

VILLAGE SQUARE: SHOPPING CENTER EXTERIOR REMODEL



VILLAGE SQUARE
SHOPPING CENTER

EXTERIOR REMODEL

7817 - 7845 PORTLAND AVE S
BLOOMINGTON, MN
55420

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 ARCHITECT UNDER THE LAWS OF THE
STATE OF MINNESOTA.

Jennifer Kaeding
JENNIFER KAEDING, MN
S145
REGISTRATION # DATE

ISSUE RECORD

12/2/15 CITY SUBMITTAL

PROJECT: VILLAGE SQUARE

DATE: 12/2/15

DRAWN BY: SP

CHECKED BY: JK

LOCATION MAP

BUILDING KEY

GENERAL NOTES



1 LOCATION MAP
A000 N.T.S.

| SITE REQUIREMENTS | |
|---------------------------|--|
| ZONING DISTRICT: | R-2 (PLANNED DEVELOPMENT) |
| USE: | GENERAL BUSINESS |
| FLOOD PLAIN ZONE: | ZONE X, per FEMA, HR14 MAP NO. 27053C0457E |
| SITE: | 5.351 ACRES (233,108 S.F.) |
| PARKING: | |
| EXISTING TOTAL: | 238 STALLS |
| PROPOSED NEW TOTAL: | 243 STALLS |
| MINIMUM STALL DIMENSIONS: | 95'0" x 18'0" |

| PROJECT CONTACT LIST | |
|-------------------------|---|
| DEVELOPER/ OWNER | |
| VSA, LLC | |
| CONTACT: | A JAY NEHRA |
| ADDRESS: | P. O. BOX 249, ROCHESTER, MN 55903 |
| EMAIL: | NEHRA.AJAY@GMAIL.COM |
| PROPERTY MANAGER | |
| NATH COMPANIES | |
| CONTACT: | PETE STORK |
| ADDRESS: | 900 AMERICAN BLVD. E, BLOOMINGTON, MN 55420 |
| EMAIL: | PSTORK@NATHCOMPANIES.COM |
| PHONE: | 952-635-4100 |
| LEASING AGENT | |
| DEHIL & PARTNERS | |
| CONTACT: | LEA DEHIL |
| ADDRESS: | 3301 AYSHIRE BLVD, EDINA, MN 55436 |
| EMAIL: | LEA.DEHIL@CLOSETHEDHIL.COM |
| PHONE: | 612-908-4110 |
| CIVIL ENGINEER | |
| SAMBATEK | |
| CONTACT: | ERIC LUTH |
| ADDRESS: | 12800 WHITEWATER DR., SUITE 300, MINNETONKA, MN 55343 |
| PHONE: | 763-476-6010 |
| SURVEYOR | |
| SAMBATEK | |
| CONTACT: | RICK BLOW |
| ADDRESS: | 12800 WHITEWATER DR., SUITE 300, MINNETONKA, MN 55343 |
| PHONE: | 763-476-6010 |
| LANDSCAPING | |
| SAMBATEK | |
| CONTACT: | BILL DELANEY |
| ADDRESS: | 12800 WHITEWATER DR., SUITE 300, MINNETONKA, MN 55343 |
| PHONE: | 763-476-6010 |
| ARCHITECT | |
| KAEDING ARCHITECTURE | |
| CONTACT: | JENNIFER KAEDING |
| ADDRESS: | 1585 OAKPONTE DRIVE, WACONIA, MN 55387 |
| EMAIL: | JKAEDING@KAEDINGARCH.COM |
| PHONE: | 952-451-9763 |

| SHEET INDEX | |
|----------------------|---------------------------------|
| ARCHITECTURAL | |
| A000 | LOCATION MAP, SITE REQUIREMENTS |
| A100 | DEMOLITION ELEVATIONS |
| A300 | NEW ELEVATIONS |
| CIVIL | |
| C1.01 | TITLE SHEET |
| C2.01 | EXISTING CONDITIONS |
| C2.02 | DEMOLITION PLAN |
| C3.01 | SITE PLAN |
| C4.01 | GRADING PLAN |
| CS.01 | EROSION CONTROL PHASE I |
| CS.02 | EROSION CONTROL PHASE II |
| CS.03 | EROSION CONTROL DETAILS |
| C9.01 | DETAIL SHEET |
| | LAND TITLE SURVEY |
| LANDSCAPE | |
| LI.01 | LANDSCAPE PLAN |
| LIGHTING | |
| | INITIAL |
| | MAINTAINED |
| PLAT | |
| | 2012 FINAL PLAT |

Case 9742AB-15



VILLAGE SQUARE SHOPPING CENTER

EXTERIOR REMODEL

7817 - 7845 PORTLAND AVE S
BLOOMINGTON, MN
55420

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

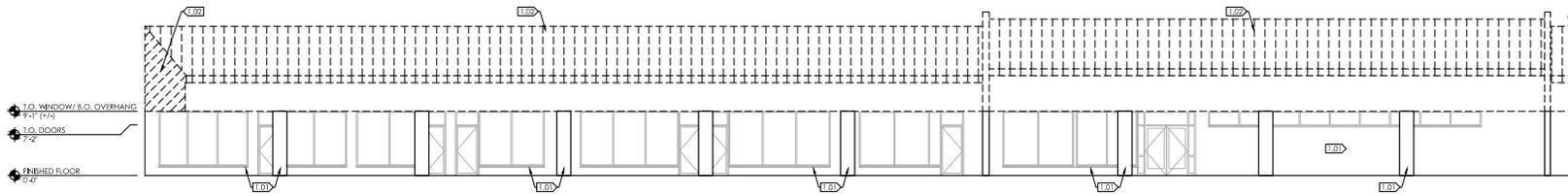
James Kaeding
JAMES KAEDING, AIA
S145
12/2/15
REGISTRATION # DATE

ISSUE RECORD

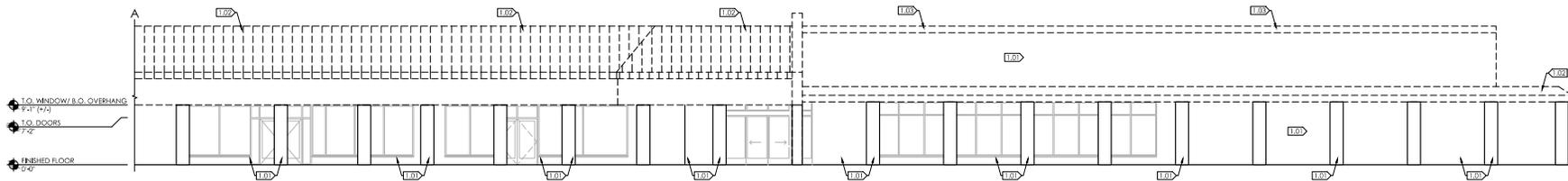
12/2/15 CITY SUBMITTAL

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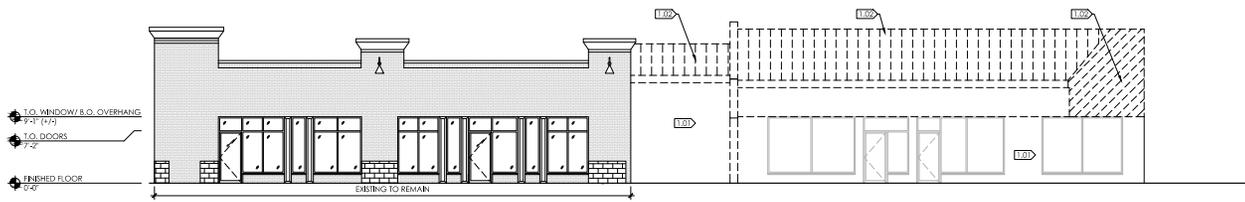
DEMOLITION EXTERIOR ELEVATIONS



1 WEST ELEVATION (NORTH SECTION)
A100 1/8" = 1'-0"



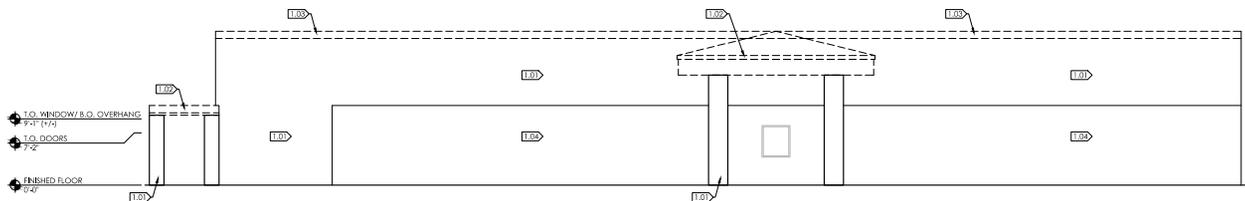
2 WEST ELEVATION (SOUTH SECTION)
A100 1/8" = 1'-0"



3 SOUTH ELEVATION
A100 1/8" = 1'-0"

| CONSTRUCTION LEGEND | |
|---------------------|-------------------------------------|
| | EXISTING CONSTRUCTION TO REMAIN |
| | EXISTING CONSTRUCTION TO BE REMOVED |

| DEMOLITION EXTERIOR ELEVATION KEYED NOTES | |
|---|---------------------------------------|
| | DEMOLITION EXISTING FINISH |
| | DEMOLITION EXISTING ROOF STRUCTURE |
| | DEMOLITION EXISTING ROOF CAP FLASHING |
| | EXISTING BLOCK TO REMAIN |



4 SOUTH ELEVATION
A100 1/8" = 1'-0"

Preliminary Site Development Plans for Village Square Remodel Bloomington, Minnesota

Presented by:
VSA LLC.



Client
VSA, INC., LLC
C/O PETE STORK AT
NATH COMPANIES

Project
VILLAGE
SQUARE

Location
BLOOMINGTON,
MINNESOTA

Certification
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.
Eric T. Luth
Eric T. Luth
Registration No. 50475 Date: 12/02/2015

Summary
Designed: ETL Drawn: JTA
Approved: ETL Book / Page: XXX/XX
Phase: PRELIMINARY Initial Issued: 12/02/2015

Revision History
No. Date By Submittal / Revision
12/02/15 JTA PD SUBMITTAL
12/15/15 JTA CITY COMMENTS
01/15/15 JTA CITY COMMENTS

Sheet Title
TITLE SHEET

Sheet No. Revision
C1.01

Project No. VSA19141

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12800 WHITEWATER DRIVE, SUITE 300
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TEL 763-476-6010
FAX 763-476-8532
CONTACT: RICK BLOM

GEOTECHNICAL
COMPANY
ADDRESS
ADDRESS
TEL
FAX
CONTACT:

LANDSCAPING
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
FAX 763-476-8532
CONTACT: JOSH MCKINNEY



VICINITY MAP
NO SCALE

SHEET INDEX

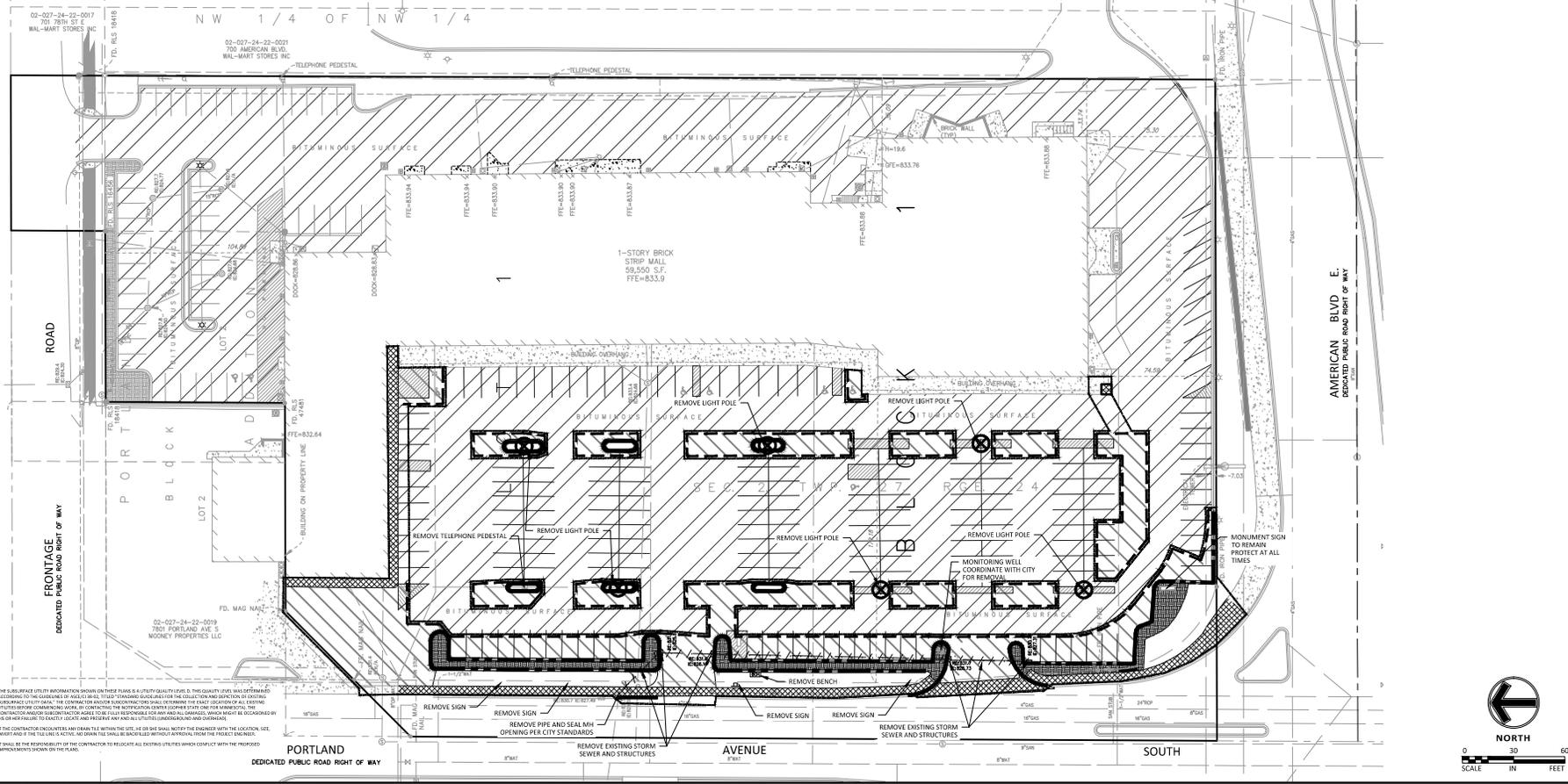
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| L3.01 | LANDSCAPE PLAN |

Case 9742AB-15

| LEGEND | |
|-----------------------|-------------------------------------|
| GAS METER | EDGE OF TREES |
| HYDRANT | TREES / SHRUBS |
| LIGHT | CONCRETE |
| STORM SEWER | GUARD POLES |
| DRAIN TILE | CONCRETE CURB |
| WATERMAIN | BITUMINOUS CURB |
| FORCE MAIN | BUILDING |
| SANITARY SEWER | REMOVE EXISTING UTILITY LINE |
| OVERHEAD ELECTRIC | REMOVE EXIST CONCRETE CURB |
| UNDERGROUND TELEPHONE | SAW CUT EXIST BITUMINOUS PAVEMENT |
| UNDERGROUND CABLE TV | LIMITS OF DISTURBANCE/CONSTRUCTION |
| UNDERGROUND ELECTRIC | REMOVE EXISTING BITUMINOUS PAVEMENT |
| UNDERGROUND GAS | REMOVE EXISTING CONCRETE PAVEMENT |
| WIRE FENCE | REMOVE EXISTING LANDSCAPING |
| IRON FENCE | REMOVE EXISTING LIGHT FIXTURE |
| WOOD FENCE | AREA OF BITUMINOUS MILL AND OVERLAY |
| CHAIN LINK FENCE | |
| STONE RETAINING WALL | |
| SPRINKLER HEAD | |
| SPRINKLER VALVE | |
| GUARD RAIL | |
| HANDRAIL | |

- ### DEMOLITION NOTES
- DEMOLITION NOTES ARE NOT COMPREHENSIVE. CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
 - THE DESIGN SHOWN IS BASED ON ENGINEER'S UNDERSTANDING OF EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON ALTA AND TOPOGRAPHIC MAPPING PREPARED BY SAMBATEK DATED 2012. IF 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.
 - THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES AND IN ACCORDANCE WITH APPLICABLE CODES, OF ALL STRUCTURES, PARTS, WALLS, PLUMBING, FOUNDATIONS, PARKING, DRIVES, SWAPRANGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL REPORT AND/OR GEOTECHNICAL ENGINEER.
 - CLEANING AND GRUBBING: CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
 - CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO REMOVAL AND/OR RELOCATION OF UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANIES' FORCES AND ANY FEES WHICH ARE TO BE PAID TO UTILITY COMPANIES FOR SERVICES. CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
 - CONTRACTOR IS SPECIFICALLY CAUTIONED THAT LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM INFORMATION AVAILABLE. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE UTILITY MAPPING ACCURACY. PRIOR TO START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. THE LOCATIONS OF UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING MINNESOTA Gopher State One Call at 800-252-1166 OR 651-454-0002.
 - THE MAPPING LOCATION OF ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY UNIDENTIFIED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DISTRIBUTION AND REMOVAL OF ALL SERVICE LINES AND/OR ALL LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED SHALL BE REMOVED IF UNDER THE BUILDING INCLUDING 10' BEYOND FOUNDATIONS.
 - ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE 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 THE ROAD RIGHT OF WAY DURING CONSTRUCTION.
 - CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., TO THE BEST PRACTICES.
 - CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
 - PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED AND APPROVED BY THE LOCAL AUTHORITY.
 - CONTRACTOR SHALL LIMIT SAW-CUT & 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, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
 - CONTRACTOR TO PROTECT EXISTING FEATURES WHICH ARE TO REMAIN. DAMAGE TO ANY EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
 - CONTRACTOR SHALL PREPARE AND SUBMIT TO THE GOVERNING AUTHORITY A TRAFFIC AND/OR PEDESTRIAN TRAFFIC PLAN PER CITY/COUNTY/STATE STANDARDS TO BE APPROVED BY THE LOCAL GOVERNING AUTHORITY.

- ### CITY OF BLOOMINGTON NOTES
- TEMPORARY STREET SIGNS, LIGHTING, AND ADDRESSES SHALL BE PROVIDED DURING CONSTRUCTION.
 - CONTRACTOR SHALL OBTAIN A PUBLIC WORKS PERMIT APPLICATION FOR OBSTRUCTIONS AND CONCRETE WORK WITHIN RIGHT-OF-WAY. PERMIT IS REQUIRED PRIOR TO REMOVALS OR INSTALLATION. CONTACT SEAN JENKINS AT 952-563-4545 OR SENJENINS@BLOOMINGTONMN.GOV PERMITS APPLICATION AND FOR FEE INFORMATION.
 - PUBLIC WORKS PERMIT APPLICATION FOR UNDERGROUND WORK WITHIN THE RIGHT-OF-WAY IS REQUIRED PRIOR TO REMOVAL OR INSTALLATION OF SANITARY, WATER OR STORM WORK WITHIN THE PUBLIC RIGHT-OF-WAY. CONTACT UTILITIES AT 952-563-5565 FOR PERMIT APPLICATION AND FOR FEE INFORMATION.
 - RESTORE CITY STREET BY COMPLYING WITH THE CITY STREET IMPROVEMENT POLICY. CONTACT UTILITIES (952-563-4548) FOR THE REQUIREMENTS AND SHOW THIS ON THE PLAN.
 - CONTRACTOR SHALL OBTAIN HENNEPIN COUNTY PERMIT FOR WORK WITHIN RIGHT-OF-WAY. CONTACT HENNEPIN COUNTY PERMIT ENGINEER AT 612-596-0336 FOR PERMIT APPLICATION AND FEE INFORMATION. (PORTLAND AVE 5)
 - EXISTING CURB CUTS SHALL BE REMOVED AND REPLACED WITH CURB AND GUTTER PER CITY STANDARD DETAILS (AND SPECIFICATIONS).
 - DISABLED PARKING SIGNAGE AND PAVEMENT MARKINGS SHALL BE PLACED IN ACCORDANCE WITH ADA AND MMUTCD.
 - ALL SIGNING TO BE INSTALLED OUTSIDE OF CITY RIGHT-OF-WAY.
 - ALL PARKING STALLS TO BE PAINTED WITH WHITE STRIPING.
 - ALL CONSTRUCTION AND POST-CONSTRUCTION PARKING SHALL BE ON-SITE - NO ON-STREET PARKING LOADING/UNLOADING ALLOWED.
 - ALL PUBLIC SIDEWALKS SHALL NOT BE OBSTRUCTED.
 - STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
 - STREET LIGHTING AND INTERCONNECT CONDUIT MUST BE EXPLORED FOR CITY INSPECTION PRIOR TO POURING CONCRETE OR BACKFILLING EXCAVATIONS IN CITY RIGHT-OF-WAY.
 - INSTALL CROSSWALK PAVEMENT MARKINGS IN ACCORDANCE WITH MMUTCD.
 - BICYCLE PARKING SPACES SHALL BE PROVIDED (I.E., BIKE RACK), NUMBER TO BE APPROVED BY THE CITY ENGINEER.
 - CONTRACTOR TO VERIFY UTILITY LOCATIONS AND ELEVATIONS PRIOR TO EXCAVATIONS.



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL 0. THIS QUALITY LEVEL WAS DETERMINED AS REQUIRED BY THE COUNCIL OF PUBLIC WORKS (CPW) THROUGH THE COLLECTION AND ANALYSIS OF EXISTING SUBSURFACE UTILITY DATA. THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK BY CONTACTING THE UTILITY COMPANIES SERVING THE AREA. THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCURRED BY HIS OR HER FAILURE TO LOCATE, LOCATE AND REPAIR ANY AND ALL UTILITIES UNDERGROUND AND OVERGROUND. IF THE CONTRACTOR ENCOUNTERS ANY OBSTACLES WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, DEPTH AND THE UTILITY LINE TYPE. NO OTHER UTILITIES BE IDENTIFIED WITHIN THE PROJECT BOUNDARIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

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 Minneapolis, MN 55425
 763.476.8202
 763.476.8200
 Engineering | Planning | Environment

Client
VSA, INC., LLC
 C/O PETE STORK AT
 NATH COMPANIES

Project
VILLAGE SQUARE

Location
BLOOMINGTON, MINNESOTA

Certification
 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.
Eric T. Luth
 Registration No. 50475 Date: 12/02/2015

Summary
 Designed: ETL Drawn: JTA
 Approved: ETL Book / Page: xxx/xx
 Phase: PRELIMINARY Initial Issue: 12/02/2015

Revision History

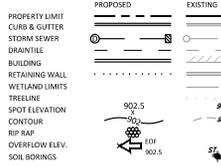
| No. | Date | By | Submitted / Revision |
|----------|------|---------------|----------------------|
| 12/02/15 | JTA | PD SUBMITTAL | |
| 12/15/15 | JTA | CITY COMMENTS | |
| 01/15/16 | JTA | CITY COMMENTS | |

Sheet Title
DEMOLITION PLAN

Sheet No. Revision
C2.02

Project No. VSA19141

LEGEND



GRADING NOTES

- PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
- CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER CUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER BY" CURB.
- ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA MARKING SHALL OR ACCESS AIDS SHALL BE 2.08% (1:48). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THIS CONSTRUCTION PHASE OF THIS PROJECT. CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY FOR 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, OR NEAR, THE CONSTRUCTION SITE.
- CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION 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: _____
 - ADDRESS: _____
 - PHONE: _____
 - DATE: _____
 CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.
- CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST HOLE SHALL BE PERFORMED ON THE STREET AND PARKING AREA SURROUND. CONTRACTOR SHALL PROVIDE A LOADED TANKER TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST HOLE 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.
- REPAIR ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST HOLE. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND SIGNS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- FINISHED GRADINGS SHALL BE COMPLETED. CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT FRONTOR AREA. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADINGS. AREAS THAT HAVE BEEN FINISHED GRADING SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, FRODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
 - TOLERANCES
 - RESIDENTIAL BUILDING SURGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - COMMERCIAL BUILDING SURGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE STREET OR PARKING AREA SURGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE IF AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAIL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAIL ROADS ON EROSION AND SEDIMENT CONTROL. SITE MAP CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WHETHER SECURITY, AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.
- DISTURBED AREAS WITHIN WETLAND MITIGATION SITE AND ANY DISTURBED AREAS WITHIN THE WETLAND SHALL BE RESTORED WITH 6 TO 12 INCHES OF ORGANIC SOILS, PREFERABLY SOILS THAT WERE PREVIOUSLY REMOVED FROM WETLAND AREAS. BEYOND THE WETLAND MITIGATION AREAS, ABOVE THE NORMAL WATER LEVEL, SHALL BE MIX STATE SEED MIX 84-271, WET WADLOW SOUTH AND WEST. ON APPROXIMATE EQUAL FOR STATE SEED MIXES. GRASS AND WINTER WHEAT SHOULD BE SELECTED BASED ON THE TIME OF YEAR THAT THE MIX IS BEING USED. GRASS SHOULD BE INCLUDED IN MIXES IF BEING USED BETWEEN OCTOBER 15TH AND AUGUST 31ST. WINTER WHEAT SHOULD BE USED BETWEEN AUGUST 1ST AND OCTOBER 15TH. THE SEEDING DATE IS THE SAME FOR GRASS AND WINTER WHEAT. HAS 14-271 SHOULD BE APPLIED AT 15 POUNDS PER ACRE. SEED SHALL BE WATERED UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.

CITY OF BLOOMINGTON NOTES

- TEMPORARY STREET SIGNS, LIGHTING, AND ADDRESSSES SHALL BE PROVIDED DURING CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN A PUBLIC WORKS PERMIT APPLICATION FOR OBSTRUCTIONS AND PERMIT APPLICATION AND FOR FEE INFORMATION.
- PUBLIC WORKS PERMIT APPLICATION FOR UNDERGROUND WORK WITHIN THE RIGHT-OF-WAY IS REQUIRED PRIOR TO REMOVAL OR INSTALLATION OF SANITARY, WATER OR STORM WORK WITHIN THE PUBLIC RIGHT-OF-WAY. CONTACT UTILITIES AT 952-563-6450 OR SCS@CITYOFBLOOMINGTON.MN.GOV PERMIT APPLICATION AND FOR FEE INFORMATION.
- RESTORE CITY STREET BY COMPLYING WITH THE CITY STREET IMPROVEMENT POLICY. CONTACT UTILITIES (952-563-4588) FOR THE REQUIREMENTS AND SHOW THIS ON THE PLAN.
- CONTRACTOR SHALL OBTAIN HENNEPIN COUNTY PERMIT FOR WORK WITHIN RIGHT-OF-WAY. CONTACT HENNEPIN COUNTY PERMIT ENGINEER AT 612-596-0336 FOR PERMIT APPLICATION AND FEE INFORMATION. (SHORTLANDS.AV15)
- EXISTING CURB CUTS SHALL BE REMOVED AND REPLACED WITH CURB AND GUTTER PER CITY STANDARD DETAILS (AND SPECIFICATIONS).
- DISABLED PARKING STORAGE AND PAVEMENT MARKINGS SHALL BE PLACED IN ACCORDANCE WITH ADA AND MANUTCSO.
- ALL SIGNING TO BE INSTALLED OUTSIDE OF CITY RIGHT-OF-WAY.
- ALL PARKING STALLS TO BE PAINTED WITH WHITE STRIPING.
- ALL CONSTRUCTION AND POST-CONSTRUCTION PARKING SHALL BE ON-SITE - NO ON-STREET PARKING/LOADING/UNLOADING ALLOWED.
- ALL PUBLIC SIDEWALKS SHALL NOT BE OBSTRUCTED.
- STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
- STREET LIGHTING AND INTERCONNECT CONDUIT MUST BE EXPUSED FOR CITY INSPECTION PRIOR TO POURING CONCRETE OR BACKFILLING EXCAVATIONS IN CITY RIGHT-OF-WAY.
- INSTALL CROSSWALK PAVEMENT MARKINGS IN ACCORDANCE WITH MMUTCSO.
- BICYCLE PARKING SPACES SHALL BE PROVIDED (I.E. BIKE RACK), NUMBER TO BE APPROVED BY THE CITY ENGINEER.
- CONTRACTOR TO VERIFY UTILITY LOCATIONS AND ELEVATIONS PRIOR TO EXCAVATIONS.

Sambatek
www.sambatek.com
120015 Village Square, Suite 202
Bloomington, MN 55425
763.478.8222
763.478.8222 Fax
Engineering | Surveying | Planning | Environmental

Client
VSA, INC., LLC
C/O PETE STORK AT
NATH COMPANIES

Project
VILLAGE SQUARE

Location
BLOOMINGTON, MINNESOTA

Certification
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.
Eric T. Luth
Eric T. Luth
Registration No. 50475 Date: 12/02/2015

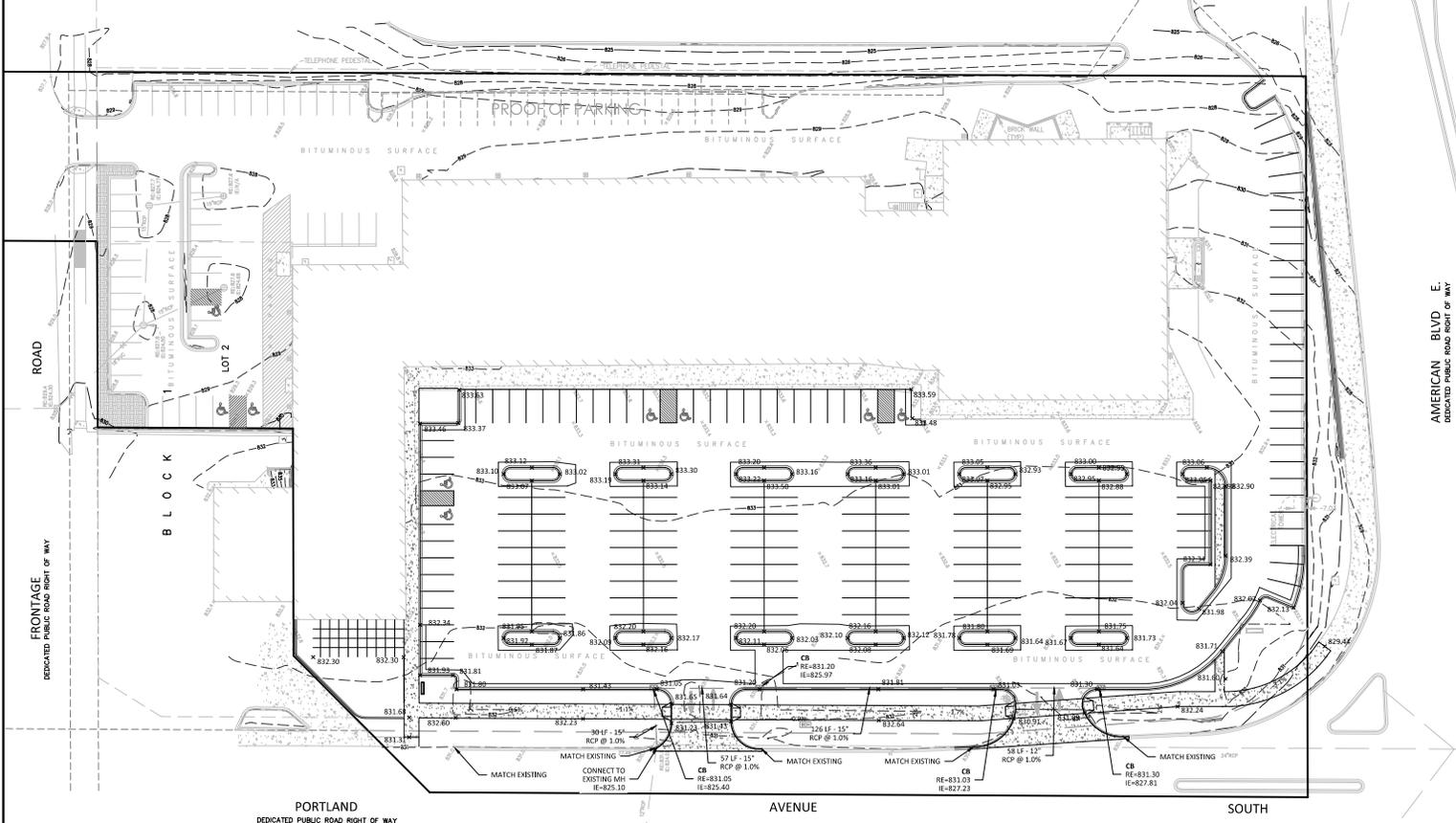
Summary
Designed by: ETL Drawn by: JTA
Approved by: ETL Book / Page: 300/00
Phase: PRELIMINARY Initial Issued: 12/02/2015

Revision History
No. Date By Submittal / Revision
12/02/15 JTA PD SUBMITTAL
12/15/15 JTA CITY COMMENTS
01/15/15 JTA CITY COMMENTS

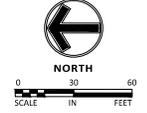
Sheet Title
GRADING PLAN

Sheet No. Revision
C4.01

Project No. VSA19141



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED BY THE USE OF THE UTILITY RECORDS. THESE UTILITY RECORDS WERE PROVIDED TO THE ENGINEER BY THE UTILITY OWNERS AND THE ACTIVITY OF VERIFYING SUBSURFACE UTILITY INFORMATION IS THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MAY BE INCURRED BY THE CONTRACTOR OR ANY SUBCONTRACTOR WHOSE WORK IS TO BE DONE IN ACCORDANCE WITH THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MAY BE INCURRED BY THE CONTRACTOR OR ANY SUBCONTRACTOR WHOSE WORK IS TO BE DONE IN ACCORDANCE WITH THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MAY BE INCURRED BY THE CONTRACTOR OR ANY SUBCONTRACTOR WHOSE WORK IS TO BE DONE IN ACCORDANCE WITH THESE PLANS.



SOIL EROSION / SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

| CONSTRUCTION SEQUENCE | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | JAN | FEB | MAR | APR | MAY | JUN | |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|--|
| TEMPORARY CONTROL MEASURES | | | | | | | | | | | | | | | | | | | |
| STRIP & STOCKPILE TOPSOIL | | | | | | | | | | | | | | | | | | | |
| ROUGH GRADE / SEDIMENT CONTROL | | | | | | | | | | | | | | | | | | | |
| TEMPORARY CONSTRUCTION ROADS | | | | | | | | | | | | | | | | | | | |
| FOUNDATION / BUILDING CONSTRUCTION | | | | | | | | | | | | | | | | | | | |
| SITE CONSTRUCTION | | | | | | | | | | | | | | | | | | | |
| PERMANENT CONTROL STRUCTURES | | | | | | | | | | | | | | | | | | | |
| FINISH GRADING | | | | | | | | | | | | | | | | | | | |
| LANDSCAPING / SEED / FINAL STABILIZATION | | | | | | | | | | | | | | | | | | | |
| STORM FACILITIES | | | | | | | | | | | | | | | | | | | |

NOTE: CONTRACTOR OR GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

EROSION CONTROL MATERIALS QUANTITIES

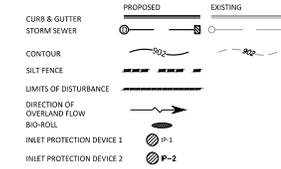
| ITEM | UNIT | QUANTITY |
|--------------------------------|-------------|----------|
| SILT FENCE | LINEAR FEET | 150 |
| BIO-ROLL | LINEAR FEET | 600 |
| INLET PROTECTION DEVICE (IP-2) | UNIT | 9 |

AREA SUMMARY IN ACRES

| EXISTING PAVEMENT AREA | 3.74 AC± |
|-----------------------------|----------|
| EXISTING BUILDING AREA | 1.30 AC± |
| EXISTING SEEDED AREA | 0.33 AC± |
| TOTAL DISTURBED | 0.79 AC± |
| PRE-CONSTRUCTION IMPERVIOUS | 5.04 AC± |

* REFER TO SHEET CS.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

LEGEND



SEQUENCE OF CONSTRUCTION

- PHASE I:
1. PREPARE TEMPORARY PARKING AND STORAGE AREA.
 2. CONSTRUCT THE SILT FENCES AND BIO ROLLS ON THE SITE.
 3. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
 4. CLEAR AND GRUB THE SITE.
 5. BEGIN DEMOLITION AND GRADING THE SITE.

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ON SITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE BMCA. THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPs DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.



Client
VSA, INC., LLC
 C/O PETE STORK AT
 NATH COMPANIES

Project
VILLAGE SQUARE

Location
BLOOMINGTON, MINNESOTA

Certification
 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.

Eric T. Luth
 Eric T. Luth
 Registration No. 50475 Date: 12/02/2015

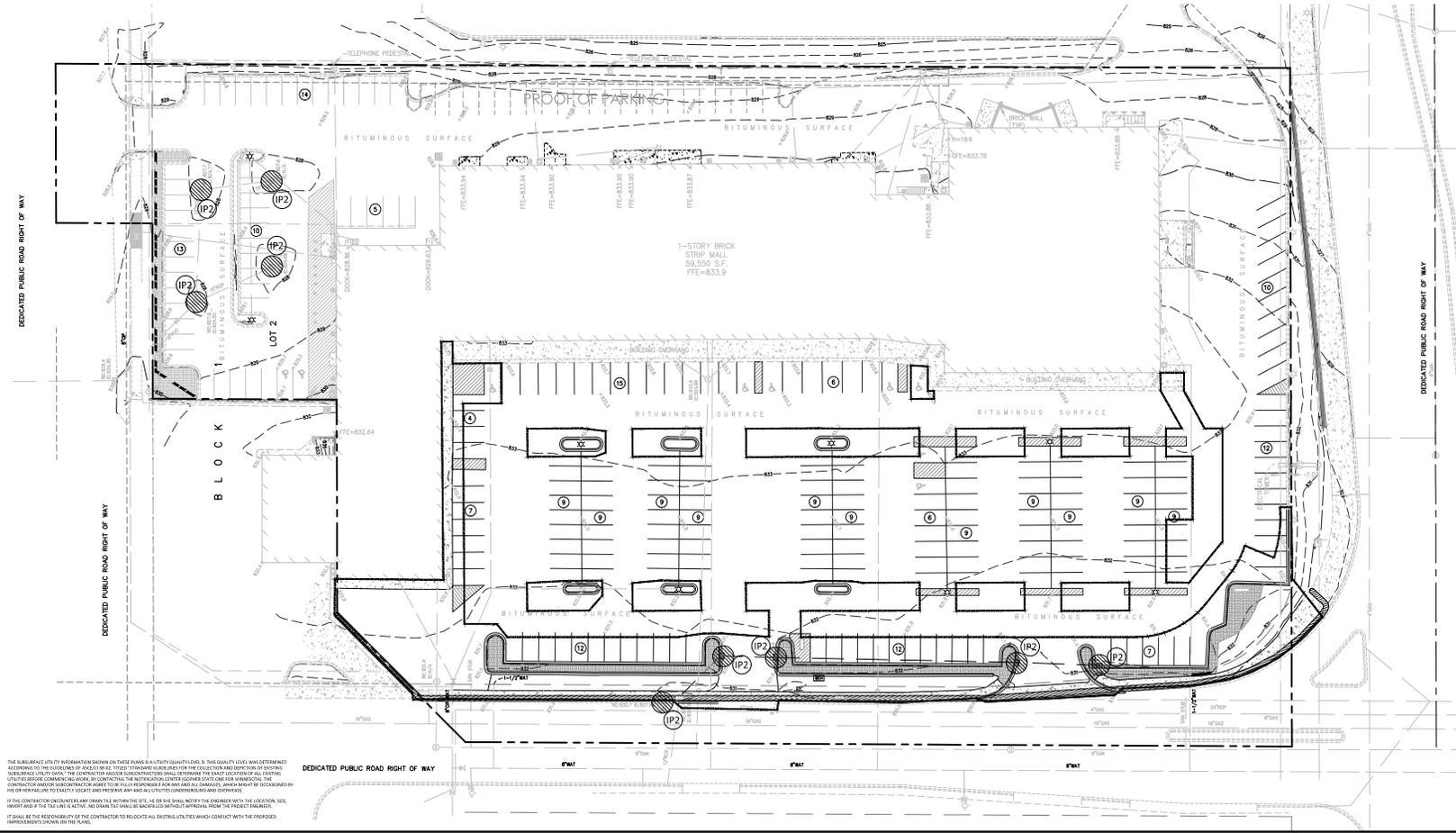
Summary
 Designed: ETL Drawn: JTA
 Approved: ETL Book / Page: xxx/xx
 Phase: PRELIMINARY Initial Issued: 12/02/2015

Revision History
 No. Date By Submittal / Revision
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 12/15/15 JTA CITY COMMENTS
 01/15/15 JTA CITY COMMENTS

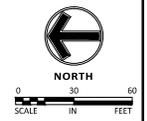
Sheet Title
EROSION CONTROL PHASE I

Sheet No. Revision
C5.01

Project No. VSA19141



THE SUBSEQUENT UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL 1. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE REQUIREMENTS OF MINNESOTA'S UTILITY STANDARD SPECIFICATIONS FOR THE COLLECTION AND DEPOSITION OF WASTEWATER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THIS INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL UTILITIES (UNDERGROUND AND OVERHEAD) AND SHALL BE RESPONSIBLE TO CONTACT THE UTILITY PROVIDERS AND ALL UTILITIES (UNDERGROUND AND OVERHEAD) AT THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, SIZE, AND MATERIAL OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY APPROVALS FROM THE UTILITY PROVIDERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY APPROVALS FROM THE UTILITY PROVIDERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY APPROVALS FROM THE UTILITY PROVIDERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY APPROVALS FROM THE UTILITY PROVIDERS.



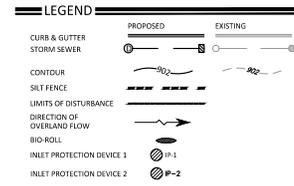
| SOIL EROSION / SEDIMENTATION CONTROL OPERATION TIME SCHEDULE | | | | | | | | | | | | |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| CONSTRUCTION SEQUENCE | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
| TEMPORARY CONTROL MEASURES | | | | | | | | | | | | |
| STRIP & STOCKPILE TOPSOIL | | | | | | | | | | | | |
| ROUGH GRADE / SEDIMENT CONTROL | | | | | | | | | | | | |
| TEMPORARY CONSTRUCTION ROADS | | | | | | | | | | | | |
| FOUNDATION / BUILDING CONSTRUCTION | | | | | | | | | | | | |
| SITE CONSTRUCTION | | | | | | | | | | | | |
| PERMANENT CONTROL STRUCTURES | | | | | | | | | | | | |
| FINISH GRADING | | | | | | | | | | | | |
| LANDSCAPING / SEED / FINAL STABILIZATION | | | | | | | | | | | | |
| STORM FACILITIES | | | | | | | | | | | | |

NOTE: CONTRACTOR OR GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

| EROSION CONTROL MATERIALS QUANTITIES | | |
|--------------------------------------|-------------|----------|
| ITEM | UNIT | QUANTITY |
| SILT FENCE | LINEAR FEET | 570 |
| BIO-ROLL | LINEAR FEET | 100 |
| INLET PROTECTION DEVICE (IP-2) | UNIT | 9 |

| AREA SUMMARY IN ACRES | |
|--------------------------------|----------|
| PROPOSED PAVEMENT AREA | 3.62 AC± |
| PROPOSED BUILDING AREA | 1.30 AC± |
| PROPOSED SEEDED AREA | 0.42 AC± |
| TOTAL DISTURBED | 0.79 AC± |
| POST - CONSTRUCTION IMPERVIOUS | 4.92 AC± |

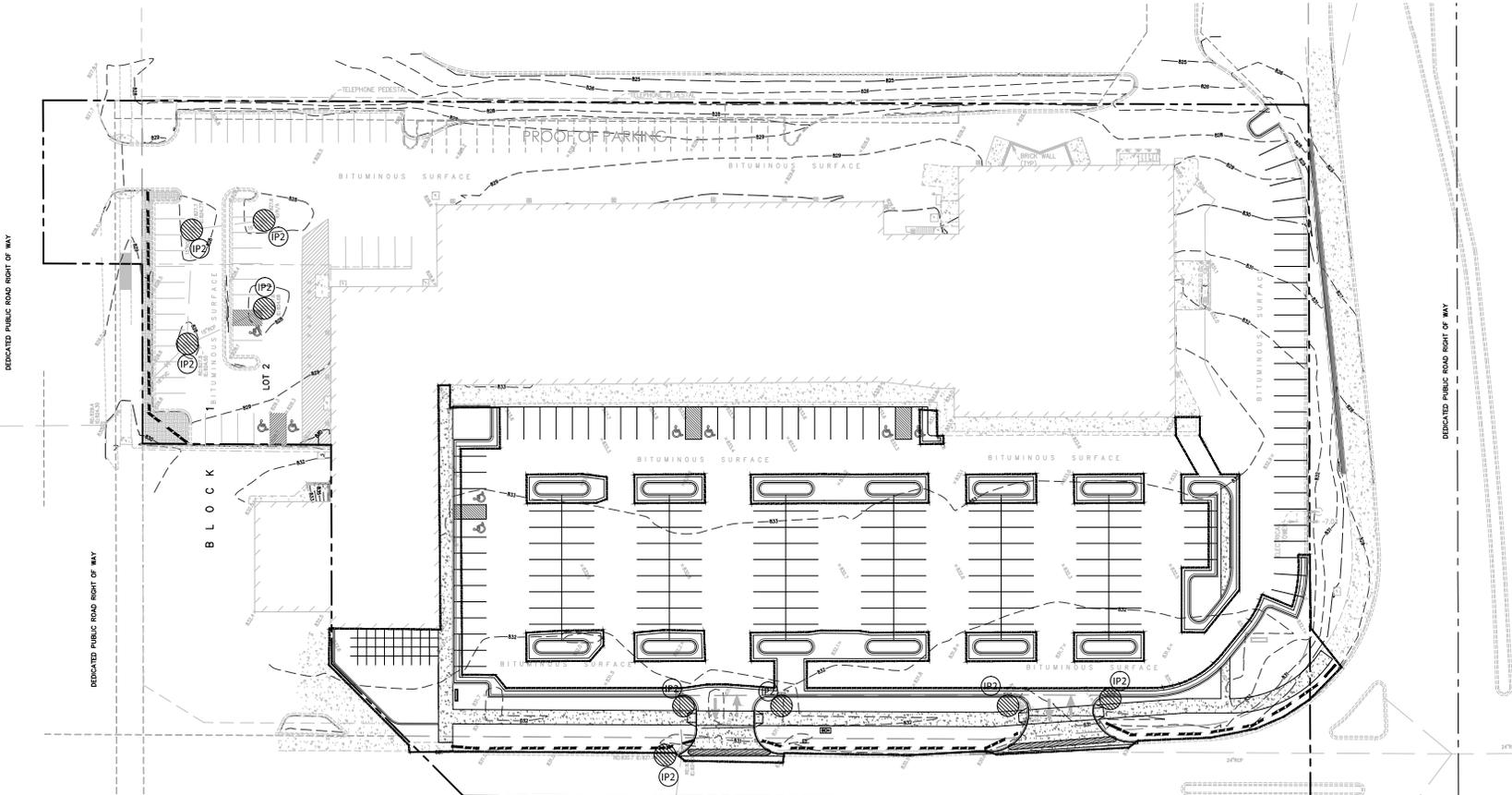
* REFER TO SHEET C5.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS



- SEQUENCE OF CONSTRUCTION**
- PHASE II:
- TEMPORARILY SEED DENULDED AREAS.
 - INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
 - INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
 - PREPARE SITE FOR PAVING.
 - PAVE SITE.
 - INSTALL INLET PROTECTION DEVICES.
 - COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
 - REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED, IF REQUIRED BY THE CONTRACT)

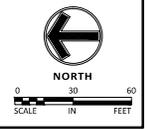
NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA. THE CONTRACTOR MUST UPGRADE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPs DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL 2. THE QUALITY LEVEL WAS DETERMINED ACCORDING TO THE REQUIREMENTS OF ACCORD TO THE MPCA. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BY CONTACTING THE NOTIFICATION CENTER (800) 657-3333 OR THE MPCA, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.

IF THE CONTRACTOR RECOVERS ANY BARRIERS TO THE RIGHT OF WAY OR OTHER ITEMS WITHIN THE BARRIERS WITHIN THE LOCATION, USE, INVEIG AND IF THE TREE IS ACTIVE, NO BARRIERS SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.



Client
VSA, INC., LLC
 C/O PETE STORK AT
 NATH COMPANIES

Project
VILLAGE SQUARE

Location
BLOOMINGTON, MINNESOTA

Certification
 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.

 Eric T. Luth
 Registration No. 50475 Date: 12/02/2015

Summary
 Designed: ETL Drawn: JTA
 Approved: ETL Book / Page: xxx/xx
 Phase: Preliminary Initial Issued: 12/02/2015

Revision History

| No. | Date | By | Submittal / Revision |
|----------|------|---------------|----------------------|
| 12/02/15 | JTA | PD SUBMITTAL | |
| 12/15/15 | JTA | CITY COMMENTS | |
| 01/15/15 | JTA | CITY COMMENTS | |

Sheet Title
EROSION CONTROL PHASE II

Sheet No. Revision
C5.02

Project No. VSA19141

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.

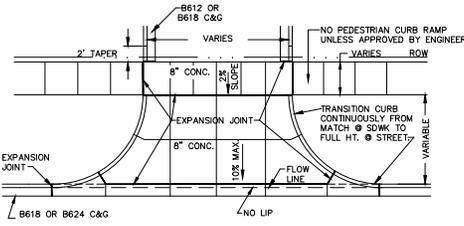
Eric T. Luth
 Eric T. Luth
 Registration No. 50475 Date: 12/02/2015

Professional contract for a wet signed copy of this plan which is available upon request at Sambatek's, Minneapolis, MN office.

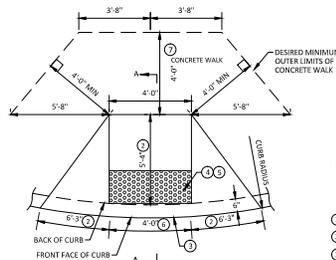
Designed: ETL Drawn: JTA
 Approved: ETL Book / Page: xxx/xx

| No. | Date | By | Submittal / Revision |
|----------|------|---------------|----------------------|
| 12/02/15 | JTA | PD SUBMITTAL | |
| 12/15/15 | JTA | CITY COMMENTS | |
| 01/15/16 | JTA | CITY COMMENTS | |

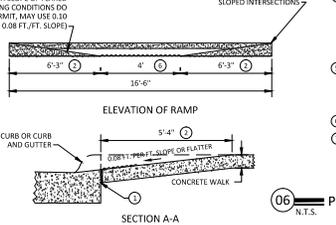
NOTE:
 - EACH DRIVEWAY PANEL NOT TO EXCEED 100 SF (9.29 m2).
 - REINFORCEMENT BARS OR WELDED WIRE FABRIC (STEEL MESH) ARE NOT ALLOWED IN THE RIGHT-OF-WAY.
 - CLASS 5 AGGREGATE BASE REQUIRED UNDER CURB AND GUTTER.
 - IF PRESENT, STREET LIGHT, SIGNAL, AND INTERCONNECT CONDUIT OR DIRECT BURIED STREET LIGHT WIRING MUST BE EXPOSED FOR INSPECTION PRIOR TO POUR



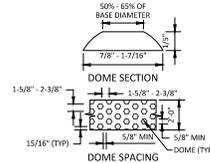
07 N.T.S. ENTRANCE DETAIL



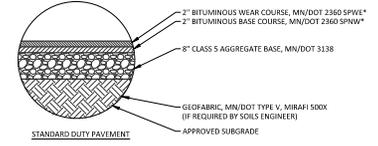
06 N.T.S. PEDESTRIAN CURB RAMP



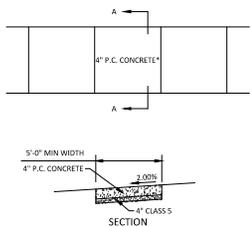
06 N.T.S. PEDESTRIAN CURB RAMP



05 N.T.S. PAVEMENT SECTIONS



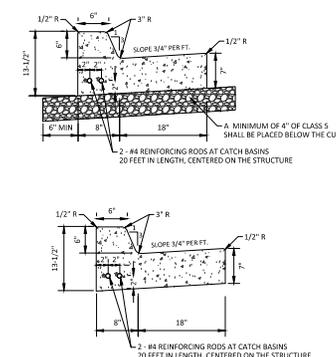
05 N.T.S. PAVEMENT SECTIONS



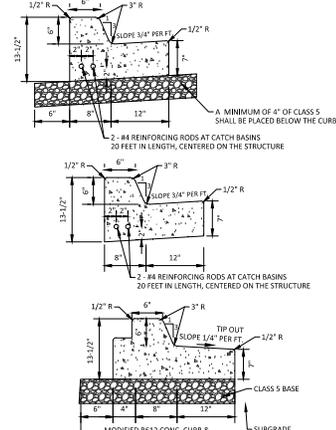
04 N.T.S. CONCRETE SIDEWALK

GENERAL NOTES FOR CONCRETE CONSTRUCTION:
 1. THE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF MN/DOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 2. SIDEWALK CONTROL JOINTS SHALL BE LOCATED AT 5 FEET ON CENTER. SIDEWALK EXPANSION JOINTS SHALL BE LOCATED AT A MAXIMUM OF 100 FEET ON CENTER, AND WHERE SIDEWALK ABUTS CURB, STRUCTURES, AND OTHER FIXED OBJECTS. SEAL ALL EXPANSION JOINTS. BROOM FINISH SHALL BE PERPENDICULAR TO THE LINE OF TRAFFIC.

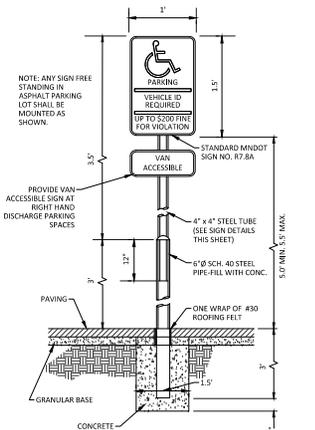
*THE THICKNESS SHALL BE INCREASED TO A MINIMUM DEPTH OF _____ INCHES AT DRIVEWAY CROSSINGS.



03 N.T.S. B618 CONCRETE CURB & GUTTER

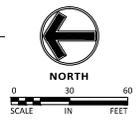
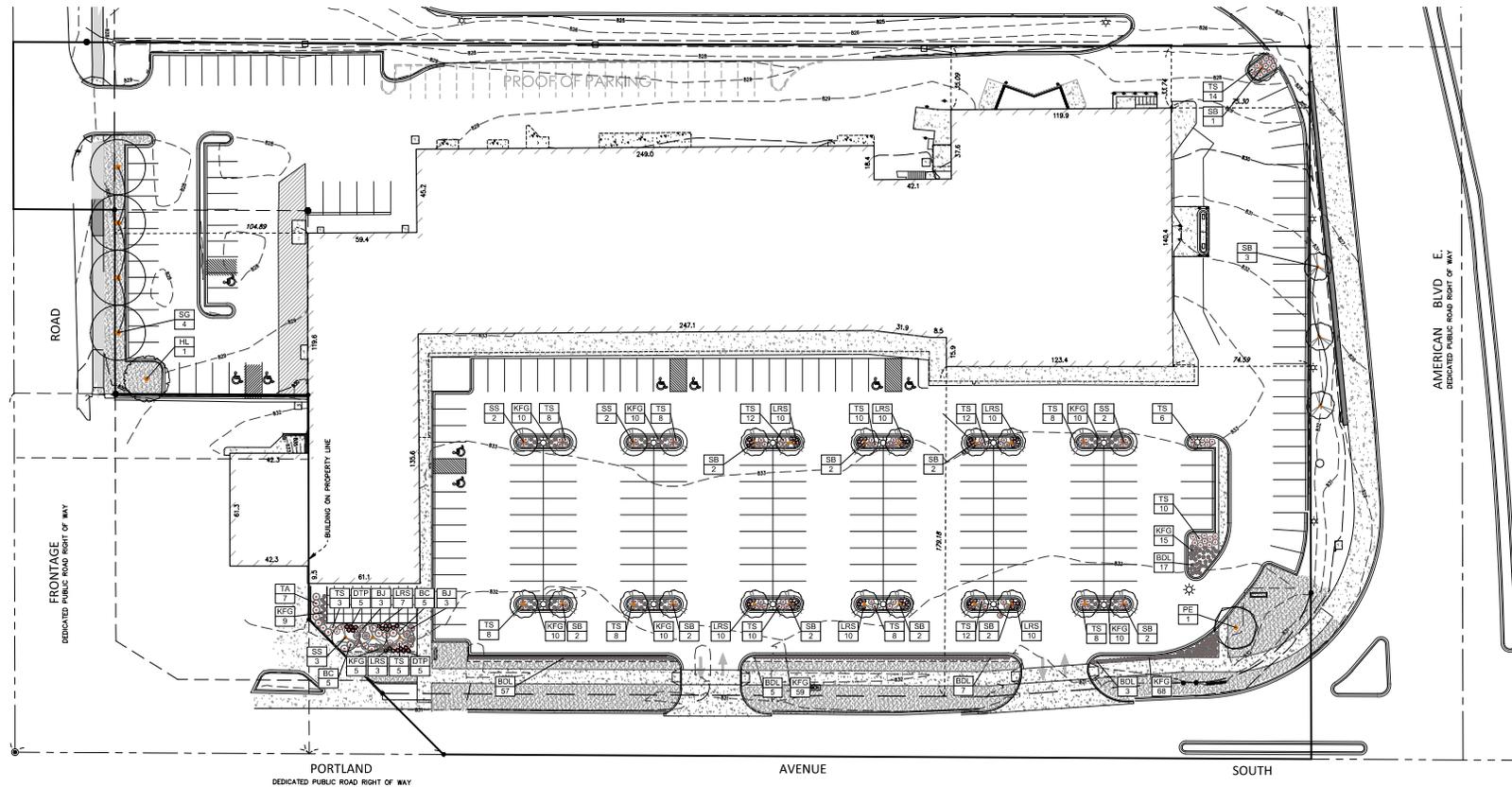


02 N.T.S. B612 CONCRETE CURB & GUTTER



01 N.T.S. ACCESSIBLE PARKING SIGN

| PLANT SCHEDULE | | | | |
|----------------|---|--------|---------|-----------|
| TREES | BOTANICAL NAME / COMMON NAME | CONT | CAL | QTY |
| SG | Acer freemanii 'Sienna Glen' / Sienna Glen Maple | B & B | 2.5'Cal | 4 |
| HL | Gleditsia triacanthos 'Skyline' / Skyline Honey Locust | B & B | 2.5'Cal | 1 |
| PE | Ulmus americana 'Pinnacle' / American Elm | B & B | 2.5'Cal | 1 |
| ORN. TREES | BOTANICAL NAME / COMMON NAME | CONT | CAL | QTY |
| SB | Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry | B & B | 2'Cal | 22 |
| SS | Malus x 'Spring Snow' / Spring Snow Crab Apple | B & B | 2'Cal | 9 |
| SHRUBS | BOTANICAL NAME / COMMON NAME | CONT | | QTY |
| BC | Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry | 5 gal | | 10 |
| BJ | Juniperus sabinia 'Broadmoor' / Broadmoor Juniper | 5 gal | | 6 |
| TS | Spiraea betulifolia 'Tor' / Birchleaf Spirea | 5 gal | | 150 |
| TA | Thuja occidentalis 'Techny' / Techny Arborvitae | 10 gal | | 7 |
| GRASSES | BOTANICAL NAME / COMMON NAME | CONT | | QTY |
| KFG | Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass | 1 gal | | 216 |
| PERENNIALS | BOTANICAL NAME / COMMON NAME | CONT | | QTY |
| BOL | Hemerocallis x 'Baja' / Baja Daylily | 1 gal | | 89 |
| DTP | Penstemon x 'Dark Towers' / Dark Towers Penstemon | 1 gal | | 10 |
| LRS | Perovskia atriplicifolia 'Little Spire' TM / Little Spire Russian Sage | 1 gal | | 70 |
| GROUND COVERS | BOTANICAL NAME / COMMON NAME | | | QTY |
| | Turf Sod Highland Sod / Sod | | | 11,057 sf |



Client
VSA, INC., LLC
 C/O PETE STORK AT
 NATH COMPANIES

Project
VILLAGE SQUARE

Location
BLOOMINGTON, MINNESOTA

Certification
 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 LANDSCAPE ARCHITECT under the laws of the State of Minnesota.
William Delaney

William Delaney
 Registration No. 40252 Date: 12/27/15

Summary
 Designed: ETL Drawn: JTA
 Approved: ETL Book / Page: 300/00
 Phase: PRELIMINARY Initial Issued: 12/02/2015

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 12/15/15 JTA CITY COMMENTS
 01/15/15 JTA CITY COMMENTS

Sheet Title
LANDSCAPE PLAN

Sheet No. Revision
L1.01

Project No. VSA19141