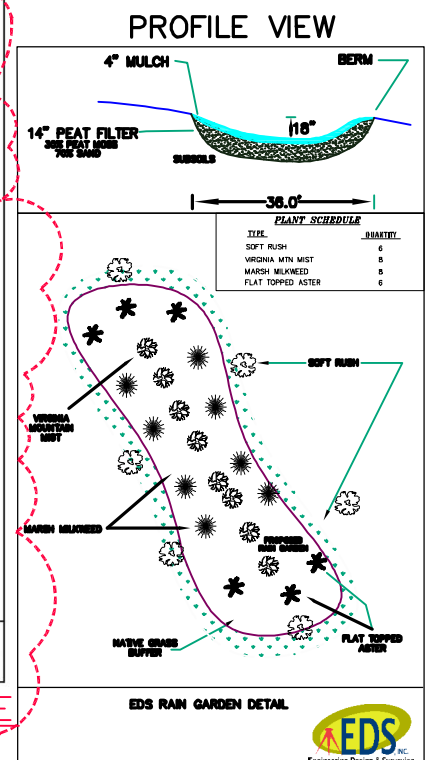
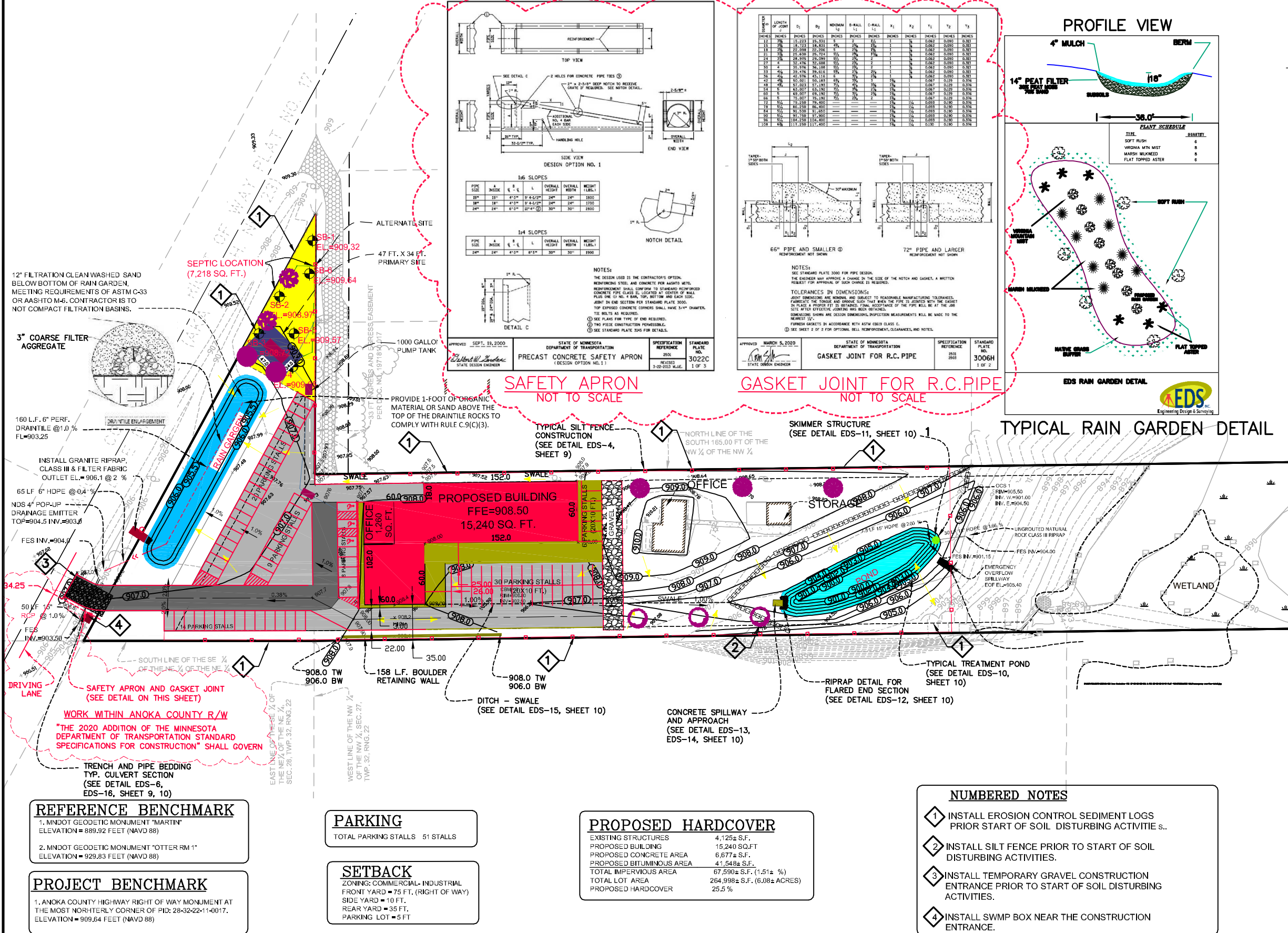
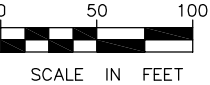


GRADING, DRAINAGE AND EROSION CONTROL PLAN

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166



- PROPOSED LEGEND
- [Red] DENOTES PROPOSED BUILDING
 - [Green] DENOTES PROPOSED CONC. SURFACE
 - [Grey] DENOTES PROPOSED BITUMINOUS SURFACE
 - [Dark Grey] DENOTES PROPOSED HEAVY DUTY BIT. SURFACE
 - [Orange] DENOTES PROPOSED B-612 CONCRETE C & G
 - [Yellow] DENOTES PROPOSED GREEN AREA
 - [Light Green] DENOTES PROPOSED CONC. SURFACE
 - [Blue] DENOTES PROPOSED SEPTIC
 - [Circle with X] DENOTES PROPOSED PARKING SIGN
 - [Arrow] DENOTES PROPOSED TRAFFIC FLOW
 - [Blue Wavy] DENOTES PROPOSED POND
 - [Blue Dashed] DENOTES PROPOSED RAIN GARDEN
 - [Dashed Line] DENOTES PROPOSED CONTOURS
 - [Dashed Line with X] DENOTES PROPOSED STORM SEWER
 - [Dashed Line with X] DENOTES PROPOSED SILT FENCE
 - [Dashed Line with X] DENOTES PROPOSED EROSION LOG
 - [Dashed Line with X] DENOTES PROPOSED ROCK CONSTR. ENT.
 - [Dashed Line with X] DENOTES PROPOSED BOULDER RET. WALL
 - [Dashed Line with X] DENOTES PROPOSED DRAINAGE FLOW

NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. CONTRACTOR MUST VERIFY PROPOSED ELEVATIONS.
3. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY THE SURVEYOR.
4. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
5. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

- NUMBERED NOTES
1. INSTALL EROSION CONTROL SEDIMENT LOGS PRIOR START OF SOIL DISTURBING ACTIVITIES.
 2. INSTALL SILT FENCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
 3. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
 4. INSTALL SWMP BOX NEAR THE CONSTRUCTION ENTRANCE.

PROPOSED HARDCOVER

EXISTING STRUCTURES	4,125± S.F.
PROPOSED BUILDING	15,240 SQ.FT
PROPOSED CONCRETE AREA	6,677± S.F.
PROPOSED BITUMINOUS AREA	41,548± S.F.
TOTAL IMPERVIOUS AREA	67,590± S.F. (1.51± %)
TOTAL LOT AREA	264,998± S.F. (6.08± ACRES)
PROPOSED HARDCOVER	25.5 %

PARKING
TOTAL PARKING STALLS 51 STALLS

SETBACK
ZONING: COMMERCIAL- INDUSTRIAL
FRONT YARD = 75 FT. (RIGHT OF WAY)
SIDE YARD = 10 FT.
REAR YARD = 35 FT.
PARKING LOT = 5 FT

REFERENCE BENCHMARK
1. MNDOT GEODETIC MONUMENT "MARTIN"
ELEVATION = 889.92 FEET (NAVD 88)
2. MNDOT GEODETIC MONUMENT "OTTER RM 1"
ELEVATION = 929.83 FEET (NAVD 88)

PROJECT BENCHMARK
1. ANOKA COUNTY HIGH-WAY RIGHT OF WAY MONUMENT AT THE MOST NORTHERLY CORNER OF PID: 28-32-22-11-0017.
ELEVATION = 909.64 FEET (NAVD 88)