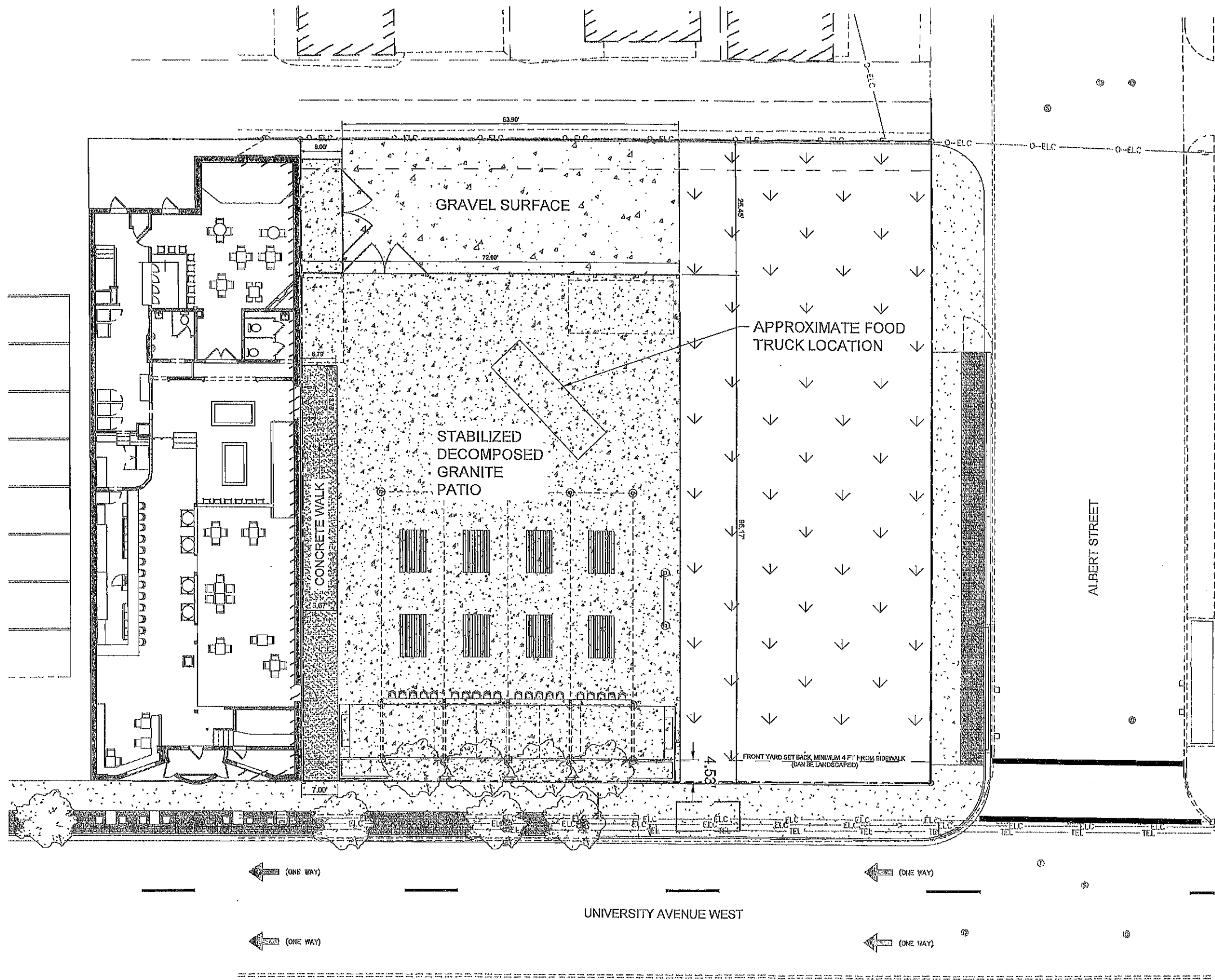




LEGEND

	PROPERTY LINE
	SETBACK LINE
	EXISTING VEGETATION
	PROPOSED GRAVEL SURFACE
	PROPOSED STABILIZED DECOMPOSED GRANITE
	PROPOSED CONCRETE SIDEWALK

PROPERTY SUMMARY

BLACK HART PATIO	
TOTAL PROPERTY AREA	14,555 SF (0.33 AC)
PROPOSED IMPERVIOUS AREA	8,720 SF (0.20 AC)
PROPOSED PERVIOUS AREA	1,023 SF (0.02 AC)
TOTAL DISTURBED AREA	9,740 SF (0.22 AC)
ZONING SUMMARY	
EXISTING ZONING	T2 - TRADITIONAL NEIGHBORHOOD
PROPOSED ZONING	T2 - TRADITIONAL NEIGHBORHOOD
BUILDING SETBACKS	FRONT = 4' REAR = 13' (FROM CENTERLINE OF ALLEY)

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 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 LAKE AND LAND SURVEYING, DATED 07/14/2022.
KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
- 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 AARCH / 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.



GRAPHIC SCALE IN FEET
0 5 10 20



Know what's below.
Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

BLACK HART
PATIO
PREPARED FOR
BLACK HART OF
SAINT PAUL,
MN

SHEET NUMBER
C400

SITE PLAN

KHA PROJECT XXXXXXX	DATE 10/12/22	SCALE AS SHOWN	DESIGNED BY DLE	DRAWN BY DLE	CHECKED BY DLE
KIMLEY-HORN ASSOCIATES, INC. 1001 E. UNIVERSITY AVENUE, SUITE 100 ST. PAUL, MN 55101 PHONE: 651-945-4187 WWW.KIMLEY-HORN.COM					

Kimley»Horn

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787 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-945-4187
WWW.KIMLEY-HORN.COM

REVISIONS

DATE

BY