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Engineering | Surveying | Planning | Environmental

**Client**  
**CONTINENTAL**  
**483 FUND LLC**

W134 N8675 EXECUTIVE PARKWAY  
MENOMONEE FALLS, WI 53051

**Project**  
**SPRINGS AT**  
**LAKE ELMO**

**Location**  
**LAKE ELMO,**  
**MINNESOTA**  
9955 HUDSON BOULEVARD NORTH

**Certification**

**PRELIMINARY**

**Summary**  
Designed: EAV Drawn: CIL  
Approved: EAV Book / Page:  
Phase: PRELIMINARY Initial Issue: 4/12/2019

**Revision History**  
No. Date By Submittal / Revision  
4/12/2019 CITY SUBMITTAL  
5/1/2019 CITY PRELIMINARY  
RESUBMITTAL

**Sheet Title**  
**OVERALL**  
**DEVELOPMENT**  
**PLAN**

**Sheet No. Revision**  
**C2.06**

**Project No.** 21654



**Client**  
**CONTINENTAL**  
**483 FUND LLC**

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MENOMONEE FALLS, WI 53051

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**Certification**

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 professional ENGINEER under the laws of the state of Minnesota.

Eric A. Vogel  
Registration No. 14 Date: 4/12/2019  
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

**Summary**

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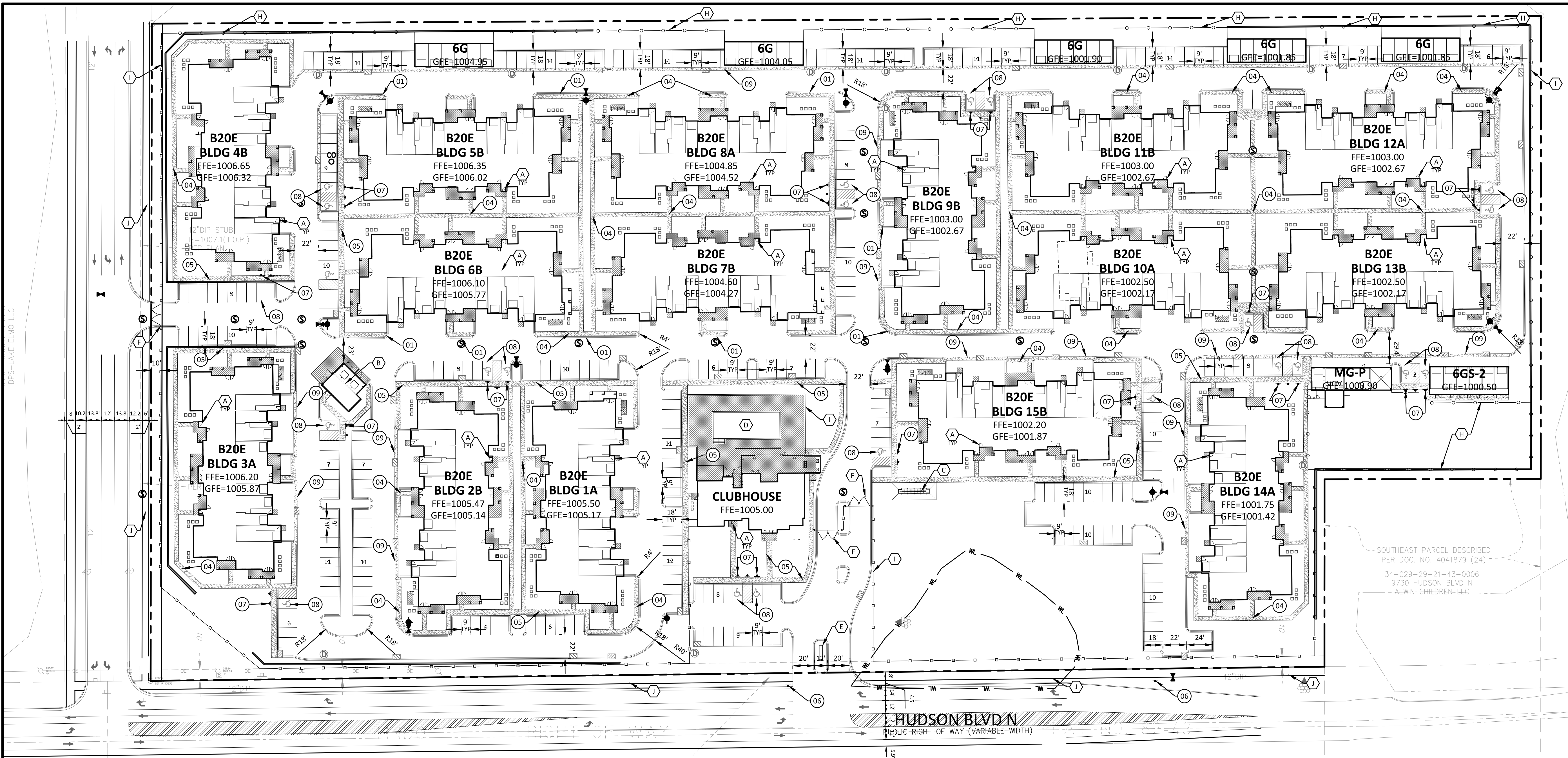
**Revision History**

| No.       | Date By | Submittal / Revision         |
|-----------|---------|------------------------------|
| 4/12/2019 |         | CITY SUBMITTAL               |
| 5/1/2019  |         | CITY PRELIMINARY RESUBMITTAL |

**Sheet Title**  
**SITE PLAN**

**Sheet No.** **Revision**  
**C3.01**

**Project No.** **21654**



| LEGEND                           | PROPOSED | EXISTING | STANDARD DUTY ASPHALT PAVING |
|----------------------------------|----------|----------|------------------------------|
| PROPERTY LIMIT                   | ---      | ---      |                              |
| CURB & GUTTER                    | ---      | ---      |                              |
| EASEMENT                         | ---      | ---      |                              |
| BUILDING                         | ---      | ---      |                              |
| RETAINING WALL                   | ---      | ---      |                              |
| WETLAND LIMITS                   | ---      | ---      |                              |
| TREELINE                         | ---      | ---      |                              |
| SAWCUT LINE                      | ---      | ---      |                              |
| SIGN                             | ---      | ---      |                              |
| PIPE BOLLARD                     | ---      | ---      |                              |
| NUMBER OF PARKING STALLS PER ROW | XX       | XX       |                              |
| KEY NOTE                         | XX       | XX       |                              |
| DETAIL                           | XX       | XX       |                              |
| CHAIN LINK FENCE                 | ---      | ---      |                              |
| DECORATIVE WOODEN FENCE          | ---      | ---      |                              |
| AIR CONDITIONING UNIT            | ---      | ---      |                              |

| DEVELOPMENT SUMMARY                    | AREA        | QUANTITY      | HEIGHT   |
|----------------------------------------|-------------|---------------|----------|
| GROSS SITE AREA                        | 741,214 SF  | 17.02 AC      |          |
| BUILDING INFORMATION                   |             |               |          |
| B20E (20 DU/BUILDING)                  | 15 UNITS    | 2-STORY / 35' | 15 UNITS |
| TOTAL RESIDENT BUILDINGS               |             |               |          |
| GENERAL HOME MIX                       |             |               |          |
| STUDIO                                 | 30          | 10%           |          |
| 1-BEDROOM                              | 120         | 40%           |          |
| 2-BEDROOM                              | 120         | 40%           |          |
| 3-BEDROOM                              | 30          | 10%           |          |
| TOTAL HOMES                            | 300         | 100%          |          |
| ZONING                                 |             |               |          |
| EXISTING ZONING                        |             |               |          |
| PROPOSED ZONING                        |             |               |          |
| PARKING INFORMATION                    |             |               |          |
| GARAGE TOTALS:                         |             |               |          |
| NUMBER OF ATTACHED MAINTENANCE GARAGES | 120 GARAGES | 1             |          |
| NUMBER OF STAND ALONE GARAGES          | 42 GARAGES  |               |          |
| TOTAL GARAGE                           | 163 GARAGES |               |          |
| PARKING REQUIRED PER CODE              | 525 SPACES  |               |          |
| SURFACE PARKING AMOUNT                 | 399 SPACES  |               |          |
| TOTAL PARKING PROVIDED                 | 562 SPACES  |               |          |
| UNIT PARKING RATIO                     | 1.87        |               |          |
| COVERED PARKING RATIO                  | 0.29        |               |          |
| CLUBHOUSE PARKING                      | 17 SPACES   |               |          |
| *INCLUDED IN PARKING CALCS             | (24 ADA)    |               |          |

- DEVELOPMENT NOTES**
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
  - ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
  - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
  - ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
  - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
  - REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
  - ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
  - "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.

- KEY NOTES**
- (A) BUILDING, STOODS, STAIRS SEE ARCHITECTURAL PLANS
  - (B) TRASH/RECYCLING PICKUP AREA - SEE ARCHITECTURAL PLANS
  - (C) MAIL KIOSK - SEE ARCHITECTURAL PLANS
  - (D) POOL - SEE ARCHITECTURAL PLANS
  - (E) MONUMENT SIGN - SEE ARCHITECTURAL PLANS
  - (F) VEHICLE GATE - SEE ARCHITECTURAL PLANS
  - (G) TRANSFORMER - LOCATION TBD
  - (H) CHAIN LINK FENCE - SEE ARCHITECTURAL PLANS
  - (I) DECORATIVE WOODEN FENCE - SEE ARCHITECTURAL PLANS
  - (J) BITUMINOUS PATH
- DETAILS**
- (01) 8-612 CONCRETE CURB AND GUTTER - SEE SHEET C9.01
  - (02) 8-618 CONCRETE CURB AND GUTTER - SEE SHEET C9.01
  - (03) TAPERED CURB - SEE SHEET C9.01
  - (04) 4' SIDEWALK - SEE SHEET C9.01
  - (05) 5' SIDEWALK - SEE SHEET C9.01
  - (06) STOP SIGN - SEE SHEET C9.01
  - (07) ACCESSIBLE PARKING SIGN - SEE SHEET C9.01
  - (08) ACCESSIBLE PARKING STALL - SEE SHEET C9.01
  - (09) VALLEY GUTTER - SEE SHEET C9.01

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOMHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.