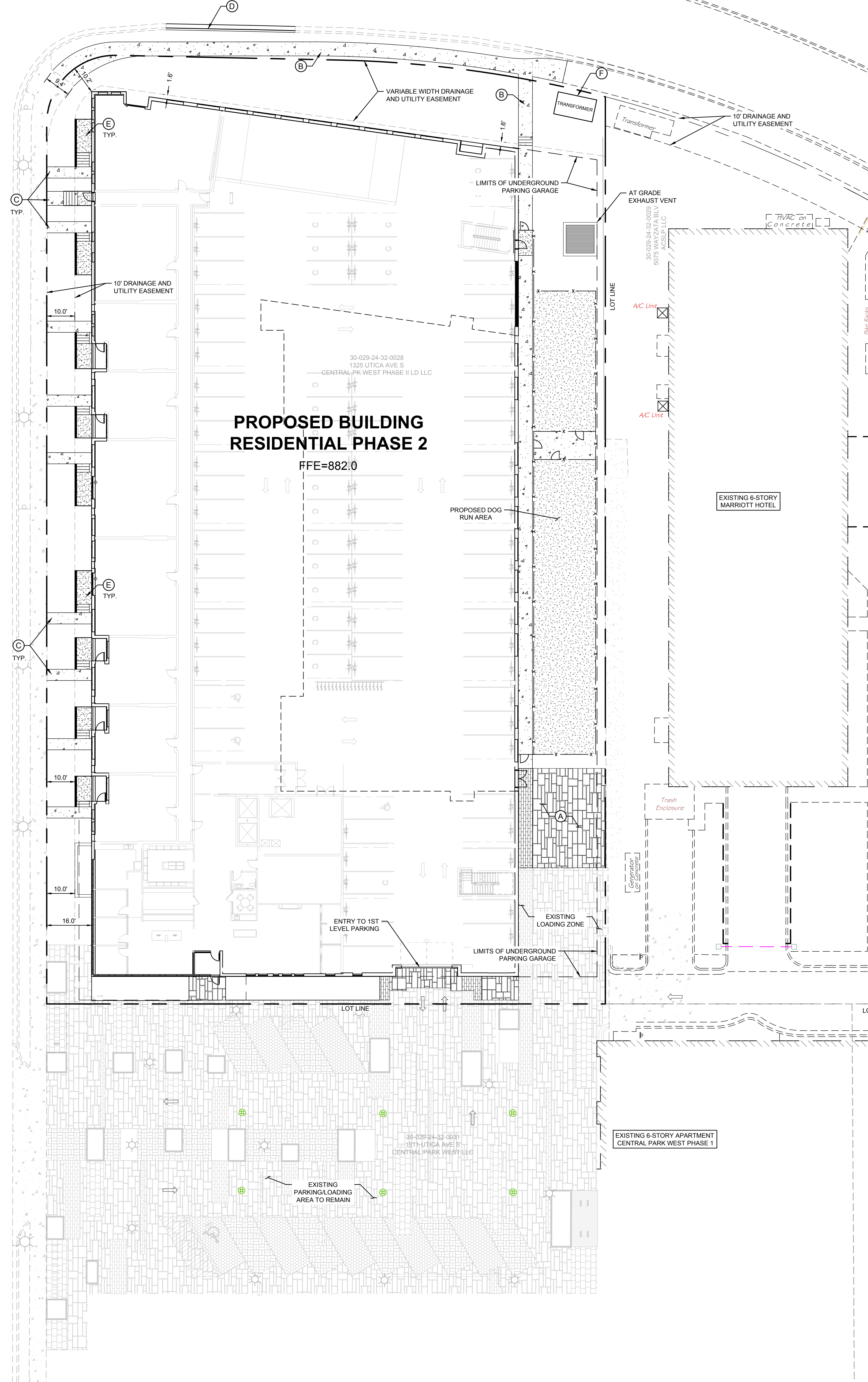


INTERSTATE HIGHWAY NO. 394

(U.S. HIGHWAY NO. 12)

WAYZATA BOULEVARD

UTICA AVENUE S



LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- FULL DEPTH SAWCUT
- SETBACK LINE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- ▨ PROPOSED PAVERS, SEE LANDSCAPE PLANS
- ▩ PROPOSED CONCRETE PAVEMENT
- ▧ PROPOSED ARCHITECTURAL CONCRETE

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SAMBATEK, DATED 08/09/2018.
- 7.1. KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
8. TOTAL LAND AREA IS 1.53 ACRES.
9. Pylon / Monument SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE Pylon / Monument SIGN.
10. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
11. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS-OF-WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
12. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
13. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
14. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
15. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.

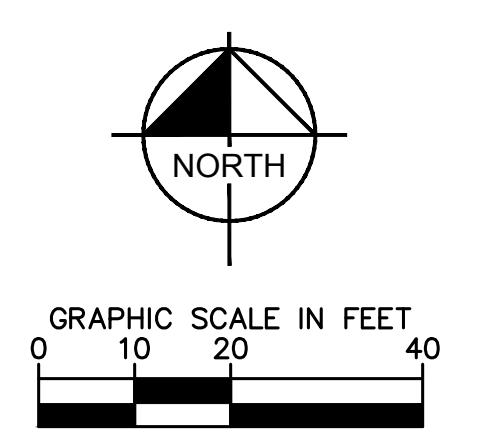
KEYNOTE LEGEND

- (A) SERVICE AREA (DELIVERIES, REFUSE, AND MOVE-IN STAGING)
- (B) PROPOSED CONCRETE 5' SIDEWALK UNLESS OTHERWISE NOTED
- (C) PROPOSED CONCRETE 4' SIDEWALK UNLESS OTHERWISE NOTED
- (D) 6" CURB AND GUTTER
- (E) RESIDENTIAL STOOPS, SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION, AND STAIRS THAT MAY BE REQUIRED
- (F) PROPOSED TRANSFORMER PAD

CENTRAL PARK WEST SITE DATA TABLE - MASTER PLAN			
LOT	TOTAL AREA	PERVIOUS AREA	IMPERVIOUS AREA
LOT 1 - PHASE 1 RESIDENTIAL	3.46 ACRES	0.88 ACRES	2.57 ACRES
LOT 2 - PHASE 2 RESIDENTIAL	1.52 ACRES	0.35 ACRES	1.17 ACRES
LOT 3 - HOTEL	1.61 ACRES	1.39 ACRES	0.22 ACRES
<b>TOTAL</b>	<b>6.59 ACRES</b>	<b>2.62 ACRES</b>	<b>3.97 ACRES</b>

CENTRAL PARK WEST PARKING DATA TABLE - MASTER PLAN								
LOT	USE	SIZE	REQUIRED PARKING (PER SLP CODE)	STANDARD PARKING	COMPACT PARKING	ADA PARKING	TOTAL PARKING	BICYCLE PARKING
LOT 2	PHASE 2 RESIDENTIAL	164 UNITS	232 SPACES (1 SPACE/BEDROOM)	177 SPACES	49 SPACES	7 SPACES	233 SPACES (1.00 SPACES/UNIT)	226 SPACES

ALL CONTRACTORS MUST CONTACT  
**GOPHER STATE CALL ONE**  
 MN TOLL FREE 1-800-252-1166  
 BEFORE CONSTRUCTION BEGINS  
 TWIN CITY AREA 651-454-0002



ELAN WEST END

St. Louis Park, MN

GREYSTAR

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 www.esgarch.com

Kimley-Horn

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 ROCHESTER, MN 55904  
 PHONE: (507) 216-6210  
 WWW.KIMLEY-HORN.COM

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.

Signature  
 LUCAS C. PAYNE  
 Typed or Printed Name  
 48765 09/21/2018  
 License # Date

NOT FOR CONSTRUCTION

PUD AMENDMENT 2018/09/21

ORIGINAL ISSUE: xx/xx/xxxx

REVISIONS  
 No. Description Date

160573023

PROJECT NUMBER

KJO LCP

DRAWN BY CHECKED BY

KEY PLAN

ELAN WEST END

SITE PLAN

6040