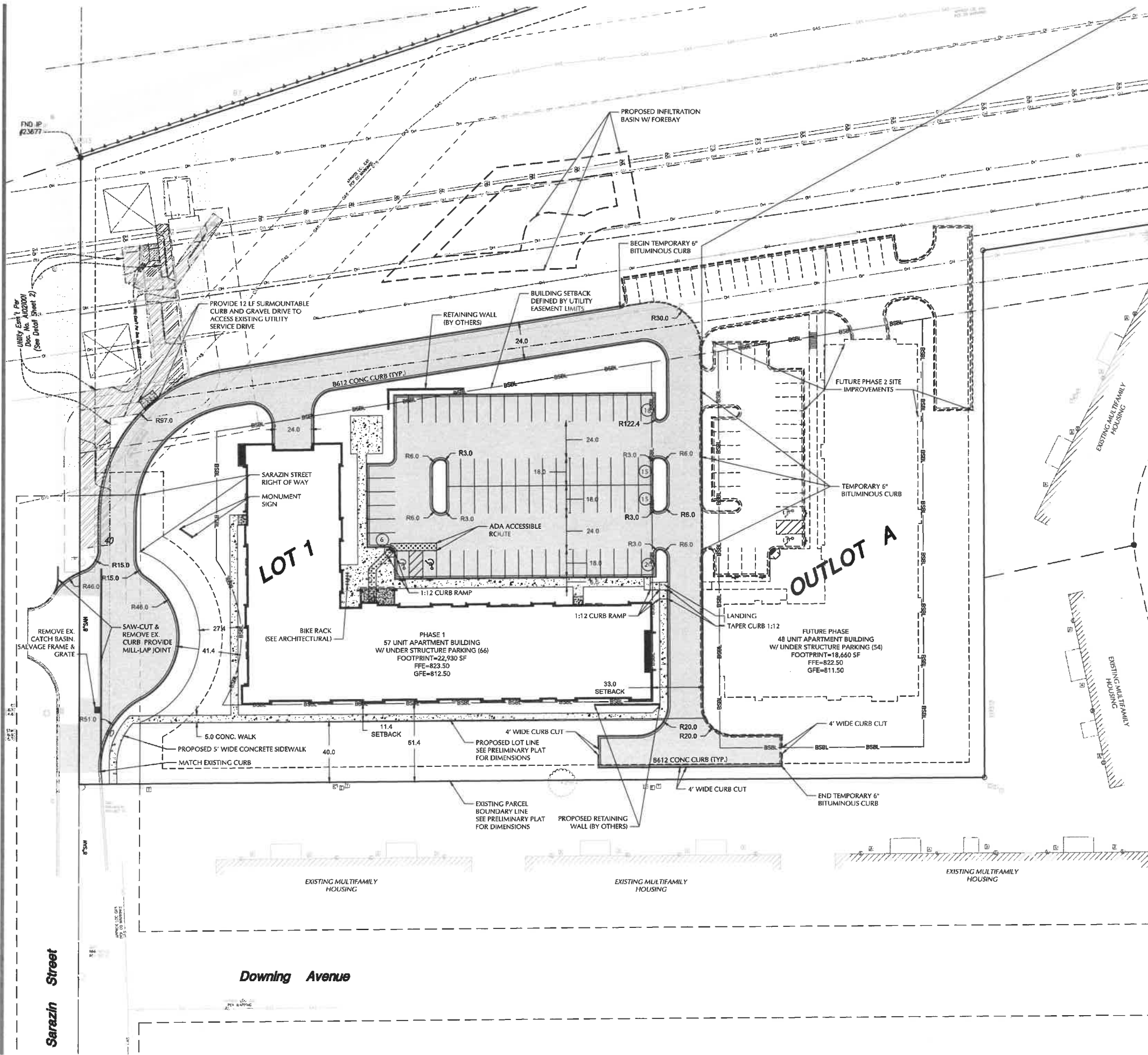




SITE NOTES

- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
- ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
- ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
- TYPICAL FULL SIZED PARKING STALL IS 9' X 18' UNLESS OTHERWISE NOTED.

SITE DATA

CURRENT ZONING: R3, MULTIPLE FAMILY RESIDENTIAL
PROPOSED ZONING: R3, MULTIPLE FAMILY RESIDENTIAL

EXISTING PARCEL AREA: 10.70 AC
PROPOSED LOT 1, BLOCK 1 AREA: 5.02 AC
PROPOSED OUTLOT A AREA: 5.43 AC
PROPOSED RIGHT OF WAY AREA: 0.25 AC
DISTURBED AREA: 4.88 AC
EXISTING IMPERVIOUS AREA: 0.07 AC (0.62%)
PROPOSED IMPERVIOUS AREA: 2.55 AC (23.84%)

OFF-STREET PARKING CALCULATIONS

PHASE 1 PARKING: 129 STALLS REQUIRED (2.25 STALLS/UNIT *57)
GARAGE: 66 STALLS
SURFACE: 64 STALLS

PHASE 2 PARKING: 104 STALLS REQUIRED (2.25 STALLS/UNIT *48)
GARAGE: 54 STALLS
SURFACE: 55 STALLS

SITE PLAN LEGEND

- CONCRETE SIDEWALK
- LIGHT DUTY BITUMINOUS PAVEMENT (1.5" WEAR / 1.5" NON-WEAR / 6" CL 5)
- HEAVY DUTY BITUMINOUS PAVEMENT (2.0" WEAR / 2.0" NON-WEAR / 8" CL 5)

*NOTE: PLAN "A" PUBLIC IMPROVEMENTS AND ALL WORK WITHIN SARAZIN STREET (CUL-DE-SAC) RIGHT OF WAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF SHAKOPEE STANDARD DETAILS AND SPECIFICATIONS.

PROJECT BENCHMARK

TOP NUT OF HYDRANT LOCATED ON THE APPROXIMATELY 600 FEET EAST OF SARAZIN STREET & 200 FEET NORTH OF DOWNING STREET, AS SHOWN HEREON.
ELEV. = 815.62 (NAVD 88)

SARAZIN
FLATS

Shakopee, Minnesota

MWF PROPERTIES

1645 Lyndale Avenue South
Minneapolis, Minnesota 55425

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
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CADD QUALIFICATION

ADC files prepared by the Consultant for this project are the property of the Consultant and shall not be used for any other project without the written consent of the Consultant. The Consultant is not responsible for the accuracy of the information provided by the client. The Consultant is not responsible for the accuracy of the information provided by the client. The Consultant is not responsible for the accuracy of the information provided by the client.

SUBMITTAL/REVISIONS

DATE	REVISION
08/03/16	LAND USE APPLICATION
01/24/18	UTILITY / LA REVISION
02/26/18	PLAN REVISION
04/16/18	50% SET
06/01/18	PERMIT SET

PROFESSIONAL SIGNATURE

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.

Signature: [Signature]
Date: 06/01/18

QUALITY CONTROL

DATE	REVISION
06/01/18	20383
06/01/18	06/01/18

SHEET INDEX

C1-1	EXISTING CONDITIONS PLAN
C2-1	SITE PLAN
C2-2	PLAN "A" PUBLIC IMP.
C3-1	GRADING PLAN
C3-2	SWPPP PLAN
C3-3	SWPPP NOTES & DETAILS
C4-1	UTILITY PLAN
C4-2	WATERMAIN PROFILES
C4-3	WATERMAIN PROFILES
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
C8-3	CIVIL DETAILS
C8-4	CIVIL DETAILS
C8-5	CIVIL DETAILS
C8-6	CIVIL DETAILS
L1-1	LANDSCAPE PLAN
L1-2	LANDSCAPE DETAILS

SITE PLAN

C2-1

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIKES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.