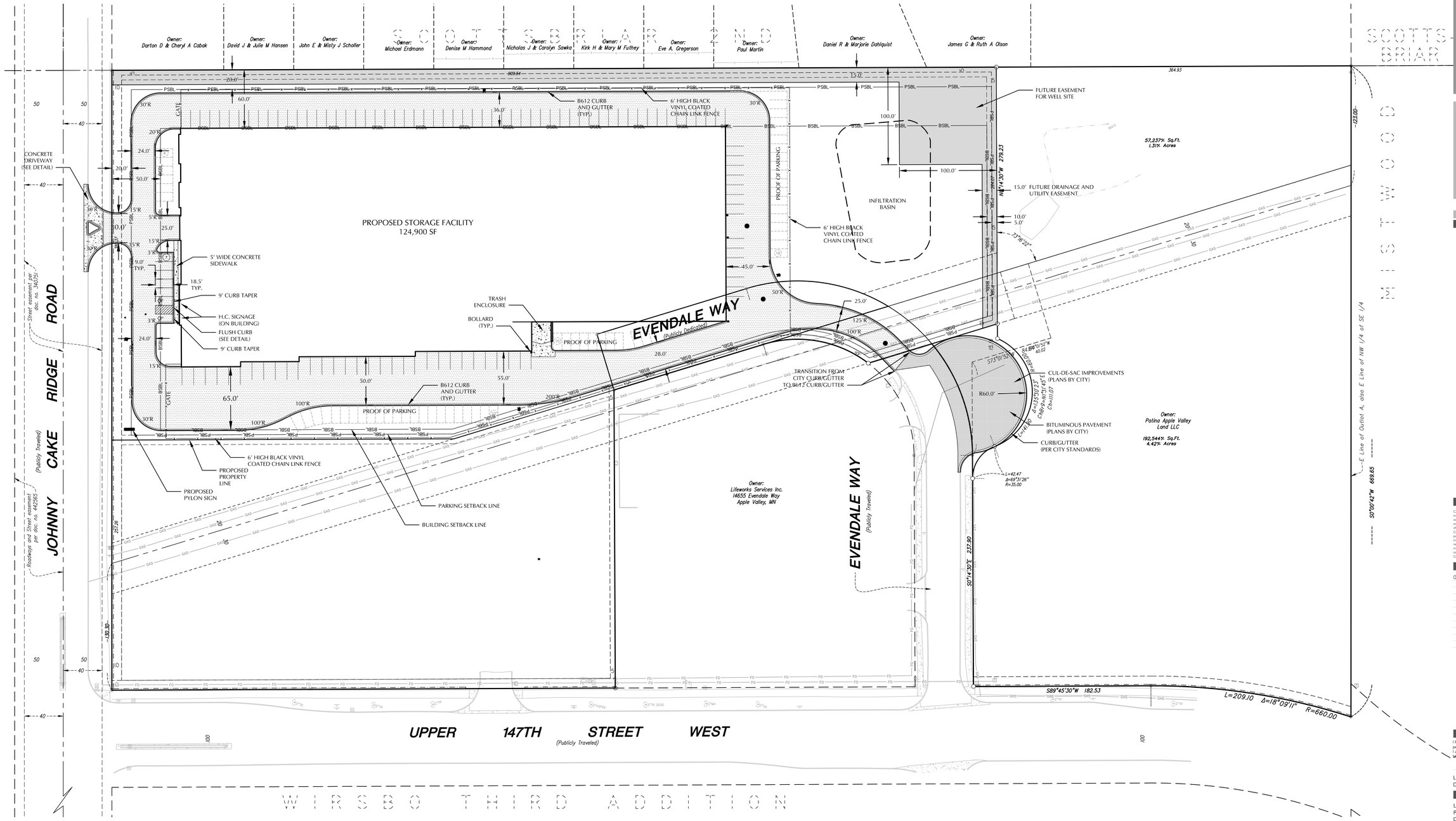


EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATEVALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
FM	FORCEMAIN	FM
DT	DRAINTILE	DT
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREELINE	
	EASEMENT LINE	
	SETBACK LINE	
	FENCE LINE	
TEL	UNDERGROUND TELE	
GAS	UNDERGROUND GAS	
OH	OVERHEAD UTILITY	

PAVMENT LEGEND

- BITUMINOUS PAVEMENT (PRIVATE DEVELOPMENT)
- BITUMINOUS PAVEMENT (PUBLIC IMPROVEMENT)
- STANDARD CONCRETE
- HEAVY DUTY CONCRETE

SITE PLAN GENERAL NOTES

1. SETBACKS:
   FRONT BUILDING SETBACK = 50 FT
   SIDE BUILDING SETBACK = 10 FT.
   SIDE BUILDING SETBACK/RESIDENTIAL = 60 FT.
   REAR BUILDING SETBACK = 10 FT.
   FRONT PARKING SETBACK = 20 FT.
   SIDE PARKING/RESIDENTIAL = 5
   SIDE PARKING/RESIDENTIAL = 20
   REAR REAR SETBACK = 5 FT.
2. ZONING
   EXISTING ZONING = I-2 PROPOSED ZONING = I-2
3. PARKING SUMMARY

REGULAR STALLS =	5
HANDICAP STALLS =	2
STALLS AT STORAGE DOOR =	99
PROOF OF PARKING STALLS =	58
TOTAL PARKING PROPOSED =	164
TOTAL PARKING REQUIRED =	164

4. AREA
   TOTAL SITE AREA = 307,904 SF = 7.07 ACRES
   EXISTING IMPERVIOUS SURFACE AREA =0 SQ.FT. OR 0 AC. = 0.0%
   EXISTING PERVIOUS SURFACE AREA = 307,904 SQ.FT. OR 7.07AC. = 100.0%
   PROPOSED IMPERVIOUS SURFACE AREA = 205,202 SQ.FT. OR 4.71 AC. = 66.6%
   PROPOSED PERVIOUS SURFACE AREA = 102,702 SF = 2.36 AC. = 33.3%
5. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER SHEET C8-1 AND THE REQUIREMENTS OF THE CITY.
6. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPT. AND THE CONSTRUCTION ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE STREET RIGHT OF WAY (SIDEWALK, STREET OR DRIVEWAYS)
7. MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
8. SEE CONTRACT SPECIFICATIONS FOR ANY REMOVAL DETAILS.
9. ANY SIGN OR FIXTURES REMOVED WITH IN THE RIGHT OF WAY OR AS PART OF THE SITE WORK SHALL BE REPLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY REQUIREMENTS. THE CONTRACTOR SHALL PRESERVE AND MAINTAIN ANY EXISTING STREET LIGHTS AND TRAFFIC SIGNS PER THE REQUIREMENTS OF THE CITY.
10. CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. (SEE SHEET C3-1)
11. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM THE CITY AS REQUIRED FOR ALL WORK WITH THE STREET AND PUBLIC RIGHT OF WAY.
12. A SIGNIFICANT PORTION OF SITE IMPROVEMENTS NOT SHOWN ON THIS SHEET ARE DESCRIBED AND PROVIDED IN FURTHER DETAIL ON THE ARCHITECTURAL AND LANDSCAPE PLANS. THIS INCLUDES LANDSCAPING, LIGHTING AND OTHER FIXTURES.
13. B612 CONCRETE CURB AND GUTTER SHALL BE INSTALLED AT THE EDGE OF ALL COMMON DRIVES AND PARKING LOTS. B618 CONCRETE CURB AND GUTTER S HALL BE INSTALLED IN PORTION OF PUBLIC IMPROVEMENTS PROJECT IN EVENDALE WAY.
14. THE CONTRACTOR SHALL SAW-CUT BITUMINOUS AND CONCRETE PAVEMENTS AS REQUIRED PER THE SPECIFICATIONS. REMOVE EXISTING CURB AND GUTTER AND INSTALL B618 CONCRETE CURB AND GUTTER.
15. SEE SHEETS C3-1 AND C4-1 FOR GRADING AND UTILITIES.

0 40 80
SCALE IN FEET

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.

WASATCH STORAGE FACILITY

APPLE VALLEY, MN

WASATCH STORAGE PARTERNS

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. Under the conditions set forth herein, a limited, non-exclusive, license to use the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

08/23/17	CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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.

Jonathon J. Dittmann - PE

License No.	44618
Date	--

QUALITY CONTROL

Loucks Project No.	07112-01
Project Lead	JJD
Drawn By	DDL
Checked By	JJD
Review Date	08/23/17

SHEET INDEX

C1-1	DEMOLITION PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP
C4-1	UTILITY PLAN
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
L1-1	LANDSCAPE PLAN
L1-2	LANDSCAPE DETAILS
PH-1	PHOTOMETRICS PLAN

SITE PLAN
C2-1

Plotted: 08 /22 / 2017 5:16 PM W:\2007\07112\CADD DATA\CIVIL\..dwg Sheet Files\C2-1