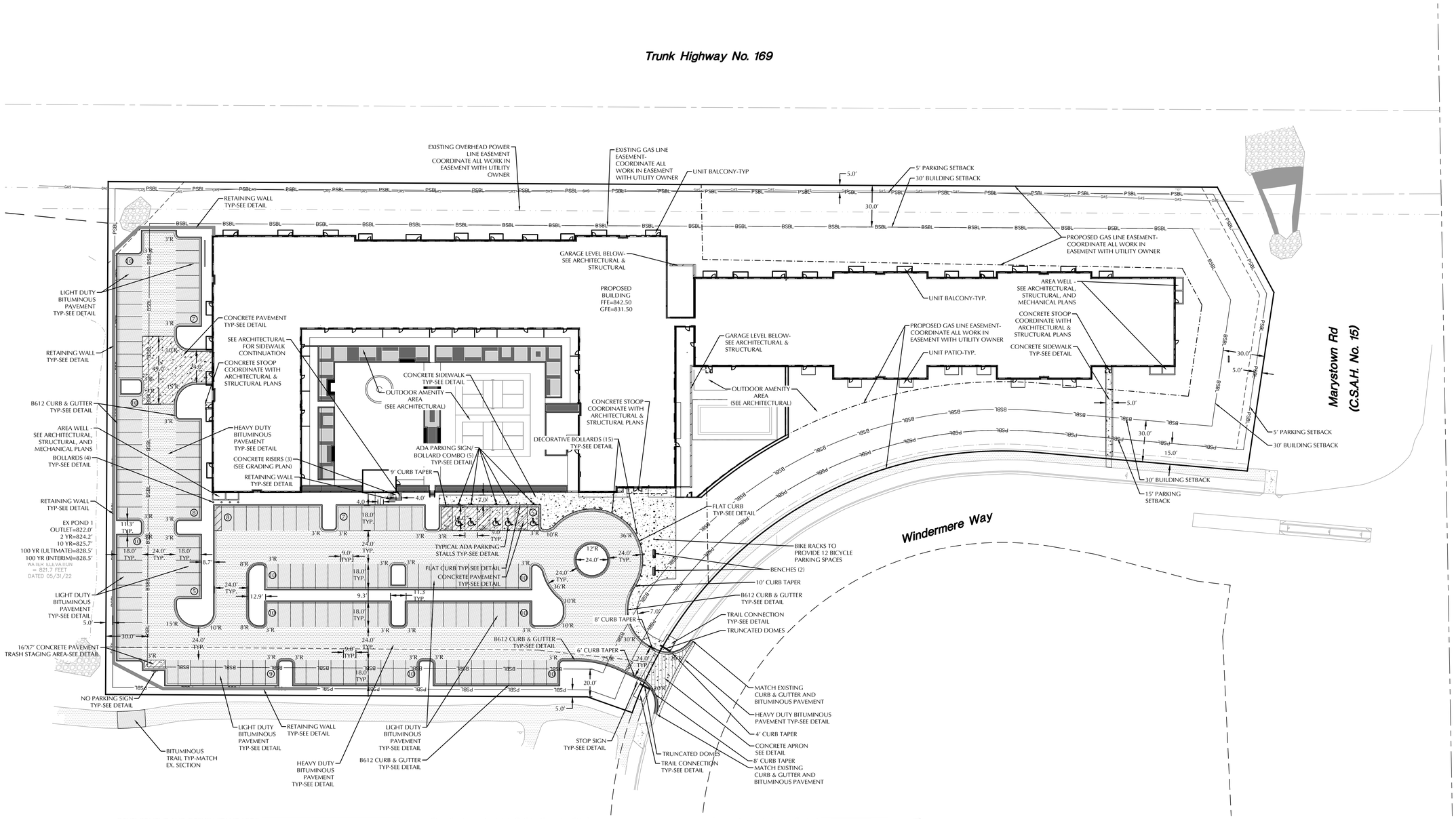

DEVELOPMENT AND DESIGN STANDARDS

YARD (BUILDING) SETBACKS:

FRONT	30 FT MINIMUM
SIDE	20 FT MINIMUM
REAR	30 FT MINIMUM

OFF STREET PARKING SETBACKS:

FRONT	15 FT MINIMUM
SIDE	5 FT MINIMUM
REAR	5 FT MINIMUM

OFF-STREET PARKING AND DESIGN STANDARD REQUIREMENTS

MINIMUM PARKING LAYOUT DIMENSIONS (90 DEGREE PATTERN):

PARKING SPACE WIDTH	= 9 FT
PARKING SPACE LENGTH	= 18 FT
MANEUVERING LANE WIDTH	= 24 FT

SIGNAGE AND STRIPING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SIGNAGE AND STRIPING AS SHOWN ON THIS PLAN.
2. CONTRACTOR SHALL PAINT ALL ACCESSIBLE STALLS, LOGOS AND CROSS HATCH LOADING AISLES WITH WHITE PAVEMENT MARKING PAINT, 4" IN WIDTH.
3. CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS, AS SHOWN, IN WHITE PAINT.
4. ALL SIGNAGE SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL CASING WHERE REQUIRED.
5. ALL SIGNAGE NOT PROTECTED BY CURB, LOCATED IN PARKING LOT OR OTHER PAVED AREAS TO BE PLACED IN STEEL CASING, FILLED WITH CONCRETE AND PAINTED YELLOW. REFER TO DETAIL.
6. ANY/ALL STOP SIGNS TO INCLUDE A 24" WIDE PAINTED STOP BAR IN WHITE PAINT, PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK IF APPLICABLE. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO CURB.
7. ALL SIGNS TO BE PLACED 18" BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.

NOTE:
EXISTING CONDITIONS INFORMATION SHOWN IS FROM A BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY LOUCKS, DATED JUNE, 2022.

OFF-STREET PARKING CALCULATIONS

EXISTING PARKING: 0 STALLS
PROPOSED SURFACE PARKING PROVIDED: 139 STALLS
PROPOSED GARAGE PARKING PROVIDED: 230 STALLS
PROPOSED CONSTRUCTED STALLS: 369 STALLS
PROPOSED TOTAL PARKING PROVIDED: 369 STALLS

PROPOSED STUDIO UNITS:	40 UNITS
	40 UNITS @ 1.5 STALLS PER UNIT = 60 STALLS
PROPOSED ONE BEDROOM UNITS	64 UNITS
	64 UNITS @ 1.5 STALLS PER UNIT = 96 STALLS
PROPOSED TWO BEDROOM UNITS	84 UNITS
	84 UNITS @ 2.0 STALLS PER UNIT = 168 STALLS
PROPOSED THREE BEDROOM UNITS	17 UNITS
	17 UNITS @ 2.5 STALLS PER UNIT = 42.5 STALLS
***TOTAL REQUIRED PARKING:**	**367 STALLS**

**ROUNDED UP TO NEAREST FULL STALL*

ACCESSIBLE PARKING

SURFACE ACCESSIBLE PARKING:	5 STALLS
GARAGE ACCESSIBLE PARKING:	7 STALLS
TOTAL	**12 STALLS**

REQUIRED SURFACE ACCESSIBLE PARKING: 5 STALLS*
REQUIRED GARAGE ACCESSIBLE PARKING: 7 STALLS**

**REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 101 TO 150 STALLS*
***REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 201 to 300 STALLS*

CURB TYPES

- B612 CURB & GUTTER (STANDARD)
- B612 CURB & GUTTER (TIP OUT)
- FLAT CURB & GUTTER (STANDARD)
- FLAT CURB & GUTTER (TIP OUT)
- SURMOUNTABLE CURB & GUTTER (STANDARD)
- SURMOUNTABLE CURB & GUTTER (TIP OUT)

NOTE:
SEE CURB & GUTTER DETAILS ON SHEET C8.1 & C8.2

PAVEMENT LEGEND

- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- LIGHT DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT

SITE DATA

CURRENT ZONING:	B-1 HIGHWAY BUSINESS
PROPOSED ZONING:	B-1 HIGHWAY BUSINESS
PROPERTY AREA:	5.54 +/- AC
DISTURBED AREA:	5.54 AC
EXISTING IMPERVIOUS AREA:	0.08 AC (1.5%)
PROPOSED IMPERVIOUS AREA:	3.51 AC (63.4%)
MAX. ALLOWED IMPERVIOUS SURFACE:	3.93 AC (70.9%)*

**PER WINDERMERE OUTLOT IMPERVIOUS SURFACE FIGURE*

LEGEND

EXISTING		PROPOSED	EXISTING		PROPOSED
CB	CATCH BASIN		D	DRAINTILE	
SMH	STORM MANHOLE		S	SANITARY SEWER	
FES	FLARED END SECTION		FM	FORCEMAIN	
SAN MH	SANITARY MANHOLE		W	WATERMAIN	
HYD	HYDRANT		S	SANITARY SEWER SERVICE	
GV	GATE VALVE		W	WATER SERVICE	
PIV	POST INDICATOR VALVE		ELE	UNDERGROUND ELECTRIC	ELE
WMH / WELL	WATER MANHOLE / WELL		FO	UNDERGROUND FIBER OPTIC	FO
LP	LIGHT POLE		GAS	UNDERGROUND GAS	GAS
PP	POWER POLE		TEL	UNDERGROUND TELEPHONE	TEL
EM	ELECTRIC METER		OH	OVERHEAD UTILITY	OH
GM	GAS METER		X X	FENCE	
TP	TELEPHONE PEDESTAL		CLF	CHAIN LINK FENCE	
SIGN	SIGN		CC	CONCRETE CURB	
BM#	BENCHMARK		RW	RETAINING WALL	
SB#	SOIL BORING		C	CONCRETE	
(2)	PARKING STALL COUNT		NP	NO PARKING	
	ACCESSIBLE PARKING STALL		BLDG	BUILDING	
SS	STORM SEWER		972	CONTOUR	972
	TREE LINE		972.5	SPOT ELEVATION	972.5
PSBL	PARKING SETBACK LINE		1.0%	DIRECTION OF FLOW	1.0%
BSBL	BUILDING SETBACK LINE				

SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. TYPICAL FULL SIZED PARKING STALL IS 9.0' X 18.0' UNLESS OTHERWISE NOTED.
6. ALL CURB RADII SHALL BE 3.0' UNLESS OTHERWISE NOTED.
7. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
8. BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.

PROJECT BENCHMARK

SITE BENCHMARK: TOP NUT OF HYDRANT LOCATED AT THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 945.11 (NGVD 29)

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

N

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SCALE IN FEET

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RSP

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Maple Grove, MN 55369
763.424.5505
www.loucksinc.com
LOUCKS PROJECT NO. 22246.0A

Certification

NOT FOR CONSTRUCTION
FINAL PLAT SUBMITTAL
03.17.2023

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

Name: Samuel Trebesch - PE
License Number: 56088
Date Signed: XX/XX/2023

Project For

ROERS

THE BLAKELY

Project No.	22246.0A
Drawn By	JDL
Checked By	SRT
Date	03/17/2023

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Sheet Issues / Revisions

No.	Date	Description
	08/24/2022	SD SET
	09/14/2022	PUD AMENDMENT SUBMITTAL
	09/30/2022	DD PACKAGE
	11/18/2022	GMP PRICING SET
	12/14/2022	CITY RESUBMITTAL
	03/17/2023	FINAL PLAT SUBMITTAL

SITE PLAN

C2.1