

PROJECT ADDRESS / LOCATION:
LOT 1, BLOCK 1, CANTERBURY
SOUTHWEST THIRD ADDITION

SEC. 8, TWP. 115, R. 22
SHAKOPEE, MINNESOTA
SCOTT COUNTY

SITE SUMMARY			
ZONING:	MU / PLD		
SITE/LOT AREA:	1.462 AC.		
IMPERVIOUS AREA:	1.14 AC. (78%)		
GREENSPACE PROVIDED:	0.322 AC. (22%)		
PARKING REQUIREMENTS (PER CITY CODE)			
TYPE	UNIT / AREA	STALLS REQUIRED	STALLS PROVIDED
Seating	1 / 3 Seats		106
Congregation Area	1 / 50 sf	4	
Brewery Area	1 / 500 sf	5	
TOTAL:		115	82
SETBACKS			
FRONT YARD	SHENANDOAH DR	15'	10'
FRONT YARD	SHEWAN ST	15'	30'
SIDE YARD		15'	30'
REAR YARD		15'	30'

PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT/ENGINEER.
- CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN DETAIL TO THOSE SHOWN. THE SIZES OF DETAILS ARE SHOWN FOR DESIGN INTENT CANNOT BE DETERMINED. NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS. MINIMUM 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-325-1166).

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF SHAKOPEE REQUIREMENTS AND MADOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2022 EDITION. THE STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2022 EDITION, SHALL BE USED UNLESS OTHERWISE SPECIFIED. THE CITY ENGINEERS ASSOCIATION OF MINNESOTA 2018, AND CURRENT VERSION OF THE MINNESOTA STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). 1986 ADJUSTMENT (NAD83(1986)) ON THE SCOTT COUNTY COORDINATE SYSTEM IN U.S. SURVEY FEET. VERTICAL COORDINATES HAVE BEEN REFERENCED TO THE 1988 (NAVD 88). RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN MAY 2022 BY ISG INC.

LEGEND

EXISTING	PROPOSED
CITY LIMITS	LOT LINE
SECTION LINE	ESSENT
QUARTER SECTION LINE	CULVERT
RIGHT OF WAY LINE	STORM SEWER
PROPERTY / LOT LINE	STORM SEWER (PIPE WIDTH)
EASEMENT LINE	SANITARY SEWER
ACCESS CONTROL	SANITARY SEWER (PIPE WIDTH)
WATER EDGE	WATER
WETLAND BOUNDARY	GAS
WETLAND / MARSH	OVERHEAD ELECTRIC
FENCE LINE	UNDERGROUND ELECTRIC
CULVERT	UNDERGROUND TELEPHONE
STORM SEWER	UNDERGROUND TV
SANITARY SEWER	OVERHEAD UTILITY
SANITARY SEWER FORCEMAIN	UNDERGROUND UTILITY
WATER	CONTOUR (MAJOR)
GAS	CONTOUR (MINOR)
OVERHEAD ELECTRIC	DECIDUOUS TREE
UNDERGROUND ELECTRIC	CONIFEROUS TREE
UNDERGROUND TELEPHONE	TREE LINE
UNDERGROUND TV	MANHOLE/STRUCTURE
OVERHEAD UTILITY	CATCH BASIN
UNDERGROUND UTILITY	HYDRANT
CONTOUR (MAJOR)	VALVE
CONTOUR (MINOR)	CURB STOP
DECIDUOUS TREE	POWER POLE
CONIFEROUS TREE	UTILITY PEDESTAL / CABINET

CIVIL SHEET INDEX

- C0-10 SITE DATA
- C2-10 EXISTING SITE & REMOVAL PLAN
- C3-10 SITE PLAN
- C3-20 SITE UTILITY PLAN
- C3-30 FIRE TRUCK TURNING PLAN
- C4-10 SITE GRADING PLAN
- C5-10 PLANTING AND RESTORATION PLAN
- C5-20 PLANTING NOTES AND DETAILS

CANTERBURY
SW GATEWAY
SHELL

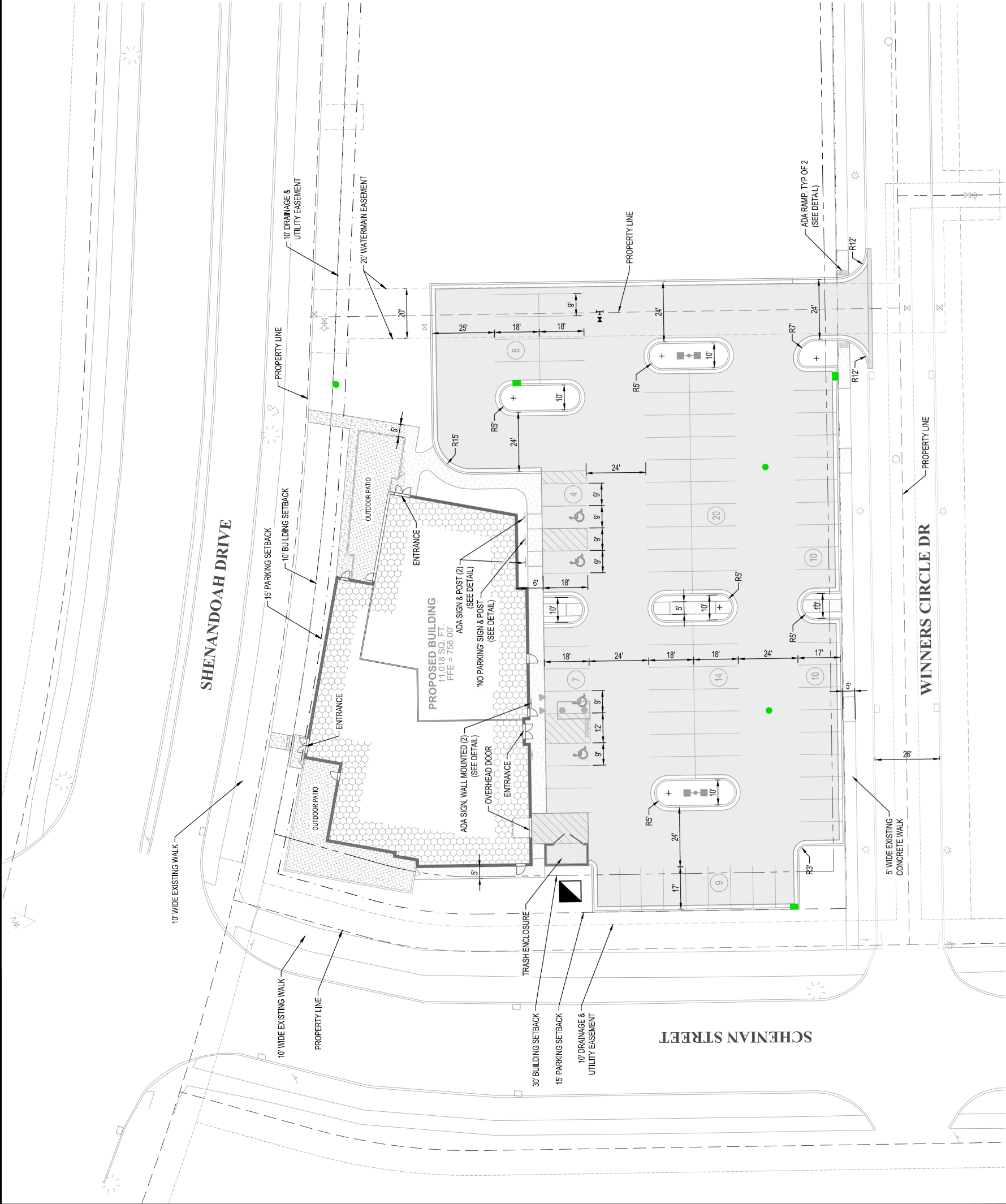
SHAKOPEE MINNESOTA

REVISION SCHEDULE	
DATE	DESCRIPTION
	BY

PROJECT NO.	22-26745
FILE NAME	26745 CS-SITE DATA
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/---
CLIENT PROJECT NO.	-

SITE DATA

SHEET
C0-10



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	HEAVY DUTY BITUMINOUS PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK



2995 Winners Circle Drive, Suite 200
Shakopee, MN 55379
OFFICES IN MINNESOTA, IOWA, ILLINOIS & OHIO
888-742-6837
greystoneconstruction.com

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PROJECT

CANTERBURY
SW GATEWAY
SHELL

SHAKOPEE MINNESOTA

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TITLE

SITE PLAN

SHEET

C3-10





2995 Winners Circle Drive, Suite 200
Shakopee, MN 55379
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888.742.6837
grey@greyconstruction.com



NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

UTILITY LEGEND

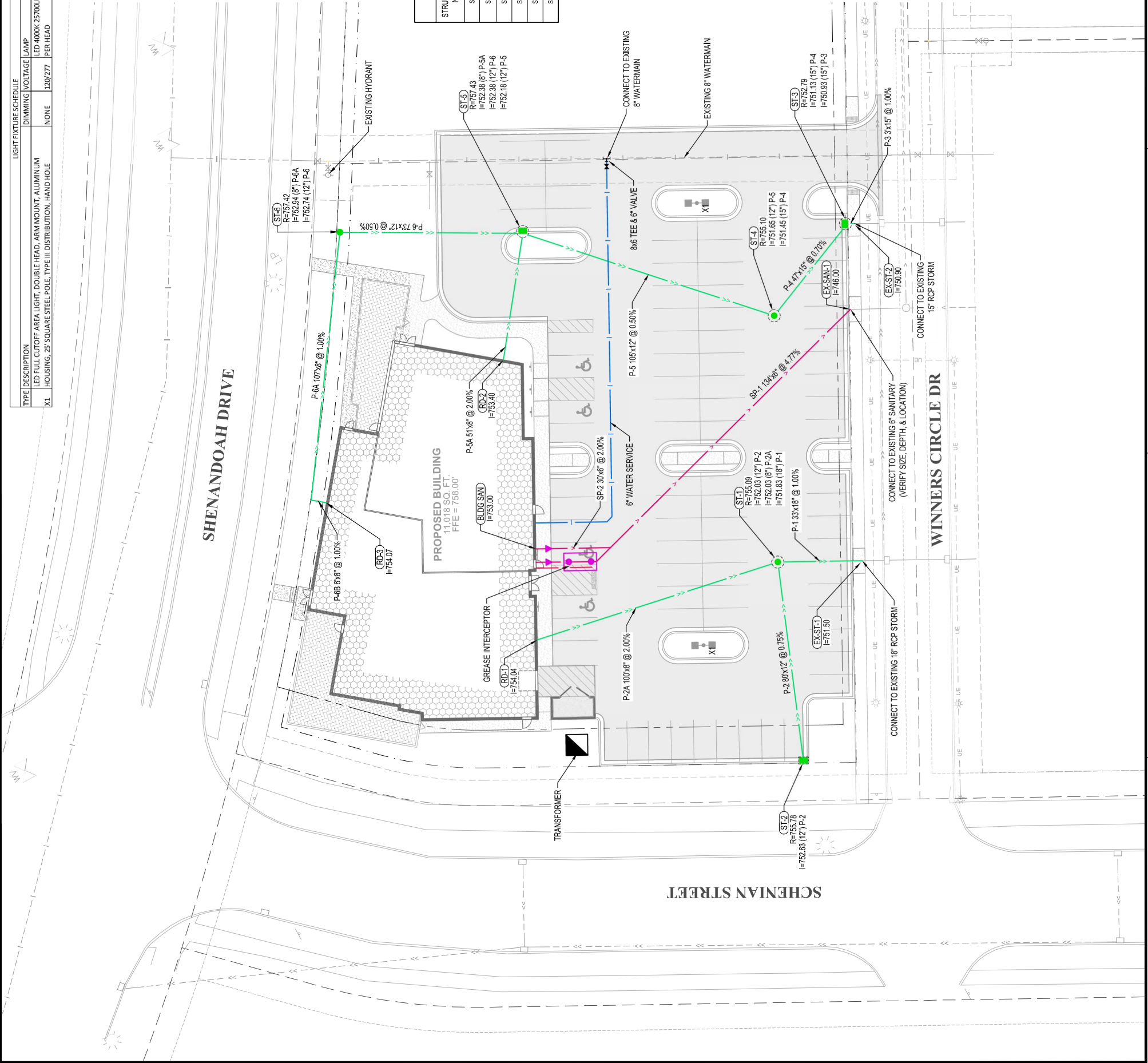
EXISTING	PROPOSED
-- >> --	STORM DRAIN
-- > --	SANITARY SEWER
-- < --	SANITARY SEWER FOREMAIN
-- --	WATER MAIN
-- G --	GAS
-- OE --	OVERHEAD ELECTRIC
-- UE --	UNDERGROUND ELECTRIC
-- UT --	UNDERGROUND TELEPHONE
-- UTV --	UNDERGROUND TV
-- OHL --	OVERHEAD UTILITY
-- UTL --	UNDERGROUND UTILITY
-- FBO --	FIBER OPTIC

SANITARY SEWER PIPE SCHEDULE							
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	PIPE SIZE	MATERIAL	PIPE CLASS	PIPE LENGTH (FT)
SP-1	SAN BEND	752.41	EX-SAN-1	6"	PVC	SDR-35	134
SP-2	BLDG SAN	753.00	SAN BEND	6"	PVC	SDR-35	30

STORM DRAIN STRUCTURE SCHEDULE						
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	* TOP OF CASTING ELEVATION	OUTLET PIPE
ST-1	MANHOLE	48"	RC	NEENAH R-2551-A TYPE G	755.09	P-1
ST-2	CATCH BASIN (TYPE 1)	36"x24"	RC	NEENAH 3067-VB	755.78	P-2
ST-3	MANHOLE	48"	RC	NEENAH 3067-VB	752.79	P-3
ST-4	MANHOLE	48"	RC	NEENAH R-2551-A TYPE G	755.10	P-4
ST-5	MANHOLE	48"	RC	NEENAH 3067-VB	757.43	P-5
ST-6	WY/OFF-CAST DRAIN BASIN	12"	PVC	12" SOLID COVER	757.42	P-6

STORM DRAIN PIPE SCHEDULE							
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS
P-1	ST-1	751.83	EX-ST-1	751.50	18"	RCP	RCP
P-2	ST-2	756.63	ST-1	752.03	12"	RCP	RCP
P-3	RD-1	754.04	ST-1	752.03	8"	PVC	PVC
P-4	ST-3	753.93	EX-ST-2	750.90	15"	RCP	RCP
P-5	ST-4	751.45	ST-3	751.13	15"	RCP	RCP
P-6	ST-5	752.18	ST-4	751.65	12"	RCP	RCP
P-7	RD-2	753.40	ST-5	752.38	8"	PVC	PVC
P-8	ST-6	752.74	ST-5	752.38	12"	HDPE	HDPE
P-9	EX-ST-1	754.01	ST-6	752.94	8"	PVC	PVC
P-10	RD-3	754.07	ST-6BEND 90	754.01	8"	PVC	PVC

LIGHT FIXTURE SCHEDULE			
TYPE DESCRIPTION	CRI	INPUT	MANUFACTURES
LED FULL CUTOFF AREA LIGHT, DOUBLE HEAD, ARM MOUNT, ALUMINUM HOUSING, 25 SQUARE STEEL POLE, TYPE III DISTRIBUTION, HAND HOLE	NONE	130/277	PER HEAD
X1		70	380 W



SCHENIAN STREET

SHENANDOAH DRIVE

WINNERS CIRCLE DR

CONNECT TO EXISTING 8" WATER MAIN

EXISTING 8" WATER MAIN

CONNECT TO EXISTING 15" RCP STORM

CONNECT TO EXISTING 6" SANITARY (VERIFY SIZE, DEPTH, & LOCATION)

CONNECT TO EXISTING 18" RCP STORM

SCHENIAN STREET

SHENANDOAH DRIVE

WINNERS CIRCLE DR

CONNECT TO EXISTING 8" WATER MAIN

EXISTING 8" WATER MAIN

CONNECT TO EXISTING 15" RCP STORM

CONNECT TO EXISTING 6" SANITARY (VERIFY SIZE, DEPTH, & LOCATION)

CONNECT TO EXISTING 18" RCP STORM

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PROJECT

CANTERBURY
SW GATEWAY
SHELL

SHAKOPEE MINNESOTA

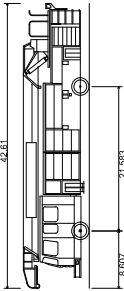
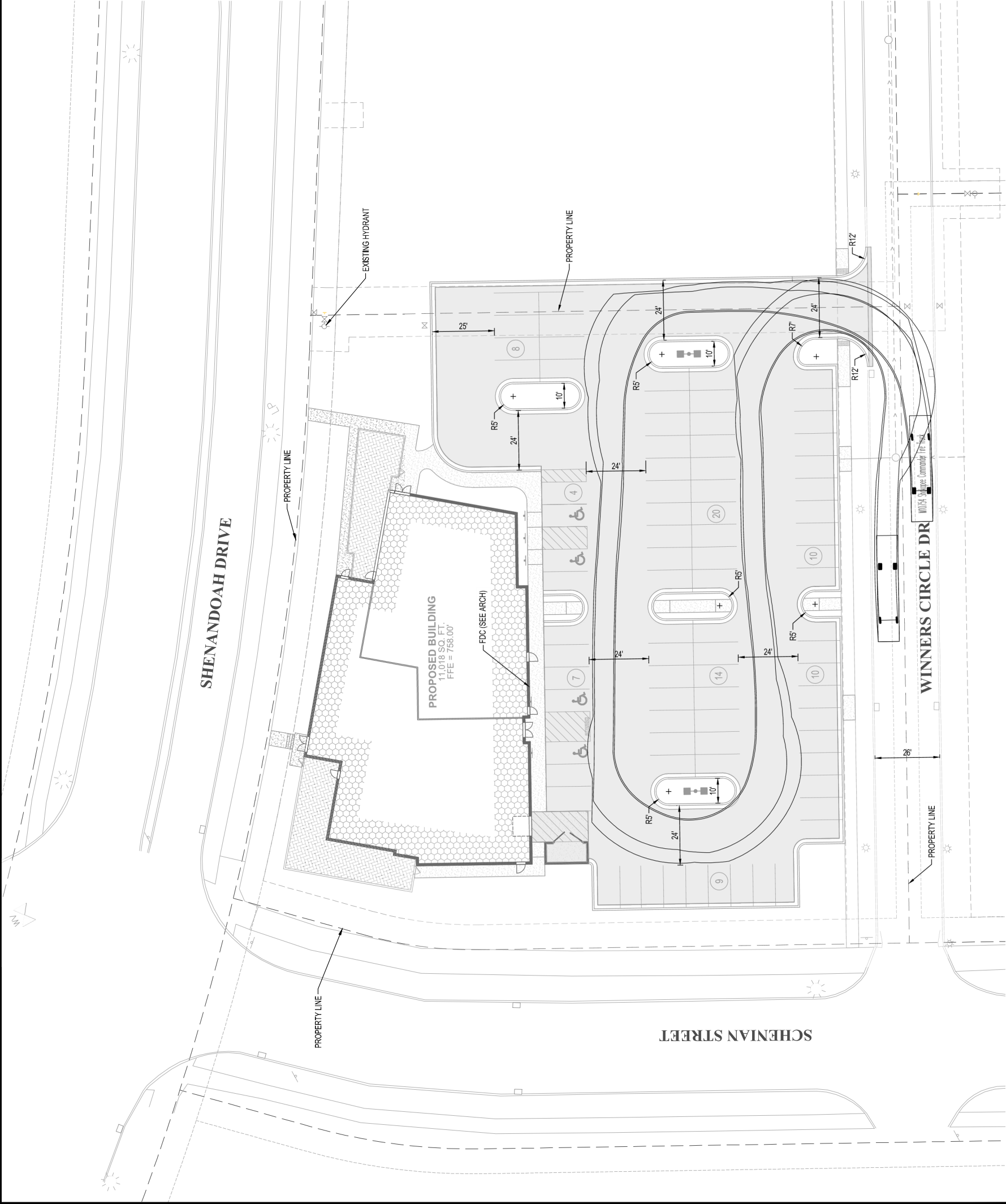
REVISION SCHEDULE	
DATE	DESCRIPTION

PROJECT NO.	22-26745
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TITLE

SITE UTILITY PLAN

SHEET
C3-20



M10754 Shakopee Commander Fire Truck
Overall Length 42.610ft
Overall Width 8.500ft
Overall Height 8.500ft
Min. Body Ground Clearance 0.775ft
Track Width 7.500ft
Lock-to-lock time 5.00s
Max Wheel Angle 43.00°

FIRE TRUCK PROFILE



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CANTERBURY
SW GATEWAY
SHELL

SHAKOPEE MINNESOTA

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TITLE

FIRE TRUCK
TURNING PLAN

SHEET

C3-30



2995 Winners Circle Drive, Suite 200
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OFFICE IN MINNESOTA: 612.742.4000 & 612.742.4001
612.742.4007
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GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

GRADING LEGEND

EXISTING CONTOUR (MINOR INTERVAL)	10'
EXISTING CONTOUR (MAJOR INTERVAL)	100'
PROPOSED CONTOUR (MINOR INTERVAL)	10'
PROPOSED CONTOUR (MAJOR INTERVAL)	100'
PROPOSED SPOT ELEVATION	SPOT
PROPOSED TOP BACK OF CURB SPOT ELEVATION	SPOT
SURFACE GRADE / DIRECTION	X.X.X%

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PROJECT

CANTERBURY SW GATEWAY SHELL

SHAKOPEE MINNESOTA

REVISION SCHEDULE	
DATE	DESCRIPTION

PROJECT NO.	22-26745
FILE NAME	26745 CA-GRADING
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
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CLIENT PROJECT NO.	---

TITLE

SITE GRADING PLAN

SHEET

C4-10



SHENANDOAH DRIVE

SCHENIAN STREET

WINNERS CIRCLE DR

PROPOSED BUILDING
11,018 SQ. FT.
FFE = 758.00'

