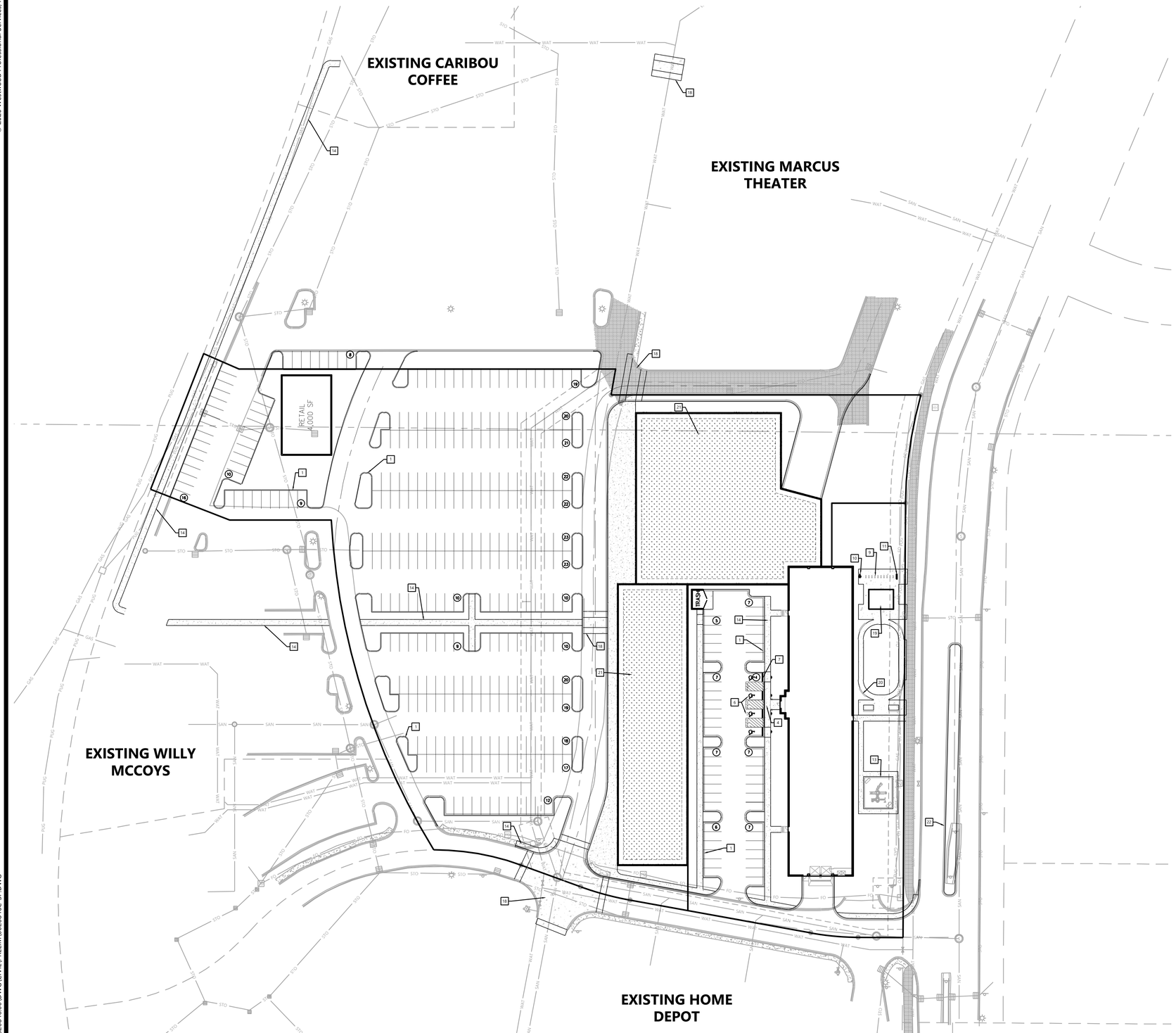
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SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

GENERAL SITE NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
2. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
3. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
5. ALL CURB RADII ARE SHALL BE 5.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
6. ALL CURB AND GUTTER SHALL BE ***B612*** UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
8. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
9. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
10. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

1 SITE NOTES

1. B612 CURB AND GUTTER
2. SURMOUNTABLE CURB
3. PEDESTRIAN CURB RAMP W/ TRUNCATED DOMES
4. PARALLEL PEDESTRIAN CURB RAMP W/ TRUNCATED DOMED
5. CROSS WALK STRIPING
6. HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
7. PRECAST CONCRETE WHEEL STOP
8. BOLLARD
9. BIKE RACK (SEE ARCH. PLANS)
10. BIKE FIX-IT STATION
11. TRAIL HEAD SIGN
12. SITE LIGHTING (SEE LIGHTING PLANS)
13. TOT LOT (SEE ARCH. PLANS)
14. PRIVATE CONCRETE SIDEWALK
15. PRIVATE CONCRETE SIDEWALK (FUTURE)
16. ROAD BARRICADE
17. ENTRY MONUMENT (SEE ARCH. PLANS)
18. SPEED TABLE
19. PAVILION SHELTER
20. TYPICAL BENCH
21. GREEN ROOF
22. PLANTED MEDIAN

GREEN COMMUNITIES NOTES:

THE BUILDING , BUILT STRUCTURES, ROADS OR PARKING AREAS, ARE NOT LOCATED ON PORTIONS OF SITES THAT ARE:

1. WETLAND SETBACKS SHALL BE PER LOCAL AND REGIONAL WATERSHED REQUIREMENTS, ORDINANCES, ETC.
2. LAND ON SLOPES GREATER THAN 15%.
3. LAND WITH PRIME SOILS, UNIQUE SOILS OR SOILS OF STATE SIGNIFICANCE PER USDA DESIGNATIONS.
4. PUBLIC PARKLANDS.
5. LAND THAT IS SPECIFICALLY IDENTIFIED AS A EXISTING HABITAT FOR ANY SPECIES ON FEDERAL OR STATE THREATENED OR ENDANGERED LISTS.
6. LAND THAT IS WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHA) AS IDENTIFIED BY FEMA ON THE FLOOD INSURANCE RATE MAP.

1" = 50'
0' 50' 100' 150'

PRELIMINARY PLANS

CORE CROSSINGS

N:\0026846.00\DWG\CIVIL\PRELIM\0026846C_SP.DWG

DESIGNED: -
CHECKED: -
DRAWN: -
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' or 5'

INITIAL ISSUE: 06/11/20
REVISIONS:
1 - -
2 - -
3 - -
4 - -
5 - -

PREPARED FOR:
SHAKOPEE HOUSING GROUP, LLC

I HEREBY CERTIFY THAT THIS PLAN 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

CHRISTIAN H. FROEMKE
DATE: 06/11/20 LICENSE NO. XXX

CORE CROSSINGS
SHAKOPEE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

SITE PLAN

SHEET NUMBER: 1 OF 1

PROJECT NUMBER: 0026846.00

DATE: 06/11/20