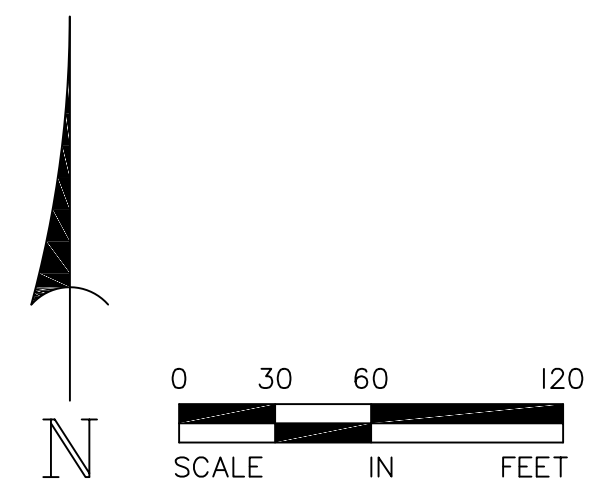



**NOTES**

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.
3. The southwesterly line of Outlot F, CANTERBURY PARK SEVENTH ADDITION, is assumed to have a bearing of N61°59'59\"/>

**LEGEND**

- SET CAP IRON MONUMENT 4410
- FOUND IRON MONUMENT
- ▲ SET MAG NAIL
- ◇ HYDRANT
- ⊠ WATER VALVE
- ⊞ HAND HOLE
- ⊙ SANITARY MANHOLE
- ⊞ SIGN
- CATCH BASIN
- ⊞ ELECTRIC BOX
- ⊞ LIGHT
- ⊞ POWER POLE
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND FIBER OPTIC
- OVERHEAD UTILITIES
- UNDERGROUND GAS
- UNDERGROUND ELECTRIC
- FENCE
- CONCRETE
- SPOT ELEVATION





**ALLIANT**  
ENGINEERING

733 Marquette Ave, Ste 700  
Minneapolis, MN 55402  
612.758.3080 MAIN  
612.758.3099 FAX  
www.alliant-inc.com

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.

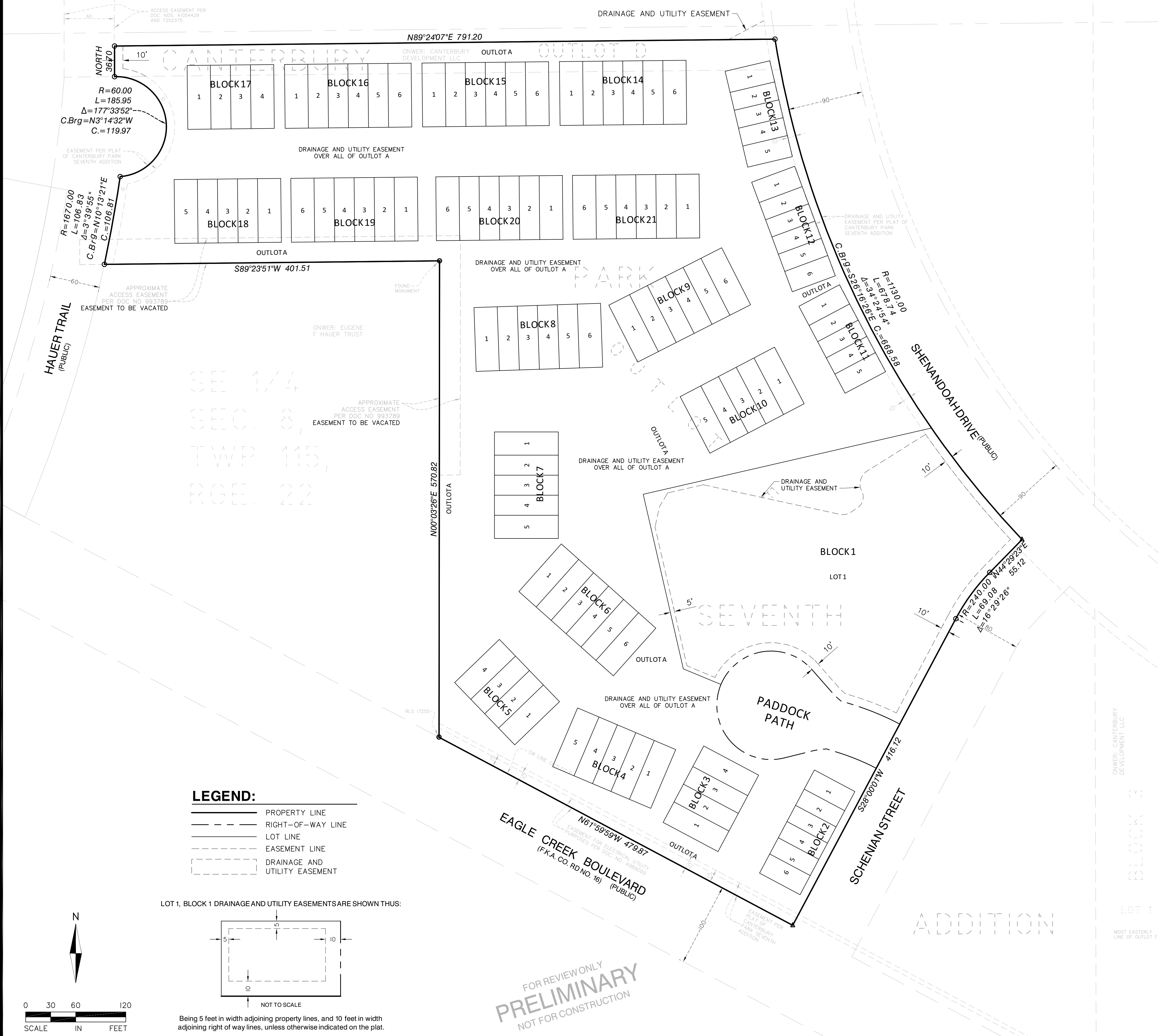
PETER GOERS  
Print Name  
Signature  
Date License Number

**EXISTING CONDITIONS**  
**CANTERBURY CROSSING**  
SHENANDOAH DRIVE  
SHAKOPEE, MINNESOTA

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

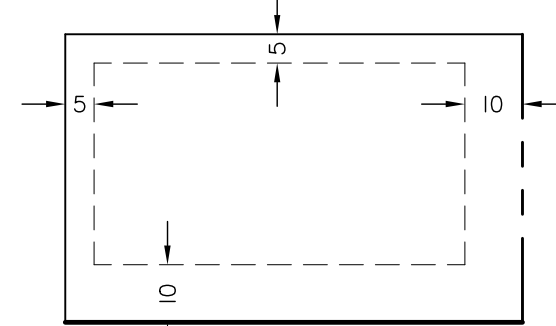


Drawing name: C:\pwworking\projectwise\mregionid\dms12228\200062\prelim.dwg Oct 26, 2020 6:45pm



- LEGEND:**
- PROPERTY LINE
  - - - RIGHT-OF-WAY LINE
  - LOT LINE
  - - - EASEMENT LINE
  - - - DRAINAGE AND UTILITY EASEMENT

LOT 1, BLOCK 1 DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width adjoining property lines, and 10 feet in width adjoining right of way lines, unless otherwise indicated on the plat.

FOR REVIEW ONLY  
**PRELIMINARY**  
NOT FOR CONSTRUCTION

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B1-L1	99,247	2.28
B2-L1	1,430	0.03
B2-L2	1,210	0.03
B2-L3	1,210	0.03
B2-L4	1,210	0.03
B2-L5	1,210	0.03
B2-L6	1,430	0.03
B3-L1	2,074	0.05
B3-L2	1,788	0.04
B3-L3	1,788	0.04
B3-L4	2,074	0.05
B4-L1	2,129	0.05
B4-L2	1,836	0.04
B4-L3	1,836	0.04
B4-L4	1,836	0.04
B4-L5	2,129	0.05
B5-L1	2,074	0.05
B5-L2	1,788	0.04
B5-L3	1,788	0.04
B5-L4	2,074	0.05
B6-L1	2,129	0.05
B6-L2	1,836	0.04
B6-L3	1,836	0.04
B6-L4	1,836	0.04
B6-L5	1,836	0.04
B6-L6	2,129	0.05
B7-L1	2,129	0.05
B7-L2	1,836	0.04
B7-L3	1,836	0.04
B7-L4	1,836	0.04
B7-L5	2,129	0.05
B8-L1	2,129	0.05
B8-L2	1,836	0.04
B8-L3	1,836	0.04
B8-L4	1,836	0.04
B8-L5	1,836	0.04
B8-L6	2,121	0.05
B9-L1	2,129	0.05
B9-L2	1,836	0.04
B9-L3	1,836	0.04
B9-L4	1,836	0.04
B9-L5	1,836	0.04
B9-L6	2,129	0.05
B10-L1	2,129	0.05
B10-L2	1,836	0.04
B10-L3	1,836	0.04
B10-L4	1,836	0.04
B10-L5	2,129	0.05
B11-L1	1,430	0.03
B11-L2	1,210	0.03
B11-L3	1,210	0.03
B11-L4	1,210	0.03
B11-L5	1,430	0.03
B12-L1	1,430	0.03
B12-L2	1,210	0.03
B12-L3	1,210	0.03
B12-L4	1,210	0.03
B12-L5	1,210	0.03
B12-L6	1,430	0.03

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B13-L1	1,430	0.03
B13-L2	1,210	0.03
B13-L3	1,210	0.03
B13-L4	1,210	0.03
B13-L5	1,430	0.03
B14-L1	2,129	0.05
B14-L2	1,836	0.04
B14-L3	1,836	0.04
B14-L4	1,836	0.04
B14-L5	1,836	0.04
B15-L1	2,129	0.05
B15-L2	1,836	0.04
B15-L3	1,836	0.04
B15-L4	1,836	0.04
B15-L5	1,836	0.04
B16-L1	2,129	0.05
B16-L2	1,836	0.04
B16-L3	1,836	0.04
B16-L4	1,836	0.04
B16-L5	1,836	0.04
B16-L6	2,129	0.05
B17-L1	2,129	0.05
B17-L2	1,836	0.04
B17-L3	1,836	0.04
B17-L4	2,129	0.05
B18-L1	2,129	0.05
B18-L2	1,836	0.04
B18-L3	1,836	0.04
B18-L4	1,836	0.04
B18-L5	2,129	0.05
B19-L1	2,129	0.05
B19-L2	1,836	0.04
B19-L3	1,836	0.04
B19-L4	1,836	0.04
B19-L5	1,836	0.04
B19-L6	2,129	0.05
B20-L1	2,129	0.05
B20-L2	1,836	0.04
B20-L3	1,836	0.04
B20-L4	1,836	0.04
B20-L5	1,836	0.04
B20-L6	2,129	0.05
B21-L1	2,129	0.05
B21-L2	1,836	0.04
B21-L3	1,836	0.04
B21-L4	1,836	0.04
B21-L5	1,836	0.04
B21-L6	2,129	0.05
OUTLOT A	294,895	6.77
ROW	18,796	0.43
TOTAL	608,175	13.96

**ALLIANT**  
733 Marquette Avenue  
Suite 700  
Minneapolis, MN 55402  
612.758.3080  
www.alliant-inc.com

**Pulte HOMES**

**CANTERBURY CROSSING**  
 SHAKOPEE, MINNESOTA  
**PRELIMINARY PLAT, PUD, AND REZONING SUBMITTAL**  
**PRELIMINARY PLAT - OVERALL**

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**

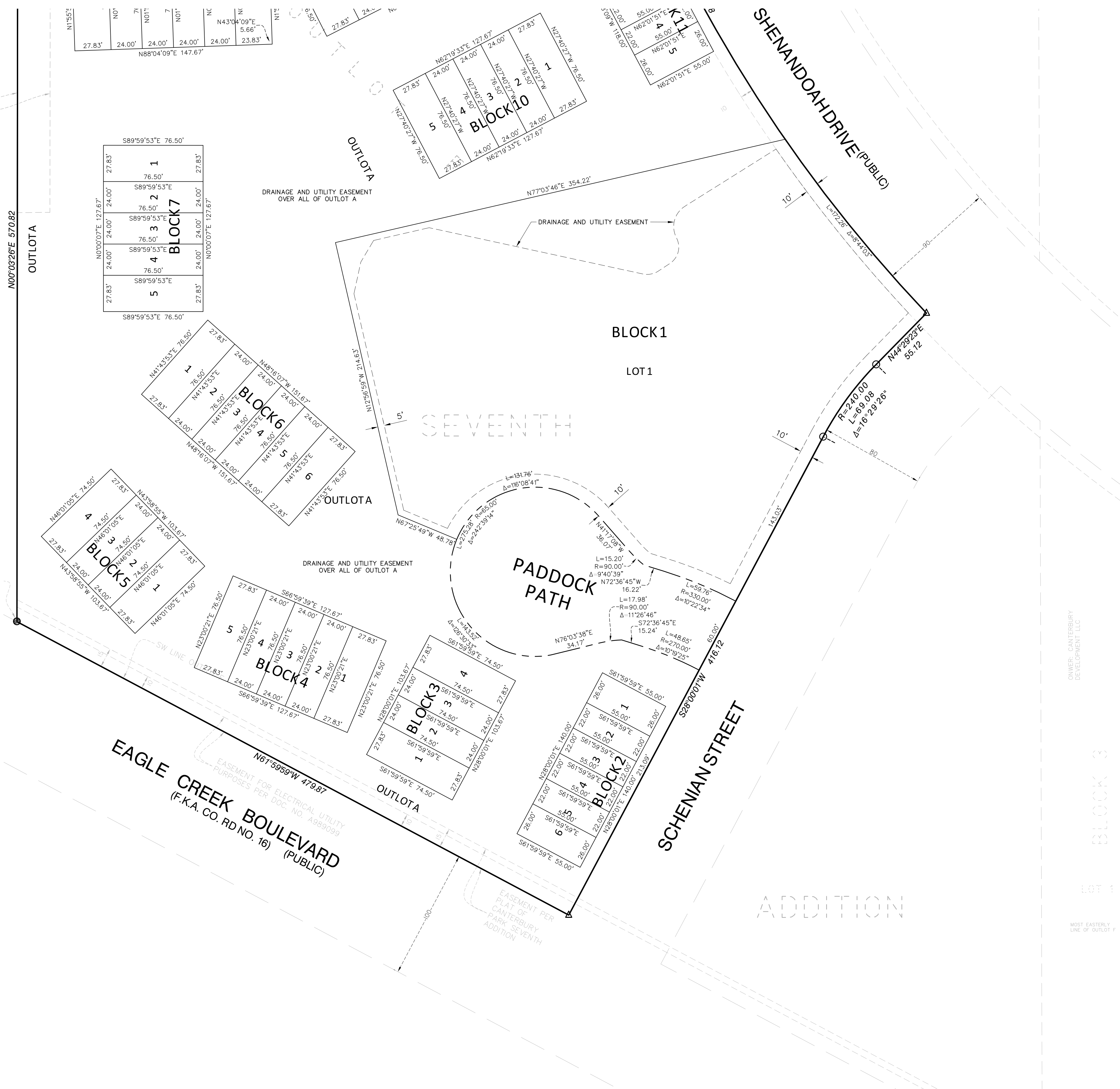
BY	DATE
DATE	ISSUE
9-4-2020	CITY SUBMITTAL
10-26-2020	CITY COMMENTS

**PROJECT TEAM DATA**  
 DESIGNED: MPR  
 DRAWN: ELL  
 PROJECT NO: 220-0062

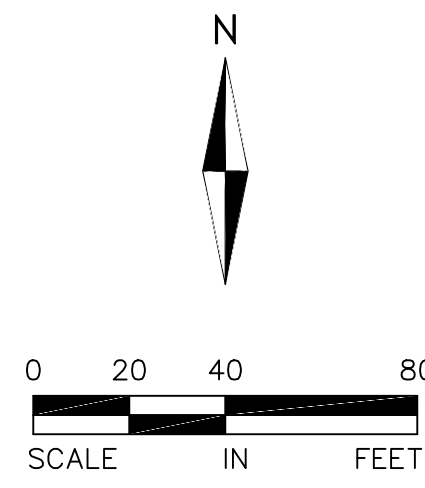


SE 1/4  
SEC. 8,  
TWP. 115,  
RGE. 22

APPROXIMATE ACCESS  
EASEMENT PER DOC. NO. 933389  
EASEMENT TO BE VACATED



Drawing name: C:\paw\_working\projectwise\m\regionid\dms12228\20080620\prelim.dwg Oct 26, 2020 6:45pm



FOR REVIEW ONLY  
**PRELIMINARY**  
NOT FOR CONSTRUCTION

**ALLIANT**  
733 Marquette Avenue  
Suite 700  
Minneapolis, MN 55402  
612.758.3080  
www.alliant-inc.com



**CANTERBURY CROSSING**  
SHAKOPEE, MINNESOTA  
**PRELIMINARY PLAT, PUD, AND REZONING SUBMITTAL**  
**PRELIMINARY PLAT - VIEW A**

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. \_\_\_\_\_

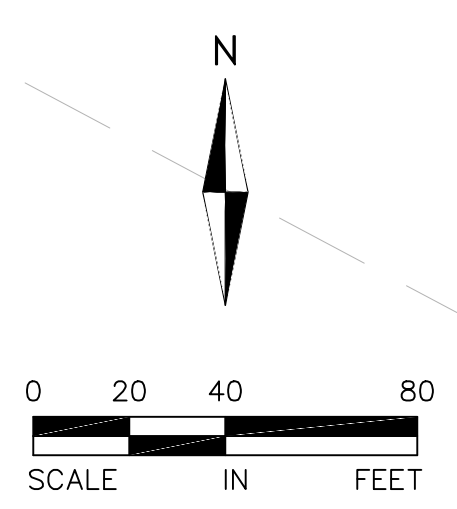
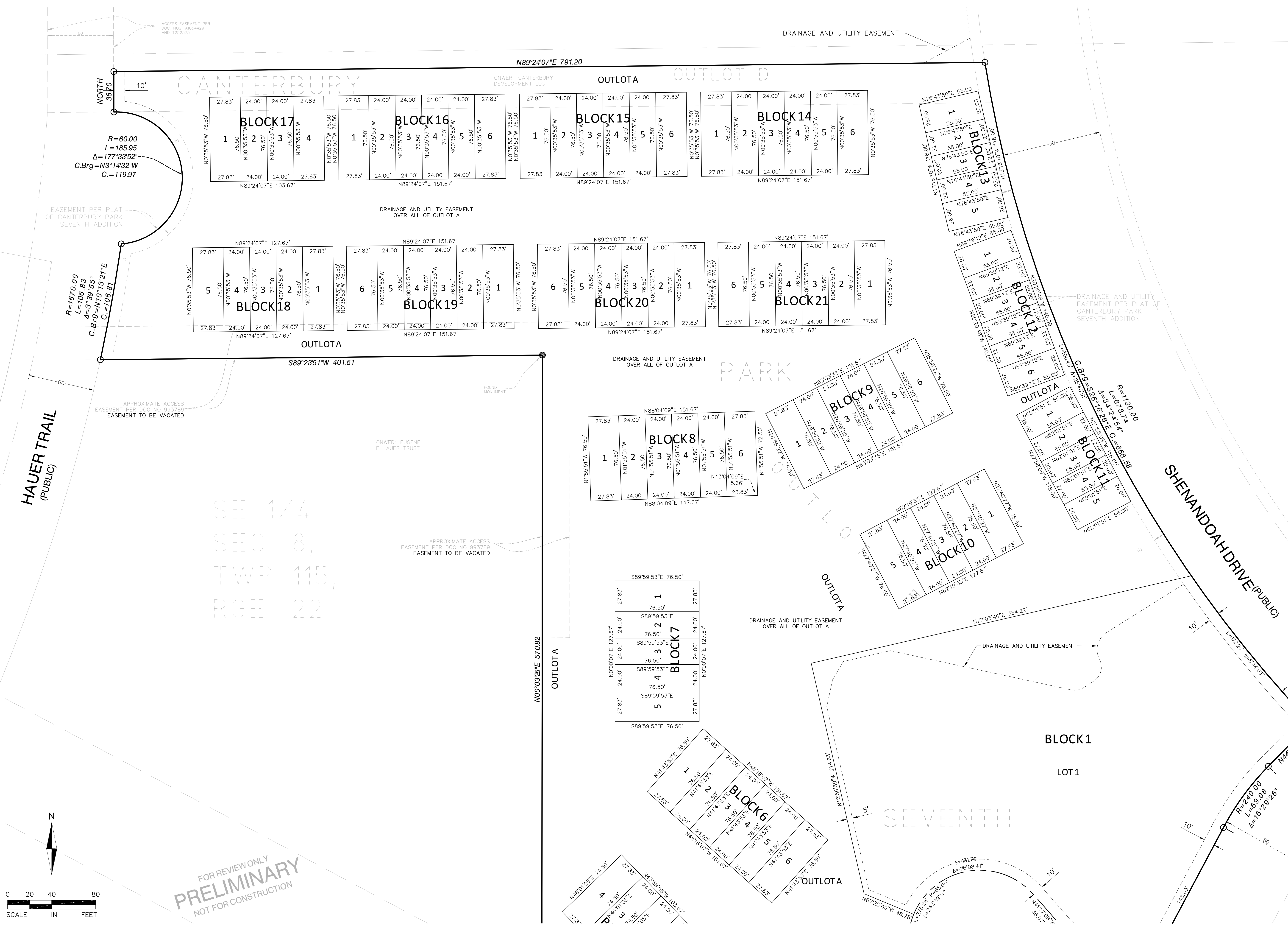
QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
9-4-2020	CITY SUBMITTAL
10-26-2020	CITY COMMENTS

PROJECT TEAM DATA  
DESIGNED: MPR  
DRAWN: ELL  
PROJECT NO: 220-0062



Drawing name: C:\paw\_working\projectwise\mregionid\dms12228\200602\preplat.dwg Oct 26, 2020 6:45pm



FOR REVIEW ONLY  
**PRELIMINARY**  
NOT FOR CONSTRUCTION

**ALLIANT**  
733 Marquette Avenue  
Suite 700  
Minneapolis, MN 55402  
612.758.3080  
www.alliant-inc.com



**CANTERBURY CROSSING**  
SHAKOPEE, MINNESOTA  
**PRELIMINARY PLAT, PUD, AND REZONING SUBMITTAL**  
**PRELIMINARY PLAT - VIEW B**

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.

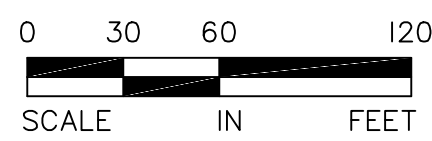
QUALITY ASSURANCE/CONTROL  
BY DATE

DATE	ISSUE
9-4-2020	CITY SUBMITTAL
10-26-2020	CITY COMMENTS

PROJECT TEAM DATA  
DESIGNED: MPR  
DRAWN: ELL  
PROJECT NO: 220-0062



Drawing name: C:\pwworking\projectwise\mregion\dm\22228\200062\site.dwg Oct 26, 2020 6:45pm



**LEGEND:**

- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW
- RETAINING WALL

FOR REVIEW ONLY  
**PRELIMINARY**  
NOT FOR CONSTRUCTION



**SITE PLAN NOTES:**

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 WALK 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 CITY OF SHAKOPEE ENGINEERING DESIGN STANDARDS.
6. ALL STREET SIGNAGE, PUBLIC & PRIVATE, SHALL COMPLY WITH THE MN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
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 PUBLIC SIDEWALKS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE 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'

**SITE DATA:**

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

**PROPOSED LOT SUMMARY:**

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

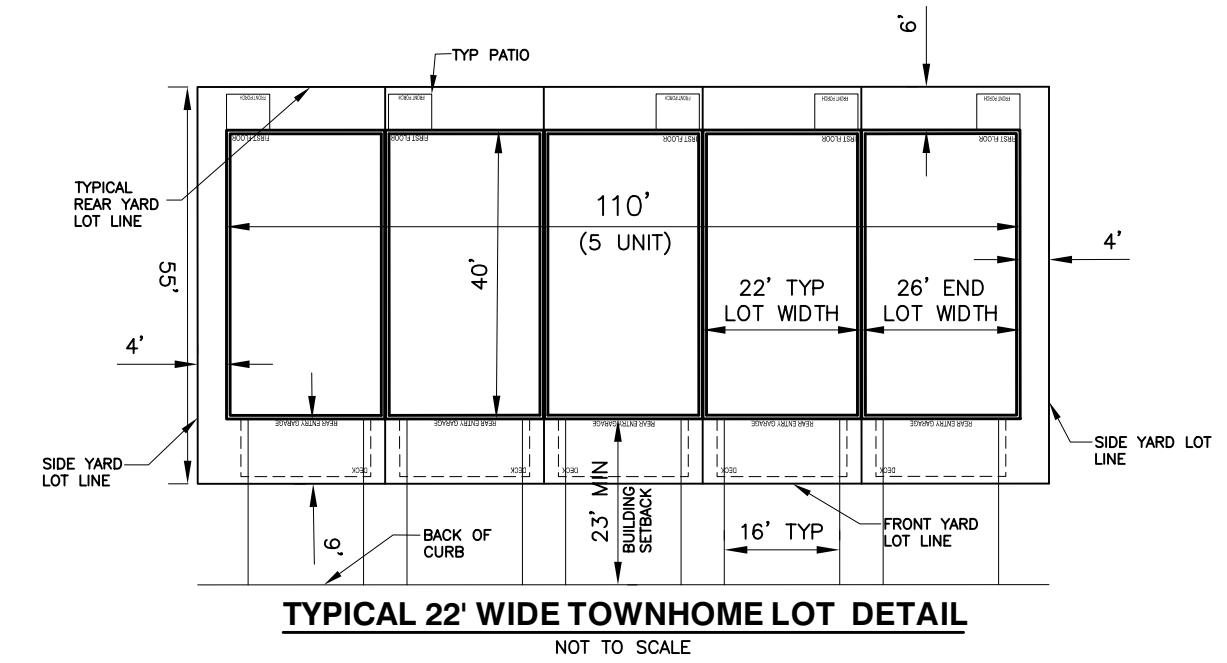
**PRIMARY STRUCTURE SETBACKS:**

SENIOR BUILDING SITE PERIMETER = 20' / 50'  
 TOWNHOME SITE PERIMETER = 10' / 20' / 30' / 40'  
 MINIMUM SEPARATION BETWEEN TOWNHOMES UNITS = 20'

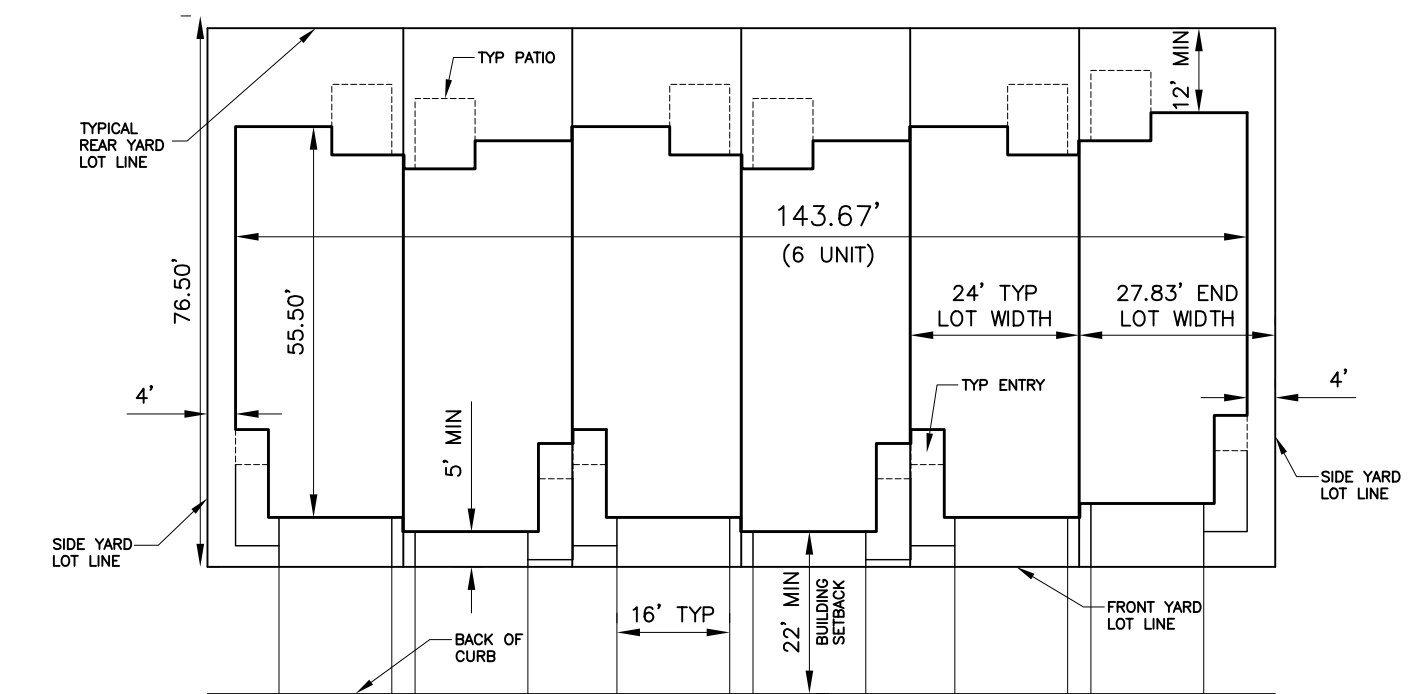
PUBLIC ROAD WIDTH = 30' FACE-FACE

PRIVATE ROAD WIDTH = 24' BACK-BACK

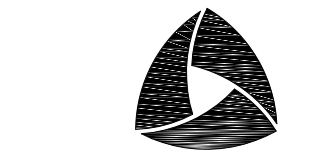
PRIVATE DRIVEWAY DEPTH = 22' MIN. (22'-25' RANGE)



**TYPICAL 22' WIDE TOWNHOME LOT DETAIL**  
NOT TO SCALE



**TYPICAL 24' WIDE TOWNHOME LOT DETAIL**  
NOT TO SCALE



**ALLIANT**

733 Marquette Avenue  
 Suite 700  
 Minneapolis, MN 55402  
 612.758.3080  
 www.alliant-inc.com



CANTERBURY CROSSING

SHAKOPEE, MINNESOTA

PRELIMINARY PLAT, PUD, AND REZONING SUBMITTAL

SITE PLAN - OVERALL

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 ISSUE**

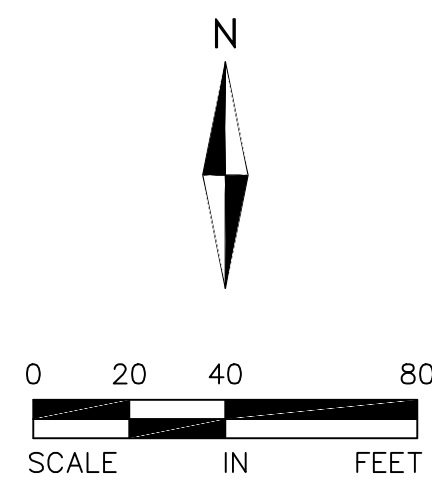
9-4-2020 CITY SUBMITTAL  
 10-26-2020 CITY COMMENTS

**PROJECT TEAM DATA**

DESIGNED: MPR  
 DRAWN: ELL  
 PROJECT NO: 220-0062



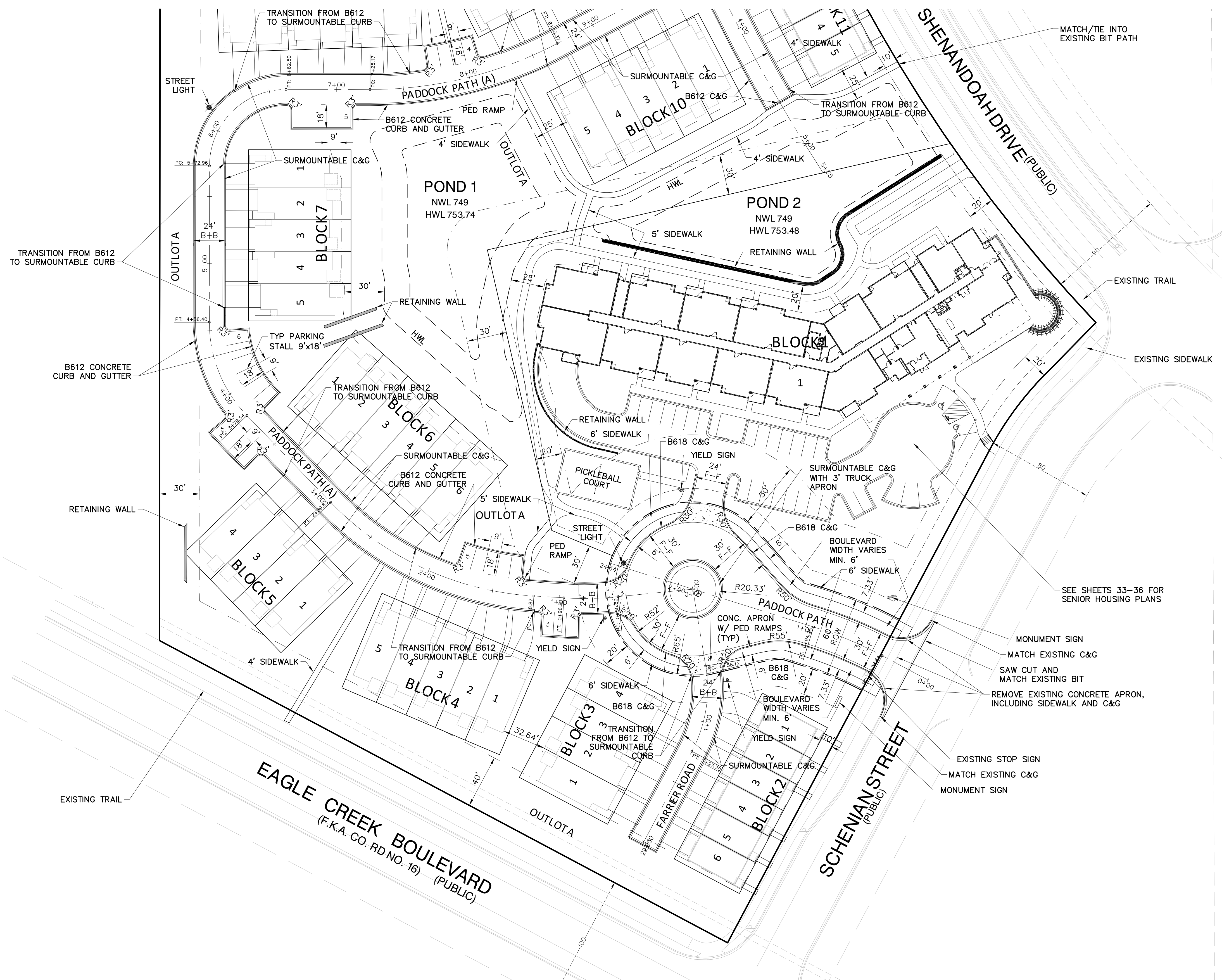
Drawing name: C:\pwworking\projectwise\mregionid\dms12228\200062\site.dwg Oct 26, 2020 6:46pm



**LEGEND:**

- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW
- ===== RETAINING WALL

FOR REVIEW ONLY  
**PRELIMINARY**  
NOT FOR CONSTRUCTION



  
**ALLIANT**  
733 Marquette Avenue  
Suite 700  
Minneapolis, MN 55402  
612.758.3080  
www.alliant-inc.com

---

  
**Pulte  
HOMES**

**CANTERBURY CROSSING**  
SHAKOPEE, MINNESOTA  
**PRELIMINARY PLAT, PUD, AND REZONING SUBMITTAL**  
**SITE PLAN - VIEW A**

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. \_\_\_\_\_

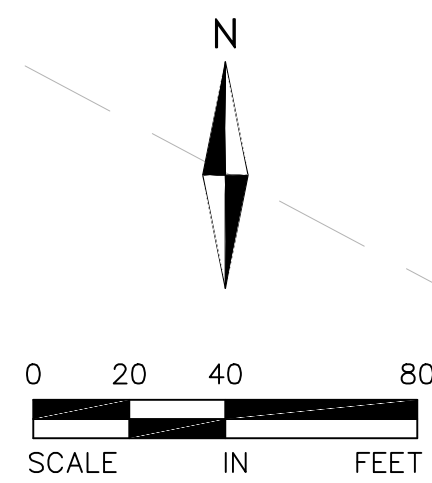
QUALITY ASSURANCE/CONTROL	
BY	DATE
DATE	ISSUE
9-4-2020	CITY SUBMITTAL
10-26-2020	CITY COMMENTS

**PROJECT TEAM DATA**  
DESIGNED: MPR  
DRAWN: ELL  
PROJECT NO: 220-0062



Drawing name: C:\pwworking\projectwise\mregionid\dms12228\200062\site.dwg Oct 26, 2020 6:46pm

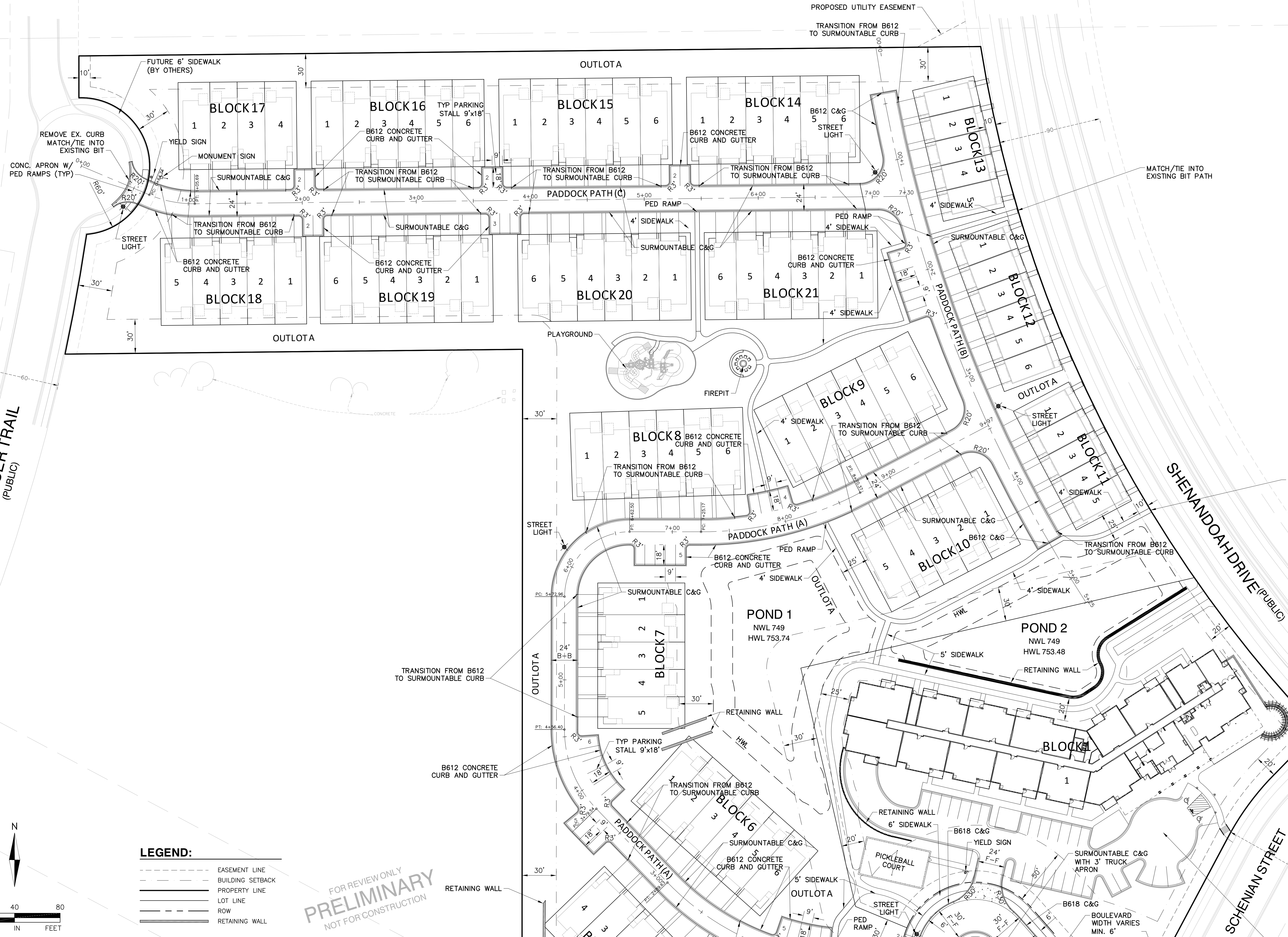
HAUER TRAIL  
(PUBLIC)



**LEGEND:**

- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW
- RETAINING WALL

FOR REVIEW ONLY  
**PRELIMINARY**  
NOT FOR CONSTRUCTION



**ALLIANT**  
733 Marquette Avenue  
Suite 700  
Minneapolis, MN 55402  
612.758.3080  
www.alliant-inc.com



**CANTERBURY CROSSING**  
SHAKOPEE, MINNESOTA  
**PRELIMINARY PLAT, PUD, AND REZONING SUBMITTAL**  
**SITE PLAN - VIEW B**

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	ISSUE
9-4-2020	CITY SUBMITTAL
10-26-2020	CITY COMMENTS

**PROJECT TEAM DATA**  
DESIGNED: MPR  
DRAWN: ELL  
PROJECT NO: 220-0062