

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

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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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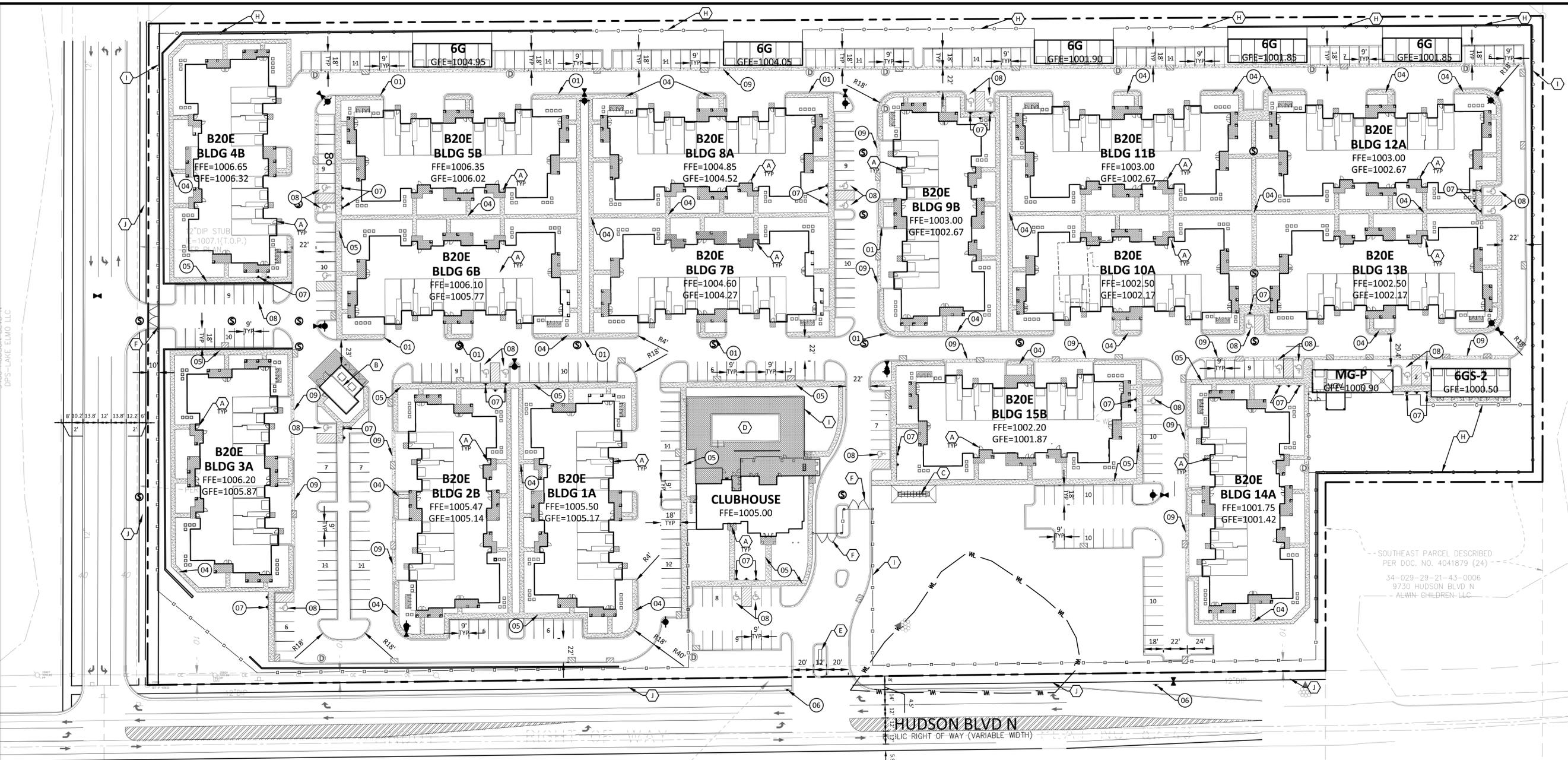
Revision History

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	CONCRETE PAVING	CONCRETE SIDEWALK	ARCHITECTURAL CONCRETE
PROPERTY LIMIT	CURB & GUTTER	EASEMENT	BUILDING	RETAINING WALL	WETLAND LIMITS
TREELINE	SAWCUT LINE	SIGN	PIPE BOLLARD	NUMBER OF PARKING STALLS PER ROW	KEY NOTE
DETAIL	CHAIN LINK FENCE	DECORATIVE WOODEN FENCE	AIR CONDITIONING UNIT		

DEVELOPMENT SUMMARY

AREA GROSS SITE AREA	741,214 SF	17.02 AC
BUILDING INFORMATION	QUANTITY	HEIGHT
B20E (20 DU/BUILDING)	15 UNITS	2-STORY / 35'
TOTAL RESIDENT BUILDINGS	15 UNITS	
GENERAL HOME MIX STUDIO	HOMES	PERCENTAGE
1-BEDROOM	30	10%
2-BEDROOM	120	40%
3-BEDROOM	120	40%
TOTAL HOMES	30	10%
TOTAL HOMES	300	100%
ZONING	EXISTING ZONING	RURAL DEVELOPMENT TRANSITIONAL
	PROPOSED ZONING	URBAN HIGH-DENSITY PLANNED UNIT (HDR-PUD)
PARKING INFORMATION		
GARAGE TOTALS:	NUMBER OF ATTACHED	120 GARAGES
	MAINTENANCE GARAGES	1
	NUMBER OF STAND ALONE	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, STOOPS, 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 DRIP TILES WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRIP TILES 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.