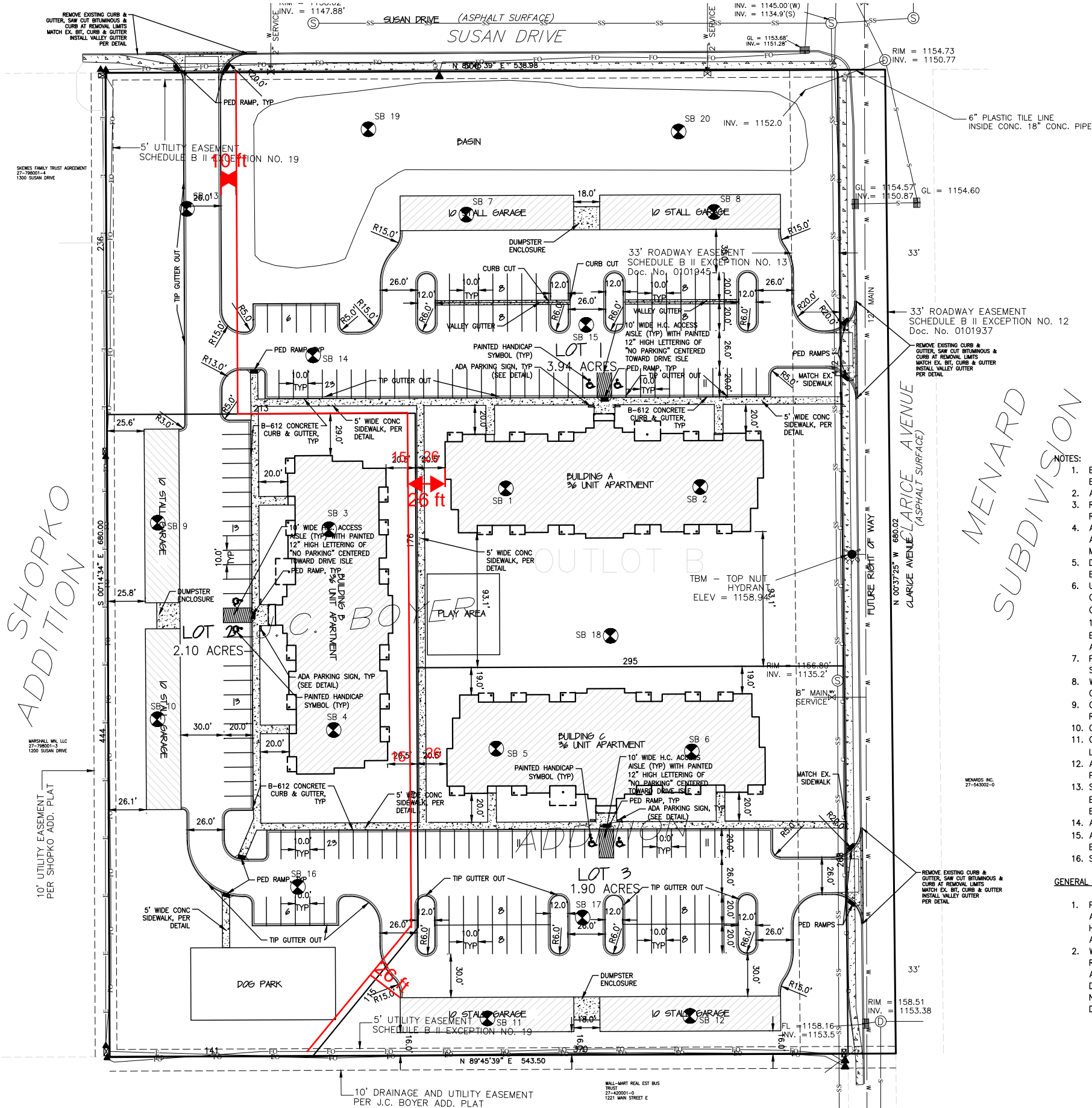


UPDATE AREAS

REQUIRED	PROPOSED					
	LOT 1	LOT 2	LOT 3			
LOT AREA	3.93 AC	171,191	2.11 AC	91,912	1.89 AC	82,328
IMPERVIOUS SURFACE	SF	SF	SF	SF	SF	SF
APARTMENT	19,612	19,612	19,612	19,612	19,612	19,612
GARAGE	5,400	5,400	5,400	5,400	5,400	5,400
PATIO AND PADS	1,309	1,309	1,309	1,309	1,309	1,309
PLAY AREA	2,800					
SIDEWALKS	3,352	2,292	2,292	2,292	2,532	2,532
PAVEMENT	43,397	29,621	29,621	29,621	22,712	22,712
BUILDING COVERAGE %	15%	27%	27%	27%	30%	30%
TOTAL IMPERVIOUS	75,870	58,234	58,234	58,234	51,565	51,565
% IMPERVIOUS	44%	63%	63%	63%	63%	63%
APARTMENT UNITS	36	36	36	36	36	36
PROPOSED DENSITY	9.2 UNITS/AC	17.1 UNITS/AC	17.1 UNITS/AC	17.1 UNITS/AC	19.0 UNITS/AC	19.0 UNITS/AC
PARKING - PROPOSED						
GARAGE STALLS	20	20	20	20	20	20
SURFACE PARKING	72	56	56	56	42	42
TOTAL PARKING	92	76	76	76	62	62
PARKING REQUIRED	72	72	72	72	72	72

Plot Date & Time: C:\Users\krc-co\OneDrive\2024\24-018 Marshall\CV3 SITE PLAN.dwg



NOTES:

- BOUNDARY AND EXISTING CONDITION INFORMATION PER SURVEY PREPARED BY BUELTEL-MOSENG LAND SURVEYING, INC.
- ALL EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, CONCRETE APRONS AND STOOPS.
- ALL PAVEMENT STRIPING SHALL BE 4" WIDE LINES, STRIPED USING HIGH VISIBILITY TRAFFIC AND HIGHWAY APPROVED WHITE PAINT. PROVIDE APPROPRIATE STRIPING AND PAVEMENT MARKINGS FOR ALL HANDICAP PARKING AND ACCESS AISLES.
- DIMENSIONS TAKE PRECEDENCE OVER SCALE. ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF SIDEWALK OR EXTERIOR BUILDING UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE INDICATED ON THE PLAN, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND CONCRETE DRIVES. CONTROL JOINT MAXIMUM SPACING: WALKS - 8' O.C., ALL OTHERS - 10' O.C. SAW CUT CONTROL JOINTS MINIMUM ONE-QUARTER CONCRETE THICKNESS. EXPANSION JOINT MAXIMUM SPACING: WALKS - 24' O.C., ALL OTHERS - 40' O.C. DOWEL ALL EXPANSION JOINTS - MAXIMUM 24" O.C.
- PEDESTRIAN RAMPS SHALL BE INSTALLED AT LOCATIONS WHERE SIDEWALK MEETS CURB AS SHOWN ON PLAN.
- WHEN DOING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR SHALL COORDINATE THE REMOVAL LIMITS WITH THE CITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL SIDEWALKS AND ACCESS ROUTES MEET ADA AND MNDOT GUIDELINES FOR ACCESSIBILITY.
- CONTRACTOR SHALL VERIFY CONDUIT REQUIREMENTS FOR POWER AND IRRIGATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE FIRE MARSHAL THE LOCATION OF FIRE LANE SIGNAGE AND CURB MARKINGS (IF NEEDED).
- ALL NEW UTILITIES SHALL BE UNDERGROUND. COORDINATE LOCATIONS WITH UTILITY PROVIDERS.
- SIDEWALKS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2%. ANY SIDEWALK EXCEEDING 2% CROSS SLOPE MUST BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
- ALL STREET PATCHING SHALL MATCH EXISTING SECTION.
- ALL SIDEWALK DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- SAW CUT ALL CONCRETE CURB, CONCRETE WALK AND BITUMINOUS AT REMOVAL LIMITS.

GENERAL NOTES:

- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL THE CONTRACTOR HAS REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY THE PERMITTING AUTHORITIES.
- WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATION SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND PLANS.

BENCHMARK:

- TOP OF PROPERTY PIN SW CORNER ELEV=1155.77 NAVD 88
- TNH WEST SIDE OF CLARICE 370' SOUTH OF SUSAN DRIVE ELEV=1158.94 NAVD 88



NO.	DATE	DESCRIPTION

CAMPION ENGINEERING SERVICES, INC.

Civil Engineering • Land Planning

PO BOX 41486
PLYMOUTH, MN 55441
PHONE: (763)486.3799
EMAIL: MCAMPION@CAMPIONENG.COM

I hereby certify that this plan, specification or report has been 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.

Martin P. Campion -Lic. # 19901 Date:

STONE MEADOW APARTMENTS
KUEPERS, INC
MARSHALL, MN

SITE PLAN

SHEET NO. 4 OF 13 SHEETS

PROJECT NO: **24-018**

DATE: **07/22/2024**