

GENERAL SITE NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
2. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
3. ALL DIMENSIONS ARE TO BACK OF CURB FOR RESIDENTIAL OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
5. ALL CURB RADII ARE SHALL BE 5.0 FEET (TO BACK OF CURB) UNLESS OTHERWISE NOTED.
6. ALL CURB AND GUTTER SHALL BE **B618** UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
8. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
9. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.

SITE DEVELOPMENT SUMMARY

• PROPOSED ZONING:	PUD
• DEVELOPABLE SITE AREA:	11.62 AC
LOT 1	
• BUILDINGS:	
APARTMENT BUILDING 1	148 TOTAL UNITS
1 BEDROOM: 50 UNITS	
2 BEDROOM: 80 UNITS	
3 BEDROOM: 18 UNITS	
APARTMENT BUILDING 2	100 TOTAL UNITS
1 BEDROOM: 55 UNITS	
2 BEDROOM: 35 UNITS	
3 BEDROOM: 10 UNITS	
	248 TOTAL UNITS
• DENSITY:	21.34 UNITS/AC.
• PARKING	
PARKING PROVIDED	
UNDERGROUND GARAGE	317 SPACES
SURFACE PARKING	143 SPACES
	460 SPACES
• RATIO:	1.85 SPACES/UNIT
PROOF OF PARKING PROVIDED	37 SPACES
• RATIO:	2.00 SPACES/UNIT
• PARKING SPACE / DRIVE AISLE:	9' WIDE X 20' LONG, 26' AISLE

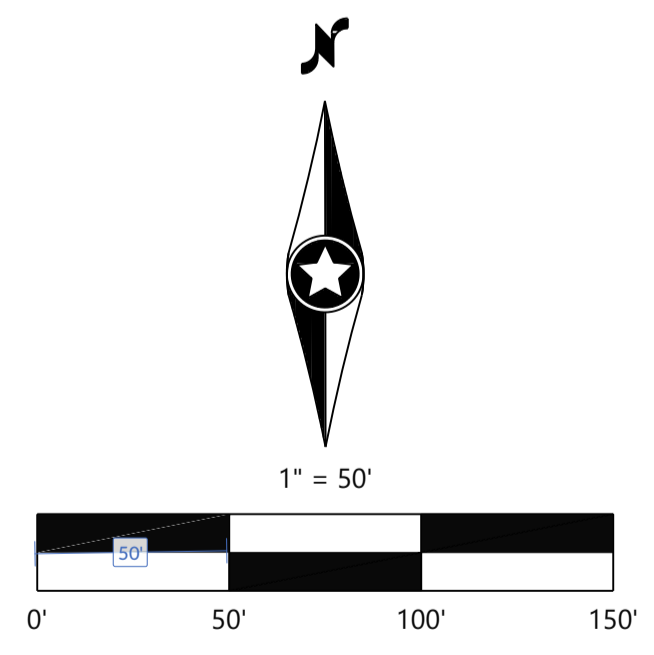
• - 6 New Lights

SITE LEGEND

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

1 SITE NOTES

- 1 B612 CURB AND GUTTER
- 2 SURMOUNTABLE CURB
- 3 PEDESTRIAN CURB RAMP W/ TRUNCATED DOMES
- 4 FLUSH CURB
- 5 HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
- 6 PICNIC TABLE & GRILLS (SEE ARCH PLANS)
- 7 TOT LOT (SEE ARCH. PLANS)
- 8 PRIVATE CONCRETE SIDEWALK
- 9 PUBLIC BITUMINOUS TRAIL (BY OTHERS)
- 10 ENTRY MONUMENT (SEE ARCH PLANS)
- 11 TRASH PICKUP
- 12 RETAINING WALL
- 14 DOG PARK
- 15 GAZEBO
- 17 BOCCIE BALL COURT
- 18 POOL
- 19 ELECTRIC VEHICLE CHARGING STATION
- 21 OPEN LAWN RECREATION AREA
- 22 FENCING
- 23 SHUFFLEBOARD
- 24 PERGOLA
- 25 FIRE PIT
- 26 STREET LIGHTS (TYP)
- 27 POOL HOUSE / GRILL STATIONS



FINAL PLANS

DESIGNED:	RMB
CHECKED:	RMB
DRAWN:	ALB
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	05/02/22	08/12/22	FINAL PLANS REISSUED FOR APPROVAL
REVISIONS:	11/01/22	REVISED PER CLIENT COMMENTS	
05/11/22	CITY COMMENTS	11/21/22	REVISED PER CITY COMMENTS
06/06/22	WATERSHED COMMENTS	12/09/22	REVISED PER CITY COMMENTS
06/20/22	WATERSHED COMMENTS	01/11/23	REVISED PER WATERSHED COMMENTS
07/05/22	WATERSHED COMMENTS	01/30/23	MODIFY ENTRANCE ROAD
07/28/22	FINAL PLANS ISSUED FOR APPROVAL	03/03/23	REVISED PER CITY COMMENTS

PREPARED FOR:
JPL DEVELOPMENT
353 MARSHALL AVENUE, SUITE 1
ST. LOUIS, MISSOURI

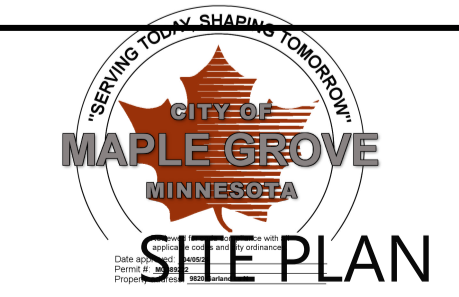
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

RMB

RYAN M. BLUHM
DATE: 06/21/23 LICENSE NO. 41257

EDISON AT MAPLE GROVE APARTMENTS
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MAPLE GROVE, MINNESOTA

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SHEET NUMBER:
03 OF **22**
DATE: 06/21/23

PROJECT NUMBER: 0034031.00