



LOCATION MAP



CIVIL PLAN ABBREVIATIONS:

AC	ACRE	CI	CONTROL JOINT	EOF	EMERGENCY OVERFLOW	GL	GUTTER LINE	IPS	IRON PIPE SIZE	NWL	NORMAL WATER LEVEL	RCP	REINFORCED CONCRETE PIPE	THRU	THROUGH
ADA	AMERICANS WITH DISABILITIES ACT	CL	CENTERLINE	EQ	EQUAL	GPM	GALLONS PER MINUTE	J-BOX	JUNCTION BOX	OC	ON CENTER	RD	ROOF DRAIN	TNHF	TOP NUT OF FIRE HYDRANT
ADD	ADDENDUM	CMP	CORRUGATED METAL PIPE	EX	EXISTING	GV	GATE VALVE	JOINT	JOINT	OCEW	ON CENTER EACH WAY	REBAR	REINFORCING BAR	TRANS	TRANSFORMER
AFF	ABOVE FINISHED FLOOR	CO	CLEANOUT	FDC	FIRE DEPARTMENT CONNECTION	HOPE	HIGH DENSITY POLYETHYLENE	LF	LINEAR FEET	OH	OVERHEAD	REM	REMOVE	TV	TELEVISION
AGG	AGGREGATE	CONC	CONCRETE	FON	FOUNDATION	HD	HEAVY DUTY	LN	LINEAR	OHD	OVERHEAD DOOR	ROW	RIGHT OF WAY	T/W	TOP OF WALL
APPROX	APPROXIMATE	CONC	CONSTRUCTION	FES	FLARED END SECTION	HH	HANDHOLE	LPS	LOW PRESSURE STEAM	OZ	OUNCE	R/W	RIGHT OF WAY	TYP	TYPICAL
ARCH	ARCHITECT, ARCHITECTURAL	CONT	CONTINUOUS	FFE	FINISHED FLOOR ELEVATION	HORIZ	HORIZONTAL	LS	LUMP SUM	PED	PEDESTAL, PEDESTRIAN	SAN	SANITARY	UT	UTILITY, UNDERGROUND
BFE	BASEMENT FLOOR ELEVATION	CY	CUBIC YARD	FPM	FEET PER MINUTE	HR	HOUR	ISO	LOWEST STRUCTURAL OPENING	PERF	PERFORATED	SCH	SCHEDULE	VCP	VITRIFIED CLAY PIPE
BIT	BITUMINOUS	C&G	CURB AND GUTTER	FPS	FEET PER SECOND	HWL	HIGH WATER LEVEL	MAX	MAXIMUM	PL	PROPERTY LINE	SCH	SQUARE FOOT	W/O	WITHOUT
CAD	COMPUTER-AIDED DESIGN	DEMO	DEMOLITION	FT	FOOT, FEET	HWY	HIGHWAY	MB	MAIL BOX	PP	POLYPROPYLENE	SPEC	SPECIFICATION	W/	WITH
CB	CATCH BASIN	DIA	DIAMETER	FTG	FOOTING	HYD	HYDRANT	MECH	MECHANICAL	PSI	POUNDS PER SQUARE INCH	SQ	SQUARE	YD	YARD
CFS	CUBIC FEET PER SECOND	DIM	DIMENSION	GA	GALUGE	I	INVERT	PVC	POLYVINYL CHLORIDE	STA	STATION	SY	SQUARE YARD	YR	YEAR
CF	CUBIC FOOT	DS	DOWNSPOUT	GAL	GALLON	ID	INSIDE DIAMETER	PVMT	PAVEMENT	T/C	TOP OF CURB	TEL	TELEPHONE		
CI	CAST IRON	EA	EACH	GALV	GALVANIZED	IN	INCH	QTY	QUANTITY	R	RIM	TEMP	TEMPORARY		
CIP	CAST IRON PIPE	ELEC	ELECTRICAL	GC	GENERAL CONTRACTOR	INV	INVERT	NO	NUMBER						
CIPC	CAST IN PLACE CONCRETE	ELEV	ELEVATION	GFE	GARAGE FLOOR ELEVATION	IP	IRON PIPE	NTS	NOT TO SCALE						

SITE SUMMARY

PROJECT ADDRESS/LOCATION:	212 DIVISION STREET SOUTH NORTHFIELD, MN, 55057
ZONING:	CB-1: DOWNTOWN DH-O: DOWNTOWN HISTORIC DISTRICT
SITE/LOT AREA:	23,245 SF (0.5 AC)
EXISTING IMPERVIOUS:	22,292 SF (0.5 AC)
PROPOSED IMPERVIOUS:	20,614 SF (0.5 AC)
DISTURBED AREA:	28,599 SF (0.7 AC)

REQUIRED SETBACKS

	PARKING	BUILDING
FRONT YARD	3'	0'
SIDE YARD	0'	0'
REAR YARD	0'	10'

PARKING DATA

LAND USE CLASSIFICATION	APARTMENT BUILDING RETAIL SALES AND SERVICE RESTAURANT, FAST FOOD
PARKING SPACES REQUIRED (CODE)	1.5 SPACES PER DWELLING UNIT PLUS AT LEAST 0.5 SPACES PER UNIT IN COMMON VISITORS. 4 SPACES PER 1,000 SQUARE FEET. 15 SPACES PER 1,000 SQUARE FEET OR 1 SPACE FOR EACH 4 SEATS, WHICHEVER IS GREATER.
GOVERNING INFORMATION	1.5 x 42 + 0.5 x 42 = 84 4 x 5135 / 1000 SF = 21 15 x 3686 / 1000 = 53
PARKING SPACES REQUIRED	158

PARKING STALLS PROVIDED

STANDARD	31
ACCESSIBLE	2
TOTAL	33

BICYCLE DATA

BICYCLE SPACES REQUIRED (CODE)	10% OF APARTMENT STALLS 15% OF RETAIL STALLS 15% OF RESTAURANT STALLS
GOVERNING INFORMATION	84 x 0.1 = 9 53 x 0.15 = 8 21 x 0.15 = 4
BICYCLE SPACES REQUIRED	21
BICYCLE SPACES PROVIDED	22

PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
- CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS A MINIMUM OF 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1166).

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF NORTHFIELD REQUIREMENTS AND MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION, THE MnDOT SUPPLEMENTAL SPECIFICATIONS, SEPTEMBER 2022, THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA 2018, AND THE CURRENT VERSION OF THE MINNESOTA STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL AND VERTICAL COORDINATES ARE ON AN ASSUMED DATUM

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN MARCH 2022 BY BOHLEN SURVEYING & ASSOCIATES.

B.M. ELEVATION=907.38

TNHF LOCATED 158' NORTHWEST OF
DIVISION STREET AND 12' WEST
OF STAIRCASE

LEGEND

EXISTING	CITY LIMITS
---	SECTION LINE
---	QUARTER SECTION LINE
---	RIGHT OF WAY LINE
---	PROPERTY / LOTLINE
---	EASEMENT LINE
---	ACCESS CONTROL
---	WATER EDGE
---	WETLAND BOUNDARY
---	WETLAND / MARSH
---	FENCE LINE
---	CULVERT
---	STORM SEWER
---	SANITARY SEWER
---	SANITARY SEWER FORCEMAIN
---	WATER
---	GAS
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TELEPHONE
---	UNDERGROUND TV
---	OVERHEAD UTILITY
---	UNDERGROUND UTILITY
---	UNDERGROUND FIBER OPTIC
---	CONTOUR (MAJOR)
---	CONTOUR (MINOR)
---	DECIDUOUS TREE
---	CONIFEROUS TREE
---	TREE LINE
---	MANHOLE/STRUCTURE
---	CATCH BASIN
---	HYDRANT
---	VALVE
---	CURB STOP
---	POWER POLE
---	UTILITY PEDESTAL / CABINET
PROPOSED	LOT LINE
---	RIGHT OF WAY
---	EASEMENT
---	CULVERT
---	STORM SEWER
---	STORM SEWER (PIPE WIDTH)
---	SANITARY SEWER
---	SANITARY SEWER (PIPE WIDTH)
---	WATER
---	GAS
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TV
---	CONTOUR
---	MANHOLE (STORM, SANITARY)
---	CATCH BASIN
---	HYDRANT
---	VALVE

SHEET INDEX

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C3-10	SITE PLAN
C3-20	UTILITY PLAN
C4-10	GRADING PLAN
C5-10	PLANTING PLAN
C5-20	PLANTING DETAILS

ISG

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.

NATHAN J. HERMER

DATE: _____ LIC. NO. 54848

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PROJECT

ARCHER
HOUSE

NORTHFIELD MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO. 23-29560

FILE NAME 29560 C0 SITE DATA

DRAWN BY BJK

DESIGNED BY NUH

REVIEWED BY NUH

ORIGINAL ISSUE DATE -/-/-

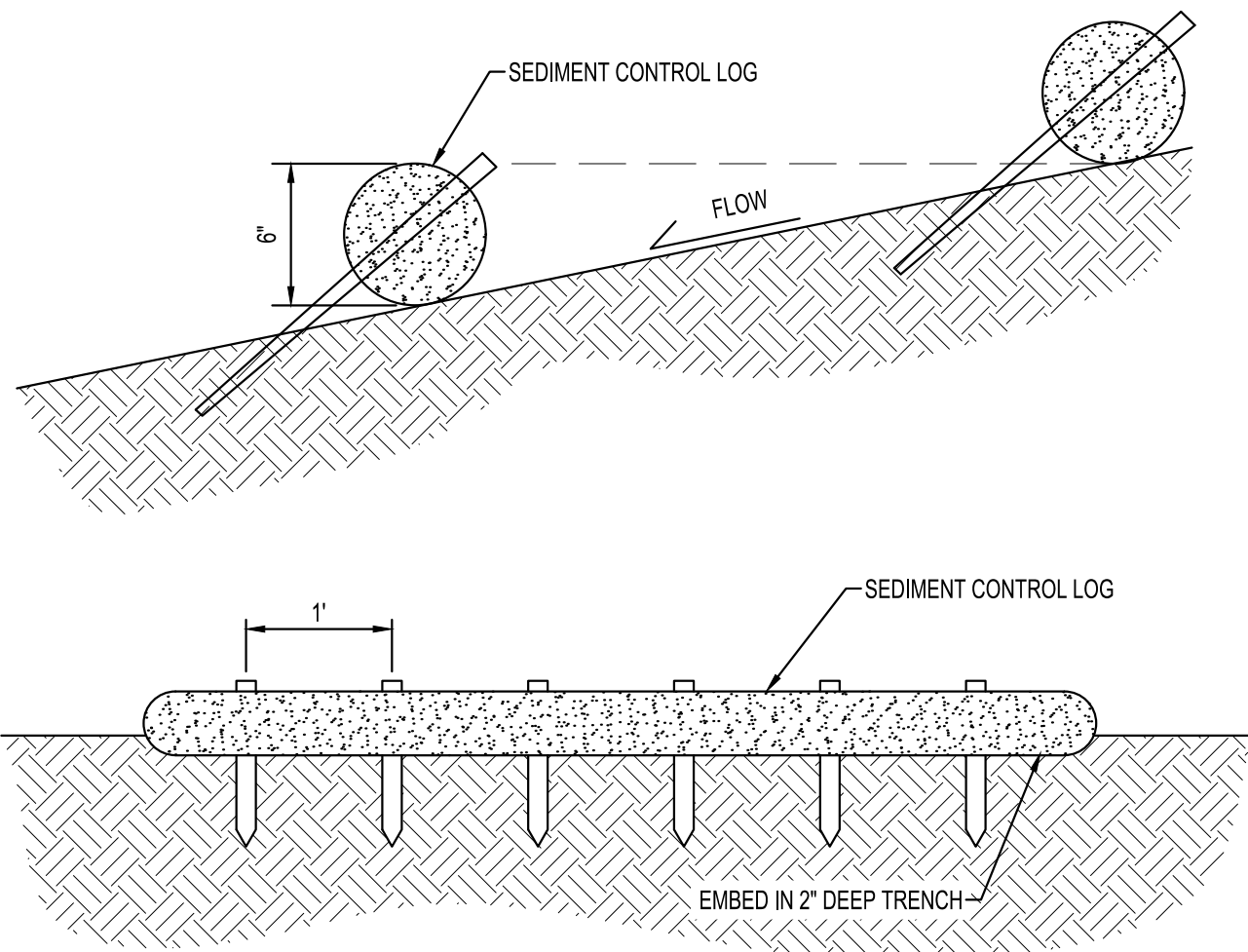
CLIENT PROJECT NO. -

TITLE

SITE DATA

SHEET

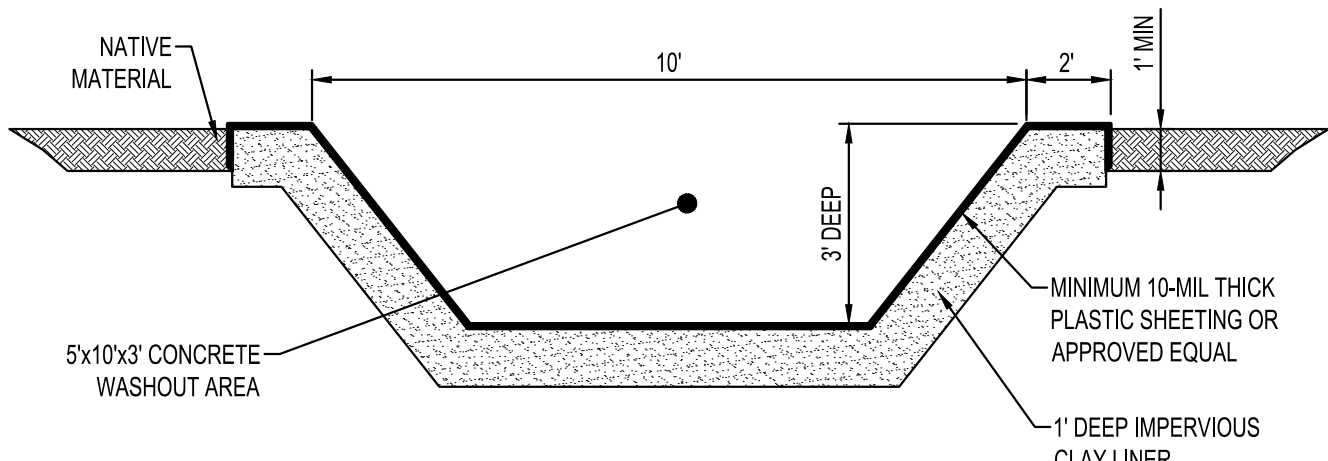
C0-10



NOTES:

SEDIMENT CONTROL LOGS TO BE 6" DIAMETER UNLESS OTHERWISE NOTED.
STAKED INTO THE GROUND WITH WOOD STAKES.
WOOD STAKES ARE A MINIMUM OF 2"x16"x2" UNLESS PRECLUDED BY PAVED SURFACE OR ROCK.
WOOD STAKES DRIVEN THROUGH BACK HALF OF SEDIMENT CONTROL LOG AT AN APPROXIMATE ANGLE OF 45° WITH THE TOP OF STAKE POINTING UP STREAM.
WHEN MORE THAN ONE SEDIMENT CONTROL LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE

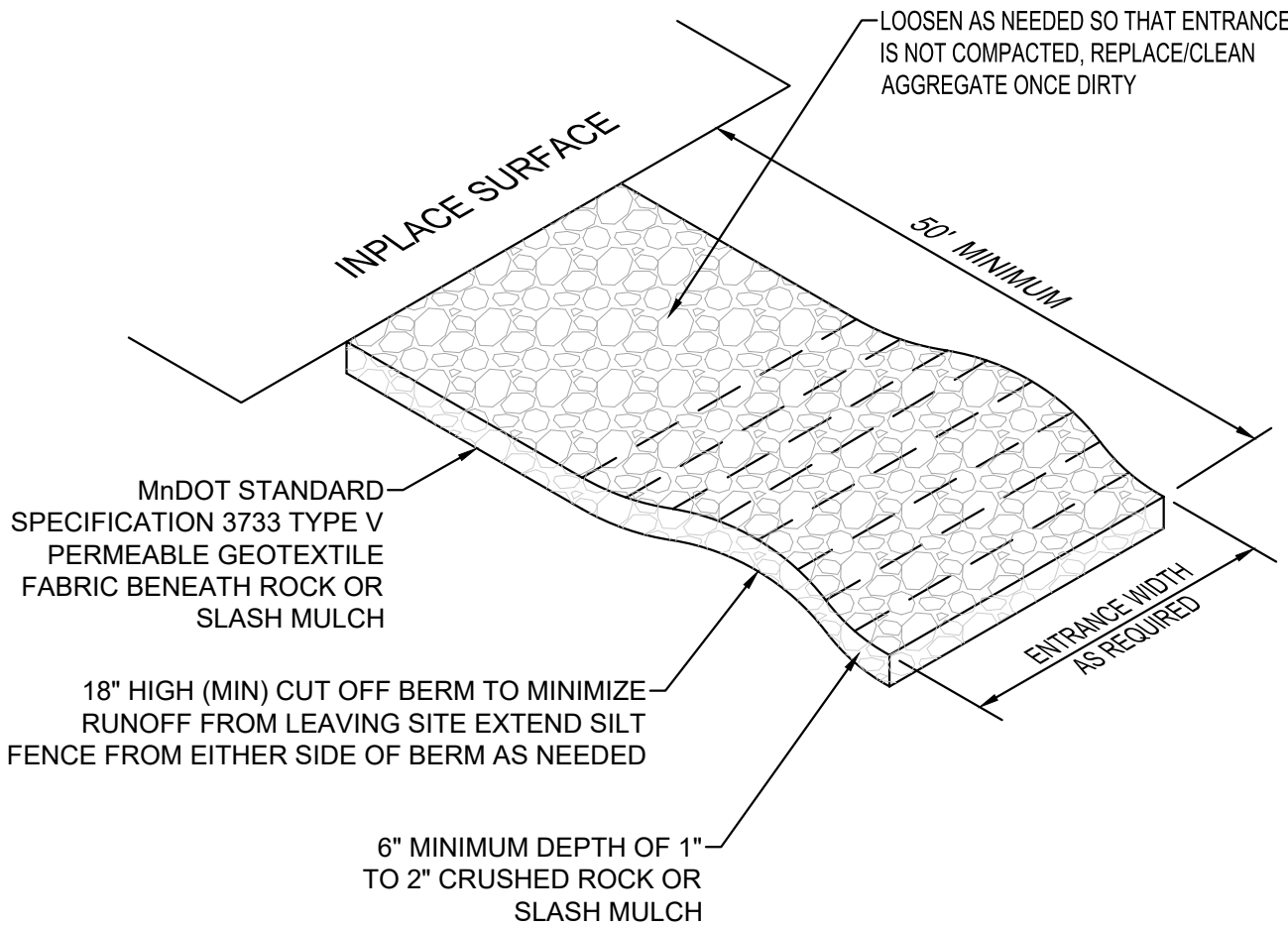
SEDIMENT CONTROL LOG STAKING
NTS



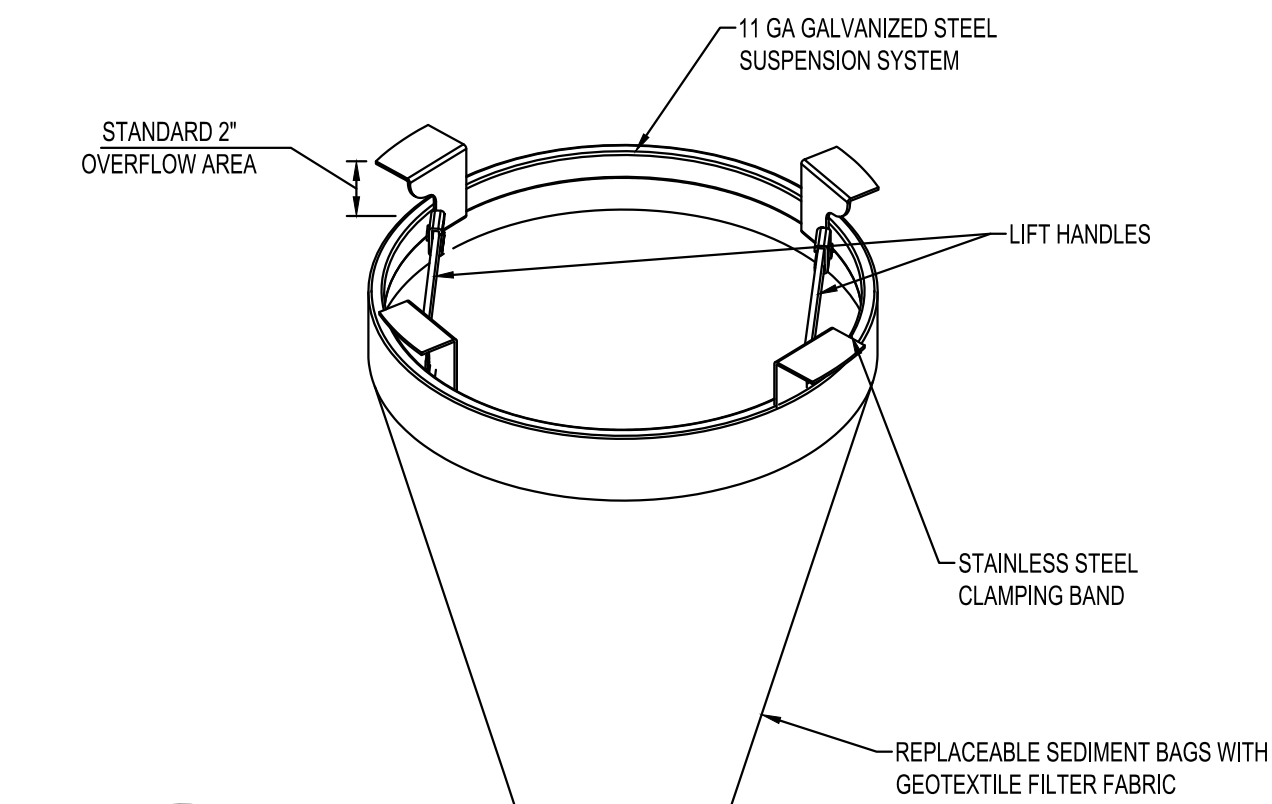
NOTES:

CONTRACTOR SHALL INSTALL A SIGN INDICATING THE CONCRETE WASHOUT AREA.
CONTRACTOR SHALL MAINTAIN WASHOUT AREA TO REMOVE MATERIALS BEYOND 75% CAPACITY.
WASHOUT AREA SHALL NOT BE PLACED WITHIN 50' OF STORM DRAINS, OPEN DITCHES OR BODIES OF WATER.
CONTRACTOR SHALL INSPECT WASHOUT AREA AS NECESSARY TO PREVENT LEAKS AND OVER TOPPING.
WASHOUT AREA SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.

CONCRETE WASHOUT
NTS



STABILIZED CONSTRUCTION EXIT
NTS



NOTES:

FOR SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT
WWW.INLETFILTERS.COM

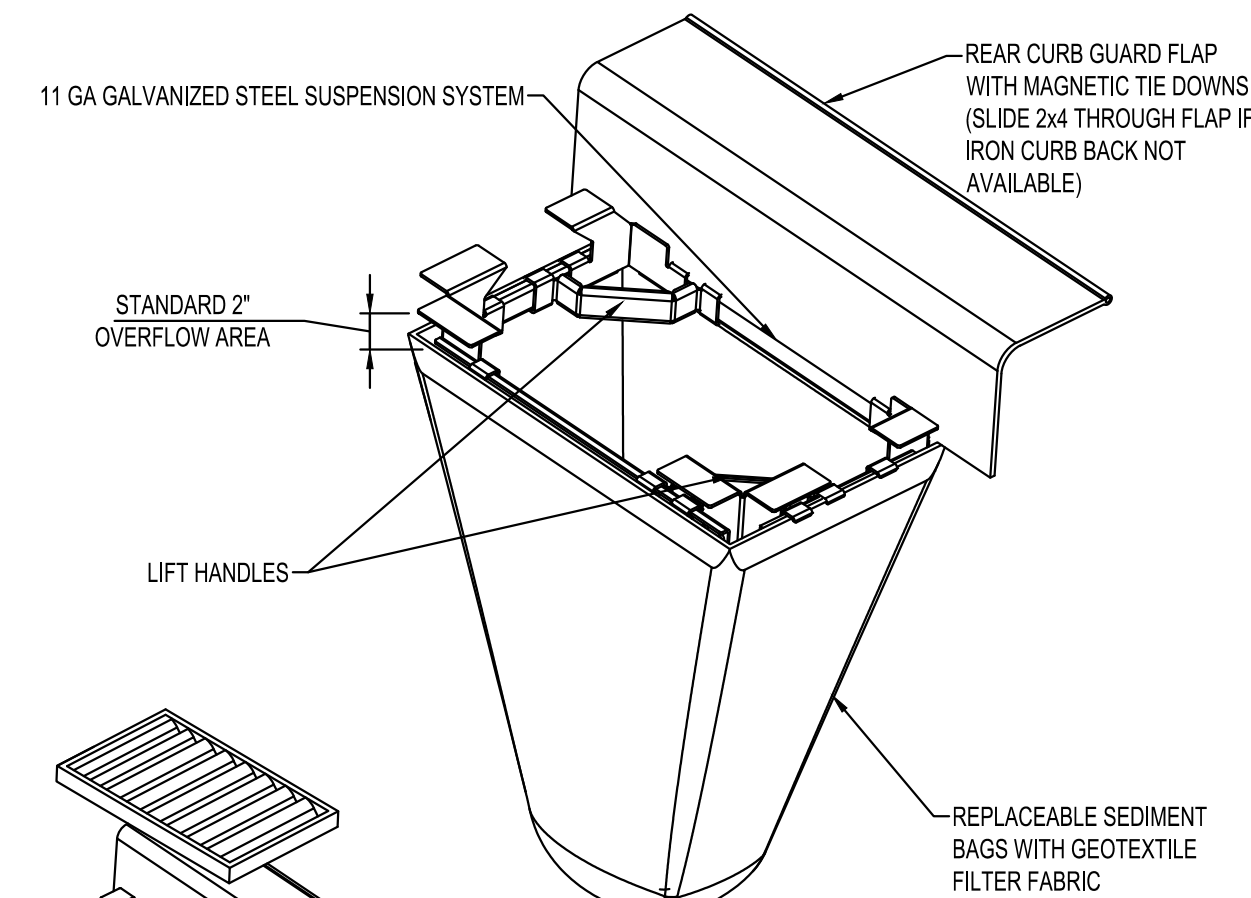
INSTALLATION:

REMOVE GRATE
DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
REPLACE GRATE

MATERIALS:

FRAMING - 11 GAUGE STEEL; CORROSION RESISTANT
SEDIMENT BAG - WOVEN GEOTEXTILE FABRIC; 2 CUBIC FOOT TYP VOLUME;
STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME

ROUND FILTER
INLET PROTECTION
NTS



NOTES:

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WWW.INLETFILTERS.COM

INSTALLATION:

REMOVE GRATE
DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
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STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME

CURB BOX FILTER
INLET PROTECTION
NTS

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PROJECT

ARCHER
HOUSE

NORTHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

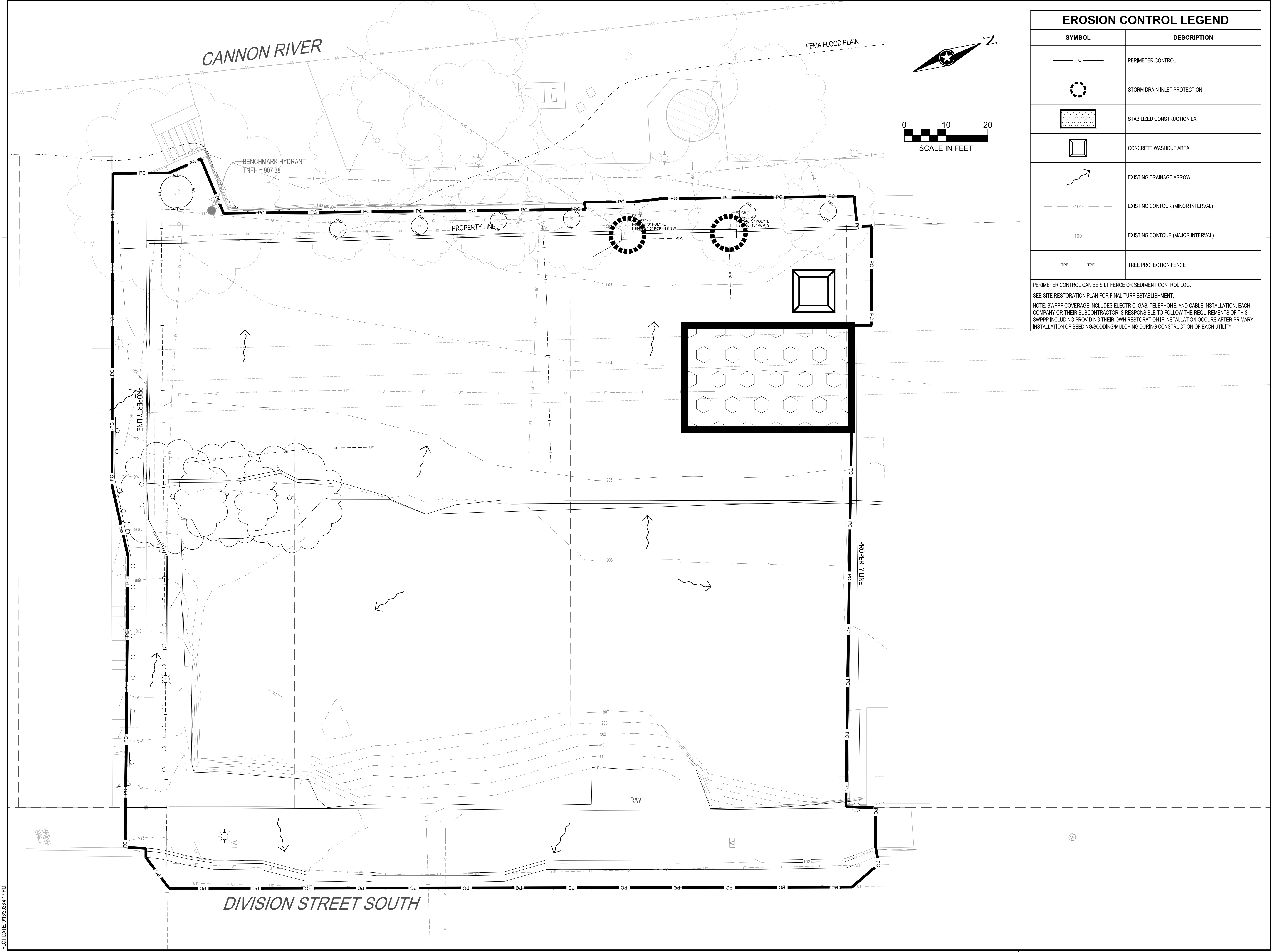
PROJECT NO.	23-29560
FILE NAME	29560 C1 SWPPP
DRAWN BY	BJK
DESIGNED BY	NUH
REVIEWED BY	NUH
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

EROSION
CONTROL DETAILS

SHEET

C1-10



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
— PC —	PERIMETER CONTROL
⊘	STORM DRAIN INLET PROTECTION
⬢	STABILIZED CONSTRUCTION EXIT
◻	CONCRETE WASHOUT AREA
↗	EXISTING DRAINAGE ARROW
— 101 —	EXISTING CONTOUR (MINOR INTERVAL)
— 100 —	EXISTING CONTOUR (MAJOR INTERVAL)
— TPF —	TREE PROTECTION FENCE

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.
SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.
NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

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ARCHER HOUSE

NORTHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 23-29560
FILE NAME 29560 C1 SWPPP
DRAWN BY BJK
DESIGNED BY NJH
REVIEWED BY NJH
ORIGINAL ISSUE DATE -/-/-
CLIENT PROJECT NO. -

TITLE

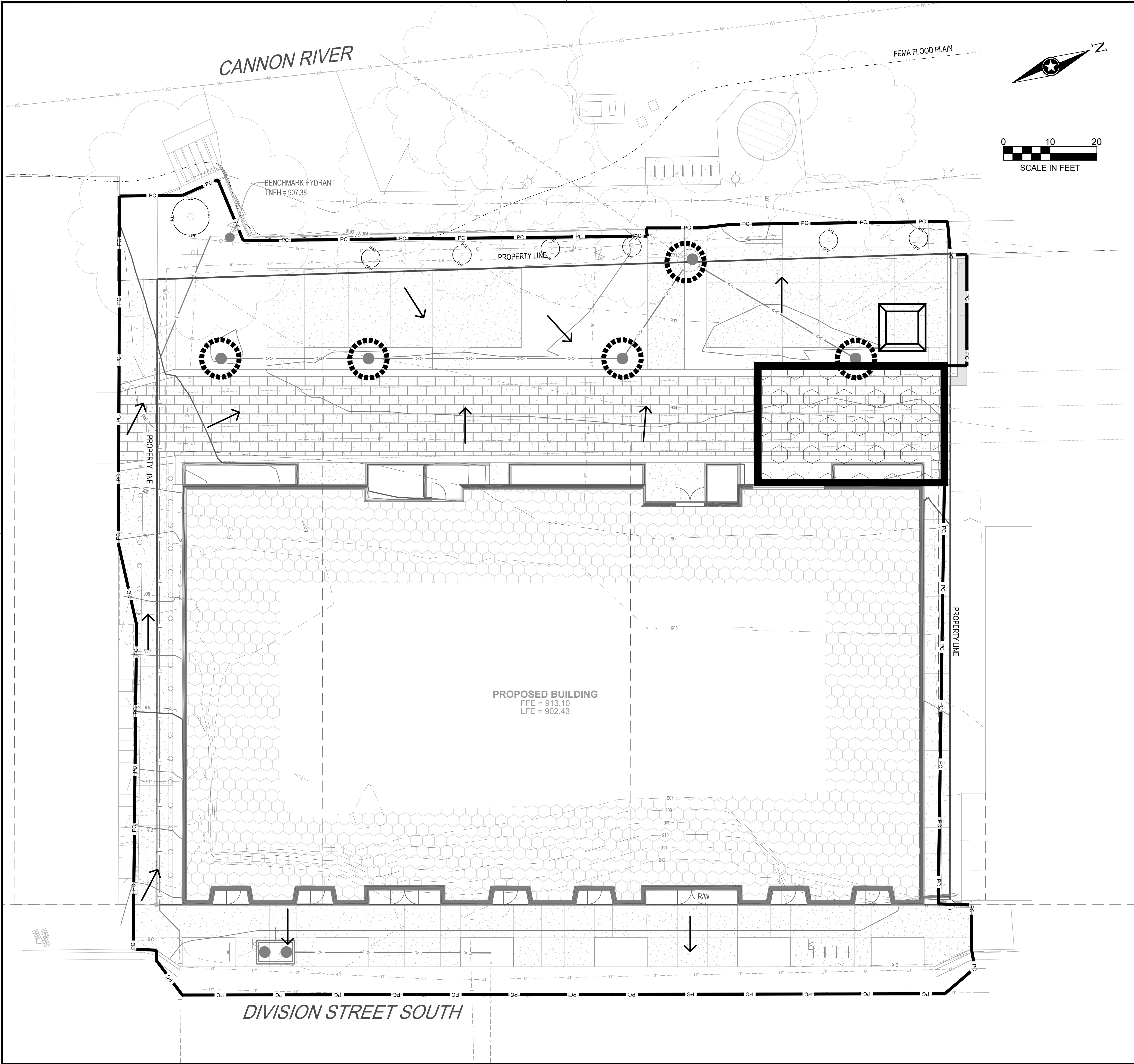
PRE - CONSTRUCTION EROSION CONTROL PLAN

SHEET

C1-20

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 9/13/2023 4:17 PM



EROSION CONTROL LEGEND	
SYMBOL	DESCRIPTION
	PERIMETER CONTROL
	TREE PROTECTION FENCE
	STORM DRAIN INLET PROTECTION
	STABILIZED CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.	
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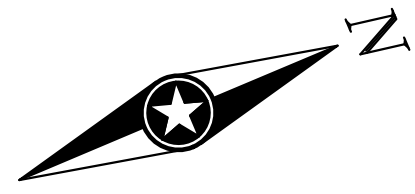
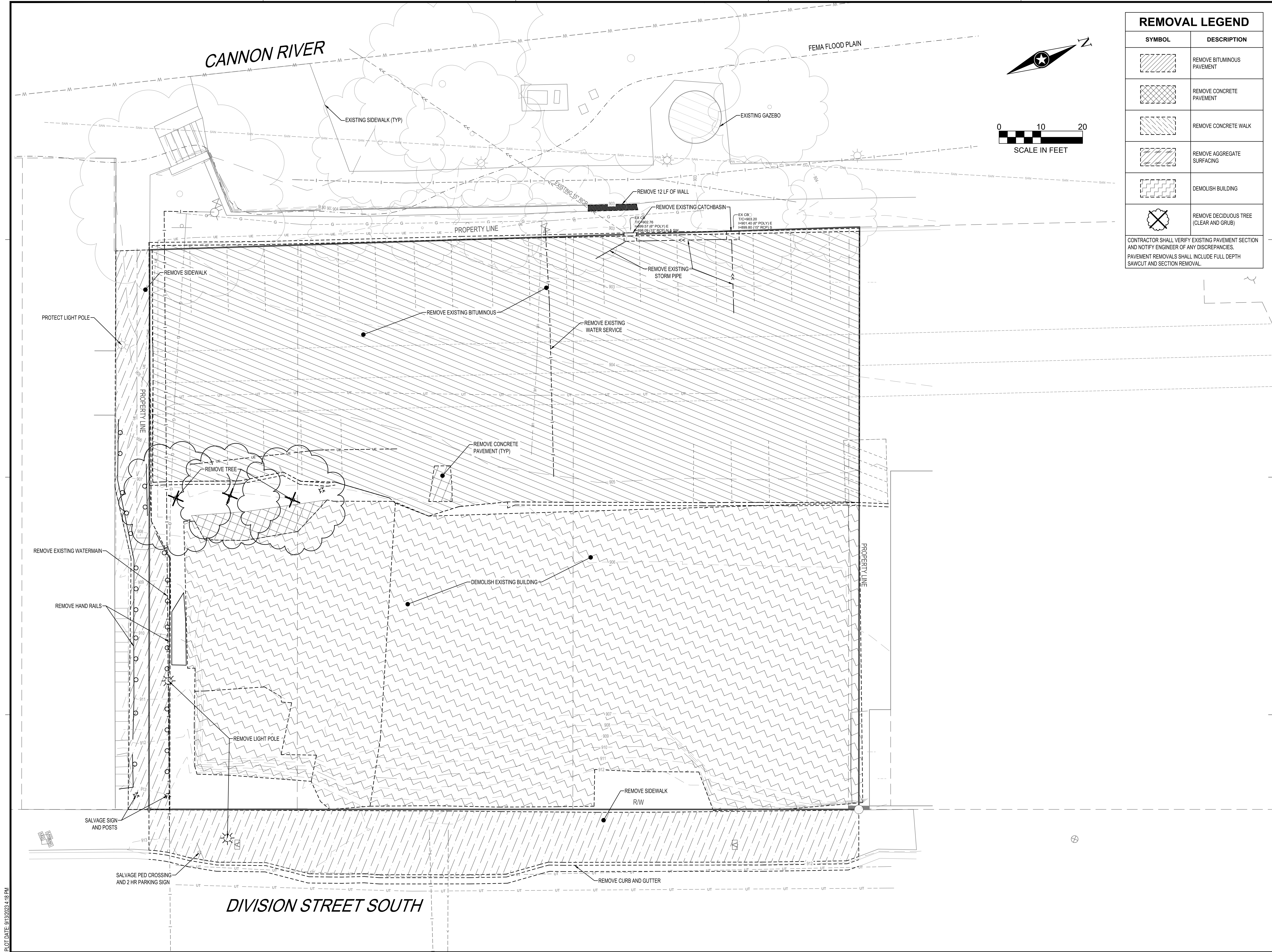
TITLE

EROSION CONTROL PLAN

SHEET

C1-30

PRELIMINARY NOT FOR CONSTRUCTION



REMOVAL LEGEND	
SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE CONCRETE WALK
	REMOVE AGGREGATE SURFACING
	DEMOLISH BUILDING
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)
CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.	



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NORTHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

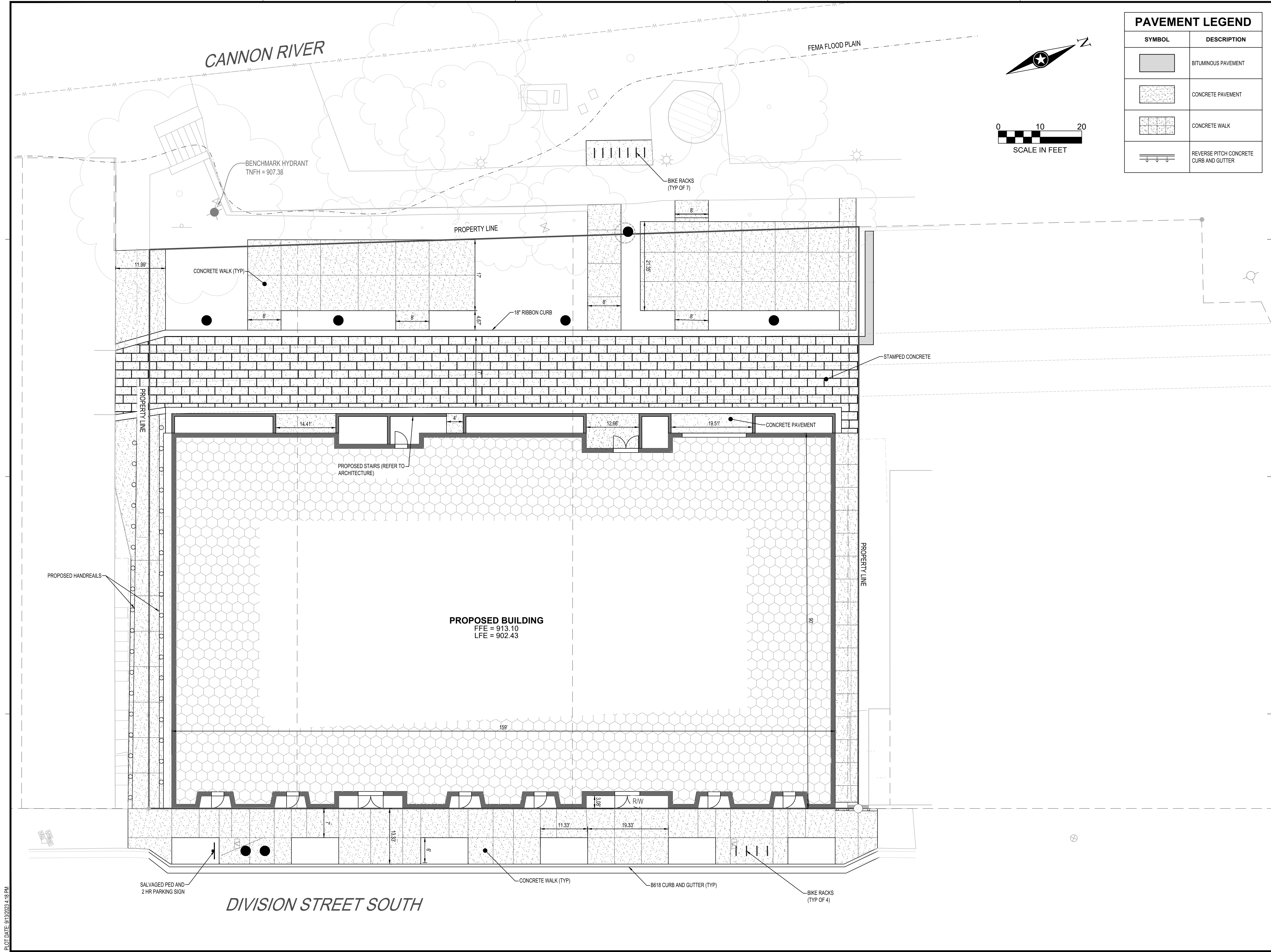
PROJECT NO.	23-29560
FILE NAME	29560 C2 EXISTING
DRAWN BY	BJK
DESIGNED BY	NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	-/-/-
CLIENT PROJECT NO.	-

TITLE

EXISTING SITE AND REMOVALS

SHEET

C2-10



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NORTHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-29560
FILE NAME	29560 C3 SITE PLAN
DRAWN BY	BJK
DESIGNED BY	NUH
REVIEWED BY	NUH
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

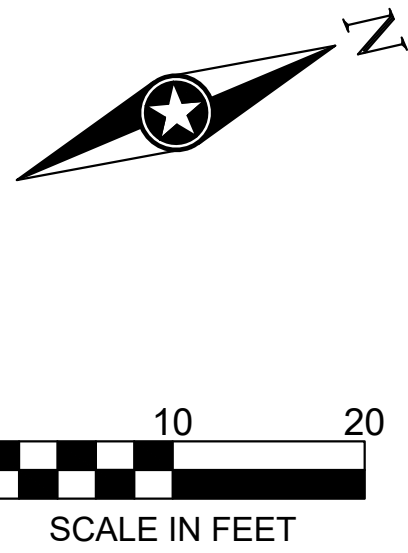
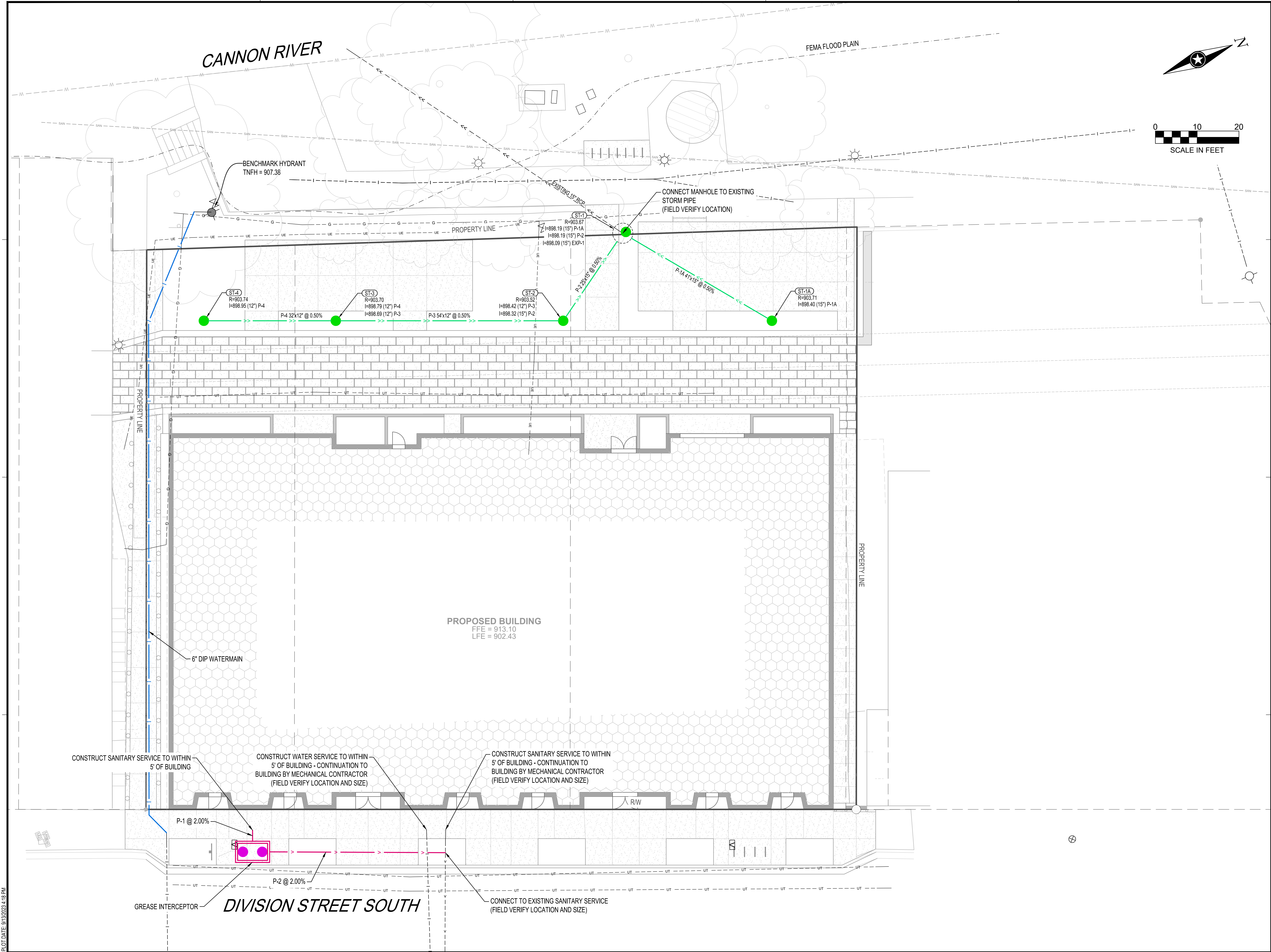
TITLE

SITE PLAN

SHEET

C3-10

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PROJECT

ARCHER HOUSE

NORTHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-29560
FILE NAME	29560 C3 UTILITY PLAN
DRAWN BY	BJK
DESIGNED BY	NUH
REVIEWED BY	NUH
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

UTILITY PLAN

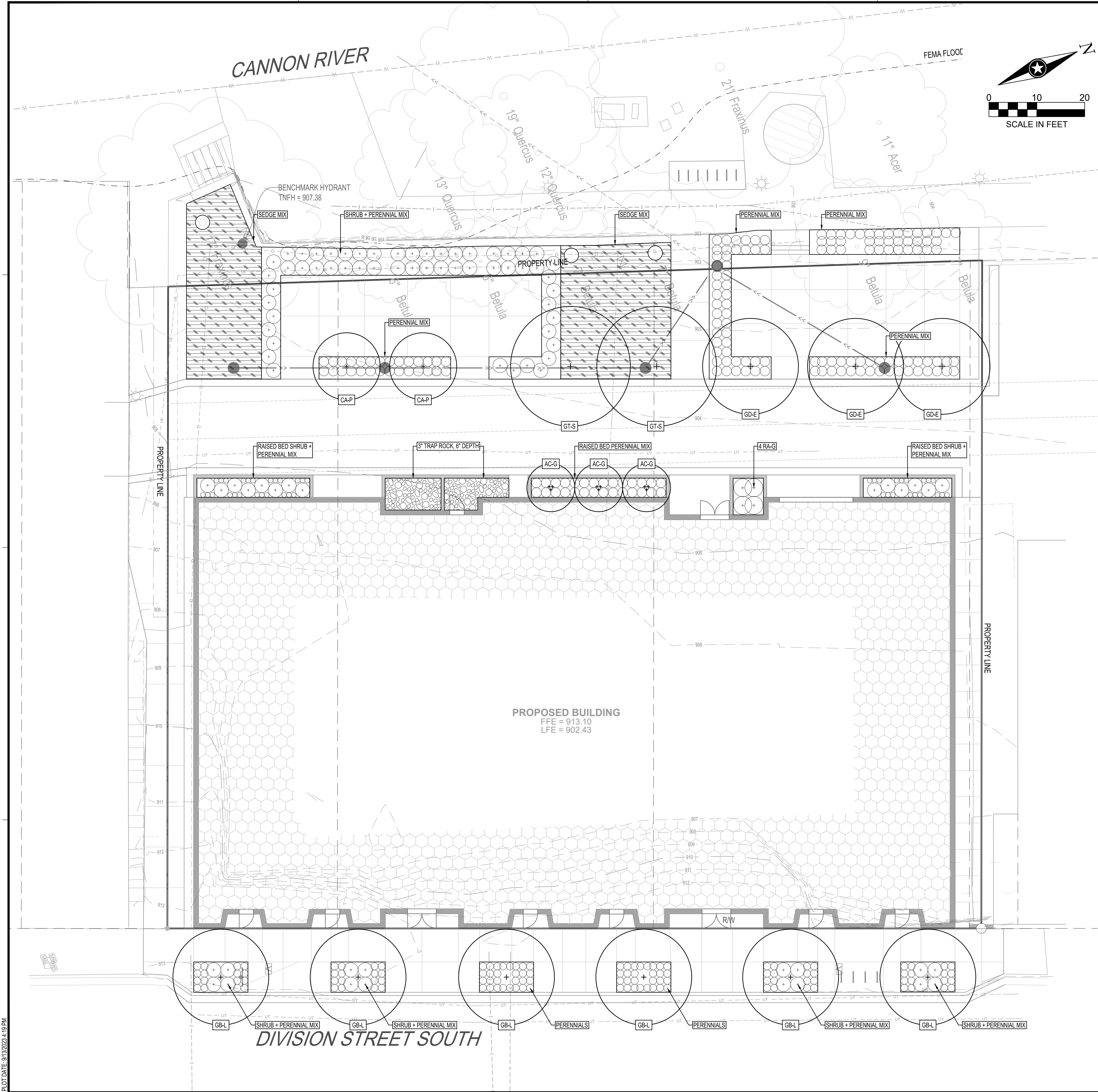
SHEET

C3-20



SHEET

C4-10



PRELIMINARY PLANT SCHEDULE				
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
OVERSTORY TREES				
GB-L		GINKGO BILOBA 'LAKEVIEW' LAKEVIEW GINKGO	2.5" CAL	B & B
GD-E		GYMNOCLADUS DIOICA 'ESPRESSO' KENTUCKY COFFEETREE	2.5" CAL	B & B
GT-S		GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' SKYLINE HONEY LOCUST	2.5" CAL	B & B
UNDERSTORY TREES				
AC-G		AMELANCHIER CANADENSIS 'GLENNFORM' RAINBOW PILLAR SERVICEBERRY	8" HT MIN	B & B
CA-P		CORNUS ALTERNIFOLIA PAGODA DOGWOOD	8" HT MIN	B & B
SHRUBS				
AM-V		ARONIA MELANOCARPA 'VIKING' VIKING BLACK CHOKEBERRY	18" HT MIN	CONT
DL-C		DIERVILLA LONICERA 'COPPER' COPPER BUSH HONEYSUCKLE	18" HT MIN	CONT
HA-A		HYDRANGEA ARBORESCENS 'ANNABELLE' ANNABELLE HYDRANGEA	18" HT MIN	CONT
IV-R		ILEX VERTICILLATA 'RED SPRITE' RED SPRITE WINTERBERRY	18" HT MIN	CONT
RA-G		RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	12" HT MIN	CONT
VC-S		VIBURNUM CARLESII 'SPICE BABY' KOREAN SPICE VIBURNUM	24" HT MIN	CONT
GRASSES				
SS-C		SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' LITTLE BLUESTEM	1 GAL	CONT
SH-T		SPOROBOLUS HETEROLEPIS 'TARA' PRAIRIE DROPSEED	1 GAL	CONT
PERENNIALS				
BA-B		BAPTISIA AUSTRALIS BLUE WILD INDIGO	1 GAL	CONT
CN-L		CALAMINTHA NEPETA LESSER CATMINT	1 GAL	CONT
EP-P		ECHINACEA PURPUREA PURPLE CONEFLOWER	1 GAL	CONT
LS-B		LIATRIS SPICATA BLAZING STAR	1 GAL	CONT
PP-G		PHLOX PANICULATA 'NICKY' GARDEN PHLOX	1 GAL	CONT
SN-W		SALVIA NEMOROSA 'WESUWE' WESUWE MEADOW SAGE	1 GAL	CONT
SEDGES				
CA-W		CAREX ALBICANS WHITE-TINGED SEDGE	DP50	PLUG
CB-P		CAREX BREVIOR PLAINS OVAL SEDGE	DP50	PLUG
CB-C		CAREX BLANDA COMMON WOODLAND SEDGE	DP50	PLUG
CP-P		CAREX PENNSYLVANICA PENNSYLVANIA SEDGE	DP50	PLUG

3.5-1 Species Diversity

Proposed Trees: 16

Proposed Species by Percentage:

(6)	Ginkgo biloba	38%
(3)	Gymnocladus dioica	19%
(2)	Gleditsia triacanthos inermis	12%
(3)	Amelanchier canadensis	19%
(2)	Cornus alternifolia	12%

3.5-2 Replacement Tree Requirements

Existing trees 12" DBH or greater to be removed: (2)

(1)	10" Gleditsia triacanthos	Replacement Trees Required: 0
(1)	12" Acer saccharum	Replacement Trees Required: 1
(1)	13" Acer saccharum	Replacement Trees Required: 1

Total Replacement Trees Required: 2

Total Replacement Trees Provided: 16

3.5.7 Street Trees Required

One street tree for each 40 foot length of right-of-way

ROW Length: ±180 LF

Required Street Trees: 5

Street Trees Provided: 6



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.

NATHAN J. HERMER

DATE: LIC. NO. 54848

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PROJECT

ARCHER HOUSE

NORTHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

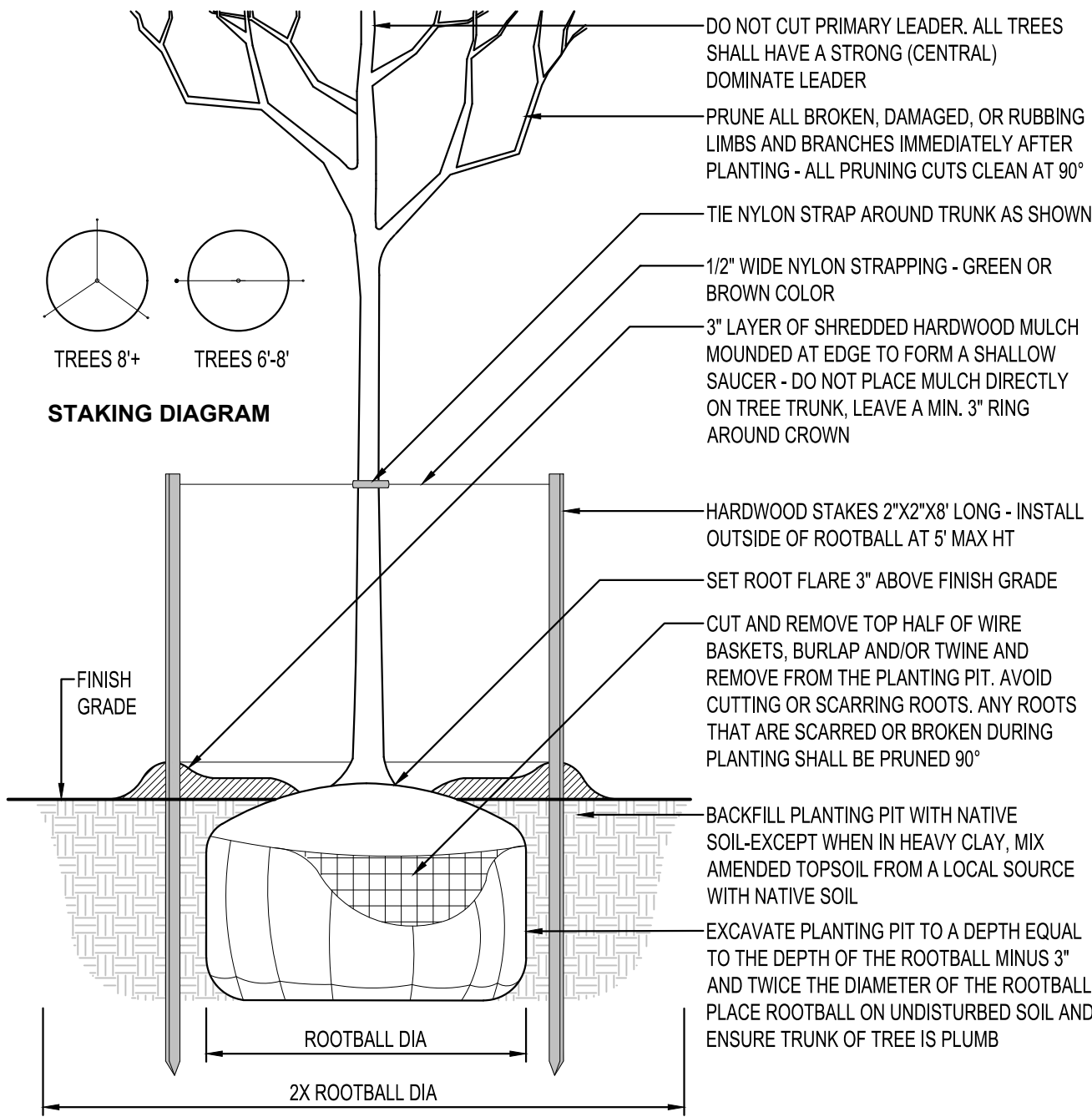
PROJECT NO.	23-29560
FILE NAME	29560 C5 LAND
DRAWN BY	BJK
DESIGNED BY	NUH
REVIEWED BY	NUH
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

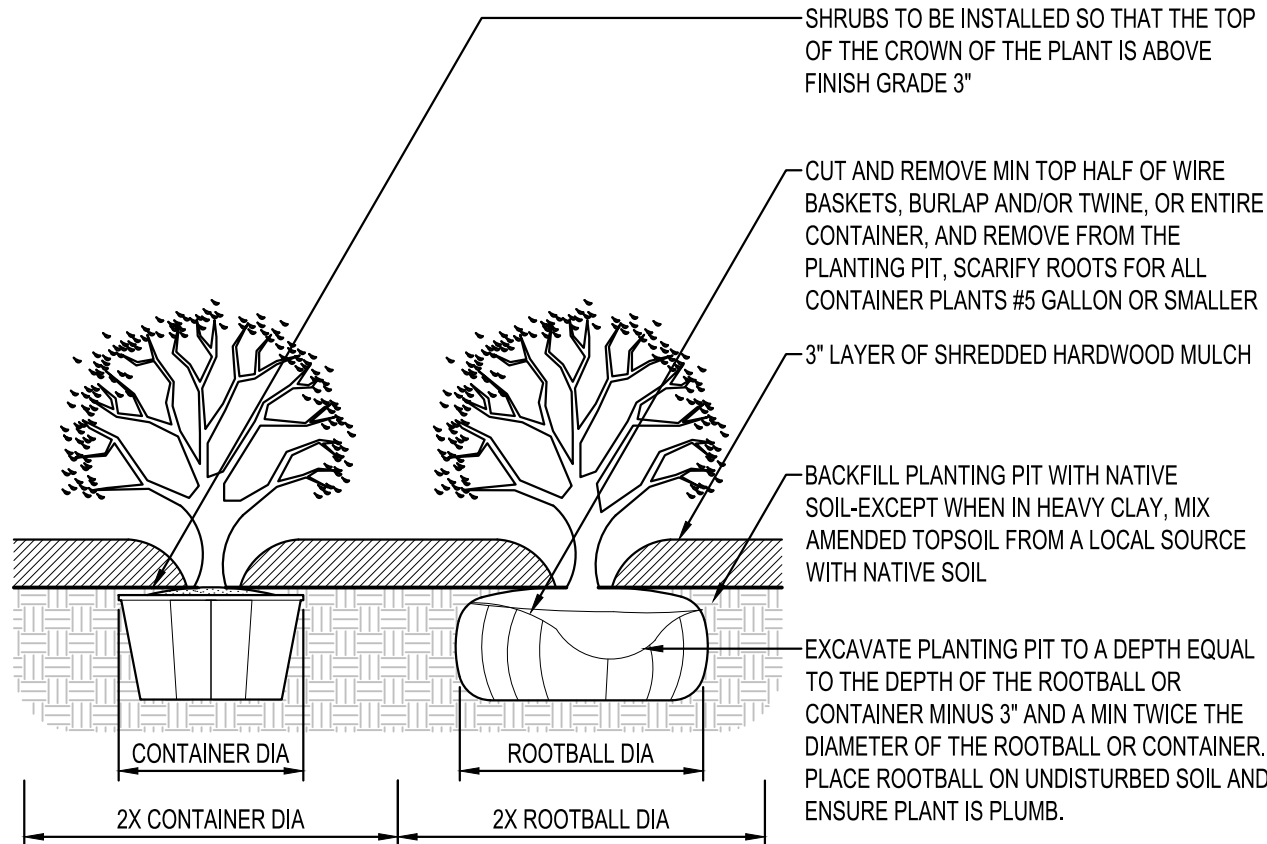
PLANTING PLAN

SHEET

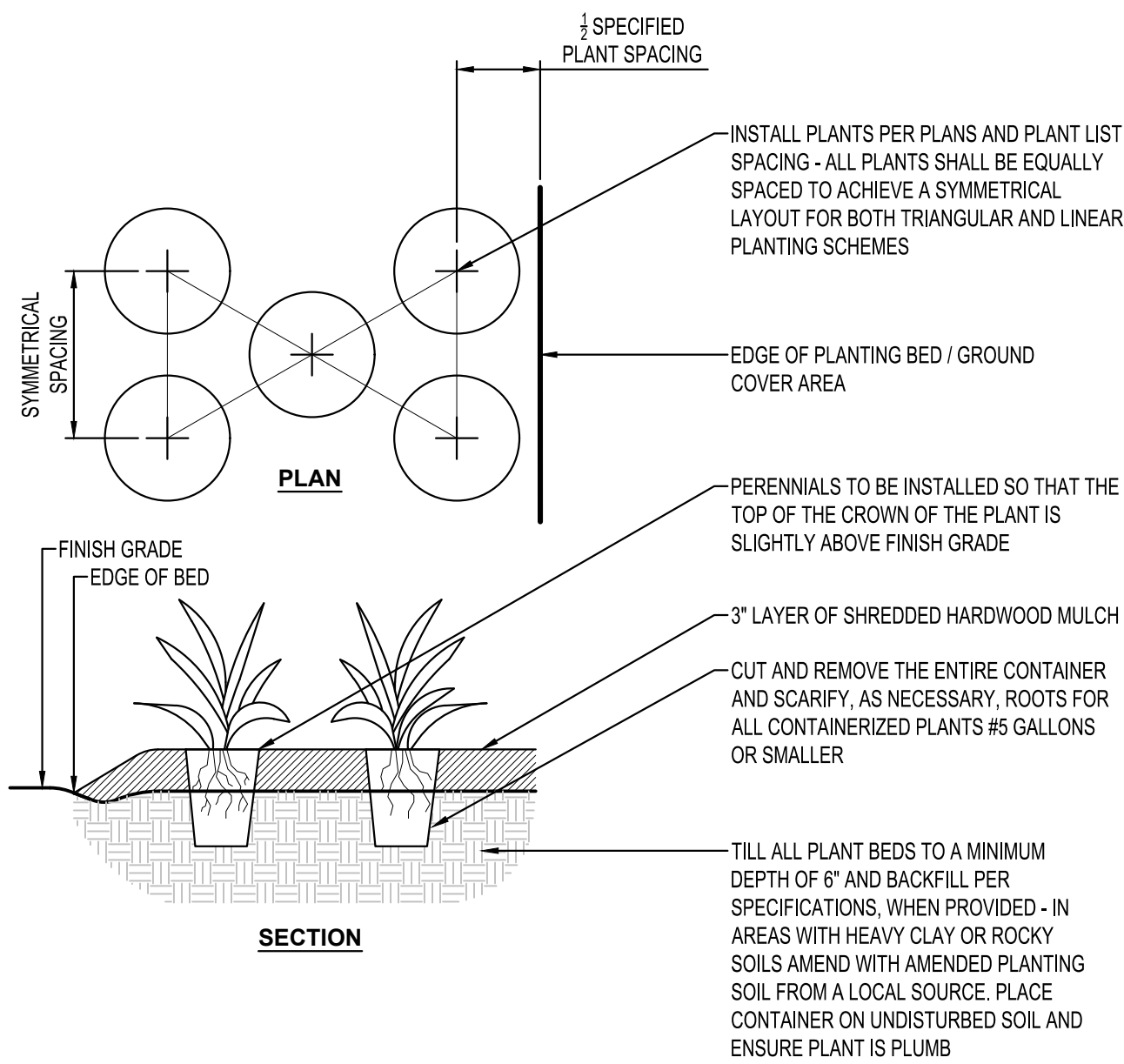
C5-10



DECIDUOUS TREE PLANTING
NTS



SHRUB PLANTING
NTS



PERENNIAL PLANTING
NTS

PLANTING NOTES

- COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
- SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
- REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
- FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
- ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
- IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
- ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- PROVIDE SHREDDED HARDWOOD MULCH SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS TO A 3" MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
- MULCHING MATERIAL SHALL BE SHREDDED HARDWOOD MULCH, WITH NO INDIVIDUAL PIECES LARGER THAN 3", FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
- CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
- ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.

ISG

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PLANTING
DETAILS

SHEET

C5-20