

DRAWING PHASE:
OWNER REVIEW
✓ AGENCY REVIEW
BID DOCUMENT
FOR CONSTRUCTION
AS-BUILT DOCUMENT

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.

Todd A. Erickson, PE
 TODD A. ERICKSON, PE
 LICENSE NO. 40418
 DATE: 02/26/2020

OWNER/DEVELOPER
HEARTH DEVELOPMENT
 3300 Rice Street
 Little Canada, Minnesota 55126

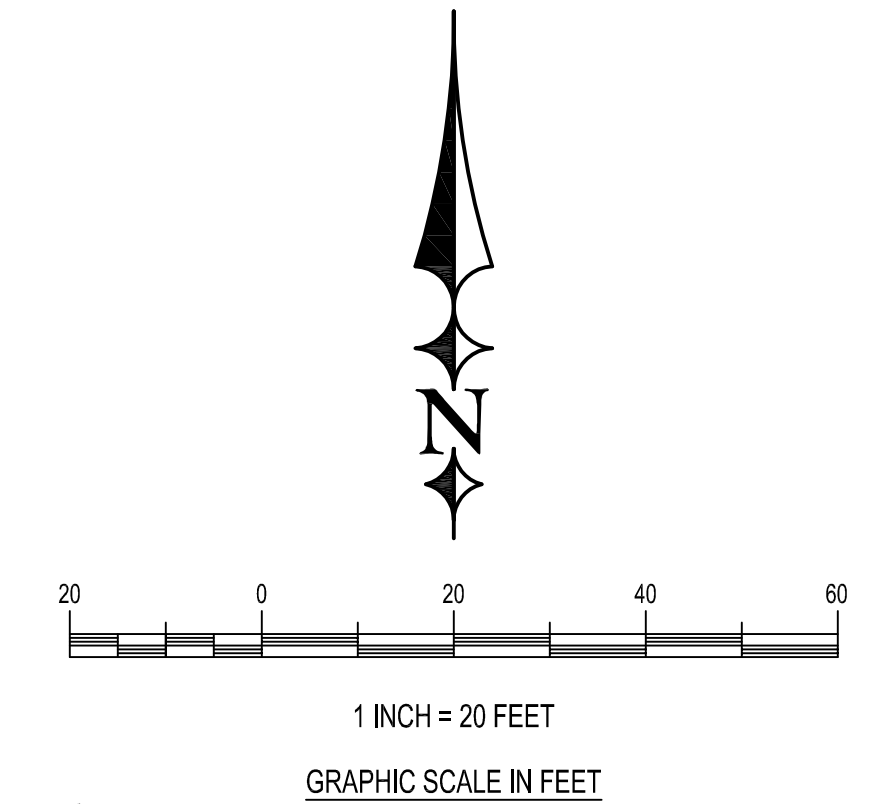
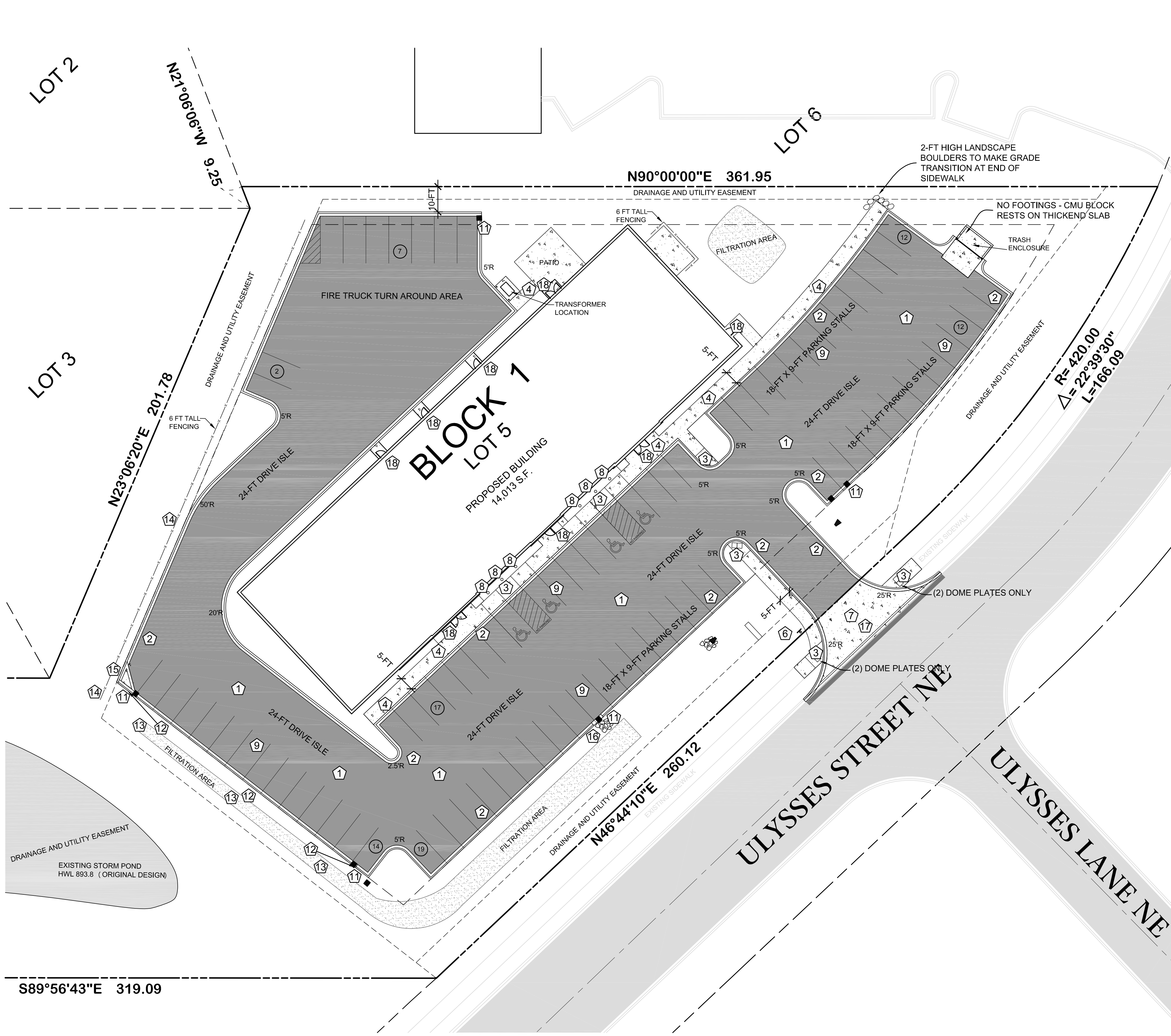
PROJECT TITLE
COMMERCIAL BUILDING CONSTRUCTION PLAN
BLAINE, MINNESOTA

NO.	REVISION DESCRIPTION	DATE
1	FIRE LANE RECONFIGURATION	10/21/19
2	City and Watershed Review	2-18-20
3	Sidewalk Added off of Patio	2-28-20

JOB NO. 19-104

SHEET TITLE
SITE LAYOUT AND SIGN PLAN

SHEET NO.
C2
 SHEET 2 OF 6



Legend

- PROPERTY BOUNDARY
- PROPOSED STREET LIGHT - XCEL 100 HPS CALIFORNIA ACORN (BLACK) WITH 15-FT BLACK ALUMINUM POLES.
- UTILITY EASEMENT
- BUILDING SETBACK
- EXISTING BITUMINOUS PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CONCRETE SIDEWALK

Proposed Traffic Signs

ALL TRAFFIC SIGNS SHALL MEET THE CURRENT REQUIREMENTS OF THE MMUTCD

Development Standards

FRONT SETBACK	30'
REAR SETBACK	25'
SIDE SETBACK	15'

Lot Coverage

TOTAL AREA:	109,145 SQ. FT.
BUILDING AREA:	14,013 SQ. FT.
SIDEWALK:	2,675 SQ. FT.
BIT. SURFACE:	30,720 SQ. FT.
DUMPSTER CONCRETE PAD:	220 SQ. FT.
TOTAL IMPERVIOUS:	47,628 SQ. FT. (43.6%)

Parking

BUILDING AREA = 14,013 S.F. AT 1/200 = 70 STALLS REQUIRED, 83 STALLS PROVIDED

Keyed Notes

- 1 INSTALL BITUMINOUS PAVEMENT. REFER TO DETAIL 1/C6.
- 2 INSTALL B612 CONCRETE CURB. REFER TO DETAIL 2/C6.
- 3 CONSTRUCT CONCRETE ADA LANDING. MAX 2% SLOPE ON RAMP IN EITHER DIRECTION.
- 4 INSTALL 5" CONCRETE SIDEWALK. REFER TO DETAIL 4/C6.
- 5 INSTALL 12" THICK DUMPSTER PAD, W #5 EPOXY COATED REBAR 3-FT O.C.
- 6 INSTALL "STOP" TRAFFIC CONTROL SIGN.
- 7 CONSTRUCT CONCRETE ENTRANCE APRON. SEE DETAIL 10/C5.
- 8 INSTALL HANDICAP SIGNAGE. SEE DETAIL 5/C6.
- 9 ALL STALLS SHALL BE TWO COATS OF WHITE LATEX PAINT 4" WIDE.
- 10 INSTALL 6" STEEL BOLLARD, CONCRETE FILLED, 4-FT BELOW GRADED AND 3.5-FT ABOVE GRADE. INSTALL YELLOW PLASTIC COVER FROM IDEAL SHIELD OVER BOLLARD. STEEL SLEEVE REQUIRED ON DUMPSTER PAD.
- 11 INSTALL CURB OPENING PER RAIN GUARDIAN DETAIL.
- 12 INSTALL SURMOUNTABLE CURB AND GUTTER ALONG ENTIRE LENGTH.
- 13 SNOW STORAGE AREA.
- 14 INSTALL FENCING 3-FT OFF BACK OF CURB (FENCE PER ARCHITECT)
- 15 INSTALL 6" CONCRETE IN CORNER WITH SWALE TO OPENING.
- 16 INSTALL 6" CONCRETE (5'x5') PAD TO DIRECT WATER TO RAIN GUARDIAN.
- 17 SIGHT DISTANCE TO NORTH = 400-FT +/-, SIGHT DISTANCE TO SOUTH = 600 FEET +/-, NO OBSTRUCTIONS ARE PROPOSED IN LANDSCAPE PLAN THAT WILL REDUCE THESE SIGHT DISTANCES.
- 18 CONCRETE STOOP REQUIRED FOR ENTRY WAYS. INSTALL REBAR MIN. 18" O.C. INTO BUILDING FOUNDATION. DRILL AND EPOXY SET REBAR BEFORE POURING STOOP. ALL REBAR SHALL BE EPOXY COATED.