

CADD USER: Benjamin Lucas FILE: C:\USERS\BENJAMINLUCAS\DROPBOX\PROJECTS\261009 - QUENTIN 2 - CROWE\WORKING FILES\CAD\DWG\PLAN SHEETS\C300 - SITE.DWG PLOT DATE: 11/5/2026 11:32 AM PLOT SCALE: 1:1

Know what's below. Call before you dig.

STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL 811 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES. THIS SERVICE LOCATES UTILITY OWNED LINES BUT NOT PRIVATE LINES.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE EXACT LOCATION OF ALL UTILITIES (PUBLIC AND PRIVATE) MUST BE DETERMINED BEFORE COMMENCING WORK.

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GRAPHIC SCALE
0 XX XX XX
(IN FEET)

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LIMITS OF DISTURBANCE	LoD	
BUILDING		
CURB & GUTTER		
SOIL BORINGS		
FENCE	X X	
SIGN		
LIGHT POLE		
PARKING STALL COUNT	X	
ADA PAVEMENT MARKING		
STANDARD DUTY BITUMINOUS		
HEAVY DUTY BITUMINOUS		
CONCRETE SIDEWALK		
CONCRETE PAVING		
BITUMINOUS TRAIL		

SITE DATA

EXISTING ZONING: N-3 NEIGHBORHOOD 3
PROPOSED ZONING: PUD

LOT AREA:	42,588 SQ. FT. = 0.98 AC
EXISTING IMPERVIOUS AREA:	20,024 SQ. FT. = 0.52 AC
PROPOSED NEW IMPERVIOUS AREA:	35,765 SQ. FT. = 0.82 AC
NET IMPERVIOUS CREATED:	13,740 SQ. FT. = 0.32 AC
TOTAL HARDCOVER AREA: (IMPERVIOUS AREA/0.98 AC)	83.9%
BUILDING FOOTPRINT AREA:	31,357 SQ. FT.
BUILDING HEIGHT PROPOSED:	SEE ARCH. PLANS
DISTURBED AREA:	62,625 SQ. FT. = 1.44 AC
PROPOSED PARKING SPACES:	
PARALLEL STREET PARKING	13 SPACES
GARAGE SPACES	16 SPACES (2 ADA)
DROP OFF SPACES	2 SPACES
PROVIDED:	31 SPACES
BUILDING SETBACK REQUIREMENTS:	
FRONT YARD SETBACK (SOUTH)	0-15 FEET
INTERIOR SIDE YARD SETBACK (WEST)	0-15 FEET
SIDE YARD ABUTTING STREET (EAST)	0-10 FEET
REAR YARD SETBACK (NORTH)	0-10 FEET

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KEYNOTES

1. BITUMINOUS PAVEMENT - NORMAL DUTY (SEE DETAIL 1/C900)
2. BITUMINOUS PAVEMENT - HEAVY DUTY (SEE DETAIL 1/C900)
3. BITUMINOUS PAVEMENT - 8' WIDE TRAIL (SEE DETAIL ST-5/C901)
4. BITUMINOUS PAVEMENT - MATCH IN KIND
5. CONCRETE SIDEWALK (SEE DETAIL 3/C900)
6. CONCRETE SIDEWALK - MATCH EXISTING
7. CONCRETE PAVEMENT (SEE DETAIL 2/C900)
8. CONCRETE PATIO (SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS)
9. CONCRETE STAIRS - COORDINATE RISER DIMENSIONS WITH ARCHITECTURAL PLANS, SEE SHEET C400 FOR ELEVATIONS
10. B-618 CONCRETE CURB AND GUTTER (SEE DETAIL 4/C900)
11. FLUSH CONCRETE CURB (SEE DETAIL 5/C900)
12. TRANSITION FROM FLUSH CONCRETE CURB TO FULL HEIGHT CURB (SEE GRADING PLAN)
13. CONCRETE CURB AND GUTTER - MATCH EXISTING
14. 4" HIGH VISIBILITY SOLID WHITE PAINT (SEE SHEET C002)
15. RETAINING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
16. LANDSCAPE AREA (SEE LANDSCAPE PLANS)
17. BUILDING OVERHANG (SEE ARCHITECTURAL PLANS)
18. TRANSFORMER PAD (SEE ELECTRICAL PLANS FOR SIZE AND EXACT LOCATION)

NOTES

1. CONTRACTOR SHALL REFER TO 'GENERAL INFORMATION & NOTES' SHEETS PRIOR TO THE START OF CONSTRUCTION.
2. REPLACE EXISTING CONCRETE FEATURES (E.G., PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC.) TO NEAREST JOINT LINE.

BENCHMARK(S) (BMs)

BEARINGS SHOWN ARE ON HENNEPIN COUNTY COORDINATES
HEN. CTY. CONTROL POINT: GOLDEN
LOCATED AT GOLDEN HILLS DR & WAYZATA BLVD.
ELEVATION: 883.88 (NAVD88 DATUM)

Solution Blue water matters
6110 Blue Circle Dr, Suite 230 651-294-0038
Minnetonka, MN 55343 www.SolutionBlue.com

CROWE CONSTRUCTION
2222 EDGEWOOD AVE

Q-2 APARTMENTS REDEVELOPMENT

4815 CEDAR LAKE ROAD S, ST LOUIS PARK, MN

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 11-02-2026

ISSUE AND REVISION HISTORY

#	DATE	DESCRIPTION
1	11/01/26	PRELIMINARY SUBMITTAL

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT TO BE USED FOR CONSTRUCTION

BENJAMIN LUCAS, P.E.

DATE: 11.05.2026 REG. NO. 54265

CIVIL SITE PLAN

SOLUTION BLUE PROJECT NO: 261009

C300

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