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Minneapolis, MN 55402
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DEVELOPER

PULTE HOMES
7500 FLYING CLOUD DRIVE
SUITE 670
EDEN PRAIRIE, MN 55344
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LIFESTYLE COMMUNITIES
1301 AMERICAN BOULEVARD
EAST #200
BLOOMINGTON, MN 55425
PH: 612-875-1618
CONTACT: BEN LANDHAUSER

CONSULTANT

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

MARK RAUSCH
LICENSE NO. 43480

SURVEYOR

PETER GOERS
LICENSE NO. 44110

LANDSCAPE
ARCHITECTS

MARK KRONBECK
LICENSE NO. 26222

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NOTES:

- All work shall be done in accordance with the City of Shakopee's General Specifications and Standard Details.
- The contractor shall install a steel marker post at the end of each sanitary sewer service.
- The developer shall provide GPS coordinates of each marker post and GPS coordinates of each sanitary sewer service way. Final record drawings submitted to the City shall have a table identifying each sanitary sewer service with the aforementioned GPS coordinates.



CANTERBURY CROSSING

SHAKOPEE, MINNESOTA

COVER SHEET

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.	
State	QUALITY ASSURANCE/CONTROL		
YY	MM	DATE	
DATE		ISSUE	
9-4-2020		CITY SUBMITTAL	
0-28-2020		CITY COMMENTS	
PROJECT TEAM DATA			
DESIGNED:		MPR	
DRAWN:		ELL	
PROJECT NO:		220--0062	



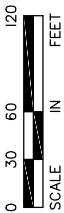
1. This survey is based upon information found in the commitment for title insurance prepared by Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Company, file no. 57093, dated March 19, 2020.

2. The locations of underground utilities are depicted based on Gopher State One Call, available city maps, records and field locations and may not be exact. Verify critical utilities prior to construction or design.

5. The area of the above described property is 608,175 square feet or 13.962 acres.

6. Bench Mark: Top Nut of Hydrant located on the property near Shenandoah Drive has an elevation of 758.32 feet NAVD 88.

○	SET CAP IRON MONUMENT	4410	—D—	STORM SEWER
○	FOUND IRON MONUMENT		—X—	SANITARY SEWER
△	SET MAG NAIL		—I—	WATERMAIN
△	HYDRANT		—FO—	UNDERGROUND FIBER OPTIC
✕	WATER VALVE		—OU—	OVERHEAD UTILITIES
✕	HAND HOLE		—G—	UNDERGROUND GAS
✕	SANITARY MANHOLE		—E—	UNDERGROUND ELECTRIC
○	SIGN		—X—	FENCE
□	CATCH BASIN			CONCRETE
□	ELECTRIC BOX			SPOT ELEVATION
★	LIGHT			
○	POWER POLE			



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PETER GOERS

Print Name

Signature

Date _____ **License Number** _____

DRAWN BY	MDT
CHECKED BY	DPE
DATE ISSUED	08/17/2020
SCALE	1"=60'
JOB NO.	20-0062
FIELD	CE

EXISTING CONDITIONS
CANTERBURY CROSSING
SHENANDOAH DRIVE
SHAKOPEE, MINNESOTA



PRELIMINARY PLAT, PUD, AND ZONING SUBMITTAL

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	TIME	NEW SUBMITTER
10/10/2024	10:00	10/10/2024

9-4-2020	CITY SUBMITTAL
9-8-2020	CITY COUNCILING

10-26-2020 CITY COMMENTS

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[illegible][illegible]

Journal Pre-proof

PROJECT TEAM DATA

DESIGNED: MPR

DRAWN. 511

DRAWING

PROJECT NO: 220-0062

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SHEET 4 of 36



1. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOPS 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 WALKS 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 B618, PER CITY OF SHAKOPEE STANDARDS.
8. ALL PRIVATE CURB AND GUTTER TO BE CONCRETE B612 OR MOUNTABLE TYPE AS NOTED, PER CITY OF SHAKOPEE STANDARDS.
9. ALL PRIVATE SIDEWALKS SHALL BE 4' WIDE, EXCEPT AT THE BACK OF THE PARKING AREAS THEN 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 = 274760090
EXISTING ZONING = MR, MAJOR RECREATION
PROPOSED ZONING = PUD
2030 LAND USE = ENTERTAINMENT
PROPOSED LAND USE = PUD

PROPOSED LOT AREAS:

GROSS AREA	= 13.962 AC
SENIOR BUILDING LOT AREA	= 2.278 AC
TOWNHOME LOT AREA	= 11.252 AC
PUBLIC RIGHT OF WAY AREA	= 0.431 AC

TOTAL TOWNHOMES	= 108 (22'-22' WIDE / 86'-24' WIDE)
TOTAL LOTS/NET AREA	= 9.6 UNITS / TOWNHOME AREA

PRIMARY STRUCTURE SETBACKS:

SENIOR BUILDING SITE PERIMETER = 20' / 50'

TOWNHOME SITE PERIMETER = 10' / 20' / 30' / 40'

MINIMUM SEPARATION BETWEEN TOWNSHIPS UNITS - 30'

THE ECONOMIC ATTITUDE OF THE AMERICAN PEOPLE

PUBLIC ROAD WIDTH = 30' FACE-TO-FACE

PRIVATE ROAD WIDTH = 24' BACK-BACK

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