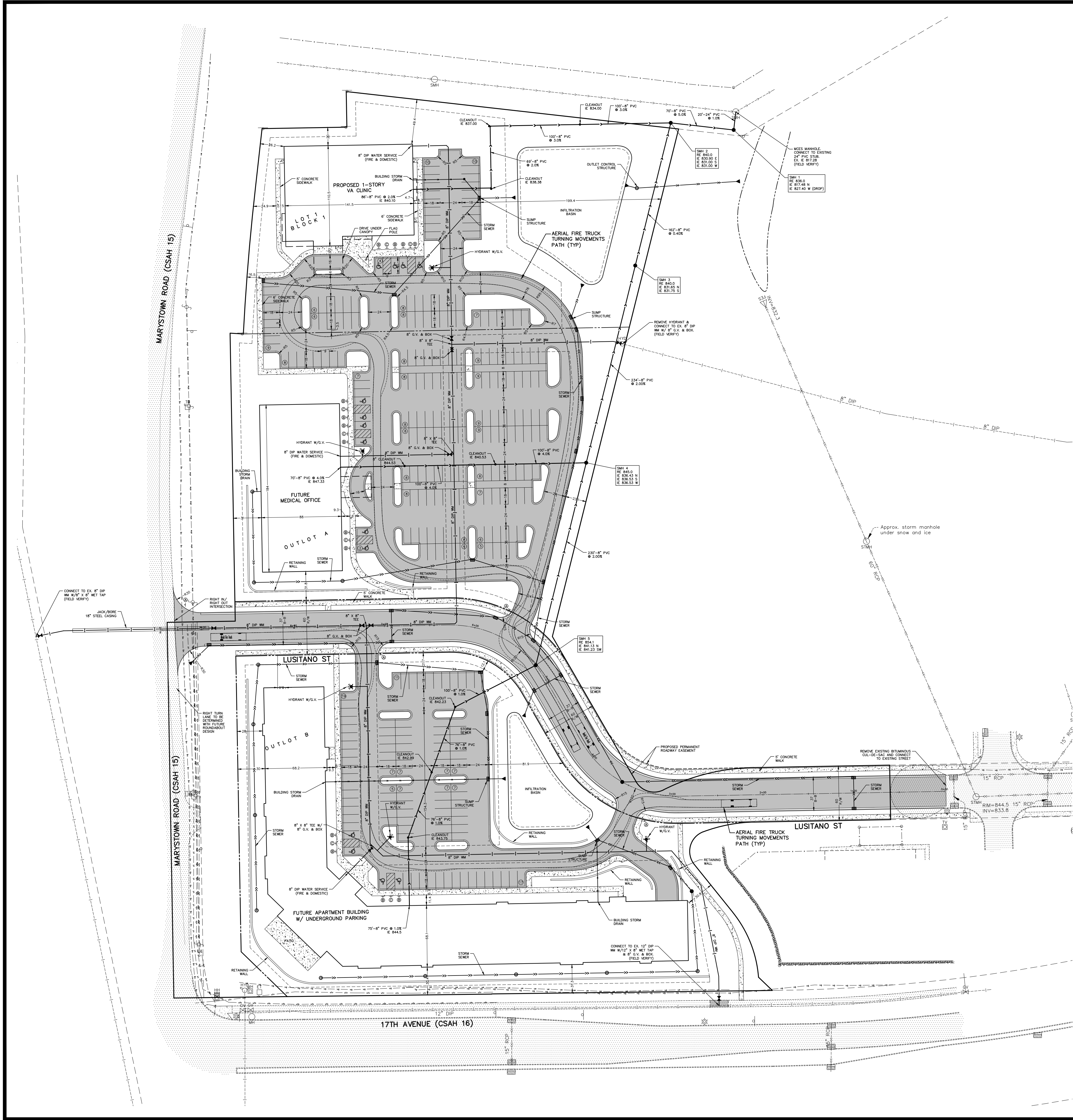




LEGEND		
	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS PAVEMENT	[Pattern]	[Pattern]
CONCRETE WALK	[Pattern]	[Pattern]
SANITARY SEWER	---	---
WATER MAIN	---	---
STORM SEWER	---	---
UNDERGROUND GAS	---	---
UNDERGROUND ELECTRIC	---	---
UNDERGROUND TELEVISION	---	---
UNDERGROUND FIBER OPTIC	---	---
OVERHEAD ELECTRIC	---	---
MANHOLE	[Symbol]	[Symbol]
HYDRANT	[Symbol]	[Symbol]
GATE VALVE	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
GUY WIRE	[Symbol]	[Symbol]
ELECTRIC TRANSFORMER	[Symbol]	[Symbol]
TELEPHONE BOX	[Symbol]	[Symbol]
TELEVISION BOX	[Symbol]	[Symbol]
HAND HOLE	[Symbol]	[Symbol]
LIGHT POLE	[Symbol]	[Symbol]
SIGN	[Symbol]	[Symbol]
FENCE LINE	---	---

SITE DATA

LOT 1:	105,825 SF
-VA BUILDING-	
HARD SURFACE AREA:	
BUILDING:	14,634 SF 14%
PAVEMENT:	31,485 SF 30%
TOTAL:	46,119 SF 44%
PERVIOUS SURFACE AREA:	59,706 SF 56%
OUTLOT A:	119,944 SF
-MEDICAL BUILDING-	
HARD SURFACE AREA:	
BUILDING:	16,192 SF 13%
PAVEMENT:	68,003 SF 57%
TOTAL:	84,195 SF 70%
PERVIOUS SURFACE AREA:	35,749 SF 30%
OUTLOT B:	164,352 SF
-APARTMENTS-	
HARD SURFACE AREA:	
BUILDING:	45,645 SF 28%
PAVEMENT:	50,276 SF 30%
TOTAL:	95,921 SF 58%
PERVIOUS SURFACE AREA:	68,431 SF 42%

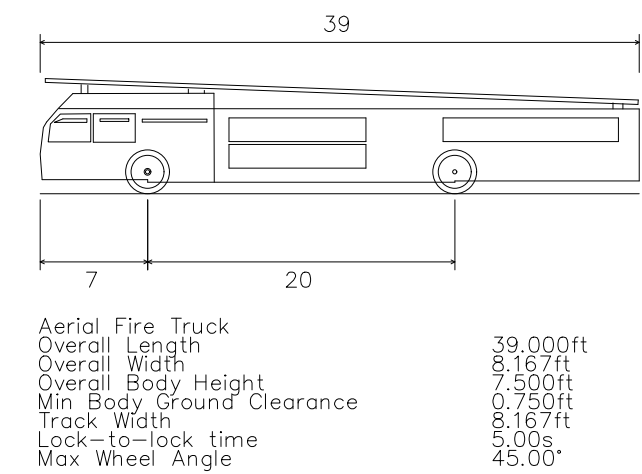
PARKING SUMMARY

LOT 1:	
-VA BUILDING-	
STANDARD STALLS:	62
HANDICAP STALLS:	4
TOTAL:	66
SPACES REQ'D (1 PER 225 GSF)	65
OUTLOT 1:	
-MEDICAL BUILDING-	
STANDARD STALLS:	138
HANDICAP STALLS:	6
TOTAL:	144
SPACES REQ'D (1 PER 225 GSF)	144
OUTLOT 2:	
-APARTMENTS-	
STANDARD STALLS:	97
HANDICAP STALLS:	4
GARAGE STALLS:	120
TOTAL:	221
ESTIMATED SPACES REQ'D (120 UNITS)	
76 - 1 BED UNIT (1.5 PER UNIT):	114
35 - 2 BED UNIT (2 PER UNIT):	70
9 - 3 BED UNIT (2.5 PER UNIT):	23
TOTAL SPACES REQ'D	207

SIGN SCHEDULE (PER MMUTCD)

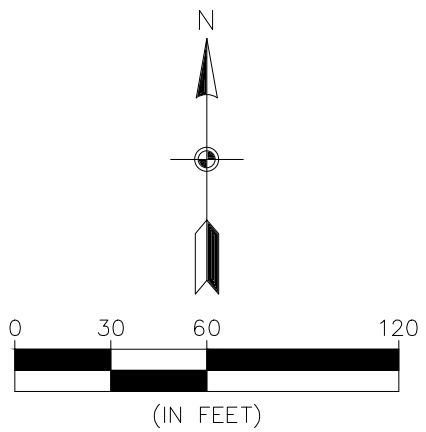
- (A) STOP SIGN: R1-1 (24"x 24")
(B) HANDICAP PARKING SIGN: R7-8m W/R7-8b (12"x 18")
(C) NO PARKING SIGN: R8-3a (12"x 18")

TURNING ANALYSIS VEHICLE



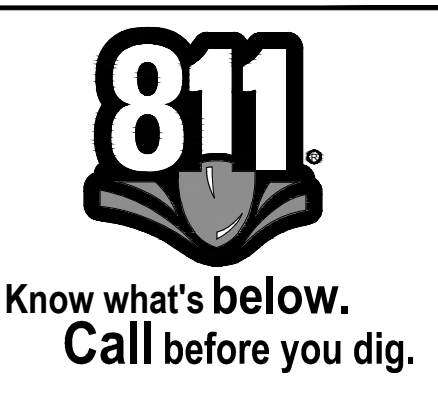
SITE PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- TYPICAL PARKING STALLS ARE 9' X 18' OR 9' X 20'.
- TYPICAL DRIVE LANES ARE 24'.
- ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS AND BE INSTALLED WITH CAST IRON TRUNCATED DOMES.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES AND/OR VARIATIONS FROM THE PLAN.
- UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:
CONTROL JOINT MAX. SPACING: WALKS-8' O.C.
ALL OTHERS-10' O.C.
SAW CUT CONTROL JOINTS MINIMUM 1/4 CONCRETE THICKNESS.
EXPANSION JOINTS MAX. SPACING: WALKS-24' O.C.
ALL OTHERS-40' O.C.
*AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND/OR WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT, AN EXPANSION JOINT SHALL BE PROVIDED.
DOWEL ALL EXPANSION JOINTS: 24" O.C. MAX.



BENCHMARKS

1. MINNESOTA DEPARTMENT OF TRANSPORTATION GEODETIC MONUMENT
GSD STATION NO. 10087, MNDOT NAME
OPEE AS PUBLISHED IN 2016.
ELEVATION = 828.66 (NAVD 88)



SITE AND UTILITY PLAN

POWERS FIRST ADDITION
Shakopee, Minnesota

TRIDENT - SHAKOPEE WEST, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS

1. 11/06/19 DRC Review Comments

DRAWN BY: JTR
DESIGNED BY: JTR
ISSUE DATE: 10/25/19

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

Name: Joseph T. Radach, P.E.
Signature: [Signature]
Date: 10/25/19 License #: 45889