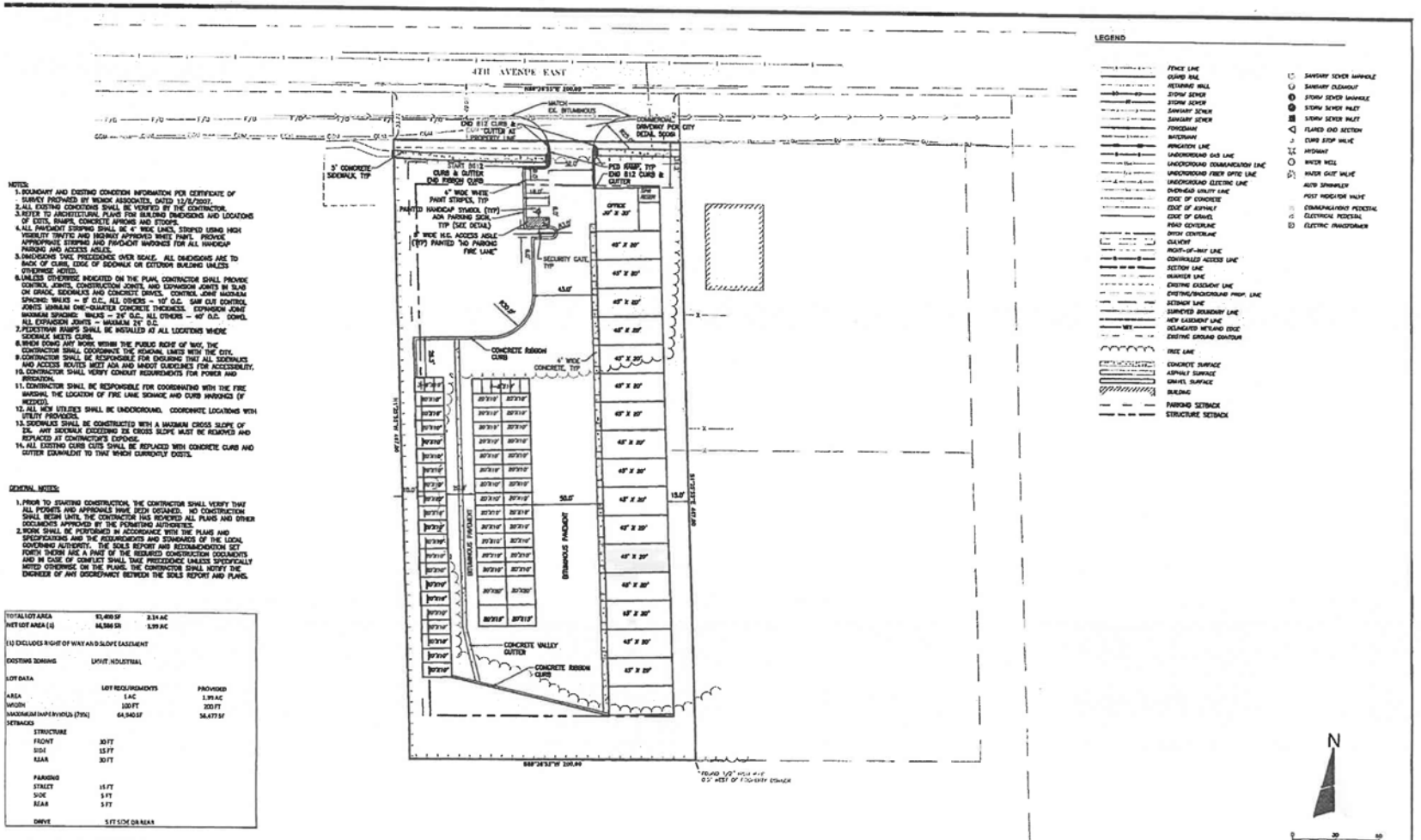

NOTES:

1. BOUNDARY AND EXISTING CONDITION INFORMATION PER CERTIFICATE OF SURVEY PROVIDED BY WINOK ASSOCIATES, DATED 12/5/2007.
2. ALL EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR.
3. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, CONCRETE APRONS AND STOOPS.
4. ALL PAVEMENT STRIPING SHALL BE 4" WIDE LINES, STRIPED USING HIGH VISIBILITY TRAFFIC AND HIGHWAY APPROVED WHITE PAINT. PROVIDE APPROPRIATE STRIPING AND PAVEMENT MARKINGS FOR ALL HANDICAP PARKING AND ACCESS AISLES.
5. DIMENSIONS TAKE PRECEDENCE OVER SCALE. ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF SIDEWALK OR EXTERIOR BUILDING UNLESS OTHERWISE NOTED.
6. UNLESS OTHERWISE INDICATED ON THE PLAN, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND CONCRETE DRIVES. CONTROL JOINT MAXIMUM SPACING: WALKS – 5' O.C., ALL OTHERS – 10' O.C. SAW CUT CONTROL JOINTS MINIMUM ONE-QUARTER CONCRETE THICKNESS. EXPANSION JOINT MAXIMUM SPACING: WALKS – 24' O.C., ALL OTHERS – 40' O.C. DOWEL ALL EXPANSION JOINTS – MAXIMUM 24" O.C.
7. PEDESTRIAN RAMPS SHALL BE INSTALLED AT ALL LOCATIONS WHERE SIDEWALK MEETS CURB.
8. WHEN DOING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR SHALL COORDINATE THE REMOVAL LIMITS WITH THE CITY.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL SIDEWALKS AND ACCESS ROUTES MEET ADA AND MNDOT GUIDELINES FOR ACCESSIBILITY.
10. CONTRACTOR SHALL VERIFY CONDUIT REQUIREMENTS FOR POWER AND IRRIGATION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE FIRE MARSHAL THE LOCATION OF FIRE LANE SIGNAGE AND CURB MARKINGS (IF NEEDED).
12. ALL NEW UTILITIES SHALL BE UNDERGROUND. COORDINATE LOCATIONS WITH UTILITY PROVIDERS.
13. SIDEWALKS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2%. ANY SIDEWALK EXCEEDING 2% CROSS SLOPE MUST BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
14. ALL EXISTING CURB CUTS SHALL BE REPLACED WITH CONCRETE CURB AND GUTTER EQUIVALENT TO THAT WHICH CURRENTLY EXISTS.

GENERAL NOTES:

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL THE CONTRACTOR HAS REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY THE PERMITTING AUTHORITIES.
2. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATION SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND PLANS.

TOTAL LOT AREA	93,400 SF	2.14 AC
NET LOT AREA (1)	86,586 SF	1.99 AC

(1) EXCLUDES RIGHT OF WAY AND SLOPE EASEMENT

EXISTING ZONING: LIGHT INDUSTRIAL

LOT DATA

	LOT REQUIREMENTS	PROVIDED
AREA	1 AC	1.99 AC
WIDTH	100 FT	200 FT
MAXIMUM IMPERVIOUS (75%)	64,940 SF	58,473 SF
SETBACKS		
STRUCTURE		
FRONT	30 FT	
SIDE	15 FT	
REAR	30 FT	
PARKING		
STREET	15 FT	
SIDE	5 FT	
REAR	5 FT	
DRIVE	5 FT SIDE OR REAR	

LEGEND

- FENCE LINE
- GUARD RAIL
- RETAINING WALL
- STORM SEWER
- STORM SEWER
- SANITARY SEWER
- SANITARY SEWER
- FORCEMAIN
- WATERMAIN
- IRRIGATION LINE
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD UTILITY LINE
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- ROAD CENTERLINE
- DITCH CENTERLINE
- CULVERT
- RIGHT-OF-WAY LINE
- CONTROLLED ACCESS LINE
- SECTION LINE
- QUARTER LINE
- EXISTING EASEMENT LINE
- EXISTING/BACKGROUND PROP. LINE
- SETBACK LINE
- SURVEYED BOUNDARY LINE
- NEW EASEMENT LINE
- DELINEATED WETLAND EDGE
- EXISTING GROUND CONTOUR
- TREE LINE
- CONCRETE SURFACE
- ASPHALT SURFACE
- GRAVEL SURFACE
- BUILDING
- PARKING SETBACK
- STRUCTURE SETBACK
- SANITARY SEWER MANHOLE
- SANITARY CLEANOUT
- STORM SEWER MANHOLE
- STORM SEWER INLET
- STORM SEWER INLET
- FLARED END SECTION
- CURB STOP VALVE
- HYDRANT
- WATER WELL
- WATER GATE VALVE
- AUTO SPRINKLER
- POST INDICATOR VALVE
- COMMUNICATIONS PEDESTAL
- ELECTRICAL PEDESTAL
- ELECTRIC TRANSFORMER

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GRAPHIC SCALE IN FEET

NO.	DATE	DESCRIPTION OF REVISIONS
1	06/29/2018	CHANGES PER CITY REVIEW
2	07/13/2018	CHANGES PER CITY REVIEW DATED 07/04/2018
3	07/30/2018	CHANGES PER CITY REVIEW DATED 07/27/2018

CAMPION ENGINEERING SERVICES, INC.

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Maple Plain, MN 55359
Phone 763-479-0173
Fax 763-479-0242
E-Mail: mcampion@campionmn.com

I hereby certify that this plan, specification or report has been 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.

Martin P. Campion – Lic. # 19901 Date: 07/26/2018

SHAKOPEE 2914, LLC

SHAKOPEE, MN

SITE PLAN

SHEET NO. 3 OF 9 SHEETS

PROJECT NO: 17-031

DATE: 04/18/2018