

**General Site Notes**

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES.
- 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.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADIUS SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- 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.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

**Site Notes**

- A 4" TRAFFIC WHITE LANE STRIPE (TYP.)
- C PEDESTRIAN CROSSWALK STRIPING - WHITE
- D 4" WHITE DIAGONAL STRIPE
- F MATCH EXISTING CURB & GUTTER
- G MATCH EXISTING PAVEMENT
- I EXISTING CONCRETE CURB
- J PLANTED AREA
- K EXISTING MONUMENT SIGN
- L CONCRETE SIDEWALK AND JOINTING (REFER ARCH. PLANS)
- M CONCRETE PAVEMENT (SEE STRUCTURAL PLANS)
- P CONCRETE RETAINING WALL WITH RAILING (SEE ARCH. & STRUCTURAL PLANS)
- S OVERHEAD CLEARANCE BAR (SEE ARCH. PLANS)
- U RELOCATED EXISTING LIGHT POLE
- V TRANSFORMER PAD & DECORATIVE FENCE (SEE ARCH. PLANS)
- W 12'X20' TRASH ENCLOSURE WITH SLIDING DOORS
- X DRIVE-THRU SIGNAGE
- Y THANK YOU/EXIT ONLY SIGNAGE
- Z CONCRETE PAD WITH BIKE RACKS (SEE DETAIL SHEET)

**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
---	---	HEAVY DUTY BITUMINOUS PAVEMENT
---	---	STANDARD DUTY BITUMINOUS PAVEMENT
---	---	MILL & OVERLAY
---	---	NUMBER OF PARKING STALLS
---	---	TRANSFORMER
---	---	SITE LIGHTING
---	---	TRAFFIC SIGN
---	---	POWER POLE
---	---	BOLLARD / POST

**Sign Legend**

REFERENCE	SIZE	MnDOT DESIGNATION
S.1 STOP SIGN	30" X 30"	R1-1
S.2 HANDICAP ACCESSIBLE	12" X 18"	R7-BM
S.3 FIRE LANE / NO PARKING (TWO SIGNS PER POLE)	12" X 18"	R8-38
S.4 NO PARKING SIGN (TWO SIGNS PER POLE)	12" X 18"	R8-3
S.5 PEDESTRIAN CROSSING	30" X 30"	W11-2

\* FIRE LANE SIGNS SHALL MEET EDINA FIRE MARSHAL REQUIREMENTS AND HAVE RED LETTERS AND A RED BORDER ON A WHITE BACKGROUND. THE SIGN SHALL INCLUDE THE FOLLOWING WORDS: "NO PARKING, FIRE LANE."

**Site Details**

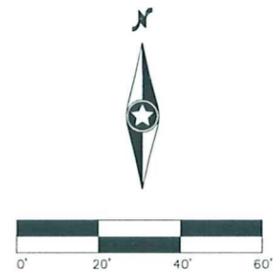
- 1 B612 CURB & GUTTER
- 2 B612EM CONCRETE CURB & GUTTER (ADJACENT TO SIDEWALK ONLY)
- 6 INTEGRAL CURB AND WALK
- 7 CONCRETE CROSS GUTTER (36"x7')
- 11 ACCESSIBLE DROPPED PEDESTRIAN RAMP (WITH TRUNCATED DOMES)
- 12 CROSS WALK STRIPING
- 14 TRAFFIC ARROW
- 16 HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
- 20 STANDARD DUTY PAVEMENT
- 21 HEAVY DUTY PAVEMENT
- 22 CONCRETE WALK
- 25 BITUMINOUS MILL AND OVERLAY (SEE DETAIL FOR CURB MILL)

**Sheet Index**

- C1 CIVIL SITE PLAN
- C2 EXISTING CONDITIONS PLAN
- C3 GRADING AND DRAINAGE PLAN
- C4 UTILITY PLAN
- C5 LANDSCAPE PLAN

**Signage and Striping Notes**

- 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).
- 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).
- 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.
- ALL SIGNS SHALL INCLUDE POST, CONCRETE FOOTING AND CASING WHERE REQUIRED. CONCRETE CASING REQUIRED IN LOCATIONS WHERE POST IS NOT PROTECTED BY CURB.
- 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.
- ALL SIGNS SHALL BE PLACED 18" BEHIND THE BACK OF CURB UNLESS OTHERWISE NOTED.



NOT FOR CONSTRUCTION

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**Revisions**

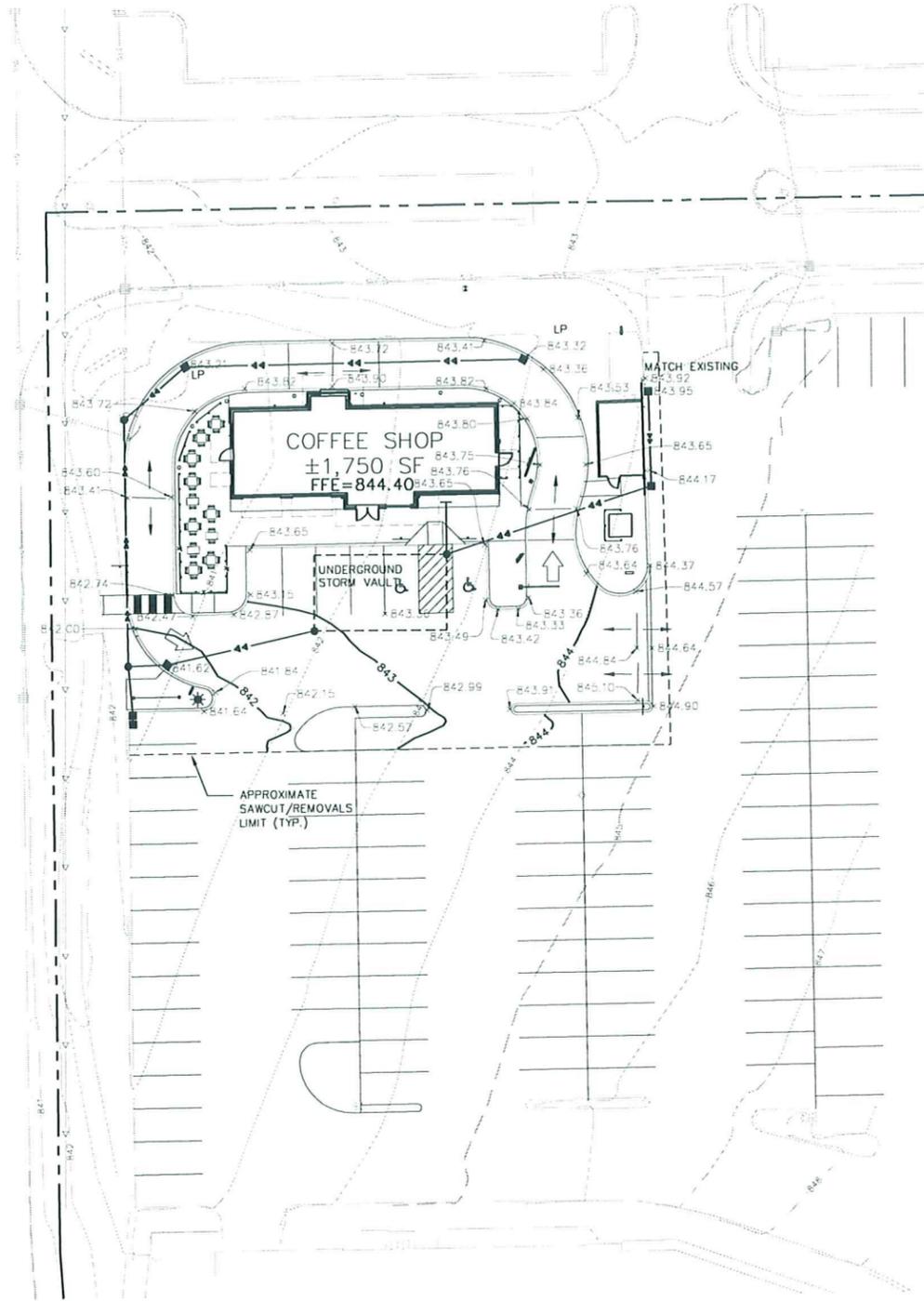
No.	Description	Date

Designed:	JMH
Checked:	JMH/DMP
Drawn:	CFP
Record Drawing by/date:	

**Coffee Shop**  
Edina, Minnesota



FRANCE AVENUE SOUTH



**Grading Notes**

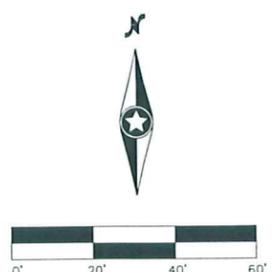
1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTORS SHALL 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.
3. 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.
4. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE TOPSOIL AT A MINIMUM DEPTH OF FOUR INCHES, PLANTING BEDS TO RECEIVE MINIMUM DEPTH OF TWELVE INCHES. TOPSOIL TO PROVIDE OPTIMUM CONDITIONS FOR PLANT GROWTH, AS APPROVED BY OWNER. THESE AREAS TO BE SEEDING AND WATERED FOR PRIMARY ESTABLISHMENT OF LAWN GRASS, AS REQUIRED, UNTIL LANDSCAPING CAN OCCUR. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT. GRADING CONTRACTOR IS RESPONSIBLE FOR STRIPPING AND STOCKPILING EXISTING TOPSOIL AND STORING IN AN OWNER APPROVED LOCATION, THEN REDISTRIBUTING TO FINAL GRADE AND PROVIDE FINE GRADING FOR LANDSCAPE INSTALLATION. REUSE SUITABLE EXISTING SOIL (TOPSOIL) MATERIAL FOR LANDSCAPING ON SITE, IMPORT ONLY AS NECESSARY.
5. 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.
6. ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
7. 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.
8. SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
9. SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
10. 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.
11. CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. 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.
14. 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.
15. 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.
16. 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.

**Grading Legend**

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	INDEX CONTOUR
---	---	INTERVAL CONTOUR
---	---	CURB AND GUTTER
---	---	SILT FENCE
---	---	STORM SEWER
---	---	WATER MAIN
---	---	SANITARY SEWER
---	---	RETAINING WALL
---	---	DRAIN TILE
---	---	BREAK LINE
---	---	GRADING LIMITS
---	---	ROCK CONSTRUCTION ENTRANCE OR EQUIVALENT
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	TOP AND BOTTOM OF RETAINING WALL
---	---	EMERGENCY OVERTFLOW
---	---	SOIL BORING LOCATION
---	---	CATCH BASIN INLET PROTECTION

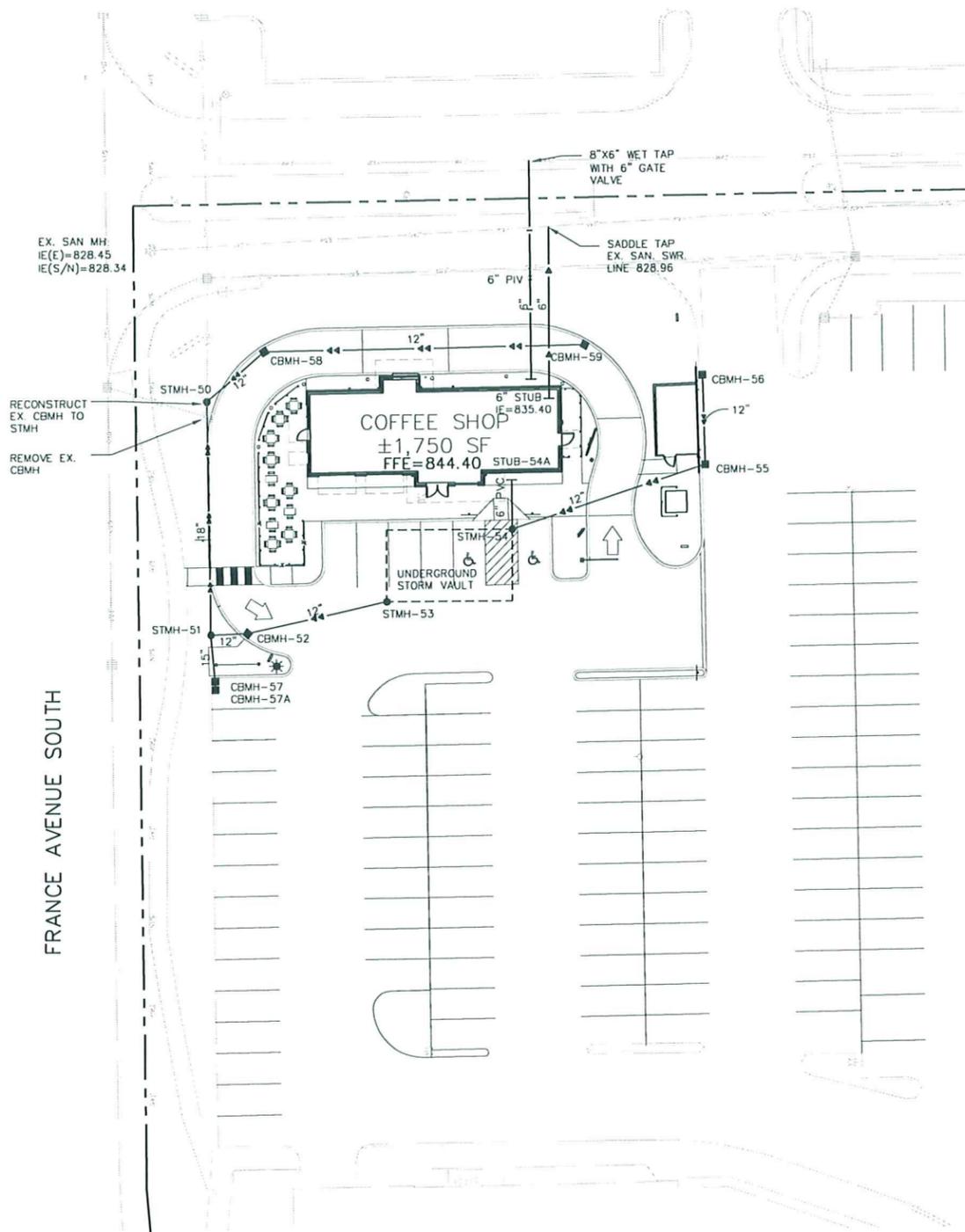
**Erosion Control Notes**

1. 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.
2. ROCK CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ENTRANCES.
3. 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.
4. CONTRACTOR SHALL INSTALL TEMPORARY INLET PROTECTION (WMCO OR EQUIVALENT) AROUND ALL CATCH BASIN GRATE INLETS, AFFECTED BY THIS CONSTRUCTION.
5. ALL DISTURBED AREAS SHALL HAVE TEMPORARY PROTECTION OR PERMANENT COVER OVER EXPOSED SOIL AREAS IF NOT BEING ACTIVELY GRADED WITHIN SEVEN (7) DAYS.
6. FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR WOOD FIBER BLANKET IS REQUIRED.
7. PUBLIC STREETS USED FOR HAULING SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING SHALL BE COMPLETED DAILY.



NOT FOR CONSTRUCTION

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**Sewer Structure Schedule**

STRUCTURE NO.	TOP ELEVATION	INV. ELEVATION
ST MH-50	843.8	837.5 S, 837.9 E
ST MH-51	841.2	837.8
CB MH-52	841.6	837.9
ST MH-53	842.9	838.9
ST MH-54	843.6	838.9, 836.9 SUMP
ST MH-54A	-	840.0
CB MH-55	844.2	840.5
CB MH-56	844.0	841.0
CB MH-57	840.9	837.9
CB MH-57A	840.9	837.9
CB MH-58	843.2	838.9
CB MH-59	843.2	840.2

**Utility Legend**

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	SANITARY SEWER (PVC SDR 26 OR SCHEDULE 40)
---	---	SANITARY SEWER FORCE MAIN
---	---	STORM SEWER (RCP OR HDPE)
---	---	WATER MAIN (DIP)
---	---	HYDRANT
---	---	GAS
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	OVERHEAD TELEPHONE
---	---	TELEPHONE FIBER OPTIC
---	---	CABLE TELEVISION
---	---	DRAIN TILE
---	---	GATE VALVE
---	---	FLARED END SECTION (WITH RIPRAP)
---	---	LIGHT POLE (COORDINATE WITH ELECTRICAL PLAN)
---	---	VERTICAL UTILITY SEPARATION
---	---	CLEANOUT
---	---	CURB STOP
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	EROSION CONTROL FENCE
---	---	SLEEVING/BORING LOCATIONS

**General Utility Notes**

1. 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.
2. 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 OF EDINA RESPECTIVE UTILITY SPECIFICATIONS.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
9. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER MAIN CROSSINGS WITH SANITARY SEWER OR STORM SEWER.
10. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
11. ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
12. 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.
13. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
14. 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.
15. 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 AASHTO M294, TYPE S WITH WATERTIGHT CONNECTIONS. 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. CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE DRILLED WITH RUBBER BOOT.
16. 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).
17. 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.
18. FURNISH AND INSTALL SLEEVING FOR IRRIGATION UNDER PAVEMENT, COORDINATE WITH IRRIGATION ON SIZE, TYPE, AND LOCATION.
19. CONTRACTOR TO COORDINATE FINAL LOCATION OF DRY UTILITIES (ELECTRIC, GAS, TELEPHONE, CABLE, ETC.) WITH SERVICE PROVIDER AND FURNISH AND INSTALL SLEEVING, CONDUITS, AND STRUCTURAL PERFORATIONS AS REQUIRED FOR SERVICE.

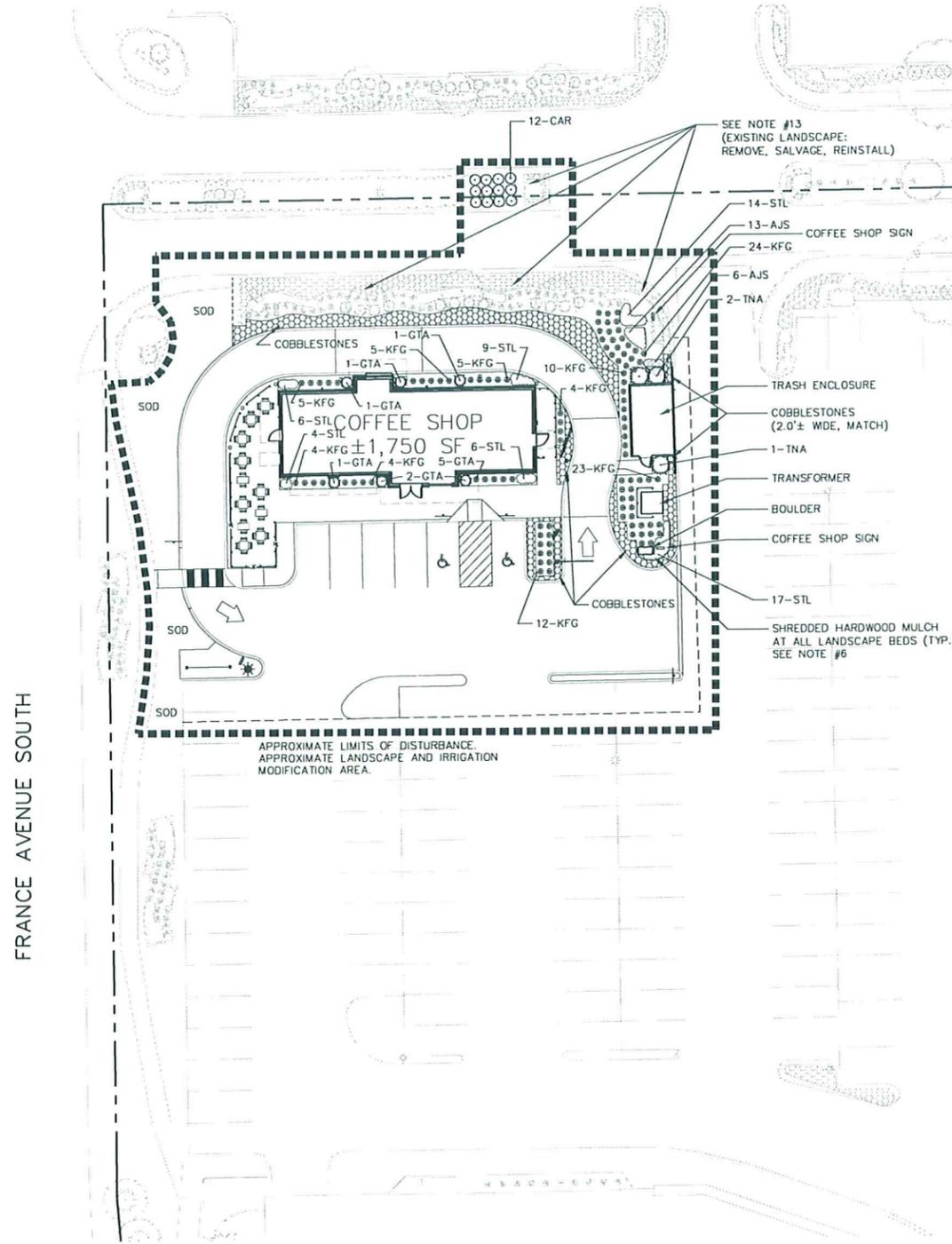
FRANCE AVENUE SOUTH



NOT FOR CONSTRUCTION

Date: 07/23/12 Sheet: C4 OF 5

Revisions:



**Landscape Notes**

1. VERIFY ALL LANDSCAPE IMPROVEMENTS WITH REMOVALS AND SITE WORK.
2. ALL DISTURBED LANDSCAPED AREAS, NOT INDICATED AS PLANTING BEDS, ARE TO BE SODDED, UNLESS NOTED OTHERWISE. SODDING TO BE PER MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION AND PER ANY SUPPLEMENT. SOD IS TO BE PRIMARILY KENTUCKY BLUEGRASS, FREE OF LAWN GRASS WEEDS. MATCH INTO EXISTING, WITH A CLEAN CUT. ANCHOR SOD ON SLOPED OR POTENTIAL EROSION AREAS, OR AS REQUIRED.
3. CONTRACTOR TO VERIFY PLANTS REQUIRED AS REFLECTED ON PLAN, NOTIFY LANDSCAPE ARCHITECT IF PLAN AND SCHEDULE DO NOT MATCH. ALL PLANT MATERIAL TO ADHERE TO THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST VERSION. ADD FERTILIZER, HERBACIDE, AND PESTICIDE AS NECESSARY FOR OPTIMUM GROWTH. ANNUAL BED QUANTITIES ARE MEASURED IN SQUARE FEET AND CONTRACTOR TO PROVIDE PLANTING SOIL, BUT ANNUAL PLANTS TO BE BY OWNER.
4. PROVIDE A MINIMUM OF 4" DEPTH OF TOPSOIL IN LAWN AREAS, 12" DEPTH OF PLANTING SOIL IN LANDSCAPE BEDS, AND 8" DEPTH OF PLANTING SOIL AT ANNUAL BEDS. ADD SOIL AMENDMENTS FOR OPTIMUM PLANT GROWTH. REMOVE EXISTING POOR SOIL AND REPLACE WITH NEW SPECIFIED SOIL, AS REQUIRED. ALL PARKING ISLAND GRADES SHALL HAVE A SIGNIFICANT CROWN. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR NORMAL TO OPTIMUM SOIL CONDITIONS FOR PLANT GROWTH. COORDINATE WITH OTHER WORK.
5. EDGING TO BE SPADED EDGE, TO A MINIMUM DEPTH OF 4". PROVIDE EDGE BETWEEN LANDSCAPE BED AND LAWN GRASS/ANNUAL BED AREA.
6. SHREDDED HARDWOOD MULCH SHALL BE COLORED, MATCH EXISTING, OR APPROVED EQUAL, AND AT A MINIMUM 4" DEPTH, FREE OF ALL DELETERIOUS MATERIAL. VERIFY WITH OWNER. PLANTING BEDS (UNLESS NOTED OTHERWISE), SINGLE TREE, AND SHRUB PLANTINGS SHALL HAVE A 4" DEPTH SHREDDED HARDWOOD MULCH RING AROUND EACH BASE. DECIDUOUS PLANT MATERIAL SHALL HAVE A MINIMUM 3" DIAMETER RING. EVERGREEN PLANT MATERIAL SHALL HAVE A RING TO THE DRIP LINE. NO MULCH AT ANNUAL BEDS.
7. ROCK COBBLESTONES TO BE A VARIETY OF SMOOTH FIELD STONES RANGING IN SIZE APPROXIMATELY 4" TO 12" DIAMETER, AND FIRMLY ANCHORED IN THE GROUND, MATCH EXISTING. INFILL GAPS, WITH SMALLER, SIMILAR ROCK, AS REQUIRED. BOULDER TO BE LIMESTONE (TAN) APPROXIMATELY 24" WIDE X 24" HIGH X 48" LONG OR CUBE IN SHAPE, ROUGH FACE AND FLAT BOTTOM, ANCHORED FIRMLY ON TOP OF GROUND AND LEVEL, MATCH EXISTING OR SIMILAR. OWNER/LANDSCAPE ARCHITECT TO APPROVE PRIOR TO DELIVERY.
8. EXISTING TREES AND SHRUBS, THROUGHOUT THE PROPERTY TO REMAIN, SHALL BE PRUNED TO REMOVE DEAD OR UNDESIRABLE LIMBS AND TO SHAPE PLANT FOR DESIRABLE APPEARANCE AND COMPLETED BY A QUALIFIED INDIVIDUAL. CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION AND DISPOSE OF ALL REMOVALS OFF-SITE PER PROJECT IMPROVEMENTS.
9. CONTRACTOR TO WATER PLANT MATERIAL DURING INSTALLATION AND DURING ESTABLISHMENT PERIOD. VOLUME OF WATER TO BE PER PLAN REQUIREMENT FOR ESTABLISHMENT AND NORMAL GROWTH. WATER EXISTING PLANTS IN CONSTRUCTION LIMITS UNTIL ESTABLISHED AND IRRIGATION SYSTEM IS FULLY OPERATIONAL.
10. CONTRACTOR TO WARRANT NEW PLANT MATERIAL FOR TWO-YEARS UPON PROJECT COMPLETION AND OWNER'S ACCEPTANCE.
11. MODIFY AND REPAIR EXISTING IRRIGATION SYSTEM(S) PER CONSTRUCTION IMPACT LIMITS TO PROVIDE NORMAL OPERATION. CONTRACTOR SHALL PROVIDE A MODIFICATION PLAN, FOR OWNERS APPROVAL. NEW WORK SHALL HAVE TWO-YEAR WARRANTY ON PARTS AND LABOR.
12. COORDINATE INSTALLATION WITH NEW CONSTRUCTION ITEMS AND PROPERTY MANAGER.
13. RECENTLY INSTALLED PLANTS AND LANDSCAPE IN IMPACT AREA TO BE REMOVED, SALVAGED IN A TEMPORARY NURSERY (WITH IRRIGATION), AND REINSTALLED IN SIMILAR LOCATION TO FINAL GRADE. ANY PLANTS AND LANDSCAPING DAMAGED, LOST, REMOVED, OR DEAD SHALL BE REPLACED WITH SIMILAR. NEW PLANT MATERIAL SHALL HAVE TWO-YEAR WARRANTY. FIELD VERIFY.

**Landscape Data**

ZONING: MDD-6 MIXED DEVELOPMENT DISTRICT 6

OVERSTORY TREE REQUIREMENTS: 1 TREE PER 40 LF OF PROPERTY PERIMETER

OVERSTORY TREE CALCULATION: 3,445 LF (ENTIRE SITE) / 40 = 87 TREES MINIMUM

UNDERSTORY TREE AND SHRUB: IN ADDITION TO OVERSTORY TREE REQUIREMENT. FULL COMPLEMENT OF UNDERSTORY TREES AND SHRUBS.

MINIMUM TREE SIZE FOR 24'+ BLDG HT:

TREE TYPE	DECIDUOUS	CONIFEROUS	PERCENTAGE
ORNAMENTAL	2.0" CAL.	5" HT.	5%
COMPLEMENTARY	2.5" CAL.	6" HT.	25%
ACCENT	3.5" CAL.	8" HT.	25%
PRIMARY	4.5" CAL.	10" HT.	20%
FULL	5.5" CAL.	12" HT.	20%

TREE ROOT AND SPECIES: BALL & BURLAP/SPADED AND 50% MAXIMUM OF ONE TYPE

SCREENING: TRASH / SERVICE AREA = 5'-10' HEIGHT  
 PARKING = 4'-10' HEIGHT

EXISTING TREE CREDIT: EXISTING TREES THAT MEET THE SAME SIZE REQUIREMENT MAY OFFSET THE NUMBER OF REQUIRED.

TREES PROVIDED: FROM PREVIOUS WHOLE FOODS AND CENTENNIAL LAKES PLAZA PROJECTS  
 TOTAL TREES = 129 (47 PROPOSED + 82 SAVED)

PROVIDED TREES = 47  
 - 10 OVERSTORY (2.5" CAL.)  
 - 11 UNDERSTORY (2.0" CAL.)  
 - 26 EVERGREEN (8' HT.)

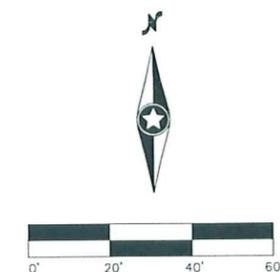
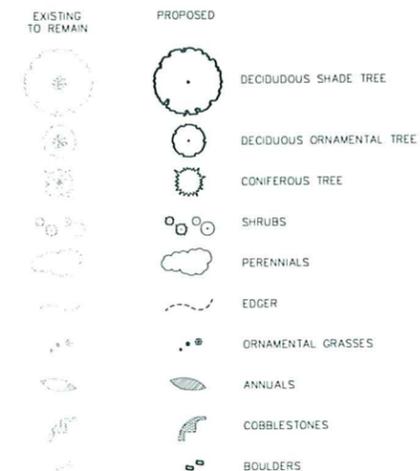
NO ADDITIONAL TREES REQUIRED/PROVIDED

**Plant Schedule**

TYPE	TOTAL	CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	COMMENT
OVERSTORY TREES	-	SLH	-	SKYLINE HONEYLOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2.5" CAL. BB	SINGLE STEM, FULL
	-	ABM	-	AUTUMN BLAZE MAPLE / ACER X FREEMANII 'JEFFERS RED'	2.5" CAL. BB	SINGLE STEM, FULL
ORNAMENTAL TREES	-	WSB	-	WHITE SPIRE BIRCH / BETULA POPULIFOLIA 'WHITE SPIRE'	10' HT. BB	CLUMP
	-	PSC	-	PINK SPIRES CRAB / MALUS 'PINK SPIRES'	2" CAL. BB	SINGLE STEM, FULL
	-	RSC	-	RED SPLENDOR CRAB / MALUS 'RED SPLENDOR'	2" CAL. BB	SINGLE STEM, FULL
EVERGREEN TREES	-	BHS	-	BLACK HILLS SPRUCE / PICEA GLAUCA DENSATA	8'-10' HT. BB	FULL
	-	COS	-	COLORADO GREEN SPRUCE / PICEA PUNGENS	8'-10' HT. BB	FULL
	-	AUP	-	AUSTRIAN PINE / PINUS NIGRA	8'-10' HT. BB	FULL
	-	NWP	-	NORWAY PINE / PINUS RESINOSA	8'-10' HT. BB	FULL
	-	GTA	6	GLOBE TECHNY ARBORVITAE / THUJA OCCIDENTALIS 'TECHNY GLOBE'	24" HT., #5 CONT	-
SHRUBS	21	TNA	3	TECHNY ARBORVITAE / THUJA OCCIDENTALIS 'TECHNY'	48" HT., #7 CONT	UPRIGHT
	-	CAM	-	COMPACT AMUR MAPLE / ACER GINNALA 'COMPACTUM'	48" HT., #7 CONT	-
	-	DKL	-	DWARF KOREAN LILAC / SYRINGA MEYERI 'PALIBIN'	24" HT., #5 CONT	-
	-	TNY	-	TAUNTON YEW / TAXUS X MEDIA 'TAUNTON'	24" SPRD., #5 CONT	-
PERENNIALS	75	SCJ	-	SCANDIA JUNIPER / JUNIPERUS SABINA 'SCANDIA'	24" SPRD., #5 CONT	-
	-	CAR	12	CHARLES ALBANEL ROSE / RUGOSA 'CHARLES ALBANEL' (EXPLORER SERIES)	GRADE #1, #5 CONT	-
	-	ALC	-	ALPINE CURRANT / RIBES ALPIMUM	24" HT., #5 CONT	-
	-	FLF	-	FLEECE FLOWER / POLYGONUM CUSPIDATUM VAR. COMPACTUM	24" SPRD., #5 CONT	-
	-	STL	56	STELLA DE ORO DAYLILY / HEMEROCALLIS 'STELLA DE ORO'	2-YEAR, #1 CONT	18" O.C.
ORNAMENTAL GRASSES	101	LBG	-	LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM 'CAROUSEL'	2-YEAR, #1 CONT	-
	-	RFG	-	RED FLAME GRASS / MISCANTHUS SINENSIS 'PURPURASCENS'	2-YEAR, #1 CONT	-
	-	KFG	101	KARL FOERSTER GRASS / CALAMAGROSTIS X ACUTIFLORA	2-YEAR, #1 CONT	-
ANNUALS	0	ANN	0	ANNUAL AREA BY SQUARE FOOT (PLANTS BY OWNER, SEE NOTE)	-	-
BOULDERS	1	---	1	BOULDERS (SEE NOTE FOR DETAILS)	-	-

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

**Landscape Legend**



NOT FOR CONSTRUCTION

Date: 07/23/12 Sheet: C5 OF 5

**Coffee Shop**

Edina, Minnesota

LANDSCAPE PLAN