

FOR

**SITE, GRADING, UTILITIES, AND
LANDSCAPE**

FOR SOUTHBRIDGE CROSSINGS EAST 6TH ADDITION

1620 CROSSINGS BLVD. SHAKOPEE, MN

PREPARED FOR:

SHAKOPEE HOUSING GROUP, LLC

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Westwood Professional Services, Inc.

PROJECT NUMBER: 0026846.00

CONTACT: NICHOLAS T. MEYER



Vicinity Map

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PUD PLANS

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

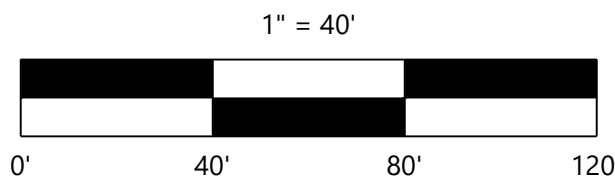
INITIAL SUBMITTAL DATE: 07/02/20 SHEET: 1 OF 18

LEGAL DESCRIPTION

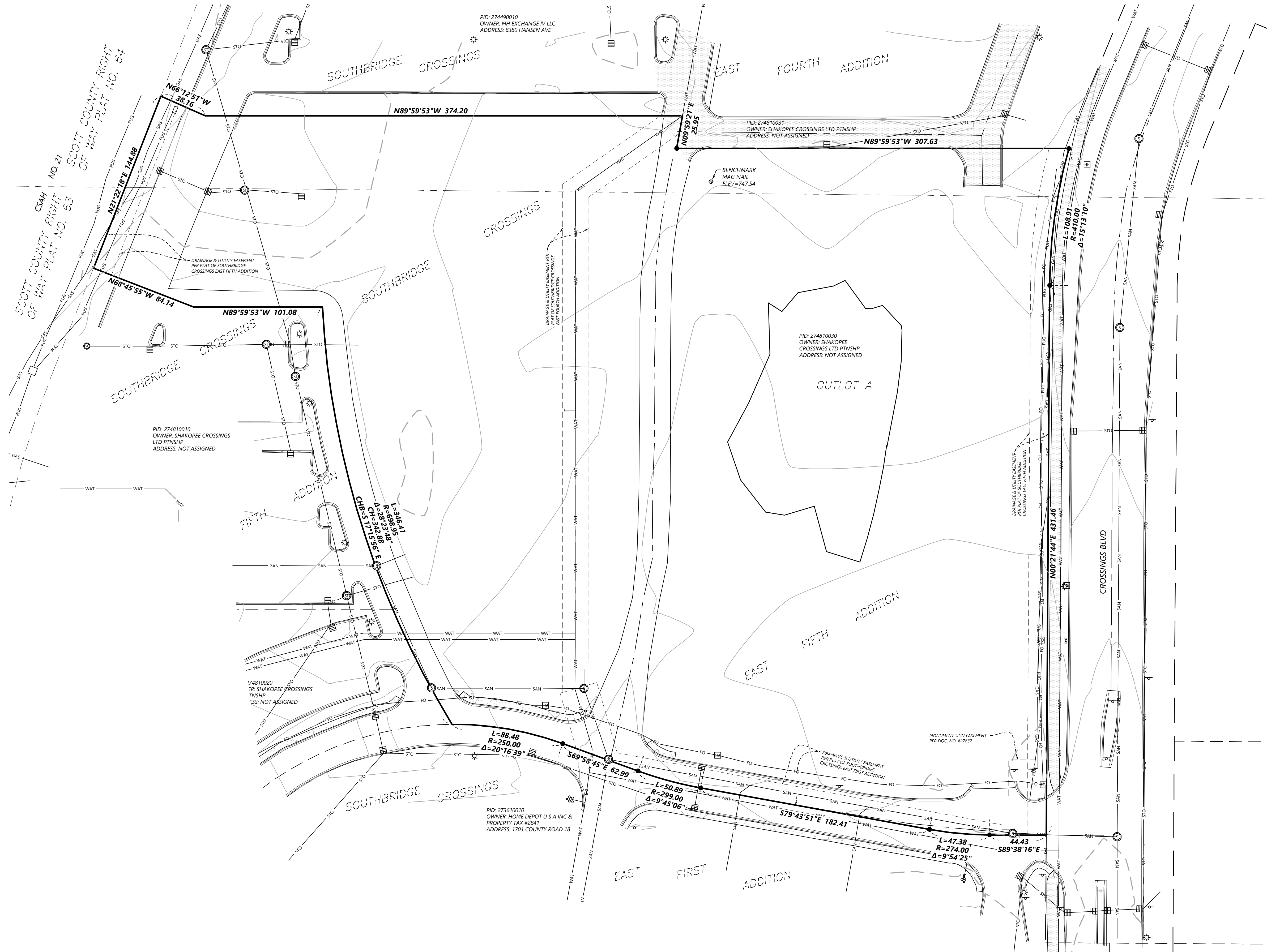
Outlot A, SOUTHBIDGE CROSSINGS EAST FIFTH ADDITION, according to the recorded plat thereof, Scott County, Minnesota.

LEGEND

	SANITARY MANHOLE		CABLE TV BOX		BOUNDARY LINE
	SEWER CLEANOUT		CABLE TV MANHOLE		RIGHT-OF-WAY LINE
	SEPTIC COVER		FIBER OPTIC MANHOLE		LOT LINE
	STORM MANHOLE		FIBER OPTIC PEDESTAL		EASEMENT LINE
	BEEHIVE CATCH BASIN		NATURAL GAS METER		SECTION LINE
	CATCH BASIN		NATURAL GAS VALVE		CABLE TELEVISION LINE
	FLARED END SECTION		UNKNOWN MANHOLE		GAS LINE
	HYDRANT		MISCELLANEOUS METER		POWER OVERHEAD
	GATE VALVE		MISCELLANEOUS PEDESTAL		POWER UNDERGROUND
	WATER METER		STEEL/WOOD POST		SANITARY SEWER
	FIRE DEPARTMENT CONNECTION		SIGN		STORM SEWER
	CURB STOP BOX		MAIL BOX		TELEPHONE OVERHEAD
	WATER MANHOLE		FLAG POLE		TELEPHONE UNDERGROUND
	WELL				WATERMAIN
	POST INDICATOR VALVE				FIBER OPTIC
	DOUBLE DETECTOR CHECK VALVE				FENCE LINE
	FARM HYDRANT		FOUND MONUMENT (SEE LABEL)		CONTROLLED ACCESS
	ELECTRIC BOX		CAST IRON MONUMENT (SEE LABEL)		CURB & GUTTER
	ELECTRIC METER		SET MONUMENT (SEE LABEL)		CONCRETE SURFACE
	ELECTRIC MANHOLE				BITUMINOUS SURFACE
	STREET LIGHT				
	POWER POLE				
	TELEPHONE BOX				
	TELEPHONE MANHOLE				
	HAND HOLE/JUNCTION BOX				



PRELIMINARY PLANS



DESIGNED:	INITIAL ISSUE: 07/02/20
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DRAWN:	07/02/20 PUD SUBMITTAL
HORIZONTAL SCALE: 40'	07/14/20 BUILDING SHIFT
VERTICAL SCALE: 8' or 4'	

PREPARED FOR:
SHAKOPEE HOUSING GROUP, LLC

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

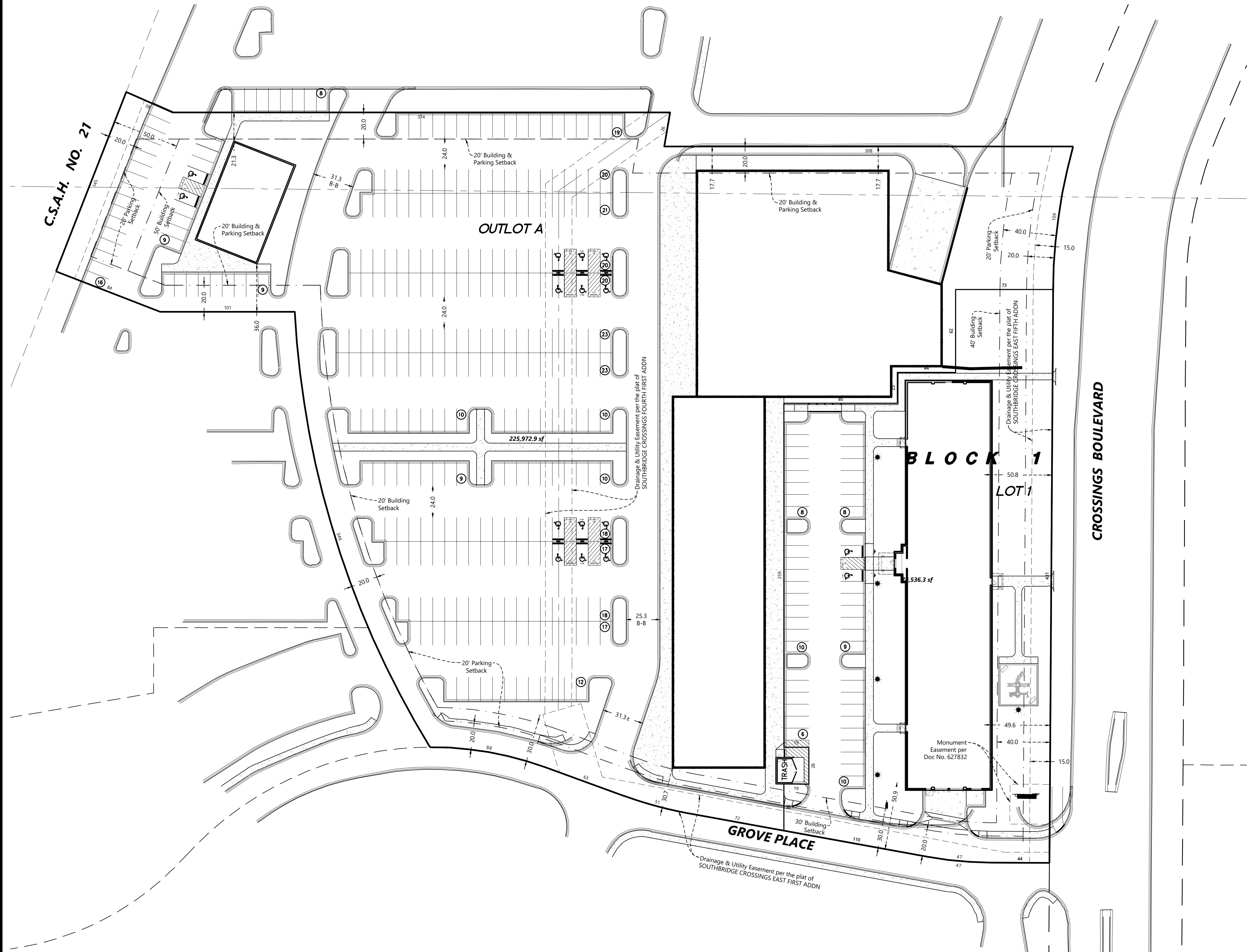
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SOUTHBIDGE CROSSINGS EAST 6TH ADDITION
1620 CROSSINGS BLVD. SHAKOPEE, MN

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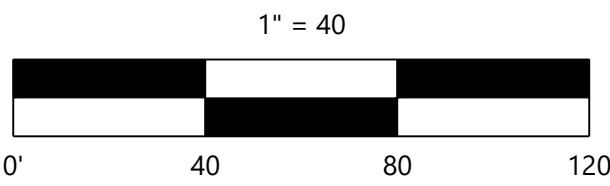
EXISTING CONDITIONS
AND REMOVALS PLAN

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



EXISTING LEGAL DESCRIPTION

Outlot A, SOUTHBRIDGE CROSSINGS EAST FIFTH ADDITION, according to the recorded plat thereof, Scott County, Minnesota.



PRELIMINARY PLANS

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

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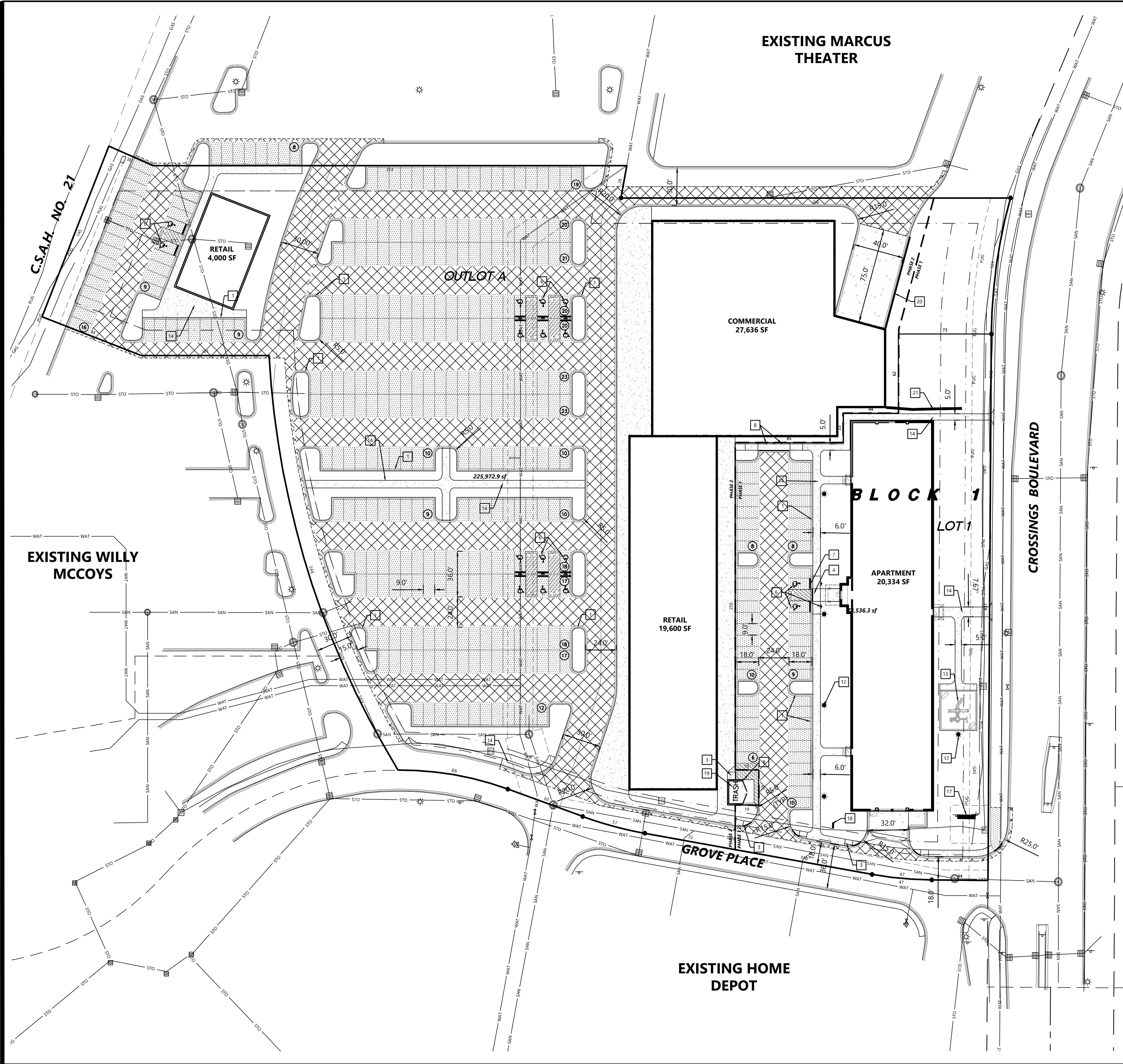
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PRELIMINARY PLAT

PROJECT NUMBER: 0026846.00

SHEET NUMBER:
3 OF **18**
DATE: 07/14/20

SOUTHBRIDGE CROSSINGS EAST 6TH ADDITION



SITE LEGEND

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

SITE DEVELOPMENT SUMMARY

• ZONING:	PUD
• GROSS SITE AREA:	300,508 SF (6.89 AC)
• LOT 1 - RESIDENTIAL APARTMENT	74,536 SF (1.71 AC)
• OUTLOT A	225,972 SF (5.18 AC)
LOT 1	
• BUILDINGS:	
APARTMENT:	20,334 SF
FOOTPRINT:	99,019 SF
GROSS SIZE:	61 UNITS
	5 LEVELS (1 LEVEL GARAGE / 4 LIVING)
• DENSITY:	33.3 UNITS/AC.
• PARKING	
PARKING PROVIDED	
GARAGE SPACES:	52 SPACES
ADA GARAGE SPACES	3 SPACES
SURFACES SPACES:	49 SPACES
ADA SURFACES SPACES	2 SPACES
TOTAL SPACES REQUIRED	106 SPACES TOTAL
• PARKING SPACE / DRIVE AISLE:	9' WIDE X 18' LONG, 24' AISLE
• IMPERVIOUS	
IMPERVIOUS ALLOWED:	65% (48,488 SF)
IMPERVIOUS PROVIDED:	71% (53,161 SF)
• OPEN SPACE	
OPEN SPACE REQUIRED:	50% (37,268 SF)
OPEN SPACE PROVIDED:	35% (26,541 SF)

GREEN COMMUNITIES NOTES:

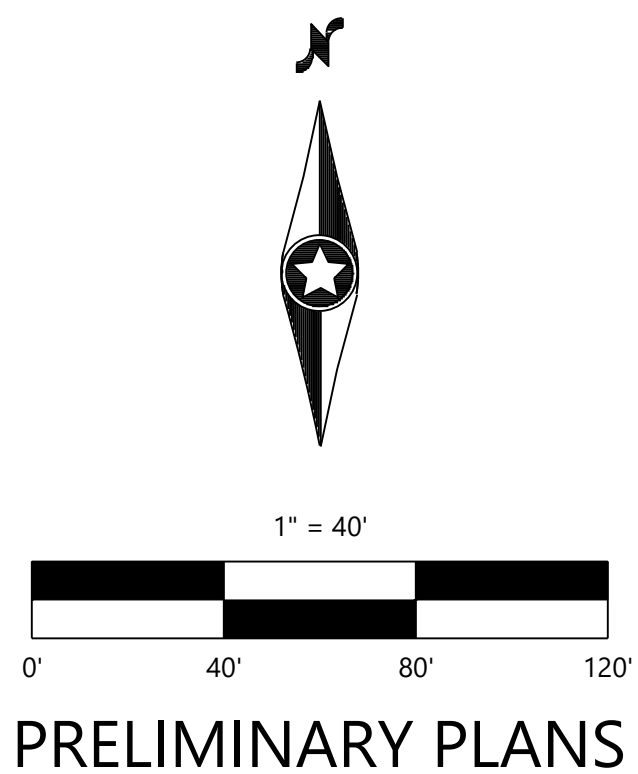
- THE BUILDING, BUILT STRUCTURES, ROADS OR PARKING AREAS, ARE NOT LOCATED ON PORTIONS OF SITES THAT ARE:
1. WETLAND SETBACKS SHALL BE PER LOCAL AND REGIONAL WATERSHED REQUIREMENTS, ORDINANCES, ETC.
 2. LAND ON SLOPES GREATER THAN 15%.
 3. LAND WITH PRIME SOILS, UNIQUE SOILS OR SOILS OF STATE SIGNIFICANCE PER USDA DESIGNATIONS.
 4. PUBLIC PARKLANDS.
 5. LAND THAT IS SPECIFICALLY IDENTIFIED AS AN EXISTING HABITAT FOR ANY SPECIES ON FEDERAL OR STATE THREATENED OR ENDANGERED LISTS.
 6. LAND THAT IS WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHA) AS IDENTIFIED BY FEMA ON THE FLOOD INSURANCE RATE MAP.

SITE NOTES

1. B612 CURB AND GUTTER
2. SURMOUNTABLE CURB
3. PEDESTRIAN CURB RAMP W/ TRUNCATED DOMES
4. PARALLEL PEDESTRIAN CURB RAMP W/ TRUNCATED DOMED
5. CROSS WALK STRIPING
6. HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
7. PRECAST CONCRETE WHEEL STOP
8. BOLLARD
9. BIKE RACK (SEE ARCH. PLANS)
10. BIKE FIX-IT STATION
11. TRAIL HEAD SIGN
12. SITE LIGHTING (SEE LIGHTING PLANS)
13. TOT LOT (SEE ARCH. PLANS)
14. PRIVATE CONCRETE SIDEWALK
15. PRIVATE CONCRETE SIDEWALK (FUTURE)
16. ROAD BARRICADE
17. DEVELOPMENT ENTRY MONUMENT (EXISTING)
18. APARTMENT ENTRY MONUMENT
19. TRASH ENCLOSURE (FOR FUTURE RETAIL)
20. CMU SCREENING WALL
21. RETAINING WALL

GENERAL SITE NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
2. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
3. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
5. ALL CURB RADII ARE SHALL BE 5.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
6. ALL CURB AND GUTTER SHALL BE **B612** UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
8. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
9. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
10. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.



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

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

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SITE PLAN

PROJECT NUMBER: 0026846.00

SHEET NUMBER:
4 OF **18**
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GRADING NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
3. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
4. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
6. ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
7. CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
8. **SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.**
9. SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
10. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
11. CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
14. EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
15. EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
16. ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

STORM WATER NOTES

1. THE SITE IS A PART OF THE HANSEN AVENUE - EAGLE CREEK WATERSHED DRAINAGE STUDY. THE SITE IS ACCOUNTED FOR IN DRAINAGE AREAS EC-10 AND EC-11.
2. RATE CONTROL AND WATER QUALITY - THERE IS A REGIONAL POND THAT ADDRESSES RATE CONTROL AND WATER QUALITY REQUIREMENTS FOR THE SITE. THE DEVELOPMENT MEETS AND EXCEEDS THE CN/LAND USE VALUES THAT WERE ASSUMED IN THE HANSEN AVENUE DRAINAGE STUDY.
3. VOLUME MANAGEMENT - NO VOLUME MANAGEMENT IS PROVIDED FROM THE REGIONAL PONDING; VOLUME MANAGEMENT REQUIREMENTS ARE ADDRESSED ONSITE USING AN INFILTRATION BASIN. THE PROPOSED SITE HAS 243,168 SF OF PROPOSED IMPERVIOUS SURFACE AND A VOLUME REDUCTION REQUIREMENT OF 20,264 CUBIC FEET. THE PROPOSED INFILTRATION BASIN IS 3' DEEP AND HAS AN AREA OF 7,230 SF. THE PROPOSED INFILTRATION BASIN MEETS AND EXCEEDS THE VOLUME MANAGEMENT REQUIREMENTS.

GREEN COMMUNITIES NOTES:

THE SITE WILL BE INCORPORATED INTO THE SITE PLAN. THE PROJECT WILL RETAIN, INFILTRATE AND/OR HARVEST RAINWATER FOR REUSE IN IRRIGATION AND UTILIZE STORMWATER FILTRATION DEVICES TO TREAT AND REMOVE STORMWATER POLLUTANTS FROM AT LEAST 1.0 INCH OF RAINFALL ACROSS THE SITES IMPERVIOUS SURFACES. ROADWAYS WILL BE DESIGNED ALONG TOPOGRAPHIC CONTOURS AND RIDGEWAYS TO AVOID EROSION, TO UTILIZE THE MINIMUM NECESSARY PAVEMENT REQUIRED BY CODE, AND LOCALIZE RETENTION TO CONVEY, CAPTURE, INFILTRATE AND/OR RESUSE STORMWATER (GREEN COMMUNITIES 3.4)

FINAL GRADING SHALL BE SLOPED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING INCLUDING WALLS, WINDOWS AND ROOFS. (GREEN COMMUNITIES 7.6)

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GRADING PLAN

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OF

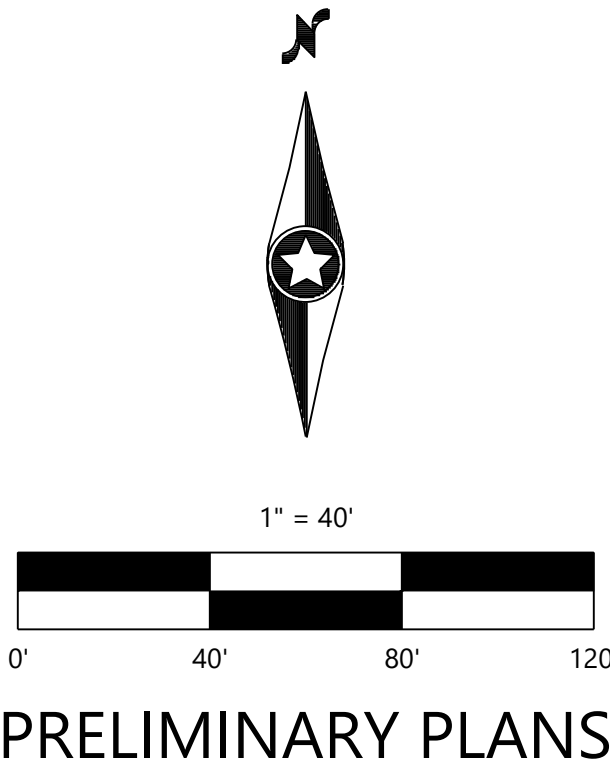
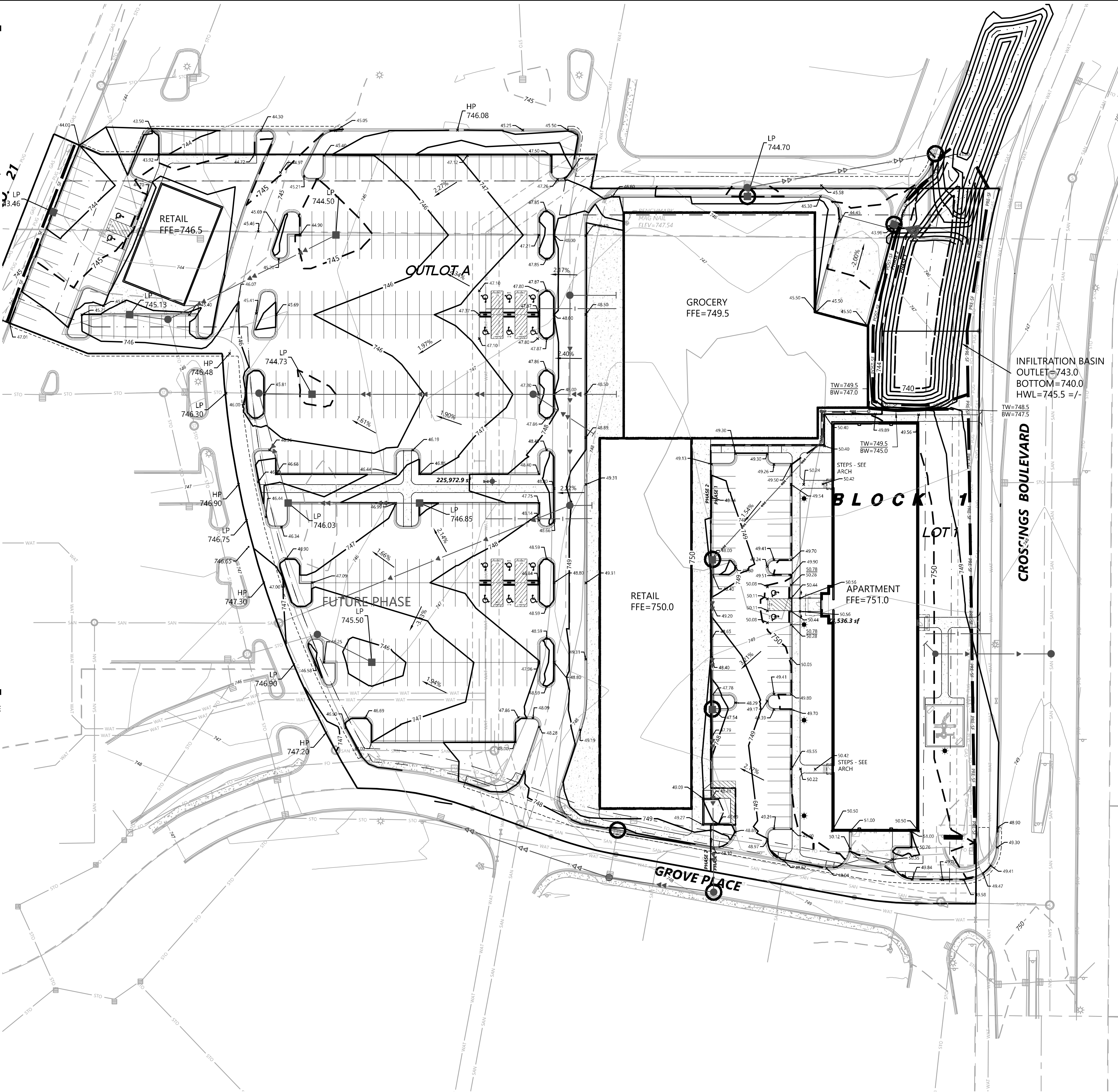
18

DATE: 07/14/20

Call 48 Hours before digging:
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Common Ground Alliance

GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
		GRADING LIMITS
		SPOT ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERTFLOW
		SOIL BORING LOCATION

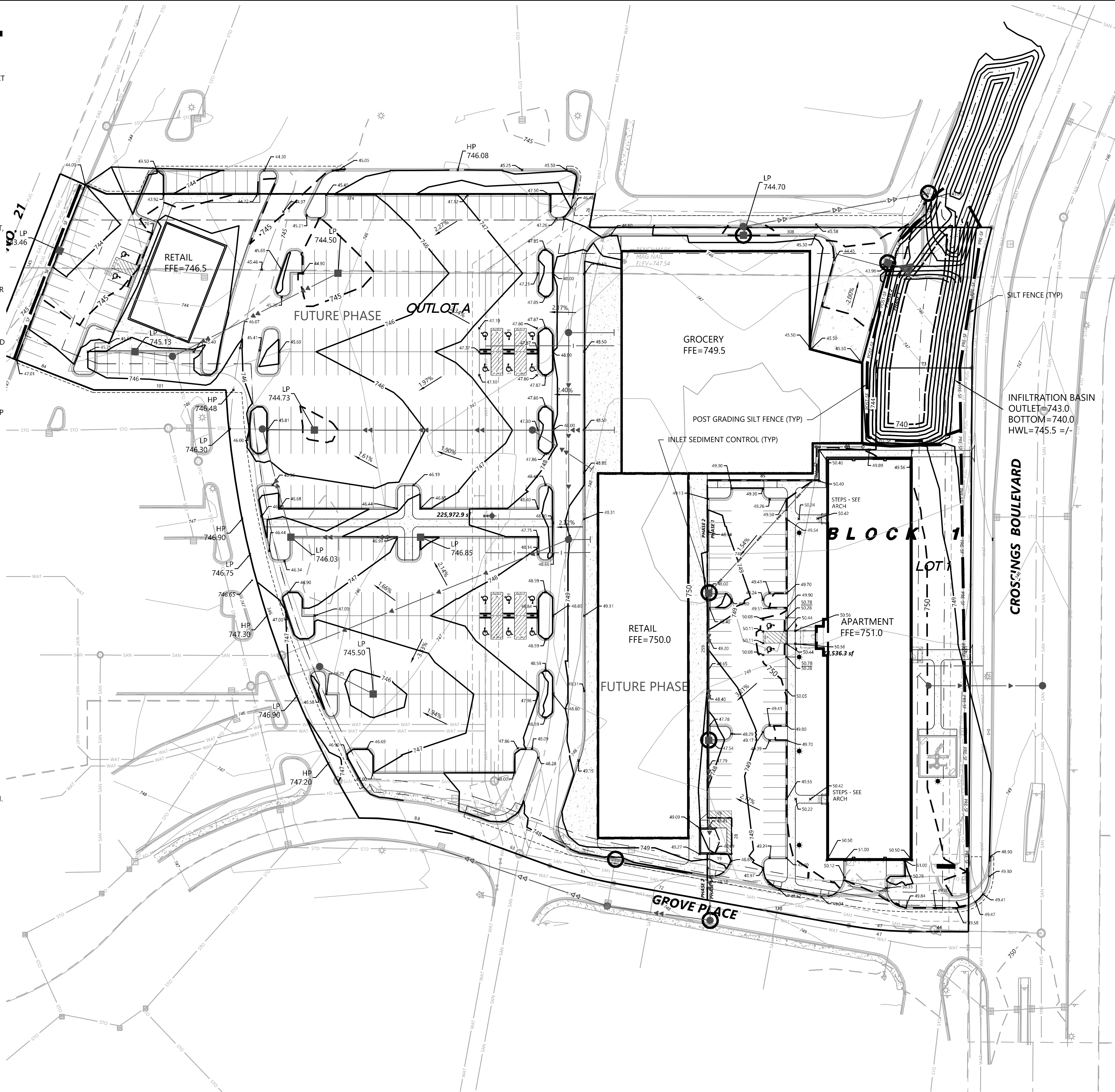


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SOUTHBRIDGE CROSSINGS EAST 6TH ADDITION

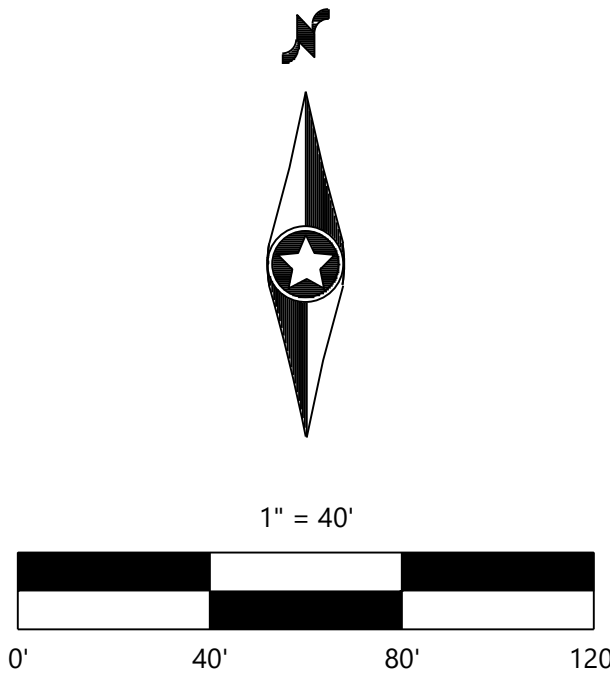
GENERAL EROSION CONTROL NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
- 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, HAYBALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- EROSION AND SILTATION CONTROL (ESC): THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO: CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. ESC SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN EVENT. AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER. ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- PROPOSED PONDS SHALL BE EXCAVATED FIRST AND USED AS TEMPORARY PONDING DURING CONSTRUCTION.
- WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
- ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET OR BE HARD SURFACE WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
- THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY.
 - TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 22-111 AT 30.5-POUNDS PER ACRE.
 - TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-112 (FALL) OR 21-111 (SPRING/SUMMER) AT 100-POUNDS PER ACRE
 - INFILTRATION/FILTRATION BASIN SHALL BE MNDOT SEED MIX 34-262 AT 14.5-POUNDS PER ACRE.
 - POND SLOPES SHALL BE MNDOT SEED MIX 33-261 AT 35-POUNDS PER ACRE.
 - GENERAL SEEDING SHALL BE MNDOT SEED MIX 25-151 AT 70-POUNDS PER ACRE.
 - MULCH SHALL BE MNDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.
- FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR EROSION CONTROL BLANKET IS REQUIRED.
- ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
- ALL PERMANENT PONDS USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION SHALL BE DREDGED AFTER THE SITE HAS BEEN STABILIZED TO RESTORE THE POND TO THE PROPOSED BOTTOM ELEVATION.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.
- PUBLIC STREETS USED FOR HAULING SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING SHALL BE CONCURRENT WITH SITE WORK.



EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		SILT FENCE
		HEAVY DUTY SILT FENCE
		REDUNDANT SILT CONTROL
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		GRADING LIMITS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		EMERGENCY OVERFLOW
		SOIL BORING LOCATION
		INLET PROTECTION



DESIGNED:	INITIAL ISSUE: 07/02/20
CHECKED:	REVISIONS:
DRAWN:	07/02/20 PUD SUBMITTAL
HORIZONTAL SCALE: 40'	07/14/20 BUILDING SHIFT
VERTICAL SCALE: 8' or 4'	

PREPARED FOR:
SHAKOPEE HOUSING GROUP, LLC

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
BRAD WILKENING
DATE: 07/14/20 LICENSE NO. 26908

SOUTHBRIDGE CROSSINGS EAST 6TH ADDITION

1620 CROSSINGS BLVD. SHAKOPEE, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5622 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
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EROSION CONTROL PLAN

SHEET NUMBER:

6

OF

18

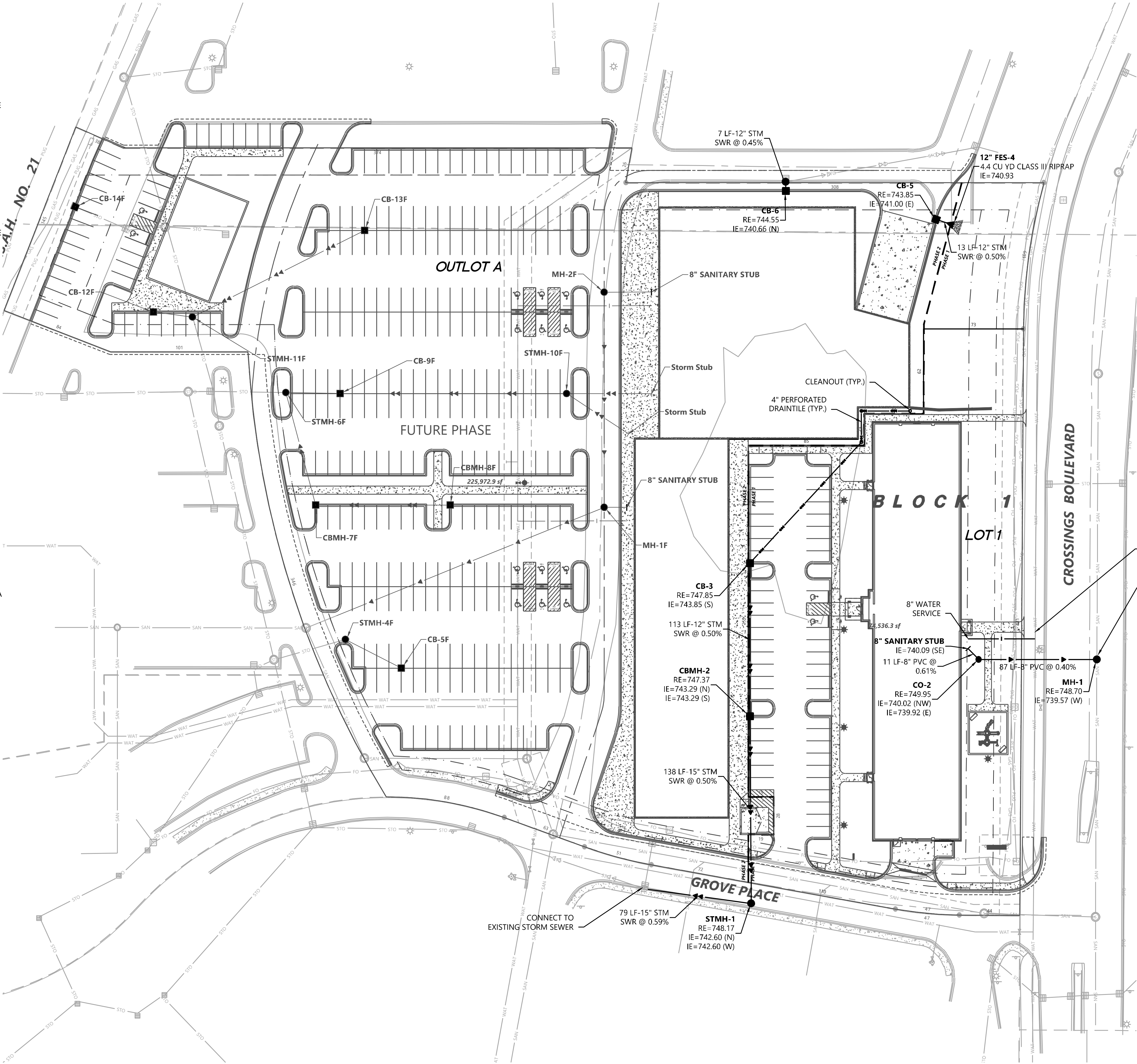
PROJECT NUMBER: 0026846.00

DATE: 07/14/20

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© 2020 Westwood Professional Services, Inc.

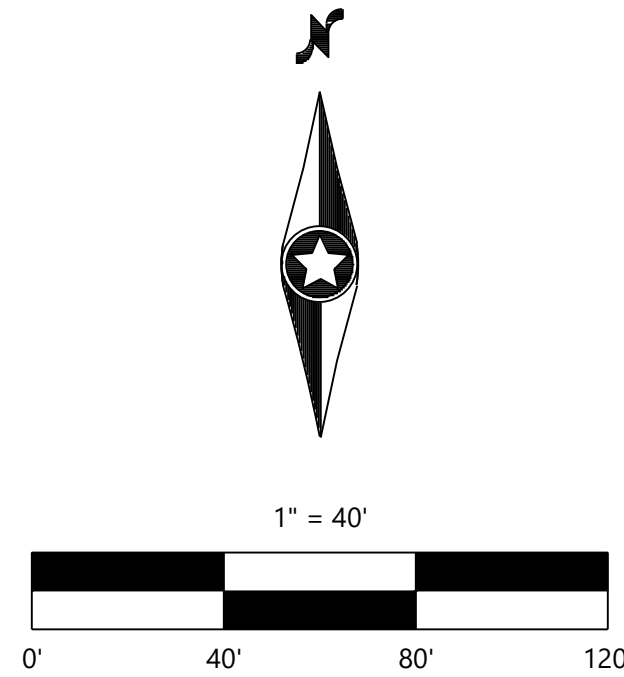
GENERAL UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
5. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
8. PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
9. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10-FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
10. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
11. DUCTILE IRON WATER LINES SHALL BE CLASS 52, PER AWWA C115 OR C151. COPPER WATER LINES SHALL BE TYPE K PER ASTM B88. PVC WATER LINES SHALL BE PER AWWA C900 AND INSTALLED PER AWWA C605 IF ALLOWED BY CITY.
12. ALL WATER LINES SHALL HAVE <<7.5' OR 8'>> MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 8' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
13. SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE SHALL BE POLYVINYL CHLORIDE (PVC) SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO MINNESOTA PLUMBING CODE, PART 712.0.
14. STORM SEWER PIPE:
 - A. RCP AND HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY.
 - B. REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76 WITH R-4 GASKETS.
 - C. HDPE STORM PIPE 4'- TO 10-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HDPE STORM PIPE 12'- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2306. FITTINGS SHALL BE PER ASTM D3212 AND INSTALLED PER ASTM D2321.
 - D. PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.
 - E. CORRUGATED METAL PIPE (CMP) FOR SIZES 18'- TO 120-INCH AND MUST MEET ASTM A760 OR ASTM A796 AND BE INSTALLED PER ASTM A798. CMP MAY NOT BE INSTALLED WITHIN 10-FEET OF A WATERMAIN, WATER SERVICE, OR A BUILDING.
 - F. ALL STORM SEWER JOINTS AND STRUCTURE CONNECTIONS SHALL BE GASTIGHT OR WATERTIGHT AS REQUIRED BY MINNESOTA PLUMBING CODE, PART 707.3. STORM SEWER LOCATED WITHIN 10-FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED PER MINNESOTA PLUMBING CODE, PART 712.
15. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA RULES, PART 7560.0150.
16. POST INDICATOR VALVES SHALL BE CLOW F-5750 (OR EQUIVALENT) MEETING AWWA STANDARD C509 AND CITY STANDARDS. VALVE TO BE MECHANICAL JOINT RESILIENT WEDGE GATE VALVE. POST TO BE ADJUSTABLE FOR 8 FEET WATER MAIN DEPTH. THE ELECTRICAL ALARM SWITCH SHALL BE PART NO. PCV52 (OR EQUIVALENT).
17. AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.



UTILITY LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
		SANITARY SEWER
		SANITARY SEWER FORCE MAIN
		STORM SEWER
		WATER MAIN
		HYDRANT
		GAS
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC
		UNDERGROUND TELEPHONE
		OVERHEAD TELEPHONE
		TELEPHONE FIBER OPTIC
		CABLE TELEVISION
		DRAIN TILE
		GATE VALVE
		FLARED END SECTION (WITH RIPRAP)
		LIGHT POLE



PRELIMINARY PLANS

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

PREPARED FOR:

SHAKOPEE HOUSING GROUP, LLC

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OF THE STATE OF MINNESOTA.

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

**SOUTHBRIDGE CROSSINGS EAST 6TH
ADDITION**

1620 CROSSINGS BLVD. SHAKOPEE, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
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UTILITY PLAN

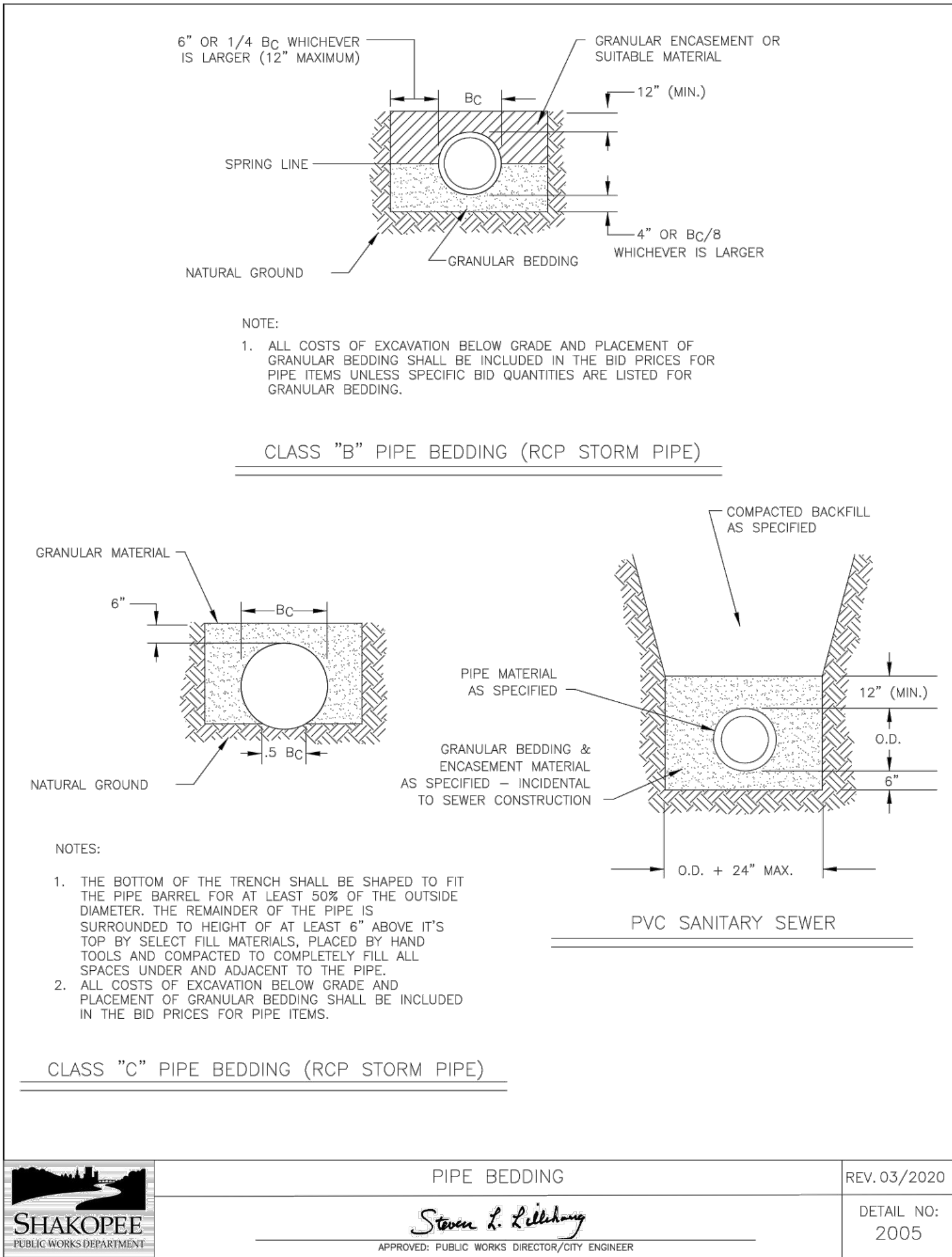
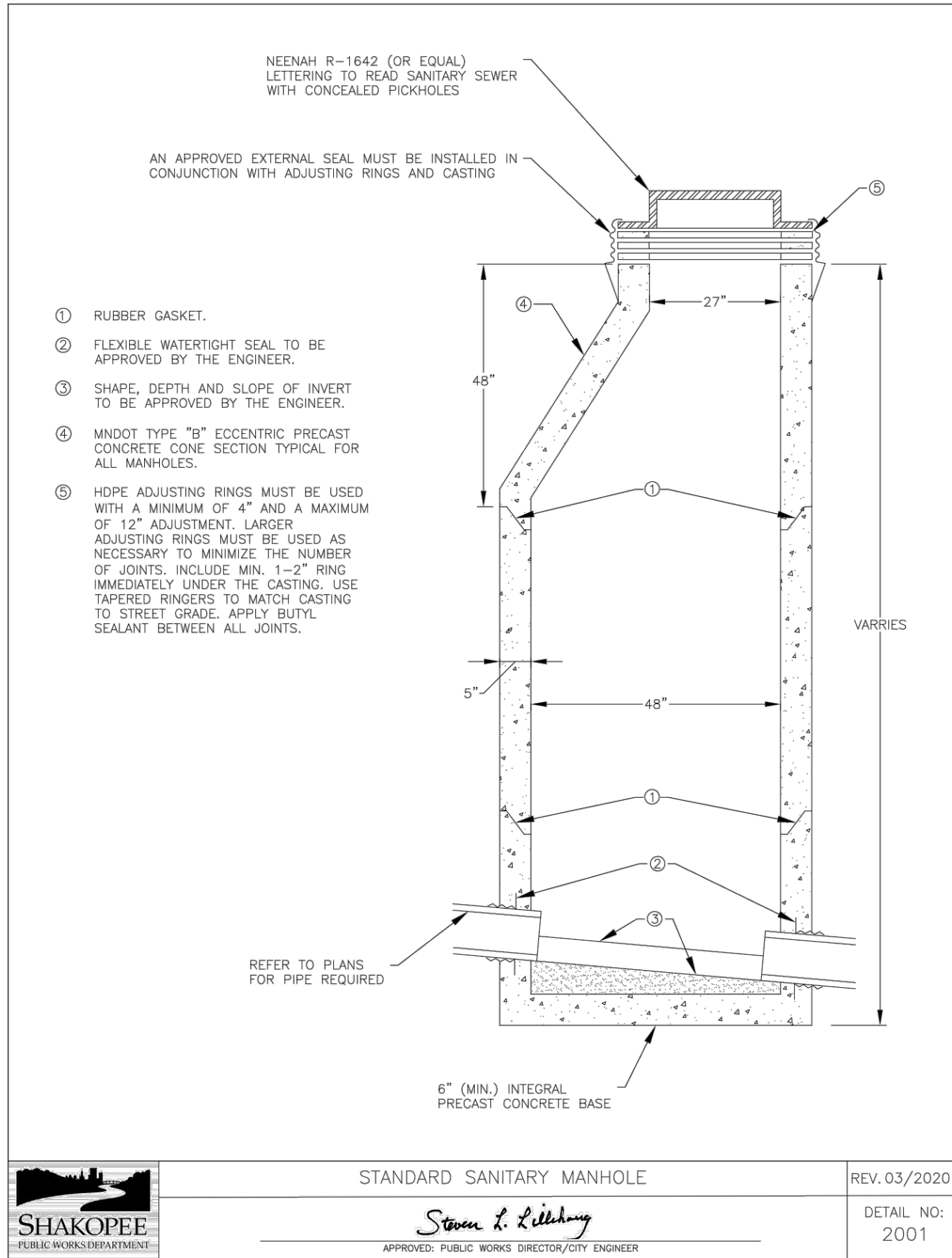
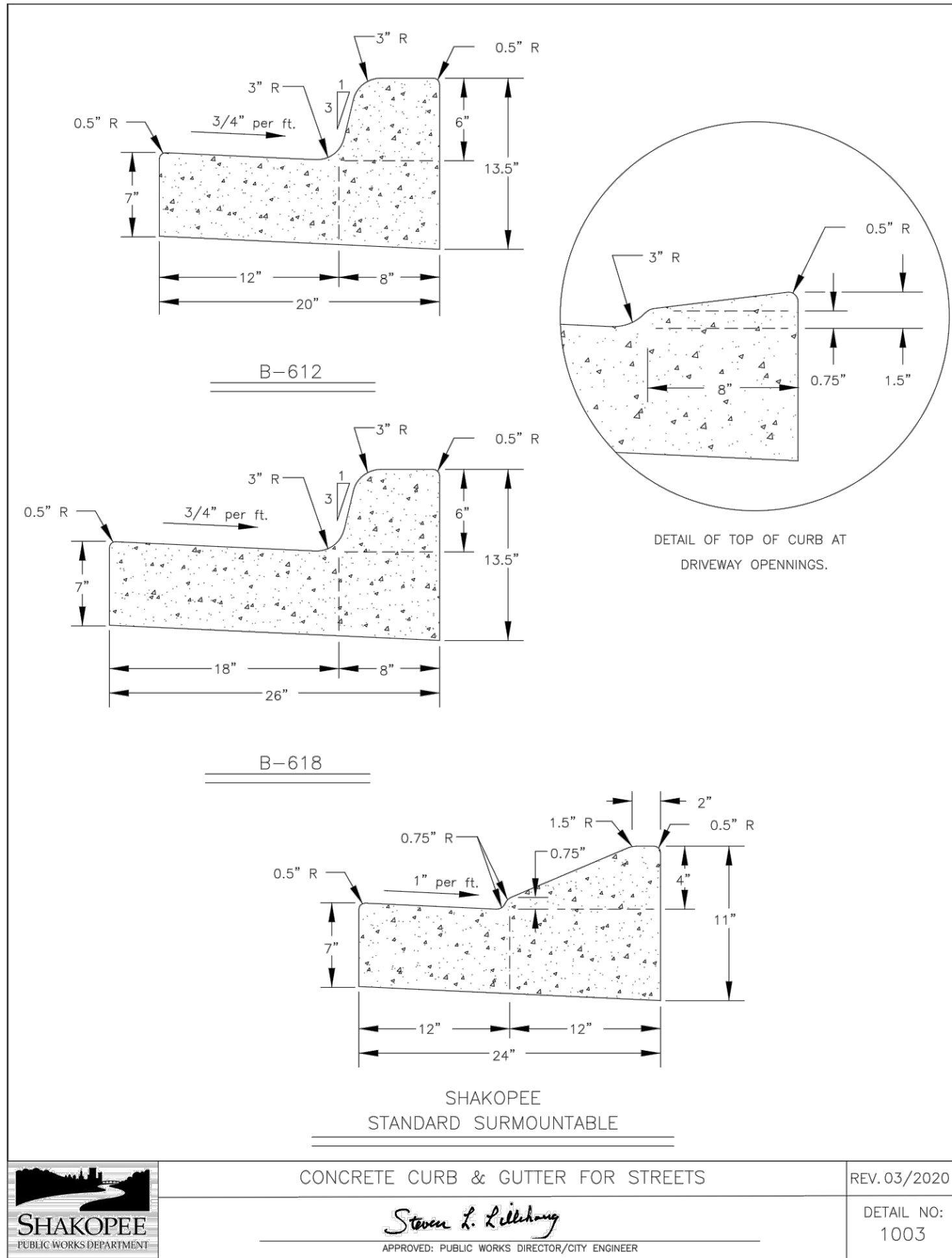
SHEET NUMBER:

7 OF

18

PROJECT NUMBER: 0026846.00

DATE: 07/14/20



DESIGNED: _____
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HORIZONTAL SCALE: ###
VERTICAL SCALE: ### or ##

INITIAL ISSUE: 07/02/20
REVISIONS:
△ 07/02/20 PUD SUBMITTAL
△ 07/14/20 BUILDING SHIFT
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PREPARED FOR:
SHAKOPEE HOUSING GROUP, LLC

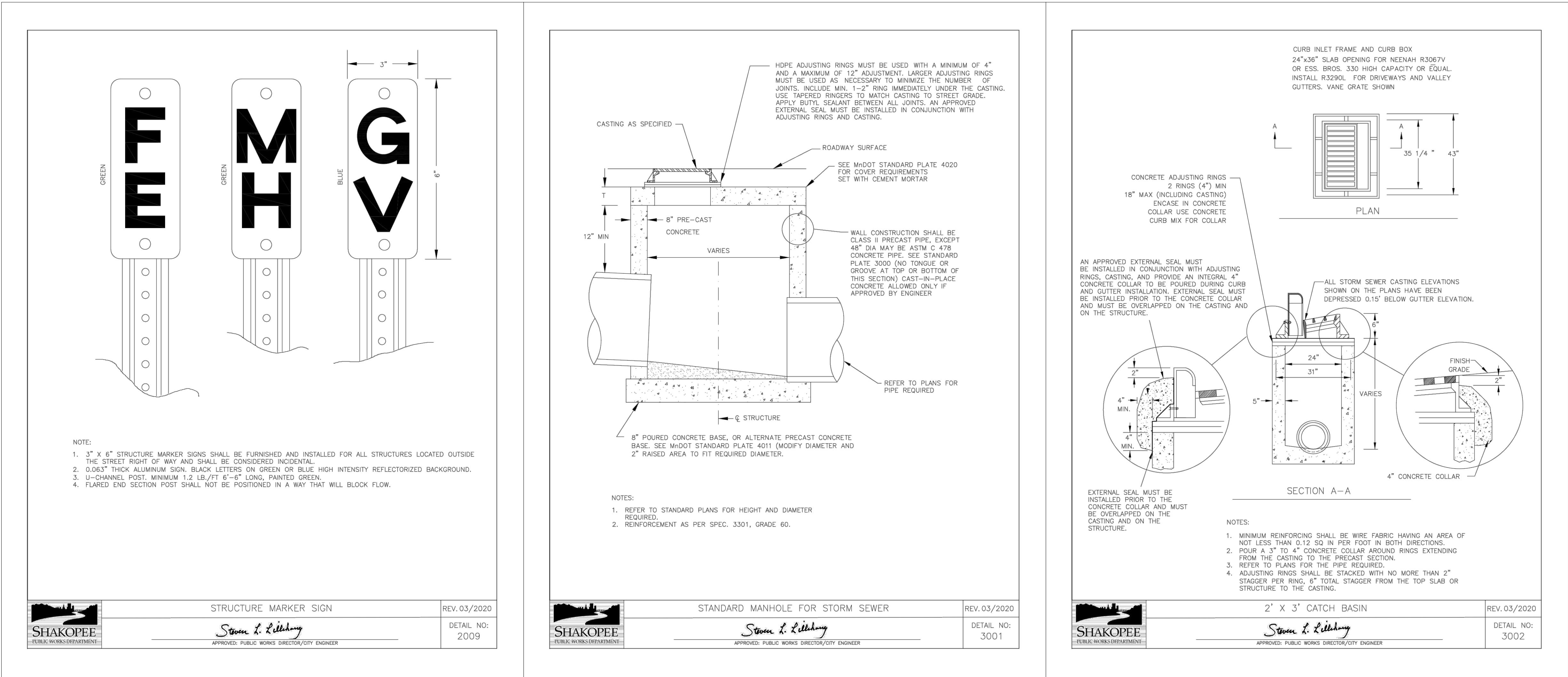
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DETAILS

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



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HORIZONTAL SCALE: ###
VERTICAL SCALE: ### or ##

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PREPARED FOR:
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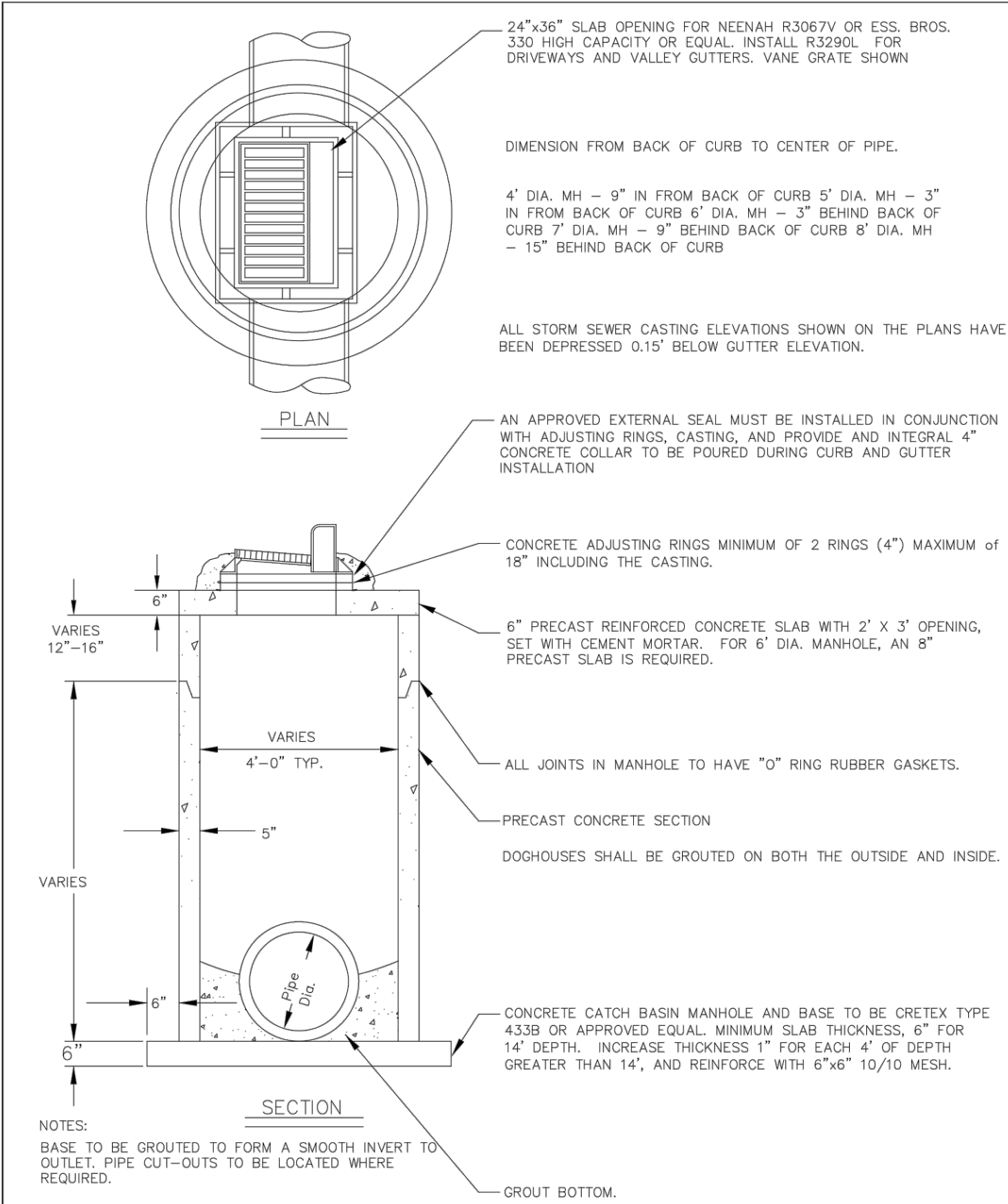
SOUTHBRIDGE CROSSINGS EAST 6TH ADDITION
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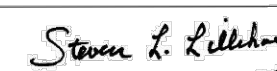
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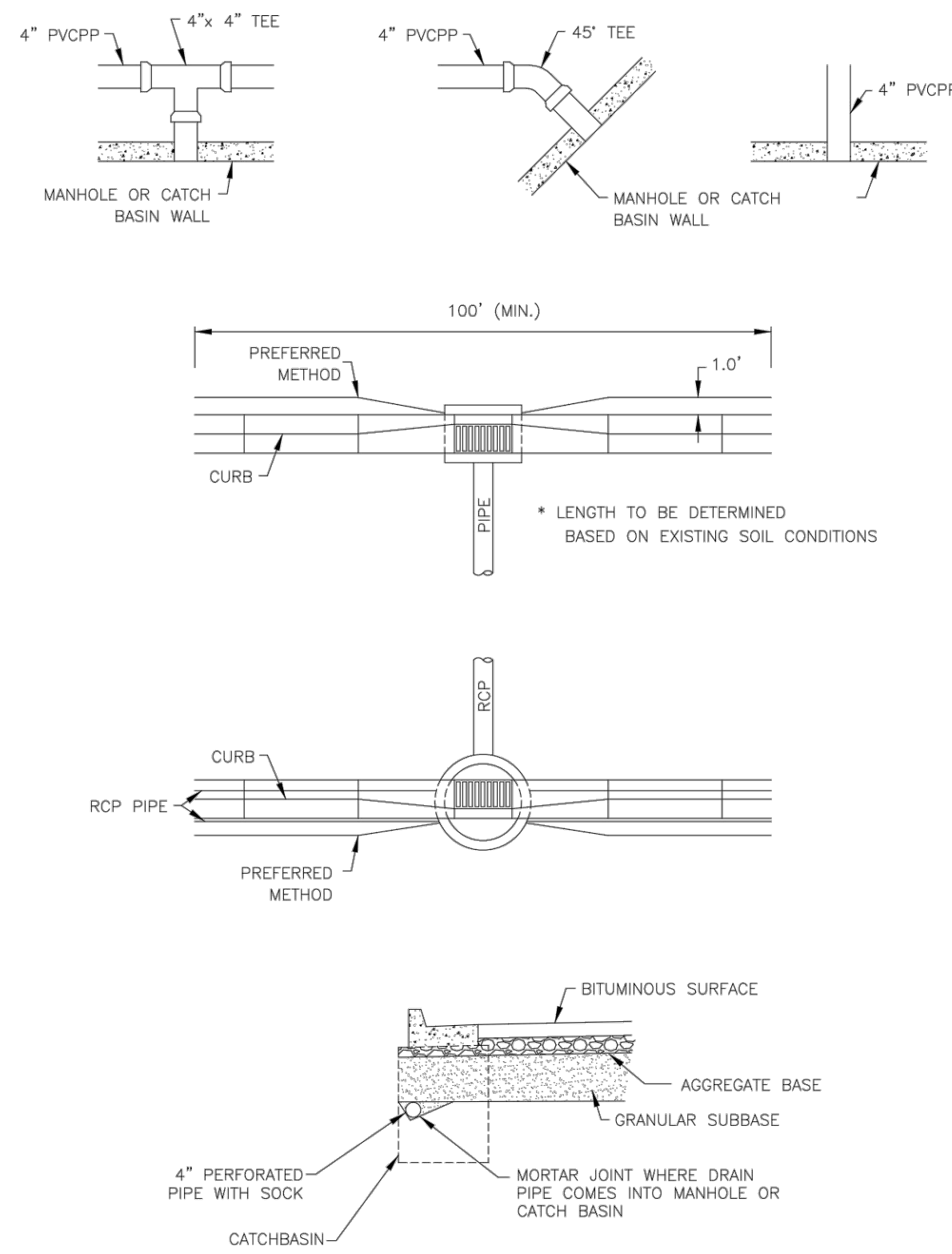
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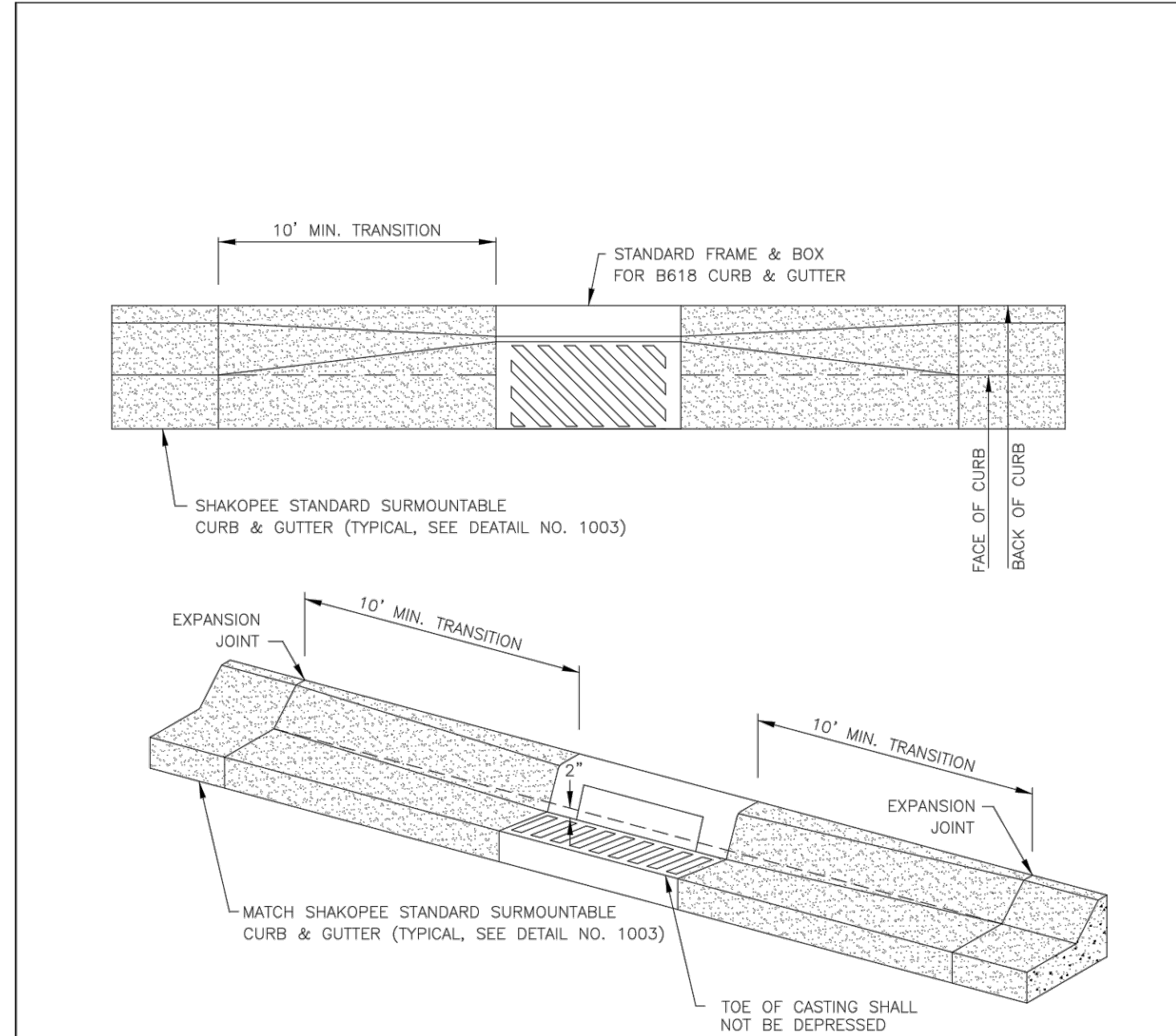
SHEET NUMBER:
9 OF **18**
DATE: 07/14/20



	CATCH BASIN MANHOLE	REV. 03/2020
	APPROVED: PUBLIC WORKS DIRECTOR/CITY ENGINEER	DETAIL NO: 3003



	PERFORATED DRAINTILE	REV. 03/2020
	APPROVED: PUBLIC WORKS DIRECTOR/CITY ENGINEER	DETAIL NO: 3007



	TRANSITION TO B618 CURB AT CATCH BASIN	REV. 03/2020
	APPROVED: PUBLIC WORKS DIRECTOR/CITY ENGINEER	DETAIL NO: 3008

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### or ##

INITIAL ISSUE: 07/02/20
REVISIONS:
07/02/20 PUD SUBMITTAL
07/14/20 BUILDING SHIFT
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PREPARED FOR:
SHAKOPEE HOUSING GROUP, LLC

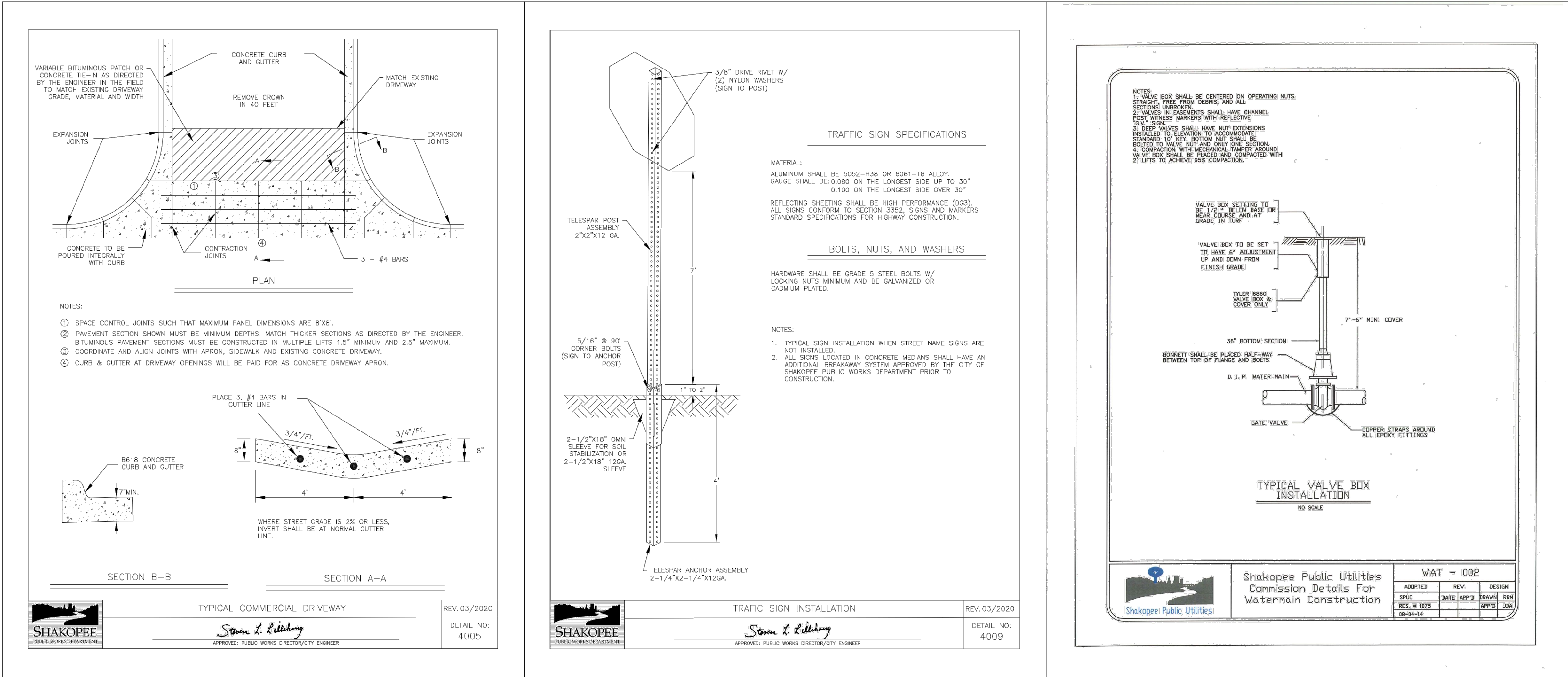
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BRAD WILKENING
DATE: 07/14/20 LICENSE NO. 26908

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

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DETAILS

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



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HORIZONTAL SCALE: ###
VERTICAL SCALE: ### or ##

INITIAL ISSUE: 07/02/20
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SHAKOPEE HOUSING GROUP, LLC

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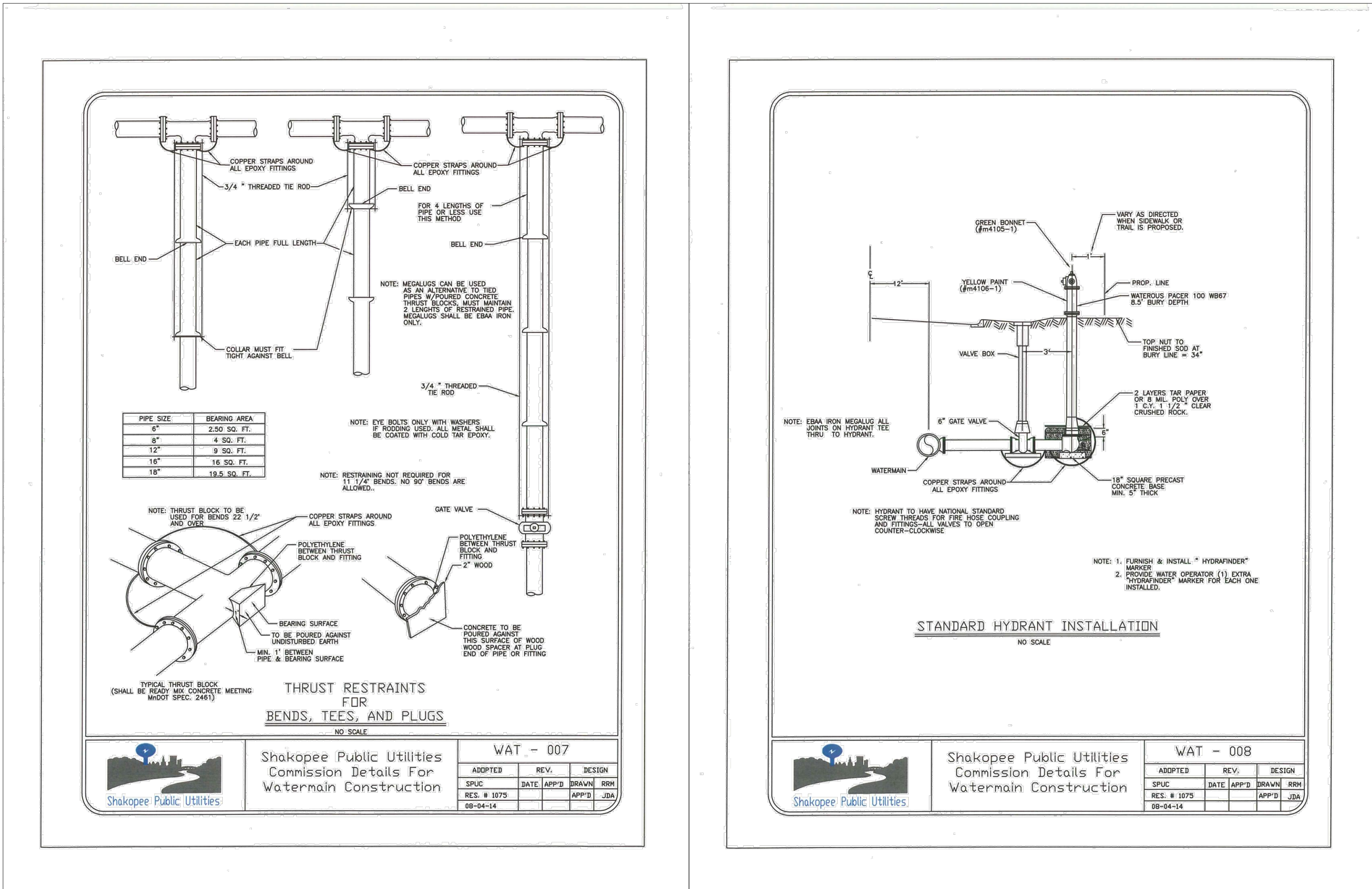
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DETAILS

PROJECT NUMBER: 0026846.00

SHEET NUMBER:
11 OF **18**
DATE: 07/14/20



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VERTICAL SCALE: ### or ##

INITIAL ISSUE:	07/02/20
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△	07/14/20 BUILDING SHIFT
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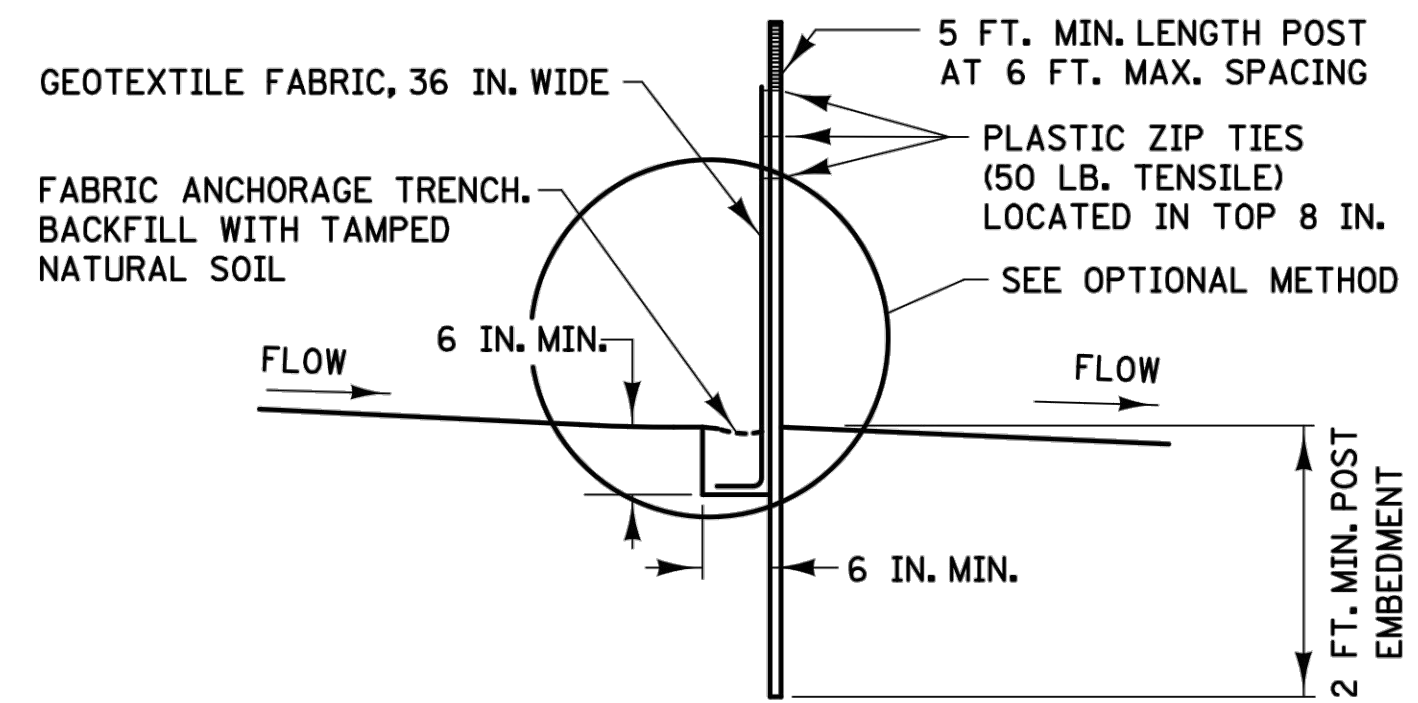
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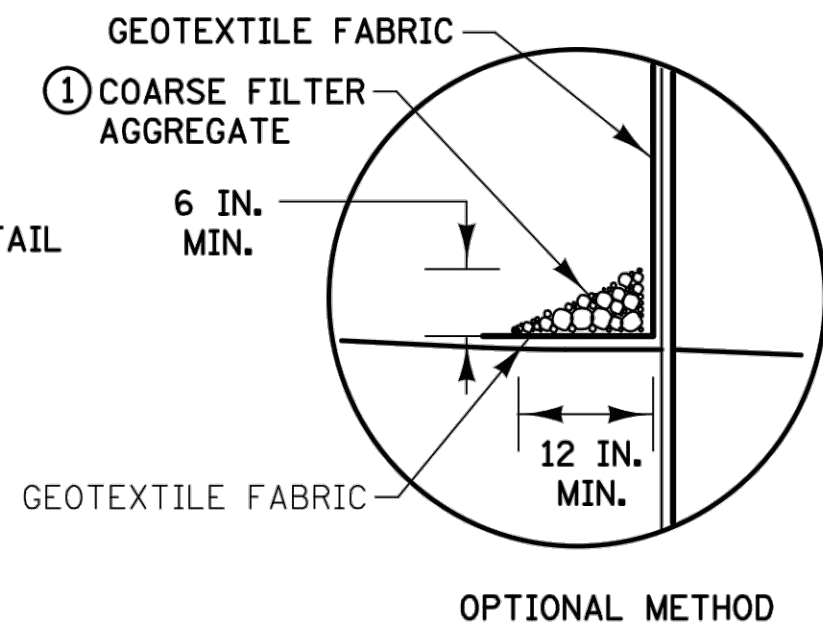
SHEET NUMBER:
12 OF **18**
DATE: 07/14/20

PLOTTED/REVISED: 4-APR-2018

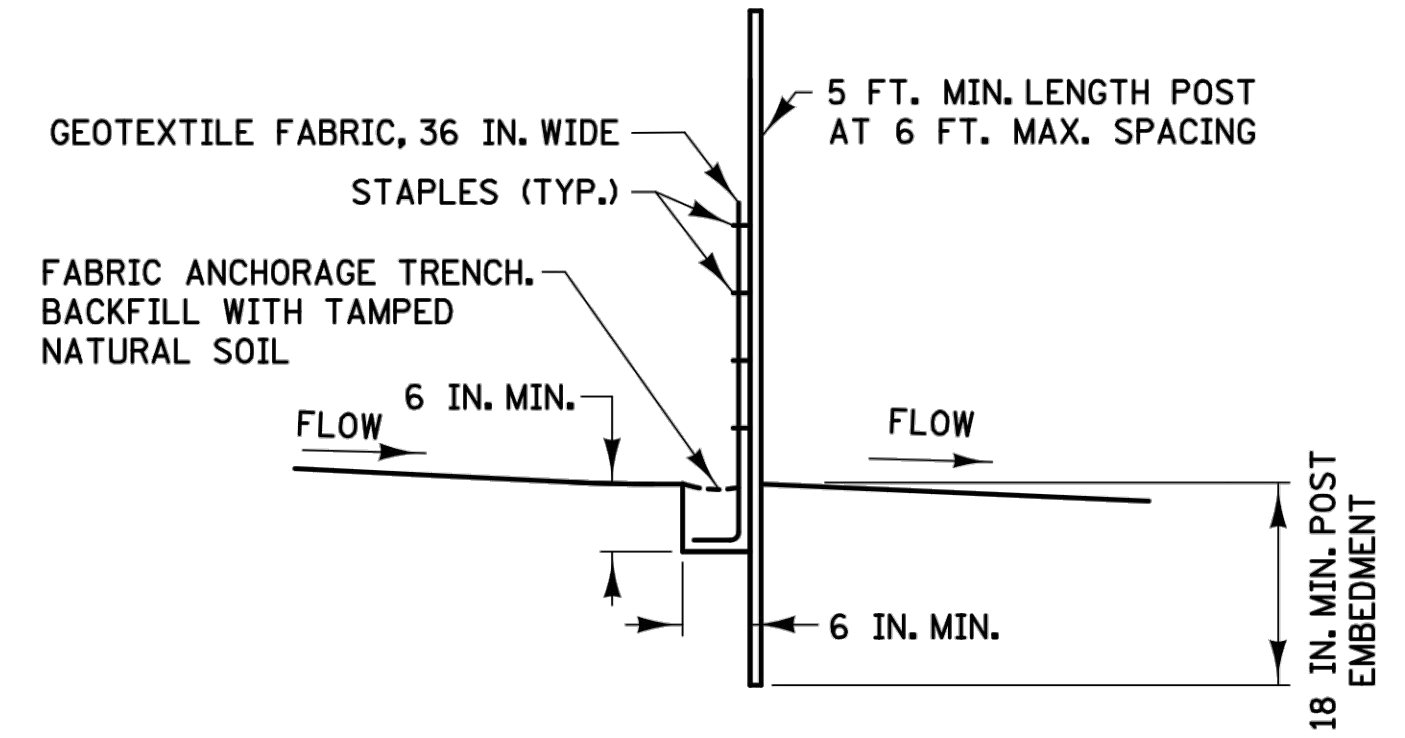
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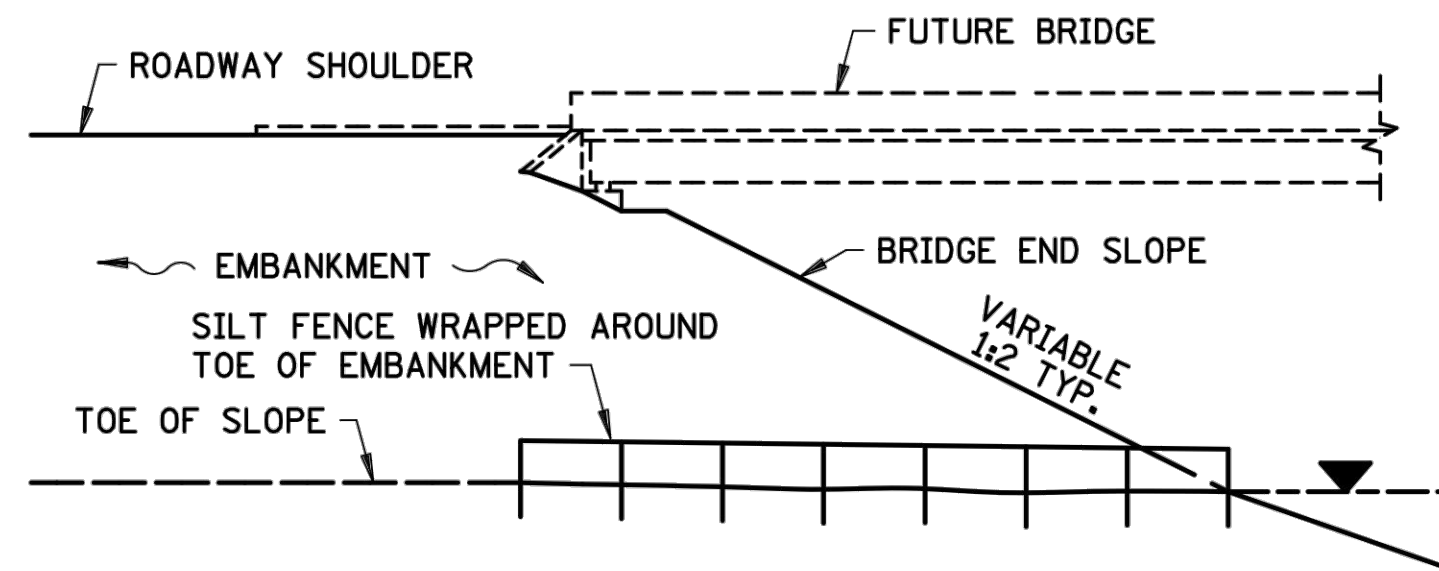
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(HAND INSTALLED)



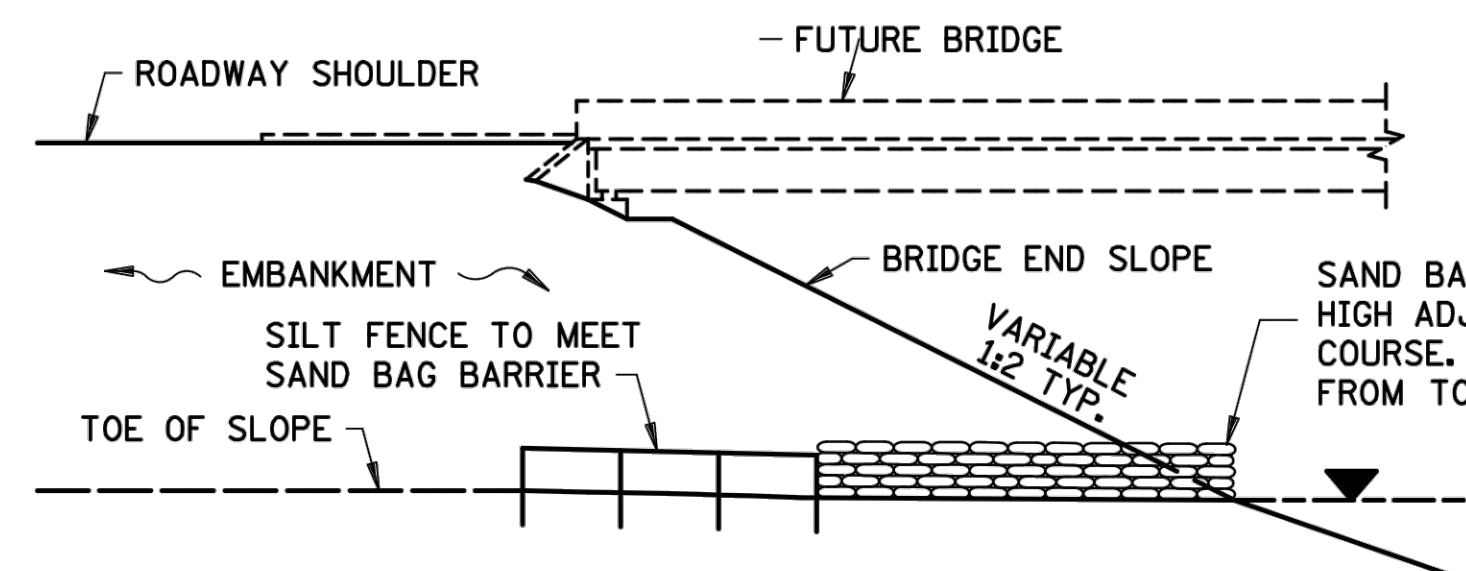
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(MACHINE SLICED)



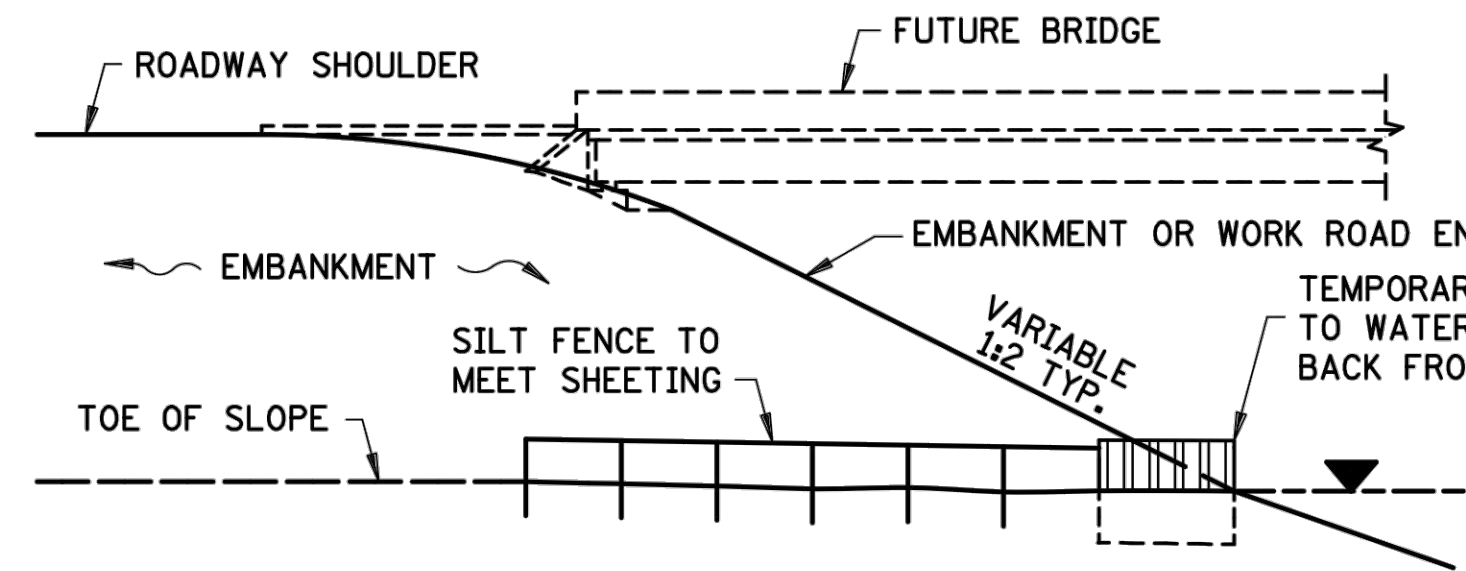
SILT FENCE TYPE PA ③
(PREASSEMBLED)



SILT FENCE ONLY ④

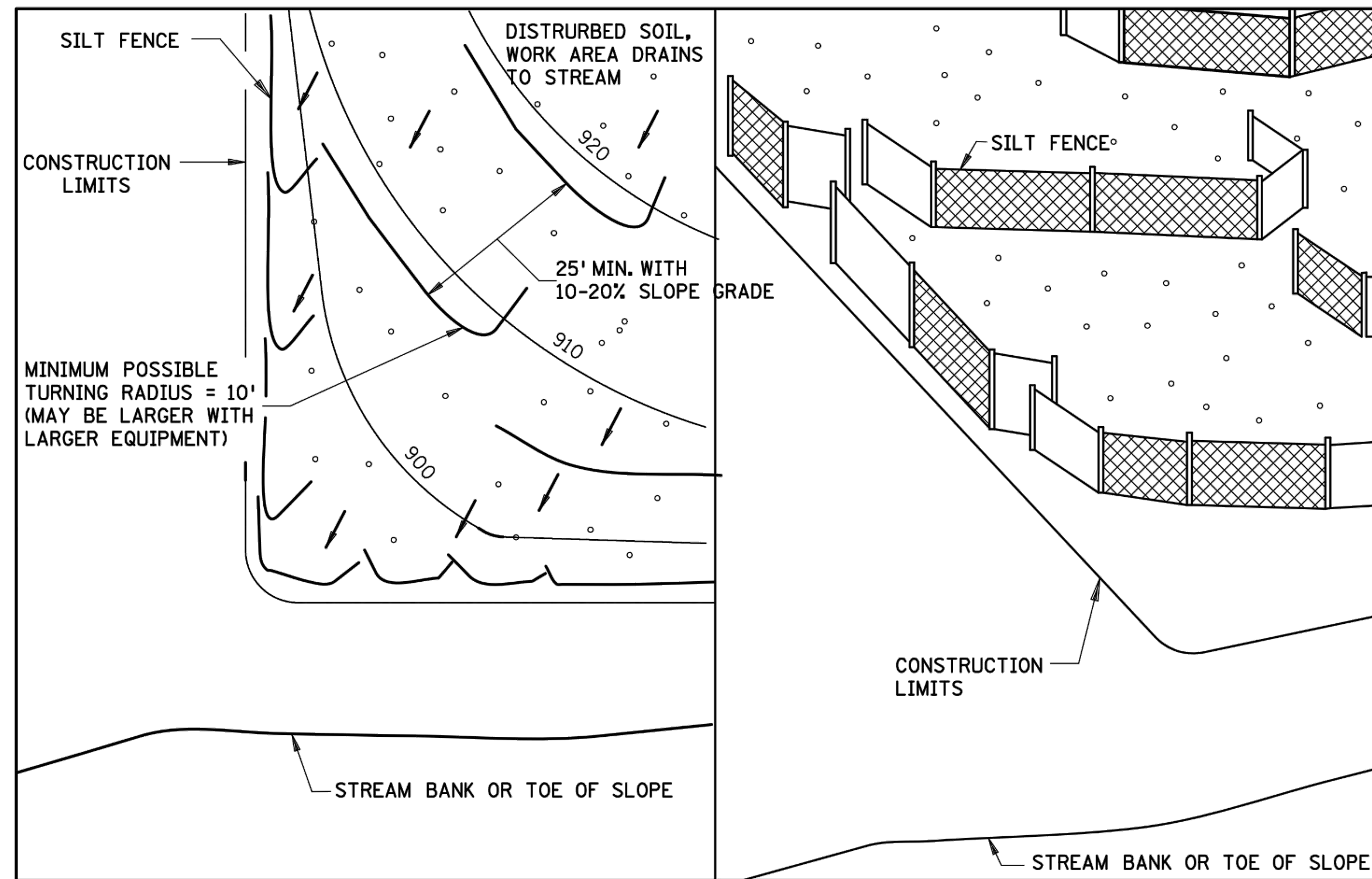


SILT FENCE WITH SAND BAGS ⑤



SILT FENCE WITH SHEETING ⑥

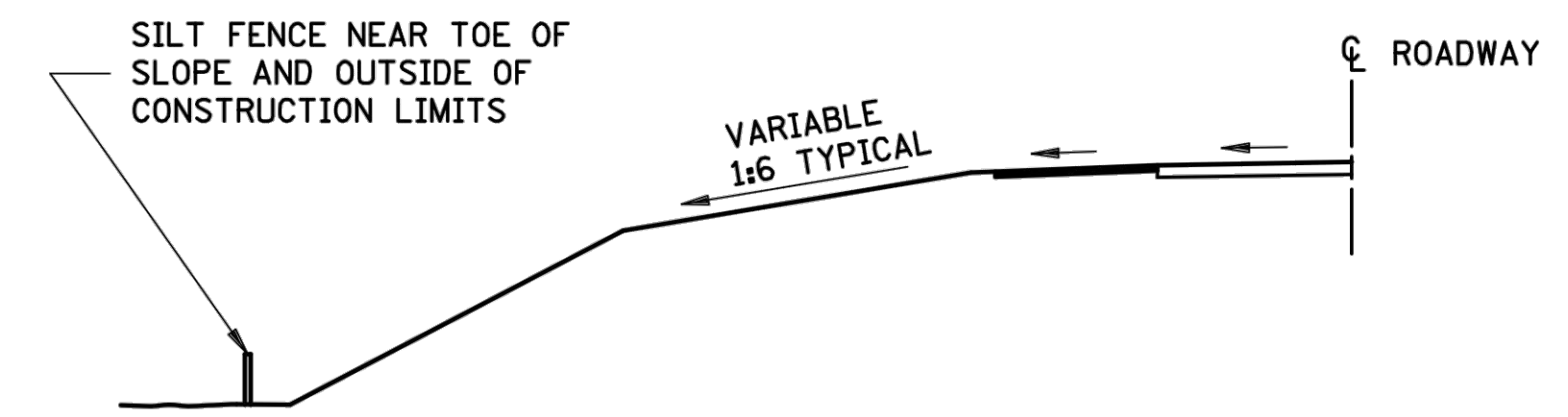
INSTALLATION AT BRIDGE EMBANKMENT ADJACENT TO WATER



PLAN VIEW

PERSPECTIVE VIEW

J-HOOK INSTALLATION



LOCATION AT TOE OF ROADWAY EMBANKMENT

NOTES:

SEE SPECS. 2573, 3149 & 3886.

- ① COARSE FILTER AGGREGATE (SPEC. 3149) SHALL BE INCIDENTAL.
- ② TO PROTECT AREAS FROM SHEET FLOW. MAXIMUM CONTRIBUTING AREA: 1 ACRE.
- ③ TO PROTECT AREAS FROM SHEET FLOW. MAXIMUM CONTRIBUTING AREA: 0.25 ACRE.
- ④ WATER COURSE FLOW VELOCITY: STANDING. CONTRIBUTING SLOPE AREA: 1/2 ACRE.
- ⑤ WATER COURSE FLOW VELOCITY: 1 TO 7 FT./SEC. CONTRIBUTING SLOPE AREA: 1 ACRE.
- ⑥ WATER COURSE FLOW VELOCITY: 8 TO 15 FT./SEC. CONTRIBUTING SLOPE AREA: 3 ACRES.

REVISION:
APPROVED: 2-28-2017
CHIEF ENVIRONMENTAL OFFICER



STANDARD PLAN 5-297.405	6 OF 8
APPROVED: 2-28-2017	REVISED:
STATE DESIGN ENGINEER	STATE PROJ. NO.

TEMPORARY SEDIMENT CONTROL

SILT FENCE

(T.H.) SHEET NO. OF SHEETS

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### or ##

INITIAL ISSUE:	07/02/20
REVISIONS:	
07/02/20	PUD SUBMITTAL
07/14/20	BUILDING SHIFT

PREPARED FOR:
SHAKOPEE HOUSING GROUP, LLC

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

SOUTHBRIDGE CROSSINGS EAST 6TH ADDITION

1620 CROSSINGS BLVD. SHAKOPEE, MN

Westwood

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Fax (952) 937-5822 Minnetonka, MN 55343
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DETAILS

PROJECT NUMBER: 0026846.00 DATE: 07/14/20

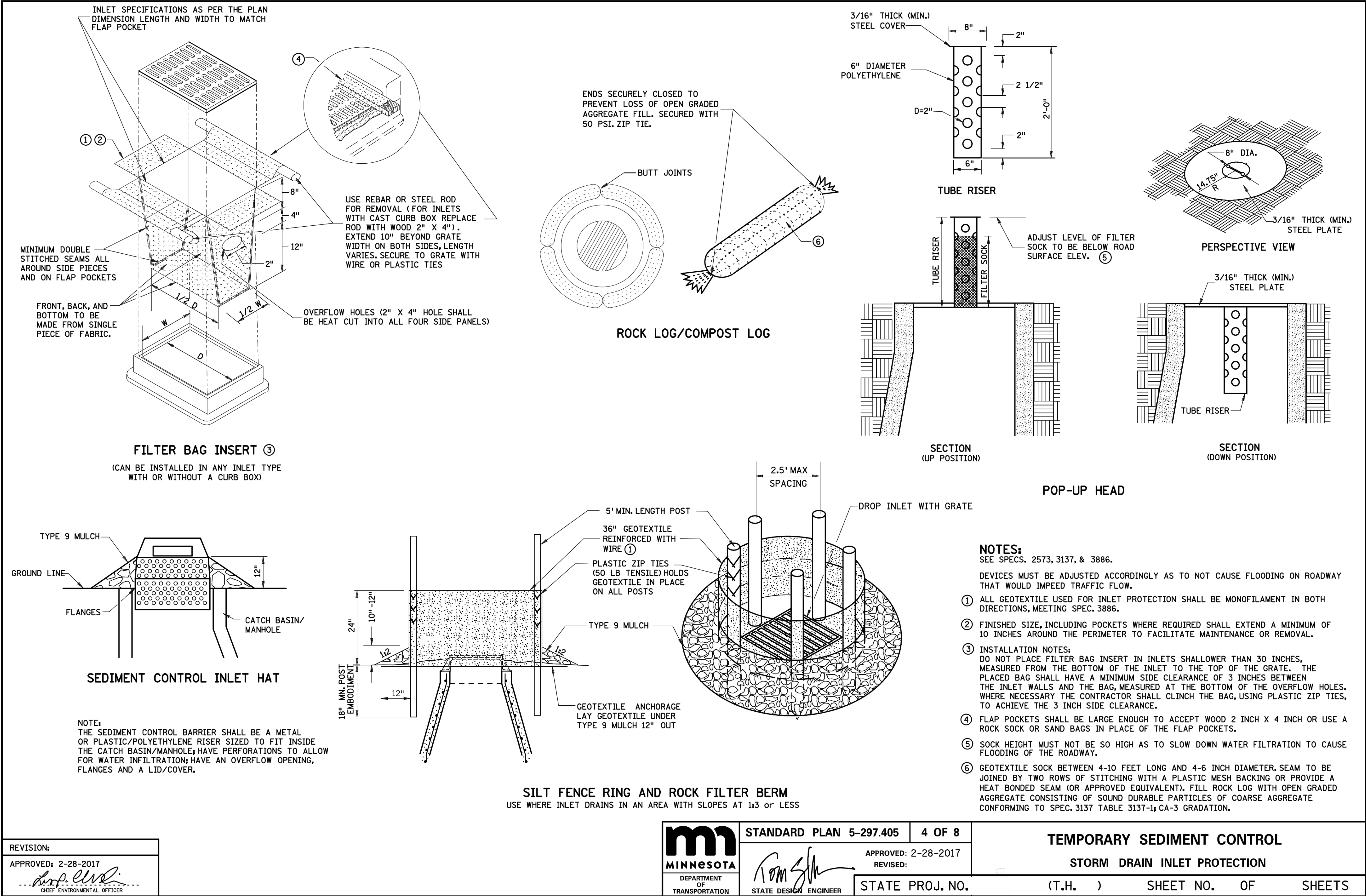
SHEET NUMBER:
13 OF 18

PLOTTED/REVISED: 4-APR-2018

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SOUTHBRIDGE CROSSINGS EAST 6TH ADDITION



REVISION:
APPROVED: 2-28-2017
 CHIEF ENVIRONMENTAL OFFICER

	STANDARD PLAN 5-297.405	4 OF 8	TEMPORARY SEDIMENT CONTROL			
	APPROVED: 2-28-2017 REVISID:	STATE PROJ. NO.	(T.H.)	SHEET NO.	OF	SHEETS

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OR UNDER MY DIRECT SUPERVISION AND THAT I AM A
DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MINNESOTA.

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

**SOUTHBRIDGE CROSSINGS EAST 6TH
ADDITION**

1620 CROSSINGS BLVD. SHAKOPEE, MN

Westwood

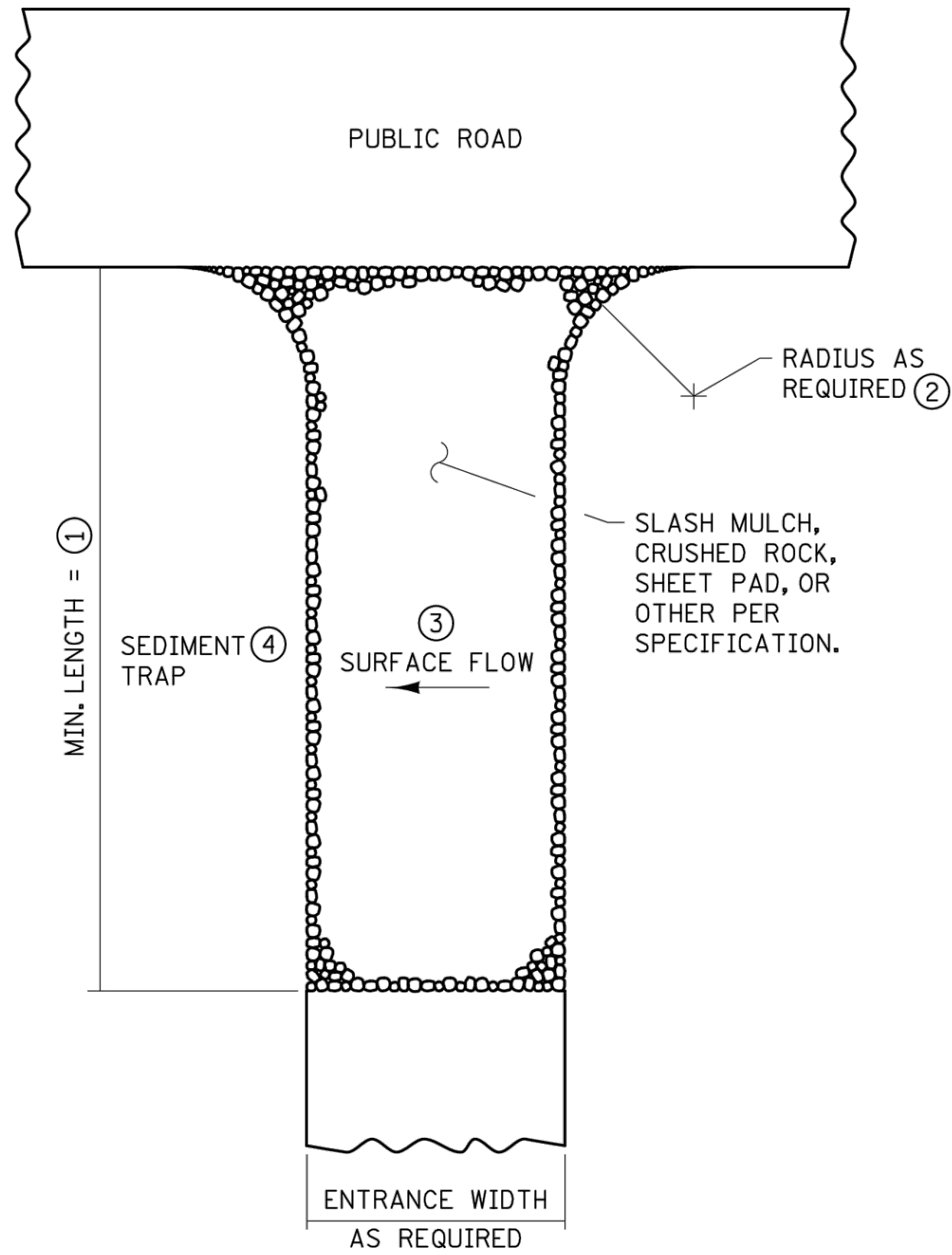
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

DETAILS

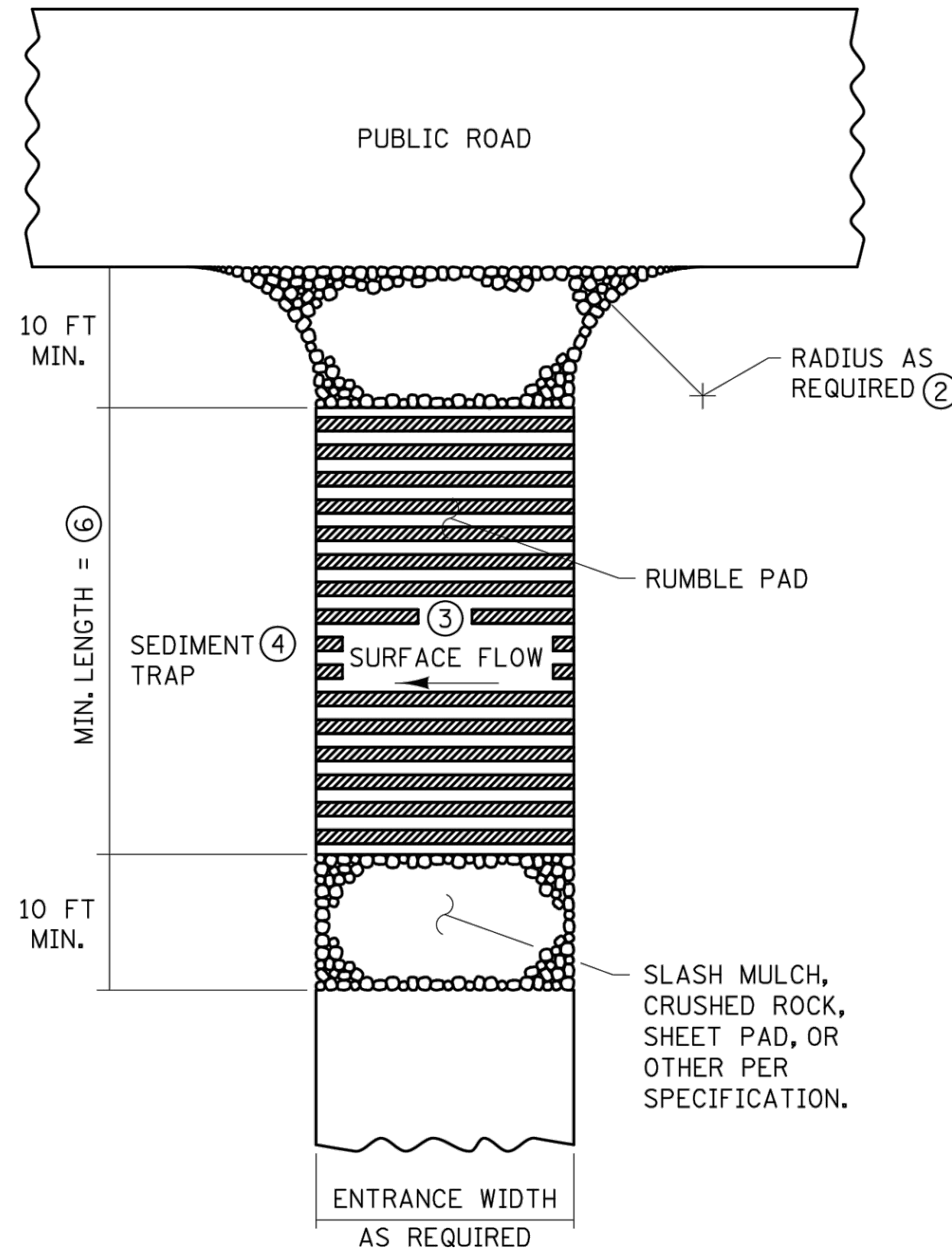
PROJECT NUMBER: 0026846.00 DATE: 07/14/20

SHEET NUMBER:
14 OF **18**

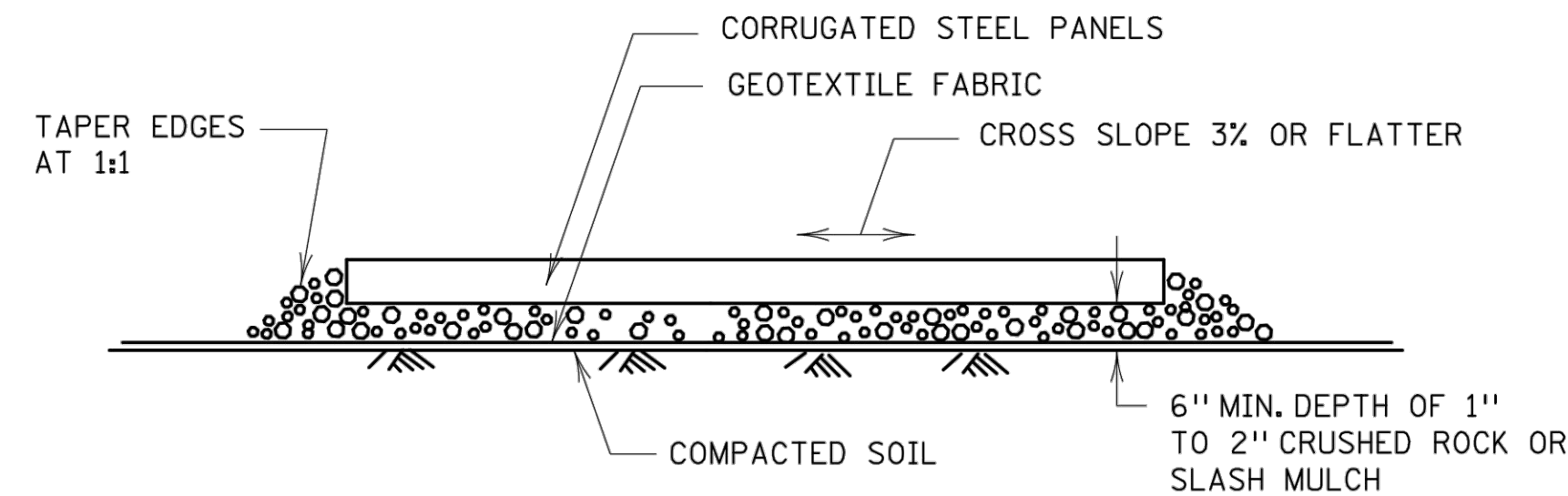
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PLOTTED/REVISED: 4-APR-2018



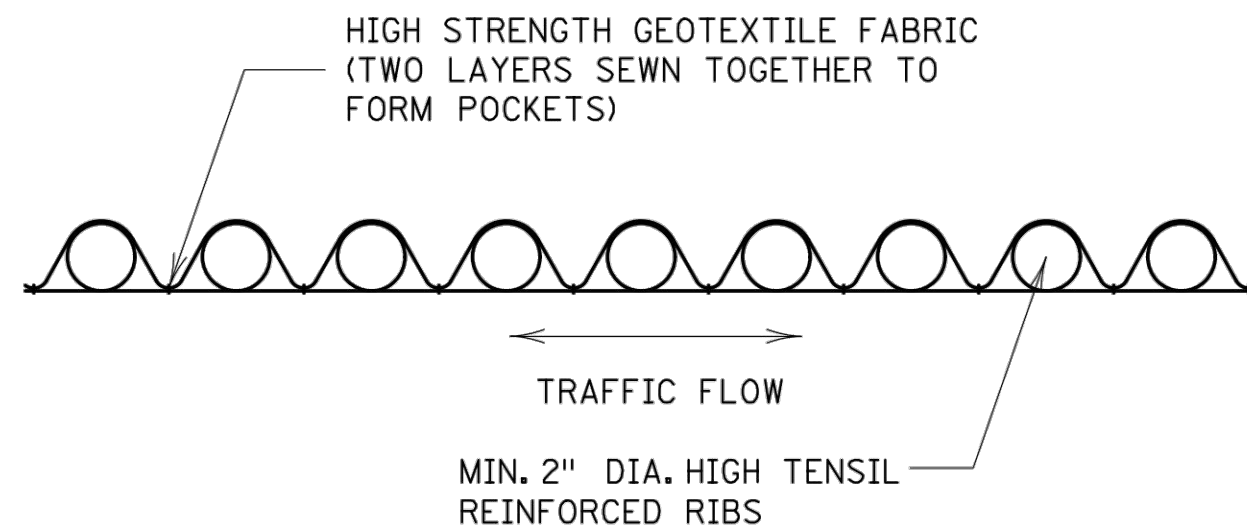
SLASH MULCH, CRUSHED ROCK, OR SHEET
PAD CONSTRUCTION EXIT ⑤⑦



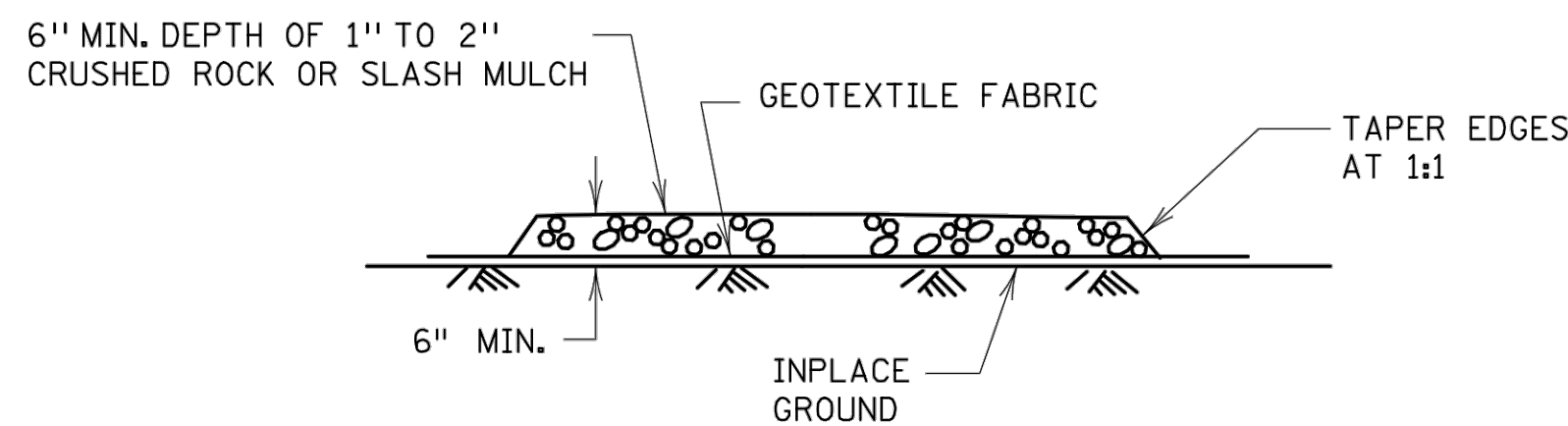
RUMBLE PAD
CONSTRUCTION EXIT ⑤⑦



RUMBLE PAD



SHEET PAD



SLASH MULCH OR CRUSHED ROCK

NOTES:

SEE SPECS. 2573 & 3882.

- ① MINIMUM LENGTH SHALL BE THE GREATER OF 50 FEET OR A LENGTH SUFFICIENT TO ALLOW A MINIMUM OF 5 TIRE ROTATIONS ON THE PROVIDED PAD. MINIMUM LENGTH SHALL BE CALCULATED USING THE LARGEST TIRE WHICH WILL BE USED IN TYPICAL OPERATIONS.
- ② PROVIDE RADIUS OR WIDEN PAD SUFFICIENTLY TO PREVENT VEHICLE TIRES FROM TRACKING OFF OF PAD WHEN LEAVING SITE.
- ③ IF RUNOFF FROM DISTURBED AREAS FLOWS TOWARD CONSTRUCTION EXITS, PREVENT RUNOFF FROM DRAINING DIRECTLY TO PUBLIC ROAD OVER CONSTRUCTION EXIT BY CROWNING THE EXIT OR SLOPING TO ONE SIDE. IF SURFACE GRADING IS INSUFFICIENT, PROVIDE OTHER MEANS OF INTERCEPTING RUNOFF.
- ④ IF RUNOFF FROM CONSTRUCTION EXITS WILL DRAIN OFF OF PROJECT SITE, PROVIDE SEDIMENT TRAP WITH STABILIZED OVERFLOW.
- ⑤ IF A TIRE WASH OFF IS REQUIRED THE CONSTRUCTION EXITS SHALL BE GRADED TO DRAIN THE WASH WATER TO A SEDIMENT TRAP.
- ⑥ MINIMUM LENGTH OF RUMBLE PAD SHALL BE 20 FEET, OR AS REQUIRED TO REMOVE SEDIMENT FROM TIRES. IF SIGNIFICANT SEDIMENT IS TRACKED FROM THE SITE, THE RUMBLE PAD SHALL BE LENGTHENED OR THE DESIGN MODIFIED TO PROVIDE ADDITIONAL VIBRATION. WASH-OFF LENGTH SHALL BE AS REQUIRED TO EFFECTIVELY REMOVE CONSTRUCTION SEDIMENT FROM VEHICLE TIRES.
- ⑦ MAINTENANCE OF CONSTRUCTION EXITS SHALL OCCUR WHEN THE EFFECTIVENESS OF SEDIMENT REMOVAL HAS BEEN REDUCED. MAINTENANCE SHALL CONSIST OF REMOVING SEDIMENT AND CLEANING THE MATERIALS OR PLACING ADDITIONAL MATERIAL (SLASH MULCH OR CRUSHED ROCK) OVER SEDIMENT FILLED MATERIAL TO RESTORE EFFECTIVENESS.

REVISION:
APPROVED: 2-28-2017
<i>[Signature]</i> CHIEF ENVIRONMENTAL OFFICER

	STANDARD PLAN 5-297.405	5 OF 8	TEMPORARY SEDIMENT CONTROL			
	<i>[Signature]</i> STATE DESIGN ENGINEER	APPROVED: 2-28-2017 REVISED:	STABILIZED CONSTRUCTION EXIT			
STATE PROJ. NO.			(T.H.)	SHEET NO.	OF	SHEETS

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### or ##

INITIAL ISSUE: 07/02/20
REVISIONS:
△ 07/02/20 PUD SUBMITTAL
△ 07/14/20 BUILDING SHIFT
△
△
△

PREPARED FOR:
SHAKOPEE HOUSING GROUP, LLC

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT I AM A
DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
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BRAD WILKENING
DATE: 07/14/20 LICENSE NO. 26908

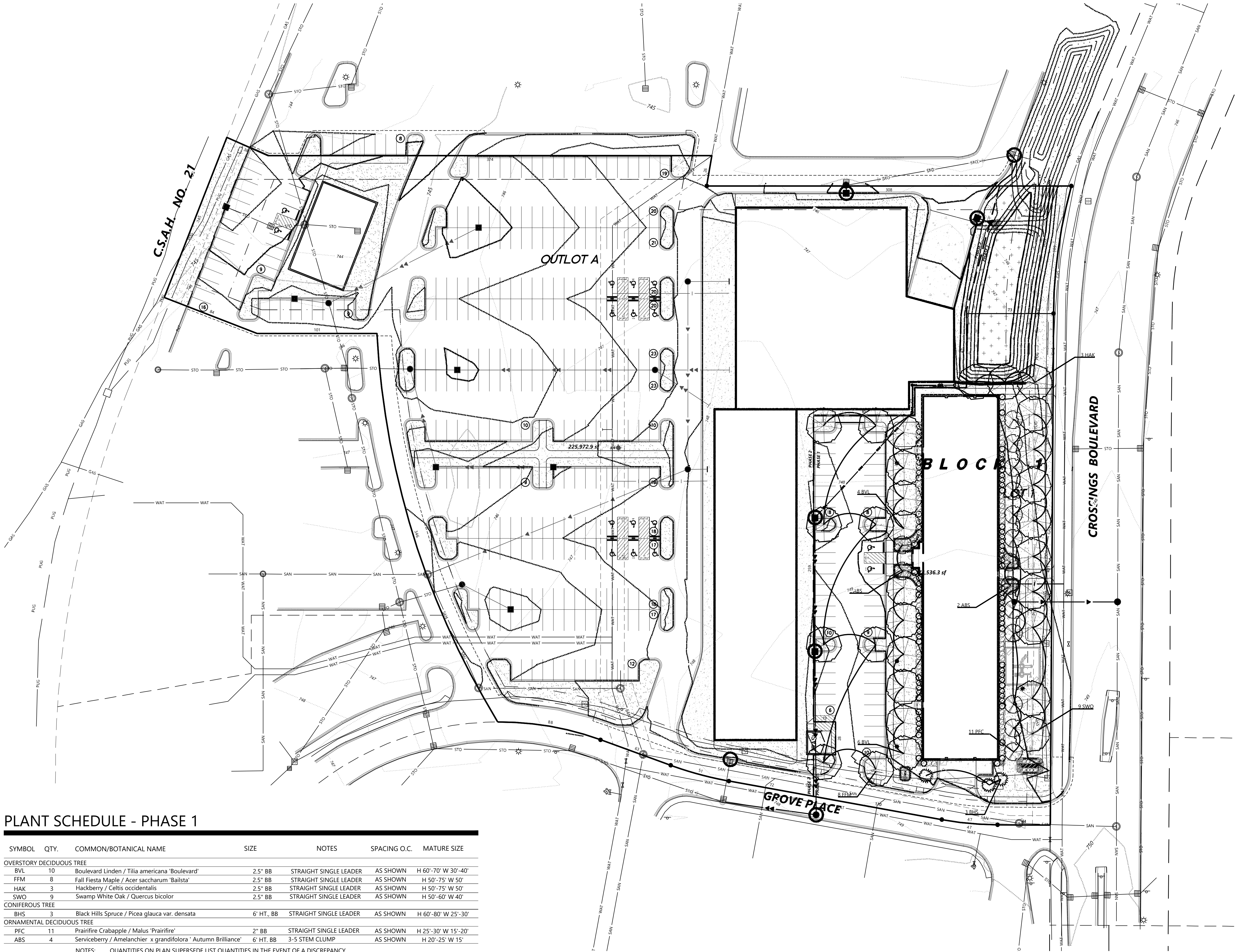
**SOUTHBRIDGE CROSSINGS EAST 6TH
ADDITION**
1620 CROSSINGS BLVD. SHAKOPEE, MN

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DETAILS

PROJECT NUMBER: 0026846.00

SHEET NUMBER:
8 OF **18**
DATE: 07/14/20



PLANT SCHEDULE - PHASE 1

SYMBOL	QTY.	COMMON/BOTANICAL NAME	SIZE	NOTES	SPACING O.C.	MATURE SIZE
OVERSTORY DECIDUOUS TREE						
BVL	10	Boulevard Linden / Tilia americana 'Boulevard'	2.5" BB	STRAIGHT SINGLE LEADER	AS SHOWN	H 60'-70' W 30'-40'
FFM	8	Fall Fiesta Maple / Acer saccharum 'Baista'	2.5" BB	STRAIGHT SINGLE LEADER	AS SHOWN	H 50'-75' W 50'
HAK	3	Hackberry / Celtis occidentalis	2.5" BB	STRAIGHT SINGLE LEADER	AS SHOWN	H 50'-75' W 50'
SWO	9	Swamp White Oak / Quercus bicolor	2.5" BB	STRAIGHT SINGLE LEADER	AS SHOWN	H 50'-60' W 40'
CONIFEROUS TREE						
BHS	3	Black Hills Spruce / Picea glauca var. densata	6' HT., BB	STRAIGHT SINGLE LEADER	AS SHOWN	H 60'-80' W 25'-30'
ORNAMENTAL DECIDUOUS TREE						
PFC	11	Prairiefire Crabapple / Malus 'Prairiefire'	2" BB	STRAIGHT SINGLE LEADER	AS SHOWN	H 25'-30' W 15'-20'
ABS	4	Serviceberry / Amelanchier x grandiflora 'Autumn Brilliance'	6' HT. BB	3-5 STEM CLUMP	AS SHOWN	H 20'-25' W 15'

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

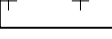
Landscape Requirements

PHASE 1 LANDSCAPE REQUIRED:	56 TREES
SITE REQUIREMENTS: - FOR ALL RESIDENTIAL USES CONTAINING SIX OR MORE DWELLINGS AND FOR ALL BUSINESS USES AT LEAST 15% OF THE LOT AREA SHALL BE LANDSCAPED WITH GRASS, SHRUBS, AND TREES. LANDSCAPING SHALL BE CONCENTRATED BETWEEN PRINCIPAL STRUCTURE AND ANY ADJACENT STREET RIGHT-OF-WAY OR OTHER VISIBLE AREAS. STREET TREES SHALL BE PLACED EVERY 40 FEET OF IF NOT PERMITTED, SHALL BE PLACED IN THE FRONT YARD.	
BUILDING FOOTPRINT AREA	REQUIRED LANDSCAPING
FIRST 10,000 SF	2 TREES/1,000 SF
10,001 TO 50,000 SF	ADDITIONAL 1.5 TREES / 1,000 SF
PHASE 1: RESIDENTIAL APARTMENT BUILDING FOOTPRINT: 20,334 SF	
	36 TREES
IMPERVIOUS REQUIREMENTS: - FOR PROJECTS WITH IMPERVIOUS AREAS THAT EXCEED 4,000 SF, ONE SHADE TREE SHALL BE REQUIRED FOR EACH 4,000 SF OF IMPERVIOUS AREA.	
PHASE 1: (TOTAL SITE IMPERVIOUS AREA: 53,161 SF)	14 TREES
PARKING REQUIREMENTS: - A PARKING LOT CONTAINING MORE THAN 25 PARKING SPACES SHALL HAVE A MINIMUM OF 1 SHADE TREE EVERY 10 SPACES.	
PHASE 1: (TOTAL PARKING SPACES: 51 SPACES)	6 TREES

Landscape Provisions

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

GROUNDCOVER LEGEND

	STORMWATER NATIVE SEED MIX (33-261) TOTAL AREA (0.25 AC)
	2"-5" RIVER ROCK MULCH (ALL PLANTING BEDS)
	SOD

- NOTES:
- TIMING OF PLANT INSTALLATION WILL BE DEPENDENT UPON SEASON AND PLANT AVAILABILITY.
 - NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
 - IRRIGATION TO BE PROVIDED FOR ALL PLANTING BEDS AND SODDED AREAS FROM BUILDING TO PROPERTY LINE.

* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE.

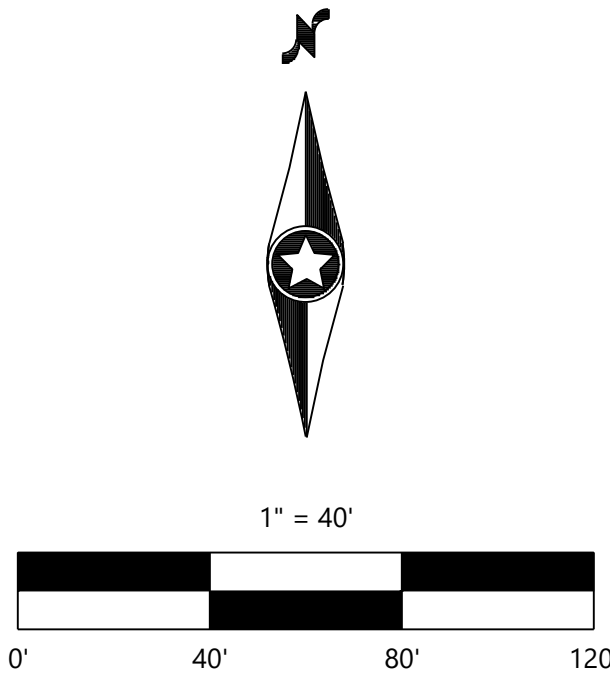
* ALL MULCH RINGS AROUND TREES TO BE CYPRESS WOOD MULCH

* ALL DISTURBED AREAS WITHIN THE FUTURE RIGHT-OF-WAY ARE TO BE SEEDED WITH MNDOT GENERAL ROADSIDE MIX (25-141)

GREEN COMMUNITIES NOTES:

ALL PLANTINGS SHOULD BE NATIVE OR ADAPTED TO THE REGION, APPROPRIATE TO THE SITE'S SOIL AND MICROCLIMATE, AND NONE OF THE NEW PLANTS SHOULD BE AN INVASIVE SPECIES. RESEED OR XERISCAPE ALL DISTURBED AREAS (GREEN COMMUNITIES 3.4).

FOR IRRIGATION SYSTEMS, INSTALL AN EFFICIENT IRRIGATION SYSTEM OR WATER REUSE SYSTEM PER THE GUIDELINES. IRRIGATION SYSTEM MUST BE EQUIPPED WITH A WATERSENSE-LABELED WEATHER-BASED IRRIGATION CONTROLLER (WBC) OR AT LEAST 50% OF THE SITE'S IRRIGATION SHOULD BE SATISFIED BY REUSING WATER. (GREEN COMMUNITIES 3.5A& 3.5B)



PRELIMINARY PLANS

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### or ##

INITIAL ISSUE: 07/02/20
REVISIONS:
07/02/20 PUD SUBMITTAL
07/14/20 BUILDING SHIFT

PREPARED FOR:
SHAKOPEE HOUSING GROUP, LLC

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
NICHOLAS T. MEYER
DATE: 07/14/20 LICENSE NO. 53774

**SOUTHBIDGE CROSSINGS EAST
6TH ADDITION**

1620 CROSSINGS BLVD.
SHAKOPEE, MN

Westwood

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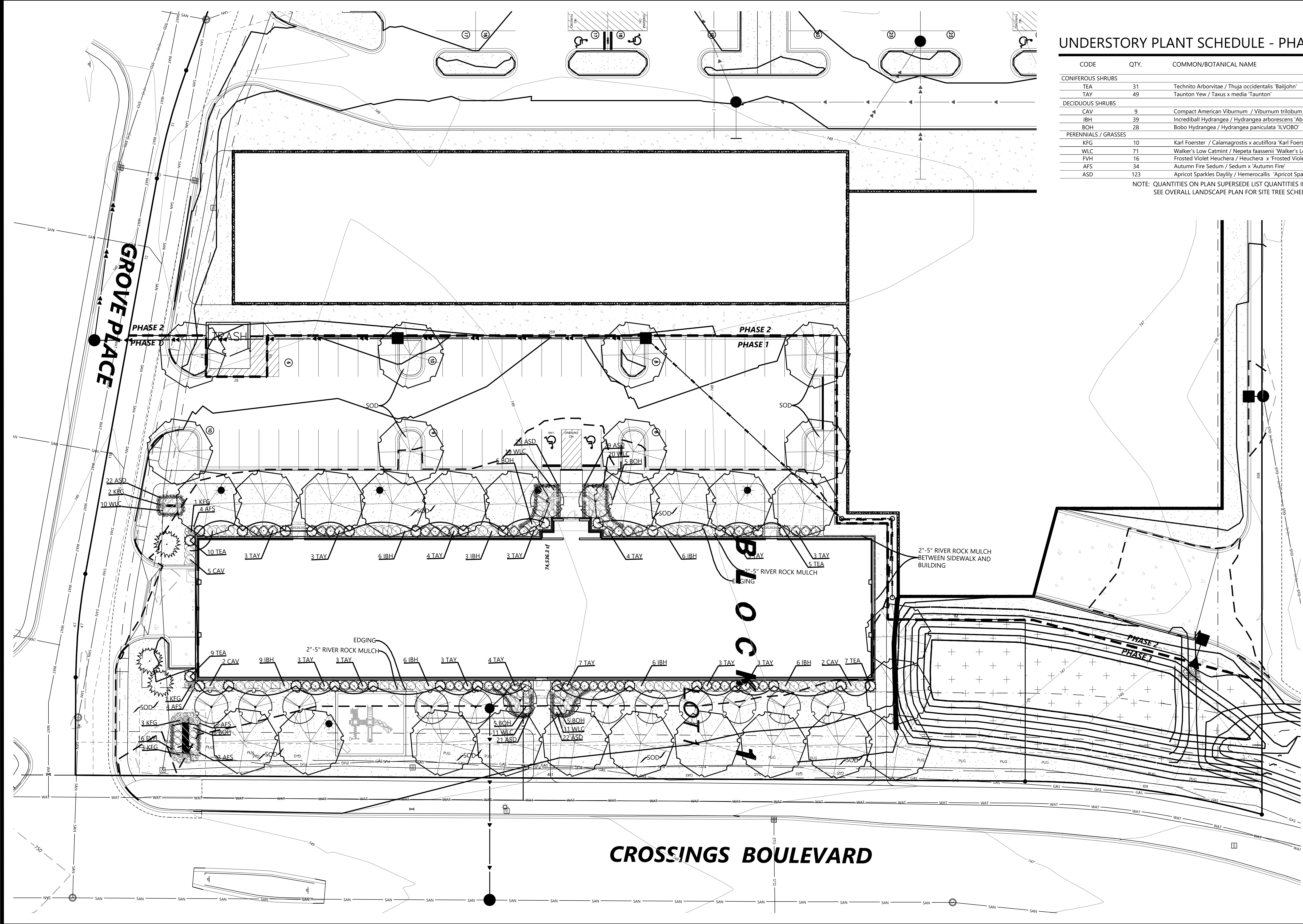
**OVERALL LANDSCAPE
PLAN**

PROJECT NUMBER: 0026846.00

SHEET NUMBER:

16 OF **18**

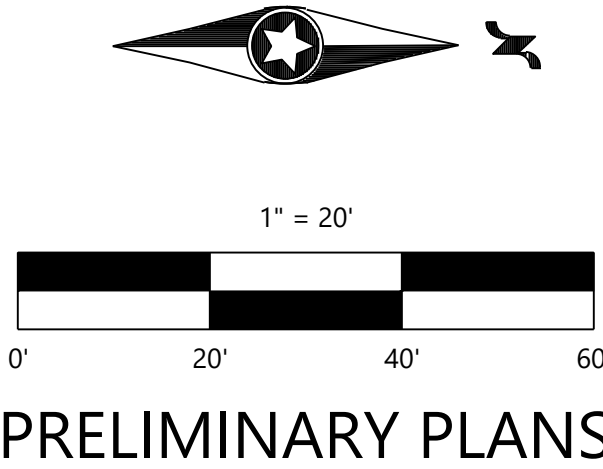
DATE: 07/14/20



UNDERSTORY PLANT SCHEDULE - PHASE 1

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
CONIFEROUS SHRUBS				
TEA	31	Technito Arborvitae / Thuja occidentalis 'Bailjohn'	5' HT., B8	5'-0" O.C.
TAY	49	Taunton Yew / Taxus x media 'Taunton'	#5 Cont.	4'-0" O.C.
DECIDUOUS SHRUBS				
CAV	9	Compact American Viburnum / Viburnum trilobum 'Bailey Compact'	#5 Cont.	5'-0" O.C.
IBH	39	Incrediball Hydrangea / Hydrangea arborescens 'Abetwo'	#5 Cont.	4'-0" O.C.
BOH	28	Bobo Hydrangea / Hydrangea paniculata 'LVOBO'	#5 Cont.	3'-0" O.C.
PERENNIALS / GRASSES				
KFG	10	Karl Foerster / Calamagrostis x acutiflora 'Karl Foerster'	#1 Cont.	30" O.C.
WLC	71	Walker's Low Catmint / Nepeta faassenii 'Walker's Low'	#1 Cont.	24" O.C.
FVH	16	Frosted Violet Heuchera / Heuchera x 'Frosted Violet'	#1 Cont.	18" O.C.
AFS	34	Autumn Fire Sedum / Sedum x 'Autumn Fire'	#1 Cont.	18" O.C.
ASD	123	Apricot Sparkles Daylily / Hemerocallis 'Apricot Sparkles'	#1 Cont.	18" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
SEE OVERALL LANDSCAPE PLAN FOR SITE TREE SCHEDULE



PRELIMINARY PLANS

DESIGNED:	INITIAL ISSUE: 07/02/20
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PREPARED FOR:	SHAKOPEE HOUSING GROUP, LLC
NICHOLAS T. MEYER	
DATE: 07/14/20	LICENSE NO. 53774

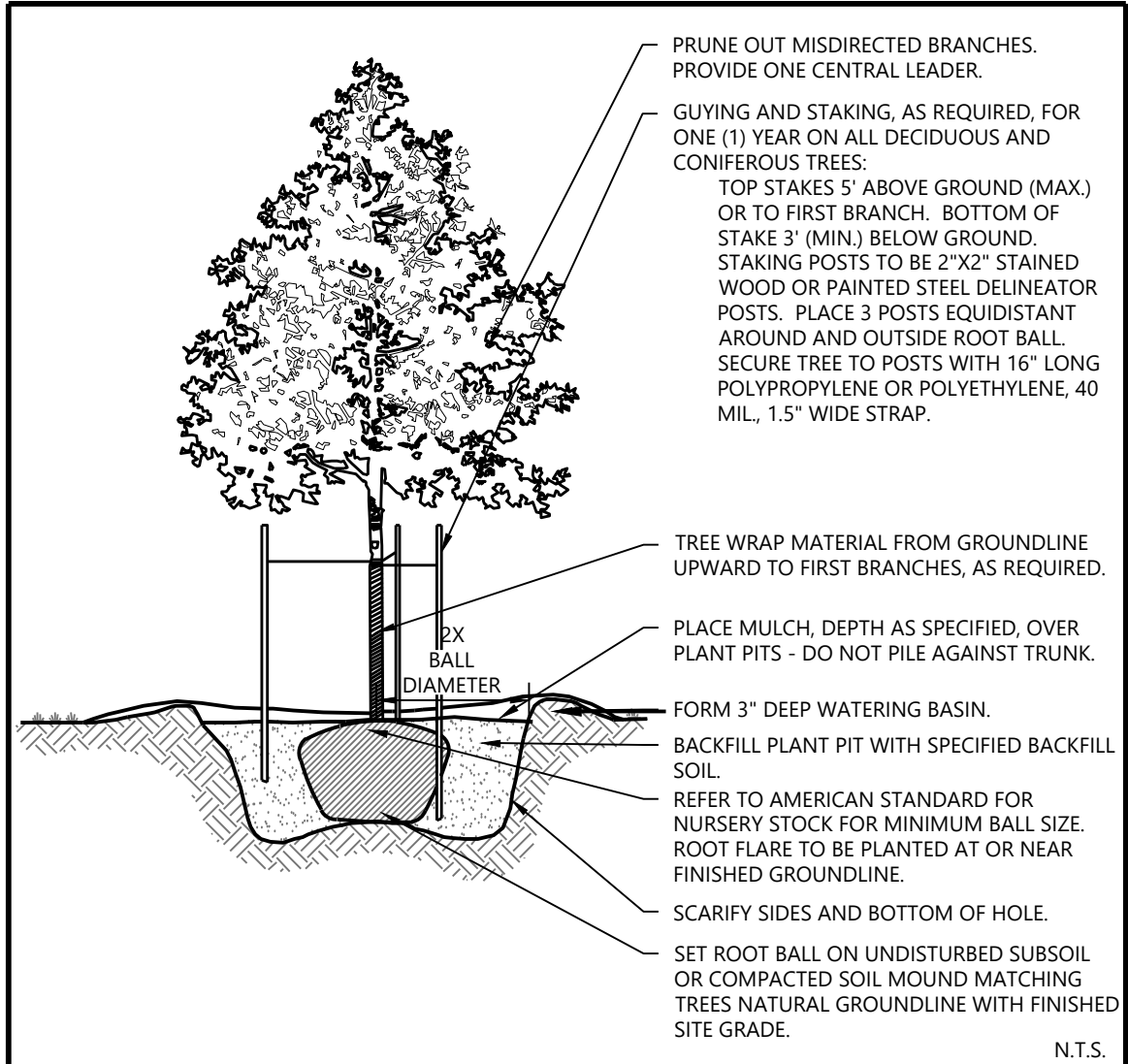
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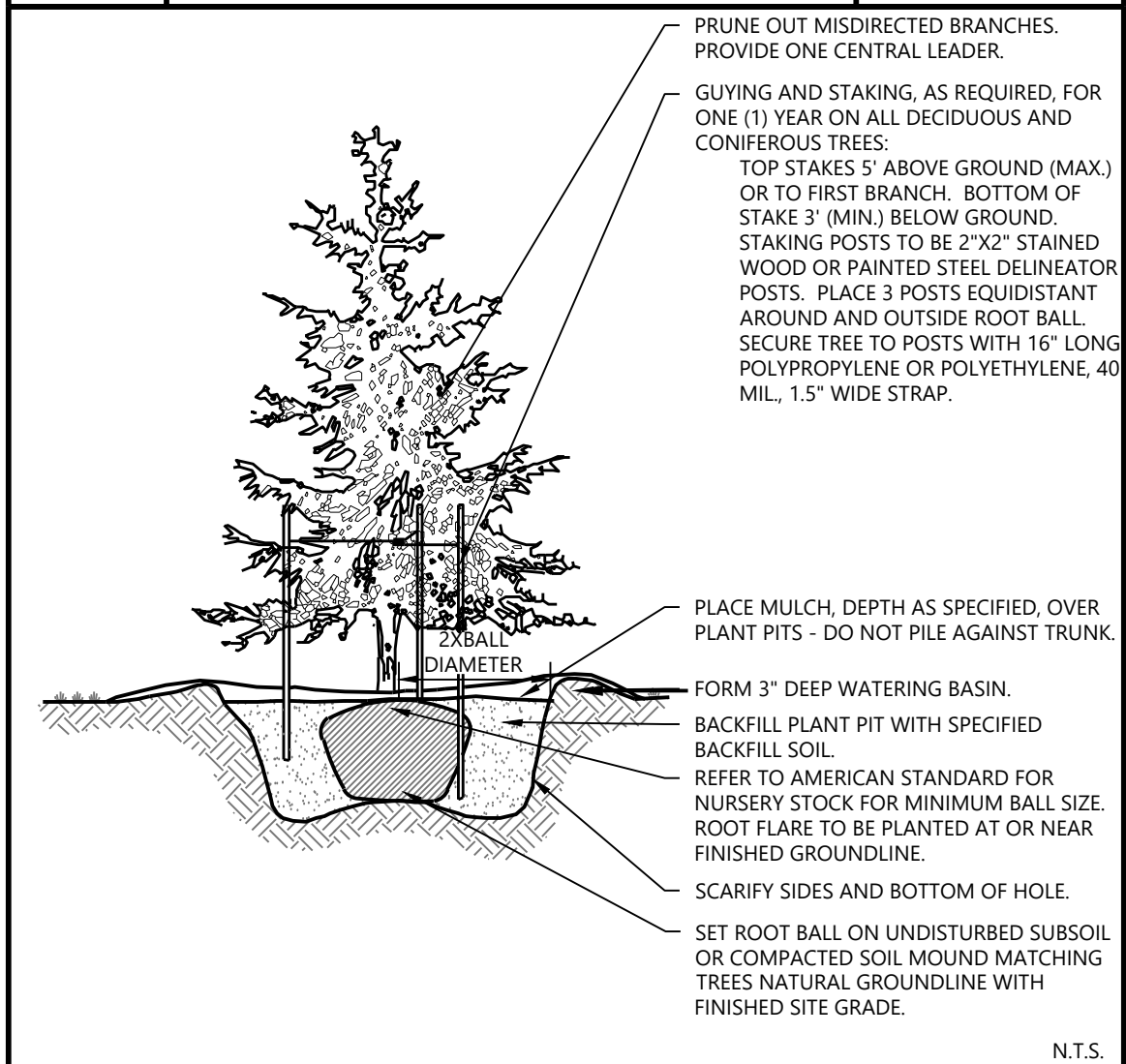
UNDERSTORY
LANDSCAPE PLAN
PROJECT NUMBER: 0026846.00
SHEET NUMBER:
17 OF 18
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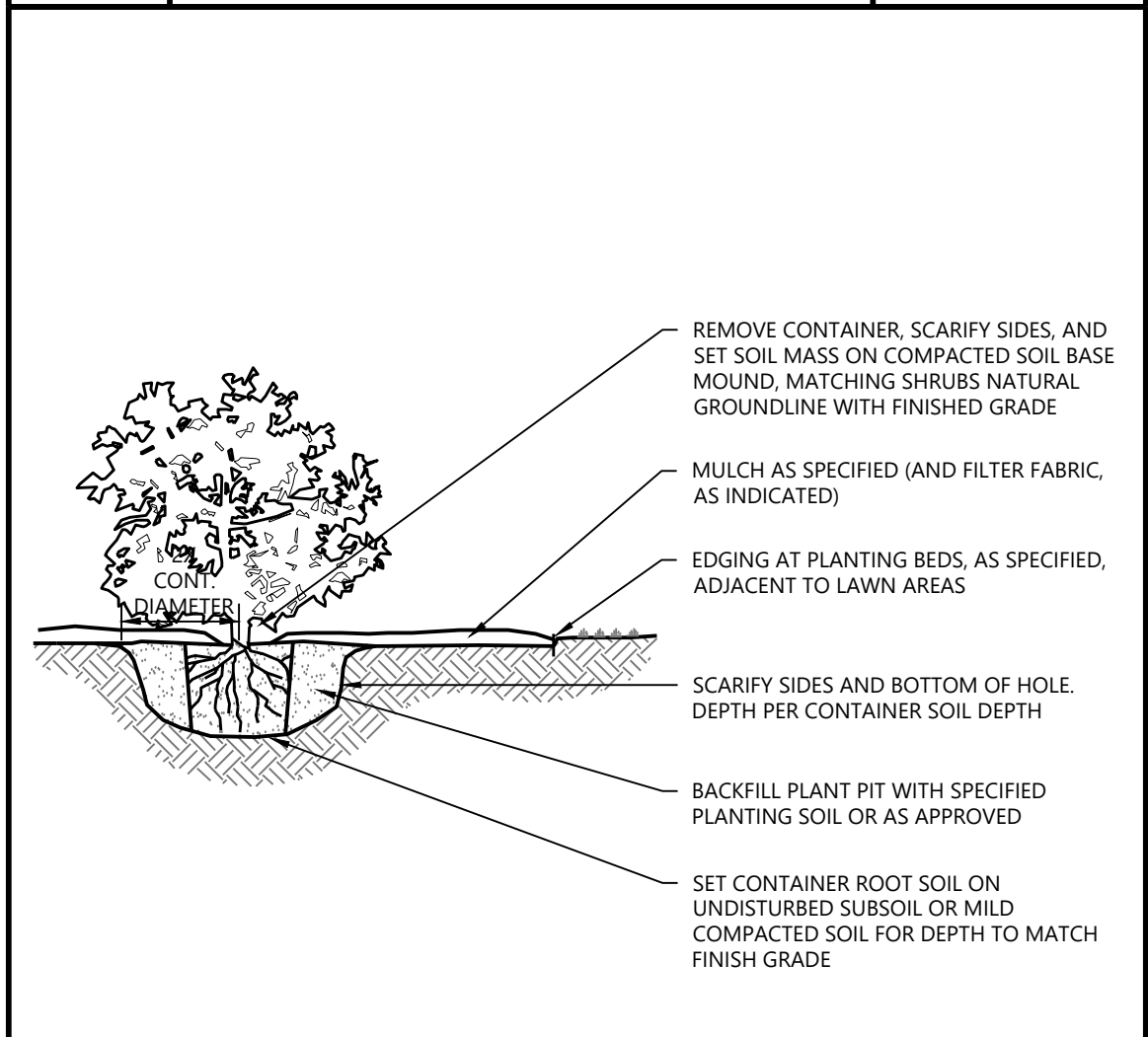
LANDSCAPE PLANTING DETAILS



Westwood	DECIDUOUS TREE PLANTING	LAST REVISED: 10/19/18
		LA28



Westwood	EVERGREEN TREE PLANTING	LAST REVISED: 10/19/18
		LA29



Westwood	SHRUB & PERENNIAL CONTAINER PLANTING	LAST REVISED: 10/23/18
		LA27-C

LANDSCAPE PLANTING NOTES

- 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.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TWO 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.
- 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, 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.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- 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.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING 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.
- MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. ALL TREES SHALL HAVE A 4' RING AT A DEPTH OF 4" OF SHREDDED CYPRESS MULCH. ALL PLANTING BEDS SHALL HAVE RIVER ROCK MULCH. ROCK MULCH TO BE RIVER ROCK, 2" TO 5" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- 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).
- ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. 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. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. 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.
- 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.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

Call 48 Hours before digging:

811 or call811.com
Common Ground Alliance

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SOUTHBRIDGE CROSSINGS EAST 6TH ADDITION

DESIGNED: _____
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HORIZONTAL SCALE: ###
VERTICAL SCALE: ### or ##

INITIAL ISSUE:	07/02/20
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△	
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PREPARED FOR:
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LANDSCAPE
NOTES & DETAILS

PROJECT NUMBER: 0026846.00

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18 OF 18

DATE: 07/14/20