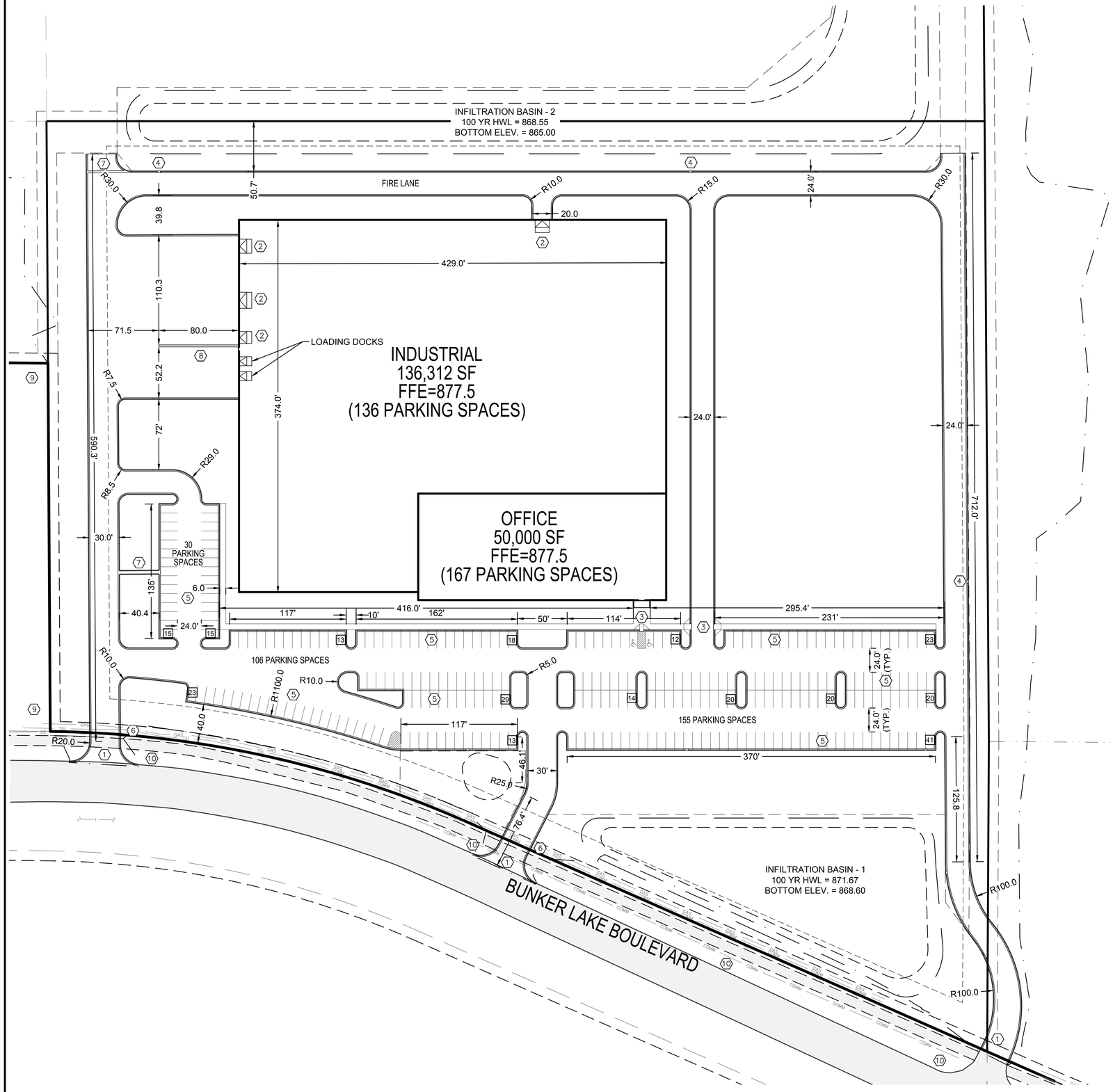

N

0 50' 100'

LEGEND

- PROPERTY LIMITS
- BUILDING SETBACKS
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED CONCRETE C&G
- NO PARKING ZONE
- HANDICAP STALL DESIGNATION
- 16 NUMBER OF PARKING STALL IN SECTION

KEYNOTES:

1. REMOVE EXISTING CURB TO NEAREST JOINT AND PROVIDE SMOOTH TRANSITION TO NEW CURB.
2. PROPOSED AT GRADE LOADING AREA
3. PROPOSED ADA COMPLIANT PEDESTRIAN RAMP
4. PROPOSED CURB CUT. PROVIDE THREE FOOT GAP AT CURB CUT AND THREE FOOT TRANSITION FROM FULL BACK CURB TO FLUSH ON EITHER SIDE OF OPENING.
5. 9' x 18' PARKING STALL (TYP.).
6. PROTECT EXISTING UTILITY TO REMAIN.
7. PROPOSED CONCRETE TRENCH / VALLEY GUTTER.
8. PROPOSED RETAINING WALL. DESIGN BY OTHERS.
9. PROTECT NEIGHBORING PROPERTY. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON ADJACENT PROPERTY.
10. PROTECT EXISTING TRAIL TO REMAIN.

ANDERSON
13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

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.

PRINT NAME: IAN WEBER, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 05/02/2019 LICENSE NO. 55502

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAE	IJW

DRAWING TITLE

SITE PLAN

DRAWING NO.

C3

PLOTTED:	COMM. NO.
----	15358

May 02, 2019 - 11:26am IWeber
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