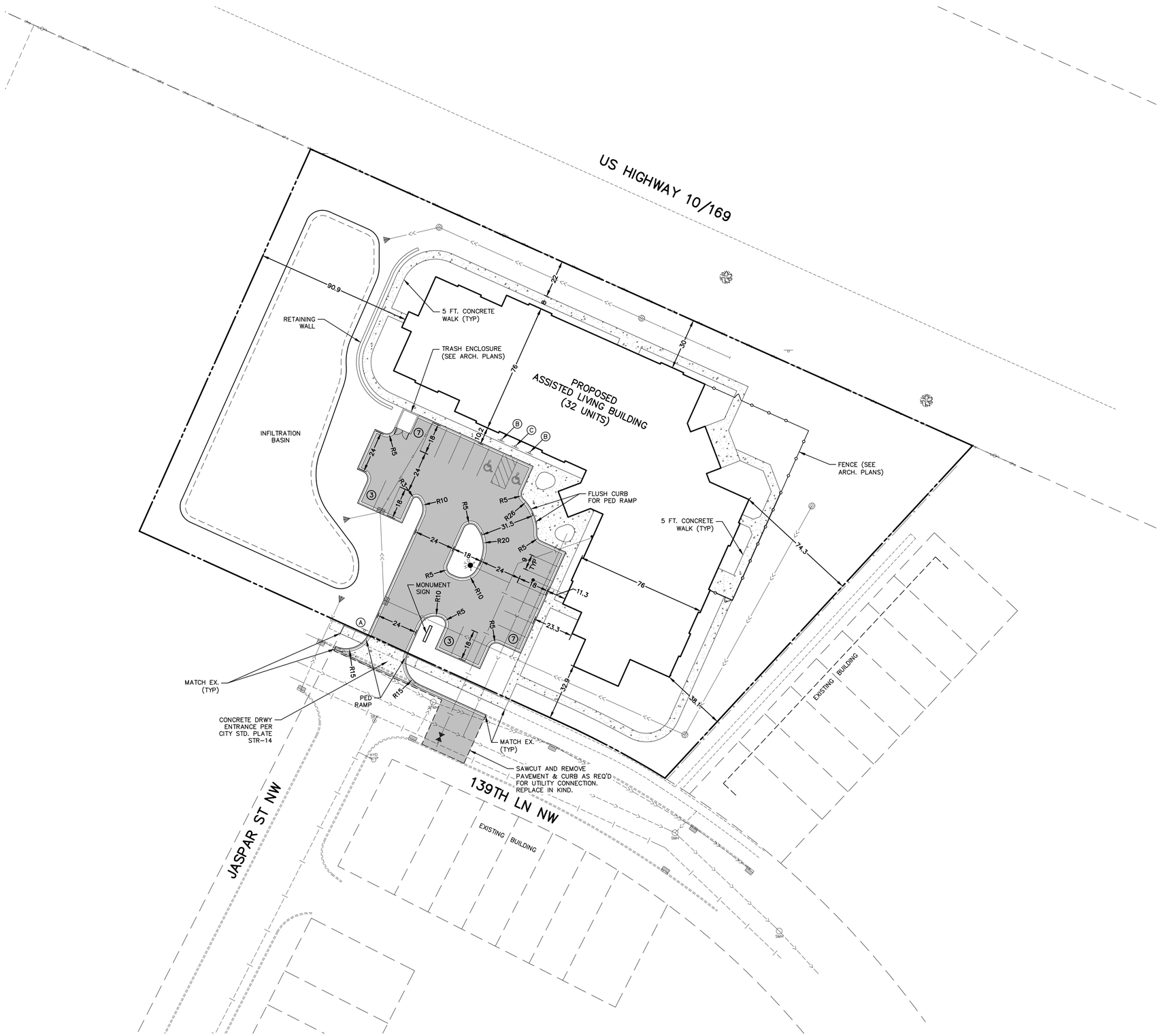

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS PAVEMENT		
CONCRETE WALK		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD ELECTRIC		
MANHOLE		MH
HYDRANT		H15
GATE VALVE		GV
CATCH BASIN		
SIGN		
UTILITY POLE		
FENCE		

SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
3. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
4. TYPICAL PARKING STALLS ARE 9' X 18'.
5. TYPICAL DRIVE LANES ARE 24'.
6. ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS AND BE INSTALLED WITH CAST IRON TRUNCATED DOMES.
7. CONCRETE WALK SHALL CONSIST OF 4" OF PORTLAND CEMENT CONCRETE ON COMPACTED SAND SUBGRADE.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES AND/OR VARIATIONS FROM THE PLAN.
9. UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:

   CONTROL JOINT MAX. SPACING: WALKS–8' O.C.
   ALL OTHERS–10' O.C.

   SAW CUT CONTROL JOINTS MINIMUM ¼ CONCRETE THICKNESS.

   EXPANSION JOINTS MAX. SPACING: WALKS–24. O.C.
   *ALL OTHERS–40' O.C.

   *AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND/OR WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT, AN EXPANSION JOINT SHALL BE PROVIDED.

   DOWEL ALL EXPANSION JOINTS: 24" O.C. MAX.

SIGNING AND STRIPING NOTES

1. ALL SIGNS SHALL BE PLACED 18" MINIMUM BEHIND CURB UNLESS OTHERWISE NOTED.
2. SIGNAGE SHALL INCLUDE SIGN, POST, HARDWARE, CONCRETE FOOTING AND STEEL CASING (IF REQUIRED).
3. PARKING LOT STRIPING SHALL BE 4" SOLID WHITE PAINT.
4. ALL HANDICAP STRIPING, MARKINGS AND CROSS–HATCH SHALL BE 4" SOLID BLUE PAINT.
5. ALL SIGNS SHALL MEET THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) FOR RETRO REFLECTIVITY AND INSTALLATION.

SIGN SCHEDULE (PER MMUTCD)

Ⓐ STOP SIGN: R1–1 (24"x 24")
Ⓑ HANDICAP PARKING SIGN: R7–8m W/R7–8b (12"x 18")
Ⓒ NO PARKING SIGN: R8–3a (12"x 18")

SITE DATA

PROPOSED ZONING:	MU–PUD	
LOT AREA:	93,253 SF	
HARD SURFACE AREA:		
BUILDING:	21,352 SF	23%
PAVEMENT:	16,329 SF	18%
TOTAL:	37,681 SF	40%
PERVIOUS SURFACE AREA:	55,572 SF	60%

PARKING SUMMARY

STANDARD SURFACE STALLS ····· 18
HANDICAP SURFACE STALLS ····· 2
TOTAL STALLS ····· 20

BENCHMARKS

1. *Minnesota Department of Transportation Geodetic GSID Station No. 781 (MnDot Name F 257).*

   ELEVATION = 864.762

N

0 15 30 60
(IN FEET)

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SITE PLAN

SUITE LIVING SENIOR CARE OF RAMSEY
Ramsey, Minnesota

HAMPTON COMPANIES
3570 Lexington Avenue N, Suite 321
Shoreview, MN 55126

REVISIONS
1. 07/08/19 Draft Site Plan Revision

DRAWN BY:	JTR
DESIGNED BY:	JTR
ISSUE DATE:	06/06/19

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

Name: Joseph T. Radke
Signature:
Date: 06/06/19 License #: 45889

PRELIMINARY

Save Date: 07/08/19 | rjadek8441 - 816\0816155 - riverwick - suite living\cad-c3\grading\0816155_site2.dwg