

PROJECT DATA

PROJECT NAME:	CIRCLE K STORES, INC. - SIOUX FALLS, SD
APPLICANT:	CIRCLE K STORES, INC. • 1000 S. GARDEN AVENUE, SUITE 100 4887 AMERICAN BOULEVARD, W. BLOOMINGTON, MN 55437
PROJECT ADDRESS:	6100 S CLIFF AVENUE, SIOUX FALLS, SD 57032
PROJECT DESCRIPTION:	PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF 4.5, 200 S.F., ISLANDS, THE CONVENIENCE STORE, AN ATTACHED 1,488 S.F. CARWASH AND A 5,120 S.F. FUEL CANOPY WITH 8 FUEL OPERATE 24 HOURS.
PARCEL SITE AREA:	±86,884 S.F. (±1.59 ACRES)
EXISTING ZONING:	B-1 (HIGHWAY BUSINESS)
PARCEL NUMBER:	SCOTT / Z74800020
MAX. BUILD. HEIGHT:	25'-0" PROVIDED (AS ALLOWED)
MAX. FUEL CANOPY HEIGHT:	17'-8" PROVIDED
PARKING:	REQUIRED: STORE: 1,591/150 SF OF FLOOR AREA (2,500 S.F. / 150 STANDARD PARKING: ACCESSIBLE PARKING: 2 SP EV PARKING SPACE: 3 STAGING SP (8' X 20') FOR ONE SERVICE BAY TOTAL = 18 SP + 3 SP = 21 SP CARWASH STACKING: 10 SP

GENERAL NOTES:

1. THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THESE PLANS HAVE BEEN PLOTTED FROM THE CITY RECORDS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE BEGINNING OF WORK FROM THE PREVIOUSLY MENTIONED AGENCIES.
2. THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY.
3. ALL ROADS AND PRIVATE DRIVERS SHALL BE KEPT CLEAN OF MUD, DEBRIS ETC. AT ALL TIMES.
4. REFER TO ARCHITECTURAL DRAWINGS FOR PRECISE BUILDING DIMENSIONS.
5. THE CONTRACTOR SHALL CONSULT THE CONSTRUCTION MANAGER BEFORE DEVIATING FROM THESE PLANS.
6. IN ALL TRENCH EXCAVATIONS, CONTRACTOR MUST LAY THE TRENCH SIDE SLOPES BACK TO A SAFE SLOPE. USE A TRENCH SHIELD OR PROVIDE SHEETING AND BRACING.
7. ALL EXISTING SURFACE APERTURANCES (I.E. WATER VALVES, CATCH BASIN FRAMES AND GRATES, MANHOLE COVERS) WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO FINISHED GRADE.
8. AREAS DISTURBED OR DAMAGED AS PART OF THIS PROJECT'S CONSTRUCTION THAT ARE OUTSIDE OF THE PRIMARY WORK AREA SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL CALL 811 AT LEAST 3 WORKING DAYS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO CONSTRUCTION.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES, DESIGN STANDARDS AND STANDARD SPECIFICATIONS WHICH HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS OF ALL ITEMS INCLUDED IN THESE PLANS.

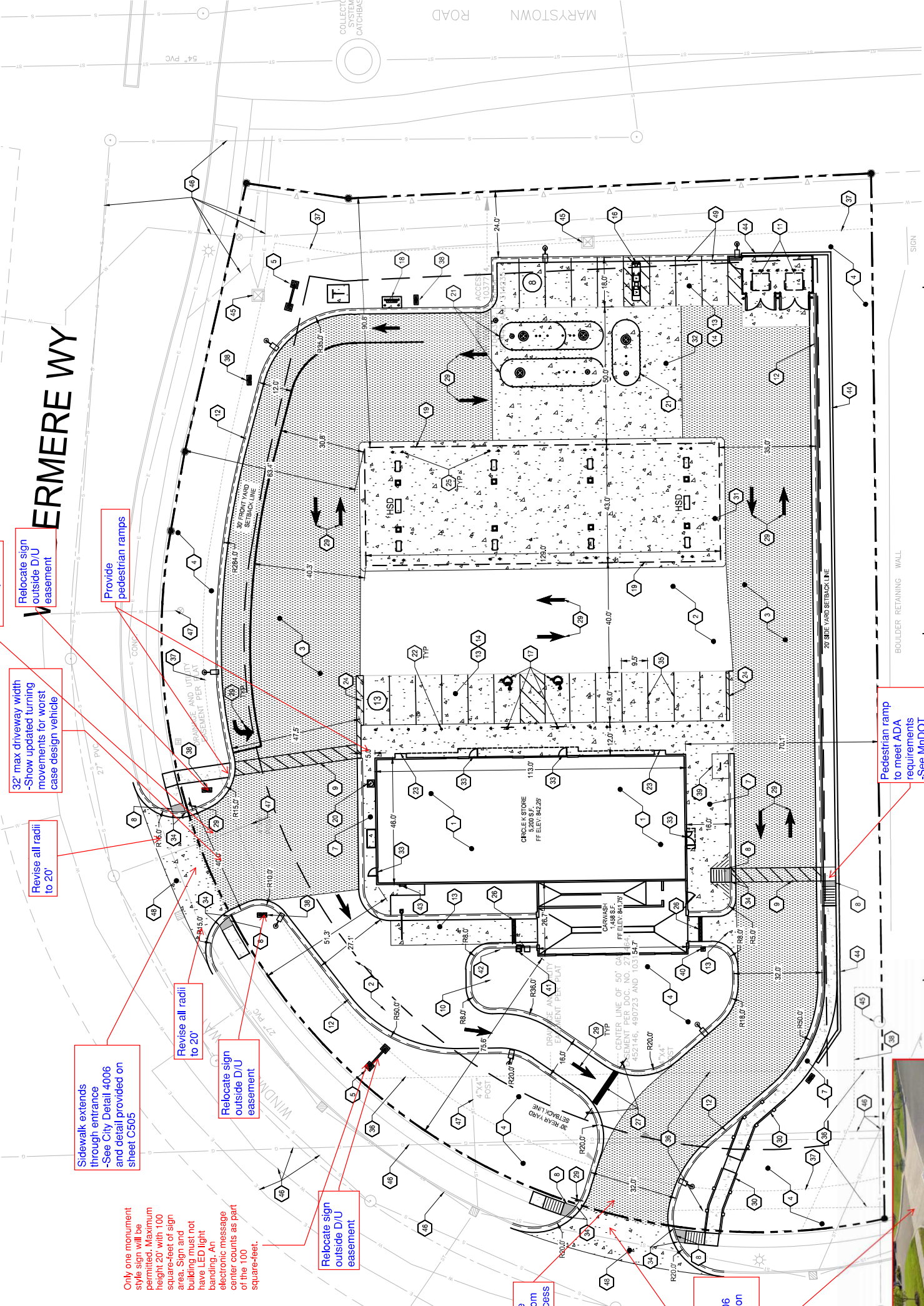
11. UNLESS SPECIFICALLY STATED, THE CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT PRIOR TO THE BEGINNING OF WORK FROM THE PREVIOUSLY MENTIONED AGENCIES.
12. THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY.
13. WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE CITY OF SIOUX FALLS, SD, AND THE SIOUX FALLS, SD, PUBLIC UTILITIES DEPARTMENT AND OBTAIN ALL NECESSARY PERMITS PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY.
14. THE CONTRACTOR IS TO VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE/SHE IS BUILDING FROM THE CITY RECORDS, THE CITY OF SIOUX FALLS, SD, AND THE SIOUX FALLS, SD, PUBLIC UTILITIES DEPARTMENT AND OBTAIN ALL NECESSARY PERMITS PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY.
15. SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE CITY OF SIOUX FALLS, SD, AND THE SIOUX FALLS, SD, PUBLIC UTILITIES DEPARTMENT AND OBTAIN ALL NECESSARY PERMITS PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY.
16. THE CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS INDICATING ALL CHANGES AND DEMARKATIONS FROM APPROVED DRAWINGS.
17. ALL SIGNS AND TRAFFIC CONTROL MEASURES DURING CONSTRUCTION AND MAINTENANCE ACTIVITIES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SIOUX FALLS, SD, AND THE SIOUX FALLS, SD, PUBLIC UTILITIES DEPARTMENT AND OBTAIN ALL NECESSARY PERMITS PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY.
18. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE STANDARDS OF THE CITY OF SIOUX FALLS, SD, AND THE SIOUX FALLS, SD, PUBLIC UTILITIES DEPARTMENT AND OBTAIN ALL NECESSARY PERMITS PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY.

KEY NOTES:

1. BUILDING AREA
2. ASPHALT PAVING, LIGHT DUTY, SEE DETAIL SHEET C500
3. ASPHALT PAVING, HEAVY DUTY SEE DETAIL SHEET C500
4. LANDSCAPE AREA, SEE LANDSCAPE PLANS, SHEET C'30
5. Pylon SIGN, SEE ELECTRICAL PLANS FOR POWER REQUIREMENTS
6. STORMWATER MANAGEMENT SYSTEM FOOTPRINT
7. CONCRETE SIDEWALK, SEE DETAIL SHEET C505
8. ~~RELOCATE SIGN OUTSIDE D/U EASEMENT~~
9. PAINTED CROSSWALK
10. ELECTRICAL, TRANSFORMER & CT CABINET, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER, SEE DETAIL SHEET C506
11. TRASH ENCLOSURE, SEE DETAIL SHEET C506
12. ONSITE CONCRETE CURB AND GUTTER, SEE DETAIL SHEET C500
13. LIGHT DUTY CONCRETE PAVING, SEE DETAIL SHEET C500
14. BLACK COLORED CONCRETE (PARKING AREAS), COLOR BY CIRCLE K
15. PARKING LIGHT POLE FIXTURE, SEE LIGHTING PLAN C140 AND BASE DETAIL ON SHEET C505
16. VACUUM ENCLOSURE AND PRODUCER, PROVIDED BY HOLIDAY STATIONSTORES VENDOR
17. ACCESSIBLE PARKING SPACE AND SIGNAGE, SEE DETAIL SHEET C505
18. VENT PIPES LOCATION, SEE FUEL SHEETS FOR MORE INFORMATION
19. FUEL CANOPY AREA, SEE FUEL SHEETS FOR MORE INFORMATION
20. CO2 WITH STORAGE CABINET
21. FUEL STORAGE TANKS PER FUEL/GAS PLANS
22. 4" GUARD POST, SPACED EVERY 6' (SEE PLAN FOR SPACING AT ADA SPACES), SEE DETAIL SHEET C505
23. EMERGENCY SHUT-OFF SWITCH, SEE FUEL PLAN
24. OUTDOOR WHITE PAINTED STRIPES FOR NO-PARKING AREA
25. FUEL ISLAND BOLLARD, SEE FUEL CANOPY PLANS
26. TRENCH DRAIN, REFER TO DETAIL SHEET C501
27. DO NOT ENTER SIGN AND STRIPING
28. RIGHT TURN ONLY SIGN
29. PAVEMENT DIRECTIONAL MARKING
30. HANDICAP RAMP HANDRAIL, REFER TO DETAIL ON SHEET C505
31. HEAVY DUTY CONCRETE PAVING, REFER TO FUEL CANOPY PLANS & SHEET C500
32. HEAVY DUTY CONCRETE PAVING, REFER TO FUEL/GAS PLANS & SHEET C500
33. BUILDING ENTRANCE SECTION
34. TAPER CURB FROM 8" TO 0" REVEAL IN 5 FEET.
35. 4" WHITE STRIPE
36. 50' XCEL NATURAL GAS EASEMENT
37. CITY OF SIAKOOPEE DRAINAGE AND UTILITY EASEMENT, WIDTH VARIES
38. DIRECTIONAL SIGN
39. BICYCLE PARKING SPACE, REFER TO DETAIL ON SHEET C500
40. CARWASH DRY TIMER
41. CARWASH KEYPAD & BOLLARD
42. CARWASH CLEARANCE BAR
43. REAR ROOF ACCESS
44. SEGMENTAL BLOCK RETAINING WALL, REFER TO SHEET C120 FOR WALL ELEVATIONS. WALL TO BE DESIGNED BY A LICENSED GEOTECHNICAL ENGINEER OF THE STATE OF IOWA AND DESIGN COORDINATED WITH ENGINEER PRIOR TO CONSTRUCTION.
45. EXISTING UTILITY STRUCTURE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
46. EXISTING UNDERGROUND UTILITY MAIN TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
47. EXISTING UTILITY STUB
48. COMMERCIAL DRIVEWAY WITH SIDEWALK PER CITY OF SIAKOOPEE STANDARDS, REFER TO DETAIL ON SHEET C505
49. EV PARKING SPACES, REFER TO ELECTRICAL PLANS FOR CONDUIT ROUTING AND CHARGING STATION INFORMATION.

Not needed, See City detail

WINDERMERE WY



Only one monument style sign will be permitted. Maximum height 20' with 100 square-feet of sign area. Sign and building must not have LED light banding. An electronic message center counts as part of the 100 square-feet.

Sidewalk extends through entrance -See City Detail 4006 and detail provided on sheet C505

Revise all radii to 20'

32' max driveway width -Show updated turning movements for worst case design vehicle

Provide pedestrian ramps

Relocate sign outside D/U easement

Demonstrate sight lines from driveway access

Relocate sign outside D/U easement

Relocate sign outside D/U easement

Demonstrate sight lines from driveway access

Sidewalk extends through entrance -See City Detail 4006 and detail provided on sheet C505

Pedestrian ramp to meet ADA requirements -See MnDOT Detail Plates

SITE LEGEND:

- KEY NOTE
- NUMBER OF PARKING SPACES
- CONCRETE
- PAVEMENT SECTION LIGHT-DUTY
- PAVEMENT SECTION HEAVY-DUTY
- PROPERTY SETBACK LINE
- PROPERTY LINE



B

BERGMANN

ARCHITECTS ENGINEERS PLANNERS

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Richmond, NY 14604
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Date

Revised

Description

PROFESSIONAL IN CHARGE
G. HARVEY, PE
PROJECT MANAGER
S. HARRISON
QUALITY CONTROL
S. HARRISON
DRAWN BY
P. HOLSBERGER
DATE
4/14/2023

PROJECT NAME
HOLIDAY STATIONSTORES LLC
NTI
SWC WINDERMERE WAY &
MARTYSTOWN RD
NORTHERN TIER BU

1605 WINDERMERE WAY
(SWC WINDERMERE WAY
& MARTYSTOWN ROAD)
SHAKOPEE, MN 55379



CIRCLE K STORES INC.

PROJECT NUMBER

016372

SHEET TITLE

SITE PLAN

SHEET NUMBER

C100

5 OF 18