

: 09 /26 / 2023 9:29 AM W:\2023\23359A\cadd Data\CIVIL_dwg Sheet Files\C2-1 SITE PLAN

	LEGEND			
	EXISTING	CATCH BASIN	PROPOSED	
	\bigcirc	STORM MANHOLE FLARED END SECTION		PROPOSED
	Ó	SANITARY MANHOLE		CREDIT UNION
	-¢ ⊠	HYDRANT GATE VALVE	+ H	
	®	POST INDICATOR VALVE WATER MANHOLE / WELL	©PIV	PRINCETON, MN
	¢.	LIGHT POLE	*	
	Ø	POWER POLE ELECTRIC METER	۶	
	G	GAS METER TELEPHONE PEDESTAL		
		SIGN		
	⊕ _{BM}	BENCHMARK SOIL BORING		
	2	PARKING STALL COUNT		SPIRE CREDIT UNION
		ACCESSIBLE PARKING STALL STORM SEWER		
	>>DT	DRAINTILE SANITARY SEWER	DT	2025 Larpenteur Ave. W.
	FM	FORCEMAIN	FW	Falcon Heights, MN 55113
	I S	WATERMAIN SANITARY SEWER SERVICE		
	W	WATER SERVICE		
	FO	UNDERGROUND ELECTRIC UNDERGROUND FIBER OPTIC	FO	
	GAS	UNDERGROUND GAS UNDERGROUND TELEPHONE	GAS TEL	PLANNING CIVIL ENGINEERING
	OH	OVERHEAD UTILITY	OH	LAND SURVEYING LANDSCAPE ARCHITECTURE
	xx oo	FENCE CHAIN LINK FENCE	—x——x— —o——o—	ENVIRONMENTAL
		CONCRETE CURB RETAINING WALL		7200 Hemlock Lane, Suite 300 Maple Grove, MN 55369
		CONCRETE		763.424.5505 www.loucksinc.com
		NO PARKING BUILDING		
	72	CONTOUR	972	
	× 972.5	SPOT ELEVATION DIRECTION OF FLOW	×972.5 1.0%	
		TREE LINE PARKING SETBACK LINE		
		BUILDING SETBACK LINE	BSBL	
SITE DA				
CURRENT		BORHOOD COMMERCIAL		CADD QUALIFICATION
PROPOSED		IBORHOOD COMMERCIAL		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
LOT COVER LOT AREA:		1.295 ± AC (56421		on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be
	MPERVIOUS AREA: IMPERVIOUS AREA:	0.73 ± AC (56.15%) 0.76 ± AC (59%)		permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be
	LDING) SETBACKS:			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.
fron Side	10 FT MINIMUM			SUBMITTAL/REVISIONS
REAR				09/26/23 CITY SUBMITTAL
	PARKING STALLS:	30 STALLS		
	ACCESSIBLE PARKING			
·	ACCESSIBLE PARKING:			
·		OF ACCESSIBLE SPACES FOR 26	TO SU STALLS	
ITE NO	TES			
ACCORE			L BE FURNISHED AND INSTALLED IN HEET(S) AND APPLICABLE GOVERNING	PROFESSIONAL SIGNATURE
			OVIDED PER CURRENT ADA STANDARDS	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
		AGENCY REQUIREMENTS.		laws of the State of Minnesota.
				PJ Disch - PE License No. 49933
			ALL UNLESS OTHERWISE NOTED.	Date -
		EHIND CURB ADJACENT TO DRI	FULL DEPTH OF CONCRETE ADJACENT TO VEWAYS AND SIDEWALKS.	
GNAG	E AND STRIPIN	G NOTES		Loucks Project No. 23359A Project Lead DDL
. Contra	ACTOR SHALL BE RESPO	ONSIBLE FOR ALL SITE SIGNAGE	and striping as shown on this plan.	Drawn By DDL Checked By PJD
CONTRACTOR SHALL PAINT ALL ACCESSIBLE STALLS, LOGOS AND CROSS HATCH LOADING AISLES WITH			Review Date 09/26/23 SHEET INDEX	
	AVEMENT MARKING P			C1-1 DEMOLITION PLAN
			ARROWS, AS SHOWN, IN WHITE PAINT.	C2-1 SITE PLAN C3-1 GRADING PLAN
			ND STEEL CASING WHERE REQUIRED.	C3-2 SWPPP C3-3 SWPPP NOTES
	NAGE NOT PROTECTED IN STEEL CASING, FILLE	C4-1 SANITARY AND WATERMAIN C4-2 STORM SEWER		
SIGN LO	. STOP SIGNS TO INCLU CATION, A MINIMUM IRECTIONAL TRANSITIO	C8-1CIVIL DETAILSC8-2CIVIL DETAILSC8-3CIVIL DETAILS		
		EHIND BACK OF CURB UNLESS	OTHERWISE NOTED.	L1-1 LANDSCAPE PLAN L1-2 LANDSCAPE DETAILS
		DIG		
	<u>Gopher</u>	State One Call		
	TWIN	CITY AREA: 651-454-0002		
		REE: 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.



