

OUTLOT A CHECKERED FLAG ADDITION
SHAKOPEE, MINNESOTA
CONDITIONAL USE EXHIBITS

FOR
LLOYD'S CONSTRUCTION SERVICE, INC.
7207 WEST 128TH STREET SAVAGE, MN
PHONE: (952) 567-7630



LOCATION MAP

BENCHMARK

SSMH RIM ELEV.=733.09 - NORTHEAST CORNER OF
LOT 1, BLOCK 1

PROJECT COORDINATES

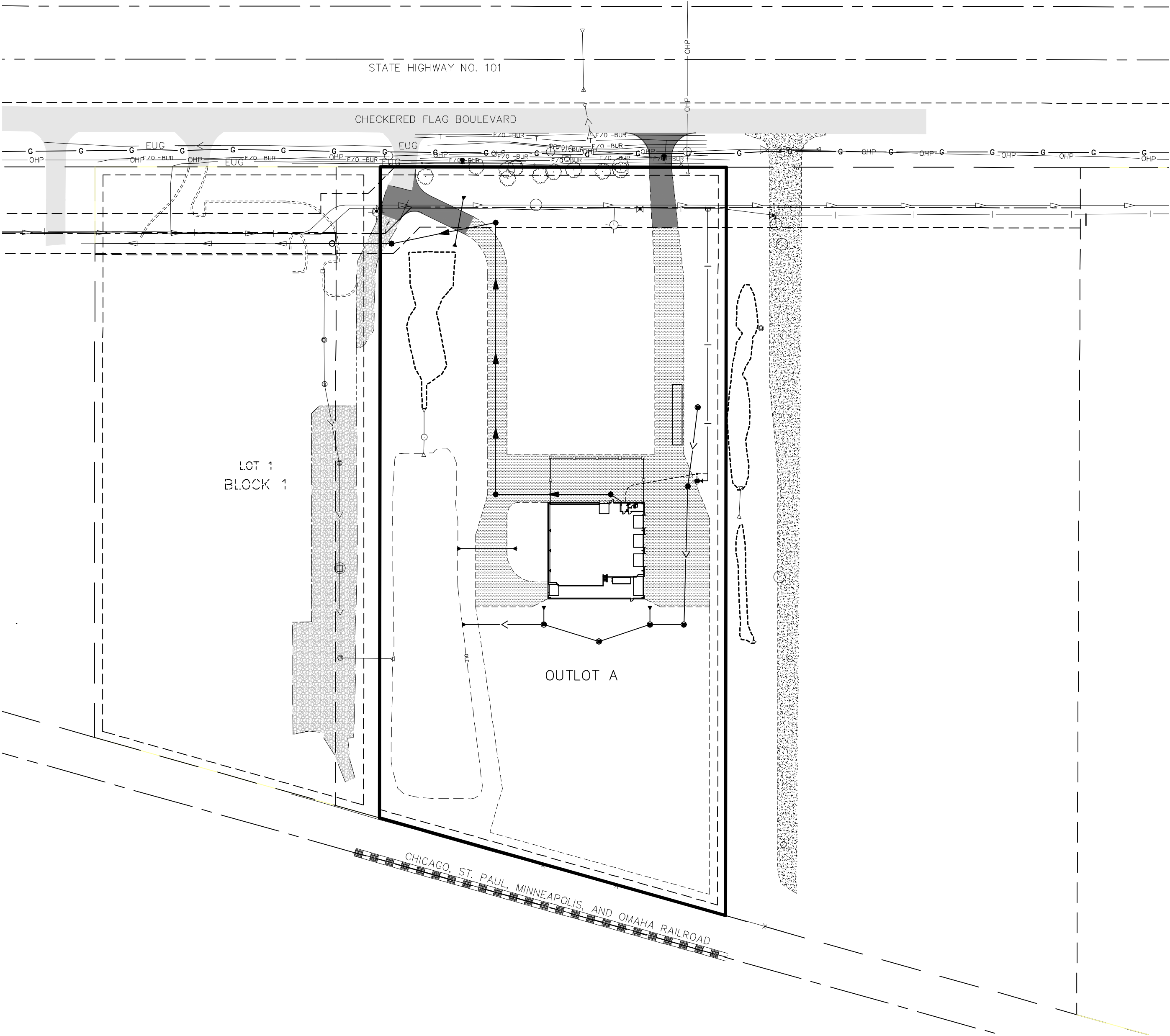
N 44° 47' 37.6"
W 93° 26' 05.1"

AREAS:

OUTLOT A: 8.60 AC

BUILDING SETBACKS:

MIN FRONT YARD SETBACK: 30 FEET
MIN SIDE YARD SETBACK: 15 FEET
MIN REAR YARD SETBACK: 30 FEET
MIN SIDE OR REAR YARD
SETBACK FROM RAILROAD
RIGHT OF WAY: 0 FEET

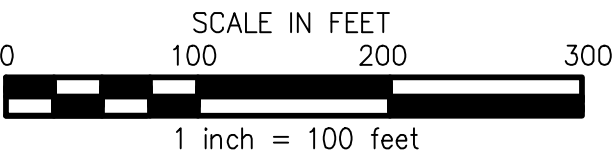


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LEGEND

	EXISTING LIGHT POLE
	EXISTING ELECTRICAL PEDESTAL
	EXISTING TELEPHONE LINE
	EXISTING ASPHALT SURFACE
	EXISTING GRAVEL SURFACE
	EXISTING CONCRETE SURFACE
	EXISTING POND/INFILTRATION BASIN
	EXISTING CURB
	EXISTING FENCE
	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING OVERHEAD POWER LINE/POWER POLES
	EXISTING GAS LINE
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING CONTOURS
	EXISTING TREE LINE
	EXISTING TREES
	PROPOSED CONTOURS
	PROPOSED CURB
	PROPOSED TEMPORARY ROCK CONSTRUCTION ENTRANCE
	PROPOSED SEED & MnDOT CATEGORY 3 EROSION CONTROL BLANKET
	PROPOSED SILT FENCE
	PROPOSED STORM SEWER
	PROPOSED WATERMAIN
	PROPOSED WATERMAIN SERVICE
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED CONCRETE SURFACE
	PROPOSED GRAVEL SURFACE
	PROPOSED ASPHALT SURFACE



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

PROJECT CONTACTS

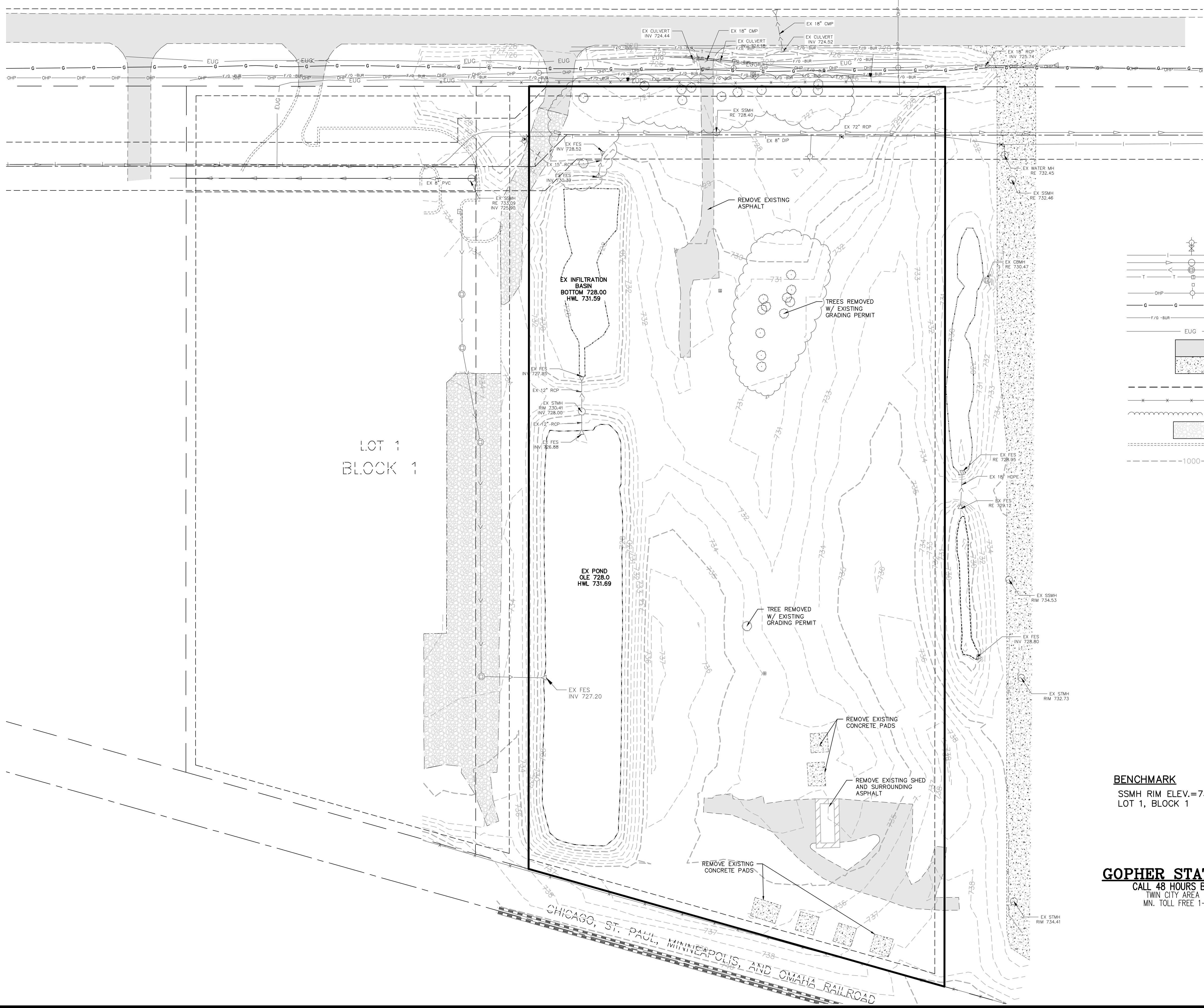
PROJECT ENGINEER:	RICK OSBERG, P.E. — JAMES R. HILL, INC.	(952) 890-6044 (O) (612) 437-7690 (M) (952) 567-7630 (O) (952) 233-9363 (O) (651) 757-2883 (O)
DEVELOPER:	LLOYD'S CONSTRUCTION SERVICE, INC.	
CITY CONTACT:	JOE SWENTEK — PROJECT ENGINEER	
NPDES OFFICER:	PAUL ERDMANN	

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, SUITE 120, BURNSVILLE, MN 55337
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.
RICK OSBERG, P.E.
Date: 08/26/16 Reg. No. 22109

OUTLOT A CHECKERED FLAG ADDITION
SHAKOPEE, MN
TITLE SHEET
FOR
LLOYD'S CONSTRUCTION SERVICE, INC.
7207 WEST 128TH STREET SAVAGE, MN 55378

DRAWN BY JLS
DATE 08/26/16
REVISIONS
REVISED LAYOUT 01/10/18
CAD FILE 23302-TS
PROJECT NO. 23302
1.1

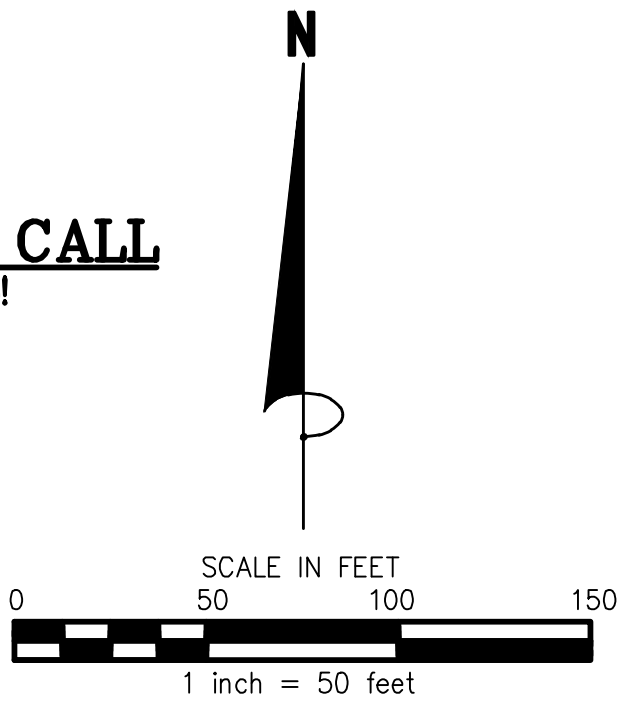


LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TELEPHONE LINE
- EXISTING TELEVISION PEDESTAL
- EXISTING OVERHEAD POWER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING ASPHALT SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING POND/INFILTRATION BASIN
- EXISTING FENCE
- EXISTING TREE LINE/TREES
- EXISTING GRAVEL SURFACE
- EXISTING CURB
- EXISTING CONTOUR

BENCHMARK
SSMH RIM ELEV.=733.09 -- NORTHEAST CORNER OF
LOT 1, BLOCK 1

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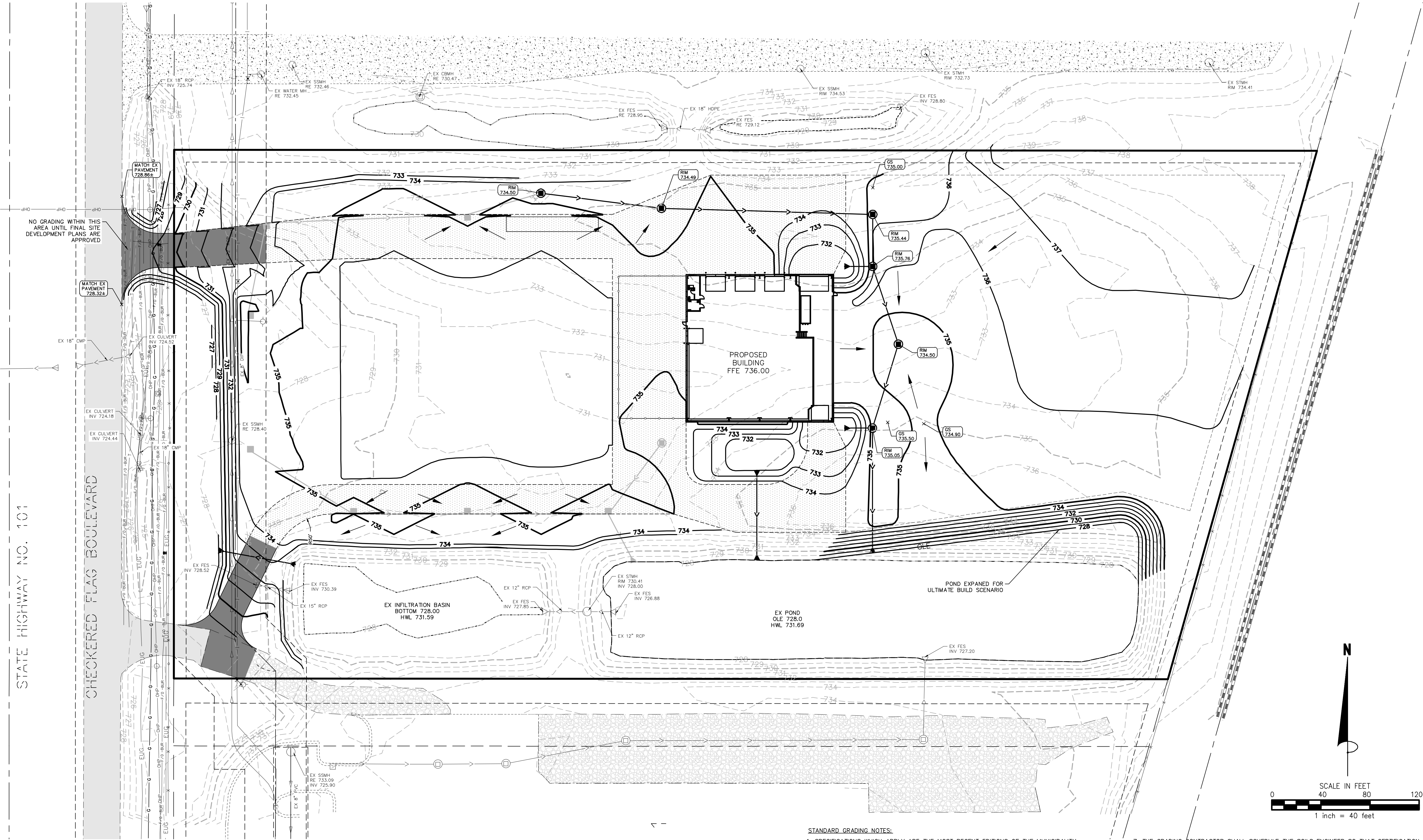


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EXISTING CONDITIONS
FOR
LLOYD'S CONSTRUCTION SERVICE, INC.
SHAKOPEE, MN
7207 WEST 128TH STREET SAVAGE, MN 55378

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PROJECT NO.	23302
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BENCHMARK
SSMH RIM ELEV.=733.09 -- NORTHEAST CORNER OF LOT 1, BLOCK 1

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

STANDARD GRADING NOTES:

1. SPECIFICATIONS WHICH APPLY ARE THE MOST RECENT EDITIONS OF THE MUNICIPALITY IN WHICH THE WORK IS LOCATED AND THE MINNESOTA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION UNLESS MODIFIED HEREIN ON THESE CONTRACT DOCUMENTS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION (PHONE 651-454-0002 IN THE TWIN CITIES METRO AREA OR TOLL FREE 1-800-252-1166).
3. GRADING CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
4. ALL CONSTRUCTION AS CALLED FOR ON THESE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ALL OSHA REQUIREMENTS.
5. ALL LOT AND EASEMENT DIMENSIONS ARE SUBJECT TO FINAL PLAT.
6. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO DISPOSE OFF-SITE ALL TREES, STUMPS, BRUSH, OR OTHER DEBRIS THAT EXISTS WITHIN THE CONSTRUCTION AREAS. TREES TO REMAIN SHALL BE DESIGNATED BY THE ENGINEER.

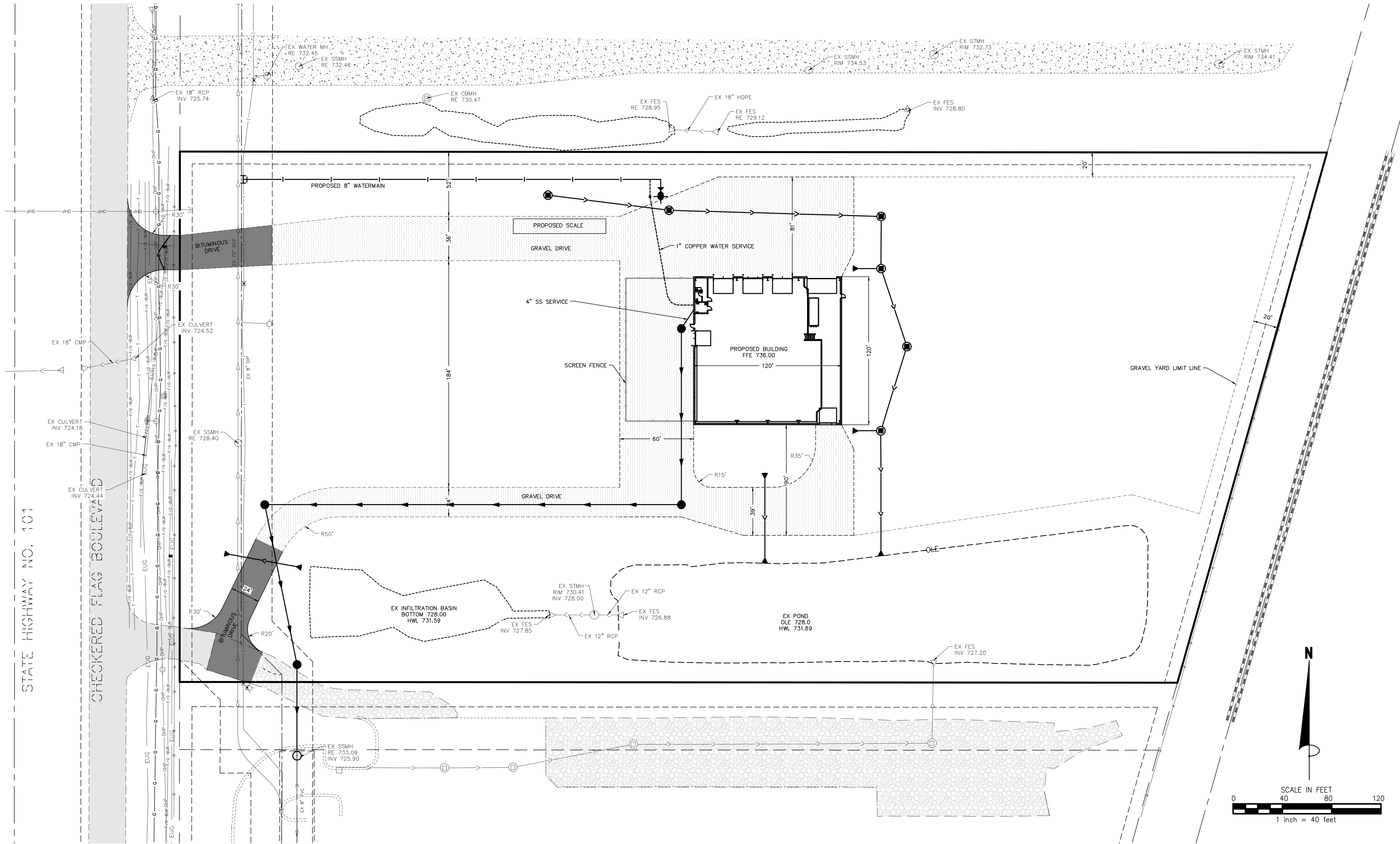
7. THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS CAN BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.
8. DENSITY TESTS SHALL BE TAKEN TO EVALUATE THE COMPACTION WITHIN THE STREETS, TRAVEL WAYS OR PARKING LOTS. WITHIN THE UPPER 3 FEET OF STREET, TRAVEL WAYS OR PARKING LOT SUBGRADE, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN ONE PERCENTAGE POINT OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 100% OF STANDARD PROCTOR DENSITY BE PROVIDED. IN AREAS BELOW THE UPPER THREE FEET OF SUBGRADE OF THE STREETS, TRAVEL WAYS OR PARKING LOTS, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN THREE PERCENTAGE POINTS OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY BE PROVIDED. THE GRADING TOLERANCE FOR THESE AREAS SHALL BE WITHIN 0.1'±.
9. LOT GRADING AND/OR THE PREPARATION OF BUILDING PADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE GRADING TOLERANCE SHALL BE 0.30'±. ALL EARTHWORK OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE HUD-FHA DATA SHEET 79G "LAND DEVELOPMENT WITH CONTROLLED EARTHWORK", PROVIDING FOR A MINIMUM OF 95% STANDARD DENSITY, OR AS OTHERWISE SPECIFIED BY THE GEO-TECHNICAL ENGINEER.
10. TURF IS TO BE ESTABLISHED PER CITY AND NPDES REQUIREMENTS
11. AS MATERIAL IS BROUGHT INTO THE SITE, SHORT TERM STOCKPILING WILL BE ALLOWED (UP TO TWO WEEKS), SO THAT GRADING AND COMPACTION EQUIPMENT CAN PLACE THE MATERIAL EFFICIENTLY. LONG TERM STOCKPILING WILL NOT BE ALLOWED.

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SHAKOPEE, MN
GRADING & DRAINAGE PLAN
FOR
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RICK OSBERG, P.E.
Rick Osberg
Date: 08/26/16 Reg. No. 22709



BENCHMARK
SSMH RIM ELEV.=733.09 — NORTHEAST CORNER OF
LOT 1, BLOCK 1

PHASE 1 AREAS

TOTAL SITE AREA	= 374,677 SF
BUILDING & PAVEMENT	= 20,679 SF
GRAVEL	= 137,930 SF
POND (OLE)	= 38,569 SF
GREEN SPACE	= 177,499 SF

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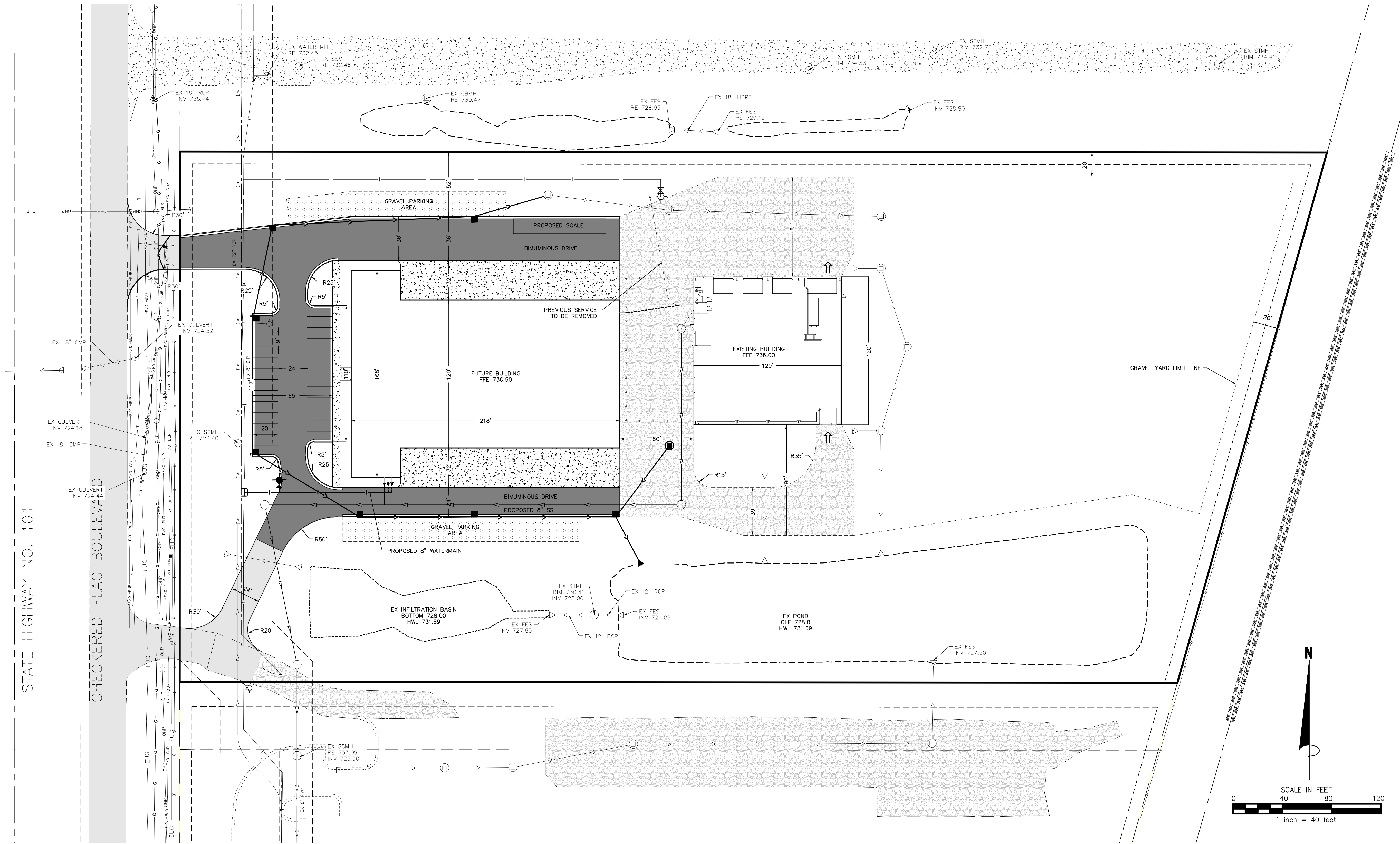
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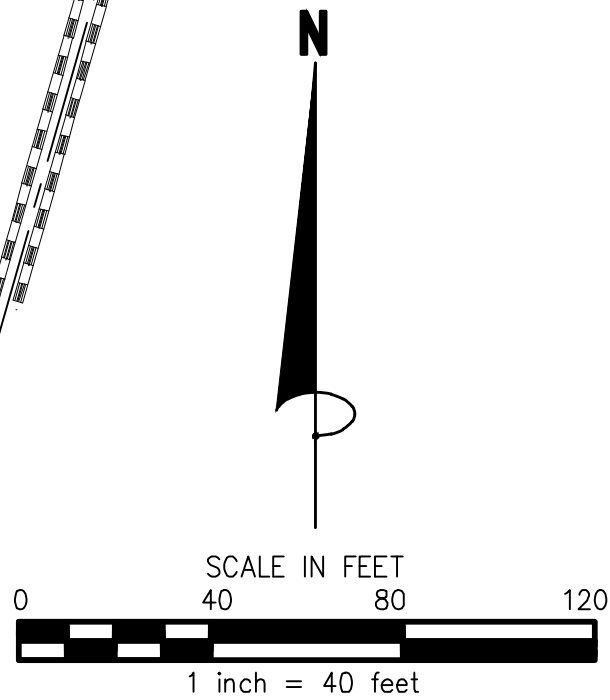
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BENCHMARK
SSMH RIM ELEV.=733.09 — NORTHEAST CORNER OF LOT 1, BLOCK 1

ULTIMATE BUILD-OUT AREAS
TOTAL SITE AREA = 374,677 SF
BUILDING, PAVEMENT & CONCRETE = 88,509 SF
GRAVEL = 128,768 SF
POND (OLE) = 38,569 SF
GREEN SPACE = 118,831 SF

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SHAKOPEE, MN
ULTIMATE BUILD-OUT SITE PLAN
FOR
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7207 WEST 128TH STREET SAVAGE, MN 55378

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