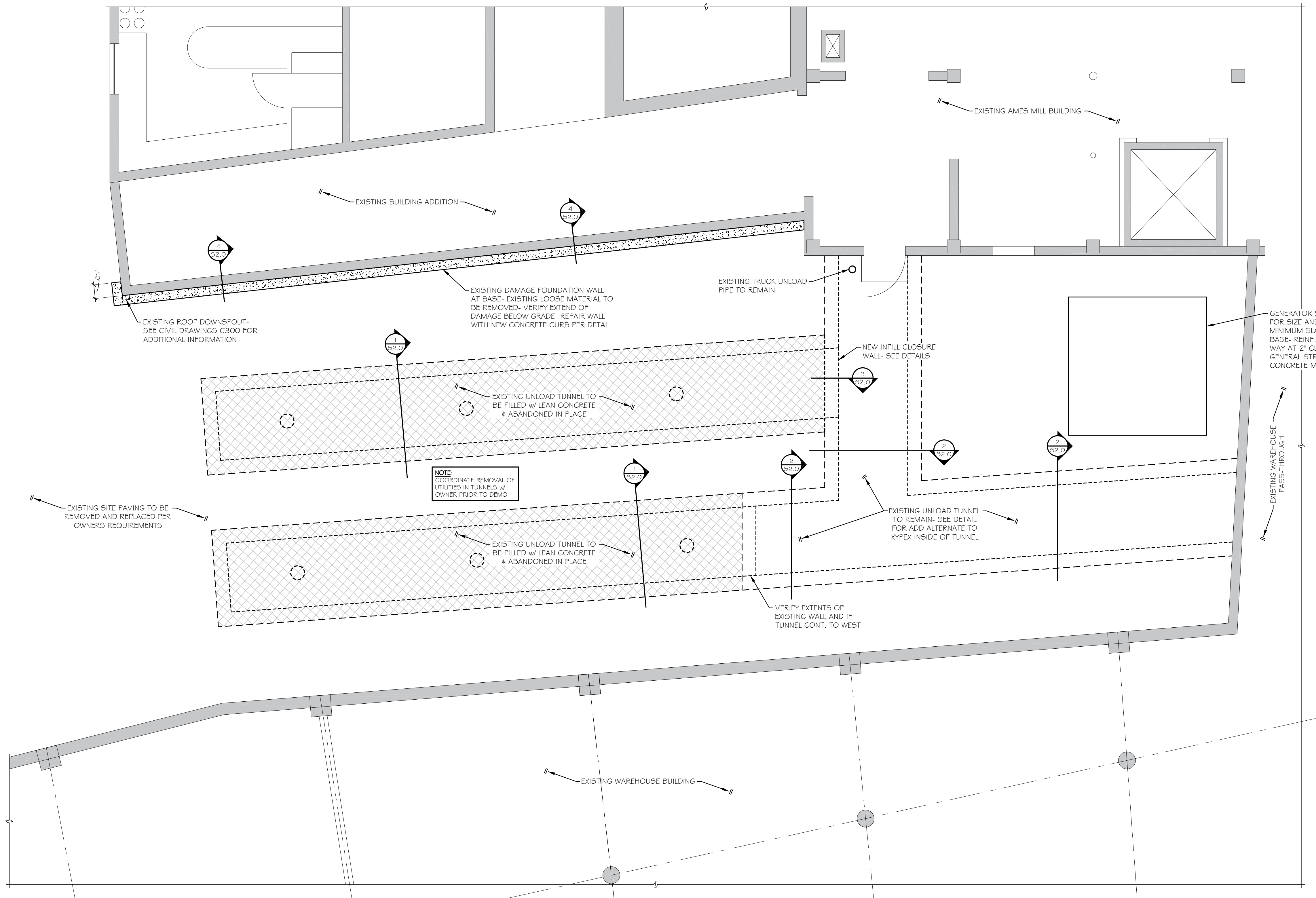
*Kathryn Delody*  
KATHRYN DELODY, P.E.

DATE: 2/14/2025 REG. NO. 21770

**CONSTRUCTION  
DETAILS**

SOLUTION BLUE PROJECT NO: 240602

C900



RAIL UNLOAD TUNNEL REMOVAL  
AND FOUNDATION REPAIR PLAN

SCALE: 1/4" = 1'-0"

FOUNDATION PLAN NOTES:

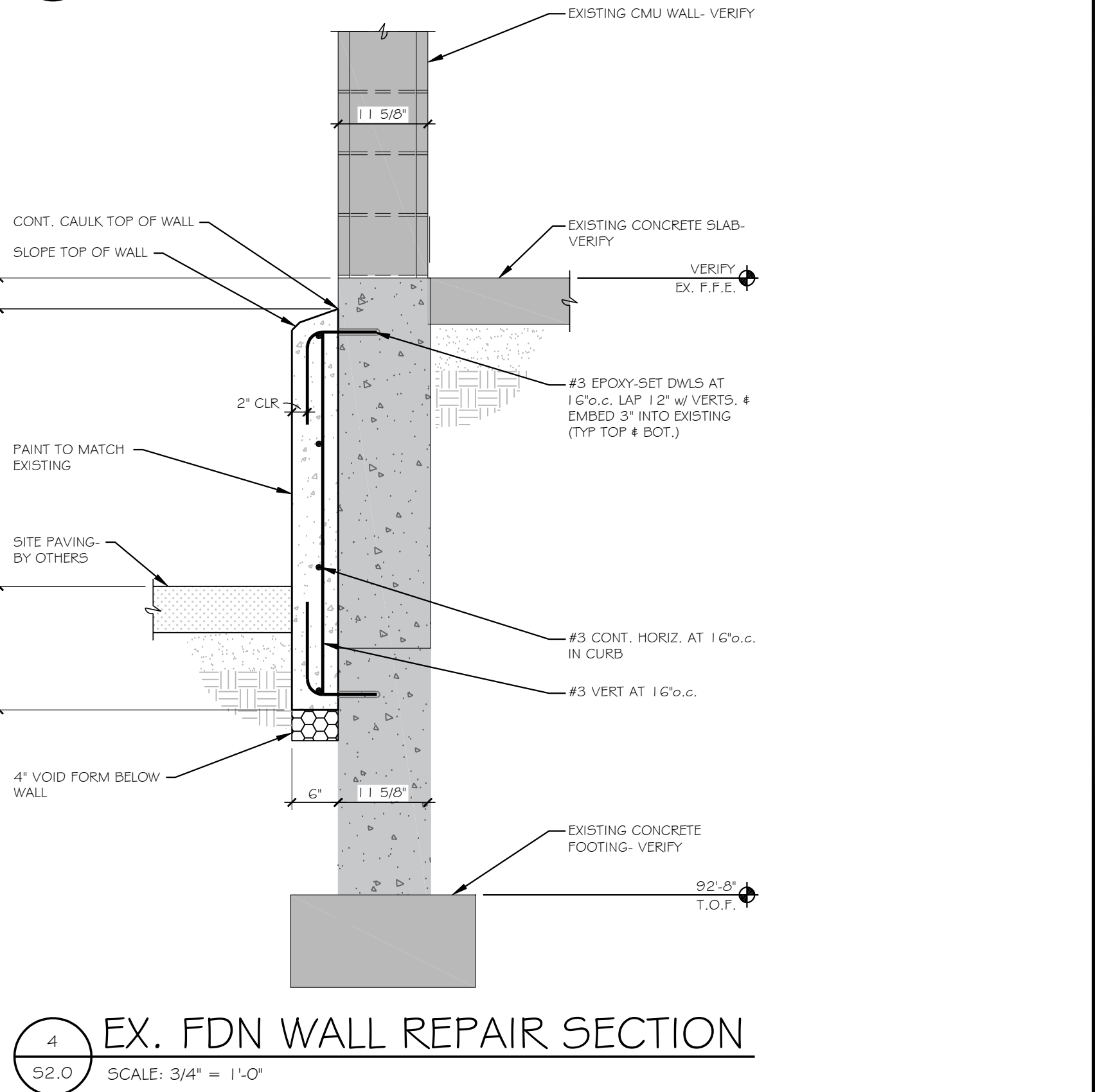
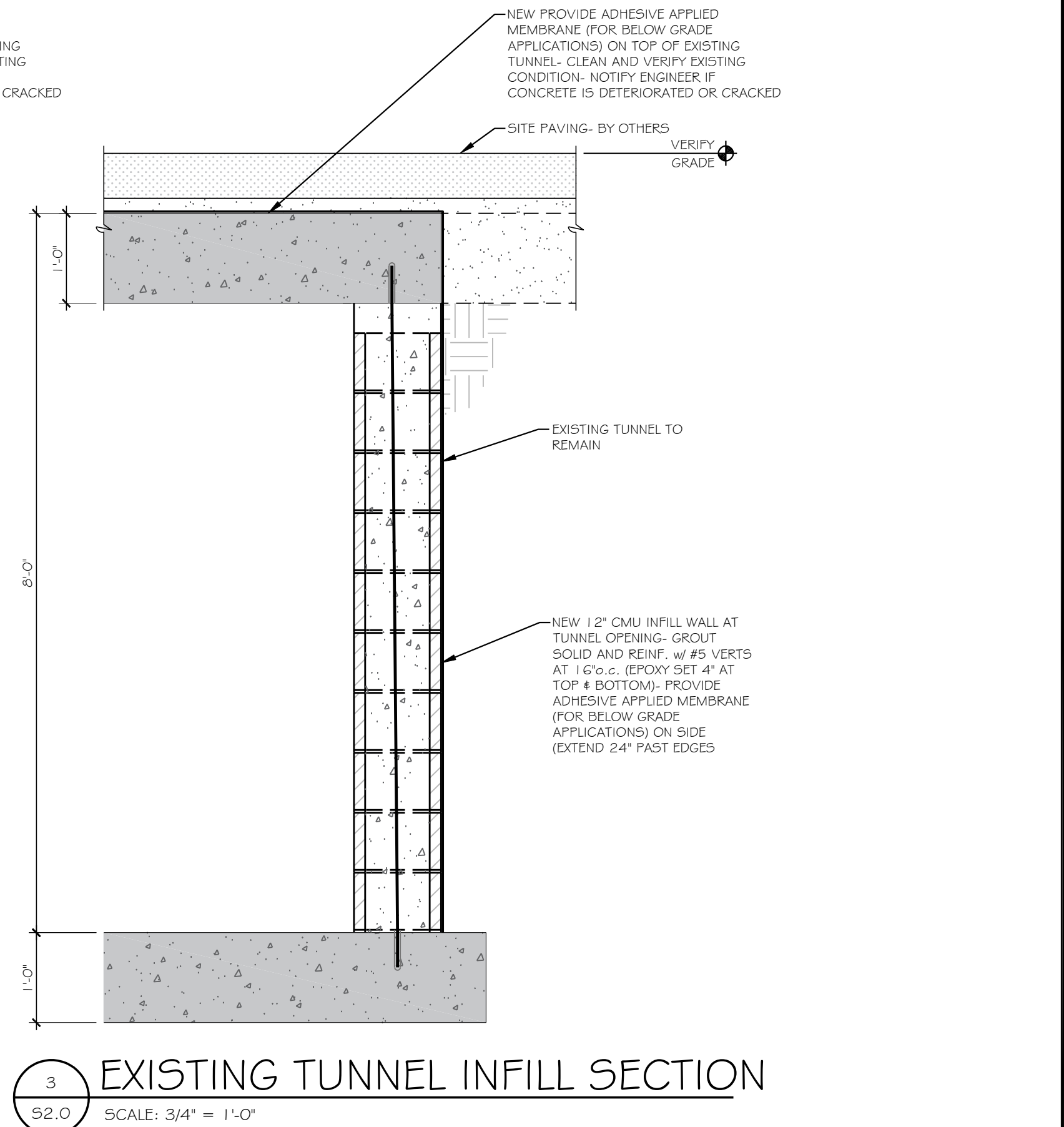
1. F.F.E. INDICATES FINISHED FLOOR ELEVATION. EX. F.F.E. INDICATES EXISTING FINISHED FLOOR ELEVATION. VERIFY AS REQUIRED.
2. T.O.F. INDICATES TOP OF FOOTING ELEVATION (T.O.F.). EXISTING TOP OF FOOTING ELEVATIONS ARE ASSUMED AND SHOULD BE FIELD VERIFIED AS REQUIRED.
3. EX. INDICATES EXISTING CONSTRUCTION. EXIST'G MEMBER SIZES & DIMENSIONS ARE ASSUMED. FIELD VERIFY AS REQ'D. "F.V." & "VER." INDICATES THAT DIMENSION IS TO BE FIELD VERIFIED PRIOR TO MATERIAL FABRICATION, CONCRETE CONSTRUCTION, OR STEEL FABRICATION ETC.. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXISTING STRUCTURE TO ENSURE PROPER FIT-UP OF ALL NEW CONSTRUCTION INFLUENCED BY EXISTING CONDITIONS. ALL DIMENSIONS MUST BE VERIFIED.
4. "EX." & "EXIST'G" INDICATES EXISTING CONSTRUCTION. EXIST'G MEMBER SIZES & DIMENSIONS ARE ASSUMED. FIELD VERIFY AS REQ'D. "F.V." & "VER." INDICATES THAT DIMENSION IS TO BE FIELD VERIFIED PRIOR TO MATERIAL FABRICATION, CONCRETE CONSTRUCTION, OR STEEL FABRICATION ETC.. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXISTING STRUCTURE TO ENSURE PROPER FIT-UP OF ALL NEW CONSTRUCTION INFLUENCED BY EXISTING CONDITIONS. ALL DIMENSIONS MUST BE VERIFIED.
5. M.E. INDICATES MATCH EXISTING. CONTRACTOR TO VERIFY EXISTING ELEVATIONS, DIMENSIONS, ETC. AND MATCH NEW CONSTRUCTION TO EXISTING PRIOR TO MATERIAL FABRICATION.
6. CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTACT ENGINEER & ARCHITECT WITH ANY DISCREPANCIES.

THIS DRAWING IS PROPERTY OF  
MALT-O-NEAL COMPANY, AND IS  
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SUBJECT TO RETURN ON DEMAND.  
NEITHER THE DRAWING NOR ITEMS  
THEREON ARE TO BE REPRODUCED OR  
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AUTHORIZED BY MALT-O-NEAL  
COMPANY.

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
**2.14.2025**

**TEKTON**  
**ENGINEERS**  
105 E 4TH ST, SUITE 200  
NORTHFIELD, MN 55057  
952.300.3340  
TEKTONENGINEERS.COM

IMPORTANT: DRAWING SCALE APPLICABLE TO ANSI D (34x22) SIZED PLOTS											



6. Concrete aggregate shall meet ASTM C33 with a maximum shale or deleterious material content of 1%.
7. Portland cement shall meet ASTM C150 Type I/II and shall be low Alkali.
8. Fly Ash shall meet ASTM C618 "Class C or Class F" may be substituted by weight for cement up to maximum limits indicated in each concrete mix design.
9. Mid-Range Plasticizer shall meet ASTM C494 Type A.
10. High-Range Plasticizer shall meet ASTM C484 Type F.
11. Air Entraining agents shall meet ASTM C260.
12. Non-Chloride Set-Accelerating Admixture shall meet ASTM C494, Type C and E.
13. Low Shrinkage Concrete shall have an ultimate dry shrinkage of less than .052% per ASTM C 157.
14. Macro Synthetic Fiber shall be a polypropylene polyethylene synthetic macro fiber complying with ASTM C 1116 Type 3, 2" minimum length, aspect ratio of 50 to 90. See plan for dosages 3.0 lbs/cubic yard minimum.
15. Concrete construction shall conform to the ACI building code requirements for reinforced concrete, ACI 318.
16. Hot Weather Concreting per ACI 305.1 and Cold Weather Placement per ACI 306.1 shall be followed where weather conditions warrant.
17. Concrete Curing - Protect freshly placed concrete from premature drying and excessive cold or hot temperatures per ACI 306.1 for cold-weather protection and ACI 301 for hot-weather protection during curing.
18. Forms shall be left on all walls for a minimum of 2 days.
19. All concrete reinforcing shall meet ASTM specification A15, Grade 60. All concrete reinforcing specified to be welded shall meet ASTM specification A706, Grade 60. All reinforcing steel sizes, spacings, dimensions, locations etc. shall be as shown on the Structural Drawings.
20. Reinforcing steel shall be bent and placed in accordance with the ACI code. All bars shall contain corner dowl bars. All corner dowl bars shall be as shown on the drawings or shall be the same size and spacing as the main bars. Lap all corner dowl bars a minimum of 40 diameters or longer as shown on the drawings.
21. Provide adequate support bars and accessories to hold all rebar firmly in place not allowing movement from their detailed position during pouring of concrete.
22. Concrete cover for reinforcing shall be as shown on the drawings with cover distances not shown to be per ACI 318. All cover or clear distances to reinforcing steel shown on the drawings shall be absolute dimensions, that is, they must be held to the dimension shown and are NOT minimum or maximum dimensions.
23. Openings in concrete shall be reinforced with a minimum of (2)- #5 bars each side, extending 30" past the face of the opening unless otherwise noted.
24. Concrete slabs cast directly on grade must not be allowed to freeze after pouring. Subgrade soil temperature beneath interior slabs-on-grade must be maintained above freezing at all times after pouring. Concrete shall not be poured on frozen soils.
25. The edges of all concrete beams, columns, etc. exposed to view shall contain 3/4" continuous chamfered edges. The chamfered edges shall be produced during casting.
26. All epoxy-set rebar doweling to concrete shall be HILTI HIT-HY 200 Safe Set System with HILTI Hollow Drill Bit System, except as noted otherwise. Install manufacturer's recommendations.