

PUD PLANS

FOR
SITE, GRADING, UTILITIES, AND
LANDSCAPE

FOR
SOUTHBRIDGE CROSSINGS EAST
6TH ADDITION
1620 CROSSINGS BLVD. SHAKOPEE, MN

PREPARED FOR:
SHAKOPEE HOUSING GROUP, LLC

CONTACT: MEGAN SAND CARR
PHONE: 320-202-3100
EMAIL: MSCARR@SANDCOMPANIES.COM

PREPARED BY:

Westwood

Phone (855) 937-5150 13751 Mendenhall Drive, Suite #200
Fax (855) 937-5152 Shakopee, MN 55343
Toll Free (888) 937-5150 www.westwood.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0026846.00
CONTACT: NICHOLAS T. MEYER



Vicinity Map
(NOT TO SCALE)

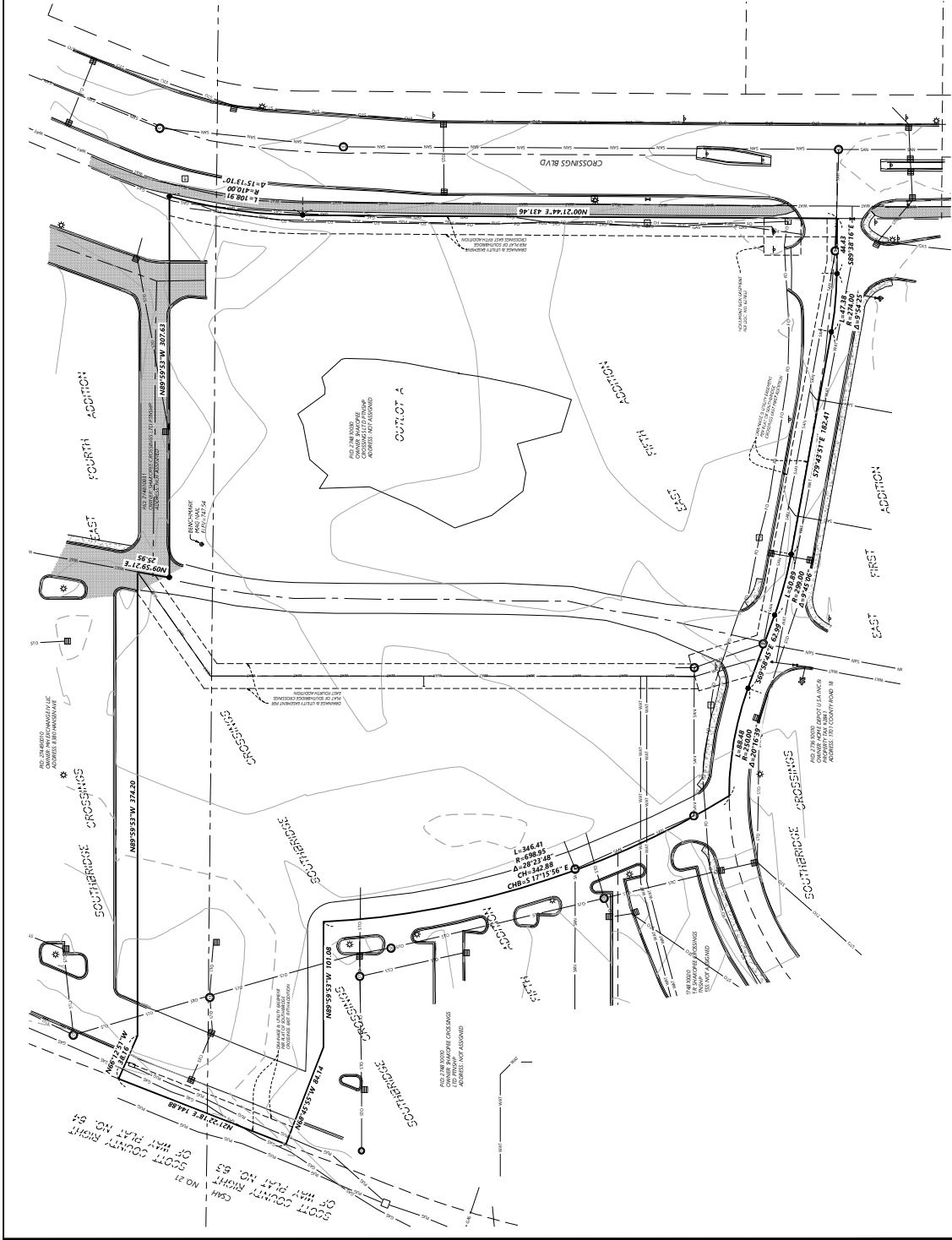
SHEET INDEX

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NO.	DATE	REVISION	SHEETS
1	07/02/20	PUD SUBMITTAL	ALL
2	07/16/20	BUILDING SHIFT	ALL

PUD PLANS
FOR
SITE, GRADING, UTILITIES, AND
LANDSCAPE
FOR
SOUTHBRIDGE CROSSINGS EAST
6TH ADDITION
1620 CROSSINGS BLVD. SHAKOPEE, MN

INITIAL SUBMITTAL DATE: 07/02/20 SHEET: 1 OF 18



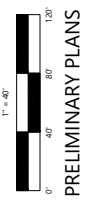
LEGAL DESCRIPTION

SOUTHBRIDGE CROSSINGS EAST FIFTH ADDITION, according to the recorded plat thereof, Grant County, Wisconsin.

Call 48 hours before digging
811 or call 811.com
CONNECTIONS TO UTILITIES

LEGEND

- | | | |
|-------------------------------|-----------------------|-------------------------|
| ○ SAWHAY MANHOLE | □ CABLE TIE BOX | ○ SAWHAY MANHOLE |
| ○ SWIRE GLAND/OUT | ○ FIBER OPTIC MANHOLE | ○ RIGHT OF WAY LINE |
| ○ SWIRE CO. BOX | ○ FIBER OPTIC MANHOLE | ○ LOT LINE |
| ○ STORM MANHOLE | ○ FIBER OPTIC MANHOLE | ○ BARRIERS LINE |
| ○ MECHANICAL CATCH BASIN | ○ FIBER OPTIC MANHOLE | ○ SECTION LINE |
| ○ CATCH BASIN | ○ NATURAL GAS VALVE | ○ CABLE TELEPHONE LINE |
| ○ UNKNOWN MANHOLE | ○ NATURAL GAS VALVE | ○ GAS LINE |
| ○ PLUMBING AND SECTION | ○ MISCELLANEOUS METER | ○ POWER OVERHEAD |
| ○ HYDRAULIC | ○ MISCELLANEOUS METER | ○ POWER UNDERGROUND |
| ○ GATE VALVE | ○ MISCELLANEOUS METER | ○ SAWHAY SIGN |
| ○ WATER METER | ○ MISCELLANEOUS METER | ○ STORM DRAIN |
| ○ FIRE DEPARTMENT CONNECTION | ○ MISCELLANEOUS METER | ○ TELEPHONE OVERHEAD |
| ○ CABLE STOP BOX | ○ MISCELLANEOUS METER | ○ TELEPHONE UNDERGROUND |
| ○ WATER MANHOLE | ○ MISCELLANEOUS METER | ○ WATER MAIN |
| ○ WELL | ○ MISCELLANEOUS METER | ○ FIBER OPTIC |
| ○ POST INSULATION VALVE | ○ MISCELLANEOUS METER | ○ FENCE LINE |
| ○ DOUBLE DIRECTOR CATCH VALVE | ○ MISCELLANEOUS METER | ○ CONTROLLED ACCESS |
| ○ WATER HYDRANT | ○ MISCELLANEOUS METER | ○ CURB & GUTTER |
| ○ ELECTRIC BOX | ○ MISCELLANEOUS METER | ○ CONCRETE SURFACE |
| ○ ELECTRIC METER | ○ MISCELLANEOUS METER | ○ BITUMINOUS SURFACE |
| ○ STREET LIGHT | ○ MISCELLANEOUS METER | |
| ○ POWER POLE | ○ MISCELLANEOUS METER | |
| ○ TELEPHONE BOX | ○ MISCELLANEOUS METER | |
| ○ TELEPHONE MANHOLE | ○ MISCELLANEOUS METER | |
| ○ HAND HOSE CONNECTION | ○ MISCELLANEOUS METER | |



PRELIMINARY PLANS

SHEET NUMBER
2 OF **18**
DATE: 07/14/20
PROJECT NUMBER: 0026846.00

EXISTING CONDITIONS
AND REMOVALS PLAN

Westwood
Professional Services, Inc.
1620 CROSSINGS BLVD, SHAKOPEE, MN 55075
Phone: (651) 837-9900
Fax: (651) 837-9901
www.westwoodps.com

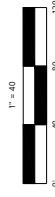
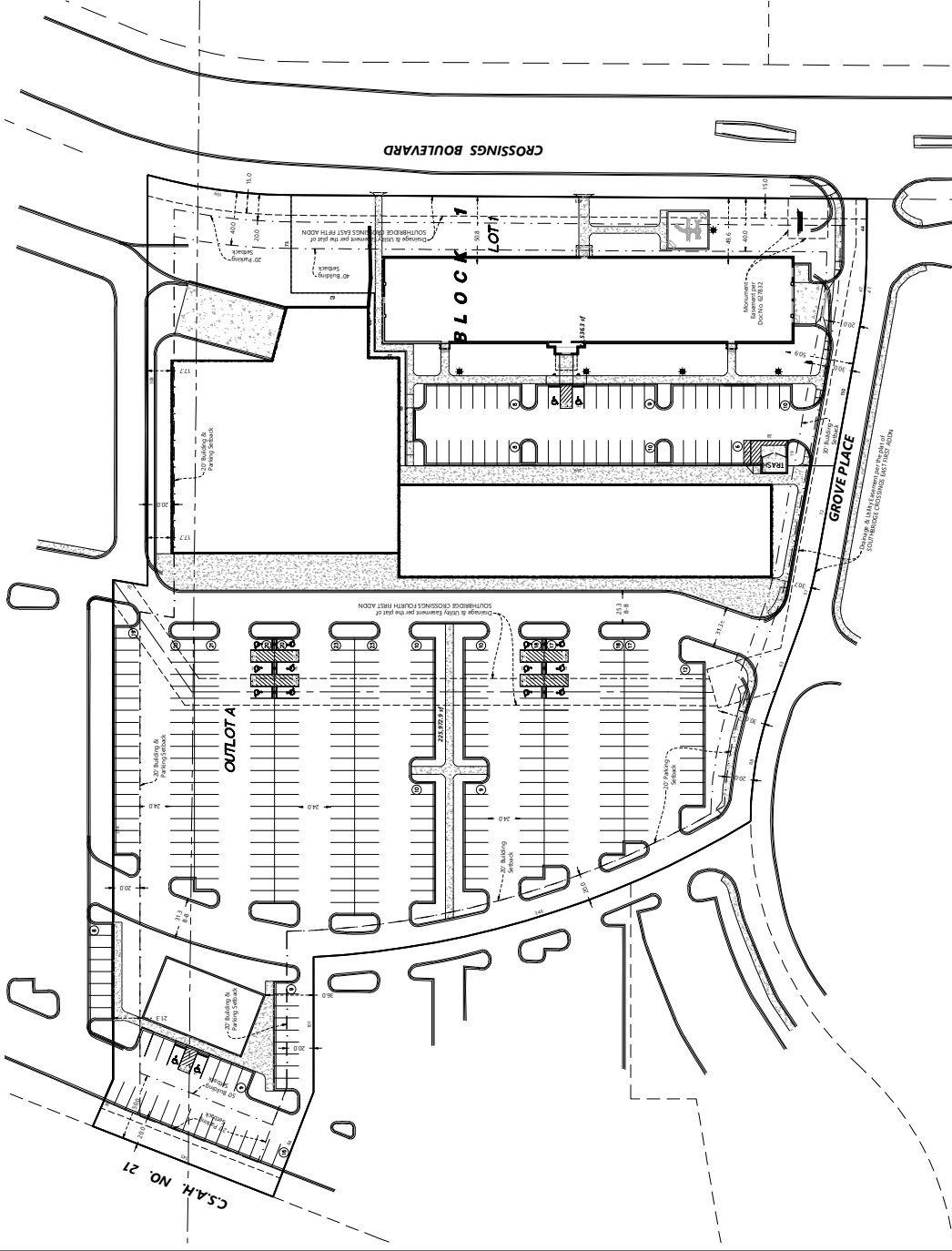
**SOUTHBRIDGE CROSSINGS EAST
6TH ADDITION**
1620 CROSSINGS BLVD, SHAKOPEE, MN

PREPARED FOR:
SHAKOPEE HOUSING GROUP, LLC
DATE: 07/14/20
DRAWN BY: XX

REVISION	DATE	BY	DESCRIPTION
1	07/14/20	XX	ISSUED FOR PERMIT
2	07/14/20	XX	REVISED
3	07/14/20	XX	REVISED
4	07/14/20	XX	REVISED
5	07/14/20	XX	REVISED
6	07/14/20	XX	REVISED
7	07/14/20	XX	REVISED
8	07/14/20	XX	REVISED
9	07/14/20	XX	REVISED
10	07/14/20	XX	REVISED

EXISTING LEGAL DESCRIPTION

OUTLOT A, SOUTHBIDGE CROSSINGS EAST 6TH ADDITION, according to the recorded plat thereof,
Saint County, Minnesota



PRELIMINARY PLANS

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
HORIZONTAL SCALE	1" = 40'
VERTICAL SCALE	1" = 40'

INTERNAL REVIEW 07/02/20

DATE SUBMITTED 07/02/20

DATE SUBMITTED 07/02/20

DATE SUBMITTED 07/02/20

DATE SUBMITTED 07/02/20

PREPARED FOR:

SHAKOPEE HOUSING GROUP, LLC

DATE: 07/14/20

DATE: 07/14/20

DATE: 07/14/20

DATE: 07/14/20

SOUTHBIDGE CROSSINGS EAST
6TH ADDITION

1620 CROSSINGS BLVD, SHAKOPEE, MN

Westwood

Phone: (650) 835-0044
Fax: (650) 835-0044
Email: info@westwood.com
Website: www.westwood.com

SHEET NUMBER: 3

OF

18

PRELIMINARY PLAT

PROJECT NUMBER: 0026846.00 DATE: 07/14/20

SITE NOTES

1. B612 CURB AND GUTTER
2. SUBSTANTIAL CURB
3. PARALLEL REDUCED CURB RAMP W/ TRUNCATED DOMES
4. PARALLEL REDUCED CURB RAMP W/ TRUNCATED DOMES
5. CROSS WALK STRIPING
6. 18" WIDE CONCRET WHEEL STOP
7. 18" WIDE CONCRET WHEEL STOP
8. BOLLARD
9. BOLLARD (SEE ARCH PLANS)
10. TRAIL HEAD SIGN
11. SITE LIGHTING (SEE LIGHTING PLANS)
12. TOT (SEE ARCH PLANS)
13. PRIVATE CONCRETE SIDEWALK (FUTURE)
14. ROAD BARCADE
15. DEVELOPMENT ENTRY MONUMENT (EXISTING)
16. TRASH ENCLOSURE (FOR FUTURE RETAIL)
17. CMU SCREENING WALL
18. RETAINING WALL
19. RETAINING WALL
20. RETAINING WALL
21. RETAINING WALL

SITE LEGEND

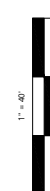
EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
LOT LINE	LOT LINE
SETBACK LINE	SETBACK LINE
EASEMENT LINE	EASEMENT LINE
CURB AND GUTTER	CURB AND GUTTER
TIP-OUT CURB AND GUTTER	TIP-OUT CURB AND GUTTER
POND NORMAL WATER LEVEL	POND NORMAL WATER LEVEL
RETAINING WALL	RETAINING WALL
CONCRETE PAVEMENT	CONCRETE PAVEMENT
HEAVY DUTY BITUMINOUS PAVEMENT	HEAVY DUTY BITUMINOUS PAVEMENT
NUMBER OF PARKING SPACES	NUMBER OF PARKING SPACES
TRANSFORMER	TRANSFORMER
SITE LIGHTING	SITE LIGHTING
TRAFFIC SIGN	TRAFFIC SIGN
POWER POLE	POWER POLE
BOLLARD / POST	BOLLARD / POST

SITE DEVELOPMENT SUMMARY

PROPOSED	PROPOSED
• ZONING	• ZONING
• GROSS SITE AREA	• GROSS SITE AREA
• LOT 1 - RESIDENTIAL APARTMENT	• LOT 1 - RESIDENTIAL APARTMENT
• LOT 2 - RETAIL	• LOT 2 - RETAIL
• LOT 3 - RETAIL	• LOT 3 - RETAIL
• LOT 4 - RETAIL	• LOT 4 - RETAIL
• LOT 5 - RETAIL	• LOT 5 - RETAIL
• LOT 6 - RETAIL	• LOT 6 - RETAIL
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• LOT 99 - RETAIL	• LOT 99 - RETAIL
• LOT 100 - RETAIL	• LOT 100 - RETAIL

GENERAL SITE NOTES

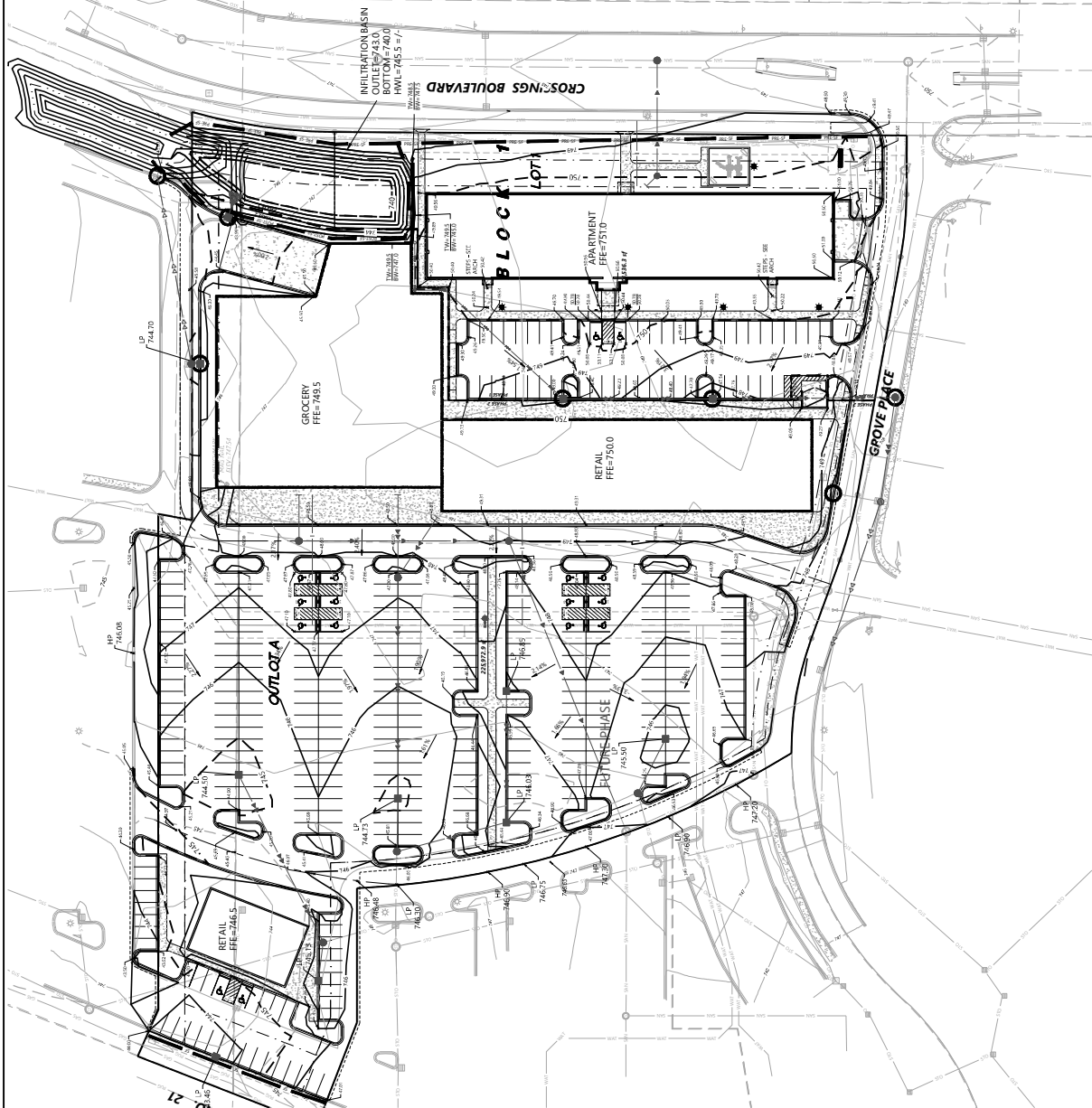
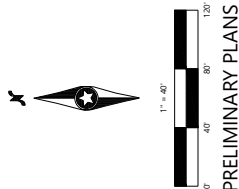
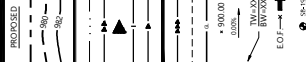
1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES SHALL BE SHOWN ON THE PLAN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION. IF ANY UTILITIES ARE FOUND, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
2. REFER TO BOUNDARY SURVEY FOR LOT DIMENSIONS, DIMENSIONS AND AREAS.
3. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOTPRINTS, LOCATIONS AND LOCATIONS OF EXITS, TANKS, AND TRUCK DOCKS.
5. ALL CURB RAMP ARE SHALL BE 5.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
6. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL SERVICES SUCH AS BARRICADES, CONES, SIGNS, AND FLAGMEN TO MAINTAIN THE NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL SERVICES SHALL CONFORM TO APPROPRIATE MINUTY STANDARDS.
8. BIDDING FOR PAVEMENT AND CONCRETE SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE GEOTECHNICAL ENGINEER.
9. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL NECESSARY PRECAUTIONS TO AVOID AND MINIMIZE DAMAGE TO ADJACENT PROPERTIES.
10. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOGRAPHICS.



1" = 40'

PRELIMINARY PLANS

GRADING LEGEND



1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.

2. CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.

- ALL ELEVATIONS SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILLING/PAVEMENT RESTORATION" PREPARED BY THE CIVIL ENGINEERS ASSOCIATION OF MINNESOTA.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND 500 OR MORE LBS PER 1000 SQ YD OF SEED. SEEDING SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILLING/PAVEMENT RESTORATION" PREPARED BY THE CIVIL ENGINEERS ASSOCIATION OF MINNESOTA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND CONE TRAFFIC CONTROL DEVICES TO MAINTAIN THE FLOW OF TRAFFIC THROUGH THE PROJECT. TRAFFIC CONTROL DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINISTRY STANDARDS.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS PLAN.
- CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- 8. POT ELEVATIONS SHOW INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW DRAINS SHALL BE OPENED UP. PAVED SURF ARE TO BE FINISHED SURFACE.**
- SEE SLOPE REPORT FOR PAVEMENT THICKNESS AND HOLLOW DOWNS.

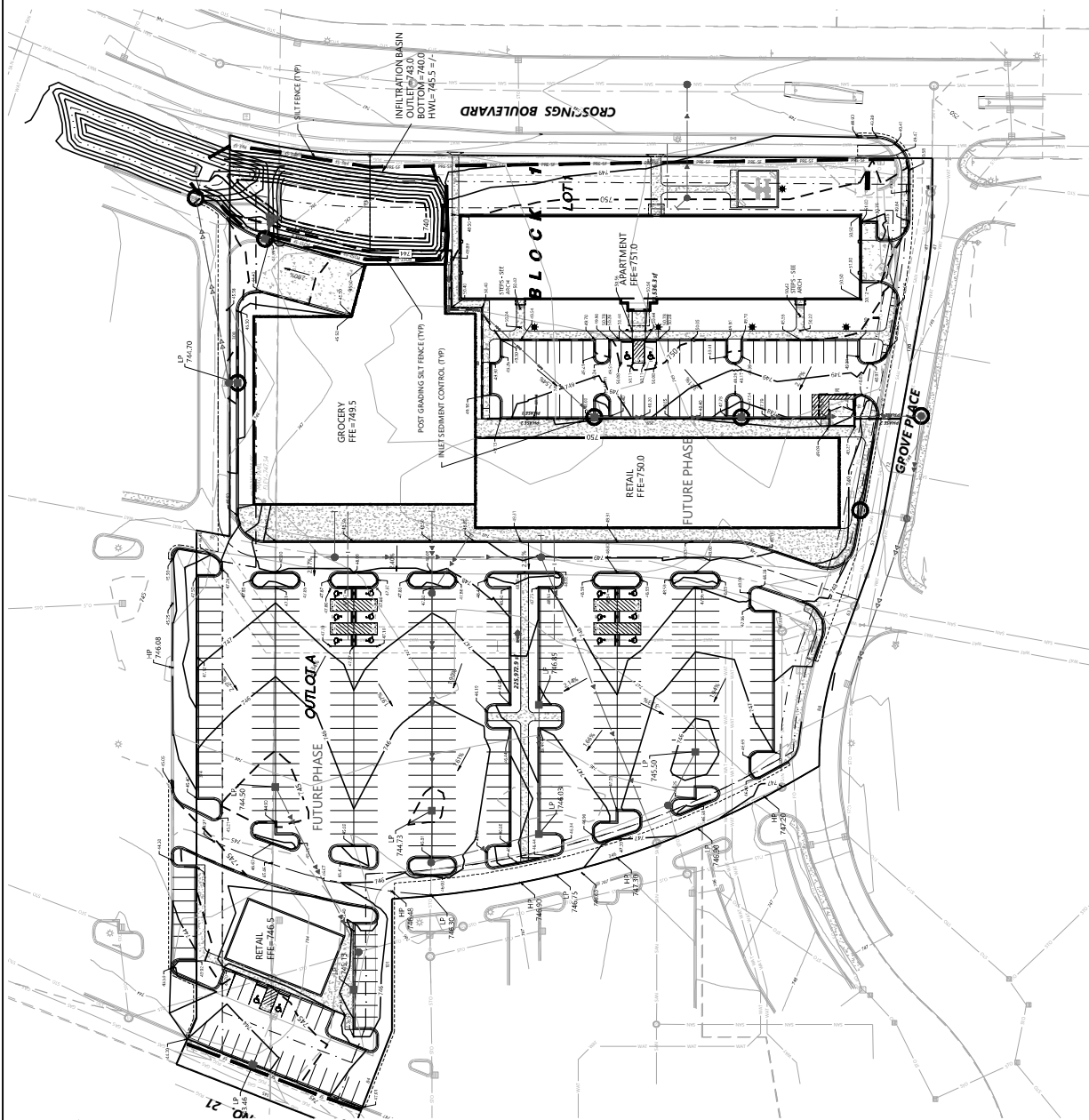
1. THE SITE IS A PART OF THE HANSEN AVENUE - EAGLE CREEK WATERSHED DRAINAGE STUDY. THE SITE IS ACCOUNTED FOR IN DRAINAGE AREAS EC-10 AND EC-11.

- RATE CONTROL AND WATER QUALITY** - THERE IS A REGIONAL POND THAT ADDRESSES RATE CONTROL AND WATER QUALITY REQUIREMENTS FOR THE SITE. THE DEVELOPMENT MEETS AND EXCEEDS THE CRANDU USE VALUES THAT WERE ASSUMED IN THE HANSEN ATTENUATION DAMAGE STUDY.
- VOLUME MANAGEMENT** - NO VOLUME MANAGEMENT IS PROVIDED FROM THE REGIONAL PONDING. VOLUME MANAGEMENT REQUIREMENTS ARE ADDRESSED ONSITE USING AN INFLTRATION BASIN. THE PROPOSED SITE HAS 2451.18 SF OF PROPOSED IMPERVIOUS SURFACE AREA. THE PROPOSED INFLTRATION BASIN IS 3' DEEP AND HAS AN AREA OF 720.57'. THE PROPOSED INFLTRATION BASIN MEETS AND EXCEEDS THE VOLUME MANAGEMENT REQUIREMENTS.

THE SITE WILL BE INCORPORATED INTO THE SITE PLAN. THE PROJECT WILL RETAIN INfiltrATE AND/OR HARVEST DRAINAGE FOR USE IN IRRIGATION AND UTILIZE STORMWATER TREATMENT DEVICES TO TREAT AND REMOVE STORMWATER POLLUTANTS FROM AT LEAST 1.0 ACRE OF RAINFALL ACROSS THE SITES IMPROVED SURFACES. ROADWAYS WILL BE DESIGNED TO PROVIDE FOR THE COLLECTION AND STORAGE OF STORMWATER. THE PROJECT WILL PROVIDE NECESSARY PAVEMENT REQUIRED BY CODE, AND ADJUST RETENTION TO THE PROJECT'S DESIGN. THE PROJECT WILL PROVIDE STORMWATER STORAGE, CAPTURE, INFILTRATE AND/OR REUSE STORMWATER (GREEN COMMUNITIES 3.4). LAND GRADING SHALL BE SLOPED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING (INCLUDING WALLS, SLOPED ROOFS, GREEN COMMUNITIES 7.6).

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.

- [illegible]

PROPOSED $\theta = 40^\circ$

PRELIMINARY PLANS

	INITIAL ISSUE	07/02/20
DISEASED	✓	
CHECKED	✓	
SIGNATURE	✓	
HORIZONTAL SCALE	1:118	
VERTICAL SCALE	10 TO 11	

PREPARED FOR:

SHAKOPEE HOUSING GROUP, LLC

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA.

BRAD WILKENING
DATE 07/14/20 LICENSE NO. 26908

SOUTHBRIDGE CROSSINGS EAST 6TH

1620 CROSSINGS BLVD, SHAKOPEE, MN

Westwood

Phone (952) 937-5150 12761 Whiteoaker Drive, Suite #300
Fax (952) 937-5822 Minneapolis, MN 55143
Toll Free (888) 937-5150 www.westwood.com

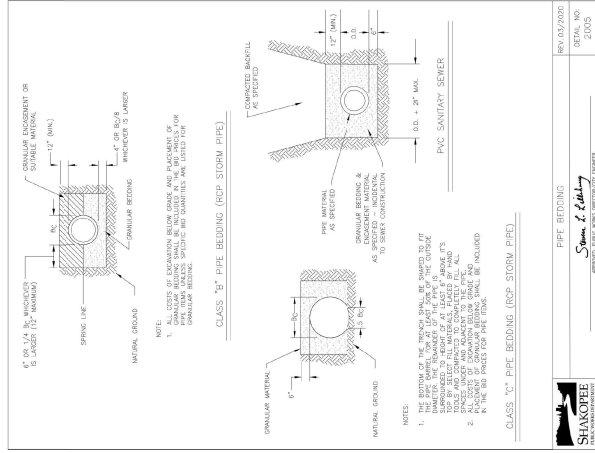
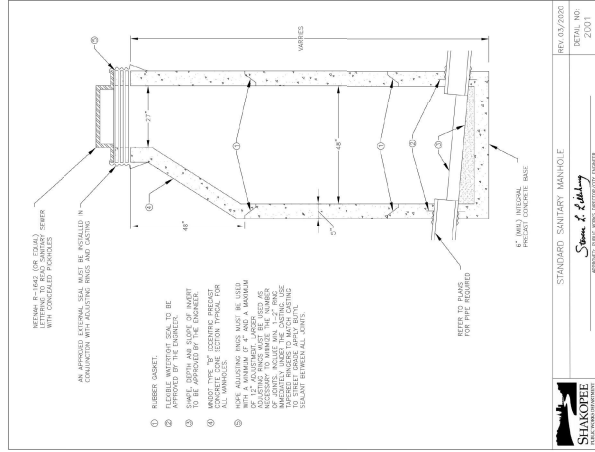
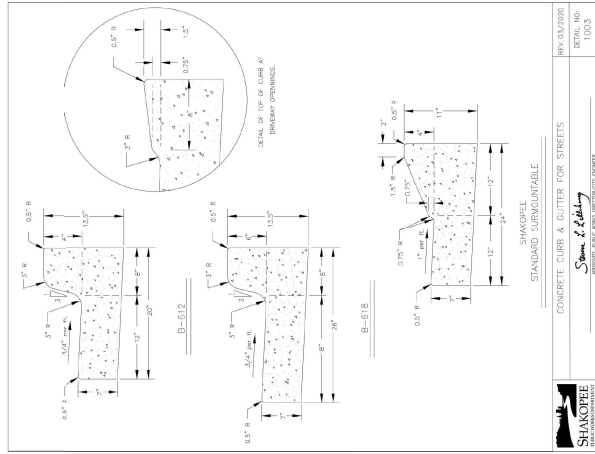
Westwood Residential Products, Inc.

DETAILS

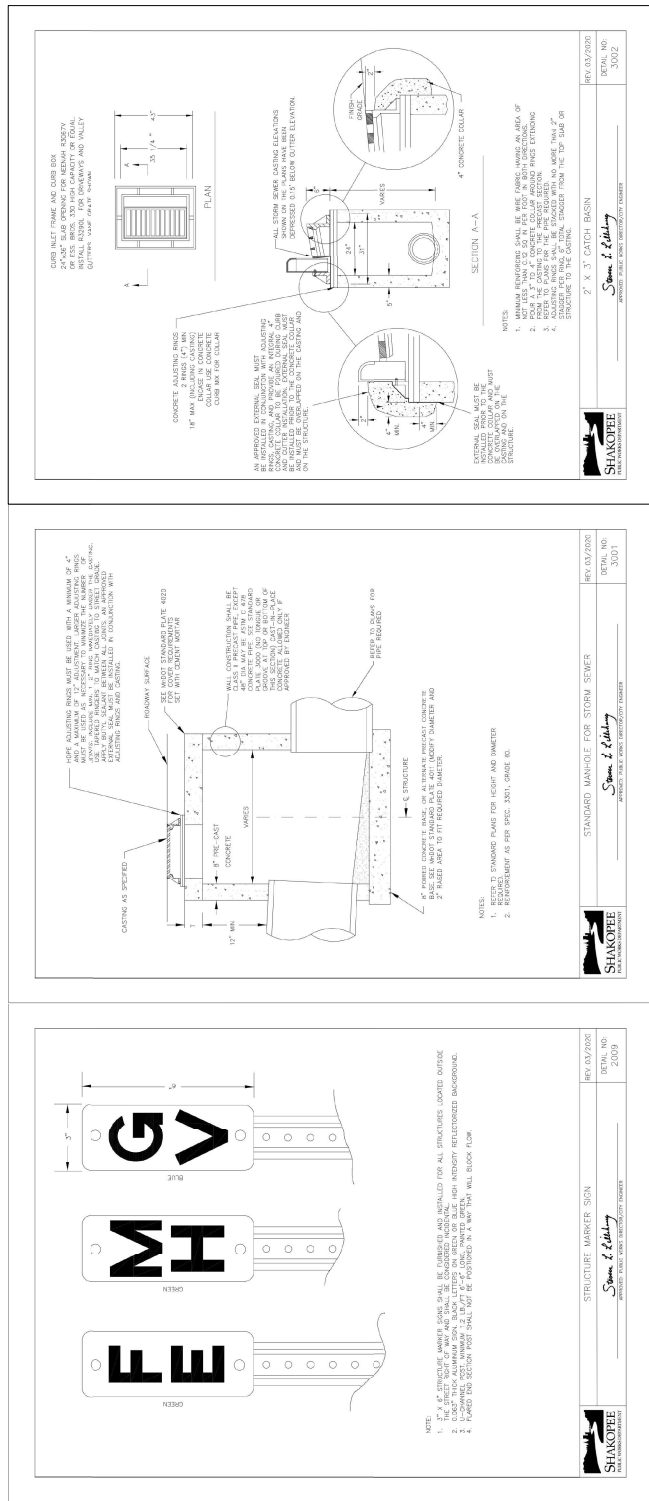
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C8

DATE: 07/14/20

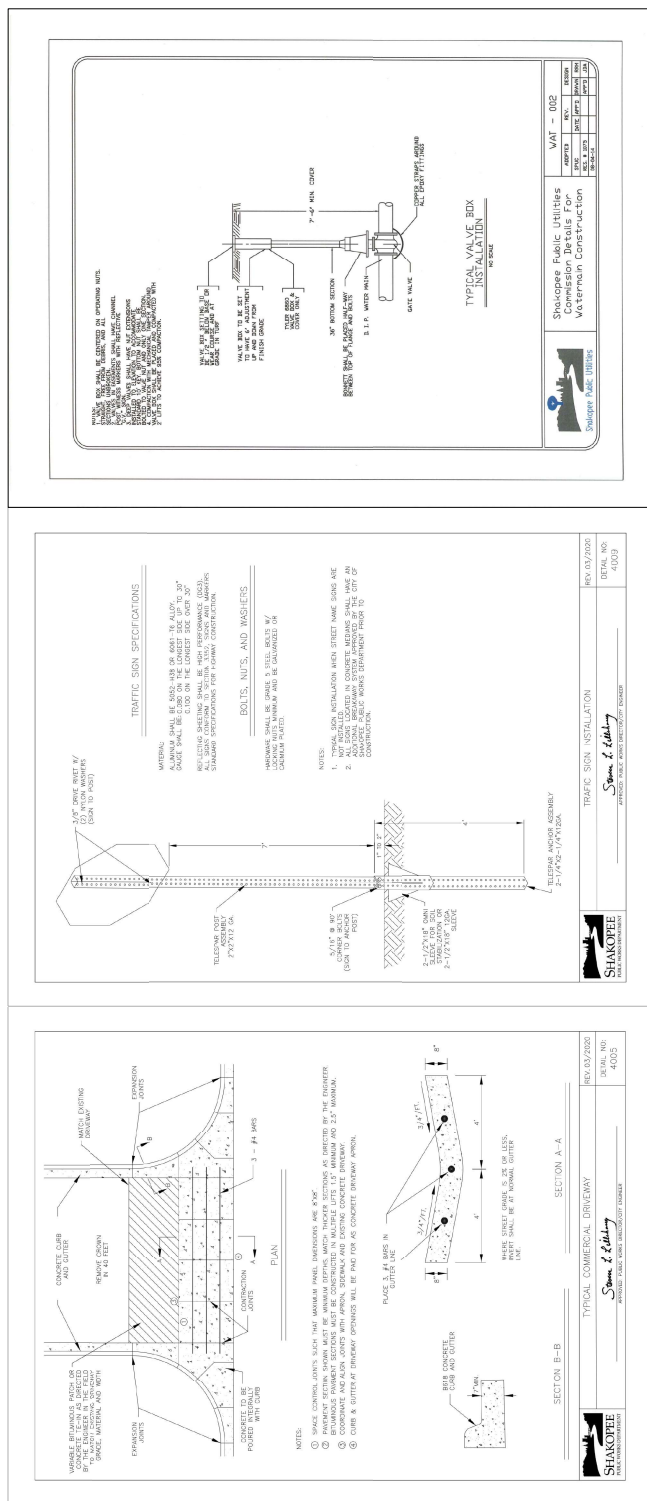


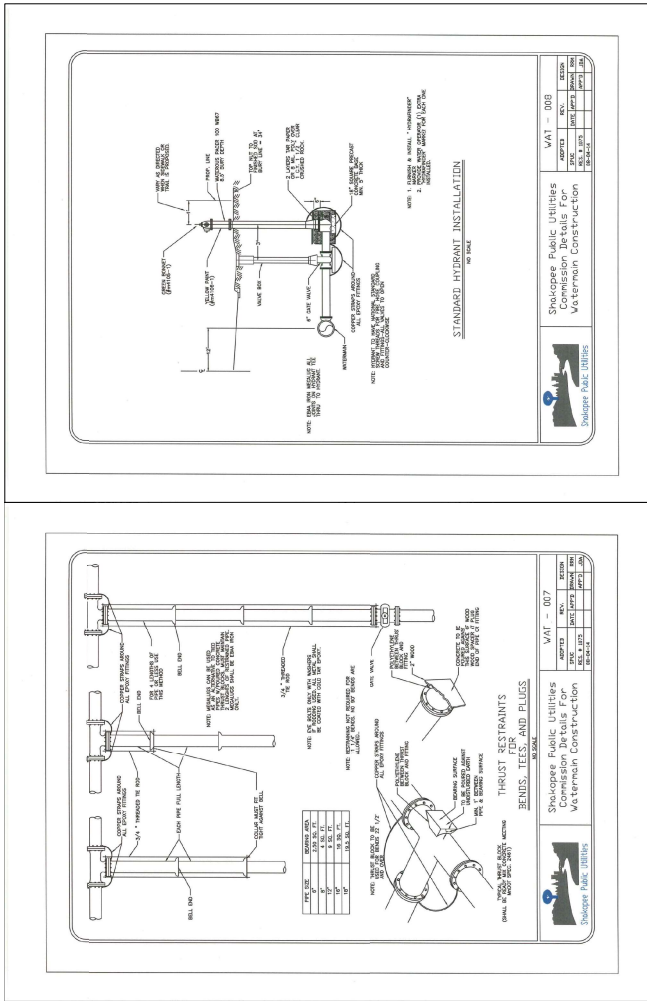
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

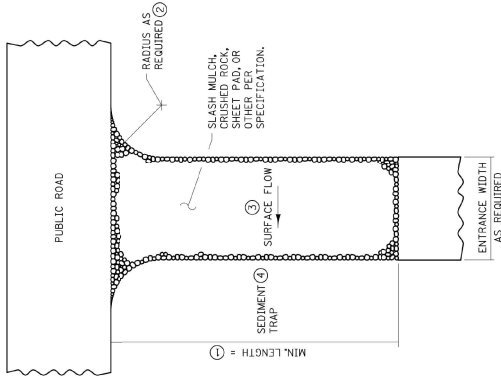




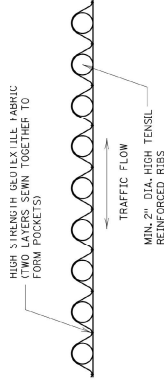
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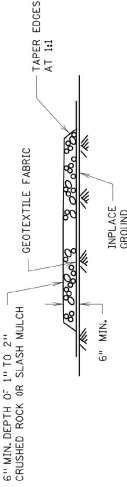




SLASH MULCH, CRUSHED ROCK, OR SHEET
PAD CONSTRUCTION EXIT ⑤⑦



SHEET PAD



SLASH MULCH OR CRUSHED ROCK

- NOTES:
- SEE SPECS. 2573 & 3882.
- MINIMUM LENGTH SHALL BE THE GREATER OF 50 FEET OR A LENGTH SUFFICIENT TO ALLOW FOR THE ROTATION OF THE RUMBLE PADS. MINIMUM LENGTH SHALL BE CALCULATED USING THE LARGEST TIRE WHICH WILL BE USED IN TYPICAL OPERATIONS.
 - PROVIDE RADIUS OR WIDEN PAD SUFFICIENTLY TO PREVENT VEHICLE TIRES FROM TRACKING OFF OF PAD WHEN LEAVING SITE.
 - IF RUNOFF FROM DISTURBED AREAS FLOWS TOWARD CONSTRUCTION EXITS, PREVENT CROWING THE EXIT OR SLOPING TO ONE SIDE. IF SURFACE GRADING IS INSUFFICIENT, PROVIDE OTHER MEANS OF INTERCEPTING RUNOFF.
 - IF RUNOFF FROM CONSTRUCTION EXITS WILL DRAIN OFF OF PROJECT SITE, PROVIDE SEDIMENT TRAP WITH STABILIZED OVERFLOW.
 - IF A TIRE WASH OFF IS REQUIRED THE CONSTRUCTION EXITS SHALL BE GRADED TO DRAIN THE WASH WATER TO A SEDIMENT TRAP.
 - MINIMUM LENGTH OF RUMBLE PAD SHALL BE 40 FEET OR AS REQUIRED TO REMOVE SEDIMENT. RUMBLE PADS SHALL BE DESIGNED TO PROVIDE SUFFICIENT STABILIZATION TO PREVENT TRACKING OF SEDIMENT. RUMBLE PAD SHALL BE LENGTHENED OR THE DESIGN MODIFIED TO PROVIDE ADDITIONAL VIBRATION. WASH-OFF LENGTH SHALL BE AS REQUIRED TO EFFECTIVELY REMOVE CONSTRUCTION SEDIMENT FROM VEHICLE TIRES.
 - MAINTENANCE OF CONSTRUCTION EXITS SHALL OCCUR WHEN THE EFFECTIVENESS OF SEDIMENT REMOVAL HAS BEEN REDUCED. MAINTENANCE SHALL CONSIST OF REMOVING SEDIMENT FROM THE EXITS. SEDIMENT SHALL BE REMOVED TO A STABILIZED ISLAND ISLAND MULCH OR CRUSHED ROCK OVER SEDIMENT FILLED MATERIAL TO RESTORE EFFECTIVENESS.

STANDARD PLAN 5-297.405	5 OF 8	TEMPORARY SEDIMENT CONTROL
APPROVED: 2-28-2017	REVIEWED:	STABILIZED CONSTRUCTION EXIT
STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS

andscape Requirements

Call 48 Hours before digging:
811 or call811.com

56 TREES	1. MAKE 1 LANDSCAPE REQUIRED 2. FOR ALL REQUIREMENTS, CONTAINING 500 OR MORE DWELLINGS AND FOR ALL APARTMENTS, THE FOLLOWING REQUIREMENTS SHALL APPLY: 3. GRASS, SHRUBS AND TREES LANDSCAPING SHALL BE CONCENTRATED BETWEEN THE DRIVEWAYS AND THE BUILDING FOOTPRINTS AND SHALL BE PLANTED AT 10' VERTICAL SPACING. STREET TREES SHALL BE PLACED EVERY 40 FEET OF 1' NOT LESS THAN 1'. 4. PERMITTED SHALL BE PLACED IN THE FRONT YARD 5. BUILDING FOOTPRINT AREA: 10,000 TO 50,000 SF ADDITIONAL 15 TREES / 1,000 SF 6. SHADE 1.
36 TREES	1. CENTRAL APARTMENT BUILDING FOOTPRINT: 20,334 SF 2. SHADE 1. 3. IMPERVIOUS REQUIREMENTS 4. SHALL BE REQUIRED FOR EACH 1,000 SF OF IMPERVIOUS AREA 5. TOTAL SITE IMPERVIOUS AREA: 53,161 SF 6. TREES
14 TREES	1. SHADE 1. 2. IMPERVIOUS REQUIREMENTS 3. SHALL BE REQUIRED FOR EACH 1,000 SF OF IMPERVIOUS AREA 4. TOTAL SITE IMPERVIOUS AREA: 53,161 SF 5. TREES
6 TREES	1. SHADE 1. 2. IMPERVIOUS REQUIREMENTS 3. SHALL BE REQUIRED FOR EACH 1,000 SF OF IMPERVIOUS AREA 4. TOTAL SITE IMPERVIOUS AREA: 53,161 SF 5. TREES

Landscape Provisions

LANDSCAPING PROVIDED - PHASE 1 :	48 TREES
DECIDUOUS TREES:	30 TREES
EVERGREEN TREES:	3 TREES
ORNAMENTAL TREES:	15 TREES

ROUND COVER LEGEND

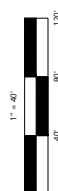
STORMWATER NATIVE SEED MIX (33-261)

		
STORMWATER NATIVE SEED TOTAL AREA (0.25 AC)	2"-5" RIVER ROCK MULCH (ALL PLANTING BEDS)	SOD

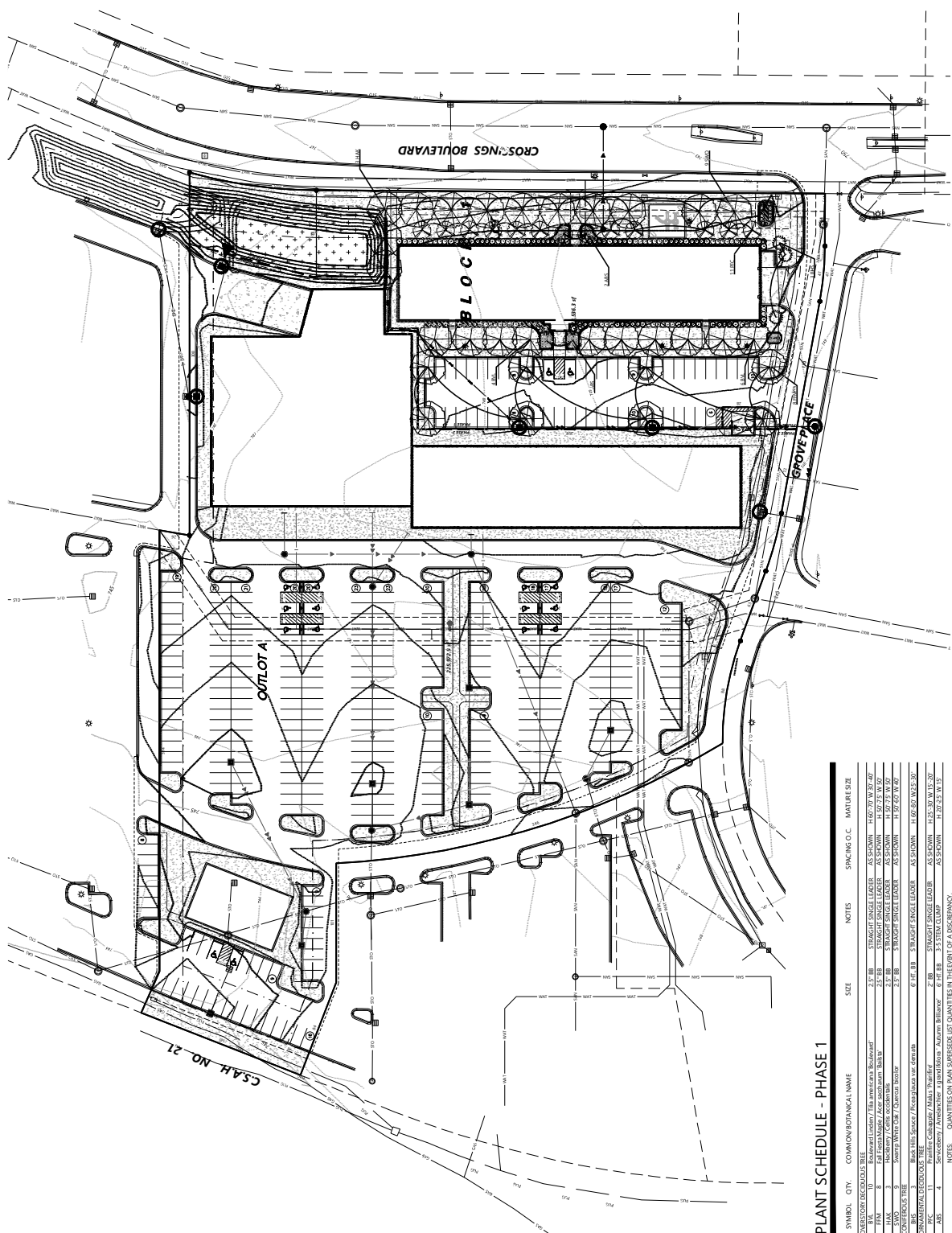
ALL DISTURBED AREAS TO BE SOODED UNLESS NOTED OTHERWISE
 1. MULCH RINGS AROUND TREES TO BE CYPRESS
 2. MULCH
 3. DISTURBED AREAS WITHIN THE FUTURE
 4. HT-OF-WAY ARE TO BE SEEDD WITH MNDOT
 5. SEED MIX (25% 141)

TEEN COMMUNITIES NOTES:

PLANTINGS SHOULD BE NATIVE OR ADAPTED TO THE REGION, APPROPRIATE TO THE SITE'S SOIL AND MICROCLIMATE, AND NONE OF THE NEW PLANTS SHOULD BEAN INVASIVE SPECIES. RESEED OR TRANSPLANT ALL DISTURBED AREAS (GREEN COMMUNITIES 3-4).



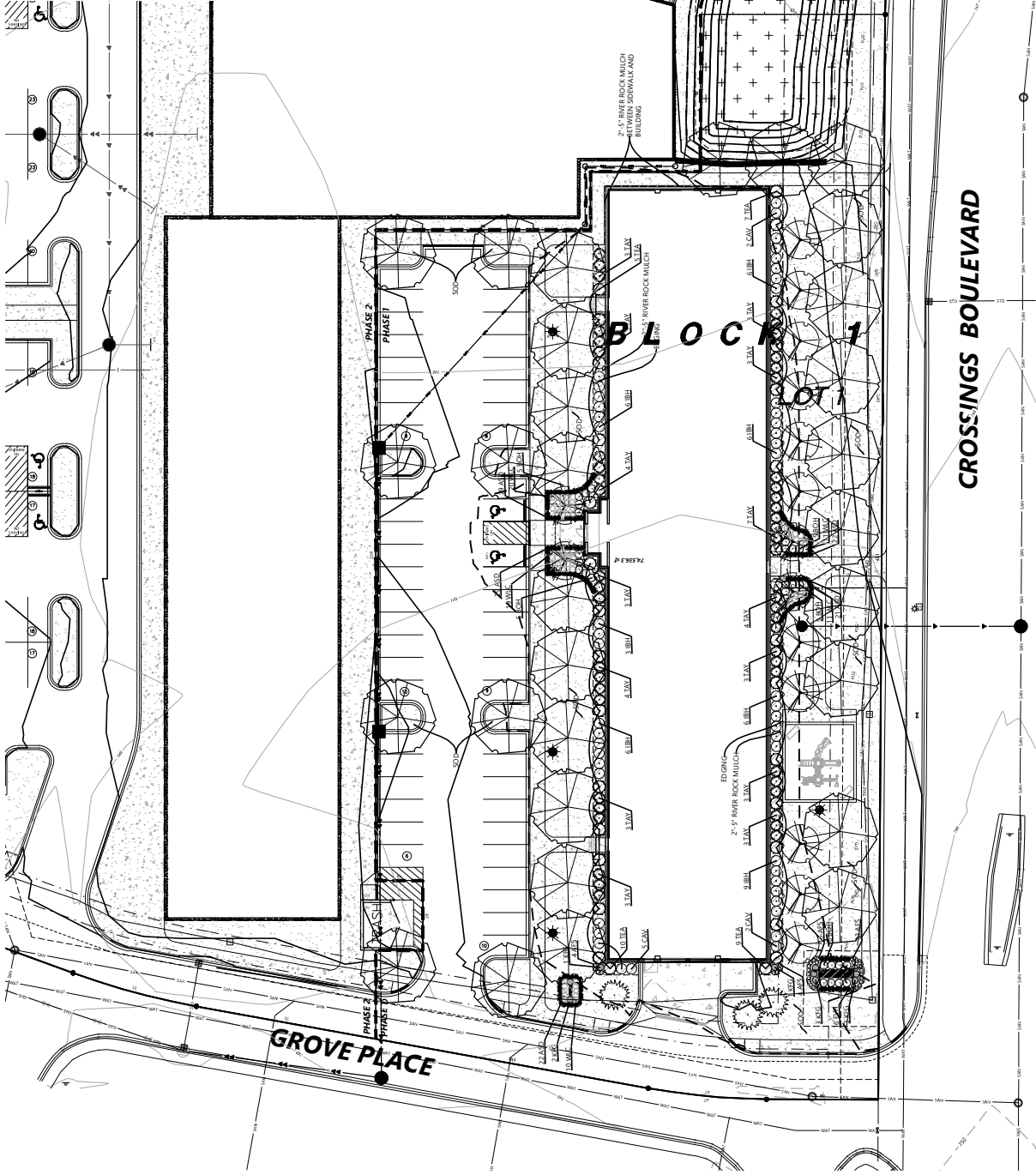
PRELIMINARY PLANS



PLANT SCHEDULE - PHASE 1

[illegible]

QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.



UNDERSTORY PLANT SCHEDULE - PHASE 1

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
CONIFERUS SPURIES				
1A	1	1-2' Green Spruce / 1-2' Green Spruce / 1-2' Green Spruce	1-2' O.C.	1-2' O.C.
1B	40	1-2' Green Spruce / 1-2' Green Spruce / 1-2' Green Spruce	1-2' O.C.	1-2' O.C.
DECIDUOUS SPURIES				
2A	1	1-2' Green Spruce / 1-2' Green Spruce / 1-2' Green Spruce	1-2' O.C.	1-2' O.C.
2B	40	1-2' Green Spruce / 1-2' Green Spruce / 1-2' Green Spruce	1-2' O.C.	1-2' O.C.
3A	1	1-2' Green Spruce / 1-2' Green Spruce / 1-2' Green Spruce	1-2' O.C.	1-2' O.C.
3B	40	1-2' Green Spruce / 1-2' Green Spruce / 1-2' Green Spruce	1-2' O.C.	1-2' O.C.
4A	1	1-2' Green Spruce / 1-2' Green Spruce / 1-2' Green Spruce	1-2' O.C.	1-2' O.C.
4B	40	1-2' Green Spruce / 1-2' Green Spruce / 1-2' Green Spruce	1-2' O.C.	1-2' O.C.
5A	1	1-2' Green Spruce / 1-2' Green Spruce / 1-2' Green Spruce	1-2' O.C.	1-2' O.C.
5B	40	1-2' Green Spruce / 1-2' Green Spruce / 1-2' Green Spruce	1-2' O.C.	1-2' O.C.
6A	1	1-2' Green Spruce / 1-2' Green Spruce / 1-2' Green Spruce	1-2' O.C.	1-2' O.C.
6B	40	1-2' Green Spruce / 1-2' Green Spruce / 1-2' Green Spruce	1-2' O.C.	1-2' O.C.
7A	1	1-2' Green Spruce / 1-2' Green Spruce / 1-2' Green Spruce	1-2' O.C.	1-2' O.C.
7B	40	1-2' Green Spruce / 1-2' Green Spruce / 1-2' Green Spruce	1-2' O.C.	1-2' O.C.
8A	1	1-2' Green Spruce / 1-2' Green Spruce / 1-2' Green Spruce	1-2' O.C.	1-2' O.C.
8B	40	1-2' Green Spruce / 1-2' Green Spruce / 1-2' Green Spruce	1-2' O.C.	1-2' O.C.
9A	1	1-2' Green Spruce / 1-2' Green Spruce / 1-2' Green Spruce	1-2' O.C.	1-2' O.C.
9B	40	1-2' Green Spruce / 1-2' Green Spruce / 1-2' Green Spruce	1-2' O.C.	1-2' O.C.
10A	1	1-2' Green Spruce / 1-2' Green Spruce / 1-2' Green Spruce	1-2' O.C.	1-2' O.C.
10B	40	1-2' Green Spruce / 1-2' Green Spruce / 1-2' Green Spruce	1-2' O.C.	1-2' O.C.
11A	1	1-2' Green Spruce / 1-2' Green Spruce / 1-2' Green Spruce	1-2' O.C.	1-2' O.C.
11B	40	1-2' Green Spruce / 1-2' Green Spruce / 1-2' Green Spruce	1-2' O.C.	1-2' O.C.
12A	1	1-2' Green Spruce / 1-2' Green Spruce / 1-2' Green Spruce	1-2' O.C.	1-2' O.C.
12B	40	1-2' Green Spruce / 1-2' Green Spruce / 1-2' Green Spruce	1-2' O.C.	1-2' O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

SEE ORIGINAL LANDSCAPE PLAN FOR PHASE 2 PLANTING SCHEDULE.

DESIGNED	07/10/20	07/10/20
CHECKED	07/10/20	07/10/20
APPROVED	07/10/20	07/10/20
DATE	07/10/20	07/10/20
SCALE	AS SHOWN	AS SHOWN
SCALE	AS SHOWN	AS SHOWN

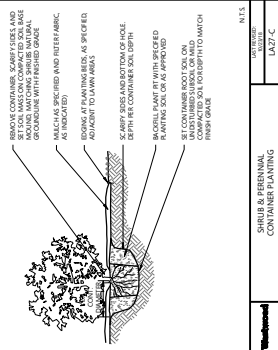
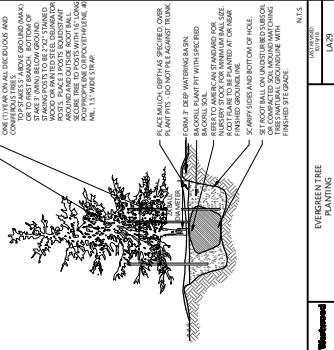
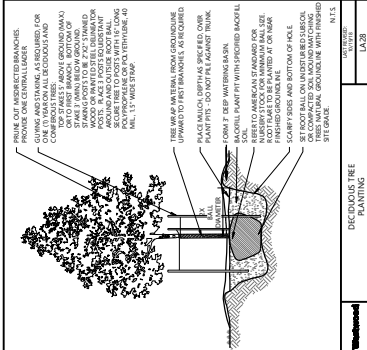
PREPARED FOR:
SHAKOPEE HOUSING GROUP, LLC

SOUTHBIDGE CROSSINGS EAST
6TH ADDITION
1620 CROSSINGS BLVD.
SHAKOPEE, MN

Westwood
Phone: (650) 812-2500
Fax: (650) 812-2500
Email: info@westwood.com
Website: www.westwood.com

UNDERSTORY
LANDSCAPE PLAN
SHEET NUMBER
17 OF 18
DATE: 07/14/20
PROJECT NUMBER: 0026846.00

LANDSCAPE PLANTING DETAILS



LANDSCAPE PLANTING NOTES

- [illegible]

DISCARD	_____	REVISIONS:	07/02/20
CHECKED	_____	07/02/20	PUD SUBMIT
DRAWN	_____	07/04/20	BUILDING SET
HORIZONTAL SCALE	1" = 10' 0"		
VERTICAL SCALE	1" = 10' 0"		

PREPARED FOR:

SHAKOPEE HOUSING GROUP, LLC

DATE 07/14/20 LICENSE NO. 53774

**SOUTHBRIDGE CROSSINGS EAST
6TH ADDITION**

1620 CROSSINGS BLVD.
SHAKOPEE MN

Westwood
12701 Whiteoak Drive, Suite #310
Minnetonka, MN 55343
Phone (952) 937-5150
Fax (952) 937-5922
Toll Free (888) 937-5150
www.westwood.com

LANDSCAPE
NOTES & DETAILS

DATE: 07/14/20