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SITE DEVELOPMENT PLANS FOR NEWPORT SUPPORTED APARTMENTS

**SECTION 25, TOWNSHIP 28N, RANGE 22W
NEWPORT, WASHINGTON COUNTY, MN**

PROJECT TEAM:

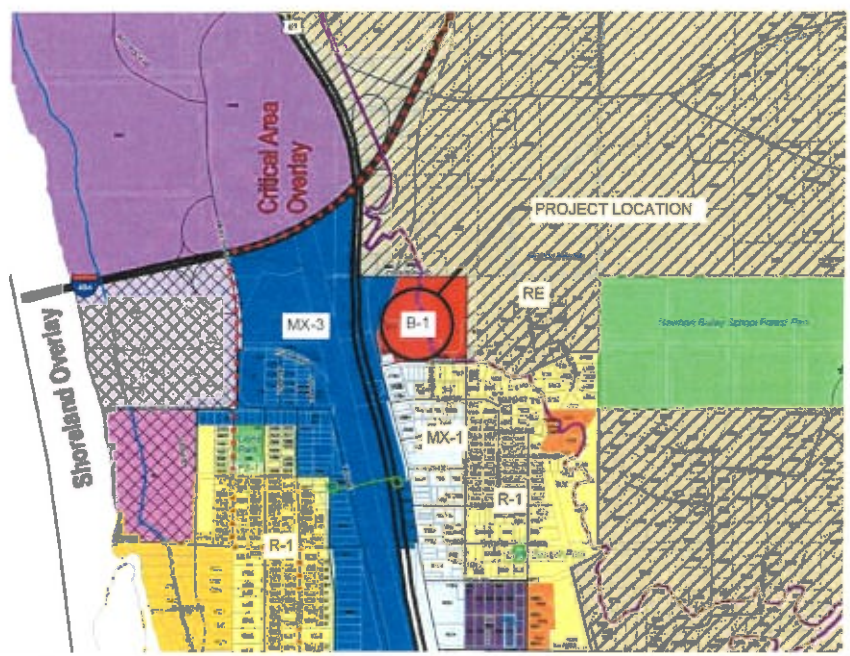
ENGINEER
 KIMLEY-HORN AND ASSOCIATES, INC.

 PREPARED BY: BRIAN M. WURDEMAN
 2550 UNIVERSITY AVE W, SUITE 238 N
 ST. PAUL, MN 55114
 TELEPHONE (651) 645-4197

DEVELOPER
 ONKEN PROPERTIES, LLC
 525 COMMONS DRIVE
 WOODBURY, MN 55125
 TELEPHONE: (651) 276-1191
 CONTACT: CHRIS ONKEN

MUNICIPALITY
 CITY OF NEWPORT
 596 7TH AVENUE
 NEWPORT, MN 55055
 TELEPHONE: (651) 556-4600
 CONTACT: DEB HILL

SURVEYOR
 ADVANCE SURVEYING AND ENGINEERING
 5300 COUNTY ROAD 101 SOUTH
 MINNETONKA, MN 55345
 TELEPHONE: (651) 474-7964
 CONTACT: TOM BLOOM



VICINITY
 N.T.S.

INDEX OF SHEETS

- C0.0 TITLE SHEET
- C1.0 SITE PLAN
- C2.0 GRADING & DRAINAGE PLAN
- C3.0 UTILITY PLAN
- L1.0 LANDSCAPE PLAN

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 22" X 34" SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

ALERT TO CONTRACTOR:

1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE, WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE Dewatering, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
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PRELIMINARY - NOT FOR CONSTRUCTION

NEWPORT SUPPORTED APARTMENTS
PREPARED FOR ONKEN PROPERTIES, LLC
NEWPORT, MN

COVER SHEET

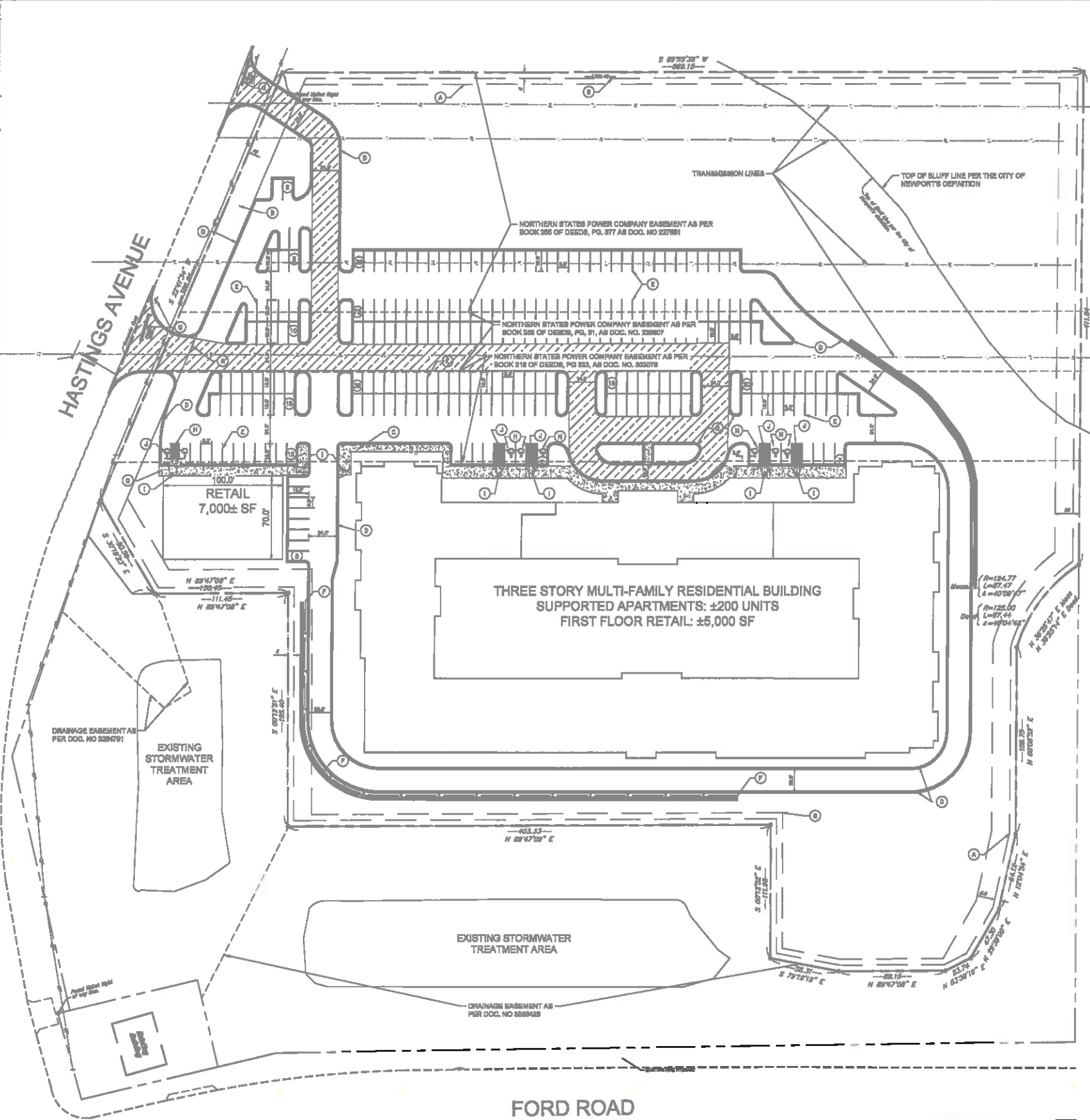
SHEET NUMBER
C0.0

2017 KIMLEY-HORN AND ASSOCIATES, INC.
 2550 UNIVERSITY AVENUE WEST, SUITE 238N, ST. PAUL, MN 55114
 PHONE: (651) 645-4197
 WWW.KIMLEY-HORN.COM

DATE	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
20180110	01/10/2018	AS SHOWN	BMW	ACL	WCM

No.	REVISIONS	DATE	BY

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LEGEND

	PROPERTY LINE
	GUARD RAIL
	SETBACK LINE
	RETAINING WALL
	PROPOSED CURB AND GUTTER
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED CONCRETE SIDEWALK

SITE DATA SUMMARY

SUPPORTED HOUSING		
ZONING	EXISTING	PROPOSED
LOT 1	B-1	MX-3
TOTAL LOT COVERAGE	10.79 ACRES	
BLDG	0 SF (0%)	78,808 SF (18.34%)
IMPERVIOUS	0 SF (0%)	212,486 SF (46.17%)
PERVIOUS	470,448 SF (100%)	257,932 SF (94.83%)
REQUIRED SETBACKS		
FRONT SETBACK	20 FT (BUILDING)	0 FT (BUILDING)
	20 FT (PAVEMENT)	N/A (PAVEMENT)
SIDE SETBACK	10 FT (BUILDING)	5 FT (BUILDING)
	5 FT (PAVEMENT)	5 FT (PAVEMENT)
REAR SETBACK	20 FT (BUILDING)	20 FT (BUILDING)
	5 FT (PAVEMENT)	5 FT (PAVEMENT)

PARKING SUMMARY

PARKING FOR 7,000 SF RETAIL BUILDING	STALLS = 31
PARKING FOR SUPPORTED APARTMENT BUILDING	STALLS = 220
PARKING PROVIDED	STALLS = 251

SITE LEGEND

- (A) BUILDING SETBACK LINE PER ZONING ORDINANCE
- (B) PARKING SETBACK LINE PER ZONING ORDINANCE
- (C) PROPOSED CONCRETE SIDEWALK
- (D) STANDARD 8X12 CURB & GUTTER
- (E) STANDARD 8X18F PARKING STALL (TYP.)
- (F) GUARD RAIL
- (G) STOP SIGN AND PAINTED STOP BAR
- (H) ADA PARKING SPACE, 8' WIDE WITH 8' ACCESS AISLE (TYP.)
- (I) ADA RAMP
- (J) STRIPED AREA PAINTED @ 48" @ 2' O.C.

SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND C.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOORS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL CURBED RADIUS ARE TO BE 10' UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, UNLESS OTHERWISE NOTED ON PLANS INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
- TOTAL LAND AREA IS 10.79 ACRES.
- ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

ALERT TO CONTRACTOR:

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Know what's below.
Call before you dig.



NO.	REVISIONS	DATE	BY

Kimley-Horn

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2550 UNIVERSITY AVENUE WEST, SUITE 250N, ST. PAUL, MN 55114
PHONE: 651-465-4187
WWW.KIMLEY-HORN.COM

ISSUED FOR PERMIT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
XXXXXXXX	01/10/2018	AS SHOWN	BMV	ACL	WDM
DATE	DATE	DATE	DATE	DATE	DATE
XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX

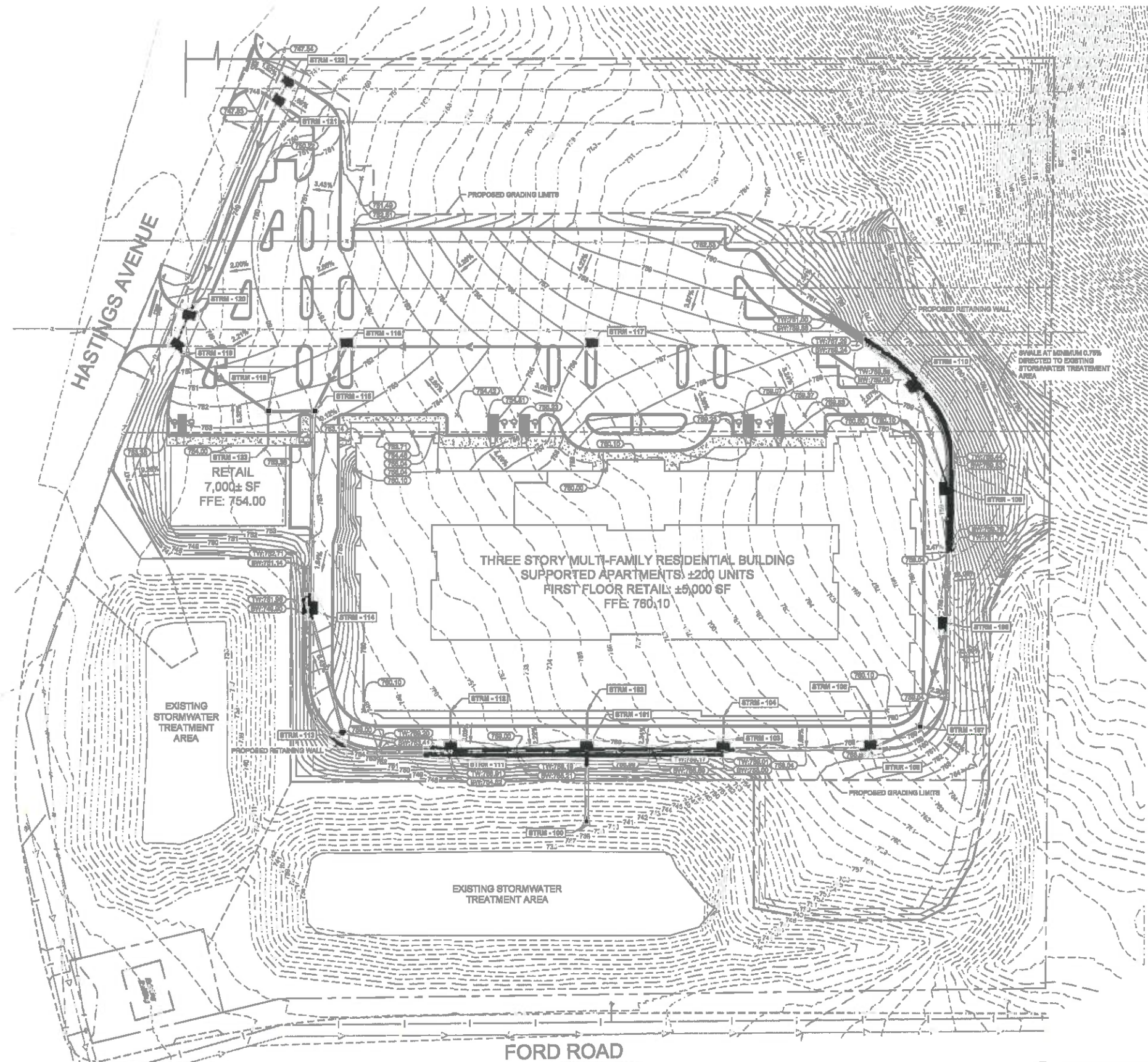
SITE PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

NEWPORT SUPPORTED APARTMENTS PREPARED FOR ONKEN PROPERTIES, LLC

SHEET NUMBER **C1.0**

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LEGEND

- PROPERTY LINE
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION

DRAINAGE SCHEDULE

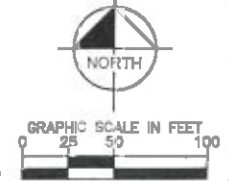
STRUCTURE NO.	STRUCTURE/CASTING TYPE	RIM/GRATE ELEVATION	INVERT ELEVATION IN	PIPE SIZE IN	PIPE SLOPE IN	INVERT ELEVATION OUT	PIPE SIZE OUT	PIPE SLOPE OUT
STRM-100	PSE		N 740.00	36"	0.00%			
STRM-101	CBM#1	748.31	W 748.20 N 747.79 N 748.33	36" 34" 12"	0.00% 1.00% 0.00%	8 748.33	36"	0.00%
STRM-102	ROOF DRAIN	748.10				8 741.01	12"	0.00%
STRM-103	CBM#1	750.17	E 748.00 N 748.88	34" 12"	1.00% 0.00%	W 748.30	34"	1.00%
STRM-104	ROOF DRAIN	748.10				8 748.87	12"	0.00%
STRM-105	CBM#1	748.79	NE 748.45 N 748.36	18" 12"	1.00% 2.00%	W 748.30	34"	1.00%
STRM-106	ROOF DRAIN	748.10				8 741.82	12"	0.00%
STRM-107	MH	748.10	N 741.00	18"	1.00%	SW 748.30	12"	1.00%
STRM-108	CBM#1	748.17	N 748.07	12"	1.00%	8 741.87	18"	1.00%
STRM-109	CBM#1	748.88	N 748.34	18"	1.00%	8 748.34	12"	1.00%
STRM-110	CBM#1	748.34				8 744.30	12"	1.00%
STRM-111	CBM#1	748.21	W 748.22 N 748.88	36" 12"	0.00% 2.00%	8 748.88	36"	0.00%
STRM-112	ROOF DRAIN	748.10				8 741.80	12"	0.00%
STRM-113	MH	747.79	N 741.40	36"	0.00%	8 741.40	12"	0.00%
STRM-114	CBM#1	748.18	N 741.88	34"	0.00%	8 741.88	34"	0.00%
STRM-115	MH	748.88	W 748.88 NE 748.88	18" 18"	0.00% 0.00%	8 748.88	34"	0.00%
STRM-116	CBM#1	741.18	E 743.13	12"	0.00%	SW 743.13	12"	0.00%
STRM-117	CBM#1	748.20				W 744.30	12"	0.00%
STRM-118	MH	748.81	SW 748.28 8 743.82	18" 12"	0.00% 2.00%	8 748.28	18"	0.00%
STRM-119	CBM#1	748.80	N 748.81	12"	0.00%	SE 748.81	12"	0.00%
STRM-120	CBM#1	748.88	N 748.88	12"	0.00%	8 748.88	12"	0.00%
STRM-121	CBM#1	748.88	NE 748.88	12"	0.00%	8 748.88	12"	0.00%
STRM-122	CBM#1	748.84				SW 744.79	12"	0.00%
STRM-123	ROOF DRAIN	748.80				N 748.81	12"	2.00%

GRADING NOTES:

1. PRECAST CONCRETE RIBER SECTIONS AND APPURTENANT UNITS USED IN THE CONSTRUCTION OF MANHOLE, FLARED END SECTIONS, AND CATCH BASIN STRUCTURES SHALL CONFORM WITH THE REQUIREMENTS OF ASTM C-478, C-78 AND MNDOT 2809.
2. STORM SEWER SHALL BE REINFORCED CONCRETE PIPE WITHIN THE PUBLIC ROW. STORM SEWER NOT WITHIN THE PUBLIC ROW MAY BE RCP, PVC, OR HDPE.
 - 2.1. RCP PIPE, FITTINGS, AND SPECIALS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM C-78. JOINTS SHALL MEET THE REQUIREMENTS OF ASTM C-381, C-480, AND C-443.
 - 2.2. PVC PIPE, FITTINGS, AND SPECIALS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034. PIPE JOINTS SHALL CONFORM TO ASTM D-3212 AND ASTM F-477.
 - 2.3. HDPE PIPE MAY BE EITHER AASTM M252 TYPE 8, M294 TYPE 8, OR ASTM F-2308.
3. ALL BRANCH FITTINGS SHALL BE CAST AS INTEGRAL PARTS OF THE PIPE. ALL FITTINGS AND SPECIALS SHALL BE OF THE SAME STRENGTH CLASS AS THE PIPE TO WHICH THEY ARE ATTACHED.

ALERT TO CONTRACTOR:

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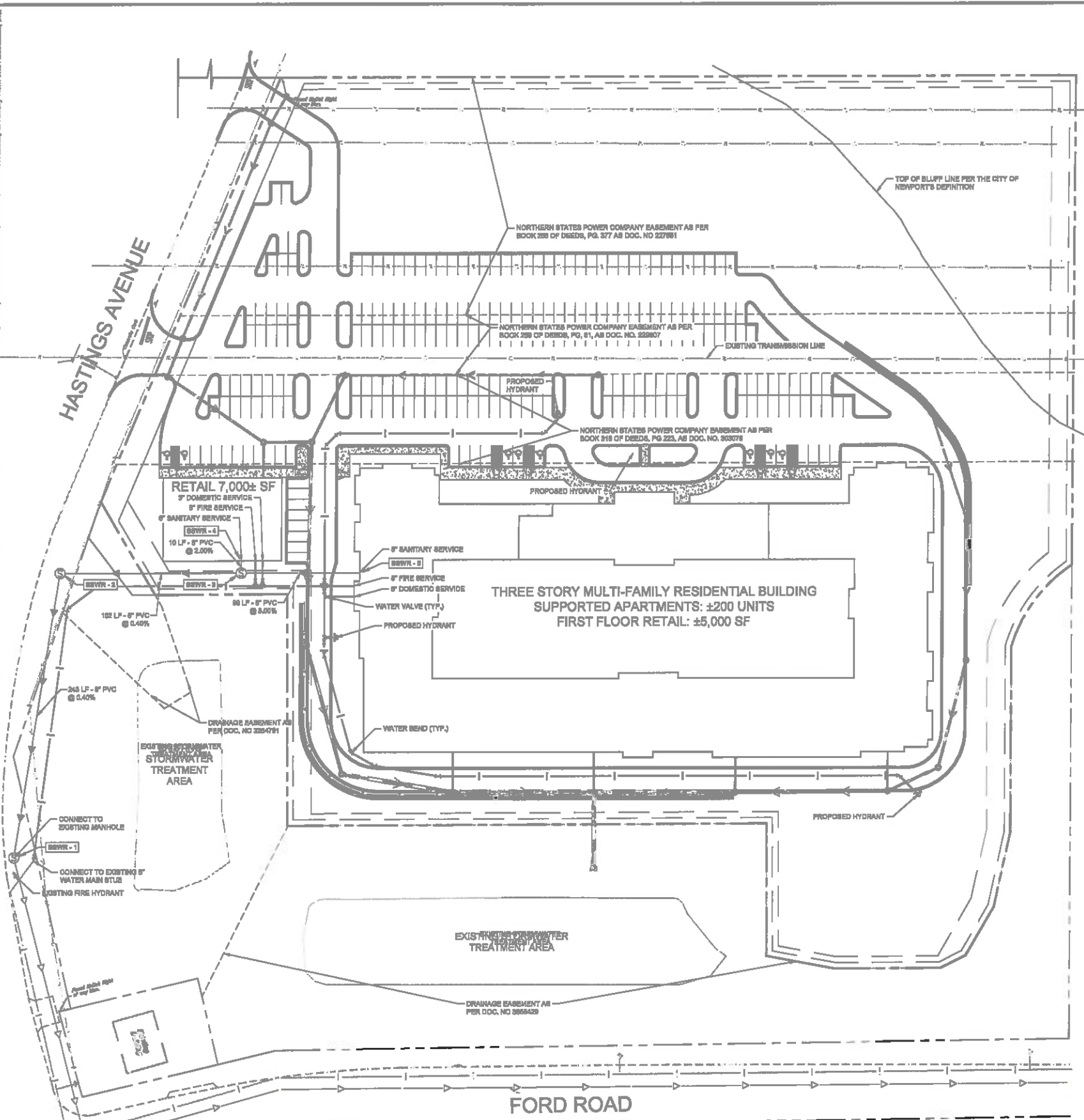
PRELIMINARY - NOT FOR CONSTRUCTION
NEWPORT SUPPORTED APARTMENTS
 PREPARED FOR **ONKEN PROPERTIES, LLC**
 NEWPORT, MN
 SHEET NUMBER **C20**

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 2080 UNIVERSITY AVENUE WEST, SUITE 200A, ST. PAUL, MN 55114
 PHONE: 651-445-4107
 WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS, AND CALCULATIONS WERE 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.
 DATE: 2018000000_00_00_000000
 DRAWN BY: WDM
 CHECKED BY: WDM
 SCALE: AS SHOWN
 DATE: 01/10/2018
 PROJECT: 2000000000

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LEGEND

- PROPOSED REDUCER
- PROPOSED TEE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED MANHOLE (STORM OR SANITARY)
- PROPOSED CATCH BASIN
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED TELEPHONE
- PROPOSED GAS MAIN

SANITARY SEWER SCHEDULE

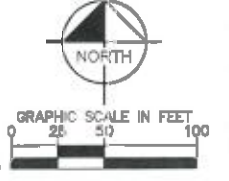
STRUCTURE NO.	STRUCTURE/CASTING TYPE	RIM/GRATE ELEVATION	INVERT ELEVATION IN	PIPE SIZE IN	PIPE SLOPE IN	INVERT ELEVATION OUT	PIPE SIZE OUT	PIPE SLOPE OUT	PIPE MATERIAL
SSWR - 1	EXISTING MH	748.33	N 748.33	8"	0.40%	S 748.50	8"	0.20%	PVC
SSWR - 2	MH	748.18	N 741.77	8"	0.40%	S 741.17	8"	0.40%	PVC
SSWR - 3	MH		N 741.78	8"	0.40%	W 741.78	8"	0.40%	PVC
SSWR - 4	BLDG SERVICE					S 748.30	8"	0.20%	PVC
SSWR - 5	BLDG SERVICE					W 748.78	8"	0.40%	PVC

UTILITY NOTES

- CONTRACTOR TO ENSURE MATERIALS AND INSTALLATION ARE IN ACCORDANCE WITH THE CITY OF NEWPORT MOST CURRENT ENGINEERING GUIDELINES AND CITY ENGINEERS OF MINNESOTA.
- PROVIDE MINIMUM 7.5' OF COVER FOR WATERMAIN.
- WATER PIPE SIZES 3-INCHES AND SMALLER FOR INSTALLATION BELOW GRADE AND OUTSIDE THE BUILDING SHALL COMPLY WITH ONE OR A COMBINATION OF THE FOLLOWING:
 - SEAMLESS COPPER TUBING: TYPE "K" SOFT COPY, ASTM B88.
 - FITTINGS: WROUGHT COPPER (#5-5 TIN ANTIMONY SOLDER JOINT), ASME B 18.22.
 - POLYVINYL CHLORIDE (PVC) WATER PIPE: PIPE, ASTM D2241, WITH SDR 21 RATING, CONTINUALLY MARKED WITH MANUFACTURER'S NAME, PIPE SIZE, CELL CLASSIFICATION, SDR RATING, AND ASTM D1784 MATERIAL CLASSIFICATION.
 - PIPE JOINTS: INTEGRALLY MOLDED BELL ENDS, ASTM D2872.
 - CEMENT PRIMER: ASTM F688.
 - SOLVENT CEMENT: ASTM D2584.
- WATER PIPE SIZES 4 TO 18 INCHES FOR INSTALLATION BELOW GRADE AND OUTSIDE BUILDING SHALL BE:
 - POLYVINYL CHLORIDE (PVC) WATER PIPE: PIPE, AWWA C900, RATED OR 18 (CLASS 150), CONTINUALLY MARKED AS REQUIRED.
 - ELASTOMERIC GASKETS AND LUBRICANT: ASTM F477 FOR SMALLER PIPES.
 - PIPE JOINTS: INTEGRALLY MOLDED BELL ENDS, ASTM D3138.
 - DISINFECTANT OF WATER MAIN SHALL BE IN ACCORDANCE WITH AWWA C-851. WATER SHALL BE TESTED AND FOUND TO MEET THE STANDARDS PRESCRIBED BY THE MINNESOTA DEPARTMENT OF HEALTH.
- SANITARY SEWER SHALL BE POLYVINYL CHLORIDE PIPE (PVC): ASTM 3034, RATED SDR 35 UNLESS OTHERWISE SPECIFIED BY THE UTILITY COMPANY. PIPE SHALL BE CONTINUALLY MARKED WITH MANUFACTURER'S NAME, PIPE, CELL CLASSIFICATION, SDR RATING, AND ASTM D 3034 CLASSIFICATION.
 - PIPE JOINTS: INTEGRALLY MOLDED BELL ENDS, ASTM D 3034, TABLE 2, WITH FACTORY SUPPLIED ELASTOMERIC GASKETS AND LUBRICANT.
- SANITARY SEWER LID AND FRAME: ONE OF THE FOLLOWING OR APPROVED EQUAL:
 - BASS AND HAYS FOUNDRY, DEETER FOUNDRY, INC, EAST JORDAN IRON WORKS, NEEVAH FOUNDRY, U.S. FOUNDRY AND MANUFACTURING.
 - ASTM A484, CLASS 30B MINIMUM, HEAVY DUTY CAST IRON CONSTRUCTION, MACHINED FLAT BEARING SURFACE.
 - REMOVABLE LID, CLOSED OR PEN AS INDICATED ON CONSTRUCTION DRAWING, WITH SEALING GASKET.

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NEWPORT SUPPORTED APARTMENTS PREPARED FOR ONKEN PROPERTIES, LLC NEWPORT

UTILITY PLAN

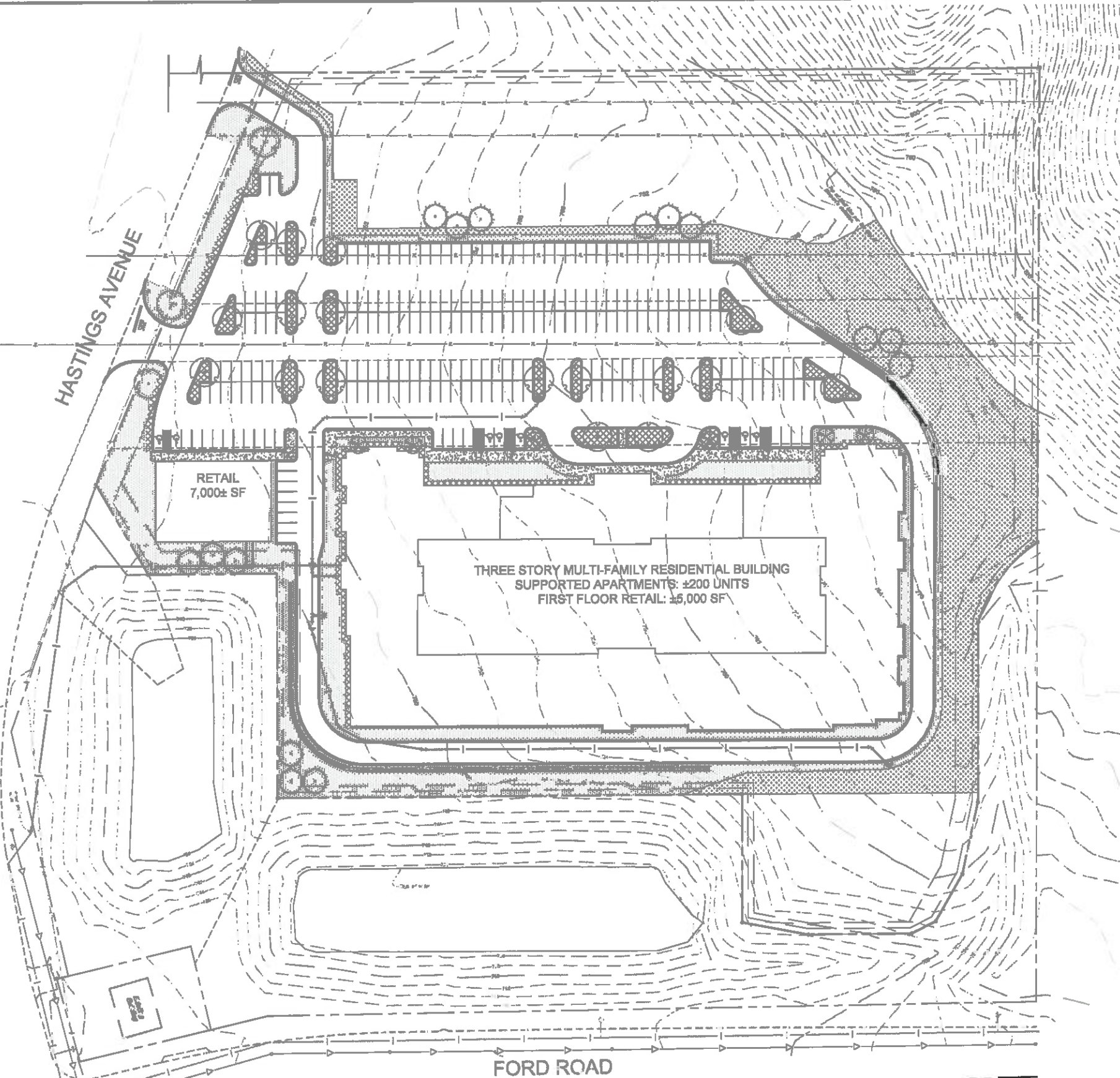
MINNESOTA PROJECT: 200000000
 DATE: 01/10/2018
 SCALE: AS SHOWN
 DESIGNED BY: [blank]
 DRAWN BY: [blank]
 CHECKED BY: [blank]

UTILITY COMPANY: [blank]
 SPECIFICATION OR DESIGN: [blank]
 THAT IS FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Kimley-Horn
 2017 KIMLEY-HORN AND ASSOCIATES, INC.
 2500 UNIVERSITY AVENUE WEST, SUITE 200N, ST. PAUL, MN 55114
 PHONE: 651-945-4187
 WWW.KIMLEY-HORN.COM

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PRELIMINARY PLANT SCHEDULE							
SYMBOL	QTY	COMMON NAME	SIZE	ROOT	MATURE SPREAD		
	20	BWAMP WHITE OAK	2" CAL	B & B	60'		
		COMMON HACKBERRY	2" CAL	B & B	50'		
		HONEYLOCUST	2" CAL	B & B	35'		
		AUTUMN BLAZE MAPLE	2" CAL	B & B	40'		
		NEW HORIZON ELM	2" CAL	B & B	40'		
	6	BOULEVARD LINDEN	2" CAL	B & B	30'		
		SPRING SNOW CRABAPPLE	1.5" CAL	B & B	20'		
		AUTUMN BRILLIANCE SERVICEBERRY	1.5" CAL	B & B	30'		
		DOGWOOD	1.5" CAL	B & B	20'		
		HAWTHORN	1.5" CAL	B & B	20'		
	15	LELAG	1.5" CAL	B & B	20'		
		BLACK HILLS SPRUCE	8" HT	B & B	18'		
		WHITE PINE	8" HT	B & B	40'		
		DOUGLAS FIR	8" HT	B & B	20'		
		WHITE SPRUCE	8" HT	B & B	20'		
	10,000 SF	VIBURNUM	#6	CONT.	VARIES		
		HYDRANGEA	#6	CONT.	VARIES		
		JUNIPER	#6	CONT.	VARIES		
		DOGWOOD	#6	CONT.	VARIES		
		ROSE	#6	CONT.	VARIES		
		SPirea	#6	CONT.	VARIES		
		DAYLILY	#1	CONT.	VARIES		
		KARL FOERSTER	#1	CONT.	VARIES		
		SEED	81,500 SF				
		NATIVE SEED MIX	43,900 SF				

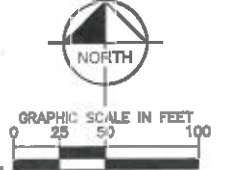
SITE LANDSCAPE REQUIREMENTS		
AREAS	REQUIREMENTS	PROPOSED
PARKING AREA 114,283 SF	10% OF LOT LANDSCAPED (11,425 SF)	10.04% OF LOT LANDSCAPED (11,474 SF)
STREET FRONTAGE 385 LF	1 TREE / 50 LF (7 TREES REQUIRED)	73 TREES

LANDSCAPE PLAN NOTES

- PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. INSTALL PLANT MATERIALS PER PLANTING DETAILS.
- SUBSTITUTION REQUESTS FOR PLANT MATERIAL TYPE & SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. ALL SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHITECT AND ARE SUBJECT TO CONTRACT ADJUSTMENTS.
- ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
- FERTILIZE PLANT MATERIAL UPON INSTALLATION WITH DRIED BONE MEAL, OR OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS MAY ALSO BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-0-5 OF 12 OZ. PER TREE AND 5 OZ. PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-0-10 THE FOLLOWING SPRING IN THE TREE AREA.
- INSTALL 12" DEPTH OF PLANTING SOIL IN AREAS RECEIVING GROUND COVER, SHRUBS, & PERENNIALS UNLESS OTHERWISE NOTED.
- INSTALL 4" DEEP DOUBLE SHREDDED HARDWOOD BARK MULCH IN ALL PLANTING BEDS.
- ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN PLANTING AREAS.
- WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
- INSTALL SEED AS INDICATED IN PLAN. REPLACE TURF GRASS AND ANY PLANT MATERIAL DAMAGED FROM CONSTRUCTION ACTIVITIES AS NECESSARY.
- EXISTING CONDITIONS SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL WORK IN FIELD PRIOR TO CONSTRUCTION.

ALERT TO CONTRACTOR:

- THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER. PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
- ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATES IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATUTORY REQUIREMENTS FOR SPECIFIC OUTLOT.



PRELIMINARY - NOT FOR CONSTRUCTION

NEWPORT SUPPORTED APARTMENTS
PREPARED FOR
ONKEN PROPERTIES, LLC
NEWPORT

LANDSCAPE PLAN

FOR PROJECT: 100007000
DATE: 01/10/2018
SCALE: AS SHOWN
DRAWN BY: KMG
CHECKED BY: CCF

Kimley Horn
2017 KIMLEY-HORN AND ASSOCIATES, INC.
2800 UNIVERSITY AVENUE WEST, SUITE 200N, ST. PAUL, MN 55114
PHONE: (612) 446-4187
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY