



**MONTROSE
PLANNING AND ZONING COMMISSION MEETING
AGENDA**

**Wednesday, February 9, 2021
7:00 PM**

**Montrose Community Center
200 Center Avenue South
Montrose, Minnesota 55363**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes
 - A. December 8, 2021 Planning and Zoning Commission Meeting Minutes
6. Public Hearing
 - A. To Consider an Application for the Preliminary Plat for the Property Located in the Area Known as Outlot A, Northridge 6th Addition, PID 112-044-000030
7. Old Business
8. New Business
 - A. Updates from City Planner
9. Next Meeting
 - A. Wednesday, March 9, 2022 to be held at the Montrose Community Center – 7:00 p.m.
10. Adjournment

**** Please note that a quorum of the City Council may be present at the Planning and Zoning Commission Meeting. ****

City of Montrose
 Planning and Zoning Commission Meeting
 Montrose Community Center
 200 Center Avenue South
 Wednesday, December 8, 2021
 7:00 P.M.

1. CALL TO ORDER

Pursuant to call and notice the Montrose Planning and Zoning Commission met in Regular Session on Wednesday, December 8, 2021 at 7:00pm.

Planning and Zoning Commission Chair, Mr. Charles Smallwood, called the meeting to order at 7:00pm.

2. ROLL CALL

Present: Commissioner Charles Smallwood
 Commissioner Sylvia Henry
 Commissioner Shawn Cuff
 Commissioner Catherine Neiberger
 City Council Liaison Sam Solarz

Absent: Commissioner Roger Fraumann

Staff Present: Ms. Jessica Bonniwell, City Administrator
 Mr. Stephen Gritman, City Planner

3. PLEDGE OF ALLEGIENCE

The Pledge of Allegiance was taken.

4. APPROVAL OF THE AGENDA

Commissioner Henry motioned to approve the December 8, 2021 Planning and Zoning Commission Meeting Agenda as presented. Commissioner Neiberger seconded the motion. Motion carried 4-0.

5. APPROVAL OF THE MINUTES

Commissioner Henry motioned to approve the September 8, 2021 Planning and Zoning Commission Meeting Minutes as written. Commissioner Neiberger seconded the motion. Motion carried 4-0.

Commissioner Henry motioned to approve the November 10, 2021 Planning and Zoning Commission Meeting Minutes as written. Commissioner Cuff seconded the motion. Motion carried 4-0.

6. PUBLIC HEARING

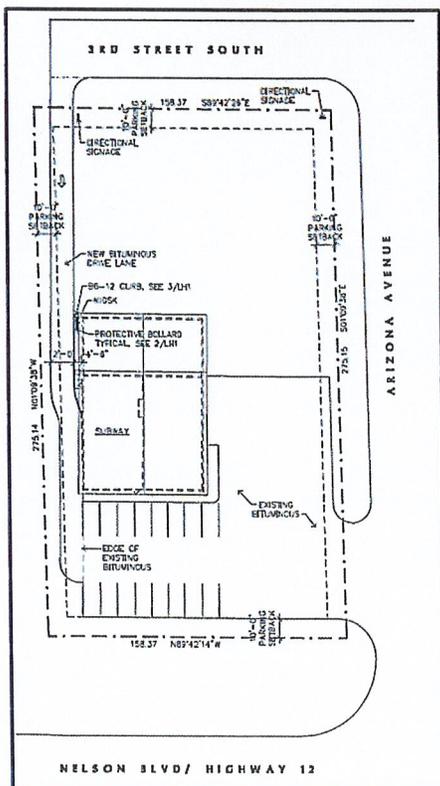
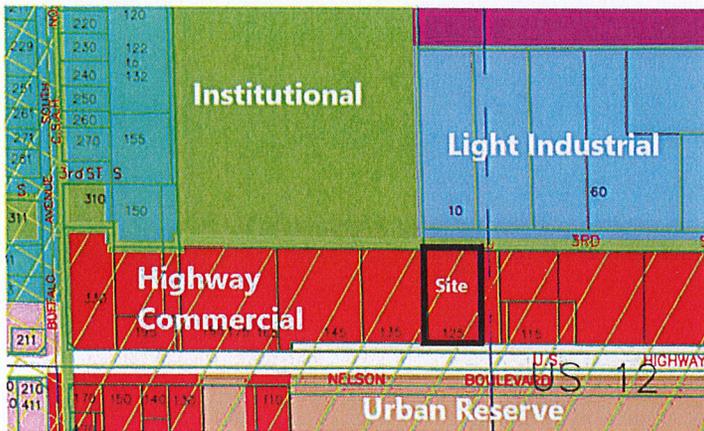
- A. Public Hearing – To Consider a Conditional Use Permit and Variance Application for the property located at 125 Nelson Boulevard, Montrose, Minnesota to allow retail or service commercial activities upon the site.

Commissioner Henry motioned to close the Planning and Zoning Meeting and Open the Public Hearing at 7:02 p.m. Commissioner Cuff seconded the motion. Motion carried 4-0.

Commissioner Smallwood asked the City Planner, Mr. Gritman, to give an overview of the Conditional Use Permit and Variance Applications for the proposed Subway restaurant drive-through at 125 Nelson Boulevard in Montrose. Mr. Gritman stated that there were two items up for consideration: the Conditional Use Permit (CUP) and a Variance application.

Conditional Use Permit (CUP)

The subject property consists of approximately one acre, and is currently occupied by a commercial building that contains a liquor store. Previously, the portion of the building to be occupied by the Subway held a Snap Fitness business. The property is zoned B-2, Highway Business, and is surrounded by right-of-way on three sides (Highway 12 to the south, Arizona Avenue to the east, and 3rd Street South bordering the north property line). An automotive business abuts the property to the west. Drive-through windows are allowed in the B-2 District by CUP.



The applicant proposes to construct a drive-through window on the west side of the building, along with a driveway in which traffic would access the property from the north (3rd Street South), proceed along the west boundary to the order board mounted on the building, and then to the new service window. The overall length of the drive-through lane is approximately 180 feet from the north property line.



Mr. Grittmann continued to state that the existing site has a significant parking area that is currently paved in the front and to the east side of the building. No curbing exists around this parking area. The applicant's site plan illustrates 16 parking spaces, with additional paved area unmarked.

To add a restaurant to the facility as proposed, the parking requirement for the site would be approximately 18 spaces for the liquor store, and approximately 20 spaces for the restaurant, accounting for both dining and kitchen areas, not including hallway/mechanical/restroom, and similar spaces. The existing paved area could be striped to illustrate a greater number of parking spaces than shown on the site plan. Staff would recommend that a condition of the CUP approval would be a requirement to restripe the parking areas to maximize the number of usable parking spaces.

In the event that more parking is required, the site has adequate area to expand the paved surface and add parking. This condition could also be integrated into the CUP approval.

Mr. Grittmann stated that for the addition of the new drive-through lane, the code would require curb around the perimeter to contain both stormwater and traffic within the drive lane, and landscaped spaces outside of the drive lane. No specific planting requirement is made in the code, other than a requirement that the area is covered with landscaping materials, including grass, shrubs, and trees. It is presumed that the applicant proposes grass. Shrubs and trees would be welcome additions, but would not be required by the ordinance.

Mr. Grittmann stated that because the site is currently developed and no building expansion is being proposed, staff would recommend that the existing paved parking area not be required to add the typically required curb. This requirement could be made if and when the building is expanded at some future date, necessitating new parking and circulation areas.

Mr. Grittmann stated that the code identifies the following specific regulations related to drive-through facilities:

- 1) Not less than one hundred twenty feet (120') of segregated automobile stacking must be provided for the single service lane.
- 2) The stacking lane and its access shall be designed to control traffic in a manner to protect the buildings and will not interfere with on-site traffic circulation or access to the required parking space.
- 3) No part of the public street or boulevard may be used for stacking of automobiles.
- 4) The stacking lane, order board telecom, and window placement shall be designed and located in such a manner as to minimize glare to adjacent premises, particularly residential premises, and to maximize maneuverability of vehicles on the site.
- 5) The drive-through window and its stacking lanes shall be screened from view of adjoining residential zoning districts and public street rights-of-way.
- 6) A lighting and photometric plan will be required that illustrates the drive-through service lane lighting and shall comply with Section 1016-8 of the City Ordinance.

Mr. Grittmann stated that the stacking lane for the proposed drive-through is approximately one hundred eighty feet (180') in length, providing space for up to nine vehicles, exceeding the requirements of the code. Mr. Grittmann stated that all other requirements are met in the proposed plan.

Variance Application

Mr. Grittmann stated that the applicant has requested a variance from the driveway setback for the drive-through lane along the west side of the building. The code requires a setback for driveways of five feet (5'), and the applicant's proposed setback from the property line is approximately four and a half feet

(4.5'). Mr. Gritman stated that the reason for the encroachment is existing exterior mechanical equipment adjacent to the building that prohibits the new driveway from hugging the building enough so as to fully meet the ordinance.

When considering variances to zoning regulations, the City is required to find that there are unique conditions on the property, not created by the applicant, that create practical difficulties in using the property in a reasonable manner. Mr. Gritman stated that in this case, the mechanical installation that creates the need for the variance is a condition that pre-existed this applicant. Moreover, the variance request is a minor one, just half a foot, and will allow what would be a common use in the highway business district.

Summary and Recommendation

The proposed drive-through requires a Conditional Use Permit (CUP), and given the design of the building and site, a small variance to the setback of the driveway lane. Mr. Gritman stated that the facility is able to meet the requirements of the code, with some adjustments to the parking area for the joint use of the site. Moreover, the variance request meets the criteria for consideration in that the conditions on the site constitute the practical difficulties, and the layout for this drive-through "as designed" minimizes any negative impacts that might otherwise be expected if the site were to change its configuration or drive through window location.

Mr. Gritman stated that the Planning Staff recommends approval of the Conditional Use Permit, with the following conditions:

- 1) The applicant adds landscape cover to the disturbed areas of the site, consisting of lawn grass at minimum, and to include shrubs and trees, if possible, at the discretion of the applicant.
- 2) The applicant provides curb along all areas of new pavement for the drive-through lane.
- 3) The applicant stripes the remainder of the paved parking area to accommodate the maximum number of parking spaces on the existing pavement. No new curb will be required of the existing paved area until such time as the building is proposed for expansion.
- 4) The City reserves the right to require an expanded and improved parking area in the event that parking on the site overflows the existing paved area.
- 5) The applicant complies with any requirements imposed by the City Engineer related to street, utility, grading, and stormwater requirements.
- 6) Other recommendations of staff and/or Planning Commission following the public hearing.

Mr. Gritman stated that this recommendation is based on the following findings:

- 1) The property is used now, and proposed to be used, in a manner consistent with the applicable B-2 Zoning District.
- 2) The addition of the drive-through window is consistent with the expectations for uses in the B-2, Highway Business District.

- 3) The requirements for Conditional Use Permits are met by the proposal, subject to the conditions of approval herein.
- 4) The variance for the drive land setback is a reasonable use of the property, and is the result of conditions outside the control of the applicant.
- 5) Without the variance, the proposed reasonable use of the property would not be feasible, and the intent of the City's economic development plans would suffer.
- 6) The ability to accommodate additional parking on the site ensures that the proposed uses will not overwhelm the ability of the site, surrounding roadways, or other public services to serve the property.

Ms. Bonniwell read the City Engineers comments and recommendations:

- 1) The plans shall include a pavement section for the proposed bituminous drive through lane.
- 2) The proposed parking spaces shall be striped and dimensions shall be included on the plans.
- 3) All construction shall be in accordance with the City of Montrose Standards.

Ms. Bonniwell stated that the City Engineers recommend approval of the Site Plan contingent on the above referenced comments and those comments provided by other city staff, commissions, and council.

There were no comments from the public.

Commissioner Neiberger motioned to close the Public Hearing and Open the Planning and Zoning Meeting at 7:18 p.m. Commissioner Henry seconded the motion. Motion carried 4-0.

The Commission Members did not have any questions or further comments and agreed with recommendations from the Planning Staff and City Engineers.

Commission Henry motioned to recommend approval to City Council for the Conditional Use Permit and Variance Application for 125 Nelson Boulevard, Montrose, Minnesota 55363. Commissioner Cuff seconded the motion. Motion carried 4-0.

7. OLD BUSINESS

- A. No Old Business

8. NEW BUSINESS

- A. Updates from City Planner

City Planner, Mr. Stephen Gritman stated that the city has received a lot of interest in residential development, but nothing that has been confirmed yet. The city is waiting for applications from a few proposed developments to start the approval process.

9. NEXT MEETING

A. Wednesday, January 12, 2022 to be held at the Montrose Community Center – 7:00 p.m.

10. ADJOURNMENT

**Commissioner Henry motioned to adjourn the Planning and Zoning Commission Meeting at 7:22 p.m.
Commissioner Cuff seconded the motion. Motion carried 4-0.**

Charles Smallwood
Planning and Zoning Chair
City of Montrose

ATTEST:

Jessica Bonniwell
City Administrator
City of Montrose



NORTHWEST ASSOCIATED CONSULTANTS, INC.

4150 Olson Memorial Highway, Ste. 320, Golden Valley, MN 55422
 Telephone: 763.957.1100 Website: www.nacplanning.com

MEMORANDUM

TO: Montrose Planning Commission

FROM: Stephen Gritman

DATE: February 4, 2022

MEETING DATE: November 8, 2022

RE: Montrose – Preliminary Plat for Northridge 6th Addition

FILE NO: 273.03 – 22.01

Background and Analysis

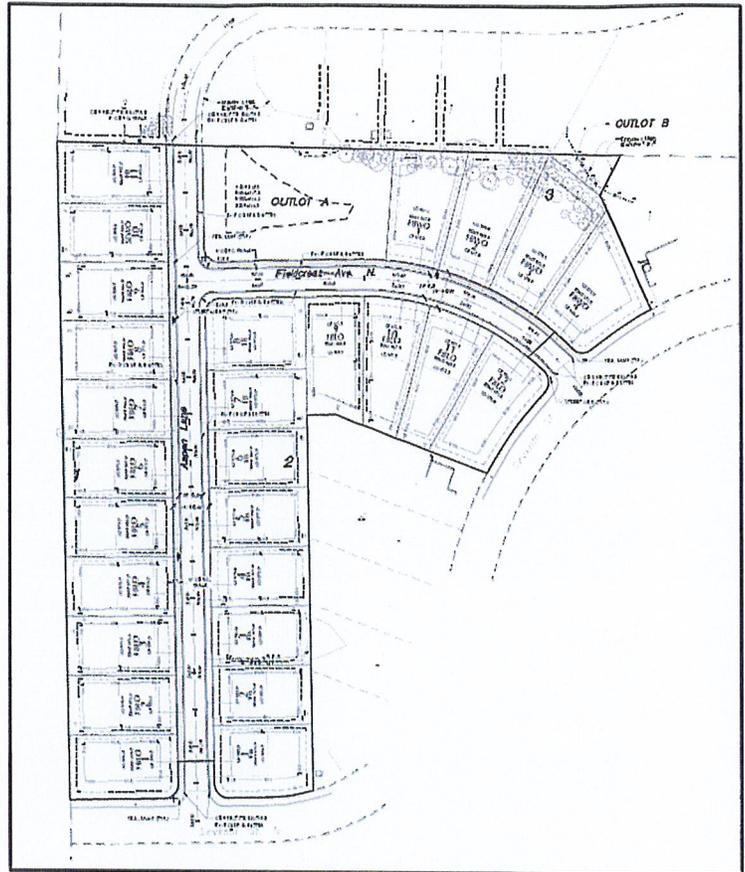
The subject property consists of approximately 10.6 acres, and is currently identified as Outlot A of Northridge 3rd Addition. As a part of the original Northridge plat, the property was planned for 27 single family lots and a pond outlot along an extension of Aspen Lane, a City street that is designed to connect to 7th Street, and then would eventually extend farther west and south to connect to Hogan Lane and other developed areas. The property is zoned R-1, Single Family Residential, and is adjoined by other single family parcels to the north and east.

As it currently exists, the existing portion of Aspen Lane is approximately 1,100 feet long from its intersection with Emerson Avenue North. The extension of Aspen through this plat would complete a loop with 7th Street, which itself is a dead-end road of nearly 1,900 feet. As such, the current long temporary dead ends would be linked, resolving both public safety and maintenance difficulties.

Northridge 6th Addition Preliminary Plat.

The proposed subdivision consists of 27 proposed lots, in the same manner as the original Preliminary Plat, which had expired over time. The applicant illustrates home sites on each of the 27 parcels, consistent with the City's R-1 zoning regulations, which require lots of 10,000 square feet in area and 75 feet of width. Setbacks are shown to be consistent with the requirements for 25 feet front, 10 feet side, and 20 feet rear.

Corner lots are required (and are shown) to maintain a 25 foot setback from both streets.



The lots show a combination of lookout and walkout designs along the west side of Aspen Lane, with full basement lots along the east side of Aspen. The easterly extension of Fieldcrest Avenue show full-basement walkouts and lookouts.

Tree Preservation/Replacement.

A significant amount of tree cover is impacted by the proposed plat. The City's Subdivision Ordinance allows 50% of the trees on a subdivision property to be removed for development activity. When more than 50% are removed, the additional removals are to be replaced at a 1.5 caliper inch replanting rate per 1.0 caliper inches removed.

For this project, the applicant's survey summary indicates that 81% of the caliper inches of existing trees are being removed, resulting in excess above the 50% threshold of 1,353 caliper inches of tree removal. This results in a required replacement of 2,031 caliper inches of new tree planting. At a typical size of 2.5 caliper inches at the time of planting, this would result in a replacement requirement of approximately 812 newly planted trees.

The proposed landscaping plan shows a planting plan of 104 new trees, or 260 caliper inches. The Subdivision Ordinance establishes two alternative replacement options for excess removal. That clause reads as follows:

- (a) Cash Payment. The subdivider may mitigate the tree loss via cash payment to the City. Such payment shall equal the product of the total required caliper inches to be replaced multiplied by the fee per diameter inch as set forth by the City fee schedule. The cash payment shall be utilized for City forestry projects as determined by the City.
- (b) Off-Site Planting. The subdivider may plant replacement trees upon either property located within the City which is either under the control of the subdivider or owned by the City of Montrose.

In planning staff's estimation, there are three factors that may be considered, given the extensive requirements for replacement planting. First, due to the nature of the property in question, there is a significant amount of tree cover that is inevitably going to be lost for street construction, house pad grading, and the associated lot and stormwater grading necessary.

However, it would appear that the west side of Aspen Lane, which is designed to have a combination of lookout and walkout house designs create a large part of the resultant tree loss. Exploring the option of lowering these buildings to full basement designs can sometimes have less impact on rear-lot grading. This option may save more of the existing tree cover – although it is noted in this plan that the grading plan is designed to direct stormwater to a series of rear catch basins, so this option could raise other issues with the project.

Secondarily, the rear-yard planting on many of the lots along the west of Aspen and the north of Fieldcrest have only limited tree planting, where much of the tree removal is occurring. Increasing tree planting in these rear areas could make up a portion of the gap.

Finally, front yard planting for the project is shown to be a single tree per lot. The Subdivision Ordinance provides for two trees per lot, and with 75 feet of lot width, this planting plan should be attainable.

Once these options are explored, the remaining gap should be assigned according to the ordinance cited above.

Parks, Trails, and Open Space.

The Subdivision Ordinance provides for park dedication from every subdivision, either land or cash. No park land is proposed with this project – a cash payment in lieu of land per City fee schedule would be expected, on the assumption that the park dedication

requirements for this portion of the Northridge project have not been accounted for previously.

Sidewalk is currently in place along the west side of Aspen Lane to the north. The proposed plat drawing includes an extension of this sidewalk along the west side of the street to 7th Street. In addition, the plans show sidewalk along the north side of Fieldcrest Avenue, linking 7th Street and Aspen Lane, in accordance with the Ordinance. Sidewalk is in place along the south side of 7th Street for its full length - no gaps are foreseen as a part of this project.

Summary and Recommendation

The proposed preliminary plat for Northridge 6th Addition is consistent with the original plat, and resolves an existing condition of two long, unconnected dead-end streets. The lot sizes for all lots are consistent with that plan, and with those of the surrounding neighborhoods. All lots meet the dimensional standards of the R-1 District, and as such, planning staff recommends approval of the Preliminary Plat, with the following conditions:

1. The applicant works with the City staff and consultants on amending grading in the plat to further reduce tree loss and the attendant replacement requirements.
2. The applicant increases replacement planting in accordance with the comments in this report and where available as a part of revisions to the grading plan noted above.
3. The applicant provides additional replacement tree planting not possible in the proposed plat in accordance with the Subdivision Ordinance noted above, including either or both tree planting in eligible off-site locations and/or cash payments according to city policy and ordinances.
4. The applicant enters into a development contract securing the various public and private improvements and the established required park dedication.
5. The applicant provides for and financially secures tree and lawn planting as a part of the plat construction.
6. The applicant complies with the requirements of the City Engineer related to street, utility, grading, and stormwater requirements.
7. Other recommendations of staff and/or Planning Commission following the public hearing.



**BOLTON
& MENK**

Real People. Real Solutions.

2040 Highway 12 East
Willmar, MN 56201-5818

Ph: (320) 231-3956
Fax: (320) 231-9710
Bolton-Menk.com

February 4, 2022

Honorable Mayor Moynagh
City Council Members
Planning Commission
City of Montrose

via e-mail: jbonniwell@montrose-mn.com

RE: Northridge 6th Addition - Preliminary Plat
Montrose, Minnesota
Project No.: 0W1.126364

Dear Council and Planning Commission,

We have reviewed the Preliminary Plat and Preliminary Construction Plans dated 1/12/2022 and have the following comments.

1. The proposed right-of-way width shall be modified to 60-feet to allow room for a 5' boulevard and 5' wide sidewalk within the right-of-way.
2. A detail for Pond #400 Outlet Control Structure shall be submitted.
3. Label the pond bottom elevation on the plan.
4. Water quality calculations shall be provided documenting compliance with TP and TSS requirements using the Minimal Impact Design Standards (MIDS) Calculator available on the MPCA website.
5. The Stormwater Pollution Prevention Plan shall be modified to indicate that the City of Montrose will be responsible for long term O&M of the permanent stormwater management system.
6. Inlet protection shall be installed on all existing inlets at Seventh St. and Aspen Lane intersection.
7. All slopes shall be a maximum of 4:1. The slopes in the rear yards of Block 2 exceed that slope.
8. All swales shall have a minimum slope of 2%. Lots 6 and 9 of Block 2 do not meet this requirement.
9. Emergency overflows shall be clearly noted on grading plan sheets and street and utility plans. Label the EOF across Aspen Lane near the north end of the project. All EOF's shall be seeded, blanketed, and protected with construction or silt fence so as to protect the finished grade during the home building process.
10. The Developer shall provide additional information on catch basins in back yards to show that no flooding of adjacent buildings will occur.
11. Lot 10, Block 1 low opening elevation shall be raised 0.5' to be 2' above the adjacent EOF.

12. Lots 8 and 9 Block 2 low opening elevations shall be 3' above the adjacent EOF.
13. There is an existing depression within the trees in the rear yard of Lot 2 Block 3. The grading plan shall address how this area will be drained (unless it is a delineated wetland in which case it shall be labeled and located within an easement or outlot).
14. A riprap EOF detail for the pond shall be provided.
15. Proposed contours shall contain additional labels.
16. The existing topography shall be shown a minimum 200 feet beyond the property line to the west.
17. The drainage and utility easement in the rear yard of Lot 8 Block 2 shall be 20' wide for access to the storm sewer.
18. All approved wetlands and adjacent 30' wetland buffers shall be shown and labeled on the grading plan and existing conditions plan. The wetlands and buffers shall be within an outlot with the exception of the small piece of wetland located in Outlot B which can be within a drainage and utility easement. Outlot B can be eliminated.
19. Crosswalks shall be installed across 7th Street at both intersections and at Aspen Lane and Fieldcrest Ave. Crosswalk signs shall also be installed.
20. Driveways for Lot 4 Block 3; Lots 1 and 12 Block 2 and Lot 1 Block 1 shall be moved away from the adjacent intersections to provide additional distance between the intersection and driveway.
21. Street plan and profile sheets shall be submitted with the final plans. Include labeling of all radii on the plan.
22. Include a typical section specific to this development in the final plans. The typical section shall consist of 60' or right-of-way with a 5' boulevard and 5' wide sidewalk all located within the right-of-way.
23. Utility plan and profile sheets shall be submitted with the final plans.
24. Proposed water and sewer services shall be shown on the final plans.
25. All storm sewer shall have a minimum cover of 3' over the top of the pipe.
26. A catch basin shall be added on the west side of Aspen Lane between Lots 8 and 9.
27. A catch basin shall be added in the rear yards between Lots 6 and 7 Block 1.
28. All watermain shall be PVC C900 complete with a tracer system.
29. All watermain fittings shall be secured using COR-BLUE-T-BOLTS or approved equal.
30. Two large zinc anode caps shall be installed on all fitting glands.
31. All watermain fittings shall be fusion bonded, epoxy coated, with a minimum thickness of 6-8 mils.
32. The connection to the existing sanitary sewer manhole shall include a Kor-n-Seal boot or approved equal.

Northridge 6th Addition – Preliminary Plat
February 4, 2022
Page 3

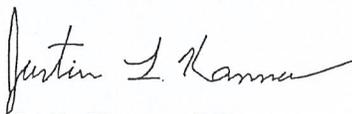
33. All catch basins within the roadway shall have rings coated with Flex-Seal.
34. The Street Sign Detail shall be modified to include 6” tall letters for street name signs.
35. All proposed trees shall be located outside of the drainage and utility easements. The trees within Outlot A can remain but shall not be located within 10’ of any storm sewer pipe.
36. The tree preservation plan and landscape plan shall be subject to review and comment by the City Planner.
37. The applicant shall enter into a development agreement prior to recording of final plat.
38. All construction shall be in accordance with the City of Montrose Standards.
39. A soils report, including soil borings, shall be submitted.
40. The wetland delineation application has been received from the applicant. The delineation shall be approved prior to final plat submission.
41. As part of the final plat submittal, the Developer shall be responsible for obtaining all permits including but not limited to Corps of Engineer Wetland Impact permit (if applicable), Wetland Conservation Act Wetland Impact permit (if applicable), MDH Watermain Extension permit, MPCA Sanitary Sewer Extension permit, and MPCA NPDES Construction Stormwater permit.
42. Revised plans and documents incorporating the above referenced comments shall be submitted for review by the City Engineer prior to final plat approval.

We recommend approval of the Preliminary Plat contingent on the above referenced comments and those comments provided by other city staff, commissions, and council.

If you have any questions on the above, please call.

Sincerely,

Bolton & Menk, Inc.



Justin Kannas, P.E.
Principal Engineer

NORTHRIDGE 6th ADDITION

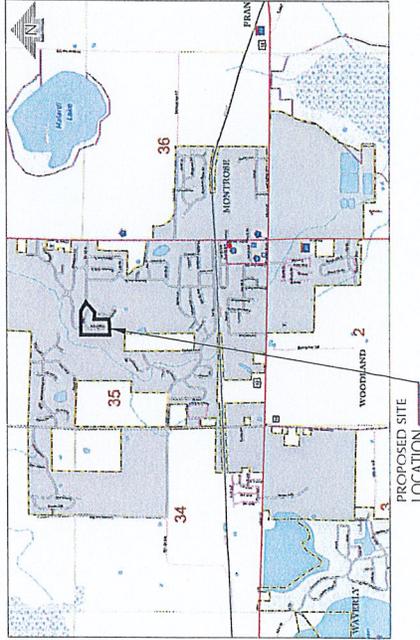
MONTROSE, MINNESOTA

PLANS FOR:
 SITE GRADING, SANITARY SEWER, WATER MAIN,
 STORM SEWER AND STREET CONSTRUCTION

SHEET INDEX

- CO-1 Cover Sheet
- CI-1 Existing Conditions
- CI-2 Preliminary Plat
- CS-1 Site Plan
- CG-1 Grading Plan
- CS-2 Stormwater Pollution Prevention Plan (SWPPP)
- CS-3 Stormwater Pollution Prevention Plan Notes
- CU-1 Utility Plan
- CB-1 Details
- CB-2 Details
- CB-3 Details
- L1-1 Tree Preservation Plan
- L1-2 Tree Preservation Plan
- L2-1 Landscape Plan
- L2-2 Landscape Details

VICINITY MAP



WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



CALL BEFORE YOU DIG

Gopher State One Call
 TOWN, CITY AREA: 651-454-0002
 TOLL FREE: 1-800-252-1666

BENCHMARKS
 TOP NUT OF HYDRANT LOCATED AT
 INTERSECTION OF SEVENTH ST. N. AND
 HILDESHEIM ST. N.
 ELEVATION = 983.30 (NGVD29)

DEVELOPER

LCI HOMES - MINNESOTA, LLC
 2850 CUTTERS GROVE AVE, SUITE 207
 ANOKA, MN 55303

JAY ROOS
 TEL: 612.840.3438



2850 CUTTERS GROVE AVE, SUITE 207
 ANOKA, MN 55303



PLANNING
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL
 7200 Highway 101, Suite 200
 Maple Grove, MN 55869
 763.426.5565
 www.loucksinc.com

CADD QUALIFICATION
 CAD FILE PREPARED BY: JAY ROOS, P.E.
 THESE PLANS WERE PREPARED BY AN INDIVIDUAL WHO HAS BEEN TRAINED AND QUALIFIED BY THE LICENSED PROFESSIONAL ENGINEER OR ARCHITECT AND IS NOT BEING PREPARED BY AN UNLICENSED PERSON.
 THESE PLANS WERE PREPARED BY AN INDIVIDUAL WHO HAS BEEN TRAINED AND QUALIFIED BY THE LICENSED PROFESSIONAL ENGINEER OR ARCHITECT AND IS NOT BEING PREPARED BY AN UNLICENSED PERSON.
 THESE PLANS WERE PREPARED BY AN INDIVIDUAL WHO HAS BEEN TRAINED AND QUALIFIED BY THE LICENSED PROFESSIONAL ENGINEER OR ARCHITECT AND IS NOT BEING PREPARED BY AN UNLICENSED PERSON.

PROFESSIONAL SIGNATURE
 Jay Roos, P.E.
 License No. 21758
 Prepared By: Jay Roos
 Checked By: Jay Roos
 Issue Date: 01/12/2022

QUANTITY CONTROL
 54092

DATE
 01/12/2022

CITY SUBMITTAL

PROFESSIONAL SIGNATURE
 Jay Roos, P.E.
 License No. 21758
 Prepared By: Jay Roos
 Checked By: Jay Roos
 Issue Date: 01/12/2022

QUANTITY CONTROL
 54092

DATE
 01/12/2022

CITY SUBMITTAL

COVER SHEET
 CO-1 EXISTING CONDITIONS PLAN
 CI-1 PRELIMINARY PLAT
 CS-1 SITE PLAN
 CG-1 GRADING & DRAINAGE PLAN
 CS-2 STORMWATER POLLUTION PREVENTION PLAN
 CS-3 STORMWATER POLLUTION PREVENTION PLAN NOTES
 CU-1 UTILITY PLAN
 L1-1 TREE PRESERVATION PLAN
 L1-2 TREE PRESERVATION PLAN
 L2-1 LANDSCAPE PLAN
 L2-2 LANDSCAPE DETAILS





LOUCKS
 CIVIL ENGINEERING
 LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL
 7200 Maple Grove, MN 55369
 763.426.5500
 www.loucks.com

REVISIONS
 01/12/2022
 SUBMITTALS
 01/12/2022

PROFESSIONAL BOUNDARY
 2/17/2022
 PROJECT NO. 21758
 DRAWN BY SPH
 CHECKED BY SKI
 FIELD DATE SKI

SHEET INDEX
 C-01 COVER SHEET
 C-01 EXISTING CONDITIONS PLAN
 C-01 PROPOSED CONDITIONS PLAN
 C-01 PRELIMINARY SITE PLAN
 C-02 TO C-03 SWPPP PLAN & NOTES
 C-01 UTILITY PLAN
 C-01 TREE PRESERVATION
 L-1 TO L-2
 L-3 TO L-4
 L-5 TO L-6
 L-7 TO L-8
 L-9 TO L-10
 L-11 TO L-12
 L-13 TO L-14
 L-15 TO L-16
 L-17 TO L-18
 L-19 TO L-20
 L-21 TO L-22
 L-23 TO L-24
 L-25 TO L-26
 L-27 TO L-28
 L-29 TO L-30
 L-31 TO L-32
 L-33 TO L-34
 L-35 TO L-36
 L-37 TO L-38
 L-39 TO L-40
 L-41 TO L-42
 L-43 TO L-44
 L-45 TO L-46
 L-47 TO L-48
 L-49 TO L-50
 L-51 TO L-52
 L-53 TO L-54
 L-55 TO L-56
 L-57 TO L-58
 L-59 TO L-60
 L-61 TO L-62
 L-63 TO L-64
 L-65 TO L-66
 L-67 TO L-68
 L-69 TO L-70
 L-71 TO L-72
 L-73 TO L-74
 L-75 TO L-76
 L-77 TO L-78
 L-79 TO L-80
 L-81 TO L-82
 L-83 TO L-84
 L-85 TO L-86
 L-87 TO L-88
 L-89 TO L-90
 L-91 TO L-92
 L-93 TO L-94
 L-95 TO L-96
 L-97 TO L-98
 L-99 TO L-100
 L-101 TO L-102
 L-103 TO L-104
 L-105 TO L-106
 L-107 TO L-108
 L-109 TO L-110
 L-111 TO L-112
 L-113 TO L-114
 L-115 TO L-116
 L-117 TO L-118
 L-119 TO L-120
 L-121 TO L-122
 L-123 TO L-124
 L-125 TO L-126
 L-127 TO L-128
 L-129 TO L-130
 L-131 TO L-132
 L-133 TO L-134
 L-135 TO L-136
 L-137 TO L-138
 L-139 TO L-140
 L-141 TO L-142
 L-143 TO L-144
 L-145 TO L-146
 L-147 TO L-148
 L-149 TO L-150
 L-151 TO L-152
 L-153 TO L-154
 L-155 TO L-156
 L-157 TO L-158
 L-159 TO L-160
 L-161 TO L-162
 L-163 TO L-164
 L-165 TO L-166
 L-167 TO L-168
 L-169 TO L-170
 L-171 TO L-172
 L-173 TO L-174
 L-175 TO L-176
 L-177 TO L-178
 L-179 TO L-180
 L-181 TO L-182
 L-183 TO L-184
 L-185 TO L-186
 L-187 TO L-188
 L-189 TO L-190
 L-191 TO L-192
 L-193 TO L-194
 L-195 TO L-196
 L-197 TO L-198
 L-199 TO L-200
 L-201 TO L-202
 L-203 TO L-204
 L-205 TO L-206
 L-207 TO L-208
 L-209 TO L-210
 L-211 TO L-212
 L-213 TO L-214
 L-215 TO L-216
 L-217 TO L-218
 L-219 TO L-220
 L-221 TO L-222
 L-223 TO L-224
 L-225 TO L-226
 L-227 TO L-228
 L-229 TO L-230
 L-231 TO L-232
 L-233 TO L-234
 L-235 TO L-236
 L-237 TO L-238
 L-239 TO L-240
 L-241 TO L-242
 L-243 TO L-244
 L-245 TO L-246
 L-247 TO L-248
 L-249 TO L-250
 L-251 TO L-252
 L-253 TO L-254
 L-255 TO L-256
 L-257 TO L-258
 L-259 TO L-260
 L-261 TO L-262
 L-263 TO L-264
 L-265 TO L-266
 L-267 TO L-268
 L-269 TO L-270
 L-271 TO L-272
 L-273 TO L-274
 L-275 TO L-276
 L-277 TO L-278
 L-279 TO L-280
 L-281 TO L-282
 L-283 TO L-284
 L-285 TO L-286
 L-287 TO L-288
 L-289 TO L-290
 L-291 TO L-292
 L-293 TO L-294
 L-295 TO L-296
 L-297 TO L-298
 L-299 TO L-300
 L-301 TO L-302
 L-303 TO L-304
 L-305 TO L-306
 L-307 TO L-308
 L-309 TO L-310
 L-311 TO L-312
 L-313 TO L-314
 L-315 TO L-316
 L-317 TO L-318
 L-319 TO L-320
 L-321 TO L-322
 L-323 TO L-324
 L-325 TO L-326
 L-327 TO L-328
 L-329 TO L-330
 L-331 TO L-332
 L-333 TO L-334
 L-335 TO L-336
 L-337 TO L-338
 L-339 TO L-340
 L-341 TO L-342
 L-343 TO L-344
 L-345 TO L-346
 L-347 TO L-348
 L-349 TO L-350
 L-351 TO L-352
 L-353 TO L-354
 L-355 TO L-356
 L-357 TO L-358
 L-359 TO L-360
 L-361 TO L-362
 L-363 TO L-364
 L-365 TO L-366
 L-367 TO L-368
 L-369 TO L-370
 L-371 TO L-372
 L-373 TO L-374
 L-375 TO L-376
 L-377 TO L-378
 L-379 TO L-380
 L-381 TO L-382
 L-383 TO L-384
 L-385 TO L-386
 L-387 TO L-388
 L-389 TO L-390
 L-391 TO L-392
 L-393 TO L-394
 L-395 TO L-396
 L-397 TO L-398
 L-399 TO L-400
 L-401 TO L-402
 L-403 TO L-404
 L-405 TO L-406
 L-407 TO L-408
 L-409 TO L-410
 L-411 TO L-412
 L-413 TO L-414
 L-415 TO L-416
 L-417 TO L-418
 L-419 TO L-420
 L-421 TO L-422
 L-423 TO L-424
 L-425 TO L-426
 L-427 TO L-428
 L-429 TO L-430
 L-431 TO L-432
 L-433 TO L-434
 L-435 TO L-436
 L-437 TO L-438
 L-439 TO L-440
 L-441 TO L-442
 L-443 TO L-444
 L-445 TO L-446
 L-447 TO L-448
 L-449 TO L-450
 L-451 TO L-452
 L-453 TO L-454
 L-455 TO L-456
 L-457 TO L-458
 L-459 TO L-460
 L-461 TO L-462
 L-463 TO L-464
 L-465 TO L-466
 L-467 TO L-468
 L-469 TO L-470
 L-471 TO L-472
 L-473 TO L-474
 L-475 TO L-476
 L-477 TO L-478
 L-479 TO L-480
 L-481 TO L-482
 L-483 TO L-484
 L-485 TO L-486
 L-487 TO L-488
 L-489 TO L-490
 L-491 TO L-492
 L-493 TO L-494
 L-495 TO L-496
 L-497 TO L-498
 L-499 TO L-500
 L-501 TO L-502
 L-503 TO L-504
 L-505 TO L-506
 L-507 TO L-508
 L-509 TO L-510
 L-511 TO L-512
 L-513 TO L-514
 L-515 TO L-516
 L-517 TO L-518
 L-519 TO L-520
 L-521 TO L-522
 L-523 TO L-524
 L-525 TO L-526
 L-527 TO L-528
 L-529 TO L-530
 L-531 TO L-532
 L-533 TO L-534
 L-535 TO L-536
 L-537 TO L-538
 L-539 TO L-540
 L-541 TO L-542
 L-543 TO L-544
 L-545 TO L-546
 L-547 TO L-548
 L-549 TO L-550
 L-551 TO L-552
 L-553 TO L-554
 L-555 TO L-556
 L-557 TO L-558
 L-559 TO L-560
 L-561 TO L-562
 L-563 TO L-564
 L-565 TO L-566
 L-567 TO L-568
 L-569 TO L-570
 L-571 TO L-572
 L-573 TO L-574
 L-575 TO L-576
 L-577 TO L-578
 L-579 TO L-580
 L-581 TO L-582
 L-583 TO L-584
 L-585 TO L-586
 L-587 TO L-588
 L-589 TO L-590
 L-591 TO L-592
 L-593 TO L-594
 L-595 TO L-596
 L-597 TO L-598
 L-599 TO L-600
 L-601 TO L-602
 L-603 TO L-604
 L-605 TO L-606
 L-607 TO L-608
 L-609 TO L-610
 L-611 TO L-612
 L-613 TO L-614
 L-615 TO L-616
 L-617 TO L-618
 L-619 TO L-620
 L-621 TO L-622
 L-623 TO L-624
 L-625 TO L-626
 L-627 TO L-628
 L-629 TO L-630
 L-631 TO L-632
 L-633 TO L-634
 L-635 TO L-636
 L-637 TO L-638
 L-639 TO L-640
 L-641 TO L-642
 L-643 TO L-644
 L-645 TO L-646
 L-647 TO L-648
 L-649 TO L-650
 L-651 TO L-652
 L-653 TO L-654
 L-655 TO L-656
 L-657 TO L-658
 L-659 TO L-660
 L-661 TO L-662
 L-663 TO L-664
 L-665 TO L-666
 L-667 TO L-668
 L-669 TO L-670
 L-671 TO L-672
 L-673 TO L-674
 L-675 TO L-676
 L-677 TO L-678
 L-679 TO L-680
 L-681 TO L-682
 L-683 TO L-684
 L-685 TO L-686
 L-687 TO L-688
 L-689 TO L-690
 L-691 TO L-692
 L-693 TO L-694
 L-695 TO L-696
 L-697 TO L-698
 L-699 TO L-700
 L-701 TO L-702
 L-703 TO L-704
 L-705 TO L-706
 L-707 TO L-708
 L-709 TO L-710
 L-711 TO L-712
 L-713 TO L-714
 L-715 TO L-716
 L-717 TO L-718
 L-719 TO L-720
 L-721 TO L-722
 L-723 TO L-724
 L-725 TO L-726
 L-727 TO L-728
 L-729 TO L-730
 L-731 TO L-732
 L-733 TO L-734
 L-735 TO L-736
 L-737 TO L-738
 L-739 TO L-740
 L-741 TO L-742
 L-743 TO L-744
 L-745 TO L-746
 L-747 TO L-748
 L-749 TO L-750
 L-751 TO L-752
 L-753 TO L-754
 L-755 TO L-756
 L-757 TO L-758
 L-759 TO L-760
 L-761 TO L-762
 L-763 TO L-764
 L-765 TO L-766
 L-767 TO L-768
 L-769 TO L-770
 L-771 TO L-772
 L-773 TO L-774
 L-775 TO L-776
 L-777 TO L-778
 L-779 TO L-780
 L-781 TO L-782
 L-783 TO L-784
 L-785 TO L-786
 L-787 TO L-788
 L-789 TO L-790
 L-791 TO L-792
 L-793 TO L-794
 L-795 TO L-796
 L-797 TO L-798
 L-799 TO L-800
 L-801 TO L-802
 L-803 TO L-804
 L-805 TO L-806
 L-807 TO L-808
 L-809 TO L-810
 L-811 TO L-812
 L-813 TO L-814
 L-815 TO L-816
 L-817 TO L-818
 L-819 TO L-820
 L-821 TO L-822
 L-823 TO L-824
 L-825 TO L-826
 L-827 TO L-828
 L-829 TO L-830
 L-831 TO L-832
 L-833 TO L-834
 L-835 TO L-836
 L-837 TO L-838
 L-839 TO L-840
 L-841 TO L-842
 L-843 TO L-844
 L-845 TO L-846
 L-847 TO L-848
 L-849 TO L-850
 L-851 TO L-852
 L-853 TO L-854
 L-855 TO L-856
 L-857 TO L-858
 L-859 TO L-860
 L-861 TO L-862
 L-863 TO L-864
 L-865 TO L-866
 L-867 TO L-868
 L-869 TO L-870
 L-871 TO L-872
 L-873 TO L-874
 L-875 TO L-876
 L-877 TO L-878
 L-879 TO L-880
 L-881 TO L-882
 L-883 TO L-884
 L-885 TO L-886
 L-887 TO L-888
 L-889 TO L-890
 L-891 TO L-892
 L-893 TO L-894
 L-895 TO L-896
 L-897 TO L-898
 L-899 TO L-900
 L-901 TO L-902
 L-903 TO L-904
 L-905 TO L-906
 L-907 TO L-908
 L-909 TO L-910
 L-911 TO L-912
 L-913 TO L-914
 L-915 TO L-916
 L-917 TO L-918
 L-919 TO L-920
 L-921 TO L-922
 L-923 TO L-924
 L-925 TO L-926
 L-927 TO L-928
 L-929 TO L-930
 L-931 TO L-932
 L-933 TO L-934
 L-935 TO L-936
 L-937 TO L-938
 L-939 TO L-940
 L-941 TO L-942
 L-943 TO L-944
 L-945 TO L-946
 L-947 TO L-948
 L-949 TO L-950
 L-951 TO L-952
 L-953 TO L-954
 L-955 TO L-956
 L-957 TO L-958
 L-959 TO L-960
 L-961 TO L-962
 L-963 TO L-964
 L-965 TO L-966
 L-967 TO L-968
 L-969 TO L-970
 L-971 TO L-972
 L-973 TO L-974
 L-975 TO L-976
 L-977 TO L-978
 L-979 TO L-980
 L-981 TO L-982
 L-983 TO L-984
 L-985 TO L-986
 L-987 TO L-988
 L-989 TO L-990
 L-991 TO L-992
 L-993 TO L-994
 L-995 TO L-996
 L-997 TO L-998
 L-999 TO L-1000
 L-1001 TO L-1002
 L-1003 TO L-1004
 L-1005 TO L-1006
 L-1007 TO L-1008
 L-1009 TO L-1010
 L-1011 TO L-1012
 L-1013 TO L-1014
 L-1015 TO L-1016
 L-1017 TO L-1018
 L-1019 TO L-1020
 L-1021 TO L-1022
 L-1023 TO L-1024
 L-1025 TO L-1026
 L-1027 TO L-1028
 L-1029 TO L-1030
 L-1031 TO L-1032
 L-1033 TO L-1034
 L-1035 TO L-1036
 L-1037 TO L-1038
 L-1039 TO L-1040
 L-1041 TO L-1042
 L-1043 TO L-1044
 L-1045 TO L-1046
 L-1047 TO L-1048
 L-1049 TO L-1050
 L-1051 TO L-1052
 L-1053 TO L-1054
 L-1055 TO L-1056
 L-1057 TO L-1058
 L-1059 TO L-1060
 L-1061 TO L-1062
 L-1063 TO L-1064
 L-1065 TO L-1066
 L-1067 TO L-1068
 L-1069 TO L-1070
 L-1071 TO L-1072
 L-1073 TO L-1074
 L-1075 TO L-1076
 L-1077 TO L-1078
 L-1079 TO L-1080
 L-1081 TO L-1082
 L-1083 TO L-1084
 L-1085 TO L-1086
 L-1087 TO L-1088
 L-1089 TO L-1090
 L-1091 TO L-1092
 L-1093 TO L-1094
 L-1095 TO L-1096
 L-1097 TO L-1098
 L-1099 TO L-1100
 L-1101 TO L-1102
 L-1103 TO L-1104
 L-1105 TO L-1106
 L-1107 TO L-1108
 L-1109 TO L-1110
 L-1111 TO L-1112
 L-1113 TO L-1114
 L-1115 TO L-1116
 L-1117 TO L-1118
 L-1119 TO L-1120
 L-1121 TO L-1122
 L-1123 TO L-1124
 L-1125 TO L-1126
 L-1127 TO L-1128
 L-1129 TO L-1130
 L-1131 TO L-1132
 L-1133 TO L-1134
 L-1135 TO L-1136
 L-1137 TO L-1138
 L-1139 TO L-1140
 L-1141 TO L-1142
 L-1143 TO L-1144
 L-1145 TO L-1146
 L-1147 TO L-1148
 L-1149 TO L-1150
 L-1151 TO L-1152
 L-1153 TO L-1154
 L-1155 TO L-1156
 L-1157 TO L-1158
 L-1159 TO L-1160
 L-1161 TO L-1162
 L-1163 TO L-1164
 L-1165 TO L-1166
 L-1167 TO L-1168
 L-1169 TO L-1170
 L-1171 TO L-1172
 L-1173 TO L-1174
 L-1175 TO L-1176
 L-1177 TO L-1178
 L-1179 TO L-1180
 L-1181 TO L-1182
 L-1183 TO L-1184
 L-1185 TO L-1186
 L-1187 TO L-1188
 L-1189 TO L-1190
 L-1191 TO L-1192
 L-1193 TO L-1194
 L-1195 TO L-1196
 L-1197 TO L-1198
 L-1199 TO L-1200
 L-1201 TO L-1202
 L-1203 TO L-1204
 L-1205 TO L-1206
 L-1207 TO L-1208
 L-1209 TO L-1210
 L-1211 TO L-1212
 L-1213 TO L-1214
 L-1215 TO L-1216
 L-1217 TO L-1218
 L-1219 TO L-1220
 L-1221 TO L-1222
 L-1223 TO L-1224
 L-1225 TO L-1226
 L-1227 TO L-1228
 L-1229 TO L-1230
 L-1231 TO L-1232
 L-1233 TO L-1234
 L-1235 TO L-1236
 L-1237 TO L-1238
 L-1239 TO L-1240
 L-1241 TO L-1242
 L-1243 TO L-1244
 L-1245 TO L-1246
 L-1247 TO L-1248
 L-1249 TO L-1250
 L-1251 TO L-1252
 L-1253 TO L-1254
 L-1255 TO L-1256
 L-1257 TO L-1258
 L-1259 TO L-1260
 L-1261 TO L-1262
 L-1263 TO L-1264
 L-1265 TO L-1266
 L-1267 TO L-1268
 L-1269 TO L-1270
 L-1271 TO L-1272
 L-1273 TO L-1274
 L-1275 TO L-1276
 L-1277 TO L-1278
 L-1279 TO L-1280
 L-1281 TO L-1282
 L-1283 TO L-1284
 L-1285 TO L-1286
 L-1287 TO L-1288
 L-1289 TO L-1290
 L-1291 TO L-1292
 L-1293 TO L-1294
 L-1295 TO L-1296
 L-1297 TO L-1298
 L-1299 TO L-1300
 L-1301 TO L-1302
 L-1303 TO L-1304
 L-1305 TO L-1306
 L-1307 TO L-1308
 L-1309 TO L-1310
 L-1311 TO L-1312
 L-1313 TO L-1314
 L-1315 TO L-1316
 L-1317 TO L-1318
 L-1319 TO L-1320
 L-1321 TO L-1322
 L-1323 TO L-1324
 L-1325 TO L-1326
 L-1327 TO L-1328
 L-1329 TO L-1330
 L-1331 TO L-1332
 L-1333 TO L-1334
 L-1335 TO L-1336
 L-1337 TO L-1338
 L-1339 TO L-1340
 L-1341 TO L-1342
 L-1343 TO L-1344
 L-1345 TO L-1346
 L-1347 TO L-1348
 L-1349 TO L-1350
 L-1351 TO L-1352
 L-1353 TO L-1354
 L-1355 TO L-1356
 L-1357 TO L-1358
 L-1359 TO L-1360
 L-1361 TO L-1362
 L-1363 TO L-1364
 L-1365 TO L-1366
 L-1367 TO L-1368
 L-1369 TO L-1370
 L-1371 TO L-1372
 L-1373 TO L-1374
 L-1375 TO L-1376
 L-1377 TO L-1378
 L-1379 TO L-1380
 L-1381 TO L-1382
 L-1383 TO L-1384
 L-1385 TO L-1386
 L-1387 TO L-1388
 L-1389 TO L-1390
 L-1391 TO L-1392
 L-1393 TO L-1394
 L-1395 TO L-1396
 L-1397 TO L-1398
 L-1399 TO L-1400
 L-1401 TO L-1402
 L-1403 TO L-1404
 L-1405 TO L-1406
 L-1407 TO L-1408
 L-1409 TO L-1410
 L-1411 TO L-1412
 L-1413 TO L-1414
 L-1415 TO L-1416
 L-1417 TO L-1418
 L-1419 TO L-1420
 L-1421 TO L-1422
 L-1423 TO L-1424
 L-1425 TO L-1426
 L-1427 TO L-1428
 L-1429 TO L-1430
 L-1431 TO L-1432
 L-1433 TO L-1434
 L-1435 TO L-1436
 L-1437 TO L-1438
 L-1439 TO L-1440
 L-1441 TO L-1442
 L-1443 TO L-1444
 L-1445 TO L-1446
 L-1447 TO L-1448
 L-1449 TO L-1450
 L-1451 TO L-1452
 L-1453 TO L-1454
 L-1455 TO L-1456
 L-1457 TO L-1458
 L-1459 TO L-1460
 L-1461 TO L-1462
 L-1463 TO L-1464
 L-1465 TO L-1466
 L-1467 TO L-1468
 L-1469 TO L-1470
 L-1471 TO L-1472
 L-1473 TO L-1474
 L-1475 TO L-1476
 L-1477 TO L-1478
 L-1479 TO L-1480
 L-1481 TO L-1482
 L-1483 TO L-1484
 L-1485 TO L-1486
 L-1487 TO L-1488
 L-1489 TO L-1490
 L-1491 TO L-1492
 L-1493 TO L-1494
 L-1495 TO L-1496
 L-1497 TO L-1498
 L-1499 TO L-1500
 L-1501 TO L-1502
 L-1503 TO L-1504
 L-1505 TO L-1506
 L-1507 TO L-1508
 L-1509 TO L-1510
 L-1511 TO L-1512
 L-1513 TO L-1514
 L-1515 TO L-1516
 L-1517 TO L-1518
 L-1519 TO L-1520
 L-152

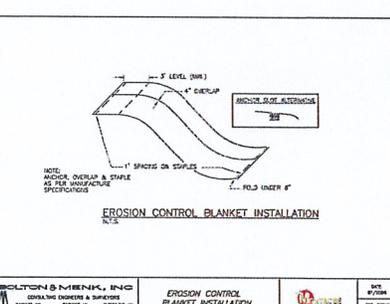
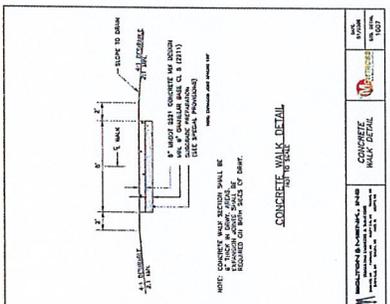
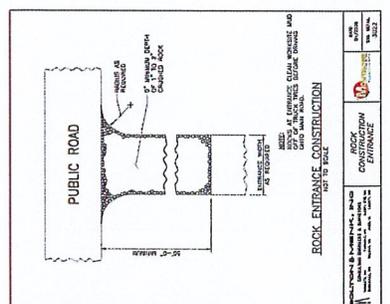
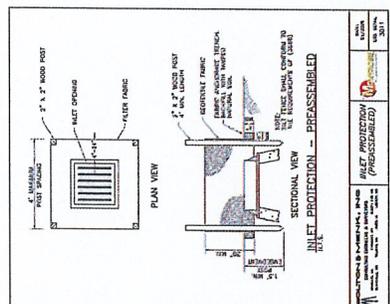
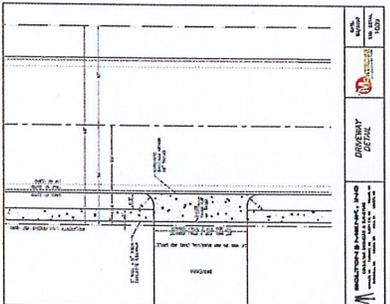
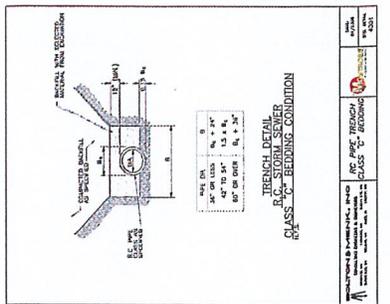
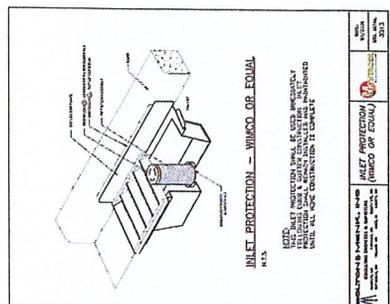
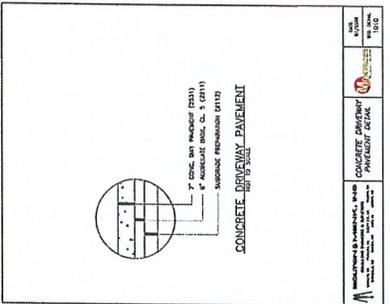
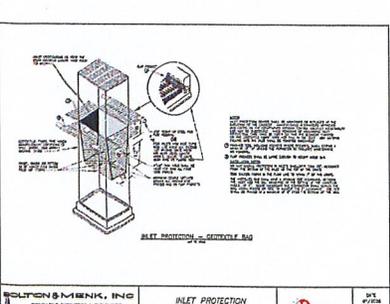
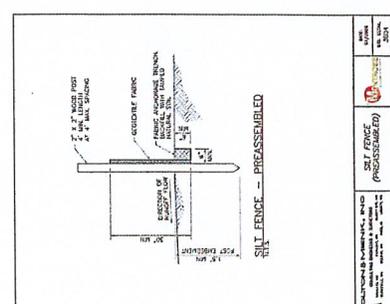
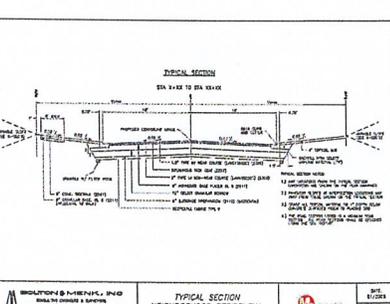
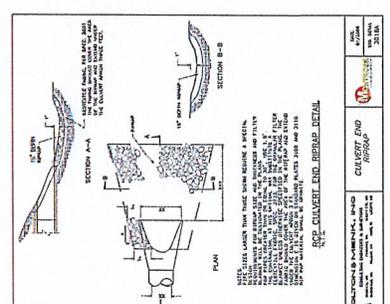
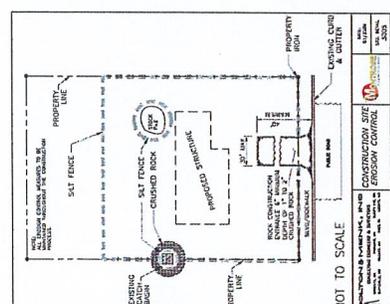
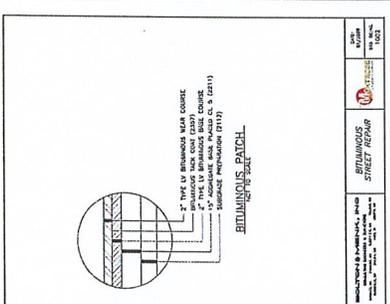


TABLE OF QUANTITIES

ITEM NO.	DESCRIPTION	UNIT	QUANTITY
1	CONCRETE DRIVEWAY PAVEMENT	SQ. YD.	100
2	INLET PROTECTION	LINEAL FT.	100
3	TRENCH DETAIL	LINEAL FT.	100
4	CONCRETE WALK DETAIL	SQ. YD.	100
5	EROSION CONTROL BLANKET	SQ. YD.	100
6	ROCK ENTRANCE CONSTRUCTION	SQ. YD.	100



NORTHRIDGE SIXTH ADDITION
MORTON, ILLINOIS



LOUCKS
BLANKING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ENVIRONMENTAL
7200 Herbeck Lane, Suite 300
Morton, IL 62450
www.loucks.com

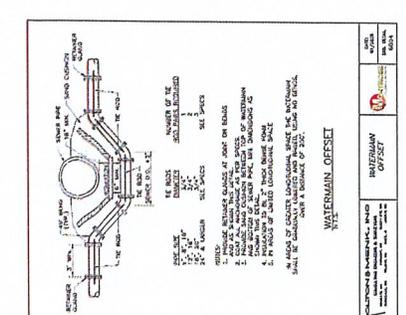
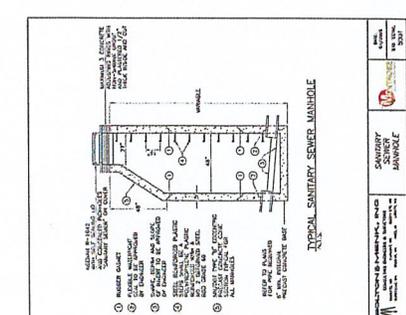
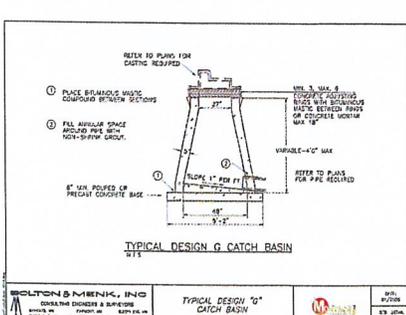
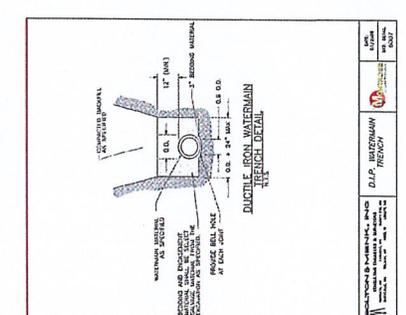
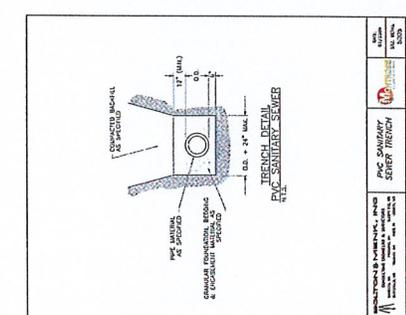
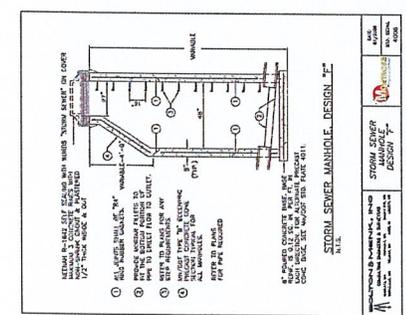
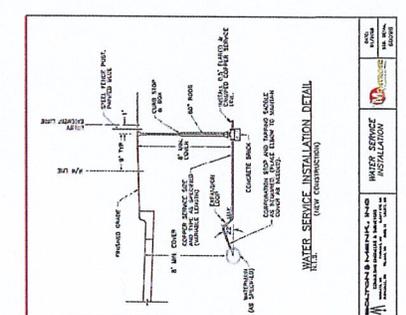
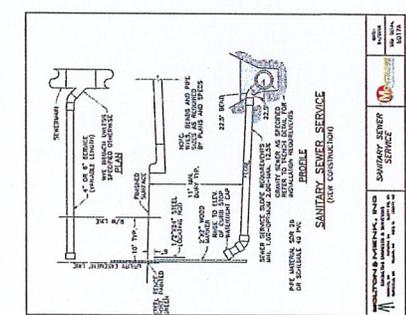
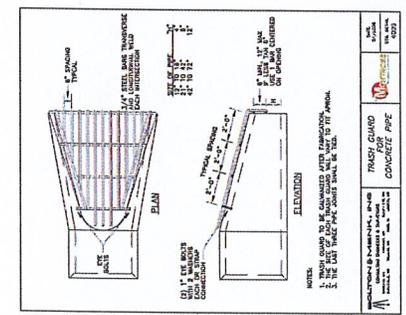
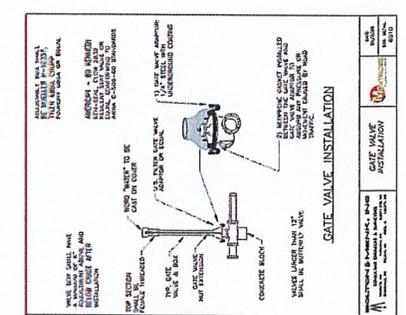
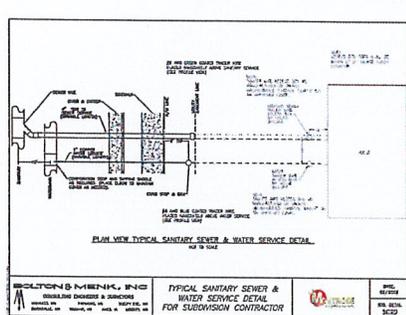
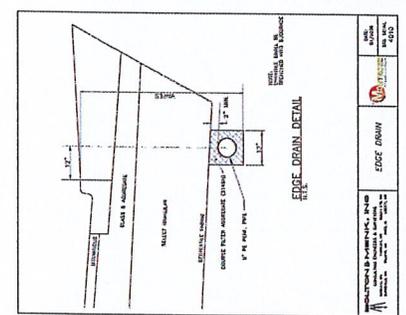
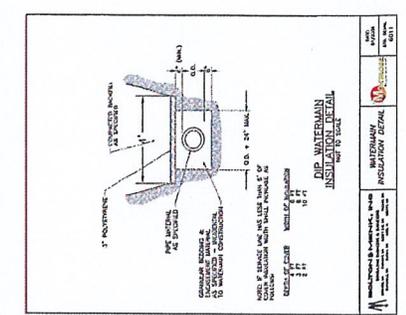
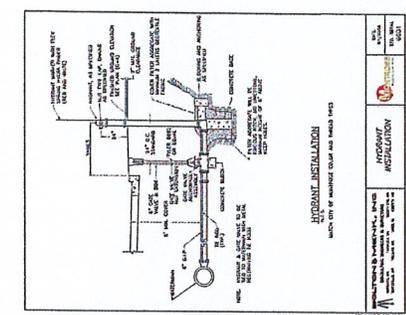
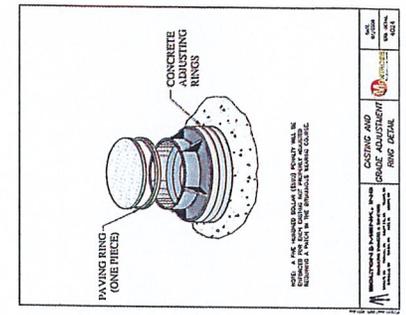
CONSTRUCTION
CITY SUBMITTAL
01/27/2022

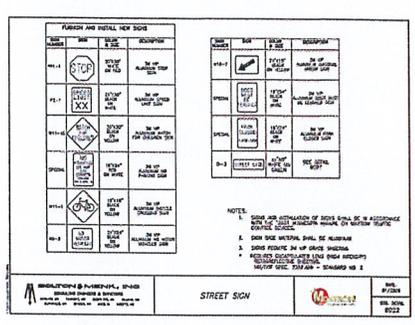
PROFESSIONAL SIGNATURE
PRELIMINARY
Project No. 21163
Project Name: Northridge Sixth Addition
Checked By: Zmw
Review Date: 01/17/2022

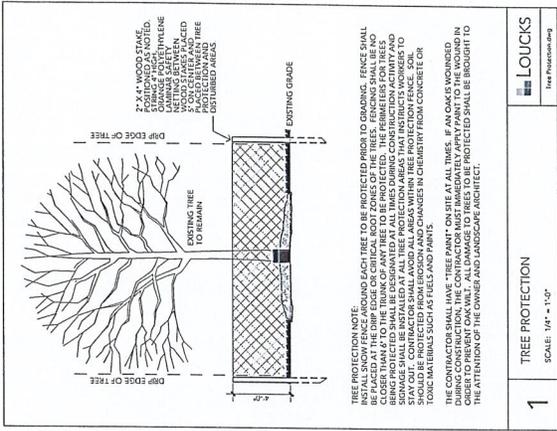
REVISIONS

NO.	DESCRIPTION
C11	EXISTING CONDITIONS PLAN
C12	PRELIMINARY PLAN
C13	GRADING & DRAINAGE PLAN
C14	CONCRETE & MASONRY PLAN
C15	LANDSCAPE PLAN
C16	LANDSCAPE PLAN
C17	LANDSCAPE PLAN
C18	LANDSCAPE PLAN
C19	LANDSCAPE PLAN
C20	LANDSCAPE PLAN
C21	LANDSCAPE PLAN
C22	LANDSCAPE PLAN
C23	LANDSCAPE PLAN
C24	LANDSCAPE PLAN
C25	LANDSCAPE PLAN
C26	LANDSCAPE PLAN
C27	LANDSCAPE PLAN
C28	LANDSCAPE PLAN
C29	LANDSCAPE PLAN
C30	LANDSCAPE PLAN
C31	LANDSCAPE PLAN
C32	LANDSCAPE PLAN
C33	LANDSCAPE PLAN
C34	LANDSCAPE PLAN
C35	LANDSCAPE PLAN
C36	LANDSCAPE PLAN
C37	LANDSCAPE PLAN
C38	LANDSCAPE PLAN
C39	LANDSCAPE PLAN
C40	LANDSCAPE PLAN
C41	LANDSCAPE PLAN
C42	LANDSCAPE PLAN
C43	LANDSCAPE PLAN
C44	LANDSCAPE PLAN
C45	LANDSCAPE PLAN
C46	LANDSCAPE PLAN
C47	LANDSCAPE PLAN
C48	LANDSCAPE PLAN
C49	LANDSCAPE PLAN
C50	LANDSCAPE PLAN

CIVIL DETAILS C8-2







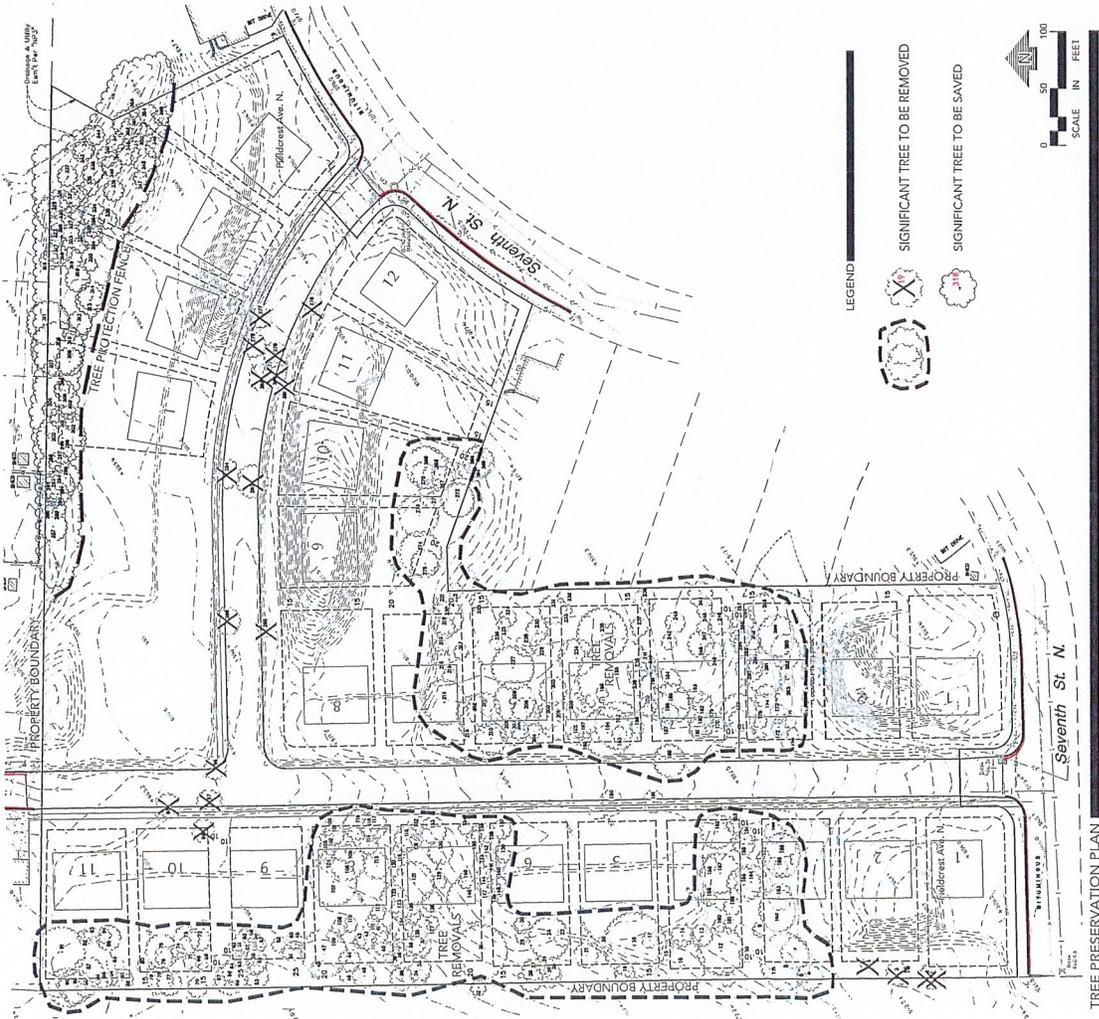
1 TREE PROTECTION
SCALE: 1/4" = 1'-0"
LOUCKS
Tree Preservation

SIGNIFICANT TREE INVENTORY

TYPE	CAL. IN.	%
TOTAL SIGNIFICANT TREES ON SITE	4377.5	100%
ALLOWABLE TREE REMOVAL - 50%	2199.0	50%
TREES TO BE REMOVED	3552.5	81.0%
TREES TO BE PRESERVED	845.0	19.0%
TOTAL CAL. IN. TO BE MITIGATED	1,553.5	

SIGNIFICANT TREE REPLACEMENT

TOTAL CAL. IN. REQUIRED (1353.5 x 1.15)	2031.0
TOTAL CAL. IN. PROPOSED - (78) DECIDUOUS x 2.5	195.0
TOTAL CAL. IN. PROPOSED - (26) CONIFEROUS x 2.5	65.0
TOTAL CAL. IN. PROPOSED	260.0



TREE PRESERVATION PLAN

