



**SITE LEGEND**

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	TIP-OUT CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	RETAINING WALL
---	---	FENCE
---	---	CONCRETE PAVEMENT
---	---	CONCRETE SIDEWALK
---	---	HEAVY DUTY BITUMINOUS PAVEMENT
---	---	NORMAL DUTY BITUMINOUS PAVEMENT
---	---	NUMBER OF PARKING STALLS
---	---	TRANSFORMER
---	---	SITE LIGHTING
---	---	TRAFFIC SIGN
---	---	POWER POLE
---	---	BOLLARD / POST

**GENERAL SITE NOTES**

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY COMPANY, CITY, STATE, DATE.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE **B612** UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

**SITE DEVELOPMENT SUMMARY**

- PARCEL DESCRIPTION: LOT 1D, RIDGEGATE SECTION 15, FILING No. 5, 3RD AMENDMENT
- PROPERTY AREA: 92,971 SF (2.13 AC)
- BUILDING GROSS SIZE:  
 DAYCARE: 13,068 SF  
 RETAIL: 5,300 SF
- BUILDING SETBACK PER CODE:  
 0'=FRONT  
 0'=SIDE  
 0'=REAR  
 0'=ROW
- PARKING SETBACK:  
 0'=FRONT AND ROW  
 0'=SIDE AND REAR  
 20'=ARTERIAL ROW
- PARKING SPACE/DRIVE AISLE: 9' WIDE X 18' LONG, 22' AISLE
- PARKING PROVIDED: 68

**SITE DETAILS (SI-0XX)**

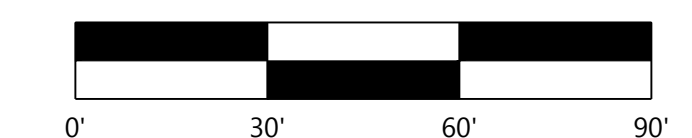
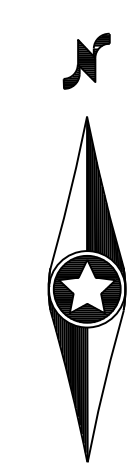
- B612 OR B618** CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- D418 CURB AND GUTTER
- BITUMINOUS CURB
- INTEGRAL CURB AND WALK
- CONCRETE CROSS GUTTER
- ENTRANCE THRU CURB AND GUTTER
- PRIVATE CONCRETE SIDEWALK
- PRIVATE PARALLEL PEDESTRIAN CURB RAMP
- CROSS WALK STRIPING
- TEMPORARY BITUMINOUS CUL-DE-SAC
- TRAFFIC ARROW
- SIGN INSTALLATION
- HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
- PRECAST CONCRETE WHEEL STOP
- TYPE 3 BARRICADE
- BOLLARD
- PAVEMENT SECTIONS
- BITUMINOUS TRAIL
- HEAVY DUTY CONCRETE SECTION LOADING DOCK
- SAW CUT CONTROL JOINT
- CONSTRUCTION JOINT
- CONCRETE CURB AT SIDEWALK
- CURB CUT WITH EROSION CONTROL MAT
- TYPICAL STREET SECTION
- CONCRETE WALK AND DRIVEWAY OPENINGS AT RESIDENTIAL ENTRANCES
- MOUNTABLE CURB & GUTTER CONSTRUCTION AT CATCH BASIN
- BITUMINOUS TRAIL SECTION
- CURB BLISTER
- BEAVER TAIL CURB (**B612**)
- CURB CUT WITH RIP-RAP
- CURB CUT WITH CONCRETE SWALE
- PEDESTRIAN CURB RAMP FOR BITUMINOUS TRAILS
- ORNAMENTAL FENCE
- SIGN POST WITH BOLLARD
- FLOW THRU CURB WITH COVER
- SIDEWALK STEP AND LANDING
- MODULAR BLOCK RETAINING WALL WITH REINFORCEMENT
- MODULAR BLOCK RETAINING WALL
- FENCE AT MODULAR BLOCK WALL
- BOULDER RETAINING WALL
- RETAINING WALL WITH FENCE USING SLEEVE-IT SYSTEM
- CONCRETE CURB & GUTTER, CATCH BASIN LOCATION AND TRANSITION
- B612 AND SURMOUNTABLE CURB TRANSITION
- CONCRETE SWALE
- CONCRETE FLUME
- CONCRETE STAIR AND RAILING DETAIL
- CONCRETE STAIRS
- TYPICAL CURB CUT SECTION AT DRIVEWAYS

**SIGN LEGEND**

REFERENCE	SIZE	MNDOT DESIGNATION
S.1	STOP SIGN	30" X 30" R1-1
S.2	HANDICAP ACCESSIBLE	12" X 18" R7-8M
S.3	NO PARKING	12" X 12" R8-38
S.4	DO NOT ENTER	30" X 30" R5-1
S.5	BEGIN ONE WAY	24" X 30" R6-X1
S.6	KEEP RIGHT	24" X 30" R4-7
S.7	HAZARD MARKER	18" X 18" X4-2
S.8	RIGHT TURN LANE	30" X 30" R3-X1
S.9	RIGHT LANE MUST TURN RIGHT	30" X 30" R3-6 (R/L)
S.10	PEDESTRIAN CROSSING	30" X 30" W11-2
S.11	YIELD	24" X 24" R1-2

**SITE DATA CHART**

LEGAL DESCRIPTION	PROPOSED USE	LOT AREA (ACRE)	BLDG AREA (SF)	REQUIRED PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
LOT 1	DAYCARE	XXX AC.	XXX,XXX	XX/1,000	XXX	XXX
LOT 2	RETAIL	XXX AC.	XXX,XXX	XX/1,000	XXX	XXX
LOT 3	-	XXX AC.	XXX,XXX	XX/1,000	XXX	XXX
LOT 4	-	XXX AC.	XXX,XXX	XX/1,000	XXX	XXX
OUTLOT A	-	XXX AC.	-	-	-	-
R.O.W.	-	XXX AC.	-	-	-	-
TOTAL	-	XXX AC.	XXX,XXX	-	XXX	XXX



NOT FOR CONSTRUCTION

DESIGNED: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_  
 FIELD CREW: \_\_\_\_\_  
 FIELD WORK DATE: \_\_\_\_\_

PREPARED FOR:  
**SMJ MANAGEMENT CORPORATION**  
 1508 WELAND AVENUE  
 MINNETONKA, MN 55305

HEREBY CERTIFY THAT THIS PLAN 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.  
 DANIEL W. PARKS  
 DATE: XX/XX/XX LICENSE NO. \_\_\_\_\_

**RIDGEGATE RETAIL**  
 LONE TREE, CO

**Westwood**  
 12701 Whitewater Drive, Suite #200  
 Minneapolis, MN 55434  
 (612) 937-5150  
 (612) 937-5822  
 (612) 937-5150  
 westwoodps.com  
 Westwood Professional Services, Inc.

**SITE PLAN**

SHEET NUMBER:

**3** OF **XX**

DATE: XX/XX/XX