



SCALE: AS SHOWN
DESIGN BY: DJZ
PLAN BY: CLB
CHECK BY: CLB

EW REDUCTION ALTERNATIVES:
(1) SHIFT BUILDINGS CLOSER TO ROADWAY AND/OR (2) CONSTRUCT RETAINING WALL

POTENTIAL IMPACTS TO WHAT APPEARS TO BE EXISTING POND; DETERMINE ALLOWABLE LIMITS OF FILL

EW NOTE: THE GRADING FOR BUILDINGS 8-1 AND 8-2 AS SHOWN WITH FILL SLOPE IS APPROX. 6,700 CY (WITHOUT HOLDDOWNS). SLOPE ALONE IS APPROX 2,500 CY

REFINEMENT: IDENTIFY DRIVEWAY CONNECTIONS FOR ALL UNITS TO REFINE FINISH FLOOR ELEVATIONS AND REDUCE STEPS (TYP). POTENTIAL EW SAVINGS.

RECONSIDER DESIGNATING ADA UNITS ALONG FLATTER PORTION OF INTERIOR PRIVATE ROAD

EW REDUCTION ALTERNATIVE: SHIFT BUILDINGS CLOSER TO ROADWAY

EW REDUCTION ALTERNATIVE: SHIFT BLDG 4-3 TO ACCESS OFF INTERIOR PRIVATE STREET; ADJUST UNITS TO TUCK UNDER.

EW REDUCTION ALTERNATIVE: SHIFT BLDG 4-4 TO ACCESS OFF INTERIOR PRIVATE STREET; ADJUST UNITS TO LOOK OUT.

LEGEND

- EXISTING CONCRETE SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE/CATCH BASIN
- EXISTING LIGHT POLE
- EXISTING UTILITY METER
- EXISTING UTILITY PEDESTAL
- EXISTING HAND HOLE
- EXISTING TREE
- PROPOSED CONTOUR
- EXISTING CONTOURS

ABBREVIATIONS

- SOG SLAB ON GRADE
- T/U TUCK UNDER
- L/O LOOK OUT
- W/O WALK OUT

CONCEPTUAL DESIGN NOTES

THIS CONCEPTUAL DESIGN IS DRAFT AND SUBJECT TO CHANGE. THIS LAYOUT WAS PREPARED FOR INITIAL EARTHWORK ESTIMATES ONLY AND IS SUBJECT TO REVIEW AND ADJUSTMENTS DUE TO BUILDING SETBACKS, DRIVEWAY PLACEMENTS, AND STORM WATER TREATMENT / MITIGATION REQUIREMENTS IN REDWING, MN.

Elevations Table				
Number	MIN ELEV	MAX ELEV	Color	VOL (CY)
1	-11.0	0.0		5,132
2	0.0	8.3		11,812

6,680 CY IMPORT (RAW, UNADJUSTED)

K:\014615-000\Cad\Proposed\014615-000_CSTTE-GRAD-3D.dwg 8/30/2019 4:15:45 PM

RED WING TOWNHOMES
RED WING, MINNESOTA

CONCEPTUAL GRADING PLAN