

VISTA VILLAGE SITE IMPROVEMENTS

PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

WHITE BIRCH, INC.

BREEZY POINT, MINNESOTA



LOCATION MAP
NOT TO SCALE

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PROJECT CONTACTS

OWNER
DAVID S. LANDECKER - OWNERS REPRESENTATIVE
WHITE BIRCH, INC.
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(218) 820-4038 (M)

ENGINEER
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SONMOR
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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.
Christopher L. Sonmor
CHRISTOPHER L. SONMOR
LIC. NO. 44898
DATE 02/01/2024

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VISTA VILLAGE
TITLE SHEET
BREEZY POINT, MINNESOTA

SHEET
C0.0

GOPHER STATE ONE CALL

811 | (651) 454-0002 | (800) 252-1166
qa@gopherstateonecall.org

THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING GOPHER STATE ONE CALL FOR UTILITY LOCATES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL IN ADVANCE OF ANY GRADING OR EXCAVATION AS REQUIRED BY STATE STATUTE. THE CONTRACTOR, AT NO COST TO THE OWNER, SHALL BE RESPONSIBLE FOR ANY REQUIRED UTILITY REPAIRS RESULTING FROM THEIR WORK.

GENERAL NOTES

1. WORK TO BE COMPLETED IN ACCORDANCE WITH MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (CURRENT EDITION).
2. THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."
3. TOPOGRAPHIC SURVEY WAS COMPLETED BY STONEMARK LAND SURVEYING.
4. CONTRACTOR IS RESPONSIBLE FOR GOPHER STATE ONE CALL PRIOR TO BEGINNING ANY REMOVALS, GRADING OR EXCAVATION.
5. PRIOR TO BEGINNING CLEARING AND GRUBBING OPERATIONS, THE CONTRACTOR & OWNER SHALL VISIT THE SITE AND MARK TREES TO BE SAVED.
6. CONTRACTOR TO CONTACT OWNER FOR PRIVATE UTILITY LOCATES.
7. CONTRACTOR TO COORDINATE WITH BUILDING ON DUPLEX CONSTRUCTION AND PROJECT STAGING & PHASING.

GRADING NOTES

1. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO BEGINNING DEMOLITION OR GRADING OPERATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR GOPHER STATE ONE CALL PRIOR TO BEGINNING ANY REMOVALS, GRADING OR EXCAVATION.
3. ALL SPOT ELEVATIONS ARE TO FINISHED GROUND (BITUMINOUS, CONCRETE, EOF, ETC.) UNLESS NOTED.
4. ALL DUPLEXES SHALL HAVE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.
5. EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL AREAS IN PROPOSED BUILDING FOOTPRINT, BITUMINOUS PAVEMENT OR CONCRETE WALK.
6. GRADING OPERATIONS SHALL BE LIMITED TO THE AREAS SHOWN ON THE PLANS.
7. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO LIMIT THE AMOUNT OF CONSTRUCTION ACTIVITY IN THE AREAS OF THE PROPOSED STORMWATER INFILTRATION BASINS.
8. IF UNSUITABLE SOILS ARE DISCOVERED ON SITE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER.
9. COMPACT SUBGRADES TO RELATIVE COMPACTION IN ACCORDANCE WITH ASTM D698.
10. NOTIFY THE OWNER OF EARTHWORK DISCREPANCIES. WHITEBIRCH INC. DOES HAVE LOCAL BORROW PILES.

PAVING NOTES

1. TEST ROLL SUBGRADE SOILS USING A LOADED, TANDEM AXLE TRUCK IN ACCORDANCE WITH MnDOT SPECIFICATION 2111.
2. AGGREGATE BASE CLASS 5 SHALL MEET MnDOT SPECIFICATION 3138.
3. PRIOR TO FINAL PAVING, MILL OR SAWCUT STRAIGHT EDGE AT ALL CONNECTIONS TO EXISTING PAVEMENTS.

UTILITY NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY PERMITS FOR DEWATERING OPERATIONS (IF REQUIRED).
2. THE WATER SYSTEM IS PERMITTED THROUGH THE MINNESOTA DEPARTMENT OF HEALTH.
3. PROVIDE 10-FEET OF HORIZONTAL SEPARATION AND 18-INCHES OF VERTICAL SEPARATION BETWEEN WATER AND SANITARY SEWER.
4. WATERMAIN AND SANITARY SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) SPECIFICATIONS (CURRENT EDITION).
5. CONTRACTOR SHALL COORDINATE WITH WELL CONTRACTOR ON CONNECTION FOR PROPOSED WATERMAIN.
6. WATER SYSTEM TO CONSIST OF 2-INCH PE MAIN WITH 1-INCH PE SERVICE.
7. WATERMAIN TO BE DISINFECTED AND BACTERIA TESTED IN ACCORDANCE WITH MINNESOTA DEPARTMENT OF HEALTH.
8. CONTRACTOR SHALL CONDUCT PRESSURE AND LEAKAGE TESTING OF UTILITIES AS REQUIRED BY THE CITY OF BREEZY POINT.
9. CONTRACTOR SHALL COORDINATE WATER AND SANITARY SEWER SERVICE CONNECTIONS WITH BUILDER.
10. A MANHOLE BOOT CONNECTOR SHALL BE USED TO CREATE A WATERTIGHT FLEXIBLE SEAL AT THE FORCEMAIN CONNECTION TO THE EXISTING SANITARY SEWER MANHOLE.
11. INSTALL ALL GRAVITY SANITARY SEWER PIPES WITH MINIMUM 2.0% GRADE.

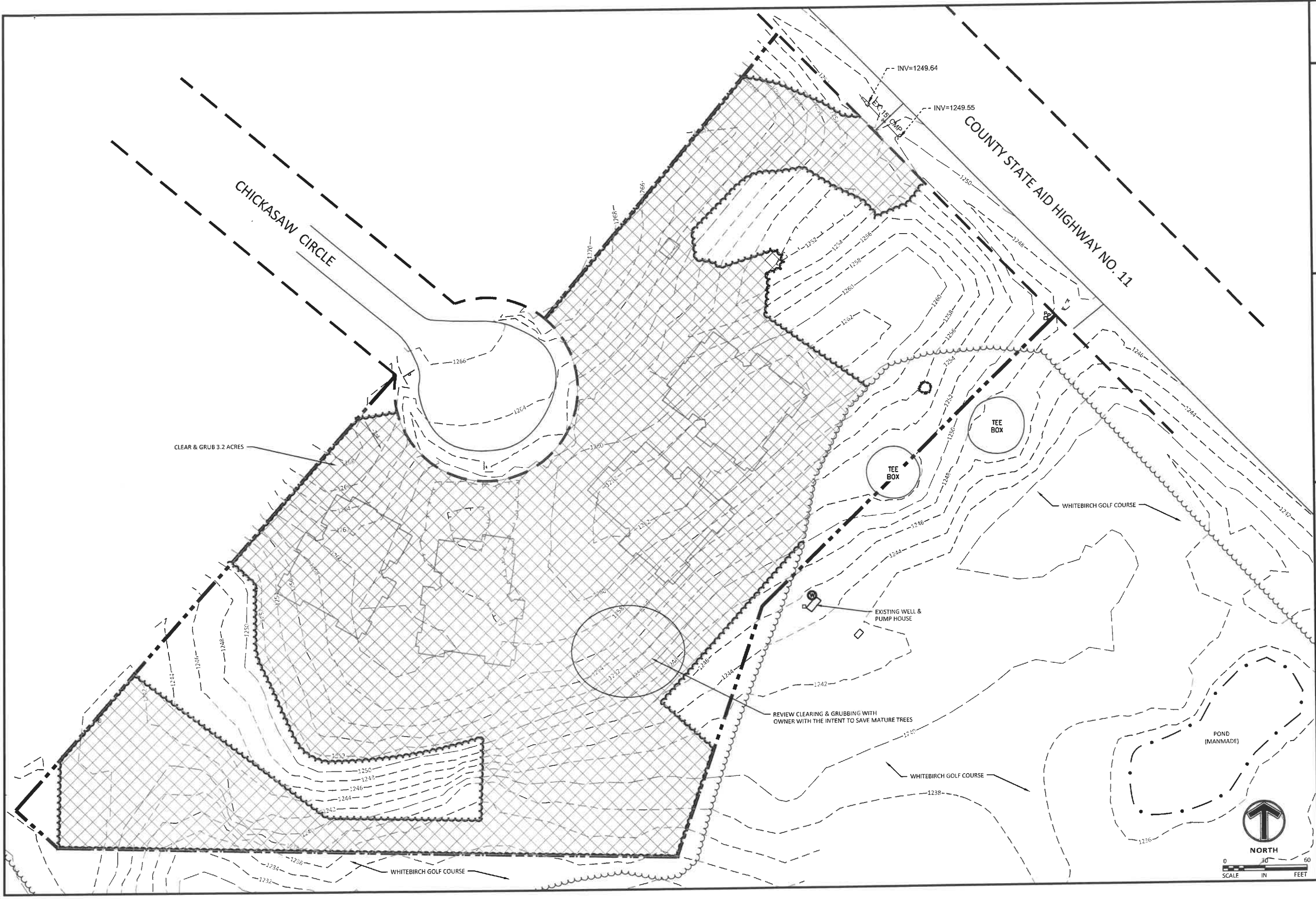


I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Christopher L. Sonmor
 CHRISTOPHER L. SONMOR LIC. NO. 44698 DATE 02/01/2024

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VISTA VILLAGE
 GENERAL NOTES
 BREEZY POINT, MINNESOTA

SHEET
C1.0

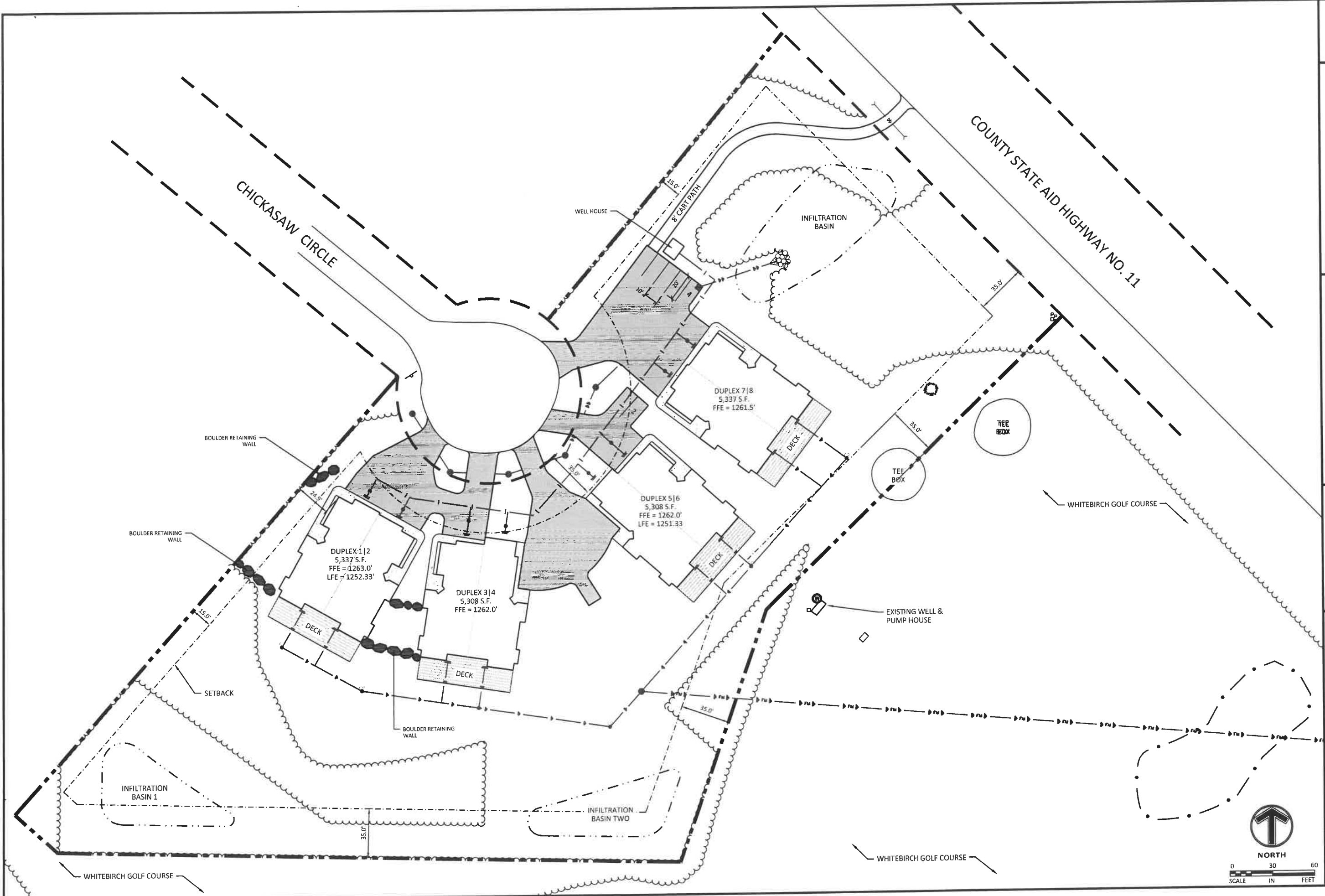


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Christopher L. Sonmor
CHRISTOPHER L. SONMOR L.C. NO. 44999 DATE 02/17/2024

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VISTA VILLAGE
EXISTING CONDITIONS & REMOVALS PLAN
BREEZY POINT, MINNESOTA



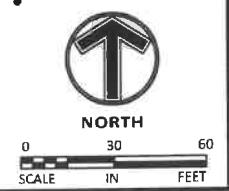
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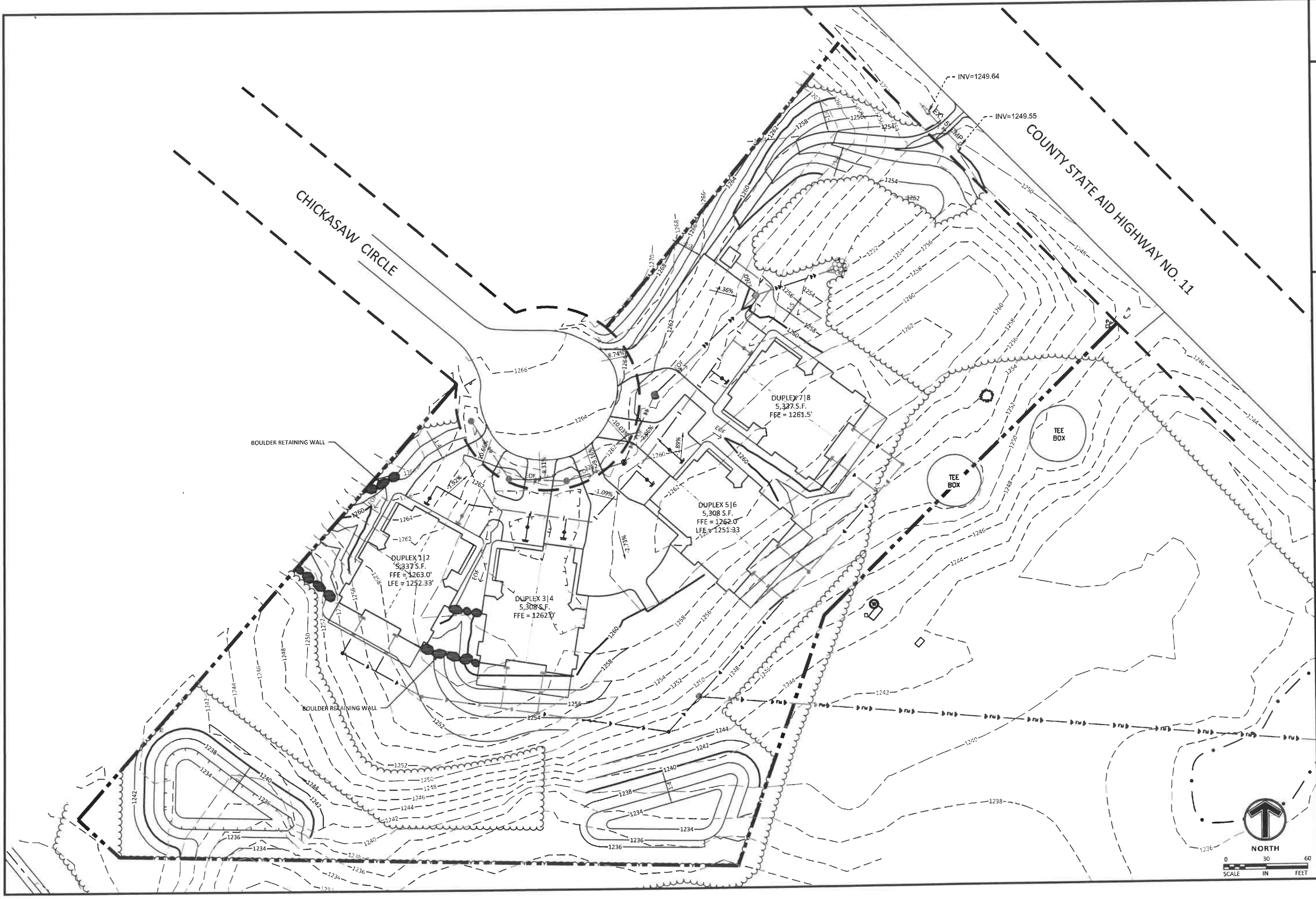
Christopher L. Sonmor
 CHRISTOPHER L. SONMOR
 L.I.C. NO. 44589
 DATE 02/01/2024

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VISTA VILLAGE
 SITE PLAN
 BREEZY POINT, MINNESOTA

SHEET
C3.0





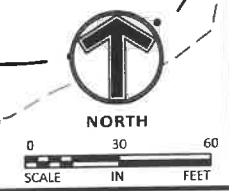
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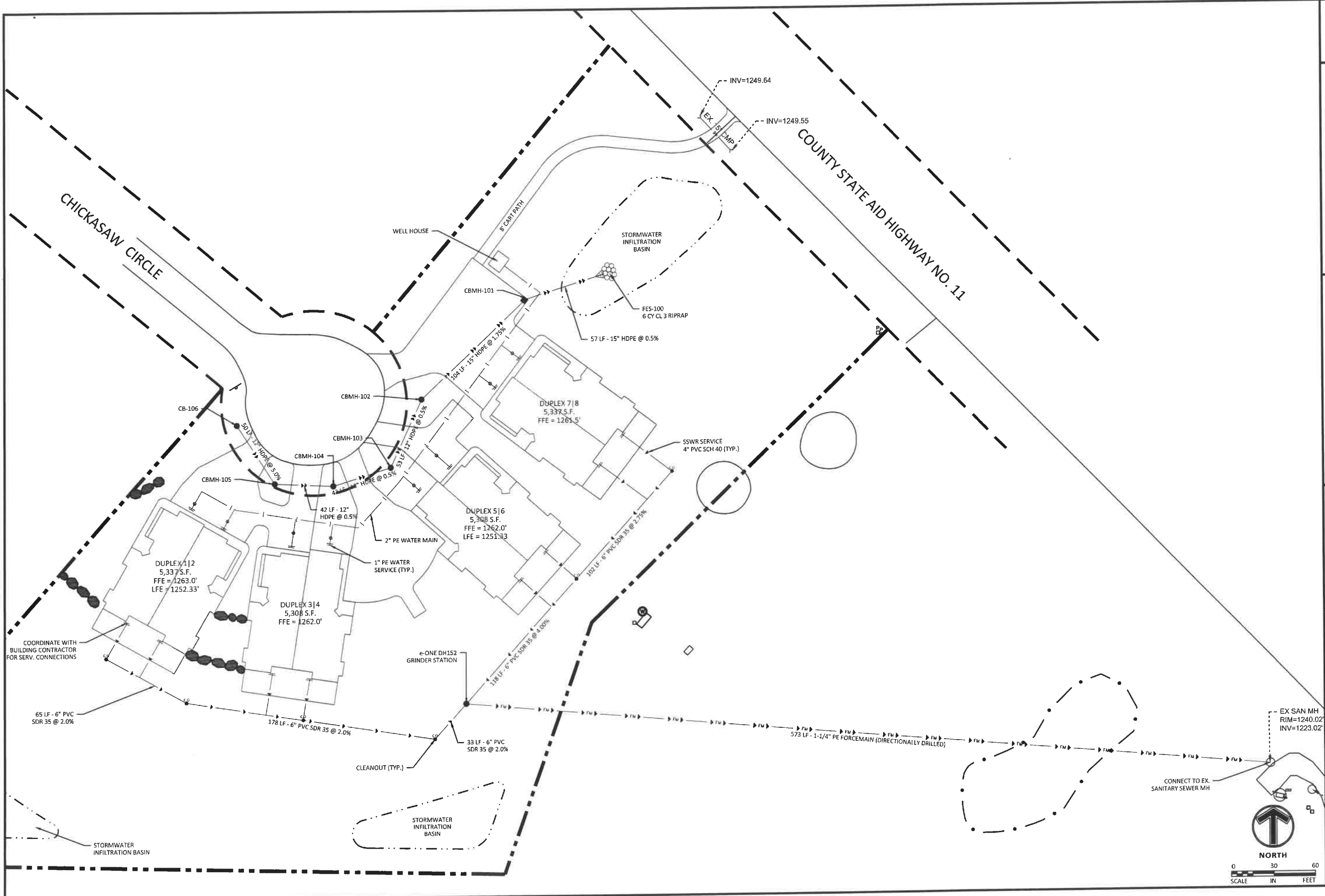
CHRISTOPHER L. SONMOR LIC. NO. 44599 DATE 02/01/2024

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VISTA VILLAGE
OVERALL GRADING PLAN
 BREEZY POINT, MINNESOTA

SHEET
C4.0



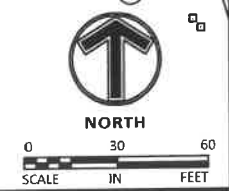


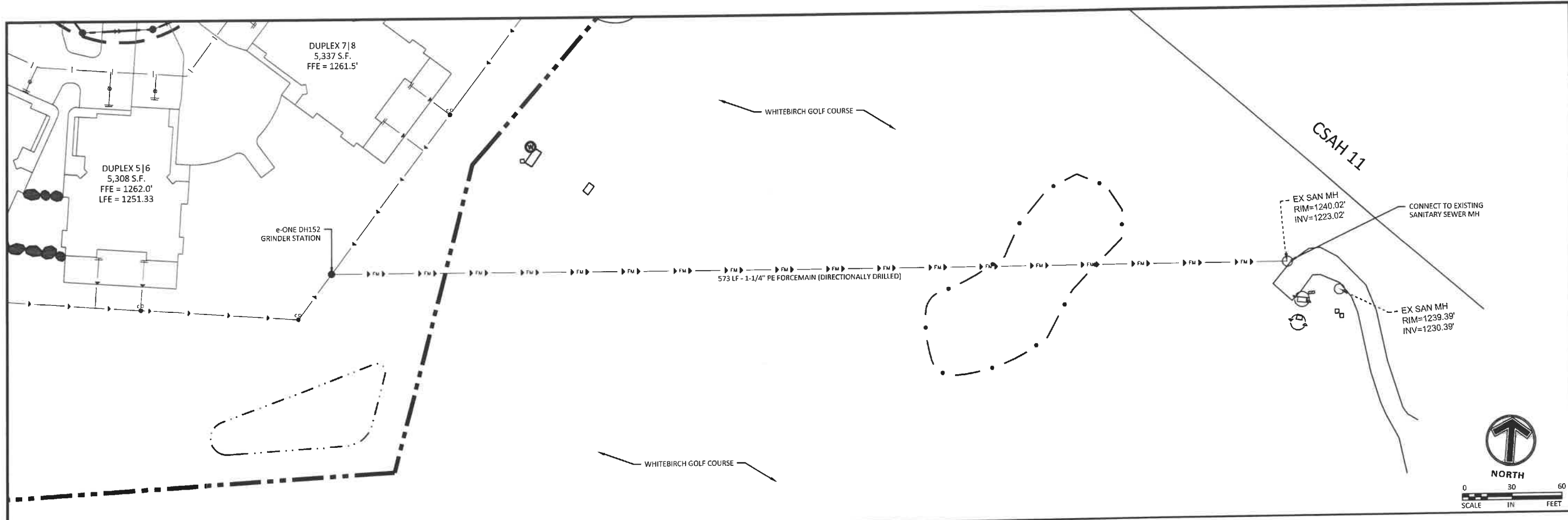
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Christopher L. Sonmor
CHRISTOPHER L. SONMOR
44589 LIC. NO. 0201/2024 DATE

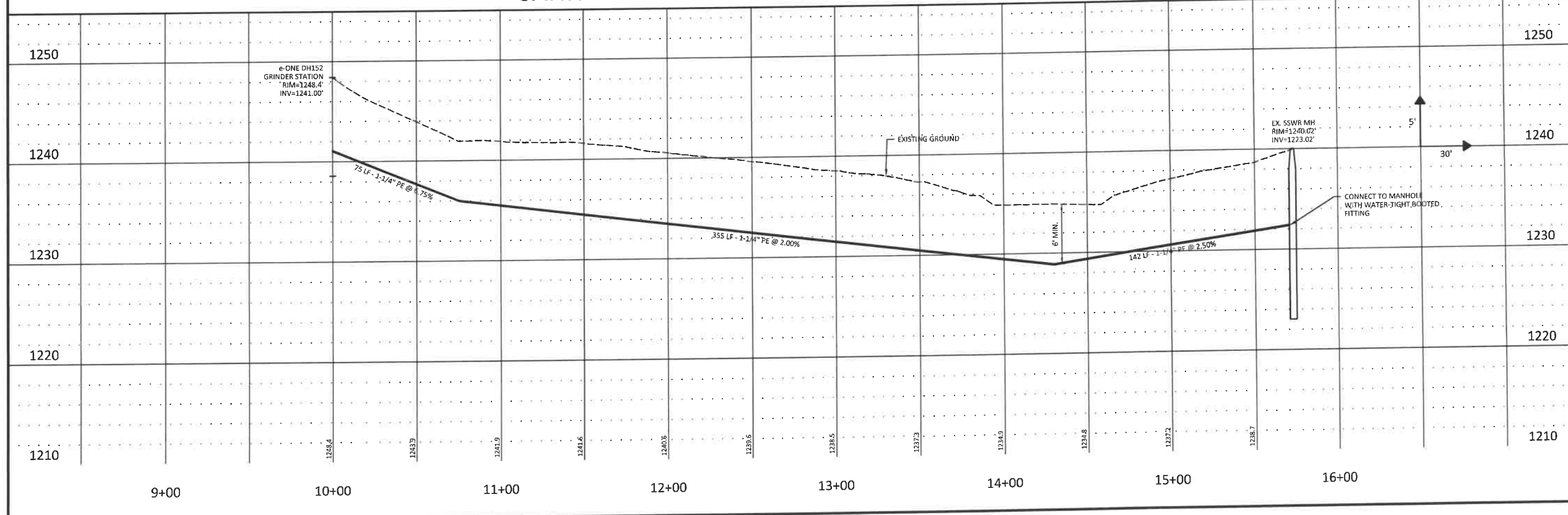
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VISTA VILLAGE
OVERALL UTILITY PLAN
BREEZY POINT, MINNESOTA





SANITARY SEWER FORCEMAIN PLAN & PROFILE



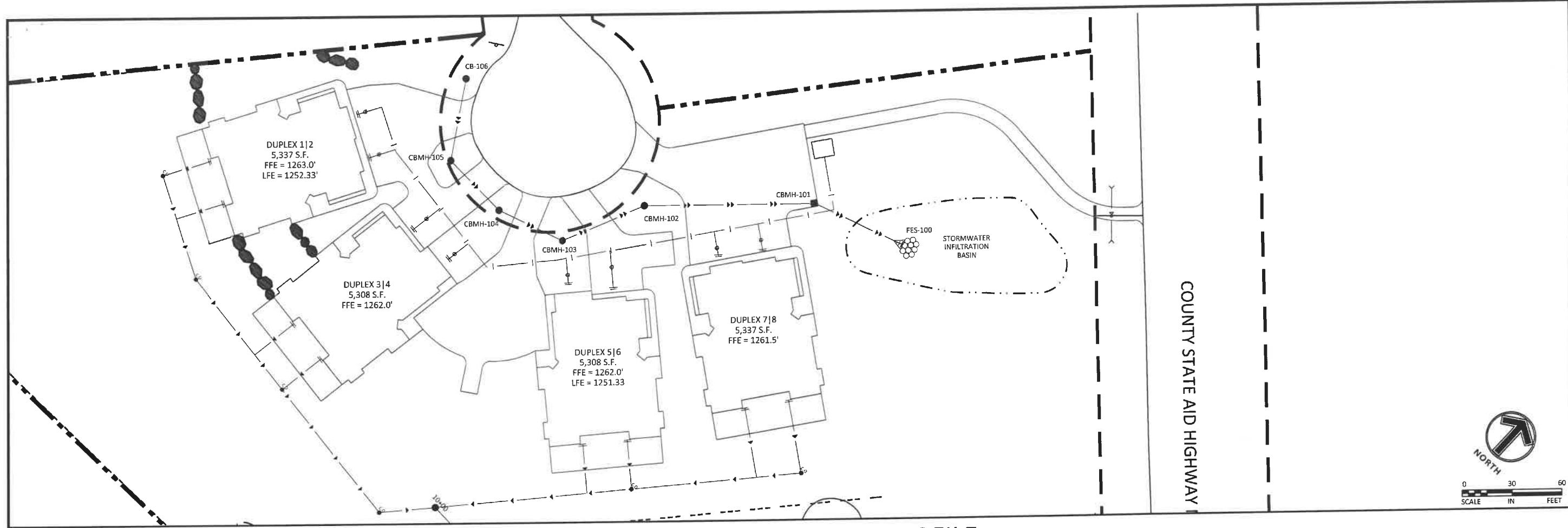
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 LIC. NO. 44589
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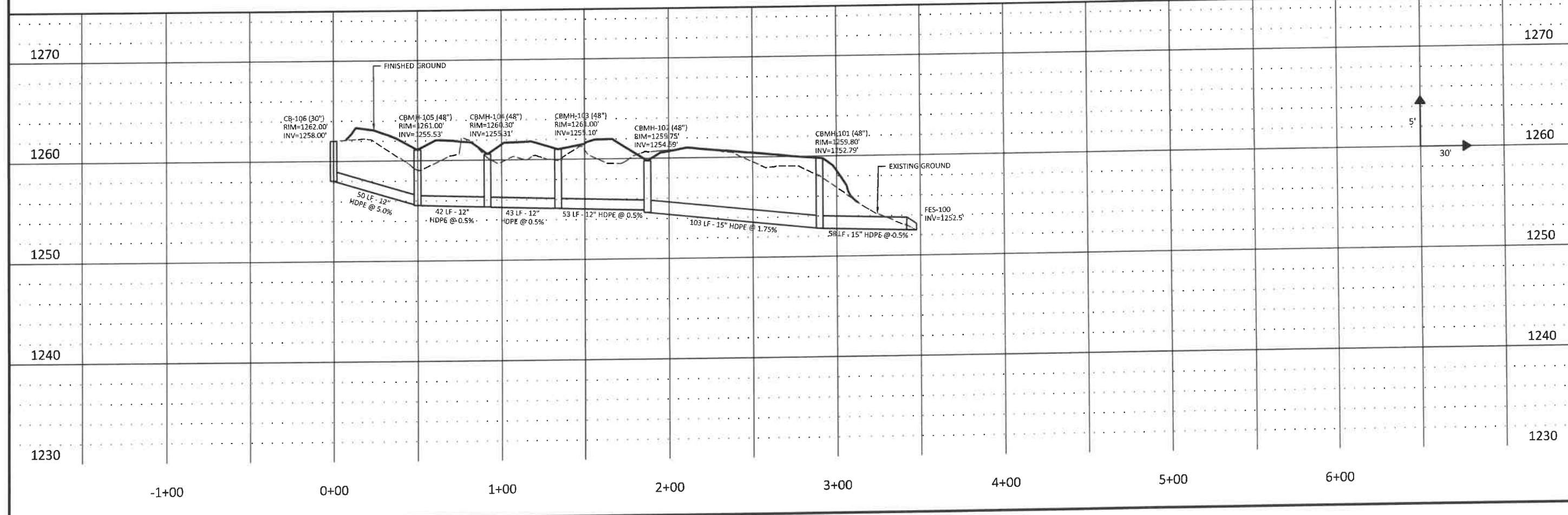
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VISTA VILLAGE
 SSWR FORCEMAIN PLAN & PROFILE
 BREEZY POINT, MINNESOTA

SHEET
C5.2



STORM SEWER PLAN & PROFILE



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 CHRISTOPHER L. SONMOR
 LIC. NO. 44589
 DATE 09/01/2024

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VISTA VILLAGE
 STORM SEWER PLAN & PROFILE
 BREEZY POINT, MINNESOTA

SHEET
C5.3