

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 engineer under the laws of the State of Minnesota

Signature
 TRISHA D. SEH
 Typed or Printed Name
 49848 7/23/2021
 License # Date

NOT FOR CONSTRUCTION

PUD SUBMITTAL

7/23/2021

ORIGINAL ISSUE:
 7/21/2021

REVISIONS:
 No. Description Date

160352000
 PROJECT NUMBER

BPG TDS
 DRAWN BY CHECKED BY

KEY PLAN

3510 BELTLINE BOULEVARD

SITE PLAN

C0.01

LEGEND

	PROPERTY LINE
	BUILDING FOOTPRINT
	PROPOSED CURB AND GUTTER
	PROPOSED LANDSCAPE AREA
	PROPOSED STANDARD DUTY ASPHALT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED POND
	FUTURE ASPHALT TRAIL (BY OTHERS)

PROPERTY SUMMARY

3510 BELTLINE BLVD	
PROPERTY AREA	143,326 SF (3.29 AC)
PROPOSED IMPERVIOUS AREA	106,634 SF (2.45 AC)
PROPOSED PERVIOUS AREA	36,692 SF (0.84 AC)
TOTAL DISTURBED AREA	152,369 SF (3.50 AC)
ZONING SUMMARY	
EXISTING ZONING	MX-1 MIXED USE
PROPOSED ZONING	MX-1 MIXED USE
BUILDING SETBACKS	SEE ARCH. PLAN FOR PUD BUILD-TO SETBACKS

BUILDING DATA SUMMARY

AREAS	
EXISTING PROPERTY AREA PRIOR TO ROW DEDICATION	143,326 SF (3.29 AC)
PROPOSED PROPERTY AREA AFTER ROW DEDICATION	139,048 SF (3.19 AC)
BUILDING AREA	82,000 SF (57.2% OF TOTAL PROPERTY AREA)

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.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 TROSSEN LAND SURVEYING, DATED 7/21/2021.
 KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
- TOTAL LAND AREA IS 3.29 ACRES.
- 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.
- 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.
- PERMITTING IN PROCESS FOR EXISTING WETLANDS.

KEYNOTE LEGEND

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| (A) | RETAINING WALL |
| (B) | ACCESS TO BUILDING PARKING RAMP |
| (C) | MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER/ SIDEWALK |
| (D) | ACCESSIBLE CURB RAMP |
| (E) | 8612 CURB & GUTTER (TYP.) |
| (F) | TRANSITION CURB |
| (G) | COMMERCIAL DRIVEWAY APRON |
| (H) | EXISTING TREES TO REMAIN (TYP.) |
| (I) | 8618 CURB & GUTTER (TYP.) |
| (J) | EXISTING FIRE HYDRANT |

35TH STREET WEST
 (60 FOOT WIDE PUBLIC RIGHT-OF-WAY)

PROPOSED MIXED-USE BUILDING

± 82,000 S.F.
 FFE VARIES:
 880.00 - 882.00

100-YR FLOOD ELEVATION BOUNDARY.
 EL: 879.20 PER FEMA FLOOD MAP NO. 27053C0354F

ADA ACCESSIBLE RAMP
 TO RETAIL SPACE

BELTLINE BOULEVARD
 (80 FOOT WIDE PUBLIC RIGHT-OF-WAY)

