

LEGEND

- BUSH/SHRUB
- CONIFEROUS TREE
- DECIDUOUS TREE
- WETLAND
- STEEL/WOOD POST
- SIGN-TRAFFIC/OTHER
- MAIL BOX
- HANDICAPPED STALL
- PERC TEST
- MONITORING WELL
- CABLE TV BOX
- GAS METER
- STREET LITE
- GUY WIRE
- POWER POLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- ELECTRIC TOWER
- SANITARY MANHOLE
- SEWER CLEANOUT
- BEEHIVE CATCH BASIN
- CATCH BASIN
- FLARED END SECTION
- CONCRETE SURFACE
- STORM MANHOLE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TRAFFIC CONTROL BOX
- HAND HOLE
- TRAFFIC LIGHT
- GATE VALVE
- HYDRANT
- WATER METER
- CURB STOP BOX
- WATER MANHOLE
- WELL
- CABLE TV
- GAS LINE
- POWER OVERHEAD
- POWER UNDERGROUND
- SANITARY SEWER
- STORM SEWER
- TELEPHONE OVERHEAD
- TELEPHONE UNDERGROUND
- WATER MAIN
- FENCE LINE
- DECIDUOUS TREE LINE
- CONIFEROUS TREE LINE
- CURB & GUTTER
- BITUMINOUS SURFACE

Overall Existing Conditions Notes

- EXISTING CONDITIONS COMPILED FROM THE FOLLOWING SURVEY AND AS-BUILT DATA: WESTWOOD PROFESSIONAL SERVICES DECEMBER 2014 (UNDEVELOPED AREAS), CARLSON MCCAIN INC. 2012 (ARDEN PLAZA PHASE 1 IMPROVEMENTS), CORNERSTONE LAND SURVEYING 2012 (WALGREEN'S IMPROVEMENTS), AND SCHOELL MADSON, INC. JUNE 2007 (ORIGINAL SURVEY).
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE PER KNOWN SURVEY INFORMATION. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- SEE PUD PLAN FOR NEW PLATTING, IN PROCESS.



Nelson Upper Midwest Operating Company, LLC
 a licensed affiliate

1201 Marquette Avenue South, Suite 200
 Minneapolis, MN. 55403
 Phone: (612) 822-1211
 Fax: (612) 822-1006

Consultant: Civil Engineering and Landscape Architecture



Phone (952) 937-6160 7699 Anagram Drive
 Fax (952) 937-8822 Eden Prairie, MN 55344
 Toll Free (888) 937-6160 westwoods.com
 Westwood Professional Services, Inc.

Description:	No:	By:	Date:
City Submittal	0	PDS	07/6/15
City Comments	1	PDS	07/24/15
Watershed Comments	2	GAS	08/14/15

HEMISPHERE
 RESTAURANT PARTNERS
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 Phone: (612) 238-2166

The Tavern Grill
 RESTAURANT + BAR
 ARDEN HILLS, MN

I hereby certify that this plan 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.

Gretchen A. Schroeder
 Date: 08/14/15 License No. 43019

OVERALL EXISTING CONDITIONS

Sheet Title:	CS-02	
Project No:		0006682.00
Drawn By:		RAH
Project Manager:		PDS
Designer:		PDS/GAS
Reviewed By:	PDS/GAS	
Approved By:	PDS/GAS	

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COUNTY ROAD E

FUTURE PHASE BUILDING,
 PARKING (35 SPACES),
 AND PATIO SIDEWALK AND
 AMENITIES - PAD READY
 MASS GRADED WITH
 TEMPORARY LAWN GRASS.

WALGREEN'S
 EX. MONUMENT
 SIGN
 (BLDG #1)

CITY MONUMENT
 SIGN (BY OTHERS)

FUTURE
 MONUMENT SIGN
 (BLDG #2,3,4,5)

FUTURE
 BUILDING #2
 RETAIL/REST
 6,000 SF

EX. BIO-FILTRATION
 AREA #4
 BUILDING #1
 WALGREENS
 14,572 SF

Lot 1,
 Arden Plaza
 BUILDING #3
 NOT
 CONSTRUCTED

EX. BIO-FILTRATION
 AREA #3

EXISTING
 BUILDING
 EXISTING
 CONCRETE CURB
 & GUTTER
 TO REMAIN

35 STALLS
 Lot 2
 Arden Plaza

EX. BIO-FILTRATION
 AREA #1

PR. BIO-FILTRATION
 AREA #6

TAVERN RESTAURANT
 DEVELOPMENT
 START FALL 2015

PR. BIO-FILTRATION
 AREA #5

EX. BIO-FILTRATION
 AREA #2

Lot 1,
 Arden Plaza 2nd Addition
 BLDG #4
 TAVERN
 GRILL
 9,500 SF

REMOVE EXISTING
 RETAINING WALL
 AND REGRADE AT
 TIME OF BUILDING
 #4 DEVELOPMENT

FUTURE ACCESS
 LOCATION FOR
 ADJACENT
 PROPERTY AND
 FUTURE SIGNALIZED
 INTERSECTION
 FFE=940.11

EXISTING
 CONCRETE
 SIDEWALK
 TO REMAIN

EXISTING
 PLANTER
 Lot 2,
 Arden Plaza
 2nd Addition
 FFE=940.15

EXISTING
 CANOPY

BUILDING #5
 RETAIL
 35,801 SF

SERVICE AREA

ARDEN PLAZA LLC
 FALL 2015
 PARKING ISLANDS,
 STRIPING, AND
 LIGHTS TO BE
 MODIFIED

DEMISING WALL
 BUILDING #6
 FRATTALLONE'S ACE
 HARDWARE
 16,609 SF
 (EXCLUDES 3,917 SF MEZZANINE)

Lot 3,
 Arden Plaza
 2nd Addition
 DOOR
 FFE=940.12

EXISTING CANOPY TO
 REMAIN

291 STALLS

B612 CURB &
 GUTTER
 (TYP)

EXISTING
 CONCRETE CURB
 & GUTTER TO
 REMAIN
 (TYP)

30 STALLS

FRATTALLONE'S HARDWARE
 GARDEN CENTER AND
 PARKING IMPROVEMENTS,
 FALL 2015

NEW 6' WIDE
 CONCRETE SIDEWALK
 AT TIME OF
 BUILDING #4
 DEVELOPMENT

NEW 6' WIDE
 CONCRETE SIDEWALK
 (TYP)

EX. MONUMENT
 SIGN
 (BLDG #2,3,4,5)

EXISTING
 POND

EXISTING
 WETLAND

NEW 6' WIDE
 CONCRETE SIDEWALK
 AT BUILDING #4
 DEVELOPMENT

LEXINGTON AVENUE

Site Legend

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	TIP OUT CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	RETAINING WALL
---	---	FENCE
---	---	CONCRETE PAVEMENT
---	---	CONCRETE SIDEWALK
---	---	NUMBER OF PARKING STALLS
---	---	FUTURE DEVELOPMENT

Site Development Summary

- EXISTING ZONING: PLANNED UNIT DEVELOPMENT
- PARCEL DESCRIPTION/PLAT NAME: ARDEN PLAZA
- PROPERTY AREA:
 EXISTING PROPERTY AREA: 479,991 SF (11.02 AC)
- PARCEL AREA (NET PROPERTY AREA):
 LOT 1, AP (WALGREENS, BLDG #1): 76,533 SF (1.76 AC)
 LOT 2, AP (FUTURE BUILDING #2): 27,853 SF (0.64 AC)
 LOT 1, AP 2ND ADD. (TAVERN, BLDG #4): 37,732 SF (0.87 AC)
 LOT 2, AP 2ND ADD. (STRIP, BLDG #5): 274,548 SF (6.30 AC)
 LOT 3, AP 2ND ADD. (FRAT, BLDG #6): 63,325 SF (1.45 AC)
- IMPERVIOUS SURFACE MAXIMUM: 80.0% (385,216/481,520)
 2012 APPROVED IMPERVIOUS: 77.1% (367,210/481,520)
 2015 APPROVED IMPERVIOUS: 76.3% (365,945/479,991) (TAVERN=74.2% (356,361/479,991))
 2015 APPROVED PERVIOUS (LANDSCAPE): 23.7% (114,046/479,991) (TAVERN=25.8% (123,630/479,991))
 TAVERN GREEN SPACE (LOT 1, AP2): 16,671 SF (4.18%, PER LOT)
- BUILDING GROSS SIZE: 97,035 SF (W/ TAVERN=86,399 SF)
 #1 WALGREENS: 14,572 SF
 #2 FUTURE RETAIL/REST: 6,000 SF
 #3 NOT CONSTRUCTED: 0 SF
 #4 FUTURE RETAIL: 20,136 SF (TAVERN=9,500 SF)
 #5 EXISTING RETAIL: 35,647 SF
 #6 FRATTALLONE'S ACE HARDWARE: 16,763 SF
 #6 FRATTALLONE'S MEZZANINE: 3,917 SF
- 2009 PUD APPROVED BUILDING GROSS SIZE: 97,035 SF
- FLOOR-AREA-RATIO(FAR) MAXIMUM: 0.80
 FLOOR-AREA-RATIO(FAR) PROVIDED: 0.20 (94,307/479,991)
 STRUCTURE LAND COVER MAXIMUM: 45%
 STRUCTURE LAND COVER PROVIDED: 18.8% ((94,307-3,917 MEZZANINE)/479,991)
- LANDSCAPE IN PARKING AREA REQUIRED: 10%
 LANDSCAPE IN PARKING AREA PROVIDED: 9.5% (10.5% PROVIDED IN 2009 PUD MASTER SITE PLAN)
- BUILDING SETBACK PER CODE:
 20'=FRONT
 10'=SIDE / 20'=SIDE TO ROW
 20'=REAR
- PARKING SETBACK:
 20'=FRONT AND ROW, OR PER PUD
 5'=SIDE AND REAR
- PARKING DIMENSIONS REQUIRED: 9' WIDE X 18' LONG
 PARKING DIMENSIONS PROVIDED: 9' WIDE X 18' LONG, 25' AISLE
- PARKING PROVIDED (WITH CROSS PARKING):
 2015 PUD APPROVED PARKING (WITH CROSS PARKING): 440 SPACES (4.53/1000)
 2009 PUD APPROVED PARKING (WITH CROSS PARKING): 440 SPACES (4.85/1000)
 2015 PUD APPROVED PARKING (WITH CROSS PARKING): 455 SPACES (4.85/1000)



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Watershed Comments	2	GAS	08/14/15



1501 S Washington Ave
 Minneapolis, MN 55454
 Phone: (612)238-2166



ARDEN HILLS, MN

I hereby certify that this plan 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.

Gretchen A. Schroeder
 Date: 08/14/15 License No. 43019

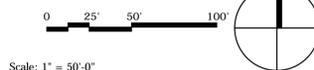
Seal:

OVERALL PUD SITE PLAN

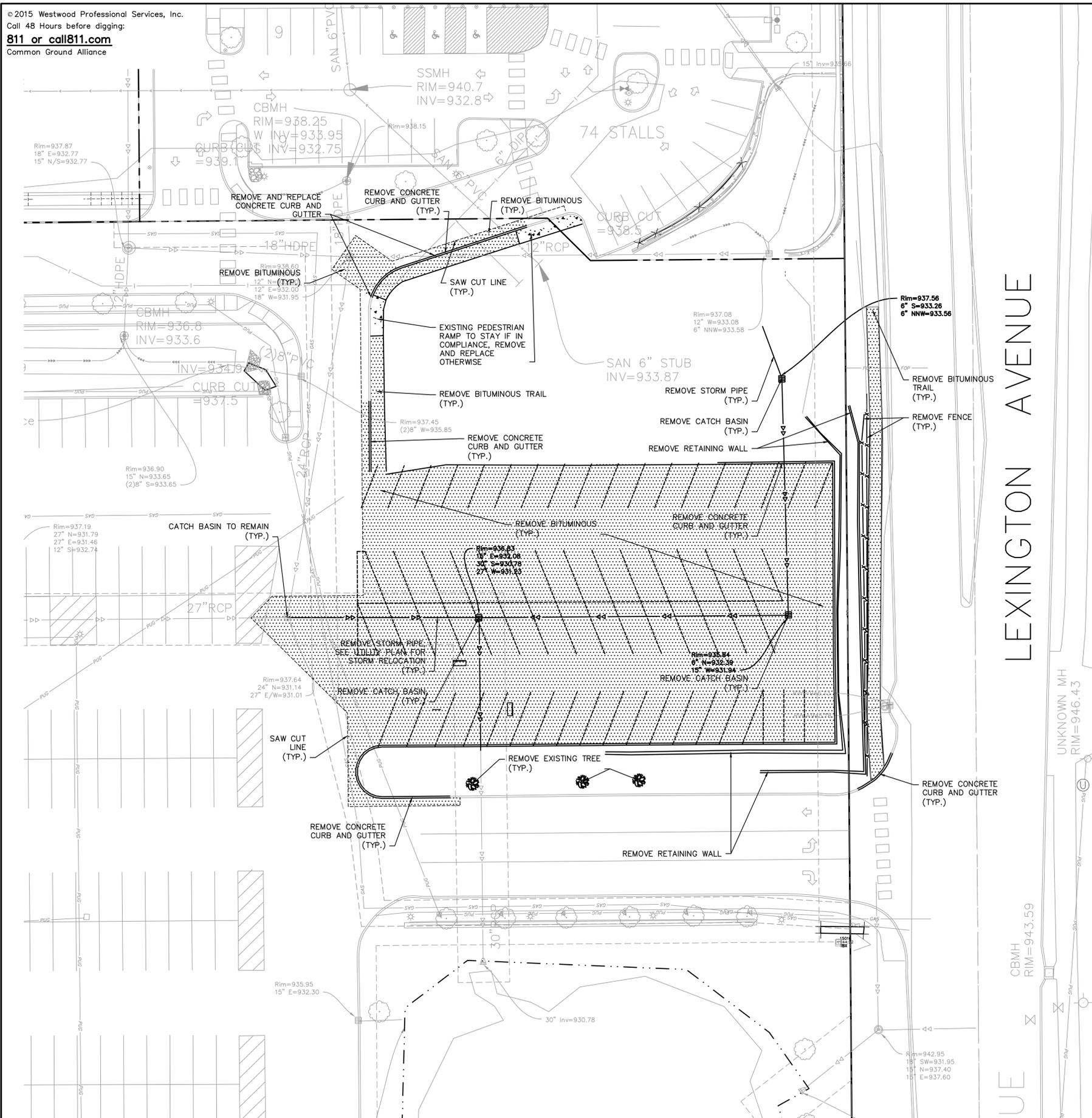
Sheet Title:	
Project No:	000682.00
Drawn By:	RAH
Project Manager:	PDS
Designer:	PDS/GAS
Reviewed By:	PDS/GAS
Approved By:	PDS/GAS

CS-03

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Scale: 1" = 50'-0"



Removal Legend

EXISTING	REMOVALS	
		PROPERTY LINE
		SANITARY SEWER
		WATER MAIN
		STORM SEWER
		GAS
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC
		UNDERGROUND TELEPHONE
		OVERHEAD TELEPHONE
		TELEPHONE FIBER OPTIC
		CABLE TELEVISION
		RETAINING WALL
		FENCE
		CONCRETE
		BITUMINOUS BUILDING
		TREE
		LIGHT POLE
		TRAFFIC SIGN
		CONSTRUCTION BARRICADE
		SOIL BORING LOCATION
		TREE LINE

Existing Conditions and Removal Notes

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- CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
- CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

NELSON
 Nelson Upper Midwest Operating Company, LLC
 a licensed affiliate
 1201 Marquette Avenue South, Suite 200
 Minneapolis, MN. 55403
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 Fax: (612) 822-1006

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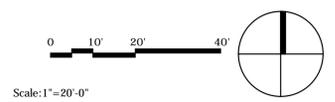
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 RESTAURANT + BAR
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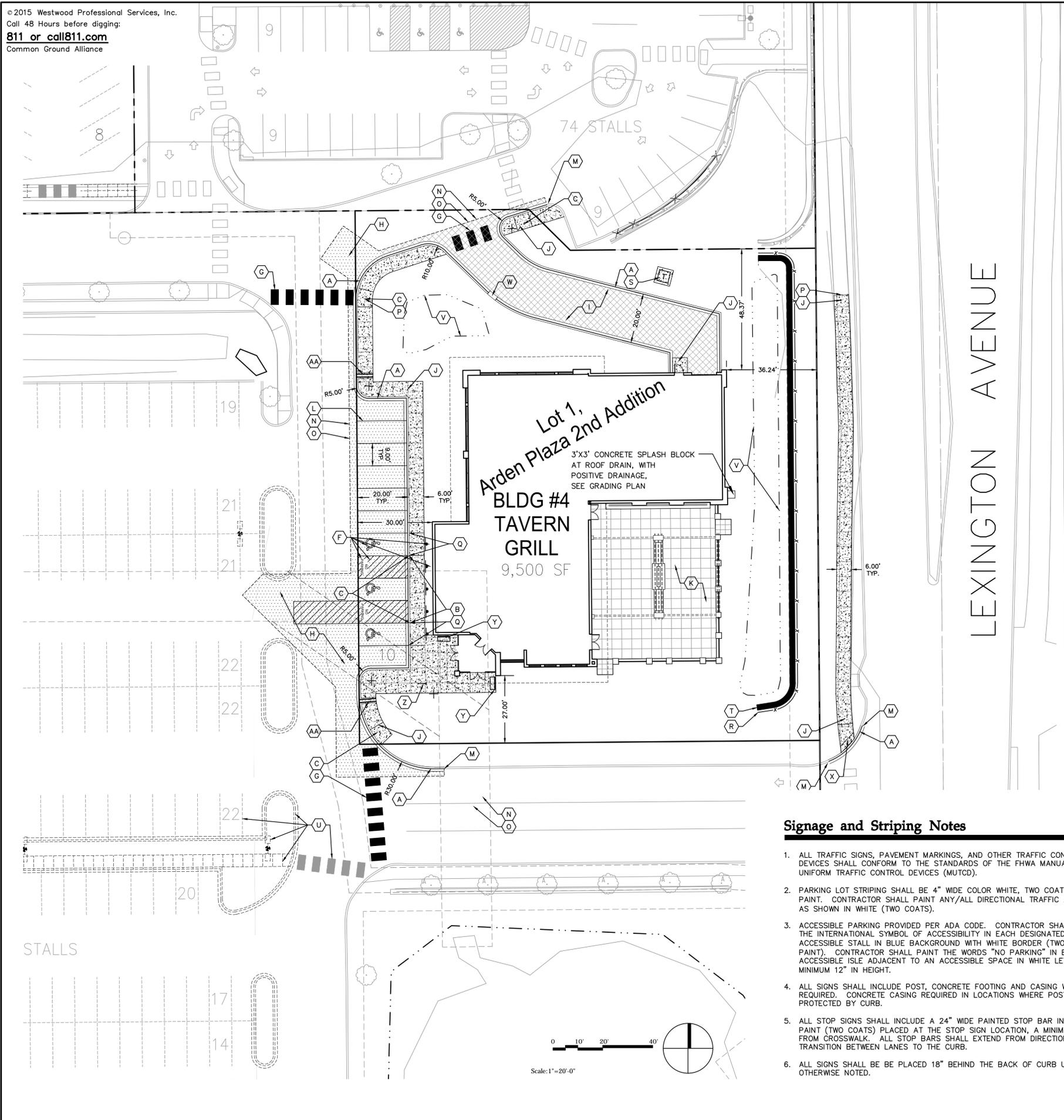
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.
 Gretchen A. Schroeder
 Date: 08/14/15 License No. 43019
 Seal:

EXISTING CONDITIONS - REMOVALS

Sheet Title:		CS-04
Project No:	0006682.00	
Drawn By:	RAH	
Project Manager:	PDS	
Designer:	PDS/GAS	
Reviewed By:	PDS/GAS	
Approved By:	GAS	

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Site Notes A

- A B612 CURB & GUTTER (TYP.)
- AA CONCRETE CURB FLOW THRU WITH TOP METAL PLATE
- B FLUSH CONCRETE CURB & GUTTER
- C PRIVATE PARALLEL PEDESTRIAN CURB RAMP
- D PRIVATE PEDESTRIAN CURB RAMP
- E NOT USED
- F ACCESSIBLE PARKING LOGO, STRIPING, & SIGNAGE
- G CROSS WALK STRIPING (WHITE OR AS DIRECTED BY OWNER)
- H BITUMINOUS PAVEMENT, MATCH EXISTING (TYP.)
- I HEAVY DUTY BITUMINOUS PAVEMENT (TYP.)
- J CONCRETE SIDEWALK (TYP.)
- K CONCRETE PATIO
- L 4" WHITE PARKING LOT STRIPE (TYP.)
- M MATCH EXISTING CURB & GUTTER
- N SAW CUT LINE (TYP.)
- O MATCH INTO EXISTING PAVEMENT (TYP.)
- P MATCH INTO EXISTING CONCRETE (CURB, WALK OR DRIVE)
- Q 10'± CURB TRANSITION TO FLUSH, PER ADA
- R ORNAMENTAL FENCE (TYP.)
- S TRANSFORMER WITH CONCRETE PAD (APPROXIMATE LOCATION)
- T RETAINING WALL (TYP.)
- U FUTURE IMPROVEMENTS BY OTHERS (TYP.)
- V RAIN GARDEN
- W CURB CUT WITH RIP-RAP
- X PUBLIC PEDESTRIAN CURB RAMP (TRUNCATED DOMES)
- Y BENCH - BY OWNER, FIELD LOCATE
- Z BIKE RACK - BY OWNER, FIELD LOCATE

Site Legend

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	RETAINING WALL
---	---	ORNAMENTAL FENCE
---	---	CONCRETE PAVEMENT
---	---	CONCRETE SIDEWALK
---	---	HEAVY DUTY BITUMINOUS PAVEMENT
---	---	STANDARD DUTY BITUMINOUS PAVEMENT
---	---	NUMBER OF PARKING STALLS
---	---	TRANSFORMER
---	---	SITE LIGHTING
---	---	TRAFFIC SIGN
---	---	POWER POLE
---	---	BOLLARD / POST

General Site Notes

1. BACKGROUND INFORMATION, SEE SHEET OVERALL EXISTING CONDITIONS PLAN.
2. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
3. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
4. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
6. ALL CURB RADII SHALL BE 5.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
7. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
9. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. PAVEMENT TO FOLLOW ALL ADA REQUIREMENTS FOR ACCESSIBILITY, INCLUDING SLOPE.
10. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
11. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

Signage and Striping Notes

1. ALL TRAFFIC SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE STANDARDS OF THE FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. PARKING LOT STRIPING SHALL BE 4" WIDE COLOR WHITE, TWO COATS OF PAINT. CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS AS SHOWN IN WHITE (TWO COATS).
3. ACCESSIBLE PARKING PROVIDED PER ADA CODE. CONTRACTOR SHALL PAINT THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN EACH DESIGNATED ACCESSIBLE STALL IN BLUE BACKGROUND WITH WHITE BORDER (TWO COATS OF PAINT). CONTRACTOR SHALL PAINT THE WORDS "NO PARKING" IN EACH ACCESSIBLE ISLE ADJACENT TO AN ACCESSIBLE SPACE IN WHITE LETTERS MINIMUM 12" IN HEIGHT.
4. ALL SIGNS SHALL INCLUDE POST, CONCRETE FOOTING AND CASING WHERE REQUIRED. CONCRETE CASING REQUIRED IN LOCATIONS WHERE POST IS NOT PROTECTED BY CURB.
5. ALL STOP SIGNS SHALL INCLUDE A 24" WIDE PAINTED STOP BAR IN WHITE PAINT (TWO COATS) PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO THE CURB.
6. ALL SIGNS SHALL BE PLACED 18" BEHIND THE BACK OF CURB UNLESS OTHERWISE NOTED.



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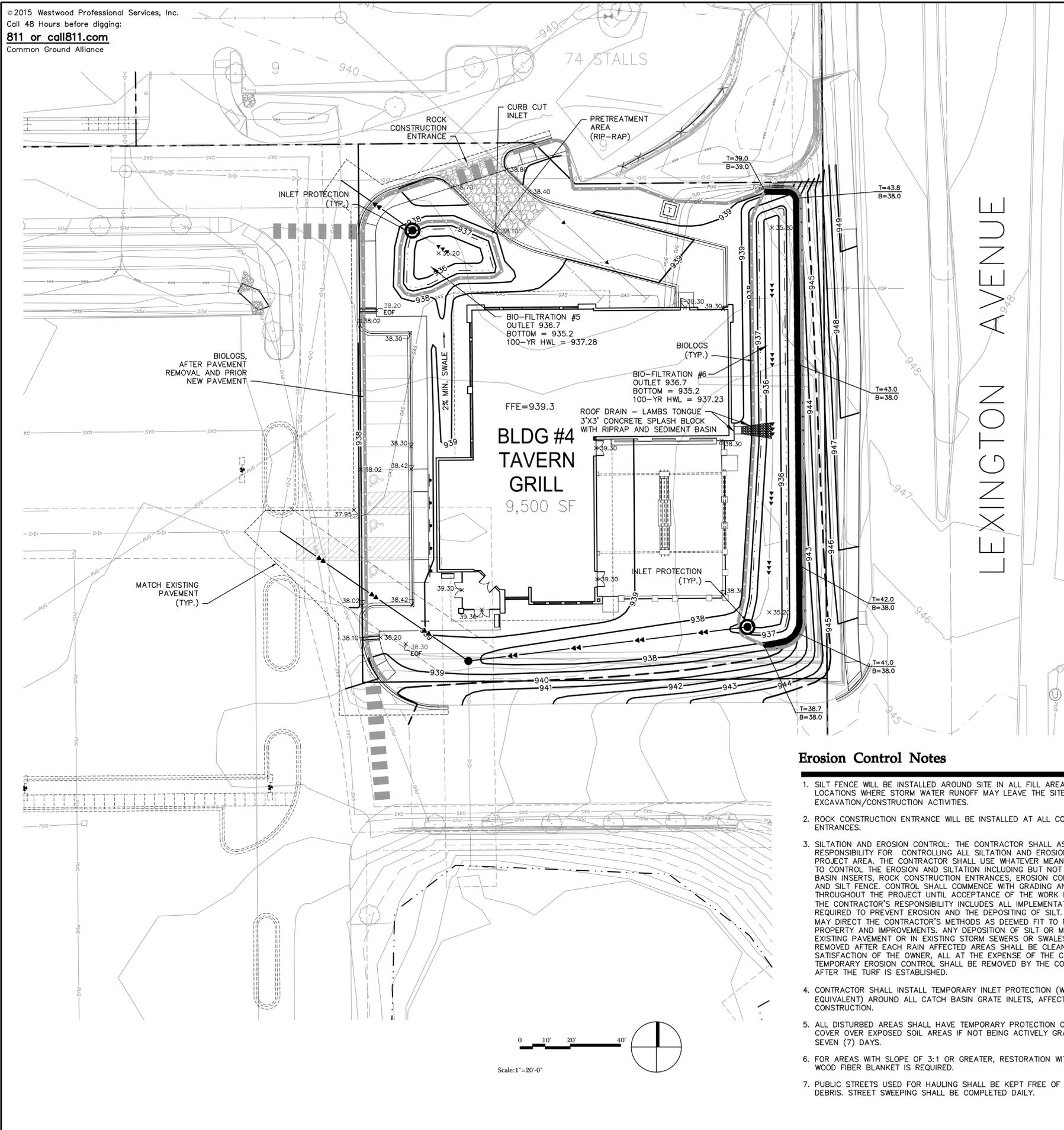
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SITE PLAN

Sheet Title:
 Project No: 0006682.00
 Drawn By: RAH
 Project Manager: PDS/GAS
 Designer: PDS/GAS
 Reviewed By: PDS/GAS
 Approved By: PDS/GAS

CS-05

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Grading Legend

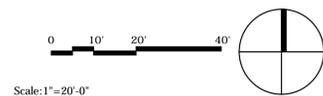
EXISTING	PROPOSED	
--- 980 ---	--- 980 ---	PROPERTY LINE
--- 982 ---	--- 982 ---	INDEX CONTOUR
---	---	INTERVAL CONTOUR
---	---	CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	BIOLOGS
---	---	STORM SEWER
---	---	FLARED END SECTION (WITH RIPRAP)
---	---	WATER MAIN
---	---	SANITARY SEWER
---	---	RETAINING WALL
---	---	DRAIN TILE
---	---	RIDGE LINE
---	---	GRADING LIMITS
---	---	ROCK CONSTRUCTION ENTRANCE
---	---	EROSION CONTROL BLANKET
---	---	TURF REINFORCEMENT MAT
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	TOP AND BOTTOM OF RETAINING WALL
---	---	EMERGENCY OVERFLOW
---	---	SOIL BORING LOCATION
---	---	INLET PROTECTION

Grading Notes

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- CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
- CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
- SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
- CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
- CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RECOMPACTED AS SPECIFIED HEREIN.
- EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
- EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
- ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

Erosion Control Notes

- SILT FENCE WILL BE INSTALLED AROUND SITE IN ALL FILL AREAS AND LOCATIONS WHERE STORM WATER RUNOFF MAY LEAVE THE SITE, PRIOR TO ANY EXCAVATION/CONSTRUCTION ACTIVITIES.
- ROCK CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ENTRANCES.
- SILTATION AND EROSION CONTROL: THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED CATCH BASIN INSERTS, ROCK CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. CONTROL SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
- CONTRACTOR SHALL INSTALL TEMPORARY INLET PROTECTION (WIMCO OR EQUIVALENT) AROUND ALL CATCH BASIN INLETS, AFFECTED BY THIS CONSTRUCTION.
- ALL DISTURBED AREAS SHALL HAVE TEMPORARY PROTECTION OR PERMANENT COVER OVER EXPOSED SOIL AREAS IF NOT BEING ACTIVELY GRADED WITHIN SEVEN (7) DAYS.
- FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR WOOD FIBER BLANKET IS REQUIRED.
- PUBLIC STREETS USED FOR HAULING SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING SHALL BE COMPLETED DAILY.



Nelson Upper Midwest Operating Company, LLC
 a licensed affiliate

1201 Marquette Avenue South, Suite 200
 Minneapolis, MN. 55403
 Phone: (612) 822-1211
 Fax: (612) 822-1006

Consultant: Civil Engineering and Landscape Architecture



Phone (952) 937-6160 7699 Anagram Drive
 Fax (952) 937-8822 Eden Prairie, MN 55344
 Toll Free (888) 937-6160 westwoodsps.com
 Westwood Professional Services, Inc.

Description:	No:	By:	Date:
City Submittal	0	PDS	07/6/15
City Comments	1	PDS	07/24/15
Watershed Comments	2	GAS	08/14/15



1501 S Washington Ave
 Minneapolis, MN 55454
 Phone: (612)238-2166



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I hereby certify that this plan 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.

Gretchen A. Schroeder
 Date: 08/14/15 License No. 43019

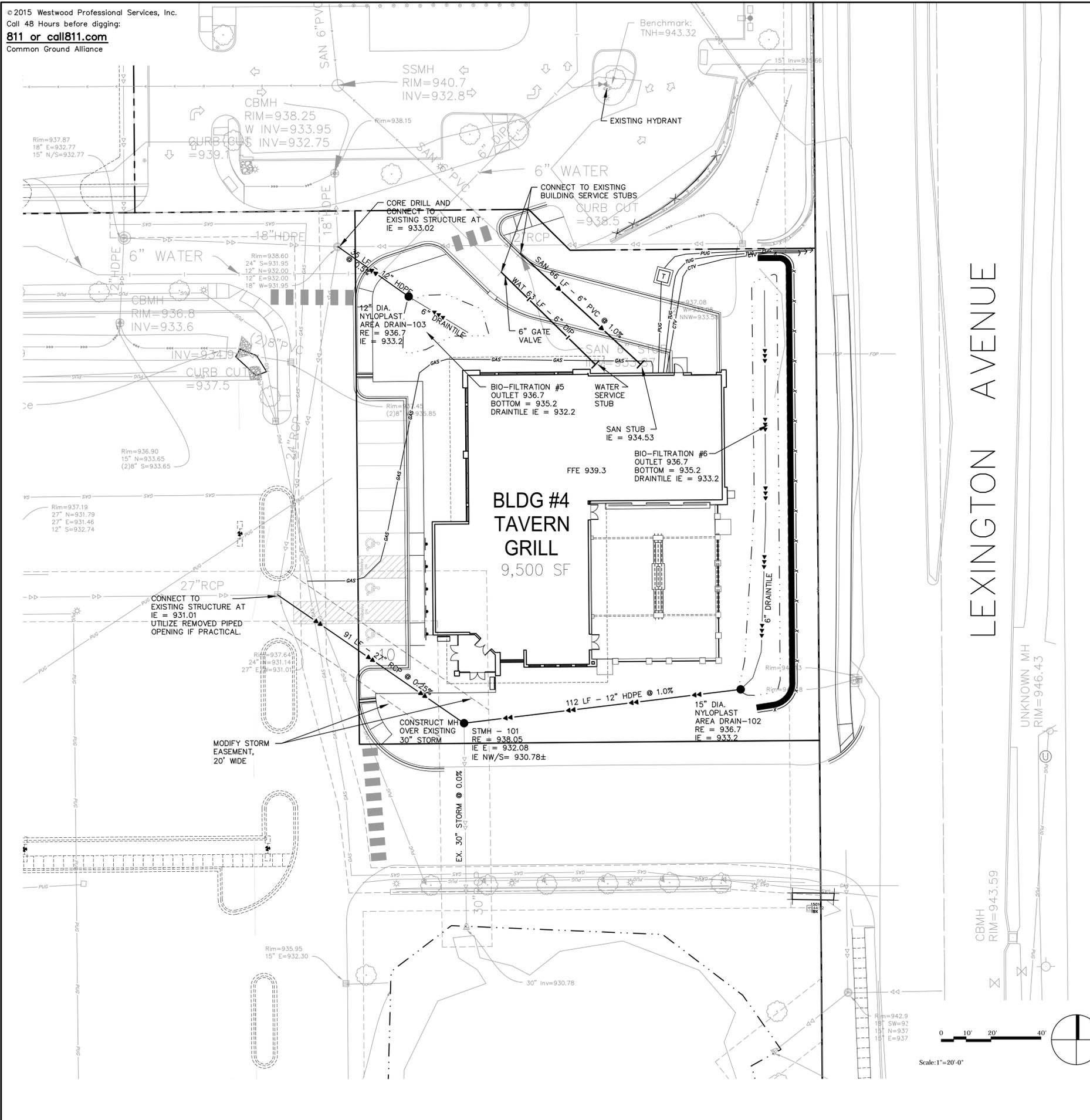
Seal:

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

Sheet Title:
 Project No: 0006682.00
 Drawn By: RAH
 Project Manager: PDS
 Designer: PDS/GAS
 Reviewed By: PDS/GAS
 Approved By: PDS/GAS

CS-06

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Utility Legend

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	SANITARY SEWER
---	---	SANITARY SEWER FORCE MAIN
---	---	STORM SEWER
---	---	WATER MAIN
---	---	HYDRANT
---	---	GAS
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	OVERHEAD TELEPHONE
---	---	TELEPHONE FIBER OPTIC
---	---	CABLE TELEVISION
---	---	DRAIN TILE
---	---	GATE VALVE
---	---	FLARED END SECTION (WITH RIP-RAP)
---	---	LIGHT POLE
---	---	VERTICAL UTILITY SEPARATION

General Utility Notes

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
- ALL SANITARY SEWER, STORM SEWER AND WATER MAIN INSTALLATIONS SHALL BE PER MINNESOTA PLUMBING CODE AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
- ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES. LOCATIONS SHOWN ARE APPROXIMATE, VERIFY FINAL LOCATIONS WITH UTILITY PROVIDER.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
- PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
- A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER MAIN CROSSINGS WITH SANITARY SEWER OR STORM SEWER.
- UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
- ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
- ALL WATER LINES SHALL BE DUCTILE IRON WRAPPED IN POLYETHYLENE, CLASS 52 WITH 7.5' MINIMUM COVER. PROVIDE MINIMUM SEPARATION OF 18" FROM SANITARY SEWER & STORM SEWER. INSULATE WATER MAIN IF LESS THAN 7.5' OF COVER.
- INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
- SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY SEWER PIPE WITHIN 5 FEET OF BUILDING AND UNDER FOOTINGS, PIPE SHALL BE PVC SCHEDULE 40.
- STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED) WITH R-4 GASKETS, OR HDPE STORM SEWER PIPE IF ALLOWED BY THE CITY. HDPE STORM PIPE SHALL MEET REQUIREMENTS OF ASTM F2648. PIPE SHALL BE WATER TIGHT ACCORDING TO ASTM D3212 REQUIREMENTS. SEE PLAN FOR LOCATIONS WHERE RCP IS REQUIRED. PVC STORM SEWER PIPE SHALL BE SCHEDULE 40 PIPE. FLARED END SECTIONS SHALL BE RCP WITH TRASH GUARDS & RIP-RAP.
- POST INDICATOR VALVES SHALL BE CLOW F-5750 (OR EQUIVALENT) MEETING AWWA STANDARD C509 AND CITY STANDARDS. VALVE TO BE MECHANICAL JOINT RESILIENT WEDGE GATE VALVE. POST TO BE ADJUSTABLE FOR 8 FEET WATER MAIN DEPTH. THE ELECTRICAL ALARM SWITCH SHALL BE PART NO. PCVS2 (OR EQUIVALENT).
- AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.



Nelson Upper Midwest Operating Company, LLC
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1201 Marquette Avenue South, Suite 200
 Minneapolis, MN, 55403
 Phone: (612) 822-1211
 Fax: (612) 822-1006

Consultant: Civil Engineering and Landscape Architecture



Phone (952) 937-6160 7699 Anagram Drive
 Fax (952) 937-5822 Eden Prairie, MN 55344
 Toll Free (888) 937-6160 westwoods.com
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City Submittal	0	PDS	07/6/15
City Comments	1	PDS	07/24/15
Watershed Comments	2	GAS	08/14/15



1501 S Washington Ave
 Minneapolis, MN 55454
 Phone: (612)238-2166



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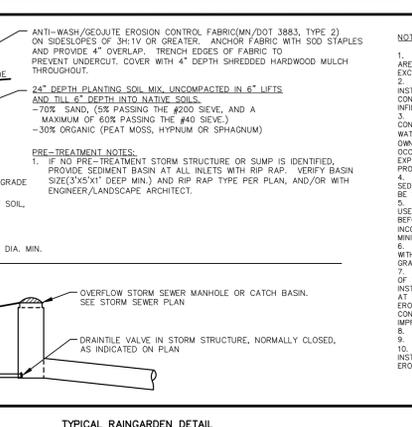
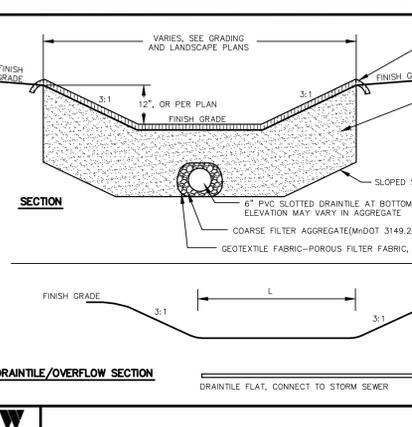
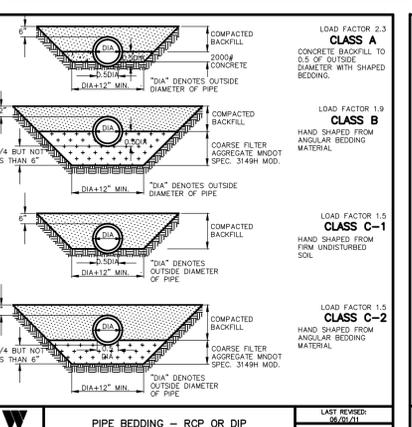
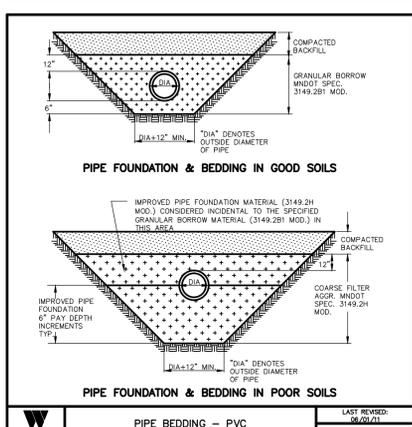
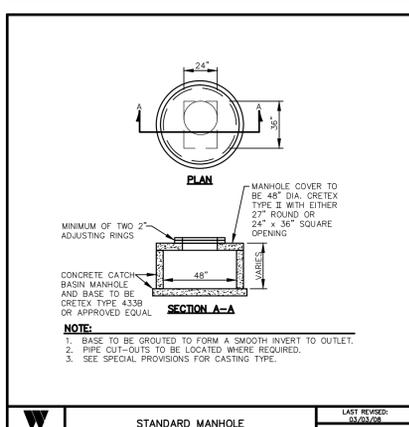
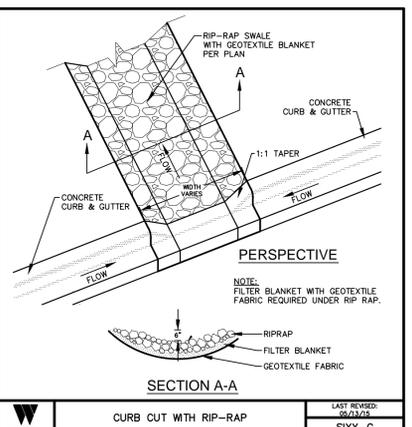
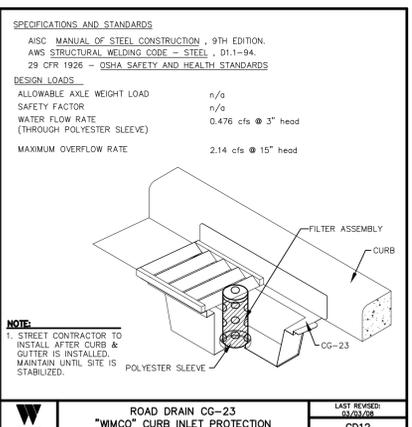
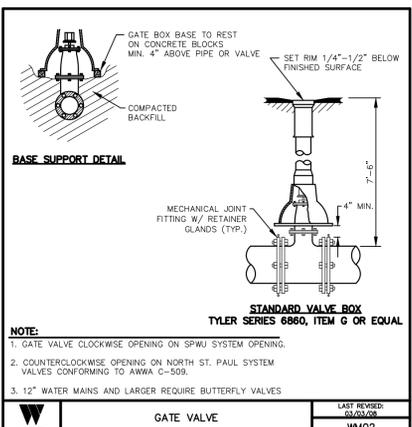
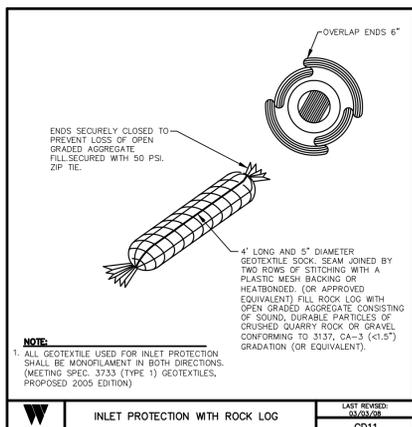
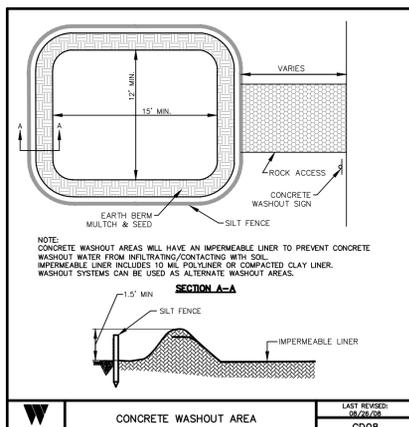
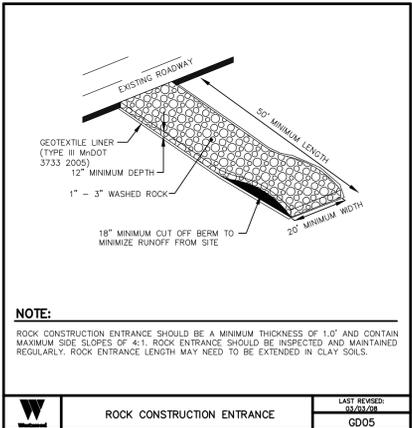
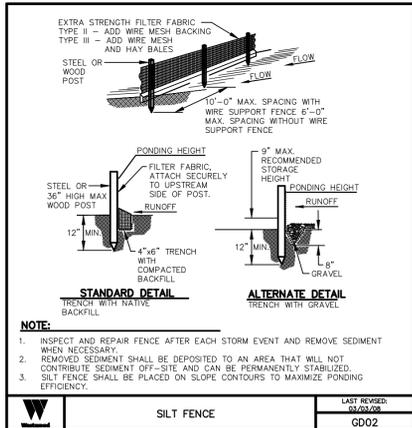
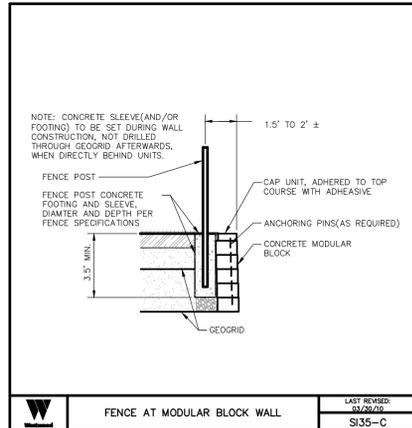
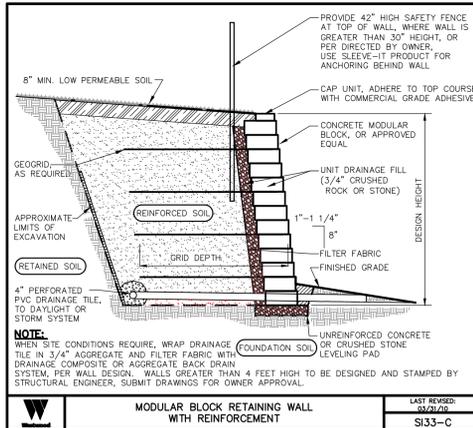
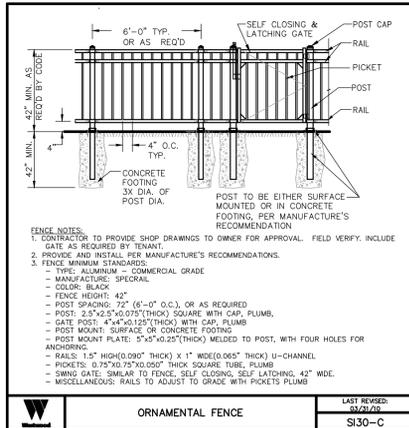
Gretchen A. Schroeder
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UTILITY PLAN

Sheet Title:	
Project No:	000682.00
Drawn By:	RAH
Project Manager:	PDS
Designer:	GAS
Reviewed By:	PDS/GAS
Approved By:	GAS

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HEMISPHERE
 RESTAURANT PARTNERS
 1501 S Washington Ave
 Minneapolis, MN 55454
 Phone: (612) 238-2166

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Gretchen A. Schroeder
 Date: 08/14/15 License No. 43019

SITE DETAILS

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Project No:	0006682.00
Drawn By:	RAH
Project Manager:	PDS
Designer:	GAS
Reviewed By:	PDS/GAS
Approved By:	GAS

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