No curb cut in this location. There are adequate driveway entrances to the parking lot and this access is not needed for site circulation.

Commercial driveway per std. plate 4006 Sidewalk to run through the apron per the detail. No ped ramps.

Update linework

Consider ADA route -Use ped ramps

Call out flat curb

Identify location of flat or depressed curb -ADA access

9 ft minimum is required

Provide traffic control plan for these internal intersections.

Are these compact parking spots? Minimum dimension is 9 ft wide unless compact.

No ped ramps. Construct sidewalk through the apron per city detail.

Provide turning movement diagrams for Shakopee fire truck and garbage truck.

Use Autoturn or similar to overlay turning movements on the plans.

Follow Shakopee standard detail. If this is a two way access do 25 ft or 30 ft radii.

Dimension the width of the driveway at the property line.

Commercial driveway per std. plate 4006 Sidewalk to run through the apron per the detail. No ped ramps..

Several locations do not meet these requirements.

Ensure the sign remains out of the D/U easement

This table is not legible. Present in a different format or on a different sheet with increased size for legibility on printed 11x17 plan sheet.

NOTE:
EXISTING CONDITIONS INFORMATION SHOWN IS FROM A PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY LOUCKS, DATED 1/17/2023.

N

0 30 60
SCALE IN FEET

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	PIV
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
DT	DRAINTILE	DT
	SANITARY SEWER	
FM	FORCEMAIN	FM
I	WATERMAIN	I
S	SANITARY SEWER SERVICE	
W	WATER SERVICE	W
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
X X	FENCE	X X
O O	CHAIN LINK FENCE	O O
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972 / 972.5
972.5	SPOT ELEVATION	
	DIRECTION OF FLOW	1.0%
	TREE LINE	
FSBL	PARKING SETBACK LINE	FSBL
BSBL	BUILDING SETBACK LINE	BSBL

CURB TYPE

- NDARD)
- OUT)
- NDARD)
- FLAT CURB & GUTTER (TIP OUT)
- SURMOUNTABLE CURB & GUTTER (STANDARD)
- SURMOUNTABLE CURB & GUTTER (TIP OUT)

NOTE:
SEE CURB & GUTTER DETAILS ON SHEETS C008

PAVEMENT TYPES

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT

NOTE:
SEE PAVEMENT SECTIONS ON SHEET C008 FOR TYPE AND DEPTH INFORMATION.

SITE DATA

CURRENT ZONING: B2 - OFFICE WITH PUD OVERLAY
PROPOSED ZONING: B2 - OFFICE WITH PUD OVERLAY

LOT AREA: 9.77 AC
DISTURBED AREA: 8.78 AC
EXISTING IMPERVIOUS AREA: 2.56 AC (26.2%)
PROPOSED IMPERVIOUS AREA: 5.45 AC (55.8%)

DEVELOPMENT AND DESIGN STANDARDS

YARD (BUILDING) SETBACKS:

FRONT(ST. FRANCIS)	245 FT PROVIDED
SIDE (SARZIN STREET)	64 FT PROVIDED
REAR (VALLEY VIEW ROAD)	175 FT PROVIDED

PARKING SETBACKS:

FRONT (ST. FRANCIS)	15 FT PROVIDED
SIDE (SARZIN STREET)	15 FT PROVIDED
REAR (VALLEY VIEW ROAD)	120 FT PROVIDED

MINIMUM PARKING LAYOUT DIMENSIONS (90 DEGREE PATTERN):

PARKING SPACE WIDTH	= 9 FT
PARKING SPACE LENGTH	= 18 FT
DRIVE AISLE WIDTH	= 14 FT (ONE-WAY)
DRIVE AISLE WIDTH	= 24 FT (TWO-WAY)

SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. TYPICAL FULL SIZED PARKING STALL IS 9' X 18' UNLESS OTHERWISE NOTED.
6. ALL CURB RADII SHALL BE 5.0' UNLESS OTHERWISE NOTED.
7. BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
8. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.

SIGNAGE AND STRIPING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SIGNAGE AND STRIPING AS SHOWN ON THIS PLAN.
2. CONTRACTOR SHALL PAINT ALL ACCESSIBLE STALLS, LOGOS AND CROSS HATCH LOADING AISLES WITH WHITE PAVEMENT MARKING PAINT, 4" IN WIDTH.
3. CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS, AS SHOWN, IN WHITE PAINT.
4. ALL SIGNAGE SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL CASING WHERE REQUIRED.
5. ALL SIGNAGE NOT PROTECTED BY CURB, LOCATED IN PARKING LOT OR OTHER PAVED AREAS TO BE PLACED IN STEEL CASING, FILLED WITH CONCRETE AND PAINTED YELLOW. REFER TO DETAIL.
6. ANY/ALL STOP SIGNS TO INCLUDE A 24" WIDE PAINTED STOP BAR IN WHITE PAINT, PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK IF APPLICABLE. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO CURB.
7. ALL SIGNS TO BE PLACED 18" BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.

OFF-STREET PARKING CALCULATIONS

Date Observed	Parking Area	Number of Existing Spaces	Number of Spaces and Percentage of Occupancy			
			9:30 AM		1:30 PM	
			Stalls Occupied	Percentage of Occupancy	Stalls Occupied	Percentage of Occupancy
1/9/2023	South Lot	333	89	27%	105	31%
1/10/2023	South Lot	333	84	25%	98	29%
1/11/2023	South Lot	333	91	27%	117	35%
1/12/2023	South Lot	333	99	30%	108	32%
Total Number of Spaces during Peak Periods=117						
Adjusted Number of Spaces=Parking Usage * 10% Design Factor of Safety=117*1.10=129 Parking Stalls						
Total Number of Excess Spaces=333-129=204 Parking Stalls						
Total Number of Stalls Required Per City Code=1 Stall/Asume 43,600 SF @ 1 Per 225 SF)						
Total Number of Stalls Lost for landscape and other added Parking Stalls						
Total Number of Stalls Provided for ASC Use=109 New Stalls + 204 Excess Parking Stalls - 81 Parking Stalls Lost= 232 Parking Stalls						

	Total Stalls Required	Total ADA Stalls		
Hospital Outpatient	21841	106	11	
Rehab	8695	39	8	
Outpatient Services	3430	15	2	
Other	7057	34	2	
Total Stalls Required	43602	194	22	
Total Stalls Provided Per Previous Calcs		232	22	

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES, THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

Plotted: 03 /02 / 2023 1:5 PM W:\2014\145100\CADD DATA\CIVIL dwg Sheet Files\C003 - SITE PLAN

HGA
420 North 5th Street, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

CIVIL ENGINEER/
LANDSCAPE ARCHITECT
LOUCKS
7200 HEMLOCK LANE, SUITE 300
MAPLE GROVE, MN 55369
763.424.5505

MECHANICAL/ELECTRICAL/
PLUMBING ENGINEER
DUNHAM ASSOCIATES
SOUTH 6TH ST, STE 1100
MINNEAPOLIS, MN 55402
612.465.7550

ARCHITECT
HAMMEL, GREEN AND
ABRAHAMSON
420 NORTH 5TH ST, STE 100
MINNEAPOLIS, MN 55401
612.758.4000

ALLINA ST. FRANCIS REGIONAL MEDICAL CENTER

1700 ST. FRANCIS AVE
SHAKOPEE, MN 55379

AMBULATORY SURGERY CENTER

St. Francis Regional Medical Center
Park Nicollet Clinic HealthPartners
LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.lucksinc.com
LOUCKS PROJECT NO. 14510O

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 FOR CONSTRUCTION

NAME: JONATHAN J. DONOVAN - PE
DATE: FEBRUARY 3, 2023
REGISTRATION NUMBER: 44613

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 2401-055-00

SITE PLAN

DATE: MARCH 03, 2023

PUD City Submittal

C003

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