



LOCATION MAP



PROJECT ADDRESS / LOCATION:

8901 LYNDALE AVENUE SOUTH
BLOOMINGTON, MINNESOTA

HENNEPIN COUNTY
TOWNSHIP 27, RANGE 24

PROPOSED SITE SUMMARY

MUNICIPALITY:	CITY OF BLOOMINGTON		
PROJECT ADDRESS:	8901 LYNDALE AVE S		
LOT SIZE:	LOT #	PARCEL #	AREA
	LOT 2	PARCEL 1	48,729 SF/1.12 AC
	LOT 2	PARCEL 2	32,432 SF/0.74 AC
	TOTAL AREA: 81,161 SF/1.86 AC		
IMPERVIOUS AREA:	66,636 SQ. FT. / 1.53 AC. (82%)		
GREENSPACE PROVIDED:	14,525 SQ. FT. / 0.33 AC. (18%)		
ZONE:	I-3 (GENERAL INDUSTRY)		
ADJACENT ZONING:	I-3 (NORTH)		
	I-3 (EAST)		
	I-3 (SOUTH)		
	B-2/RM-24 (WEST)		
PROPOSED USES:	SELF-STORAGE (CUP)		
	RETAIL (PERMITTED)		
	RV/VEHICLE STORAGE MUST BE A REQUIRED COMPONENT OF SELF-STORAGE FACILITIES IN THE AMOUNT EQUAL TO AT LEAST 10% OF LAND AREA AVAILABLE FOR DEVELOPMENT (AREA IS PARKING SPACES ONLY, NOT DRIVE AISLES)		
	81,161 x 0.10 = 8,116 SF MIN. REQUIRED FOR RV/VEHICLE STG 8,133 SF RV/STORAGE PROPOSED		
SETBACKS:	REQUIRED	PROVIDED	
	FRONT YARD	30'-0"	
	SIDE YARD	10'-0"	
	REAR YARD	25'-0"	
FAR:	MIN. REQUIRED= 1.25 OR 101,451 SF		
	MAX. ALLOWED= 2.00 OR 162,322 SF		
	PROPOSED FAR= 1.27 OR 102,912 SF		
HEIGHT LIMIT:	4 STORIES / 60 FT		
PARKING:	SELF-STORAGE = 3 SP / 100 STORAGE UNITS		
	902/100 STORAGE UNITS = 27 UNITS REQUIRED		
	28 SPACES PROPOSED (4 ARE INSIDE BUILDING)		
	RETAIL = 1 SP / 180 S.F. GFA		
LANDSCAPING:	2,763 S.F. / 180 = 16		
	16 SPACES PROPOSED		
	20 FT BUFFER ON STREET AND 5 FT BUFFER ON ALL OTHER PROPERTY SIDES		

PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL, SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT/ENGINEER.
- CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT "Gopher State One Call" FOR UTILITY LOCATIONS, MINIMUM 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1168).

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF BLOOMINGTON REQUIREMENTS AND MDDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2019 EDITION. THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA 2013, AND CURRENT VERSION OF THE MINNESOTA STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1986 ADJUSTMENT (NAD83/1986) ON THE HENNEPIN COUNTY COORDINATE SYSTEM. IN U.S. SURVEY FEET. ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN THE FALL OF 2018 BY AGRIC LAND SURVEYING.

B.M. ELEVATION=829.63

T.N.F.H. ON WEST SIDE OF LYNDALE AVE.
1ST HYDRANT NORTH OF 90TH STREET

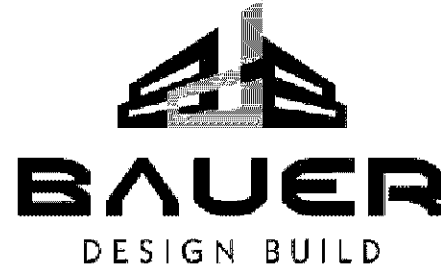
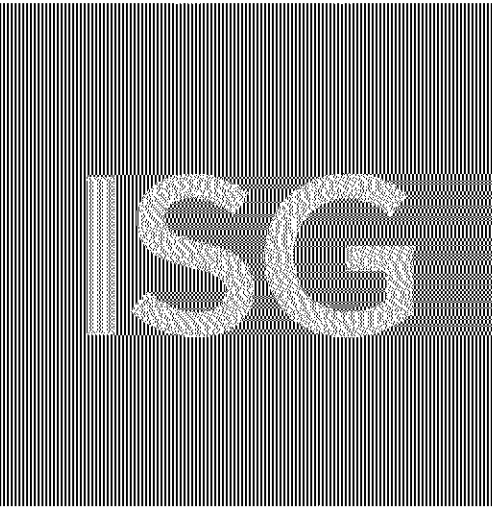
LEGEND

EXISTING	
---	CITY LIMITS
---	SECTION LINE
---	QUARTER SECTION LINE
---	RIGHT OF WAY LINE
---	PROPERTY / LOT LINE
---	EASEMENT LINE
---	ACCESS CONTROL
---	WATER EDGE
---	WETLAND BOUNDARY
---	WETLAND / MARSH
---	FENCE LINE
---	CULVERT
---	STORM SEWER
---	SANITARY SEWER
---	SANITARY SEWER FORCEMAIN
---	WATER
---	GAS
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TELEPHONE
---	UNDERGROUND TV
---	OVERHEAD UTILITY
---	UNDERGROUND UTILITY
---	UNDERGROUND FIBER OPTIC
---	CONTOUR (MAJOR)
---	CONTOUR (MINOR)
---	DECIDUOUS TREE
---	CONIFEROUS TREE
---	TREE LINE
---	MANHOLE/STRUCTURE
---	CATCH BASIN
---	HYDRANT
---	VALVE
---	CURB STOP
---	POWER POLE
---	UTILITY PEDESTAL / CABINET
PROPOSED	
---	LOT LINE
---	RIGHT OF WAY
---	EASEMENT
---	CULVERT
---	STORM SEWER
---	STORM SEWER (PIPE WIDTH)
---	SANITARY SEWER
---	SANITARY SEWER (PIPE WIDTH)
---	WATER
---	GAS
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TV
---	CONTOUR
---	MANHOLE
---	CATCH BASIN
---	HYDRANT
---	VALVE

CIVIL SHEET INDEX

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C0-21	SITE DETAILS
C0-22	SITE DETAILS
C0-23	SITE DETAILS
C0-24	SITE DETAILS
C1-10	EROSION CONTROL PLAN
C1-20	EROSION CONTROL NOTES
C1-30	EROSION CONTROL DETAILS
C2-10	EXISTING SITE & REMOVAL PLAN
C3-10	SITE PLAN
C3-20	SITE UTILITY PLAN
C3-30	HYDRANT COVERAGE PLAN
C4-10	GRADING PLAN
C5-10	LANDSCAPE PLAN
C5-20	LANDSCAPE DETAILS
C6-10	PROPOSED INITIAL SITE PHOTOMETRIC PLAN
C6-11	PROPOSED MAINTAINED SITE PHOTOMETRIC PLAN
C6-20	PROPOSED LIGHTING MANUFACTURERS CATALOG SHEETS

CASE #PL2020-26



B.M. ELEVATION=829.63
T.N.F.H. ON WEST SIDE OF LYNDALE AVE.
1ST HYDRANT NORTH OF 90TH STREET

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.

RYAN ANDERSON

DATE: 04/07/2020 LIC. NO.: 55938

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PROJECT

U-HAUL

SELF STORAGE

BLOOMINGTON MINNESOTA

ISSUED SCHEDULE		
DATE	DESCRIPTION	BY
02/11/20	CITY SUBMITTAL	PJJ
03/26/20	2ND CITY SUBMITTAL	TTK
03/30/20	3RD CITY SUBMITTAL	KPM
04/07/20	PERMIT SET	

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

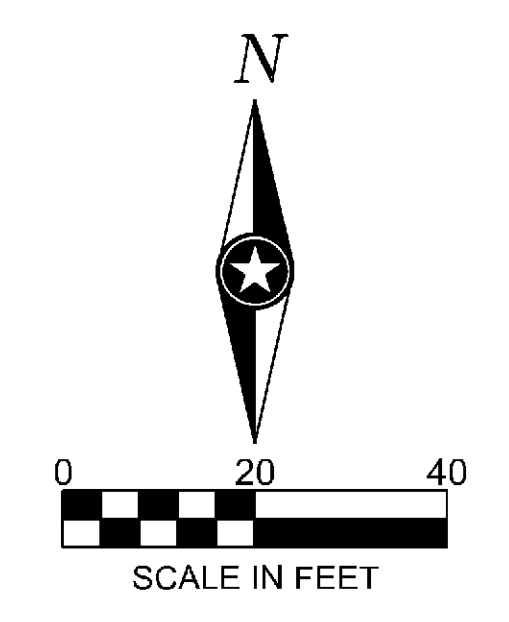
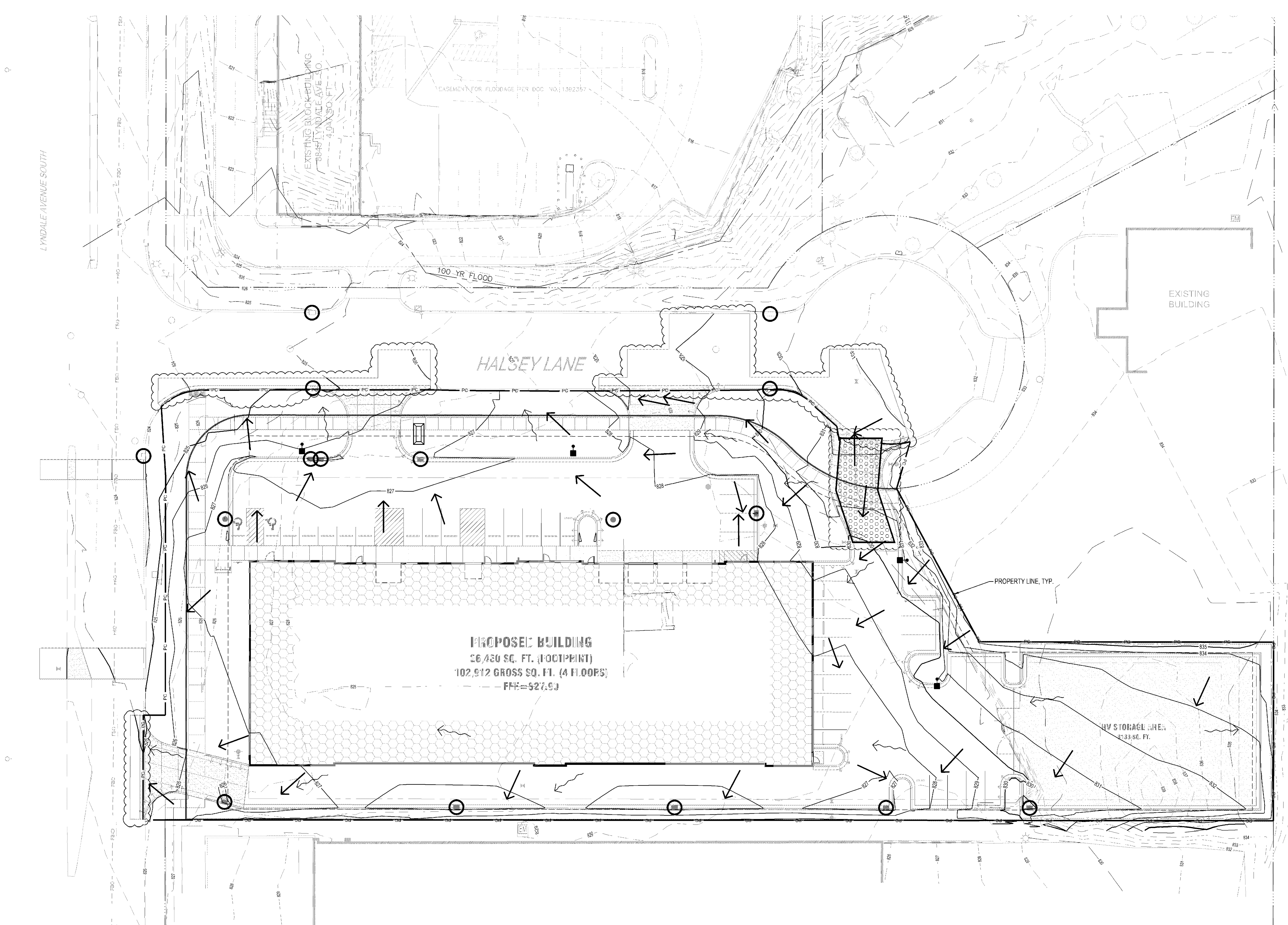
PROJECT NO.	19-22540
FILE NAME	22540 C0 SITE DATA
DRAWN BY	PJJ
DESIGNED BY	PJJ
REVIEWED BY	RJA
ORIGINAL ISSUE DATE	04/07/20
CLIENT PROJECT NO.	

TITLE

SITE DATA SHEET

SHEET

C0-10



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U-HAUL

SELF STORAGE

BLOOMINGTON MINNESOTA

ISSUED SCHEDULE		
DATE	DESCRIPTION	BY
02/11/20	CITY SUBMITTAL	PJJ
03/26/20	2ND CITY SUBMITTAL	TTK
03/30/20	3RD CITY SUBMITTAL	KPM
04/07/20	PERMIT SET	

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
05/05/20	ADDENDUM #1	EJR

PROJECT NO.	19-22540
FILE NAME	22540 C1 SWPPP
DRAWN BY	PJJ
DESIGNED BY	PJJ
REVIEWED BY	RJA
ORIGINAL ISSUE DATE	04/07/20
CLIENT PROJECT NO.	

TITLE

EROSION CONTROL PLAN

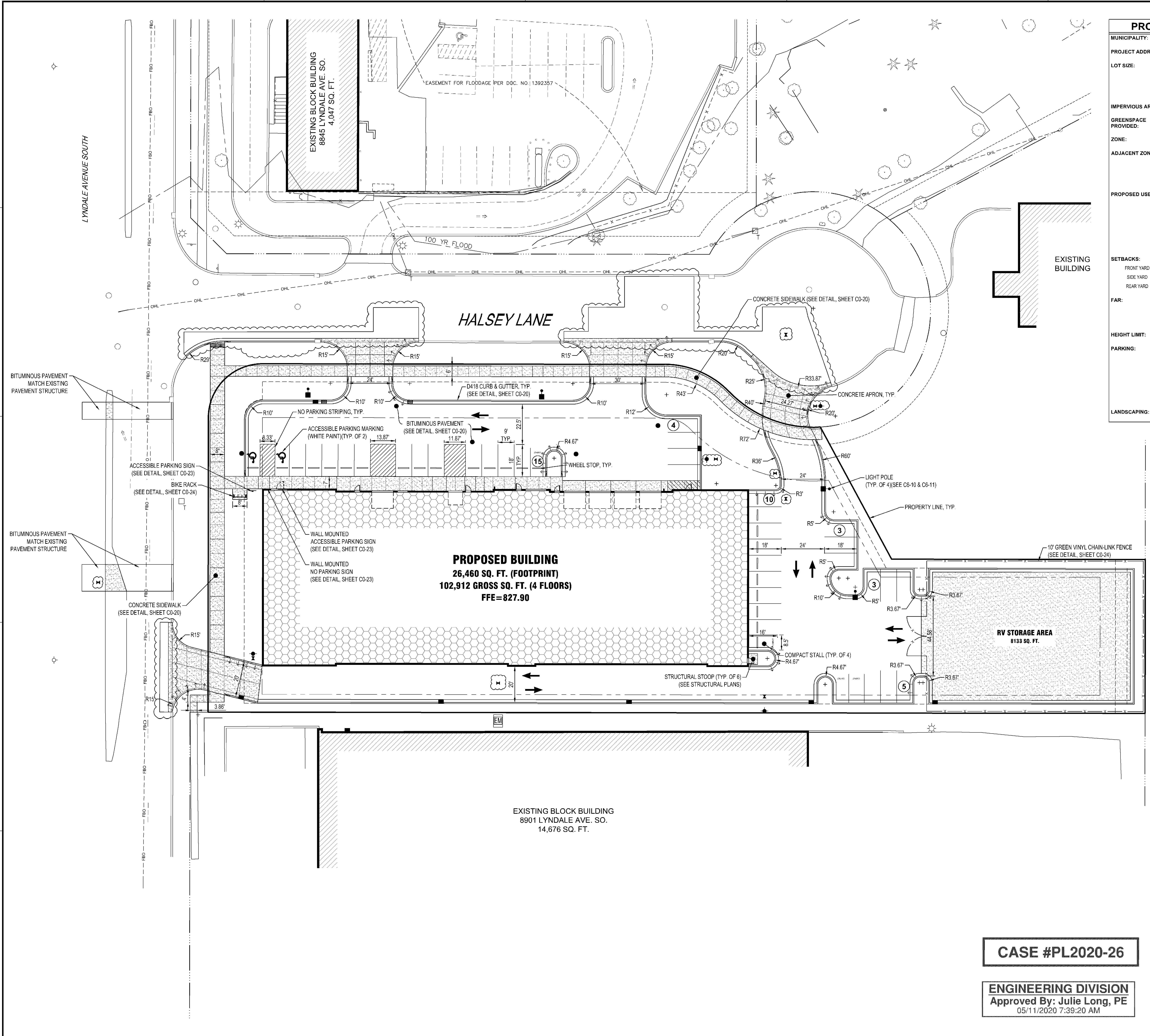
SHEET

C1-10

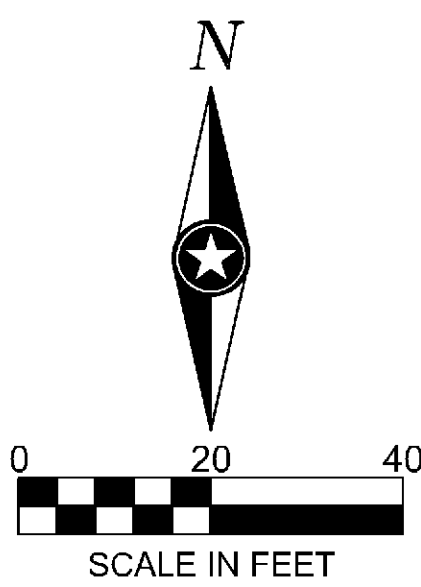
CASE #PL2020-26

ENGINEERING DIVISION
Approved By: Julie Long, PE
05/11/2020 7:38:37 AM

EROSION CONTROL LEGEND					
SYMBOL	DESCRIPTION	UNITS	QUANTITY	SYMBOL	DESCRIPTION
— PC —	PERIMETER CONTROL	LF	1460	101	EXISTING CONTOUR (MINOR INTERVAL)
○	STORM DRAIN INLET PROTECTION	EACH	15	— 100 —	EXISTING CONTOUR (MAJOR INTERVAL)
◻	STABILIZED CONSTRUCTION EXIT	EACH	1	— 101 —	PROPOSED CONTOUR (MINOR INTERVAL)
◻	CONCRETE WASHOUT AREA	EACH	1	— 100 —	PROPOSED CONTOUR (MAJOR INTERVAL)
↗	EXISTING DRAINAGE ARROW			↗	PROPOSED DRAINAGE ARROW
PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG. SEE SITE LANDSCAPE PLAN FOR FINAL TURF ESTABLISHMENT.					
NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.					
NOTE: NOTIFY THE MNCWD (NINE MILE CREEK WATERSHED DISTRICT) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.					



PROPOSED SITE SUMMARY		
MUNICIPALITY:	CITY OF BLOOMINGTON	
PROJECT ADDRESS:	8901 LYNDALE AVE S	
LOT SIZE:	LOT #	PARCEL #
	LOT 2	PARCEL 1
	LOT 2	PARCEL 2
		AREA
		48,729 SF/1.12 AC
		32,432 SF/0.74 AC
		TOTAL AREA: 81,161 SF/1.86 AC
IMPERVIOUS AREA:	66,636 SQ. FT / 1.53 AC (82%)	
GREENSPACE PROVIDED:	14,525 SQ. FT / 0.33 AC (18%)	
ZONE:	I-3 (GENERAL INDUSTRY)	
ADJACENT ZONING:	I-3 (NORTH) I-3 (EAST) I-3 (SOUTH) B-2RM-24 (WEST)	
PROPOSED USES:	SELF-STORAGE (CUP) RETAIL (PERMITTED) "RV/VEHICLE STORAGE MUST BE A REQUIRED COMPONENT OF SELF-STORAGE FACILITIES IN THE AMOUNT EQUAL TO AT LEAST 10% OF LAND AREA AVAILABLE FOR DEVELOPMENT (AREA IS PARKING SPACES ONLY, NOT DRIVE AISLES) 81,161 x 0.10 = 8,116 SF MIN. REQUIRED FOR RV/VEHICLE STG 8,133 SF RV STORAGE PROPOSED	
SETBACKS:	REQUIRED	PROVIDED
FRONT YARD	30'-0"	30'-0"
SIDE YARD	10'-0"	10'-0"
REAR YARD	25'-0"	25'-0"
FAR:	MIN. REQUIRED+ 1.25 OR 101,451 SF MAX. ALLOWED+ 2.00 OR 162,322 SF PROPOSED FAR+ 1.27 OR 102,912 SF	
HEIGHT LIMIT:	4 STORIES / 60 FT	
PARKING:	SELF-STORAGE = 3 SP / 100 STORAGE UNITS 802/100 STORAGE UNITS = 27 UNITS REQUIRED 28 SPACES PROPOSED (4 ARE INSIDE BUILDING) RETAIL = 1 SP / 180 S.F. GFA 2,763 S.F. / 180 = 16 16 SPACES PROPOSED	
LANDSCAPING:	20 FT BUFFER ON STREET AND 5 FT BUFFER ON ALL OTHER PROPERTY SIDES	



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE APRON
	CONCRETE SIDEWALK

CASE #PL2020-26

ENGINEERING DIVISION
Approved By: Julie Long, PE
05/11/2020 7:39:20 AM

B.M. ELEVATION=829.63
T.N.F.H. ON WEST SIDE OF LYNDALE AVE.
1ST HYDRANT NORTH OF 90TH STREET

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Ryan Anderson
DATE: 04/07/2020 LIC. NO.: 55938

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PROJECT

U-HAUL

SELF STORAGE

BLOOMINGTON MINNESOTA

ISSUED SCHEDULE		
DATE	DESCRIPTION	BY
02/11/20	CITY SUBMITTAL	PJJ
03/26/20	2ND CITY SUBMITTAL	TTK
03/30/20	3RD CITY SUBMITTAL	KPM
04/07/20	PERMIT SET	

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
05/05/20	ADDENDUM #1	KPM

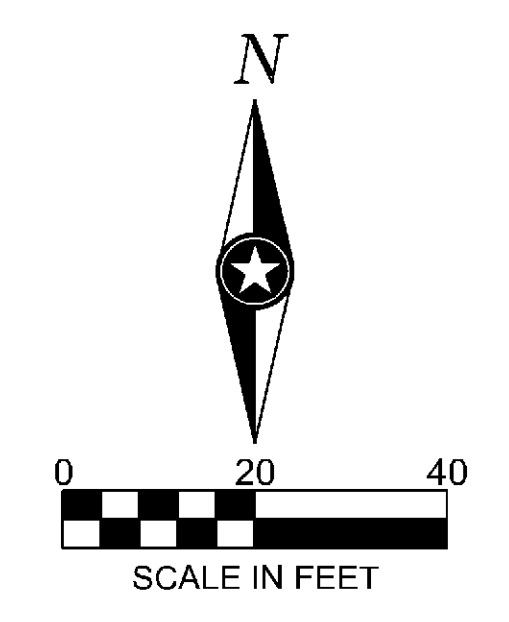
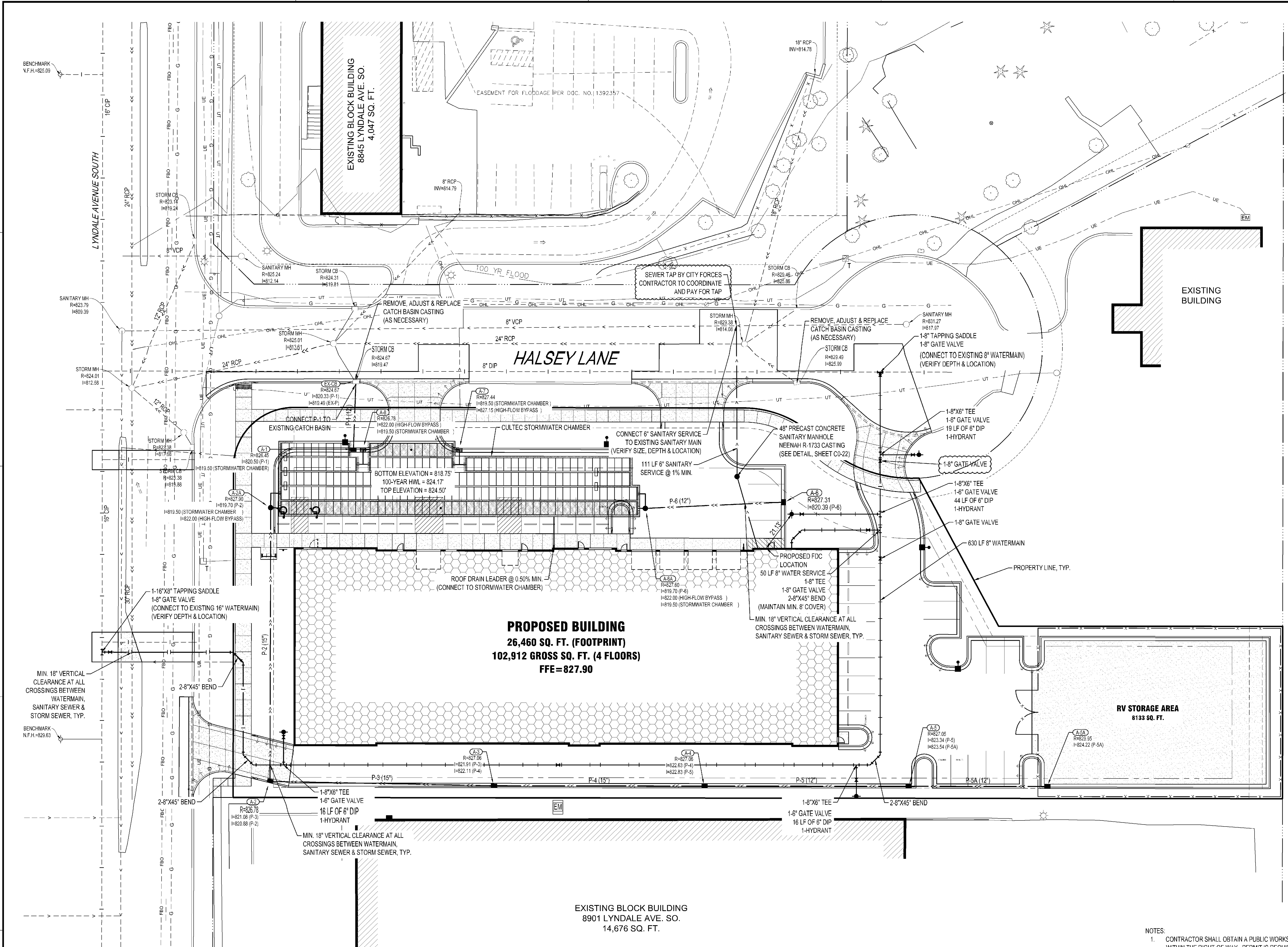
PROJECT NO.	19-22540
FILE NAME	22540 C3 SITE
DRAWN BY	PJJ
DESIGNED BY	PJJ
REVIEWED BY	RJA
ORIGINAL ISSUE DATE	04/07/20
CLIENT PROJECT NO.	

TITLE

SITE PLAN

SHEET

C3-10



STORM DRAIN SCHEDULE							
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (in)	STRUCTURE MATERIAL	CASTING	PAV HEIGHT LN FT	* TOP OF CASTING ELEVATION	OUTLET PIPE
A-1	SEE DETAIL	48 Ø	RC	NEENAH R-3067-VB	6.95	826.45	P-1
A-2	PLATE 200	48 Ø	RC	NEENAH R-1774	5.90	826.78	P-2
A-2A	PLATE 200	48 Ø	RC	NEENAH R-1774	8.40	827.90	STORMWATER CHAMBER
A-3	PLATE 206	36 x 24	RC	NEENAH R-3067-VB	5.15	827.06	P-3
A-4	PLATE 206	36 x 24	RC	NEENAH R-3067-VB	4.43	827.06	P-4
A-5	PLATE 206	36 x 24	RC	NEENAH R-3067-VB	3.71	827.05	P-5
A-5A	PLATE 206	36 x 24	RC	FRAME GRATE COVER	5.72	829.95	P-5A
A-6	PLATE 206	36 x 24	RC	NEENAH R-3067-VB	6.92	827.31	P-6
A-6A	PLATE 200	48 Ø	RC	NEENAH R-1774	8.10	827.80	STORMWATER CHAMBER
A-7	PLATE 200	48 Ø	RC	NEENAH R-3067-VB	7.94	827.44	STORMWATER CHAMBER
A-8	PLATE 200	48 Ø	RC	NEENAH R-3067-VB	7.28	826.78	STORMWATER CHAMBER

STORM DRAIN PIPE SCHEDULE								
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE
P-1	A-1	820.50	EX CB	820.33	12	RCP	CL III	0.50%
P-2	A-2	820.88	A-2A	818.70	15	PVC	SDH 40	0.88%
P-3	A-3	821.91	A-2	821.08	15	RCP	CL III	0.75%
P-4	A-4	822.63	A-3	822.11	15	RCP	CL III	0.50%
P-5	A-5	823.34	A-4	822.83	12	RCP	CL III	0.50%
P-5A	A-5A	824.22	A-5	823.54	12	RCP	CL III	1.00%
P-6	A-6	820.39	A-6A	819.70	12	RCP	CL III	1.00%

CASE #PL2020-26

ENGINEERING DIVISION
Approved By: Julie Long, PE
05/11/2020 7:39:37 AM

- NOTES:
- CONTRACTOR SHALL OBTAIN A PUBLIC WORKS PERMIT FOR OBSTRUCTIONS AND CONCRETE WORK WITHIN THE RIGHT-OF-WAY. PERMIT IS REQUIRED PRIOR TO REMOVALS OR INSTALLATION. CONTACT SEAN JENKINS (952-563-4546, SJENKINS@BLOOMINGTONMN.GOV) FOR PERMIT INFORMATION.
 - STREET LIGHTING AND INTERCONNECT CONDUIT MUST BE EXPOSED FOR CITY INSPECTION PRIOR TO POURING CONCRETE OR BACKFILLING EXCAVATION IN CITY RIGHT-OF-WAY.
 - ALL CONSTRUCTION AND POST-CONSTRUCTION PARKING AND STORAGE OF EQUIPMENT AND MATERIALS MUST BE ON-SITE. USE OF PUBLIC STREETS FOR PRIVATE CONSTRUCTION PARKING, LOADING/UNLOADING AND STORAGE WILL NOT BE ALLOWED.
 - CONTRACTOR SHALL OBTAIN A PUBLIC WORKS PERMIT FOR UNDERGROUND WORK WITHIN THE RIGHT-OF-WAY. PERMIT IS REQUIRED PRIOR TO REMOVALS OR INSTALLATION. CONTACT UTILITIES (952-563-4588) FOR PERMIT INFORMATION.
 - UTILITY PERMITS ARE REQUIRED FOR CONNECTIONS TO THE PUBLIC STORM, SANITARY, AND WATER SYSTEM. CONTACT UTILITIES (952-563-8777) FOR PERMIT INFORMATION.
 - TAPS OF LIVE WATER MAINS ARE DONE BY CITY FORCES AND PAID FOR AND COORDINATED BY THE CONTRACTOR.
 - UTILITY AND MECHANICAL CONTRACTORS MUST COORDINATE THE INSTALLATION OF ALL WATER AND SEWER SERVICE PIPES INTO THE BUILDING TO ACCOMMODATE CITY INSPECTION AND TESTING.
 - COMBINATION FIRE AND DOMESTIC SERVICES MUST TERMINATE WITH A THREAD ON FLANGE OR AN MJ TO FLANGE ADAPTER.
 - ALL COMPONENTS OF THE WATER SYSTEM, UP TO THE WATER METER OR FIRE SERVICE EQUIPMENT MUST UTILIZE PROTECTIVE INTERNAL COATINGS MEETING CURRENT ANSII/AWWA STANDARDS FOR CEMENT MORTAR LINING OR SPECIAL COATINGS. THE USE OF UNLINED OR UNCOATED PIPE IS NOT ALLOWED.
 - CONTACT JACK DISTEL (953-563-8748) FOR GRADING PERMIT INFORMATION.

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1ST HYDRANT NORTH OF 90TH STREET

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RYAN ANDERSON
Ryan Anderson

DATE: 04/07/2020 LIC. NO.: 55938

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PROJECT

U-HAUL

SELF STORAGE

BLOOMINGTON MINNESOTA

ISSUED SCHEDULE		
DATE	DESCRIPTION	BY
02/11/20	CITY SUBMITTAL	PJJ
03/26/20	2ND CITY SUBMITTAL	TTK
03/30/20	3RD CITY SUBMITTAL	KPM
04/07/20	PERMIT SET	KPM

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
03/20/2020	CITY COMMENTS	TTK
05/05/20	ADDENDUM #1	KPM
05/07/20	ADDENDUM #2	KPM

PROJECT NO. 19-22540

FILE NAME 22540 CS3 UTILITY

DRAWN BY PJJ

DESIGNED BY PJJ

REVIEWED BY RJA

ORIGINAL ISSUE DATE 04/07/20

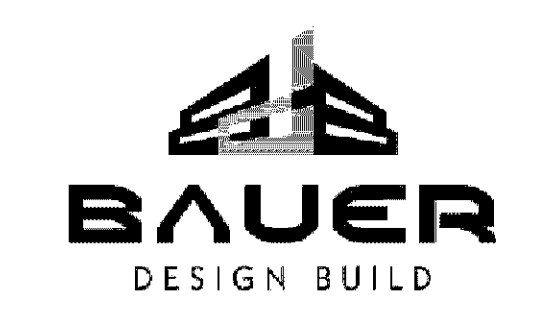
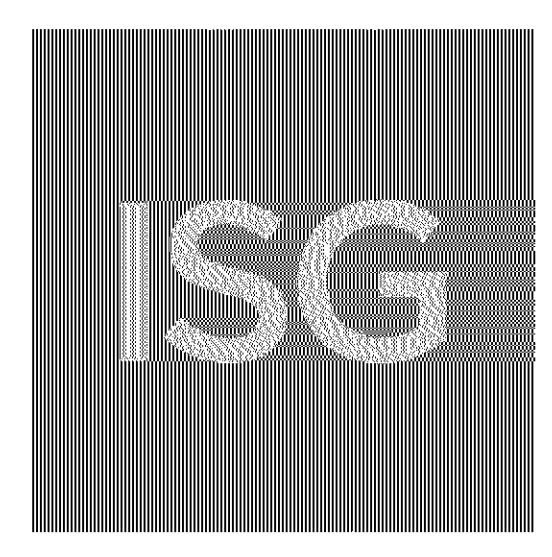
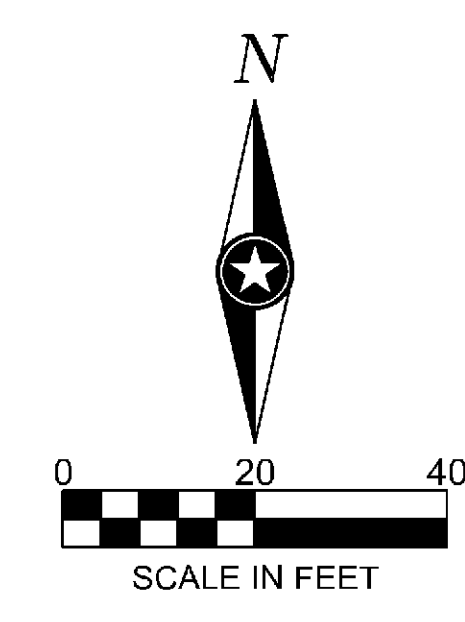
CLIENT PROJECT NO.

TITLE

SITE UTILITY PLAN

SHEET

C3-20



B.M. ELEVATION=829.63
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1ST HYDRANT NORTH OF 90TH STREET

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REVISION SCHEDULE		
DATE	DESCRIPTION	BY
05/05/20	ADDENDUM #1	KPM

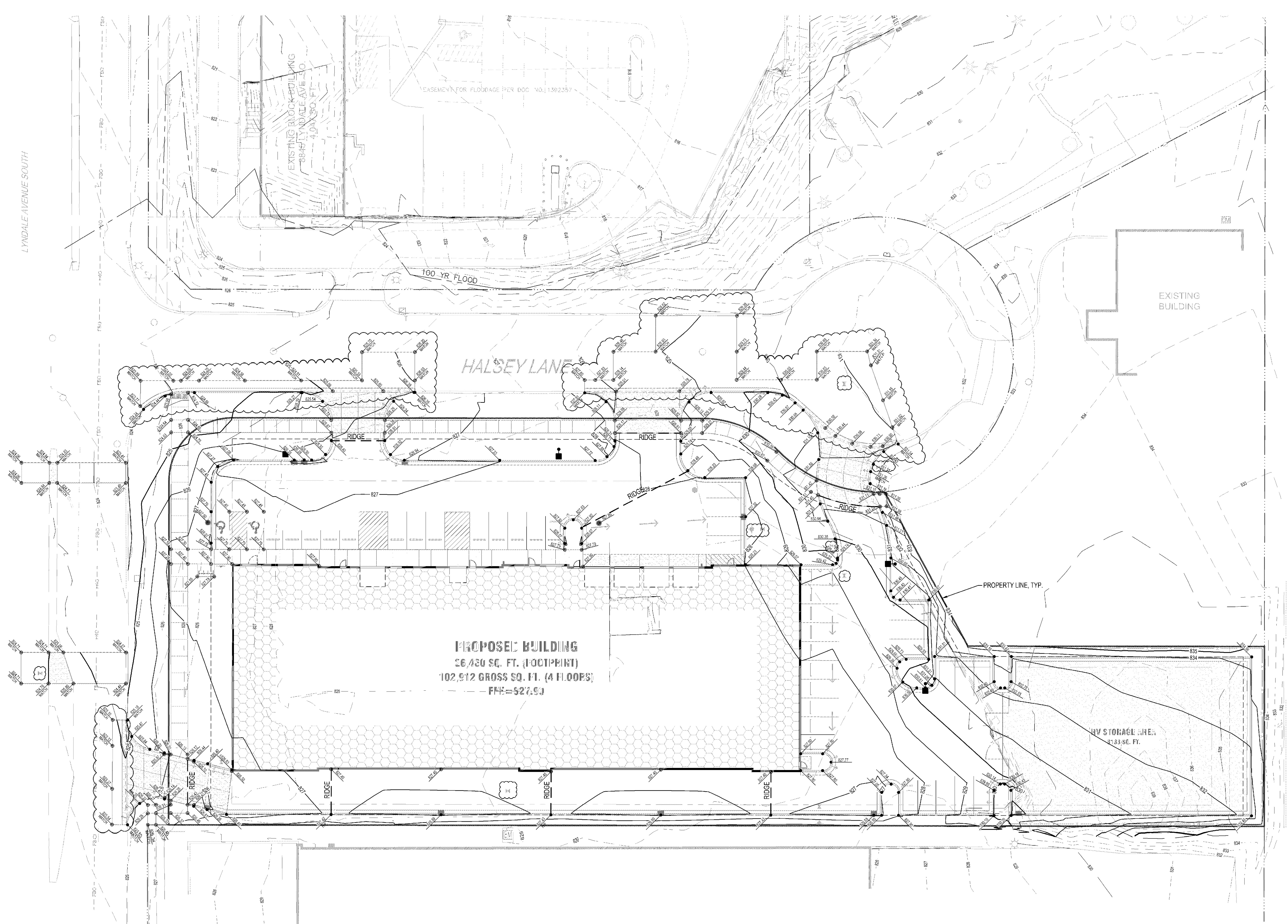
PROJECT NO.	19-22540
FILE NAME	22540 C4 GRADE
DRAWN BY	PJJ
DESIGNED BY	PJJ
REVIEWED BY	RJA
ORIGINAL ISSUE DATE	04/07/20
CLIENT PROJECT NO.	

TITLE

GRADING PLAN

SHEET

C4-10



GRADING LEGEND	
--- 101 ---	EXISTING CONTOUR (MINOR INTERVAL)
--- 100 ---	EXISTING CONTOUR (MAJOR INTERVAL)
--- 101 ---	PROPOSED CONTOUR (MINOR INTERVAL)
--- 100 ---	PROPOSED CONTOUR (MAJOR INTERVAL)
● 82.4	PROPOSED SPOT ELEVATION
● 82.5	PROPOSED TOP BACK OF CURB SPOT ELEVATION
-X.X%→	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED.

CASE #PL2020-26

ENGINEERING DIVISION
Approved By: Julie Long, PE
05/11/2020 7:40:17 AM