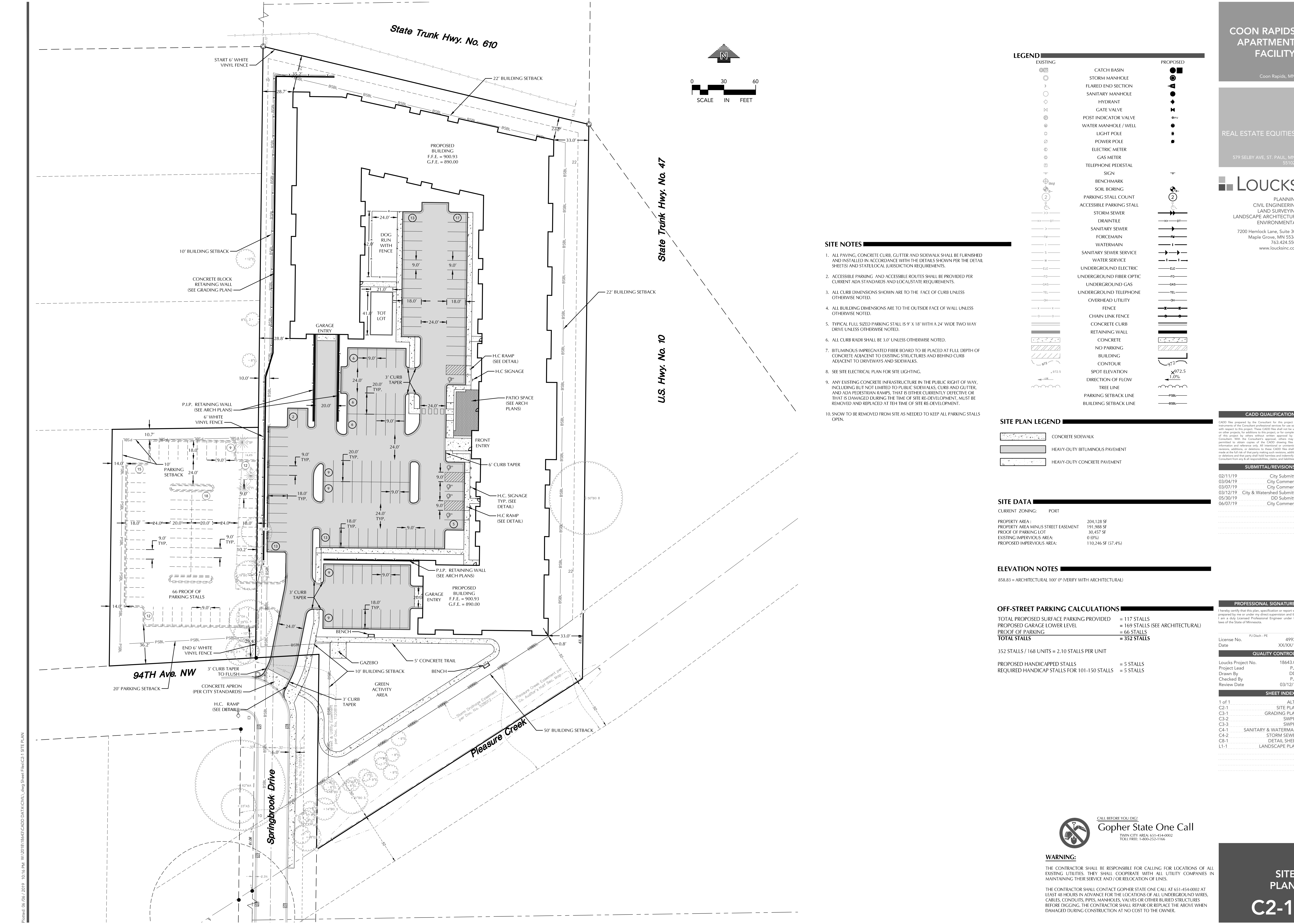
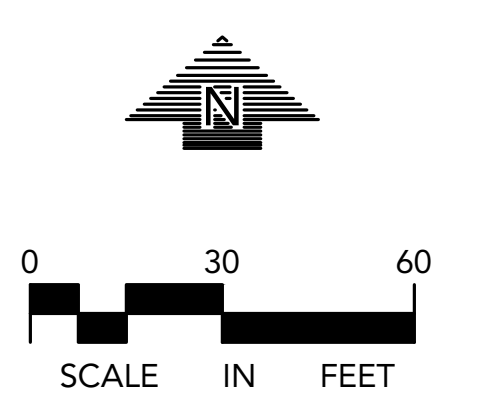


State Trunk Hwy. No. 610



EXISTING	PROPOSED

SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEETS 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' X 18' WITH A 24' WIDE TWO WAY DRIVE UNLESS OTHERWISE NOTED.
6. ALL CURB RADI SHALL BE 3.0' UNLESS OTHERWISE NOTED.
7. BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
8. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
9. ANY EXISTING CONCRETE INFRASTRUCTURE IN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO PUBLIC SIDEWALKS, CURB AND GUTTER, AND ADA PEDESTRIAN RAMPS, THAT IS EITHER CURRENTLY DEFECTIVE OR THAT IS DAMAGED DURING THE TIME OF SITE RE-DEVELOPMENT, MUST BE REMOVED AND REPLACED AT THE TIME OF SITE RE-DEVELOPMENT.
10. SNOW TO BE REMOVED FROM SITE AS NEEDED TO KEEP ALL PARKING STALLS OPEN.

SITE PLAN LEGEND

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

SITE DATA

CURRENT ZONING:	PORT
PROPERTY AREA:	204,128 SF
PROPERTY AREA MAIN STREET EASEMENT:	191,980 SF
PROOF OF PARKING LOT:	30,457 SF
EXISTING IMPERVIOUS AREA:	0.00%
PROPOSED IMPERVIOUS AREA:	110,246 SF (57.4%)

ELEVATION NOTES

858.83 = ARCHITECTURAL 100' 0" (VERIFY WITH ARCHITECTURAL)

OFF-STREET PARKING CALCULATIONS

TOTAL PROPOSED SURFACE PARKING PROVIDED	= 117 STALLS
PROPOSED GARAGE LOWER LEVEL	= 169 STALLS (SEE ARCHITECTURAL)
PROOF OF PARKING	= 66 STALLS
TOTAL STALLS	= 352 STALLS

352 STALLS / 168 UNITS = 2.10 STALLS PER UNIT

PROPOSED HANDICAPPED STALLS	= 5 STALLS
REQUIRED HANDICAP STALLS FOR 101-150 STALLS	= 5 STALLS

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are prepared by the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made in the full set of the project files and not individual files or drawings and the user shall retain and identify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

02/11/19	City Submittal
03/04/19	City Comments
03/07/19	City Comments
03/12/19	City & Watershed Submittal
05/30/19	DD Submittal
06/07/19	City Comments

PROFESSIONAL SIGNATURE

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.

License No.	PJ/Dish - PE	49933
Date		XX/XX/19

QUALITY CONTROL

Loucks Project No.	18643.00
Project Lead	PJD
Drawn By	DLD
Checked By	PJD
Review Date	03/12/19

SHEET INDEX

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C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP
C4-1	SANITARY & WATERMAIN
C4-2	STORM SEWER
C8-1	DETAIL SHEET
L1-1	LANDSCAPE PLAN



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.