CANTERBURY
TRACKSIDE

SHAKOPEE, MINNESOTA

ISG PROJECT # 23-29396

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND

EXISTING

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

PROPOSED

- LOT LINE
- RIGHT OF WAY
- EASEMENT
- CULVERT
- STORM SEWER
- STORM SEWER (PIPE WIDTH)
- SANITARY SEWER
- SANITARY SEWER (PIPE WIDTH)
- WATER
- GAS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TV
- CONTOUR
- MANHOLE (STORM, SANITARY)
- CATCH BASIN
- HYDRANT
- VALVE



LOCATION MAP

SCALE IN FEET

0 2000 4000

SHEET INDEX

C0-10 TITLE SHEET
C2-10 EXISTING SITE & REMOVAL PLAN
C3-10 PUD SITE PLAN
C3-20 PHASING PLAN
C3-21 FIRE TRUCK TURNING PLAN
C3-30 SITE UTILITY PLAN
C4-10 GRADING PLAN
C5-10 RESTORATION PLAN

ABBREVIATIONS:

AC	ACRE	CMP	CORRUGATED METAL PIPE	FDN	FOUNDATION	HORIZ	HORIZONTAL	MAX	MAXIMUM	PSI	POUNDS PER SQUARE INCH	SY	SQUARE YARD
ADA	AMERICANS WITH DISABILITIES ACT	CO	CLEANOUT	FES	FLARED END SECTION	HR	HOUR	MB	MAIL BOX	PVC	POLYVINYL CHLORIDE	T/C	TOP OF CURB
ADD	ADDENDUM	CONC	CONCRETE	FFE	FINISHED FLOOR ELEVATION	HWL	HIGH WATER LEVEL	MECH	MECHANICAL	PVMT	PAVEMENT	TEL	TELEPHONE
AFF	ABOVE FINISHED FLOOR	CONST	CONSTRUCTION	FPM	FEET PER MINUTE	HWY	HIGHWAY	MH	MANHOLE	QTY	QUANTITY	TEMP	TEMPORARY
AGG	AGGREGATE	CONT	CONTINUOUS	FPS	FEET PER SECOND	HYD	HYDRANT	MIN	MINIMUM	R	RIM	THRU	THROUGH
APPROX	APPROXIMATE	CY	CUBIC YARD	FT	FOOT, FEET	I	INVERT	MISC	MISCELLANEOUS	RAD	RADIUS	TNFH	TOP NUT OF FIRE HYDRANT
ARCH	ARCHITECT, ARCHITECTURAL	C&G	CURB AND GUTTER	FTG	FOOTING	ID	INSIDE DIAMETER	NO	NUMBER	RCP	REINFORCED CONCRETE PIPE	TRANS	TRANSFORMER
BFE	BASEMENT FLOOR ELEVATION	DEMO	DEMOLITION	GA	GAUGE	IN	INCH	NTS	NOT TO SCALE	RD	ROOF DRAIN	TV	TELEVISION
BIT	BITUMINOUS	DIA	DIAMETER	GAL	GALLON	INV	INVERT	NWL	NORMAL WATER LEVEL	REBAR	REINFORCING BAR	T/W	TOP OF WALL
CAD	COMPUTER-AIDED DESIGN	DIM	DIMENSION	GALV	GALVANIZED	IP	IRON PIPE	OC	ON CENTER	REM	REMOVE	TYP	TYPICAL
CB	CATCH BASIN	DS	DOWNSPOUT	GC	GENERAL CONTRACTOR	IPS	IRON PIPE SIZE	OCEW	ON CENTER EACH WAY	ROW	RIGHT OF WAY	UT	UTILITY, UNDERGROUND TELEPHONE
CFS	CUBIC FEET PER SECOND	EA	EACH	GFE	GARAGE FLOOR ELEVATION	J-BOX	JUNCTION BOX	OH	OVERHEAD	R/W	RIGHT OF WAY		
CF	CUBIC FOOT	ELEC	ELECTRICAL	GL	GUTTER LINE	JT	JOINT	OHD	OVERHEAD DOOR	SAN	SANITARY	VCP	VITRIFIED CLAY PIPE
CI	CAST IRON	ELEV	ELEVATION	GPM	GALLONS PER MINUTE	LF	LINEAR FEET	OZ	OUNCE	SCH	SCHEDULE	W/O	WITHOUT
CIP	CAST IRON PIPE	EOF	EMERGENCY OVERFLOW	GV	GATE VALVE	LIN	LINEAR	PED	PEDESTAL, PEDESTRIAN	SF	SQUARE FOOT	W/	WITH
CIPC	CAST IN PLACE CONCRETE	EQ	EQUAL	HDPE	HIGH DENSITY POLYETHYLENE	LPS	LOW PRESSURE STEAM	PERF	PERFORATED	SPEC	SPECIFICATION	YD	YARD
CJ	CONTROL JOINT	EX	EXISTING	HD	HEAVY DUTY	LS	LUMP SUM	PL	PROPERTY LINE	SQ	SQUARE	YR	YEAR
CL	CENTERLINE	FDC	FIRE DEPARTMENT CONNECTION	HH	HANDHOLE	LSO	LOWEST STRUCTURAL OPENING	PP	POLYPROPYLENE	STA	STATION		

PROJECT GENERAL NOTES

1. 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 ARCHITECT/ENGINEER.
2. 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.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. 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.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL EXISTING 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 EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
9. THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS A MINIMUM OF 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1166).

PROJECT INDEX:

OWNER:

JASON HAUGEN
VICE PRESIDENT OF REAL ESTATE
CANTERBURY PARK DEVELOPMENT, LLC
1100 CANTERBURY RD, SHAKOPEE 55379
612-669-5862

PROJECT ADDRESS / LOCATION:

S08 T115N R22W

1100 CANTERBURY RD S
SHAKOPEE, MINNESOTA 55379

MANAGING OFFICE:

BLOOMINGTON OFFICE
7900 INTERNATIONAL DRIVE
SUITE 550
MINNEAPOLIS, MN 55425
PHONE: 952.426.0699

PROJECT MANAGER: BECKY GUENTHER
EMAIL: BECKY.GUENTHER@ISGINC.COM

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF SHAKOPEE REQUIREMENTS AND MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION, THE MnDOT SUPPLEMENTAL SPECIFICATIONS, SEPTEMBER 2022, THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA 2018, AND THE 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), 1996 ADJUSTMENT (NAD83(1996)) ON THE SCOTT COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.

ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

B.M. ELEVATION=758.15
TNH, NORTH OF SHENANDOAH DRIVE

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN DECEMBER 2022 BY SAMBATEK.

NOTE:
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DATE _____ LIC. NO. _____

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PROJECT

CANTERBURY TRACKSIDE

SHAKOPEE MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-29396
FILE NAME	29396 C0 TITLE
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	BAG
ORIGINAL ISSUE DATE	11/27/23
CLIENT PROJECT NO.	-

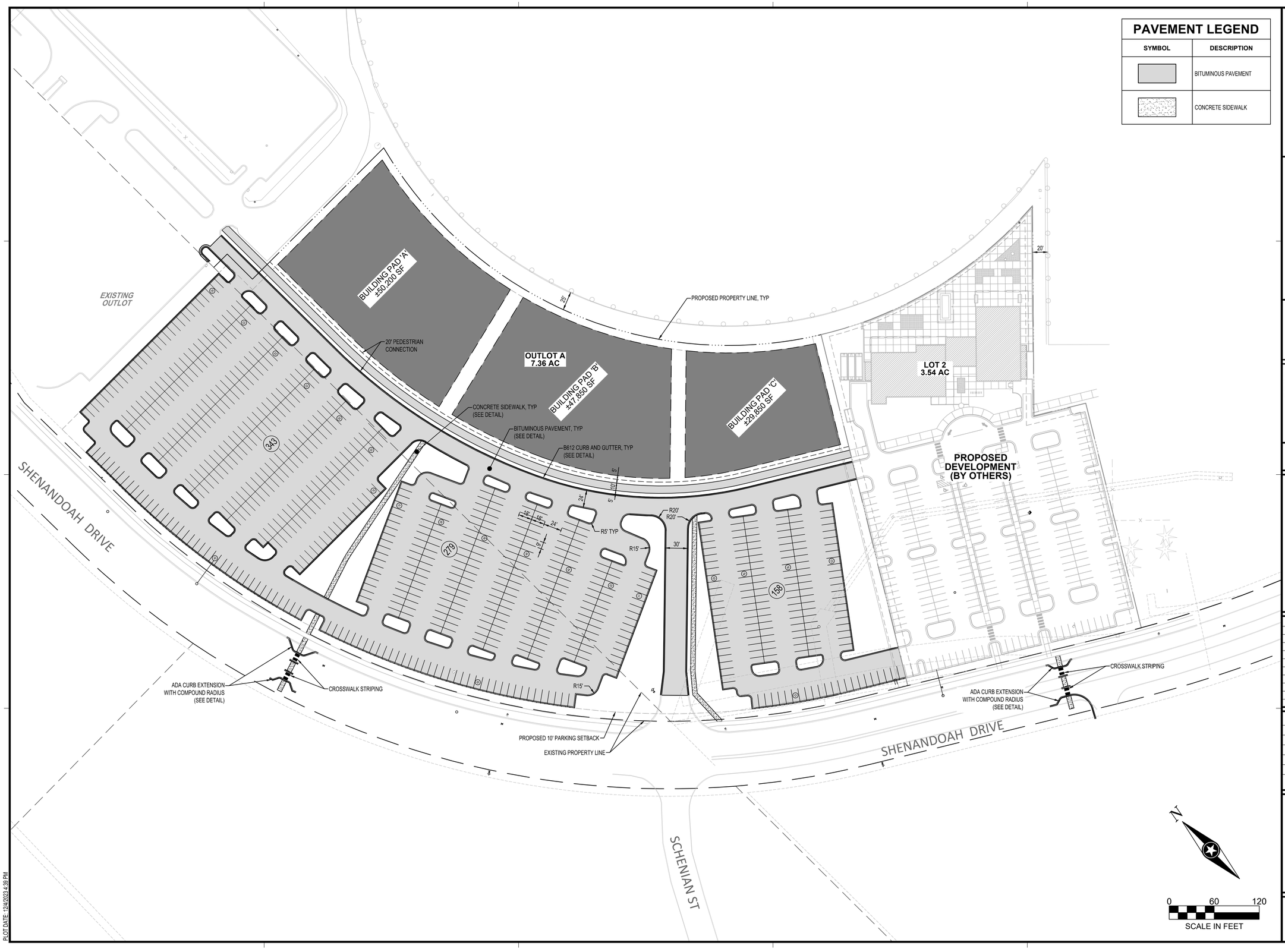
TITLE

TITLE SHEET

SHEET

C0-10

PLOT DATE: 12/4/2023 4:39 PM



PLOT DATE: 12/4/2023 4:39 PM

ISG

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PROJECT

CANTERBURY TRACKSIDE

SHAKOPEE MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-29396
FILE NAME	29396 C3 SITE
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	BAG
ORIGINAL ISSUE DATE	11/27/23
CLIENT PROJECT NO.	-

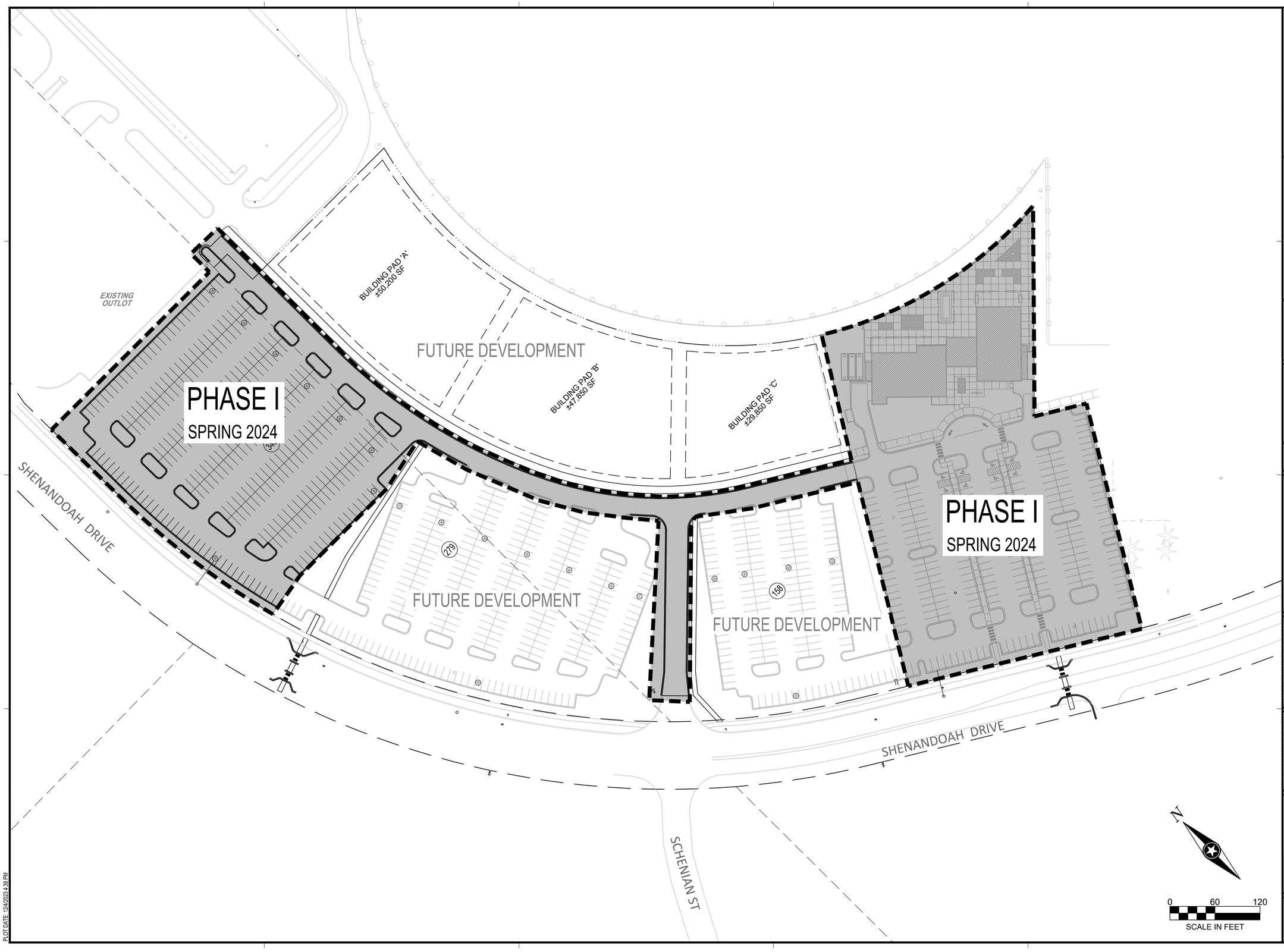
TITLE

PUD SITE PLAN

SHEET

C3-10

PRELIMINARY NOT FOR CONSTRUCTION



PLOT DATE: 12/4/2023 4:39 PM

PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

CANTERBURY TRACKSIDE

SHAKOPEE MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

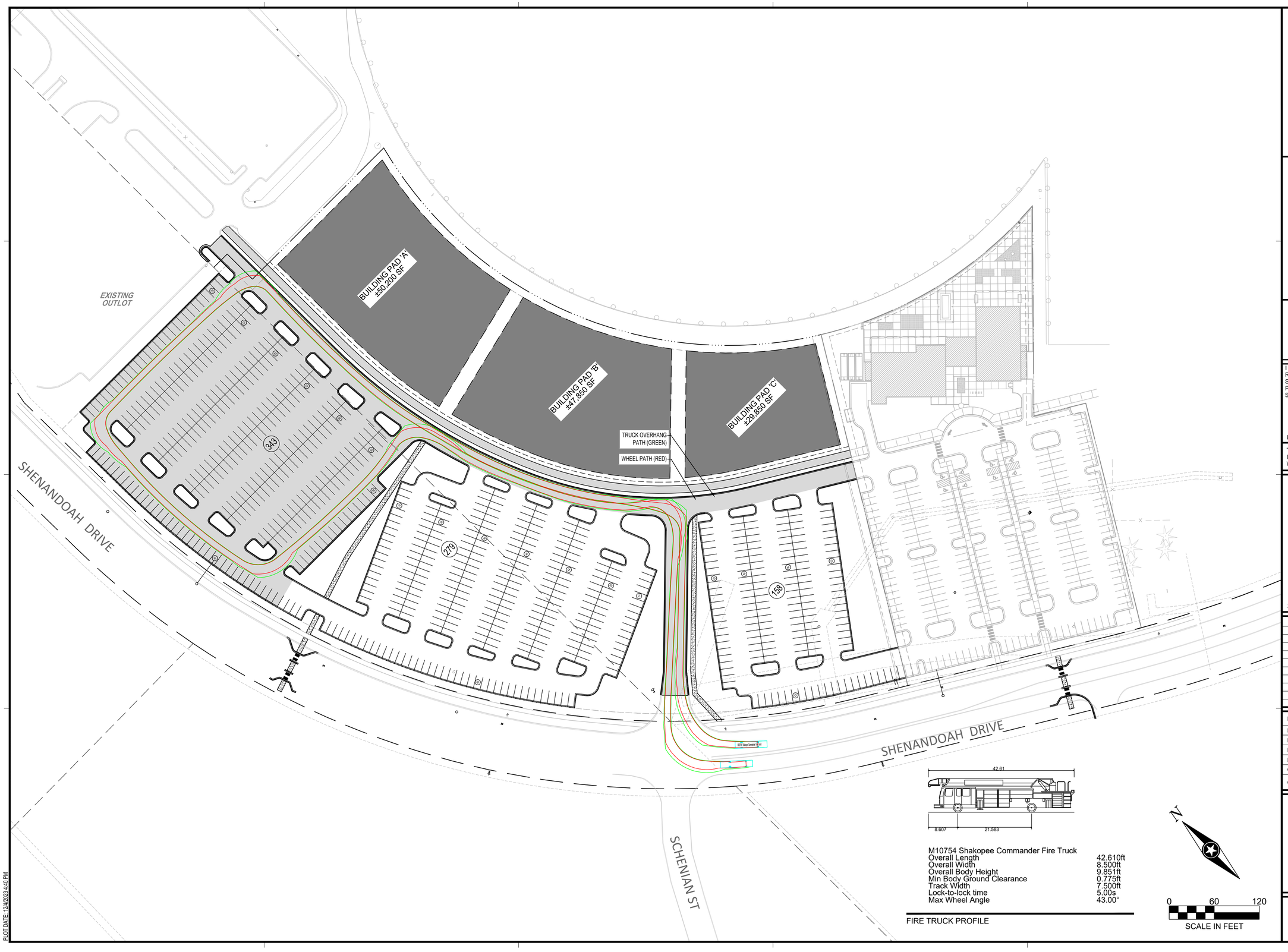
PROJECT NO.	23-29396
FILE NAME	29396 C3 PHASE
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	BAG
ORIGINAL ISSUE DATE	11/27/23
CLIENT PROJECT NO.	-

TITLE

PHASING PLAN

SHEET

C3-20



M10754 Shakopee Commander Fire Truck	
Overall Length	42.610ft
Overall Width	8.500ft
Overall Body Height	9.851ft
Min Body Ground Clearance	0.775ft
Track Width	7.500ft
Lock-to-lock time	5.00s
Max Wheel Angle	43.00°

FIRE TRUCK PROFILE

N

0 60 120

SCALE IN FEET

ISG

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PROJECT

CANTERBURY TRACKSIDE

SHAKOPEE MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-29396
FILE NAME	29396 C3 TRUCK
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	BAG
ORIGINAL ISSUE DATE	11/27/23
CLIENT PROJECT NO.	-

TITLE

FIRE TRUCK TURNING PLAN

SHEET

C3-21

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 12/4/2023 4:40 PM

UTILITY LEGEND

EXISTING		PROPOSED
— — — >> — — —	STORM DRAIN	>>
— — — > — — —	SANITARY SEWER	>
— — — II> — — —	SANITARY SEWER FORCEMAIN	II>
— — — I — — —	WATER MAIN	I
— — — G — — —	GAS	G
— — — OE — — —	OVERHEAD ELECTRIC	OE
— — — UE — — —	UNDERGROUND ELECTRIC	UE
— — — UT — — —	UNDERGROUND TELEPHONE	UT
— — — UTV — — —	UNDERGROUND TV	
— — — OHL — — —	OVERHEAD UTILITY	
— — — UTL — — —	UNDERGROUND UTILITY	
— — — FBO — — —	FIBER OPTIC	

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

SHENANDOAH DRIVE

SCHENIAN ST

CONNECT TO EXISTING STORM
334 LF HDPE 12"
334 LF HDPE 15"
BUILDING PAD 'A'
±50,200 SF
40 LF 6" WM
HYDRANT
EL: 762.01'
INV: 750.94'
50 LF SAN
125 LF SAN
SAN MH - 02
RIM: 760.62'
INV: 749.94'
60 LF SAN
EL: 761.88'
INV: 753.64'
BUILDING PAD 'B'
±47,650 SF
39 LF HDPE 18"
40 LF 6" WM
281 LF HDPE 24"
SAN MH - 03
RIM: 760.37'
INV: 752.44'
26 LF HDPE 12"
76 LF HDPE 18"
BUILDING PAD 'C'
±29,850 SF
EL: 760.80'
INV: 749.16
40 LF 6" WM
60 LF SAN
WATER SERVICE
(BY OTHERS)
HYDRANT
SAN MH - 04
RIM: 760.65'
INV: 747.86
CONNECT TO SANITARY STUB
PROVIDED BY OTHERS
SANITARY (BY
OTHERS)
STORM
(BY OTHERS)
CONNECT STORM TO
EXISTING MANHOLE
(ADJUST RIM)
60 LF HDPE 36"
105 LF HDPE 36"
CONNECT TO EXISTING WATERMAIN
AND RELOCATE HYDRANT
300 LF SAN @ 2.0%
122 LF HDPE 15"
SAN MH - 01
RIM: 755.03'
INV: 743.54'
6 LF SAN @ 2.0%
CONNECT TO EXISTING
SANITARY STUB
122 LF HDPE 18"
83 LF HDPE 21"
PROPOSED LOOPED 8" WM
UNDER ROADWAY
1813 LF WM
HYDRANT
186 LF HDPE 30"
31 LF HDPE 12"
120 LF HDPE 21"
66 LF HDPE 21"
CONNECT TO EXISTING WATERMAIN
AND RELOCATE HYDRANT
CONNECT TO 21" STUB
121 LF HDPE 15"
64 LF HDPE 18"
30 LF HDPE 36"
EX CB #1
R=752.28
IE=
EX MH
R=761.64
IE=
CB Rim Elev = 754.34 INV = 751.18
CB Rim Elev = 755.74 INV = 752.50
CB Rim Elev = 755.32 INV = 751.86
CB Rim Elev = 753.89 INV = 750.66
CB Rim Elev = 750.49 INV = 746.71
MH 20 RE=??? IE=742.35 S IE=742.25 N
MH 21 RE=??? IE=743.06 E IE=743.06 W IE=743.06 S IE=742.96 N
MH 22 RE=??? IE=743.89 SE IE=743.79 N
MH 23 RE=??? IE=744.82 NE IE=744.82 SW IE=744.72 NW
SMH Rim Elev = 752.08 Inv N 36" = 741.68 Inv S 36" = 741.68 Inv NW 27" = 747.66
Culvert 36" Invert = 745.62
STMH Rim Elev = 756.50 INV = 746.53
36"
27"
UTL
UE
G
OE
>>
II>
I
(43)
(279)
(158)

0 60 120
SCALE IN FEET

PLOT DATE: 12/4/2023 4:40 PM

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ISG

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PROJECT

CANTERBURY

TRACKSIDE

SHAKOPEE MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-29396
FILE NAME	29396 C3 UTILITY
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	BAG
ORIGINAL ISSUE DATE	11/27/23
CLIENT PROJECT NO.	-

TITLE

SITE UTILITY PLAN

SHEET

C3-30

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
-X.X%	SURFACE GRADE / DIRECTION

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 IS SHOWN FOR THE FULL BUILD-OUT CONDITION. MASS GRADING WILL BE PHASED.

BUILDING PAD 'A' ±50,200 SF

BUILDING PAD 'B' ±47,850 SF

BUILDING PAD 'C' ±29,850 SF

SHENANDOAH DRIVE

SCHENIAN ST

0 60 120

SCALE IN FEET

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CANTERBURY TRACKSIDE

SHAKOPEE MINNESOTA

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DATE	DESCRIPTION	BY

PROJECT NO.	23-29396
FILE NAME	29396 C4 GRADING
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	BAG
ORIGINAL ISSUE DATE	11/27/23
CLIENT PROJECT NO.	-

TITLE

GRADING PLAN

SHEET

C4-10

PRELIMINARY NOT FOR CONSTRUCTION