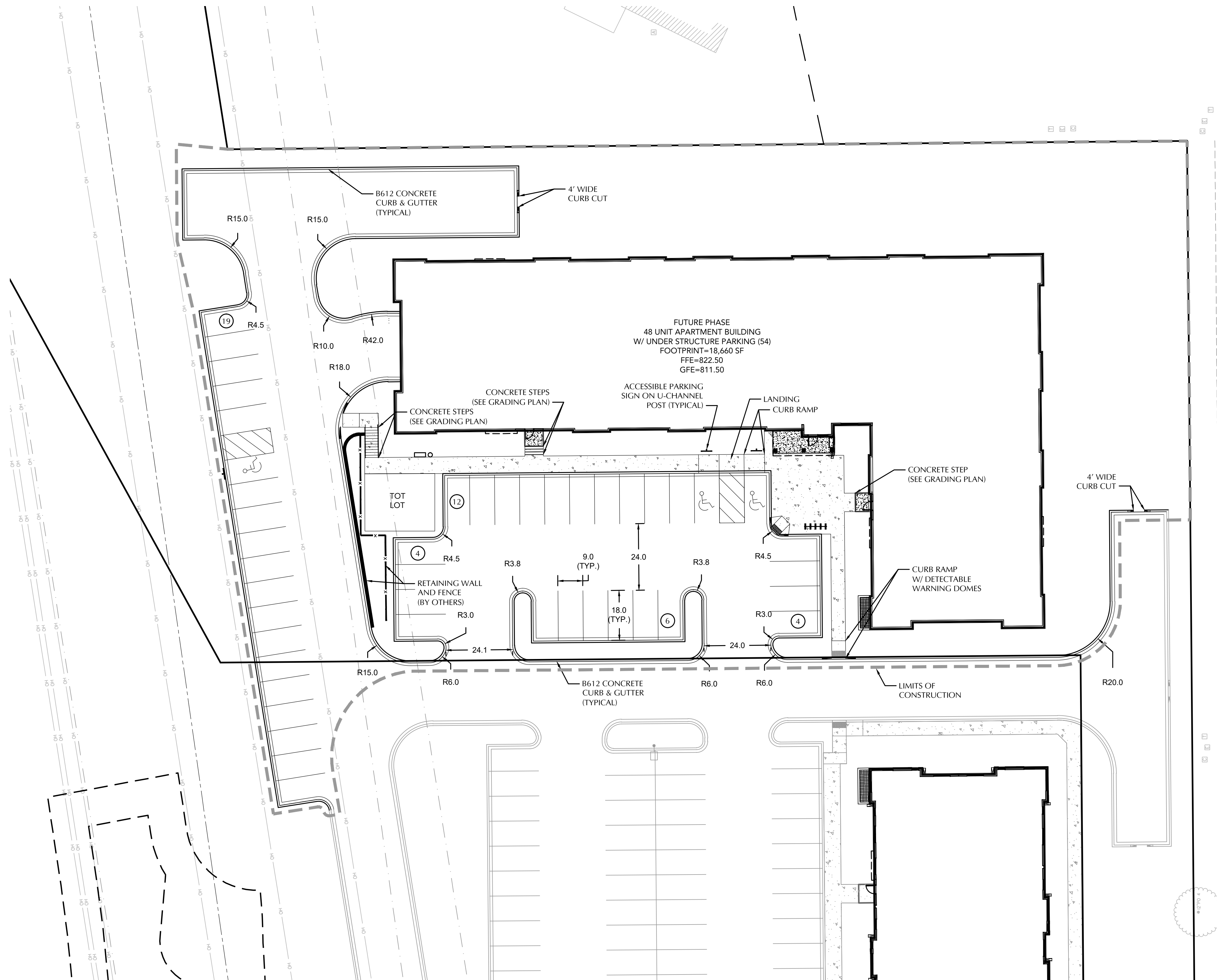




SITE NOTES

1. 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.
2. ACCESSIBLE PARKING, AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. 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 OUTLOT AREA:	5.43 AC
PROPOSED LOT 1, BLOCK 1 AREA:	5.43 AC
DISTURBED AREA:	1.37 AC
EXISTING IMPERVIOUS AREA:	0.00 AC (0.0%)
PROPOSED IMPERVIOUS AREA:	1.03 AC (18.97%)

OFF-STREET PARKING CALCULATIONS

PARKING: 109 STALLS REQUIRED (2.25 STALLS/UNIT *48)
GARAGE STALL PROVIDED: 54 STALLS
SURFACE SURFACE STALLS PROVIDED: 45 STALLS + 10 SURPLUS PARKING STALLS
FROM PHASE 1 = 55

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 II**



PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used for other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

11/29/18 50% 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.

NOT FOR CONSTRUCTION

 W. W. McLouth - PE

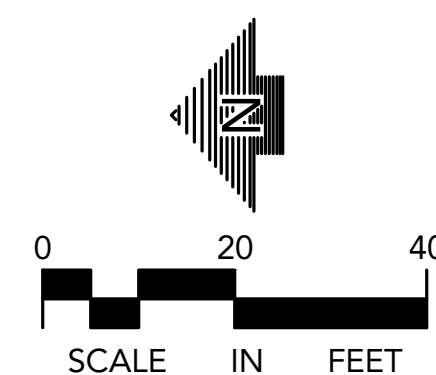
License No. 20383
Date TBD

QUALITY CONTROL

Loucks Project No.	16017.0B
Project Lead	TWM
Drawn By	CDL
Checked By	TWM
Review Date	11/29/18

SHEET INDEX

C1-1	EXISTING CONDITIONS PLAN
C2-1	SITE PLAN
C3-1	GRAIN PLAN
C3-2	SWPP PLAN
C3-3	SWPPP NOTES & DETAILS
C4-1	UTILITY PLAN
C4-2	WATERMAIN PROFILES
C4-3	WATERMAIN PROFILES
C8-1,2,3,4,5,6,7,8,9	CIVIL DETAILS
L1-1	LANDSCAPE PLAN
L1-2	LANDSCAPE DETAILS



CALL BEFORE YOU DIG!

Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

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 WIRES, 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.

SITE PLAN

C2-1