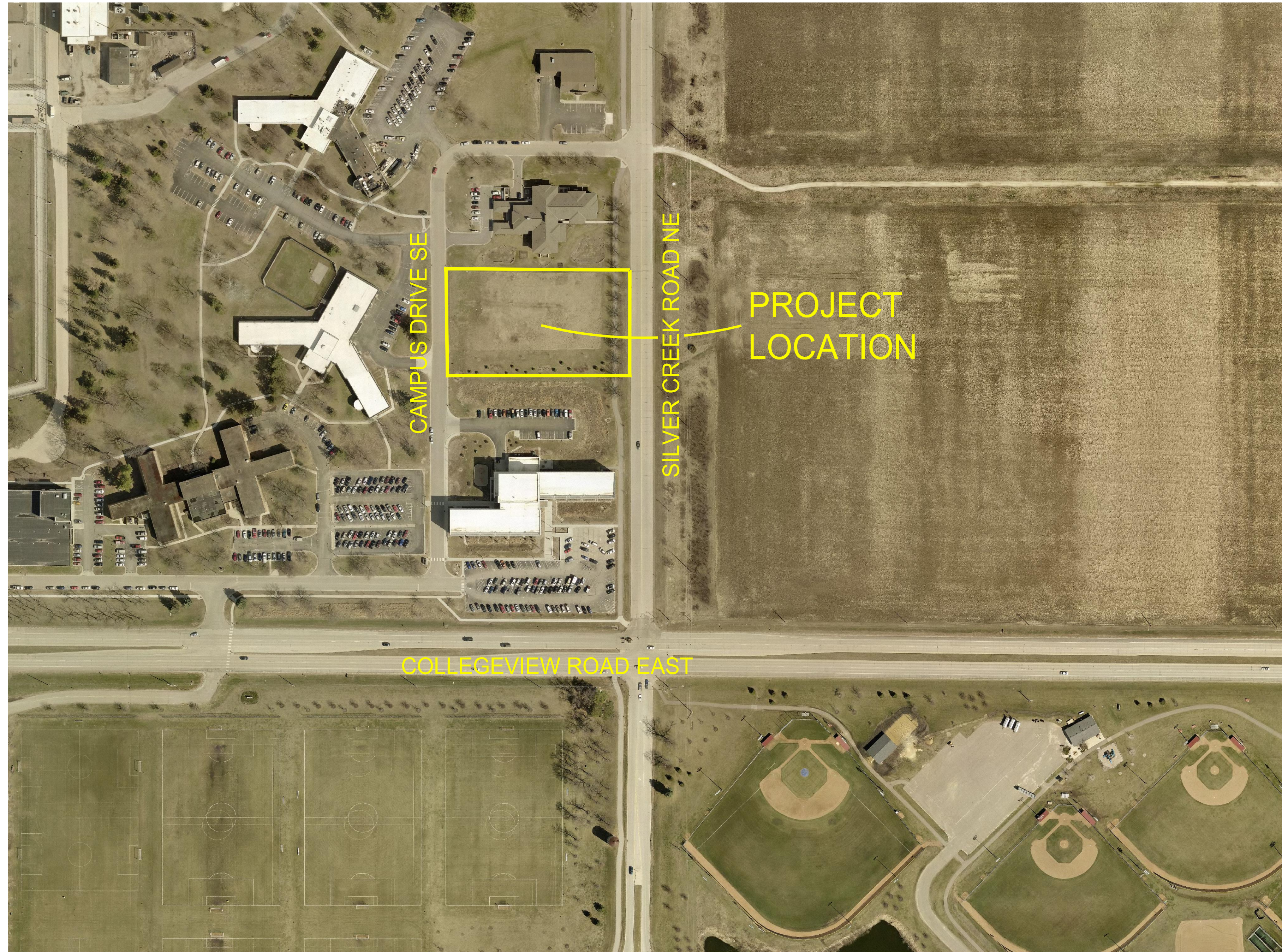


SOUTHEAST REGIONAL CRISIS CENTER

Rochester, Minnesota

WSB Project No. 015264-000 - CONSTRUCTION DOCUMENTS
 Issue Date..... FEBRUARY 19, 2020 - ISSUED FOR SECOND CITY REVIEW

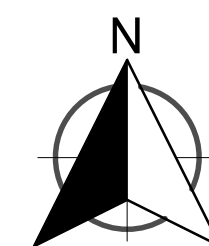


1 PROJECT LOCATION MAP
 CJ100 SCALE: NOT TO SCALE

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF PRIVATE UTILITIES HAS BEEN DESIGNATED UTILITY QUALITY LEVEL D. THESE QUALITY LEVELS WERE DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE DATA". THE CONTRACTOR IS TO DETERMINE THE TYPE AND LOCATION OF PRIVATE UTILITIES AS MAY BE DEEMED NECESSARY TO AVOID DAMAGE THERETO.

LEGAL DESCRIPTION:

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 107 NORTH, RANGE 13 WEST, OLMSTED COUNTY, MINNESOTA, CONTAINING 81,825 SQ. FT. MORE OR LESS.



Sheet List Table	
Sheet Number	Sheet Title
CJ100	COVER SHEET
CD100	EXISTING CONDITIONS & REMOVALS PLAN
SDP100	SITE DEVELOPMENT PLAN
CS100	CIVIL SITE PLAN
CS500	SITE DETAILS
CS501	SITE DETAILS
CG100	GRADING & DRAINAGE PLAN
CG101	SOUTHWEST GRADE DETAIL
CG102	NORTHWEST GRADE DETAIL
CG110	SEDIMENT & EROSION CONTROL PLAN
CG111	STORMWATER POLLUTION PREVENTION PLAN
CG112	SEDIMENT & EROSION CONTROL DETAILS
CU100	UTILITY PLAN
CU500	UTILITY DETAILS
LS100	LANDSCAPE PLAN
LS101	LANDSCAPE PLAN ENLARGEMENT
LS500	LANDSCAPE SCHEDULE
LS501	LANDSCAPE DETAILS & NOTES

CITY OF ROCHESTER

Project J-5532
 SOUTHEAST REGIONAL CRISIS CENTER (SERCC)

Approved By _____ Date _____
 RPU - Water Division

Approved By _____ Date _____
 City Engineer

GENERAL NOTES:

- EXISTING SITE INFORMATION WAS TAKEN FROM A BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY WSB, ROCHESTER MINNESOTA DATED JULY 16, 2019. ACTUAL FIELD CONDITIONS MAY VARY. VERIFY ALL FIELD CONDITIONS INCLUDING LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. NOTIFY THE OWNER AND ARCHITECT OF ANY DISCREPANCIES AFFECTING THE SCOPE OF THIS CONTRACT. SEE SURVEY FOR BENCHMARK INFORMATION. PROTECT ALL PROPERTY CORNERS. RELOCATE BENCHMARKS AS NECESSARY WITH NEW BENCHMARK LOCATIONS WITHIN A TOLERANCE OF 0.010 VERTICAL FEET.
- THE PROPOSED GRADES SHOWN ON THE GRADING PLAN ARE FINISHED GRADE.
- GRADING ACTIVITY WHICH BLOCKS TRAFFIC OF ANY STREET, ALLEY, OR DRIVE IS SUBJECT TO APPROVAL BY THE CITY AND COUNTY.
- CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER AND OWNER IF CONTAMINANTS ARE FOUND IN THE EXISTING SOILS.
- SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0% AND LONGITUDINAL SLOPES SHALL NOT EXCEED 5.0% UNLESS OTHERWISE NOTED.
- IN AREAS WHERE NEW FILL IS TO BE PLACED ON SLOPING GROUND, BENCHING THE SURFACE SHALL BE COMPLETED PRIOR TO PLACING THE FILL. BENCHING SHALL BE COMPLETED WHERE SLOPES ARE STEEPER THAN 4:1 (HORIZONTAL:VERTICAL).
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
- UNLESS OTHERWISE NOTED, FINISH GRADE SHALL BE SIX INCHES BELOW FINISHED FLOOR IN NON-PAVED AREAS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL OSHA REGULATIONS IN THE EXECUTION OF WORK UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL APPLY FOR A CITY OF ROCHESTER GRADING PERMIT BEFORE STARTING WORK. THE INSPECTOR AND THE CITY OF ROCHESTER PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED BY THE CONTRACTOR 48 HOURS BEFORE START OF CONSTRUCTION. NO WORK MAY BEGIN UNTIL THE PERMIT HAS BEEN RECEIVED AND THE CONTRACTOR MUST COMPLY WITH THE TERMS OF THE PERMIT.
- ALL NON-PAVED AREAS SHALL RECEIVE A FOUR-INCH (4") LAYER OF TOPSOIL. SEE EROSION AND SEDIMENT CONTROL PLANS & SPECIFICATIONS FOR TEMPORARY STABILIZATION REQUIREMENTS AND LANDSCAPE PLANS FOR PERMANENT GROUND COVER.
- ALL GRADES WITHIN THE LANDSCAPED AREA SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL AND HAVE A MINIMUM GRADE OF 2%. UNLESS OTHERWISE NOTED. GRADED SWALES MUST HAVE A MINIMUM BOTTOM SLOPE OF 2.0%. SLOPES STEEPER THAN 4:1 ARE STABLE FROM LAND SLIDING AND SURFACE EROSION.
- ALL EXTERIOR BUILDING WALLS AND FOUNDATION ADJACENT NON PAVED AREAS SHALL BE WATERPROOFED TO AN ELEVATION 0.5' ABOVE EXTERIOR PERVIOUS FINISH GRADE IN ACCORDANCE WITH ARCHITECTURAL PLANS AND SPECIFICATIONS.
- ALL CONCRETE WASHOUT PRACTICES MUST MEET OR EXCEED THE MPCA STANDARDS.
- ALL DISCHARGE OF TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G. PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) SHALL DISCHARGE INTO A TEMPORARY OR PERMANENT SEDIMENT BASIN UNLESS INFEASIBLE. IF A SEDIMENT BASIN IS NOT AVAILABLE, THE CONTRACTOR SHALL TREAT ALL DISCHARGE WITH APPROPRIATE BMP'S SO THAT ANY DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
- REFER TO "GEOTECHNICAL REPORT FOR: OLMSTED COUNTY CRISIS CENTER", PREPARED BY WSB, DATED JUNE 19, 2019 FOR SUBSURFACE DATA, RECOMMENDATIONS AND BORING LOGS.



701 Washington Ave., N. Ste 200 | Minneapolis, MN 55401 | 612.338.2029



WSB
 3701 40th Ave. NW Suite 100
 Rochester, MN 55901
 Tel: 507.218.3369

CLIENT:
 OLMSTED COUNTY OFFICES

151 SE 4th Street
 Rochester, mn 55904

THIS SQUARE APPEARS 1/2"x1/2"
 ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
2	02-19-20	SECOND CITY REVIEW
1	01-24-20	50% CD PRICING SET
1	01-24-20	INITIAL CITY REVIEW

NO	DATE	REVISION

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

James M. Soltis
 JAMES M. SOLTIS, PE

DATE: 02-19-2020 LIC. NO: 54823

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PROJECT NAME:
Southeast Regional Crisis Center (SERCC)

2121 Campus Drive SE
 Rochester, MN 55904

DRAWING TITLE:
COVER SHEET

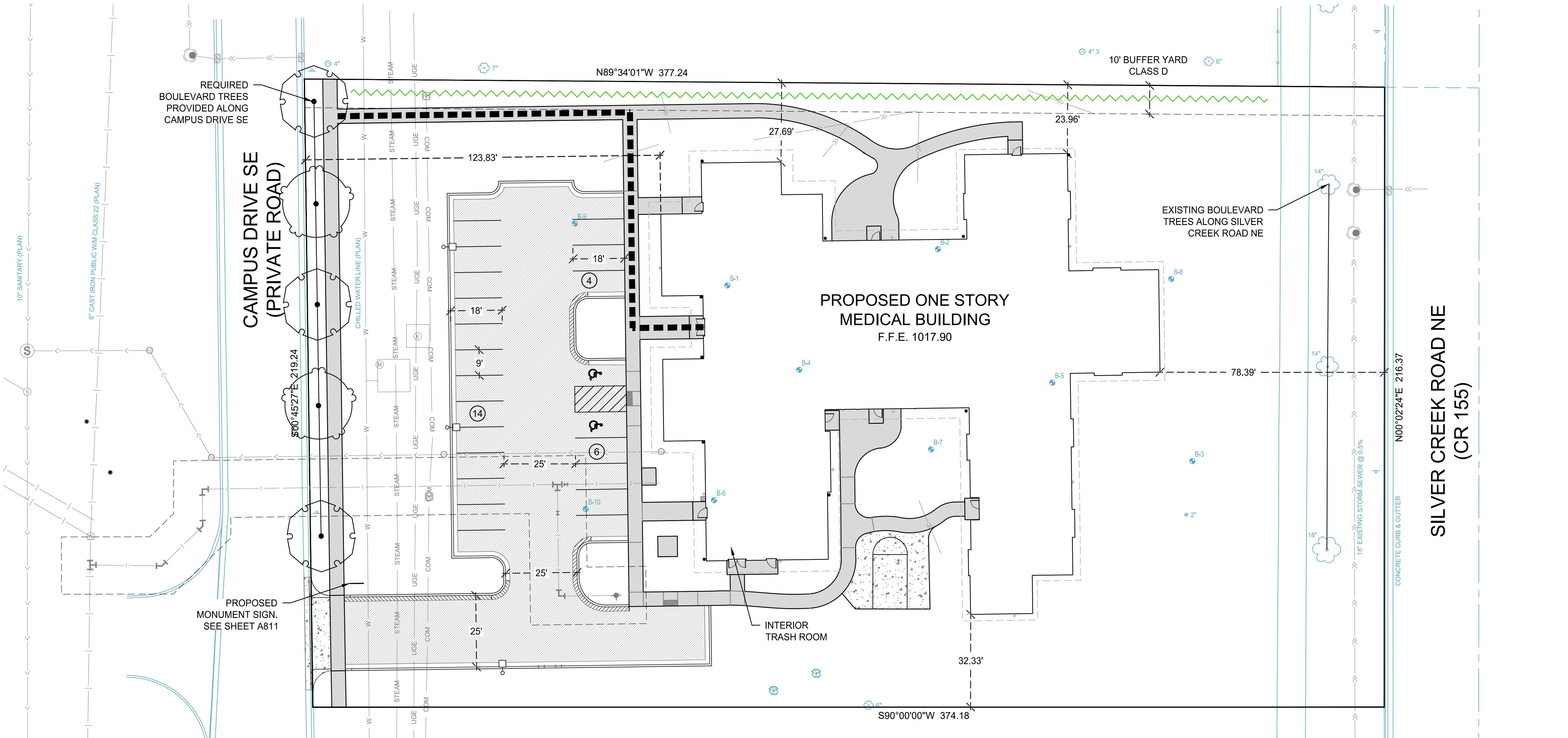
DESIGN BY: JMS
 DRAWN BY: PJM
 CHECKED BY: JMT
 PROJ. NO: 015264-000
 SCALE: AS SHOWN

CJ100

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 ON FULL SIZE SHEETS

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NO	DATE	REVISION

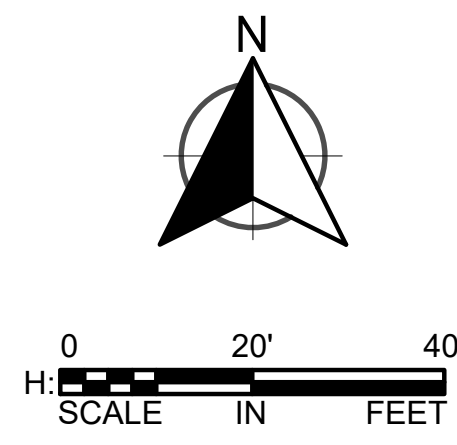


PROPOSED ONE STORY MEDICAL BUILDING
 F.F.E. 1017.90

INTERIOR TRASH ROOM

LEGEND

- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE FLATWORK
- PARKING STALL COUNT
- SOIL BORING LOCATION AND IDENTIFICATION
- LEASE HOLD LINE
- PROPOSED UTILITY EASEMENT
- PROPOSED RPU ELECTRIC EASEMENT
- 10' BUFFERYARD - CLASS D
- STORM SEWER
- WATER MAIN
- SANITARY SEWER
- ADA ACCESSIBLE ROUTE
- PROPOSED BOULEVARD TREE



LEGAL DESCRIPTION:
 THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 107 NORTH, RANGE 13 WEST, OLSTED COUNTY, MINNESOTA, CONTAINING 81,825 SQ. FT. MORE OR LESS.

SITE CAPACITY CALCULATIONS

ADDRESS: 2121 CAMPUS DRIVE SE
 PARCEL PIN: 73-313-10-69-165

EXISTING ZONING: MRD MIXED REDEVELOPMENT
 PROPOSED ZONING: MRD MIXED REDEVELOPMENT
 PRIMARY USE: MEDICAL FACILITY

PROPOSED BASE SITE AREA: 81,824.51 SF 1.88 ACRES
 RESOURCE PROTECTION AREA: NA NA
 NET BUILDABLE AREA: 81,824.51 SF 1.88 ACRES

BUILDING SUMMARY:
 TOTAL FLOOR AREA 16,186.85 SF

BUILDING HEIGHT:
 MAXIMUM PERMITTED HEIGHT: NO LIMIT
 PROPOSED HEIGHT: 15'-6"

FLOOR AREA RATIO (FAR):	RATIO	SQUARE FEET
PERMITTED FAR:	0.40	32,729.80 SF
PROPOSED FAR:	0.20	16,186.85 SF

PARKING REQUIREMENTS:
 5 STALLS PER PRINCIPAL MEDICAL PROFESSIONAL (3.4) 17 STALLS
 TOTAL REQUIRED 17 STALLS
 TOTAL PROPOSED PARKING ON SITE 24 STALLS

9' X 18' STANDARD STALLS (22)
 VAN ACCESSIBLE ADA PARKING STALLS (2)
 11,306.69 SF PAVED PARKING/DRIVE AISLES

SETBACKS	REQUIRED	PROPOSED
FRONT YARD	15'	123.83'
SIDE YARD (NORTH)	10'	23.96'
SIDE YARD (SOUTH)	10'	32.33'
REAR YARD	8'	78.39'

BUFFERYARDS:
 SEE LS SERIES SHEETS FOR PROPOSED BUFFERYARD PLANTINGS.

CLASS D BUFFERYARD ON NORTH SIDE
 377.24 LINEAR FEET OF BUFFERYARD LENGTH ON NORTH SIDE =
 9 CANOPY PLANTINGS, 18 UNDERSTORY PLANTINGS, 30 SHRUBS
 WITHIN 10-FOOT BUFFERYARD

219.24 LINEAR FEET OF BOULEVARD LENGTH ALONG CAMPUS DRIVE SE / 35 FEET =
 6 TREES, 5 TREES PROPOSED DUE TO OBSTRUCTIONS FROM DRIVEWAY AND UTILITIES.

216.37 LINEAR FEET OF BOULEVARD LENGTH ALONG SILVER CREEK ROAD NE / 35 FEET =
 6 TREES, 3 EXISTING TREES IN BOULEVARD ARE TO REMAIN AND COUNT TOWARD BOULEVARD TREE REQUIREMENTS

LANDSCAPE AREA:
 REQUIRED N/A
 PROPOSED 46,029.05 SF
 1.06 ACRES 56%

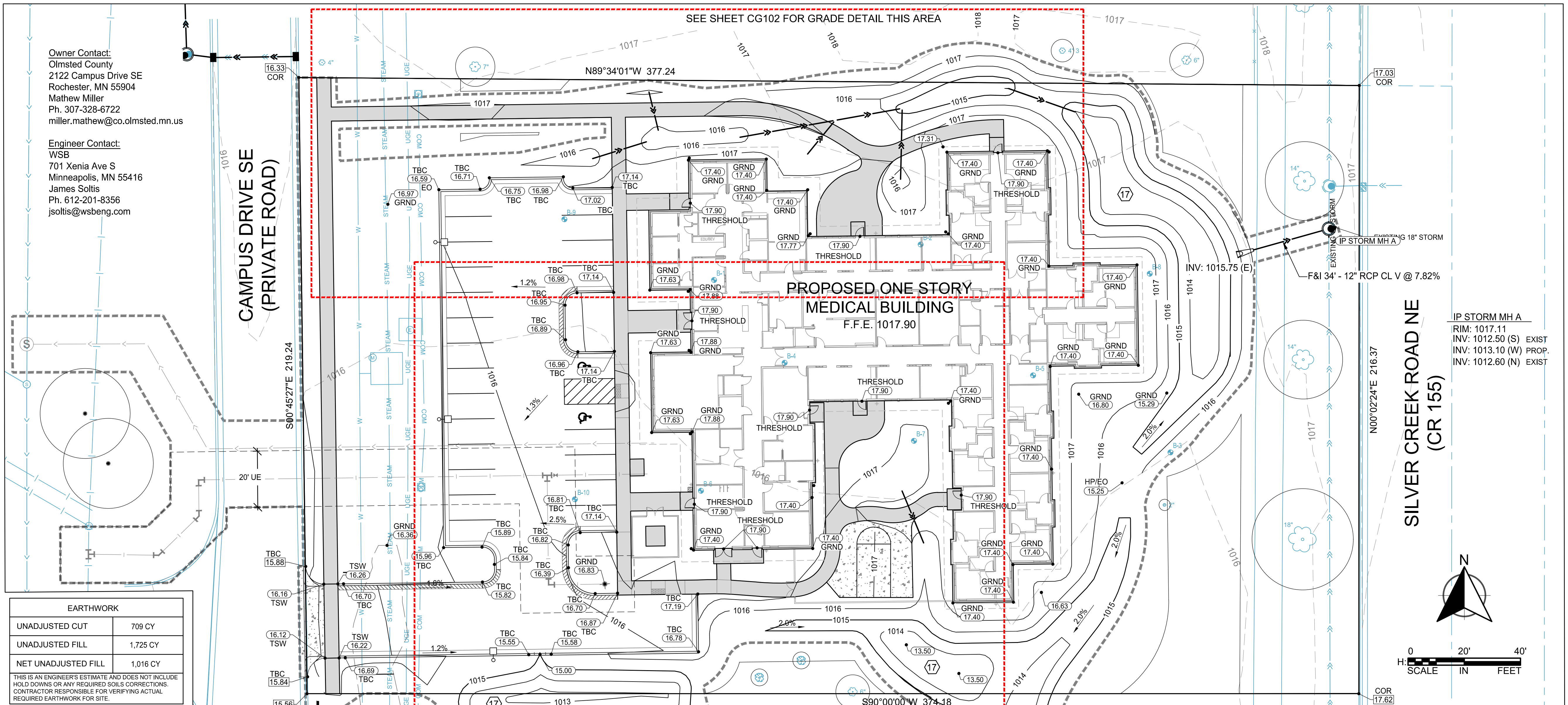
SIGNAGE: TYPE B - 2' SETBACK FROM SIDEWALK

EXTERIOR LIGHTING: TYPE B

SITE DEVELOPMENT PLAN NOTES

- REFER TO ARCHITECTURAL AND/OR STRUCTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS AND STOOP LOCATIONS.
- REFER TO SITE PHOTOMETRIC PLAN FOR SITE LIGHTING REQUIREMENTS.
- SDP STORMWATER CALCULATIONS FOR OVERALL EXISTING AND PROPOSED DISCHARGE RATES ARE AS FOLLOWS:

DESIGN STORM	EXISTING (CFS)	PROPOSED (CFS)
2-YEAR	0.50	0.16
10-YEAR	2.38	0.40
25-YEAR	4.44	0.62
100-YEAR	8.90	1.23



Owner Contact:
 Olmsted County
 2122 Campus Drive SE
 Rochester, MN 55904
 Mathew Miller
 Ph. 307-328-6722
 miller.mathew@co.olmsted.mn.us

Engineer Contact:
 WSB
 701 Xenia Ave S
 Minneapolis, MN 55416
 James Soltis
 Ph. 612-201-8356
 jsoltis@wsbeng.com

EARTHWORK	
UNADJUSTED CUT	709 CY
UNADJUSTED FILL	1,725 CY
NET UNADJUSTED FILL	1,016 CY

THIS IS AN ENGINEER'S ESTIMATE AND DOES NOT INCLUDE HOLD DOWNS OR ANY REQUIRED SOILS CORRECTIONS. CONTRACTOR RESPONSIBLE FOR VERIFYING ACTUAL REQUIRED EARTHWORK FOR SITE.

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GRADING NOTES

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- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
- PERVIOUS FINISH GROUND SURFACES SHALL SLOPE AWAY FROM THE PROPOSED BUILDING FOUNDATIONS AT A MINIMUM OF 5% FOR THE FIRST 10 FEET. IMPERVIOUS SURFACES ADJACENT BUILDING FOUNDATIONS SHALL SLOPE AWAY FROM THE FOUNDATION AT A MINIMUM OF 2% FOR THE FIRST 10 FEET. (MEASURED PERPENDICULAR TO THE FOUNDATION) SLOPES ARE MEASURED FROM GRADE ADJACENT TO THE FOUNDATION, NOT FROM THE TOP OF FOUNDATION OR FLOOR ELEVATION. SEE ALSO MINNESOTA BUILDING CODE 1804.3.
- ALL EXTERIOR BUILDING WALLS AND FOUNDATION ADJACENT NON PAVED AREAS SHALL BE WATERPROOFED TO AN ELEVATION 0.5' ABOVE EXTERIOR PERVIOUS FINISH GRADE IN ACCORDANCE WITH ARCHITECTURAL PLANS AND SPECIFICATIONS.
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 - SEE SHEET CG102 FOR PIPE BEDDING AND ADDITIONAL STORM SEWER DATA.
 - ALL CONCRETE WASHOUT PRACTICES MUST MEET OR EXCEED THE MPCA STANDARDS.
 - ALL DISCHARGE OF TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G. PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) SHALL DISCHARGE INTO A TEMPORARY OR PERMANENT SEDIMENT BASIN UNLESS INFEASIBLE. IF A SEDIMENT BASIN IS NOT AVAILABLE, THE CONTRACTOR SHALL TREAT ALL DISCHARGE WITH APPROPRIATE BMP'S SO THAT ANY DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
 - REFER TO "GEOTECHNICAL REPORT FOR OLMSTED COUNTY CRISIS CENTER", PREPARED BY WSB, DATED JUNE 19, 2019 FOR SUBSURFACE DATA, RECOMMENDATIONS AND BORING LOGS.
 - DRAINAGE FEATURE SOILS SHALL BE AMENDED ACCORDING TO MPCA SOIL MIX A. INFILTRATION RATES SHALL BE VERIFIED WITH A DOUBLE RING INFILTROMETER TO BE BETWEEN 0.80 AND 8.3 IN/HR.
- ALL PROPOSED SANITARY AND STORM SEWER WITHIN THIS SITE IS PRIVATE UNLESS OTHERWISE NOTED. PROPOSED WATERMAIN AND APPURTENANCES ARE PUBLIC.

LEGEND

- 1019 (solid line) PROPOSED CONTOUR
- 1019 (dashed line) EXISTING CONTOUR
- 10.00 (circle with dot) PROPOSED SPOT ELEVATION
- 10.00 (circle) EXISTING SPOT ELEVATION
- TBC TOP BACK OF CURB
- TSW TOP OF SIDEWALK
- GRND EXTERIOR GROUND ELEVATION
- COR PROPERTY CORNER
- EO EMERGENCY OVERFLOW
- HP HIGH POINT
- CONCRETE FLATWORK
- CONCRETE PAVEMENT
- REVERSE PITCH CURB
- GRADING/DISTURBANCE LIMITS
- B-X SOIL BORING LOCATION AND IDENTIFICATION

LAND USE SUMMARY:

ITEM	AREA (ac)
PARCEL IDENTIFICATION NUMBER	069165
PARCEL AREA	56.62
GRADING/DISTURBANCE AREA	1.69
DEVELOPABLE AREA ¹ (PARCEL)	56.62
PRE-DEVELOPMENT IMPERVIOUS AREA (PARCEL INCLUDING APPROVED 2118 SITE)	23.06
PRE-DEVELOPMENT PERVIOUS AREA (PARCEL INCLUDING APPROVED 2118 SITE)	33.56
POST-DEVELOPMENT IMPERVIOUS AREA (PARCEL)	23.89
POST-DEVELOPMENT PERVIOUS AREA (PARCEL)	32.73
PROPOSED NEW IMPERVIOUS AREA	(+) 0.831
PROPOSED MAXIMUM ALLOWABLE IMPERVIOUS AREA IN FULLY-DEVELOPED CONDITIONS ² (BMP DRAINAGE AREA)	9.98

¹Reference City Ordinance 77a.03.Subd. 4. Note that item D is not applicable to developable area used to calculate the SWMPAC (as per 77a.05.Subd. 3), which is part of what the site area table is used for.
²Stormwater BMPs and conveyance systems are designed based on this assumption.



701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029



WSB
 3701 40th Ave. NW Suite 100
 Rochester, MN 55901
 Tel: 507.218.3369

CLIENT:
OLMSTED COUNTY OFFICES

151 SE 4th Street
 Rochester, mn 55904

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1	01-24-20	50% CD PRICING SET
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James M. Soltis
 JAMES M. SOLTIS, PE

DATE: 02-19-2020 LIC. NO: 54823
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PROJECT NAME:
Southeast Regional Crisis Center (SERCC)

2121 Campus Drive SE
 Rochester, MN 55904

DRAWING TITLE:
GRADING & DRAINAGE PLAN

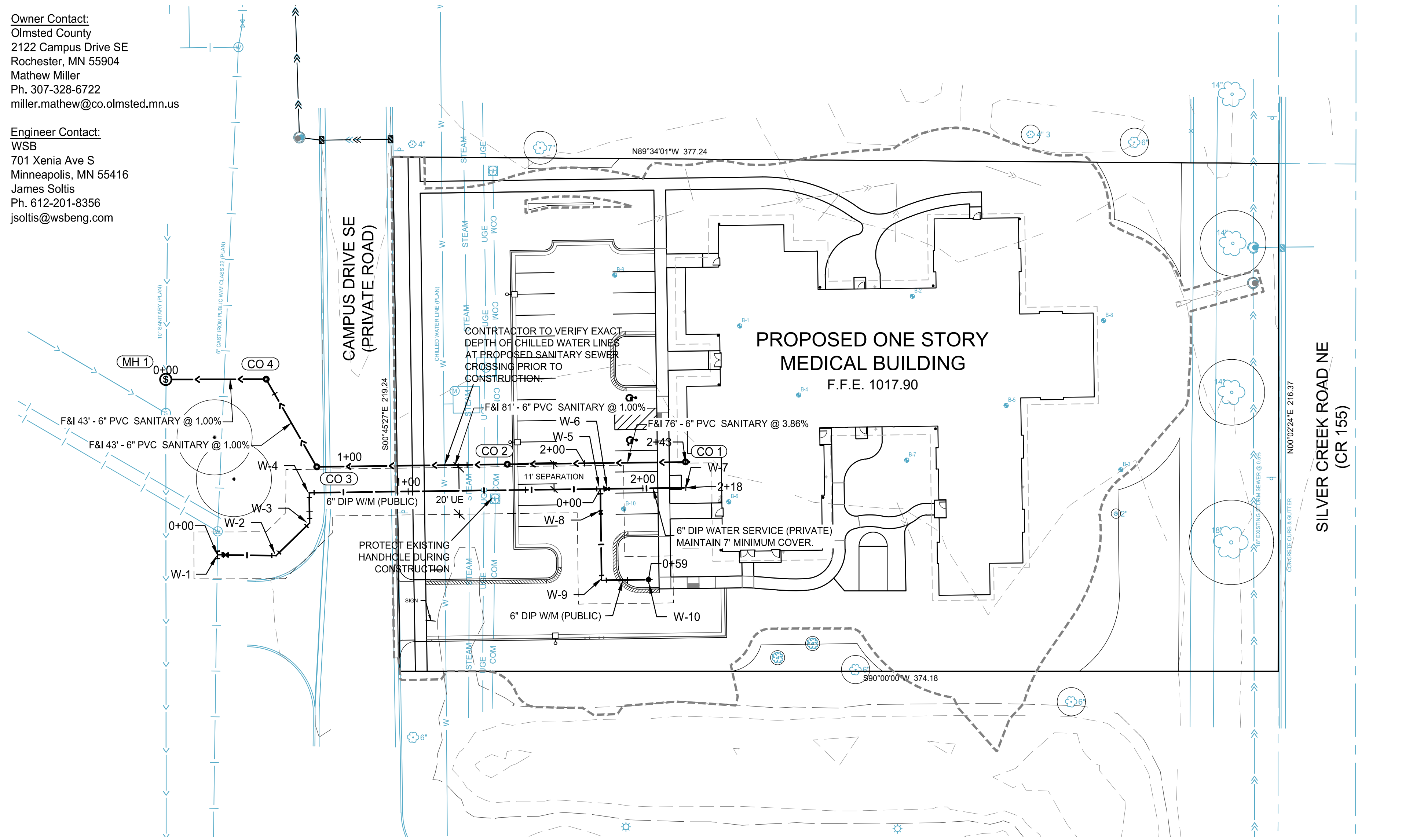
DESIGN BY: JMS
 DRAWN BY: PJM
 CHECKED BY: JMT
 PROJ. NO: 015264-000
 SCALE: AS SHOWN

CG100

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 BIM 360://180475 Rochester Crisis Center/180475 Rochester Crisis Center_A20.rvt
 12/12/2019 4:35:54 PM

Owner Contact:
 Olmsted County
 2122 Campus Drive SE
 Rochester, MN 55904
 Mathew Miller
 Ph. 307-328-6722
 miller.mathew@co.olmsted.mn.us

Engineer Contact:
 WSB
 701 Xenia Ave S
 Minneapolis, MN 55416
 James Soltis
 Ph. 612-201-8356
 jsoltis@wsbeng.com



- W-1
STA 0+00.00, 0.00'
F&I TIE TO INPLACE 6" DIP
F&I 6"x 6" TAPPING TEE AND VALVE
- W-2
STA 0+25.00, 0.00'
F&I 6" DIP - 45° BEND
- W-3
STA 0+45.00, 0.00'
F&I 6" DIP - 45° BEND
- W-4
STA 0+57.86, 0.00'
F&I 6" DIP - 90° BEND
- W-5
STA 1+81.87, 0.00'
F&I 6"x 6" DIP TEE
- W-6
STA 1+84.87, 0.00' RT
F&I 6" GATE VALVE/BOX
- W-7
STA 2+18.23, 3.00' RT
F&I 6" DIP STUB & PLUG
COORDINATE WITH ARCHITECTURAL
PLANS AND BUILDING CONTRACTOR
PRIOR TO CONSTRUCTION.
(INV AT BLDG. = 1010.4 MIN)
- W-8
STA 0+14.29, 0.06' RT
F&I 6" GATE VALVE/BOX
- W-9
STA 0+38.96, 0.00'
F&I 6" DIP - 90° BEND
- W-10
STA 0+58.92, 3.00' RT
F&I FIRE HYDT ASSEMBLY
BREAKOFF ELEV. 1017.03
(SEE 2/CU500)

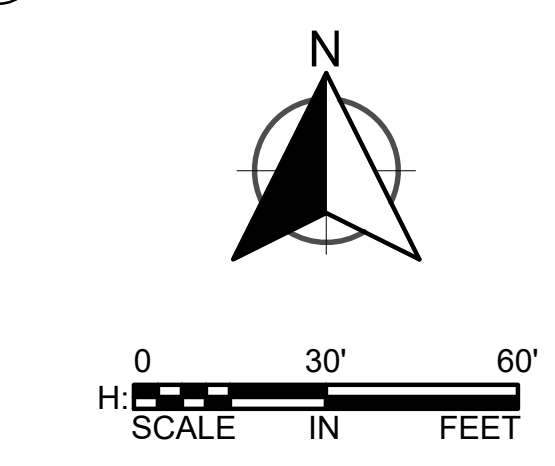
SEE 5/CU500 FOR
 WATERMAIN PROFILE

**WATER SERVICE
 CONSTRUCTION NOTES:**

- MH 1 SEE 1/CU500
F&I Type 3 (48") - R-1733
STA: 0+00.00, 0.00'
RIM: 1017.20
INV: 1006.40 (E)
- CO 1 SEE 3/CU500
F&I 6" PVC Cleanout
per SDP 1-06
STA: 2+43.03, 0.00'
RIM: 1017.5
INV: 1011.00 (E)
INV: 1011.00 (W)
- CO 2 SEE 3/CU500
F&I 6" PVC Cleanout
per SDP 1-06
STA: 1+67.13, 0.00' LT
RIM: 1016.2
INV: 1008.07 (E)
INV: 1008.07 (W)
- CO 3 SEE 3/CU500
F&I 6" PVC Cleanout
per SDP 1-06
STA: 0+85.93, 0.00'
RIM: 1016.0
INV: 1007.26 (E)
INV: 1007.26 (NW)
- CO 4 SEE 3/CU500
F&I 6" PVC Cleanout
per SDP 1-06
STA: 0+42.79, 0.00'
RIM: 1016.5
INV: 1006.83 (SE)
INV: 1006.83 (W)

SEWER PIPES SHALL BE PRESSURE
 RATED PVC (C900, SCH 40, SCH 80
 OR SDR 26 PER ASTM D2241).

**SANITARY SEWER SERVICE
 CONSTRUCTION NOTES:**



UTILITY NOTES

1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF ROCHESTER PUBIC WORKS DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
2. **INSTALL ALL WATER MAINS AND APPURTENANCES IN ACCORDANCE WITH LATEST CITY OF ROCHESTER STANDARD SPECIFICATIONS & DETAIL PLATES, AWWA AMERICAN WATERWORKS ASSOCIATION AND THE NATIONAL FIRE PREVENTION ASSOCIATION (NFFA) STANDARDS.**
3. COORDINATE INSPECTION AND TESTING FOR ALL UNDERGROUND UTILITIES WITH THE APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES. COMPLY WITH ALL LOCAL REQUIREMENTS. CONDUCT ALL TESTS TO THE SATISFACTION OF THE LOCAL AUTHORITIES.
4. COORDINATES ARE TO END OF PIPE, CENTER OF APPURTENANCE, OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
5. ALL UTILITIES AND CONDUITS SHALL TERMINATE 5' OUTSIDE THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
6. ALL EXISTING UTILITIES AND SERVICE LINES SHALL BE KEPT IN SERVICE AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT, UNLESS OTHERWISE AUTHORIZED BY OWNER.
7. REPORT ANY DISCREPANCIES TO THE ENGINEER. RECONNECT ALL SERVICES NOT MARKED FOR REMOVAL OR AS DIRECTED BY THE OWNER.
8. PROVIDE MECHANICAL JOINT RESTRAINT AS REQUIRED BY CITY OF ROCHESTER SPECIFICATION W200.302, C. 13.
9. IN THE EVENT OF A CONFLICT BETWEEN WATER LINES AND STORM OR SANITARY SEWER PIPING, ADJUST THE WATER LINE DOWNWARDS IN SUCH A MANNER SO THAT THE PIPE MANUFACTURER'S RECOMMENDATIONS ON PIPE DEFLECTION AND JOINT STRESS ARE NOT EXCEEDED.
10. CONDUCT A PRESSURE TEST ON ALL WATER MAIN AND FIRE PROTECTION LINES TO THE SATISFACTION OF THE LOCAL APPROVAL AUTHORITY AND THE OWNER'S INSURANCE CARRIER.
11. PROVIDE ALL WATER AND FIRE LINES WITH A MINIMUM DEPTH OF COVER OF 7.0 FEET.
12. HYDRANTS PLACED WHERE THE GROUNDWATER TABLE IS ABOVE THE DRAIN HOLE OUTLET SHALL HAVE THE DRAIN HOLE PLUGGED AND BE EQUIPPED WITH A TAG STATING THE NEED FOR PUMPING AFTER USE.
13. ALL POTABLE WATER PIPES, FITTINGS AND FIXTURES SHALL MEET THE 'REDUCTION OF LEAD IN DRINKING WATER ACT' WHICH ESTABLISHES A MAXIMUM LEAD CONTENT OF 0.25 PERCENT BY WEIGHTED AVERAGE OF THE WETTED SURFACES. HYDRANTS AND WATER DISTRIBUTION GATE VALVES 2 INCHES IN DIAMETER OR GREATER ARE EXEMPT.
14. THE CONTRACTOR SHALL ADJUST TO GRADE ALL WATER AND GAS VALVE BOXES AND MANHOLES THAT FALL

- WITHIN THE LIMITS OF THIS CONTRACT. THE CONTRACTOR SHALL KEEP ALL SAID WATER, GAS AND EXISTING SEWERS AND THEIR APPURTENANCES FREE OF DEBRIS AND OPERABLE AT ALL TIMES DURING CONSTRUCTION.
15. A #11 AWG TRACER WIRE SHALL BE INSTALLED ON ALL NON-METALLIC PIPES. THE WIRE SHALL BE TAPED TO THE PIPE EVERY 20 FEET, AND SHALL BE CONTINUOUS AND ACCESSIBLE ABOVEGROUND AT ALL VALVES AND BUILDING RISERS.
 16. SEE SPECIFICATIONS FOR WARNING TAPE REQUIREMENTS.
 17. REFER TO MECHANICAL PLANS FOR CONTINUATION OF UTILITIES INTO THE BUILDING.
 18. 10-FOOT HORIZONTAL SEPARATION REQUIRED BETWEEN SEWER LINES AND/OR STRUCTURES AND POTABLE WATER LINES.
 - 18.a. WHERE THIS PROVISION CANNOT BE MET BETWEEN SEWER LINES AND POTABLE WATER LINES, SEWER PIPES SHALL BE PRESSURE RATED PVC (C900, SCH 40, SCH 80 OR SDR 26 PER ASTM D2241).
 - 18.b. UNDER NO CIRCUMSTANCES SHALL POTABLE WATER LINES BE WITHIN 10' OF SEWER STRUCTURES UNDER THE JURISDICTION OF THE DEPARTMENT OF LABOR & INDUSTRY (DLI). SEWER STRUCTURES WITHIN 10' OF POTABLE WATER LINES THAT ARE NOT UNDER THE JURISDICTION OF DLI SHALL BE CONSTRUCTED TO ENSURE WATER TIGHTNESS MEETING MINNESOTA DEPARTMENT OF HEALTH STANDARDS.
 19. MINIMUM 6-INCH VERTICAL SEPARATION REQUIRED AT ALL UTILITY CROSSINGS. POTABLE WATER LINES SHALL BE MINIMUM 18" ABOVE OR 18" BELOW SEWER LINES AT CROSSINGS. WHERE POTABLE WATER IS LOCATED BELOW OR LESS THAN 18" ABOVE SEWER LINES, SEWER PIPES SHALL BE PRESSURE RATED PVC (C900, SCH 40, SCH 80 OR SDR 26 PER ASTM D2241).
 20. CONTRACTOR SHALL IDENTIFY, FIELD VERIFY AND COORDINATE ALL EXISTING AND PROPOSED UTILITY CROSSINGS IN THE FIELD. REPORT CONFLICTS REQUIRING REDESIGN TO THE ENGINEER OF RECORD.
 21. REFER TO ELECTRICAL AND MECHANICAL PLANS FOR CONNECTIONS AT BUILDING FOR GAS, POWER AND COMMUNICATIONS. CONTRACTOR TO COORDINATE SERVICES WITH LOCAL UTILITY PROVIDERS. ARCHITECTURAL PLANS AND SPECIFICATIONS AND BUILDING CONTRACTOR PRIOR TO INSTALLATION.
 22. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION ACTIVITIES WITH THE ANTICIPATED COUNTY ROAD 9 (COLLEGE VIEW RD E) AND COUNTY ROAD 155 (SILVER CREEK RD SE) PROJECTS.

LEGEND

- |— PROPOSED WATERMAIN AND SERVICE
- >— PROPOSED SANITARY SEWER
- >>— PROPOSED STORM SEWER PIPE
- ⊙ ⊙ STORM SEWER STRUCTURES
- ⊙ SANITARY MANHOLE
- ◆ HYDRANT
- ⊠ WATER VALVE
- CLEANOUT
- ⊙ B-X SOIL BORING
- 20' PUBLIC WATERMAIN EASEMENT
- GRADING/DISTURBANCE LIMITS



701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029



WSB
 3701 40th Ave. NW Suite 100
 Rochester, MN 55901
 Tel: 507.218.3369

CLIENT:
OLMSTED COUNTY OFFICES

151 SE 4th Street
 Rochester, mn 55904

THIS SQUARE APPEARS 1/2"x1/2"
 ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
2	02-19-20	SECOND CITY REVIEW
1	01-24-20	50% CD PRICING SET
1	01-24-20	INITIAL CITY REVIEW
NO	DATE	REVISION

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

James M. Soltis
 JAMES M. SOLTIS, PE

DATE: 02-19-2020 LIC. NO: 54823

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PROJECT NAME:
**Southeast Regional Crisis
 Center (SERCC)**

2121 Campus Drive SE
 Rochester, MN 55904

DRAWING TITLE:
UTILITY PLAN

DESIGN BY: JMS
 DRAWN BY: PJM
 CHECKED BY: JMT
 PROJ. NO: 015264-000
 SCALE: AS SHOWN

CU100

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1	01-24-20	50% CD PRICING SET
1	01-24-20	INITIAL CITY REVIEW
NO	DATE	ISSUED FOR

NO	DATE	REVISION

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

Eva M. Kelly
 EVA M. KELLY, PLA

DATE: 02-19-2020 LIC. NO: 51345

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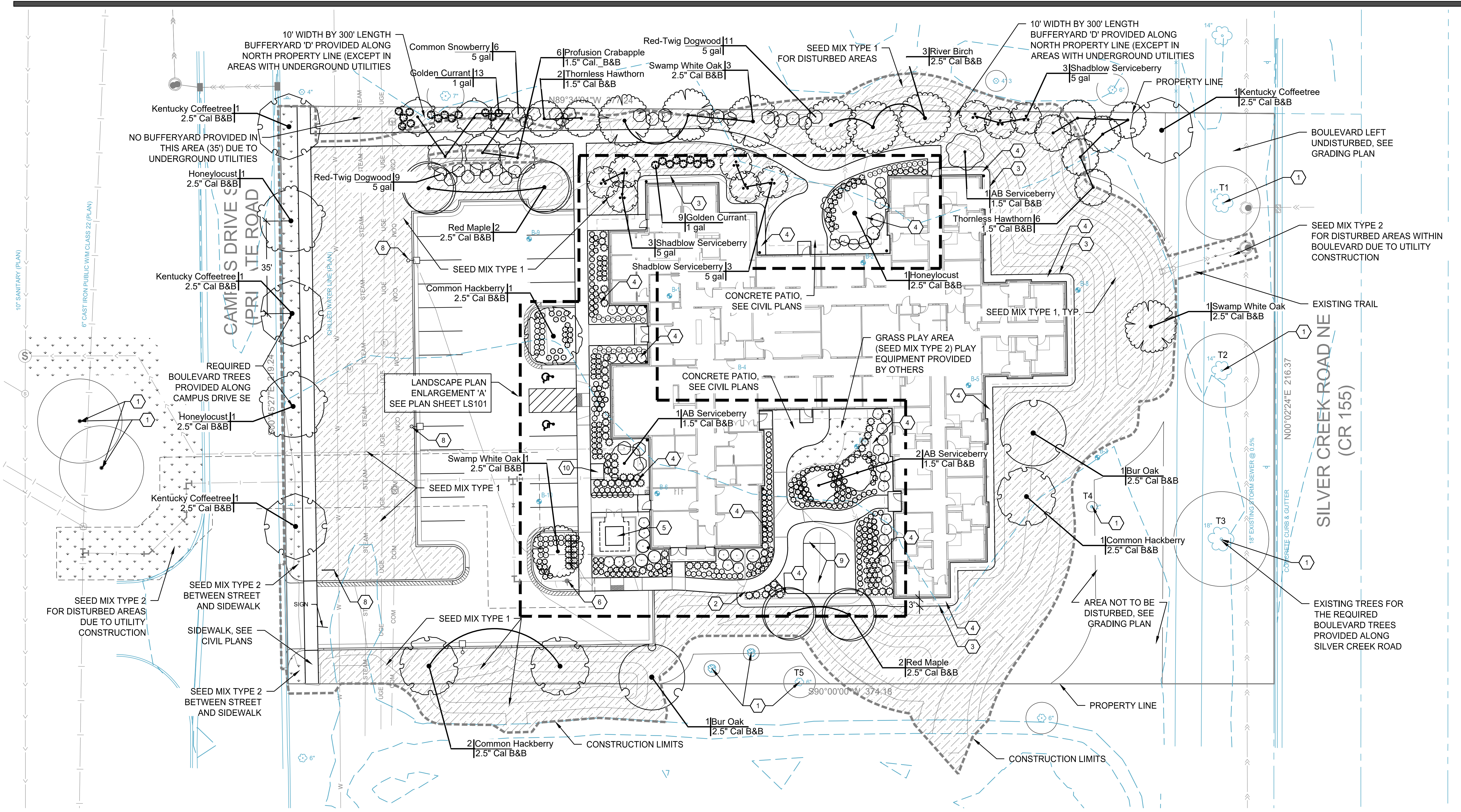
PROJECT NAME:
Southeast Regional Crisis Center (SERCC)

2121 Campus Drive SE
 Rochester, MN 55904

DRAWING TITLE:
LANDSCAPE PLAN

DESIGN BY: JMS
 DRAWN BY: PJM
 CHECKED BY: JMT
 PROJ. NO: 015264-000
 SCALE: AS SHOWN

LS100

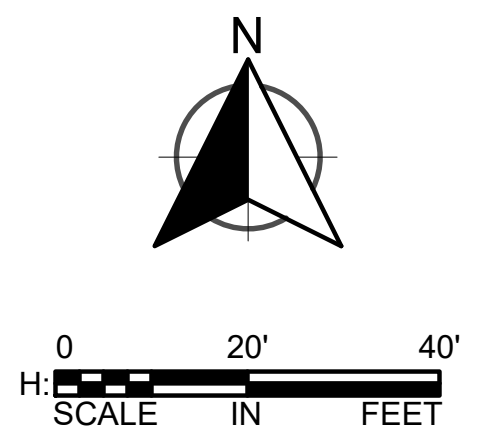


KEYNOTES

- 1 EXISTING TREE TO REMAIN. PROTECT DURING CONSTRUCTION. SEE DETAILS.
- 2 FENCE, SEE ARCH. PLANS
- 3 POLY-EDGING AT MAINTENANCE STRIP (BID ALTERNATE: METAL EDGING)
- 4 DOUBLE SHREDDED HARDWOOD MULCH, 4" DEPTH (FOR MAINTENANCE STRIP ONLY, BID ALTERNATE: SMALL TRAP ROCK, 4" DEPTH) ALL PLANTING BEDS TO RECEIVE HARDWOOD MULCH.
- 5 ELECTRIC TRANSFORMER: MAINTAIN A 2' CLEARANCE FOR SHRUBS, 5' CLEARANCE FOR TREES, 10' CLEARANCE ON ENTRY SIDE OF CABINET. FOR ENCLOSURE, SEE ARCH. PLANS.
- 6 FIRE HYDRANT. MAINTAIN 5' CLEARANCE FOR PLANTINGS. SEE CIVIL PLANS
- 7 SITE LIGHTING, SEE ARCH PLANS
- 8 MONUMENT SIGN, SEE ARCH. PLANS
- 9 SMALL BASKETBALL COURT (ON CONCRETE PAVEMENT) WITH ADJUSTABLE HOOP
- 10 TWO BIKE HOOPS, SEE DETAIL 2/SHEET LS501

LEGEND

- EXISTING TREES TO REMAIN
- SEED MIX TYPE 1
- SEED MIX TYPE 2
- LANDSCAPE EDGING
- CONSTRUCTION & GRADING LIMITS
- CONCRETE SIDEWALK
- LIGHT FIXTURE
- CLEARANCE REQUIRED



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PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT
	4	Acer rubrum / Red Maple	2.5" Cal B&B
	3	Betula nigra / River Birch	2.5" Cal B&B
	4	Celtis occidentalis / Common Hackberry	2.5" Cal B&B
	3	Gleditsia triacanthos inermis 'Skycole' TM / Honeylocust	2.5" Cal B&B
	4	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2.5" Cal B&B
	5	Quercus bicolor / Swamp White Oak	2.5" Cal B&B
	2	Quercus macrocarpa / Bur Oak	2.5" Cal B&B
MEDIUM TREES	QTY	BOTANICAL / COMMON NAME	CONT
	6	Malus x 'Profusion' / Profusion Crabapple	1.5" Cal_B&B
SMALL TREES	QTY	BOTANICAL / COMMON NAME	CONT
	9	Amelanchier canadensis / Shadblow Serviceberry	5 gal
	4	Amelanchier x grandiflora 'Autumn Brilliance' / AB Serviceberry	1.5" Cal B&B
	8	Crataegus crus-galli / Thornless Hawthorn	1.5" Cal B&B
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	26	Cornus sericea 'Alleman's Compact' / Red-Twig Dogwood	5 gal
	30	Diervilla lonicera / Bush Honeysuckle	5 gal
	8	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal
	5	Juniperus scopulorum 'Bailligh' / Skyhigh Juniper	5 gal
	22	Ribes aureum / Golden Currant	1 gal
	6	Symphoricarpos albus / Common Snowberry	5 gal
GRASSES / SEDGE	QTY	BOTANICAL / COMMON NAME	SIZE
	80	Schizachyrium scoparium / Little Bluestem Grass	1 gal
	121	Sporobolus heterolepis / Prairie Dropseed	1 gal
PERENNIAL	QTY	BOTANICAL / COMMON NAME	SIZE
	34	Achillea millefolium 'Strawberry Seduction' / Yarrow Strawberry Seduction	1 gal
	62	Liatris aspera / Rough Blazing Star	1 gal
	115	Rudbeckia Goldstrum / Black-eyed Susan	1 gal
	66	Sedum x 'Autumn Joy' / Autumn Joy Sedum	1 gal

SEED MIX TYPE 2 - DROUGHT TOLERANT TURF GRASS

Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seeds/sq ft
Low Maintenance Kentucky bluegrass	<i>Poa pratensis</i> Low Maintenance	40.35	36.00	16.36%	1148.70
Sheep Fescue	<i>Festuca ovina</i>	28.02	25.00	11.37%	304.22
red fescue	<i>Festuca rubra</i>	71.73	64.00	29.09%	667.00
Chewing's Fescue	<i>Festuca rubra ssp. commutata</i>	49.32	44.00	20.00%	458.60
Hard fescue	<i>Festuca trachyphylla</i>	33.63	30.00	13.64%	389.10
Perennial Ryegrass	<i>Lolium perenne</i>	23.54	21.00	9.54%	104.60
Totals:		246.59	220.00	100.00%	3072.22

Purpose: Salt, shade and drought tolerant turfgrass. Requires less frequent mowing and less fertilization than conventional turfgrass.

Planting Area: Statewide

SEED MIX TYPE 1 - NATIVE POLLINATOR



8740 77th Street NE, Otsego, MN 55362

MNL Pollinator Mix Dry to Mesic Soils

Mix approved by the Xerces Society for Pollinator habitat enhancement and restoration. For dry and well-drained to mesic soils. Height 2-3'

Grasses:	Scientific Name	Common Name	% of Mix	Sq Ft	PLS lbs/ac	Bloom Season
	<i>Bouteloua curtipendula</i>	Side-Oats Grama	16.00	5.85	1.60	
	<i>Bouteloua gracilis</i>	Blue Grama	4.00	5.88	0.40	
	<i>Bromus kalmii</i>	Prairie Brome	3.00	0.88	0.30	
	<i>Elymus trachycaulus</i>	Slender Wheat Grass	2.00	0.51	0.20	
	<i>Koeleria macrantha</i>	Junegrass	0.50	3.21	0.05	
	<i>Schizachyrium scoparium</i>	Little Bluestem	17.00	9.37	1.70	
	<i>Sporobolus heterolepis</i>	Prairie Dropseed	1.50	0.88	0.15	
Sedges/Rushes:	<i>Carex bicknellii</i>	Bicknell's Sedge	1.00	0.62	0.10	
Forbs:	<i>Achillea millefolium</i>	Yarrow	0.20	1.29	0.02	Summer
	<i>Agastache foeniculum</i>	Fragrant Giant Hyssop	0.50	1.65	0.05	Summer
	<i>Allium stellatum</i>	Prairie Onion	0.60	0.24	0.06	Summer
	<i>Amorpha canescens</i>	Leadplant	3.00	1.76	0.30	Summer
	<i>Anemone canadensis</i>	Canada Anemone	1.00	0.29	0.10	Spring
	<i>Aquilegia canadensis</i>	Columbine	0.35	0.49	0.04	Spring
	<i>Asclepias speciosa</i>	Showy Milkweed	0.50	0.08	0.05	Summer
	<i>Asclepias syriaca</i>	Common Milkweed	1.75	0.26	0.18	Summer
	<i>Asclepias tuberosa</i>	Butterfly Milkweed	1.50	0.24	0.15	Summer
	<i>Astragalus canadensis</i>	Canada Milk Vetch	2.00	1.25	0.20	Summer
	<i>Chamaecrista fasciculata</i>	Partridge Pea	7.00	0.69	0.70	Fall
	<i>Coreopsis palmata</i>	Prairie Coreopsis	0.30	0.11	0.03	Summer
	<i>Dalea candida</i>	White Prairie Clover	5.00	3.49	0.50	Summer
	<i>Dalea purpurea</i>	Purple Prairie Clover	7.50	4.13	0.75	Summer
	<i>Desmodium canadense</i>	Canada Tick Trefoil	4.00	0.91	0.40	Summer
	<i>Echinacea angustifolia</i>	Narrow-leaved Coneflower	1.50	0.39	0.15	Summer
	<i>Helianthus helianthoides</i>	Common Ox-Eye	4.00	0.93	0.40	Summer
	<i>Helianthus pauciflorus</i>	Stiff Sunflower	0.25	0.04	0.03	Fall
	<i>Lespedeza capitata</i>	Round-headed Bushclover	1.50	0.44	0.15	Summer
	<i>Liatris aspera</i>	Rough Blazing Star	0.50	0.29	0.05	Summer
	<i>Liatris ligulistylis</i>	Meadow Blazing Star	1.00	0.37	0.10	Summer
	<i>Monarda fistulosa</i>	Wild Bergamot	0.60	1.54	0.06	Summer
	<i>Penstemon gracilis</i>	Slender Beardtongue	0.15	3.31	0.02	Spring
	<i>Penstemon grandiflorus</i>	Showy Penstemon	0.75	0.39	0.08	Spring
	<i>Phlox pilosa</i>	Prairie Phlox	0.10	0.07	0.01	Spring
	<i>Pycnanthemum virginianum</i>	Mountain Mint	0.20	1.62	0.02	Summer
	<i>Ratibida columnifera</i>	Long-Headed Coneflower	1.25	1.93	0.13	Summer
	<i>Rudbeckia hirta</i>	Black Eyed Susan	1.80	6.08	0.18	Summer
	<i>Solidago nemoralis</i>	Gray Goldenrod	0.20	2.20	0.02	Fall
	<i>Solidago speciosa</i>	Showy Goldenrod	0.20	0.70	0.02	Fall
	<i>Symphoricarpos ericoides</i>	Heath Aster	0.25	1.84	0.03	Fall
	<i>Symphoricarpos laevis</i>	Smooth Blue Aster	1.00	2.02	0.10	Fall
	<i>Symphoricarpos oolentangense</i>	Sky Blue Aster	1.50	4.41	0.15	Fall
	<i>Tradescantia bracteata</i>	Prairie Spiderwort	0.60	0.22	0.06	Spring
	<i>Verbena stricta</i>	Hoary Vervain	1.50	1.54	0.15	Summer
	<i>Zizia aurea</i>	Heart-leaf Golden Alexanders	0.25	0.11	0.03	Spring
	<i>Zizia aurea</i>	Golden Alexanders	0.70	0.28	0.07	Spring

Seeds/sq ft: 75.00
 Grass Species: 7
 Sedges/Rush Sp: 1
 Forb Species: 37

Seed mixes are subject to change based on availability



PERFORMANCE DRIVEN DESIGN. LHBcorp.com

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WSB
 3701 40th Ave. NW Suite 100
 Rochester, MN 55901
 Tel: 507.218.3369

CLIENT: OLMSTED COUNTY OFFICES

151 SE 4th Street
 Rochester, mn 55904

THIS SQUARE APPEARS 1/2"x1/2" ON FULL SIZE SHEETS

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1	01-24-20	INITIAL CITY REVIEW
NO	DATE	REVISION

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Eva Kelly

EVA KELLY

DATE: 02-19-2020 LIC. NO: 010896

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PROJECT NAME:

Southeast Regional Crisis Center (SERCC)

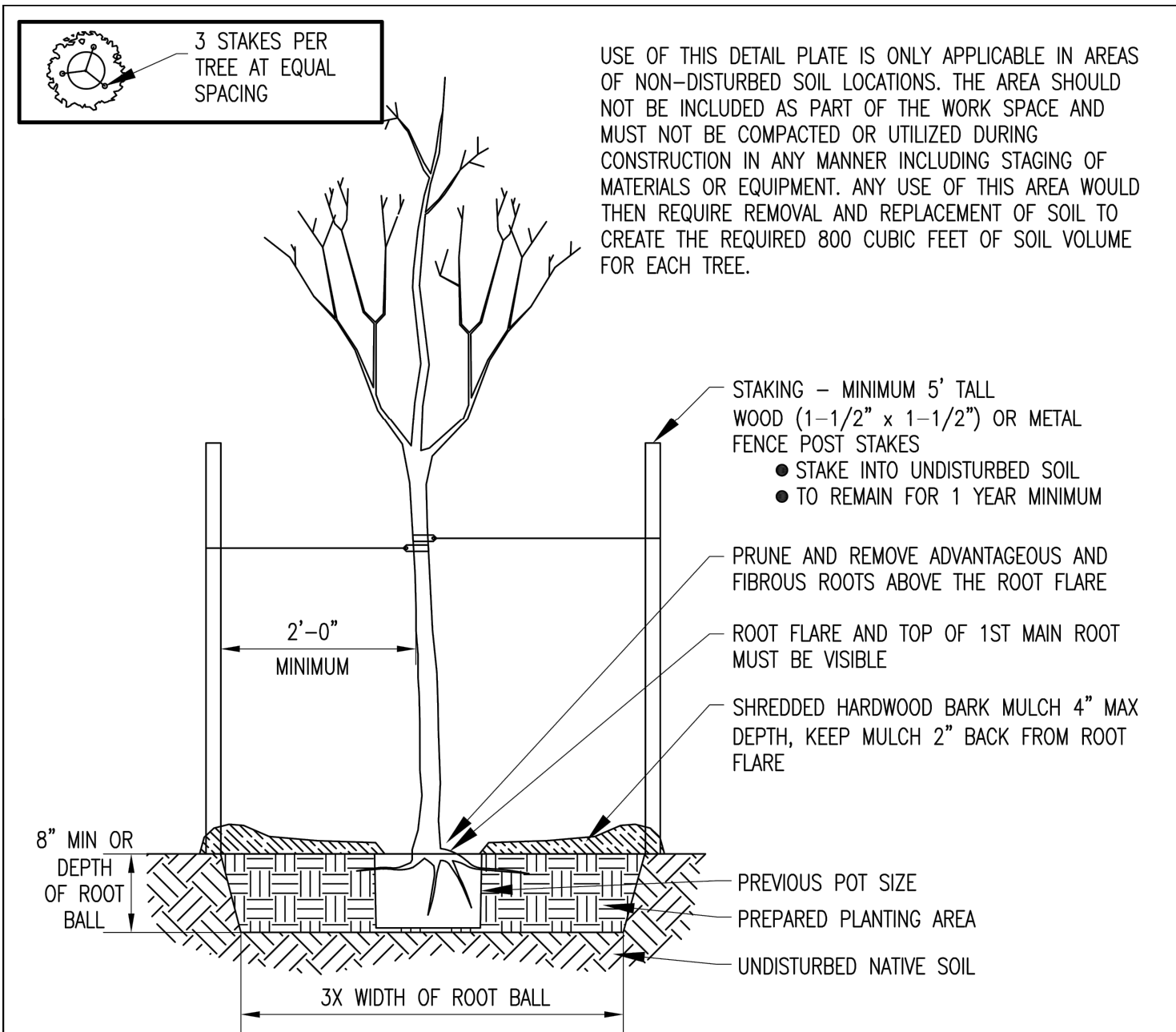
2121 Campus Drive SE
 Rochester, MN 55904

DRAWING TITLE:

LANDSCAPE SCHEDULE

DESIGN BY: JMS
 DRAWN BY: PJM
 CHECKED BY: JMT
 PROJ. NO: 015264-000
 SCALE: AS SHOWN

LS500



POTTED TREE ROOT BALL PREPARATION AND PLANTING
NOT TO SCALE

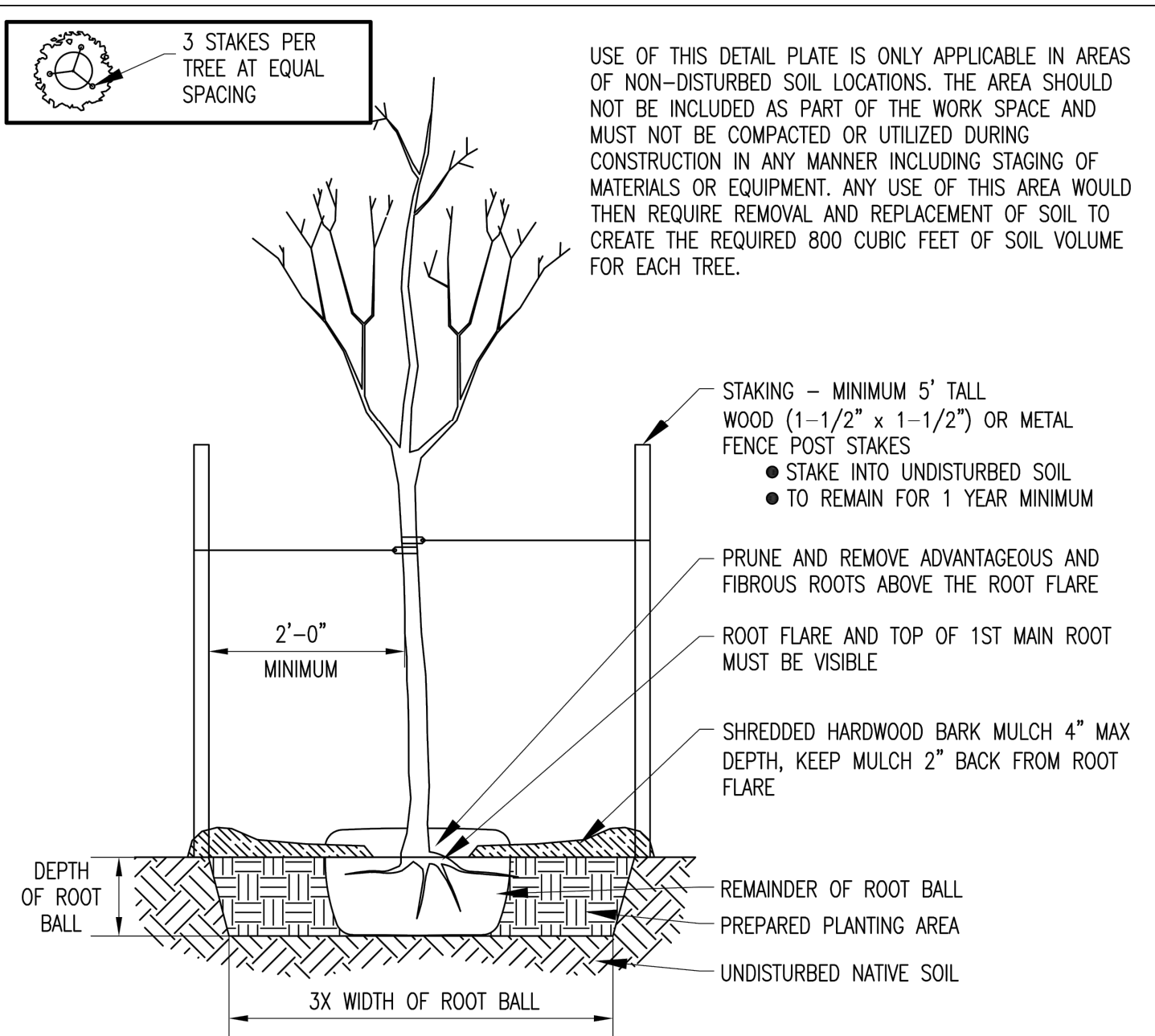
1. A PLANTING PERMIT IS REQUIRED TO PLANT ANY TREE IN A RIGHT OF WAY IN THE CITY OF ROCHESTER
 2. ALL PLANTS MUST MEET THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60)
 3. IDENTIFY 1ST MAIN ROOT. SET AT GRADE. DIG HOLE ONLY DEEP ENOUGH TO ALLOW FOR UNDISTURBED SOIL DIRECTLY BENEATH TREE ROOTS TO MINIMIZE CHANCE OF SETTLING AND BACKFILL
 4. WATER THOROUGHLY TO SETTLE ANY AIR POCKETS AND ADD SOIL IF SINK HOLES DEVELOP
 5. ROOT FLARE AND TOP OF 1ST MAIN ROOT MUST BE VISIBLE WHEN BACK FILLING IS COMPLETE
 6. EACH TREE REQUIRES A MINIMUM 800 CUBIC FEET OF NON-COMPACTED LOAM SOILS
1. IDENTIFY 1ST MAIN ROOT AND REMOVE ALL SOIL AND ASSOCIATED ROOT MASS ABOVE IT. "BOX CUT" THE ROOT BALL BY USING A SAW TO CUT 4 FLAT SIDES REMOVING OUTER 1" OF SOIL AND ROOTS. MEASURE THE DEPTH OF THE ROOT BALL AND DIG HOLE TO THIS DEPTH.
 2. IF TREES ARE BROUGHT TO THE SITE EARLY ENSURE THAT POTS ARE STORED IN A SHADED AREA AND ADEQUATELY WATERED BEFORE PLANTING

DEPARTMENT OF PUBLIC WORKS
CITY OF ROCHESTER, MINNESOTA

**TREE PLANTING DETAIL
TYPE 2**

DATE	REVISED	PLATE NO.	REV.
3/23/18		5-01	A

SHT 2 OF 3 SHTS



BALL AND BURLAP (B&B) ROOT BALL PREPARATION AND PLANTING
NOT TO SCALE

1. A PLANTING PERMIT IS REQUIRED TO PLANT ANY TREE IN A RIGHT OF WAY IN THE CITY OF ROCHESTER
 2. ALL PLANTS MUST MEET THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60)
 3. IDENTIFY 1ST MAIN ROOT. SET AT GRADE. DIG HOLE ONLY DEEP ENOUGH TO ALLOW FOR UNDISTURBED SOIL DIRECTLY BENEATH TREE ROOTS TO MINIMIZE CHANCE OF SETTLING AND BACKFILL
 4. WATER THOROUGHLY TO SETTLE ANY AIR POCKETS AND ADD SOIL IF SINK HOLES DEVELOP
 5. ROOT FLARE AND TOP OF 1ST MAIN ROOT MUST BE VISIBLE WHEN BACK FILLING IS COMPLETE
 6. EACH TREE REQUIRES A MINIMUM 800 CUBIC FEET OF NON-COMPACTED LOAM SOILS
1. REMOVE TOP 1/4 OF PACKAGING TO FIND THE 1ST MAIN ROOT AND REMOVE ALL SOIL FROM ROOT BALL ABOVE IT. DIG HOLE TO DEPTH OF REMAINING ROOT BALL DEPTH AND PLACE THE TREE IN THE HOLE. REMOVE ALL REMAINING PACKAGING AND BACKFILL WITHOUT COMPACTING THE SOIL
 2. IF TREES ARE BROUGHT TO THE SITE EARLY ENSURE THAT TREES ARE STORED IN A SHADED AREA AND ADEQUATELY WATERED BEFORE PLANTING

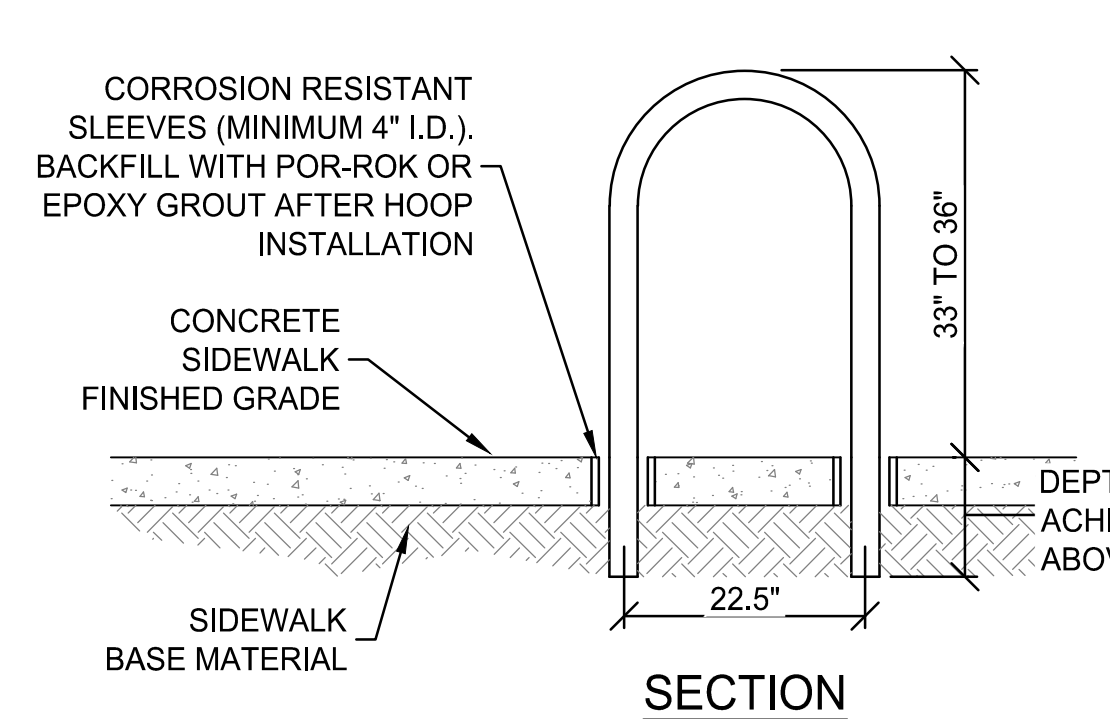
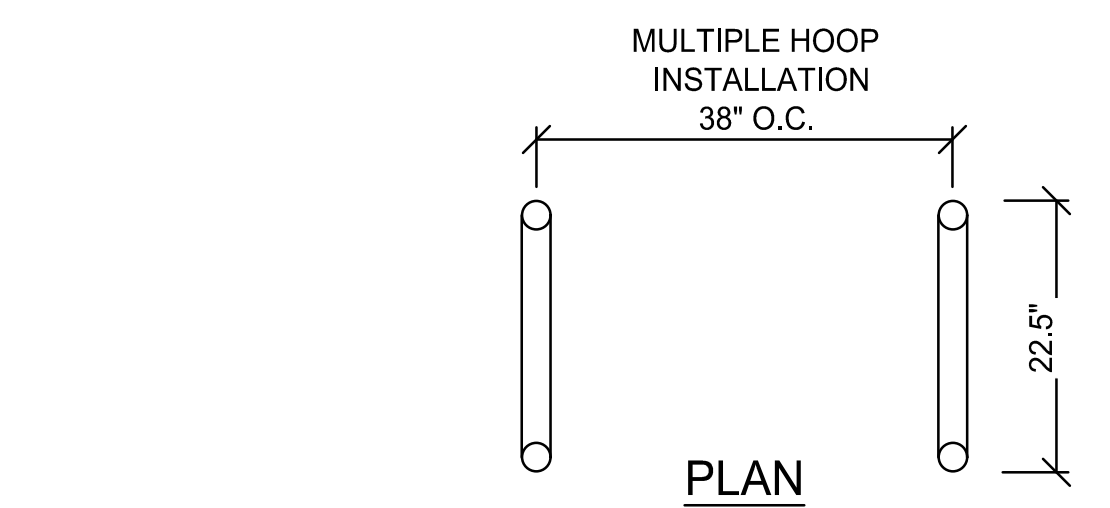
DEPARTMENT OF PUBLIC WORKS
CITY OF ROCHESTER, MINNESOTA

**TREE PLANTING DETAIL
TYPE 3**

DATE	REVISED	PLATE NO.	REV.
3/23/18		5-01	A

SHT 3 OF 3 SHTS

1 TREE PLANTING PER ROOT TYPE
NTS



- NOTES:**
1. PROVIDE TWO (2) HOOP RACKS WITHIN CONCRETE PAD WITH RECOMMENDED SPACING.
 2. HOOP RACK MANUFACTURER:
 - 2.1. DERO, INC. HEAVY DUTY HOOP RACK OR APPROVED EQUAL; COLOR: POWDER COAT BLACK; IN-GROUND MOUNT. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS.
 - 2.2.

2 BIKE RACK
NTS

LANDSCAPE NOTES

- General
1. Prior to construction or demolition, Contractor is required to give 48 hour notice to Gopher State One for locating underground utility lines. This is a free service which will locate utility company lines (not privately or city owned). Prior to beginning work, Contractor shall have all utility locations marked on the project site.
 2. Contractor shall verify that all permits are issued prior to beginning work including the Tree Planting Permit for work within R.O.W.
 3. Contractor shall be responsible for any damage to existing items at Contractor's expense (incidental to this project).
 4. Dimensions take precedence over scale, field verify items (FV) shall be field verified by the contractor. Discrepancies shall be immediately reported to the LA/E for clarification prior to any work being completed.

Existing Tree Protection and Tree Removals

5. Protect existing trees to remain per City of Rochester tree protection requirements including fencing and signage.
6. All items and trees not marked for removal or demolition shall remain protected and undisturbed during construction. Any damage to trees and items that are to remain shall be replaced at the Contractor's expense.
7. Contractor is responsible for removals of all plant materials (including trees, shrubs, groundcovers, etc) as directed by the removals plan and the LA/E, including grubbing, stump removal and disposal.
8. Contractor is required to attend a preconstruction meeting which will detail the requirements for protection/preservation of existing vegetation during and after the construction process.

Planting Bed and Soil Preparation

9. Onsite topsoil shall be re-spread to an average depth of 12 inches in all proposed planting and seeding areas. No topsoil shall be screened with less than a 3 inch screen. Topsoil shall be fine graded and raked to provide a smooth uniform surface. Refer to grading plans.
10. Organic matter shall be added to topsoil to achieve a minimum of 3.5% organic material by soil weight.
11. Remove any existing vegetation in planting beds, loosen the soil by rototilling if necessary. Rake soil smooth and remove all rocks and debris.
12. Contractor to refer to specifications section 32-91-13 for further instructions on soil preparation.

Plant and Mulch Material

13. Plant material must meet specifications of the American Association of Nurseryman (AAN) for the number and grade.
14. Plant substitutions must be approved by the LA/E and owner.
15. All project plantings (such as trees, shrubs and perennials) must be free of neonicotinoid. Contractor must submit to LA/E (Landscape Architect/Engineer) a written chain of custody to verify neonicotinoid-free plantings.
16. Owner and LA/E have the right to reject any and all trees or plant material not meeting standards, details, B3 guidelines or specifications.
17. A 3' wide maintenance strip has been provided around the building perimeter in key locations, see Landscape Plan. Contractor to provide 4" depth double shredded hardwood mulch with poly edging. (Bid Alternate: 4" depth Small Trap Rock).

Planting Methods

1. Set out plants according to the plans and adjust spacing as needed for best fit.
2. Install plants per plan, details and specifications. Do not allow plants to dry out during installation. Water the planting bed thoroughly.
3. All soil, mulch and media that covers the trunk flare must be

- removed.
4. The point of stem/root union shall be exposed at the original ground surface elevation.
5. All stem girdling roots (SGR) on trees shall be rejected or removed.
6. Trees shall not be planted deep in the planting hole to stabilize them.
7. Mulch shall not be placed against the tree trunk deeper than 1 in deep; the tree stem/root union should be planted 1 to 3 inches higher than surrounding ground plane elevation.
8. Crowns should not be pruned at planting to balance root and crown volumes.
9. Broken branches should be pruned and removed to develop a single central leader. Codominant branches that exceed half of tree trunk diameter at branch/trunk attachment point should be removed.
10. Trees in containers that are rootbound shall be box cut.

For balled and burlapped planting material:

- a. The roots of all balled and burlapped stock shall fill the soil ball, be free of kinks, circling and girdling, and the uppermost roots shall not be more than four inches below the top of the soil ball. Transport roots shall be symmetrical around the trunk / stem of the plants. Soil balls must be centered or no more than 10% off center.
- b. When moving plants, lift from beneath the root ball, do not lift by the trunk and do not break or loosen the rootball.
- c. Backfill planting pit with original soil halfway to the top of the rootball. Break up clods of soil. If soils are poor (i.e. heavy clays, sand, or compacted), backfill can be a mixture of 1/3 soil amendment mixed with 2/3 original soil. Do no use peat as part of backfill in clay soils. Remove all rocks and debris from backfill and then water plant and backfilled area to settle plants and fill voids.
- d. Metal baskets and burlap shall be removed from B&B root balls to 12" below soil level. Continue backfilling remaining planting pit with original soil.

Watering, Care and Irrigation

12. Newly planted trees should be watered at a rate of 1.5 gallons per caliper inch per 3 calendar days from May through September, at the following intervals. Watering bags are recommended.
 - a. Year 1: At least every three days
 - b. Year 2: At least weekly
 - c. Year 3: At least every two weeks
13. Trees shall be staked, wrapped or otherwise secured upright and prevented from disease and damage. The contractor is responsible for insuring that all plantings are installed plumb and remain plumb prior to final acceptance and throughout the warranty period. If staking is installed all components shall be removed by the contractor at the end of the warranty period. Methods shall be discussed and approved with LA/E if outside specifications.
14. Irrigation is not provided as part of this project. No potable water is allowed to be used for irrigation after 5 years from planting.
15. Water planting beds thoroughly after planting so that the water saturates the mulch layer. Thoroughly water the planting bed 2 to 3 times the first week of planting and 1-2 times per week until the warranty period is complete or as instructed by LA/E at time of final acceptance.

Seeding

1. Refer to MnDOT seeding manual and specifications.



701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029



WSB
3701 40th Ave. NW Suite 100
Rochester, MN 55901
Tel: 507.218.3369

CLIENT:
OLMSTED COUNTY OFFICES

151 SE 4th Street
Rochester, mn 55904

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
2	02-19-20	SECOND CITY REVIEW
1	01-24-20	50% CD PRICING SET
1	01-24-20	INITIAL CITY REVIEW

NO	DATE	REVISION

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

Eva Kelly
EVA KELLY

DATE: 02-19-2020 LIC. NO: 010896

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PROJECT NAME:

Southeast Regional Crisis Center (SERCC)

2121 Campus Drive SE
Rochester, MN 55904

DRAWING TITLE:

**LANDSCAPE
DETAILS & NOTES**

DESIGN BY: JMS
DRAWN BY: PJM
CHECKED BY: JMT
PROJ. NO: 015264-000
SCALE: AS SHOWN

LS501