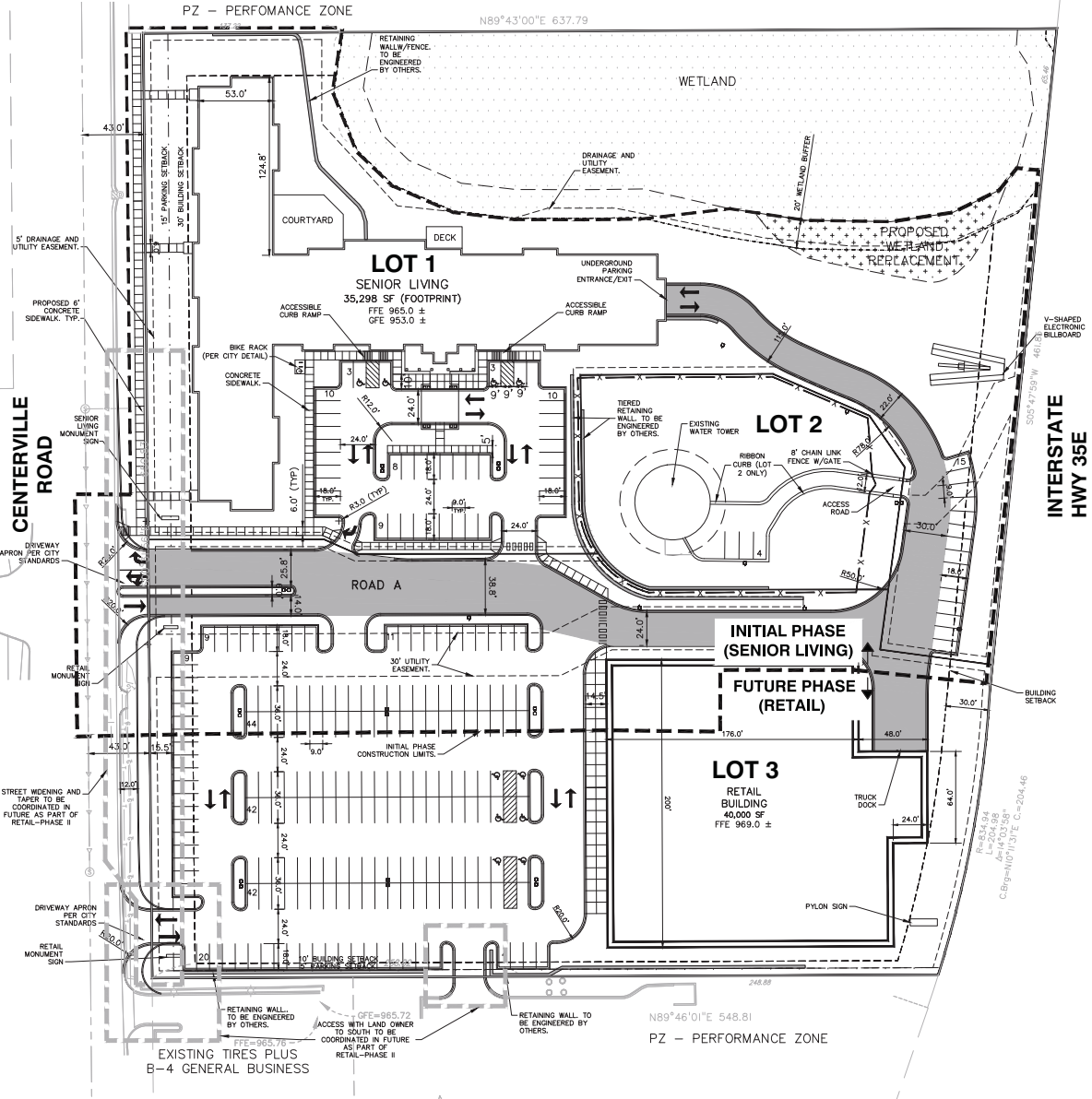


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SITE LEGEND:

- B612 CURB AND GUTTER
- EXISTING CURB AND GUTTER
- LIMITS OF PHASE 1 CONSTRUCTION
- R.O.W.
- PROPERTY LINE
- BUILDING SETBACK
- PARKING SETBACK
- DRAINAGE AND UTILITY EASEMENT
- LUMINAIRE
- DIRECTION OF TRAFFIC
- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- WETLAND REPLACEMENT
- DELINEATED WETLAND LINE
- WETLAND SETBACK

SITE PLAN NOTES

- DIMENSIONS ARE TO FACE OF BUILDING AND/OR FACE OF CURB.
- REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOPS ADJACENT TO PROPOSED BUILDING.
- ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
- STRIPING SHALL BE 4 INCH WHITE.
- ALL WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF WHITE BEAR LAKE ENGINEERING DESIGN STANDARDS.
- ALL CURB AND GUTTER TO BE CONCRETE B612 CURB UNLESS NOTED OTHERWISE, PER CITY STANDARDS.
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADIES AT THE PROPOSED DRIVEWAYS, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF VARIATIONS FROM THE PLANS.
- REFER TO LIGHTING PLAN FOR LIGHT LOCATIONS, FOOTCANDLE PRINT OUT AND SPECIFICATIONS.
- INCLUDE VALLEY CURB AT DRIVEWAY ENTRANCES PER CITY STANDARDS.

WETLAND BUFFER DATA

WETLAND BUFFERS AND SETBACK REQUIREMENTS

REQUIREMENT	LIGHT MANAGEMENT CLASS
MIN. BUFFER	= 16'
BUFFER SETBACK	= 20'

LOT 1 DATA

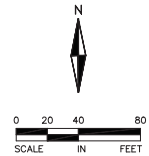
PROPOSED ZONING	PZ - PERFORMANCE ZONE & PUBLIC
LOT 1 TOTAL AREA	203,970.35 SF (4.68 AC)
NUMBER OF UNITS	112 UNITS
BUILDING FOOTPRINT	35,298 S.F.
BUILDING SF	FLOORS 1-3 TOTAL = 104,610 SF GARAGE = 24,305 SF TOTAL = 128,915 GSF
FRONT SETBACK	30 FT
SIDE SETBACK	10 FT
PROPOSED IMPERVIOUS	BUILDING AREA 35,298 SF (.81 AC), 17.31% OF SITE STREET AREA 11,477.06 SF (0.26 AC), 5.63% OF SITE PARK LOT AREA 14,017.75 SF (.32 AC), 6.87% OF SITE SIDEWALK AREA 4,426.5 SF (0.10 AC), 2.16% OF SITE TOTAL 65,219.31 SF (1.50 AC), 31.97% OF SITE
PROPOSED PERVIOUS	138,751.04 SF (3.19 AC), 68.03% OF LOT
PARKING SETBACK	15 FT FROM R.O.W.
PARKING PROVIDED	UNDERGROUND PARKING = 40 STALLS SURFACE PARKING = 58 STALLS TOTAL PROVIDED = 98 STALLS INCLUDES 4 ACCESSIBLE STALLS (4 SURFACE) AND 15 STALLS ALONG EASTERN PROPERTY LINE

LOT 2 DATA

PROPOSED ZONING	P-PUBLIC
LOT 2 TOTAL AREA	30,553.57 SF (0.70 AC)
WATER TOWER SF	4268.5 SF
FRONT SETBACK	N/A
SIDE SETBACK	N/A
PROPOSED IMPERVIOUS	7,063.09 SF, 23.12% OF LOT
PROPOSED PERVIOUS	23,490.48 SF, 76.88% OF LOT
PARKING PROVIDED	4 STALLS

LOT 3 DATA

PROPOSED ZONING	PZ - PERFORMANCE ZONE & PUBLIC
LOT 3 TOTAL AREA	161,573.60 SF (3.71 AC)
RETAIL BUILDING SF	40,000 S.F.
FRONT SETBACK	30 FT
SIDE SETBACK	10 FT
PROPOSED IMPERVIOUS	BUILDING AREA 40,000 SF (.92 AC), 24.76% OF SITE STREET AREA 21,281.66 SF (.49 AC), 13.17% OF SITE PARK LOT AREA 60,456.09 SF (1.39 AC), 37.42% OF SITE SIDEWALK AREA 2,776.85 SF (0.06 AC), 1.72% OF SITE TOTAL 124,514.60 SF (2.86 AC), 77.07% OF SITE
PROPOSED PERVIOUS	37,059 SF (.85 AC), 22.93% OF SITE
PARKING SETBACK	15 FT FROM R.O.W.
PARKING PROVIDED	191 STALLS INCLUDES 6 ACCESSIBLE STALLS



FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

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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

CLARK WICKLAND, PE
7-22-15
DATE LICENSE NO.

PROJECT TEAM

DESIGNER: CFW
DRAWN: PLN
PROJECT NO: 215-4603

QA/QC REVIEW

BY: DATE

DATE	ISSUE	DATE	ISSUE
7-22-15	PRE PUD SUBMITTAL		
7-22-15	CITY COMMENTS		