

NO	DESCRIPTION	DATE
1	BP-1	01/24/20
2	CB-001	04/10/20
3	CB-006	08/3/20
4	CB-006.2	08/18/20

AYRES NO: 24-0329

EXISTING
CONDITIONS
PLAN

DATE: MARCH 23, 2020
SITE PLAN APPLICATION

C2.0

SITE CIVIL PLANS

NOTES

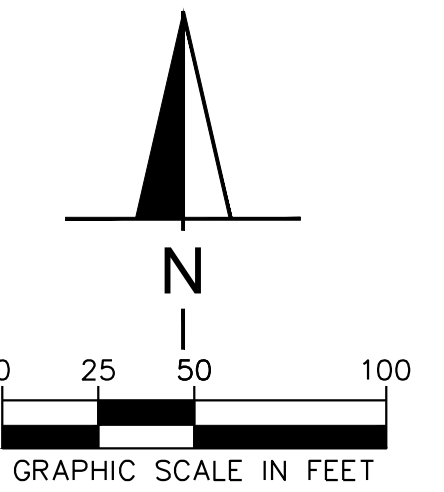
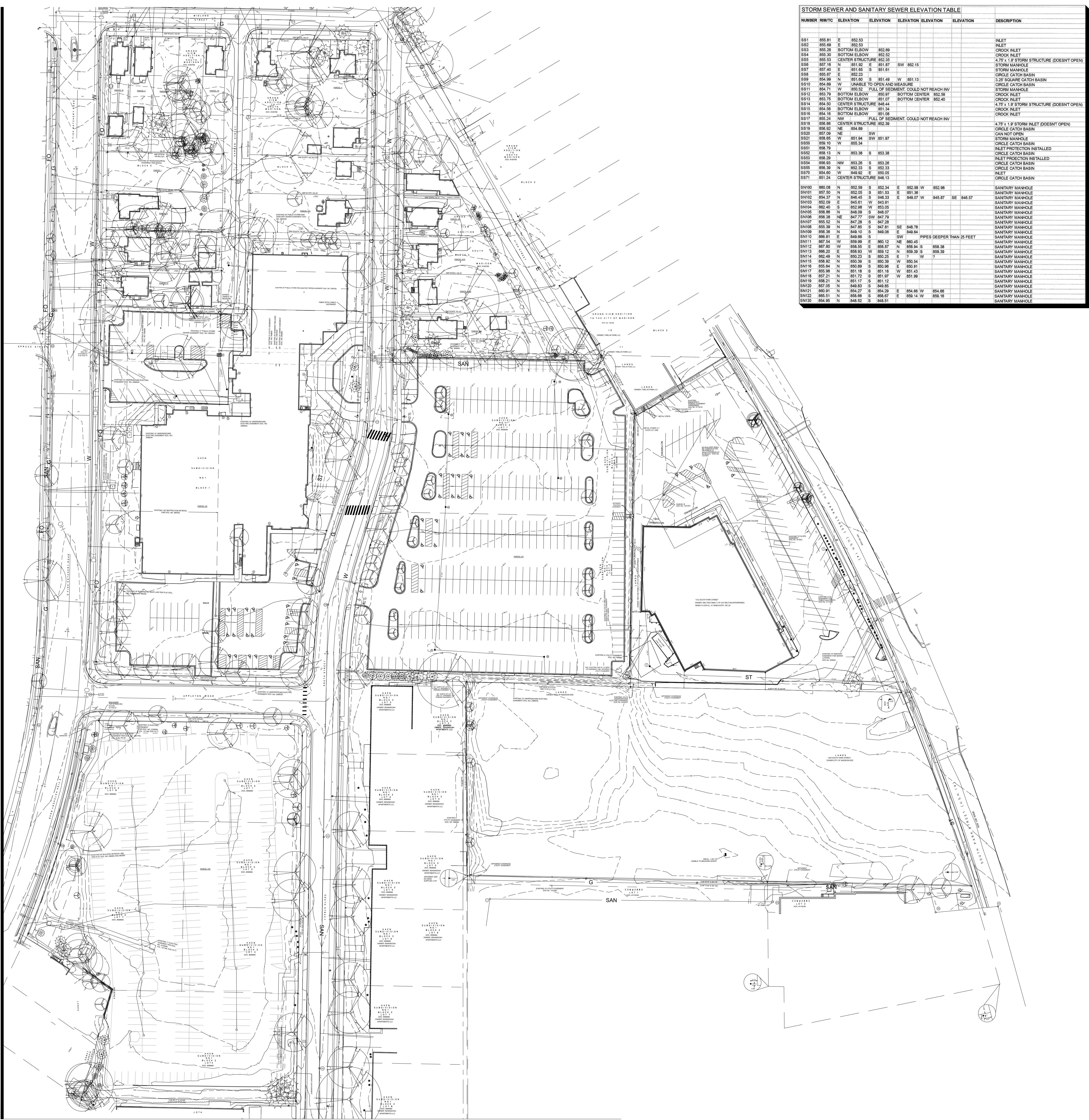
SURVEY PROVIDED BY BURSE SURVEYING AND ENGINEERING
DATE: 06/22/18

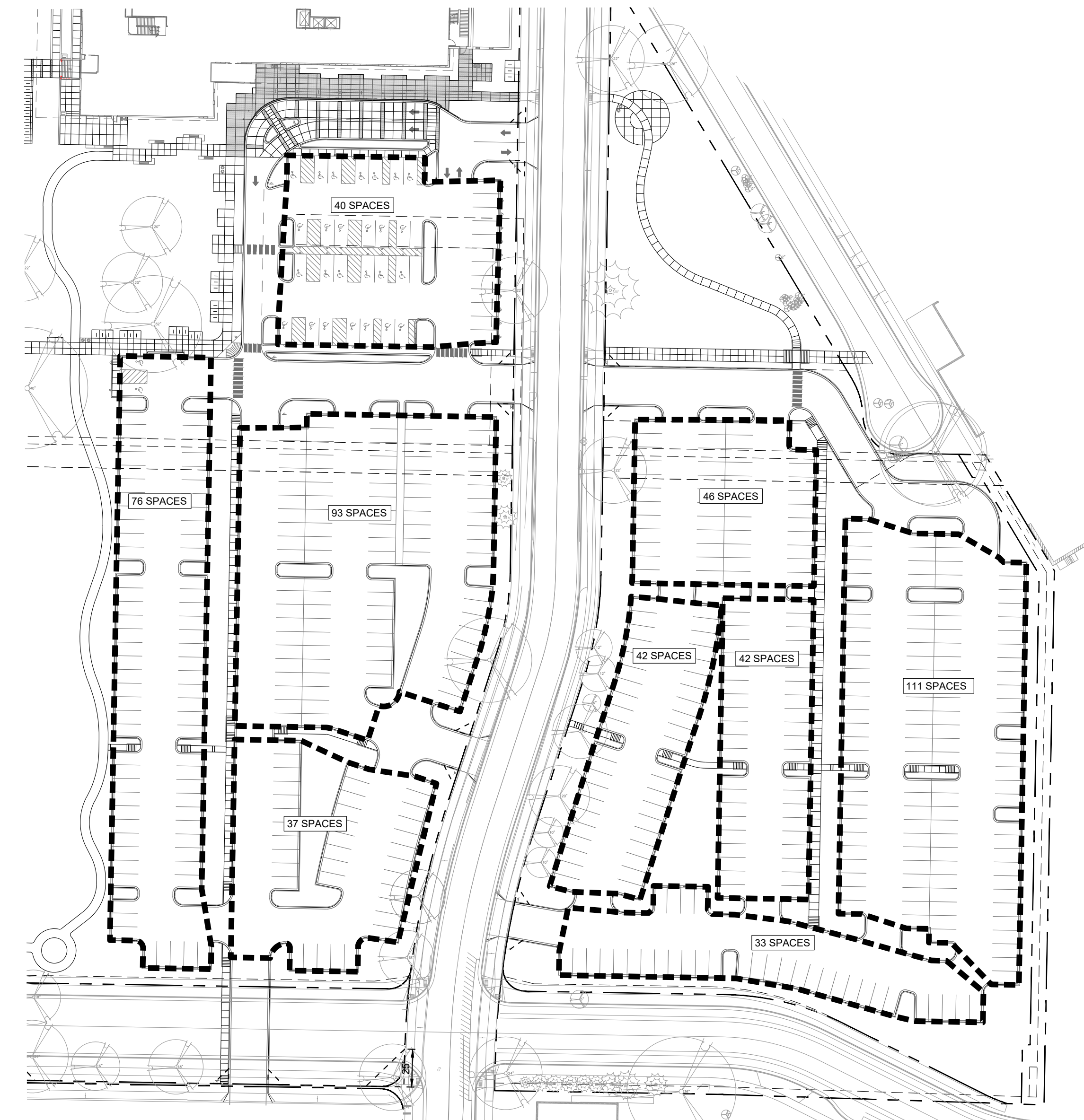
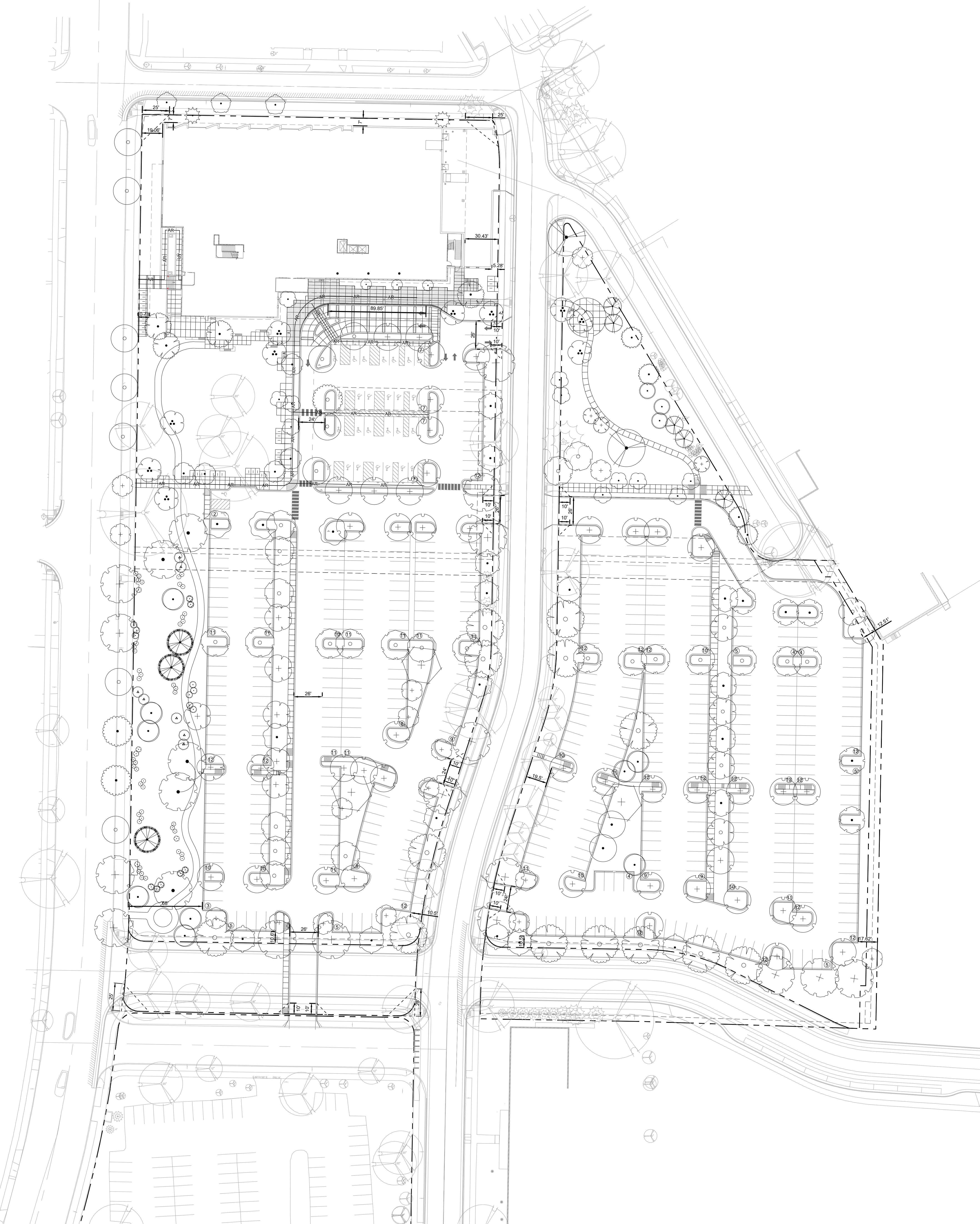
LEGEND

- 3/4" SOLID IRON ROD UNLESS NOTED
- 1" IRON PIPE FOUND UNLESS NOTED
- X CHISELED "X" IN CONCRETE
- ◆ SET MAG NAIL
- ▲ FOUND MAG NAIL
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- ① SPOT ELEVATION
- OH OVERHEAD UTILITY WIRE
- G BURIED GAS LINE
- W WATER MAIN
- SAW SANITARY SEWER
- ST STORM SEWER
- BtM BURIED TELEPHONE
- E BURIED ELECTRIC
- CoTV BURIED CABLE ACCESS TELEVISION LINE
- FO BURIED FIBER OPTIC
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- ⊕ GAS METER
- AC AIR CONDITIONER
- TV TV PEDESTAL
- HO FIBER OPTIC HAND-HOLE
- EP ELECTRIC PEDESTAL
- U UTILITY POLE
- CNC CONCRETE PAVEMENT
- BIT BITUMINOUS PAVEMENT
- LS LANDSCAPING
- BARK BARK LANDSCAPING
- LIGHT POLE
- ⊕ GROUND LIGHT
- ⊕ TELEPHONE PEDESTAL
- ⊕ FIRE HYDRANT
- ⊕ SIGN
- ⊕ GUY WIRE
- ⊕ MAILBOX
- ⊕ STORM SEWER INLET
- ⊕ ELECTRIC MANHOLE
- ⊕ TELEPHONE MANHOLE
- ⊕ STORM SEWER MANHOLE
- ⊕ ROUND CATCH BASIN
- ⊕ STORM SEWER STRUCTURE
- ⊕ RECTANGLE CATCH BASIN
- ⊕ SANITARY SEWER MANHOLE
- ⊕ DECIDUOUS TREE
- ⊕ CONIFEROUS TREE
- ⊕ PARKING METER
- ⊕ BOLLARD
- ⊕ EXISTING CONTOUR MAJOR
- ⊕ EXISTING CONTOUR MINOR
- () INDICATES RECORDED AS
- ⊕ CISTERN

STORM SEWER AND SANITARY SEWER ELEVATION TABLE

NUMBER	RM/TC	ELEVATION	ELEVATION	ELEVATION	ELEVATION	ELEVATION	DESCRIPTION
S81	855.81	E	852.53				INLET
S82	855.89	E	852.53				INLET
S83	855.26	BOTTOM ELBOW	852.69				CROOK INLET
S84	855.20	BOTTOM ELBOW	852.52				CROOK INLET
S85	855.53	CENTER STRUCTURE	852.25				4.75 X 1.9' STORM STRUCTURE (DOESNT OPEN)
S86	857.18	N	851.82	E	851.87	SW 852.15	STORM MANHOLE
S87	857.40	E	851.65	S	851.61		STORM MANHOLE
S88	855.87	E	852.23				CIRCLE CATCH BASIN
S89	854.99	N	851.65	S	851.49	W 851.13	3.25 SQUARE CATCH BASIN
S810	854.89	W	UNABLE TO OPEN AND MEASURE				CIRCLE CATCH BASIN
S811	854.71	W	FULL OF SEDIMENT COULD NOT REACH INV				STORM MANHOLE
S812	853.79	BOTTOM ELBOW	853.29				CROOK INLET
S813	853.75	BOTTOM ELBOW	851.07				CROOK INLET
S814	854.50	CENTER STRUCTURE	846.44				4.75 X 1.9' STORM STRUCTURE (DOESNT OPEN)
S815	854.58	BOTTOM ELBOW	851.34				CROOK INLET
S816	854.18	BOTTOM ELBOW	851.08				CROOK INLET
S817	855.24	NW	FULL OF SEDIMENT COULD NOT REACH INV				4.75 X 1.9' STORM INLET (DOESNT OPEN)
S818	856.88	CENTER STRUCTURE	852.39				STORM MANHOLE
S819	856.82	NE	854.89				CIRCLE CATCH BASIN
S820	857.59	NE	856.54	SW	851.87		CAN NOT OPEN
S821	858.05	W	851.84	SW	851.87		STORM MANHOLE
S850	859.10	W	855.54				CIRCLE CATCH BASIN
S851	858.79						INLET PROTECTION INSTALLED
S852	858.13	N	853.38	S	853.38		CIRCLE CATCH BASIN
S853	858.29						INLET PROTECTION INSTALLED
S854	858.93	NW	853.26	S	853.26		CIRCLE CATCH BASIN
S856	858.59	N	852.23	S	852.23		CIRCLE CATCH BASIN
S870	854.80	W	848.92	E	850.05		CIRCLE CATCH BASIN
S871	851.24	CENTER STRUCTURE	848.13				CIRCLE CATCH BASIN
SN00	860.08	N	852.90	S	852.34	E 852.88 W 852.98	SANITARY MANHOLE
SN01	857.50	N	852.05	S	851.59	E 851.36	SANITARY MANHOLE
SN02	854.37	N	848.45	S	848.23	E 848.07 W 845.87 SE 846.57	SANITARY MANHOLE
SN03	852.09	E	845.61	W	843.91		SANITARY MANHOLE
SN04	852.40	S	852.26	W	853.05		SANITARY MANHOLE
SN05	858.88	N	848.09				SANITARY MANHOLE
SN06	856.38	NE	847.77	SW	847.79		SANITARY MANHOLE
SN07	855.52	N	847.28	S	847.28		SANITARY MANHOLE
SN08	855.39	N	847.61	S	847.81	SE 848.78	SANITARY MANHOLE
SN09	856.35	N	849.10	E	849.00		SANITARY MANHOLE
SN10	856.81	E	848.60	SW	848.07		SANITARY MANHOLE
SN11	857.54	W	859.99	E	860.12	NE 860.45	PIPES DEEPER THAN 25 FEET
SN12	857.60	W	859.87	N	858.84	S 858.38	SANITARY MANHOLE
SN13	856.20	E	858.93	W	859.12	N 859.39 S 859.39	SANITARY MANHOLE
SN14	852.40	N	850.23	S	850.20	W ?	SANITARY MANHOLE
SN15	858.82	N	856.39	W	856.54		SANITARY MANHOLE
SN16	855.84	N	850.89	E	850.96	E 850.91	SANITARY MANHOLE
SN17	855.98	N	851.18	W	851.43		SANITARY MANHOLE
SN18	857.21	N	851.72	W	851.99		SANITARY MANHOLE
SN19	859.21	N	851.13				SANITARY MANHOLE
SN20	857.05	N	849.83	E	849.85		SANITARY MANHOLE
SN21	855.91	N	854.27	E	854.28	W 854.89	SANITARY MANHOLE
SN22	855.51	N	856.86	E	856.87	E 856.14 W 856.18	SANITARY MANHOLE
SN23	854.95	N	848.82	E	848.81		SANITARY MANHOLE





PARKING MODULE AREAS

VEHICLE PARKING SUMMARY	
WEST LOT	246
EAST LOT	274
TOTAL	520
PARKING PER ROW	
ADA SPACES PROVIDED	28
ADA SPACES REQUIRED	11

NOTE: ALL ADA PARKING IS PROVIDED WEST OF SOUTH STREET AS BOTH EAST AND WEST LOTS ARE CONSIDERED ONE PROJECT AND SERVE BUILDING.

BIKE PARKING SUMMARY	
PROVIDED	30 INVERTED U'S (60 SPACES)
REQUIRED	100 (AT FULL BUILD OUT)
(# NUMBER OF BIKE RACKS)	

SITE DATA TABLE		
LOT SIZE (OVERALL)	430,661 S.F.	9.89 ACRE
LOT STATISTICS		AREA % PROP
LANDSCAPE AREA (INC. SIDEWALK AND PONDS)	186,436 S.F.	43.2%
BUILDING AREA	39,311 S.F.	9.1%
PARKING LOT AREA	204,914 S.F.	48.8%
TOTAL AREA	430,661 S.F.	100%

ZONING INFORMATION		
YARD SETBACKS	PROVIDED	
	MILAND STREET	7'
	SOUTH STREET	5'
	FISH HATCHERY ROAD	10'
	FUTURE CEDAR STREET	10'

- GENERAL NOTES**
- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
- AR— ADA ACCESSIBLE ROUTE
 - - - VISION CLEARANCE TRIANGLES

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Findorff

SSMHealth

SSM DEAN MEDICAL GROUP
 FHC-REDEVELOPMENT PROJECT SITE

AEI Affiliated Engineers

AYRES ASSOCIATES

BSA

Kessenich's 90 years



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OVERALL SITE PLAN

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C3.0

SITE CIVIL PLANS

