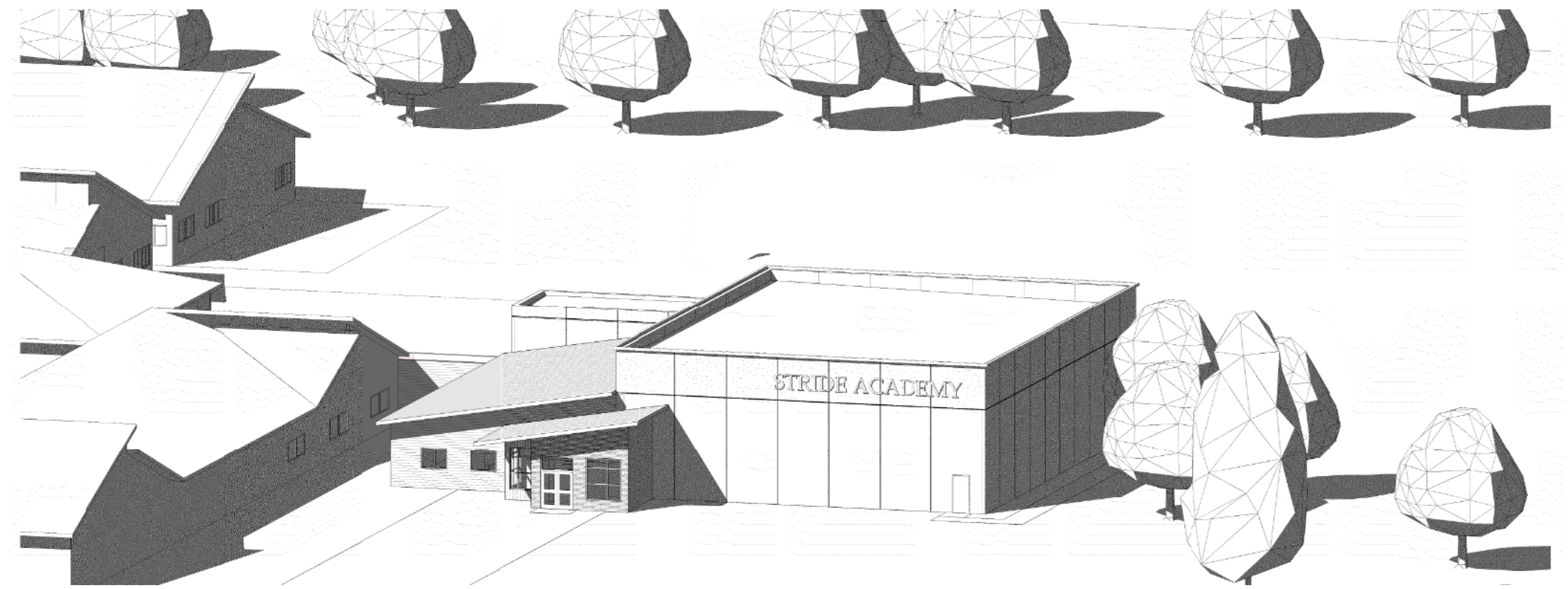
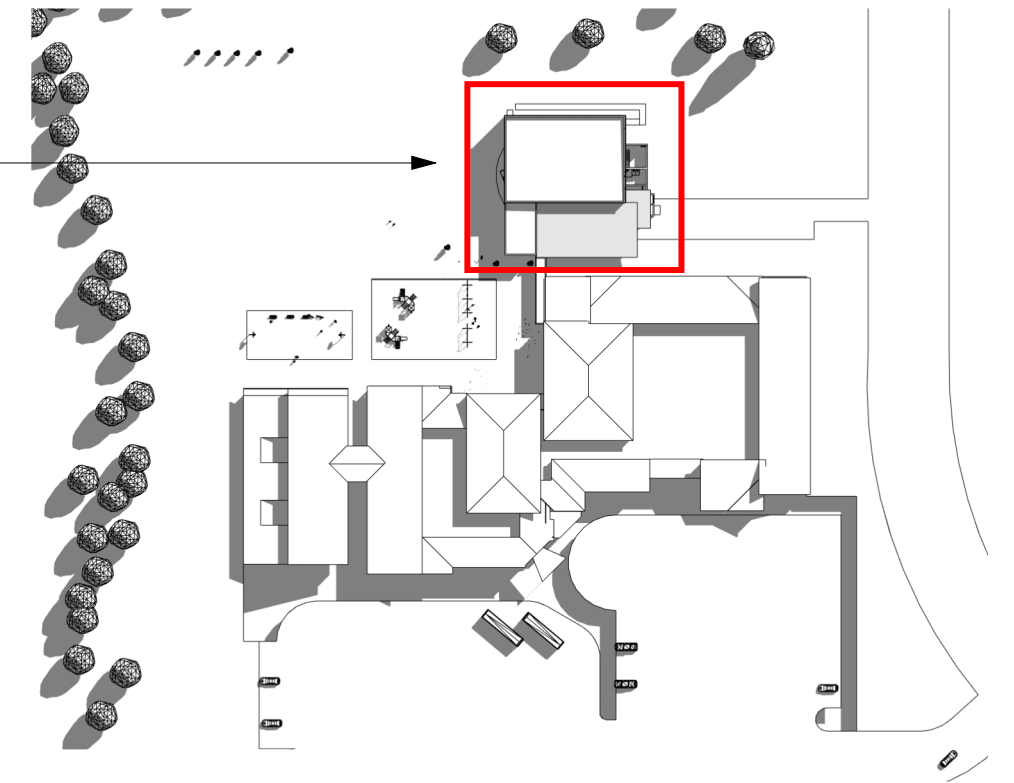


NEW ADDITION



NEW ADDITION



SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

GENERAL SITE NOTES

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, ST. CLOUD, MN, 05/05/2023.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE INTEGRAL UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.

SITE DEVELOPMENT SUMMARY

ZONING:	PUD
PERVIOUS SURFACE:	366,440 SF (66.9%)
IMPERVIOUS SURFACE:	180,984 SF (33.1%)
PARKING SPACE/DRIVE AISLE:	9' WIDE X 18' LONG, 26' AISLE

PARKING SUMMARY

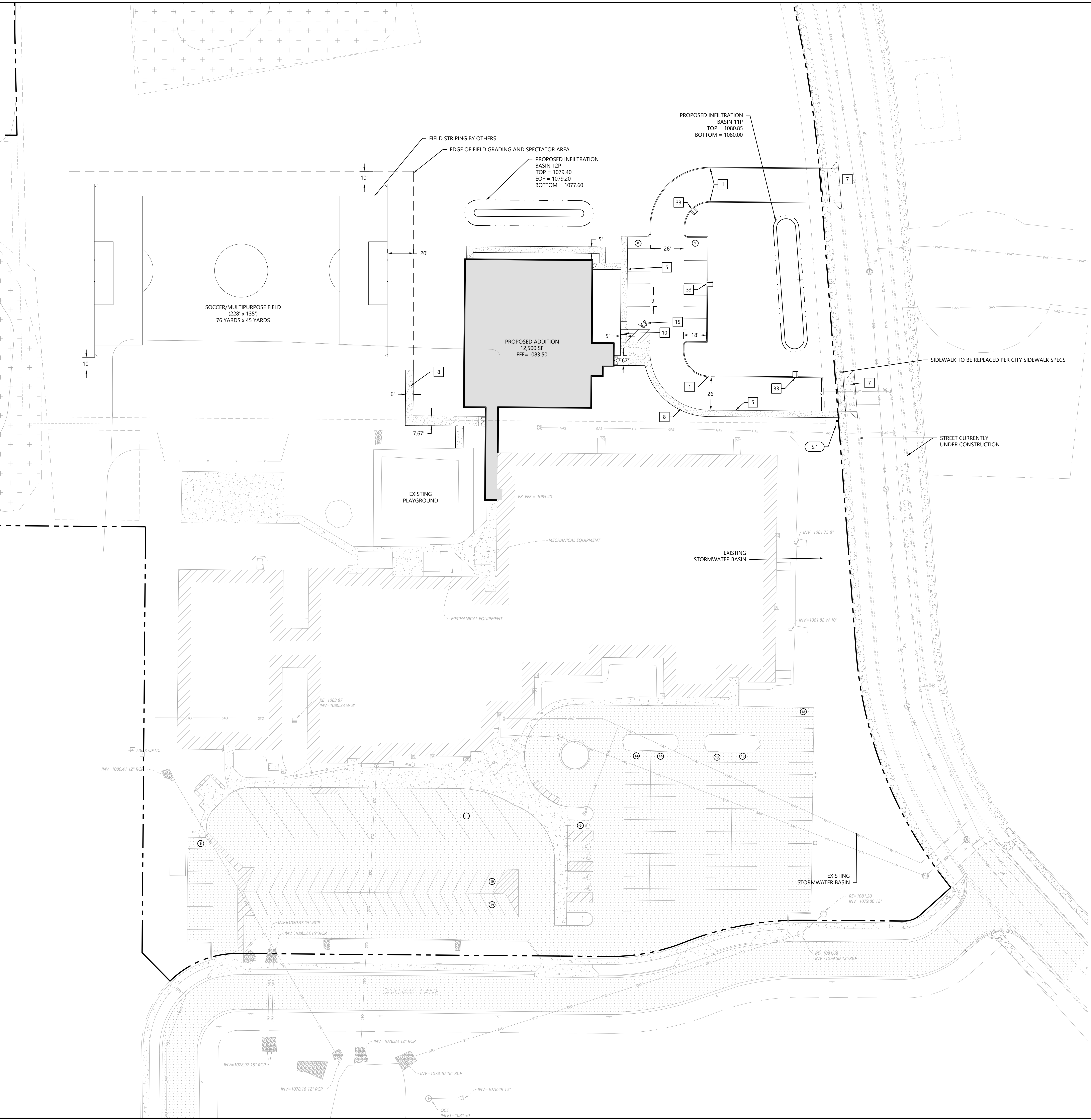
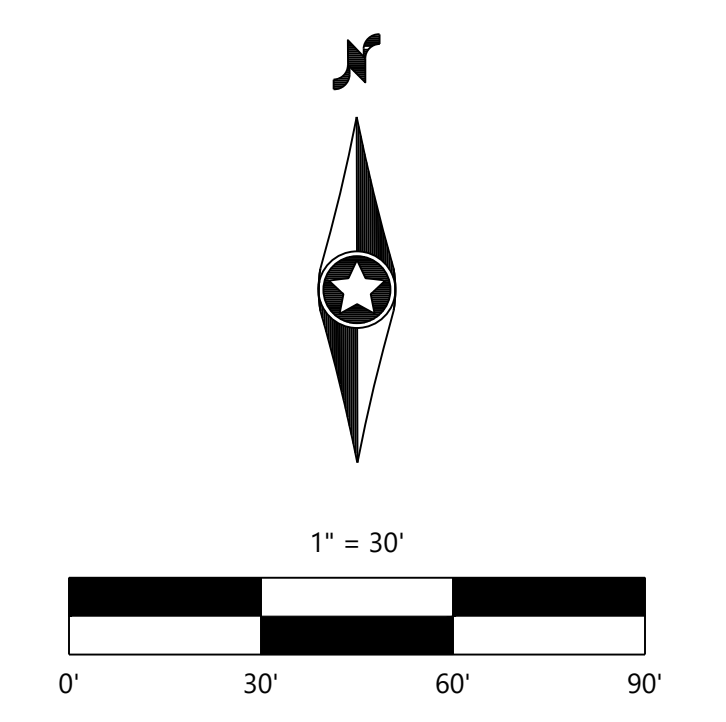
PARKING ON SOUTH SIDE=	133
PARKING ON NORTH SIDE=	17
TOTAL PARKING PROVIDED=	150
PARKING REQUIRED: FOR SCHOOLS ONE SPOT PER FACULTY AND STAFF MEMBER AT THE LARGEST SHIFT.	
STRIDE STAFF MEMBERS=	99
REQUIRED SPOTS=	99
REQUIRED SPOTS=	99
TOTAL PARKING PROVIDED=	148
*PARKING REQUIREMENTS MET**	

1 SITE DETAILS (SI-0XX)

- B612 CURB AND GUTTER
- INTEGRAL CURB AND WALK
- COMMERCIAL DRIVEWAY (SEE CITY DETAIL STRT-11)
- PRIVATE CONCRETE SIDEWALK
- PRIVATE PARALLEL PEDESTRIAN CURB RAMP
- HANDICAP ACCESSIBLE SIGNAGE & STRIPING
- PAVEMENT SECTIONS
- CURB CUT WITH CONCRETE SWALE

S.I.D. SIGN LEGEND

REFERENCE	STOP	SIZE	MNDOT DESIGNATION
S.1	STOP SIGN	30" X 30"	R1-1



DESIGNED:	CHECKED:	DATE:
		06/09/2023
DESIGNED:	PREPARED PLANS:	
		08/07/2023
DESIGNED:	DUL & CITY SUBMITTAL:	
		08/30/2023
DESIGNED:	DUL & CLIENT COMMENTS:	
		10/09/2023
DESIGNED:	REVISED BUILDING & PARKING:	
		01/09/2024
DESIGNED:	REVISED BUILDING & PARKING:	
		06/09/2024

PREPARED FOR:
STRIDE ACADEMY BUILDING COMPANY
3241 GAKHAM LANE
ST. CLOUD, MN 56301

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.
JOHN S. BLEWISER
DATE: 07/03/2024 LICENSE NO. 54832

STRIDE ACADEMY EXPANSION
ST. CLOUD, MN

Westwood
1900 Medical Arts Ave S, Suite 100
St. Cloud, MN 56301
Phone: (820) 253-8885
Fax: (820) 256-0001
www.westwoodpro.com
Westwood Professional Services, Inc.

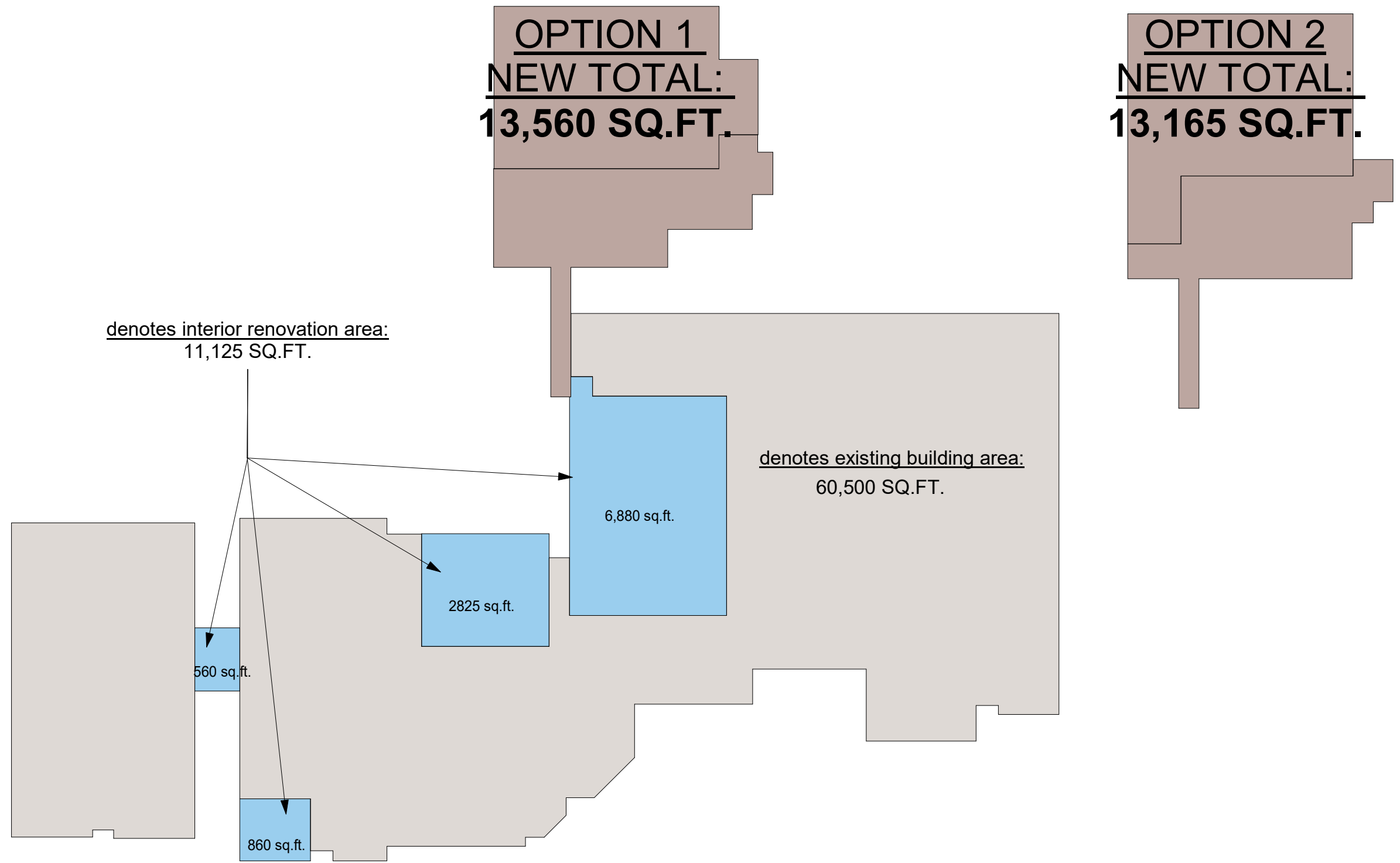
SITE PLAN

SHEET NUMBER:

C200

DATE: 01/03/2024

PROJECT NUMBER: 0043581.00



denotes interior renovation area:
11,125 SQ.FT.

denotes existing building area:
60,500 SQ.FT.

OPTION 1
NEW TOTAL:
13,560 SQ.FT.

OPTION 2
NEW TOTAL:
13,165 SQ.FT.

① Project Scope Area Diagram
1" = 50'-0"

