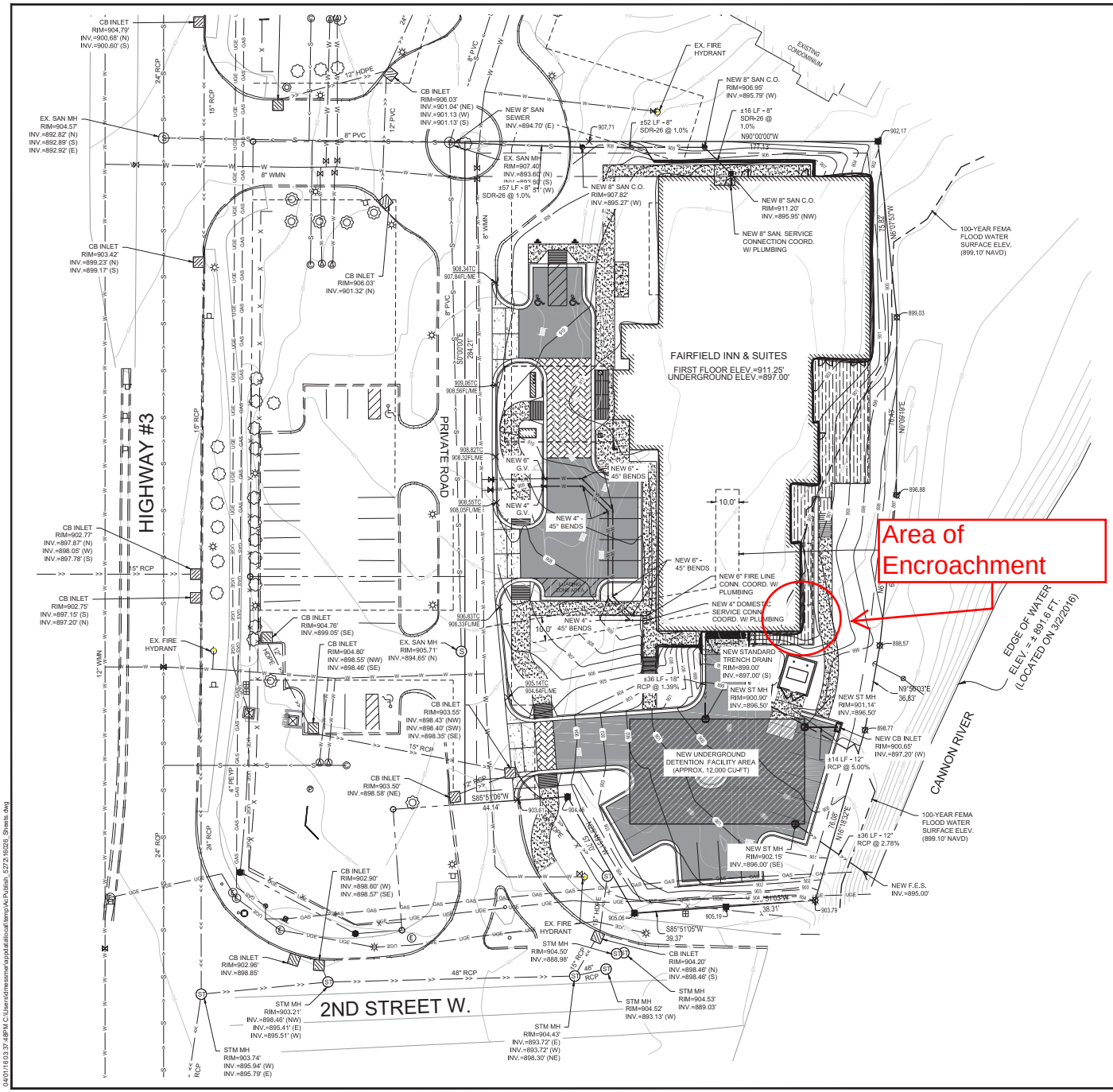

GRADING NOTES:

1. ONLY TOPSOIL IS TO BE STOCKED ONSITE. OTHER EXCAVATED MATERIAL SHALL BE HAULED OFFSITE.
2. ALL STORM DRAIN INLETS IN PAVED PARKING LOTS ARE IN SUMP CONDITION.
3. REFER TO SITE PLAN FOR CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
4. THE OWNER/CONTRACTOR SHALL BE AWARE OF ALL DESIGN SLOPES LESS THAN 1% AND SHALL ACCEPT ANY ISSUES THAT MAY RESULT.
5. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICE 72 HOURS PRIOR TO BEGINNING GRADING.
6. REFER TO STRUCTURAL SPECS. FOR EARTHWORK REQUIREMENTS FOR BUILDING PADS.
7. SPOT ELEVATIONS AT CURBLINES ARE AT FACE-OF-CURB & INDICATE FLOWLINES UNLESS OTHERWISE NOTED.

UTILITY NOTES:

1. ALL UNDERGROUND ELEC, GAS AND DATA CABLES SHALL BE INSTALLED BY UTILITY PROVIDER. UTILITIES LOCATIONS SHOWN ARE FOR SCHEMATIC PURPOSES ONLY.
2. THE LOCATIONS OF ALL EXISTING UTILITIES ON THESE PLANS WERE TAKEN FROM THE SURVEY INFORMATION PROVIDED BY BOLTON & MENK, INC. THE EXACT LOCATIONS AND ELEVATIONS OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
3. THE CONTRACTOR SHALL COORDINATE WITH THE GAS, ELECTRIC, TELEPHONE, AND CABLE TV COMPANIES TO OBTAIN SERVICE AND TO PROVIDE FOR INSTALLATION OF SERVICE LINES.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION PROJECT.
5. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY OF NORTHFIELD STANDARDS AND SPECIFICATIONS, EXCEPT AS NOTED HEREIN AND APPROVED BY THE CITY.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN UTILITY TAKEOFF QUANTITIES.
7. ALL WATER LINES SHALL BE INSTALLED WITH A MINIMUM OF 7.0-FT GROUND COVER MEASURED FROM FINISHED GROUND TO THE TOP OF THE INSTALLED PIPE.
8. ALL WATER LINES SHALL BE C-900 PVC SDR 18.
9. MECHANICAL JOINT RESTRAINTS REQUIRED ON ALL WATER MAIN FITTINGS.
10. ALL SANITARY SEWER SERVICE LINES 6" AND LARGER SHALL BE INSTALLED AT 1.0% MINIMUM SLOPES UNLESS OTHERWISE NOTED.
11. ALL DOWNSPOUT LOCATIONS ARE TO BE INSTALLED TO DRAIN IN GREEN SPACED AREAS USING SPLASH BLOCKS. ALL SPLASH BLOCKS ARE TO BE PROVIDED BY THE LANDSCAPING CONTRACTOR.
12. THE FIRE SERVICE PIPE JOINTS SHALL NOT BE LOCATED UNDER THE FOUNDATIONS FOOTINGS.
13. THE FIRE SERVICE PIPE SHALL RUN AT LEAST 1-FT BELOW THE BOTTOM OF THE PROPOSED BUILDING'S FOUNDATION FOOTINGS.
14. CITY REQUIRES INTERNAL TV INSPECTION OF ALL SEWER LINES 6" OR LARGER COPY OF VIDEO AND RUN SHEETS (WITH STATION REFERENCE) SHALL BE SUBMITTED TO CITY.
15. ALL WATER MAINS (4" OR LARGER) FOR DOMESTIC USE SHALL BE PRESSURE TESTED AND WATER SAMPLES COLLECTED FOR BACTERIOLOGICAL ANALYSIS.
16. COORDINATE WITH CITY FIRE MARSHALL REGARDING ALL FIRE LINES & STRUCTURES.

BENCHMARK:

BENCHMARK USED WAS #6612-Z. PEASE REFER TO THE TOPOGRAPHIC & BOUNDARY SURVEY COMPLETED BY BOLTON & MENK, INC. FOR MORE INFORMATION.

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REVISIONS

Preliminary Not For Construction

FAIRFIELD INN & SUITES
80 UNITS, 4 STORIES
NORTHFIELD, MINNESOTA

PLEASE BE ADVISED THAT THIS SET OF PLANS HAS BEEN PREPARED FOR BUILDING CODE AND PLAN REVIEW ONLY. THIS SET OF PLANS SHOULD BE CONSIDERED PRELIMINARY AND NOT FOR ANY BIDDING, FINAL ESTIMATE OR CONSTRUCTION. THIS SET OF PLANS SHALL NOT BE DEEMED FINAL UNTIL ALL APPROVALS HAVE BEEN OBTAINED FROM ALL CODE AUTHORITIES HAVING JURISDICTION. ANY BID SUBMITTED, BASED ON THIS SET OF PRELIMINARY PLANS, IS SUBJECT TO CHANGE AND IS INCOMPLETE.

LJA JOB #	16026
PROJ. DATE:	01-24-16
FILE NAME:	16026_SHEETS
DWG. SCALE:	1"=20 @ 24"x36"
CHECKED BY:	HDW
DRAWN BY:	DMM

SHEET DESCRIPTION

GRADING & UTILITY PLAN

C-2

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