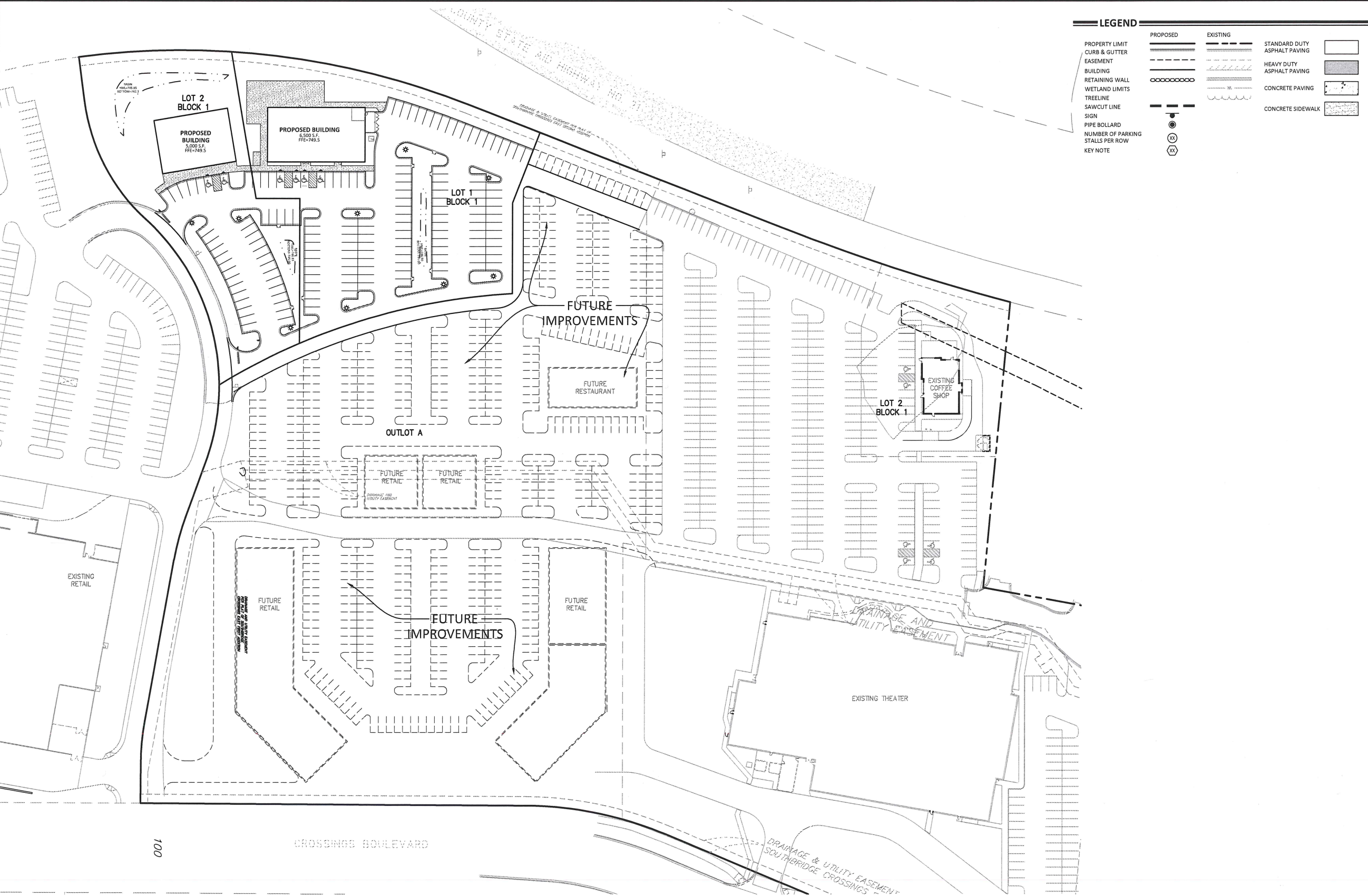




THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CD 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA". THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BY CONTRACTING THE NOTIFICATION CENTER (Gopher State One for Minnesota), THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCURRED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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Client
SHAKOPEE CROSSINGS LIMITED PARTNERSHIP
8170 CARRIAGE COURT NORTH
SUITE 210
SHAKOPEE, MN 55379

Project
SOUTHBRIDGE CROSSINGS EAST 5TH ADDITION
Location
SHAKOPEE, MN

Certification
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.

George D. Abernethy
Registration No. 13505 Date: 07/06/2017
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

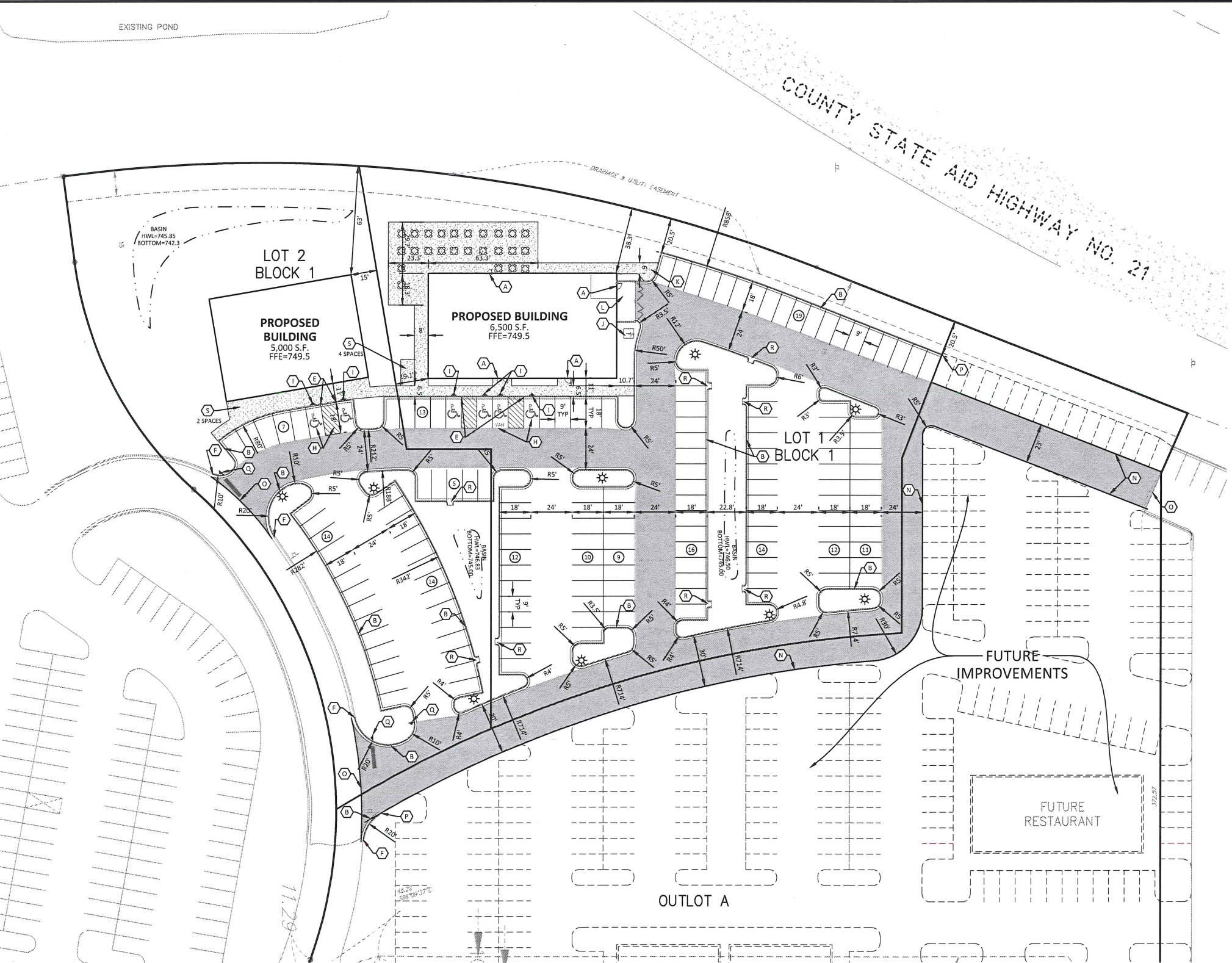
Summary
Designed: GDA Drawn: IMW
Approved: BOB Book / Page:
Phase: PERMIT Initial Issued: 07/06/2017

Revision History
No. Date By Submittal / Revision
08/30/17 IMW Permit Submittal

Sheet Title
OVERALL SITE PLAN

Sheet No. Revision
C3.01

Project No. 20787



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF AEC/E 18-42, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BY CONTRACTING THE NOTIFICATION CENTER (CONFER STATE ONE FOR MINNESOTA), THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

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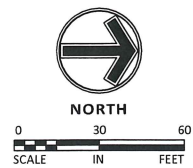
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

LEGEND			
PROPOSED	EXISTING		
PROPERTY LIMIT	---	STANDARD DUTY ASPHALT PAVING	
CURB & GUTTER	---	HEAVY DUTY ASPHALT PAVING	
CURB PER PLAN	---	CONCRETE PAVING	
CURB BY OTHERS	---	CONCRETE SIDEWALK	
EASEMENT	---		
BUILDING	---		
RETAINING WALL	---		
WETLAND LIMITS	---		
TREELINE	---		
SAWCUT LINE	---		
SIGN	---		
PIPE BOLLARD	---		
NUMBER OF PARKING STALLS PER ROW	---		
KEY NOTE	---		

DEVELOPMENT SUMMARY			
AREA			
LOT 1, BLOCK 1	71,274 SF	1.64 AC	
LOT 2, BLOCK 1	50,867 SF	1.17 AC	
ZONING			
EXISTING ZONING			PUD
PROPOSED ZONING			PUD
PARKING SUMMARY			
LOT 1, BLOCK 1			111
ADA STALLS			4
LOT 2, BLOCK 1			35
ADA STALLS			2
LOT COVERAGE			
LOT 1, BLOCK 1			
IMPERVIOUS	54,045 SF	76%	
PERVIOUS	17,229 SF	24%	
LOT 2, BLOCK 1			
IMPERVIOUS	24,610 SF	48%	
PERVIOUS	26,257 SF	52%	
TOTAL			
IMPERVIOUS	78,655 SF	64%	
PERVIOUS	43,486 SF	36%	

- DEVELOPMENT NOTES**
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
 - ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - COORDINATE WITH GRADING CONTRACTOR.
 - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
 - ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS.
 - SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
 - REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
 - ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS ISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
 - "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
 - STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.

- KEY NOTES**
- BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
 - B-612 CONCRETE CURB AND GUTTER
 - B-618 CONCRETE CURB AND GUTTER
 - CONCRETE APRON
 - FLAT CURB SECTION
 - TRANSITION CURB TO MATCH EXISTING
 - ACCESSIBLE RAMP
 - ACCESSIBLE STALL STRIPING
 - ACCESSIBLE PARKING SIGN
 - TRANSFORMER
 - CONCRETE SIDEWALK
 - TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS)
 - TAPERED CURB SECTION
 - EDGE OF BITUMINOUS
 - MATCH EXISTING PAVEMENT
 - END SECTION CURB & GUTTER
 - STOP SIGN (R1-1)
 - CURB CUT WITH "RAIN GUARDIAN" (SEE DETAIL SHEET C9.01)
 - BICYCLE PARKING



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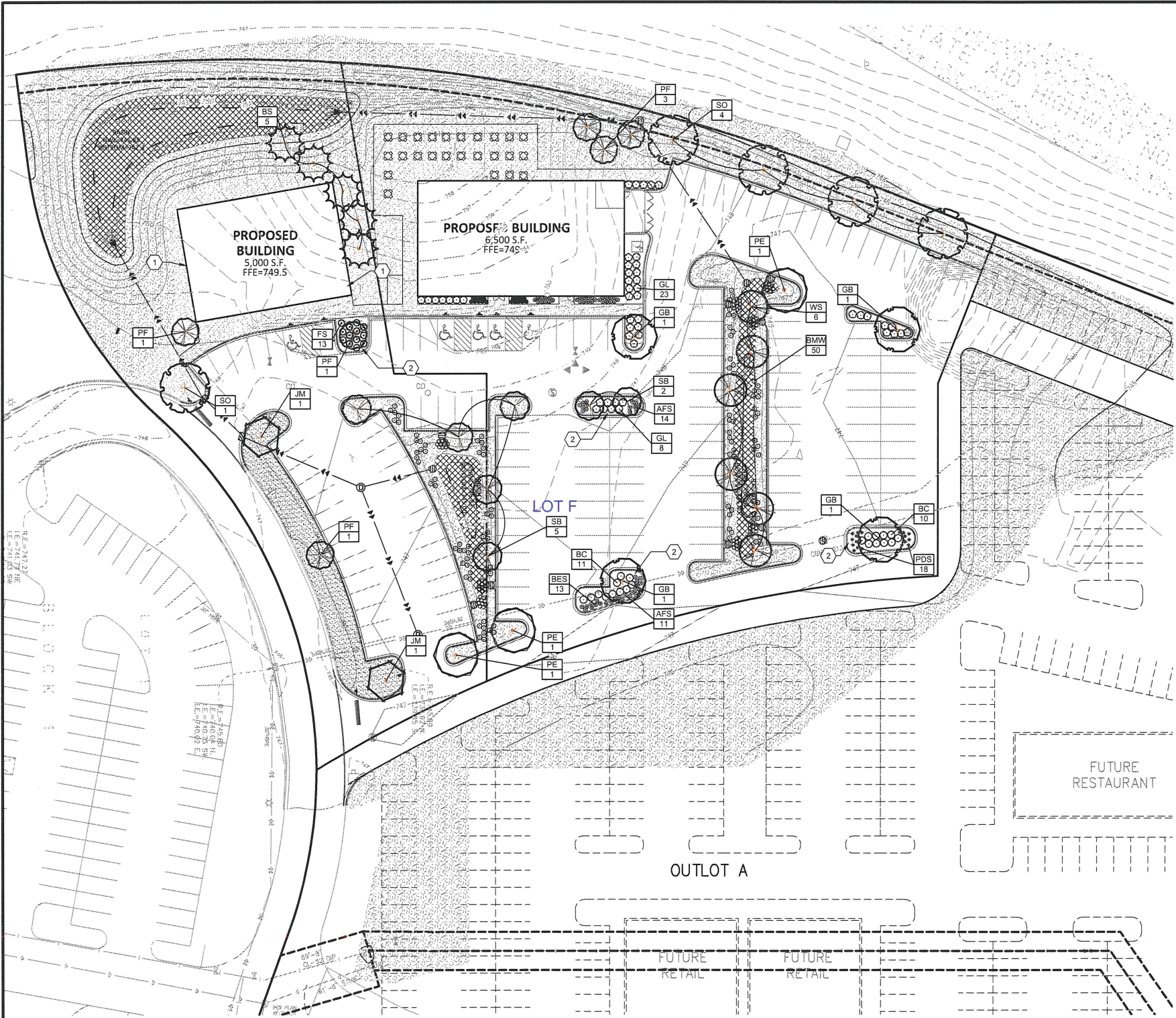
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SHAKOPEE, MN 55379

Project
SOUTHBRIDGE CROSSINGS EAST 5TH ADDITION
Location
SHAKOPEE, MN

Certification
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.
George D. Abernethy
Registration No. 13305 Date: 07/06/2017
If applicable, I request you for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.
Summary
Designed: GDA Drawn: JMW
Approved: a08 Book / Page:
Phase: PERMIT Initial Issued: 07/06/2017
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08/30/17 JMW Permit Submittal

Sheet Title
SITE PLAN

Sheet No. Revision
C3.02
Project No. 20787



LANDSCAPE KEYNOTES

SYMBOL	DESCRIPTION	DETAIL
1	MAINTENANCE STRIP	
2	ROCK MULCH- 3/4" DRESSER TRAP ROCK W/ FABRIC	

SHAKOPEE, MN LANDSCAPE CODE

LOT F (WILLY MCCOYS)

GROSS FLOOR AREA
PLANT UNIT FORMULA
7,500SF @ 3 PER 1000 SF
TOTAL 22.5 UNITS

PLANT/UNIT BREAKDOWN	REQUIRED	PROVIDED
50% SHRUBS MAX.	12 SHRUBS	74
25% ORNAMENTAL TREE MAX.	6 ORN. TREES	9
25% SHADE AND EVERGREEN TREES	6 TREES	7
*ALSO INCLUDES ADDITIONAL PERENNIALS AND GRASSES		

IMPERVIOUS AREA PLANTINGS
47,371 SF PAVED SURFACE/4,000 SF PER TREE = (12) TREES (12 PROVIDED)

LOT G (UNNAMED BUILDING)

GROSS FLOOR AREA
PLANT UNIT FORMULA
4,000 SF @ 3 PER 1000 SF
TOTAL 12 UNITS

PLANT/UNIT BREAKDOWN	REQUIRED	PROVIDED
50% SHRUBS MAX.	6 SHRUBS	7
25% ORNAMENTAL TREE MAX.	3 ORN. TREES	4
25% SHADE AND EVERGREEN TREES	3 TREES	3
*ALSO INCLUDES ADDITIONAL PERENNIALS AND GRASSES		

IMPERVIOUS AREA PLANTINGS
9,036 PAVED SURFACE/4,000 SF PER TREE = (3) TREES (3 PROVIDED)

PLANT SCHEDULE LOT F

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	WS	Betula papyrifera 'Whitespire' / Whitespire Birch	B & B	2.5"Cal		6
	GB	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	2.5"Cal		4
	SO	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal		4
	PE	Ulmus americana 'Princeton' / American Elm	B & B	2.5"Cal		3
CONIFERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	BS	Picea glauca densata / Black Hills Spruce	B & B		6"	3
ORN. TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	SB	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	2"Cal		6
	PF	Malus x 'Prairifire' / Prairifire Crab Apple	B & B	2"Cal		3
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	H' X W'		QTY
	BC	Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry	5 gal			21
	GL	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal			48
	FS	Sorbaria sorbifolia 'Sem' / Sem Ash Leaf Spirea	5 gal			6
GRASSES	CODE	BOTANICAL NAME / COMMON NAME	CONT	H' X W'		QTY
	PDS	Sporobolus heterolepis / Prairie Dropseed	1 gal			18
PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	CONT	H' X W'		QTY
	BMW	Asclepias tuberosa / Butterfly Milkweed	1 gal			104
	BDL	Hemerocallis x 'Baja' / Baja Daylily	1 gal			18
	LRS	Perovskia atriplicifolia 'Little Spire' TM / Little Spire Russian Sage	1 gal			30
	BES	Rudbeckia fulgida 'Goldstrum' / Black Eyed Susan	1 gal			13
	AFS	Sedum x 'Autumn Fire' / Autumn Fire Sedum	1 gal			25
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	QTY			
	TUR LOW	Fine Fescue Seed Mix / Match installed seed mix	5,493 sf			
	TUR MN	Turf Seed MN 33-361 / Stormwater Basin Seed Mix	1,424 sf			

PLANT SCHEDULE LOT G

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	JM	Acer rubrum 'Bailorraig' / Scarlet Jewell Maple	B & B	2.5"Cal		2
	SO	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal		1
CONIFERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	BS	Picea glauca densata / Black Hills Spruce	B & B		6"	2
ORN. TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	SB	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	2"Cal		1
	PF	Malus x 'Prairifire' / Prairifire Crab Apple	B & B	2"Cal		3
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	H' X W'		QTY
	FS	Sorbaria sorbifolia 'Sem' / Sem Ash Leaf Spirea	5 gal			7
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	QTY			
	TUR HIG	Turf Sod Highland Sod / Sod	6,805 sf			



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8170 CARRIAGE COURT NORTH
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Project

SOUTHBRIDGE
CROSSINGS
EAST 5TH
ADDITION

Location

SHAKOPEE, MN

Certification

I hereby certify that this survey, plan or report
prepared by me or under my direct supervision
and that I am a duly Licensed LANDSCAPE
ARCHITECT under the laws of the State of
Minnesota.

Joshua J McKinn
Registration No. 2234 Date: 07/06/2017

This certificate is not valid unless wet signed in blue
ink. If you desire, contact us for a wet signed copy of
this survey which is available upon request at
Sambatek, Minnetonka, MN office.

Summary

Designed: GDA Drawn: JMW
Approved: BDB Book / Page:
Phase: PERMIT Initial Issued: 07/06/2017

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LANDSCAPE
PLAN

Sheet No. Revision

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Project No. 20787