CITY OF BAYPORT

294 NORTH 3RD STREET
BAYPORT, MN 55003

PLANNING COMMISSION MEETING
City Hall - Council Chambers
June 15, 2015 – 6:00 p.m.

A. CALL TO ORDER

B. APPROVAL OF MINUTES

- **May 11, 2015 regular meeting**

C. PUBLIC HEARINGS

D. OLD BUSINESS

E. NEW BUSINESS

- **Consider a final plat for Phase III-B of the Inspiration development**

F. GENERAL INFORMATION

G. OPEN FORUM

H. ADJOURNMENT

CITY OF BAYPORT
PLANNING COMMISSION MEETING MINUTES
CITY COUNCIL CHAMBERS
MAY 11, 2015
6:00 P.M.

CALL TO ORDER

Pursuant to due call and notice thereof, Commissioner Ritzer called the regular Bayport Planning Commission meeting of April 20, 2015, to order at 6:00 p.m.

ROLL CALL

Commissioners Present: Beth Kelly, Jeff Richtman and Joe Ritzer

Commissioners Absent: Brad Abrahamson

City Staff Present: City Administrator Logan Martin, Assistant City Administrator/Planner Sara Taylor, and City Council Liaison Patrick McGann

APPROVAL OF MINUTES

It was moved by Commissioner Richtman and seconded by Commissioner Kelly to approve the April 20, 2015 meeting minutes as presented. Motion carried.

PUBLIC HEARINGS

Consider a conditional use permit for government use and construction of a new Bayport Fire Hall on the property located at 1012 5th Avenue North: Assistant City Administrator/Planner Taylor explained that in 2014, the property was deeded to the city at no cost by the Minnesota Department of Corrections as a potential site for a new Fire Hall. The city has recently decided to proceed with the Fire Hall project at this site that is zoned R-3 Multiple Family Residential. She explained a conditional use permit (CUP) is required to allow a governmental use and building on this approximate 4-acre parcel. The proposed building footprint, drive aisles, and parking stalls meet the setback requirements, and the building height and impervious coverage comply with city code requirements. Access to the site is provided on both 5th Avenue North and Stagecoach Trail and the specifications have been approved by Washington County. Due to proximity to the correctional facility, certain restrictive deed covenants were placed on the parcel which conflict with city code requirements and therefore some flexibility in design standards is warranted. As such, the fence on the east property line will be six feet high, which is two feet greater in height than allowed by city code. The landscaping will also be minimized, especially along the property lines, for security reasons. Staff believes the Fire Hall building and related site improvements are compatible with city code and the city's comprehensive land use plan and recommends approval of the CUP, subject to the findings and conditions included in the May 6, 2015 staff report. Notice of the public hearing was published in the Stillwater Gazette and mailed to all property owners within 350 feet of the property, and no public comments were received.

Commissioner Ritzer questioned why the subject parcel, previously owned by the Minnesota Correctional Facility, is zoned R-3 Multiple Family Residential. Planner Taylor explained although the parcel was being used for institutional purposes, when the city's comprehensive plan was developed, it was determined the parcel would be suitable for multi-family development in the future. She stated the majority of the remaining land owned by the state is zoned B-1 Limited

Business. Commissioner Ritzer also inquired whether Washington County may propose a roundabout at 5th Avenue North and Stagecoach Trail in the future. Planner Taylor said the county reviewed current and projected traffic counts and there are no proposed changes to the intersection at this time.

Commissioner Ritzer opened the public hearing and no comment was received.

It was moved by Commissioner Richtman and seconded by Commissioner Kelly to close the public hearing. Motion carried.

It was moved by Commissioner Kelly and seconded by Commissioner Richtman to recommend to the City Council to approve a conditional use permit for government use and construction of a new Bayport Fire Hall on the property located at 1012 5th Avenue North, subject to the findings of fact and conditions of approval stated in the staff report.

The application will be heard by the City Council at the June 1, 2015 meeting.

OLD BUSINESS

NEW BUSINESS

GENERAL INFORMATION

OPEN FORUM

ADJOURN

It was moved by Commissioner Richtman and seconded by Commissioner Kelly to adjourn the meeting at 6:13 p.m. Motion carried.

TPC
3601 Thurston Avenue N, Suite 100
Anoka, MN 55303
Phone: 763.231.5840
Facsimile: 763.427.0520
TPC@PlanningCo.com

PLANNING REPORT

TO:	Bayport Planning Commission
FROM:	D. Daniel Licht, AICP
RE:	Bayport – Inspiration Phase III-B; Final Plat
REPORT DATE:	10 June 2015
60-DAY DATE:	18 July 2015
TPC FILE:	195.02 – 15.01

A. BACKGROUND

Mattamy Homes, Inc, has submitted application for final plat approval of Inspiration 3rd Addition. The proposed Inspiration 3rd Addition final plat consists of 76 single family lots and seven outlots as the first of two phases of development of Inspiration Phase III-B. A PUD General Development Plan and preliminary plat for Inspiration Phase III-B was approved by the City Council on 4 May 2015 that established entitlements to development of 115 single family lots and seven outlots. The Inspiration development was originally approved by the City Council in October of 2004 as a PUD general development plan and preliminary plat that included a total of 328 residential housing units and 145 acres of restored native prairie open space. There are 137 single family lots that have been final platted and developed within Phase I and Phase III-A.

Exhibits:

- Approved Preliminary Plat dated April 10, 2015
- Final Plat
- Sanitary Sewer, Water Main, Storm Sewer and Street Construction Plans May 20, 2015

B. ANALYSIS

Comprehensive Plan. The Comprehensive Plan guides development of the subject site for a mix of residential land uses and natural features based on the previously approved PUD general development plan and preliminary plat for Inspiration approved in 2004. The single family lots and open space land uses proposed for Inspiration 3rd Addition are consistent with the intent of the City's Comprehensive Plan for future land use development of the subject site.

Zoning. The subject site is zoned R- PUD District with a base zoning classification of R-2, Single Family Urban District and permitted uses as set forth in Section 6 of the Zoning Ordinance. Development of single family lots as a permitted use and open spaces complies with the PUD District. A PUD permit will be drafted by the City Attorney prior to City Council consideration of the final plat application establishing the uses, lot requirements, setbacks and other stipulations of the PUD general development plan approval.

Lot Requirements. Inspiration Phase III-B was approved with unique lot requirements that deviated from the standard requirements of the City's R-2, Single Family Urban Zoning District. These requirements, shown in the table below, were allowed given the context of the overall PUD general development plan and preliminary plat that includes permanent open space and the ability of these lots to accommodate a range of house styles and sizes. All of the proposed lots within Inspiration 3rd Addition comply with these requirements and are consistent with the Inspiration Phase III-B PUD general development plan and preliminary plat.

	3rd Add.
Min. Lot Area	7,668sf.
Min. Lot Width	65ft.
Min. Lot Depth	125ft.
Max. Impervious Lot Coverage	48%

Setbacks. The Inspiration Phase III-B PUD general development plan and preliminary plat was approved with setbacks that deviated from the requirements of the R-2 Zoning District and previous Inspiration PUD District. The Inspiration Phase III-B PUD general development plan establishes a 7.5 foot setback from interior side lot lines regardless of whether the building is part of the dwelling or part of an attached garage to simplify construction upon each lot and ensures a minimum 15 foot separation between principal buildings for rear yard access and fire safety.

	3rd Add.
Front	20ft.
Side Corner	20ft.
Interior	7.5ft.
Rear	20ft.

Open Space. The proposed Inspiration 3rd Addition includes Outlots A, B, C, D, E and F to be established as permanent open space. The outlots are to be deeded to the City, preserved through a conservation easement and held by Minnesota Land Trust, and maintained by the Inspiration Stewardship Foundation consistent with the 2004 Inspiration and Inspiration Phase III-B PUD general development plan and preliminary plat approvals. The developer will install the plantings as shown on the landscape plan and complete the prairie seeding in accordance with the 2012 restoration plan within the outlots prior to the City accepting the improvements. The HOA open space approved with the Inspiration Phase III-B general development plan and preliminary plat is not included within this phase of development.

Streets. The developer will construct public streets within Inspiration 3rd Addition within a 50 foot wide right-of-way and with a 26 foot wide street section. Inspiration 3rd Addition will provide for connection to existing internal streets at Primrose Path and Planters Path allowing a second neighborhood access to Stagecoach Trail. The streets are to be posted no parking on the B612 curb side of the street to ensure adequate width for emergency vehicles at all times and the developer must revise the submitted street construction plans to include installation of no parking signs. All street designs, street construction and street signs plans are subject to review and approval by the City Engineer. The construction of the intersection of Inspiration Parkway North with Stagecoach Trail, including turn and bypass lanes, is subject to review and approval of Washington County.

Trails/Sidewalks. A five foot wide concrete sidewalk is to be constructed along one side of the public streets within Inspiration 3rd Addition as shown on the construction plans. The trail plan for provision of eight foot wide asphalt off-street trails through Outlots C and D will be completed with the Inspiration 3rd Addition Improvements. The section of five foot wide sidewalk within Outlot C adjacent to Inspiration Parkway North is to be replaced with eight foot wide trail for City maintenance purposes. The combination of sidewalks and trails within Inspiration 3rd Addition is consistent with the Inspiration Phase III-B PUD general development plan and preliminary plat.

Grading Plan. The developer has submitted a final grading plan for Inspiration Phase III-B and the proposed 3rd Addition. All grading, drainage and erosion control plans and issues have been reviewed by the Middle St. Croix Watershed District and approved by the City Engineer. Site grading is occurring under a preliminary grading agreement pending final plat approval and is subject to on-going oversight of the City Engineer.

Utility Plan. The developer has submitted plans for construction of sanitary sewer, water main and storm sewer within Inspiration 3rd Addition. The utility plan must be revised to identify the location of proposed street lights within Inspiration 3rd Addition, which are to be installed only at street intersections and trail entrances. All sanitary sewer, water main, storm sewer and street light plans are subject to review and approval by the City Engineer. Comments from the City Engineer will be provided at the Planning Commission meeting.

Easements. The Inspiration 3rd Addition final plat illustrates 10 foot wide drainage and utility easements at the perimeter of all of the single family lots (overlying the side lot lines five feet each side). All easements are subject to review and approval of the City Engineer in accordance with Section 7.7 of the Subdivision Ordinance.

Park Dedication. Development of Inspiration 3rd Addition remains subject to the Inspiration Master Development Agreement entered into upon approval of the original final plat for Phase I on April 4, 2005. The Master Development Agreement requires that subsequent final plats of Inspiration after Phase I would satisfy park dedication requirements established in Section 8 of the Subdivision Ordinance through payment of a cash fee in lieu of land equal to 10 percent of the fair market value of the subject site. An additional $1,000 park dedication fee is to be charged at the time the building permit is issued for each lot. The fair market value of the subject site is to be established for Inspiration 3rd Addition based upon the sale price of Inspiration Phase III-B between Inspiration Holdings LLC and Mattamy Homes, Inc. resulting in the following calculation:

Determination of Fee for Phase III-B:

- $2,750,000 purchase price x 51.26ac. = $53,648/ac.
- 51.26ac. – 19.09ac. Outlots (not including Outlot B) = 32.17ac. net developable area
- $53,648/ac. x 32.17ac. = $1,725,858 x 10% = $172,586
- $172,586 / 115 lots = $1,501/lot

Calculation for Inspiration 3rd Addition:

- 76 lots x $1,501/lot = $114,076

Development Agreement and PUD Permit. The developer will be required to enter into a separate development agreement and PUD permit specifically for Inspiration Phase III-B and Inspiration 3rd Addition as a condition of final plat approval. The City Attorney will coordinate execution of these documents prior to consideration of the final plat by the City Council.

Outlot G. The proposed Inspiration 3rd Addition final plat consists of 76 of the 115 single family lots approved as the Inspiration Phase III-B PUD general development plan and preliminary plat. Outlot G is final platted as a future phase of development for the remaining 39 single family lots within Inspiration Phase III-B. The phasing plan requires future application for final plat approval for the remaining 39 single family lots within Inspiration Phase III-B.

C. CITY STAFF RECOMMENDATION

Our office and City staff recommends approval of the Inspiration 3rd Addition final plat subject to the conditions outlined in Section "D" below.

D. SUGGESTED FINDINGS OF FACT AND CONDITIONS OF APPROVAL

The Planning Commission is asked to consider approval of the Inspiration 3rd Addition final plat subject to the following stipulations:

1. Single family lots shall be subject to the following lot and setback requirements:

Lot Requirements:	
Min. Lot Area	7,668sf.
Min. Lot Width	65ft.
Min. Lot Depth	100ft.
Max. Impervious Lot Coverage	48%
Setbacks:	
Front	20ft.
Side Corner	20ft.
Interior	7.5ft.
Rear	20ft.

2. Outlots A, B, C, D, E and F as shown on the Inspiration 3rd Addition final plat shall be deeded to the City, preserved through a conservation easement and held by Minnesota Land Trust and maintained by the Inspiration Stewardship Foundation; the developer shall complete the landscaping and prairie restoration plan for Outlots A, B, C, D, E and F prior to the City assuming responsibility for the maintenance of the outlots.

3. The builder shall provide for installation of two street/yard trees to be installed after home construction is complete.

4. Construction of the north intersection of Inspiration Parkway and Stagecoach Trail (CR 21) is subject to Washington County approval and the developer will be required to reimburse the City for all costs related to obtaining the required access and right-of-way permits.

5. One side of all public streets shall be designated as no parking zones and the developer shall be required to install no parking signage as deemed necessary by the City Engineer prior to occupancy of any single family homes within Inspiration Phase III-B.

6. All street designs, street construction and all street signs are subject to review and approval by the City Engineer.

7. All grading, drainage and erosion control plans and issues are subject to review and approval by the City Engineer.

8. All sanitary sewer, water main, storm sewer and street light plans are subject to review and approval by the City Engineer.

9. All easements are subject to review and approval of the City Engineer.

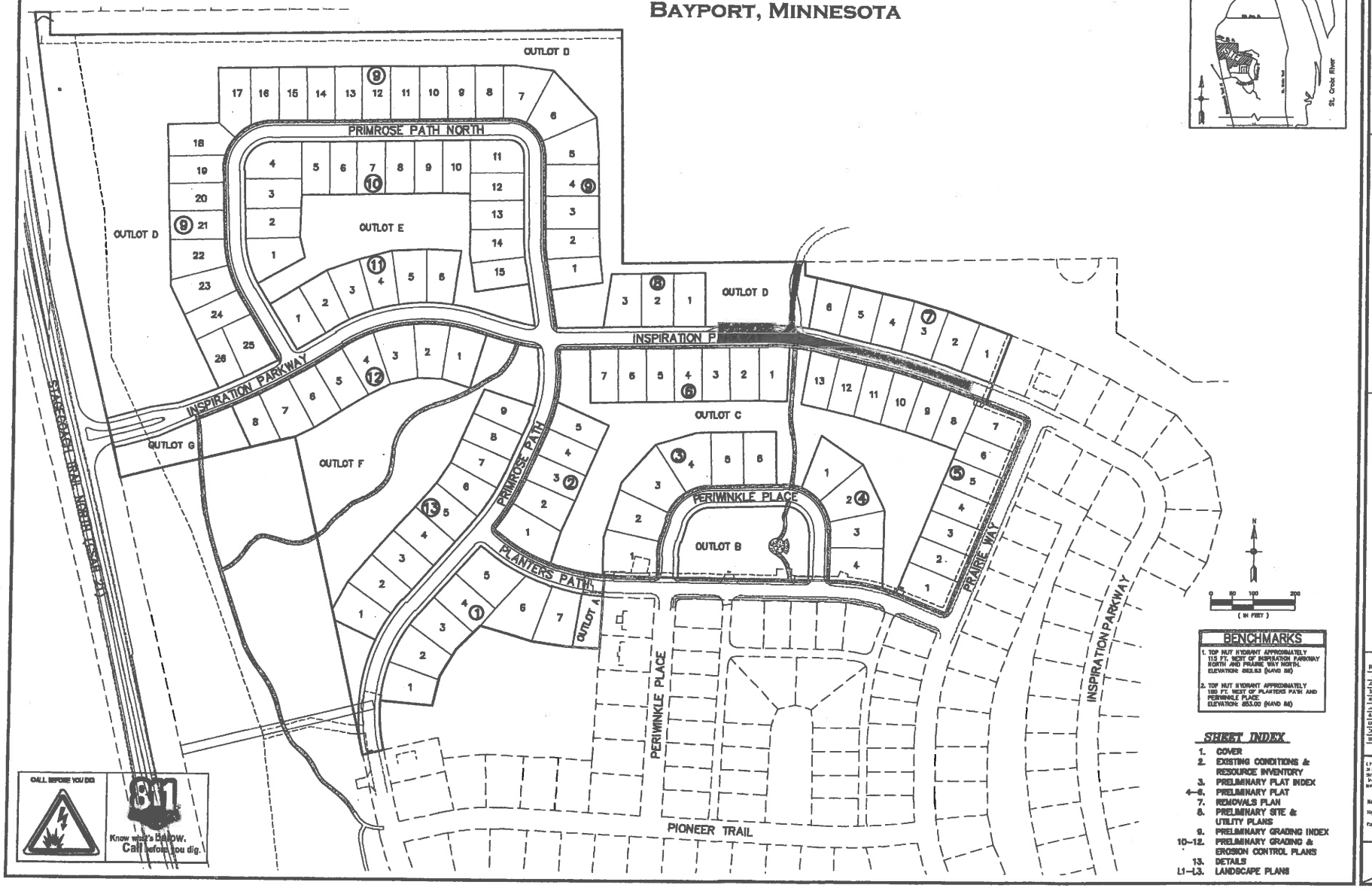
10. Satisfaction of park dedication requirements established in Section 8 of the Subdivision Ordinance shall be through payment of a cash fee of $114,076 for the Inspiration 3rd Addition final plat; an additional $1,000 park dedication fee is to be charged at the time the building permit is issued for each lot.

11. The developer will be required to enter into a separate developer's agreement and PUD permit specifically for Inspiration Phase III-B and Inspiration 3rd Addition prior to City Council consideration of the final plat.

c. Logan Martin, City Administrator
Sara Taylor, Assistant City Administrator/City Planner
Andy Pratt, City Attorney
John Parotti, City Engineer
Rick Packer, Mattamy Homes, Inc.
Terry Forbord, Inspiration Holdings, LLC

INSPIRATION 3RD ADDITION

BAYPORT, MINNESOTA



LOCATION MAP
(NOT TO SCALE)

BENCHMARKS

1. TOP NUT HYDRANT APPROXIMATELY 115 FT. WEST OF INSPIRATION PARKWAY NORTH AND PRAIRIE WAY NORTH. ELEVATION: 893.93 (NAVD 88)
2. TOP NUT HYDRANT APPROXIMATELY 100 FT. WEST OF PLANTERS PATH AND PERIWINKLE PLACE. ELEVATION: 883.00 (NAVD 88)

SHEET INDEX

1. COVER
2. EXISTING CONDITIONS & RESOURCE INVENTORY
3. PRELIMINARY PLAT INDEX
4–6. PRELIMINARY PLAT
7. REMOVALS PLAN
8. PRELIMINARY SITE & UTILITY PLANS
9. PRELIMINARY GRADING INDEX
10–12. PRELIMINARY GRADING & EROSION CONTROL PLANS
13. DETAILS
L1–L3. LANDSCAPE PLANS

Carlson McCain
ENVIRONMENTAL • ENGINEERING • SURVEYING
248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
Phone: 763-489-7900 Fax: 763-489-7959

COVER SHEET

INSPIRATION 3RD ADDITION
Bayport, Minnesota

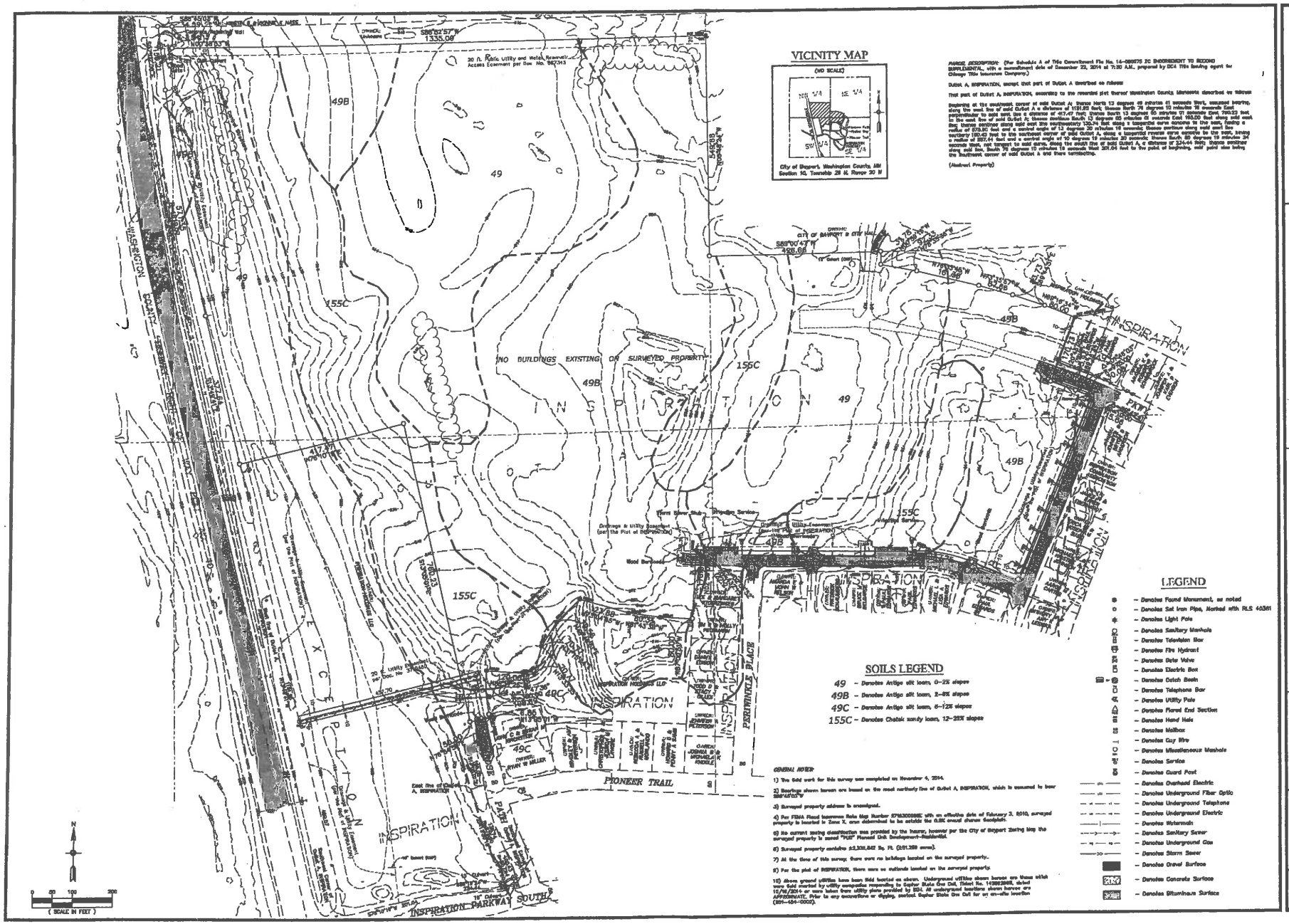
MATTAMY HOMES, LLC
7201 Washington Avenue - Suite 201
Edina, MN 55439

REVISIONS
1. July '2 New plat/Preliminary plat revisions
2.
3.
4.
5.
6.

DRAWN BY: JAM
REVIEWED BY: BJK
ISSUE DATE: 12/16/15

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

Name: Bryan J. Kotschevar, P.E.
Signature:
Date: 07/31/15 License #: 23863



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EXISTING CONDITIONS AND RESOURCE INVENTORY

INSPIRATION 3RD ADDITION
Bayport, Minnesota

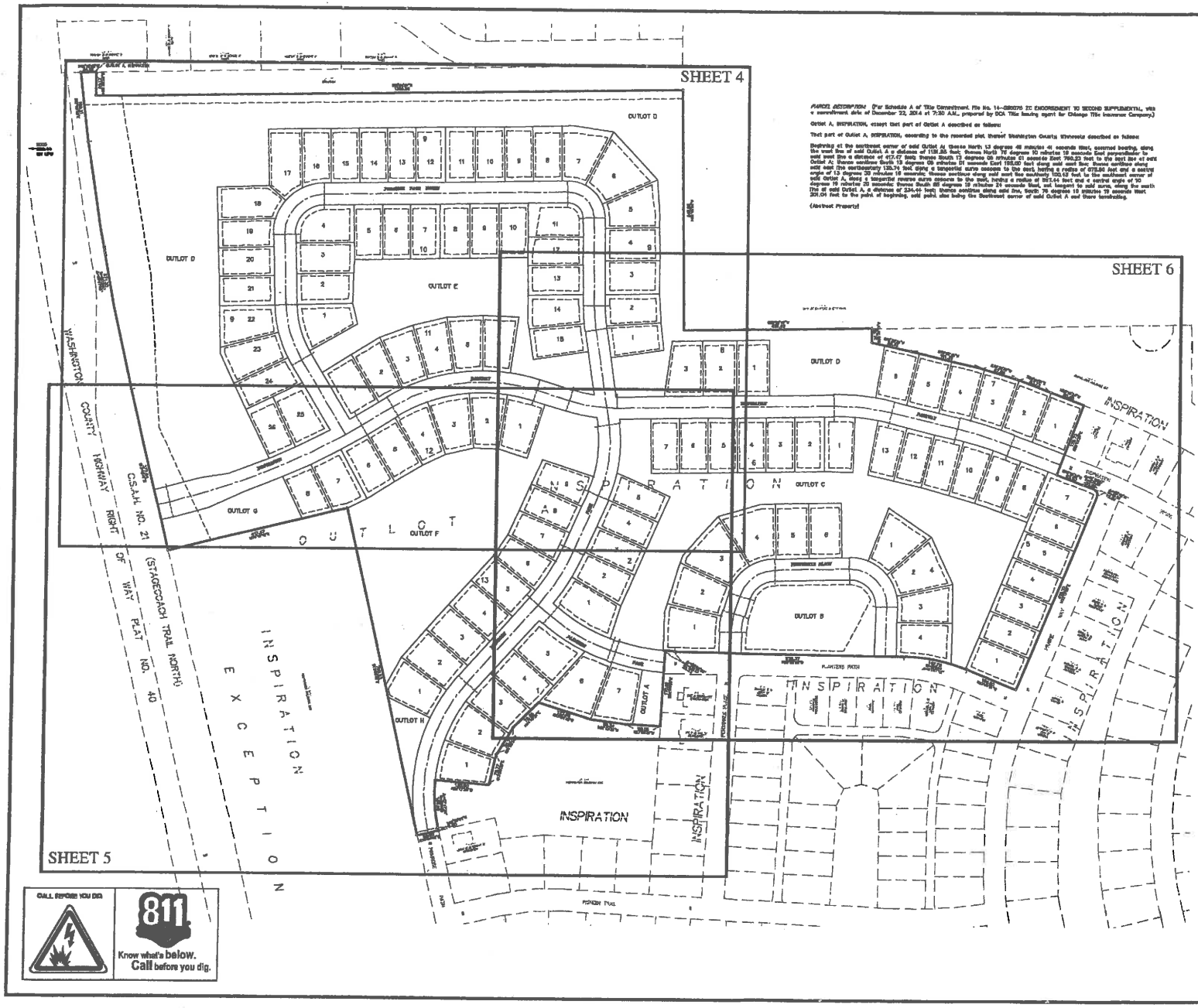
MATTAMY HOMES
7201 Washington Avenue South, Suite 201
Edina, MN 55439

REVISIONS
1.
2.
3.
4.
5.
6.

DRAWN BY: JMP
REVISION DATE: 03/17/15
FILE NO: 8.2

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 Land Surveyor under the laws of the State of Minnesota.

Name: Lawrence R. Bolard
Signature:
Date: 03/17/15 License #: 40361



PARCEL DESCRIPTION: (Per Schedule A of Title Commitment File No. 14-GB0276 EC ENDORSEMENT TO SECOND SUPPLEMENTAL, with a commitment date of December 22, 2014 at 7:30 A.M., prepared by DCA Title Insuring agent for Chicago Title Insurance Company.)

Outlot A, INSPIRATION, except that part of Outlot A described as follows:

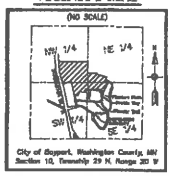
That part of Outlot A, INSPIRATION, according to the recorded plat thereof Washington County Minnesota described as follows:

Beginning at the southeast corner of said Outlot A; thence North 13 degrees 49 minutes 41 seconds West, assumed bearing, along the east line of said Outlot A a distance of 1130.26 feet; thence North 76 degrees 10 minutes 18 seconds East perpendicular to said east line a distance of 417.47 feet; thence South 73 degrees 05 minutes 01 seconds East 760.22 feet to the east line of said Outlot A; thence continue South 13 degrees 05 minutes 01 seconds East 1052.00 feet along said east line; thence continue along said east line southwesterly 135.74 feet along a tangential curve concave to the east, having a radius of 275.00 feet and a central angle of 12 degrees 20 minutes 16 seconds; thence continue along said east line southerly 120.03 feet to the southeast corner of said Outlot A, along a tangential reverse curve concave to the west, having a radius of 267.44 feet and a central angle of 30 degrees 19 minutes 25 seconds; thence South 82 degrees 12 minutes 24 seconds West, not tangent to said curve, along the south line of said Outlot A, a distance of 234.44 feet; thence continue along said line, South 79 degrees 10 minutes 19 seconds West 209.04 feet to the point of beginning, said point also being the Southeast corner of said Outlot A and there terminating.

(Abstract Property)

VICINITY MAP

(NO SCALE)



City of Bayport, Washington County, MN
Section 10, Township 29 N, Range 20 W

SITE DATA

TOTAL SITE AREA	±51.28 AC.
TOTAL ROW AREA	±5.75 AC.
TOTAL OUTLOT AREA	±20.21 AC.
OUTLOT A	±0.16 AC.
OUTLOT B	±1.12 AC.
OUTLOT C	±3.53 AC.
OUTLOT D	±8.92 AC.
OUTLOT E	±1.81 AC.
OUTLOT F	±3.17 AC.
OUTLOT G	±0.58 AC.
OUTLOT H	±0.32 AC.
TOTAL LOT AREA	±24.30 AC.
SMALLEST LOT	±7,668 S.F.
LARGEST LOT	±13,193 S.F.
AVERAGE LOT	±8,204 S.F.
TOTAL NUMBER OF LOTS	115

MINIMUM RESIDENTIAL SETBACK DATA:

FRONT	20 FT.
SIDE (GARAGE)	7.5 FT.
SIDE (HOUSE)	7.5 FT.
SIDE CORNER	20 FT.
REAR SETBACK	20 FT.
GROSS DENSITY	2.24 LOTS/AC.
EXISTING ZONING	PUD
UTILITIES	AVAILABLE

N

0 50 100 200

(IN FEET)

Bearings shown hereon are based on the most northerly line of OUTLOT A, INSPIRATION, which is assumed to bear S68°45'13"W.

CALL BEFORE YOU DIG.

811

Know what's below. Call before you dig.

Carlson McCain
ENVIRONMENTAL • ENGINEERING • SURVEYING
248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY PLAT - SHEET INDEX

INSPIRATION 3RD ADDITION

Bayport, Minnesota

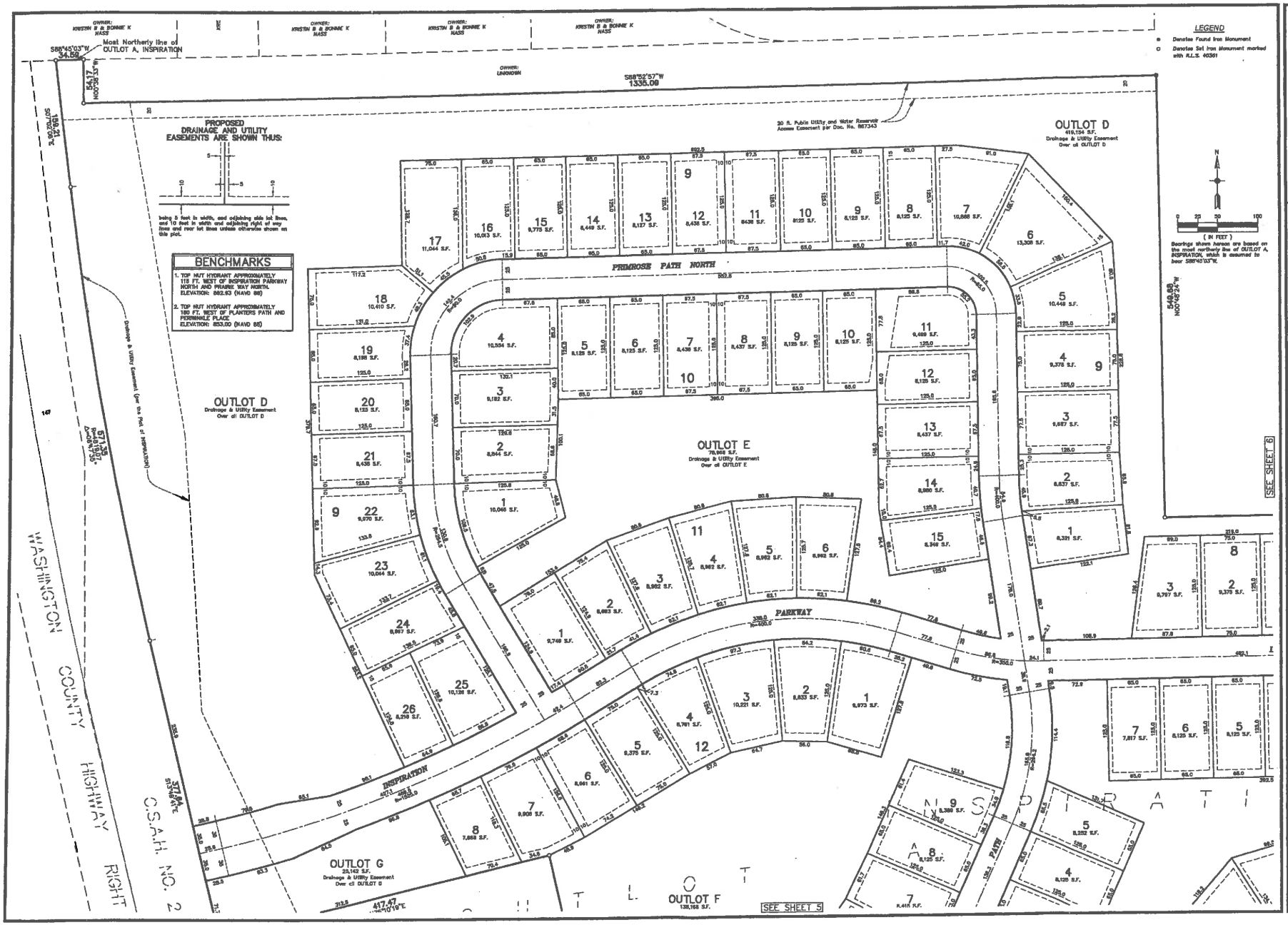
MATTANY HOMES, LLC
7201 Washington Avenue - Suite 201
Edina, MN 55439

REVISIONS
1. Updated per City. 06/10/14
2.
3.
4.
5.
6.

DRAWN BY: CW
ISSUE DATE: 05/19/13
PLAT NO. 641

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.

Name: Trevor R. Bolt
Signature:
Date: 05/19/13 License #: 42361



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PRELIMINARY PLAT

INSPIRATION 3RD ADDITION

Bayport, Minnesota

MATTAMY HOMES, LLC
7201 Washington Avenue - Suite 201
Edina, MN 55439

REVISIONS
1. Layout per City, 04/10/13
2.
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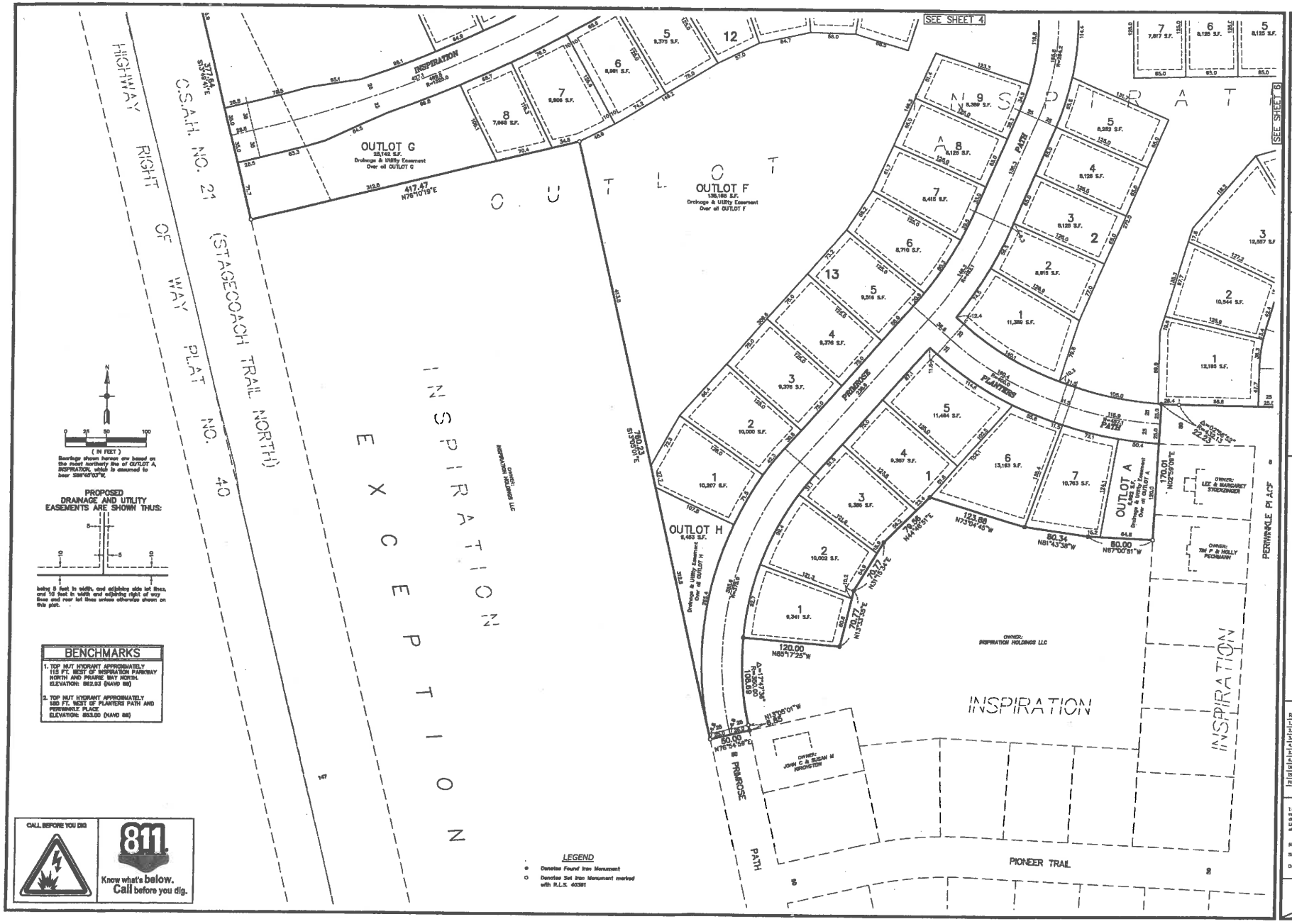
6.

DRAWN BY:	CF
ISSUE DATE:	02/12/13
FILE NO:	931

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 Land Surveyor under the laws of the State of Minnesota.

Name: Thomas R. Bellaff
Signature:
Date: 02/12/13 License #: 40361



Carlson McCain
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Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY PLAT

INSPIRATION 3RD ADDITION
Bayport, Minnesota

MATTAMY HOMES, LLC
7201 Washington Avenue - Suite 201
Edina, MN 55439

REVISIONS
1. Layout per City. 04/10/15
2.
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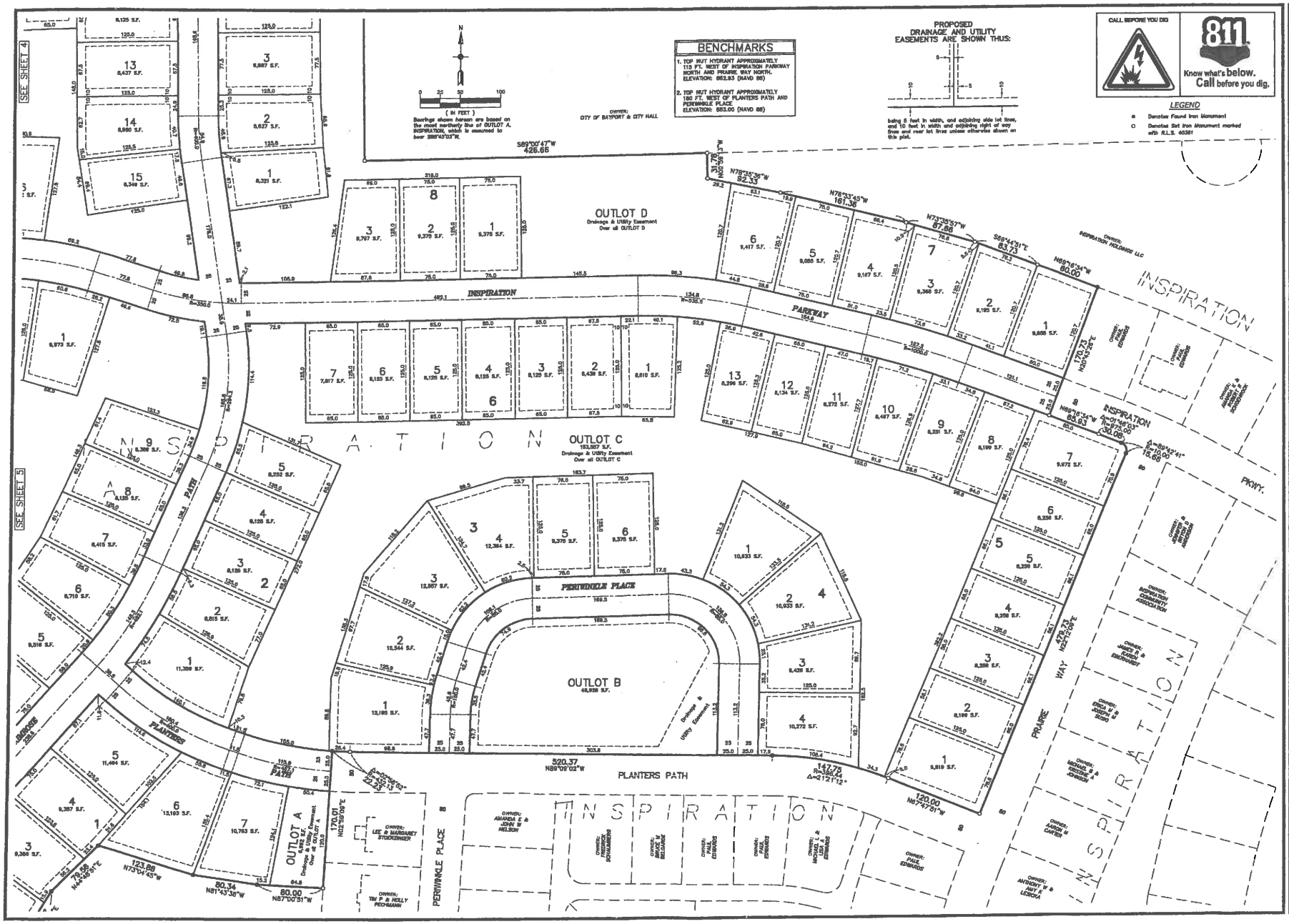
5.
6.

DRAWN BY: CJ
ISSUE DATE: 02/13/15
FILE NO: 921

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 Land Surveyor under the laws of the State of Minnesota.

Name: Thomas R. Bellcoff
Signature:
Date: 02/13/15 License #: 40361



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PRELIMINARY PLAT

INSPIRATION 3RD ADDITION
Bayport, Minnesota

MATTAMY HOMES, LLC
7201 Washington Avenue - Suite 201
Edina, MN 55439

REVISIONS
1. Layout per City. 04/10/13
2.
3.
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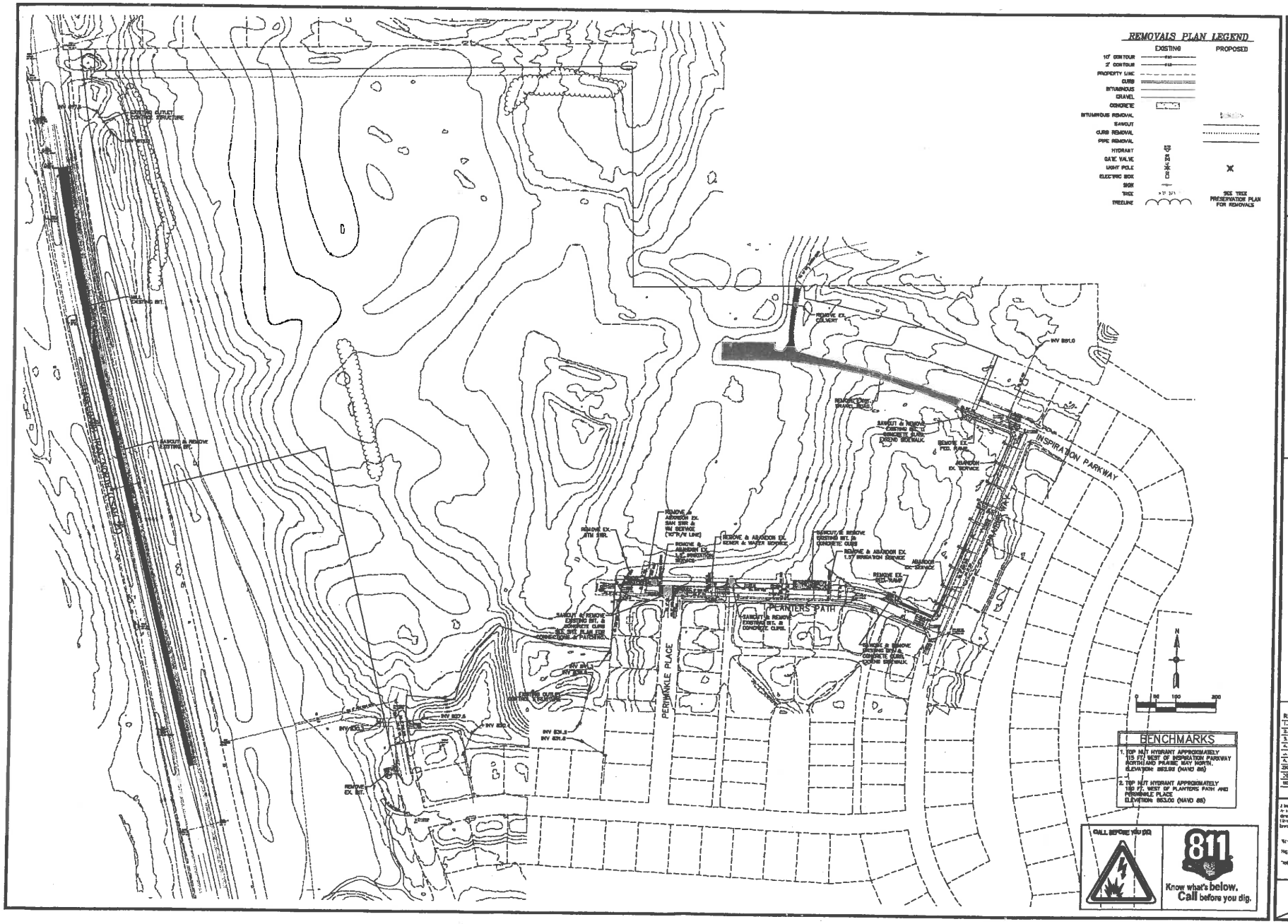
5.
6.

DRAWN BY: CF
ISSUE DATE: 02/13/15
FILE NO: 921

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 Land Surveyor under the laws of the State of Minnesota.

Name: Thomas S. Balluff
Signature:
Date: 02/13/15 License #: 40361



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Phone: 763-489-7900 Fax: 763-489-7959

REMOVALS PLAN

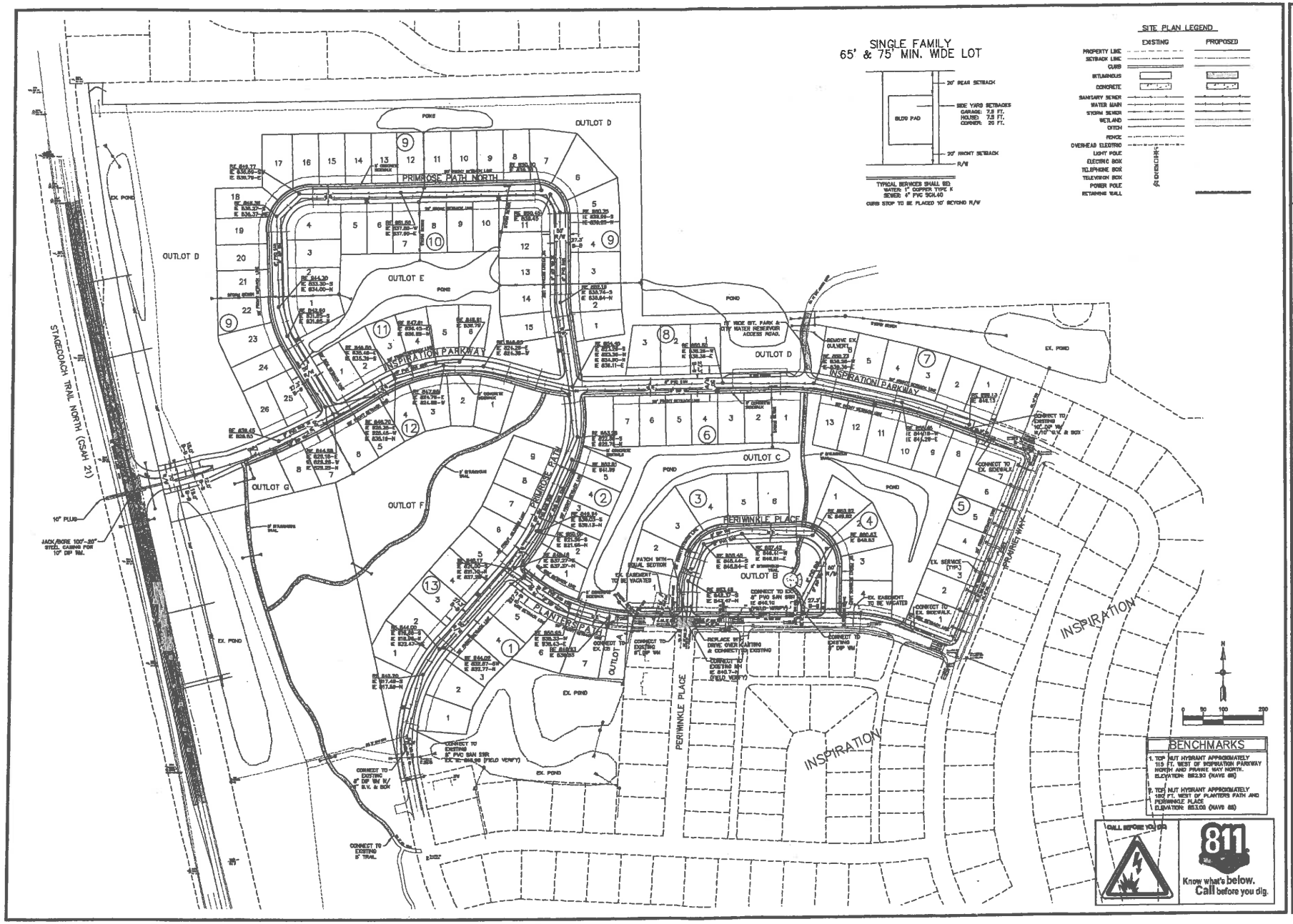
INSPIRATION 3RD ADDITION
Bayport, Minnesota

MATTANY HOMES, LLC
7201 Washington Avenue - Suite 201
Edina, MN 55439

REVISIONS
1. 4/11/13 Revised per city comments
2.
3.
4.
5.
6.
DRAWN BY: JJ
DESIGNED BY: KK
ISSUE DATE: 03/13/13

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.

Name: Brian J. Kirchoff, P.E.
Reg. No.: 21
Date: 03/13/13 Revised: 04/11/13



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Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY SITE & UTILITY PLAN

INSPIRATION 3RD ADDITION

Bayport, Minnesota

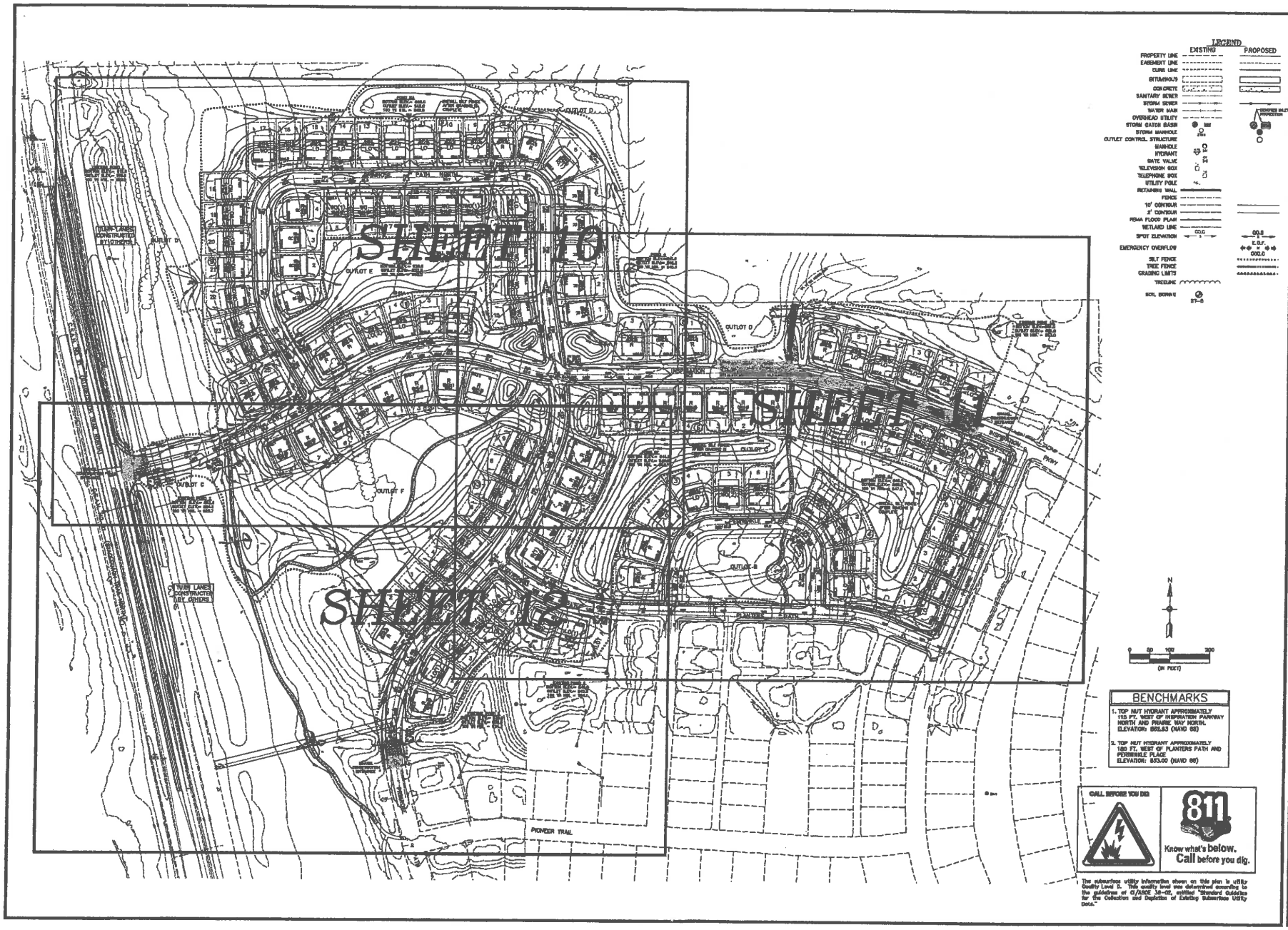
MATTANY HOMES, LLC
7201 Washington Avenue - Suite 201
Edina, MN 55439

REVISIONS
1. 4/10/2015 - Add Per City Comments
2.
3.
4.
5.
6.

DRAWN BY: JJ
DESIGNED BY: RK
DRAW DATE: 2/13/15

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.

Name: Brian J. Kuykendall, P.E.
Reg. No.: 25963
Date: 02/13/15 Reg. No. 25963



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Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY GRADING INDEX

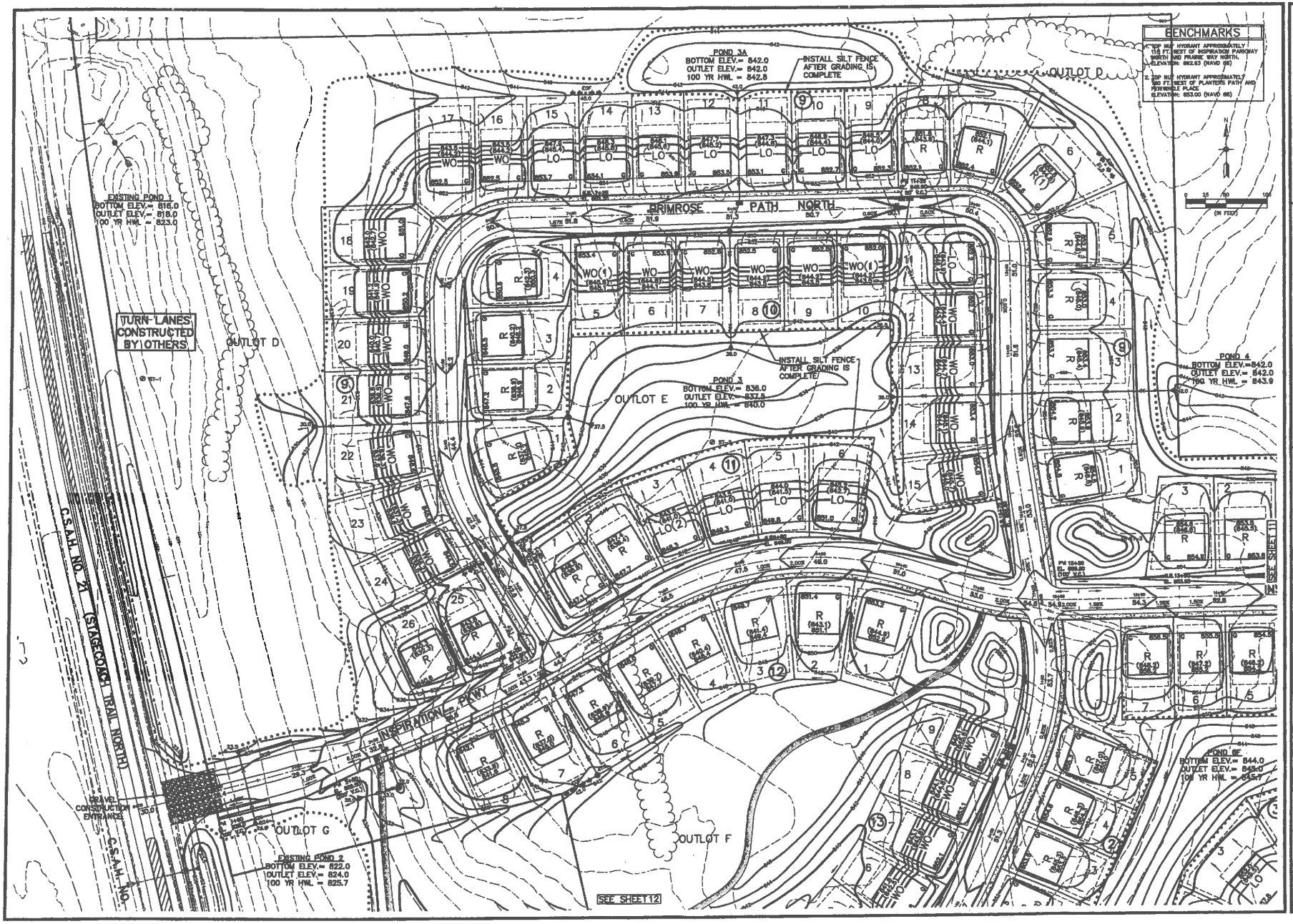
INSPIRATION 3RD ADDITION
Bayport, Minnesota

MATTAMY HOMES, LLC
7201 Washington Avenue - Suite 201
Edina, MN 55439

REVISIONS
1. 4/11/13 Revised for city comments
2.
3.
4.
5.
6.
DRAWN BY: JD
DESIGNED BY: [illegible]
DRAWING DATE: 03/13/13

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.

Name: Brian J. Kirkpatrick, P.E.
Signature: [signature]
Date: 03/13/13 License #: 25063



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PRELIMINARY GRADING & EROSION CONTROL PLAN

INSPIRATION 3RD ADDITION
Bayport, Minnesota

MATTAMY HOMES, LLC
7201 Washington Avenue - Suite 201
Edina, MN 55439

REVISIONS
1. 4/10/15 Revised per city comments
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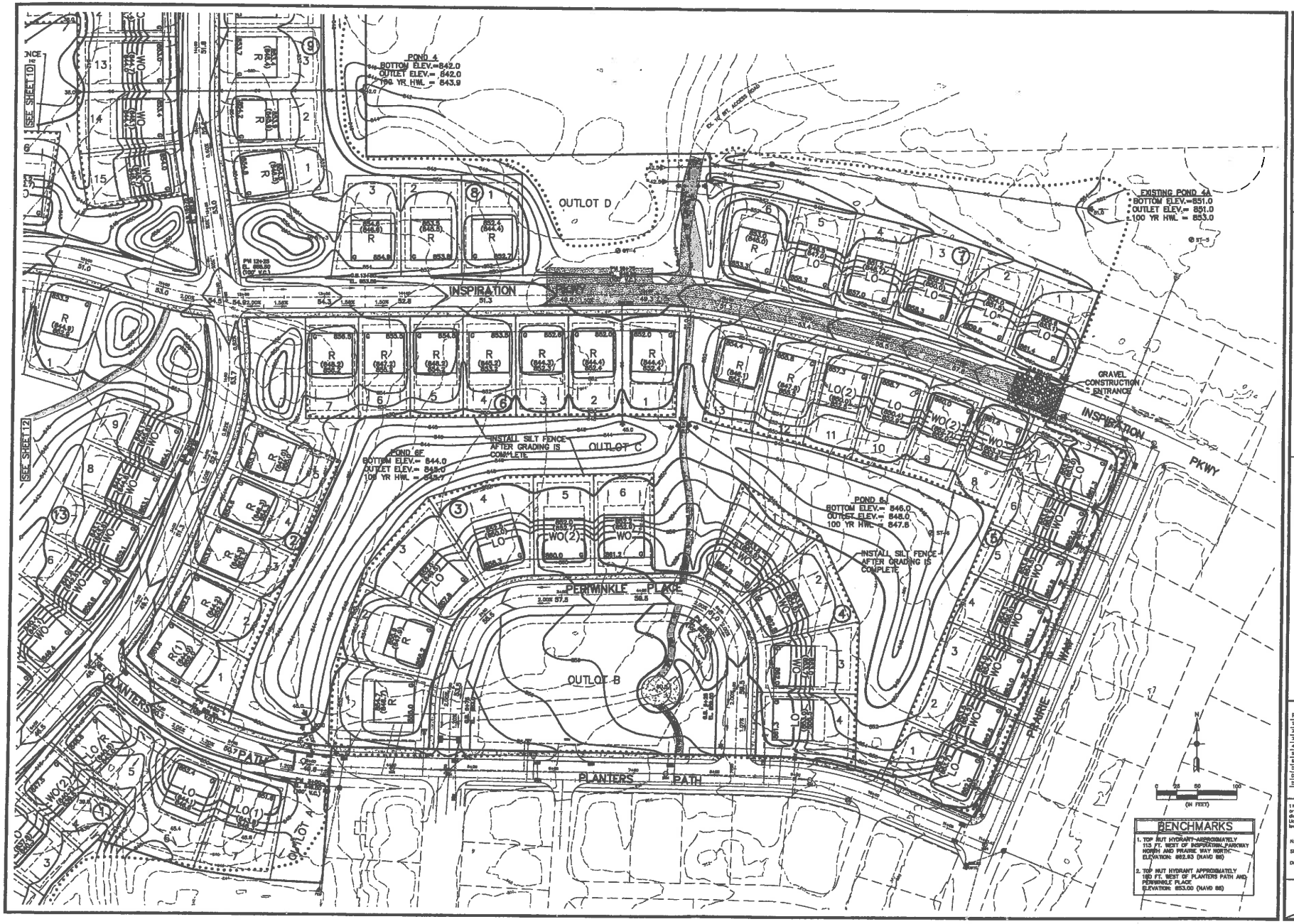
DRAWN BY: JJO
DESIGNED BY: BJK
ISSUE DATE: 02/13/15

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

Name: Brian J. Krystofiak, P.E.
Signature:
Date: 02/13/15 License #: 25063



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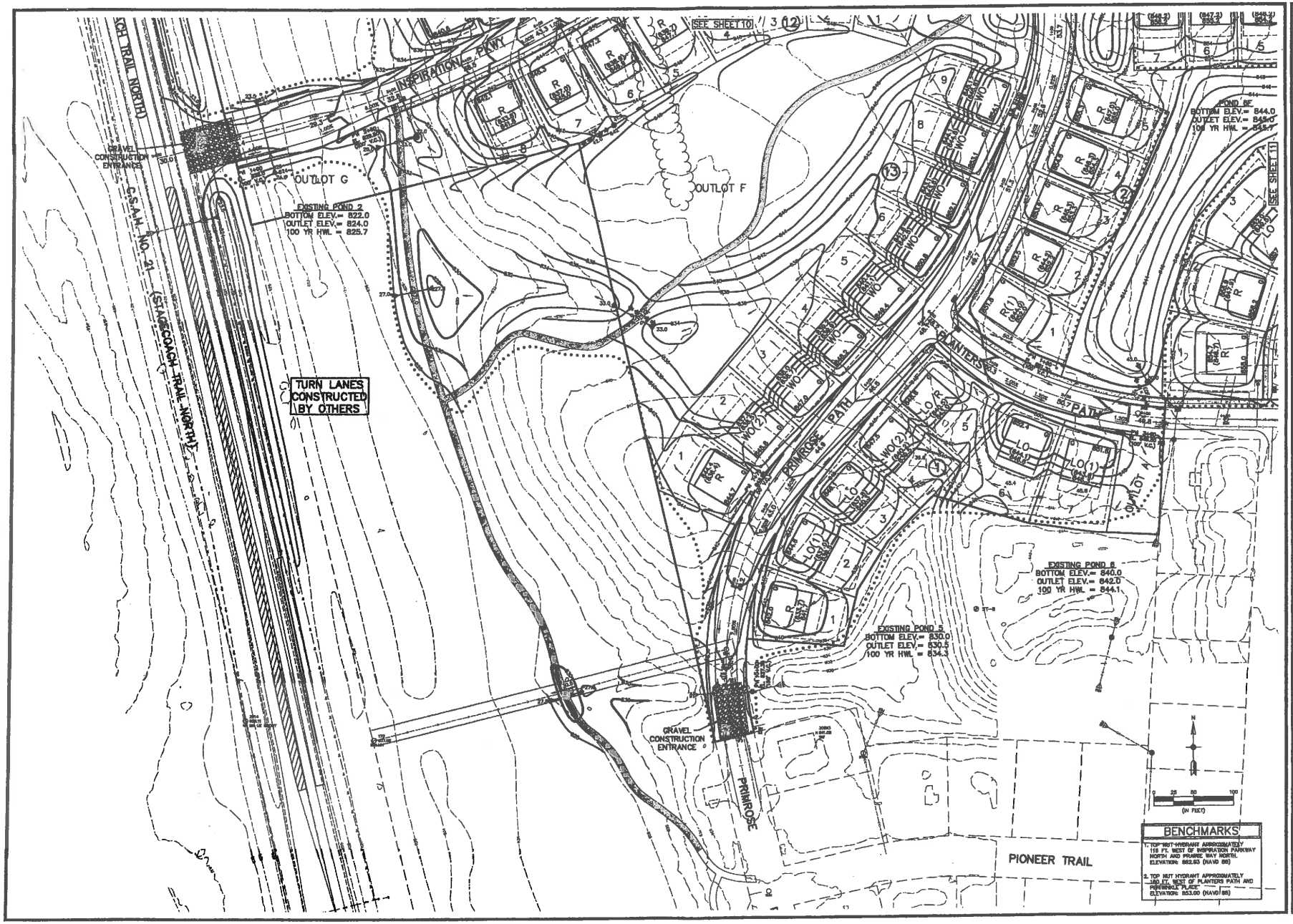
DRAWN BY:	JJO
DESIGNED BY	BTK
ISSUE DATE:	02/13/15

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

Name: Brian J. Krzystofik, P.E.
Signature:
Date: 02/13/15 License #: 23063



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DESIGNED BY	BJK
ISSUE DATE:	02/13/15

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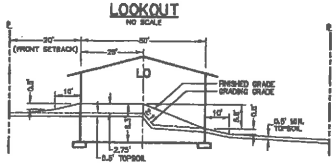
Name: Brian J. Krystofiak, P.E.
Signature:
Date: 02/13/15 License #: 25963

LOOKOUT
NO SCALE



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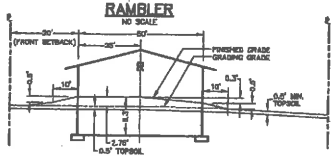

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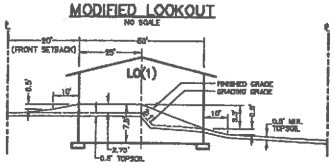

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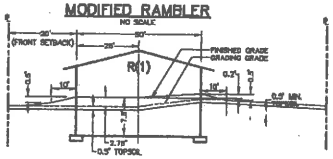

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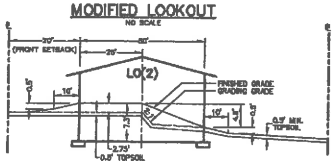

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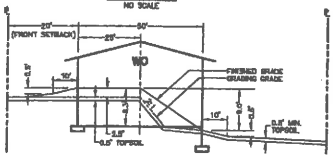

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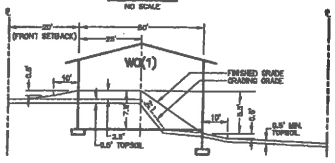

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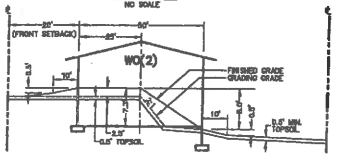
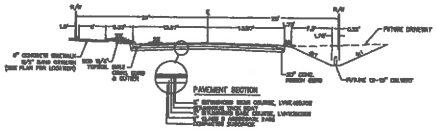
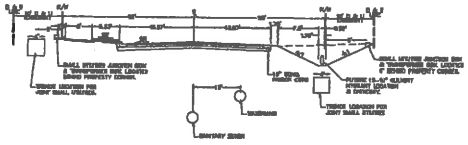


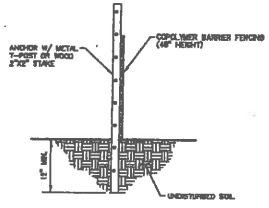
TYPICAL STREET SECTION
SIDEWALK & NO PARKING–URBAN SIDE, PARKING–RURAL SIDE



PUBLIC & PRIVATE UTILITY LOCATIONS



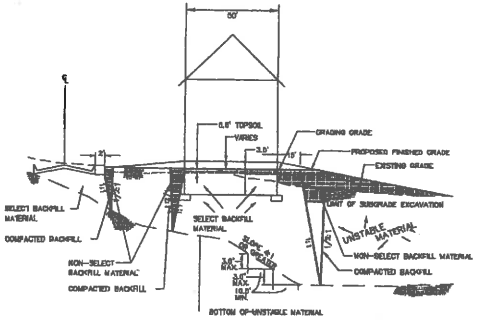
TREE FENCE



NOTES:

1. TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
4. SEE MNDOT SPECIFICATION 2572.

SUBGRADE CORRECTION



TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2005) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 14 DAYS.

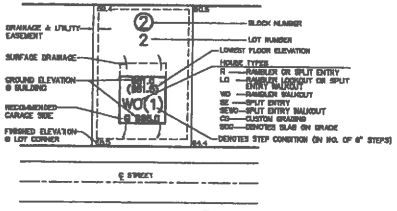
SEED: MNDOT MIXTURE 250 AT 70 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

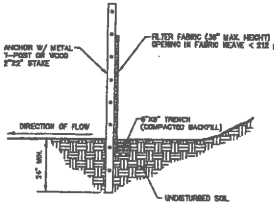
MULCH: TYPE 1 AT 2 TONS PER ACRE (WITH ANCHORING).

FERTILIZER: TYPE 24-12-24 AT 300 POUNDS PER ACRE.

GRADING PLAN LOT KEY



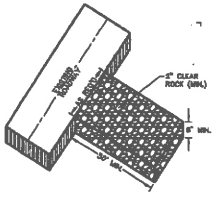
SILT FENCE



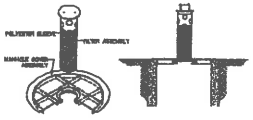
NOTES:

1. DIG A 6"X6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"X6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3888.

ROCK CONSTRUCTION ENTRANCE

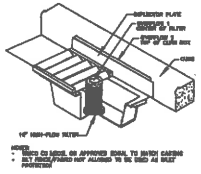


BACK YARD CATCH BASIN INLET PROTECTION



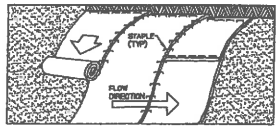
WINCO RD 27 OR OTHER APPROVED DEVICE

INLET PROTECTION FOR CURB AND GUTTER



NOTES:
- WINCO CG MESH, OR APPROVED EQUAL TO MATCH CURBS
- NET PROPERTIES MAY ALLOW TO BE USED AS INLET PROTECTION

EROSION CONTROL BLANKET



NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND/OR SEED.
2. BEGIN AT THE TOP OF THE SLOPE (OR CHANNEL) BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN (STARTING DOWNSTREAM PROCEEDING UPSTREAM) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH A MINIMUM 4" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH MINIMUM 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4' APART TO SECURE BLANKETS.
6. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 6" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 6" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
7. THE TERMINAL ENDS OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

Carlson McCain
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Phone: 763-489-7900 Fax: 763-489-7959

DETAILS

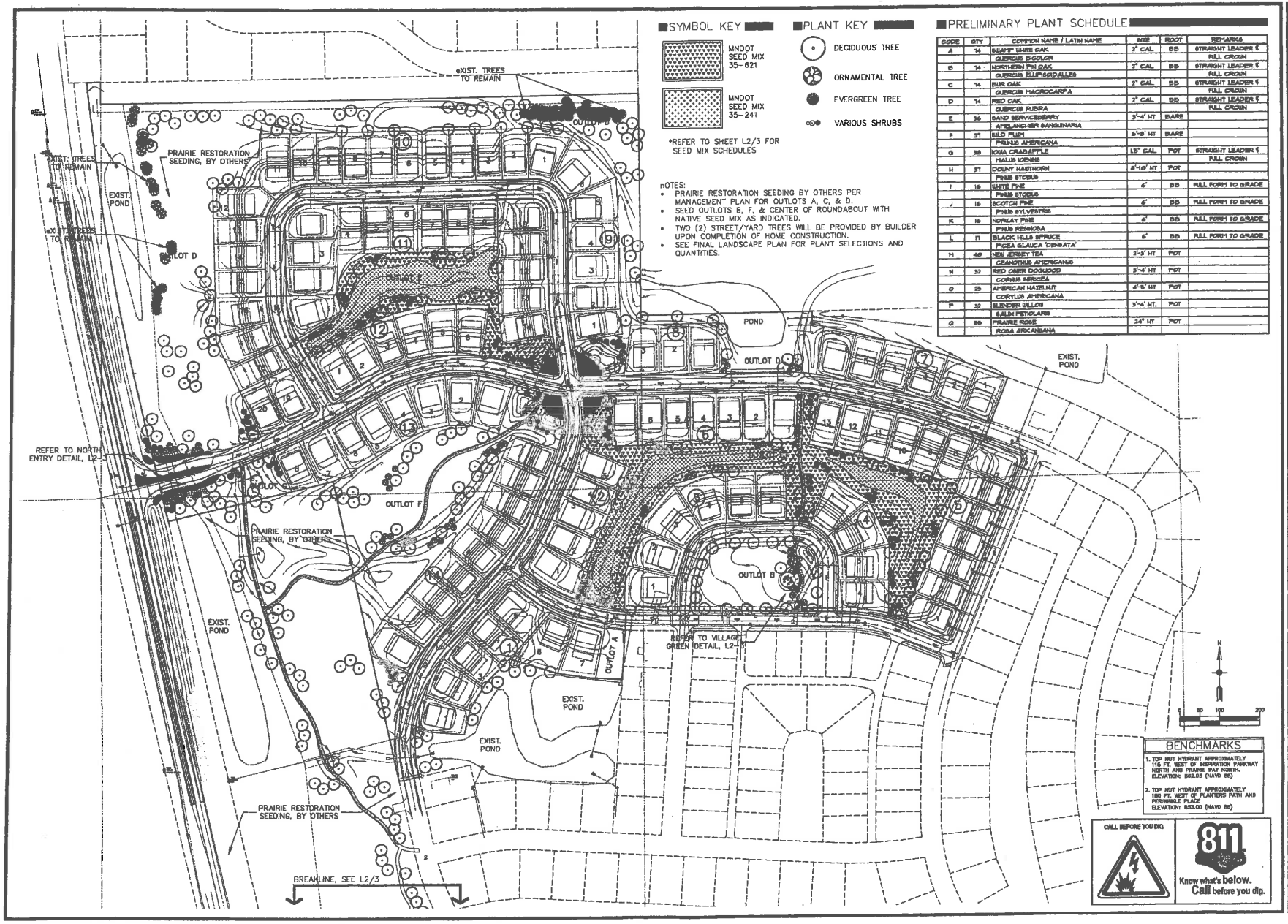
INSPIRATION 3RD ADDITION
Bayport, Minnesota

MATTANY HOMES, LLC
7201 Washington Avenue - Suite 201
Edina, MN 55439

REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	
DRAWN BY:	JC
DESIGNED BY:	ZTC
DRAWN DATE:	12/10/14

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.

Written: Brian J. Kovatovich, P.E.
Reg. No.: 20-20-20
Date: 09/13/18 License #: 25063



SYMBOL KEY

- MNDOT SEED MIX 35-621
- MNDOT SEED MIX 35-241

*REFER TO SHEET L2/3 FOR SEED MIX SCHEDULES

PLANT KEY

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- VARIOUS SHRUBS

PRELIMINARY PLANT SCHEDULE

CODE	QTY	COMMON NAME / LATIN NAME	SIZE	ROOT	REMARKS
A	14	SWAMP WHITE OAK	2" CAL.	B&B	STRAIGHT LEADER &
		QUERCUS BICOLOR			FULL CROWN
B	14	NORTHERN RED OAK	2" CAL.	B&B	STRAIGHT LEADER &
		QUERCUS ELLIPSOIDALIS			FULL CROWN
C	14	BUR OAK	2" CAL.	B&B	STRAIGHT LEADER &
		QUERCUS MACROCARPA			FULL CROWN
D	14	RED OAK	2" CAL.	B&B	STRAIGHT LEADER &
		QUERCUS RUBRA			FULL CROWN
E	36	SAND SERVICEBERRY	3'-4' HT	BARE	
		AMELANCHIER SANGUINARIA			
F	37	WILD PLUM	6'-8' HT	BARE	
		PRUNUS AMERICANA			
G	38	IOWA CRABAPPLE	1.5" CAL.	POT	STRAIGHT LEADER &
		MALUS IOENSIS			FULL CROWN
H	37	DOWNY HAWTHORN	8'-10' HT	POT	
		PRUS STOBUS			
I	16	WHITE PINE	6'	B&B	FULL FORM TO GRADE
		PINUS STOBUS			
J	16	SCOTCH PINE	6'	B&B	FULL FORM TO GRADE
		PINUS SYLVESTRIS			
K	16	NORWAY PINE	6'	B&B	FULL FORM TO GRADE
		PINUS RESINOSA			
L	17	BLACK HILLS SPRUCE	6'	B&B	FULL FORM TO GRADE
		PICEA GLAUCA 'DENSATA'			
M	49	NEW JERSEY TEA	2'-3' HT	POT	
		CEANOTHUS AMERICANUS			
N	32	RED OSIER DOGWOOD	3'-4' HT	POT	
		CORNUS SERICEA			
O	25	AMERICAN HAZELNUT	4'-5' HT	POT	
		CORYLUS AMERICANA			
P	32	SLENDER WILLOW	3'-4' HT.	POT	
		SALIX PETIOLARIS			
Q	55	PRAIRIE ROSE	24" HT	POT	
		ROSA ARKANSANA			

nOTES:

- PRAIRIE RESTORATION SEEDING BY OTHERS PER MANAGEMENT PLAN FOR OUTLOTS A, C, & D.
- SEED OUTLOTS B, F, & CENTER OF ROUNDABOUT WITH NATIVE SEED MIX AS INDICATED.
- TWO (2) STREET/YARD TREES WILL BE PROVIDED BY BUILDER UPON COMPLETION OF HOME CONSTRUCTION.
- SEE FINAL LANDSCAPE PLAN FOR PLANT SELECTIONS AND QUANTITIES.

BENCHMARKS

1. TOP NUT HYDRANT APPROXIMATELY 115 FT. WEST OF INSPIRATION PARKWAY NORTH AND PRAIRIE WAY NORTH. ELEVATION: 863.93 (NAVD 88)
2. TOP NUT HYDRANT APPROXIMATELY 180 FT. WEST OF PLANTERS PATH AND PERWINKLE PLACE ELEVATION: 853.00 (NAVD 88)

CALL BEFORE YOU DIG.

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

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PRELIMINARY LANDSCAPE PLAN

INSPIRATION 3RD ADDITION
Bayport, Minnesota

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7201 Washington Avenue - Suite 201
Edina, MN 55439

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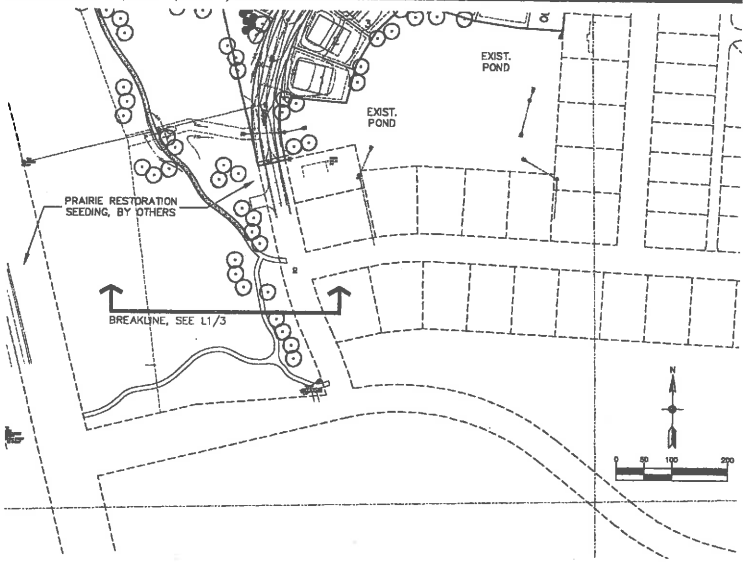
DRAWN BY: SDB
DESIGNED BY: RDK/cm
ISSUE DATE: 02/13/15

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

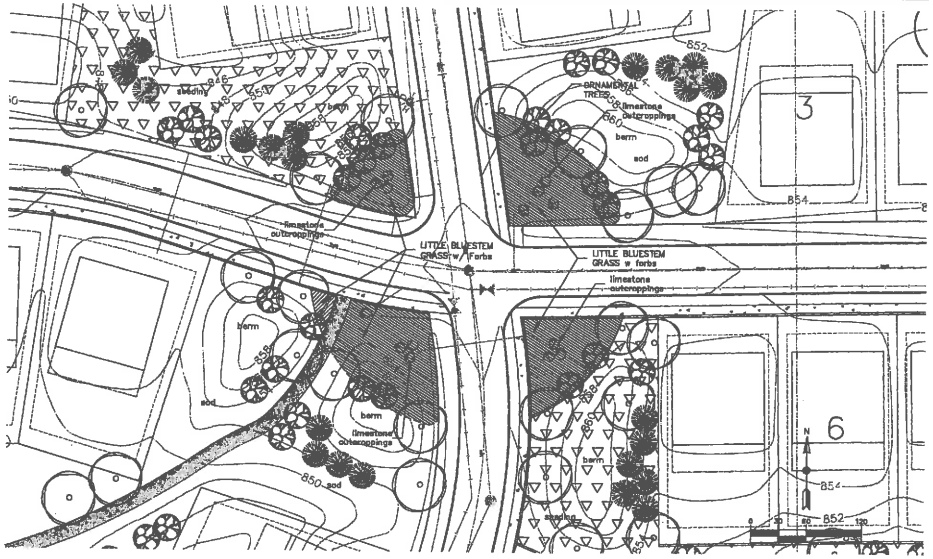
Name:
Signature:
Date: 02/13/15 License #: 40647

L1 of 4

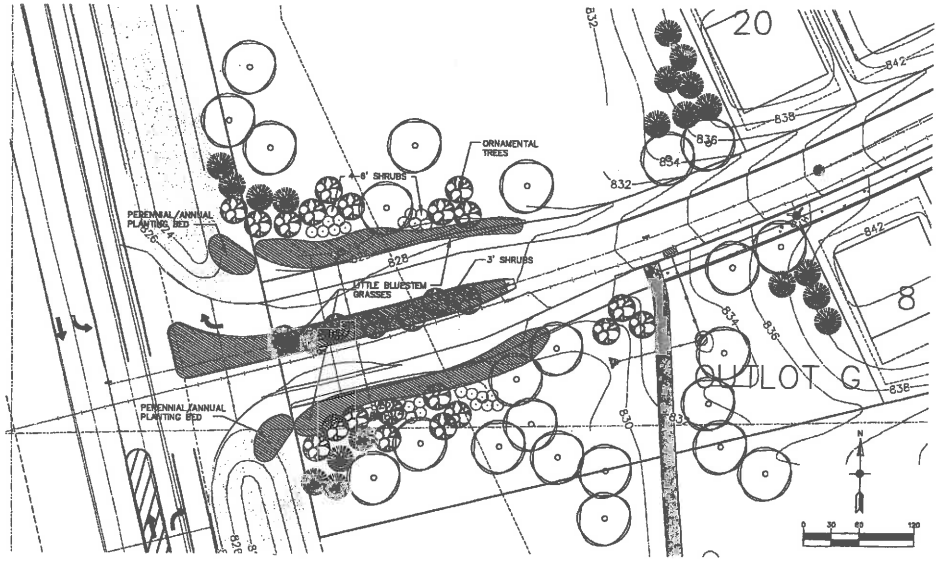
IANDSCAPE pLAN (CONT.)



3rd addition carrefour



NORTH ENTRY DETAIL



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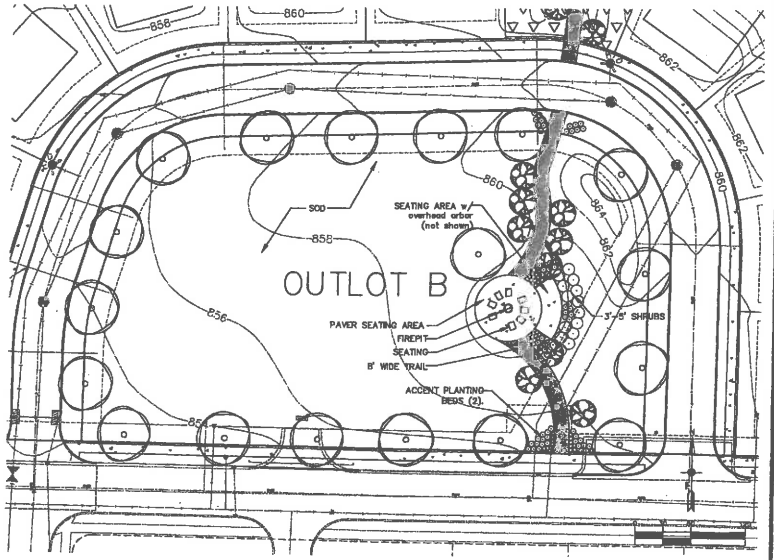

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DRAWN BY:	SDB
DESIGNED BY	SDB/cm
ISSUE DATE:	02/13/15

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

Name: Sarah D. Bolton, PLA
Signature:
Date: 02/13/15 License #: 40647

L2 of 4

PRELIMINARY SEEDING SCHEDULES

35-621 — Dry Prairie Southeast

Common Name	Scientific Name	Rate (lb/ac)	Rate (kg/ha)	% of Mix (by weight)	Seeds/ sq ft
little bluestem	*Schizachyrium scoparium*	1.51	1.69	13.79%	6.20
nodding wild rye	*Elymus canadensis*	1.52	1.68	13.81%	2.80
slender wheatgrass	*Elymus trachycaulus*	1.19	1.32	10.79%	3.00
side-oats grama	*Bouteloua curtipendula*	1.13	1.27	10.32%	2.40
blue grama	*Bouteloua gracilis*	0.68	0.76	6.19%	16.00
junegrass	*Koeleria macrantha*	0.41	0.46	3.71%	30.00
kalm's brome	*Bromus kalmii*	0.31	0.35	2.78%	6.00
prairie dropseed	*Sporobolus heterolepis*	0.26	0.29	2.32%	1.30
sand dropseed	*Sporobolus cryptandrus*	0.22	0.25	1.98%	16.00
	Grasses Subtotal	7.29	8.07	66.38%	75.04
purple prairie clover	*Dalea purpurea*	0.18	0.17	1.30%	0.80
white prairie clover	*Dalea candida*	0.08	0.10	0.72%	0.80
black-eyed susan	*Rudbeckia hirta*	0.08	0.10	0.90%	1.30
butterfly milkweed	*Asclepias tuberosa*	0.06	0.07	0.52%	0.80
Early Sunflower	*Helianthoides helianthoides*	0.06	0.07	0.51%	0.13
stiff goldenrod	*Oligoneuron rigidum*	0.06	0.07	0.50%	0.56
bird's foot coreopsis	*Coreopsis palmata*	0.05	0.06	0.50%	0.20
large-flowered beard tongue	*Penstemon grandiflorus*	0.04	0.04	0.36%	0.20
round-headed bush clover	*Lespedeza capitata*	0.03	0.03	0.31%	0.10
wild bergamot	*Monarda fistulosa*	0.03	0.03	0.30%	0.85
rough blazing star	*Liatris aspera*	0.02	0.03	0.17%	0.11
dotted blazing star	*Liatris punctata*	0.02	0.02	0.22%	0.06
horsemint	*Monarda punctata*	0.02	0.02	0.22%	0.80
silky aster	*Symphyotrichum sericeum*	0.02	0.02	0.19%	0.20
heart-leaved alexanders	*Zizia aptera*	0.02	0.02	0.21%	0.10
whorled milkweed	*Asclepias verticillata*	0.01	0.01	0.11%	0.05
gray goldenrod	*solidago nemoralis*	0.01	0.01	0.14%	1.00
skyblue aster	*Symphyotrichum oolentangiense*	0.01	0.01	0.09%	0.30
bracted spiderwort	*Tradescantia bracteata*	0.01	0.01	0.12%	0.06
	Forbs Subtotal	0.80	0.90	7.40%	10.37
Oats	*Avena sativa*	3.50	3.36	27.22%	1.33
	Cover Crop Subtotal	3.50	3.36	27.22%	1.33
	Total	11.59	12.33	100.00%	86.76
Purpose:	Regional dry prairie reconstruction for wetland mitigation, ecological restoration, or conservation program plantings.				
Planting Area:	Eastern Broadleaf Forest Province excluding Hardwood Hills subsection. MnDOT Districts Metro 6 & 8.				

35-241 — Mesic Prairie General

Common Name	Scientific Name	Rate (lb/ac)	Rate (kg/ha)	% of Mix (by weight)	Seeds/ sq ft
big bluestem	*Andropogon gerardii*	2.60	2.34	5.46%	7.36
Indian grass	*Sorghastrum nutans*	2.60	2.34	5.46%	5.52
side-oats grama	*Bouteloua curtipendula*	1.90	1.79	4.39%	3.83
little bluestem	*Schizachyrium scoparium*	1.90	1.79	4.39%	8.52
nodding wild rye	*Elymus canadensis*	1.17	1.31	3.38%	2.53
slender wheatgrass	*Elymus trachycaulus*	1.20	1.12	2.72%	3.53
kalm's brome	*Bromus kalmii*	0.59	0.56	1.37%	1.67
prairie dropseed	*Sporobolus heterolepis*	0.67	0.66	1.18%	0.38
switchgrass	*Panicum virgatum*	0.69	0.67	1.17%	0.33
	Grasses Subtotal	10.80	11.21	27.30%	38.48
black-eyed susan	*Rudbeckia hirta*	0.31	0.35	0.80%	10.56
purple prairie clover	*Dalea purpurea*	0.19	0.21	0.91%	1.63
Early Sunflower	*Helianthoides helianthoides*	0.13	0.13	0.34%	0.39
blue giant hyssop	*Agastache foeniculum*	0.66	0.67	0.16%	1.52
leadplant	*Amorpha canescens*	0.66	0.67	0.16%	0.26
Canada milk vetch	*Astragalus canadensis*	0.66	0.67	0.17%	0.39
white prairie clover	*Dalea candida*	0.66	0.67	0.17%	0.44
Canada tick trefoil	*Desmodium canadense*	0.66	0.67	0.16%	0.13
stiff sunflower	*Helianthus pauciflorus*	0.66	0.67	0.17%	0.66
wild bergamot	*Monarda fistulosa*	0.66	0.67	0.17%	1.21
stiff goldenrod	*Oligoneuron rigidum*	0.66	0.67	0.17%	0.84
smooth aster	*Symphyotrichum laeve*	0.66	0.67	0.17%	1.26
heary vervain	*Verbena stricta*	0.66	0.67	0.17%	0.84
golden alexanders	*Zizia aurea*	0.66	0.67	0.16%	0.33
common milkweed	*Asclepias syriaca*	0.04	0.04	0.10%	0.06
butterfly milkweed	*Asclepias tuberosa*	0.04	0.04	0.10%	0.06
blue vervain	*Verbena hastata*	0.04	0.04	0.12%	1.00
rough blazing star	*Liatris aspera*	0.03	0.03	0.08%	0.13
grass blazing star	*Liatris pycnostachya*	0.03	0.03	0.08%	0.13
heath aster	*Symphyotrichum ericoides*	0.03	0.03	0.09%	2.30
	Forbs Subtotal	1.60	1.68	4.11%	23.53
Oats	*Avena sativa*	25.00	26.62	68.59%	11.14
	Cover Crop Subtotal	25.00	26.62	68.59%	11.14
	Total	36.50	40.91	100.00%	70.49
Purpose:	General mesic prairie mix for native roadsides, ecological restoration, or conservation program plantings.				
Planting Area:	Tallgrass Aspen Parklands, Prairie Parkland, and Eastern Broadleaf Forest Provinces. MnDOT Districts 2(west), 3B, 4, Metro, 6, 7 & 8.				

CALL BEFORE YOU DIG!

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

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Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY LANDSCAPE PLAN

INSPIRATION 3RD ADDITION
Bayport, Minnesota

MATTAMY HOMES, LLC
7201 Washington Avenue - Suite 201
Edina, MN 55439

REVISIONS
1. 4/16/15 Revised Per city comments
2.
3.
4.
5.
6.

DRAWN BY:	SDS
DESIGNED BY	SDS/cm
ISSUE DATE:	02/13/15

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

Name: Sarah D. Sellner
Signature:
Date: 02/13/15 License: #_40547

GENERAL NOTES:

1. LANDSCAPE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS ON THE PROPERTY WITH THE GENERAL CONTRACTOR AND BY GOPHER STATE ONE CALL PRIOR TO STAKING PLANT LOCATIONS.
2. COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON THE SITE.
3. WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUB MASSINGS ARE FOUND ON THE SITE WHETHER SHOWN ON THE DRAWINGS OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE WITHIN THE GRADING LIMITS. ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD OR SHOULD NOT REMAIN SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
4. ALL EXISTING TREES TO REMAIN SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
5. BB TREES AND SHRUBS ARE BALLED AND BURLAPPED.
6. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO SUBMISSION OF BID AND/OR QUOTATION.
7. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST ADDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
8. THE CONTRACTOR IS RESPOSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. CONTRACTOR SHALL PROVIDE A WRITTENREQUEST FOR THE OWNER ACCEPTANCE INSPECTION.
10. WARRANTY FOR THE LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
11. CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE WITH ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.

PLANTING SPECIFICATIONS:

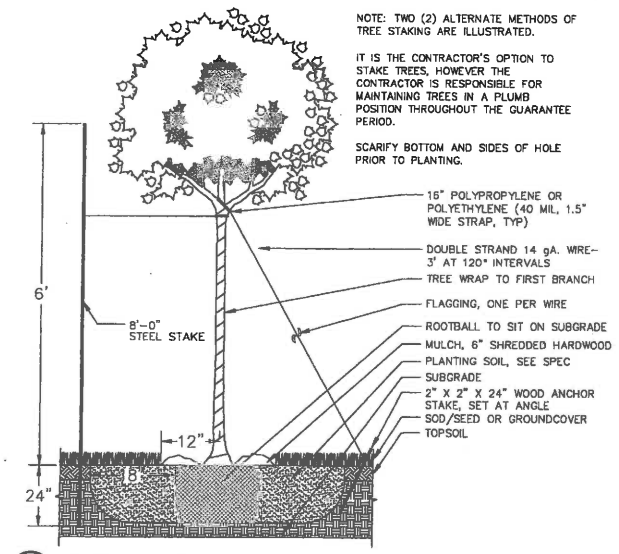
1. PLANTING BED PREPARATION: ALL MASS PLANTING BEDS SHALL BE TILLED TO A MINIMUM DEPTH OF 10". AMENDMENTS SHALL BE APPLIED AFTER CULTIVATION.
2. BACKFILL SOIL: USE SOIL EXCAVATED FROM PLANTING HOLES & PROVIDE AMENDMENTS. REMOVE ALL DEBRIS AND ROCKS LARGER THAN 3" IN Dia.
3. FERTILIZATION: ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL OR OTHER SPECIFIED FERTILIZER MIXED IN WITH PLANTING SOIL PER THE MANUFACTURERS INSTRUCTIONS.
4. MULCH MATERIAL: AS SPECIFIED ON LANDSCAPE PLANS. MASS MULCH ALL PLANTING BEDS TO 3" DEPTH OVER FIBER MAT WEED BARRIER. ALL PERRENIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO FIBER WEED MAT BARRIER. ALL DECIDUOUS AND EVERGREEN TREES TO RECEIVE 6" DEEP SHREDDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
5. TREE STAKING: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO STAKE AND/OR GUY THE TREES ACCORDING TO THE DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY STEP NECESSARY TO MAINTAIN THE TREES AND SHRUBS OIN AN UPRIGHT AND PLUMB CONDITION AT ALL TIMES UNTIL THE END OF THE PLANT GUARANTEE PERIOD, ESPECIALLY WHERE VANDALISM, SOIL OR WIND CONDITIONS ARE A PROBLEM.
6. TREE WRAPPING: WRAPPING MATERIAL SHALL BE QUALITY, HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING BY 5-1.
7. RODENT PROTECTION: PROVIDE ON ALL TREES, EXCEPT SPRUCE UNLESS OTHERWISE NOTED.
8. PLANTING PLAN: ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS. THE PLAN TAKES PRECEDENCE OVER THE NOTES. RESPECT STATED DIMENSIONS. DO NOT SCALE DRAWINGS.
9. EDGING: EDGING SHALL BE 4: P.V.C COMMERCIAL GRADE EDGING WITH THREE (3) METAL ANCHOR STAKES PER 20 FOOT SECTION, UNLESS OTHERWISE NOTED ON THE PLAN. ALL MASS PLANTING BEDS SHALL HAVE EDGING PLACED BETWEEN MULCH AND ANY ADJACENT TURF AREAS.

PLANTING NOTES:

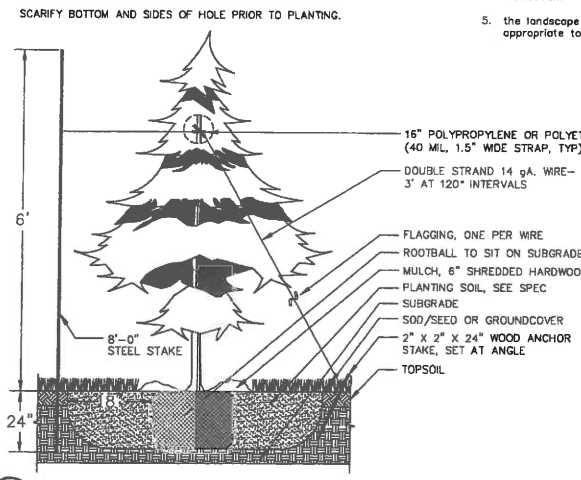
1. No planting to be installed until grading and construction has been completed in the immediate area.
2. All plant material locations must be reviewed and approved by the landscape architect prior to any and all digging.
3. If the landscape contractor perceives and deficiencies in the plant selections, soil conditions, or any other site condition which might negatively affect plant material establishment, survival or guarantee, they shall bring these deficiencies to the attention of the landscape architect prior to installation.
4. Adjustments in the location of proposed plant material may be needed in the field. Should an adjustment be advised, the landscape architect must be notified.
5. All plants to be installed per planting details.
6. One shrub per type and size in each planting bed and every tree should be clearly identified (common or latin nomenclature) with a plastic tag which shall not be removed prior to owner acceptance.
7. Where sod/seed abuts paved surfaces, finished grade of seed/sod shall be held 1" below surface elevation of trail, slab, curb, etc.
8. Sod shall be laid parallel to the contours and shall have staggered joints. On slopes steeper than 3 : 1 or in drainage swales, the sod shall be staked to the ground.
9. Seed all areas disturbed due to grading other than those to receive sod.
10. Repair all damage to property from planting operators at no cost to the owner.

IRRIGATION NOTES:

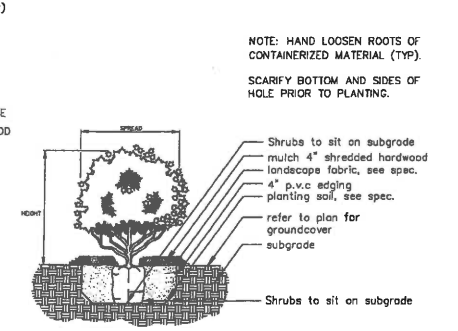
1. Landscape Contractor shall be responsible for providing shop drawings illustrating irrigation plans and specifications as part of the scope of work when bidding. These shall be approved by the landscape architect prior to order.
2. Verify existing/proposed system location.
3. unless otherwise noted, all sod/seed and planting areas indicated on the plan shall be 100% irrigated. the irrigation shall include the public right of way between the property line and back of curb where new landscape improvements are proposed.
4. it shall be the landscape contractors responsibility to insure that all sodded/seeded and planted areas are irrigated properly, including those areas directly around and abutting building foundation.
5. the landscape contractor shall provide the owner with a watering/lawn irrigation schedule appropriate to the project site conditions and to plant material growth requirements



1 L2 DECIDUOUS TREE — level site



2 L2 CONIFEROUS TREE — level site



3 L2 SHRUB — level site

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PRELIMINARY LANDSCAPE DETAILS

INSPIRATION 3RD ADDITION
Bayport, Minnesota

MATTAMY HOMES, LLC
7201 Washington Avenue - Suite 201
Edina, MN 55439

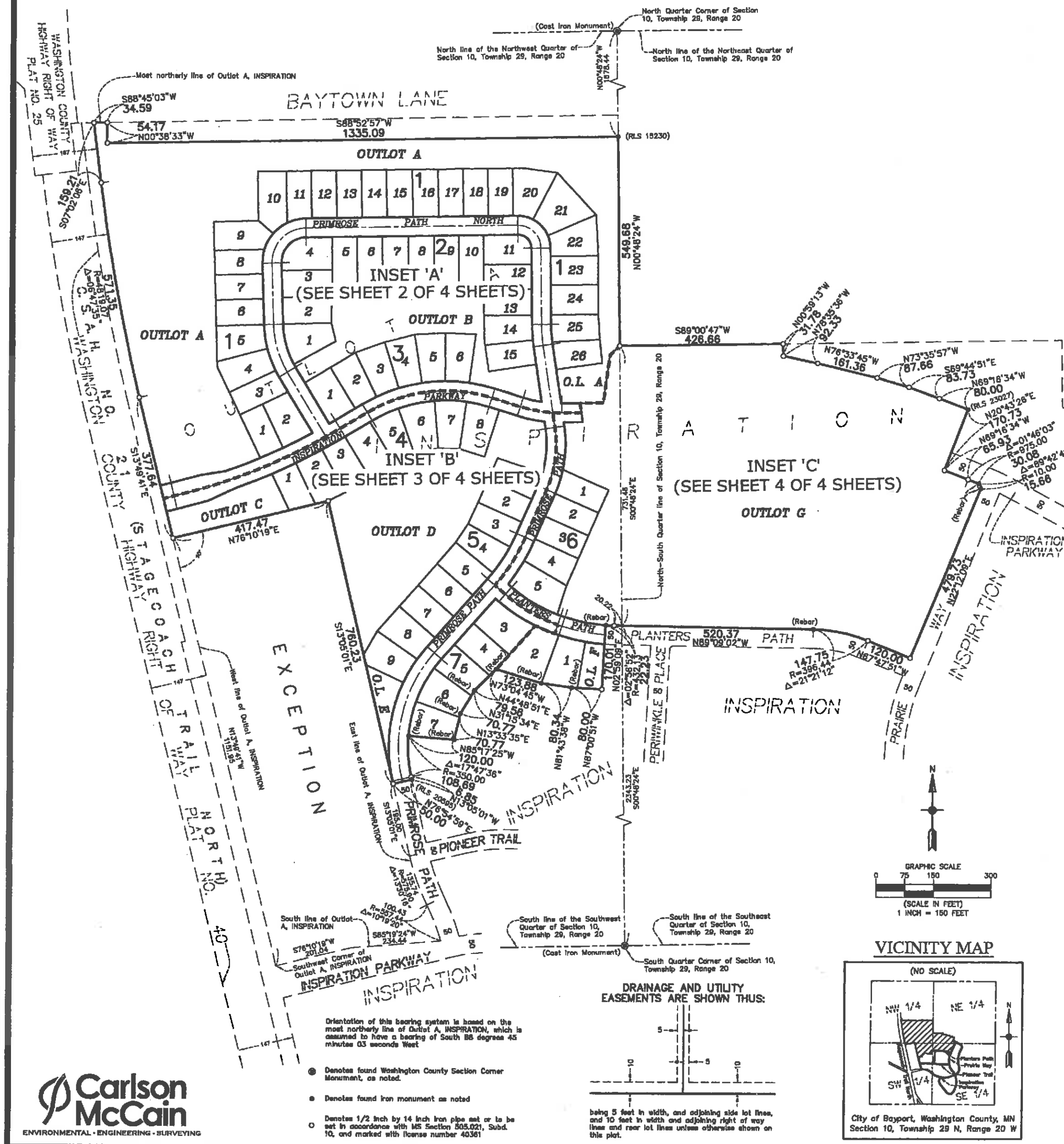
REVISIONS
1. 4/28/15 Revised Per city comments
2.
3.
4.
5.
6.

DRAWN BY:	RDB
DESIGNED BY	SDB
ISSUE DATE:	02/13/15

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

Name: Sarah D. Bell
Signature:
Date: 02/13/15 License #: 40647

INSPIRATION 3RD ADDITION



KNOW ALL BY THESE PRESENTS: That Mattamy (Minneapolis) Partnership, a Minnesota general partnership, fee owner of the following described property situated in the County of Washington, State of Minnesota, to wit:

Outlot A, INSPIRATION, except that part of Outlot A described as follows:

That part of Outlot A, INSPIRATION, according to the recorded plat thereof Washington County, Minnesota described as follows:

Beginning at the southwest corner of said Outlot A; thence North 13 degrees 49 minutes 41 seconds West, assumed bearing, along the west line of said Outlot A a distance of 1151.95 feet; thence North 76 degrees 10 minutes 19 seconds East perpendicular to said west line a distance of 417.47 feet; thence South 13 degrees 05 minutes 01 seconds East 760.23 feet to the east line of said Outlot A; thence continue South 13 degrees 05 minutes 01 seconds East 195.00 feet along said east line; thence continue along said east line southeasterly 135.74 feet along a tangential curve concave to the east, having a radius of 575.90 feet and a central angle of 13 degrees 30 minutes 16 seconds; thence continue along said east line southerly 100.43 feet to the southeast corner of said Outlot A, along a tangential reverse curve concave to the west, having a radius of 557.44 feet and a central angle of 10 degrees 19 minutes 20 seconds; thence South 85 degrees 19 minutes 24 seconds West, not tangent to said curve, along the south line of said Outlot A, a distance of 234.44 feet; thence continue along said line, South 76 degrees 10 minutes 19 seconds West 201.04 feet to the point of beginning, said point also being the Southwest corner of said Outlot A and there terminating.

Has caused the same to be surveyed and platted as INSPIRATION 3RD ADDITION and does hereby dedicate to the public for public use forever the public ways, as shown on this plat and also dedicate the easements created by this plat for drainage and utility purposes only.

In witness whereof said Mattamy (Minneapolis) Partnership, a Minnesota general partnership, has caused these presents to be signed by its proper officer this ________ day of ____________, 20_____.

MATTAMY (MINNEAPOLIS) PARTNERSHIP
by: Calben (Minnesota) Corporation, a Minnesota corporation, General Partner

By: ______________________
Steve Logan, Vice President

STATE OF __________
COUNTY OF __________

This instrument was acknowledged before me on ____________________ by Steve Logan, Vice President of Calben (Minnesota) Corporation, a Minnesota corporation, General Partner of Mattamy (Minneapolis) Partnership, a Minnesota general partnership, on behalf of the partnership.

____
____
Notary Public, ______________________
My commission expires ______________________

I, Thomas R. Balluff, do hereby certify that I have surveyed and platted or directly supervised the survey and platting of the property described on this plat as INSPIRATION 3RD ADDITION; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as defined in MS Section 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Dated this _____ day of ______________, 20____.

____
Thomas R. Balluff, Licensed Land
Surveyor Minnesota License No. 40361

STATE OF __________
COUNTY OF __________

This instrument was acknowledged before me on ____________________ by Thomas R. Balluff, Licensed Land Surveyor.

____
____
Notary Public, ______________________
My commission expires ______________________

CITY COUNCIL, CITY OF BAYPORT, MINNESOTA

This plat was approved by the City Council of the City of Bayport, Minnesota, this _______ day of ______________, 20____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Signed: ______________________, Mayor Signed: ______________________, Clerk

COUNTY SURVEYOR

Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _______ day of ______________, 20____.

By: ______________________ By: ______________________
Washington County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9 and Section 272.12, taxes payable in the year 20____ on the real estate hereinbefore described, have been paid; and there are no delinquent taxes, and transfer entered on this _______ day of ______________, 20____.

By: ______________________ By: ______________________
Washington County Auditor/Treasurer Deputy

COUNTY RECORDER

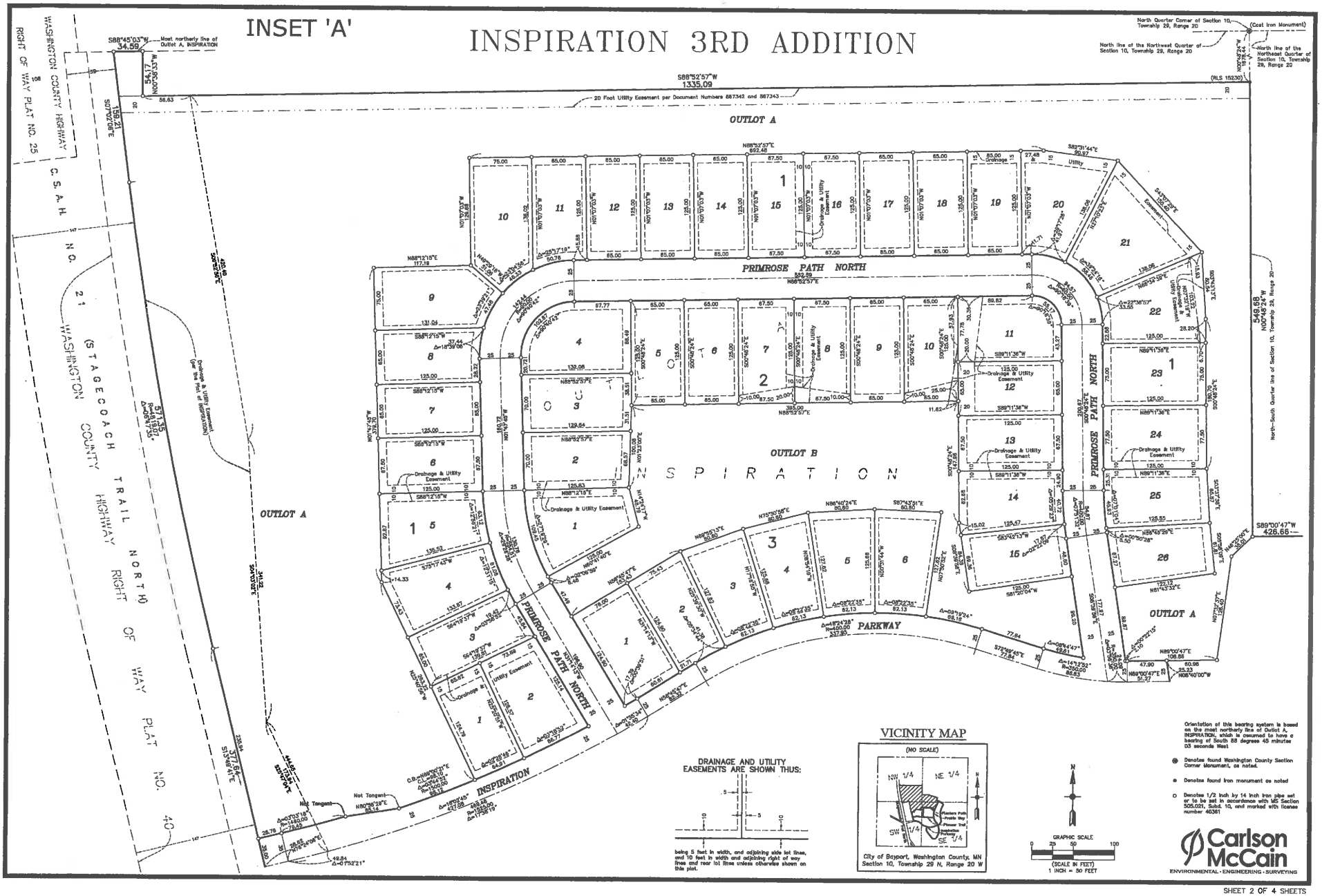
Document Number ____________

I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this _______ day of ______________, 20____, at _______ o'clock ____M., and was duly recorded in Washington County Records.

By: ______________________ By: ______________________
Washington County Recorder Deputy

INSET 'A'

INSPIRATION 3RD ADDITION



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

VICINITY MAP

(NO SCALE)

City of Bayport, Washington County, MN
Section 10, Township 29 N, Range 20 W

GRAPHIC SCALE
(SCALE IN FEET)
1 INCH = 50 FEET

Orientation of this bearing system is based on the most northerly line of Outlot A, INSPIRATION, which is assumed to have a bearing of South 88 degrees 45 minutes 03 seconds West

● Denotes found Washington County Section Corner Monument, as noted.

● Denotes found iron monument as noted

○ Denotes 1/2 inch by 14 inch iron pipe set or to be set in accordance with MS Section 505.021, Subd. 10, and marked with license number 40361

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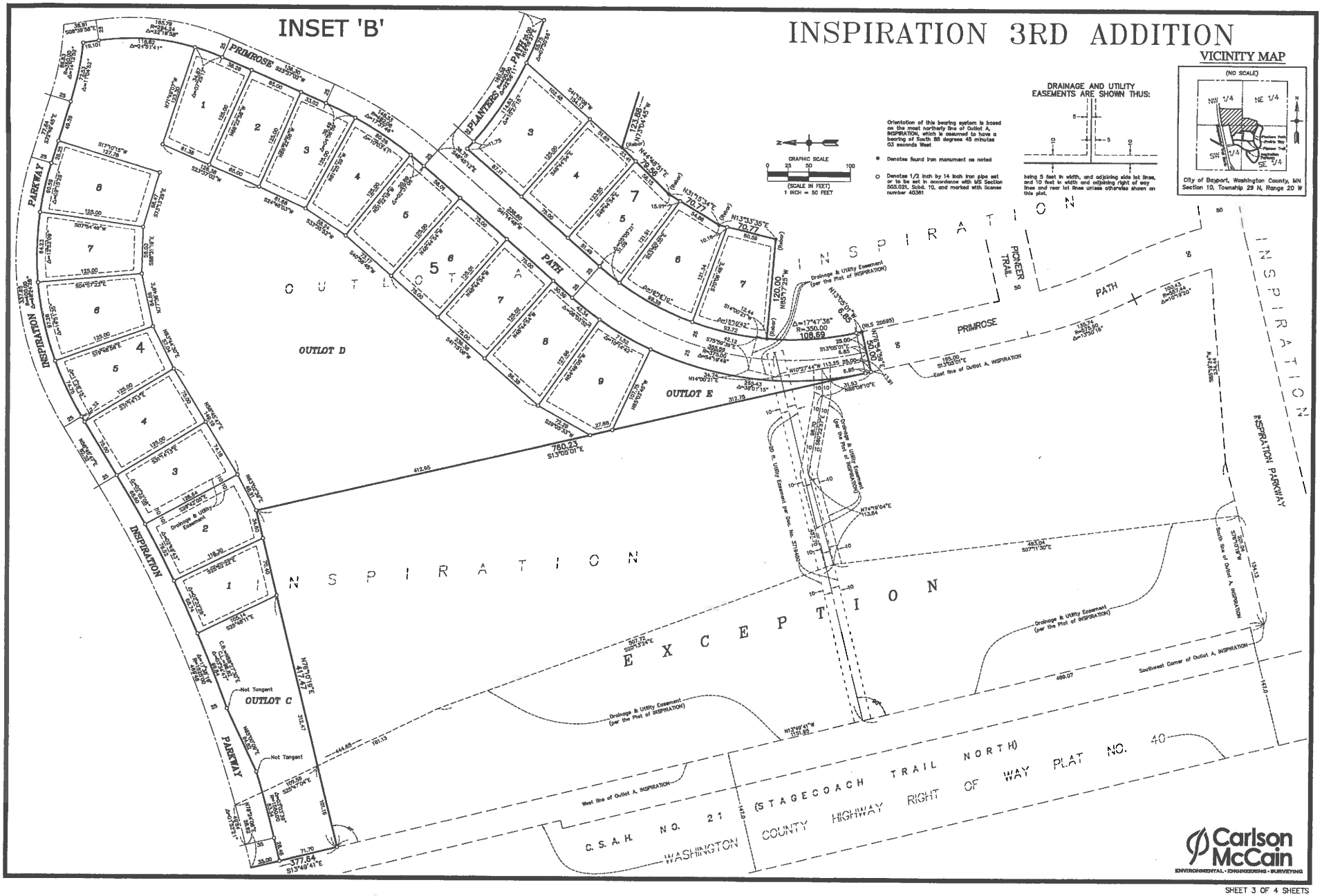
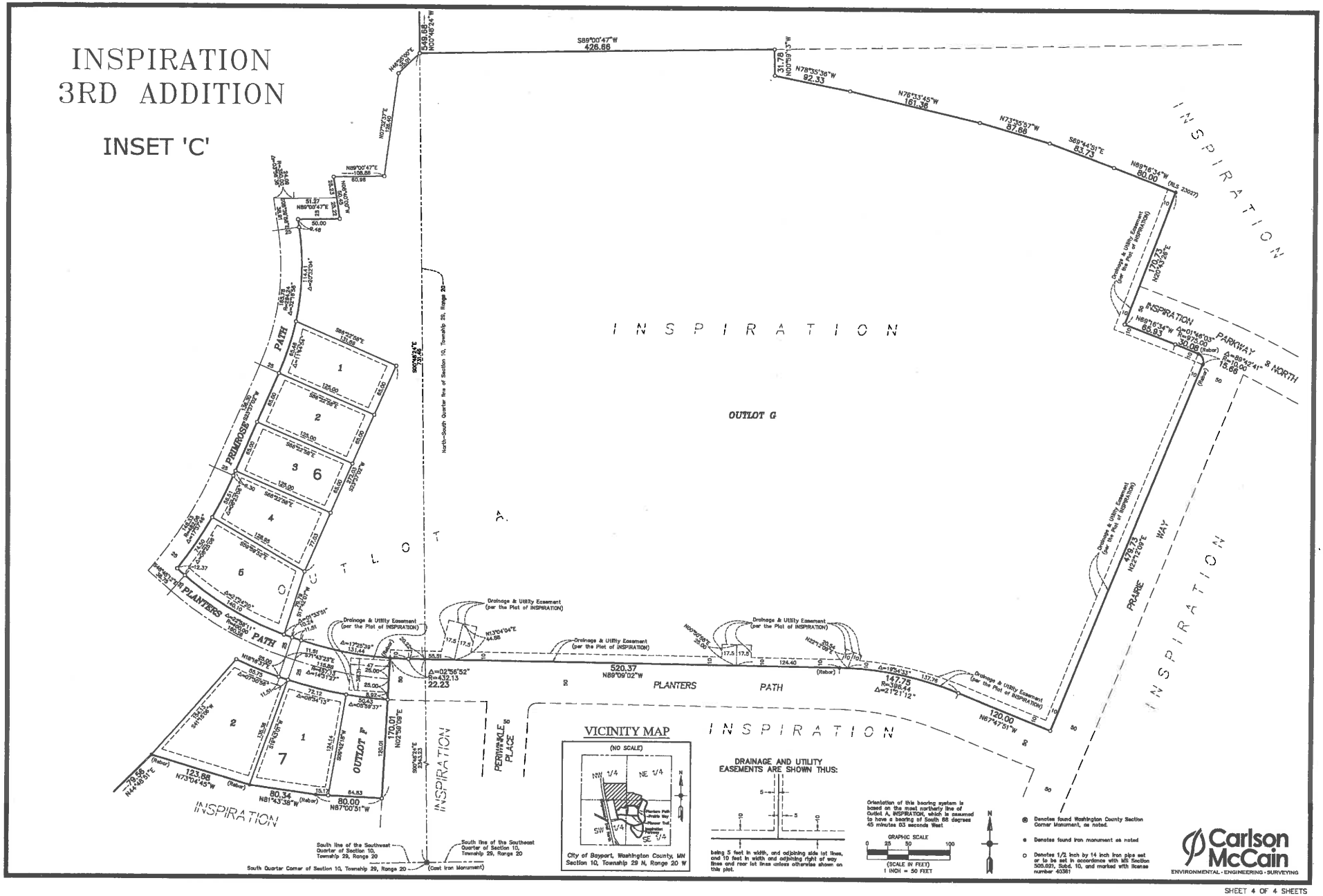
INSPIRATION 3RD ADDITION

INSET 'B'



INSPIRATION 3RD ADDITION

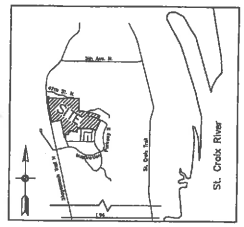
INSET 'C'



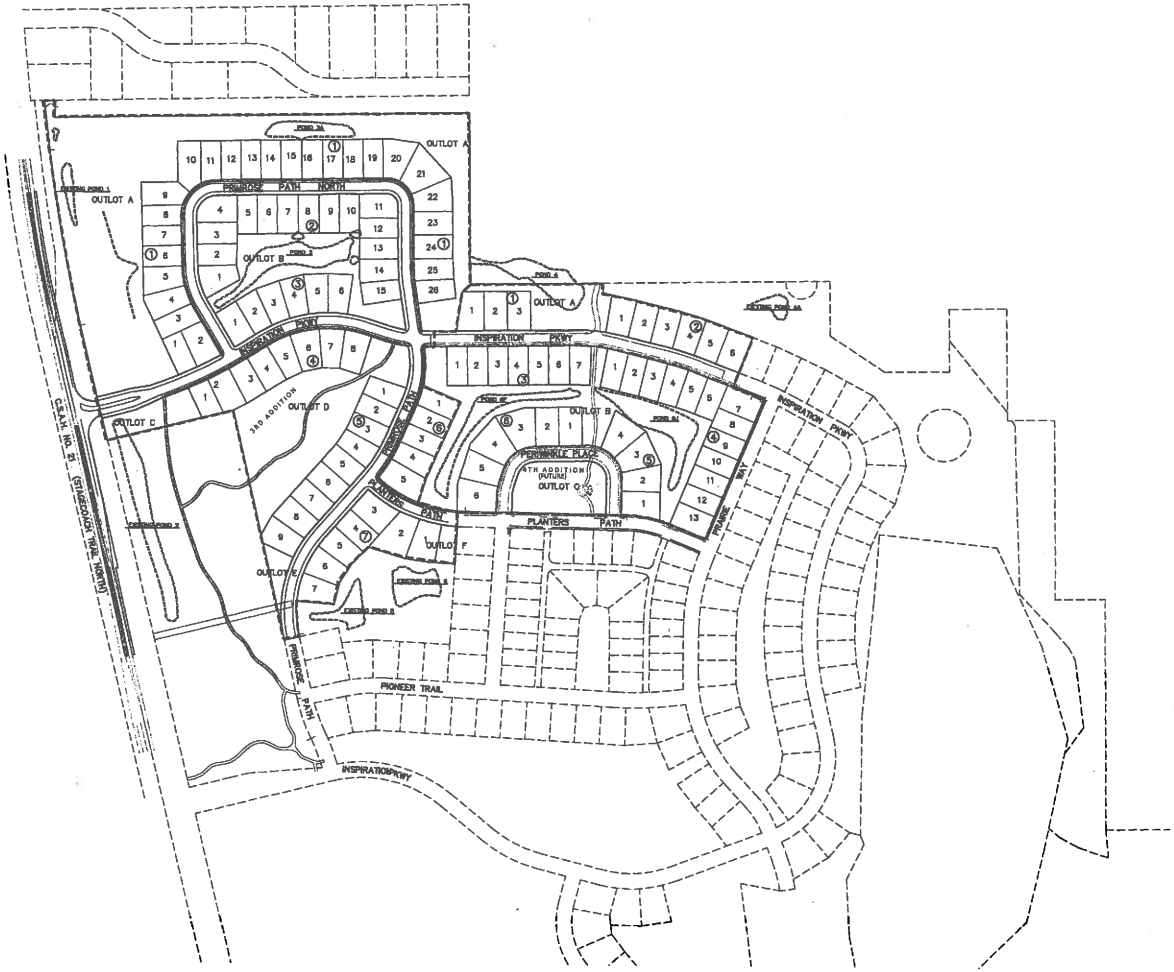
INSPIRATION 3RD ADDITON

SANITARY SEWER, WATER MAIN, STORM SEWER AND STREET CONSTRUCTION PLANS

BAYPORT, MINNESOTA



LOCATION MAP



SHEET INDEX

1. COVER
2. UTILITY INDEX
3. SANITARY SEWER & WATERMAIN
4. SANITARY SEWER & WATERMAIN
5. SANITARY SEWER & WATERMAIN
6. SANITARY SEWER & WATERMAIN
7. STORM SEWER
8. STORM SEWER
9. STORM SEWER
10. STREET CONSTRUCTION
    - INSPIRATION PKWY
11. STREET CONSTRUCTION
    - PRIMROSE PATH NORTH STA. 0+00 TO STA. 9+00
12. STREET CONSTRUCTION
    - PRIMROSE PATH NORTH STA. 9+00 TO STA. 17+11.50
    - PLANTERS PATH
13. STREET CONSTRUCTION
    - PRIMROSE PATH
14. TRAIL CONSTRUCTION PLAN
15. DETAILS
16. DETAILS

T1–T3. TURN LANE PLANS

N

0 100 200 400
(IN FEET)

BENCHMARKS

1. TOP NUT HYDRANT APPROXIMATELY 115 FT. WEST OF INSPIRATION PARKWAY NORTH AND PRAIRIE WAY NORTH. ELEVATION: 862.93 (NAVD 88)
2. TOP NUT HYDRANT APPROXIMATELY 180 FT. WEST OF PLANTERS PATH AND PERIWINKLE PLACE ELEVATION: 863.00 (NAVD 88)

Carlson McCain
+ environmental
+ engineering
+ surveying

248 Apollo Drive, Suite 100
Lino Lakes, MN 55014
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 05/20/15 License #: 25063

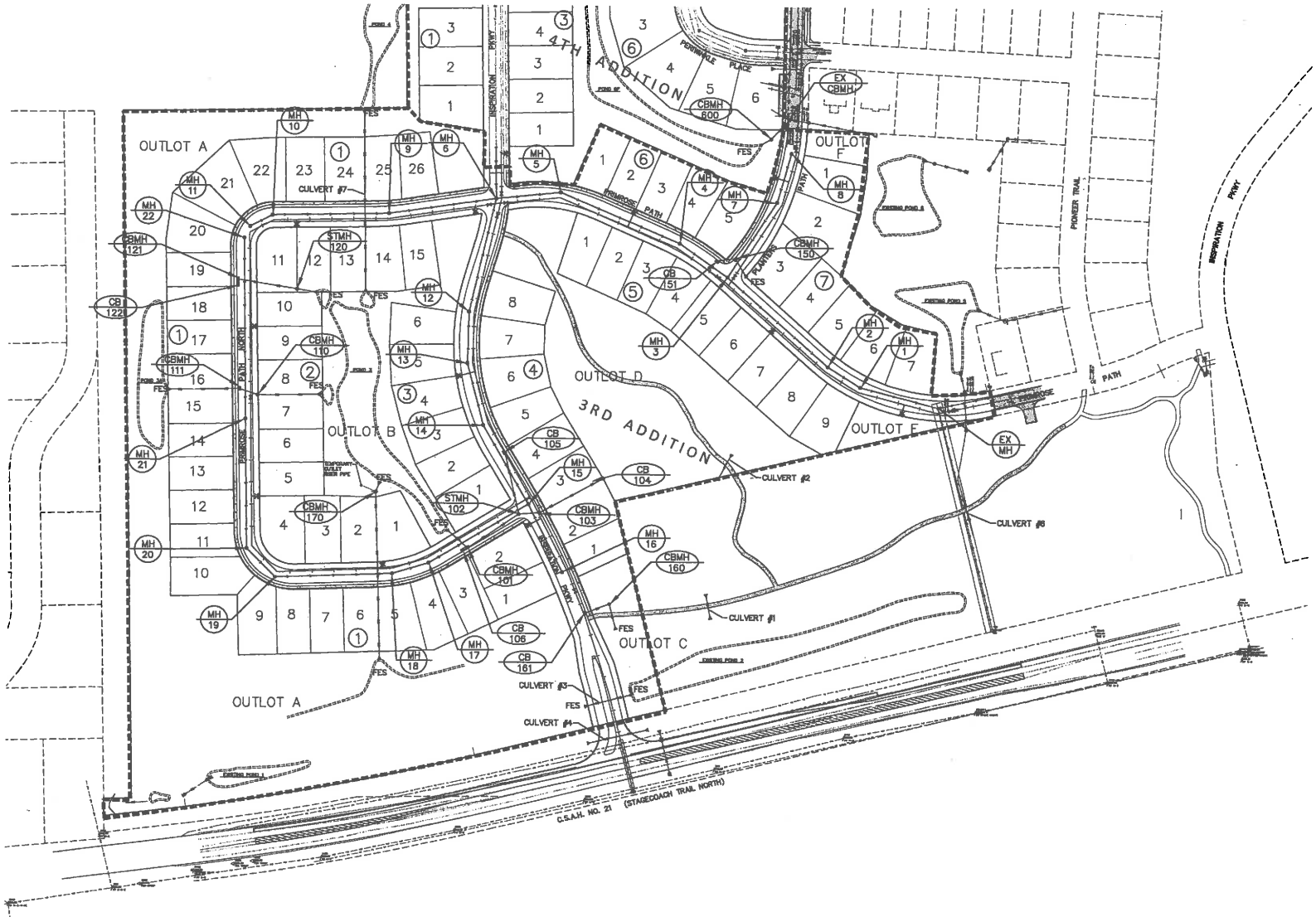
Drawn: LOC
Designed: BJK
Date: 05/20/15

Revisions:
1.

MATTAMY HOMES, LLC
7201 Washington Avenue - Suite 201
Edina, MN 55439

INSPIRATION 3RD ADDITION
Bayport, Minnesota

STREET CONSTRUCTION



BENCHMARKS

1. TOP NUT HYDRANT APPROXIMATELY 115 FT. WEST OF INSPIRATION PARKWAY NORTH AND PRAIRIE WAY NORTH. ELEVATION: 882.93 (NAVD 88)

2. TOP NUT HYDRANT APPROXIMATELY 180 FT. WEST OF PLANTERS PATH AND PERIWINKLE PLACE. ELEVATION: 853.00 (NAVD 88)

Carlson McCain
• environmental
• engineering
• surveying

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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 Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 05/20/15 License #: 25063

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Revisions:
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MATTAMY HOMES, LLC
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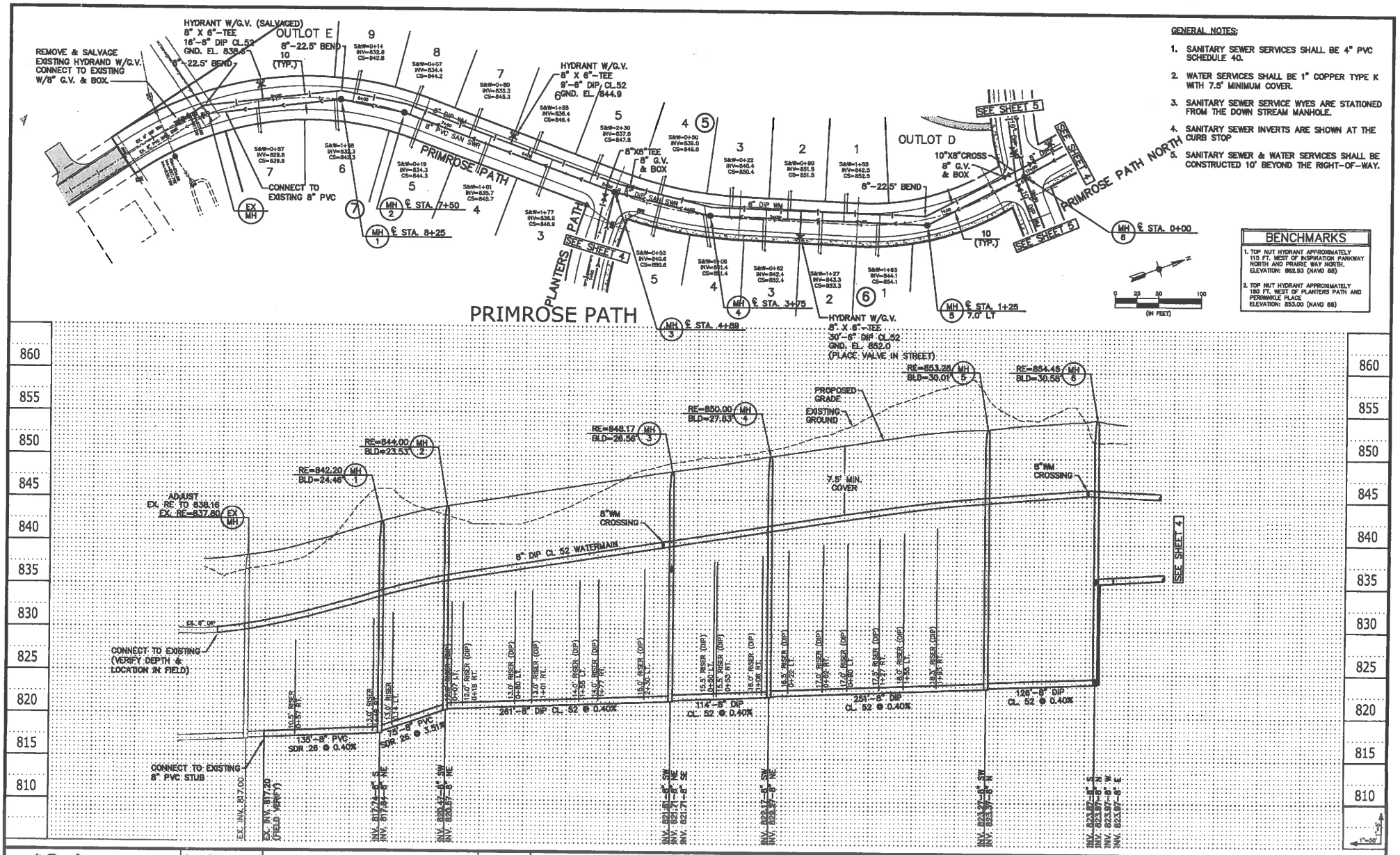
INSPIRATION 3RD ADDITION
Bayport, Minnesota

STREET CONSTRUCTION



GENERAL NOTES:

1. SANITARY SEWER SERVICES SHALL BE 4" PVC SCHEDULE 40.
2. WATER SERVICES SHALL BE 1" COPPER TYPE K WITH 7.5' MINIMUM COVER.
3. SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWN STREAM MANHOLE.
4. SANITARY SEWER INVERTS ARE SHOWN AT THE CURB STOP
5. SANITARY SEWER & WATER SERVICES SHALL BE CONSTRUCTED 10' BEYOND THE RIGHT-OF-WAY.

BENCHMARKS

1. TOP NUT HYDRANT APPROXIMATELY 115 FT. WEST OF INSPIRATION PARKWAY NORTH AND PRAIRIE WAY NORTH. ELEVATION: 862.93 (NAVD 88)
2. TOP NUT HYDRANT APPROXIMATELY 180 FT. WEST OF PLANTERS PATH AND PERIWINKLE PLACE ELEVATION: 853.00 (NAVD 88)

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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 Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 05/20/15 License #: 25063

Drawn: LDC
Designed: BJK
Date: 05/20/15

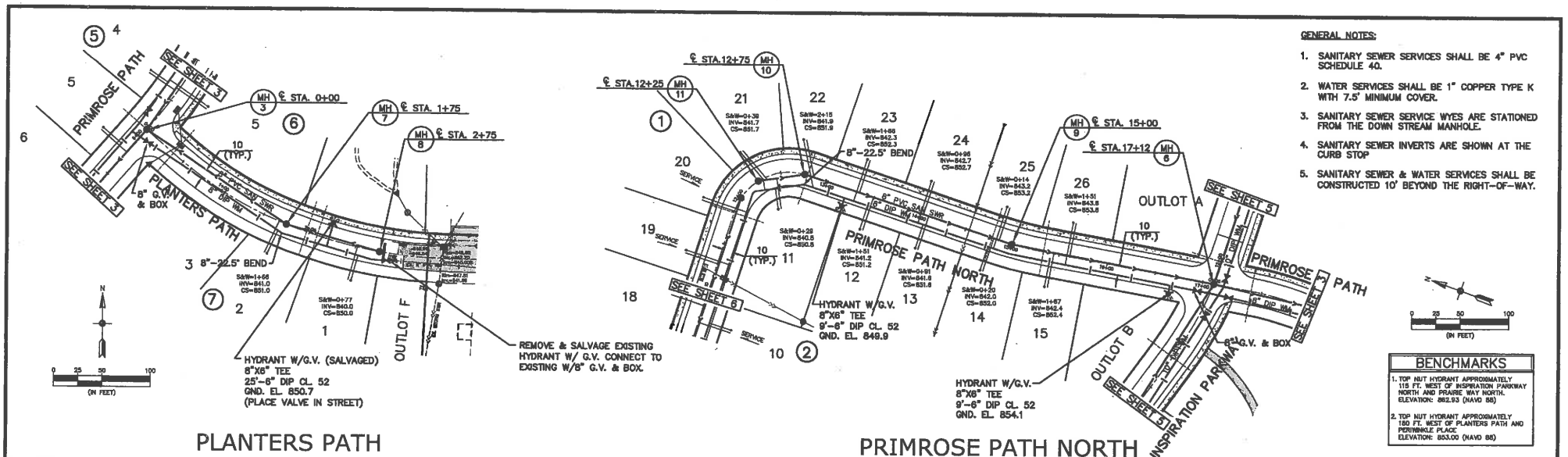
Revisions:
1.

MATTAMY HOMES, LLC
7201 Washington Avenue - Suite 201
Edina, MN 55439

INSPIRATION 3RD ADDITION
Bayport, Minnesota

SANITARY SEWER & WATER MAIN

Date Plotted: 5/21/15 J:\Jobs\341 - 3300\349 - Inspiration\civil\engineering\final utility\349_utility.dwg



GENERAL NOTES:

1. SANITARY SEWER SERVICES SHALL BE 4" PVC SCHEDULE 40.
2. WATER SERVICES SHALL BE 1" COPPER TYPE K WITH 7.5' MINIMUM COVER.
3. SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWN STREAM MANHOLE.
4. SANITARY SEWER INVERTS ARE SHOWN AT THE CURB STOP
5. SANITARY SEWER & WATER SERVICES SHALL BE CONSTRUCTED 10' BEYOND THE RIGHT-OF-WAY.

BENCHMARKS

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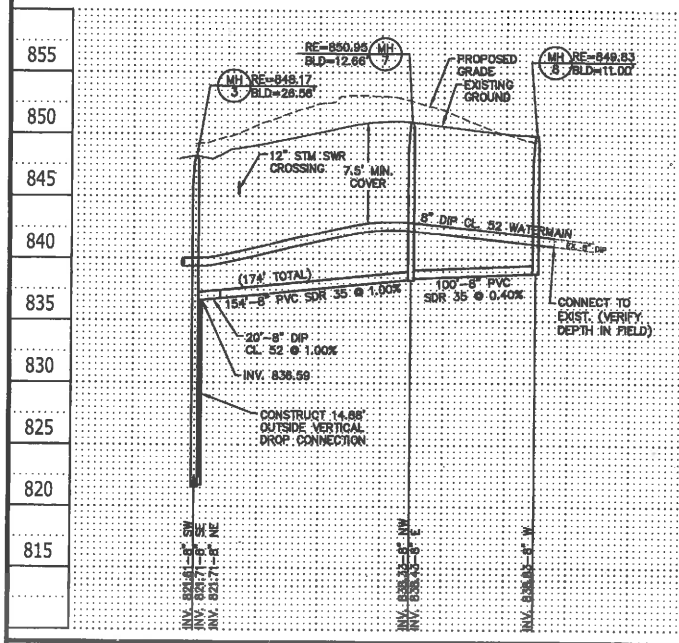
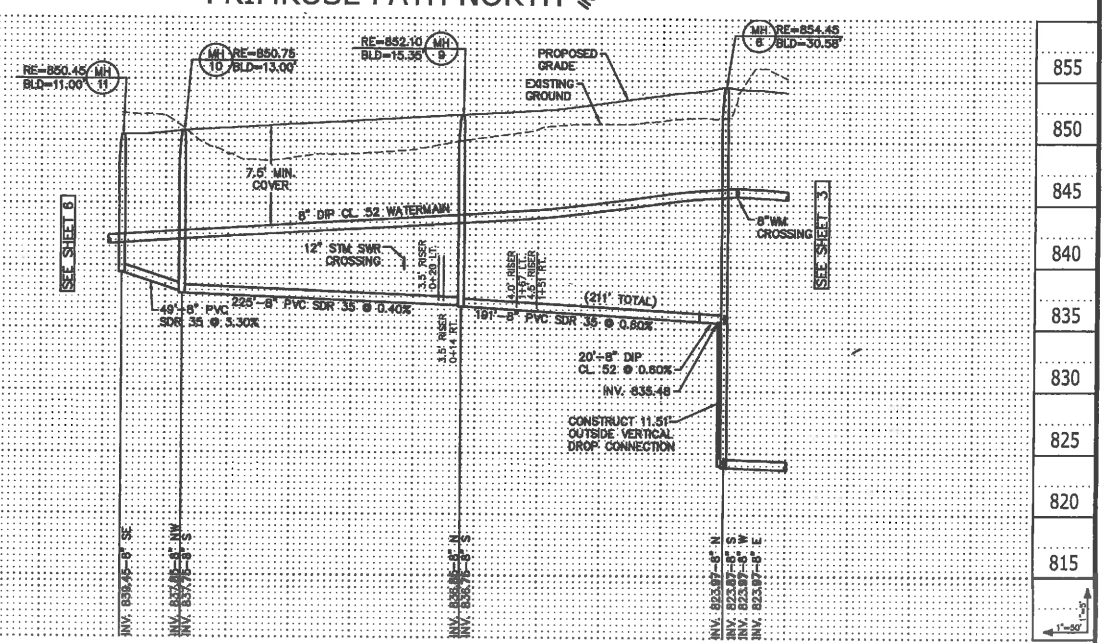
2. TOP NUT HYDRANT APPROXIMATELY 150 FT. WEST OF PLANTERS PATH AND PERWINKLE PLACE ELEVATION: 853.00 (NAVD 88)

PLANTERS PATH



PRIMROSE PATH NORTH



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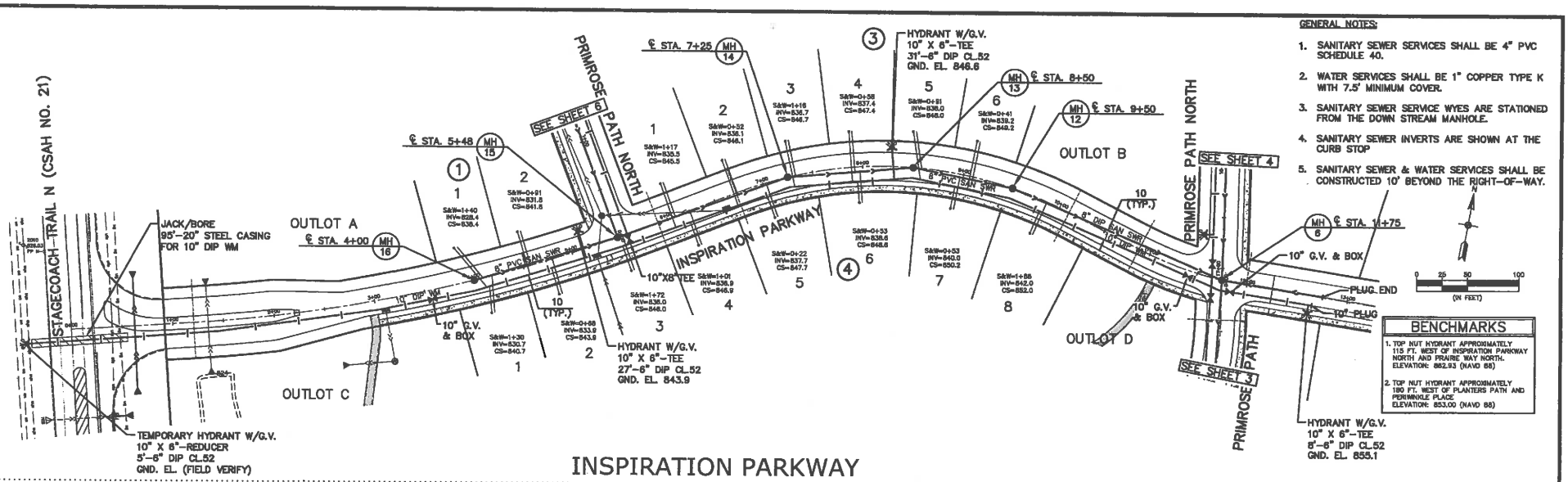
SANITARY SEWER & WATER MAIN



GENERAL NOTES:

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BENCHMARKS

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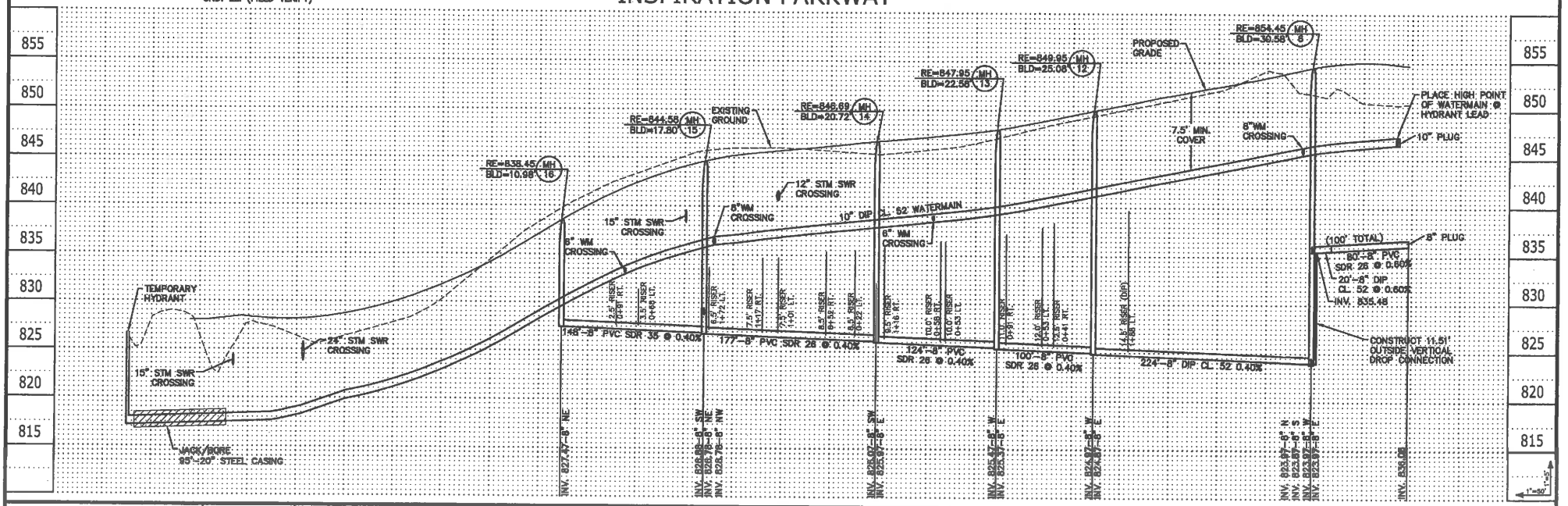
2. TOP NUT HYDRANT APPROXIMATELY 190 FT. WEST OF PLANTERS PATH AND PERIWINKLE PLACE ELEVATION: 853.00 (NAVD 88)

INSPIRATION PARKWAY



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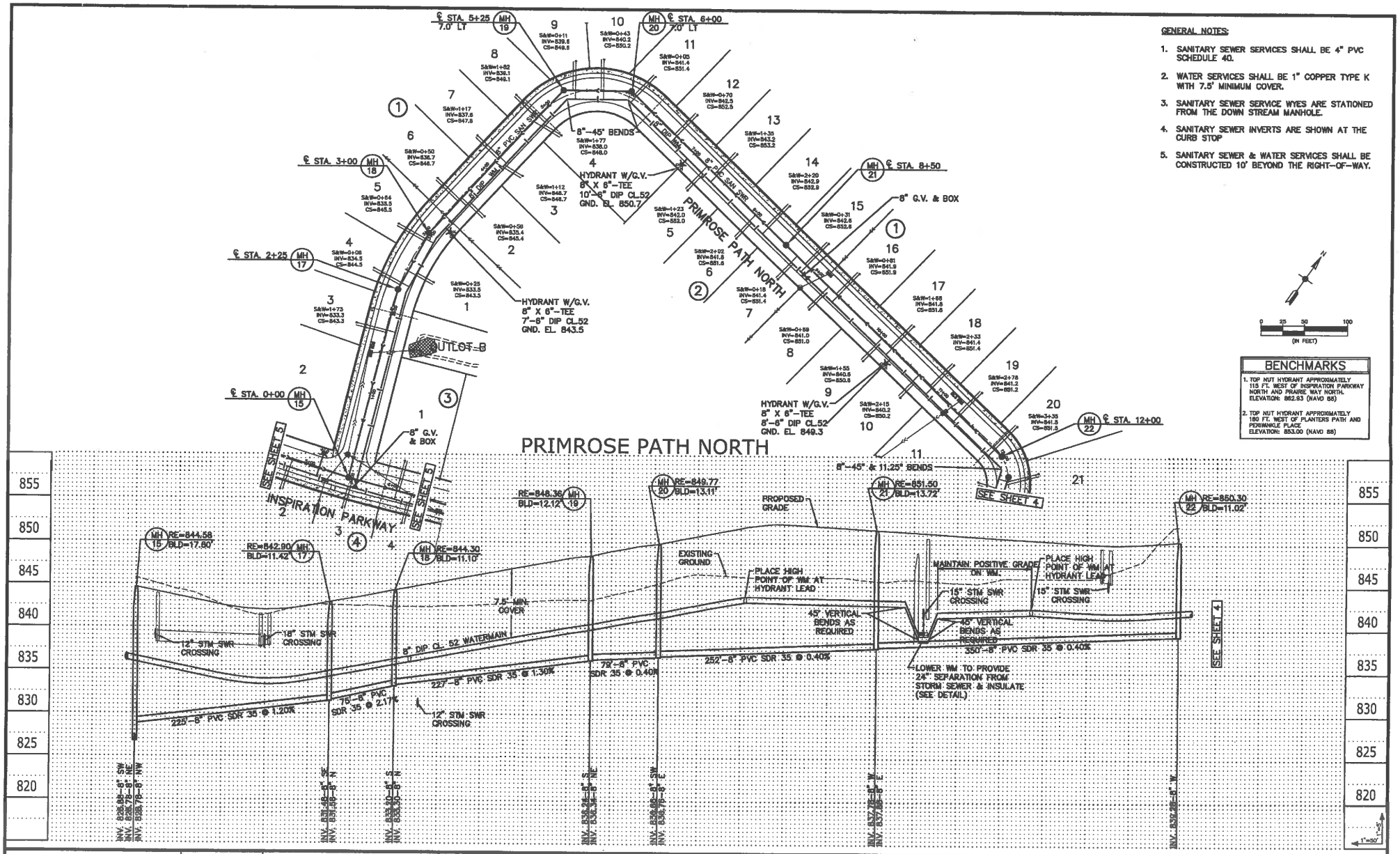

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0 25 50 100
(IN FEET)

BENCHMARKS

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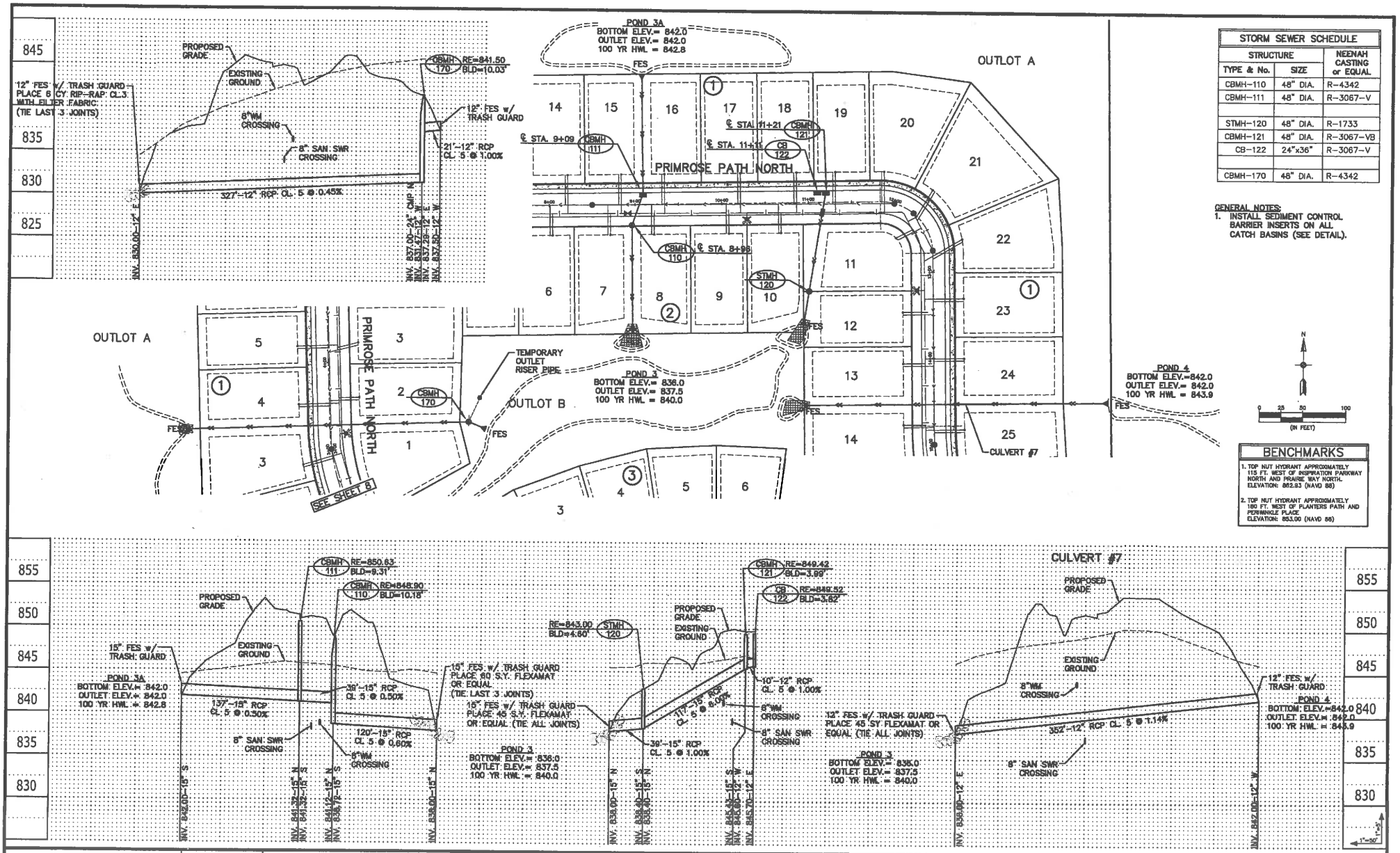
Carlson McCain • environmental • engineering • surveying	248 Apollo Drive, Suite 100 Lino Lakes, MN 55014 Phone: (763) 489-7900 Fax: (763) 489-7959 www.carlsonmccain.com	I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota	Print Name: Brian J. Krystofiak, P.E. Signature: Date: 05/20/15 License #: 25063	Drawn: LOC Designed: BJK Date: 05/20/15	Revisions: 1.	MATTAMY HOMES, LLC 7201 Washington Avenue - Suite 201 Edina, MN 55439	INSPIRATION 3RD ADDITION Bayport, Minnesota	SANITARY SEWER & WATER MAIN	6 of 16



STORM SEWER SCHEDULE		
STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
CBMH-110	48" DIA.	R-4342
CBMH-111	48" DIA.	R-3067-V
STMH-120	48" DIA.	R-1733
CBMH-121	48" DIA.	R-3067-VB
CB-122	24"x36"	R-3067-V
CBMH-170	48" DIA.	R-4342

GENERAL NOTES:
1. INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL).

BENCHMARKS

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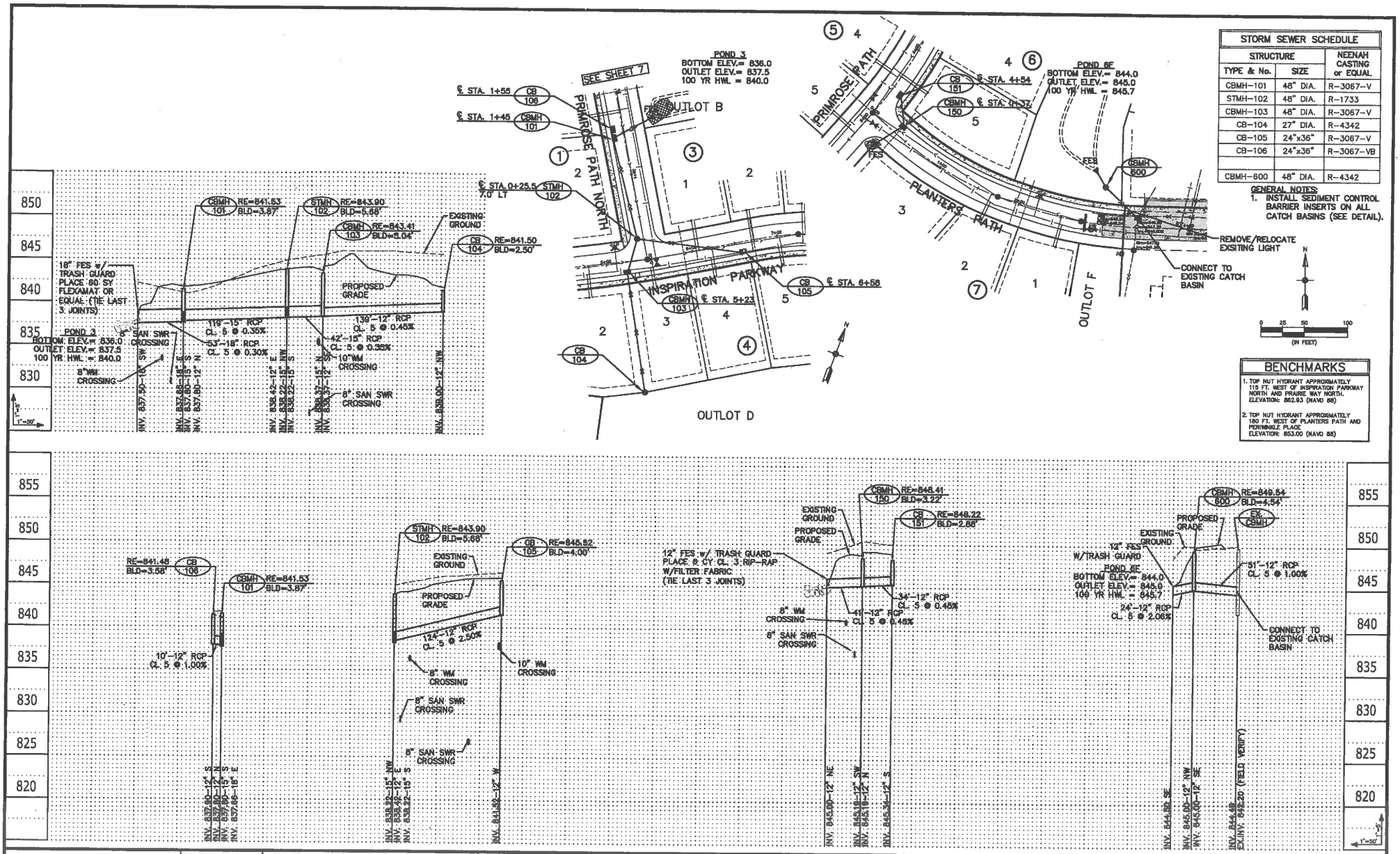
INSPIRATION 3RD ADDITION
Bayport, Minnesota

STORM SEWER



STORM SEWER SCHEDULE		
STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
CBMH-101	48" DIA.	R-3067-V
STMH-102	48" DIA.	R-1733
CBMH-103	48" DIA.	R-3067-V
CB-104	27" DIA.	R-4342
CB-105	24"x36"	R-3067-V
CB-106	24"x36"	R-3067-VB
CBMH-600	48" DIA.	R-4342

GENERAL NOTES:
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BENCHMARKS
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2. TOP NUT HYDRANT APPROXIMATELY 180 FT. WEST OF PLANTERS PATH AND PERIWINKLE PLACE ELEVATION: 853.00 (NAVD 88)

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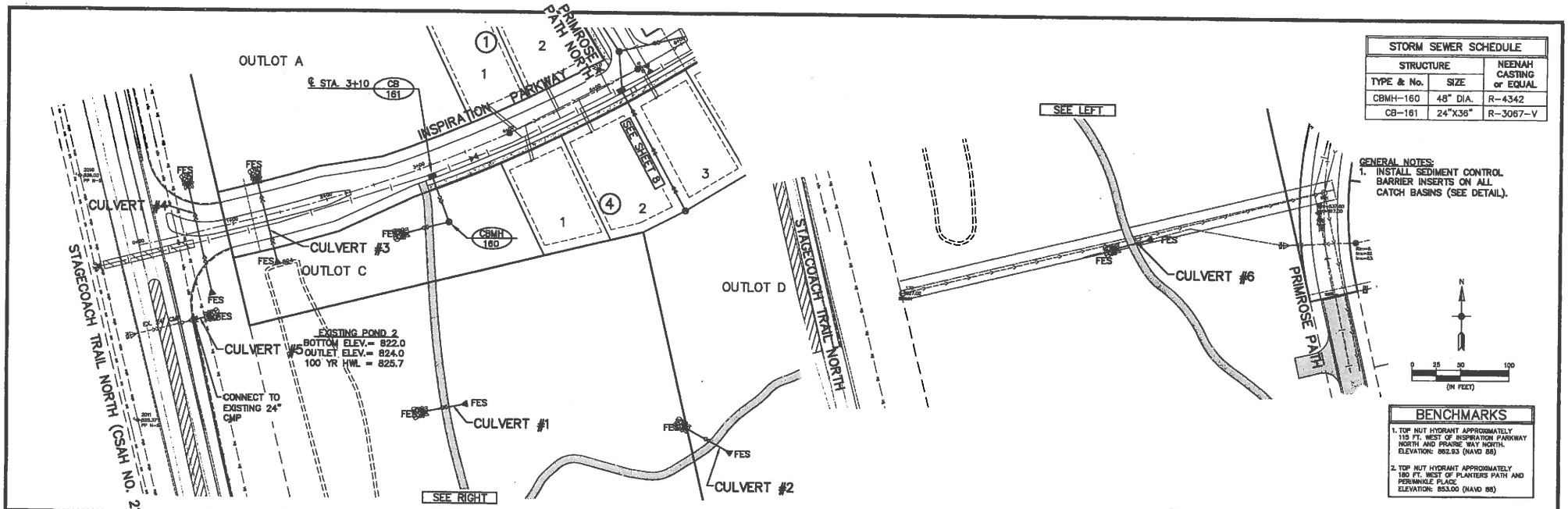
STORM SEWER



STORM SEWER SCHEDULE		
STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
CBMH-160	48" DIA.	R-4342
CB-161	24"X36"	R-3067-V

GENERAL NOTES:
1. INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL).

BENCHMARKS
1. TOP NUT HYDRANT APPROXIMATELY 115 FT. WEST OF INSPIRATION PARKWAY NORTH AND PRAIRIE WAY NORTH. ELEVATION: 862.93 (NAVD 88)
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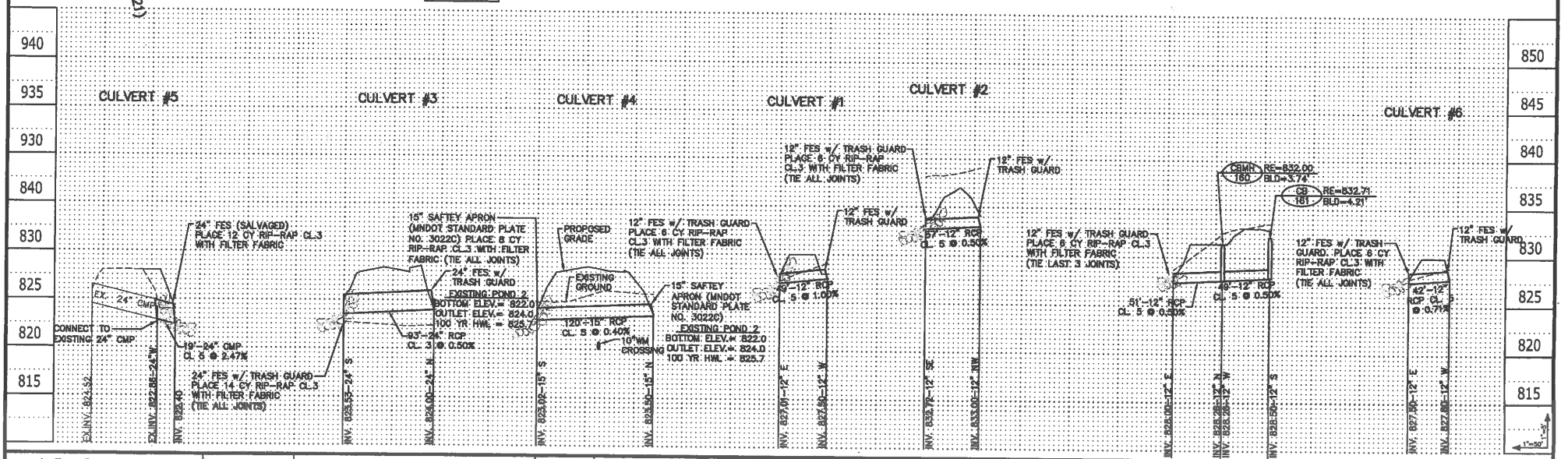

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Edina, MN 55439

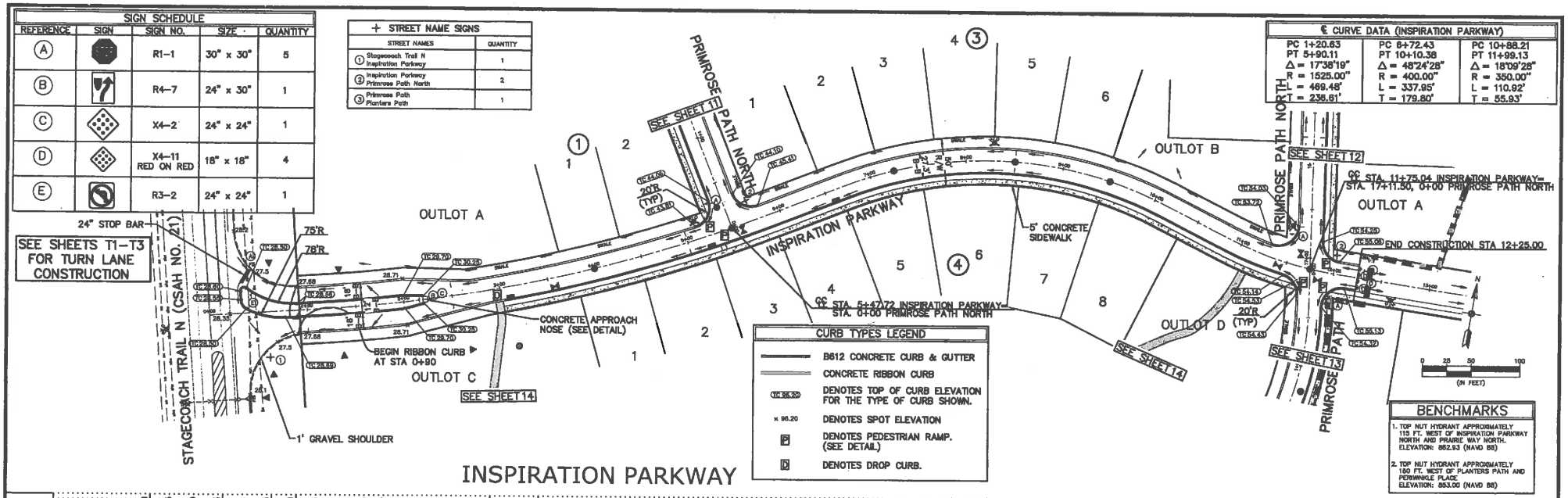
INSPIRATION 3RD ADDITION
Bayport, Minnesota

STORM SEWER

SIGN SCHEDULE				
REFERENCE	SIGN	SIGN NO.	SIZE	QUANTITY
A		R1-1	30" x 30"	5
B		R4-7	24" x 30"	1
C		X4-2	24" x 24"	1
D		X4-11 RED ON RED	18" x 18"	4
E		R3-2	24" x 24"	1

+ STREET NAME SIGNS	
STREET NAMES	QUANTITY
① Stagecoach Trail N / Inspiration Parkway	1
② Inspiration Parkway / Primrose Path North	2
③ Primrose Path / Planters Path	1

℄ CURVE DATA (INSPIRATION PARKWAY)		
PC 1+20.63	PC 6+72.43	PC 10+88.21
PT 5+90.11	PT 10+10.38	PT 11+99.13
Δ = 17°38'19"	Δ = 48°24'28"	Δ = 18°09'28"
R = 1525.00'	R = 400.00'	R = 350.00'
L = 469.48'	L = 337.95'	L = 110.92'
T = 236.61'	T = 179.80'	T = 55.93'



CURB TYPES LEGEND	
	B612 CONCRETE CURB & GUTTER
	CONCRETE RIBBON CURB
10:28.20	DENOTES TOP OF CURB ELEVATION FOR THE TYPE OF CURB SHOWN.
× 96.20	DENOTES SPOT ELEVATION
P	DENOTES PEDESTRIAN RAMP. (SEE DETAIL)
D	DENOTES DROP CURB.

BENCHMARKS

1. TOP NUT HYDRANT APPROXIMATELY 115 FT. WEST OF INSPIRATION PARKWAY NORTH AND PRAIRIE WAY NORTH. ELEVATION: 862.93 (NAVD 88)
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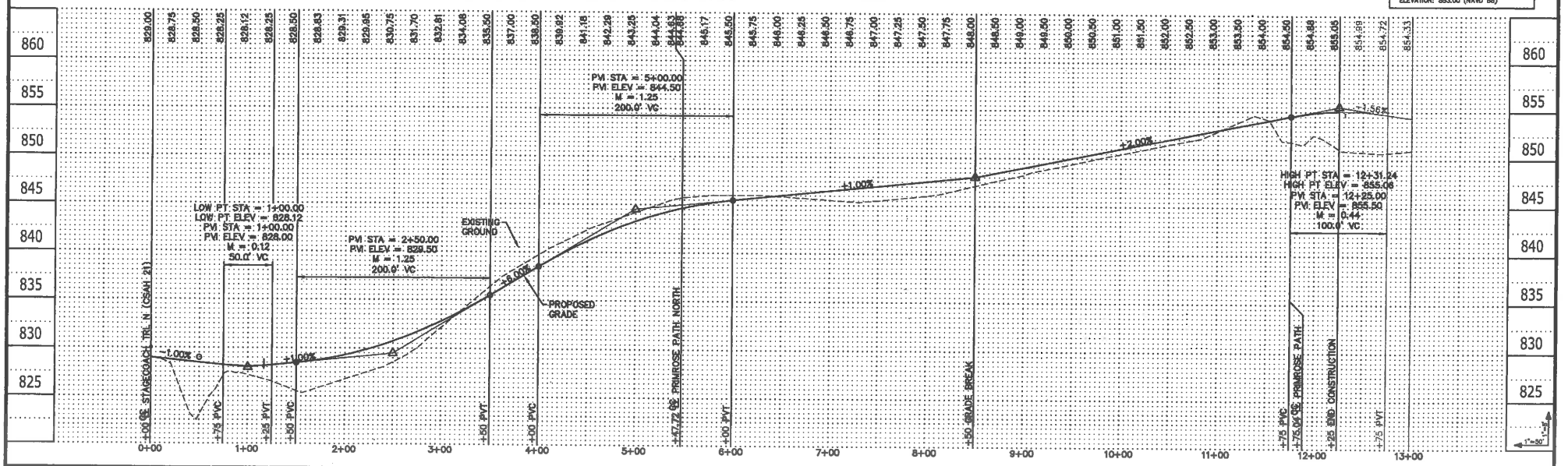
INSPIRATION PARKWAY



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Revisions:
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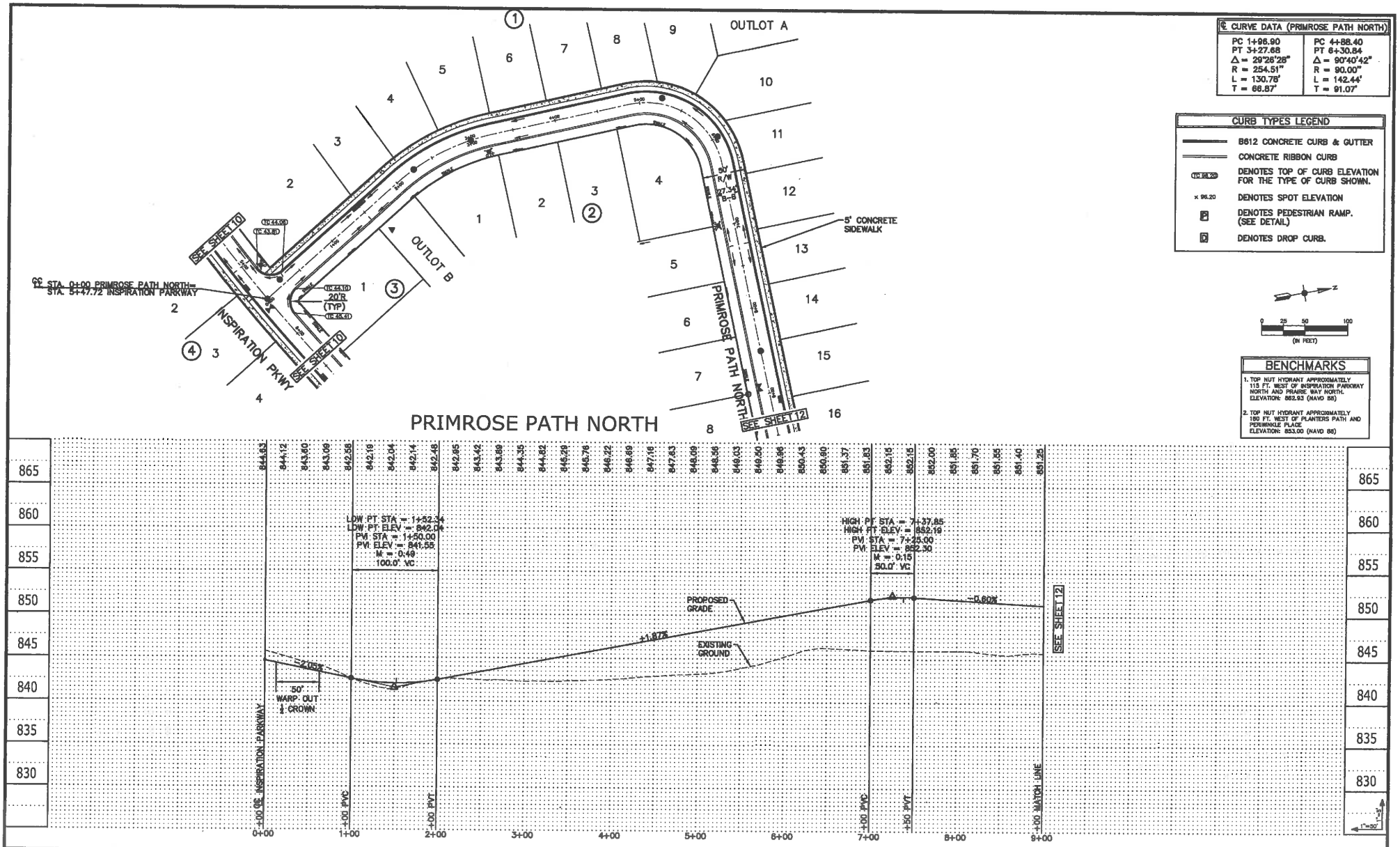
INSPIRATION 3RD ADDITION
Bayport, Minnesota

STREET CONSTRUCTION

Save Date: 5/21/2015 | User:(BJK) - 23601/349 - Inspiration Grad\engineering\final utility\349_street.dwg



℄ CURVE DATA (PRIMROSE PATH NORTH)	
PC 1+96.90	PC 4+88.40
PT 3+27.68	PT 6+30.84
Δ = 29°26'28"	Δ = 90°40'42"
R = 254.51'	R = 90.00'
L = 130.78'	L = 142.44'
T = 66.87'	T = 91.07'

CURB TYPES LEGEND

- B612 CONCRETE CURB & GUTTER
- CONCRETE RIBBON CURB
- (TC 96.20) DENOTES TOP OF CURB ELEVATION FOR THE TYPE OF CURB SHOWN.
- × 96.20 DENOTES SPOT ELEVATION
- DENOTES PEDESTRIAN RAMP. (SEE DETAIL)
- DENOTES DROP CURB.

0 25 50 100 (IN FEET)

BENCHMARKS

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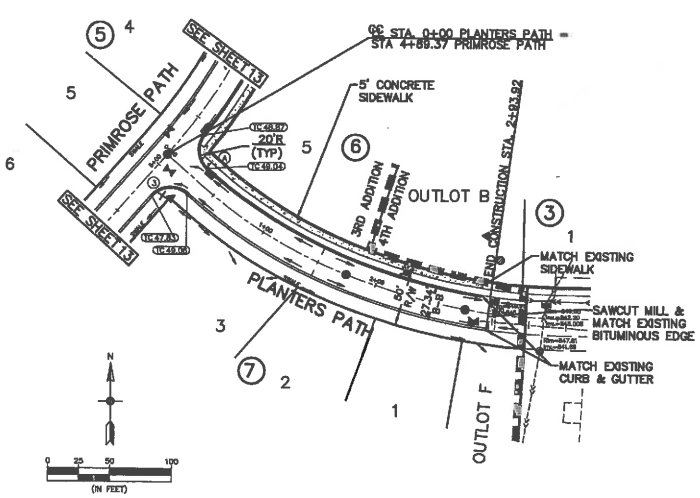
Bayport, Minnesota

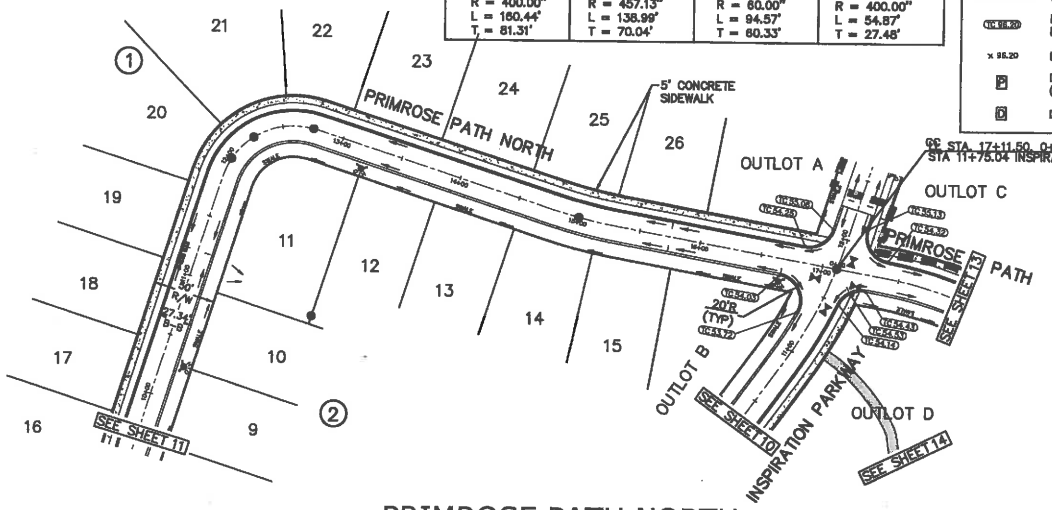
STREET CONSTRUCTION

℄ CURVE DATA (PLANTERS PATH)		℄ CURVE DATA (PRIMROSE PATH NORTH)	
PC 0+36.61	PC 2+08.66	PC 11+83.42	PC 14+78.66
PT 1+97.05	PT 3+47.65	PT 12+77.99	PT 15+33.53
Δ = 22°58'51"	Δ= 17°25'15"	Δ = 90°18'39"	Δ = 7°51'32"
R = 400.00'	R = 457.13'	R = 60.00'	R = 400.00'
L = 160.44'	L = 138.99'	L = 94.57'	L = 54.87'
T = 81.31'	T = 70.04'	T = 60.33'	T = 27.48'

CURB TYPES LEGEND

- B612 CONCRETE CURB & GUTTER
- CONCRETE RIBBON CURB
- (TC 98.20) DENOTES TOP OF CURB ELEVATION FOR THE TYPE OF CURB SHOWN.
- × 98.20 DENOTES SPOT ELEVATION
- P DENOTES PEDESTRIAN RAMP. (SEE DETAIL)
- D DENOTES DROP CURB.





BENCHMARKS

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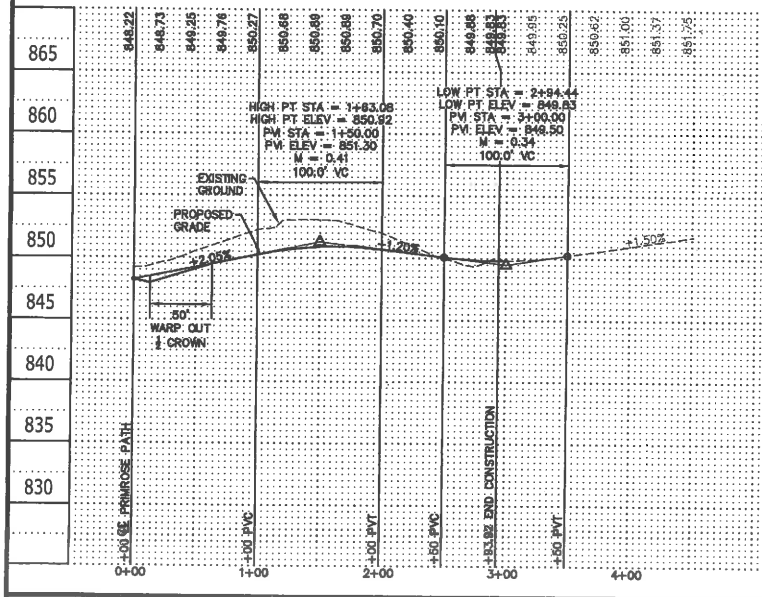
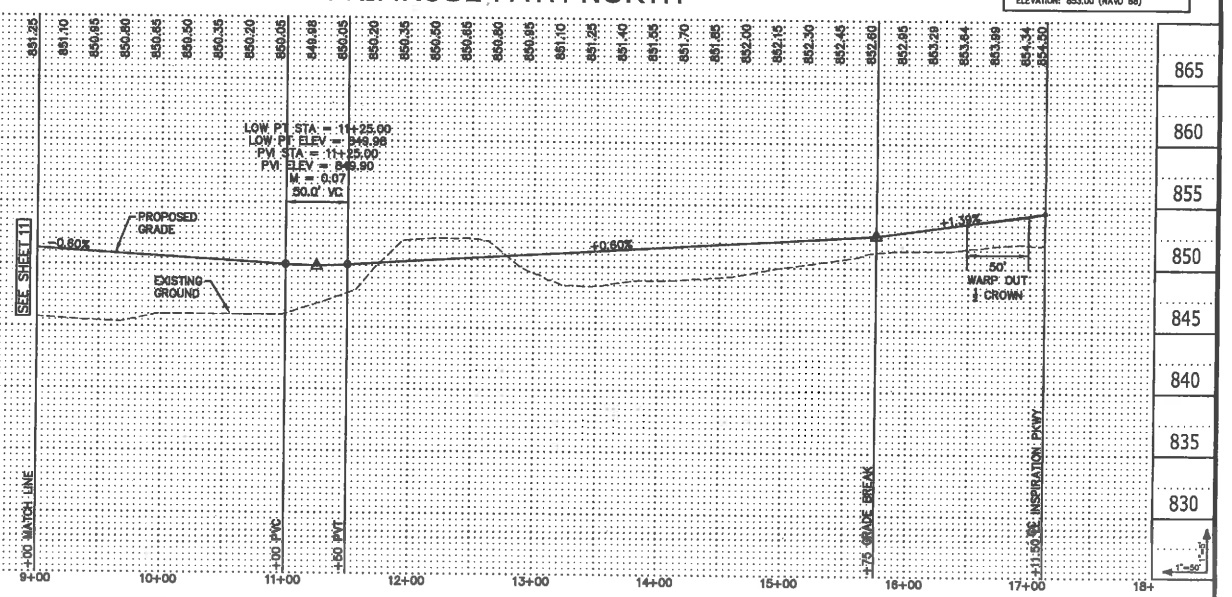
PLANTERS PATH



PRIMROSE PATH NORTH



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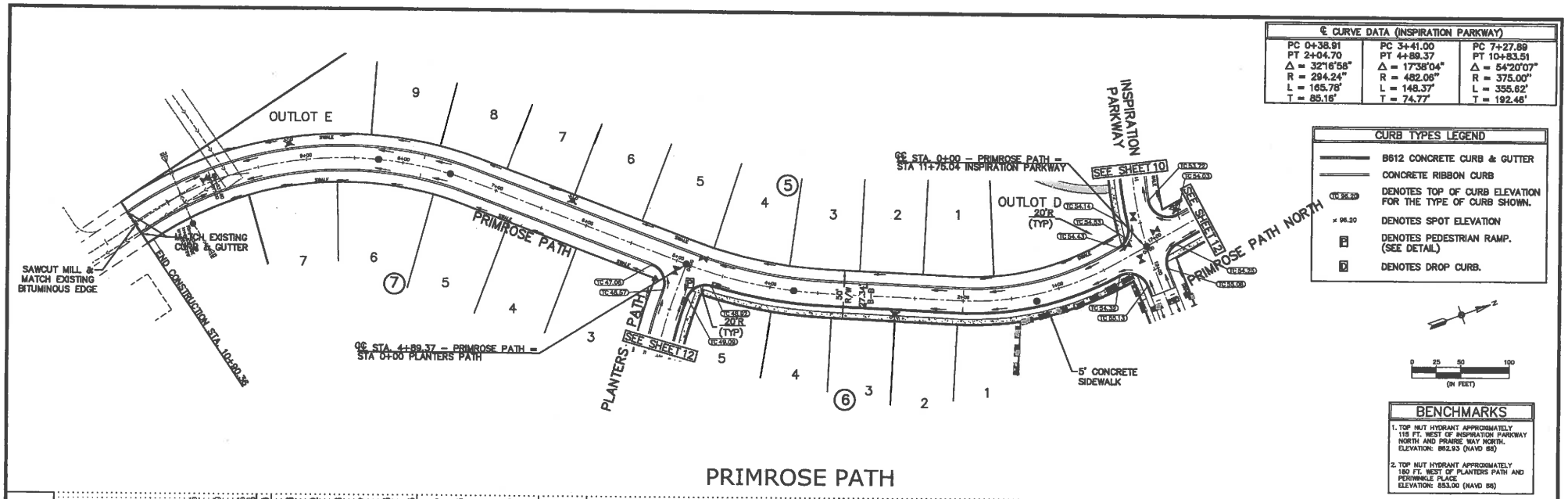
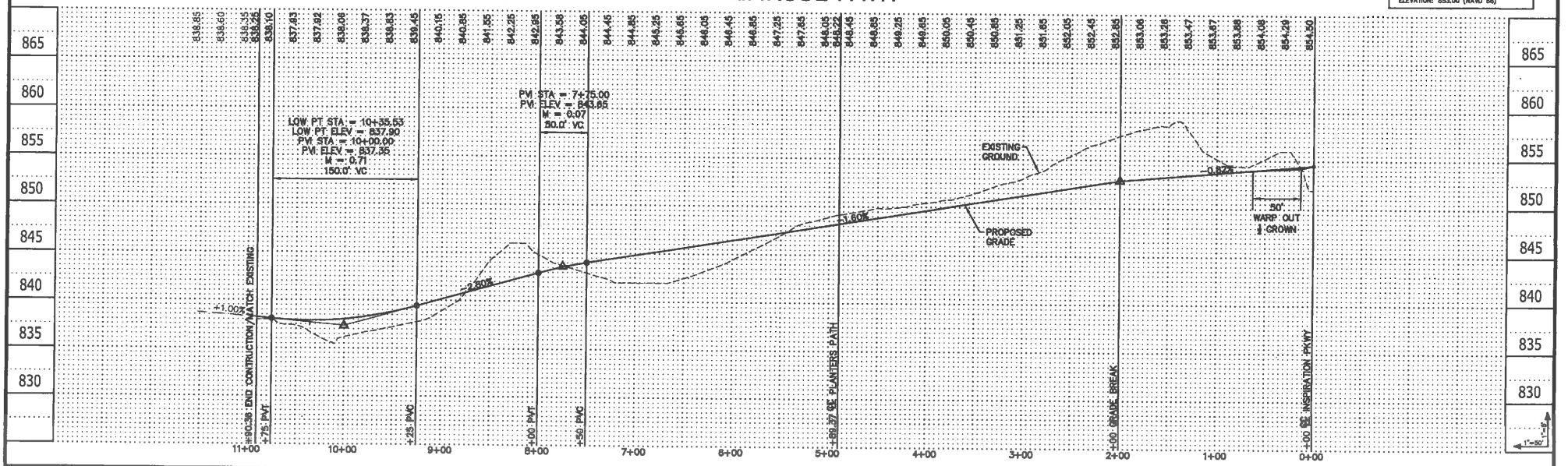


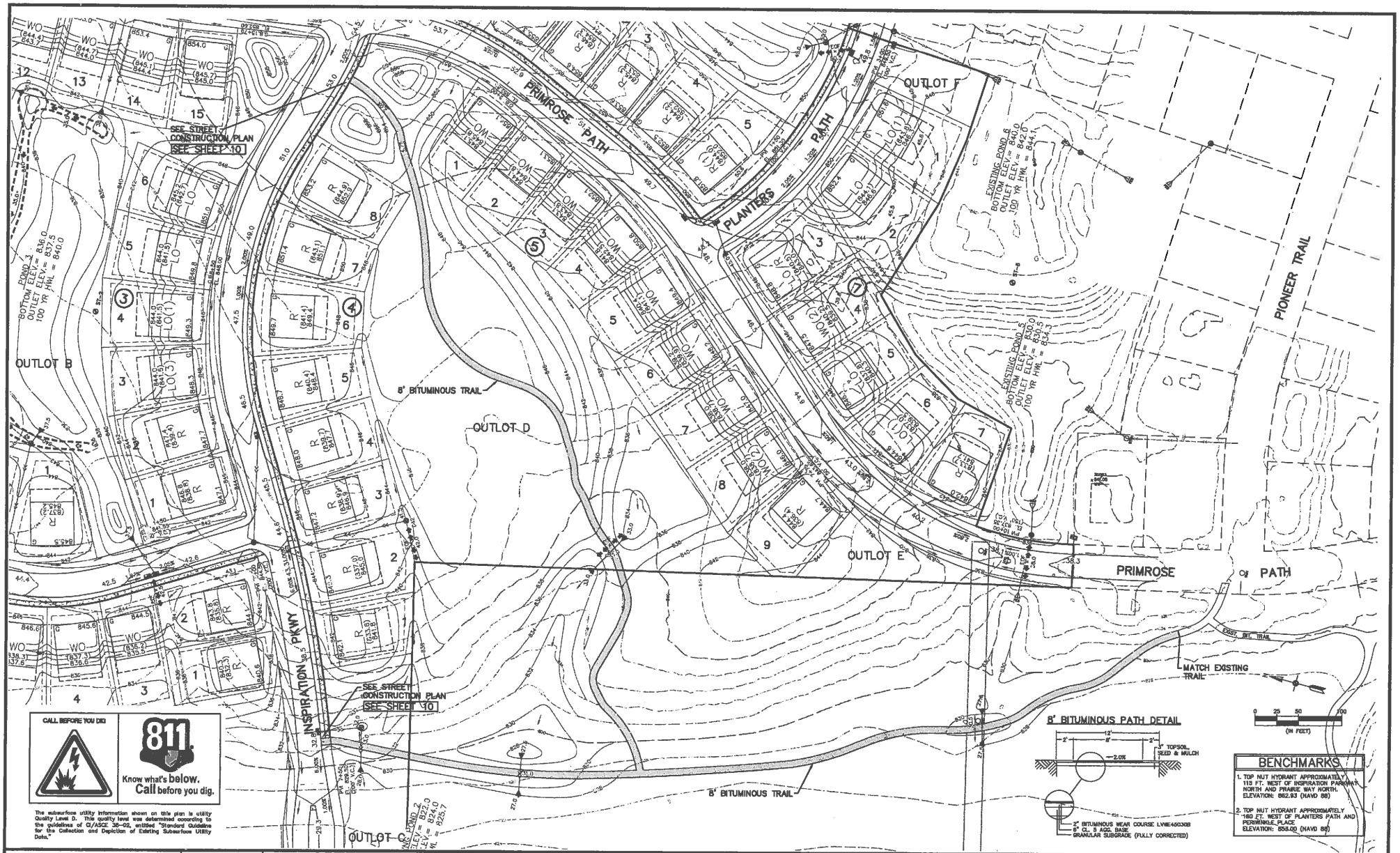
PRIMROSE PATH



Carlson McCain • environmental • engineering • surveying	248 Apollo Drive, Suite 100 Lino Lakes, MN 55014 Phone: (763) 489-7900 Fax: (763) 489-7959 www.carlsonmccain.com	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	Print Name: Brian J. Krystofiak, P.E. Signature: Date: 05/20/15 License #: 25063	Drawn: LOC Designed: BJK Date: 05/20/15	Revisions: 1.	MATTAMY HOMES, LLC 7201 Washington Avenue - Suite 201 Edina, MN 55439

INSPIRATION 3RD ADDITION
Bayport, Minnesota

STREET CONSTRUCTION



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Print Name: Brian J. Krystofiak, P.E.
Signature:
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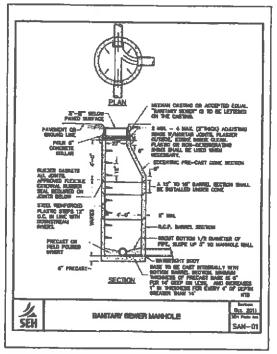
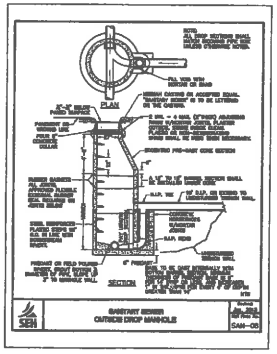
Drawn: LOC
Designed: BJK
Date: 05/20/15

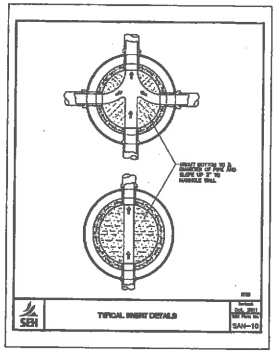
MATTAMY HOMES, LLC
7201 Washington Avenue - Suite 201
Edina, MN 55439

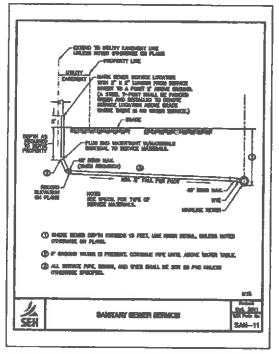
INSPIRATION 3RD ADDITION
Bayport, Minnesota

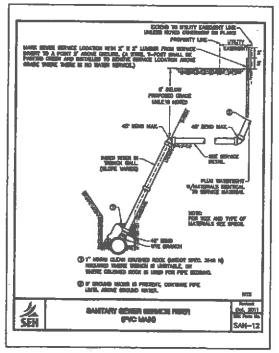
TRAIL CONSTRUCTION PLAN

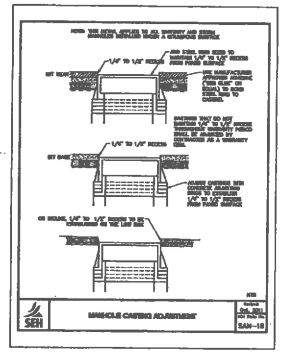


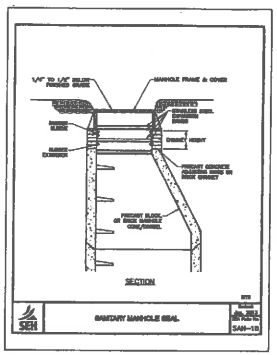


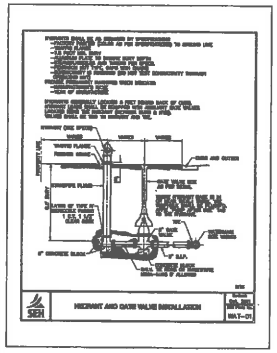


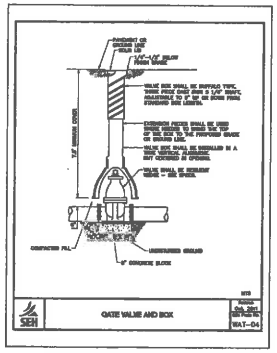


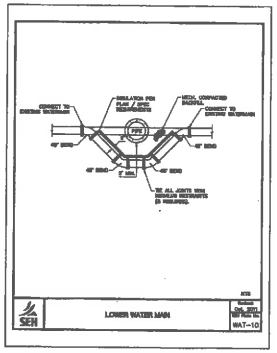


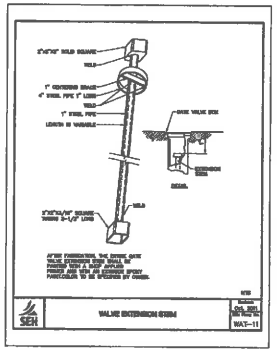


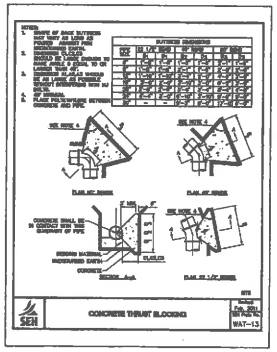


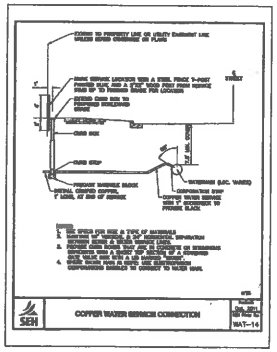


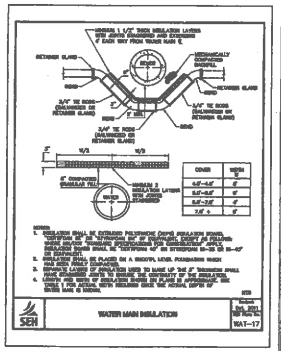


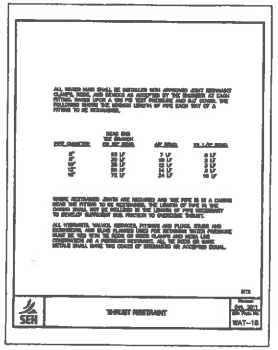


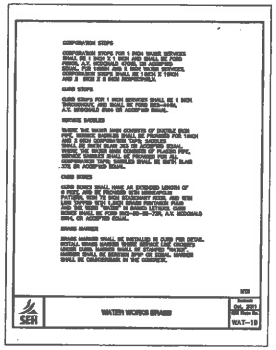












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Print Name: Brian J. Krystofiak, P.E.
Signature: [signature]
Date: 05/20/15 License #: 25063

Drawn: LDC
Designed: BJK
Date: 05/20/15

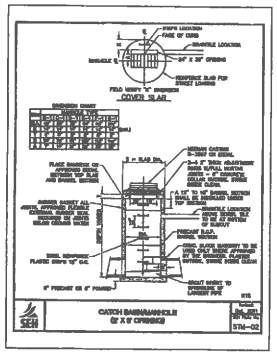
Revisions:
1.

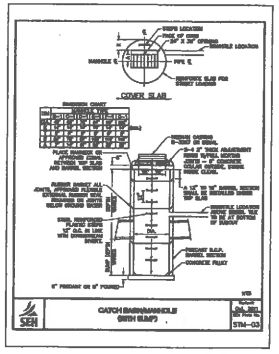
MATTAMY HOMES, LLC
7201 Washington Avenue - Suite 201
Edina, MN 55439

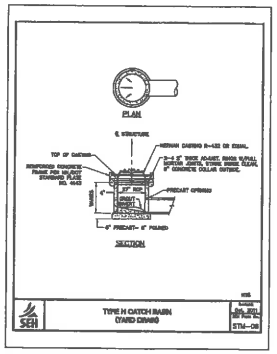
INSPIRATION 3RD ADDITION
Bayport, Minnesota

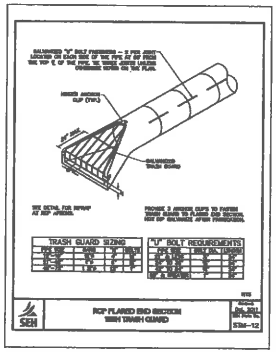
DETAILS

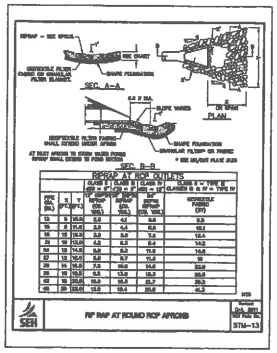
Save Date: 05/21/15 | User: 33401349 | Inspiration/plat plan/drawing/Final utility 33401349_dtls.dwg

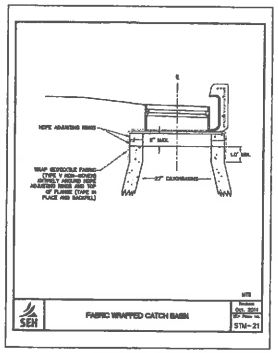


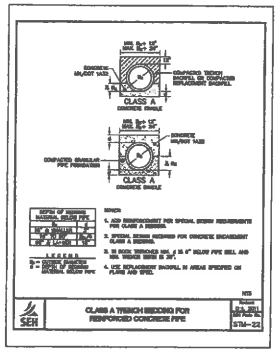


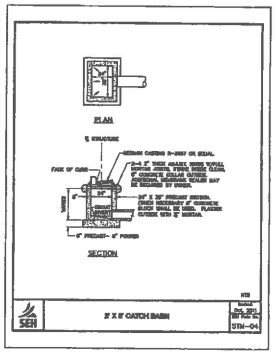




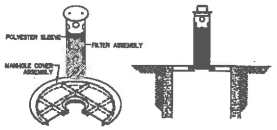






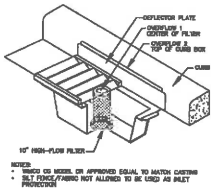


BACK YARD CATCH BASIN INLET PROTECTION

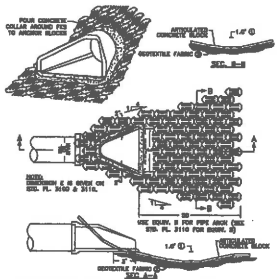


WIMCO RD 27 OR OTHER APPROVED DEVICE

INLET PROTECTION FOR CURB AND GUTTER



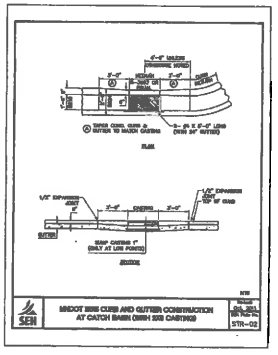
NOTES:
- WIMCO CO MODEL OR APPROVED EQUAL TO MATCH CASTING
- SILT FENCE/FABRIC NOT ALLOWED TO BE USED AS INLET PROTECTION

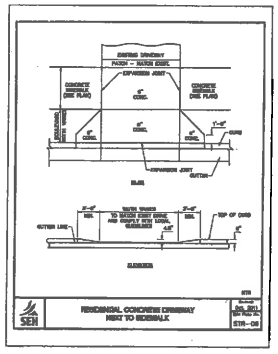


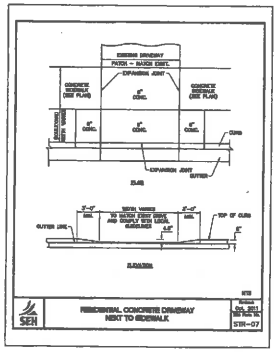
ARTICULATED CONCRETE BLOCK SHALL BE A MANUFACTURED INTERLOCKING CONCRETE BLOCK SYSTEM OR CABLE CONNECTED CONCRETE BLOCK MAT.

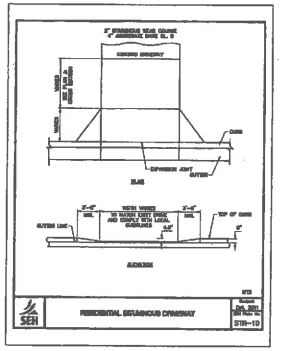
1. FOR PIPES GREATER THAN OR EQUAL TO 48", USE 3.0'
2. GEOTEXTILE FABRIC PER MN/DOT SPEC. 3733. FABRIC SHALL COVER THE AREA OF THE ARTICULATED BLOCK MAT AND EXTEND UNDER THE CONCRETE APRON 3 FEET. IF A CABLE CONCRETE SYSTEM IS USED, MULTIPLE MATS MUST BE TIED TOGETHER PER MANUFACTURERS SPEC. AND ALL CABLES PROTRUDING BEYOND THE PERIMETER EDGES SHALL BE CUT FLUSH TO THE BLOCK.

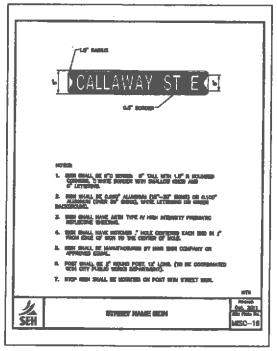
ARTICULATED CONCRETE BLOCK AT R.C.P. OUTLET
NO SCALE





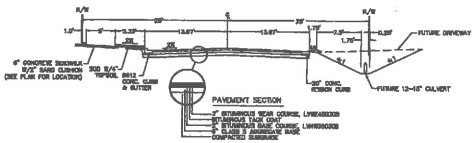




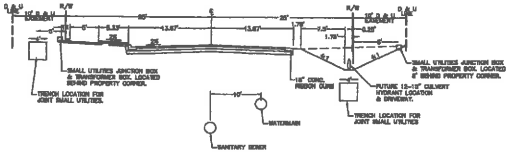


TYPICAL STREET SECTION

SIDEWALK & NO PARKING–URBAN SIDE, PARKING–RURAL SIDE



PUBLIC & PRIVATE UTILITY LOCATIONS



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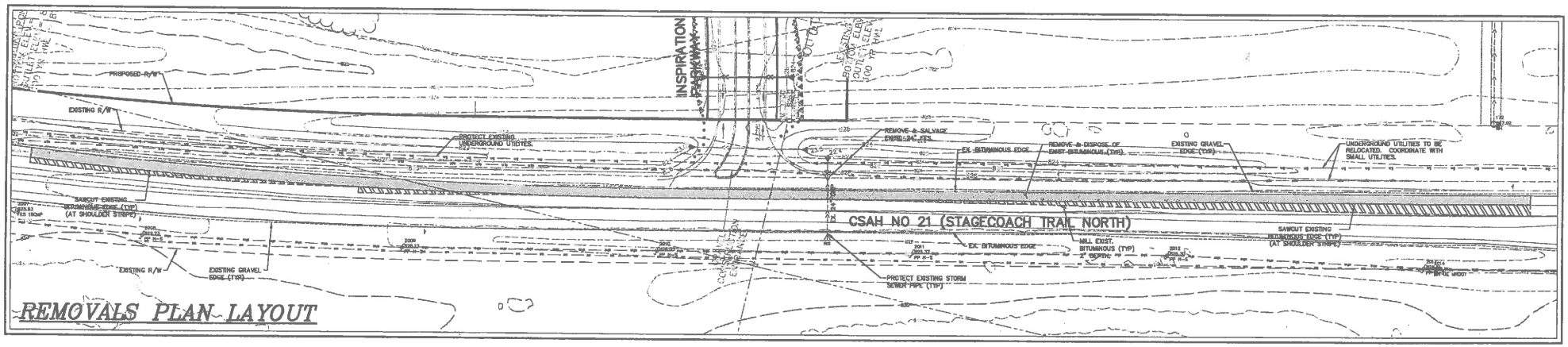

REMOVALS PLAN LAYOUT

LEGEND

	EXISTING	REMOVALS	MILL
PROPERTY LINE			
EASEMENT LINE			
CURB LINE			
BITUMINOUS			
CONCRETE			
SANITARY SEWER			
STORM SEWER			
WATER MAIN			
OVERHEAD UTILITY			
UNDERGROUND TELEPHONE			
UNDERGROUND FIBEROPTIC			
UNDERGROUND GAS			
STORM FES			
STORM MANHOLE			
HYDRANT			
GATE VALVE			
TELEPHONE BOX			
UTILITY POLE			
FENCE			
GRAVEL EDGE			
STRIPING			
10' CONTOUR			
2' CONTOUR			
WETLAND LINE			
SPOT ELEVATION			
SIGN			
TREELINE			
SOIL BORING	TH		

0 25 50 100
(IN FEET)

BENCHMARKS

1. TOP NUT HYDRANT APPROXIMATELY 115 FT. WEST OF INSPIRATION PARKWAY NORTH AND PRAIRIE WAY NORTH. ELEVATION: 862.93 (NAVD 88)
2. TOP NUT HYDRANT APPROXIMATELY 180 FT. WEST OF PLANTERS PATH AND PERIWINKLE PLACE ELEVATION: 853.00 (NAVD 88)

CALL BEFORE YOU DIG

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

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

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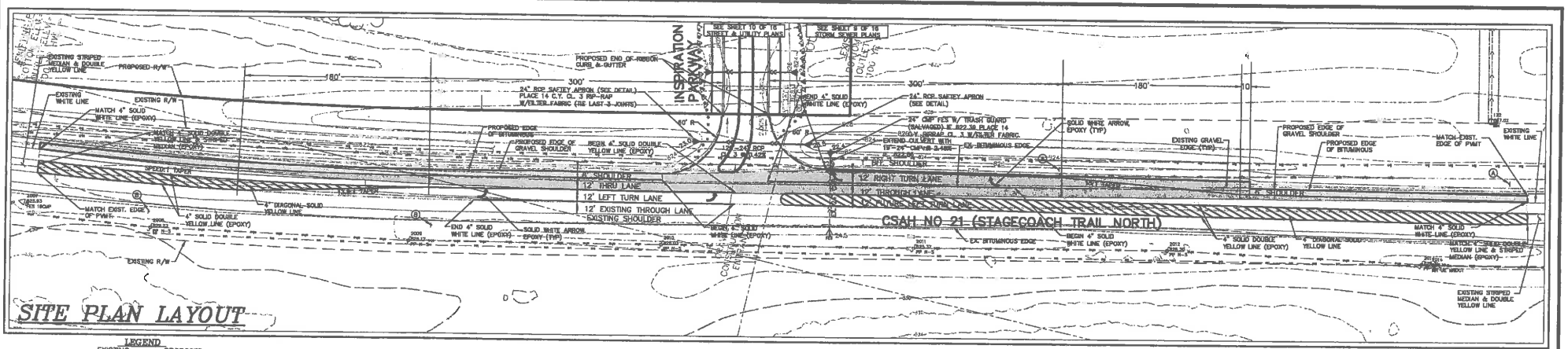
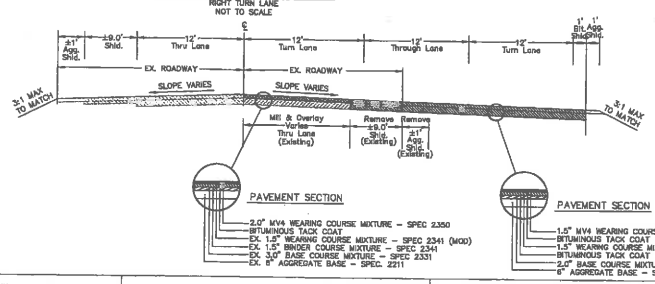


LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		FULL SECTION / SHOULDER / OVERLAY
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
UNDERGROUND TELEPHONE		
UNDERGROUND FIBEROPTIC		
UNDERGROUND GAS		
STORM FES		
STORM MANHOLE		
HYDRANT		
GATE VALVE		
TELEPHONE BOX		
UTILITY POLE		
FENCE		
GRAVEL EDGE		
STRIPING		
10' CONTOUR		
2' CONTOUR		
WETLAND LINE		
SPOT ELEVATION	00.0	00.0
SIGN		
TRENLINE		
SOIL BORING		

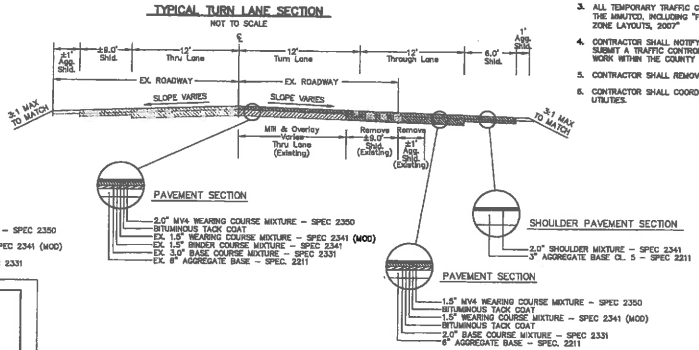
TYPICAL TURN LANE SECTION

RIGHT TURN LANE
NOT TO SCALE



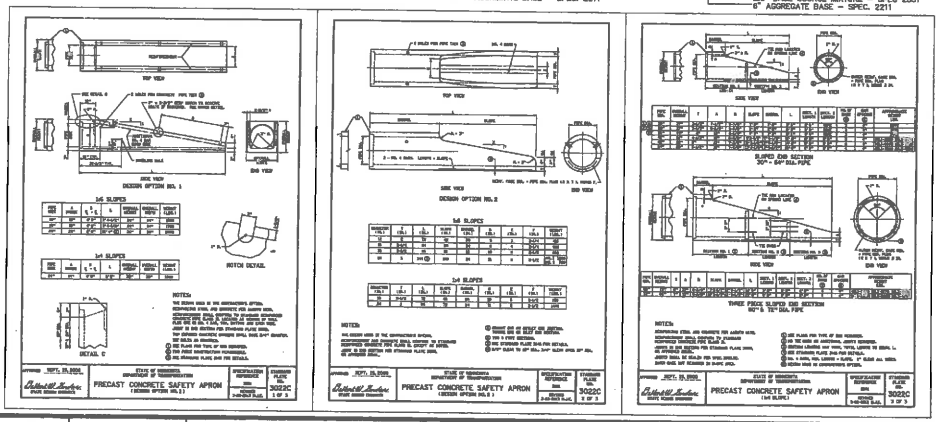
TYPICAL TURN LANE SECTION

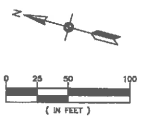
NOT TO SCALE



TURN LANE NOTES

1. ALL GRADES ARE TO FINISHED PAVEMENT UNLESS OTHERWISE NOTED.
2. GOVERNING SPECIFICATIONS SHALL BE THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION"
3. ALL TEMPORARY TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE MMUTCD, INCLUDING "FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS, 2007"
4. CONTRACTOR SHALL NOTIFY WASHINGTON COUNTY HIGHWAY DEPARTMENT AND SUBMIT A TRAFFIC CONTROL PLAN FOR APPROVAL PRIOR TO PERFORMING ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY.
5. CONTRACTOR SHALL REMOVE ALL CONFLICTING PAVEMENT MARKINGS.
6. CONTRACTOR SHALL COORDINATE WORK AROUND AND RELOCATION OF SMALL UTILITIES.



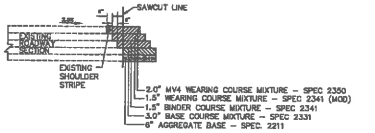


SIGN SCHEDULE

SIGN	SIGN NO.	SIZE	QUANTITY
(A) ONLY ONLY	R3-30CA	36" X 30" (BLACK ON WHITE)	2
(B) ONLY ONLY	R3-30AC	36" X 30" (BLACK ON WHITE)	2

SAWCUT & MILLING DETAIL

NOT TO SCALE



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Lino Lakes, MN 55014
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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 Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 05/15/15 License #: 25063

Drawn: JJO
Designed: BJK
Date: 05/15/15

Revisions:
1.

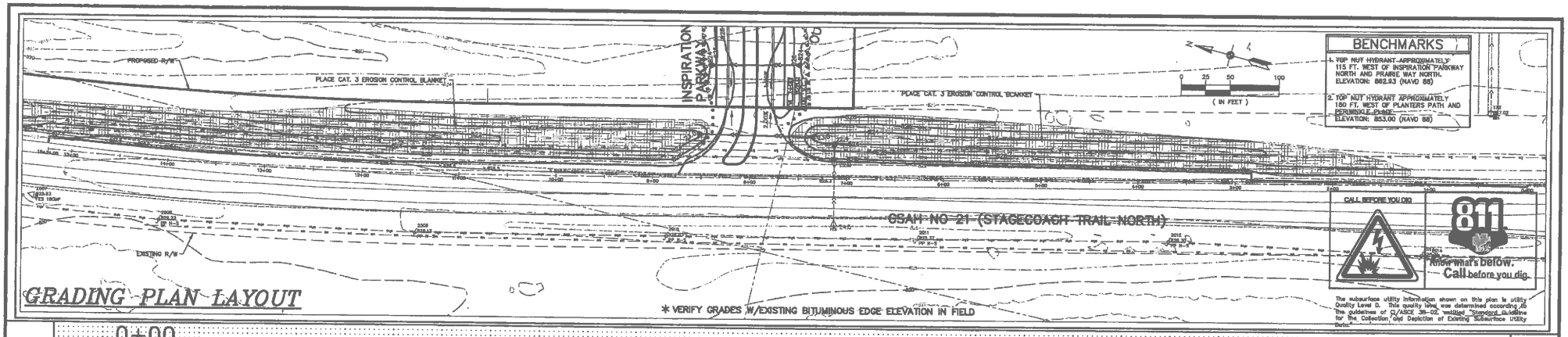
MATTAMY HOMES, LLC
7201 Washington Avenue - Suite 201
Edina, MN 55439

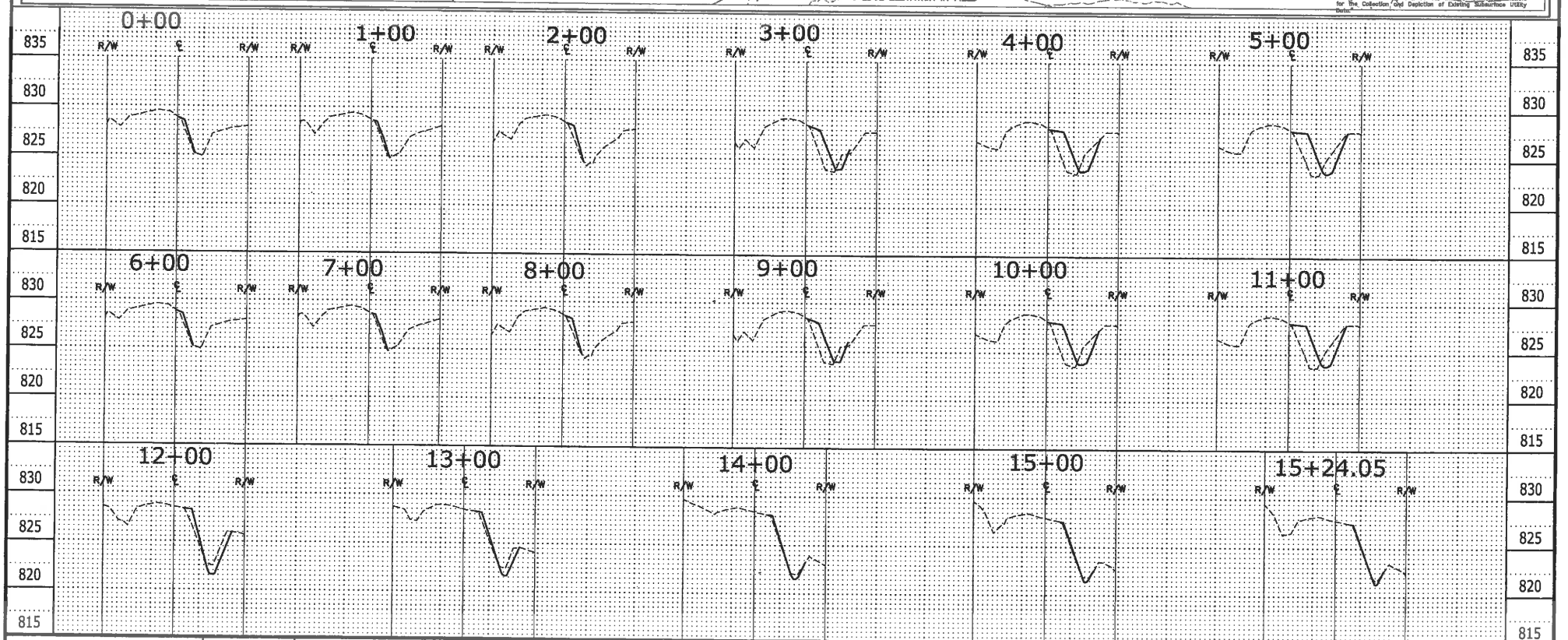
INSPIRATION 3RD ADDITION
Bayport, Minnesota

TURN LANE

T2 of 3

Plot Date: 05/15/15 | Filename: 13349 - 53603349 - Inspiration/cad/grading/13349_turn lane.dwg





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