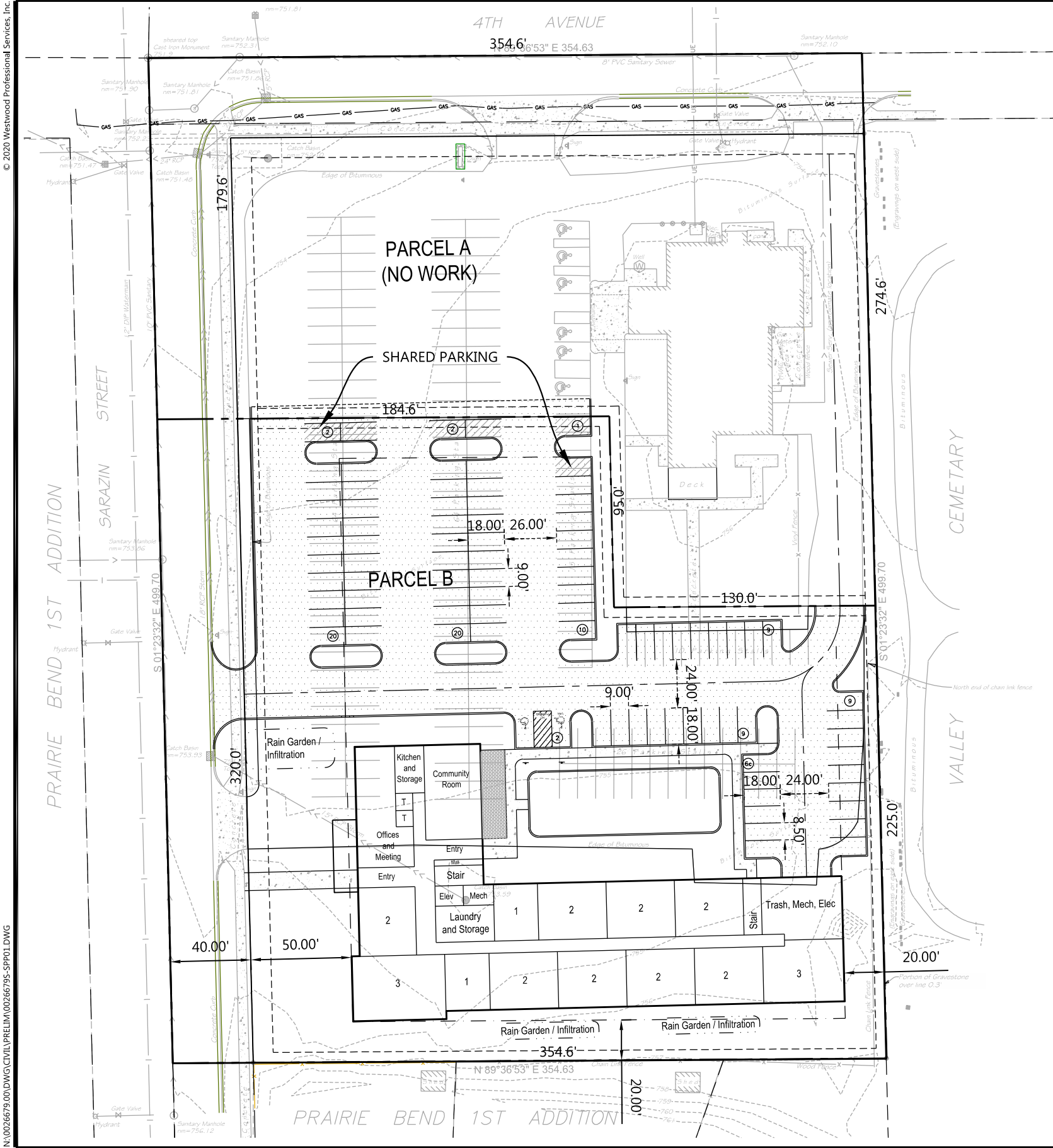




SITE LEGEND

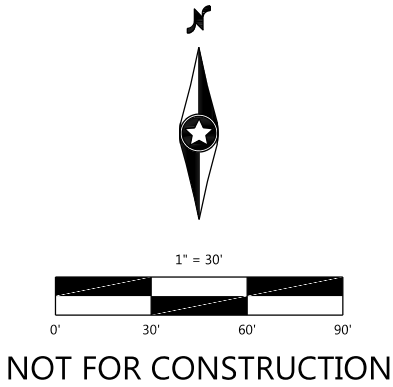
EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	TIP-OUT CURB AND GUTTER
---	---	CURB TRANSITION
---	---	POND NORMAL WATER LEVEL
---	---	RETAINING WALL
---	---	FENCE
---	---	CONCRETE PAVEMENT
---	---	CONCRETE SIDEWALK
---	---	HEAVY DUTY BITUMINOUS PAVEMENT
---	---	NORMAL DUTY BITUMINOUS PAVEMENT
---	---	NUMBER OF PARKING STALLS
---	---	TRANSFORMER
---	---	SITE LIGHTING
---	---	TRAFFIC SIGN
---	---	POWER POLE
---	---	BOLLARD / POST

1 SITE DETAILS (SI-0XX)

- B612 CURB AND GUTTER
- FLUSH CURB AND GUTTER
- PRIVATE CONCRETE SIDEWALK
- PRIVATE PEDESTRIAN CURB RAMP
- PRIVATE PARALLEL PEDESTRIAN CURB RAMP
- CROSS WALK STRIPING
- SIGN INSTALLATION
- HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
- PAVEMENT SECTIONS (SEE DETAILS)
- SAW CUT CONTROL JOINT
- CONCRETE CURB AT SIDEWALK
- TRANSITION CURB (B612)
- SIGN POST WITH BOLLARD
- MODULAR BLOCK RETAINING WALL
- FENCE AT MODULAR BLOCK WALL

SITE DEVELOPMENT SUMMARY

- EXISTING ZONING: B1 - HIGHWAY BUSINESS
- PROPOSED ZONING: PUD
- PARCEL A: (NO WORK)
- GROSS SITE AREA: 76,051 SF (1.7 AC)
- FUTURE CITY RIGHT OF WAY: 19,771 SF (0.4 AC)
- NET DEVELOPABLE AREA: 56,280 SF (1.3 AC)
- PARKING PROVIDED:
- SURFACE SPACES (TYPICAL): 52 SPACES
- SURFACE SPACES (SHARED - PARCEL B): 6 SPACES
- TOTAL SPACES PROVIDED: 58 SPACES TOTAL
- PARCEL B:
- GROSS SITE AREA: 101,129 SF (2.3 AC)
- FUTURE CITY RIGHT OF WAY: 12,802 SF (0.3 AC)
- NET DEVELOPABLE AREA: 88,327 SF (2.0 AC)
- BUILDING GROSS SIZE: XXX SF
- 46 UNITS
- 3 LEVELS LIVING SPACE
- PARKING SPACE/DRIVE AISLE: TYPICAL COMPACT
- 9' WIDE X 20' LONG, 24' AISLE
- 8.5' WIDE X 20' LONG, 24' AISLE
- PARKING PROVIDED:
- SURFACE SPACES (TYPICAL): 82 SPACES
- SURFACE SPACES (COMPACT): 6 SPACES
- ADA SURFACE SPACES: 2 SPACES
- TOTAL SPACES PROVIDED: 90 SPACES TOTAL
- IMPERVIOUS SITE AREA:
- EXISTING SITE: 59.9% (52,871 SF)
- PROPOSED SITE: 64.9% (57,285 SF)



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 30.000004"
VERTICAL SCALE: 6' OR 3'

INITIAL ISSUE: XX/XX/XX
REVISIONS:
Δ ---
Δ ---
Δ ---
Δ ---
Δ ---
Δ ---

PREPARED FOR:
BEACON INTERFAITH HOUSING COLLABORATIVE
2610 UNIVERSITY AVENUE WEST, SUITE 100
ST. PAUL, MN 55114

I HEREBY CERTIFY THAT THIS PLAN 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
XX
DATE: XX/XX/XX LICENSE NO. XX

PRAIRIE POINTE
SHAKOPEE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY SITE PLAN

SHEET NUMBER:
C100 OF **5**
DATE: XX/XX/XX
PROJECT NUMBER: 0026679.00