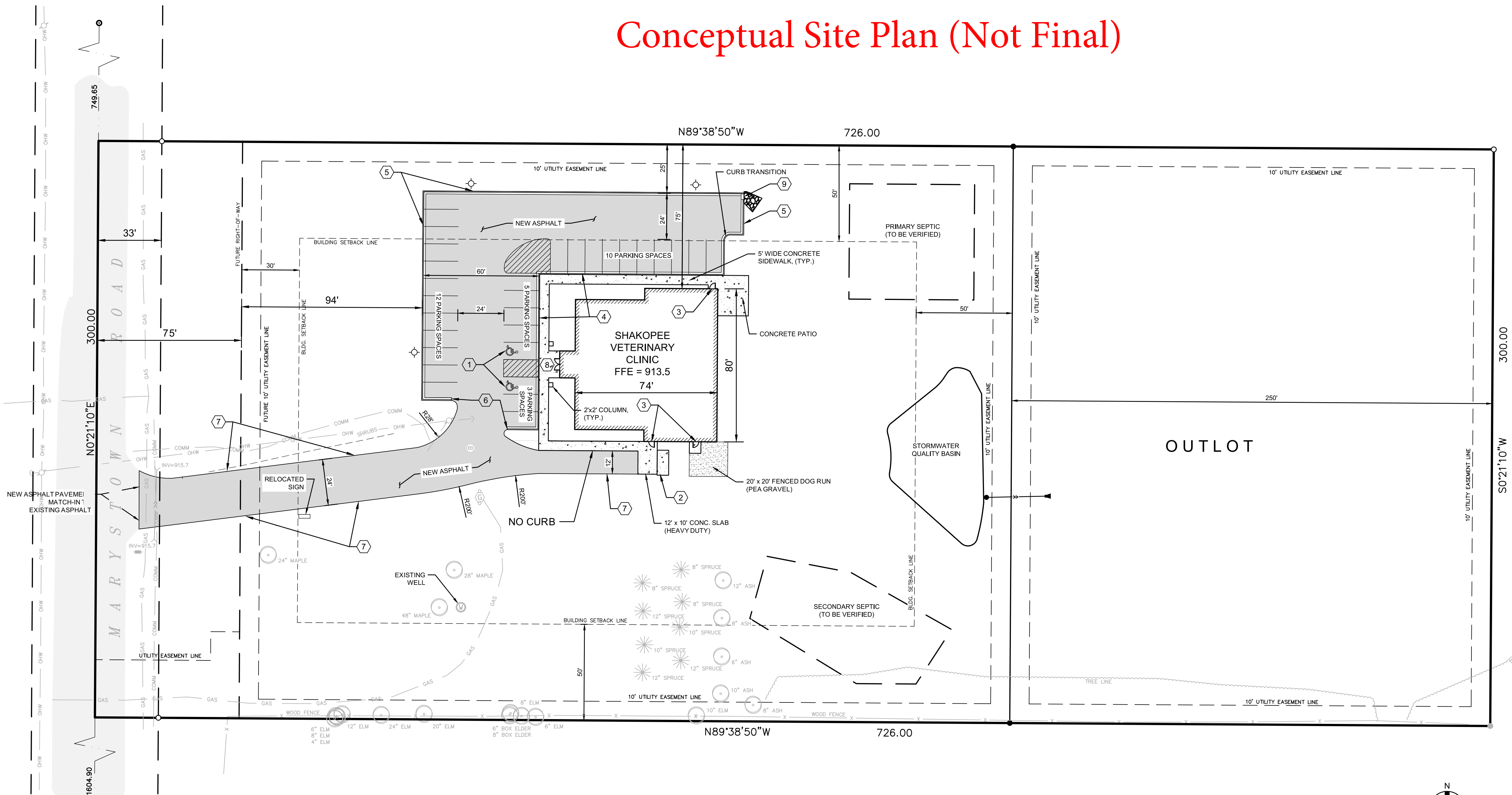


Conceptual Site Plan (Not Final)



LEGEND

- ELECTRIC BOX
- GAS METER
- GUARD POST
- MAIL BOX
- LIGHT POLE
- SIGN
- FOUND IRON MONUMENT
- SET IRON PIPE
- ELECTRIC METER
- A/C
- CLEAN OUT
- CONIFEROUS TREE
- DECIDUOUS TREE
- PROPERTY LINE
- BUILDING SETBACK LINE
- RIGHT-OF-WAY LINE
- EXISTING WOOD FENCE
- PROPOSED BUILDING
- CONCRETE CURB & GUTTER
- INFILTRATION BASIN
- PROPOSED LIGHT POLE
- GAS MAIN
- SANITARY SEWER
- UTILITY (OVERHEAD) ELECTRIC
- BURIED COMMUNICATION LINE
- EXISTING GRAVEL DRIVE
- NEW CONCRETE WALK
- EXISTING ASPHALT
- NEW ASPHALT

NOTES:

- ALL DIMENSIONS TO FACE OF CURB OR EDGE OF PAVEMENT.
- ALL CONSTRUCTION SHALL COMPLY WITH 2016 EDITION OF MNDOT STANDARD CONSTRUCTION SPECIFICATIONS (INCLUDING SUPPLEMENTS), AS APPLICABLE. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF MINNEOTA, YELLOW MEDICINE WATERSHED DISTRICT, MN DEPARTMENT OF HEALTH, AND MNDOT PERMIT REQUIREMENTS.
- CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION PRIOR TO BEGINNING THE WORK.
- NEW CONSTRUCTION FEATURES SHALL MATCH IN TO EXISTING WHERE APPLICABLE (PAVEMENTS, CURBS, SIDEWALKS). PROVIDE SMOOTH TRANSITIONS AT MATCH-POINTS.
- NO WORK SHALL BE PERFORMED WITHIN THE MNDOT RIGHT OF WAY WITHOUT COPIES OF THE APPROVED MNDOT PERMITS ON SITE. CONTRACTOR SHALL PERFORM WORK WITHIN THE R/W IN CONFORMANCE WITH ALL PERMIT REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL HORIZONTAL AND VERTICAL CONTROLS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL THE WORK. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE, AND PROVIDE ANY NECESSARY TRAFFIC CONTROL FOR THE WORK.

KEYNOTES:

- PAVEMENT STRIPING TO DESIGNATE NO PARKING. HANDICAP PAVEMENT EMBLEMS SHALL CONFORM WITH STATE ADA CODES.
- 12'x6' CONC. DUMPSTER SLAB. (SEE ARCHITECTURAL).
- CONCRETE STOOP (TYP.), SEE ARCH.
- B612 CONC. CURB & GUTTER
- SURMOUNTABLE CONCRETE CURB & GUTTER.
- NOSE DOWN CURB TO MATCH IN WITH ADJACENT ASPHALT PAVEMENT.
- EDGE OF NEW BITUMINOUS DRIVE.
- PROVIDE PEDESTRIAN CURB RAMP.
- PROVIDE CURB OPENING (FOR DRAINAGE) PER DETAIL

CALL 48 HOURS BEFORE DIGGING
Utilities Underground Location Center
DIAL 811



Know what's below,
Call before you dig.

PRE-DEVELOPMENT HARD COVER:

PERVIOUS AREA = 198508 SF
IMPERVIOUS AREA = 19292 SF

POST DEVELOPMENT HARD COVER:

PERVIOUS AREA = 188471 SF
IMPERVIOUS AREA = 29329 SF

NET INCREASE IN IMPERVIOUS SURFACE
AREA = 52%

ZONED: COMMUNITY COMMERCIAL (N-C)

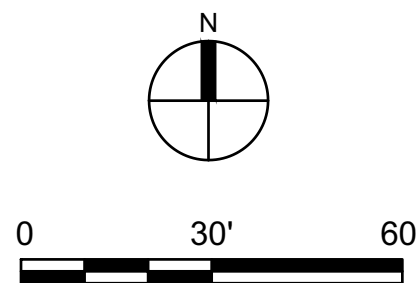
PARKING STALLS:

REQUIRED: 11 (5335 S.F./500 S.F. PER STALL)

PROPOSED: 30 (INCLUDES 2 HANDICAP)

FUTURE: N/A

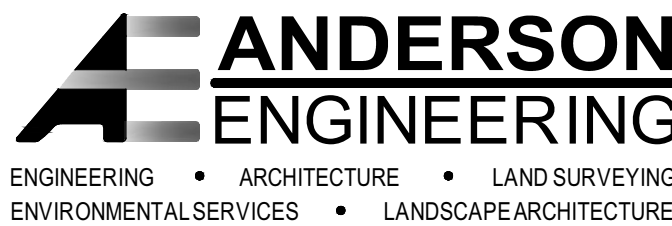
PRELIMINARY SOILS ANALYSIS: ACCORDING TO SOIL
INDEX MAPPING, SUGGESTS THE SOILS AT THIS
LOCATION ARE HYDROLOGIC SOIL GROUP "B"



NO.	DATE	DESCRIPTION OF REVISIONS
5		
4		
3		
2		
1	9/20/18	CITY C.U.P. APPLICATION

DESIGNED:	RLS
DRAWN:	JN
CHECKED BY:	

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM
A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE
STATE OF MINNESOTA.
PRINT NAME: **ROBERT L. SWANSON**
SIGNATURE: **NOT FOR CONSTRUCTION**
DATE: **9/20/18** LICENSE # **24094**



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Buffalo, Minnesota
55313
763-684-0000
www.scottbuild.com

SITE GEOMETRY &
PAVING PLAN

SHAKOPEE VETERINARY CLINIC
SHAKOPEE, MINNESOTA

COMM. NO. 15154	PLOTTED:
DRAWING NO.	C2