

	PROPOSED	EXISTING	
PROPERTY LIMIT	---	---	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	---	---	HEAVY DUTY ASPHALT PAVING (4" DEPTH)
EASEMENT	---	---	HEAVY DUTY ASPHALT PAVING (5" DEPTH)
BUILDING	---	---	CONCRETE PAVING
RETAINING WALL	---	---	CONCRETE PAVING (BY OTHERS)
SIGN	---	---	CONCRETE SIDEWALK
PIPE BOLLARD	---	---	ARCHITECTURAL CONCRETE PAVING
NUMBER OF PARKING STALLS PER ROW	---	---	CONCRETE SLOPE PAVING
KEY NOTE	---	---	
STORM SEWER STRUCTURE	---	---	
SANITARY SEWER STRUCTURE	---	---	
WATERMAIN STRUCTURE	---	---	
SAWCUT LINE	---	---	

DEVELOPMENT SUMMARY

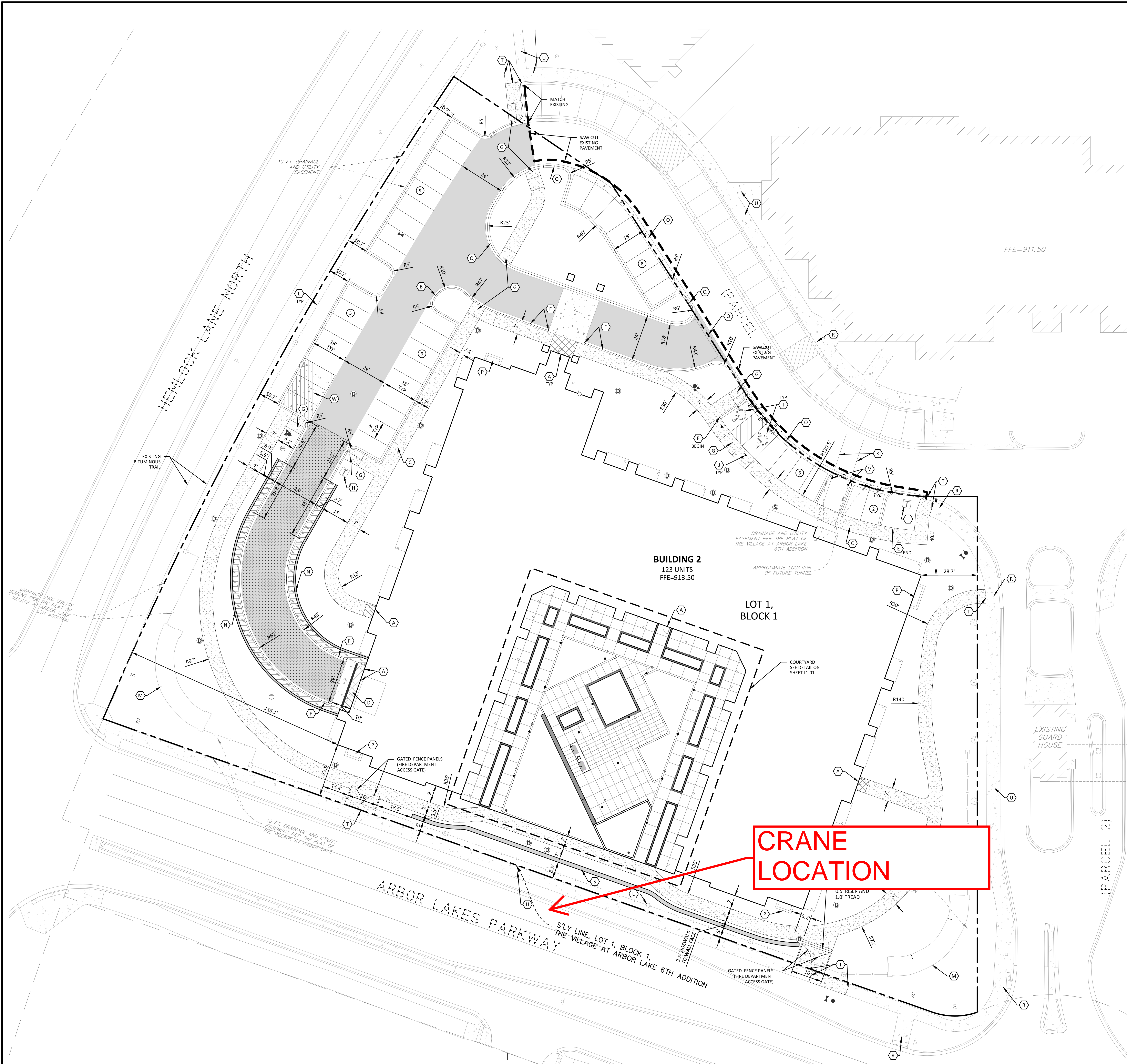
AREA		120,939 SF	2.78 AC
GROSS SITE AREA			
SETBACKS			
FRONT YARD			PUD
REAR YARD			PUD
SIDE YARD			PUD
ZONING			PUD
EXISTING ZONING			PUD
PROPOSED ZONING			PUD
PARKING SUMMARY			
LOWER LEVEL GARAGE PARKING			
8'x16' STALLS			2 STALLS
9'x18' STALLS			116 STALLS
ADA STALLS			3 STALLS
SURFACE PARKING			
9'x18' STALLS			37 STALLS
ADA STALLS			2 STALLS
STALLS/BEDROOM			1.32

DEVELOPMENT NOTES

- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
- ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
- "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
- RETAINING WALL DIMENSIONS SHOWN ARE TO FACE OF WALL AND FOR SITE LAYOUT REFERENCE ONLY - SEE ARCHITECTURAL/STRUCTURAL PLANS FOR GARAGE RAMP CAST-IN-PLACE RETAINING WALL CONSTRUCTION PLANS.

KEY NOTES

- BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
- B-612 CONCRETE CURB AND GUTTER (SEE DETAIL 04, SHEET C9.02)
- 7" CONCRETE SIDEWALK
- CONCRETE APRON - BY OTHERS
- INTEGRAL CURB (SEE DETAIL 07, SHEET C9.02)
- TRANSITION CURB
- ADA COMPLIANT SIDEWALK ACCESS (SEE DETAILS, SHEET C9.03 & C9.04)
- TRANSFORMER (EXACT LOCATIONS TO BE DETERMINED)
- ACCESSIBLE STALL STRIPING (SEE DETAIL 02, SHEET C9.04)
- ACCESSIBLE PARKING SIGN (SEE DETAIL 01, SHEET C9.04)
- EXISTING RESIDENT TUNNEL (SEE ARCHITECTURAL PLANS)
- EXISTING MONUMENT SIGN
- RETAINING WALL (SEE ARCHITECTURAL PLANS AND DEVELOPMENT NOTE 10, THIS SHEET)
- CONCRETE VALLEY GUTTER (SEE DETAIL 08, SHEET C9.02)
- INTAKE/EXHAUST WELLS
- MODIFIED B6-12 (12" TOP) (SEE DETAIL 16, SHEET C9.02)
- EXISTING ADA RAMP
- STONE RETAINING WALL (SEE DETAIL, SHEET L4.03)
- MEET & MATCH EXISTING PAVEMENT
- EXISTING CONCRETE SIDEWALK
- "PEDESTRIAN TUNNEL X-ING" SIGN (COORDINATE SIGN VERBIAGE WITH MAPLE GROVE FIRE DEPARTMENT)
- DUMPSTER PAD - NO PARKING



CRANE LOCATION

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/ISO 18.02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BY CONTACTING THE NOTIFICATION CENTER (Gopher State One FOR MINNESOTA), THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD). IF THE CONTRACTOR ENCOUNTERS ANY OBSTACLE WITHIN THE UTILITY LOCUS OR LINE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE UTILITY IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.