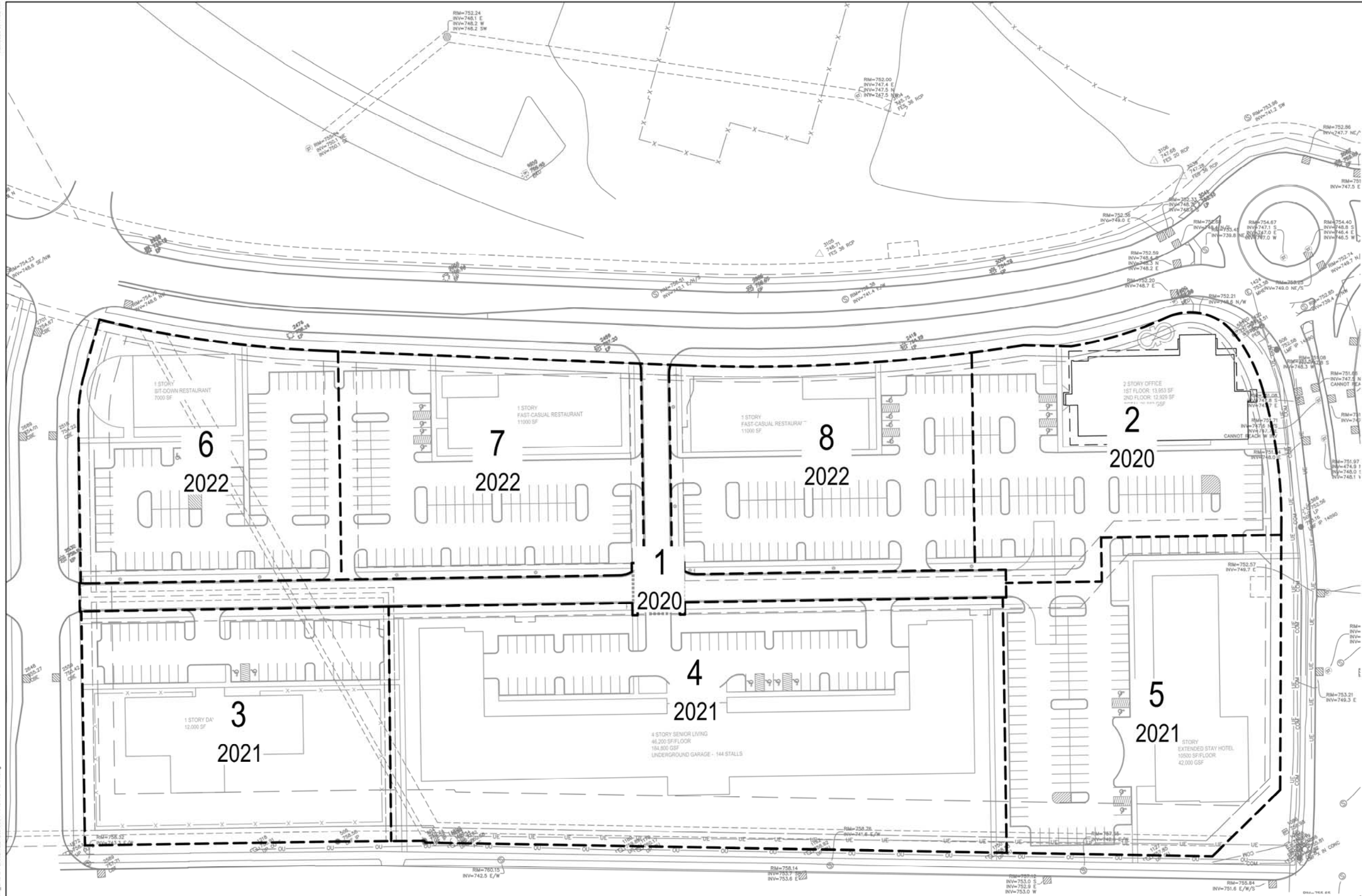


NOTES

- 1. PHASE 1 TO INCLUDE ADDITIONAL TRUNK UTILITY IMPROVEMENTS AS IDENTIFIED BY THE CANTERBURY SOUTHWEST DEVELOPMENT CIVIL CONSTRUCTION DOCUMENTS BY WENCK.

PHASING SUMMARY	
PHASE NAME	APPROXIMATE CONSTRUCTION TIMELINE
PHASE 1	SUMMER 2020 - FALL 2020
PHASE 2	FALL 2020 - SPRING 2021
PHASE 3	SPRING 2021 - FALL 2021
PHASE 4	SPRING 2021 - FALL 2021
PHASE 5	SPRING 2021 - FALL 2021
PHASE 6	SPRING 2022 - FALL 2022
PHASE 7	SPRING 2022 - FALL 2022
PHASE 8	SPRING 2022 - FALL 2022

WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR THE LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

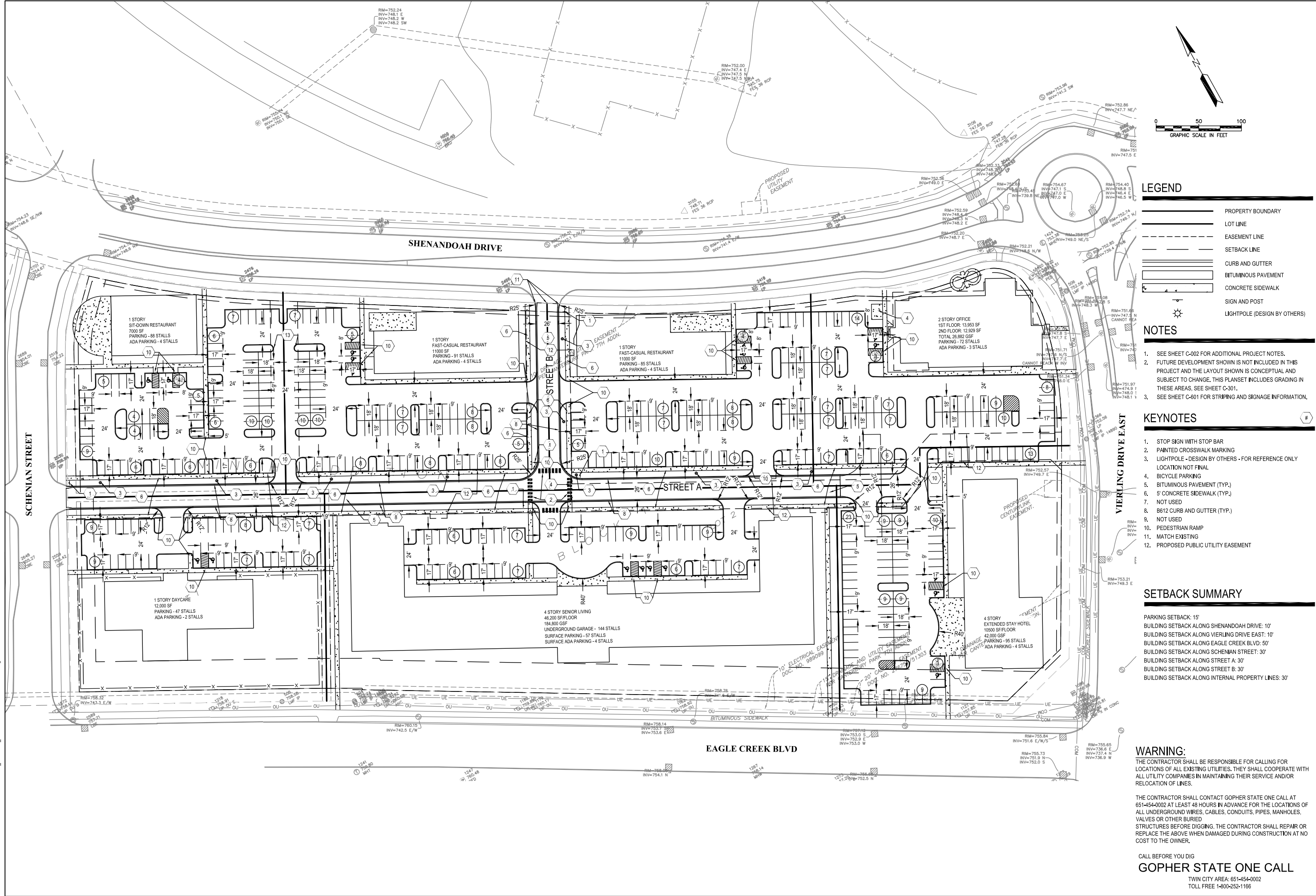
7500 OLSON MEMORIAL HWY
SUITE 300
GOLDEN VALLEY, MN 55427
PHONE: 763-252-6800
FAX: 952-831-1268
WWW.WENCK.COM

CLIENT:

1100 CANTERBURY PARK ROAD
SHAKOPEE, MN 55379
PHONE: 952-233-4882
WWW.CANTERBURYPARK.COM

CANTERBURY
SOUTHWEST DEVELOPMENT
CITY OF SHAKOPEE
SCOTT COUNTY, MINNESOTA

PROJECT TITLE	
ISSUE NO.	1
DESCRIPTION	CITY PAID SUBMITTAL
DATE	04/24/2020
CERTIFICATION:	
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.	
DATE	04/24/2020
PROJECT NO.	7886-19-001
DWN BY	JTP
CHKD BY	JRA
APPD BY	DML
ISSUE DATE	04/24/2020
ISSUE NO.	1
SHEET TITLE	
PHASING PLAN	
SHEET NO.	
EX-1	





7500 OLSON MEMORIAL HWY
SUITE 300
GOLDEN VALLEY, MN 55427
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WWW.WENCK.COM

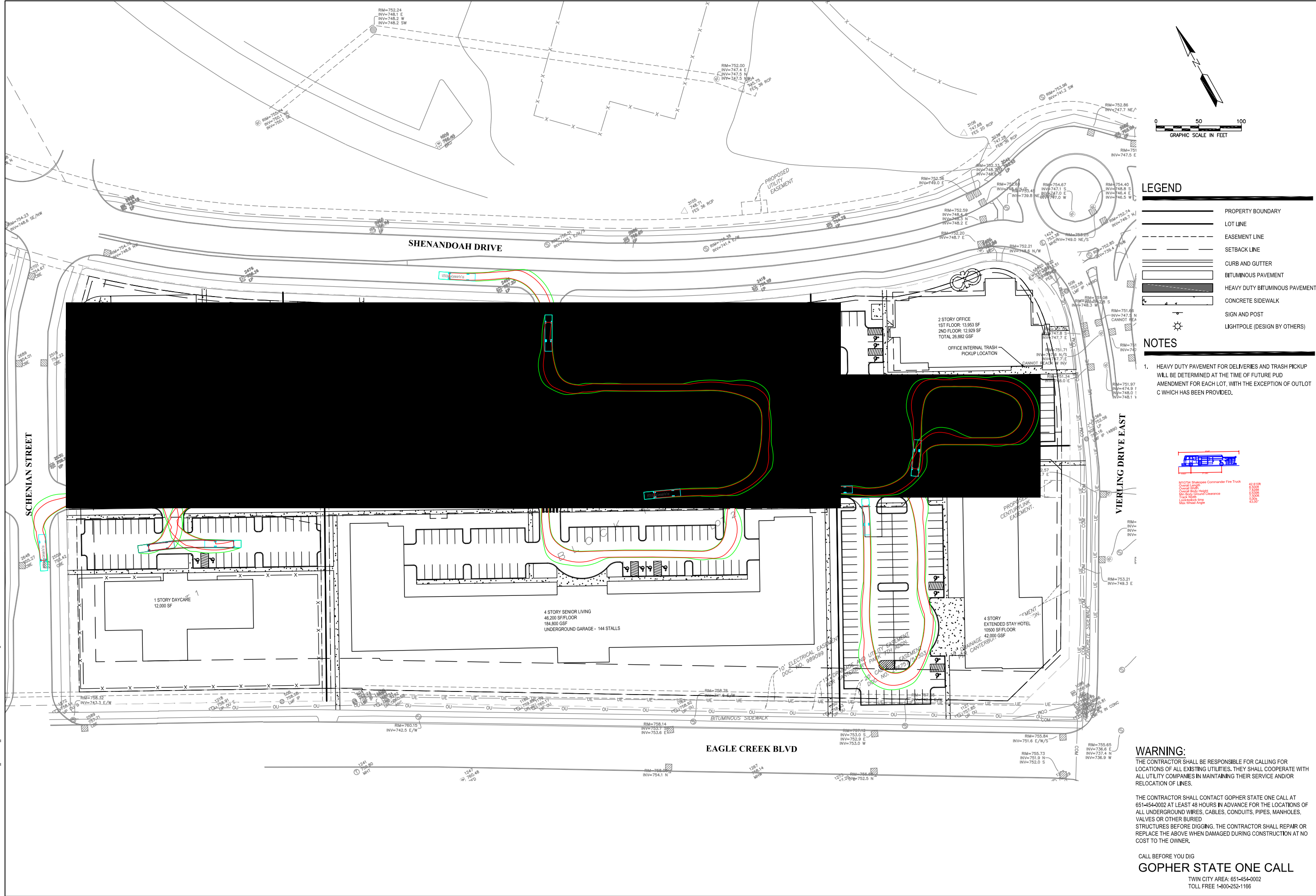
CLIENT:



1100 CANTERBURY PARK ROAD
SHAKOPEE, MN 55379
PHONE: 952-233-4882
WWW.CANTERBURYPARK.COM

CANTERBURY SOUTHWEST DEVELOPMENT CITY OF SHAKOPEE SCOTT COUNTY, MINNESOTA

PROJECT TITLE		
ISSUE NO.	1	
DESCRIPTION:		
CITY PUD SUBMITTAL		
DATE:		
04/24/2020		
CERTIFICATION:		
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.		
_____ LICENSE NO.: _____ DATE: _____		
PROJECT NO.:	7886-19-001	
DWN BY:	CHKD BY:	APPD BY:
JTP	JRA	DML
ISSUE DATE:	04/24/2020	
ISSUE NO.:	1	
SHEET TITLE:		
PUD SITE PLAN		
SHEET NO.:		
EX-2		





7500 OLSON MEMORIAL HWY
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GOLDEN VALLEY, MN 55427
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CLIENT:



1100 CANTERBURY PARK ROAD
SHAKOPEE, MN 55379
PHONE: 952-233-4882
WWW.CANTERBURYPARK.COM

CANTERBURY

SOUTHWEST DEVELOPMENT

CITY OF SHAKOPEE

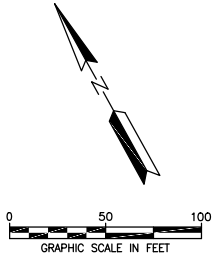
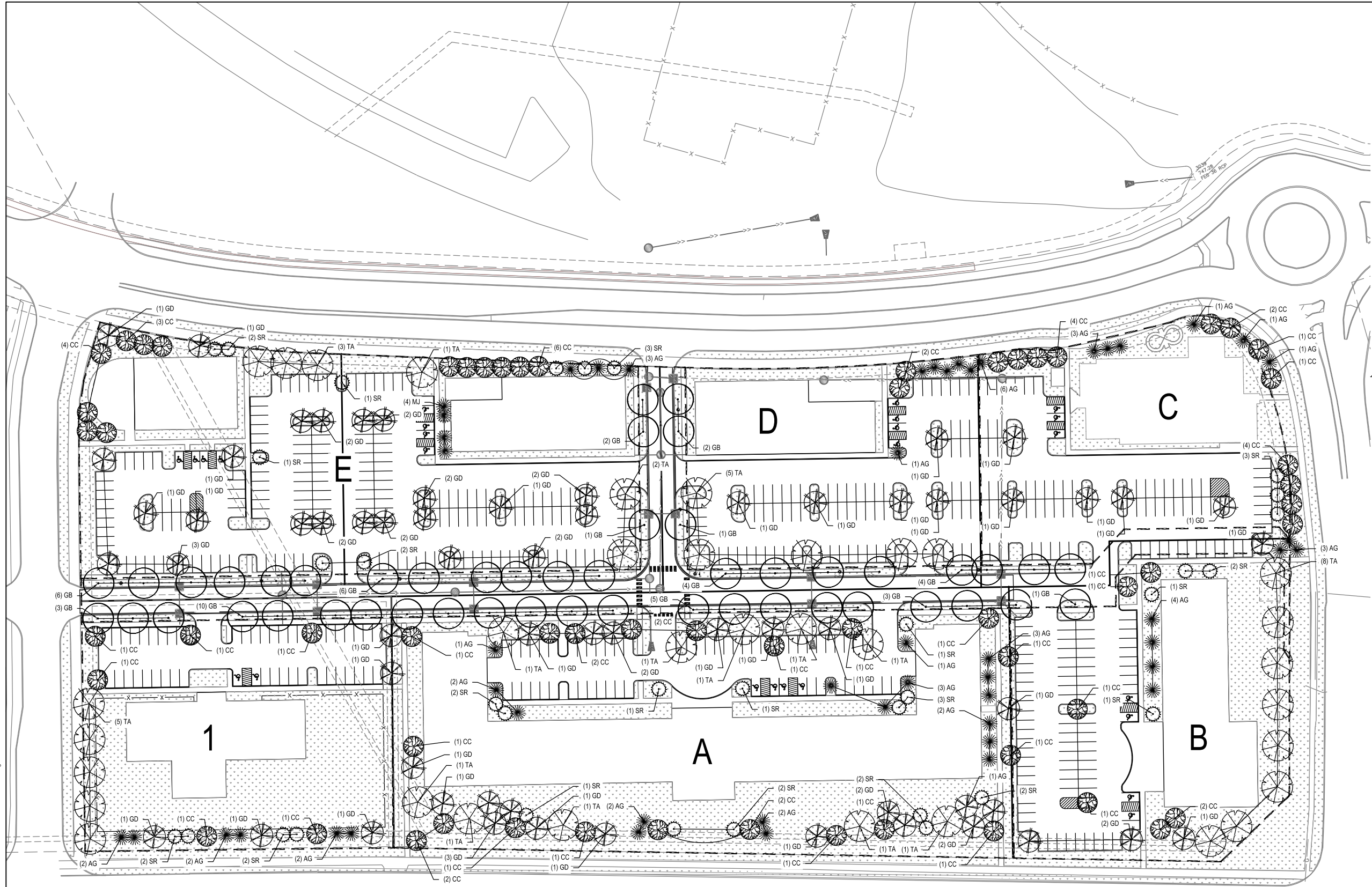
SCOTT COUNTY, MINNESOTA

PROJECT TITLE	
ISSUE NO.	1
DESCRIPTION	
DATE	04/24/2020
CITY PUD SUBMITTAL	
CERTIFICATION:	
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PROJECT NO.: 7886-19-001	
DWN BY: JTP	CHKD BY: JRA
ISSUE DATE: 04/24/2020	APPD BY: DML
ISSUE NO.: 1	
SHEET TITLE: FIRE ACCESS EXHIBIT	
SHEET NO.: EX-3	

WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

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CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166



LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- SECTION LINE
- QUARTER LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- SEED

NOTES

- EACH BUILDING SITE IS EXPECTED TO MEET REQUIRED LANDSCAPING IN CITY CODE. TO BE REVIEWED AT THE TIME OF BUILDING PERMIT. TREES NOT ABLE TO FIT ON SITE MAY BE PLANTED ON ANOTHER PROPERTY IN SHAKOPEE OWNED BY THE DEVELOPER OR CONTRIBUTION MUST BE MADE TO CITY TREE FUND IN AMOUNT OF \$400/TREE.
- MUST COMPLY WITH DIVERSITY REQUIREMENTS IN CITY CODE. MAXIMUM PLANTING QUANTITIES ARE AS FOLLOWS:
 - SPECIES 10%
 - GENUS 20%
 - FAMILY 30%
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITIES, BY CALLING GOPHER ON STATE PRIOR TO BEGINNING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL DAMAGED UTILITIES AS A RESULT OF LANDSCAPING CONSTRUCTION AT NO COST TO THE OWNER. ALL TREES TO BE PLANTED AWAY FROM ANY UTILITY LINE AT 10 FEET MINIMUM.
- QUANTITIES SHOWN ON THE PLAN SHALL SUPERSEDE QUANTITIES SHOWN IN THE PLANTING SCHEDULE SHOULD THERE BE A DISCREPANCY.

WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

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CANTERBURY
SOUTHWEST DEVELOPMENT
CITY OF SHAKOPEE
SCOTT COUNTY, MINNESOTA

PROJECT TITLE		
ISSUE NO.	1	
DESCRIPTION:	CITY PUD SUBMITTAL	
DATE:	04/24/2020	
CERTIFICATION:		
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_____ LICENSE NO.: _____ DATE: _____		
PROJECT NO.: 7886-19-001		
DWN BY:	CHKD BY:	APPD BY:
JRN	LNJ	KWP
ISSUE DATE:		04/24/2020
ISSUE NO.:		1
SHEET TITLE:		
LANDSCAPE PLAN		
SHEET NO.:		
EX-4		

LOT 1 PLANTING SCHEDULE:								
Trees								
QTY	PERCENT	SYMBOL	COMMON NAME	LATIN NAME	HEIGHT	WIDTH	SPACING	SIZE
5	15%	TA	BOULEVARD LINDEN	TILIA AMERICANA 'BOULEVARD'	50'	30'	PER PLAN	2 1/2" B&B
7	21%	GB	AUTUMN GOLD GINKGO	GINKGO BILOBA 'AUTUMN GOLD'	50'	30'	PER PLAN	2 1/2" B&B
5	15%	GD	KENTUCKY TRUE NORTH COFFEETREE	GYMNOCLADUS DIOICUS 'UMNSYNERGY' TRUE NORTH	60'	25'	PER PLAN	2 1/2" B&B
6	18%	CC	THORNLESS HAWTHORN	CRATAEGUS CRUS-GALLI V. INERMIS	20'	20'	PER PLAN	2 1/2" B&B
6	18%	AG	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	25'	15'	PER PLAN	1 1/2" B&B
4	12%	SR	IVORY SILK LILAC	SYRINGA RETICULATA 'IVORY SILK'	25'	15'	PER PLAN	1 1/2" B&B
33			TOTAL TREES					

OUTLOT A PLANTING SCHEDULE:								
Trees								
QTY	PERCENT	SYMBOL	COMMON NAME	LATIN NAME	HEIGHT	WIDTH	SPACING	SIZE
10	11%	TA	BOULEVARD LINDEN	TILIA AMERICANA 'BOULEVARD'	50'	30'	PER PLAN	2 1/2" B&B
14	15%	GB	AUTUMN GOLD GINKGO	GINKGO BILOBA 'AUTUMN GOLD'	50'	30'	PER PLAN	2 1/2" B&B
19	21%	GD	KENTUCKY TRUE NORTH COFFEETREE	GYMNOCLADUS DIOICUS 'UMNSYNERGY' TRUE NORTH	60'	25'	PER PLAN	2 1/2" B&B
19	21%	CC	THORNLESS HAWTHORN	CRATAEGUS CRUS-GALLI V. INERMIS	20'	20'	PER PLAN	2 1/2" B&B
17	18%	AG	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	25'	15'	PER PLAN	1 1/2" B&B
13	14%	SR	IVORY SILK LILAC	SYRINGA RETICULATA 'IVORY SILK'	25'	15'	PER PLAN	1 1/2" B&B
92			TOTAL TREES					

OUTLOT B PLANTING SCHEDULE:								
Trees								
QTY	PERCENT	SYMBOL	COMMON NAME	LATIN NAME	HEIGHT	WIDTH	SPACING	SIZE
8	28%	TA	BOULEVARD LINDEN	TILIA AMERICANA 'BOULEVARD'	50'	30'	PER PLAN	2 1/2" B&B
1	3%	GB	AUTUMN GOLD GINKGO	GINKGO BILOBA 'AUTUMN GOLD'	50'	30'	PER PLAN	2 1/2" B&B
4	14%	GD	KENTUCKY TRUE NORTH COFFEETREE	GYMNOCLADUS DIOICUS 'UMNSYNERGY' TRUE NORTH	60'	25'	PER PLAN	2 1/2" B&B
8	28%	CC	THORNLESS HAWTHORN	CRATAEGUS CRUS-GALLI V. INERMIS	20'	20'	PER PLAN	2 1/2" B&B
4	14%	AG	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	25'	15'	PER PLAN	1 1/2" B&B
4	14%	SR	IVORY SILK LILAC	SYRINGA RETICULATA 'IVORY SILK'	25'	15'	PER PLAN	1 1/2" B&B
29			TOTAL TREES					

OUTLOT C PLANTING SCHEDULE:								
Trees								
QTY	PERCENT	SYMBOL	COMMON NAME	LATIN NAME	HEIGHT	WIDTH	SPACING	SIZE
0	0%	TA	BOULEVARD LINDEN	TILIA AMERICANA 'BOULEVARD'	50'	30'	PER PLAN	2 1/2" B&B
3	9%	GB	AUTUMN GOLD GINKGO	GINKGO BILOBA 'AUTUMN GOLD'	50'	30'	PER PLAN	2 1/2" B&B
6	18%	GD	KENTUCKY TRUE NORTH COFFEETREE	GYMNOCLADUS DIOICUS 'UMNSYNERGY' TRUE NORTH	60'	25'	PER PLAN	2 1/2" B&B
12	36%	CC	THORNLESS HAWTHORN	CRATAEGUS CRUS-GALLI V. INERMIS	20'	20'	PER PLAN	2 1/2" B&B
9	27%	AG	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	25'	15'	PER PLAN	1 1/2" B&B
3	9%	SR	IVORY SILK LILAC	SYRINGA RETICULATA 'IVORY SILK'	25'	15'	PER PLAN	1 1/2" B&B
33			TOTAL TREES					

Lot 1 Code Requirements			Required	Proposed
Total Lot Area (FT ²)			-	68,000
Landscape Area (15% of Lot Area)(SF ²)			10,200	43,000
Building Footprint Area (FT ²)			-	10,000
Impervious Area (FT ²)			-	15,000
Total Parking Spaces			-	42
Tree Quantities			Required	Proposed
Building Footprint Trees				
0 - 10,000 sf			20	-
10,001 - 50,000 sf			-	-
Impervious Area Trees (1 per every 4,000 sf)			4	-
Total			24	
Tree Location Tally			Required	Proposed
Street Trees (every 40 LF)			-	6
Parking (1 tree per every 10 spaces)			5	4
Lot Trees			-	23
Total				33

Outlot A Code Requirements			Required	Proposed
Total Lot Area (FT ²)			-	140,000
Landscape Area (15% of Lot Area)(SF ²)			12,000	67,000
Building Footprint Area (FT ²)			-	47,000
Impervious Area (FT ²)			-	26,000
Total Parking Spaces			-	58
Tree Quantities			Required	Proposed
Building Footprint Trees				
0 - 10,000 sf			20	-
10,001 - 50,000 sf			71	-
Impervious Area Trees (1 per every 4,000 sf)			7	-
Total			98	
Tree Location Tally			Required	Proposed
Street Trees (every 40 LF)			-	0
Parking (1 tree per every 10 spaces)			6	14
Lot Trees			-	78
Total				92

Outlot B Code Requirements			Required	Proposed
Total Lot Area (FT ²)			-	71,000
Landscape Area (15% of Lot Area)(SF ²)			11,000	30,500
Building Footprint Area (FT ²)			-	10,500
Impervious Area (FT ²)			-	26,000
Total Parking Spaces			-	70
Tree Quantities			Required	Proposed
Building Footprint Trees				
0 - 10,000 sf			20	-
10,001 - 50,000 sf			1	-
Impervious Area Trees (1 per every 4,000 sf)			7	-
Total			28	
Tree Location Tally			Required	Proposed
Street Trees (every 40 LF)			-	8
Parking (1 tree per every 10 spaces)			7	8
Lot Trees			-	13
Total				29

Outlot C Code Requirements			Required	Proposed
Total Lot Area (FT ²)			-	55,000
Landscape Area (15% of Lot Area)(SF ²)			8,500	10,000
Building Footprint Area (FT ²)			-	14,000
Impervious Area (FT ²)			-	31,000
Total Parking Spaces			-	72
Tree Quantities			Required	Proposed
Building Footprint Trees				
0 - 10,000 sf			20	-
10,001 - 50,000 sf			21	-
Impervious Area Trees (1 per every 4,000 sf)			8	-
Total			49	
Tree Location Tally			Required	Proposed
Street Trees (every 40 LF)			-	12
Parking (1 tree per every 10 spaces)			8	6
Lot Trees			-	15
Total				33

OUTLOT D PLANTING SCHEDULE:								
Trees								
QTY	PERCENT	SYMBOL	COMMON NAME	LATIN NAME	HEIGHT	WIDTH	SPACING	SIZE
5	19%	TA	BOULEVARD LINDEN	TILIA AMERICANA 'BOULEVARD'	50'	30'	PER PLAN	2 1/2" B&B
8	30%	GB	AUTUMN GOLD GINKGO	GINKGO BILOBA 'AUTUMN GOLD'	50'	30'	PER PLAN	2 1/2" B&B
5	19%	GD	KENTUCKY TRUE NORTH COFFEETREE	GYMNOCLADUS DIOICUS 'UMNSYNERGY' TRUE NORTH	60'	25'	PER PLAN	2 1/2" B&B
2	7%	CC	THORNLESS HAWTHORN	CRATAEGUS CRUS-GALLI V. INERMIS	20'	20'	PER PLAN	2 1/2" B&B
7	26%	AG	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	25'	15'	PER PLAN	1 1/2" B&B
0	0%	SR	IVORY SILK LILAC	SYRINGA RETICULATA 'IVORY SILK'	25'	15'	PER PLAN	1 1/2" B&B
27			TOTAL TREES					

Outlot D Code Requirements			Required	Proposed
Total Lot Area (FT ²)			-	65,000
Landscape Area (15% of Lot Area)(SF ²)			10,000	20,000
Building Footprint Area (FT ²)			-	11,000
Impervious Area (FT ²)			-	35,000
Total Parking Spaces			-	63
Tree Quantities			Required	Proposed
Building Footprint Trees				
0 - 10,000 sf			20	-
10,001 - 50,000 sf			1	-
Impervious Area Trees (1 per every 4,000 sf)			9	-
Total			30	
Tree Location Tally			Required	Proposed
Street Trees (every 40 LF)			-	2
Parking (1 tree per every 10 spaces)			8	10
Lot Trees			-	15
Total				27

OUTLOT E PLANTING SCHEDULE:								
Trees								
QTY	PERCENT	SYMBOL	COMMON NAME	LATIN NAME	HEIGHT	WIDTH	SPACING	SIZE
6	8%	TA	BOULEVARD LINDEN	TILIA AMERICANA 'BOULEVARD'	50'	30'	PER PLAN	2 1/2" B&B
15	21%	GB	AUTUMN GOLD GINKGO	GINKGO BILOBA 'AUTUMN GOLD'	50'	30'	PER PLAN	2 1/2" B&B
23	32%	GD	KENTUCKY TRUE NORTH COFFEETREE	GYMNOCLADUS DIOICUS 'UMNSYNERGY' TRUE NORTH	60'	25'	PER PLAN	2 1/2" B&B
13	18%	CC	THORNLESS HAWTHORN	CRATAEGUS CRUS-GALLI V. INERMIS	20'	20'	PER PLAN	2 1/2" B&B
7	10%	AG	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	25'	15'	PER PLAN	1 1/2" B&B
9	12%	SR	IVORY SILK LILAC	SYRINGA RETICULATA 'IVORY SILK'	25'	15'	PER PLAN	1 1/2" B&B
73			TOTAL TREES					

Outlot E Code Requirements			Required	Proposed
Total Lot Area (FT ²)			-	125,000
Landscape Area (15% of Lot Area)(SF ²)			19,000	38,000
Building Footprint Area (FT ²)			-	18,000
Impervious Area (FT ²)			-	69,000
Total Parking Spaces			-	123
Tree Quantities			Required	Proposed
Building Footprint Trees				
0 - 10,000 sf			20	-
10,001 - 50,000 sf			12	-
Impervious Area Trees (1 per every 4,000 sf)			18	-
Total			50	
Tree Location Tally			Required	Proposed
Street Trees (every 40 LF)			-	26
Parking (1 tree per every 10 spaces)			13	25
Lot Trees			-	22
Total				73



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WWW.CANTERBURYPARK.COM

CANTERBURY
SOUTHWEST DEVELOPMENT
CITY OF SHAKOPEE
SCOTT COUNTY, MINNESOTA

PROJECT TITLE:

ISSUE NO.: 1

DESCRIPTION: CITY PLD SUBMITTAL

DATE: 04/24/2020

CERTIFICATION:
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.

DATE: _____
SITE: _____

PROJECT NO.: 7886-19-001

DWN BY: JRN CHKD BY: LNJ APPD BY: KWP

ISSUE DATE: 04/24/2020

ISSUE NO.: 1

SHEET TITLE:
PLANT SCHEDULES & CODE REQUIREMENTS

SHEET NO.: EX-5

1. TREES AND SHRUBS SHALL BE PROVIDED IN THE QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY AS CHOSEN BY THE OWNER/OWNER AS LISTED ON THE LANDSCAPE PLAN L 101.
2. TREES AND SHRUBS SHALL BE HEALTHY, VIGOROUS STOCK, GROWN IN RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS.
3. OWNER RETAINS THE RIGHT TO INSPECT TREES AND SHRUBS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK.
4. NURSERY STOCK SHALL BE DELIVERED DIRECTLY FROM NURSERY. HEEL IN IMMEDIATELY UPON DELIVERY IF NOT TO BE PLANTED WITHIN FOUR HOURS. COVERING WITH MOIST SOIL OR MULCH TO PROTECT FROM DRYING. STORE PLANTS IN SHADE AND PROTECT FROM WEATHER.
5. PROTECTION FROM EXTREMES IN EXPOSURE AND ROUGH HANDLING SHALL BE PROVIDED FOR ALL PLANT MATERIALS DURING TRANSPORT AND STORAGE.
6. THE CONTRACTOR SHALL NOTIFY THE OWNER 48 HOURS PRIOR TO PLANTING SO THAT A MUTUALLY AGREEABLE TIME MAY BE ARRANGED FOR INSPECTION.
7. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS WITH STAKES CENTERED AT PROPOSED PLANTING LOCATIONS FOR APPROVAL BY OWNER.
8. DO NOT START PLANTING WORK UNTIL LAYOUT IS APPROVED BY THE OWNER.

1. EDGE RESTRAINT BETWEEN PLANTING BEDS AND TURF SHALL BE BLACK COMMERCIAL GRADE LANDSCAPE EDGING BY COL-MET OR APPROVED EQUAL, 6"x12 GAUGE STEEL.
2. THE ESTABLISHMENT PERIOD FOR SOD SHALL BEGIN IMMEDIATELY AFTER INSTALLATION, WITH THE APPROVAL OF THE OWNER, AND CONTINUE UNTIL THE DATE THAT THE OWNER PERFORMS A FINAL INSPECTION.
3. THE ESTABLISHMENT PERIOD FOR SODDED AREAS IS 1 YEAR.
4. SOD SHALL CONFORM TO MNDOT SPEC. 3878.2A MINERAL SOD, SOD SPECIES COMPOSITION SHALL BE MINNESOTA STATE SEED MIX 25-151 - HIGH MAINTENANCE TURF.
5. FERTILIZER SHALL CONFORM TO MNDOT SPEC. 3881, TYPE 2 PHOSPHOROUS-FREE.
6. FERTILIZER SHALL HAVE A FORMULA (N-P-K) AS DETERMINED BY THE RESULTS OF A SOIL TEST. CONTRACTOR TO CONDUCT SOIL TEST AND PROVIDE RESULTS ALONG WITH RECOMMENDED FERTILIZER FORMULA TO OWNER FOR REVIEW AND APPROVAL PRIOR TO APPLICATION.
7. TOPSOIL SHALL BE IMPORTED AND CONFORM TO MNDOT SPEC. 3877.2B LOAM TOPSOIL BORROW. TOPSOIL SHALL BE SCREENED, PULVERIZED, AND CONTAIN LESS THAN 30% CLAY.
8. 6" OF TOPSOIL SHALL BE PLACED IN ALL SEEDING AREAS.
9. INSTALLATION OF SOD SHALL OCCUR WITHIN ONE (1) WEEK OF COMPLETING THE GRADING.
10. PLACE ALL SOD STRIPS WITH LONG EDGES PARALLEL TO THE CONTOURS. STAGGER ALL JOINTS ALTERNATELY WITHOUT SPACE BETWEEN. SECURE THE SOD TO SLOPES WITH BIODEGRADABLE ANCHOR SYSTEMS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR WATER DURING THE PLANTING ESTABLISHMENT PERIOD.

1. LANDSCAPE WORK WILL BE INSPECTED FOR ACCEPTANCE IN PARTS AGREEABLE TO THE OWNER, PROVIDED WORK OFFERED FOR INSPECTION IS COMPLETE, INCLUDING MAINTENANCE, FOR THE PORTION IN QUESTION.
2. AT THE CONCLUSION OF THE ESTABLISHMENT PERIOD, WHICH WILL BE ONE YEAR FOLLOWING INITIAL INSTALLATION AND AN INSPECTION OF PLANTING WILL BE MADE TO DETERMINE THE CONDITIONS OF AREAS ASPECTED FOR LANDSCAPING.
3. WHEN INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED BY OWNER AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM SITE.



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EX-5

1. UPON APPROVAL OF STAKING LOCATIONS CONTRACTOR SHALL EXCAVATE PLANTING HOLES CENTERED AT STAKED LOCATIONS.
2. DIG HOLES AS DETAILED AND TO A DIAMETER A MINIMUM OF TWO TIMES THE DIAMETER OF THE ROOT BALL OR CONTAINER.
3. REMOVE STICKS, RUBBISH, FOREIGN MATERIALS AND UNDESIRABLE PLANTS AND THEIR ROOTS. REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSIONS.
4. SET BALLED AND BURLAPPED (B&B) STOCK ON LAYER OF COMPACTED PLANTING SOIL MIXTURE, PLUMB AND IN CENTER OF PIT OR TRENCH WITH TOP OF ALL AT SAME ELEVATION AS ADJACENT FINISHED LANDSCAPE GRADES.
5. ROOT FLARE OF THE TREE MUST BE ABOVE FINISHED GRADE.
6. CUT ALL CORDS AND TWINE AND REMOVE WIRE BASKET AND BURLAP FROM TOP AND SIDES OF BALLS; RETAIN BURLAP ON BOTTOMS.
7. WHEN SET, PLACE ADDITIONAL PLANTING SOIL BACKFILL AROUND BASE AND SIDES OF BALL, AND WORK EACH LAYER TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS.
8. WHEN EXCAVATION IS APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL.
9. REPEAT WATERING UNTIL NO MORE IS ABSORBED. WATER AGAIN AFTER PLACING FINAL LAYER OF BACKFILL.
10. FOR CONTAINER GROWN STOCK, SAME AS FOR BALLED AND BURLAPPED STOCK, EXCEPT CUT CONTAINERS ON SIDES INTO QUARTERS WITH SHEAR. REMOVE CONTAINER BEFORE SETTING PLANT SO AS NOT TO DAMAGE ROOT BALLS.
11. WATER EACH PLANT WITHIN 2 HOURS OF PLANTING.
12. ALL PLANTINGS TO BE MULCHED UNLESS OTHERWISE NOTED ON THE PLAN.
13. PLACE 4-INCH THICKNESS OF MULCH AROUND TREES AND SHRUBS WITHIN A PERIOD OF 48 HOURS AFTER THE SECOND WATERING.
14. DO NOT PLACE MULCH IN DIRECT CONTACT WITH TRUNKS OR STEMS.
15. TOPSOIL IN LANDSCAPED AREAS SHALL BE AT LEAST 6 INCHES IN DEPTH AND A SANDY LOAM, SILT LOAM, LOAM, OR SANDY CLAY CONSISTING OF NO MORE THAN 65% SAND, 15% TO 10% ORGANIC MATTER, A PH OF 4.5 TO 6.8, SOLUBLE SALTS LESS THAN 2MMHOS/CM, FREE OF CHEMICAL CONTAMINANTS, AND NOT COMPACTED BEYOND 80% OF STANDARD PROCTOR OR 200 PSI. SUBSOIL SHALL BE SCARIFIED BEFORE TOPSOIL IS SPREAD. SOIL SHALL BE GENERALLY FREE OF DEBRIS SUCH AS LARGE ROCKS AND FRAGMENTS OF WOOD.

1. WHEN INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED BY OWNER AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM SITE.
2. THE CITY SHALL REQUIRE SUBMISSION OF A FINANCIAL SECURITY IN FORM OF A CASH ESCROW, OR OTHER FORM OF SECURITY THAT THE CITY DEEMS ACCEPTABLE, IN THE AMOUNT OF 150% OF THE TOTAL TREE REPLACEMENT ESTIMATE, AT \$400 PER REPLACEMENT TREE OR AS IS UPDATED FROM TIME TO TIME IN THE CITY'S FEE SCHEDULE.
3. THE CITY SHALL REQUIRE A LANDSCAPING ESCROW PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY INCLUDING TEMPORARY OR PERMANENT IF LANDSCAPING WORK IS NOT COMPLETED, THE ESCROW AMOUNT SHALL BE 150% OF THE CONTRACT VALUE AS REVIEWED AND APPROVED BY THE CITY. THE LANDSCAPE ESCROW AGREEMENT SHALL ALSO INCLUDE A RIGHT OF ENTRY FOR THE CITY TO INSTALL LANDSCAPING USING THE ESCROW IF IT IS NOT COMPLETED OR IF THE PLANTINGS DIE WITHIN SIX (6) MONTHS OR THE NEXT GROWING CYCLE OF TCO OR PERMANENT CO.
- 3.1. THE FINANCIAL SECURITY SHALL BE COLLECTED BEFORE THE GRADING PERMIT IS ISSUED FOR TREE REPLACEMENT AND PRIOR TO TCO OR CO IF ALL THE LANDSCAPING IS COMPLETED.
- 3.2. ALL REQUIRED LANDSCAPING PLANTS MUST BE WARRANTED FOR TWO (2) YEARS TO GUARANTEE SURVIVAL, THE WARRANTY PERIOD SHALL BEGIN UPON INSPECTION AND ACCEPTANCE BY CITY STAFF OF THE INSTALLED PLANTS FOR PROPER PLANTING, SIZE, SPECIES, HEALTH, AND LOCATION, AND IF AT ANY TIME DURING THE WARRANTY PERIOD THE PLANTS ARE FOUND TO BE UNHEALTHY BY CITY STAFF, THEY ARE REQUIRED TO BE REPLACED WITH THE SAME SIZE AND SPECIES BY THE APPLICANT AT THE SOONEST APPROPRIATE PLANTING TIME.
4. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING.
5. MAINTAIN TREES AND BUSHES INCLUDING WATERING FOR ONE YEAR AFTER ACCEPTANCE BY OWNER, IT IS CONTRACTORS RESPONSIBILITY FOR COORDINATE WATERING.
6. TRIM, PRUNE, REMOVE CLIPPINGS AND DEAD OR BROKEN BRANCHES, AND TREAT PRUNED AREAS AND OTHER WOUNDS.
7. IT IS THE CONTRACTOR'S OPTION WHETHER OR NOT TO STAKE TREES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT POSITION THROUGHOUT THE ONE-YEAR GUARANTEE PERIOD.

1. FOR COMMERCIAL/INDUSTRIAL SITE AND RESIDENTIAL DEVELOPERS, UP TO 75% OF THE FINANCIAL SECURITY MAY BE RETURNED UPON INSPECTION AND ACCEPTANCE BY THE CITY OF INSTALLED PLANTS AND UPON THE SUBMITTAL OF A CITY-APPROVED TWO-YEAR WARRANTY FROM THE LANDSCAPE CONTRACTOR WHO INSTALLED THE PLANTS. THIS WARRANTY MUST COVER PLANT HEALTH ISSUES RELATING TO EXCESS OR INSUFFICIENT WATER, THE REMAINING FINANCIAL SECURITY, 75% WILL BE RETURNED UNLESS CITY STAFF FEELS THE TREES HAVE A HEIGHTENED RISK OF FAILURE.
2. FOR BUILDERS OF INDIVIDUAL RESIDENTIAL LOTS IN A SUBDIVISION WHO RECEIVE A TWO-YEAR WARRANTY FROM THE LANDSCAPE CONTRACTOR WHO INSTALLED THE PLANTS, UP TO 100% OF THE FINANCIAL SECURITY MAY BE RETURNED UPON:
 - 2.1. INSPECTION AND ACCEPTANCE OF INSTALLED PLANTS BY THE CITY; AND
 - 2.2. PROVIDING THE LOT BUYER WITH THE COPY OF THE TWO-YEAR WARRANTY FROM THE LANDSCAPE CONTRACTOR AND CONTACT INFORMATION TO MAKE A CLAIM ON THE WARRANTY.
3. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER OWNER ACCEPTANCE AND SHALL BE ALIVE AND IN SATISFACTORY CONDITION AT THE END OF THE GUARANTEE PERIOD. SUCH GUARANTEE EXCLUDES VANDALISM.
4. AT THE END OF THE ONE-YEAR GUARANTEE PERIOD, INSPECTION WILL BE MADE BY THE OWNER UPON WRITTEN NOTICE BY THE CONTRACTOR AT LEAST FIVE DAYS BEFORE THE ANTICIPATED DATE. ANY PLANT MATERIAL REQUIRED UNDER THE CONTRACT THAT IS DEAD OR NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE, AND SHALL BE REPLACED AS SOON AS CONDITIONS PERMIT DURING THE NORMAL PLANTING SEASONS.
5. THE OPINION OF THE OWNER SHALL GOVERN IN ANY AND ALL DISPUTES BY THE CONTRACTOR REGARDING THE CONDITION AND DISPOSITION OF UNSATISFACTORY MAINTENANCE PROCEDURES OR REJECTED PLANTS.
6. ALL REPLACEMENTS SHALL BE PLANT MATERIAL OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. REPLACEMENT COSTS SHALL BE BORNE BY THE CONTRACTOR.
7. REPLACEMENT PLANTINGS REQUIRED AT THE END OF THE GUARANTEE PERIOD ARE NOT TO BE GUARANTEED. THE PLANT MATERIAL IS SUBJECT TO INSPECTION AND REJECTION BY THE OWNER BEFORE AND AFTER PLANTING.

1. THE IRRIGATION SYSTEM CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
 1. COORDINATION WITH ALL OTHER TRADES.
 2. DETAILED DESIGN OF AN IRRIGATION SYSTEM FOR THE SITE. THE LIMITS OF THE AREA TO BE IRRIGATED ARE INDICATED ON THE DRAWINGS. DESIGN SHALL INCLUDE PIPE SIZING, HEAD SELECTION, LOCATIONS OF HEADS, ZONING, AND CONTROL SYSTEMS. DESIGN SHALL PROVIDE NO OVERSPRAY ONT WALKS. IRRIGATION PLAN, DESIGN DETAILS AND PRODUCT SHEETS SHALL BE SUBMITTED TO THE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING ANY MATERIALS.
 3. LABOR AND MATERIALS NECESSARY TO INSTALL A NEW IRRIGATION SYSTEM AS SHOWN IN GENERAL ON THE PLAN. THE IRRIGATION CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR FURNISHING AND INSTALLING THE IRRIGATION CONTROL SYSTEM ALONG WITH ANY CONNECTIONS MADE TO THE WATER SERVICE.
 4. TESTING OF THE COMPLETE IRRIGATION SYSTEM.
 5. STARTUP AND ADJUSTMENT OF THE SYSTEM.
 6. PROVIDE OWNER'S EMPLOYEES WITH OPERATIONAL TRAINING ONSITE AND SUBMIT OPERATION AND MAINTENANCE MANUALS FOR ALL COMPONENTS.
 7. AS-BUILT DRAWINGS SHOWING THE LOCATION AND FEATURES OF ALL IRRIGATION COMPONENTS.

1. THE ENTIRE INSTALLATION SHALL FULLY COMPLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES AND WITH THE ESTABLISHED CODES ALLOCABLE THERETO.
2. THE CONTRACTOR SHALL TAKE OUT ALL REQUIRED PERMITS, ARRANGE FOR ALL NECESSARY INSPECTION, AND PAY ANY FEES AND EXPENSES IN CONJUNCTION WITH THE SAME AS PART OF THE WORK UNDER THIS CONTRACT.

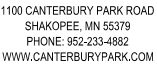
1. ALL WORK AND MATERIALS TO BE IN FULL ACCORDANCE WITH LATEST RULES AND REGULATIONS OF THE DIVISION OF INDUSTRIAL SAFETY, THE UNIFORM PLUMBING CODE, NATIONAL ELECTRIC CODE, AMERICANS WITH DISABILITIES, AND OTHER APPLICABLE LAWS OR REGULATION.
2. NOTHING IN THESE DRAWINGS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
3. FURNISH, WITHOUT EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR AS REQUIRED TO COMPLY WITH THESE RULES AND REGULATIONS, THOUGH THE WORK IS NOT MENTIONED IN THESE PARTICULAR CONSTRUCTION DOCUMENTS.

1. BECOME ACQUAINTED WITH ALL SITE CONDITIONS, LOCATE EXISTING UTILITIES AND EQUIPMENT TO REMAIN, SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE DRAWINGS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY ENGINEER, FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR ANY AND ALL DAMAGE ARISING FROM OPERATIONS SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN ON DRAWINGS.
2. TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE CONDITIONS, REPAIR ANY DAMAGED ITEM TO ITS ORIGINAL CONDITION OR FURNISH AND INSTALL EQUIVALENT REPLACEMENT AT NO ADDITIONAL COST TO OWNER.

COORDINATION

1. SCHEDULE AND COORDINATE WORK WITH OTHER TRADES TO FACILITATE WORK AND AVOID CONFLICTS IN CONSTRUCTION SEQUENCE AND EQUIPMENT INSTALLATION.
2. REVIEW ENTIRE PLAN SET AND COORDINATE WITH OTHER TRADES AS REQUIRED BY SEQUENCE OF CONSTRUCTION TO ENSURE PROVISION OF MAINLINE AND ELECTRICAL CONDUIT STUB-OUTS AT ALL REQUIRED LOCATIONS.

1. SCHEDULE AND COORDINATE WORK WITH OTHER TRADES TO FACILITATE WORK AND AVOID CONFLICTS IN CONSTRUCTION SEQUENCE AND EQUIPMENT INSTALLATION.
2. REVIEW ENTIRE PLAN SET AND COORDINATE WITH OTHER TRADES AS REQUIRED BY SEQUENCE OF CONSTRUCTION TO ENSURE PROVISION OF MAINLINE AND ELECTRICAL CONDUIT STUB-OUTS AT ALL REQUIRED LOCATIONS.



CANTERBURY
SOUTHWEST DEVELOPMENT
CITY OF SHAKOPEE
SCOTT COUNTY, MINNESOTA

[illegible]

CERTIFICATION:

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.

LICENSE NO.: _____
DATE: _____

PROJECT NO.: 7886-19-00

DWN BY:	CHK'D BY:	APP'D BY:
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ISSUE DATE	04/04/2009
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ISSUE NO.:

SHEET TITLE:

NOTES & DETAILS

SHEET NO.: 548

EX-6