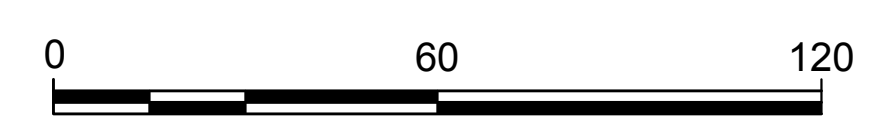
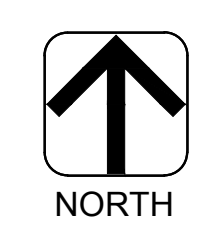


I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATIONS FOR THE PROJECT DESCRIBED HEREIN WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.

Signature: _____
 Printed Name: LISA A. FLEMING, P.E.
 Date: _____
 License Number: NUMBER

MARK	DATE	DESCRIPTION

REVIEW SET
NOT FOR CONSTRUCTION



LEGEND

- 4" BITUMINOUS PAVEMENT
10" AGGREGATE BASE COURSE
- BIKE PATH (CITY OF LAKE ELMO STANDARD 509)
- 6" CONCRETE PAVEMENT
6" AGGREGATE BASE COURSE
- 8" CONCRETE PAVEMENT
6" AGGREGATE BASE COURSE
- 6" INTEGRAL CURB & 4" SIDEWALK
6" GRANULAR BASE
- 4" SIDEWALK
4" GRANULAR BASE
- TOP OF MODULAR BLOCK RETAINING WALL B

GENERAL SITE NOTES

- A. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB OR EDGE OF WALK EXCEPT AS NOTED.
- B. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL.
- C. ALL PAVEMENT MARKINGS SHALL BE 4 INCH WIDE WHITE PAINT EXCEPT AS NOTED.
- D. SEE LANDSCAPE PLANS FOR LANDSCAPE/GREEN AREAS AND TREATMENTS.
- E. SEE ARCHITECTURAL AND STRUCTURE DRAWINGS FOR BUILDING STOOP DETAILS.
- F. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR BUILDING WATER AND SANITARY SERVICE CONNECTION DETAILS.

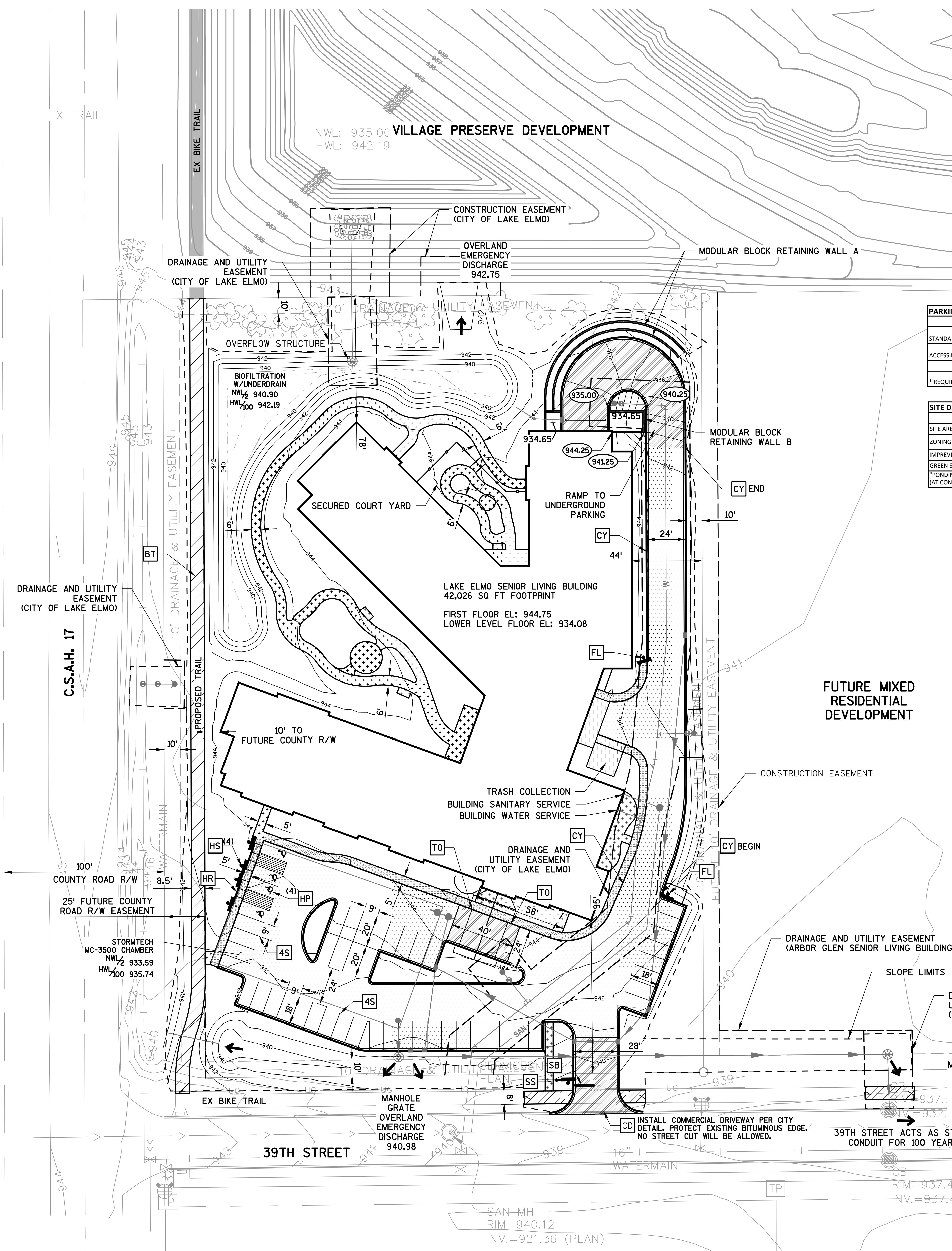
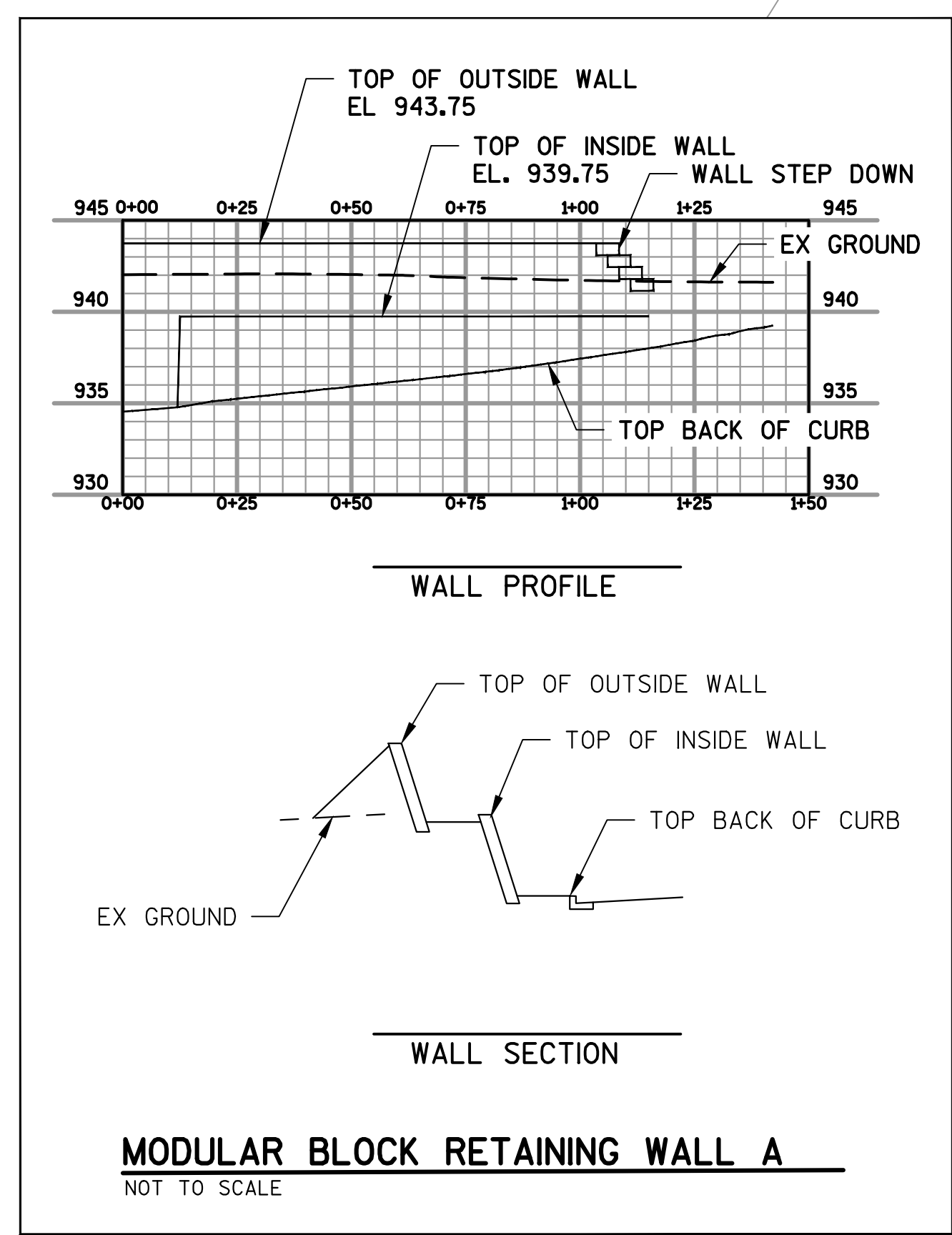
SITE DETAILS

- 4-INCH PAVEMENT MARKING STRIPES (WHITE)
- STOP SIGN
- NO PARKING / FIRE LANE SIGN
- CURB PAVEMENT MARKING (YELLOW)
- COMMERCIAL DRIVEWAY PER CITY OF LAKE LEMO STD DETAIL
- TAPER CURB FROM 6" TO 0" OVER 5'
- 8.5' WIDTH BICYCLE TRAIL PER CITY OF LAKE ELMO STD DETAIL #509
- 24" WHITE PAINTED STOP BAR (PER CITY OF LAKE ELMO)
- HANDICAP PAVEMENT MARKING SYMBOL
- HANDICAP PARKING SIGN
- RAMPED SIDEWALK

PARKING DATA				
	SITE	UNDERGROUND	TOTAL	REQUIRED*
STANDARD PARKING (9' X 18')	39	46	85	85
ACCESSIBLE PARKING (9' X 18')	4	2	6	6

* REQUIRED PARKING 1 PER 2 HOUSING UNITS PLUS 1 PER EMPLOYEE ON THE MAJOR WORK SHIFT

SITE DATA		
SITE AREA	164,221 SF	3.77 AC
ZONING	MU - MIXED USE	
IMPROVED AREA	88,426 SF	54%
GREEN SPACE	68,235 SF	41%
PONDING AREA (AT CONTROL ELEVATION)	7,560 SF	5%



ARBOR GLEN SENIOR LIVING
LAKE ELMO AVE. NORTH AND 39TH ST. NORTH
LAKE ELMO, MN

AVRES ASSOCIATES
 Eau Claire Office: Parkway Center, Suite 204
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 River Falls Office: State 204
 River Falls, Wisconsin 54022
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SITE LAYOUT AND MATERIALS PLAN

PROJECT NO. 08-1721.00

C2.3