

SITE NOTES

- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEETS AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
- ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
- ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
- BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
- SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
- REFER TO THE GEOTECHNICAL REPORT ADDENDUM 1 (B24100440.00) PREPARED BY BRAUN INTERTEC CORPORATION, DATED JUNE 19, 2024, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO PAVEMENTS AND EXTERIOR SLABS.

SIGNAGE AND STRIPING NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SIGNAGE AND STRIPING AS SHOWN ON THIS PLAN.
- CONTRACTOR SHALL PAINT ALL ACCESSIBLE STALLS, LOGOS AND CROSS HATCH LOADING AISLES WITH WHITE OR YELLOW PAVEMENT MARKING PAINT, 4" IN WIDTH.
- CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS, AS SHOWN, IN WHITE OR YELLOW PAINT.
- ALL SIGNAGE SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL CASING WHERE REQUIRED.
- ALL SIGNAGE NOT PROTECTED BY CURB, LOCATED IN PARKING LOT OR OTHER PAVED AREAS TO BE PLACED IN STEEL CASING, FILLED WITH CONCRETE AND PAINTED YELLOW. REFER TO DETAILS.
- ANY/ALL STOP SIGNS TO INCLUDE A 24" WIDE PAINTED STOP BAR IN WHITE PAINT, PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK IF APPLICABLE. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO CURB.
- ALL SIGNS TO BE PLACED 18" BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.

REFER TO LANDSCAPE PLANS FOR EXTENTS OF INTEGRAL COLORED CONCRETE.

SITE DATA

CURRENT ZONING: R-2 SINGLE-FAMILY RESIDENCE
 PROPOSED ZONING: R-2 SINGLE-FAMILY RESIDENCE

PROPERTY AREA (GROSS): 9,706 ± AC
 EASEMENTS: 0.856 ± AC
 NET AREA (EXCLUDING EASEMENTS): 8,850 ± AC

DISTURBED AREA: 1.69 ± AC
 EXISTING IMPERVIOUS AREA: 1.28 ± AC (76%)*
 PROPOSED IMPERVIOUS AREA: 1.13 ± AC (67%)*

*IMPERVIOUS AREAS BASED ON DISTURBED AREA ONLY

DEVELOPMENT AND DESIGN STANDARDS

YARD (BUILDING) SETBACKS:

FRONT 25 FT MINIMUM
 SIDE (ABUTTING STREET) 15 FT MINIMUM
 REAR 25 FT MINIMUM

MINIMUM PARKING LAYOUT DIMENSIONS (90 DEGREE PATTERN):

PARKING SPACE WIDTH = 9.5 FT
 PARKING SPACE LENGTH = 20 FT
 DRIVE LANE WIDTH = 24 FT

BUILDING DIMENSIONS:

NORTH = 400.4 FT
 EAST = 47.2 FT
 SOUTH = 40.4 FT
 SOUTHWEST = 256.1 FT
 NORTHWEST = 53.2 FT

OFF-STREET PARKING CALCULATIONS

EXISTING SCHOOL: 27 CLASSROOMS
 PROPOSED ADDITION: 4 CLASSROOMS
 TOTAL: 31 CLASSROOMS @ 2 STALL PER CLASSROOM = 62 STALLS

TOTAL PARKING REQUIRED = 62 STALLS

EXISTING PARKING = 89 STALLS
 REMOVED ACCESSIBLE PARKING = 0 STALLS
 PROPOSED PARKING = 0 STALLS
 TOTAL PARKING PROVIDED = 89 STALLS

ACCESSIBLE PARKING

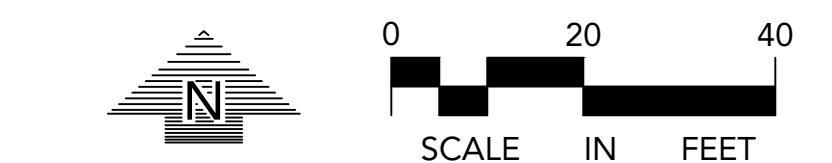
ACCESSIBLE PARKING REQUIRED = 4 STALLS**
 EXISTING ACCESSIBLE PARKING = 4 STALLS
 REMOVED ACCESSIBLE PARKING = 0 STALLS
 PROPOSED ACCESSIBLE PARKING = 0 STALLS
 TOTAL ACCESSIBLE PARKING = 4 STALLS

**REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 76 TO 100 STALLS

PAVEMENT TYPES

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- BITUMINOUS PAVEMENT
- CRUSHED STONE
- RIP RAP
- INFIELD MATERIAL

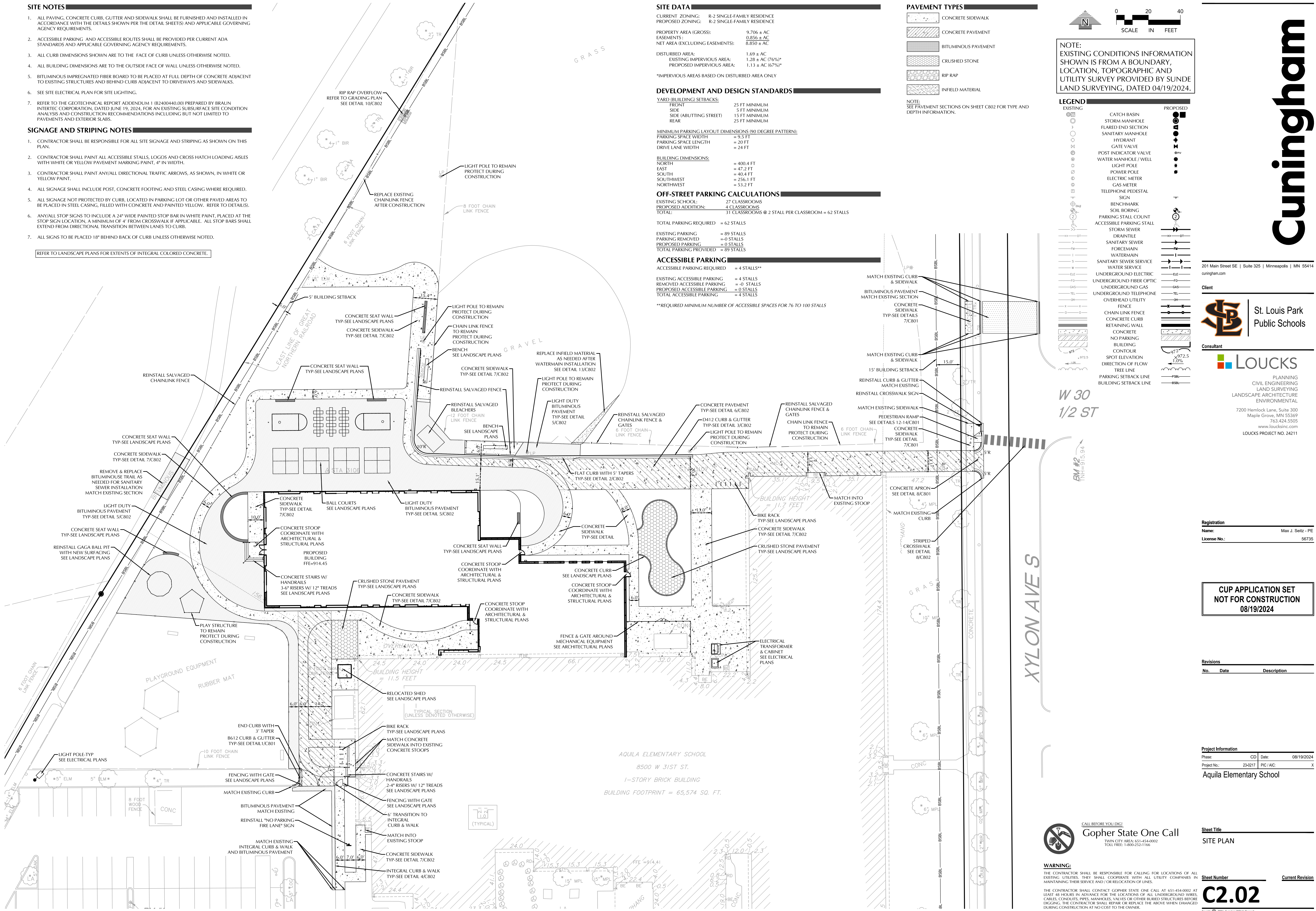
NOTE: SEE PAVEMENT SECTIONS ON SHEET C802 FOR TYPE AND DEPTH INFORMATION.



NOTE: EXISTING CONDITIONS INFORMATION SHOWN IS FROM A BOUNDARY, LOCATION, TOPOGRAPHIC AND UTILITY SURVEY PROVIDED BY SUNDE LAND SURVEYING, DATED 04/19/2024.

LEGEND

- | EXISTING | PROPOSED |
|----------|----------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |



201 Main Street SE | Suite 325 | Minneapolis | MN 55414
 cuningham.com

Client
 St. Louis Park Public Schools

Consultant
 LOUCKS
 PLANNING
 CIVIL ENGINEERING
 LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL
 7200 Hemlock Lane, Suite 300
 Maple Grove, MN 55369
 763.424.5505
 www.loucksinc.com
 LOUCKS PROJECT NO. 24211

Registration
 Name: Max J. Seitz - PE
 License No.: 56735

**CUP APPLICATION SET
 NOT FOR CONSTRUCTION
 08/19/2024**

Revisions

No.	Date	Description

Project Information
 Phase: CD Date: 08/19/2024
 Project No.: 23-0217 PIC/AIC: X
 Aquila Elementary School

Sheet Title
 SITE PLAN

Sheet Number **Current Revision**
C2.02

CALL BEFORE YOU DIG!

 Gopher State One Call
 TWIN CITY AREA: 651-454-0002
 TOLL FREE: 1-800-252-1166

WARNING:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.
 THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRING, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.