

Existing Conditions Survey for:
HANSEN AVENUE, LLC

UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are shown as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Owner:
PFEIFFER PROPERTIES LLP
PID: 270700020

SOUTHBIDGE
CROSSINGS EAST
SECOND ADDITION

Owner:
SHAKOPEE CROSSINGS LIMITED PARTNERSHIP
PID: 274310030

HANSEN
AVENUE

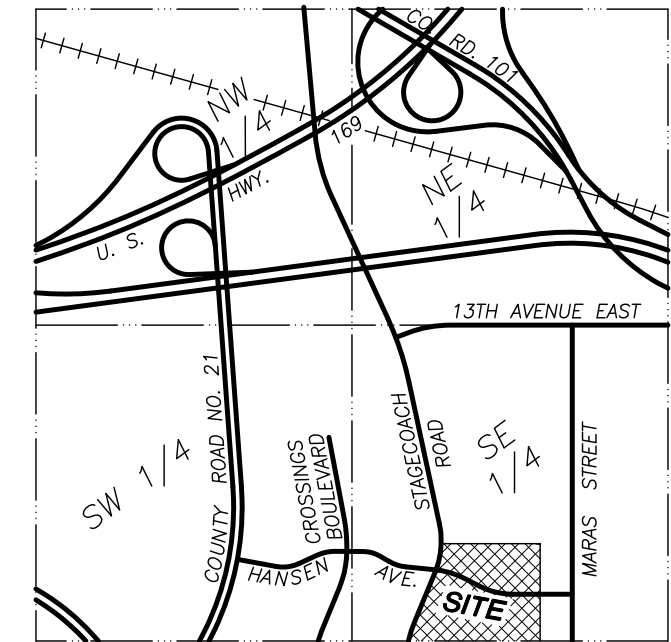
24 ROAD
County Road 89

Owner:
RIVERSIDE GROVE MASTER ASSOCIATION
PID: 273500060

Owner:
DARRIN T. & CARMEN THOMPSON
PID: 279130220

Owner:
PAHL STACY A. ROEHLER
PID: 279130330

Owner:
HOWARD E. & KIYOKO N. LARSON
PID: 279130250



Vicinity Map
Section 12, Township 115, Range 22
No Scale

NOTES

- * Bearings shown are based on the Scott County Coordinate System.
- * Utilities shown are from information furnished by the City of Shakopee and respective utility companies in response to Gopher State One Call Ticket No. 220250379 and are verified where possible.
- * Contact Gopher State One Call for utility locations before any construction shall begin. Phone 651-454-0002.
- * Area = 817,688 square feet (18.77 acres).
- * Zoning: I1 (Light Industry).
- * Bench mark: Top nut of hydrant at the southwest corner of Stagecoach Road and Hansen Avenue. Elevation = 744.97 feet (1988 N.A.S.D.).
- * This property is located in Flood Zone X (area of minimal flooding) per Flood Insurance Rate Map Numbers 27139C0043E and 27139C0044E dated February 12, 2021.

LEGEND

- Iron Monument Found
- Iron Monument Set
- S Sanitary Sewer
- ST Storm Sewer
- W Watermain
- Hyd.○ Hydrant
- GV • Gate Valve
- MH○ Manhole
- CS○ Catch Basin
- CO○ Cleanout
- ▷ Flared End
- Inv. Invert Elevation
- Guard Post
- PP-○ Power Pole
- LP-○ Light Pole
- Electrical Transformer
- C D Communications Pedestal
- Concrete Surface
- Bituminous Surface
- Guy Wire
- GU○ Gas Meter
- EM○ Electric Meter
- CS • Curb Stop
- Guard Rail
- Handicap Parking Stall
- Fence

PROPERTY DESCRIPTION

That part of the West one-half of the Southeast one-quarter and the West one-seventh of the East one-half of the Southeast one-quarter, lying Easterly of the centerline of County Road 89, and lying South of the North 1735.18 feet, all in Section 12, Township 115, Range 22. Scott County, Minnesota.

I hereby certify that this survey was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 16th day of May, 2022

REHDER & ASSOCIATES, INC.

Gary O. Huber

Gary C. Huber, Land Surveyor
Minnesota License No. 22036
Revised August 1, 2022

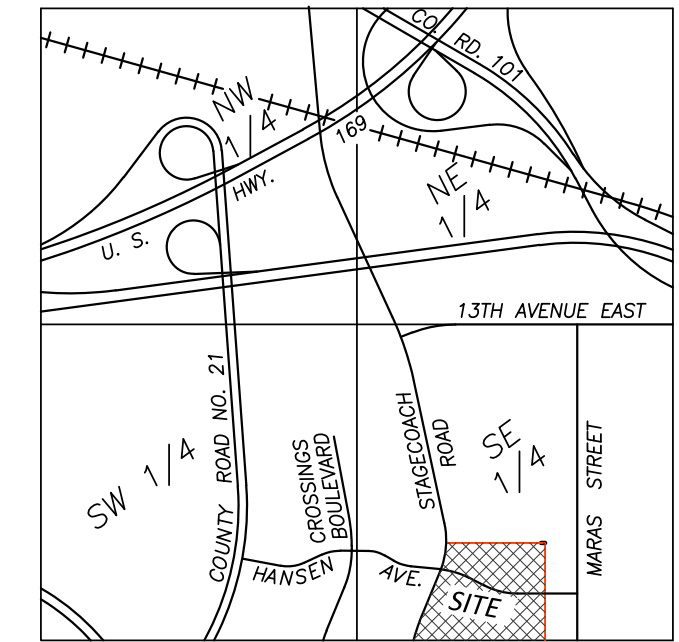
Rehder and Associates, Inc.

CIVIL ENGINEERS AND LAND SURVEYORS

3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5051

JOB: 224-1321.145

8610 HANSEN AVENUE
SHAKOPEE, MN 12345



Vicinity Map
Section 12, Township 115, Range 22
No Scale

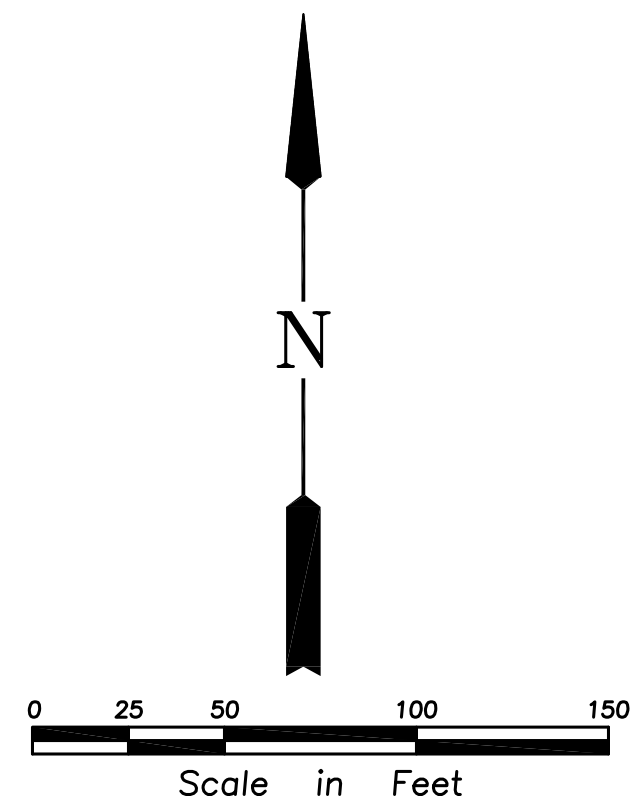
PROJECT CONTACTS:

Nick Adam, P.E.
Civil Engineer
651-337-6729
nadam@rehder.com

John Mesenbrink
General Contractor
612-968-3800
jemmbc@mesenbrinkconstruction.com

GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166



SHEET INDEX	
TITLE	SHEET NO.
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SITE DIMENSION PLAN	C2
GRADING, DRAINAGE & UTILITY PLAN	C3
EROSION CONTROL PLAN	C4
DETAILS & SPECIFICATIONS	C5
TREE PRESERVATION PLAN	C6
LANDSCAPE PLAN	L1

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Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.com**

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Civil Engineers & Land Surveyors

PROJECT NO.: Z21-1321.147 DRAWING FILE: 1321147.DWG

DRAFT - MINISTRY

Name _____ Reg. No. _____

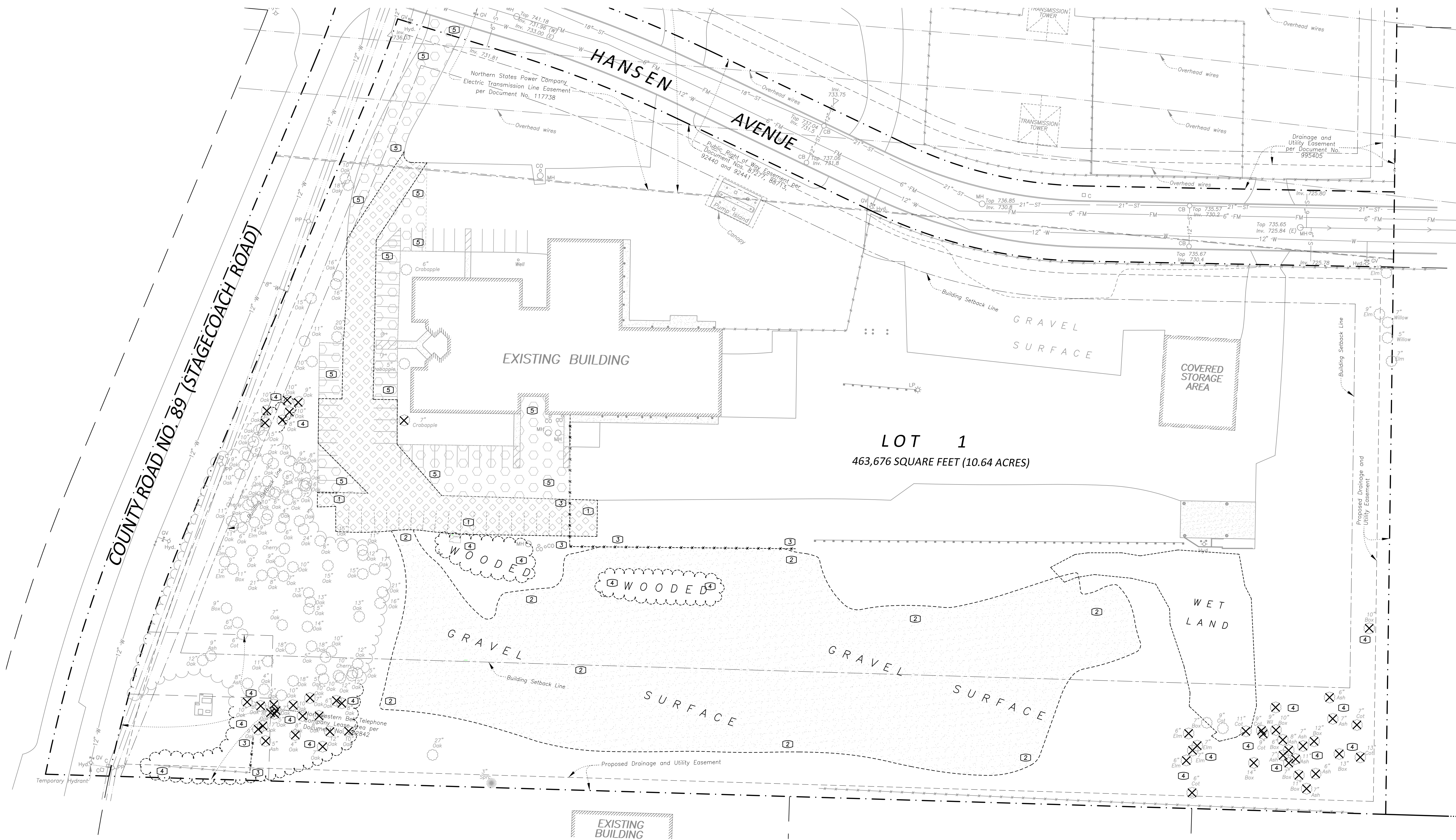
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LMRWD SUBMITTAL
ADDRESS CITY & LMRWD COMMENTS

COVER SHEET
RELIAKOR
CITY OF SHAKOPEE

SHEET NUMBER

CO

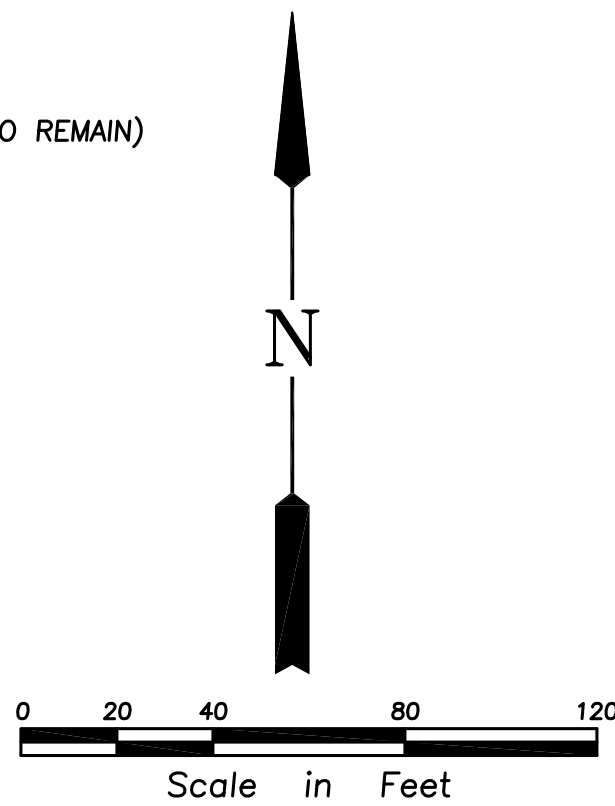


- DEMOLITION NOTES
- 1 - Remove bituminous pavement
 - 2 - Remove gravel
 - 3 - Remove fence
 - 4 - Remove trees
 - 5 - Remove bituminous (Class 5 to remain)

- LEGEND
- 6" Elm X EXISTING TREE TO BE REMOVED
 - EXISTING BITUMINOUS TO BE REMOVED
 - EXISTING GRAVEL TO BE REMOVED
 - EXISTING BITUMINOUS TO BE REMOVED (CLASS 5 TO REMAIN)
 - BOUNDARY/ROW/BLOCK LINE
 - EASEMENT
 - BUILDING/PARKING SETBACK LINE
 - W EXISTING WATERMAIN
 - S EXISTING SANITARY SEWER
 - ST EXISTING STORM SEWER
 - G EXISTING BURIED GAS LINE
 - E EXISTING BURIED ELECTRIC LINE
 - T EXISTING BURIED TELEPHONE LINE
 - TV EXISTING BURIED TELEVISION LINE
 - 980 EXISTING CONTOUR
 - x 995.50 EXISTING ELEVATION

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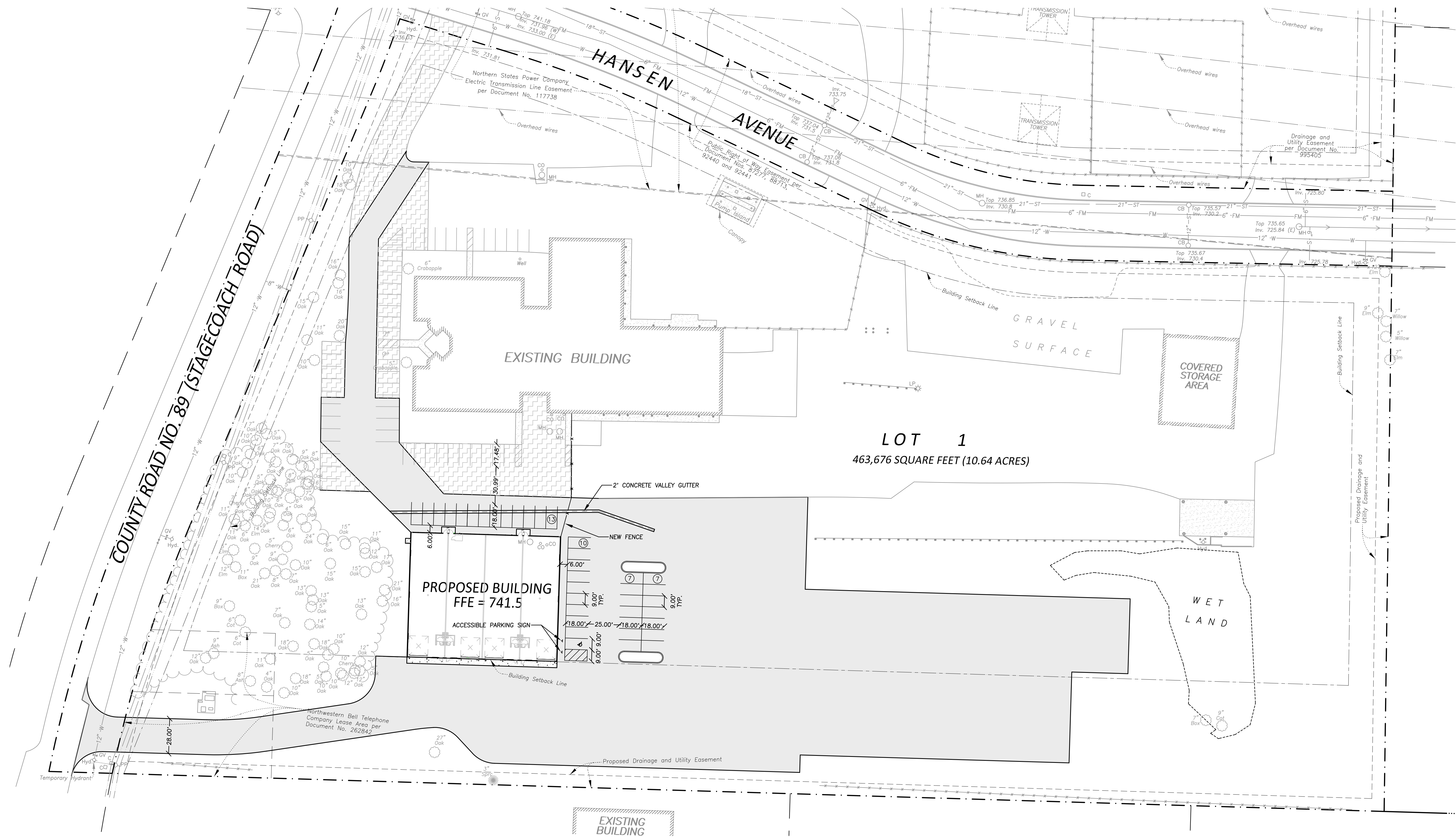
PRELIMINARY

I hereby certify that this plan 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.
Name _____ Date _____ Reg. No. _____

Issued	7-20-22	8-1-22
LURID SUBMITTAL		
ADDRESS CITY & LURID COMMENTS		

SITE DEMOLITION PLAN
RELIAKOR
CITY OF SHAKOPEE

SHEET NUMBER
C1

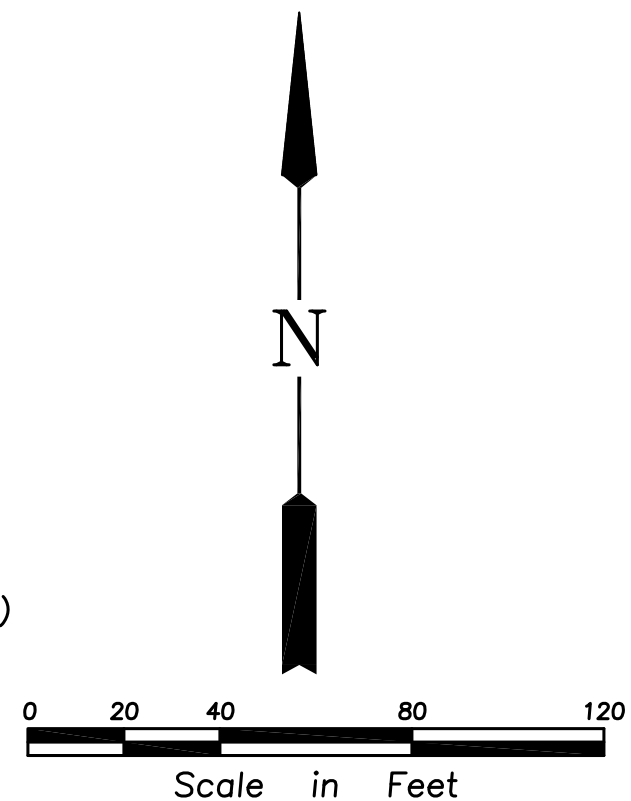


PARKING STALLS REQUIRED		STALLS
OFFICE SPACE	120 SQ. FT. X 1 STALL/250 SQ. FT.	= 1
VEHICLE REPAIR	4 STALLS + 1 STALL/SERVICE BAY	= 5
		SUB TOTAL = 6
TOTAL	6 STALLS X 4 UNITS	= 24

SITE SUMMARY

SITE AREA = 10.64 ACRES
DISTURBED AREA = 4.67 ACRES
EXISTING IMPERVIOUS AREA = 5.76 ACRES (54.1%)
POST CONSTRUCTION IMPERVIOUS AREA = 6.28 ACRES (59.0%)

- LEGEND
- BOUNDARY/ROW/BLOCK LINE
 - EASEMENT
 - BUILDING/PARKING SETBACK LINE
 - PROPOSED CONCRETE
 - PROPOSED BITUMINOUS
 - PROPOSED BITUMINOUS (CLASS 5 TO REMAIN)



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8-1-22

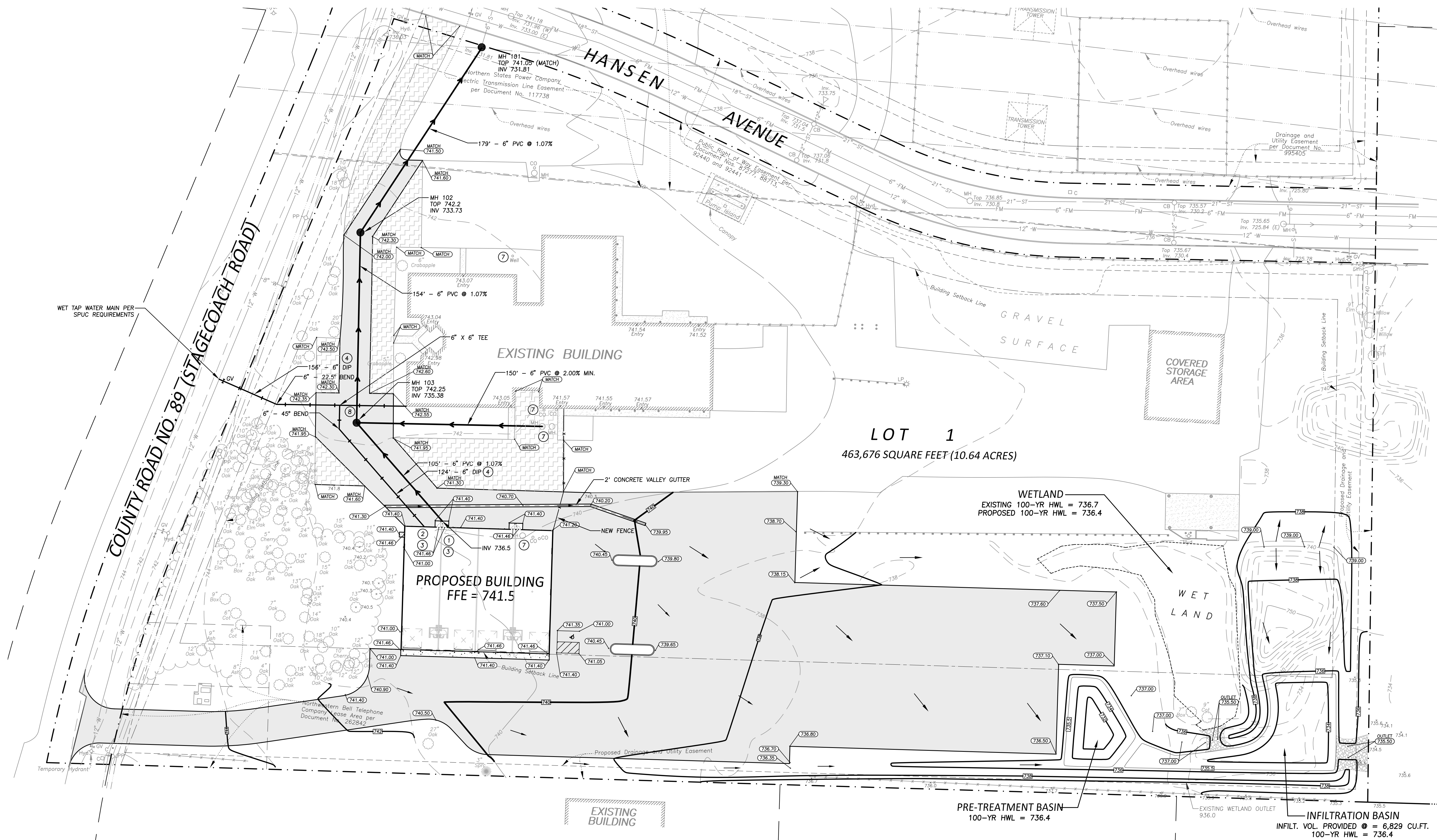
SITE DIMENSION PLAN

RELIAKOR

CITY OF SHAKOPEE

SHEET NUMBER

C2



GRADING NOTES

- 1 - All elevations shown are to final surfaces.
- 2 - Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.

UTILITY NOTES

- 1 - All sewer services to extend to a point 5' from proposed building.
- 2 - Bring water service into proposed building and cap at the floor.
- 3 - Verify all service locations and inverts with mechanical engineer before construction.
- 4 - Water service to have a minimum of 7.5' of cover.
- 5 - Water meter location shall be within the prescribed distance from the outside wall.
- 6 - All water service lines to have V-Bio Enhanced Polyethylene Encasement and installed per the SPUC Water Policy Manual.
- 7 - Abandon/remove existing well and septic system per City/County requirements.
- 8 - Maintain a minimum of 18" of vertical separation between water main and sewer.

WET TAP NOTES

1. All fees to be paid before tapping to commence.
2. Notification to SPUC 24-48 hours before tap is started.
3. Signed plans and wet tap permit need to be on site.
4. No wet taps smaller than 3", unless service taps (Checklist C). Main being tapped must be larger than tap itself.
5. Concrete blocking to undisturbed area.
6. If on cast iron pipe, blocking/kicker behind all taps.
7. Poly to be installed around wet tap to be a protective barrier between cement and wet tap.
8. Copper straps from existing main to new main, also around cathodically protected valves/fixtures.
9. Wet taps shall be level. (If you need a riser on nut extension, install for a standard 10" key before backfilling).
10. Separations from Sanitary 18" above and Storm 3" shall be enforced. 7.5' cover minimum.
11. Taps to be a minimum of 3' from bell end of water main or other fittings.
12. Megalugs to be used on all new joints.
13. SPUC shall check all valves in area, and count services to be affected and verify size at main to isolate tap if problem occurs.
14. Shared fire/domestic lines to be tested by Shakopee Fire Inspector at 200 psi min. for 2 hrs. with a calculated loss.
15. All construction work must be completed before hydrostatic testing. (Such as Sanitary/Storm sewer lines)

WETLAND FLOODPLAIN SUMMARY

NOTE: NO GRADING SHALL BE DONE WITHIN THE DELINEATED WETLAND. VALUES SHOWN BELOW IS EARTHWORK DONE WITHIN THE EXISTING 100-YR FLOOD ELEVATION

PROPOSED CUT = 90 C.Y.
PROPOSED FILL = 150 C.Y.

CATCH BASIN/MANHOLE SCHEDULE

STRUCTURE NO.	BARREL SIZE	NEENAH CASTING NO.
MH 101	48"	R-1642B
MH 102	48"	R-1642B
MH 103	48"	R-1642B

LEGEND

- | | | | |
|------------|---|-----------|-------------------------------|
| ● | PROPOSED MANHOLE | — — — | BOUNDARY/ROW/BLOCK LINE |
| • | PROPOSED CLEANOUT | - - - - - | EASEMENT |
| ■ | PROPOSED CATCH BASIN | - - - - - | BUILDING/PARKING SETBACK LINE |
| ◆ | PROPOSED HYDRANT | → | DRAINAGE ARROW |
| + | PROPOSED GATE VALVE | — ST — | EXISTING STORM SEWER |
| ◀ | PROPOSED FLARED END | — 980 — | EXISTING CONTOUR |
| → | PROPOSED SANITARY SEWER | x 995.50 | EXISTING ELEVATION |
| + | PROPOSED WATERMAIN | | |
| ■ | PROPOSED CONCRETE | | |
| ■ | PROPOSED BITUMINOUS | | |
| ■ | PROPOSED BITUMINOUS (CLASS 5 TO REMAIN) | | |
| — 980 — | PROPOSED CONTOUR | | |
| • (993.54) | PROPOSED ELEVATION | | |

APPROVED FOR ONE YEAR FROM THIS DATE

SHAKOPEE PUBLIC UTILITIES COMMISSION

DATE

All materials and construction methods shall comply with Shakopee Public Utilities water policy manual dated August 4, 2014.

0 20 40 80 120
Scale in Feet

Issued

LIRWD SUBMITTAL

ADDRESS CITY & LIRWD COMMENTS

GRADING, DRAINAGE &
UTILITY PLAN
RELIAKOR
CITY OF SHAKOPEE

SHEET NUMBER

C3

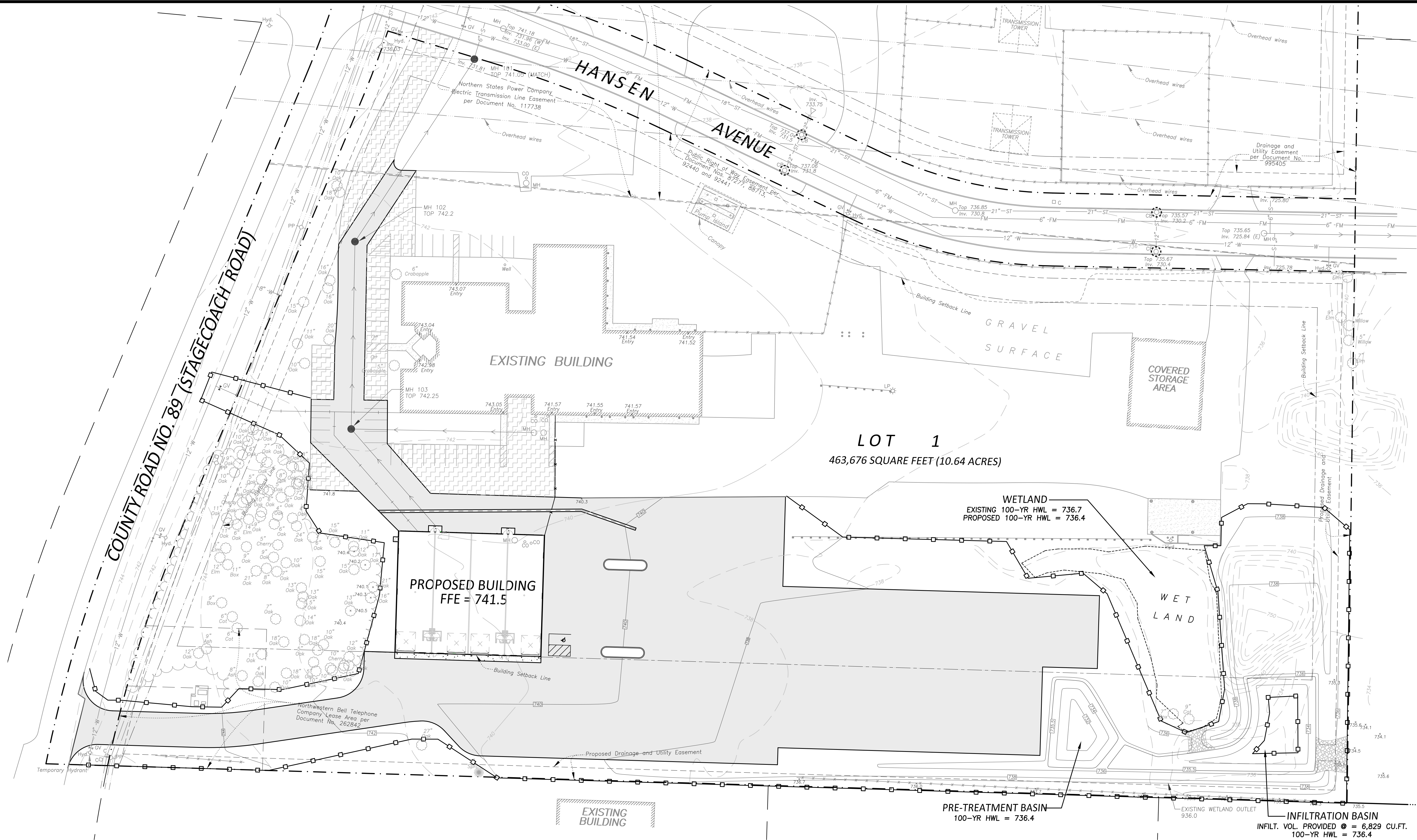
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EROSION CONTROL NOTES

- Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
- All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
- Sweep paved public streets as necessary where construction sediment has been deposited.
- Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
- Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
- The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water.
- All pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water.
- Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.

INSPECTION AND MAINTENANCE

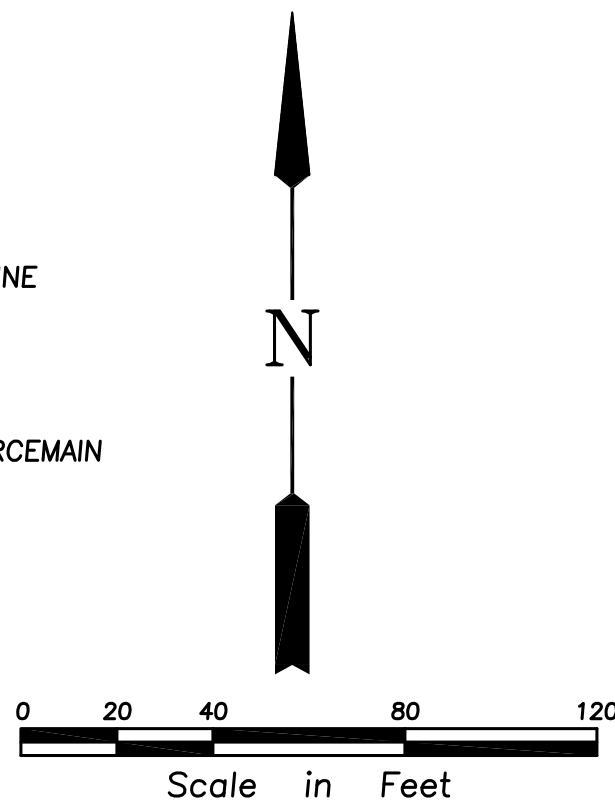
- The site must be inspected once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours.
- All inspections and maintenance conducted must be recorded in writing and records retained with the SWPPP.
- Areas of the site that have undergone final stabilization, may have the inspection of these areas reduced to once per month.
- All silt fence must be repaired, replaced, or supplemented within 24 hours when they become nonfunctional or the sediment reaches 1/3 of the height of the fence.
- Temporary and permanent sedimentation basins must be drained and the sediment removed when the depth of the sediment reaches 1/2 the storage volume. Removal must be completed within 72 hours of discovery.
- Surface waters and conveyance systems must be inspected for evidence of sediment being deposited. Removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints.
- Construction site vehicle exit locations must have sediment removed from off-site paved surfaces within 24 hours of discovery.
- Infiltration areas shall be graded to finished grade when all contributing drainage areas have been stabilized. Protect infiltration area from sediment and heavy equipment compaction during/after construction with silt fence.

POLLUTION PREVENTION MANAGEMENT

- All solid waste must be disposed of off-site per the MPCA disposal requirements.
- All hazardous waste must be properly stored with restricted access to storage areas to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA Regulations.

LEGEND

- | | | | |
|----------|---|--------|-----------------------------------|
| ● | PROPOSED MANHOLE | — · — | BOUNDARY/ROW/BLOCK LINE |
| ⬮ | PROPOSED HYDRANT | ---- | EASEMENT |
| ⬮ | PROPOSED GATE VALVE | ---- | LOT LINE |
| → | PROPOSED SANITARY SEWER | ---- | BUILDING/PARKING SETBACK LINE |
| + | PROPOSED WATERMAIN | — W — | EXISTING WATERMAIN |
| ▢ | PROPOSED CONCRETE | — S — | EXISTING SANITARY SEWER |
| ▢ | PROPOSED BITUMINOUS | — FM — | EXISTING SANITARY SEWER FORCEMAIN |
| ▢ | PROPOSED BITUMINOUS (CLASS 5 TO REMAIN) | — G — | EXISTING BURIED GAS LINE |
| — 1000 — | PROPOSED CONTOUR | | |
| — | SILT FENCE | | |
| ⊙ | INLET PROTECTION DEVICE | | |



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ADDRESS CITY & LURWD COMMENTS

EROSION CONTROL PLAN
RELAJOR
CITY OF SHAKOPEE

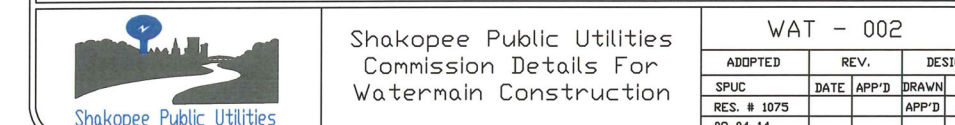
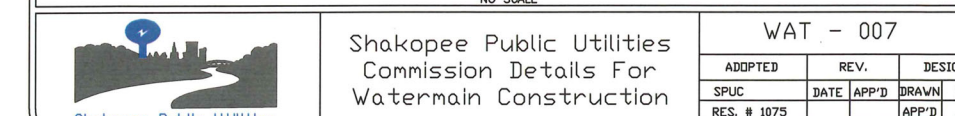
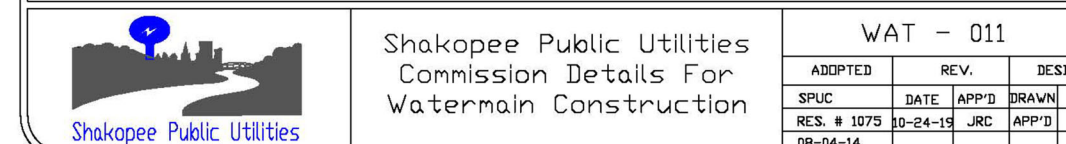
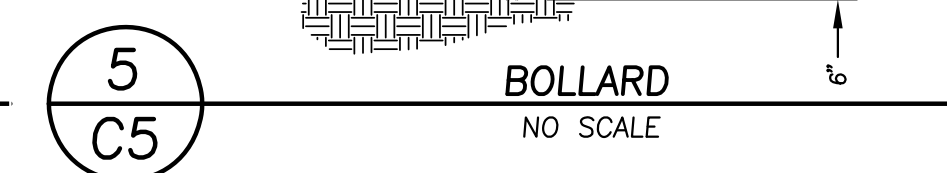
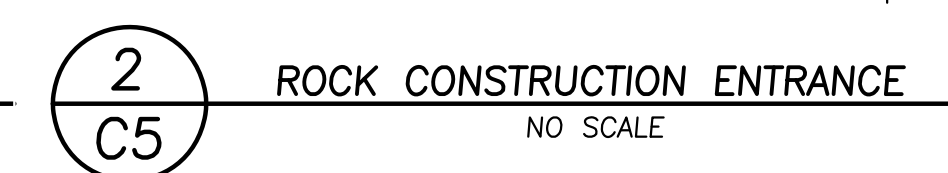
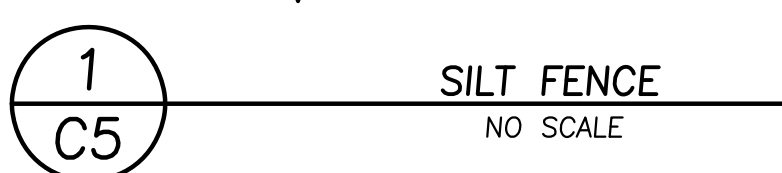
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C4

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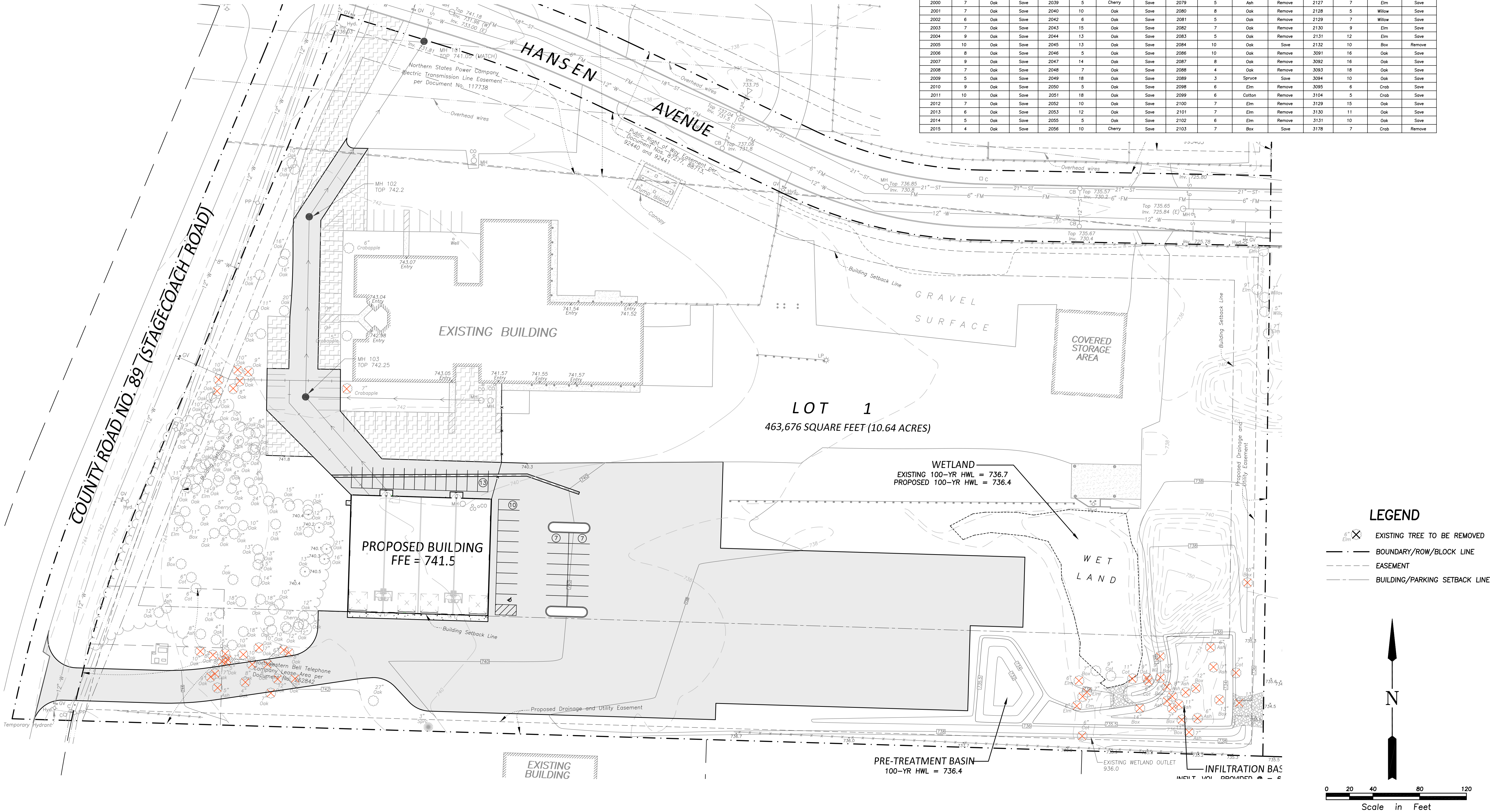
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TREE PRESERVATION CALCULATIONS

TOTAL SIGNIFICANT TREES:	128 TREES
TOTAL TREES REMOVED:	38 TREES
INVENTORIED DBH:	1242 INCHES
ALLOWABLE REMOVAL (60% DBH):	745 INCHES
PROPOSED REMOVAL (DBH):	312 INCHES
HIGH PRIORITY TREES (DBH):	307 INCHES
PROPOSED HIGH PRIORITY TREES REMOVED (DBH):	17 INCHES

Tree/Point #	Diameter	Species	Action	Tree/Point #	Diameter	Species	Action	Tree/Point #	Diameter	Species	Action	Tree/Point #	Diameter	Species	Action
1976	9	Oak	Remove	2016	6	Oak	Save	2057	12	Oak	Save	2104	9	Cotton	Save
1977	10	Oak	Remove	2017	10	Oak	Save	2058	12	Oak	Save	2105	11	Cotton	Remove
1978	10	Oak	Remove	2018	9	Oak	Save	2059	10	Oak	Save	2106	9	Cotton	Remove
1979	8	Oak	Remove	2019	14	Elm	Save	2060	10	Oak	Save	2107	14	Box	Remove
1980	10	Oak	Remove	2020	6	Oak	Save	2061	6	Oak	Remove	2108	6	Box	Remove
1981	7	Oak	Remove	2021	11	Oak	Save	2062	8	Oak	Remove	2109	9	Cotton	Remove
1982	7	Oak	Save	2022	11	Oak	Save	2063	27	Oak	Save	2110	10	Box	Remove
1983	5	Oak	Save	2023	9	Oak	Save	2064	10	Oak	Remove	2111	9	Willow	Remove
1984	10	Oak	Save	2024	7	Cherry	Save	2065	12	Oak	Remove	2112	8	Ash	Remove
1985	6	Oak	Save	2025	6	Oak	Save	2066	7	Oak	Remove	2113	7	Ash	Remove
1987	8	Oak	Save	2026	7	Oak	Save	2067	8	Oak	Remove	2114	11	Ash	Remove
1988	15	Oak	Save	2027	9	Oak	Save	2068	7	Oak	Remove	2115	7	Box	Remove
1989	11	Oak	Save	2028	5	Elm	Save	2069	18	Oak	Save	2116	11	Box	Remove
1990	12	Oak	Save	2030	12	Elm	Save	2070	11	Oak	Save	2117	7	Ash	Remove
1991	15	Oak	Save	2031	11	Box	Save	2071	9	Ash	Save	2118	6	Ash	Remove
1992	17	Oak	Save	2032	21	Oak	Save	2072	12	Oak	Save	2119	7	Ash	Remove
1993	21	Oak	Save	2033	9	Box	Save	2073	8	Ash	Save	2120	12	Box	Remove
1994	16	Oak	Save	2034	6	Cotton	Save	2074	4	Oak	Save	2121	13	Box	Remove
1995	13	Oak	Save	2035	6	Cotton	Save	2075	10	Oak	Remove	2122	13	Cotton	Remove
1997	24	Oak	Save	2036	8	Oak	Save	2076	8	Oak	Remove	2123	7	Cotton	Remove
1998	4	Oak	Save	2037	7	Oak	Save	2077	9	Oak	Remove	2124	7	Ash	Remove
1999	6	Oak	Save	2038	9	Oak	Save	2078	17	Oak	Remove	2125	6	Ash	Remove
2000	7	Oak	Save	2039	5	Cherry	Save	2079	5	Ash	Remove	2127	7	Elm	Save
2001	7	Oak	Save	2040	10	Oak	Save	2080	8	Oak	Remove	2128	5	Willow	Save
2002	6	Oak	Save	2042	6	Oak	Save	2081	5	Oak	Remove	2129	7	Willow	Save
2003	7	Oak	Save	2043	15	Oak	Save	2082	7	Oak	Remove	2130	9	Elm	Save
2004	9	Oak	Save	2044	13	Oak	Save	2083	5	Oak	Remove	2131	12	Elm	Save
2005	10	Oak	Save	2045	13	Oak	Save	2084	10	Oak	Save	2132	10	Box	Remove
2006	8	Oak	Save	2046	5	Oak	Save	2086	10	Oak	Remove	3091	16	Oak	Save
2007	9	Oak	Save	2047	14	Oak	Save	2087	8	Oak	Remove	3092	16	Oak	Save
2008	7	Oak	Save	2048	7	Oak	Save	2088	4	Oak	Remove	3093	18	Oak	Save
2009	5	Oak	Save	2049	18	Oak	Save	2089	3	Spruce	Save	3094	10	Oak	Save
2010	9	Oak	Save	2050	5	Oak	Save	2098	6	Elm	Remove	3095	6	Crab	Save
2011	10	Oak	Save	2051	18	Oak	Save	2099	6	Cotton	Remove	3104	5	Crab	Save
2012	7	Oak	Save	2052	10	Oak	Save	2100	7	Elm	Remove	3129	15	Oak	Save
2013	6	Oak	Save	2053	12	Oak	Save	2101	7	Elm	Remove	3130	11	Oak	Save
2014	5	Oak	Save	2055	5	Oak	Save	2102	6	Elm	Remove	3131	10	Oak	Save
2015	4	Oak	Save	2056	10	Cherry	Save	2103	7	Box	Save	3178	7	Crab	Remove



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PRELIMINARY

Name _____ Date _____ Reg. No. _____

Issued

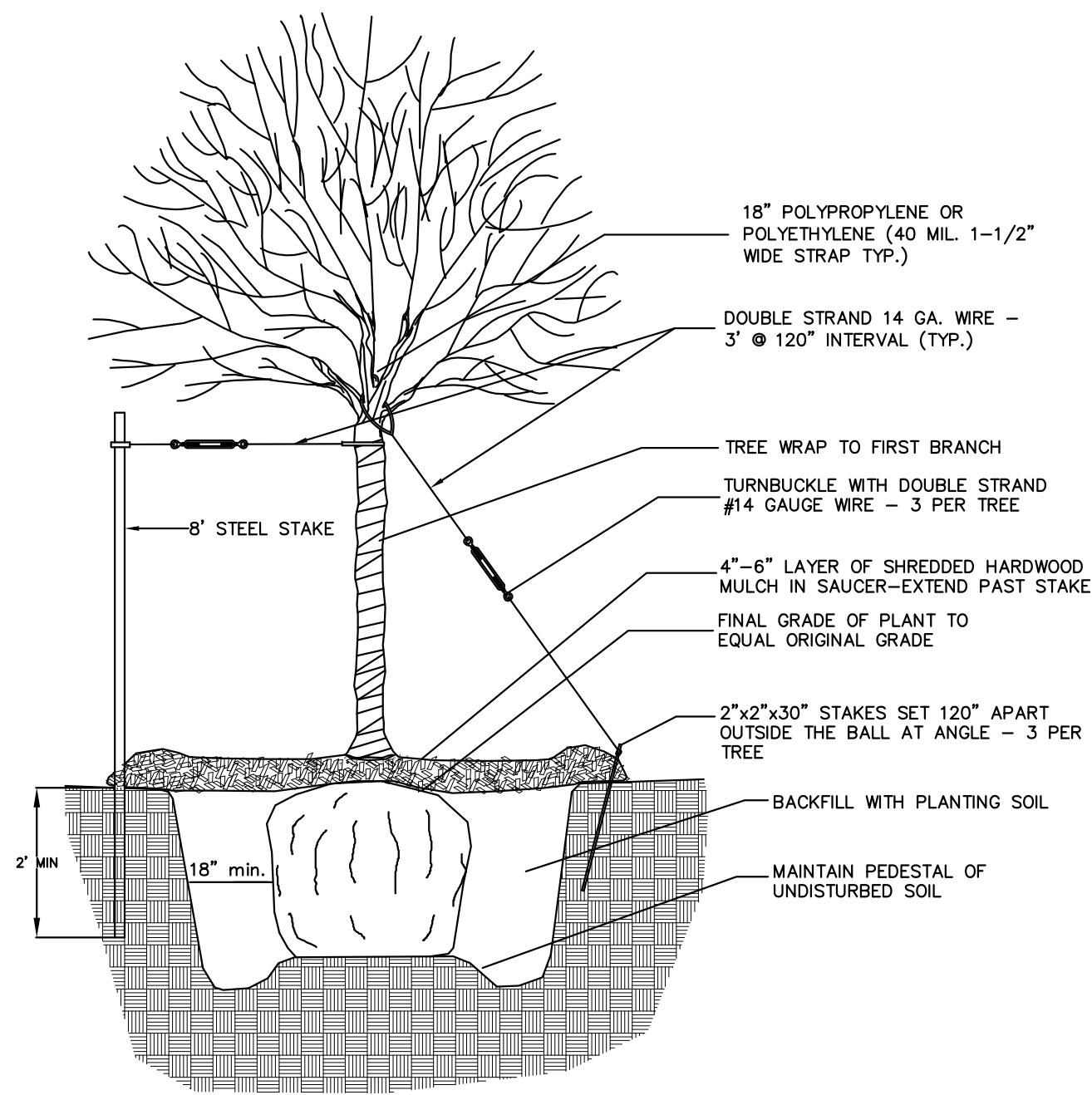
ADDRESS CITY & LAURND COMMENTS

8-1-22

TREE PRESERVATION PLAN
RELAKOR
CITY OF SHAKOPEE

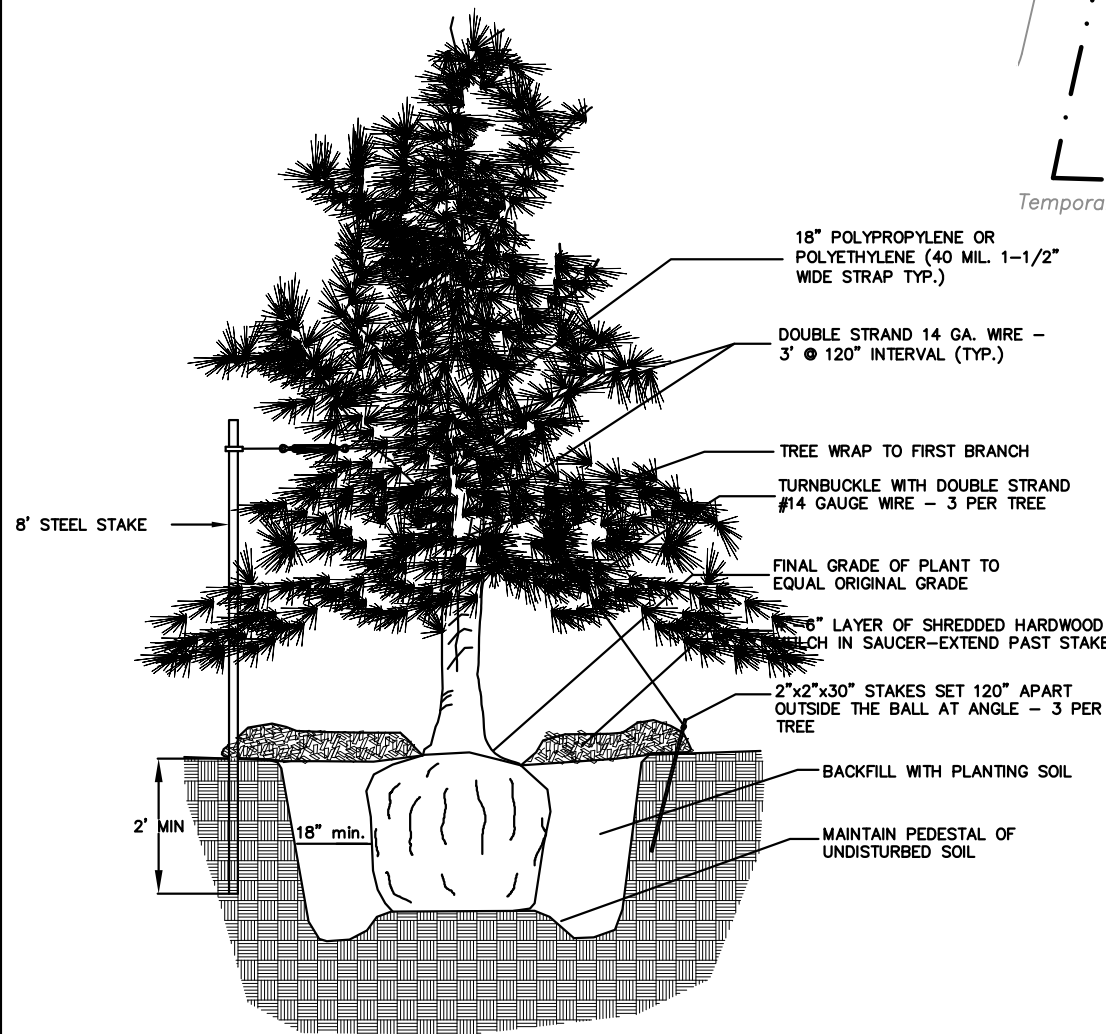
SHEET NUMBER

C6



NOTES:
TWO ALTERNATE METHODS OF TREE STAKING ARE SHOWN.
IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

DECIDUOUS TREE PLANTING DETAIL



NOTES:
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SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
CONIFER TO HAVE SHREDED HARDWOOD MULCH UNLESS OTHERWISE NOTED.
NO MULCH TO BE IN CONTACT WITH TRUNK.

CONIFEROUS TREE PLANTING DETAIL

LANDSCAPE CALCULATIONS

PROPOSED BUILDING AREA:	12,035 S.F.
BUILDING FOOTPRINT AREA TREES REQUIRED:	23 TREES
PROPOSED IMPERVIOUS AREA INCREASE (EXCLUDING BUILDING):	22,650 S.F.
IMPERVIOUS AREA TREES REQUIRED (1 TREE PER 4000 S.F.):	6 TREES
TOTAL TREES REQUIRED:	29 TREES

TREE LIST

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/ROOT
WO	3	Quercus alba	White Oak	2.5" B & B
PE	3	Ulmus wilsoniana hybrid	Patriot Elm	2.5" B & B
CE	3	Ulmus 'Cathedral'	Cathedral Elm	2.5" B & B
HL	3	Gleditsia triacanthos var. inermis	Honeylocust, thornless	2.5" B & B
KC	3	Gymnocladus dioica	Kentucky Coffee Tree, 'Espresso'	2.5" B & B
RP	4	Pinus resinosa	Red Pine	6" B & B
WP	3	Pinus strobus	Eastern White Pine	6" B & B
BF	4	Abies balsamea	Balsam Fir	6" B & B
FF	3	Abies fraseri	Fraser Fir	6" B & B
TOTAL	29			

Commercial turf establishment: seed shall be MNDOT Mixture 25-131 @ 220 lbs/acre, fertilizer shall be 10-10-10 (NPK) commercial grade, and mulch shall be MNDOT Type 1.

