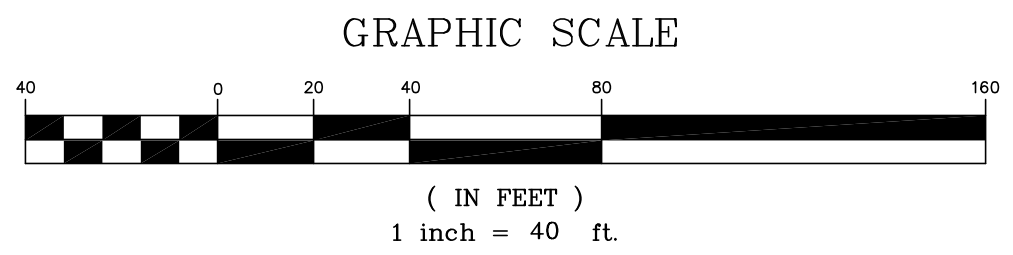


PHASE 1  
PHASE 2

FAIRVIEW

BOULEVARD

PHASE 2 PHASE 1



- GRADING NOTES:**
- 1.) ALL EROSION CONTROL MEASURES SHALL MEET AND/OR EXCEED THE MnPCA NPDES PERMIT AND THE CITY OF RED WING, STORM WATER MANAGEMENT REQUIREMENTS.
  - 2.) SILT FENCE, CONSTRUCTION ENTRANCE, PONDING BASINS, PERIMETER DRAINAGE SWALES ARE TO BE CONSTRUCTED FIRST.
  - 3.) ALL GRADING SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION.
  - 4.) SPREAD 4" TOPSOIL SEED AND MULCH OVER THE ENTIRE SITE EXCEPT PONDS, AND PHASE ONE STREET AND UTILITY AREAS.
  - 5.) CITY OF RED WING INSPECTOR MAY BE PRESENT DURING SOIL TESTING, TEST ROLLING IS REQUIRED.
  - 6.) A TEMPORARY STAGING STOCKPILE, AND BORROW SHALL BE MAINTAINED AND CONTROLLED.
  - 7.) ALL BUILDING PAD AREAS SHALL BE INSPECTED AND APPROVED BEFORE FILL PLACEMENT.
  - 8.) RETAINING WALLS MUST BE DESIGNED BY AN ENGINEER AND APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.

- EROSION CONTROL NOTES:**
- 1.) PLACE EROSION CONTROL PROTECTION AT ALL STORM SEWER INLETS AND WHERE DIRECTED BY THE ENGINEER.
  - 2.) PLACE SILT FENCE WHERE SHOWN ON PLANS AND AS DIRECTED BY THE ENGINEER.
  - 3.) SEED, FERTILIZE AND MULCH ALL DISTURBED AREAS EXCEPT ROADWAYS.
    - A.) TEMPORARY SEED MIXTURE SHALL BE WHEAT, RYE, OATS OR REGREEN AT 100 LBS/ACRE.
    - B.) PERMANENT SEED MIXTURE SHALL BE #500 AT 100 LBS/ACRE.
    - B.) MULCH SHALL BE MnDOT TYPE 1 MULCH AT 2 TONS/ACRE.
    - C.) FERTILIZER SHALL BE 25-5-10 AT 200 LBS/ACRE.
  - 4.) MPCA STORM WATER PERMIT IS REQUIRED FOR THIS PROJECT.
  - 5.) EROSION CONTROL IS TO BE PROVIDED IN ACCORDANCE WITH THE PROJECT'S STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
  - 6.) SILT FENCE, CONSTRUCTION ENTRANCE, PONDING, DRAINAGE SWALES ARE TO BE CONSTRUCTED FIRST.
  - 7.) ADDITIONAL EROSION CONTROL MEASURES SHALL BE REQUIRED IN AREAS, IF AN EROSION PATTERN OCCURS.
  - 8.) APPLY WATER AS NEEDED AND AS DIRECTED BY THE ENGINEER TO CONTROL DUST.
  - 9.) ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. AREAS THAT HAVE BEEN DISTURBED OR ARE AT FINISHED GRADE, BUT HAVE NO ACTIVE GRADING, SHALL BE SEEDED AND MULCHED WITHIN 14 DAYS, EXCEPT ON SLOPES STEEPER THAN 4H:1V. SLOPES 3H:1V OR STEEPER SHALL BE SEEDED AND COVERED WITH AN EROSION CONTROL BLANKET OR SEEDED AND MULCHED WITH A TACKIFYING AGENT (GLUE IMPREGNATED PAPER MULCH SHALL NOT BE USED).

**G<sup>3</sup> G-Cubed Inc.**  
Engineering  
Surveying  
Planning

285 Westview Drive  
West Saint Paul, MN 55118  
ph. 651.288.1100 fax 651.455.4948

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

Mark Welch  
DATE \_\_\_\_\_ REG. NO. \_\_\_\_\_

DESIGNED	DJT
DRAWN	
CHECKED	

REVISED	BY	DATE

LATEST REVISION: 11-05-2018  
Prepared For:  
Andy Baartman  
1489 Hay Creek Valley Rd  
Red Wing, MN 55066  
FILE NO.: 07124 Baartman

CITY OF RED WING  
GOODHUE COUNTY, MINNESOTA  
2018 CONSTRUCTION

PARK PLACE  
APARTMENTS

EROSION CONTROL  
PLAN

SHEET 1 OF 1 SHEETS

**WARNING**  
 BEFORE DIGGING CALL GOPHER  
 STATE ONE CALL FOR LOCATIONS.  
 651-454-0002  
 REQUIRED BY LAW

PHASE 1  
 PHASE 2

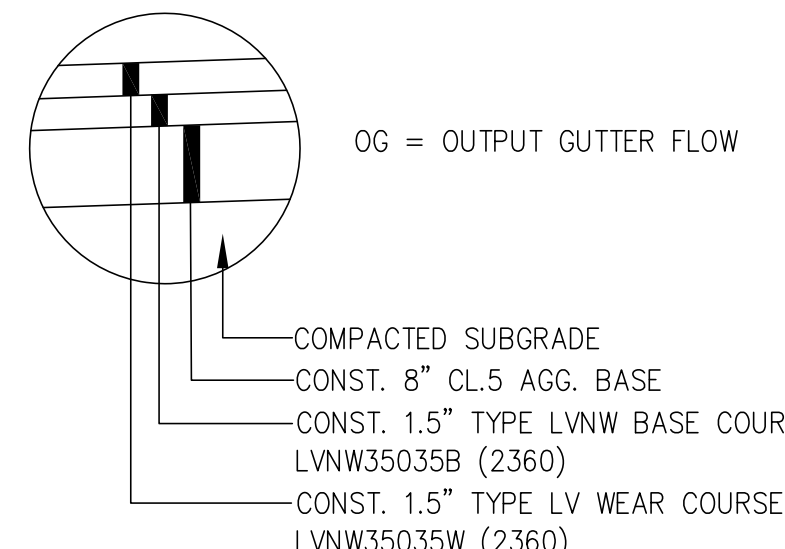
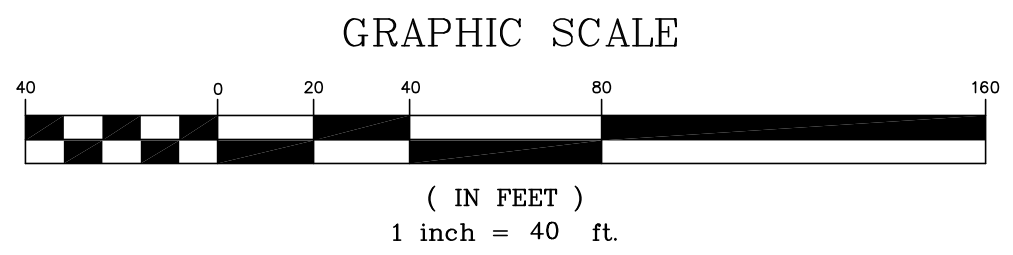
FAIRVIEW

TYLER ROAD  
 PROPOSED LEFT TURN LANE

SOUTH

BOULEVARD

PHASE 2 PHASE 1



**Paving Section**  
 CONSTRUCT B612 CONC. CURB AND GUTTER  
 SIDEWALKS SHALL BE 4' WIDE - 4" THICK REINFORCED CONCRETE  
 GARAGE APRONS SHALL BE 6' WIDE - 7" THICK REINFORCED CONCRETE.  
 SIDEWALK ADJACENT PAVEMENT AREA SHALL HAVE 8" THICK EDGE

**SIDEWALK NOTE:**  
 1.) CONSTRUCT ADA ACCESSIBLE PED. RAMPS AS PER CITY OF RED WING, STD. PLATE



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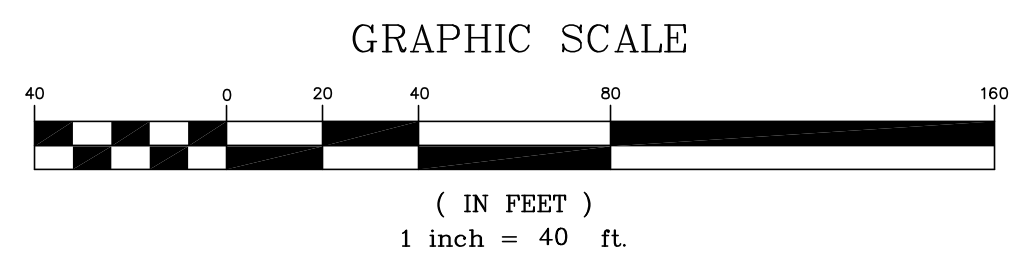
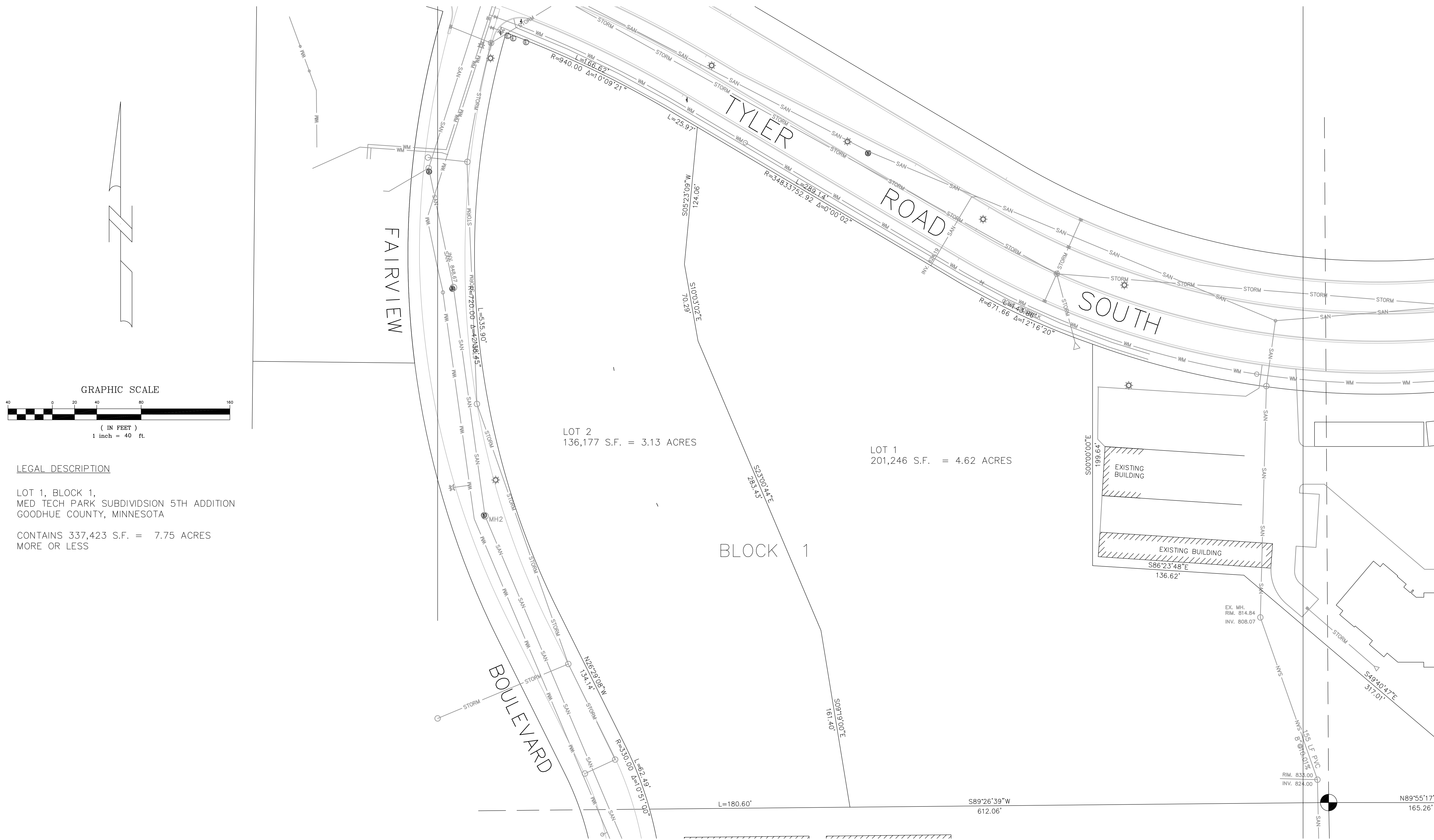
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CHECKED					FILE NO.: 07124 Baartman

CITY OF RED WING  
 GOODHUE COUNTY, MINNESOTA  
 2018 CONSTRUCTION

PARK PLACE  
 APARTMENTS

GRADING AND DRAINAGE  
 PLAN  
 SHEET 1 OF 1 SHEETS



LEGAL DESCRIPTION

LOT 1, BLOCK 1,  
 MED TECH PARK SUBDIVISION 5TH ADDITION  
 GOODHUE COUNTY, MINNESOTA

CONTAINS 337,423 S.F. = 7.75 ACRES  
 MORE OR LESS

LOT 2  
 136,177 S.F. = 3.13 ACRES

LOT 1  
 201,246 S.F. = 4.62 ACRES

BLOCK 1

**G<sup>3</sup>** **G-Cubed Inc.**  
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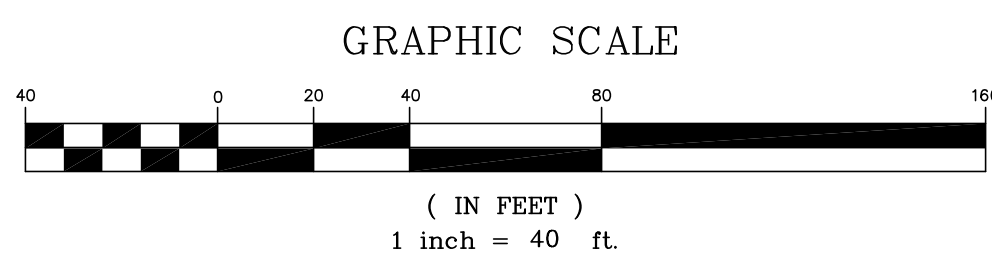
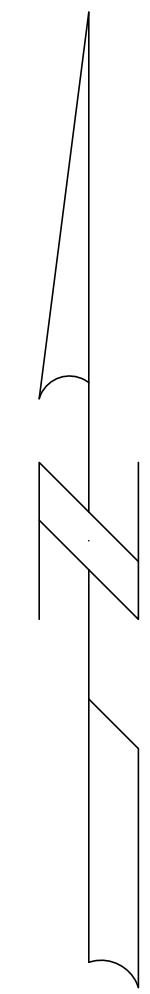
FILE NO.: 07124 Baartman

CITY OF RED WING  
 GOODHUE COUNTY, MINNESOTA  
 2018 CONSTRUCTION

PARK PLACE  
 APARTMENTS

PRELIMINARY  
 PLAT

SHEET 1 OF 1 SHEETS



PROPOSED LAND USE - EACH PHASE

LOT 1 - PHASE 1

108 HOMES  
 107 GARAGE PARKING  
 85 SURFACE PARKING  
 192 TOTAL PARKING SPACES  
 1.78 TOTAL PARKING RATIO  
 201,246 TOTAL LOT AREA  
 94,890 SQ. FT.. IMPERVIOUS SURFACE  
 106,356 SQ. FT.. GREEN SPACE  
 47% IMPERVIOUS SURFACE  
 53% GREEN SPACE

LOT 2 - PHASE 2

78 HOMES  
 78 GARAGE PARKING  
 74 SURFACE PARKING  
 152 TOTAL PARKING SPACES  
 1.95 TOTAL PARKING RATIO  
 136,177 TOTAL LOT AREA  
 79,140 SQ. FT.. IMPERVIOUS SURFACE  
 57,037 SQ. FT.. GREEN SPACE  
 58% IMPERVIOUS SURFACE  
 42% GREEN SPACE

PROPOSED LAND USE

186 HOMES  
 185 GARAGE PARKING  
 159 SURFACE PARKING  
 344 TOTAL PARKING SPACES  
 1.85 TOTAL PARKING RATIO  
 337,423 TOTAL PARCEL AREA  
 174,030 SQ. FT.. IMPERVIOUS SURFACE  
 166,393 SQ. FT.. GREEN SPACE  
 52% IMPERVIOUS SURFACE  
 48% GREEN SPACE



PHASE 2 | PHASE 1

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CITY OF RED WING  
 GOODHUE COUNTY, MINNESOTA  
 2018 CONSTRUCTION

PARK PLACE  
 APARTMENTS

SITE  
 PLAN

SHEET 1 OF 1 SHEETS