

Submit turning movement plan sheet for Shakopee Commander Fire Truck

ENGINEER



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TUSHIE MONTGOMERY
ARCHITECTS

ARCHITECT

TUSHIE MONTGOMERY ARCHITECTS
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CONTACT: EVAN JACOBSEN, AIA | PRINCIPAL

PRELIMINARY SITE PLANS

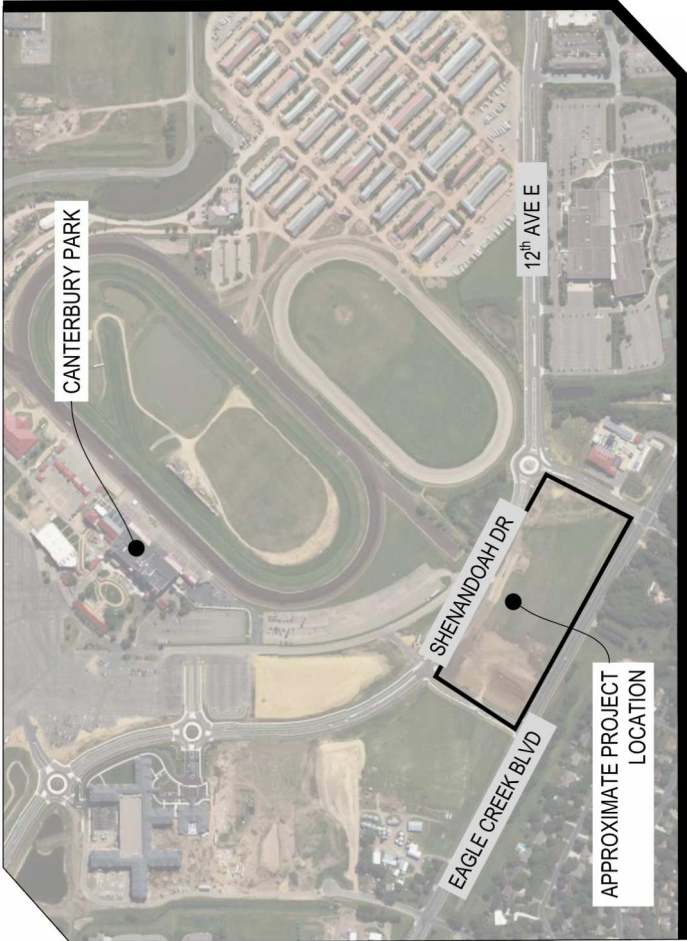
FOR

HIGH STAKES SHELL

**BUILDING SHELL / PROPERTY ADDRESS: 2941 WINNERS CIRCLE DRIVE,
SHAKOPEE, MINNESOTA 55379
APRIL 2024**

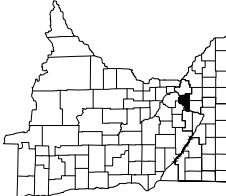
THIS PLANSET CONTAINS 34 SHEETS

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
G-001	COVER SHEET
G-002	GENERAL NOTES
G-003	GENERAL NOTES
C-001	EXISTING CONDITIONS
C-002	REMOVAL PLAN
C-003	PRECONSTRUCTION EROSION CONTROL PLAN
C-100	OVERALL SITE PLAN
C-101	SITE PLAN
C-201	POST-CONSTRUCTION STABILIZATION PLAN
C-202	SWPPP
C-301	GRADING
C-401	UTILITY
C-501	STORM SEWER
C-801	DETAILS
C-802	DETAILS
C-803	DETAILS
C-804	DETAILS
C-805	DETAILS
C-806	DETAILS
C-807	DETAILS
C-808	DETAILS
C-809	DETAILS
C-810	DETAILS
C-811	DETAILS
C-812	DETAILS
C-813	DETAILS
C-814	DETAILS
C-815	DETAILS
C-816	DETAILS
C-817	DETAILS
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L-101	LANDSCAPE PLAN
L-102	LANDSCAPE DETAILS



VICINITY MAP

NOT TO SCALE



PROJECT LOCATION

CITY: SHAKOPEE
COUNTY: SCOTT
PARCEL TAX ID: 275230020

1	CERTIFICATE OF SURVEY
SUPPLEMENTAL DRAWINGS AND EXHIBITS	

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 861-454-0002 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

CERTIFICATION: I HEREBY CERTIFY THAT THIS PROJECT SPECIFICATION, OR REPORT PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Michael J. Hoff

LICENSE NO.: 55470

DATE: 04/25/2024

2941 WINNERS CIRCLE DRIVE
CITY OF SHAKOPEE
SCOTT COUNTY, MINNESOTA

PUD APPLICATION	
DESCRIPTION:	
ISSUE NO.	1



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



DATE:	04/25/2024				
DESCRIPTION:	PUD APPLICATION				
ISSUE NO.:	1				

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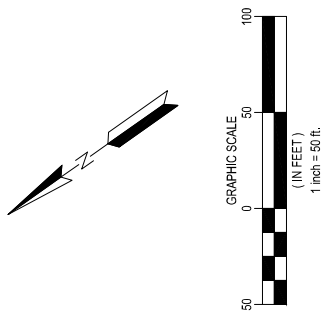
Michael J. Cliff
LICENSE NO.: 55470
DATE: 04/25/2024

PROJECT NO.:	193806452		
DWN BY:	MJJ	CHKD BY:	CDL
APPD BY:		CDL	
ISSUE DATE:		04/25/2024	
ISSUE NO.:		1	

SHEET TITLE:

OVERALL SITE PLAN

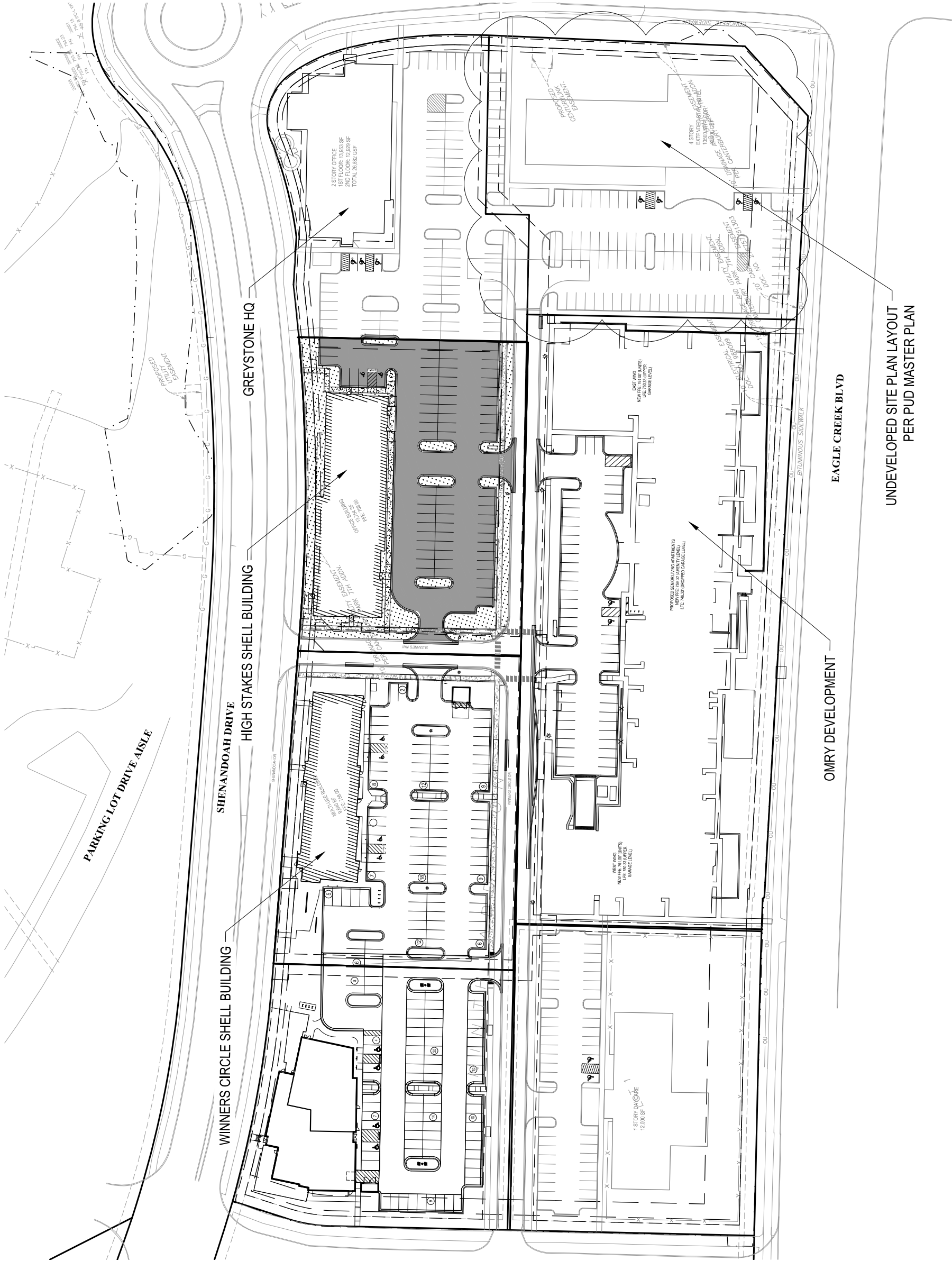
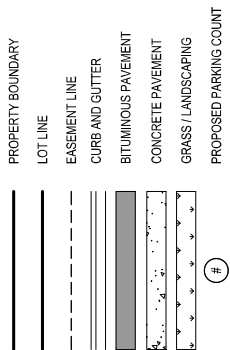
SHEET NO.:
C-100



NOTES

1. SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES..
2. THIS DRAWING PICTURES A COMBINATION OF THE PROPOSED IMPROVEMENTS FOR THE HIGH STAKES SHELL PROJECT AND DESIGN FILES FOR PROJECTS RECENTLY CONSTRUCTED AND/OR FUTURE DEVELOPMENTS AS PICTURED IN THE PUD MASTER PLAN.

LEGEND





KEYNOTES

- MATCH EXISTING (TYP.)
- B612 CURB AND GUTTER - SEE DETAIL 1003/C-805
- CONCRETE SIDEWALK - SEE DETAIL 1/C801 & 4001/C-805
- STANDARD BITUMINOUS PAVEMENT - SEE DETAIL 3/C801
- ADA PARKING STALL WITH SIGN SET IN BOLLARD - SEE DETAIL 3/C802
- ADA ASLE - SEE DETAIL 3/C-818
- DOORSTRUCTURAL STOOP - SEE ARCHITECTURAL PLANS
- BUILDING SETBACK LINE
- PARKING SETBACK LINE
- ADA CURB RAMP WITH DETECTABLE WARNING - SEE DETAIL C-806
- TRANSFORMER PAD / CT SWITCH
- STOP SIGN - SEE DETAIL 2/C802 & 4006/C803
- ACCESS TO TRASH - SEE ARCHITECTURAL PLANS
- BICYCLE PARKING LOOPS - SEE DETAIL 4/C817
- ADA CURB RAMP - SEE DETAIL C806
- INSTALL LIGHTING UNIT & BASE, POUR NEW FOUNDATION
- EQUIPMENT PAD, ELECTRICAL EQUIPMENT BY OTHERS
- CONCRETE VALLEY GUTTER - SEE DETAIL 1/C-818
- POTENTIAL FUTURE PATIO AREA
- CANTILEVER BUILDING ENVELOPE
- CONCRETE RIBBON CURB
- 10' CURB TRANSITION
- MONUMENT SIGN - SEE ARCHITECTURAL PLANS



NOTES

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

LEGEND

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

SITE ANALYSIS TABLE					
2941 WINNERS CIRCLE DRIVE, SHAKOPEE, MN 55379					
MAJOR RECREATION					
MAJOR RECREATION					
COMMERCIAL					
LOT AREA SUMMARY					
LOT NUMBER	TOTAL AREA (AC.)	IMPERVIOUS AREA (AC.)	PERVIOUS AREA (AC.)		
EXISTING PARCEL SUMMARY	1.55	0.23	1.32		
PROPOSED	1.55	1.28	0.27		
BUILDING SUMMARY					
LOT NUMBER	BUILDING FOOTPRINT (SF)	GROSS FLOOR AREA (SF)	# OF STORES		
PROPOSED	13,754	28,065	2		
PARKING SUMMARY					
TOTAL PARKING	REQUIRED	PROPOSED			
PROPOSED	BASED ON USE	94			
ACCESSIBLE PARKING	REQUIRED	PROPOSED			
PROPOSED USE	4	4			
BICYCLE PARKING	7	8			
GREENSPACE SUMMARY - HIGH STAKES SITE: 80% IMPERVIOUS MAX					
CODE REQUIREMENT (AC)		PROPOSED (AC)			
IMPERVIOUS AREA (INCL. BLDG.)	1.28	1.28			
PERVIOUS AREA	0.27	0.27			
BUILDING AREA	N/A	0.32			
ADDITIONAL IMPERVIOUS AVAL.	N/A	0.00			
GREENSPACE SUMMARY - TOTAL SW GATEWAY DEVELOPMENT: 80% IMPERVIOUS MAX					
PROJECT	IMPERVIOUS USED AC. (%)	IMPERVIOUS AVAL (AC. %)			
OMNY SITE - 3.50 AC	2.06 (59%)	0.74 (21%)			
GREYSTONE HQ - 1.45 AC	1.14 (79%)	0.01 (1%)			
STARTING GATE - 1.62 AC	1.34 (83%)	-0.04 (-3%)			
HIGH STAKES - 1.22 AC	1.28 (83%)	-0.05 (-3%)			
TOTAL 7.79 AC	5.82 (75%)	0.65 (9%)			
SETBACKS					
REQUIRED (FT)		PROPOSED (FT)			
FRONT	50'	10'			
SIDE	25'	54'			
SIDE CORNER	50'	35'			
REAR	30'	136'			
PARKING	5'	17'			

1. AS PART OF THIS PUD APPLICATION, WE ARE REQUESTING AN INCREASE IN THE ALLOWABLE IMPERVIOUS AREA BY 2,000 SF OR 80% 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.

2. BUILDING AREAS NOTED HEREIN WERE PROVIDED BY THE PROJECT ARCHITECT AND ARE SUBJECT TO CHANGE BASED ON FUTURE TENANT REQUIREMENTS.

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HIGH STAKES SHELL

2941 WINNERS CIRCLE DRIVE
CITY OF SHAKOPEE
SCOTT COUNTY, MINNESOTA



2995 Winners Circle Drive, Suite 200
Shakopee, MN 55379
888-742-6837
greystoneconstruction.com



1 CARLSON PARKWAY NORTH
SUITE 100
PLYMOUTH, MN 55447
PHONE: 763-779-4200
WWW.STANTEC.COM

CERTIFICATION:
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SPECIFICATION, OR REPORT WAS
PREPARED BY ME OR UNDER MY
DIRECT SUPERVISION AND THAT I AM A
LICENSED PROFESSIONAL ENGINEER
OF THE STATE OF MINNESOTA

Michael J. Murphy

Professional Engineer No. 55470

DATE: 04/25/2024

PROJECT NO.: 193806452

DWN BY: MJJ
CHKD BY: MJJ
APPD BY: CDL
CDL

ISSUE DATE: 04/25/2024

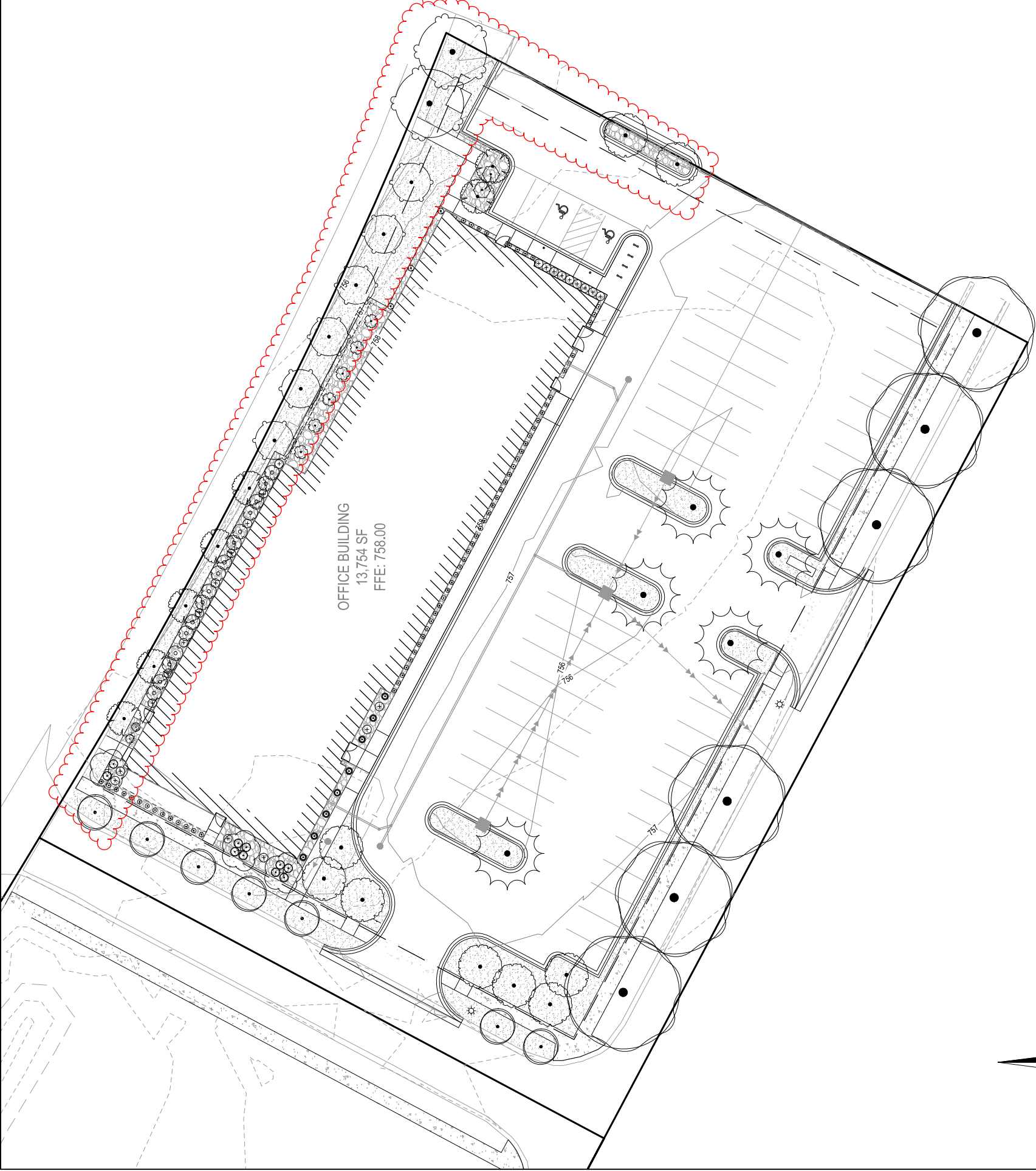
ISSUE NO.: 1

SHEET TITLE:

SITE PLAN

SHEET NO.:

C-101



NOTES

- 1. SEE SHEET G-002 AND G-003 FOR ADDITIONAL PROJECT NOTES AND DETAILS.
- 2. MAXIMUM SOIL COMPACTION IN PLANTING AREAS IS NOT TO EXCEED 8% STANDARD PROCTOR OR 200 PSI.
- 3. FINANCIAL SECURITY IS REQUIRED IN THE AMOUNT OF 150% OF AN APPROVED BID. SECURITY TO BE HELD FOR 2 YEARS FROM PLANTING DATE. UP TO 75% OF SECURITY MAY BE REDUCED / RETURNED AT TIME OF PLANTING WITH AN APPROVED INSPECTION AND A 2-YEAR WARRANTY.

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- 1.5" BLACK GRANITE ROCK MULCH, 3" DEPTH
- TURF SOD

LANDSCAPE CODE REQUIREMENTS

- 1. BUILDING FOOTPRINT: 13,851 SF (2 TREES PER 1,000 SF)
 - 1.1. TREES REQUIRED: 28
 - 1.2. TREES PROPOSED: 28
- 2. IMPERVIOUS AREA TREES: 55,761 SF (1 TREE PER 4,000 SF)
 - 2.1. REQUIRED TREES: 14
 - 2.2. PROPOSED TREES: 14
- 3. PARKING LOT TREES: 60 SPACES (1 TREE PER 10 SPACES)
 - 3.1. REQUIRED TREES: 7
 - 3.2. PROPOSED TREES: 7
- 4. SUMMARY
 - 4.1. TOTAL TREES REQUIRED: 49
 - 4.2. TOTAL TREES PROPOSED: 46
 - 4.3. TOTAL TREE DEFICIT: 4
- 5. LANDSCAPE AREA: 15% OF LOT AREA (SF)
 - 5.1. REQUIRED: 10,108 SF
 - 5.2. PROPOSED: 11,629 SF

HIGH STAKES SHELL
2941 WINNERS CIRCLE DRIVE
CITY OF SHAKOPEE
SCOTT COUNTY, MINNESOTA

PROJECT TITLE:

ISSUE NO.:	1
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DULY LICENSED LANDSCAPE
ARCHITECT UNDER THE LAWS OF THE
STATE OF MINNESOTA.

MARK: [Signature]
DATE: 04/24/2024
PROJECT NO.: 193806452

DIVN BY: MSF
CHKD BY: JDR
APPD BY: SEH

ISSUE DATE: 04/25/2024

ISSUE NO.: 1

SHEET TITLE:

LANDSCAPE PLAN

SHEET NO.:

L-101

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
OVERSTORY TREES						
	AR	7	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	B&B	2.5"
	GC	5	GYMNOCLADUS DIOICUS 'UMINSYNERGY'	TRUE NORTH™ KENTUCKY COFFEETREE	B&B	2.5"
	PP	9	POPULUS TREMULOIDES 'NE ARB'	PRAIRIE GOLD® QUAKING ASPEN	B&B	2.5"
	QE	6	QUERCUS X 'CRIMSCHMIDT'	CRIMSON SPIRE™ OAK	B&B	2.5"
	TB	2	TILIA AMERICANA 'BOULEVARD'	BOULEVARD AMERICAN LINDEN	B&B	2.5"
	UO	7	ULMUS AMERICANA 'LEWIS & CLARK'	PRAIRIE EXPEDITION® AMERICAN ELM	B&B	2.5"
UNDERSTORY TREES						
	MP	7	MALUS X 'PRAIRIE ROSE'	PRAIRIE ROSE CRABAPPLE	B&B	1.5"
	PN2	3	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	B&B	1.5"

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
SHRUBS					
	BS	67	BERBERIS THUNBERGII 'MARIA'	SUNJOY GOLD PILLAR® JAPANESE BARBERRY	2 GAL
	DL	12	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	3 GAL
	RG	2	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL
	TN	24	TAXUS CUSPIDATA 'NOVA'	NOVA JAPANESE YEW	3 GAL
	TT	6	TAXUS X MEDIA 'TAUNTONII'	TAUNTON'S YEW	3 GAL

ORNAMENTAL GRASSES					
	CO	8	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM'	OVERDAM FEATHER REED GRASS	1 GAL
PERENNIALS					
	AA	3	ADANTUM AETHIOPICUM	MAIDENHAIR FERN	1 GAL
	HE	16	HOSTA X 'EMPRESS WU'	EMPRESS WU HOSTA	1 GAL