



MISSISSIPPI ELEVATION

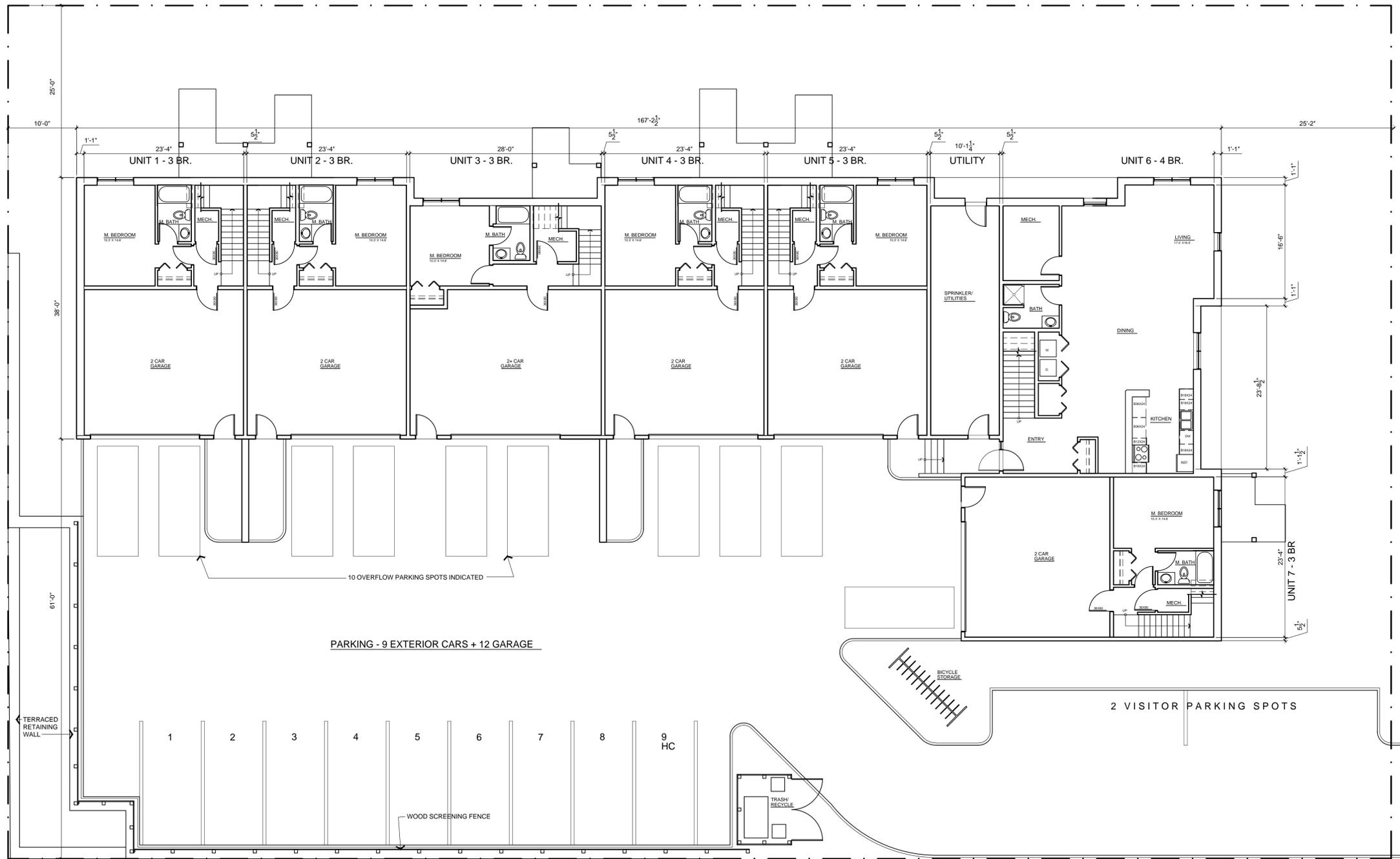
SCALE: 1/8" = 1'-0"



LYONS ELEVATION

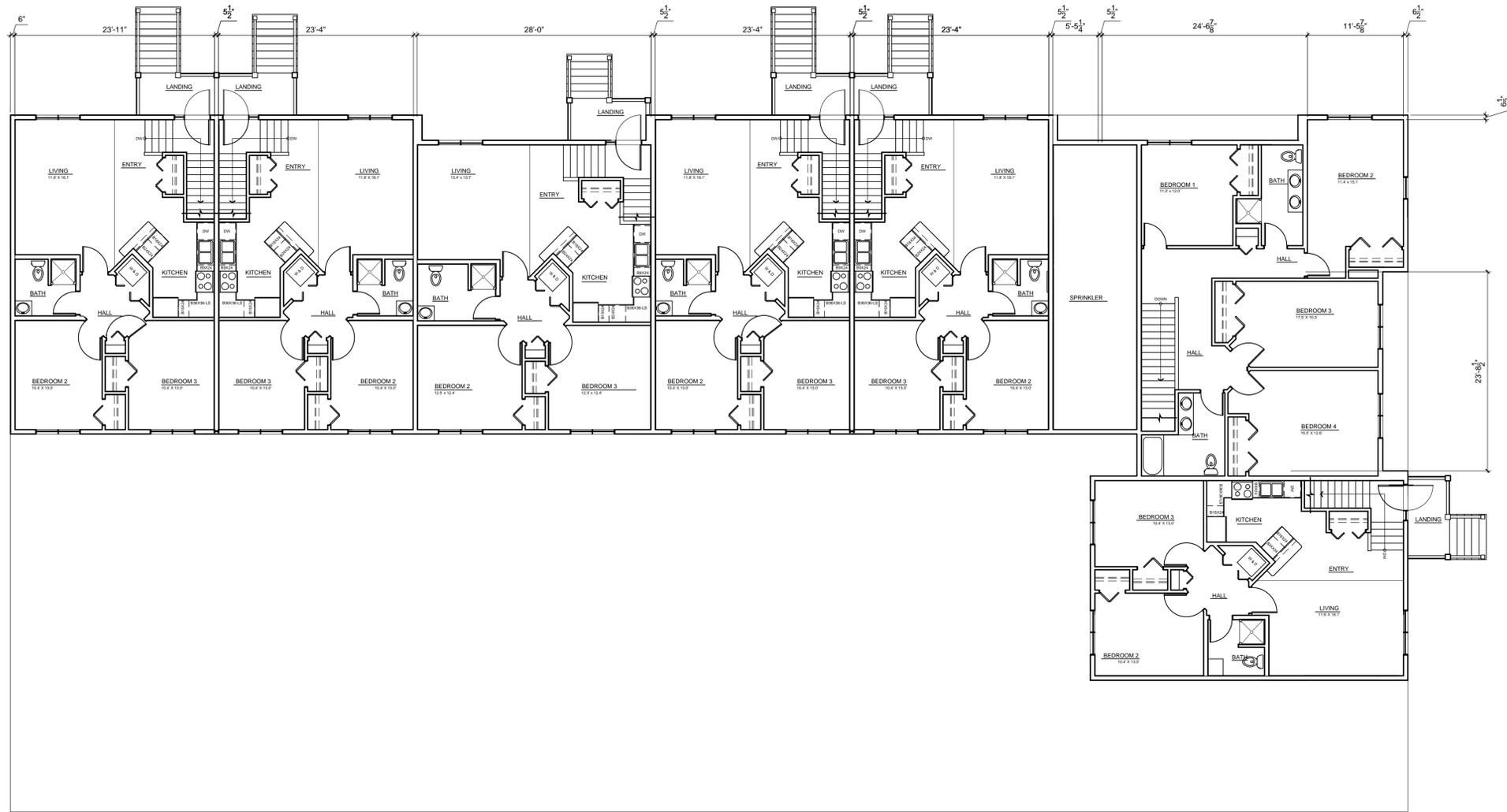
SCALE: 1/8" = 1'-0"

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| DATE: | 7-13-15 |
| JOB NO.: | 1426 |
| DRAWN BY: | GPS |
| REVISED: | |
| APPROVED BY: | GPS |



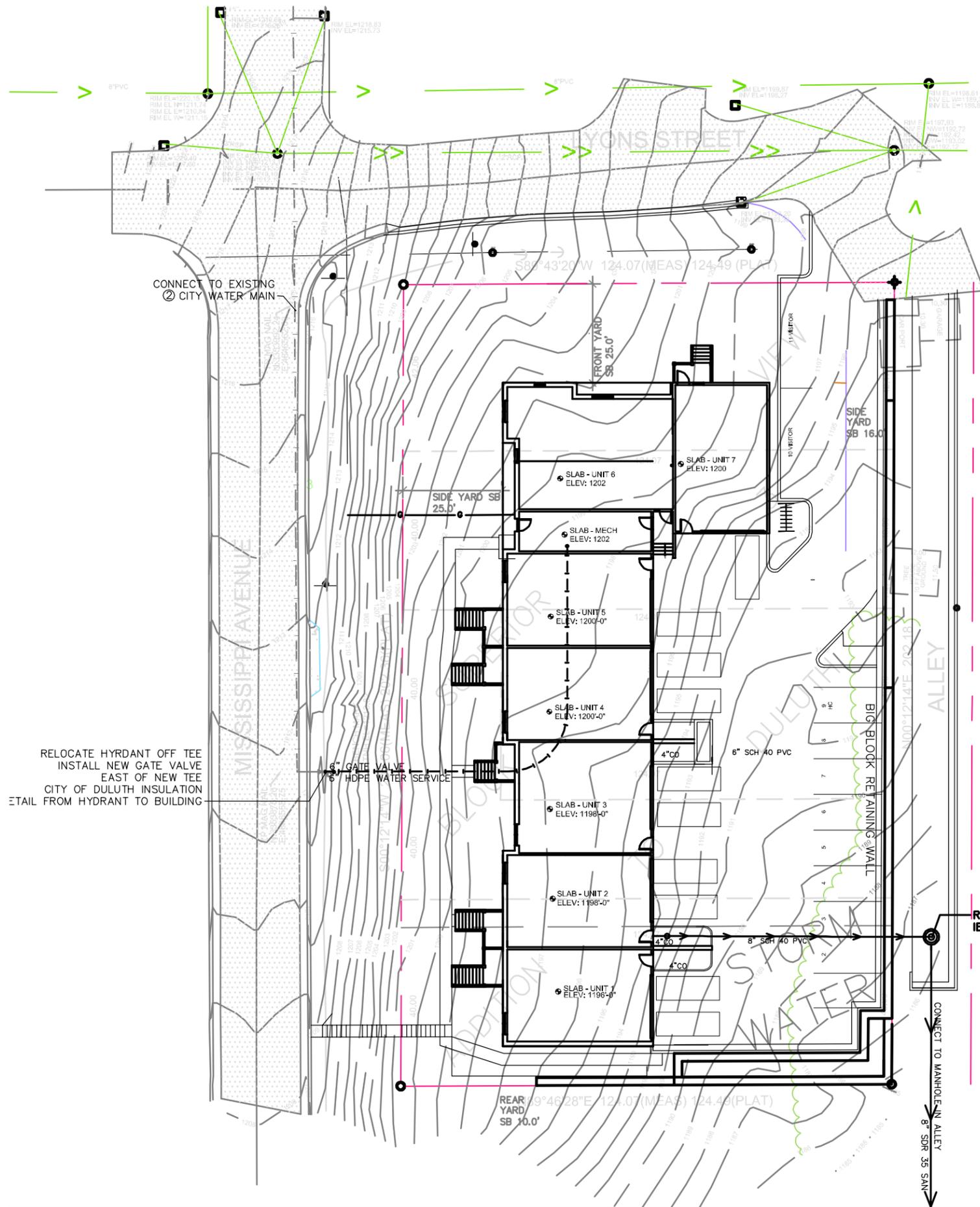
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"



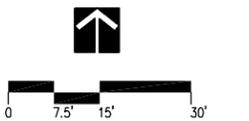
UTILITY PLAN KEY

| | |
|------------------------------------|--|
| EXISTING HYDRANT AND WATER MAIN | |
| EXISTING SANITARY MAIN AND MANHOLE | |
| EXISTING CULVERT | |
| EXISTING VALVE | |
| PROPOSED WATER VALVE | |
| PROPOSED PRIVATE WATER MAIN | |
| PROPOSED WATER SERVICE | |
| PROPOSED SANITARY SERVICE | |
| PROPOSED NATURAL GAS SERVICE | |
| PROPOSED SANITARY SEWER MANHOLE | |
| EXISTING WOODY VEGETATION | |

- ① CONNECT PROPOSED SEWER SERVICE TO CITY MANHOLE LOCATED IN THE ALLEY BETWEEN MISSISSIPPI AND BRAINERD.
- ② CONNECT TO CITY WATER MAIN IN MISSISSIPPI AVENUE. INSTALL GATE VALVE WITHIN CITY ROW.

SUPPLY BUILDING WITH 6" HDPE WATER LINE. INSTALL 90 DEGREE FITTING AND DUCTILE IRON STANDPIPE IN BUILDING PER ARCHITECTURAL DRAWINGS. CAP WITH FLANGE AND 2" NPT WITH PLUG

SLEEVE BOTH WATER AND SEWER LINE UNDER RETAINING WALL WITH 12" DUAL WALL CPP. BED WITH CRUSHED ROCK. SLEEVE MUST EXTEND BEYOND THE BASE OF RETAINING WALL AT LEAST 2'



CLIENT:
JASON ROSS

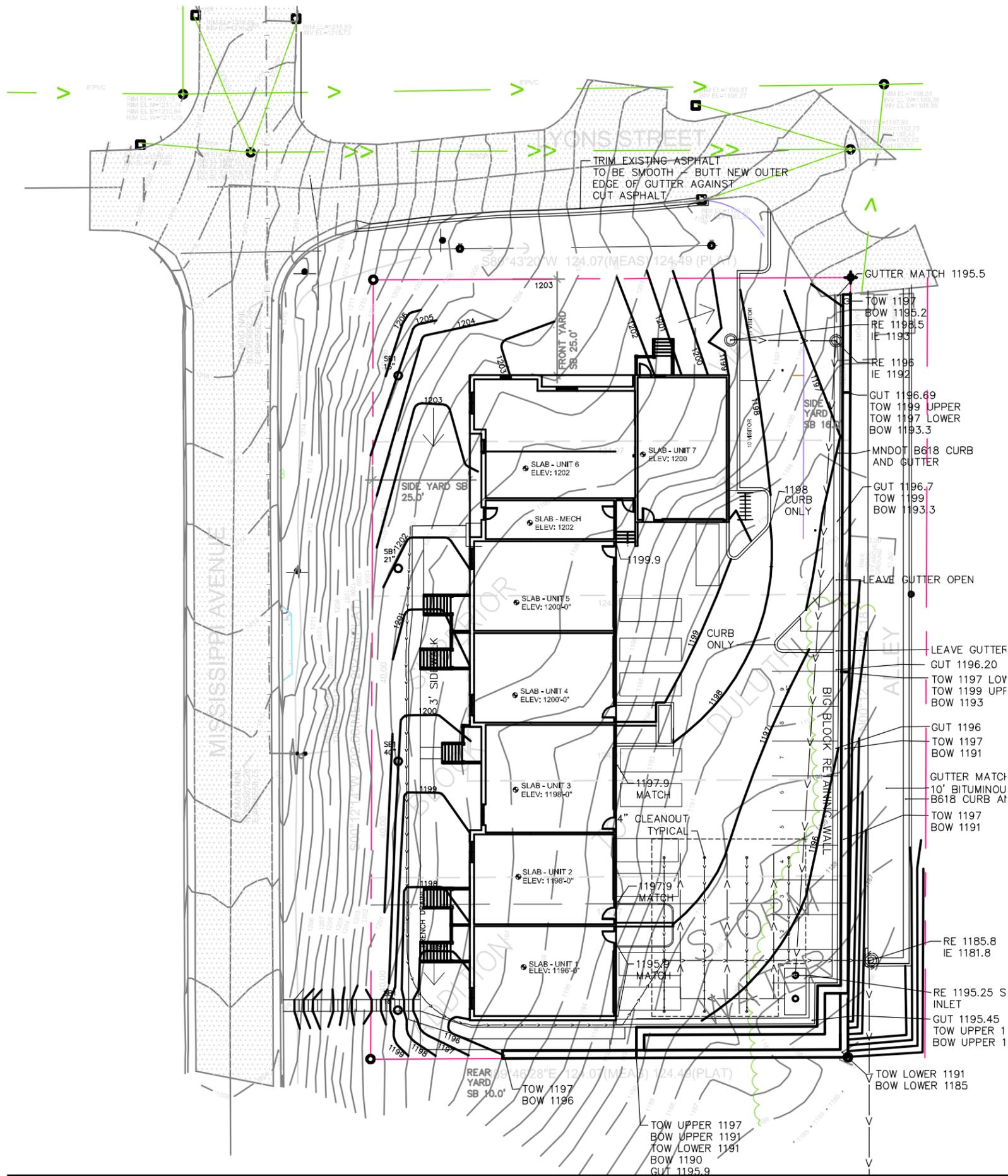
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|----------|----------------|
| 03-23-15 | CITY SUBMITTAL |
| 04-16-15 | CITY SUBMITTAL |
| 04-28-15 | CITY COMMENT |
| 05-11-15 | CITY COMMENT |
| 07-27-15 | CITY COMMENT |

| NO | DATE | REVISION |
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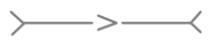
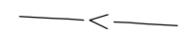
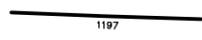
PROJECT NAME:
MISS AND LYONS

DRAWING TITLE:
UTILITY CONCEPT PLAN

FILE:
DRAWN BY: DMC
CHECKED BY: DMC
PROJ. NO: -
DRAWING NO: **UP.1**



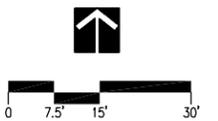
GRADING AND DRAINAGE PLAN KEY

- PROPOSED SPOT ELEVATION  1283.0
- EXISTING SPOT ELEVATION  1193.4
- EXISTING CULVERT 
- PROPOSED STORM SEWER 
- PROPOSED 1' CONTOUR  1197
- EXISTING 1' CONTOUR  1197
- EXISTING WOODY VEGETATION 
- PROPOSED DIRECTION OF FLOW 

NOTES:

16,770 SF OF ROOFTOP AND PARKING LOT
 0.55" RAINFALL EVENT
 0.55" X 16770 = 9223 CF
 TDA 50% VOID SPACE AT COMPRESSION
 MINIMUM COVER 1.5'
 TOTAL TDA AREA REQUIRED 18447CF
 TDA DIMENSIONS 40X45X3'
 NON-WOVEN COVER SEPARATOR

A 42" VEHICULAR/PEDESTRIAN BARRIER WILL BE AFFIXED ATOP THE BIG BLOCK RETAINING WALL WHERE THE HEIGHT FROM THE BOTTOM OF WALL TO THE TOP OF WALL EXCEEDS 42"



CLIENT:
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-  03-23-15 CITY SUBMITTAL
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-  04-28-15 CITY COMMENT
-  05-11-15 CITY COMMENT
-  07-27-15 CITY COMMENT

| NO | DATE | REVISION |
|----|------|----------|
| | | |

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 Landscape Architect under the laws of the state of Minnesota.

Signature: *David M. Chmielewski*

Typed or Printed Name: DAVID M. CHMIELEWSKI

Date: 03-23-15 Reg. No. 40639

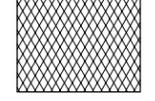
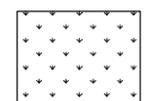
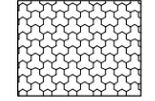
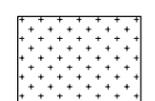
PROJECT NAME:
MISS AND LYONS

DRAWING TITLE:
GRADING AND DRAINAGE PLAN

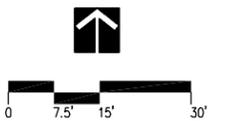
FILE:
 DRAWN BY: DMC
 CHECKED BY: DMC
 PROJ. NO.: -
 DRAWING NO.:

DG.1

EROSION CONTROL AND PLANTING KEY

-  5- 2" SUGAR MAPLE ZONE 3, SPACED 20' O.C.
-  5-6' WHITE SPRUCE TO BE ADDED
-  2.5" CALIPER DECIDUOUS TREE SEE LANDSCAPE PLAN FOR SPECIES SELECTION
-  2-6" CLEAN RIP-RAP GEOTEXTILE SEPARATOR FABRIC APPLY ENOUGH RIP-RAP TO COVER THE SEPARATOR FABRIC
-  SPECIALTY TURF AND AG "WATER WAY" MIX SEED AT 50 LBS PER ACRE. OVERSEED WITH SEED OATS AT 100 LBS PER ACRE. FERTILIZE WITH 15-0-7 AT 200 LBS PER ACRE. TOPSOIL MUST BE IMPORTED AND APPLIED AT 4" THICK MEETING MNDOT 3877-3 SANDY CLAY LOAM TOPSOIL BORROW COVER WITH GRASS-MAT WITH NET ANCHORED WITH 6" STAPLES AT 1 PER SY
-  BWSR 36-311 WOODLAND EDGE NORTHEAST 7 LBS/ACRE ON GRASS MIX PORTION 1.5 LBS/ACRE ON FORBS 50 LBS/ACRE ON SEED OATS (SPRING) OR WINTER WHEAT (FALL). ALL AREAS TO BE SEEDED MUST BE SPRAYED WITH ROUNDUP TWO WEEKS PRIOR TO SEEDING. USE EXISTING SOIL. COVER WITH DOUBLE NET STRAW BLANKET. SECURE WITH 6" STAPLE AT 1 PER SY
-  6" 3/4" CRUSHED ROCK OR RECYCLED ASPHALT/CONCRETE PRODUCT. COMPACTED FOR CITY ACCESS

RESIDENTIAL PARKING LOT COVERAGES
 TOTAL PARKING LOT AREA 6860SF
 TOTAL TREE CANOPY AREA COVERING LOT 2533SF
 TOTAL PERCENTAGE OF LOT COVERED BY CANOPY 37%



CLIENT:
JASON ROSS

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|----------|-------|
| 03-23-15 | DRAFT |
| 04-16-15 | DRAFT |
| 04-28-15 | DRAFT |
| 05-11-15 | DRAFT |
| 05-27-15 | DRAFT |

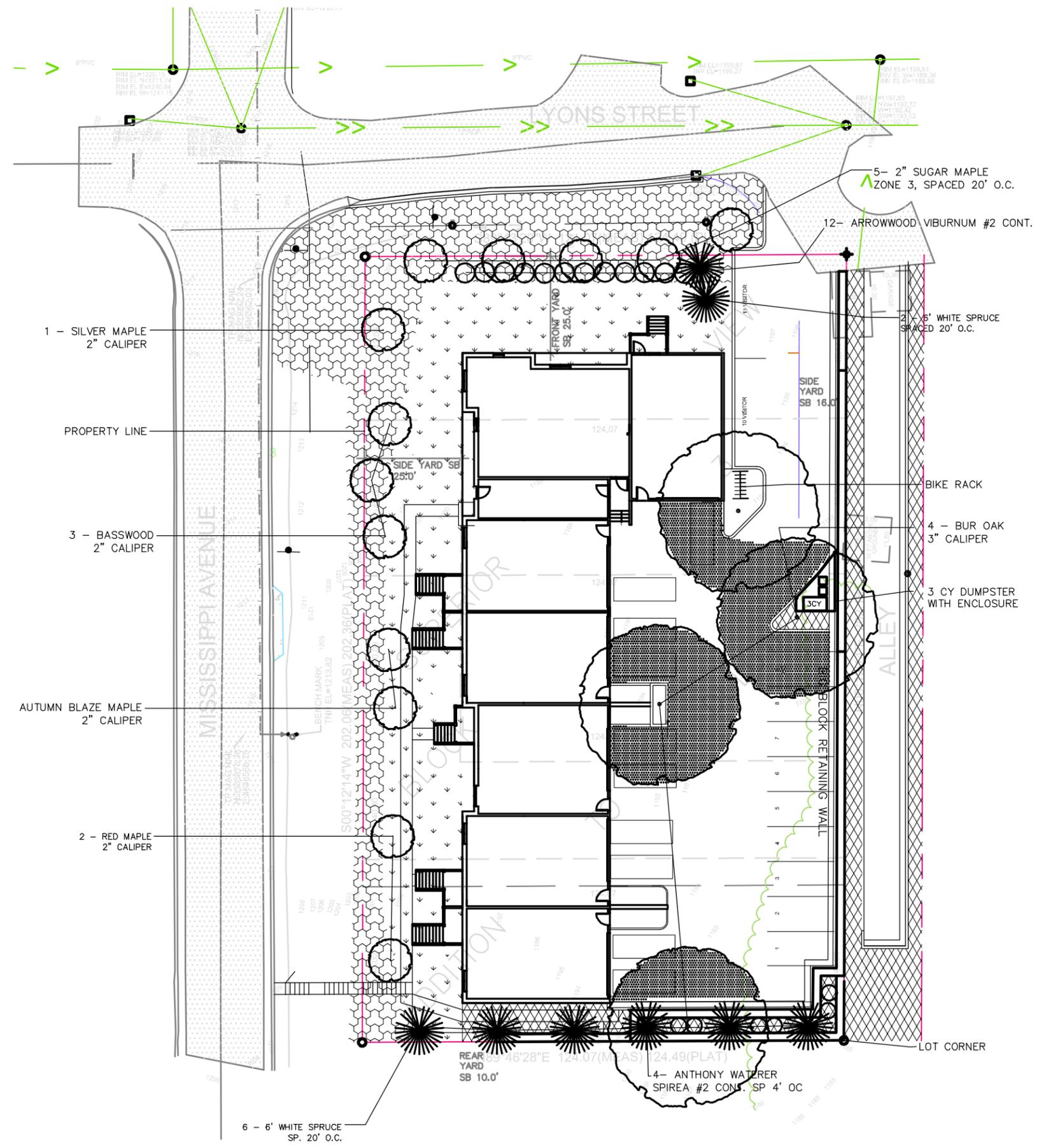
| NO | DATE | REVISION |
|----|------|----------|
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the state of Minnesota.
 Signature: *David M. Chmelovsk*
 Typed or Printed Name: DAVID M. CHEMELOVSK
 Date: 03-23-15 Reg. No. 40639

PROJECT NAME:
MISS AND LYONS

DRAWING TITLE:
LANDSCAPE PLAN

FILE:
 DRAWN BY: DMC
 CHECKED BY: DMC
 PROJ. NO.: -
 DRAWING NO.: **LS.1**



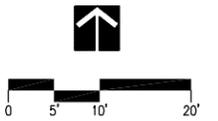
TREE PRESERVATION 6-20" 25% DBH / 1.5" X 1"

| # | SIZE DBH" | SPECIES | PRESERVE | REPLACE | COMMENTS |
|---|-----------|---------------|----------|---------|----------|
| 1 | 10.5 | BOXELDER | NO | N/A | ROW |
| 2 | 10.6 | QUAKING ASPEN | NO | N/A | ROW |
| 3 | 3.3 | RED OAK | NO | N/A | |
| 4 | 12.6 | QUAKING ASPEN | NO | N/A | ROW |
| 5 | 11.5 | BOXELDER | NO | 1.92" | |
| 6 | 10 | BOXELDER | NO | 1.67" | |
| 7 | 13.6 | BOXELDER | NO | 2.27" | |
| 8 | 11.1 | BOXELDER | NO | | ALLEY |

DBH REQUIRED TO BE REPLACED 5.86 DBH"
 DBH SPECIFIED 40" CAL (40*.75) = 30 DBH" EQUIVALENT NIC EVERGREENS

STREET FRONTAGE PLANTING - LYONS
124.1 LF

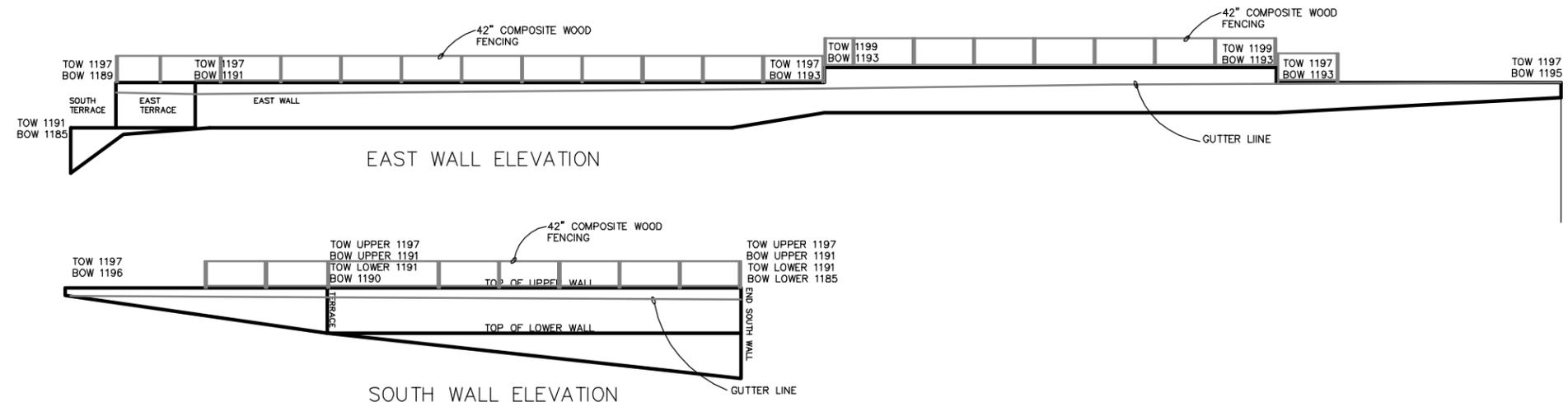
| TREES REQ | TREES SPEC | SHRUBS REQ | SHRUBS SPEC |
|-----------|------------|------------|-------------|
| 1/35LF=4 | 7 | 1/25LF=5 | 12 |



CLIENT:
**JASON
ROSS**

| | | |
|---|----------|----------------|
| △ | 03-23-15 | CITY SUBMITTAL |
| △ | 04-16-15 | CITY SUBMITTAL |
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PROJECT NAME:
MISS AND LYONS

DRAWING TITLE:
**RETAINING
WALL
ELEVATIONS**

FILE:
DRAWN BY: DMC
CHECKED BY: DMC
PROJ. NO: -
DRAWING NO:

RW.1