

3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
4. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIGNAGE, ETC.
5. FOR SIGNAGE, TRUCK DOORS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING FOOTPRINT, SEE LOCAL ORDINANCES.
6. ALL INNER CURBED RADI AND RADI TO BE 7' AND OUTER CURBED RADI ARE TO BE 21', UNLESS OTHERWISE NOTED. STRIPPED RADI ARE TO BE 5'.
7. ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
8. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, UNLESS OTHERWISE NOTED ON PLANS INCLUDING BUT NOT LIMITED TO ALL UTILITIES, TRUCK DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL RELOCATIONS SHALL BE ACCORDING TO GOVERNMENT STANDARDS, PERMITS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH AGENCY AS MAY BE INCLUDED IN BASE BID.
10. SITE BOUNDARY, "TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY GEAN, FIELD & NOWAK, INC., DATED 11/27/2019.
11. KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
12. TOTAL LAND AREA IS 10.96 ACRES.
13. PYLON MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO PROVIDE FOR ALL NECESSARY PERMITS AND RELOCATIONS NECESSARY FOR THE CONSTRUCTION OF THE PYLON MONUMENT SIGN.
14. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
15. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE OR BELOW CONSTRUCTION LIMITS. ANY EXISTING OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS, RIGHTS OF WAY OR UNLESS OTHERWISE NOTED ON ANY OF THE PLANS.
16. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
17. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
18. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
19. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
20. ALL PARKING STALLS TO BE 8' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE NOTED.

	PROPERTY LINE
	PROPOSED FENCE
	SETBACK LINE
	RETAINING WALL
	PROPOSED CURB AND GUTTER
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED STANDARD DUTY ASPHALT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED STORMWATER MANAGEMENT AREA
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CURB

HIGHWAY 169 BUSINESS PARK

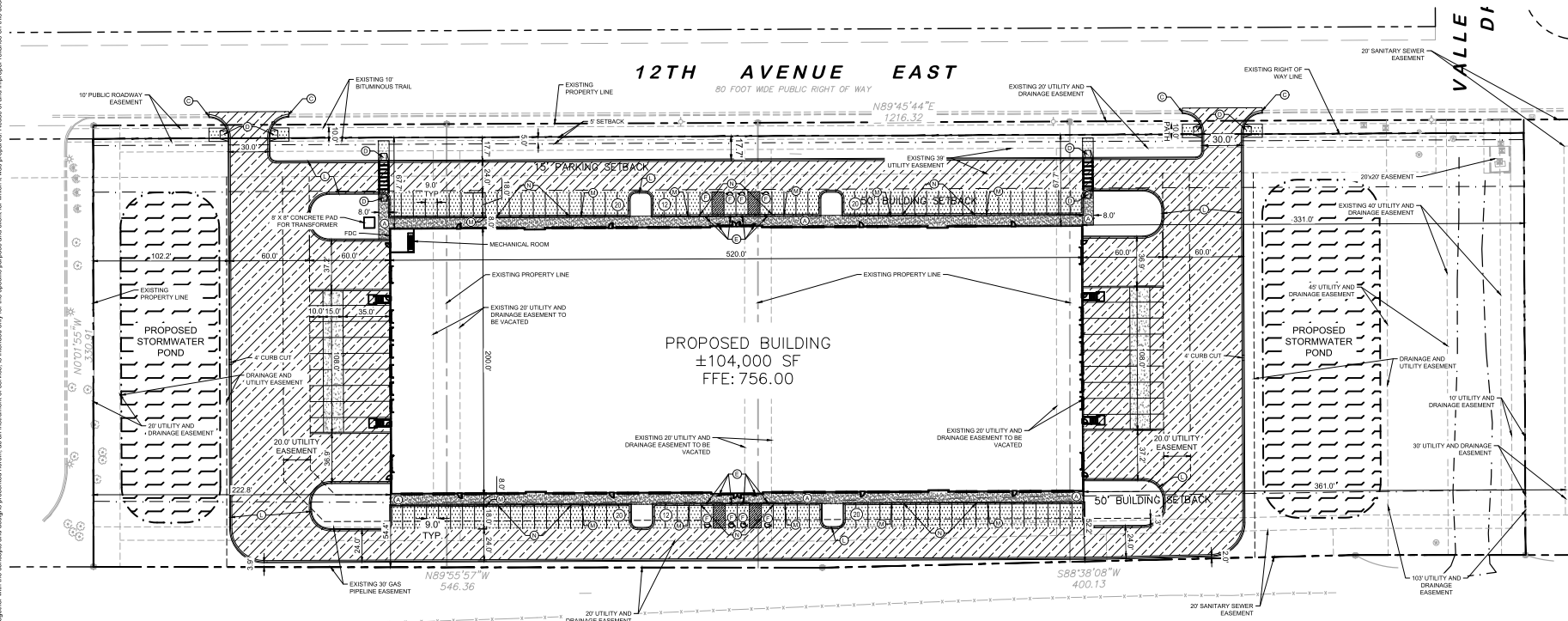
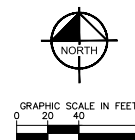
TOTAL PROPERTY AREA	473,178 SF (10.96 AC)
PROPOSED IMPERVIOUS AREA	234,677 SF (5.38 AC)
PROPOSED PERVIOUS AREA	238,501 SF (5.48 AC)
TOTAL DISTURBED AREA	332,650 SF (7.64 AC)

ZONING SUMMARY	
EXISTING ZONING	BP - BUSINESS PARK
PROPOSED ZONING	BP - BUSINESS PARK
PARKING SETBACKS	FRONT = 15'
BUILDING SETBACKS	FRONT = 50' REAR = 50'

AREAS

PROPOSED PROPERTY	473,176 SF (10.86 AC)
BUILDING AREA	104,000 SF (22% OF TOTAL PROPERTY AREA)
PARKING	
REQUIRED PARKING	1 PER EMPLOYEE (LARGE SHIFT) 104 SPACES @ 1 1/10 SF
PROPOSED PARKING	104 SPACES
ADA STALLS REQ'D / PROVIDED	5 STALLS / 8 STALLS
PROPOSED TRUCK DOCKS	14 SPACES

A	CONCRETE SIDEWALK
B	6" CONCRETE FILLED PIPE BOLLARD
C	MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
D	ACCESSIBLE CURB RAMP
E	ACCESSIBLE PARKING SIGN
F	ACCESSIBLE PARKING
G	AREA STRIPPED WITH 4" 5YLS @ 45° S.D.C.
H	STANDARD DUTY ASPHALT PAVEMENT
I	LANDSCAPE AREA - SEE LANDSCAPE PLANS
J	MILL AND OVERLAY RESTRIPTED AREAS
K	HEAVY DUTY CONCRETE PAVEMENT
L	8612 CURB & GUTTER (TYP.)
M	TRANSITION CURB
N	FLUSH CURB
O	COMMERCIAL DRIVEWAY APRON



PRELIMINARY - NOT FOR CONSTRUCTION

SITE PLAN

**HIGHWAY 169
BUSINESS PARK**

BUSINESS PARK
PREPARED FOR
ENDEAVOR
DEVELOPMENT

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
37 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114

PHONE: 651-645-4197

WWW.KIMLEY-HORN.COM

E: 07/01/2021 LIC. NO. 42661

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