

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- 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.
- 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'.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- 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.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY CORNERSTONE LAND SURVEYING, INC., DATED 04/17/2019.
- KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
- TOTAL LAND AREA IS 1.84 ACRES.
- CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- 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.
- REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
- REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
- ALL PARKING STALLS TO BE 8.5' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.

SNOW REMOVAL SHALL BE TEMPORARILY STORED IN LANDSCAPE AREAS FOR REMOVAL OFF-SITE.

CROSSWALK REALIGNMENT, RESTRIPING AND NEW APS PUSH BUTTONS AT THE CORNER OF MINNETONKA BLVD AND TEXAS AVENUE SOUTH WILL BE INSTALLED AFTER THE STREET RECONSTRUCTION PROJECT

LEGEND

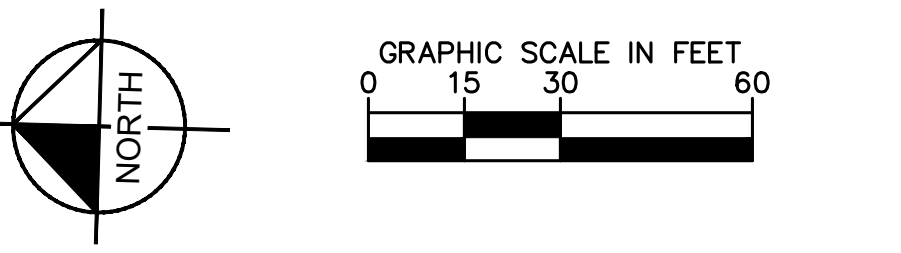
	PROPERTY LINE
	RETAINING WALL
	PROPOSED CURB AND GUTTER
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED HEAVY DUTY CONCRETE
	INTEGRALLY COLORED CONCRETE PAVEMENT- CEMSTONE COLOR IRONWOOD - CPC106L
	LIGHT BOLLARD COLOR-BLACK

PROPERTY SUMMARY

TEXAS & MINNETONKA RESIDENTIAL	
TOTAL PROPERTY AREA	1.81 AC
ZONING SUMMARY	
EXISTING ZONING	R-3 (RESIDENTIAL 3) & C-1 (GENERAL COMMERCIAL)
PROPOSED ZONING	PUD
BUILDING SETBACKS	FRONT = 0' SIDE = 0' REAR = 0'
BUILDING DATA SUMMARY	
AREAS	
PROPOSED PROPERTY	1.81 AC
PR. IMPERVIOUS AREA	1.39 AC
PR. PERVIOUS AREA	0.42 AC
BUILDING AREA	118,444 GFA
PARKING	
REQUIRED PARKING	134 SPACES
PROPOSED PARKING	138 SPACES, 42 EXTERIOR SPACES/ 91 INTERIOR SPACES, 5 STREET (29TH ST) SPACES
ADA STALLS REQ'D / PROVIDED	5 STALLS / 5 STALLS
BICYCLE SPACES	126 SPACES (112 INTERIOR & 14 EXTERIOR)

KEYNOTE LEGEND

(A)	CONCRETE SIDEWALK
(B)	B612 CURB & GUTTER (TYP.)
(C)	TRANSITION CURB
(D)	AREA STRIPED WITH 4" SYSL @ 45° Z O.C.
(E)	ASPHALT PAVEMENT
(F)	CONCRETE PAVEMENT
(G)	COMMERCIAL DRIVEWAY APRON - PER CITY OF ST. PAUL CONCRETE DRIVEWAY #4 STANDARD DETAIL
(H)	PAVEMENT STRIPING
(I)	PROPOSED SEGMENTAL RETAINING WALL (DESIGN BY OTHERS)
(J)	STOP SIGN - MUTCD R1-1
(K)	LANDSCAPE AREA - SEE LANDSCAPE PLANS
(L)	4' DECORATIVE FENCE - SEE CIVIL DETAILS
(M)	MATCH EXISTING PAVEMENT SECTION IN TEXAS AVENUE SOUTH
(N)	CONCRETE TRANSFORMER PAD
(O)	BIKE RACK: (2) RACKS/(4) STALLS - SEE CIVIL DETAILS
(P)	'NO PARKING' SIGN - MUTCD R7-1
(Q)	HANDICAP PARKING SIGN AND ACCESSIBLE PARKING SYMBOL
(R)	LIGHT BOLLARD
(S)	6 FT CEDAR FENCE
(T)	TRANSFORMER PAD
(U)	DECORATIVE COLORED CONCRETE
(V)	AMENITY AREA (SEE LANDSCAPE PLANS)
(W)	4' BLACK VINYL CHAIN LINK FENCE
(X)	TRASH ENCLOSURE
(Y)	REINSTALL SALVAGED LIGHT POLE ON NEW BASE
(Z)	REINSTALL SALVAGE STREET SIGN
(AA)	DETECTABLE WARNING
(BB)	STAIRS/RISERS/PATIO/RAILING, SEE ARCH PLANS
(CC)	'NO PARKING IN FIRE LANE' SIGN, MUTCD R8-31
(DD)	HANDRAILS FOR STEPS
(EE)	FLAT CURB
(FF)	BIKE RACK: (3) RACKS/(6) STALLS - SEE CIVIL DETAILS
(GG)	APS PUSH BUTTONS, CONTRACTOR TO COORDINATE WITH CITY



NO.	REVISIONS	DATE	BY
1	CITY COMMENTS	12/29/2020	EIS
2	CITY COMMENTS	12/18/2020	EIS
3	CITY COMMENTS	11/23/2020	EIS

Kimley-Horn

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UNLESS CERTAIN THAT THIS PLAN REPRESENTS THE FINAL DESIGN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND ENGINEERING UNDER THE LAWS OF THE STATE OF MINNESOTA, I AM A **PRELIMINARY** ENGINEER.

ALAN L. CATCHPOD, M.N. LIC. NO. 47960
DATE: 12/29/2020

KHA PROJECT	160852003
DATE	12/29/2020
SCALE	AS SHOWN
DESIGNED BY	EIS
DRAWN BY	EIS
CHECKED BY	ALC

SITE PLAN

PRELIMINARY-NOT FOR CONSTRUCTION

TEXAS-TONKA REDEVELOPMENT
PREPARED FOR TEXA TONKA APARTMENTS LLC
ST. LOUIS PARK, MN

SHEET NUMBER
C400