

LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- CONCRETE SIDEWALK/DUMPSTER PAD

SITE DATA TABLE

PROPERTY ZONED: B1 (HIGHWAY BUSINESS)
OVERLAY: PLANNED UNIT DEVELOPMENT
BUILDING SETBACKS: FRONT = 30'
LEFT SIDE = 20'
RIGHT SIDE = 20'
REAR = 30'

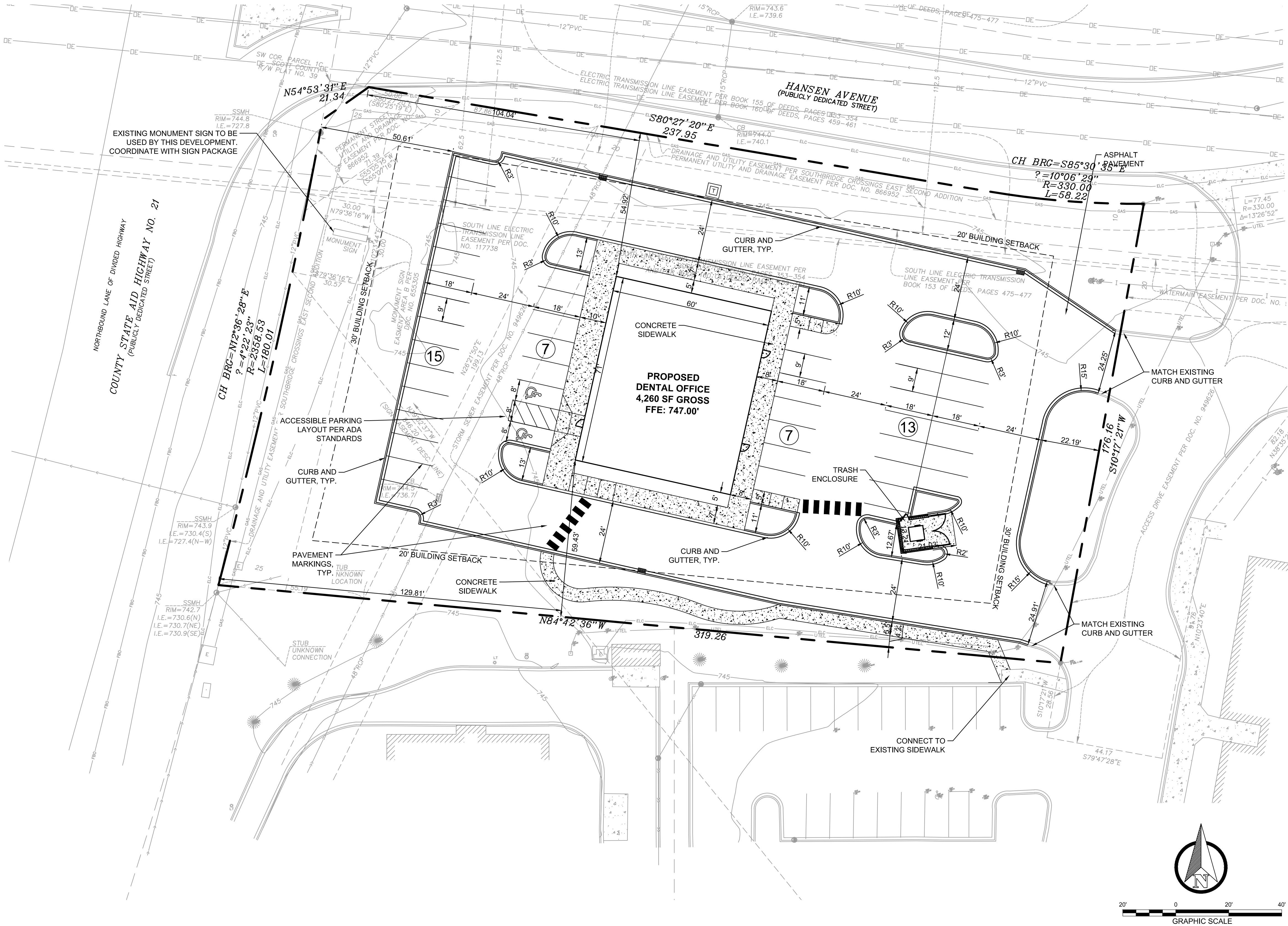
SITE AREA 57,180± S.F. = 1.31± ACRES

BUILDING AREA: 4,200 S.F. GROSS AREA
ONE-STORY, MAX HEIGHT = 45'-0"

MAX. FLOOR AREA/MAX. BUILDING COVERAGE: NA
PROVIDED BUILDING COVERAGE: 7%
MAX. IMPERVIOUS SURFACE AREA: 75%

EXISTING IMPERVIOUS AREA: 0.01 ACRES = 70%
EXISTING PERVIOUS AREA: 1.30 ACRES = 99.3%

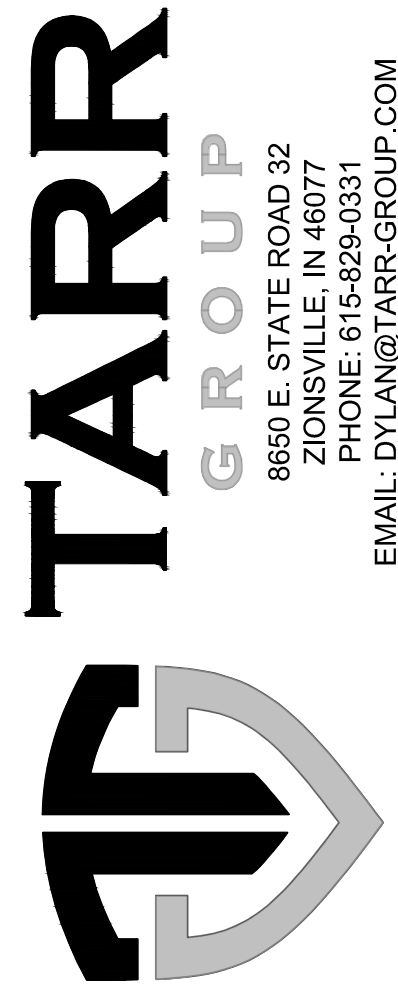
PROPOSED IMPERVIOUS AREA: 0.79 ACRES = 60%
PROPOSED PERVIOUS AREA: 0.52 ACRES = 40%



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.

SIGNATURE: *[Signature]*

NAME: DYLAN TODD TARR
DATE: 7/1/21 LICENSE NUMBER: 57526



SHAKOPEE DENTAL OFFICE
WMG DEVELOPMENT, LLC
8350 HANSEN AVENUE
SHAKOPEE, MINNESOTA 55379

ORIGINAL ISSUE DATE: 07/02/2021
REVISIONS:

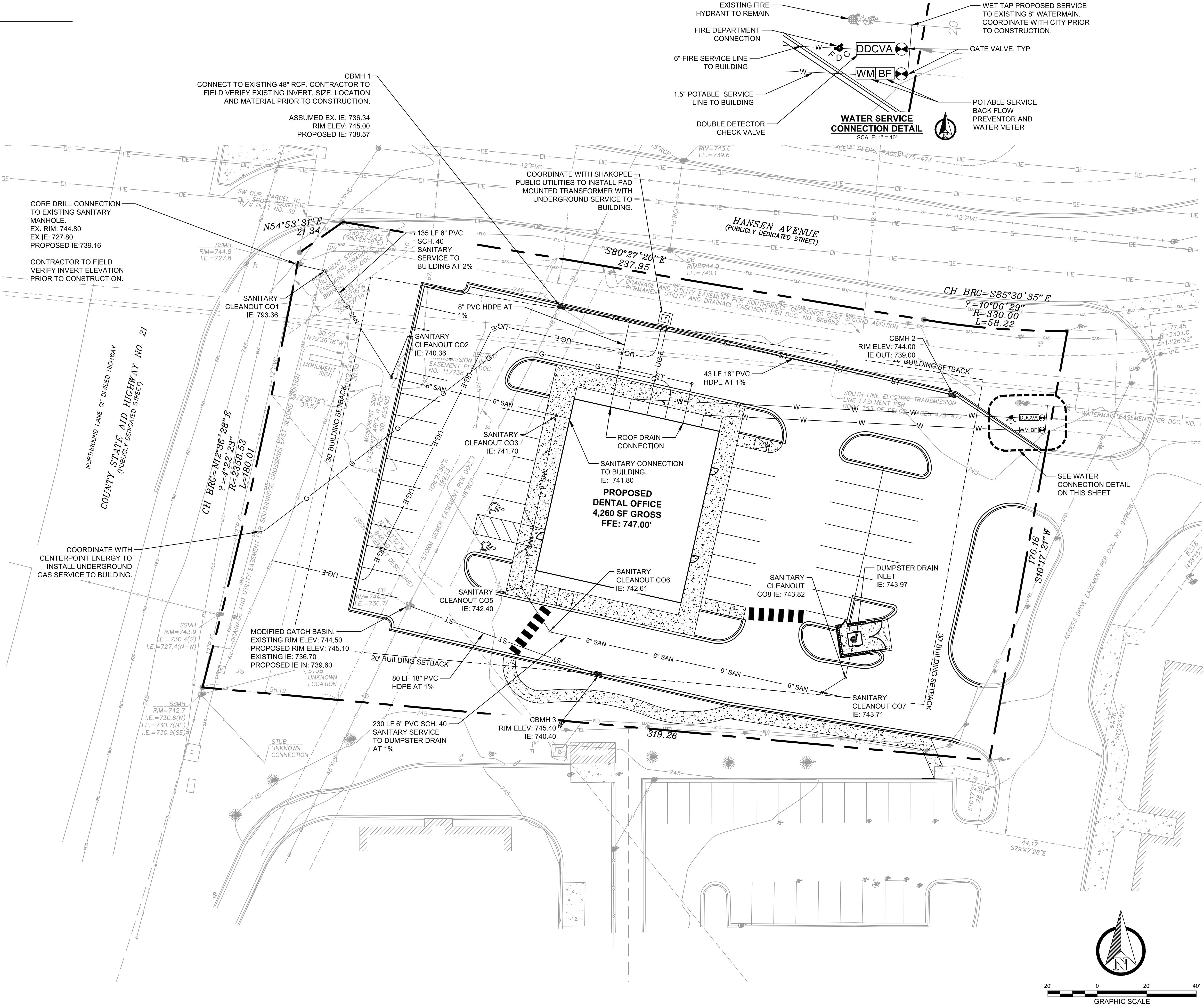
PROJ. NO.: 21027

SITE LAYOUT PLAN

C2.1

UTILITY LEGEND

6" SAN	SEWER PIPE
ST	STORM PIPE
G	GAS LINE
W	WATER PIPE
UG-E	UNDERGROUND ELECTRIC
■	CATCH BASIN
○	CLEANOUT
WM	WATER METER
BF	BACKFLOW PREVENTER
⊗	GATE VALVE



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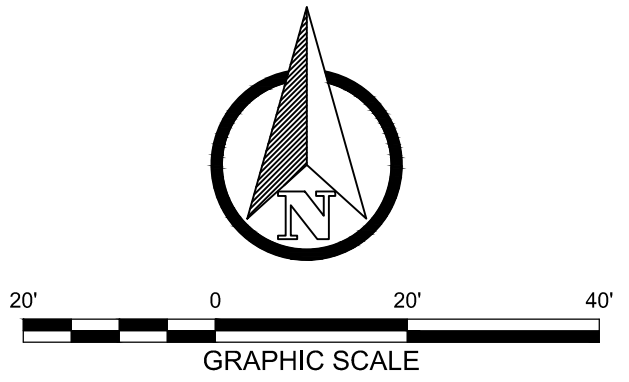
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UTILITY PLAN

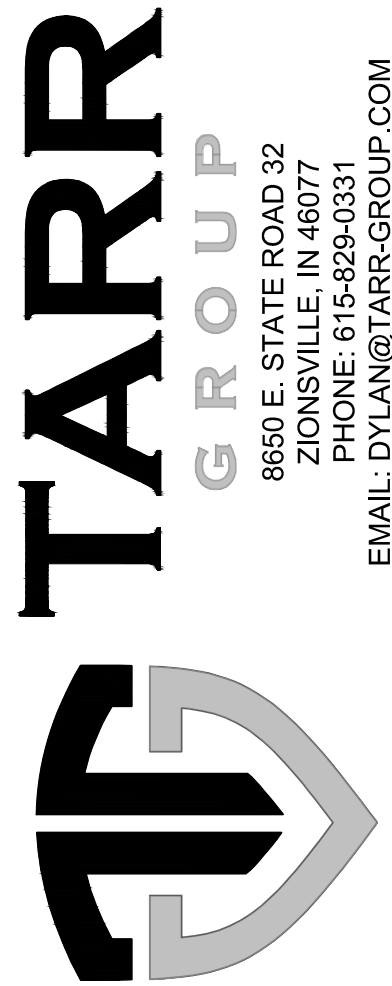
C3.1



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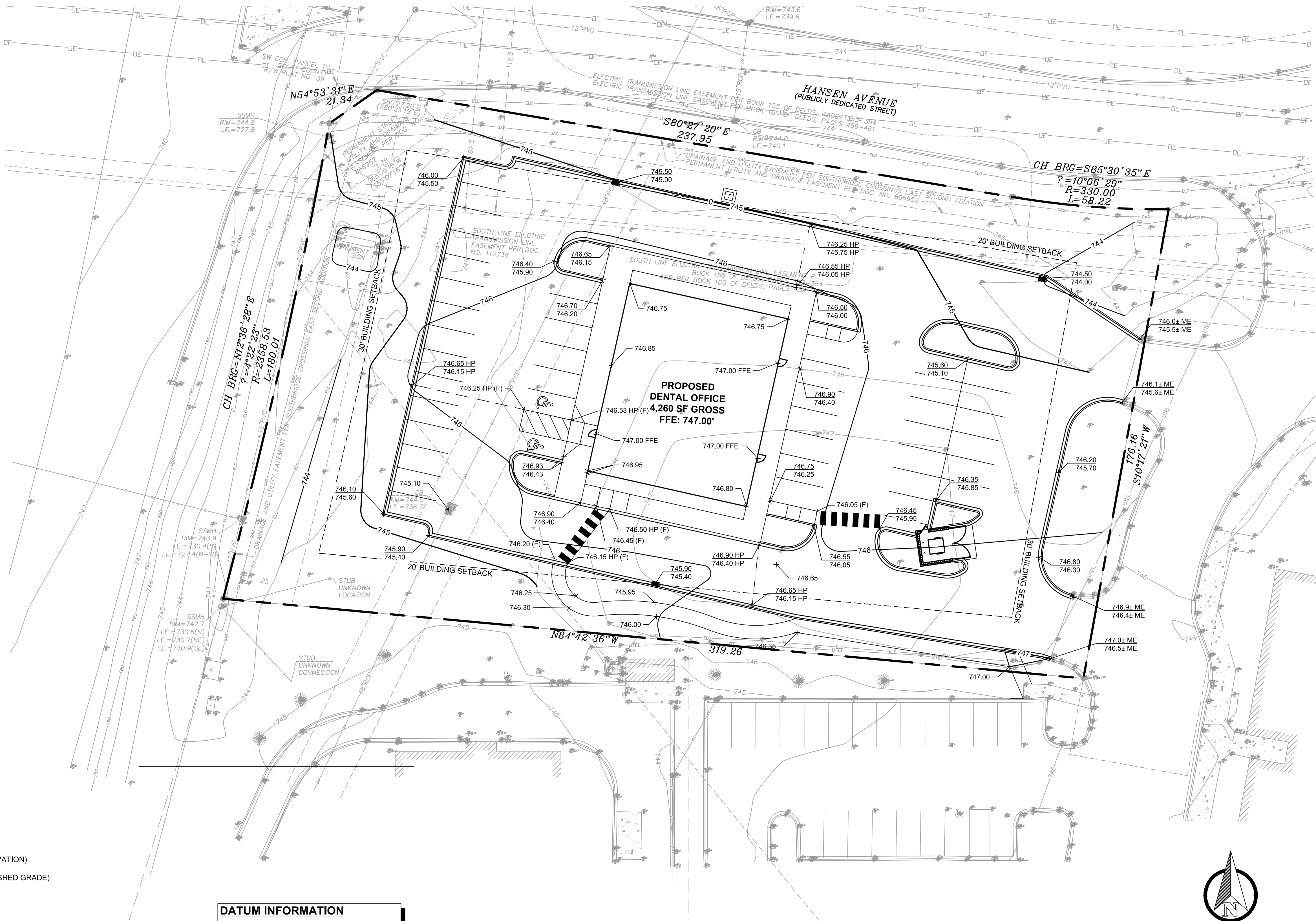
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GRADING PLAN

C4.1



GRADING LEGEND

- 749 MINOR CONTOUR
- 745 MAJOR CONTOUR
- 101.00 SPOT ELEVATION (FINISHED SURFACE)
- 101.00 (FFE) SPOT ELEVATION (FINISHED FLOOR ELEVATION)
- 101.0± ME SPOT ELEVATION (MATCH EXISTING FINISHED GRADE)
- 101.50 SPOT ELEVATION (TOP OF CURB / BOTTOM FACE OF CURB)
- 101.00 SPOT ELEVATION (FLUSH)
- 101.00 (F) SPOT ELEVATION (FLUSH)
- 101.00 HP SPOT ELEVATION (HIGH POINT)

DATUM INFORMATION

ELEVATIONS SHOWN REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

