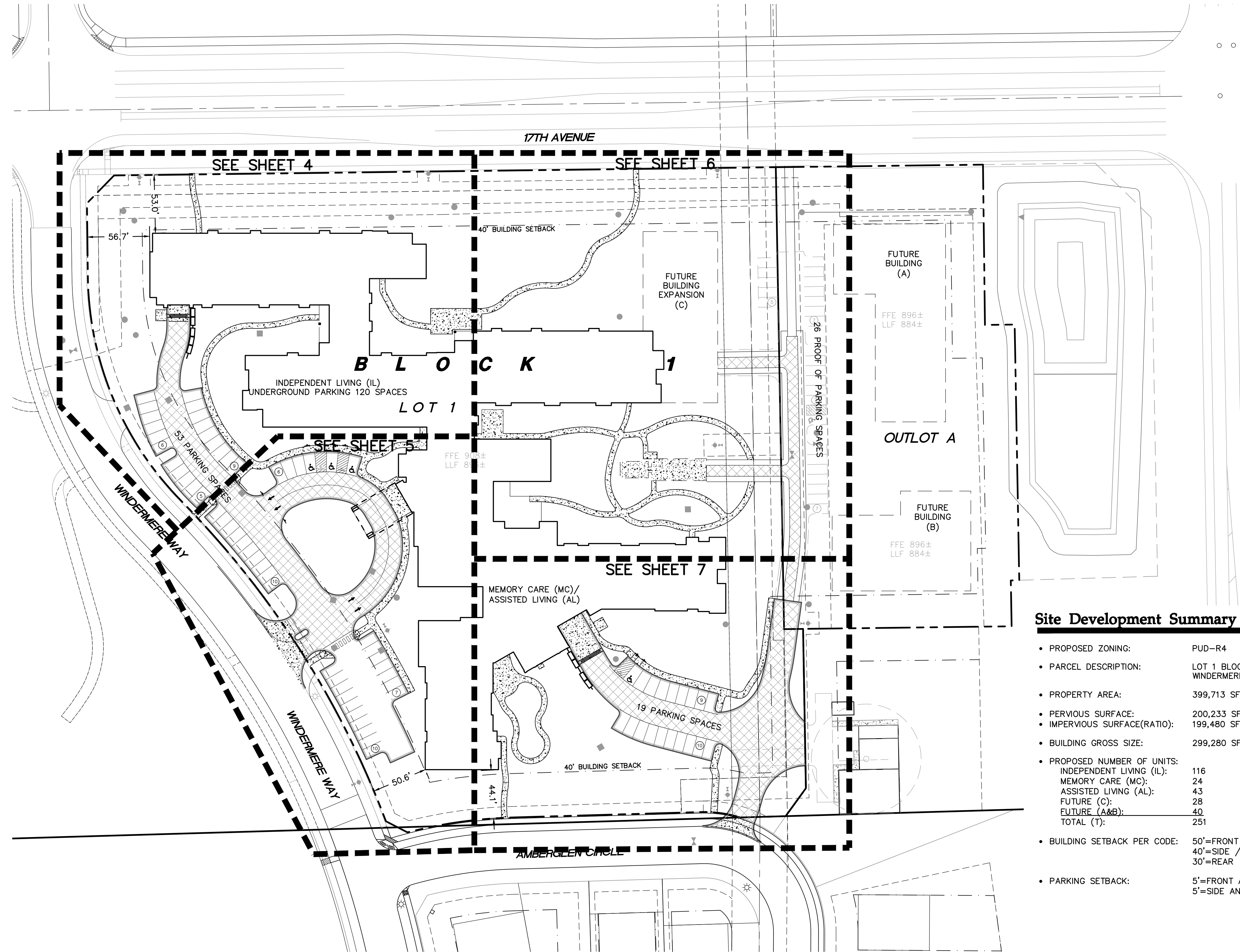




Site Legend

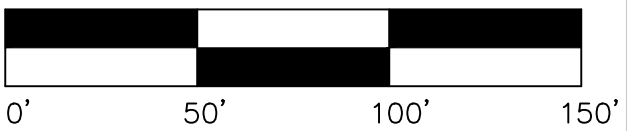
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		POND NORMAL WATER LEVEL
		RETAINING WALL
		FENCE
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		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

General Site Notes

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, MINNETONKA, MN.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADII SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.

Site Development Summary

- PROPOSED ZONING: PUD-R4
- PARCEL DESCRIPTION: LOT 1 BLOCK 1 & OUTLOT A WINDERMERE WAY 2ND ADDITION
- PROPERTY AREA: 399,713 SF (9.18 AC)
- PERVIOUS SURFACE: 200,233 SF (50.1%)
IMPERVIOUS SURFACE(RATIO): 199,480 SF (49.9%)
- BUILDING GROSS SIZE: 299,280 SF
- PROPOSED NUMBER OF UNITS:
INDEPENDENT LIVING (IL): 116
MEMORY CARE (MC): 24
ASSISTED LIVING (AL): 43
FUTURE (C): 28
FUTURE (A&B): 40
TOTAL (T): 251
- BUILDING SETBACK PER CODE: 50'=FRONT
40'=SIDE / 50'=SIDE TO ROW
30'=REAR
- PARKING SPACE/DRIVE AISLE: 9' WIDE X 18' LONG, 24' AISLE
- PARKING RATIO REQUIREMENT - CITY OF SHAKOPEE
SENIOR CITIZEN HOUSING: 1 SPACE/1 DWELLING
TOTAL SPACES REQUIRED: 252
- PARKING PROVIDED
UNDERGROUND INDEPENDENT LIVING: 120
SURFACE LOT: 72
PROOF OF PARKING: 26
UNDERGROUND FUTURE BUILDING (A&B): 40
UNDERGROUND FUTURE EXPANSION (C): 14
TOTAL SPACES PROVIDED: 272



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Date: 06/22/18 Sheet: 3 OF 15

Westwood

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Westwood Professional Services, Inc.

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John Bender
Date: 06/22/18 License No.

Revisions:

18/08/03 CITY/SPUC COMMENTS

Designed: SSA
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Drawn: JAS
Record Drawing by/date:

Prepared for:

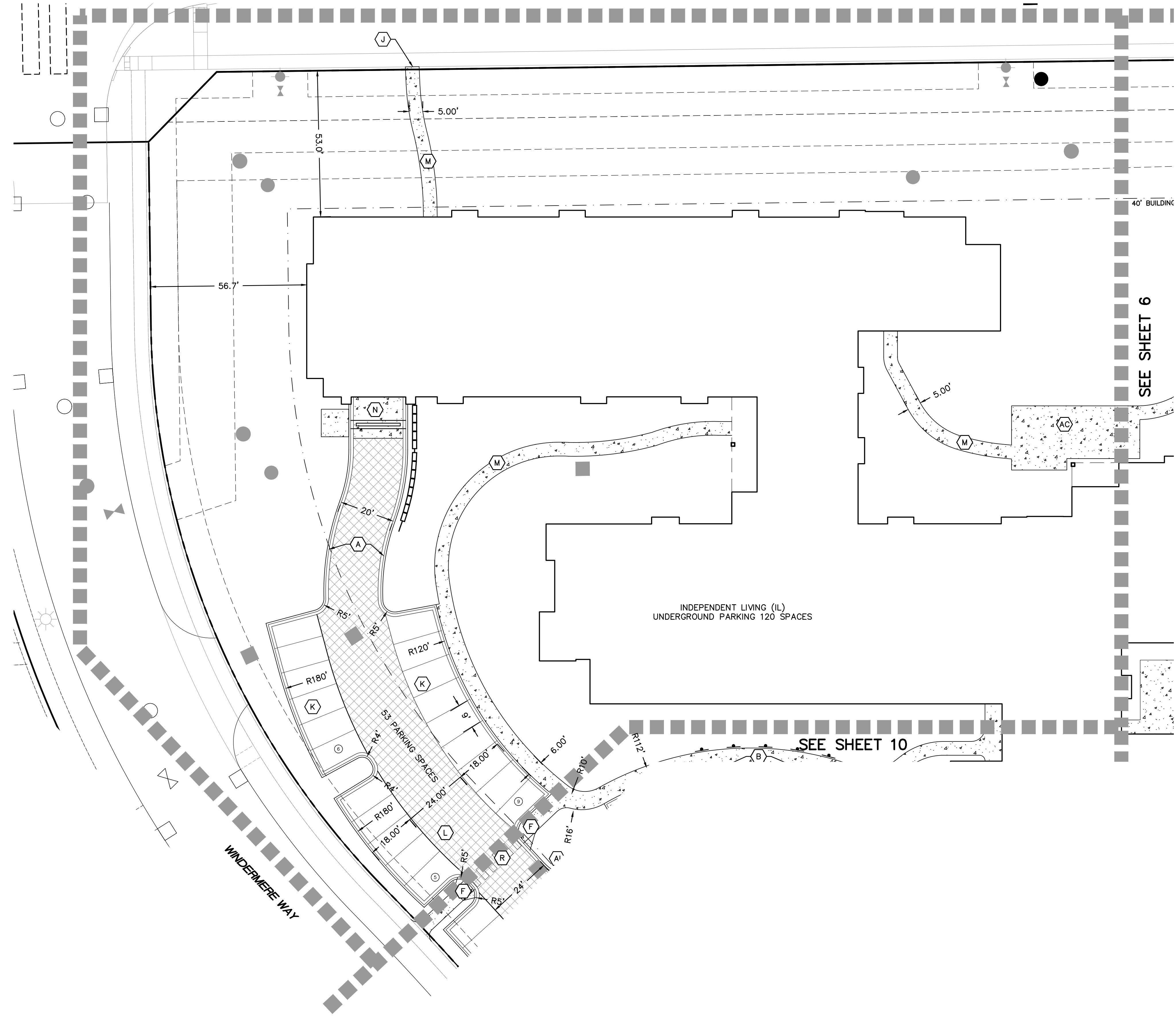
Cunningham Group Architecture, Inc.

201 Main Street, Suite 325
Minneapolis, MN 55414

Benedictine Senior
Living Community
of Shakopee

Shakopee, MN

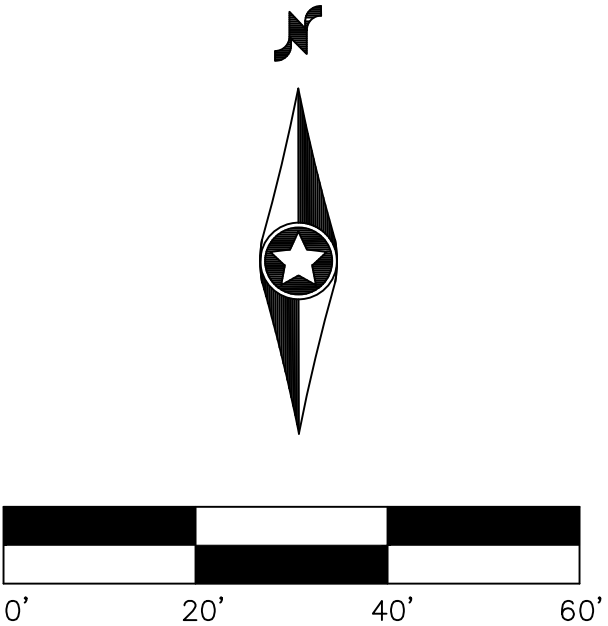
Site Plan
Overall



- Site Keynotes**
- A B612 CURB & GUTTER
 - B FLUSH CONCRETE CURB & GUTTER
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 - AD SCREEN WALL (SEE STRUCTURAL PLANS)
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 - AG FDC LOCATION
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Site Legend

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Date: 06/22/18 Sheet: 4 OF 15

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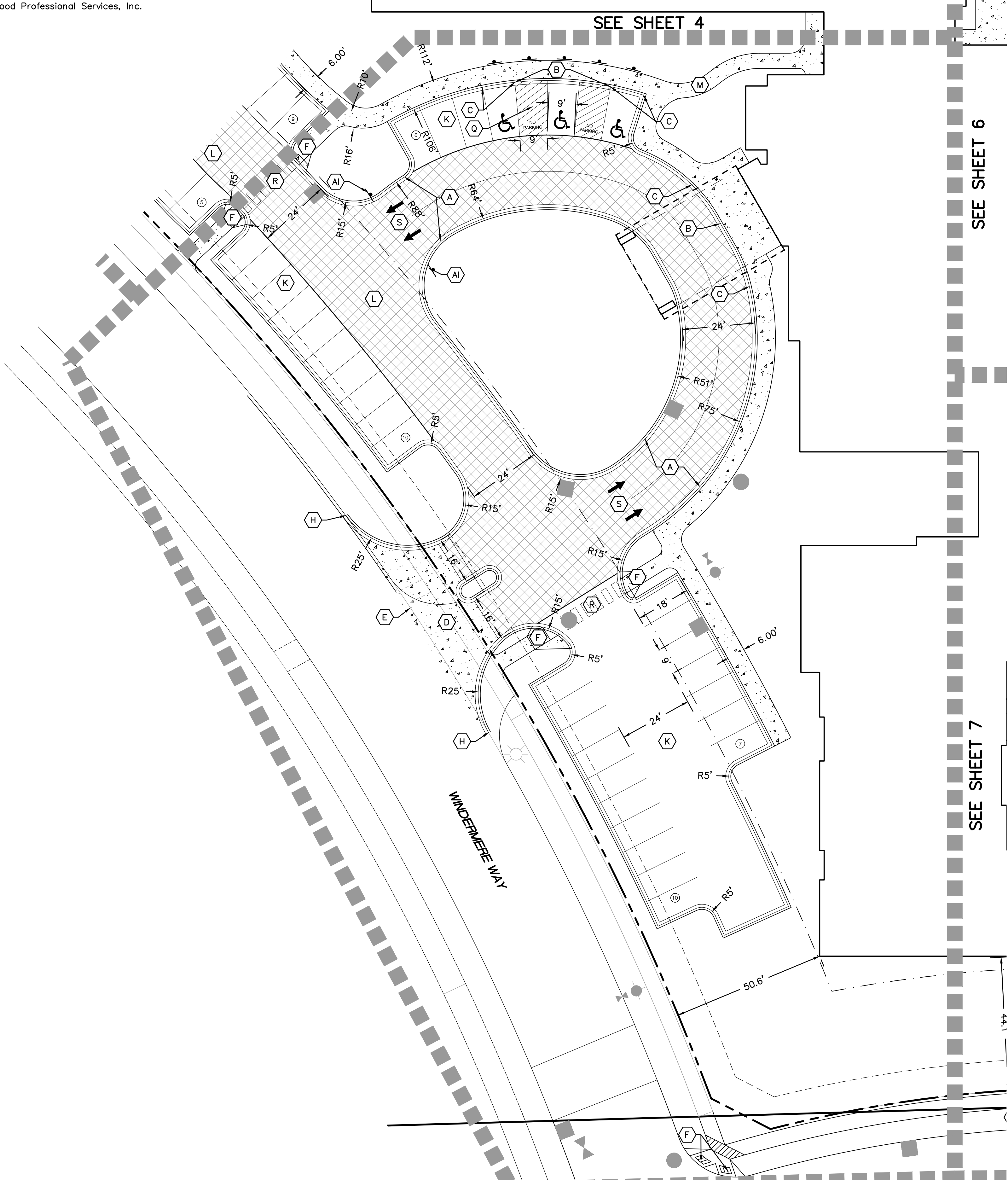
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**Benedictine Senior
Living Community
of Shakopee**
Shakopee, MN

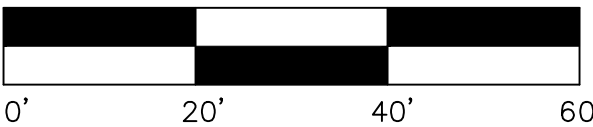
Site Plan
Northwest



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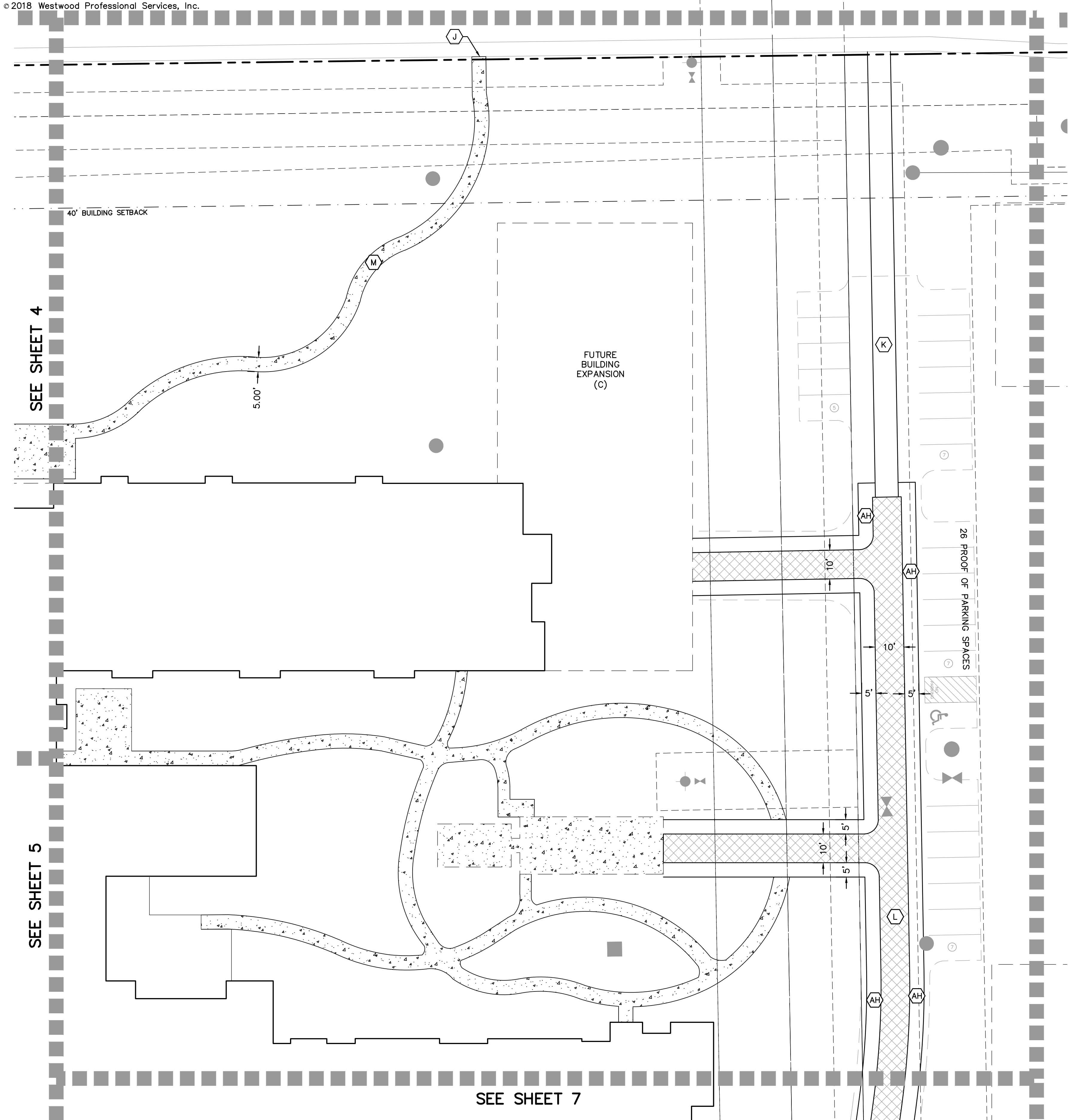
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**Benedictine Senior
Living Community
of Shakopee**
Shakopee, MN

**Site Plan
Southwest**

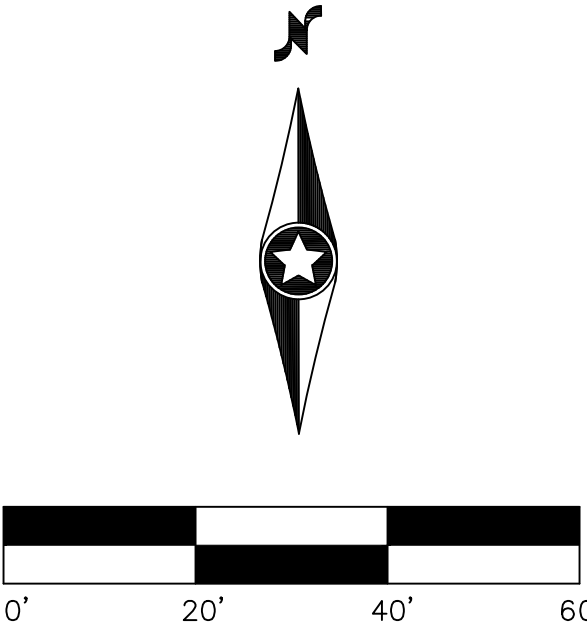


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Date: 06/22/18 Sheet: 6 OF 15

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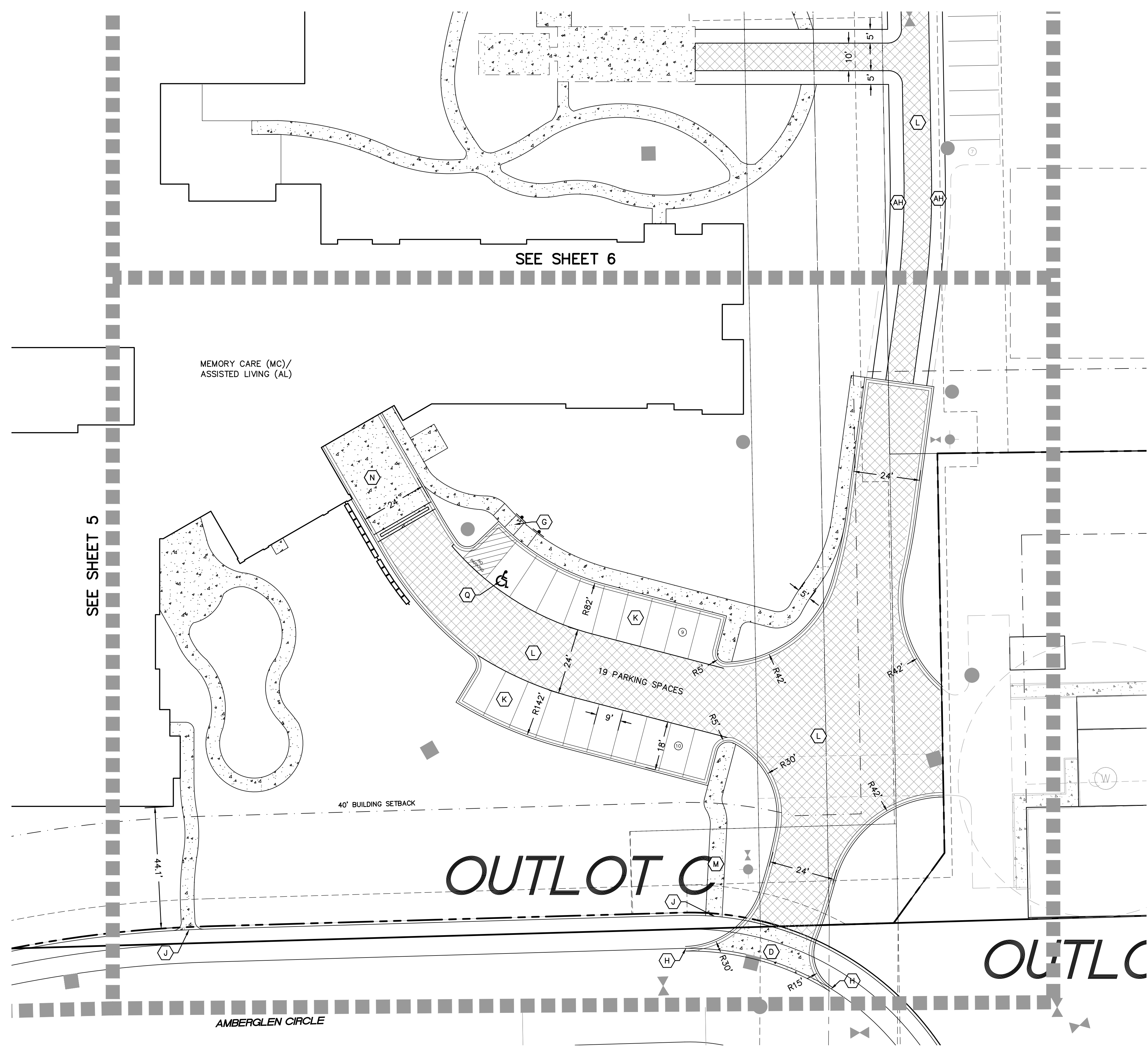
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**Benedictine Senior
Living Community
of Shakopee**

Shakopee, MN

**Site Plan
Northeast**

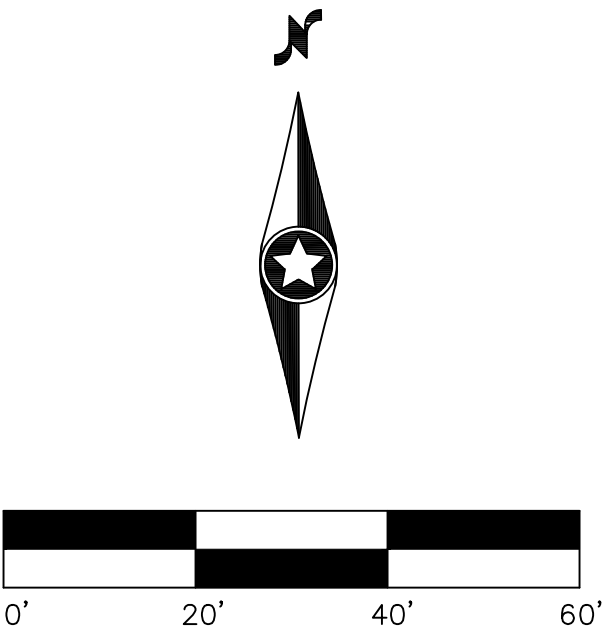


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Date: 06/22/18 Sheet: 7 OF 15

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**Benedictine Senior
Living Community
of Shakopee**

Shakopee, MN

Site Plan
Southeast