



CALL BEFORE YOU DIG!
Gopher State One Call
 TWIN CITY AREA: 651-454-0902
 TOLL FREE: 1-800-252-1855

SITE PLAN GENERAL NOTES

- PARKING SUMMARY**
 UNDERGROUND REGULAR STALLS = 129
 UNDERGROUND HANDICAPPED STALLS = 2
 SURFACE REGULAR STALLS = 47
 SURFACE HANDICAPPED STALLS = 4
- ALL PAVING, CONCRETE CURB, CUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER SHEET C8-1 AND THE REQUIREMENTS OF THE CITY. SEE LANDSCAPE AND ARCHITECTURAL PLANS FOR ANY ADDITIONAL HARDSCAPE APPLICATIONS.
- THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPT. AND THE CONSTRUCTION ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE STREET RIGHT OF WAY SIDEWALK STREET OR DRIVEWAY.
- MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRAVING, EXCAVATION OR UNDERGROUND WORK.
- SEE CONTRACT SPECIFICATIONS FOR ANY REMOVAL DETAILS.
- ANY SIGN OR FIXTURES REMOVED WITHIN THE RIGHT OF WAY OR AS PART OF THE SITE WORK SHALL BE REPLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY REQUIREMENTS. THE CONTRACTOR SHALL PRESERVE AND MAINTAIN ANY EXISTING STREET LIGHTS AND TRAFFIC SIGNS PER THE REQUIREMENTS OF THE CITY.
- CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRAVING. ALL REMOVED MATERIAL SHALL BE HAULLED FROM THE SITE BULKY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE SHEET C2-1.
- THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM THE CITY AS REQUIRED FOR ALL WORK WITHIN THE STREET AND PUBLIC RIGHT OF WAY.
- A SIGNIFICANT PORTION OF SITE IMPROVEMENTS NOT SHOWN ON THIS SHEET ARE DESCRIBED AND PROVIDED IN FURTHER DETAIL ON THE ARCHITECTURAL AND LANDSCAPE PLANS. THIS INCLUDES LANDSCAPING, LIGHTING AND OTHER FIXTURES.
- 8x12 CONCRETE CURB AND CUTTERS SHALL BE INSTALLED AT THE EDGE OF ALL COMMON DRIVES AND PARKING LOTS.
- CONSTRUCTION NOTES**
 A. PEDESTRIAN RAMPS SHALL BE PROVIDED AT THE LOCATIONS SHOWN AND AS SHOWN FOR THE LANDSCAPE SITE PLANS.
 B. THE CONTRACTOR SHALL SAW-CUT BITUMINOUS AND CONCRETE PAVEMENTS AS REQUIRED PER THE SPECIFICATIONS. REMOVE EXISTING CURB AND CUTTER AND INSTALL BARK OR SUE TO MATCH EXISTING CONCRETE CURB AND CUTTER.
- SEE SHEETS C8-1 AND C4-1 FOR GRAVING AND UTILITIES.
- THE INTENT OF THE PROPOSED CONSTRUCTION IS TO PRESERVE AS MUCH OF THE EXISTING STREET PAVEMENT AS POSSIBLE. AND TO MILL AND OVERLAY, REMOVE PAVEMENT AREAS AND PATCHING SHALL BE INSTALLED PER PAVEMENT SECTION PROVIDED FOR DETAIL SHEET.

WARNING:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.
 THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0902 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

Project Name: **SENIOR HOUSING FACILITY**

Location: **Coon Rapids, MN**

Client/Developer: **DOMINIUM**

Professional Services:

LOUCKS ASSOCIATES
 Planning • Civil Engineering • Land Surveying
 Land Use • Architecture • Environment •

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Submittal: **C2-1(DWG)2418**

Professional Signature:
 Michael S. Austin, P.E.
 3240
 License No. _____ Date _____

Quality Control:
 MJS DDL
 MJS 03/09/15

Sheet Index:
 C1-1 EXISTING CONDITIONS/AS-BUILT PLAN
 C2-1 SITE PLAN
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 C4-1 WALKWAY PLANS
 C4-2 UTILITY PLANS
 C5-1 CURB DETAILS
 C5-2 CURB DETAILS

Sheet Title: **SITE PLAN**

Project No.: **14628.0A**

Sheet No.: **C2-1**



NORTH ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS - OPTION I

Coon Rapids Senior Apartments

Coon Rapids, MN

2-9-2015





WEST ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATIONS - OPTION 2

Coon Rapids Senior Apartments

Coon Rapids, MN

2-9-2015

