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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

W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

Project
SPRINGS AT
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LAKE ELMO,
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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.

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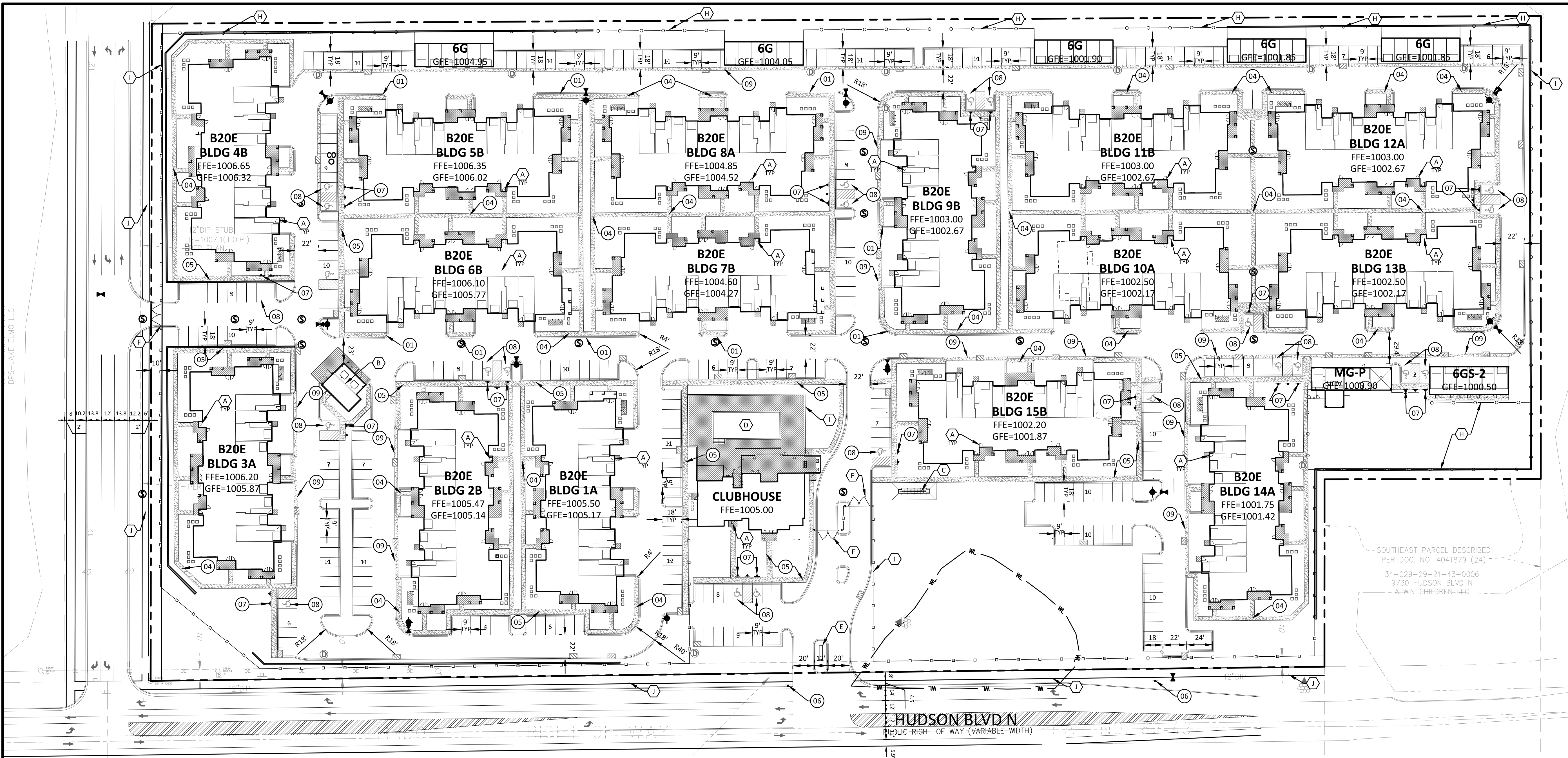
Revision History

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.