

Client
DORAN
DEVELOPMENT,
LLC.
7803 GLENROY ROAD
SUITE 200
BLOOMINGTON, MN 55439

Project
CANTERBURY
RESIDENTIAL

Location
SHAKOPEE, MN

1100 CANTERBURY ROAD

Certification

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.

George D. Abernathy
Registration No. 45595 Date: 05/11/2017
If applicable, ask us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: GDA Drawn: JMW/JTA
Approved: EWM Book / Page:
Phase: PUD SUBMITTAL Initial Issue: 05/11/2017

Revision History

No. Date By Submittal / Revision

Sheet Title
DEVELOPMENT
PLAN

Sheet No. Revision
C3.01

Project No. 20629.01

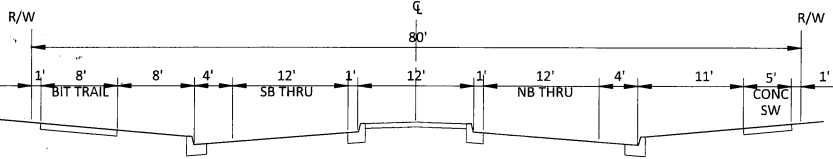
LEGEND

PROPOSED	EXISTING	
PROPERTY LIMIT		STANDARD DUTY ASPHALT PAVING
CURB & GUTTER		HEAVY DUTY ASPHALT PAVING
EASEMENT		CONCRETE PAVING
BUILDING		CONCRETE SIDEWALK
RETAINING WALL		
WETLAND LIMITS		
TREELINE		
SAWCUT LINE		
SIGN		
PIPE BOLLARD		
NUMBER OF PARKING STALLS PER ROW		
KEY NOTE		
		OPEN SPACE - PASSIVE USE - "YARD"
		OPEN SPACE - ACTIVE USE - FIREPIT, BOCCIE, PUTTING GREEN, PICNIC

DEVELOPMENT SUMMARY

AREA	1,093,050 SF	25.09 AC	
SITE AREA	564,403 SF	12.96 AC	52%
IMPERVIOUS AREA	528,647 SF	12.14 AC	48%
PERVIOUS AREA	261,408 SF	6.0 AC	23.9%
OPEN SPACE			
LOT AREAS			
LOT 1, BLOCK 2	573,938 SF	13.18 AC	
OUTLOT B	23,873 SF	0.55 AC	
OUTLOT D	424,683 SF	9.75 AC	
OUTLOT E	88,793 SF	2.04 AC	
ZONING			
EXISTING ZONING			MAJOR RECREATION (MR)
PROPOSED ZONING			PUD OVERLAY
BUILDING DENSITY			
PHASE I - 304 UNITS			23.1 UNITS/ACRE
PHASE II - 300 UNITS			30.8 UNITS/ACRE
TOTAL - 604 UNITS			26.3 UNITS/ACRE
PARKING ANALYSIS			
BUILDING 1			
STANDARD STALLS	309	142	451
ADA STALLS	6	3	9
TOTAL	315	145	460
CLUBHOUSE			
STANDARD STALLS	0	47	47
ADA STALLS	0	2	2
TOTAL	0	49	49
BUILDING 2			
STANDARD STALLS	309	142	451
ADA STALLS	6	3	9
TOTAL	315	145	460
TOTAL PARKING	630	339	969
STALL/UNIT	1.0	0.6	1.6

TYPICAL PARKWAY SECTION FOR SHENANDOAH DRIVE



0 100 200
SCALE IN FEET