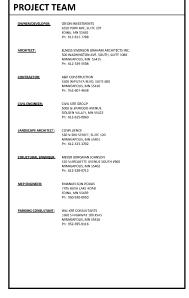
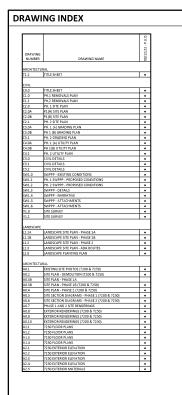
7200 & 7250 FRANCE AVE | P.U.D.

7200 FRANCE AVE | EDINA, MN 55435



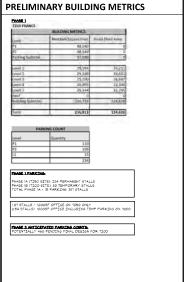


PROJECT LOCATION





PROJECT OVERVIEW OPPORTUNITY AND AMENITIES FRANCE AVE STEAKS RECOVES PERSISTEN CORNIDOR WITH LANDSCAPED PATE, TERSELVES, AND SEATING AREAS STORMANIES RETRITOR MEST ATTH LANDSCAPED PATES AND OVERLOOKS ON MEST SIDE OF SITE DAXIA STREET BECOME PERSISTAN ONLY CORRIDOR CONNECTED BY ADACOPILLIAN FROM AND PATES INFORMATION ENTERTY OF SITE





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XX'-X" + - SPOT ELEVATION	FIRE EXTINGUISHER - WALL MOUNTED
CT-X CPT-X	MOUNTING HEIGHTS DIAGRAM KEYNOTE

222702 TITLE SHEET T1.1

7200 & 7250 FRANCE

EDINA, MINNESOTA

ISSUED FOR: CITY SUBMITTAL



ARCHITECT:

DEVELOPER / PROPERTY OWNER:

ORION INVESTMENTS 8850 YORK AVENUE S, SUITE 207 EDINA, MN 55435 CONTACT: TED CARLSON TEDIOORIONINVESTMENTS.NET 612-812-7768

ENGINEER / LANDSCAPE ARCHITECT:
CNL: STE GROUP
500 ISENINGO JAN 56422
COULTECT: DNVID KNAEBLE
512-515-0000

SURVEYOR: CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422 CONTACT: RORY SYNSTELIEN 8732450000



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7250 FRANCE ఠ 200

THEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIREC SUPERNISON AND THAT I AM A QUIN-LICENSED PROFESSIONAL ENOPHER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SHEET NUMBER I SHEET TITLE

CO.0 TITLE SHEET

VI.0 SITE SURVEY

VI.1 SITE SURVEY

VI.2 SITE SURVEY

CI.0 PH. I REMOVALS PLAN

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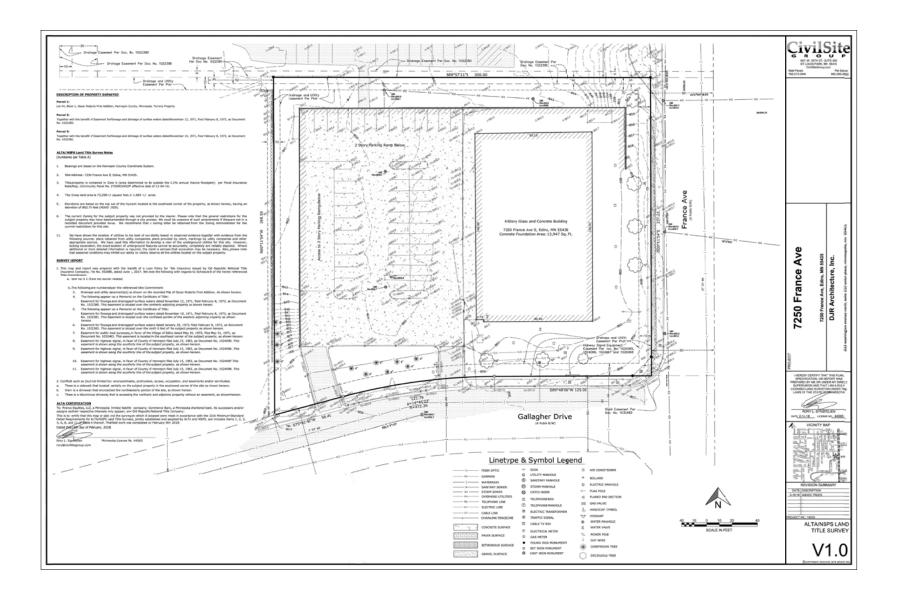
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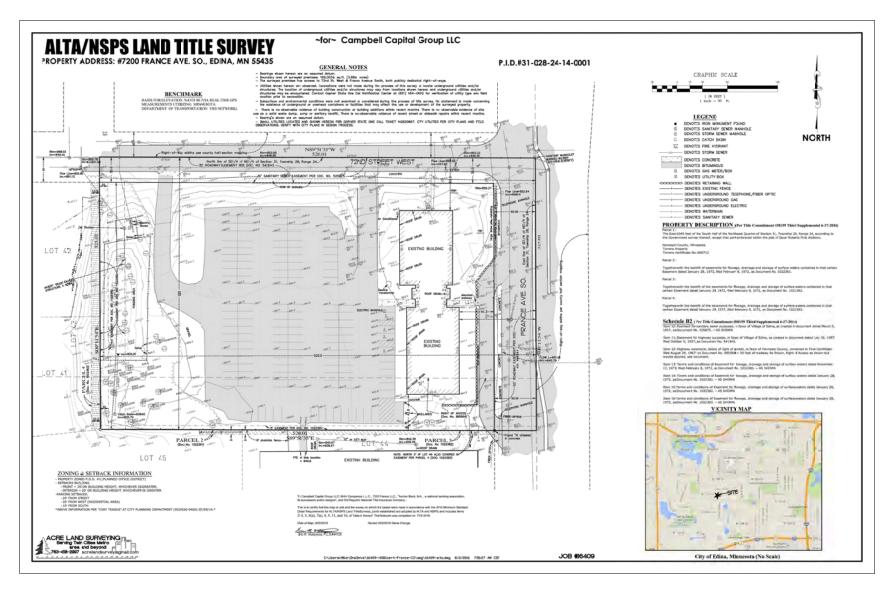
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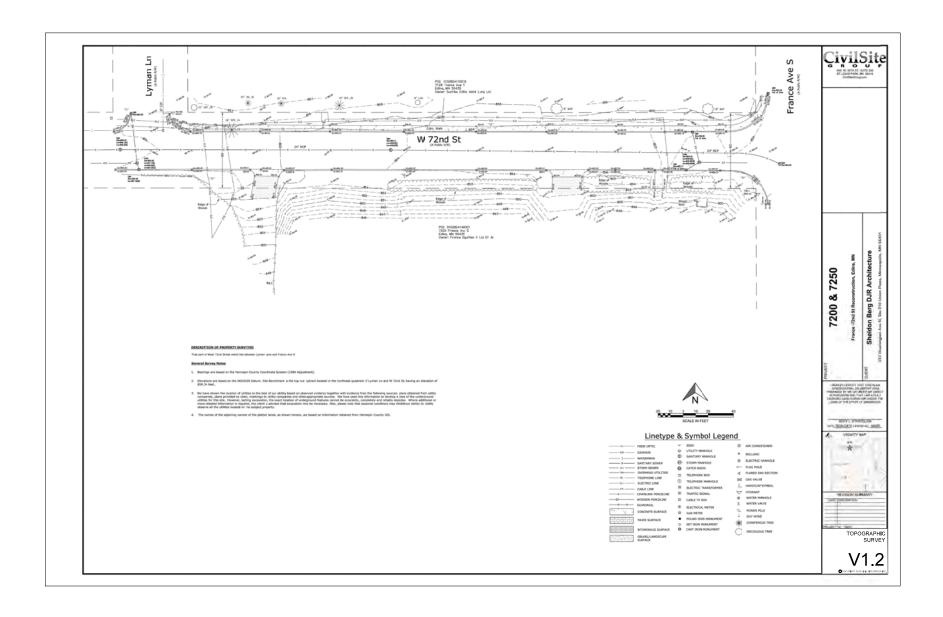
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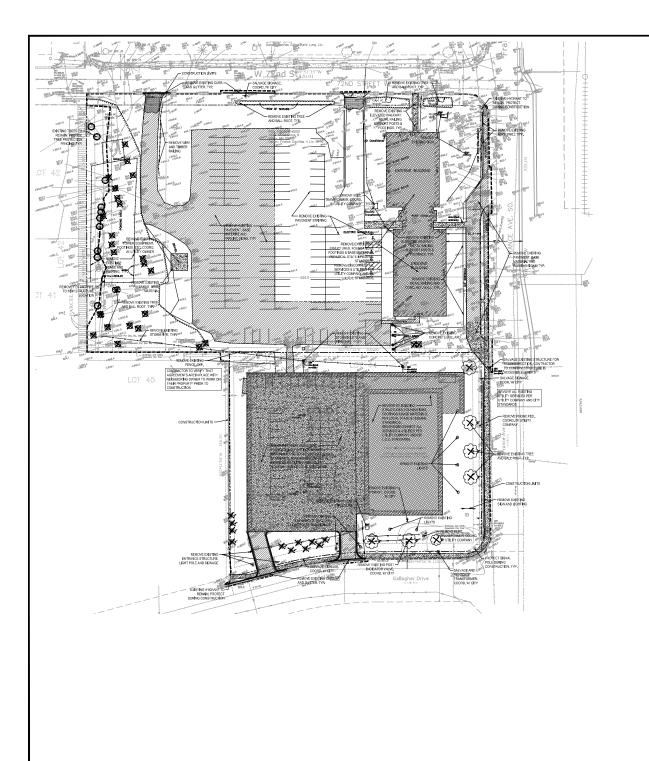
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TITLE SHEET C_{0.0}









REMOVAL NOTES:

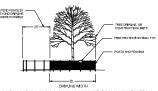
- ALL EXISTING UTILITY. LOCATIONS SHOWN ARE APPROXIMATE. CONTACT YOPHER STATE ONE CALL (851-454-002 OR 801-282-1169) FOR UTILITY LOCATIONS, 16 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL REPIRE OR REPLACE ANY UTILITIES THAT ARE DAMAGED BURNING CONSTRUCTING OCOSTTO THE OWNER,
- SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
- REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MINDOT, STATE AND LOCAL REQUILATIONS
- REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
- ENSTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
- REMOVED INITERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
- EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
- PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWNISS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEPOLITION AND CLEANING POPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWNINGS.
- USENDERION AND CLEAR-HP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWNINGS.

 10. MINOR WORK CUTSIDE OF THE GENERAL CONSTRUCTION INTO SHALL SE ALLONED AS SHOWN ON THE PLAN AND PERFORENCE. THE CONTRACTOR SHALL DISTAIN WRITTEN PERMISSION FROM THE ADJACENT PROVED PROPERTY. THE CONTRACTOR SHALL DISTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO MY WORK.
- DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
- PROPOSED WORK (BUILDING AND CIML) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURNO AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT, SECURITY MATERIALS SHALL BE INACORDAMICE WITH THE CITY.
- VEHICLIAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL CREMATING HOURS, AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF AUACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- ALL TRAFFIC CONTROLS SHALL SE PROVIDED AND ESTABLISHED FRETHE REQUIREMENTS OF THE MINISSOTA MANUL ON INFORM TRAFFIC CONTROL CENTERS IMMUTICED AND THE CITY THAS SHALL INCLUDE. BIT NOT BE INTETED. SEAMING EMPRICADES. SAMPLES, AND FACIORES AS METERS. A PUBLIC STREETS SHALL REMAN CREEN TO TRAFFIC AT ALL TIMES. NO ROVID CLOSURES SHALL BE PREMITTED MINIOL TRAFFOLK) BY THE CITY.
- SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
- ALL EXISTING SITE TRAFFICIREGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LIGU.
- ALL EXISTING UTLITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT GOPHER STATE ONE CALL' 651-4542020 OR 803-831-66 FOR UTLITY LOCATIONS, 48 HOURS PRICE TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTLITIES THAT ARE DAMAGED DUMPHS CONSTRUCTION AT NO COST TO THE OWNER.

CITY OF EDINA REMOVAL NOTES:

RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

EROSION CONTROL NOTES:



FURNISH A AND INSTALL TEMPORARY FENCE AT THE TREES ORIP LINE OR CONSTRUCTION LINITS AS SHOWN ON PLAN, PRIOR TO ANY CONSTRUCTION, WHERE POSSIBLE PLACE FENCE 25 BEYOND DRP. LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY YOU IF ALONG A GROWE OR MULTITINEE PROTECTION AREA.

TREE PROTECTION

REMOVALS LEGEND:

REVIOUAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT, CONC, AND GRAVEL PUNTS. REVIOUAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS, REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY COORDINATE WITH LOCAL GOVERNING UNIT.

TREE PROTECTION

0 X

TREE REVIOUAL - INCLUDING ROOTS AND STUMPS





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FRANCE ORION INVESTMENTS

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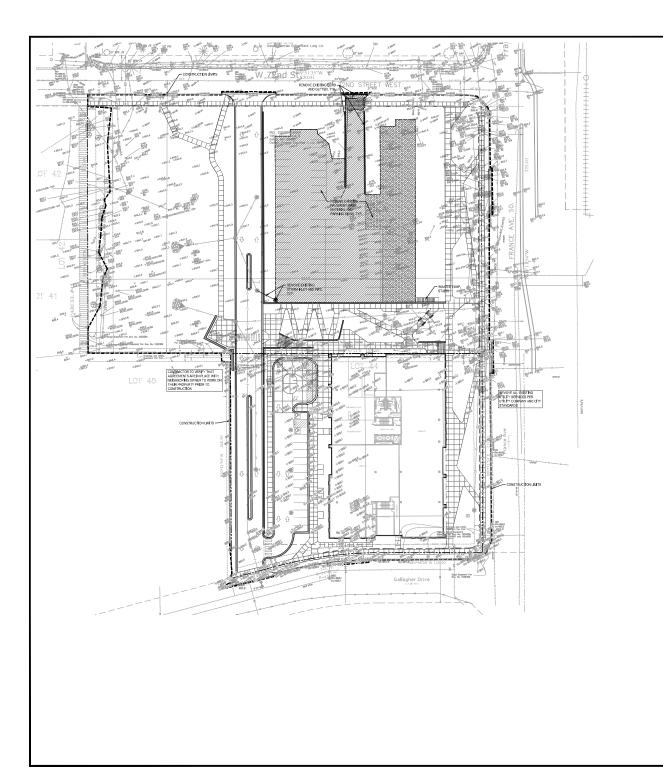
200 THERBY CERTIFY THAT THIS PLAN, SPECHICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPPRISHED AND AND THE LAND OF THE STATE OF MINNESOTA.

Fruit J. Knobbe David J. Knaeble KTO. 8/12/22 UKDINGS NO. 48776

REVISION SUMMARY DATE DESCRIPTION

PH 1. REMOVALS PLAN

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REMOVAL NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT TODPHER STATE ONE CALL
 (85-159-1002 OR 900-262-148) FOR UTILITY LOCATIONS, 48 HOURS PRIDE TO CONSTRUCTION. THE
 CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTI
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CITY OF EDINA REMOVAL NOTES:

RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

EROSION CONTROL NOTES:

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THEREBY CERTIFY THAT THIS PLAN, SPECHICATION, OR REPORT WAS PREPARED BY WE OR UNDER MY DREC SUPERMISON AND THAT TAM A DUTY LICENSED PROPESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ORION INVESTMENTS

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Juil J. Kookk David J. Kraekle David J. Kraekle DATE 8/12/22 ULTENSE NO. 48776

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PH 2. REMOVALS PLAN

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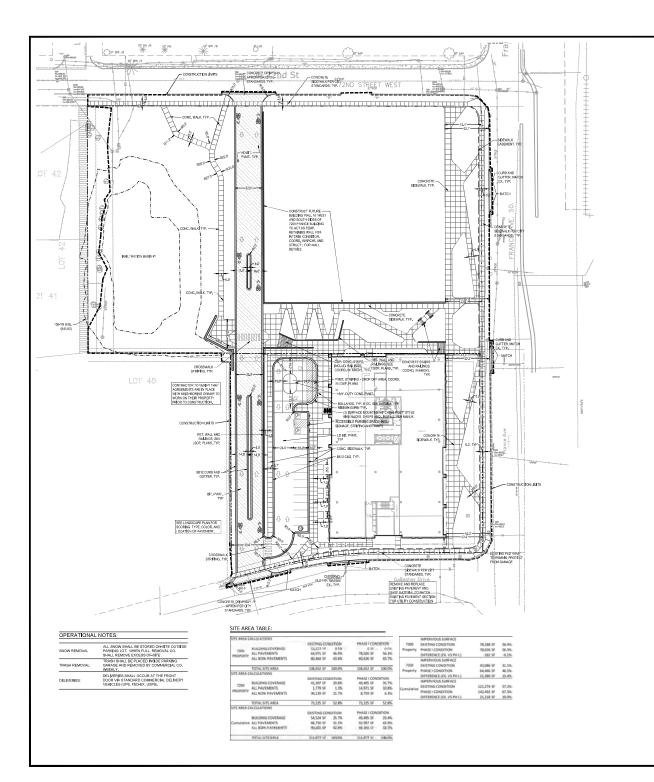


REMOVALS LEGEND:



REVIOUAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT, CONC, AND GRAVEL PUNTS.





SITE LAYOUT NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE, CONTACT TOOPHER STATE ONE CALL (\$14.45.0000 OR \$00.20.1105) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BENJAR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTIONS TO THE OWNER.
- COST UNTER VINNEL. YOU CONTINE AND ANY OF ALL STEEL BERTH IS REPORT DESCRIBATE.

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- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-MAY AND STREET OPENING PERMIT.
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- CONTRACTOR SHALL RELEVENEY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BULLDING AND STAKE FOR REVIEW AND APPROVAL BY THE DWINERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB, BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
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- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOWE LANDING AREAS IN ACCORDANCE WITH A D.A. REQUIREMENTS-SEE DETAIL.
- 10. CROSSWALK STRIPING SHALL BE 21" WIDE WHITE PAINTED LINE, SPACED 49" CN CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC WIDTH OF CROSSWALK SHALL BE 5" MICE. ALL DITHER PAYMENT MARKINGS SHALL BI WHITE IN COLORG MURES OF THEMPISS NOTED OR REQUIRED BY ADA OR LOCAL COVERNING BODY.
- 11. SEE SITE PLAN FOR CURB AND GUTTER TYPE, TAPER BETWEEN CURB TYPES-SEE DETAIL.
- 12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- 14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS, 15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- 16. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
- 17. BITUMINOUS PAYING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAYEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
- CITY OF EDINA SITE SPECIFIC NOTES: RESERVED FOR CITY SPECIFIC NOTES.



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FRANCE ORION INVESTMENTS ž 7250

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THERBY CERTIFY THAT THIS PLAN, SPECHICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIREC SUPERNISON AND THAT I AM A DULY LICENSED PROFESSIONAL ENORMER UNDER THE LAWS OF THE STATE OF Faul J. Knobk David J. Knaette KTE 8/12/22 U. ERSENS. 48776

DATE DESCRIPTION

REVISION SUMMARY

CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAO OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN BOW SEE GITY DETTAL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL CONSTRUCTION LIMITS

LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE), SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DEATL..

HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.





SITE PLAN LEGEND:





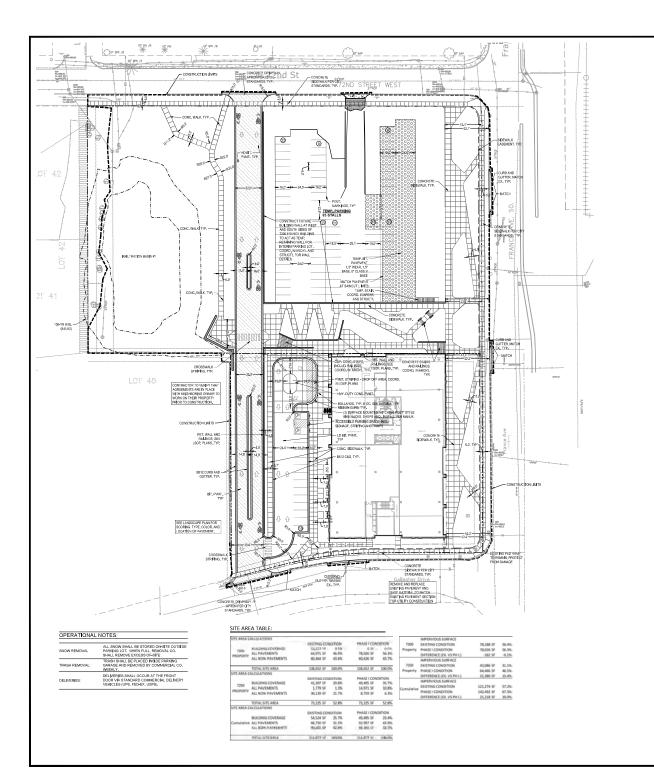








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- 10. CROSSWALK STRIPING SHALL BE 21" WIDE WHITE PAINTED LINE, SPACED 49" CN CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC WIDTH OF CROSSWALK SHALL BE 5" MICE. ALL DITHER PAYMENT MARKINGS SHALL BI WHITE IN COLORG MURES OF THEMPISS NOTED OR REQUIRED BY ADA OR LOCAL COVERNING BODY.
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CITY OF EDINA SITE SPECIFIC NOTES:

RESERVED FOR CITY SPECIFIC NOTES.



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FRANCE ORION INVESTMENTS ž 7250 ∞

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Faul J. Knobk David J. Knaette KTE 8/12/22 U. ERSENS. 48776

REVISION SUMMARY

HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL. DATE DESCRIPTION

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CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAO OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN BOW SEE GITY DETTAL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL CONSTRUCTION LIMITS CURB AND GUTTER SEE NOTES (T.C.) TIP OUT
GUTTER WHERE APPLICABLE SEE PLAN

LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE), SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DEATL..



SITE PLAN LEGEND:

TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS



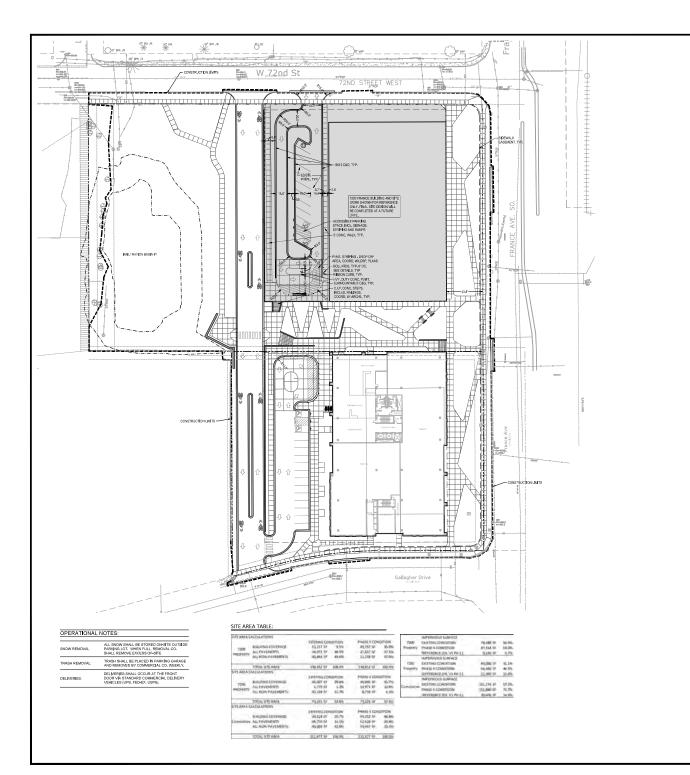
SIGN AND POST ASSEMBLY, SHOP DRAWINGS REQUIRED HC # ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY ACCESSIBILITY ARROW (JF APPLICABLE) DO NOT PAINT.











SITE LAYOUT NOTES:

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- CURS CIMENSIONS SHOWN ARE TO FACE OF CURS, BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION, LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- IN CONTINUED AND SHALL SUBMIT SHOP DRAWNES OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEERAL ADSOLVE ARCHITECT PRICE TO PRISECATION FOR ALL PREPURSIONED STEEL PROPURSENT AMTERIALS SUCH SOLD THAT CHIEF TO THE FOLL OWNEY, DURSHOWING, SPANNEYS, WALL SAN BANG, SENCHES, PLACPALS, LANGO PAGE FOR CURS RAWS, AND LIGHT AND POLICE, THE OWNER RESERVES THE RIGHT TO RELECT INSTALLED AMERICAN SOYD PREVIOUS PAPROVICE.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOVE LANDING AREAS IN ACCORDANCE WITH A D.A. REQUIREMENTS-SEE DETAIL.
- 10. CROSSWALK STRIPING SHALL BE 21" MIDE WHITE PAINTED LINE, SPACED 49" ON CENTER PERPENDIQUIAR TO THE FLOW OF TRAFFIC WIDTH OF CROSSWALK SHALL BE 5" MIDE. ALL OTHER PAYMENT MARKINGS SHALL BI WHITE IN COLOR WILESS OF PREMISE NOTE ON REQUIRED BY AND AND LOCK OVERNING BODY.
- 11. SEE SITE PLAN FOR CURB AND GUTTER TYPE, TAPER BETWEEN CURB TYPES-SEE DETAIL.
- 12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE INPROVEMENTS.
- 14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS,
- 15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- 16. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
- 17. BÎTUMNOUS PAYÎNG TO BE 1,IGHT DUTY' UNLESS OTHERWISE NOTED, SEE DETAÎ, SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

CITY OF EDINA SITE SPECIFIC NOTES:

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THERBY CERTIFY THAT THIS PLAN, SPECHICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPPRISHED AND AND THE LAND OF THE STATE OF MINNESOTA.

Facil J Kooble
David J. Knaetle
HTL 8/12/22 UTUSENS, 48776

ISSUE/SUBMITTAL SUMMAR DATE DESCRIPTION

CONCRETE PAWEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEDTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN BOW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL. CONSTRUCTION LIMITS CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT
TO GUTTER WHERE APPLICABLE-SEE PLAN

LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE), SEE GEOTECHNICAL REPORT FOR MGGREGATE BASE & WEAR COURSE DEPTH, SEE DEATL.

HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.



TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS



SITE PLAN LEGEND:

PHASE II CONSTRUCTION LIMITS

HC = ACCESSIBLE SIGN
NP = NO PARKING FIRE LANE
ST = STOP
CP = COMPACT CAR PARKING ONLY









PH. 2 SITE PLAN C2.1

REVISION SUMMARY

GENERAL GRADING NOTES:

- CONTRACTOR SHALL VESION ALL BULCHOS ELEVATIONS, FFE, LFE, GFE, PRICE TO CONSTRUCTION BY CROSS OFECCHION WITH AGO STETUTED THAT CARRY AND CHILL ELEVATIONS FOR EQUIVALENT TO THE ELEVATIONS. THIS MUST BE DONE PRICE TO EXCAVATION AND INSTALLATION OF ANY FROOTING MATERIANAL, VERDIFICATION OF THIS COORDINATION SHALL BE COMPRISED IN WITHOUT STRUCTURAL AND CONTRACTION.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "COPHER STATE ONE CALL" (951-464-4002 OR 805-450-1106) FOR UTILITY LOCATIONS, SHOURS SHOUR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED LARNO CONSTRUCTION AT OOSTST OT THE OWNER.
- 3 SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES
- The CONTRACTOR SHALL COMPLETE THE SITE GRAPHING CONSTRUCTION (NUCLEHIS BUT NOT LIMITED TO SITE PREPARATION, SOLL CORRECTION, EDICAMATION, EBBANARIAY, TECU, INACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACTOR SHALL BE CONFIDENTED BY THE OWNER'S SOLLS ENGINEER. ALL SOLL TESTING BALL BE CONFIDENTED BY THE OWNER'S SOLLS ENGINEER THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONCENTATION ALL REQUIRED SKILL TESTS AND INSPECTIONS WITH THE SALLS DIAMETER.
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 IF APPLICABLE.
- 6. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE, CONTACT "COPHER STATE ONE CALL" (851-454-) UTILITY LOCATIONS, 46 HOURS PRIDE TO CONSTRUCTION, THE CONTRACTOR SHALL REPAR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARSE ELIMINATION SYSTEM (MPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
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- 6. PROPOSED SLOPES SHALL NOT EXCEED 3.1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS, MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1
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- 12. PRIOR TO PARAMETER OF the ADDRESSALE SIGN. A TEST HOLD VILLES REQUIRED OF THE STREET PADOR PARKED AREA, SEGURIOUS. THE CONTROCTOR SHALL PRODUCE ALLOWED VANCES AND STROKE WITH A CHOSEN SHEET OF STROKE, THE STREET SHALL POWER AS BECKERS SHALL RESERVE WHITH SECTION OF THE STREET OF PRIOR PARKED AREA AREA LIVERAGE. CORRECTIONS OF THE BEADANCE SIGN SHALL SHEET SHALL PRODUCE AND SHALL P

13. TOLERANCES

- THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW,
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- 13.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
- 13.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.

14 MAINTENANCE

- 14.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DISBORE.
- 14.2 CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES, DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURE IS TO BE ESTABLISHED SHALL BE RESECTED AND MULCHED.
- 14.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER CONTRACTOR SHALL SCARIFY, SURFACE, RESHIPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

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RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:

GROUNDWATER INFORMATION:

PER GEOTECHNICAL REPORT BY NORTHERN TECHNOLOGIES, INC., DATED 04:09-GROUNDWATER WAS OBSERVED AT ELEVATIONS RANGING FROM 817:3 TO 818.8

GRADING PLAN LEGEND:

11.26 891.00 G 891.00 BS/TS 891.00 ME @ CURB AND GUTTER (T.O = TIP OUT)

EX. 1' CONTOUR FLEVATION INTERVAL 1.0' CONTOUR ELEVATION INTERVAL SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED) SPOT GRADE ELEVATION GUTTER SPOT GRADE ELEVATION TOP OF CURB
SPOT GRADE ELEVATION BOTTOM OF STARS/TOP OF STAR SPOT GRADE ELEVATION MATCH EXISTING GRADE BREAK - HIGH POINTS

Know what's below.
Call before you dig.

EMERGENCY OVER ELOW



1" = 30" 0" 15" 0" ^

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THEREBY CERTIFY THAT THIS PLAN SPECIFICATION, OR REPORT WAS

Facil J Knoble
David J Knoble
NTC 8/12/22 UTENSE NO. 48776

ISSUE/SUBMITTAL SUMMAR DATE DESCRIPTION

REVISION SUMMARY

DATE DESCRIPTION

PH. 1 (A) GRADING PLAN

C3.0 A

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GRADE BREAK - HIGH POINTS CURB AND GUTTER (T.O = TIP OUT)

EMERGENCY OVER ELOW





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THEREBY CERTIFY THAT THIS PLAN SPECIFICATION, OR REPORT WAS

Facil J Knoble
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C3.0 B