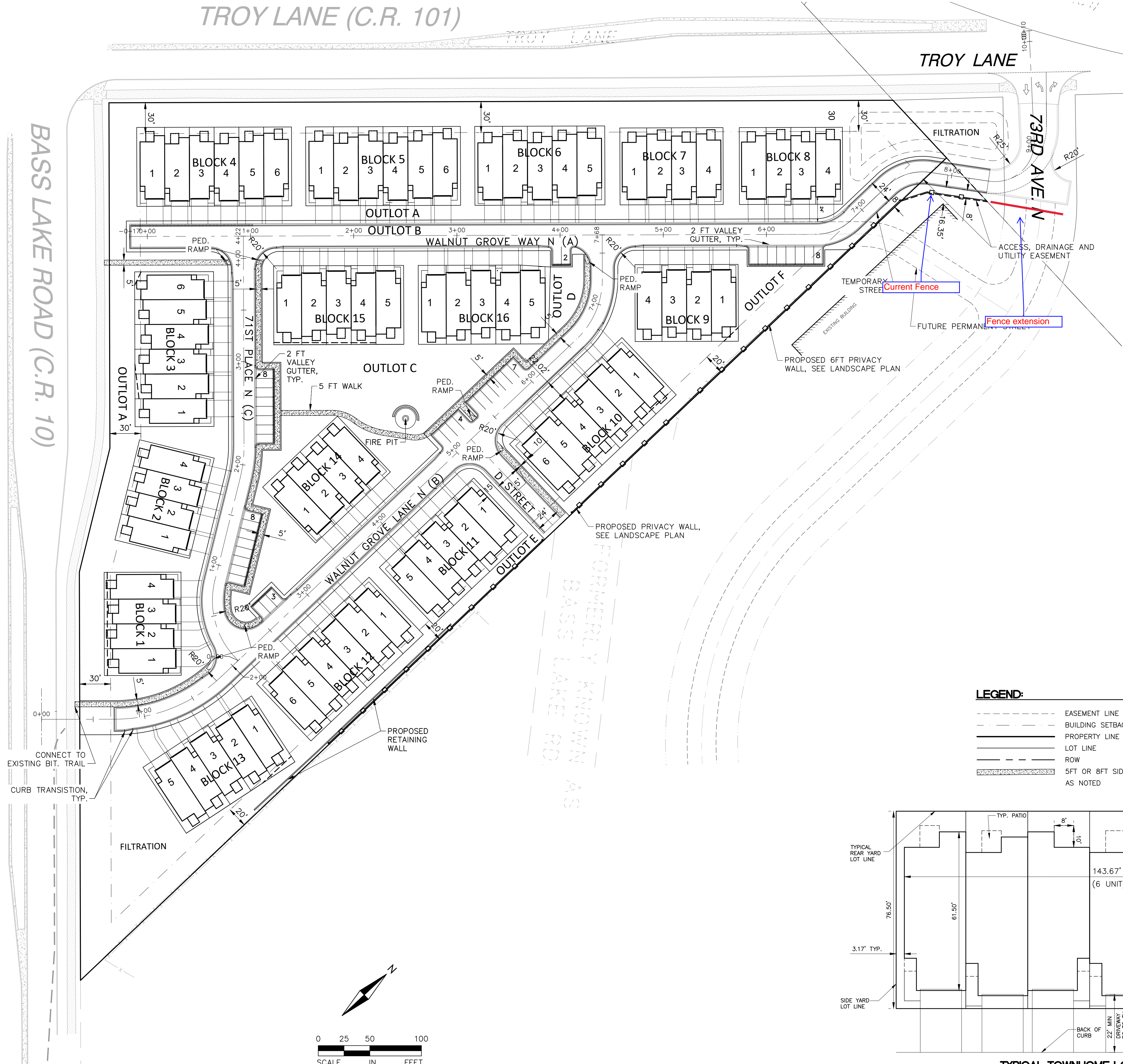


TROY LANE (C.R. 101)

BASS LAKE ROAD (C.R. 10)



SITE 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. 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.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
4. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN.
5. CONCRETE SIDEWALK AND CURB & GUTTER SHALL BE REMOVED TO NEAREST CONSTRUCTION JOINT OUTSIDE THE REMOVAL LIMITS.
6. 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.
7. DIMENSIONS SHOWN ARE TO BACK OF CURB, CENTER OF STRUCTURE, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING.
8. ALL CONCRETE SIDEWALK ADJACENT TO BUILDING SHALL BE SEPARATED BY A 1/2" EXPANSION JOINT.
9. PROTECT EXISTING CONCRETE SIDEWALKS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CRACKED OR BROKEN PANELS CAUSED BY SITE CONSTRUCTION.
10. 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.
11. 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.
12. CONTRACTOR SHALL NOT IMPEDE EXISTING TRAFFIC CIRCULATION TO ADJACENT BUSINESSES OR HOMES. PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION PER MNDOT STANDARDS.
13. CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, ONCE A DAY IF NEEDED.
14. 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 HANDED OVER.
15. CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
16. PARKING LOT STRIPING SHALL BE 4 INCH WHITE.
17. ALL WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY ENGINEERING DESIGN STANDARDS.
18. ALL CURB AND GUTTER TO BE SURMOUNTABLE CURB UNLESS NOTED OTHERWISE.
19. CONCRETE APRONS TO BE INSTALLED FOR ALL ACCESS DRIVES ONTO PUBLIC STREETS PER CITY STANDARDS.
20. RETAINING WALLS, WHERE HEIGHT IS MORE THAN 30" FROM FINISHED GRADE, SHALL HAVE A 42" GUARDRAIL OR FENCE ATOP THE WALL UNLESS OTHERWISE NOTED ON PLANS.

SITE DATA

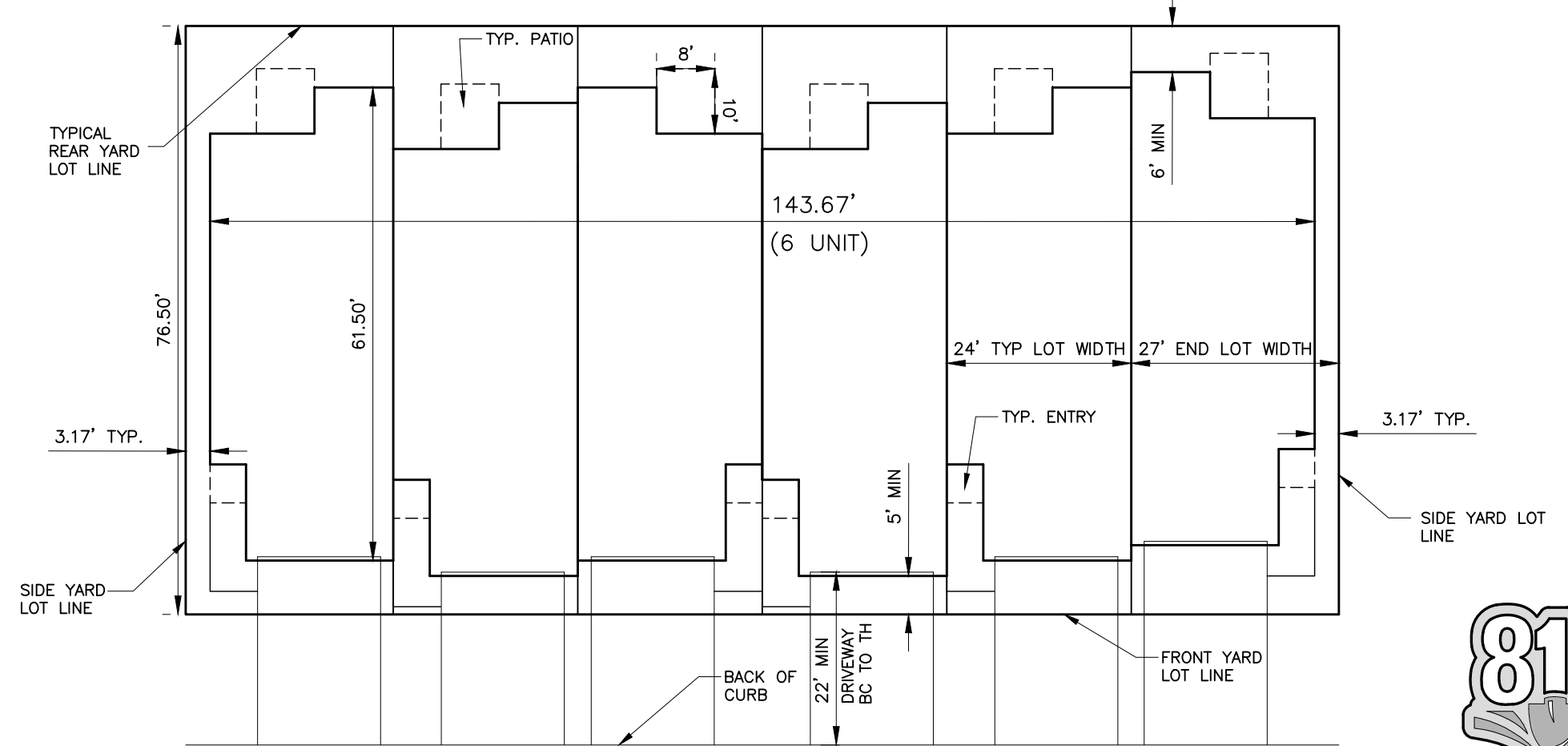
LOT TYPE BREAKDOWN	
TOWNHOME	79 UNITS
SETBACKS	
CR 101 AND BASS LAKE ROAD	30 FT
NORTHEAST BOUNDARY	20 FT
BUILDING TO BACK OF CURB (& MIN. DRIVEWAY LENGTH)	22 FT
SIDE YARD TO BACK OF CURB	15 FT
MINIMUM TOWNHOME SEPARATION	20 FT
PRIVATE ROAD WIDTH	24 FT B-B

PARKING COUNT	
TOWNHOME GUEST PARKING STALLS	40 (40 REQ. @ .5*UNITS)
TYPICAL STALL SIZE	9'x18'

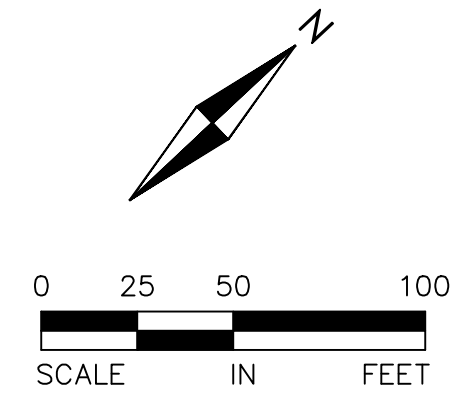
IMPERVIOUS SUMMARY	
SITE AREA	368,026 SF
PERCENT IMPERVIOUS	56.2% (217,013 SF)
STREET AREA (TO BACK OF CURB)	14.2% (52,238 SF)
PERCENT IMPERVIOUS (EXCLUDING STREETS)	42.0%

LEGEND:

- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW
- 5FT OR 8FT SIDEWALK AS NOTED



TYPICAL TOWNHOME LOT DETAIL



**Pulte Homes**

**ALLIANT ENGINEERING**

733 Marquette Ave, Ste 700  
 Minneapolis, MN 55402  
 612.758.3080 MAIN  
 612.758.3099 FAX  
 www.alliant-inc.com

**WINDROSE**  
 MAPLE GROVE, MN  
**CONCEPT STAGE PLAN, DEV. STAGE PLAN, & FINAL PLAN**  
**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

*Dave Nash*  
 DAVE NASH, PE  
 03/14/19 21836  
 Date License No.

QUALITY ASSURANCE/CONTROL

DATE	ISSUE
09/05/18	INCREASED SCREENING
03/19/19	ACCESS RE-DESIGN
03/25/19	REMOVE BASS LAKE RD RIGHT IN
04/08/19	OLD BASS LK RD STUB
05/06/19	CITY DRAINAGE UPDATE
05/20/19	ACCESS SHIFT PER CITY
05/28/19	GRADING PERMIT

PROJECT TEAM DATA

DESIGNED: DN  
 DRAWN: NS  
 PROJECT NO: 218-0034



Know what's below.  
 Call before you dig.  
 Dial 811

Drawing name: X:\2018\180034\plan\_sheets\BUD & Final\Plot\180034site.dwg, Rev: 28, 2019-11-14 4:54am