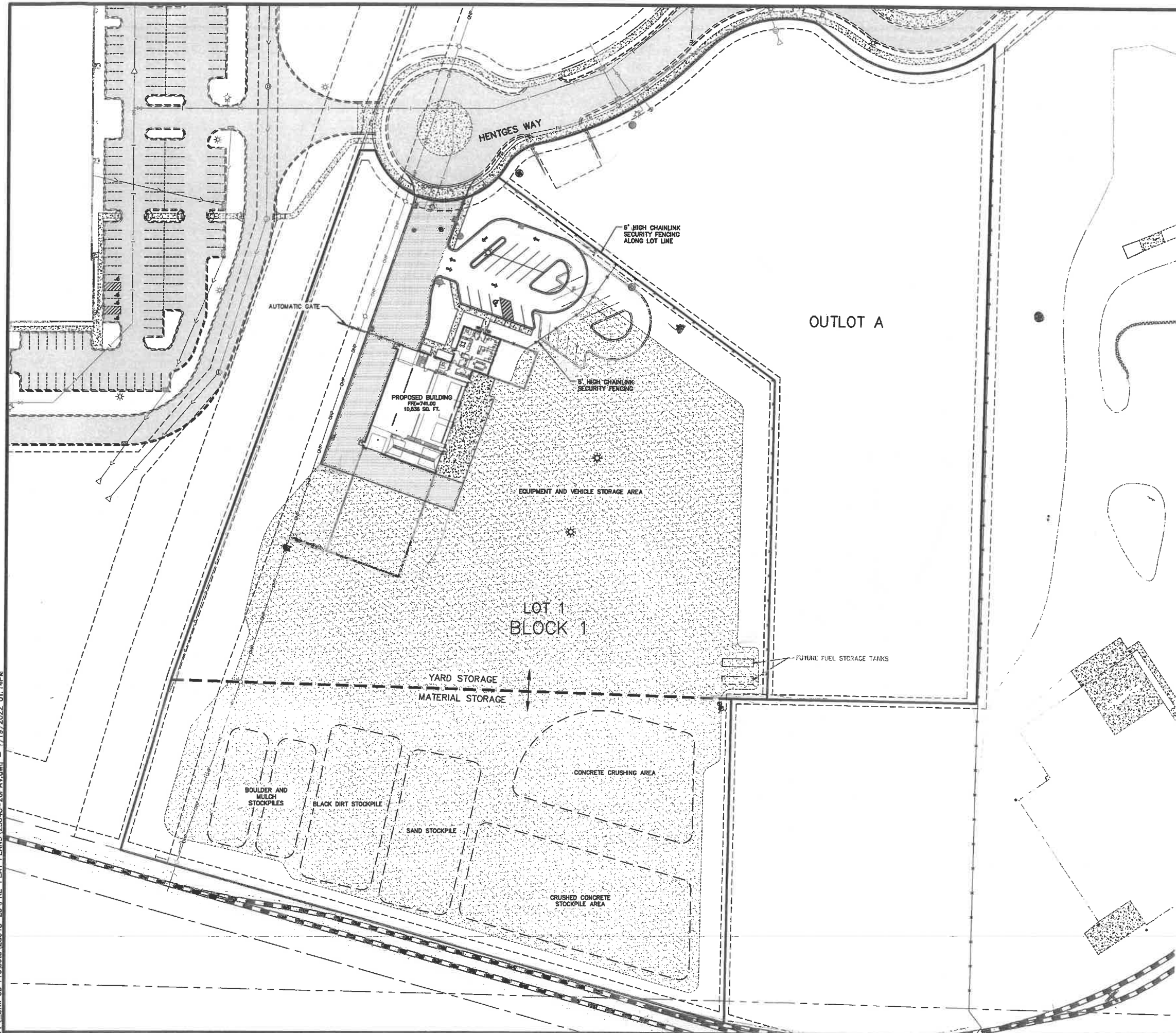




LEGEND

	EXISTING CURB & GUTTER
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING RAILROAD
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	PROPOSED CURB & GUTTER
	PROPOSED FENCE
	PROPOSED LIGHT POLE
	PROPOSED TRAFFIC SIGN
	PROPOSED CONCRETE
	PROPOSED AGGREGATE SURFACE
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED LIGHT DUTY ASPHALT

SITE DATA SUMMARY

GROSS SITE AREA	594,804 SF (13.65 AC)
LOT 1 AREA	398,784 SF (9.15 AC)
OUTLOT A AREA	196,020 SF (4.50 AC)
PROPOSED IMPERVIOUS AREA	43,649 SF (1.00 AC)

PARKING REQUIRED	
OFFICE SPACE: 1,594 SF / 250 SF =	7 SPACES
MAINTENANCE SHOP: 1 PER EMPLOYEE =	8 SPACES

PROPOSED STANDARD PARKING	15 SPACES
PROPOSED ADA PARKING	1 SPACE
TOTAL PROPOSED PARKING	16 SPACES

MINIMUM SETBACKS	
BUILDING FRONT	30 FEET
BUILDING SIDE	15 FEET
BUILDING REAR	30 FEET
PARKING	5 FEET

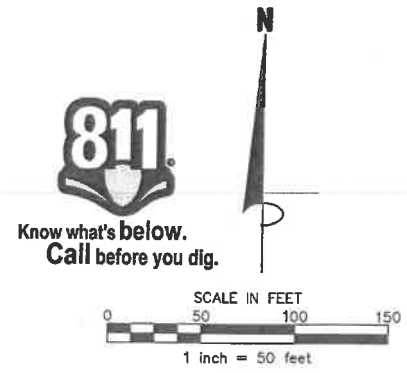
James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

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.
R. L. Hill
Date: 01/19/2021 Reg. No. 22709

S.M.H. NORTH MAINTENANCE FACILITY
SHAKOPEE, MINNESOTA
OVERALL SITE PLAN
FOR
HENTGES DEVELOPMENT, LLC
630 QUAKER AVENUE, JORDAN, MN 55352

DRAWN BY
JSO
DATE
01/19/2021
REVISIONS

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