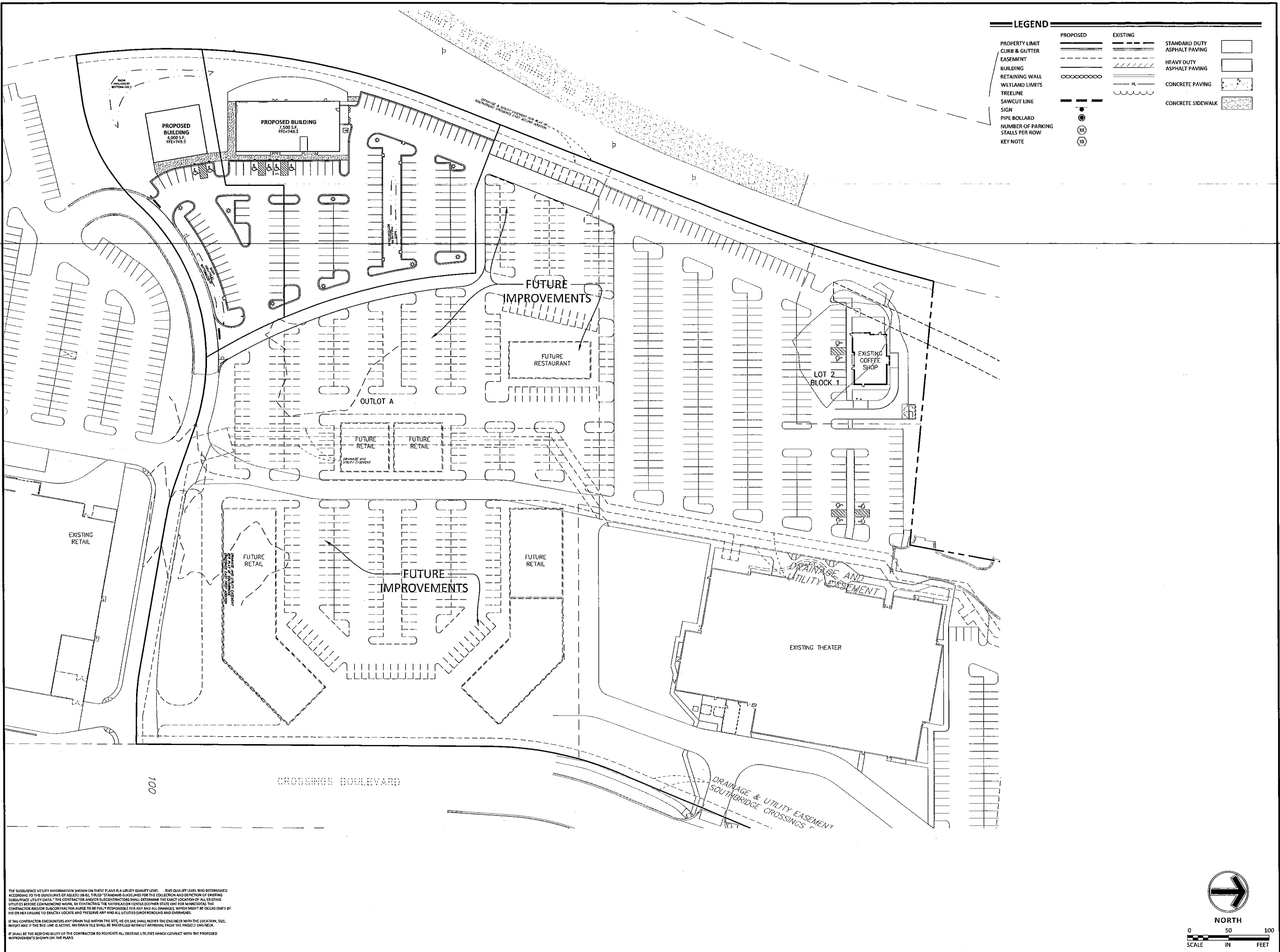




Sambatek
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Engineering | Surveying | Planning | Environmental

Client
SHAKOPEE CROSSINGS LIMITED PARTNERSHIP
8170 CARRIAGE COURT NORTH
SUITE 210
SHAKOPEE, MN 55379

Project
SOUTHBRIDGE CROSSINGS EAST 5TH ADDITION
Location
SHAKOPEE, MN

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.
George D. Abernethy
Registration No. 33505 Date: 07/06/2017
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

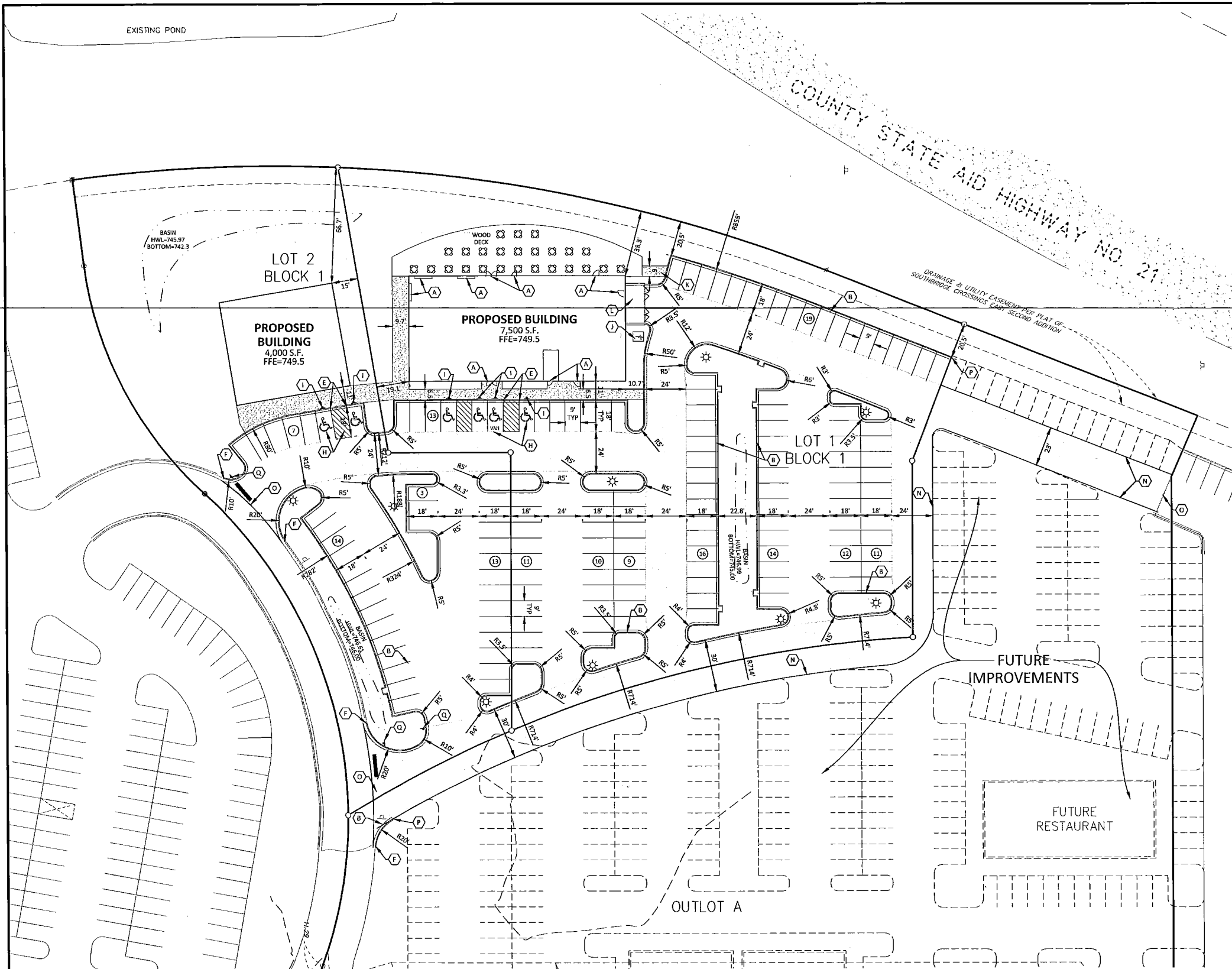
Summary
Designed: GDA Drawn: JMW
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issued: 07/06/2017

Revision History
No. Date By Submittal / Revision

Sheet Title
OVERALL SITE PLAN

Sheet No. Revision
C3.01
Project No. 20787

THE SURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND REPORTING 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) FOR 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 IF THE TILE IS ACTIVE, NO DRAIN TILE SHALL BE BROCKED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONTRACT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



LEGEND			
PROPERTY LIMIT	PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER			HEAVY DUTY ASPHALT PAVING
CURB PER PLAN			CONCRETE PAVING
CURB BY OTHERS			CONCRETE SIDEWALK
EASEMENT			
BUILDING			
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
SAWCUT LINE			
SIGN			
PIPE BOLLARD			
NUMBER OF PARKING STALLS PER ROW			
KEY NOTE			

DEVELOPMENT SUMMARY			
AREA			
LOT 1, BLOCK 1	81,482 SF	1.87 AC	
LOT 2, BLOCK 1	40,658 SF	0.93 AC	
ZONING			
EXISTING ZONING	B1; HIGHWAY BUSINESS		
PROPOSED ZONING	PUD		
PARKING SUMMARY			
LOT 1, BLOCK 1			
9'0" 90' STALLS	111		
ADA STALLS	4		
LOT 2, BLOCK 1			
9'0" 90' STALLS	35		
ADA STALLS	2		
LOT COVERAGE			
LOT 1, BLOCK 1			
IMPERVIOUS	63,282 SF	78%	
PERVIOUS	18,200 SF	22%	
LOT 2, BLOCK 1			
IMPERVIOUS	19,316 SF	48%	
PERVIOUS	21,342 SF	52%	
TOTAL			
IMPERVIOUS	82,598 SF	68%	
PERVIOUS	39,542 SF	32%	

- DEVELOPMENT NOTES
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
 - ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
 - 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 PYLON 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 PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
 - "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
 - STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.

- KEY NOTES
- BUILDING, STAIRS (SEE ARCHITECTURAL PLANS)
 - B-612 CONCRETE CURB AND GUTTER
 - B-618 CONCRETE CURB AND GUTTER
 - CONCRETE APRON
 - FLAT CURB SECTION
 - TRANSITION CURB TO MATCH EXISTING
 - ACCESSIBLE RAMP
 - ACCESSIBLE STALL STRIPING
 - ACCESSIBLE PARKING SIGN
 - TRANSFORMER
 - CONCRETE SIDEWALK
 - TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS)
 - TAPERED CURB SECTION
 - EDGE OF BITUMINOUS
 - MATCH EXISTING PAVEMENT
 - END SECTION CURB & GUTTER
 - STOP SIGN (R1-1)

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George D. Abernethy
Registration No. 3505 Date: 07/06/2017
If applicable, I certify that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

Summary
Designed: gda Drawn: mww
Approved: gda Book / Page:
Phase: PRELIMINARY Initial Issued: 07/06/2017

Revision History
No. Date By Submittal / Revision

Sheet Title
SITE PLAN

Sheet No. Revision
C3.02
Project No. 20787

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL 1. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE 118-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND REPORTING OF EXISTING SURFACE UTILITY DATA". THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BY CONTACTING THE NOTIFICATION CENTER (800) 654-6100 FOR MINNESOTA, THE CONTRACTOR AND/OR SUBCONTRACTORS AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCURRED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).
IF THE CONTRACTOR ENCOUNTERS ANY OBSTACLE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, DEPTH AND IF THE UTILITY IS ACTIVE. NO WORK SHALL BE BACKLASHED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

