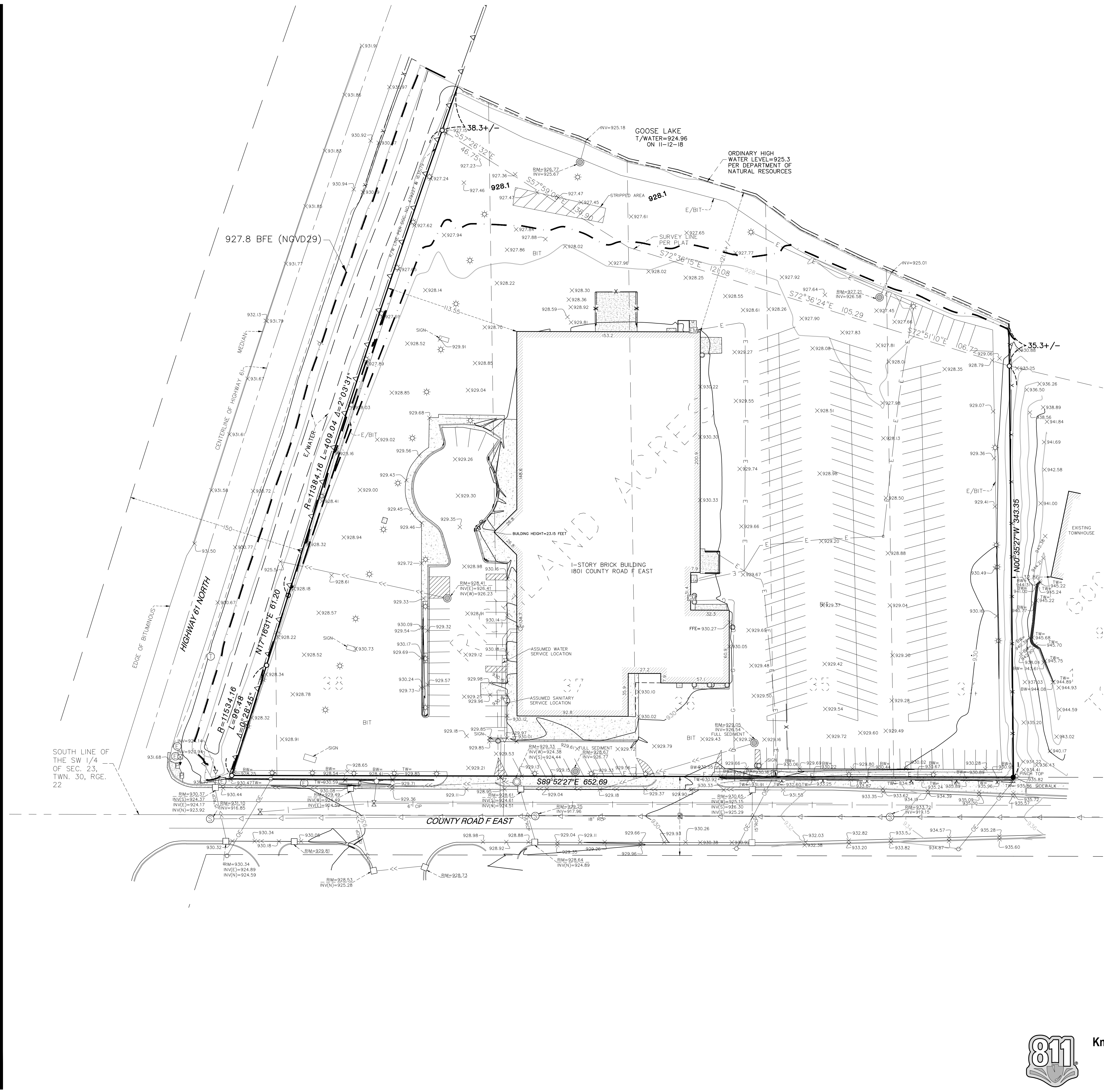


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NOTES

- DIMENSIONS ARE TO TOP FACE OF CURB, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND SPECIFICATION FOR LOCATION OF EXITS, RAMPS, CONCRETE APRONS AND STOPS.
- ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK TO BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
- ALL STRIPING SHALL BE 4 INCH WHITE PAVEMENT STRIPING, PER GOVERNING AGENCY STANDARDS.
- ALL WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF WHITE BEAR LAKE ENGINEERING DESIGN STANDARDS, AND ALL APPLICABLE RAMSEY COUNTY AND MNDOT STANDARDS.
- ALL CURB AND GUTTER TO BE CONCRETE B612 CURB UNLESS NOTED OTHERWISE, PER CITY STANDARDS.
- CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
- BITUMINOUS PAVEMENT SECTION DESIGN TO BE IN ACCORDANCE WITH LOCAL CONSTRUCTION STANDARDS. REFER TO GEOTECHNICAL REPORT AND DETAIL SHEET.
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAYS. PRIOR TO THE START OF SITE GRADING, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF VARIATIONS FROM THE PLANS.
- ACCESSIBLE ROUTE SHALL BE PROVIDED FROM ACCESSIBLE STALLS TO BUILDING ENTRANCE. (SEE MN ACCESSIBILITY CODE). POLE MOUNT APPROVED SIGNS, ONE VAN ACCESSIBLE, CENTER ON STALL, LOCATION PER GENERAL CONTRACTOR. PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY WHITE ON BLUE BACKGROUND. G.C. TO ENSURE SLOPE OF PAVEMENT AT ACCESSIBLE PARKING STALLS & ACCESS AISLE DOES NOT EXCEED 2% IN ALL DIRECTIONS.
- REFER TO LIGHTING PLAN FOR LIGHT LOCATIONS, FOOTCANDLE PRINT OUT AND SPECIFICATIONS. FOUNDATION BY CONTRACTOR. CONTRACTOR TO FIELD VERIFY LOCATION OF PROPOSED LIGHT POLE WITH OWNER & G.C. AND THAT THERE ARE NO CONFLICTS WITH EXISTING & PROPOSED UTILITIES.
- INCLUDE VALLEY GUTTER AT DRIVEWAY ENTRANCES PER CITY STANDARD.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL TRENCHING AND PVC SLEEVING UNDER ANY PAVEMENT AS REQUIRED FOR IRRIGATION, LIGHTING, SIGNS ETC. AS NEEDED PRIOR TO PAVING.
- SUBMIT RETAINING WALL SHOP DRAWINGS TO PROJECT ENGINEER AND CITY ENGINEER FOR REVIEW AND APPROVAL.

GENERAL NOTES:

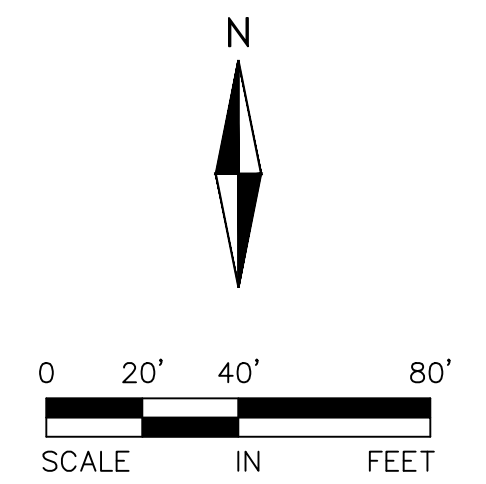
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN.
- ALL DIMENSIONS, GRADES, EXISTING AND PROPOSED INFORMATION SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES AND STRUCTURES FROM HAZARDS ASSOCIATED WITH ALL REQUIRED PERMITS AND APPROVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES AND STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
- CONTRACTOR SHALL NOT IMPEDE EXISTING TRAFFIC CIRCULATION TO ADJACENT PROPERTIES.
- CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, IF NEEDED, AND IN ADVANCE OF ALL RAIN EVENTS.
- CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED.
- CONTRACTOR SHALL PROVIDE TEMPORARY STREET SIGNS, LIGHTING, AND ADDRESSES DURING CONSTRUCTION PERIOD.
- ALL CONSTRUCTION AND POST CONSTRUCTION PARKING SHALL BE ON-SITE, NO ON-STREET PARKING/LOADING/UNLOADING ALLOWED.
- ALL PUBLIC SIDEWALKS SHALL NOT BE OBSTRUCTED DURING CONSTRUCTION UNLESS APPROVED BY CITY ENGINEER.
- STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT OF WAY.
- CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT TEMPORARY TRAFFIC CONTROL ZONE LAYOUT-FIELD MANUAL, LATEST EDITION, FOR ANY CONSTRUCTION IN PUBLIC ROW.
- A FIELD INSPECTION BY OWNERS REPRESENTATIVE, OR 3RD PARTY INSPECTOR OF ALL CURB, SIDEWALK AND PAVEMENT SUBGRADE, STRING LINES AND FORM WORK BY GENERAL CONTRACTOR OR OTHER APPROVED REPRESENTATIVE IS REQUIRED PRIOR TO ANY PAVEMENT INSTALLATION.

LEGEND:

- SET IRON 18425
- FOUND IRON PIPE
- HYDRANT
- ⊗ WATER VALVE
- TELEPHONE BOX
- SANITARY MANHOLE
- CATCH BASIN
- ⊞ ELECTRIC METER
- ⊛ LIGHT
- ⊙ STORM MANHOLE
- ⊙ POWER POLE
- ⊙ ELECTRIC MANHOLE
- ⊙ GAS METER
- ⊙ PUSH BUTTON WALK
- ⊙ TRAFFIC SIGNAL
- ⊙ TELEPHONE MANHOLE
- GUY WIRE
- ▽ FLARED END SECTION
- BOLLARD
- BW= BOTTOM OF RETAINING WALL
- TW= TOP OF RETAINING WALL
- ⊙ WATER SERVICE
- ⊙ SPOTS ON CURB ARE TO TOP OF CURB UNLESS OTHERWISE NOTED
- SANITARY SEWER
- STORM SEWER
- WATERMAN
- OE — OVERHEAD ELECTRIC
- X — 6" WOOD FENCE
- EDGE OF WATER
- EDGE OF GRAVEL
- G — GAS LINE
- E — UNDERGROUND ELECTRIC
- CONCRETE
- MODULAR RETAINING WALL
- RESTRICTED ACCESS PER DOC. NO. 479227 & 1635179
- BASE FLOOD ELEVATION 927.8 (NGVD29)



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1801 COUNTY RD F EAST
WHITE BEAR LAKE MN 55110
EXISTING CONDITIONS SURVEY

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 SURVEYOR under the laws of the State of MINNESOTA.
Dennis B. Olmstead, PLS
DENNIS B. OLMSTEAD, PLS
1-14-20 18425
Date License No.

QUALITY ASSURANCE/CONTROL

DATE	ISSUE
1-14-19	CITY SUBMITTAL
2-1-19	CITY RESUBMITTAL
2-21-19	CITY RESUBMITTAL
6-3-19	PERMIT SET
7-1-19	MNDOT DRAINAGE PERMIT
7-11-19	REVISED PERMIT SET
7-19-19	REVISED PERMIT SET
8-20-19	REVISED PERMIT SET
11-7-19	REVISED PERMIT SET
1-14-20	REVISED BUILDING FOOTPRINT

PROJECT TEAM DATA
DESIGNED: MK
PROJECT NO: 180201
C-1.0