

General Site Notes

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY BOUNDARY AND TOPOGRAPHIC SURVEY, BY SCHOELL MADSON, REVISED DATE OF 9-4-07.
- 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 SHALL BE 5.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CONCRETE CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED. SEE WALGREENS SITE DETAILS FOR MODIFIED B612 FOR WALGREENS SITE.
- 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.
- SEE LIGHTING PLAN FOR MORE INFORMATION ON LIGHT FIXTURES AND LOCATIONS.
- SEE GRADING PLAN FOR EXISTING PARKING/PAVEMENT MATCH LINE.
- ARDEN PLAZA PYLON SIGNS AND CITY OF ARDEN HILLS MONUMENT SIGN TO BE BY OWNER. CONTRACTOR SHALL COORDINATE AND PROVIDE ITEMS RELATED TO THE SIGNS, SUCH AS LOCATION, ELECTRICAL, ETC.

Signage and Striping Notes

- ALL TRAFFIC SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE STANDARDS OF THE FHA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ARDEN PLAZA PARKING LOT STRIPING SHALL BE 4" WIDE COLOR WHITE, TWO COATS OF PAINT. CONTRACTOR SHALL PAINT ANY/DIRECTIONAL TRAFFIC ARROWS AS SHOWN IN WHITE (TWO COATS). WALGREENS PARCEL REQUIRES YELLOW COLOR, SEE WALGREENS PLANS.
- ACCESSIBLE PARKING PROVIDED PER ADA CODE. CONTRACTOR SHALL PAINT THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN EACH DESIGNATED ACCESSIBLE STALL IN BLUE BACKGROUND WITH WHITE BORDER (TWO COATS OF PAINT). CONTRACTOR SHALL PAINT THE WORDS "NO PARKING" IN EACH ACCESSIBLE ISLE ADJACENT TO AN ACCESSIBLE SPACE IN WHITE LETTERS MINIMUM 12" IN HEIGHT.
- ALL SIGNS SHALL INCLUDE POST, CONCRETE FOOTING AND CASING WHERE REQUIRED. CONCRETE CASING REQUIRED IN LOCATIONS WHERE POST IS NOT PROTECTED BY CURB. WALGREENS SIGNS TO BE PER WALGREENS SIGN DETAILS.
- ALL STOP SIGNS SHALL INCLUDE A 18" WIDE PAINTED STOP BAR IN WHITE PAINT (TWO COATS) PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO THE CURB.
- ALL SIGNS SHALL BE PLACED 18" BEHIND THE BACK OF CURB UNLESS OTHERWISE NOTED.

Site Development Summary

- EXISTING ZONING: B-2, GENERAL BUSINESS DISTRICT
- PROPOSED APPLICATION: PLANNED UNIT DEVELOPMENT
- PARCEL DESCRIPTION/PLAT NAME: ARDEN PLAZA
- PROPERTY AREA:
 - EXISTING PROPERTY AREA: 546,703 SF (12.551 AC)
 - ROW DEDICATION(CR E/LEX.): 66,713 SF (1.532 AC)
 - NET PROPERTY AREA: 479,990 SF (11.019 AC)
- PARCEL AREA(NET PROPERTY AREA):
 - LOT 1 (BUILDING #1): 76,533 SF (1.757 AC)
 - LOT 2 (FUTURE BUILDING #2): 27,853 SF (0.639 AC)
 - LOT 3 (BUILDING #5): 375,604 SF (8.623 AC)
- IMPERVIOUS SURFACE MAXIMUM: 80% (20% LANDSCAPE)
SEE STORM WATER REPORT FOR MORE INFORMATION
- BUILDING GROSS SIZE:
 - #1 RETAIL(PHARMACY): 76,225 SF
 - #2 FUTURE RETAIL/REST: 14,490 SF
 - #5 EXISTING RETAIL: 6,000 SF
 - (INCLUDES 3,917 SF MEZZANINE)
- FLOOR-AREA-RATIO(FAR) MAXIMUM: 0.80
- FLOOR-AREA-RATIO(FAR) PROVIDED: 0.16
- STRUCTURE LAND COVER MAXIMUM: 45%
- STRUCTURE LAND COVER PROVIDED: 16%
- LANDSCAPE IN PARKING AREA REQUIRED: 10%
- LANDSCAPE IN PARKING AREA PROVIDED: 10.5%
- BUILDING SETBACK PER CODE:
 - 20'=FRONT
 - 10'=SIDE / 20'=SIDE TO ROW
 - 20'=REAR
- PARKING SETBACK:
 - 20'=FRONT AND ROW, OR PER PUD
 - 5'=SIDE AND REAR
- PARKING DIMENSIONS REQUIRED: 9' WIDE X 18' LONG
- PARKING DIMENSIONS PROVIDED: 9' WIDE X 18' LONG, 25' AISLE
- PARKING RATIO REQUIREMENT - CITY OF ARDEN HILLS FOR OVERALL DEVELOPMENT
 - RETAIL: 1 SPACE / 150 SF GROSS SALES
 - RESTAURANT: 1 SPACE / 2 SEATS
- RETAIL = BLDG #1,#2(2,500),#4,#5) = 88,835 SF
- RETAIL = 88,835 SF x 80%(SALES)/150 = 474 SPACES
- RESTAURANT = BLDG #2(50), #3(150) = 200 SEATS
- RESTAURANT = 200 SEATS / 2 = 100 SPACES
- TOTAL PARKING REQUIRED PER CODE = 574 SPACES
- PARKING PROVIDED(WITH CROSS PARKING): 455 SPACES FINAL BUILDOUT (APPROVED)
- PARKING PROVIDED - PHASE 1: 428 SPACES

Site Legend

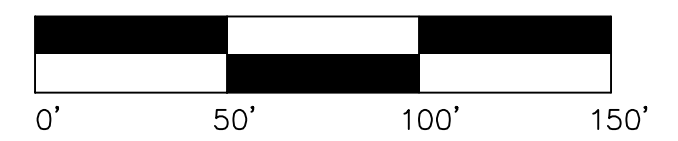
EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	TIP OUT CURB AND GUTTER
---	---	BUILDING
---	---	RETAINING WALL
---	---	FENCE
---	---	CONCRETE PAVEMENT
---	---	CONCRETE SIDEWALK
---	---	NUMBER OF PARKING STALLS
---	---	FUTURE DEVELOPMENT
---	---	PARKING LIGHT
---	---	PEDESTRIAN ORNAMENTAL POLE LIGHT
---	---	LANDSCAPE UPLIGHT

Site Key Notes

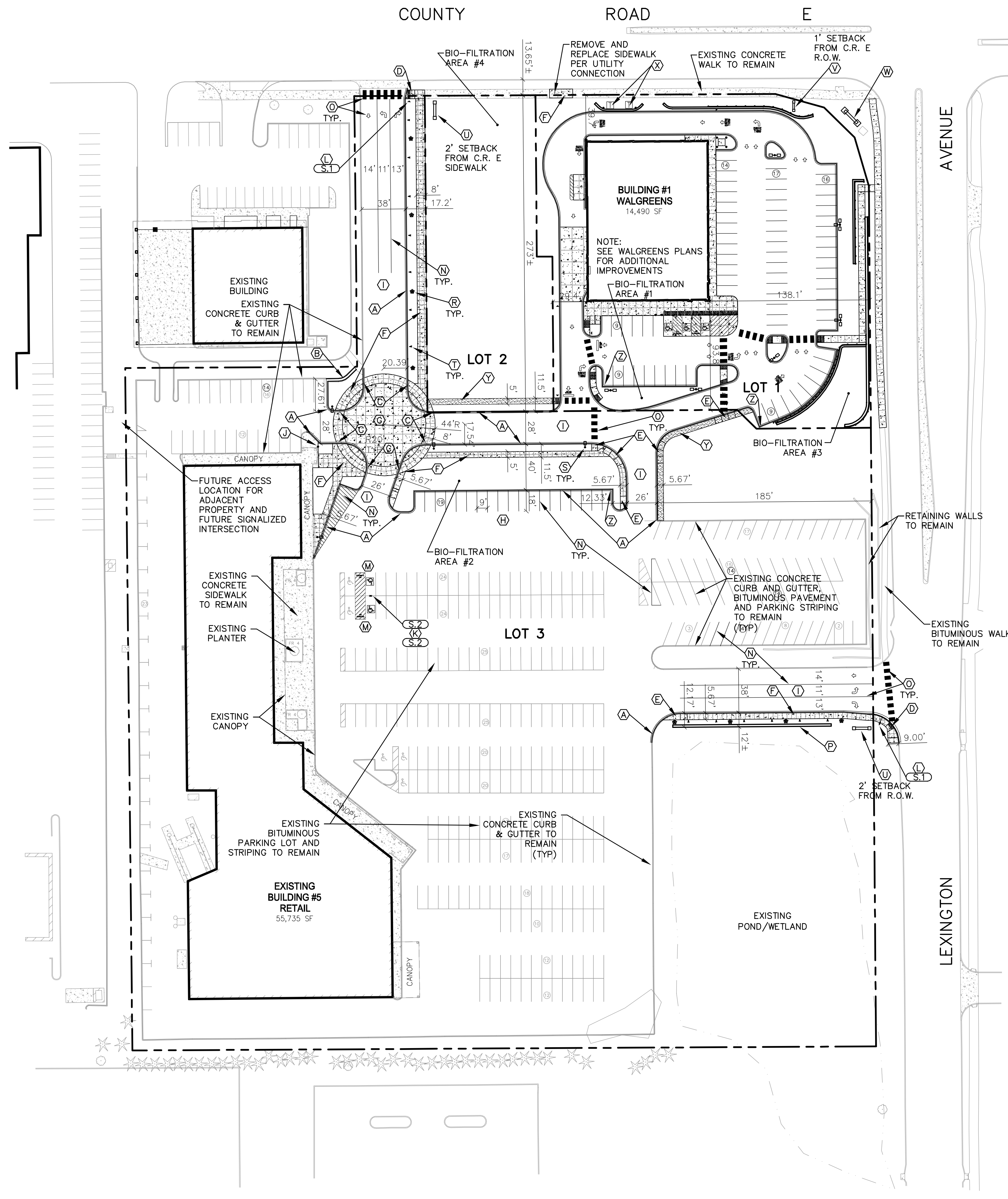
- A B612 CONCRETE CURB AND GUTTER (WALGREENS SITE MODIFIED B612)
- B CONCRETE FLUME - 24" WIDE
- C FLUSH CONCRETE CURB/SIDEWALK
- D CONCRETE CURB RAMP - PUBLIC
- E CONCRETE CURB RAMP - PRIVATE
- F CONCRETE SIDEWALK (SEE PAVEMENT PLAN)
- G CONCRETE PAVEMENT - HEAVY DUTY (SEE PAVEMENT PLAN)
- H BITUMINOUS PAVEMENT - STANDARD DUTY (SEE PAVEMENT PLAN)
- I BITUMINOUS PAVEMENT - HEAVY DUTY (SEE PAVEMENT PLAN)
- J PIPE BOLLARD WITH POLYETHYLENE COVER - ENTRY OR STANDARD
- K BOLLARD WITH ACCESSIBLE PARKING SIGN AND POST
- L TRAFFIC SIGN & POST (STOP, ETC)
- M STRIPING - ACCESSIBLE PARKING AND DRIVE AISLE (SEE DETAIL)
- N STRIPING - 4" SOLID YELLOW STRIPE (TYP.)
- O PAVEMENT PAINTING - SOLID YELLOW (CROSS WALK, TRAFFIC ARROW, STOP BAR, DRIVE THRU, STOP)
- P RETAINING WALL - MODULAR BLOCK
- Q ORNAMENTAL FENCE - 42" HIGH (N/A)
- R PEDESTRIAN ORNAMENTAL POLE LIGHTS (SEE LIGHTING PLAN)
- S PARKING LOT LIGHT (SEE LIGHTING PLAN)
- T LANDSCAPE UPLIGHT (SEE LIGHTING PLAN)
- U ARDEN PLAZA PYLON SIGN (BY OWNER)
- V WALGREENS PYLON SIGN (SEE WALGREENS PLANS)
- W CITY OF ARDEN HILLS MONUMENT SIGN (BY OWNER)
- X EXISTING TRANSFORMERS TO REMAIN
- Y TEMPORARY BITUMINOUS WALK
- Z CURB CUT (SEE GRADING PLAN)

Sign Legend

REFERENCE	SIZE	MNDOT DESIGNATION
S.1 STOP SIGN	30" X 30"	R1-1
S.2 ACCESSIBLE PARKING	12" X 18"	R7-8A



ISSUED FOR CONSTRUCTION



FACILITIES PLANNING
DESIGN 106 WILMOT ROAD
DEERFIELD, IL 60015-105

Arden Plaza, LLC
4255 White Bear Parkway
Suite 1550
White Bear Lake, MN 55116
Net Lease Development, LLC
80 South Sixth Street
Suite 1480
Minneapolis, MN 55402

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.
Ryan Blahnik
Date: 01/06/12 License No. 41257

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NO.	DATE	BY	DESCRIPTION	REVISIONS
3	04/09/2012	PD/SIR/MB	PERMIT REVISIONS	
2	03/27/2012	PD/SIR/MB	UTILITY & MISC. REVISIONS	
1	02/10/2012	PD/S	WALGREENS REVISIONS	
0	01/06/2012	PD/S	ISSUE FOR PERMIT	

DRAWING TITLE: Site Plan
SCALE: AS SHOWN
PROJECT NO. G015123 (20091044 WPS)
STORE NO. 15123
ARDEN PLAZA-PHASE 1 / WALGREENS
DRAWN BY: PDS
DATE: 01/06/2012
REVIEWED: PDS
(SEC) County Road E & Lexington Ave. Arden Hills, MN

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