

KEYNOTE LEGEND	
(A)	CONCRETE SIDEWALK
(B)	MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
(C)	ACCESSIBLE CURB RAMP
(D)	ACCESSIBLE PARKING SIGN
(E)	ACCESSIBLE PARKING STALL
(F)	AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
(G)	CONCRETE PAVEMENT PER MISTER CARWASH STANDARDS AND SPECIFICATIONS
(H)	LANDSCAPE AREA
(I)	VERTICAL CURB (TYP.)
(J)	TRANSITION CURB
(K)	FLUSH CURB
(L)	ROLLED CURB
(M)	TRENCH DRAIN WITH EXIT SIGN PER MISTER CAR WASH STANDARDS AND SPECIFICATIONS
(N)	BYPASS GATE PER MISTER CAR WASH STANDARDS AND SPECIFICATIONS
(O)	DIRECTIONAL TRAFFIC ARROW, PER GREENBOOK STANDARDS
(P)	VACUUM EQUIPMENT: REF. ARCHITECTURAL PLANS
(Q)	POS CANOPY AND EQUIPMENT: REF. ARCHITECTURAL PLANS
(R)	LIGHT POLE

LEGEND	
	PROPERTY LINE
	PROPOSED FENCE
	SETBACK LINE
	PROPOSED CURB AND GUTTER
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK

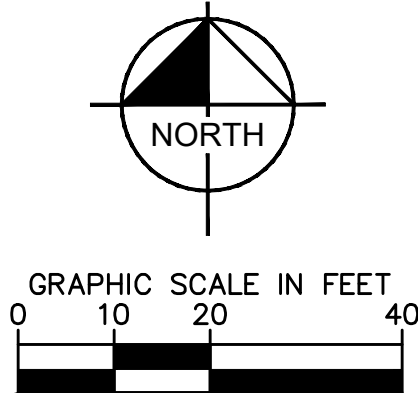
PROPERTY SUMMARY	
SPRING LAKE PARK, MN MISTER CAR WASH	
TOTAL PROPERTY AREA	1.46 AC
ZONING SUMMARY	
EXISTING ZONING	C-1
PROPOSED ZONING	C-1
PARKING SETBACKS	FRONT: 25' SIDE: 10' REAR: 10'
BUILDING SETBACKS	FRONT: 40' SIDE: 15' REAR: 30'

BUILDING DATA SUMMARY	
AREAS	
PROPOSED PROPERTY	1.46 AC
BUILDING AREA	±5,400 SF
PARKING	
REQUIRED PARKING	4 SPACES PER 1,000 SF
PROPOSED PARKING	25 SPACES
ADA STALLS REQ'D / PROVIDED	1 STALLS / 1 STALLS

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL INNER CURBED RADII ARE TO BE 2' AND OUTER CURBED RADII ARE TO BE <10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FIELD & NOWAK, INC.

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- TOTAL LAND AREA IS 1.12 ACRES.
- PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
- CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
- REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
- REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
- ALL PARKING STALLS TO BE 13' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.



PRELIMINARY - NOT FOR CONSTRUCTION

MCW - SPRING LAKE PARK, MN

PREPARED FOR MISTER CAR WASH

SPRING LAKE PARK

SHEET NUMBER C400

SITE PLAN

KHA PROJECT 160284005

DATE 03/23/2022

SCALE AS SHOWN

DESIGNED BY ACL

DRAWN BY ACL

CHECKED BY BMW

LIC. NO. 53113

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REVISIONS	DATE	BY
No.		