

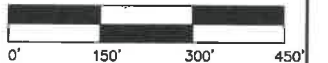
PROPERTY DESCRIPTION

Outlot A, THEIS HIGHLANDS 1ST ADDITION, according to the recorded plat thereof, Scott County, Minnesota.

LEGEND

⊙	SANITARY MANHOLE	☐	TELEPHONE BOX
⊙	SEWER CLEANOUT	⊕	TELEPHONE MANHOLE
⊙	STORM MANHOLE	⊕	CABLE TV BOX
⊙	CATCH BASIN	⊕	TRAFFIC CONTROL BOX
⊙	BEEHIVE CATCH BASIN	⊕	HAND HOLE
⊙	FLARED END SECTION	⊕	TRAFFIC LIGHT
⊙	POWER POLE	⊕	STREET LITE
⊙	GUY WIRE	⊕	BUSH/SHRUB
⊙	ELECTRIC BOX	⊕	CONIFEROUS TREE
⊙	ELECTRIC METER	⊕	DECIDUOUS TREE
⊙	ELECTRIC MANHOLE	⊕	WETLAND
⊙	ELECTRIC TOWER	⊕	TREE LINE
⊙	GATE VALVE	⊕	CABLE TV
⊙	HYDRANT	⊕	GAS LINE
⊙	WATER METER	⊕	POWER OVERHEAD
⊙	CURB STOP BOX	⊕	POWER UNDERGROUND
⊙	WATER MANHOLE	⊕	SANITARY SEWER
⊙	WELL	⊕	STORM SEWER
⊙	GAS METER	⊕	TELEPHONE OVERHEAD
⊙	STEEL/WOOD POST	⊕	TELEPHONE UNDERGROUND
⊙	SIGN-TRAFFIC/OTHER	⊕	WATERMAIN
⊙	SIGN-TRAFFIC/OTHER	⊕	FIBER OPTIC
⊙	MAIL BOX	⊕	FENCE LINE
⊙	HANDICAPPED STALL	⊕	CURB & GUTTER
⊙	PERC TEST	⊕	ACCESS CONTROL
⊙	MONITORING WELL	⊕	GAS VALVE
⊙	FIRE HOSE CONNECTION	⊕	CONCRETE SURFACE
⊙	CULVERT	⊕	BITUMINOUS SURFACE
⊙	FLOOD LIGHT	⊕	GRAVEL SURFACE
⊙	SOIL BORING	⊕	

- Denotes Iron Monument Set
- Denotes Iron Monument Found
- ⊙ Denotes Cast Iron Monument Found



NOT FOR CONSTRUCTION

Latest Revision Date: 03/08/18

0014194EXP01.dwg

Date: 03/08/18 Sheet: 2 OF 37

**Windermere
South**

Shakopee, Minnesota

Existing
Conditions

Westwood

Phone (952) 937-4160 12701 Whitewater Drive, Suite #300
Fax (952) 937-4822 Minneapolis, MN 55449
Toll Free (888) 937-4160 westwoodps.com
Westwood Professional Services, Inc.

I hereby certify that this plan 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.

Craig W. Moore
Date: 03/08/18 License No. 29021

Revisions

Designed: FDI II
Checked: FDI II
Drawn: DWR
Record Drawing by/dte:

Prepared for:

D.R. Horton, Inc - Minnesota
20860 Kenbridge Court, Suite 100
Lakeville, MN, 55044

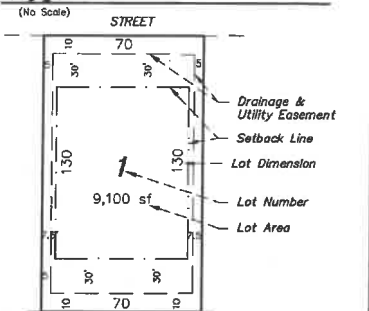
Development Data

EXISTING ZONING:	R-1B
PROPOSED ZONING:	P.U.D.
GROSS SITE AREA:	69.4± acres
MAJOR R.O.W.:	1.91 acres
(OR 15 ft Street B)	
EXISTING UTILITY EASEMENTS	2.29 acres
(Gas)	
EXISTING WETLAND	0.30 acres
(Outlet E)	
NET SITE AREA	64.9 acres

DEVELOPMENT SUMMARY

55' WIDE SINGLE FAMILY LOTS	53 Lots
(Bkls 9, 10, 11)	
65' WIDE SINGLE FAMILY LOTS	62 Lots
(Bkls 1, 2, 3, 4, 5, 6, 7)	
70' WIDE SINGLE FAMILY LOTS	43 Lots
(Bkls 8, 9, 11, 12)	
TOTAL HOMES:	158 Lots

PROJECT OPEN SPACE:	4.0 acres (5.8% of site area)
(Outlots D, E, G, H, I)	
PARK DEDICATION:	4.85 acres (7.5% of net site area)
(Outlots B less ponding nwl areas)	
TOTAL LENGTH OF BITUMINOUS TRAILS:	5,980 LF
PROJECT DENSITY:	
OVERALL NET DENSITY	±2.43 du/Ac.
(158 units / 64.9 ac)	
ADJUSTED NET DENSITY	±2.82 du/Ac.
(158 units / 56.1 ac)	

Typical SF Lot Detail**Development Notes**

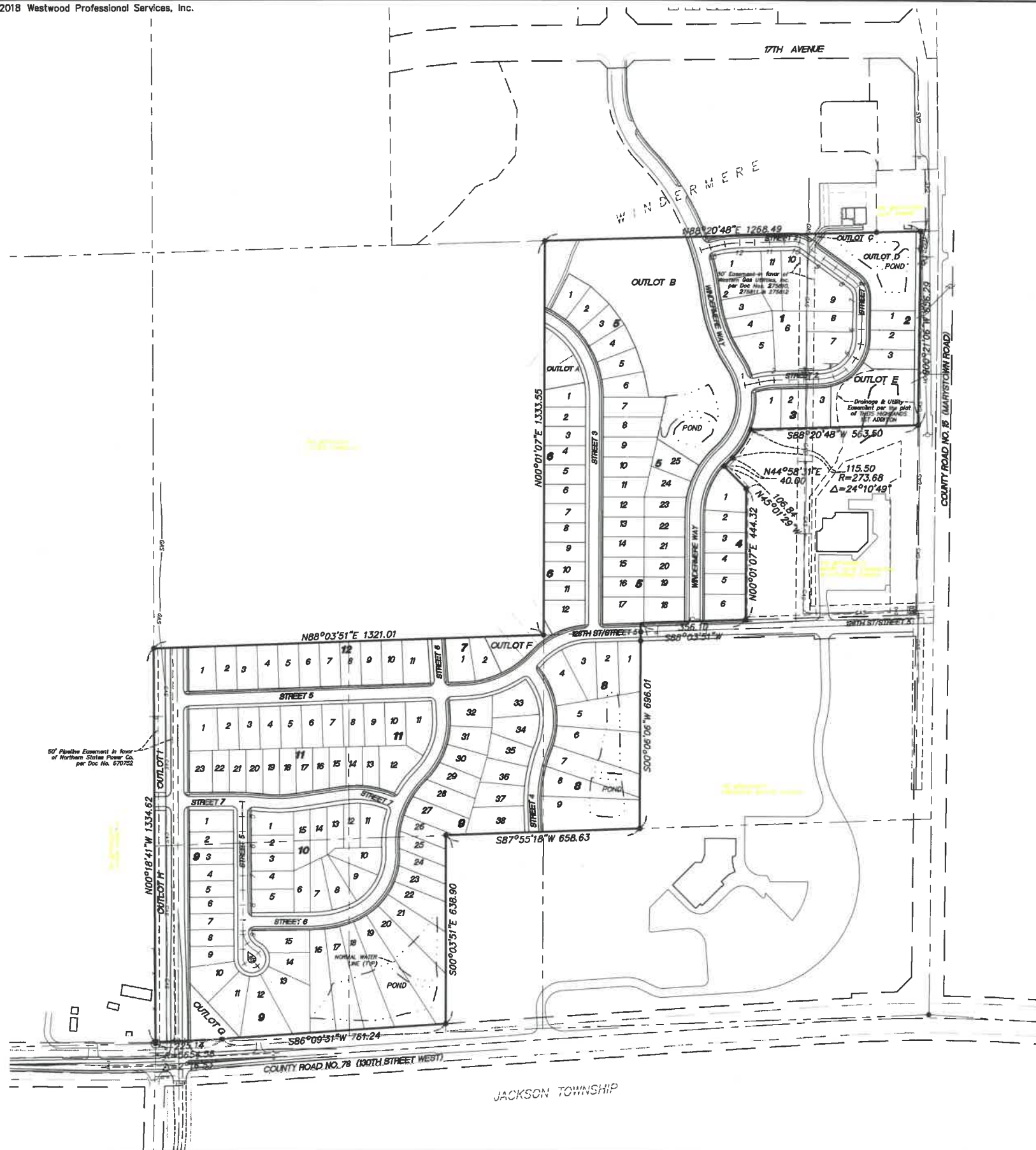
1. ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
2. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
3. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
4. DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND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

55' Villa, 65' & 70' Single Family PUD Standards:

STANDARD:	R-1B Zoning District:	55'/65'/70' SINGLE FAMILY	NOTES:
MAXIMUM DENSITY:	5 un/ac	3.7 un/ac as shown	Density excludes street R/W
MINIMUM LOT WIDTH:	60'	55'/65'/70' @ febk	pod widths of 40', 50' and 55'
MIN CORNER LOT WIDTH:	90'	73.50' as shown	
MINIMUM LOT DEPTH:	100'	130'	
MAX. IMPERV COVERAGE:	50%	50%	
SETBACKS:			
FRONT:	30'	30'	
SIDE INTERIOR LOT:	10'/10'	7.5'/7.5' (15' TOTAL)	PUD FLEX.
SIDE CORNER LOT:	Not listed; assume 30'	25'	PUD FLEX.
	30'	30'	

Outlot Table:

Use:	Ownership:	Gross Area:	Storm NWL area:	Net Upland Area:
Outlot A Future Development	Developer	0.43 ac	-	-
Outlot B Pond/Park	City	5.42 ac	0.57 ac	-
Outlot C Access	SPUC	0.03 ac	-	-
Outlot D Pond/Open Space	City	1.33 ac	0.48	-
Outlot E Wetland/Open Space	City	1.18 ac	-	-
Outlot F Future Development	Developer	0.35 ac	-	-
Outlot G Open Space/Signage	Developer	0.37 ac	-	-
Outlot H Open Space/Easement	Developer	0.69 ac	-	-
Outlot I Open Space/Easement	Developer	0.43 ac	-	-
TOTAL:		10.23 ac	(1.05 ac)	



NOT FOR CONSTRUCTION

Windermere South

Shakopee, Minnesota

Latest Revision Date: 03/08/18

Date: 03/08/18 Sheet 3 OF 37

Overall Preliminary Plat

Westwood

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 Westwood Professional Services, Inc.

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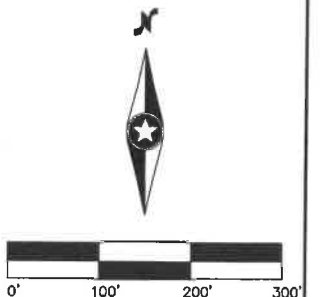
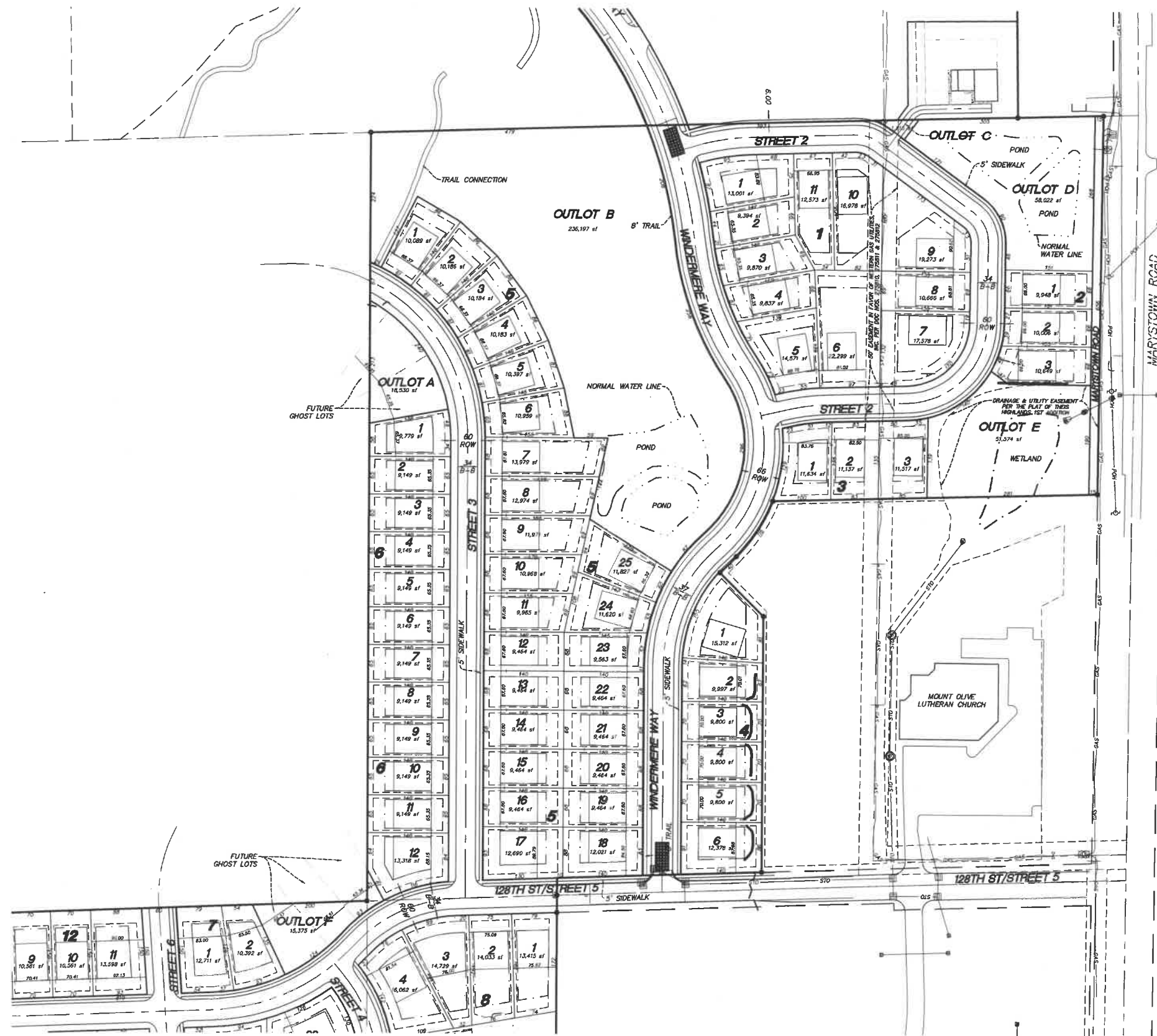
Craig W. Morse
 Date 03/08/18 License No. 22021

Revisions:

Designed: DWY II
 Checked: DWY II
 Drawn: DWY II
 Record Drawing by date:

Prepared for:

D.R. Horton, Inc - Minnesota
 20860 Kenbridge Court, Suite 100
 Lakeville, MN, 55044



NOT FOR CONSTRUCTION

Latest Revision Date: 03/08/18

Date: 03/08/18 Sheet: 4 OF 37

Westwood

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Craig W. Moore
Date: 03/08/18 License No. 23021

Revisions:

Designed: FDE II
Checked: FDE II
Drawn: DWA
Record Drawing by/date:

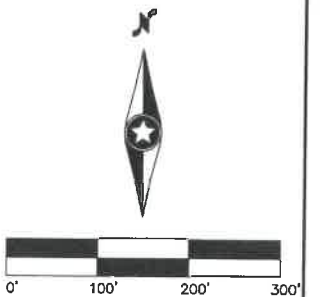
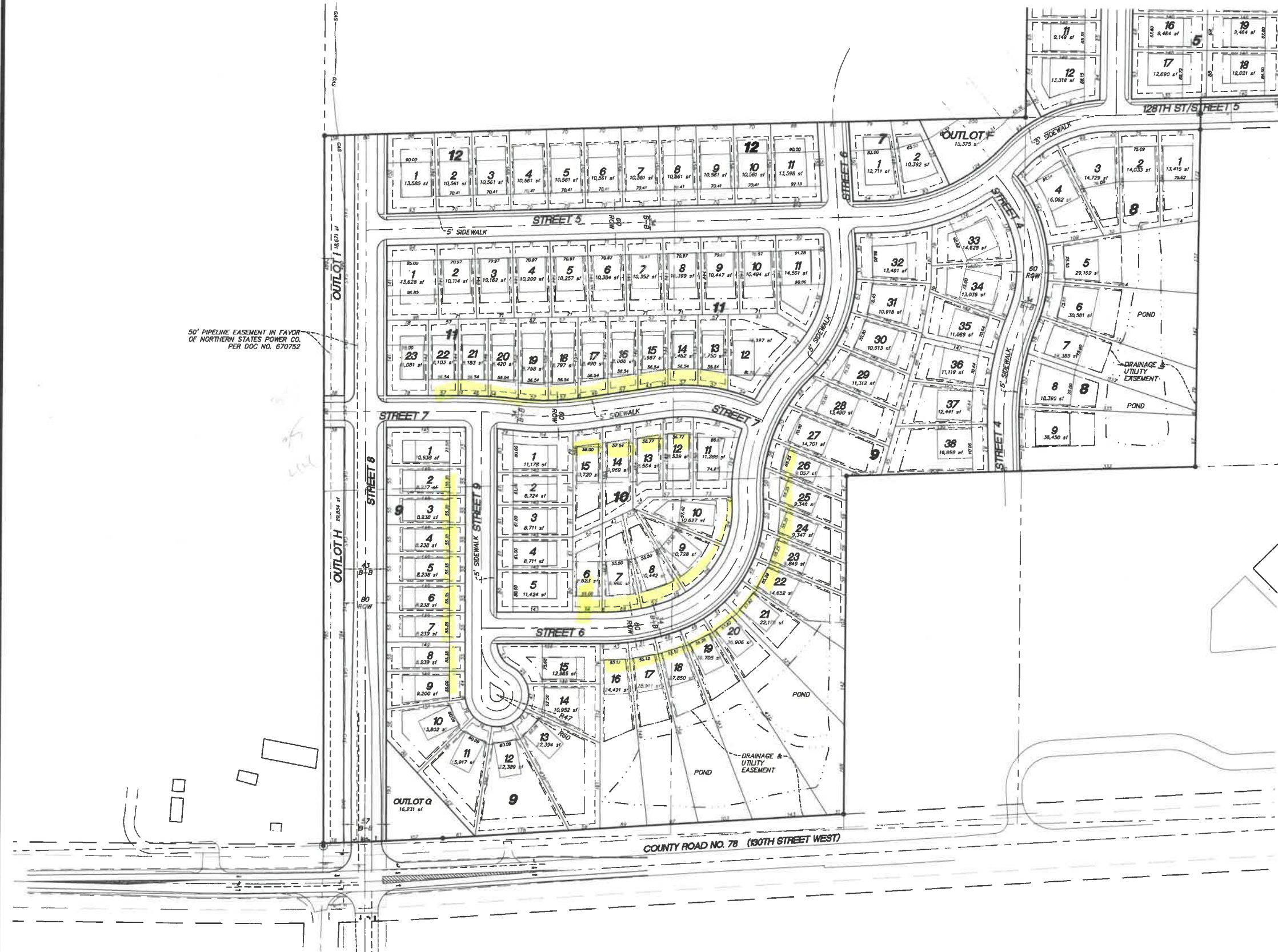
Prepared for:

D.R. Horton, Inc - Minnesota
20860 Kenbridge Court, Suite 100
Lakeville, MN, 55044

Windermere South

Shakopee, Minnesota

Preliminary Plat - North



NOT FOR CONSTRUCTION

Latest Revision Date: 03/08/18

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Date: 03/08/18 Sheet: 5 OF 37

Westwood

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Westwood Professional Services, Inc.

I hereby certify that this plan 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.

Craig W. Monroe
Date: 03/08/18 License No. 23021

Revisions

Designed: FCH II
Checked: FCH II
Drawn: TWR
Record Drawing by/date:

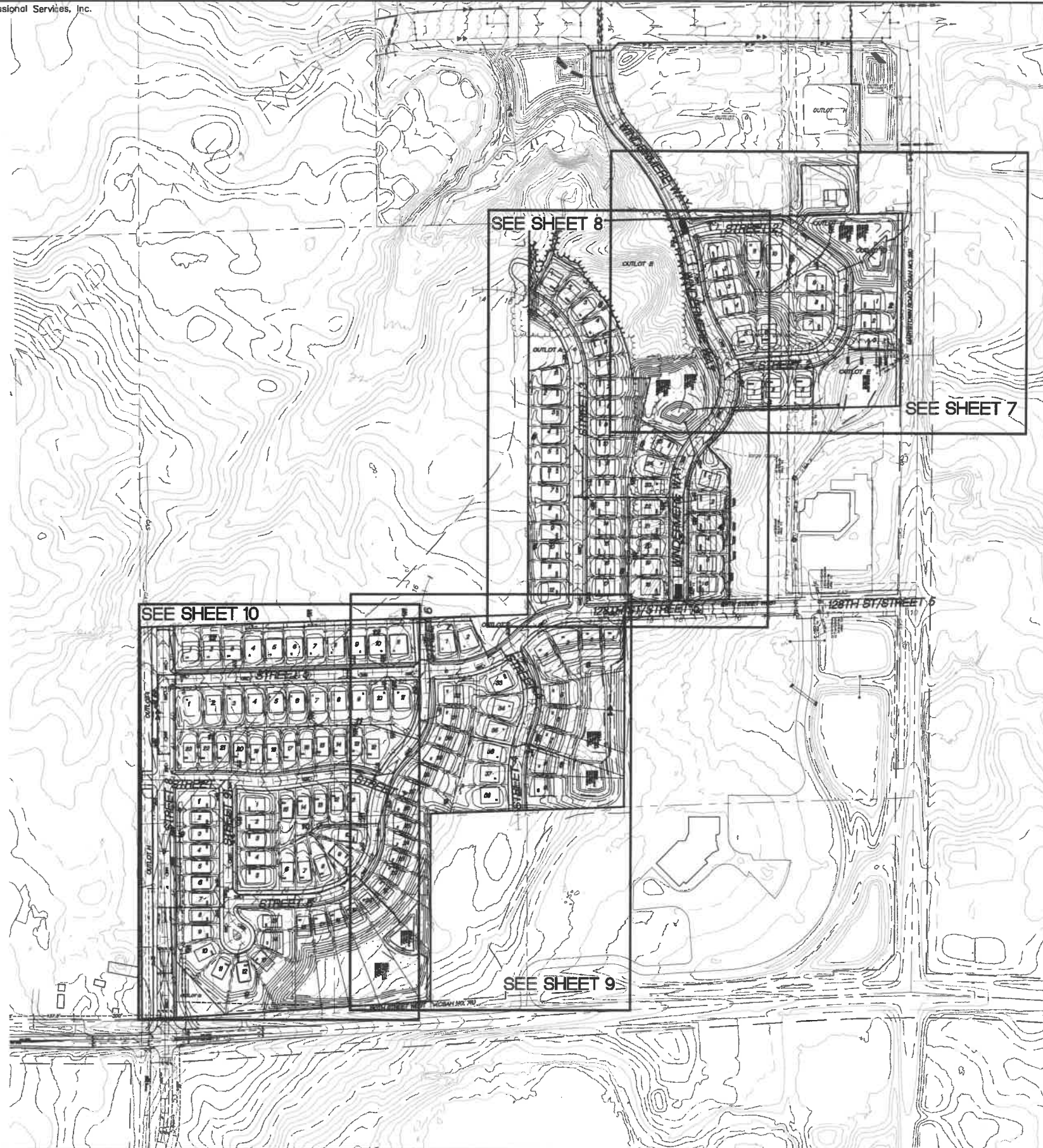
Prepared for:

D.R. Horton, Inc - Minnesota
20860 Kenbridge Court, Suite 100
Lakeville, MN, 55044

Windermere South

Shakopee, Minnesota

Preliminary Plat - South



GENERAL GRADING & DRAINAGE NOTES:

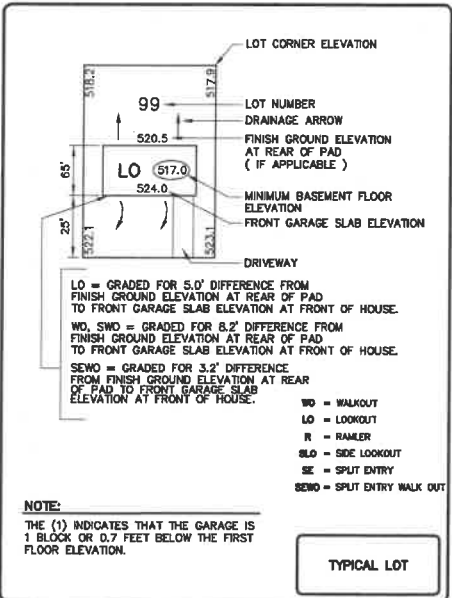
- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- ALL RCP FOR STORM SEWER SHALL BE CLASS 5 UNLESS OTHERWISE NOTED.
- ALL CATCH BASINS AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.10 FEET. RIM ELEVATIONS ON PLANS REFLECT THE SUMPED ELEVATIONS.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.
- THE CONTRACTOR IS TO CONTACT GOPHER STATE "ONE CALL" FOR UTILITY LOCATIONS

EROSION CONTROL NOTES:

- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL Viable TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE, ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- ALL DISTURBED AREAS WITHOUT PERMANENT IMPERMEABLE SURFACES WILL BE VEGETATED FOR FINAL STABILIZATION. IF EROSION CONTROL BLANKET IS NOT REQUIRED, THE SITE SHALL BE STABILIZED WITH MN/DOT SEED MIXTURE 250 APPLIED AT 70 LBS/ACRE AND TYPE-1 MULCH APPLIED AT 2 TONS/ACRE IN ACCORDANCE WITH MN/DOT SPECIFICATION 2575.
- PERMANENT VEGETATION ESTABLISHMENT PERMANENT TURF SHALL FOLLOW THE RECOMMENDATIONS PER NOTES AND SPECIFICATIONS IN THE GRADING PLAN. SEEDING THAT IS TO OCCUR AFTER OCTOBER 20TH SHALL CONFORM TO THE MN/DOT SPECIFICATIONS FOR DORMANT SEEDING PER THE MN/DOT SEEDING MANUAL 2007.
- ALL BACKYARD DRAINAGE SWALES MUST BE SODDED & PROTECTED FROM EROSION AT CONCLUSION OF SITE GRADING ACTIVITIES.

LEGEND:

- DENOTES SOIL BORING
- DENOTES SILT FENCE
- DENOTES HEAVY DUTY SILT FENCE
- DENOTES EXISTING CONTOURS
- DENOTES PROPOSED CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES EXISTING TREE LINE
- DENOTES APPROXIMATE TREE REMOVAL LIMITS
- DENOTES EXISTING SPOT ELEVATION
- DENOTES PROPOSED SPOT ELEVATION
- DENOTES BIO-ROLL EROSION CHECKS
- DENOTES EMERGENCY OVERFLOW
- DENOTES TOP WALL ELEVATION
- DENOTES BOTTOM WALL ELEVATION
- DENOTES RETAINING WALL
- DENOTES INLET PROTECTION AT CATCH BASINS
- DENOTES AREAS & SLOPES THAT ARE TO BE UNMAINTAINED; 3:1 MAXIMUM SLOPE.
- DENOTES WETLAND BUFFER MONUMENT
- DENOTES EXISTING TREE TO BE REMOVED
- DENOTES EXISTING TREE TO REMAIN



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Latest Revision Date: 03/16/18

0014194GDP01.dwg

Date: 03/08/18 Sheet: 6 OF 37

Westwood

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Westwood Professional Services, Inc.

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, PE
Date: 03/16/18 License No. 17716

Revisions:
03/16/18 TURN ON POND OUTLETS

Designed: FDR II
Checked: FDR II
Drawn: DWR
Record Drawing by/date:

Prepared for:

D.R. Horton, Inc - Minnesota

20860 Kenbridge Court, Suite 100
Lakeville, MN, 55044

Windermere South

Shakopee, Minnesota

Overall Preliminary
Grading & Erosion
Control Plan

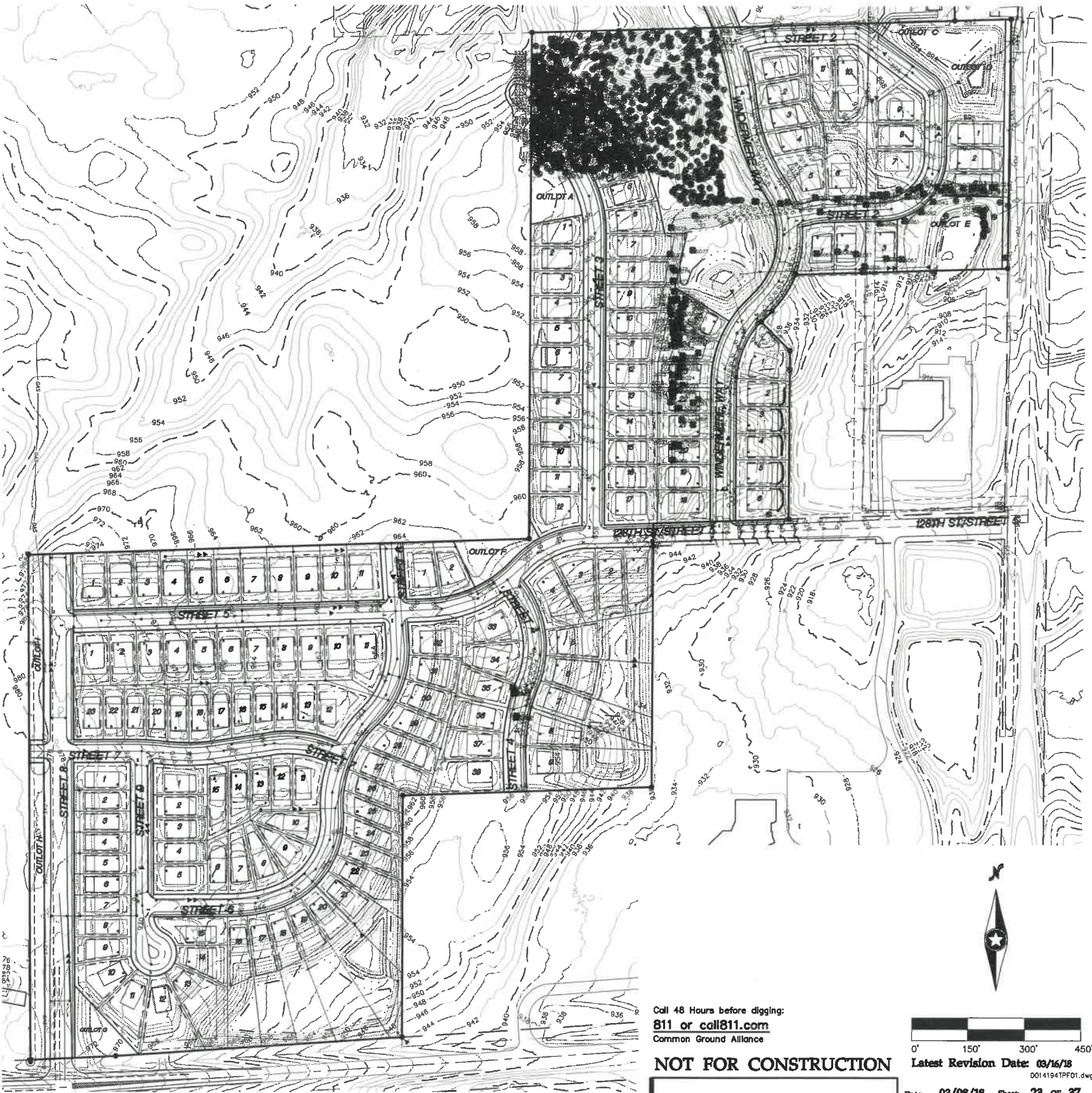
Tree Preservation Calculations

TREE REPLACEMENT CALCULATIONS		
TOTAL ONSITE SIGNIFICANT CALIPER INCHES:		6363 DBH IN.
ALLOWABLE TREE REMOVAL:		2528 DBH IN.
INFRASTRUCTURE REMOVALS	(30%)	1909 DBH IN.
RESIDENTIAL PAD REMOVALS		619 DBH IN.
ACTUAL TREE REMOVAL:		2685 DBH IN.
COMMON TREE REMOVAL		574 DBH IN.
EXCEPTIONAL TREE REMOVAL		2111 DBH IN.
TOTAL CALIPER INCHES TO BE REPLACED:		236 DBH IN.
REMOVAL OVER 30% REPLACE AT RATE OF 1:1.5		
TREE REPLACEMENT REQUIRED:		79 TREES
REPLACEMENT TREES TO BE 3 CAL. IN.		
TREE PRESERVATION CREDIT CALCULATION		
COMMON TREE SAVED (6" or Greater)		23 TREES
EXCEPTIONAL TREE SAVED (6" or Greater)		250 TREES
HIGH PRIORITY TREE SAVED (15" or Greater)		32 TREES
TOTAL QUALIFYING TREES PRESERVED		305 TREES
COMMON TREE CREDIT (Rate 1:1)		23 TREES
EXCEPTIONAL TREE CREDIT (Rate 1:4)		1600 TREES
HIGH PRIORITY TREE CREDIT (Rate 1:8)		256 TREES
QUANTITY OF CREDITED TREES		1279 TREES

*Zoning administrator may allow credit for such landscaping to meet up to 30% of the trees required.

Legend

- DENOTES EXISTING CONIFEROUS TREE TO REMAIN
- DENOTES EXISTING DECIDUOUS TREE TO REMAIN
- ✖ DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
- ✖ DENOTES EXISTING DECIDUOUS TREE TO BE REMOVED
- DENOTES HIGH PRIORITY TREE
- DENOTES CRITICAL ROOT ZONE
- DENOTES TREE PROTECTION FENCE



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

NOT FOR CONSTRUCTION

0' 150' 300' 450'

Latest Revision Date: 03/16/18

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Date: 03/08/18 Sheet: 23 OF 37

Westwood

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Westwood Professional Services, Inc.

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: 03/16/18 License No. 17716

Revisions

03/16/18 TURN ON POND OUTLETS

Designed: SAR
Checked: NTM
Drawn: SAR
Record Drawing by/dates:

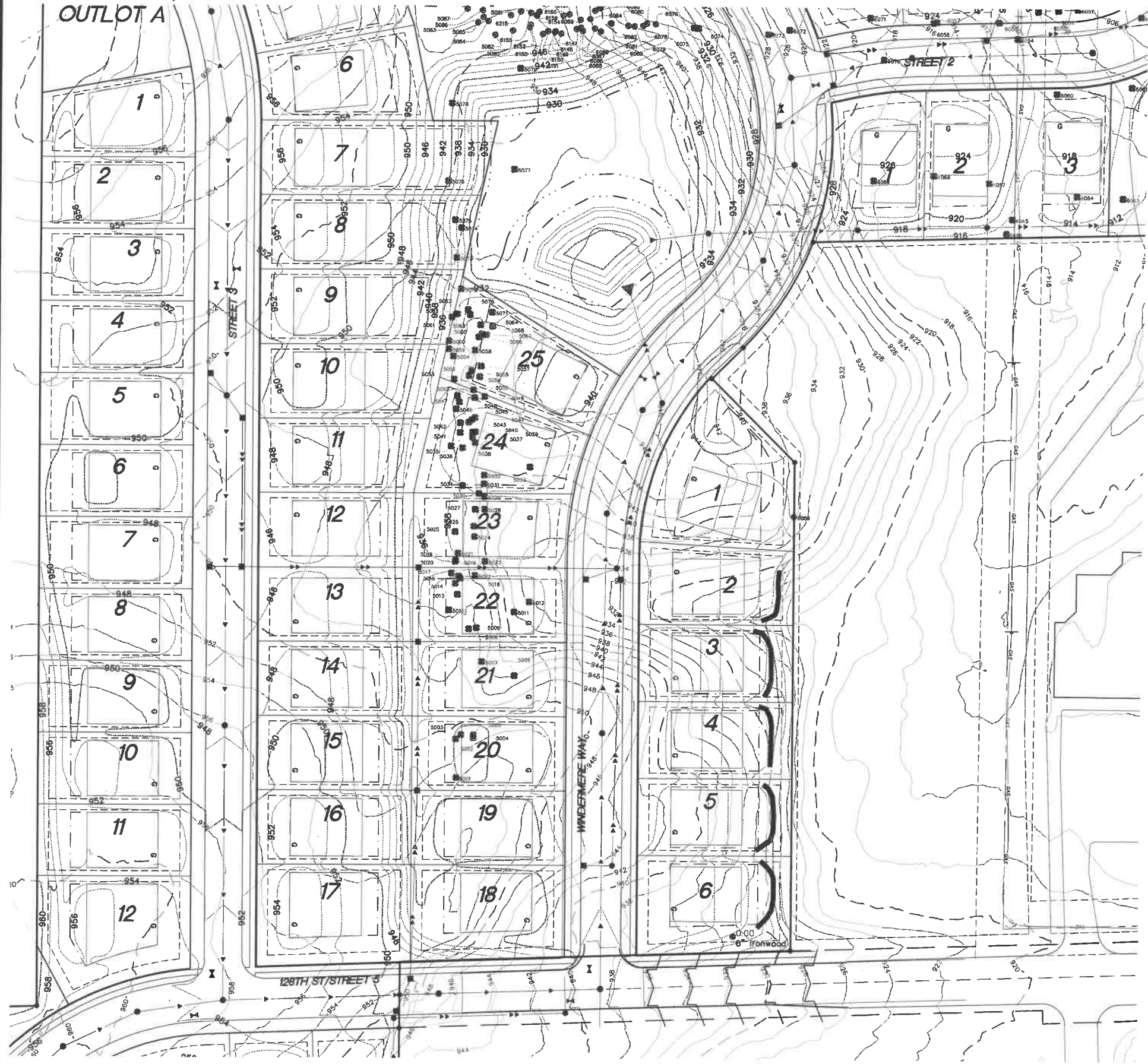
Prepared for:

D.R. Horton, Inc - Minnesota
20660 Kenbridge Court, Suite 100
Lakeville, MN, 55044

Windermere South

Shakopee, Minnesota

Overall Tree
Preservation Plan



Legend

- DENOTES EXISTING CONIFEROUS TREE TO REMAIN
- DENOTES EXISTING DECIDUOUS TREE TO REMAIN
- ✱ DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
- ✱ DENOTES EXISTING DECIDUOUS TREE TO BE REMOVED
- DENOTES HIGH PRIORITY TREE
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- DENOTES TREE PROTECTION FENCE



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Latest Revision Date: 03/16/18
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Date: 03/08/18 Sheet: 27 OF 37

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Revisions

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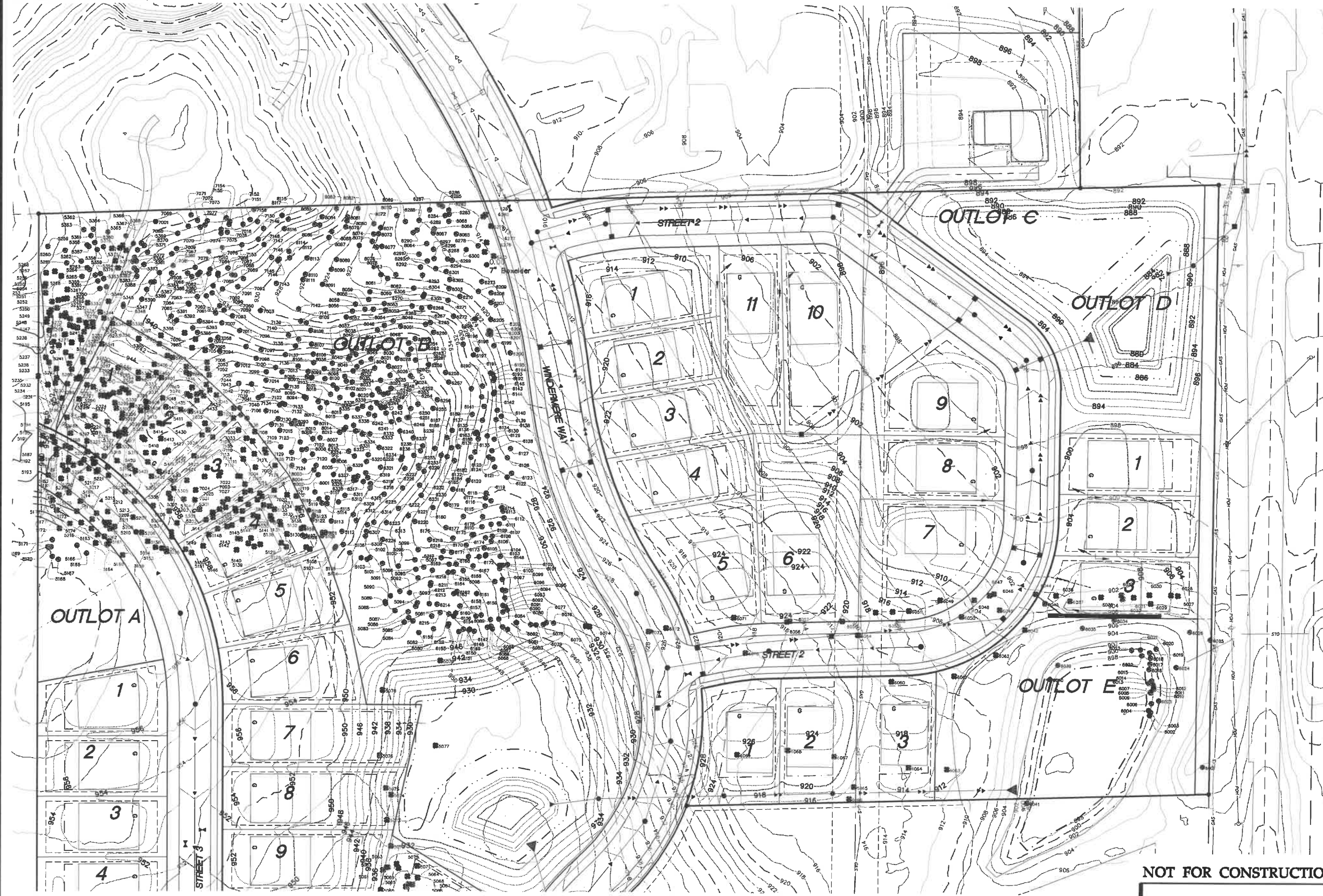
Prepared for:

D.R. Horton, Inc - Minnesota
20860 Kenbridge Court, Suite 100
Lakeville, MN, 55044

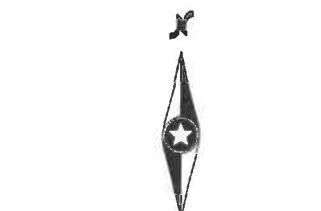
Windermere South

Shakopee, Minnesota

Tree Preservation Plan



- Legend**
- DENOTES EXISTING CONIFEROUS TREE TO REMAIN
 - DENOTES EXISTING DECIDUOUS TREE TO REMAIN
 - ✕ DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
 - ✕ DENOTES EXISTING DECIDUOUS TREE TO BE REMOVED
 - DENOTES HIGH PRIORITY TREE
 - DENOTES CRITICAL ROOT ZONE
 - DENOTES TREE PROTECTION FENCE



NOT FOR CONSTRUCTION

Latest Revision Date: 03/16/18

Date: 03/08/18 Sheet: 28 OF 37

Westwood

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Cary Meyer
Date: 03/16/18 License No. 17716

Revisions

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Prepared for:

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20860 Kenbridge Court, Suite 100
Lakeville, MN, 55044

Windermere South

Shakopee, Minnesota

Tree Preservation Plan

Plant Schedule

SYMBOL	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
	276	Autumn Blaze Maple / Acer x freemanii 'Jeffers Red'	3" BB	AS SHOWN
		Sienna Glen Maple / Acer x freemanii 'Sienna'	3" BB	AS SHOWN
		Skyline Honeylocust / Gleditsia triacanthos var. inermis 'Skycole'	3" BB	AS SHOWN
		Northern Pin Oak / Quercus ellipsoidalis	3" BB	AS SHOWN
		Swamp White Oak / Quercus bicolor	3" BB	AS SHOWN
	28	Red Oak / Quercus rubra	3" BB	AS SHOWN
		Boulevard Linden / Tilia americana 'Boulevard'	3" BB	AS SHOWN
		Accolade Elm / Ulmus japonica x wilsontiana 'Morton'	3" BB	AS SHOWN
		Princeton Elm / Ulmus americana 'Princeton'	3" BB	AS SHOWN
		River Birch / Betula nigra	8' HT., BB CLUMP	AS SHOWN
	9	Thornless Cockspur Hawthorn / Crataegus crus-galli var. inermis	2" BB	AS SHOWN
		Japanese Tree Lilac / Syringa reticulata	6' HT., BB CLUMP	AS SHOWN
		Autumn Brilliance Serviceberry / Amelanchier x grandiflora 'Autumn Brilliance'	6' HT., BB CLUMP	AS SHOWN
		Prairie Fire Crab / Malus 'Prairie Fire'	2" BB	AS SHOWN
		Profusion Crab / Malus 'Profusion'	2" BB	AS SHOWN
	132	Spring Snow Crab / Malus 'Spring Snow'	2" BB	AS SHOWN
		Black Hills Spruce / Picea glauca densata	6' HT., BB	AS SHOWN
		Colorado Green Spruce / Picea pungens	6' HT., BB	AS SHOWN
		White Pine / Pinus strobus	6' HT., BB	AS SHOWN
		Ponderosa Pine / Pinus ponderosa	6' HT., BB	AS SHOWN
		Norway Pine / Pinus resinosa	6' HT., BB	AS SHOWN

NOTES: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY. REFER TO FINAL LANDSCAPE PLANS FOR SPECIES LOCATIONS AND QUANTITIES.

Landscape Requirements

SINGLE FAMILY RESIDENTIAL REQUIREMENTS:	316 TREES
* EACH LOT SHALL HAVE A MINIMUM OF 2 NON-ORNAMENTAL TREES IN THE FRONT YARD. ONE MAY BE LOCATED IN REAR OR SIDE YARD DUE TO SPACE LIMITATIONS. (158 PROPOSED SINGLE FAMILY LOTS)	
TREE REPLACEMENT REQUIREMENTS:	79 TREES
* SEE TREE PRESERVATION PLANS FOR COMPLETE REPLACEMENT CALCULATIONS	
* TREES PRESERVATION CREDIT ALLOWS FOR CREDIT OF 30% OF THE REQUIRED TREES	

Landscape Provisions

TOTAL LANDSCAPING PROVIDED:	594 TREES
* STREET & MEDIAN TREES:	
* BUFFER DECIDUOUS TREES:	
* BUFFER EVERGREEN TREES:	
* BUFFER ORNAMENTAL TREES:	
* FUTURE YARD TREES (BY BUILDER):	

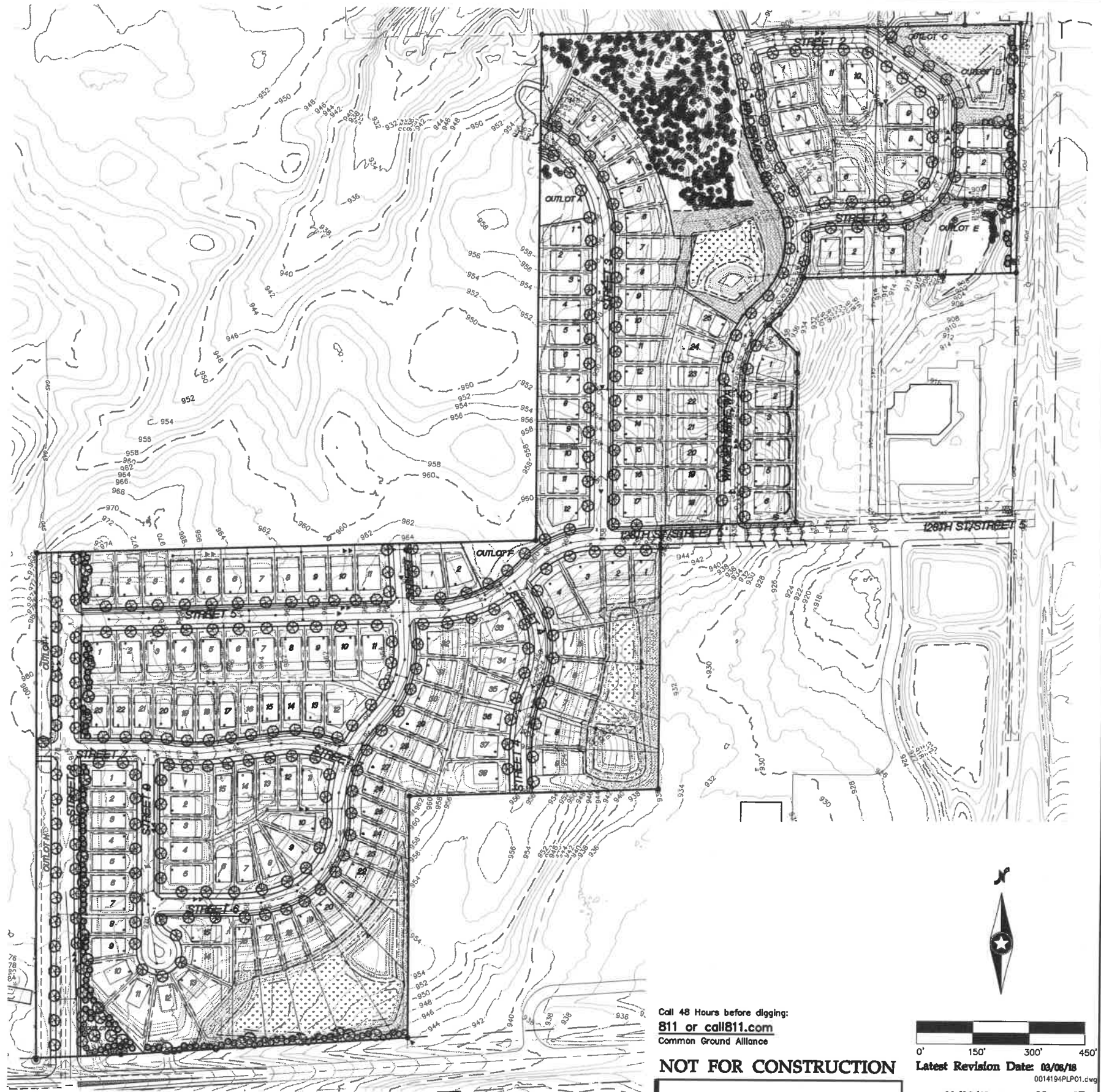
- NOTES:
1. 1 ADDITIONAL YARD TREE PER LOT TO BE PROVIDED ON SINGLE FAMILY LOTS BY BUILDER AFTER HOME CONSTRUCTION. BUILDER TREE NOT SHOWN, LOCATION DETERMINED BY BUILDER.
 2. STREET TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED DRIVEWAY AND UTILITY LOCATIONS.
 3. TREES INSTALLED IN FRONT OF INDIVIDUAL LOTS SHALL BE PLANTED IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSIDE OR INDIVIDUAL SEWER & WATER CONNECTIONS.
 4. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
 5. YARD TREE SPECIES WILL BE SELECTED FROM APPROVED SPECIES LIST (SEE FINAL PLANT SCHEDULE) OR SPECIES ON THE CITY OF WOODBURY APPROVED TREE SPECIES LIST.

Native Seeding Legend

	DENOTES MESIC PRAIRIE SOUTHEAST NATIVE MIX (35-64) TOTAL AREA (3.40 AC)
	DENOTES WET MEADOW SOUTH & WEST NATIVE MIX (34-271) TOTAL AREA (3.97 AC)

- * ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE
- * TURF WITHIN R/W TO BE HYDROSEEDING.

* SEE CITY OF SHAKOPEE 3 YEAR NATIVE PLANT SEEDING & MAINTENANCE PLAN REQUIREMENTS BEFORE BEGINNING WORK.



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Date: 03/06/18 Sheet: 32 OF 37

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Westwood Professional Services, Inc.

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Cory Meyer
Date: 03/06/18 License No. 17716

Revisions

Designed:	BAR
Checked:	NYM
Drawn:	BAR
Record Drawing by/Date:	

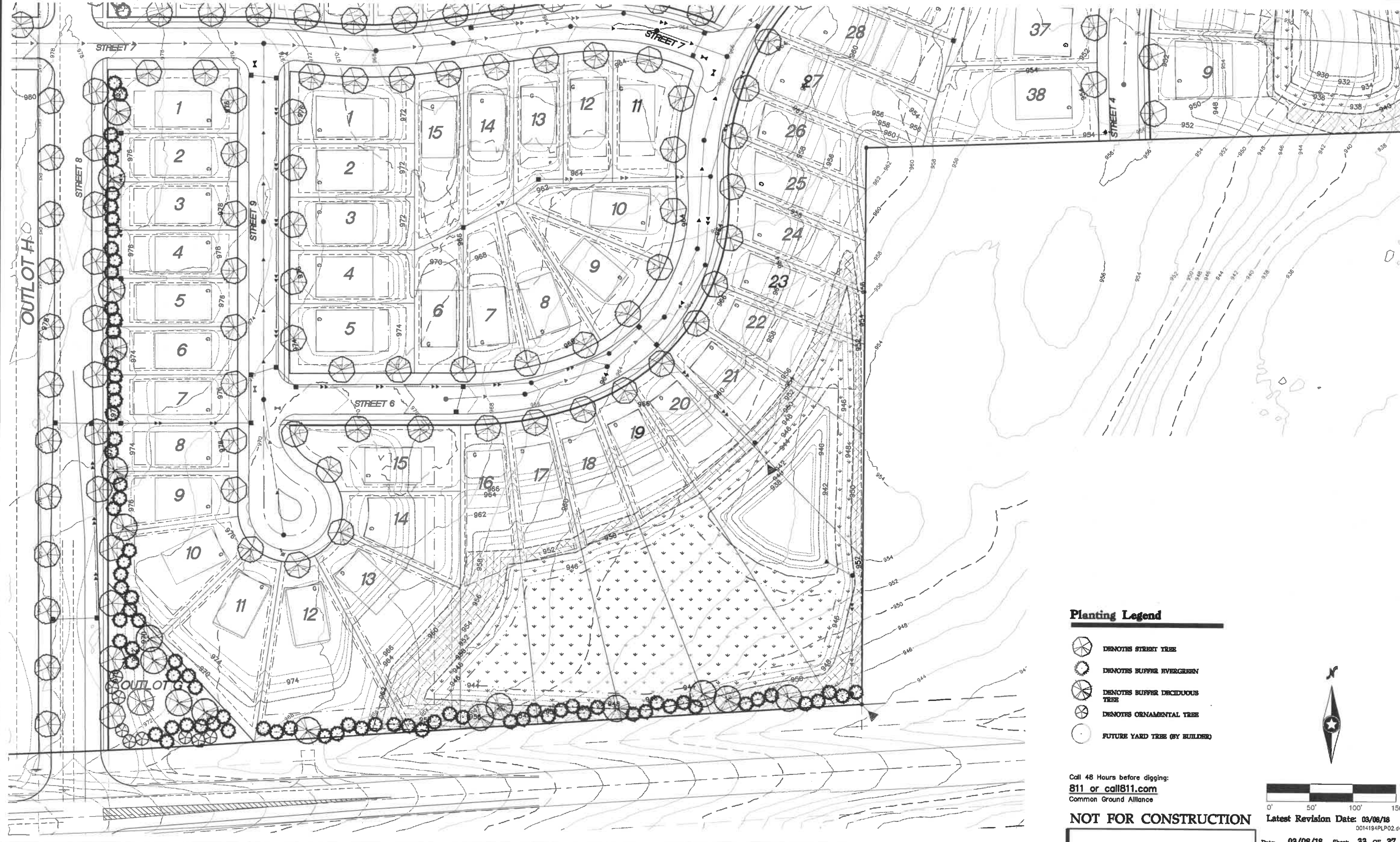
Prepared for:

D.R. Horton, Inc - Minnesota
20860 Cambridge Court, Suite 100
Lakeville, MN, 55044

Windermere South

Shakopee, Minnesota

Overall Preliminary
Landscape Plan



Planting Legend

- DENOTES STREET TREE
- DENOTES BUFFER EVERGREEN
- DENOTES BUFFER DECIDUOUS TREE
- DENOTES ORNAMENTAL TREE
- FUTURE YARD TREE (BY BUILDER)

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0' 50' 100' 150'

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Date: 03/08/18 Sheet: 33 OF 37

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Cory Meyer
Date: 03/08/18 License No. 17716

Revisions

Designed: SAR
Checked: NYM
Drawn: SAR
Record Drawing by/Date:

Prepared for:

D.R. Horton, Inc - Minnesota
20860 Kenbridge Court, Suite 100
Lakeville, MN, 55044

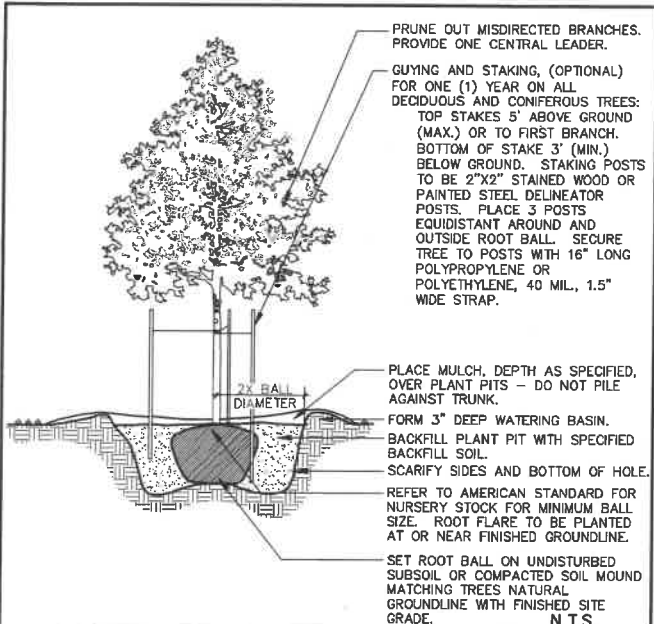
Windermere South

Shakopee, Minnesota

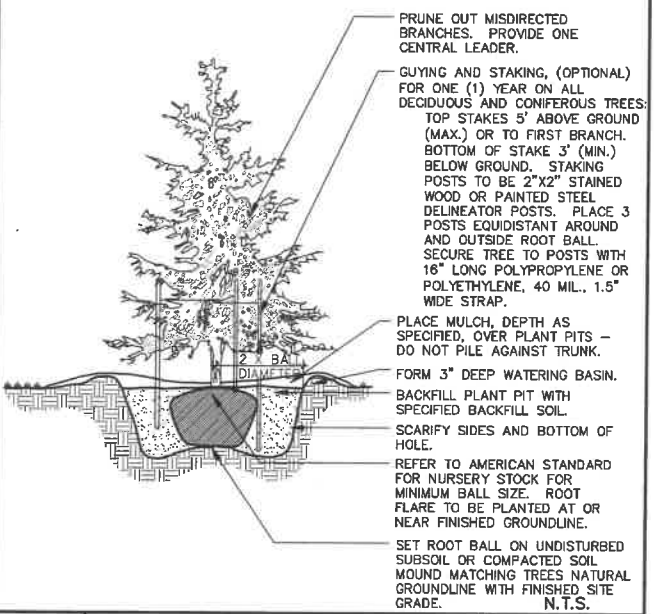
Preliminary Landscape Plan



Planting Details



Westwood DECIDUOUS TREE PLANTING LAST REVISED: 06/05/13 LA28



Westwood EVERGREEN TREE PLANTING LAST REVISED: 06/05/13 LA29

Planting Legend

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Date: 03/08/18 Sheet: 34 OF 37

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Date: 03/08/18 License No. 17716

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Designed: SAR
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Drawn: SAR
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Prepared for:

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20860 Kenbridge Court, Suite 100
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Windermere South

Shakopee, Minnesota

Preliminary Landscape Plan



Westwood

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Revisions

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 Drawn: GAR
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Prepared for:

D.R. Horton, Inc - Minnesota

20660 Kenbridge Court, Suite 100
 Lakeville, MN, 55044

Windermere South

Shakopee, Minnesota

Preliminary Landscape Plan



Planting Notes

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR. FIELD SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR CITY PRIOR TO INSTALLATION.
5. CONTRACTOR SHALL PROVIDE ONE YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. AT TIME OF PLANTING ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, OPEN WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. AT CONTRACTOR DISCRETION, TWINE AND TOP OF BURLAP MAY BE LEFT ON FOR INITIAL YEAR AFTER INSTALLATION ONLY IF BIODEGRADABLE TWINE AND BURLAP ARE USED. CONTRACTOR TO VERIFY TWINE AND BURLAP DEGRADATION AFTER ONE YEAR PERIOD AND REMOVE ANY REMNANT MATERIAL AS NECESSARY.
11. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
12. REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
13. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
14. STAKING OF TREES IS OPTIONAL AT CONTRACTOR DISCRETION; REPOSITION AND PLUMB IF NOT PLUMB AFTER ONE YEAR. NON-PLUMB TREES TO BE SUBJECT TO WARRANTY REPLACEMENT OR REPAIR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (COMMON TOPSOIL BORROW) AND TO BE NATIVE TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
18. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
19. ALL DISTURBED AREAS TO BE SODDED EXCEPT POND AREAS AND WETLAND BUFFERS (SEE GRADING PLAN / EROSION CONTROL). SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
20. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. LAWN SPRINKLERS/IRRIGATION SYSTEMS SHALL ALL HAVE RAIN SENSORS TO LIMIT UNNECESSARY WATERING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
21. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

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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 03/08/18 License No. 17716

Designed: GAR
Checked: NTM
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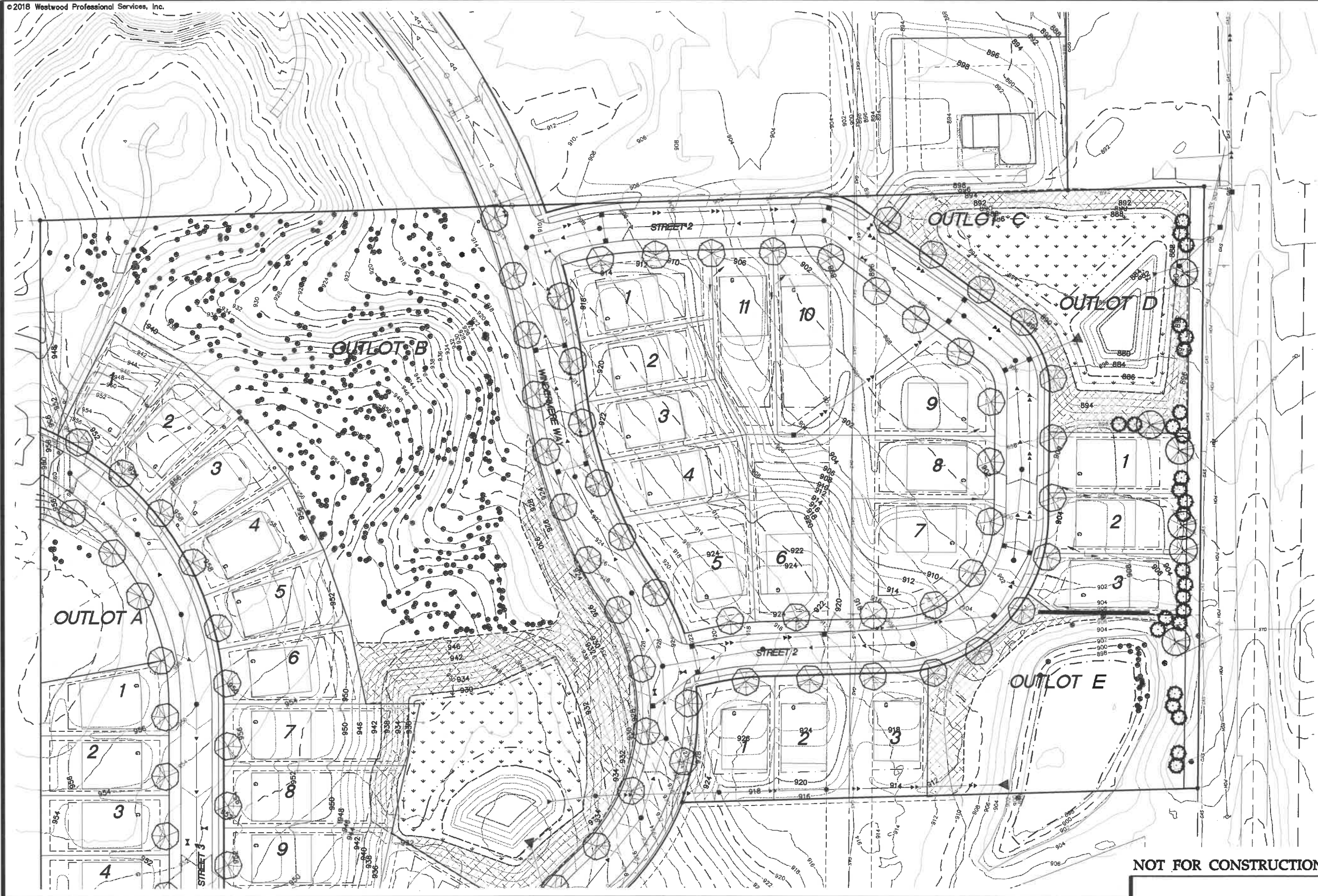
Prepared for:

D.R. Horton, Inc - Minnesota
20860 Kenbridge Court, Suite 100
Lakeville, MN, 55044

Windermere South

Shakopee, Minnesota

Preliminary Landscape Plan



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Drawn	SAR
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