



CURRENT CONDITIONS



Photo credit: City Visions

AMENITIES NEAR MIDWAY PEACE PARK

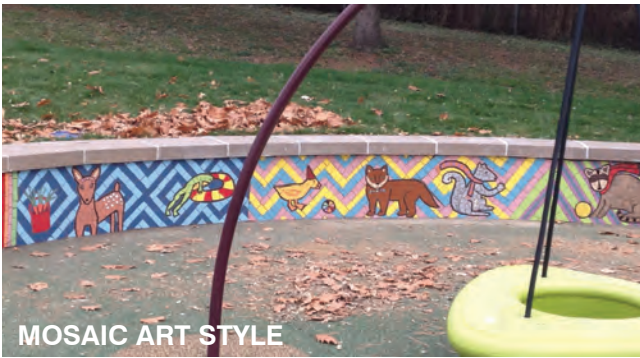
 = half mile radius from MPP

 Text = amenities within a half mile from MPP



March 2019 -- 2

SITE PLAN



VIEW LOOKING SOUTHEAST (TO HEALTH PARTNERS & CENTRAL MIDWAY)

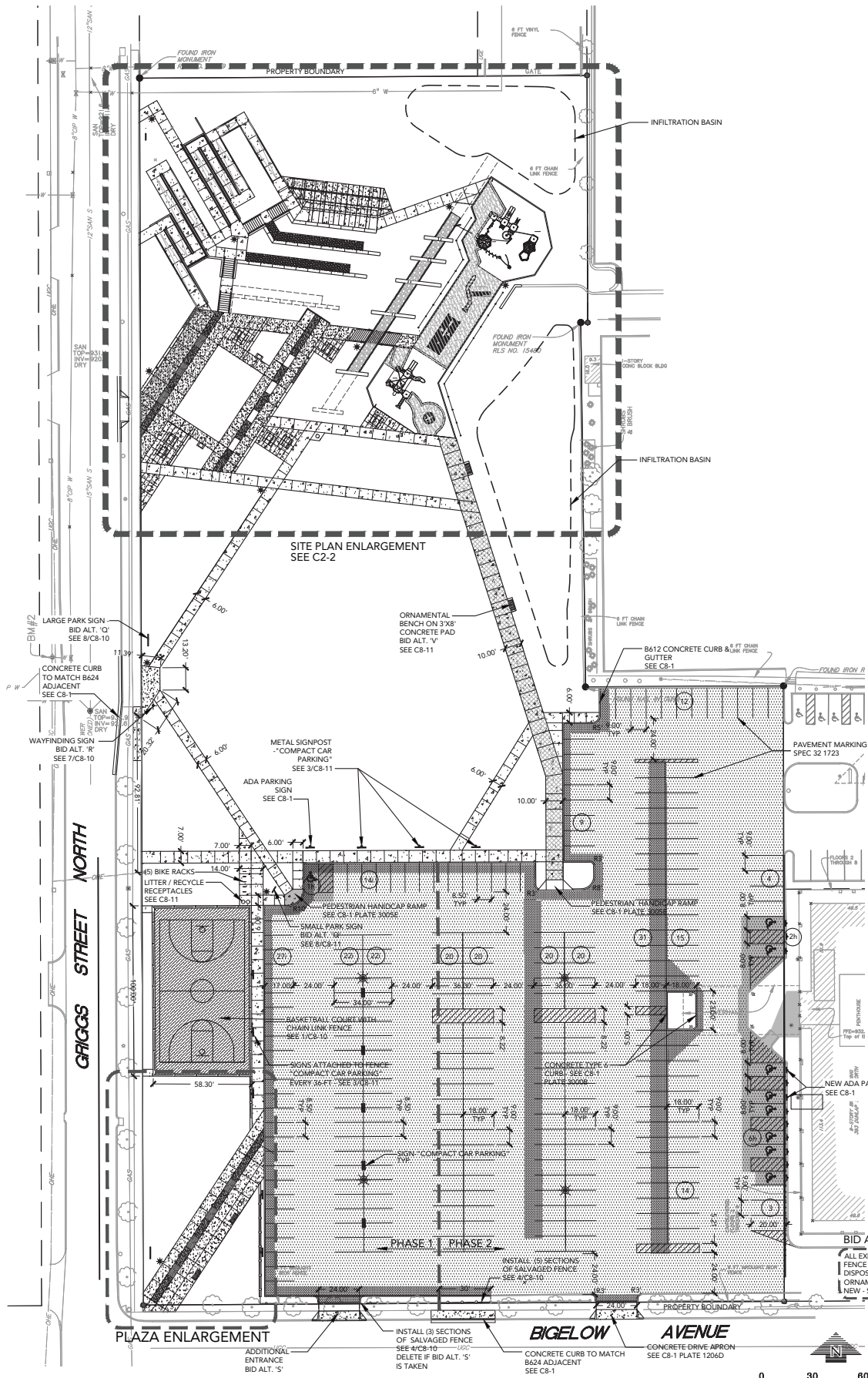


BIRD'S-EYE VIEW LOOKING NORTH (TO UNIVERSITY AVE)



March 2019 -- 5

SITE PLAN



LAYOUT NOTES

- BACKGROUND INFORMATION IS BASED ON A FIELD SURVEY BY OTHERS. LOUCKS DOES NOT GUARANTEE THE ACCURACY OF INFORMATION PROVIDED BY OTHERS.
- ELECTRONIC DATA IS AVAILABLE FROM THE LANDSCAPE ARCHITECT FOR SITE LAYOUT.
- MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- CONTRACTOR SHALL OBTAIN A CITY & COUNTY PERMIT FOR OBSTRUCTIONS AND WORK WITHIN RIGHT-OF-WAY. PERMIT IS REQUIRED PRIOR TO REMOVALS OR INSTALLATION.
- VERIFY LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND / OR INTENT OF THE PROJECT LAYOUT.
- THE ALIGNMENT AND GRADES OF THE PROPOSED SITE AMENITIES ARE SUBJECT TO FIELD ADJUSTMENT TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL DIMENSIONS ARE SHOWN TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- PROVIDE A 3 FOOT TAPER AT ALL CURB TERMINI.
- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE REQUIREMENTS OF THE CITY.
- 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 DRIVEWAYS).
- 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.
- A SIGNIFICANT PORTION OF SITE IMPROVEMENTS NOT SHOWN ON THIS SHEET ARE DESCRIBED AND PROVIDED IN FURTHER DETAIL ON THE LANDSCAPE AND ELECTRICAL PLANS. THIS INCLUDES LANDSCAPING, LIGHTING AND OTHER FIXTURES.
- B612 CONCRETE CURB AND GUTTER SHALL BE INSTALLED AT THE EDGE OF ALL COMMON DRIVES AND PARKING LOTS WITHIN THE SITE, UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAVEMENT MARKINGS SHALL BE 4" WIDE WHITE PAINTED STRIPING.
- DISABLED PARKING SIGNAGE & PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH ADA & MINNESOTA RULES 1341.0502 - SEE SHEET C8-1.
- CITY ENGINEERING STAFF MUST BE PRESENT TO INSPECT ALL CONCRETE FORMS IN PUBLIC RIGHT-OF-WAY PRIOR TO POUR. MINIMUM 24 HOUR NOTICE REQUIRED.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO THE MAINLINE SIDEWALK, CURB DRIVE ACCESS, AND BOULEVARD LANDSCAPING CAUSED DURING CONSTRUCTION.
- CONTRACTOR SHALL PHASE WORK TO AVOID IMPACTS TO ADJACENT PROPERTIES WHO REQUIRE USE OF THE PARKING LOT. MAKE REASONABLE ATTEMPTS TO MAINTAIN ACCESS AND MINIMIZE DISRUPTION DURING PARKING LOT DEMOLITION AND CONSTRUCTION. A MINIMUM OF ONE WEEK ADVANCE NOTICE SHOULD BE PROVIDED TO THE ADJACENT PROPERTY OWNERS AND THE CITY PRIOR TO THE START OF PARKING LOT WORK.
- SEE SPECIFICATION SECTION 32 1216 FOR DETAILS.

COMPACT PARKING SIGNS

- (3) TURF AREA POST - SINGLE PANEL
- (5) BITUMINOUS AREA POST - DOUBLE PANEL
- (5) MOUNT TO FENCE - SINGLE PANEL

PARKING SUMMARY

STANDARD STALLS (9'X18')	168
INTERMEDIATE STALLS (8.5'X17')	85
ACCESSIBLE STALLS	8

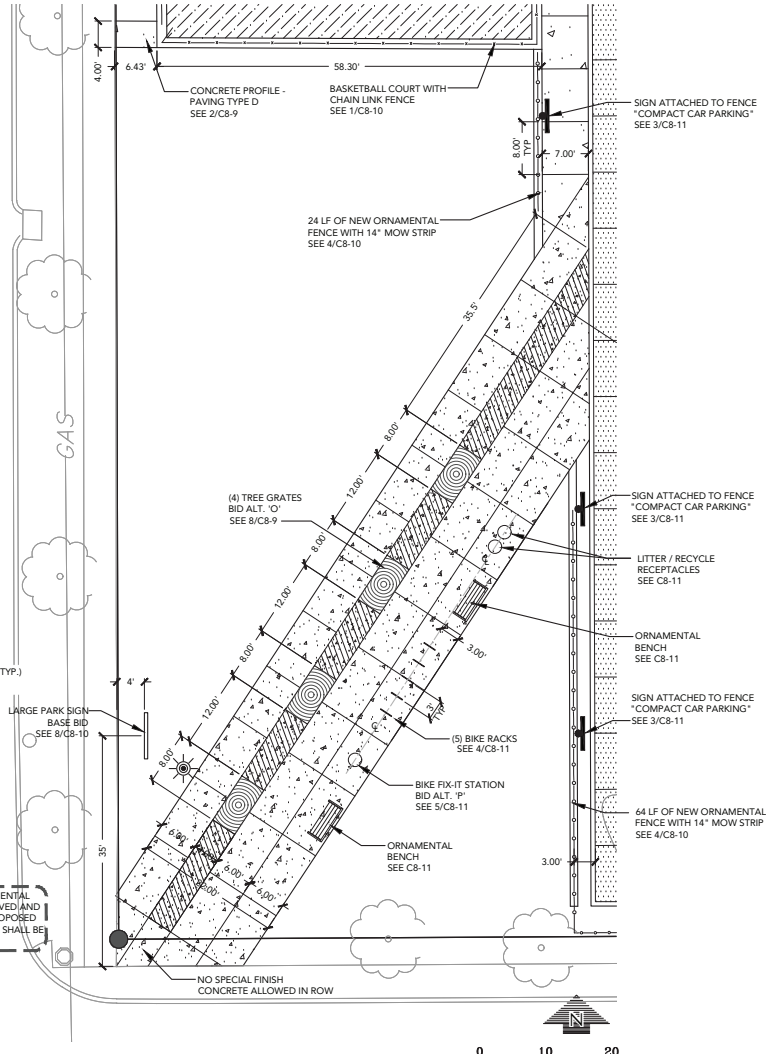
TOTAL 261 PLUS 1 STALL FOR PARK USE

SITE AREA CALCULATION

IMPERVIOUS AREA =	127,108 SF
PERVIOUS AREA =	104,982 SF
TOTAL AREA =	232,090 SF

LEGEND

- CONCRETE PROFILE - PAVING TYPE D (SEE SPECS) (TYP ALL CONCRETE SURFACING UNLESS NOTED) SEE 2/C8-9
- CONCRETE PROFILE - PAVING TYPE A (SEE SPECS) SEE 2/C8-9
- CONCRETE PROFILE - PAVING TYPE B (SEE SPECS) SEE 2/C8-9
- CONCRETE PROFILE - PAVING TYPE C (SEE SPECS) SEE 2/C8-9
- 4" CONCRETE PROFILE - VEHICULAR SEE 3/C8-9
- STABILIZED PATHWAY GRANITE SEE 7/C8-9
- BASKETBALL COURT PAVING SECTION - SEE 5/C8-10
- BITUMINOUS PARKING SURFACING - SEE C8-1
- BITUMINOUS RECLAMATION - SEE C8-1 AND NOTE 19
- ADA PEDESTRIAN ROUTE
- COMPACT CAR PARKING ONLY METAL SIGN SEE 3/C8-11
- ORNAMENTAL LIGHT POLE - SEE E1-1
- PARKING LOT LIGHT POLE - SEE E1-1



NOTE: PARKING LOT CONSTRUCTION WILL BE COMPLETED IN 2 PHASES. WORK WITH THE CITY PARKS DEPARTMENT TO COORDINATE THE SEQUENCING OF THE PARKING LOT. NEIGHBORS WILL NEED A MINIMUM OF 1 WEEK NOTICE.

