



LEGEND

| PROPOSED | EXISTING | DESCRIPTION |
|----------|----------|---|
| --- | --- | PROPERTY LIMIT CURB & GUTTER |
| --- | --- | EASEMENT |
| --- | --- | BUILDING |
| --- | --- | RETAINING WALL |
| --- | --- | WETLAND LIMITS |
| --- | --- | TREELINE |
| --- | --- | WATERMAIN |
| --- | --- | STORM SEWER |
| --- | --- | SANITARY SEWER |
| --- | --- | SAWCLUT LINE |
| --- | --- | SIGN |
| --- | --- | LIGHT POLE |
| --- | --- | PIPE BOLLARD |
| --- | --- | NUMBER OF PARKING STALLS PER ROW |
| --- | --- | KEY NOTE |
| --- | --- | LIGHT DUTY ASPHALT PAVING |
| --- | --- | HEAVY DUTY ASPHALT PAVING (4" DEPTH) |
| --- | --- | HEAVY DUTY RAMP ASPHALT PAVING (5" DEPTH) |
| --- | --- | HEAVY DUTY CONCRETE PAVING |
| --- | --- | CONCRETE SIDEWALK |
| --- | --- | ARCHITECTURAL CONCRETE PAVING |
| --- | --- | CONCRETE SLOPE PAVING |
| --- | --- | GRASS PAVE |

DEVELOPMENT SUMMARY

| | |
|-----------------------------------|--------------------|
| AREA GROSS SITE AREA | 138,904 SF 3.19 AC |
| PARKING SUMMARY | |
| STANDARD STALLS- SURFACE | 43 |
| ADA STALLS- SURFACE | 2 |
| STANDARD STALLS- GARAGE | 159 |
| ADA STALLS- GARAGE | 6 |
| COMPACT STALLS- GARAGE | 26 |
| TOTAL STALLS | 236 |
| STALLS PER BEDROOM (210 BEDROOMS) | 1.2 STALLS/BEDROOM |
| SETBACKS | |
| FRONT YARD | PUD |
| REAR YARD | PUD |
| SIDE YARD | PUD |
| ZONING | |
| EXISTING ZONING | PUD |
| PROPOSED ZONING | PUD |

- 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 PLAN 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, STOODS, STAIRS (SEE ARCHITECTURAL PLANS)
 - B-612 CONCRETE CURB AND GUTTER (SEE DETAIL 01 ON SHEET C3.02)
 - CONCRETE SIDEWALK (SEE DETAIL 13 ON C3.02)
 - CONCRETE APRON (SEE ARCHITECT DETAIL)
 - FLAT CURB SECTION (SEE DETAIL 02 ON SHEET C3.02)
 - RETAINING WALL (SEE ARCHITECTURAL PLANS)
 - ACCESSIBLE RAMP
 - TRANSFORMER PAD - EXACT SIZE AND LOCATION TO BE DETERMINED (SEE ARCHITECT/MEP)
 - ACCESSIBLE STALL STRIPING (SEE DETAIL 06 ON SHEET C3.02)
 - ACCESSIBLE PARKING SIGN (SEE DETAIL 08 ON SHEET C3.02)
 - RESIDENT TUNNEL (SEE ARCHITECTURAL PLANS)
 - EXISTING ORNAMENTAL FENCE WITH BRICK PILLARS
 - MEET AND MATCH EXISTING PAVEMENT
 - EXISTING MONUMENT SIGN
 - VALLEY GUTTER (SEE DETAIL 10 ON SHEET C3.02)
 - PEDESTRIAN TUNNEL CROSSING SIGN (COORDINATE WITH MAPLE GROVE FIRE DEPARTMENT)
 - CHAIN LINK FENCE, 6' BULK (SEE 614.01 FOR DETAIL)
 - DOG PARK
 - CURB TRANSITION (SEE GRADING PLAN)
 - NOT USED
 - INTAKE/EXHAUST WELLS (SEE ARCHITECTURAL PLANS)
 - DOG WASTE STATION (SEE SHEET L2.01)
 - GRASS PAVE DRIVE (SEE DETAIL 7 ON L2.01)

