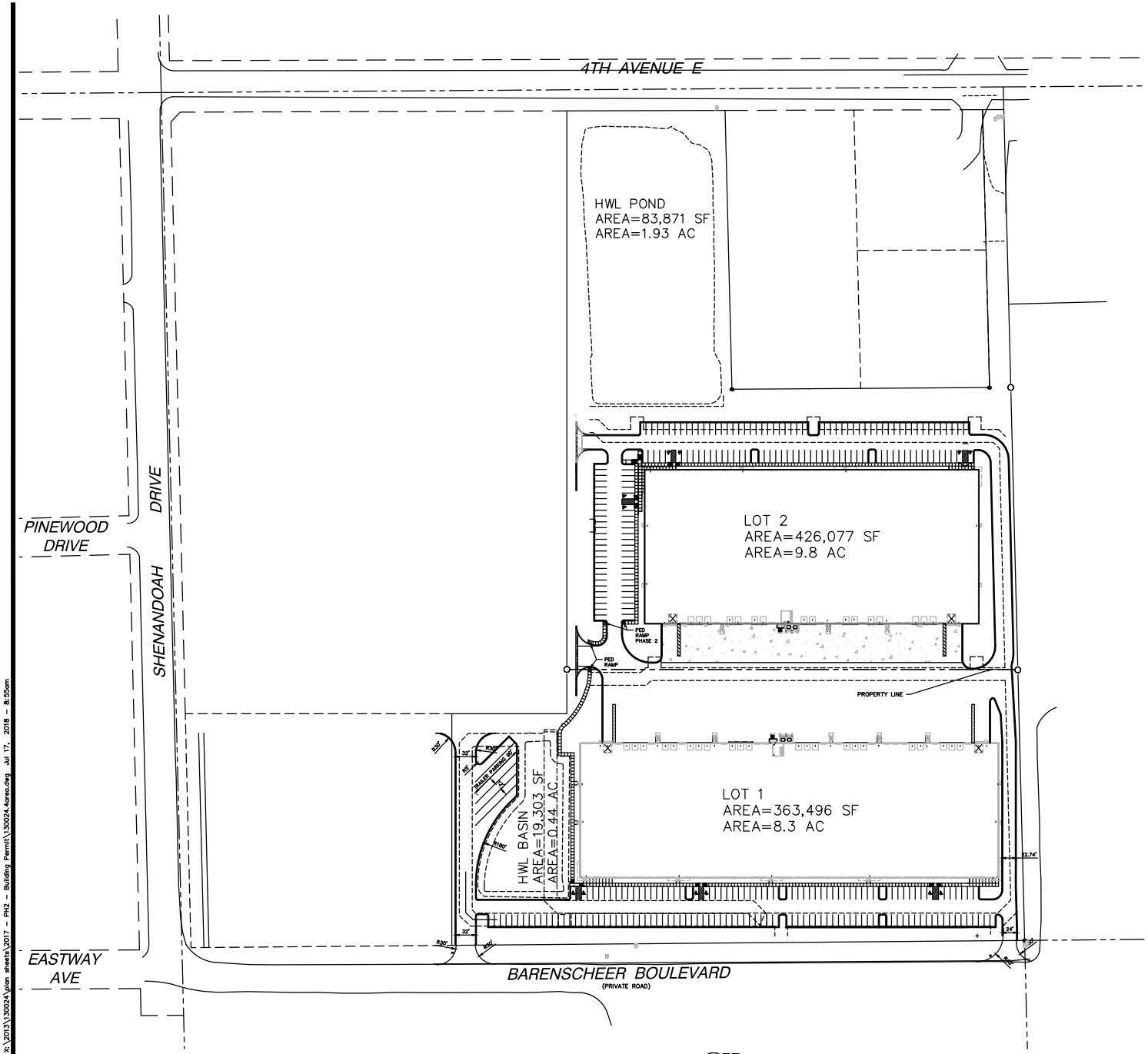

SITE DATA:

ZONING: LIGHT INDUSTRY (I-1)
PROPOSED USE: OFFICE/WAREHOUSE
PID NUMBER: 274440020

LOT DATA:

LOT 1	363,496 S.F.	8.3 AC
LOT 2	426,077 S.F.	9.8 AC
GROSS LOT AREA:	789,573 S.F.	18.1 AC

SITE LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED B612 CURB AND GUTTER
- PROPOSED OUTFALL CURB AND GUTTER
- PROPOSED BUILDING SETBACK
- PROPOSED PARKING SETBACKS
- PROPOSED EASEMENTS
- CONCRETE PAVEMENT

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SCANNELL PROPERTIES

VALLEY VIEW BUSINESS PARK THIRD ADDITION
4TH AVENUE E AND SHENANDOAH DRIVE
SHAKOPEE, MINNESOTA

BUILDING PERMIT SUBMITTAL

AREA CALCULATIONS

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

DAVID HASKL PE

5.15.18 — Date
21838 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE	ISSUE
	1.4.18	CITY SUBMITTAL
	2.16.18	SITE PLAN REVISION
	3.27.18	BUILDING PERMIT SUBMITTAL
	4.3.18	LOT LINE UPDATES
	4.16.18	ADDENDUM #1
	5.8.18	STORMWATER UPDATE
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	5.11.18	CITY SWM COMMENTS
	5.14.18	BLDG PERMIT / PLANNING
	5.14.18	FINAL SWM COMMENTS
	5.5.18	SPUC COMMENTS
	7.15.18	WEST TRAILER PARKING

PROJECT TEAM DATA
DESIGNED: MMM
DRAWN: MMM
PROJECT NO: 213-0024.4

C-2

Drawing name: X:\2013\130024\plan sheets\2017 - PH2 - Building Permit\130024.4area.dwg Jul 17, 2018 - 8:55am

LANDSCAPE SCHEDULE:

Phase 3 Quantity	Phase 4 Quantity	Total	KEY	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
Overstory Trees						
15	6	21	AM	Valley Forge Elm / Ulmus americana 'Valley Forge'	2" Cal. B&B	Straight Trunk, No V-Crotch
8	0	8	BE	Autumn Splendor Buckeye / Aesculus 'Autumn Splendor'	2" Cal. B&B	Straight Trunk, No V-Crotch
7	10	17	CH	Common Hackberry / Celtris occidentalis	2" Cal. B&B	Straight Trunk, No V-Crotch
1	6	7	HL	Norther Acclaim Honeylocust / Gleditsia triacanthos-inermis 'Harve'	2" Cal. B&B	Straight Trunk, No V-Crotch
10	4	14	RB	River Birch / Betula nigra	2" Cal. B&B	Clump Form
8	7	15	RL	Greenspire Linden / Tilia cordata 'Greenspire'	2" Cal. B&B	Straight Trunk, No V-Crotch
11	12	23	SO	Swamp White Oak / Quercus bicolor	2" Cal. B&B	Straight Trunk, No V-Crotch
Coniferous Trees						
0	12	12	BA	Blue Arrow Juniper / Juniperus virginiana 'Blue Arrow'	6' ht. B&B	Full Form
14	0	14	BS	Black Hills Spruce / Picea glauca dematata	6' ht. B&B	Full Form
25	14	37	NP	Norway Pine / Pinus resinosa	6' ht. B&B	Full Form
37	19	56	SP	Scotch Pine / Pinus sylvestris	6' ht. B&B	Full Form
29	29	58	TA	Techny Arborvitae / Thuja occidentalis	6' ht. B&B	Full Form
7	19	26	WF	White Fir / Abies concolor	6' ht. B&B	Full Form
2	4	6	WP	White Pine / Pinus strobus	6' ht. B&B	Full Form
Understory Tree						
5	3	8	JL	Japanese Tree Lilac / Syringa reticulata	1.5" Cal B&B	Straight Trunk, No V-Crotch
5	5	10	FC	Amur Maackia / Maackia amurensis	1.5" Cal B&B	Straight Trunk, No V-Crotch
44	12	56	SB	Autumn Brilliance Serviceberry / Amerlanchier x grandiflora 'Autumn Brilliance'	6' ht. B&B	Clump Form
15	9	24	TH	Thornless Cockspur Hawthorn / Crataegus crus-galli 'Inermis'	1.5" Cal B&B	Straight Trunk, No V-Crotch
Shrubs						
0	17	17	AH	Annabelle Hydrangea / Hydrangea arborescens 'Annabelle'	5 Gal. Pot	Min. 5 canes at ht. specified.
8	14	22	BH	Dwarf Bush Honeysuckle / Diervilla lonicera	3 Gal. Pot	Min. 5 canes at ht. specified.
0	29	29	CD	Alleman's Compact Red Twig Dogwood / Cornus sericea 'Allemanis'	3 Gal. Pot	Min. 5 canes at ht. specified.
40	0	40	DG	Dart's Gold / Physocarpus opulifolius 'Dart's Gold'	5 Gal. Pot	Min. 5 canes at ht. specified.
61	0	61	DN	Diabolo Ninebark / Physocarpus opulifolius 'Monlo'	5 Gal. Pot	Min. 5 canes at ht. specified.
8	0	8	NF	Neon Flash Spirea / Spirea japonica 'Neon Flash'	3 Gal. Pot	Min. 5 canes at ht. specified.
Evergreen Shrubs						
7	3	10	SJ	Scandia Juniper / Juniperus sabina 'Scandia'	5 Gal. Pot	Min. 5 canes at dia. specified.
0	36	36	TY	Taunton Yew / Taxus x media 'Taunton'	5 Gal. Pot	Min. 5 canes at ht. specified.
Perennials						
9	33	42	LB	Little Bluestem / Schizachyrium scoparium 'Minnblue A'	3 gal. cont.	
23	22	45	SD	Stella de Oro Daylily / Hemerocallis 'Stella de Oro'	1 gal. cont.	
		412		TOTAL TREES		
		223		TOTAL SHRUBS		

NOTE: QUANTITIES ON PLAN SUPERCEDE LIST QUANTITIES IN EVENT OF DISCREPANCY.

SEED PLANTING NOTES:

INFILTRATION AREA SEED MIX: MN STATE SEED MIX 33-261. SEED RATE TO BE 14.5 LBS/ACRE (PURE LIVE SEED)

POND SEED MIX: MN STATE SEED MIX 34-181. SEED RATE TO BE 5 LBS/ACRE (PURE LIVE SEED)

SHORT GRASS PRAIRIE SEED MIX: 41% LITTLE BLUESTEM, 35% SIDE OATS GRAMA, 13% BLUE GRAMA, 5% POVERTY OAT GRASS, 4% JUNE GRASS, 1% KALM'S BROME, 1% PRAIRIE BROMEGRASS, BY PLS WEIGHT. SEEDING RATE: BROADCAST: 4 LBS./10,000 SQ. FT. DRILL: 8-10 LBS./ACRE. USE SHORT/DRY GRASS MIX BY PRAIRIE RESTORATION, INC. OR APPROVED EQUAL.

APPLY SEED PER THE FOLLOWING:
MULCH SEEDED AREAS WITH 1bs/DOT TYPE 3 (MCIA CERTIFIED WEED FREE) MULCH AT A RATE OF 1 TON PER ACRE WITHIN 48 HOURS OF SEEDING. MULCH SHOULD THEN BE DISC ANCHORED TO KEEP IT FROM BLOWING AWAY.

SEEDING SHALL BE APPLIED FROM APRIL 1 – JUNE 30 OR NOV. 1 – FREEZE UP.

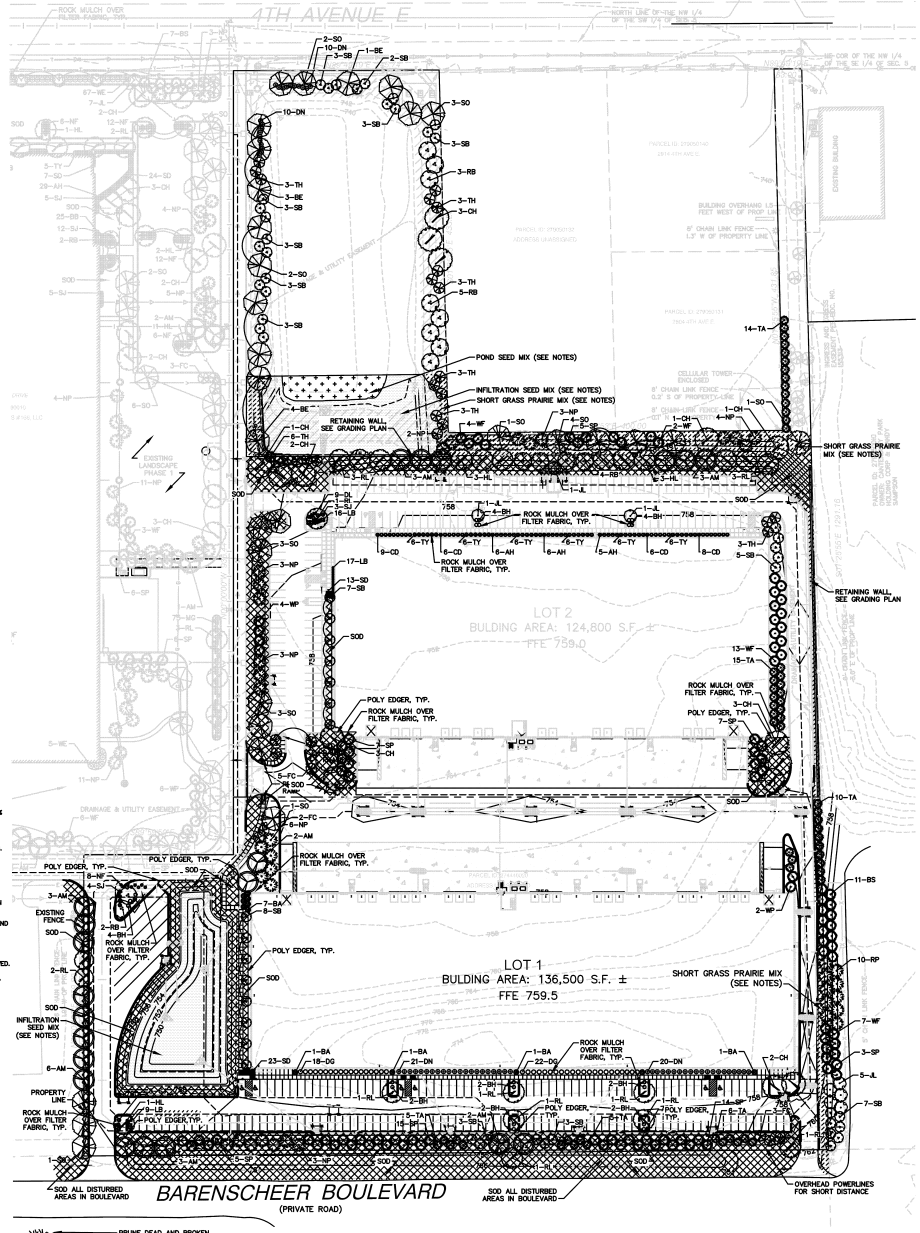
IF HYDROSEEDING UTILIZE APPROXIMATELY 500 GALLONS OF WATER PER ACRE. REFER TO MN/DOT SPEC 3884 FOR PROPER INSTALLATION OF HYDRO-SEED.

ALL NATIVE SEEDS USED ON THIS PROJECT SHALL BE CERTIFIED TO BE OF MINNESOTA ORIGIN BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCIA).

SITE TO BE PREPARED BY LOOSENING TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES. THE SITE TO BE HARROWED OR RAKED FOLLOWING SEEDING, AND THEN PACKED USING A CULTI-PACKER OR EQUIVALENT.

MAINTAIN SEEDED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED.

ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEEDED, REFERTILIZED AND REMULCHED WHENEVER 70% VEGETATIVE COVER IS NOT ACHIEVED. RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM EROSION AND/OR EQUIPMENT. THE CONTRACTOR SHALL REPAIR DAMAGE, INCLUDING REGRADING, RESEEDING, ETC. AS NECESSARY, BEFORE SIGNIFICANT DAMAGE OCCURS.



LANDSCAPE PLAN NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION WITH GENERAL CONTRACTOR AND CITY OF SHAKOPEE NATURAL RESOURCES DEPARTMENT PRIOR TO BEGINNING WORK TO BECOME FULLY AWARE OF THE CITY REQUIREMENTS FOR ALL LANDSCAPE WORK, TESTING AND APPROVAL PROCESS.
3. ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 4" DEPTH OF 3" RIVER ROCK MULCH OVER WEED BARRIER. KEEP MULCH/ROCK MINIMUM 4" AWAY FROM BASE OF PLANTS. EDGER TO BE VALLEY VIEW BLACK DIAMOND EDGING OR APPROVED EQUAL.
4. INSTALL 3-4" DEPTH SHREDDED HARDWOOD MULCH, 3'-6' FROM BASE OF THE TREES THAT ARE ISOLATED FROM PLANT BEDS. DO NOT PILE MULCH AGAINST THE BASE OF A PLANT OR TREE TRUNK; PULL THE MULCH AWAY FROM THE BASE ONE TO TWO INCHES.
5. INSTALL 6" OF TOPSOIL. ALL TOPSOIL (WEATHER SALVAGED ON SITE OR BROUGHT IN AS IMPORT) TO BE USED ON SITE FOR TURF ESTABLISHMENT SHALL BE IDENTIFIED, TESTED AND APPROVED BY CITY OF SHAKOPEE ENGINEERING DEPARTMENT PRIOR TO PLACEMENT OF SAID TOPSOIL. TOPSOIL TEST RESULTS SHALL COMPLY WITH MNDOT'S "STANDARD SPECIFICATION FOR CONSTRUCTION" LATEST EDITION, SPECIFICATION 3877 FOR "SELECT TOPSOIL BORROW" (SPEC. 3877.2 B, TABLE 3877-2).
6. CONTRACTOR SHALL INSTALL SOD IN DENOTED AREAS PER LOCAL INDUSTRY STANDARDS. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND HAVE STAGGERED JOINTS. SOD PLACED IN DRAINAGE SWALES AND AREAS OF SLOPES 3:1 OR GREATER SHALL BE STAKED EVERY 3'.
7. CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF TWO YEARS BEGINNING AT THE DATE OF ACCEPTANCE. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF WORK) WILL BE PROMPTLY REMOVED AND REPLACED (AS PER DIRECTION OF OWNER). COORDINATE TREE REPLACEMENT WITH CITY FORESTRY SPECIALIST. WARRANTY PERIOD WILL NOT BEGIN UNTIL INSTALLED PLANTS ARE INSPECTED BY CITY STAFF AND DETERMINED ACCEPTABLE. CONTACT CITY DEPARTMENT OF NATURAL RESOURCES AT (952) 233-8550 TO SCHEDULE INSPECTION.
8. CONTRACTOR SHALL PROVIDE A TWO YEAR MAINTENANCE PLAN FOR THE AREAS TO BE SEEDED AROUND THE INFILTRATION POND. SUBMIT TO CITY OF SHAKOPEE'S DEPARTMENT OF NATURAL RECOURSES AT THE TIME OF TREE/SHRUB INSPECTION.
9. NOTE: 10% OF THE INSTALLED PLANTS WILL BE INSPECTED BY CITY STAFF AFTER INSTALLATION. IF 25% OR MORE OF INSPECTED PLANTS FAIL TO MEET THE REQUIREMENTS AND CONDITIONS, ALL INSTALLED PLANTS WILL BE REMOVED AND REPLACED AT THE COST OF THE APPLICANT.
10. ALL MATERIAL SHALL COMPLY WITH STATE AND LOCAL CONSTRUCTION STANDARDS.
11. REPAIR AT NO COST TO OWNER ALL DAMAGE TO PROPERTY RESULTING FROM LANDSCAPE WORK.
12. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC., RESULTING FROM LANDSCAPE WORK.
13. AFTER COMPLETION OF WORK AND PRIOR TO LEAVING SITE, SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS. LANDSCAPE CONTRACTOR SHALL REMOVE ALL OF THEIR OWN DEBRIS FROM SITE.
14. LANDSCAPE CONTRACTOR TO PROTECT THE EXISTING VEGETATION TO BE RETAINED DURING SITE AND BUILDING CONSTRUCTION PROCESS, AS APPLICABLE PER CITY REQUIREMENTS. REFER TO DEMOLITION PLAN FOR TREE PROTECTION AREAS.
15. ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
16. CONTRACTOR SHALL SUPPLY DESIGN AND INSTALLATION OF AN IRRIGATION PLAN WITH 100% COVERAGE FOR SOD, SHRUB BEDS AND ALL LANDSCAPE ISLANDS PER GOVERNING AGENCY & LOCAL DESIGN STANDARDS. SOD AND SHRUB AREAS TO BE ON SEPARATE ZONES. THE IRRIGATION SYSTEM TO HAVE A A RAIN SENSOR SHUTOFF. USE RAINBIRD OR APPROVED EQUAL. COORDINATE INSTALLATION WITH WORK OF OTHER SECTIONS AND PROPERTY OWNER.
17. GENERAL CONTRACTOR SHALL FOLLOW THE STATE SOIL AND EROSION CONTROL SPECIFICATIONS FOR DISTURBED AREA STABILIZATION.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REQUIRED PERMITS TO BE ISSUED BY REVIEWING AGENCY.
19. BARE ROOT IS AN ACCEPTABLE PLANTING STOCK FOR MEETING THE LANDSCAPING REQUIREMENTS. TREES STILL MUST MEET SIZE REQUIREMENTS. ALL BARE ROOT TREES SHALL BE PLANTED DURING THE SPRING OR FALL PLANTING SEASON. SPRING PLANTING SEASON IS CONSIDERED APRIL TO EARLY JUNE AND FALL PLANTING SEASON IS CONSIDERED LATE SEPTEMBER THROUGH NOVEMBER.
20. SOIL COMPACTION FOR ALL NON-STRUCTUAL LANDSCAPE AREAS (INCLUDING LANDSCAPING ISLANDS) SHALL BE BETWEEN 75%-80% OF STANDARD PROCTOR (MAXIMUM DRY DENSITY) FOR A MINIMUM OF THE TOP 18" OF SOIL. COMPACTION SAMPLES ARE TO BE TAKEN AFTER FINAL GRADING OF THE SITE IS COMPLETE. THEY ARE TO BE SUBMITTED AND APPROVED BY THE CITY OF SHAKOPEE BEFORE INSTALLATION OF LANDSCAPING BEGINS. A REASONABLE NUMBER OF SAMPLES MUST BE TAKEN WITH EVEN COVERAGE OF ALL LANDSCAPED AREAS. SUBMIT SAMPLES TO SHAKOPEE NATURAL RESOURCES DEPT.
21. TREES SHALL BE PLANTED ACCORDING TO CITY OF SHAKOPEE'S REQUIREMENTS. TREES SHALL BE PLANTED MINIMUM OF 6' FROM IMPERVIOUS SURFACES, 10' FROM PROPERTY LINES, NO TREE SHALL BE INSTALLED IN EASEMENTS CONTAINING UTILITIES, OVERHEAD RIGHT OF WAY, OR BELOW OVERHEAD UTILITIES. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES.
22. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
23. ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL. 7.5YAKE OR
24. MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.

PHASE 3&4 LANDSCAPE CALCULATIONS

LANDSCAPE REQUIREMENTS BY GFA

	First 10k sf (3 units per 1k sf)	Next 40k sf (10-50k sf) (2 units per 1k sf)	Next 50k sf (50-100k sf) (1 units per 1k sf)	> 100k sf (1 units per 1.5k sf)	Total Units Required
Building A (136,500 sf)	30 Units	80 Units	50 Units	24 Units	184 Units
Building B (124,800 sf)	30 Units	80 Units	50 Units	17 Units	177 Units
					361 Units

LANDSCAPE REQUIREMENTS BY IMPERVIOUS AREA

	Impervious Acre	Impervious sf	Landscape Required (1 unit per 4k sf)
Phase 3&4 Impervious = Total Impervious - GFA	7.55 ac	328,966.80 sf	82 Units

TREES REQUIRED IN PARKING AREAS

	Parking Area	Trees Required (1 tree per 4k sf)
Building A	52573.08 sf	13 Trees
Building B	48027.26 sf	12 Trees

NOTE:
PER SHAKOPEE CITY CODE TOTAL LANDSCAPE REQUIRED = REQUIREMENTS BY GFA + REQUIREMENTS BY IMPERVIOUS AREA
TREES PLANTED IN PARKING AREAS COUNT TOWARD REQUIRED LANDSCAPE, NOT IN ADDITION TO.

LANDSCAPE REQUIRED BY GFA 361 UNITS
LANDSCAPE REQUIRED BY IMPERVIOUS AREA 82 UNITS
TOTAL PH 3&4 LANDSCAPE REQUIREMENTS 443 UNITS REQUIRED

TREE MITIGATION CALCULATIONS:

TOTAL MITIGATION ESCROW (FOR ALL PHASES): $287,000
MITIGATION REQUIREMENT BUILT: -$191,100
PHASE 3&4 TOTAL REMAINING MITIGATION ESCROW: $76,000

PHASE 3&4 TOTAL REMAINING MITIGATION: 190 UNITS REQUIRED MITIGATION
($76,000/$400 = 190 UNITS)

PHASE 3&4 LANDSCAPE REQUIREMENTS:

	REQUIRED: SHRUBS	REQUIRED: TREES	PROVIDED: SHRUBS	PROVIDED: TREES
PHASE 3&4 LANDSCAPE REQUIRED: 443 UNITS	221*	222	221	222
PHASE 3&4 MITIGATION REQUIRED: 190 UNITS	0**	190	N/A	190
	221	412	221	412

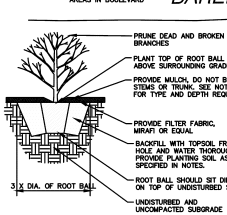
NOTES:
* PER SUBD. 8. LANDSCAPE REQUIREMENTS NOT MORE THAN 50% OF REQUIRED LANDSCAPE UNITS MAY BE COMPOSED OF SHRUBBERY.
** TREE REPLACEMENT: NO MORE THAN 10% MAY BE COMPOSED OF SHRUBBERY WITH A REPLACEMENT RATIO OF 3:1 (SHRUBS:TREES). ENTIRE 10% SHRUB ALLOCATION WAS USED ON PHASE 1.

SEED MIX LEGEND:

- INFILTRATION AREA SEED MIX: (MN STATE SEED MIX 33-261 STORMWATER SOUTH & WEST)
- POND SEED MIX: (MN STATE SEED MIX 34-181 EMERGENT WETLAND)
- SHORT GRASS PRAIRIE SEED MIX: SHORT/DRY GRASS MIX BY PRAIRIE RESTORATION, INC. OR APPROVED EQUAL
- SOD

LANDSCAPE LEGEND:

- PROPOSED OVERSTORY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS / PROPOSED EDGER
- PROPOSED ACCENT BOULDER



1 TREE PLANTING DETAIL
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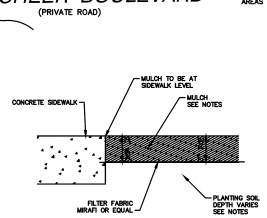

2 SHRUB PLANTING
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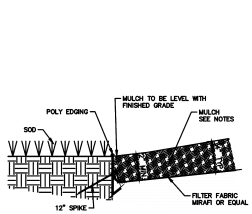

3 MULCH AT SIDEWALK DETAIL
NO SCALE

4 MULCH AT SOD DETAIL
NO SCALE

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VALLEY VIEW BUSINESS PARK THIRD ADDITION
4TH AVENUE E. AND SHENANDOAH DRIVE
SHAKOPEE, MINNESOTA
BUILDING PERMIT SUBMITTAL
LANDSCAPE PLAN

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 LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

MALEAH MILLER, PLA, ASLA
5.15.18 Date
18507 License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
1.4.18	CITY SUBMITTAL
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7.13.18	WEST TRAILER PARKING

PROJECT TEAM DATA
DESIGNED: MMM
DRAWN: MMM
PROJECT NO: 213-0024.4

L-1

Drawing name: X:\2013\130024\plan sheets\2017 - PH2 - Building Permit\130024.4cnd.dwg Jul 17, 2018 - 9:02am