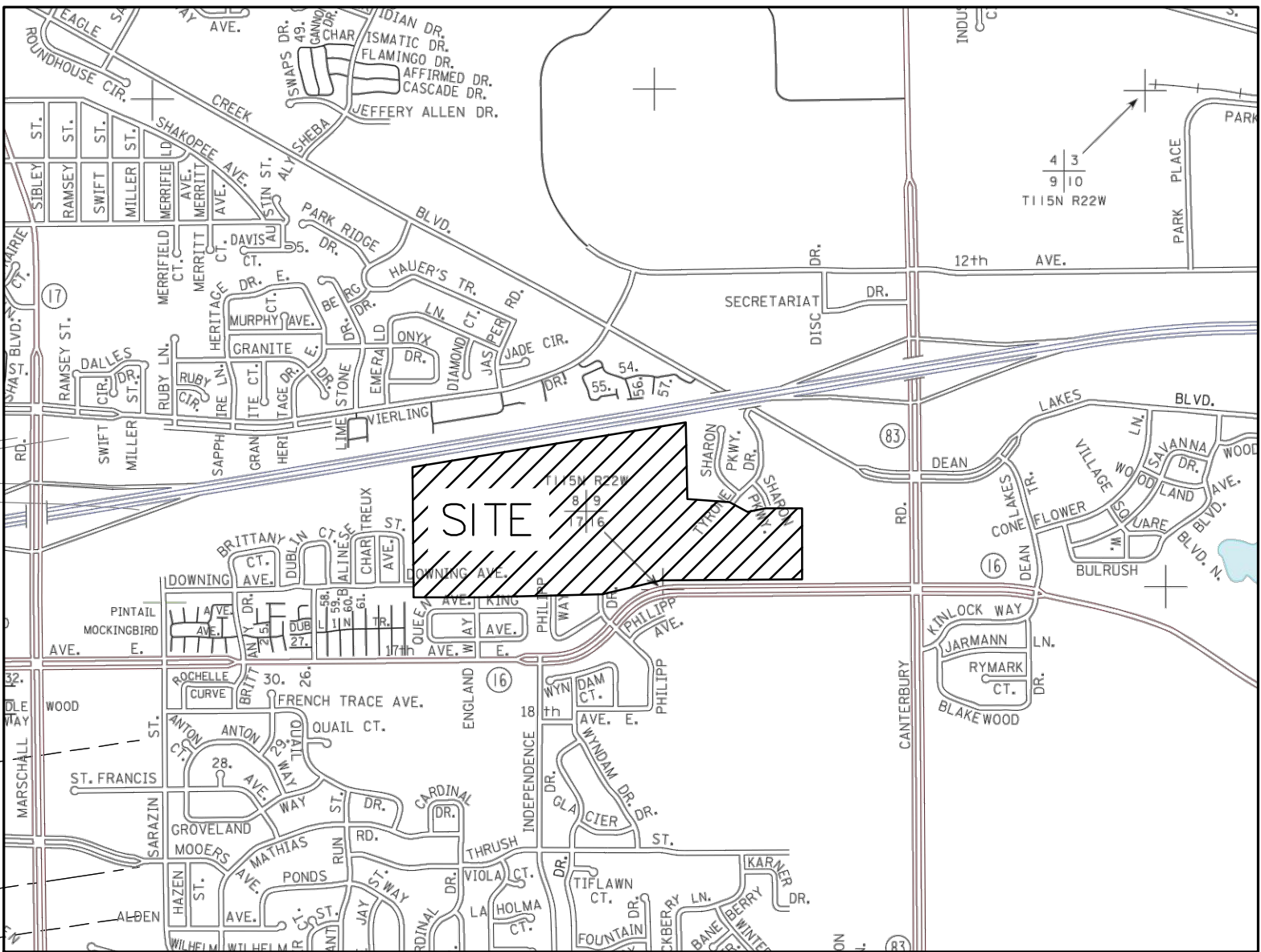
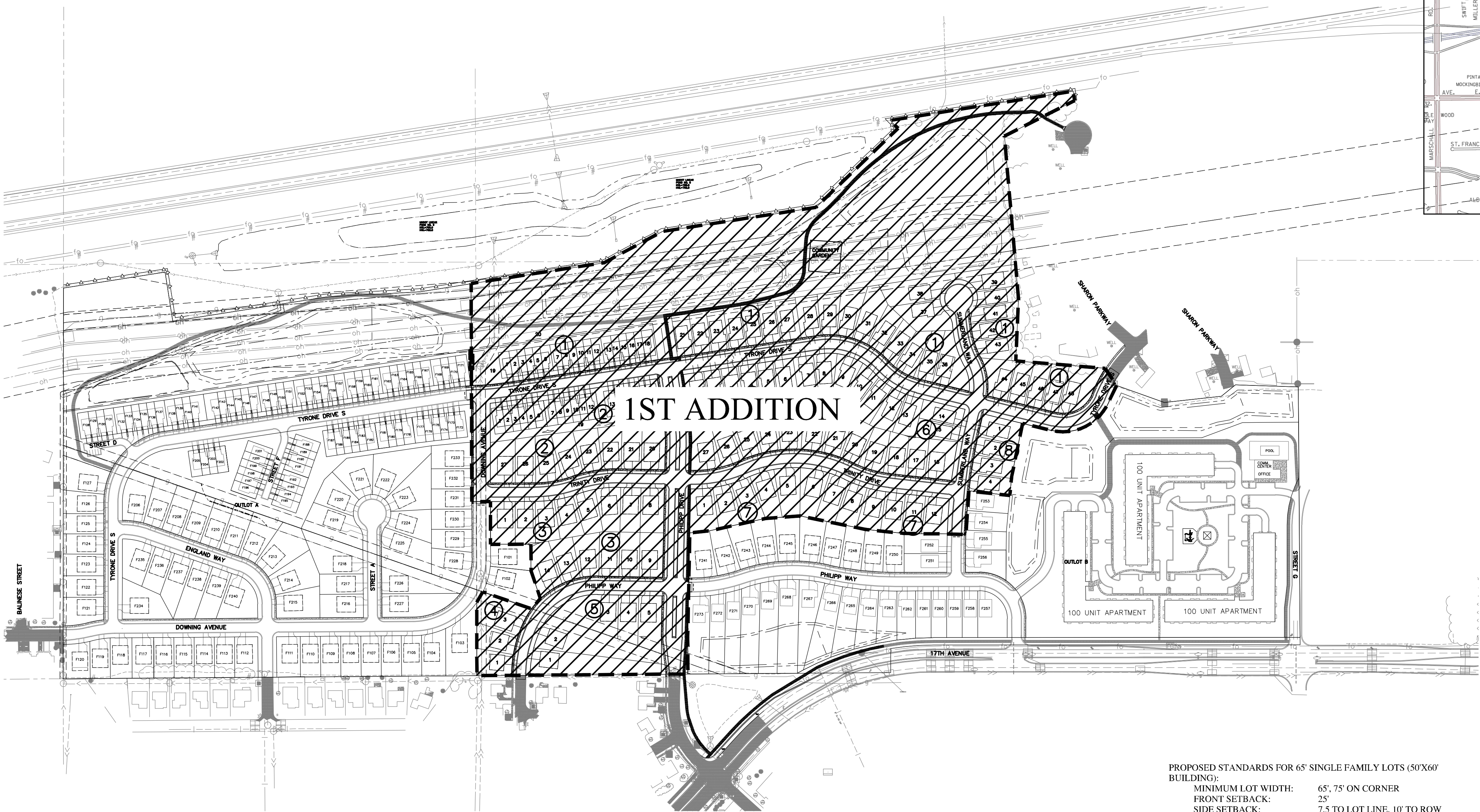


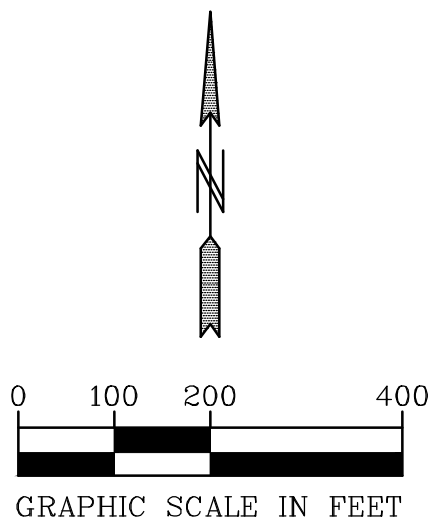
SUMMERLAND PLACE 1ST ADDITION

FINAL GRADING PLAN

SHAKOPEE, MINNESOTA



LOCATION MAP



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GRADING DETAILS	G8-G13
LANDSCAPE PLAN	L1-L2

NOTE:
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SHAKOPEE'S GENERAL SPECIFICATIONS AND STANDARD DETAIL PLATES FOR STREET AND UTILITY CONSTRUCTION.

PROPOSED STANDARDS FOR 65' SINGLE FAMILY LOTS (50'X60' BUILDING):
MINIMUM LOT WIDTH: 65', 75' ON CORNER
FRONT SETBACK: 25'
SIDE SETBACK: 7.5' TO LOT LINE, 10' TO ROW
REAR YARD SETBACK: 25'

PROPOSED STANDARDS FOR 50' VILLA LOTS (40'X56.5' BUILDING):
MINIMUM LOT WIDTH: 50', 60' ON CORNER
FRONT SETBACK: 25'
SIDE SETBACK: 5' TO LOT LINE, 10' TO ROW
REAR YARD SETBACK: 25'

PROPOSED STANDARDS FOR 60' VILLA LOTS (50'X56.5' BUILDING):
MINIMUM LOT WIDTH: 60', 70' ON CORNER
FRONT SETBACK: 25'
SIDE SETBACK: 5' TO LOT LINE, 10' TO ROW
REAR YARD SETBACK: 25'

PROPOSED STANDARDS FOR ROW TOWNHOMES:
FRONT SETBACK: 25'
SETBACK BETWEEN BUILDINGS: 15'

PROPOSED STANDARDS FOR HIGH DENSITY RESIDENTIAL:
SETBACK FROM 17TH AVENUE: 50'
SETBACK TO CITY ROW: 30'

BENCH MARK
TNH AT N.W. QUAD. OF
EXISTING PHILIPP DRIVE &
PHILIPP WAY INTERSECTION
EL=820.14
01-ENG-119035-SHEET-GRAD-COV

APPROVED FOR ONE YEAR FROM THIS DATE

CITY ENGINEER

DATE

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120

(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan 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: Brian N. Molinaro
Reg. No.: 47504
Date: 2-18-2021

Revisions

Date: 2-18-2021
Designed: NAP
Drawn: MSN

COVER

SUMMERGATE
17305 CEDAR AVENUE SOUTH
LAKEVILLE, MINNESOTA 55044

SUMMERLAND PLACE 1ST ADDITION
SHAKOPEE, MINNESOTA

G1 OF 13