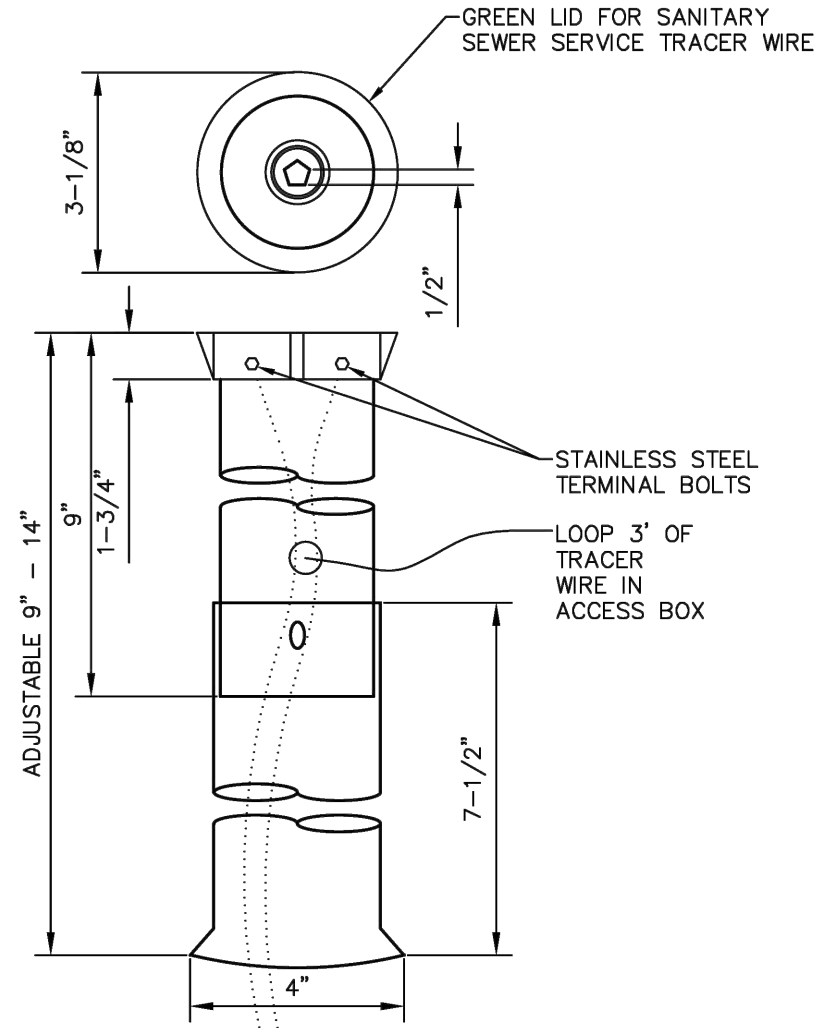
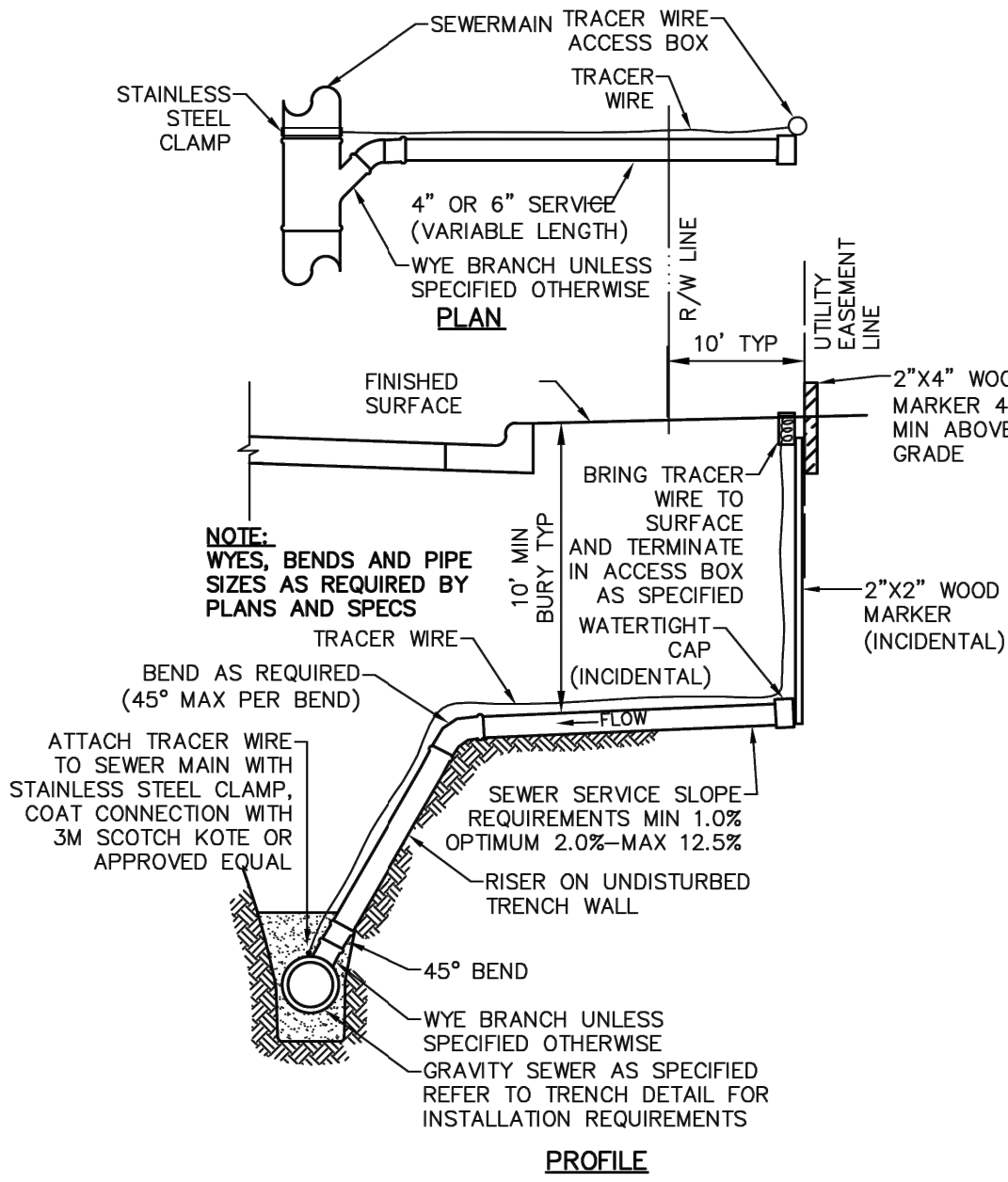
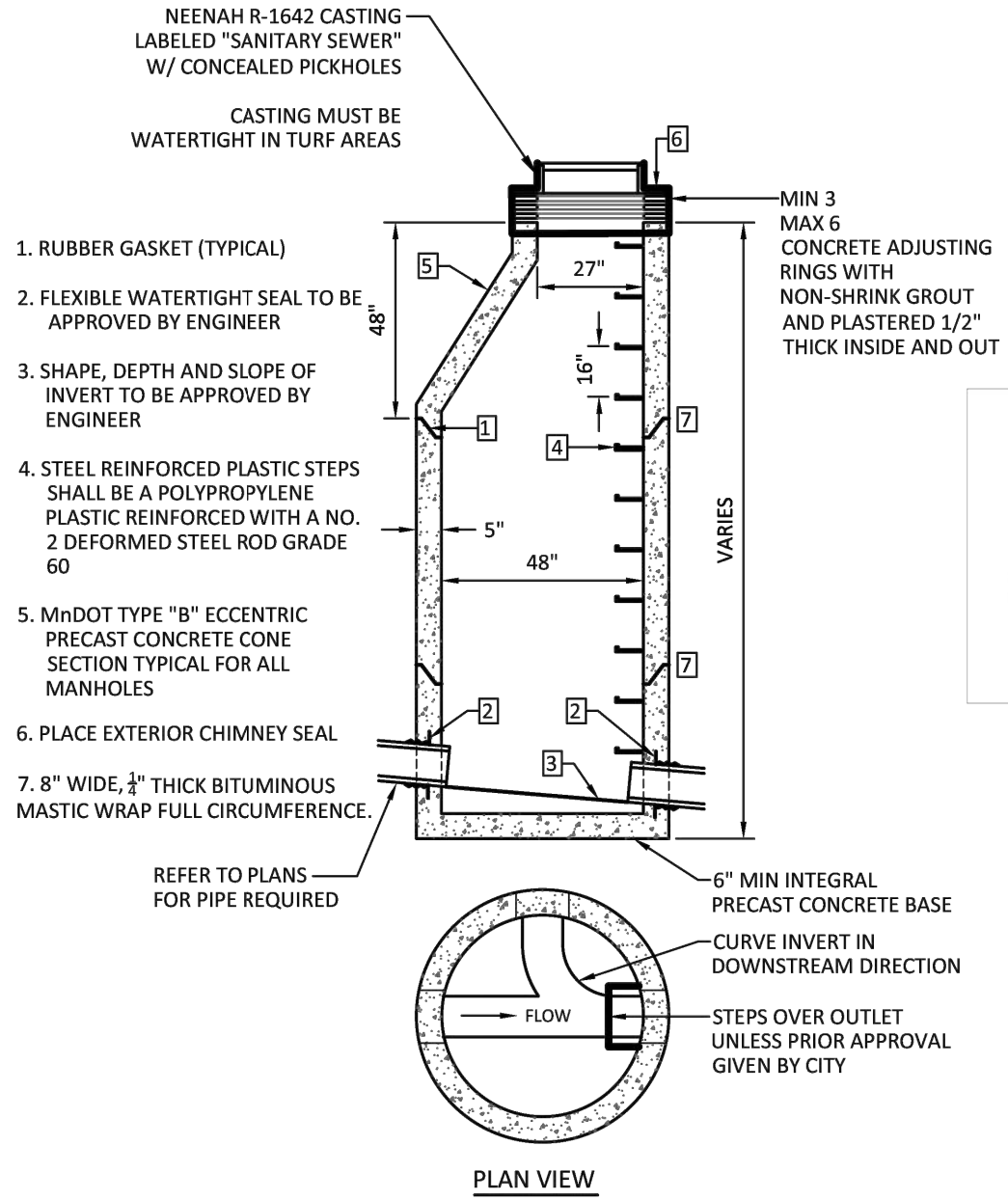
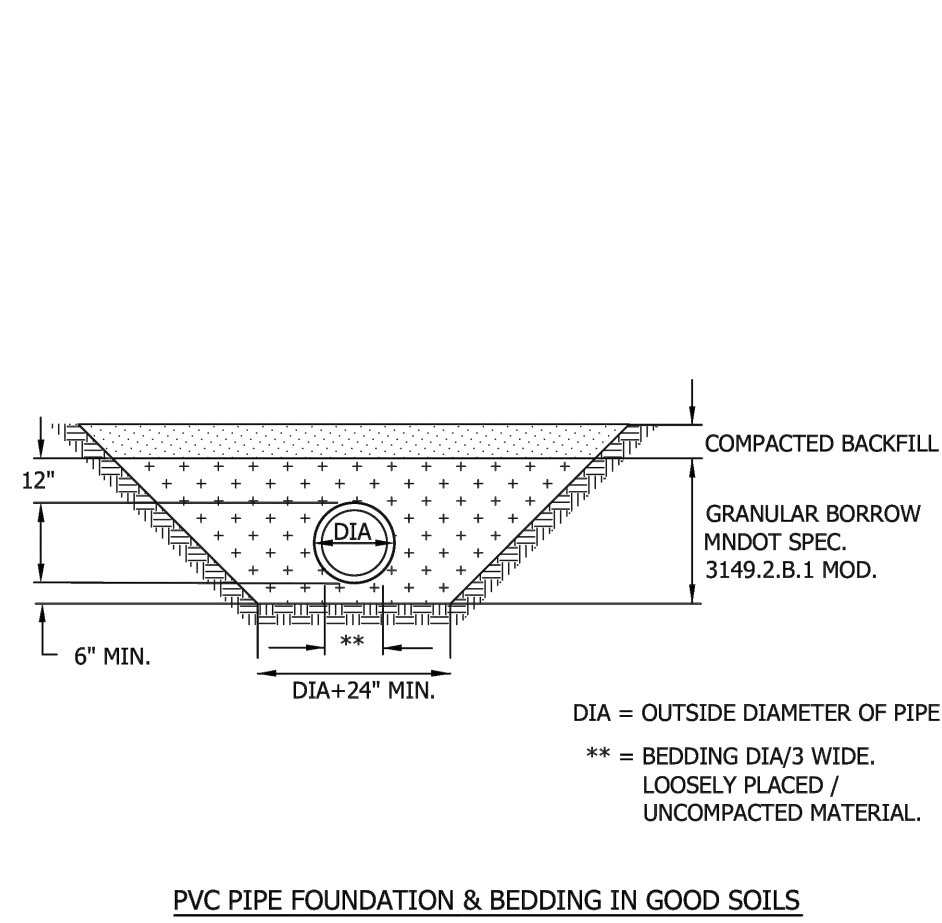


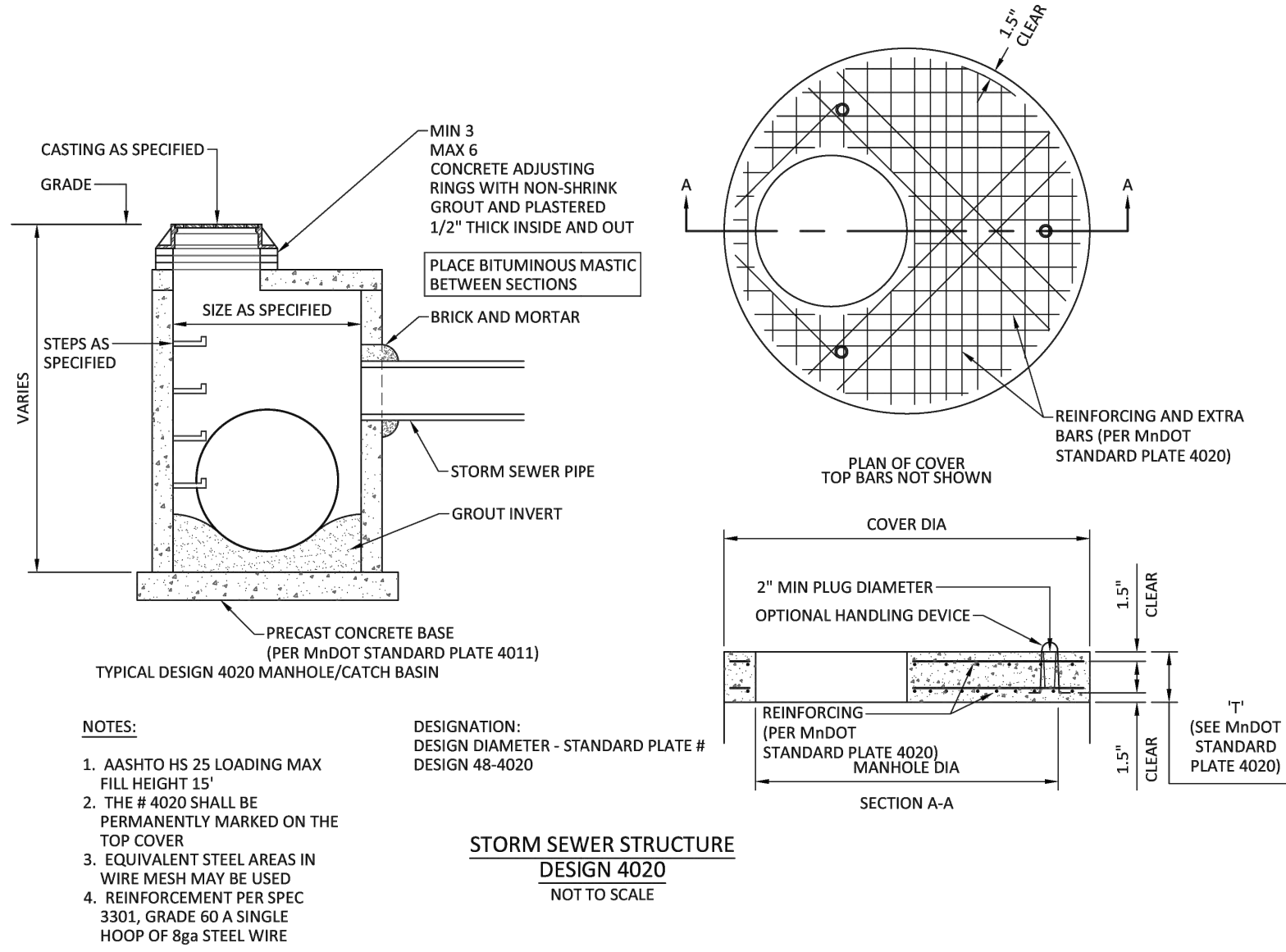


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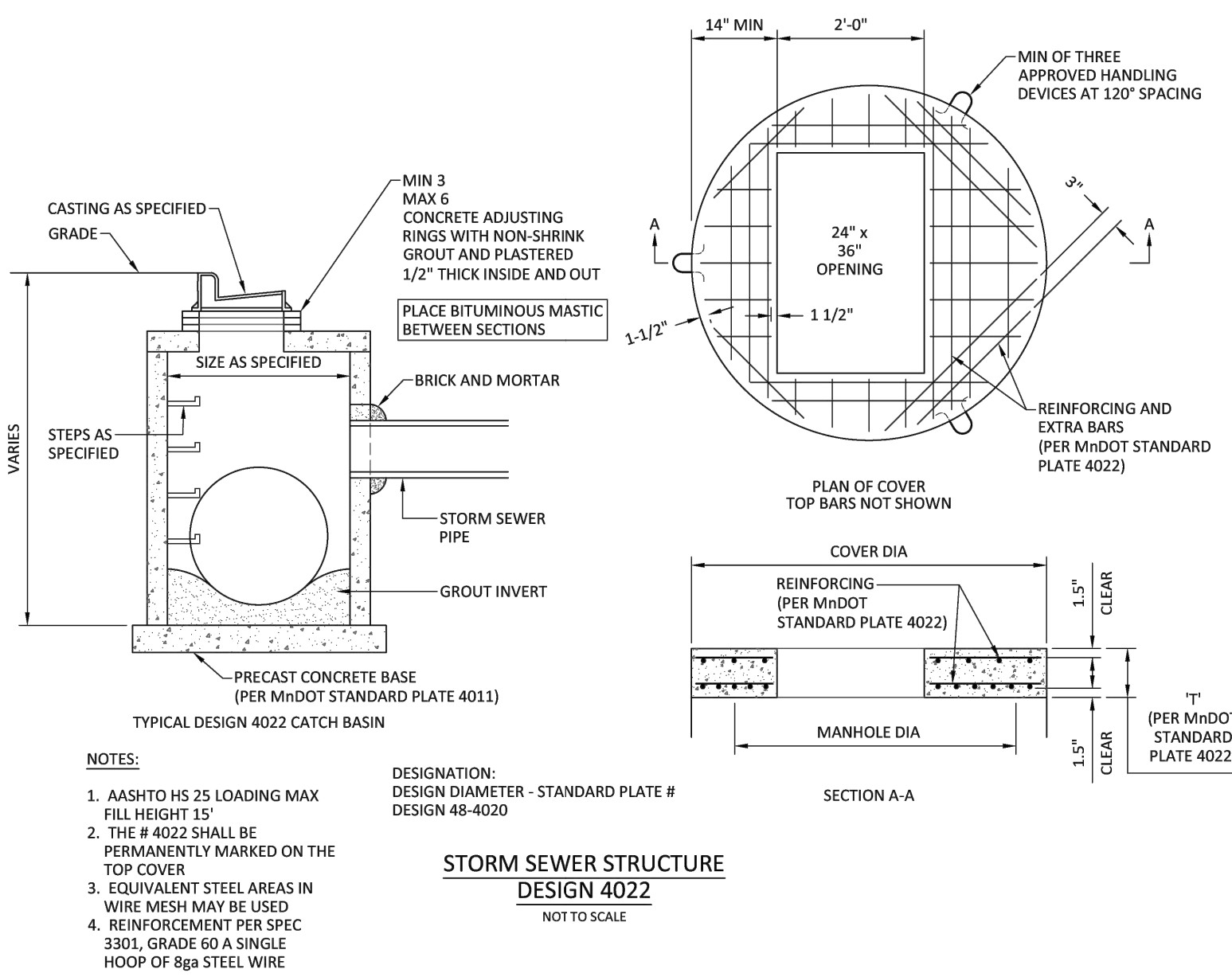
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3 SANITARY SEWER SERVICE WITH TRACER WIRE ACCESS BOX
SCALE: NTS

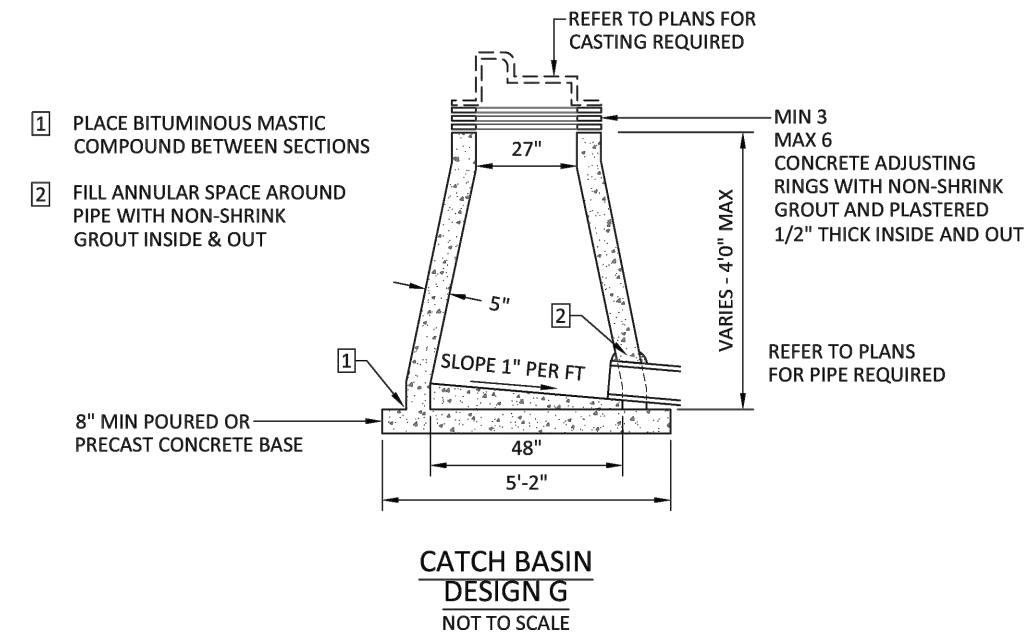
4 ADJUSTABLE TRACER WIRE ACCESS BOX
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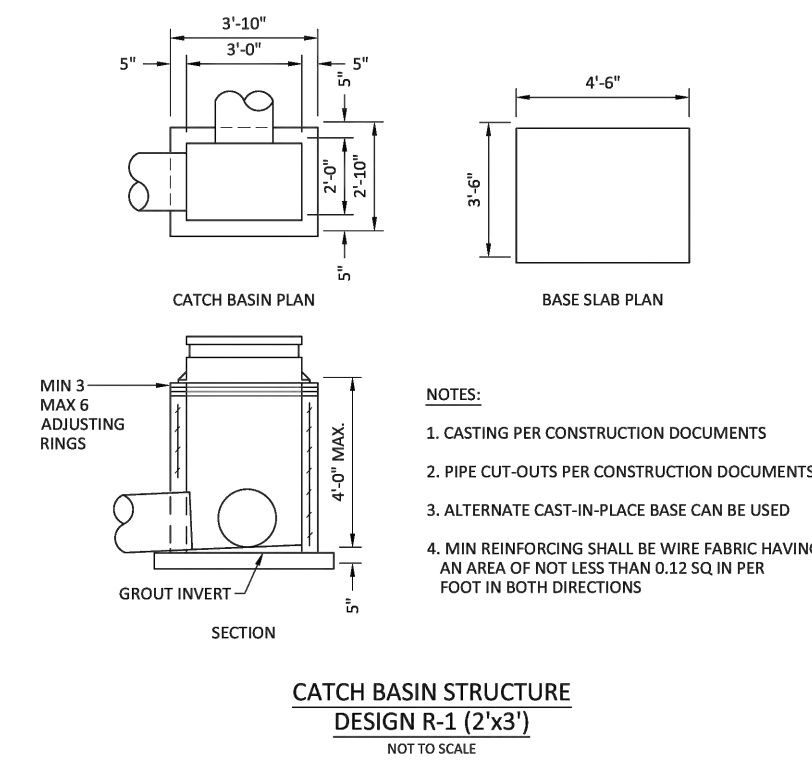
5 STORM SEWER STRUCTURE (STMH-201 & CB-401)
SCALE: NOT TO SCALE



6 STORM SEWER STRUCTURE (CBMH-301, 302, & 303)
SCALE: NOT TO SCALE



7 CATCH BASIN (CB-202)
SCALE: NOT TO SCALE



8 CATCH BASIN (CB-304)
SCALE: NOT TO SCALE

THE VILLAGE AT
COLOGNE
18TH ADDITION

COLOGNE, MN 55322

RON OLSON

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

PRINT NAME: LEE KOPPY, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 8/29/2025 LICENSE NO. 41267

REVISION LOG

NO.	DESCRIPTION OF REVISIONS

FINAL PLAT
8/29/2025

DESIGNED: LRK	DRAWN: CDN	CHECKED BY: LRK
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DRAWING TITLE

CIVIL DETAILS
2

DRAWING NO.

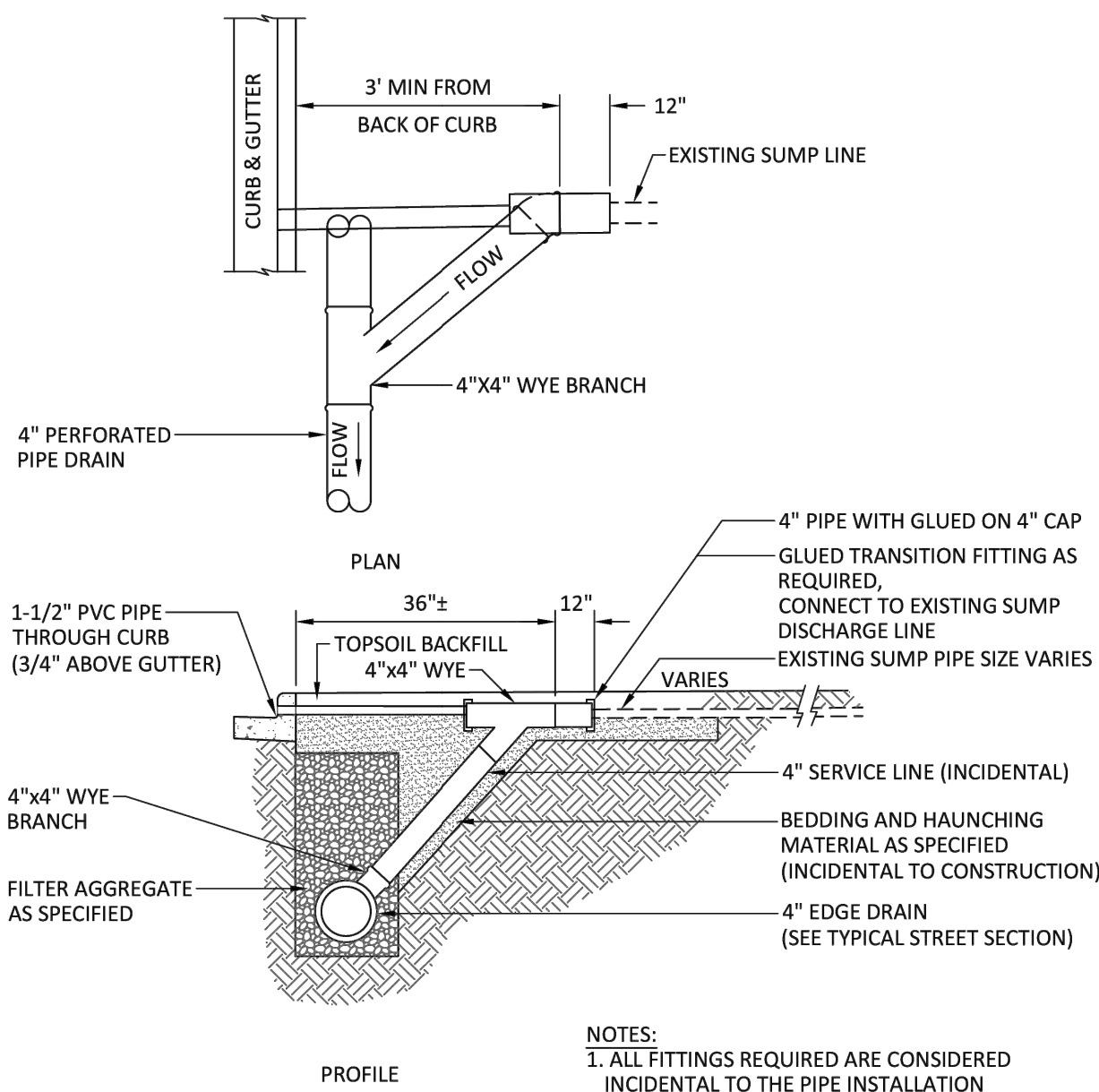
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PLOTTED:
AUG. 29, 2025

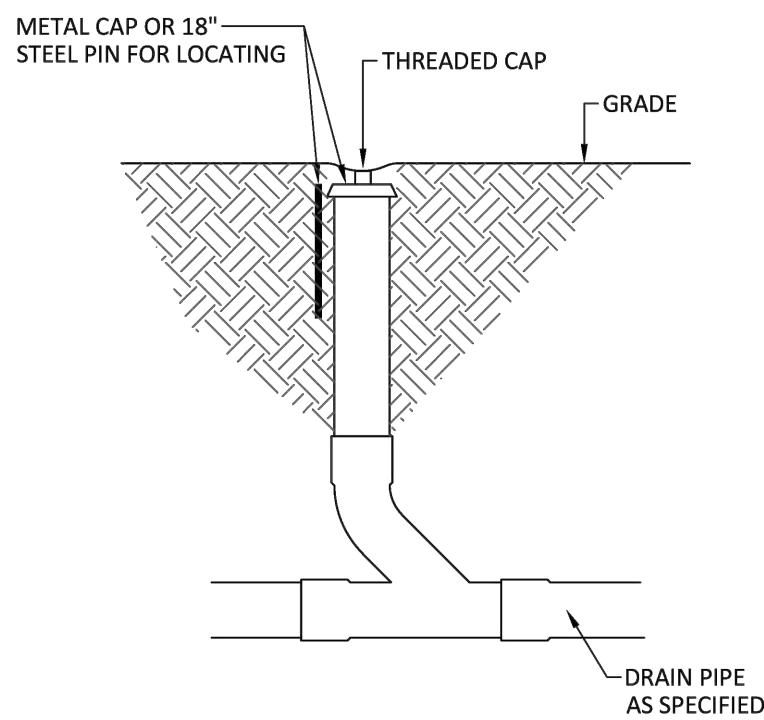
COMM. NO.
18344

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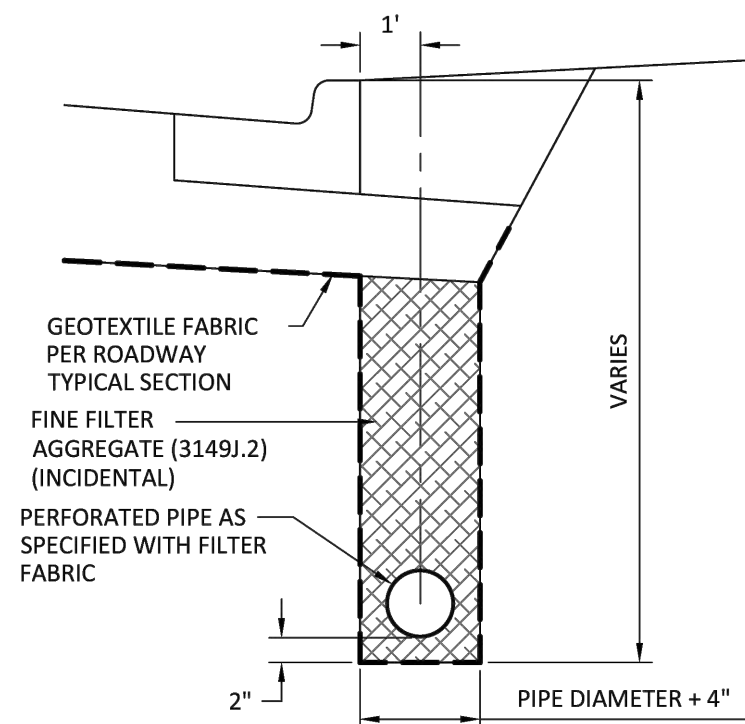
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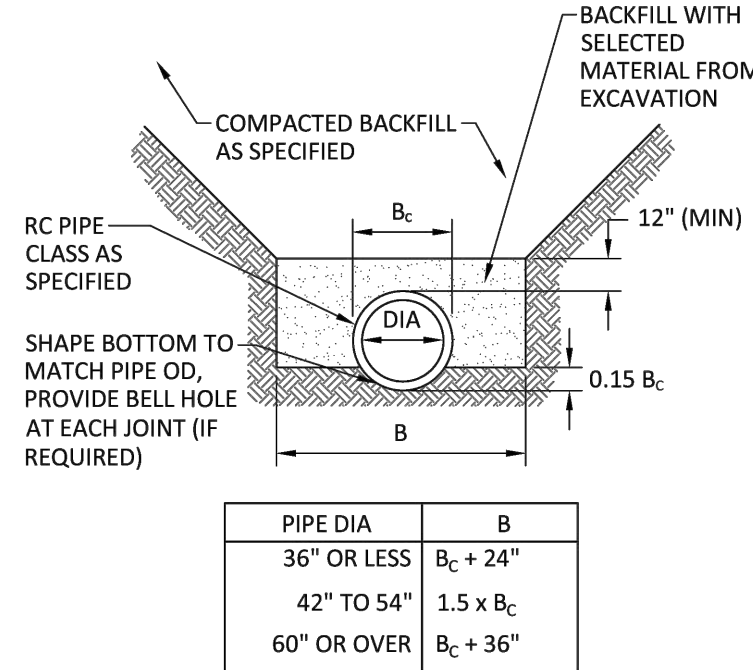
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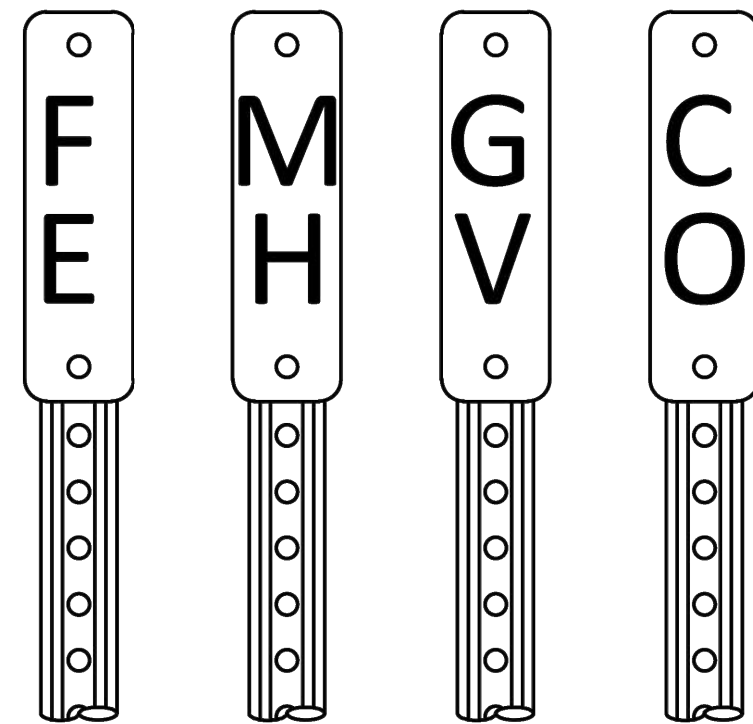
2 SUBSURFACE DRAIN CLEANOUT
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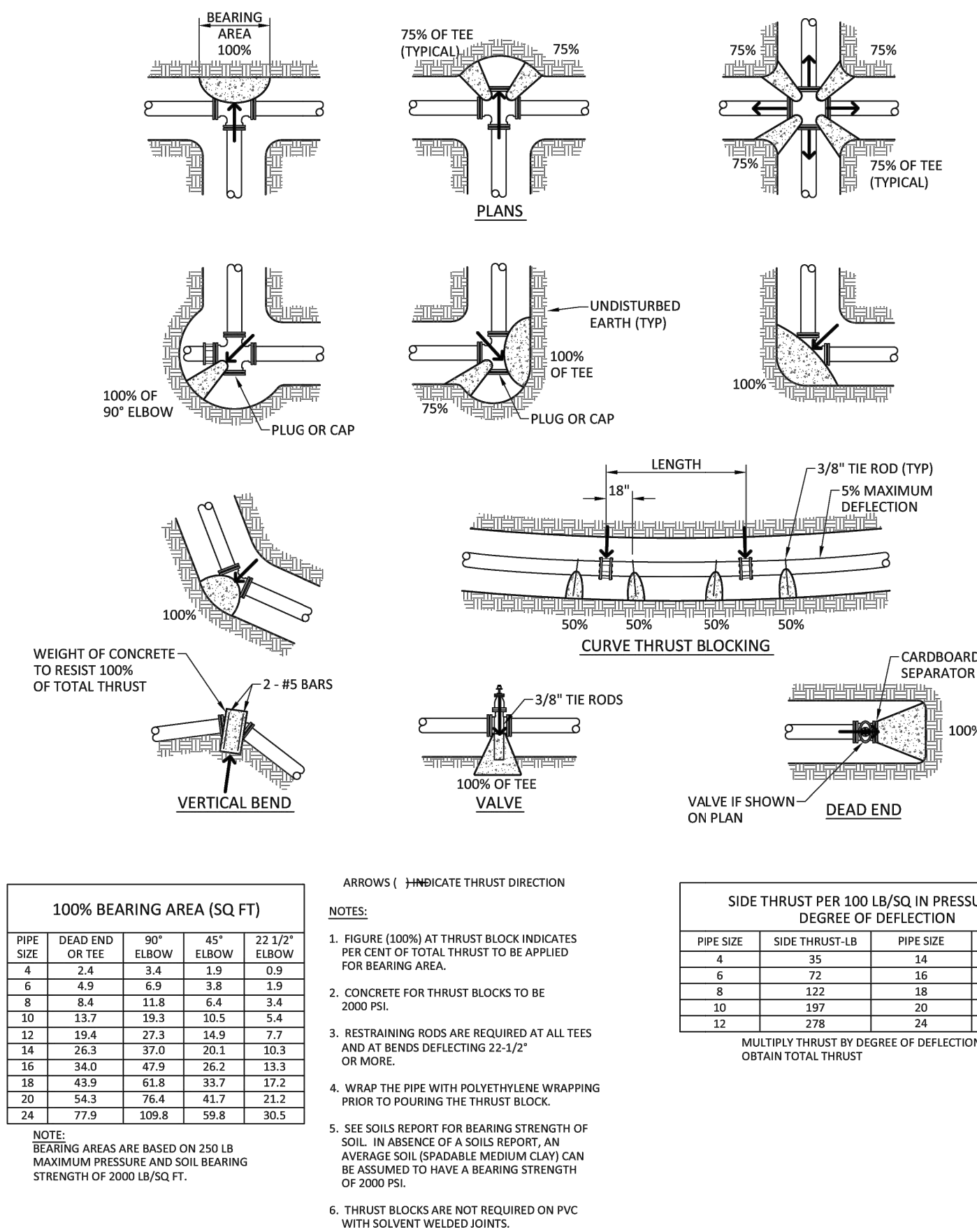
3 SUBSURFACE ROADWAY
EDGE DRAIN FINE AGGREGATE
SCALE: NTS



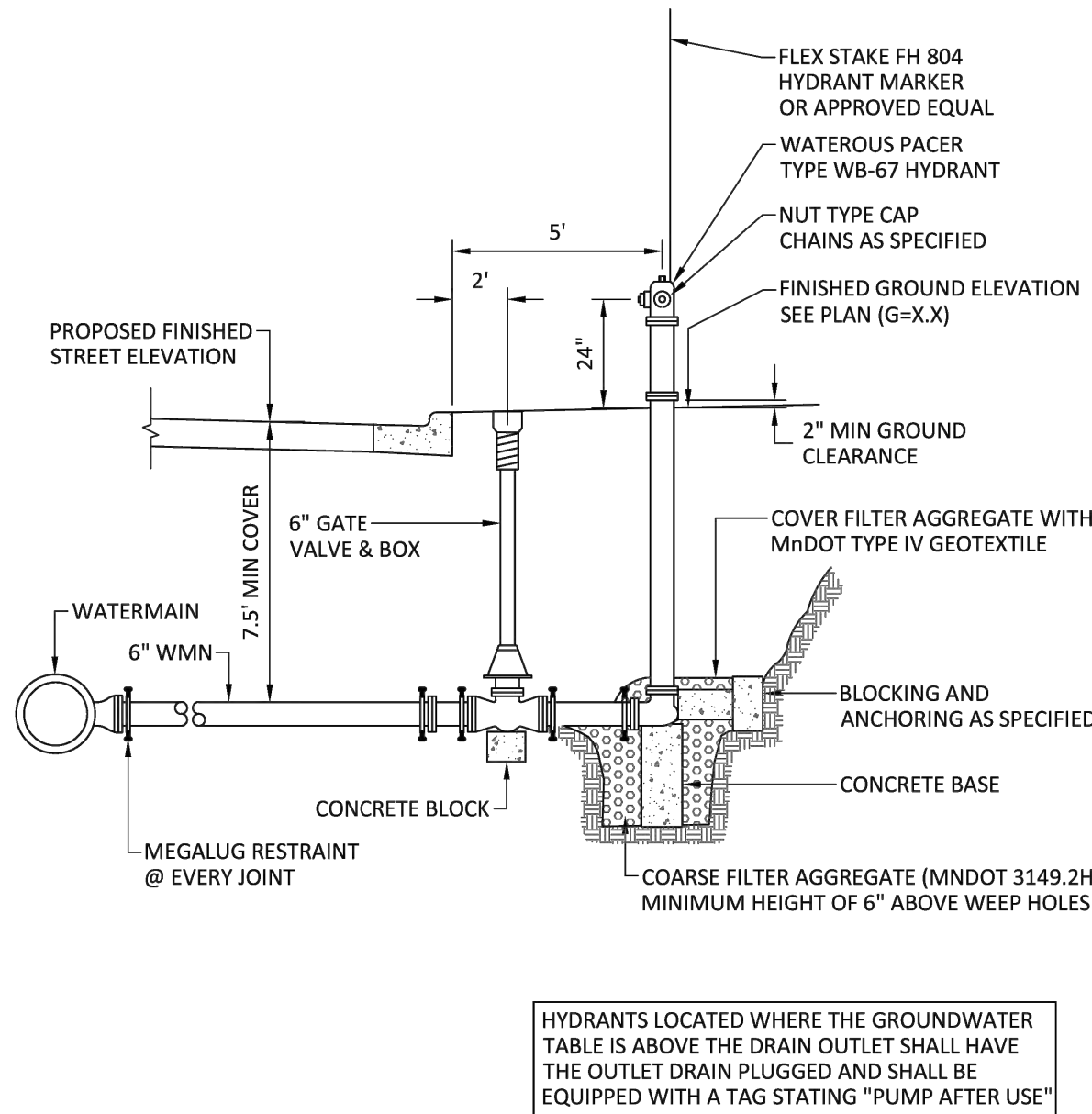
4 RC PIPE CLASS "C" BEDDING
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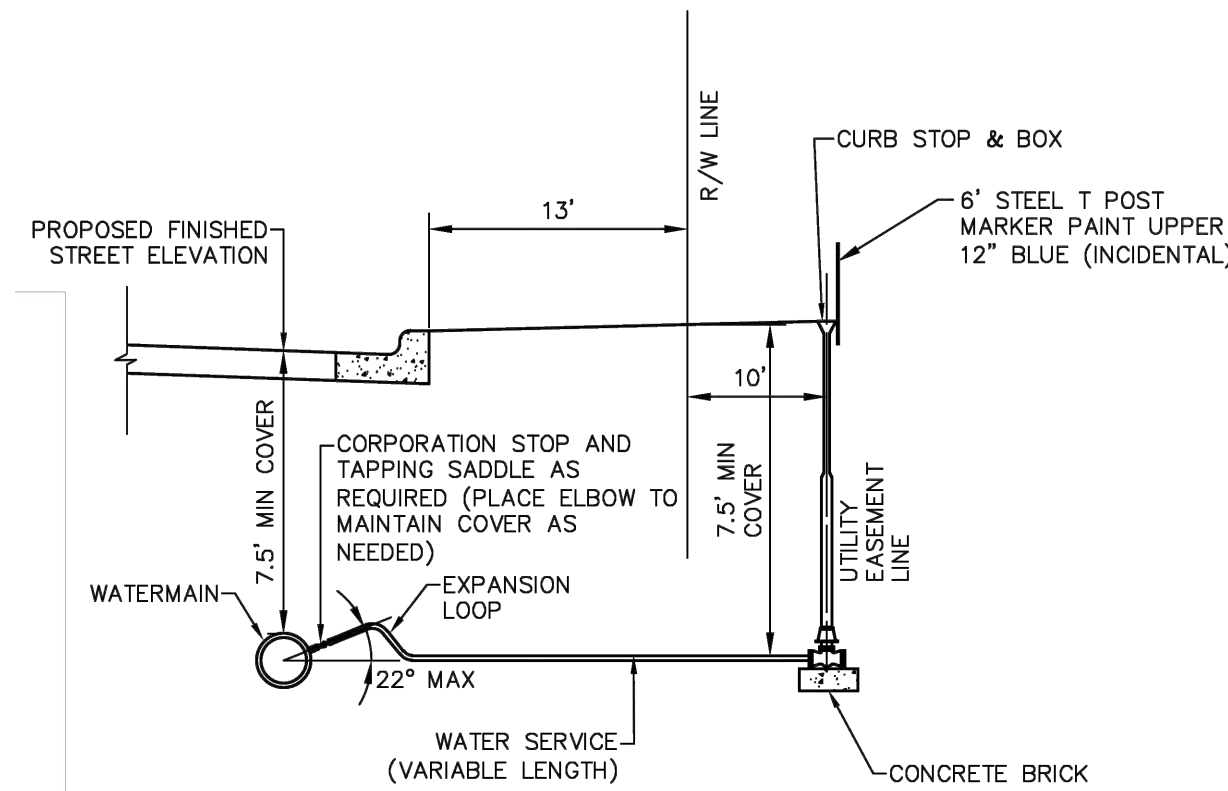
5 STRUCTURE MARKER SIGNS
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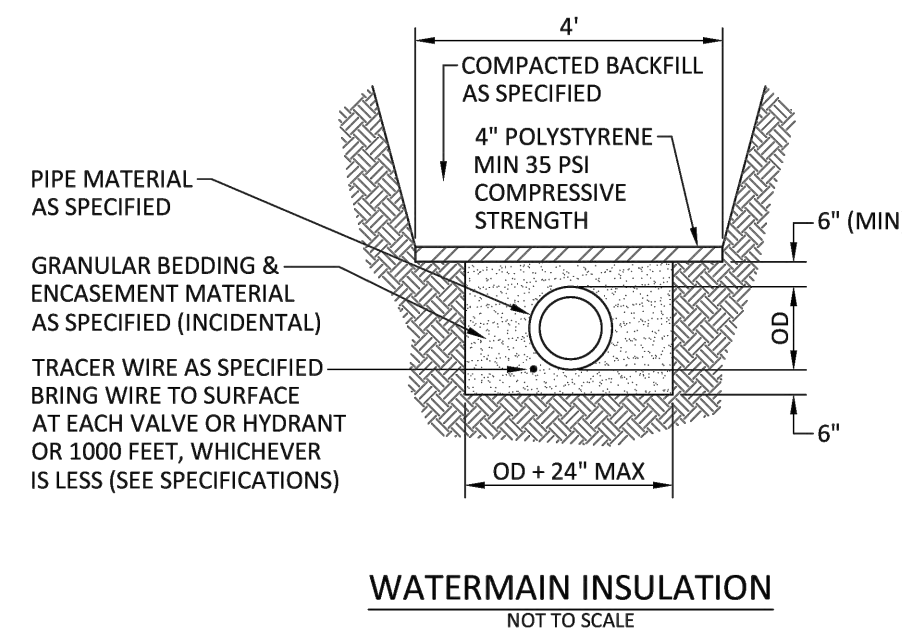
6 CONCRETE THRUST BLOCKS
SCALE: NOT TO SCALE



7 HYDRANT INSTALLATION MEGALUGS
SCALE: NOT TO SCALE



8 WATER SERVICE INSTALLATION
SCALE: NOT TO SCALE



9 WATERMAIN INSULATION
SCALE: NOT TO SCALE



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THE VILLAGE AT
COLOGNE
18TH ADDITION

COLOGNE, MN 55322

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8/29/2025

DESIGNED:	DRAWN:	CHECKED BY:
LRK	CDN	LRK

DRAWING TITLE

CIVIL DETAILS
3

DRAWING NO.

C12

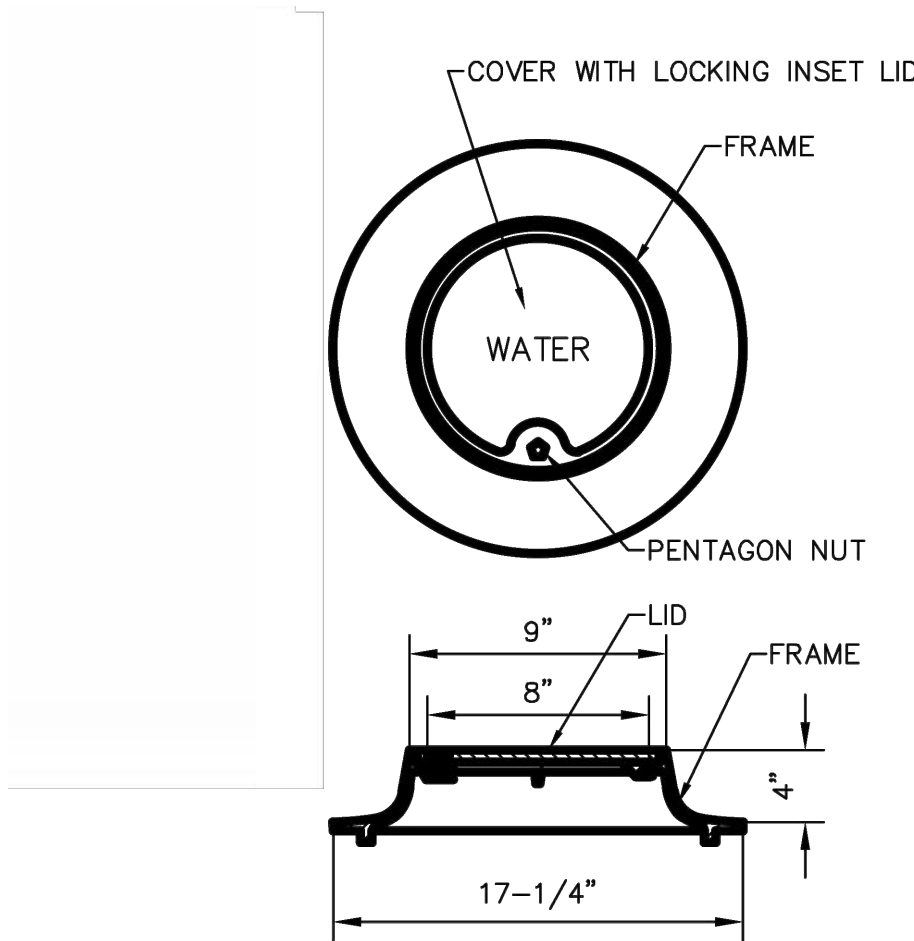
PLOTTED:
AUG. 29, 2025

COMM. NO.
18344

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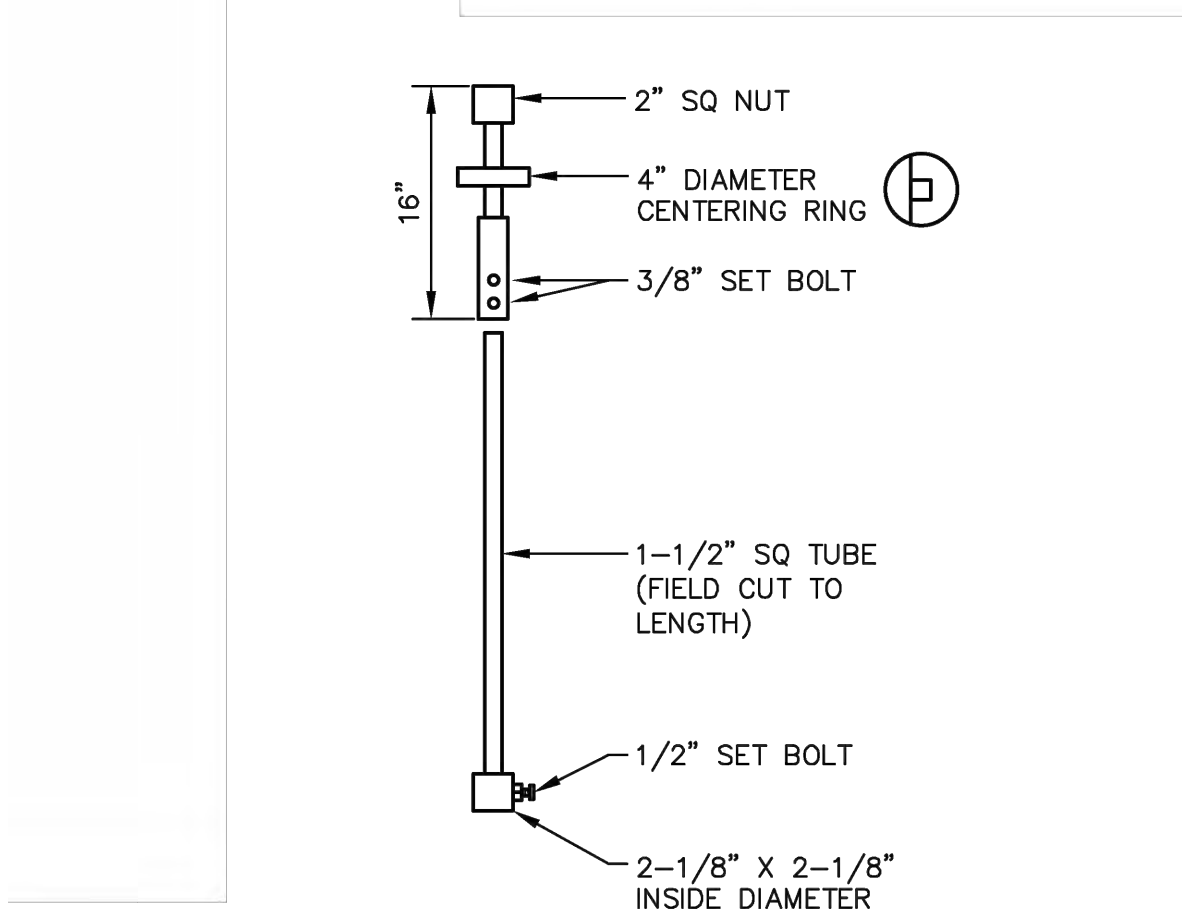
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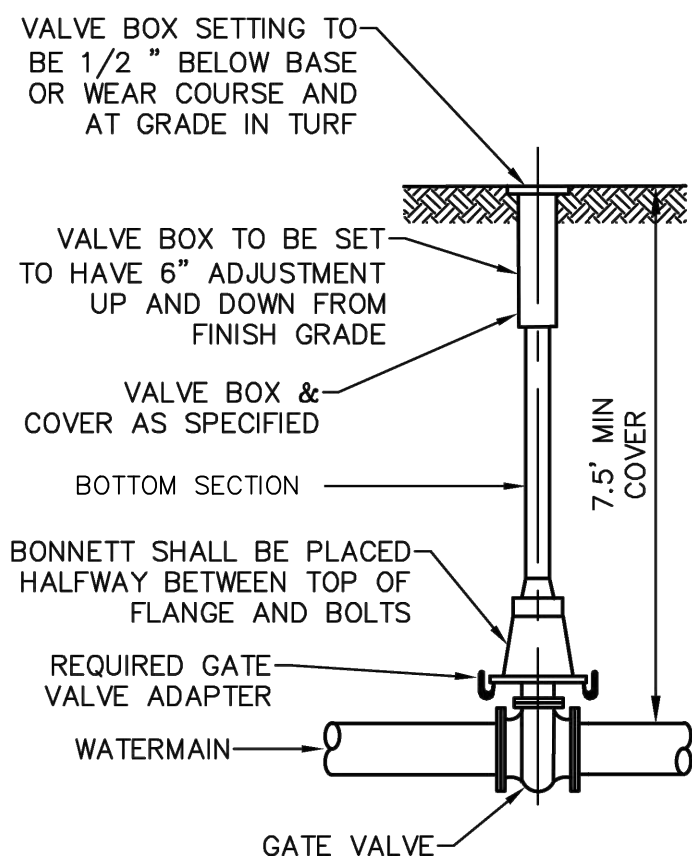


- NOTES:
1. FURNISH AND INSTALL ON CURB STOPS THAT ARE WITHIN CONCRETE OR BITUMINOUS SURFACING
 2. CASTING ASSEMBLY TO BE FORD METER BOX MODEL A1 OR APPROVED EQUAL

1 CASTING ASSEMBLY - CURB STOP
SCALE: NTS

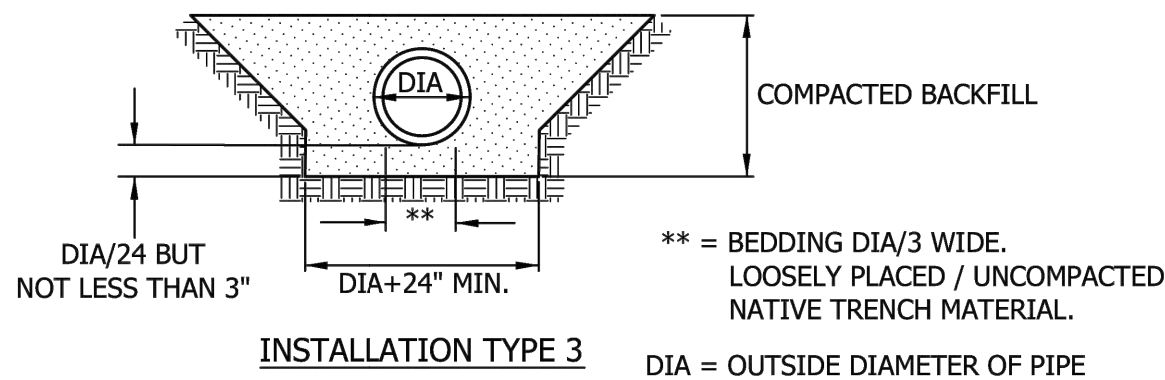
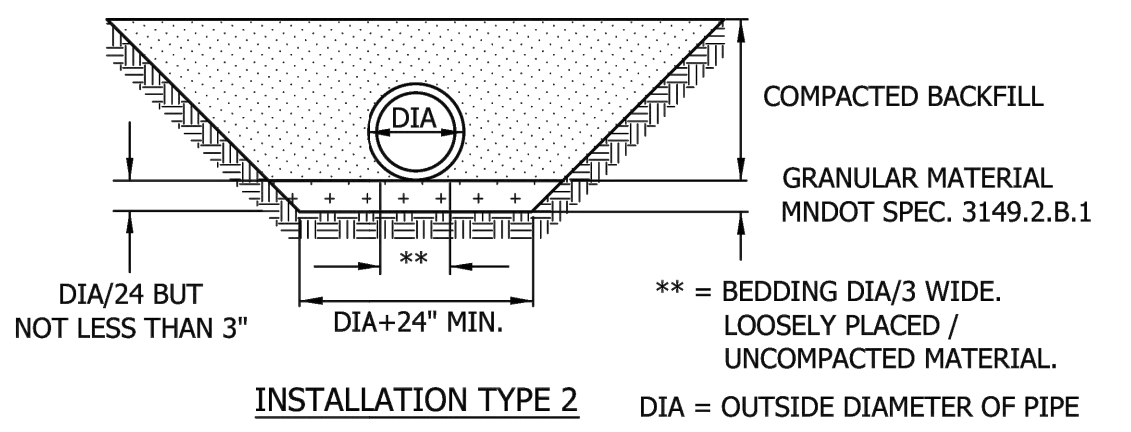
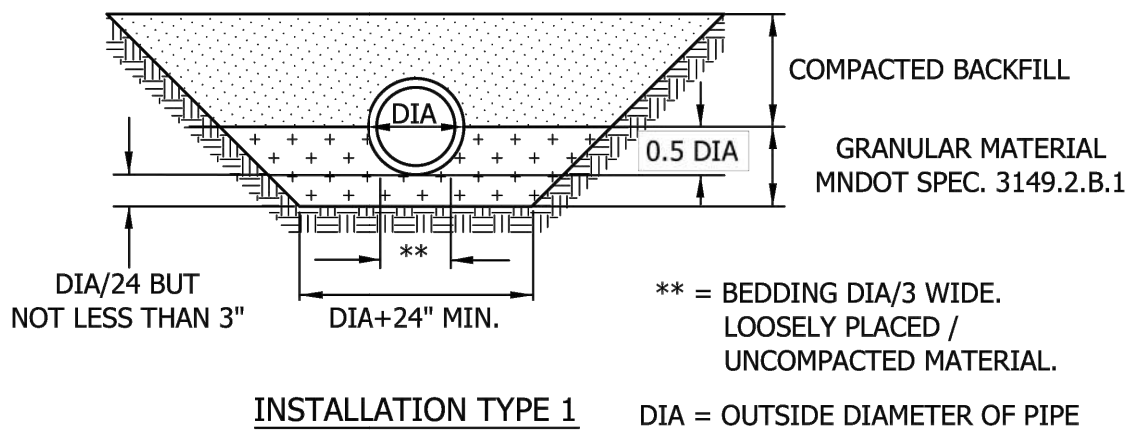


2 ADJUSTABLE VALVE EXTENSION STEM
SCALE: NTS



- NOTES:
1. VALVE BOX SHALL BE CENTERED ON OPERATING NUTS, STRAIGHT, FREE FROM DEBRIS, AND ALL SECTIONS UNBROKEN
 2. VALVES IN EASEMENTS SHALL HAVE CHANNEL POST WITNESS MARKERS WITH REFLECTIVE "GV" SIGN
 3. DEEP VALVES SHALL HAVE NUT EXTENSIONS INSTALLED TO ELEVATION TO ACCOMMODATE STANDARD 10' KEY; BOTTOM NUT SHALL BE BOLTED TO VALVE NUT AND ONLY ONE SECTION
 4. COMPACTION WITH MECHANICAL TAMPER AROUND VALVE BOX SHALL BE PLACED AND COMPACTED WITH 2' LIFTS TO ACHIEVE 95% COMPACTION
 5. GATE VALVES LOCATED WITHIN THE CONCRETE SIDEWALK SHALL INCLUDE A METAL SEPARATOR BETWEEN THE VALVE BOX AND THE CONCRETE

3 GATE VALVE BOX INSTALLATION
SCALE: NOT TO SCALE



4 PIPE FOUNDATION & BEDDING METHODS FOR DIP
SCALE: NOT TO SCALE



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COLOGNE, MN 55322

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DESIGNED:	DRAWN:	CHECKED BY:
LRK	CDN	LRK

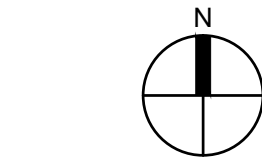
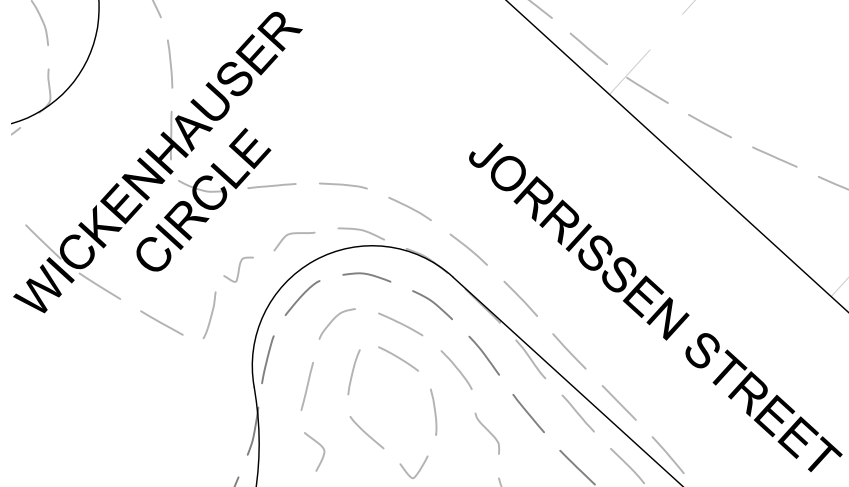
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CIVIL DETAILS
4

DRAWING NO.

C13

PLOTTED: AUG. 29, 2025	COMM. NO. 18344
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LEGEND

	PROPERTY LIMITS
	CONSTRUCTION LIMITS
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	EXISTING WOODLAND PERIMETER
	SOD

NOTES

1. PER CITY OF COLOGNE, IRRIGATION IS NOT REQUIRED.
2. IF A DISCREPANCY IS FOUND, THE PLANTING PLAN SHALL OVERRIDE THE PLANT SCHEDULE.
3. SEE CIVIL FOR EROSION CONTROL BLANKET LOCATIONS.

PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT</u>	<u>CAL</u>
<u>DECIDUOUS TREES</u>					
	Aa	3	AUTUMN BLAZE® FREEMAN MAPLE ACER X FREEMANII 'JEFFERSRED'	B&B	2 - 1/2" CAL.
	Gi	5	SKYLINE® HONEY LOCUST GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	B&B	2 - 1/2" CAL.
	Tb	4	BOULEVARD AMERICAN LINDEN TILIA AMERICANA 'BOULEVARD'	B&B	2 - 1/2" CAL.
<u>EVERGREEN TREES</u>					
	Pb	6	BLACK HILLS SPRUCE PICEA GLAUCA DENSATA	B&B	6' HT.

GENERAL SODDING & TOPSOIL NOTES:

1. LANDSCAPE CONTRACTOR SHALL ENSURE THAT NEW TREES MOVED ONTO THE SITE ARE DUG FROM SIMILAR SITES WITH SIMILAR SOILS TO THE SOILS OF THIS PROJECT (HEAVY TO HEAVY, LIGHT TO LIGHT. HEAVY TO LIGHT SOILS). CONTRACTOR SHALL REVIEW SOIL CONDITIONS/TYPES WITH OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. ALL NEWLY INSTALLED PLANT MATERIAL SHALL BE PLANTED IN WELL-DRAINED AREAS. NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF ANY PLANT MATERIAL IS LOCATED IN DRAINAGE SWALES OR WET & POORLY DRAINED AREAS.
3. ALL PLANTINGS SHALL RECEIVE FERTILIZER AS FOLLOWS:
 - 3.1. SUMMER AND FALL PLANTING: 0-20-20 GRANULAR (IN SAUCER AROUND PLANT AT THE RATE OF 12 OZ. PER 2-3" CAL. TREE & 6 OZ. PER SHRUB).
 - 3.2. SPRING PLANTING: 10-10-10 GRANULAR (APPLY ABOVE REFERENCED FERTILIZER AT A RATE OF 12 OZ. PER 1-1/2" CAL. TREE OR LARGER & 6 OZ. PER SHRUB & PERENNIAL).
4. ALL PLANTINGS SHALL RECEIVE AN AMENDED SOIL MIX CONSISTING OF THREE (3) PARTS:
 - 4.1. 45% APPROVED TOPSOIL (ONE SITE PREFERRED)
 - 4.2. 45% ORGANIC MATTER (TYPE 1 SPHAGNUM PEAT MOSS FINELY DIVIDED WITH A PH OF 3.1 - 5.0.)
 - 4.3. 10% SAND (FINE CLEAN MASONRY SAND)
5. AREAS TO RECEIVE SOD SHALL HAVE A 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL SHALL PROVIDE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, BRUSH WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONE LARGER THAN 1" IN ANY DIMENSION, AND OTHER EXTRANEEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
6. SOD SHALL BE 30" X 100' ROLLS WHERE APPLICABLE, TO BE LAID PARALLEL WITH THE CONTOURS AND HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR DRAINAGE SWALES, THE SOD SHALL BE STAKED INTO THE GROUND. SCARIFY THE EXISTING GRADES WITH FIELD CULTIVATOR PRIOR TO PLACING OF TOPSOIL AND FINISH GRADING FOR SOD. IMMEDIATELY PRIOR TO PLACING SOD, CONTRACTOR SHALL APPLY 10-6-4 FERTILIZER AT THE RATE OF 10 POUNDS PER 1000 SQ. FT.



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THE VILLAGE AT COLOGNE 18TH ADDITION

COLOGNE, MN 55322

RON OLSON

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PRINT NAME: LEE KOPPY, PE

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REVISION LOG

[illegible]

FINAL PLAT

8/29/2025

DESIGNED: LRK	DRAWN: CDN	CHECKED BY: LRK
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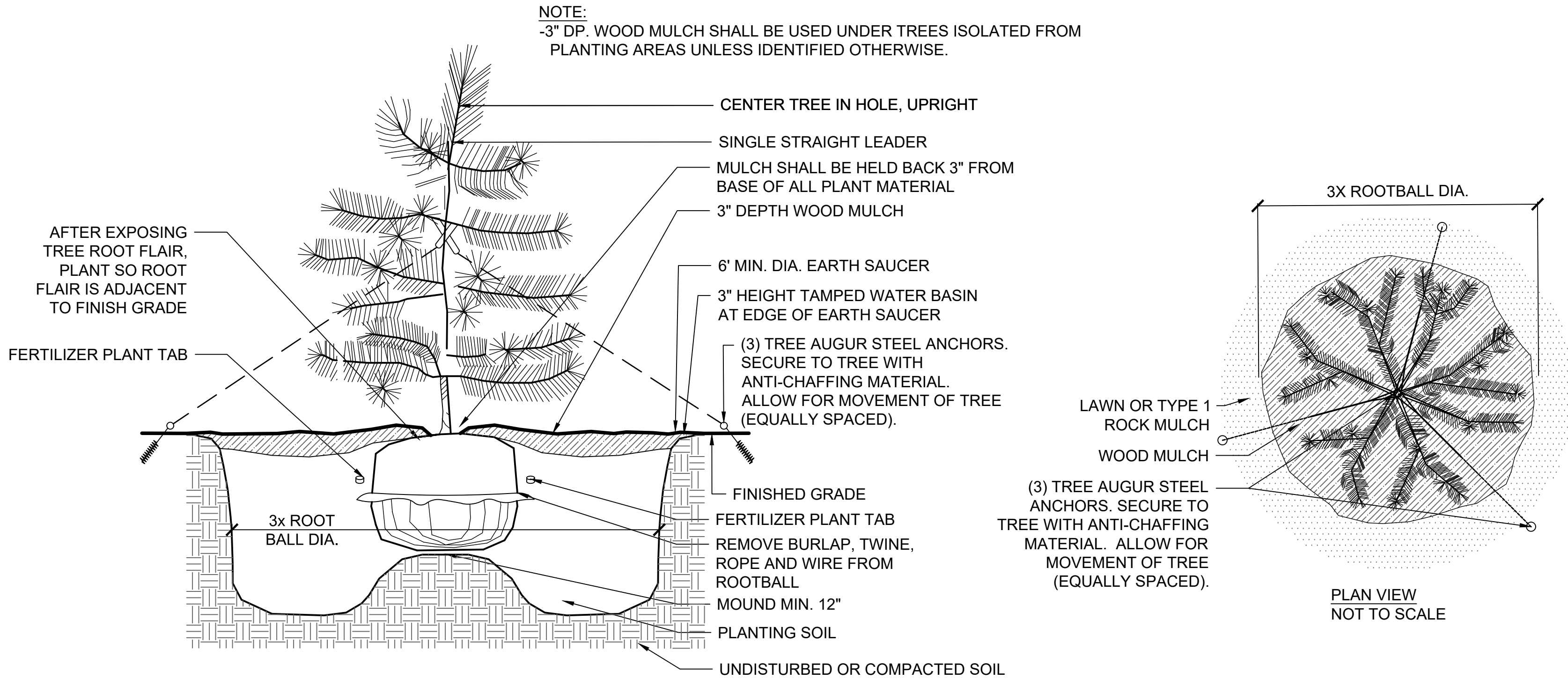
LANDSCAPE PLAN

DRAWING NO.

L1

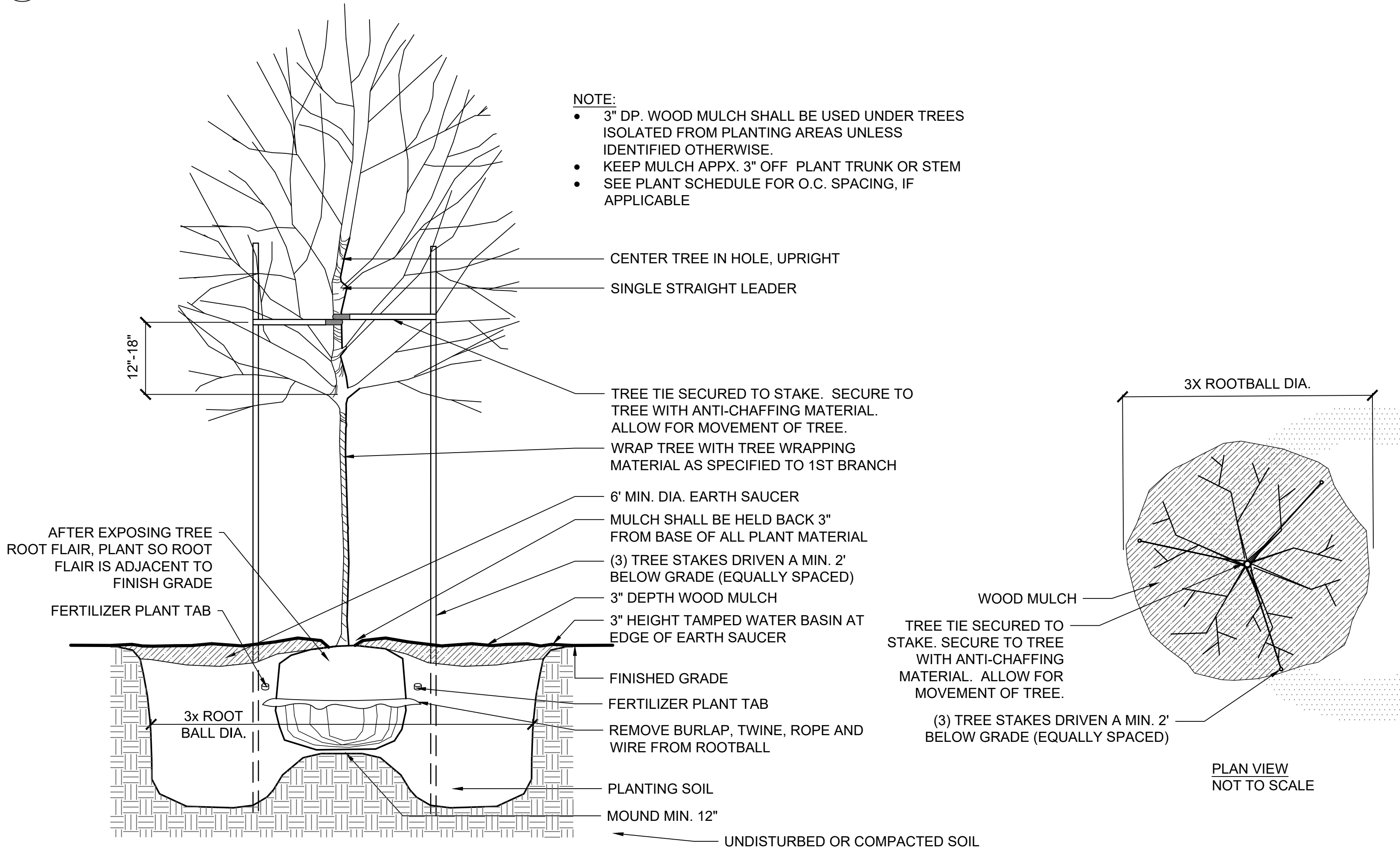
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mmiller
Aug 29, 2025 - 10:30am



1 CONIFEROUS TREE PLANTING DETAIL

SCALE: N.T.S.



2 DECIDUOUS TREE PLANTING DETAIL

SCALE: N.T.S.

GENERAL LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
- ALL ROUGH AND FINISH GRADING TO BE DONE BY OTHERS.
- NO PLANTING SHALL BE INSTALLED UNTIL ALL GRADING, BUILDING, CONSTRUCTION, UTILITY WORK & IRRIGATION (IF APPLICABLE) HAS BEEN COMPLETED IN THE AREAS TO BE PLANTED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ALL UNDERGROUND CABLES, CONDUITS, WIRES, ETC., ON THE PROPERTY.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT LIST, THE NUMBER OF PLANTS SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- ALL PROPOSED PLANT MATERIAL SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLAN. IF THE CONTRACTOR BELIEVES AN ERROR HAS BEEN MADE REGARDING SPACING OR LOCATION OF THE PLANT MATERIAL INDICATED ON THE PLAN, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF THE PLANT MATERIAL (WATERING, SPRAYING, FERTILIZING, MOWING, ETC.) UNTIL THE WORK HAS BEEN ACCEPTED, BY THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS TO PROPERTY DAMAGE FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- ALL NEWLY PLANTED PLANT MATERIAL SHALL BE GUARANTEED THROUGH ONE CALENDAR YEAR STARTING FROM THE DATE OF ACCEPTANCE ESTABLISHED BY THE OWNER.
- THE CONTRACTOR SHALL MEET WITH THE OWNER OR OWNERS REPRESENTATIVE ON SITE WHEN THEY FEEL THE PROJECT IS COMPLETE ACCORDING TO THE CONTRACT DOCUMENTS. IF ALL WORK IS SATISFACTORY AND COMPLETE ACCORDING TO THE CONDITIONS OF THE CONTRACT DOCUMENTS, THEN THE OWNER MUST DECLARE THE PROJECT COMPLETE. THIS DECLARATION WILL CONSTITUTE AS THE BEGINNING OF THE ONE (1) YEAR WARRANTY PERIOD FOR ALL PLANT MATERIAL. THE OWNER SHALL PROVIDE A LETTER WITH SIGNATURE STATING THE DATE OF ACCEPTANCE.
- WIND BURN OR OTHERWISE DAMAGED PLANT MATERIAL WILL NOT BE ACCEPTED.
- THE PRACTICE OF STAKING SHOULD NOT ALLOW NAILS, SCREWS, WIRES, ETC. TO PENETRATE THE OUTER SURFACE OF THE TREES.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL TREE STAKES, GUYS, STRAPS AND TRUNK PROTECTION MEASURES FOLLOWING THE COMPLETION OF THE WARRANTY PERIOD OR AS DIRECTED BY THE OWNER.
- LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE THE OWNER WITH MAINTENANCE INFORMATION DURING THE WARRANTY PERIOD RELATING TO WATERING, FERTILIZING, PRUNING, PEST CONTROL, AND RELATED ITEMS. THIS WILL BE PREPARED AND DELIVERED TO THE OWNER AFTER PROVISIONAL INSPECTION APPROVAL HAS BEEN GIVEN BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
- INSTALL CORRUGATED PLASTIC TREE GUARDS, WHITE IN COLOR, WITH THE SIZE OF TUBE 1" DIA. (MIN.) LARGER THAN THE CALIPER OF THE TREE TO BE PROTECTED.
- 3" DEPTH SHREDDED HARDWOOD MULCH SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUND COVER AREAS AND GENERAL SHRUB MASSES.
- CALIPER OF TREES UP TO AND INCLUDING 4" SHALL BE MEASURED AT 6" ABOVE GROUND LEVEL, AND 12" ABOVE GROUND LEVEL FOR LARGER SIZES.
- FOR BALLED & BURLAP PLANT MATERIAL, REMOVE THE TOP HALF OF THE BURLAP FROM THE ROOT BALL. WIRE CAGES, STRAPS, ETC. SHALL BE REMOVED FROM THE TOP HALF OF THE ROOTBALL BEFORE INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL NURSERY GROWN PLANT MATERIAL CONFORMING TO THE REQUIREMENTS AND RECOMMENDATIONS OF THE LATEST EDITION OF ANSI Z60.1 STANDARDS UNLESS OTHERWISE NOTED IN THE PLANS OR SPECIFICATIONS.

GENERAL PLANT ESTABLISHMENT PERIOD NOTES:

- THE REQUIRED WORK SHALL CONSIST OF CONTINUOUSLY CONDUCTING OPERATIONS AND MAINTENANCE FOR A WARRANTY PERIOD ESTABLISHED FOR 1 YEAR AFTER THE INSTALLATION HAS BEEN ACCEPTANCE BY THE OWNER. THE WORK INCLUDES:
 - ESTABLISHMENT OF BALLED AND BURLAPPED AND SODDED AREAS
 - INCLUDING PEST CONTROL, FERTILIZING AND FUNGICIDAL TREATMENTS
 - REGULAR WATERING SCHEDULED FOR ALL PLANT MATERIAL AND SOD
 - REMOVAL OF ALL WEEDS WITHIN THE PROJECT AREA BY METHODS AGREED BY THE OWNER (POST/PRE HERBICIDE TREATMENT, HAND OR MECHANICAL REMOVAL)
 - MAINTENANCE OF MISCELLANEOUS ITEMS (EROSION CONTROL PRODUCTS, REPAIRS FROM EROSION)
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON-SITE REVIEW MEETINGS WITH THE OWNER DURING THE PLANT ESTABLISHMENT PERIOD TO IDENTIFY OPERATIONS AND MAINTENANCE TO BE EXECUTED MONTHLY.
- PLANT MATERIAL DEEMED TO BE REPLACED AT THE END OF PLANT ESTABLISHMENT PERIOD SHALL BE EXECUTED WITHIN 2 WEEKS (14 DAYS) PRESENTING LESS THE FOLLOWING SURVIVORSHIP:
 - BALLED AND BURLAPPED PLANT MATERIAL: 75%
 - SODDED AREAS: 100% (0% BARE SOIL)
- REPLACEMENT PLANTS AND SOD SHALL BE OF THE SAME SPECIES AND SIZE AS ORIGINALLY SPECIFIED ON THE DRAWINGS, UNLESS THE OWNER DETERMINES THAT SUBSTITUTIONS OF ANOTHER SPECIES OR SIZE SHALL BE MADE.



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8/29/2025

DESIGNED: LRK	DRAWN: CDN	CHECKED BY: LRK
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DRAWING TITLE

LANDSCAPE NOTES & DETAILS

DRAWING NO.

L2

PLOTTED:
AUG. 29, 2025

COMM. NO.
18344