



CESO

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DATE 01/23/2025  
ISSUE 02/06/2025  
OWNER REVIEW SET  
PERMIT SET

PROFESSIONAL SEAL

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.

Print Name: Jeffrey Alan Tibbitts

Signature: [Signature]

Date: 02/06/2025

PROFESSIONAL LICENSE NO:  
42586

PROFESSIONAL IN CHARGE  
JEFFREY ALAN TIBBITTS

PROJECT MANAGER  
NET

QUALITY CONTROL  
JMS

DRAWN BY  
CJS

PROJECT NAME



VALVOLINE  
INSTANT OIL CHANGE

ROCHESTER, MN  
(15TH AVE)

PROJECT NUMBER  
765258

SHEET NAME

SITE PLAN

SHEET #

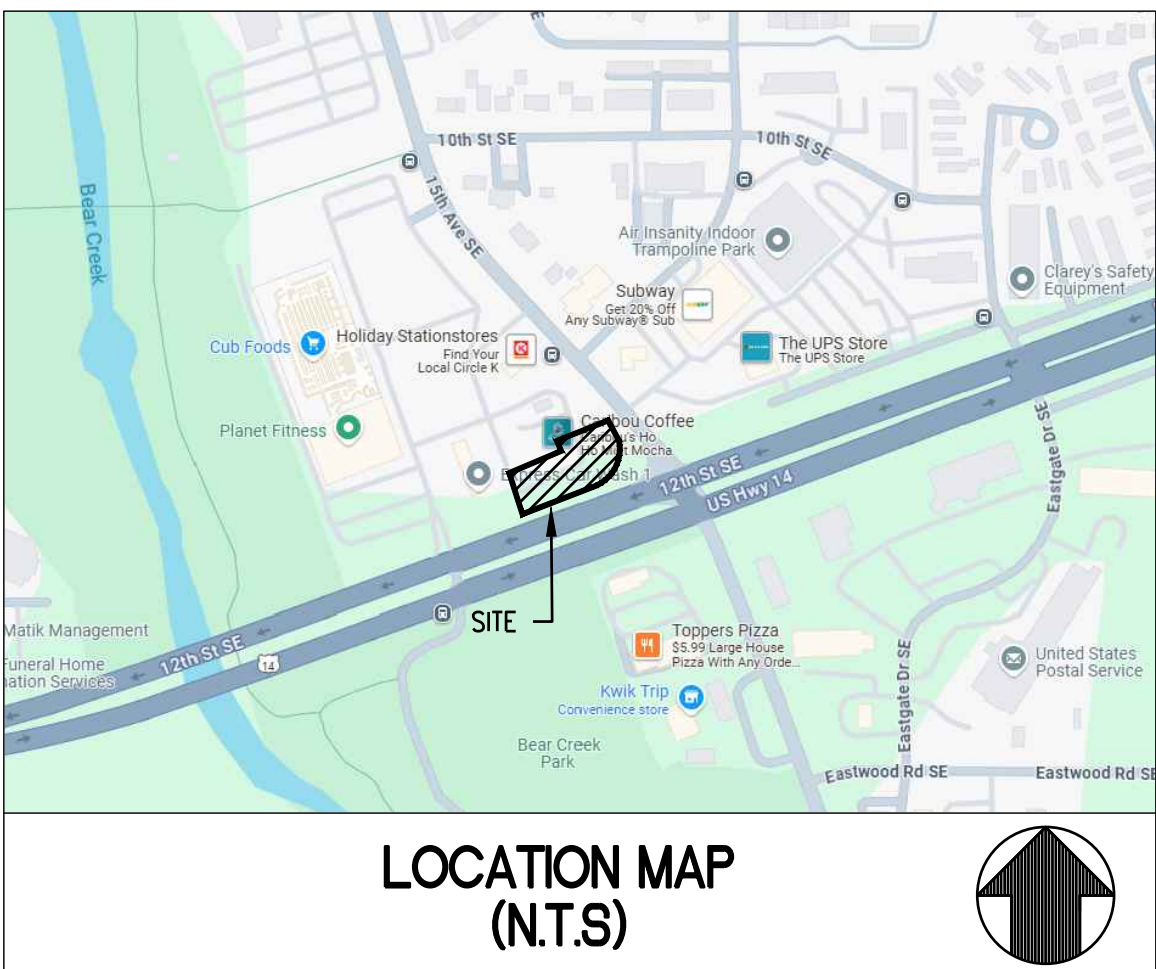
C-1.0

## GENERAL SITE NOTES:

- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
- NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
- ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
- STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY ECS MIDWEST, LLC, DATED OCTOBER 30, 2024.
- ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.
- LOWER LEVEL EXCAVATION REQUIRED TO BE COMPLETED BY CONTRACTOR.

## SITE KEY NOTES

- CURB AND GUTTER PER VIOG STANDARDS. REFER TO DETAIL ON C-7.0.
- TAPER CURB TO MATCH EXISTING.
- TAPER CURB FROM 6" TO 0" OVER 10'. REFER TO DETAIL ON C-7.0.
- LIMITS OF SAWCUT.
- MATCH EXISTING PAVEMENT ELEVATION.
- EXISTING PAVEMENT TO REMAIN.
- STANDARD DUTY ASPHALT/CONCRETE PAVING (PER PAVING PLAN)
- HEAVY DUTY ASPHALT/CONCRETE PAVING (PER PAVING PLAN)
- CONCRETE SIDEWALK. REFER TO DETAIL ON C-7.0.
- BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS.
- SIDEWALK RAMP @ 8.33% MAX. REFER TO DETAIL ON C-7.0.
- MONUMENT / PYLON SIGN (PER ARCH. PLANS)
- DUMPSTER ENCLOSURE (PER ARCH. PLANS)
- BICYCLE RACK. REFER TO NOTE FOR NUMBER. REFER TO DETAIL ON C-7.0.
- CONDENSING UNIT. REFER TO MECHANICAL PLANS
- ADA ACCESSIBLE PARKING SPACE AND AISLE STRIPING & SYMBOL OF ACCESSIBILITY (TYPICAL-PER ADA AND LOCAL REQUIREMENTS). REFER TO DETAIL ON C-7.0.
- ACCESSIBLE PARKING SIGN (TYPICAL PER ADA AND LOCAL REQUIREMENTS)
- VAN ACCESSIBLE PARKING SIGN (TYPICAL-PER ADA AND LOCAL REQUIREMENTS). REFER TO DETAIL ON C-7.0.
- DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES) REFER TO DETAIL ON C-7.0.
- PARKING STALL STRIPING (PER LOCAL CODES)
- LIGHT POLE (TYPICAL-PER LIGHTING PLAN)
- LANDSCAPE AREA (PER LANDSCAPE PLAN)
- LANDSCAPE ISLAND (PER LANDSCAPE PLAN)
- "NO NOT ENTER" PAVEMENT MARKING. REFER TO DETAIL ON C-7.0.
- CONSTRUCTION CAMERA POST PER STD C-7.0.
- SERVICE BELL HOSE, (PER ARCH PLANS).



## EXISTING LEGEND:

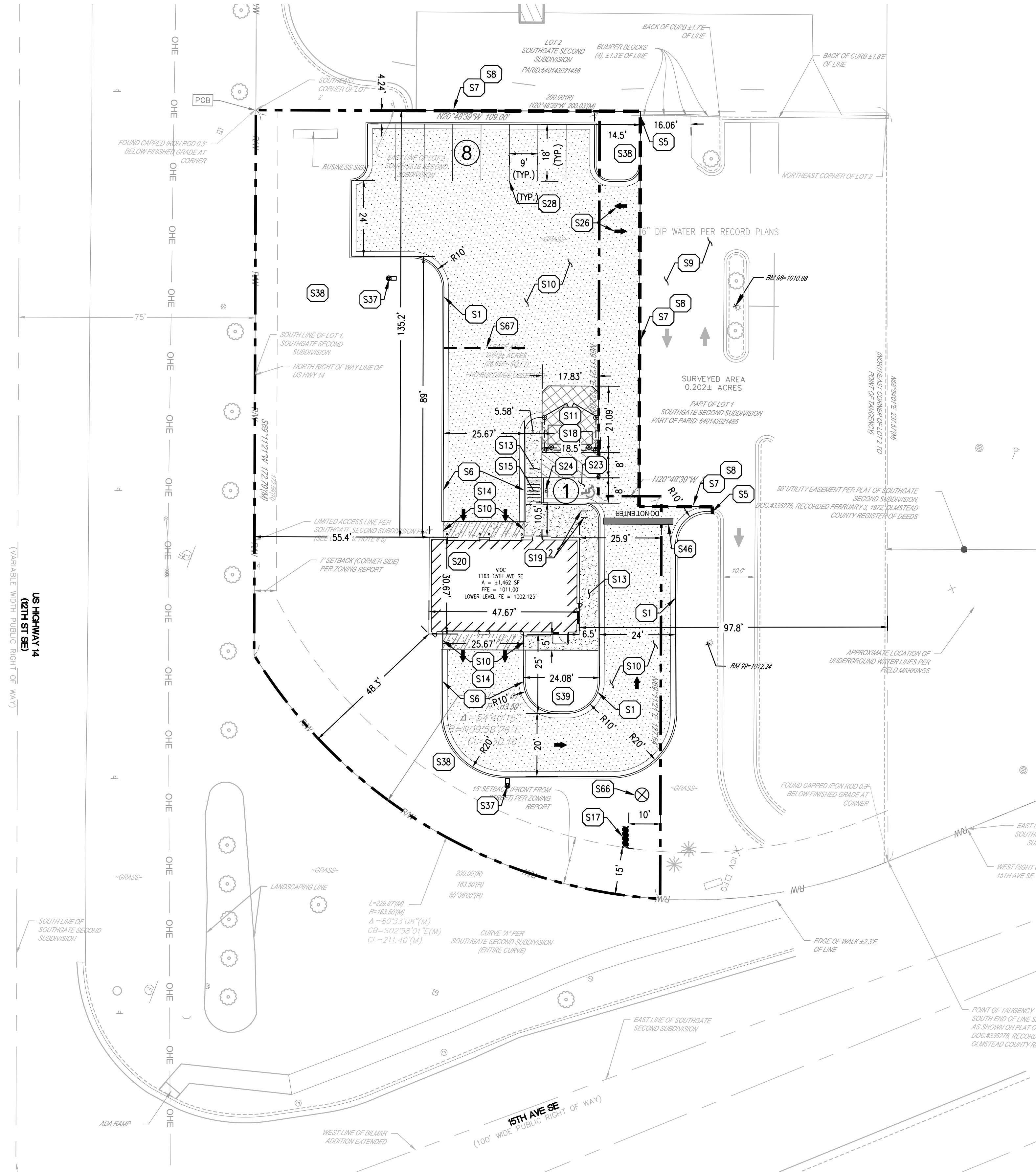
- EXISTING SANITARY MANHOLE
- EXISTING CULVERT
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING TREE
- EXISTING CONIFEROUS TREE
- EXISTING ELECTRIC HANDHOLE
- EXISTING TELEPHONE RISER
- EXISTING FIBER OPTIC RISER
- EXISTING TELEPHONE HAND HOLE
- EXISTING FIBER OPTIC HAND HOLE
- EXISTING BUILDING
- GAS Gas Line
- W Water Line
- T Underground Communications
- OHE Overhead Utility Line
- Storm Sewer
- SAN Sanitary Sewer
- RW Right-of-Way

## PROPOSED LEGEND:

- LEASE LINE
- PROPOSED CURB
- PROPOSED CURB & GUTTER
- PROPOSED FENCE
- PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
- PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- PROPOSED PARKING SPACES
- PROPOSED EASEMENT LINE
- PROPOSED SAW CUT
- PROPOSED SITE CONSTRUCTION CAMERA PER STD C-7.0
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT. REFER TO PAVING PLAN.
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.
- PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO PAVING PLAN.
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.
- PROPOSED BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS.

SITE DATA SUMMARY:	
VALVOLINE TRACT: (LEASE AREA)	0.612 ACRES/ 26,656 SF
ZONING:	MX-G; MIXED USE GENERAL
BUILDING:	1,462 SF
FAR:	1:9.97
LOT COVERAGE:	5.48 (1,462 SF)
PARKING REQUIRED:	*7 (1 ACCESS. PARKING SPACES)
PARKING PROVIDED:	9 (1 ACCESS. PARKING SPACES)
PERVIOUS COVER:	13,966 SF
IMPERVIOUS COVER:	12,690 SF
REQUIRED BICYCLE PARKING	N/A
PROVIDED BICYCLE PARKING	2

\*PARKING CALCULATION:  
3 SPACES PER SERVICE BAY & 1 PER 200 SF OF RETAIL AREA  
3 SPACES \* 2 BAYS + (184 SF / 200 SF) = 7 SPACES



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MINNESOTA UTILITIES PROTECTION SERVICE AT 811 OR 800-252-1166 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

BENCHMARK	DATUM: NAVD 88
BM "98" SET SQUARE CUT ON SOUTH FACE OF CONCRETE LIGHT POLE BASE. ELEVATION: 1010.89	
BM "99" SET SQUARE CUT ON SOUTH FACE OF CONCRETE LIGHT POLE BASE. ELEVATION: 1012.24	

