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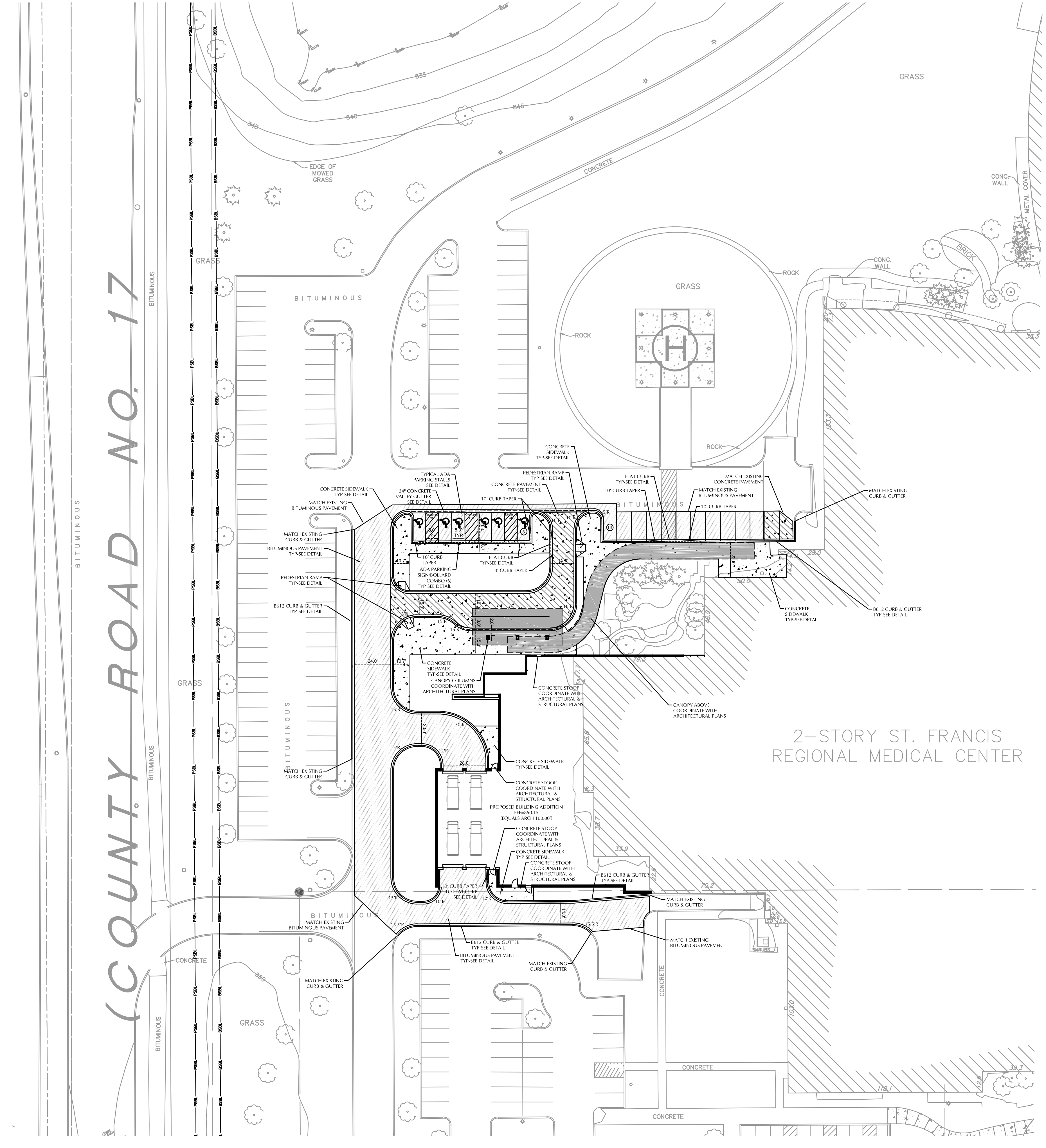

(COUNTY ROAD NO. 17)
BITUMINOUS
GRASS
EDGE OF MOWED GRASS
CONCRETE
835
840
845
850
CONC. WALL
METAL COVER
BRICK
ROCK
H
CONCRETE SIDEWALK TYP-SEE DETAIL
MATCH EXISTING BITUMINOUS PAVEMENT
MATCH EXISTING CURB & GUTTER
BITUMINOUS PAVEMENT TYP-SEE DETAIL
PEDESTRIAN RAMP TYP-SEE DETAIL
B612 CURB & GUTTER TYP-SEE DETAIL
TYPICAL ADA PARKING STALLS SEE DETAIL
24" CONCRETE VALLEY GUTTER SEE DETAIL
10' CURB TAPER
CONCRETE PAVEMENT TYP-SEE DETAIL
FLAT CURB TYP-SEE DETAIL
3' CURB TAPER
ADA PARKING SIGN/BOLLARD COMBO (6) TYP-SEE DETAIL
8.0' TYP
NO PARKING
MATCH EXISTING CONCRETE PAVEMENT
CANOPY COLUMNS COORDINATE WITH ARCHITECTURAL PLANS
CONCRETE STOOP COORDINATE WITH ARCHITECTURAL & STRUCTURAL PLANS
CANOPY ABOVE COORDINATE WITH ARCHITECTURAL PLANS
PROPOSED BUILDING ADDITION FFE=850.15 (EQUALS ARCH 100.00')
10' CURB TAPER TO FLAT CURB SEE DETAIL
2-STORY ST. FRANCIS REGIONAL MEDICAL CENTER
SHRUBS
24.0'
10.7'
15.0'
20.0'
28.0'
14.0'
15'R
30'R
12'R
10'R
15.5'R
16'R
5'R
6
13

0 20 40
SCALE IN FEET

NOTE:
EXISTING CONDITIONS INFORMATION SHOWN IS PROVIDED BY SUNDE LAND SURVEYING. REFER TO BOUNDARY TOPOGRAPHIC SURVEY DATED OCTOBER 2, 2015. LOUCKS CANNOT GUARANTEE THE ACCURACY OF THE INFORMATION SHOWN.

CIVIL LEGEND

EXISTING		PROPOSED
○	SANITARY MANHOLE	●
◎	STORM MANHOLE	◎
▨ ●	CATCH BASIN	● ▨
❯	CULVERT	◁
⊕	HYDRANT	⊕
⋈	GATEVALVE	⋈
●PIV	POST INDICATOR VALVE	●PIV
☼	LIGHT POLE	✳
⌀	POWER POLE	⌀
⊸	SIGN	⊸
⊕ BM #3	BENCHMARK	
⊕ B-	SOIL BORINGS	⊕ B-
Ⓦ	WATER MANHOLE	
Ⓣ	TELEPHONE MANHOLE	
Ⓤ	UTILITY MANHOLE	
Ⓔ	ELECTRIC MANHOLE	
—W—	WATER SERVICE	——
—S—	SANITARY SERVICE	——
♿	HANDICAP PARKING	♿
LOE	DIRECTION OF FLOW	LOE
824.6 ×	SPOT ELEVATION	824.6 ×
—824—	CONTOURS	—824—
—>—	SANITARY SEWER	—◀—
—>>—	STORM SEWER	—◀◀—
—|—	WATERMAIN	—|—
—FM—	FORCEMAIN	—FM—
—>>—DT—	DRAINTILE	—>>—DT—
	SILT FENCE	▨ ▨ ▨
═══	CURB & GUTTER	═══
= = = =	RETAINING WALL	═══
⌒⌒⌒⌒	TREELINE	⌒⌒⌒⌒
— — — —	EASEMENT LINE	— — — —
—·—·—	SETBACK LINE	—·—·—
—x—x—	FENCE LINE	—x—x—
—TEL—	UNDERGROUND TELE	
—GAS—	UNDERGROUND GAS	
—OH—	OVERHEAD UTILITY	
—FO—	UNDERGROUND FIBER OPTIC	
—ELE—	UNDERGROUND ELECTRIC	
—CTV—	UNDERGROUND CABLE TV	
— – – —	PROPERTY LINE	
✳	CONIFEROUS TREE	
✿	DECIDUOUS TREE	
	PARKING COUNTS	(23)

PAVEMENT TYPES

⁘	CONCRETE SIDEWALK
▨	CONCRETE PAVEMENT
░	BITUMINOUS PAVEMENT

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

SITE DATA

CURRENT ZONING: B2 - OFFICE
PROPOSED ZONING: B2 - OFFICE

DISTURBED AREA: 1.099 AC
EXISTING IMPERVIOUS AREA: 0.662 AC (60.2%)
PROPOSED IMPERVIOUS AREA: 0.856 AC (77.9%)
* AREAS BASED ON DISTURBED AREAS ONLY

DEVELOPMENT AND DESIGN STANDARDS

YARD (BUILDING) SETBACKS:
FRONT 30 FT MINIMUM
SIDE 20 FT MINIMUM
REAR 30 FT MINIMUM

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)

OFF-STREET PARKING CALCULATIONS

STANDARD STALLS REMOVED = -19 STALLS
PROPOSED STANDARD STALLS = 12 STALLS

ACCESSIBLE PARKING

ACCESSIBLE STALLS REMOVED: = -5 STALLS
PROPOSED ACCESSIBLE STALLS: = 6 STALLS

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.

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.

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

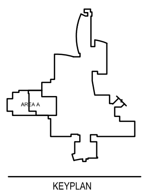
HAMMEL, GREEN AND ABRAHAMSON
420 NORTH 5TH ST, STE 100
MINNEAPOLIS, MN 55401
612.758.4000

ST. FRANCIS
Regional Medical Center

ALLINA ST. FRANCIS REGIONAL MEDICAL CENTER

1455 ST. FRANCIS AVE
SHAKOPEE, MN 55379

ED RENOVATION AND ADDITION



KEYPLAN

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

NAME: JONATHAN J. DONOVAN - PE
DATE: MARCH 6, 2020
REGISTRATION NUMBER: 44613

△NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 2401-050-00

Site Plan

DATE: MARCH 6, 2020

PUD SUBMITTAL

C003

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