

CANTERBURY CROSSING

SECOND ADDITION

SHAKOPEE, MINNESOTA

ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com



DEVELOPER

PULTE HOMES
7500 FLYING CLOUD DRIVE
SUITE 670
EDEN PRAIRIE, MN 55344
CONTACT: PAUL HEUER

CONSULTANT

ALLIANT ENGINEERING, INC.
733 MARQUETTE AVENUE
SUITE 700
MINNEAPOLIS, MN 55402
PH: 612-758-3080
FX: 612-758-3099

ENGINEER

MARK RAUSCH
LICENSE NO. 43480

SURVEYOR

PETER GOERS
LICENSE NO. 44110

LANDSCAPE

ARCHITECT

MARK KRONBECK
LICENSE NO. 26222



CANTERBURY CROSSING SECOND ADDITION

SHAKOPEE, MINNESOTA

FINAL PLAT & PUD SUBMITTAL

COVER SHEET

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

MARK RAUSCH, PE	License No.
Date	9-31-2022
BY	DATE
DATE	ISSUE
9-31-2022	CITY SUBMITTAL
PROJECT TEAM DATA	DESIGNED: MPR
DRAWN: TAS	PROJECT NO: 220-0062

SHEET INDEX

COVER SHEET	NO.
DETAILS	1
EXISTING CONDITIONS PLAN	2-11
SITE, LIGHTING, AND SIGNAGE PLAN	12
GRADING AND DRAINAGE PLAN	13-14
EROSION AND SEDIMENT CONTROL PLAN	15-16
SANITARY AND WATERMAIN PLAN	17
SANITARY AND WATERMAIN PLAN AND PROFILES	18
STREET AND STORM SEWER PLAN AND PROFILES	19
STREET INTERSECTION DETAILS	20
LANDSCAPING PLAN	21
	22

NOTES:
*All work shall be done in accordance with the City of Shakopee's General Specifications and Standard Detail Plates for Street and Utility Construction.
*The contractor shall provide the post and GPS coordinates of each sanitary sewer service. The developer shall provide the post and GPS coordinates of each sanitary sewer service. Final record drawings submitted to the City shall have a table identifying each sanitary sewer service with the aforementioned GPS coordinates.



- LEGEND:
- PRE-DEVELOPMENT CONTOUR
 - 2021 MASS GRADING CONTOUR
 - EXISTING RETAINING WALL
 - EXISTING CATCH BASINS
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING SANITARY SEWER SEWER
 - EXISTING WATERMAIN
 - PROPERTY LINE
 - LOT LINE
 - EASEMENT LINE

CANTERBURY CROSSING SECOND ADDITION

SHAKOPEE, MINNESOTA

FINAL PLAT & PUD SUBMITTAL

EXISTING CONDITIONS

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

MARK RAUSCH, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE

9-31-2022 CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED: MPR

DRAWN: TAS

PROJECT NO: 220-0062



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

Date	License No.
------	-------------

QUALITY ASSURANCE/CONTROL

[illegible]

PROJECT TEAM DATA

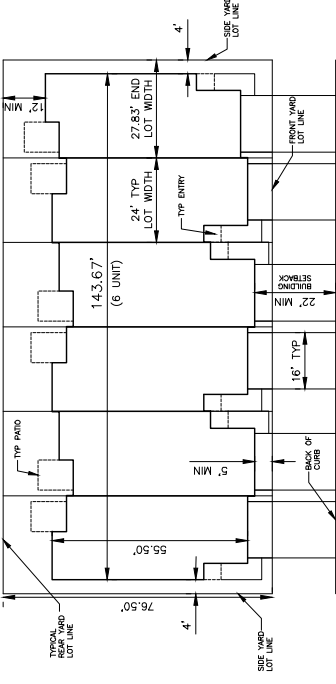
DESIGNED:	MPR
DRAWN:	TAS
PROJECT NO:	220-0062

13

1. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOPS ADJACENT TO PROPOSED BUILDING.
2. CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A MIN. FIVE FOOT (5') TRANSITION ON PRIVATE ROADS.
3. ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK BE SEPARATED BY A 1/2" INCH EXPANSION JOINT.
4. PAVEMENT STRIPING SHALL BE 4 INCH WHITE.
5. ALL WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE FOLLOWING:
6. ALL PUBLIC SIDEWALKS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE 6' WIDE.
7. ALL PUBLIC CURB AND GUTTER TO BE CONCRETE #618, PER CITY OF SHAKOPEE STANDARDS.
8. ALL PRIVATE CURB AND GUTTER TO BE CONCRETE #612 OR EQUIVALENT TYPE AS NOTED, PER CITY OF SHAKOPEE STANDARDS.
9. ALL PUBLIC SIDEWALKS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE 6' WIDE.
10. ALL PRIVATE SIDEWALKS SHALL BE 4' WIDE, EXCEPT AT THE BACK OF THE PARKING AREAS THEN 6' WIDE.
11. TYPICAL PRIVATE PARKING STALL = 9'x18'

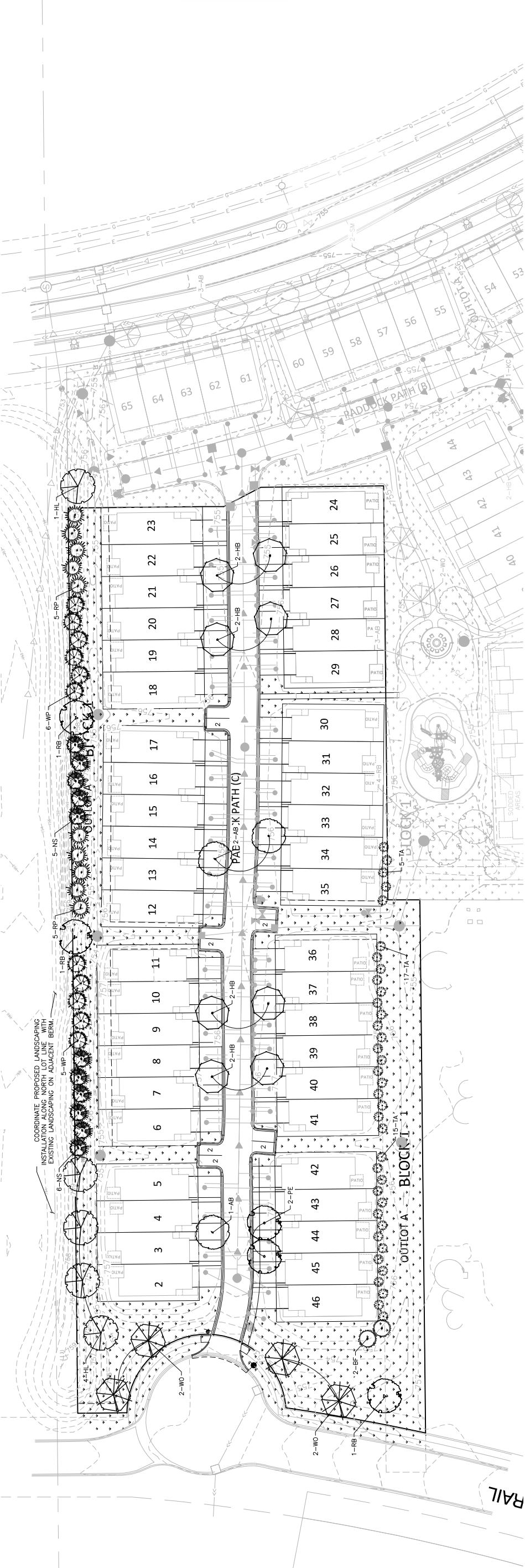
PID = 275020660
 EXISTING ZONING = MR, MAJOR RECREATION
 PROPOSED ZONING = PUD
 2030 LAND USE = ENTERTAINMENT
 PROPOSED LAND USE = PUD
 PROPOSED LOT AREAS:
 GROSS AREA = 3.859 AC
 PROPOSED LOT SUMMARY:
 TOTAL TOWNSHIPS = 45
 TOTAL LOTS/NET AREA = 11.7 UNITS / ACRE

TOWNHOME SITE PERIMETER = 30'
MINIMUM SEPARATION BETWEEN TOWNHOMES UNITS = 20'
PRIVATE ROAD WIDTH = 24' BACK-BACK
PRIVATE DRIVEWAY DEPTH = 22' MIN. (22'-25' RANGE)



TYPICAL 24' WIDE TOWNHOME LOT DETAIL

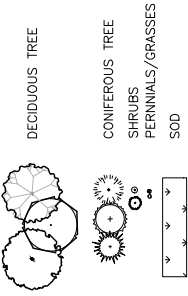




PLANTING NOTES:

1. INSTALL 6" MIN. TOP SOIL TO ALL SOD AND SEED AREAS. FINE GRADE ALL SOD AND SEED AREAS.
2. STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION.
3. ALL MULCH AREAS, UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. COLOR DARK BROWN OVER WEED BARRIER. POLY EDGING TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL.
4. INSTALL 4-6" DEPTH DARK BROWN SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.
5. PLANTING SOIL SHALL CONSIST OF 1:1:1 SELECT LOAMY TOPSOIL, PEAT MOSS, PIT RUN SAND.
6. COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
7. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERMEN.
8. ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
9. CALL Gopher State ONE CALL AT 651-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.
10. MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.
11. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
12. STAKING AND GUYING OF TREES OPTIONAL: MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
13. BLEND AREAS OF CONSTRUCTION LIMITS AT PROPERTY LINES.
14. CONTRACTOR TO SUPPLY DESIGN AND INSTALLATION OF AN IRRIGATION PLAN WITH 100% COVERAGE FOR DESIGNED SOD AND SHRUB AREAS. SOD AND SHRUB AREAS TO BE ON SEPARATE ZONES. USE MAIN BIRD OR APPROVED SOD AND SHRUB AREAS. SOD AND SHRUB AREAS TO BE ON SEPARATE ZONES. IRRIGATION RUN TIMES IN SEEDER AREAS SHOULD BE REDUCED FOR THE ZONE SHUTS DOWN AFTER THE FIRST 2 YEARS OF ESTABLISHMENT.
15. SNEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
16. GENERAL CONTRACTOR SHALL FOLLOW THE COUNTY/STATE SOIL & EROSION CONTROL SPECIFICATION FOR DISTURBED AREA STABILIZATION.
17. TOPSOIL IN LANDSCAPED AREAS SHALL BE AT LEAST 6" IN DEPTH AND A SANDY LOAM, SILT LOAM, LOAM, OR SANDY CLAY CONSISTING OF NO MORE THAN 65% SAND, 1.5% TO 10% ORGANIC MATTER, A pH OF 4.5 TO 6.8, SOLUBLE SALTS LESS THAN 2 MMHOS/CM, FREE OF CHEMICAL CONTAMINANTS, AND NOT COMPACTED BEYOND 80% OF STANDARD PROCTOR OR 200 PSI. SUBSOIL SHALL BE SACRIFICED BEFORE TOPSOIL IS SPREAD. SOIL SHALL BE GENERALLY FREE OF DEBRIS SUCH AS LARGE ROCKS OR FRAGMENTS OF WOOD.

LEGEND:



LANDSCAPE SCHEDULE:

PH 2	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE / ROOT TYPE	NOTES
OVERSTORY TREES					
3	AB	Autumn Blaze Red	Acer x freemanii 'Jeffersred'	2.5" Cal. B&B	Straight Trunk no "V-Crotch"
5	HL	Honey Locust	Gleditsia tricanthos var. inermis 'Harve'	2.5" Cal. B&B	Straight Trunk no "V-Crotch"
3	RB	Clump River Birch	Betula nigra	6' Ht. B&B	Clump Form
4	WO	White Oak	Quercus alba	2.5" Cal. B&B	Straight Trunk no "V-Crotch"
8	HB	Common Hackberry	Celtis occidentalis	2.5" Cal. B&B	Straight Trunk no "V-Crotch"
2	PE	Patriot Elm	Ulmus patriot	2.5" Cal. B&B	Straight Trunk no "V-Crotch"
EVERGREEN TREES					
11	NS	Norway Spruce	Picea abies	6' B&B	
2	BF	Balsam Fir	Abies balsamea	6' B&B	
10	RP	Red Pine	Pinus resinosa	6' B&B	
11	WP	White Pine	Pinus strobus	6' B&B	
37	TA	Techny Arborvitae	Thuja occidentalis 'Techny'	6' B&B	



ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com



CANTERBURY CROSSING SECOND ADDITION

SHAKOPEE, MINNESOTA
FINAL PLAT & PUD SUBMITTAL
LANDSCAPE PLAN

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 Landscaper under the laws of the State of MINNESOTA

MARK KRONBECK, PLA

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE
9-31-2022 CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: MK
DRAWN: JG
PROJECT NO: 220-0062