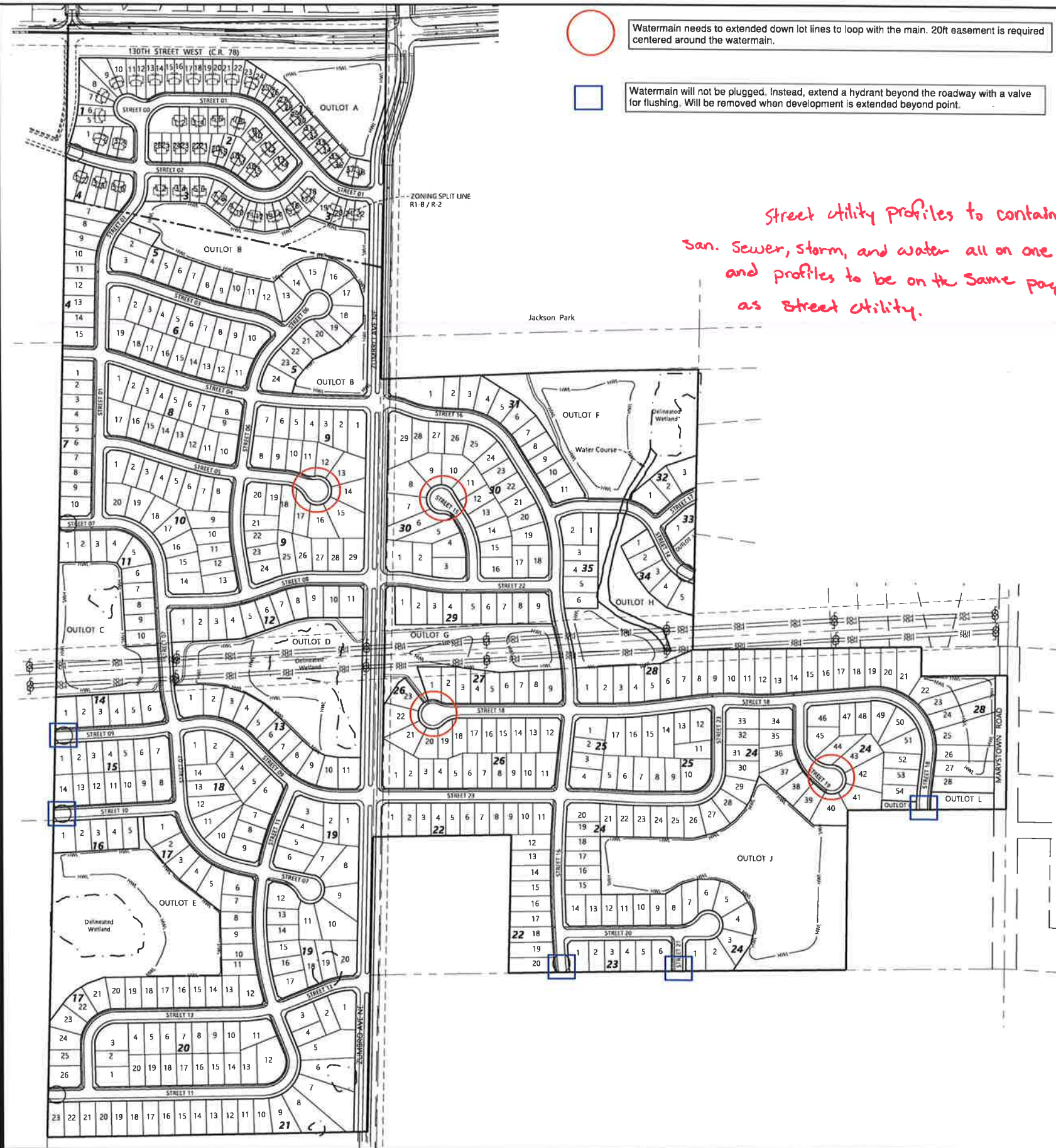


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- Watermain needs to be extended down lot lines to loop with the main. 20ft easement is required centered around the watermain.
- Watermain will not be plugged. Instead, extend a hydrant beyond the roadway with a valve for flushing. Will be removed when development is extended beyond point.

Street utility profiles to contain San. Sewer, storm, and water all on one and profiles to be on the same page as street utility.

PROPERTY DESCRIPTION

SEE EXISTING CONDITIONS SHEET FOR PROPERTY DESCRIPTIONS.

SITE DEVELOPMENT DATA

EXISTING GUIDING:	SUBURBAN RES & SUBURBAN EDGE RES.		
EXISTING ZONING:	UER (JACKSON TWSHP)		
PROPOSED ZONING:	R1-B & R-2		
NET SITE AREA TABLE:	R1-B AREA	R-2 AREA	OVERALL
GROSS SITE AREA:	210.14± AC	26.75± AC	236.89± AC
MAJOR R/W (CSAH 78):	N/A	4.71 AC	4.71 AC
MAJOR R/W (ZUMBRO AVE):	6.12 AC	0.76 AC	6.88 AC
EXISTING WETLANDS TO REMAIN:	4.42 AC	N/A	4.42 AC
PONDING HWL:	23.20 AC	3.80 AC	27.00 AC
NET SITE AREA:	176.40AC	17.48 AC	193.88 AC
HOUSING PRODUCT BREAKDOWN:			
60' SINGLE FAMILY LOTS:	178 LOTS	N/A	
65' SINGLE FAMILY LOTS:	331 LOTS	N/A	
TWINHOMES:	N/A	92 UN	
TOTAL HOMES:	509 LOTS	92 UN	601 UN
DENSITY BREAKDOWN:			
NET DENSITY: (LOTS / NET SITE AC)	2.89 UN/AC	5.26 UN/AC	3.10 UN/AC
STREET R/W:	49.75 AC		
(INCLUDES ZUMBRO, MARYSTOWN, 130TH STREET & INTERIOR R/W)			

LOT STANDARDS

STANDARD	R-1B ZONING DISTRICT	60' & 65' SF	R-2 ZONING TWINHOMES
MINIMUM LOT AREA	none listed	7,439 SF	4,126 SF PROVIDED
AVERAGE LOT AREA		10,431 SF	5,665 SF PROVIDED
MINIMUM LOT WIDTH	60' @ FRT Sbk	60'/65' @ FRT Sbk	35' PER UN / 70' TOT.
MINIMUM CORNER WIDTH	60'	77.5'/82.5' @ FRT Sbk	54' @ FRT Sbk
MINIMUM LOT DEPTH	100'	125'	100'
SETBACKS			
FRONT	25'	25'	35'
SIDE INTERIOR LOT	7.5'/7.5' (15' TOTAL)	7.5'/7.5' (15' TOTAL)	10'/10' (20' TOTAL)
SIDE CORNER LOT	25'	25'	25'
REAR	30'	30'	20' SHOWN

OUTLOT TABLE

OUTLOT	USE	OWNERSHIP	GROSS AREA
A	PONDING	HOA	2.97 AC
B	PONDING	HOA	5.63 AC
C	PONDING	HOA	4.13 AC
D	WETLAND / OPEN SPACE	HOA	6.46 AC
E	WETLAND / PONDING	HOA	7.95 AC
F	WETLAND / PONDING	HOA	6.95 AC
G	PONDING	HOA	3.54 AC
H	PONDING	HOA	4.16 AC
I	FUTURE DEVELOPMENT	DEVELOPER	0.21 AC
J	PONDING	HOA	9.58 AC
K	FUTURE DEVELOPMENT	DEVELOPER	0.13 AC
L	FUTURE DEVELOPMENT	DEVELOPER	0.43 AC

SITE LEGEND

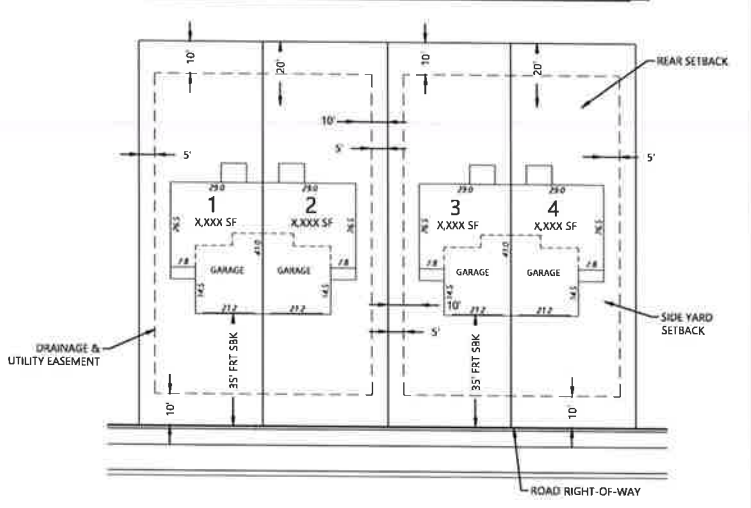
EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		POND HIGH WATER LEVEL
		RETAINING WALL
		DELINEATED WETLAND

DEVELOPMENT NOTES

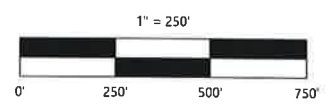
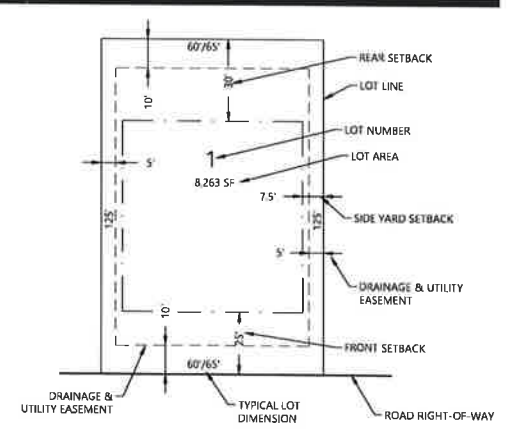
- ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO 1 FOOT ABOVE THE HIGH WATER LEVEL OF ALL PONDS.
- STREET WIDTHS ARE SHOWN FROM BACK OF CURB TO BACK OF CURB.

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

TYPICAL TWINHOME LOT DETAIL



TYPICAL SINGLE FAMILY (SF) LOT DETAIL



1" = 250'

PRELIMINARY PLANS

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 250.000002'
VERTICAL SCALE: 50' OR 25'

INITIAL ISSUE: 01/30/23
REVISIONS:
03/13/23 CITY COMMENTS

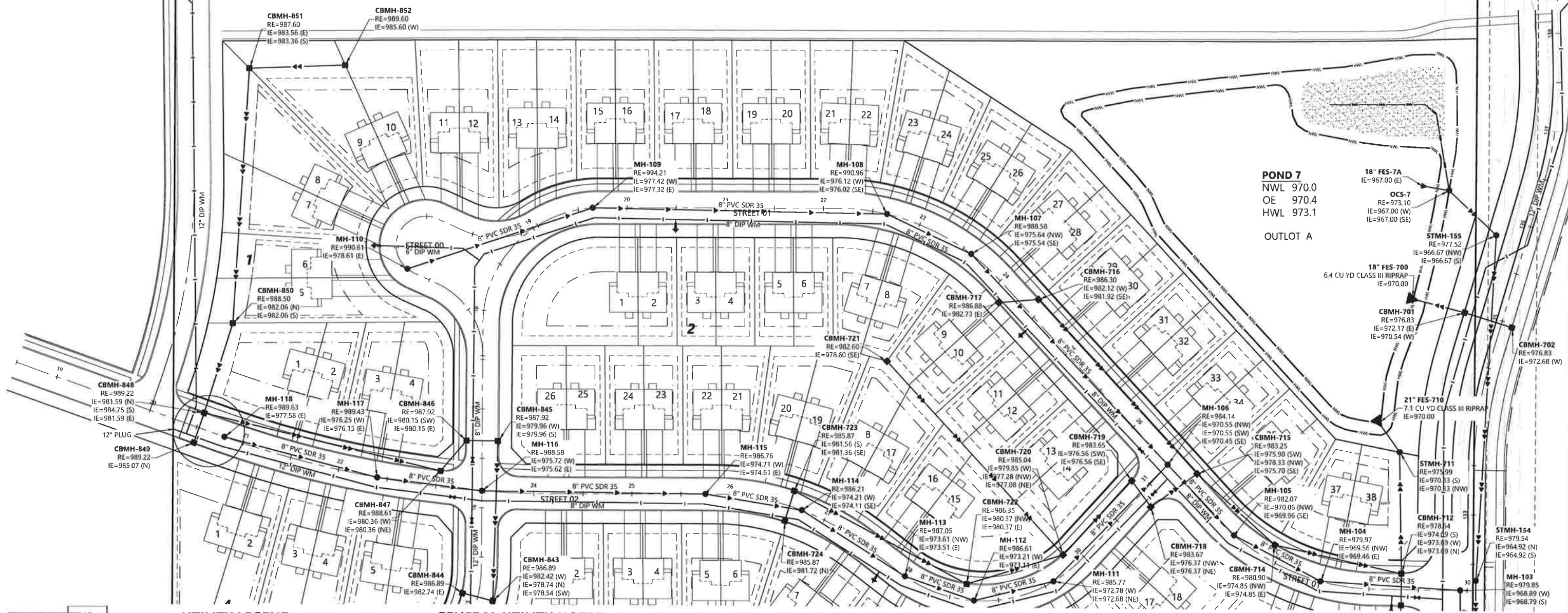
PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
CORY MEYER
DATE: 03/13/23 LICENSE NO. 26971

HIGHVIEW PARK
SHAKOPEE, MINNESOTA

Westwood
Phone: (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax: (952) 937-5822 Minnetonka, MN 55343
Toll Free: (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

DIRECTIONAL DRILL 12" WM w/
104 LF CASING PIPE PER COUNTY STANDARDS



POND 7
NWL 970.0
OE 970.4
HWL 973.1

OUTLOT A

34	43	42
35	44	
36	45	
37	46	
38	47	50
39	48	51
40	49	52
41		

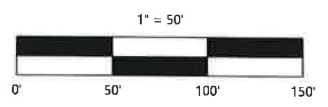
KEY MAP

UTILITY LEGEND

EXISTING	PROPOSED	
		SANITARY SEWER
		STORM SEWER
		DRAIN TILE
		WATER MAIN
		HYDRANT

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2013 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS. AUGUST 31, 2016 INCLUDING THE CURRENT ADDENDUM. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.



1" = 50'

PRELIMINARY PLANS

DESIGNED:	INITIAL ISSUE: 01/30/23
CHECKED:	REVISIONS:
DRAWN:	03/13/23 CITY COMMENTS
HORIZONTAL SCALE: 100'	
VERTICAL SCALE: 20' OR 10'	

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
FRANCIS D HAGEN II
DATE: 03/13/23 LICENSE NO. 17716

HIGHVIEW PARK
SHAKOPEE, MINNESOTA

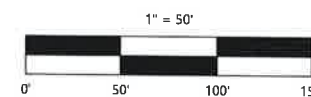
Westwood
Phone (952) 937-6150 12761 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minneapolis, MN 55434
Toll Free (888) 937-6150 westwoodps.com
Westwood Professional Services, Inc.

SHEET NUMBER:
34 OF **119**
PRELIMINARY UTILITY PLAN
PROJECT NUMBER: 0033370.00 DATE: 03/13/23



EXISTING	PROPOSED
_____	_____ ▶
_____	_____ ▶▶
_____	_____ ▶▶▶
_____	_____
_____	_____

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PRELIMINARY PLANS

INITIAL ISSUE:	01/30/23	
REVISIONS:		
	03/13/23	CITY COMMENTS
		
		
		
		

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

FRANCIS D HAGEN II
DATE: 03/13/23 LICENSE NO. 17716

Phone (952) 937-5150 12701 Whilewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 [westwoodps.com](http://www.westwoodps.com)
Westwood Professional Services, Inc.

PROJECT NUMBER: 0033370.00

DATE: 03/13/23

34	43	42
35	44	
36	45	
37	46	
38	47	50
39	48	51
40	49	52
41		

KEY MAP

UTILITY LEGEND

EXISTING	PROPOSED	
		SANITARY SEWER
		STORM SEWER
		DRAIN TILE
		WATER MAIN
		HYDRANT

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
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DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 1"= 100'
VERTICAL SCALE: 2"= 10' OR 1"

INITIAL ISSUE: 01/30/23
REVISIONS:
03/13/23 CITY COMMENTS
03/13/23 CITY COMMENTS
03/13/23 CITY COMMENTS
03/13/23 CITY COMMENTS

PREPARED FOR:

DR HORTON, INC. - MINNESOTA20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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OF THE STATE OF MINNESOTA

FRANCIS D' HAGEN II
DATE: 03/13/23 LICENSE NO. 17716

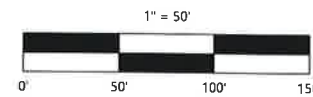
HIGHVIEW PARK
SHAKOPEE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whilawater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 837-5150 westwoodps.com
Westwood Professional Services, Inc.

**PRELIMINARY UTILITY
PLAN**

SHEET NUMBER:
36 OF **119**
DATE: 03/13/23
PROJECT NUMBER: 0033370.00

**PRELIMINARY PLANS**

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 2"=20' OR 10'

INITIAL ISSUE: 01/30/23
REVISIONS:
03/13/23 CITY COMMENTS
03/13/23 CITY COMMENTS
03/13/23 CITY COMMENTS
03/13/23 CITY COMMENTS

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DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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OF THE STATE OF MINNESOTA
FRANCIS D HAGEN II
DATE: 03/13/23 LICENSE NO: 17716

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SHAKOPEE, MINNESOTA

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Fax (952) 937-5822 Minneapolis, MN 55434
Toll Free (888) 837-5150 westwoodpa.com
Westwood Professional Services, Inc.

PRELIMINARY UTILITY
PLAN

SHEET NUMBER:
37 OF **119**
DATE: 03/13/23
PROJECT NUMBER: 0033370.00

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35	44	
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40	49	52
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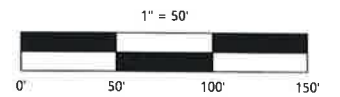
KEY MAP

UTILITY LEGEND

EXISTING	PROPOSED	
		SANITARY SEWER
		STORM SEWER
		DRAIN TILE
		WATER MAIN
		HYDRANT

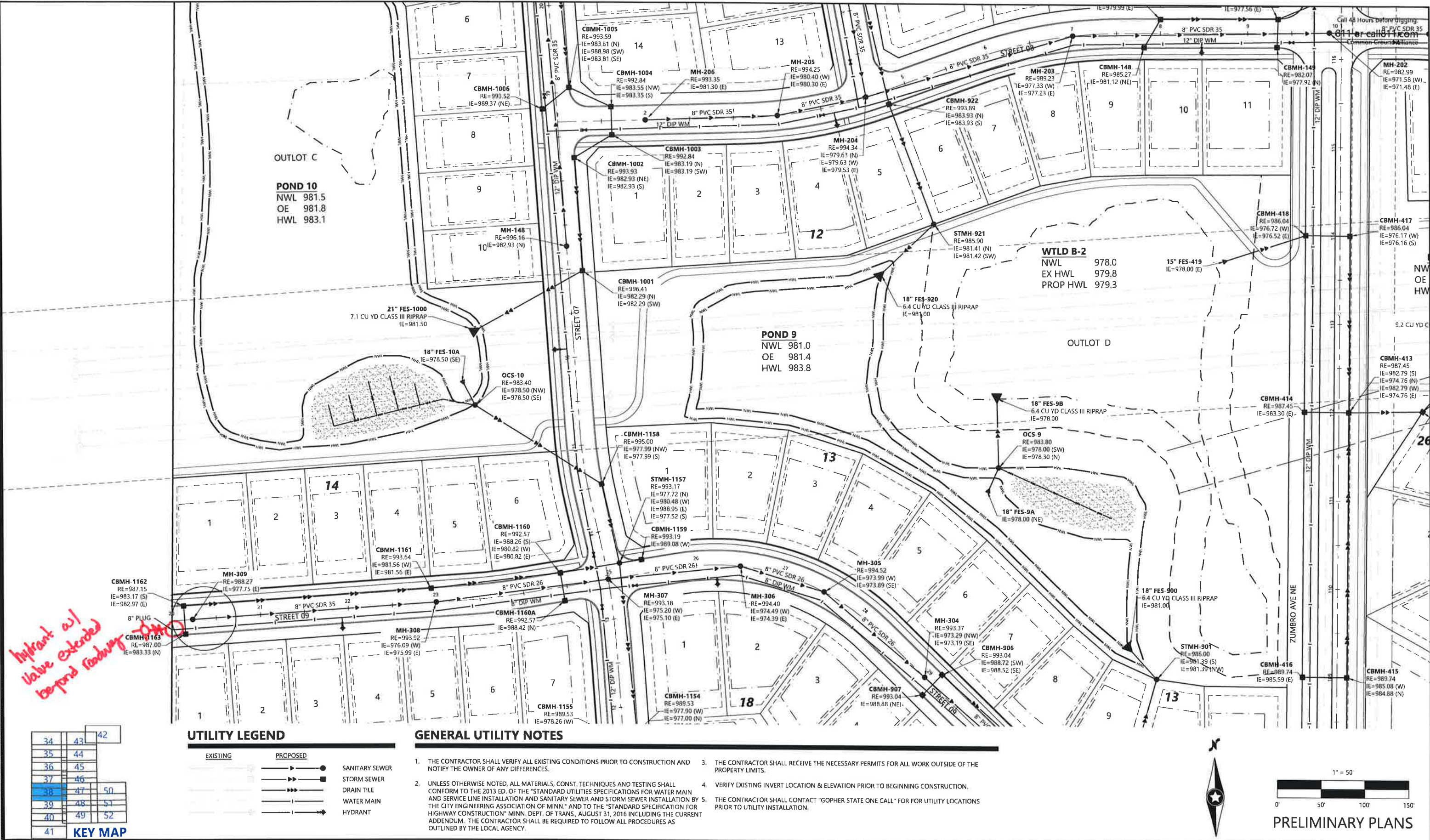
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1" = 50'

PRELIMINARY PLANS



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 01/30/23
REVISIONS:
03/13/23 CITY COMMENTS

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 1100
LAKEVILLE, MINNESOTA 55044

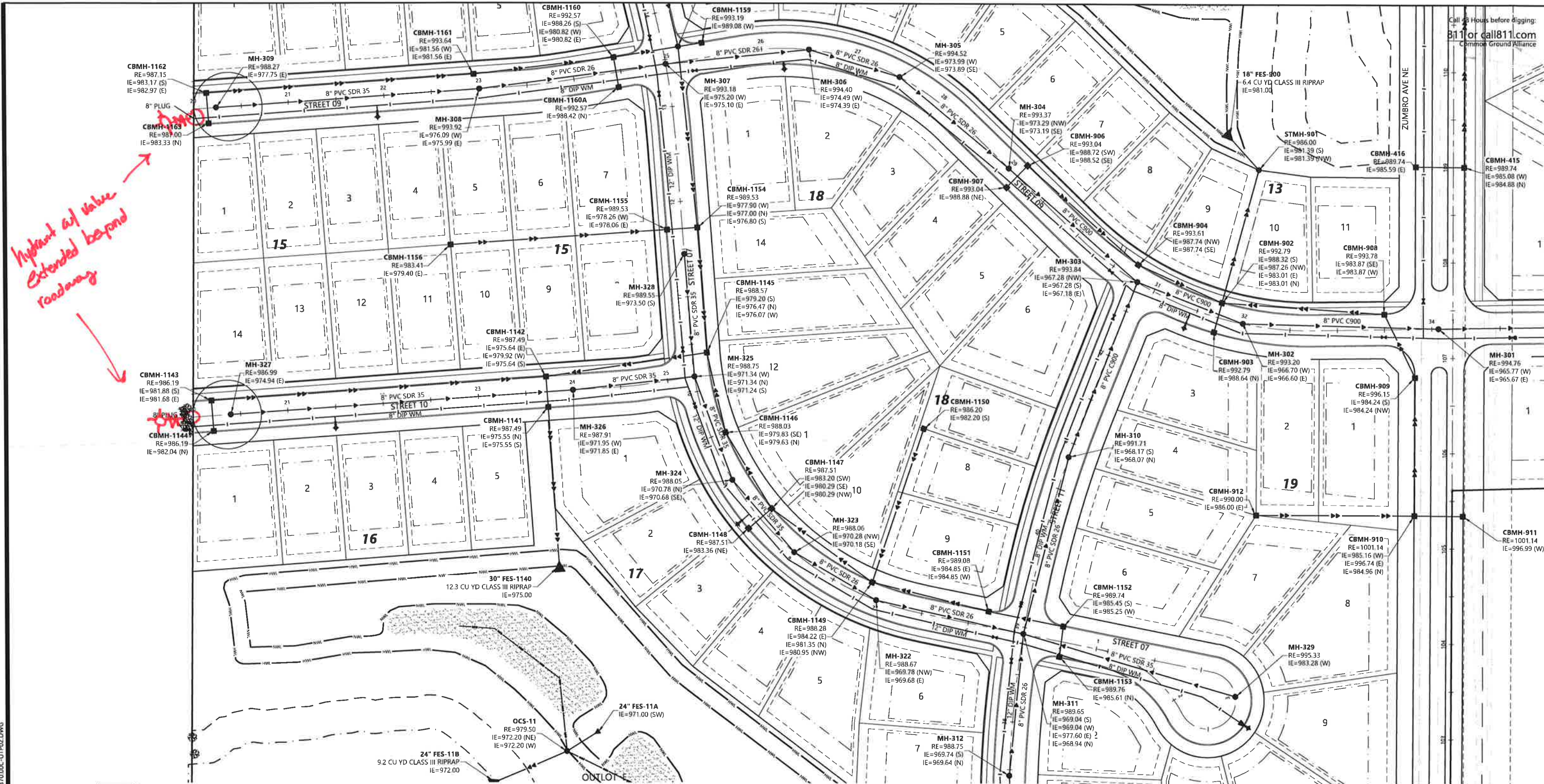
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FRANCIS D HAGEN II
DATE: 03/13/23 LICENSE NO. 17716

HIGHVIEW PARK
SHAKOPEE, MINNESOTA

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minneapolis, MN 55434
Toll Free (888) 937-5100 westwoodps.com
Westwood Professional Services, Inc.

**PRELIMINARY UTILITY
PLAN**

SHEET NUMBER:
38 OF **119**
DATE: 03/13/23
PROJECT NUMBER: 0033370.00



34	43	42
35	44	
36	45	
37	46	
38	47	50
39	48	51
40	49	52
41		

KEY MAP

1" = 50'
0' 50' 100' 150'

PRELIMINARY PLANS

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 01/30/23
REVISIONS:
03/13/23 CITY COMMENTS

PREPARED FOR:
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20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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OF THE STATE OF MINNESOTA.
FRANCIS D HAGEN II
DATE: 03/13/23 LICENSE NO: 17716

HIGHVIEW PARK
SHAKOPEE, MINNESOTA

Westwood
Phone (852) 937-5150 12701 Whitewater Drive, Suite #300
Fax (852) 937-5822 Minneapolis, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY UTILITY
PLAN

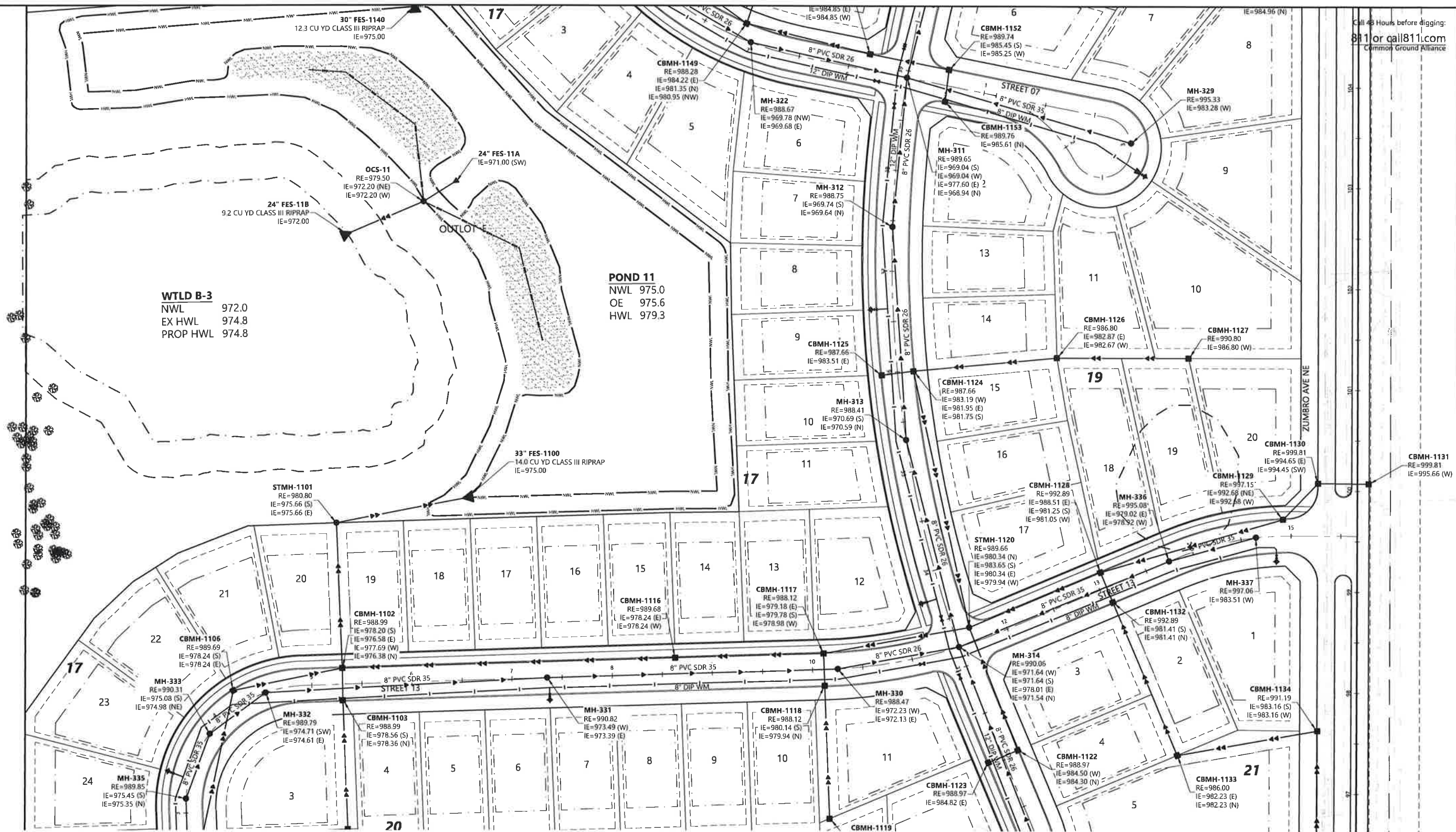
PROJECT NUMBER: 0033370.00 DATE: 03/13/23

SHEET NUMBER:

39

OF

119

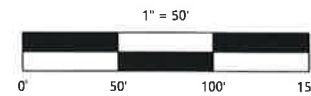
Call 48 Hours before digging:
811 or call 811.com
Common Ground Alliance**WTLD B-3**NWL 972.0
EX HWL 974.8
PROP HWL 974.8**POND 11**
NWL 975.0
OE 975.6
HWL 979.3**UTILITY LEGEND**

EXISTING	PROPOSED	
		SANITARY SEWER
		STORM SEWER
		DRAIN TILE
		WATER MAIN
		HYDRANT

GENERAL UTILITY NOTES

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34	43	42
35	44	
36	45	
37	46	
38	47	50
39	48	51
40	49	52
41		

KEY MAP**PRELIMINARY PLANS**DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'INITIAL ISSUE: 01/30/23
REVISIONS:
03/13/23 CITY COMMENTS
△
△
△
△PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT I AM A
DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MINNESOTA
FRANCIS D HAGEN II
DATE: 03/13/23 LICENSE NO. 17716**HIGHVIEW PARK**
SHAKOPEE, MINNESOTA**Westwood**
Phone: (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax: (952) 937-9822 Minneapolis, MN 55343
Toll Free: (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.**PRELIMINARY UTILITY
PLAN**

PROJECT NUMBER: 0033370.00

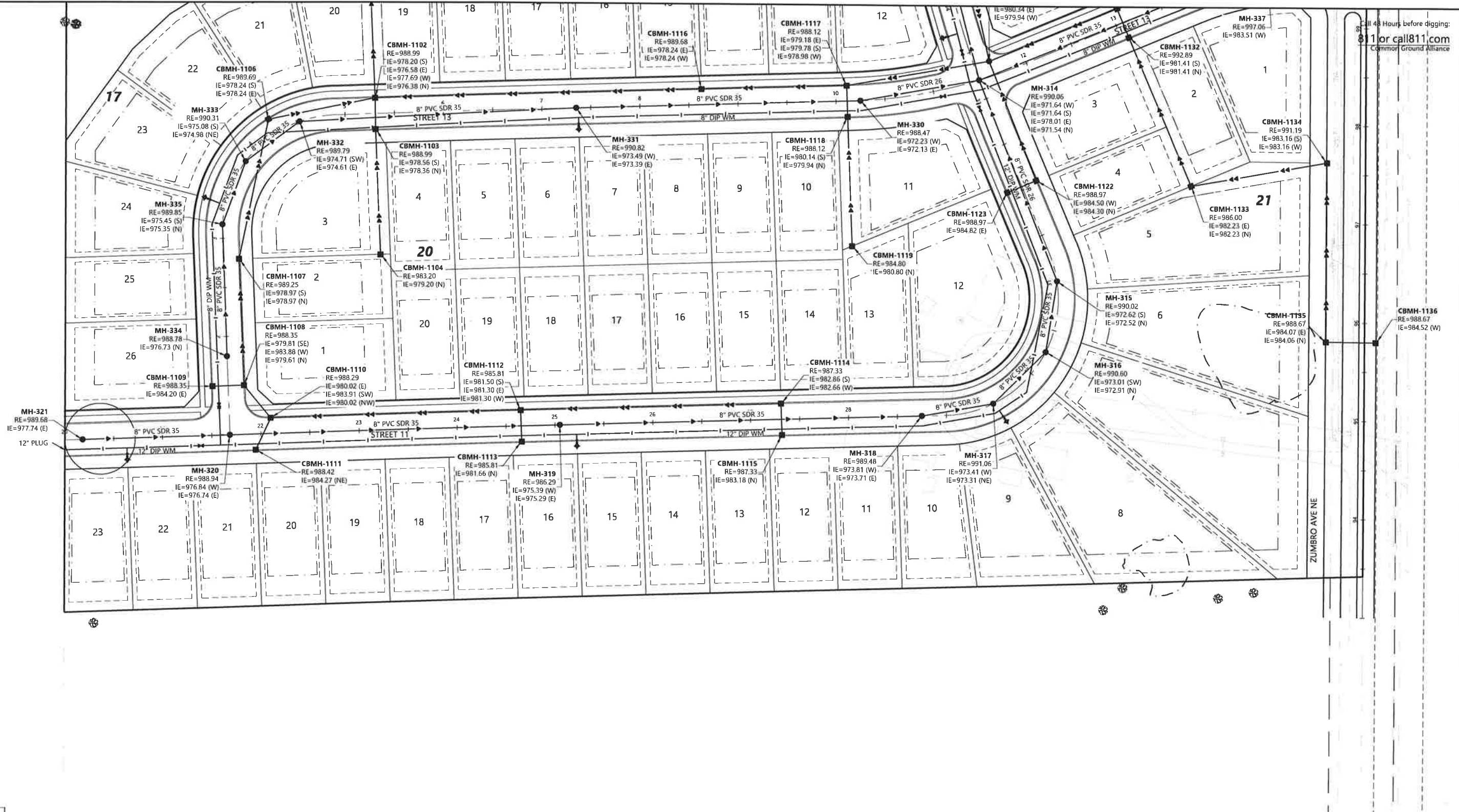
DATE: 03/13/23

SHEET NUMBER:

40

OF

119



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

34	43	42
35	44	
36	45	
37	46	
38	47	50
39	48	51
40	49	52
41		

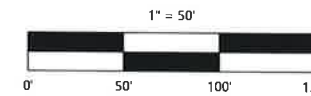
KEY MAP

UTILITY LEGEND

EXISTING	PROPOSED	
		SANITARY SEWER
		STORM SEWER
		DRAIN TILE
		WATER MAIN
		HYDRANT

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PRELIMINARY PLANS

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 01/30/23
REVISIONS:
03/13/23 CITY COMMENTS

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20850 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN 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
FRANCIS D HAGEN II
DATE: 03/13/23 LICENSE NO. 17716

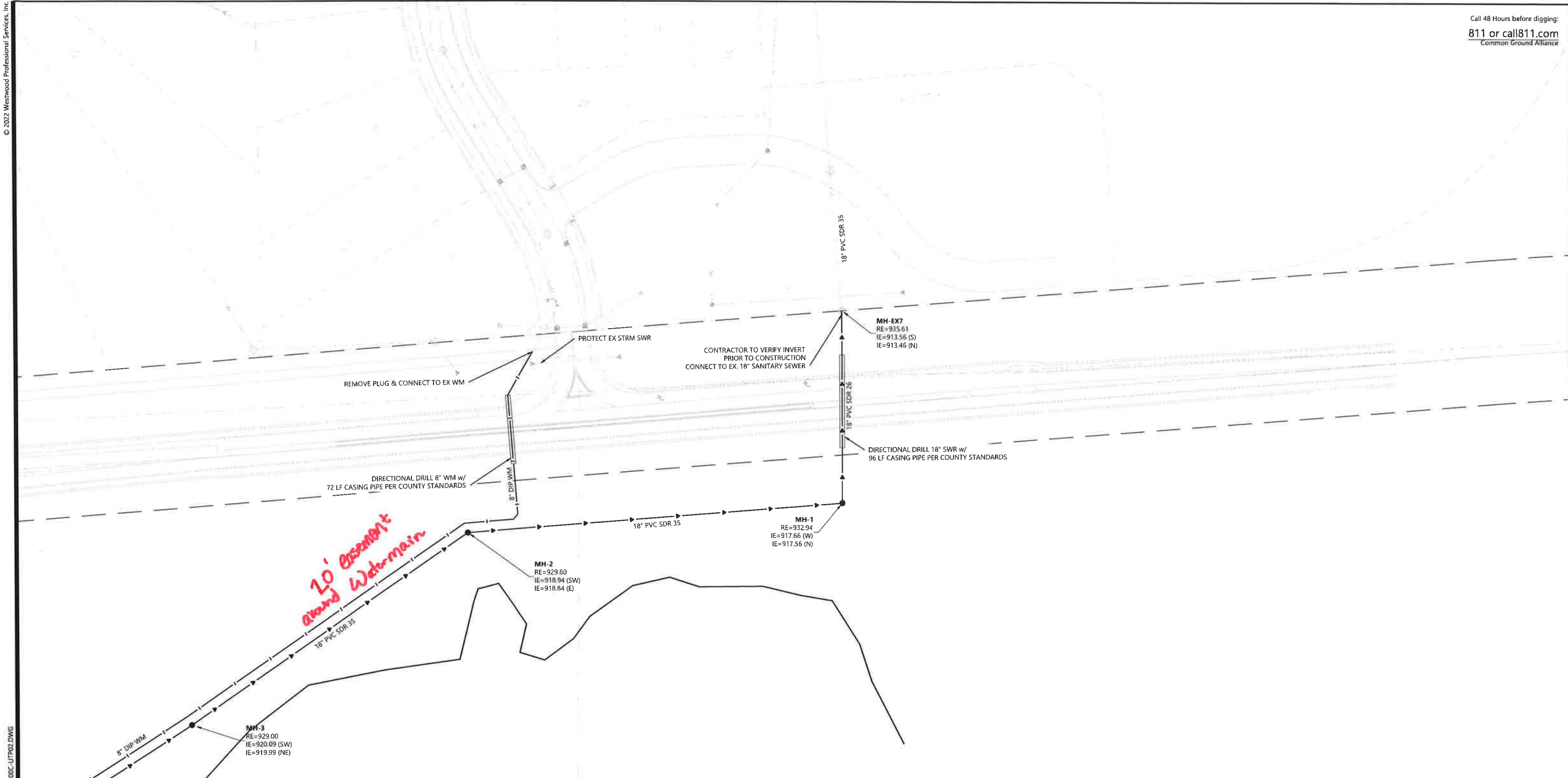
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SHAKOPEE, MINNESOTA

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Fax (952) 937-5822 Minneapolis, MN 55443
Toll Free (888) 937-9150 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY UTILITY
PLAN

PROJECT NUMBER: 0033370.00

SHEET NUMBER:
41 OF **119**
DATE: 03/13/23



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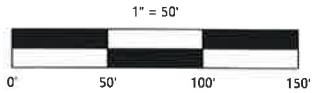
KEY MAP

UTILITY LEGEND

EXISTING	PROPOSED	
		SANITARY SEWER
		STORM SEWER
		DRAIN TILE
		WATER MAIN
		HYDRANT

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
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4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.



PRELIMINARY PLANS

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 01/30/23
REVISIONS:
03/13/23 CITY COMMENTS

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN 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.
FRANCIS D HAGEN II
DATE: 03/13/23 LICENSE NO: 17716

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SHAKOPEE, MINNESOTA

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Westwood Professional Services, Inc.

PRELIMINARY UTILITY
PLAN

PROJECT NUMBER: 0033370.00

SHEET NUMBER:

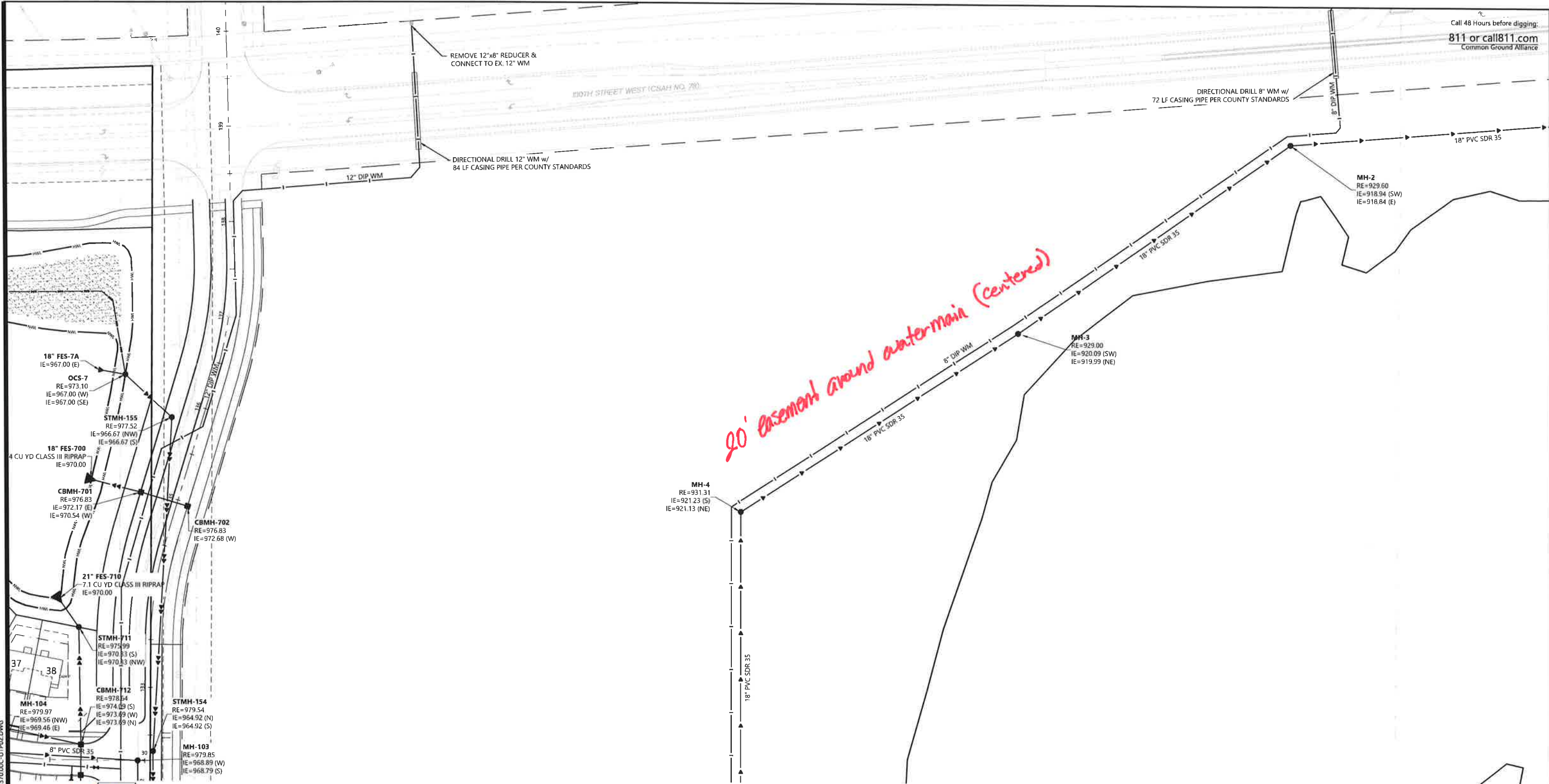
42

OF

119

DATE: 03/13/23

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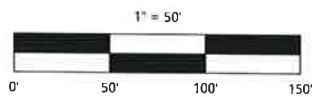
KEY MAP

UTILITY LEGEND

EXISTING	PROPOSED	
		SANITARY SEWER
		STORM SEWER
		DRAIN TILE
		WATER MAIN
		HYDRANT

GENERAL UTILITY NOTES

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CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 2"=10' OR 3"

INITIAL ISSUE: 01/30/23
REVISIONS:
△ 03/13/23 CITY COMMENTS
△
△
△

PREPARED FOR:
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Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

**PRELIMINARY UTILITY
PLAN**

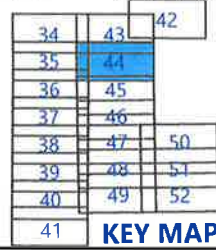
SHEET NUMBER:
43 OF **119**
DATE: 03/13/23
PROJECT NUMBER: 0033370.00

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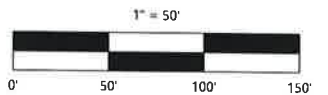
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UTILITY LEGEND

EXISTING	PROPOSED	
		SANITARY SEWER
		STORM SEWER
		DRAIN TILE
		WATER MAIN
		HYDRANT

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HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 01/30/23
REVISIONS:
△ 02/13/23 CITY COMMENTS
△
△
△
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PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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DATE: 03/13/23 LICENSE NO. 17716

HIGHVIEW PARK
SHAKOPEE, MINNESOTA

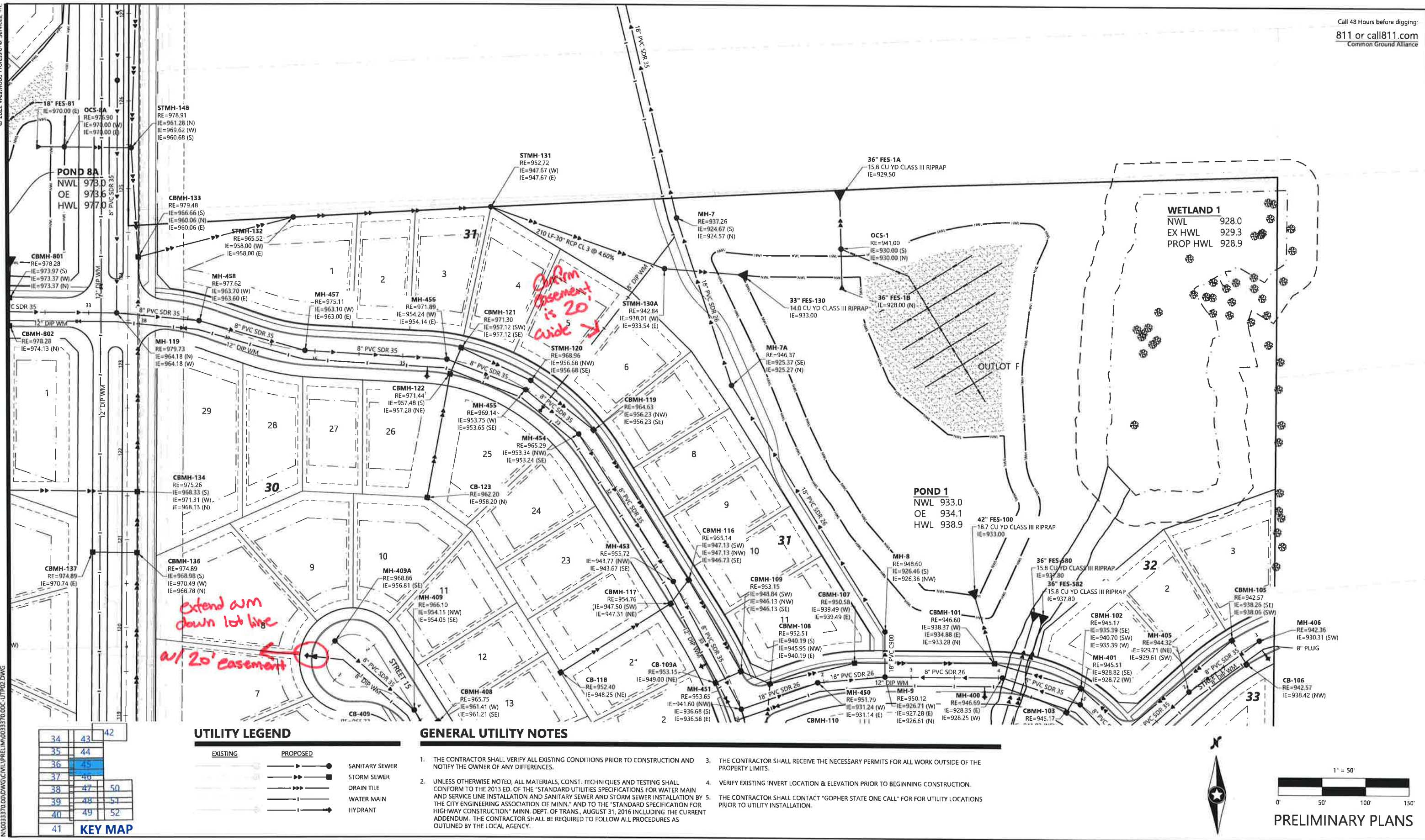
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Westwood Professional Services, Inc.

PRELIMINARY UTILITY
PLAN

SHEET NUMBER:
44 OF **119**
DATE: 03/13/23
PROJECT NUMBER: 0033370.00

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UTILITY LEGEND

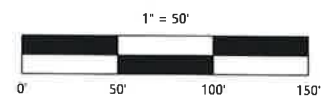
EXISTING	PROPOSED	
		SANITARY SEWER
		STORM SEWER
		DRAIN TILE
		WATER MAIN
		HYDRANT

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34	43	42
35	44	
36	45	
37	46	
38	47	50
39	48	51
40	49	52
41		

KEY MAP



PRELIMINARY PLANS

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 01/30/23
REVISIONS:
03/13/23 CITY COMMENTS
03/13/23 CITY COMMENTS
03/13/23 CITY COMMENTS
03/13/23 CITY COMMENTS

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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FRANCIS D HAGEN II
DATE 03/13/23 LICENSE NO. 17716

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SHAKOPEE, MINNESOTA

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Fax (862) 937-8822 Minnetonka, MN 55343
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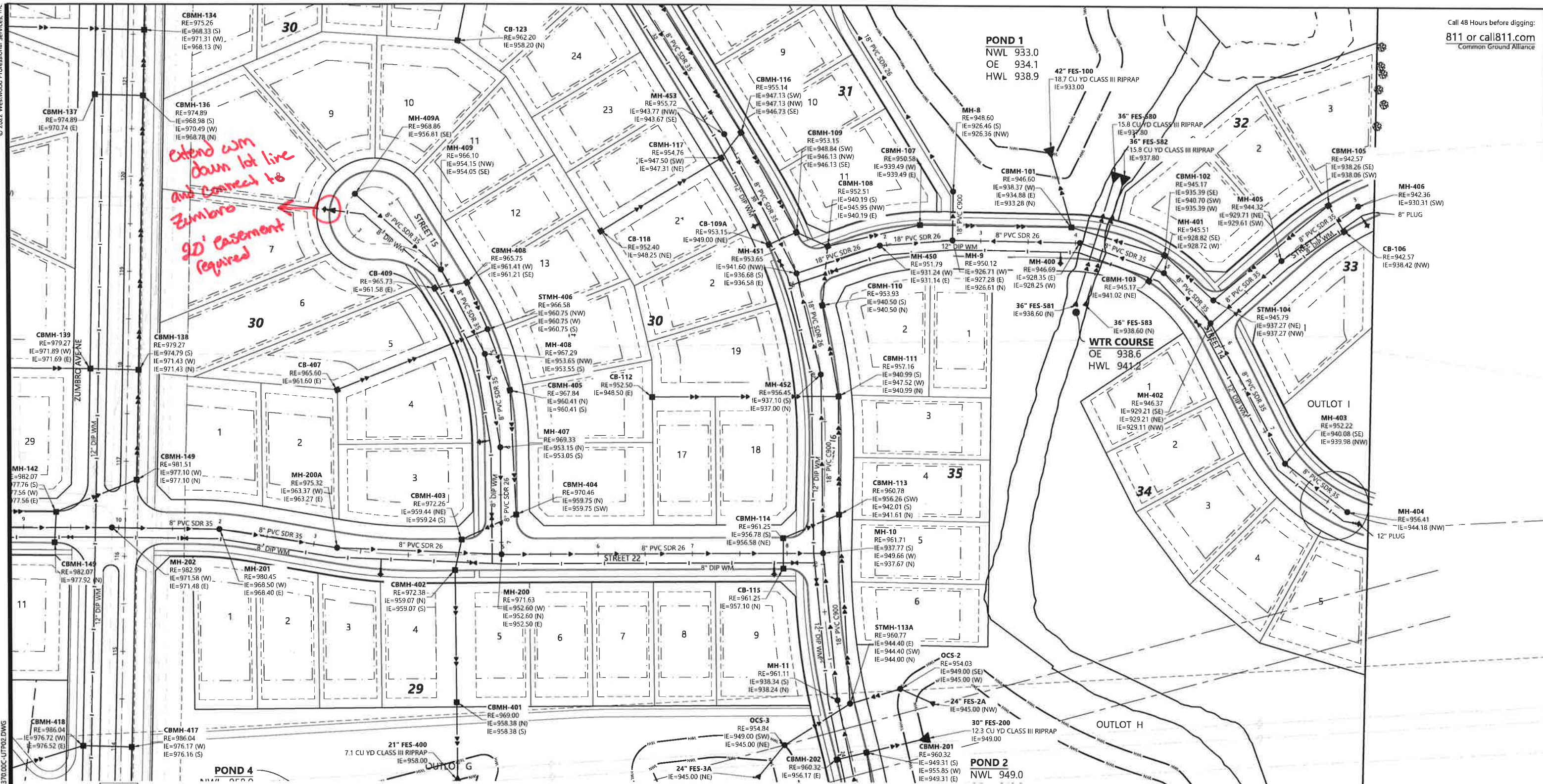
PRELIMINARY UTILITY
PLAN

SHEET NUMBER:
45 OF **119**
DATE: 03/13/23
PROJECT NUMBER: 0033370.00

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Extend w/m
down lot line
and connect to
Zumbro
90' easement
Required

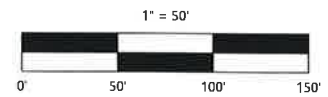


UTILITY LEGEND

EXISTING	PROPOSED	
		SANITARY SEWER
		STORM SEWER
		DRAIN TILE
		WATER MAIN
		HYDRANT

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CHECKED:
DRAWN:
HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 2"=20' OR 10'

INITIAL ISSUE: 01/30/23
REVISIONS:
03/13/23 CITY COMMENTS
03/13/23 CITY COMMENTS
03/13/23 CITY COMMENTS
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PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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FRANCIS D HAGEN II
DATE: 03/13/23 LICENSE NO: 17716

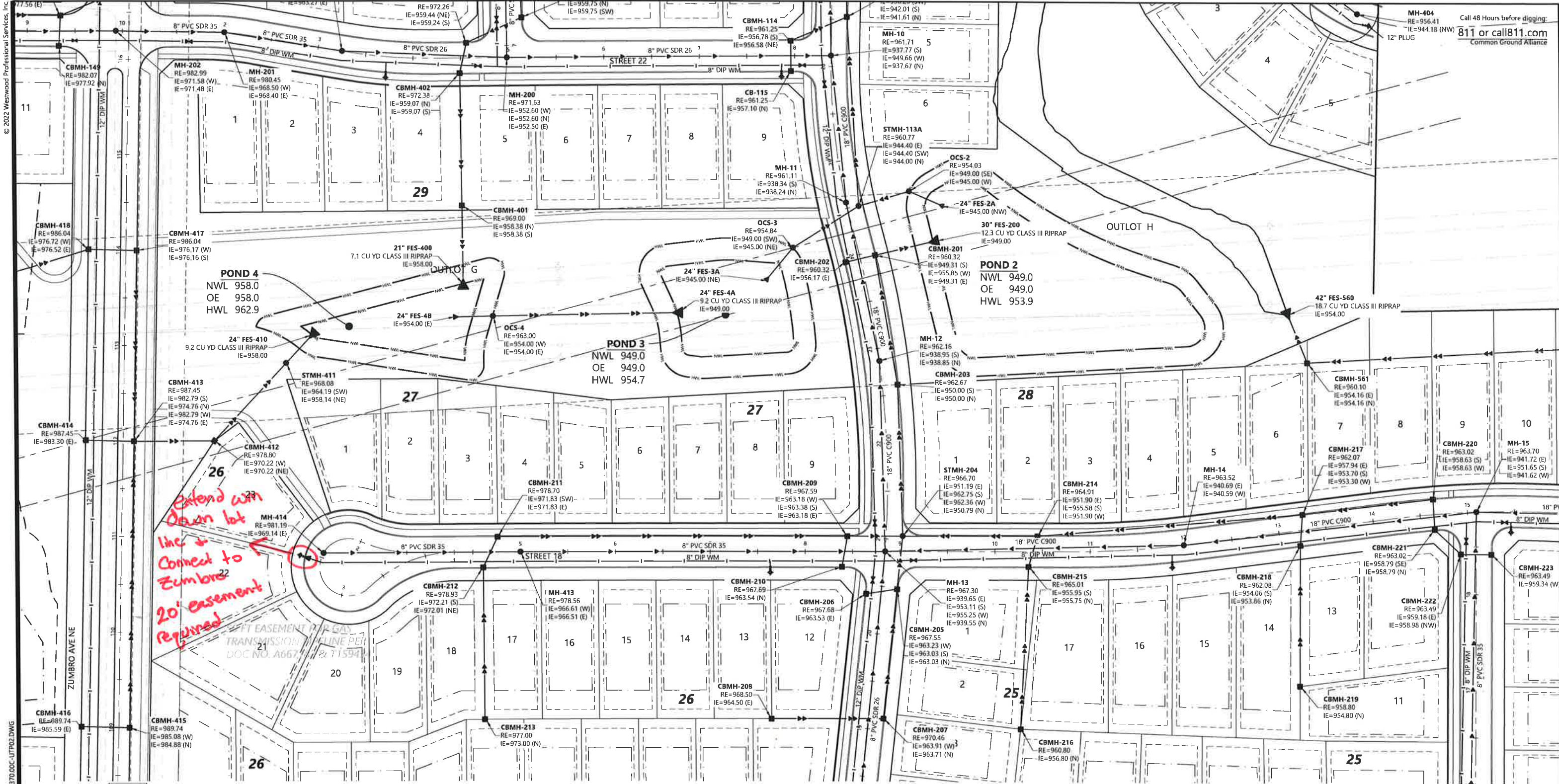
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Westwood Professional Services, Inc.

PRELIMINARY UTILITY
PLAN

SHEET NUMBER:
46 OF **119**
DATE: 03/13/23

PROJECT NUMBER: 0033370.00



UTILITY LEGEND

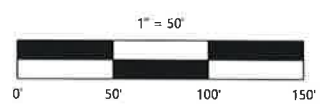
EXISTING	PROPOSED	
		SANITARY SEWER
		STORM SEWER
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KEY MAP



PRELIMINARY PLANS

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 01/30/23
REVISIONS:
01/13/23 CITY COMMENTS
01/13/23 CITY COMMENTS
01/13/23 CITY COMMENTS
01/13/23 CITY COMMENTS

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

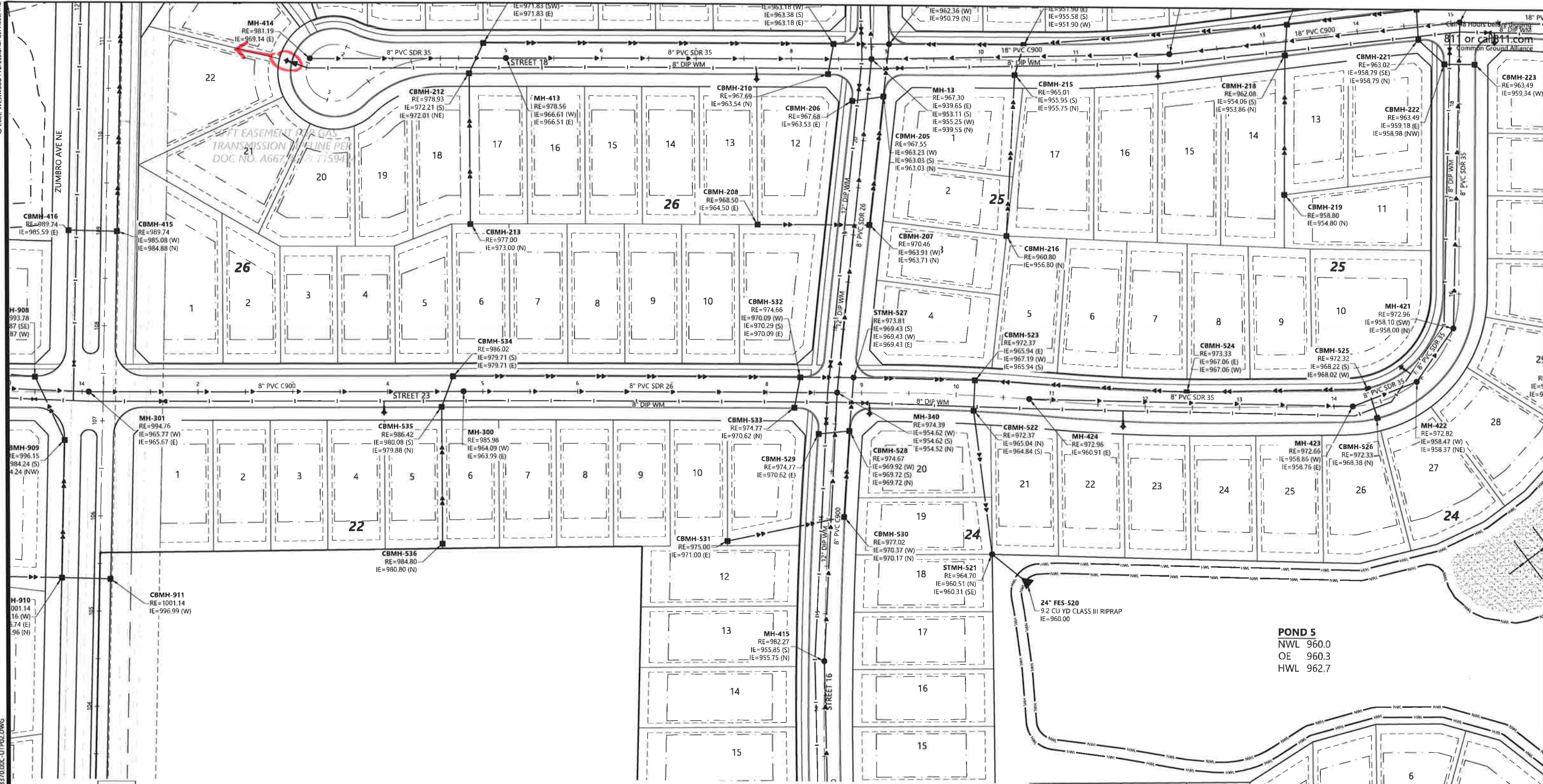
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DATE: 03/13/23 LICENSE NO: 17716

HIGHVIEW PARK
SHAKOPEE, MINNESOTA

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Westwood Professional Services, Inc.

SHEET NUMBER: **47** OF **119**
DATE: 03/13/23
PROJECT NUMBER: 0033370.00
PRELIMINARY UTILITY PLAN

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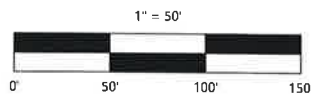


UTILITY LEGEND

EXISTING	PROPOSED	
		SANITARY SEWER
		STORM SEWER
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PREPARED FOR:

DR HORTON, INC. - MINNESOTA

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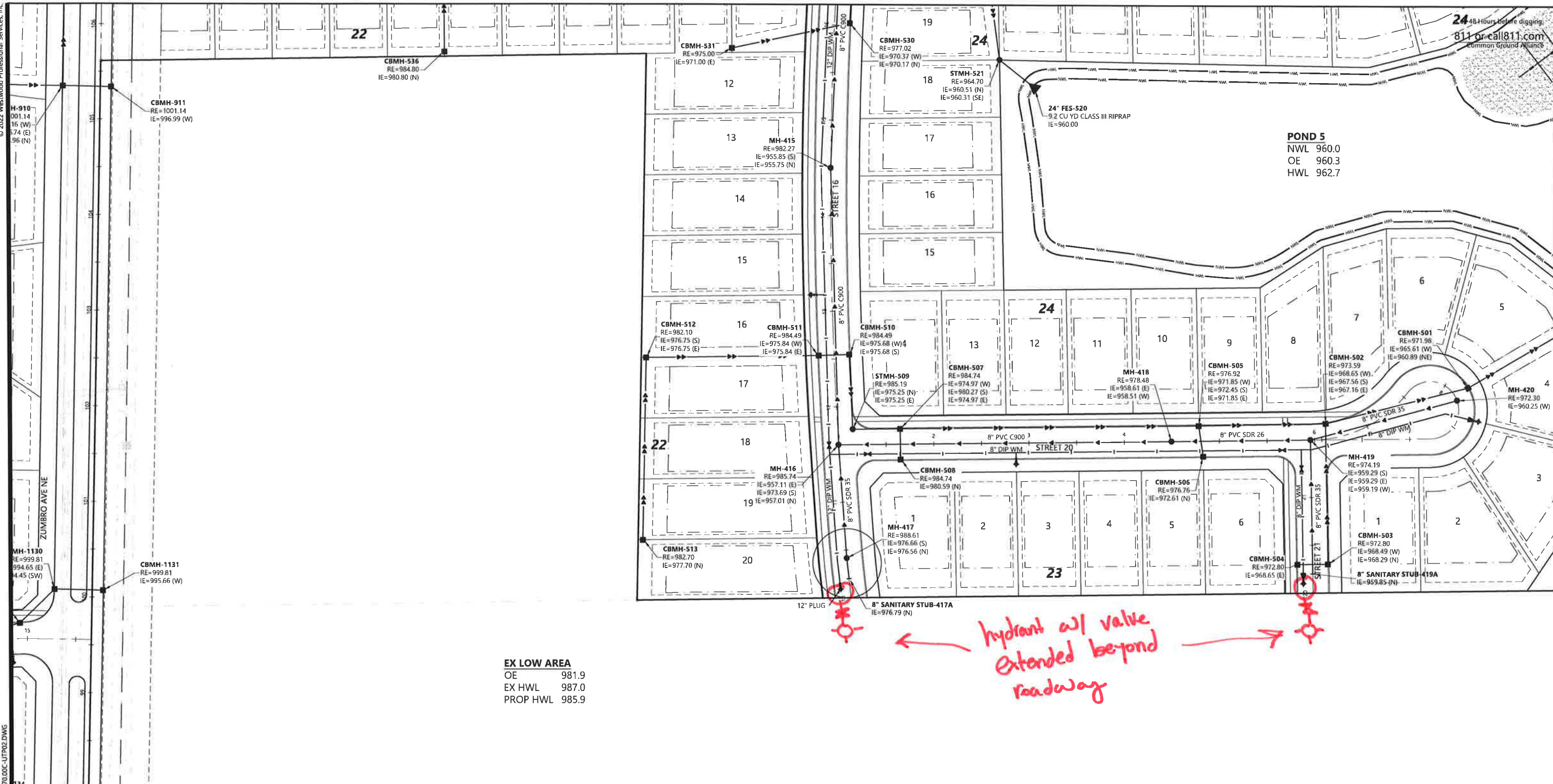
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**PRELIMINARY UTILITY
PLAN**

SHEET NUMBER:
48 OF **119**
DATE: 03/13/23
PROJECT NUMBER: 0033370.00

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EX LOW AREA
OE 981.9
EX HWL 987.0
PROP HWL 985.9

Hydrant w/ valve
Extended beyond
roadway

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35	44	
36	45	
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40	49	52
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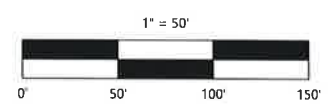
KEY MAP

UTILITY LEGEND

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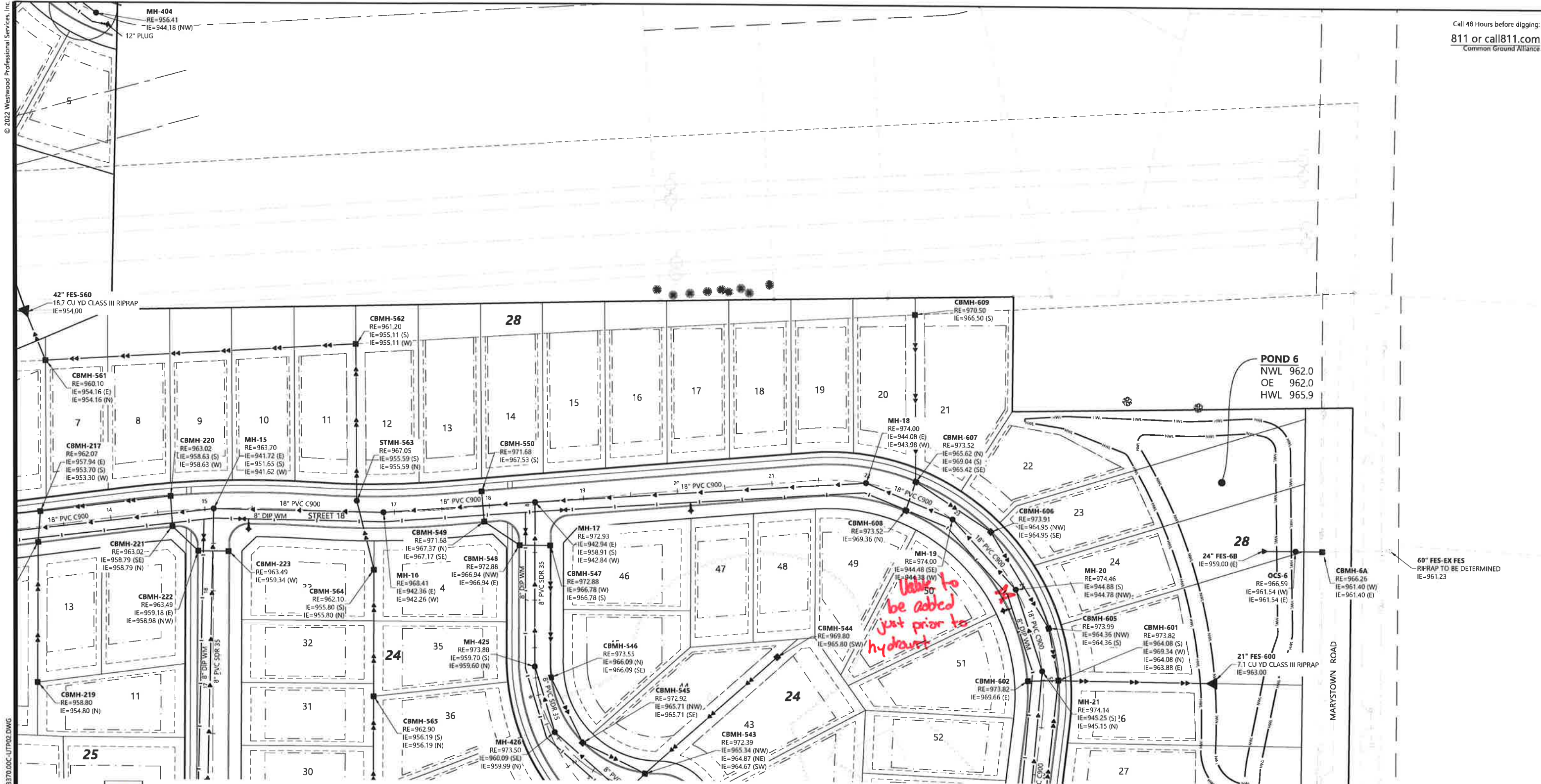
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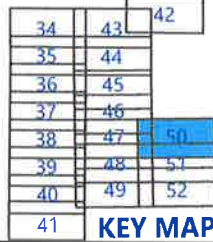
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PLAN

PROJECT NUMBER: 0033370.00 DATE: 03/13/23

SHEET NUMBER:
49 OF **119**



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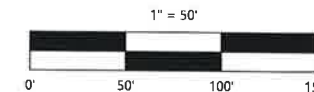


UTILITY LEGEND

EXISTING	PROPOSED	
		SANITARY SEWER
		STORM SEWER
		DRAIN TILE
		WATER MAIN
		HYDRANT

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2013 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., AUGUST 31, 2016 INCLUDING THE CURRENT ADDENDUM. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.



PRELIMINARY PLANS

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 2"=10'

INITIAL ISSUE: 01/30/23
REVISIONS:
03/13/23 CITY COMMENTS

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN 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

FRANCIS D HAGEN II
DATE: 03/13/23 LICENSE NO. 17716

HIGHVIEW PARK
SHAKOPEE, MINNESOTA

Westwood

Phone (852) 937-5150 12701 Whitewater Drive, Suite #300
Fax (852) 937-8822 Minneapolis, MN 55443
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

**PRELIMINARY UTILITY
PLAN**

PROJECT NUMBER: 0033370.00

SHEET NUMBER:

50
OF
119

DATE: 03/13/23



KEY MAP

EXISTING	PROPOSED

SANITARY SEWER
STORM SEWER
DRAIN TILE
WATER MAIN
HYDRANT

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.	3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2013 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS. AUGUST 31, 2016 INCLUDING THE CURRENT ADDENDUM. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.	4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.

DESIGNED: _____
 CHECKED: _____
 DRAWN: _____
 HORIZONTAL SCALE: _____ 100'
 VERTICAL SCALE: _____ 20' OR 10'

INITIAL ISSUE:	01/30/23	
REVISIONS:		
	03/13/23	CITY COMMENTS
		
		
		
		

20860 KENBRIDGE COURT, SUITE 100
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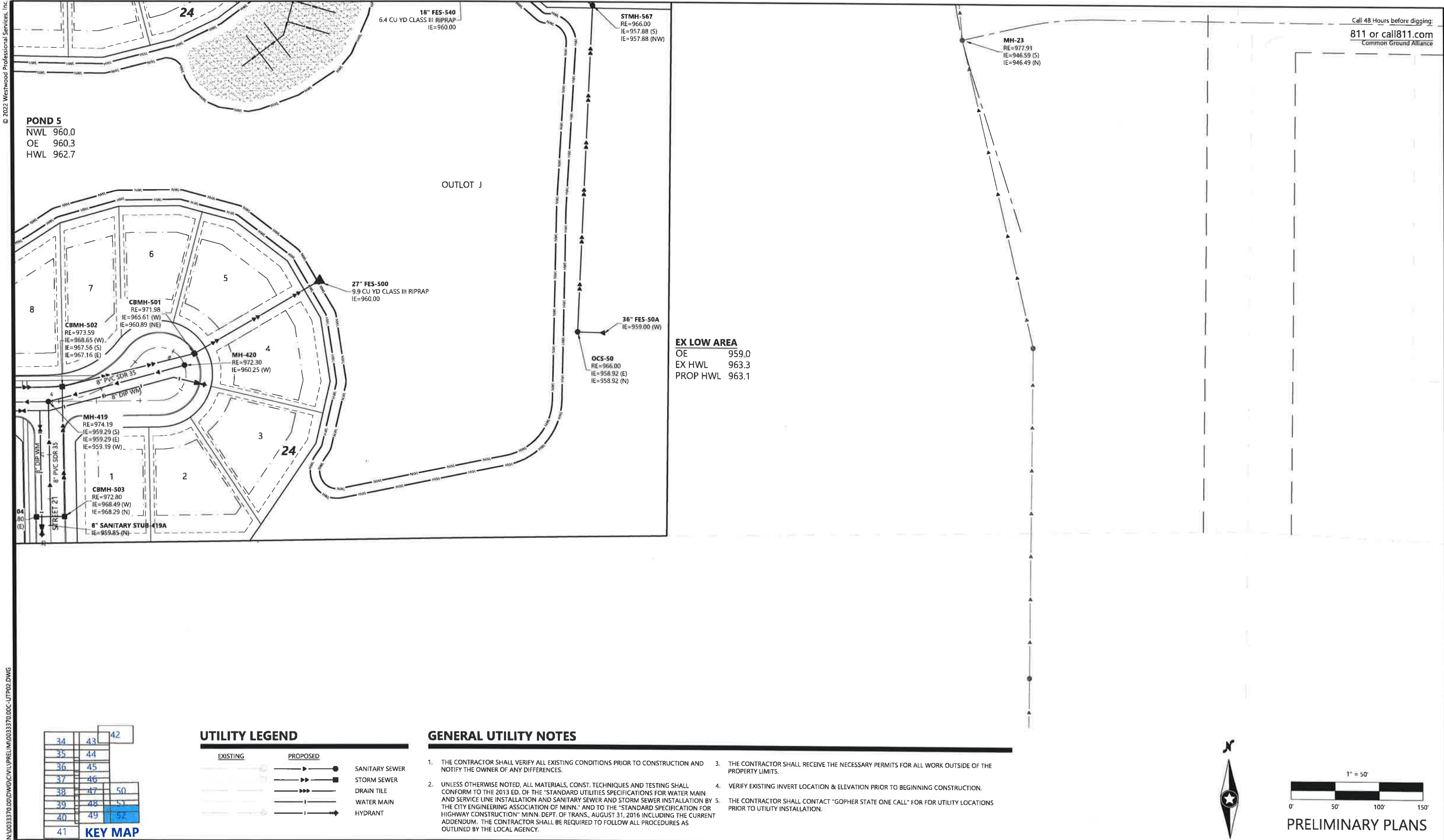
SHEET NUMBER:

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PROJECT NUMBER: 0033370.00 DATE: 03/13/23

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DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 01/30/23

REVISIONS:
03/13/23 CITY COMMENTS

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 110
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN 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

FRANCIS D HAGEN II
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SHAKOPEE, MINNESOTA

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**PRELIMINARY UTILITY
PLAN**

PROJECT NUMBER: 0033370.00

SHEET NUMBER:

52 OF **119**

DATE: 03/13/23