

SITE LEGEND

- PROPERTY LINE
- PUBLIC SIDEWALK EASEMENT
- EXISTING CONDITIONS
- BITUMINOUS PAVEMENT
- HEAVY-DUTY CONCRETE PAVEMENT
- 5" CONCRETE WALK (4" PUBLIC WALK)
- SAND-BLASTED DECORATIVE CONCRETE SURFACE ON CONCRETE WALK
- TRUNCATED DOMES
- CURB AND GUTTER
- CURB AND GUTTER (TIP-OUT)
- CURB AND GUTTER TAPER
- CONCRETE WHEEL STOP (SEE DETAIL)
- HEATED SIDEWALK BOUNDARY AREA (2)
- LIMITS OF DISTURBANCE
- PAVEMENT CONTROL/EXPANSION JOINT
- SITE LIGHTING (SEE LANDSCAPE PLAN)
- RETAINING WALL (STONE SEATWALL)
- (16) PARKING SPACES PER ROW

(A) SITE KEY NOTES

- A. BITUMINOUS PAVEMENT EDGE - SAWCUT, MATCH INTO EXISTING
- B. CURB - STREET CONCRETE CURB AND GUTTER - MATCH INTO EXISTING
- C. CURB - CONCRETE CURB AND GUTTER - TAPER
- D. CURB - CONCRETE CURB AND GUTTER - FLUSH
- E. RETAINING STONE SEATWALL - (SEE GRADING PLAN AND LANDSCAPE PLAN)
- F. DECORATIVE BOLLARDS - UNLIT BOLLARDS (SEE LANDSCAPE PLAN)
- G. TRAFFIC SIGNAGE/BOLLARD - ADA PARKING, MOUNTED ON POST IN BOLLARD (SEE DETAIL)
- H. PAVEMENT MARKING - INTERNATIONAL SYMBOL OF ACCESSIBILITY
- I. PAVEMENT MARKING - "NO PARKING" AND ADA ACCESS AISLE STRIPING
- J. STRIPING - 4" WHITE PARKING STALL STRIPING
- K. BICYCLE PARKING - BIKE RACKS (3 TOTAL LOOPS, SEE LANDSCAPE PLAN)
- L. EXISTING BICYCLE PARKING - BIKE RACKS (2 TOTAL LOOPS, SEE LANDSCAPE PLAN)
- M. FLAG POLES - 35 FT HT (2 TOTAL, SEE LANDSCAPE PLAN)
- N. TRASH ENCLOSURE AND ELECTRICAL TRANSFORMER AREA WITH 6'-HIGH SCREEN FENCE, DOORS, AND BOLLARDS (DUMPSTERS SHOWN FOR REFERENCE), SEE ARCHITECTURE PLANS
- O. CONCRETE SPLASH BLOCK - PRE-CAST CONCRETE AT ROOF OVERFLOW WALL OUTLET, SEE DETAIL
- P. PAVEMENT MARKING - THRU ARROW, WHITE PAINT, 7'x3', WITH 1" WIDE BAR

GENERAL SITE NOTES

1. BACKGROUND INFORMATION, SEE SURVEY. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
2. DIMENSIONS ARE TO FACE OF CURB, CONCRETE EDGE, OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND DOCKS.
4. ALL CURB RADII SHALL BE 5.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
5. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
6. 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.
7. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. PAVEMENT AND IMPROVEMENTS TO FOLLOW ALL ADA REQUIREMENTS FOR ACCESSIBILITY, INCLUDING SLOPE. CONTACT ENGINEER IMMEDIATELY INVOLVING ANY DISCREPANCIES.
8. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
9. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.
10. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION STAKING.
11. CONTRACTOR SHALL PROVIDE ALL SITE GOVERNMENTAL PERMITS. CONTRACTOR SHALL PROVIDE PERMIT FEE FOR MPCA NPDES PERMIT, CITY TO PROVIDE OTHER FEES.
12. ANY EXISTING CONCRETE INFRASTRUCTURE IN THE PUBLIC RIGHT-OF-WAY THAT IS EITHER CURRENTLY DEFECTIVE OR THAT IS DAMAGED DURING THE TIME OF SITE REDEVELOPMENT, MUST BE REMOVED AND REPLACED AT THE TIME OF SITE REDEVELOPMENT.
13. ALL PROPOSED WORK IN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH THE CURRENT EDITION OF THE CITY OF MINNEAPOLIS STANDARD SUPPLEMENTAL SPECIFICATIONS FOR CONSTRUCTION AND MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION AND ITS ATTACHMENTS. FOR DETAILED INFORMATION RELATED TO CITY OF MINNEAPOLIS STANDARD SPECIFICATIONS, DETAILS, AND STANDARD PLATES REFER TO THE FOLLOWING: <http://www.minneapolis.gov/publicworks/plates/index.htm>
14. SEE LANDSCAPE PLAN FOR ADDITIONAL INFO ON SITE FURNITURE ITEMS INCLUDING FLAG POLE, BENCHES, BIKE RACKS, AND DECORATIVE BOLLARDS.

SIGNAGE AND STRIPING NOTES

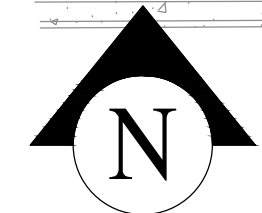
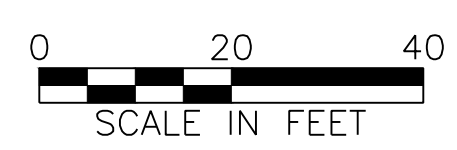
1. ALL TRAFFIC SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE STANDARDS OF THE FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. PARKING LOT STRIPING SHALL BE 4" WIDE COLOR WHITE, TWO COATS OF PAINT. CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS 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 12" 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.

BID ALTERNATES

- (1) ELECTRIC VEHICLE CHARGING STATION (SEE MEP PLANS)
- (2) HEATED SIDEWALK AREA (SEE MEP PLANS)

SEE TITLE SHEET FOR SITE DEVELOPMENT SUMMARY

- TOTAL EXISTING PARKING SPACES: 83 (4 ACCESSIBLE)
- TOTAL PROPOSED PARKING SPACES: 95 (4 ACCESSIBLE, 20 COMPACT)



PROJECT
NORWAY HOUSE INNOVATION + CULTURE CENTER
 913 FRANKLIN AVENUE
 MINNEAPOLIS, MN 55404

DRAFT PDR/BID PACKAGE

thorbeck ARCHITECTS
 2121 delaware avenue
 mendota heights, mn 55118
 tel: 651.756.7073

CONSULTANT: CIVIL ENGINEER AND LANDSCAPE ARCHITECT



SRF Consulting Group
 1 Carlson Parkway North,
 Suite 150
 Minneapolis, MN 55447-4443
 Tel 763.249.6796

DRAWN BY: BPR
 CHECKED BY: PDS

ISSUE RECORD DATE

DRAFT PDR/BID PACKAGE 08-01-20

CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MINNESOTA.
 REGISTRATION NO. 56607

BRADY P. RUTMAN

SHEET TITLE
SITE PLAN

SHEET NO.

C3.0

PROJECT NO. 788
 SRF PROJECT NO. 11157.00