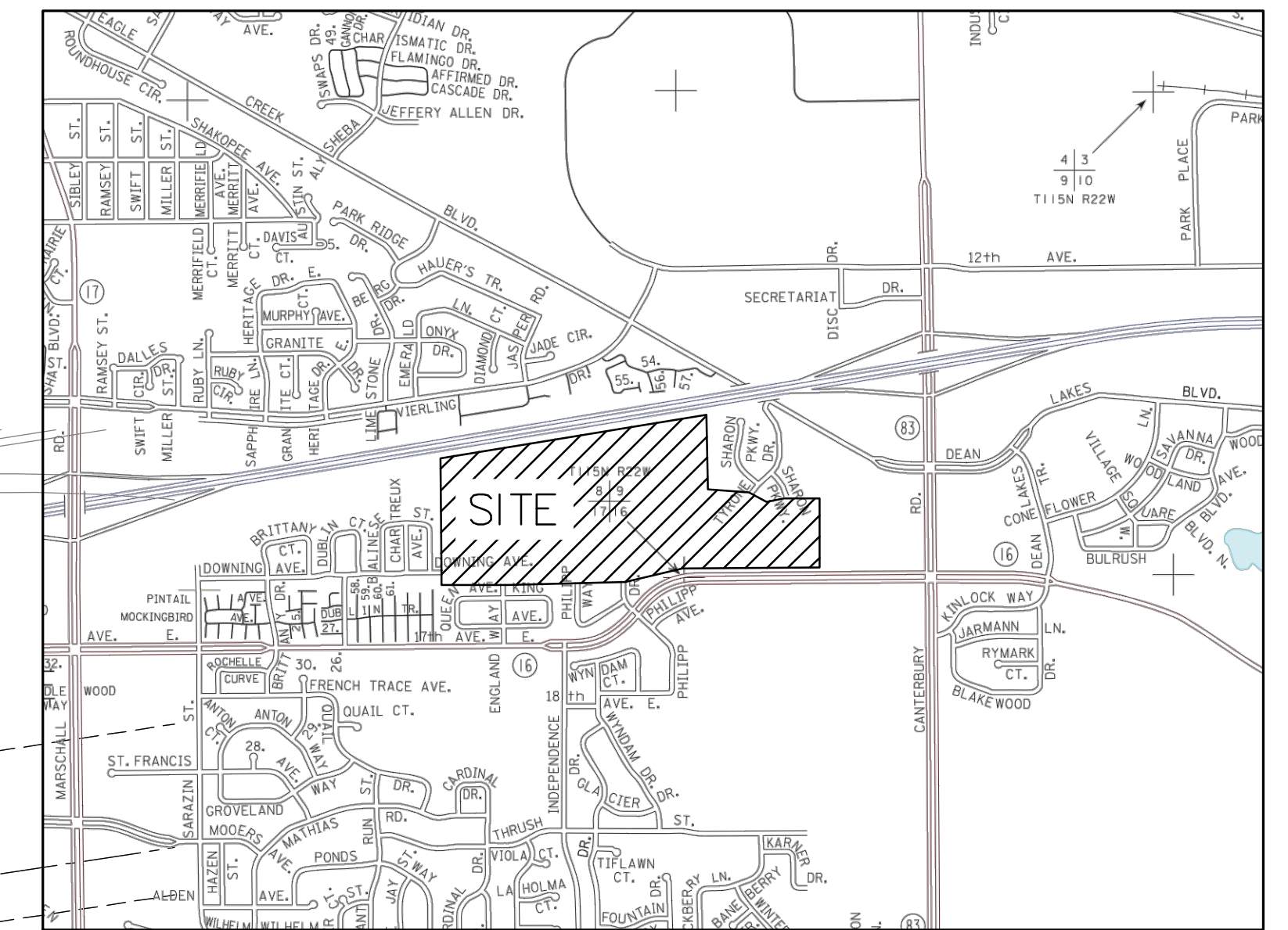
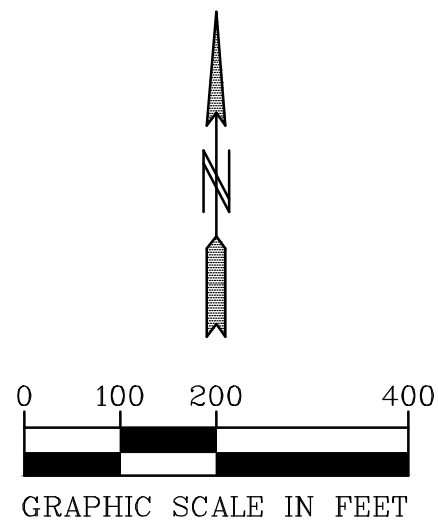
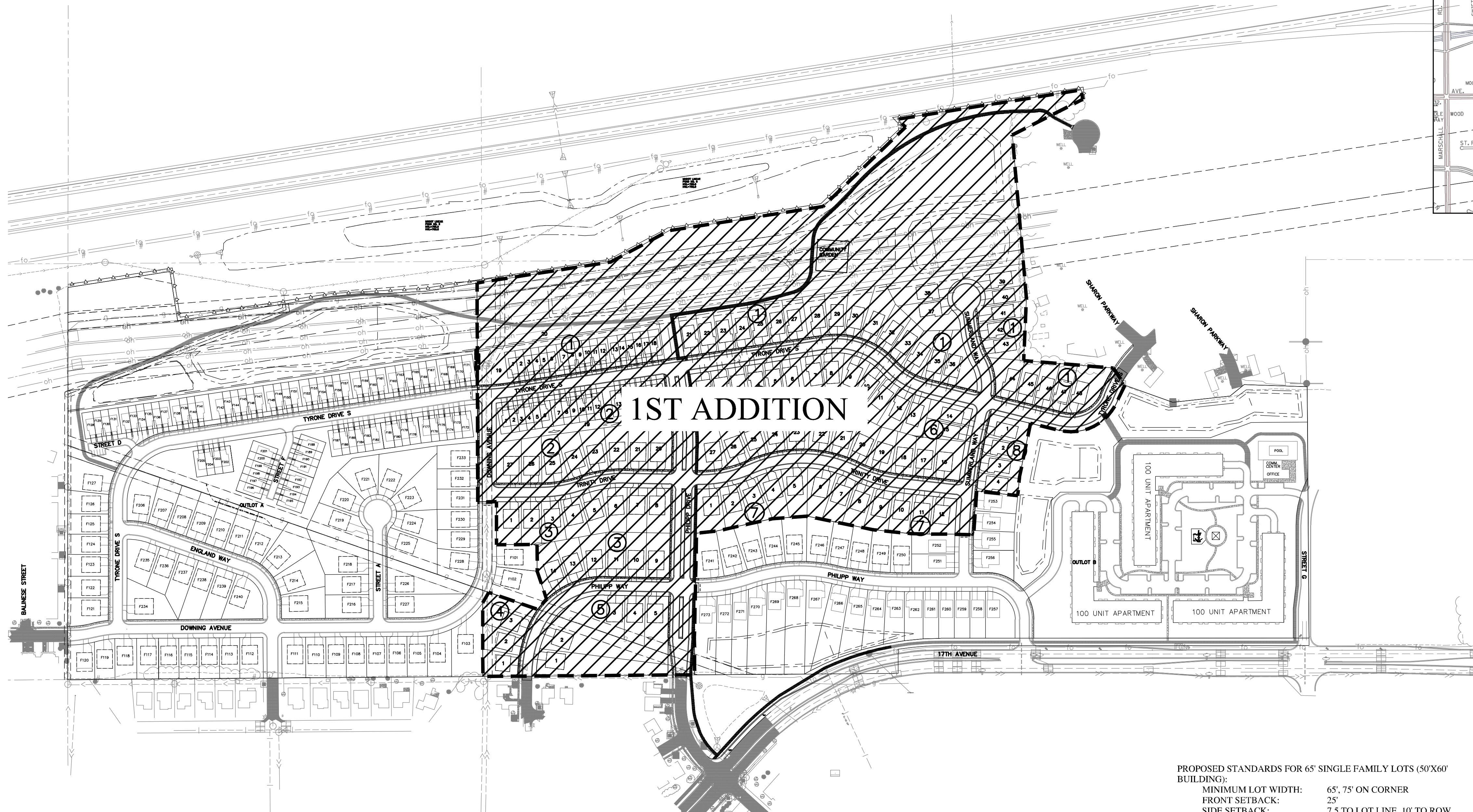


# SUMMERLAND PLACE 1ST ADDITION FINAL GRADING PLAN SHAKOPEE, MINNESOTA



LOCATION MAP



## SHEET INDEX

COVER	G1
LEGEND	G2
GRADING PLAN	G3-G6
EROSION CONTROL & SEEDING PLAN	G7
GRADING DETAILS	G8-G13
LANDSCAPE PLAN	L1-L2

**NOTE:**  
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SHAKOPEE'S GENERAL SPECIFICATIONS AND STANDARD DETAIL PLATES FOR STREET AND UTILITY CONSTRUCTION.

PROPOSED STANDARDS FOR 65' SINGLE FAMILY LOTS (50'X60' BUILDING):  
 MINIMUM LOT WIDTH: 65', 75' ON CORNER  
 FRONT SETBACK: 25'  
 SIDE SETBACK: 7.5' TO LOT LINE, 10' TO ROW  
 REAR YARD SETBACK: 25'

PROPOSED STANDARDS FOR 50' VILLA LOTS (40'X56.5' BUILDING):  
 MINIMUM LOT WIDTH: 50', 60' ON CORNER  
 FRONT SETBACK: 25'  
 SIDE SETBACK: 5' TO LOT LINE, 10' TO ROW  
 REAR YARD SETBACK: 25'

PROPOSED STANDARDS FOR 60' VILLA LOTS (50'X56.5' BUILDING):  
 MINIMUM LOT WIDTH: 60', 70' ON CORNER  
 FRONT SETBACK: 25'  
 SIDE SETBACK: 5' TO LOT LINE, 10' TO ROW  
 REAR YARD SETBACK: 25'

PROPOSED STANDARDS FOR ROW TOWNHOMES:  
 FRONT SETBACK: 25'  
 SETBACK BETWEEN BUILDINGS: 15'

PROPOSED STANDARDS FOR HIGH DENSITY RESIDENTIAL:  
 SETBACK FROM 17TH AVENUE: 50'  
 SETBACK TO CITY ROW: 30'

**BENCH MARK**  
 TNH AT N.W. QUAD. OF  
 EXISTING PHILIPP DRIVE &  
 PHILIPP WAY INTERSECTION  
 EL=820.14

01-ENG-119035-SHEET-GRAD-COV

APPROVED FOR ONE YEAR FROM THIS DATE

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Name: Brian N. Molinaro  
 Reg. No.: 47504  
 Date: 2-18-2021

Revisions

Date: 2-18-2021  
 Designed: NAP  
 Drawn: MSN

COVER

SUMMERGATE  
 17305 CEDAR AVENUE SOUTH  
 LAKEVILLE, MINNESOTA 55044

SUMMERLAND PLACE 1ST ADDITION  
 SHAKOPEE, MINNESOTA

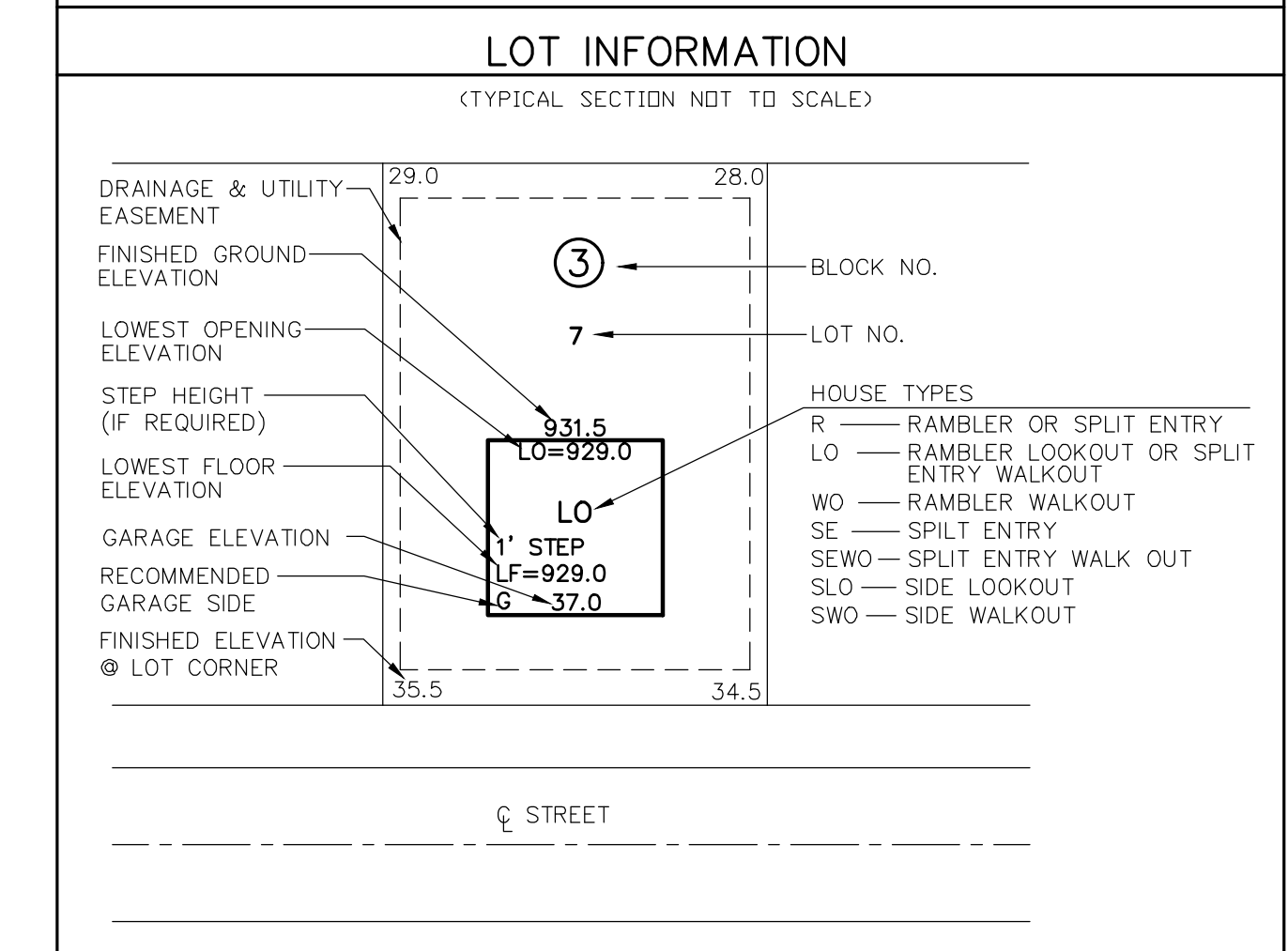
G1 OF 13

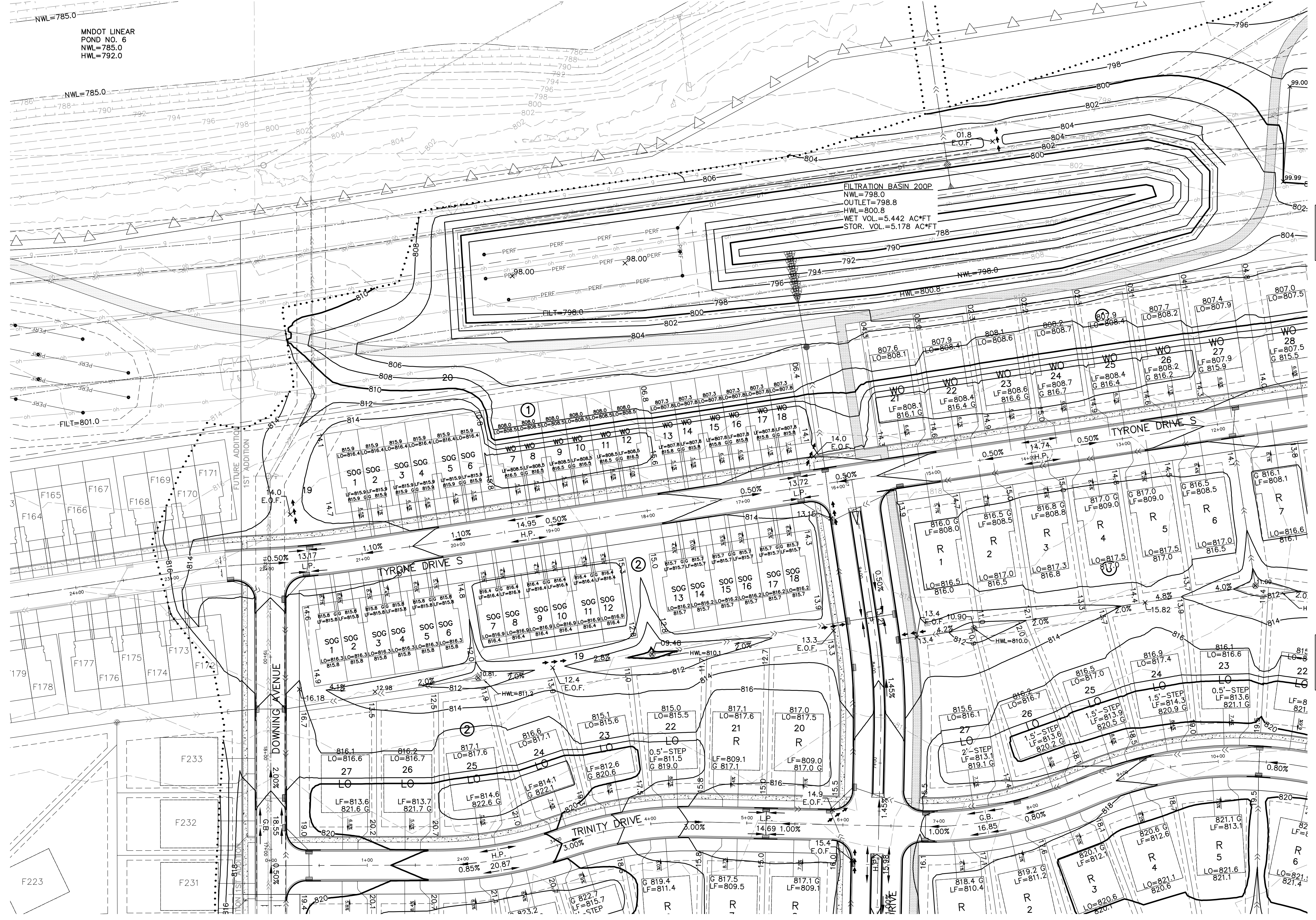
LEGEND			
UTILITY LINES		DESCRIPTION	
EXISTING	PROPOSED	FUTURE	
			SANITARY MANHOLE
			SANITARY SEWER (SANITARY & WATERMAIN PLANS)
			SANITARY SEWER (STORM SEWER PLANS)
			FORCE MAIN
			HYDRANT
			GATE VALVE
			REDUCER
			CURB STOP
			WATERMAIN (SANITARY & WATERMAIN PLANS)
			WATERMAIN (STORM SEWER PLANS)
			CATCH BASIN
			BEEHIVE
			STORM MANHOLE
			FLARED END SECTION
			CONTROL STRUCTURE
			STORM SEWER (SANITARY & WATERMAIN PLANS)
			STORM SEWER (STORM SEWER PLANS)
			CULVERT
			PERFORATED DRAIN TILE
			SOLID DRAIN TILE SERVICE
			CASING
			UNDERGROUND ELECTRIC LINE
			UNDERGROUND FIBER OPTIC LINE
			UNDERGROUND GAS PIPELINE
			UNDERGROUND PETROLEUM PIPELINE
			UNDERGROUND TELEPHONE LINES
			UNDERGROUND TELEVISION LINE
			OVERHEAD UTILITY LINES
SITE LINES		DESCRIPTION	
EXISTING	PROPOSED	FUTURE	
			SURMOUNTABLE CURB & GUTTER
			B-STYLE CURB & GUTTER
			RIBBON CURB & GUTTER
			EDGE OF BITUMINOUS
			YELLOW PAVEMENT STRIPING (SINGLE/DOUBLE)
			WHITE PAVEMENT STRIPING (SINGLE/DOUBLE)
			PHASE LINE
			CENTERLINE
			2' CONTOUR LINE
			10' CONTOUR LINE
			BASIN OUTLET LINE
			BASIN HIGH WATER LINE
			PROPOSED SPOT ELEVATION
			EMERGENCY OVERFLOW
			DRAINAGE FLOW ARROW
			DELIMITED / PROPOSED WETLAND LINE
			WETLAND BUFFER
			TREE LINE
			FEMA FLOODPLAIN BOUNDARY
			RETAINING WALL
			FENCE (BARBED WIRE)
			FENCE (CHAIN LINK)
			FENCE (WOOD)
			CONSERVATION AREA SIGN
			WETLAND BUFFER SIGN
			TYPE III BARRICADE
			LIGHT POLE
			STREET SIGNS
			PEDESTRIAN RAMP
SURVEY LINES		DESCRIPTION	
EXISTING	PROPOSED	FUTURE	
			BOUNDARY
			RIGHT OF WAY
			LOT LINE
			EASEMENT
			SET BACK LINE
			SECTION LINE
			RESTRICTED ACCESS
HATCH PATTERNS			
	GRAVEL SURFACE		WETLAND
	BITUMINOUS SURFACE		WETLAND UPLAND BUFFER
	CONCRETE SURFACE		WETLAND MITIGATION
	RIP RAP		PERMANENT TURF RESTORATION
	SELECT BACKFILL MATERIAL		PERMANENT WET BASIN SEEDING
	EROSION CONTROL BLANKET MNDOT CATEGORY PER PLAN		UPLAND/NATURAL AREA SEEDING

TOPOGRAPHIC SYMBOLS	
	CATCH BASIN
	CATCH BASIN BEEHIVE
	FLARED END SECTION
	GATE VALVE
	HYDRANT
	WATER SERVICE
	WATER WELL
	MONITORING WELL
	CLEANOUT
	HAND HOLE
	MANHOLE OTHER THAN SANITARY OR STORM
	SANITARY OR STORM MANHOLE
	LAWN SPRINKLER VALVE
	LAWN SPRINKLER HEAD
	UTILITY POLE
	TRANSFORMER BOX
	FIBER OPTIC BOX
	ELECTRIC BOX
	NATURAL GAS METER
	LIGHT POLE
	SEMAPHORE
	TELEPHONE BOX
	CABLE BOX
	CAST IRON MONUMENT
	FOUND IRON PIPE
	JUDICIAL LAND MARK
	PK NAIL
	CONTROL POINT
	SPIKE
	FLAG POLE
	TEST HOLE
	MAILBOX
	SIGN
	BOLLARD
	CONSERVATION POST
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB / BUSH

EROSION & SEDIMENT CONTROL	
	ROCK CONSTRUCTION ENTRANCE INSTALL BEFORE START OF GRADING
	PERIMETER EROSION CONTROL FENCE. INSTALL BEFORE START OF GRADING
	SECONDARY EROSION CONTROL FENCE. TO BE INSTALLED 48 HOURS AFTER COMPLETION OF GRADING.
	EROSION CONTROL AT BACK OF CURB. TO BE INSTALLED AFTER COMPLETION OF CURB CONSTRUCTION.
	SUMPED RIP RAP PERMANENT ENERGY DISSIPATER, INSTALL WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
	STABILIZED EMERGENCY OVERFLOW (FLEXAMAT-SEE SHEET 23)
	MNDOT CAT 3 EROSION CONTROL BLANKET. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION
	CATCH BASIN INLET PROTECTION TO BE INSTALLED BEFORE GRADING BEGINS.
	CATCH BASIN INLET PROTECTION TO BE INSTALLED AFTER 1ST LIFT OF BITUMINOUS.
	CATCH BASIN INLET PROTECTION TO BE INSTALLED WITH CATCH BASIN GRATE.
	STRAW BIO ROLLS. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
	ROCK DITCH CHECK. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
	TREE FENCE

ABBREVIATIONS	
A	ALGEBRAIC DIFFERENCE
B-B	BACK TO BACK
BV	BUTTERFLY VALVE
BOC	BACK OF CURB
BFE	BASE FLOOD ELEVATION
BMP	BEST MANAGEMENT PRACTICE
C	CENTER LINE
CB	CATCHBASIN
CBMH	CATCHBASIN MANHOLE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CS	CURB STOP
DT	DUCTILE IRON PIPE
DT	DRAIN TILE
EL/ELEV	ELEVATION
EOF	EMERGENCY OVERFLOW
EX	EXISTING
FES	FLARED END SECTION
F-F	FACE TO FACE
FM	FORCEMAIN
GB	GRADE BREAK
GND	GROUND
GV	GATE VALVE
HP	HIGH POINT
HYD	HYDRANT
HWL	HIGH WATER LEVEL
INV	INVERT
K	CURVE COEFFICIENT
L	LENGTH
LF	LOWEST FLOOR
LO	LOOKOUT
LO	LOWEST OPENING
LP	LIQUID PETROLEUM
LP	LOW POINT
MH	MANHOLE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
R	RAMBLER
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SSWR	SANITARY SEWER
STA	STATION
STRM	STORM SEWER
SWPPP	STORM WATER POLLUTION PROTECTION PLAN
TNH	TOP NUT HYDRANT
TYP	TYPICAL
WM	WATER MAIN
WO	WALKOUT





MNDOT LINEAR  
POND NO. 6  
NWL=785.0  
HWL=792.0

FILTRATION BASIN 200P  
NWL=798.0  
OUTLET=798.8  
HWL=800.8  
WET VOL.=5.442 AC\*FT  
STOR. VOL.=5.178 AC\*FT

SEE SHEET G5

SEE SHEET G6

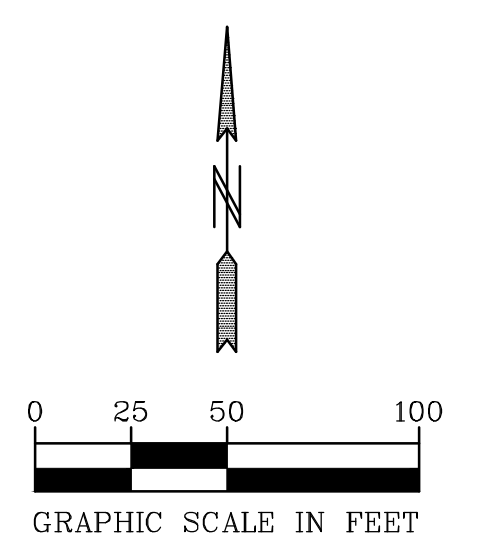
SEE SHEET G4

NOTE:  
CONTRACTOR TO PROVIDE HAUL ROUTE FOR  
APPROVAL BY CITY ENGINEER PRIOR TO START OF  
CONSTRUCTION

NOTE:  
ALL RIP RAP TO BE CLASS IV FIELDSTONE.

STORMWATER SETBACKS

LOW OPENING	3' + HWL
	1.5' + EOF
LOW FLOOR	2' + HWL
	2' + HISTORIC
	GROUND HWL
	4' + OBSERVED
	GROUND WATER



BENCH MARK  
TNH AT N.W. QUAD. OF  
EXISTING PHILIPP DRIVE &  
PHILIPP WAY INTERSECTION  
EL=820.14

01-ENG-119035-SHEET-GRAD



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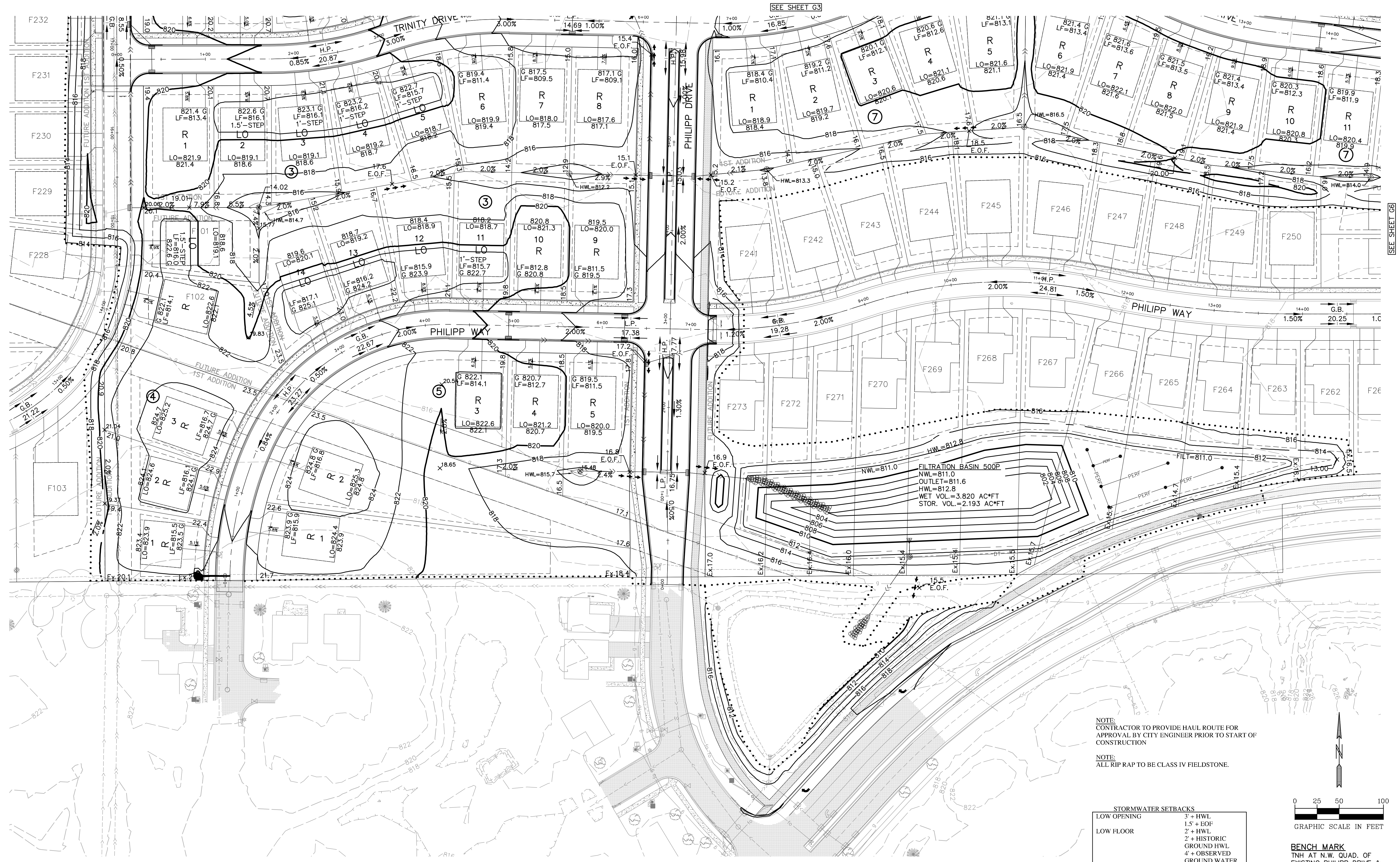
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Reg. No.: 47504  
Date: 2-18-2021

Revisions: \_\_\_\_\_  
Date: 2-18-2021  
Designed: NAP  
Drawn: MSN

GRADING PLAN

SUMMERGATE  
17305 CEDAR AVENUE SOUTH  
LAKEVILLE, MINNESOTA 55044

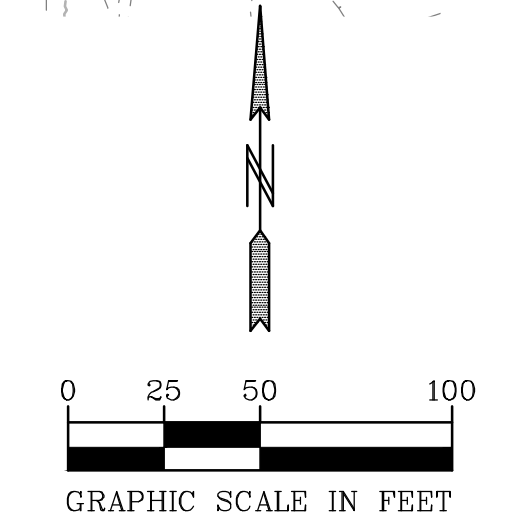
SUMMERLAND PLACE 1ST ADDITION  
SHAKOPEE, MINNESOTA



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NOTE:  
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STORMWATER SETBACKS	
LOW OPENING	3' + HWL
	1.5' + EOF
LOW FLOOR	2' + HWL
	2' + HISTORIC GROUND HWL
	4' + OBSERVED GROUND WATER



**BENCH MARK**  
TNH AT N.W. QUAD. OF  
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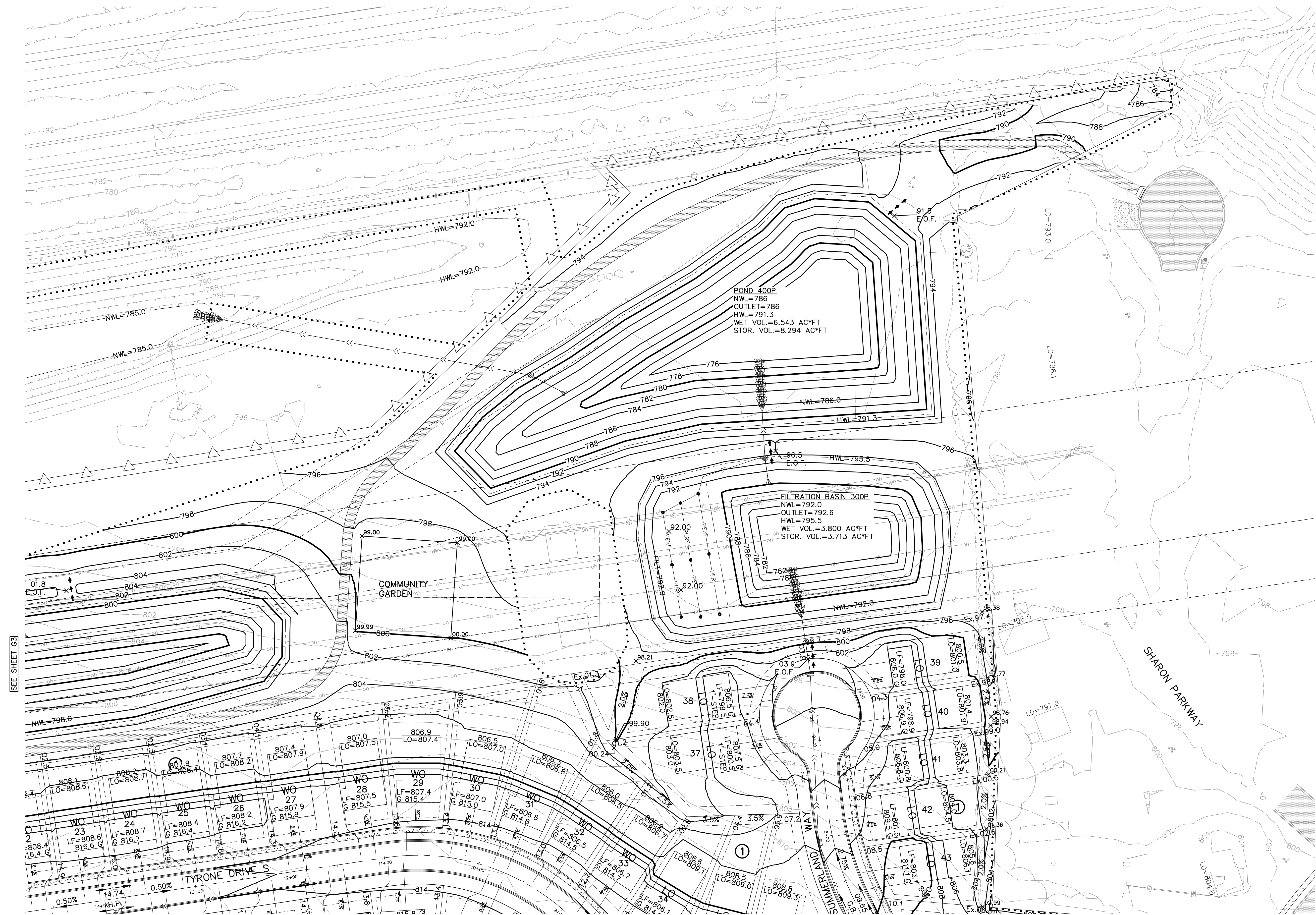
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**SUMMERGATE**  
17305 CEDAR AVENUE SOUTH  
LAKEVILLE, MINNESOTA 55044

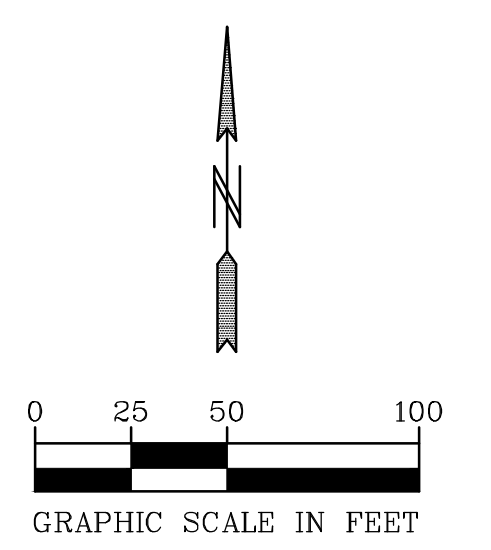
**SUMMERLAND PLACE 1ST ADDITION**  
SHAKOPEE, MINNESOTA



NOTE:  
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NOTE:  
ALL RIP RAP TO BE CLASS IV FIELDSTONE.

STORMWATER SETBACKS	
LOW OPENING	3' + HWL
	1.5' + EOF
LOW FLOOR	2' + HWL
	2' + HISTORIC GROUND HWL
	4' + OBSERVED GROUND WATER



BENCH MARK  
TNH AT N.W. QUAD. OF EXISTING PHILIPP DRIVE & PHILIPP WAY INTERSECTION  
EL=820.14

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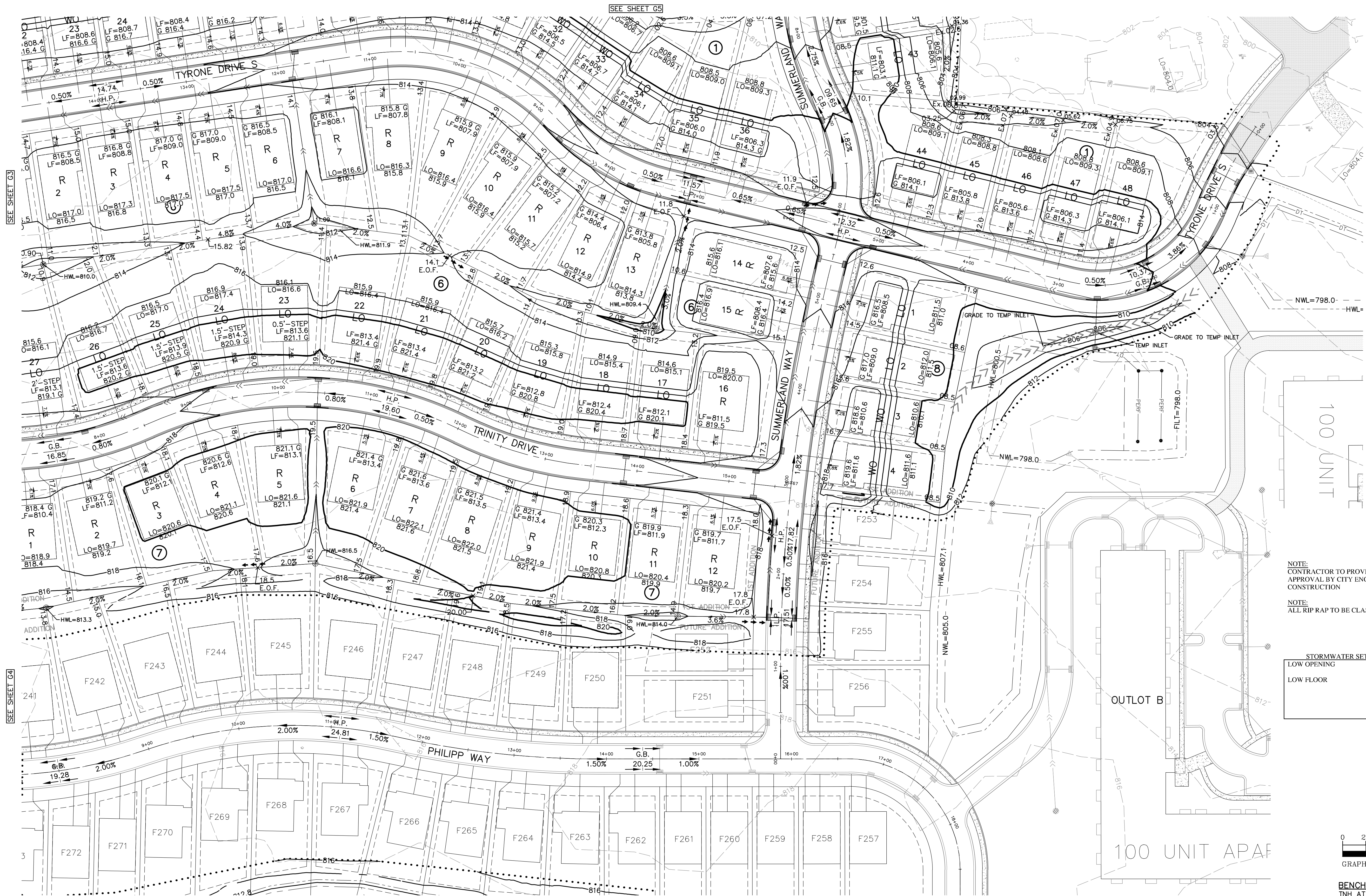
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GRADING PLAN

SUMMERGATE  
17305 CEDAR AVENUE SOUTH  
LAKEVILLE, MINNESOTA 55044

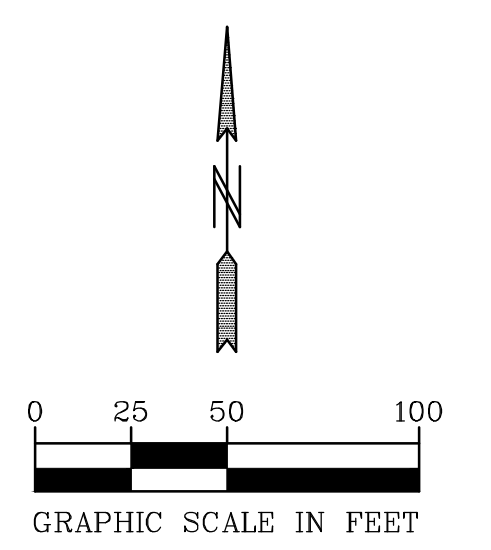
SUMMERLAND PLACE 1ST ADDITION  
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NOTE:  
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STORMWATER SETBACKS	
LOW OPENING	3' + HWL
	1.5' + E.O.F.
LOW FLOOR	2' + HWL
	2' + HISTORIC GROUND HWL
	4' + OBSERVED GROUND WATER



**BENCH MARK**  
TNH at N.W. QUAD. OF EXISTING PHILIPP DRIVE & PHILIPP WAY INTERSECTION  
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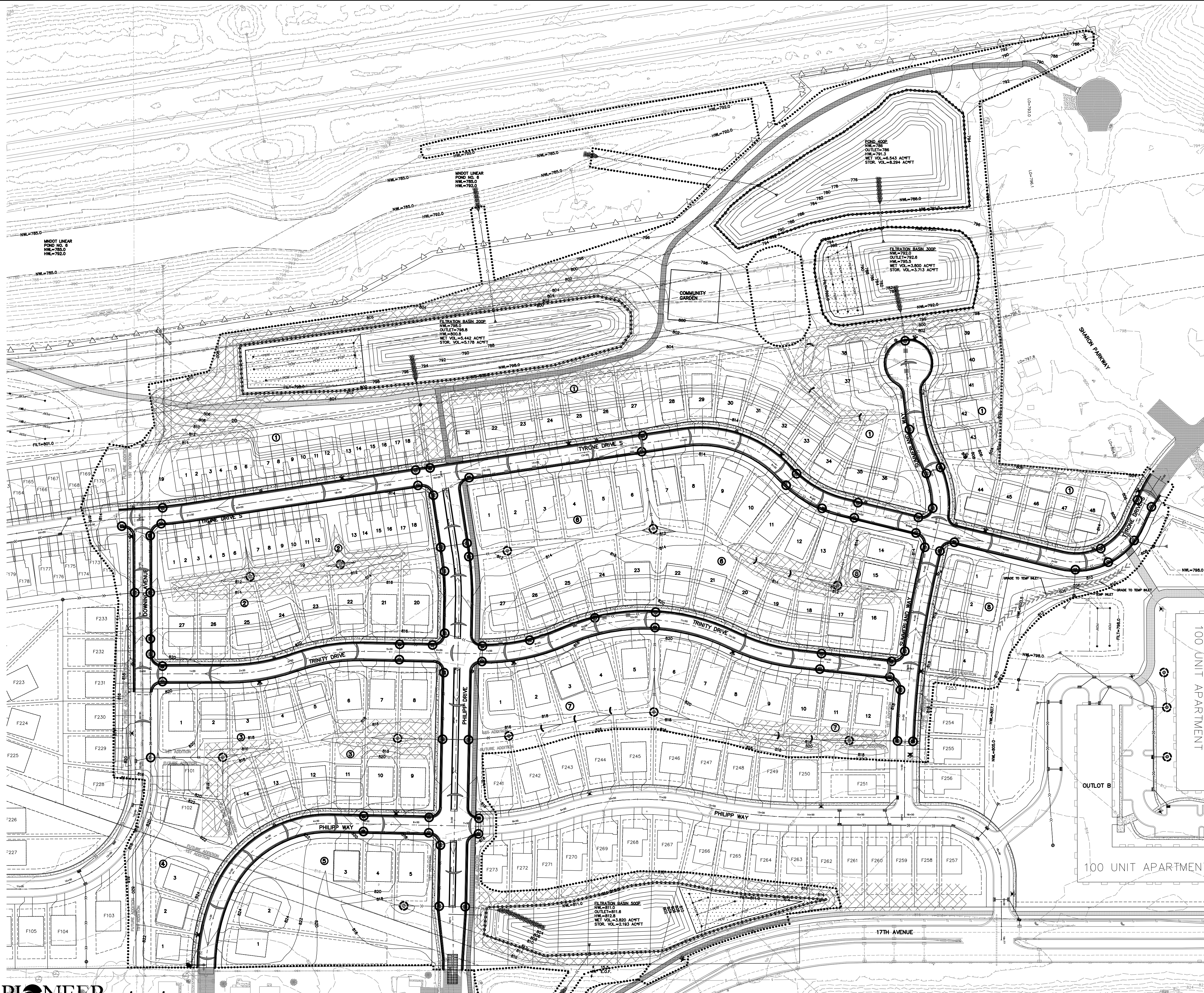
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**GRADING PLAN**

**SUMMERGATE**  
17305 CEDAR AVENUE SOUTH  
LAKEVILLE, MINNESOTA 55044

**SUMMERLAND PLACE 1ST ADDITION**  
SHAKOPEE, MINNESOTA



**LEGEND**

- ROCK CONSTRUCTION ENTRANCE  
INSTALL BEFORE START OF GRADING
- PERIMETER EROSION CONTROL FENCE.  
INSTALL BEFORE START OF GRADING.
- SECONDARY EROSION CONTROL FENCE.  
TO BE INSTALLED 48 HOURS AFTER  
COMPLETION OF GRADING.
- 2' SOD OR EROSION CONTROL FENCE AT  
BACK OF CURB. TO BE INSTALLED AFTER  
COMPLETION OF SIDEWALK CONSTRUCTION.
- SUMPED RIP RAP PERMANENT ENERGY  
DISSIPATER. INSTALL WITHIN 24 HOURS  
AFTER CONNECTION TO A SURFACE WATER.
- CATCH BASIN INLET PROTECTION  
TO BE INSTALLED AFTER 1ST LIFT  
OF BITUMINOUS.
- CATCH BASIN INLET PROTECTION  
TO BE INSTALLED WITH CATCH  
BASIN GRATE.
- STRAW BIO ROLLS. INSTALL WITHIN 7 DAYS  
OF GRADING COMPLETION OR BEFORE 1ST  
RAINFALL EVENT WHICHEVER IS FIRST
- ROCK BERM. INSTALL WITHIN 7 DAYS OF  
GRADING COMPLETION OR BEFORE 1ST  
RAINFALL EVENT WHICHEVER IS FIRST
- STABILIZED EMERGENCY OVERFLOW
- MNDOT CAT 20 EROSION CONTROL BLANKET.  
INSTALL WITHIN 7 DAYS OF GRADING  
COMPLETION
- FILTRATION AREA

TEMPORARY SEED SHALL BE DONE IN ACCORDANCE TO MNDOT 2575 & 3876; CONSISTING OF:

- MNDOT MIX 22-111 @ 40 LBS. PER ACRE OR APPROVED EQUAL. DOUBLE SEED RATE FOR DORMANT SEEDING AFTER NOVEMBER 1ST.
- MULCH SHALL BE MNDOT TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
- TYPE 1 FERTILIZER, 10-10-20 @ 200 LBS. PER ACRE

PERMANENT TURF RESTORATION SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876 CONSISTING OF:

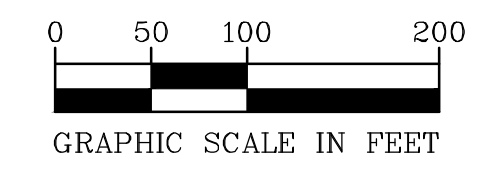
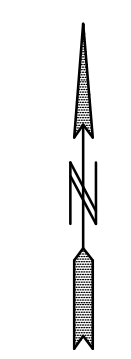
- MNDOT MIXTURE 25-141 AT 75 POUNDS PER ACRE.
- MULCH SHALL BE MNDOT TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
- TYPE 3 FERTILIZER, 22-5-10 80%W.I.N @ 350 LBS PER ACRE.
- SEE SHEET L3-3 FOR ADDITIONAL BASIN SEEDING DETAILS

PERMANENT BASIN SEEDING SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876 CONSISTING OF:

- WET BASIN BENCH/(IN)FILTRATION BASIN: MINNESOTA STATE SEED MIXTURE 33-261 (STORMWATER SOUTH AND WEST) AT 35 POUNDS PER ACRE.
- ABOVE BASIN BENCH TO HIGH WATER LEVEL: MINNESOTA STATE SEED MIXTURE 35-241 (MESIC PRAIRIE GENERAL) AT 36.5 POUNDS PER ACRE.
- MULCH SHALL BE MNDOT 3882, TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL.
- MNDOT 3881, TYPE 4 NATURAL-BASED FERTILIZER, 18-1-8 @ 120 LBS PER ACRE OR 17-10-7 @ 150 LBS PER ACRE.

UPLAND/NATURAL AREA SEEDING SHALL BE DONE IN ACCORDANCE TO MNDOT 2575 & 3876; CONSISTING OF:

- MINNESOTA STATE SEED MIXTURE 35-621 (DRY PRAIRIE SOUTHEAST) AT 11.0 POUNDS PER ACRE.
- MULCH SHALL BE MNDOT 3882, TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL.
- MNDOT 3881, TYPE 4 NATURAL-BASED FERTILIZER, 18-1-8 @ 120 LBS PER ACRE OR 17-10-7 @ 150 LBS PER ACRE



**BENCH MARK**  
TNH AT N.W. QUAD. OF  
EXISTING PHILIPP DRIVE &  
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**EROSION CONTROL PLAN**

**SUMMERGATE**  
17305 CEDAR AVENUE SOUTH  
LAKEVILLE, MINNESOTA 55044

**SUMMERLAND PLACE 1ST ADDITION**  
SHAKOPEE, MINNESOTA

**GRADING SEQUENCE**

1. INSTALL ROCK CONSTRUCTION ENTRANCE
2. INSTALL PERIMETER SEDIMENT CONTROL DEVICES (SILT FENCE).
3. STRIP TOPSOIL, STOCKPILE AND STABILIZE IN BERM FOR FUTURE SPREADING.
4. DIG TEMPORARY SEDIMENT BASIN, BASIN TO BE 1800 CF/ACRE OF AREA STRIPPED. CLEAN TEMP BASIN ONCE 50% FULL.
5. ALL SOILS WILL BE COMPACTED PER SPECIFICATIONS.
6. MAINTAIN DRAINAGE DURING GRADING OPERATION TO TEMPORARY SEDIMENT BASIN.
7. COMPLETE SITE GRADING PER PLAN.
8. RESPREAD TOPSOIL MAINTAIN A MINIMUM OF 4" DEPTH.
9. MAINTAIN DRAINAGE TO TEMP SEDIMENT BASIN UNTIL NEXT PHASE BEGINS.
10. STABILIZE DENUDEED AREAS AND STOCKPILES WITHIN TIME FRAME LISTED IN EROSION PREVENTION PRACTICES

**GENERAL NOTES**

1. THE STORM WATER POLLUTION PREVENTION MANAGER SHALL BE A PERSON TRAINED, KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S WHO WILL OVER SEE THE IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S BEFORE AND DURING CONSTRUCTION.
2. CONTRACTOR TO ADHERE TO ALL REQUIREMENTS OF THE MINNESOTA POLLUTION CONTROL AGENCY N.P.D.E.S. PERMIT, INCLUDING THE REQUIREMENT TO MINIMIZE THE AREA DISTURBED BY GRADING AT ANY GIVEN TIME AND TO COMPLETE TURF RESTORATION WITHIN THE TIME REQUIRED BY THE PERMIT AFTER TEMPORARY CEASING GRADING OR COMPLETION OF GRADING.
3. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
4. BMP'S REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.
5. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES. SOME EROSION CONTROLS SUCH AS CHECK DAMS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN THE SPECIFIC AREA. THEY SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.
6. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS THAT MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.
7. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIP LINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.
8. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.
9. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.
10. TEMPORARY SEED SHALL BE DONE IN ACCORDANCE TO MNDOT 2575 & 3876. CONSISTING OF:
  - MN SEED MIX 22-111 @ 40 LBS. PER ACRE OR APPROVED EQUAL.
  - MULCH SHALL BE MNDOT TYPE 1 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
  - TYPE 1 FERTILIZER, 10-10-10 @ 200 LBS. PER ACRE
11. PERMANENT TURF RESTORATION SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876. CONSISTING OF:
  - MN SEED MIX 25-141 @ 59 POUNDS PER ACRE.
  - MULCH SHALL BE MNDOT TYPE 1 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
  - TYPE 1 FERTILIZER, 10-10-10 @ 200 LBS. PER ACRE.
12. SLOPES AT 3:1 OR STEEPER, AND/OR WHERE INDICATED ON THE PLANS SHALL BE SEEDED AND HAVE AN EROSION CONTROL BLANKET TYPE 3 INSTALLED OR MAY BE HYDROSEEDED WITH TACKIFIER MULCH.
13. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS.
14. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.
15. WITHIN 7 DAYS OF COMPLETION OF THE SITE GRADING OPERATIONS THE ENTIRE SITE (EXCEPT ROADWAYS) SHALL HAVE BEEN SEEDED AND MULCHED AND SILT FENCE SHALL BE INSTALLED AROUND ALL PONDS.
16. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
17. THE MINIMIZATION OF SOIL COMPACTION MUST BE USED ON AREAS OUTSIDE OF SPECIFIC COMPACTION REQUIRED AREAS. THESE PRACTICES INCLUDE: PREVENTING HEAVY EQUIPMENT TRAFFIC AND CONSTRUCTION TRAFFIC FROM AREAS, USING PRACTICES TO PREVENT CONCENTRATED FLOW OCCURRING OVER THE SOIL, PROVIDE LIGHT TRACKED EQUIPMENT TO CONSTRUCT AREA TO FINAL GRADE. THE AREAS REQUIRING LOOSE SOIL INCLUDE ALL TOPSOIL PLACEMENT AND INFILTRATION/FILTRATION BASINS.

**CONSTRUCTION ACTIVITY REQUIREMENTS**

**A. EROSION PREVENTION PRACTICES**

1. THE CONTRACTOR SHALL IMPLEMENT CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES THAT MINIMIZE EROSION. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS.
2. TEMPORARY STABILIZATION MUST BE INITIATED IMMEDIATELY WHENEVER ANY CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 7 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
3. ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF A SURFACE WATER OR ANY STORMWATER CONVEYANCE SYSTEM WHICH IS CONNECTED TO A SURFACE WATER MUST BE STABILIZED WITHIN 7 DAYS. THESE AREAS INCLUDE POND SIDE SLOPES, EXPOSED SOIL AREAS WITH A POSITIVE SLOPE TO A CURB AND GUTTER SYSTEM, STORM SEWER INLET, DRAINAGE DITCH, OR OTHER SYSTEM THAT DISCHARGES TO A SURFACE WATER.
4. THE NORMAL WETTED PERIMETER OF ANY DRAINAGE DITCH MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER (WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER).
5. PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.

**B. SEDIMENT CONTROL PRACTICES**

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT ENTERING SURFACE WATERS. DITCHES AND SEDIMENT BASINS REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS. IF DOWN GRADE SYSTEM IS OVERLOADED, ADDITIONAL UPGRADE PRACTICES MUST BE INSTALLED, AND THE SWPPP MUST BE AMENDED. THERE SHALL BE NO UNBROKEN SLOPE LENGTH OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER. SLOPES MAY BE BROKEN WITH SILT FENCE, ROCK CHECK DAMS, COMPOST SNAKES, OR OTHER APPROVED METHODS AND/OR AS SHOWN ON THE EROSION CONTROL PLAN.
2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON DOWNGRADE PERIMETERS BEFORE UPGRADE LAND DISTURBING ACTIVITIES BEGINS.
3. THE TIMING OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT TERM ACTIVITIES. HOWEVER, THESE PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.
4. CONTRACTOR MUST PROTECT ALL STORM DRAIN INLETS BY APPROPRIATE BMP'S DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.
5. TEMPORARY STOCKPILES MUST HAVE SILT FENCE AROUND THE PERIMETER OF THE BASE OF THE STOCKPILE AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS OR DITCHES.
6. CONTRACTOR MUST INSTALL TEMPORARY (OR PERMANENT) SEDIMENTATION BASINS WHERE TEN OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION AND/OR AS SHOWN ON THE EROSION CONTROL PLAN.

**C. DEWATERING AND SURFACE DRAINAGE**

1. DEWATERING OR ANY TYPE OF SURFACE DRAINAGE THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE WATER MUST BE DISCHARGED TO AN APPROVED SEDIMENT BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. IF THE WATER CANNOT BE DISCHARGED TO A BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM LANDOWNERS. THE CONTRACTOR MUST ENSURE THAT DISCHARGE POINTS ARE ADEQUATELY PROTECTED FROM EROSION AND SCOUR. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIP RAP, SAND BAGS, PLASTIC SHEETING, OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES.
2. ALL WATER FROM DEWATERING MUST BE DISCHARGED IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION, OR INUNDATION OF WETLANDS CAUSING SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.

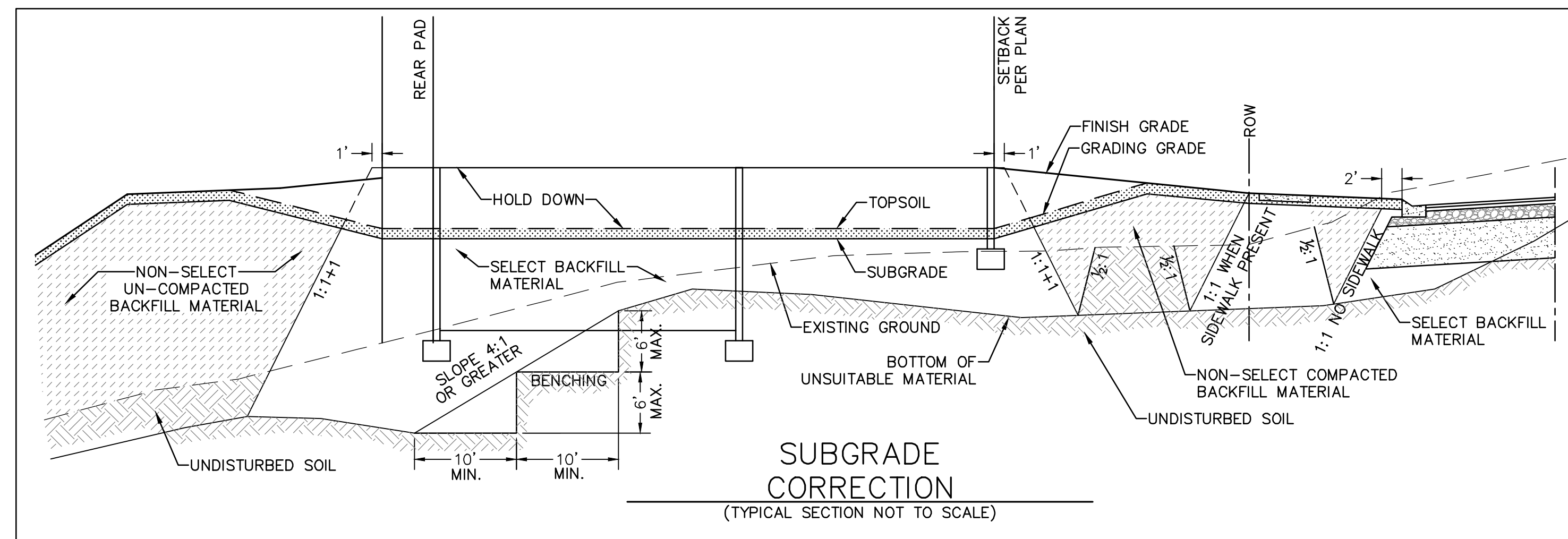
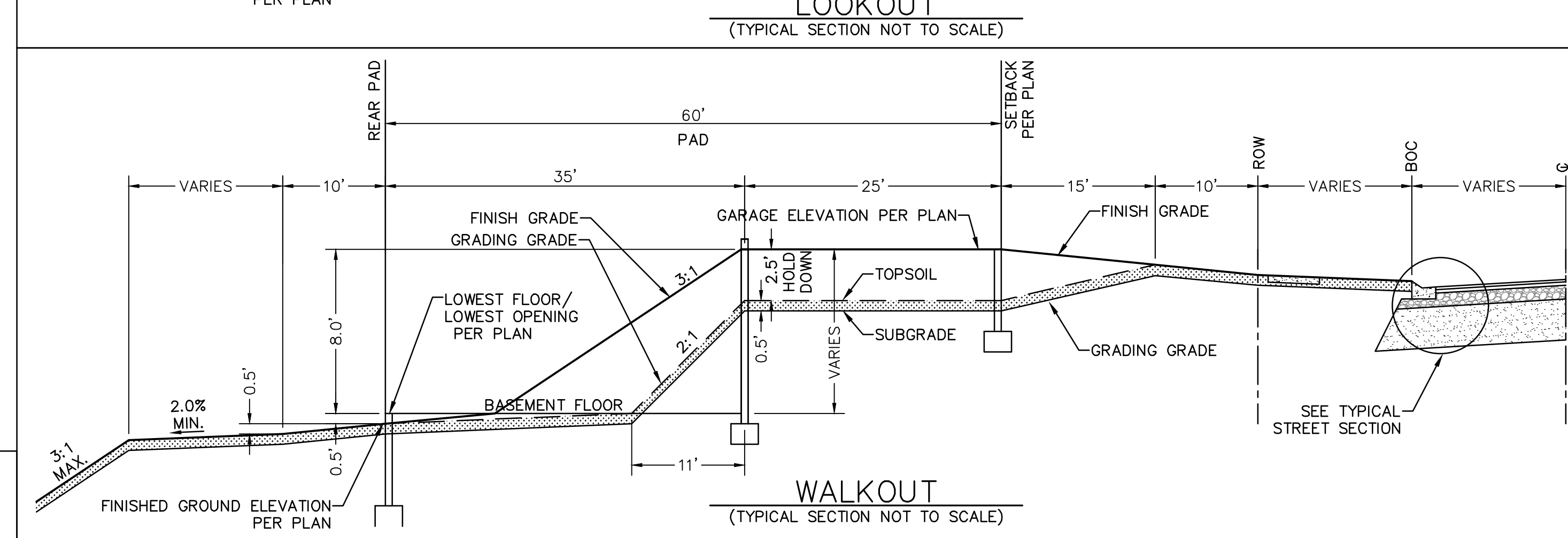
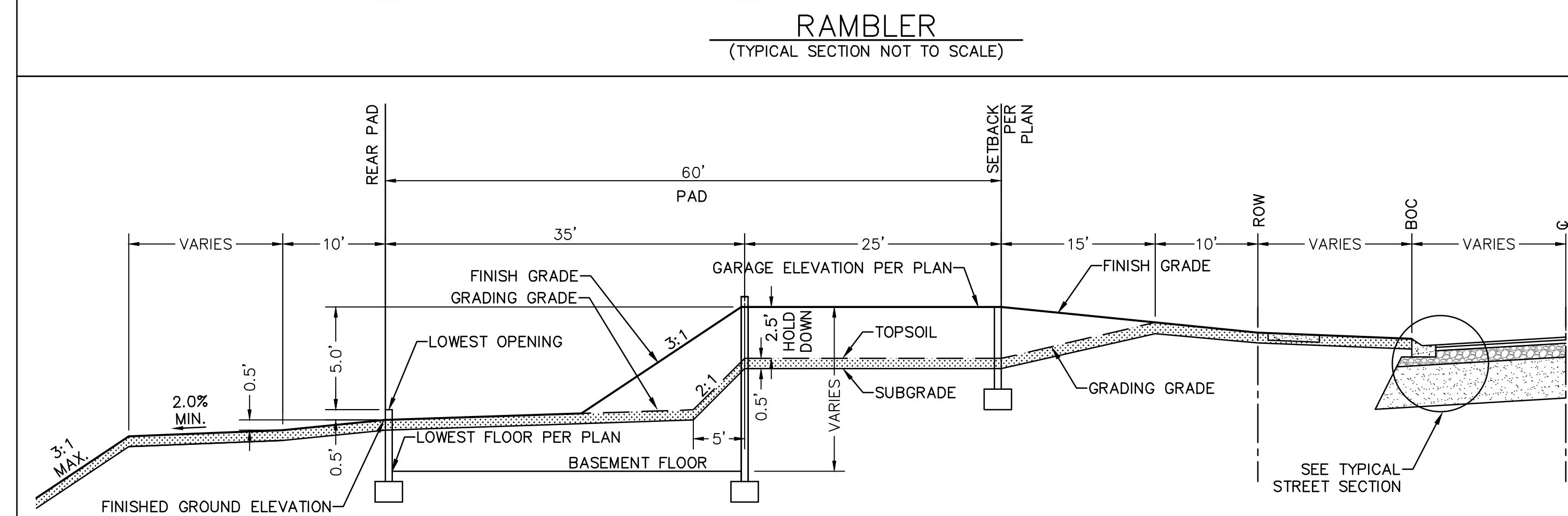
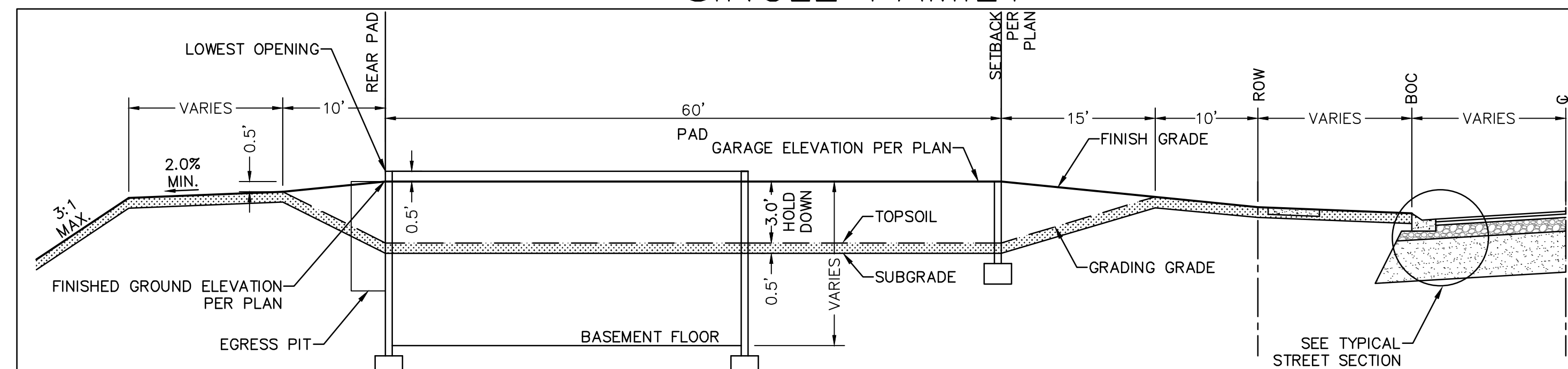
**D. INSPECTIONS AND MAINTENANCE**

1. THE CONTRACTOR MUST APPOINT SOMEONE TO INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS MUST BE RECORDED IN WRITING AND RETAINED PER M.P.C.A. N.P.D.E.S. REQUIREMENTS. (NOTE: LOCAL JURISDICTION MAY REQUIRE A MORE FREQUENT INTERVAL OF INSPECTION.)
2. ALL NONFUNCTIONAL BMP'S MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED. (SEE MPCA NPDES PERMIT I.V.E.5).

**E. POLLUTION PREVENTION MANAGEMENT MEASURES**

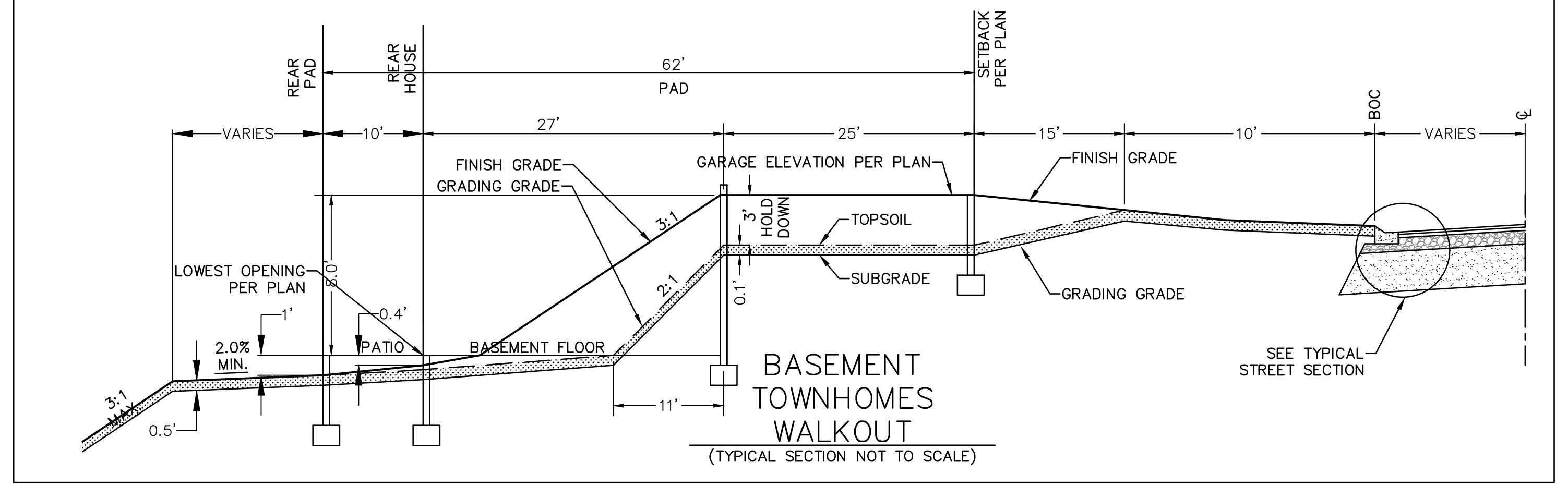
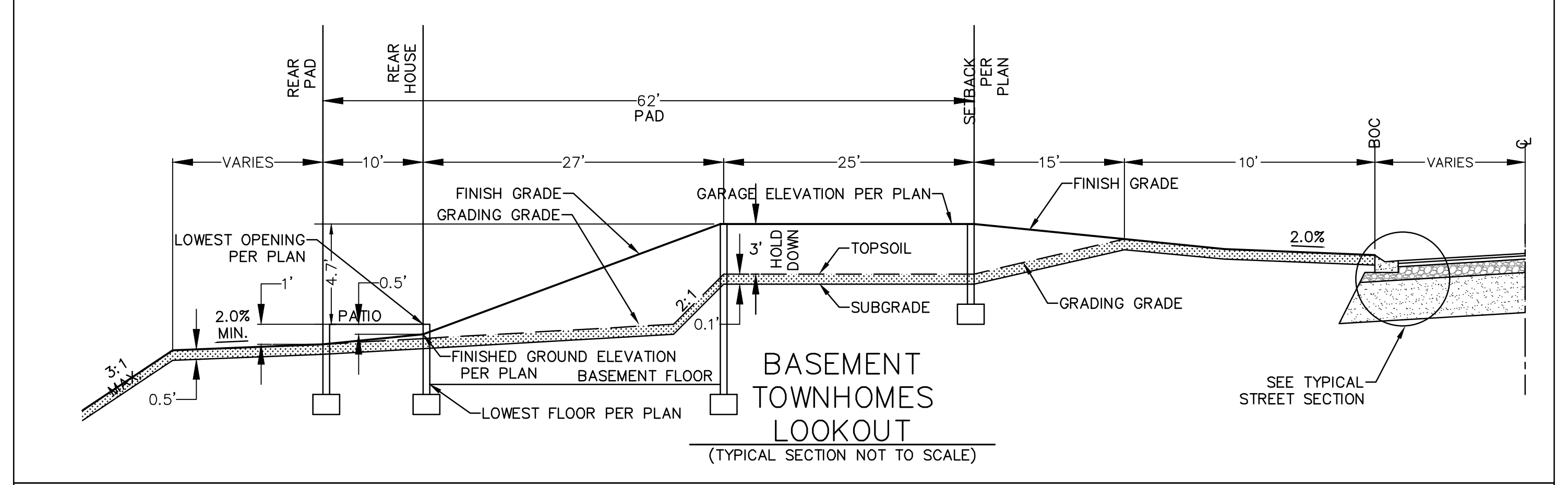
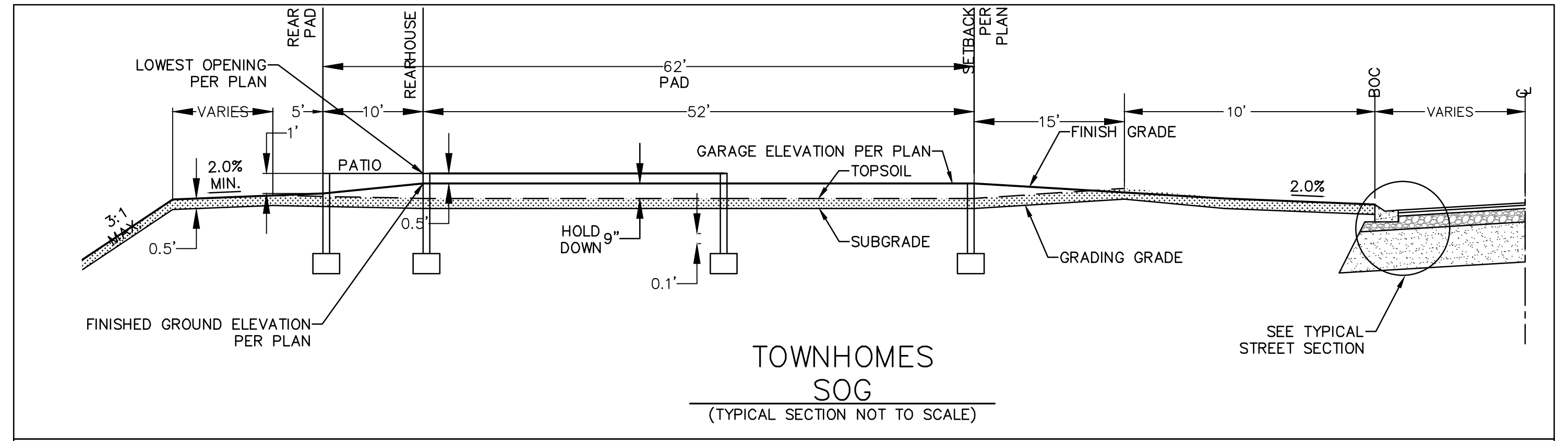
1. SOLID WASTE MUST BE DISPOSED OF PER M.P.C.A. REQUIREMENTS.
2. HAZARDOUS MATERIALS MUST BE STORED AND DISPOSED OF PER M.P.C.A. REGULATIONS.
3. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DECREASING IS ALLOWED ON SITE.

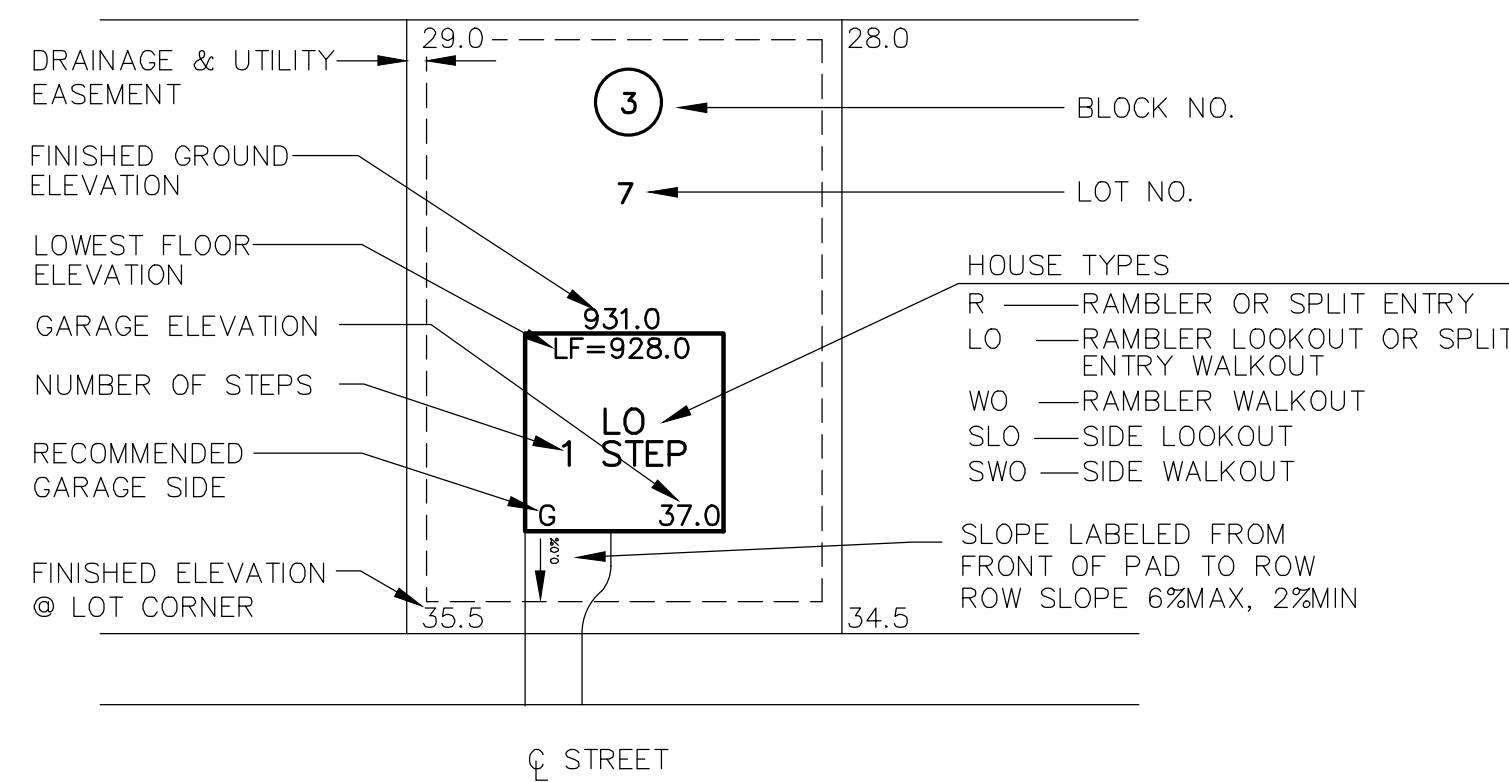
**SINGLE FAMILY**





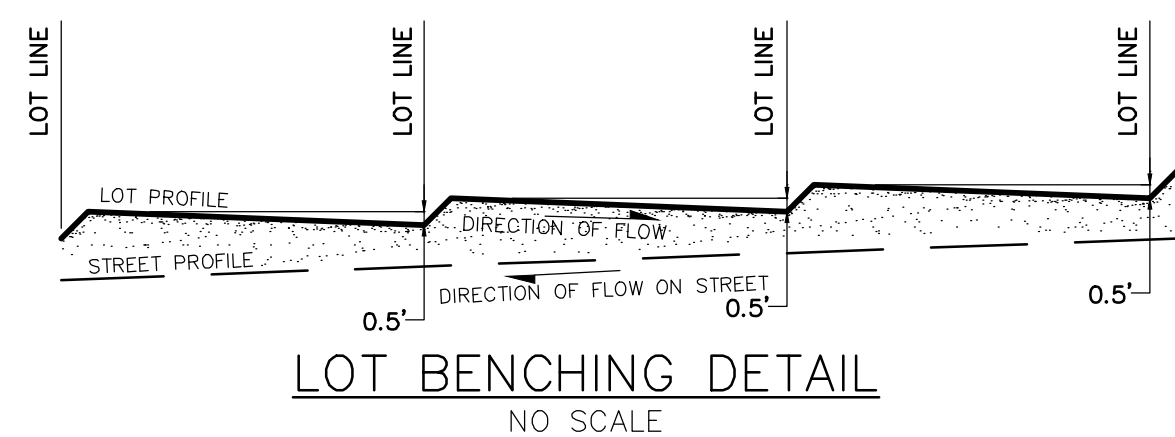
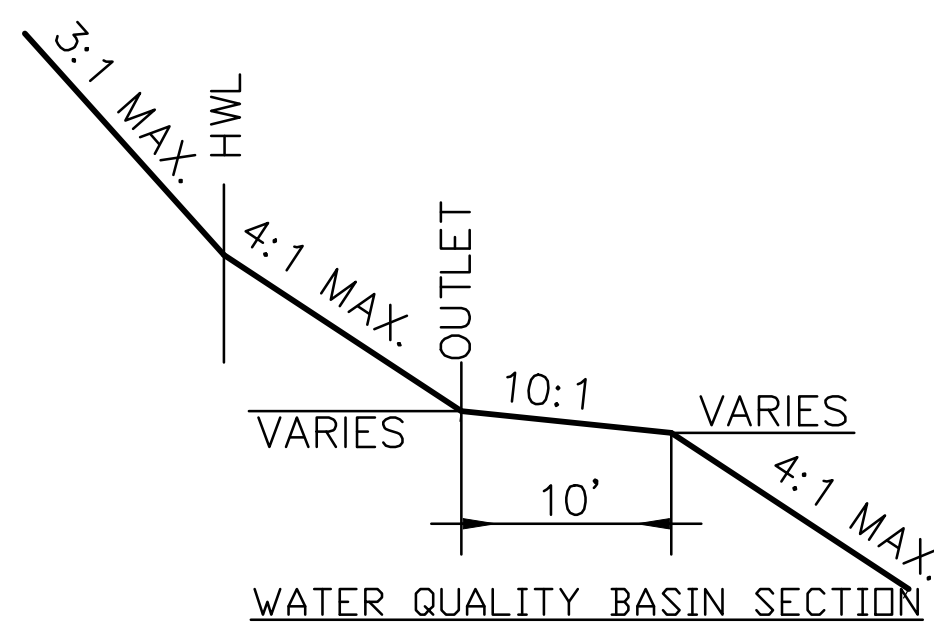
# TOWNHOMES





**LOT INFORMATION**  
(TYPICAL SECTION NOT TO SCALE)

DRIVEWAY GRADES (SHOWN ON GRADING PLAN) FROM THE GARAGE TO THE ROW. DRIVEWAY GRADES WITHIN THE RIGHT-OF-WAY SHALL HAVE MINIMUM OF 2% WITH A MAXIMUM OF 6%.



**LOT BENCHING DETAIL**  
NO SCALE

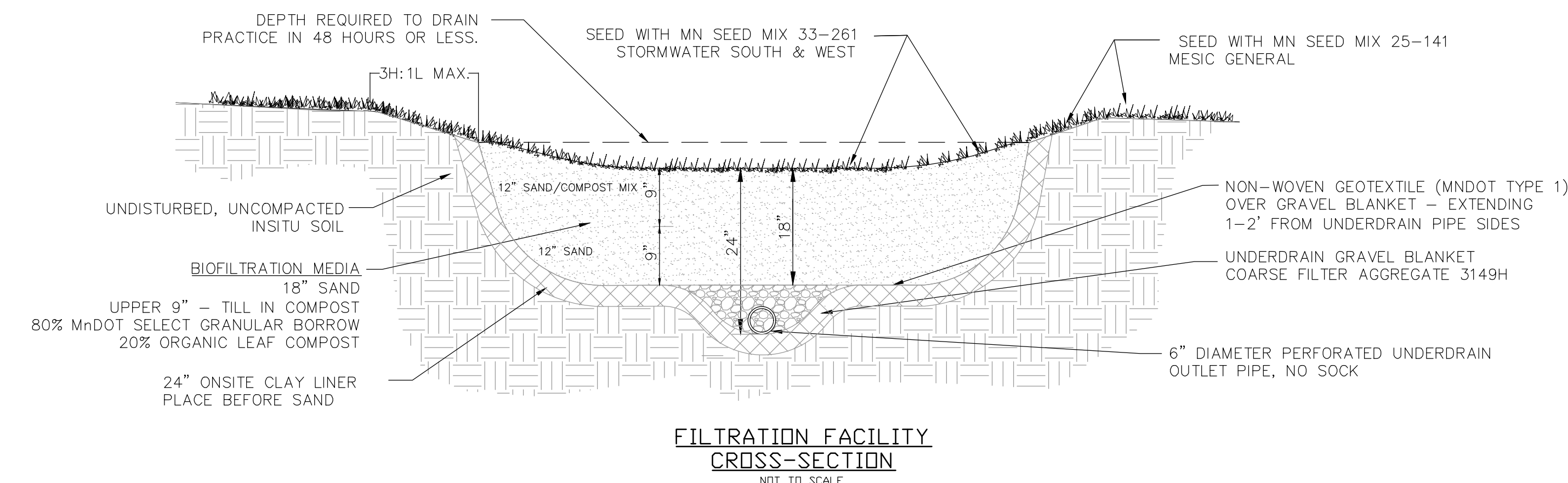
**FILTRATION BASIN CONSTRUCTION NOTES**

**CONSTRUCTION SEQUENCING**

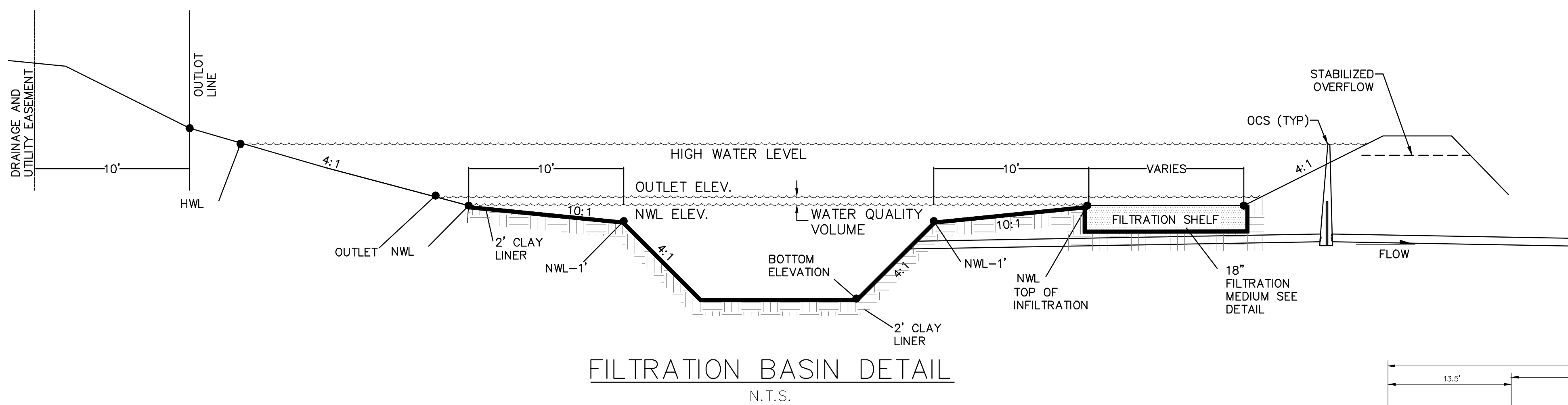
1. INSTALL SILT FENCE AND/OR OTHER APPROPRIATE EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
2. ALL DOWN-GRADIENT PERIMETER SEDIMENT CONTROL BMP'S MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITY BEGINS.
3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
4. INSTALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, PHONE, FIBER OPTIC, ETC) PRIOR TO SETTING FINAL GRADE OF RETENTION DEVICE.
5. ROUGH GRADE THE SITE. DO NOT USE RETENTION AREA AS TEMPORARY SEDIMENT BASINS.
6. PERFORM ALL OTHER SITE IMPROVEMENTS.
7. SEED AND MULCH ALL AREAS AFTER DISTURBANCE.
8. CONSTRUCT RETENTION DEVICE UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA.
9. IMPLEMENT TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES.
10. PLANT AND MULCH RETENTION DEVICE.
11. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.
12. LIMIT HEAVY MACHINERY IN THE FILTRATION BASIN. IF OVER-COMPACTED AND WATER DOESN'T FILTER, CONTRACTOR TO SCARIFY AREA TO PROMOTE FILTRATION.

**GENERAL NOTES**

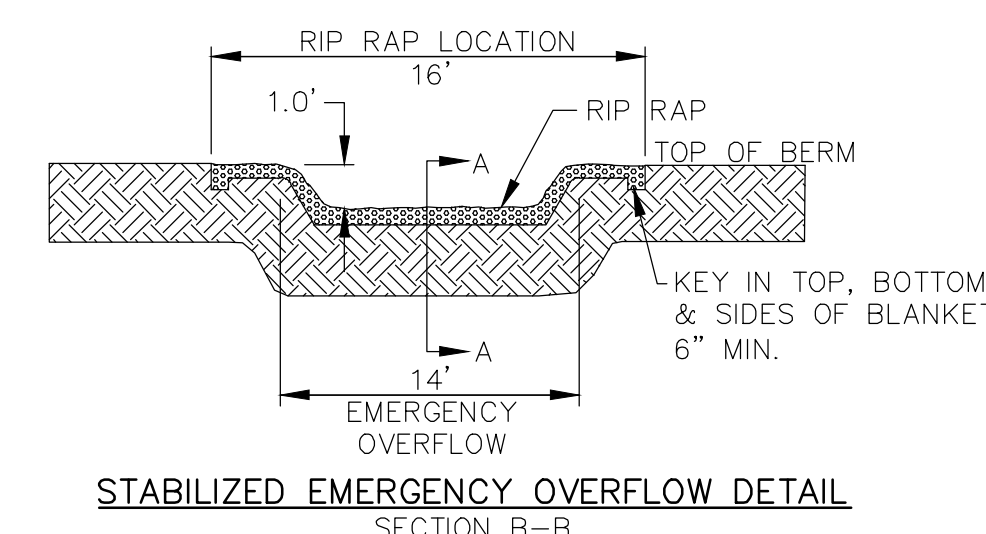
1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
2. GRADING OF RETENTION DEVICES SHALL BE ACCOMPLISHED USING LOW-COMPACTATION EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.
3. ALL SUB MATERIALS BELOW THE SPECIFIED BIORETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.



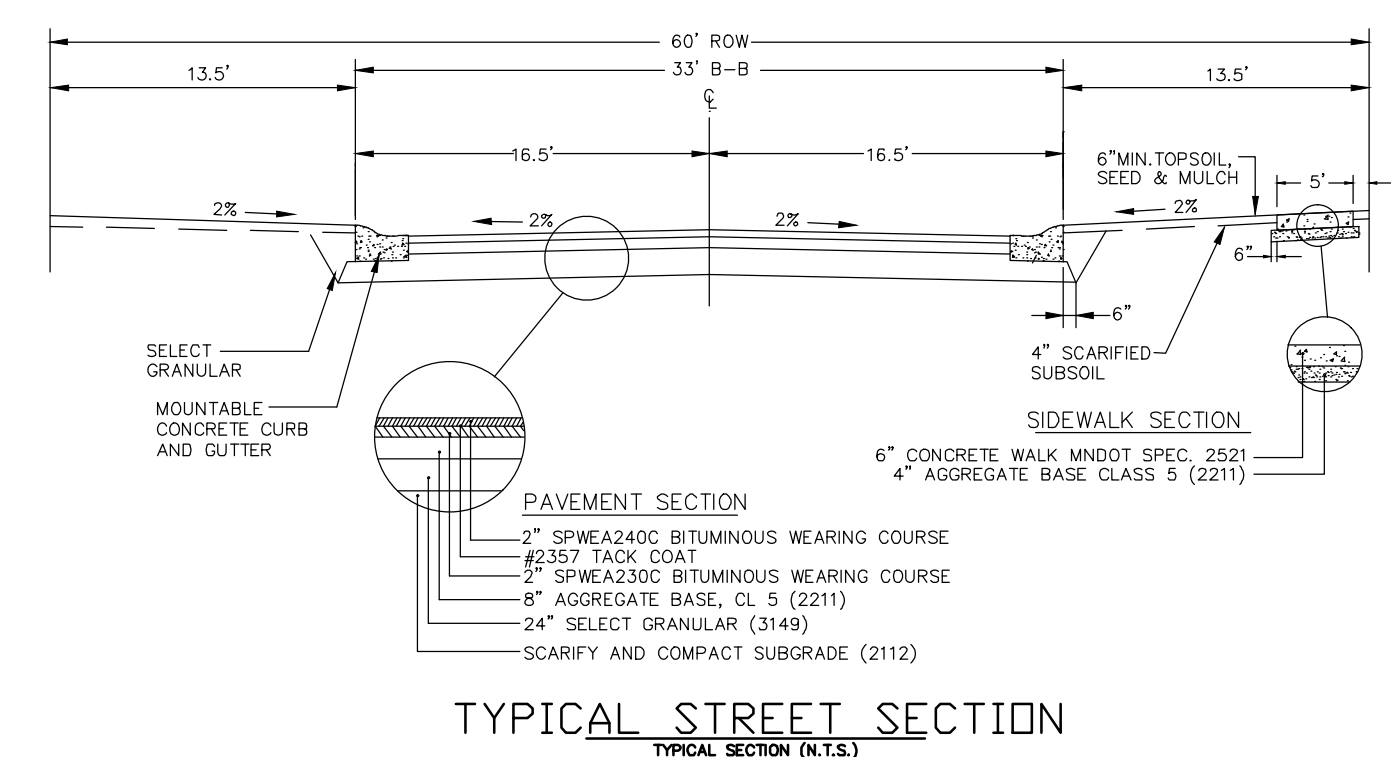
**FILTRATION FACILITY CROSS-SECTION**  
NOT TO SCALE



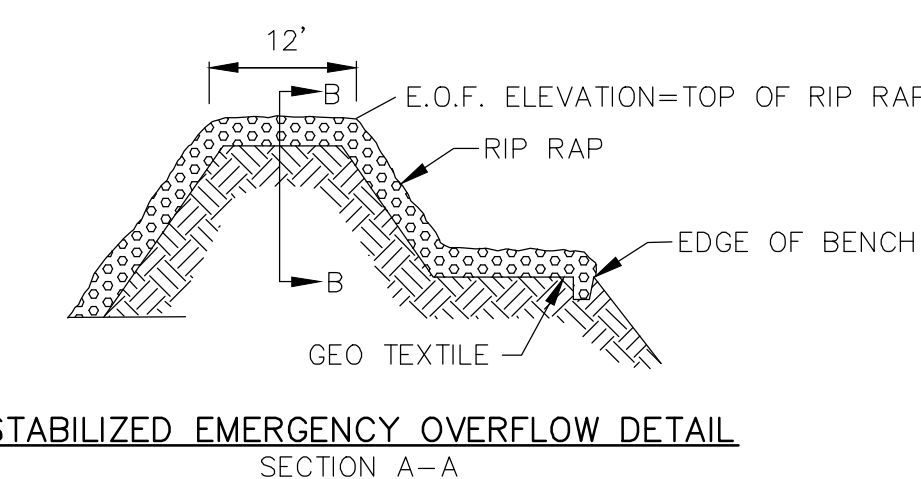
**FILTRATION BASIN DETAIL**  
N.T.S.



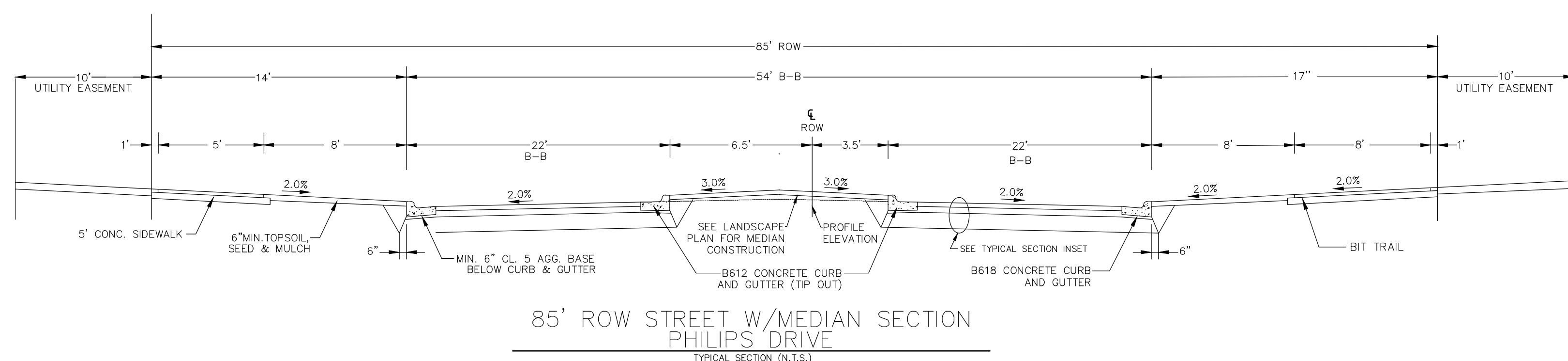
**STABILIZED EMERGENCY OVERFLOW DETAIL**  
SECTION B-B



**TYPICAL STREET SECTION**  
TYPICAL SECTION (N.T.S.)



**STABILIZED EMERGENCY OVERFLOW DETAIL**  
SECTION A-A



**85' ROW STREET W/MEDIAN SECTION**  
**PHILIPS DRIVE**  
TYPICAL SECTION (N.T.S.)

- NOTE:
1. SOD TO BE PLACED BEHIND CURB (36" MINIMUM)
  2. THE STANDARD SELECT GRANULAR SECTION IS 24". THE USE OF GEOTEXTILE FABRIC AND ADJUSTMENTS TO THE SELECT GRANULAR SECTION WILL BE CONSIDERED BY THE CITY ENGINEER, BASED ON EXISTING SUBSURFACE CONDITIONS AND THE PRESENCE AND ADEQUACY OF ON SITE GRANULAR SOILS THAT MEET THE SELECT GRANULAR SPECIFICATION
  3. STREET WIDTH AND RIGHT OF WAY WIDTH TO BE DETERMINED BY THE CITY ENGINEER. STREETS MUST BE PAVED IN NO MORE THAN TWO PASSES.
  4. 4" PERFORATED PIPE WITH PROTECTIVE WRAP. INSTALL WHERE CLAY SOILS ARE ENCOUNTERED IN THE ROADWAY SUBGRADE AS DIRECTED BY THE CITY ENGINEER
  5. B618 CONCRETE CURB AND GUTTER IS REQUIRED AT ALL CURB RADII AND CATCH BASINS
  6. RIGHT-OF-WAY WIDTH TO BE DETERMINED AND COORDINATED WITH CITY ENGINEER (SEE COMPREHENSIVE PLAN)
  7. CENTERLINE MUST BE CENTERED WITHIN RIGHT-OF-WAY.

**TEMPORARY SEDIMENT CONTROL  
SILT CURTAIN OR SILT FENCE TYPE TB**

MINNESOTA DEPARTMENT OF TRANSPORTATION STATE ENGINEER

STANDARD PLAN 5-297.405 1 OF 8

APPROVED: 2-28-2017

REVISION: 1-8-2020

STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

**TEMPORARY SEDIMENT CONTROL  
FILTER BERMS, SEDIMENT CONTROL LOGS, AND BALE BARRIERS**

MINNESOTA DEPARTMENT OF TRANSPORTATION STATE ENGINEER

STANDARD PLAN 5-297.405 2 OF 8

APPROVED: 1-8-2020

REVISION: 1-8-2020

STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

**TEMPORARY SEDIMENT CONTROL  
DITCH CHECK**

MINNESOTA DEPARTMENT OF TRANSPORTATION STATE ENGINEER

STANDARD PLAN 5-297.405 3 OF 8

APPROVED: 2-28-2017

REVISION: 1-8-2020

STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

**TEMPORARY SEDIMENT CONTROL  
STORM DRAIN INLET PROTECTION**

MINNESOTA DEPARTMENT OF TRANSPORTATION STATE ENGINEER

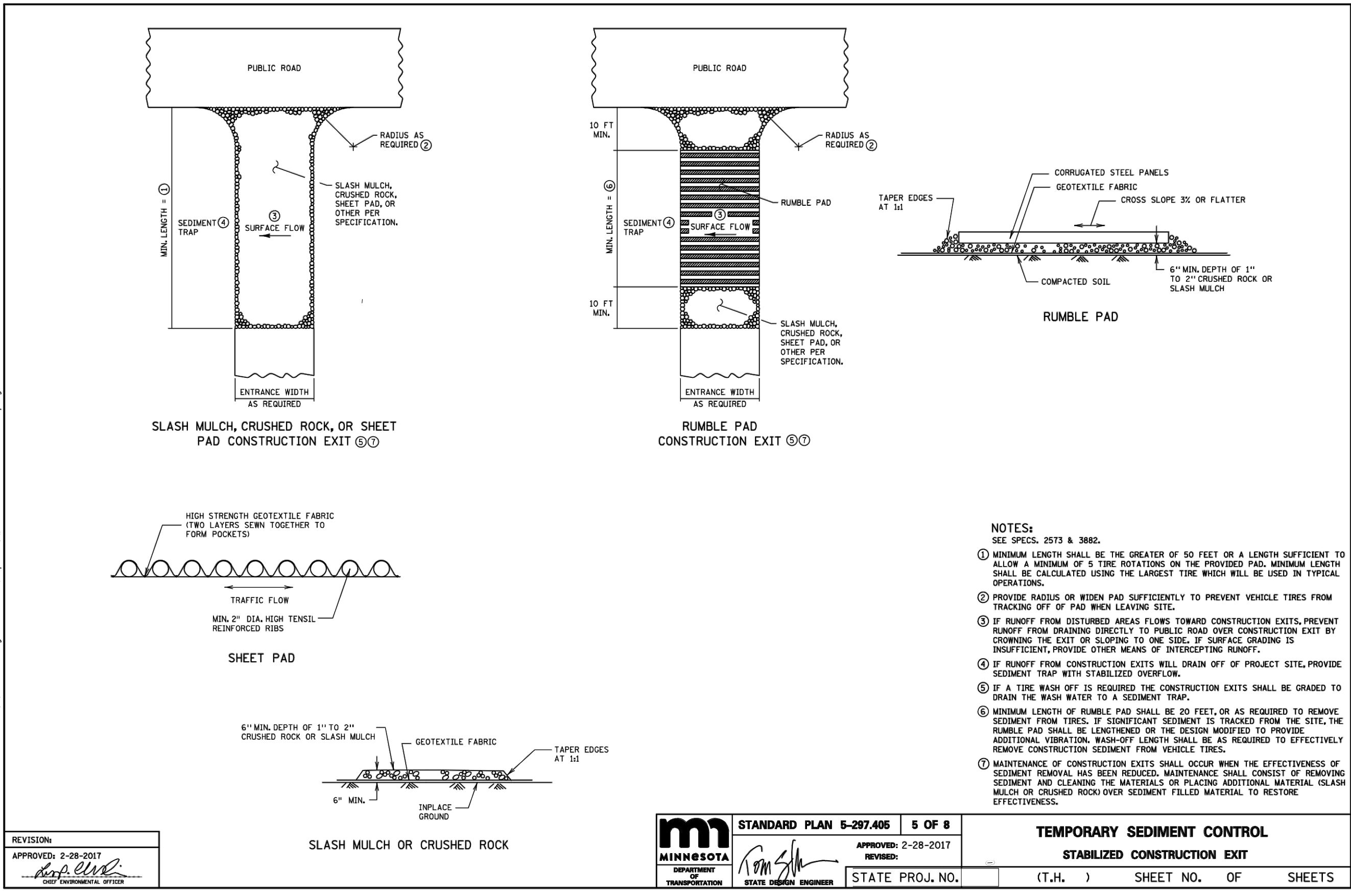
STANDARD PLAN 5-297.405 4 OF 8

APPROVED: 2-28-2017

REVISION: 1-8-2020

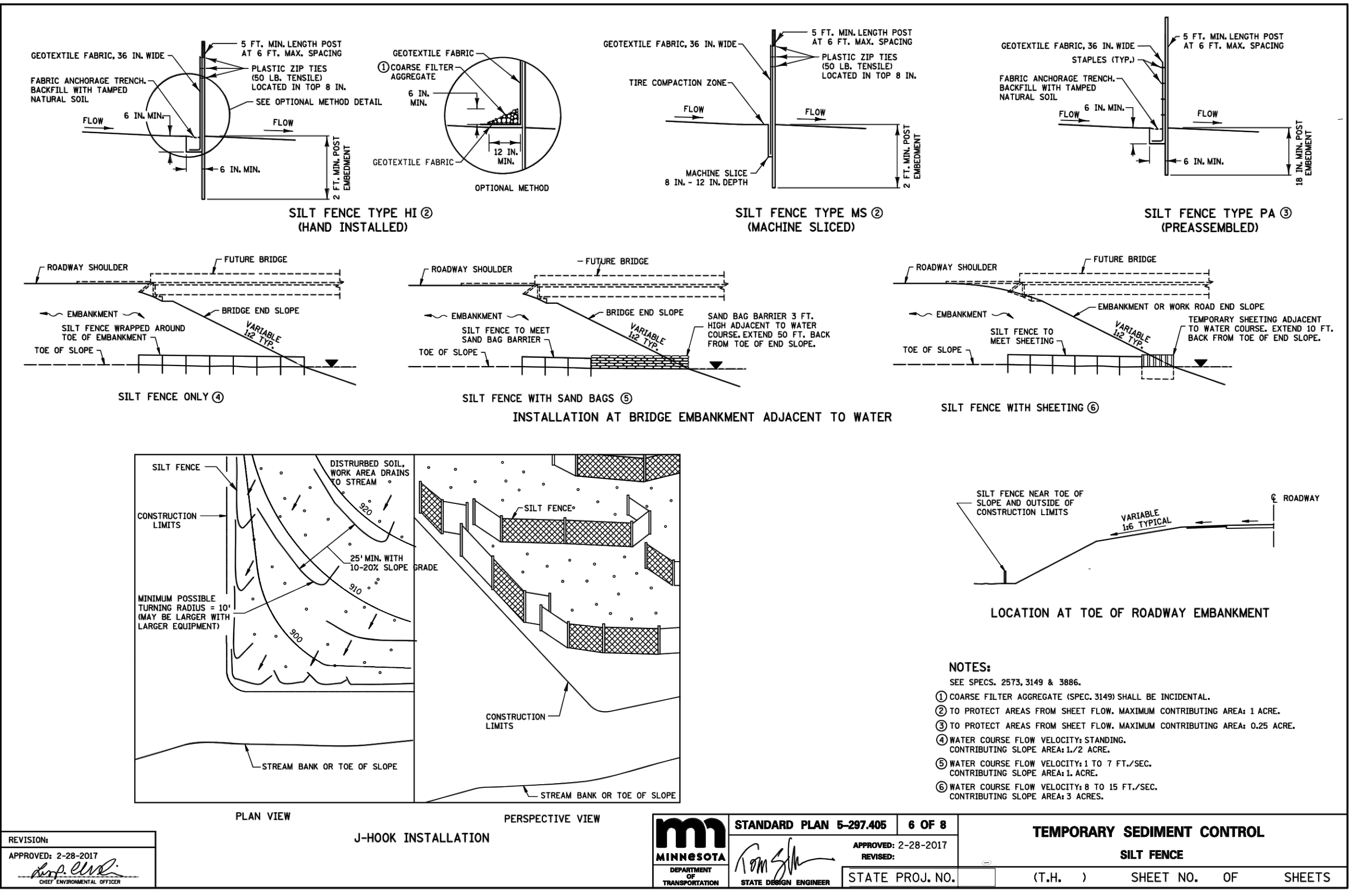
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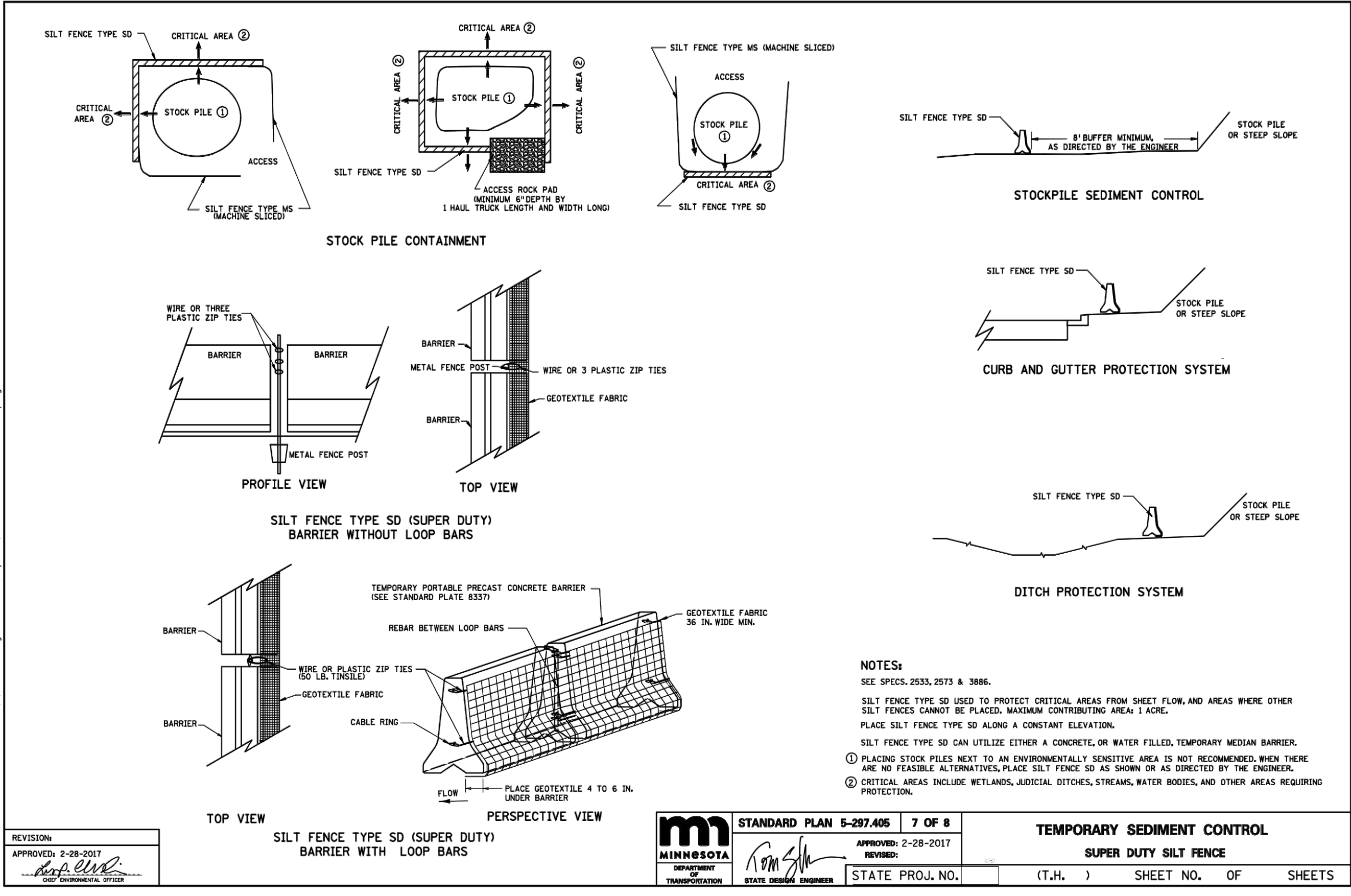
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STATE PROJ. NO.	(T.H.)	SHEET NO.	OF	SHEETS

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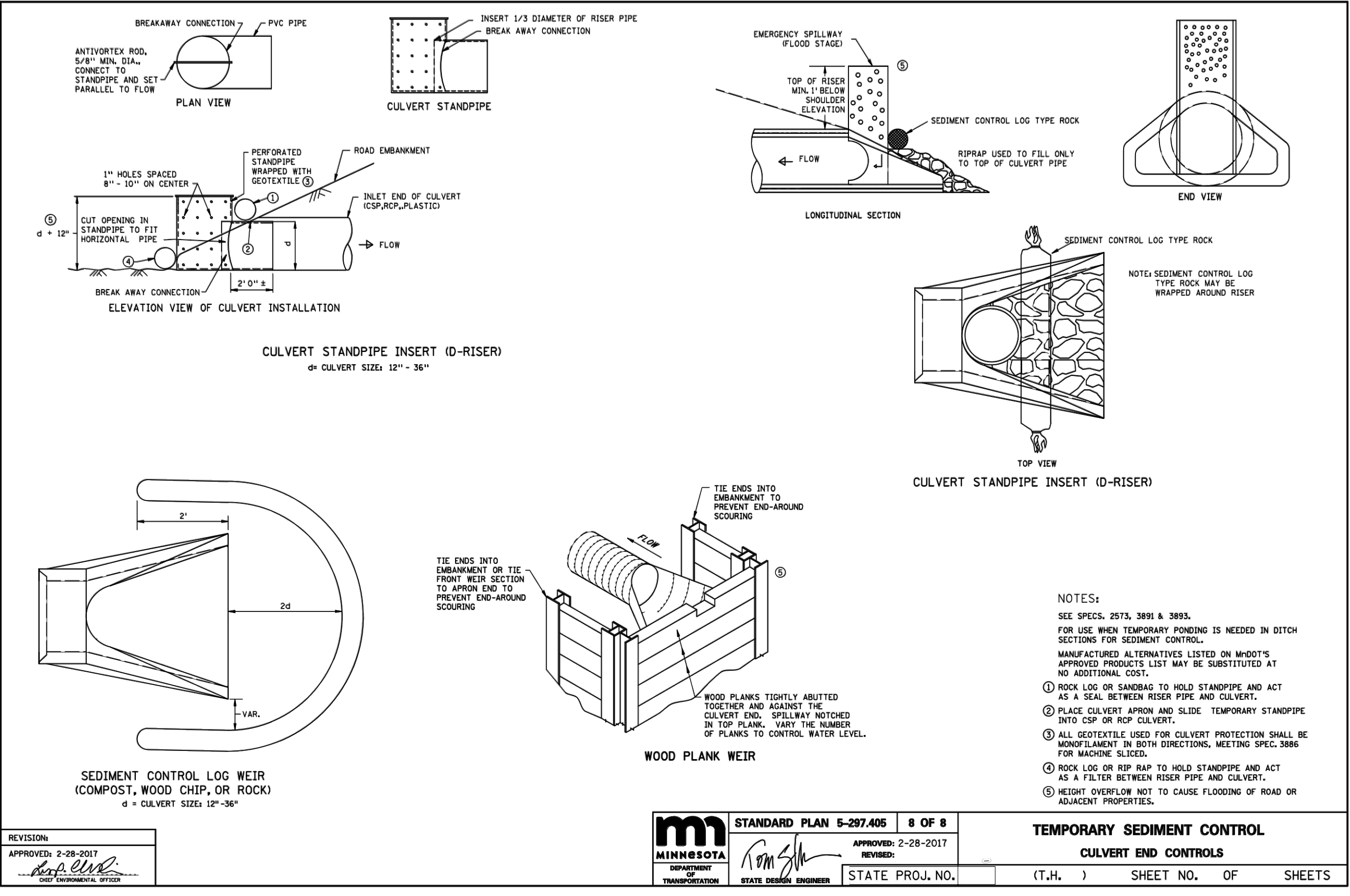
MINNESOTA DEPARTMENT OF TRANSPORTATION	STANDARD PLAN 5-297.406	6 OF 8	APPROVED: 2-28-2017 REVISOR:	TEMPORARY SEDIMENT CONTROL SILT FENCE
STATE PROJ. NO.	(T.H.)	SHEET NO.	OF	SHEETS

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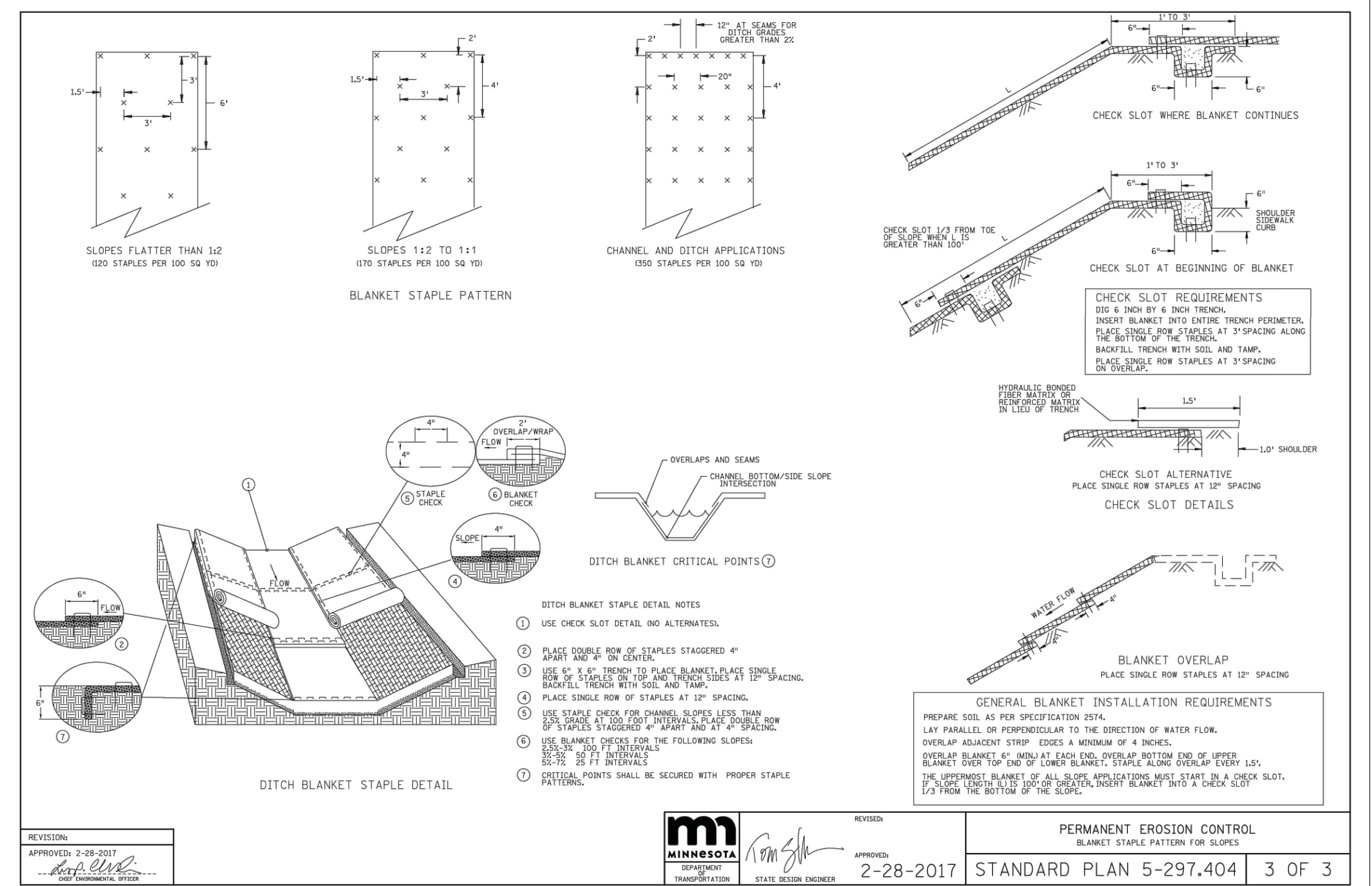
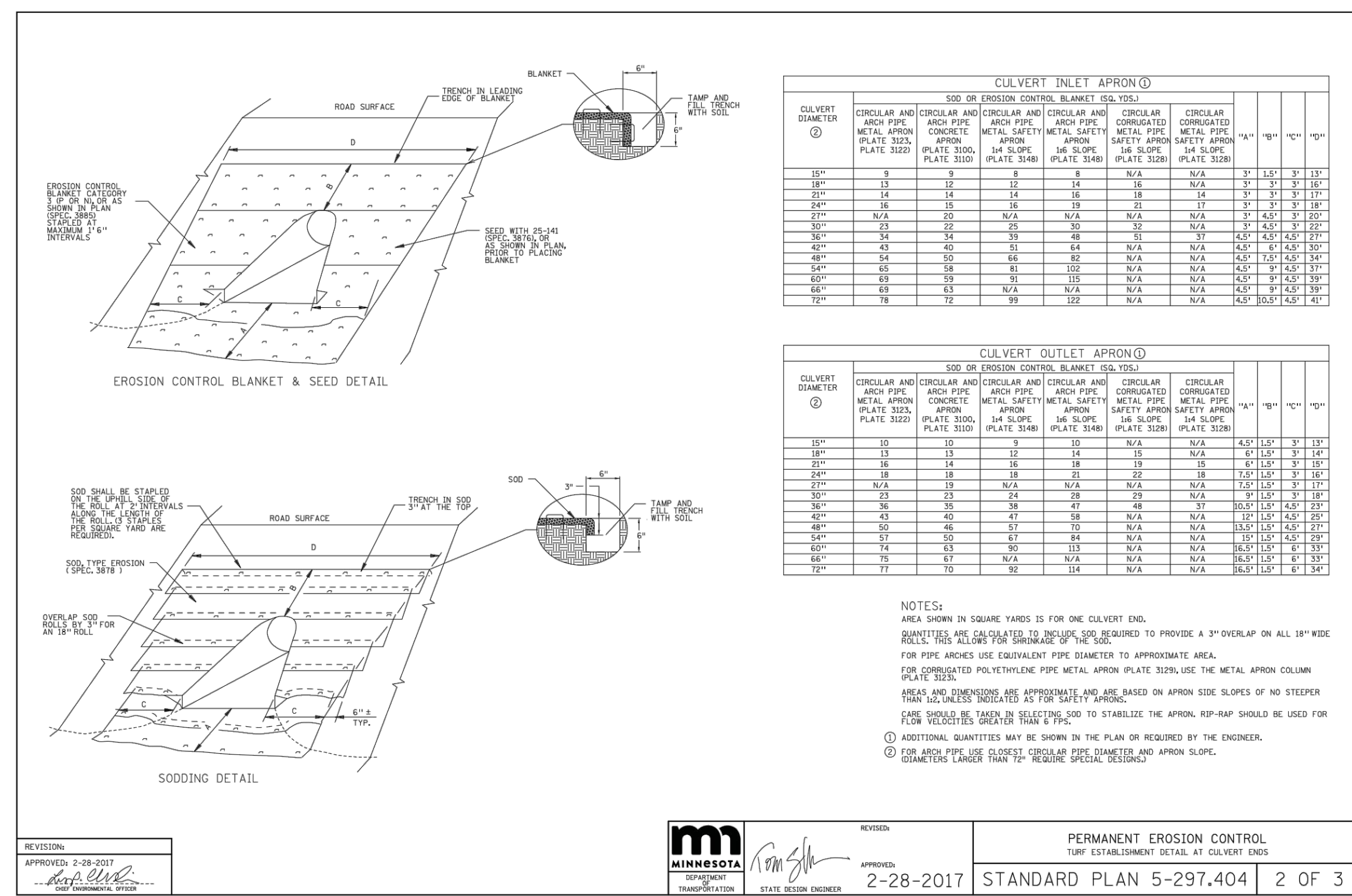
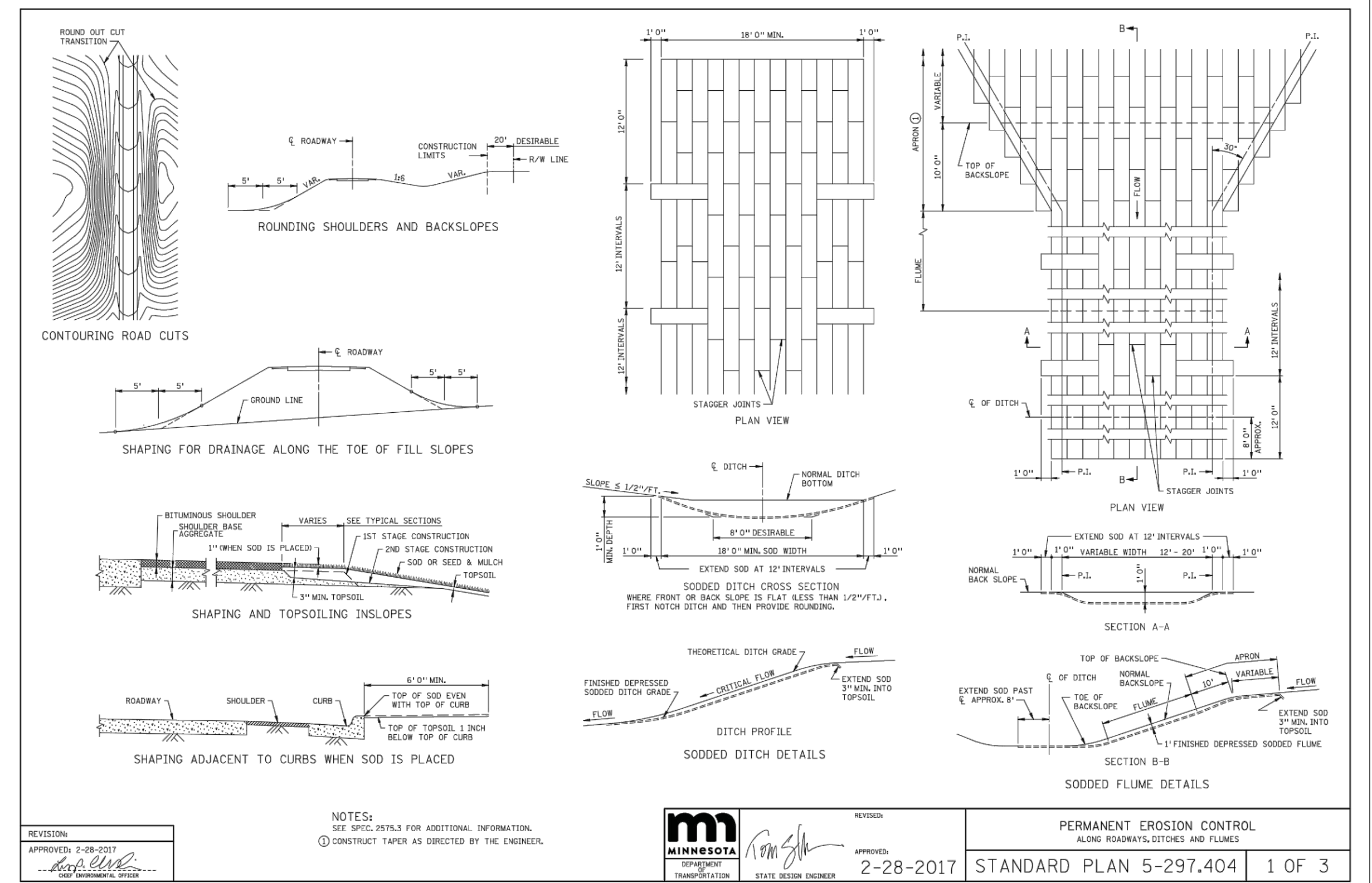
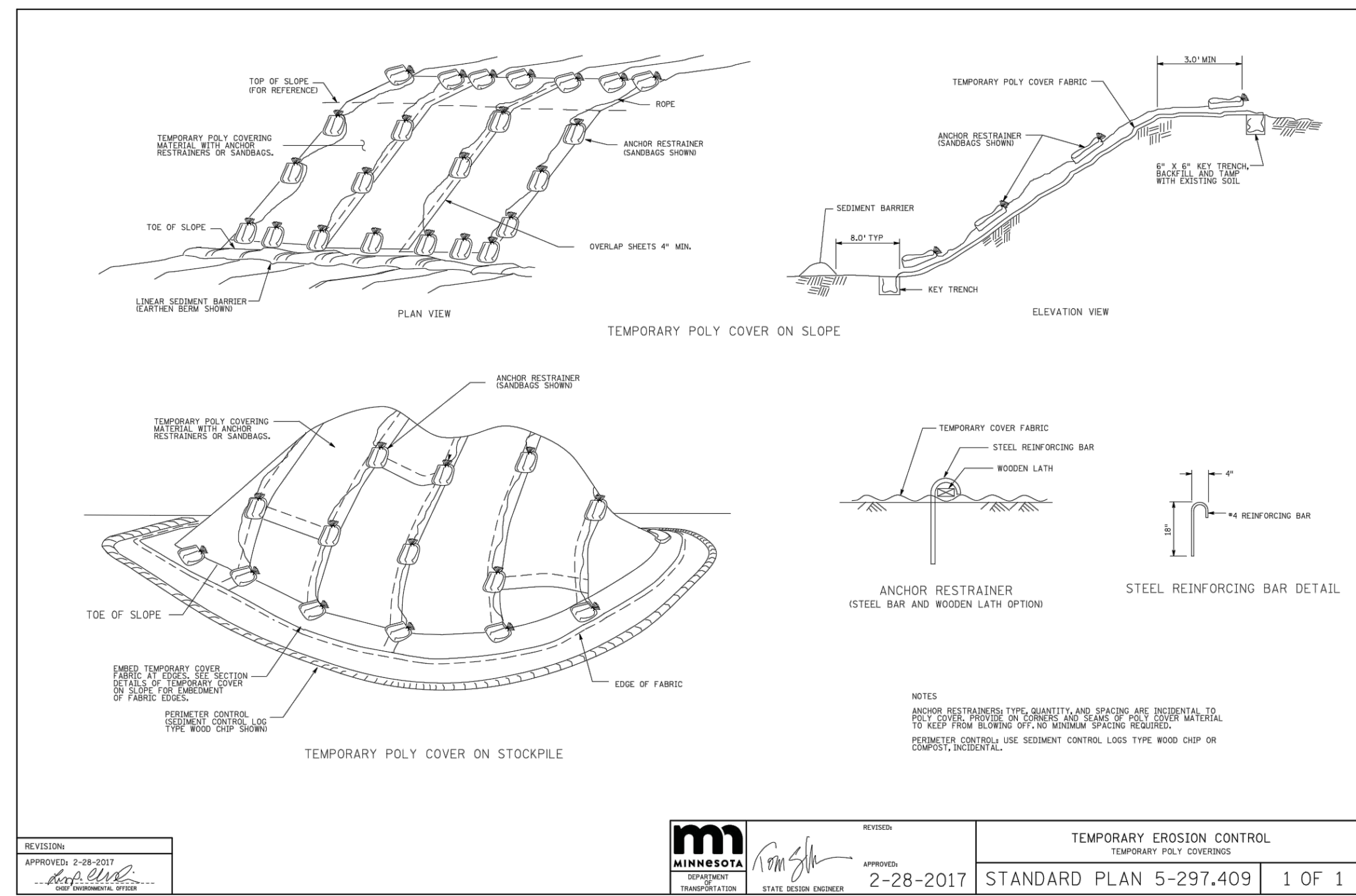


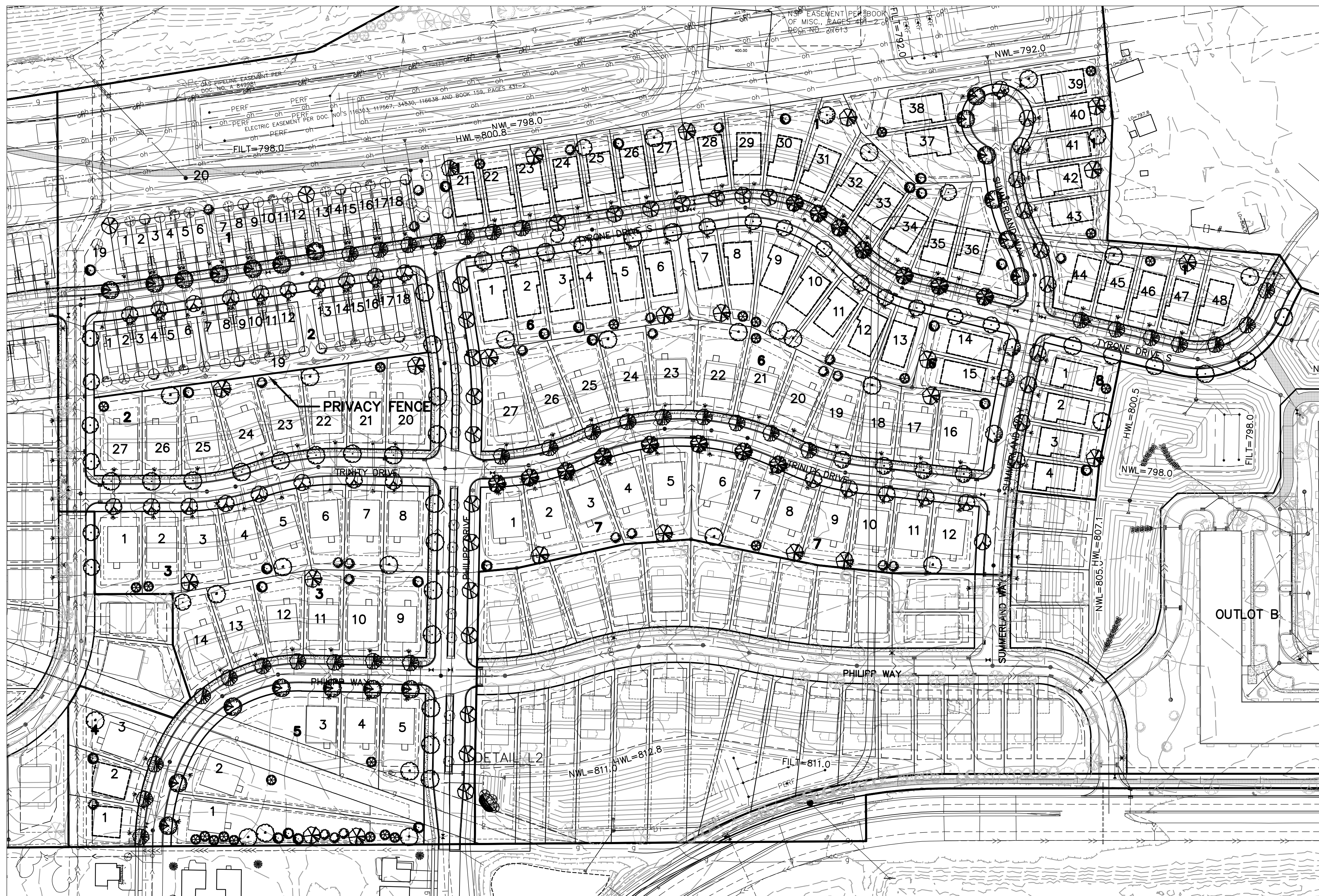
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STATE PROJ. NO.	(T.H.)	SHEET NO.	OF	SHEETS

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MINNESOTA DEPARTMENT OF TRANSPORTATION	STANDARD PLAN 5-297.406	8 OF 8	APPROVED: 2-28-2017 REVISOR:	TEMPORARY SEDIMENT CONTROL CULVERT END CONTROLS
STATE PROJ. NO.	(T.H.)	SHEET NO.	OF	SHEETS





PLANT SCHEDULE				
KEY	COMMON NAME/Scientific name	ROOT	QUANTITY	INSTRUCTIONS
OVERSTORY TREES				
	NORTHWOOD MAPLE/Acer rubrum 'Northwood'	2.5" B&B	20	
	AUTUMN BLAZE MAPLE/Acer x freemanii 'Jeffersred'	2.5" B&B	8	
	RIVER BIRCH/Betula nigra 'Heritage'	8-10" B&B	23	Clump
	COMMON HACKBERRY/Celtis occidentalis	2.5" B&B	19	
	THORNLESS HONEYLOCUST/Gleditsia triacanthos var. inermis	2.5" B&B	21	
	NORTHERN PIN OAK/Quercus palustris	2.5" B&B	15	
	SENTRY LINDEN/Tilia americana 'Sentry'	2.5" B&B	35	
	SWAMP WHITE OAK/Quercus bicolor	2.5" B&B	22	
	SIENNA GLEN MAPLE/Acer x freemanii 'Sienna Glen'	2.5" B&B	32	
	KENTUCKY COFFEE TREE/Gymnocladus dioica	2.5" B&B	34	
EVERGREEN TREES				
	BLACK HILLS SPRUCE/Picea glauca densata	6' B&B	24	
	WHITE PINE/Pinus strobus	6' B&B	24	
	NORWAY SPRUCE/PICEA ABIES	6' B&B	26	
ORNAMENTAL TREES				
	JAPANESE TREE LILAC/Syringa reticulata	6-8' B&B	28	Clump
	SHOWY MOUNTAIN ASH/Sorbus decora	2.5" B&B	7	
	PRAIRIE FIRE CRAB/Malus 'Prairie Fire'	2.5" B&B	7	
	SERVICEBERRY/Amelanchier laevis	6-8' B&B	7	Clump
	SPRING SNOW CRAB/Malus 'Spring Snow'	2.5" B&B	10	
	SUGAR TYME CRAB/Malus 'Sugar Tyme'	2.5" B&B	3	

**LANDSCAPE NOTES**

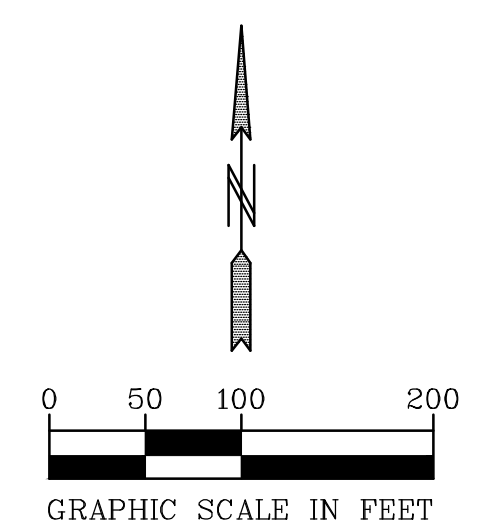
- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH OGDOR STATE ONE CALL 1-800-252-1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
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- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
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- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
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- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
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**LANDSCAPE DATA:**

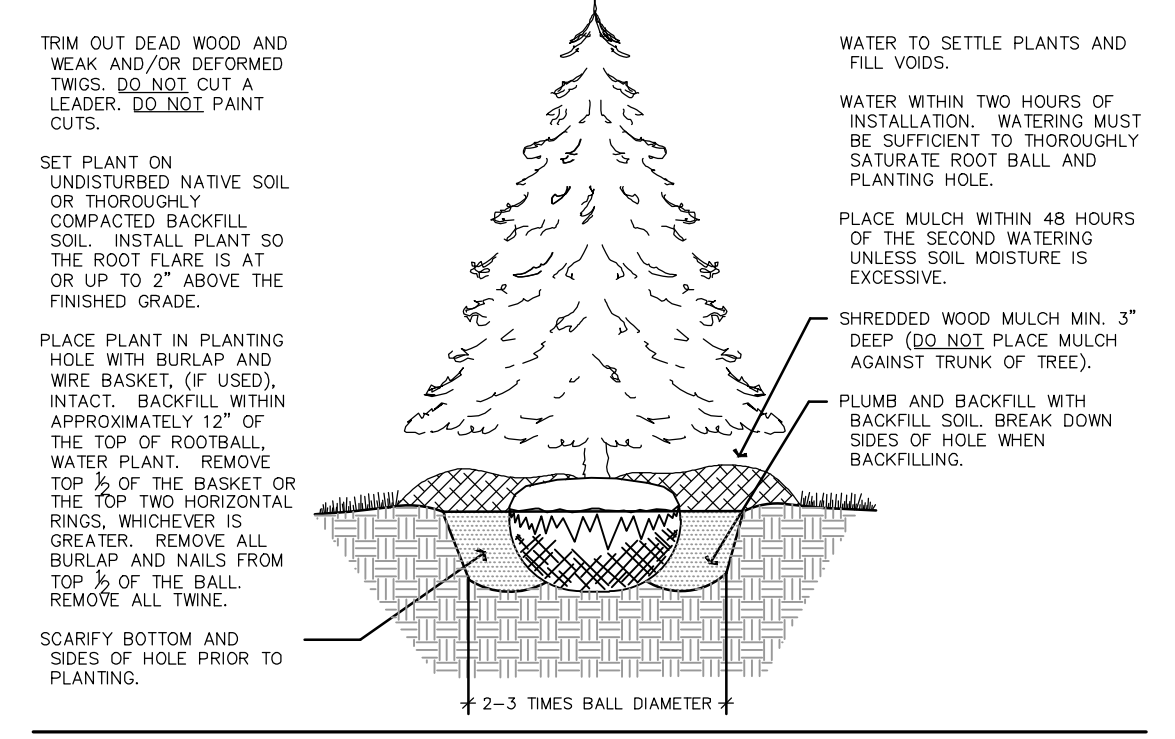
TREES REQUIRED: 2 NON-ORNAMENTAL TREES PER SINGLE FAMILY LOT  
 PROPOSED SF LOTS: 195  
 TREES REQUIRED: 390  
 PROPOSED TOWNHOMES: 144  
 PROPOSED PARKING SPACES: 216  
 TREES REQUIRED (1 TREE/10 SPACES): 22  
 APPROXIMATE IMPERVIOUS SURFACE (APARTMENTS/AMENITIES/PARKING): 279,790 SQ FT  
 NUMBER OF TREES REQUIRED PER CITY CODE FOR MULTIFAMILY IMPERVIOUS: 249

TOTAL NUMBER OF TREES REQUIRED BY CITY: 661  
 TOTAL NUMBER PROPOSED TREES: 1,017  
 OVERSTORY: 598  
 CONIFER: 263  
 ORNAMENTAL: 156

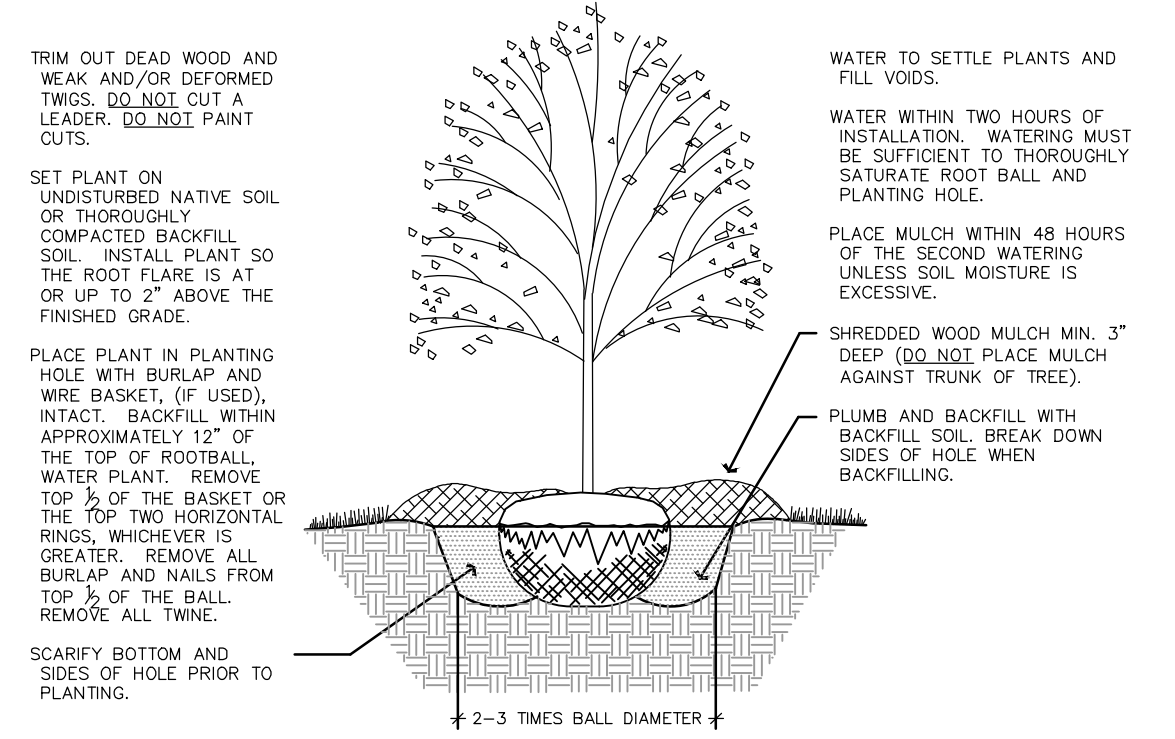
MITIGATION REQUIRED FROM TREE PRESERVATION: 61"  
 PROPOSED DBH PROPOSED: 2,411"



**CONIFEROUS TREE PLANTING DETAIL**



**DECIDUOUS TREE PLANTING DETAIL**



2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

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.  
 Name: Jennifer L. Thompson  
 Reg. No.: 44763 Date: 2-21-2021

Revisions:  
 Date: 2-12-2021  
 Designed: TML/JLT  
 Drawn: TML/JLT

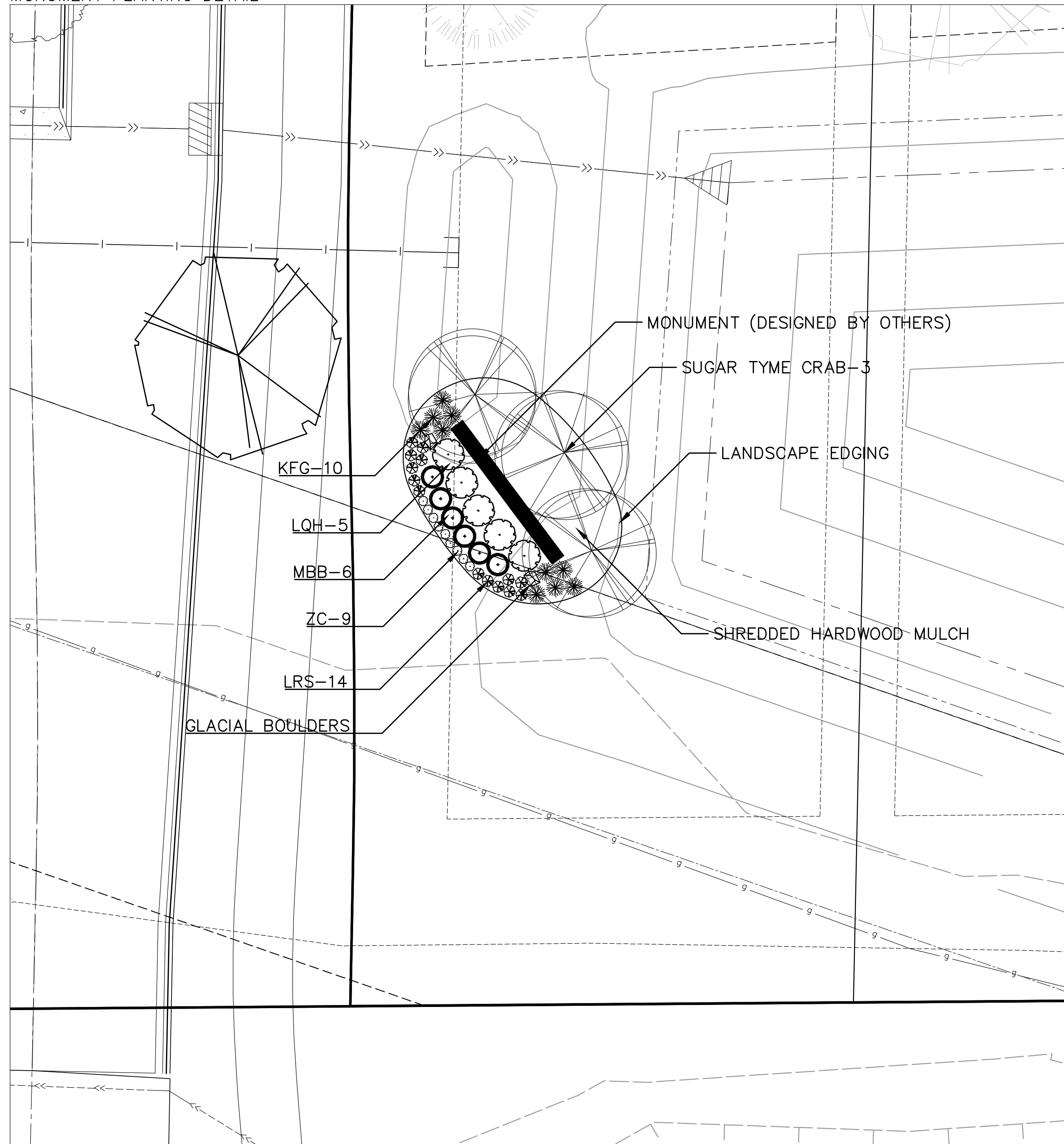
**LANDSCAPE PLAN**

**SUMMERGATE**  
 17305 CEDAR AVENUE SOUTH  
 LAKEVILLE, MINNESOTA 55044

**SUMMERLAND PLACE 1ST ADDITION**  
 SHAKOPEE, MINNESOTA  
 L1 OF 2

01-PLAN-119035-SHEET-LAND

MONUMENT PLANTING DETAIL

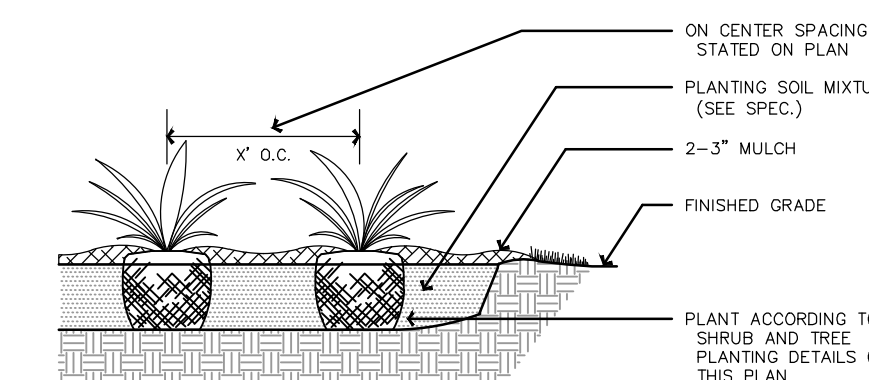


PLANT SCHEDULE				
KEY	COMMON NAME/Scientific name	ROOT	QUANTITY	INSTRUCTIONS
SHRUBS				
LQH	LITTLE QUICK FIRE HYDRANGEA/ <i>Hydrangea paniculata</i> 'SMHPLQF'	#5 POT	5	
MBB	MR. BOWLING BALL ARBORVITAE/ <i>Thuja occidentalis</i> 'Bobzam'	#5 POT	6	
PERENNIALS				
KFG	KARL FOERSTER REED GRASS/ <i>Calamagrostis x acutiflora</i>	#3 POT	10	
LRS	LITTLE SPIRE RUSSIAN SAGE/ <i>Perovskia</i> 'Little Spire'	#1 POT	14	
ZC	ZAGREB COREOPSIS/ <i>Coreopsis verticillata</i> 'Zagreb'	#1 POT	9	

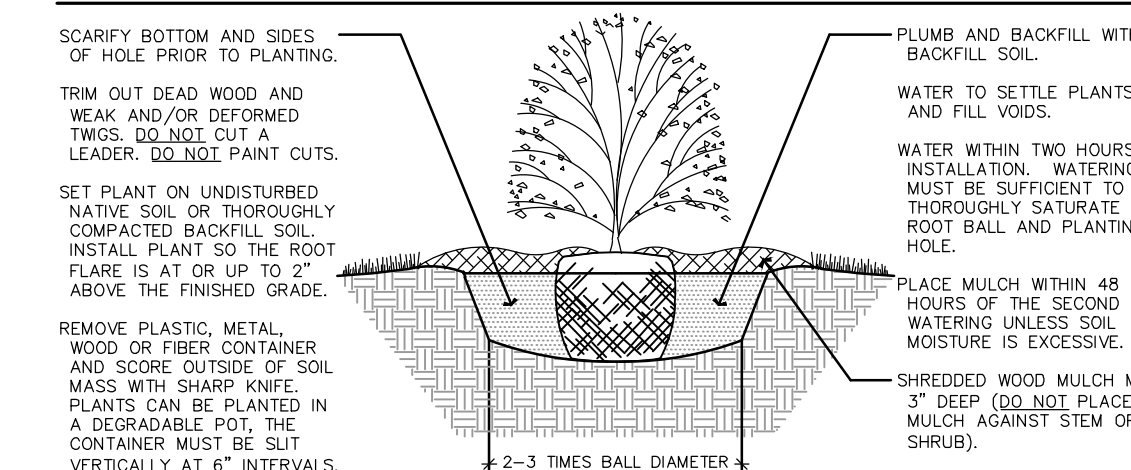
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PERENNIAL PLANTING DETAIL



SHRUB PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL

