

SITE PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF BUILDING AND/OR FACE OF CURB.
2. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOPS ADJACENT TO PROPOSED BUILDING.
3. CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
4. ALL STRIPING SHALL BE 4 INCH WHITE.
5. ALL WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF LITTLE CANADA ENGINEERING DESIGN STANDARDS.
6. ALL EXISTING CURB CUTS TO BE REPLACED WITH CONCRETE CURB AND GUTTER EQUIVALENT TO THAT WHICH CURRENTLY EXISTS.

GENERAL NOTES:

1. 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.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
3. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN.
4. CONCRETE SIDEWALK AND CURB & GUTTER SHALL BE REMOVED TO NEAREST CONSTRUCTION JOINT OUTSIDE THE REMOVAL LIMITS.
5. 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.
6. ALL CONCRETE SIDEWALK ADJACENT TO BUILDING SHALL BE SEPARATED BY A 1/2" EXPANSION JOINT.
7. PROTECT EXISTING CONCRETE SIDEWALKS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CRACKED OR BROKEN PANELS CAUSED BY SITE CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL & DISPOSAL OF THE EXISTING BITUMINOUS. BITUMINOUS SHALL BE SAW CUT OR JACK HAMMERED FOR STRAIGHT EDGES. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
9. CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES & STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES & SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES & STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
10. CONTRACTOR SHALL NOT IMPEDE EXISTING TRAFFIC CIRCULATION TO ADJACENT BUSINESSES.
11. CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, ONCE A DAY IF NEEDED.
12. CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED AND ACCEPTED. SUCH DUST CONTROL MEASURES MAY INCLUDE SWEEPING, WATER SPRINKLING, CALCIUM CHLORIDE APPLICATIONS, TREATMENT WITH BITUMINOUS MATERIALS OR ANY OTHER METHODS, WHICH WILL PROVIDE AND MAINTAIN DUST-FREE CONDITIONS ON THE PROJECT.

SITE LEGEND:

- EXISTING CURB AND GUTTER
- B612 CURB AND GUTTER
- B612 CURB AND GUTTER (OUTFALL)
- - - LIMITS OF CONSTRUCTION
- LIGHT FIXTURE
- STANDARD BITUMINOUS PAVEMENT
- ▨ HEAVY DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT

CULVER'S RESTAURANT
RICE STREET AND MARKET DRIVE
LITTLE CANADA, MINNESOTA

SITE PLAN

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

Clark Wicklund
CLARK WICKLUND, PE

7-6-09 40922
Date License No.

QUALITY ASSURANCE/CONTROL

BY MK 7-6-09
DATE DATE

DATE ISSUE

DATE	ISSUE
5-18-09	CITY/RWMD SUBMITTAL
5-19-09	UTILITY REVISIONS
5-20-09	UTILITY REVISIONS
6-22-09	PERMIT SUBMITTAL
6-25-09	UTILITY REVISIONS
7-6-09	UTILITY REVISIONS

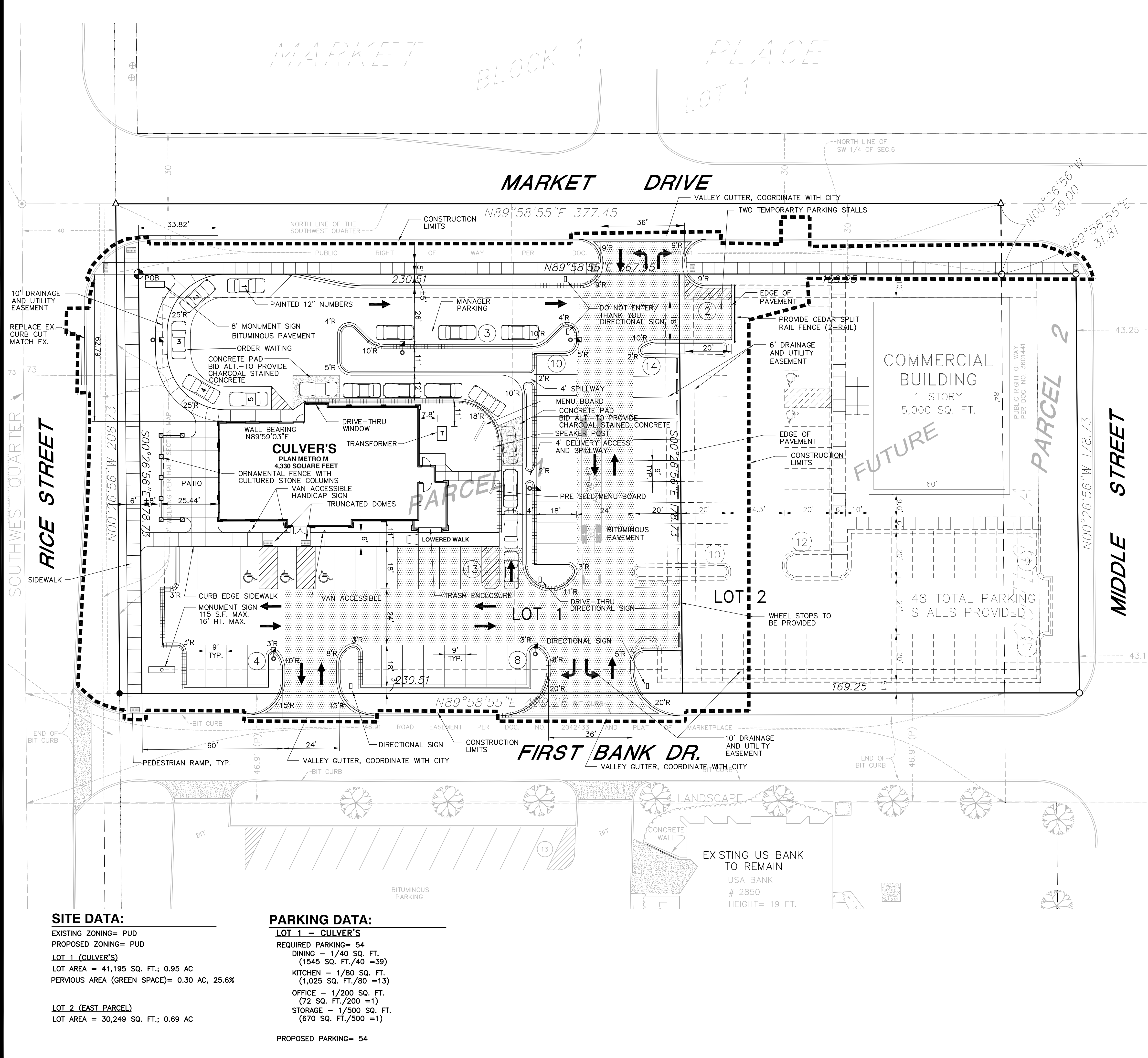
PROJECT TEAM DATA

DESIGNED: MK
DRAWN: DE
PROJECT NO: 020017D

C-4

SHEET

Drawing name: P:\alliant\Sherman\02017\plan-sht\Culver's\04_020017D\site.dwg Jul 06, 2009 - 12:39pm



SITE DATA:

EXISTING ZONING= PUD
PROPOSED ZONING= PUD
LOT 1 (CULVER'S)
LOT AREA = 41,195 SQ. FT.; 0.95 AC
PERVIOUS AREA (GREEN SPACE)= 0.30 AC, 25.6%

LOT 2 (EAST PARCEL)
LOT AREA = 30,249 SQ. FT.; 0.69 AC

PARKING DATA:

LOT 1 - CULVER'S
REQUIRED PARKING= 54
DINING - 1/40 SQ. FT.
(1545 SQ. FT./40 =39)
KITCHEN - 1/80 SQ. FT.
(1,025 SQ. FT./80 =13)
OFFICE - 1/200 SQ. FT.
(72 SQ. FT./200 =1)
STORAGE - 1/500 SQ. FT.
(670 SQ. FT./500 =1)
PROPOSED PARKING= 54

