

# PRELIMINARY SITE PLANS

FOR

## STARTING GATE SHELL

BUILDING SHELL / PROPERTY ADDRESS: 2871 WINNERS CIRCLE DRIVE,  
SHAKOPEE, MINNESOTA 55379  
SEPTEMBER 2023

TENANT #01: 2875 WINNERS CIRCLE DRIVE  
TENANT #02: 2885 WINNERS CIRCLE DRIVE  
TENANT #03: 2895 WINNERS CIRCLE DRIVE

ENGINEER



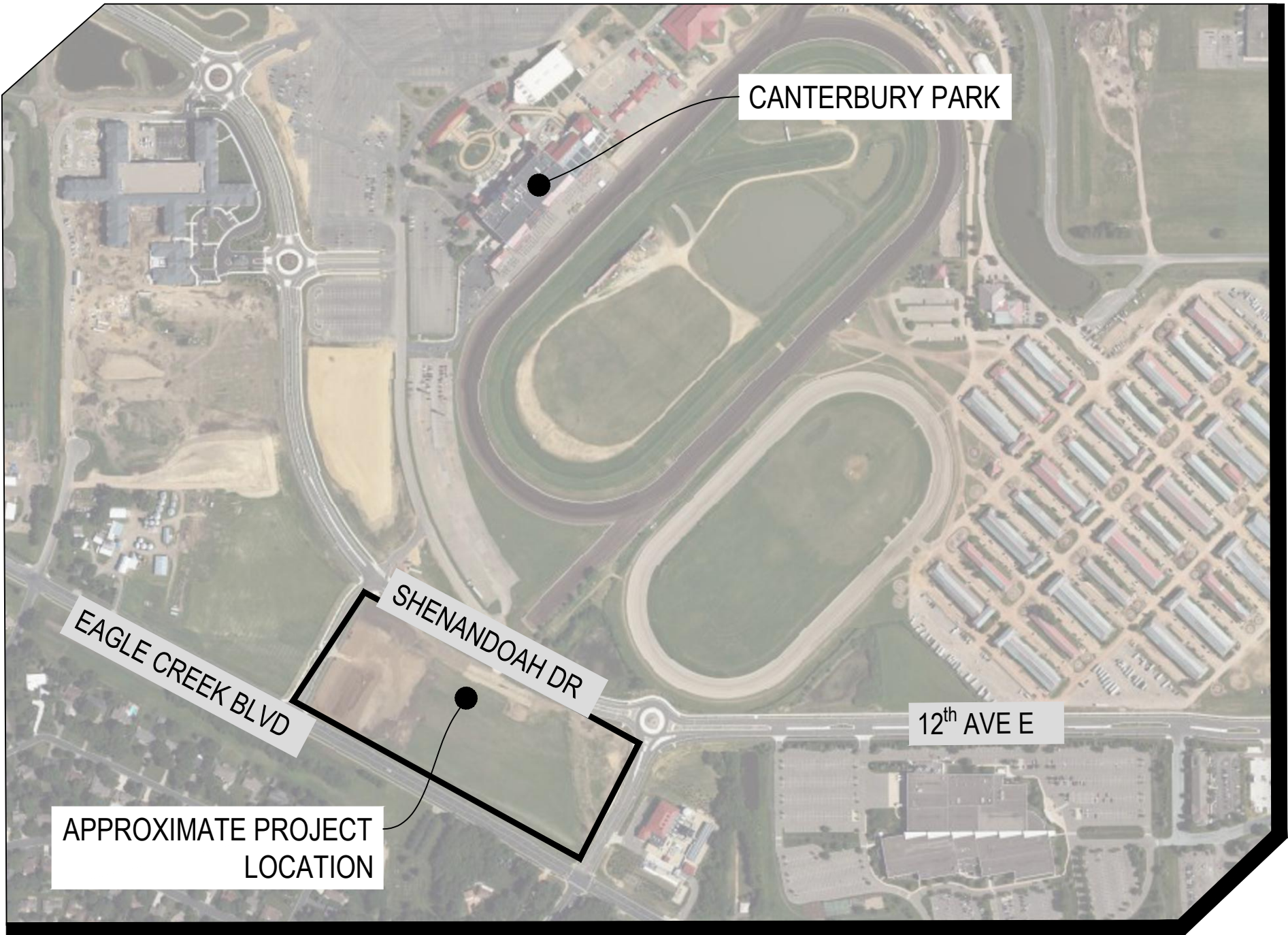
STANTEC CONSULTING SERVICES, INC.  
1 CARLSON PARKWAY NORTH, SUITE 100  
PLYMOUTH, MN 55447  
(E) - CLARK.LOHR@STANTEC.COM  
CONTACT: CLARK LOHR



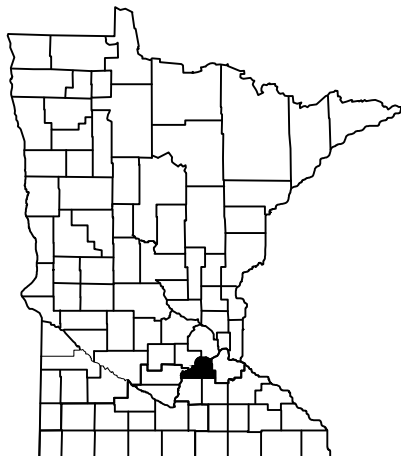
Studio M Architects, Inc.  
Architecture + Interior Design

ARCHITECT

530 N 3RD STREET, STE 230  
MINNEAPOLIS, MN 55401  
(P) - 612.524.5375  
(E) - ADAM.MEYER@STUDIOMARCHITECTS.NET  
CONTACT: ADAM MEYER, AIA | PRINCIPAL



VICINITY MAP  
NOT TO SCALE



PROJECT LOCATION

CITY: SHAKOPEE  
COUNTY: SCOTT  
PARCEL TAX ID: 275230020

THIS PLANSET CONTAINS 10 SHEETS

| SHEET INDEX  |                                                   |
|--------------|---------------------------------------------------|
| SHEET NUMBER | SHEET TITLE                                       |
| G-001        | COVER SHEET                                       |
| C-001        | EXISTING CONDITIONS                               |
| C-002        | REMOVALS AND PRECONSTRUCTION EROSION CONTROL PLAN |
| C-100        | OVERALL SITE PLAN                                 |
| C-101        | SITE PLAN                                         |
| C-201        | POST-CONSTRUCTION STABILIZATION PLAN              |
| C-301        | GRADING PLAN                                      |
| C-401        | UTILITY PLAN                                      |
| C-501        | STORM SEWER PLAN                                  |
| L-101        | LANDSCAPE PLAN                                    |

| SUPPLEMENTAL DRAWINGS AND EXHIBITS |                                 |
|------------------------------------|---------------------------------|
| 1                                  | BOUNDARY AND TOPOGRAPHIC SURVEY |
| 2                                  | FIRE TRUCK EXHIBIT              |
| 3                                  | *PHOTOMETRIC SITE LIGHTING PLAN |
| 4                                  | *FLOOR PLAN                     |
| 5                                  | *EXTERIOR ELEVATIONS            |
| 6                                  | *EXTERIOR PERSPECTIVE - 1       |
| 7                                  | *EXTERIOR PERSPECTIVE - 2       |
| 8                                  | *EXTERIOR PERSPECTIVE - 3       |

\* DENOTES PLANS AND EXHIBIT PREPARED BY OTHERS

### WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002  
TOLL FREE 1-800-252-1166



1 CARLSON PARKWAY NORTH  
SUITE 100  
PLYMOUTH, MN 55447  
PHONE: 763-479-4200  
WWW.STANTEC.COM

CLIENT:

2895 Winners Circle Drive, Suite 200  
Shakopee, MN 55379  
OFFICES IN MINNESOTA, NORTH DAKOTA & IOWA  
888-742-6687  
greystoneconstruction.com



STARTING GATE SHELL

2871 WINNERS CIRCLE DRIVE  
CITY OF SHAKOPEE  
SCOTT COUNTY, MINNESOTA

PROJECT TITLE

ISSUE NO.:

|   |   |
|---|---|
| 1 | 2 |
|---|---|

DESCRIPTION:  
60% PRELIMINARY PLANSET  
PUD SUBMITTAL

DATE:

|            |            |
|------------|------------|
| 07/27/2023 | 09/01/2023 |
|------------|------------|

DATE:

|            |            |
|------------|------------|
| 07/27/2023 | 09/01/2023 |
|------------|------------|

NOT FOR CONSTRUCTION

PROJECT NO.: 193806288

DWN BY: MJJ CHK'D BY: CDL APP'D BY: CDL

ISSUE DATE: 09/01/2023

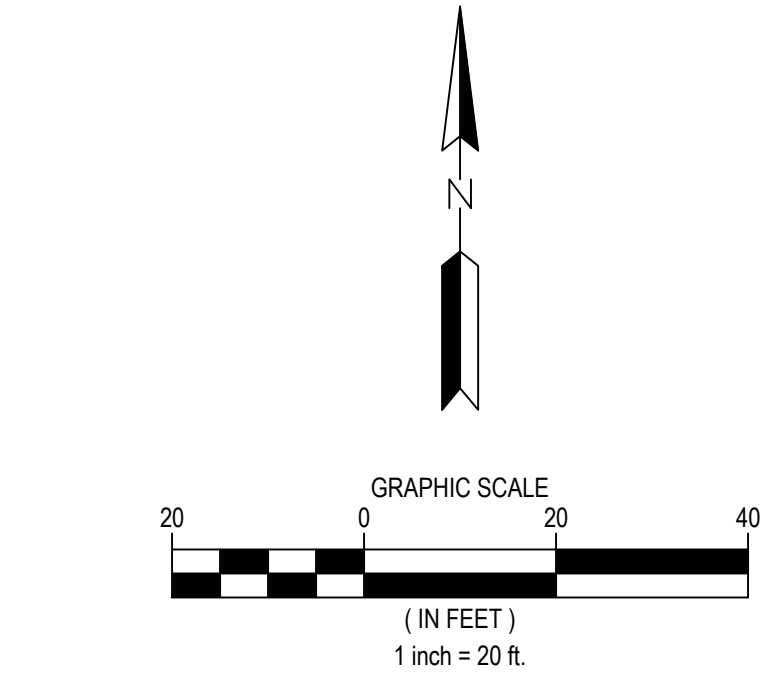
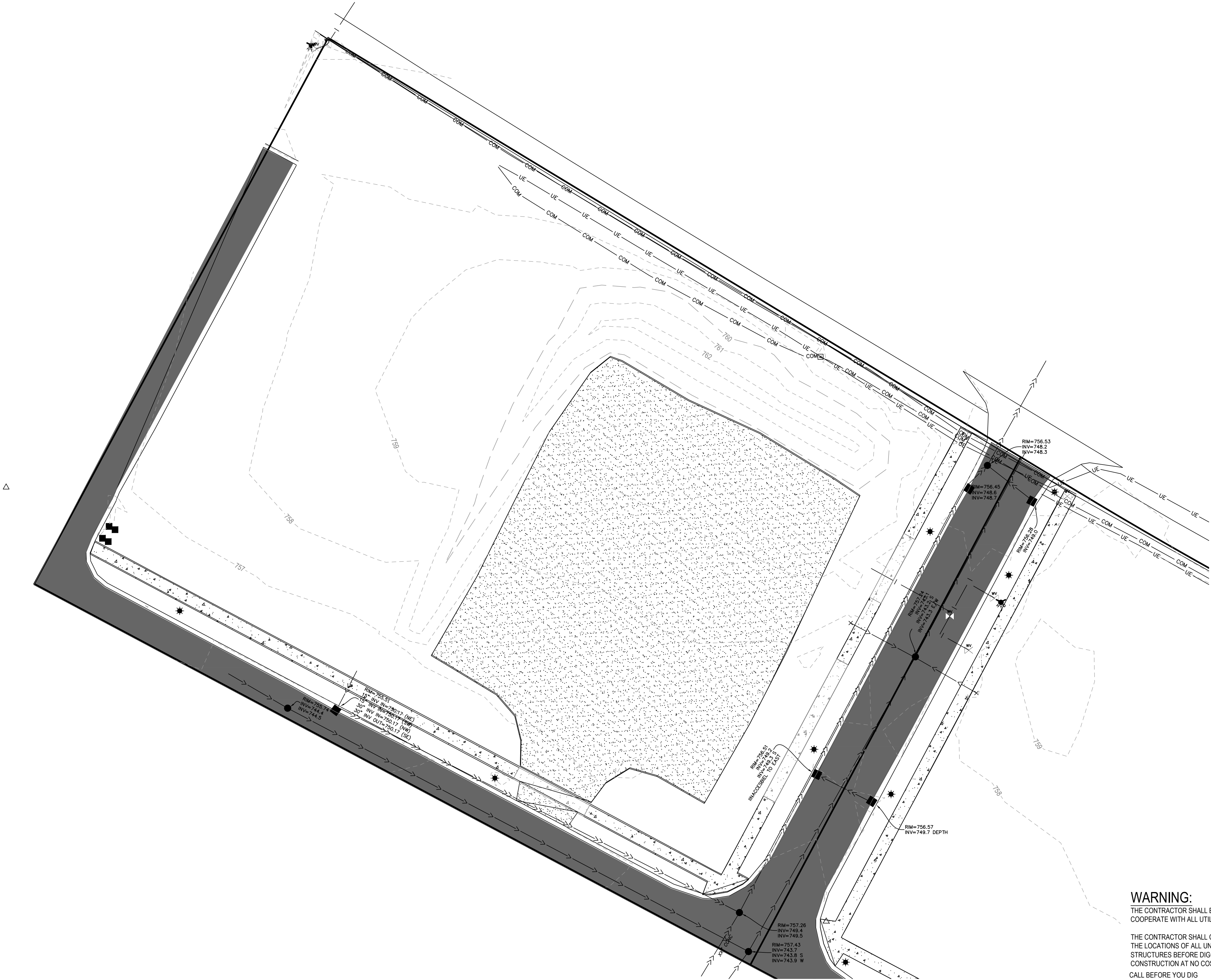
ISSUE NO.: 2

SHEET TITLE:

COVER SHEET

SHEET NO.:

G-001



NOTES

- SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES.
- VERIFY CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- EXISTING PROPERTY LINE
- COM
- UE
- UE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE
- EXISTING GRAVEL SURFACE
- EXISTING STORM SEWER INLET
- EXISTING TRANSFORMER
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING LIGHT POLE

WARNING:

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TOLL FREE 1-800-252-1166



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CITY OF SHAKOPEE  
SCOTT COUNTY, MINNESOTA

PROJECT TITLE

ISSUE NO.:

| DATE:      | DESCRIPTION:            | ISSUE NO.: |
|------------|-------------------------|------------|
| 07/27/2023 | 60% PRELIMINARY PLANSET | 1          |
| 09/01/2023 | PUD SUBMITTAL           | 2          |
|            |                         |            |
|            |                         |            |
|            |                         |            |
|            |                         |            |
|            |                         |            |
|            |                         |            |

NOT FOR CONSTRUCTION

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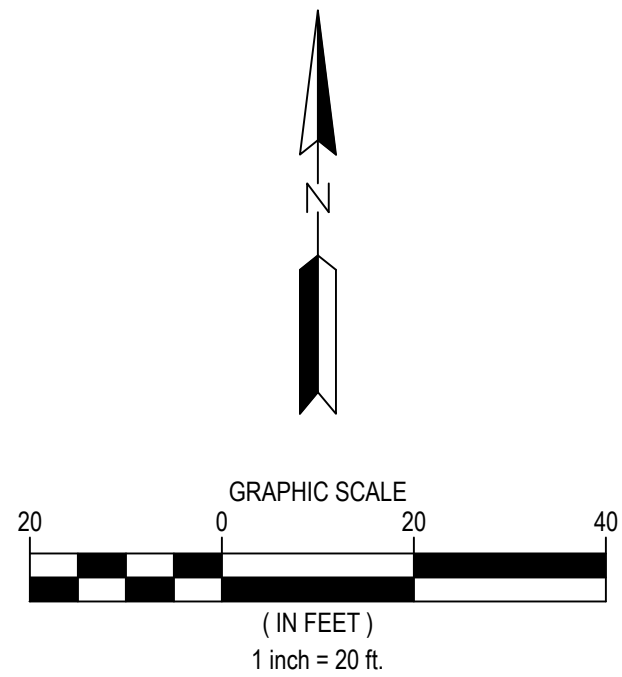
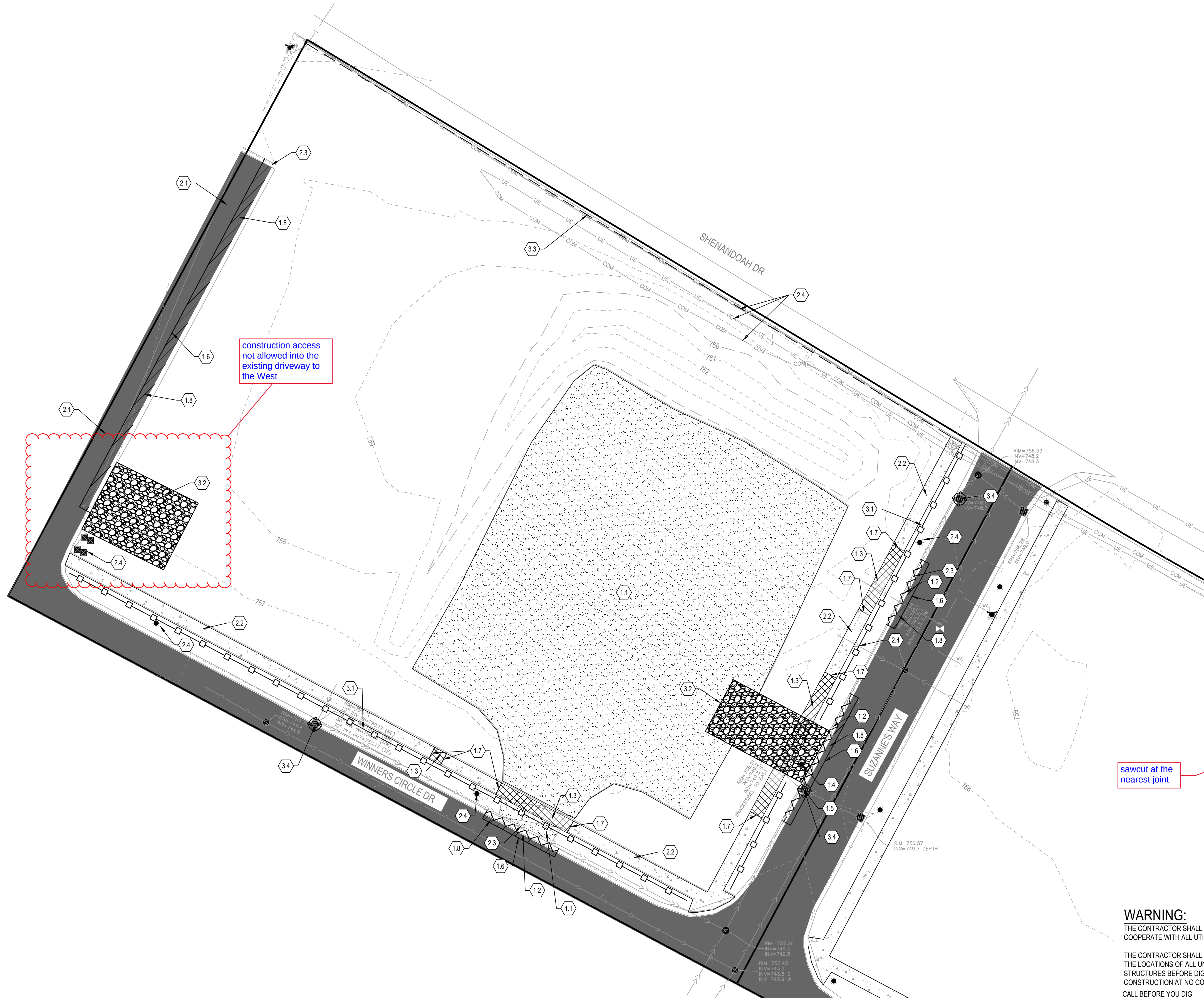
ISSUE NO.: 2

SHEET TITLE:

EXISTING CONDITIONS

SHEET NO.:

C-001



NOTES

1. CONSTRUCTION SITE SHALL HAVE STABILIZED EXIT AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR IS ULTIMATELY RESPONSIBLE TO PROTECT THE DOWNSTREAM WATER FROM CONSTRUCTION RUNOFF.
2. CONSTRUCTION LIMITS AND SILT FENCE ARE SHOWN OFFSET FROM PROPERTY LINE FOR CLARITY, WHERE APPLICABLE.
3. CLEAR AND GRUB AS NEEDED WITHIN LIMITS OF DISTURBANCE.
4. CONTRACTOR SHALL EVALUATE LIMITS OF REMOVAL FOR PROPOSED UTILITY INSTALLATION. IN THE EVENT THAT CURB AND PAVEMENT ARE IMPACTED IN ADDITION TO THE SIDEWALK CONTRACTOR SHALL REPLACE EXISTING CURB AND PAVEMENT TO MATCH EXISTING CONDITIONS PER CITY STANDARDS AND REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER.

LEGEND

- |  |                                  |
|--|----------------------------------|
|  | PROPERTY BOUNDARY                |
|  | LOT LINE                         |
|  | RIGHT OF WAY LINE                |
|  | EXISTING PROPERTY LINE           |
|  | REMOVE CURB AND GUTTER           |
|  | REMOVE CONCRETE PAVEMENT         |
|  | REMOVE GRAVEL SURFACING          |
|  | REMOVE BITUMINOUS PAVEMENT       |
|  | STABILIZED CONSTRUCTION ENTRANCE |
|  | SILT FENCE                       |
|  | BIOLOG                           |

KEYNOTES

1. REMOVAL ITEMS
  - 1.1. REMOVE GRAVEL SURFACE
  - 1.2. REMOVE CURB AND GUTTER
  - 1.3. REMOVE SIDEWALK
  - 1.4. SALVAGE LIGHT POLE, REMOVE FOUNDATION
  - 1.5. REMOVE CASTING
  - 1.6. SAWCUT BITUMINOUS (FULL DEPTH)
  - 1.7. SAWCUT CONCRETE (FULL DEPTH)
  - 1.8. REMOVE BITUMINOUS PAVEMENT
2. PROTECT ITEMS
  - 2.1. PROTECT EXISTING PAVEMENT
  - 2.2. PROTECT EXISTING SIDEWALK
  - 2.3. PROTECT EXISTING STORM SEWER AND STRUCTURES
  - 2.4. PROTECT EXISTING UTILITIES AND STRUCTURES
3. EROSION CONTROL ITEMS
  - 3.1. SILT FENCE - SEE DETAIL X/C-80X
  - 3.2. STABILIZED CONSTRUCTION ENTRANCE - SEE DETAIL X/C-80X
  - 3.3. BIOLOG
  - 3.4. INLET PROTECTION

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2871 WINNERS CIRCLE DRIVE  
CITY OF SHAKOPEE  
SCOTT COUNTY, MINNESOTA

PROJECT TITLE

ISSUE NO.:

1

2

DESCRIPTION:

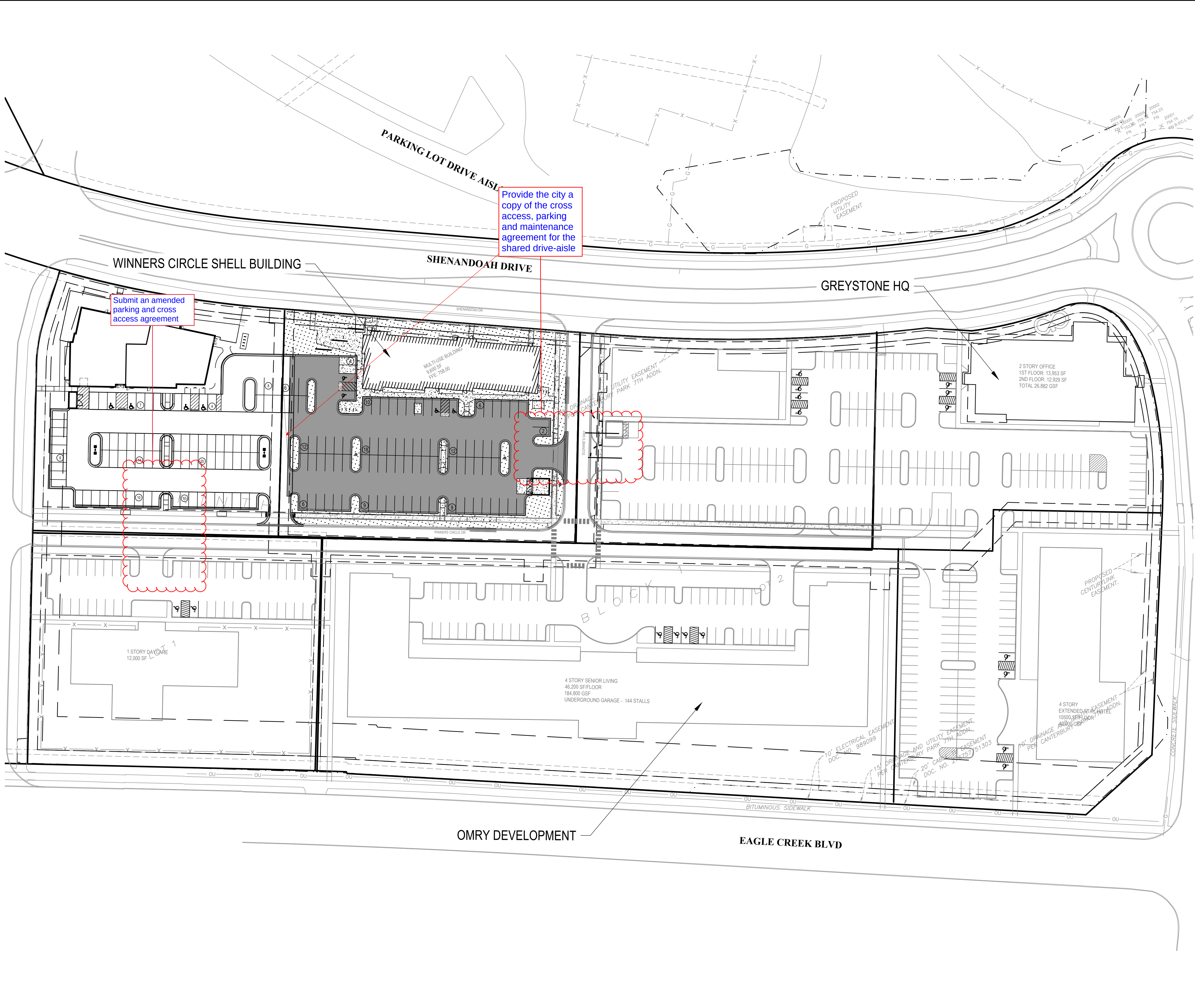
60% PRELIMINARY PLANSET

PUD SUBMITTAL

DATE:

07/27/2023

09/01/2023



NOTES

1. SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES.

LEGEND

- PROPERTY BOUNDARY  
LOT LINE  
EASEMENT LINE  
CURB AND GUTTER  
BITUMINOUS PAVEMENT  
CONCRETE PAVEMENT  
GRASS / LANDSCAPING  
PROPOSED PARKING COUNT



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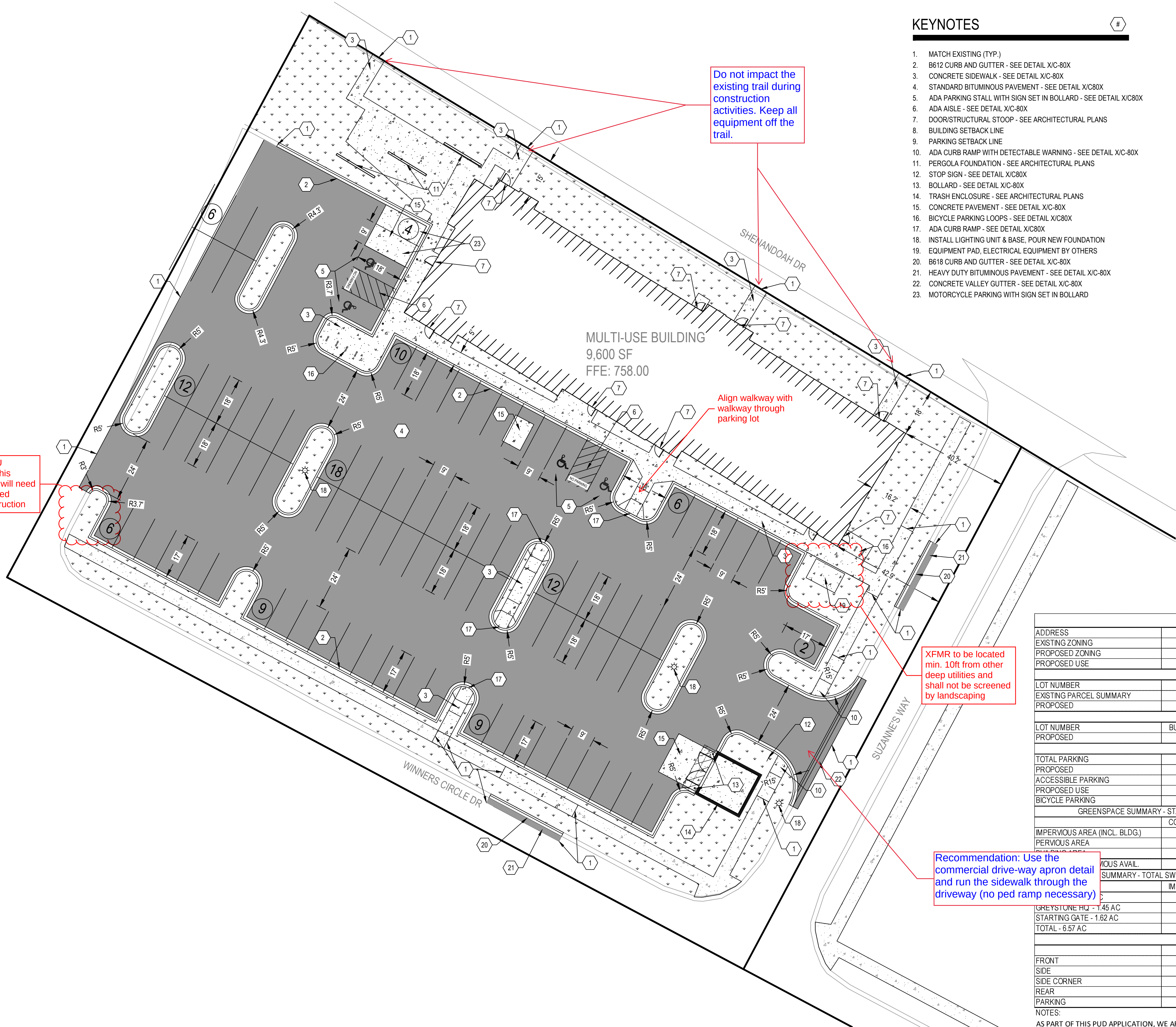
| DATE:      | DESCRIPTION:            | ISSUE NO.: | PROJECT TITLE |   |
|------------|-------------------------|------------|---------------|---|
|            |                         |            | 1             | 2 |
| 07/27/2023 | 60% PRELIMINARY PLANSET |            |               |   |
| 09/01/2023 | PUD SUBMITTAL           |            |               |   |
|            |                         |            |               |   |
|            |                         |            |               |   |
|            |                         |            |               |   |
|            |                         |            |               |   |
|            |                         |            |               |   |
|            |                         |            |               |   |

NOT FOR CONSTRUCTION

|              |           |            |  |
|--------------|-----------|------------|--|
| PROJECT NO.: |           | 193806288  |  |
| DWN BY:      | CHK'D BY: | APP'D BY:  |  |
| MJJ          | CDL       | CDL        |  |
| ISSUE DATE:  |           | 09/01/2023 |  |
| ISSUE NO.:   |           | 2          |  |

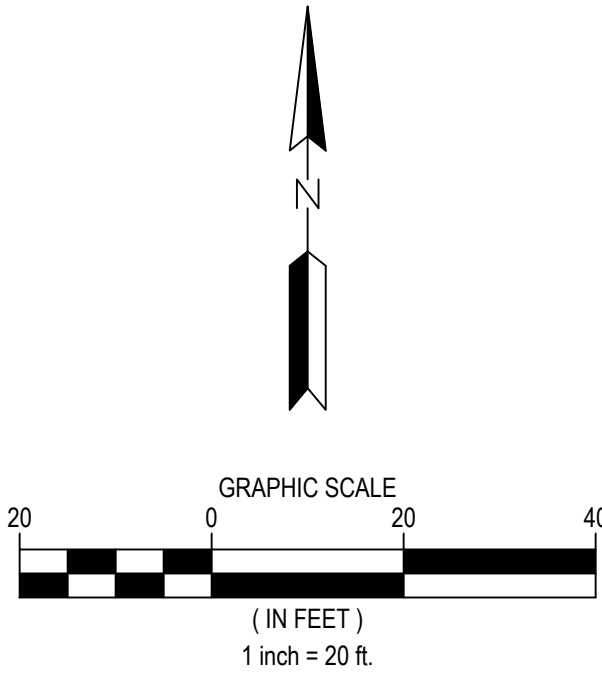
SHEET TITLE:  
OVERALL SITE PLAN

SHEET NO.:  
C-100



KEYNOTES

1. MATCH EXISTING (TYP.)
2. B612 CURB AND GUTTER - SEE DETAIL X/C-80X
3. CONCRETE SIDEWALK - SEE DETAIL X/C-80X
4. STANDARD BITUMINOUS PAVEMENT - SEE DETAIL X/C80X
5. ADA PARKING STALL WITH SIGN SET IN BOLLARD - SEE DETAIL X/C80X
6. ADA AISLE - SEE DETAIL X/C-80X
7. DOOR/STRUCTURAL STOOP - SEE ARCHITECTURAL PLANS
8. BUILDING SETBACK LINE
9. PARKING SETBACK LINE
10. ADA CURB RAMP WITH DETECTABLE WARNING - SEE DETAIL X/C-80X
11. PERGOLA FOUNDATION - SEE ARCHITECTURAL PLANS
12. STOP SIGN - SEE DETAIL X/C80X
13. BOLLARD - SEE DETAIL X/C-80X
14. TRASH ENCLOSURE - SEE ARCHITECTURAL PLANS
15. CONCRETE PAVEMENT - SEE DETAIL X/C-80X
16. BICYCLE PARKING LOOPS - SEE DETAIL X/C80X
17. ADA CURB RAMP - SEE DETAIL X/C80X
18. INSTALL LIGHTING UNIT & BASE, POUR NEW FOUNDATION
19. EQUIPMENT PAD, ELECTRICAL EQUIPMENT BY OTHERS
20. B618 CURB AND GUTTER - SEE DETAIL X/C-80X
21. HEAVY DUTY BITUMINOUS PAVEMENT - SEE DETAIL X/C-80X
22. CONCRETE VALLEY GUTTER - SEE DETAIL X/C-80X
23. MOTORCYCLE PARKING WITH SIGN SET IN BOLLARD



NOTES

1. SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES.
2. PROPERTY ADDRESSES FOR INDIVIDUAL TENANTS IN THE BUILDING ARE AS FOLLOWS:  
TENANT #01 - 2875 WINNERS CIRCLE DRIVE,  
TENANT #02 - 2885 WINNERS CIRCLE DRIVE,  
TENANT #03 - 2895 WINNERS CIRCLE DRIVE.

LEGEND

|  |                        |
|--|------------------------|
|  | PROPERTY BOUNDARY      |
|  | LOT LINE               |
|  | EASEMENT LINE          |
|  | CURB AND GUTTER        |
|  | BITUMINOUS PAVEMENT    |
|  | CONCRETE PAVEMENT      |
|  | GRASS / LANDSCAPING    |
|  | PROPOSED PARKING COUNT |

| ITEM DESCRIPTION                                                                                                      | AREA (SF) | (%)  |
|-----------------------------------------------------------------------------------------------------------------------|-----------|------|
| BUILDING (FOOTPRINT)                                                                                                  | 9,600     | 14%  |
| PATIO SEATING                                                                                                         | 1,060     | 2%   |
| LANDSCAPE / OPEN SPACE / PERVIOUS SURFACE                                                                             | 13,413    | 19%  |
| PROPOSED HARDSCAPE: PARKING / DRIVE AISLES / SIDEWALKS / PRIVATE ROADWAY / STOOPS / TRASH ENCLOSURE / TRANSFORMER PAD | 34,054    | 48%  |
| EXISTING HARDSCAPE: SIDEWALK / PAVEMENT                                                                               | 12,243    | 17%  |
| PARCEL AREA                                                                                                           | 70,370    | 100% |

| SITE ANALYSIS TABLE                                                                                                                                                                                                                                                                                                                                                                    |                                               |                           |                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|---------------------------|---------------------|
| ADDRESS                                                                                                                                                                                                                                                                                                                                                                                | 2871 WINNERS CIRCLE DRIVE, SHAKOPEE, MN 55379 |                           |                     |
| EXISTING ZONING                                                                                                                                                                                                                                                                                                                                                                        | MAJOR RECREATION                              |                           |                     |
| PROPOSED ZONING                                                                                                                                                                                                                                                                                                                                                                        | MAJOR RECREATION                              |                           |                     |
| PROPOSED USE                                                                                                                                                                                                                                                                                                                                                                           | COMMERCIAL                                    |                           |                     |
| LOT AREA SUMMARY                                                                                                                                                                                                                                                                                                                                                                       |                                               |                           |                     |
| LOT NUMBER                                                                                                                                                                                                                                                                                                                                                                             | TOTAL AREA (AC.)                              | IMPERVIOUS AREA (AC.)     | PERVIOUS AREA (AC.) |
| EXISTING PARCEL SUMMARY                                                                                                                                                                                                                                                                                                                                                                | 1.62                                          | 0.27                      | 1.35                |
| PROPOSED                                                                                                                                                                                                                                                                                                                                                                               | 1.62                                          | 1.34                      | 0.27                |
| BUILDING SUMMARY                                                                                                                                                                                                                                                                                                                                                                       |                                               |                           |                     |
| LOT NUMBER                                                                                                                                                                                                                                                                                                                                                                             | BUILDING FOOTPRINT (SF)                       | GROSS FLOOR AREA (SF)     | # OF STORIES        |
| PROPOSED                                                                                                                                                                                                                                                                                                                                                                               | 9,600                                         | 9,600                     | 1                   |
| PARKING SUMMARY                                                                                                                                                                                                                                                                                                                                                                        |                                               |                           |                     |
| TOTAL PARKING                                                                                                                                                                                                                                                                                                                                                                          | REQUIRED                                      | PROPOSED                  |                     |
| PROPOSED                                                                                                                                                                                                                                                                                                                                                                               | BASED ON USE                                  | 94                        |                     |
| ACCESSIBLE PARKING                                                                                                                                                                                                                                                                                                                                                                     | REQUIRED                                      | PROPOSED                  |                     |
| PROPOSED USE                                                                                                                                                                                                                                                                                                                                                                           | 4                                             | 4                         |                     |
| BICYCLE PARKING                                                                                                                                                                                                                                                                                                                                                                        | 7                                             | 12                        |                     |
| GREENSPACE SUMMARY - STARTING GATE SITE, 83% IMPERVIOUS MAX                                                                                                                                                                                                                                                                                                                            |                                               |                           |                     |
|                                                                                                                                                                                                                                                                                                                                                                                        | CODE REQUIREMENT (AC)                         | PROPOSED (AC)             |                     |
| IMPERVIOUS AREA (INCL. BLDG.)                                                                                                                                                                                                                                                                                                                                                          | 1.34                                          | 1.34                      |                     |
| PERVIOUS AREA                                                                                                                                                                                                                                                                                                                                                                          | 0.27                                          | 0.27                      |                     |
| SUBTOTAL                                                                                                                                                                                                                                                                                                                                                                               | N/A                                           | 0.22                      |                     |
| PERVIOUS AVAIL.                                                                                                                                                                                                                                                                                                                                                                        | N/A                                           | 0.00                      |                     |
| SUMMARY - TOTAL SW GATEWAY DEVELOPMENT, 80% IMPERVIOUS MAX                                                                                                                                                                                                                                                                                                                             |                                               |                           |                     |
|                                                                                                                                                                                                                                                                                                                                                                                        | IMPERVIOUS USED AC, (%)                       | IMPERVIOUS AVAIL. AC, (%) |                     |
| GREYSTONE HQ - 1.45 AC                                                                                                                                                                                                                                                                                                                                                                 | 2.06 (59%)                                    | 0.74 (21%)                |                     |
| STARTING GATE - 1.62 AC                                                                                                                                                                                                                                                                                                                                                                | 1.14 (79%)                                    | 0.01 (1%)                 |                     |
| TOTAL - 6.57 AC                                                                                                                                                                                                                                                                                                                                                                        | 4.54 (69%)                                    | 0.72 (11%)                |                     |
| SETBACKS                                                                                                                                                                                                                                                                                                                                                                               |                                               |                           |                     |
|                                                                                                                                                                                                                                                                                                                                                                                        | REQUIRED (FT)                                 | PROPOSED (FT)             |                     |
| FRONT                                                                                                                                                                                                                                                                                                                                                                                  | 50'                                           | 15'                       |                     |
| SIDE                                                                                                                                                                                                                                                                                                                                                                                   | 25'                                           | 40'                       |                     |
| SIDE CORNER                                                                                                                                                                                                                                                                                                                                                                            | 50'                                           | 40'                       |                     |
| REAR                                                                                                                                                                                                                                                                                                                                                                                   | 30'                                           | 153'                      |                     |
| PARKING                                                                                                                                                                                                                                                                                                                                                                                | 5'                                            | 26'                       |                     |
| NOTES:                                                                                                                                                                                                                                                                                                                                                                                 |                                               |                           |                     |
| AS PART OF THIS PUD APPLICATION, WE ARE REQUESTING AN INCREASE IN THE ALLOWABLE IMPERVIOUS AREA BY 2,000 SF OR 83% IMPERVIOUS COVERAGE FOR THE PROPOSED STARTING GATE DEVELOPMENT. THE AGGREGATE IMPERVIOUS AREA FOR THE SOUTHWEST GATEWAY DEVELOPMENT WILL REMAIN BELOW THE 80% MAXIMUM IMPERVIOUS AND WITHIN THE DESIGN PARAMETERS OF THE REGIONAL STORMWATER MANAGEMENT FACILITIES. |                                               |                           |                     |

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# STARTING GATE SHELL

2871 WINNERS CIRCLE DRIVE  
CITY OF SHAKOPEE  
SCOTT COUNTY, MINNESOTA

PROJECT TITLE

| ISSUE NO.    | 1                       | 2             |  |  |  |  |  |  |  |
|--------------|-------------------------|---------------|--|--|--|--|--|--|--|
| DESCRIPTION: | 60% PRELIMINARY PLANSET | PUD SUBMITTAL |  |  |  |  |  |  |  |
| DATE:        | 07/27/2023              | 09/01/2023    |  |  |  |  |  |  |  |

PROJECT NO.: 193806288

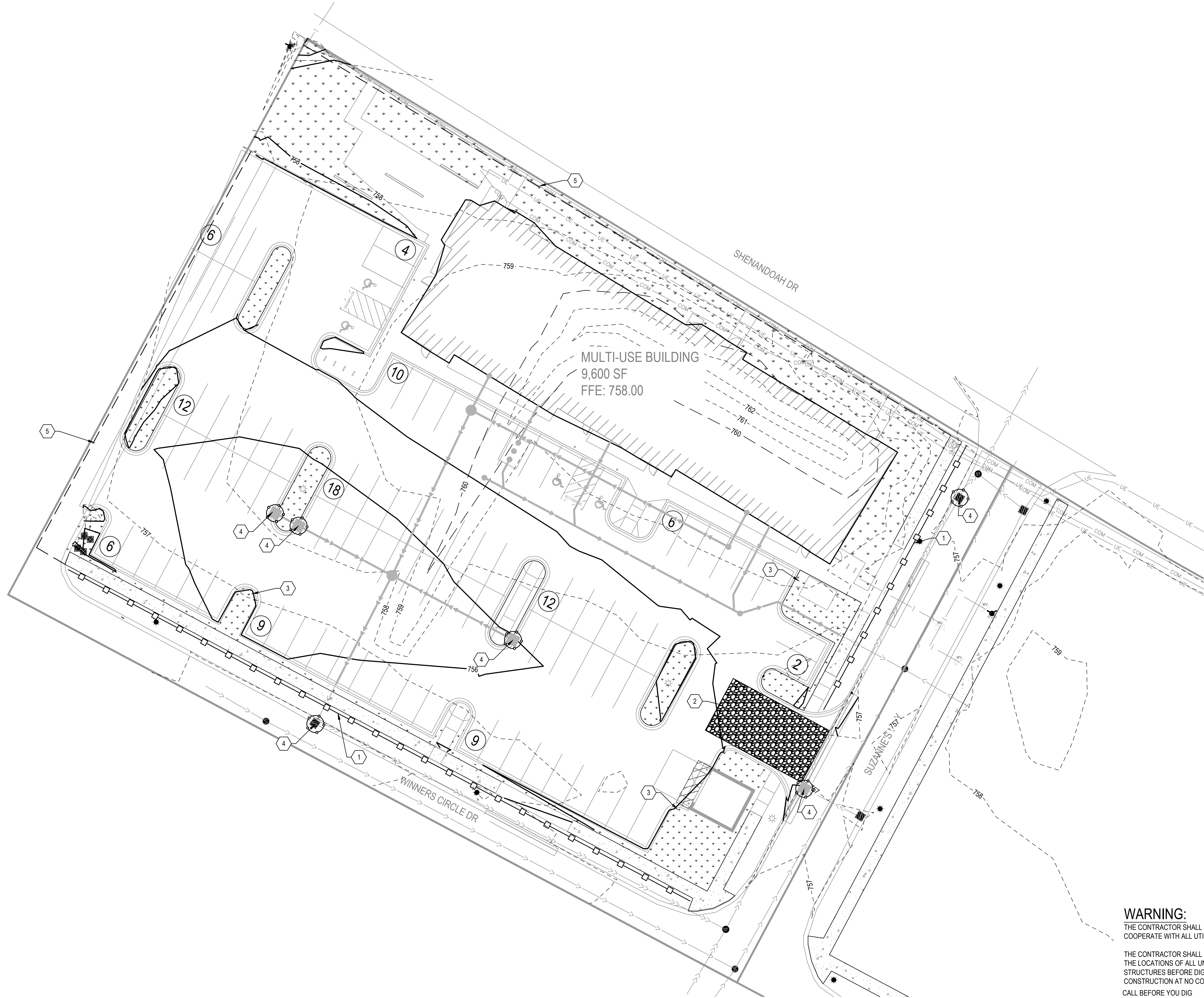
|             |               |               |
|-------------|---------------|---------------|
| DWN BY: MJJ | CHK'D BY: CDL | APP'D BY: CDL |
|-------------|---------------|---------------|

ISSUE DATE: 09/01/2023

ISSUE NO.: 2

SHEET TITLE: SITE PLAN

SHEET NO.: C-101



NOTES

- CONSTRUCTION SITE SHALL HAVE STABILIZED EXIT AT ALL TIME THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR IS ULTIMATELY RESPONSIBLE TO PROTECT DOWNSTREAM WATERS FROM CONSTRUCTION RUNOFF.
- CONSTRUCTION LIMITS AND SILT FENCE SHOWN OFF SET FROM PROPERTY LINE FOR CLARITY WHEN APPLICABLE.

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- EXISTING PROPERTY LINE
- EXISTING MINOR CONTOUR
- 901 EXISTING MAJOR CONTOUR
- 901 PROPOSED MINOR CONTOUR
- 900 PROPOSED MAJOR CONTOUR
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- SEED (OR SOD)
- SILT FENCE
- BIOLOG

KEYNOTES

- SILT FENCE - SEE DETAIL X/C-80X
- STABILIZED CONSTRUCTION ENTRANCE - SEE DETAIL X/C-80X
- EROSION CONTROL BLANKET - SEE DETAIL X/C-80X
- INLET PROTECTION - SEE DETAIL X/C-80X
- BIOLOG

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TWIN CITY AREA: 651-454-0002  
TOLL FREE 1-800-252-1166



1 CARLSON PARKWAY NORTH  
SUITE 100  
PLYMOUTH, MN 55447  
PHONE: 763-479-4200  
WWW.STANTEC.COM

CLIENT:

2895 Winners Circle Drive, Suite 200  
Shakopee, MN 55379  
OFFICES IN MINNESOTA, NORTH DAKOTA & IOWA  
888-742-6637  
greystoneconstruction.com



STARTING GATE SHELL

2871 WINNERS CIRCLE DRIVE  
CITY OF SHAKOPEE  
SCOTT COUNTY, MINNESOTA

PROJECT TITLE

ISSUE NO.:

1 2

DESCRIPTION:

DATE:

07/27/2023  
09/01/2023

PROJECT NO.:

193806288

DWN BY:

CHK'D BY:

APP'D BY:

MJJ

CDL

CDL

ISSUE DATE:

09/01/2023

ISSUE NO.:

2

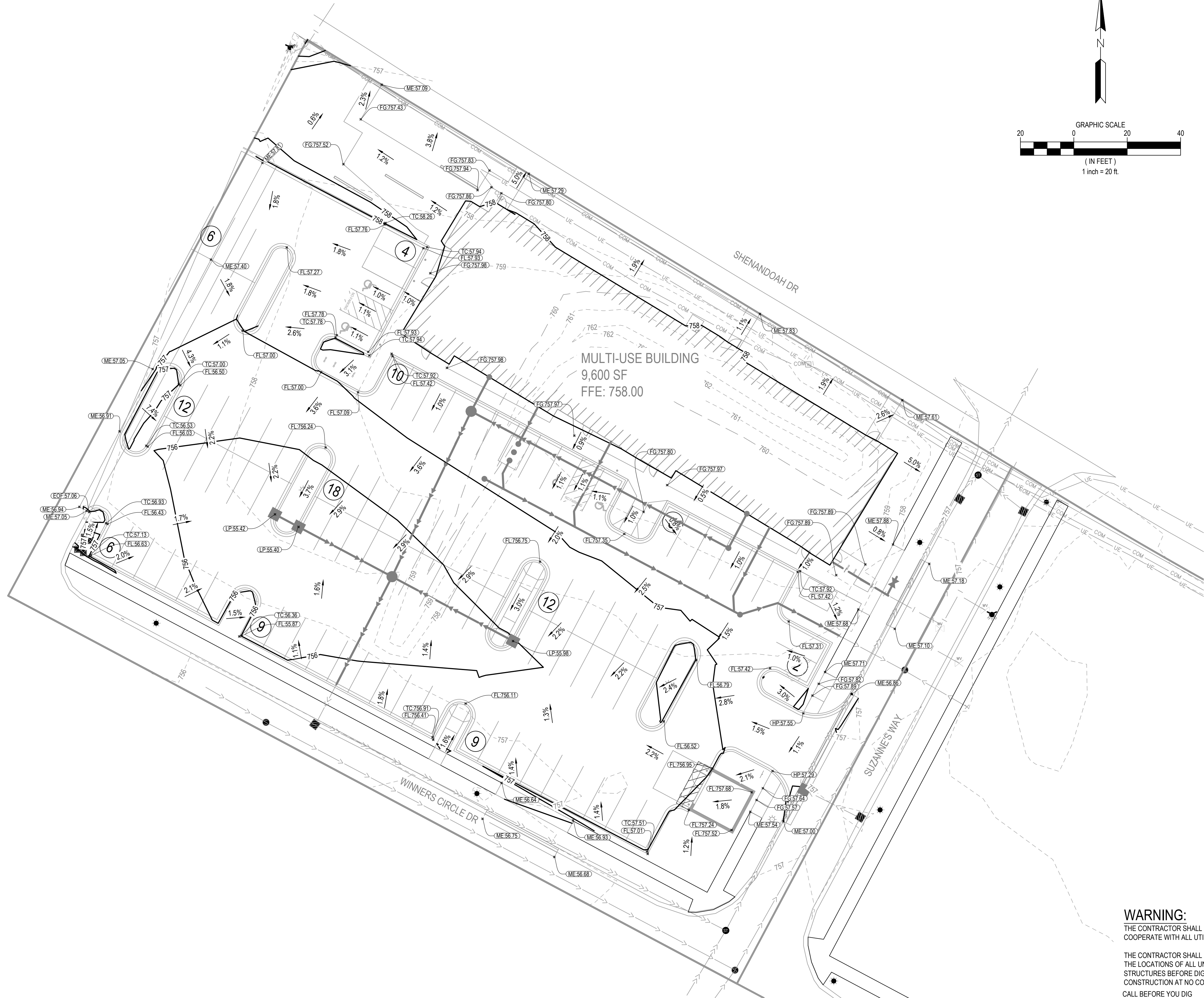
SHEET TITLE:

POST-CONSTRUCTION  
STABILIZATION PLAN

SHEET NO.:

C-201

NOT FOR CONSTRUCTION



NOTES

- SEE SHEET <C/G>-002 FOR ADDITIONAL PROJECT NOTES.
- EXISTING SPOT ELEVATIONS AT MATCH POINTS ARE BASED ON INTERPOLATED POINT TO POINT SURVEY DATA. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONNECTION POINTS PRIOR TO INSTALLATION OF IMPROVEMENTS. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY OF ANY FIELD DISCREPANCIES. CONTRACTOR IS RESPONSIBLE FOR MAKING NECESSARY ADJUSTMENTS IN THE FIELD FOR CONSTRUCTIBILITY, REGULATORY COMPLIANCE (ADA), POSITIVE DRAINAGE, AND TO ENSURE SMOOTH TRANSITIONS TO FIELD CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR REWORK OF A DISCREPANCY THAT IS NOT COMMUNICATED TO THE ENGINEER IN WRITING.
- CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER AND ENGINEER IN WRITING OF DISCREPANCIES OR CONFLICT IN THE CONTRACT DOCUMENTS BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS ARE TO BE MADE WITHOUT PRIOR OR WRITTEN APPROVAL FROM THE ENGINEER. FAILURE TO NOTIFY OWNER AND ENGINEER OF AN IDENTIFIABLE CONFLICT BEFORE PROCEEDING WITH INSTALLATION RELIEVES OWNER AND ENGINEER OF ANY OBLIGATION TO PAY FOR RELATED CHANGE ORDER.

LEGEND

- PROPERTY BOUNDARY
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING WATER VALVE
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- GRADING LIMITS
- FLOW LINE ELEVATION
- FINISHED GRADE ELEVATION
- MATCH EXISTING ELEVATION
- SIDEWALK ELEVATION
- HIGH POINT SPOT ELEVATION
- LOW POINT SPOT ELEVATION
- STRUCTURE RIM SPOT ELEVATION
- SURFACE GRADE & FLOW DIRECTION
- STORM SEWER
- SANITARY SEWER
- SANITARY SERVICE
- WATERMAIN
- STORM MANHOLE
- STORM CATCH BASIN
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002  
TOLL FREE 1-800-252-1166



1 CARLSON PARKWAY NORTH  
SUITE 100  
PLYMOUTH, MN 55447  
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STARTING GATE SHELL

2871 WINNERS CIRCLE DRIVE  
CITY OF SHAKOPEE  
SCOTT COUNTY, MINNESOTA

PROJECT TITLE

ISSUE NO.:

1

2

DESCRIPTION:

60% PRELIMINARY PLANSET

PUD SUBMITTAL

DATE:

07/27/2023

09/01/2023

PROJECT NO.:

193806288

DWN BY:

MJJ

CHK'D BY:

CDL

APP'D BY:

CDL

ISSUE DATE:

09/01/2023

ISSUE NO.:

2

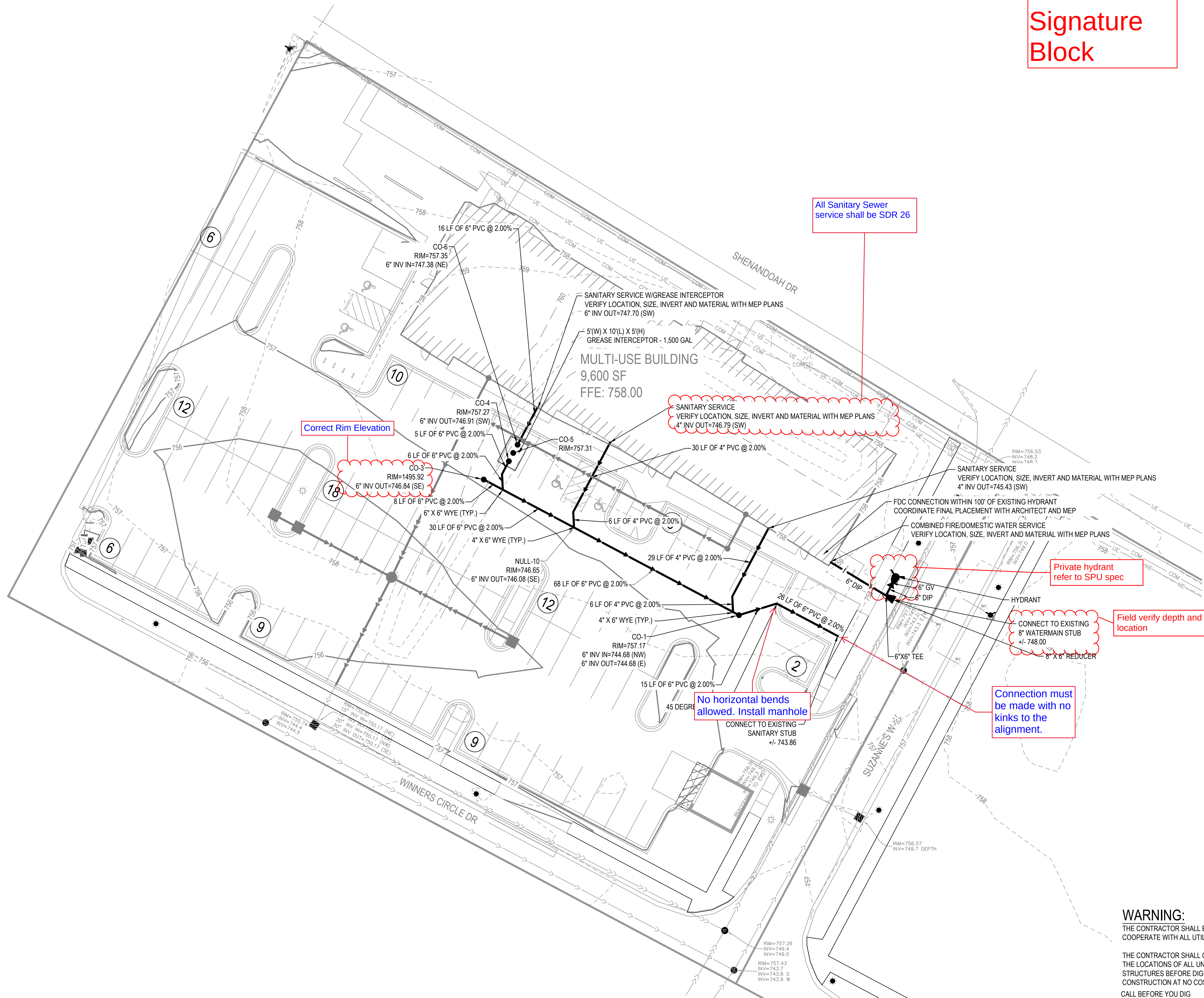
SHEET TITLE:

GRADING PLAN

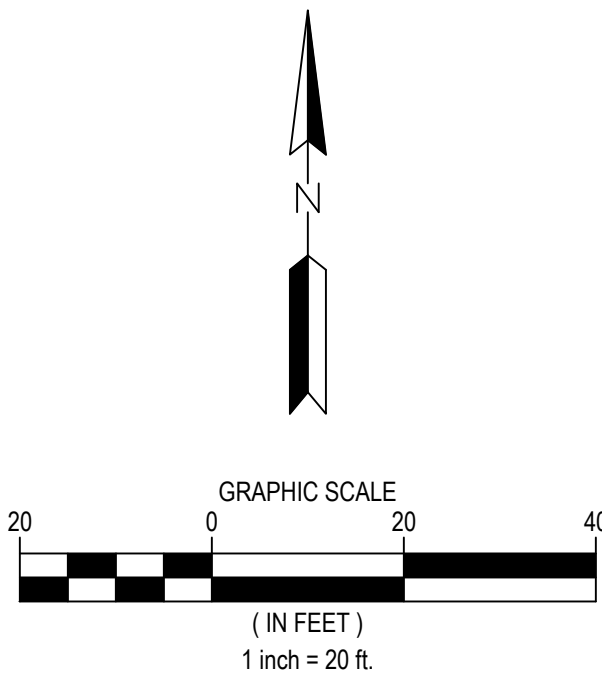
SHEET NO.:

C-301

NOT FOR CONSTRUCTION



SPU  
Signature  
Block



All Sanitary Sewer  
service shall be SDR 26

Correct Rim Elevation

SANITARY SERVICE  
VERIFY LOCATION, SIZE, INVERT AND MATERIAL WITH MEP PLANS  
4" INV OUT=746.79 (SW)

Private hydrant  
refer to SPU spec

Field verify depth and  
location

Connection must  
be made with no  
kinks to the  
alignment.

No horizontal bends  
allowed. Install manhole

NOTES

- SEE SHEET <C/G>-002 FOR ADDITIONAL PROJECT NOTES.
- [NOTE 2]
- [NOTE 3]

KEYNOTES

- CONNECT TO EXISTING 6" PVC SANITARY SEWER. VERIFY LOCATION AND ELEVATION IN THE FIELD PRIOR TO CONSTRUCTION.
- CONNECT TO EXISTING 6" DIP WATERMAIN. VERIFY LOCATION AND ELEVATION IN THE FIELD PRIOR TO CONSTRUCTION.

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

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STARTING GATE SHELL

2871 WINNERS CIRCLE DRIVE  
CITY OF SHAKOPEE  
SCOTT COUNTY, MINNESOTA

PROJECT TITLE

ISSUE NO.:

| DESCRIPTION:  | DATE:      | 60% PRELIMINARY PLANSET | 60% PRELIMINARY PLANSET | 60% PRELIMINARY PLANSET | 60% PRELIMINARY PLANSET | 60% PRELIMINARY PLANSET | 60% PRELIMINARY PLANSET | 60% PRELIMINARY PLANSET | 60% PRELIMINARY PLANSET |
|---------------|------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| PUD SUBMITTAL | 07/27/2023 | 09/01/2023              |                         |                         |                         |                         |                         |                         |                         |

NOT FOR CONSTRUCTION

PROJECT NO.: 193806288

DWN BY: MJJ CHK'D BY: CDL APP'D BY: CDL

ISSUE DATE: 09/01/2023

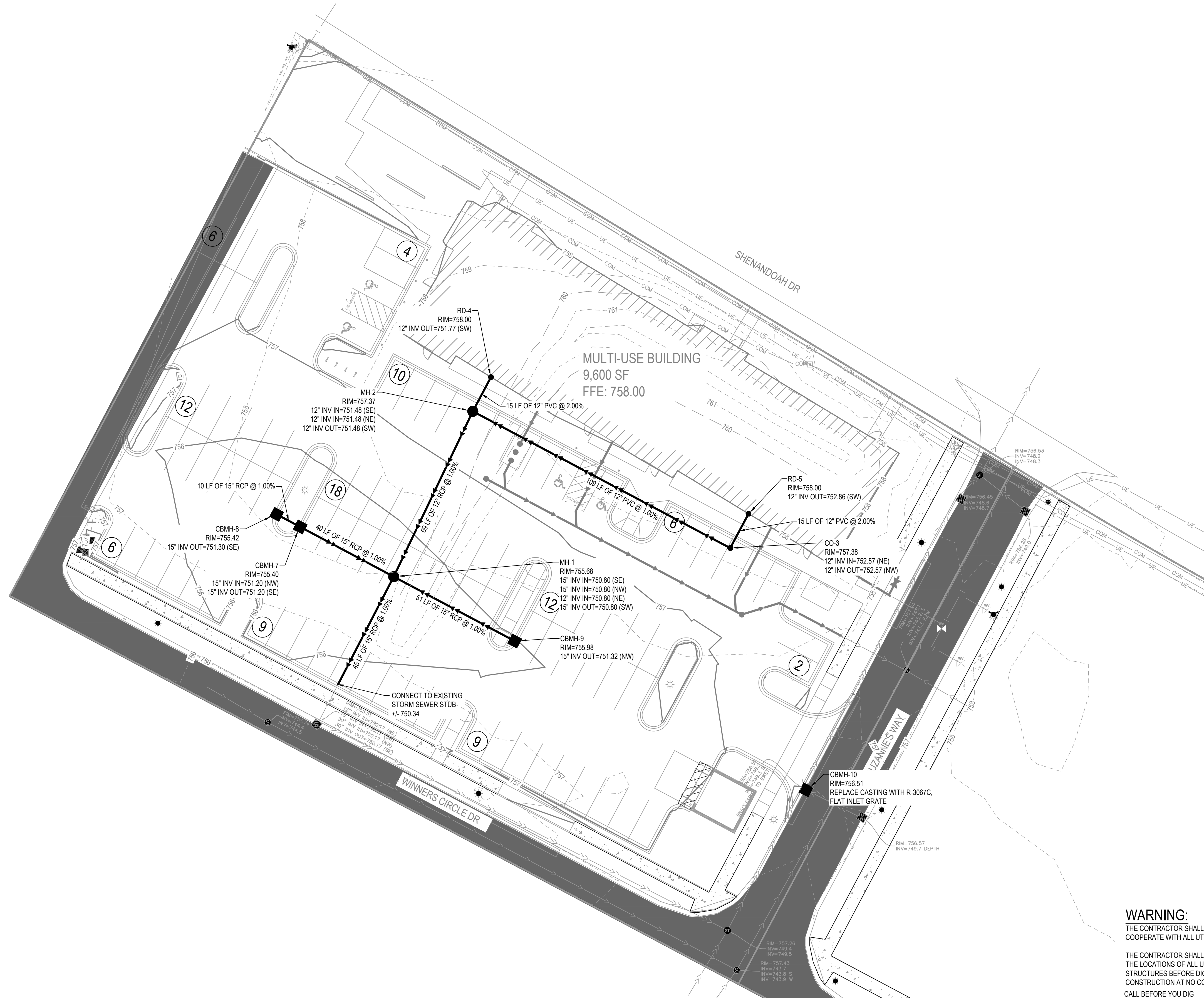
ISSUE NO.: 2

SHEET TITLE:

UTILITY PLAN

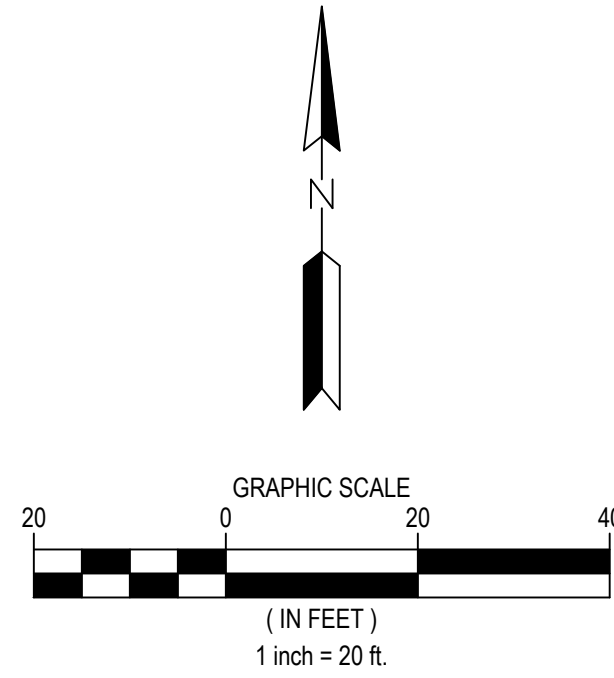
SHEET NO.:

C-401



TWIN CITY AREA: 651-454-0002  
TOLL FREE 1-800-252-1166





1. SEE SHEET <G>-002 AND LANDSCAPE DETAIL SHEET FOR  
ADDITIONAL PROJECT NOTES AND DETAILS.

|                                                                                     |                                               |
|-------------------------------------------------------------------------------------|-----------------------------------------------|
|  | PROPERTY BOUNDARY                             |
|  | LOT LINE                                      |
|  | EASEMENT LINE                                 |
|  | 1.5" BLACK GRANITE ROCK MULCH, 3" DEPTH       |
|  | MNDOT SEED MIX 25-131<br>LOW MAINTENANCE TURF |

| Code Requirements                              | Required  | Proposed  |
|------------------------------------------------|-----------|-----------|
| Total Lot Area (SF)                            | -         | 70,567    |
| Landscape Area (15% of Lot Area)(SF)           | 10,585    | 13,939    |
| Building Footprint Area (SF)                   | -         | 9,598     |
| Impervious Area (SF)                           | -         | 56,192    |
| Total Parking Spaces                           | -         | 94        |
|                                                |           |           |
| Landscape Quantities                           | Required  | Proposed  |
| Building Footprint Trees (2 trees per 1000 SF) | 20        | 20        |
| Impervious Area Trees (1 per 4,000 SF)         | 15        | 15        |
| Parking (1 tree per 10 spaces)                 | 9         | 9         |
| <b>Total</b>                                   | <b>35</b> | <b>35</b> |

| PLANTING SCHEDULE:              |     |        |                                       |                                               |        |       |          |          |
|---------------------------------|-----|--------|---------------------------------------|-----------------------------------------------|--------|-------|----------|----------|
| QTY                             | %   | SYMBOL | COMMON NAME                           | LATIN NAME                                    | HEIGHT | WIDTH | SPACING  | SIZE     |
| Non-Ornamental Trees            |     |        |                                       |                                               |        |       |          |          |
| 6                               | 17% | GD     | TRUE NORTH KENTUCKY COFFEETREE        | GYMNOCLADUS DIOICUS 'TRUE NORTH'              | 50'    | 30'   | PER PLAN | 2.5" B&B |
| 5                               | 14% | PT     | PRAIRIE GOLD QUAKING ASPEN            | POPULUS TREMULOIDES 'NEARB'                   | 30'    | 15'   | PER PLAN | 2.5" B&B |
| 6                               | 17% | QB     | SWAMP WHITE OAK                       | QUERCUS BICOLOR                               | 30'    | 40'   | PER PLAN | 2.5" B&B |
| 5                               | 14% | TA     | BOULEVARD LINDEN                      | TILIA AMERICANA 'BOULEVARD'                   | 30'    | 25'   | PER PLAN | 2.5" B&B |
| 7                               | 20% | TC     | JAPANESE UPRIGHT YEW                  | TAXUS CUSPIDATA 'CAPITATA'                    | 12'    | 6"    | PER PLAN | 6" B&B   |
| 29                              | 83% |        | TOTAL NON-ORNAMENTAL TREES            |                                               |        |       |          |          |
| Ornamental Trees                |     |        |                                       |                                               |        |       |          |          |
| 3                               | 9%  | PM     | AMUR CHOKECHERRY                      | PRUNUS MAACKII                                | 25'    | 20'   | PER PLAN | 1.5" B&B |
| 3                               | 9%  | AG     | AUTUMN BRILLIANCE SERVICEBERRY        | AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' | 25'    | 15'   | PER PLAN | 1.5" B&B |
| 6                               | 17% |        | TOTAL ORNAMENTAL TREES                |                                               |        |       |          |          |
| Shrubs                          |     |        |                                       |                                               |        |       |          |          |
| 20                              |     | RA     | ALPINE CURRANT                        | RIBES ALPINUM                                 | 4'     | 4'    | PER PLAN | #5 CONT  |
| 35                              |     | DS     | DWARF BUSH HONEYSUCKLE                | DIERVILLA LONICERA                            | 3'     | 3'    | PER PLAN | #5 CONT  |
| 55                              |     |        | TOTAL SHRUBS                          |                                               |        |       |          |          |
| Perennials & Ornamental Grasses |     |        |                                       |                                               |        |       |          |          |
| 3                               |     | MS     | OSTRICH FERN                          | MATTEUCCIA STRUTHIOPTERIS                     | 4'     | 3'    | PER PLAN | #1 CONT  |
| 66                              |     | EP     | RUBY STELLA DAYLILY                   | ECHINACEA PURPUREA                            | 2'     | 1.5'  | PER PLAN | #1 CONT  |
| 15                              |     | SS     | BLUE HEAVEN LITTLE BLUESTEM           | SCHIZACHYRIUM SCOPARIUM 'MINNBLUE A'          | 3'     | 1.5'  | PER PLAN | #1 CONT  |
| 84                              |     |        | TOTAL PERENNIALS & ORNAMENTAL GRASSES |                                               |        |       |          |          |

CLIENT:

Winners Circle Drive, Suite 200  
Shakopee, MN 55379  
888-742-6837  
GreyStoneConstruction.com



# STARTING GATE SHELL

2871 WINNERS CIRCLE DRIVE  
CITY OF SHAKOPEE  
SCOTT COUNTY, MINNESOTA

[illegible]

NOT FOR CONSTRUCTION

PROJECT NO.: 193806288

|                |                  |                  |
|----------------|------------------|------------------|
| DWN BY:<br>MJJ | CHK'D BY:<br>CDL | APP'D BY:<br>CDL |
|----------------|------------------|------------------|

ISSUE NO.: 2

SHEET TITLE:

LANDSCAPE PLAN

SHEET NO.:

L-101

# CERTIFICATE OF SURVEY

## OUTLOT A, CANTERBURY SOUTHWEST THIRD ADDITION

### PROPERTY DESCRIPTION

Outlot A, CANTERBURY SOUTHWEST THIRD ADDITION, Scott County, Minnesota.

### CERTIFICATION

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

DRAFT COPY  
Steven F. Hough, MN. License 54850  
9/1/23  
Date

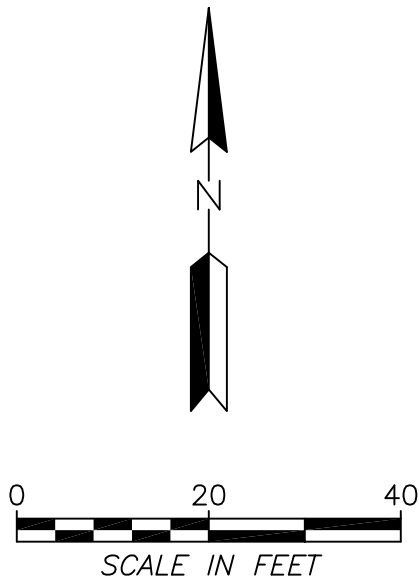
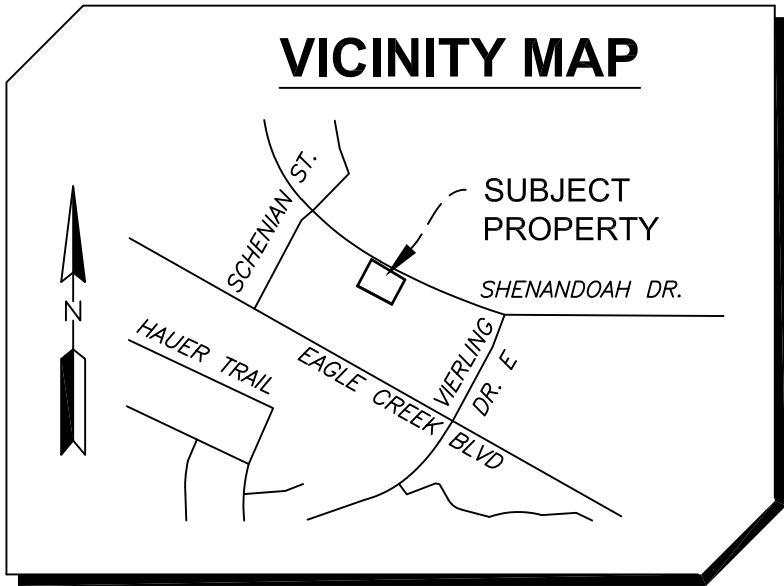
### GENERAL NOTES

- Bearings shown hereon are based on the North Line of OUTLOT F, CANTERBURY PARK NINTH ADDITION, which bears North 89 degrees 23 minutes 51 seconds East.
- Elevations and contours shown hereon were established with GPS and are relative to the NAVD88 vertical datum.
- Gross land area: 70,368± sq. ft. (1.62± acres)

### LEGEND

- |                          |                            |                                      |
|--------------------------|----------------------------|--------------------------------------|
| ○ SET MONUMENT           | ⚡ TRAFFIC SIGN             | —>>— STORM SEWER                     |
| ● FOUND MONUMENT         | ⚡ UTILITY POLE             | —>— SANITARY SEWER                   |
| ⊙ SANITARY SEWER MANHOLE | ⚡ ANCHOR CABLE             | — WATERMAIN                          |
| ⊙ STORM SEWER MANHOLE    | ⚡ LIGHT POLE               | — UE UNDERGROUND ELECTRIC LINE       |
| ⊙ STORM SEWER INLET      | ⚡ WATER VALVE              | — G UNDERGROUND GAS LINE             |
| ⊙ STORM SEWER INLET      | ⚡ IRRIGATION CONTROL VALVE | — COM UNDERGROUND COMMUNICATION LINE |
| ⊙ HYDRANT                |                            | — OU OVERHEAD UTILITY LINE           |
| ⊙ AUTO SPRINKLER         |                            | — CONCRETE SURFACE                   |

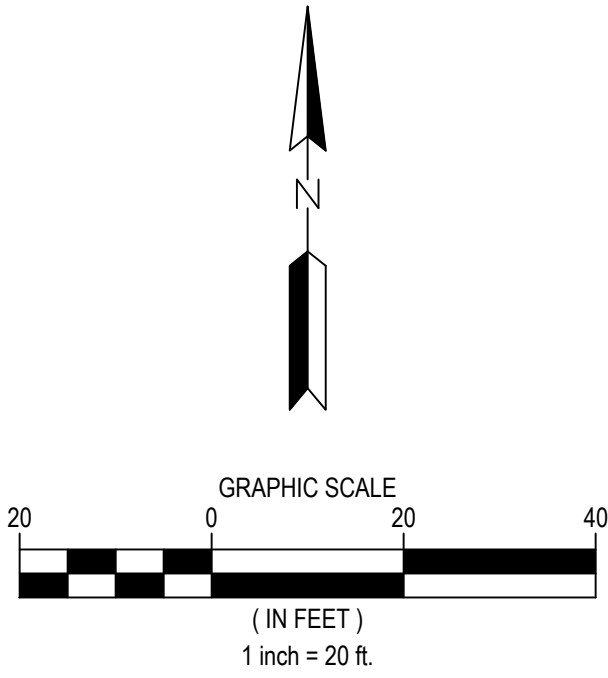
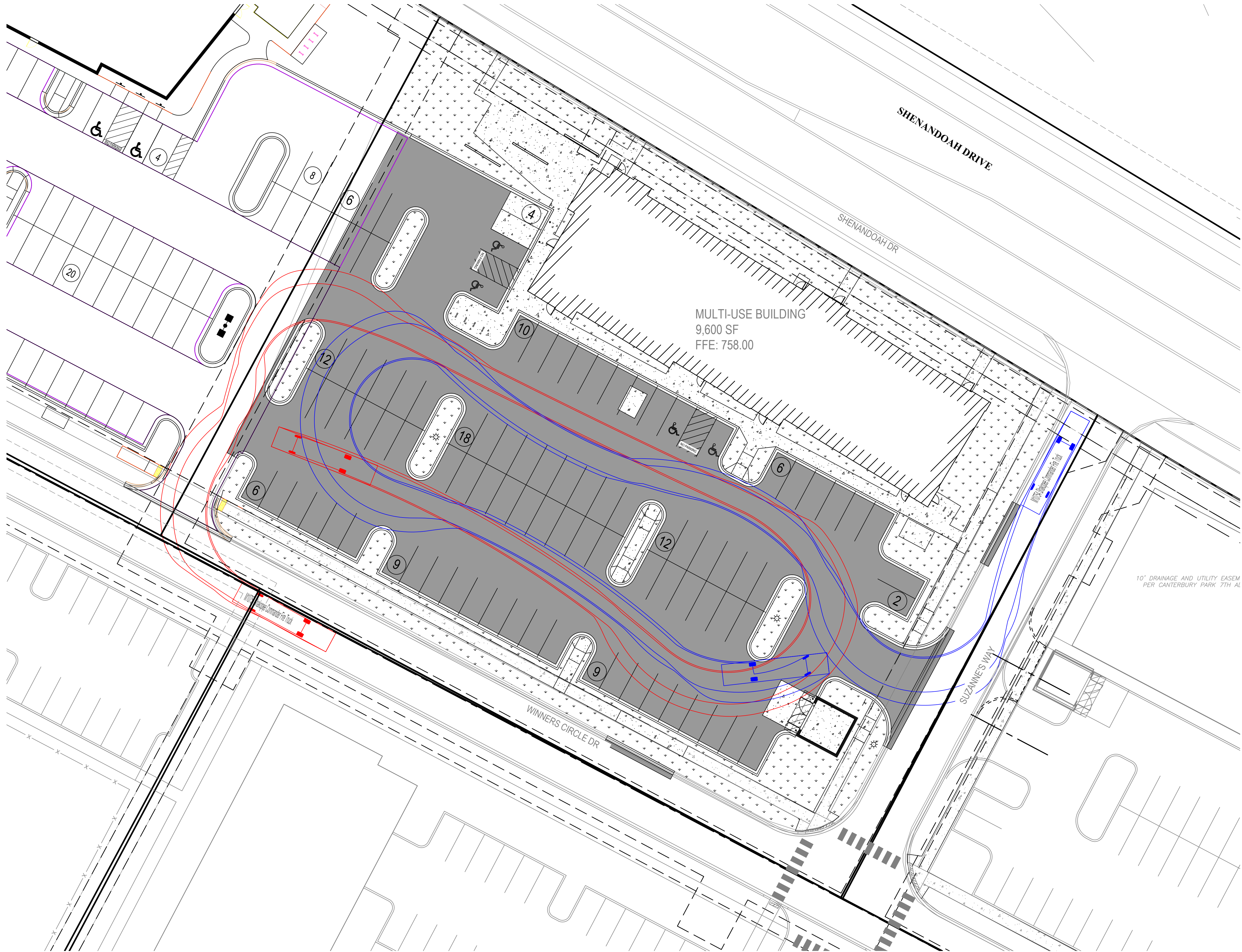
### VICINITY MAP



CLIENT NAME  
GREYSTONE CONSTRUCTION

PROJECT TITLE  
CERTIFICATE OF SURVEY

|                          |              |                     |                   |                            |
|--------------------------|--------------|---------------------|-------------------|----------------------------|
| DWN BY<br>RW             | CHK'D<br>SFH | APP'D<br>XXX        | DWG DATE<br>SCALE | SEE CERT.<br>SEE SCALE BAR |
| PROJECT NO.<br>193806288 |              | SHEET NO.<br>1 OF 1 |                   |                            |

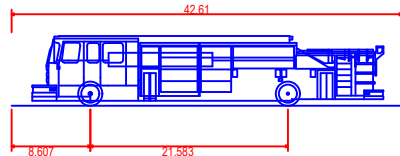


NOTES

- 1. SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES.
- 2. PROPERTY ADDRESSES FOR INDIVIDUAL TENANTS IN THE BUILDING ARE AS FOLLOWS:  
TENANT #01 - 2875 WINNERS CIRCLE DRIVE,  
TENANT #02 - 2885 WINNERS CIRCLE DRIVE,  
TENANT #03 - 2895 WINNERS CIRCLE DRIVE.

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- CURB AND GUTTER
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- GRASS / LANDSCAPING
- PROPOSED PARKING COUNT



M10754 Shakopee Commander Fire Truck  
Overall Length: 66'00"  
Overall Width: 10'00"  
Overall Body Height: 21'00"  
Min Body Ground Clearance: 0'53"  
Track Width: 7'34"  
Lock-to-lock time: 5.00s  
Max Wheel Angle: 43.00°

**Stantec**  
1 CARLSON PARKWAY NORTH  
SUITE 100  
PLYMOUTH, MN 55447  
PHONE: 763-479-4200  
WWW.STANTEC.COM

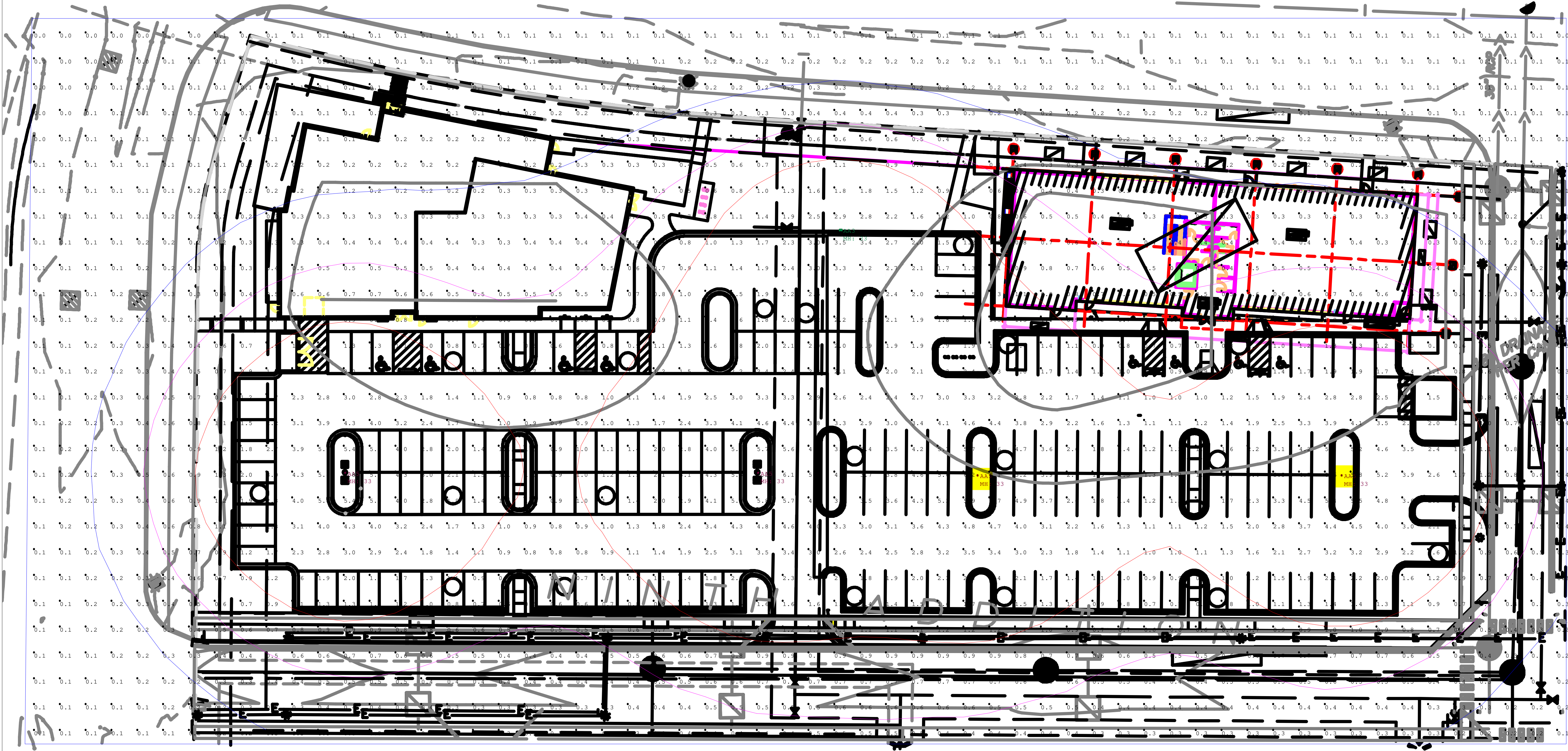
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OFFICES IN MINNESOTA, NORTH DAKOTA & IOWA  
888-742-6837  
greystoneconstruction.com  
**GREYSTONE CONSTRUCTION**

PROJECT TITLE  
**STARTING GATE SHELL**  
2871 WINNERS CIRCLE DRIVE  
CITY OF SHAKOPEE  
SCOTT COUNTY, MINNESOTA

| DATE:      | DESCRIPTION:            | ISSUE NO.: |   |
|------------|-------------------------|------------|---|
|            |                         | 1          | 2 |
| 07/27/2023 | 60% PRELIMINARY PLANSET |            |   |
| 09/01/2023 | PUD SUBMITTAL           |            |   |
|            |                         |            |   |
|            |                         |            |   |
|            |                         |            |   |
|            |                         |            |   |
|            |                         |            |   |

**NOT FOR CONSTRUCTION**

PROJECT NO.: 193806288  
DWN BY: MJJ    CHK'D BY: CDL    APP'D BY: CDL  
ISSUE DATE: 09/01/2023  
ISSUE NO.: 2  
SHEET TITLE:  
FIRE TRUCK MOVEMENT  
SHEET NO.:  
**EX-01**



| Luminaire Schedule |     |       |       |             |            |
|--------------------|-----|-------|-------|-------------|------------|
| Symbol             | Qty | Label | LLF   | Description | Lum. Watts |
| AA5                | 4   | AA5   | 0.910 | A17-5F375M  | 371.77     |
| AA3                | 1   | AA3   | 0.910 | A17-3F100   | 99.04      |



| #         | Date | Comments |
|-----------|------|----------|
| Revisions |      |          |

|                            |        |
|----------------------------|--------|
| Drawn By: Jennifer Wallace | Scale: |
| Checked By:                |        |
| Date: 8/4/2023             |        |

|                         |
|-------------------------|
| SW Gateway Exterior Lot |
|-------------------------|