

SITE LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	CURB AND GUTTER
---	---	TIP-OUT CURB AND GUTTER
---	---	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 WESTWOOD PROFESSIONAL SERVICES, MINNETONKA, MINNESOTA, SEPTEMBER 23, 2021.
- 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

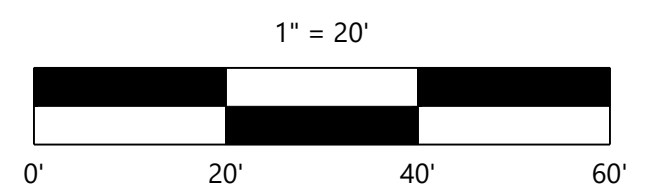
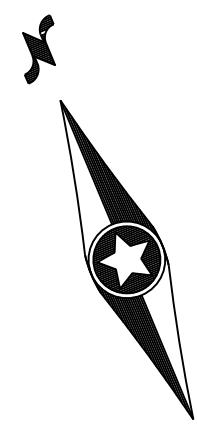
PROPERTY ADDRESS:	7912 SUNWOOD DRIVE
EXISTING ZONING:	COR-2
PROPOSED ZONING:	COR-2
PARCEL DESCRIPTION:	LOT 2 BLOCK 1 COR TWO NORTHSTAR
PROPERTY AREA:	46,982 SF (1.08AC)
PERVIOUS SURFACE:	18,208 SF (38.8%)
IMPERVIOUS SURFACE(RATIO):	28,774 SF (61.2%)
BUILDING GROSS SIZE:	7,200 SF (15.3%)
RETAIL/RESTAURANT:	7,200 SF
PARKING SPACE/DRIVE AISLE:	9' WIDE X 18' LONG, 25' AISLE

1 SITE DETAILS (SI-0XX)

- 1 B612 CURB AND GUTTER
- 6 CONCRETE CROSS GUTTER
- 8 PRIVATE CONCRETE SIDEWALK
- 9 PEDESTRIAN CURB RAMP
- 13 TRAFFIC ARROW
- 14 SIGN INSTALLATION
- 15 HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
- 18 BOLLARD
- 19 PAVEMENT SECTIONS
- 21 HEAVY DUTY CONCRETE SECTION

S.10 SIGN LEGEND

REFERENCE	SIZE	MnDOT DESIGNATION
S.2	12" X 18"	R7-8M
S.4	30" X 30"	R5-1
S.5	24" X 30"	R6-X1



NOT FOR CONSTRUCTION

DESIGNED:	JAS
CHECKED:	JAS
DRAWN:	JAS
HORIZONTAL SCALE:	20'
VERTICAL SCALE:	

INITIAL ISSUE:	12/22/2021
REVISIONS:	
▲	02/07/2022 CITY COMMENTS
▲	
▲	
▲	
▲	

PREPARED FOR:
PHILLIPS EDISON & COMPANY
11501 NORTHLAKE DR
CINCINNATI, OH 45249

I 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
JOSEPH SCHRAMM
DATE: 02/07/2022 LICENSE NO. 56078

NORTHSTAR MARKETPLACE
7912 SUNWOOD DR, RAMSEY, MN

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Westwood Professional Services, Inc.

SITE PLAN

SHEET NUMBER:
3 OF **9**
DATE: 02/07/2022
PROJECT NUMBER: 0032417.00