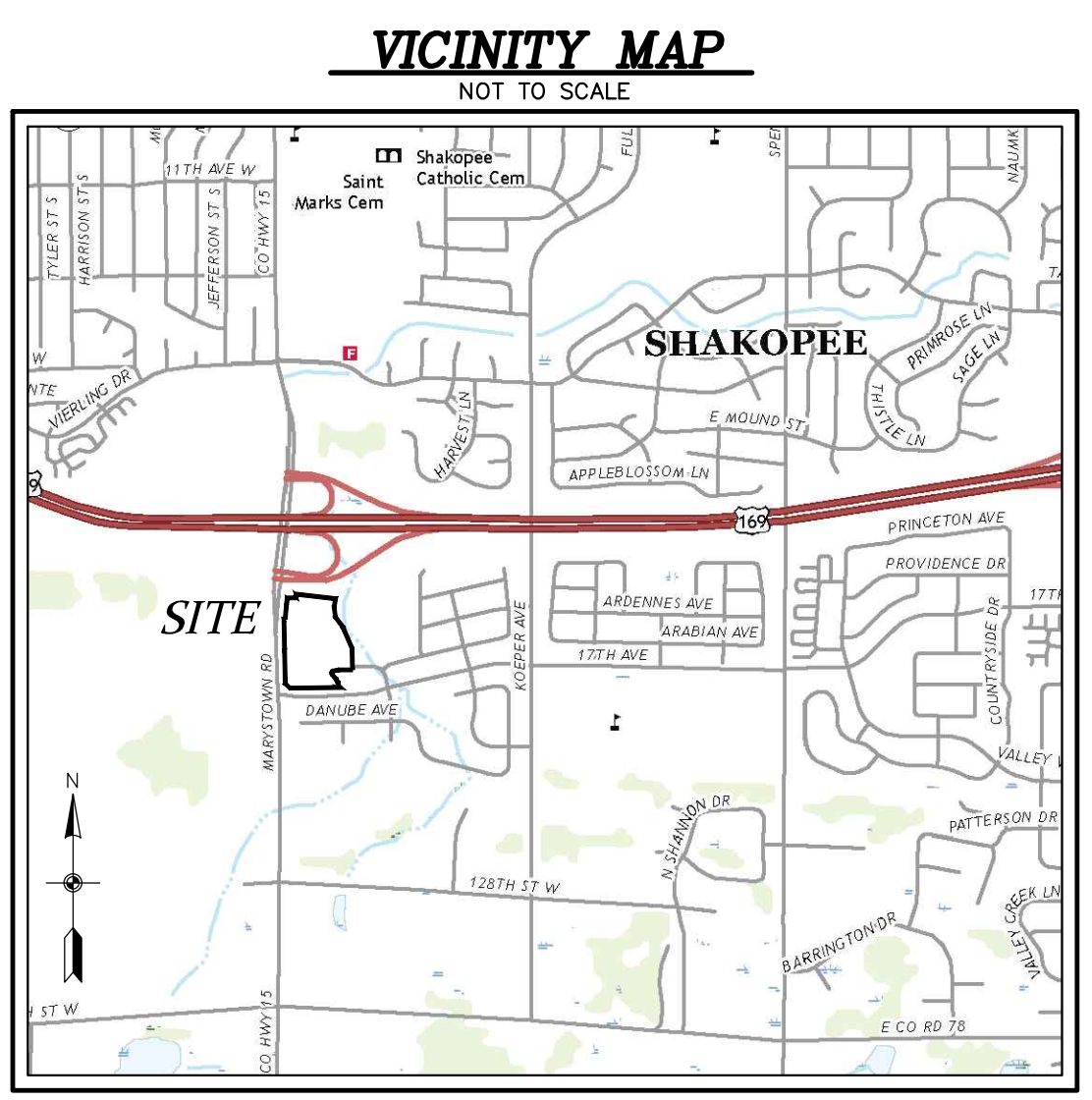
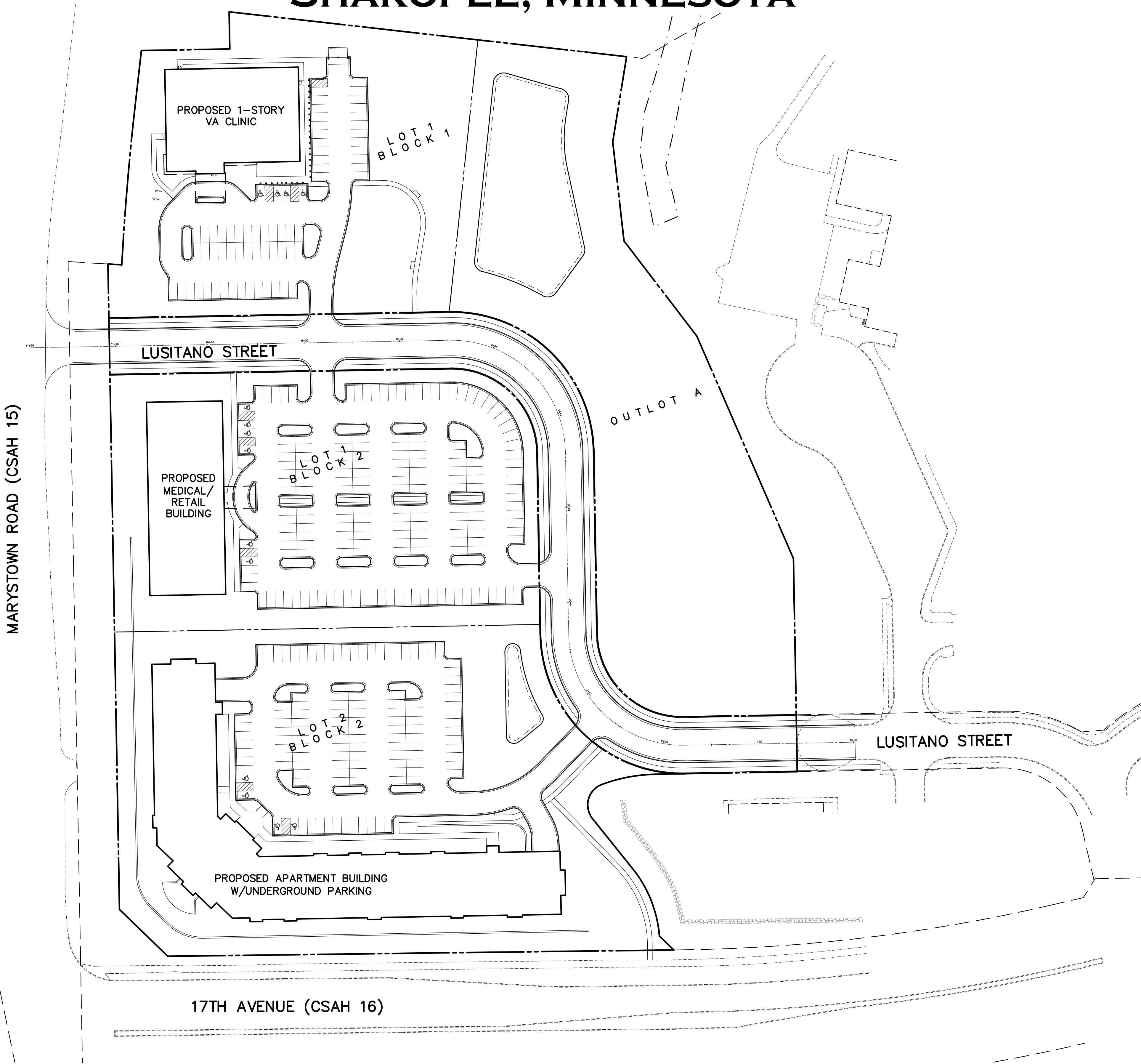


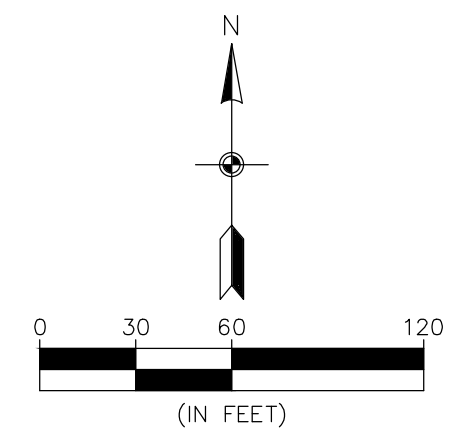
POWERS SECOND ADDITION

SHAKOPEE, MINNESOTA



SHEET INDEX

- 1. COVER
- 2. EXISTING CONDITIONS
- 3. PRELIMINARY PLAT
- 4. SITE & UTILITY PLAN (OVERALL)
- 5. SITE & UTILITY PLAN (SOUTH)
- 6. SITE & UTILITY PLAN (NORTH)
- 7. GRADING AND EROSION CONTROL PLAN (OVERALL)
- 8. GRADING AND EROSION CONTROL PLAN (SOUTH)
- 9. GRADING AND EROSION CONTROL PLAN (NORTH)
- 10. DETAILS
- TP1. TREE PRESERVATION PLAN
- L1. LANDSCAPE PLAN
- L2. LANDSCAPE PLAN
- L3. LANDSCAPE PLAN
- L4. LANDSCAPE PLAN



BENCHMARKS
1. MINNESOTA DEPARTMENT OF TRANSPORTATION GEODETIC MONUMENT CSD STATION NO. 10087, MNDOT NAME OPEE AS PUBLISHED IN 2016. ELEVATION = 828.66 FT. (NAVD 88)

ENVIRONMENTAL - ENGINEERING - SURVEYING
3890 Pheasant Ridge Dr. NE #100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959

COVER

POWERS SECOND ADDITION
Shakopee, Minnesota

TRIDENT - SHAKOPEE WEST, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS	
1.	

DRAWN BY:	JTR
DESIGNED BY:	JTR
ISSUE DATE:	05/01/20

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

Name:	Joseph T. Radach, P.E.
Signature:	
Date:	05/01/20
License #:	45889

1 of 10

Shakopee Apartments East CS30Engineering Preliminary plat/2389 - cover.dwg

MNDOT RIGHT OF WAY
PLAT NO. 70-15

MARYSTOWN ROAD (C.S.A.H. NO. 15)

17TH AVENUE (C.S.A.H. NO. 16)

OWNER:
STATE OF MINN. DEPT. OF TRANSP.
& TRANSPORTATION BLDG
PID: 278010160

PARCEL DESCRIPTION:

Lot 1, Block 1, POWERS FIRST ADDITION, according to the recorded plat thereof, Scott County, Minnesota.

AND

Outlot A, POWERS FIRST ADDITION, according to the recorded plat thereof, Scott County, Minnesota.

AND

That part of Lusitano Street, as created and dedicated in POWERS FIRST ADDITION, according to the recorded plat thereof, Scott County, Minnesota, accruing thereto by reason of street vacation.

AND

That part of Lot 1, Block 1, JACKSON ELEMENTARY SCHOOL, according to the recorded plat thereof, Scott County, Minnesota, lying westerly of the following described line and its northerly and southerly extensions thereof:

Commencing at the Northwest corner of said Lot 1, Block 1, JACKSON ELEMENTARY SCHOOL, also being the Northeast corner of Lot 1, Block 1, POWERS FIRST ADDITION; thence South 83 degrees 34 minutes 04 seconds East, assumed bearing, along the northerly line of said Lot 1, Block 1, JACKSON ELEMENTARY SCHOOL, 53.69 feet to the point of beginning of said line to be described; thence South 09 degrees 12 minutes 49 seconds West, 91.13 feet; thence South 06 degrees 26 minutes 55 seconds East, 105.15 feet; thence South 37 degrees 28 minutes 15 seconds East, 126.34 feet; thence South 23 degrees 28 minutes 58 seconds East, 255.92 feet; thence South 01 degree 01 minute 25 seconds East, 164.87 feet to the South line of said Lot 1, Block 1, JACKSON ELEMENTARY SCHOOL, and said line there terminating.

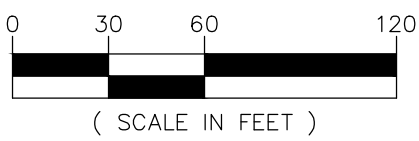
GENERAL NOTES:

- Bearings shown hereon are based on the South line of Outlot A, POWERS FIRST ADDITION, which is assumed to bear S89°7'12"W.
- Surveyed property contains total area of ±589,190 sq. ft. (±13.53 acres).
- The field work for this survey was completed on April 22, 2020.
- Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).
- Infiltration Basin Access Easement per Doc. No. A1085419, Access Easement per Doc. No. A1085421, and Temporary Construction Easement per Doc. No. A1085425 are not shown hereon and are to be released/vacated.

LEGEND

- | | | | |
|---|--|---------|--|
| ● | - Denotes Scott County Monument | △ | - Denotes Flared End Section |
| ● | - Denotes Found Iron Monument, as noted | ○ | - Denotes Storm Manhole |
| ○ | - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361 | — ale — | - Denotes Overhead Electric |
| ☆ | - Denotes Light Pole | — ue — | - Denotes Underground Electric |
| ☆ | - Denotes Sanitary Manhole | — utv — | - Denotes Underground Television |
| ☆ | - Denotes Miscellaneous Sign | — ufo — | - Denotes Underground Fiber Optics |
| ☆ | - Denotes Existing Spot Elevation | — — | - Denotes Watermain |
| ☆ | - Denotes Television Box | — > > — | - Denotes Sanitary Sewer |
| ☆ | - Denotes Gas Meter | — >> — | - Denotes Storm Sewer |
| ☆ | - Denotes Hand Hole | — ug — | - Denotes Underground Gas |
| ☆ | - Denotes Soil Boring, by others | — ug — | - Denotes No Access Permitted to Trunk Highway No. 169 |
| ☆ | - Denotes Electric Box | — o — | - Denotes Access Control as shown on the plat of JACKSON ELEMENTARY SCHOOL |
| ☆ | - Denotes Cleanout | — x x — | - Denotes Existing Fence as noted |
| ☆ | - Denotes Telephone Box | | |
| ☆ | - Denotes Electric Transformer | | |
| ☆ | - Denotes Misc. Manhole | | |
| ☆ | - Denotes Mail Box | | |
| ☆ | - Denotes Fire Hydrant | | |
| ☆ | - Denotes Gate Valve | | |
| ☆ | - Denotes Catch Basin | | |
| ☆ | - Denotes Guy Wire | | |
| ☆ | - Denotes Utility Pole | | |
- | | |
|--|-----------------------------------|
| | - Denotes Gravel Surface |
| | - Denotes Landscape Area |
| | - Denotes Concrete Surface |
| | - Denotes Bituminous Surface |
| | - Denotes Existing 2 Ft. Contour |
| | - Denotes Existing 10 Ft. Contour |

N



BENCHMARKS

1. MINNESOTA DEPARTMENT OF
TRANSPORTATION GEODETIC MONUMENT
GSD STATION NO. 10087, MNDOT NAME
OPEE AS PUBLISHED IN 2016.

ELEVATION = 828.66 FT. (NAVD 88)

EXISTING CONDITIONS

POWERS SECOND ADDITION
Shakopee, Minnesota

TRIDENT - SHAKOPEE WEST, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS

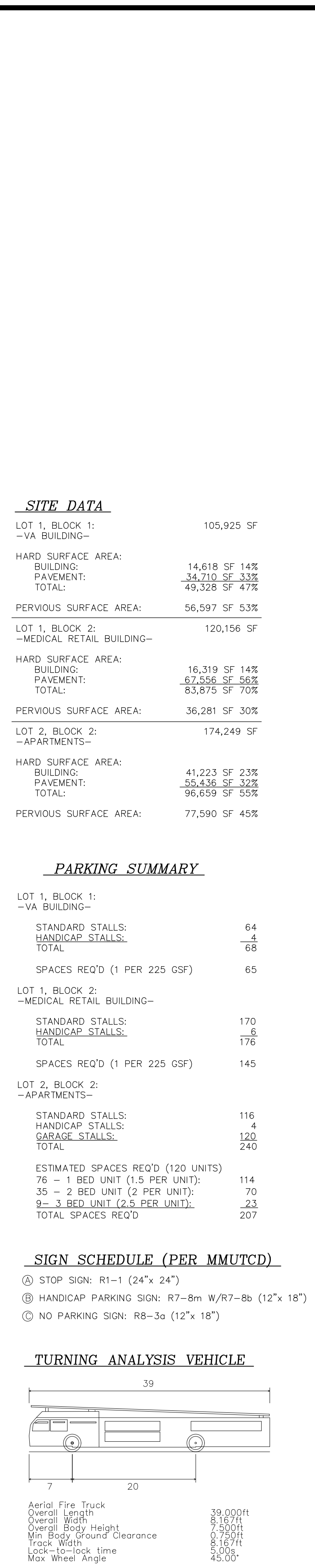
1.	
2.	
3.	
4.	
5.	
6.	
DRAWN BY:	KCM
ISSUE DATE:	5/01/20
FILE NO:	1667

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Name: Thomas R. Balluff
Signature: *Thomas R. Balluff*
Date: 5/01/20 License #: 40361

2 of 10

Carlson
McCain
ENVIRONMENTAL - ENGINEERING - SURVEYING
3890 Pheasant Ridge Dr. NE #100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959



	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	----	----
CURB LINE	=====	=====
BITUMINOUS PAVEMENT	[Dashed Box]	[Solid Box]
CONCRETE WALK	[Dashed Box with Dots]	[Solid Box with Dots]
SANITARY SEWER	--- ss --- ss --- ss --- ss --- ss ---	--->--->--->---
WATER MAIN	--- w --- w --- w --- w --- w ---	--- --- --- ---
STORM SEWER	--- s --- s --- s --- s --- s ---	--->--->--->---
UNDERGROUND GAS	--- ug ---	---
UNDERGROUND ELECTRIC	--- ue ---	---
UNDERGROUND TELEVISION	--- utv ---	---
UNDERGROUND FIBER OPTIC	--- ufo ---	---
OVERHEAD ELECTRIC	--- ohe ---	---
MANHOLE		
HYDRANT		
GATE VALVE		
UTILITY POLE		
GUY WIRE	--- g ---	---
ELECTRIC TRANSFORMER		
TELEPHONE BOX		
TELEVISION BOX		
HAND HOLE		
LIGHT POLE		
SIGN	--- s ---	---
FENCE LINE	-----	-----

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
3. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
4. TYPICAL PARKING STALLS ARE 9' X 18' OR 9' X 20'.
5. TYPICAL DRIVE LANES ARE 24'.
6. ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS AND BE INSTALLED WITH CAST IRON TRUNCATED DOMES.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES AND/OR VARIATIONS FROM THE PLAN.
8. UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:

CONTROL JOINT MAX. SPACING:	WALKS-8' O.C. ALL OTHERS-10' O.C.
SAW CUT CONTROL JOINTS MINIMUM $\frac{1}{4}$ CONCRETE THICKNESS.	
EXPANSION JOINTS MAX. SPACING:	WALKS-24. O.C. *ALL OTHERS-40' O.C.

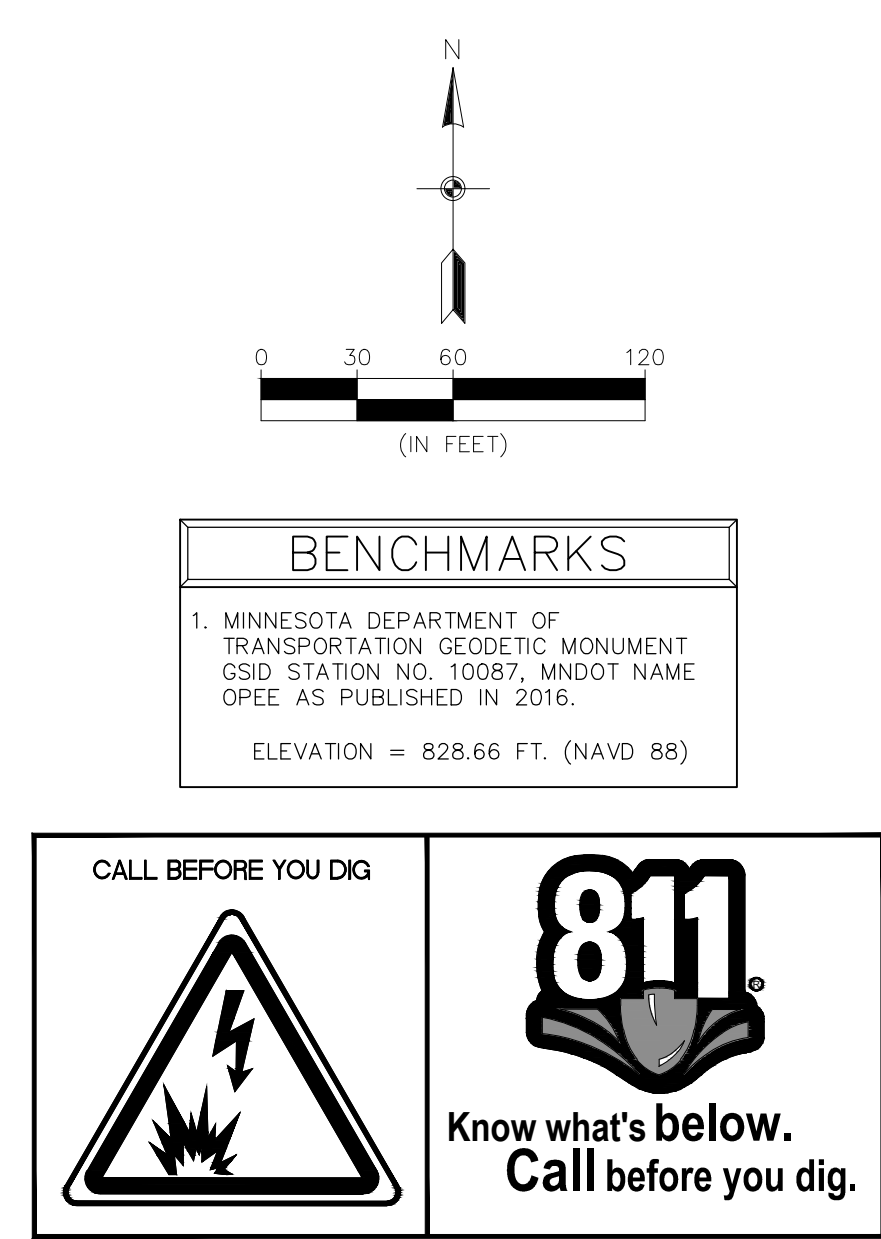
*AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND/OR WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT, AN EXPANSION JOINT SHALL BE PROVIDED.

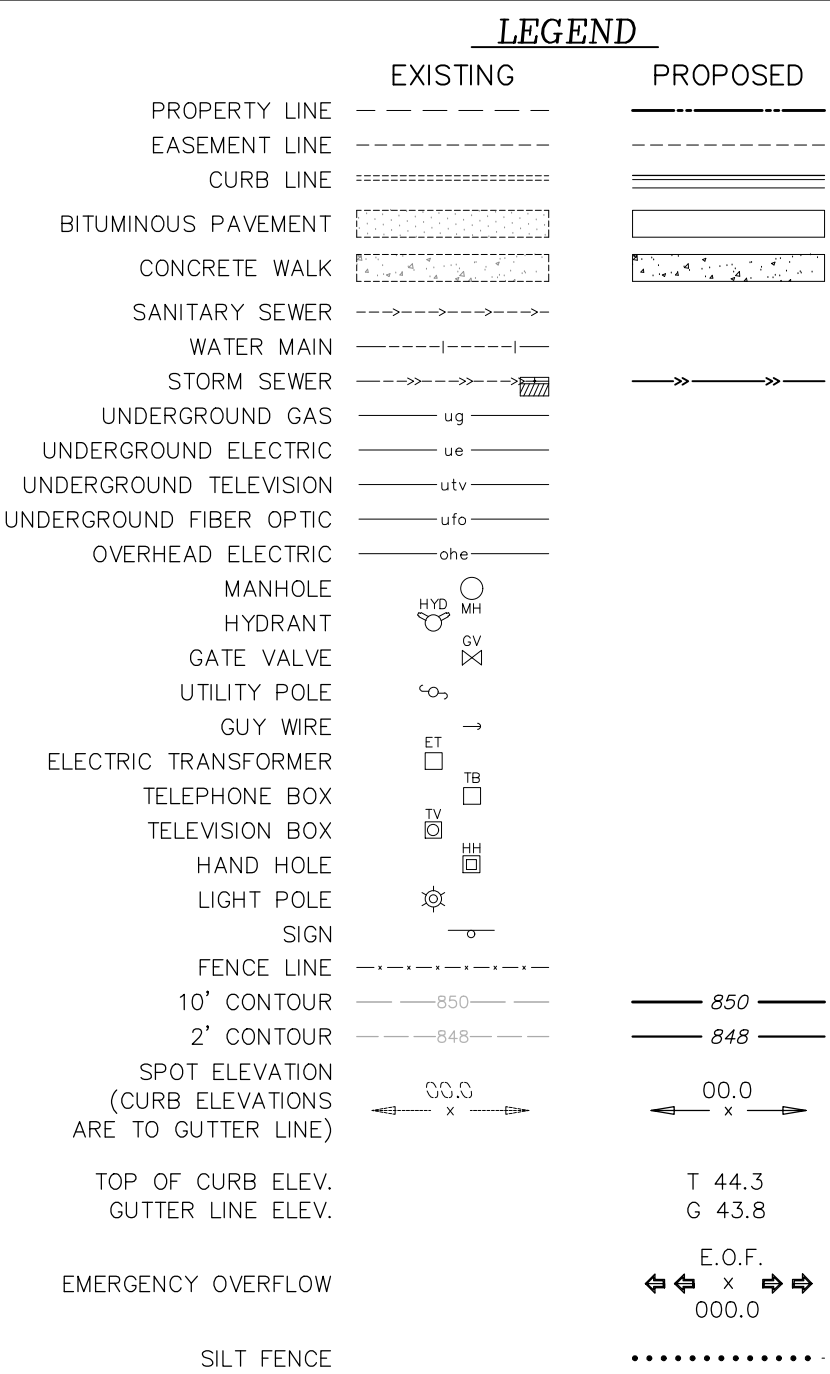
DOWEL ALL EXPANSION JOINTS: 24" O.C. MAX.

<u>PARKING SUMMARY</u>		
LOT 1, BLOCK 1:		
-VA BUILDING-		
STANDARD STALLS:		64
<u>HANDICAP STALLS:</u>		<u>4</u>
TOTAL		68
SPACES REQ'D (1 PER 225 GSF)		65
LOT 1, BLOCK 2:		
-MEDICAL RETAIL BUILDING-		
STANDARD STALLS:		170
<u>HANDICAP STALLS:</u>		<u>6</u>
TOTAL		176
SPACES REQ'D (1 PER 225 GSF)		145
LOT 2, BLOCK 2:		
-APARTMENTS-		
STANDARD STALLS:		116
HANDICAP STALLS:		4
<u>GARAGE STALLS:</u>		<u>120</u>
TOTAL		240
ESTIMATED SPACES REQ'D (120 UNITS)		
76 = 1 BED UNIT (1.5 PER UNIT):		114
35 = 2 BED UNIT (2 PER UNIT):		70
9 = 3 BED UNIT (2.5 PER UNIT):		23
TOTAL SPACES REQ'D		207

(A) STOP SIGN: R1-1 (24"x 24")
(B) HANDICAP PARKING SIGN: R7-8m W/R7-8b (12"x 18")
(C) NO PARKING SIGN: R8-3a (12"x 18")

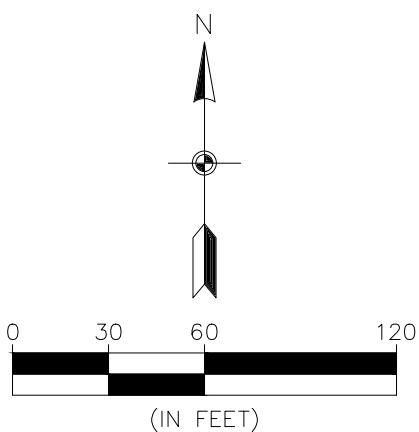
Aerial Fire Truck	
Overall Length	39.000ft
Overall Width	5.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	16.17ft
Lock-to-lock time	4.00s
Max Wheel Angle	45.00°





1. ALL WORK SHALL CONFORM TO THE CITY OF SHAKOPEE STANDARD SPECIFICATIONS. WHERE SAID SPECIFICATIONS DOES NOT COVER THE PROPOSED WORK, THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATION SHALL APPLY.
2. THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).

1. SILT FENCE AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND PAVEMENTS PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
3. CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 6" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODED, SEEDDED OR LANDSCAPED.
4. TURF ESTABLISHMENT SHALL BEGIN AS SOON AS POSSIBLE BUT IN NO CASE LATER THAN 7 DAYS AFTER GRADING COMPLETION.
5. ALL SLOPES 3:1 OR STEEPER SHALL HAVE MNDOT CAT. 1 EROSION CONTROL BLANKET AND SEED, OR APPROVED EQUIVALENT.



1. MINNESOTA DEPARTMENT OF
TRANSPORTATION GEODETIC MONUMENT
GSID STATION NO. 10087, MNDOT NAME
OPEE AS PUBLISHED IN 2016.
ELEVATION = 828.66 FT. (NAVD 88)



Know what's **below**.
Call before you dig.

GRADING, DRAINAGE, & EROSION CONTROL PLAN

POWERS SECOND ADDITION

Shakopee, Minnesota

TRIDENT - SHAKOPEE WEST, LLC
3601 18th Street South, Suite 103

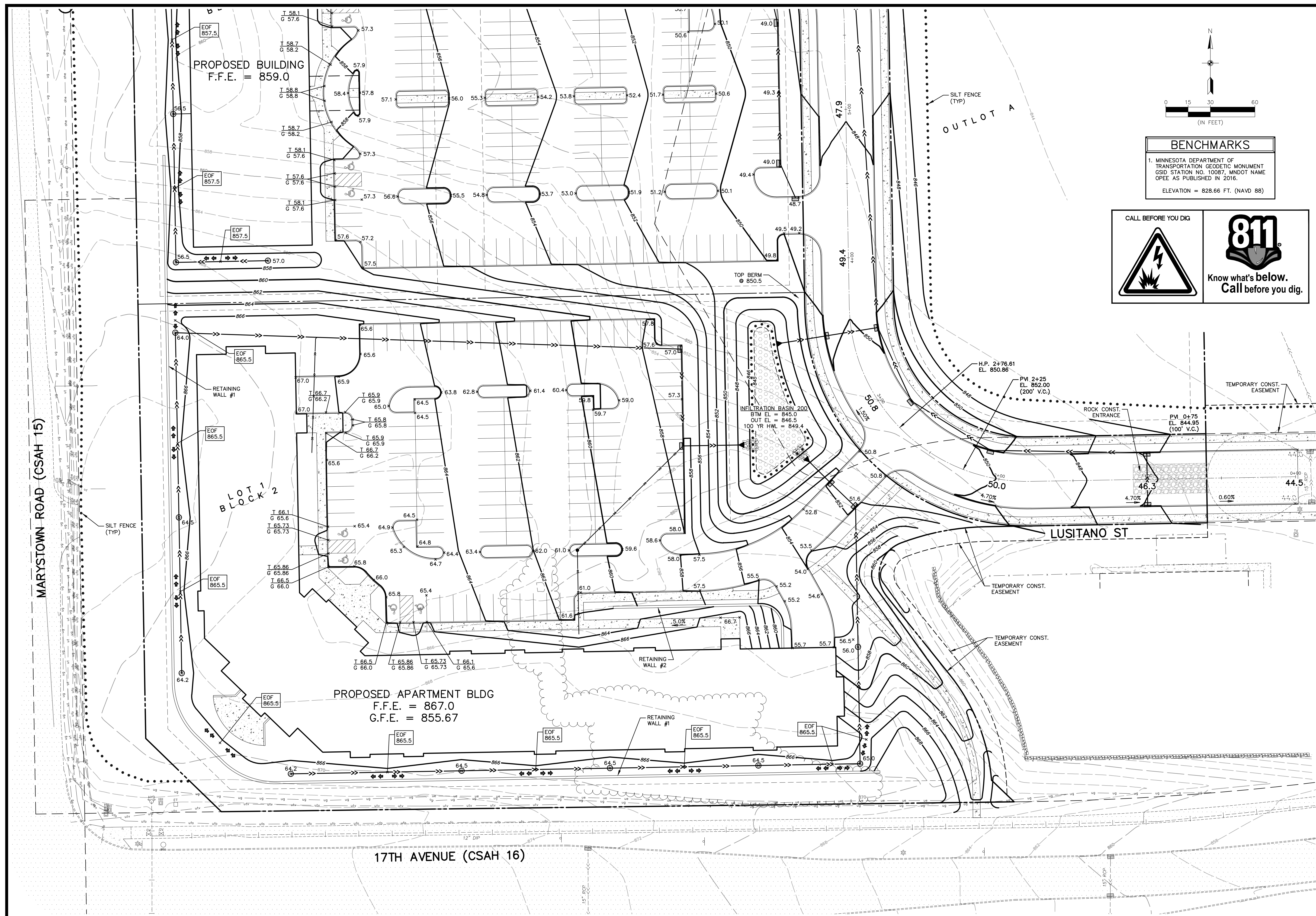
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS

- | | |
|--------------|----------|
| 1. | |
| | |
| | |
| | |
| | |
| DRAWN BY: | JTH |
| DESIGNED BY: | JTH |
| ISSUE DATE: | 05/01/20 |

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

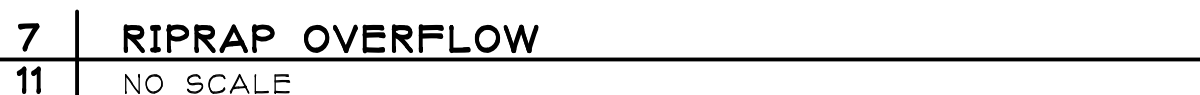
Name: Joseph T. Radach, P.E.
Signature: 
Date: 05/01/20 License #: 4588



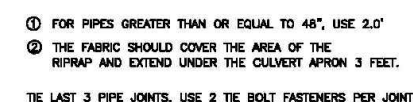


FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE

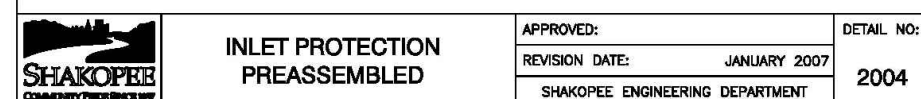
3	TURF ESTABLISHMENT
11	NO SCALE



	RIPRAP DETAIL	APPROVED:	DETAIL NO:
		REVISION DATE:	JANUARY 2007
		SHAKOPEE ENGINEERING DEPARTMENT	
			4010



	INLET PROTECTION SYSTEM	APPROVED:	DETAIL NO. 2007-01	
		REVISION DATE:		MAY 2010
		SHAKOPEE ENGINEERING DEPARTMENT		



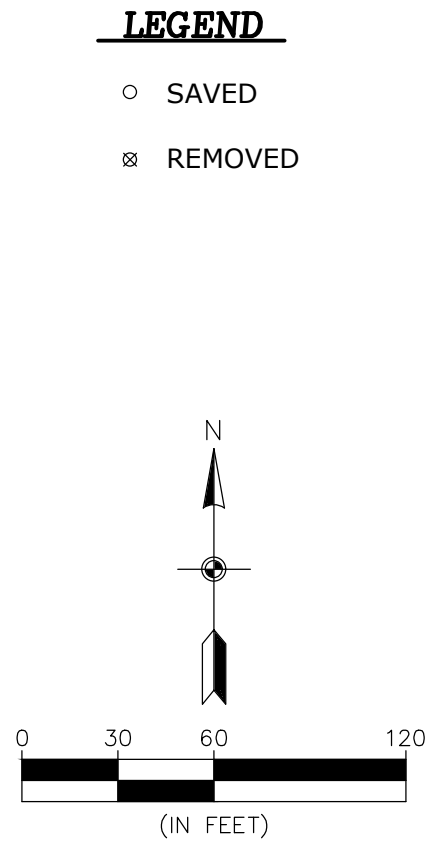
TRIDENT - SHAKOPEE WEST, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

DETAILS

REVISIONS

Name: Joseph T. Radach, P.E.
Signature: 
Date: 05/01/20 License #: 45889

10 of 10



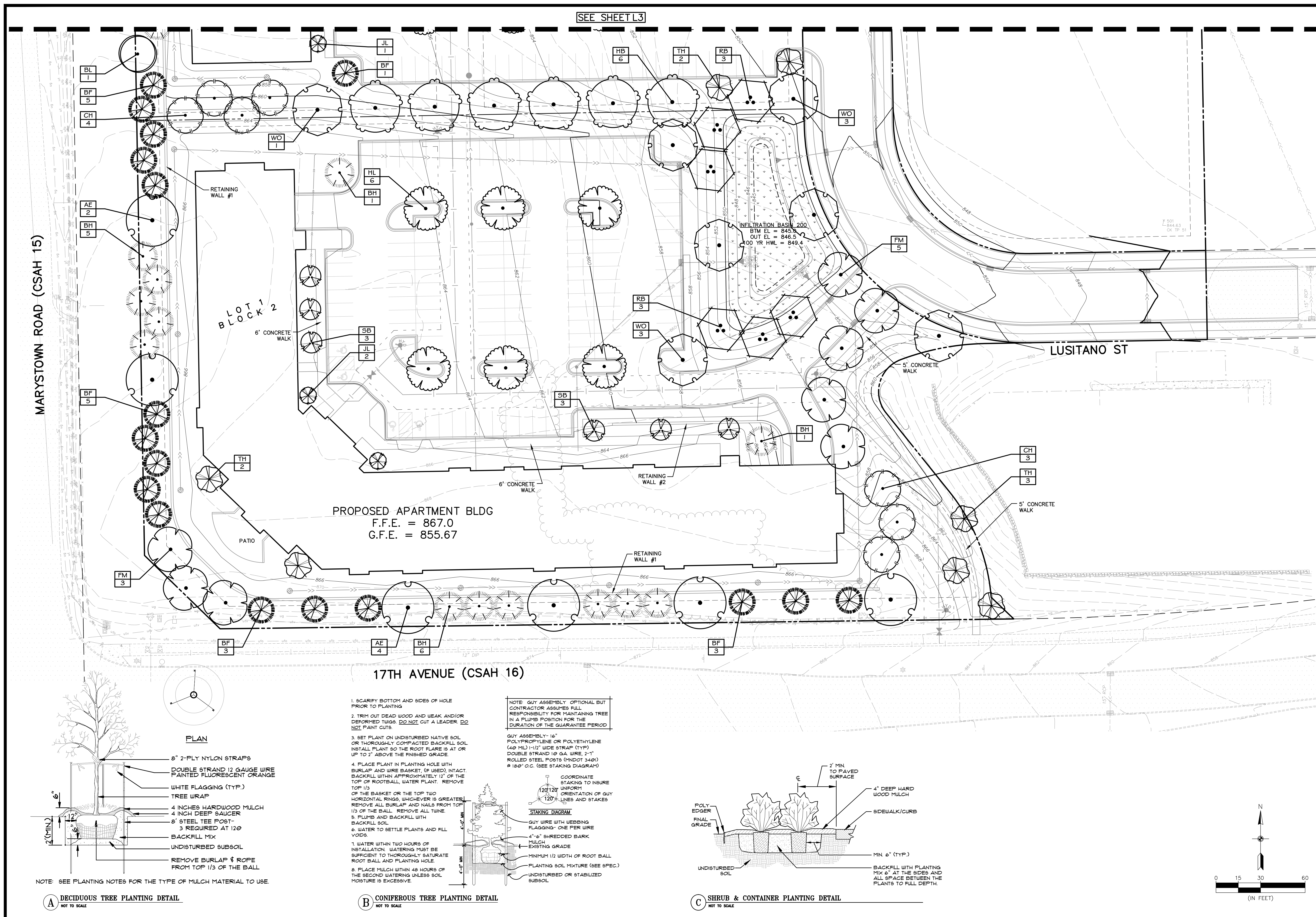
60% Removal by Right (DBH)	526		
Total Removal (DBH)	834		
Replacement Required (DBH)	308		

POWERS SECOND ADDITION
Shakopee, Minnesota

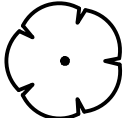
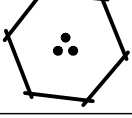
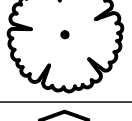
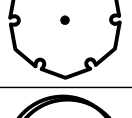
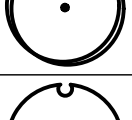
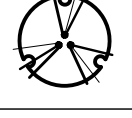
REVISIONS	
1.	
DRAWN BY:	JTR
DESIGNED BY:	JTR
ISSUE DATE:	05/01/20
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota	
Name:	Joseph T. Radach, P.E.
Signature:	
Date: 05/01/20	License #: 45889

TP1 of 1

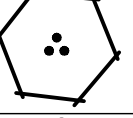
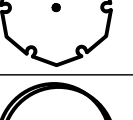
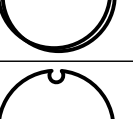
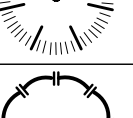
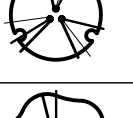
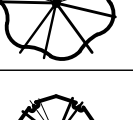




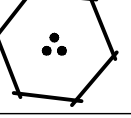
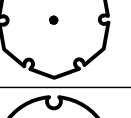
PLANT SCHEDULE LOT 1 BLOCK 1

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	FM	5	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B
	RB	3	Betula nigra Clump Form, 2.5" Cal Equivalent	River Birch Multi-Trunk	10` Ht.	B&B
	HL	2	Gleditsia triacanthos inermis `Harve`	Northern Acclaim Thornless Honey Locust	2.5" Cal.	B&B
	WO	3	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
	BL	6	Tilia americana `Boulevard`	Boulevard Linden	2.5" Cal.	B&B
	AE	4	Ulmus americana `Princeton`	American Elm	2.5" Cal.	B&B
CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BF	6	Abies balsamea	Balsam Fir	6` Ht.	B&B
	BH	6	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	SB	5	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7` Ht.	B&B
	JL	3	Syringa reticulata `Ivory Silk` White Flowers	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	TIH	32,615 sf	Type III - Dry Basin Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 66.0 lb/ac	MnDOT Seed Mix 33-262	seed	
	TIV	41,478 sf	Type IV - Native Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac	MnDOT Seed Mix 35-241	seed	

PLANT SCHEDULE LOT 1 BLOCK 2

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	FM	5	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B
	RB	1	Betula nigra Clump Form, 2.5" Cal Equivalent	River Birch Multi-Trunk	10` Ht.	B&B
	HB	6	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B
	HL	8	Gleditsia triacanthos inermis `Harve`	Northern Acclaim Thornless Honey Locust	2.5" Cal.	B&B
	WO	2	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
	BL	13	Tilia americana `Boulevard`	Boulevard Linden	2.5" Cal.	B&B
	AE	1	Ulmus americana `Princeton`	American Elm	2.5" Cal.	B&B
CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BF	3	Abies balsamea	Balsam Fir	6` Ht.	B&B
	BH	6	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B
	CH	4	Tsuga canadensis	Canadian Hemlock	6` Ht.	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	SB	4	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7` Ht.	B&B
	TH	6	Crataegus crus-galli `Inermis`	Thornless Hawthorn	1.5" Cal.	B&B
	JL	6	Syringa reticulata `Ivory Silk` White Flowers	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B

PLANT SCHEDULE LOT 2 BLOCK 2

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	FM	8	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B
	RB	5	Betula nigra Clump Form, 2.5" Cal Equivalent	River Birch Multi-Trunk	10` Ht.	B&B
	HL	6	Gleditsia triacanthos inermis `Harve`	Northern Acclaim Thornless Honey Locust	2.5" Cal.	B&B
	WO	5	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
	AE	6	Ulmus americana `Princeton`	American Elm	2.5" Cal.	B&B
CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BF	14	Abies balsamea	Balsam Fir	6` Ht.	B&B
	BH	13	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B
	CH	3	Tsuga canadensis	Canadian Hemlock	6` Ht.	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	SB	6	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7` Ht.	B&B
	TH	5	Crataegus crus-galli `Inermis`	Thornless Hawthorn	1.5" Cal.	B&B
	JL	2	Syringa reticulata `Ivory Silk` White Flowers	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	TIH	7,294 sf	Type III - Dry Basin Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 66.0 lb/ac	MnDOT Seed Mix 33-262	seed	

LANDSCAPE SPECIFICATIONS

- TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6" STEEL FENCE POSTS SPACED 6' O.C. MAX.
- EROSION CONTROL.** REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPS, INCLUDING SILT FENCE, BIO--ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPS MUST BE IMPLEMENTED WITHIN 7 DAYS USING.
- CLEARING AND GRUBBING.** CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF--SITE DISPOSAL LOCATION.
- SOIL PREPARATION.** REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE--SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE--COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
- TOPSOIL MATERIAL.** ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 6 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.
- SEEDING AND TURF ESTABLISHMENT.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12--12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWN IN 2 PERPENDICULAR PASSES, EACH PASS AT ONE--HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS,

- APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE--SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
- SODDING.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12--12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24--HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
 - PLANT MATERIAL.** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI--Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - PLANT MATERIAL SUBSTITUTIONS.** ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
 - PLANT INSTALLATION AND ESTABLISHMENT.** REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
 - MULCH MATERIAL.** DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON--WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48--HOURS OF PLANT INSTALLATION.
 - LANDSCAPE EDGING.** INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK

POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V--LIPPED BOTTOM, HORIZONTALLY GROOVED, 1--INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9--INCH STEEL ANGLE STAKES.

- IRRIGATION.** DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)--OF--CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS--BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK--COUPLERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1--YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START--UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.
- MAINTENANCE.** MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE--SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES, HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
- WATERING.** UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND--WATERING ARE ACCEPTABLE.
- FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
- WARRANTY.** ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.



ENVIRONMENTAL · ENGINEERING · SURVEYING
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PRELIMINARY LANDSCAPE PLAN

POWERS SECOND ADDITION

Shakopee, Minnesota

TRIDENT - SHAKOPEE WEST, LLC

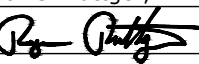
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St. Cloud, MN 56301

REVISIONS

1.

DRAWN BY: RJR
DESIGNED BY: RJR
ISSUE DATE: 05/01/20 License #: 56346

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 Landscape Architect under the laws of the State of Minnesota

Name: Ryan J. Ruttger, RLA
Signature: 
Date: 05/01/20 License #: 56346

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