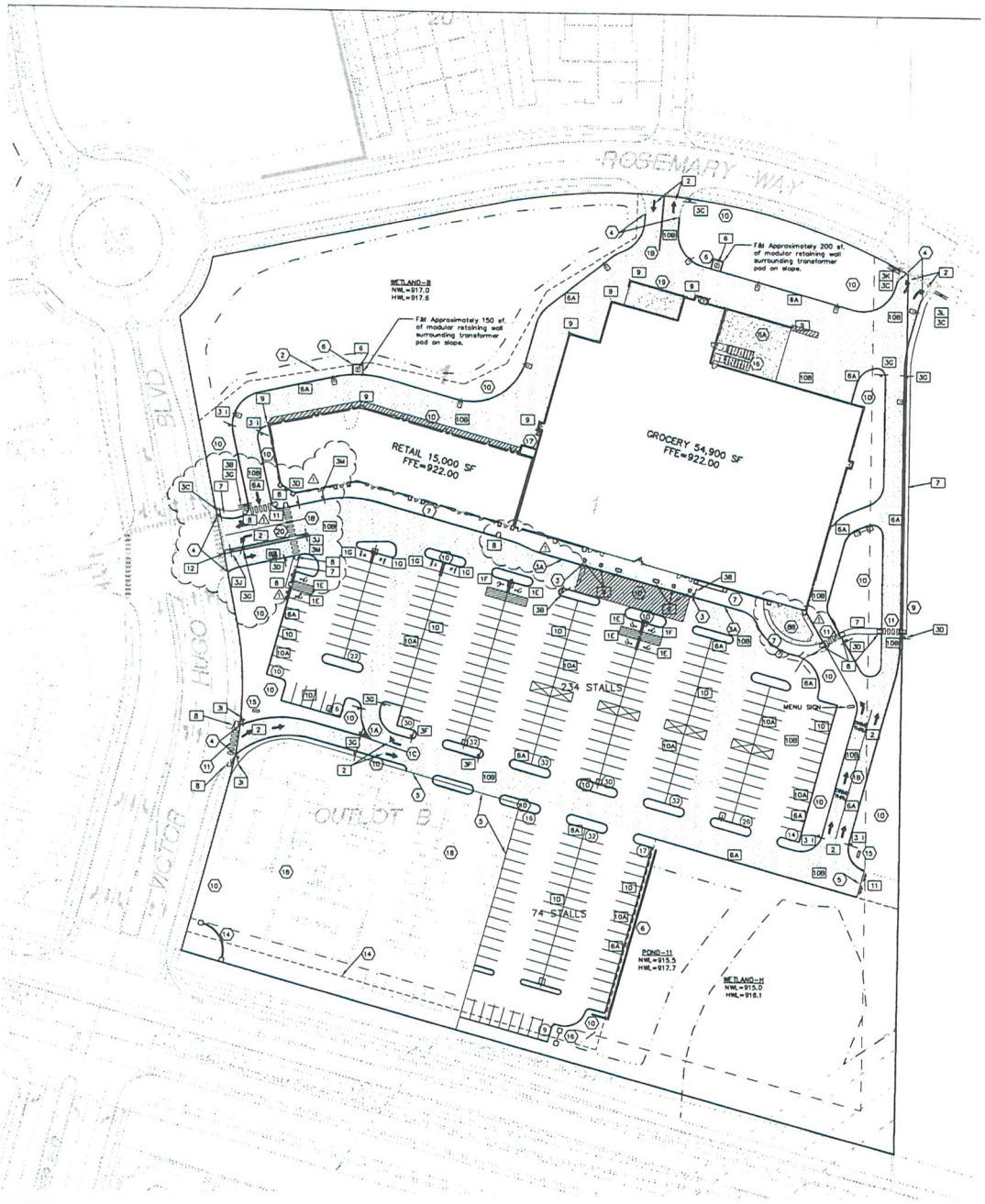
*2005 Westwood Professional Services, Inc.



Call 48 Hours before digging:
GOPHER STATE ONE CALL
Twin City Area 651-454-0002
Mn. Toll Free 1-800-252-1166

Site Details (68)

1D 90° PARKING SPACE STRIPING AT 9.0' X 19.0' (TYP) *
1E HANDICAP PARKING SPACE AND SIGN (TYP.) (SEE DETAIL)
1F "VAN ACCESSIBLE" HANDICAP PARKING SPACE AND SIGN
1G 15 MINUTE PARKING STALL AND SIGN
2 TRAFFIC FLOW ARROW AND MARKINGS (TYP.) SEE DETAIL
3A "NO TRUCKS" SIGN - R3-3 24"X24"
3B "STOP" SIGN - R1-1 24"X24" (SEE DETAIL)
3C "STOP" SIGN AND STOP BAR
3D "PEDESTRIAN CROSSING" SIGN - R1-X1 24"X30"
3E "NO PARKING FIRE LANE" SIGN (LOCATIONS TBD BY FIRE MARSHAL) R8-3a 12"X12" W/R8-3ap 12"X9"
3G "DO NOT ENTER" SIGN - R5-1 30"X30"
3H RIGHT TURN LANE SIGN - R3-X1 30"X30"
3I "BEGIN ONE WAY" SIGN - R6-X1 24"X18"
3J "ISLAND SIGN" AND "9-BUTTON SIGN" - X4-2 18"X18"
3K "LEFT LANE MUST TURN LEFT" SIGN - R3-7 30"X30"
3L "RIGHT LANE MUST TURN RIGHT" SIGN - R3-7 30"X30"
3M REGULATORY SIGN - R3-8AD 36" X 30" (SEE DETAIL)
6A MnDOT B612 CONCRETE CURB & GUTTER (TYP)
6C CONCRETE DRIVE APRON
7 5' CONCRETE SIDEWALK (SEE DETAIL)
8 PEDESTRIAN CURB RAMP w/TRUNCATED DOME SEE DETAIL
9 GUARD POST (BOLLARD-SEE ARCH. PLANS)
10A STANDARD DUTY BITUMINOUS PAVING
10B HEAVY DUTY BITUMINOUS PAVING
11 TEMPORARY TRAFFIC BARRICADE
12 CONCRETE APPROACH NOSE (SEE MnDOT PLATE NO. 711.3A)
* PARKING LOT STRIPING TO BE WHITE

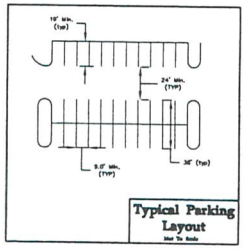
Site Notes (1A)

1A STRIPED MEDIAN 4" WIDE YELLOW STRIPES
1B 4" TRAFFIC WHITE LANE STRIPE (TYP)
1C DOUBLE 4" TRAFFIC YELLOW LANE STRIPE (TYP)
1D YELLOW CROSSWALK STRIPING
1F CART STORAGE
2 DRAINAGE UTILITY EASEMENT
3 CONCRETE FLUSH WITH PAVEMENT
3A 10 FT. TRANSITION TO 6" CURB
4 MATCH EXISTING CURB & GUTTER
4A SAWCUT AND MATCH EXISTING BITUMINOUS
5 BITUMINOUS CURB
6 MODULAR RETAINING WALL W/RAILING
7 MONOLITHIC SIDEWALK (SEE ARCH. PLANS)
8 CONCRETE PAVING (SEE DETAIL)
8A CONCRETE PAVING (SEE ARCH. PLANS)
8B EXPOSED AGGREGATE CONCRETE PAVING (SEE ARCH. PLANS)
9 SAWCUT PAVEMENT WIDEN DRIVE TO MATCH NEW CURBING
10 PLANTER ISLAND OR PLANTER AREA
11 PEDESTRIAN CROSSING WALK
12 DEPRESS CURB FOR CONCRETE DRIVE
13 BEGIN CURB DEPRESSION FOR STORE FRONT
14 MONUMENT SIGN
15 DIRECTIONAL SIGN
16 TENANT SIGN
17 TRASH ENCLOSURE
18 SEED AND MULCH AREA
19 SCREEN WALL (SEE ARCH PLANS)
20 DEPRESS CONCRETE ISLAND FOR PEDESTRAN WALK

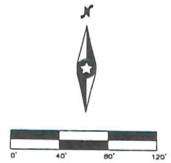
(68) INDICATES NUMBER OF PARKING STALLS
(T) ELECTRONIC TRANSFORMER
HEAVY DUTY PAVEMENT- (10B)
CONCRETE PAVEMENT- (8A)
CART CORRAL - (17)

Development Notes

1. SEE FINAL PLAT FOR PROPERTY BOUNDARY DIMENSIONS.
2. EXISTING SITE IS PUD.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL CURB RADII ARE TO BE A MINIMUM OF THREE FEET UNLESS NOTED OTHERWISE.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.



Typical Parking Layout



Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344
Phone: 952-937-5150 Fax: 952-937-5822

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.
Daniel M. Parks
Date 09/26/05 License No. 18939

Revisions
SIGNAGE TBI Comments (MCA) 08/02/05
Curb Island (MCA) 08/30/05
Sidewalk Revisions (MCA) 09/26/05

Designed MCA
Checked RMP
Drawn MCA
Record Drawing Info/Date

Prepared for:
United Properties Investment LLC
3500 American Blvd. West, Suite 200
Bloomington, Minnesota 55431

Victor Gardens North Village

Hugo, Minnesota

Date 08/01/05

Z-1 20041057SPVI DWG
Sheet 3 OF 9

Site Plan

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