

**LEGEND**

	PROPOSED	EXISTING	
PROPERTY LIMIT	---	---	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	---	---	HEAVY DUTY ASPHALT PAVING
EASEMENT	---	---	CONCRETE PAVING
BUILDING	---	---	INFILTRATION AREA
RETAINING WALL	---	---	
WETLAND LIMITS	---	---	
TREELINE	---	---	
SAWCUT LINE	---	---	
SIGN	●	○	
PIPE BOLLARD	○	○	
NUMBER OF PARKING STALLS PER ROW	○	○	
KEY NOTE	○	○	

**DEVELOPMENT SUMMARY**

AREA			
GROSS SITE AREA	227,570 SF	5.22 AC	
BUILDING AREA	30,600 SF	0.70 AC	
IMPERVIOUS AREA	112,889 SF	2.59 AC	
ZONING			
EXISTING ZONING			11
PROPOSED ZONING			11
PARKING			
SPACES PROVIDED			122
SPACES REQUIRED			

- DEVELOPMENT NOTES**
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
  - ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED. BACK OF CURB IS SHOWN GRAPHICALLY ONLY.
  - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
  - ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
  - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - SEE ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS.
  - SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
  - REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
  - ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS ISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT.
  - DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES.

- KEY NOTES**
- BUILDING, STOOPS, STAIRS SEE ARCHITECTURAL PLANS.
  - B-612 CONCRETE CURB AND GUTTER.
  - CONCRETE APRON.
  - FLAT 18" RIBBON CURB SECTION.
  - SEGMENTAL BLOCK RETAINING WALL.
  - TRANSITION TO B-612 CONCRETE CURB AND GUTTER.
  - CHAIN LINK FENCE.
  - 18" VALLEY GUTTER.

THE SURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CD 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DETECTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BY CONTACTING THE NOTIFICATION CENTER (OPEN MINNESOTA), THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, DEPTH AND THE TILE LINE (ACTIVE, IN-ACTIVE). DRAIN TILE SHALL BE MARKED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

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**Client**  
**RSP ARCHITECTS**  
 1220 MARSHALL ST. NE  
 MINNEAPOLIS, MN 55413

**Project**  
**LIFESOURCE HEADQUARTERS**

**Location**  
**MINNEAPOLIS, MN**  
 LOCATION ADDRESS

**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.

Brad C. Wilke  
 Registration No. 008 Date: 04/08/2013  
 If applicable, contact us for a wet signed copy of this plan which is available upon request at MFRA, Inc., Plymouth, MN office.

**Summary**  
 Designed: saw Drawn: EFF  
 Approved: Book / Page:  
 Phase: sp Initial Issue: 04/08/2013

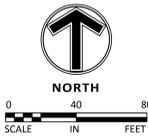
**Revision History**

No.	Date	By	Submittal / Revision
A	04/15/13	EFF	SCHEMATIC DESIGN
B	04/24/13	EFF	PER CITY COMMENTS

**Sheet Title**  
**SITE PLAN**

**Sheet No. Revision**  
**C3.01 B**

**Project No.** RSP19560









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Consultants

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 Architect under the laws of the State of Minnesota.

Signature

Registration Number

Date April 8, 2013

Project For

**LIFESOURCE**

RIVER ROAD  
 HEADQUARTERS

**SCHEMATIC DESIGN**  
**[NOT FOR CONSTRUCTION]**

Project No. 2285.002.00

Drawn By MCB

Checked By JAB

Date 4/24/2013

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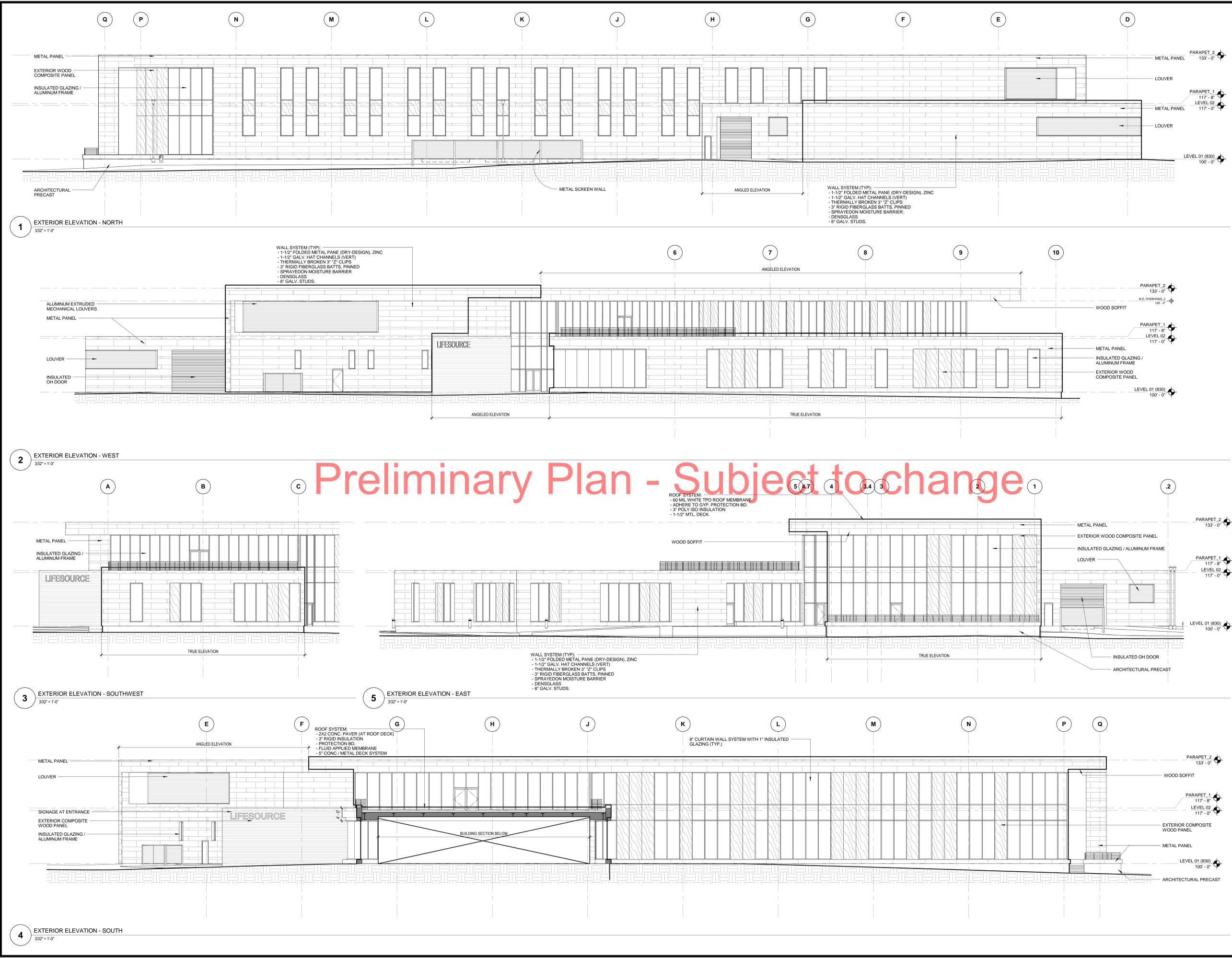
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Revisions

No.	Date	Description

EXTERIOR ELEVATIONS

**A401**



Preliminary Plan - Subject to change

