

LEGEND PROPERTY LINE **BUILDING FOOTPRINT** PROPOSED CURB AND GUTTER PROPOSED LANDSCAPE AREA PROPOSED STANDARD DUTY ASPHALT PROPOSED CONCRETE PAVEMENT PROPOSED CONCRETE SIDEWALK PROPOSED POND

PROPERTY SUMMARY 3510 BELTLINE BLVD	
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 SUMM	MARY
EXISTING ZONING	MX-1 MIXED USE

FUTURE ASPHALT TRAIL (BY OTHERS)

MX-1 MIXED USE

SEE ARCH. PLAN FOR

PUD BUILD-TO SETBACKS

82,000 SF (57.2% OF TOTAL

PROPERTY AREA)

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

SITE PLAN NOTES

BUILDING AREA

PROPOSED ZONING

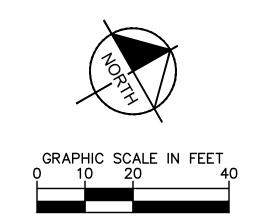
BUILDING SETBACKS

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.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
- 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
- 5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE
- 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 TROSSEN LAND SURVEYING, DATED 7/21/2021. KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
- 8. TOTAL LAND AREA IS 3.29 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.
- 16. PERMITTING IN PROCESS FOR EXISTING WETLANDS.

KEYNOTE LEGEND

- RETAINING WALL
- ACCESS TO BUILDING PARKING RAMP
- MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER/ SIDEWALK
- ACCESSIBLE CURB RAMP
- B612 CURB & GUTTER (TYP.)
- TRANSITION CURB
- COMMERCIAL DRIVEWAY APRON
- EXISTING TREES TO REMAIN (TYP.)
- B618 CURB & GUTTER (TYP.)
- EXISTING FIRE HYDRANT



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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

49848 7/23/2021 Date

PUD SUBMITTAL

7/23/2021

ORIGINAL ISSUE:

No. Description

7/21/2021

REVISIONS:

Date

160352000 PROJECT NUMBER

KEY PLAN

CHECKED BY DRAWN BY

3510 BELTLINE BOULEVARD

SITE PLAN